National Capital Planning Commission

Review Exception Request

Washington Navy Yard Building 176 Renovation, Phase I – Lobby Refresh

Project Overview

NCPC Plans and Policies

NCPC Plan Review – The Navy will comply with NCPC's project review process.

Environmental and Historic Preservation – The Navy will comply with NEPA and Section 106 consultation requirements. The Navy has made a determination that the project will have no adverse effect to historic properties. The Navy will prepare a Record of Categorical Exclusion to satisfy NEPA.

Projects in Floodplains – All finishes in the lobby and vestibule up to the design flood elevation (DFE) will be flood-damage resistant as the existing finished floor elevation is below the 100-year floodplain.

Stormwater Management – Phase I of the Building 176 renovation does not trigger stormwater management requirements; however, it is possible the Phase II and/or Phase II may trigger stormwater management requirements. These requirements will be established and addressed as required during future design phases.

Description of Project Area

Building 176 is located within the developed interior of the Washington Navy Yard, generally in the vicinity of 10th Street SE, Parsons Avenue SE, Kennon Street SE, and O Street SE. The surrounding area is a dense, urbanized installation setting characterized by administrative and support buildings, paved roads and pedestrian routes, parking, utilities, and landscaped areas. The 2017 Master Plan identifies Building 176 within an established developed area and applies an installation-wide strategy of modernization and reuse of existing facilities rather than expansion into new areas.

Building 176, historically known as the General Storehouse, is a contributing resource within the Washington Navy Yard historic district. It now supports administrative office functions for Naval Sea Systems Command personnel. The five-story reinforced-concrete building contains office space, an entry lobby, elevator lobby, elevators, restrooms, and associated mechanical, electrical, and storage spaces. The immediate project area is limited principally to the building's primary entry, vestibule, lobby, elevator lobby, and the north-side area needed to accommodate temporary construction access.

Description of the Proposed Development and Alternatives

Phase I is the first, separately designed and constructed component of a planned phased refresh of Building 176. The overall refresh is envisioned in three phases: **Phase I—Lobby Refresh; Phase II—Core and Shell Refresh; and Phase III—Tenant Fit-Out.** Phase I is limited to renovation of the principal entry sequence and lobby spaces while maintaining building operations and occupancy during construction. Each phase that requires NCPC review will be submitted separately.

The Phase I project will renovate the entry vestibule, main lobby, and elevator lobby. Work includes new architectural and interior finishes; reconfiguration of the lobby circulation path; relocation and reuse of two security turnstiles; a new security desk; new stairs, ramp and handrails; upgraded windows and entry storefront systems; and associated lighting, acoustic, fire-protection, fire-alarm/mass-notification, electrical, telecommunications, and electronic-security improvements. The project is intended to improve accessibility, security screening and sequencing, circulation, functionality, and the visual quality of the building entrance.

To sustain access and operations during construction, Phase I includes a temporary ABA/ADA-compliant entrance on the north side of the building, consisting of a temporary enclosure, modular ramp, and guardrail. These

temporary features will be removed following completion of the lobby renovation. Exterior modifications are to be developed consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and in coordination with State Historic Preservation Office input.

Master Plan Alignment

Project is not included in the 2017 Washington Navy Yard master plan. Current master plan update is on hold.

Schedule

Construction of Phase I scheduled to be completed December 2027.

Outreach and Coordination

Public Engagement

No public engagement is planned as part of this project.

Coordination with Federal, State, and Local Jurisdictions

The Navy will consult with all applicable federal, state, and local jurisdictions as required, including the DC SHPO, NCPC, and CFA.

Detailed Project Information and Drawings

Description of Buildings

Building 176 is a large, compact, five-story reinforced-concrete former General Storehouse of approximately 125,000 square feet.

Vicinity Map



Figure 1: Washington Navy Yard facilities map, with Building 176 circled in red.

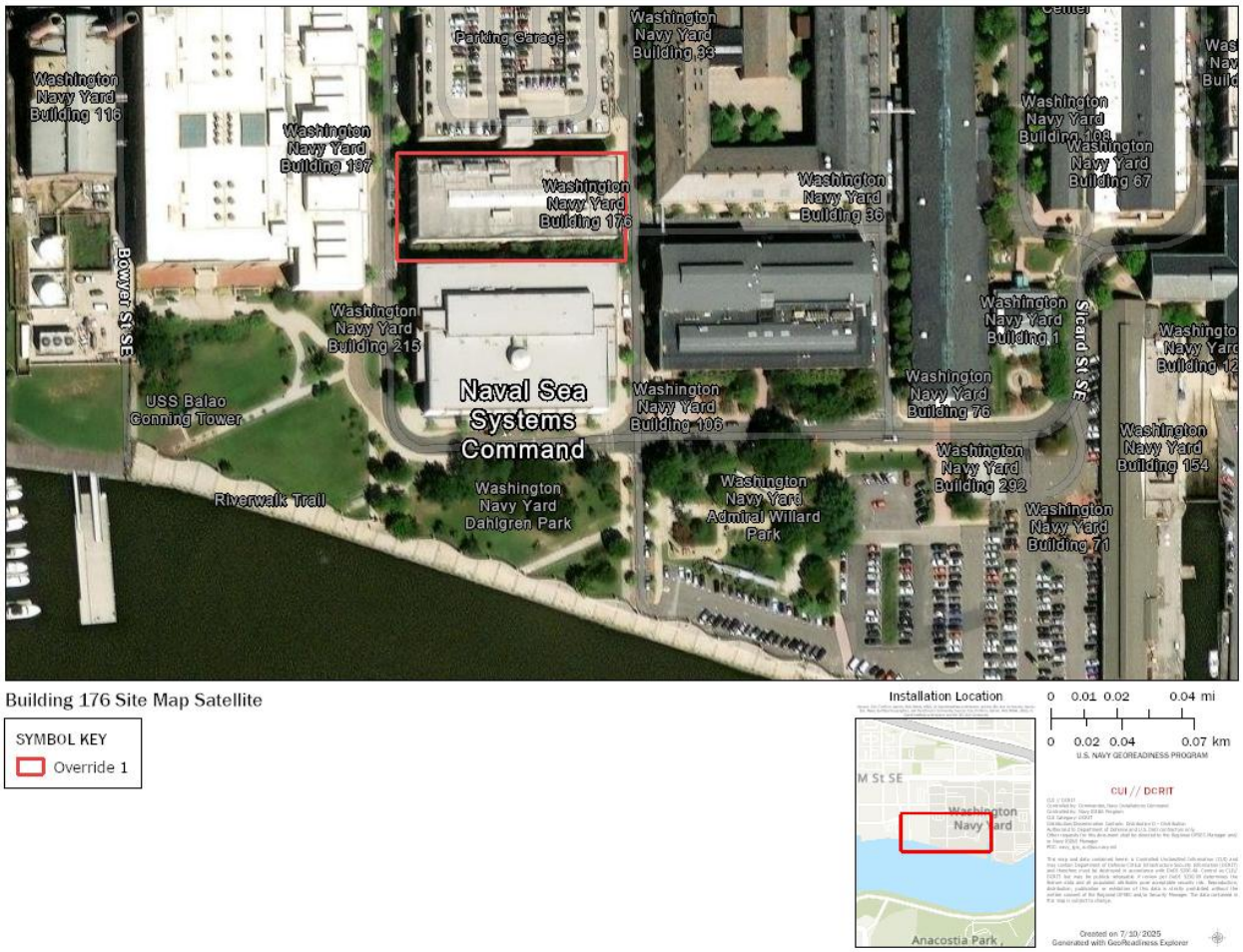


Figure 2: Satellite image of Building 176 location, with Building 176 outlined in red.

Architectural and Design Program

The renovation program consists of the entry vestibule, the lobby, and the elevator lobby. The entry vestibule receives an exterior entry canopy, an exterior glazed storefront with automatic sliding doors, and an interior glazed storefront with double swing doors to match the existing entry door configuration. The lobby receives new finishes, stairs, handrails, windows, security desk, and the two access control turnstiles that are to be relocated from their current location within the lobby. The elevator lobby receives new finishes.

Existing Tree Survey and Inventory

No tree removal will occur as part of this project.

Photographs

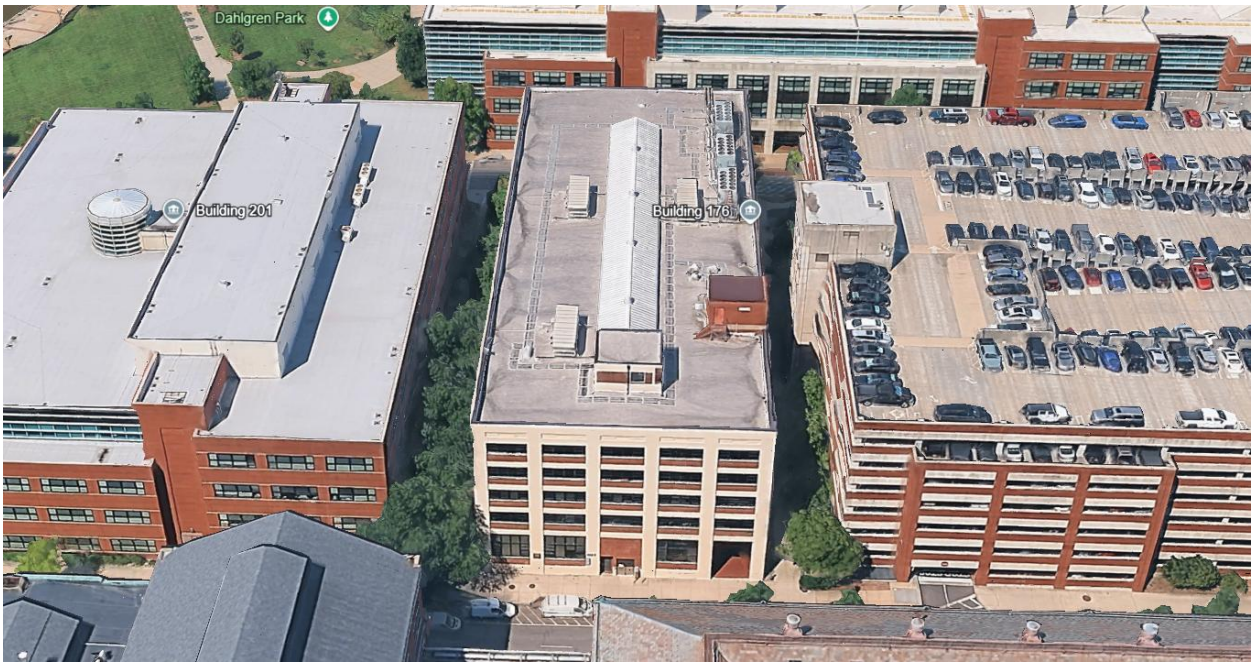


Figure 3: Aerial image of Building 176 facing west.

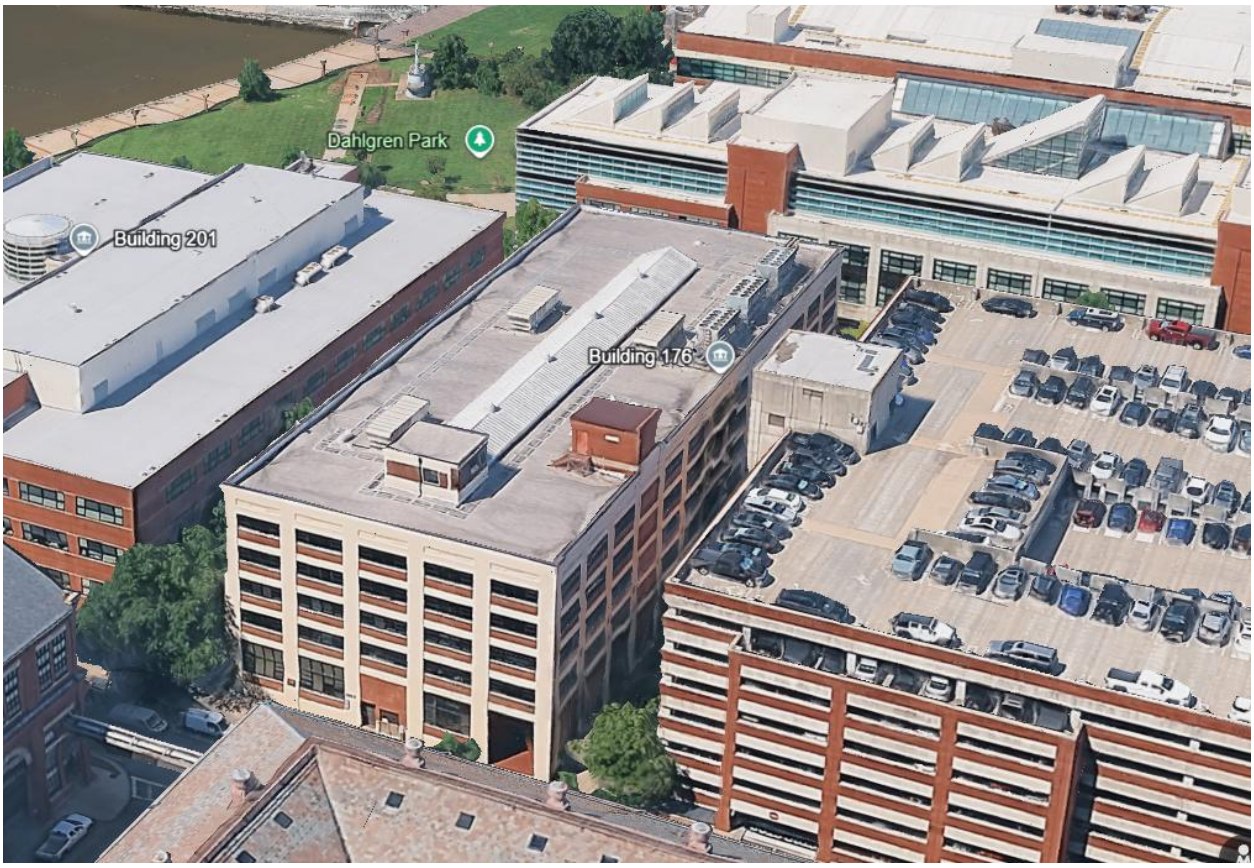


Figure 4: Aerial image of Building 176 facing southwest.



Figure 5: Aerial image of Building 176 facing northeast.

Environmental and Historical Considerations (may be cross-referenced with any NEPA/NHPA documentation)

Historic Preservation

The Navy will submit a letter of no adverse effect to the DC SHPO for concurrence to complete the Section 106 consultation process.

Energy and Sustainability

The project prioritizes sustainability and energy performance, with the architectural aspects leading compliance efforts. Sustainable design features include energy-efficient lighting, HVAC systems, and building envelope materials. Best practices are followed in selecting fixtures and fittings that comply with UFC 1-200-02 High Performance and Sustainable Buildings Guidelines, particularly in material finishes and lighting.

The project is not pursuing LEED or any other sustainability certifications. However, best practices are applied across disciplines to meet the requirements of UFC 1-200-02 High Performance and Sustainable Buildings Guidelines. This approach ensures that the project incorporates sustainable design features and practices.

Flooding

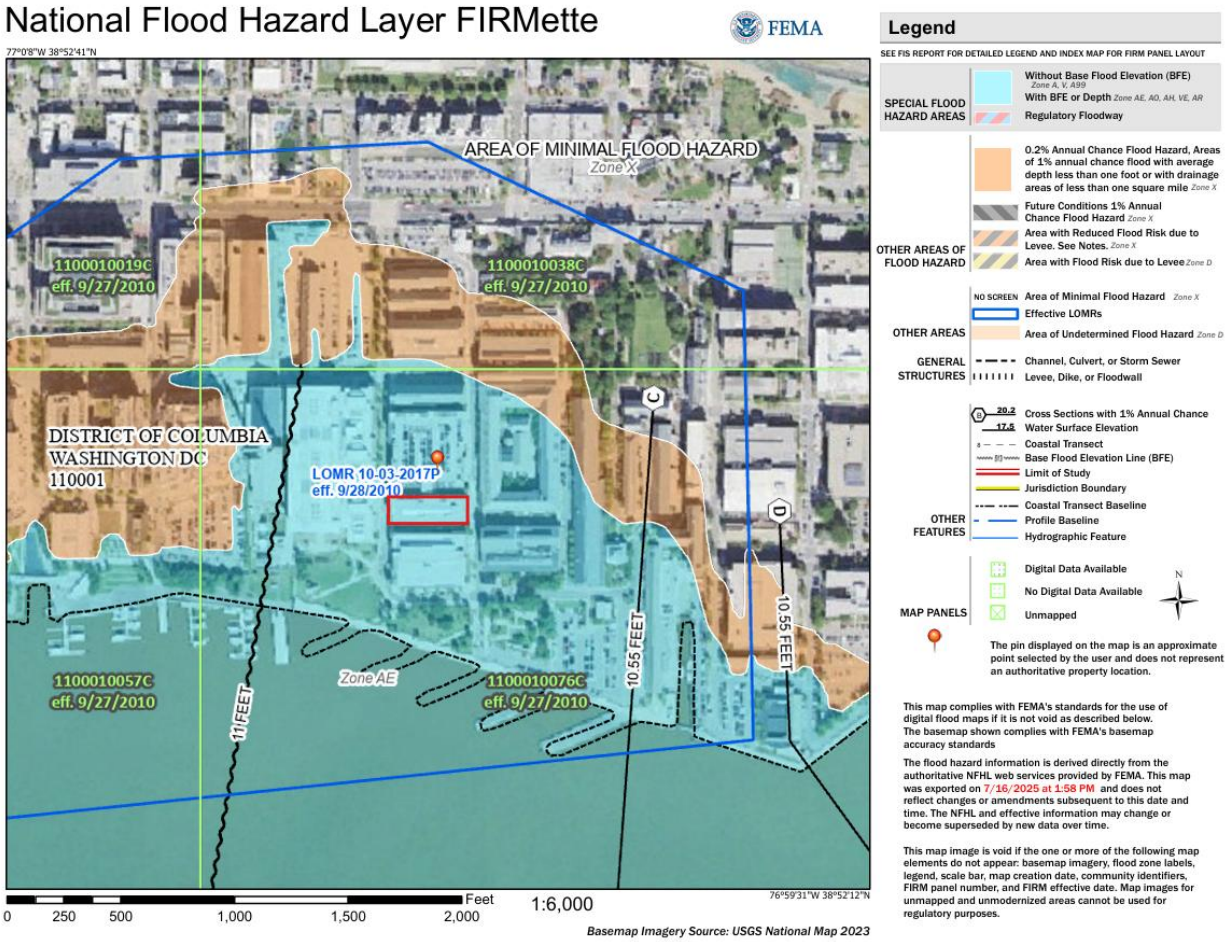
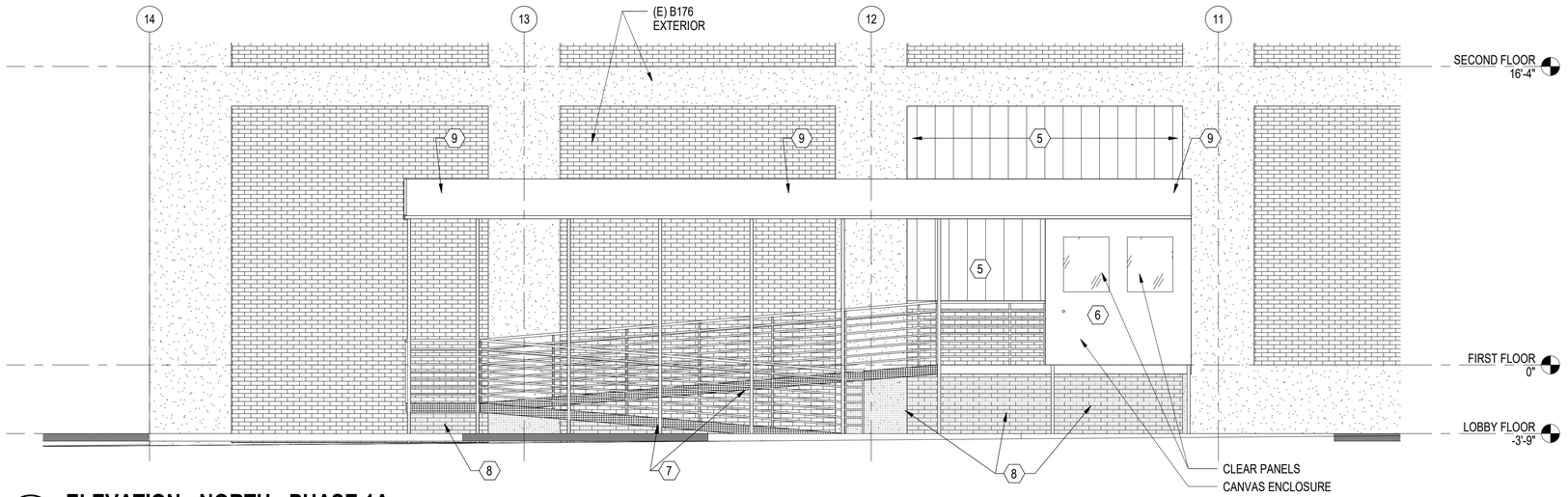


Figure 6: FEMA National Flood Hazard Map showing the Washington Navy Yard, with Building 176 outlined in red.

All finishes in the lobby and vestibule up to the design flood elevation (DFE) will be flood-damage resistant as the existing finished floor elevation is below the 100-year floodplain.

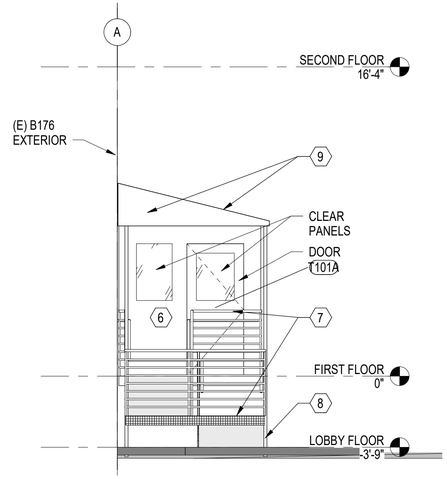
Stormwater Management

Per the DC Department of Energy and Environment (DOEE) Stormwater Management Guidebook, building renovations with no land disturbing activity can still trigger stormwater management guidelines. Existing buildings with a footprint of 5,000 square feet (SF) or greater and a renovation cost that exceeds 50% of the assessed value of the property meet the criteria of a “major substantial improvement activity” and will have stormwater management requirements. The renovation cost of Building 176 during future phases may exceed 50% of the assessed building value and will therefore require stormwater management to meet the guidelines set forth by DOEE. These requirements will be established and addressed as required during future design phases.



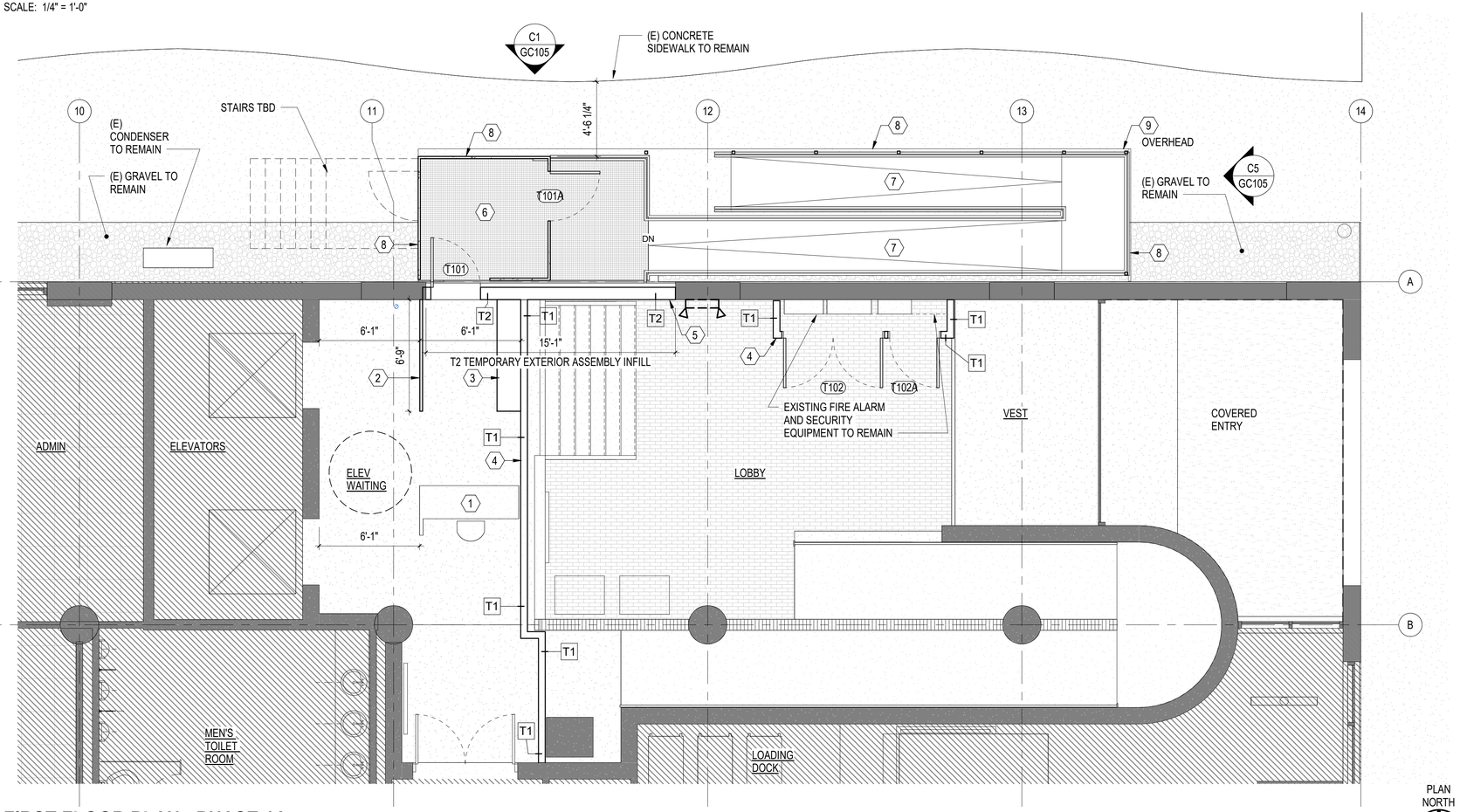
C1 ELEVATION - NORTH - PHASE 1A

SCALE: 1/4" = 1'-0"



C5 ELEVATION - EAST - PHASE 1A

SCALE: 1/4" = 1'-0"



A1 FIRST FLOOR PLAN - PHASE 1A

SCALE: 1/4" = 1'-0"

PLAN NORTH

SHEET KEYNOTES

#	
1	EXISTING SECURITY DESK.
2	42"H FLOOR MOUNTED RAILING.
3	18"W BAG CHECK TABLE - GFGI.
4	TEMPORARY INTERIOR PARTITION PER GC102.
5	TEMPORARY EXTERIOR WALL ASSEMBLY PER GC102.
6	CANVAS ENCLOSED TEMPORARY ENTRY VESTIBULE.
7	ABA / ADA COMPLIANT EXTERIOR MODULAR RAMP W/ GUARDRAILS AND HANDRAILS.
8	UNDERNEATH RAMP AND LANDINGS FULLY ENCLOSED W/ GRATING AT ENTIRE PERIMETER.
9	CANVAS CANOPY.

LEGEND

- NOT IN SCOPE (NIC)
- EXISTING TO REMAIN (ETR)
- EXISTING RAISED ACCESS FLOORING

KEY PLAN

GRAPHIC SCALE(S)

0' 2' 4' 8'

MARK	DESCRIPTION	DATE

NAVFAC

35% DESIGN SUBMITTAL 09/15/2026

PRELIMINARY NOT FOR CONSTRUCTION

SEAL

Wiley BURNS MCDONNELL JOINT VENTURE

A/E INFO

APPROVED

FOR COMMANDER NAVFAC

ACTIVITY

SATISFACTORY TO DATE

DES	GT	DRW	GT	CHK	DS

PM/DM

BRANCH MANAGER

CHIEF ENG/ARCH

FIRE PROTECTION

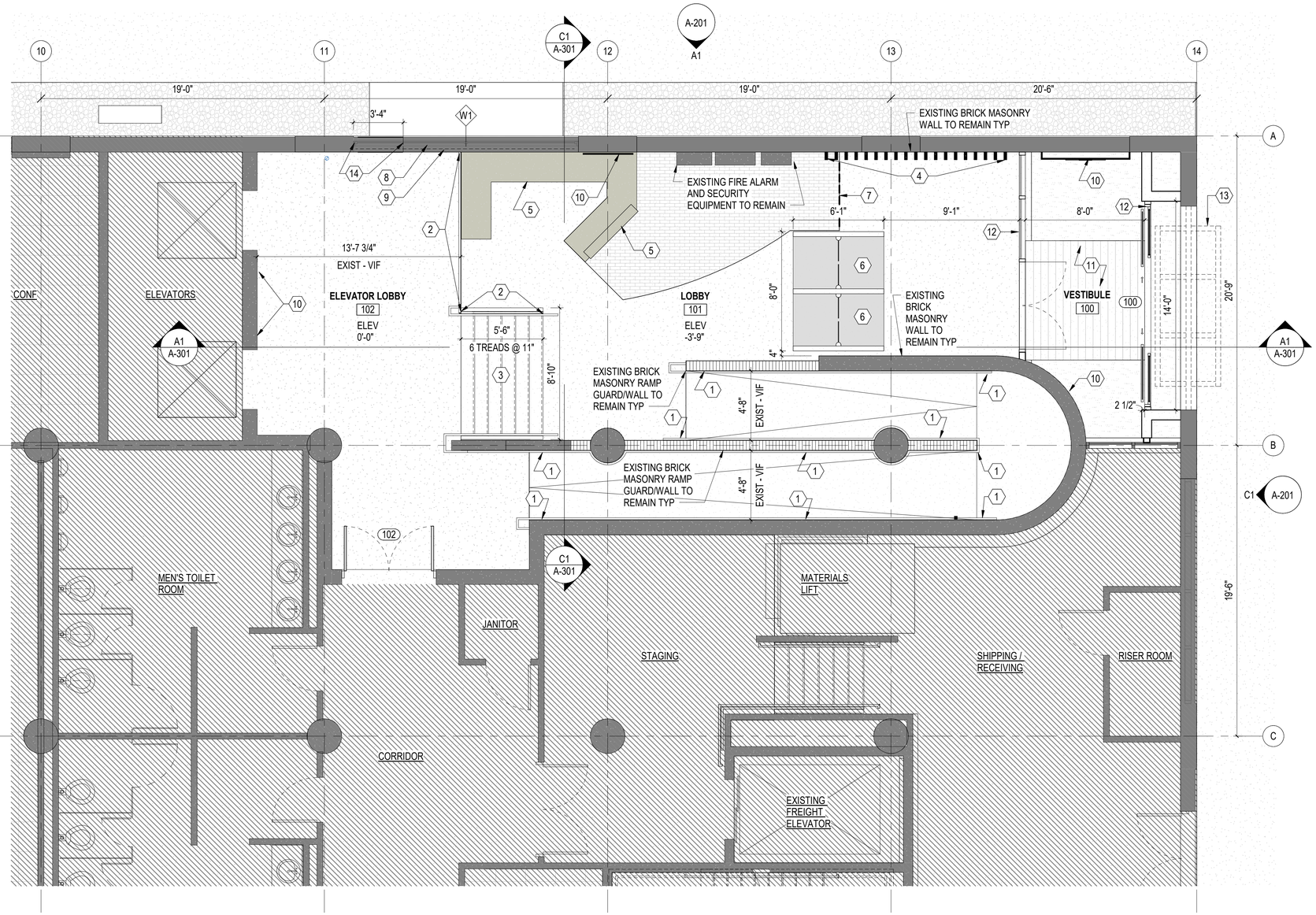
DEPARTMENT OF THE NAVY
NAVFAC WASHINGTON
NAVAL FACILITIES ENGINEERING SYSTEMS COMMAND
WNY - WASHINGTON, DC
WASHINGTON NAVY YARD
WASHINGTON, DC
B176 RENOVATION
FIRST FLOOR PLAN & ELEVATIONS - PHASE 1A

SCALE: AS NOTED
EPROJECT NO.: 1804783
CONSTR. CONTR. NO.
NAVFAC DRAWING NO.
SHEET 9 OF 59

GC105

DRAWFORM REVISION: 14 SEP 2023

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A1 FIRST FLOOR PLAN - PHASE 1B

SCALE: 1/4" = 1'-0"

PLAN NORTH

GENERAL SHEET NOTES

1. REFER TO SHEET A-601 FOR DOOR SCHEDULE.
2. REFER TO LIFE SAFETY DRAWINGS FOR INFORMATION RELATING TO FIRE RATING AND SEPARATION REQUIREMENTS.
3. DIMENSIONS FOR INTERIOR GYPSUM BOARD PARTITIONS ARE TAKEN FROM FINISH FACE OF EXISTING GWB AND CENTERLINE OF PARTITION TYPE, UNLESS NOTED OTHERWISE. DIMENSIONS FOR MASONRY WALLS ARE TAKEN FROM THE FACE OF THE CMU, UNLESS NOTED OTHERWISE.
4. TYPICAL DOOR OFFSET IS 0'-6" FROM WALL, UNLESS NOTED OTHERWISE.
5. PATCH AND REPAIR ALL ETR PARTITIONS, AND AREAS DISTURBED BY DEMOLITION AS REQUIRED TO RECEIVE WORK AND FINISHES.

SHEET KEYNOTES

#	
1	WALL-MOUNTED ABA COMPLIANT PAINTED STEEL PIPE HANDRAILS AT EACH SIDE OF EXISTING ABA RAMP.
2	42"H PAINTED STEEL PIPE GUARDRAIL.
3	STEEL STAIRS W/ CONCRETE TREADS AND STEEL RISERS.
4	ACOUSTICAL WALL PANELS (AWP-1) PER A-601.
5	SECURITY DESK PER A-401 - SIZE AND REQUIREMENTS TBD.
6	RELOCATED ACCESS CONTROL TURNSTILES (2).
7	PORTABLE / RETRACTABLE ACCESS STANCHION PER A-113.
8	WINDOW IN EXISTING OPENING PER A-202.
9	WINDOW ROLLER SHADE (RS-1) PER A-601.
10	DISPLAY PER A-113.
11	ENTRY WALK-OFF SYSTEM.
12	GLAZED STOREFRONT SYSTEM.
13	EXTERIOR CANOPY ABOVE.
14	EXTERIOR WALL INFILL ASSEMBLY W/ FINISHED INTERIOR FROM FLOOR TO INTERIOR WINDOW STOOL WHERE EXISTING EXTERIOR ASSEMBLY DEMOLISHED PER GC103 FOR TEMPORARY DOOR. SEE A-202.

LEGEND

NOT IN SCOPE (NIC)

EXISTING TO REMAIN (ETR)

KEY PLAN

PLAN NORTH

GRAPHIC SCALE(S)

0' 2' 4' 8'

MARK	DESCRIPTION	DATE

NAVFAC

35% DESIGN SUBMITTAL 09/15/2026

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SEAL

Wiley Wilson | BURNS McDONNELL JOINT VENTURE

A/E INFO

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ACTIVITY

SATISFACTORY TO DATE

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PM/DM

BRANCH MANAGER

CHIEF ENG/ARCH

FIRE PROTECTION

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WASHINGTON, DC
B176 RENOVATION
FIRST FLOOR PLAN - PHASE 1B

SCALE: AS NOTED

EPROJECT NO.: 1804783

CONSTR. CONTR. NO.

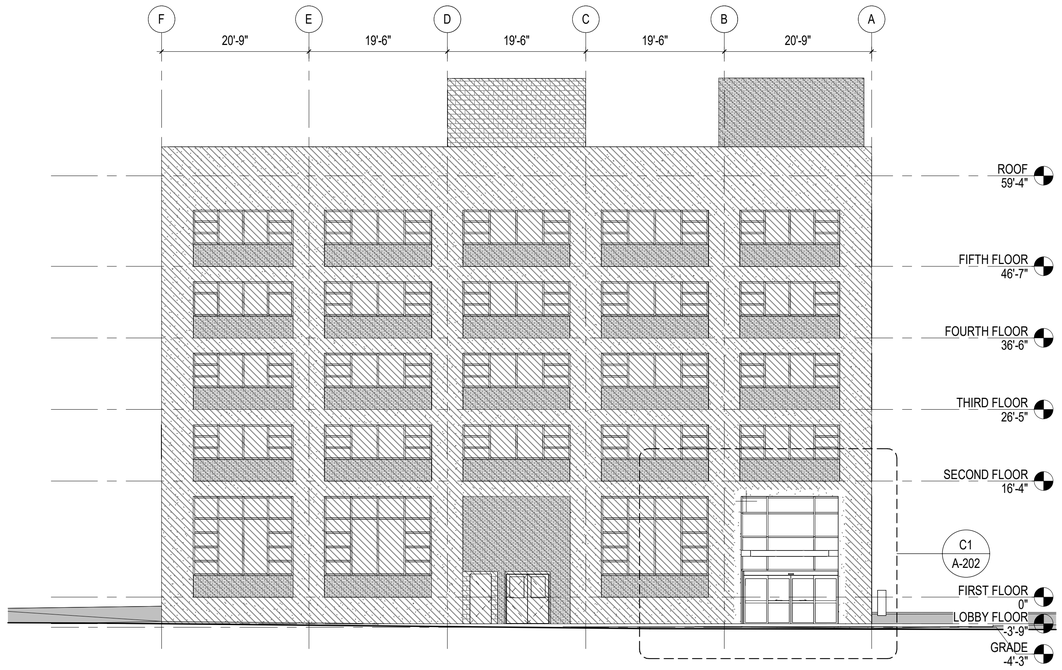
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SHEET 16 OF 59

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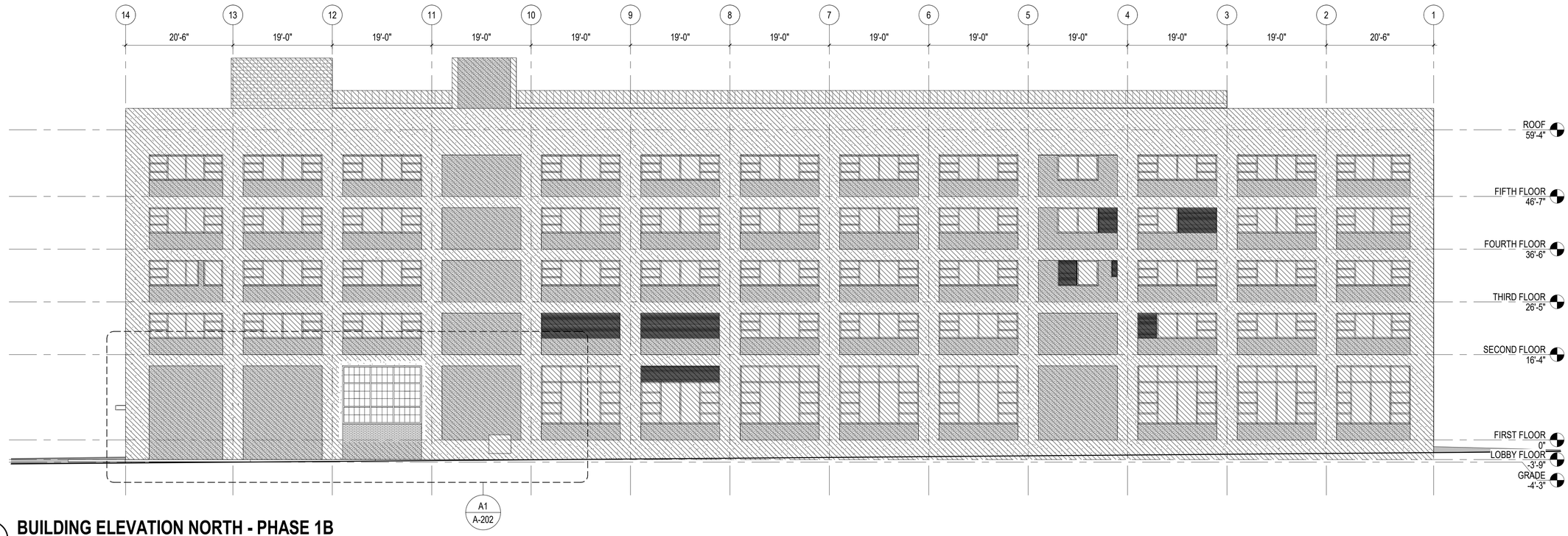
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C1 BUILDING ELEVATION EAST - PHASE 1B

SCALE: 3/32" = 1'-0"



A1 BUILDING ELEVATION NORTH - PHASE 1B

SCALE: 3/32" = 1'-0"

0' 6' 12' 18'

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MARK	DESCRIPTION	DATE

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ACTIVITY

SATISFACTORY TO DATE

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PM/DM

BRANCH MANAGER

CHIEF ENG/ARCH

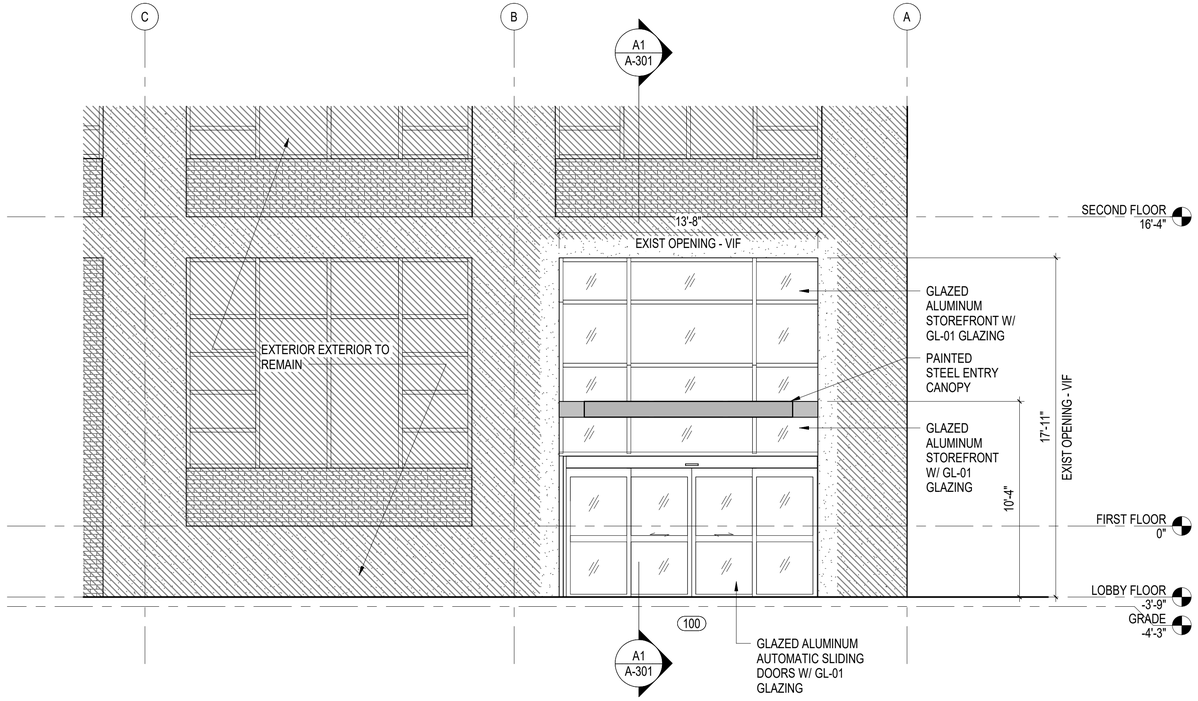
FIRE PROTECTION

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NAVAL FACILITIES ENGINEERING SYSTEMS COMMAND - WASHINGTON
WNY - WASHINGTON, DC
WASHINGTON NAVY YARD
WASHINGTON, DC
B176 RENOVATION
BUILDING ELEVATIONS - PHASE 1B

SCALE: AS NOTED
EPROJECT NO.: 1804783
CONSTR. CONTR. NO.
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SHEET 20 OF 59

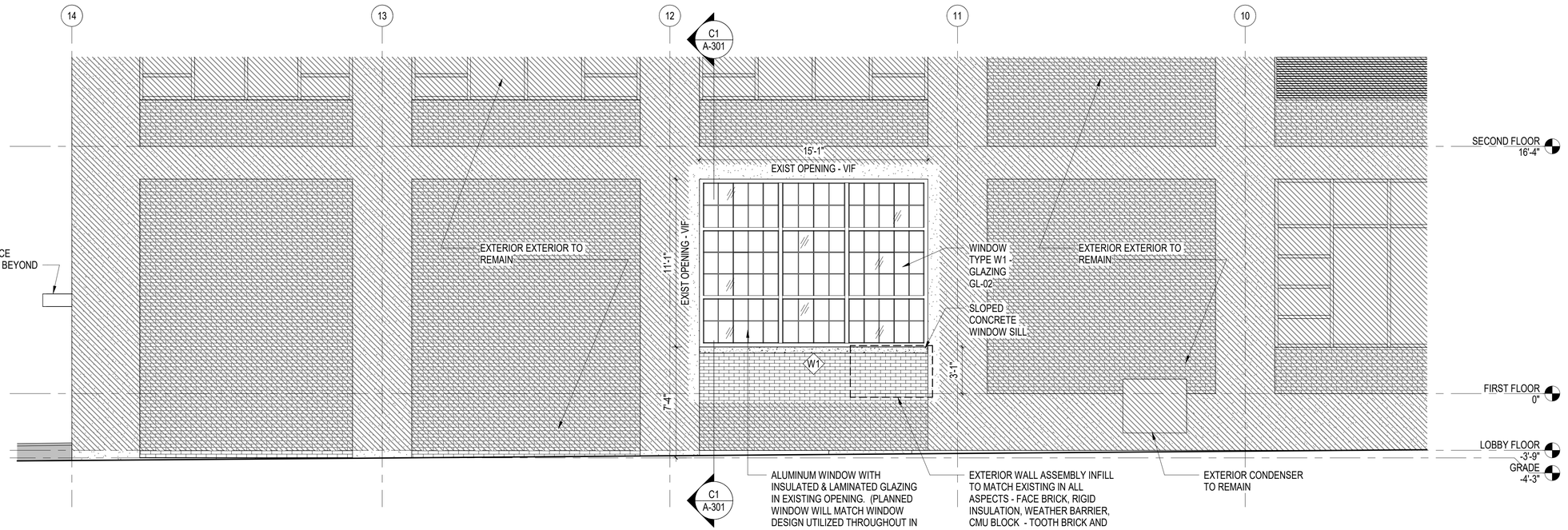
A-201

DRAWFORM REVISION: 14 SEP 2023



C1 ENLARGED BUILDING ELEVATION EAST - PHASE 1B

SCALE: 1/4" = 1'-0"



A1 ENLARGED BUILDING ELEVATION NORTH - PHASE 1B

SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

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MARK	DESCRIPTION	DATE

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WASHINGTON, DC
B176 RENOVATION
ENLARGED ELEVATIONS - PHASE 1B

SCALE:	AS NOTED
EPROJECT NO.:	1804783
CONSTR. CONTR. NO.	
NAVFAC DRAWING NO.	
SHEET	21 OF 59

A-202

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