

DEPARTMENT of
HOMELAND SECURITY

I **C** **E**

Headquarters +
Site Development Efforts



ZGF **OLIN**

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CAMPUS AERIAL VIEW





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MASTER PLAN: OCTOBER 2020

APPROVED MASTER PLAN 2020



APPROVED MASTER PLAN 2020



APPROVED MASTER PLAN 2020 DESIGN DRIVERS

CAMPUS CONTEXT

SCALE

HEIGHT BEYOND SOUTH LAWN

STEPPING DOWN TO LAWN

VIEWS

CONSIDERATION OF IMPORTANT
EXTERNAL VIEWS

LANDSCAPE

NEW BUILDINGS ON SITE,
OUTDOOR PLACE MAKING,
SPACES IN-BETWEEN

HABITAT

TOPOGRAPHIC BOWL AND
HABITAT USE

APPROVED MASTER PLAN 2020 DESIGN DRIVERS

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SPACES IN-BETWEEN

HABITAT

TOPOGRAPHIC BOWL AND
HABITAT USE

QUALITY + OPERATIONS

WORKPLACE EFFICIENCY

OPTIMIZE DAYLIGHT, CONNECTOR FOR
FLEXIBILITY

IDENTITY

CONSIDERATION OF IMPORTANT
INTERNAL VIEWS

LANDSCAPE

BUILDINGS PROGRAMMED FOR
DEPARTMENT, COMPONENT IDENTITY,
SECURITY

PERFORMANCE

SOLAR ORIENTATION / DAYLIGHTING /
GLARE, HEATING AND COOLING

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BUILDINGS PROGRAMMED FOR
DEPARTMENT, COMPONENT IDENTITY,
SECURITY

PERFORMANCE

SOLAR ORIENTATION / DAYLIGHTING /
GLARE, HEATING AND COOLING

FEASIBILITY

SOILS AND STABILIZATION

MINIMIZE STABILIZATION AND SOIL
REMEDATION EFFORTS

COST

+/-350 PER SF

FLEXIBILITY

PROGRAM BY AGENCIES / BY
DEPARTMENT, 10 METER GRID

EFFICIENCY

ACHIEVE GSA P100 TARGET EFFICIENCY,
CORES AND SHARED SPACES, PHASING

APPROVED MASTER PLAN 2020





2 CAMPUS LANDSCAPE

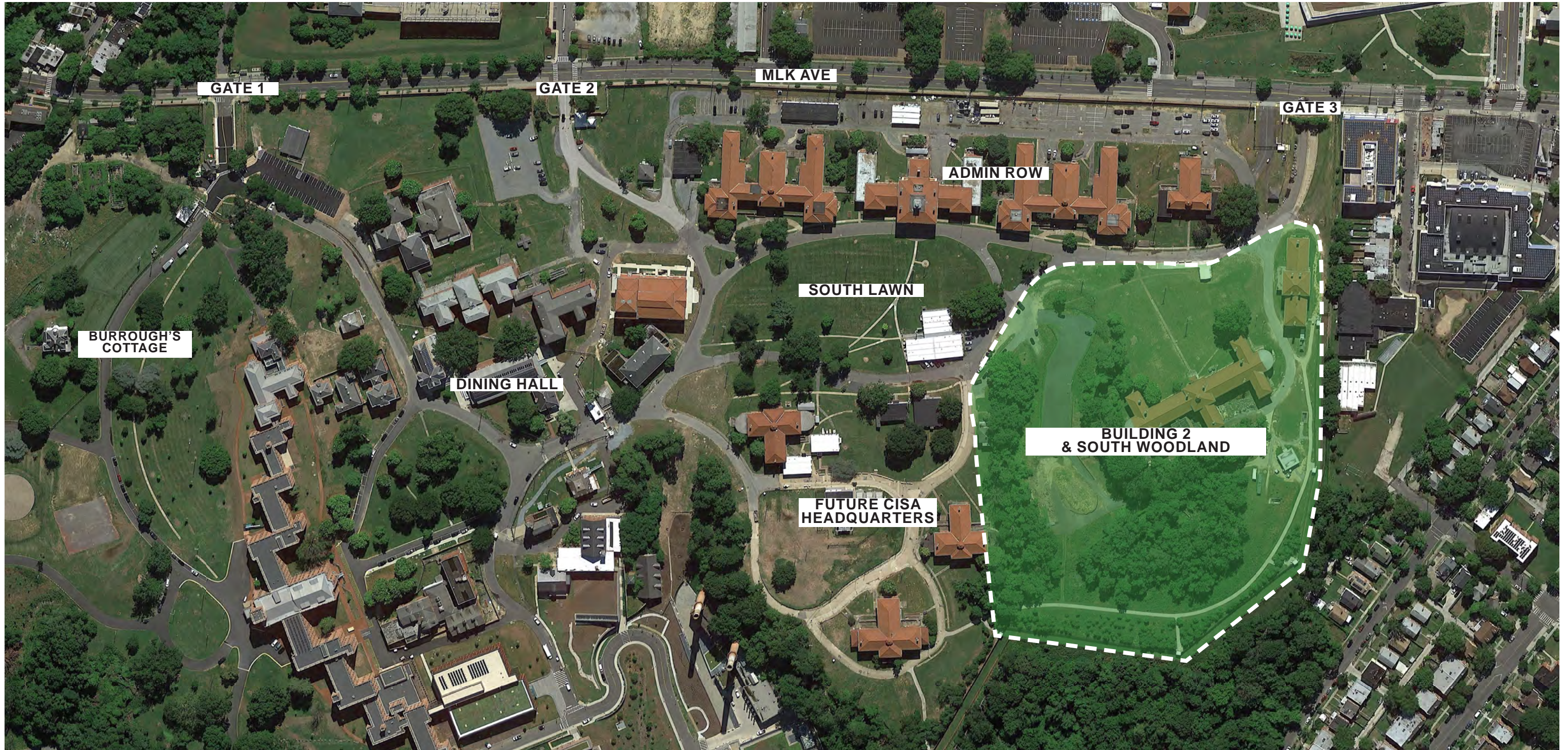
REGIONAL CONTEXT



CAMPUS CONTEXT



NEIGHBORHOOD AND SITE CONTEXT



HISTORIC SETTING



1898, RAVINE BRIDGE

SITE EVOLUTION



1895 MAP - CULTURAL LANDSCAPE REPORT (CLR)



1937 MAP - CULTURAL LANDSCAPE REPORT (CLR)



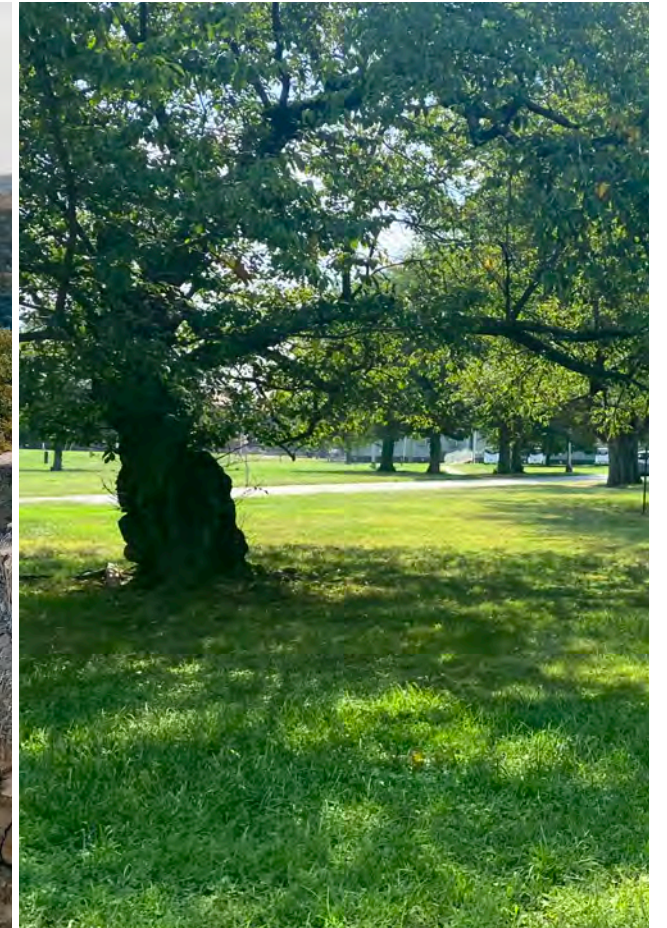
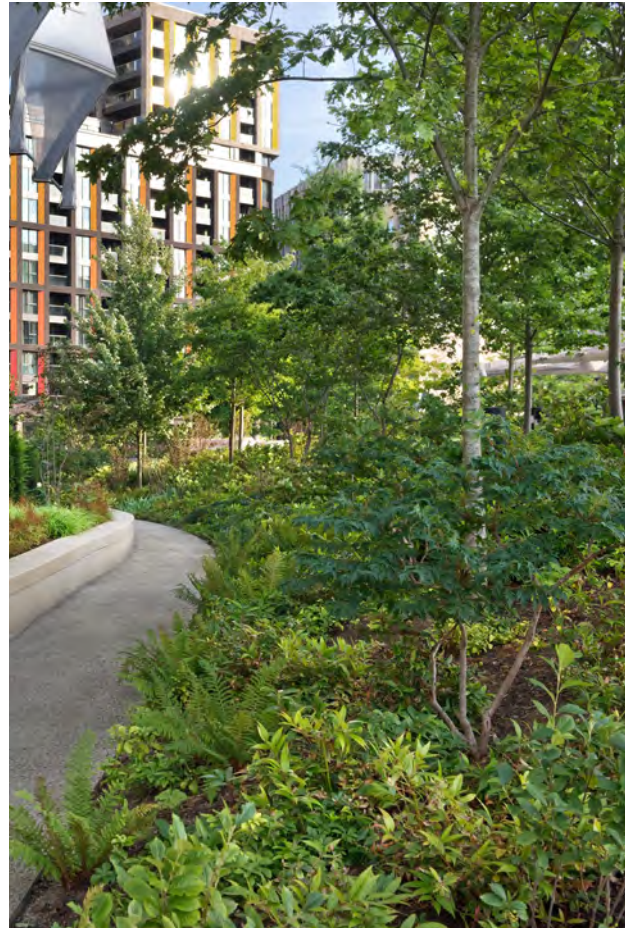
2008 MASTER PLAN AMENDMENT 2 (2020)



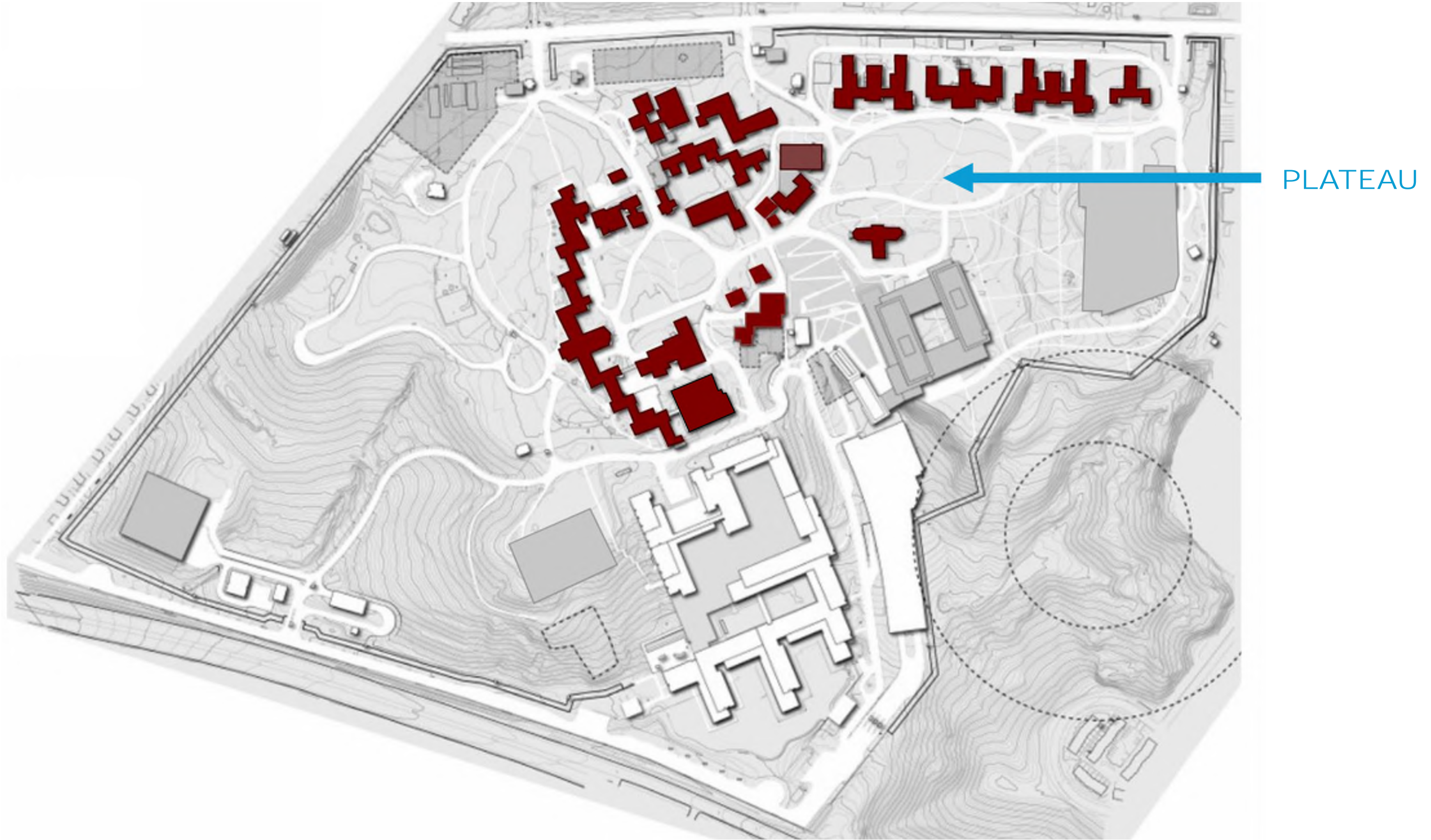
CURRENT SITE - GOOGLE EARTH

LANDSCAPE DESIGN GOALS

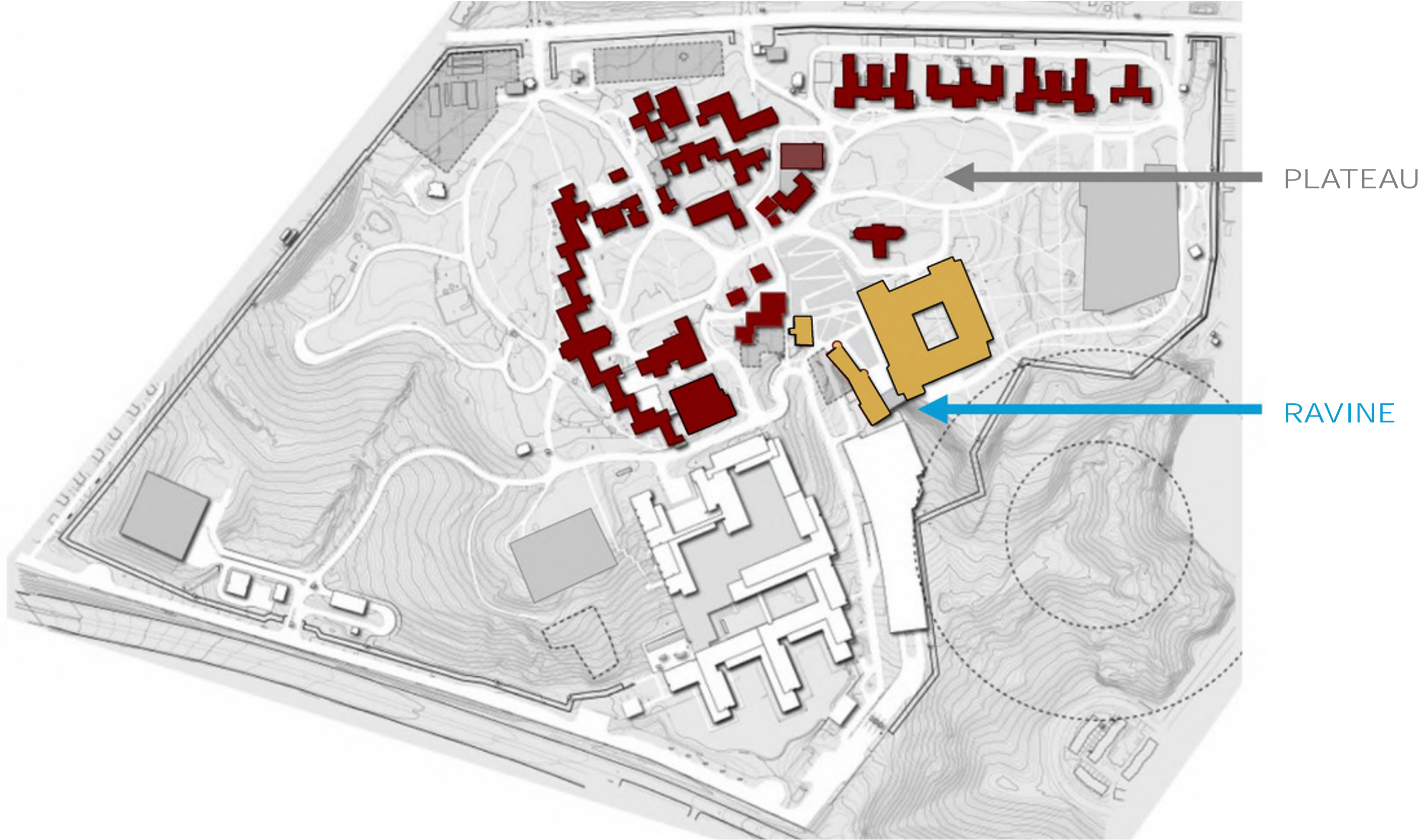
- **DRAW UPON THE CHARACTER AND LANGUAGE OF THE CAMPUS LANDSCAPE WHILE REFERENCING THE MATERIALITY AND NATIVE PLANT PALETTE OF CISA.**
- **IMPLEMENT RECOMMENDATIONS OF THE CULTURAL LANDSCAPE REPORT**
- **CONNECT STRONGLY TO THE SOUTH WOODLAND AND CONTRIBUTE TO THE CAMPUS GOALS OF INCREASED BIODIVERSITY, HABITAT, SHADE, AND SEASONAL INTEREST**
- **PROVIDE A VARIETY OF SEATING AREAS FOR SOCIAL INTERACTION AND MOMENTS OF RESPITE**
- **EXPAND THE PATH SYSTEM TO CONNECT TO THE OVERALL CAMPUS SYSTEMS AND ENCOURAGE PHYSICAL ACTIVITY**
- **CREATE A FRIENDLY, PLANTED EDGE TO THE SOUTH FOR THE ADJACENT NEIGHBORS**



CAMPUS **LANDSCAPE** TYPOLOGIES



CAMPUS **LANDSCAPE** TYPOLOGIES

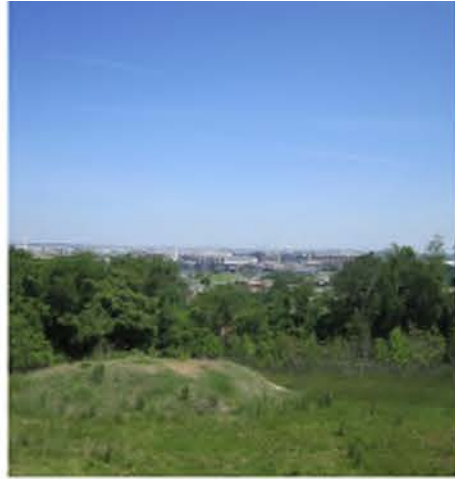


CAMPUS **LANDSCAPE** TYPOLOGIES



SITE CHARACTERISTICS

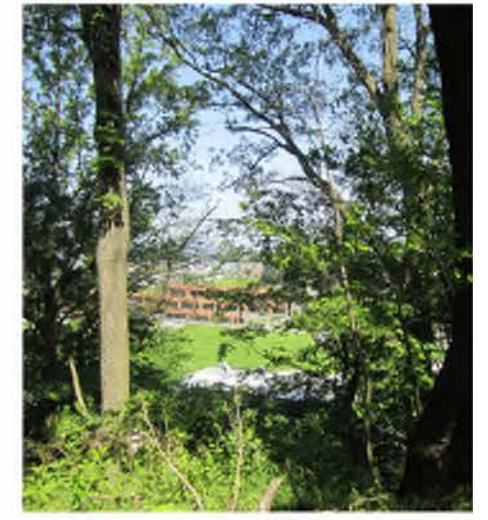
THE PLATEAU



THE RAVINE



THE WOODLAND



EXISTING CONTEXT

ON THE PLATEAU



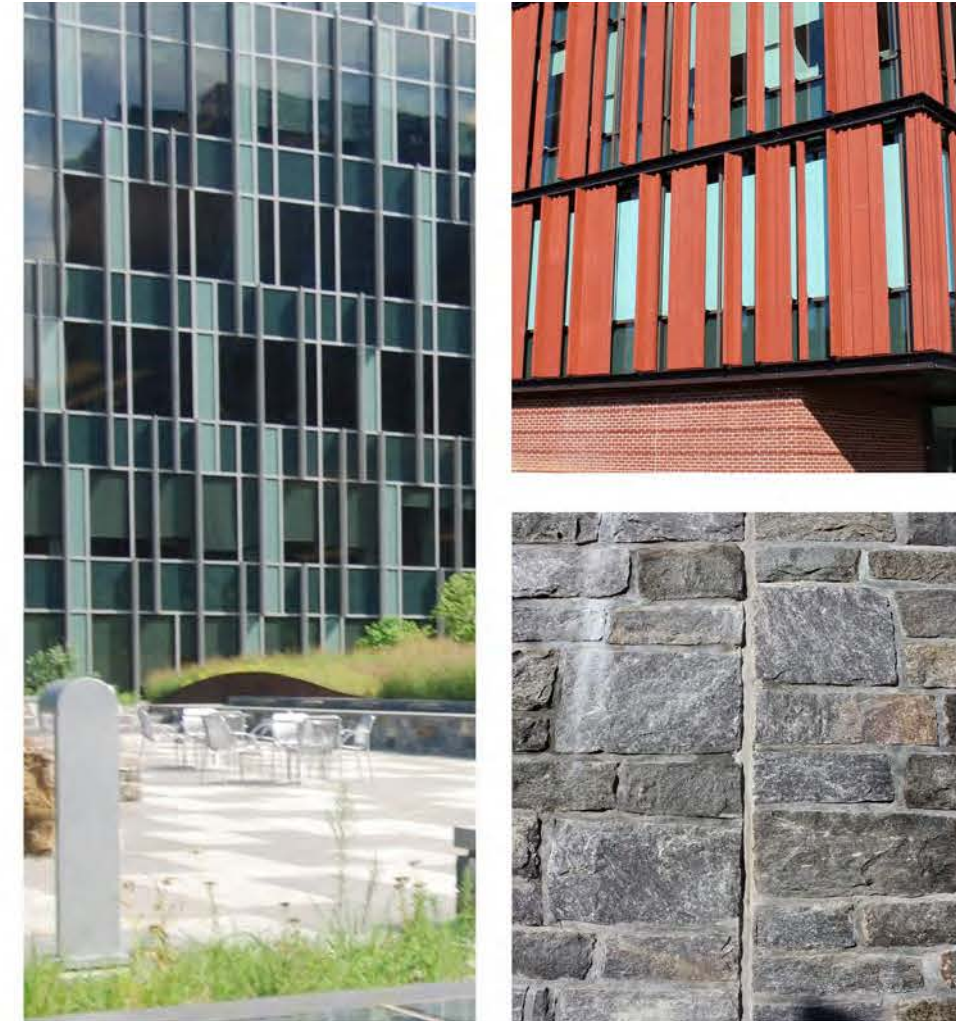
ADMIN ROW

IN THE RAVINE



B1 CISA

ADJACENT TO THE WOODLAND



COAST GUARD HEADQUARTERS

CAMPUS SITE NEW CONSTRUCTION



FACADE LANGUAGE RECENT PROJECTS ON CAMPUS



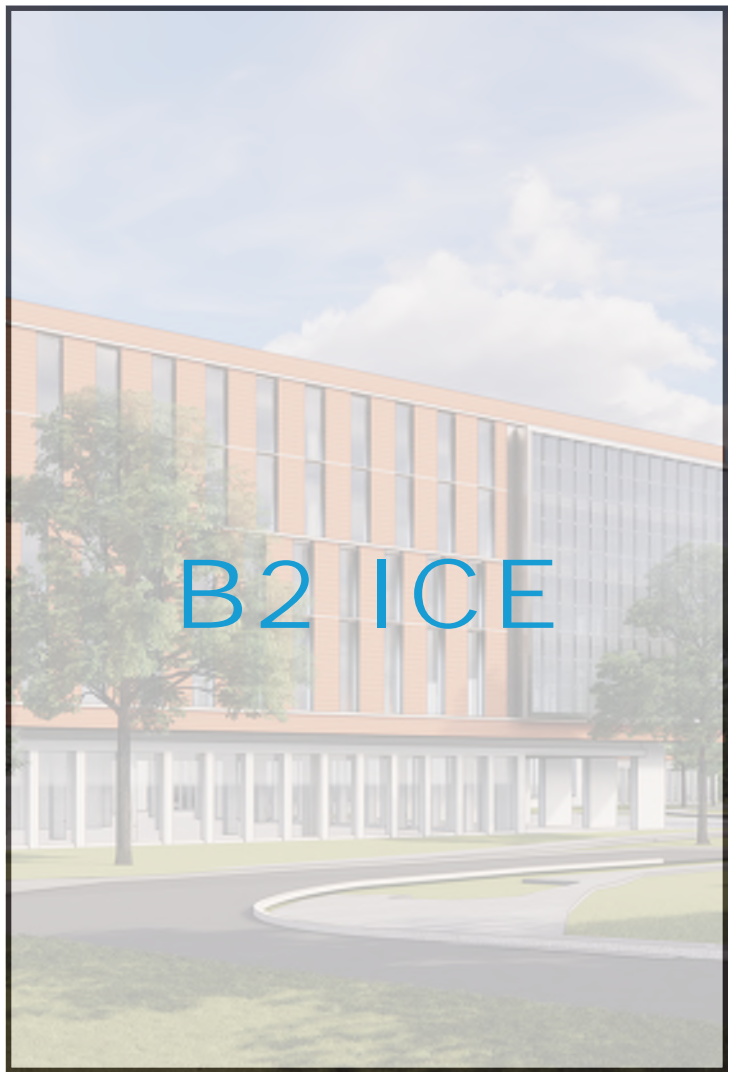
COAST GUARD HEADQUARTERS (2013)



CENTER BLDG WEST ADDITION (2019)



B1 CISA (IN PROGRESS)

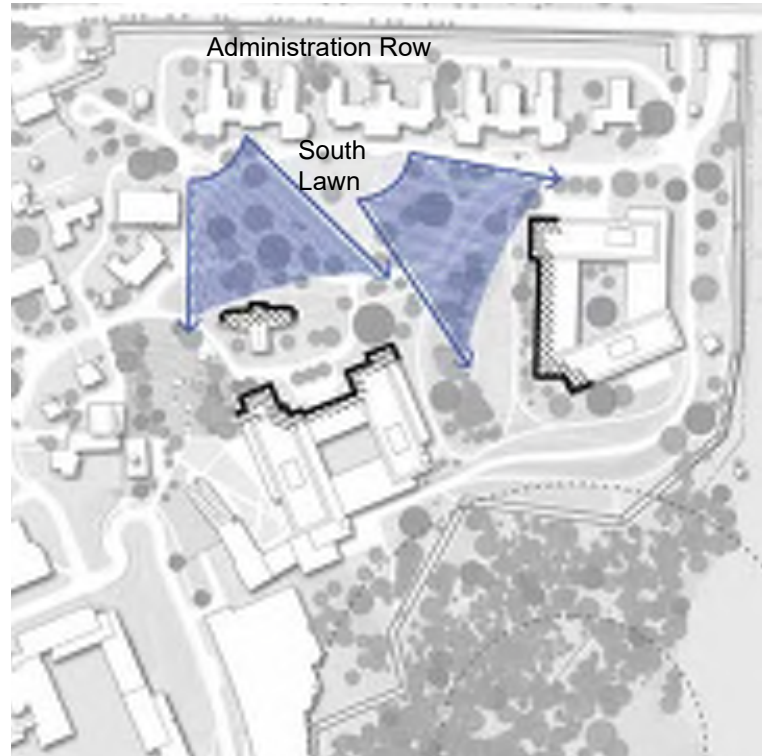


B2 ICE

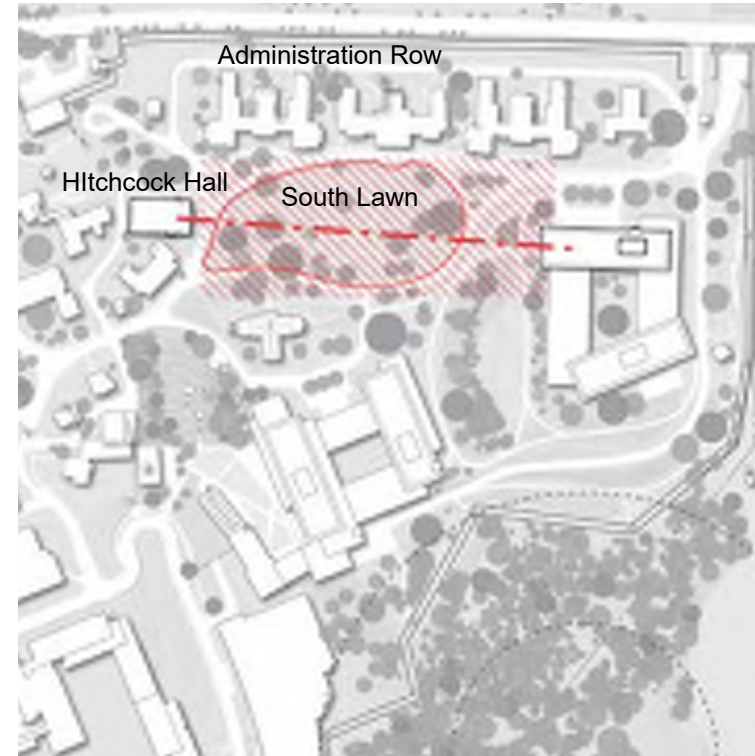


3 CONTEXT

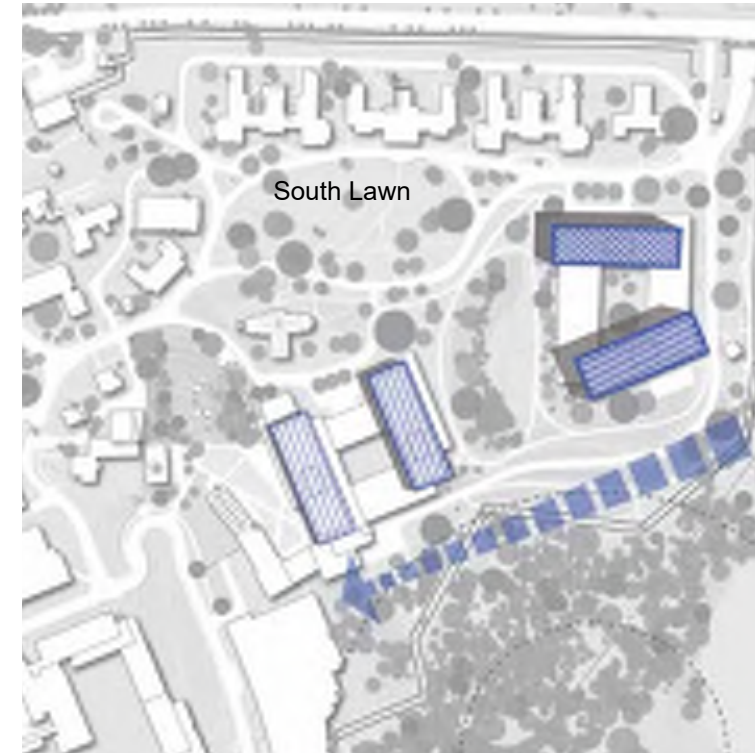
SITE DESIGN PRINCIPLES



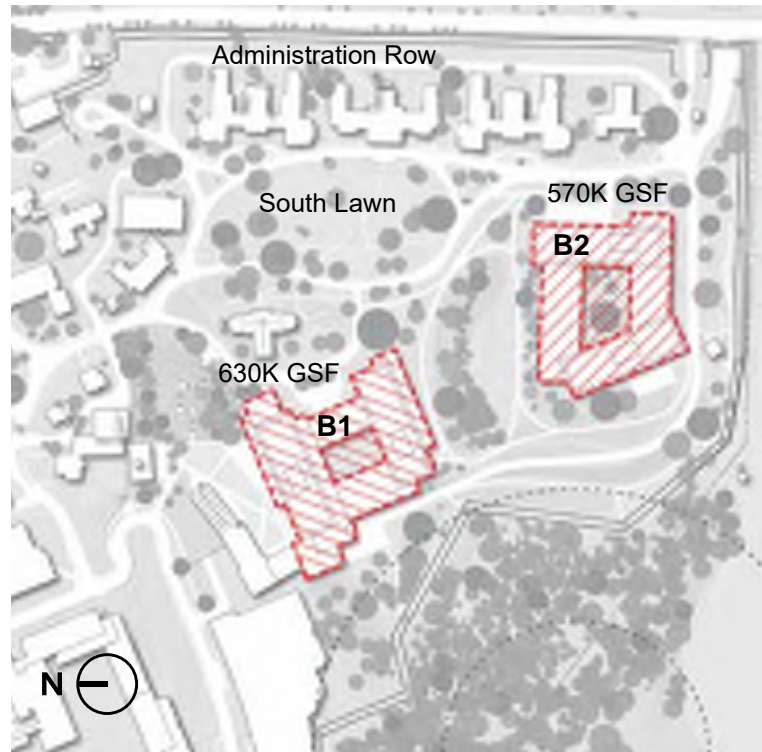
PLATEAU VIEWSHEDS



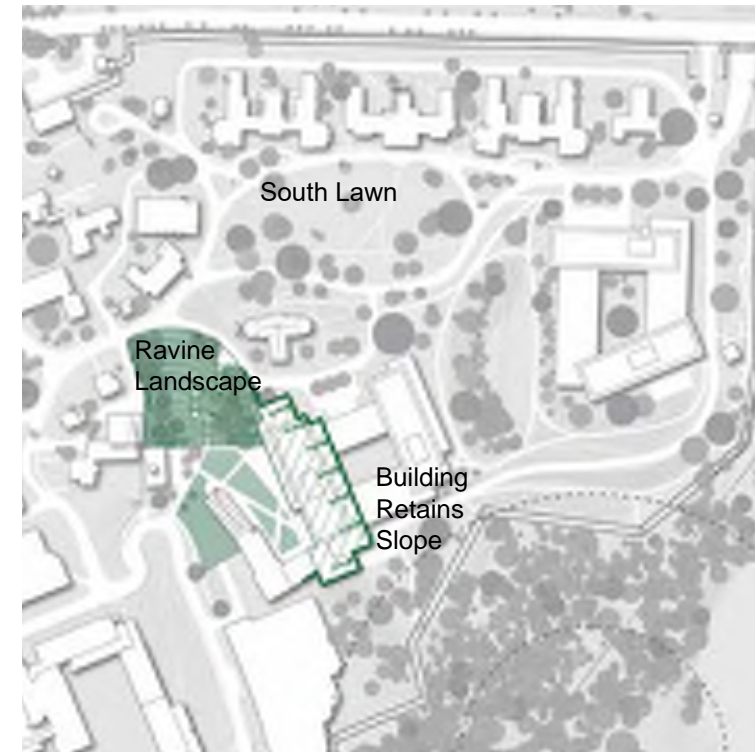
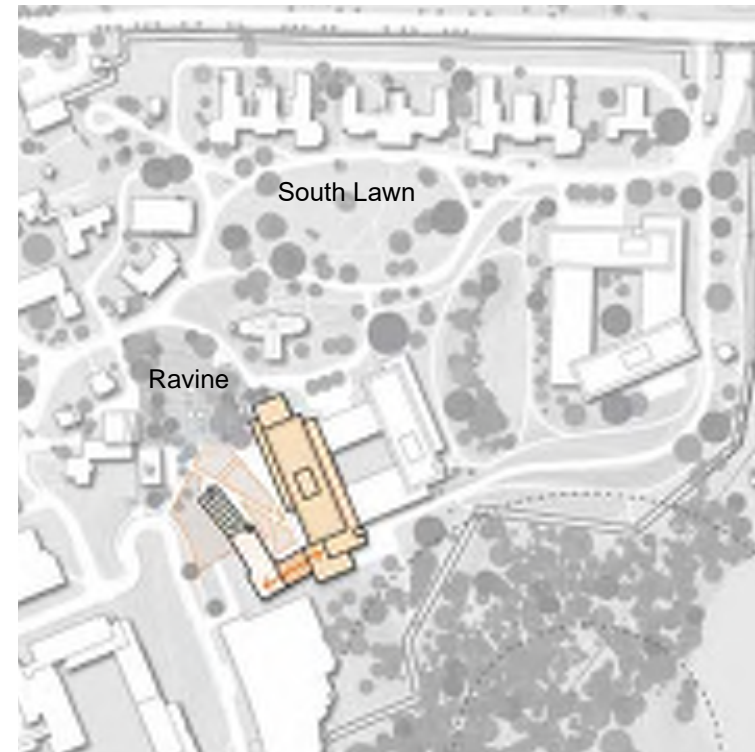
HITCHCOCK HALL AXIAL CONNECTION



BUILDING MASSING AND HEIGHT

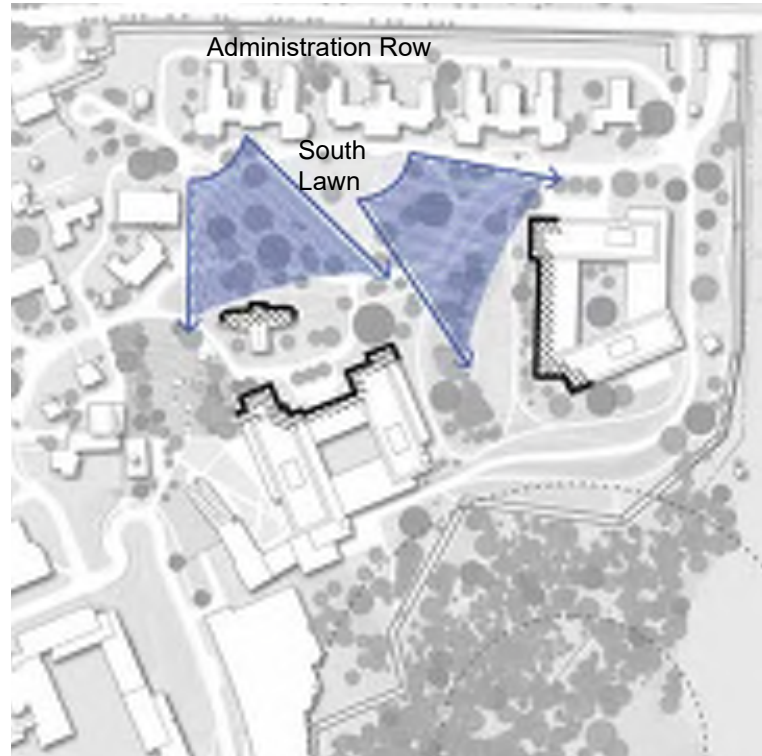


B1 RAVINE BUILDING

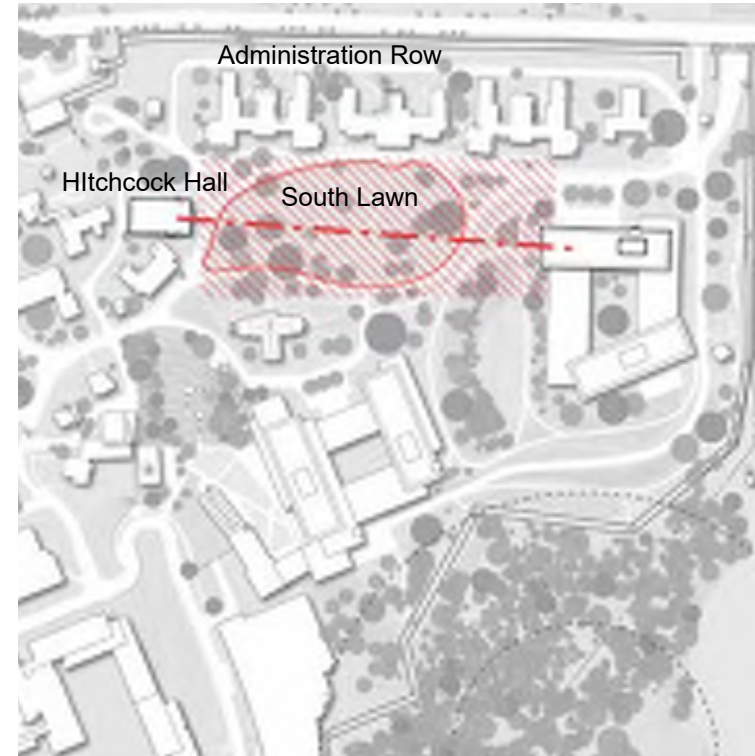


RAVINE LANDSCAPE

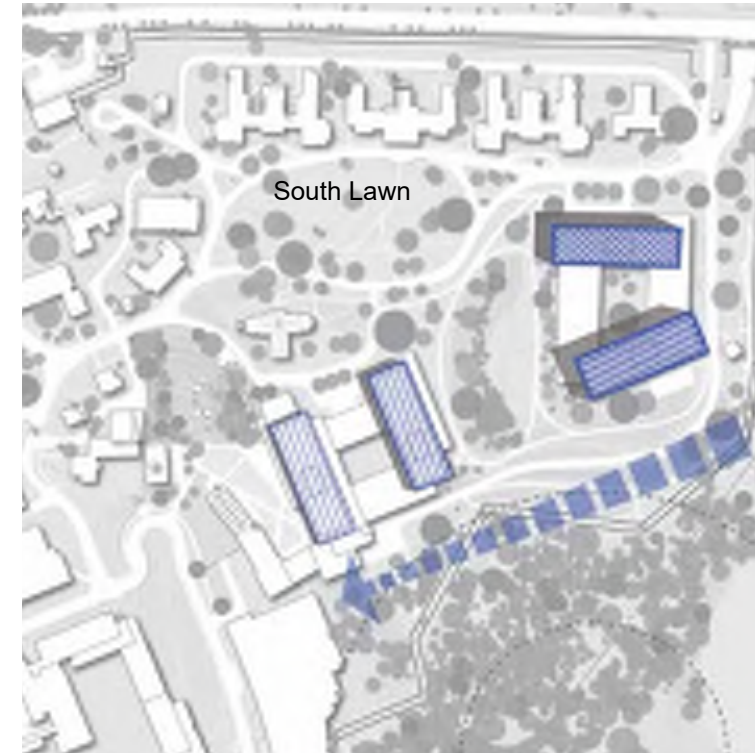
SITE DESIGN PRINCIPLES



PLATEAU VIEWSHEDS



HITCHCOCK HALL AXIAL CONNECTION



BUILDING MASSING AND HEIGHT



PROGRAMMING



B1 RAVINE BUILDING



RAVINE LANDSCAPE

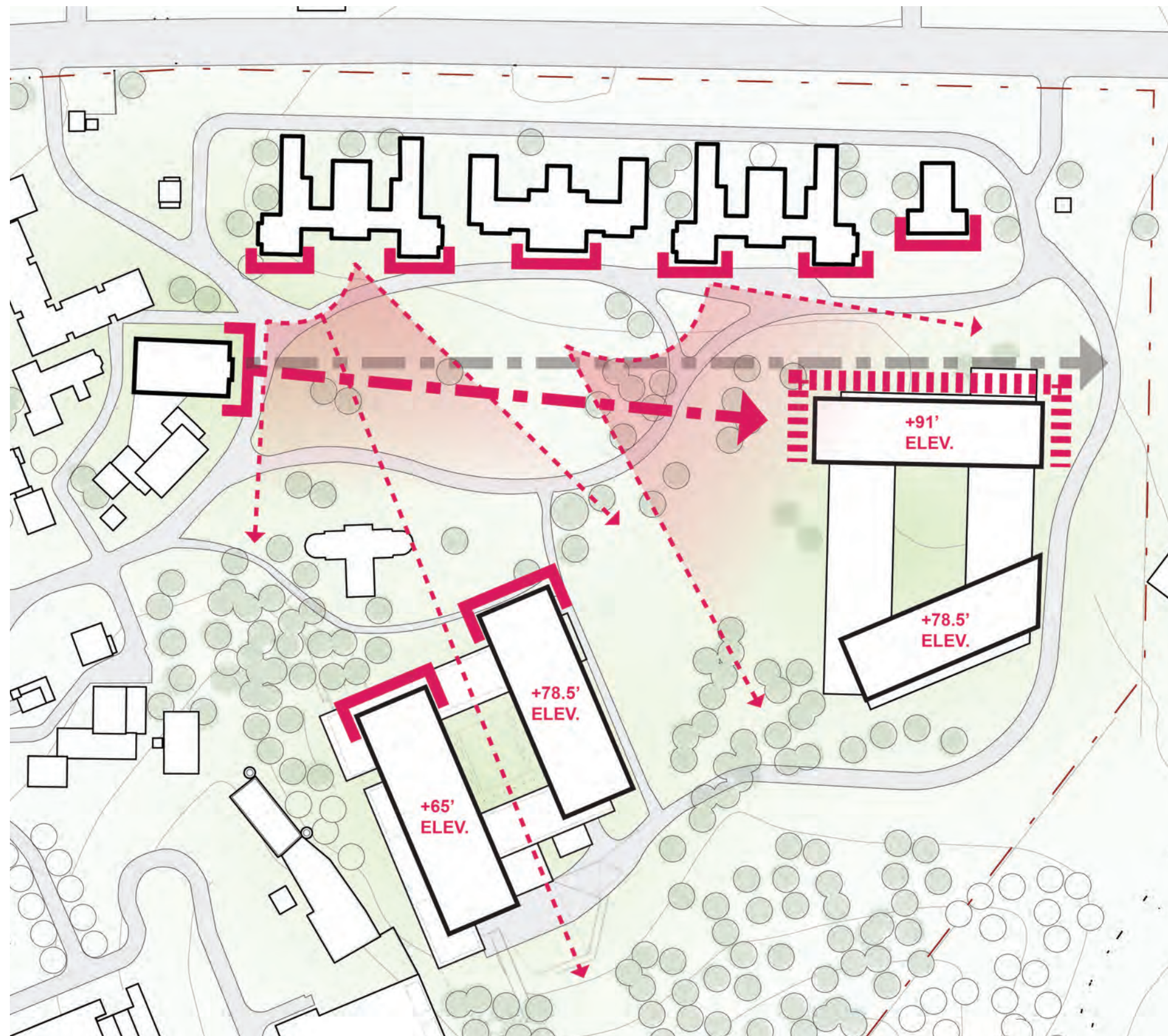
APPROVED MASTER PLAN 2020 OPPORTUNITIES FOR IMPROVEMENT



- PLATEAU VIEWSHEDS
- HITCHCOCK HALL AXIAL CONNECTION
- BUILDING MASSING & HEIGHT
- INCREASE SETBACK FROM HISTORIC BUILDINGS

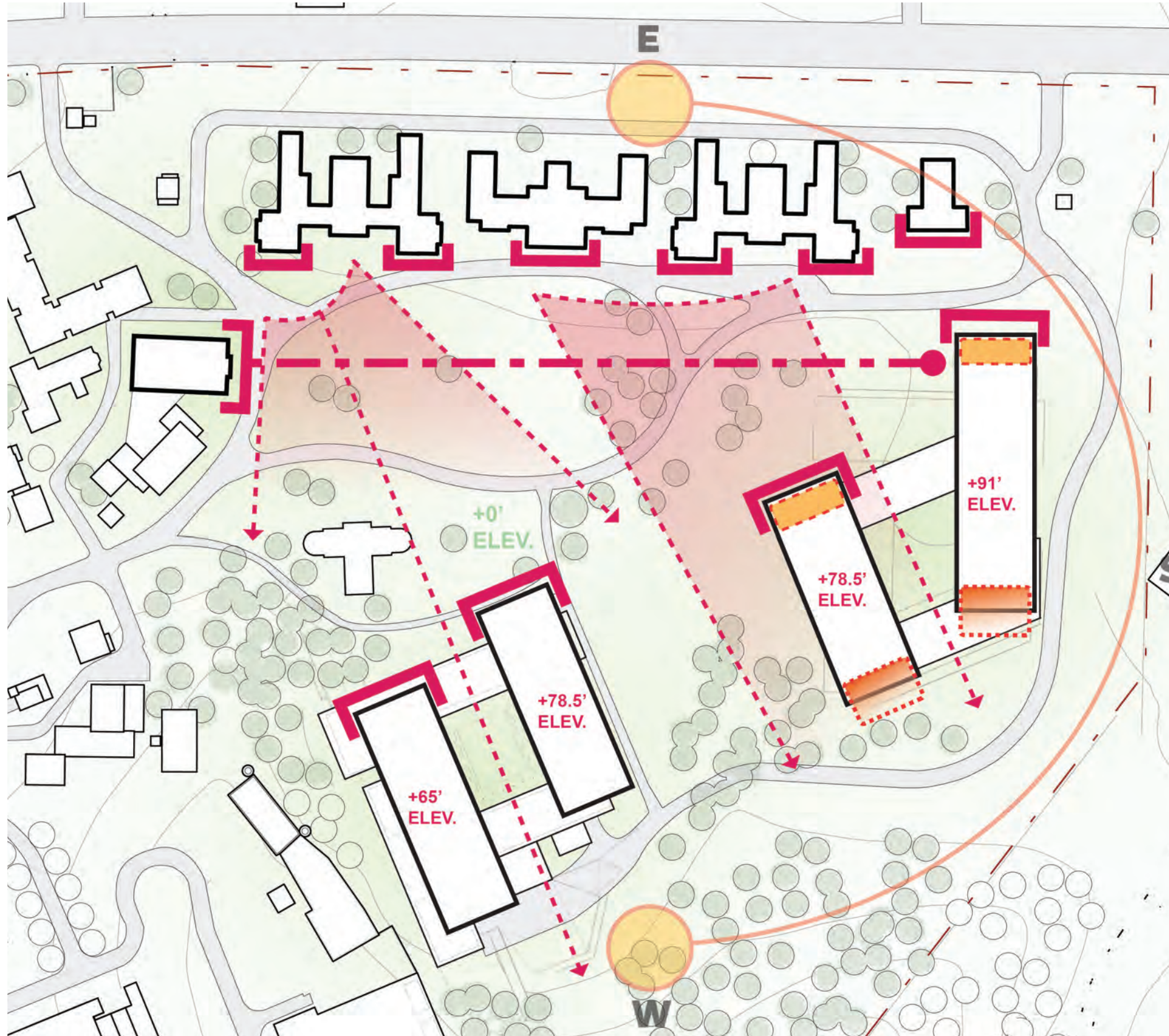


APPROVED MASTER PLAN 2020 OPPORTUNITIES FOR IMPROVEMENT



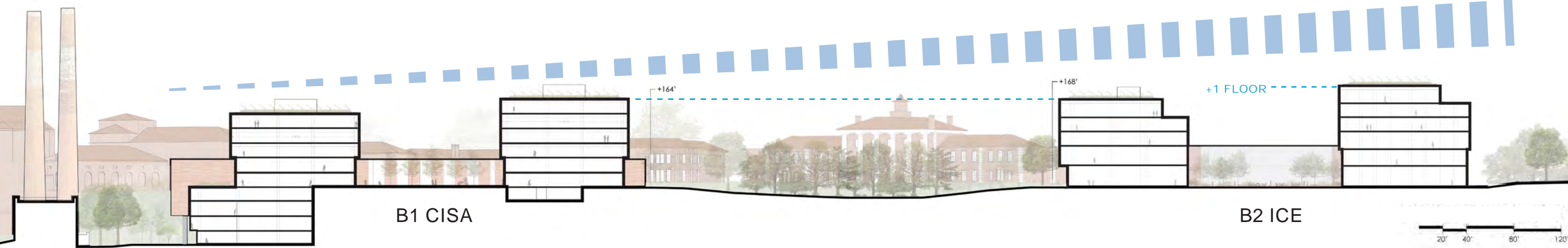
- PLATEAU VIEWSHEDS
- HITCHCOCK HALL AXIAL CONNECTION
- BUILDING MASSING & HEIGHT
- INCREASE SETBACK FROM HISTORIC BUILDINGS

PROPOSED MASSING



- PLATEAU VIEWSHEDS
- HITCHCOCK HALL AXIAL CONNECTION
- BUILDING MASSING & HEIGHT
- INCREASE SETBACK FROM HISTORIC BUILDINGS
- PERFORMANCE

PLATEAU SECTION



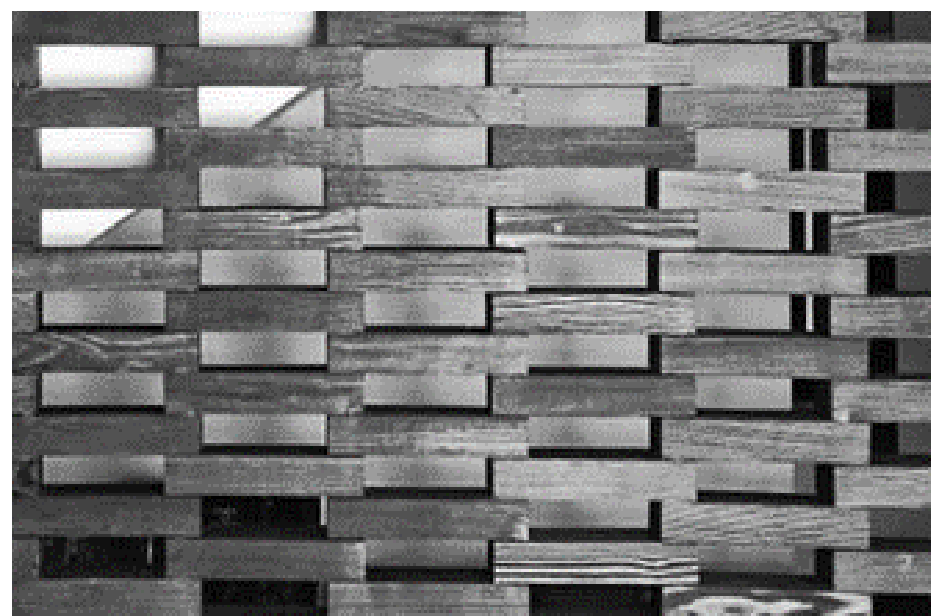
KEY PLAN



KIT OF PARTS CISA



STACKING



OVERLAPPING



TERRACING



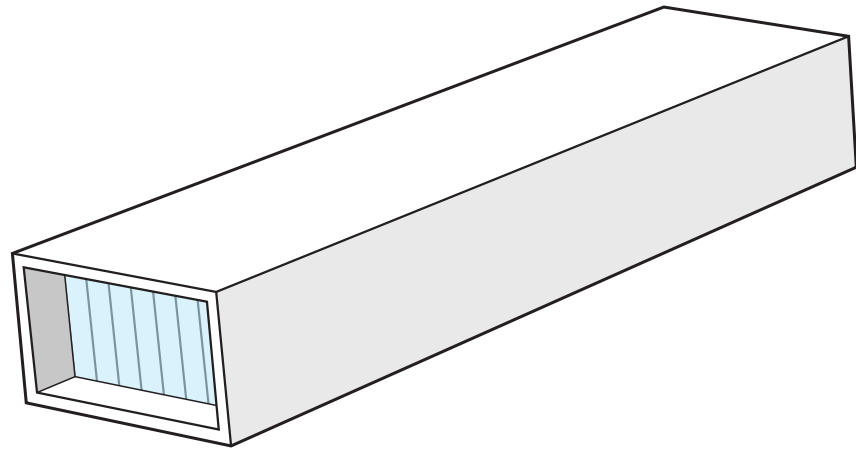
KEY PLAN



KIT OF PARTS EVOLUTION



INSET



KEY PLAN



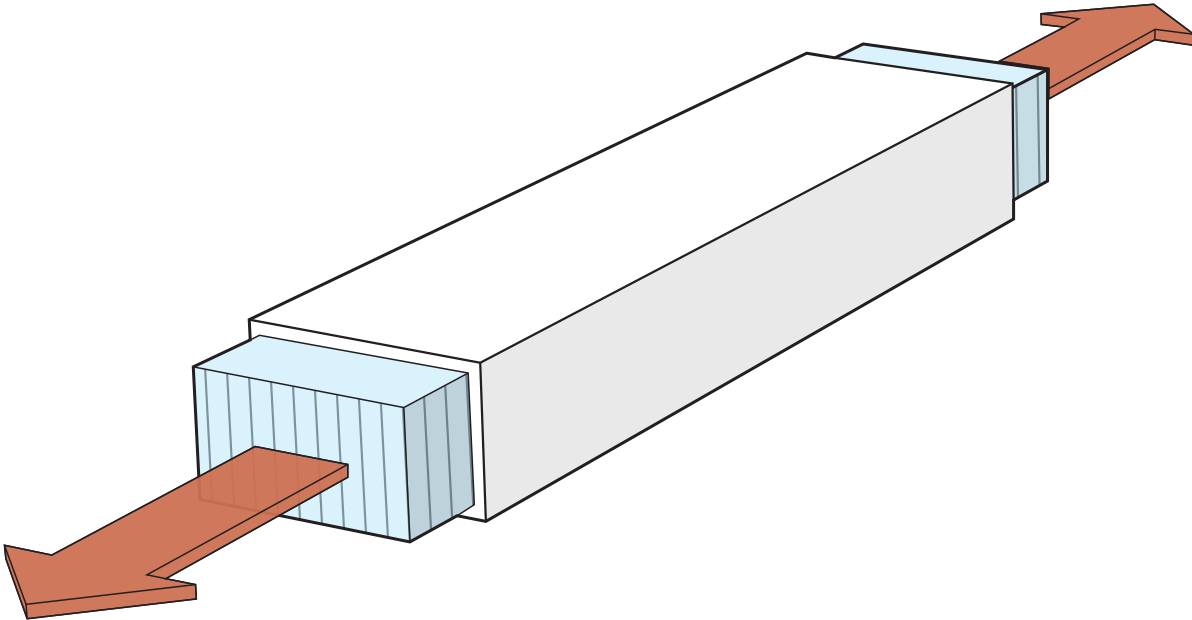
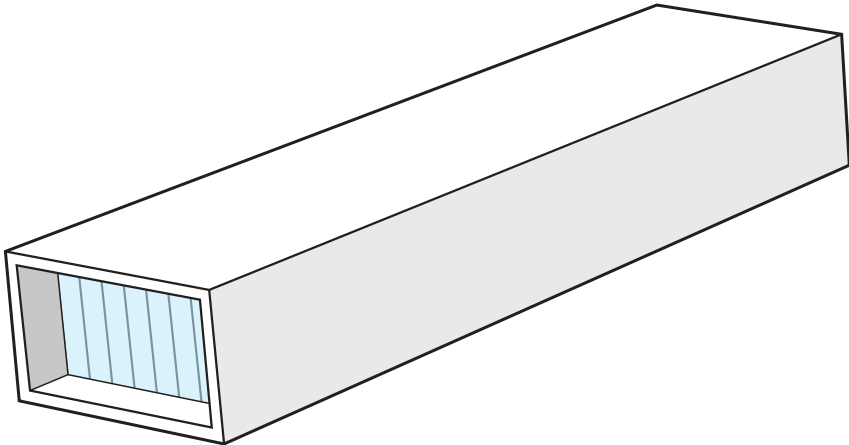
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KIT OF PARTS EVOLUTION



INSET

EXTRUDE



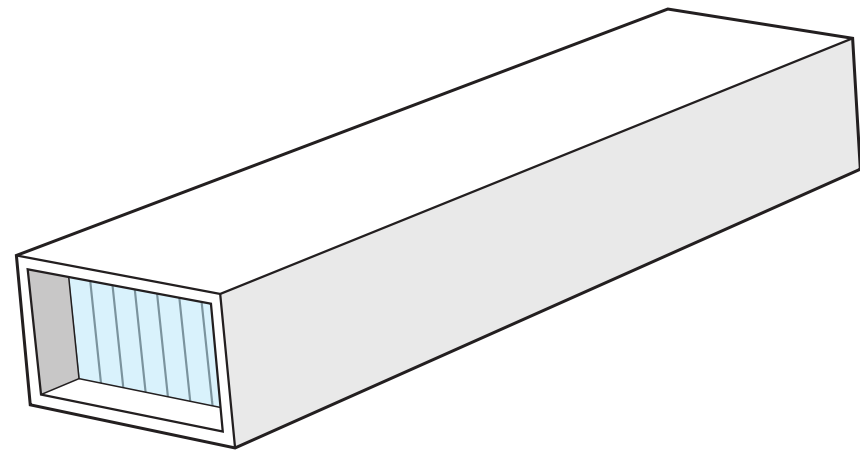
KEY PLAN



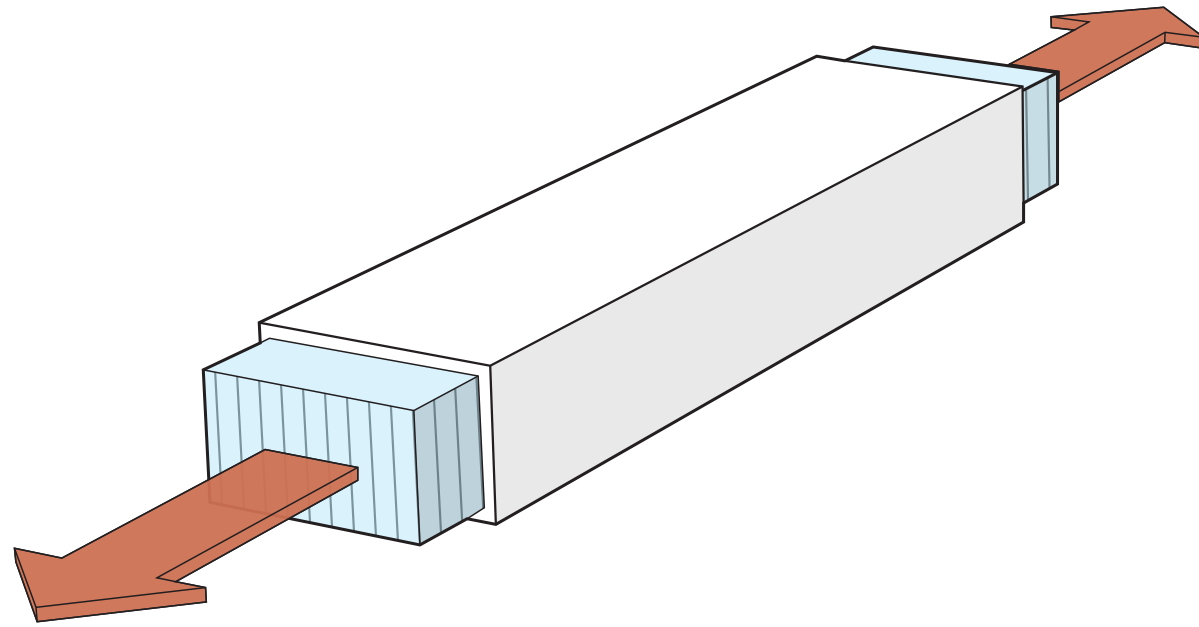
KIT OF PARTS EVOLUTION



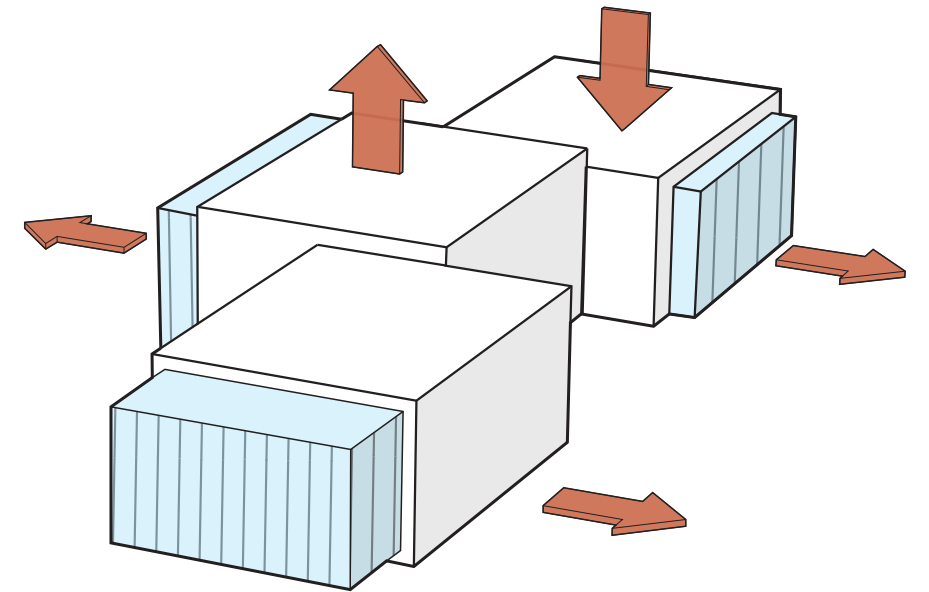
INSET



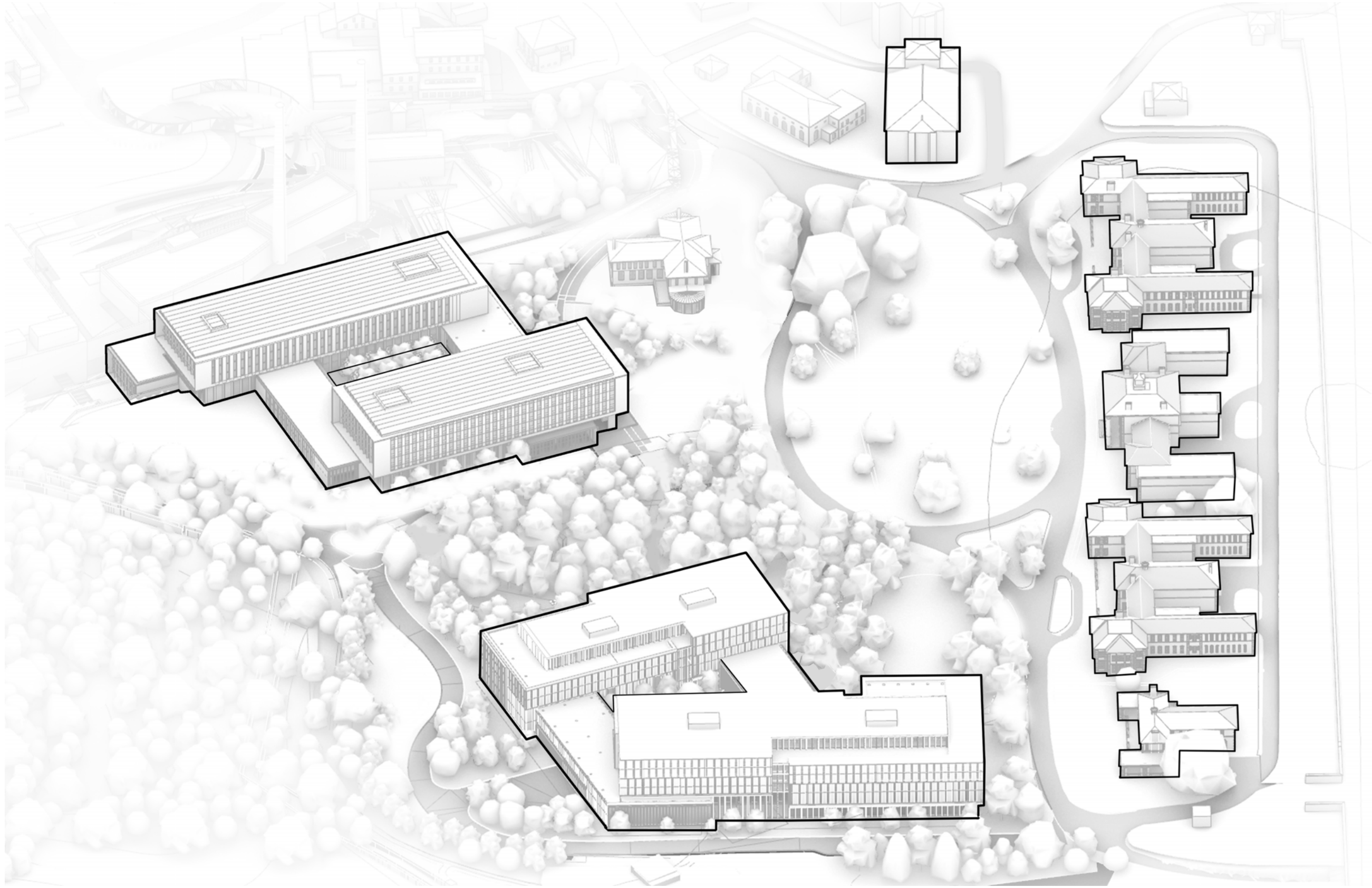
EXTRUDE



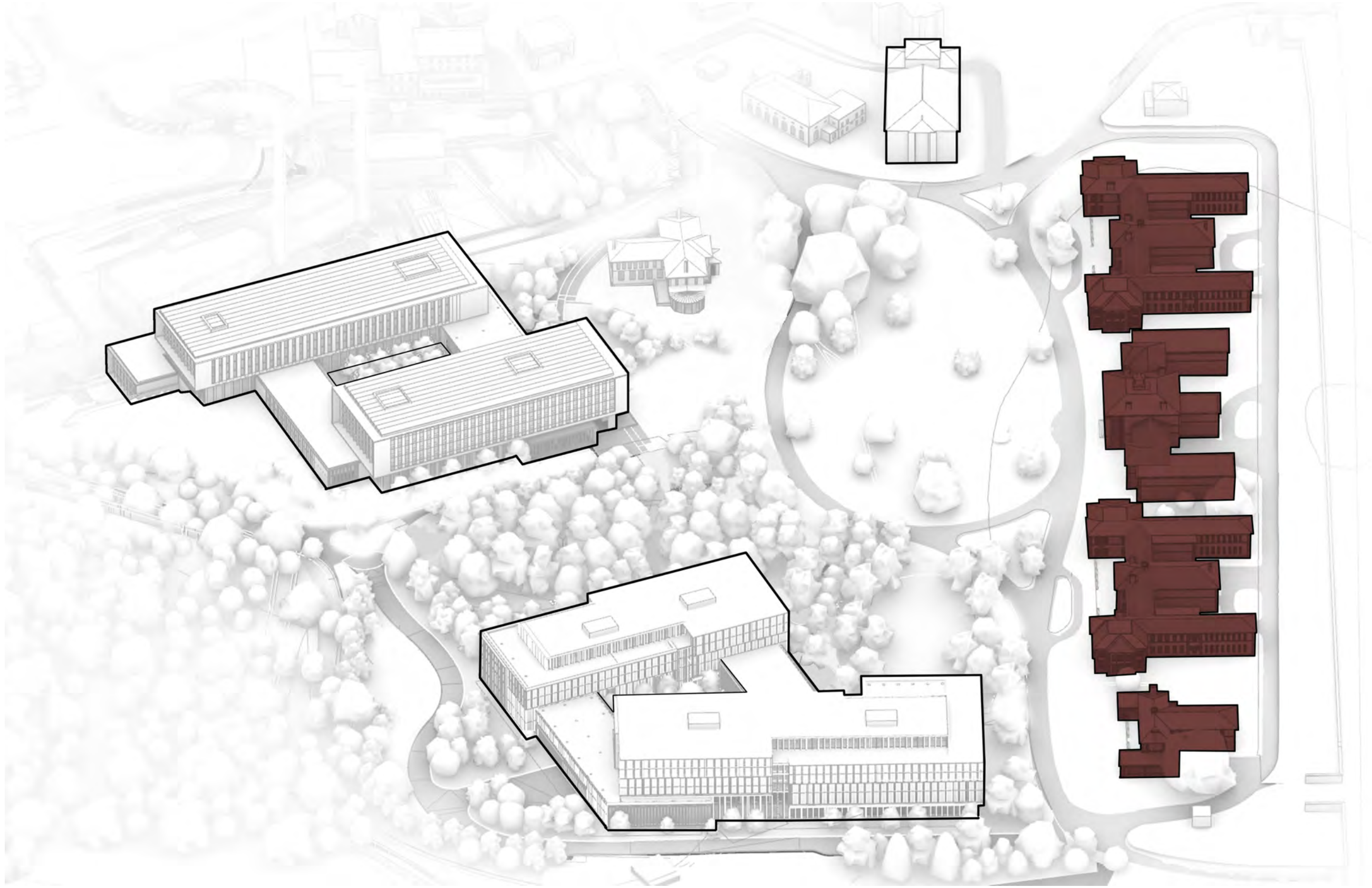
SHEAR



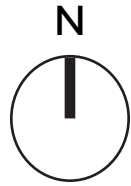
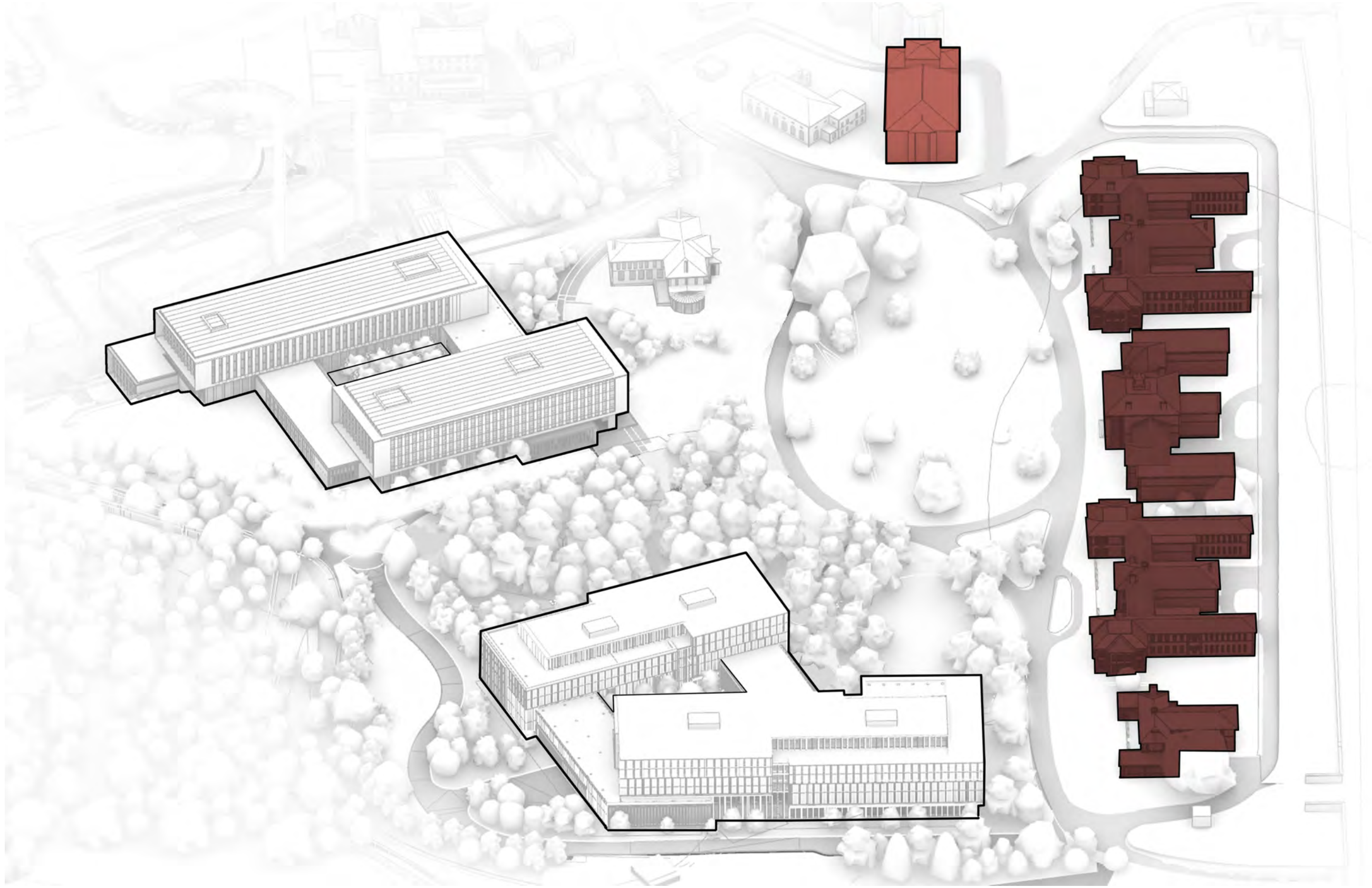
COLOR RELATIONSHIP



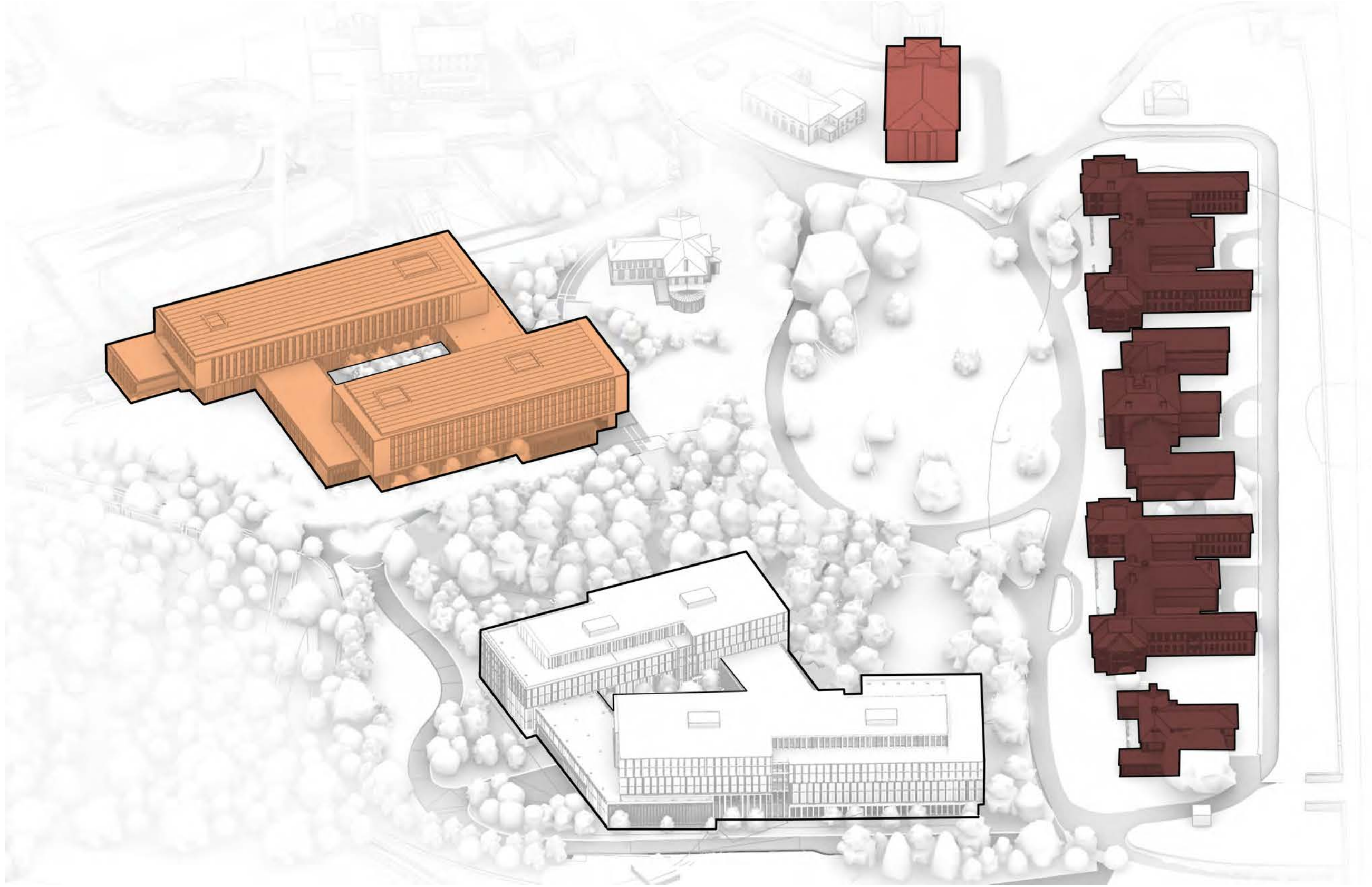
COLOR RELATIONSHIP



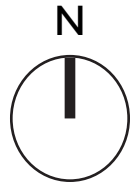
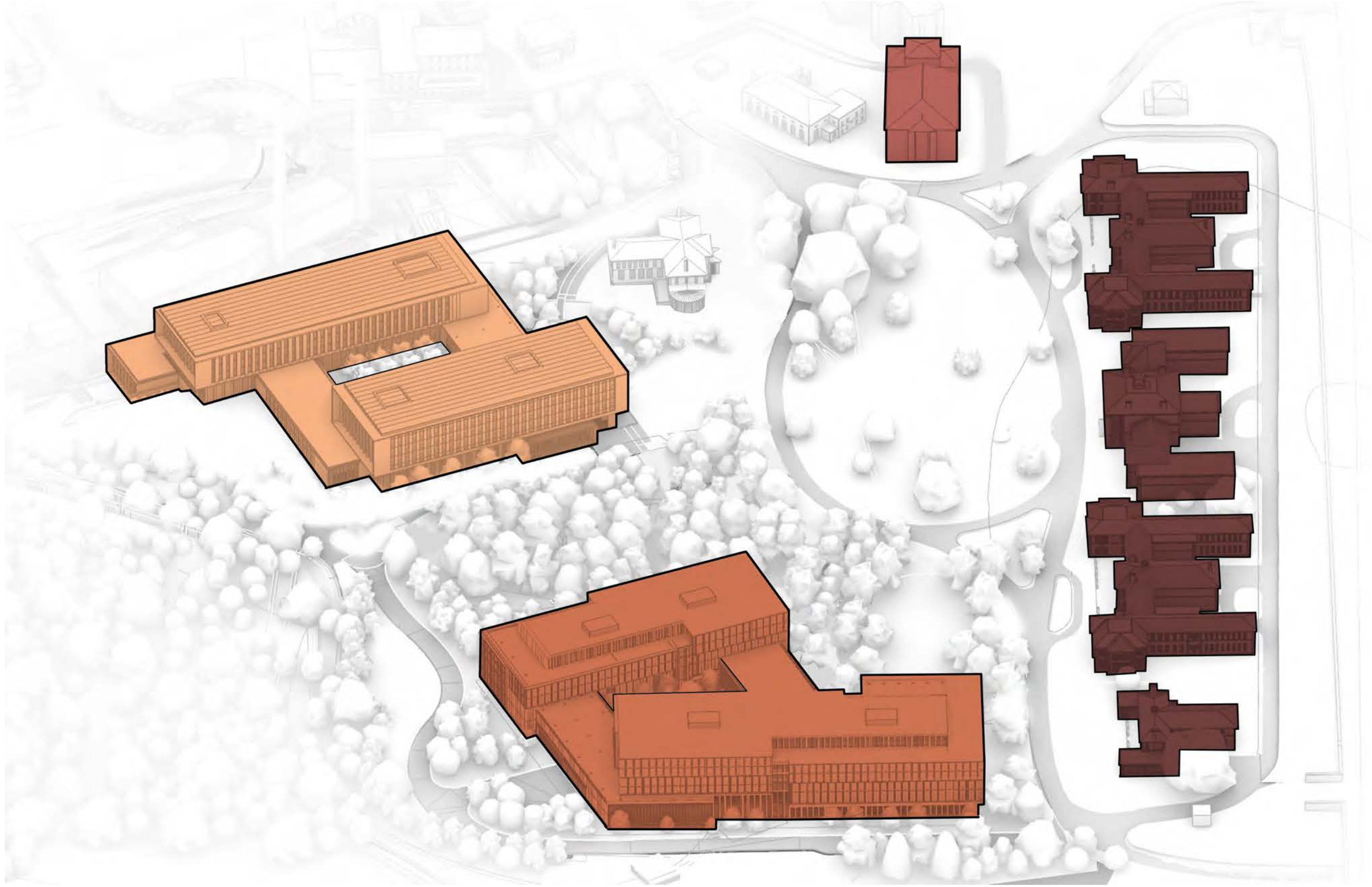
COLOR RELATIONSHIP



COLOR RELATIONSHIP



COLOR RELATIONSHIP



COLOR RELATIONSHIP ADMIN ROW FACADES



COLOR RELATIONSHIP

CISA



ADMIN ROW



COLOR RELATIONSHIP

CISA



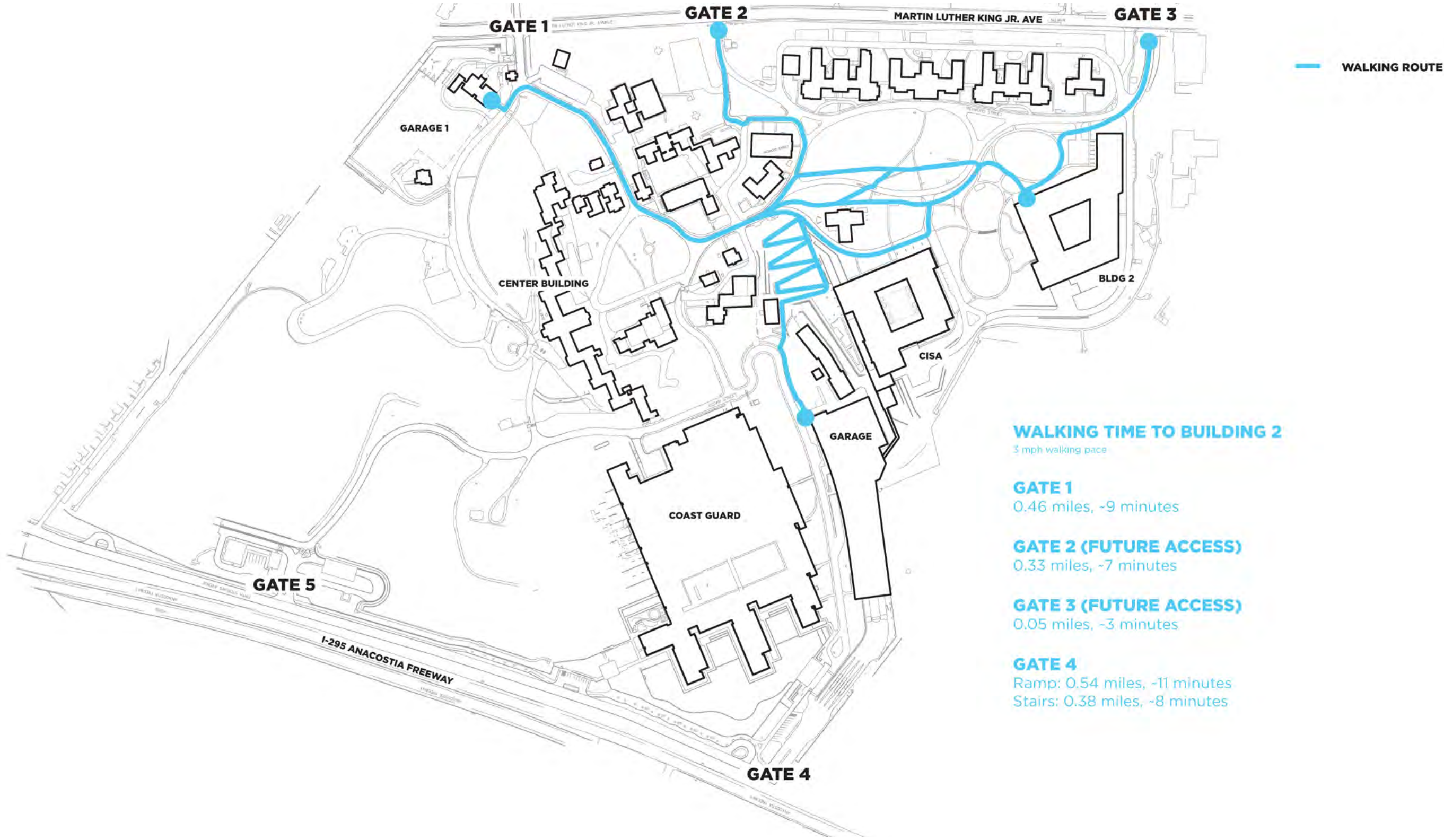
ADMIN ROW



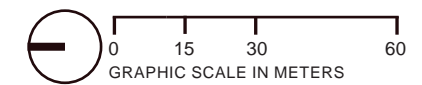


4 CONCEPT DESIGN

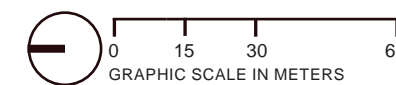
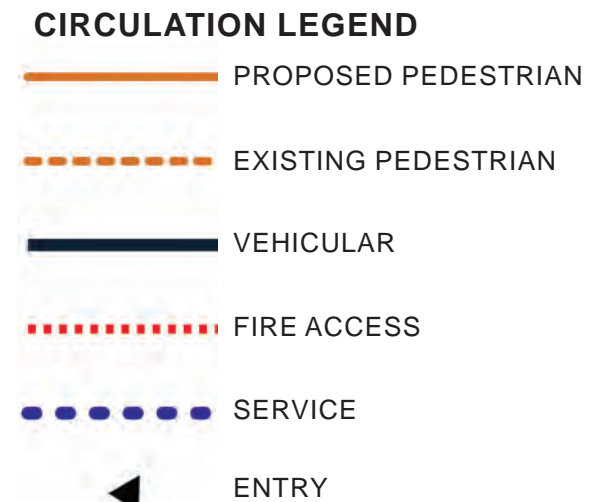
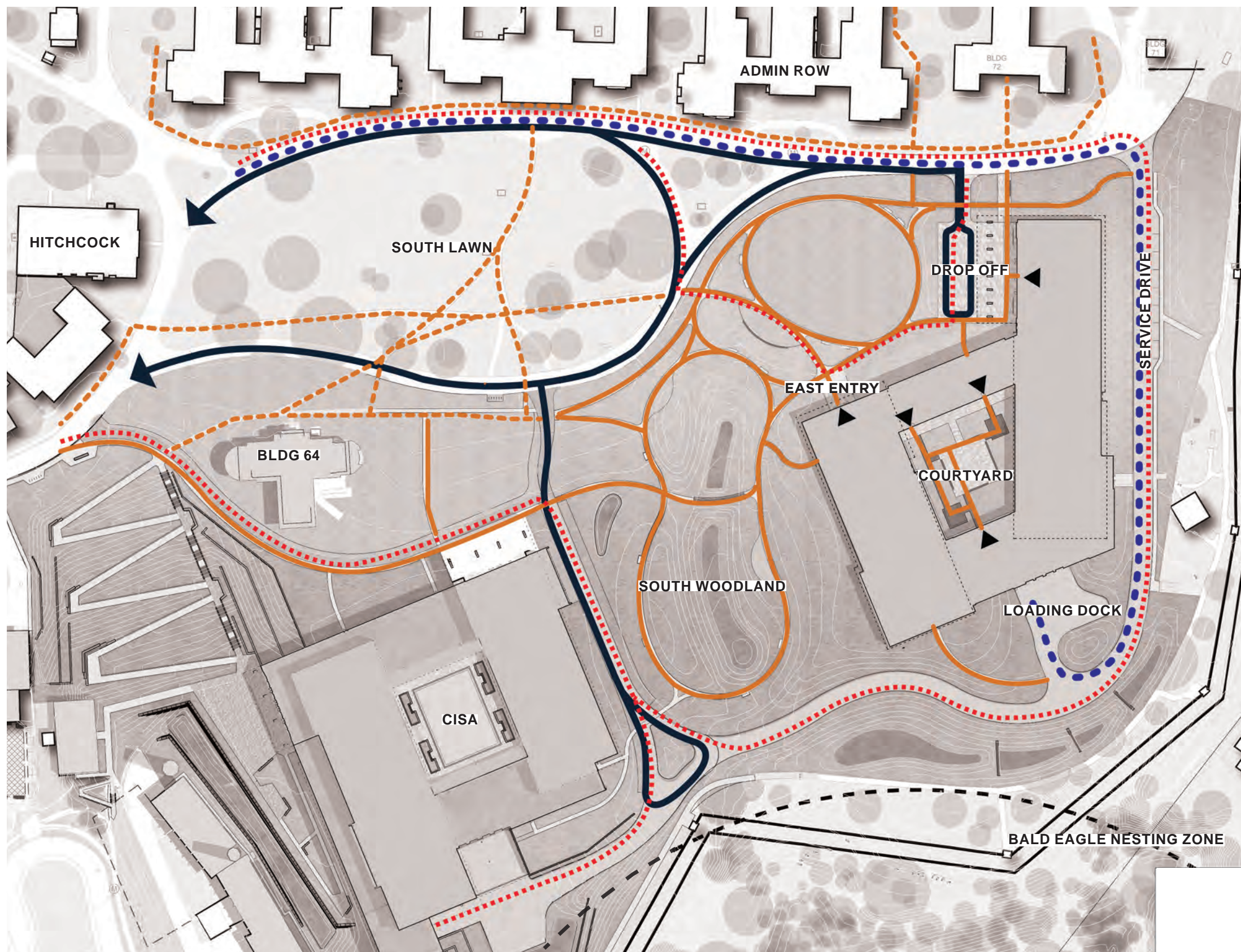
CAMPUS WALKING TIME



BUILDING 2 SITE PLAN



BUILDING 2 CIRCULATION

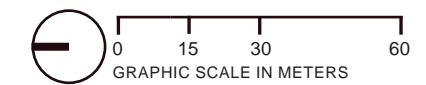


BUILDING 2 PLANTING ZONES

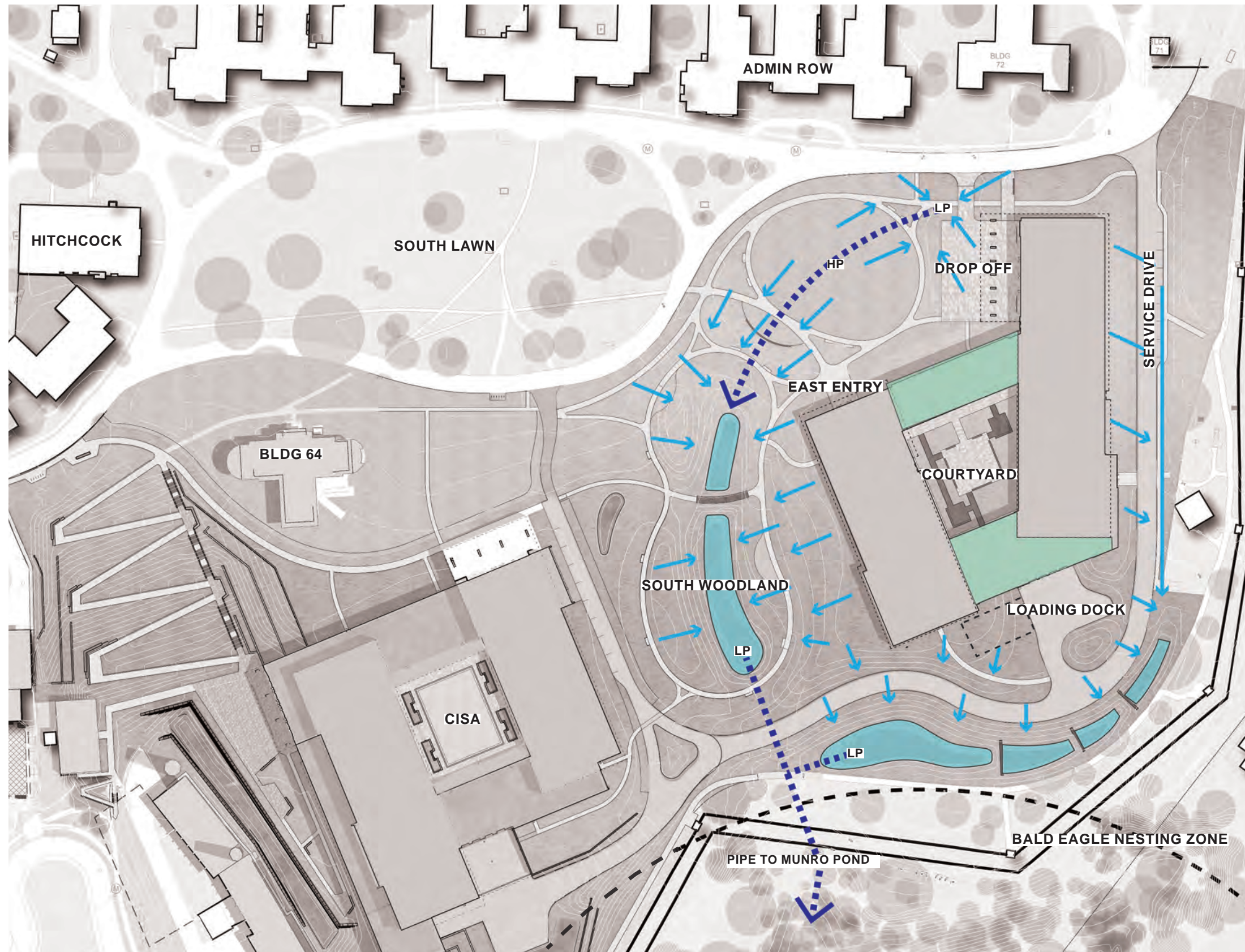


PLANTING LEGEND


- WOODLAND
- LAWN
- GREEN ROOF
- CAMPUS ARBORETUM

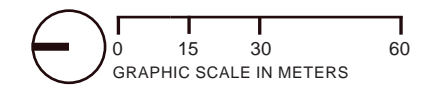


BUILDING 2 STORMWATER STRATEGY

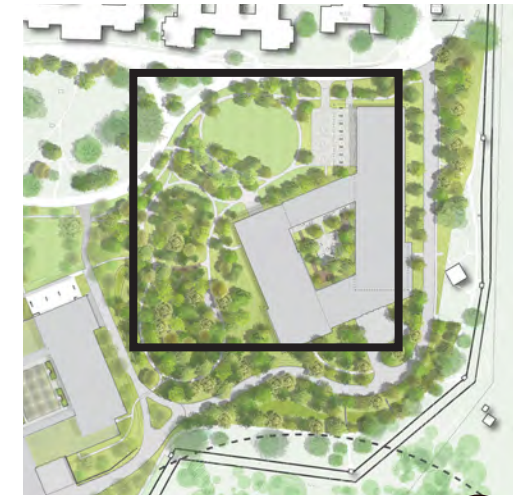


STORMWATER LEGEND

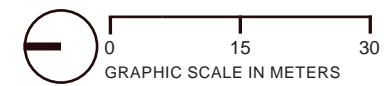
-  BIO-RETENTION
-  GREEN ROOF



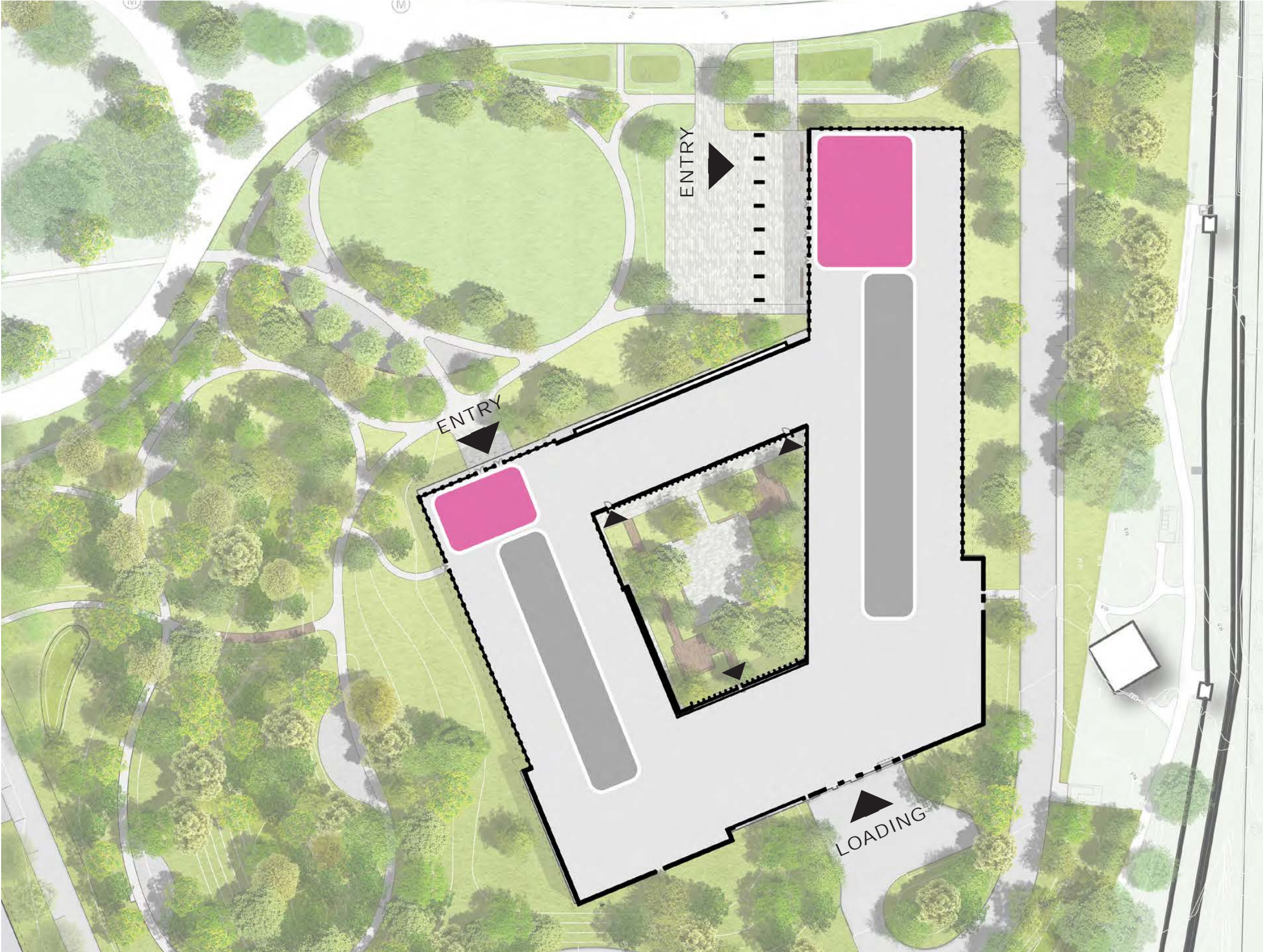
EAST ENTRY & SOUTH WOODLAND





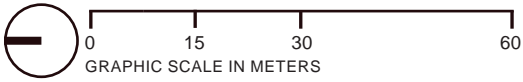
KEY PLAN



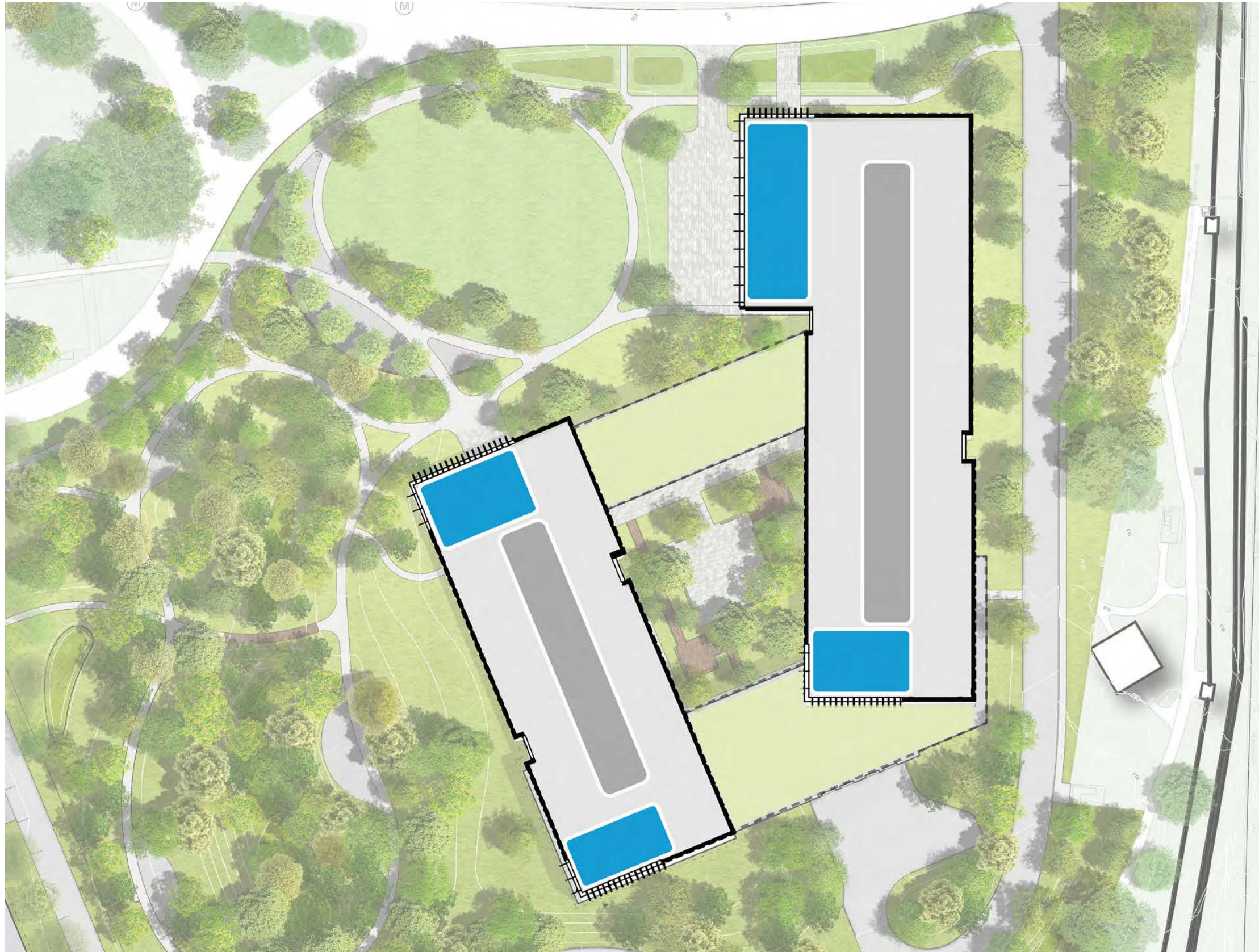
BUILDING ENTRIES GROUND FLOOR





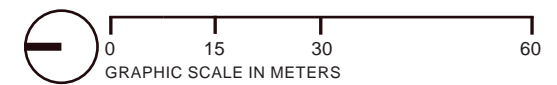
-  BUILDING CORE
-  BUILDING ENTRY



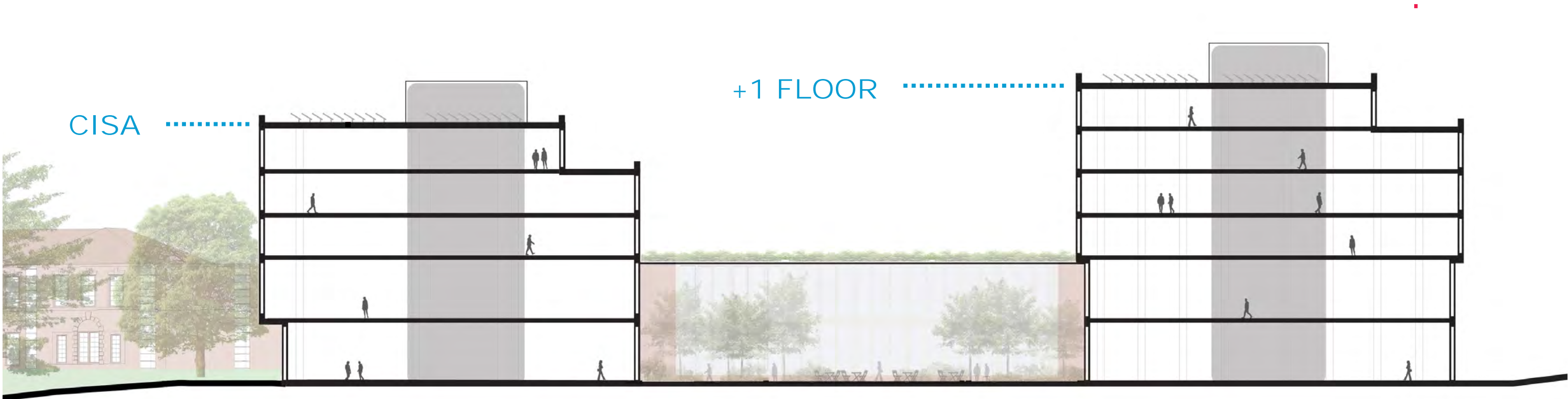
COLLABORATION OPPORTUNITIES TYPICAL FLOOR



-  BUILDING CORE
-  COLLABORATION OPPORTUNITIES



BUILDING SECTION



 BUILDING CORE



KEY PLAN



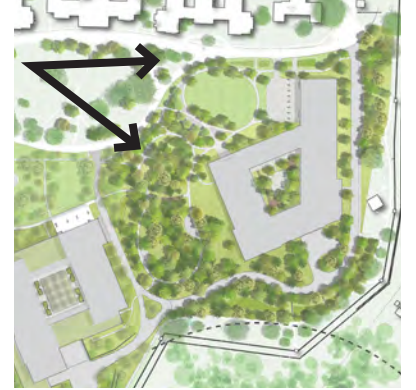
SOUTH LAWN AXON



ADMIN ROW AERIAL



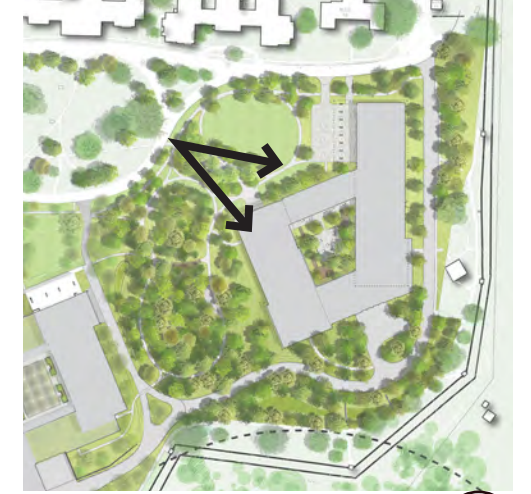
SOUTH LAWN



B2 LAWN



EAST ENTRY - LAWN SEATING AREA



KEY PLAN

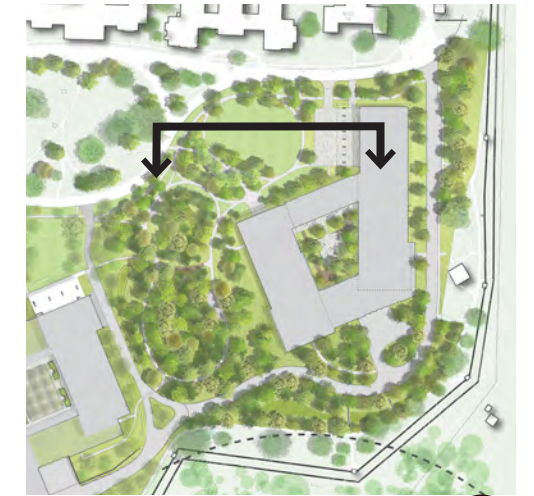


EAST ENTRY - VIEW REDWOOD DRIVE



KEY PLAN

SITE SECTION - EAST ENTRY



KEY PLAN



DROP OFF

LAWN

EMPLOYEE ENTRANCE

SEATING AREA

BIRCH STREET

SOUTH LAWN

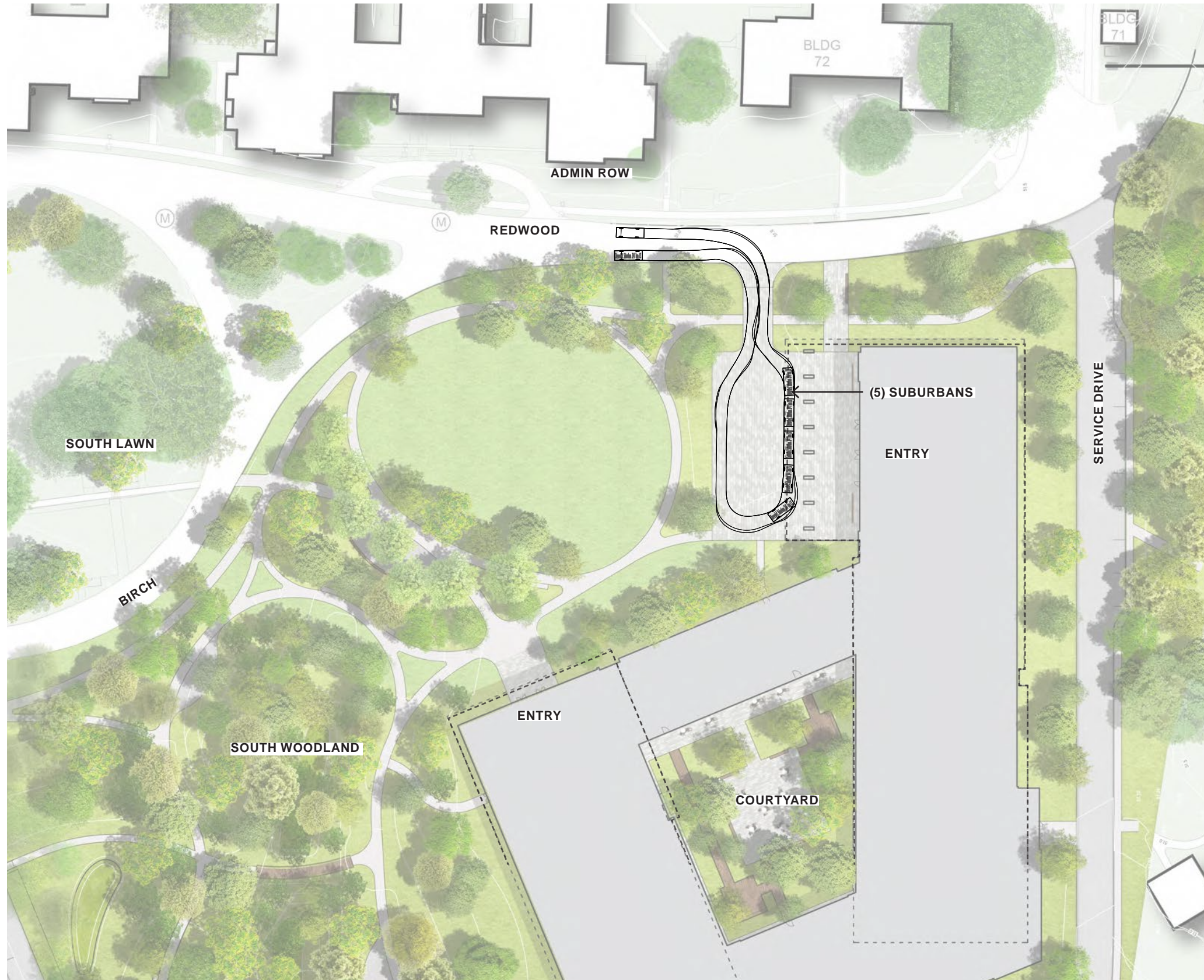


ZGF **OLIN**

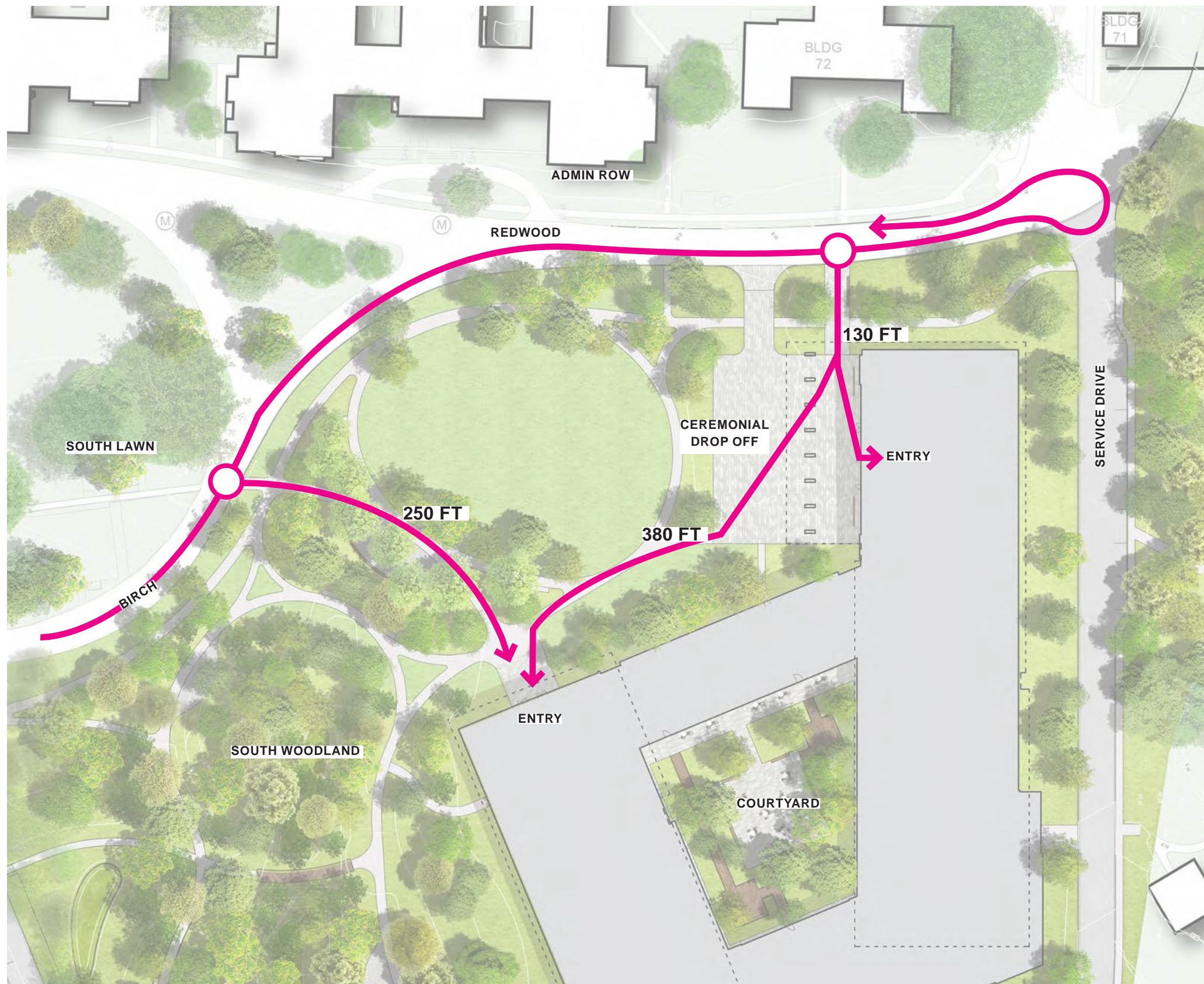
EAST



CEREMONIAL DROP OFF - VEHICLE TURNING



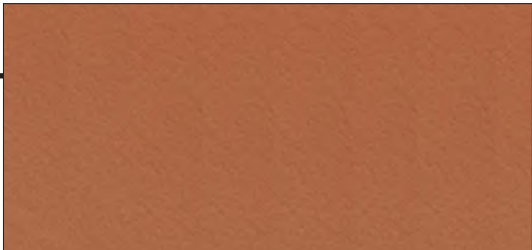
EAST ENTRY- CAMPUS SHUTTLE STOP



EAST ENTRY



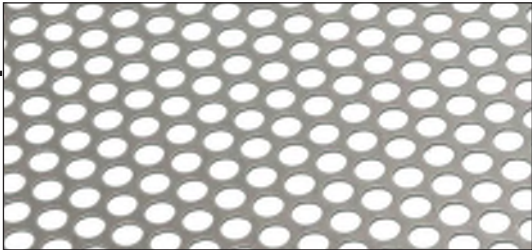
MATERIAL PALETTE



TERRA COTTA



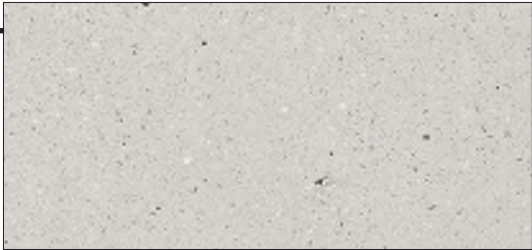
GLASS



METAL PANEL SCREEN

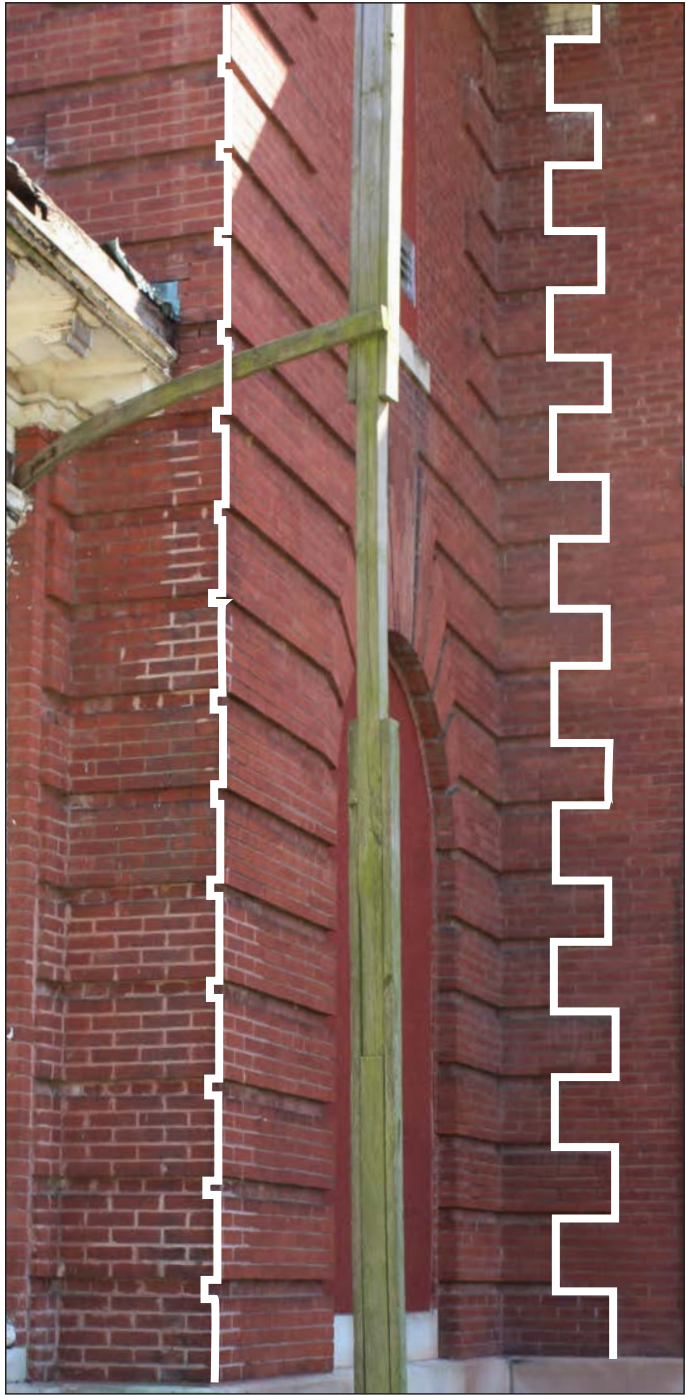


METAL PANEL



PRECAST CONCRETE

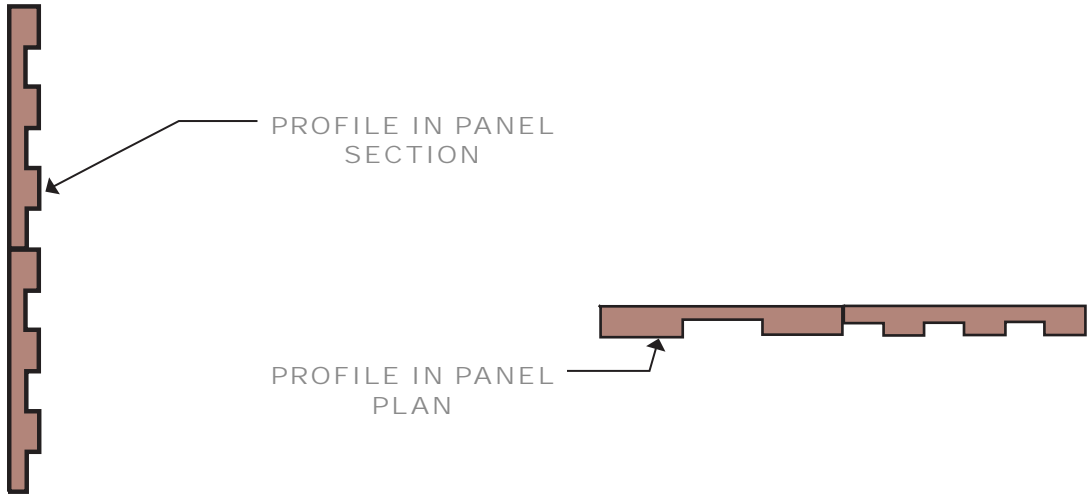
ADMIN ROW ARCHITECTURAL QUOIN AS INSPIRATION



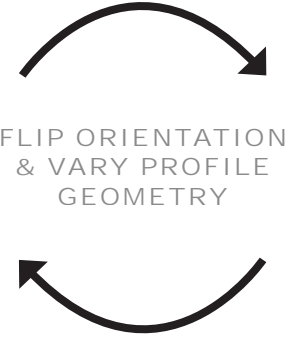
BUILDING 72



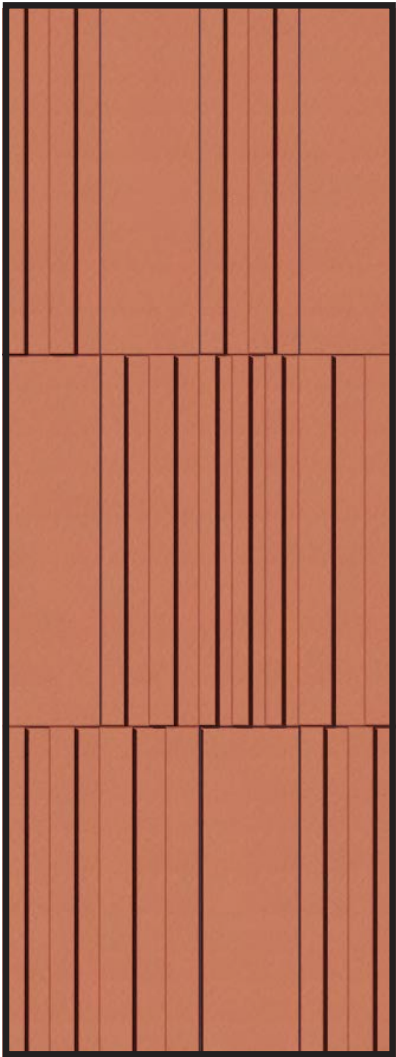
BUILDING 73



HORIZONTAL



FLIP ORIENTATION
& VARY PROFILE
GEOMETRY



VERTICAL

ADMIN ROW - BUILDING 72 RELATIONSHIP

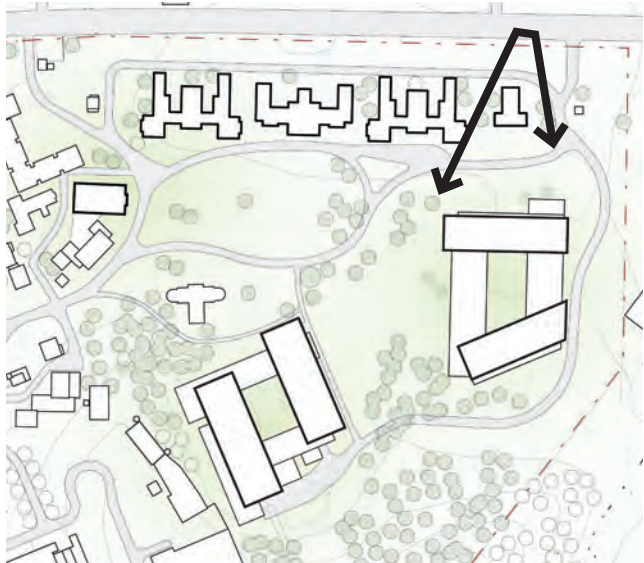


BLDG 72

FROM MLK JR. AVENUE



CURRENT CONCEPT DESIGN

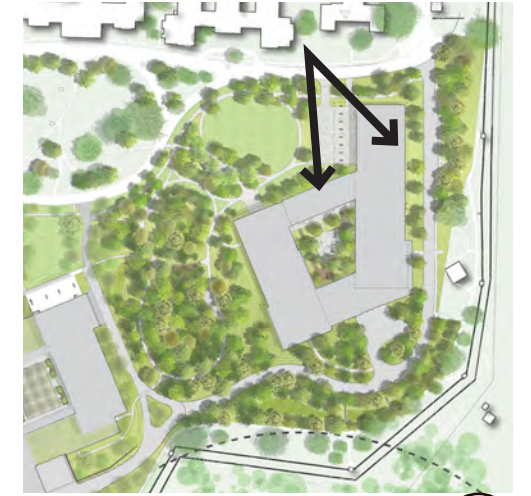


APPROVED MASTERPLAN 2020

GATE 3



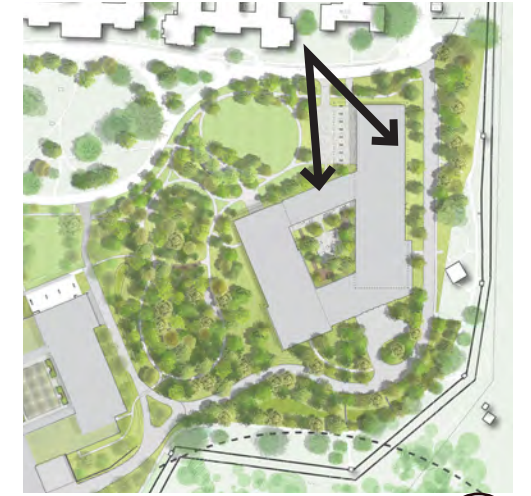
EAST ENTRY- CAMPUS SHUTTLE STOP



KEY PLAN



EAST ENTRY- CEREMONIAL DROP OFF



KEY PLAN



EAST ENTRY BENCH PRECEDENTS



PEDESTRIAN WALKWAYS AND PLAZAS - PAVING

PRECEDENTS



U.S. COAST GUARD



ST. ELIZABETH'S CAMPUS

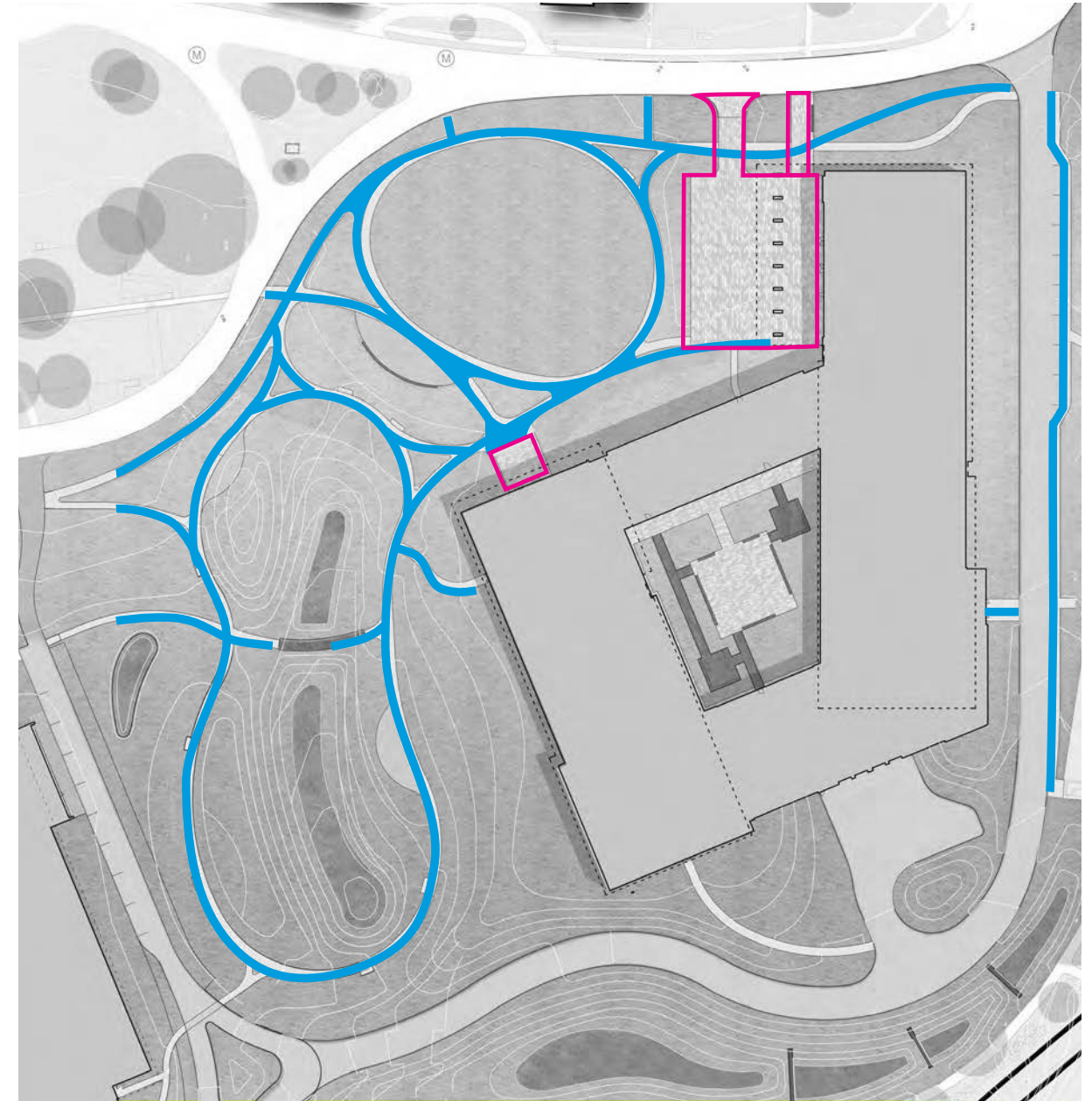
PROPOSED MATERIALS



JET MIST
*CISA PLAZA PAVING



EXPOSED AGGREGATE
CONCRETE

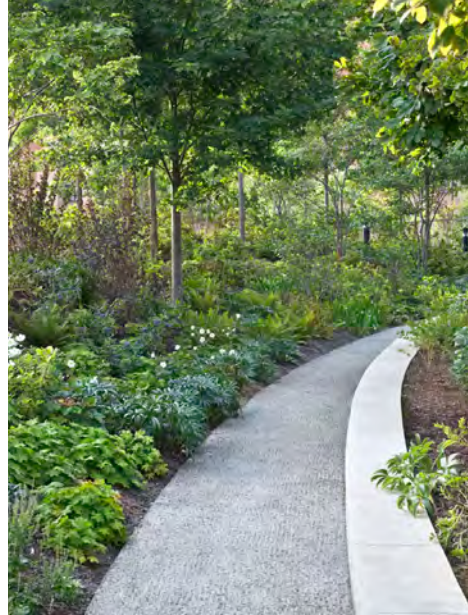


SEATING AREA - PAVING RESIN BOUND AGGREGATE

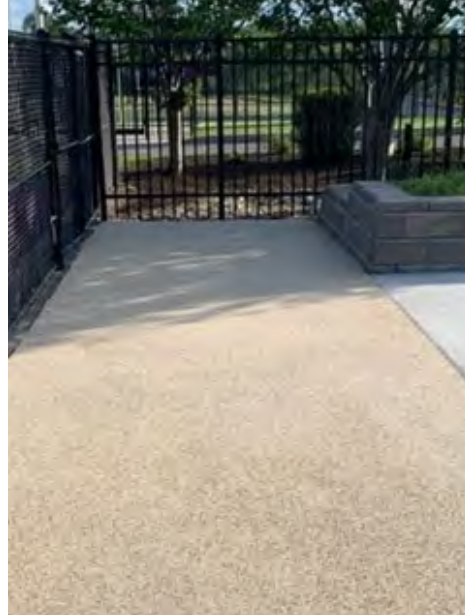
PRECEDENTS



APPLE PARK VISITOR'S CENTER



LONDON EMBASSY



SUNY - ALBANY

PROPOSED MATERIAL OPTIONS



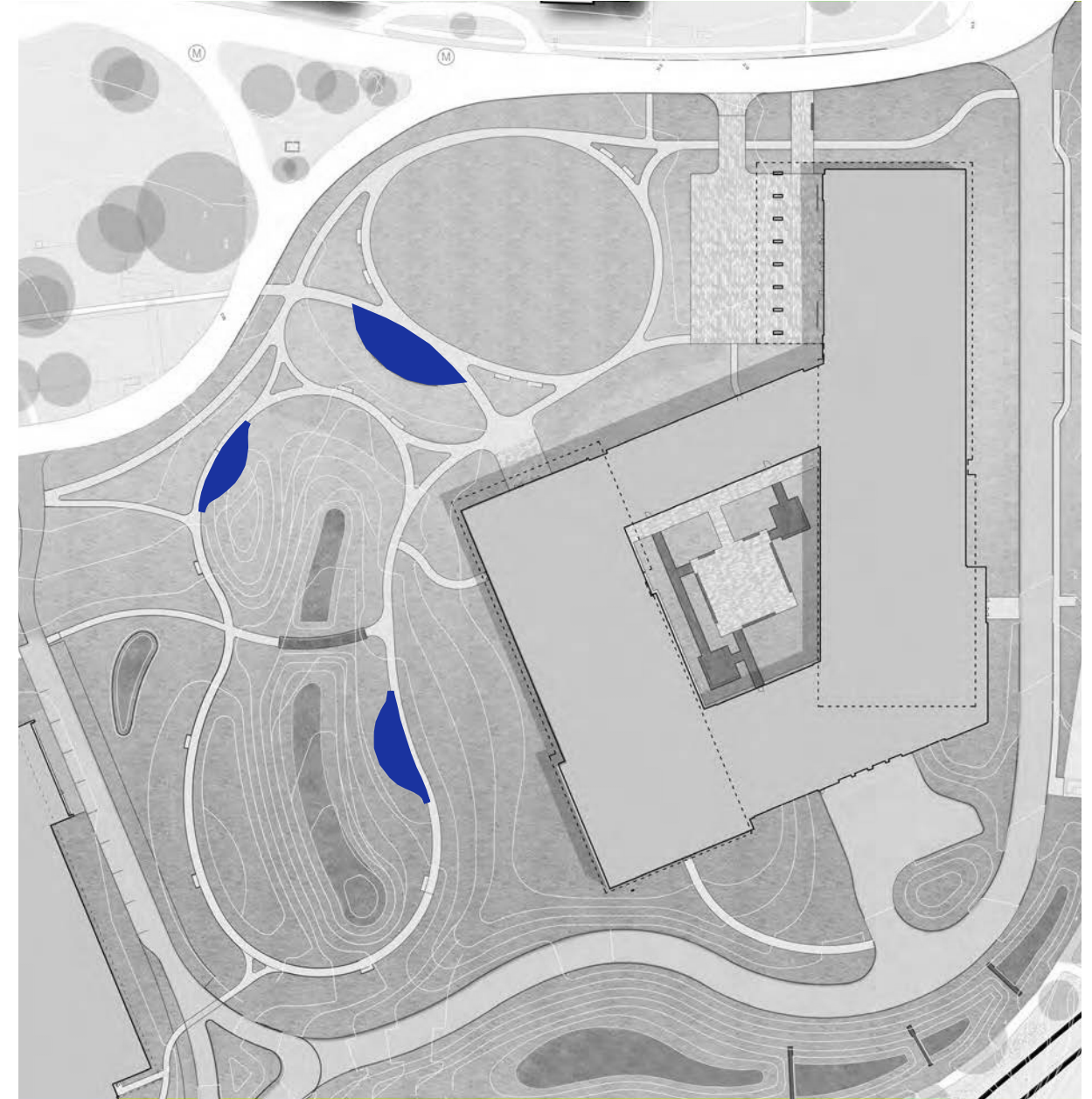
ASH



SILVER BLUE GRANITE



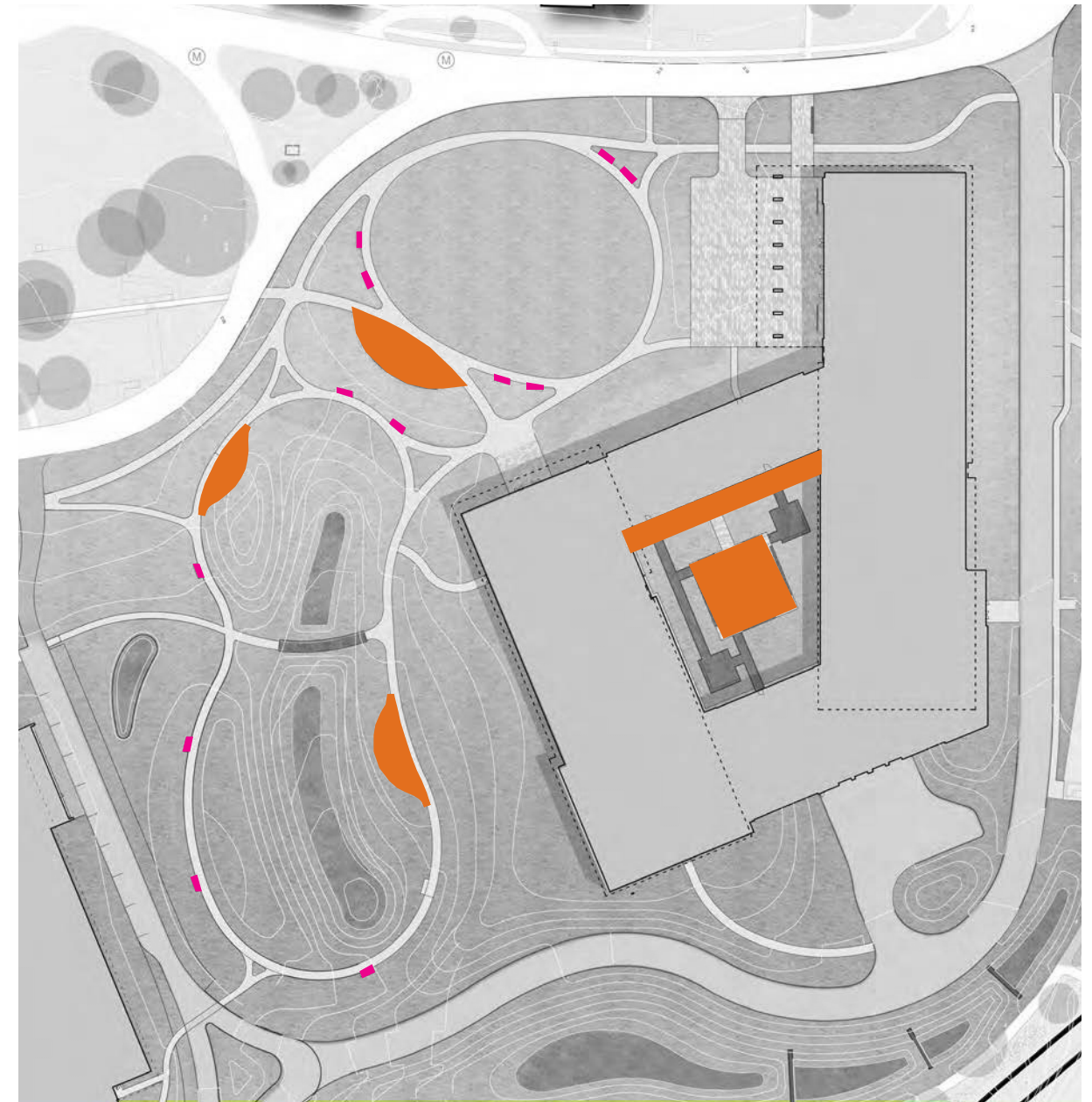
BALTIC BLUE



*RESIN BOUND AGGREGATE IS ALSO USED IN THE CISA COURTYARD

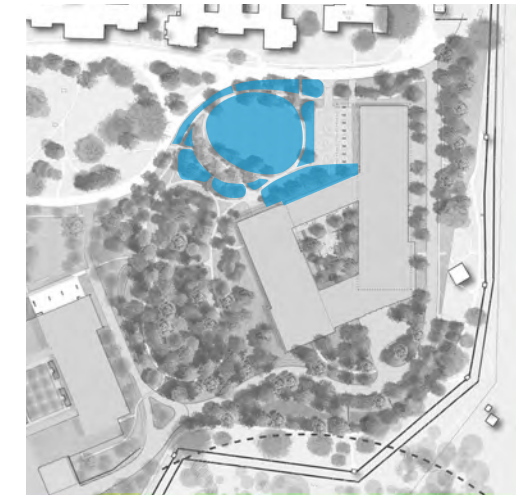
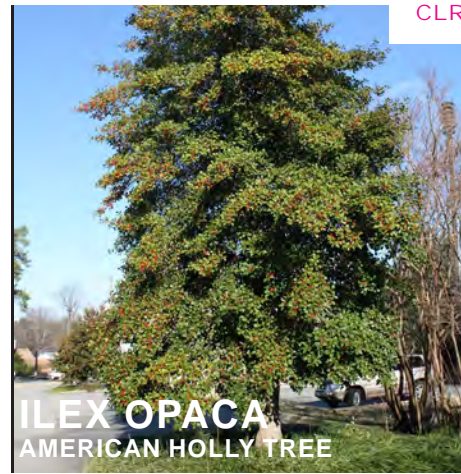
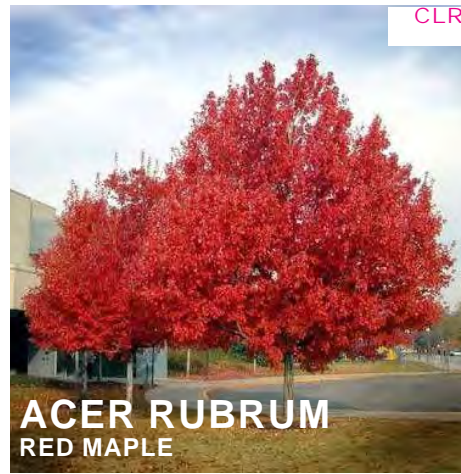


SITE FURNISHINGS

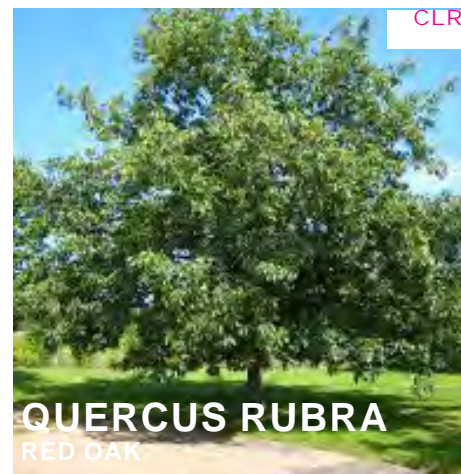
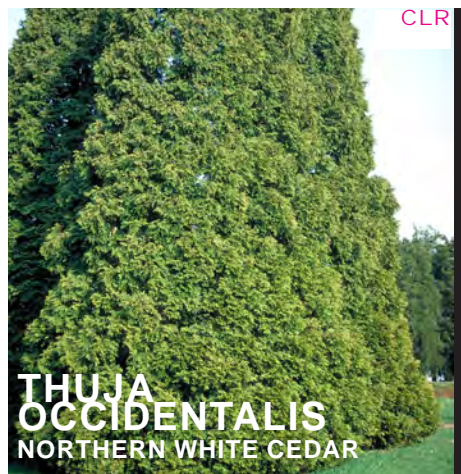
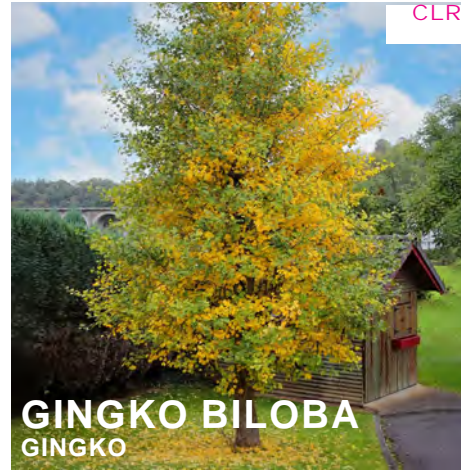


*FERMOB LUXEMBOURG FURNITURE IS ALSO SPECIFIED FOR CISA

PLANT PALETTE - TREES



KEY PLAN

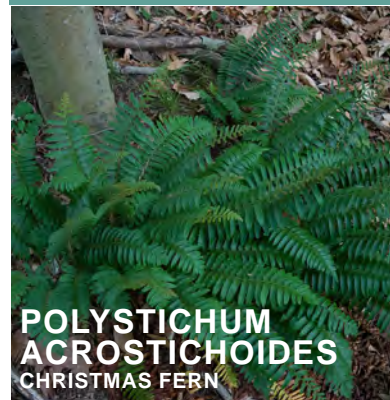


PLANT PALETTE - WOODLAND SHRUBS AND GROUNDCOVER

SHRUBS



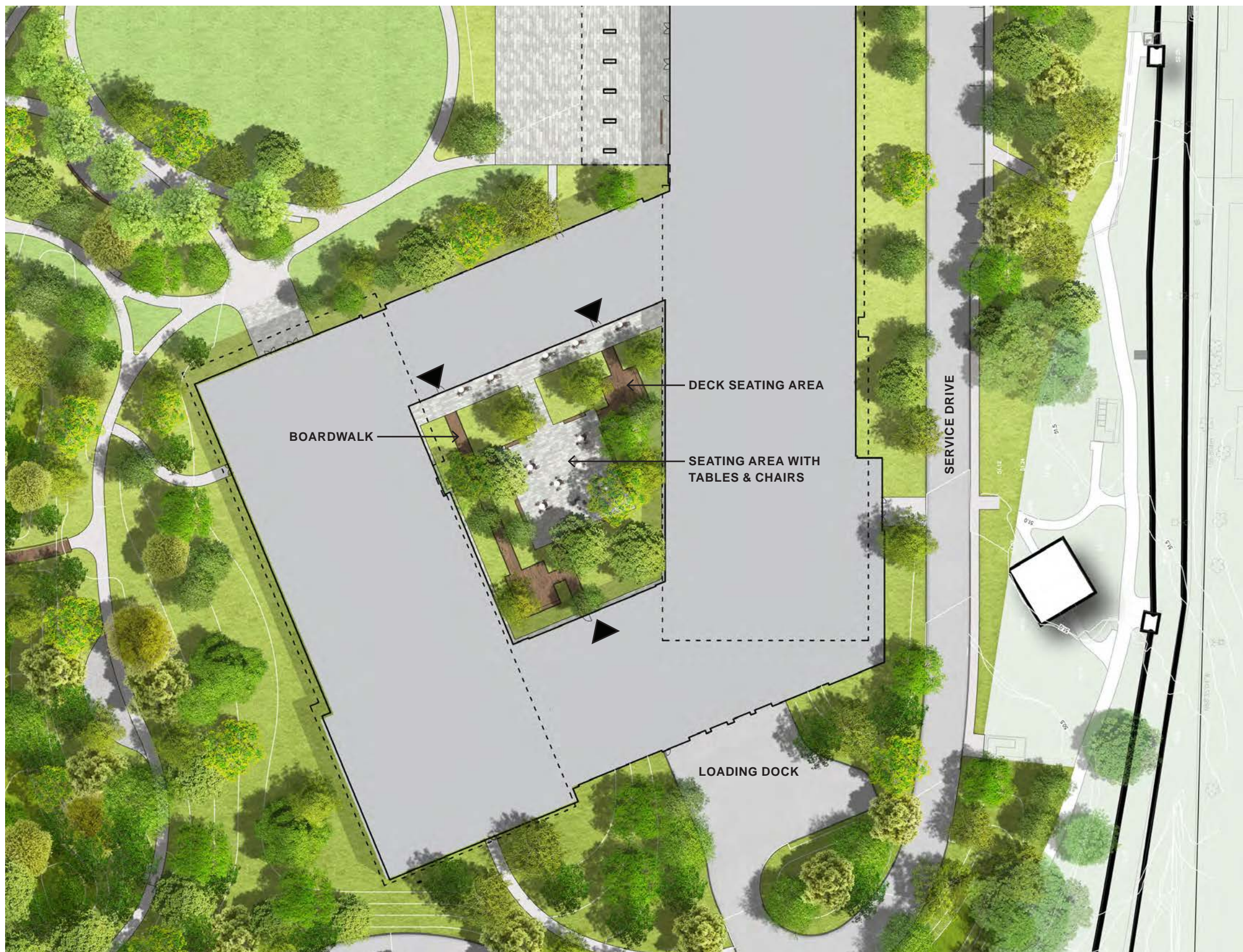
GROUNDCOVER MIX



KEY PLAN



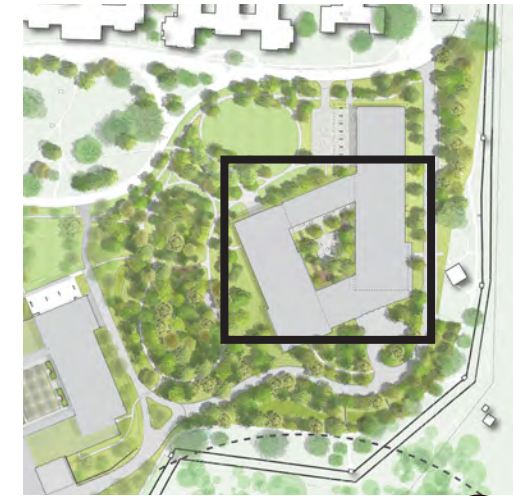
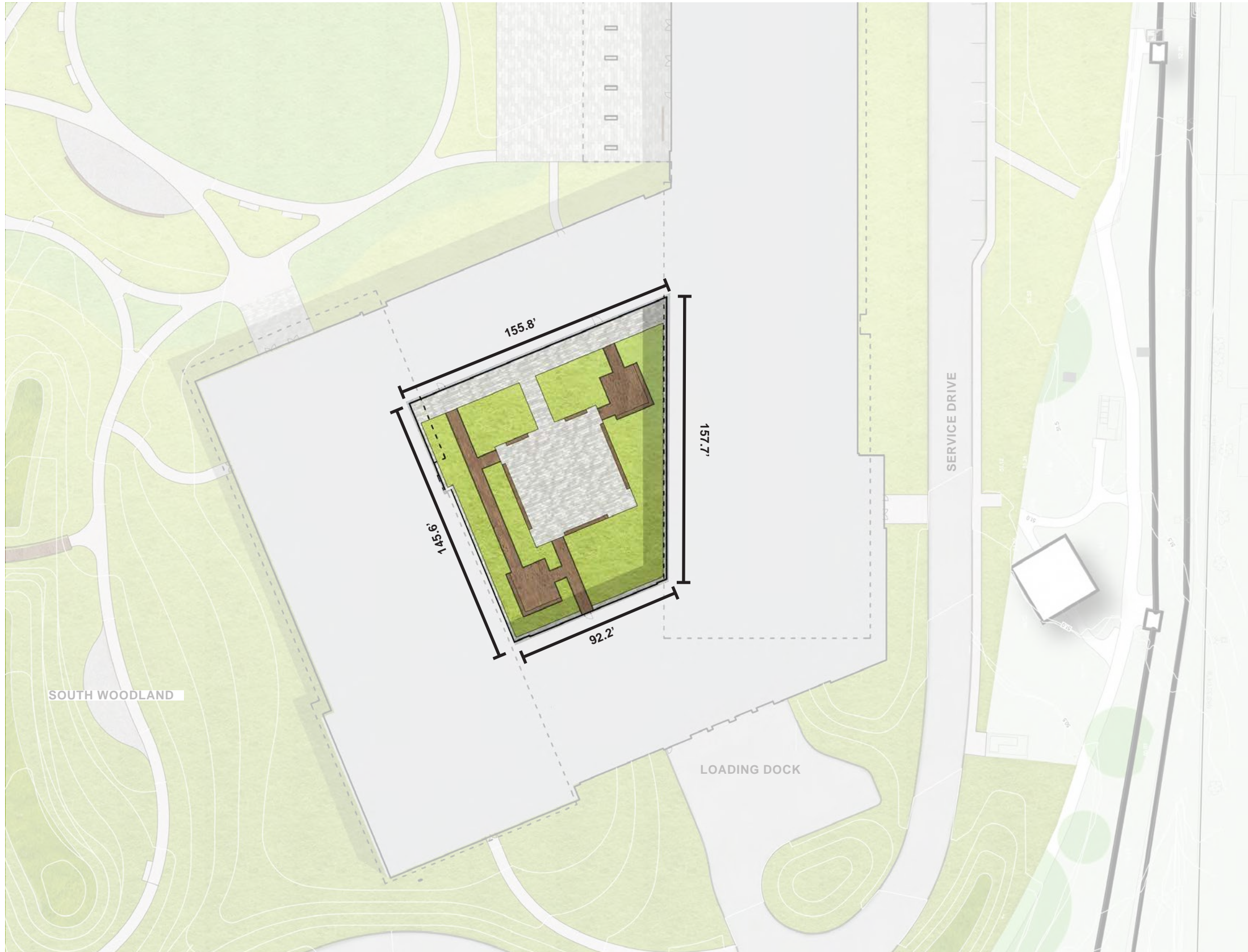
COURTYARD



KEY PLAN



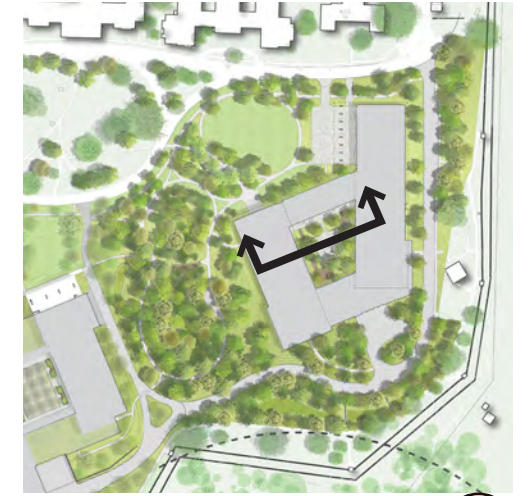
COURTYARD



KEY PLAN



COURTYARD NORTH-SOUTH SECTION



KEY PLAN



PLANTING

CENTER COURTYARD SEATING AREA

PLANTING

PLANTING

COURTYARD EAST-WEST SECTION



KEY PLAN



PLANTING

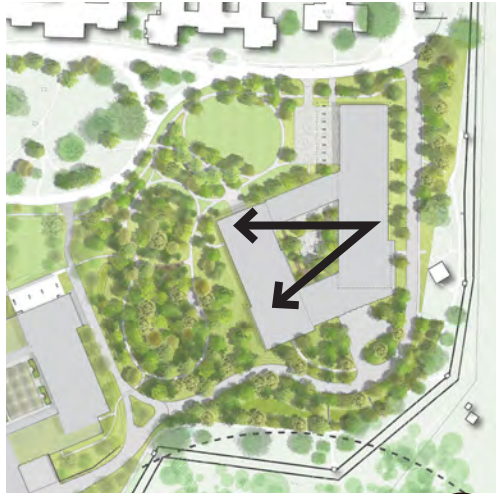
WOOD DECKED WALKWAY

CENTER COURTYARD SEATING AREA

PLANTING

ENTRANCE PLAZA

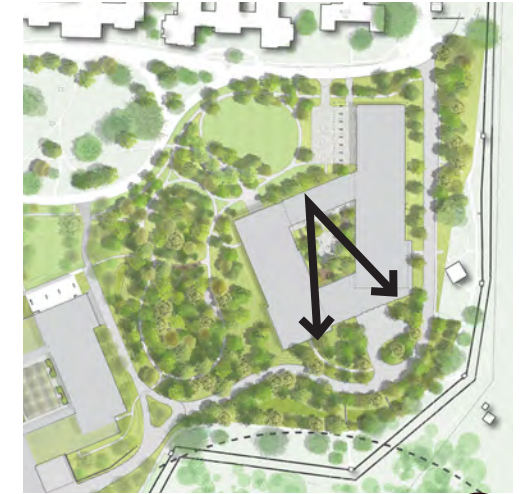
AERIAL VIEW FROM THE SOUTHERN BAR



KEY PLAN



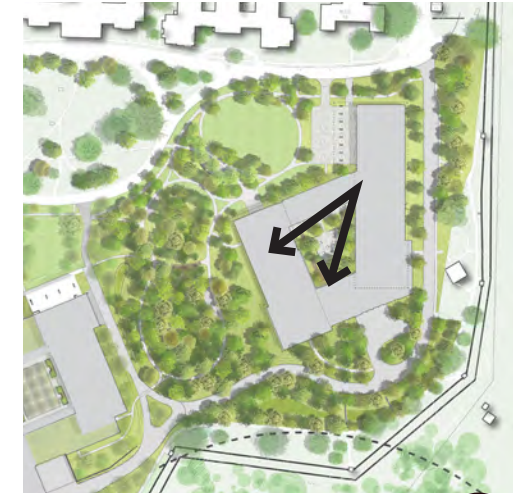
VIEW FROM CENTER OF FLOOR 1



KEY PLAN



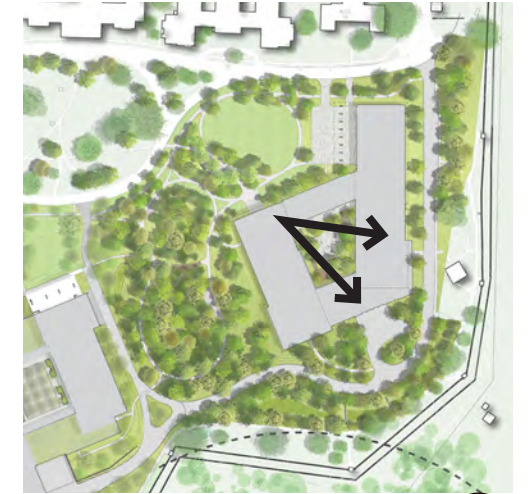
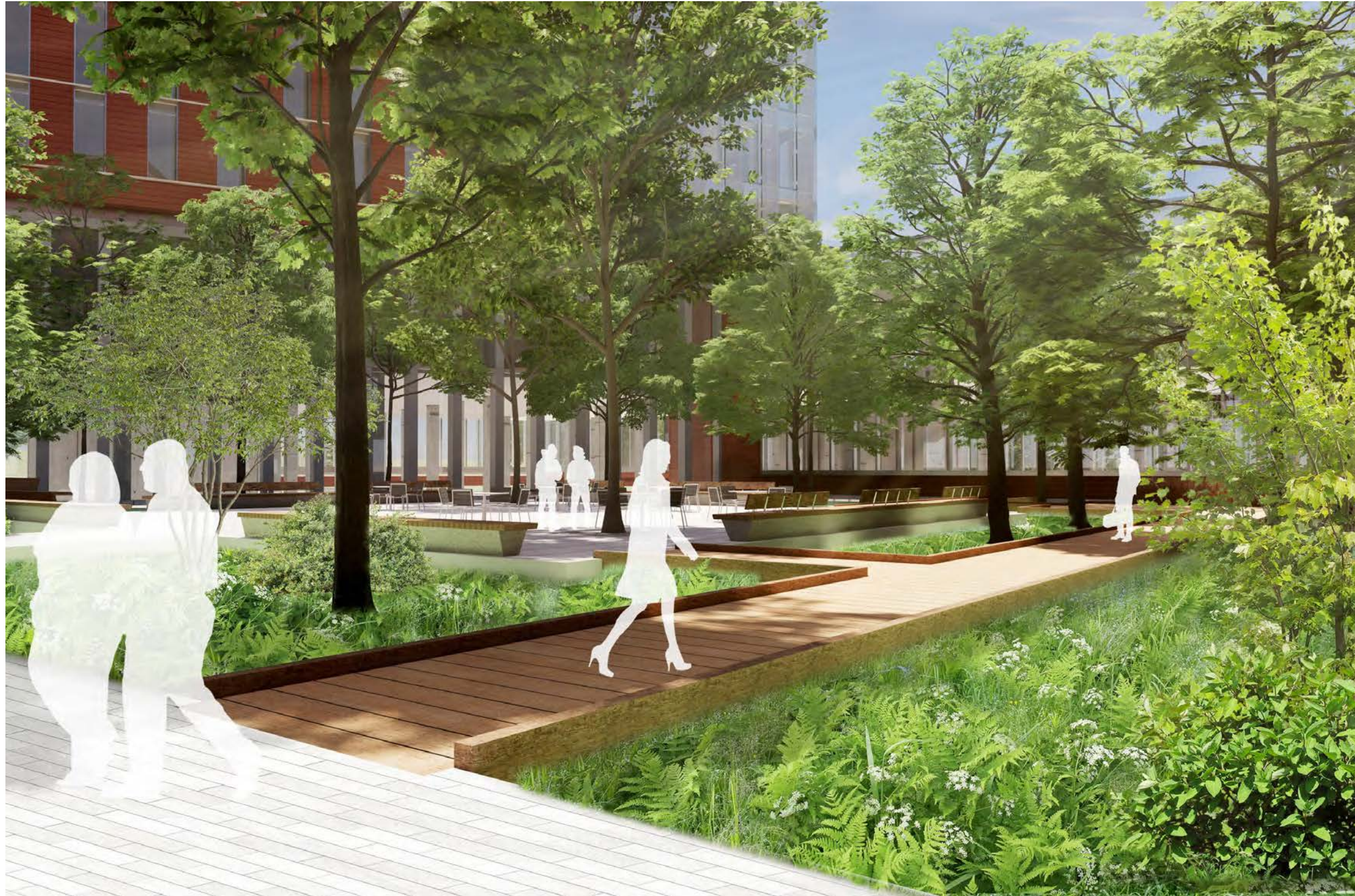
VIEW FROM SOUTHEAST ENTRANCE



KEY PLAN



VIEW FROM NORTHEAST ENTRANCE



KEY PLAN



COURTYARD PAVING GRANITE

PRECEDENTS



SMITHSONIAN AMERICAN ART MUSEUM



U.S. COAST GUARD



YALE HEWITT QUADRANGLE

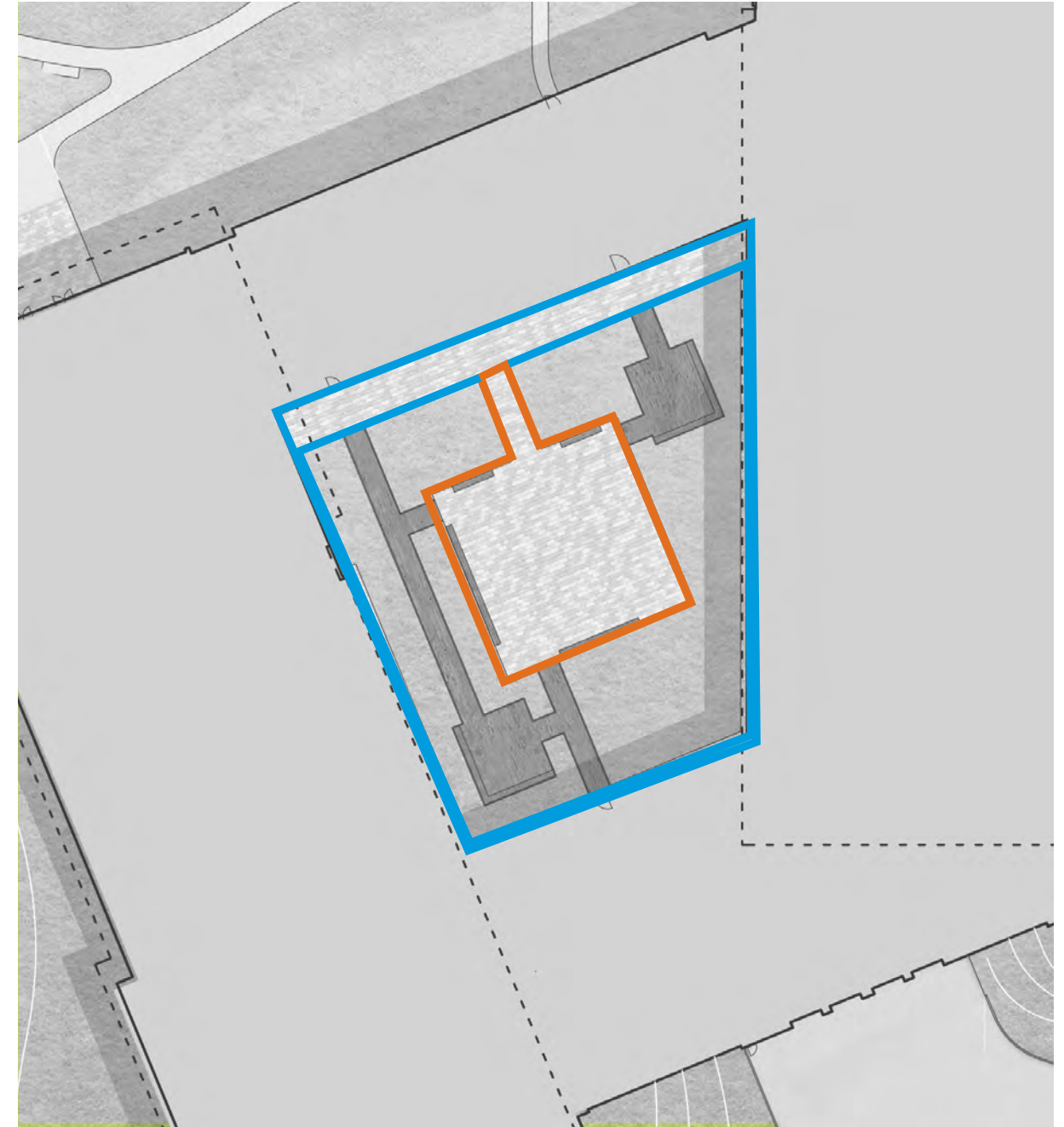
PROPOSED MATERIALS



JET MIST



CHELMSFORD GREY



COURTYARD PAVING WOOD DECKING

PRECEDENTS



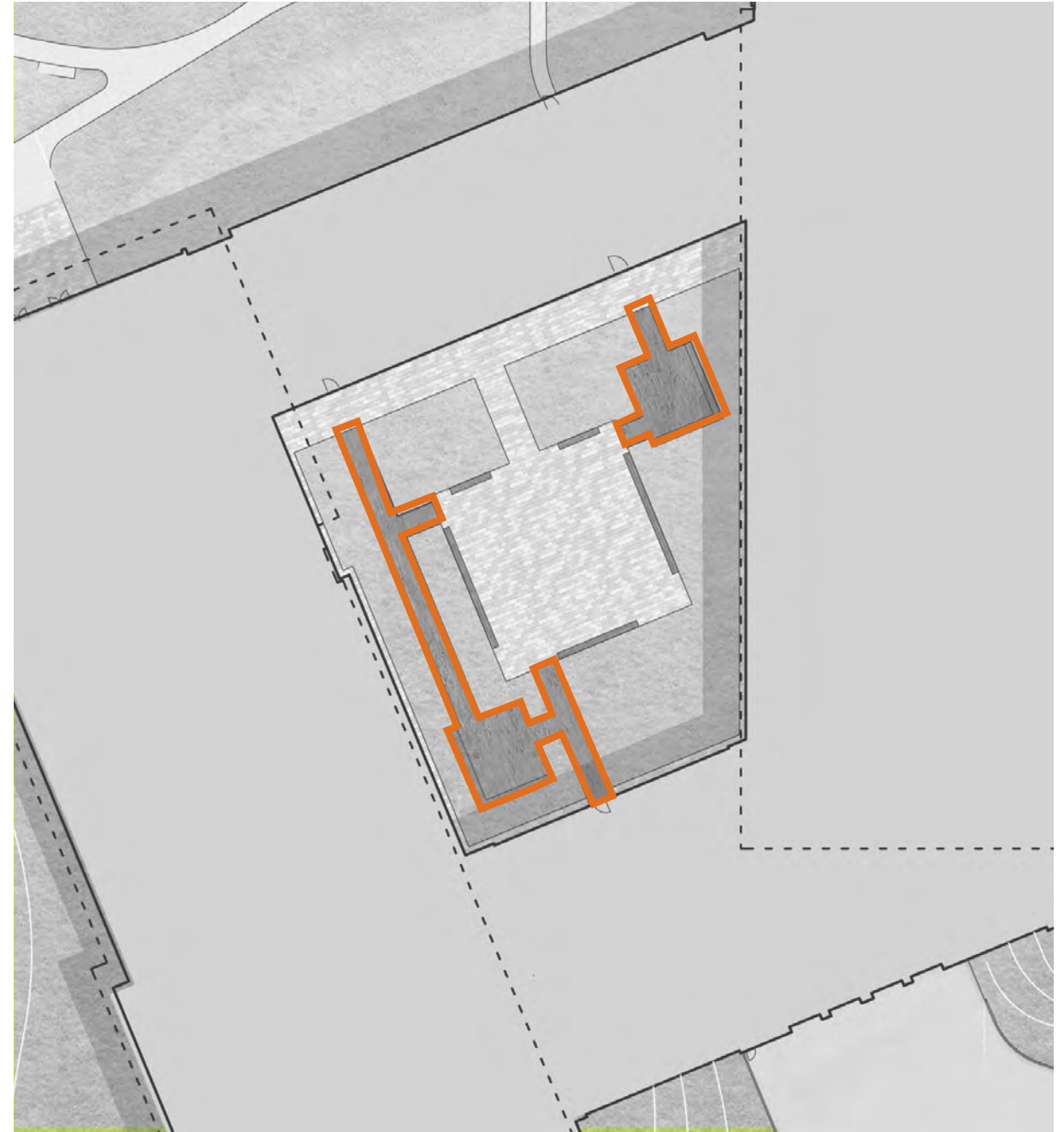
UPENN WEITZMAN PLAZA



GLENSTONE MUSEUM



U.S. COAST GUARD



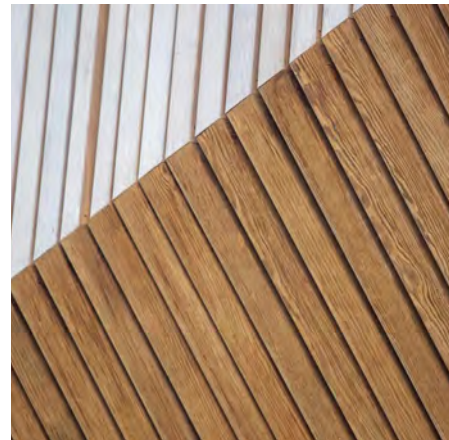
PROPOSED MATERIAL OPTIONS



IPE



BLACK LOCUST

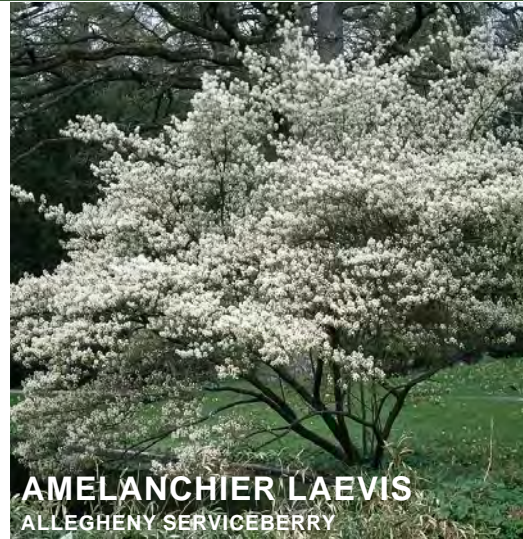
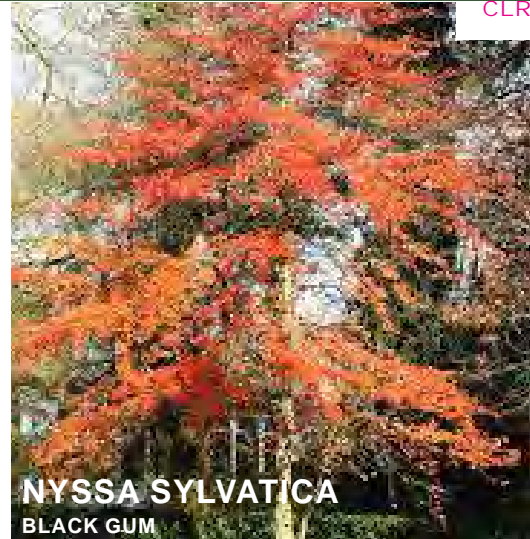


KEBONY



PLANT PALETTE - TREES & SHRUBS

TREES



SHRUBS



PLANT PALETTE - GROUNDCOVER

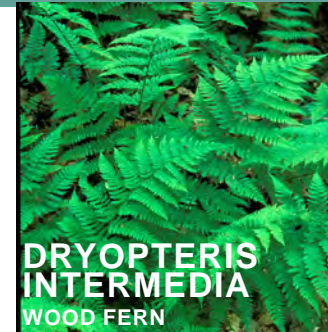
PART SHADE MIX A



MATTEUCCIA STRUTHIOPTERIS
CREEK FERN



DENNSTAEDTIA PUNCTILOBULA
HAY-SCENTED FERN



DRYOPTERIS INTERMEDIA
WOOD FERN



POLYSTICHUM ACROSTICHOIDES
CHRISTMAS FERN



CAREX GLAUCODEA
CREEK SEDGE



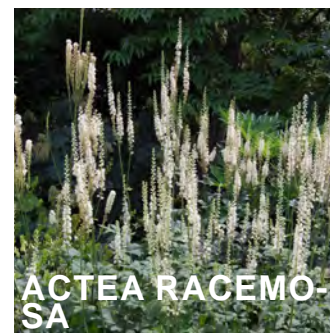
TIARELLA CORDIFOLIA
FOAM FLOWER



HELLEBORUS ORIENTALIS
LENTEN ROSE



THALICTRUM THALICTROIDES
RUE ANEMONE



ACTEA RACEMOSA
BERGAMOT



MONARDA FISTULOSA
BERGAMOT

PART SHADE MIX B



THELYPTERIS SIMULATA
BOG FERN



DRYOPTERIS MARGINALIS
MARGINAL SHIELD FERN



DRYOPTERIS INTERMEDIA
WOOD FERN



POLYSTICHUM ACROSTICHOIDES
CHRISTMAS FERN



CAREX GLAUCODEA
CREEK SEDGE



PHLOX SUBULATA
MOSS PHLOX



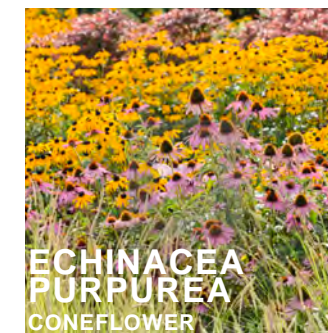
THALICTRUM THALICTROIDES
RUE ANEMONE



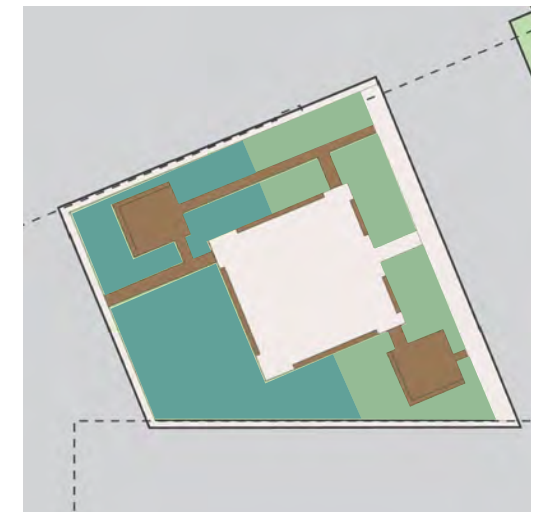
TIARELLA CORDIFOLIA
FOAM FLOWER



LOBELIA SPICATA
PALESPIKE LOBELIA



ECHINACEA PURPUREA
CONEFLOWER

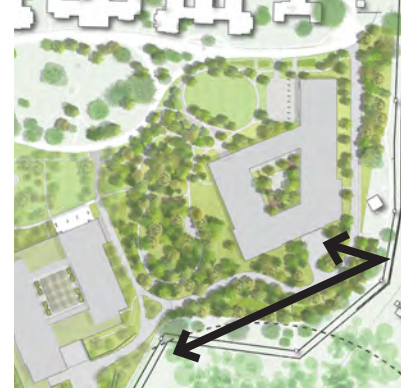


SOUTH

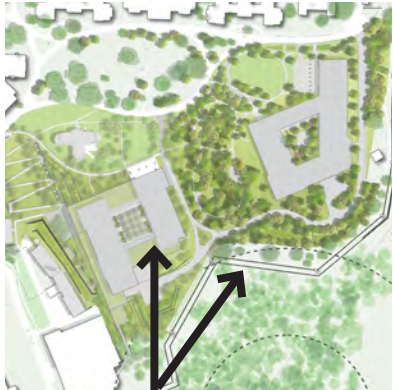


1

SOUTH WEST



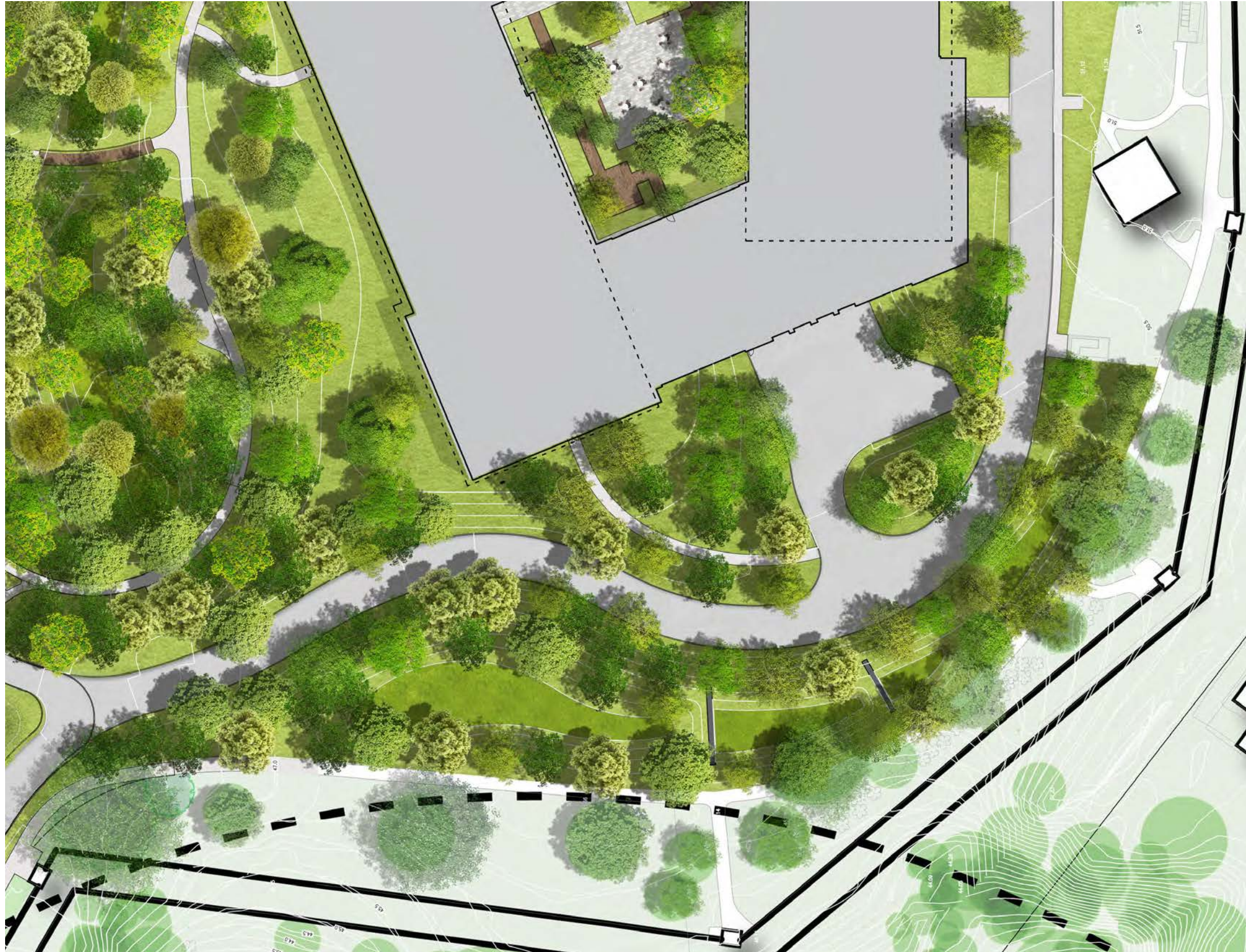
FROM THE POTOMAC RIVER



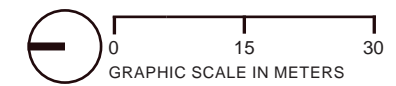
WEST



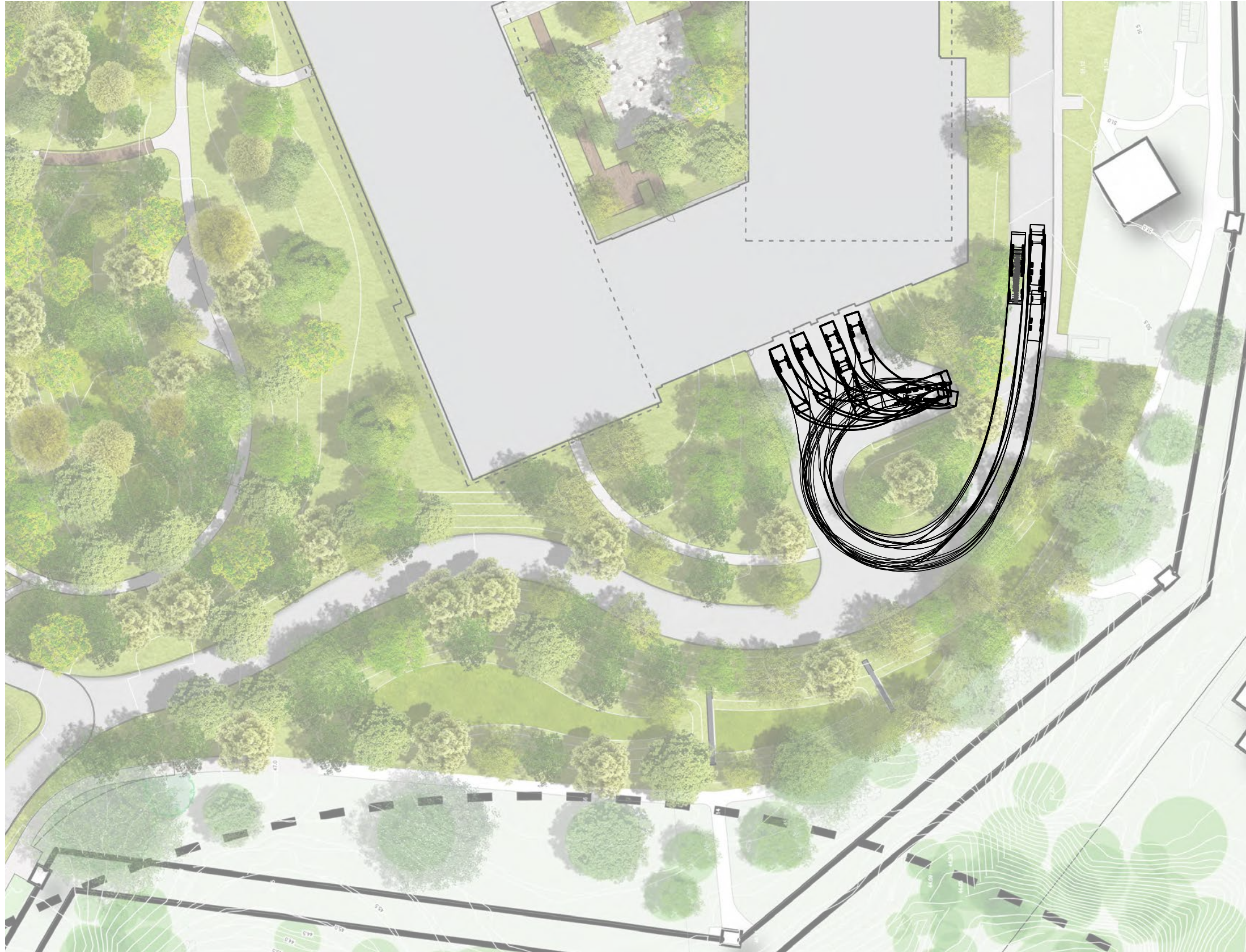
LOADING DOCK AND SERVICE DRIVE



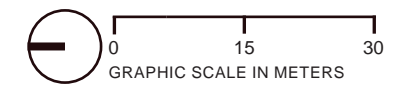
KEY PLAN



LOADING DOCK - TRUCK TURNING



KEY PLAN



SITE SECTION - LOADING DOCK



KEY PLAN



BIO-RETENTION

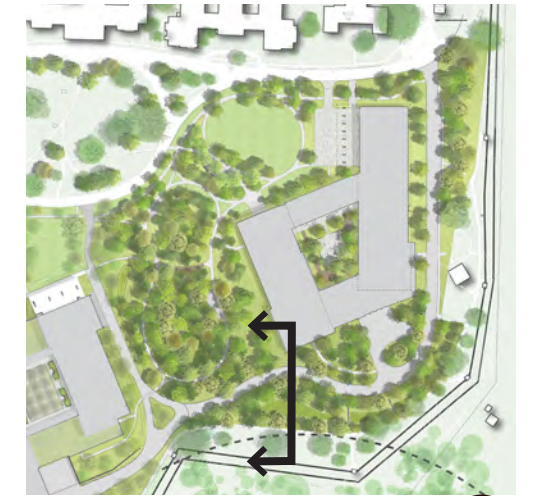
SERVICE DRIVE

WOODLAND BERM

LOADING DOCK

BUILDING 2

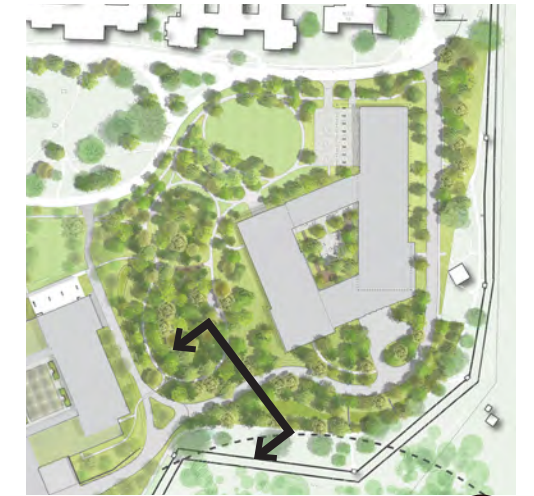
SITE SECTION - SERVICE DRIVE



KEY PLAN



SITE SECTION - SERVICE DRIVE



KEY PLAN



NORTH



SITE SECTION - SOUTH WOODLAND



KEY PLAN



ZGF **OLIN**

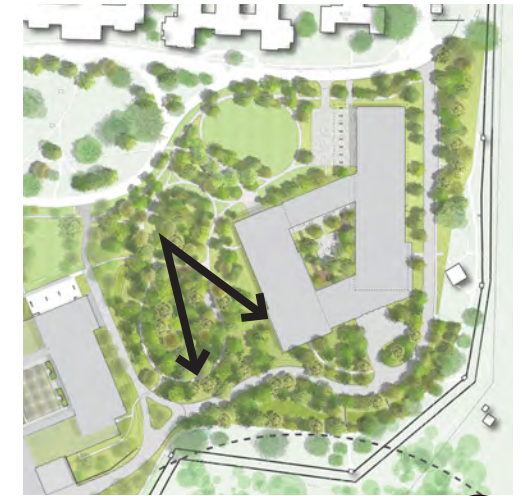
SOUTH WOODLAND - VIEW FROM THE BOARDWALK



KEY PLAN



SOUTH WOODLAND - SEATING AREA



KEY PLAN

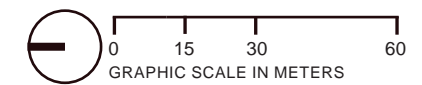
SERVICE DRIVE BIORETENTION LOOKING SOUTH



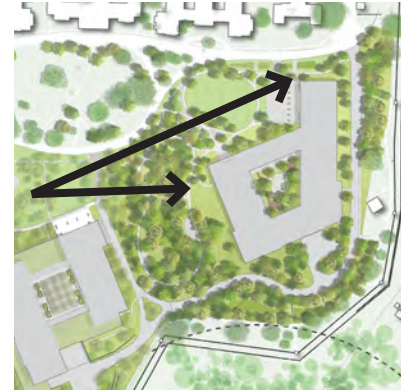
KEY PLAN



BUILDING 2 SITE PLAN



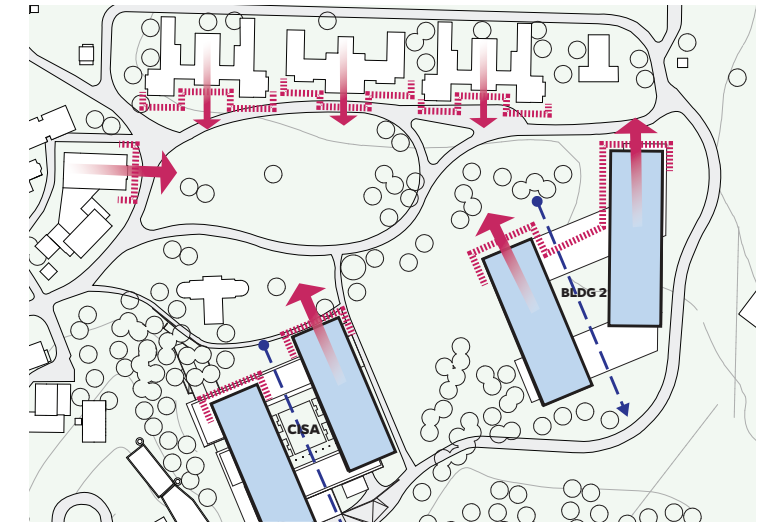
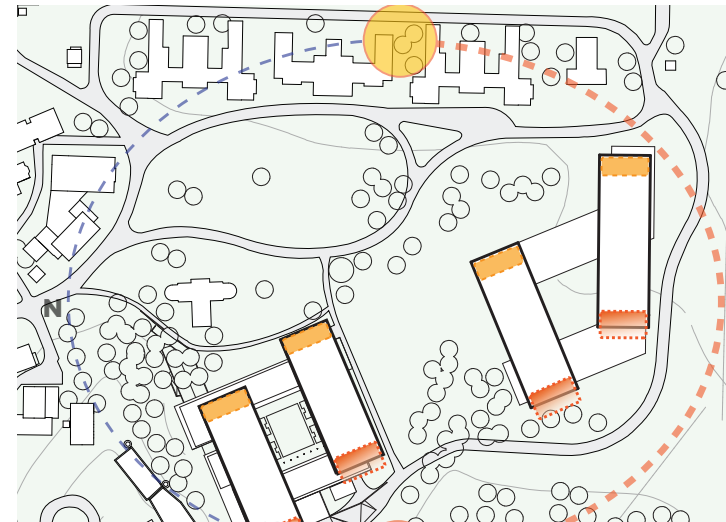
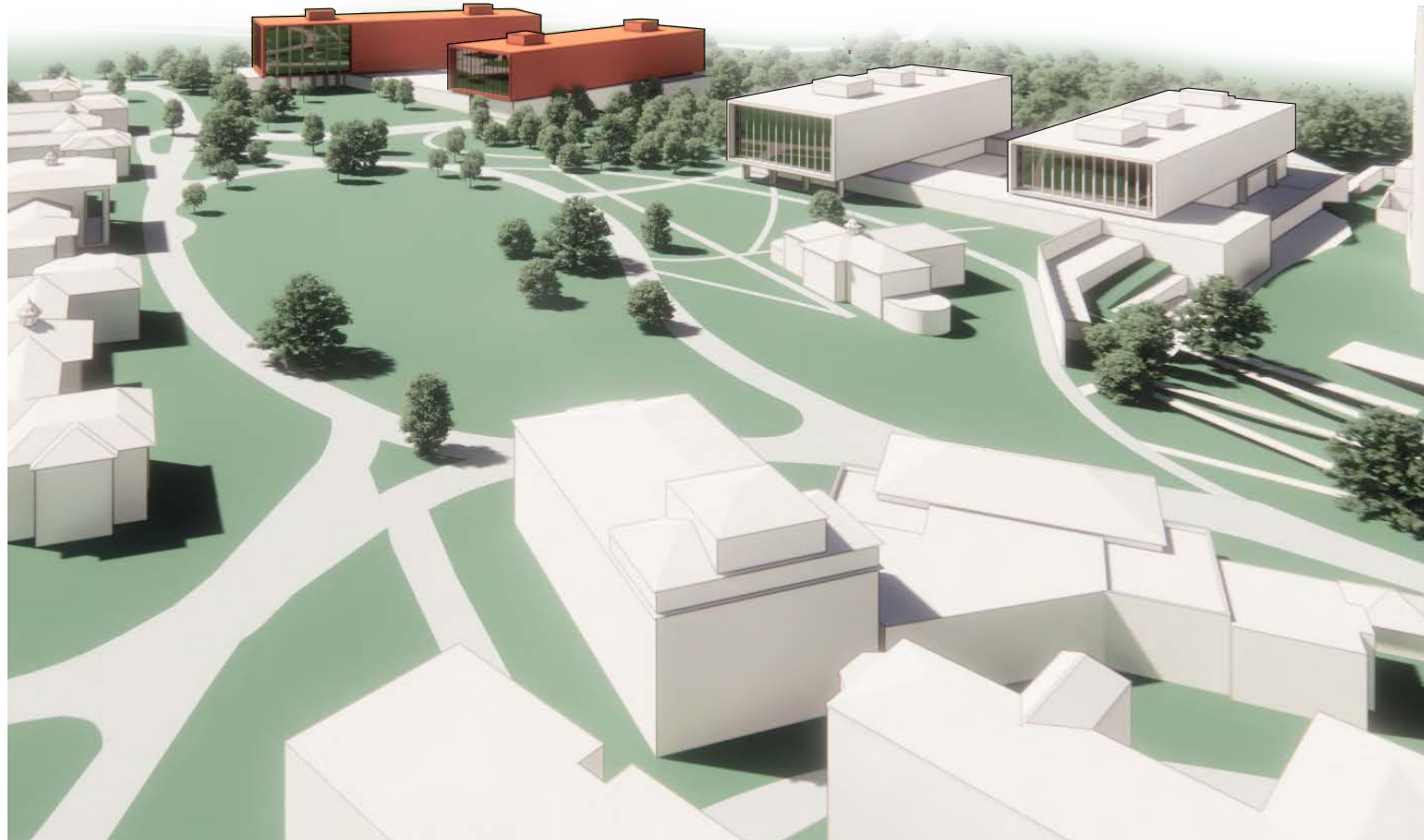
FROM CISA





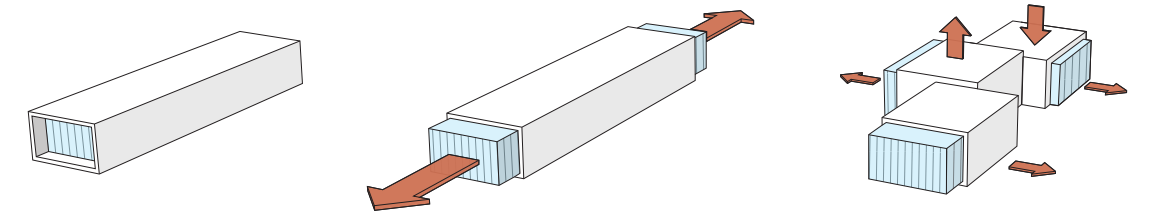
5 APPENDIX

CP MEETING #1 OCTOBER 17, 2023



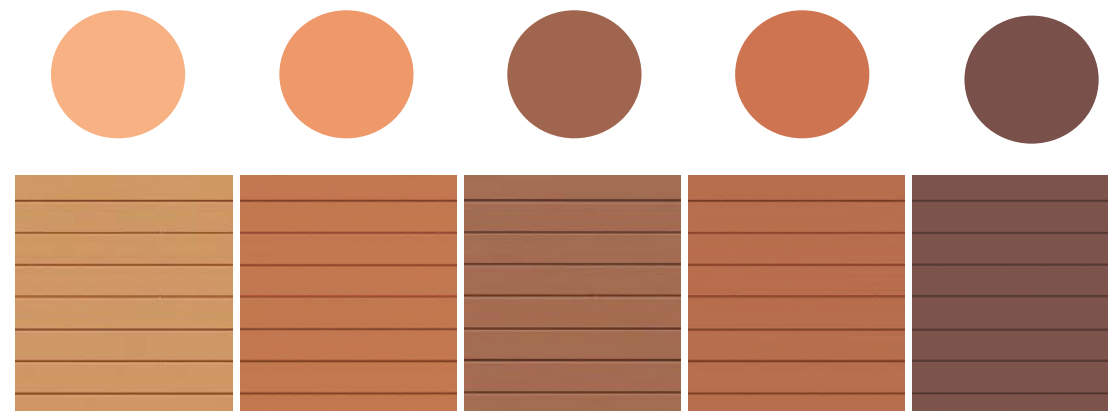
WHAT WE HEARD

- STUDY MAIN ENTRANCE EXPRESSION
- EXPAND VIEW STUDIES
- BASE BETWEEN BARS TO BE STUDIED
- BREAK DOWN SCALE OF UPPER BARS



WHAT WE HEARD

- ESTABLISH A HIERARCHY BETWEEN WHAT IS FOREGROUND AND BACKGROUND ON THE FACADE
- CONTINUE STUDYING THE SCALE OF MASSING BLOCKS
- BASE OF BUILDING TO BE SIMPLIFIED AND “RELAXED”
- EXPLORE COLOR FURTHER; BUILDINGS (B1 + B2) SHOULD NOT BLEND INTO ONE ANOTHER



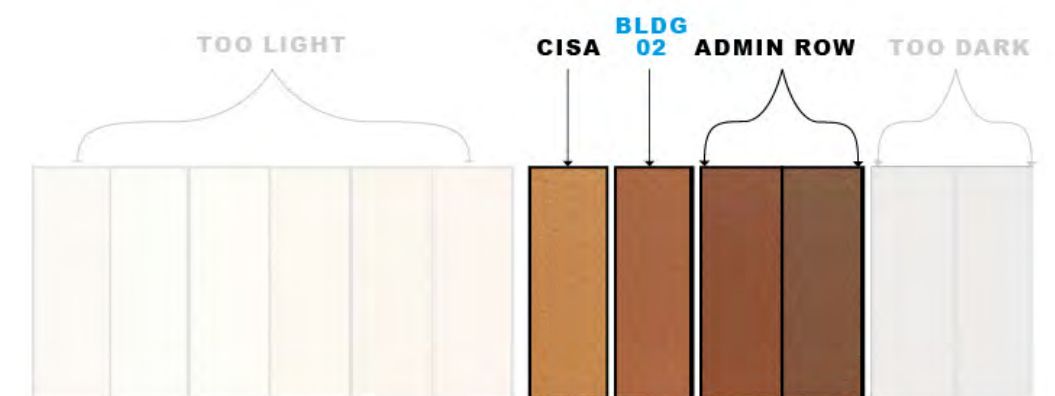
WHAT WE HEARD

- SIMPLIFY MOVES CONCERNING BUILDING ARTICULATION
- REVISIT LOWER CONNECTOR
- CLARIFY BASE HIERARCHY
- EXPAND HOW THE BUILDING REFERENCES ADMIN ROW
- CONTINUE BUILDING COLOR NARRATIVE, STAYING CLOSER TO B1



WHAT WE HEARD

- ARTICULATE SOUTH BAR ENTRY CURTAIN WALL
- REDUCE SCALE OF CURTAIN WALL AND ADD TERRACOTTA AT SOUTH WEST
- DEVELOP ADDITIONAL VIEW WITH BUILDING 2 AND ADMIN ROW FROM HITCHCOCK





ZGF **OLIN**