



Delegated Action of the Executive Director

PROJECT Washington Navy Yard Building 157 Renovation Poor Street, SE Washington, DC	NCPC FILE NUMBER 8501
SUBMITTED BY United States Department of War, Department of the Navy	NCPC MAP FILE NUMBER 41.11(64.20)46227
	ACTION TAKEN Approve final site and building plans
	REVIEW AUTHORITY Approval Per 40 U.S.C. § 8722(b)(1) and (d)

The Department of the Navy has submitted final site and building plans for the adaptive reuse of Building 157, located in the northeast corner of the Washington Navy Yard (WNY). The historic structure has been vacant for several years and the proposed project will relocate existing missions on the WNY to the building without an increase in employees or parking. The renovation will have limited exterior changes including new roofing, a new elevator, a new exterior ramp, replacement windows, and a complete interior fit-out. Three bioretention facilities will be installed adjacent to surrounding Buildings 169, B, and 172 to address the District's stormwater management requirements.

Preliminary plans for the project were previously reviewed by NCPC in 2023, and staff found the modifications would have a minimal visual impact. The Building 157 rehabilitation project is not specifically included in the Commission-approved 2014 WNY Master Plan; however, the plan recommends prioritizing the reuse of historic facilities. Additionally, the WNY is a secure campus and Building 157 has limited visibility from the surrounding public streets, though the tower is visible and the proposed elevator overrun and safety railings will require some alteration to the roofline. Overall, due to the renovations limited exterior changes, the building modifications will have a minimal visual impact.

NCPC and the Navy each have an independent responsibility to comply with the National Environmental Policy Act (NEPA). The applicant submitted documentation that a categorical exclusion was applied to fulfill their NEPA obligations. NCPC staff determined the project qualifies for a categorical exclusion under § 601.12 (a)(6) of the Commission's NEPA regulations which relates to the "approval of federal and District government agency proposals for new construction, building expansion, or improvement to existing facilities..." Staff determined no extraordinary circumstances were present prior to applying the categorical exclusion.

NCPC and the Navy also each have an independent responsibility to comply with Section 106 of the National Historic Preservation Act (NHPA). NCPC has designated the Navy as lead federal agency for Section 106 purposes. The Navy has determined the project will cause "No Adverse Effects" on historic properties. The District of Columbia State Historic Preservation Office (DC SHPO) made a conditional concurrence with this determination on March 19, 2026 provided the Navy retains as much of the remaining historic interior fabric as possible; consults further with the DC SHPO regarding the replacement windows; and provides the requested archeological surveying, monitoring, and work plans for the proposed stormwater management facilities.

The Coordinating Committee reviewed the project at their June 17, 2026 meeting. The Committee forwarded the proposed final site and building plans to the Commission with the statement that the proposal was coordinated with some, but not all, participating agencies. DC SHPO's coordination is subject to the following conditions: the Navy will retain as much of the little remaining historic interior fabric (e.g. exposed brick walls, glazed ceramic bathroom tiles, etc.) as possible and consult further with the DC SHPO regarding the design and details of the replacement windows; that the replacement windows shall feature true arches where they existed historically; that the Phase 1B archaeological survey will be conducted for stormwater feature; and that the BMP2, archaeological monitoring for BMP3 and a combined archaeological work plan will be prepared for both. The DC SHPO recommended having the archaeological team prepare an Unanticipated Discovery Plan to guide response, procedures, and consultation processes as such events typically occur outside of the archaeological survey process. The District Department of Energy and Environment (DOEE) is not coordinated and noted that the project may need a stormwater management plan, based on interior improvements. The applicant should schedule a meeting with DOEE to discuss. The participating agencies were: NCPC, the U.S. General Services Administration, the U.S. Commission of Fine Arts, the National Park Service, DC SHPO, the Washington Metropolitan Area Transit Authority, DOEE, the District Department of Transportation, and the District of Columbia Office of Planning.



Figure 1: View of proposed Building 157 rehabilitation from M Street, SE.

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Pursuant to delegations of authority adopted by the Commission on March 6, 2025 and per 40 U.S.C. § 8722(b)(1) and (d), I approve final site and building plans for the adaptive reuse of Building 157, located at the Washington Navy Yard in Washington, DC.



July 1, 2026

Marcel Acosta
Executive Director

Date