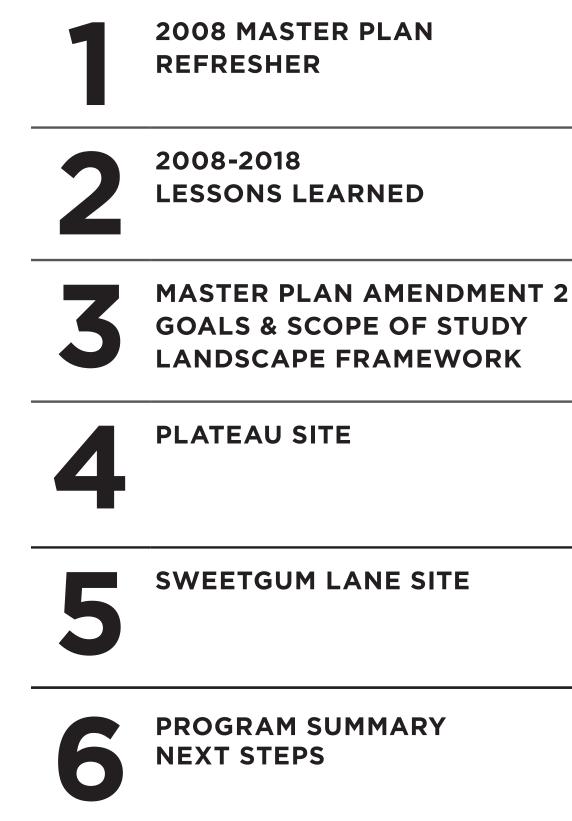


MASTER PLAN AMENDMENT #2 CONCEPT SUBMISSION - OCTOBER 2019



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REFRESHER



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2008 MASTER PLAN



2008 MASTER PLAN - DEVELOPMENT SUMMARY

West Campus

| Seat Target | 10,900 |
|----------------|-------------|
| Building GSF | 3.8 M |
| - Above | Grade 3.2 M |
| - Below | Grade 0.6 M |
| Parking GSF | 1.2 M |
| - Above | Grade 0.5 M |
| - Below | Grade 0.7 M |
| Total GSF | 5.0 M |
| Parking Spaces | 3,459 |

East Campus

| Seat Target | 3,100 |
|---------------------------|----------------------|
| Building GSF - Above G | 0.7 M irade 0.6 M |
| - Below (| Grade 0.1 M |
| Parking GSF - Above G | 0.3 M Grade 0.3 M |
| - Below G | rade 0.0 M |
| GSF | 1.0 M |
| Parking Spaces | 775 |

Total

| Seat Target | 14,000 |
|----------------|--------|
| Building GSF | 4.5 M |
| Parking GSF | 1.5 M |
| Total GSF | 6.0 M |
| Parking Spaces | 4,234 |

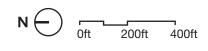






Figure - Illustrative Master Plan dated 10 November 2008





LESSONS LEARNED

EXISTING BUILDING CONDITION:

- Buildings in far worse condition than originally anticipated
- Comprehensive forensic analysis identified deficiencies in original construction and confirmed advanced deterioration due to prolonged vacancy (2016), despite GSA mothballing.









INEFFICIENT FLOOR PLATES ACROSS CAMPUS:

- Achievable USF is reduced due to:
 - Inefficiency of institutional floor plates adapted for office space
 - Site and design constraints for new construction
- Ratio for USF/GSF: Planned: 1.3; Actual: 2.0+





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CONSTRUCTION COSTS:

- Cost (\$) / SF for adaptive reuse buildings is nearly double what was budgeted due to deficiencies in original construction and advanced deterioration
- Cost escalation due to soil and slope instability
- Cost escalation due to funding delays





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FUNDING REALITIES:

- Since 2006, GSA has been appropriated **43%** of requested campus redevelopment funds
- Substantial investment in campus redevelopment, but significant progress in DHS consolidation yet to be made
- Must:
 - Maximize new _ construction to minimize costly leases
 - Deliver more SF for less money

- Build authorizers' confidence that a critical mass of DHS personnel will be housed on site before funding for additional adaptive reuse will be considered



¹⁻ FY10 Planned Funding included in ARRA funding

²⁻ Planned Funding not requested from Congress

³⁻OMB passback not included in appropriation



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MASTER PLAN AMENDMENT 2 GOALS & SCOPE OF STUDY DEVELOPMENT SITES LANDSCAPE FRAMEWORK



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MASTER PLAN AMENDMENT 2

GOAL

The goal of Amendment 2 is to update the **Master Plan with a focus on the Plateau Area**, to provide maximum flexibility for current and future department programming, and optimize new development within the historic context of the campus.

SCOPE OF STUDY

DEVELOPMENT & LANDSCAPE

- Plateau Area
- Sweetgum Lane Site

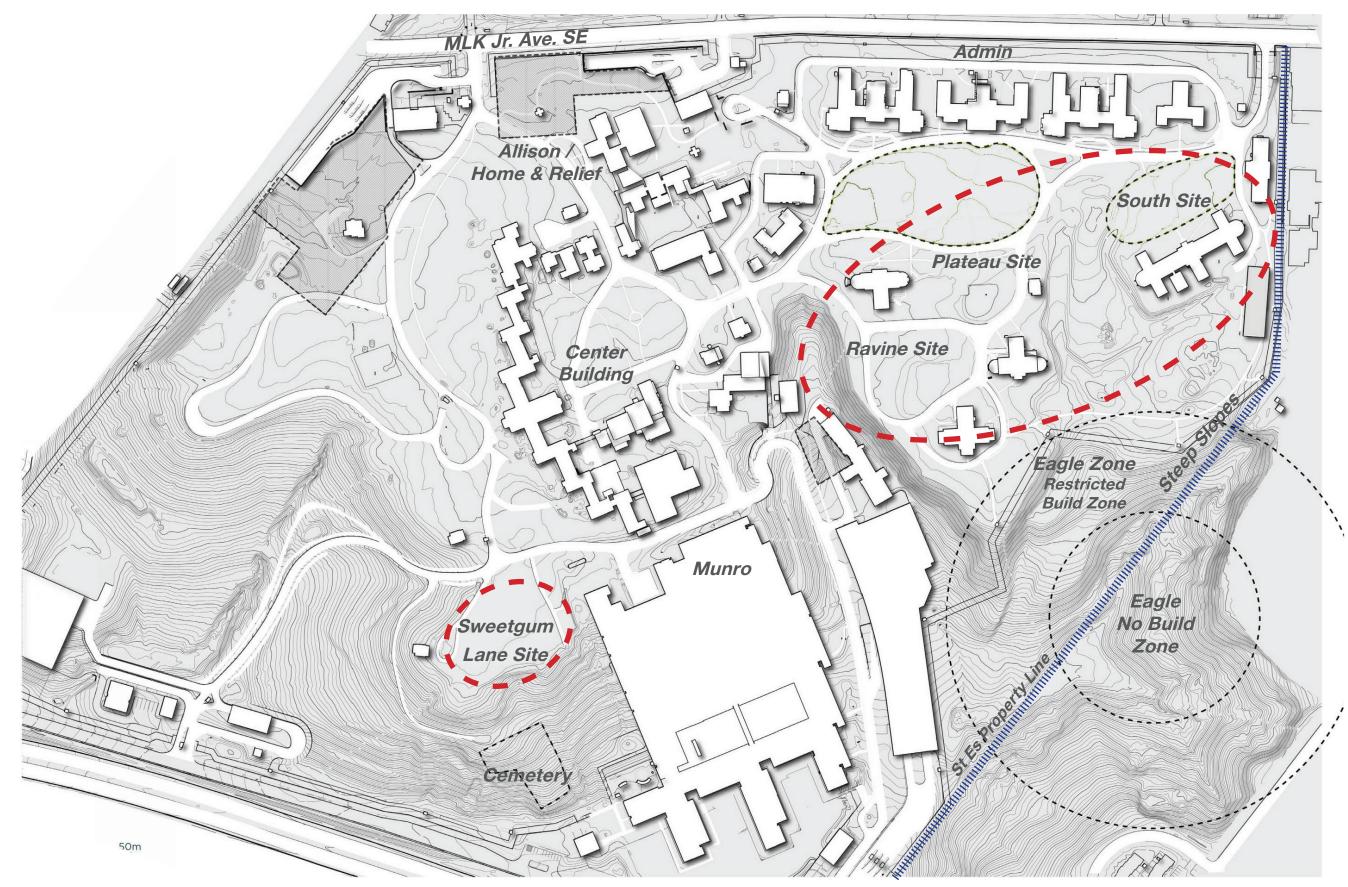
QUANTIFIABLE METRICS

- Daylighting Analysis Quality of workplace
- Slope stabilization strategy and cost analysis
- GSF and USF



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DEVELOPMENT SITES





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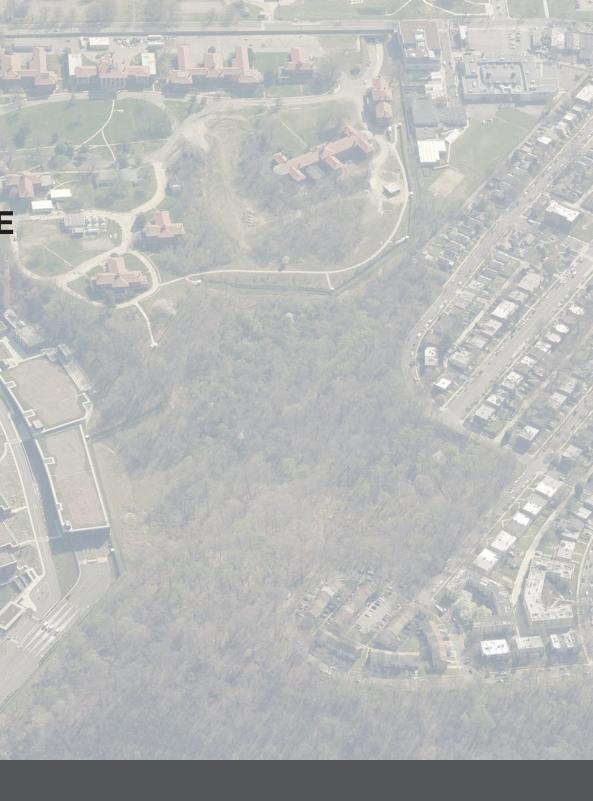
ST. ELIZABETHS THROUGH TIME

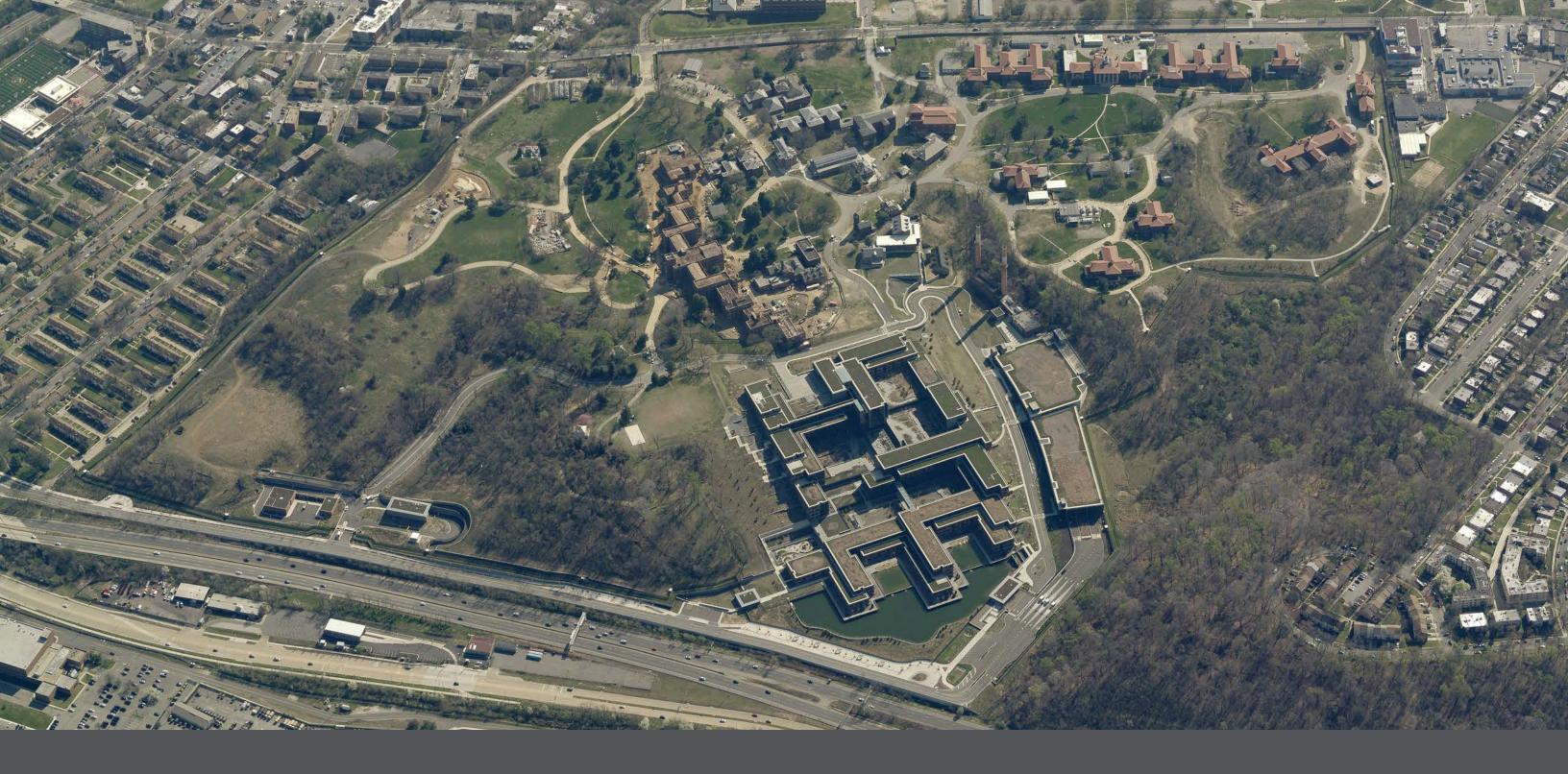
LANDSCAPE FRAMEWORK

LANDSCAPE MASTER PLAN

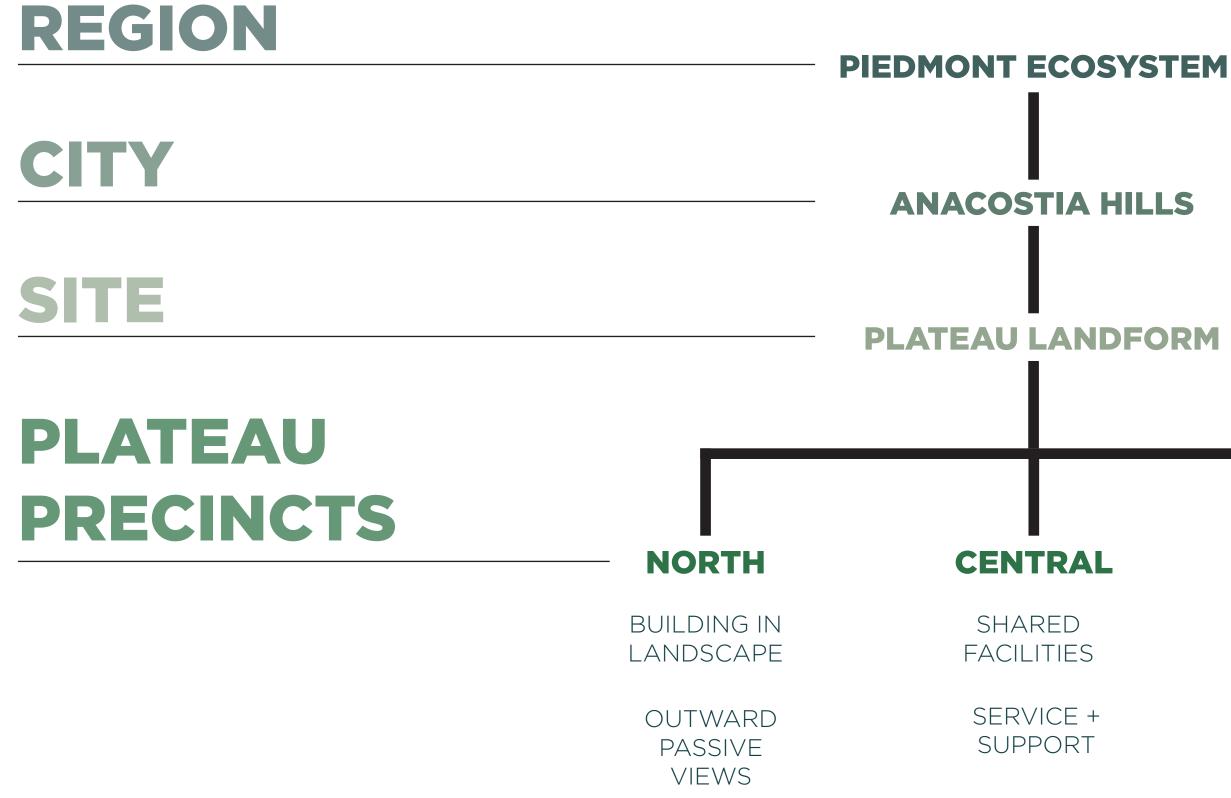


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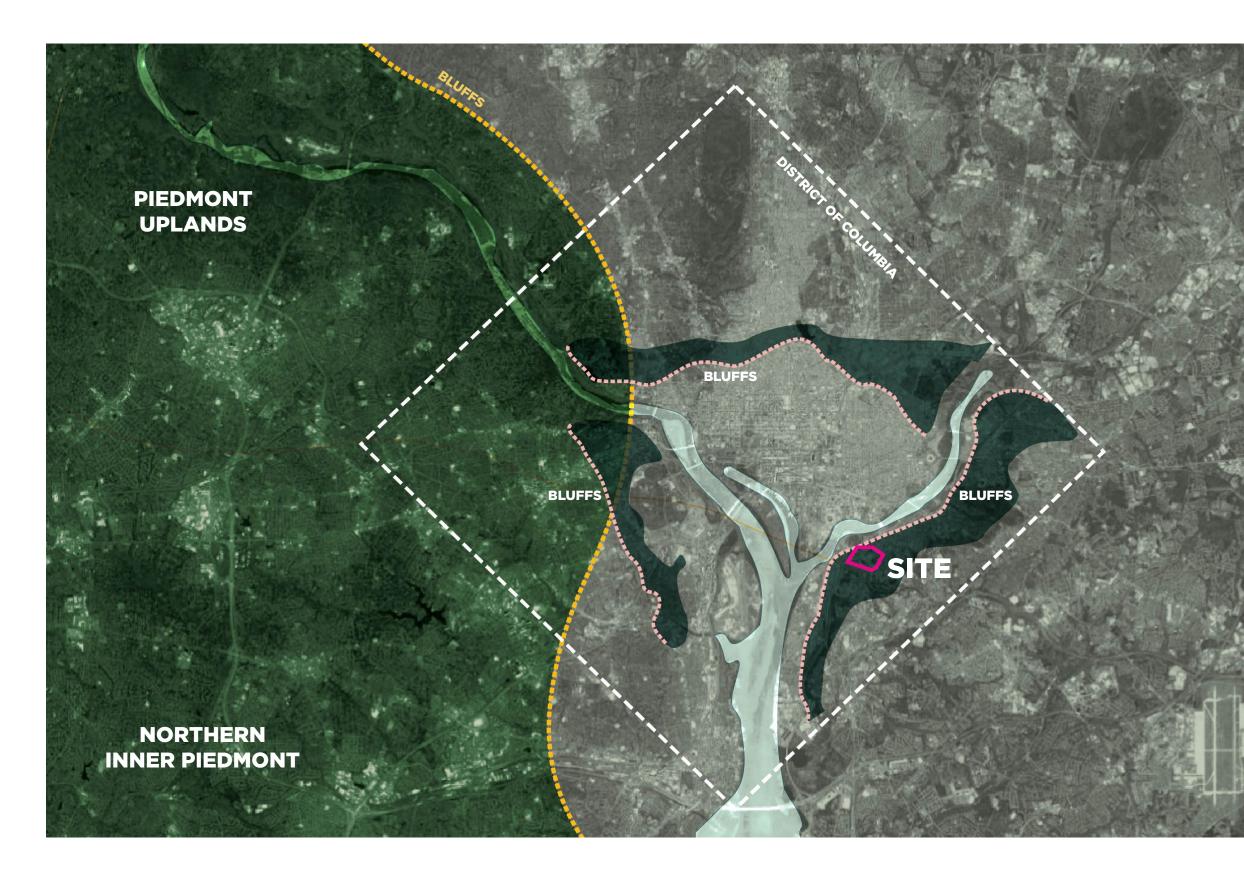


LANDSCAPE WITHIN BUILDING

INWARD ACTIVE PROGRAM

15

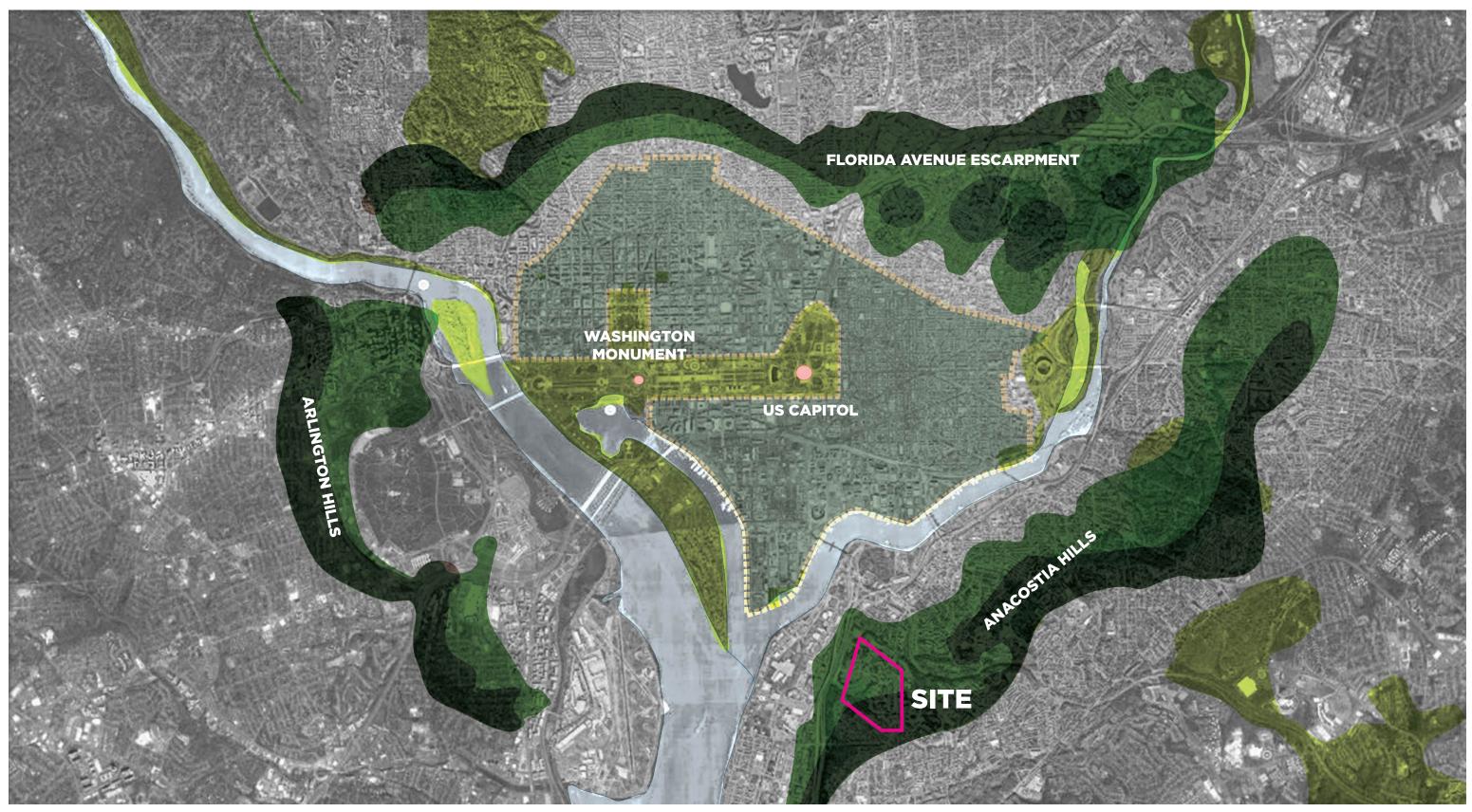
PHYSIOGRAPHIC PROVINCES





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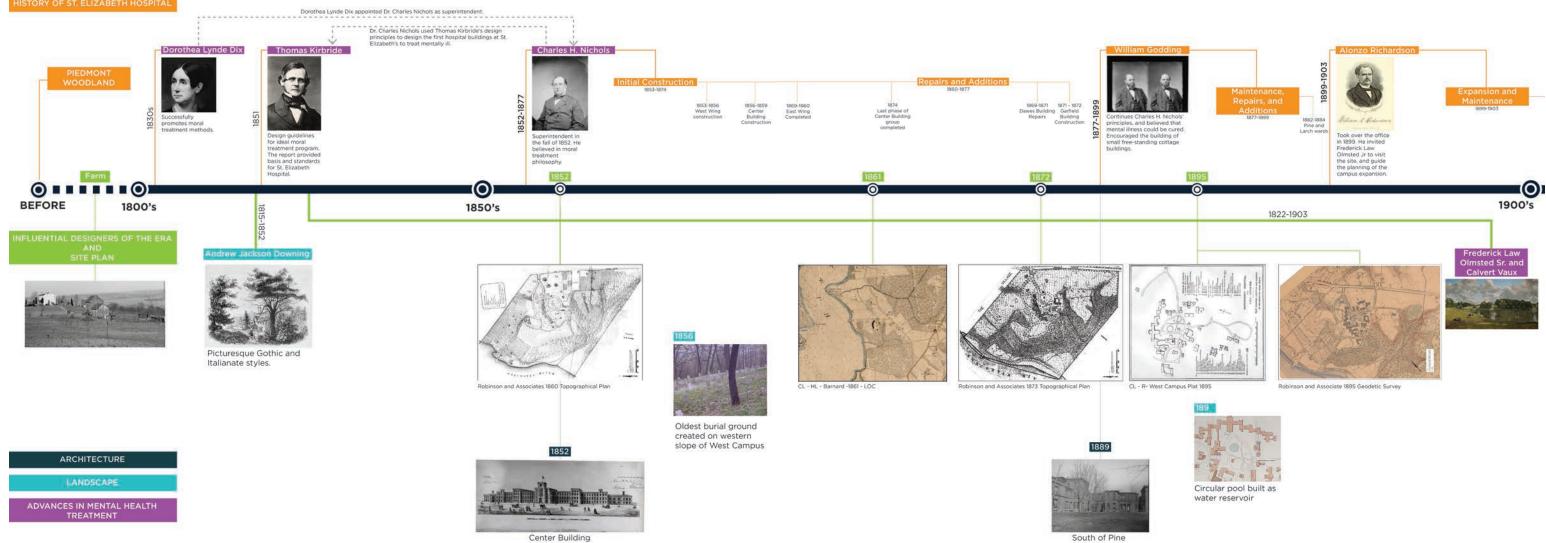
CHESAPEAKE ROLLING COASTAL PLAIN





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TIMELINE

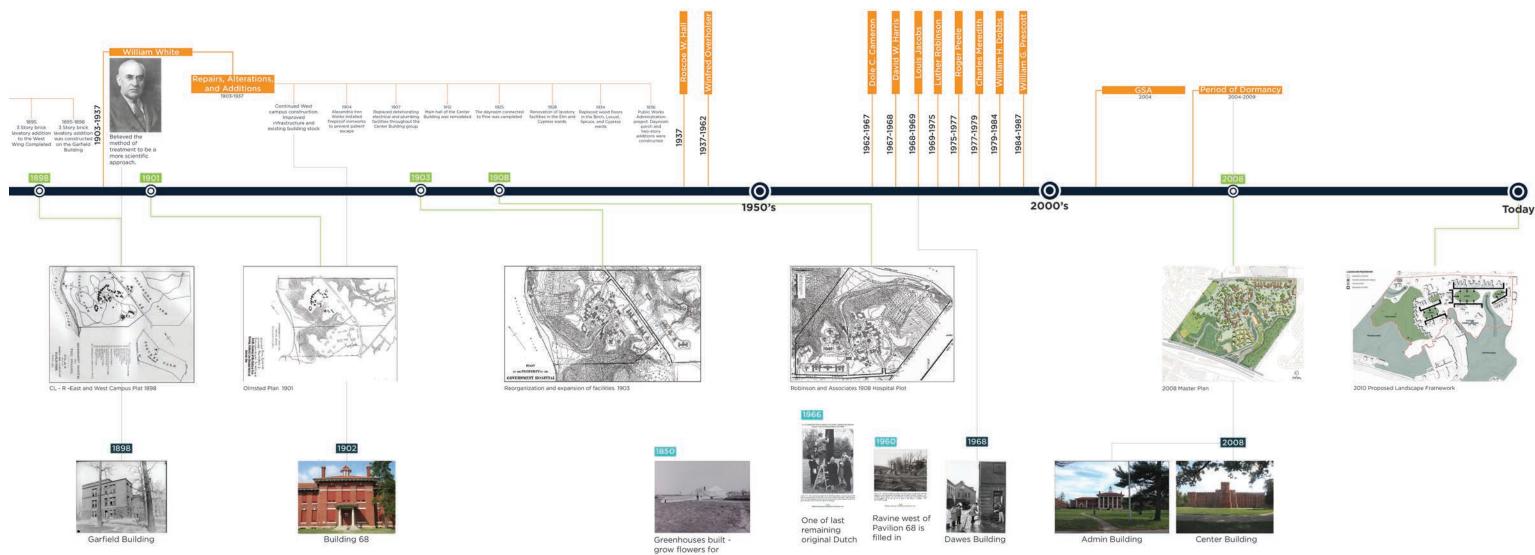




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TIMELINE





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TIMELINE





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LANDSCAPE REFINEMENTS - 2 TYPOLOGIES

MEADOWS AND WOODLANDS

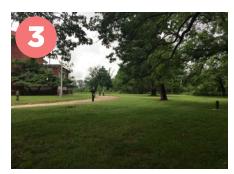
PLATEAU EXTENTS



VIEW FROM "THE POINT"



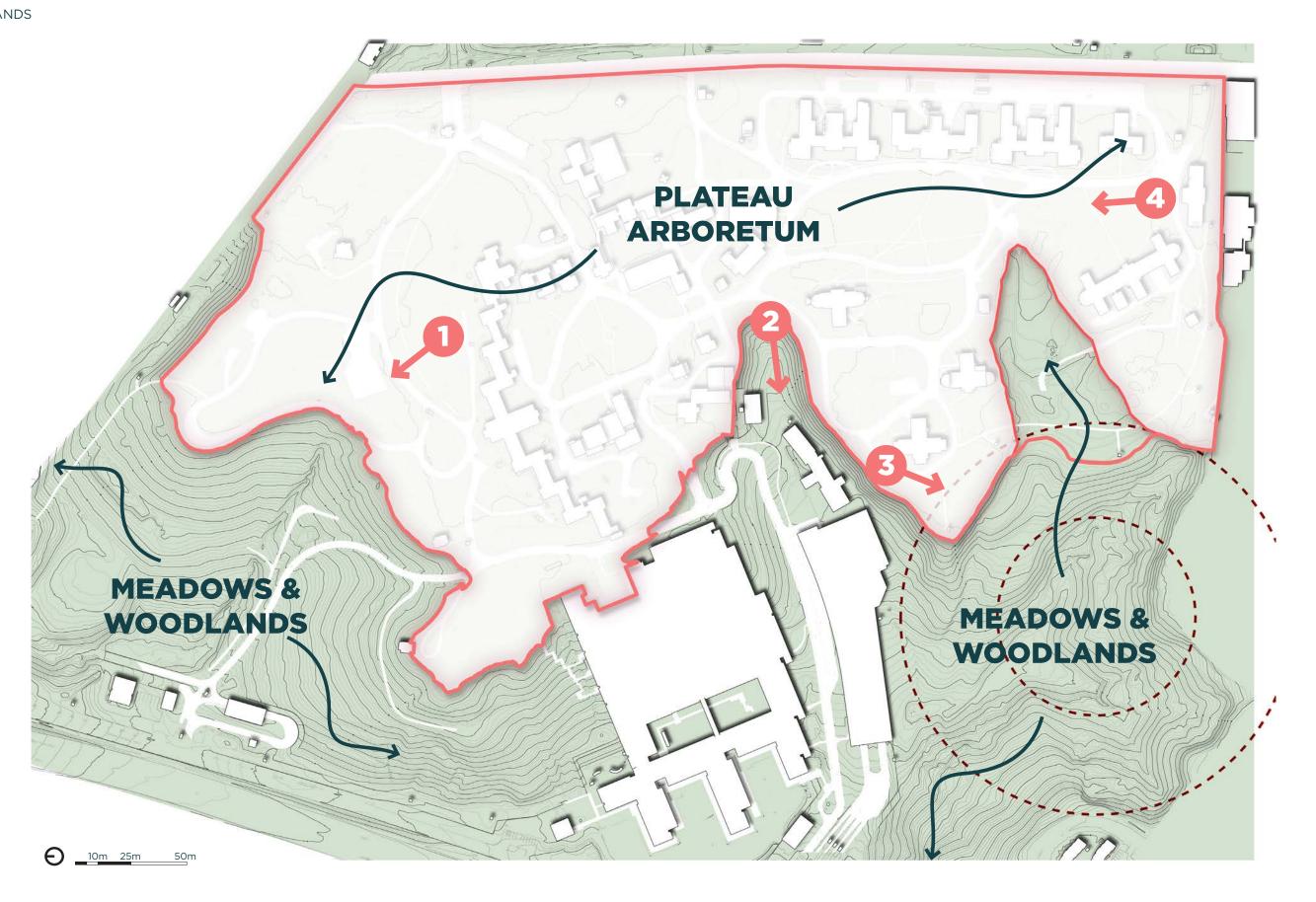
VIEW DOWN NORTH SLOPE



VIEW BEHIND BUILDING 60

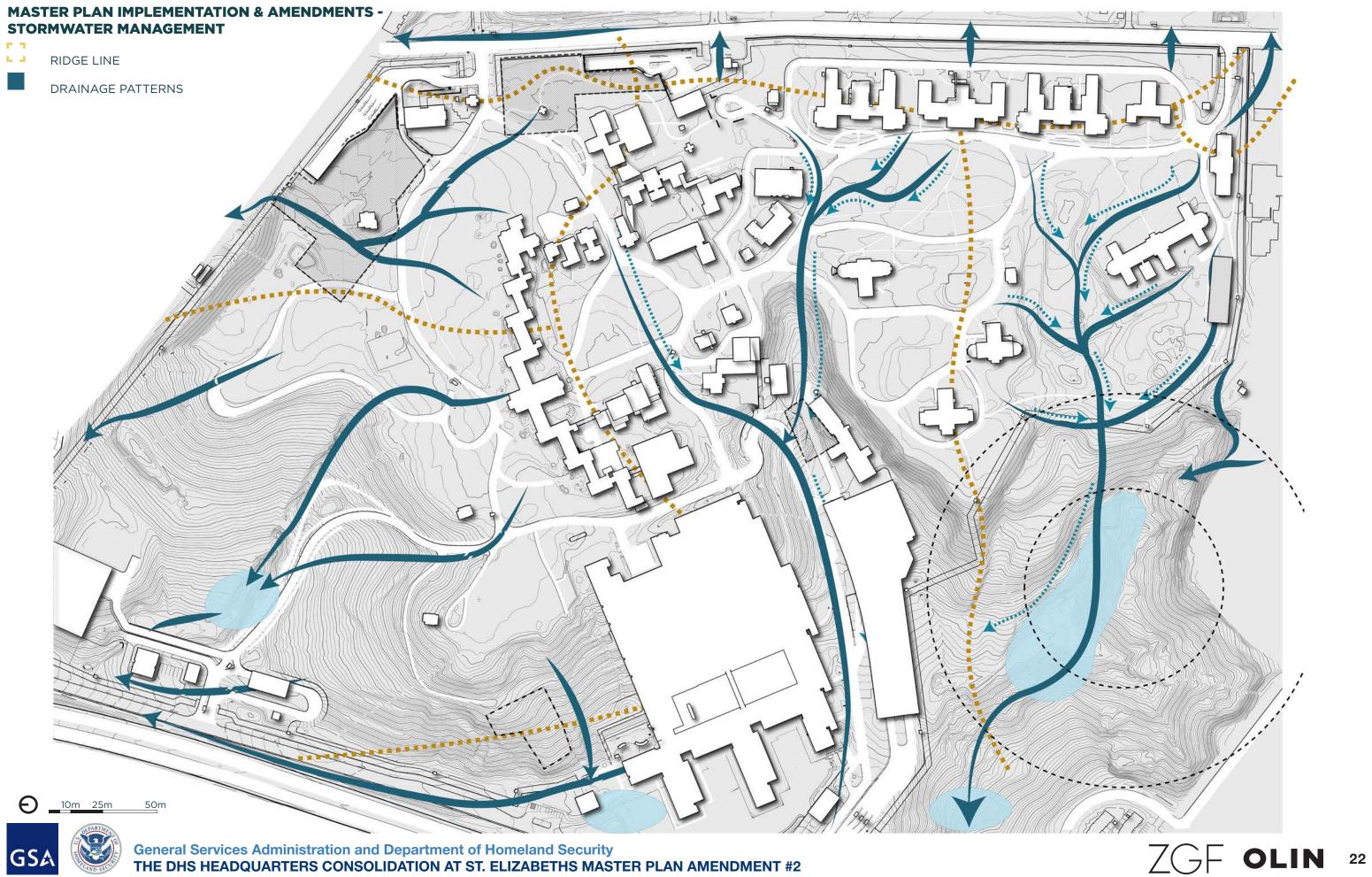


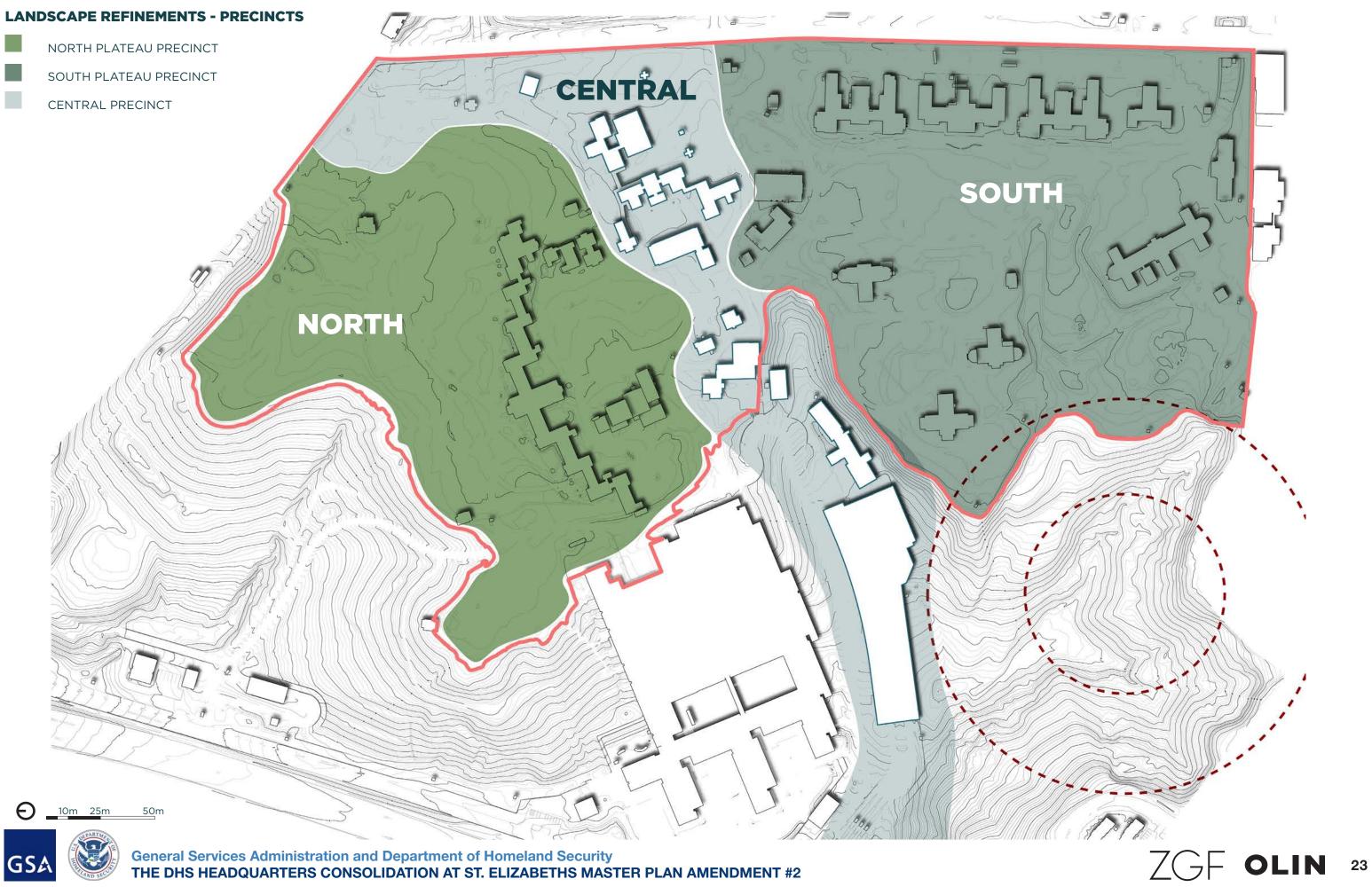
VIEW ACROSS SOUTH LAWN





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2016 LANDSCAPE REFINEMENTS - PLATEAU ARBORETUM

- PLATEAU EXTENTS
- ARBORETUM

WOODLAND AND MEADOWS



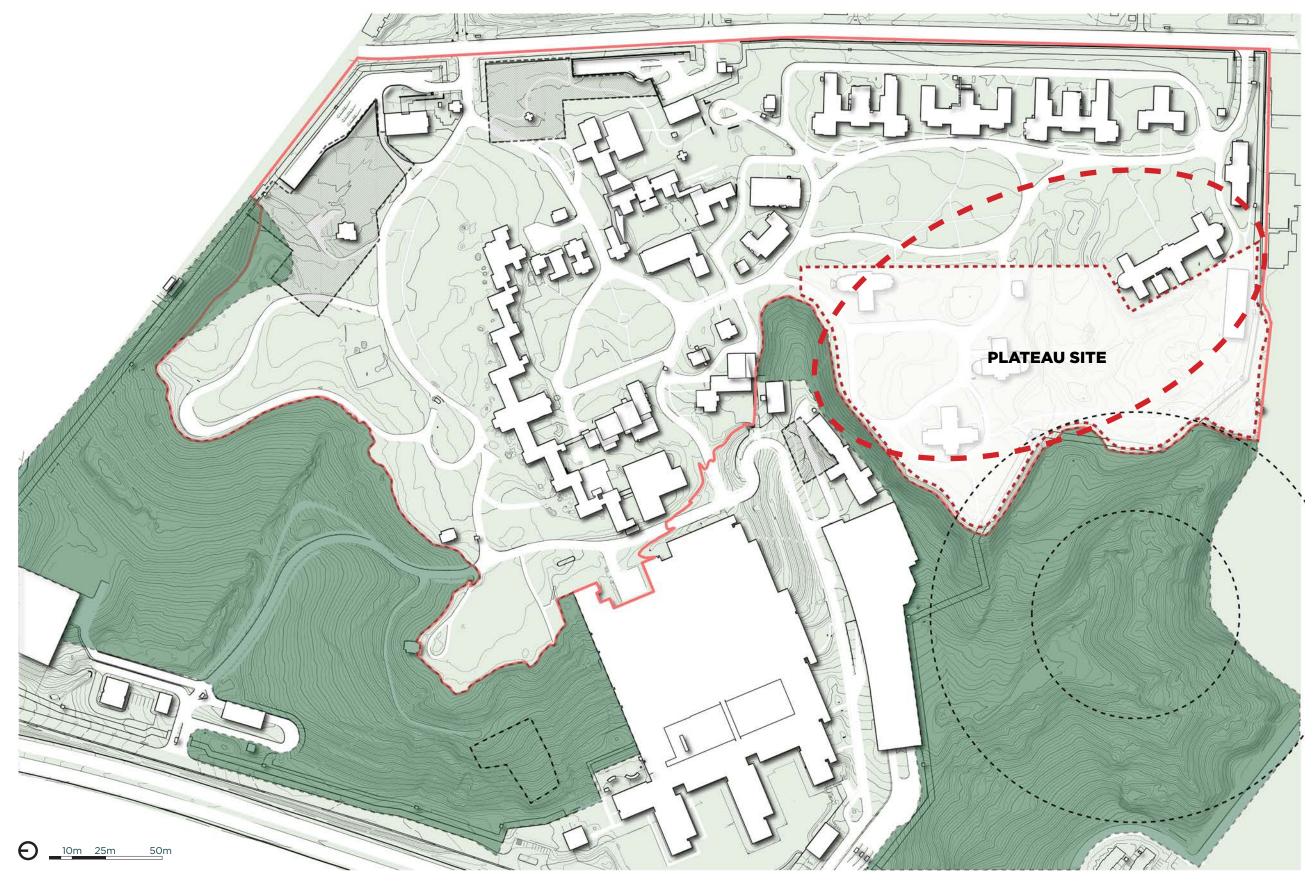
MORRIS ARBORETUM, PHILADELPHIA, PA



LONGWOOD GARDENS



KEW ARBORETUM, LONDON, UNITED KINGDOM

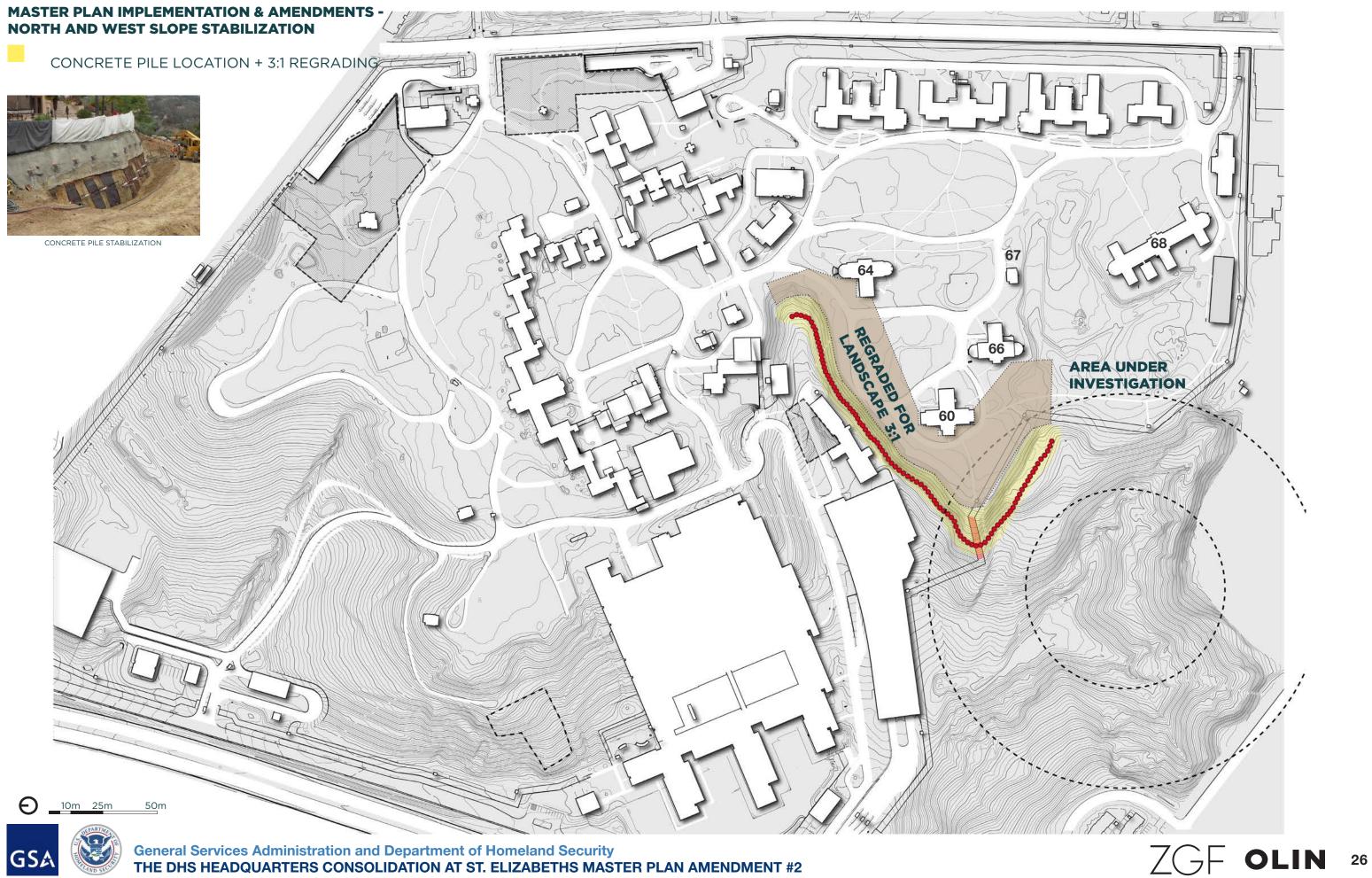




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SOUTH LAWN





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PLATEAU SITE

ZGF OLIN ³²

CAMPUS CONTEXT:

QUALITY & OPERATIONS:

FEASIBILITY:



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ZGF OLIN ³³

CAMPUS **SCALE:** HEIGHT BEYOND SOUTH LAWN, NUMBER OF BUILDINGS, STEPPING DOWN TO LAWN **VIEWS:** CONSIDERATION OF IMPORTANT INTERNAL AND EXTERNAL VIEWS **CONTEXT:** LANDSCAPE: NEW BUILDINGS ON SITE, OUTDOOR PLACEMAKING, SPACES IN-BETWEEN **HABITAT:** TOPOGRAPHIC BOWL AND HABITAT USE

QUALITY & OPERATIONS:

FEASIBILITY:



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33

| CAMPUS | SCALE: HEIGHT BEYOND SOUTH LAWN, NUMBER OF BUILDINGS, STEP |
|----------|--|
| CONTEXT: | VIEWS: CONSIDERATION OF IMPORTANT INTERNAL AND EXTERNAL V |
| | LANDSCAPE: NEW BUILDINGS ON SITE, OUTDOOR PLACEMAKING |
| | HABITAT: TOPOGRAPHIC BOWL AND HABITAT USE |

QUALITY & WORKPLACE EFFICIENCY: OPTIMIZE DAYLIGHTING, CONNECTORS FOR FLEXIBILITY OPERATIONS: IDENTITY: BUILDINGS PROGRAMMED FOR DEPT, COMPONENT IDENTITY, SECURITY PERFORMANCE: SOLAR ORIENTATION/DAYLIGHTING/GLARE, HEATING & COOLING

FEASIBILITY:



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PPING DOWN TO LAWN

VIEWS

G, SPACES IN-BETWEEN

ZGF OLIN ³³

CAMPUS SCALE: HEIGHT BEYOND SOUTH LAWN, NUMBER OF BUILDINGS, STEPPING DOWN TO LAWN **VIEWS:** CONSIDERATION OF IMPORTANT INTERNAL AND EXTERNAL VIEWS **CONTEXT:** LANDSCAPE: NEW BUILDINGS ON SITE, OUTDOOR PLACEMAKING, SPACES IN-BETWEEN **HABITAT:** TOPOGRAPHIC BOWL AND HABITAT USE

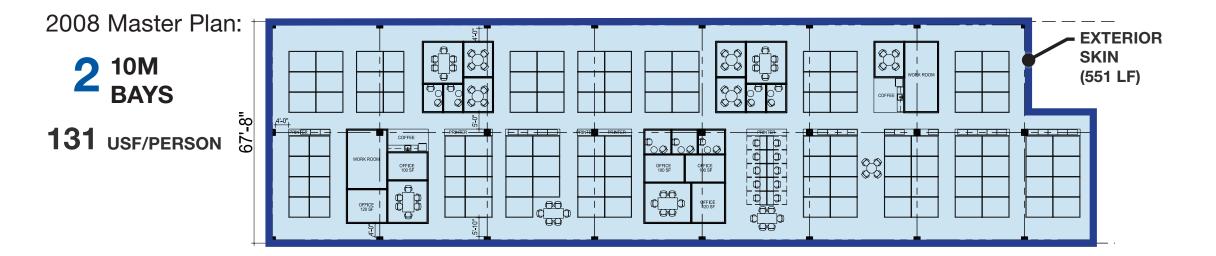
WORKPLACE EFFICIENCY: OPTIMIZE DAYLIGHTING, CONNECTORS FOR FLEXIBILITY **QUALITY & IDENTITY:** BUILDINGS PROGRAMMED FOR DEPT, COMPONENT IDENTITY, SECURITY **OPERATIONS: PERFORMANCE:** SOLAR ORIENTATION/DAYLIGHTING/GLARE, HEATING & COOLING

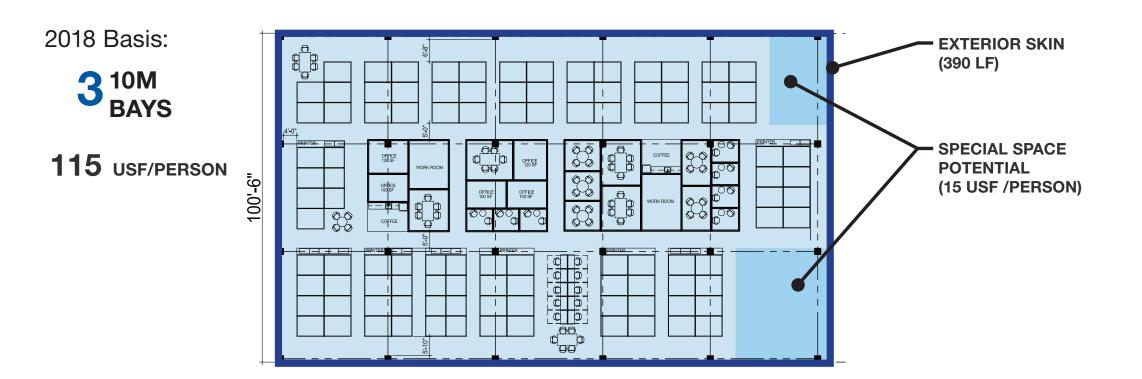
FEASIBILITY: SOILS & STABILIZATION: MINIMIZE STABILIZATION AND SOIL REMEDIATION EFFORTS **COST:** +/- \$350 PER SF, LAYBACK VS RETAINING GRADE, FOUNDATIONS EXTENTS, SKIN/ROOF FLEXIBILITY: PROGRAM BY AGENCIES / BY DEPARTMENT, 10 METER GRID **EFFICIENCY:** ACHIEVE GSA P100 TARGET EFFICIENCY, CORES & SHARED SPACES, PHASING



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DESIGN INVESTIGATIONS 2008 MASTER PLAN ANALYSIS | PLANNING, STRUCTURE, EFFICIENCY, DAYLIGHTING



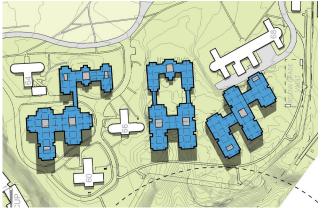




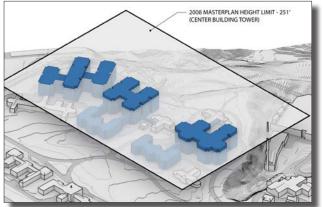
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2008 Master Plan Test Fits

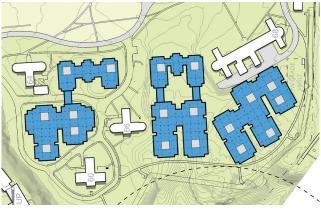
ADDING HEIGHT



ADDITIONAL FLOORS WILL EXCEED MASTER PLAN HEIGHTS

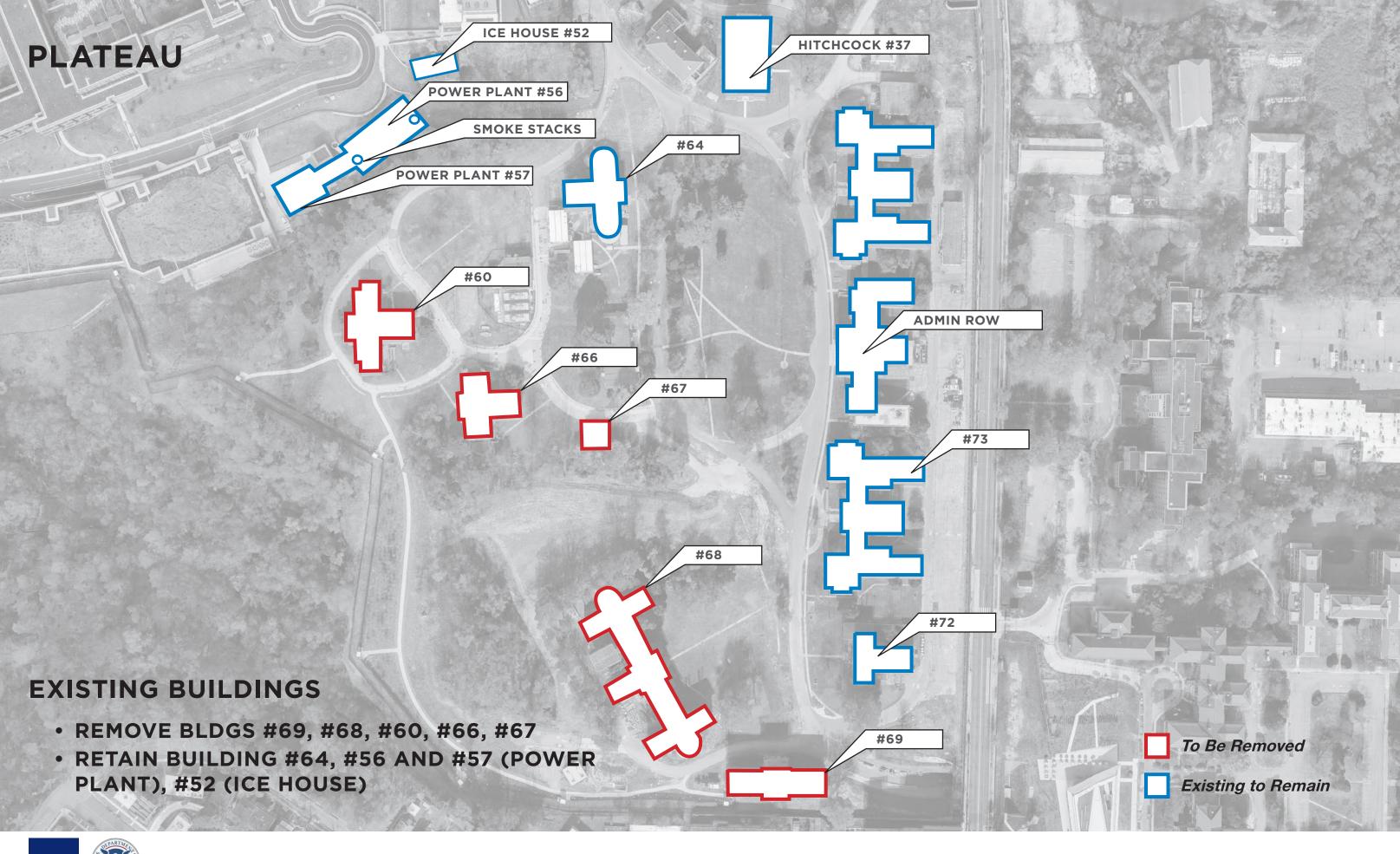


ADDING WIDTH



ADDITIONAL WIDTH WILL REDUCE OPPORTUNITIES FOR DAYLIGHTING





ZGF OLIN ³⁵



DESIGN INVESTIGATIONS

OF NEW BUILDINGS - CONNECTORS - HEIGHT - POROSITY - ORIENTATION

Fall 2018 Consulting Parties



3 Buildings

4 Buildings

6 Buildings



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DESIGN INVESTIGATIONS

THE SOUTH LAWN - POROSITY AND BUILDING HEIGHTS

Fall 2018 Consulting Parties



BUILDING 69

BUILDING 68

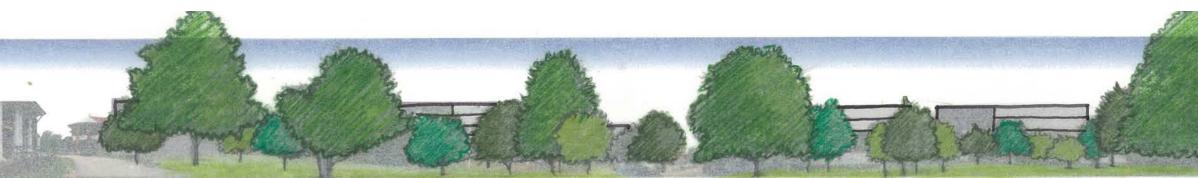
BUILDING 67

BUILDING 66

BUILDING 60



3 BUILDINGS AT PLATEAU



5 BUILDINGS AT PLATEAU



General Services Administration and Department of Homeland Security DHS HEADQUARTERS CONSOLIDATION AT ST. ELIZABETHS MASTER PLAN AMENDMENT #2 **BUILDING 64**

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DESIGN INVESTIGATIONS

BUILDING HEIGHTS AND THE TOPOGRAPHIC BOWL

Fall 2018 Consulting Parties





5 Buildings



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LANDSCAPE SOLIDIFIED PROGRAMMING

EXISTING BUILDINGS

HITCHCOCK AXIAL CONNECTION

PLATEAU VIEWSHEDS

MASSING AND HEIGHT

RAVINE BUILDING



General Services Administration and Department of Homeland Security DHS HEADQUARTERS CONSOLIDATION AT ST. ELIZABETHS MASTER PLAN AMENDMENT #2





SOLIDIFIED PROGRAMMING

LANDSCAPE

- 560K SQ FT AND 630K SQFT FOR TWO DEPTS
- 2 BUILDINGS
- FUNDING ALLOCATION DETERMINED

EXISTING BUILDINGS

HITCHCOCK AXIAL CONNECTION

PLATEAU VIEWSHEDS

MASSING AND HEIGHT

RAVINE BUILDING



General Services Administration and Department of Homeland Security DHS HEADQUARTERS CONSOLIDATION AT ST. ELIZABETHS MASTER PLAN AMENDMENT #2





SOLIDIFIED PROGRAMMING

LANDSCAPE

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- 2 BUILDINGS
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EXISTING BUILDINGS

- REMOVE BLDGS #69, #68, #60, #66, #67
- RETAIN BUILDINGS #64, #56 AND #57 (POWER PLANT), #52 (ICE HOUSE), BUILDING #72 TBD

HITCHCOCK AXIAL CONNECTION

PLATEAU VIEWSHEDS

MASSING AND HEIGHT

General Services Administration and Department of Homeland Security DHS HEADQUARTERS CONSOLIDATION AT ST. ELIZABETHS MASTER PLAN AMENDMENT #2

RAVINE BUILDING





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PLATEAU VIEWSHEDS

- INCREASE POROSITY ACROSS THE PLATEAU
- LOCATE BUILDINGS TOWARD WESTERN EDGE

MASSING AND HEIGHT

HITCHCOCK AXIAL CONNECTION

RAVINE BUILDING



General Services Administration and Department of Homeland Security DHS HEADQUARTERS CONSOLIDATION AT ST. ELIZABETHS MASTER PLAN AMENDMENT #2





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PLATEAU VIEWSHEDS

- INCREASE POROSITY ACROSS THE PLATEAU
- LOCATE BUILDINGS TOWARD WESTERN EDGE

MASSING AND HEIGHT

- INCREASE HEIGHT OF SOUTHEAST MASSING ADJACENT TO MLK AVENUE
- HOLD BACK SOUTH BLDG FROM 73 (ADMIN)
- ALLOW FOR OPEN SPACE BETWEEN SOUTH BLDG & BLDG #72

HITCHCOCK AXIAL CONNECTION

RAVINE BUILDING







SOLIDIFIED PROGRAMMING

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LANDSCAPE

- NATURALISTIC TRANSITION UP THE RAVINE
- INVESTIGATE PLACES OF PAUSE ALONG PATHS AND EDGES
- FRAME VIEW TO HITCHCOCK ON PLATEAU FROM THE LOWER ICE HOUSE LEVEL
- RELATE LOWER MASSING IN RAVINE TO THE SCALE OF ADJACENT POWER PLANT

HITCHCOCK AXIAL CONNECTION

RAVINE BUILDING



ON UP THE RAVINE PAUSE ALONG PATHS

OCK ON PLATEAU FROM LEVEL G IN RAVINE TO THE WER PLANT



SOLIDIFIED PROGRAMMING

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HITCHCOCK AXIAL CONNECTION

- REPLACE BLDG #69 AT SOUTH END OF LAWN
- DIRECT ALIGNMENT NOT NECESSARY
- POTENTIAL SIGNATURE BUILDING LOCATION

RAVINE BUILDING



ON UP THE RAVINE PAUSE ALONG PATHS

OCK ON PLATEAU FROM LEVEL G IN RAVINE TO THE WER PLANT

OUTH END OF LAWN NECESSARY BUILDING LOCATION

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SOLIDIFIED PROGRAMMING

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- 2 BUILDINGS
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HITCHCOCK AXIAL CONNECTION

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- POTENTIAL SIGNATURE BUILDING LOCATION

RAVINE BUILDING

- INVESTIGATE SCALE BREAKDOWN AT RAVINE
- EXPLORE MOVING HEIGHT TO WEST MASSING AT PLATEAU
- MOVE BLDG NORTH TO REDUCE EXCAVATION/ SPACING BETWEEN BLDG & POWERPLANT
- EXPLORE INTEGRATION OF LOWER BLDG MASS WITH SITE RETAINING WALLS



ON UP THE RAVINE PAUSE ALONG PATHS

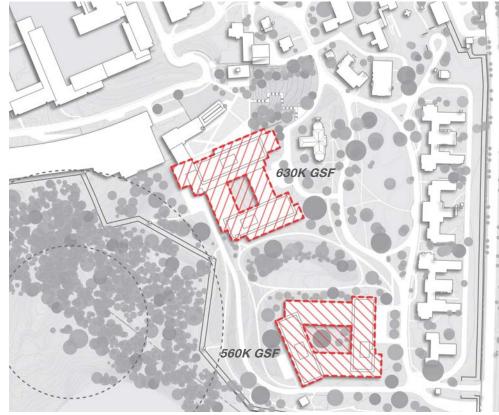
OCK ON PLATEAU FROM LEVEL G IN RAVINE TO THE WER PLANT

OUTH END OF LAWN NECESSARY BUILDING LOCATION

EAKDOWN AT RAVINE

REDUCE EXCAVATION/ G & POWERPLANT OF LOWER BLDG MASS ALLS

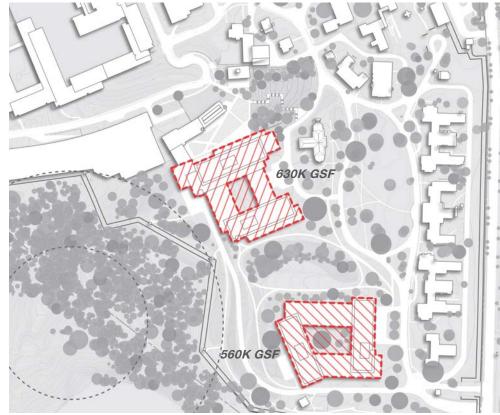
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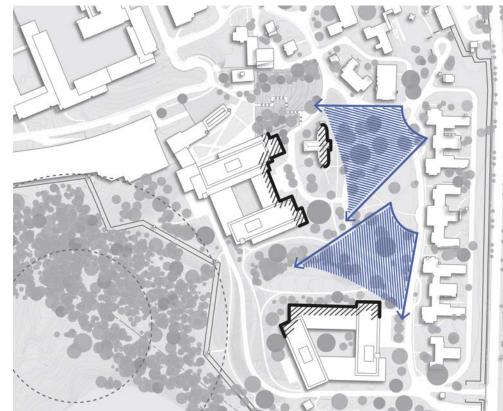
SOLIDIFIED PROGRAMMING



General Services Administration and Department of Homeland Security DHS HEADQUARTERS CONSOLIDATION AT ST. ELIZABETHS MASTER PLAN AMENDMENT #2



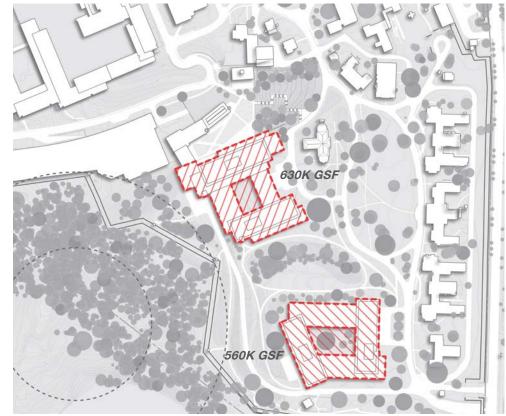
SOLIDIFIED PROGRAMMING

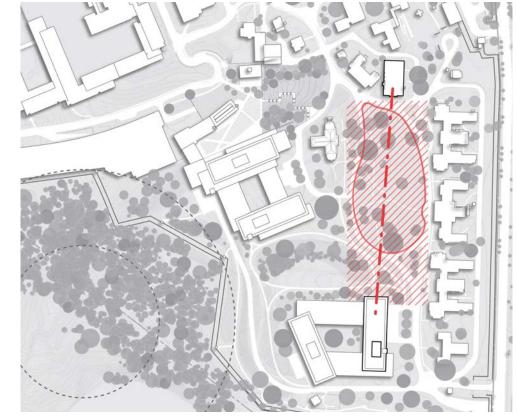


PLATEAU VIEWSHEDS



General Services Administration and Department of Homeland Security DHS HEADQUARTERS CONSOLIDATION AT ST. ELIZABETHS MASTER PLAN AMENDMENT #2





SOLIDIFIED PROGRAMMING

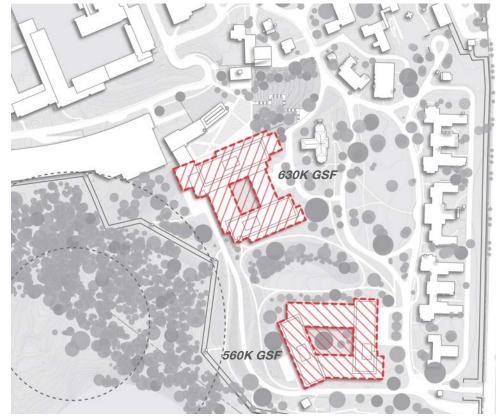
PLATEAU VIEWSHEDS

HITCHCOCK AXIAL CONNECTION



General Services Administration and Department of Homeland Security DHS HEADQUARTERS CONSOLIDATION AT ST. ELIZABETHS MASTER PLAN AMENDMENT #2

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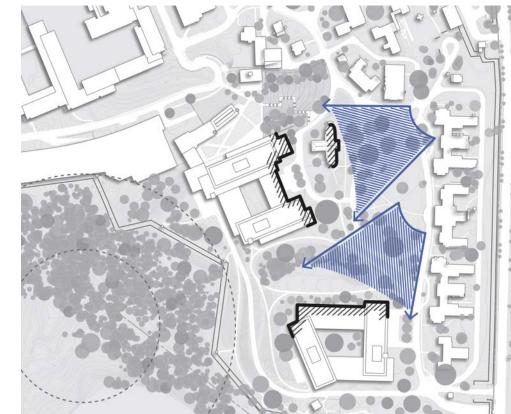
SOLIDIFIED PROGRAMMING

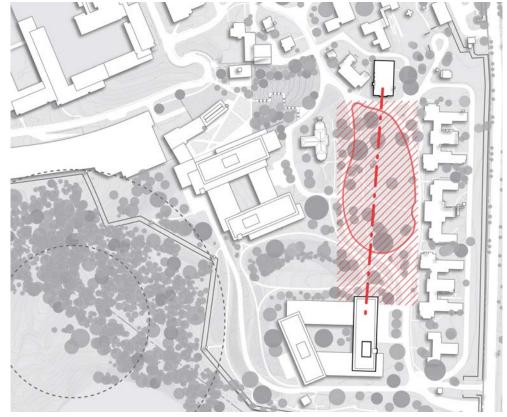


MASSING AND HEIGHT



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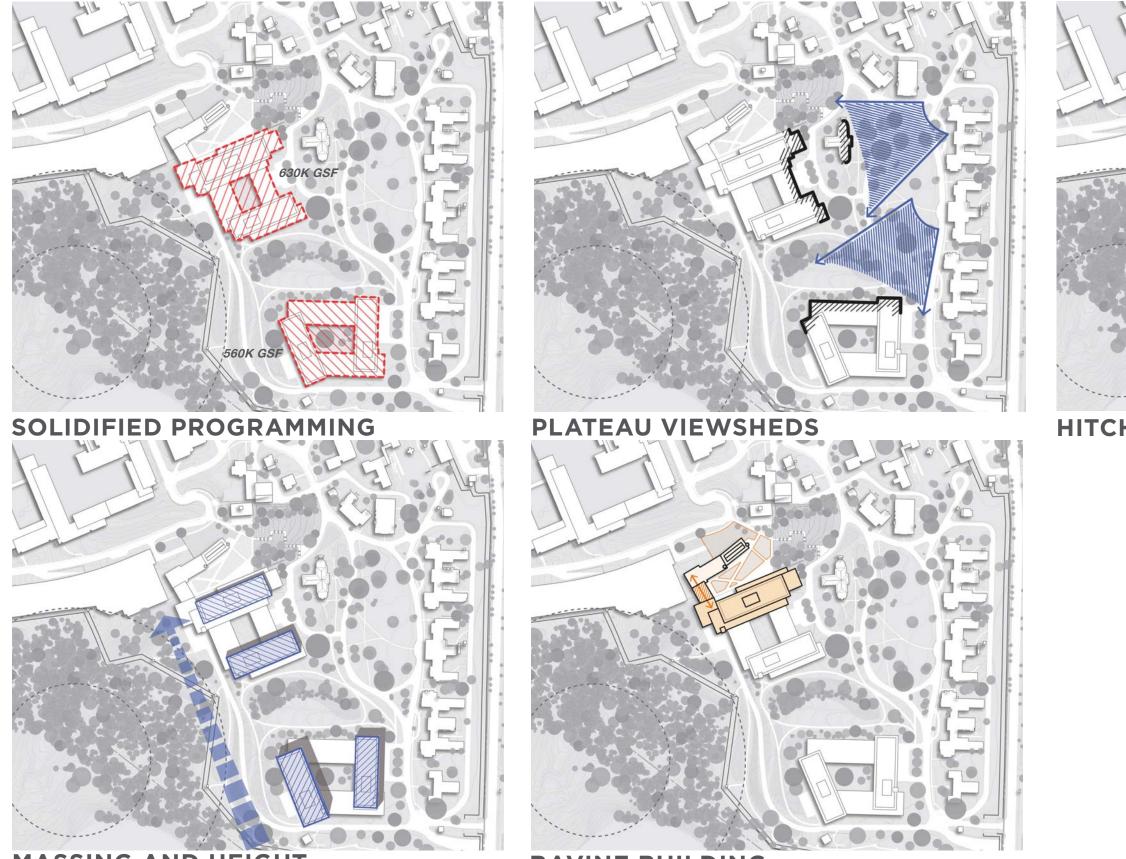




PLATEAU VIEWSHEDS

HITCHCOCK AXIAL CONNECTION

ZGF olin 40



MASSING AND HEIGHT

RAVINE BUILDING



General Services Administration and Department of Homeland Security DHS HEADQUARTERS CONSOLIDATION AT ST. ELIZABETHS MASTER PLAN AMENDMENT #2



HITCHCOCK AXIAL CONNECTION

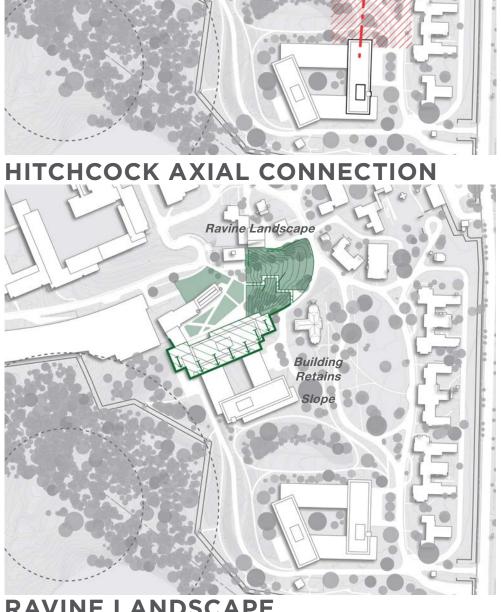


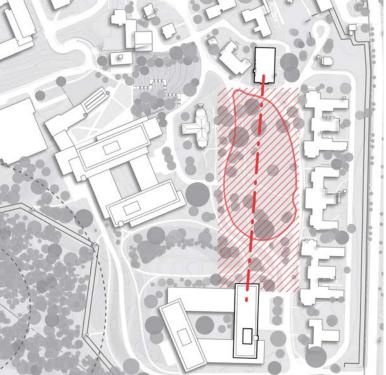


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RAVINE LANDSCAPE





RECOMMENDED CONCEPT

PLATEAU SITE





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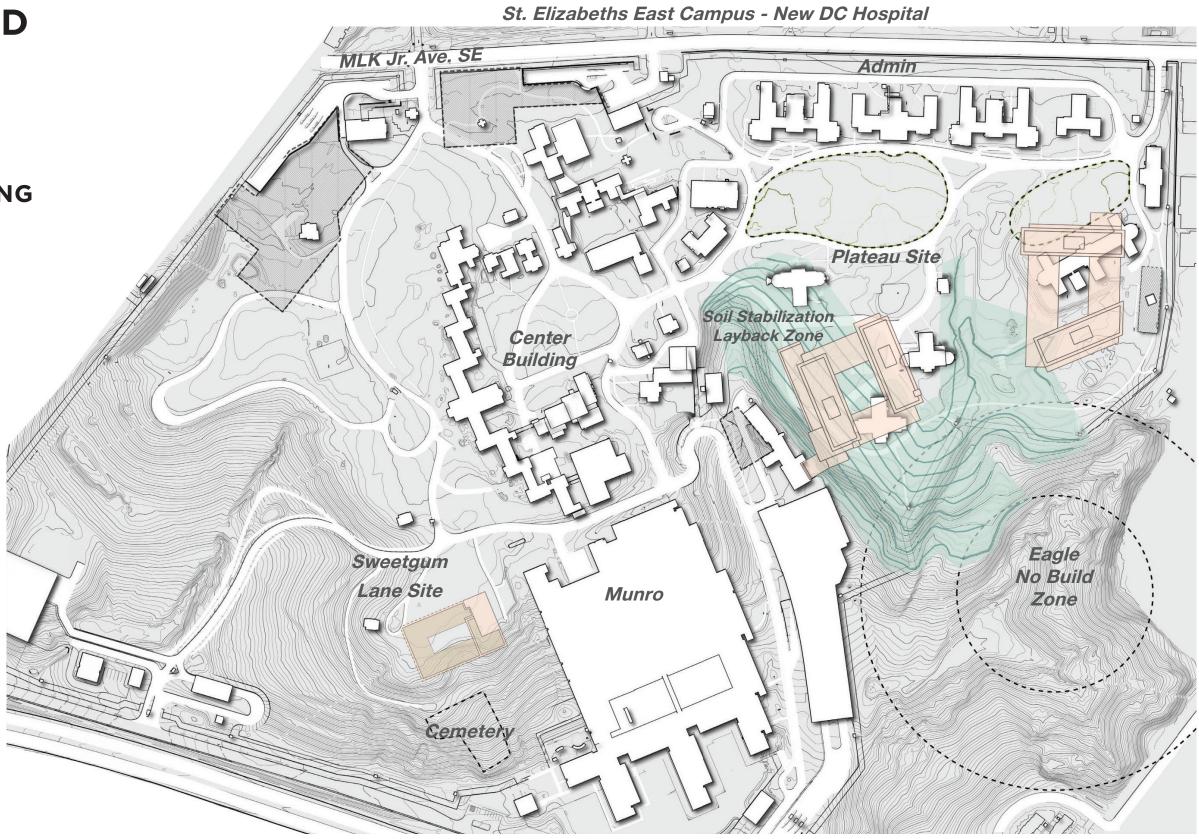




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RECOMMENDED CONCEPT

NEW DEVELOPMENT OVERLAID ON EXISTING SITE PLAN





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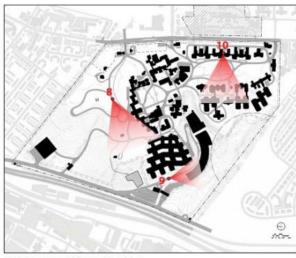
RECOMMENDED CONCEPT





SOUTH LAWN - VISUAL IMPACT

2008 MASTER PLAN



Neighborhood Views Key Map



Figure 6.39-10 – View from the Administration Building looking West



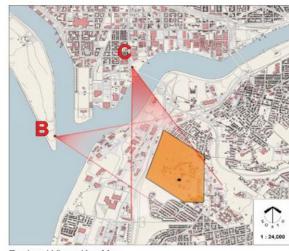


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RECOMMENDED CONCEPT

TOPOGRAPHIC BOWL - VISUAL IMPACT

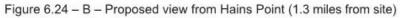
2008 MASTER PLAN VIEW FROM HAINS POINT



Regional Views Key Map

PROPOSED CONCEPT







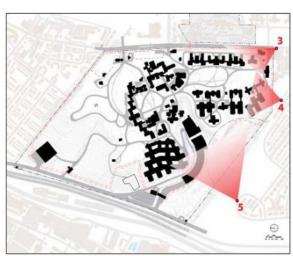




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CONGRESS HEIGHTS NEIGHBORHOOD - VISUAL IMPACT

2008 MASTER PLAN



Neighborhood Views Key Map

PROPOSED CONCEPT



Figure 6.31 - 3 - View Looking north along Martin Luther King Jr. Avenue



Figure 6.32 – 4 – View from Fifth Street looking towards Building 68



Note: In evaluating the 2008 viewsheds, the construction of the school will obscure views of development on south side of plateau.





ST ELIZABETHS EAST CAMPUS, REDWOOD DRIVE VIEW - VISUAL IMPACT

EXISTING



CONCEPT





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RAVINE LANDSCAPE: SLOPED WALK

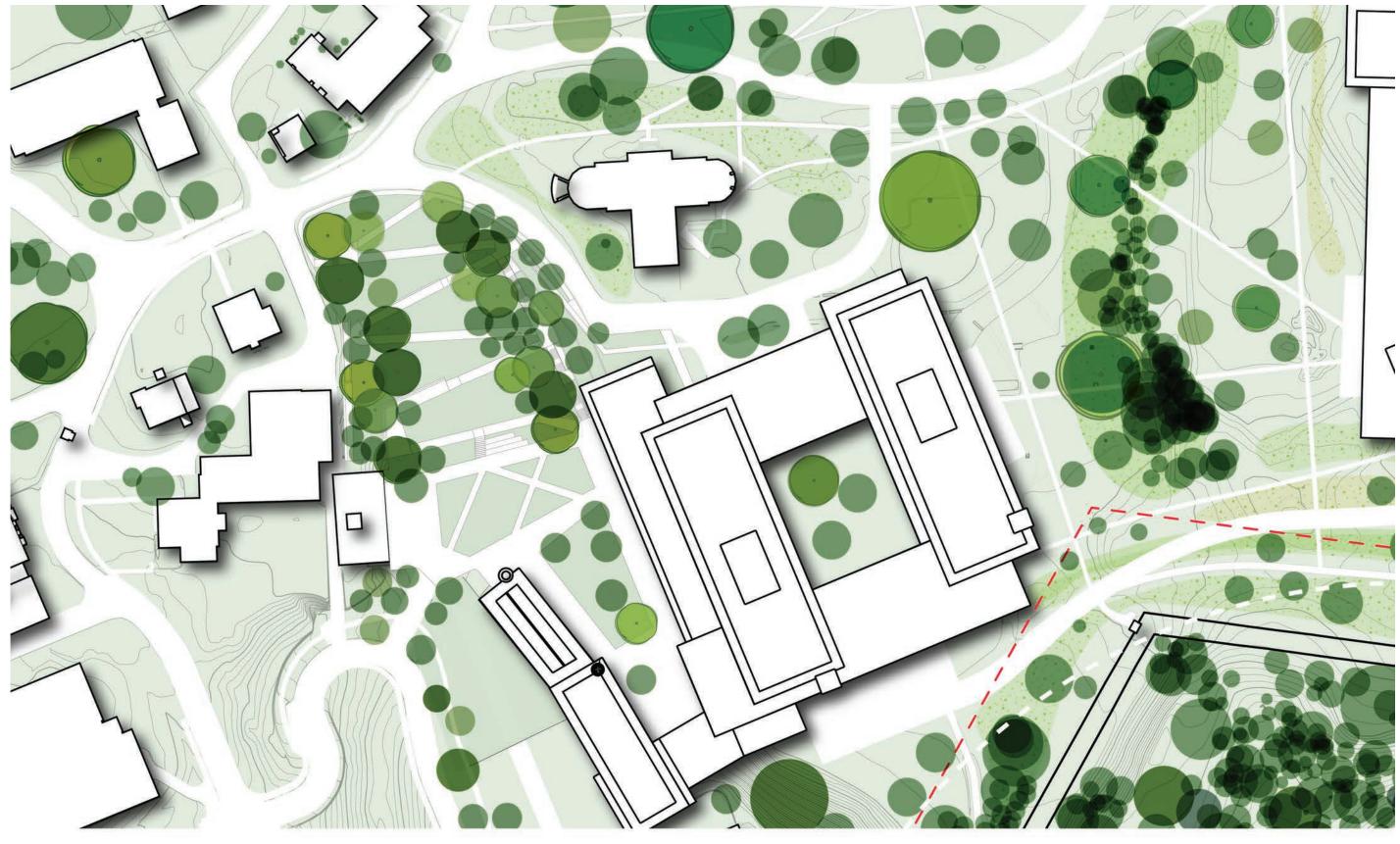
SITE MASTER PLAN





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NORTH RAVINE

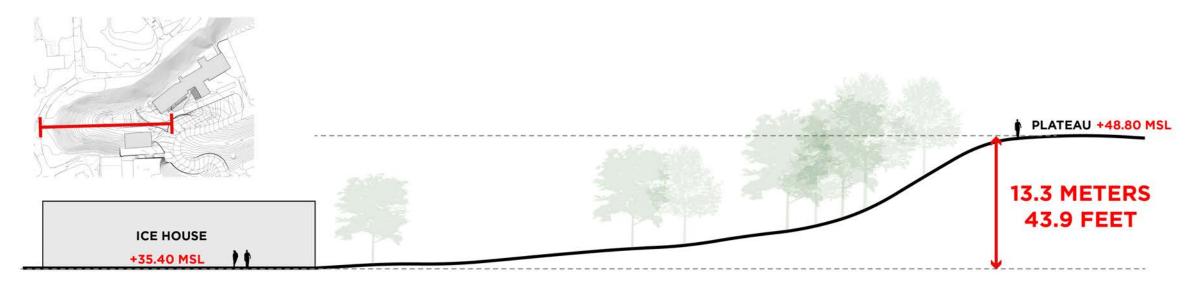




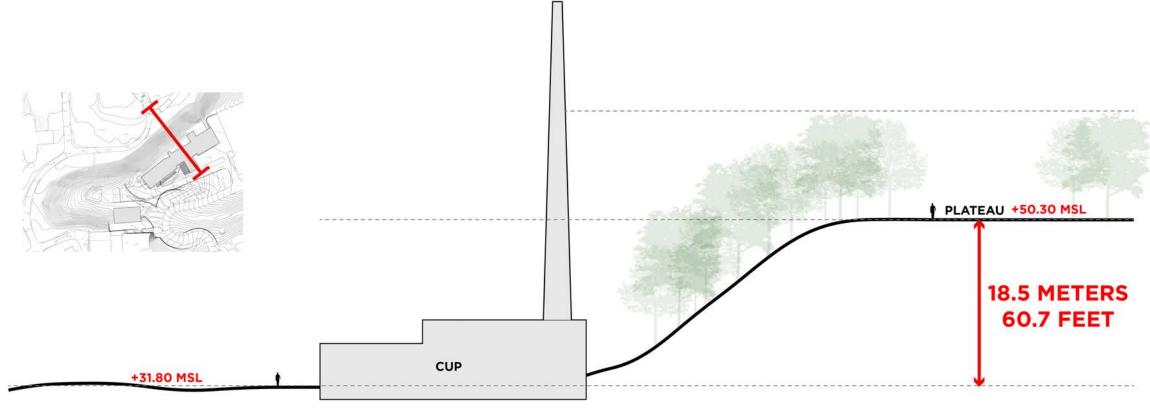
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RAVINE SECTIONS



EAST-WEST SECTION THROUGH NORTH RAVINE



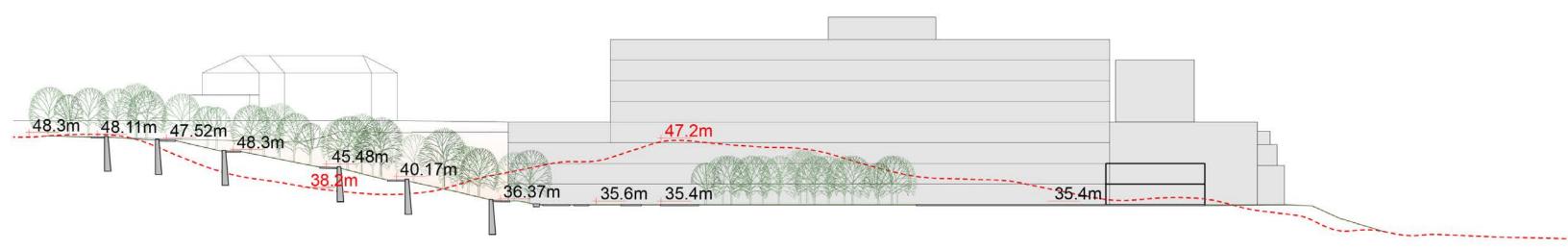
NORTH RAVINE - EXISTING CONDITIONS



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RAVINE SECTION

NORTH RAVINE - SLOPED WALK

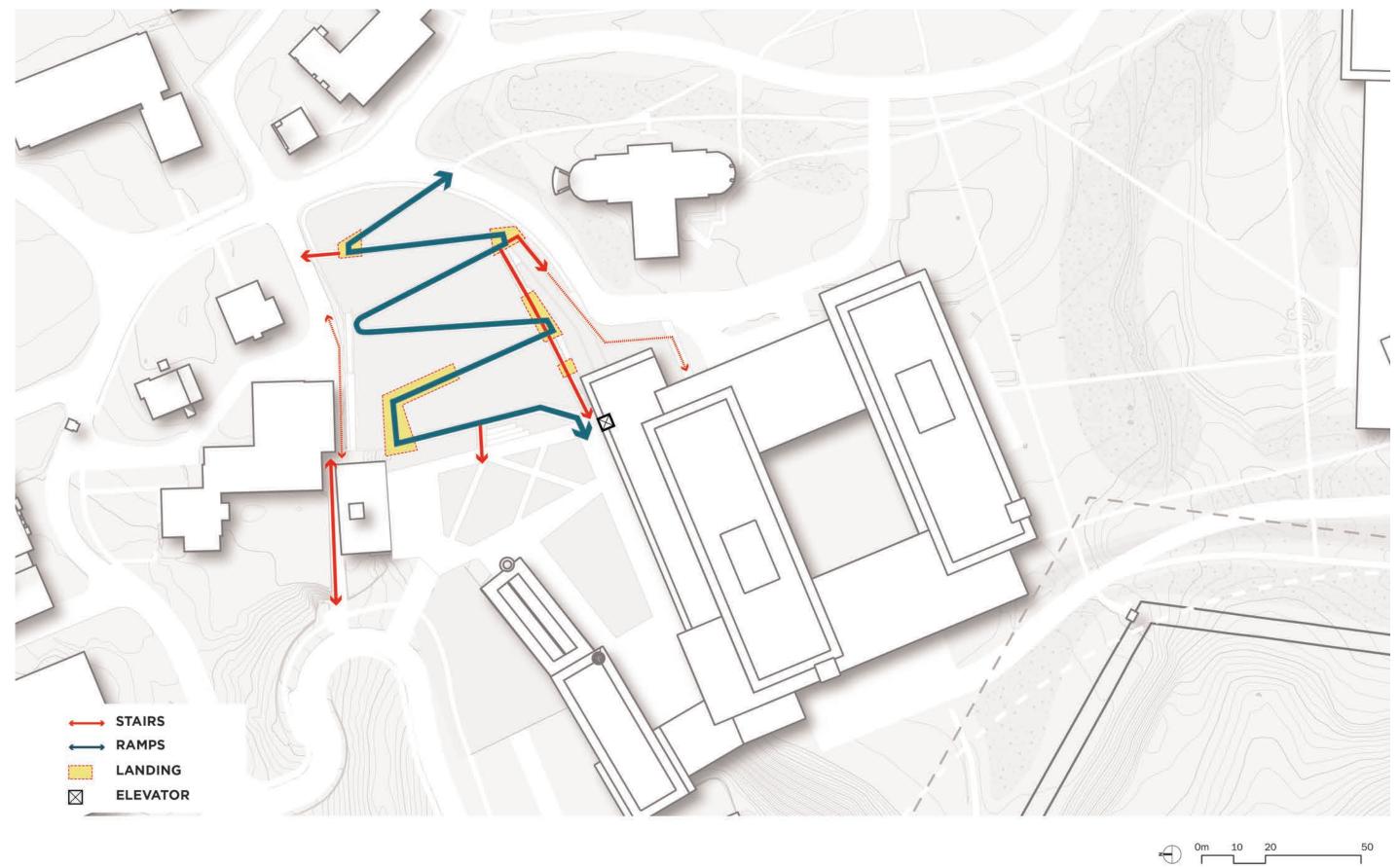




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NORTH RAVINE - CIRCULATION DIAGRAM





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PLAZA PERSPECTIVE- VIEW TOWARD PLATEAU AND HITCHCOCK



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PLATEAU PERSPECTIVE- VIEW TOWARD RAVINE BUILDING, LOWER PLAZA, AND POWER PLANT



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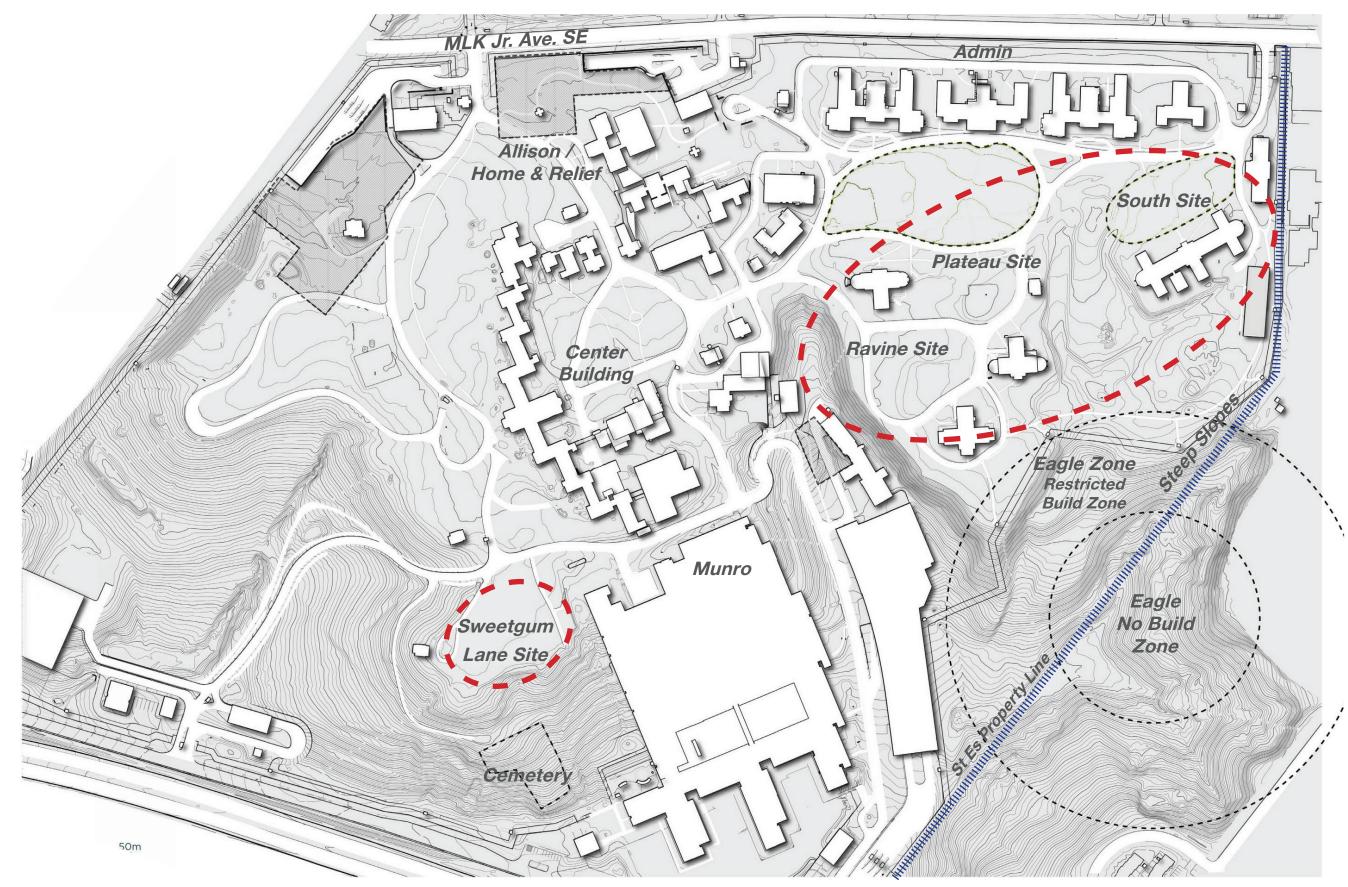


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SWEETGUM LANE SITE



DEVELOPMENT SITES

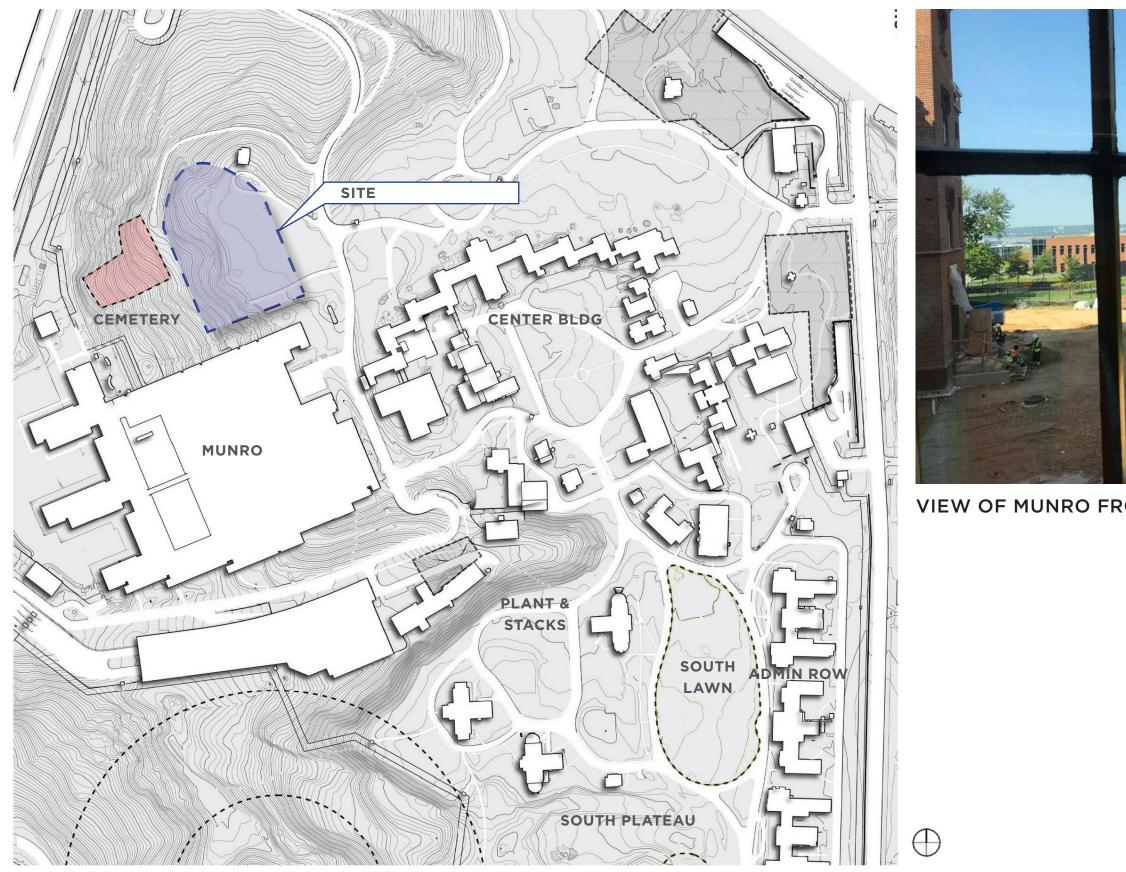




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SWEETGUM LANE SITE





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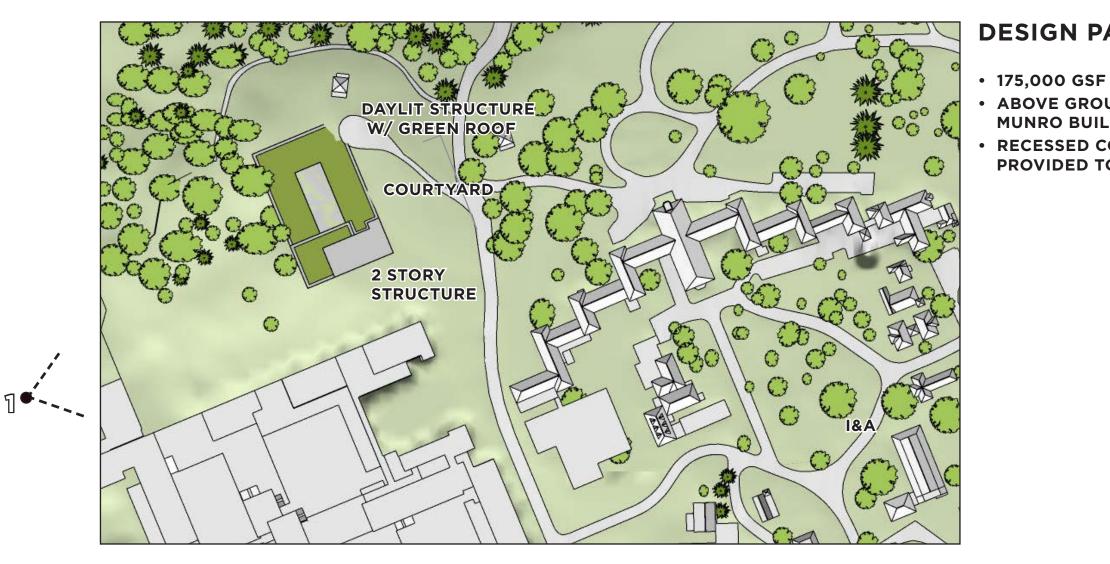


VIEW OF MUNRO FROM DHS SECRETARY'S OFFICE

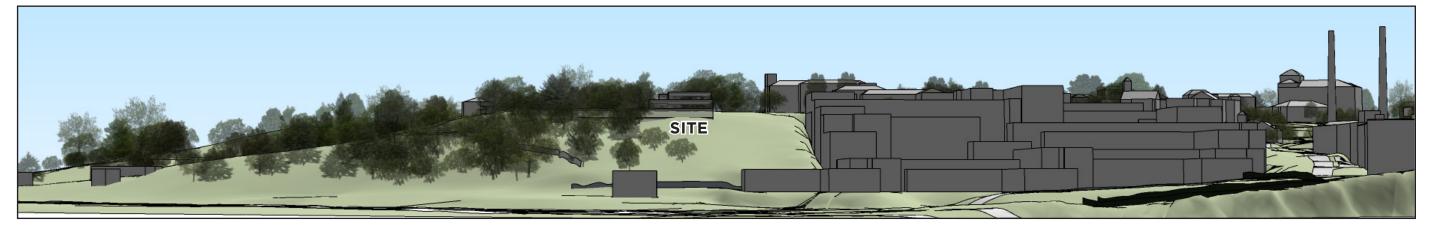
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SWEETGUM LANE SITE

PLAN DIAGRAM



1. VIEW FROM WEST/RIVER (APPROXIMATE)





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DESIGN PARAMETERS

ABOVE GROUND SF TO "MIMIC" MUNRO BUILDING
RECESSED COURTYARD/ATRIUM PROVIDED TO MEET

SWEETGUM LANE SITE PLAN DIAGRAM



1. VIEW TOWARD SITE FROM NEAR CENTER BUILDING



2. VIEW TOWARD SITE FROM IN NEAR MUNRO





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LANDSCAPE: SWEETGUM LANE SITE





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PROGRAM SUMMARY NEXT STEPS



General Services Administration and Department of Homeland Security DHS HEADQUARTERS CONSOLIDATION AT ST. ELIZABETHS MASTER PLAN AMENDMENT #2



PROGRAM SUMMARY

| | 2008 Master Plan | | | 2012 Master Plan Amendment #1 | | 2019 Concept Amendment #2 | | Results | | |
|----------------------------------|------------------|----------------|-----------|----------------------------------|----------------|------------------------------|----------------|----------------|-----------|--|
| Personnel Assigned | | | 14,000 | | | 14,000 | | | 14,500 | +3.5% |
| | Above Grade | Below Grade | Total GSF | Above Grade | Below Grade | Total GSF | Above Grade | Below Grade | Total GSF | |
| West Campus Building Development | 3,228,474 | 601,912 | 3,830,386 | 3,228,474 | 601,912 | 3,830,386 | 3,480,784 | 661,956 | 4,142,740 | +8% |
| East Campus Building Development | 619,939 | 95,133 | 715,072 | 650,000 | 100,000 | 750,000 | | | 0 | Eliminated |
| Total Building Development GSF | 3.8M | 0.7M | 4.5M | 3.8M | 0.7M | 4.5 M | 3.4M | 0.7M | 4.1M | -9% |
| West Campus Parking Structures | 478,900 | 737,600 | 1,216,500 | 478,900 | 737,600 | 1,216,500 | 478,900 | 1,112,900 | 1,591,800 | +30% |
| East Campus Parking Structures | 271,250 | | 271,250 | 271,250 | | 271,250 | | | 0 | Eliminated |
| Total Parking Structures GSF | 0.8M | 0.7M | 1.5M | 0.8M | 0.7M | 1.5M | 0.5M | 1.1M | 1.6M | +6% |
| West Campus Parking Spaces | 2,090 | 1,369 | 3,459 | 2,090 | 1,369 | 3,459 | 2,090 | 1,535 | 3,625 | +5% |
| East Campus Parking Spaces | | 775 | 775 | | 775 | 775 | | | 0 | Eliminated |
| Total Parking Spaces | 2,090 | 2,144 | 4,234 | 2,090 | 2,144 | 4,234 | 2,090 | 1,535 | 3,625 | No change to NCPC approved 1:4 parking ratio |
| Total Campus GSF | 4.6M | 1.4M | 6M | 4.6M | 1.4M | 6M | 3.9M | 1.8M | 5.7M | -5% |

2019 Concept Notes:

Plateau

Sweetgum Lane 175,000 GSF (25,000 above grade, 150,000 below grade)



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1,200,000 GSF (above grade)

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MASTER PLAN AMENDMENT 2 MILESTONE TARGETS

Master Plan Amendment 2 - Concept and Final Submission

Concept SubmissionFall 2019NCPC Draft SubmissionSpring 2020Final SubmissionSummer 2020

NEPA/EIS/FONSI

| Draft - Agency Review | Fall/Winter 2019 |
|-----------------------|------------------|
| Final - Agency Review | Spring 2020 |



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