

D.C. CORRECTIONAL
TREATMENT FACILITY ANNEX

1900 Massachusetts Avenue SE

U.S. Commission of Fine Arts
Concept Submission
November 21st, 2024

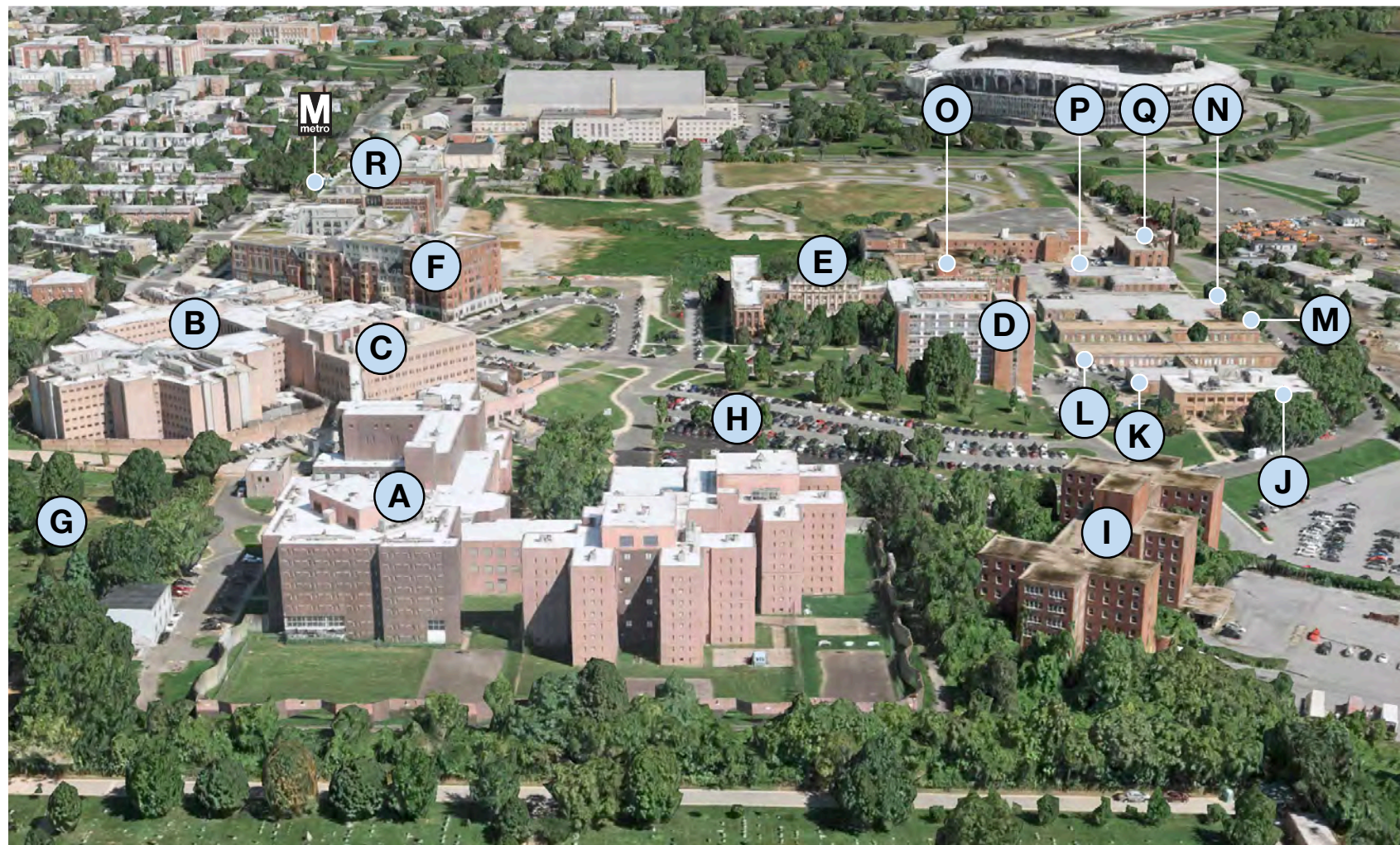


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D.C. CORRECTIONAL TREATMENT FACILITY ANNEX

D.C. Department of Corrections
Department of General Services
CGL Companies | CORE architecture + design



KEY

A. DOC Correctional Treatment Facility (CTF)
 B. DOC Central Detention Facility (CDF)
 C. DOC Central Detention Facility - Admin (CDF)
 D. CSOSA (DC)
 E. Anne Archibold Hall (Vacant)
 F. Park Kennedy (Residential)
 G. Congressional Cemetery
 H. Existing Parking



- Metro Station

I. DHS Psychiatric Treatment Center (Vacant)
 J. Medical Examiner Building (DC)
 K. Tuberculosis/Chest Clinic (DC)
 L. Mental Health Services Commission (DC)
 M. Womens Services (DC)
 N. Detox Unit (DC)
 O. Lab/Pathology Building (DC)
 P. Sexually Transmitted Diseases Clinic (DC)
 Q. Boiler Plant (DC)
 R. The Ethel (Residential)



EXISTING CONDITIONS AERIAL CONTEXT MAPS

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- D. CSOSA (DC)
- E. Anne Archibold Hall (Vacant)
- F. Park Kennedy (Residential)
- G. Congressional Cemetery

PG Parcel G
PK Parcel K
PL Parcel L

DOC Property Line

EXISTING CONDITIONS SITE PLAN

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1. CDF at Massachusetts Avenue and C Street SE



2. Park Kennedy at Massachusetts Avenue at C Street SE



3. Park Kennedy on Massachusetts Avenue SE

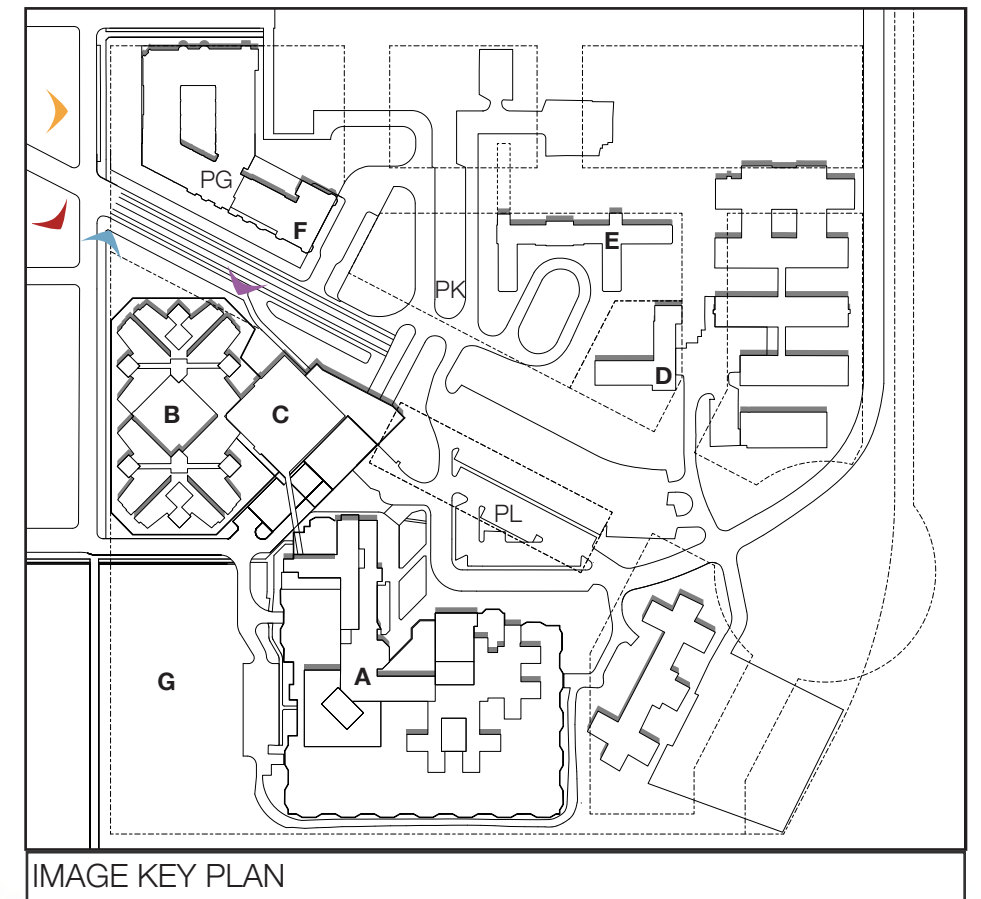


4. CDF and Admin Connection on Massachusetts Avenue SE

KEY

- A. Existing CTF
- B. Existing CDF
- C. Existing Portion of CDF
- D. CSOSA
- E. Anne Archibold Hall
- F. Park Kennedy
- G. Congressional Cemetery

- PG Parcel G
- PK Parcel K
- PL Parcel L
- CDF at Massachusetts and C Street
- Park Kennedy at Massachusetts at C Street
- Park Kennedy on Massachusetts
- CDF and Admin Connection on Massachusetts Ave.



CONTEXT PHOTOGRAPHS

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5. Park Kennedy on Massachusetts Avenue SE



6. Park Kennedy on Massachusetts Avenue SE



7. CDF Admin Building on Massachusetts Avenue SE



8. CDF Sallyport Massachusetts Avenue SE Entrance

KEY

- A. Existing CTF
- B. Existing CDF
- C. Existing Portion of CDF
- D. CSOSA
- E. Anne Archibold Hall
- F. Park Kennedy
- G. Congressional Cemetery

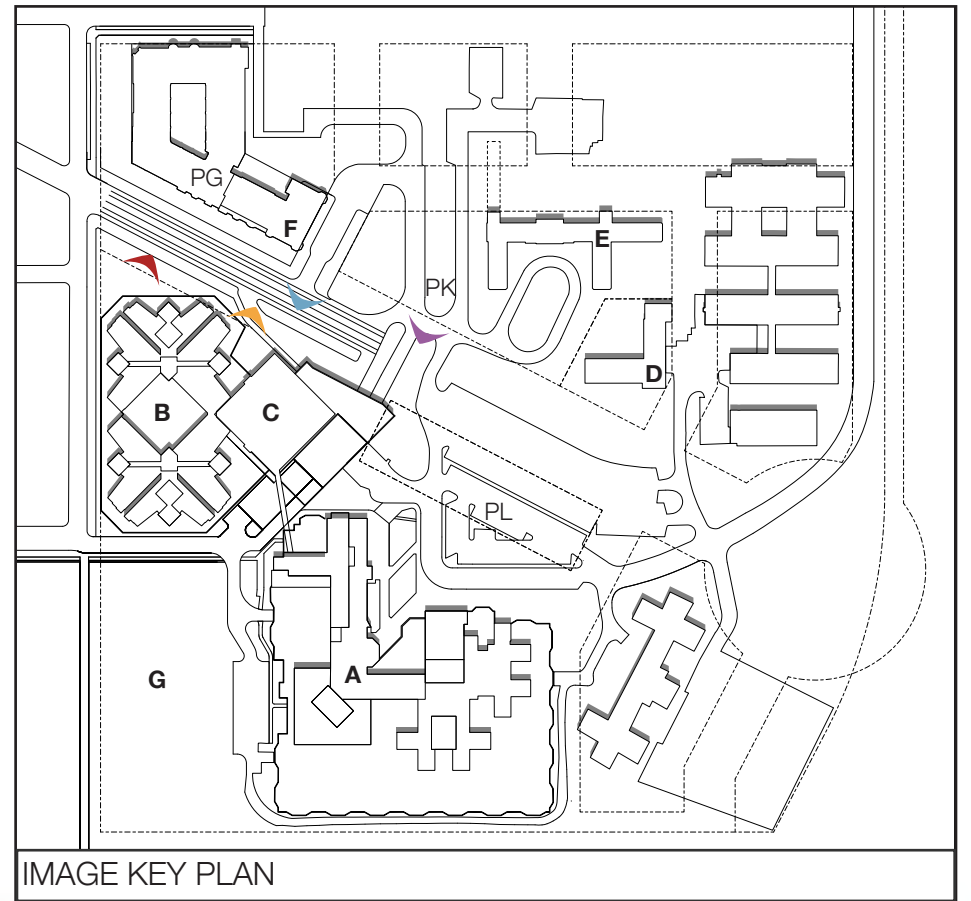
- PG Parcel G
- PK Parcel K
- PL Parcel L

■ Park Kennedy on Massachusetts Ave.

■ Park Kennedy on Massachusetts Ave.

■ CDF Admin Building on Massachusetts Ave.

■ CDF Sallyport Massachusetts Ave. Entrance



CONTEXT PHOTOGRAPHS

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9. CTF from Massachusetts Avenue SE



10. CTF from Massachusetts Avenue SE



11. Anne Archbold Hall

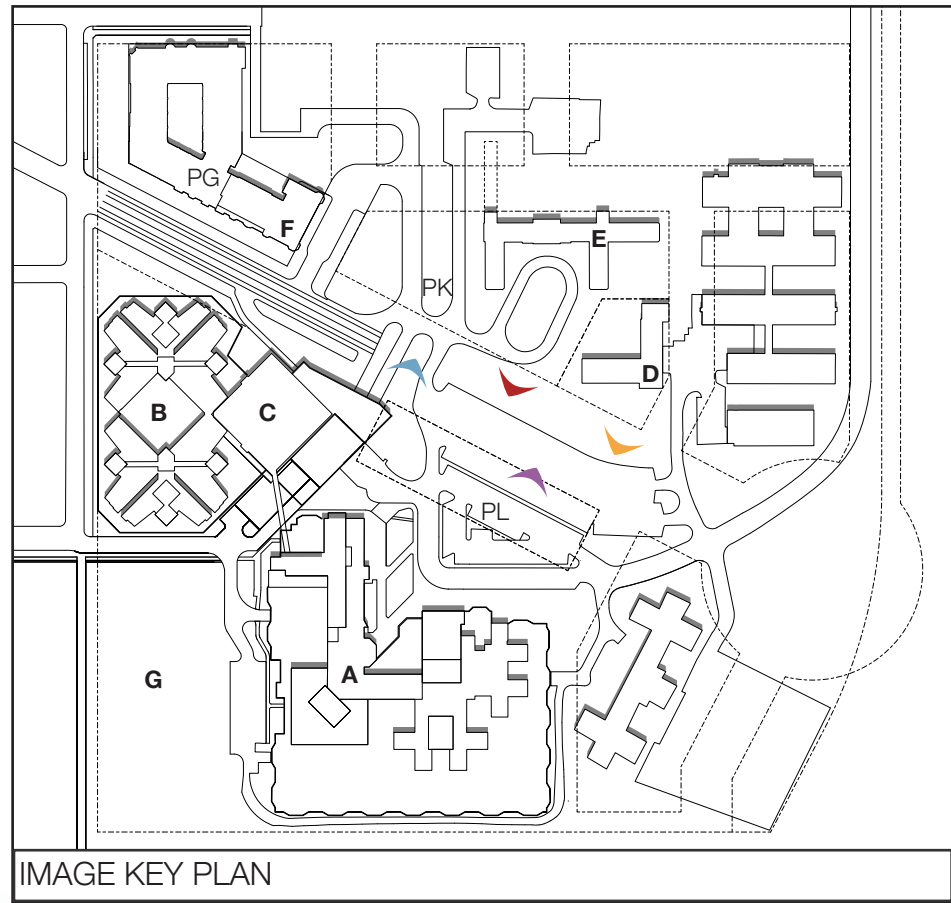


12. CSOSA

KEY

- A. Existing CTF
- B. Existing CDF
- C. Existing Portion of CDF
- D. CSOSA
- E. Anne Archbold Hall
- F. Park Kennedy
- G. Congressional Cemetery

- PG Parcel G
- PK Parcel K
- PL Parcel L
- CTF from Massachusetts Ave.
- CTF from Massachusetts Ave.
- Anne Archbold Hall
- CSOSA



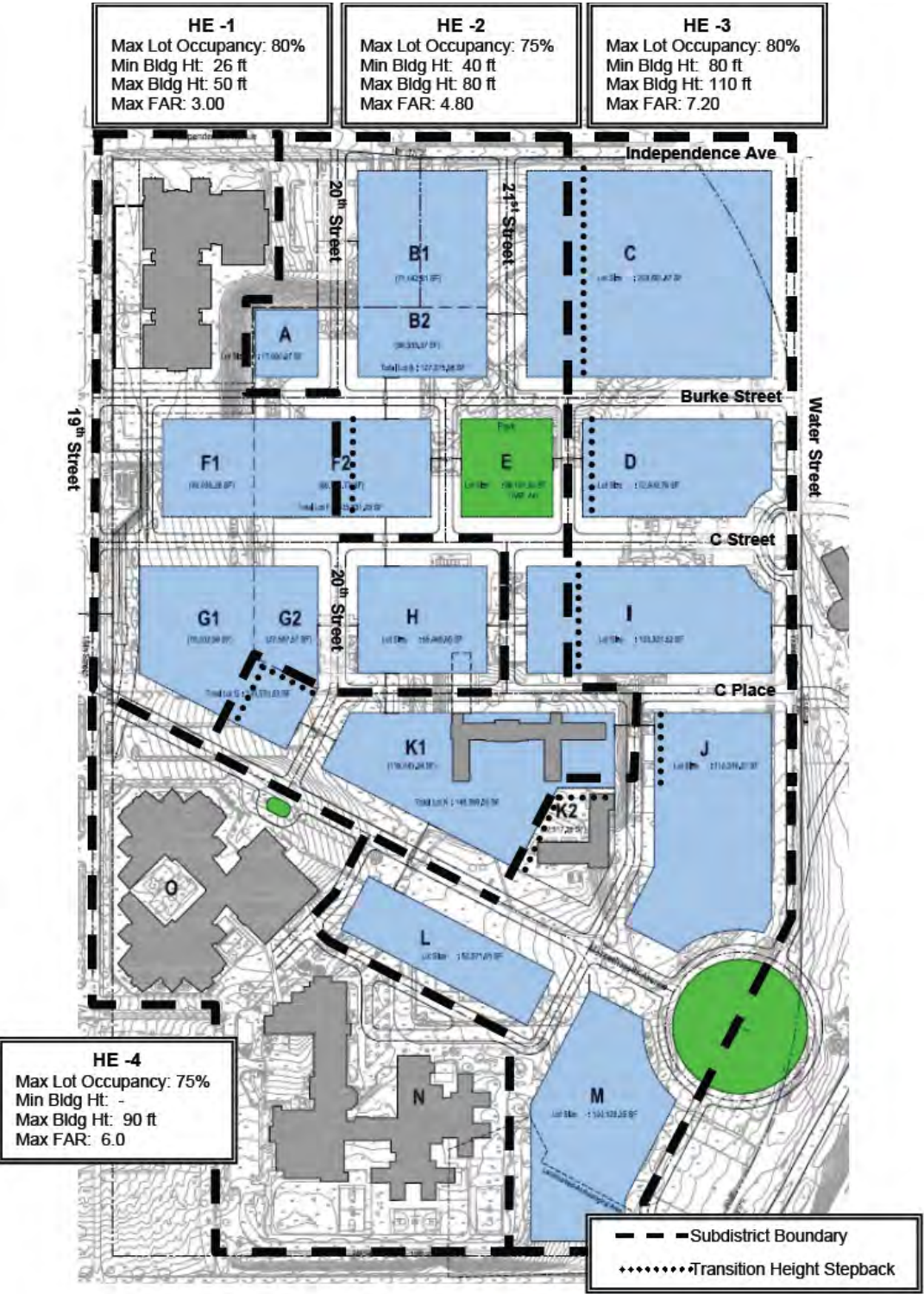
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SITE CONTEXT AT TIME OF MASTER PLAN DEVELOPMENT



HILL EAST MASTER PLAN APPROVED ZONING MAP - 2009

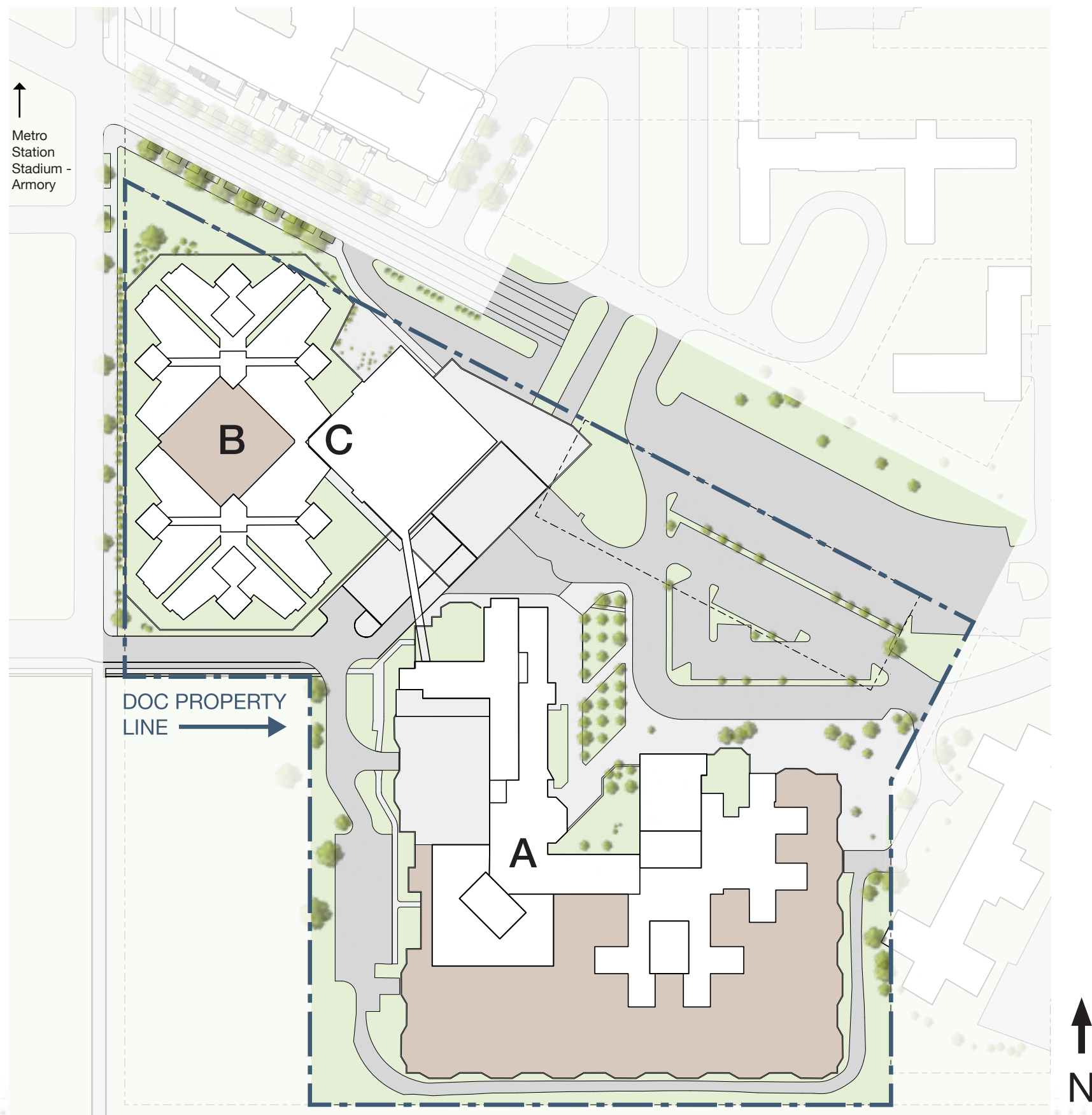


SITE CONTEXT - 2024

HILL EAST DEVELOPMENT EVOLUTION

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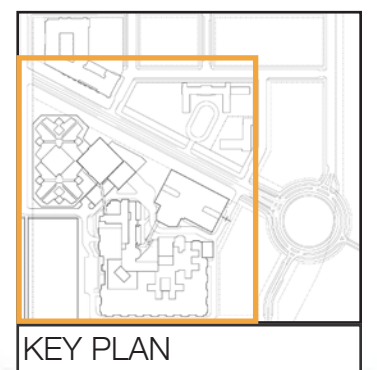
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DOC Property Line



DEVELOPMENT DIAGRAM 1 | EXISTING CONDITIONS

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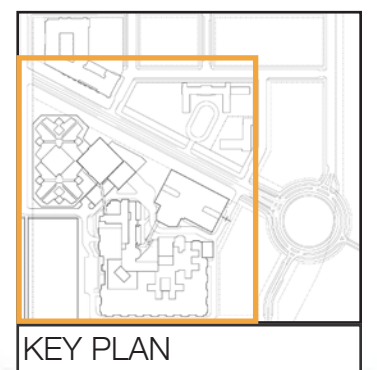
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- D. New Building 1

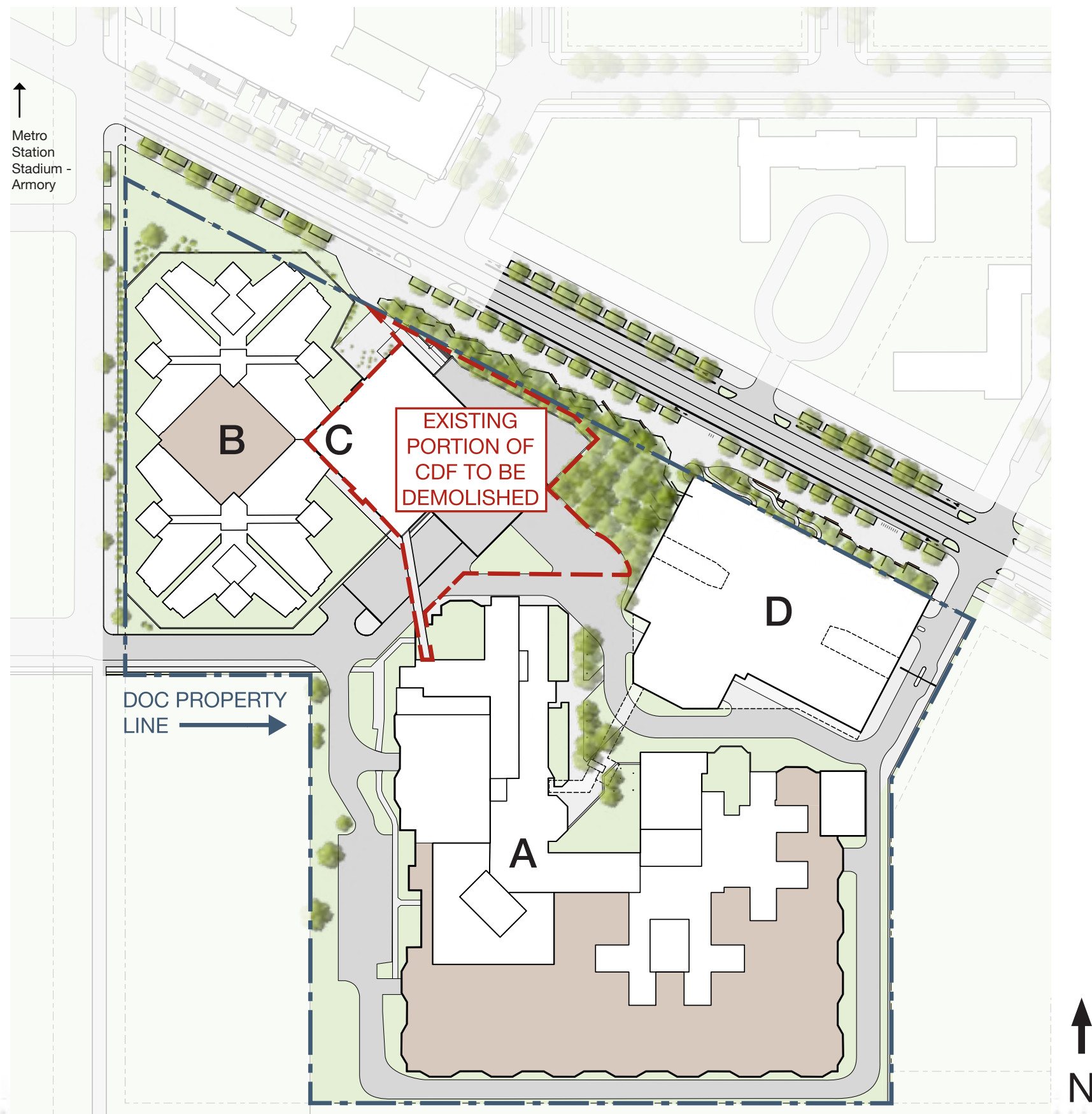
- Construction Sequence 1 Limit of Work
- DOC Property Line



DEVELOPMENT DIAGRAM 2 | CONSTRUCTION SEQUENCE 1

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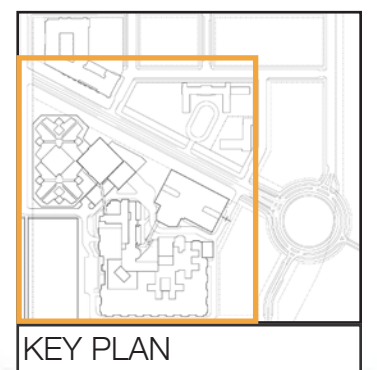
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- Limit of Demolition
- DOC Property Line



DEVELOPMENT DIAGRAM 3 | DEMOLITION

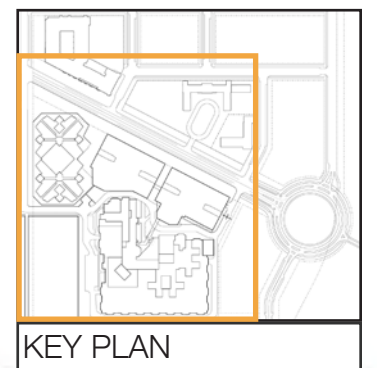
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 - E. New Building 2
- Construction Sequence 2 Limit of Work
 - DOC Property Line



DEVELOPMENT DIAGRAM 4 | CONSTRUCTION SEQUENCE 2

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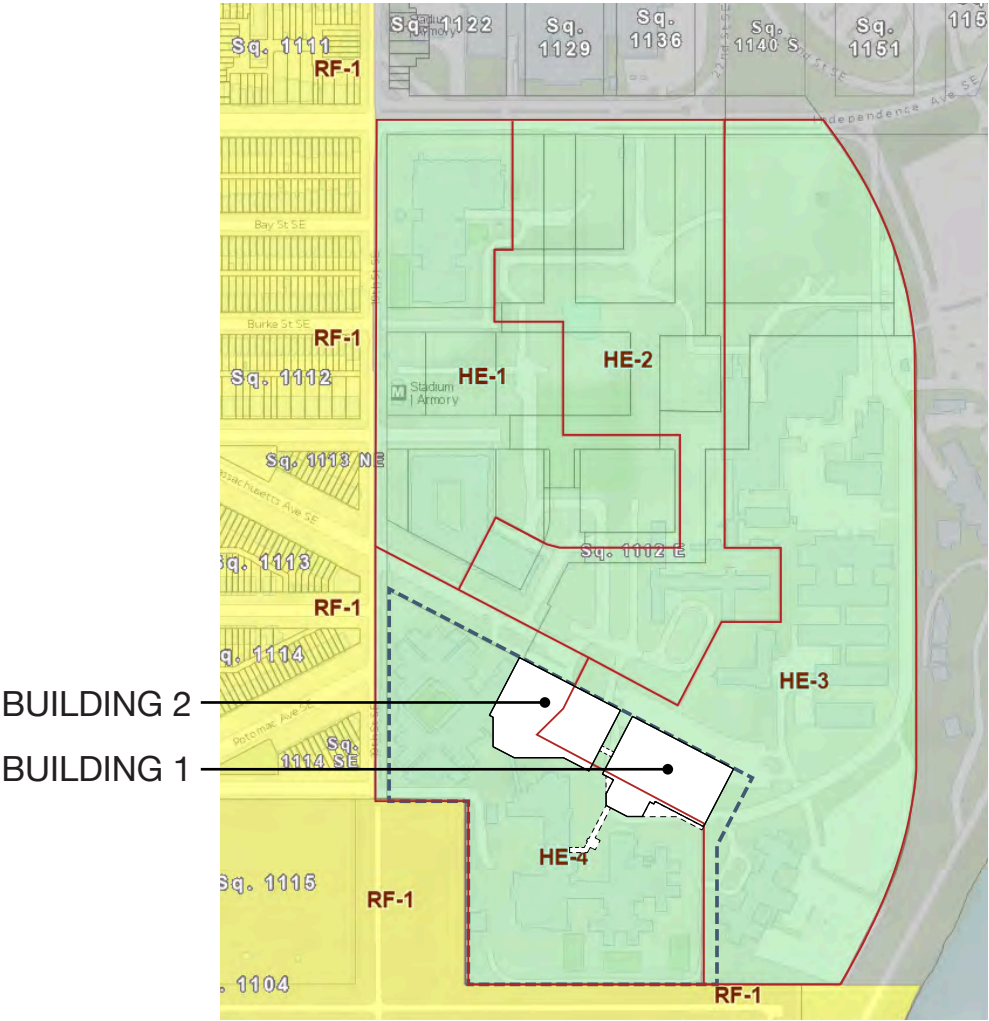
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BUILDING DATA FOR BUILDINGS 1 AND 2				
	HE-3		HE-4	TOTAL
Proposed Subdivision Lot SF		101,846	492,311	594,157
Allowable Lot Occupancy SF	(80%)	81,477	(75%) 369,233	
Existing Lot Occupancy SF		0	155,660	155,660
Demolished Portion of Existing Buildings			-22,845	-22,845
Proposed Lot Occupancy SF		Building 1 - 48,171 Building 2 - 21,773	Building 1 - 12,343 Building 2 - 34,459	Building 1 - 60,514 Building 2 - 56,232
Total Lot Occupancy SF (Portion of Existing Buildings Demolished in Total)	(68.7%)	69,944	(36.5%) 179,617	249,561
Allowable FAR	(7.2)	748,577	(6.0) 2,953,866	
Breakdown By Building and Floor				
Building 1 : First Floor		48,171	9,048	57,219
First Floor (Mezzanine)*		787		787
First Floor - Tier		6,060	634	6,694
Second Floor		48,171	12,354	60,525
Connection to CTF		0	2,567	2,567
Third Floor		43,844	12,343	56,187
Third Floor - Tier		13,166	3,723	16,889
Fourth Floor		43,844	12,343	56,187
Fourth Floor - Tier		13,166	3,723	16,889
Fifth Floor		43,844	12,343	56,187
Building 2 : First Floor		21,773	34,459	56,232
First Floor - Tier		4,588	9,318	13,906
Connection to Building 1		490	0	490
Second Floor		21,773	34,459	56,232
Second Floor - Tier		6,425	10,464	16,889
New Construction Total		316,102	157,778	473,880
Existing Building		0	769,080	769,080
Demolished Portion of Existing Buildings		0	-118,903	-118,903
Total Proposed GFA	(3.10)	316,102	(1.64) 807,955	1,124,057

KEY

- DOC PROPERTY BOUNDARY
- HILL EAST ZONING BOUNDARIES

D.C. ZONING MAP



DEVELOPMENT DATA

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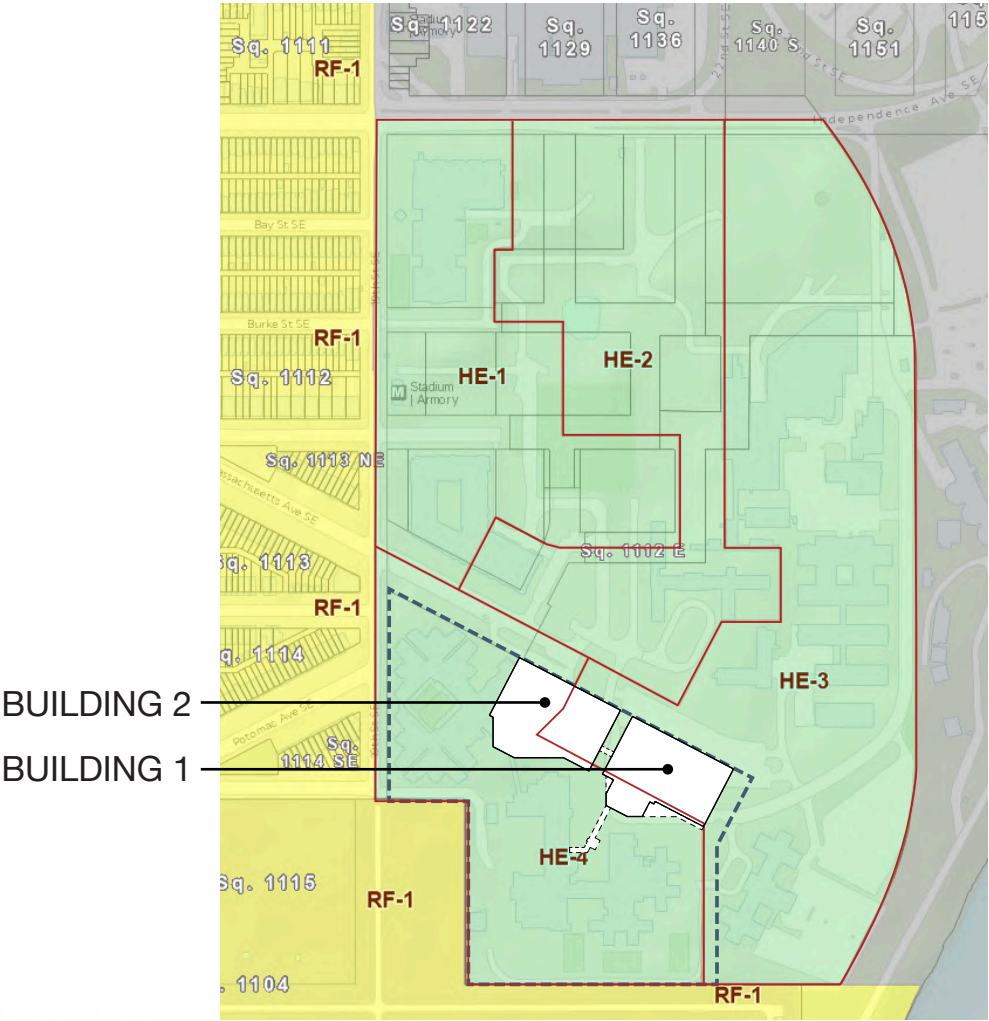
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BUILDING DATA FOR BUILDINGS 1 AND 2			
<u>Building Height</u>	<u>HE-3</u>		<u>HE-4</u>
Allowable	Min = 80'-0" - Max = 110'-0" 10 Stories+PH Penthouse Max = 20'-0"		Max = 90'-0" 8 Stories+PH Penthouse Max = 20'-0"
Proposed	Building 1 = 90'-0" 5 Stories+PH Building 2 = 46'-0" 2 Stories+PH		Building 1 = 90'-0" 5 Stories+PH Building 2 = 46'-0" 2 Stories+PH
<u>Yards</u>	<u>Required</u>		<u>Proposed</u>
Side Yard	No Side Yard Required. If Provided, Minimum Width Shall Be 8 Feet		54'-0" Side Yard on East Side 10'-0" Side Yard on West Side
Rear Yard	Not Required for Wholly Non-Residential Buildings		None Provided
<u>Loading Calculation</u>	<u>Required</u>		<u>Proposed</u>
Government - Large Scale More than 100,000 SF Gross Floor Area	2 Loading Berths with 1 Loading Space for each 1 Delivery Space		2 Loading Berths with 1 Loading Space for each 1 Delivery Space
<u>Vehicle Parking Calculation</u>	<u>Building 1</u>	<u>Building 2</u>	<u>Total</u>
Government - Large Scale Required	As per CR-Mixed Use No parking required		
Proposed	187 spaces	219 spaces	406 spaces
<u>Bicycle Parking Calculation</u>	<u>Long Term</u>	<u>Short Term</u>	<u>Total</u>
Government - Large Scale Required (Based on New Construction - 470,823 SF)	1 for each 7,500 SF	1 space for each 40,000 SF (no less than 6)	
Proposed	63 spaces	12 spaces	75 spaces

KEY

- DOC PROPERTY BOUNDARY
- HILL EAST ZONING BOUNDARIES

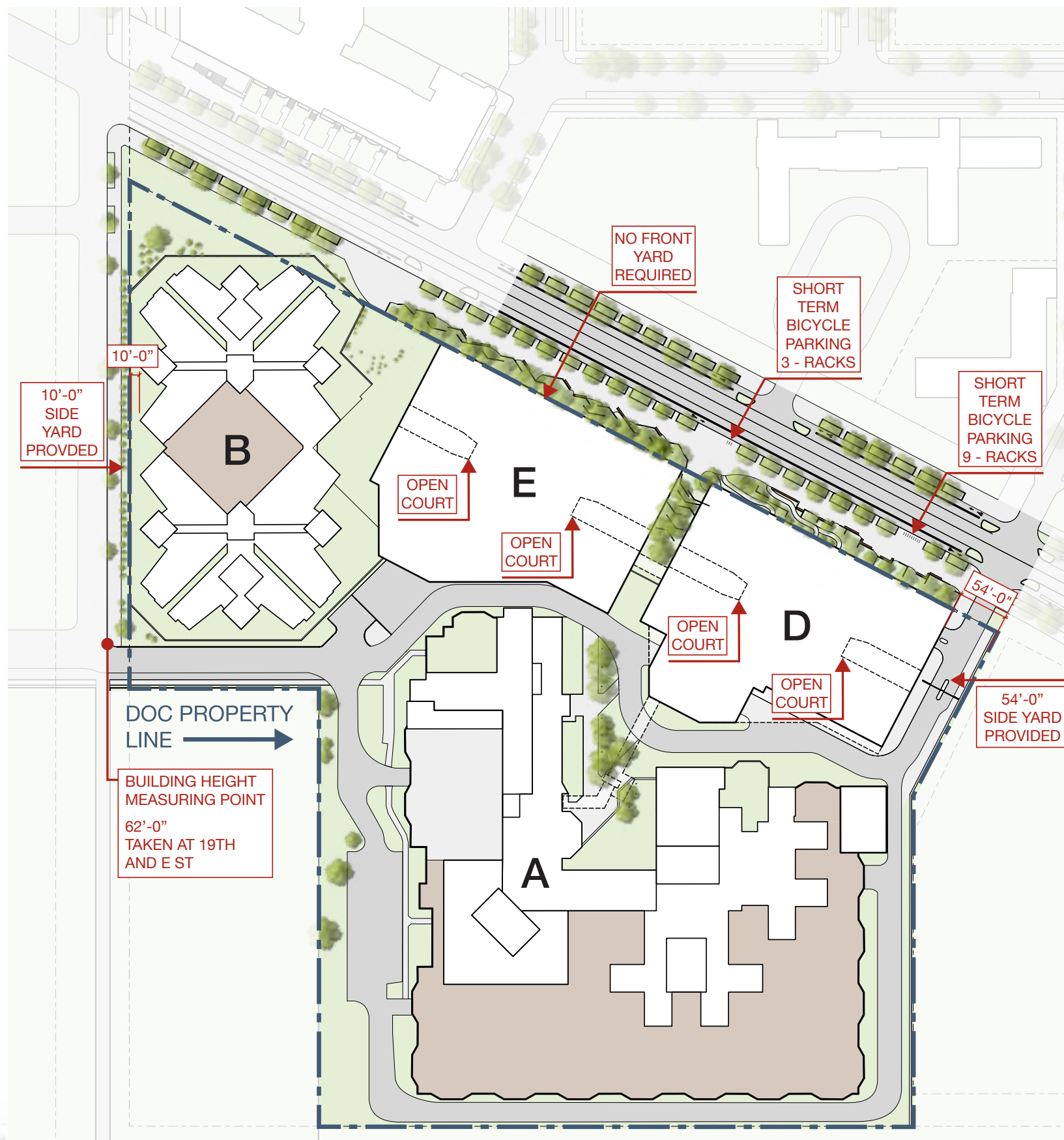
D.C. ZONING MAP



GARAGE PARKING + BIKE DATA

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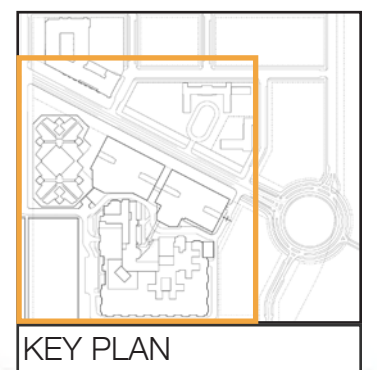
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- Zoning Information
- DOC Property Line



SITE ZONING INFORMATION

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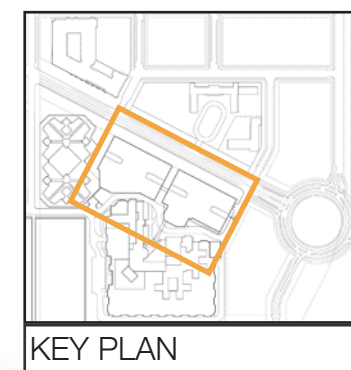
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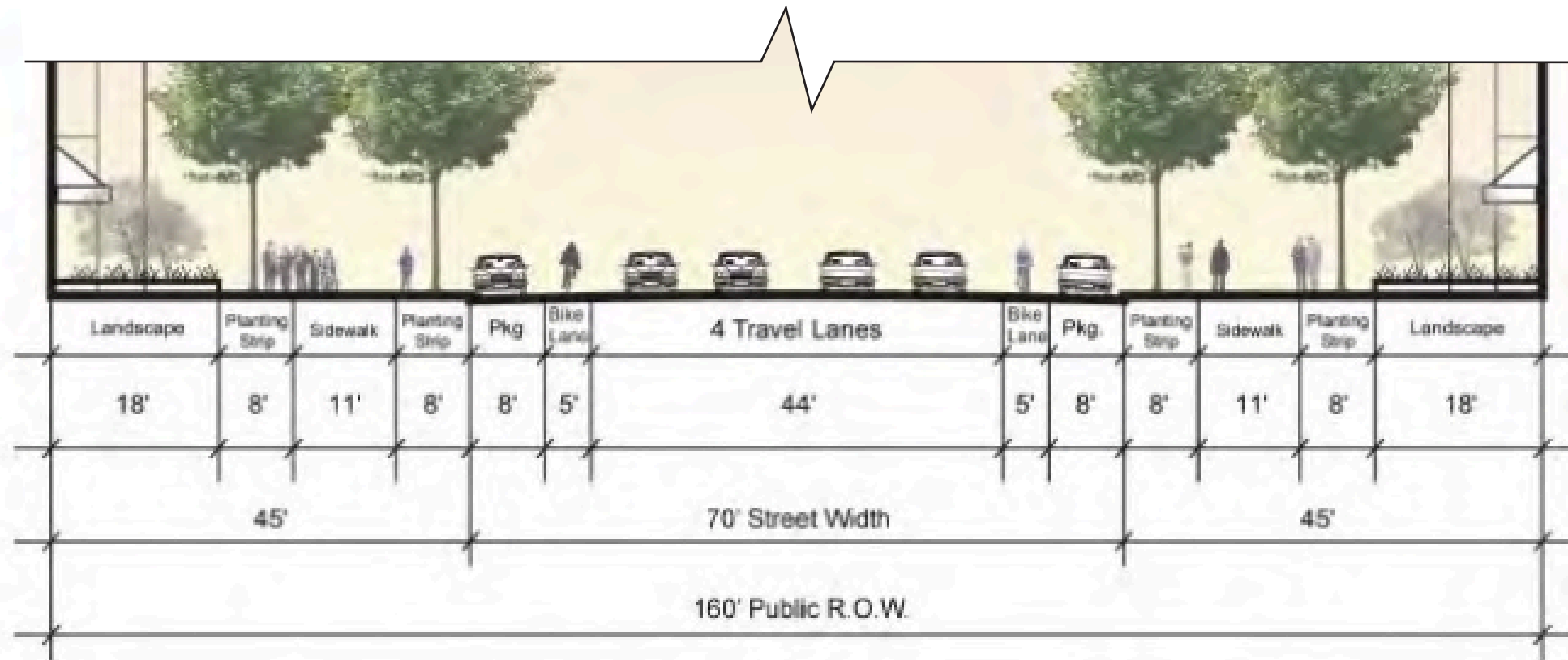
- █ Zoning Information
- █ DOC Property Line



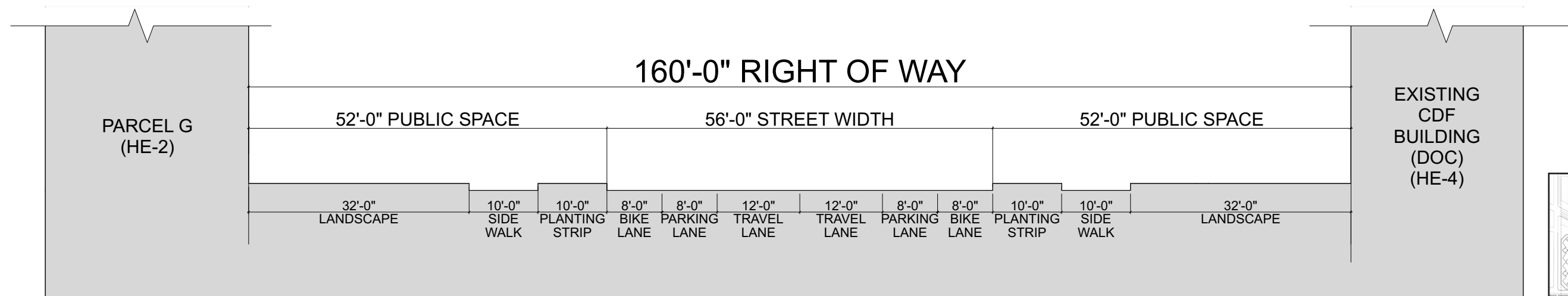
COURT DIAGRAM

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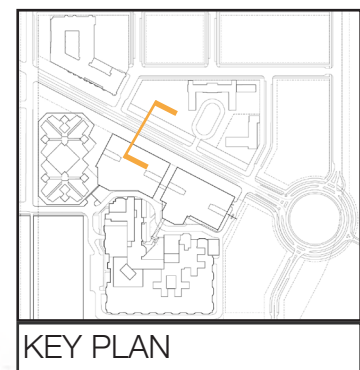
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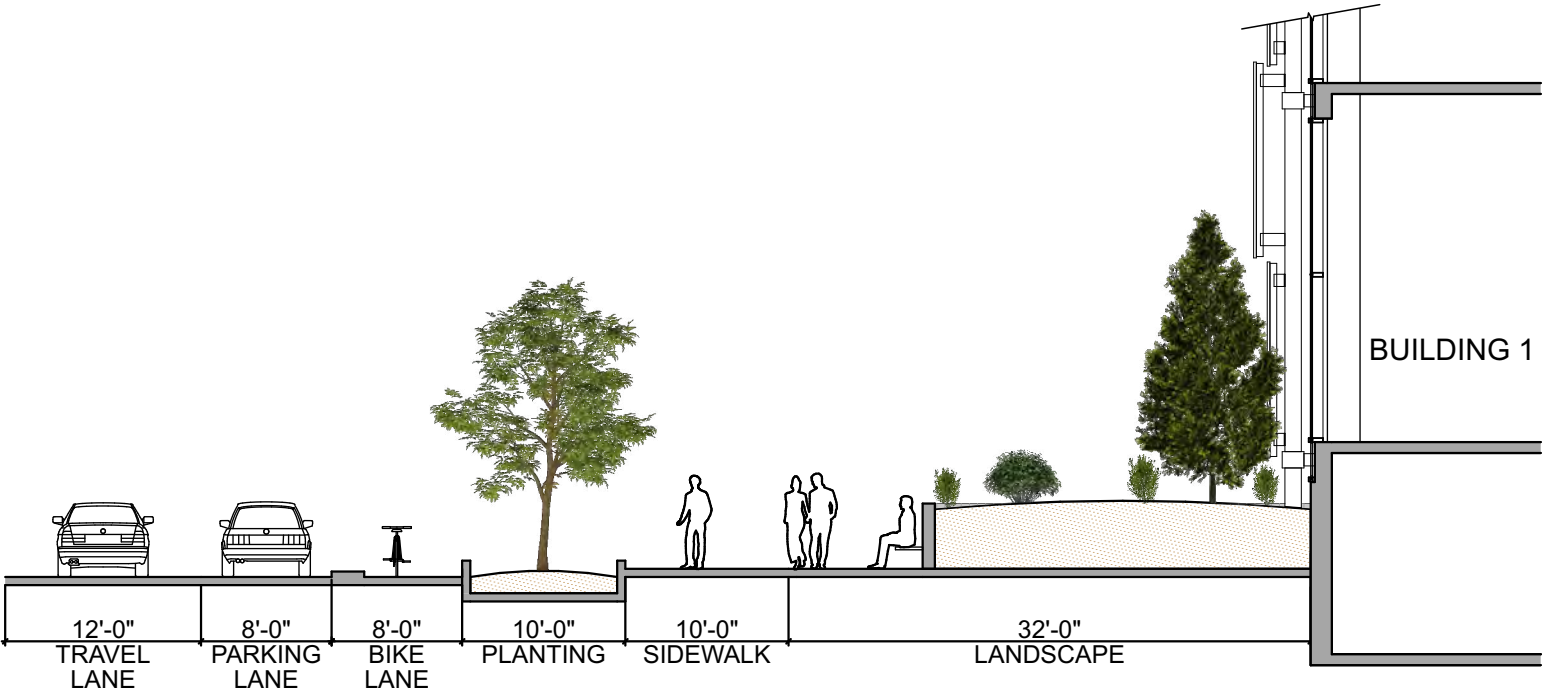
PROPOSED MASSACHUSETTS AVENUE SE STREET SECTION
 AS PER HILL EAST DRAFT DESIGN GUIDELINES
 DATED 7/2008
 NOT TO SCALE



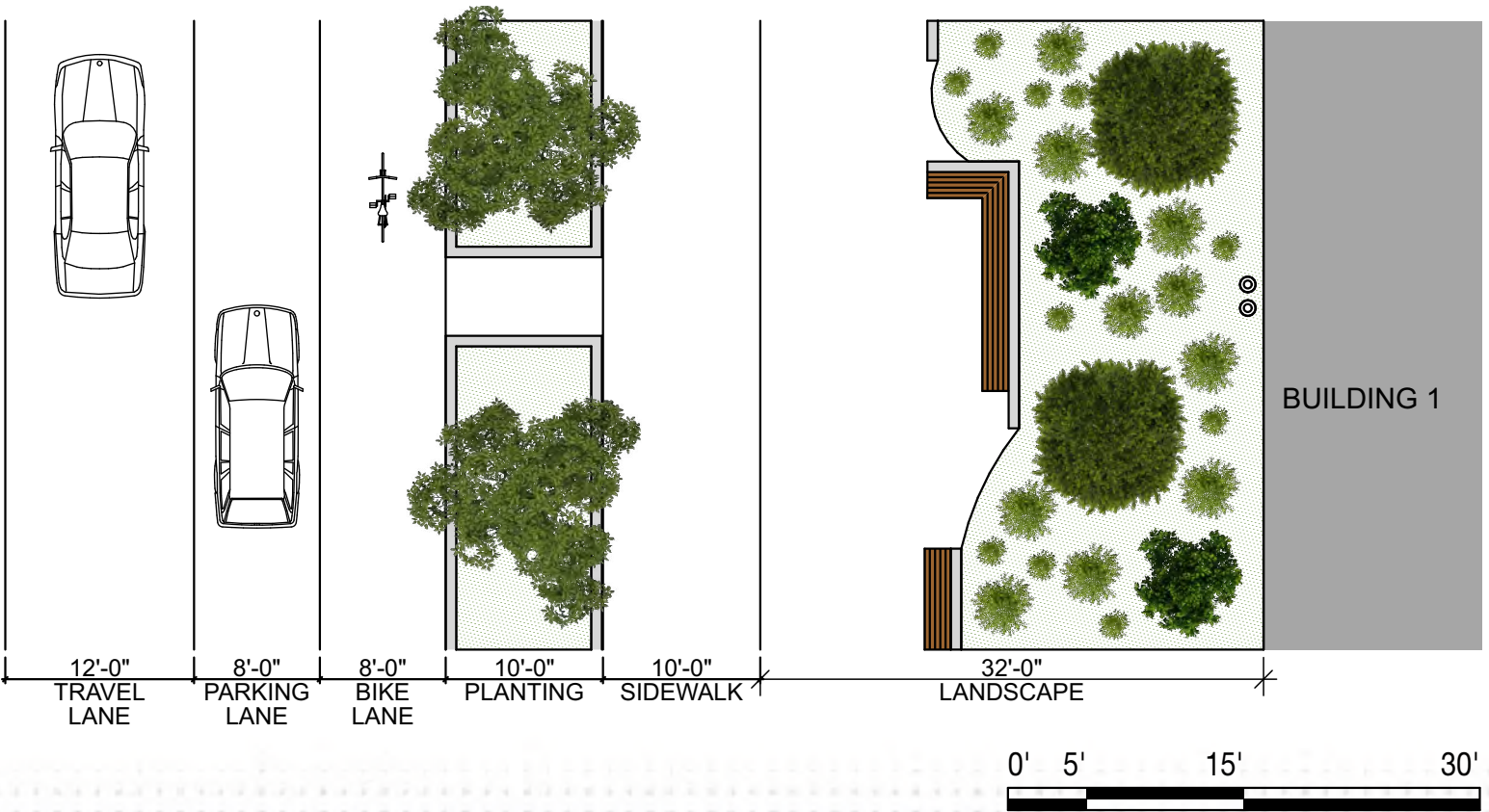
MASSACHUSETTS AVENUE SE STREET SECTION
 AS BUILT BETWEEN 19TH AND 20TH STREETS SE
 NOT TO SCALE



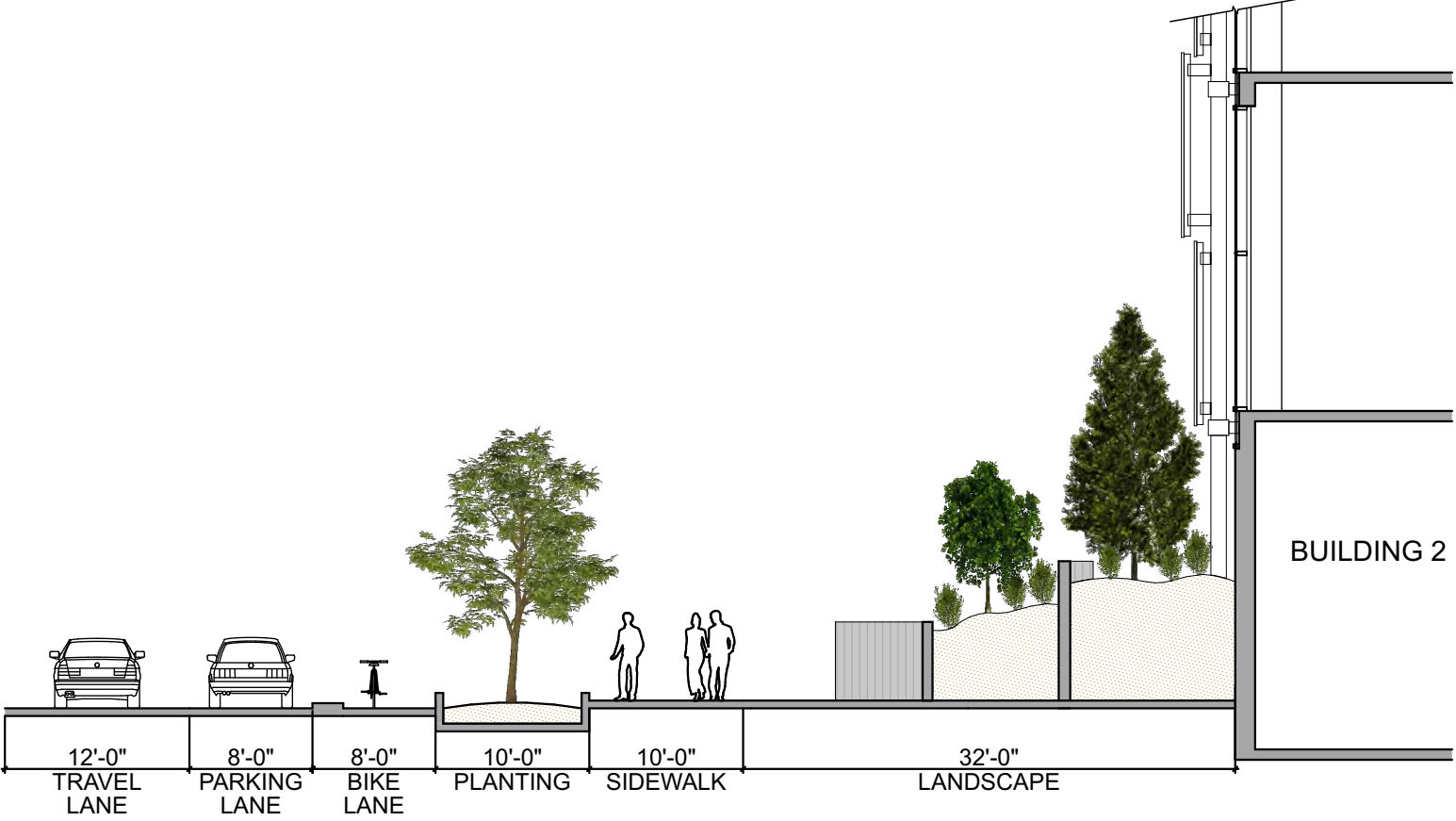
MASSACHUSETTS AVENUE SE SECTION
AT BUILDING 1



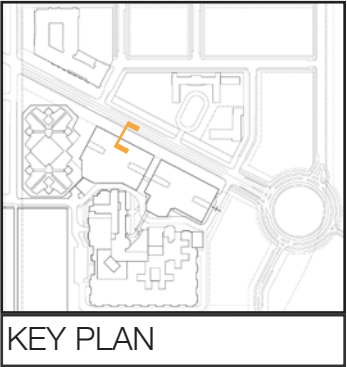
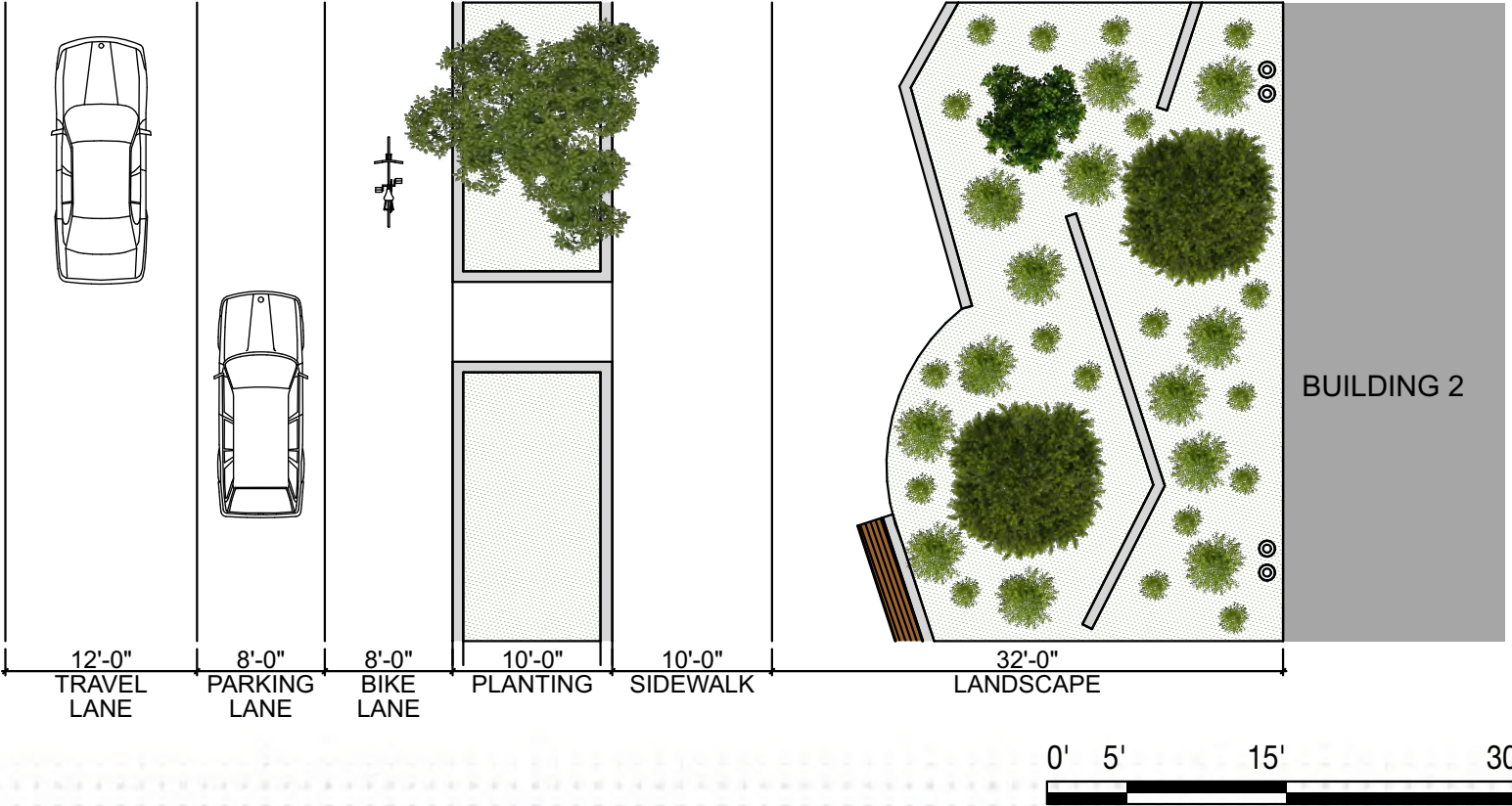
MASSACHUSETTS AVENUE SE PLAN
AT BUILDING 1

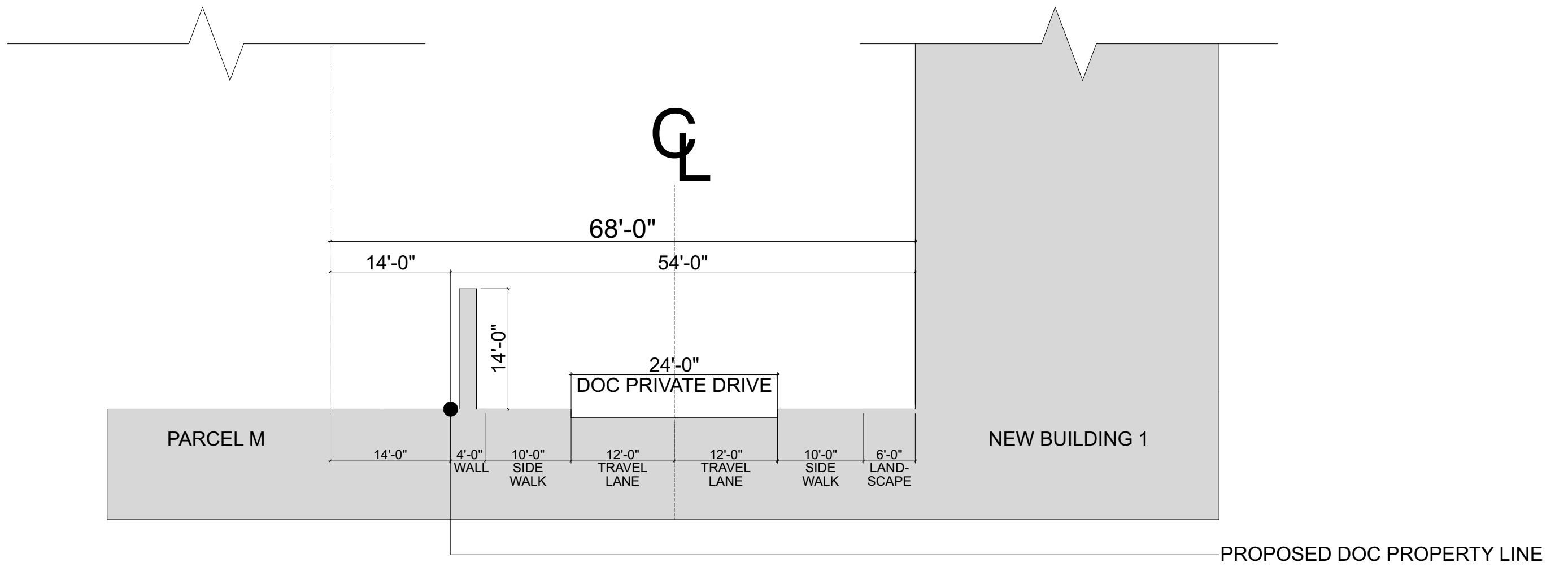


MASSACHUSETTS AVENUE SE SECTION
AT BUILDING 2



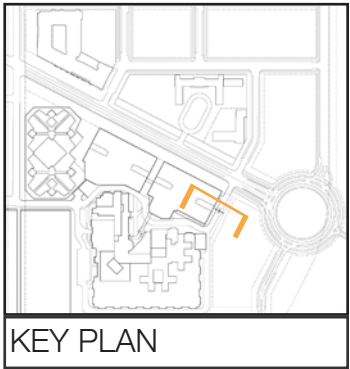
MASSACHUSETTS AVENUE SE PLAN
AT BUILDING 2

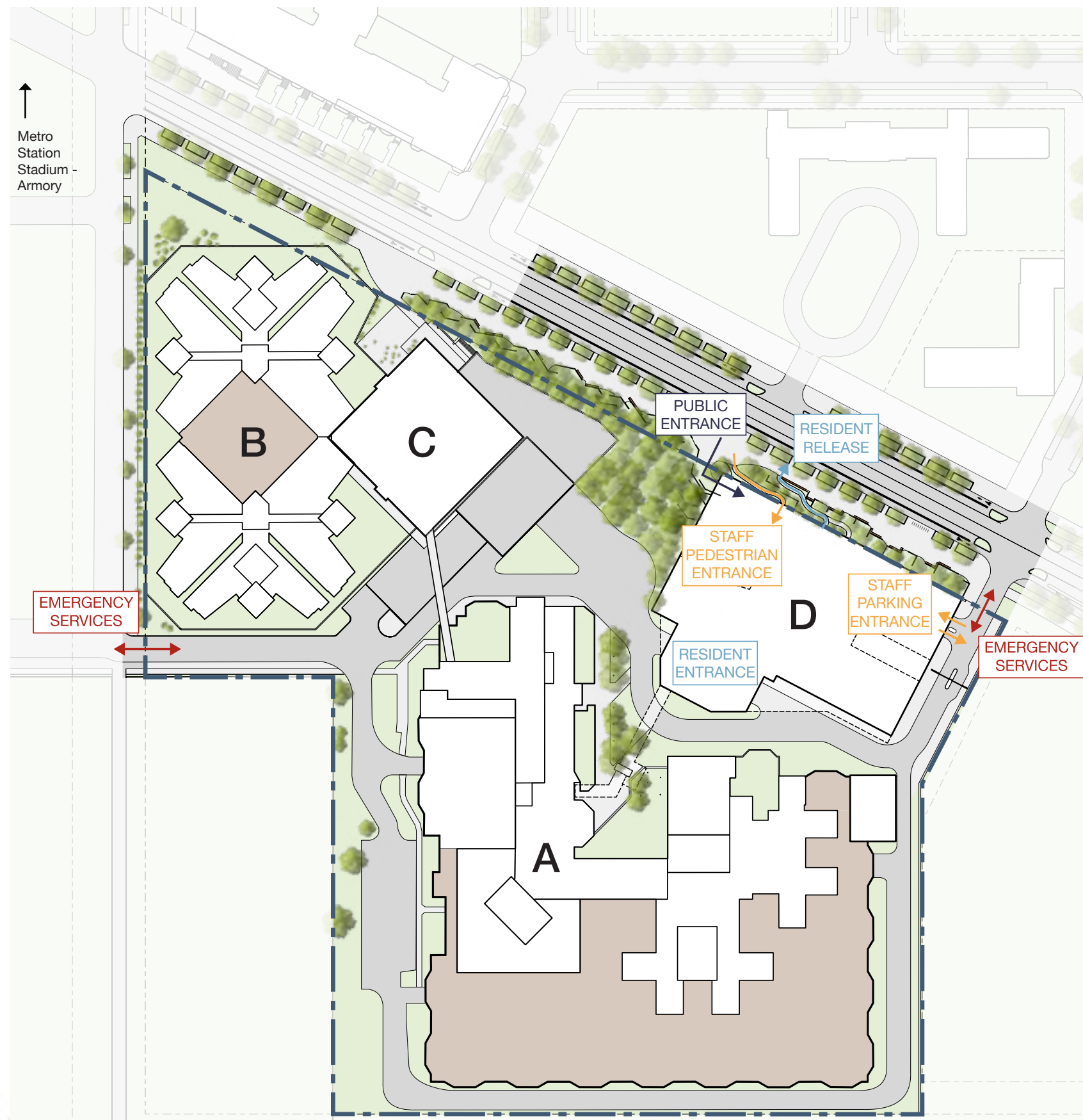




**PROPOSED DOC PRIVATE DRIVE
SECTION AT BUILDING 1**

NOT TO SCALE

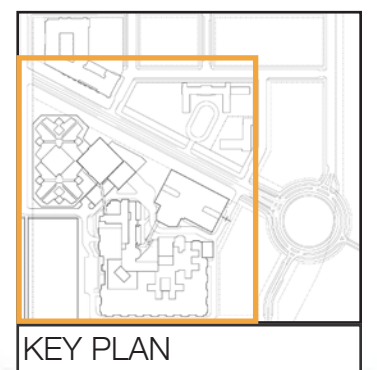




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- Public Entrance
- Staff Access Points
- Resident Transport
- Emergency Services

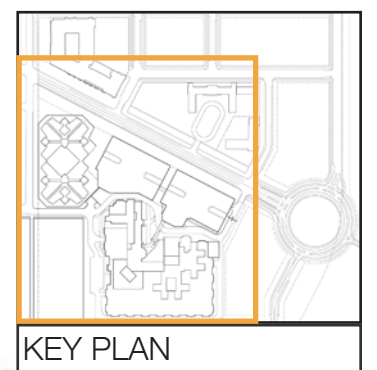




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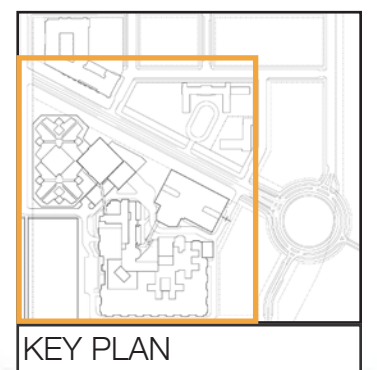




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- Secure Perimeter
- Site Control
- Public Entrance
- Staff Entrance
- Service Access
- DOC Property Line



CONSTRUCTION SEQUENCE 1 | CONTROL FEATURES

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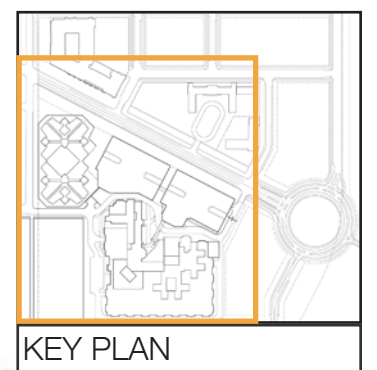
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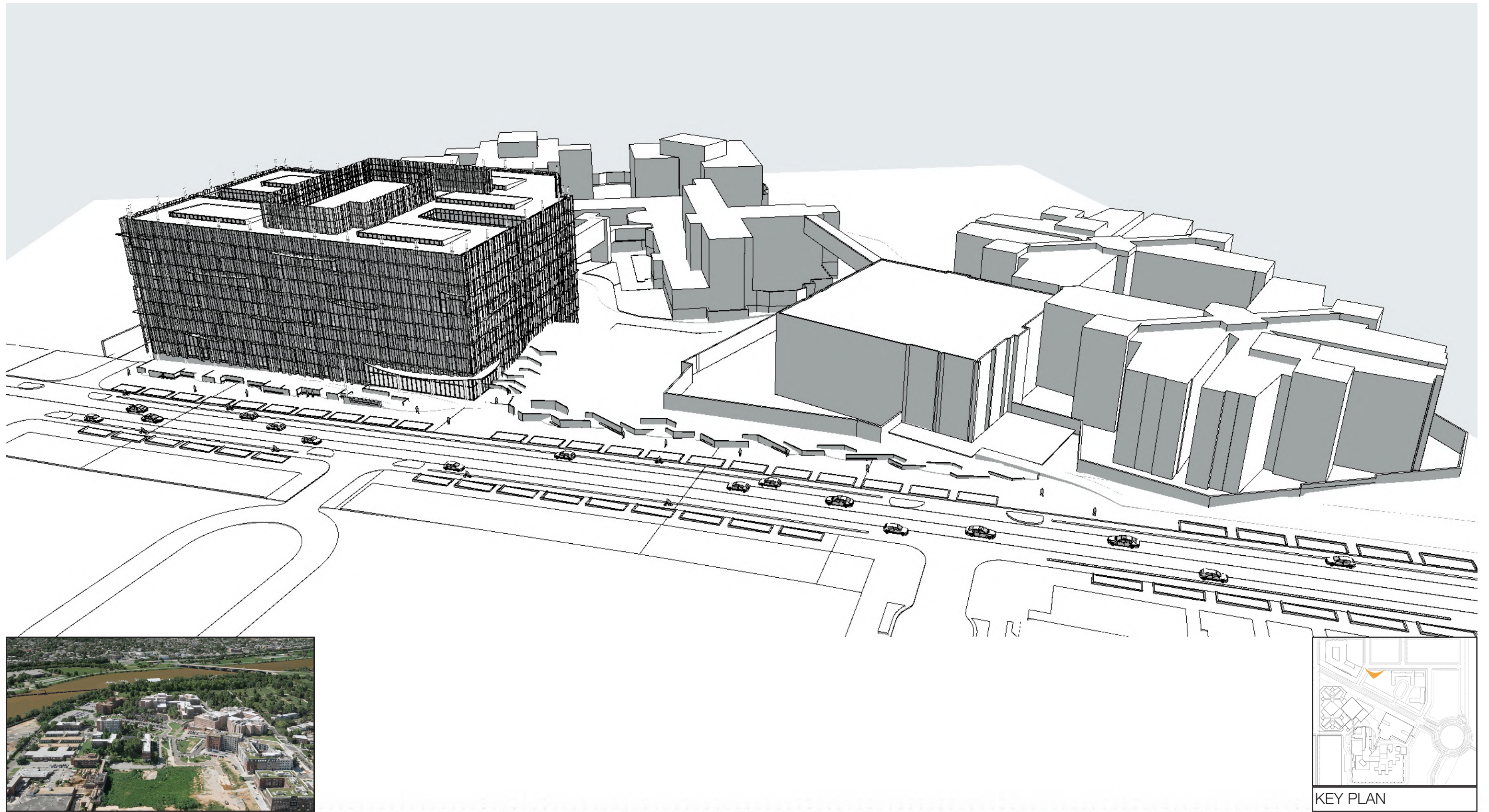
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CONSTRUCTION SEQUENCE 2 | CONTROL FEATURES

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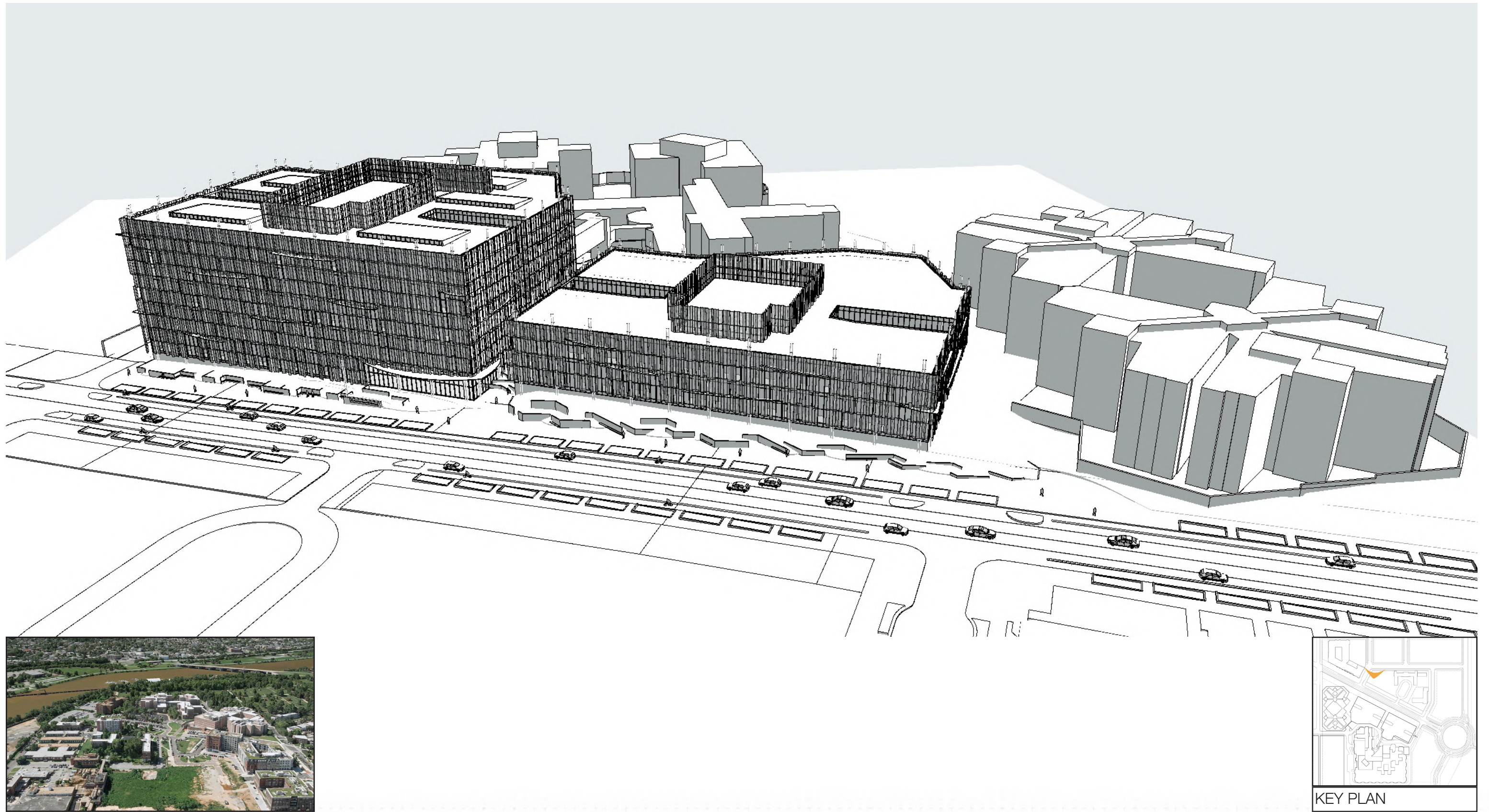
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MASSACHUSETTS AVENUE MASSING | CONSTRUCTION SEQUENCE 1

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The mission of the DC Correctional Treatment Facility Annex is to replace the aging Central Detention Facility with a modern, secure, and resilient facility that has the necessary infrastructure to address the critical rehabilitation, treatment, and reentry needs of individuals in the custody and care of the Department of Corrections (DOC).

The interior facility program components resulted from a rigorous programming process, including feedback sessions, review of best practices and examples, and scientific analysis of the future DOC resident population.

The conceptual design of this facility responds to the programmatic and operational needs of DOC residents and staff, site constraints of the selected location, and long-term fiscal opportunities. In addition, the building envelope is responsive to the program layouts inside.

Guiding Principles for this project include:

- A singular complex operation (rather than a campus of independent structures)
- Safety for all – DOC residents and staff and visitors
- Integration into the surrounding neighborhood and embracing the Massachusetts Ave. street frontage
- Flexibility and efficient use of space
- DOC resident rehabilitation and preparation for reentry
- Community building amongst DOC residents
- Innovation and technology-forward

The resultant conceptual design represents a welcoming, yet secure correctional facility that does not bear the appearance of a traditional correctional facility and supports the vision of Hill East.

PROJECT GOALS

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BUILDING 1

Housing Units
Public Lobby
Medical Clinic & Infirmary
Intake, Transfer, & Release
Behavioral Health Facilities
Administrative Offices
Educational Programs
Visitation
Staff Parking

BUILDING 2

Housing Units
Educational Programs
Administrative Offices
Staff Parking

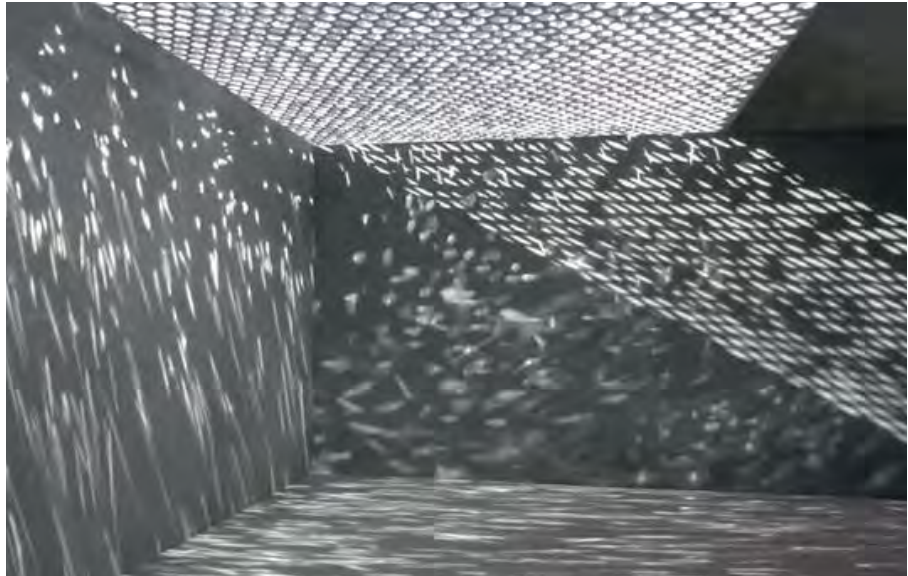
* DUE TO THE SENSITIVE NATURE AND SECURITY REQUIREMENTS OF THE PROJECT, ADDITIONAL INFORMATION REGARDING THE PROGRAM NEEDS AND LOCATION OF PROGRAMMATIC ELEMENTS WILL NOT BE DISCLOSED IN ARCHITECTURAL DRAWING AVAILABLE TO THE PUBLIC.



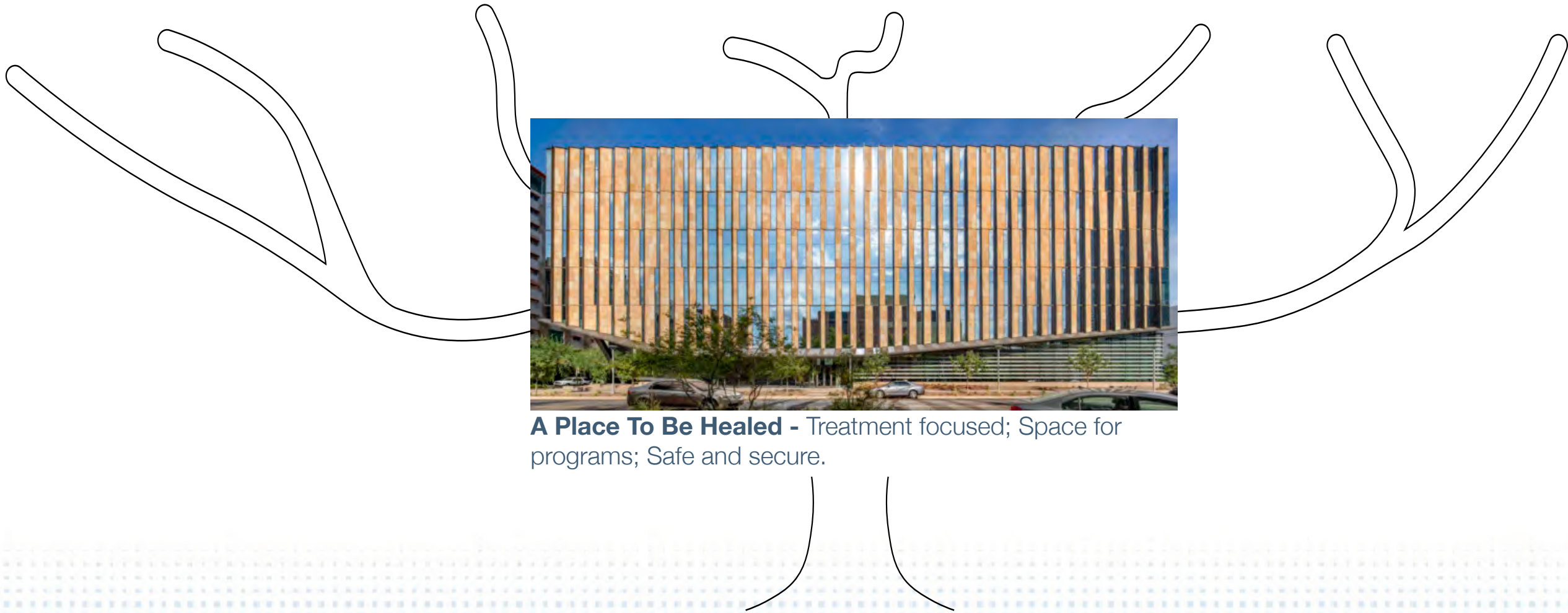
Lively Streetscape - Activate full site along Massachusetts Avenue extension; Connectivity between buildings; Landscape interventions as boundaries for security.



Accessible Entrance - Visible entryway from public space; Common yet separate entry locations for staff and public; Entry relates to all buildings; Welcoming yet secure.



Functionally Anonymous - Blur scale and function of buildings; Develop moments of reveal to maximize interior daylighting and views; Unify buildings with façade.

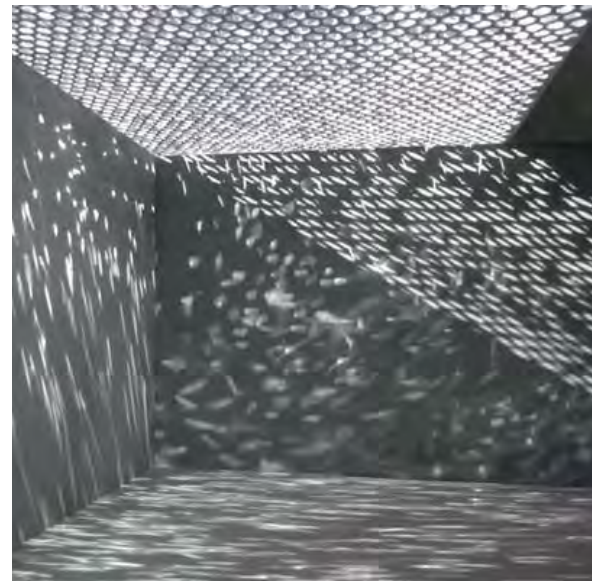
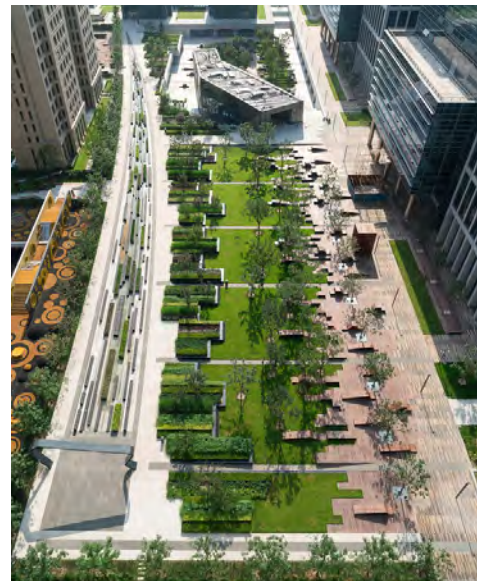
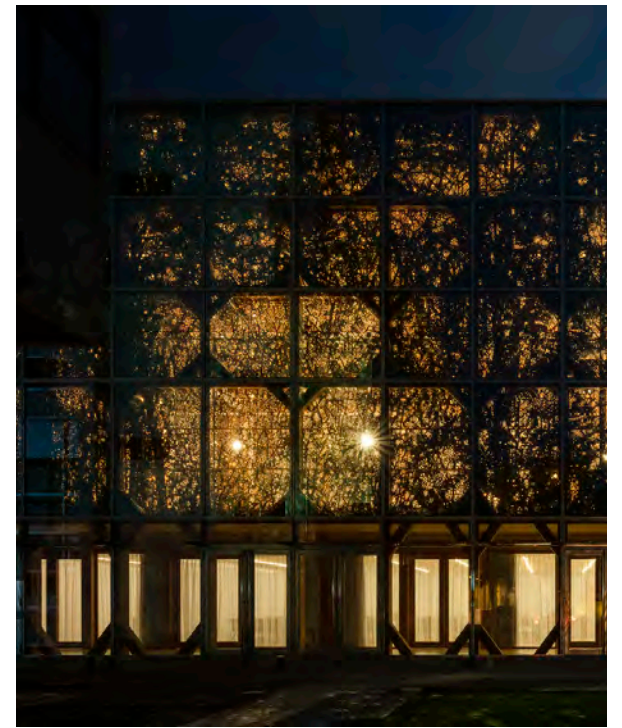
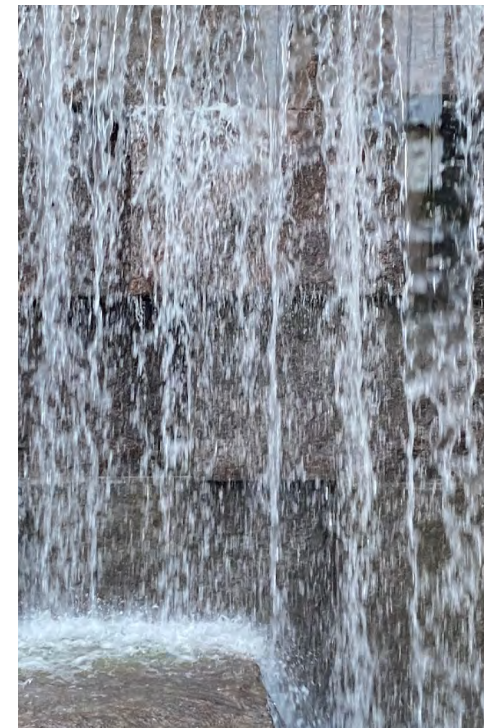


A Place To Be Healed - Treatment focused; Space for programs; Safe and secure.

CONCEPTUAL DESIGN TENANTS

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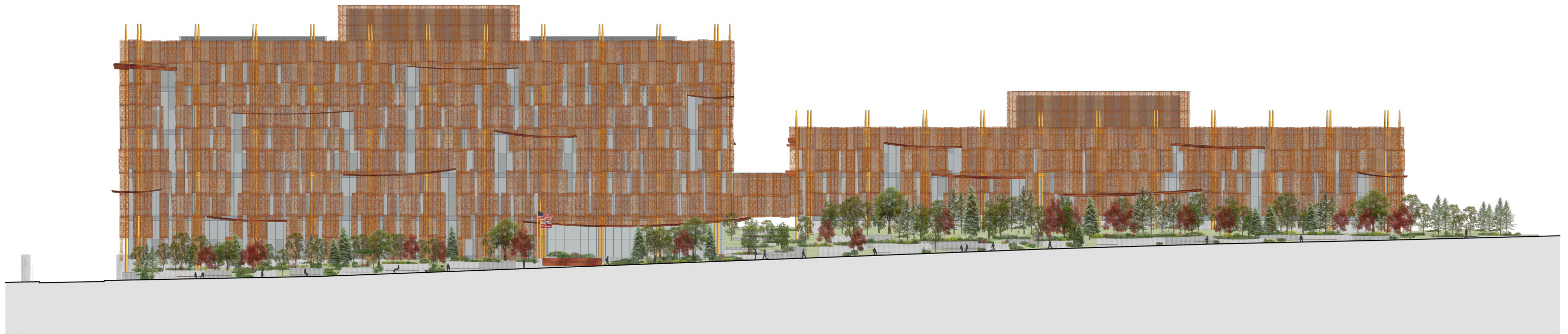
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CONCEPTUAL DESIGN PRECEDENT IMAGES

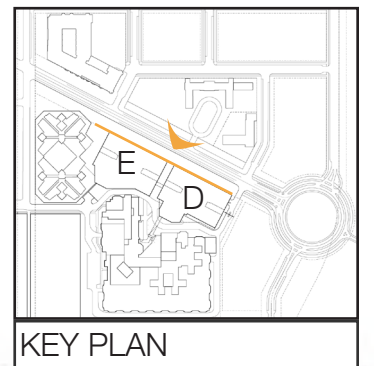
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SEE INDIVIDUAL BUILDING ELEVATIONS FOR ANNOTATIONS

NOT TO SCALE



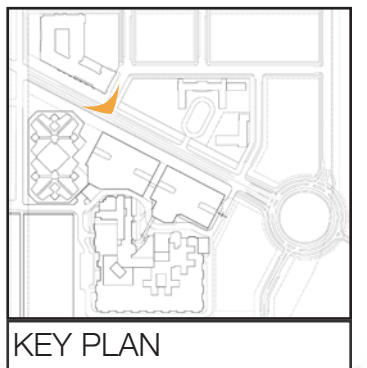
* FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF THE EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND MATERIAL TYPES AS PROPOSED WITHOUT REDUCING THE QUALITY OF THE MATERIALS AND TO MAKE MINOR REFINEMENTS TO EXTERIOR DETAILS AND DIMENSIONS.

MASSACHUSETTS AVENUE SE ELEVATION

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RENDERING | BUILDING 2 VIEW

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RENDERING | PEDESTRIAN PERSPECTIVE
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* FOLLOWING ITEMS TO BE FURTHER COORDINATED

- DC STANDARD LIGHT POLES
- DDOT TRASH RECEPTACLES
- TRAFFIC SIGNALS AND SIGNAGE

CONCRETE PAVING, TYP

10' WIDE BIORETENTION
PLANTER, TYP

BOARD FORMED CONCRETE
RETAINING WALLS W/
INTEGRAL COLOR

WALL MOUNTED
FLOATING BENCH W/
WOODEN SEAT

SLOPED LANDSCAPE
BIOSWALE BERM -
DENSE SELECTION OF
NATIVE PLANTS, MIX OF
TALL GRASSES,
SHRUBS, STAGGERED
FLOWERING
PERENNIALS, AND
BLEND OF DECIDUOUS
AND CONIFEROUS
TREES.

CENTER LANDSCAPE
BERM W BOARD
FORMED CONCRETE
RETAINING WALLS W/
INTEGRAL COLOR

BLEND OF DECIDUOUS
AND CONIFEROUS
TREES BLENDED W/
LOW SHRUBS.

CENTER LANDSCAPE
BERM - BERM SLOPES
UP TO UNDERSIDE OF
CONNECTOR BRIDGE

MASSACHUSETTS AVENUE SE

BUILDING 2

BUILDING 1

CONNECTOR

U-SHAPED BIKE RACK, TYP

10' WIDE BIORETENTION
PLANTER, TYP.

BACK LIT, LASER CUT PRE-
WEATHERED CORTEN STEEL
BUILDING SIGN

FLAG POLES

STONE PAVER CURVILINEAR
PATHWAY

WALL MOUNTED FLOATING
BENCH W/ WOODEN SEAT

BOARD FORMED CONCRETE
RETAINING WALL WITH
INTEGRAL COLOR

MEDIUM DENSITY OF LOW
LYING PLANTINGS
INCLUDING GRASSES,
BUSHES, AND SHRUBS W/
STAGGERED FLOWERING
PERENNIALS

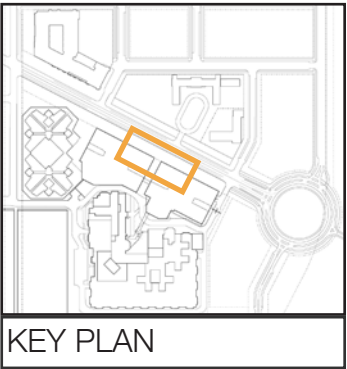
ADA ACCESSIBLE EXIT PATH

ADA ACCESSIBLE STAFF
ENTRANCE

TINY FOREST - DENSE
SELECTION OF TREES,
SHRUBS, GRASSES, AND
FLOWERING PERENNIALS

CONCRETE RETAINING WALL
CONTINUING INTO PUBLIC
LOBBY INTERIOR AS BASE
OF WEATHER VESTIBULE

* PLANTING VARIETALS AND DENSITY TO BE
COORDINATED W/ DOC FOR SECURITY AND
ACCESS CONTROL CONCERNS.



SITE LANDSCAPE INTERVENTIONS

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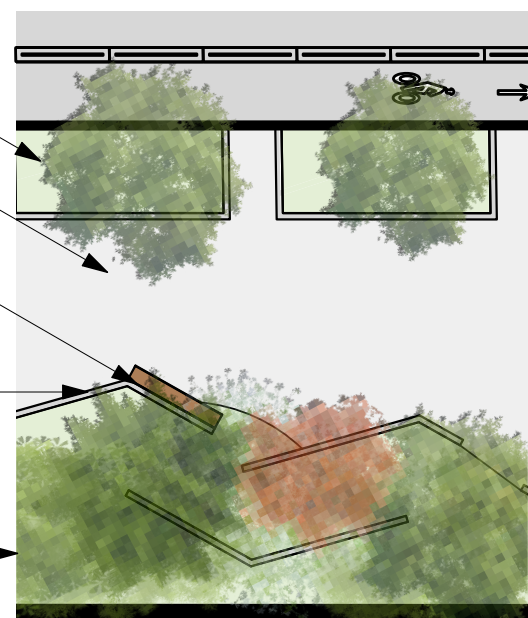
10' WIDE BIORETENTION
PLANTER, TYP

CONCRETE PAVING, TYP

WALL MOUNTED FLOATING
BENCH W/ WOOD SEAT,
LIMITED SEATING IN FRONT
OF BUILDING 2

BOARD FORMED
CONCRETE RETAINING
WALLS W/ INTEGRAL
COLOR

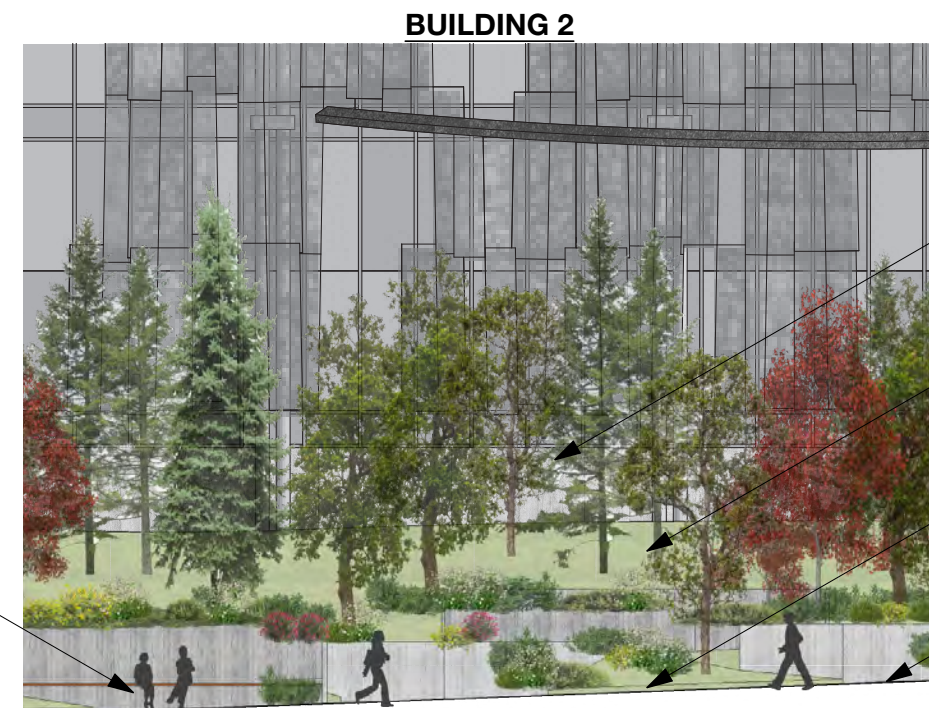
SLOPED LANDSCAPE
BIOSWALE BERM - BERM
SLOPING AGAINST
RETAINING WALL BASE OF
BUILDING 2



BUILDING 2

**SLOPED LANDSCAPE BERM AT
BUILDING 2 PLANTING
SELECTIONS:**
DENSE SELECTION OF NATIVE
PLANTS, MIX OF TALL GRASSES,
SHRUBS, STAGGERED FLOWERING
PERENNIALS, AND BLEND OF
DECIDUOUS AND CONIFEROUS
TREES. *

WALL MOUNTED FLOATING
BENCH W/ WOODEN SEAT,
LIMITED SEATING IN FRONT OF
BUILDING 2



BOARD FORMED CONCRETE
BASE OF BUILDING 2
BEYOND

SLOPED LANDSCAPE
BIOSWALE BERM - BERM
SLOPING AGAINST
CONCRETE BASE OF
BUILDING 2

LANDSCAPING CONTINUES
BETWEEN RETAINING WALLS

BOARD FORMED CONCRETE
RETAINING WALL WITH
INTEGRAL COLOR

SLOPED LANDSCAPE BERM - BUILDING 2

CONCRETE PAVING, TYP

BOARD FORMED
CONCRETE RETAINING
WALLS W/ INTEGRAL
COLOR

LANDSCAPE BERM
SLOPING UP TO UNDERSIDE
OF ELEVATED CONNECTOR
BRIDGE.

LANDSCAPE BERM
SLOPING AGAINST
CONCRETE RETAINING
WALL BEYOND



BUILDING 2

CONNECTOR

**SLOPED LANDSCAPE BRIDGE AT
CENTER CONNECTOR PLANTING
SELECTIONS:**
DIVERSE NATIVE PLANTS W/ MIX OF
DECIDUOUS AND CONIFEROUS TREES
BLENDED W/ LOW LOWER SHRUBS
ALONG RETAINING WALLS. *

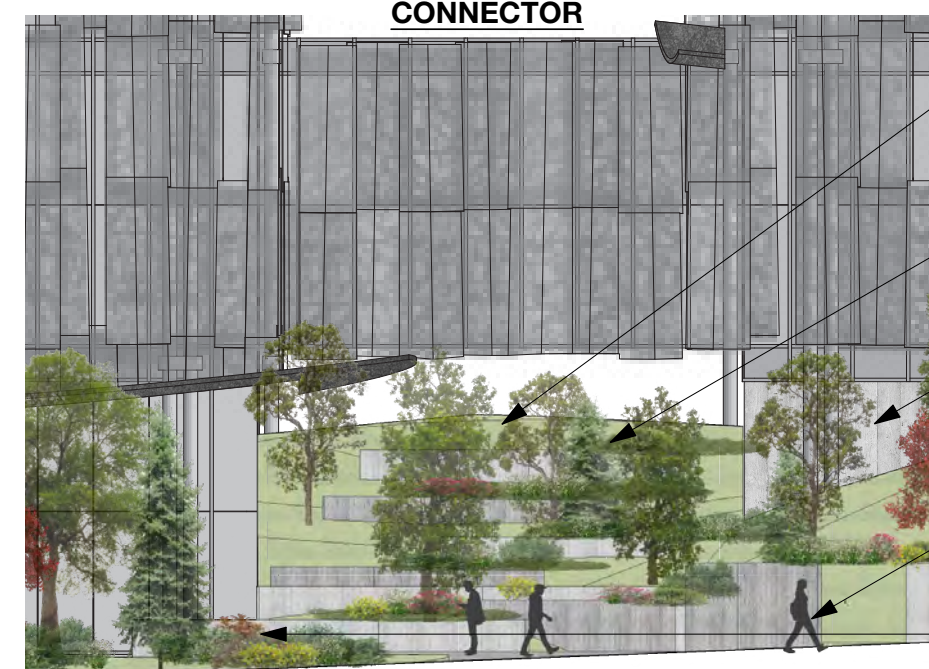
**LOBBY
ENTRANCE**

BUILDING 1

BUILDING 1

CONNECTOR

BUILDING 2



LANDSCAPE BERM SLOPING
AGAINST CONCRETE
RETAINING WALL BEYOND

LANDSCAPE BERM SLOPING
UP TO UNDERSIDE OF
ELEVATED CONNECTOR
BRIDGE.

BOARD FORMED CONCRETE
BASE OF BUILDING 2

BOARD FORMED CONCRETE
RETAINING WALLS W/
INTEGRAL COLOR

LOBBY ENTRANCE

SLOPED LANDSCAPE - CENTER CONNECTOR

* PLANTING VARIETALS AND DENSITY TO BE
COORDINATED W/ DOC FOR SECURITY AND
ACCESS CONTROL CONCERNS.

LANDSCAPE FEATURES

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10' WIDE BIORETENTION
PLANTER, TYP

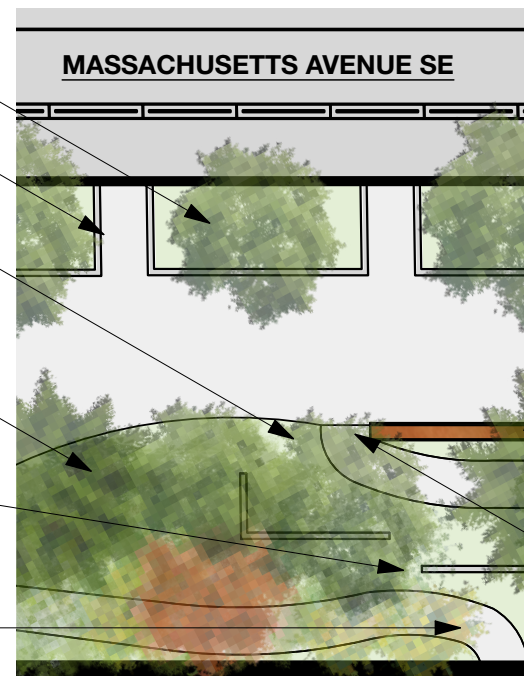
CONCRETE PAVING, TYP

STONE PAVER CURVILINEAR
PATHWAY - ADA
ACCESSIBLE EXIT PATH

TINY FOREST PLANTING
CONCEPT - ENTRY FOCAL
POINT

BOARD FORMED
CONCRETE RETAINING
WALLS W/ INTEGRAL
COLOR

STONE PAVER CURVILINEAR
PATHWAY - ADA
ACCESSIBLE STAFF ENTRY



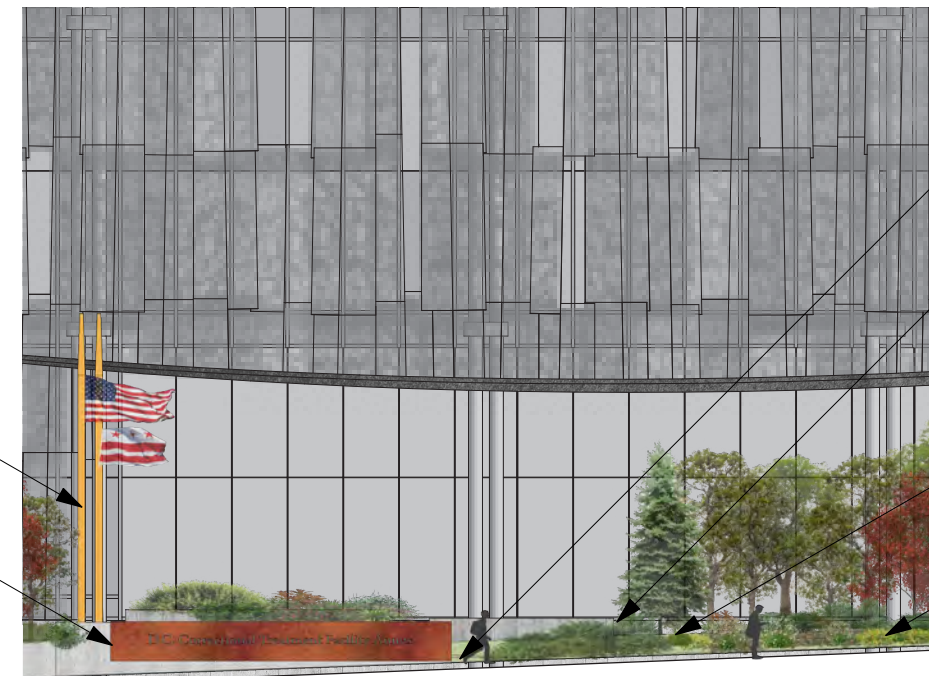
BUILDING 1

**TINY FOREST AT LOBBY
ENTRANCE PLANTING
SELECTIONS:**

DIVERSE DENSE SELECTION OF
TREES, SHRUBS, GRASSES, AND
FLOWERING PERENNIALS TO CREATE
A MICRO FOREST ECOSYSTEM.*

FLAG POLES MIRRORING
LANGUAGE OF EXTERIOR
STEEL COLUMNS

BACK LIT, LASER CUT PRE-
WEATHERED CORTEN STEEL
BUILDING SIGN



STONE PAVER CURVILINEAR
PATHWAY - ADA
ACCESSIBLE EXIT PATH

BOARD FORMED CONCRETE
RETAINING WALLS W/
INTEGRAL COLOR

STONE PAVER CURVILINEAR
PATHWAY WITHIN TINY
FOREST - ADA ACCESSIBLE
STAFF ENTRY

TINY FOREST PLANTING
CONCEPT - ENTRY FOCAL
POINT

TINY FOREST - LOBBY ENTRANCE

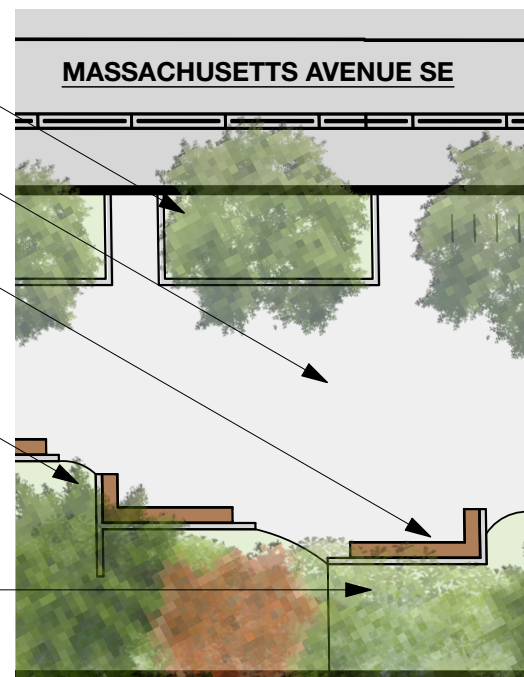
10' WIDE BIORETENTION
PLANTER, TYP

CONCRETE PAVING, TYP

WALL MOUNTED FLOATING
BENCH W/ WOOD SEAT,
MORE SEATING IN FRONT
OF BUILDING 1

BOARD FORMED
CONCRETE RETAINING
WALLS W/ INTEGRAL
COLOR

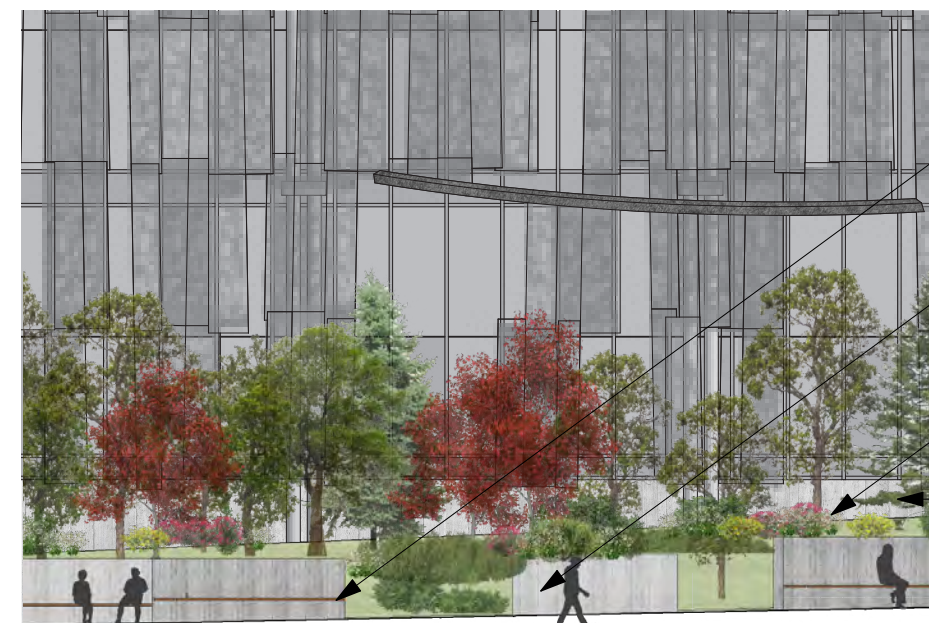
SOFT SLOPING LANDSCAPE
TO MITIGATE GRADE
CHANGE ALONG
MASSACHUSETTS AVENUE



BUILDING 1

**ROLLING MEADOW AT BUILDING 1
PLANTING SELECTIONS:**

MEDIUM DENSITY OF LOW LYING
PLANTINGS INCLUDING GRASSES,
BUSHES, AND SHRUBS W/
STAGGERED FLOWERING
PERENNIALS.*



WALL MOUNTED FLOATING
BENCH W/ WOOD SEAT,
MORE SEATING IN FRONT
OF BUILDING 1

BOARD FORMED CONCRETE
RETAINING WALLS W/
INTEGRAL COLOR

SOFT SLOPING LANDSCAPE
TO MITIGATE GRADE
CHANGE ALONG
MASSACHUSETTS AVENUE

CONCRETE BASE OF
BUILDING 1 BEYOND

ROLLING MEADOW - BUILDING 1

* PLANTING VARIETALS AND DENSITY TO BE
COORDINATED W/ DOC FOR SECURITY AND
ACCESS CONTROL CONCERNS.

LANDSCAPE FEATURES

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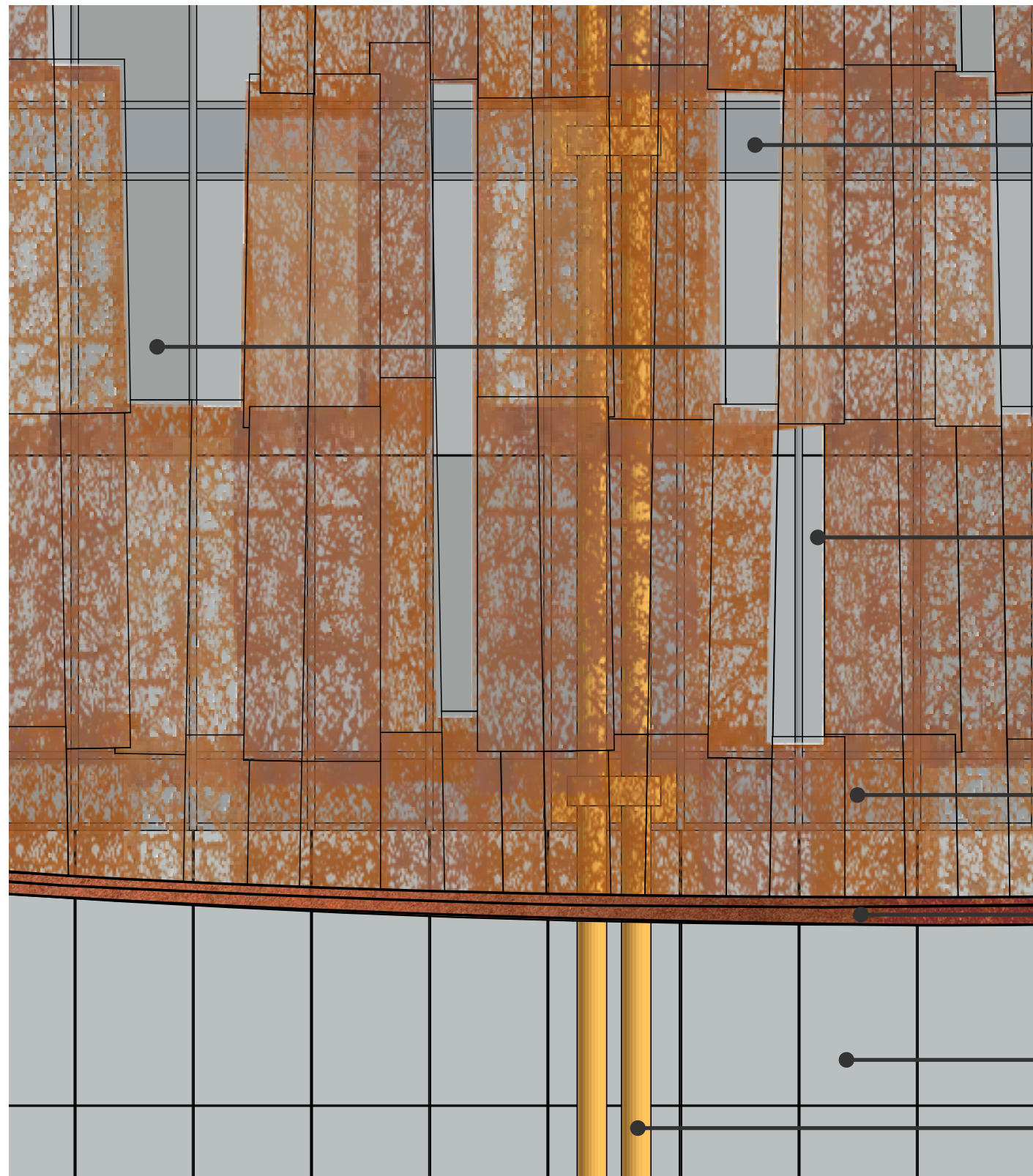
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RENDERING | LOBBY VIEW

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SPANDREL PANEL - 0% OPACITY

OPAQUE GLASS - 0% OPACITY

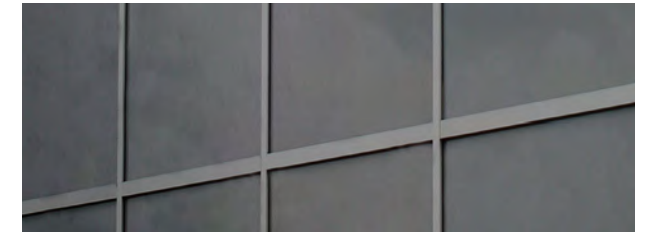
TRANSLUCENT GLASS

PRE-WEATHERED CORTEN STEEL
PERFORATED PANELS

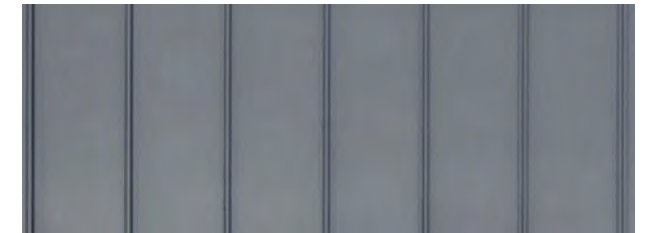
PRE-WEATHERED CORTEN STEEL
PANEL CANOPY

VISION GLASS - 100% OPACITY

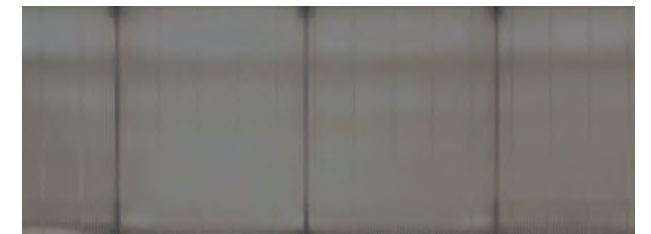
PAINTED STEEL EXTERIOR COLUMN



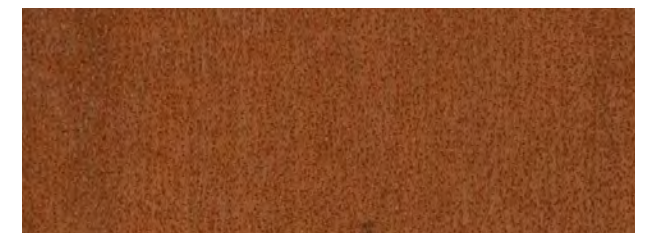
SPANDREL GLASS - 0% OPACITY



OPAQUE GLASS - 0% OPACITY



TRANSLUCENT GLASS



PRE-WEATHERED CORTEN STEEL



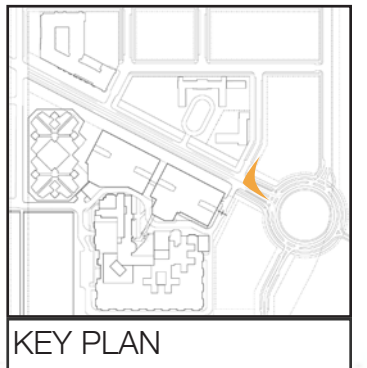
VISION GLASS - 100% OPACITY

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FAÇADE MATERIALS

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KEY PLAN

RENDERING | BUILDING 1 VIEW

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MECHANICAL PENTHOUSE WITH
PRE-WEATHERED CORTEN
PANEL SCREENING AND 1:1
SETBACK

PAINTED STEEL COLUMN,
TAPERED TOP, ATTACHED TO
SLAB EDGE BETWEEN VERTICAL
MULLIONS

WINDOW WALL PANELS ARE
A MIXTURE OF VISION
GLASS, TRANSLUCENT
GLASS, AND OPAQUE GLASS
WITH INSULATED BACK PAN

ALUMINUM FRAMED WINDOW
WALL, ATTACHED TO TOP
AND BOTTOM OF SLAB,
SPANDREL AT SLAB EDGE

PRE-WEATHERED CORTEN
STEEL CUSTOM PERFORATED
SCREEN PANELS ATTACHED
TO ALUMINUM VERTICAL TUBE
MOUNTED TO STEEL COLUMN

PRE-WEATHERED CORTEN
STEEL CANOPY

RETAINING WALL W/ WALL
MOUNTED BENCH

BOARD-FORM CONCRETE WALL
W/ INTEGRAL COLOR

LANDSCAPE PLANTER BOXES,
W/ INTEGRAL STORMWATER
MANAGEMENT

ELEV. 172'-0"
PENTHOUSE

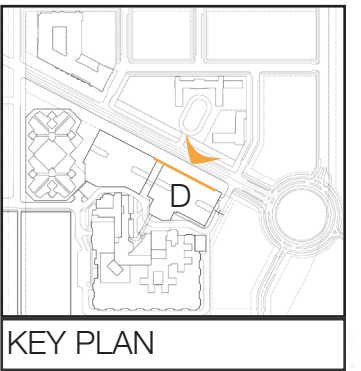
ELEV. 162'-2"
TOP OF COLUMNS

ELEV. 152'-0"
TOP OF ROOF

ELEV. 62'-0"
BUILDING HEIGHT
MEASURING POINT

ELEV. 42'-0"
FIRST FLOOR
PUBLIC ENTRANCE

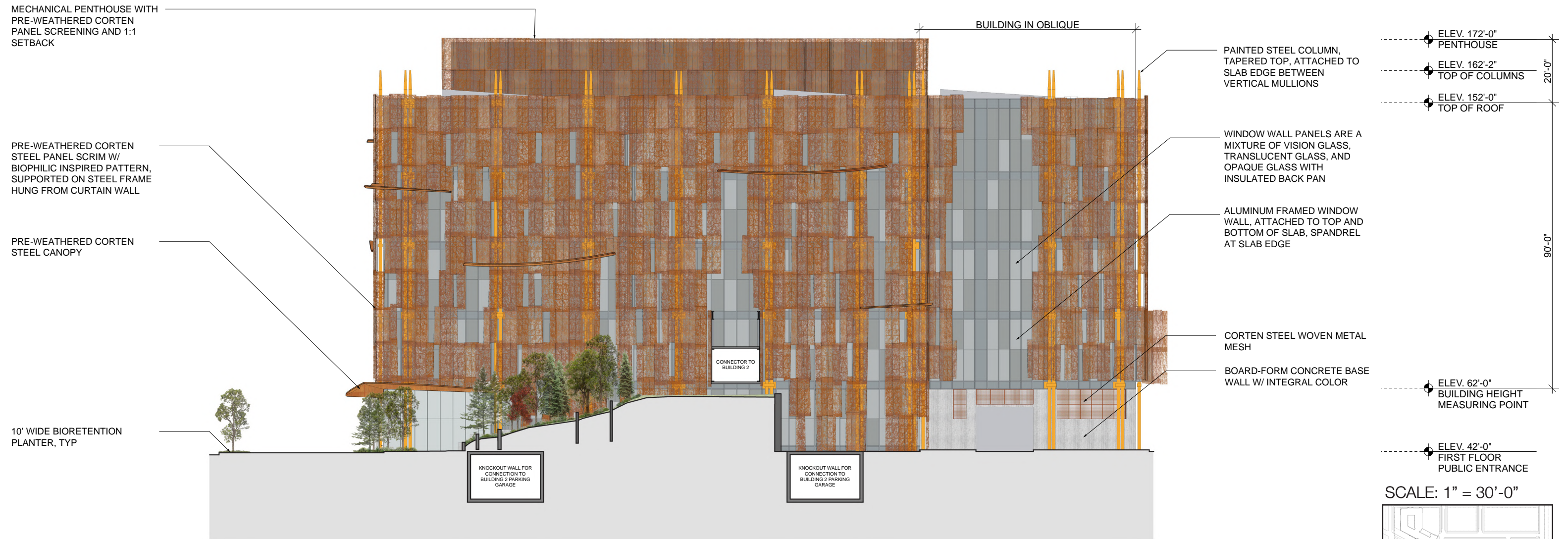
SCALE: 1" = 30'-0"



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BUILDING 1 | NORTH ELEVATION
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MECHANICAL PENTHOUSE WITH
PRE-WEATHERED CORTEN
PANEL SCREENING AND 1:1
SETBACK

PAINTED STEEL COLUMN,
TAPERED TOP, ATTACHED TO
SLAB EDGE BETWEEN VERTICAL
MULLIONS

PRE-WEATHERED CORTEN
STEEL CANOPY

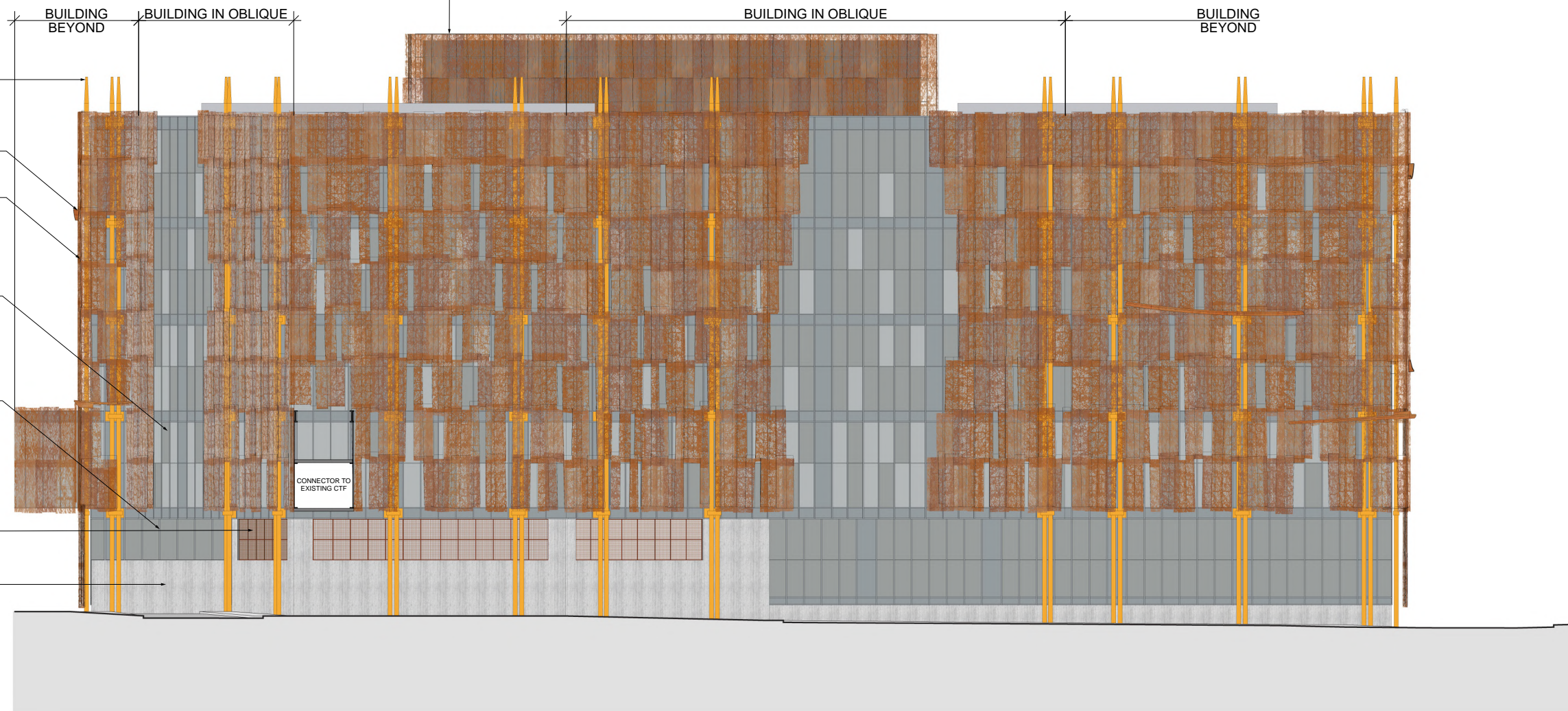
PRE-WEATHERED CORTEN
STEEL PANEL SCRIM W/
BIOPHILIC INSPIRED PATTERN,
SUPPORTED ON STEEL FRAME
HUNG FROM CURTAIN WALL

WINDOW WALL PANELS ARE A
MIXTURE OF VISION GLASS,
TRANSLUCENT GLASS, AND
OPAQUE GLASS WITH
INSULATED BACK PAN

ALUMINUM FRAMED WINDOW
WALL, ATTACHED TO TOP AND
BOTTOM OF SLAB, SPANDREL
AT SLAB EDGE

CORTEN STEEL WOVEN
METAL MESH

BOARD-FORM CONCRETE
BASE WALL W/ INTEGRAL
COLOR



ELEV. 172'-0"
PENTHOUSE

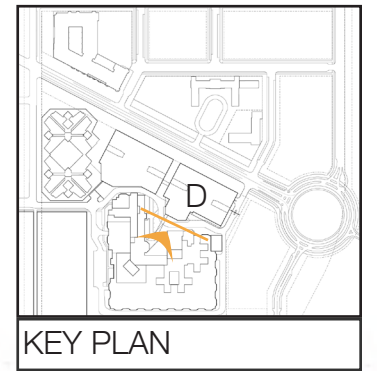
ELEV. 162'-2"
TOP OF COLUMNS

ELEV. 152'-0"
TOP OF ROOF

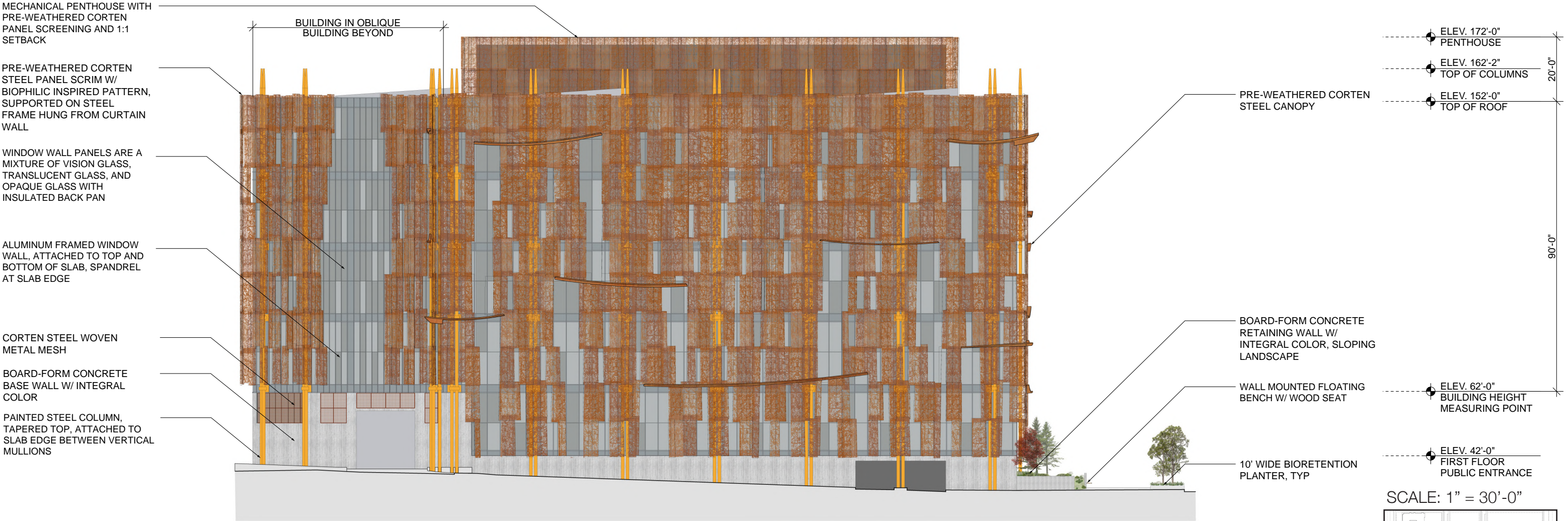
ELEV. 62'-0"
BUILDING HEIGHT
MEASURING POINT

ELEV. 42'-0"
FIRST FLOOR
PUBLIC ENTRANCE

SCALE: 1" = 30'-0"



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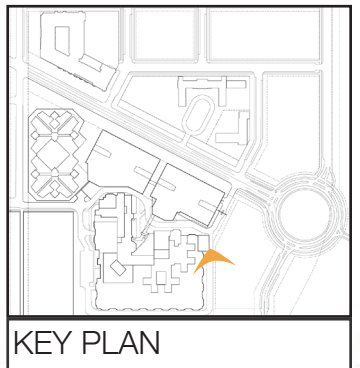
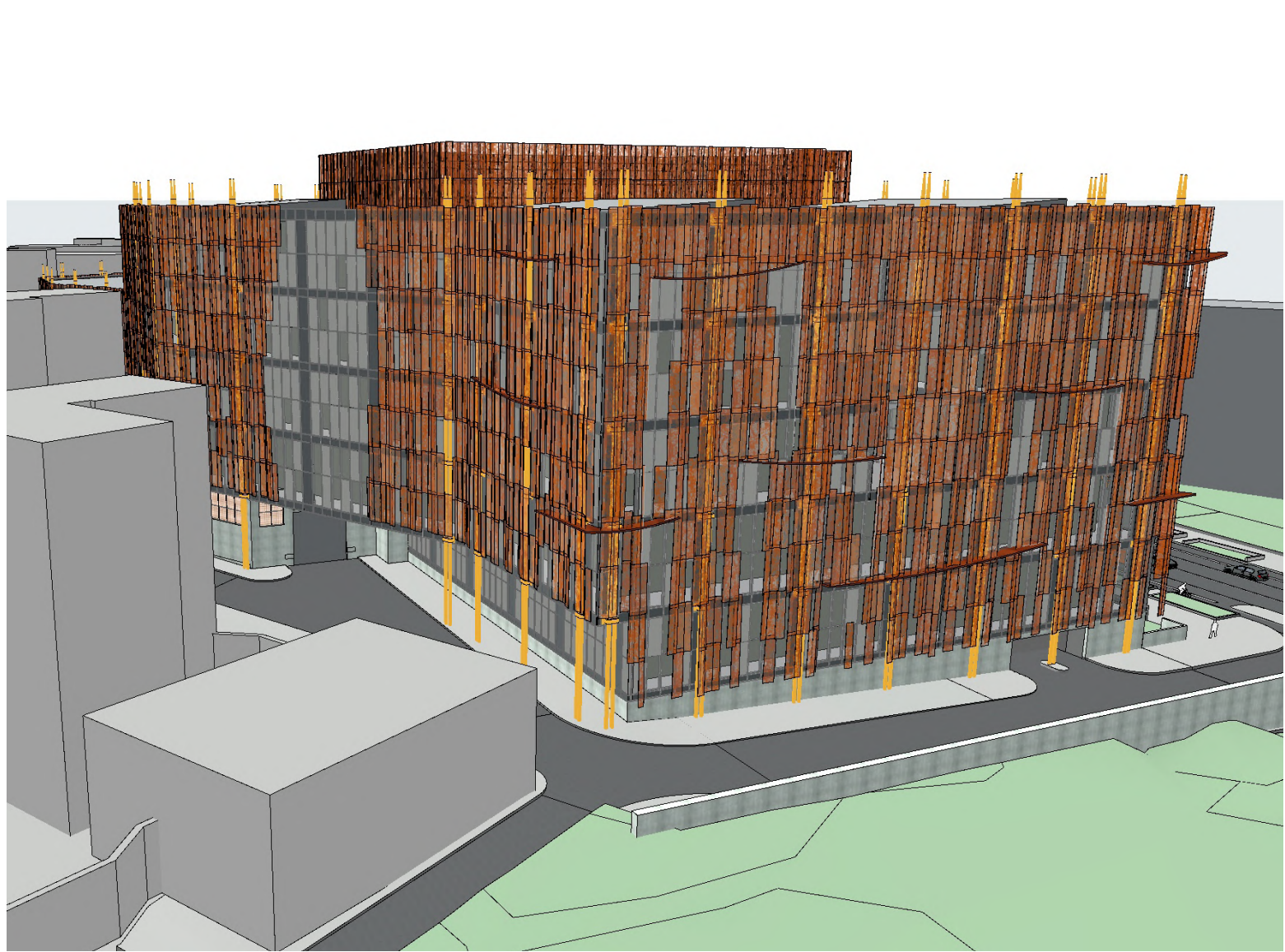


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BUILDING 1 | EAST ELEVATION

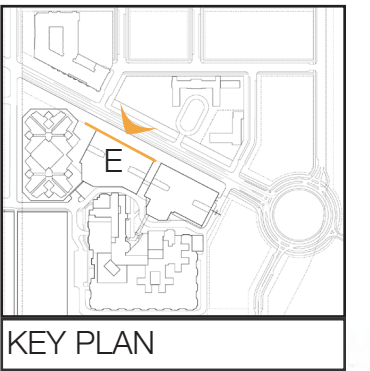
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SCALE: 1" = 30'-0"



* FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF THE EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND MATERIAL TYPES AS PROPOSED WITHOUT REDUCING THE QUALITY OF THE MATERIALS AND TO MAKE MINOR REFINEMENTS TO EXTERIOR DETAILS AND DIMENSIONS.

BUILDING 2 | NORTH ELEVATION

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MECHANICAL PENTHOUSE WITH
PRE-WEATHERED CORTEN
PANEL SCREENING AND 1:1
SETBACK

PRE-WEATHERED CORTEN
STEEL CANOPY

PAINTED STEEL COLUMN,
TAPERED TOP, ATTACHED TO
SLAB EDGE BETWEEN VERTICAL
MULLIONS

WINDOW WALL PANELS ARE A
MIXTURE OF VISION GLASS,
TRANSLUCENT GLASS, AND
OPAQUE GLASS WITH
INSULATED BACK PAN

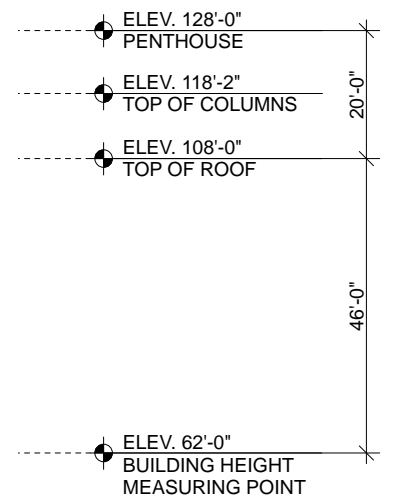
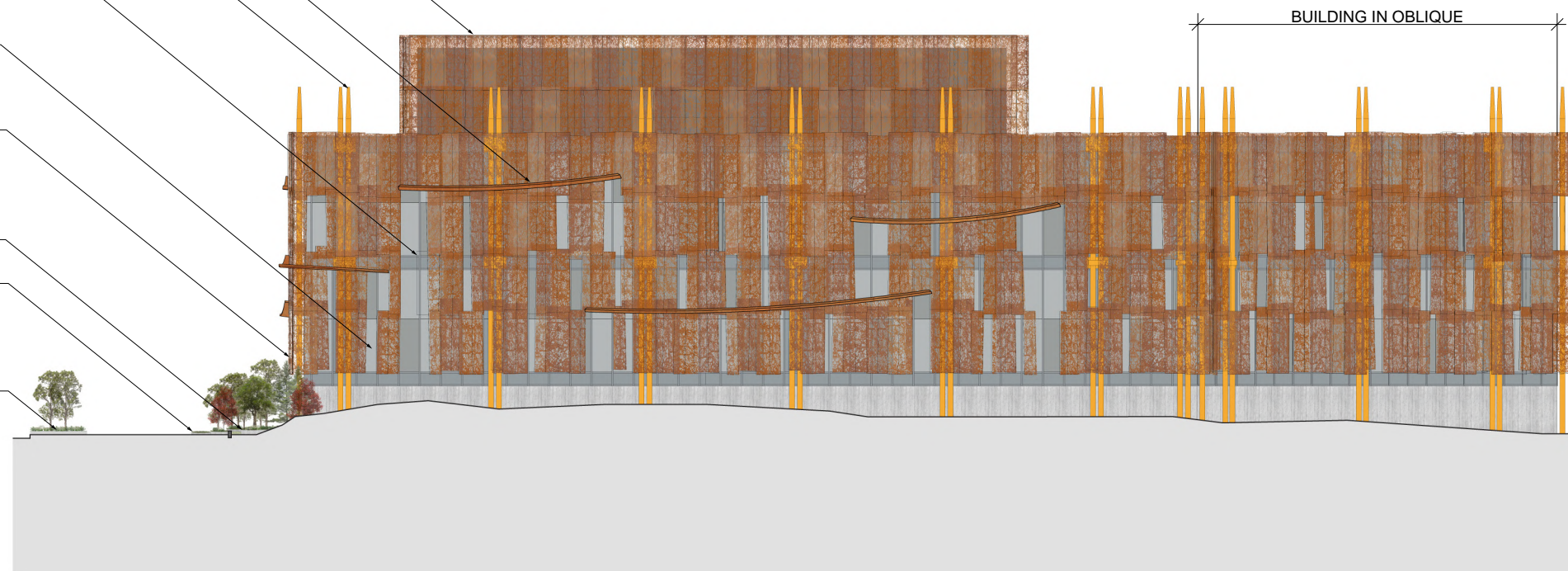
ALUMINUM FRAMED WINDOW
WALL, ATTACHED TO TOP AND
BOTTOM OF SLAB, SPANDREL
AT SLAB EDGE

PRE-WEATHERED CORTEN
STEEL CUSTOM PERFORATED
SCREEN PANELS ATTACHED TO
ALUMINUM VERTICAL TUBE
MOUNTED TO STEEL COLUMN

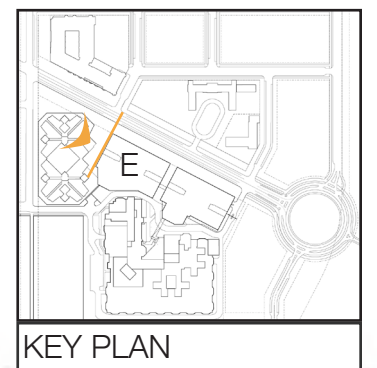
SLOPED LANDSCAPE BIOSWALE
BERM

BOARD-FORM CONCRETE
RETAINING WALL W/ INTEGRAL
COLOR

10' WIDE BIORETENTION
PLANTER, TYP



SCALE: 1" = 30'-0"



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BUILDING 2 | WEST ELEVATION

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MECHANICAL PENTHOUSE WITH
PRE-WEATHERED CORTEN
PANEL SCREENING AND 1:1
SETBACK

PRE-WEATHERED CORTEN
STEEL CUSTOM PERFORATED
SCREEN PANELS ATTACHED TO
ALUMINUM VERTICAL TUBE
MOUNTED TO STEEL COLUMN

PAINTED STEEL COLUMN,
TAPERED TOP, ATTACHED TO
SLAB EDGE BETWEEN VERTICAL
MULLIONS

WINDOW WALL PANELS ARE A
MIXTURE OF VISION GLASS,
TRANSLUCENT GLASS, AND
OPAQUE GLASS WITH
INSULATED BACK PAN

PRE-WEATHERED CORTEN
STEEL CANOPY

ALUMINUM FRAMED WINDOW
WALL, ATTACHED TO TOP AND
BOTTOM OF SLAB, SPANDREL
AT SLAB EDGE

BOARD-FORM CONCRETE BASE
WALL W/ INTEGRAL COLOR

BUILDING
BEYOND

BUILDING IN
OBLIQUE

BUILDING IN OBLIQUE

BUILDING
BEYOND

ELEV. 128'-0"
PENTHOUSE

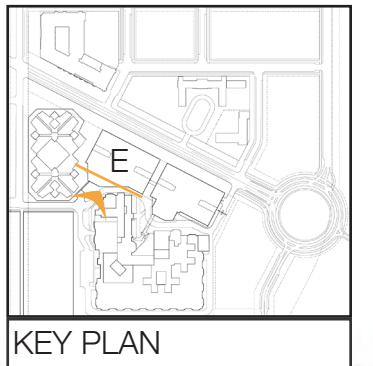
ELEV. 118'-2"
TOP OF COLUMNS

ELEV. 108'-0"
TOP OF ROOF

20'-0"
46'-0"

ELEV. 62'-0"
BUILDING HEIGHT
MEASURING POINT

SCALE: 1" = 30'-0"

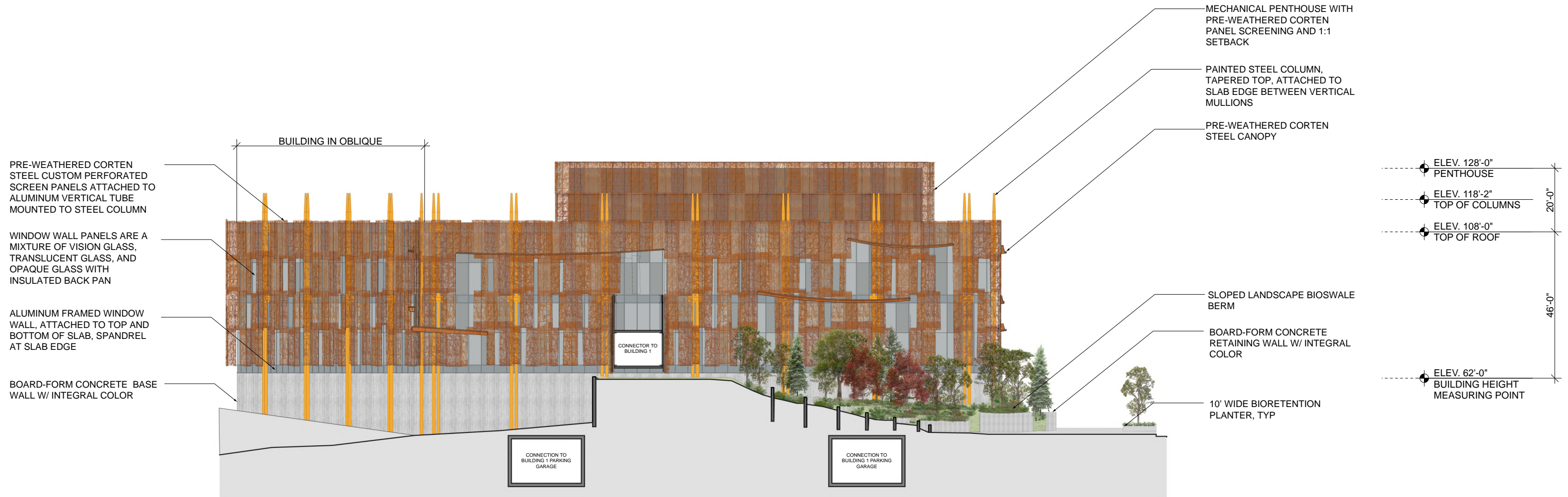


* FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF THE EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND MATERIAL TYPES AS PROPOSED WITHOUT REDUCING THE QUALITY OF THE MATERIALS AND TO MAKE MINOR REFINEMENTS TO EXTERIOR DETAILS AND DIMENSIONS.

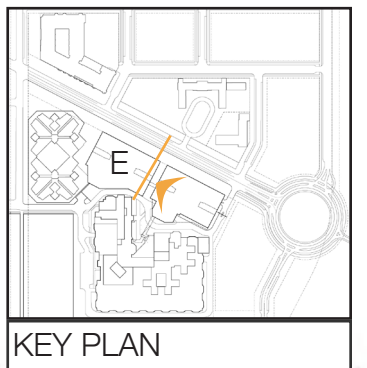
BUILDING 2 | SOUTH ELEVATION

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SCALE: 1" = 30'-0"

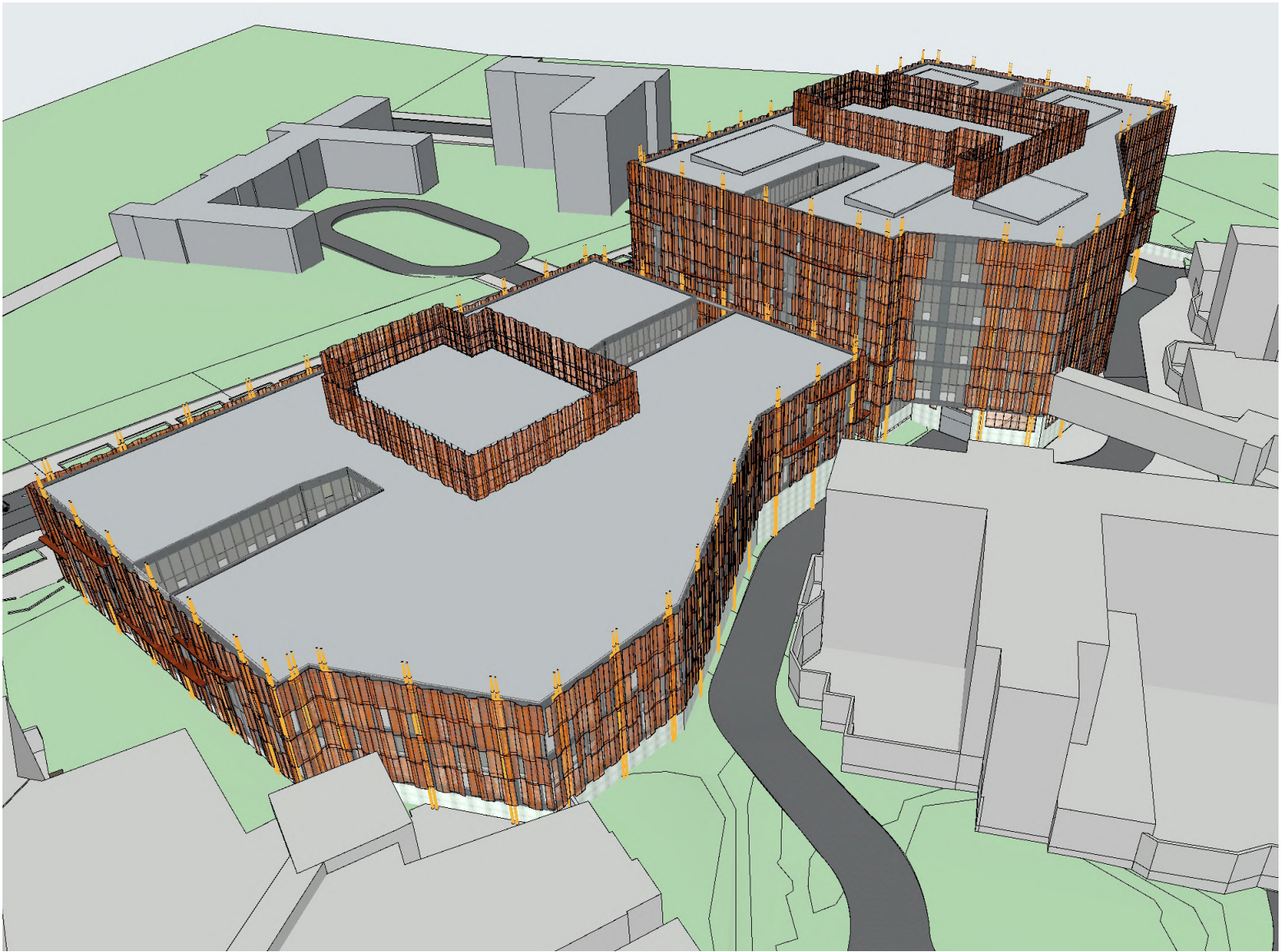
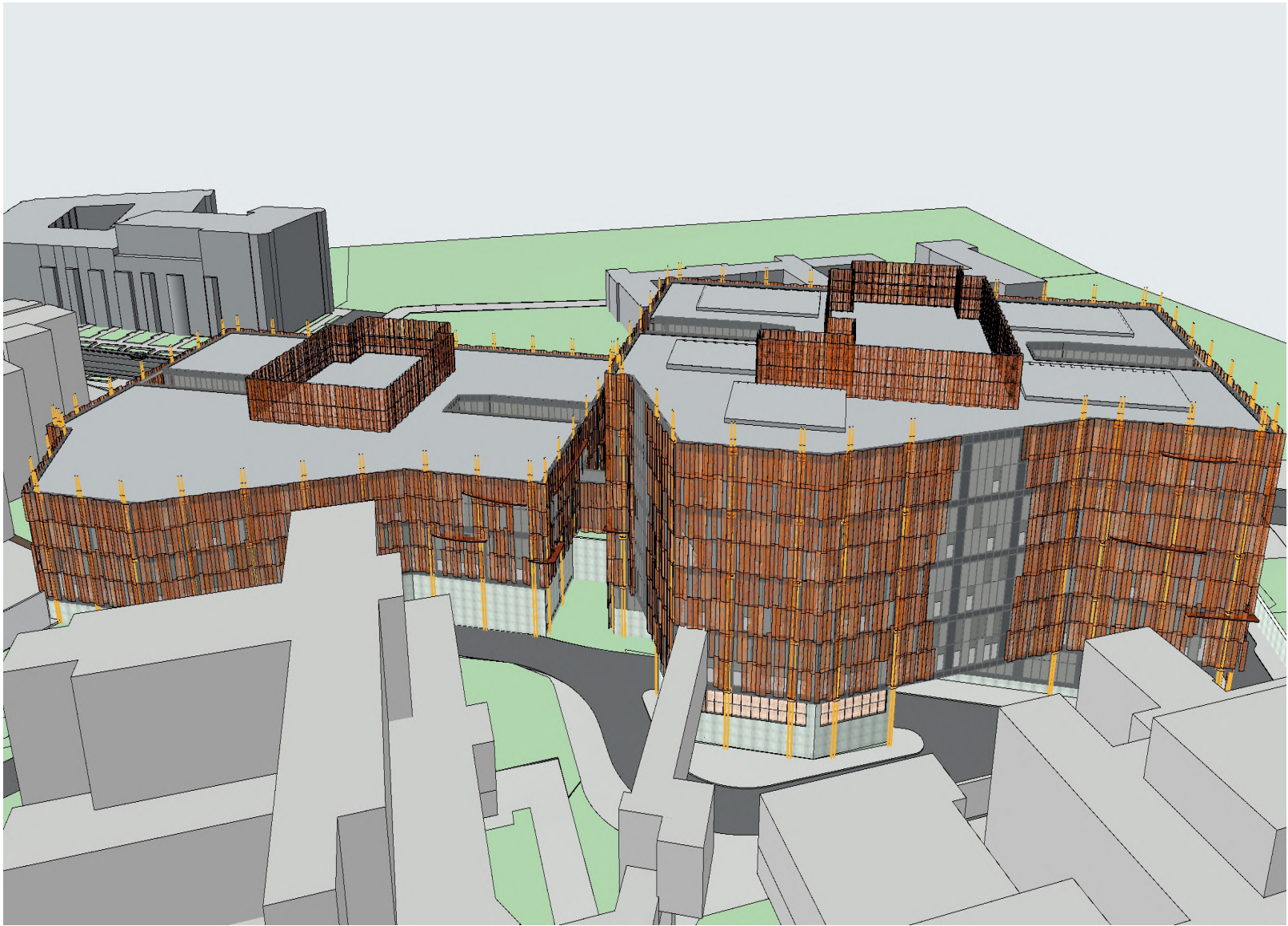


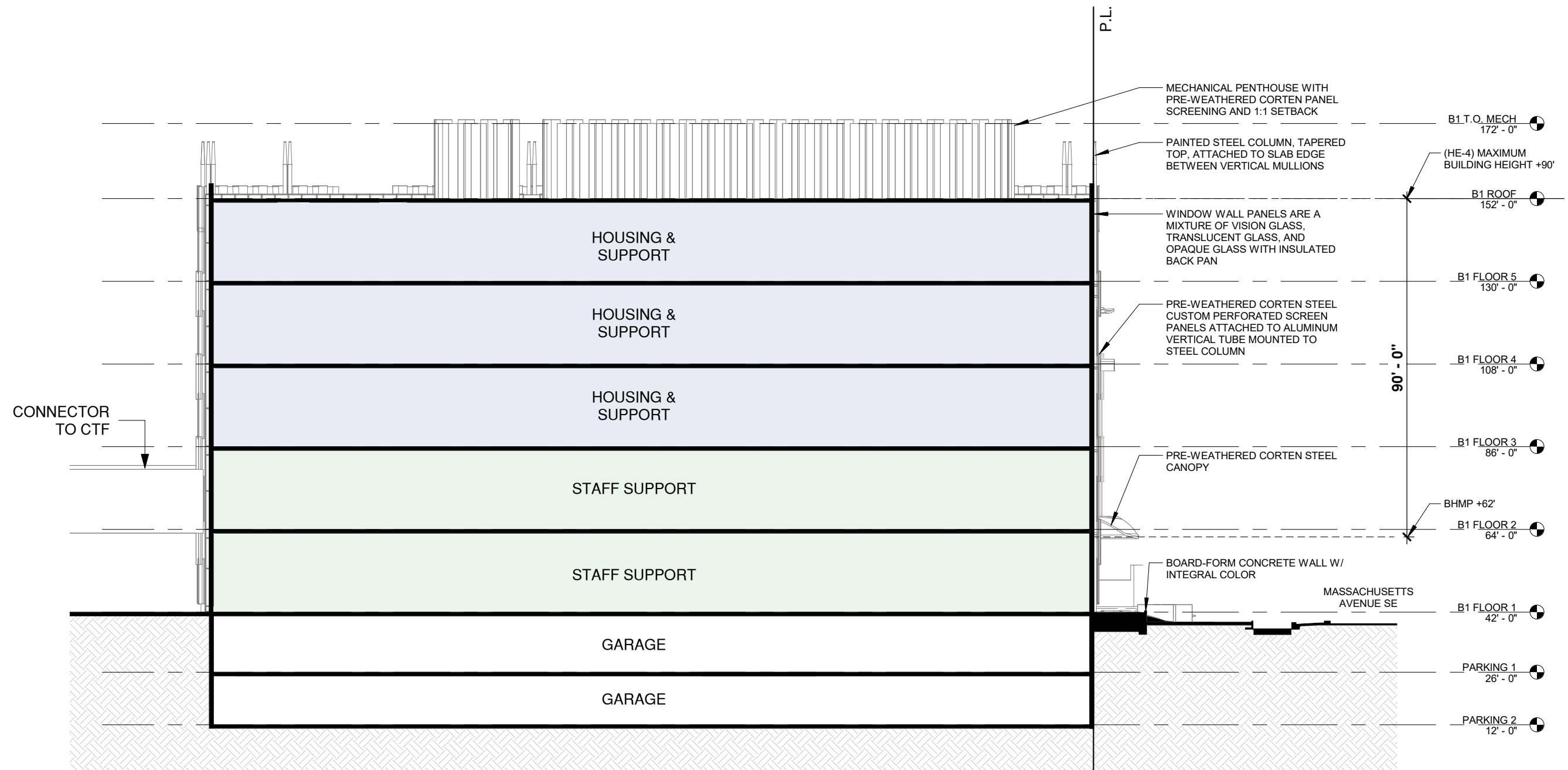
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BUILDING 2 | EAST ELEVATION

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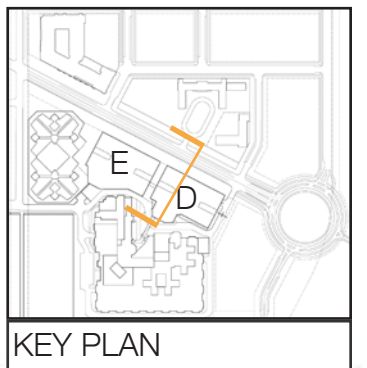
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BUILDING 1

SCALE: 1" = 30'-0"

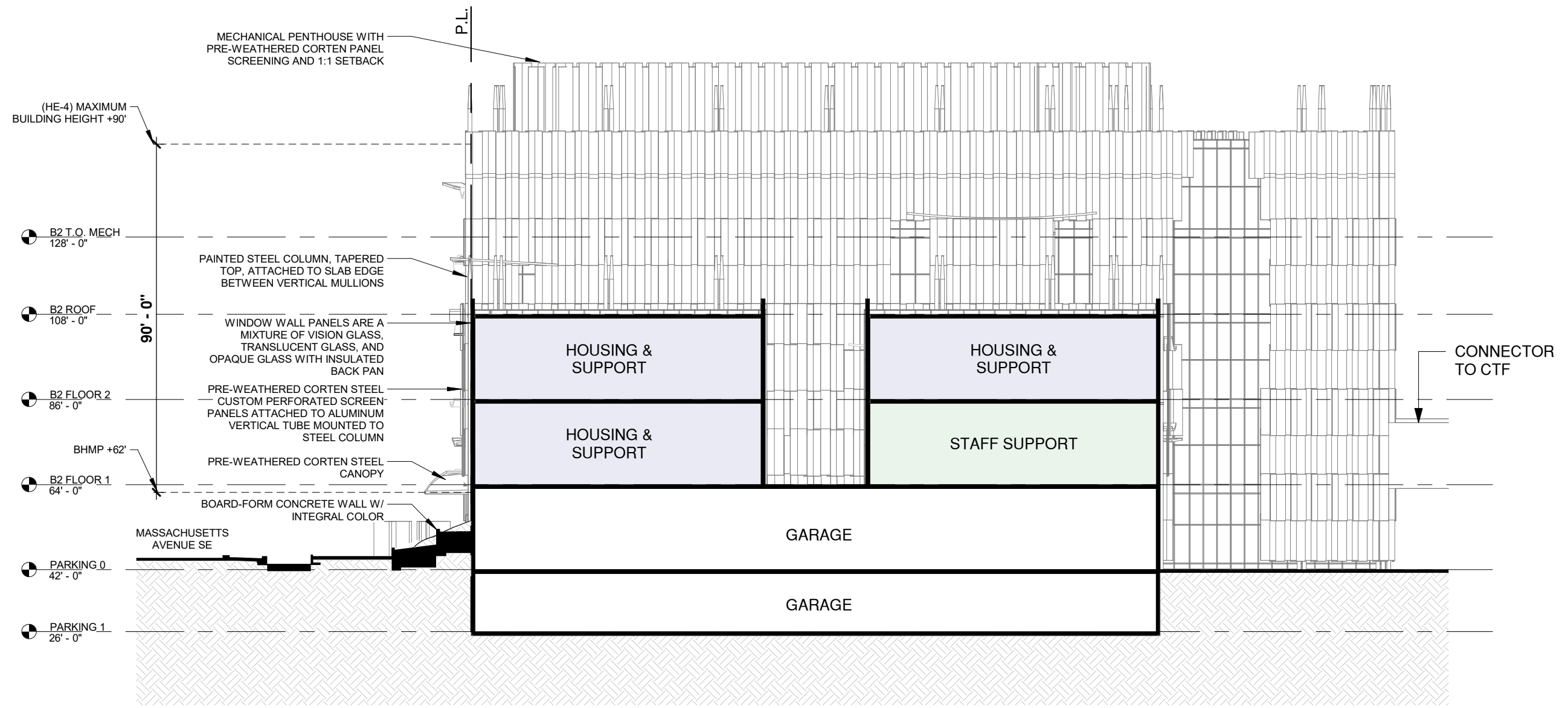


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BUILDING 1 CROSS SECTION

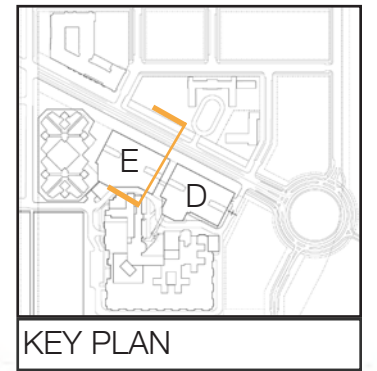
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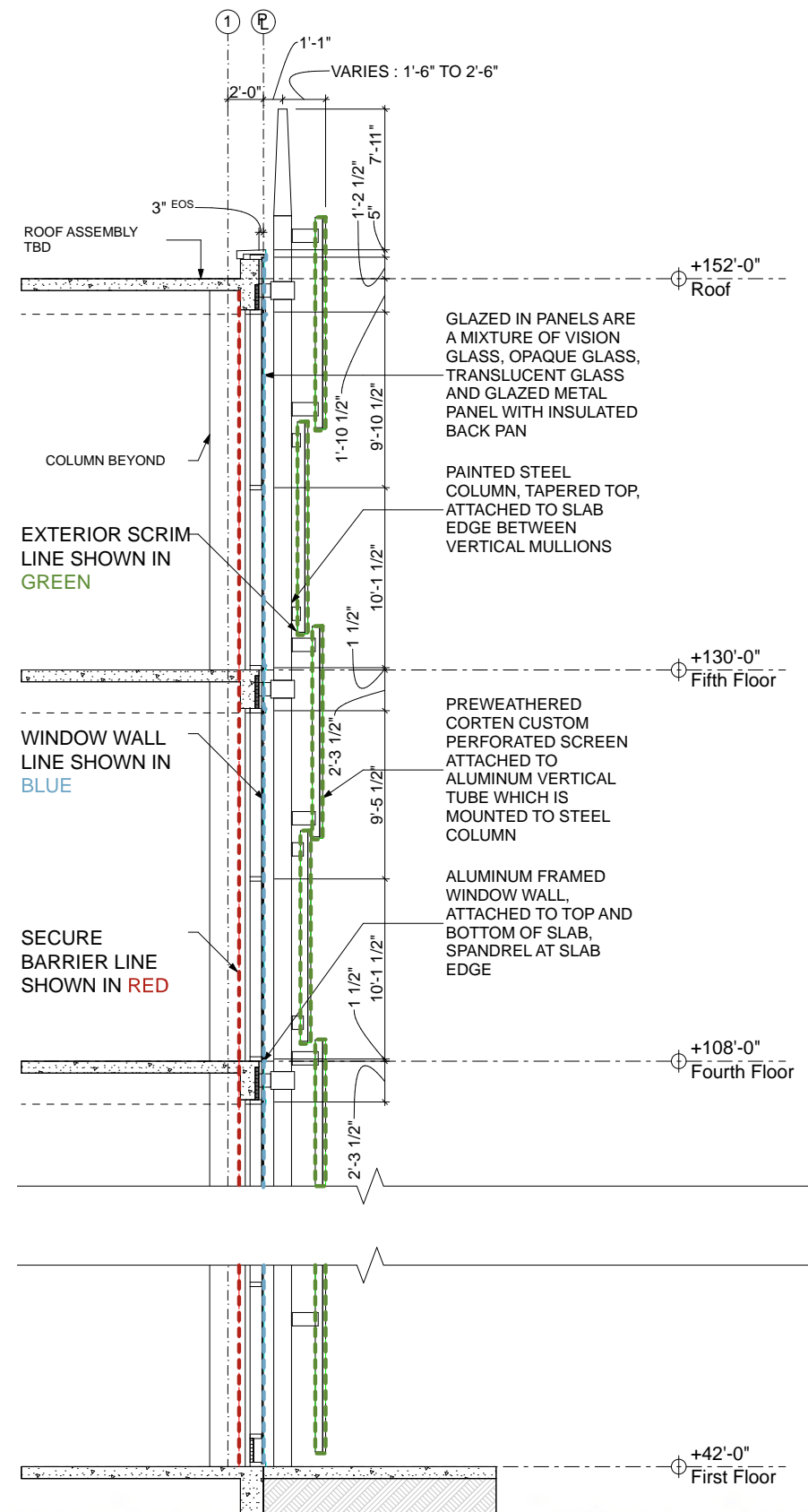


BUILDING 2

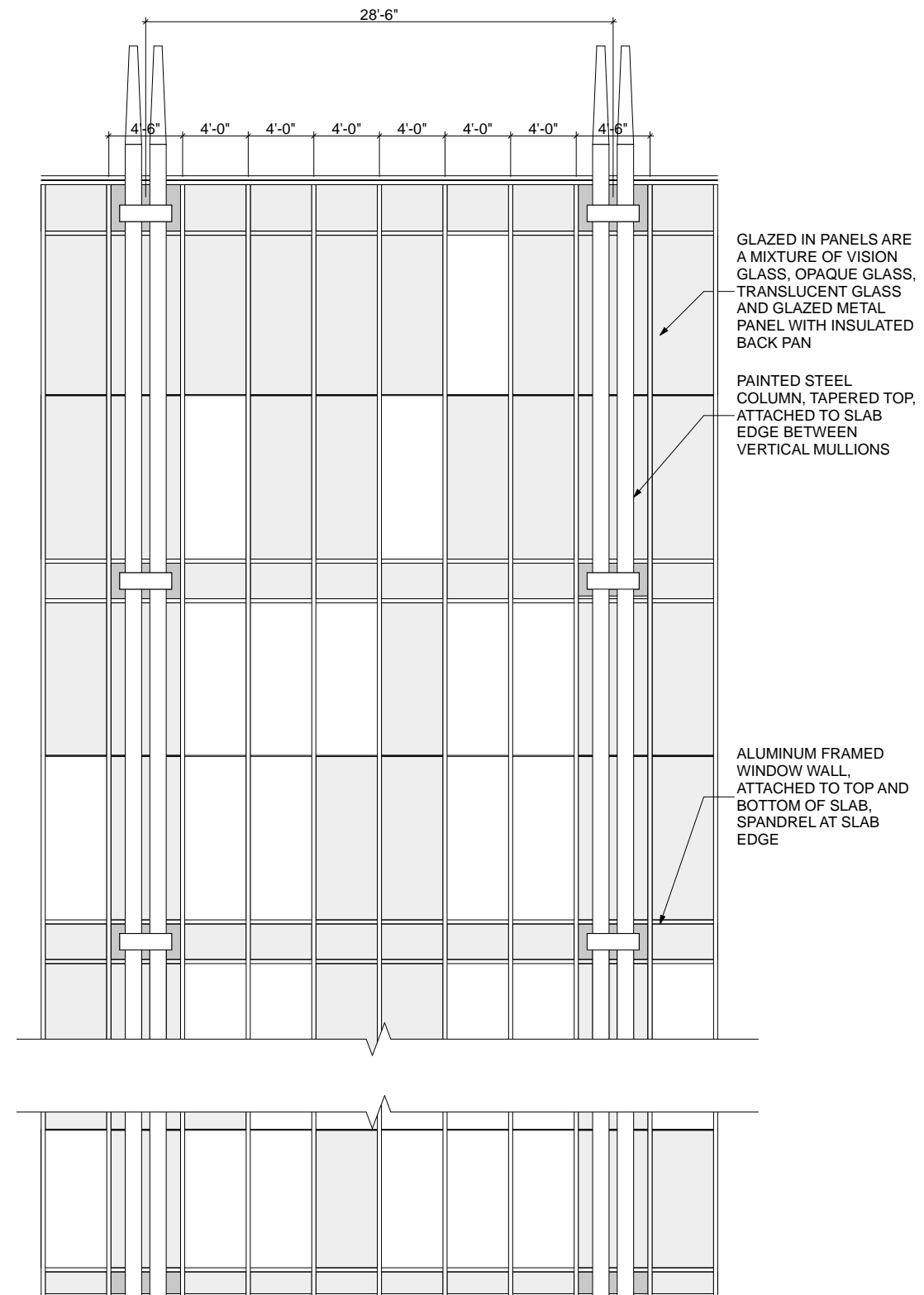
SCALE: 1" = 30'-0"



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CONCEPTUAL WALL SECTION



CONCEPTUAL ELEVATION STUDY (SCRIM NOT SHOWN)

WALL SECTION AT BUILDING 1

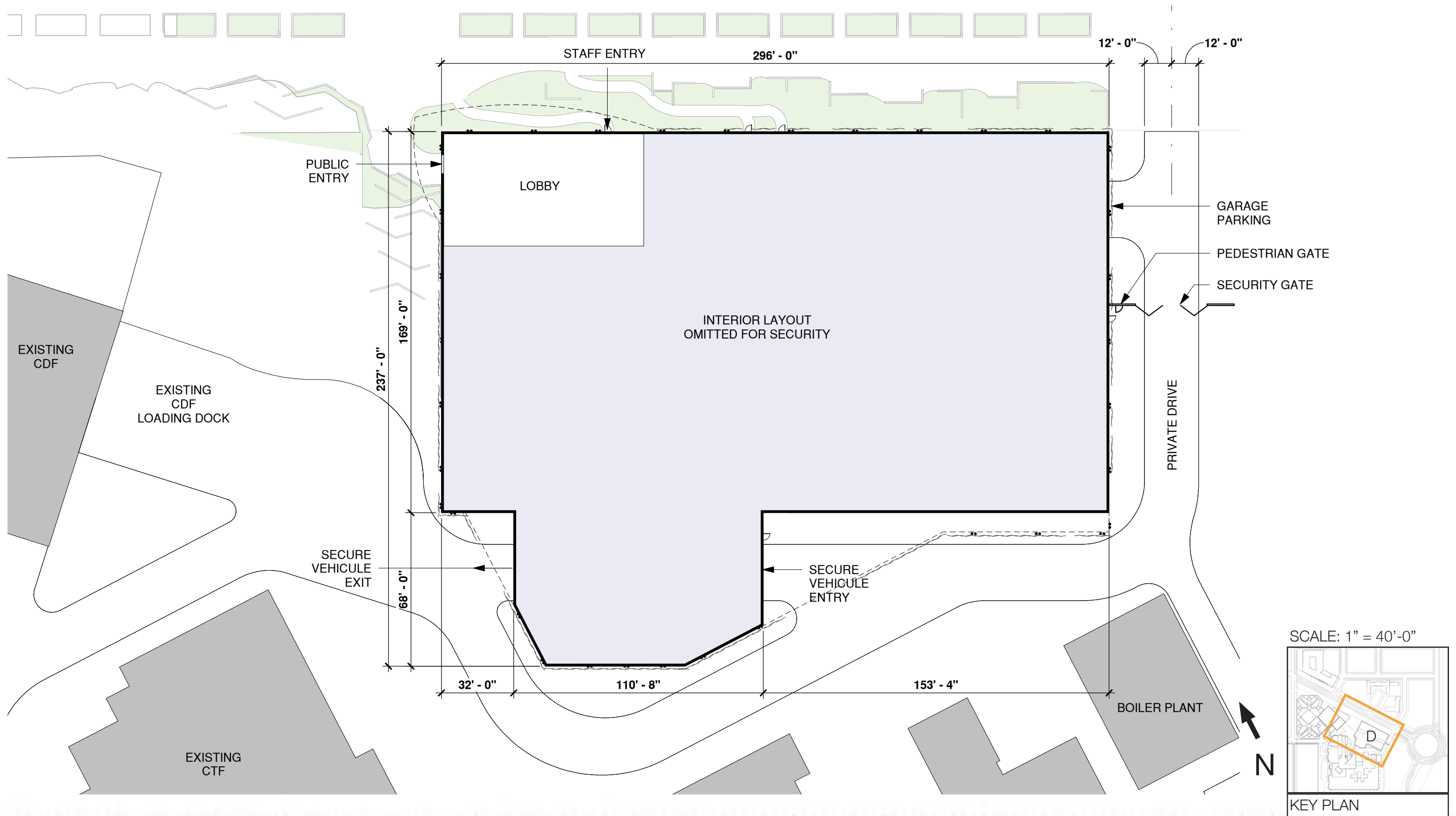
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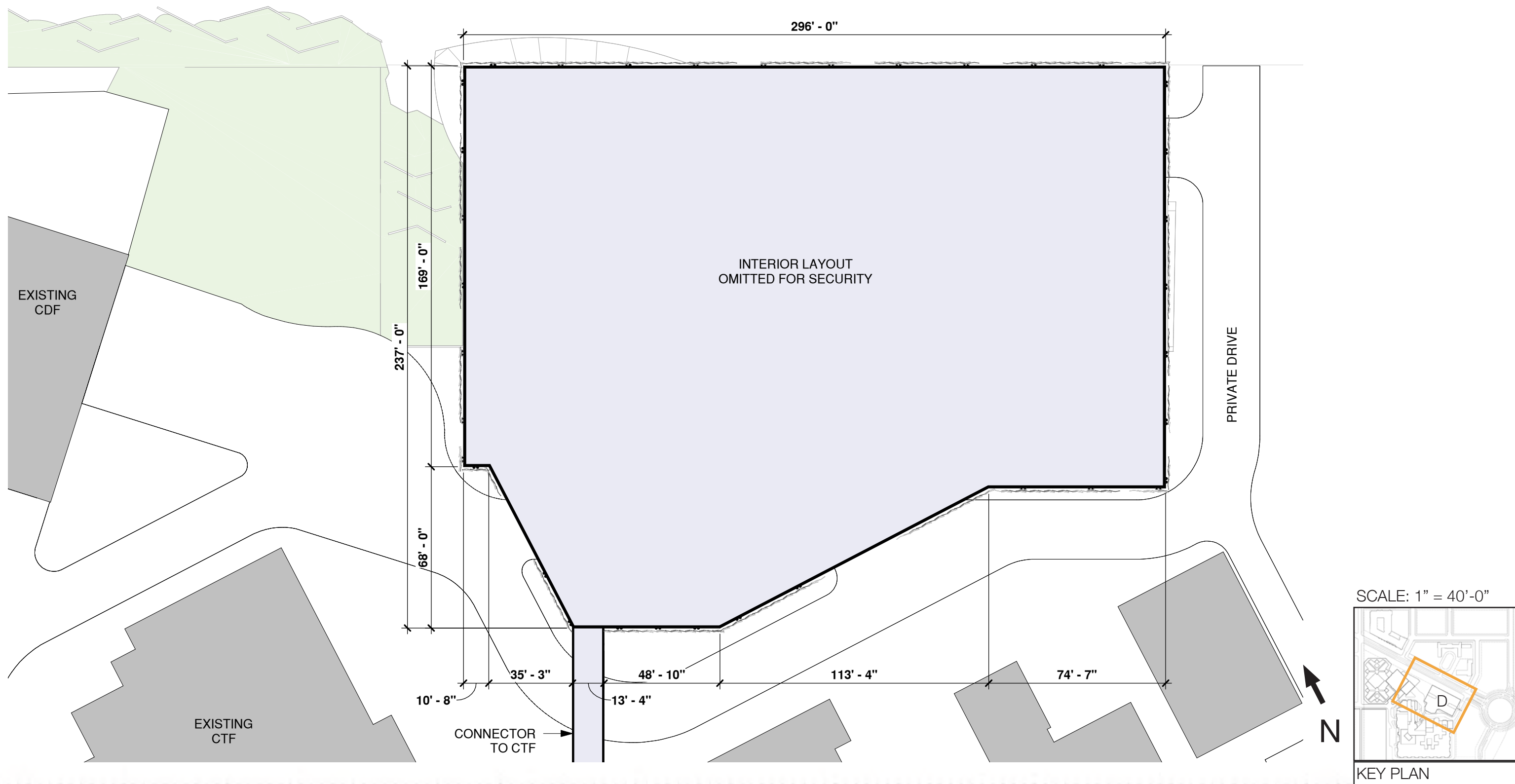


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BUILDING 1 | FLOOR 1

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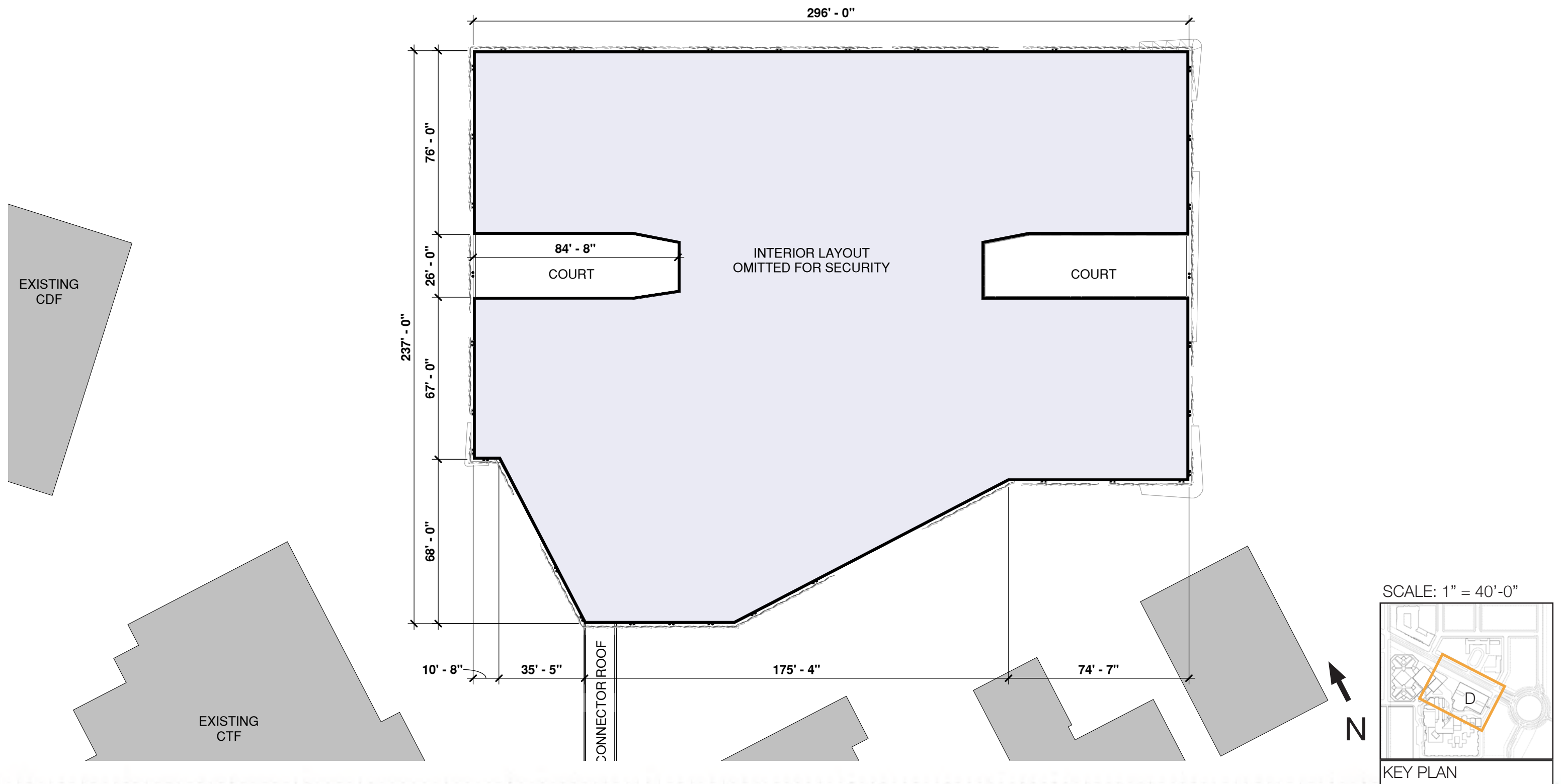
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BUILDING 1 | FLOOR 2

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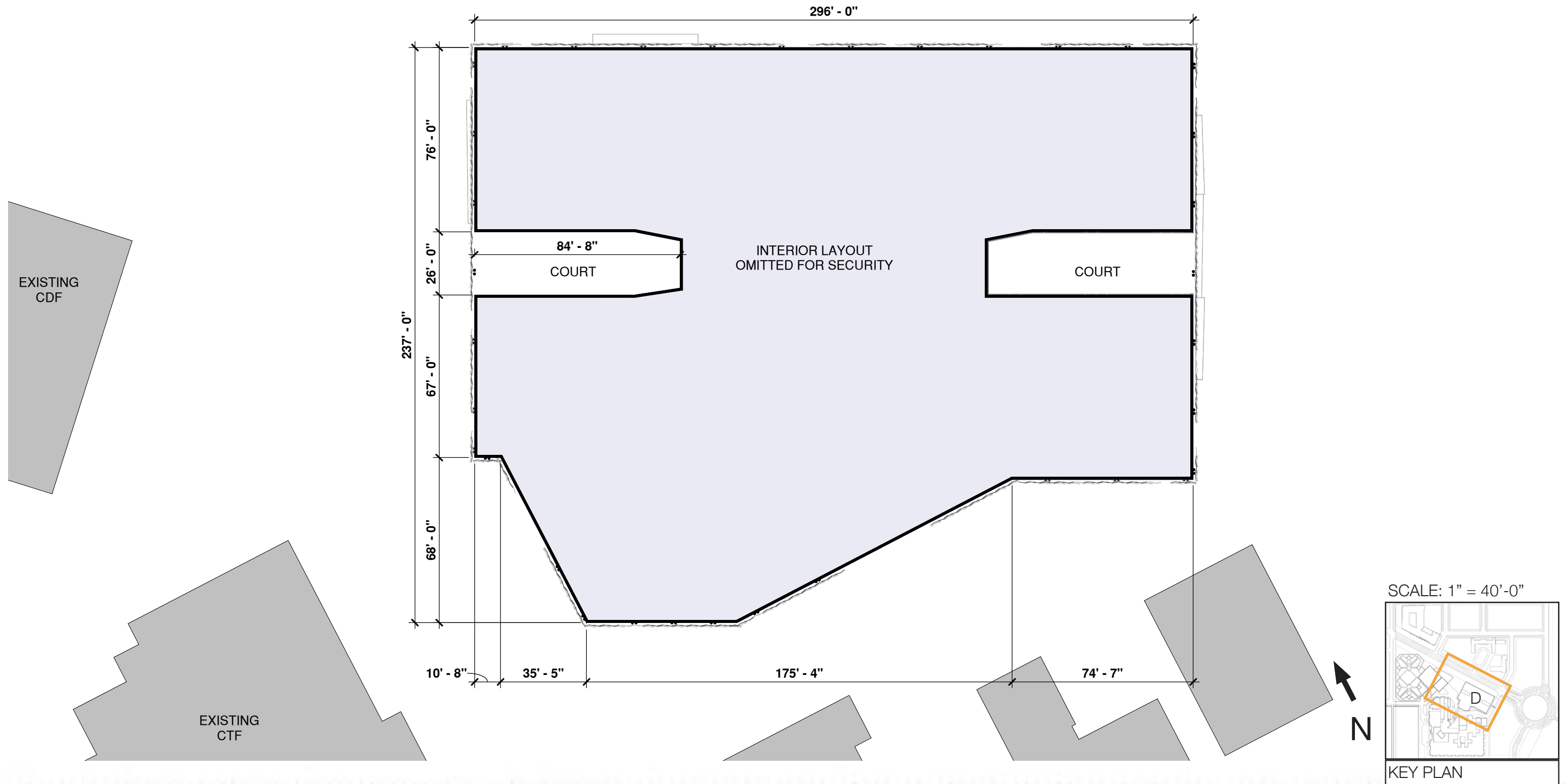


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BUILDING 1 | FLOOR 3

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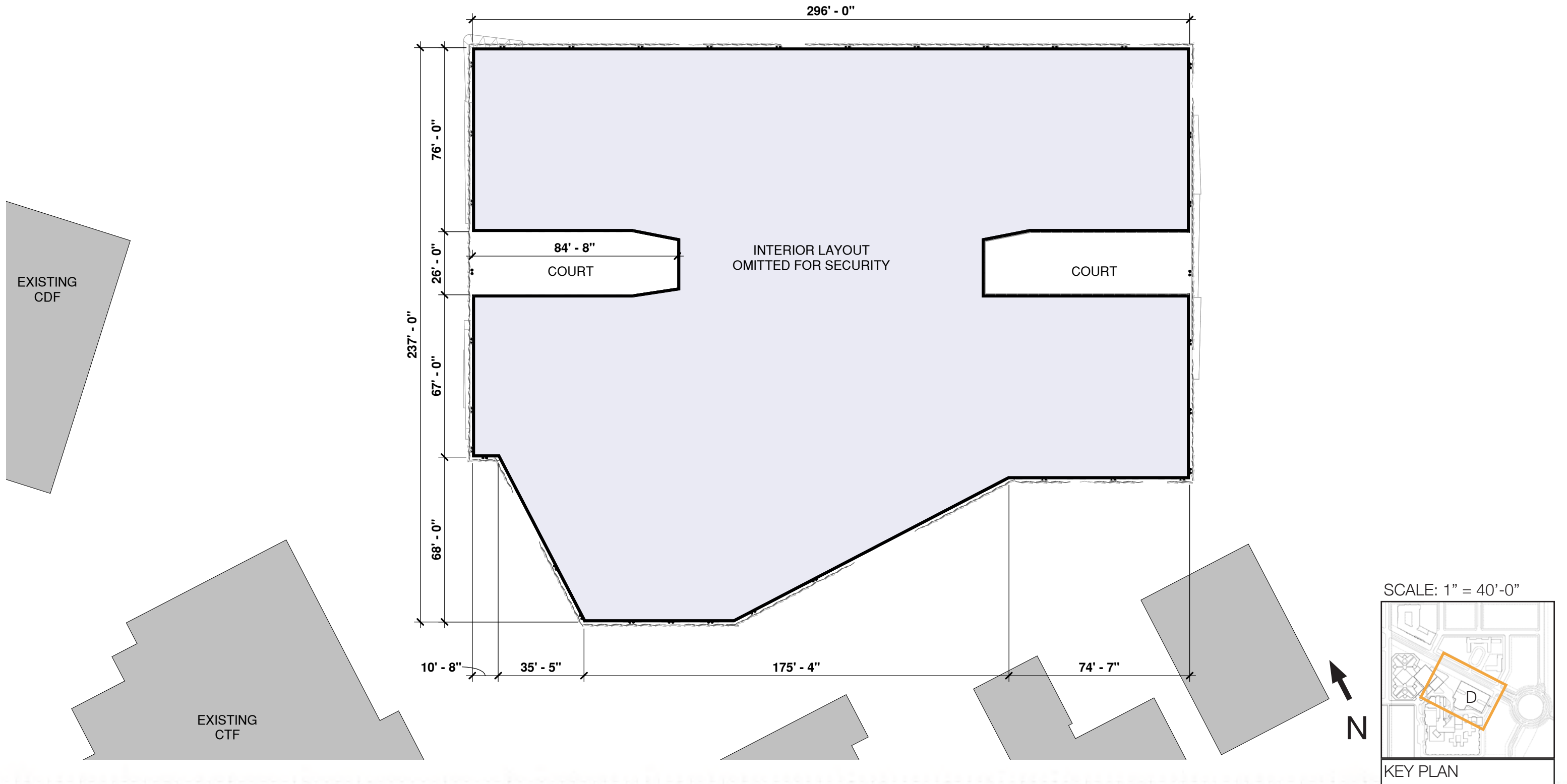


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BUILDING 1 | FLOOR 4

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D.C. CORRECTIONAL TREATMENT FACILITY ANNEX

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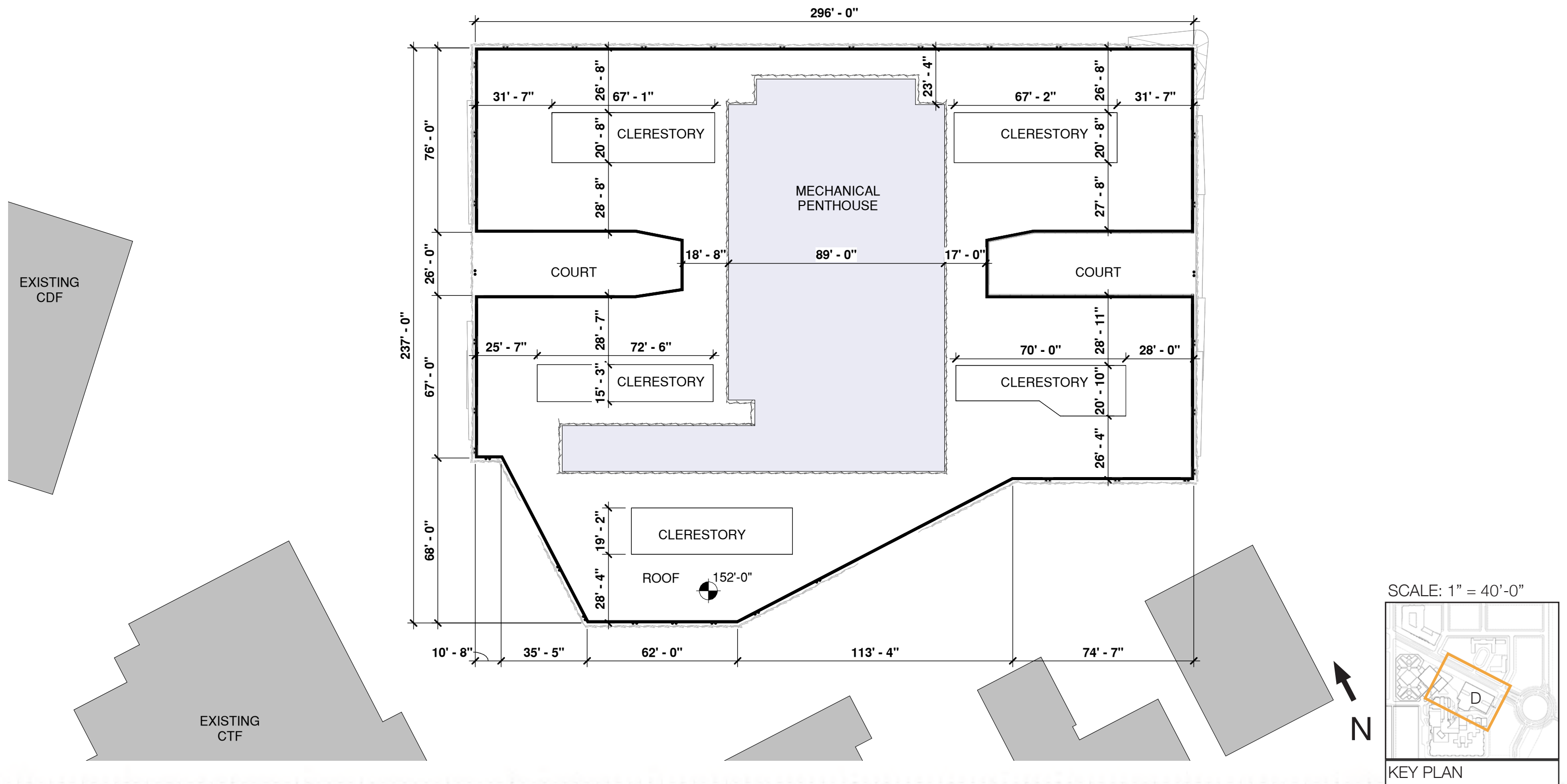


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BUILDING 1 | FLOOR 5

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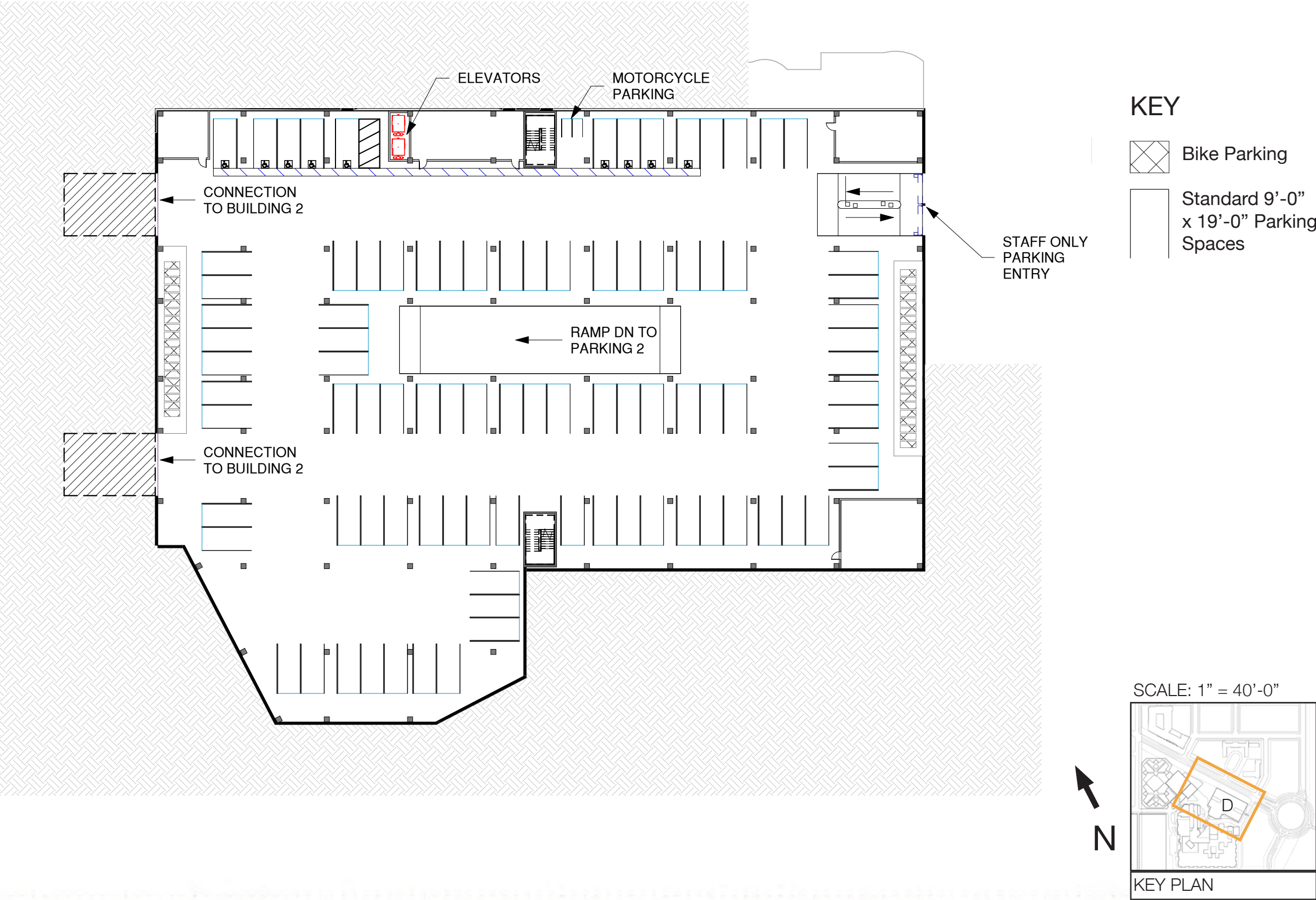


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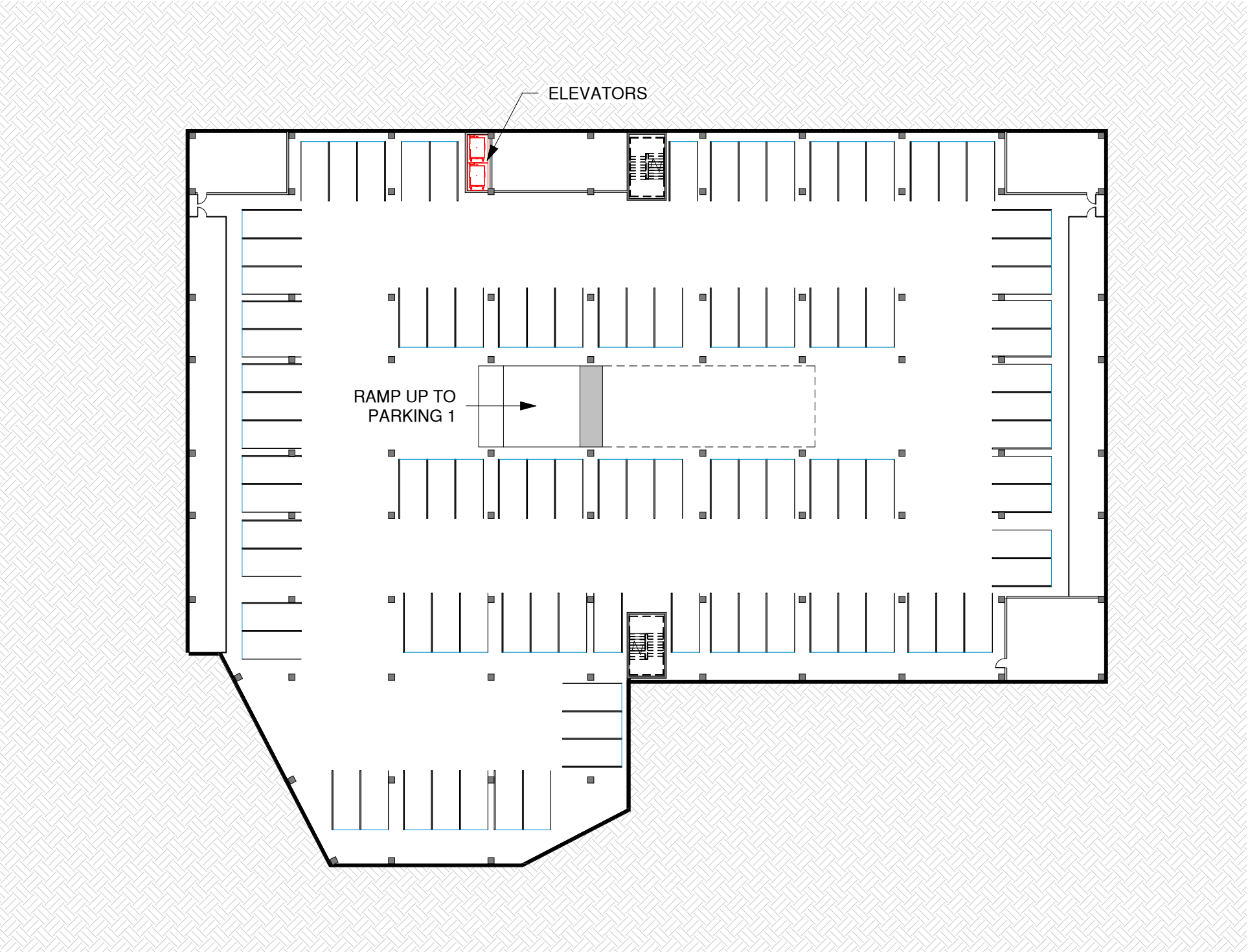
BUILDING 1 | PENTHOUSE

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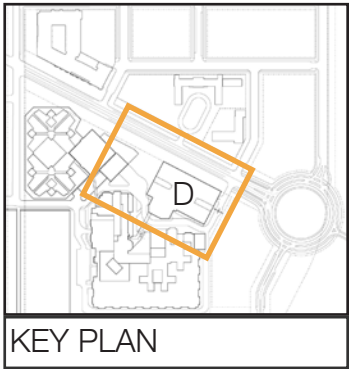
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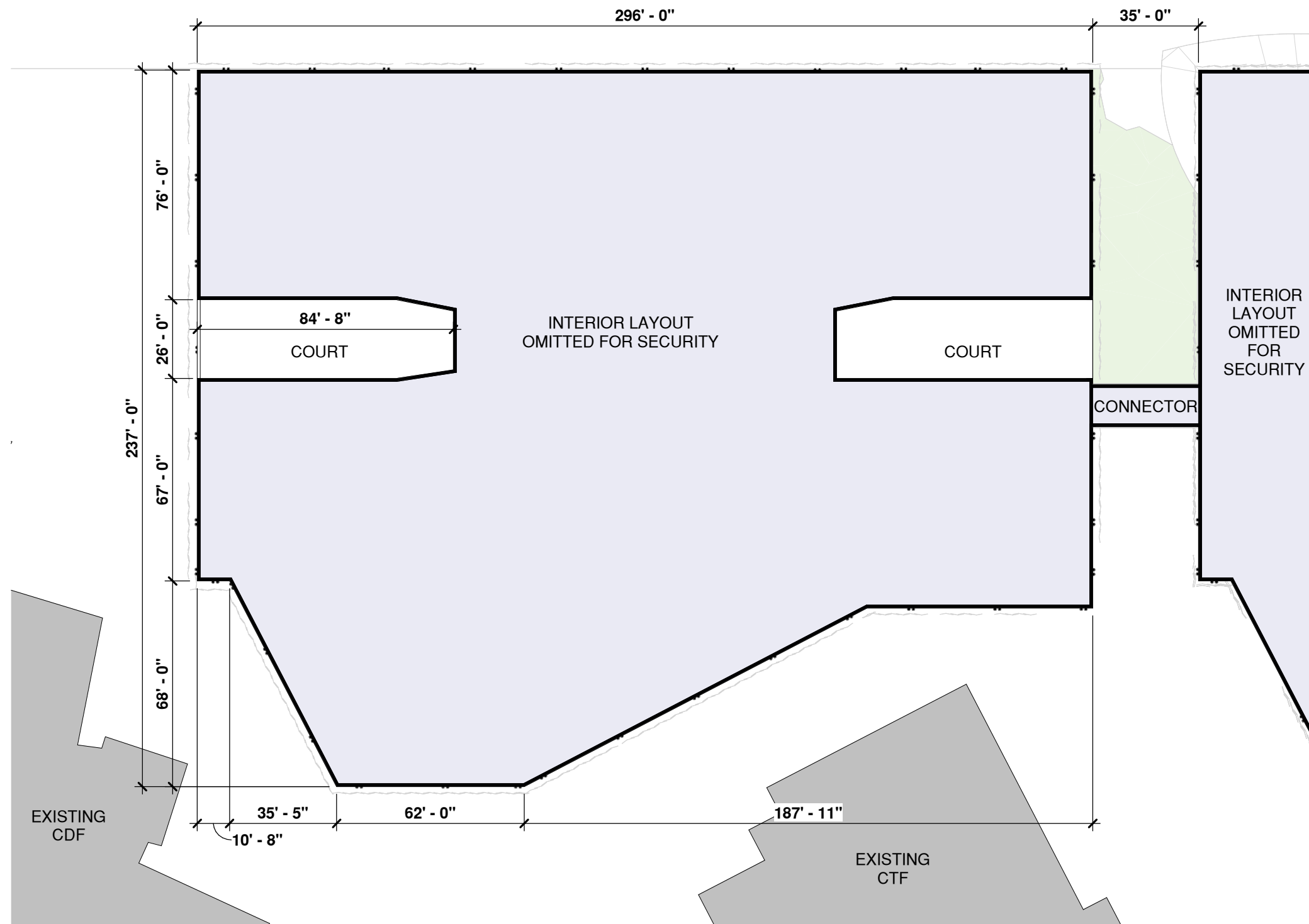
KEY

-  Bike Parking
-  Standard 9'-0" x 19'-0" Parking Spaces

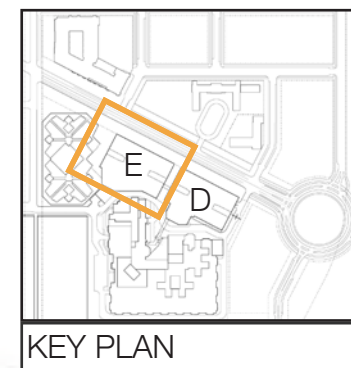
SCALE: 1" = 40'-0"



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SCALE: 1" = 40'-0"

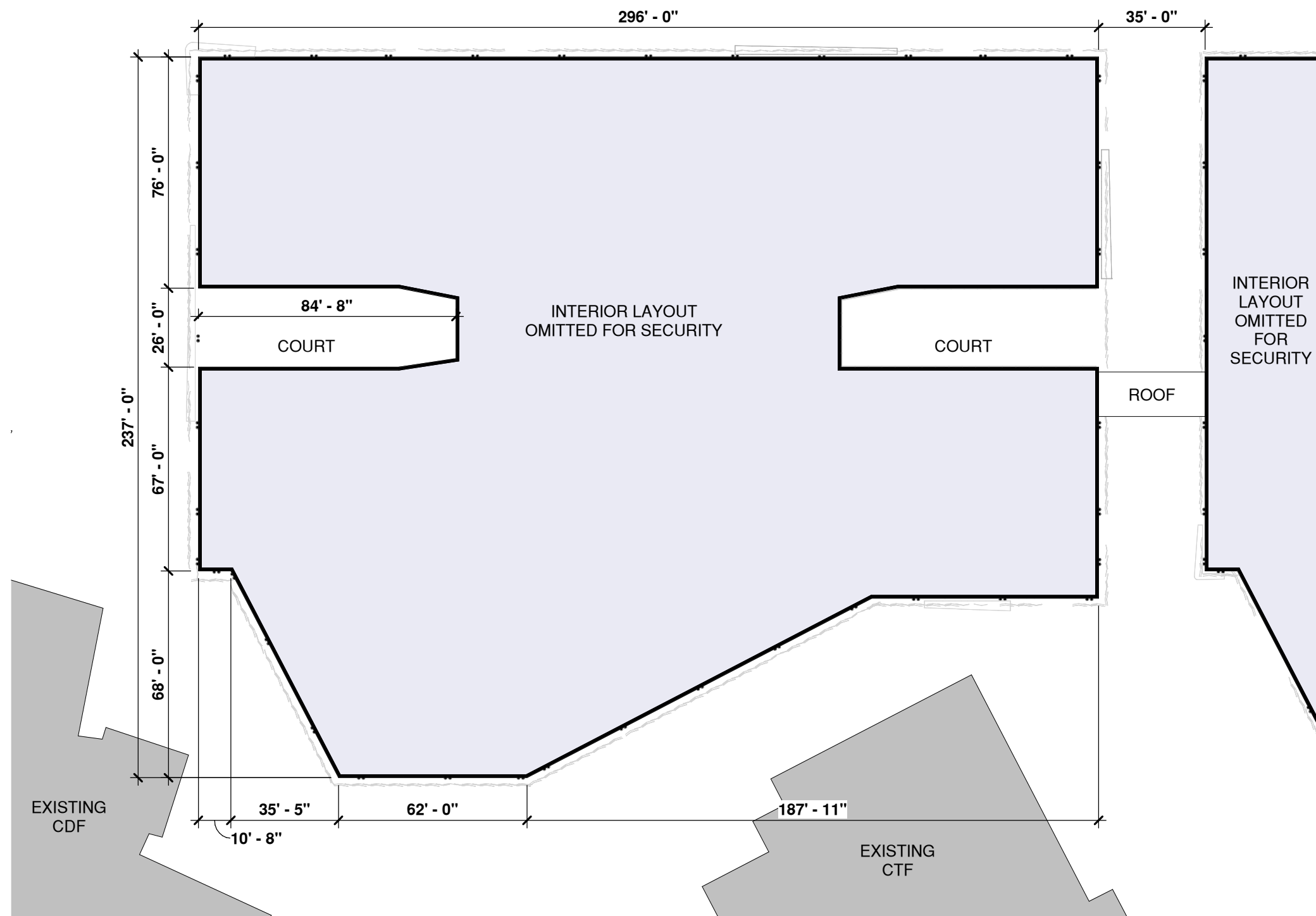


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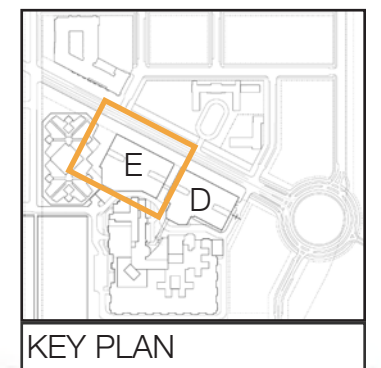
BUILDING 2 | FLOOR 1

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SCALE: 1" = 40'-0"



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BUILDING 2 | FLOOR 2



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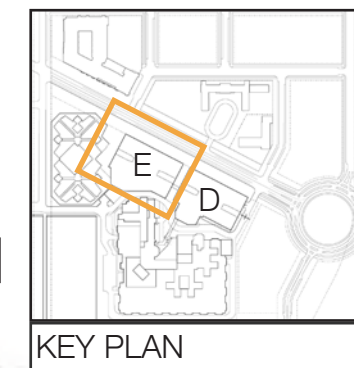
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KEY

-  Bike Parking
-  Standard 9'-0" x 19'-0" Parking Spaces

SCALE: 1" = 40'-0"

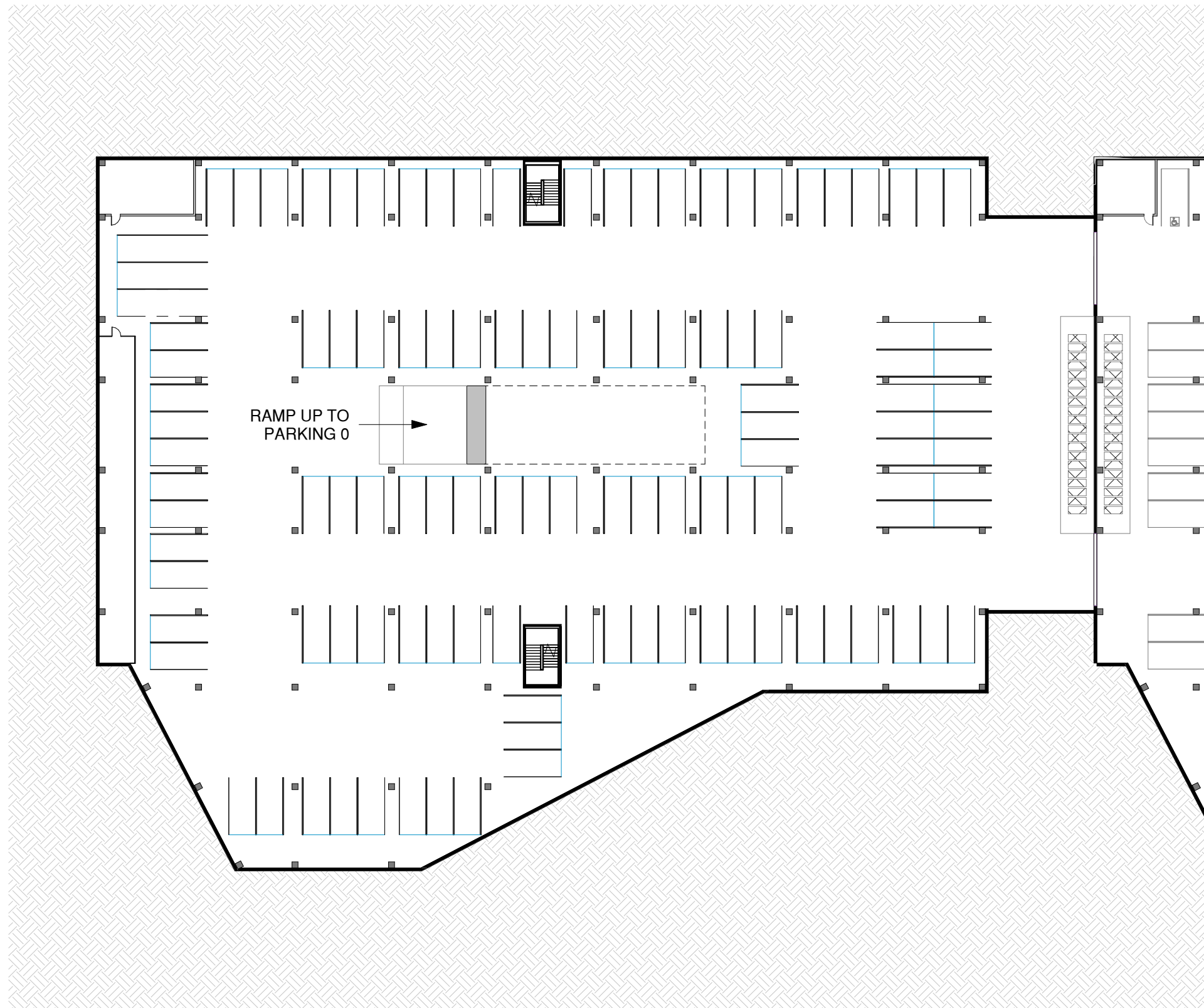


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BUILDING 2 | PARKING PLAN P0

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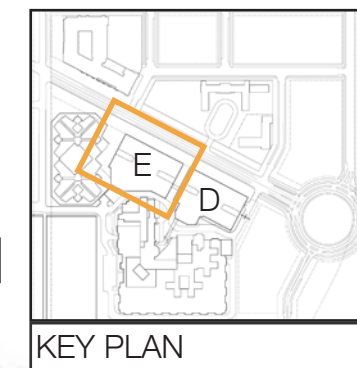
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KEY

-  Bike Parking
-  Standard 9'-0" x 19'-0" Parking Spaces

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BUILDING 2 | PARKING PLAN P1

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