UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF THE CHIEF TECHNOLOGY OFFICER

CASE # 01-36C



PRESENTATION TO THE ZONING COMMISSION

APRIL 18, 2002

ZONING COMMISSION
District of Columbia
Case No. 01-36C
Exhibit No. 29

ZONING COMMISSION
District of Columbia
CASE NO.01-36C
EXHIBIT NO.29

AGENDA

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

Project Background / Goals	Suzanne Peck Chief Technology Officer
Public Safety Project Benefits	Charles Ramsey, Chief of Police Peter LaPorte, Director, EMA
UCC Project Overview	John Lecker UCC Program Manager
UCC Design Review	Mark Graves Architectural Project Mgr, DMJMH+N
UCC Historic Context	Mark Edwards Architectural Historian, URS Griner
UCC Land Use / Planning	Nate Gross Land Use Specialist, Arnold and Porter

AGENDA

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OCTO OVERVIEW

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

Suzanne Peck, Chief Technology Officer

- **Mission**
  - Provide timely, expert assistance to plan, develop, and implement information technology (IT) projects
  - To progress and develop the District's IT infrastructure in a cohesive and centrally managed fashion
  - create and enforce IT direction, policy, and standards for District agencies
- **Objectives**
  - To equalize citizen access to services and technology
  - To position the District to be a city of access

PROJECT BACKGROUND/GOALS

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

Suzanne Peck, Chief Technology Officer

- **What is the UCC?**
  - State of the art consolidated communications facility
  - Critical component of the Mayor's Government Centers initiative
- **What's in the UCC?**
  - 9-1-1 and 3-1-1 call taking and dispatch
  - The Mayor's Call Center (727-1000) call taking and tracking
  - The Emergency Management Agency
  - The Mayor's Emergency Command Center
  - Traffic Management (satellite operation)
  - Administrative Functions of the UCC

PROJECT BACKGROUND/GOALS

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

Suzanne Peck, Chief Technology Officer

- **What are the goals of the UCC?**
  - To provide improved constituent services in emergency and non-emergency communications functions
  - To centralize and consolidate like communications functions
  - To apply best practice business processes to District communications functions
  - To apply proven, state of the art technology and facilities to support best practice business processes

PROJECT BACKGROUND/GOALS

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

Suzanne Peck, Chief Technology Officer

- **Why the UCC?**
  - Major metropolitan areas have demonstrated improved citizen services resultant of consolidation of communications services
  - Chicago, San Francisco, Dallas, Atlanta, and Baltimore have successfully demonstrated this model
  - Tangible results include reduced response time, increased citizen access, and increased employee retention

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PUBLIC SAFETY PROJECT BENEFITS

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

Charles Ramsey, Chief of Police

- **Overview**
  - Heightened public safety and emergency preparedness awareness since September 11th
  - Ever increasing need to focus on the efficient and effective provisioning of public safety services to the community
  - Secure, reliable, and amenable facilities which support the unique environment of public safety communications is mission critical

PUBLIC SAFETY PROJECT BENEFITS

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

Charles Ramsey, Chief of Police

- **Reduced Public Safety Response Time**
  - Reduced call abandon rate
  - Increased call reporting / statistics / accountability
- **Reliability**
  - Redundant facility infrastructure
  - Fully redundant system configurations
- **Efficiency**
  - Consolidated communications functions and technology
  - Real-time communications in emergency management
- **Personnel**
  - Improved work environment
  - Defined career ladder
  - Increased training
  - Increased facility amenities
    - Child care
    - Staff dining facilities
    - Stress mediation / relaxation areas

PUBLIC SAFETY PROJECT BENEFITS

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

Peter LaPorte, Director of Emergency Management Agency

- **Emergency Preparedness**
  - Co-located public safety communications and emergency management
  - State of the art mayoral command center
  - Secure crisis / emergency management functions
- Designation as Regional Incident Command Center
  - Increased coordination throughout region
  - Increased inter-operability requirements

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UCC PROJECT OVERVIEW

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

John Lecker, UCC Program Manager

- **Project Fact Summary**
  - Site Area — 11.8 acres
  - Building / Parking Footprint — 10 acres (approx.)
  - Building Size — 138,000 square feet
  - Building Height — 57 feet
  - Parking Capacity — 260
  - Building Occupancy — 350 (over 24 hr period)
  - Proposed Zoning Designation — C-2-B
- **Design Features / Criteria**
  - 15% internal expandability
  - 72 hour self sustaining capabilities
  - Fully redundant telecommunications
  - Fully redundant communications systems with back-up facility
  - 100' Security Setbacks
  - Blast / Bullet resistant glass and walls

UCC PROJECT OVERVIEW

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

John Lecker, UCC Program Manager

- **Site Selection**
  - Site Selection Process Initiated — **April 1999**
  - 30 Sites Evaluated
- **Project Schedule**
  - Award Design-Build Contract — **April 2001**
  - BPR Work Initiated — **July 2001**
  - Community Outreach Initiated — **September 2001**
  - EISF Approval — **April 2002**
  - Zoning Approval — *May 2002*
  - BPR Pilot Initiatives — *June 2002*
  - Design Complete — *July 2002*
  - Commence Construction — *July 2002*
  - Complete Construction/Move-in — *December 2003*

UCC PROJECT OVERVIEW

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

John Lecker, UCC Program Manager

- **Community Outreach (Completed Activities)**
  - 17 community meetings

Organization	Date
ANC 8A	21-Mar-02
ANC 8B	28-Nov-01
ANC 8C (initial meeting July, 2001)	07-Nov-01
ANC 8D	17-Nov-01
ANC 8E	20-Nov-01
Ward 8 Democrats	17-Nov-01
CDC's - AEDC, ERDC, FSS	26-Oct-01
ERDC Board Meeting	26-Nov-01
Anacostia Coordinating Council	27-Nov-01
Fort Stanton Citizens Advisory Council	28-Nov-01
Far Southeast Family Strengthening Collaborative	29-Nov-01
Far SW Civic Association	04-Dec-01
Congress Heights Civic Association	10-Dec-01
Mayor's Ward 8 Town Hall Meeting	12-Dec-01
UCC Ward 8 Community Meeting	17-Jan-02
CFA / NCPC	15-Jan-02

UCC PROJECT OVERVIEW

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

John Lecker, UCC Program Manager

- **Community Outreach (Completed Activities)**
  - 10 meetings with key community leaders

Name	Affiliation	Date
Rev. Anthony Motley	Inner Thoughts	6-Nov-01
Dr. Art Bridges	Principle, Ballou Senior High School	5-Feb-01
Mr. Robert Yeldell	President, Minority Contractors Association	11-Dec-01
Mr. Phil Pannel	Chairman, Ward 8 Democrats	26-Oct-01
Mr. William Lockridge	School Board Representative	26-Oct-01
Ms. Wilhemina Rolark	United Black Fund	10-Dec-01
Mr. Butch Hopkins	Anacostia Economic Development Corporation	4-Dec-01
Mr. Eugene Dewitt Kinlow	Far SW Civic Association	26-Nov-01
Ms. Mary Cuthbert	ANC 8C	20-Nov-01
Ms. Rosalind Styles	Capital City Associates	6-Feb-02

UCC PROJECT OVERVIEW

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

John Lecker, UCC Program Manager

- **Community Outreach (On-going Activities)**
  - Internship Program
    - Initiated with two (2) Ballou High School seniors
    - To be expanded to local colleges and other institutions
  - Opportunity Fairs
    - First contracting opportunity fair 04/16/02
    - Over 200 enthusiastic participants
  - Community Advisory Council
    - Continued active involvement with the community
    - Forum for ensuring community benefit
  - Local Business Plan / MOU
    - Apprenticeship Programs
    - First Source Hiring
    - LSDBE Goals

UCC PROJECT OVERVIEW

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

John Lecker, UCC Program Manager

- **Community Outreach (On-going Activities)**
  - Community Meetings – Ongoing
  - Formulate key community partnerships regarding PUD benefits
    - National Association of Minority Contractors
    - Washington Area Minority Contractors Association
    - Capitol City Associates
    - Various other civic / business associations

UCC PROJECT OVERVIEW

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

John Lecker, UCC Program Manager

- **Key Project Issues / Community Concerns**
  - Fly Ash
    - Independent assessment completed by independent environmental firm (URS Corporation)
    - Specification being developed by URS detailing process for handling disturbed ash
  - St. Elizabeth's Operations
    - Consulted with DMH regarding planning activities and hospital operations
    - DMH has confirmed UCC site area is currently not used and is not planned to be used by DMH
    - DMH has begun planning efforts with Office of Planning

UCC PROJECT OVERVIEW

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

John Lecker, UCC Program Manager

- **Actions Regarding Community Concerns**
  - Received letter detailing concerns from ANC 8A and ANC 8C
  - Distributed URS report and documentation from Department of Mental Health to all commissioners in ANC 8A and ANC 8C
  - URS Specification to be distributed to ANC's upon completion
  - Committed to on-going discussions and resolution of community concerns via formal agreements and documented District commitments

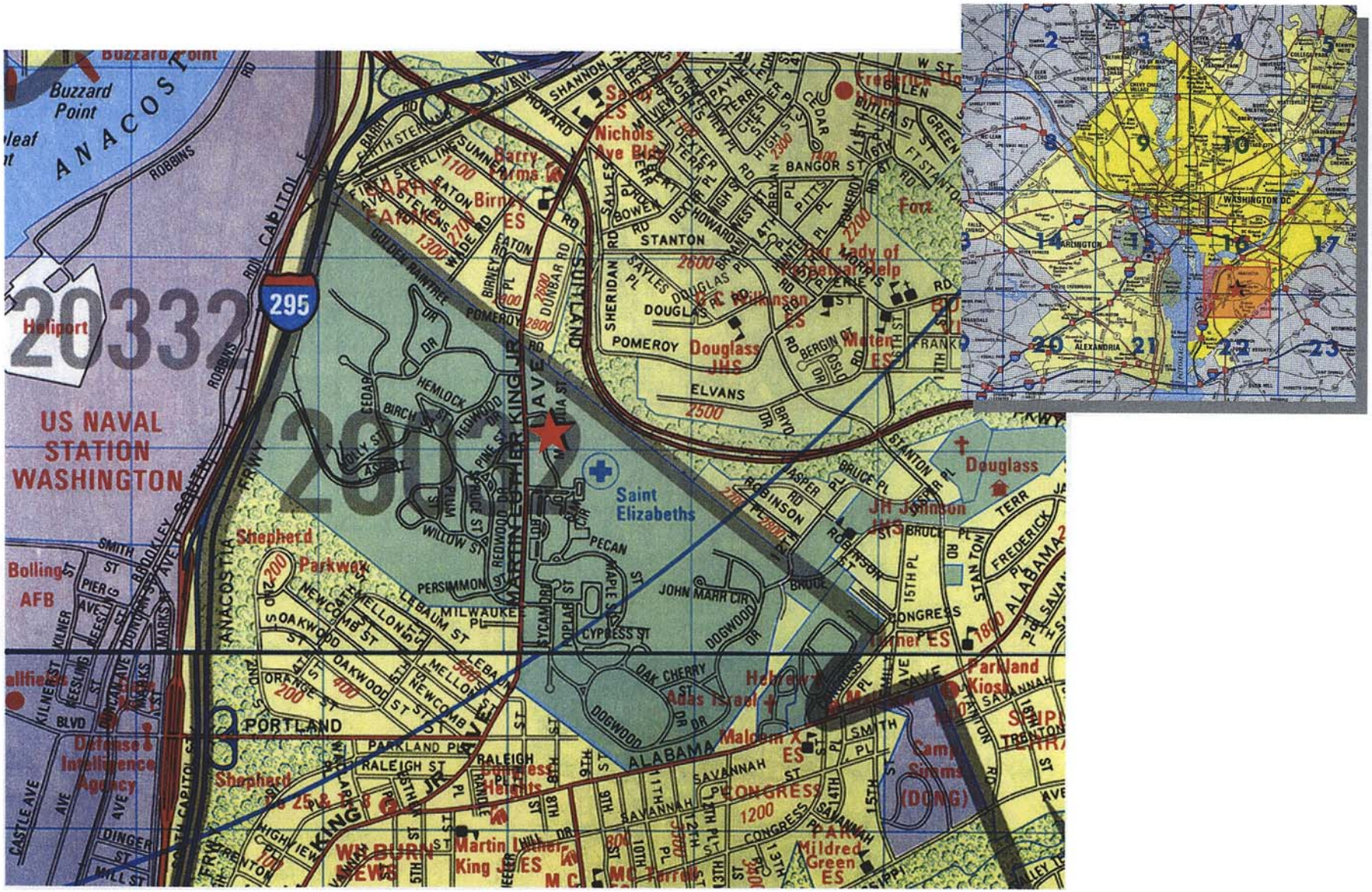
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VICINITY MAP

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA



SITE LOCATION ON EAST CAMPUS

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POTENTIAL DEVELOPMENT AREA

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SITE PHOTOGRAPHS

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CONTEXT PHOTOGRAPHS

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DISTRICT OF COLUMBIA





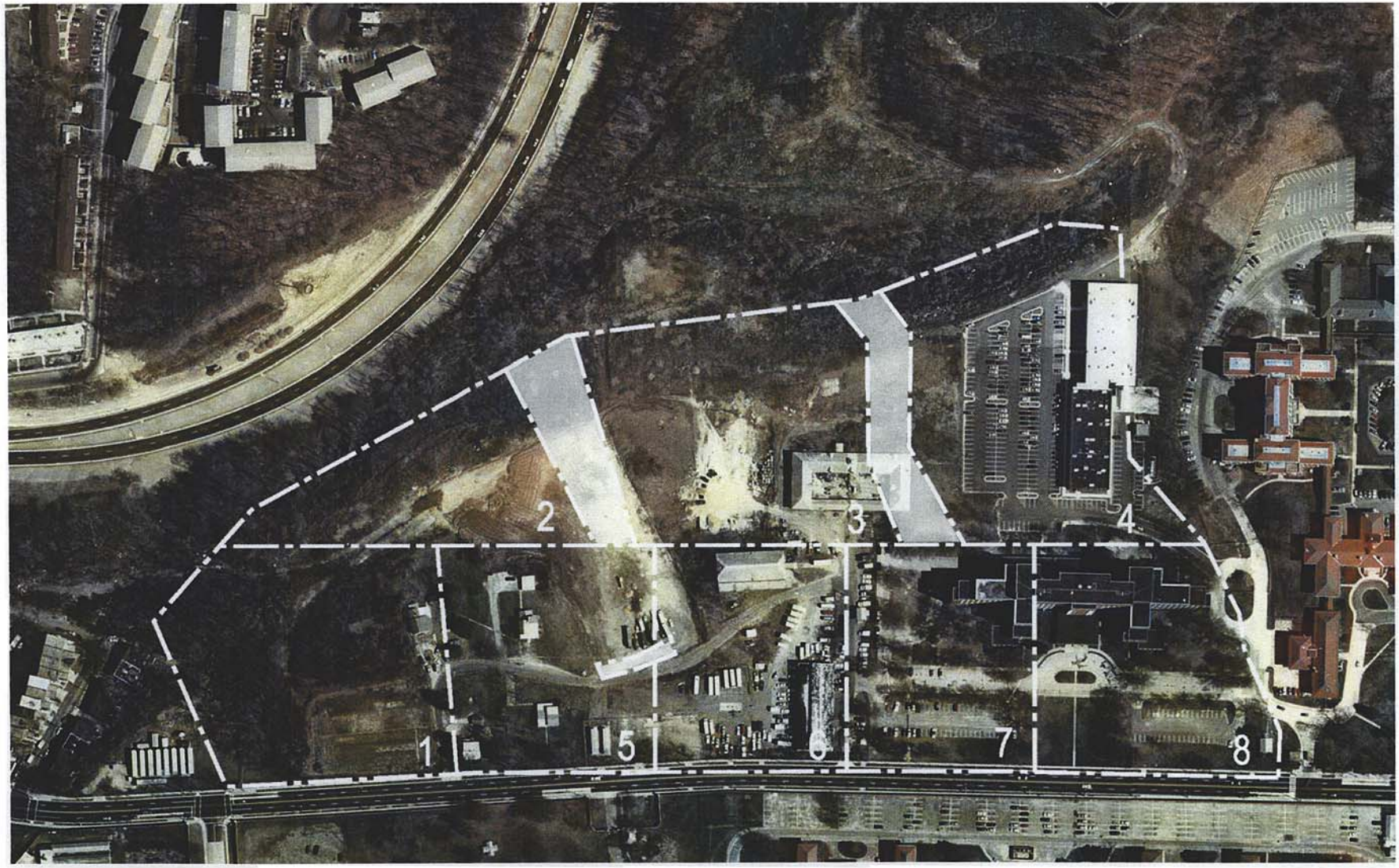






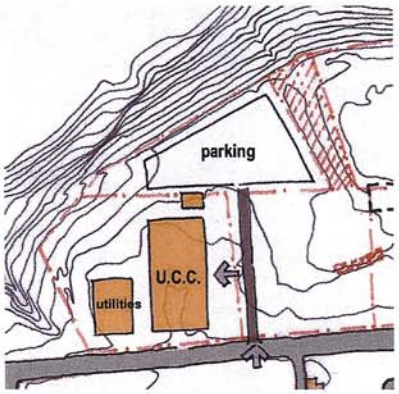
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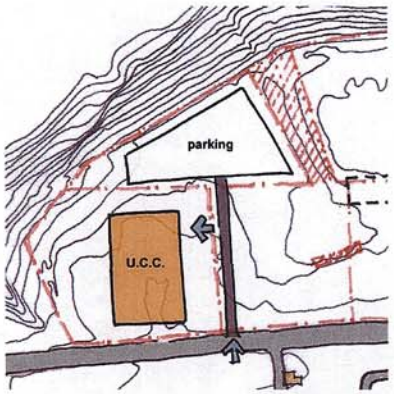
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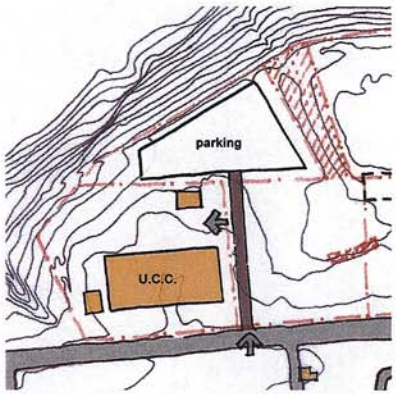


BUILDING LOCATION STUDIES

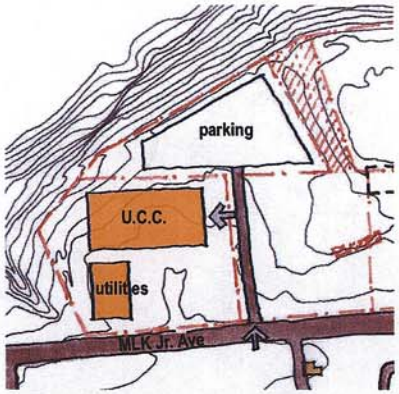
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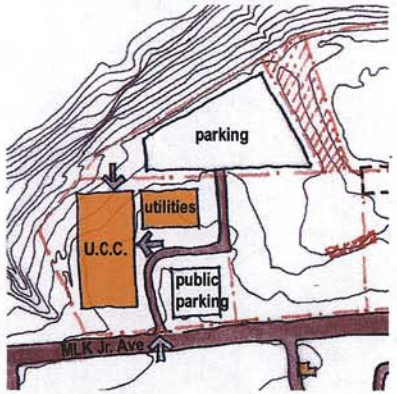


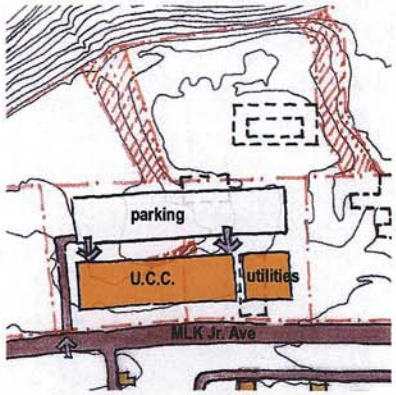


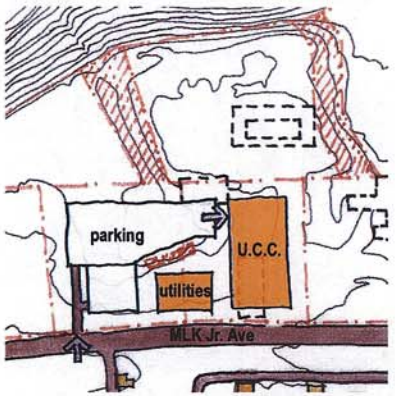






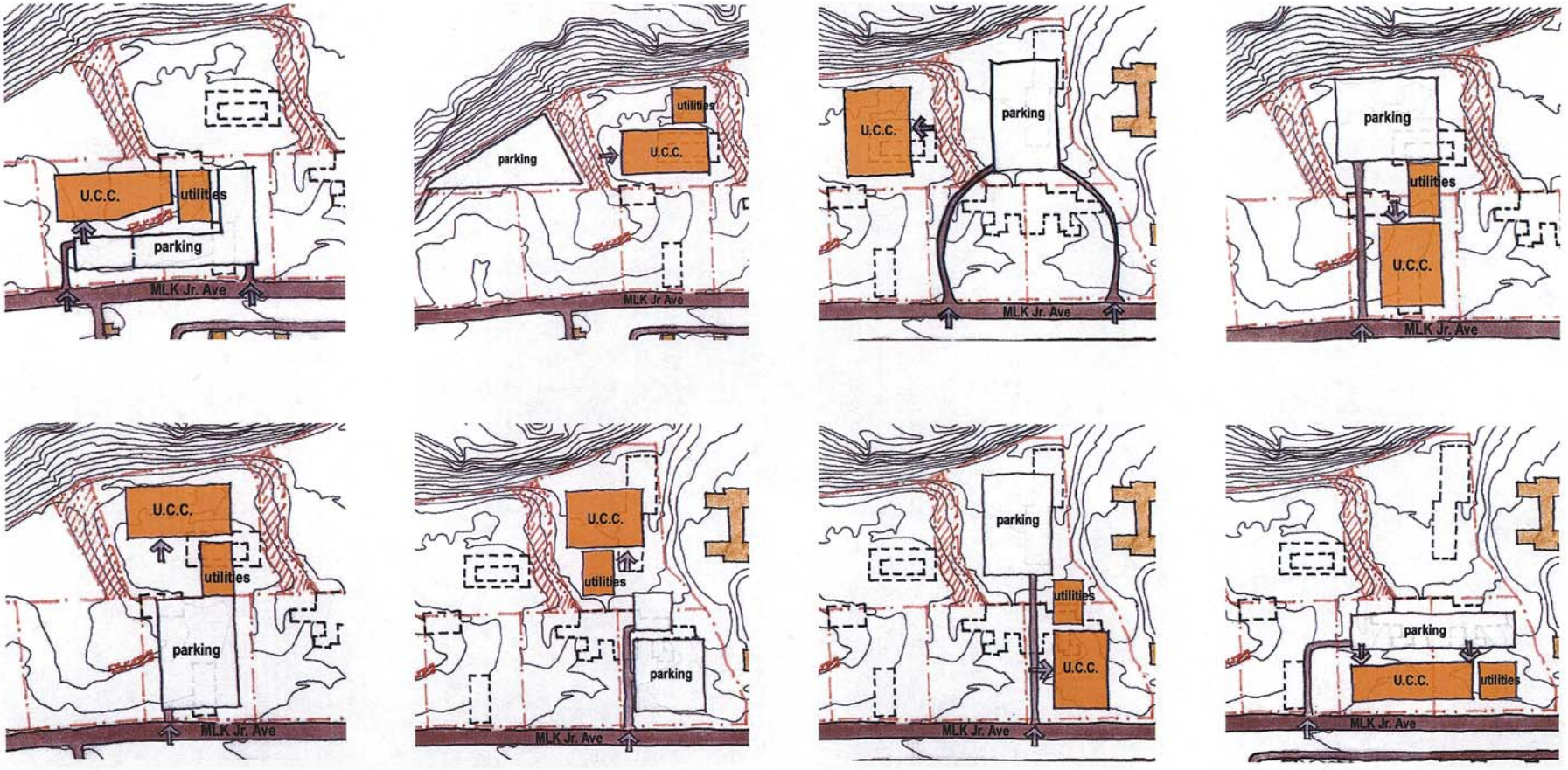






BUILDING LOCATION STUDIES

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UCC SITE AREA

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DISTRICT OF COLUMBIA

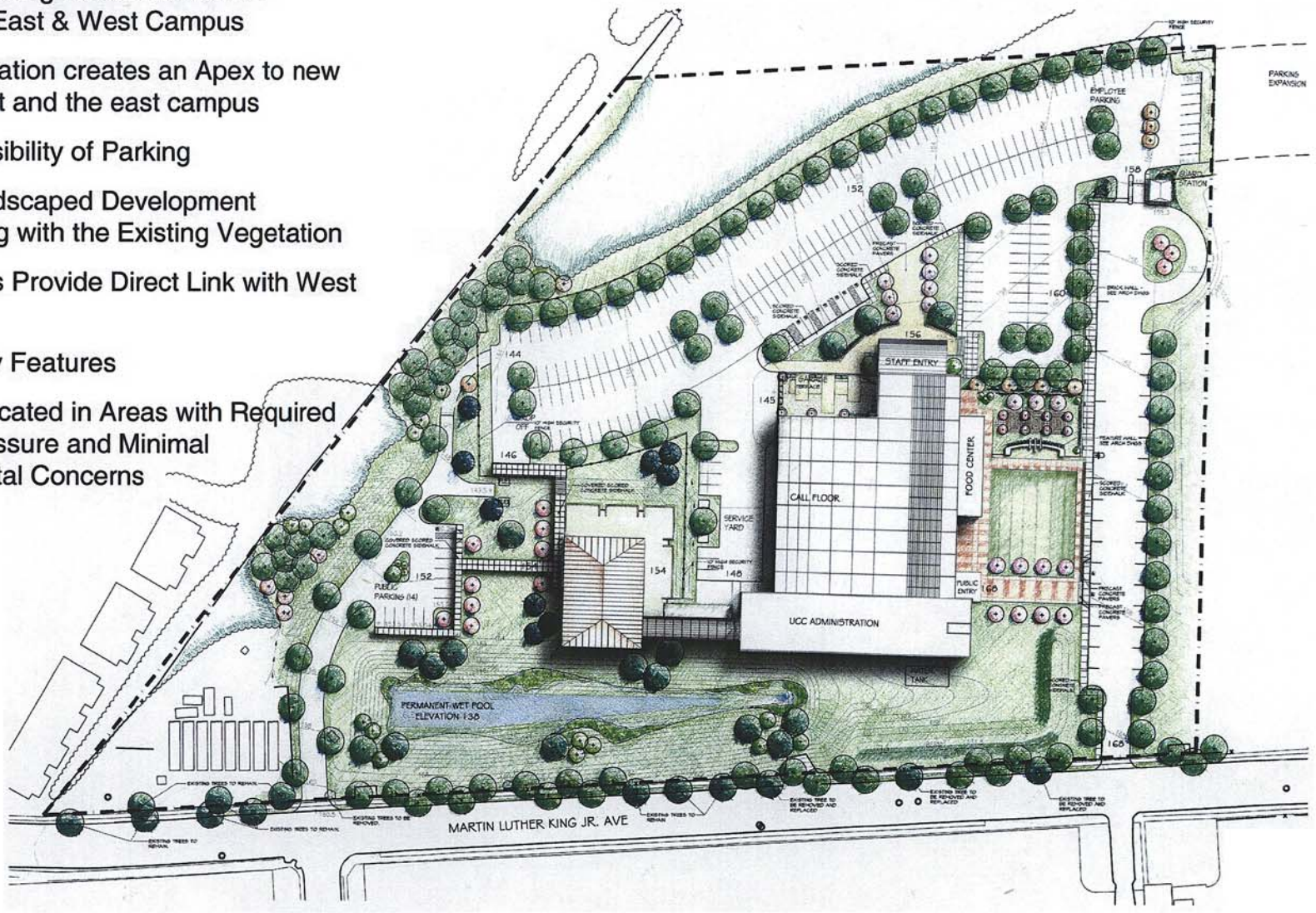


SITE PLAN

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

Site Plan Development Features

- Building Massing Relates to St. E'_ Buildings – East & West Campus
- Building Location creates an Apex to new development and the east campus
- Reduced Visibility of Parking
- Heavily Landscaped Development Collaborating with the Existing Vegetation
- Intersections Provide Direct Link with West Campus
- Site Security Features
- Buildings Located in Areas with Required Bearing Pressure and Minimal Environmental Concerns



SECURITY

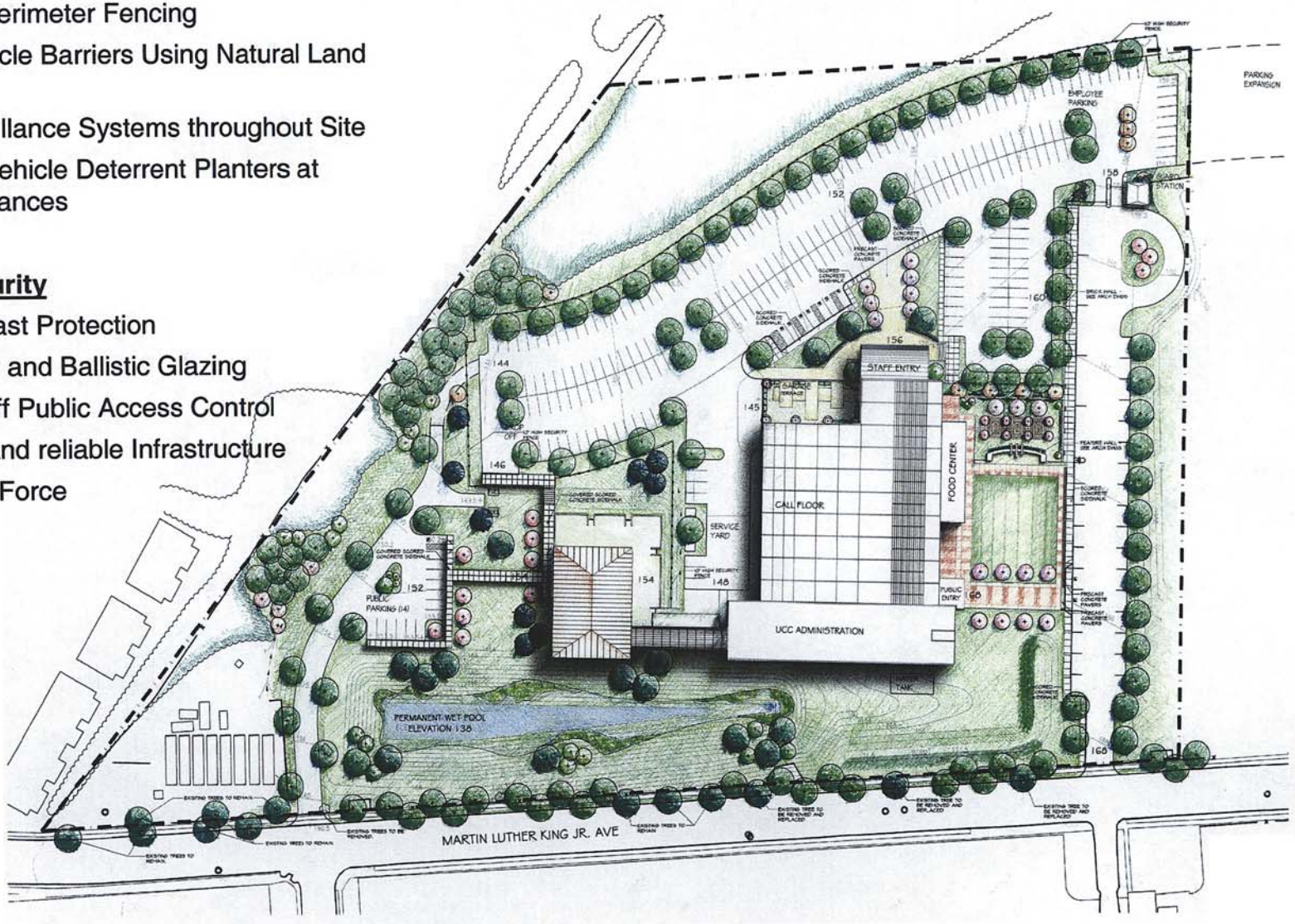
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Site Security

- 100' Set Back From MLK,Jr. Ave.
- Decorative Perimeter Fencing
- Passive Vehicle Barriers Using Natural Land Forms
- Active Surveillance Systems throughout Site
- Decorative Vehicle Deterrent Planters at Building Entrances

Building Security

- Structural Blast Protection
- Forced Entry and Ballistic Glazing
- Visitor & Staff Public Access Control
- Redundant and reliable Infrastructure
- 24hr. Guard Force



LANDSCAPING PLAN

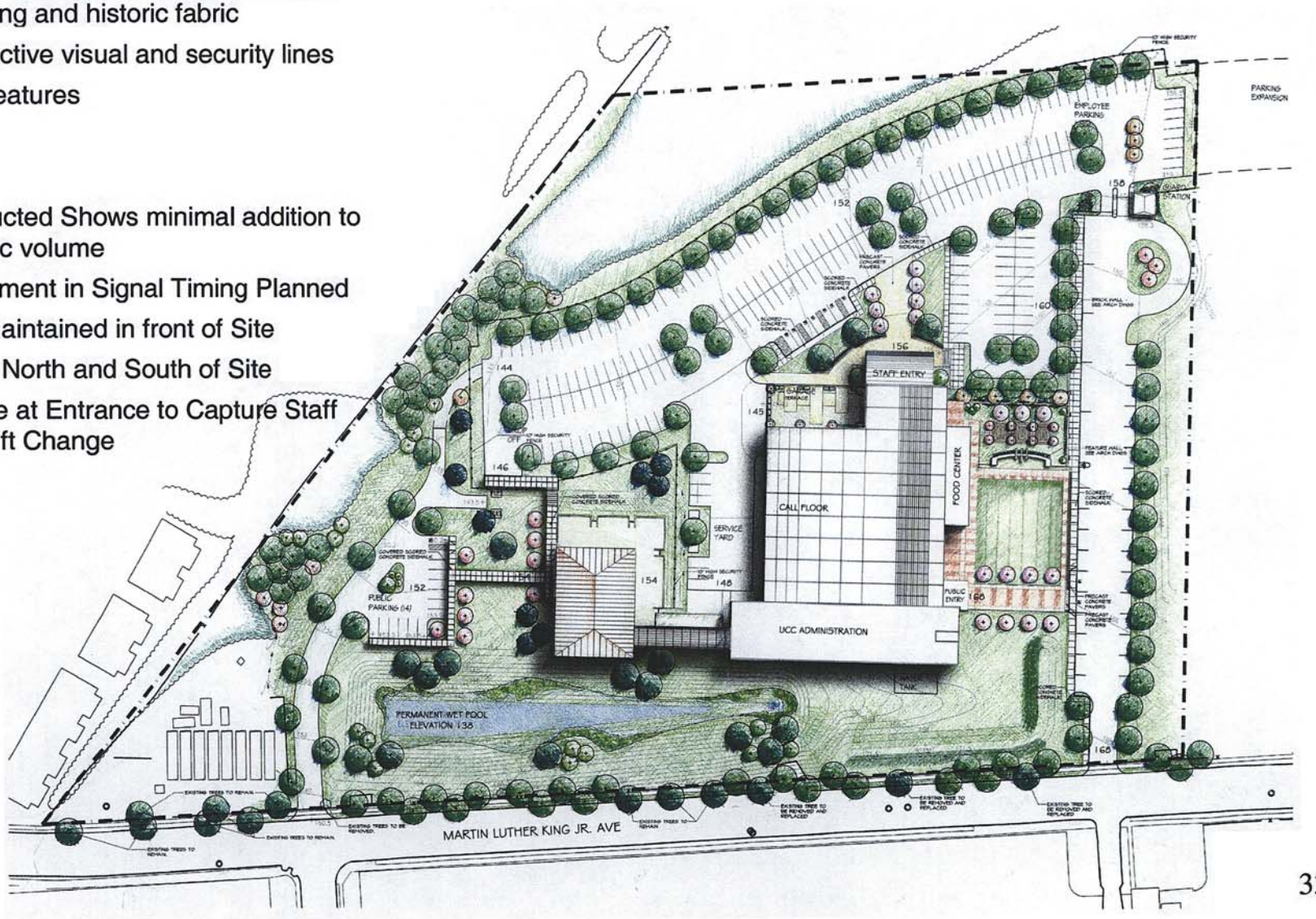
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DISTRICT OF COLUMBIA

Landscape

- Plantings coordinate with existing campus, campus setting and historic fabric
- Provide attractive visual and security lines
- Hardscape features

Traffic

- Study Conducted Shows minimal addition to existing traffic volume
- Minor Adjustment in Signal Timing Planned
- Bus Stops Maintained in front of Site
- Metro Stops North and South of Site
- Queuing Line at Entrance to Capture Staff Traffic at Shift Change



BUILDING SITE PLAN

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

Building Components

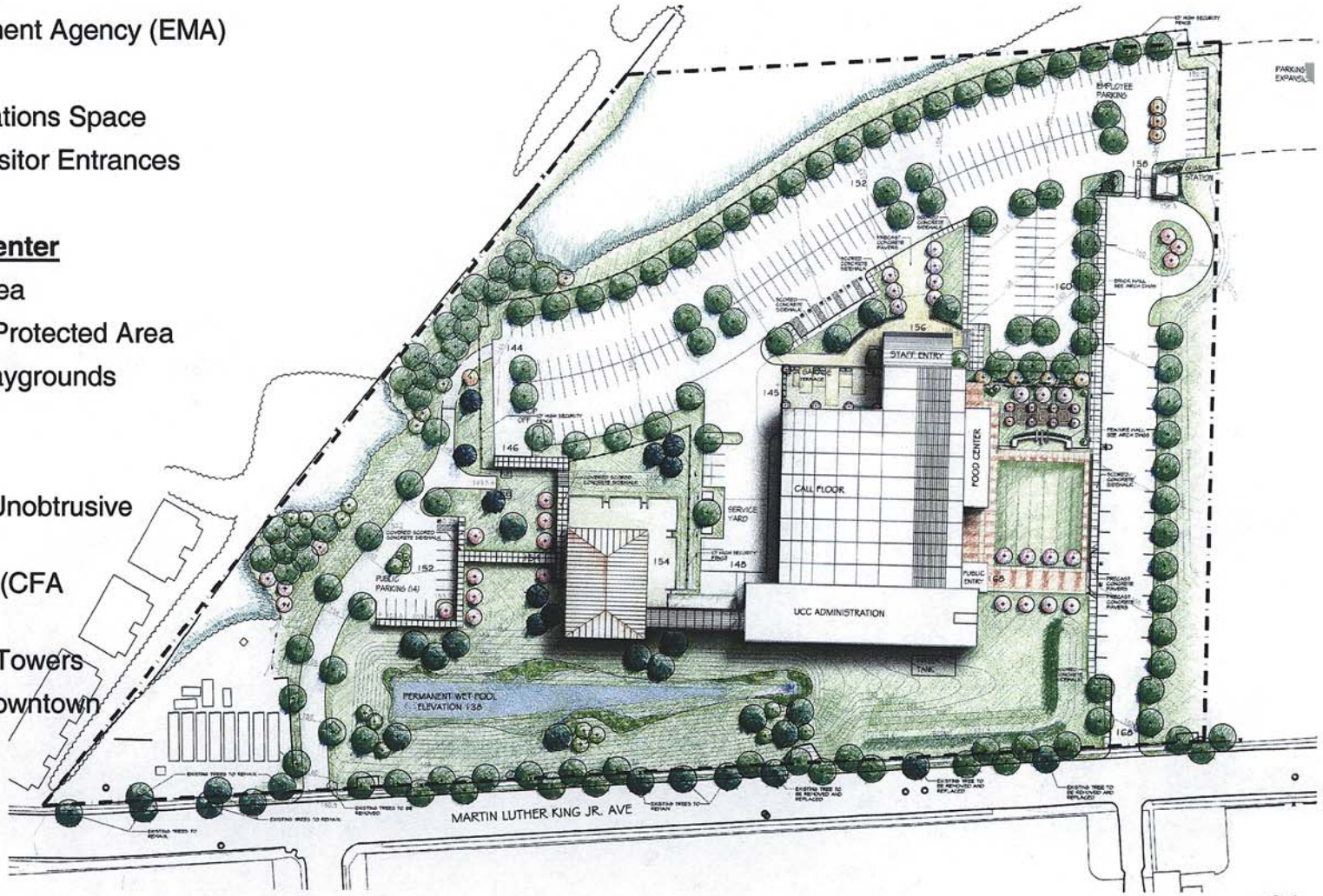
- Call Center (911/311, 727-1000, DDOT)
- Administrative Wing
- Emergency Management Agency (EMA)
- Support Facilities
- MEP and Communications Space
- Separate Staff and Visitor Entrances

Child Development Center

- Separate Drop Off Area
- Staff Drop off Within Protected Area
- Outside Protected Playgrounds

Antennas

- Building Mounted at Unobtrusive Locations
- Architectural Feature (CFA Recommendation)
- No Ground Mounted Towers
- Similar to FBI Bldg Downtown



PROJECT RENDERING

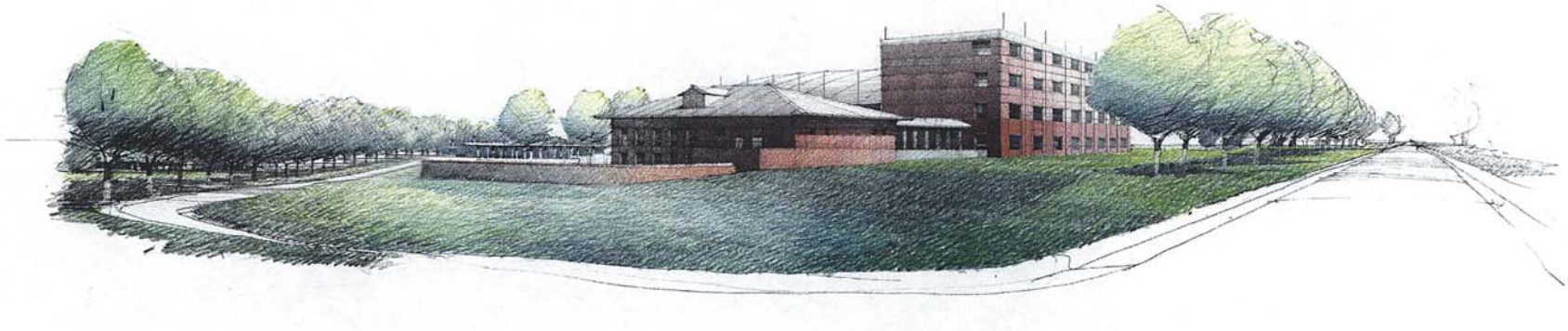
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PROJECT RENDERINGS

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BUILDING ELEVATION - SOUTH

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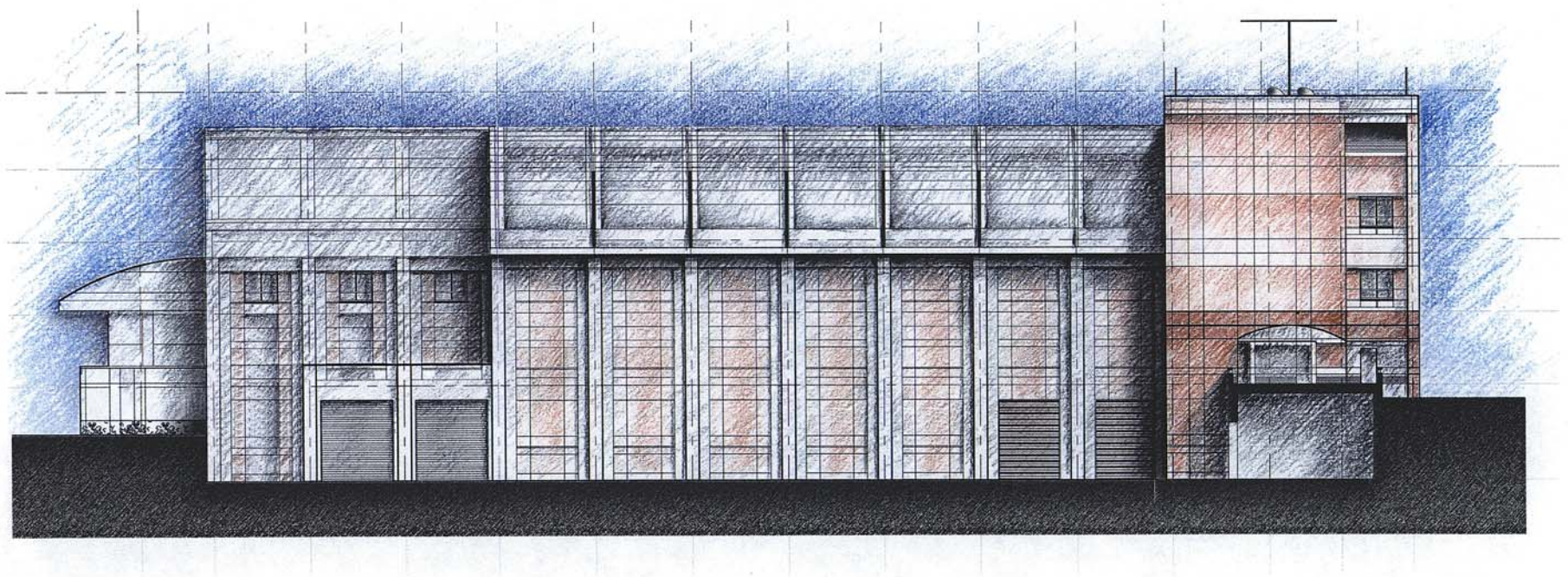
BUILDING ELEVATION - WEST

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BUILDING ELEVATION - NORTH

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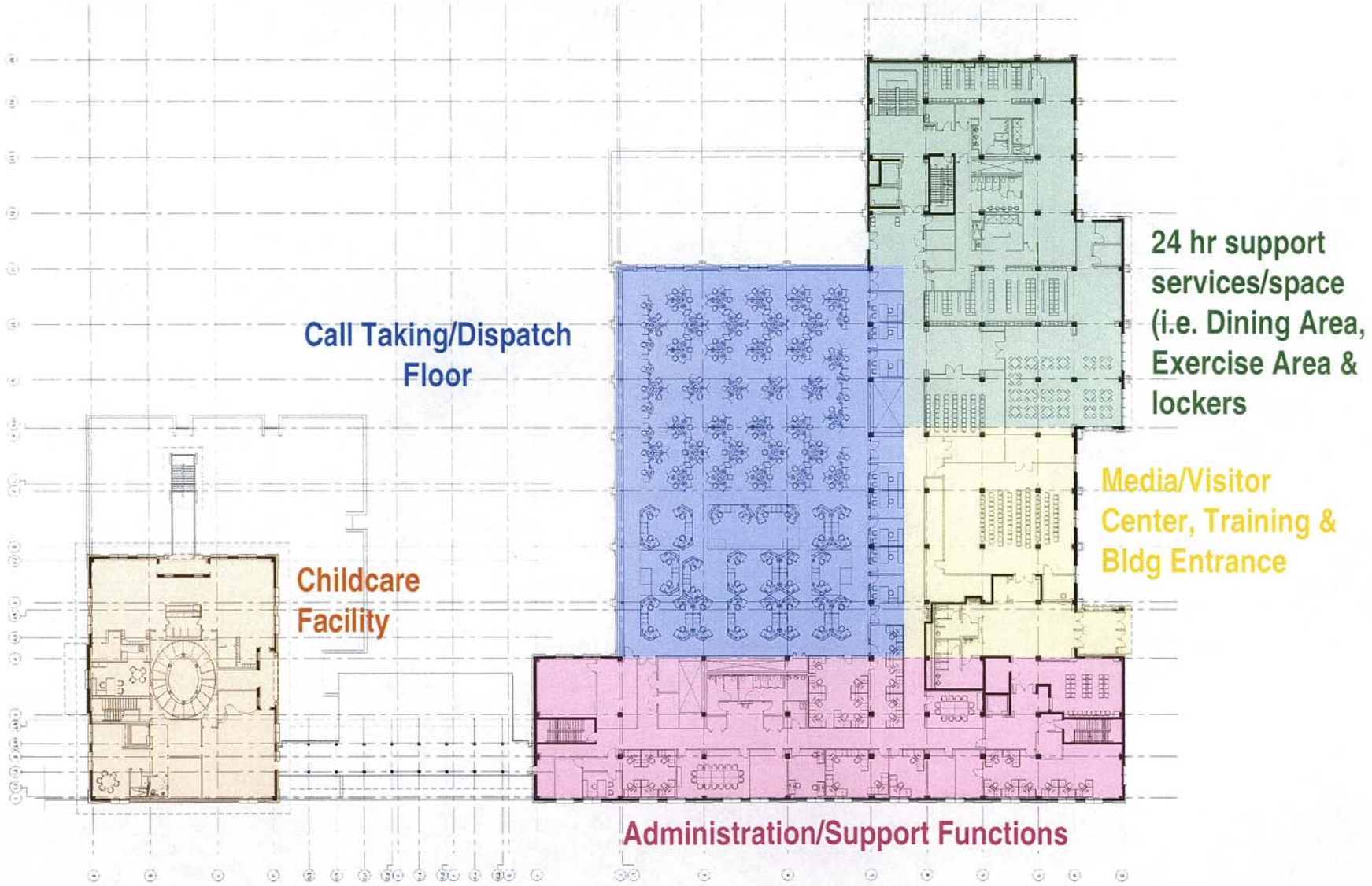
BUILDING ELEVATION - EAST

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FIRST FLOOR PLAN

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VIEWS FROM SUITLAND PARKWAY

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DISTRICT OF COLUMBIA



VIEWS FROM SUITLAND PARKWAY

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AGENDA

UNIFIED COMMUNICATIONS CENTER
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HISTORIC CONTEXT

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

Mark Edwards, Architectural Historian (URS Griner)

- **Federal Historic Preservation Review Act, Section 106 Process**
  - Summary Description of the requirements and the process
  - Overview of meetings and consultations
  - Critical issues and resolution of same
- **Memorandum of Understanding: Historic Preservation Agreements**
  - Stabilize the horse barn and dry barn on campus
  - Recordation of all cottages
  - Raze two of the cottages
  - Relocate and stabilize two (2) of the cottages
  - OCTO has contributed $500,000 to OP campus planning effort

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LAND USE/PLANNING

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

Nate Gross, Zoning and Land Use Specialist (Arnold & Porter)

- **Public Safety and Public Service**
  - Improved police, fire, and emergency medical response
  - Improved non-emergency constituent services
  - Efficient service delivery resultant of integrated technology solutions
  - Carries out comprehensive plan policies regarding public facilities (Sec. 601) and surplus properties (Sec. 607)
- **Economic Development and Community Revitalization**
  - Vital component of the Mayor's Government Centers Program
  - LSDBE Contracting Opportunities
  - Apprenticeship Programs
  - Internship Programs
  - Aesthetically Pleasing Building
    - Design / Architecture consistent with campus environment
    - Clean up of abandoned / unused / unattractive area of campus

LAND USE/PLANNING

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

Nate Gross, Zoning and Land Use Specialist (Arnold & Porter)

- **Historic Preservation and the St. Elizabeth's Campus Plan**
  - Progressing through the Federal Section 106 process
  - Stabilization of Historic barn and stable
  - Recordation and relocation of 19th century cottages
  - $500k toward Campus Planning Effort
  - Consistent with neighboring building scale and architecture – 0.28 FAR
- **No adverse Community / Public Service Impacts**
  - Very low FAR
  - No traffic impact resultant of ingress or egress
  - Nearby intersections current Level of Service (C or B) will not change
  - Metro bus and rail accessible site
  - OCTO / OP joint design of building location and access driveway
    - Stacking, Security, Proximity to West Campus Entry

LAND USE/PLANNING

UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

Nate Gross, Zoning and Land Use Specialist (Arnold & Porter)

- **Environmental Benefits**
  - Fly ash containment
  - Independent environmental analysis
  - Approved EISF Process
  - Continued commitment to the community to resolve environmental concerns
- **Comprehensive Plan Consistency**
  - Major Themes
    - Stabilizing and improving District neighborhoods
    - Respecting and improving the physical character of the District
    - Preserving the historic character of the District
  - Land Use Element
    - Consistent with the prescribed use as set forth in the "Generalized Land Use Map"
    - Consistent with the "Local Government Facility" designation of the Comprehensive Plan