General Services Administration and Department of Homeland Security

THE DHS HEADQUARTERS CONSOLIDATION AT ST. ELIZABETHS

MASTER PLAN AMENDMENT 2

WASHINGTON, DC

MAY 2020 DRAFT SUBMISSION TO NATIONAL CAPITAL PLANNING COMMISSION

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MAY 2020 DRAFT SUBMISSION TO NATIONAL CAPITAL PLANNING COMMISSION

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Master Plan Amendment 2

Preface

The General Services Administration (GSA) is amending the 2008 Master Plan and 2012 Amendment 1 for the Department of Homeland Security (DHS) Consolidation at St. Elizabeths West Campus with this Amendment 2. Amendment 2 relinquishes the East Campus and focuses on the development of two specific areas of the West Campus, the plateau and Sweetgum Lane site.

As did the 2008 Master Plan, Amendment 2 continues to guide planning principles and actions that strike a measured balance between meeting the exceptional housing needs of DHS within the context of the exceptional historic qualities of the St. Elizabeths Hospital National Historic Landmark (NHL). The intent is for St. Elizabeths to evolve over the coming years with its historic buildings strategically rehabilitated, its significant landscape preserved and renewed, and its new buildings, reflective of their time, standing compatibly within the context of the historic campus.

This vision is embodied in the 5.7 million gross square feet (GSF) Master Plan and Amendment 2 that accommodates 4.1 million GSF of building development plus structured parking throughout the West Campus. The District of Columbia has planned development for the St. Elizabeths East Campus which is not included in this Amendment 2.

The West Campus Master Plan will continue to achieve the DHS colocation requirement at St. Elizabeths, continue unprecedented reinvestment in the NHL, and serve as the catalyst for neighborhood revitalization.

This Amendment 2 document is to be read and used in conjunction with the 2008 Master Plan.

The following Chapters include:

Chapter I. Executive Summary

- This Chapter provides an overview of the Context, Purpose, Goals, and Framework for Amendment 2.

Chapter II. Introduction

- This Chapter provides an overview of progress on the Master Plan since 2008, the 2012 Amendment 1, and a review of contributing buildings on the plateau and Sweetgum Lane sites.

Chapter III. Programmatic Requirements and Design Parameters

- This Chapter provides the proposed revised Personnel population, Total Building GSF, Total Parking Structures GSF, Total Parking Spaces, and Total Campus GSF.

Chapter IV. Existing Conditions Analysis

- This Chapter provides an overview of progress on the Master Plan since 2008 and a focused analysis of existing contributing buildings on the plateau and Sweetgum Lane sites.

Chapter V. Planning Principles and Urban Design Framework

- This Chapter provides an update to the 2008 Framework Diagrams as they relate to the current existing condition (in 2020).

Chapter VI. Master Plan

- This Chapter provides a summary of the Recommended Concepts for the plateau and Sweetgum Lane sites. The Master Plan Diagrams have also been revised to incorporate the Recommended Concepts.

At the beginning of each chapter, the proposed revisions as they relate to the plateau and Sweetgum Lane sites are identified. The areas where there are no revisions to the 2008 Master Plan are also identified.

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AMENDMENT 2 INFORMATION IS IDENTIFIED BY PAGE NUMBER. 2008 MASTER PLAN INFORMATION THAT HAS NOT BEEN INCLUDED IN THIS AMENDMENT 2 IS IDENTIFIED BELOW AS "NI"

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LIST OF FIGURES

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I. EXECUTIVE SUMMARY

I. EXECUTIVE SUMMARY

Master Plan Amendment 2 Overview

The General Services Administration (GSA) is amending the 2008 Master Plan and 2012 Amendment 1 for the Department of Homeland Security (DHS) Consolidation at St. Elizabeths West Campus with this Amendment 2. Amendment 2 relinquishes the East Campus and focuses on the development of two specific areas of the West Campus, the plateau and Sweetgum Lane sites.

Amendment 2 also addresses transportation improvement updates based on the elimination of DHS occupancy on the East Campus. Amendment 2 consists of the amended Master Plan report and an updated Transportation Management Plan (TMP) and Transportation Technical Report (TTR). Amendment 2 does not amend the 2008 Security Master Plan or the 2008 Preservation, Design and Development Guidelines.

Amendment 2 has been developed concurrently with, and is informed by, the National Environmental Policy Act Environmental Act (NEPA) Environmental Impact Statement (EIS), and National Historic Preservation Act (NHPA) Section 106 and 110 processes.

The 2008 Master Plan provided a framework for addressing DHS objectives of collocation. Amendment 2 addresses the project goals to increase space efficiencies, reduce costs, and accelerate the completion of the DHS consolidation at St. Elizabeths. Facilitating the fundamental mission of DHS continues to be a primary goal of this Amendment 2.

The entire St. Elizabeths Hospital campus is a National Historic Landmark (NHL). The 2008 Master Plan set up a framework for the redevelopment of the site to house the DHS program composed of administrative and operations space, support functions and shared uses, such as a cafeteria, child care center, fitness center, and parking. The continued redevelopment will consist of the rehabilitation and reuse of existing contributing historic buildings, together with the addition of new construction on the campus.

A supplemental analysis of the existing conditions at the St. Elizabeths West Campus was conducted to gain a thorough understanding of the campus' condition since 2008 including, its historic buildings, landscape resources and views, its organization, infrastructure and urban design, as well as its natural environment.

Context for Amendment 2

The foundation for Amendment 2 is an evaluation of progress and lessons learned since the completion of the 2008 Master Plan, including:

Existing Building Condition:

- Buildings are in far worse condition than originally anticipated.
- Comprehensive forensic analysis identified deficiencies in the original construction and confirmed advanced deterioration due to prolonged vacancy, despite mothballing efforts by GSA.

Construction Costs:

- Costs per square foot for adaptive reuse buildings have greatly exceeded what was originally budgeted due to deficiencies in the original construction and advanced deterioration.
- Costs have escalated due to soil and slope conditions.
- Costs have escalated due to funding delays.

Funding Realities:

- Since 2008, GSA has been appropriated 43% of requested campus redevelopment funds.
- Substantial investment in campus redevelopment has occurred, though consolidation needs remain in order to continue to accomplish a majority presence at the campus.

Consequently, the following objectives have guided the recommendations proposed in Amendment 2:

- Maximize new construction to minimize costly leases.
- Deliver more Usable Square Footage (USF) for less cost.
- Build authorizers' confidence that a critical mass of DHS personnel will be housed on site prior to proceeding with funding additional adaptive reuse.

Consequently, Amendment 2 focuses on new construction in two locations, the plateau and the Sweetgum Lane sites. Amendment 2 incorporates the programmatic need for the core components of DHS on the campus which include leadership, operations coordination, program management, and policy.

The total program accommodates approximately 4.1 million gross square feet (GSF) of habitable space (3.4 million GSF above grade, 0.7M GSF below grade) with 4,448 parking spaces, or approximately 1.6 million GSF of structured parking, for a total of approximately 5.7 million GSF located on the West Campus. The proposed action for the plateau site includes 1,200,000 GSF (above grade) and the Sweetgum Lane site is 175,000 GSF (25,000 GSF above grade, 150,000 GSF below grade).

Amendment 2 is the result of a planning process that takes into consideration numerous site conditions, issues, and constraints, as well as DHS's increased space efficiencies. These revisions to the 2008 Master Plan are addressed in the following: preservation and reuse of existing historic buildings; the preservation and enhancement of historic landscapes and views; transportation access to and from the site; pedestrian and vehicular circulation; views to, from, and within the site; and environmental issues including stormwater management.

This Amendment 2 document is intended to be read and used as a supplement to the 2008 Master Plan. The content of each Chapter of Amendment 2 is focused on the recommended updates for two areas, the plateau and the Sweetgum Lane sites. At the beginning of each chapter, the recommended revisions are identified, as is the content that remains consistent with the 2008 Master Plan with no revisions proposed.

Purpose and Goals of the Master Plan Amendment 2

The creation of the DHS has brought together 26 headquarter elements and operating components into one department. In order to facilitate communication, coordination, and cooperation across the Department, and achieve operational efficiency, DHS identified the most critical components of the Department's agencies that need to be colocated in one functional campus.

The goals of the DHS Headquarters Consolidation at St. Elizabeths Master Plan Amendment 2, are consistent with the 2008 Master Plan, and include:

- Achieve the maximum build-out of the site for federal use while maintaining the historic character of the West Campus;
- Provide facilities that meet the programmatic needs of DHS;
- Provide a quality workplace reflecting the P-100 Tier system;
- Use federal development in ways that consider community development goals and efforts;
- Satisfy federal security requirements in a manner that remains sensitive to neighboring communities;
- Preserve, to a practicable extent, the natural context of the site;
- Promote sustainable development by achieving a "Gold" Leadership in Energy and Environmental Design (LEED) rating for projects undertaken after 2016, which differs from the "Silver" requirement in the 2008 Master Plan;
- Facilitate an open and inclusive process;
- Improve transportation access to the campus; and
- Optimize the federal investment.

Figure 1.1 - Regional Map with Illustrative Site Plan
Source of regional map: DC Geographic Information Systems; DC Office of the Chief Technology Officer

Planning Principles and Urban Design Framework

The 2008 Master Plan included a set of Planning Principles to inform the development of the St. Elizabeths campus. These Planning Principles describe the major defining characteristics of the site and guide the location, orientation, and massing of new development. The Planning Principles call for the protection, preservation, and reuse of the historic resources on-site; for the integration of both the historic landscape and natural features into the plan; and for the preservation and enhancement of site elements and spaces that define the existing site character. Amendment 2 accepts the Planning Principles documented in the 2008 Master Plan, and proposes selective updates for future redevelopment efforts on the plateau and Sweetgum Lane sites. The revised Planning Principles listed below are illustrated in Chapter V (Planning Principles and Urban Design Framework) and Chapter VI (Master Plan) of Amendment 2.

Site and Development Program

- **Site Parcels:** Respect the individual and unique character and history of each site parcel in making redevelopment decisions.
- **Campus Structure and Organization:** Retain, preserve, and enhance site elements and spaces that define the existing site character.
- **Development Density:** Locate new development density on-site to respect the character of and relationships among the historic resources.
- **Planning Relationships:** Organize programmatic elements on the site to maximize operational efficiency and effectiveness.
- **Building Water:** Optimize the use of potable water primarily for uses related to human health.
- **Green Buildings:** Orient and collect buildings into clusters to maximize their environmental effectiveness.

Historic and Visual Resources

- **Building Reuse:** Protect, preserve, and reuse the historic resources of the NHL.
- **Landscape:** Integrate historic landscape and natural features into the Master Plan.
- **Views:** Maintain and enhance historic views both from outside and from within the site.

Campus Landscape

- **Site Environment:** Develop landscape responses that respect the inherent distinctions between different zones of the site while preserving the historic context and restoring ecological functions.
- **Site Habitat:** Restore the ecosystem potential of the West Campus environs allowing organisms within their biological communities to live and reproduce.
- **Site Hydrology:** Accommodate new development while restoring site hydrology by maximizing pervious surfaces, managing rainfall where it falls, using surface water conveyance, and seeking campus-wide opportunities.

Site Access and Service

- **Access and Circulation:** Respect and reinforce the historic address for the site on Martin Luther King Jr. Avenue. Use historic roadways and paths to reinforce spatial continuity.
- **Parking:** Locate parking at the site perimeter to preserve a pedestrian-oriented site, consistent with historic precedent.
- **Infrastructure and Utilities:** Utilize centralized site utilities for security, redundancy, and operational efficiency. Consolidate site utilities and below-grade distribution to minimize impact to the historic landscape.
- **Security:** Assure the safety and security of the site's occupants and activities while maintaining the site's historic appearance. Accommodate limited and controlled public access to the historic and culturally important aspects of the site.

Master Plan Amendment 2

Illustrative Site Plan

Amendment 2's strategy is to focus new construction in two areas, the plateau and the Sweetgum Lane sites.

The development on the plateau includes two buildings. B1, adjacent to the ravine, is approximately 630,000 GSF. B2 is approximately 570,000 GSF and is located at the south end of the campus. B1 will include landscape improvements with the goal to transform the ravine from being a physical barrier into a seam which unites the north and south areas of the West Campus. The building and landscape at the ravine will functionally and aesthetically integrate new construction with adaptively reused, historic structures and enhanced and accessible landscapes. The south building on the plateau, B2, is intended to provide a complementary terminus for the South Lawn.

The Sweetgum Lane site has been identified for a 175,000 GSF building, C1, (25,000 GSF above grade, and 150,000 GSF below grade) with required functional proximity to the Center Building DHS Headquarters and the Douglas A. Munro Building.

Beyond these two sites, the goals and the intent of the 2008 Master Plan remain intact.

LEGEND

Master Plan and Amendment 2 Proposed Buildings

Note: Roofs of existing buildings on Illustrative Site Plan incorporate aerial photography.

Figure 1.2 - St. Elizabeths West Campus Illustrative Site Plan

II. INTRODUCTION

II. INTRODUCTION

Master Plan Amendment 2 Overview

The DHS Consolidation at St. Elizabeths Amendment 2 focuses on two distinct areas of the West Campus, the plateau and the Sweetgum Lane sites. The entire St. Elizabeths campus is a NHL.

The redevelopment will consist of the reuse of existing historic buildings together with new construction on the campus, and parking. The total program accommodates approximately 4.1 million gross square feet (GSF) of habitable space (3.4 million GSF above grade, 0.7M GSF below grade) with 4,448 parking spaces, or approximately 1.6 million GSF of structured parking, for a total of approximately 5.7 million GSF located on the West Campus.

Like the 2008 Master Plan, Amendment 2 is the result of a planning process that takes into consideration numerous site conditions, issues and constraints, as well as program and security requirements.

Amendment 2 addresses the location for 1.375 million GSF of new development on the plateau and Sweetgum Lane sites, within the overall context of the 2008 Master Plan's defined major areas of new development and parking, reuse of existing historic buildings, transportation access to and from the site, pedestrian and vehicular circulation within the site, environmental issues including stormwater management, and infrastructure improvements required to support development.

Proposed Updates Included in Amendment 2:

Subject	2008 Master Plan	Amendment 2 Revisions	Amendment 2
Purpose and Goals of the MP	Page 11	Revised Text	Page 7
Design Process & Methodology	Page 11	Revised Text and Illustrations	Page 7
Relationship to Comprehensive Plans	Page 13	Consistent with the 2008 Master Plan, no additional info included	
Related Legislation	Page 16	Consistent with the 2008 Master Plan, no additional info included	
Availability of Affordable Housing	Page 16	Consistent with the 2008 Master Plan, no additional info included	
Community Involvement	Page 16	Revised Text - Consulting Parties and Public Involvement included as part of 2020 SEIS Section 106 Process	Page 9
Economic Development Community Benefits	Page 18	Consistent with the 2008 Master Plan, no additional info included	

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Purpose and Goals of the Master Plan Amendment 2

The creation of DHS has brought together brought 26 headquarter elements and operating components into one department. In order to facilitate communication, coordination, and cooperation across the Department, and achieve operational efficiency, DHS identified the most critical components of the Department's agencies that need to be colocated in one functional campus.

The goals defined for the 2008 Master Plan have continued to be a foundation for the Master Plan Amendment 2, including:

- Achieve the maximum build-out of the site for federal use, while maintaining the historic character of the West Campus;
- Provide facilities that meet the programmatic needs of DHS;
- Provide a workplace of world-class design created by the nation's leading architects;
- Use federal development in ways that consider community development goals and efforts;
- Satisfy federal security requirements in a manner that remains sensitive to neighboring communities;
- Preserve, to a practicable extent, the natural context of the site;
- Promote sustainable development by achieving a Gold Leadership in Energy and Environmental Design (LEED) rating;
- Facilitate an open and inclusive process;
- Improve transportation access to the campus; and
- Optimize the federal investment.

Design Process & Methodology

The 2008 Master Plan for St. Elizabeths West Campus was developed through a collaborative multidisciplinary planning process. GSA engaged a team of urban designers/planners, architects, preservation and landscape architects, architectural historians, environmental scientists, civil engineers, transportation planners, community engagement, economic consultants, and project managers. The plan was developed concurrently with, and is informed by, the National Environmental Policy Act Environmental Impact Statement (NEPA EIS) and National Historic Preservation Act (NHPA) Section 106 and 110 processes. The result of this effort is the 2008 Master Plan documents consisting of the Master Plan report, a Security Master Plan, the Preservation, Design and Development Guidelines, and Transportation Management Plan, together with an Environmental Impact Statement.

Amendment 2 was developed in a similar inclusive process involving the client, GSA; the tenant, DHS; the design team; officials from local District of Columbia and federal agencies; the Section 106 Consulting Parties, made up of local and national organizations; and representatives of the local community. These entities came together in numerous scoping, stakeholder, and public meetings. These included meetings with local Advisory Neighborhood Commissions (ANCs), the general public, and the consulting parties under the Section 106 process.

GSA has employed a tiered approach in the development of the Master Plan. As a result, following the 2008 Master Plan, Amendment 1 focused on East Campus development which was approved by NCPC. This Amendment 2 document is intended to supplement the original 2008 Master Plan for two focus areas - the plateau and the Sweetgum Lane sites - while it also supersedes the Amendment 1 as the St. Elizabeths East Campus will no longer be used for DHS Consolidation.

Figure 2.1 - Existing Conditions - 2018 Aerial

Existing Conditions Analysis

The 2008 Master Plan included a thorough investigation of the West Campus site. GSA conducted numerous detailed studies of different aspects of the site and buildings before and during the planning process. The resulting Master Plan incorporated pertinent available studies, site surveys, and field inspections to provide an understanding of site conditions and context.

As this Amendment 2 relates to two distinct geographic areas, the plateau and the Sweetgum Lane sites, the additional analysis has been included as updates within the Existing Conditions Analysis chapter of this Report.

Planning Principles

The 2008 Master Plan Planning Principles describe the major defining characteristics of the site and guide the location, orientation, and massing of new development. The Planning Principles call for the protection, preservation, and reuse of the historic resources on the site; for the integration of both the historic landscape and natural features into the Master Plan; and for the preservation and enhancement of site elements and spaces that define the existing site character.

For this Amendment 2, the design team built upon the 2008 Planning Principles to inform the development concepts for the plateau and Sweetgum Lane sites.

Concept Alternatives

With the existing conditions information, the program information from DHS and the framework of the Planning Principles, a number of concept alternatives were developed by the design team for review with GSA, DHS, and the Consulting Parties. The alternatives are included in the Draft EIS.

These alternatives were tested against program, functional organization, and impact to the historic and cultural resources of the NHL. Three-dimensional massing models of the alternatives were created in order to test the various alternatives and look at views from the neighboring community, larger city, and within the West Campus.

The various alternatives were revised and refined, resulting in the two action alternatives that are analyzed in the Draft EIS.

Amendment 2 Preferred Alternative

GSA selected the Alternative B from the EIS as the Preferred Alternative for the plateau and the Sweetgum Lane sites. Detailed information about this Illustrative Master plan and its component elements is found in the Master Plan section of this report.

Figure 2.2 - Illustrative Master Plan

LEGEND

- Existing Buildings
- Master Plan & Amendment 2 New Development
- Below-Grade Development

Community and Stakeholder Involvement

Overview

As part of its Community Involvement Plan, GSA has and continues to conduct strategic public outreach to inform key elected and appointed stakeholders, the Ward 8 community, and the general public about the Master Plan and EIS processes and status.

In addition to the EIS public meetings required under NEPA and the establishment of a project-specific website over the past 12 years, GSA has made presentations and participated in numerous meetings in Ward 8 to provide periodic updates, identify issues, and solicit support.

Purpose

The purposes of community involvement in this Amendment 2 are to conduct strategic public outreach to inform key elected and appointed stakeholders, the Ward 8 community, and the general public about Amendment 2 and EIS processes and status; and to comply with NEPA and NHPA Section 106 requirements, identify issues, and provide periodic updates.

Consulting Parties Meetings

Section 106 of the NHPA requires federal agencies to afford the Advisory Council on Historic Preservation (ACHP), State Historic Preservation Office (SHPO), and other Consulting Parties a reasonable opportunity to comment on proposed actions that have the potential to affect cultural resources. If the evaluation of an undertaking's impact results in a finding of adverse effect on a historic property, the proponent federal agency would continue consultations to address those effects. GSA has sought input from Consulting Parties regarding the impacts on the historic resources and ways to avoid and minimize adverse impacts. GSA has been meeting with the Consulting Parties associated with St. Elizabeths since September 2005. As those meetings have progressed, GSA has continued to further refine its development plans for DHS at St. Elizabeths. Summaries of the Consulting Party meetings may be found in the EIS Appendix G.

Actions to Date in Ward 8

EIS Public Scoping Meeting

During the scoping process for Master Plan Amendment 2, a public meeting was held on November 29, 2018, at R.I.S.E. Demonstration Center on the St. Elizabeths East Campus during which comments and concerns were officially documented. The scoping period and meeting were announced in the newspapers with the NOI and were also announced on the project website at www.stelizabethsdevelopment.com/nepa.html. The EIS Appendix A contains a Scoping Summary documenting the scoping materials, the NOI for the EIS, and comments received during the public scoping period.

Prior Community and Stakeholder Involvement

Both the 2008 Master Plan and Amendment 1 were developed with significant community and stakeholder involvement. Please refer to the 2008 Master Plan and Amendment 1 documents for a description of the public outreach actions, activities and listings of public meeting presentations.

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III. PROGRAMMATIC REQUIREMENTS AND DESIGN PARAMETERS

III. AMENDMENT 2 PROGRAMMATIC REQUIREMENTS AND DESIGN PARAMETERS

Amendment 2 Overview

Amendment 2 is a focused update to define areas for new construction on the plateau and Sweetgum Lane sites. The programmatic need to house the critical elements of DHS' constituent components on a unified Campus is to be met with the 2008 West Campus Master Plan as further defined with this Amendment 2, Figure 3.1.

GSA/DHS Mission

GSA is consolidating DHS headquarters at the West Campus with a focus on three major policy goals:

- Meet the National Capital Region demand for housing federal agencies requiring a secure setting;
- Maintain and augment the location of major government agencies within the District of Columbia;
- Maintain and preserve St. Elizabeths as a NHL.

Other goals of the DHS Consolidation have been described in the 2008 Master Plan and the preceding sections of this Amendment 2.

Within these goals, the major objectives of the Master Plan are to provide a high-performance workplace for the federal government, a maximum build out to provide an economically feasible development including restoration and reuse of historic structures and landscape, a development that will serve a particular tenant, and also a reasonable real estate strategy for changes of tenants in the future.

DHS Program Requirements

The programmatic need to house the critical elements of DHS' constituent components on a unified Campus is met with the 2008 West Campus Master Plan and this Amendment 2. Within the overall campus program, the exact fit of function to space provided will be determined by final programming. It should be assumed that the detail of programmatic needs within any of the components on campus will need to include the ability to adjust to changing organizational requirements over the coming years with the implementation of individual components of the Master Plan.

Master Plan Program Summary	2008 Master Plan			2012 Master Plan Amendment 1			2020 Master Plan Amendment 2			Cumulative Results
Personnel Assigned			14,000			14,000			14,900	+6.4%
								Standard shift DHS	13,750	
								Non-Standard shift DHS	750	
								GSA Support & Contractors	400	
Development & Parking	Above Grade	Below Grade	Total GSF	Above Grade	Below Grade	Total GSF	Above Grade	Below Grade	Total GSF	
West Campus Building Development	3,228,474	601,912	3,830,386	3,228,474	601,912	3,830,386	3,480,784	661,956	4,142,740	+8%
East Campus Building Development	619,939	95,133	715,072	650,000	100,000	750,000			0	-100%
Total Building Development GSF	3.8M	0.7M	4.5M	3.8M	0.7M	4.5M	3.4M	0.7M	4.1M	-9%
West Campus Parking Structures	478,900	737,600	1,216,500	478,900	737,600	1,216,500	478,900	1,112,900	1,591,800	+30%
East Campus Parking Structures	271,250		271,250	271,250		271,250			0	-100%
Total Parking Structures GSF	0.8M	0.7M	1.5M	0.8M	0.7M	1.5M	0.5M	1.1M	1.6M	+6%
West Campus Parking Spaces	2,090	1,369	3,459	2,090	1,369	3,459	2,090	2,358	4,448	+29%
East Campus Parking Spaces		775	775		775	775			0	-100%
Total Parking Spaces	2,090	2,144	4,234	2,090	2,144	4,234	2,090	2,358	4,448	1:3.9 Employee Parking Ratio
								Standard shift DHS	3,438	1:4 Parking Ratio
								Non-Standard shift DHS	250	1:3 Parking Ratio
								GSA Support & Contractors	75	1:5 Parking Ratio
								Campus Visitors	525	
								Government Vehicles	160	
Total GSF	4.6M	1.4M	6M	4.6M	1.4M	6M	3.9M	1.8M	5.7M	-5%

Figure 3.1 - Program Summary. The table above provides a summary comparison between the 2008 Master Plan, Amendment 1 which is now voided, and Amendment 2 for: Personnel Assigned, Total Building Development GSF, Total Parking Structures GSF, Total Parking Spaces, and Total Campus GSF.

Population and Statistics

The DHS components to be housed entirely on the West Campus will accommodate approximately 14,900 personnel assigned to this location. The design of workplaces for federal agencies of today demands flexibility, effectiveness, and efficiency, while balancing aesthetics, functionality, and safety.

For the purpose of the Amendment 2, it is assumed the campus will be manned at all times, 24 hours a day and 365 days a year. During periods of increased activity or major national events, the campus will operate at whatever level of activity is required.

Security Requirements Summary

Amendment 2 is consistent with the Master Plan regarding Security Requirements.

Transportation Requirements

The alternatives evaluated in the Amendment 2 EIS reflect traffic impacts on the surrounding area beyond the actual boundaries of the DHS St. Elizabeths Campus.

Please refer to Appendix D for the Draft Supplemental EIS Transportation Technical Report.

IV. EXISTING CONDITIONS ANALYSIS

IV. EXISTING CONDITIONS ANALYSIS

Master Plan Amendment 2 Overview

As part of the 2008 Master Plan, a detailed analysis of the existing conditions at the St. Elizabeths West Campus was conducted in order to gain a thorough understanding of the site, its historic buildings, landscape resources and views, its organization, infrastructure and urban design, as well as its natural environment. This analysis helped determine the opportunities for and constraints to redevelopment on the site, and shape the Planning Principles which form the basis of the original 2008 Master Plan.

This section provides a focused analysis of proposed revisions included in Amendment 2 as they relate to the 2008 Master Plan and the proposed new development on the plateau and Sweetgum Lane sites. The additional analysis included in this Chapter is identified to the right.

Updates Included in Amendment 2:

Subject	2008 Master Plan	Updated Information Included in Amendment 2	Amendment 2
Regional Context	Page 25		
Local Context	Page 26		
Land Use	Page 27		
Local Access & Public Transportation	Page 28		
North Parcel	Page 29	St. Elizabeths East Campus is not included as part of DHS consolidation	
Site Overview	Page 30		
National Historic Landmark (NHL) Status	Page 30		
The St. Elizabeths West Campus Today	Page 32	A summary of improvements since the 2008 Master Plan, including projects completed and projects approved.	Page 15
Site Parcels	Page 33		
Site and Building Elevations	Page 34		
Historic and Visual Resources	Page 35	Assessment of Buildings related to Plateau and Sweetgum Lane Sites	Page 16
Contributing and Noncontributing Buildings	Page 35		
Structures Condition and Reuse Assessment	Page 38		
Building Reuse Potential	Page 39		
Historic Landscape	Page 40		
Archaeological Survey	Page 45		
Relationship to Topographic Bowl	Page 46		
Views	Page 48	Views identified in 2008 have been used for views in Chapter VI Master Plan	
Regional Views	Page 48		
Neighborhood Views	Page 52		
Views from and Within the Site	Page 56		
Site Access and Circulation	Page 64		
Site Environment	Page 65		
Site Topography	Page 65		
Geology and Soils	Page 66		
Habitat	Page 67		
Hydrology	Page 68		

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The St. Elizabeths West Campus Today

Since the approval of the 2008 Master Plan, several projects have been implemented, with some projects approved though not yet implemented.

Currently all of the buildings have been stabilized and are in varying states of deterioration. Some of the buildings are in fair condition, while some are in very poor condition with rotted floors and deteriorating walls. Today, with the 2019 completion of the Center Building, the West Campus is partially occupied.

Projects that have been completed, or are in progress include:

Buildings:

Center Building (1-8)
Atkins Hall (31)
Dining Hall & Kitchen (33, 34)
Hitchcock Hall (37)
Construction Shops (49)
Gymnasium (48)
Douglas A. Munro Building (50)
DOC - partially complete (51)
West Addition
Child Development Center (208)
Central Utility Plants 1 (58) & 2 (CUP2)
Gatehouses 1 (21) & 2 (78)
Gates 3, 4, 5 & 6 and related Screen Facilities
Gate 4 Parking Garage (35)

Roadway and Site Improvements:

Firth Sterling Intersection (A)
On-Site Access Road (B)
I-295 / Malcolm X Avenue SE Interchange (C)
Landscaping and internal roadway repaving
Slope stabilization and stormwater management

Some of the projects that were included in the 2008 Master Plan, though are not yet completed include:

Administration Buildings (71-75)
Gates 1 & 2 Parking and Screening (PG1 & 2)
Allison Cluster (23-26)
The Warehouse (F2)

LEGEND - PROJECT STATUS KEY

- # Project completed
- # Project underway
- # Project in future
- - Roadway Improvement Project

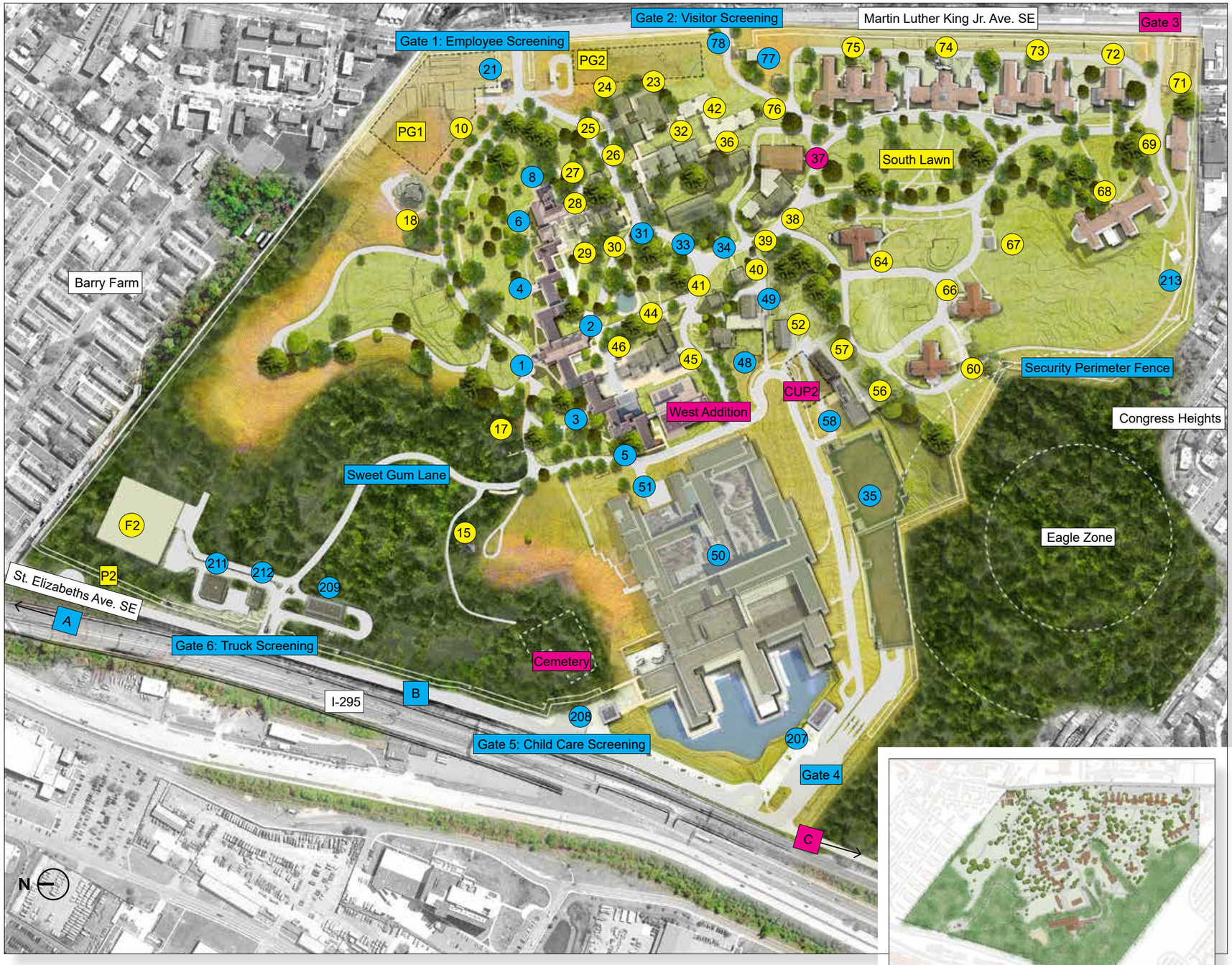

Figure 4.1 - St. Elizabeths West Campus plan
Image at lower right: Figure 4.13 - Existing St. Elizabeths West Campus Plan from the 2008 Master Plan

Historic and Visual Resources

The historic resources of the existing St. Elizabeths West Campus NHL consist of three main elements: buildings, landscapes, and views. These are extensively described in the 2008 Master Plan.

Contributing and Non-contributing Buildings

There are currently 69 existing buildings located on the St. Elizabeths West Campus, 57 of which are identified as contributing to the NHL. They are arranged in the following two principle groupings:

The first and older grouping was constructed between 1852 and 1899. It is dominated by the large Gothic Revival Center Building and occupies the bluff overlooking the confluence of the Potomac and Anacostia Rivers. These buildings illustrate two seminal approaches to the treatment of the mentally ill: the early Kirkbride plan of individual patient rooms combined with treatment, staff, dining, and recreational facilities in a single building; and the cottage plan of dormitory-style living facilities, separated from treatment, dining, and recreational. Both types of facilities separated patients by gender and type of illness. Both relied on the thoughtful setting of buildings in natural surroundings and on the therapeutic benefits of the landscaped grounds.

The second grouping dates from the early 1900s and was built as part of a major congressionally-funded expansion. These buildings are configured as cottage style facilities, and their placement was influenced by the ideas of Olmsted and Associates, the successor to Frederick Law Olmsted's renowned landscape architecture firm.

In addition to treatment and residential facilities, the contributing buildings include support structures, such as the Bakery, Power House and Ice House, Staff Residences, and Administrative buildings.

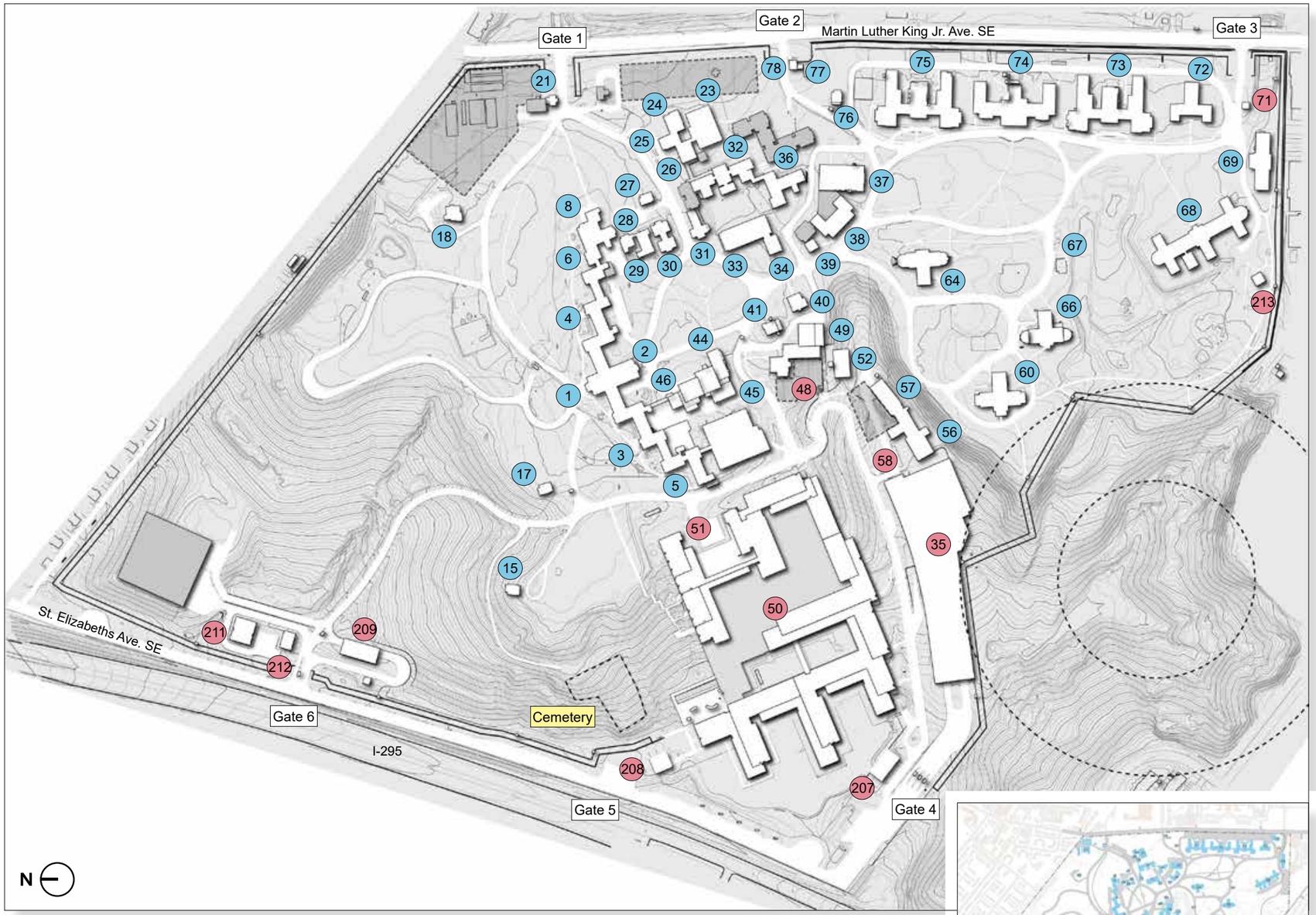

Figure 4.2 - Contributing and non-contributing buildings plan
Image at lower right: Figure 4.18 - Historic Building Analysis from the 2008 Master Plan

Contributing Buildings Located on the Plateau and Sweetgum Lane Sites

During the development of the alternative concepts, GSA, DHS, and stakeholder agencies, including the DC State Historic Preservation Office, the National Capital Planning Commission, and the U.S. Commission of Fine Arts re-evaluated the plateau area and the Sweetgum Lane site to identify which contributing buildings were most critical for preservation and adaptive re-use.

Plateau Site

The preliminary consensus was that Buildings 64, the Power Plants (56 & 57), and the Smoke Stacks were the most physically defining contributing buildings that should be retained. In contrast, Buildings 60, 66, 67, 68 and 69, while contributing, were evaluated as buildings that could be considered for removal due to several factors: soils stabilization requirements, their location on the site, other buildings on the Campus represent their particular time period and architectural significance, building deterioration or difficulty in adaptive reuse. Building 69's proximity to the exterior perimeter wall and the new school that has been developed since 2008, on the adjacent property, does not meet the minimum required offset distance and could require extensive modifications. These findings were shared with the Consulting Parties for use in developing the conceptual alternatives and the Preferred Alternative included in this Amendment 2.

Sweetgum Lane Site

During test fits of the 175,000 GSF facility on the Sweetgum Lane site, it was identified that Building 15 was not a candidate for adaptive reuse due to size, location and deterioration. Please refer to Figure 4.2 for Building 15 site context near the Douglas A. Munro Building.

Section 106

Concurrent with the Amendment 2 process, the Section 106 process, meeting with the Consulting Parties, assessed the adverse effects for these two sites, to define potential mitigation and an update to the first Programmatic Agreement.

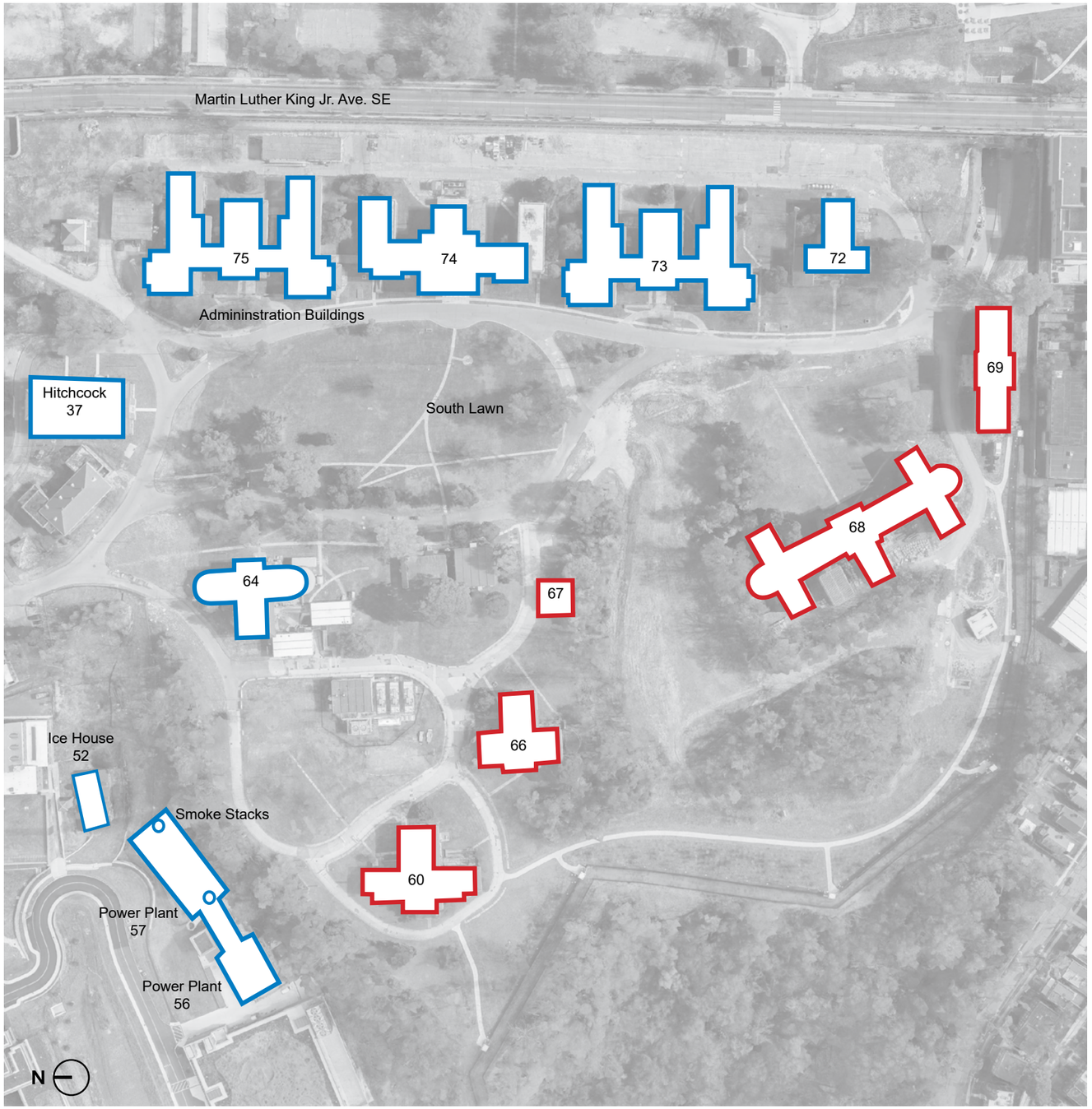

Figure 4.3 - Plateau Site - Building Summary

Figure 4.4 - Plateau Site - Area impacted by potential 6:1 Slope Stabilization shown in Green

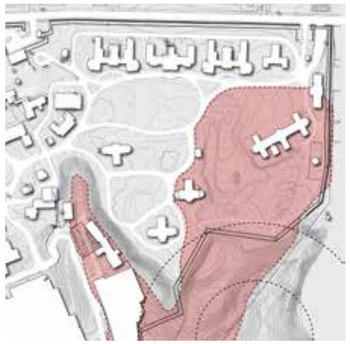

Figure 4.5 - Plateau Site - Extent of Fly Ash shown in Red

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V. PLANNING PRINCIPLES AND URBAN DESIGN FRAMEWORK

V. PLANNING PRINCIPLES AND URBAN DESIGN FRAMEWORK

Master Plan Amendment 2 Overview

This section of Amendment #2 describes a set of Planning Principles and an urban design framework for the West Campus based on the 2008 Master Plan.

The principles that follow represent the broad physical design objectives which can be applied to subsequent development on the site, with an overall purpose of integrating new construction with existing historic buildings and landscapes, and the natural environment.

This section provides a focused update to the 2008 Master Plan Framework Diagrams to establish a context for 2020. Proposed revisions to the Diagrams, as they relate to the plateau and Sweetgum Lane sites, are included in Chapter VI.

Proposed Updates Included in Amendment 2:

Subject	2008 Master Plan	Amendment 2	Amendment 2 Revisions Included	Amendment 2
Site Parcels	Page 73	Consistent with the 2008 Master Plan	Revised Diagram/Text	Page 21
Campus Structure and Organization	Page 74	Consistent with the 2008 Master Plan	Revised Diagram/Text	Page 22
Development Density	Page 75	Consistent with the 2008 Master Plan	Revised Diagram/Text	Page 23
Planning Relationships	Page 76	Consistent with the 2008 Master Plan	Revised Diagram/Text	Page 24
Historic and Visual Resources	Page 77	With the exception to removal of Buildings 60, 66, 67, 68, 69, no additional changes proposed		
Building Reuse	Page 77	With the exception to removal of Buildings 60, 66, 67, 68, 69, no additional changes proposed		
Landscape	Page 78	Consistent with the 2008 Master Plan	Revised Diagram/Text	Page 25
Campus Landscape / Site Environment	Page 83	Consistent with the 2008 Master Plan	Revised Diagram/Text	Page 26
Views	Page 79	Consistent with the 2008 Master Plan		
Site Access and Circulation	Page 81	Consistent with the 2008 Master Plan	Revised Diagram/Text	Page 27
Access	Page 81	Consistent with the 2008 Master Plan		
Circulation	Page 81	Consistent with the 2008 Master Plan		
Parking	Page 82	Consistent with the 2008 Master Plan		
Site Infrastructure	Page 86	Consistent with the 2008 Master Plan		
Security	Page 87	Consistent with the 2008 Master Plan		

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Site and Development Program - 2008 to 2020

Site Parcels

Principle: Respect the individual and unique character and history of each site parcel in making redevelopment decisions.

While there have been both the demolition of existing buildings and the addition of new construction on the West Campus, the division of the site into the following five parcels and the intent of this principle remain unchanged from the 2008 Master Plan.

Site Parcel 1 contains the most significant views towards DC and Virginia, housing the majority of buildings in the historic core including the Center Building, which acts as a focal point for the campus. It also contains the primary gateway to the campus along Martin Luther King Jr. Avenue SE.

Site Parcel 2 includes the South Lawn surrounded by some of the most important historic structures on the site.

Site Parcel 3 contains the greenhouses on the upper plateau and a few residences along its steeply-sloped forested areas.

The 2008 Master Plan identified new below-grade parking near Martin Luther King Jr. Avenue SE, and loading along the west edge of the Campus.

Site Parcel 4 includes the Power House buildings whose stacks can be seen from various regional points beyond the campus.

The 2008 Master Plan identified the Douglas A. Munro Building and structured parking in this zone, both of which have been implemented.

Site Parcel 5 is heavily forested in steep slopes and contains the cemetery.

The site continues to provide a heavily forested buffer along the steep southern slopes of the campus. The Munro Building and structured parking also occupy part of this parcel.

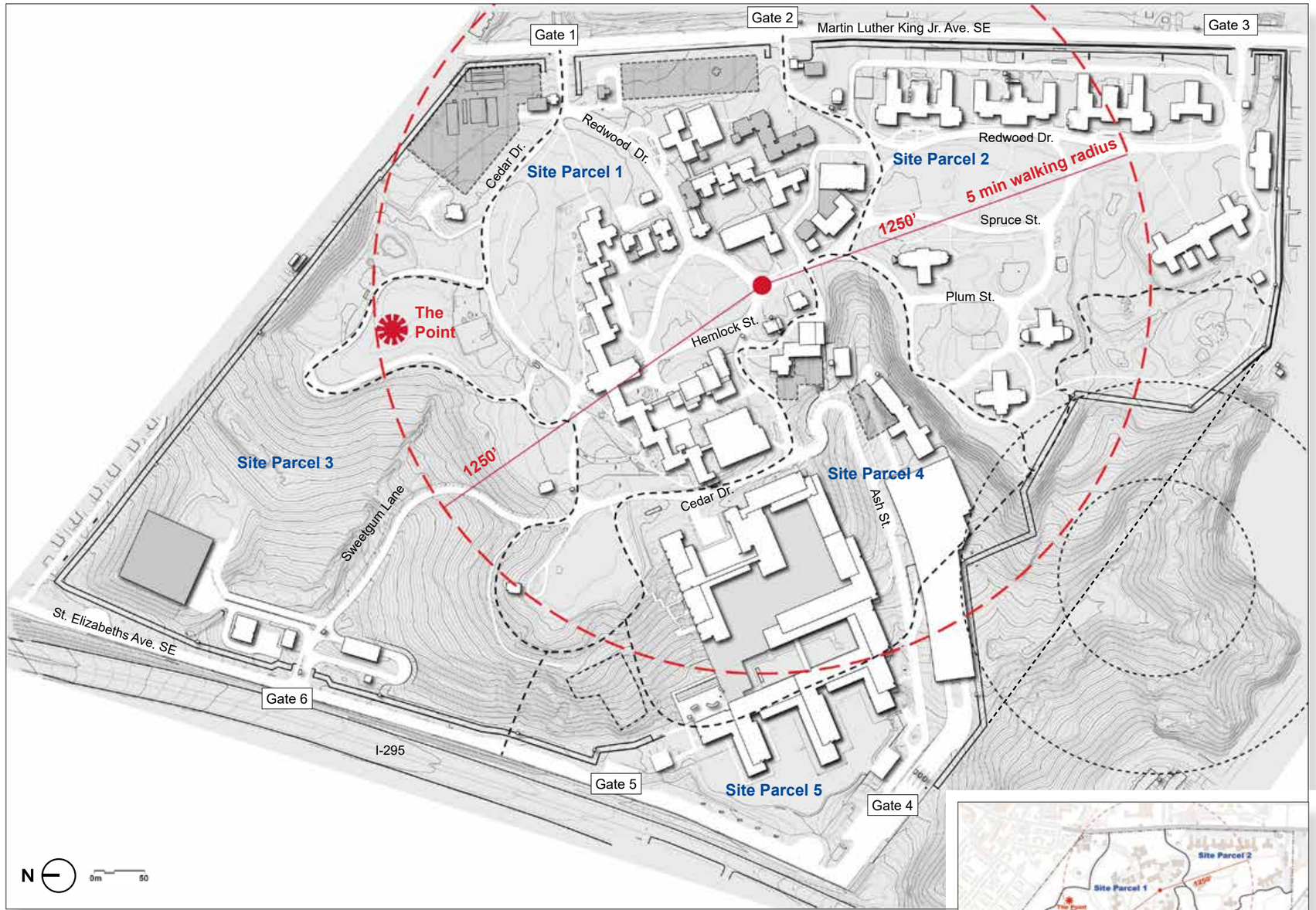


Figure 5.1 - Amendment 2 Site Parcels diagram

Image at lower right: Figure 5.0 - Planning Site Parcels from the 2008 Master Plan

Campus Structure and Organization - 2008 to 2020

Principle: Retain, preserve, and enhance site elements and spaces that define the existing site character.

The intent of this principle remains unchanged from the 2008 Master Plan. However, given that building and site development has evolved, Amendment 2 refines the campus structure and organization for the two sites.

LEGEND

- Plateau
- Reinforce Upper Plateau
- Landscape
- The Point, and the Cemetery
- Plateau Front Doors
- Building Frontage
- Direction of Plateau Expansion
- Plateau Axial Relationships

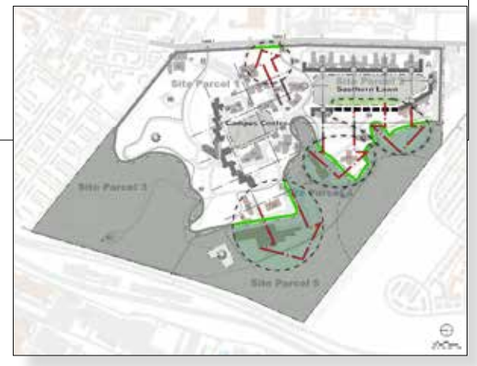


Figure 5.2 - Amendment 2 Campus Structure and Organization diagram
Image at lower right: Figure 5.1 - Campus Structure and Organization from the 2008 Master Plan

Development Density - 2008 to 2020

Principle: Locate new development density on-site to respect the character of and relationships among the historic resources.

The 2008 Master Plan - guided by the *2006 NCPC Comprehensive Plan for the National Capital* - established the following three density zones in order to maximize the development of the campus while respecting the character of the existing site and the basic relationship of the existing historic resources to the maximum extent practicable.

Zone I: Medium Density

Major development including taller structures with larger footprints should be located in this zone. Building heights up to eight floors are appropriate.

Zone II: Moderate Density

This zone includes the historic core of the campus. Any additional development in this zone should be placed such as to respect the character of the historic buildings, landscapes, and views. Building heights up to five floors are appropriate.

Zone III: Low Density

This zone is appropriate for low scale development or no development. In some locations, this zone will act as a buffer area between the campus and adjacent residential communities. In other cases, this zone will reinforce the regional character of the site as a part of the topographic bowl. Building heights up to three floors are appropriate.

Figure 5.3 - Amendment 2 Development Density diagram
Image at lower right: Figure 5.2 - Density Diagram from the 2008 Master Plan

LEGEND

- Zone I: Medium Density
- Zone II: Moderate Density
- Zone III: Low Density

Planning Relationships - 2008 to 2020

Principle: Organize programmatic elements on the site to maximize operational efficiency and effectiveness.

The intent of this principle remains unchanged from the 2008 Master Plan.

A critical element of the site organization is the creation of the appropriate links and adjacencies of program elements to each other. All program elements on site will be related to the campus center and the core shared uses, but the operational relationships among the major components is the critical planning principle for DHS's effectiveness in carrying out its mission.

The campus center will act as the hub of activities common to all the program elements located on the campus. This center will be the point at which personnel from all elements are provided the opportunity to meet, mix, and form a common identity among the operational centers. This opportunity is key to transforming the culture of the many agencies into a single culture that is DHS.

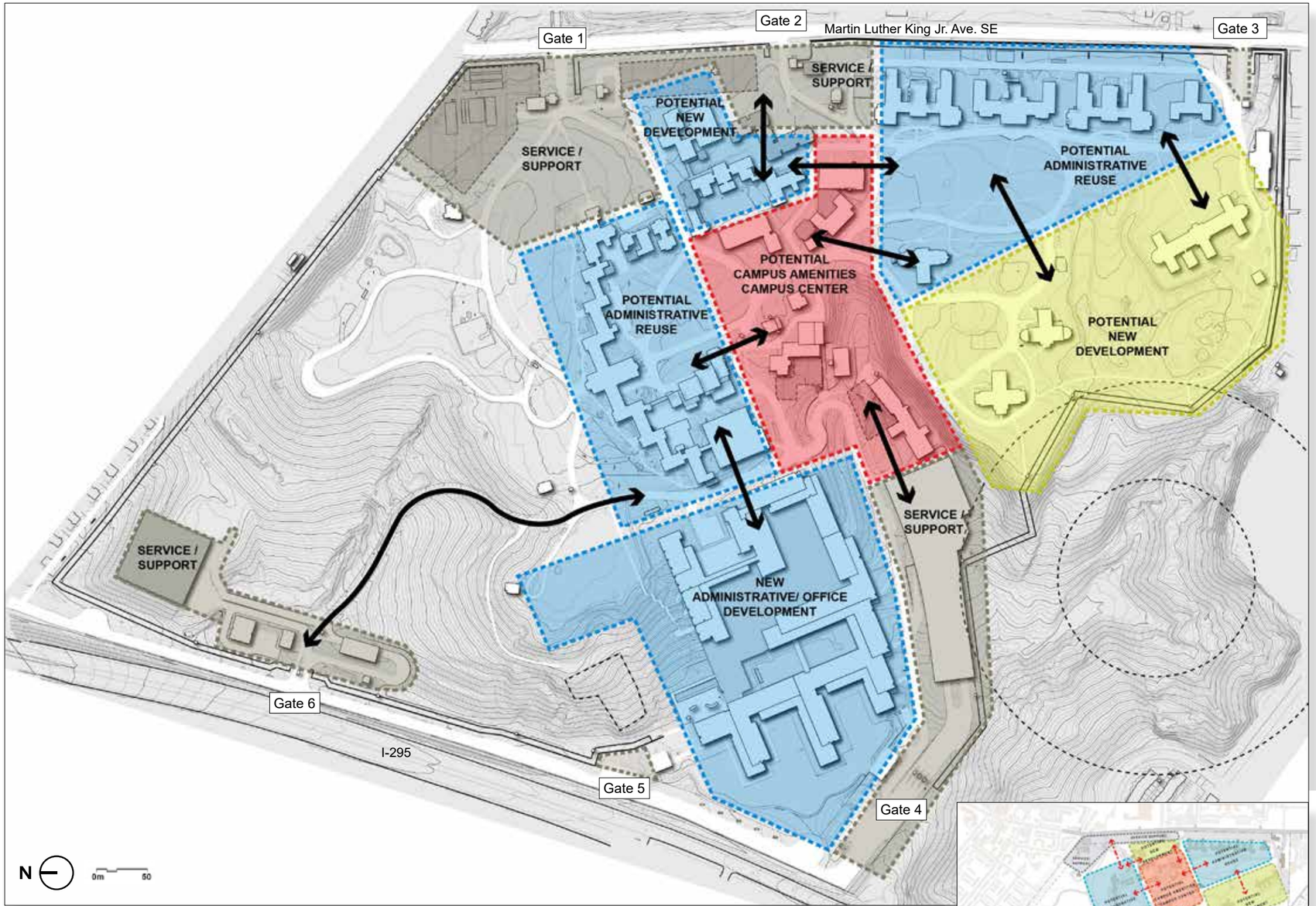


Figure 5.4 - Amendment 2 Planning Relationships diagram
Image at lower right: Figure 5.3 - Planning Relationships from the 2008 Master Plan

LEGEND

- New development
- Administrative / office
- Shared facilities
- Service and support

Landscape - 2008 to 2020

Principle: Integrate historic landscape and natural features into the Master Plan.

The intent of this principle remains unchanged from the 2008 Master Plan.

The 2008 Master Plan, referencing the 2007 St. Elizabeths West Campus *Cultural Landscape Report* (CLR), considered the functional aspects of the St. Elizabeths Hospital's historic landscape, as well as the individual features that constituted that landscape. It divided the campus features into the following functional landscape units: therapeutic, ornamental, agricultural, and service.

Throughout these landscape units are significant open spaces, such as "the Point" and the South Lawn; clusters of buildings constructed to implement evolving therapeutic philosophies; circulation patterns developed over the hospital's history and the processional experiences these patterns influence; vegetative features, such as the oak allée adjacent to the Center Building; and man-made features, including the cottages, that embody the hospital's history.

Figure 5.5 - Amendment 2 Landscape diagram
Image at lower right: Figure 5.5 - Historic Resources - Landscape from the 2008 Master Plan

Campus Landscape - 2008 to 2020

Site Environment

Principle: Develop landscape responses that respect the inherent distinctions between different zones of the site while preserving the historic context and restoring ecological functions.

The intent of this principle remains unchanged from the 2008 Master Plan.

The site environment framework must balance the demands of historic and cultural resource protection, environmental and sustainability goals, and the functional requirements of new construction and tenant-specific needs. To do so, the site environment framework depicts these seven zones, each of which will require a different landscape response.

Landscape and cultural resource protection are of primary importance on the plateau, while resource management and restoration of habitat are key objectives for the western slopes. However, because the landscape on the plateau affects the environmental quality of the western slopes, practices on the plateau must address resource management for the wooded slopes. This is particularly relevant for the management of rainwater. Varying approaches to stormwater management, landscape preservation, and habitat restoration will be emphasized depending on the landscape zone.

LEGEND

- Plateau extents
- Arboretum
- Woodlands
- Main outdoor rooms
- Courtyards
- Transition landscapes
- Perimeter landscape
- Landscapes over structures

Figure 5.6 - Site Environment diagram
Image at lower right: Figure 5.12 - Environmental Framework from the 2008 Master Plan

Site Access and Service - 2008 to 2020

The intent of the following principles remains unchanged from the 2008 Master Plan.

Access

Principle: Respect and reinforce the historic address for the site on Martin Luther King Jr. Avenue SE.

The main public frontage to the St. Elizabeths West Campus remains along Martin Luther King Jr. Avenue SE which will be the primary regional public “address” for DHS. The existing West Campus entries along Martin Luther King Jr. Avenue SE, Gates 1 and 2, will be upgraded to serve the new garages, potential shuttles and pedestrian entries, while maintaining their historic character to the maximum extent possible. Gate 3 is designated to be used for EMS and emergency purposes only.

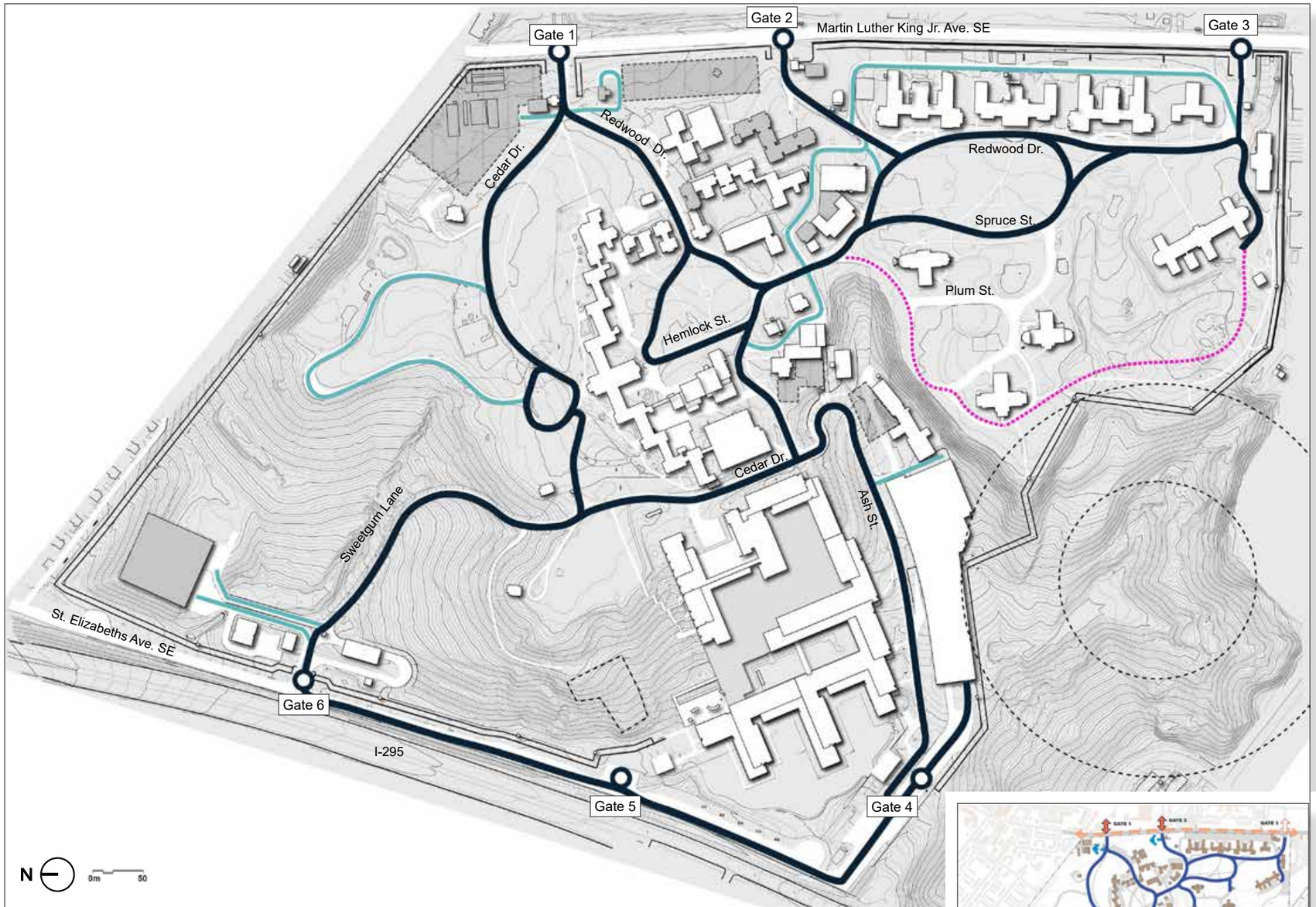
Since the 2008 Master Plan, additional ingress/egress to/from the West Campus has been provided via a new access road along the western portion of the site, between Firth Sterling Avenue SE and the Malcolm X Avenue SE ramp from I-295. Gate 4 is currently a primary employee and visitor entrance. Gate 5 is for Child Development Center drop-off, and Gate 6 is for official vehicle screening and deliveries.

Adequate and efficient access for public transit to the campus should be provided. Public transportation vehicles, bicycles, and pedestrians will have access to the campus at Gates 1, 2, and 4.

Circulation

Principle: Use historic roadways and paths to reinforce spatial continuity.

The plan should maintain the historic character of the pedestrian circulation within the campus. Employees and visitors accessing the campus by automobile will be immediately directed to parking garages. Within the campus, vehicular circulation will be limited to fully screened vehicles only, including VIPs and internal shuttle buses. The plan encourages primarily pedestrian movement across the campus and the use of the existing campus roadways and campus “loops.” These will provide clear access to all areas of the campus and will act as an orienting device for employees and visitors.



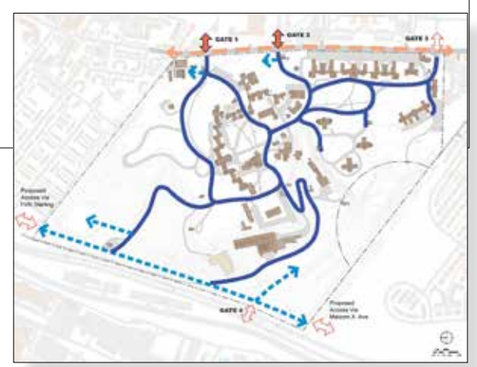


Figure 5.7 - Access and Circulation diagram
Image at lower right: Figure 5.10 - Site Access and Circulation from the 2008 Master Plan

LEGEND

- Gate Access
- Current Vehicular Circulation
- Secondary Vehicular Circulation
- Future Vehicular Access

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VI. MASTER PLAN

VI. MASTER PLAN

Master Plan Amendment 2 Overview

Amendment 2 is the result of the process of studying existing conditions, identifying planning constraints and opportunities, revisiting the 2008 Master Plan Planning Principles, and accommodating programmatic requirements to define the potential for new construction in two areas, the plateau and the Sweetgum Lane sites.

As part of the planning process, a wide range of initial concepts were developed and reviewed by GSA, DHS, and the Consulting Parties. A list of the Consulting Parties is included in the Acknowledgments section of Amendment 2. Comments from GSA, DHS, and the Consulting Parties informed the alternative concepts; and Amendment 2 reflects the modifications and refinements accordingly. Using this iterative process, a Preferred Alternative, Alternative B in the EIS, was selected and developed for the plateau and the Sweetgum Lanes sites included in Amendment 2.

This section provides a focused summary of changes included in Amendment 2 as they relate to the 2008 Master Plan and the proposed new development on the plateau and Sweetgum Lane sites.

Proposed Revisions Included in Amendment 2:

Subject	2008 Master Plan	Amendment 2 Revisions	Amendment 2 Modifications to 2008	Amendment 2
Site Development Plan Elements	Page 91	Updated Development Design Drivers	Revised Illustrative Plan	Page 31
Land Use and Zoning	Page 92	No Proposed Revisions		
St. Elizabeths East Campus	Page 93	East Campus Not Included in DHS Consolidation		
North Parcel	Page 93	East Campus Not Included in DHS Consolidation		
Master Plan Concept - West Campus	Page 94	Plateau and Sweetgum Lane Sites	Revised Diagram and Concept Design information	Page 32
Development Parcels Relationships	Page 95	Plateau and Sweetgum Lane Sites	Revised Diagram/Text	Page 39
Density	Page 97	Plateau and Sweetgum Lane Sites	Revised Diagram/Text	Page 40
Building Heights	Page 98	Plateau and Sweetgum Lane Sites	Revised Diagrams/Text	Page 41
Site and Building Sections	Page 99	Plateau and Sweetgum Lane Sites	Revised Diagrams/Text	Page 42
New Access Road	Page 103	Consistent with the 2008 Master Plan		
Programmatic Requirements & Design Parameters	Page 104	Revised Development Program	Revised Table in Section III	
Building Use by Functional Division	Page 105	Consistent with the 2008 Master Plan		
Landscape	Page 109	Plateau and Sweetgum Lane Sites	Revised Diagrams/Text	Page 44
Site Environment	Page 125	Consistent with the 2008 Master Plan		
Stormwater	Page 125	Consistent with the 2008 Master Plan intent to meet current regulatory requirements.	Revised Plan Diagram/Text	Page 46
Views	Page 111	Plateau and Sweetgum Lane Sites		
Regional Views	Page 111	Plateau and Sweetgum Lane Sites	Relevent Revised Views included	Page 48
Neighborhood Views	Page 114	Plateau and Sweetgum Lane Sites	Relevent Revised Views included	Page 52
Views from Within the Site	Page 118	Plateau and Sweetgum Lane Sites	Relevent Revised Views included	Page 54
Access and Circulation	Page 120	Consistent with the 2008 Master Plan	Revised Plan Diagram	Page 55
Pedestrian Circulation	Page 122	Consistent with the 2008 Master Plan	Revised Plan Diagram	Page 56
Vehicular Circulation	Page 123	Consistent with the 2008 Master Plan		
Parking	Page 123	Consistent with the 2008 Master Plan		
Pavement Improvements	Page 124	Consistent with the 2008 Master Plan		
Site Infrastructure	Page 129	Consistent with the 2008 Master Plan		
Security	Page 130	Consistent with the 2008 Master Plan		
Development Phasing	Page 131	Phasing for Plateau and Sweetgum Lane sites	Revised Plan Diagram	Page 57

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Master Plan Amendment 2
Site Development Design Drivers

Subsequent to the refinement of the Planning Principles, the Amendment 2 Preferred Alternative proposes revisions to the Master Plan plateau and Sweetgum Lane Sites based on the following Design Drivers developed with input from GSA, DHS, and the Consulting Parties.

Campus Context:

Scale: Consider the total number of buildings, and how building height should address both the South Lawn and the western slope of the plateau.

Views: Consideration of important internal and external views is critical.

Landscape: The new buildings should be sited to consider outdoor placemaking, and the spaces between buildings.

Habitat: The siting of new development should be sensitive to the Topographic bowl and habitat.

Quality & Operations:

Workplace Efficiency: The new development should optimize daylighting for workplace quality, and allow for potential buildings to accommodate flexibility within departments.

Identity: The new development should be programmed by department units to accommodate component identity and security.

Performance: The new buildings should be sited to maximize solar orientation and daylighting, and heating and cooling efficiency.

Feasibility:

Site Soils, Stabilization and Hydrology: The new development, both buildings and landscape, should be designed to efficiently and effectively ensure stabilization, soil remediation efforts, and prevent potential water infiltration and inundation.

Cost, Flexibility, and Efficiency: The new development should be cost-effective and reflect GSA's P100 standards for bay dimensions, cores, and shared spaces.

LEGEND

- Existing Buildings
- Master Plan & Amendment 2 New Development
- Below-Grade Development

Figure 6.1 - Amendment 2 - Preferred Alternative

Image at lower right: Figure 6.6 - Illustrative Master Plan from the 2008 Master Plan

Plateau Site Design Principles

The Preferred Alternative for the plateau was developed through an iterative process with GSA, DHS, and six Consulting Parties' meetings, based on the following design principles:

Site Programming

- The new construction should be accommodated into two components (630K GSF and 570K GSF) and consider adaptive reuse of Buildings 56, 57, & 64.

Plateau Viewsheds

- The buildings should be located toward the western edge of the plateau, and be sited to provide visual porosity from the South Lawn towards the plateau.

Hitchcock Hall Axial Connection

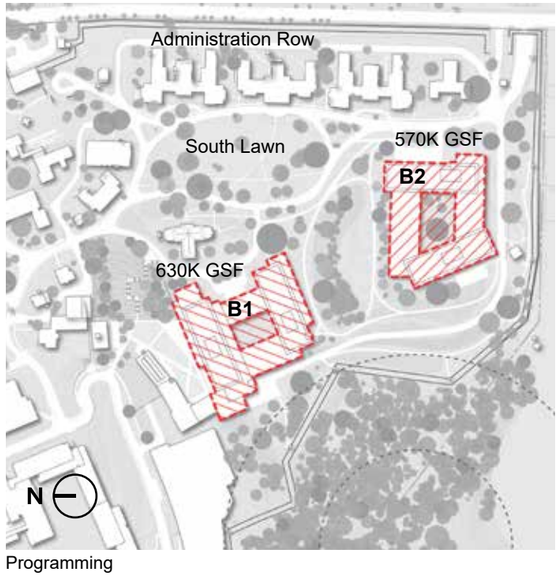
- With the removal of Building #69 at the south end of the lawn, the new construction has the potential to be a signature building with a visual relationship to Hitchcock Hall.

Ravine Building & Landscape

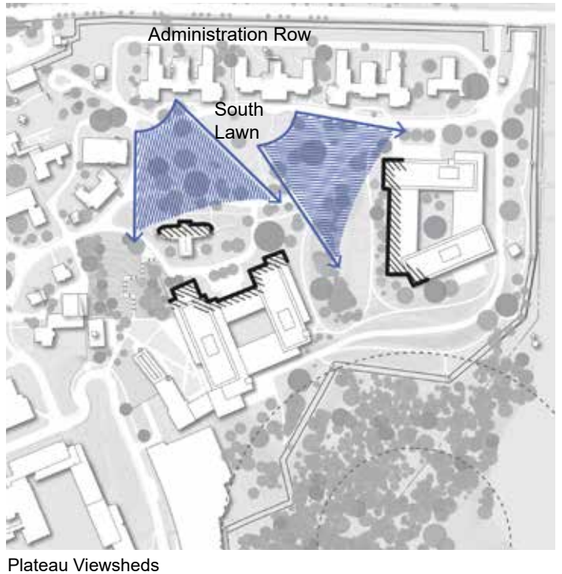
- Use the construction of the Ravine Building and adjacent landscape improvements to provide slope stabilization along the Ravine.
- Relate lower massing of new construction to the scale of the adjacent power plant, and explore the integration of new construction foundations and walls with site retaining walls.
- Regrade ravine to create a naturalistic connection to the South Lawn from the north end of the Campus, with places of pause along paths and edges.
- Frame views from the lower Ice House level through the Ravine toward Hitchcock Hall.

Building Massing and Height

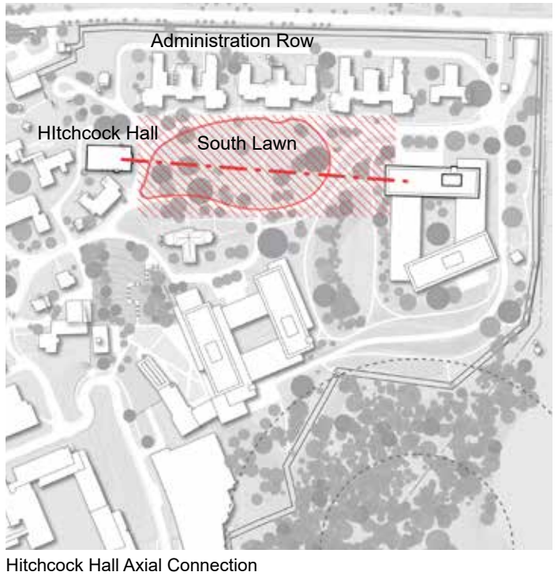
- Focus building height toward the west edge of Plateau and allow for open space between new construction on the South Lawn and the existing Administration Row.



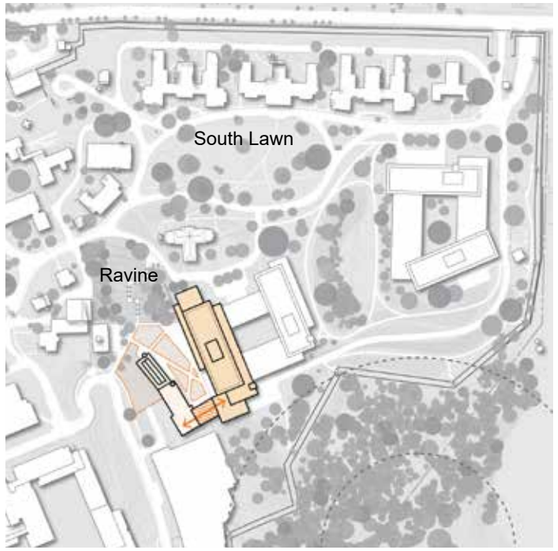
Programming



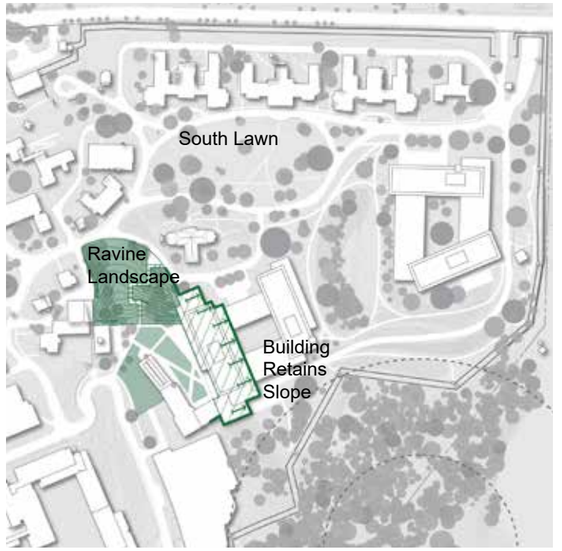
Plateau Viewsheds



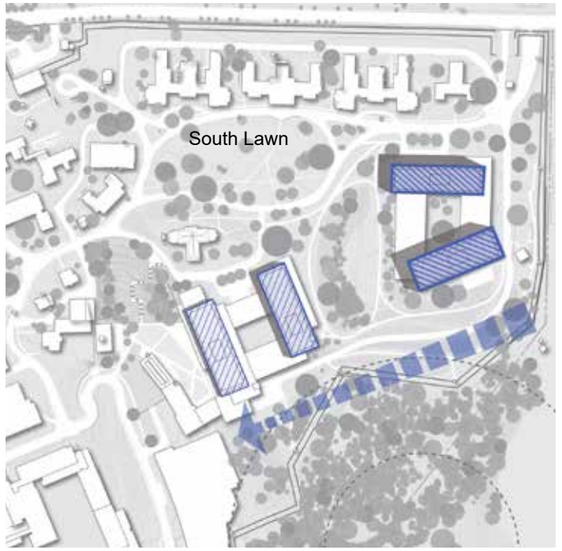
Hitchcock Hall Axial Connection



B1 Ravine Building



Ravine Landscape



Building Massing and Height

Figure 6.2 - Amendment 2 - Plateau Site Design Principles

Figure 6.3 - Preferred Alternative Plateau Site - Birds-eye view looking south from above Hitchcock Hall

Plateau Site - Preferred Alternative

The two-building concept of the Preferred Alternative illustrates the potential maximum gross square footage and height to be developed above ground. During the detailed design phase, should the specific program be evaluated and allow for more below-grade space, the overall building envelopes may be reduced accordingly.

The Ravine Building, to be holistically designed with the landscape, is intended to utilize the building foundations and landscape walls to efficiently stabilize the slope, while also providing daylit workspace. The design will also need to address site hydrology to prevent potential water infiltration into the building. The connector between the Ravine Building and Building 57 should be designed to be architecturally and functionally complementary with the adaptive reuse of Building 57.

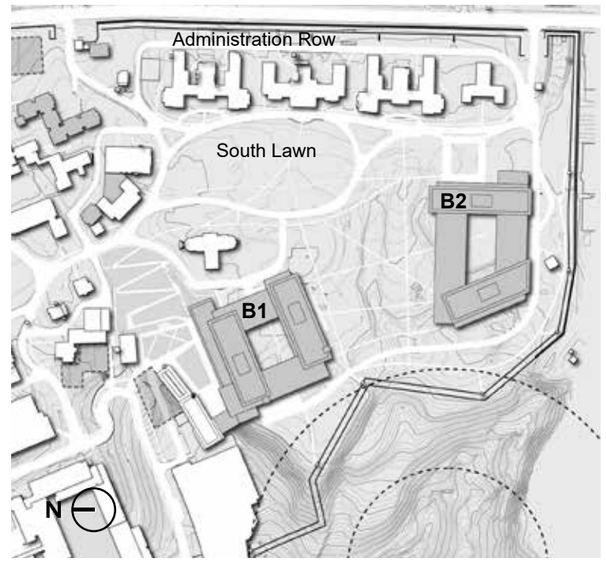


Figure 6.4 - Preferred Alternative Plateau Site Development

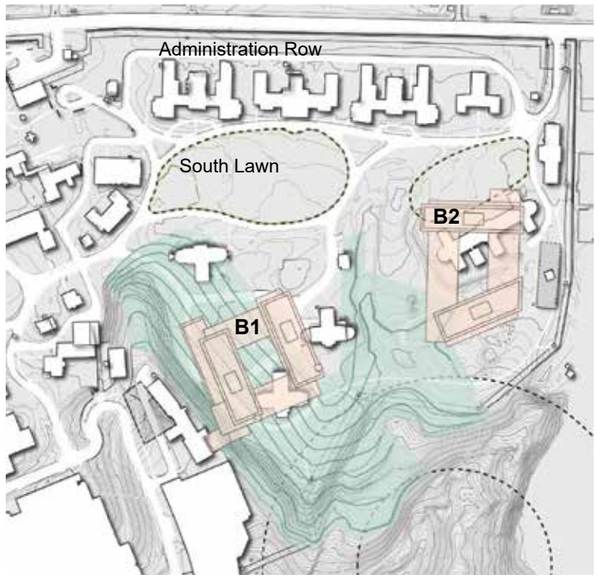


Figure 6.5 - Preferred Alternative Plateau Site Development overlaid on existing conditions and potential soil layback zone

Plateau Site - South Lawn

The Preferred Alternative maintains and reinforces the form of the Existing South Lawn, a key place within the Arboretum landscape characterized by a generous lawn and ample shade trees. The existing and proposed trees provide a healthy canopy long term that reinforce this spatial structure, improves air quality and provides critical shade for pedestrians. These tree plantings also mediate the visual impact of the new construction in relation to the South Lawn, preserving the view from Hitchcock Hall to the trees on the southern portion of the South Lawn.

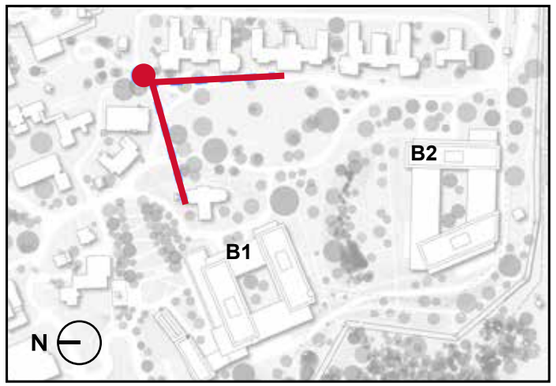


Figure 6.6 - Key Map - Future view toward South Lawn and plateau

Figure 6.7 - Future view across South Lawn toward new construction

Plateau Site and Ravine Design Concept

The Preferred Alternative preserves the historic Ice House and Power Plant and addresses the unstable slopes along the edge of the plateau through the design of a new building that structures the eastern wall of the Ravine. The dramatic topography of the northern and western slopes of the Ravine are transformed into an accessible connection through a continuous series of sloped paths and landings. Canopy trees frame the view from the top of the slope down to the historic power plant and its dramatic towers and to the Potomac River beyond. It also creates a view of the buildings adjacent to Hitchcock Hall from a new plaza adjacent to the historic power plant. Grass and perennial plantings provide further seasonal interest and encourage the infiltration of stormwater.

Figure 6.8 - View of the Ravine toward Hitchcock, June 2016

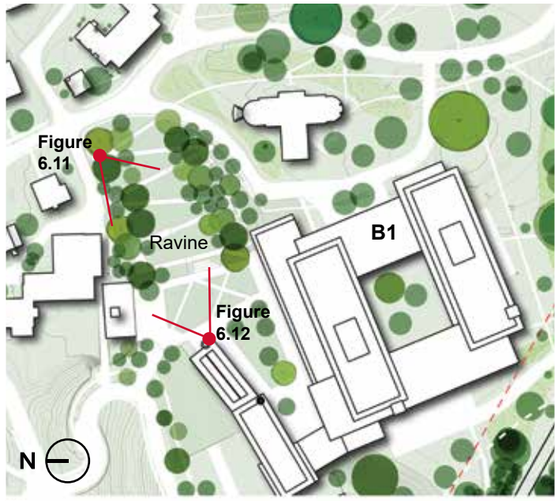


Figure 6.9 - Ravine Plan

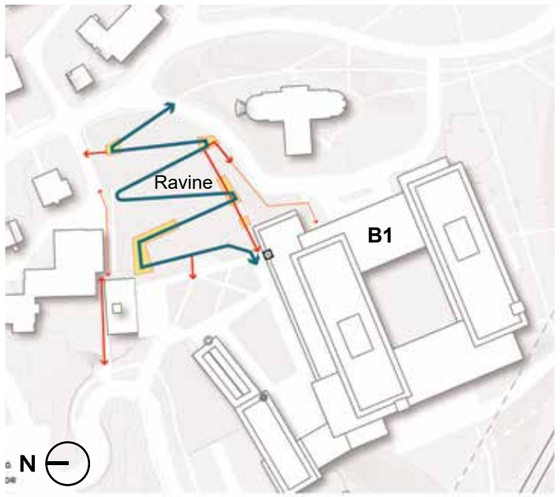


Figure 6.10 - Ravine Landscape Circulation Plan

Figure 6.11 - Future view through enhanced Ravine toward Hitchcock Hall, framed by the Ice House and B1 Ravine Building

Figure 6.12 - Ravine Building and Landscape - Future view from the top of the Ravine toward the B1 Ravine Building and Building #56 & 57

Sweetgum Lane Site

The Preferred Alternative, C1, for the Sweetgum Lane site will accommodate a 175,000 GSF new building with 25,000 GSF above ground, the Headhouse, and 150,000 GSF below grade. The illustrated building's massing is intended to preserve views toward the river from the Center Building and be sensitive and deferential to its relationship and proximity to the Munro Building. The majority of the building's roof will be a green roof similar in grade to the adjacent site so as to minimize the visual impact for this part of the Campus.

The programming of this building requires mission adjacencies to the Center Building and DOC.

Figure 6.13 - View in 2018 from DHS Secretary's Office in the Center Building (prior to Center Building opening), toward Munro Buildng and the Sweetgum Lane site (obscured by trees)

Figure 6.14 - Enlarged Plan of Sweetgum Lane Site Area - Preferred Alternative Additional Sweetgum Lane site studies reviewed with Consulting Parties

Figure 6.15 - Preferred Alternative illustrating Design intent for maintaining the view from the West toward Center Building Tower. The design of the building may also utilize the site topography to increase daylighting on the western face of the building. Note - all existing trees on slope not included in illustration in order to provide a view of the building massing.

Principles for Future Detailed Design

During future Detailed Design Phases, the development program will need to be assessed to identify specific criteria for the functionality of the building, daylighting requirements of below-grade work spaces, and potential below-grade connections to adjacent buildings.

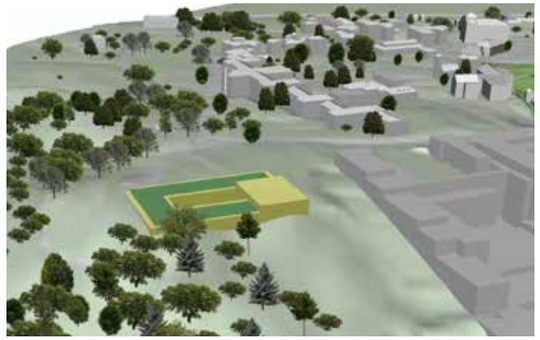
The Preferred Alternative illustrates the maximum above-grade envelope. Studies included in this section reflect additional input from the Consulting Parties toward defining Principles for Future Detailed Design.

These Principles, intended to guide the future design's specific site location, orientation, and protection of views, include:

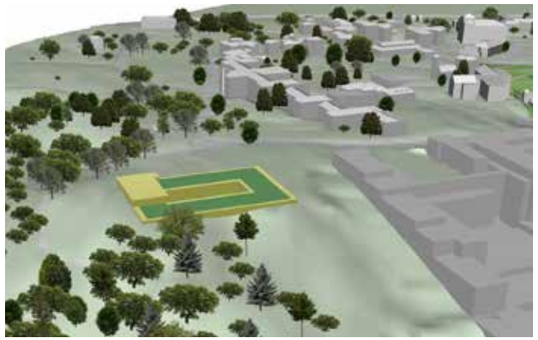
- reduce the height of the headhouse to maximum extent possible;
- maximize setbacks from the cemetery;
- minimize impacts to existing tree canopy on the slope by locating below-grade structure primarily in the lawn area; and
- the design of the headhouse should be deferential to Munro, though does not need to "mimic" it's architecture, nor be rectilinear in form.

To facilitate review by the Consulting Parties of the potential Detailed Design, the process should include the following:

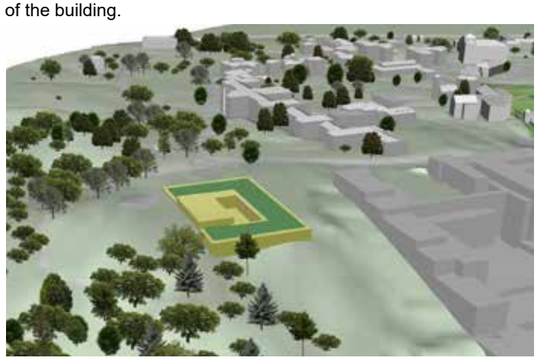
- detailed ground-level views from the Center Building and the cemetery, including summer and winter views;
- illustration of the perimeter of the building design and adjacent site to understand the relationship to existing grading, and potential daylighting of interior work spaces; and
- strategies for meeting interior daylighting requirements for below-grade work spaces.



Study 1: Reduce Headhouse to 1 story, located toward the west edge of the building, and deferential in height to Munro.



Study 2. Reduce Headhouse to 1 story and relocate to the north of the site, extending east of Munro frontage. Shift the below-grade structure eastward with landscaped light wells along the west side of the building.



Study 3. Reduce Headhouse to 1 story and relocate to the north of the site, aligned with Munro. Below grade building may shift east or west. Rotate the below-grade structure to maximize solar access and to reduce the frontage facing the cemetery.

Figure 6.16 - Additional Sweetgum Lane site studies reviewed with Consulting Parties Sweetgum Lane Site

Master Plan Amendment 2 Concept

This site development plan element is revised in Amendment 2 to reflect the evolution of the site and building development on the West Campus since the 2008 Master Plan and to illustrate the new development at the plateau and Sweetgum Lane sites.

Respecting the 2008 Master Plan, the Amendment 2 concept is rooted in the Planning Principles discussed in the previous chapter. The plan continues to distribute new development largely around the perimeter of the historic core of existing buildings and landscapes. Formal open spaces such as “the Point” and the South Lawn continue to be reinforced.

The West Campus will continue to be a pedestrian-focused campus with limited vehicular circulation. Employees and visitors access parking immediately upon entering the campus. Circulation follows the historic roadways of the campus and pedestrians can utilize both historic roadways and paths around the campus.

Within the historic core, new development continues to be limited to small additions and new buildings, scaled with the existing structures, that complement the landscape patterns.

The proposed new development on the plateau will have higher concentration on the western slopes, creating and reinforcing the cluster-building relationship with the existing structures.

Proposed new development at Sweetgum Lane is sited to be complementary and deferential to the Munro Building with the majority of the structure below grade to respect the context of the site.

With the exception of the future earth-sheltered warehouse at Gate 6, development will not happen along the vegetated slope areas, preserving an important portion of the Anacostia Hills and its plateau with unique vantage points towards the monumental core of Washington, DC.

Figure 6.17 - Amendment 2 concept diagram
Image at lower right: Figure 6.4 - Concept Diagram from the 2008 Master Plan

LEGEND

- Plateau Extents
- Gate / Main Access
- Main Outdoor Rooms
- Woodland
- Primary Vehicular Circulation
- Secondary Vehicular Circulation

Planning Relationships

While the site and building development have evolved on and around the St. Elizabeths West Campus, this site development plan element remains largely consistent with the intent of the 2008 Master Plan.

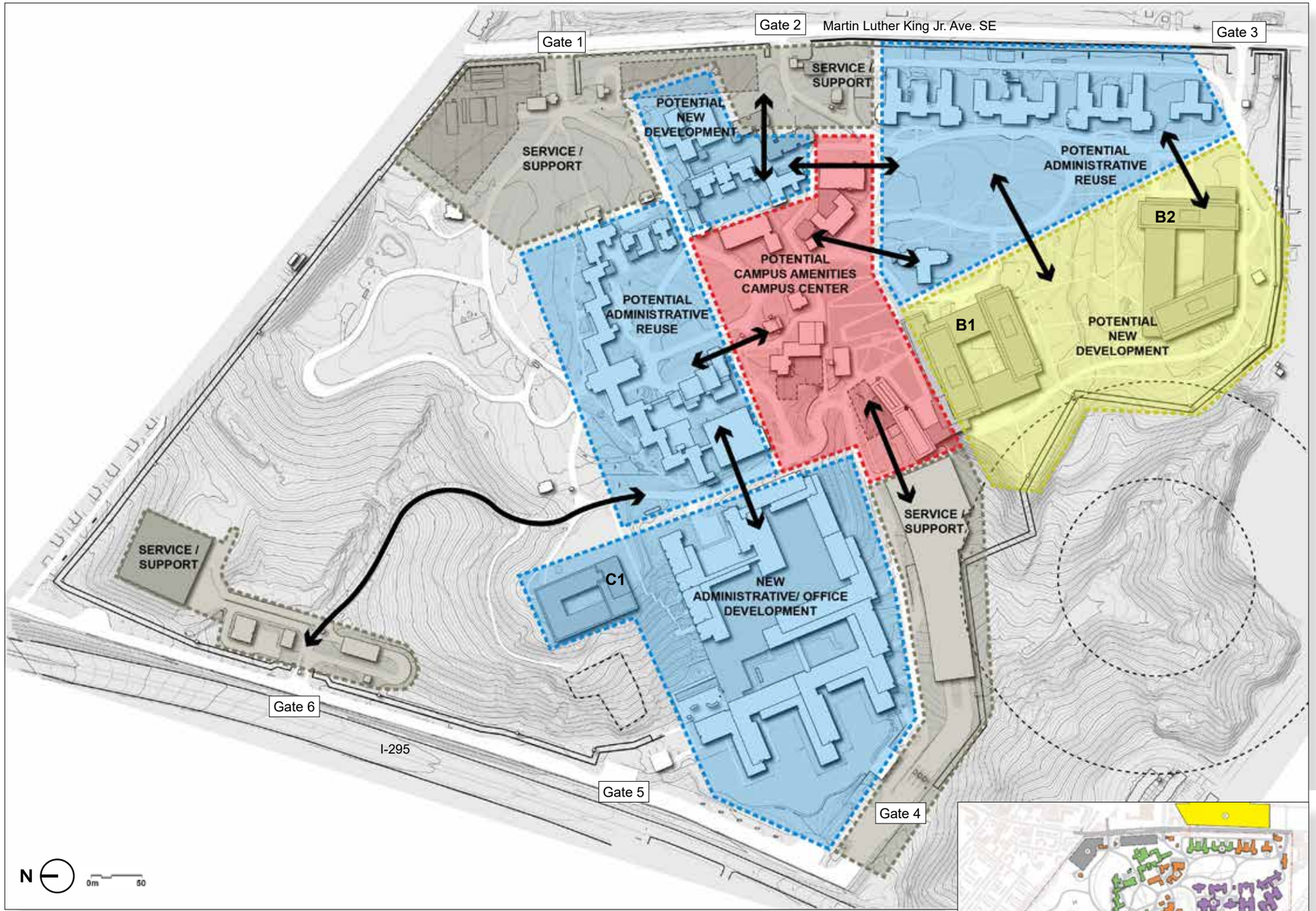
Amendment 2 is guided by the Planning Principle that programmatic elements on-site must maximize operational efficiency and effectiveness. The DHS Headquarters program is accommodated within the following planning relationships on the campus.

The focus in Amendment 2 for the campus prioritizes new construction for state-of-the-art office space while continuing the 2008 Master Plan principle to reuse as many of the existing buildings as possible. New buildings will contain agency administrative offices and related spaces.

Existing buildings will contain administrative space as well as the majority of the shared uses.

The locations of uses are based both on-site layout and program adjacency requirements.

The area to the south of the Center Building will serve as a “campus center” where most of the shared uses will be located in existing historic buildings oriented to the enhanced Ravine landscape. This centrally located area will be easily accessible to the employees and visitors.



LEGEND

- New development
- Administrative / office
- Shared facilities
- Service and support

Figure 6.18 - Amendment 2 Planning Relationships
Image at lower right: Figure 6.20 - Building Use by Functional Division from the 2008 Master Plan

Development Density

While the site and building development have evolved on and around the West Campus, this site development plan element remains largely consistent with the intent of the 2008 Master Plan.

Consistent with the Planning Principle to locate new development density to respect the character of and relationships between the historic resources, perimeter areas of the site are developed to a higher density with new buildings housing state-of-the-art office space. The new buildings will contain agency administrative offices and related spaces. Existing buildings will contain administrative space as well as shared uses such as a campus cafeteria and meeting facilities.

The density descriptions are consistent with the Planning Principles and based on the definitions in the DC Comprehensive Plan District Elements.

Medium Density development is located on the Plateau site, along the west edge of the campus, south of the central Ravine.

Moderate Density development is located west of Gate 2, in close proximity to the central assembly of historic buildings and landscapes, to the south of the Center Building, and on the western slopes west of the Center Building.

Low Density development is located in the lower elevations of the site adjacent to the I-295 right-of-way.

Figure 6.19 - Amendment 2 Development Density
Image at lower right: Figure 6.7 - Density Diagram from the 2008 Master Plan

LEGEND

- Zone I: Medium Density
- Zone II: Moderate Density
- Zone III: Low Density

Building Heights

While the site and building development have evolved on and around the St. Elizabeths West Campus, this site development plan element remains consistent with the intent of the 2008 Master Plan.

Building heights throughout the site are limited to respect the scale of the historic buildings. No new buildings will be higher than the Center Building tower (251 feet) in order to respect the prominence of that building. In the historic core of campus, buildings will be no taller than three floors above existing grade in order to be compatible with adjacent historic buildings.

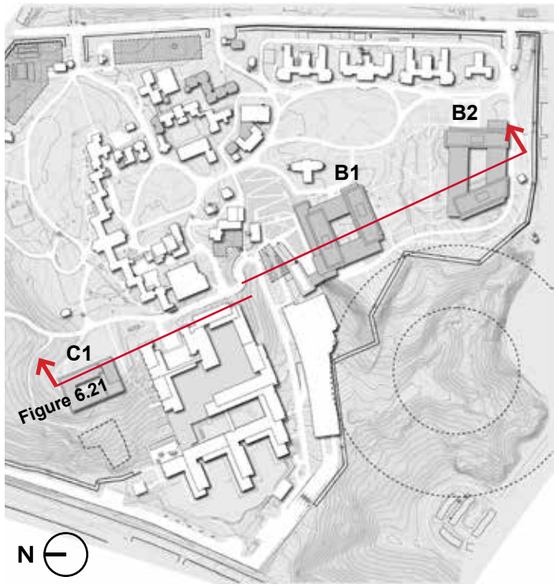
The density in Amendment 2 is primarily focused around larger building footprints in the Plateau site in order to minimize new development in the historic central portion of the campus. On the western edge of the Plateau site, the buildings will be no taller than seven floors, consistent with the 2008 Master Plan. The Sweetgum Lane site development is scaled in height to be deferential to the Munro Building.

See the site and building sections on the following pages depicting the relative building heights described above.

Figure 6.20 - Amendment 2 Building Heights
Image at lower right: Figure 6.8 - Site and Building Elevation from the 2008 Master Plan

North-South Site and Building Section

Updated since the 2008 Master Plan, this north-south section through the West Campus illustrates the buildings concentrated in the Plateau site. The buildings facing the South Lawn respect the prominence of the Center Building as the main structure and focal point, while the Ravine becomes an accessible landscape feature to connect the Campus.



Section key map

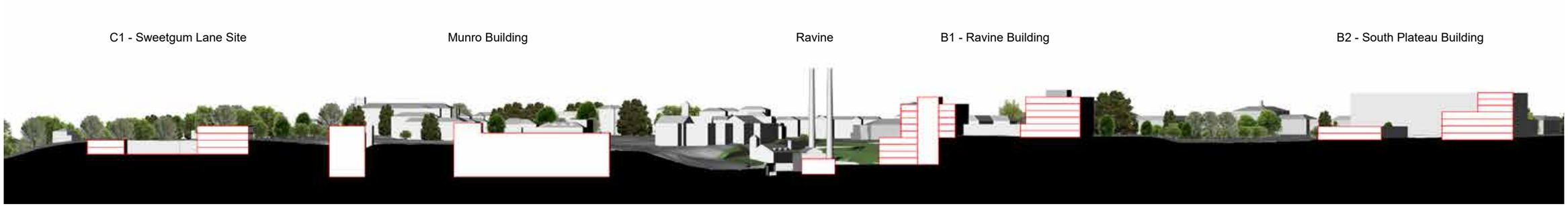
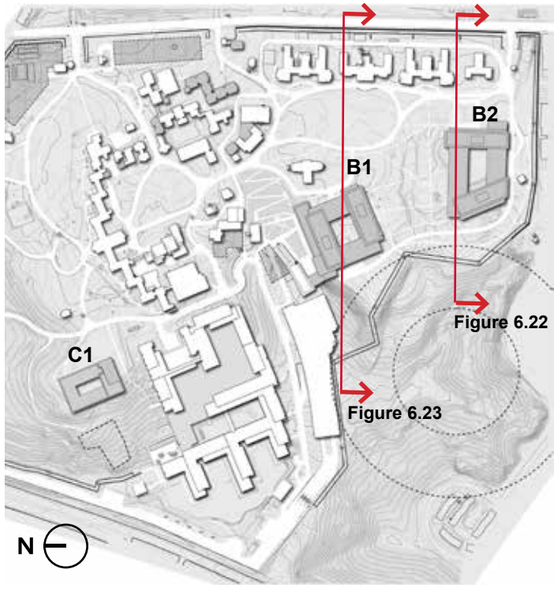


Figure 6.21 - North-South section facing west through the campus. Section Key above.

Site and Building Sections through Plateau Site

Updated since the 2008 Master Plan, the East-West sections through the South Lawn and the proposed buildings in the Site show that the buildings create a larger setback from the existing buildings along the South Lawn. The sections through the proposed buildings illustrate that intended stepping along the west portion of the site, with the maximum seven-floor structures above the existing grade.



Section Key Map

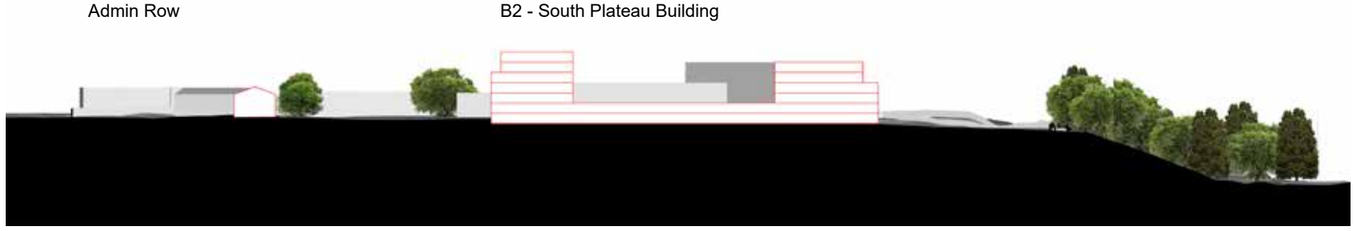


Figure 6.22 - East-West section facing south through Administration Buildings and B2 - Plateau South Building site. Section Key above.

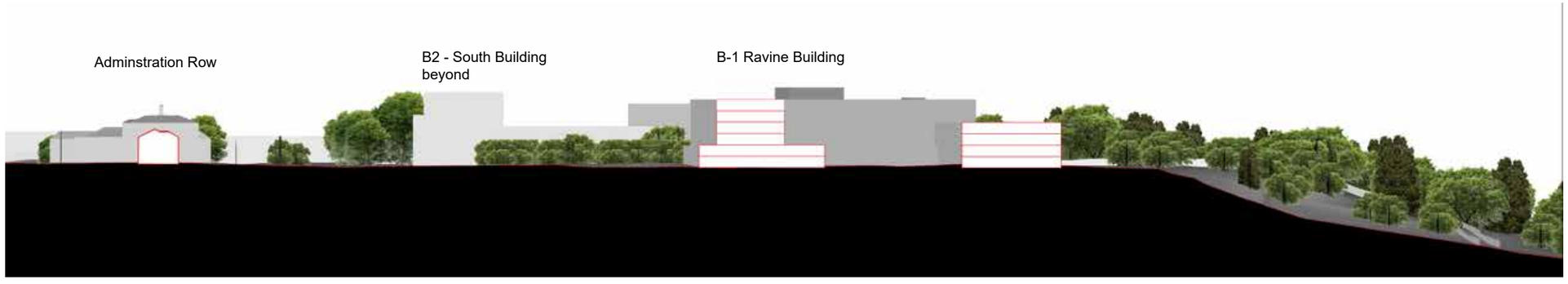


Figure 6.23 - East-West section facing south through Admin Buildings and Plateau North Building site. Section Key above.

Landscape

While the site and building development have evolved on and around the St. Elizabeths West Campus, this site development plan element remains largely consistent with the intent of the 2008 Master Plan.

Guided by the St. Elizabeths Hospital West Campus Cultural Landscape Report (CLR, 2007) and the Planning Principles, the landscape plan honors the full range of distinct landscapes on the site, from mature woodland to meadow; from broad lawn spaces with specimen trees to intimate courtyards and gardens. The significant open space north of the Center Building, including The Point, remains free of construction. New construction is located to the west of the Center Building and south of the Power House ravine, with some minor buildings and additions at other points on the campus.

The plan proposes to integrate the historic landscape and natural features into the campus design, to the maximum extent practicable. Historic landscape patterns will link the various areas of the campus, enhancing views within the site.

LEGEND

- Plateau Extents
- Existing Historically Significant Trees
- Proposed Trees
- Arboretum
- Woodlands
- Main Outdoor Rooms
- Courtyards
- Transition Landscapes
- Perimeter Landscape
- Landscapes Over Structures

Figure 6.24 - Amendment 2 Landscape
Image at lower right: Figure 6.21 - Landscape from the 2008 Master Plan

Landscape Precincts

Arboretum –The upper plateau of the site was designed and has been maintained as an open lawn planted with a wide variety of specimen trees, typical of arboreta. This landscape typology should be preserved and enhanced in this area. All mature trees that existed during the period of historic significance (1937 to 1960) should be retained unless they pose a safety hazard. Younger trees are to be maintained as they comprise the future mature trees on the site. Likewise, new trees must be continually planted to maintain an appropriate tree density for an arboretum setting. Ornamental shrubs and perennial plantings can be planted at select locations primarily around buildings, at gateways and where they can be incorporated into storm water management features. Fertilizer and herbicide for lawn and ornamental plantings should not be used in order to prevent excess nutrient infiltration into groundwater or runoff into surface waters. Visually unobtrusive storm water management practices, such as grass swales, can be used in this area to improve site hydrology and stream ecology based on-site grading.

Main Outdoor Rooms/Lawns – The South Lawn and the lawn in front of and behind the renovated Center Building, including The Point, will be preserved as iconic open space landscape features of the historic campus. Roads and paths adjacent to and within these areas should be renovated and/or rejuvenated in keeping with their original character. New trees should be planted to reinforce the design of the landscape features of the period of historic significance (1937 to 1960) and provide plant diversity.

Transition Landscapes – Landscape areas between historic buildings and new construction, or from one landscape typology to another, should provide a transitional landscape that allows for a mediation from one to the other. These areas should have canopy and ornamental trees and shrubs as well as incorporate stormwater management strategies. Transitional Zones may have a less formal design approach, or re-create a contemporary version of a previous historic garden design where appropriate. Care should be taken to preserve existing trees by fencing them off during periods of construction or disturbance.

Courtyards – Some portions of the plateau are identified for significant new development. The spaces between and behind these new buildings allow for the installation of performative elements in the landscape and can be more densely planted so that vegetation progresses from the open landscape of the plateau to the more densely wooded hillsides. Courtyard spaces between buildings are appropriate for outdoor seating areas and garden spaces. They also provide an important opportunity for addressing storm water management. These spaces should incorporate bioretention features which enhance infiltration in situ, slow rainwater runoff, moderate stream flow and improve water quality.

Landscape over Structure – These areas will be planted to capture and slow the flow of storm water into cisterns and storm water infiltration gardens. Bioretention features can be placed underground, in courtyards to capture rainwater from the adjacent buildings, but also potentially some runoff from development on the plateau. The location of these features will need to be balanced with the plantings of trees. In some instances, the two functions can be combined by planting trees that are tolerant of saturated soils. As appropriate, plantings over structure may consist of new trees and understory plants or grasses and forbs. Proposed buildings in this area that are terraced following the existing topography should be planted to promote the continuity of the slope's wooded character and will need to be designed to support the greatest loads feasible. Landscapes that occur over submerged building structures will need sufficient depth of soil to allow a seamless continuation of plantings that are adjacent to these areas.

Perimeter Landscape – The slope to the west of The Point and the location of the original greenhouses was used for agriculture for much of St. Elizabeths history. This type of landscape would no longer be practical for the campus. However, an interpretation of this landscape typology using meadow instead of crops is an appropriate, low maintenance method for achieving a historically contextual landscape. Low native grasses and forbs, and a few select remaining historic trees will comprise the vegetation in this area. In addition to acting as an interpretation of the historic agricultural landscape, this typology will improve open views of the city and provide a type of wildlife habitat which is uncommon in the District. Some trees below The Point will need to be removed in order to expand the meadow in this area. However, this would only be in portions that are successional woods which were previously under agricultural use. Additionally, areas that border the slopes of Forest Preserve are ideal meadow landscapes as they will create transition zones between new construction and undisturbed woodland. They also provide an opportunity for vegetated swale storm water capture and infiltration. Maintenance will involve mowing once or twice a year and removal of the woody or invasive species.

Woodland – Currently, the slopes around the St. Elizabeths campus are mostly wooded. Some of these areas were at one time cultivated as orchards. Other portions had been wooded for much of the past, but were later cleared at various periods in the 20th century. For the disturbed areas that will remain in natural vegetation, open woodland has been deemed an appropriate landscape type. These slopes will consist of canopy trees with low groundcover to create a park-like or clustered tree and open savanna setting. The groundcover will be composed of low forbs, ferns, and grasses. Invasive species should be removed – and their exclusion will need to be continually maintained. Shrubs, vines, and low trees should also be removed to keep the understory relatively clear. From a distance, the canopy trees will contribute to the wooded "topographic bowl" around the District and screen the views of some elements of the site. On the site itself, the open park-like setting will allow for views at eye level through the trees, abating some security concerns, and at the same time providing some level of screening of I-295 and the proposed warehouse building at the northwest corner of the site. Maintenance may include infrequent mowing or other methods to remove understory vegetation.

Managed Forest Preserve – Some areas of the western slopes on the campus are mature woodland which have been relatively undisturbed. These areas must be carefully protected and preserved. They should be fenced off during any periods of nearby construction or disturbance. The full range of naturally occurring vegetation layers should be maintained and encouraged – including the ground layer, shrubs, understory trees, and large canopy trees. These areas should receive minimal impact or disturbance, limited to new plantings for ecological restoration and slope stabilization and removal of non-native species. Existing utilities in these areas should be removed (when this would cause little disturbance) or abandoned. Likewise, it must be ensured that no future utilities or construction occur in these areas. These managed forest preserves can act as species reserves for the surrounding area and provide small pockets of future old-growth forest. A benefit for these zones is that deer will be excluded and vegetation will not be browsed. This may allow some plant and animal species to recover and potentially spread to other habitats in the region.

Forest Preserve – This area is very similar to the "Managed Forest Preserve" category, but will be outside of the security perimeter. Minimal disturbance should occur in this zone, and management practices can mimic those for the adjacent Shepherd Parkway forested areas. Existing utilities should be removed or abandoned and no new utilities should be located in these areas. A natural hydrology regime should be promoted in this zone. Natural hydrologic processes should be encouraged, but storm water overflow must be directed to storm drains or bioretention areas outside of this zone. In conjunction with the adjacent forested area of Shepherd Parkway, this will allow for a contiguous tract of forest which will not be impacted by direct human disturbance into the future. This allows for a relatively unique condition within the District, and the opportunity for protecting this area must not be ignored. Communication with the National Park Service for joint management practices in these two tracts is important for preventing any future impact.

Cemetery – The existing cemetery on campus is a very important historic feature for the site and the District. It provides an important link to the historic context of the Civil War, but also to "friendless" patients of St. Elizabeths who may be otherwise forgotten. The landscape of the cemetery also preserves some of the natural history of the site. Mature trees and native wildflowers occurring within the lawn are two important components of this area. Protection, preservation, and enhancement of these elements are the priorities for this landscape. Maintenance needs are not to be intensive, limited to mowing and tree care. In fact, care should be taken that overzealous intentions for improvements to the landscape do not damage historic structures or the natural history of this parcel.

Site Hydrology

While the site and building development have evolved on and around the St. Elizabeths West Campus, this site development plan element remains largely consistent with the intent of the 2008 Master Plan.

LEGEND

- Water Quality Structures
- Green Roofs
- Bioretention
- Infiltration Trench/ Infiltration Bed/ Continuous Tree Trench
- Wet Pond / Evapotranspiration
- Porous Pavement
- Irrigation / Recharge
- Surface Flow and Direction
- Watershed
- Sub-watershed

Figure 6.25 - Amendment 2 Site Hydrology
Image at lower right: Figure 6.45 - Site Environment - Stormwater from the 2008 Master Plan

Stormwater

Current agreements between GSA, DC Water and DOEE will continue to establish the requirements for stormwater quality and quantity management. The commitment to comply with stormwater regulations is also reflected in GSA's federal stormwater requirements.

A result of site development is the effect it has on the watershed, site hydrology, and downstream waterways. The goal for stormwater management on the St. Elizabeths campus is to minimize the impact of new development, and to also mitigate problems caused by past development. As a site mitigating factor, these efforts should at a minimum meet current regulations and aspire to exceed regulatory requirements, if feasible, in order to return the site to as close to the natural hydrologic condition as possible. This can be accomplished while maintaining the historic context of the site.

The St. Elizabeths campus is located directly adjacent to the tidal Anacostia River and flooding of waterways downstream of the site is not a major concern. However, improving water quality is important in altering the degraded condition of the Anacostia River, Potomac River, and the Chesapeake Bay as well as on-site water courses. Changes to site hydrology can improve water quality by filtering runoff through plants and increasing infiltration. Increased infiltration of rainwater will help recharge groundwater and provide a more steady flow of water for on-site springs, seeps, and streams, thus improving stream hydrology and ecology. This will also reduce flash flows in these streams, reducing erosion and sedimentation. As stated in the planning principles, runoff from impervious surfaces should be managed for water quality as close to where rain falls as possible. Infiltration should be encouraged wherever feasible and where soils are uncontaminated.

There are various strategies for attaining the proposed stormwater goals. By implementing a variety of practices, the combined effect can result in stronger and comprehensive success rather than relying only on one single strategy. This is especially the case for a site, such as St. Elizabeths, that has numerous constraints and challenges.

The stormwater strategy starts with the surface rain falls on. Pervious surfaces allow water to filter through vegetation and soil and enter the groundwater. On impervious surfaces, water cannot infiltrate and must move laterally, potentially causing problems elsewhere. Impervious surfaces should be minimized when possible. Where pavement is necessary, pervious type pavement such as gravel, unit pavers, or pervious asphalt should be used where feasible. Green roofs should be used on the visible or occupiable roof areas of all new buildings that are not immediately part of the historic core buildings on site. Although green roofs do not directly allow infiltration of water into the ground, they filter and slow water release. In addition to maximizing pervious surfaces, it should be ensured that all ground surfaces will be vegetated. Bare soil poses erosion problems and will not offer the same filtration benefits as vegetated soil. Soil surfaces should be either vegetated or mulched. In woodland settings, natural processes should be encouraged in order to achieve this goal.

Not all surfaces on the campus can be converted to pervious surfaces. The next set of strategies aims at slowing water and/or allowing it to infiltrate in a location other than where it falls. Water that falls on roofs can be collected in cisterns and filtered and used as gray-water in building facilities or for site irrigation. Additional runoff from buildings and other impervious surfaces should be directed to grass infiltration swales or bioretention areas. Both elements can serve similar functions, but for the St. Elizabeths campus they have been divided into these two components because of the historic context of the site. Grass infiltration swales are low depressions in the lawn landscape adjacent to roadways or in other strategic locations. These can act as drainage ways, but also can allow water to collect and infiltrate over time. During the strongest storm events, water will enter overflow drains. These swales should be planted with grass or low sedges and rushes in order to blend into the historic arboretum setting of the upper plateau. They should also be strategically located to reduce any visual impact to the historic setting of the plateau. The bioretention cells would act similarly, but would hold larger volumes and be planted with a variety of plants including perennials, shrubs, and trees. These could more aggressively address stormwater, treating larger quantities of water and would be located in areas that are not as historically sensitive as the important lawn portions of the site.

South of the Center Building is where a 90-feet diameter ornamental pond was historically located. This pond could be reinstated for combined ornamental and stormwater control functions. Some stormwater from the adjacent area could be collected and released slowly into the storm drain system. Other locations on the plateau, adjacent to new areas of development, could be addressed similarly where feasible.

Excess water will enter the on-site storm drain system. This water would then enter underground retention basins that would allow for further infiltration and release of water over time as the last measure before being released into a natural stream or river channels.

Because of contaminated soils on site, rainwater swales and bioretention cells should be only located in areas where soils are uncontaminated. Elsewhere, these systems should be sealed and underdrains utilized, exiting to the stormdrain system rather than groundwater. Through this approach, areas of sound soil will allow for clean groundwater recharge and other areas will filter and slow water prior to release to the storm drain system.

Much of the storm drainage system on-site will need to be replaced. Storm drains and other utilities that currently run through areas designated as "Forest Preserve" or "Managed Forest Preserve" on the Landscape diagram should be removed or abandoned. New storm drain lines should be placed primarily under roadways. The main storm drain line will run beneath the road between the Munro Building and the major parking garages on the western portion of the site (Ash Street). Some storm drains can empty to existing ravines and streams. However, this should only be for a limited amount of water that has been treated for quality. Excess stormwater for high storm events should overflow to the main storm drain lines which enter underground infiltration basins at the bottom of the western slope to cleanse the water before releasing to the larger river system.

Regional Views

Since reciprocating views and vistas are an integral and defining component of the campus as a National Historic Landmark, it is necessary to visualize how proposed development will impact views of the West Campus, in accordance with the Planning Principles, Amendment 2 works to preserve existing views an protect the visual quality of the West Campus.

Regional View A: view from Arlington House (4.3 miles)

From one of the highest points at Arlington National Cemetery, this view shows the proposed buildings in the historic core of the West Campus, the Center Building tower, the Munro Building on the western slopes, and the Power House stacks.

Regional View B: view from Hains Point (1.3 miles)

The predominant features from this vantage point are the buildings on Naval Support Facility Anacostia. The St. Elizabeths Power House stacks and Center Building tower are visible just above the tree line. The proposed buildings in the historic core of the West Campus will be visible to the left of the Center Building tower; and the Munro Building on the western slopes is visible right below the Power House stacks, their heights stepping down with the site topography.

Regional View C: view from South Capitol Street Bridge (1.3 miles)

From this view, the St. Elizabeths Center Building tower and Power House stacks can be seen above the tree line. The proposed buildings in the historic core of the West Campus will be visible to the left of the Center Building tower and the proposed buildings on the Pavilion site would be slightly visible from this location, still lower than the Center Building tower. This view is important because, of the five regional views selected, it is the closest to the site.

Regional View D: view from Washington Navy Yard (1.3 miles)

Regional View E: view from Marina at GW Parkway View Location (2.5 miles)

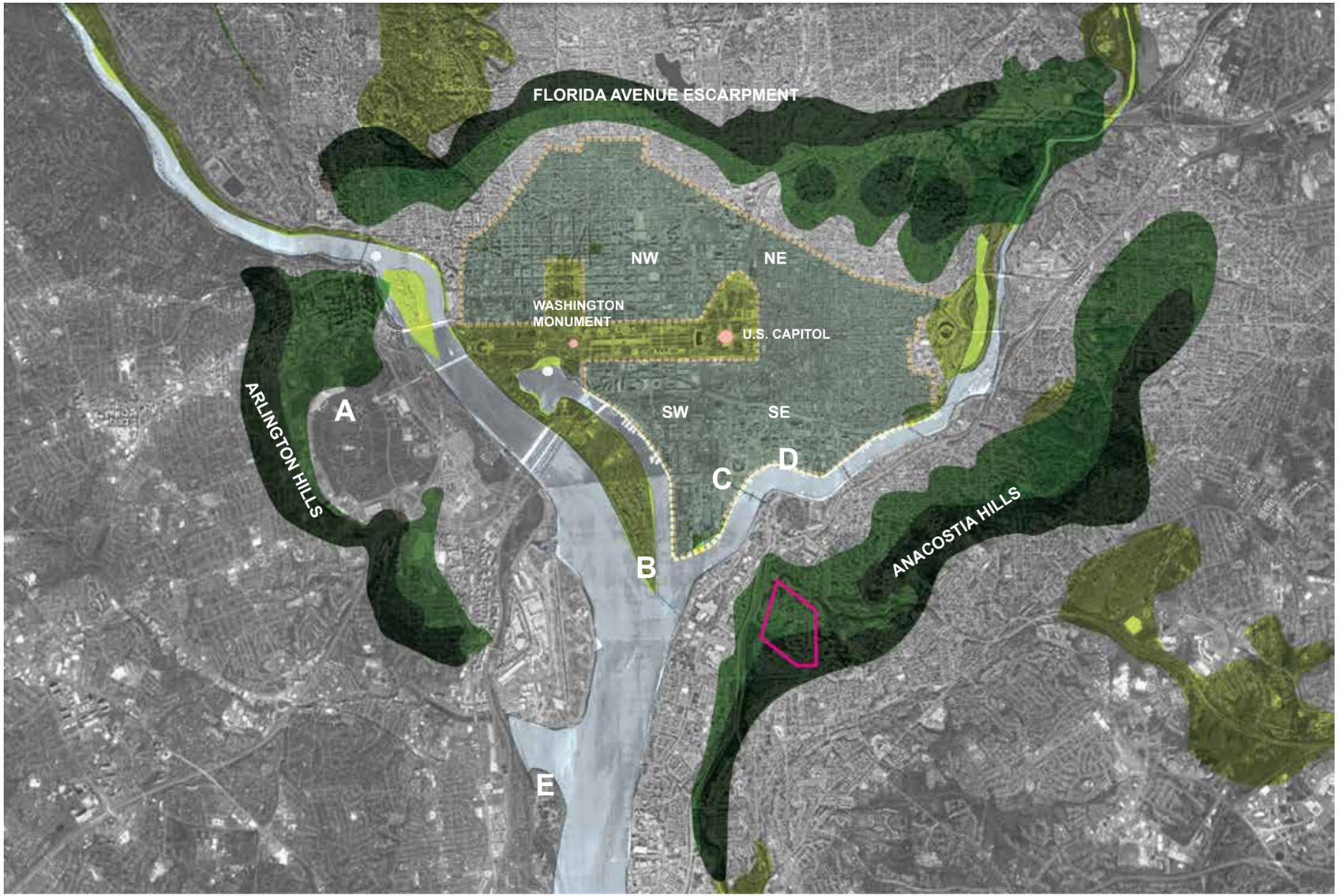


Figure 6.26 - Regional Views Key Map

Regional View A: view from Arlington House

From one of the highest points at Arlington National Cemetery, this view shows the proposed buildings in the historic core of the West Campus, the Center Building tower, the Munro Building on the western slopes, and the Power House stacks.

Figure 6.27 - View Key

Source of figures: 2008 Master Plan

Figure 6.28 - Regional View A.

Source of base image underlay: 2008 Master Plan

Regional View B: View from Hains Point

The predominant features from this vantage point are the buildings on Naval Support Facility Anacostia. The St. Elizabeths Power House stacks and Center Building tower are visible just above the tree line. The Munro Building on the western slopes is visible right below the Power House stacks, and the new Plateau development will be visible to the south of the smoke stacks.

Regional View C: View from South Capitol Street Bridge

From this view, the St. Elizabeths Center Building tower and Power House stacks can be seen above the tree line. The proposed buildings in the historic core of the West Campus will be visible to the left of the Center Building tower and the proposed buildings on the Plateau site would be slightly visible from this location, still lower than the Center Building tower. This view is important because, of the five regional views selected, it is the closest to the site.

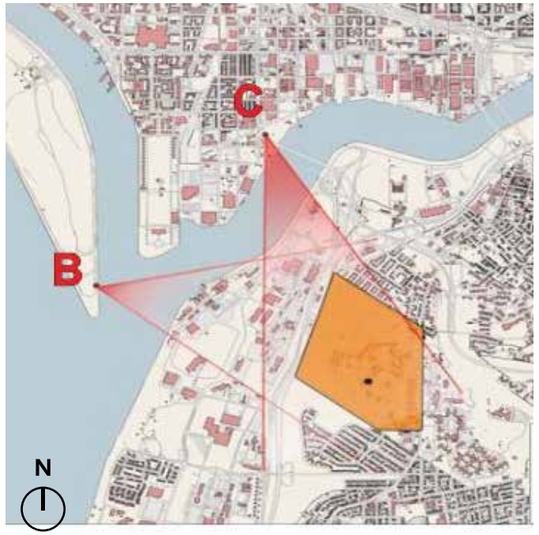


Figure 6.29 - Regional Views Key Map

Source of figures: 2008 Master Plan

Figure 6.30 - Regional View B - View from Hains Point

Figure 6.31 - Regional View C - View from South Capitol Street Bridge

Source of base image for overlay: 2008 Master Plan

Regional View D: view from the Washington Navy Yard

View not included. Only the Power House stacks of the West Campus are visible from the Washington Navy Yard location. The topography of the Anacostia Hills conceals other existing buildings on the campus. Much of this view would not change after the build-out of the Master Plan. The forest along this ridge-line will remain intact and obscure views of proposed buildings.

Regional View E: view from Washington Sailing Marina along GW Parkway

In this photograph, the Center Building tower and the Power House stacks are barely visible to the unaided eye. The rest of the campus buildings are hidden behind the tree line by the Anacostia Hills. Most proposed buildings on the western slopes are located behind trees, with only the rooftops of some of the plateau buildings visible to the right of the Power House stacks.

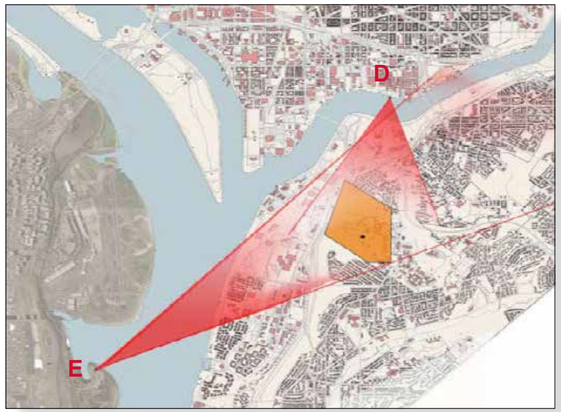


Figure 6.32 - Regional view key map

Figure 6.33 - Regional view ‘E’ from Washington Sailing Marina

Source of base image for overlay: 2008 Master Plan

Neighborhood Views

In the 2008 Master Plan, seven neighborhood views were identified from strategic locations around the site, from Martin Luther King Jr. Avenue SE (3 locations), Congress Heights (2 locations), I-295, and Barry Farms along the edges of the site. The views relevant to the plateau area are the same as those in the Existing Conditions Analysis. However, here the fit of proposed buildings into the existing landscape has been illustrated.

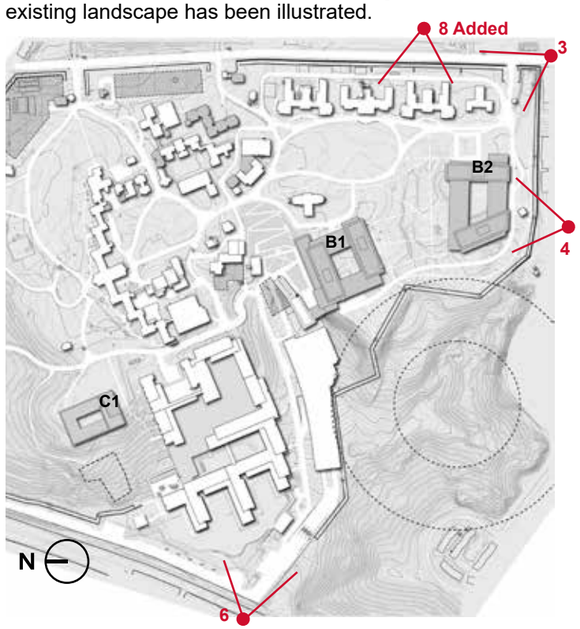
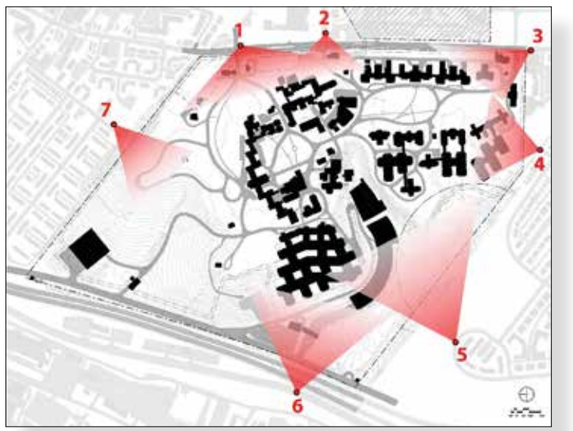


Figure 6.34 - Amendment 2 Neighborhood Views Key Map

Image below: Figure 6.28 - Neighborhood Views Key Map from the 2008 Master Plan



Neighborhood View 1: Not Included

Neighborhood View 2: Not Included

Neighborhood View 3: View looking north along Martin Luther King Jr. Avenue SE

This view looking north along Martin Luther King Jr. Avenue SE shows the historic brick wall that borders the West Campus. From here, the backs of Administration Buildings 73 and 74 are visible. No proposed structures would be visible due to the construction of the adjacent school.

Neighborhood View 4: View from Fifth Street SE looking toward Building 68

This view looks north from the Congress Heights neighborhood. A side access road runs behind homes located to the southeast of the site. New structures will be visible beyond the school grounds.

Neighborhood View 5: View from Second Street SE looking toward the Power House

Not Included. The natural forested buffer that exists along the southwest border of the site is visibly prominent from this view. Proposed buildings (behind the trees) are nearly 1,150 feet away from this vantage point and buildings will be screened by existing trees.

Figure 6.35 - Neighborhood View 3: View looking north along MLK Jr. Ave.

Figure 6.36 - Neighborhood View 4: View from Fifth Street SE looking toward south Plateau site.

Neighborhood View 6: View from South Capitol Street looking toward the Power House

The view from this area shows the heavily-forested slopes of the topographic bowl, looking towards the existing Power House stacks on the West Campus. The Munro Building on the western slopes steps down with the topography. The stacks of the Power House are visible. The access road retaining wall will be screened with vegetation. The new development on the Plateau will be slightly visible to the south of the Power House stacks.

Neighborhood View 7: Not Included

Neighborhood View 8 - Added: View from St Elizabeths East Campus

This view has been added to illustrate the potential Plateau development as seen from the East Campus. While the new development will be visible behind Administration Row, the proposed East Campus development along Martin Luther King Jr. Avenue SE, will be comparable in height to the West Campus development and will screen views.

Figure 6.37 - Neighborhood View 6 from S. Capitol St. looking toward the Power House - Plateau Development shown in yellow.

Figure 6.38 - Neighborhood View Added: Looking west from St. Elizabeths East Campus

Internal Site Views

In addition to views to St. Elizabeths from the surrounding neighborhood, it is important to take into account views from within the site. In the 2008 Master Plan, the following three views showed new development in relationship to important buildings and within the site.

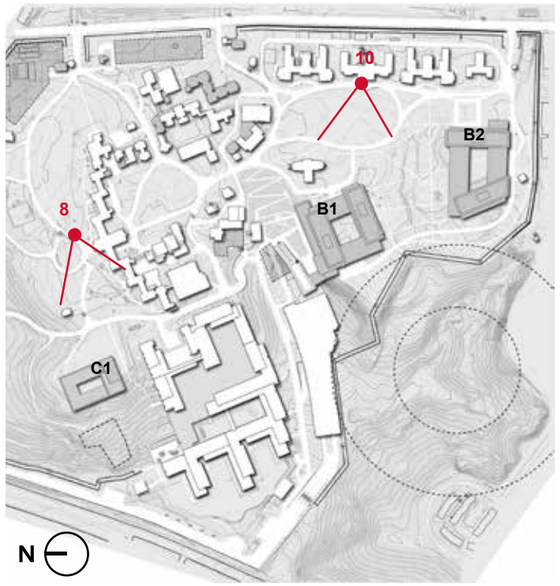
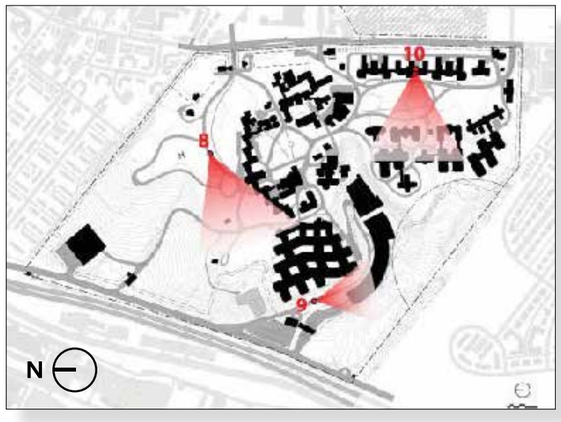


Figure 6.39 - Master Plan Amendment #2 Internal Views Key Map

Image below: Internal Views Key Map from the 2008 Master Plan



Internal Site View 8: View from the Center Building to the Munro Building

In this view, a portion of the Munro Building is just visible in the center of the image and beyond the stepped walls of the Center Building. The proposed location and maximum height of the Sweetgum Lane Preferred Alternative is shown in the yellow screen behind existing vegetation that will be retained.

Internal Site View 10: View from the Administration Buildings to the Plateau site

This view depicts new development looking west from the existing Administration Buildings. New buildings will be no more than seven stories above grade. Their impact is limited by their placement, distance, and South Lawn landscape.

Figure 6.40 - Internal View 8 from the Center Building to the Munro Building and Sweetgum Lane site. Building is shown in yellow, though existing vegetation will effectively screen the building.

Figure 6.41 - Internal View 10 from the Adminstration Buildings to the Plateau site.

Site Access and Service

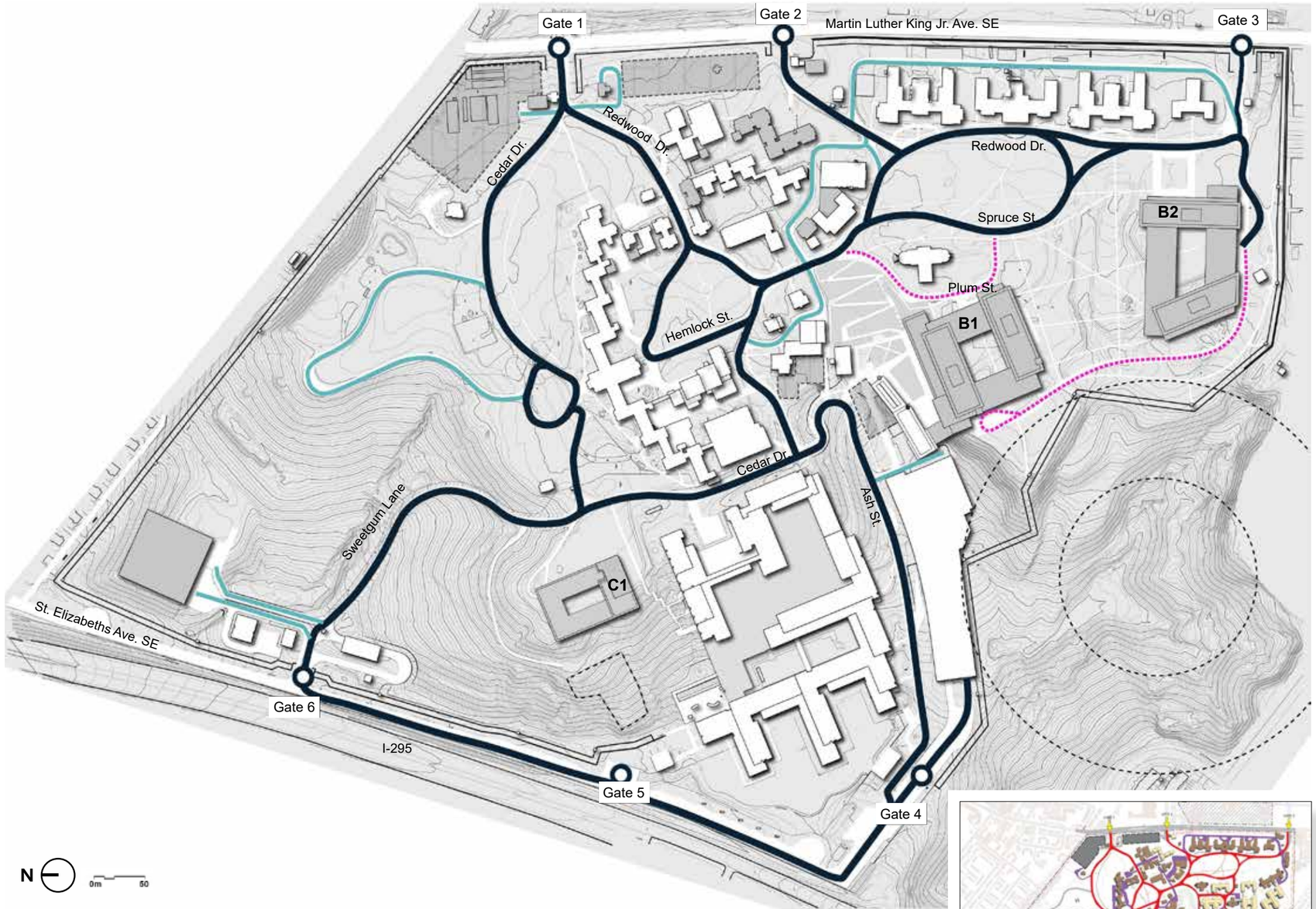
While the site and building development have evolved on and around the St. Elizabeths West Campus, this site development plan element remains largely consistent with the intent of the 2008 Master Plan.

The following site development plan elements describe the site access and service constraints and opportunities on the West Campus:

Vehicular Access and Circulation

In order to promote a pedestrian-focused campus, vehicular circulation is limited through the West Campus. Employees accessing the campus from Gates 1 and 4 will be processed through the security gate and will go directly to an assigned parking structure. Employees will not be allowed to circulate around the campus in automobiles. Only fully screened vehicles with special permission, such as VIPs, special visitors, and internal campus shuttles will be allowed to access the internal roadways of the campus. Consistent with the Planning Principles, the internal site circulation will follow the historic roadways to reinforce the spatial continuity of the site.

Perimeter fire access has been defined on the Plateau site to ensure emergency service and loading for the proposed buildings.



LEGEND

- Gate Access
- Primary Vehicular Circulation
- Secondary Vehicular Circulation
- Fire Access

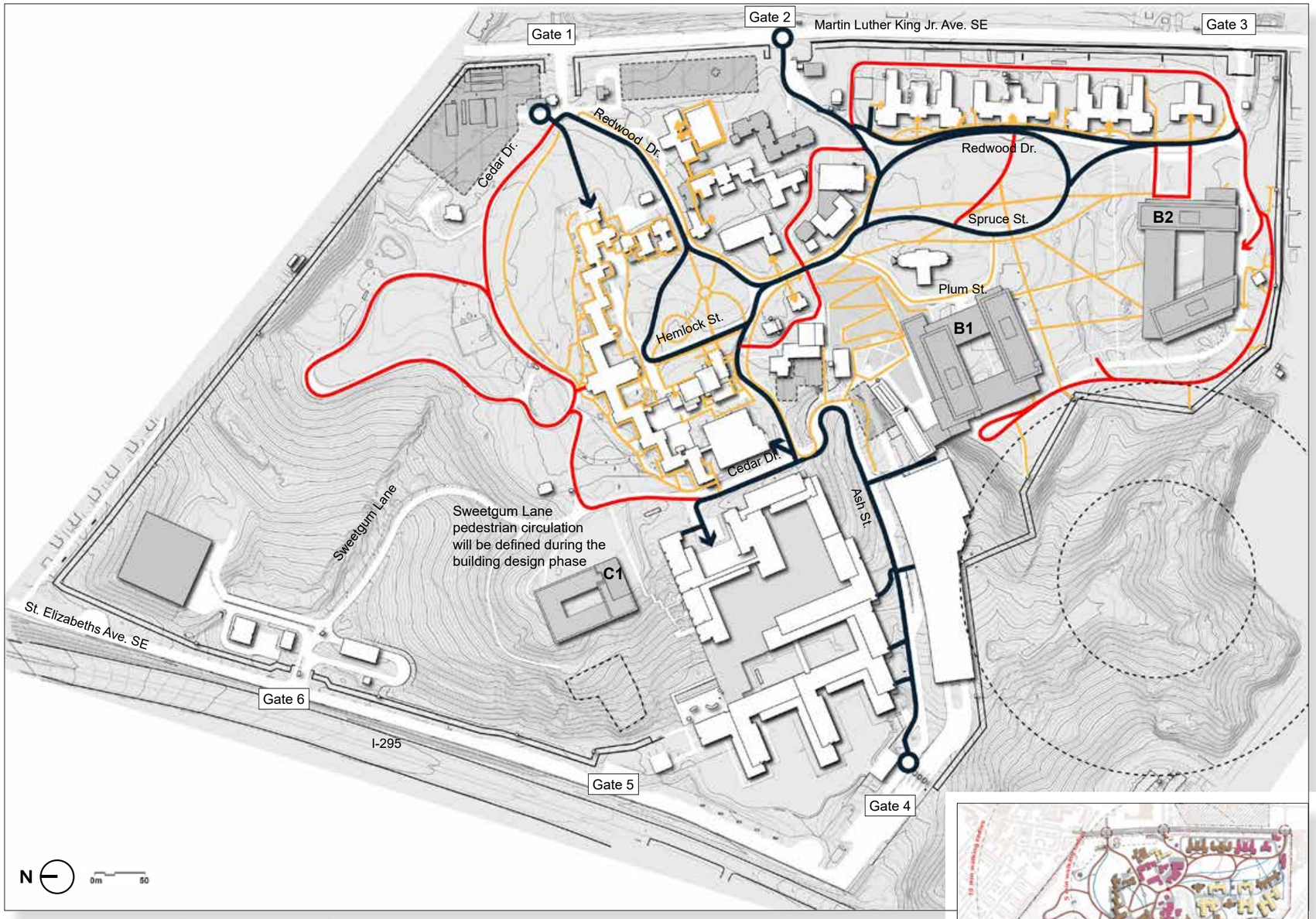
Figure 6.42 - Amendment 2 Vehicular Access and Circulation
Image at lower right: Figure 6.40 - Vehicular Circulation from the 2008 Master Plan

Pedestrian Access and Circulation

While the site and building development have evolved on and around the St. Elizabeths West Campus, this site development plan element remains largely consistent with the intent of the 2008 Master Plan.

The West Campus is a pedestrian-oriented campus. The pedestrian circulation patterns established by the existing campus organization are strengthened with the addition of development and a population of employees and visitors. The placement of parking at the perimeter and the restriction of vehicular circulation to internal shuttles and vehicles with special permission support the pedestrian nature of the campus.

Proposed buildings will be located within a 5- to 10-minute walk from the center of the West Campus and will facilitate efficient pedestrian movement throughout the campus. Consistent with the Planning Principles, Amendment 2 builds upon the existing historic paths to reinforce spatial continuity and create a pedestrian-friendly environment inside the campus.



LEGEND

- Gate Access
- Primary Pedestrian Circulation
- Secondary Pedestrian Circulation
- Main Outdoor Rooms

Figure 6.43 - Amendment 2 Pedestrian Access and Circulation
Image at lower right: Figure 6.42 - Pedestrian Circulation from the 2008 Master Plan

Phasing

Amendment 2 defines the phasing for new construction on the West Campus, on the plateau and Sweetgum Lane sites. It is anticipated that the Ravine Building (B1) will be built first, followed by the Sweetgum Lane and South Building (B2). Parking, included in the 2008 Master Plan, will be built concurrently with the development of the Sweetgum Lane site and/or B2.

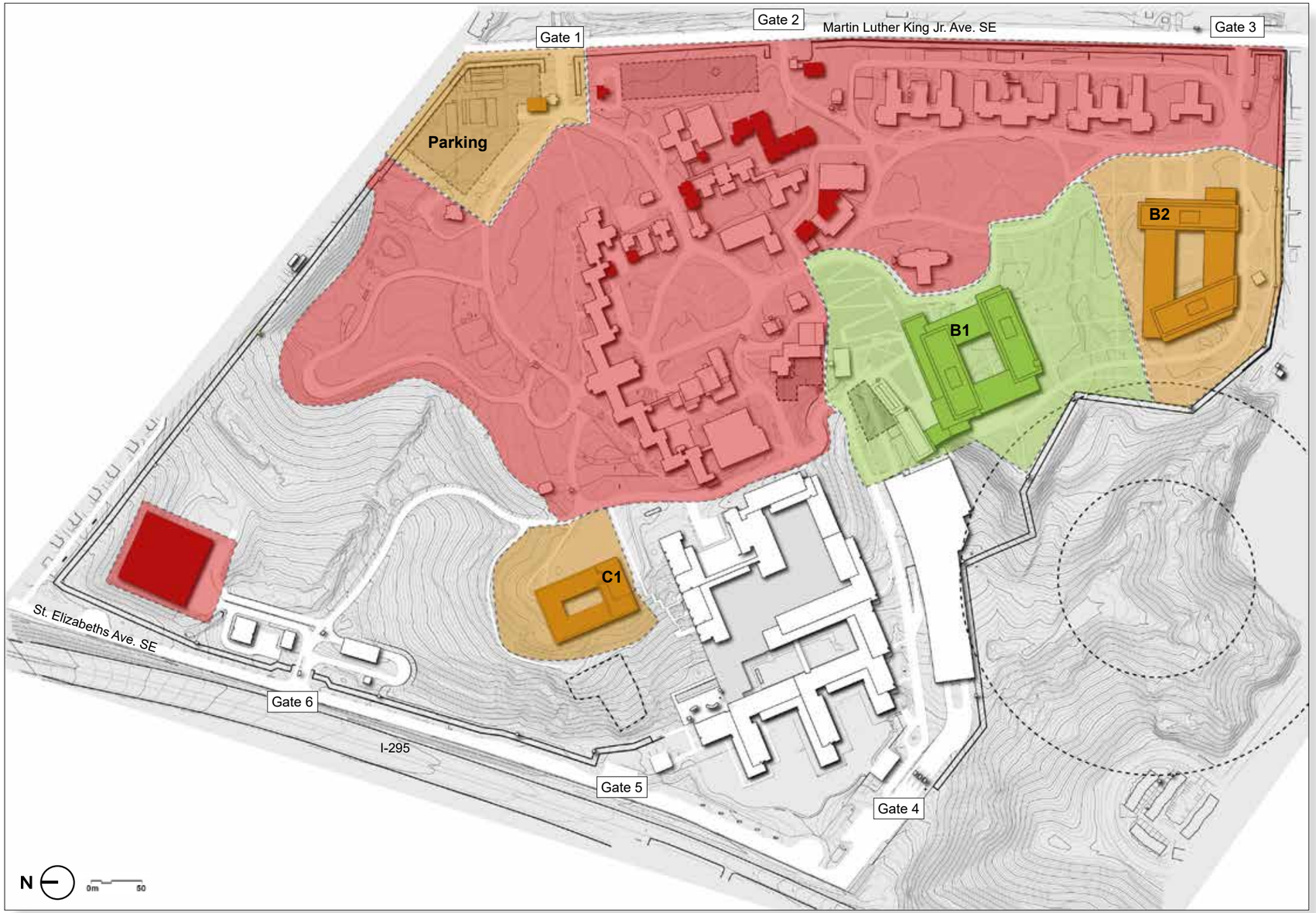


Figure 6.44 - Amendment 2 Phasing

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VII. ACKNOWLEDGEMENTS

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