

DEPARTMENT of
HOMELAND SECURITY

ST. ELIZABETHS GATE 7 GARAGE

APRIL 16, 2026

PROPERTY OF THE UNITED STATES GOVERNMENT
FOR OFFICIAL USE ONLY

Do not remove this notice. Properly destroy or return documents
when no longer needed.



ZGF **OLIN**

Table of Contents

1

CAMPUS CONTEXT

2

DESIGN DRIVERS

3

PROPOSED SITE DESIGN

4

PROPOSED GARAGE DESIGN



1

CAMPUS CONTEXT

APPROVED MASTER PLAN 2020



PARKING NEEDS:

4,448 (TOTAL MP APPROVED)
- 1,973 (EXISTING GATE 4 GARAGE)

2,475 (REMAINING REQUIRED)
TO BE DONE AS MULTIPLE
PROJECTS, STARTING WITH
A NEW GATE 7

GOAL:

DEVELOP GATE 7 TO HAVE
A **PARKING GARAGE** THAT
MAXIMIZES AMOUNT
OF SPACES TO SATISFY
IMMEDIATE PARKING
NEEDS

GATE 7

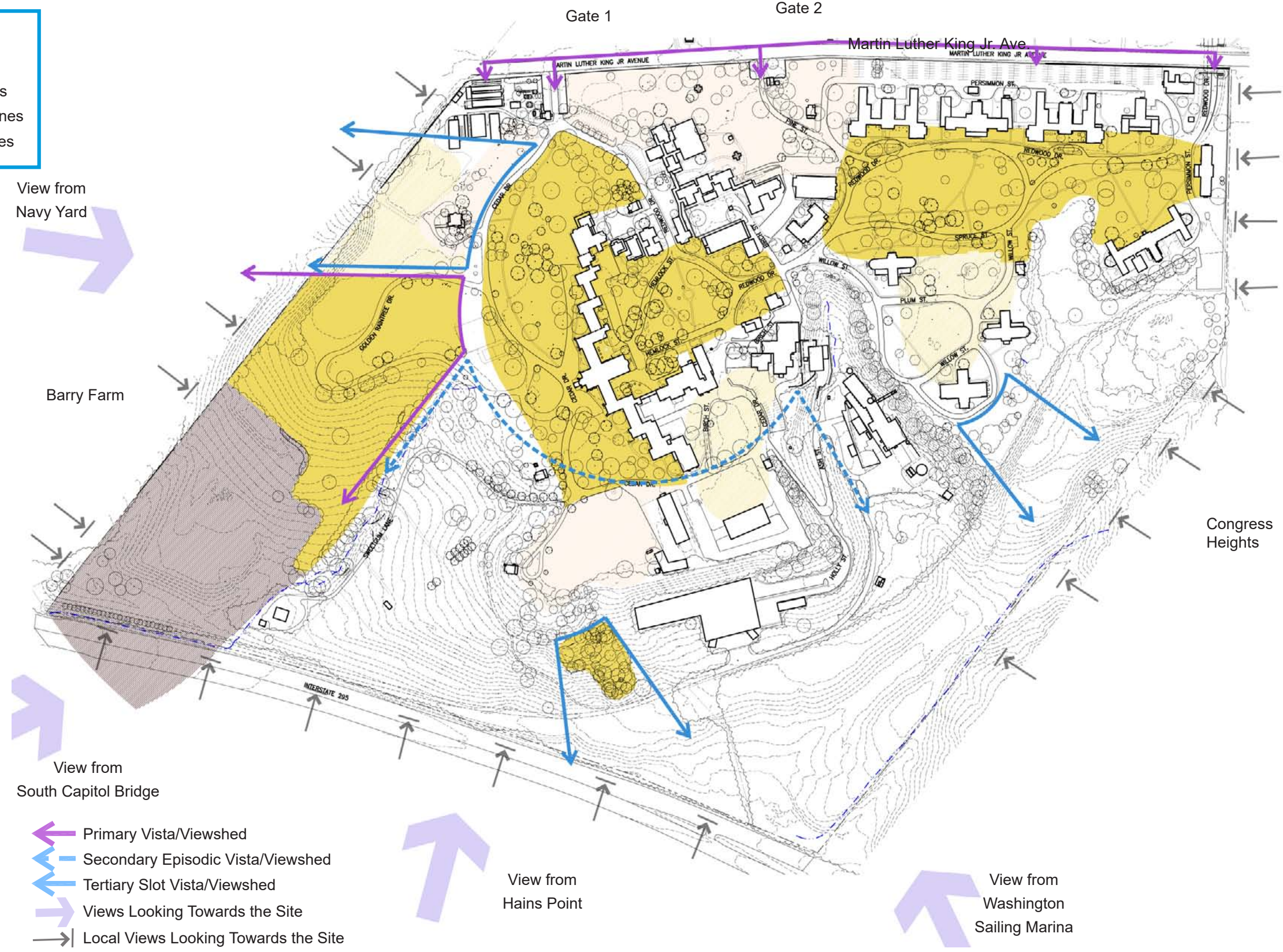
ALIGNING WITH MASTER PLAN PLANNING PRINCIPLES: VIEWSHEDS

EXCERPT FROM 2008 MASTER PLAN DOCUMENT

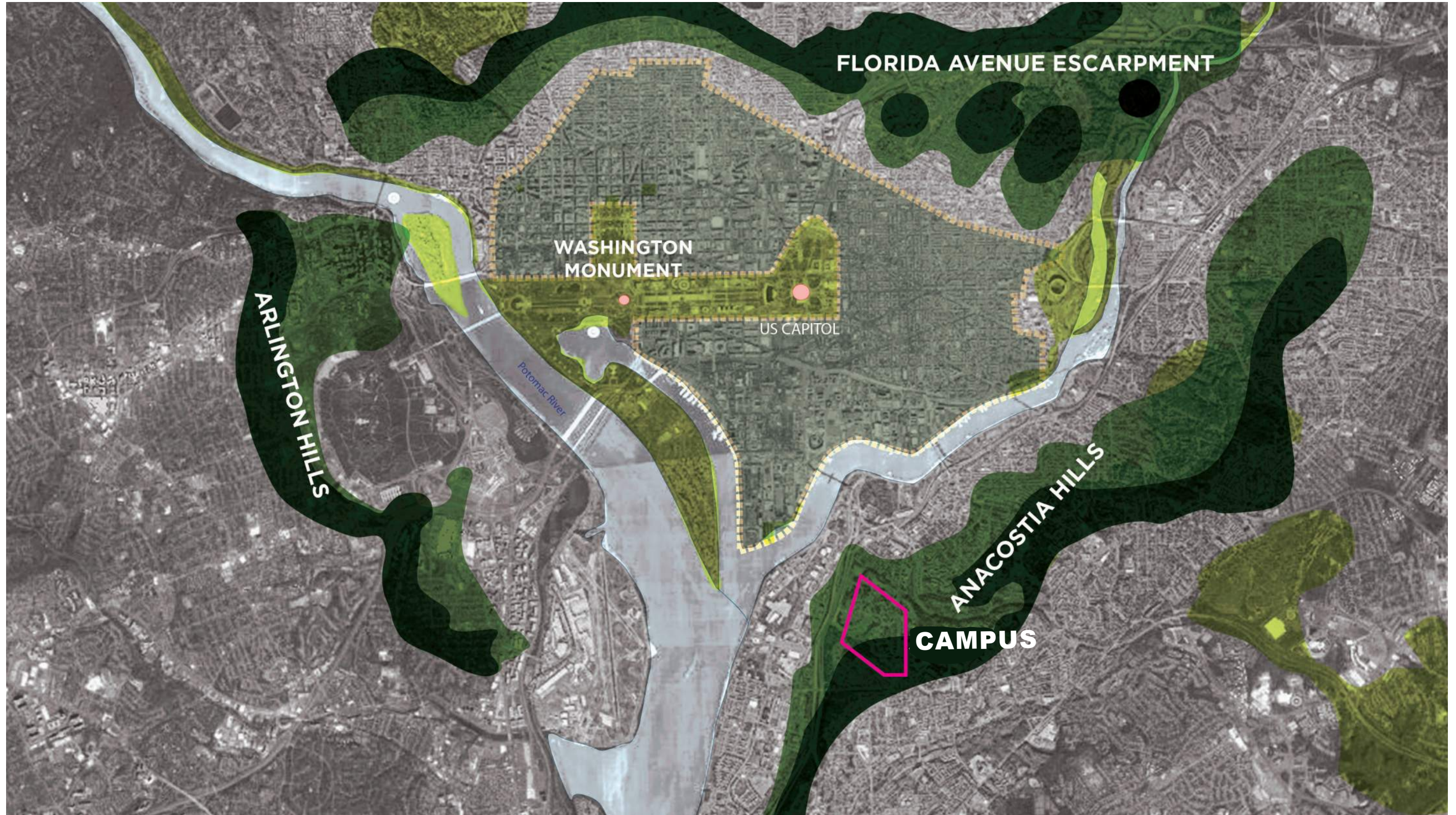
St. Elizabeths East Campus

LEGEND

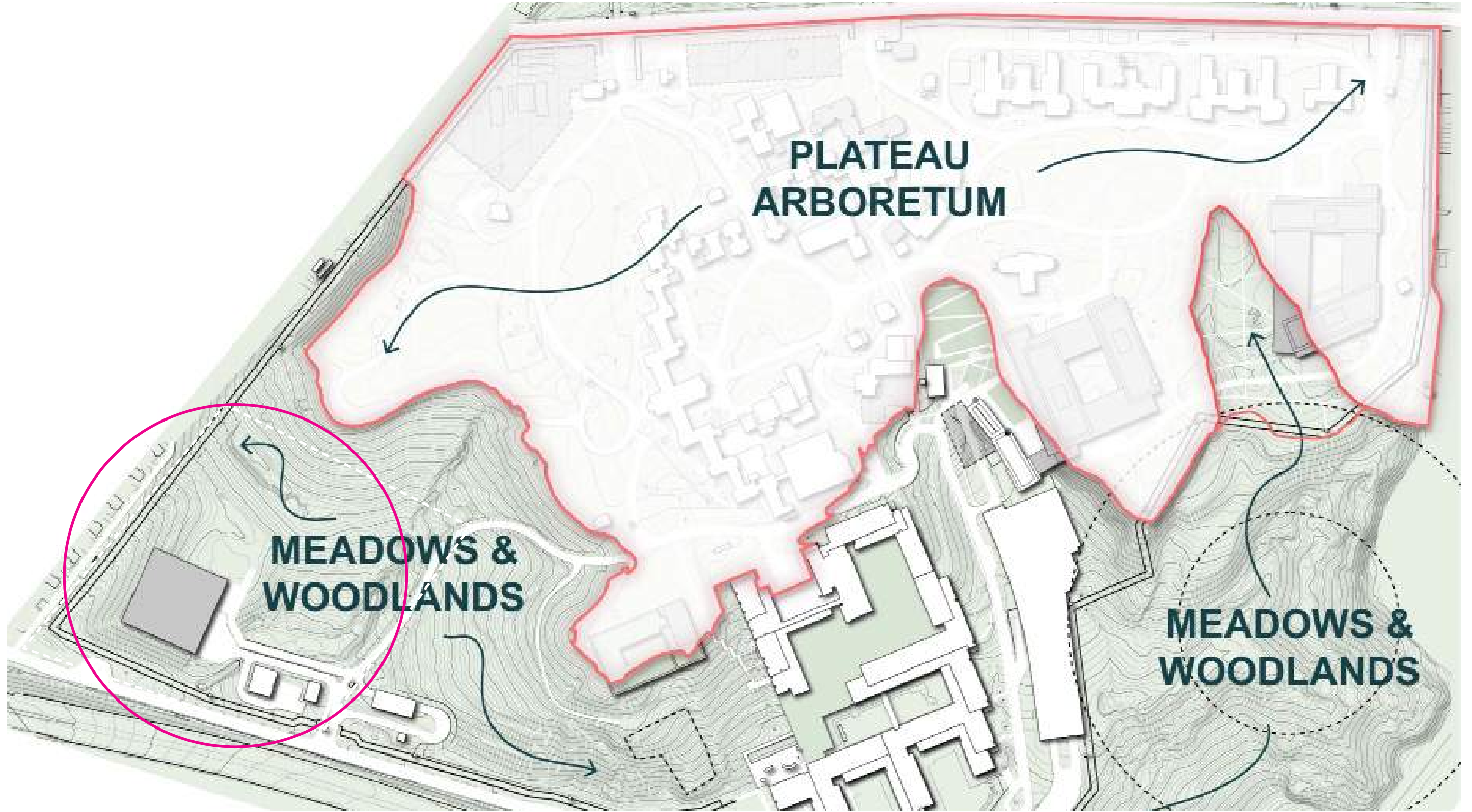
- Primary Visual Zones
- Secondary Visual Zones
- Lost Areas of Visual Zones
- Additions to Visual Zones



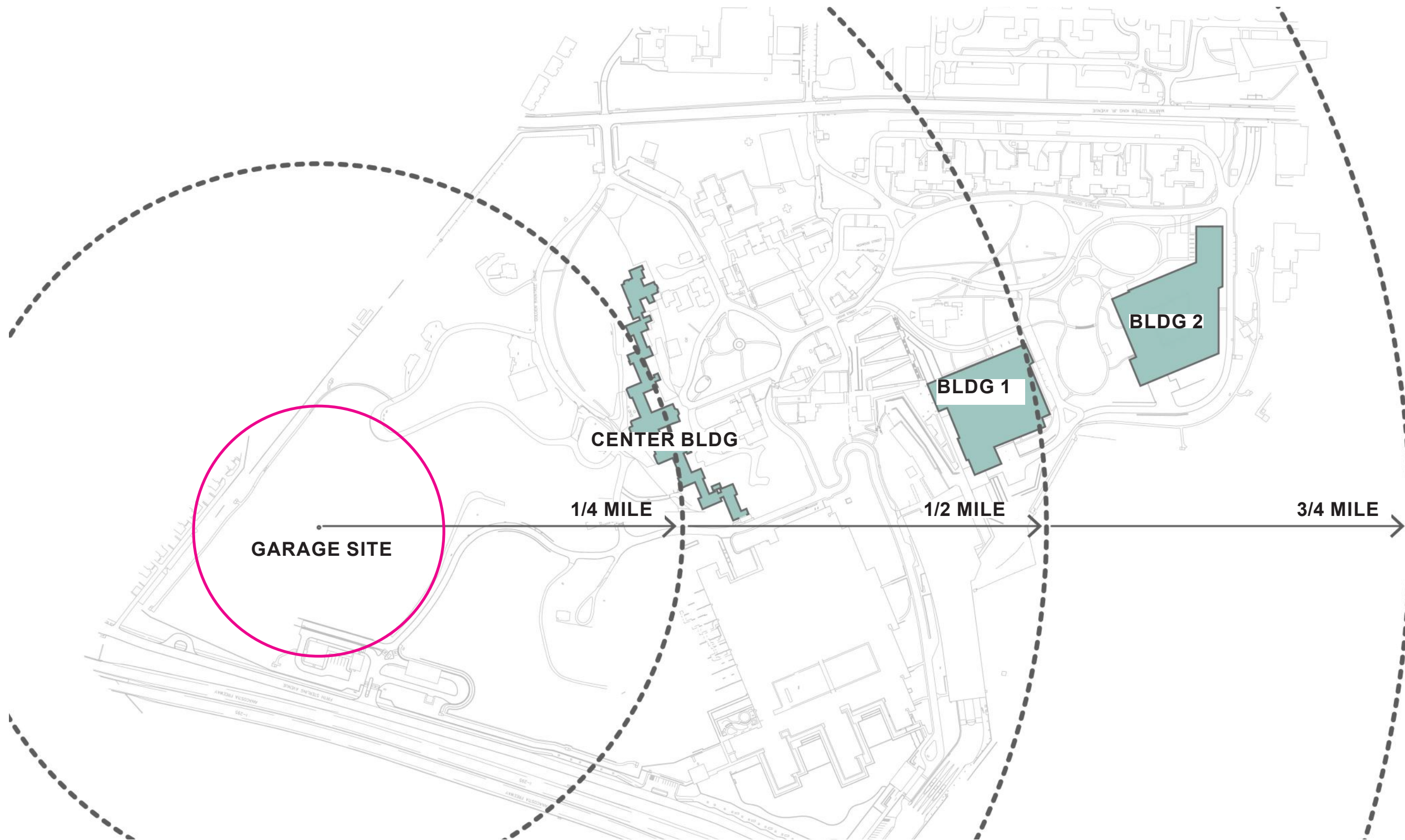
REGIONAL CONTEXT



CAMPUS CONTEXT - PROPOSED GARAGE SITE



CAMPUS CONTEXT - DISTANCE FROM SITE



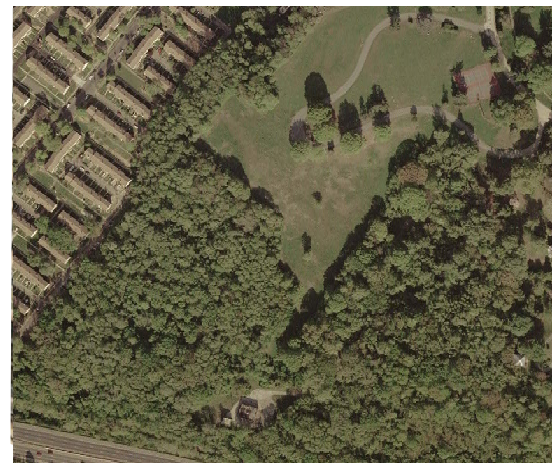
SITE EVOLUTION



1895 MAP - CLR



1937 MAP - CLR



AERIAL PHOTOGRAPH
(2000)



2008 MASTER PLAN
AMENDMENT 2 (2020)



CURRENT SITE
(GOOGLE EARTH)

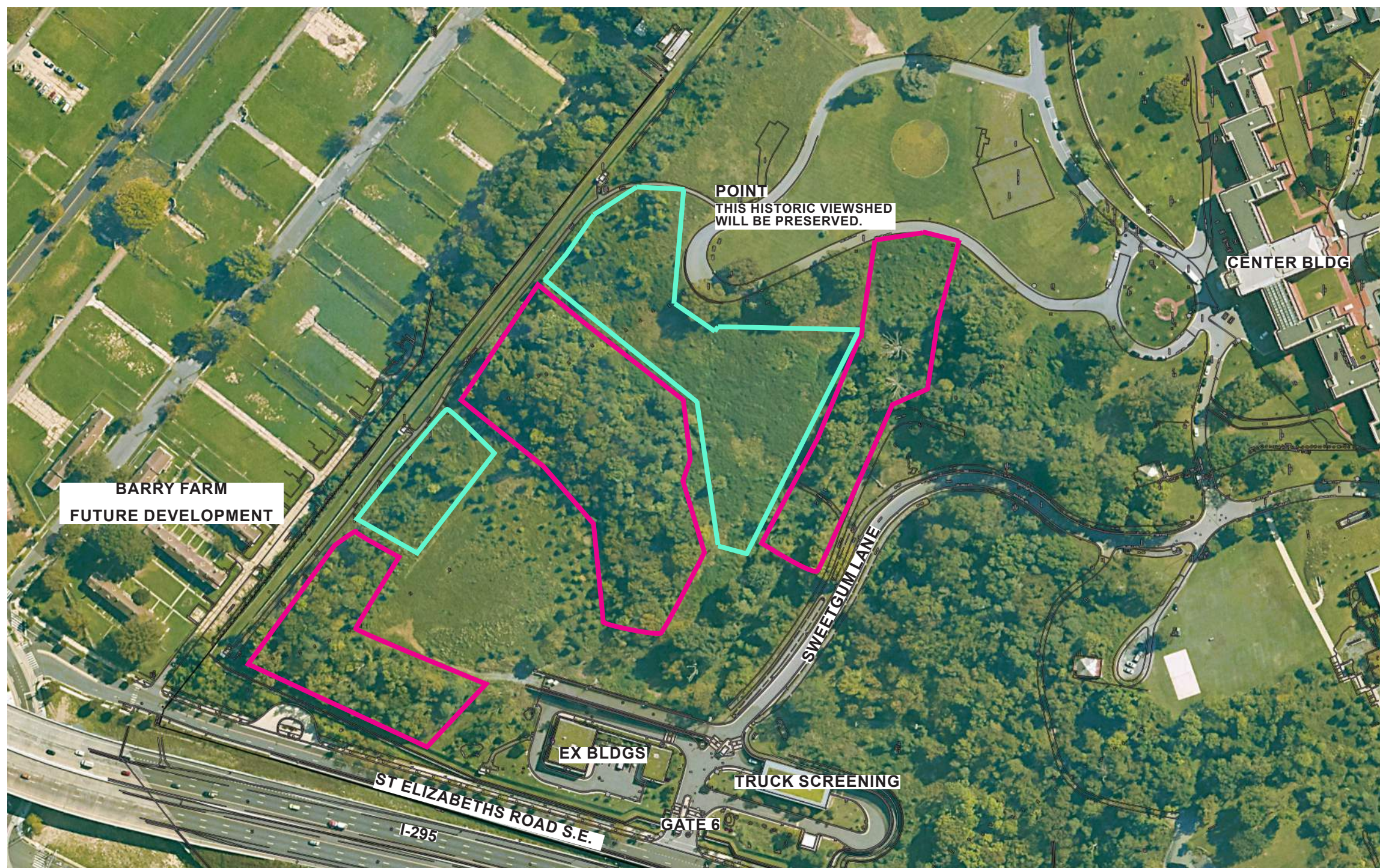
CLR RECOMMENDATION:



MAJORITY OF EXISTING WOODLAND COVER IS OF MARGINAL QUALITY DUE TO SITE DISTURBANCE. RENEWAL OF WOODLANDS WOULD PROVIDE NATURAL COMMUNITIES ON CAMPUS.

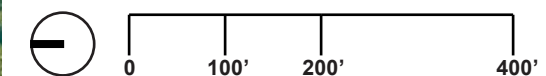
EXISTING CONDITIONS AERIAL



EXISTING CONDITIONS - TREE COVER



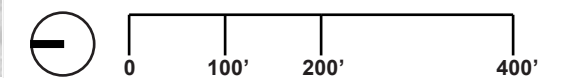
-  OPEN FIELD AREA - MINIMAL CANOPY COVER
-  WOODED AREA - MIXTURE OF INVASIVE SPECIES AND POOR CONDITION TREES



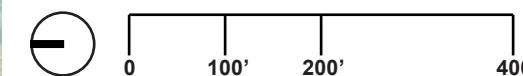
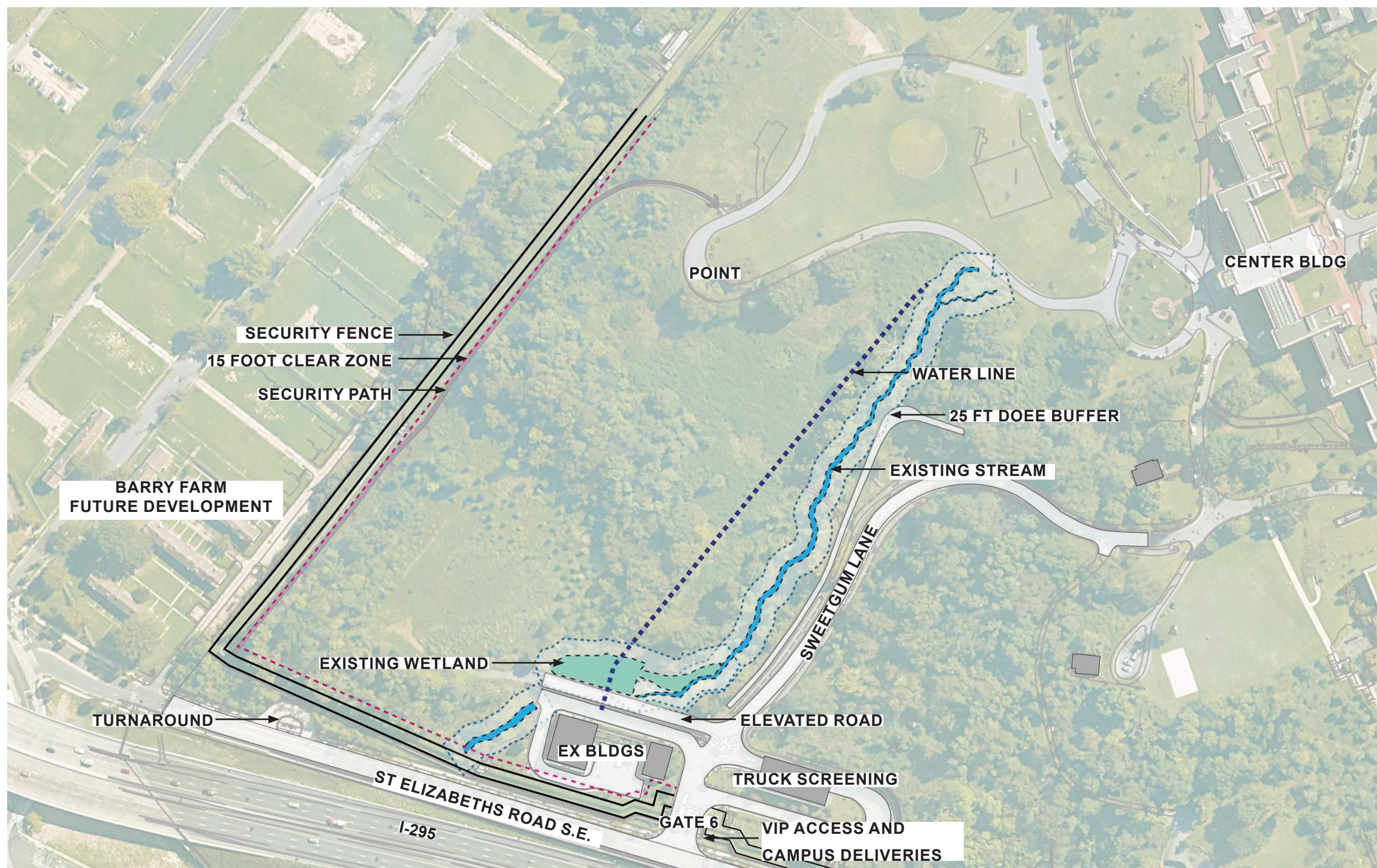
EXISTING CONDITIONS - TOPOGRAPHY



- APPROXIMATELY 140 FEET OF ELEVATION CHANGE FROM THE POINT TO ST ELIZABETHS ROAD S.E.
- MOST SLOPES OVER 25%
- SIGNIFICANT AREA OF CONSTRUCTION FILL
- STREAM BED TO THE SOUTH



EXISTING CONDITIONS - CONSTRAINTS AND BUILDABLE AREA

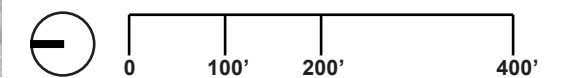
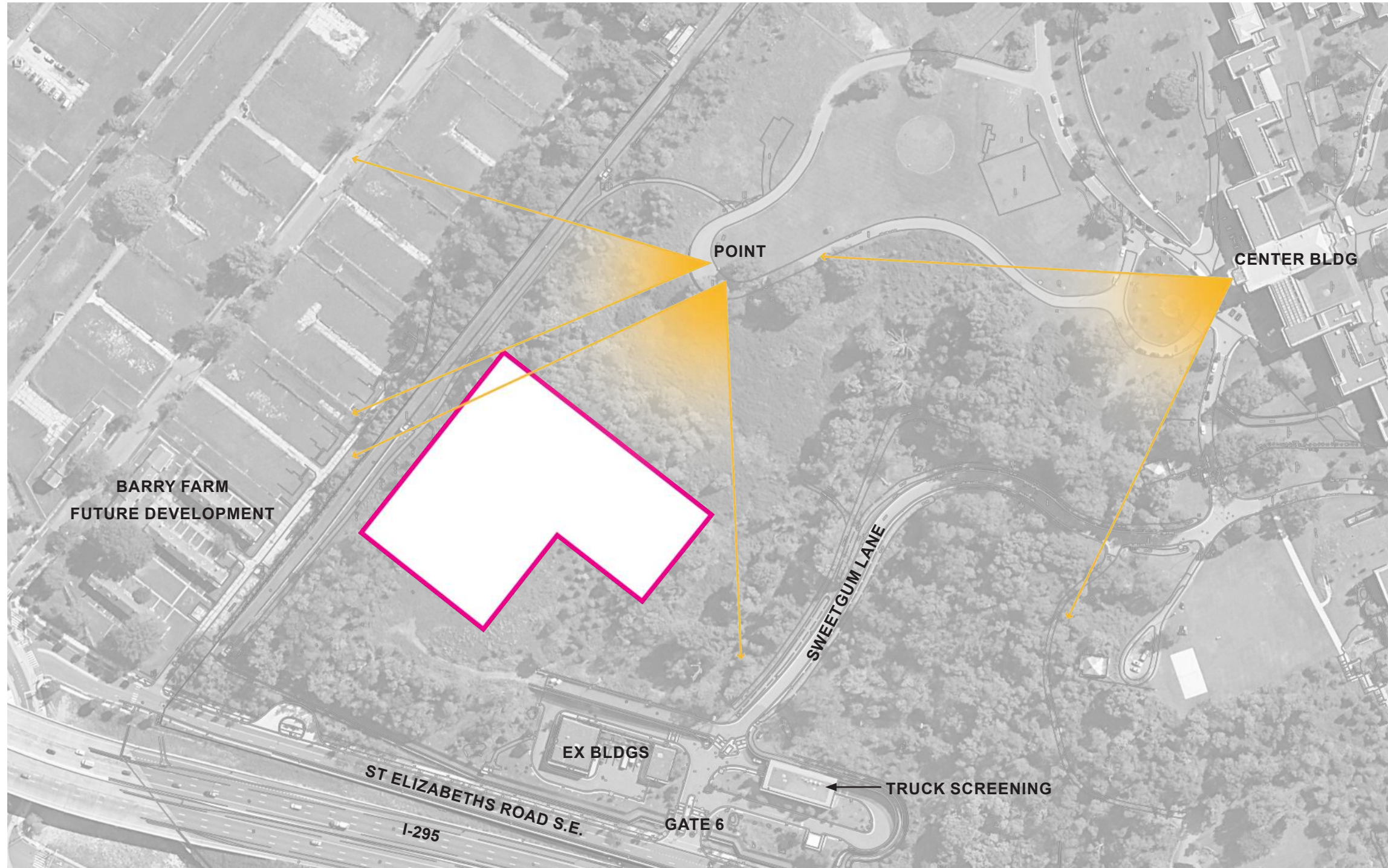




2 DESIGN DRIVERS

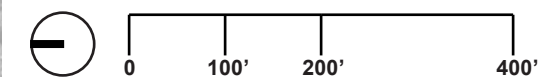
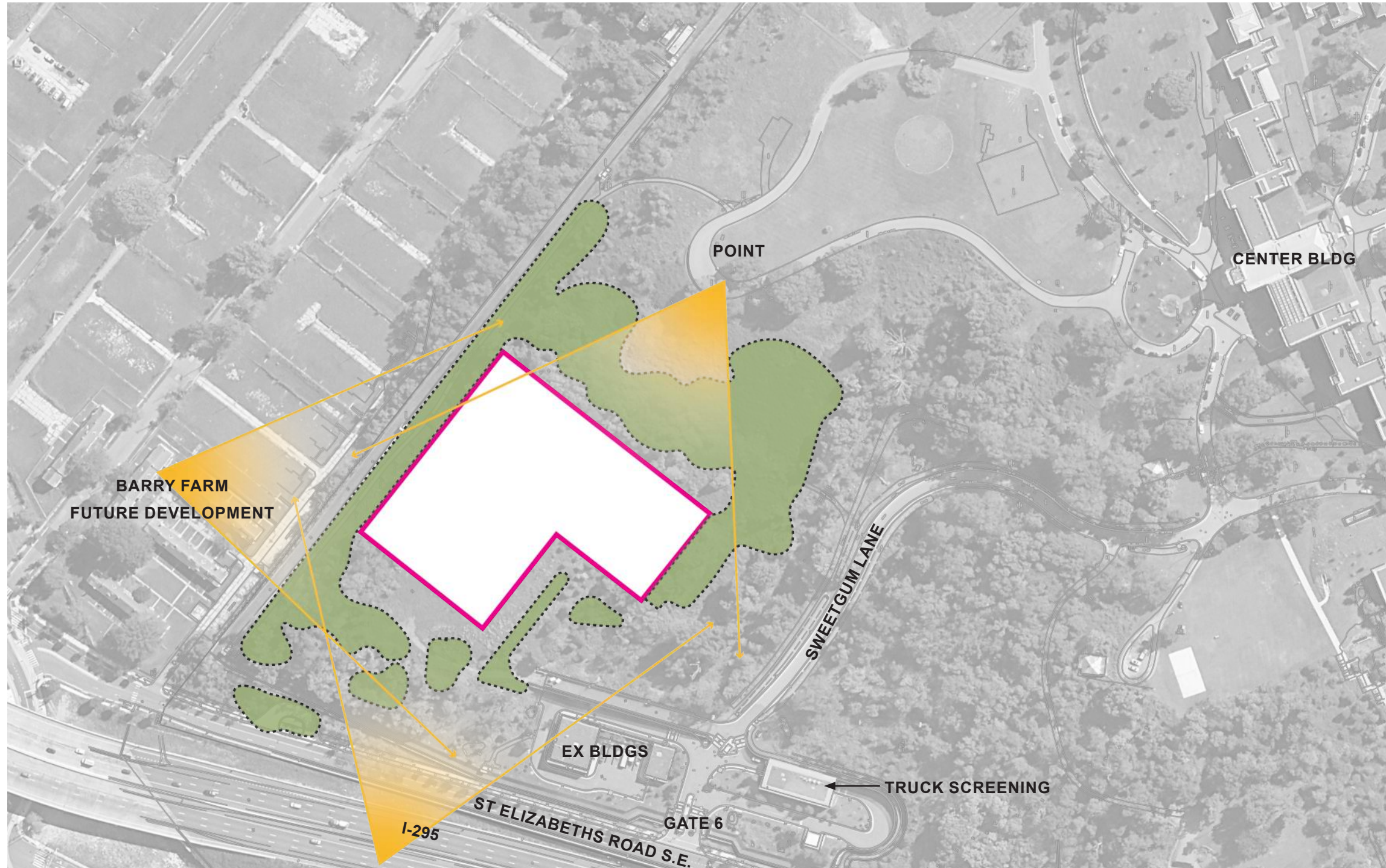
SITE DESIGN GOALS

MAINTAIN HISTORIC VIEW FROM THE POINT AND CENTER BUILDING TO CITY AND RIVER



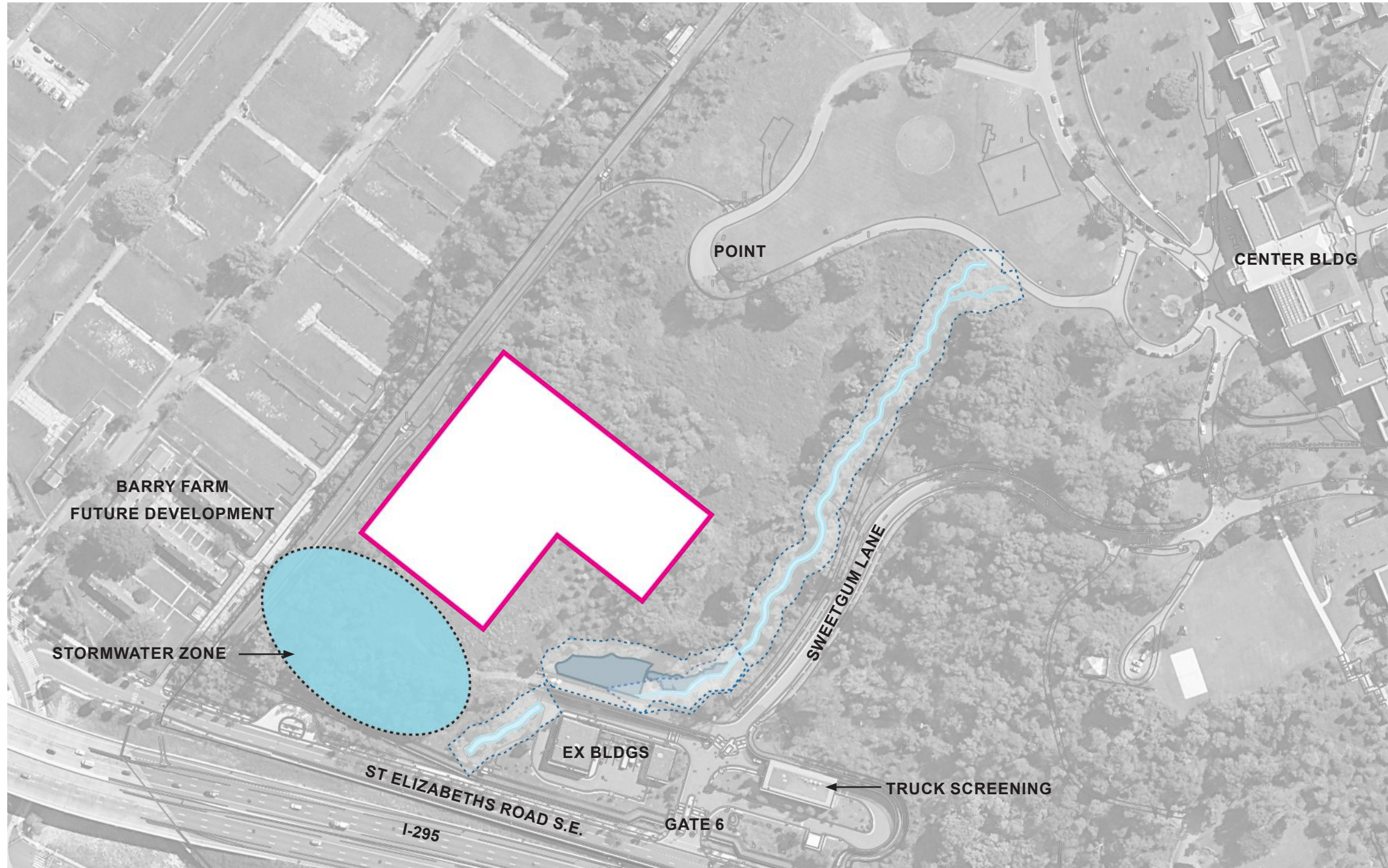
SITE DESIGN GOALS

SCREEN VIEW OF GARAGE FROM BARRY FARM, RT. 294, AND THE POINT



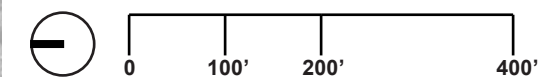
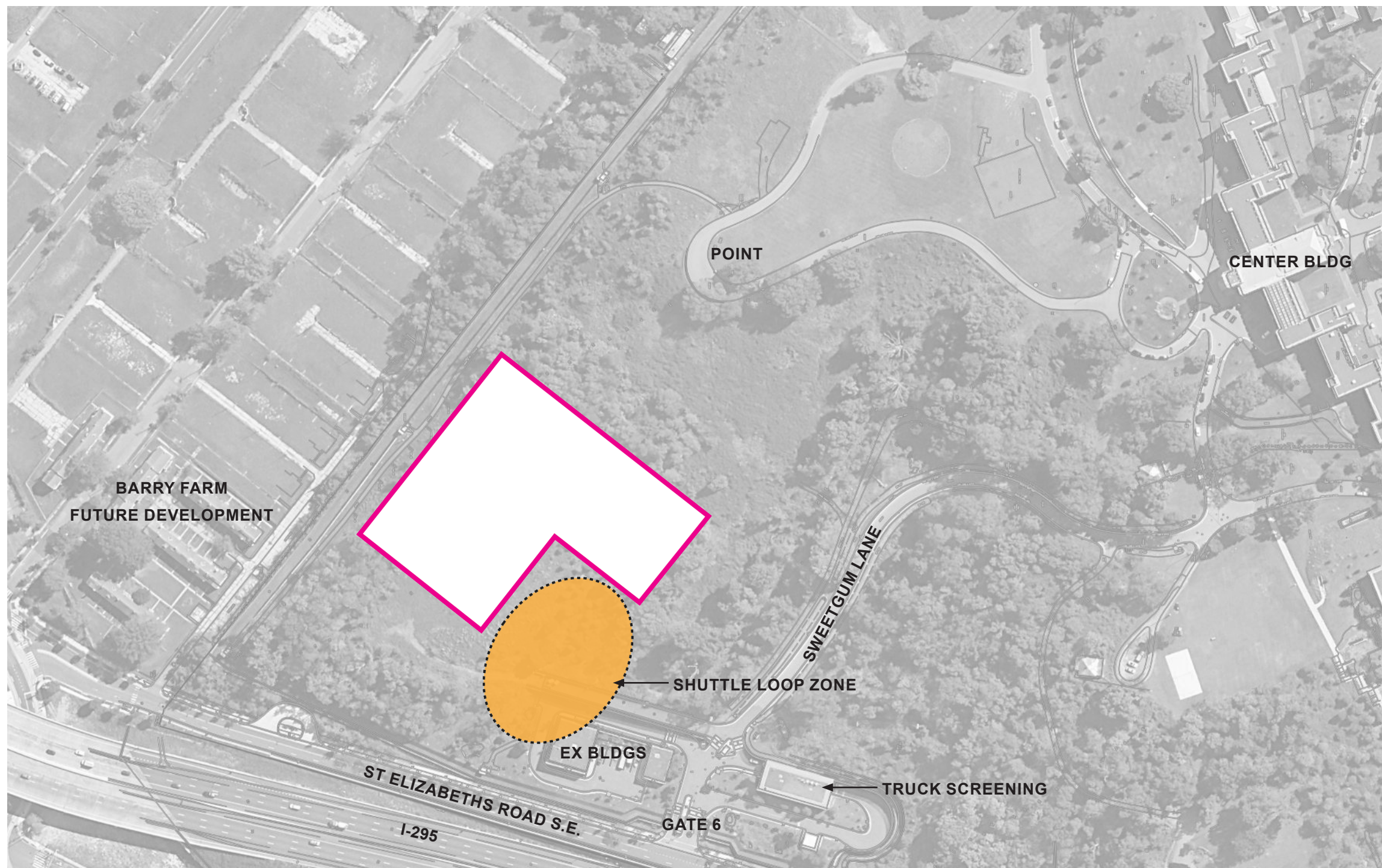
SITE DESIGN GOALS

INCORPORATE STORMWATER MANAGEMENT ELEMENTS INTO THE DESIGN AND MAINTAIN THE EXISTING EPHEMERAL STREAM AND WETLAND



SITE DESIGN GOALS

PROVIDE SHUTTLE DROP-OFF



SITE DESIGN GOALS

USE NATIVE AND ADAPTED PLANTINGS AND RESTORE TREE CANOPY HISTORICALLY PRESENT ON CAMPUS





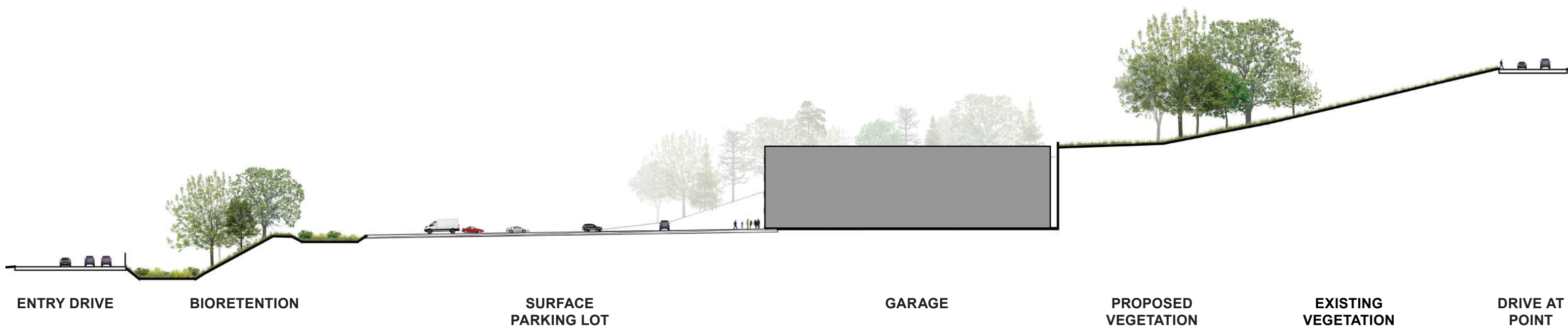
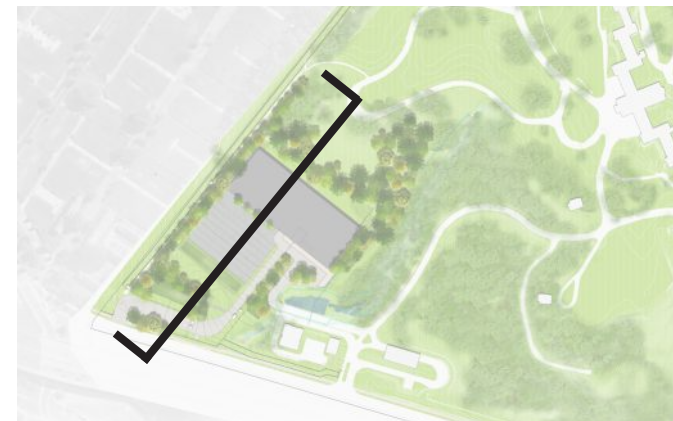
3

PROPOSED SITE DESIGN

PROPOSED SITE PLAN - TREES AND BIORETENTION AREAS



EAST - WEST SITE SECTION LOOKING NORTH



ENTRY DRIVE

BIORETENTION

SURFACE
PARKING LOT

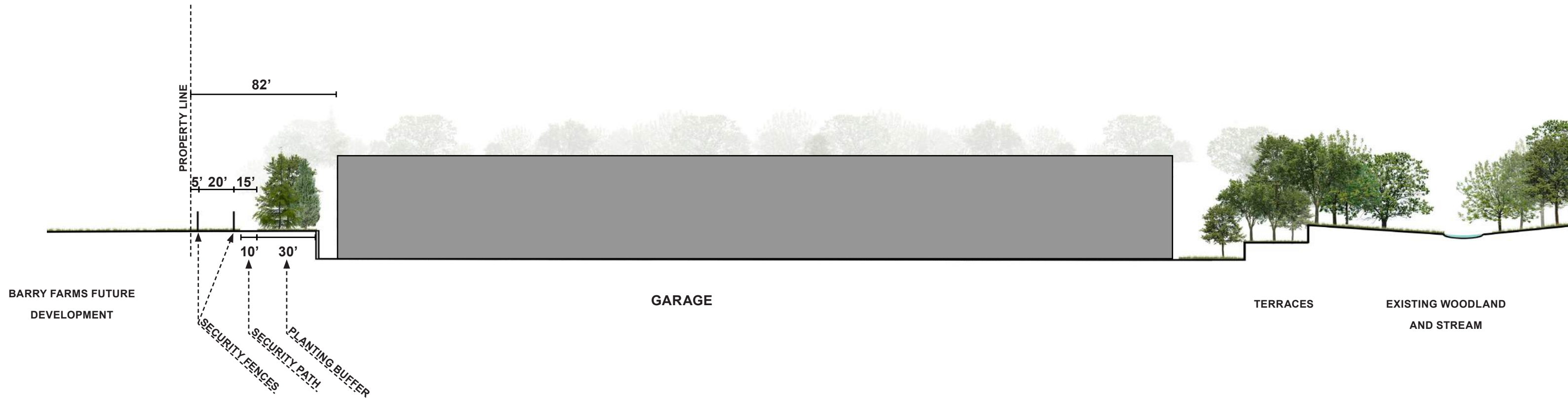
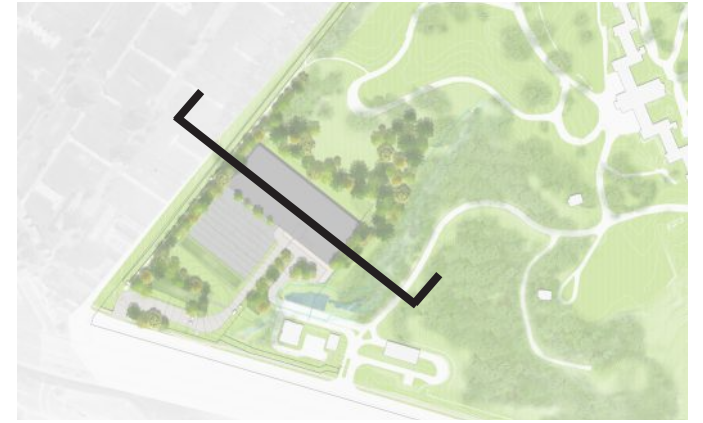
GARAGE

PROPOSED
VEGETATION

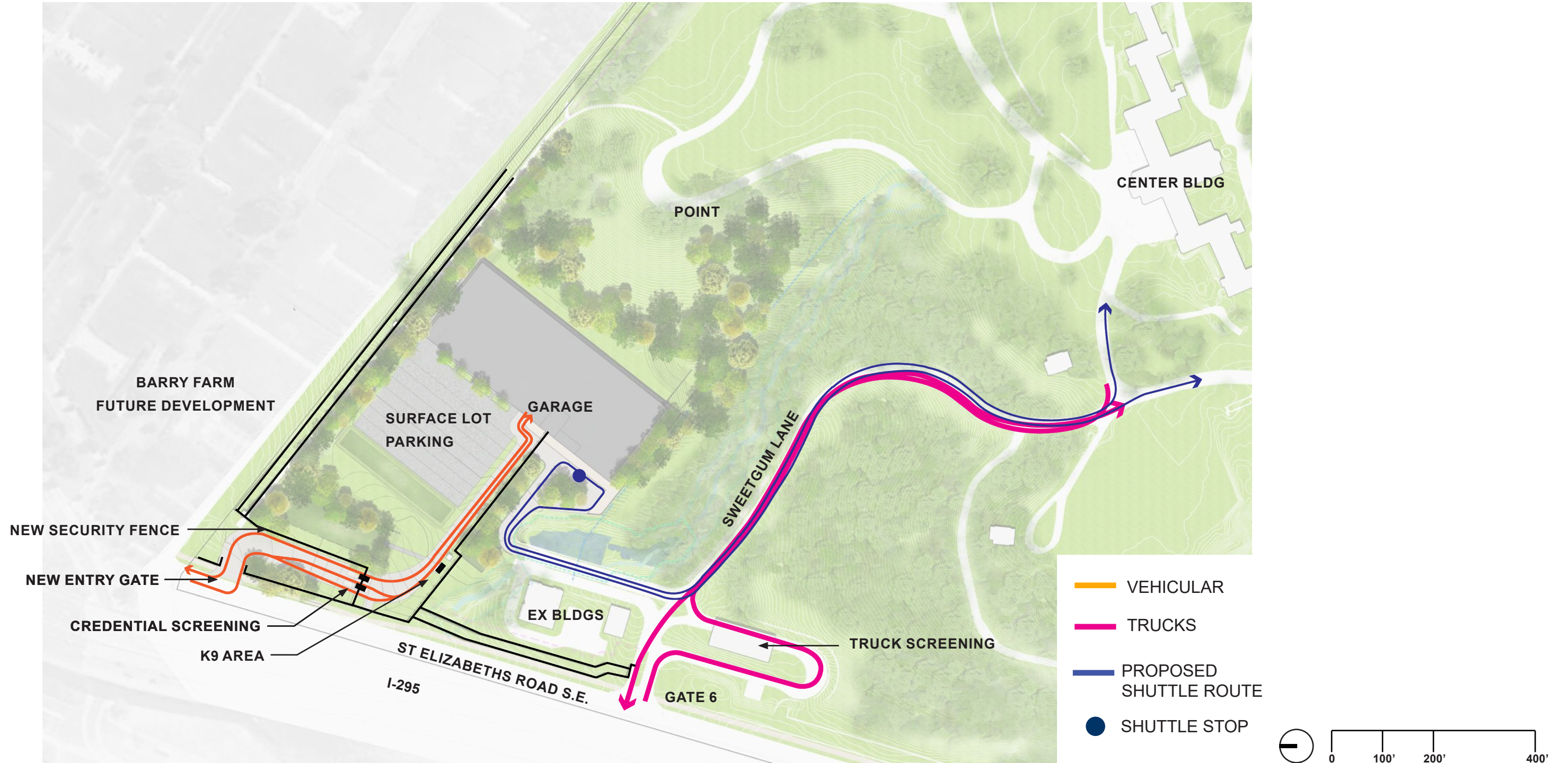
EXISTING
VEGETATION

DRIVE AT
POINT

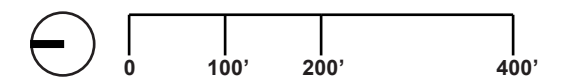
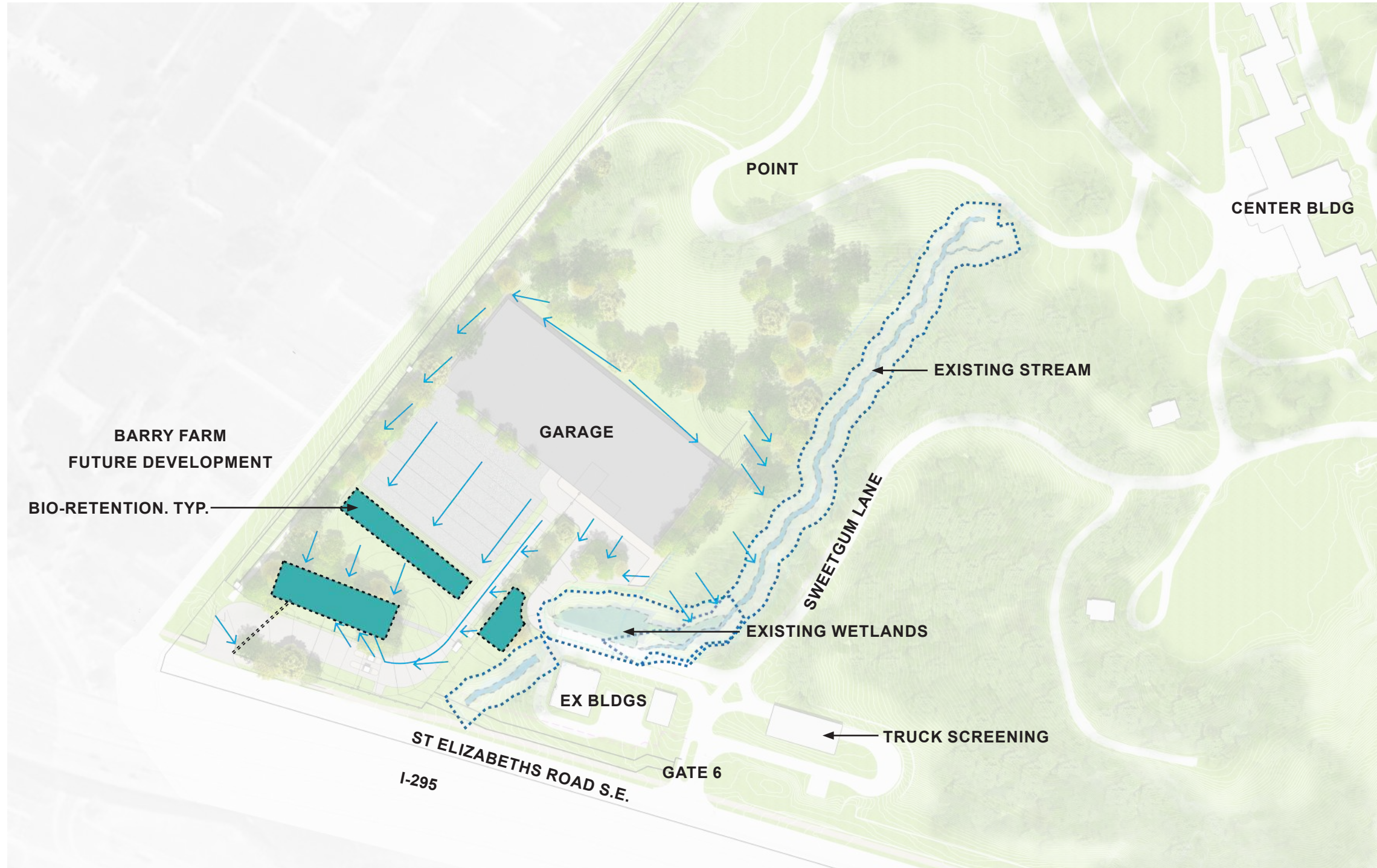
NORTH-SOUTH SITE SECTION LOOKING EAST



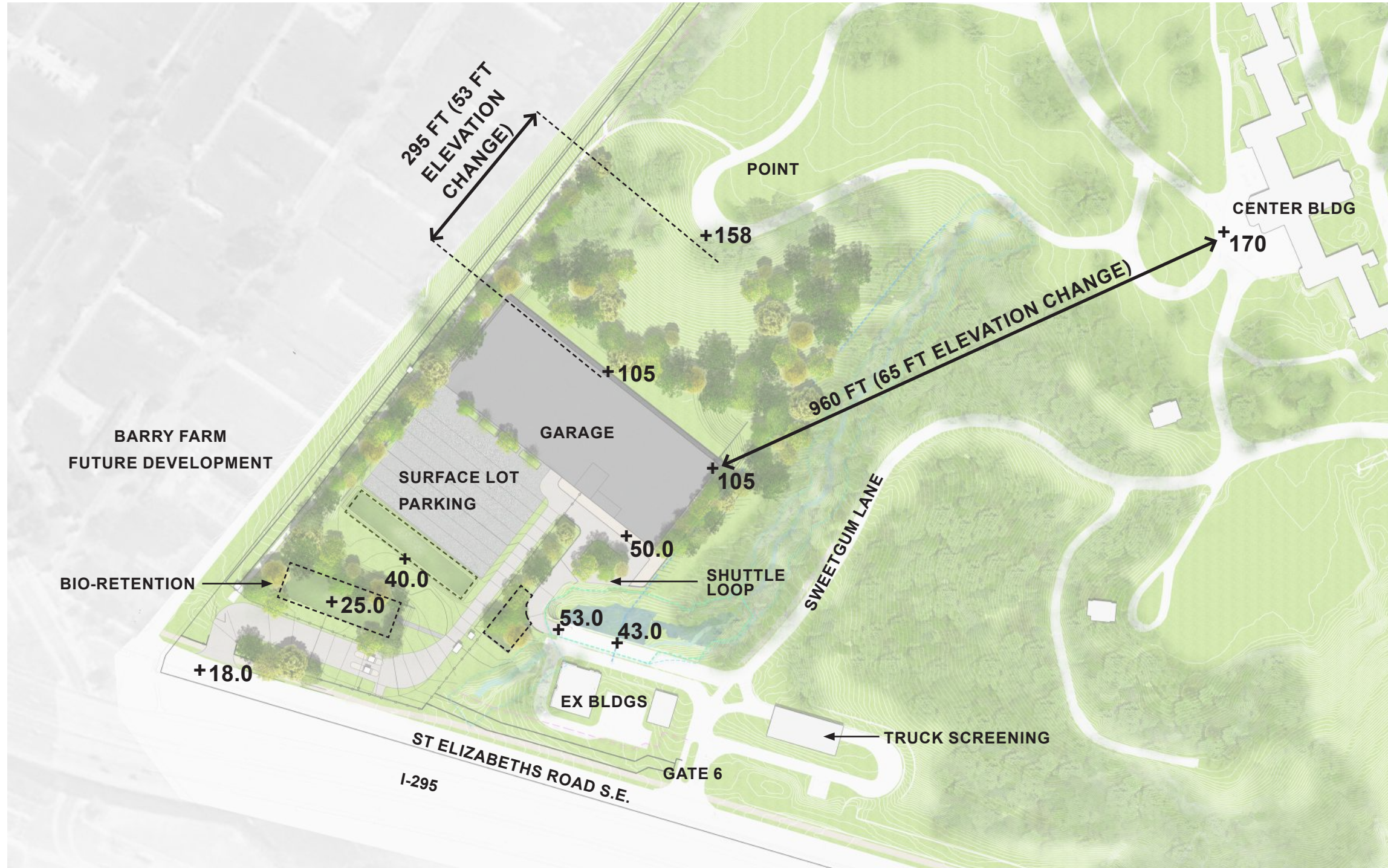
PROPOSED CIRCULATION AND STRUCTURES



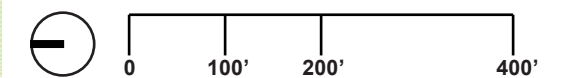
PROPOSED STORMWATER DIAGRAM



PROPOSED TOPOGRAPHY AND ELEVATIONS



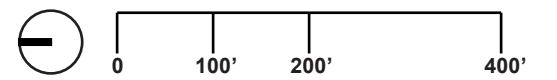
- APPROXIMATELY 53 FEET OF ELEVATION CHANGE FROM THE POINT TO THE TOP OF THE GARAGE
- APPROXIMATELY 32 FEET OF ELEVATION CHANGE FROM THE GARAGE ENTRANCE TO THE NEW GATE AT ST. ELIZABETHS ROAD S.E.



PROPOSED PLANTING AND VIEWS



 VIEWSHEDS



PLANTING CONCEPT - REGIONAL CONTEXT

PIEDMONT PHYSIOGRAPHIC REGION



PLANT COMMUNITIES

MESIC MIXED HARDWOOD FOREST

The most common type of plant community, sandwiched between the most- and least-fertile soils on moderate slopes, this forest is made of American Beech, Oak, and Tulip trees.

BASIC MESIC HARDWOOD FOREST

Found in low-lying areas with moist, fertile soils, this type of forest is the most diverse. Look for large-diameter Tulip trees, Sugar maples, Mayapples, and Paw Paws.



LANDSCAPE TRANSECT - ECOTONES

UPLAND WOODLAND

MIXED MESIC HARDWOOD FOREST - INCLUDES TULIP POPLARS, MAPLES, OAKS, AND HICKORY TREES

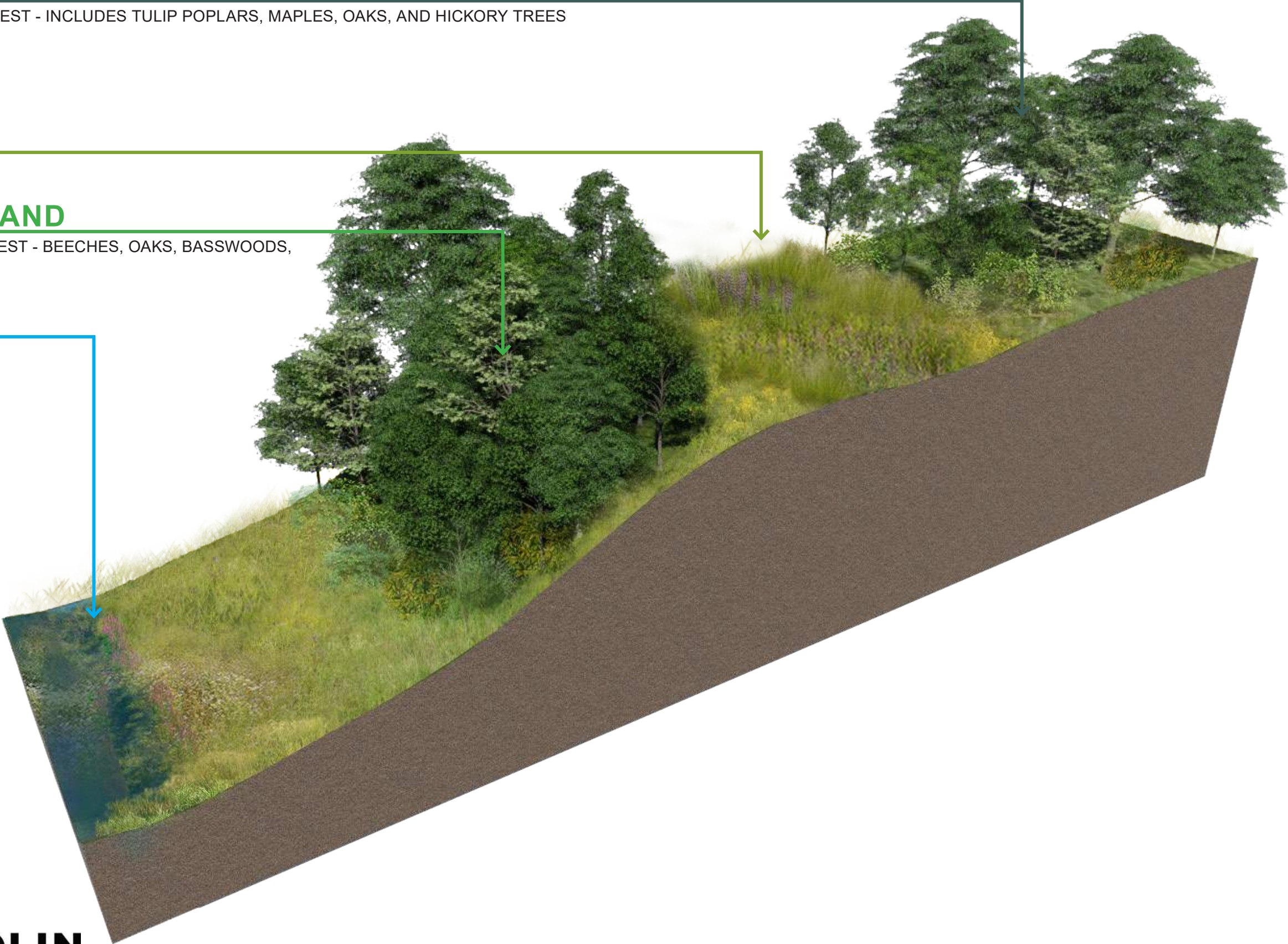
MEADOW

RAVINE WOODLAND

BASIC MESIC HARDWOOD FOREST - BEECHES, OAKS, BASSWOODS, AND TULIP TREES

RIPARIAN EDGE

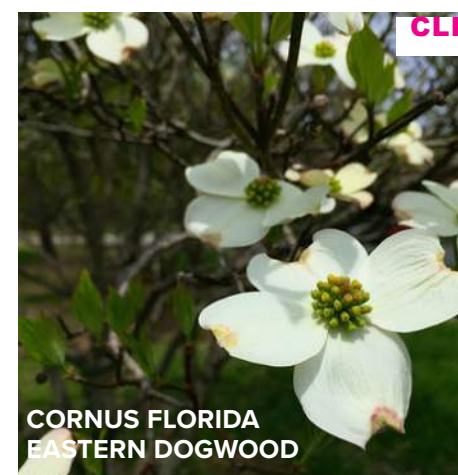
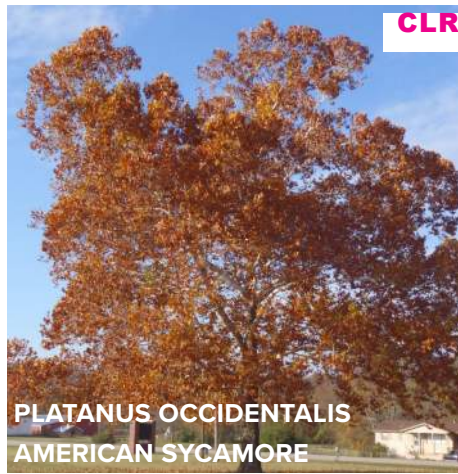
VEGETATED SWALE



PLANTING CONCEPT



PLANTING PALETTE - SELECT TREE SPECIES



PLANTING PALETTE - SELECT SHRUB AND GROUNDCOVER PLANTINGS

RAVINE WOODLAND



ARONIA MELANOCARPA
BLACK CHOKEBERRY



CALLICARPA AMERICANA
AMERICAN BEAUTYBERRY



THALICTRUM
THALICTROIDES
RUE ANEMONE



CAREX AMPHIBOLA
CREEK SEDGE



PHLOX DIVARICATA
LENTEN ROSE



ILEX VERTICILLATA
WINTERBERRY HOLLY



SYMPHORICARPOS ALBUS
COMMON WHITE
SNOWBERRY



HELLEBORUS ORIENTALIS
LENTEN ROSE



HEUCHERA AMERICANA
AMERICAN ALUMROOT



TIARELLA CORDIFOLIA
FOAMFLOWER

MEADOW



ECHINACEA PURPUREA
CONEFLOWER



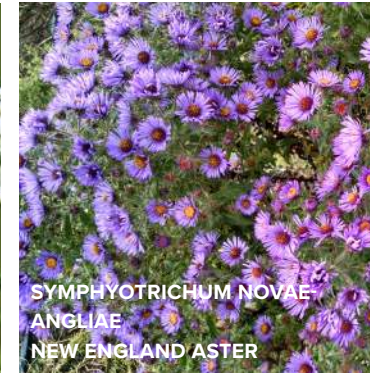
ASCLEPIAS EXALTATA
POKE MILKWEED



HELIOPSIS HELIANTHOIDES
FALSE SUNFLOWER



ASCLEPIAS VERTICILLATA
WHORLED MILKWEED



SYMPHYOTRICHUM NOVAE
ANGLIAE
NEW ENGLAND ASTER



LIATRIS SPICATA
DENSE BLAZING STAR



PANICUM VIRGATUM
SWITCH GRASS



RUDBECKIA HIRTA
BLACK-EYED SUSAN



SCHIZACHYRIUM SCOPARIUM
LITTLE BLUESTEM GRASS



PANICUM VIRGATUM
'SHENANDOAH' RED SWITCHGRASS

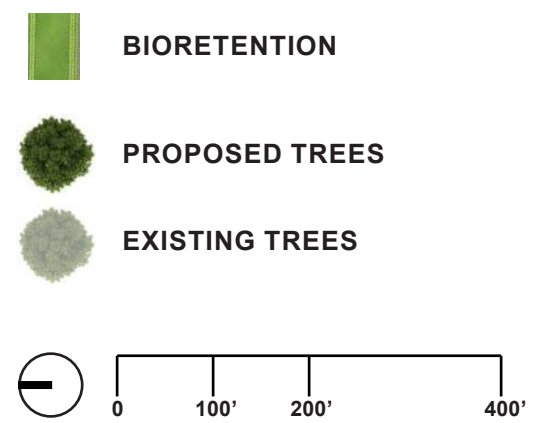


BOUTELOUA CURTIPENDULA
SIDE OATS GRAMA



ASCLEPIAS INCARNATA
SWAMP MILKWEED

PROPOSED SITE PLAN





4 PROPOSED GARAGE DESIGN

MAKING FEDERAL ARCHITECTURE BEAUTIFUL AGAIN - EXECUTIVE ORDER



By the authority vested in me as President by the Constitution and the laws of the United States of America, it is hereby ordered:

Section 1. Purpose. The Founders, in line with great societies before them, attached great importance to Federal civic architecture. They wanted America's public buildings to inspire the American people and encourage civic virtue. President George Washington and Secretary of State Thomas Jefferson consciously modeled the most important buildings in Washington, D.C., on the classical architecture of ancient Athens and Rome. They sought to use classical architecture to visually connect our contemporary Republic with the antecedents of democracy in classical antiquity, reminding citizens not only of their rights but also their responsibilities in maintaining and perpetuating its institutions.

Washington and Jefferson personally oversaw the competitions to design the Capitol Building and the White House. Under the direction and following the vision of these two Founders, Pierre Charles L'Enfant designed the Nation's capital as a classical city. For approximately a century and a half following America's founding, America's Federal architecture continued to be characterized by beautiful and beloved buildings of largely, though not exclusively, classical design. In the 1960s, the Federal Government largely replaced traditional designs for new construction with modernist and brutalist ones.

The Federal architecture that ensued, overseen by the General Services Administration (GSA), was often unpopular with Americans. The new buildings ranged from

in the public found

plishing the Design
provide visual testimony to
overnment." Unfortunately,
ence Program, GSA has
gard for local input or
ecture sometimes
le who the buildings are
even visibly identifiable as

re to address these
ings serve their clients, the

uld uplift and beautify public
and command respect from
s civic buildings and, as
cture — particularly
a set forth in this subsection
ldings. In the District
default architecture
sitating another kind

ldings diverges from the
on, great care and
nds respect from the
dignity, enterprise, vigor,

eral public buildings that do
n, the feasibility and
should be examined.
ven substantial
r.

and
ed to cost more than \$50
ot include infrastructure
hat grew out of the
ed by a massive and
-scale use of exposed

derived from the forms,
oman antiquity, and as later
cts as Alberti, Brunelleschi,
Robert Adam, John Soane,
amin Henry Latrobe, Robert
oners as Julian Abele, Daniel
Pope, Julia Morgan, and the
ses such styles as
nd Art Deco.

ecture generally known as
hat features fragmentation,
e appearance of instability.
ot:
structors or professors of
y other organization, whose
e design, construction, or
ion 3301(a)(5) of title 40,
as defined herein, and also
Romanesque, Second

anean styles of architecture
the Bureau of Economic
2025 as the base year.
utive departments and
the following Guiding

ilities in an architectural
ignity, enterprise, vigor, and
en ability to meet these
rred modes of architectural
lternative styles in
d on the choice of designs
uld be paid to the
reflect the regional
ldings are located. Where
with emphasis on the work of
ruction practice and
ability. Buildings
uld be accessible to

d the aspirations and
ession, and not vice versa.
held where appropriate. The
additional architecture
esign contracts.
be considered the first step
eration with local agencies.
streets and public places of
ldings should be located so
ces (Administrator) shall
nd 4 of this order, and shall

orate such policies and
ng, assisting with, or
e Federal public buildings
nce with, classical or

sign, for an individual
develop GSA procedures,
ng design evaluations or
g is selected pursuant to a
ted States Code, list
alized experience and
e substantive weight to
ed to phase two; and
States Code, make
is order a critical
the Chief Architect of GSA
uildings Service involved in

to a design competition, the
s applicable, designers with
uch competition and shall,
h modes are advanced to
sign for a new applicable
itecture set forth in
activist architecture or any
, the Administrator shall
or Domestic Policy not less
curring substantial
e Administrator proposes

selecting such design is
beautiful and reflective of
stem of self-government as

, including estimated
d lifecycle; and
e seriously considered for
esigns, including estimated
ted lifecycles.

onstrued to impair or

or agency, or the head

nt and Budget relating to

ple law and subject to the
ht or benefit, substantive
ainst the United States,
, or agents, or any

he General

to approve such design, including:

MAKING FEDERAL ARCHITECTURE BEAUTIFUL AGAIN - EXECUTIVE ORDER

REGIONAL HERITAGE

- **Sec.2 Policy (a)** ‘Applicable Federal public buildings should uplift and beautify public spaces, inspire the human spirit, ennoble the United States, and command respect from the general public. They should also be visually identifiable as civic buildings and, as appropriate, RESPECT REGIONAL ARCHITECTURAL HERITAGE.”

DIGNITY, VIGOR, + STABILITY

- **Sec.2 Policy (b)** ‘Great care and consideration must be taken to choose A DESIGN THAT COMMANDS RESPECT FROM THE GENERAL PUBLIC AND CLEARLY CONVEYS TO THE GENERAL PUBLIC THE DIGNITY, VIGOR, AND STABILITY of America’s system of self-government.”

TRADITIONAL PRINCIPLES

- **Sec.3 Definitions (c)**
“Classical architecture means the architectural tradition derived from the FORMS, PRINCIPLES, AND VOCABULARY OF THE ARCHITECTURE OF GREEK AND ROMAN ANTIQUITY... Classical architecture encompasses such styles as Neoclassical, Georgian, Federal, Greek Revival, Beaux-Arts, and Art Deco.”

HUMANISTIC ARCHITECTURE

- **Sec.2 Definitions (g)** ‘TRADITIONAL ARCHITECTURE includes classical architecture, as defined herein, and ALSO INCLUDES THE HISTORIC HUMANISTIC ARCHITECTURE such as Gothic, Romanesque, Second Empire, Pueblo Revival, Spanish Colonial, and other Mediterranean styles..”

REGIONAL ARCHITECTURE | WASHINGTON DC

CIVIC BUILDINGS



TREASURY BUILDING, 1842
NEOCLASSICAL REVIVAL



NATURAL HISTORY MUSEUM, 1911
BEAUX-ARTS



NATIONAL ARCHIVES BUILDING, 1935
NEOCLASSICAL REVIVAL



SMITHSONIAN CASTLE, 1855
ROMANESQUE REVIVAL



YATES FEDERAL BUILDING, 1880
ROMANESQUE REVIVAL



NATIONAL BUILDING MUSEUM, 1887
ITALIAN RENAISSANCE REVIVAL

HISTORIC SITE ARCHITECTURE | ST. ELIZABETHS

AERIAL LOOKING SOUTH ~1950



HISTORIC SITE ARCHITECTURE | ST. ELIZABETHS

PLATEAU BUILDINGS



CENTER BUILDING, 1855
GOTHIC REVIVAL



ADMIN. BUILDING 74, 1903
ITALIAN RENAISSANCE REVIVAL



HITCHCOCK HALL, 1910
ITALIAN RENAISSANCE REVIVAL



ADMIN. BUILDING 75, 1904
ITALIAN RENAISSANCE REVIVAL



ADMIN. BUILDING 73, 1904
ITALIAN RENAISSANCE REVIVAL



'L' BUILDING 64, 1904
ITALIAN RENAISSANCE REVIVAL

HISTORIC SITE ARCHITECTURE | ST. ELIZABETHS
SUPPORT BUILDINGS



PUMPING STATION, 1901



SHOPS BUILDING, 1950



POWER HOUSE, 1908

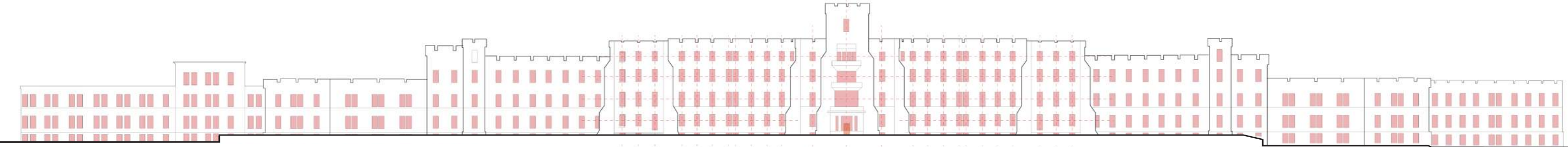


HAGAN HALL, 1942

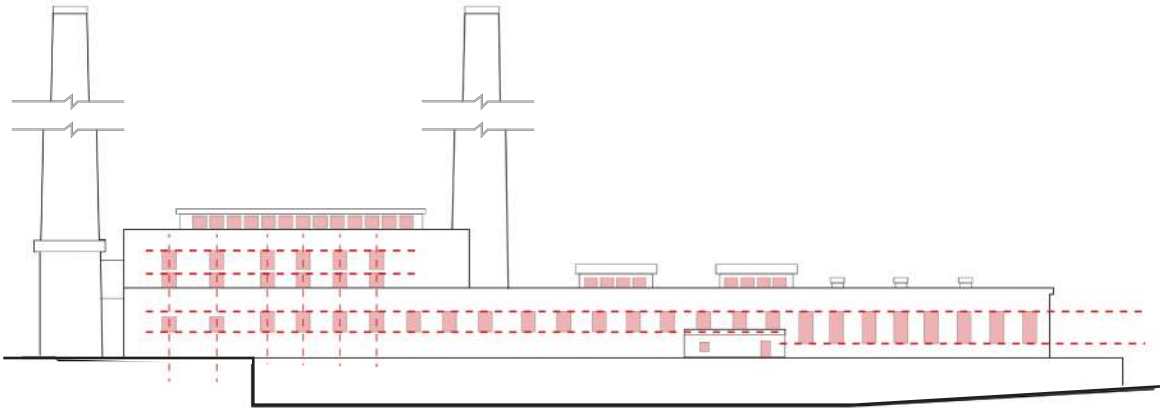


ICE HOUSE, 19XX

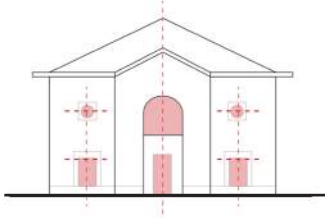
SITE ARCHITECTURE | ST. ELIZABETHS CAMPUS



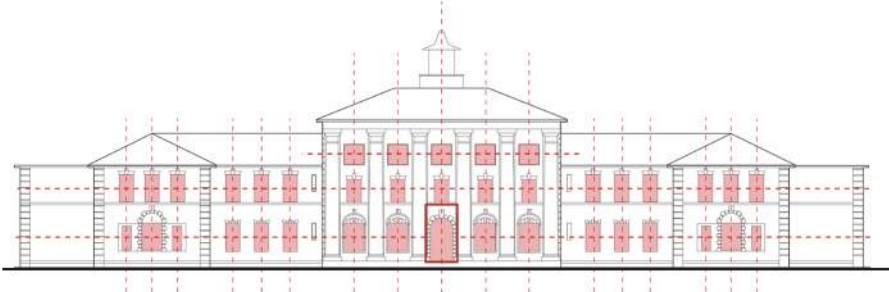
CENTER BUILDING



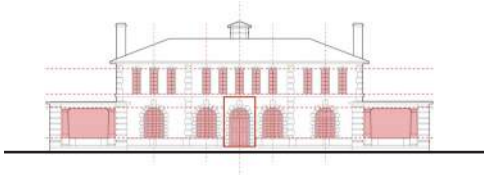
POWER HOUSE



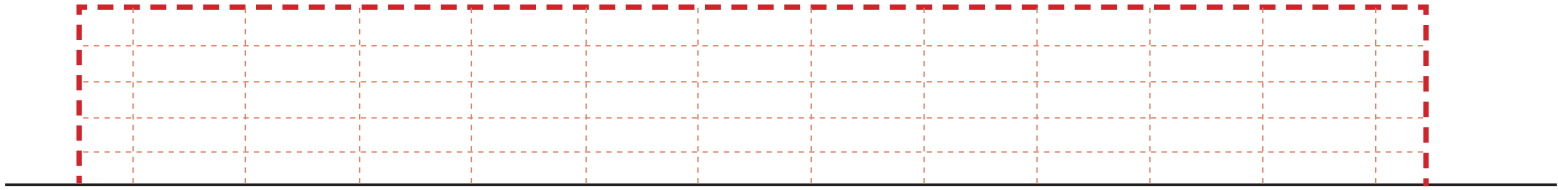
HITCHCOCK



ADMIN. BUILDING 74

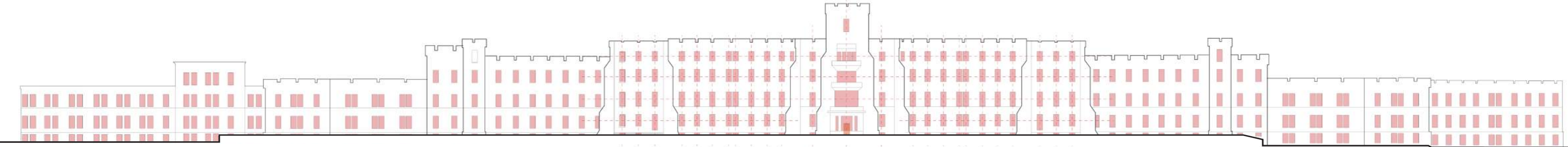


ADMIN. BUILDING 75

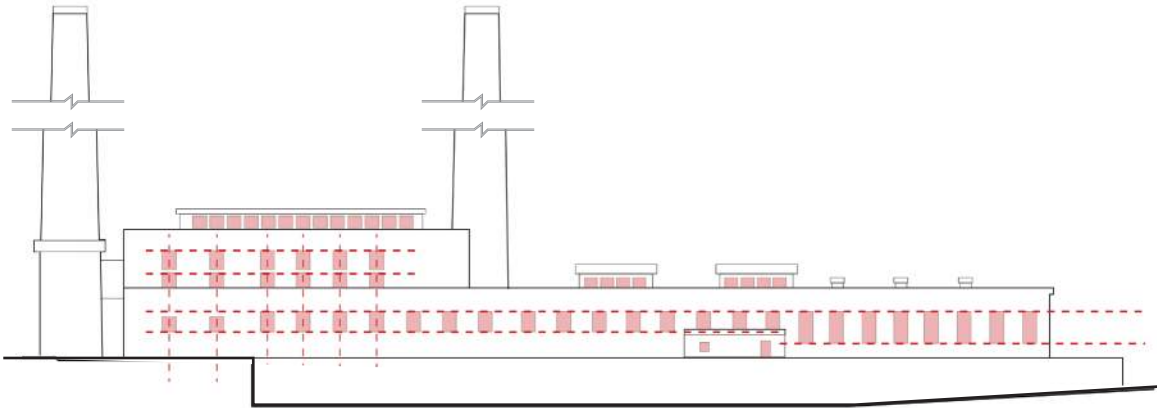


GATE 7 GARAGE (OUTLINE)

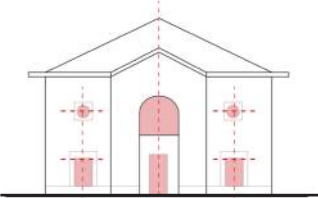
SITE ARCHITECTURE | ST. ELIZABETHS CAMPUS



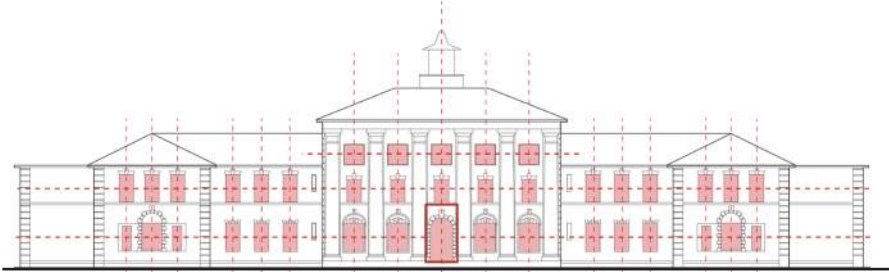
CENTER BUILDING



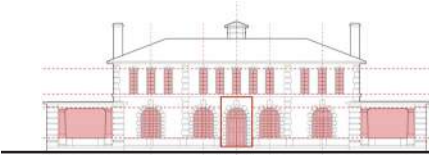
POWER HOUSE



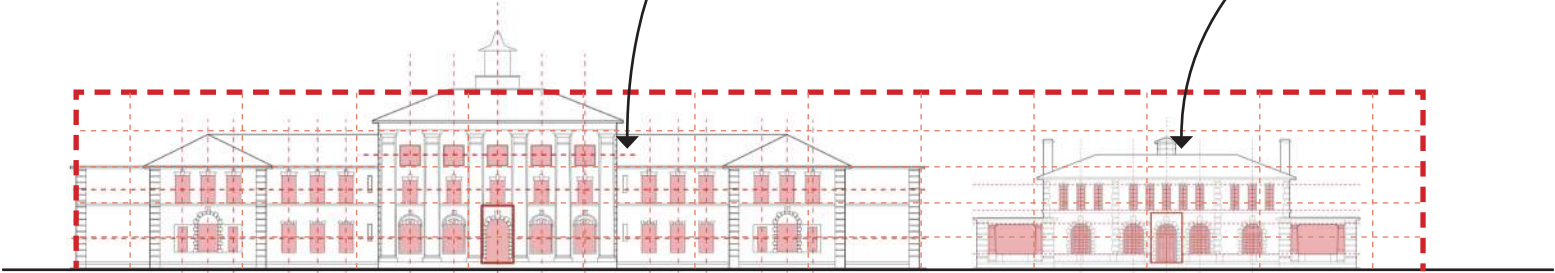
HITCHCOCK



ADMIN. BUILDING 74

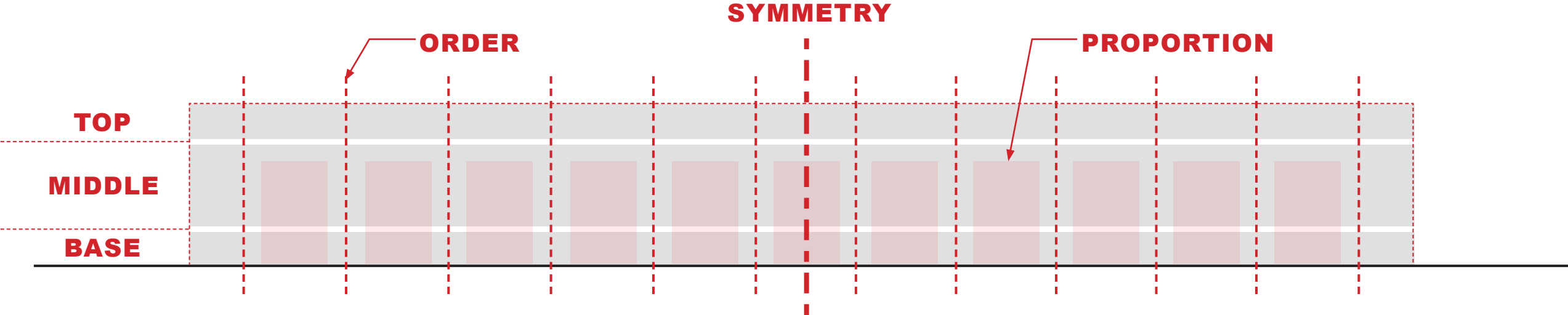


ADMIN. BUILDING 75



GATE 7 GARAGE - ADMIN ROW OVERLAY

FACADE DESIGN PRINCIPLES



REGIONAL HERITAGE



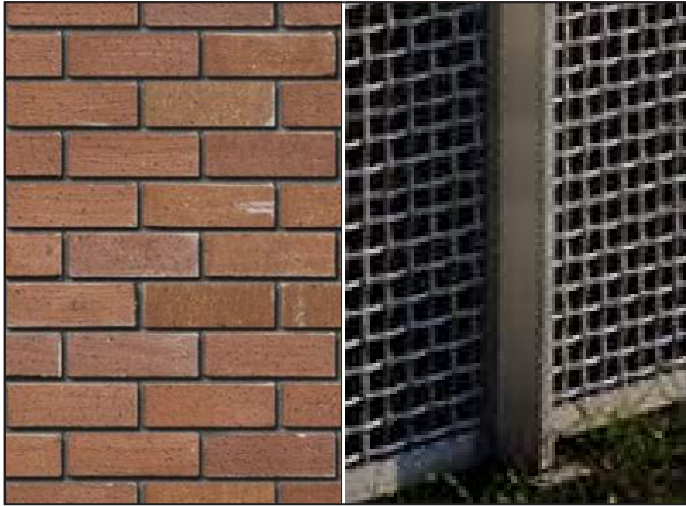
ST. ELIZABETHS RESIDENCES, EAST CAMPUS

DIGNITY + VIGOR



NATIONAL BUILDING MUSEUM - MONTGOMERY C. MEIGS

HARMONY + SCALE



ELEVATIONS

- LEVEL 5
- LEVEL 4
- LEVEL 3
- LEVEL 2
- LEVEL 1



01 - WEST ELEVATION

- LEVEL 5
- LEVEL 4
- LEVEL 3
- LEVEL 2
- LEVEL 1



PORTION OF BUILDING CONCEALED BEYOND RETAINING WALL
(SHOWN SCREENED)

02 - NORTH ELEVATION

- LEVEL 5
- LEVEL 4
- LEVEL 3
- LEVEL 2
- LEVEL 1



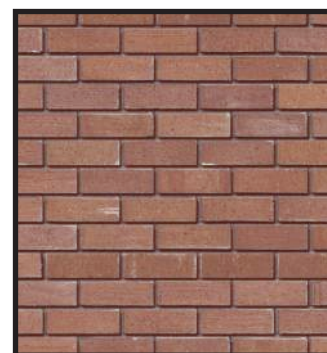
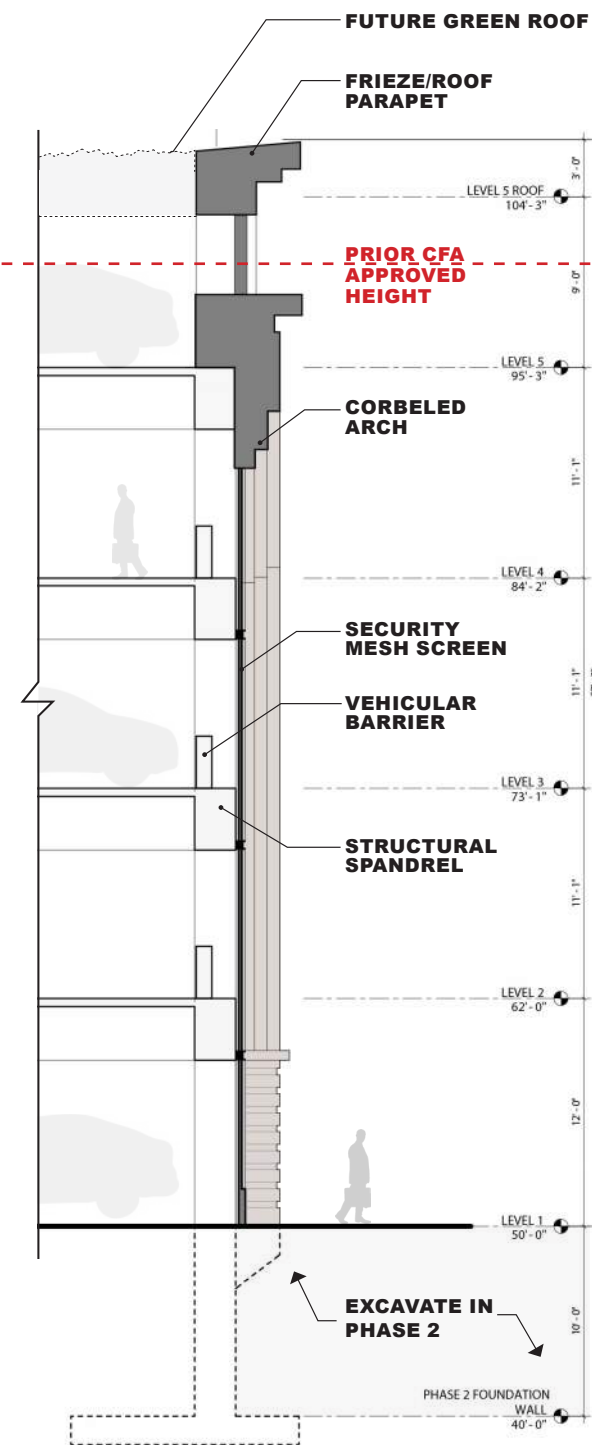
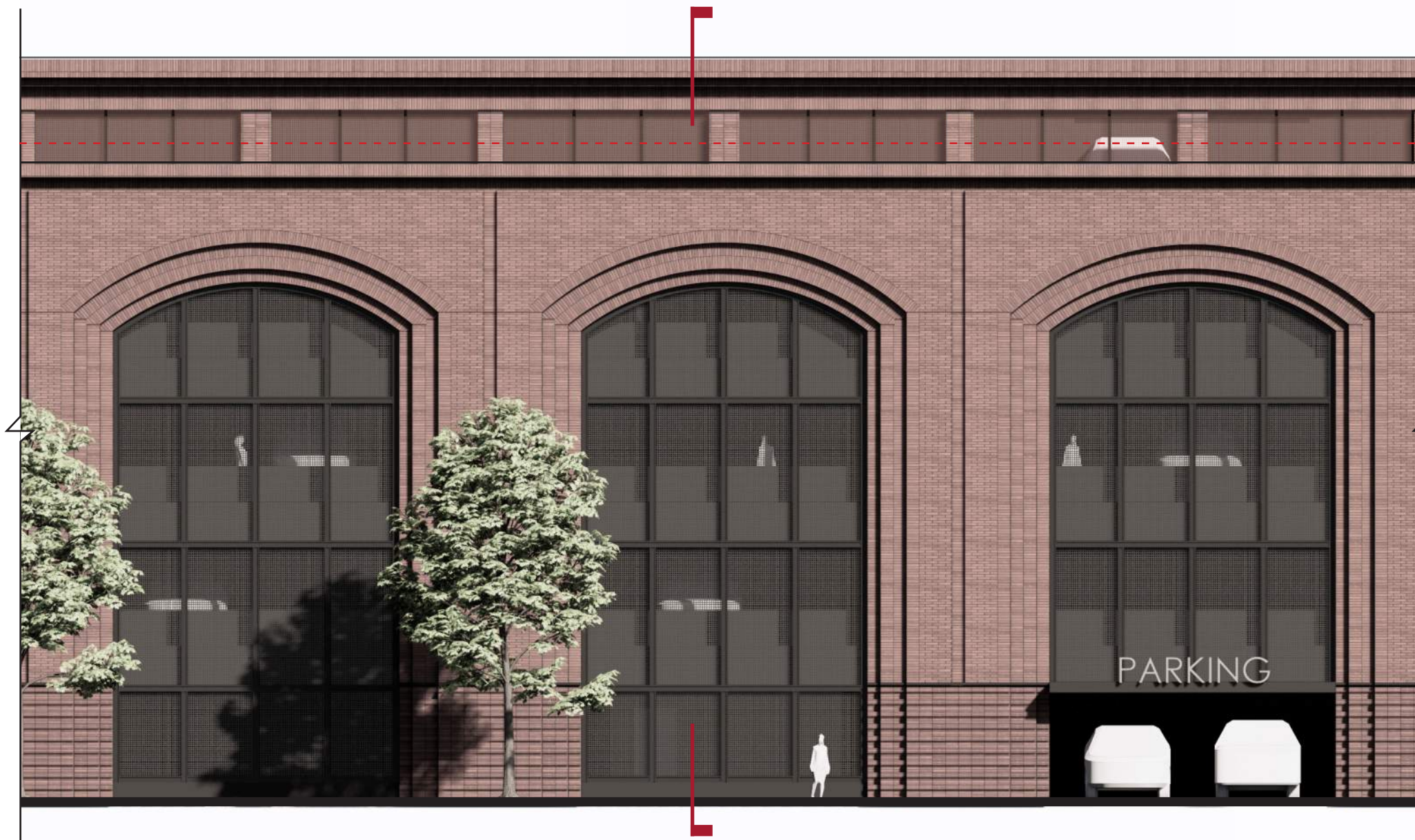
PORTION OF BUILDING CONCEALED BEYOND RETAINING WALL
(SHOWN SCREENED)

03 - SOUTH ELEVATION

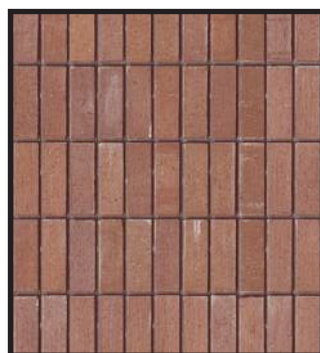


ZGF **OLIN**

PROPOSED FACADE DESIGN - ENLARGED ELEVATION + SECTION



RUNNING BOND BRICK



VERTICAL STACK BOND BRICK

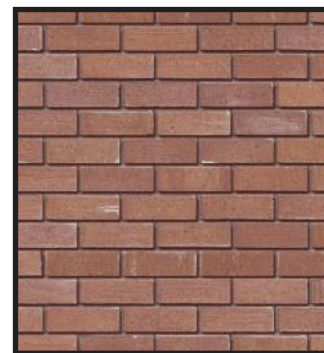
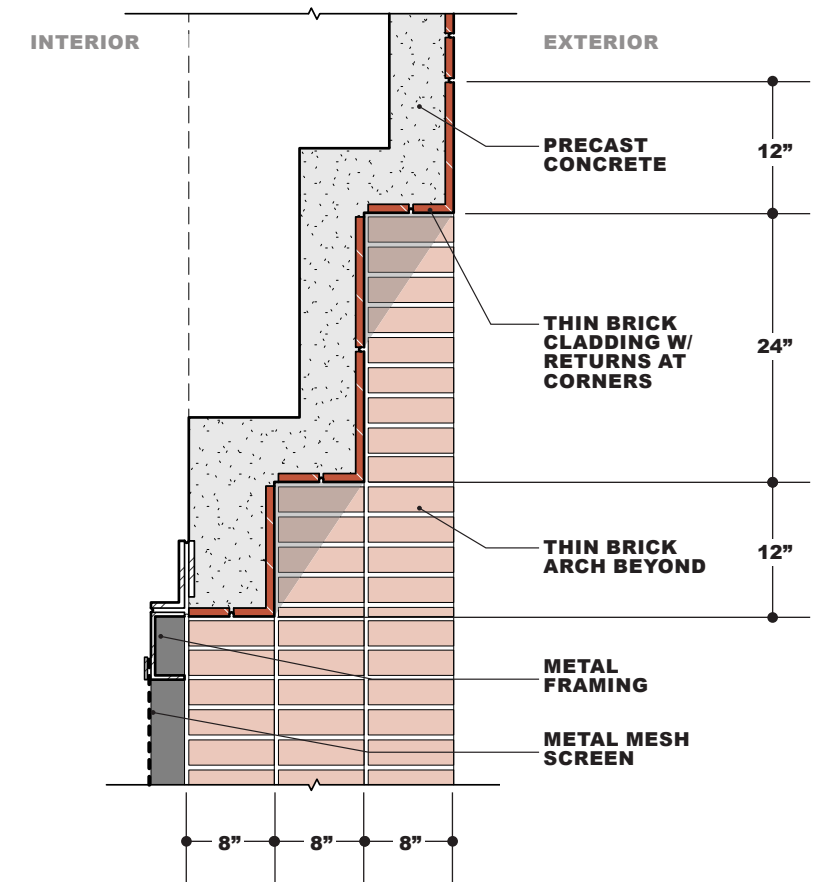


HORIZONTAL STACK BOND BRICK + ARTICULATION



METAL MESH + FRAMING (SECURITY REQ)

PROPOSED FACADE DESIGN - ENLARGED ELEVATION + DETAIL SKETCH



RUNNING BOND BRICK



VERTICAL STACK BOND BRICK



HORIZONTAL STACK BOND BRICK + ARTICULATION

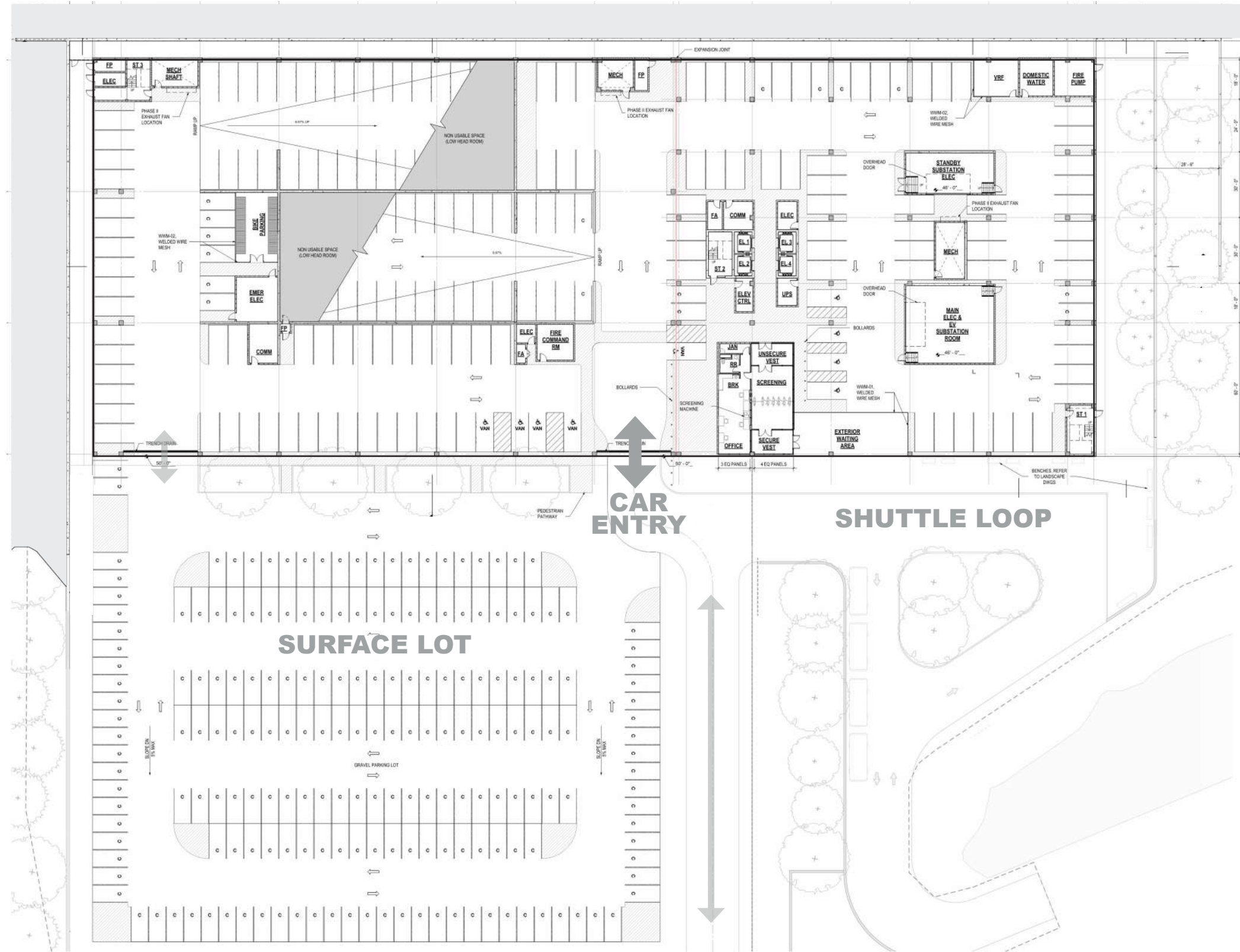


METAL MESH + FRAMING (SECURITY REQ)

GROUND LEVEL PLAN

TOTAL PARKING STALLS
1,200

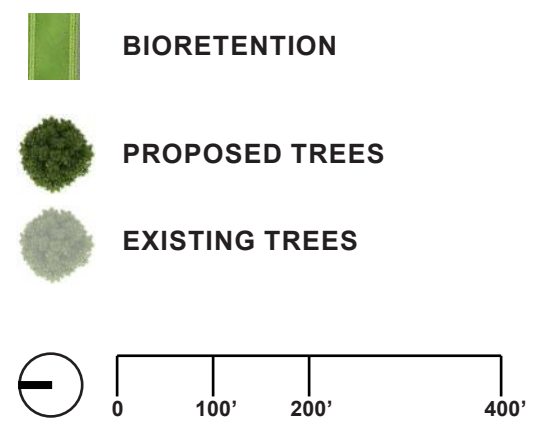
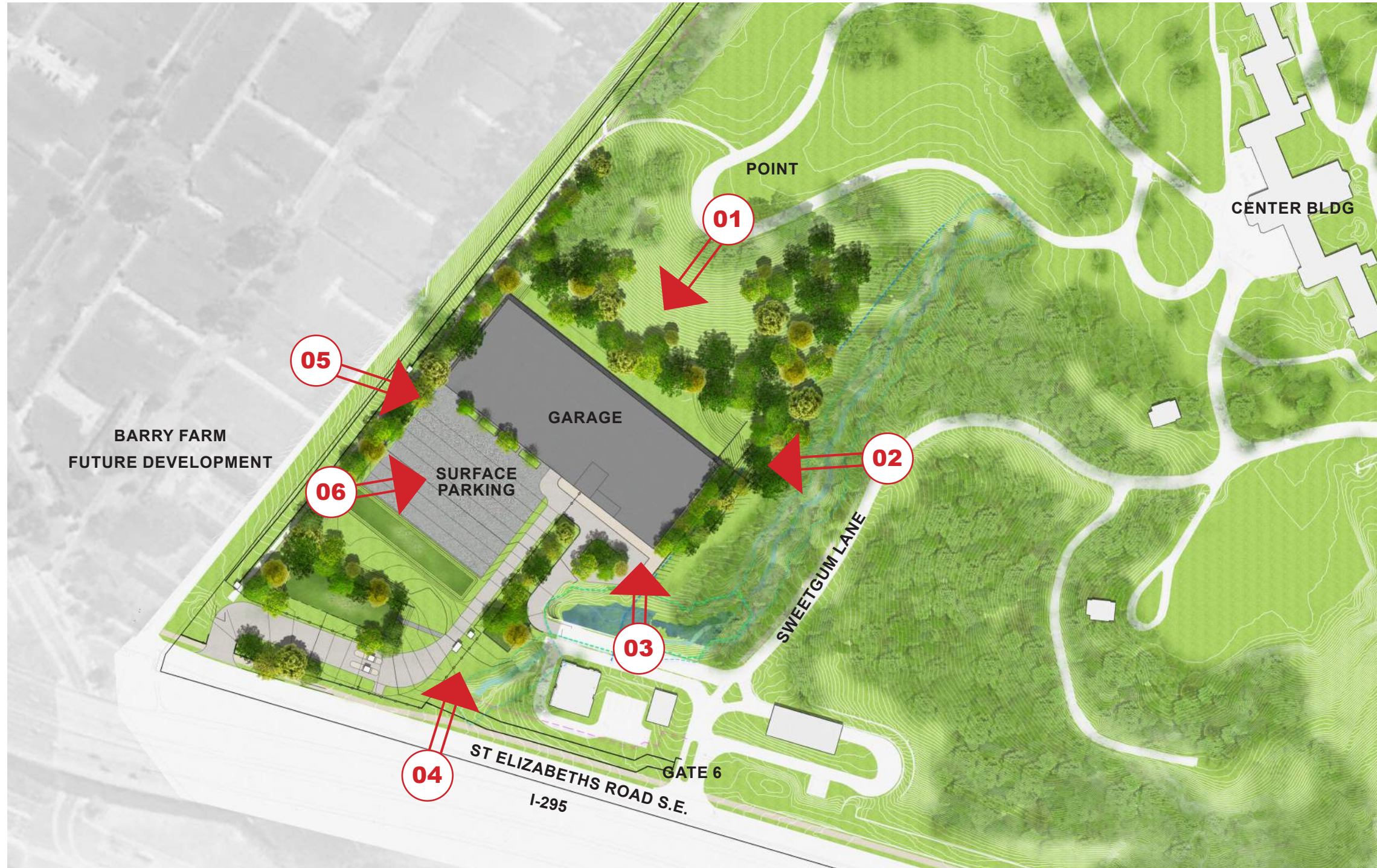
TOTAL GSF
394,000



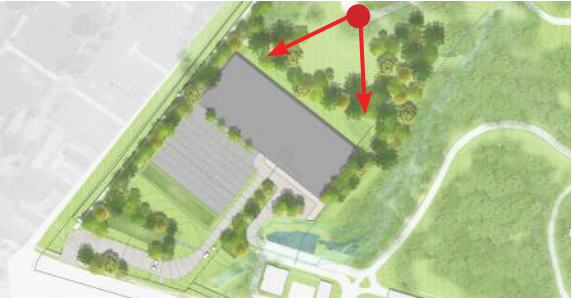
ZGF OLIN



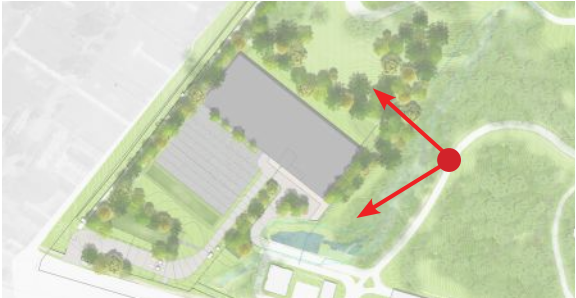
PERSPECTIVE SITE VIEWS



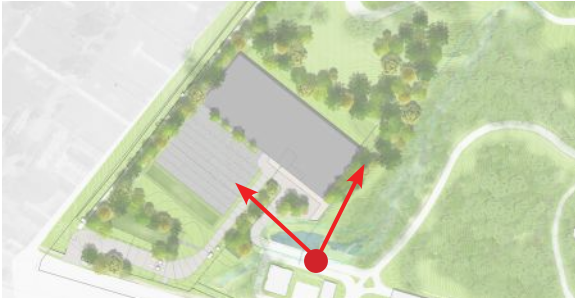
VIEW 01 - FROM POINT LOOKING WEST



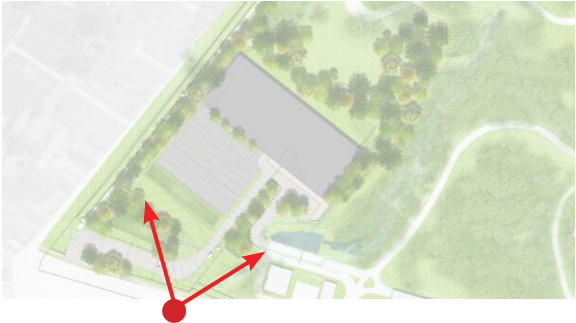
VIEW 02 - FROM SWEETGUM LANE



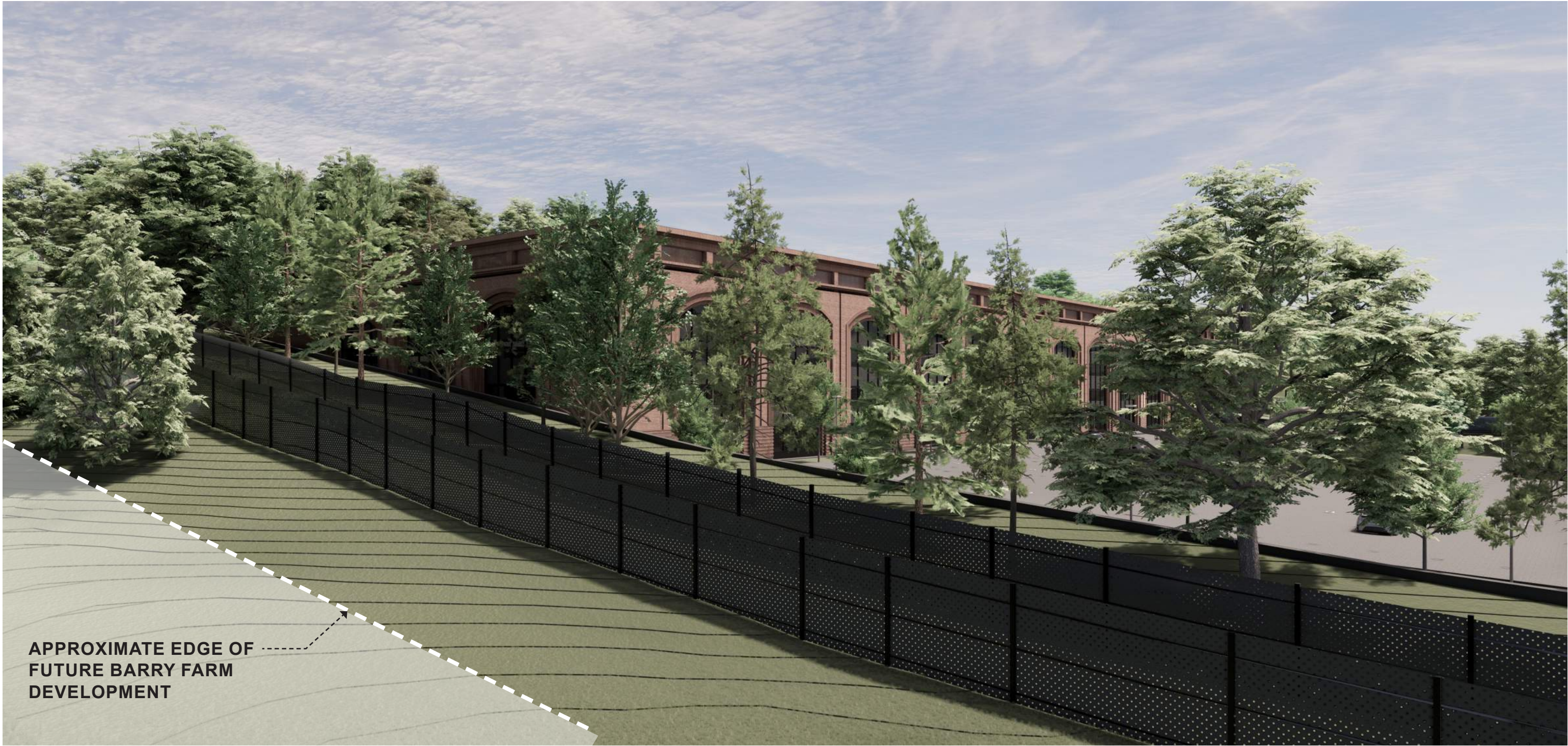
VIEW 03 - OVER SHUTTLE LOOP LOOKING NORTH



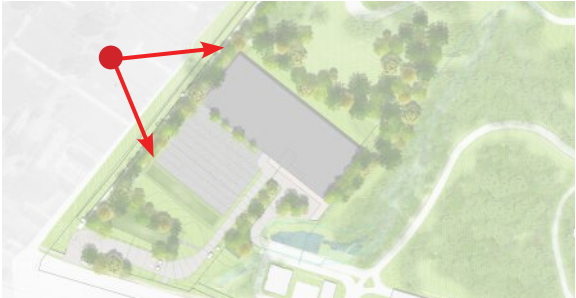
VIEW 04 - FROM I-295



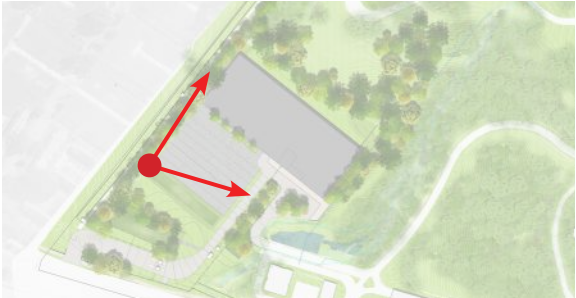
VIEW 05 - FROM BARRY FARM LOOKING SOUTH



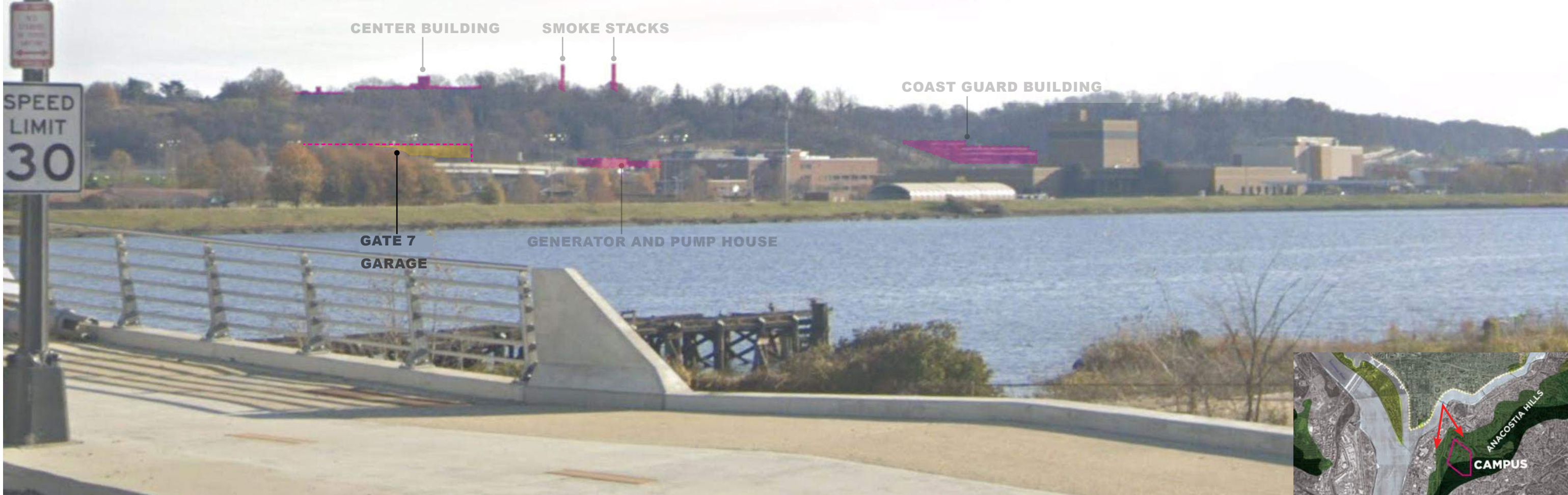
APPROXIMATE EDGE OF
FUTURE BARRY FARM
DEVELOPMENT



VIEW 06 - AERIAL LOOKING TOWARD CAMPUS



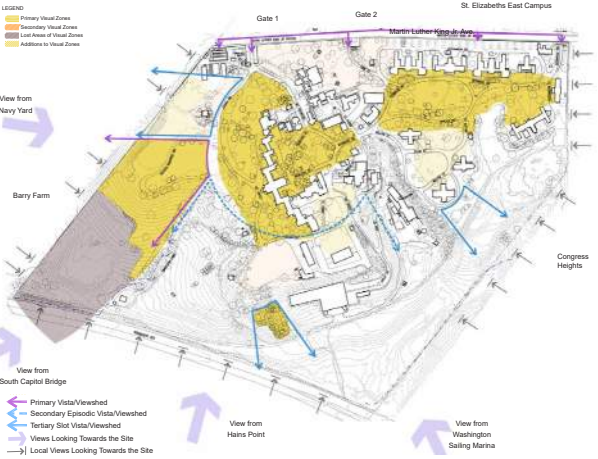
VIEWSHEDS ACROSS THE RIVER



VIEW FROM FREDERICK DOUGLASS MEMORIAL BRIDGE



**** STREET VIEW FROM DECEMBER 2022**

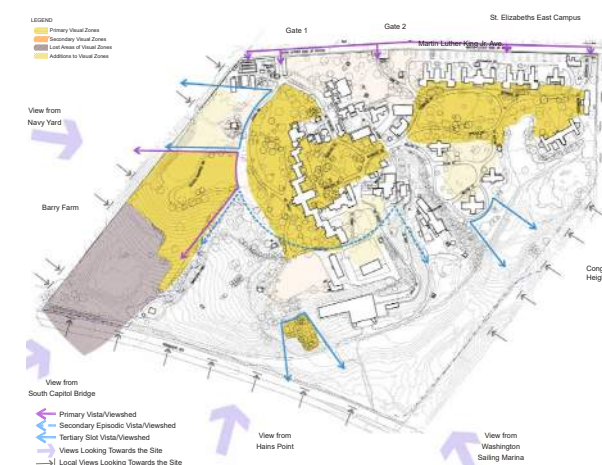


VIEWSHEDS ACROSS THE RIVER



VIEW FROM HAINS POINT

**** STREET VIEW FROM FEBRUARY 2020**



VIEWSHEDS ACROSS THE RIVER



VIEW FROM ANACOSTIA RIVER



** STREET VIEW FROM SEPTEMBER 2014

