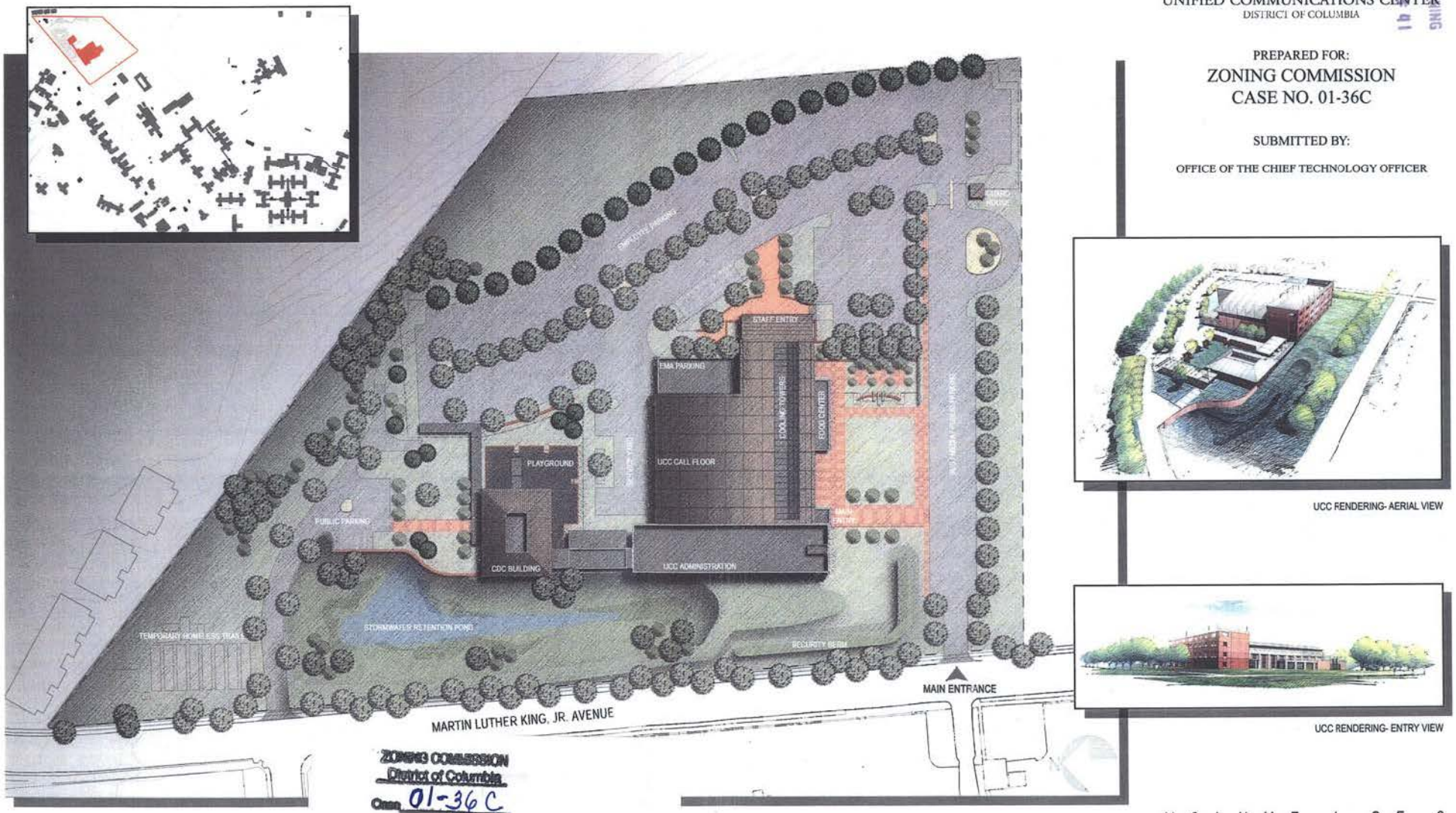
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UNIFIED COMMUNICATIONS CENTER
DISTRICT OF COLUMBIA

PREPARED FOR:
ZONING COMMISSION
CASE NO. 01-36C

SUBMITTED BY:

OFFICE OF THE CHIEF TECHNOLOGY OFFICER



UCC RENDERING- AERIAL VIEW

UCC RENDERING- ENTRY VIEW

ZONING COMMISSION
District of Columbia
Case 01-36C
Exhibit 42B

VOLUME 1 OF 2

JUNE 2002

ZONING COMMISSION
District of Columbia
CASE NO.01-36C
EXHIBIT NO.42B

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE CHIEF TECHNOLOGY OFFICER

May 9, 2002

Carol Mitten
Chairman, Zoning Commission
DC Office of Zoning
441 4th Street, NW, Suite 210 South
Washington, DC 20001

Dear Chairman Mitten:

The Office of the Chief Technology Officer (OCTO) is pleased to provide additional information and clarification to questions and concerns raised by the Zoning Commission at the UCC Project Public Hearing on April 18, 2002. We've addressed each matter raised by the Commission on the following pages, and have been comprehensive in submitting our responses to the PUD requirement information for which you've asked.

We have included a matrix that maps the issues and questions raised by the commission with the appropriate pages of the submittal.

Zoning Commission approval for the UCC project application at the June 10, 2002 regular meeting will allow this important public safety initiative to proceed immediately. The project itself will allow the Ward 8 community and the District of Columbia to realize the benefits of improved public safety and customer service delivery, as well as Ward 8 economic development and neighborhood revitalization.

Thank you for your comments and constructive observations.

Regards,

Suzanne J. Peck

441 4th Street, N.W., Suite 930 South, Washington, DC 20001 Tel: (202) 727-2277 Fax: (202) 727-6857 Email: octo@dc.gov

UCC PROJECT TEAM RESPONSE TO ZONING COMMISSION ISSUES/QUESTIONS MATRIX

	Subject	Action	Commissioner(s)	Page
1	Antenna layout/visibility	Provide antenna plan detailing layout and use of screens and other visual deterrents	May	38
2	Quantity of surface parking	Provide updated traffic study to reflect current staff count and text to describe shift overlap parking demand, modal split and use of alternate means of transportation	Parsons, Mitten	42-43
3	Inclusion of homeless trailers in PUD	Determine way to address parcel containing homeless trailers in PUD application/site	Parsons	41
4	Rendering	Update rendering to reflect current design (specifically childcare playgrounds, retention pond, berms, etc.)	May	3
5	CFA Approval	Furnish CFA approval letter	May	48
6	Relocation of garden	Identify alternate site for garden plot	All	40
7	Outreach effort	Furnish outreach log demonstrating community outreach effort and furnish additional support letters	May	44
8	Height of UCC	Provide drawings/text clarifying why building is functionally required to be current height and options evaluated	Parsons, May	16-25
9	Landscaping Schedule	Provide update landscaping plan/schedule, particularly the plan for landscaping along the parking lot (i.e. tree type, caliper, height, etc.) to address concern for camouflaging building view from Suitland Parkway	Parsons	31-34
10	Views from Suitland Parkway	Update photomontage to reflect current design/layout and Incorporate current landscape approach (i.e. coniferous trees)	Parsons	7,32
11	Grading	Provide current grading design documents to demonstrate security features and run-off	May	39
12	Childcare playground wall	Reduce height of playground wall	Parsons	30
13	Relationship of UCC architecture to existing campus architecture	Provide text/drawings/pictures depicting how UCC design incorporates campus historical building features	May	3-15
14	District – Community MOU	Provide draft copy of MOU	Hood, Hannaham	45
15	LSDBE MOU	Provide draft copy of LSDBE MOU	Hood	46
16	Mental Health operations	Furnish letter from Director of Department of Mental Health stating that UCC will not impact Mental Health operations	Mitten	47
17	Fly ash handling specs and procedures	Furnish draft specification/procedures for handling fly ash	Hood	49
18	Parking lighting	Submit details of exterior and parking lot lighting (i.e. height of pole, light type and lighting output)	Parsons	37
19	Barrel vaulted roof design	Provide text/drawings to describe barrel vault roof design, options evaluated, 2 story level call floor and rational for use	Parsons	26-29
20	Exterior fencing	Submit details of exterior fence type, location and tie-in to existing fence along MLK	May	35-36
21	Greenpeace Report	Try to obtain a copy of the alleged Greenpeace report	Mitten	49
22	Access to St. Elizabeths at Congress Heights Station	Determine status of WMATA providing access from Congress Heights Metro Station onto St. Elizabeths campus	Hannaham	Appendix G

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(VOLUME 1 OF 2)

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II. HEIGHT OF UCC BUILDING: LANDSCAPE DESIGN REVISIONS TO ENSURE PRISTINE VIEWS FROM SUITLAND PARKWAY
III. BARREL VAULTED ROOF DESIGN: PROGRAMMATIC AND FUNCTIONAL ILLUSTRATION
IV. PLAYGROUND ENCLOSURE WALL FOR CHILD DEVELOPMENT CENTER: HEIGHT CLARIFICATION
V. LANDSCAPE DESIGN AND SECURITY FEATURE UPDATES
VI. EXTERIOR FENCE: DESIGN AND REQUIREMENT ILLUSTRATION
VII. EXTERIOR LIGHTING SCHEME
VIII. ANTENNA AND EQUIPMENT INTEGRATION: SENSITIVE TO EXISTING ARCHITECTURAL CONTEXT
IX. UCC GRADING DESIGN: DESIGN ILLUSTRATION
X. FARM / AGRICULTURAL PROGRAM RELOCATION
XI. HOMELESS TRAILERS AS EXISTING USE IN PUD
XII. UPDATED TRAFFIC STUDY AND PARKING REQUIREMENTS
XIII. UCC TEAM COMMUNITY OUTREACH EFFORT
XIV. OCTO - COMMUNITY MOU
XV. LSDBE MOU
XVI. COORDINATION WITH MENTAL HEALTH OPERATIONS
XVII. COMMISSION OF FINE ARTS (CFA) PRELIMINARY APPROVAL
XVIII. FLYASH SPECIFICATION AND PROCEDURES

APPENDICES:

(VOLUME 2 OF 2)

A. UPDATED TRAFFIC STUDY AND PARKING REQUIREMENTS
B. UCC TEAM COMMUNITY OUTREACH EFFORT
C. OCTO - COMMUNITY MOU
D. LSDBE MOU
E. COMMISSION OF FINE ARTS (CFA) TRANSCRIPT
F. FLYASH HANDLING SPECIFICATION AND PROCEDURES
G. WMATA ACCESS TO EAST CAMPUS OF ST. ELIZABETHS (CONGRESS HEIGHTS METRO STATION)



MODEL VIEW

SECTION I
UCC DESIGN INTEGRATION

I. UCC DESIGN INTEGRATION: CONSISTENT WITH THE HISTORIC CONTEXT ON ST. ELIZABETHS CAMPUS

Design intent strategy: Integration of a communication and technology facility with the architectural historic context of St. Elizabeths campus.

Goals guiding the design:

1. To provide a strong easily read architectural statement
2. To bridge the gap between the existing site architecture and the contemporary expression of technology-based public service facility
3. To give life to a dramatic exterior shell, while remaining sensitive to the rich historic architectural context of the St. Elizabeths
4. To balance the above goals with the needs for flexible interior spaces, consistent with a state of the accommodate state of the art communications function



UCC RENDERING- AERIAL VIEW

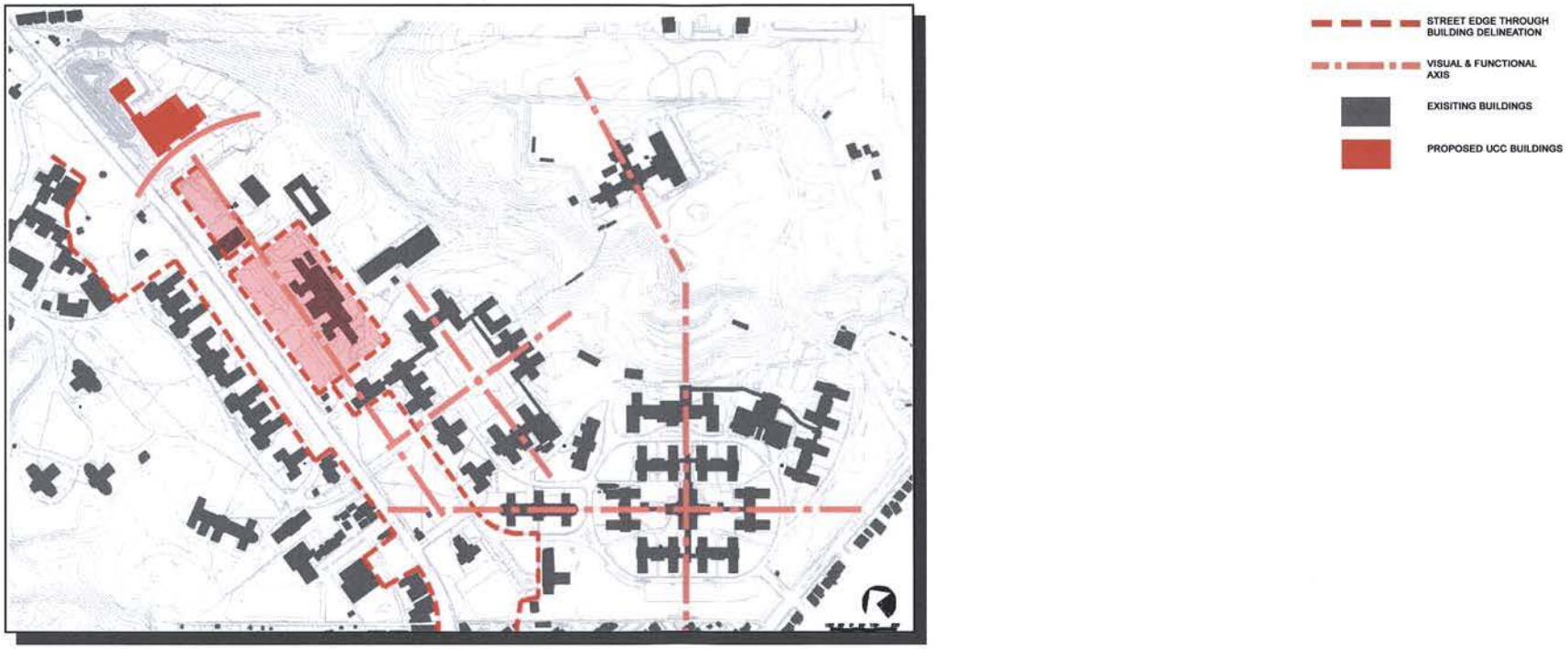
PLATE No. 1

Sensitive integration of aesthetics and scale modules from the existing St. Elizabeths campus is accomplished through use and interpretation of height, scale and architectural style of existing buildings as follows:

- Visual and functional importance of the UCC building for the East Campus of St. Elizabeths hospital
  Design approach:
  - Provide both foundation and visual / functional termination point for the east side of St. Elizabeths campus — SEE PLATE No. 2, p. 5
  - Matching the height and scale of existing building structures along M.L.King, Jr. Ave. — SEE PLATE No. 3, p. 6
  - Provide an integral element along M. L. King, Jr. Ave and Suitland Parkway – a three story administrative bar building with decorative parapet establishes street presence similar in scale and proportion to the existing structures; Transition in building height allows the UCC building to blend with the predominantly landscaped views from Suitland Parkway — SEE PLATE No. 4,5,6, p. 7
- Spatial modules on St. Elizabeths campus - existing formal courtyard spaces, pavilion type buildings:
  Design approach:
  - Design of a UCC campus within the St. Elizabeths campus: integrate a courtyard into the UCC site layout — SEE PLATE No. 7, p. 8
  - Shield the two story call floor from the major views from M. L.King, Jr. Ave. for security reasons. Balance this with careful camouflaging using coniferous trees, blending with the landscaped views from Suitland Parkway — SEE PLATE No. 5,6, p. 7
  - Design the Child Development Center as a pavilion on the UCC campus — SEE PLATE No. 8, p. 8
- Architectural vocabulary: scale and proportional parameters:
  Design approach:
  - column capitals and base rendition — SEE PLATE No. 9, p. 9
  - punched window openings: incorporation in the administrative portion of UCC complex — SEE PLATE No. 10, p. 10
  - tall order and pilaster expression: two story module of existing buildings incorporation in UCC building design — SEE PLATE No. 13, p. 13
  - window sills, cornices, key stone elements — SEE PLATE No. 10, p. 10
  - rustication and corner quoins — SEE PLATE No. 12, p. 12
  - brick decorative trim details — SEE PLATE No. 11, p. 11
  - balustrades rendition

VISUAL AND FUNCTIONAL IMPORTANCE OF THE UCC BUILDING ON THE ST. ELIZABETHS EAST CAMPUS

UCC BUILDING: FOUNDATION AND VISUAL/ FUNCTIONAL TERMINATION POINT FOR THE EAST CAMPUS OF ST. ELIZABETHS HOSPITAL



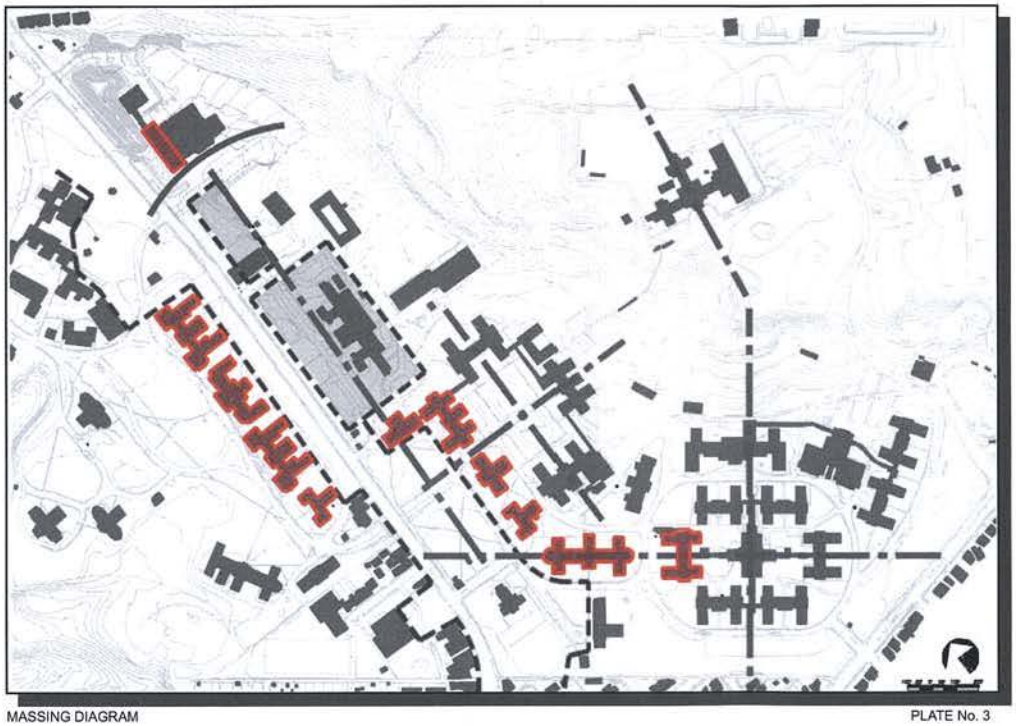
SEQUENCE DIAGRAM PLATE No. 2

DESIGN RELEVANT ELEMENTS:

The UCC building is not designed as a stand alone structure. It is the element completing the sequence of structures on the East side of St. Elizabeth's campus, where existing urban patterns and future sites for development are taken into account.

VISUAL AND FUNCTIONAL IMPORTANCE OF THE UCC BUILDING ON THE ST. ELIZABETHS EAST CAMPUS

UCC BUILDING: MATCHES THE HEIGHT AND SCALE OF EXISTING BUILDING STRUCTURES ALONG M. L. KING, JR. AVE.



MASSING DIAGRAM PLATE No. 3

DESIGN RELEVANT ELEMENTS:

The module used in the existing buildings along M. L. King Jr., Ave. establish consistent street scale. Three story brick cladded bar shaped structures with pitched clay tile roofs create ornate yet fairly uniform street presence. The introduction of the UCC three story structure with a decorative parapet parallel to M. L. King Jr., Ave. will complement the established building modules and orientation. On one hand, the brick bar structure with punched windows will bring stylistic architectural continuity; on the other – it will transition the scale by shielding the massive volume of the call floor from M. L. King Jr., Ave.

UCC TEAM RESPONSE AND/OR CLARIFICATION: The UCC building is designed to be an integral component of the historic St. Elizabeths campus yet sensitive to views from Suitland parkway. See overview of design considerations on graphic plates below. (continued)

VISUAL AND FUNCTIONAL IMPORTANCE OF THE UCC BUILDING ON THE ST. ELIZABETHS EAST CAMPUS

UCC BUILDING: INTEGRATED WITH EXISTING PERSPECTIVES ELEMENT ALONG M.L. KING JR., AVE. AND SUITLAND PARKWAY



VIEW FROM SUITLAND PARKWAY- NORTBOUND PLATE No. 5

DESIGN MODIFICATION:

Trees along the east boundary of the UCC building parking lot have been changed from deciduous to coniferous type to preserve pristine park-like views along Suitland parkway as one of the gateways to the National Capitol. For additional details refer to Section V: Landscape design.

UCC MODEL VIEW FROM M.L. KING JR., AVE. PLATE No. 4



VIEW FROM SUITLAND PARKWAY- SOUTHBOUND PLATE No. 6

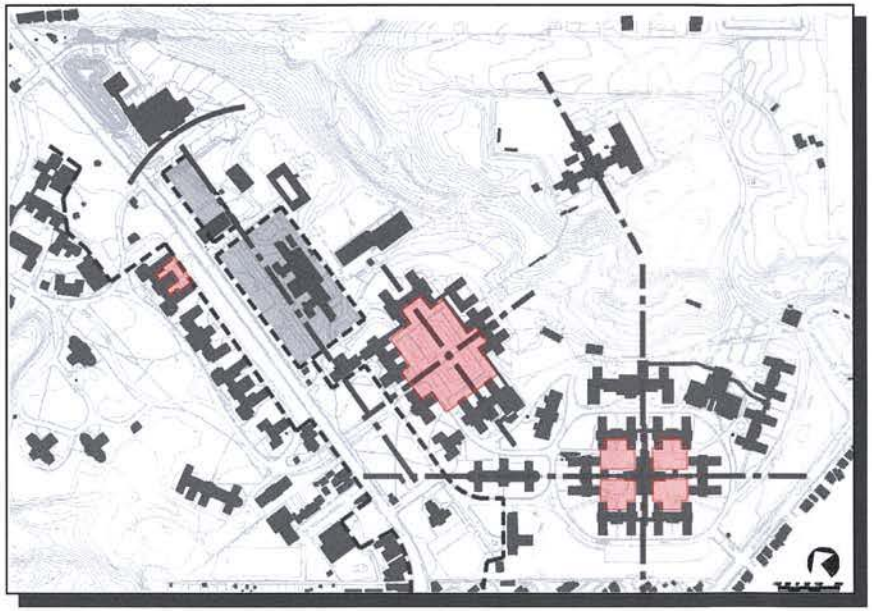


DESIGN RELEVANT ELEMENTS:

While existing buildings along M. L. King Jr., Ave. establish consistent street scale and module, the views from Suitland parkway towards the UCC building remain park-like. The design team was sensitive to the need to integrate the UCC facility into the tree-lined streetscape of this major gateway to the National Capitol. The transition in height for the pertinent portion of the UCC building near Suitland Parkway allows for the overall structure to blend with the predominantly landscaped views as seen on plates No. 5,6. Thus highest element of the UCC building massing located along M. L. King, Jr. Ave. will not be visible from Suitland Parkway – a scheme working both with aesthetic and security requirements.

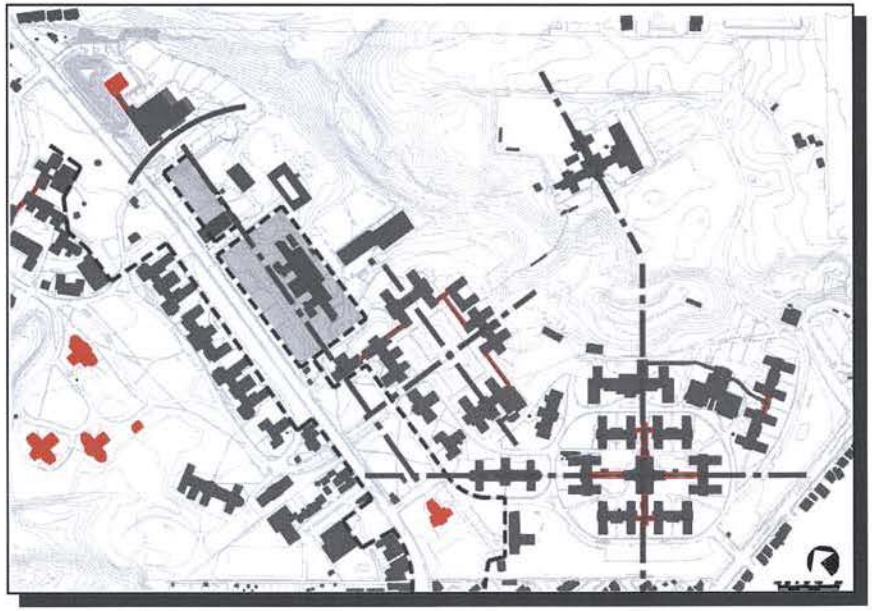
SCALE AND SPATIAL SEQUENCE ON ST. ELIZABETHS CAMPUS
COURTYARDS AND PAVILLION TYPE BUILDINGS ON ST. ELIZABETHS CAMPUS

Formal Courtyard Spaces



COURTYARDS DIAGRAM PLATE No. 7

Free Standing Pavilion Type Building on Campus



PAVILIONS DIAGRAM PLATE No. 8

DESIGN RELEVANT ELEMENTS:

Existing formalized courtyard spaces provide the vital urban contextual modules for St. Elizabeths campus. The UCC courtyard spaces are designed to compliment the UCC massing by giving prominence to the south building elevation.

Free standing building structures express the present theme on St. Elizabeths campus. The UCC complex therefore includes a free-standing Child Development Center; which also supports security design requirements.



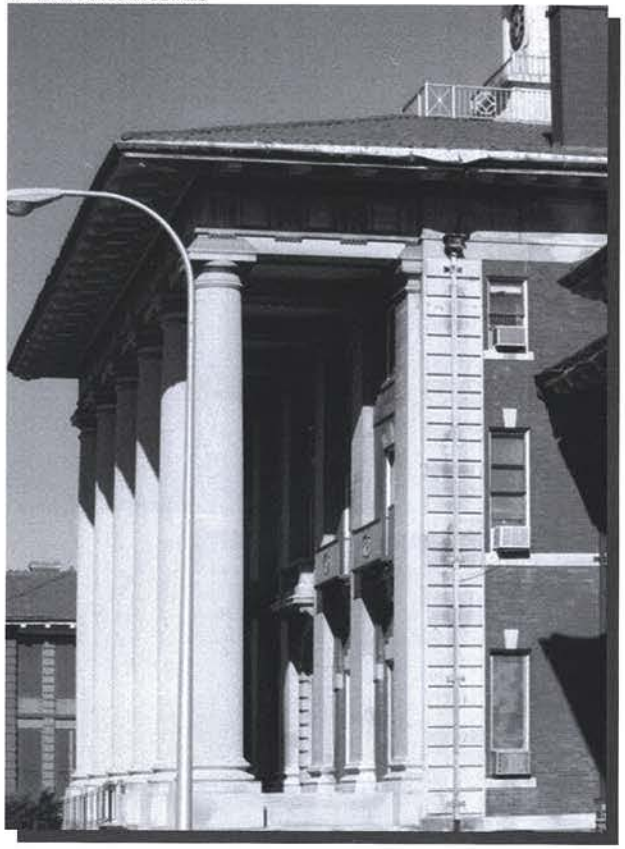
UCC TEAM RESPONSE AND/OR CLARIFICATION: The architectural vocabulary developed for the UCC building closely emulates the vital historic prototypes from St. Elizabeths campus. See overview of design considerations on graphic plates below.

ARCHITECTURAL VOCABULARY FOR UCC BUILDING

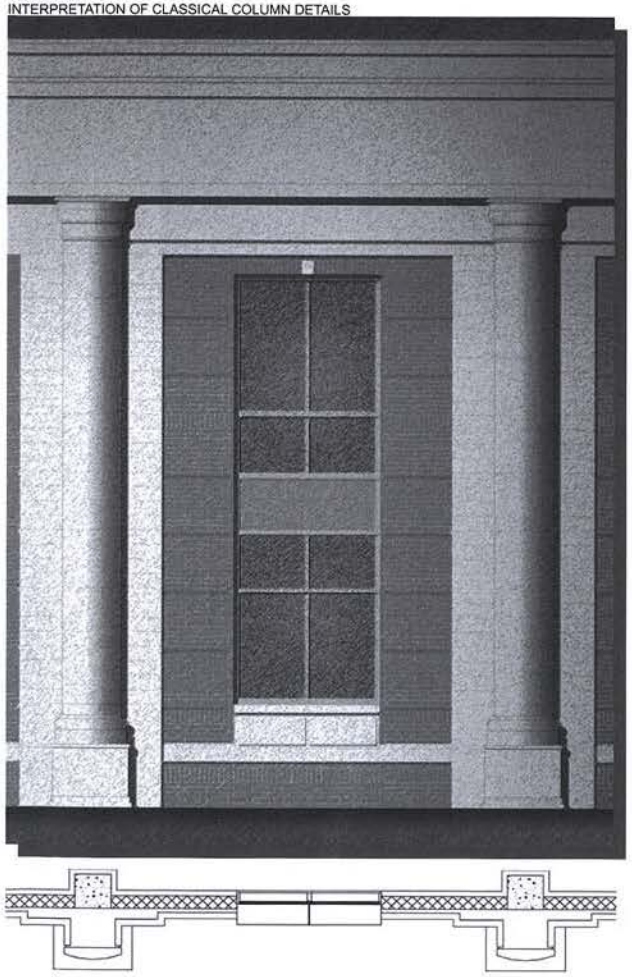
SCALE AND PROPORTIONAL PARAMETERS

PLATE No. 9-
RENDERED ELEVATION, PLAN, AND SECTION DETAILS

EXISTING BUILDING
CLASSICAL COLUMN DETAILS



UCC BUILDING
INTERPRETATION OF CLASSICAL COLUMN DETAILS





DESIGN RELEVANT ELEMENTS:

The UCC seeks to interpret and emulate but not imitate or copy the existing architectural elements.

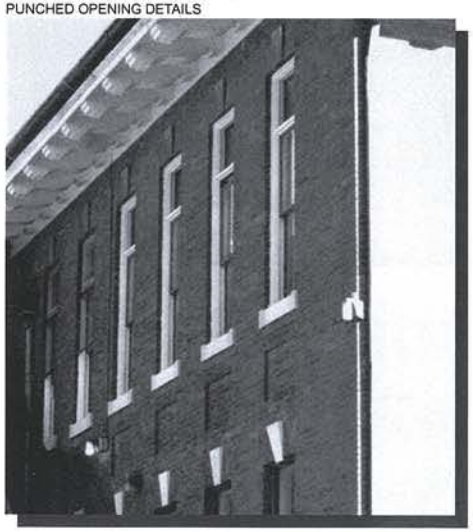
UCC TEAM RESPONSE AND/OR CLARIFICATION: The architectural vocabulary developed for the UCC building closely emulates the vital historic prototypes from St. Elizabeths campus. (continued)
See overview of design considerations on graphic plates below.

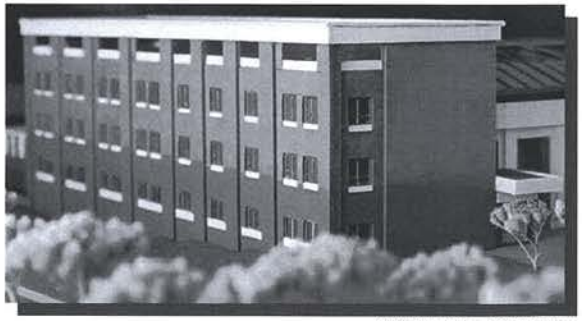
PLATE No. 10- DESIGN APPROACH
RENDERED ELEVATION, PLAN, AND SECTION DETAIL

ARCHITECTURAL VOCABULARY FOR UCC BUILDING

SCALE AND PROPORTIONAL PARAMETERS

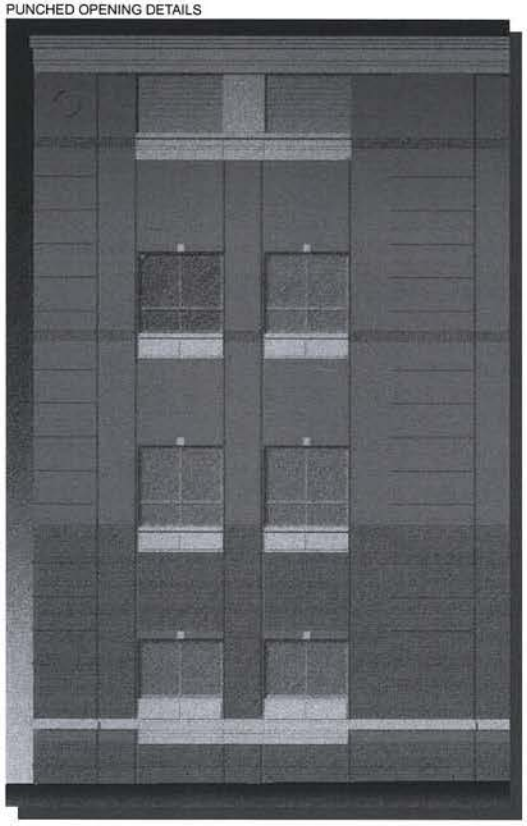
EXISTING BUILDING
PUNCHED OPENING DETAILS





UCC BUILDING - MODEL VIEW

UCC BUILDING
PUNCHED OPENING DETAILS







DESIGN RELEVANT ELEMENTS:

The UCC seeks to interpret and emulate but not imitate or copy the existing architectural elements.

ARCHITECTURAL VOCABULARY FOR UCC BUILDING

SCALE AND PROPORTIONAL PARAMETERS

PLATE No. 11- DESIGN APPROACH
RENDERED ELEVATION AND PLAN DETAILS

EXISTING BUILDINGS
BRICK DECORATIVE TRIM DETAILS

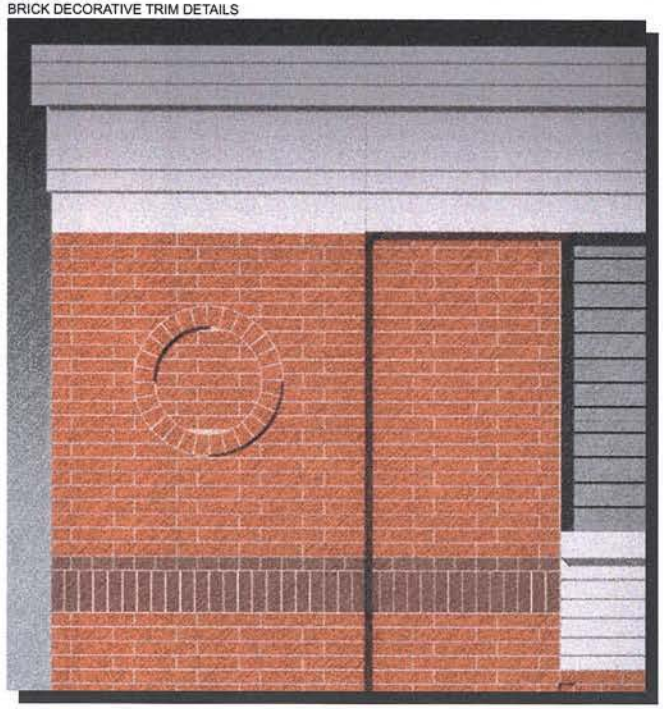


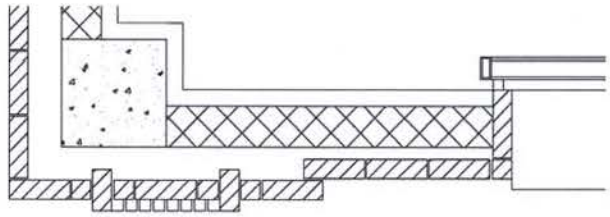






UCC BUILDING
BRICK DECORATIVE TRIM DETAILS





DESIGN RELEVANT ELEMENTS:

Existing buildings provide intricate architectural palette of decorative elements. Color contrast and shadow line decorations are an integral part of the St. Elizabeth's campus. The UCC seeks to interpret and emulate but not imitate or copy the existing architectural elements.

ARCHITECTURAL VOCABULARY FOR UCC BUILDING

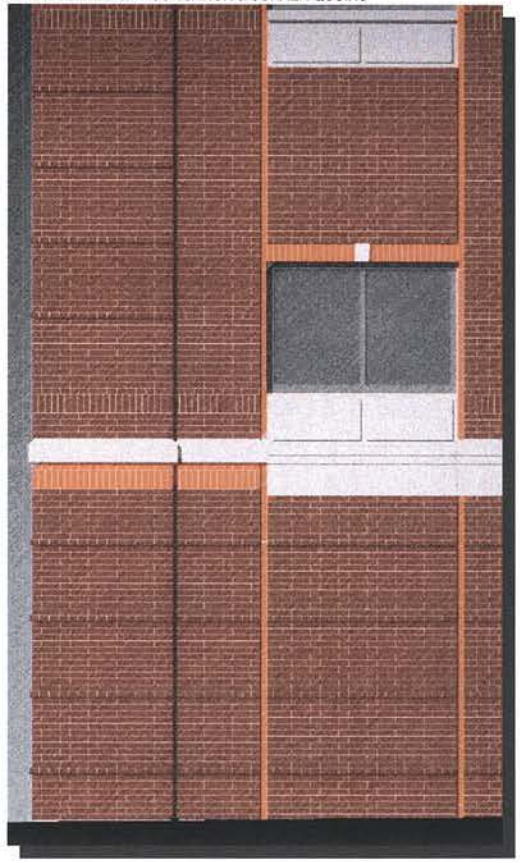
SCALE AND PROPORTIONAL PARAMETERS

PLATE No. 12-
RENDERED ELEVATION

EXISTING BUILDINGS
BRICK DETAILS OF RUSTICATION & CORNER QUOINS



UCC BUILDING
BRICK DETAILS OF RUSTICATION & CORNER QUOINS



DESIGN RELEVANT ELEMENTS:

The UCC seeks to interpret and emulate but not imitate or copy the existing architectural elements.

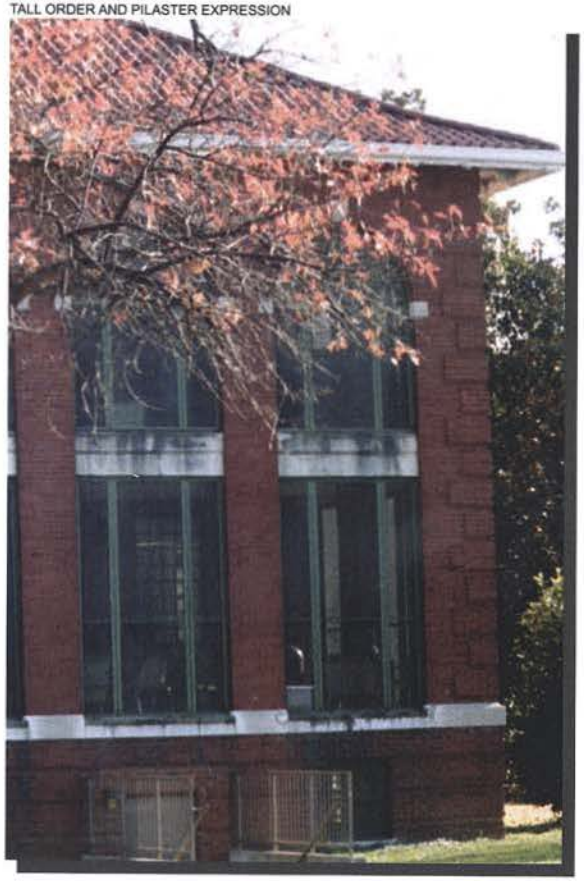
UCC TEAM RESPONSE AND/OR CLARIFICATION: The architectural vocabulary developed for the UCC building closely emulates the vital historic prototypes from St. Elizabeths campus. (continued)
See overview of design considerations on graphic plates below.

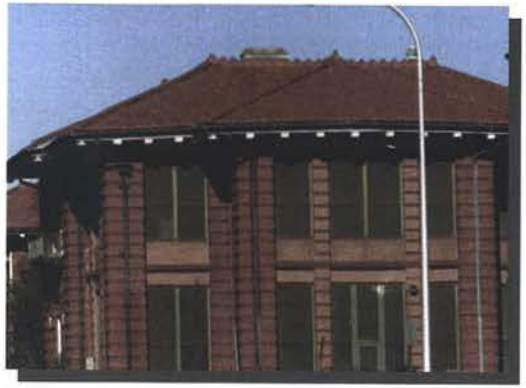
ARCHITECTURAL VOCABULARY FOR UCC BUILDING

SCALE AND PROPORTIONAL PARAMETERS

PLATE No. 13-
RENDERED ELEVATION AND PLAN DETAIL

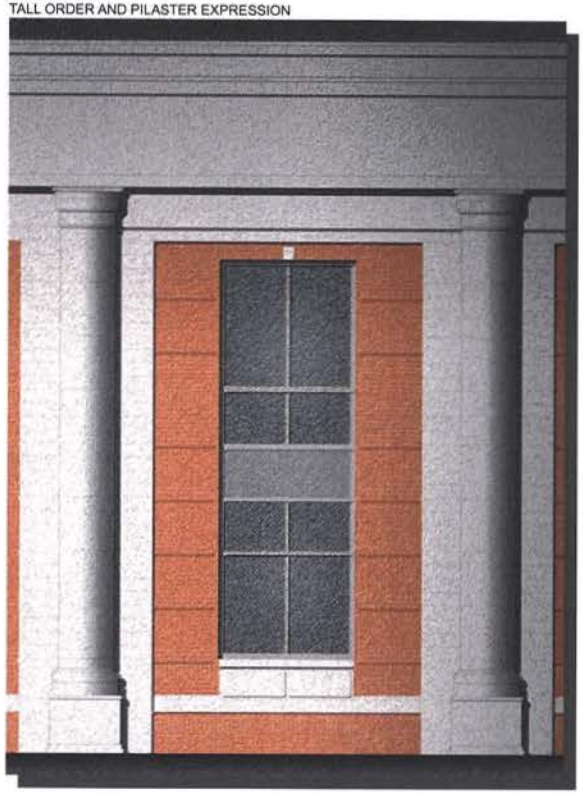
EXISTING BUILDINGS
TALL ORDER AND PILASTER EXPRESSION

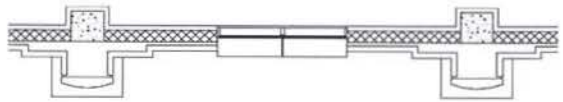






UCC BUILDING
TALL ORDER AND PILASTER EXPRESSION





DESIGN RELEVANT ELEMENTS:

The UCC seeks to interpret and emulate but not imitate or copy the existing architectural elements.

All materials selected for the UCC building relate both to existing historic structures and future development opportunities:

- The proliferation of red brick for the three story administrative bar structure provides continuity along Martin Luther King Jr., Ave.



MODEL VIEW- RED BRICK ADMIN BAR PLATE NO. 14



MODEL VIEW- RED BRICK ADMIN BAR PLATE NO. 15

- Transition from brick masonry with contrasting cast stone horizontal banding to cast stone pilasters and cornice with brick inlay reflects contextual established architectural vocabulary

- Transition from brick to brick & cast stone provides a strong standard for potential future development on the St. Elizabeths East Campus site.



MODEL VIEW- TRANSITION TO CAST STONE PLATE NO. 16

All materials selected for the UCC building relate both to existing historic structures and future development opportunities: (continued)

- The UCC uses two different brick colors. These colors relate to the vernacular barn structures and other formalized structures on St. Elizabeths campus. In general, two shades of red brick are used on St. Elizabeths campus. The immediately adjacent barn structure employs both colors, where the darker shade establishing the building base. Similar rendition of base delineation through color of contextual material is incorporated in the UCC building design.



MODEL VIEW- TWO BRICK COLORS PLATE NO. 17



BARN VIEW- DARK BASE BRICK PLATE NO. 18

- The UCC uses a standing seam metal roof system. This delineates a more contemporary rendition of the existing clay tile roofs on the existing structures on St. Elizabeth's campus.



MODEL VIEW- STANDING SEAM METAL ROOF PLATE NO. 19



MODEL VIEW- STANDING SEAM METAL ROOF PLATE NO. 20

SECTION II
HEIGHT OF UCC BUILDING

II. HEIGHT OF UCC BUILDING:

BUILDING MASSING

Result of complex integration of aesthetic considerations derived by the existing urban context on St. Elizabeth's campus, program driven functional and spatial adjacencies, as well as GSA security guidelines .

1. Design objectives:

   Massing allowing for:

   - Structure that respects and relates to historic resources SEE PLATE 9,10,11,12,13, p. 9-13
   - Structure that is similar to both the scale and the height of the existing buildings along M. L. King, Jr. Ave SEE PLATE 2, p. 5
   - Aesthetically acceptable views from Suitland parkway
   - Transition from existing architectural context to potential new development on adjacent sites
   - Structure that addresses views towards the National Capitol with powerful architectural presence
   - Clear site lines for antenna equipment
   - Building exterior shell consistent with the existing St. Elizabeths architecture yet flexible interior housing the state of the art communications center

2. Parameters driving UCC Building Massing

   - Scale, height of existing structures on St. Elizabeth's Campus
   - Existing topography and fly-ash deposit SEE PLATE 21, p. 49
   - Call floor programmatic requirements
   - Vehicular and pedestrian approach
   - Solar orientation, drainage patterns
   - Use of materials SEE PLATES 14-20, p. 14,15

UCC TEAM RESPONSE AND/OR CLARIFICATION: The height, scale and location of all major UCC building components match existing structures along M. L. King, Jr. Ave. while the views from Suitland Parkway towards the UCC building remain park-like. The height selected for the proposed building is essential to the successful functioning of the project and is consistent with the purpose and evaluation standards of the planned unit development regulations.

(continued from previous page).

2. Parameters driving UCC Building Massing (continued):

- Programmatic variety of spaces:
  - Call floor: 120' long by 90' wide unobstructed by columns two story space accommodating 115 emergency and non-emergency call takers as well as 41 dispatcher positions and 15% internal expansion space. SEE PLATE 31, p. 23
  - Future call floor expansion space: Designed to encompass two additional 20' wide bays in the future; Until then, the expansion area is intended to function as usable and aesthetically contributing space. Therefore a building terrace enhanced by landscaping features, adjacent to the main call floor will provide required stress mediation space before the expansion and later can be converted into interior call floor space.
  - Emergency Operation Center (EOC): Operational critical space flanked by break-out rooms, radio equipment support and Emergency Management Agency (EMA) space. Programmatically needs to be located in close proximity to the DC Mayor's suite. Due to strict security requirements it is protected on all four sides and located to allow views to the projection screen wall at the north interior wall of the call floor. During hours of emergency operation the EOC will be completely functionally separated from the rest of the facility. SEE PLATE 31, p. 23
  - Training areas
  - System network spaces: with particular requirements for adjacency to main call floor and network support spaces
  - Mechanical, electrical, telecommunications support spaces: required to provide 100% redundancy necessary to protect the mission of the UCC project, given the critical nature of its operation
  - Cooling towers: roof mounted per equipment operational requirements; refer p. 22 for details SEE PLATE 29, p.22
  - Storage: supply and vehicle garage space for EMA
  - Visitor / media center
  - Emergency Generator space
  - Office space
  - Child Development Center SEE PLATE 34, p.25
- Security setback lines - 100' from main roads, 20' from a road within the secured perimeter of the employee parking SEE PLATE 46, p. 35
- Security fence, enclosures and passive landscape barriers
- Building systems integration relative to required vertical functional adjacencies SEE PLATE 22, 23, p.19

UCC TEAM RESPONSE AND/OR CLARIFICATION: The height, scale and location of all major UCC building components match existing structures along M.. L. King, Jr. Ave. while the views from Suitland Parkway towards the UCC building remain park-like. The height selected for the proposed building is essential to the successful functioning of the project and is consistent with the purpose and evaluation standards of the planned unit development regulations.

(continued from previous page).



FLY-ASH LOCATION

PLATE NO. 21

Design relevant elements:

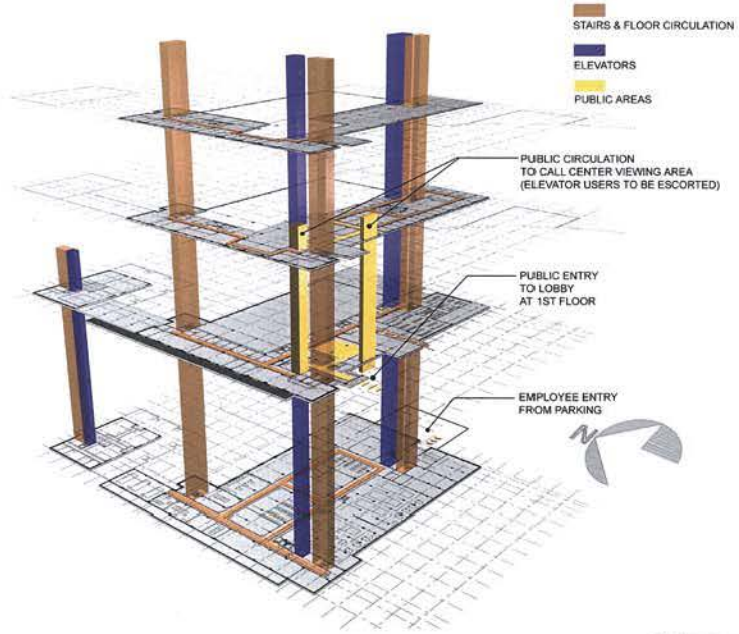
The placement of the tallest building mass parallel to M.L.King, Jr. Ave.. allows for transition to lower height towards Suitland Parkway. As the grading drops towards the parkway so does the building massing. The advantages of this proposed solution satisfy both contextual, aesthetic, functional and security requirements. Additionally it places the UCC structure outside the fly-ash area.

UCC TEAM RESPONSE AND/OR CLARIFICATION: The height, scale and location of all major UCC building components match existing structures along M. L. King, Jr. Ave. while the views from Suitland Parkway towards the UCC building remain park-like. The height selected for the proposed building is essential to the successful functioning of the project and is consistent with the purpose and evaluation standards of the planned unit development regulations.
(continued from previous page).



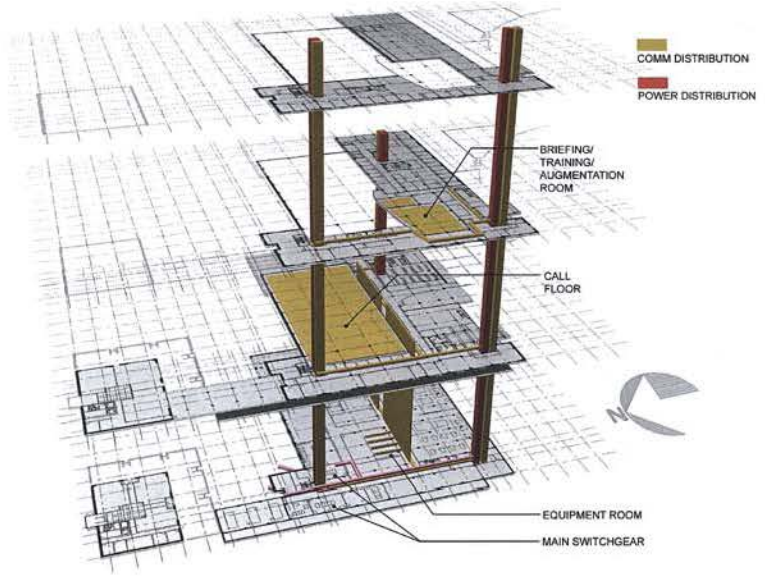
Design relevant elements:

The UCC building shell is minimized around the essential programmatic function of the facility. All floors are interconnected functionally and programmatically. Therefore extensive studies were developed for the UCC building in order to determine the most programmatically efficient vertical stacking of the major functional components. The final selected scheme as seen on plates 22 and 23 below represents the most efficient option in terms of overall height of the facility.



VERTICAL ADJACENCY - CIRCULATION DIAGRAM

PLATE NO. 22



VERTICAL ADJACENCY - BUILDING SYSTEMS DIAGRAM

PLATE NO. 23

UCC TEAM RESPONSE AND/OR CLARIFICATION: The height, scale and location of the UCC building administrative element relate to existing structures along M. L. King, Jr. Ave. (continued from previous page).

3. Major massing elements of the UCC building:

Working with the program driven adjacencies and taking into consideration all of the previously identified parameters, the building massing takes shape as follows:

3.1 UCC Administrative Building Element:

The main UCC administrative building functions are consolidated in a three dimensional massing most appropriate for the specifics of a typical office space. As a result, structure similar in height, scale, and exterior materials to existing structures along M.L.King, Jr. Ave. will accommodate the office program component. While following typical plan dimensional parameters, the UCC office component has specific building systems space requirements. Given the critical nature of this facility, the redundant mechanical, electrical and telecommunication requirements dictate zone allocation and minimum height within the plenum space:

- structure able to withstand blast load of 4 psi, therefore requiring increased depth of structure
- mechanical zone: ductwork, diffusers, VAV boxes, etc. unobstructed by electrical, telecommunication and audio-visual cable trays; this type of separation for all systems zones is not required for regular office buildings
- electrical cable tray: increased quantity and therefore depth due to redundancy requirements
- light fixture allocation
- plumbing lines
- telecommunication and audio-visual lines: increased quantity due to nature of facility

The resulting plenum space of 6'-4" including structure is the minimum required for the proper operation of the UCC facility. In fact, it is approximately 8"-10" less if compared to currently built communications centers.

Specific blast resistance requirements corresponding to GSA level D security guidelines dictate punched window frame and wall construction characteristics. The UCC design adheres strictly to these prescribed characteristics without compromising the existing historic architecture. Stylistically coordinated with historic resources on St. Elizabeths campus, all punched windows of the UCC administrative structure while similar in height are:

- set in the masonry wall and therefore delineated by distinctive shadow line;
- designed with thin frame profile to match existing prototypes.

A decorative parapet with contrasting cast stone cornice is designed to assure aesthetically pleasing visual screen for both mechanical and antennae equipment while still reflecting vital elements of the contextual architecture. Taking into consideration that the predominant exposure of this UCC administrative building element coincides with required exposure and satellite equipment sight lines, window elements are incorporated in the parapet structure. The feature provides design frame for future satellite equipment upgrades. Decorative screens will shield these openings from pedestrian views if satellite equipment is not installed behind the framed opening. Vertical solid components of the parapet wall are designed to conceal support brackets and allow for proper installation space for antenna equipment .

No MEP penthouse space is allocated on the administrative element which results in a reduction of approximately 19'-8" in building height. All roof top mechanical equipment is integrated with the roof structure of the lower building component (Refer p.22).

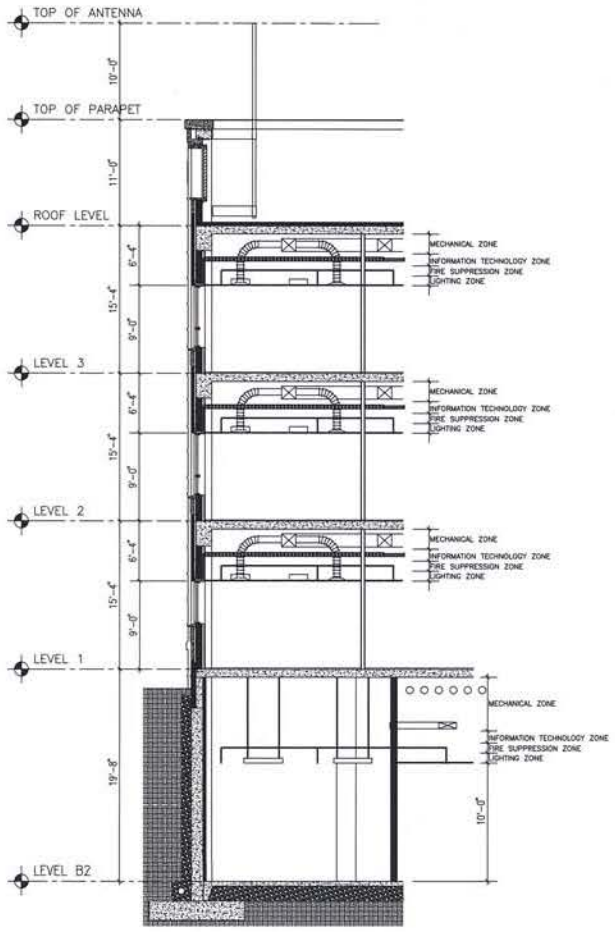


PLATE NO. 24

UCC TEAM RESPONSE AND/OR CLARIFICATION: The height, scale and location of all major UCC building components match existing structures along M. L. King, Jr. Ave. while the views from Suitland Parkway towards the UCC building remain park-like. The height selected for the proposed building is essential to the successful functioning of the project and is consistent with the purpose and evaluation standards of the planned unit development regulations.

Overview of main call floor building element.



PLATE NO. 25

3.2. UCC Main Call Floor Building Element:

The unified call-taker floor of the UCC building represents the core programmatic function of the facility. Its interior space requires flexible, structurally unobstructed space able to accommodate current and future needs for emergency, non-emergency and dispatcher positions.

- Program Requirements:

Programmatically the UCC call floor space requires immediate access to training areas, supervisor offices, conference rooms, equipment and storage supply areas. Additionally, the Emergency Operation Center (EOC) needs to be adjacent to the Emergency Communication Center (ECC), and have visibility to the call floor video wall. This programmatic prerequisite assures adequate security as well as operational integrity and flexibility.

Direct vertical access from the mechanical, electrical, audiovisual and network support spaces presents both the most efficient and reliable programmatic adjacency stacking scheme.

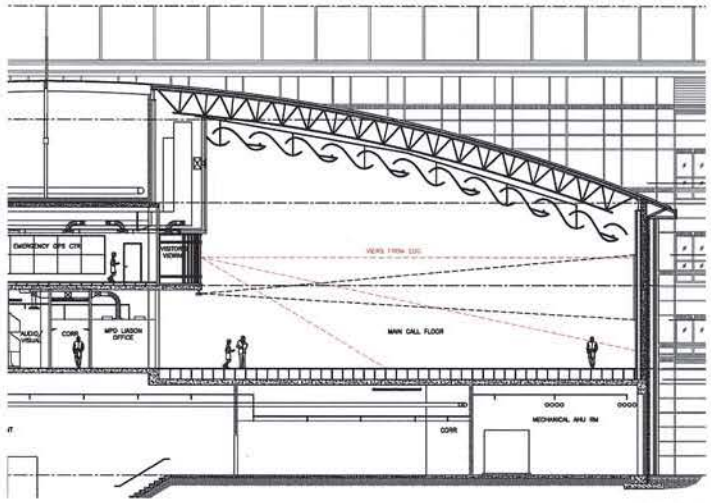
- Design Strategy:

  - Location of massing element:

The main two story call floor volume is shielded from both M.L. King, Jr. Ave. and the main drive to the UCC facility for security, aesthetic and programmatic reasons. (Refer to plates 25,26 this page.)This design decision allows for the lower height volume to face east. Key parameter driving this transition in height is also the nature of the potential views from Suitland Parkway toward the UCC facility. The UCC building massing strategy in accord with the landscape design philosophy for this project ensures pristine landscaped views from Suitland Parkway. (Refer to plates 5,6 p.7)

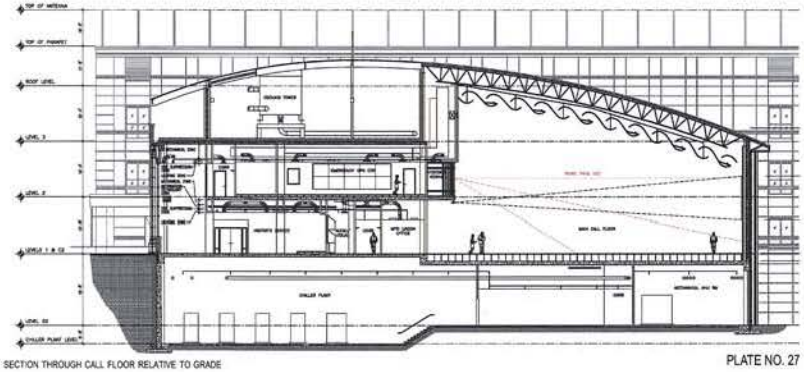
  - Working with the natural site topography:

The gradual slope in grading toward the northeast is taken as the basis of the project's grading design. Working with the existing topography allows the required mechanical, electrical, and computer network space to be placed directly beneath the UCC building call floor. Rather than raising the structure to accommodate this required support space, the lower level is integrated with the natural site topography. In other words, the lower level of the UCC building housing mechanical, electrical, plumbing (MEP) and network support space crucial for the operation of this facility is exposed as a building level only from the service yard. This service yard itself is not visible from M. L. King, Jr. Ave. or Suitland Parkway. Additionally, the excavation near the flyash area is minimized and only two levels delineated by contextual cast stone cornice are visible from M. L. King, Jr. Ave. and the drive leading to the employee parking. (Refer to plate 25 this page.)



SECTION THROUGH CALL FLOOR - ENLARGED VIEW

PLATE NO. 26



SECTION THROUGH CALL FLOOR RELATIVE TO GRADE

PLATE NO. 27

○ Aesthetic integration of mechanical equipment

The UCC facility is designed with required redundancy in all major mechanical systems, due to its critical emergency function and need to stay operational at all times. This is consistent with other disciplines such as electrical and information systems. Therefore three chillers are provided so if one machine fails, the remaining chillers can still meet 100% load. The redundancy and cooling load demand requirement has a direct impact on the capacity of the cooling towers - henceforth their height, width and required maintenance clearance space. Due to the nature of the operation of a typical cooling tower unit (exposed to free air), its location on a building roof top is almost imperative. Other options for location of the cooling towers were evaluated. If all UCC required cooling towers are to be located on ground level, a 20' tall security, vandal resistant enclosure 200' long by 60' wide would be required minimum 30'-40' away from all structures to avoid mold growth and unsightly discoloration of exterior materials. (Refer to plate 30, p.23). Any utility enclosure of this size would present an eye sore object in an architecturally significant site such as the St. Elizabeths campus. Further more, a ground level enclosure for such use would necessitate considerable piping, and secure ductwork which would provide additional visually undesirable compromises.

Rather than providing a simplistic, tall penthouse enclosure that will conceal the equipment but will lead to an unacceptable building appearance, the UCC design incorporates all essential mechanical equipment. This is how a functional challenge is converted into a design opportunity. A graceful barrel roof envelopes both programmatic spaces - main call floor and cooling towers / mechanical roof top equipment. (Refer plates 29,31 p.22,23). The use of this traditional form to cover the largest unobstructed building element as well as to camouflage the cooling towers proves two clear advantages in regard to the overall building height:

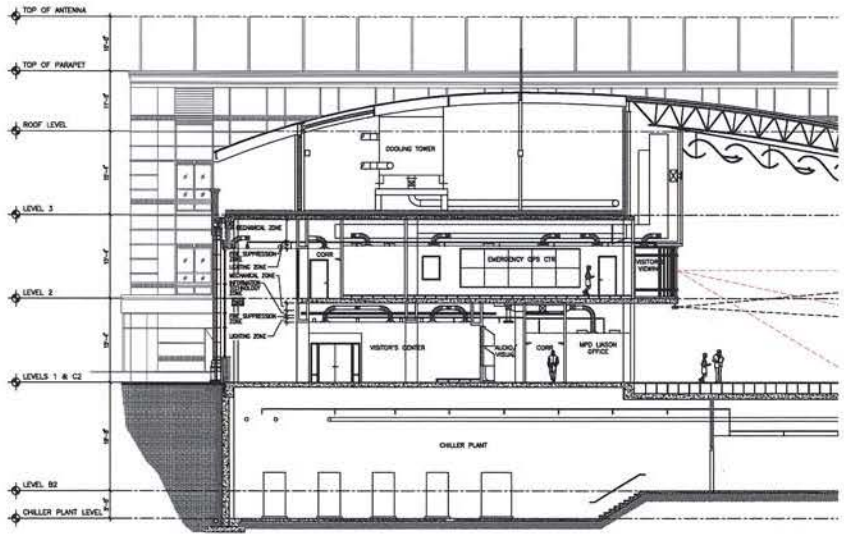
- ○ the height above the projection screens on the main call floor is reduced to operational bare minimum while still allowing for required views from the second level (EOC - refer program requirements, previous page).

- ○ the required 20' tall penthouse enclosure around the five cooling towers - approximately 5' taller than a comparable in height typical level in the UCC building is eliminated. Architecturally this avoids disproportional stacking of unarticulated by punched window openings elements visible from M. L. King, Jr. Ave. (Refer plates 32,33, p.24)

Additional design considerations relative to style, architectural vocabulary and historic precedents are outlined in section III.



PLATE NO. 28



SECTION THROUGH CALL FLOOR & MEP SPACE

PLATE NO. 29

All major UCC facility support functions are located based on operational, security and programmatic requirements without compromise with the rich architectural context and the critical aesthetic issues. Therefore air handling units are located in a basement level mechanical room. Despite the additional cost for the project, the UCC building design includes a special structure allowing for hoisting heavy units in order to resolve long term maintenance challenges due to this specific location. As mentioned earlier all steps are taken to preserve a building shell consistent with the existing architectural context.

Outside air intakes are located at the roof level. Special care is taken to ensure that all air intakes are located away from the discharge point, contaminant sources such as flu gas, general and toilet rooms exhaust discharge points, and cooling towers. Additionally, GSA security setbacks are taken into account and security barriers preventing possible deliberate introduction of contaminants are introduced. All of the mentioned features are carefully concealed.

UCC TEAM RESPONSE AND/OR CLARIFICATION:

The height, scale and location of all major UCC building components match existing structures along M. L. King, Jr. Ave. while the views from Suitland Parkway towards the UCC building remain park-like. The height selected for the proposed building is essential to the successful functioning of the project and is consistent with the purpose and evaluation standards of the planned unit development regulations.

Overview of main call floor building element - graphic plates (continued from previous page).

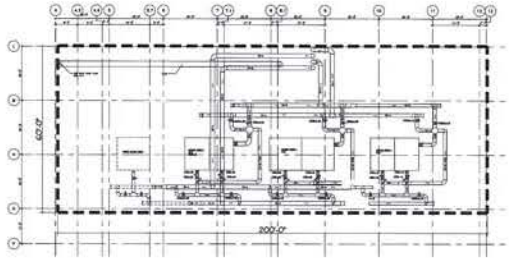
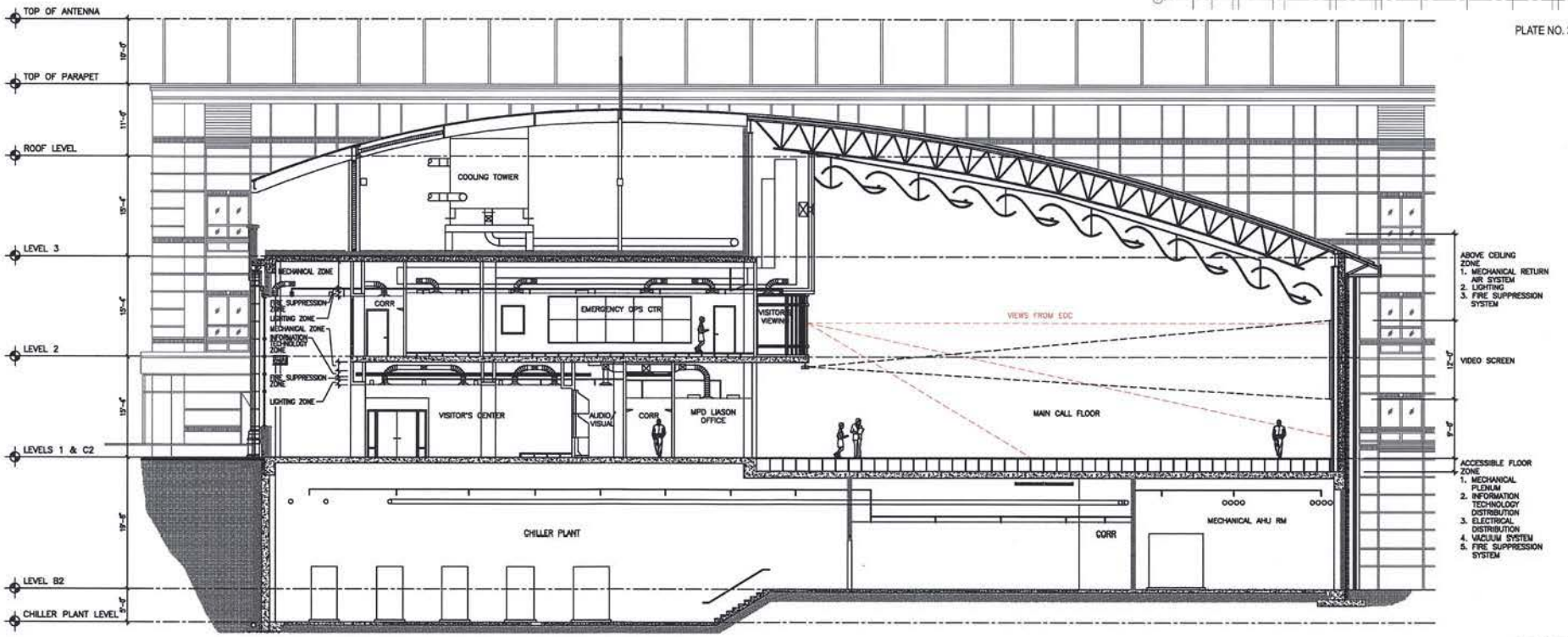


PLATE NO. 30



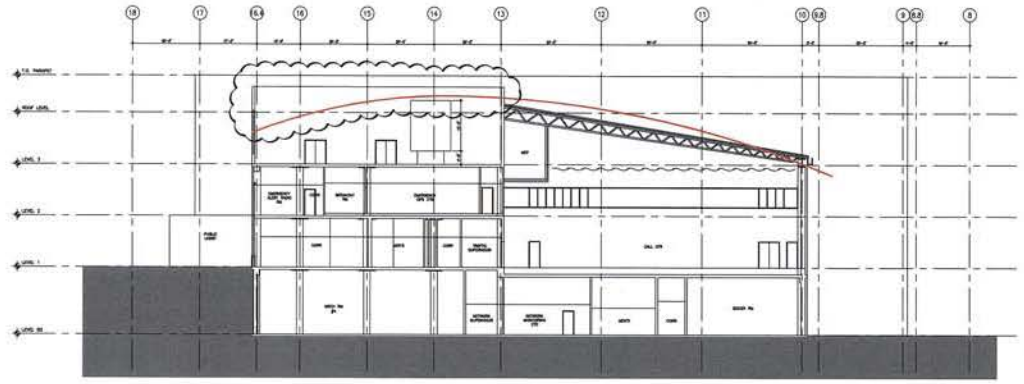
SECTION THROUGH CALL FLOOR

PLATE NO. 31

○ Different types of mechanical equipment enclosures were studied in detail and evaluated by the design team:

A typical penthouse enclosure, with constant height, was reviewed as one of the possible options. If placed on the perimeter of the lower portion of the facility, the height of this enclosure would be 20'-0" or approximately 5' more than a typical floor height of the UCC building. As per the DC zoning regulations, specific setbacks for this type of enclosure would be necessary. See excerpt from DC Zoning Regulations below:

> 770.6 If housing for mechanical equipment, a stairway or elevator penthouse is provided on the roof of a building or structure, it shall be erected or enlarged as follows:
>
> (a) It shall meet the requirements of §411;
>
> (b) It shall be set back from all exterior walls a distance at least equal to its height above the roof upon which it is located;
>
> (c) In the C-5(PAD) District, it shall be set back from that portion of the perimeter of the roof fronting on a street a minimum distance equal to twice the height of the roof structure above the roof upon which it is located; and
>
> (d) It shall not exceed eighteen feet six inches (18 ft. 6 in.) in height above the roof upon which it is located. Mechanical equipment shall not extend above the permitted eighteen foot six inch (18 ft. 6 in.) height of the housing.



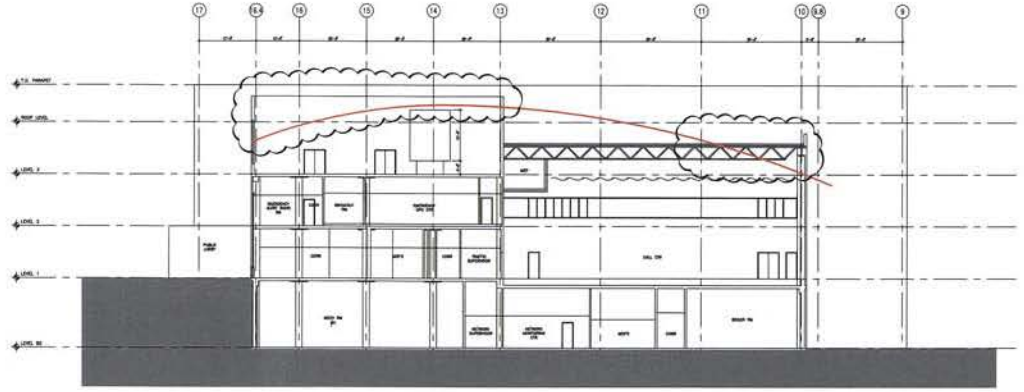
SECTION THROUGH UCC - PITCHED ROOF OPTION

PLATE NO. 32

Given the overall footprint of the building floorplate, this would have placed the cooling towers on top of the call floor; this option was considered unacceptable from a security and operational standpoint. Additionally with this particular solution, the building portion facing east would still have been too high and therefore visible, relative to the views from Suitland Parkway. As mentioned earlier if placed at ground level, the cooling towers would occupy space similar in length to that of an ice hockey ring. (Refer plate No. 30)

As seen on the following diagrams a barrel roof structure covering both the cooling towers and the main building call floor helps to reduce the height of the penthouse enclosure as well as eliminate unused space above the projection wall in the main call floor. This solution allows for overall reduction of the UCC building height and works with both security and operational prerequisites. (Refer plate No. 32 this page)

Additionally, separation of the roof structure for the enclosure of the cooling towers and the main call floor does not reduce the overall height of the UCC building. (Refer plate No. 33 this page). Further more, the introduction of a massive single pitched roof slope over the main call floor space would have been stylistically unacceptable for the historic St. Elizabeths campus.



SECTION THROUGH UCC - FLAT ROOF OPTION

PLATE NO. 33

3.3. Child Development Center:

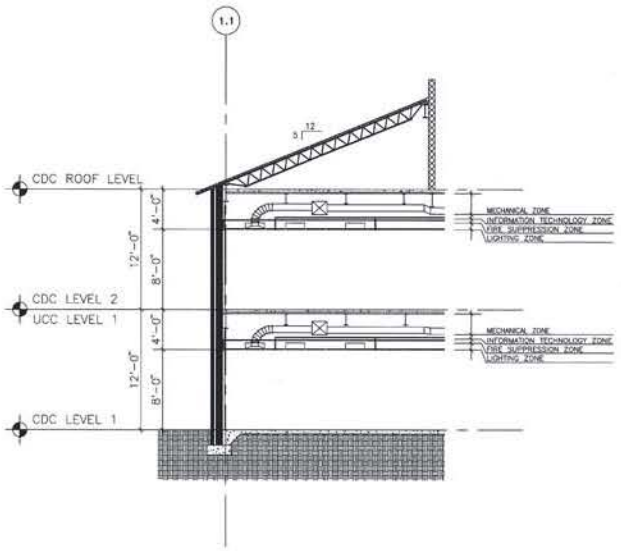
A two story child care facility is part of the UCC complex. It is located to the north of the main building along M. L. King, Jr. Ave. Access is provided by means of separate entrance to the property. This road access is tied to an existing street intersection across from one of the gates leading to the west campus of St. Elizabeths hospital.

Based on GSA security guidelines, the Child Development Center needs to be housed in a structure separate from the secure main UCC building. Therefore it is designed as a free standing pavilion building. This satisfies the security requirements as well as provides contextual street presence along M. L. King, Jr. Ave.

The architectural design vocabulary for the Child Development Center follows closely historic St. Elizabeths prototypes. A cast stone cladded covered arcade visually and functionally integrates it with the UCC office structure along M. L. King, Jr. Ave. It employes design features already present on St. Elizabeth's campus. This transparent element satisfies both aesthetic and functional requirements. While reflective of the concept of a campus layout, this arcade gracefully turns the generator space facing M. L. King, Jr. Ave. into a functional yet contextual covered walkway.

The Child Development Center is also the only building type within the UCC complex that is typologically close in function to the St. Elizabeth's campus structures. Being by nature a residential facility, it is designed as the most reminiscent of the existing architectural context. Standing seam pitched roof with contrasting cornice color takes on a more contemporary interpretation of the St. Elizabeth's clay tile ornate roof structures. A matching color parapet is intended to blend the functional space for Roof Top Units (RTUs) with elements already developed as powerful accents on existing rooftops.

Building systems plenum space for the Child Development Center is fairly minimal compared to the main UCC facility. Therefore optimal for this building type plenum allocation is incorporated in a standard 12' floor to floor building height.



SECTION THROUGH CHILD DEVELOPMENT CENTER

PLATE NO. 34

SECTION VIII

SECTION III
BARREL VAULTED ROOF

UCC TEAM RESPONSE AND/OR CLARIFICATION: The UCC design is consistent with the historic context on St. Elizabeths campus. The barrel vault roof is also contexually established as a design element in the National Capitol. It provides the best functional/ architectural solution to minimize building height, and cover the roof top cooling towers, and provide an unobstructed call floor. It is also the "best practice" design for call floor/ communication facilities.

III. BARREL VAULTED ROOF DESIGN: PROGRAMMATIC AND FUNCTIONAL ILLUSTRATION

DESIGN INTENT STRATEGY

The UCC call floor represents the core programmatic function of the facility. Shaped by stringent programmatic guidelines, operational adjacencies and security requirements this element presents an interesting challenge for the design team. It is the nerve center of the facility, part of the flexible core interior yet its impact on the contextually driven exterior should be very subtle.

Functionally the call floor requires an unobstructed-by-structure, two story space approximately 120' by 90' (Refer to Section II). A viewing gallery and a key command center are to be incorporated in immediate adjacency at a higher elevation. Architecturally the call floor space should be designed with an appropriate ceiling height. This creates a flexible, ergonomic, and desirable work environment for all 150 employees occupying the space all at the same time. Best practice for a large area occupied by more than 50 people at one time, determines the call floor to be a minimum double volume space. (Refer to page 27 for other call center applications).

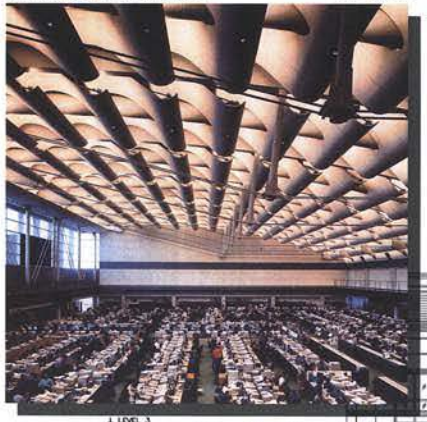
The mass of the call floor will have a larger scale relative to existing structures on the St. Elizabeths Campus if not incorporated appropriately with the overall UCC building massing. Therefore, to provide continuity on the historic St. Elizabeths campus, a classical solution that employs roof structure shape accommodating all programmatic, operational and security requirements has been selected and implemented. The design team evaluated the functional implications of a flat roof, pitched roof and barrel vault roof. (Refer to diagrams and analysis on page 24). Architecturally, the barrel vault roof was determined by the design team as the most viable solution. It gives any large scale space, such as the UCC call floor, the interior flexibility by locating the structural elements along the perimeter, simultaneously providing one continuous roof element to cover a majority of the UCC building.

The barrel vault, due to its flexibilty and graceful form has been among the most utilized architectural design roofing methods through the centuries. It has transcended pure stylistic constraints to become a universal symbol of classical architecture. (Refer to page 28 for similar contemporary applications). The barrel vault roof is also a contextually established design element in the Nation's Capitol. (Refer to page 29)

UCC TEAM RESPONSE AND/OR CLARIFICATION: The UCC design is consistent with the historic context on St. Elizabeths campus. The barrel vault roof is also contexually established as a design element in the National Capitol. It provides the best functional/ architectural solution to minimize building height, and cover the roof top cooling towers, and provide an unobstructed call floor. It is also the "best practice" design for call floor/ communication facilities.

BEST PRACTICE DESIGN: UCC INTERIOR SPACE SIMILAR TO LARGE CALL FLOORS IN VARIOUS STATE OF THE ART COMMUNICATIONS FACILITIES

BANK CALL CENTER, STANFORD, CT PLATE NO. 35



SECTION THROUGH UCC PLATE NO. 36



OFFICE OF ENERGY SERVICES, CA PLATE NO. 37



AT&T OPERATIONS CENTER PLATE NO. 38

UCC TEAM RESPONSE AND/OR CLARIFICATION: The UCC design is consistent with the historic context on St. Elizabeths campus. The barrel vault roof is also contexually established as a design element in the National Capitol. It provides the best functional/ architectural solution to minimize building height, and cover the roof top cooling towers, and provide an unobstructed call floor. It is also the "best practice" design for call floor/ communication facilities.

BEST PRACTICE DESIGN: SIMILAR TO USE OF BARREL VAULT ROOF ON OTHER COMMUNICATIONS CENTERS



UNIFIED COMMUNICATIONS CENTER, SAN FRANCISCO, CA PLATE NO. 39



OFFICE OF ENERGY SERVICES, CA PLATE NO.41



UNIFIED COMMUNICATIONS CENTER, SAN FRANCISCO, CA PLATE NO.40

UCC TEAM RESPONSE AND/OR CLARIFICATION: The UCC design is consistent with the historic context on St. Elizabeths campus. The barrel vault roof is also contexually established as a design element in the National Capitol. It provides the best functional/ architectural solution to minimize building height, and cover the roof top cooling towers, and provide an unobstructed call floor. It is also the "best practice" design for call floor/ communication facilities.

DESIGN ELEMENT IN THE NATION'S CAPITOL

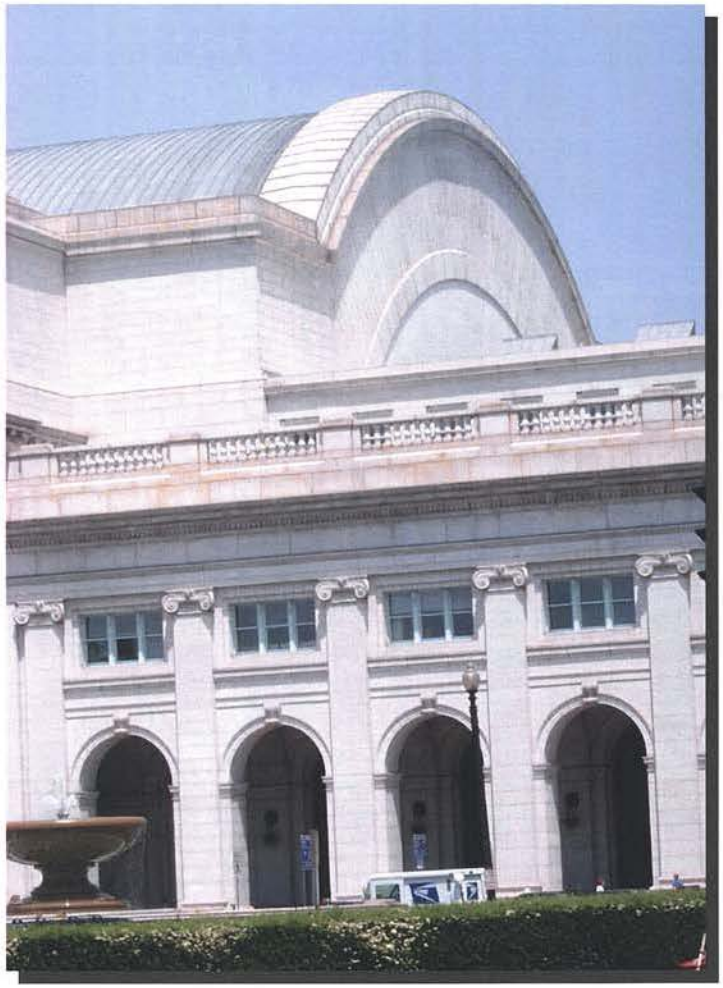
MODEL VIEW- BARREL VAULTED ROOF PLATE NO.42



MODEL VIEW - BARREL VAULTED ROOF PLATE NO.43



UNION STATION IN THE NATION'S CAPITOL PLATE NO.44



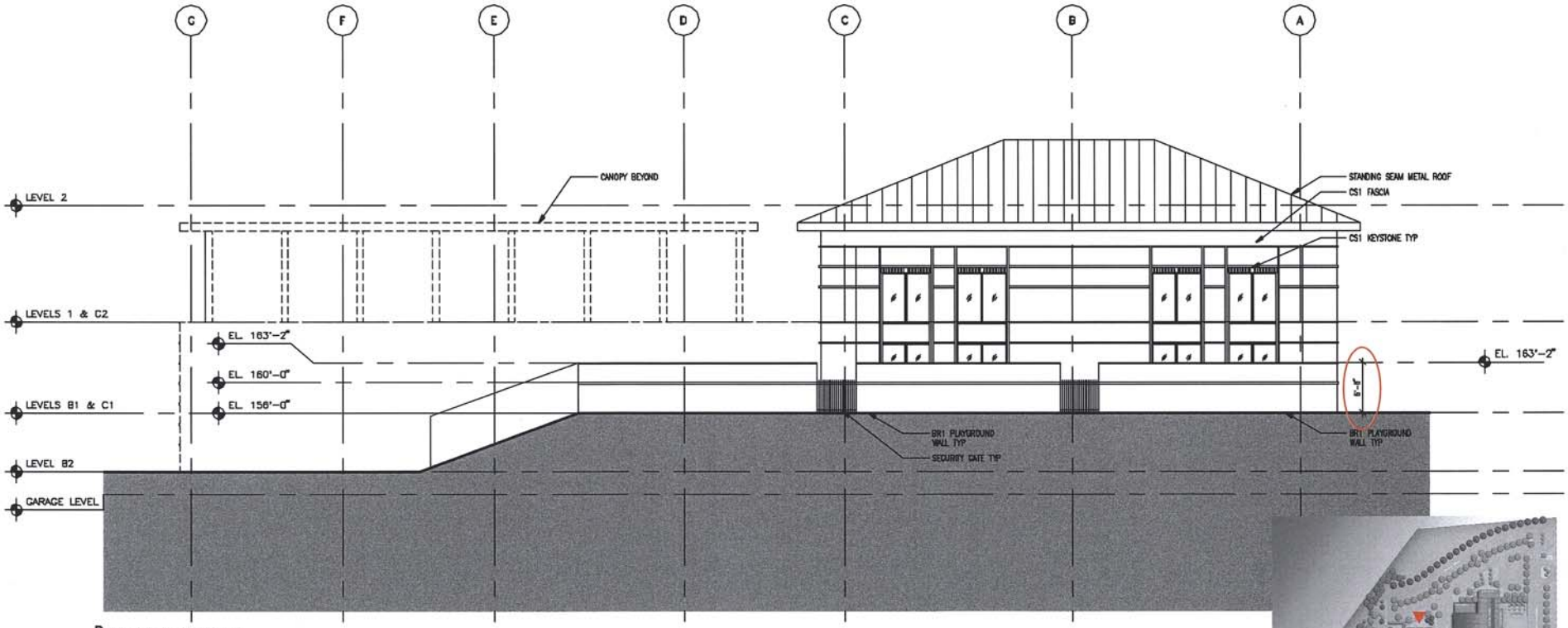
UNION STATION IN THE NATION'S CAPITOL PLATE NO.45

SECTION IV
PLAYGROUND ENCLOSURE

IV. PLAYGROUND ENCLOSURE WALL FOR CHILD DEVELOPMENT CENTER: HEIGHT CLARIFICATION

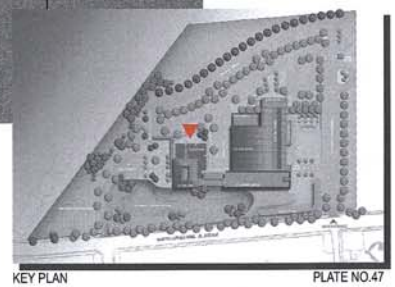
CHILD DEVELOPMENT CENTER ELEVATION

PLATE NO. 46



DESIGN RELEVANT ELEMENTS:

The grade east from the Child Development Center drops from 156' to 148'-4" towards north-east. This allows the top of the security fence and the top of the enclosure wall for the playground areas to be similar in elevation. The playground enclosure wall at 6'-8" height allows for optimal visual separation between the playground zone and the employee parking. Several more transparent openings integrated into this brick wall enclosure provide targeted views towards east. Architecturally these openings tie the enclosure back to the existing fence around the UCC property.



KEY PLAN

PLATE NO.47

V. LANDSCAPE DESIGN AND SECURITY FEATURE UPDATES

The Unified Communications Center site is bounded by an existing wooded slope to the north and east, Martin Luther King Jr. Avenue to the west and the historic campus of St. Elizabeth's Hospital to the south. The UCC campus will function as the visual and physical terminus of St. Elizabeth's East Campus. The intent of the planting arrangement is to reinforce the geometry of the site development and transition to the surrounding context.

In addition to a security fence, canopy trees along the entry drive and parking form the perimeter at the south and east edge. The northeast and north edge are defined by the existing wooded slope and secondary entrance to the childcare center. Indigenous canopy and understory trees will be planted to reforest the slope area impacted by site grading. The existing street tree edge along Martin Luther King Jr. Avenue will be enhanced by infilling oak trees where missing, replacing those that are not flourishing and adding a second canopy tree line within the property. The western site edge will be further defined by a storm water management pond and earth berm serving as additional physical separation.

The visitor entrance is defined by a generous walkway bordered by flowering trees and a large lawn panel providing visibility to the entry area and overflow space for activities as needed. A curved wall creates the eastern edge of this space. Directly behind this feature wall, a more intimate area is created adjacent to the food center. This garden provides outdoor seating areas amidst flowering trees and layered planting. The employee entrance is marked by a plaza at the entry defined by a low landscape wall and walkways leading to employee and handicap parking. The childcare center is connected to employee and public parking by covered walkways highlighted by flowering trees.

Plant selections reflecting existing tree species will be incorporated into the site planting. Groupings of American Holly and Southern Magnolia, along with oak, ash, and crape myrtle trees will be incorporated.

In response to the Zoning Commission concerns the following design modifications are implemented:

- Changed specification of deciduous canopy trees along rear line of parking lot to evergreen trees.
- Added deciduous canopy trees to fill in tree line behind evergreen trees at rear edge of parking lot.
- Modified planting at storm water pond in response to reconfiguration of pond and addition of retaining wall.
- Modified planting at guard station in response to change of guard station location.
- Added 30" ht. entry wall and earth mounding as security site feature along pedestrian walk at entry drive.

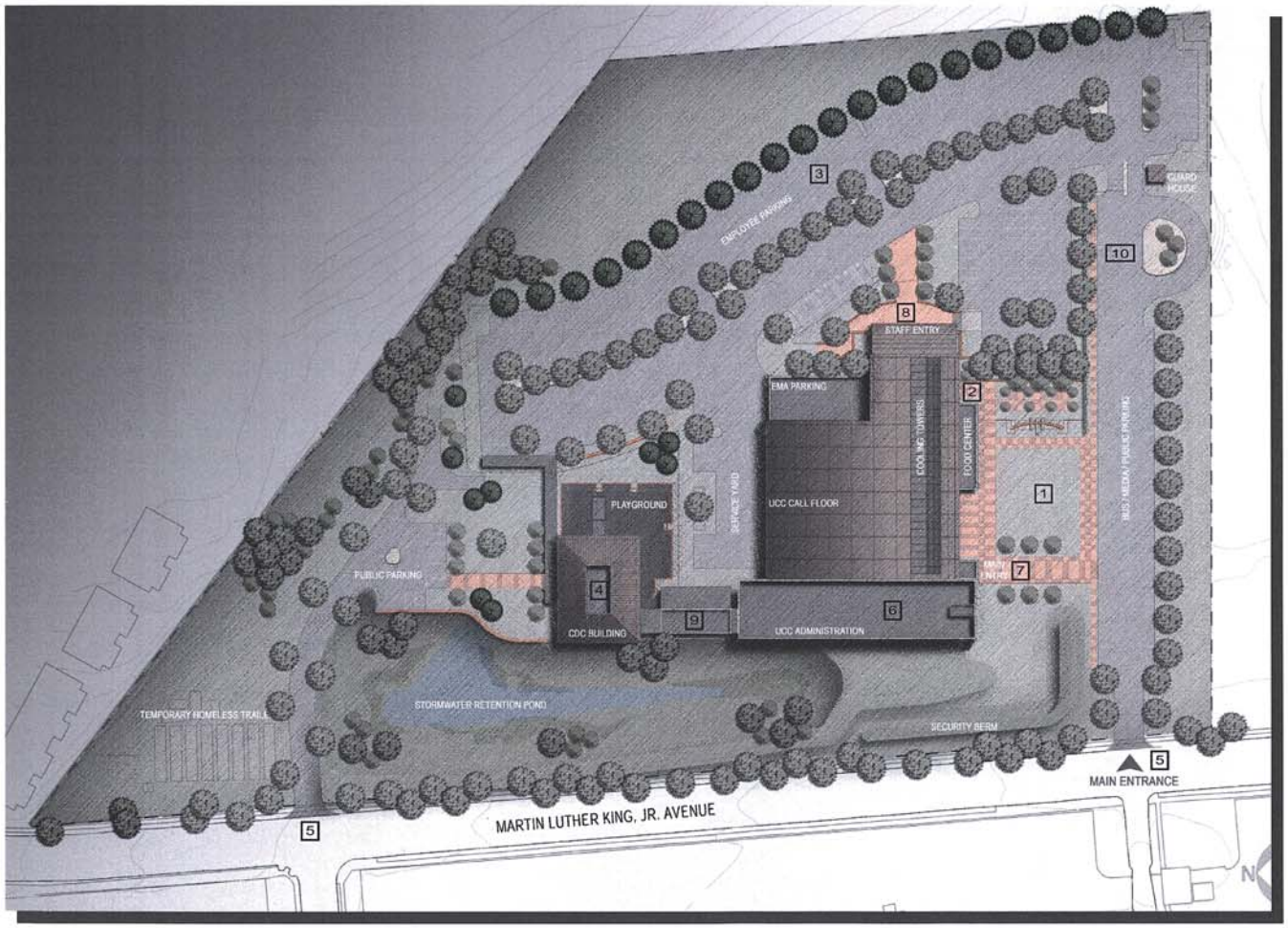
Additionally, more trees are added to the parking lot divider strip of parking spots in response to recommendations from the Commission of Fine Arts. For details of the above mentioned discussion refer chapter XVII and Appendix E.

UCC TEAM RESPONSE AND/OR CLARIFICATION: The landscape design for the UCC building is revised to ensure pristine park-like views from Suitland Parkway.

UCC BUILDING SITE PLAN AND OVERVIEW

UCC SITE RENDERING

PLATE NO. 48



EXTERIOR SITE FEATURES / FACTS:

1. A formalized plaza space in front of the public entrance provides prominence for the public building functions of the UCC. The plaza also addresses GSA security requirements for building setbacks. The daily operation security gate and fencing are pushed further back, allowing for significant queuing distance during the hours of shift changes. This design eliminates potential traffic congestion along M. L. King, Jr. Ave. (Refer to section XII for details on the traffic report).

2. Secured outdoor garden area, accessible from the UCC dining space is provided to employees.

3. Employee parking of 235 parking spaces wraps up the northeast portion of the side. The parking outline follows the existing edge of the plateau, thus minimizing the impact on the natural topography.

4. The Child Care Facility is designed as a free standing pavilion functionally and visually integrated with the main UCC facility through a covered arcade. This design approach allows for contextual integration and provides required security setbacks. (Refer to Section I -design of campus within a campus)

5. Two separate roads, each connected to existing gates to the west campus, lead to the main facility and the Child Development Center.

6. A three story administrative section of the UCC building is located along M. L. King, Jr. Ave. (Refer to Section II for details on height.)

7. Public entry located at the south elevation of the UCC building.

8. Separate employee entry is located approximately at the middle of the parking lot.

9. Covered arcade transforms the generator room from being purely utilitarian into a contextually significant element.

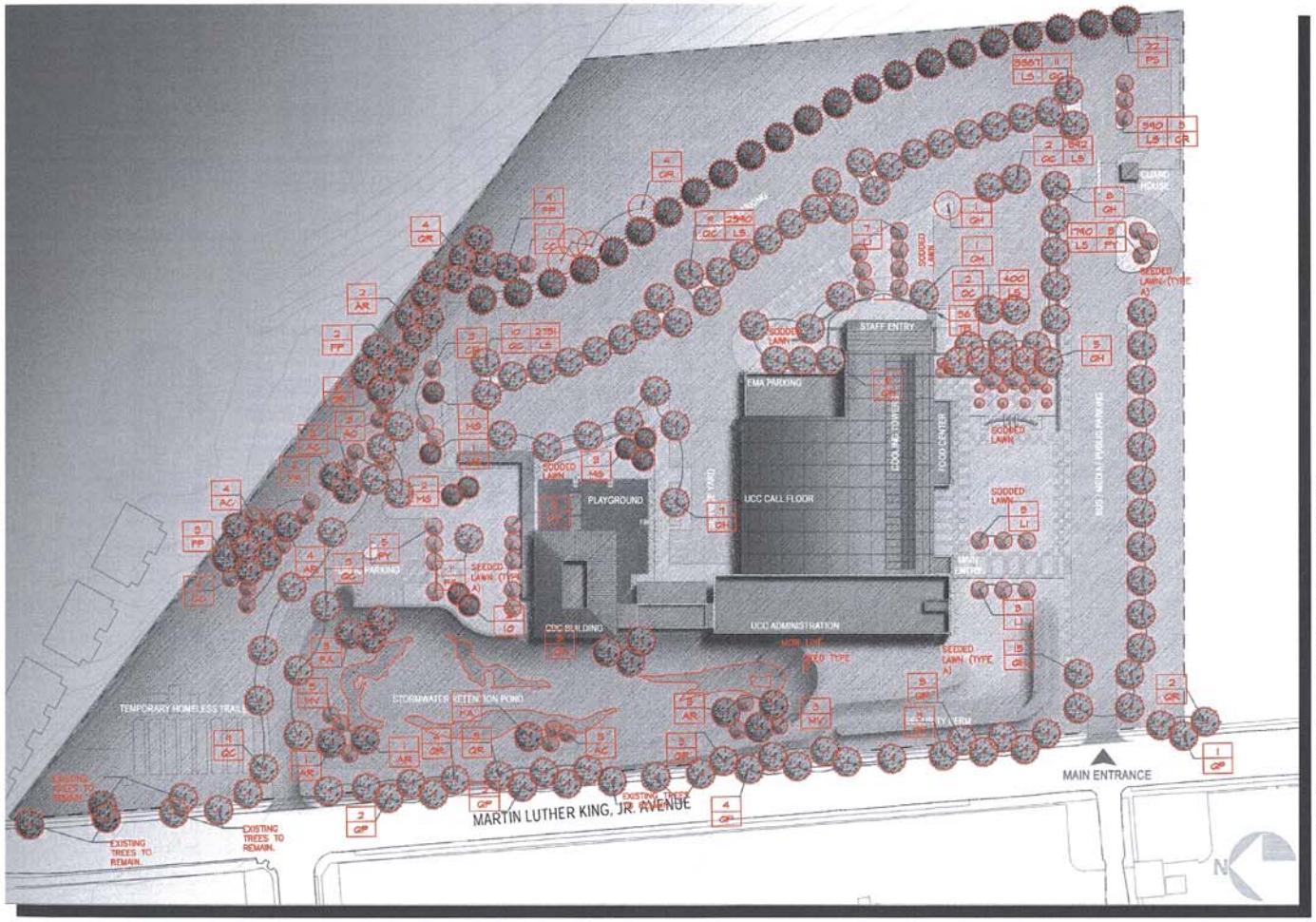
10. Feature wall, media wall and passive landscape barrier elements (Refer to section VI for detail on security features).

UCC TEAM RESPONSE AND/OR CLARIFICATION: The landscape design for the UCC building is revised to ensure pristine park-like views from Suitland Parkway.

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PLANTING PLAN

PLATE NO. 49



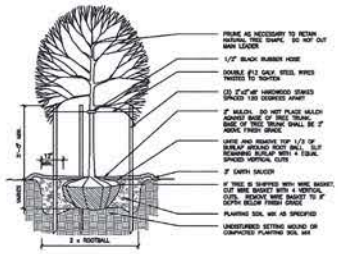
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
CANOPY TREES				
AR	11	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	1 1/2" - 2" Caliper
FG	1	Fagus grandifolia	American Beach	4" - 4 1/2" Caliper
FA	4	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	2 1/2" - 3" Caliper
FP	4	Fraxinus pennsylvanica 'Summit'	Summit Green Ash	1 1/2" - 2" Caliper
QC	46	Quercus coccinea	Scarlet Oak	3" - 3 1/2" Caliper
QP	10	Quercus palustris	Pin Oak	3" - 3 1/2" Caliper
QH	46	Quercus phellos	Willow Oak	3" - 3 1/2" Caliper
QR	28	Quercus rubra	Red Oak	3" - 3 1/2" Caliper
QR2		Quercus rubra	Red Oak	1 1/2" - 2" Caliper
EVERGREEN TREES				
IO	2	Ilex opaca	American Holly	7' - 8' Ht.
MG	15	Magnolia grandiflora	Southern Magnolia	7' - 8' Ht.
PS	22	Pseudotsuga menziesii	Douglas Fir	8' - 10' Ht.
ORNAMENTAL TREES				
AC	15	Amelanchier canadensis	Shadblow Serviceberry	5' - 6' Ht.
CC	5	Cercis canadensis	Eastern Redbud	5' - 6' Ht.
CR	6	Crataegus	Hawthorn	7' - 8' Ht.
HP	5	Hydrangea anomala petiolata	Climbing Hydrangea	5 Gal. Cont.
LA	17	Lagerstroemia 'Lipan'	Lipan Crape Myrtle	7' - 8' Ht.
LI	13	Lagerstroemia 'Natchez'	Natchez Crape Myrtle	7' - 8' Ht.
MS	5	Magnolia soulangiana	Saucer Magnolia	7' - 8' Ht.
MV	6	Magnolia virginiana	Sweetbay Magnolia	6' - 7' Ht.
PH	4	Pyracantha 'Monavi'	Mohave Firethorn	5 Gal. Cont.
PY	13	Prunus yedoensis	Yoshino Cherry	7' - 8' Ht.
SHRUBS				
AZ	30	Rhododendron 'Delaware Valley White'	Delaware Valley White Azalea	18" - 24" Ht.
BU	88	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	18" - 24" Ht.
TB	88	Taxus baccata repandens	Spreading English Yew	18" - 24" Ht.
HV	2	Hamamelis virginiana	Common Witch Hazel	4' - 5' Ht.
GROUNDCOVERS/GRASSES/PERENNIALS				
HH	552	Hedera helix	English Ivy	4" Pot
LM	2060	Liriope muscari 'Big Blue'	Big Blue Lily-turf	1 Gal. Cont.
LS	5521	Liriope spicata	Creeping Lily-turf	Gt.
MS	36	Miscanthus sinensis 'Moonlight'	Moonlight Japanese Silver Grass	1 Gal. Cont.
NF	57	Nepeta faassenii 'Six Hills Giant'	Six Hills Giant Catmint	Gt.
PA	40	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gal. Cont.
SA	66	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 Gal. Cont.
VC	24	Verbena canadensis 'Homestead Purple'	Homestead Purple Verbena	1 Gal. Cont.

PLANT SCHEDULE

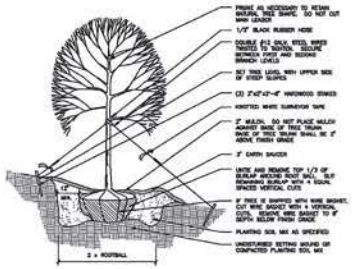
PLATE NO. 50

PLANTING DETAILS

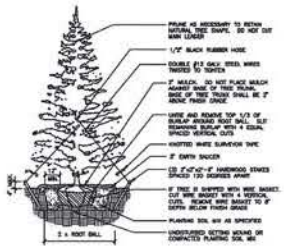
PLATE NO. 51



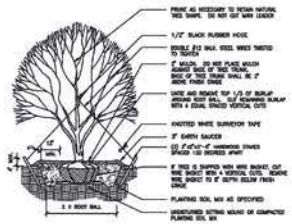
1 CANOPY TREE



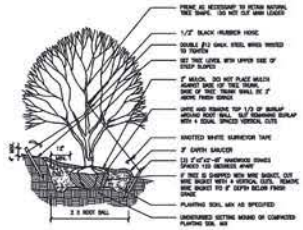
2 CANOPY TREE ON SLOPE



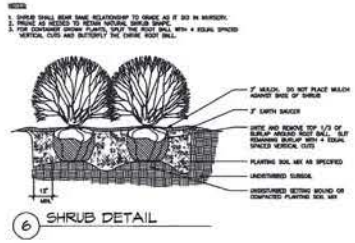
3 EVERGREEN TREE



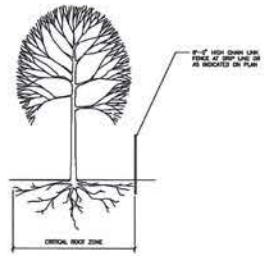
4 ORNAMENTAL TREE DETAIL



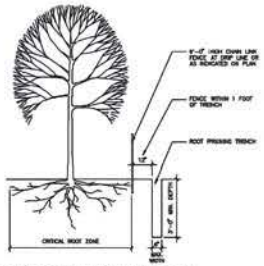
5 ORNAMENTAL TREE ON SLOPE



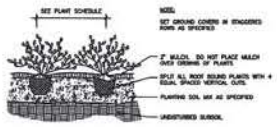
6 SHRUB DETAIL



7 TREE PROTECTION FENCE



8 ROOT PRUNING DETAIL



9 GROUNDCOVER DETAIL

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
CANOPY TREES						
AR	11	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	1 1/2" - 2" Caliper	B&B	
FG	1	Fagus grandifolia	American Beech	4" - 4 1/2" Caliper	B&B	
FA	4	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	2 1/2" - 3" Caliper	B&B	
FP	4	Fraxinus pennsylvanica 'Summit'	Summit Green Ash	1 1/2" - 2" Caliper	B&B	
QC	46	Quercus coccinea	Scarlet Oak	3" - 3 1/2" Caliper	B&B	
QP	10	Quercus palustris	Pin Oak	3" - 3 1/2" Caliper	B&B	
QH	46	Quercus phellos	Willow Oak	3" - 3 1/2" Caliper	B&B	
QR	28	Quercus rubra	Red Oak	3" - 3 1/2" Caliper	B&B	
QR2		Quercus rubra	Red Oak	1 1/2" - 2" Caliper	B&B	
EVERGREEN TREES						
IO	2	Ilex opaca	American Holly	7' - 8' Ht.	B&B	
MG	13	Magnolia grandiflora	Southern Magnolia	7' - 8' Ht.	B&B	
PS	22	Pseudotsuga menziesii	Douglas Fir	8' - 10' Ht.	B&B	
ORNAMENTAL TREES						
AC	13	Amelanchier canadensis	Shadblow Serviceberry	8' - 8' Ht.	B&B	Multi-Stemmed Specimen
CC	9	Cercis canadensis	Eastern Redbud	8' - 8' Ht.	B&B	Multi-Stemmed Specimen
CR	8	Crataegus	Hawthorn	7' - 8' Ht.	B&B	Multi-Stemmed Specimen
HP	9	Hydrangea anomala petiolaris	Climbing Hydrangea	5 Gal. Cont.	Container	Climbing Specimen
LA	11	Lagerstroemia Lipan	Lipan Crape Myrtle	7' - 8' Ht.	B&B	
LI	18	Lagerstroemia 'Natchez'	Natchez Crape Myrtle	7' - 8' Ht.	B&B	
MS	5	Magnolia soulangiana	Saucer Magnolia	7' - 8' Ht.	B&B	
MV	6	Magnolia virginiana	Sweetbay Magnolia	8' - 9' Ht.	B&B	
PH	4	Pyracantha 'Mohave'	Mohave Firethorn	5 Gal. Cont.	Container	Espaliered
PY	13	Prunus yedoensis	Yoshino Cherry	7' - 8' Ht.	B&B	Matching Form
SHRUBS						
AZ	30	Rhododendron 'Delaware Valley White'	Delaware Valley White Azalea	18" - 24" Ht.	Container	
BU	25	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	18" - 24" Ht.	B&B	
TB	80	Taxus baccata repandens	Spreading English Yew	18" - 24" Ht.	B&B	
VI	2	Hamamelis virginiana	Common Witch Hazel	4' - 5' Ht.	B&B	
GROUNDCOVERS/GRASSES/PERENNIALS						
HH	552	Hedera helix	English Ivy	4" Pot	Container	12" O.C.
LM	2080	Liriope muscari 'Big Blue'	Big Blue Lily-turf	1 Gal. Cont.	Container	12" O.C.
LS	0521	Liriope spicata	Creeping Lily-turf	1 Gal.	Container	
MS	36	Miscanthus sinensis 'Moonlight'	Moonlight Japanese Silver Grass	1 Gal. Cont.		
NF	97	Nepeta faassenii 'Six Hills Giant'	Six Hills Giant Catmint	1 Gal.		
PA	40	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gal. Cont.		
SA	80	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 Gal. Cont.		18" O.C.
VC	24	Verbena canadensis 'Homestead Purple'	Homestead Purple Verbena	1 Gal. Cont.		

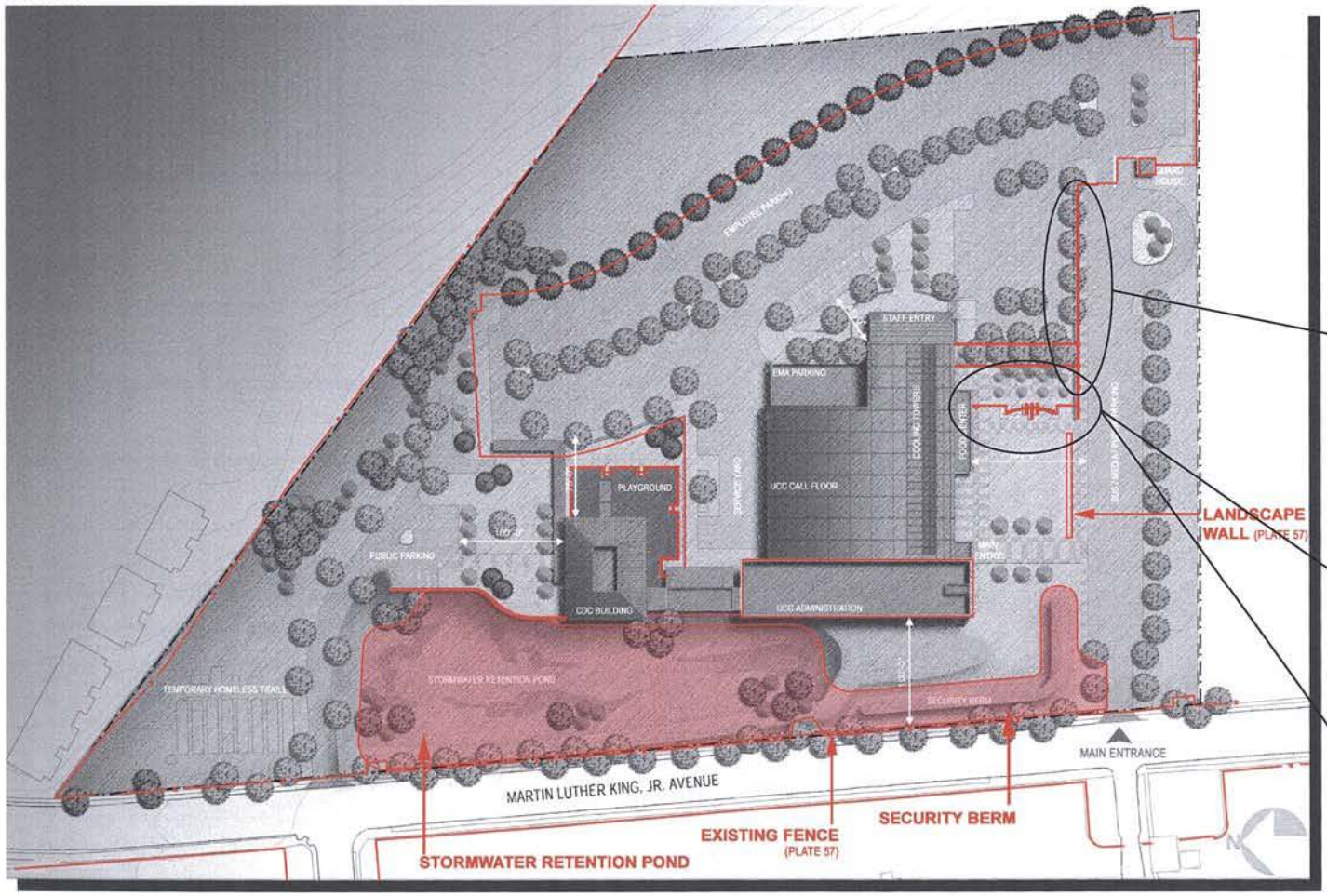
PLANT SCHEDULE

PLATE NO. 52

VI. EXTERIOR FENCE: DESIGN AND REQUIREMENT ILLUSTRATION

SECURITY PLAN

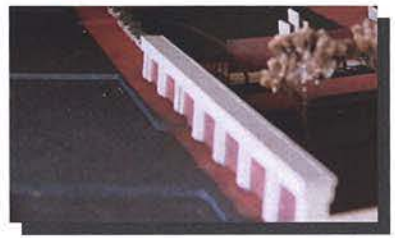
PLATE NO.53



—x—x—x— EXISTING LINE OF FENCE

NEW LINE OF FENCE

LANDSCAPED SECURITY FEATURES



MODEL VIEW- SECURITY WALL PLATE NO. 54



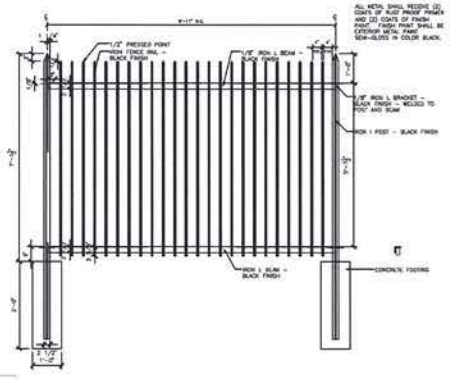
MODEL VIEW SECURITY FENCE PLATE NO. 55



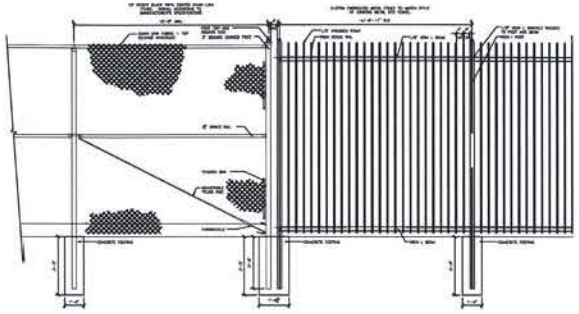
MODEL VIEW- SECURITY FENCE PLATE NO. 56

PERIMETER SECURITY DETAILS

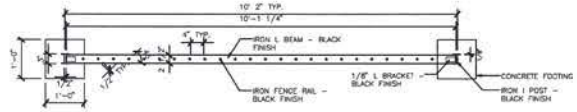
PLATE NO. 57



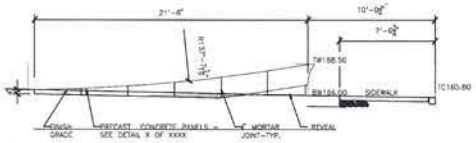
L-1 ORNAMENTAL PERIMETER FENCE - ELEVATION



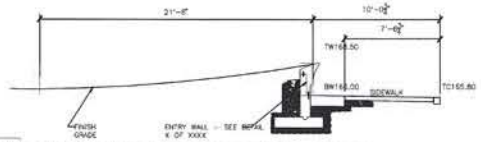
L-2 PERIMETER FENCE TRANSITION AT GUARD HOUSE - ELEVATION



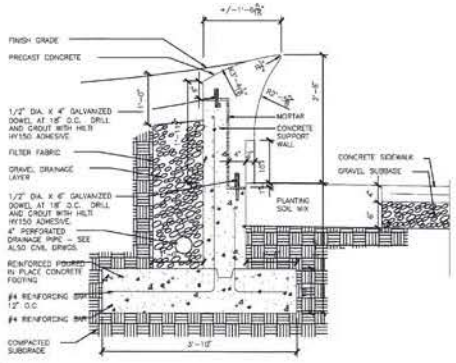
L-3 ORNAMENTAL PERIMETER FENCE - PLAN



L-4 LANDSCAPE WALL AT ENTRANCE - SIDE ELEVATION



L-5 LANDSCAPE WALL AT ENTRANCE - SECTION



L-6 LANDSCAPE WALL AT ENTRANCE - SECTION

DESIGN INTENT STRATEGY:

The design of the UCC exterior fence shall be custom fabricated to match the design of the existing St. Elizabeths East Campus security fence. The existing fence is metal fence painted with a semi-gloss black approximately 7'-0" high with vertical pickets spaced at 4". The new fence location will be directly tied into the existing perimeter St. Elizabeths Campus fence.

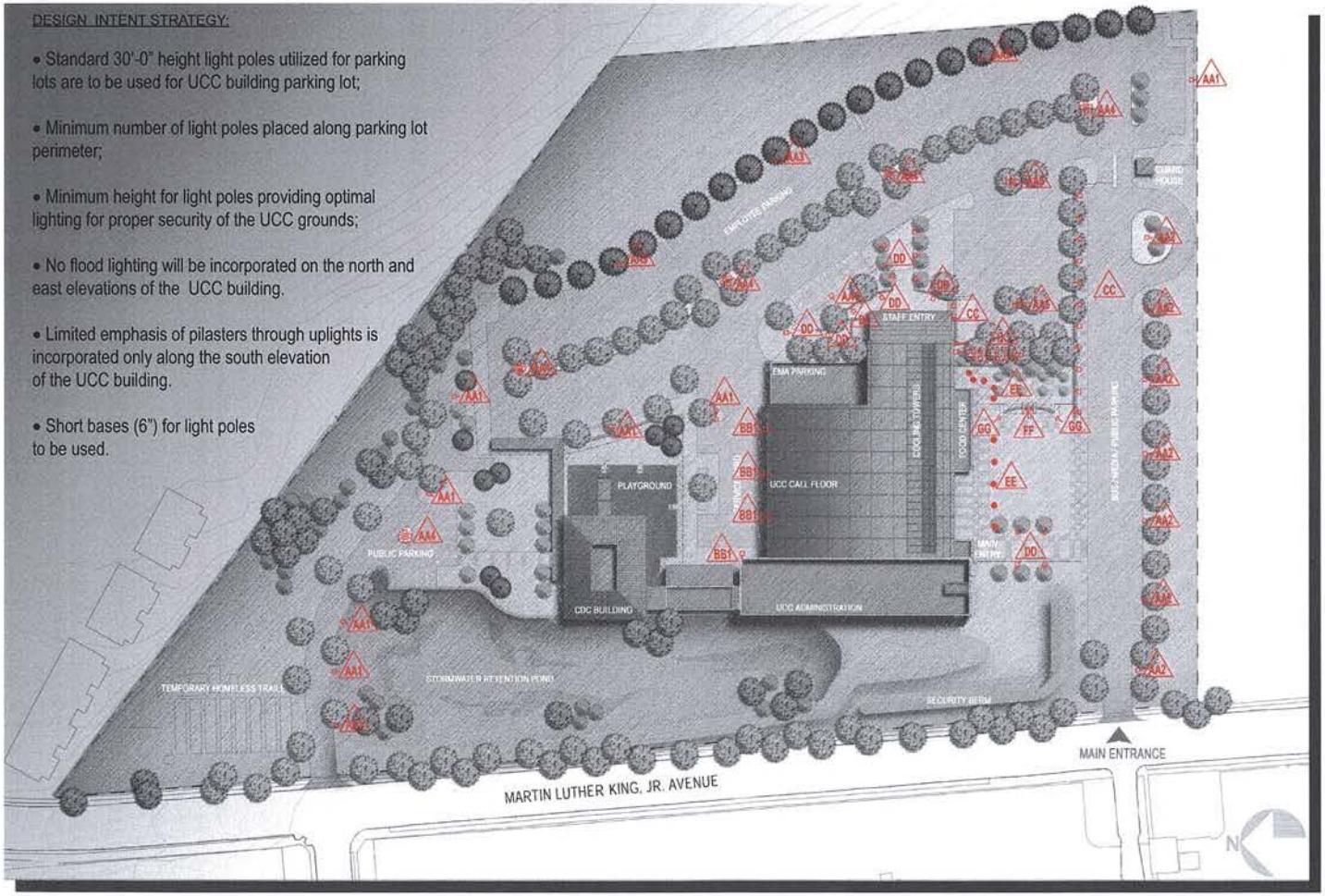
Refer to plates on page 35 for locations for ornamental perimeter fence and landscape wall at entrance.

SECTION VII
EXTERIOR LIGHTING SCHEME

VII. EXTERIOR LIGHTING SCHEME

LIGHTING PLAN

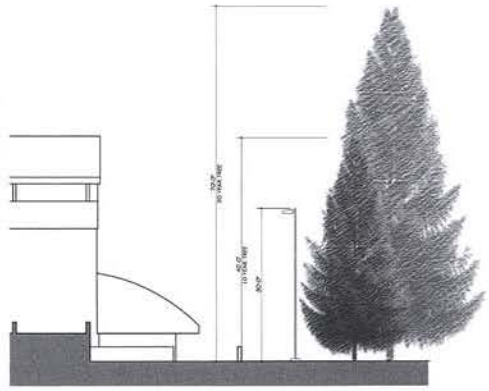
PLATE NO. 58



TYPE	DESCRIPTION	LAMP TYPE	WATTS PER LAMP	VOLTAGE	MOUNTING
AA1	PARKING LOT POLE MOUNT	METAL HALIDE	400	277	POLE
AA2	PARKING LOT POLE MOUNT	METAL HALIDE	400	277	POLE
AA3	PARKING LOT POLE MOUNT	METAL HALIDE	400	277	POLE
AA4	PARKING LOT POLE MOUNT	METAL HALIDE	400	277	POLE
AA5	PARKING LOT POLE MOUNT	METAL HALIDE	400	277	POLE
BB	WALL PACK	METAL HALIDE	400	277	WALL
CC	PATHWAY LIGHT				RECESSED WALL
DD	COURTYARD POLE MOUNT				
EE	BOLLARD				

EXTERIOR LIGHTING FIXTURE SCHEDULE

PLATE NO. 59



HEIGHT COMPOSITE DIAGRAM

PLATE NO. 60

SECTION VIII
ANTENNA AND EQUIPMENT

UCC TEAM RESPONSE AND/OR CLARIFICATION: Antenna plan design is similar to the antenna plan at downtown FBI building. The antenna locations are visually sensitive yet functional and gracefully incorporated ino the design of the UCC building.

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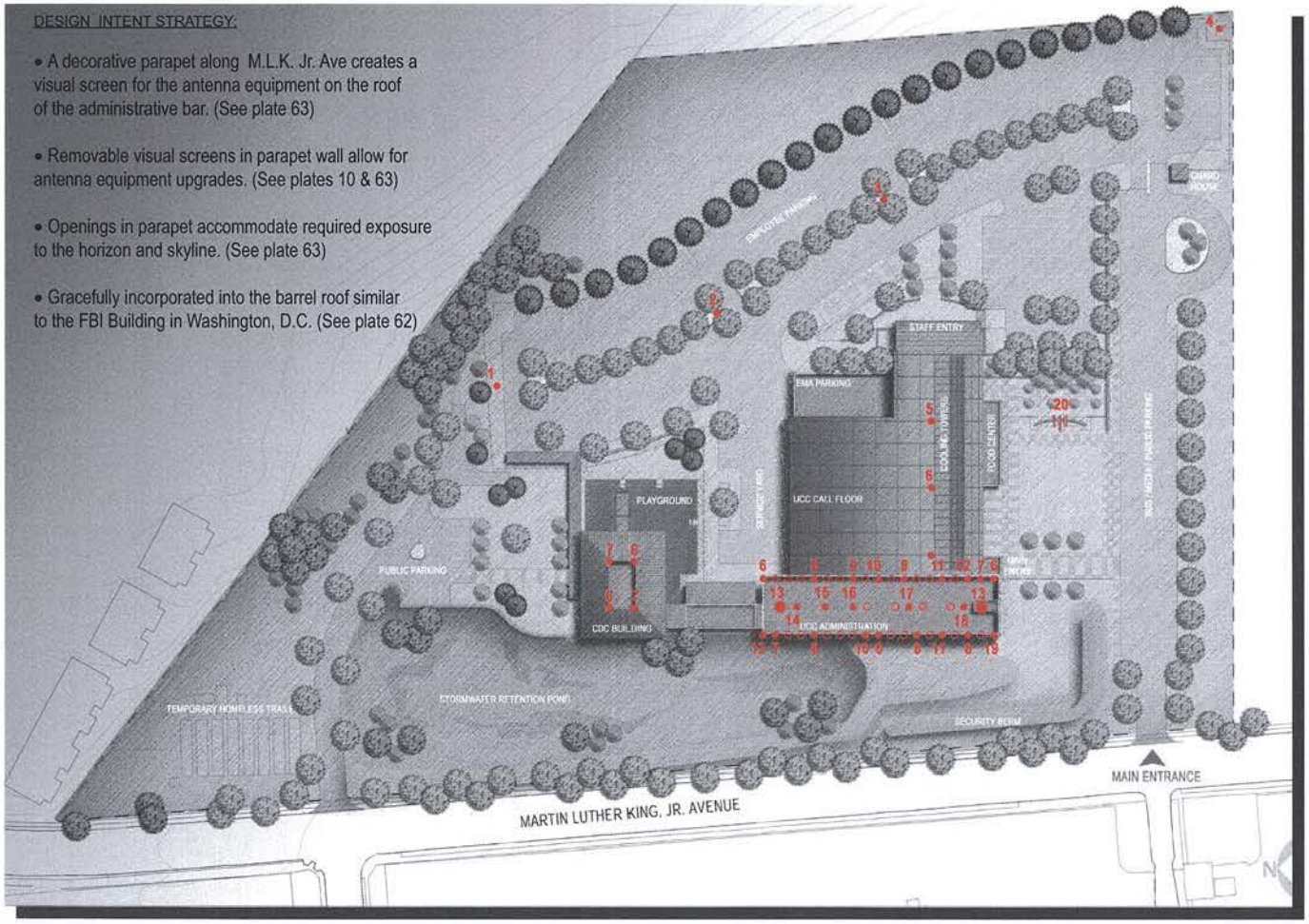
VIII. ANTENNA AND EQUIPMENT INTEGRATION: SENSITIVE TO EXISTING ARCHITECTURAL CONTEXT

ANTENNA PLAN

PLATE NO. 61

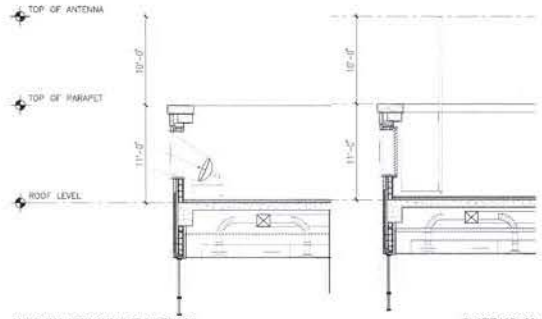
DESIGN INTENT STRATEGY:

- A decorative parapet along M.L.K. Jr. Ave creates a visual screen for the antenna equipment on the roof of the administrative bar. (See plate 63)
- Removable visual screens in parapet wall allow for antenna equipment upgrades. (See plates 10 & 63)
- Openings in parapet accommodate required exposure to the horizon and skyline. (See plate 63)
- Gracefully incorporated into the barrel roof similar to the FBI Building in Washington, D.C. (See plate 62)





FBI BUILDING- SIMILAR ANTENNA INTEGRATION PLATE NO. 62



ANTENNA ATTACHMENT DETAILS PLATE NO. 63

1 WASHINGTON GAS
2 MDW SINGER
3 RED CROSS
4 MDW UHF 380-400
5 HMARS
6 JPS VHF
7 JPS UHF
8 FEMS
9 CB
10 EMA
11 MPD TX
12 JPS 800
13 SATCOM DISH
14 RPU TX
15 RACES UHF VIDEO RX ONLY
16 HF
17 TV
18 RPU RX
19 MPD RX
20 RX ONLY

● ANTENNA

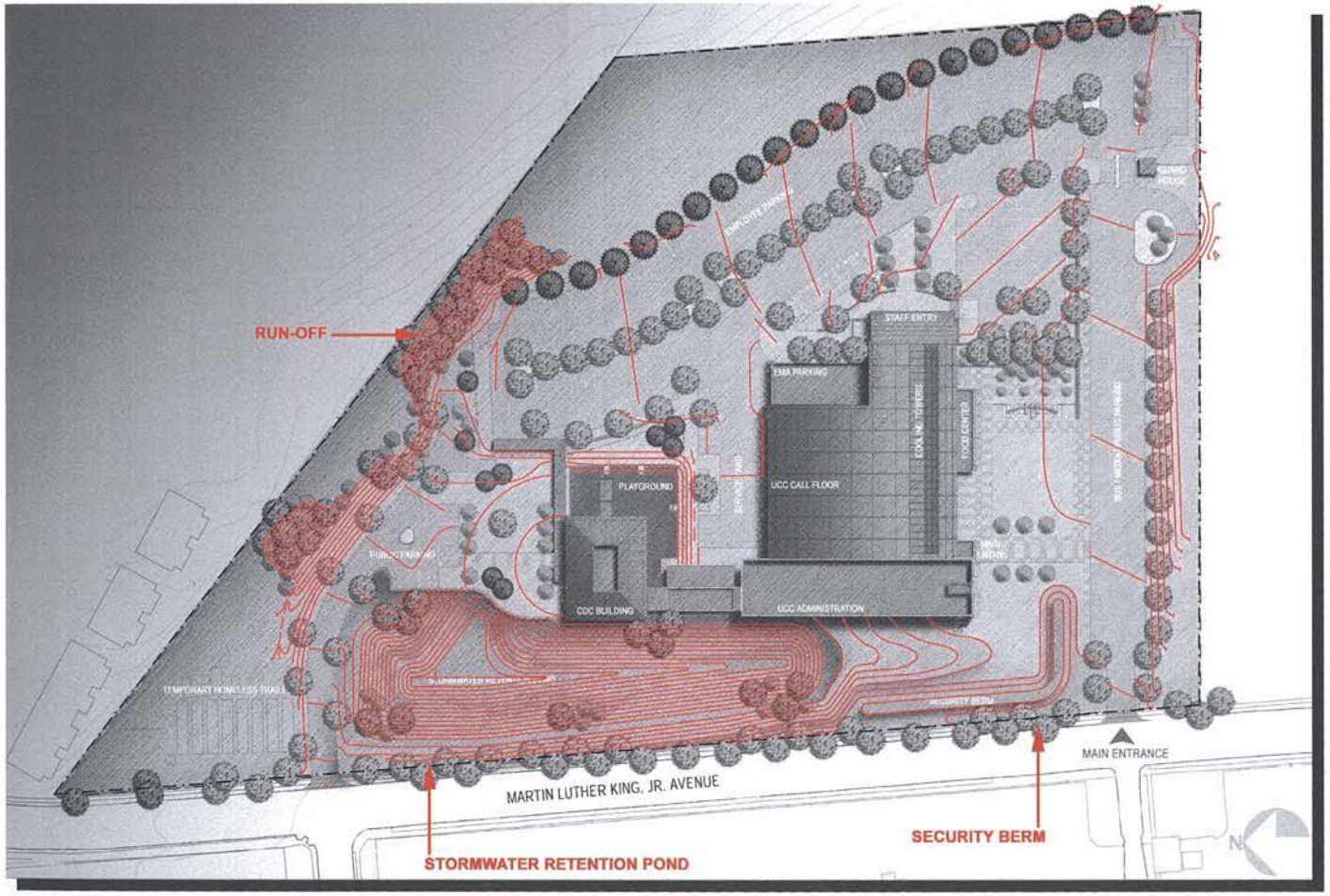
○ ANTENNA HOLDER

TOLERANCES UNLESS OTHERWISE SPECIFIED		
HOLE DIAMETERS		DECIMAL DIMENSIONS:
UNDER .0140	+.0020 -.0005	.XXX ±.010
.014 THRU .125	+.004 -.001	.XX ±.03
		.X ±.1
.126 THRU .250	+.005 -.001	ANGULAR DIMENSIONS:
.251 THRU .500	+.006 -.001	MACHINED ±0°30'
		LOCATING ±0°30'
.501 AND LARGER	+.010 -.005	FORMED ±2°
		CHAMFERS ±5°

IX. UCC GRADING DESIGN: DESIGN ILLUSTRATION

GRADING PLAN

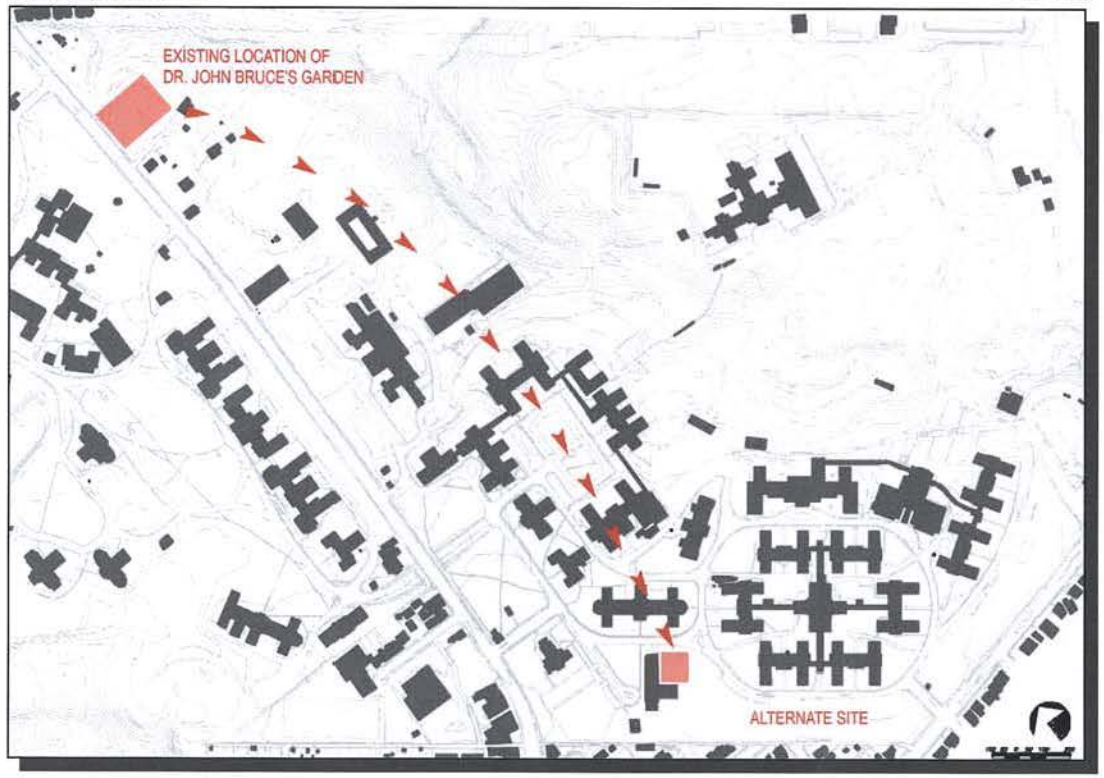
PLATE NO. 64



X. FARM / AGRICULTURAL PROGRAM RELOCATION

The UCC Team has worked with the Department of Mental Health and Dr. John Bruce to identify an alternate parcel for the garden. An approximately one-acre parcel of land behind Barton Hall on the East Campus has been identified. It is acceptable to all parties involved, including Dr. John Bruce. See map below for existing and proposed alternate location of Dr. John Bruce's Garden.

ST. ELIZABETHS CAMPUS AREA MAP PLATE NO. 65



SECTION XI
HOMELESS TRAILERS

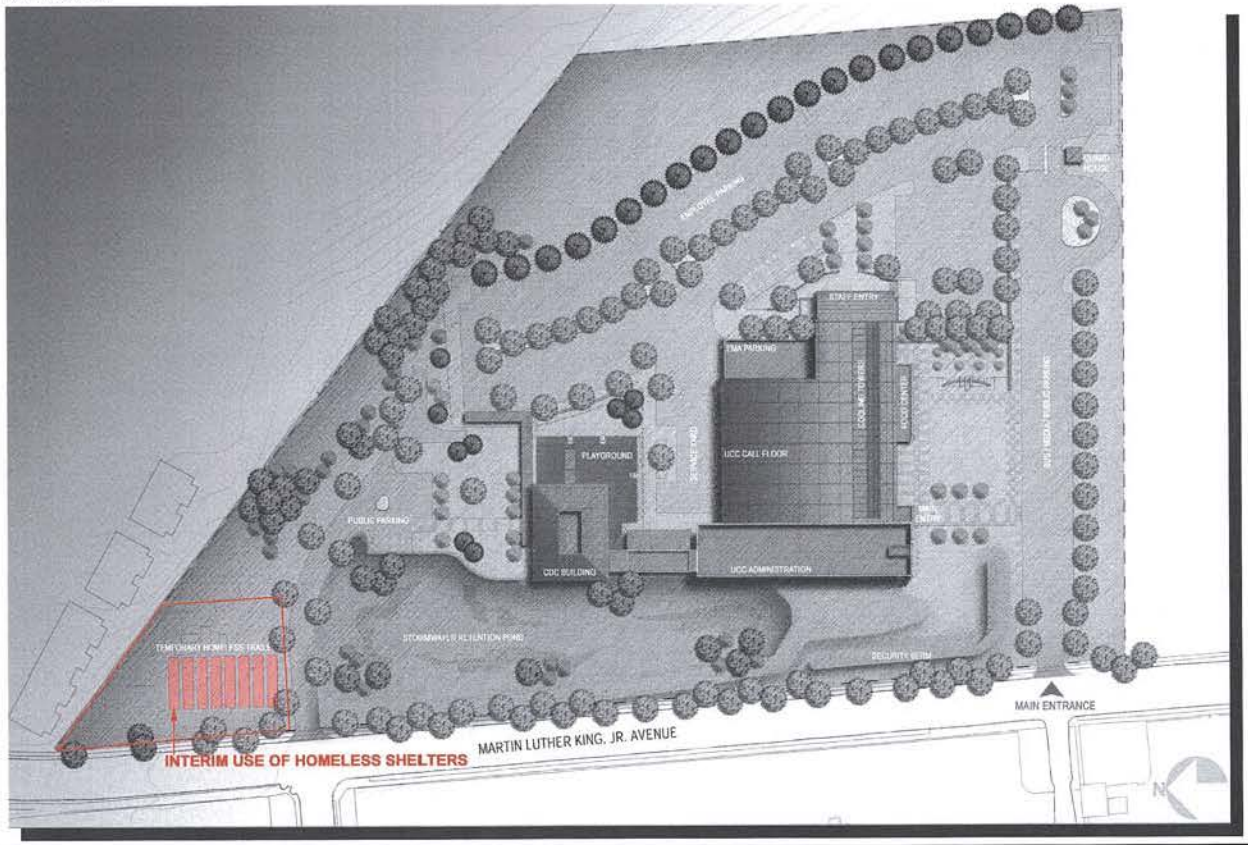
XI. HOMELESS TRAILERS AS EXISTING USE IN PUD

OCTO, in consultation with Office of Planning and Office of Zoning, has identified a solution to address the portion of the PUD site currently occupied by the homeless trailers. The solution addresses the concern raised by the Zoning Commission as well as planning related issues. We would like to include the following text as a PUD condition:

"The trailers that are currently located on the northern part of the site and used by the City as homeless shelters are an existing condition and an interim use. At such time as this use is discontinued by the City/ Catholic Charities and the trailers are removed, the subject land area will be maintained as open space for the PUD project."

TRAILER LOCATION

PLATE NO. 66



SECTION XII
UPDATED TRAFFIC STUDY

XII. UPDATED TRAFFIC STUDY AND PARKING REQUIREMENTS

The UCC Team refined its projected staffing count (see Table 2) and associated traffic study (see Appendix A). Due to programmatic refinements, the estimated quantity of working at the UCC has recently been reduced and the previous traffic study and its resulting design were validated. UCC traffic will present only a modest increase to existing traffic along MLK Blvd. and therefore no new traffic light is required, only an adjustment to the signal timing.

The following tables depict the estimated staffing count by shift (see Table 2) as well as the overall parking demand based upon current conditions and assumptions regarding absenteeism, use of mass transportation /car pooling and shift overlap requirements (see Table 1). The figures show that:

a.) estimated peak employee-only parking needs (Table 1, Item G: 253) will be supported by the as-designed employee-only parking count (235[1]), after accounting for a 7% relief from inter-shift stacking, and

b.) estimated peak combined employee and non-employee parking needs (Table 1, Item I: 284) will be supported by the total number of as-designed parking spaces (278[2]).

The parking lot will therefore be essentially full from 8:00 AM – 5:30 PM. The project will encourage use of public transportation and carpooling as well as explore other means (e.g. Metro shuttle) to reduce the parking demand. But please note that the project's overnight shifts do not benefit from public transportation.

In conclusion, the current parking lot size is appropriate for this project, given reasonable assumptions, site location (i.e. not downtown and not within walking distance of a Metro station) and the requirement to address shift overlap as well as "non-shift overlap" parking demands created by training, during an emergency and activation of Emergency Operations Center and regional functions that the UCC will house.

PLATE NO. 67

Table 1 - Estimated Parking Required for Full Operation at UCC

Item	Category	Est. # Staff	Notes
A	**Day Shift (8/8:30 am - 5/5:30 pm)**	140	
B	**1st Shift (7:00 am - 3:00 pm)**	112	Includes childcare
C	**2nd Shift (3:00 pm - 11:00 pm)**	60	Includes childcare
D	**3rd Shift (11:00 pm - 7:00 am)**	37	
E	**Total Staff between 7:30 am - 3:30 pm (A + B + C)**	**312**	Includes shift overlap of day shift, 1st shift, and 2nd shift
F	**Total Assigned Staff between 7:30 am - 3:30 pm (E X 0.9)**	281	Includes Absentiasm Reduction Factor Assumes 10% staff absent due to personal leave, illness, vacation
G	**Total Staff Vehicle Demand (F X 0.9)**	**253**	Includes Public Transportation Reduction Factor - Assumes 10% assigned staff share rides or use public transportation
H	**Estimated Visitor/Other Parking Demand**	31	
I	**Total Staff, Visitor & Childcare Parking Demand (G + H)**	**284**	
J	**TOTAL ESTIMATED PARKING REQUIRED**	**284**	

Notes:
1. 235 (the as-designed employee-only parking space count) = 253 x 0.93 spaces.
2. 278 = 235 (as-designed employee-only parking space count) + 43 (as-designed non-employee parking space count, including allowance for visitors, buses, media vehicles and child care). 278 is 98% of the gross total of 284, and the design team does not regard the 2% differential between these two figures to be statistically significant.

XII. UPDATED TRAFFIC STUDY AND PARKING REQUIREMENTS (CONTINUED FROM PREVIOUS PAGE)

Government of the District of Columbia — *Office of the Chief Technology Officer (OCTO)*

Table 2 - Estimated UCC Staffing Required for Full Operation

Position	Day Shift	1st Shift	2nd Shift	3rd Shift	Relief *	Total
Staff Support						
Receptionist	1.0	-	-	-	-	**1.0**
Security Officer	-	3.0	2.0	1.0	4.2	**10.2**
Control Room Officer	1.0	1.0	1.0	1.0	2.1	**6.1**
Mail Room Staff	1.0	-	-	-	-	**1.0**
Daycare Administration	0.0	2.0	1.0	0.0	0.0	**3.0**
Daycare Teachers	0.0	12.0	4.0	0.0	0.0	**16.0**
Subtotal	**3.0**	**18.0**	**8.0**	**2.0**	**6.3**	**37.3**
UCC Administration						
Director	1.0	-	-	-	-	**1.0**
Deputy Director	1.0	-	-	-	-	**1.0**
UCC Administrative Staff	17.0	-	-	-	-	**17.0**
Managers	7.0	-	-	-	-	**7.0**
Liason Staff	3.0	-	-	-	-	**3.0**
Subtotal	**29.0**	**0.0**	**0.0**	**0.0**	**0.0**	**29.0**
EMA Administration						
Director	1.0	-	-	-	-	**1.0**
Deputy Director	1.0	-	-	-	-	**1.0**
Chief of Staff / PIO	3.0	-	-	-	-	**3.0**
Intergovernmental Liaison	2.0	-	-	-	-	**2.0**
Exec. Admin. Staff	6.0	-	-	-	-	**6.0**
Special Projects Officer	2.0	-	-	-	-	**2.0**
Special Events Coordinator	2.0	-	-	-	-	**2.0**
Training Chief & Officers	5.0	-	-	-	-	**5.0**
Planning & Exercise Officer	5.0	-	-	-	-	**5.0**
Mitigation & Disas. Rec. Officer	2.0	-	-	-	-	**2.0**
Public Safety Comm. Chief	1.0	-	-	-	-	**1.0**
Chief of Operations		1.0	1.0	1.0	2.1	**5.1**
Deputy	1.0	-	-	-	-	**1.0**
Telecom. Officers	2.0	-	-	-	-	**2.0**
Computer Operations Staff	2.0	-	-	-	-	**2.0**
Personnel/Procurement/Finance	5.0	-	-	-	-	**5.0**
Emergency Operations Specialists		8.0	6.0	4.0	14.7	**32.7**
Subtotal	40.0	9.0	7.0	5.0	16.8	**77.8**
UCC Training Center						
Training Supervisor	1.0	-	-	-	-	**1.0**
Secretary	1.0	-	-	-	-	**1.0**
Trainers	6.0	-	-	-	-	**6.0**
Recruitment Staff	2.0	-	-	-	-	**2.0**
Subtotal	**10.0**	**0.0**	**0.0**	**0.0**	**0.0**	**10.0**
Facility Support						
Maintenance Supervisor	1.0	-	-	-	-	**1.0**
Maintenance Technicians	-	3.0	2.0	1.0	4.2	**10.2**
Network Supervisor	1.0	-	-	-	-	**1.0**
System Support Technicians	-	4.0	2.0	2.0	5.6	**13.6**
Supplies Manager	1.0	-	-	-	-	**1.0**
Supply Room Staff	1.0	-	-	-	-	**1.0**
Subtotal	**4.0**	**7.0**	**4.0**	**3.0**	**9.8**	**27.8**
Total Building Support Staff	**86.0**	**34.0**	**19.0**	**10.0**	**32.9**	**181.9**

Government of the District of Columbia — *Office of the Chief Technology Officer (OCTO)*

Table 2 - Estimated UCC Staffing Required for Full Operation

Position	Day Shift	1st Shift	2nd Shift	3rd Shift	Relief *	Total
Police Call/Dispatch Center						
PSAP 911 Call Takers	-	18.0	12.0	8.0	26.6	**64.6**
911 Radio Dispatchers	-	19.0	8.0	5.0	22.4	**54.4**
311 Response Staff	12.0	-	-	-	-	**12.0**
911/311 Monitors	-	3.0	2.0	1.0	4.2	**10.2**
PSAP Supervisor	-	2.0	1.0	1.0	2.8	**6.8**
MPD Call Center Supervisor	-	2.0	1.0	1.0	2.8	**6.8**
Watch Commanders	-	1.0	1.0	1.0	2.1	**5.1**
NCIC Telecom Officers	-	1.0	-	-	-	**1.0**
Tape Transcribers	-	2.0	1.0	1.0	2.8	**6.8**
Subtotal	**12.0**	**48.0**	**26.0**	**18.0**	**63.7**	**167.7**
FEMS Call/Dispatch Center						
PSAP Call Takers	-	7.0	3.0	2.0	8.4	**20.4**
Radio Dispatchers	-	8.0	5.0	3.0	11.2	**27.2**
Quality Control Officer	1.0	-	-	-	-	**1.0**
Monitors	-	1.0	1.0	1.0	2.1	**5.1**
FEMS Call Center Supervisor	-	3.0	1.0	1.0	3.5	**8.5**
Tape Transcribers	-	2.0	-	-	1.4	**3.4**
Subtotal	**1.0**	**21.0**	**10.0**	**7.0**	**26.6**	**65.6**
EMA Call/Dispatch Center						
Call Takers	-	6.0	3.0	1.0	7.0	**17.0**
Radio Dispatchers	-	2.0	1.0	-	2.1	**5.1**
Quality Control Officer	1.0	-	-	-	-	**1.0**
Monitors	-	1.0	1.0	1.0	2.1	**5.1**
EMA Call Center Supervisor	1.0	-	-	-	-	**1.0**
Subtotal	**2.0**	**9.0**	**5.0**	**2.0**	**11.2**	**29.2**
727-1000 Call Center						
727-1000 Response Staff	35.0	-	-	-	-	**35.0**
Quality Control Officer	2.0	-	-	-	-	**2.0**
727-1000 Call Center Supervisor	2.0	-	-	-	-	**2.0**
Subtotal	**39.0**	**0.0**	**0.0**	**0.0**	**0.0**	**39.0**
Total UCC Call Center Staff	**54.0**	**78.0**	**41.0**	**27.0**	**101.5**	**301.5**
TOTAL FTE STAFF	**140.0**	**112.0**	**60.0**	**37.0**	**134.4**	**483.4**

* *A relief factor of 0.7 for each 24-hour, fulltime position has been factored to account for employee vacation, sick, holiday, training and military leave. The relief factor indicates the staff requirements to provide 24/7 position coverage.*

SECTION XIII
COMMUNITY OUTREACH LOG

XIII. UCC TEAM COMMUNITY OUTREACH EFFORT

The UCC project team has received additional letters of support specifically related to the community outreach efforts of the UCC Project Team. Additionally, the UCC Project Team has documented community outreach efforts including communication log, correspondence and other means of communication, as well as minutes and information collected during the initial and ongoing community outreach process. The information will demonstrate the UCC project team's extensive outreach efforts to Ward 8 and specifically ANC's 8A and 8C since September 2001. See Community Outreach Log in Appendix B.

XIV. OCTO - COMMUNITY MOU

The UCC project team has continued to reach out to Ward 8 and specifically ANC's 8A and 8C since the 4/18/02 zoning hearing. ANC representatives have not been able to agree on a date to meet with OCTO and review an OCTO developed draft MOU and outstanding concerns. A draft MOU has been forwarded to the ANC's for their review, as well as a request for a meeting date and time with ANC 8A and 8C and the community wide meeting. See letter and draft MOU in Appendix C.

XV. LSDBE MOU

The LSDBE effort is a key component of the UCC project. All the parties involved with the UCC project share this belief and have worked together to develop a contracting out reach plan (including the contracting opportunities fair conducted on 4/16/02) and an LSDBE MOU. A final draft of the LSDBE MOU has been reviewed and documented. The final draft was documented by the Office of the Chief Technology Officer, and incorporates comment and revision by the Office of Local Business Development and the TRW design-build contract team. See draft LSDBE MOU in Appendix D.

XVI. COORDINATION WITH MENTAL HEALTH OPERATIONS

OCTO, Department of Mental Health and the Office of Planning have worked together since the inception of the UCC project, including finding the appropriate site on the East Campus. The UCC site was specifically selected to ensure that the UCC Project would have no impact on Hospital Operations or the patients located on the campus. See letter below from the Director of Mental Health confirming this fact.

LETTER FROM THE DIRECTOR OF MENTAL HEALTH PLATE NO. 69

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF MENTAL HEALTH

Office of the Director

April 10, 2002

Suzanne Peck, Chief Technology Officer
Office of the Chief Technology Officer
441 4th Street, N.W., Suite 930S
\Washington, D.C. 20001

Dear Ms. Peck:

Please be informed that we have reviewed the plans for the construction of the Unified Communications Center on the St. Elizabeths Campus and have determined that such construction and operations will have no impact on the operations of the St. Elizabeths Hospital. The Unified Communications Center project will have no impact on the plans of the Department of Mental Health to construct new hospital buildings for our consumers nor will this project impinge upon the green space planned for residents of the Hospital.

Sincerely,

Martha B. Knisley
Director

SECTION XVII
CFA PRELIMINARY APPROVAL

XVII. COMMISSION OF FINE ARTS (CFA) PRELIMINARY APPROVAL

Included to the right is a copy of the CFA approval letter for the design of the UCC project. Also included are excerpts from the transcript of the CFA meeting conducted on Thursday, February 21, 2002. A copy of the full transcript is contained in Appendix E.

Chairman J.. Carter Brown: "While you have slide on, it's wonderful you're suggesting as many trees as you do in the parking lot... The more tress you can put in there, the more shade you'll give for the people coming out at the end of the day and getting in their cars but more importantly, the more visual amenity you'd give."

Mr. Harry G. Robinson III: "...But let me say I think that you have the scale and massing absolutely correct. The number one building on the other side, on the west campus, has the exact same scale and details as the day care center and because this is one of Washington's foremost promontories east of the river, stepping it back to the taller buildings I think is exactly the way to do this. I'm very pleased with how you've handled the scale and massing."

Chairman J. Carter Brown: "Any other comments? Otherwise I think this is all very preliminary but it sounds as if they've really taken the bull by the horns here and have come up with a viable solution. Do we have agreement? All right, then I think without objection, your presentation is approved, with some caveats about security because we don't want to be faced ad hoc afterwards with it."

APPROVAL LETTER FROM CFA PLATE NO. 70

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

NATIONAL BUILDING MUSEUM
441 F STREET, N.W., SUITE 312
WASHINGTON, D.C. 20001-2728

202-504-2200
202-504-2195 FAX

5 March 2002

Dear Mr. Lecker:

The Commission reviewed the conceptual design for the Unified Communication Center, to be located on the east campus of St. Elizabeths Hospital, at its meeting on 21 February 2002. The members were unanimous in their approval of the conceptual design for this much needed facility. As the design develops, the members requested the project team consider two items for additional study. The first was to include in the employee's parking lot a larger center island so a line of trees could be inserted into the paved area to provide additional shade--a welcome amenity in the hot summer sun and potentially a great contribution to the visual environment.

The second item was to evaluate carefully the facility's perimeter security features. The preliminary landscape plan indicated several passive barriers that could prevent a vehicular intrusion into the structure but would not sustain a sufficient standoff distance for blast protection. We recognize great thought has already been given to security questions; the Commission simply wants to be assured that all aspects of risk and physical protection have been fully identified at the *beginning* of the project so that they can be accounted for in the initial design. As I am sure you agree, the security features should be subtle, unobtrusive, and enhance the site while protecting it and the occupants.

The Commission looks forward to the review of the final construction drawings and details when ready. As always, the staff is available to review any changes and to assist you and the design team should questions arise.

Sincerely,

J. Carter Brown
Chairman

XVIII. FLY-ASH SPECIFICATION AND PROCEDURES

In response to community concerns, the UCC Project Team, including URS (the environmental consultant), has worked to pro-actively develop a specification and procedures regarding the fly-ash material.

See attached draft specification and procedure document in Appendix F. This document when finalized will be part of bidding documents and ultimately a contract requirement for the site development contractor. The UCC Team will monitor and enforce subject requirements during applicable phases of construction. The fly ash specification has been provided to ANC 8A and 8C.

In response to the ANC assertion that a study of the fly ash was conducted by Greenpeace, the OCTO project has contacted the local offices of the Greenpeace organization. To date, Greenpeace has been unable to produce any studies conducted relating to the fly ash on the site. They cannot confirm the existence or non-existence of any analysis reports, and representatives have now extended the search to the archives.