



Delegated Action of the Executive Director

PROJECT

Roof-level Egress Bridge
4000 Connecticut Ave, NW
Washington, DC

NCPC FILE NUMBER

7792

NCPC MAP FILE NUMBER

72.10(38.00)44358

SUBMITTED BY

United States Department of State

ACTION TAKEN

Preliminary and final approval of
building plans

REVIEW AUTHORITY

Approval

Per Section 4 of the International Center Act
(Public Law 90-553, amended by Public
Law 97-186)

The Department of State has submitted building plans for a roof-level egress bridge connecting the roof of Pod J to that of Pod K at 4000 Connecticut Avenue, NW, the former headquarters of the International Telecommunications Satellite Organization (Intelsat). The property is located within the boundary of the International Chancery Center (ICC) and was constructed between 1982 and 1988; it is noted for its Modern architectural style that embodies both Brutalism and Space Age architecture. The building responds to the topography of the site and the seven acres of open space that surround the building, including Squirrel Park, and the gardens and landscapes of the adjoining ICC.

While the site remains federal property under Department of State administration, the structure at 4000 Connecticut Avenue is privately held, and was sold to 601 W LLC in 2012. The new owner's goal is to reposition the structure as a multi-tenant office building. In January of 2015, through an action delegated by the Commission, NCPC's Executive Director approved a project to renovate the existing roof garden on Pod J, one of the pods located closest to the intersection of Van Ness Street and Connecticut Avenue. The scope of this current proposal includes the construction of a roof egress bridge between pods J and K to provide a secondary means of egress from Pod J. The bridge will provide a code-required secondary means of egress from the rooftop of Pod J and will be a steel structure with a cable rail guardrail system. The guardrail will feature integrated lighting. (The Department of State indicated that this is a singular project, but that it is tenant-driven and additional egress bridges may be requested in the future at other roof-level locations at 4000 Connecticut Avenue.)

The proposed plan for the new roof-level egress bridge is not inconsistent with the *Development Controls for the Chancery Section of the International Center in the District of Columbia*. The bridge design is compatible with the existing building and its material palette of concrete, glass, and stainless steel. In addition, the bridge is setback from the edge of the roof and will be minimally visible from the street-level.

In compliance with the National Environmental Policy Act (NEPA), the Department of State determined that the original Environmental Impact Statement prepared for the Master Plan satisfies their responsibility to comply with NEPA. NCPC has an independent responsibility to comply with NEPA and NCPC staff determined that the project meets NCPC's categorical exclusion §8(c)(21) of the Commission's Environmental and Historic Preservation Policies and Procedures, which is for "Review and approval of acquisition of occupiable space by lease acquisition, construction, or expansion, or improvement of an existing facility where all of the following conditions are met: (a) The structure and proposed use are in compliance with local planning and zoning and any applicable District of Columbia, state, or federal requirements; (b) The proposed use will not substantially increase the number of motor vehicles at the facility; (c) The site and the scale of construction are consistent with those of existing adjacent or nearby buildings; and (d) There is no evidence of community controversy or other environmental issues." Prior to applying this categorical exclusion, NCPC staff determined that no extraordinary circumstances were present as required by the Commission's NEPA procedures.

Due to its approval authority over the project, NCPC has a responsibility to comply with Section 106 of the National Historic Preservation Act. During Section 106 consultation NCPC found that the egress bridge would not cause adverse effects on historic properties and the DC SHPO concurred with that finding on June 20, 2016.

The Coordinating Committee reviewed the proposal at its June 15, 2016 meeting. The Committee forwarded the proposal to the Commission with the statement that the proposal has been coordinated with all participating agencies. The participating agencies were: NCPC; the District of Columbia Office of Planning; the District of Columbia Department of Transportation; the District of Columbia State Historic Preservation Officer; the General Services Administration; and the Washington Metropolitan Area Transit Authority.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and per Section 4 of the International Center Act (Public Law 90-553, amended by Public Law 97-186), I approve the preliminary and final building plans for a roof-level egress bridge at 4000 Connecticut Avenue, NW, Washington, DC.

// Original Signed //	July 1, 2016
_____ Marcel Acosta Executive Director	_____ Date