



Delegated Action of the Executive Director

PROJECT

**Embassy of the United Arab Emirates
Revised Guard Booth, Mail Screening
Room, and Site Improvements**

International Chancery Center
3522 International Court, NW
Washington, DC

SUBMITTED BY

United States Department of State

NCPC FILE NUMBER

7135

NCPC MAP FILE NUMBER

72.10(38.00)44994

ACTION TAKEN

Approved preliminary and final site
and 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 (DOS) has submitted preliminary and final site and building plans for a revised guard booth and mail screening room at the Embassy of the United Arab Emirates (UAE) located in northwest Washington, DC. Constructed in 2001, the UAE Embassy occupies Lot 19 of the International Chancery Center. The Embassy is bounded by the Embassy of Austria to the north, the Embassy of Brunei to the south, International Court to the east and 36th Street, NW to the west.

On March 1, 2018 the Commission approved related site and building plans for a new guard booth, pergola, and site improvements at the Embassy of the UAE (NCPC File No. 7953). At the time, the project included a guard booth designed as part of a pergola in the building front yard, adjacent to the existing vehicular gate along International Court. The proposed guard booth was located on top of an existing parking space, while the pergola covered the two remaining parking spaces. The project area was approximately 400 square feet, comprising of a 135-square-foot guard booth, a 225-square-foot pergola and a 54-square-foot paved area. The project also entailed modifying a section of the existing decorative fence to provide a new pedestrian gate for security staff.

Since the last Commission review, the applicant has expanded the project scope. The revised design now includes a 360 square-foot security building that accommodates a guard booth and a mail screening room at the same location. The applicant proposes the following changes to the previously approved design:

- Increasing the project area to 444 square feet.
- Maintaining the previously proposed guard booth but replacing the adjacent pergola with a mail screening room.
- Removing two existing parking spaces to accommodate the mail screening room.
- Reducing the existing vegetated buffer between the paved plaza and the security fence to provide an accessible ramp that connects the sidewalk to the screening room.
- Modifying a section of the existing decorative metal fence to allow packages to enter the screening room from the sidewalk.

- Providing a trellis to connect the new security facility to the existing pergola located on the plaza. The new construction will comprise approximately 30 percent of the combined pergola structure.
- Providing a green screen wall on the new security facility front façade facing International Court.



Figure 1 View looking north towards the proposed guard booth and mail screening room.

Since the project will be located on an existing plaza, it will not impact any existing trees. The site is currently 89 percent impervious. The project will increase impervious areas to 90 percent. The proposed design is consistent with the existing architectural vocabulary of the Embassy. The height of the proposed security building at 10 feet and 8 inches will match the existing pergola, located to the north. The proposed security building materials will match the existing Embassy materials, including insulated vision glass, white granite piers, and stainless-steel screens. The roof will match the existing Security Annex Building roof, which was approved by the Commission in June 2012.

The existing buildings on Lot 19 occupy 38 percent of the site. The proposed security building will minimally increase the site coverage to approximately 39 percent. At its June 26, 1997 meeting, the Commission approved several amendments to the ICC *Development Controls* for Lot No. 19 to facilitate the expanded program needs for the new UAE Chancery. Among other things, the amendments included an increase in lot coverage from 30 percent to 35 percent. Given the proposed building coverage of 39 percent, any additional lot coverage in the future will require an additional amendment to the *Development Controls*.

Both DOS and NCPC have a National Environmental Policy Act (NEPA) responsibility for this project. DOS and NCPC have independently determined that the project is consistent with the *Development Controls* for the ICC, which were adopted by the Commission in 1971 and analyzed

in the associated 1976 and 1981 Environmental Impact Statement (EIS) documents. NCPC staff determined that no additional environmental review is required for this project.

The Department of State has determined that the proposed project is not subject to further review under Section 106 of the National Historic Preservation Act because the buildings within the ICC are not eligible for listing in the National Register of Historic Places, as documented in the previous EIS documents. Due to its approval authority over the project, NCPC has an independent responsibility to comply with Section 106. On September 12, 2019, NCPC initiated consultation with the District of Columbia State Historic Preservation Officer (DC SHPO). NCPC determined that no historic properties would be affected by the proposed project because there are no identified historic properties within the area of potential effect. In addition, the security building has been designed in a manner to compliment the architecture of the Embassy of the UAE. On September 24, 2019, the DC SHPO concurred with NCPC's finding that "no historic properties" will be affected by this undertaking despite the proposed revisions.

The Coordinating Committee reviewed the project on September 11, 2019. Without objection, the Committee forwarded the proposed preliminary and final building plans to the Commission with the statement that the proposal has been coordinated with all participating agencies. The participating agencies were the NCPC; the National Park Service; the General Services Administration; the District of Columbia Office of Planning; the District Department of Energy and Environment; the State Historic Preservation Office; and the Washington Metropolitan Area Transit Authority. DOEE noted that the project will need to apply for a building permit that includes erosion and sediment control review. There is an agreement with the Department of State and all International Embassies that waives permitting fees.

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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 site and building plans for the Revised Guard Booth, Mail Screening Room, and Site Improvements at the Embassy of the United Arab Emirates on Lot 19, located at the International Chancery Center, at 3522 International Court, NW, Washington, DC 20008.

// Original Signed //	September 26, 2019
_____ Marcel Acosta Executive Director	_____ Date