



# Executive Director's Recommendation

Commission Meeting: July 6, 2023

---

<b>PROJECT</b> <b>District of Columbia Archives</b> 4200 Connecticut Avenue, NW Washington, DC	<b>NCPC FILE NUMBER</b> 8473
<b>SUBMITTED BY</b> District of Columbia Department of General Services	<b>NCPC MAP FILE NUMBER</b> 72.10(00.00)45691
<b>REVIEW AUTHORITY</b> District Projects Outside the Central Area per 40 U.S.C. § 8722(b)(1)	<b>APPLICANT'S REQUEST</b> Approval of preliminary site and building plans
	<b>PROPOSED ACTION</b> Approve comments on concept plans
	<b>ACTION ITEM TYPE</b> Staff Presentation

---

## PROJECT SUMMARY

The District of Columbia Department of General Services (DGS) has submitted site and building plans for a new District of Columbia Archives Building to be located on the University of the District of Columbia (UDC) - Van Ness Campus in northwest Washington, DC. The Office of Public Records (OPR), which operates multiple city archival facilities, has identified a need to construct a new modern facility to accommodate the City's long-term archival preservation needs. The current proposal would construct a new four-level, 118,000 gross square foot (plus penthouse) building to house office, research, exhibit, meeting, archival storage, and document processing space. The project is designed to meet the following key goals: Preserve the history of the District of Columbia; Create a state-of-the-art archival facility; provide critical services to all DC agencies including records management, education, and resource sharing; optimize facility and space for centralized records storage, records processing, digitization, public access, exhibits, and offices; maintain a cost-effective, secure, environmentally controlled archival and records center storage facility; optimize temperature and humidity performance and control; eliminate air-infiltration issues; and achieve LEED Gold Certification.

## KEY INFORMATION

- The Office of Public Records (OPR) is a division under the District of Columbia's Office of the Secretary. OPR currently operates an Archives and Records Center facility at Naylor Court.
- The Mayor's Office approved the proposed project site and executed a Memorandum of Agreement between UDC and the District Department of General Services (DGS). The DC Council approved the budget for the project in the FY Budget Act of 2021.
- The site is currently occupied by Building #41, which will be demolished to accommodate the new building.

- 
- The Naylor Court facility has reached its storage capacity and its physical and mechanical deficiencies make it inadequate for the long-term preservation of the city's archival records. At the same time, the storage of records at other facilities has resulted in significant storage costs and limits OPR's ability to access the records for processing, preservation and research.
  - The University of the District of Columbia (UDC) has submitted a draft update to its campus plan (2020-29) for NCPC review and comment. The master plan is being reviewed concurrently with the Archives project as NCPC File #MP40. Pursuant to the terms of the transfer of jurisdiction, NCPC has approval authority for master plans on the site.
  - NCPC has an advisory role in review of the Archives building as a District project outside the Central Area.
  - The U.S. Commission of Fine Arts reviewed concept plans for the project on June 15, 2023.
- 

## RECOMMENDATION

The Commission:

**Approves** the following comments on the new District of Columbia Archives Building on the University of the District of Columbia campus in northwest Washington, DC:

### *Background*

**Notes** the proposed project site at the University of the District of Columbia is based on a multi-year study that considered other District locations and future programmatic needs for long-term archival and records storage.

**Notes** the current 2020-2029 University of the District of Columbia Campus Plan shows multiple potential future uses for Building 41 including new student housing, new academic space, or expanding the building to accommodate its future use as a new District of Columbia Archives.

**Notes** the Commission is concurrently reviewing the 2020-2029 UDC Campus Plan (#MP40) and recommends the plan be updated to accurately reflect the proposed DC Archives Building.

### *Project Proposal*

**Notes** the project design is driven by a number of specific factors that relate to "best management practices" for archival and records storage.

**Notes** the new building would be a public District building and not directly related to the University of the District of Columbia, with a design that reflects a mixture of UDC's predominant Brutalist architecture and the more modern design of the UDC student center building.

**Notes** that current plans show the new DC Archives Building will meet LEED Gold and will include solar rooftop photovoltaic panels and a section of green roof area.

**Encourages** the applicant to consider designing to a LEED Platinum standard for the project given the urgency of climate change and the District's larger goals of sustainability.

**Notes** the applicant will need to remove 31 trees and will replace these with 35 trees on the building site.

**Encourages** the applicant to do the following:

- Plant additional trees along the west-side of the new access drive, Dennard Plaza, and directly north of the project site.
- Incorporate Milkweed and other pollinator plant species into the project's landscape design where possible.
- Design all new proposed outdoor lighting to comply with International Dark-Sky Association (IDSA) standards.

**Notes** that any planned removal of larger trees (14" in diameter or larger) would require a Special Tree Removal Permit issued by the Urban Forestry Division of DDOT.

**Notes** the current site plan does not include security bollards; however, should a threat assessment warrant perimeter security measures, the District should consider creative protective solutions such as additional landscaping and hardened street furniture and outdoor light fixtures.

**Requests** the applicant provide lighting and signage plans as part of the next submission.

#### *Coordination*

**Encourages** the applicant to continue coordination with all relevant planning stakeholders, including the DC Archives Advisory Group and local ANC.

**Recommends** the applicant coordinate with the District Department of Energy and Environment regarding stormwater management requirements.

#### **PROJECT REVIEW TIMELINE**

<b>Previous actions</b>	None.
<b>Remaining actions</b> (anticipated)	<b>Fall 2023</b> - Review of preliminary site and building plans.

#### **PROJECT ANALYSIS**

##### **Executive Summary**

The Office of Public Records (OPR) is a division under the District of Columbia's Office of the Secretary. OPR currently operates an Archives and Records Center facility at Naylor Court. The Naylor Court facility has reached its storage capacity and its physical and mechanical deficiencies make it inadequate for the long-term preservation of the city's archival records. At the same time, the storage of records at other facilities has resulted in significant storage costs and limits OPR's ability to access the records for processing, preservation and research. As such, the proposed site has been identified as the preferred location for a new, modern archives facility. Staff recommends that the Commission **approve the following comments on the new District of Columbia Archives Building on the University of the District of Columbia campus in northwest Washington, DC.**

### **Background**

After a multi-year search, the District Mayor's Office approved the proposed project site and executed a Memorandum of Agreement between UDC and the District Department of General Services (DGS). The DC Council approved the budget for the project in the FY Budget Act of 2021. The project site is currently occupied by UDC Building 41, which would be demolished. The Commission is concurrently reviewing the UDC-Van Ness Campus Plan (with approval authority) at the July 2023 meeting (NCPC File #MP40). The Commission last reviewed and approved the UDC Campus Plan in 2011, and the later 2020-2029 plan update builds upon the 2011 plan with many similar goals and objectives. In particular, the 2020 plan includes proposals to refurbish many of the UDC campus buildings, with potential conversions to new student housing, administrative, and academic space. The 2020-2029 plan also shows new green roofs and rooftop photovoltaic arrays on several existing buildings; a new athletic field; and a new potential student dorm. The proposed project site at the University of the District of Columbia is based on a multi-year study that considered other City locations and future programmatic needs for long-term archival and records storage.

The 2020-2029 UDC Campus Plan shows a potential alternative to re-use Building 41 to accommodate the new District archives facility as well as potential alternatives to convert the building to student housing or new academic space. One plan exhibit shows the existing Building 41. The current 2020-2029 University of the District of Columbia Campus Plan shows multiple potential future uses for Building 41 including new student housing, new academic space, or expanding the building to accommodate its future use as a new District of Columbia archives. The 2020-2029 UDC Campus Plan staff report (MP40) includes a request to revise the 2020-2029 UDC Campus Plan so the plan accurately reflects the current DC Archives Building proposal (NCPC #8473). The Commission recommended the 2020-2029 UDC Campus Plan (#MP40) be revised to accurately reflect the current DC Archives Building proposal by the District General Services Administration.

Building 41 is current part of the core group of buildings arranged around a naturally-ventilated three level (715 spaces) parking garage. Situated in the southwestern part of the UDC Campus, the Brutalist building was completed in 1979 and encompasses approximately 158,000 gross square feet in six (6) levels above the adjacent Dennard Plaza to the east. Building 41 is prominent based on its height (90 feet) and octagonal shape, which is distinctively different from the other original

UDC campus buildings, all of which are rectilinear. The building exterior is a mixture of cast-in-place concrete and architectural precast concrete with very few window openings. The building provides a secondary point of access to Dennard Plaza from the southwest direction by way of an exterior passage through the base of the building.

In 2018, representatives from UDC's administration and the OPR project team began serious discussion about co-locating a new DC Archives facility on the UDC Campus, resulting in a Memorandum of Agreement (MOA) that was executed on July 2, 2018. Concurrent with the MOA discussions and in anticipation of the MOA, the District Department of General Services (DGS) engaged an architecture firm to assess the feasibility and cost ramifications of the multiple co-location alternatives. Potential alternative did include the re-use/renovation of Building 41; however, the decision was made to demolish Building 41 and replace the structure with a new purpose-built facility. The re-use/renovation alternatives were not selected based on the existing building's structural limitations, inefficient floor-to-floor heights, irregular geometry, and lack of basic sustainability features, including minimal or non-existent thermal insulation. The City has already relocated the building's uses (Felix Grant Jazz Archives and a childcare facility) to other space on-campus, although the jazz archives would be ultimately housed in the new building.

### **Project Proposal**

The project plans show a new purpose-built, four-level, 118,000 gross square-foot building that is designed to house all of the District's archives and records in a single location on the UDC Campus. The proposed design is based on the following key project goals:

- Preserve the history of the District of Columbia;
- Create a state-of-the-art archival facility;
- Provide mission-critical services to all DC agencies including records management, education, and resource sharing;
- Optimize facility and space for centralized records storage, records processing, digitization, public access, exhibits, and offices;
- Maintain a cost-effective, secure, environmentally controlled archival and records center storage facility;
- Optimize temperature and humidity performance and control; eliminate air-infiltration issues;
- Achieve LEED (Leadership in Energy and Environmental Design) Gold Certification.

The new building would house office, research, exhibit, and meeting space in addition to archival and document processing areas. The building height would maintain a one-to-one horizontal-to-vertical setback from the Van Ness Street lot line, resulting in a "near-street" height of approximately 50-feet, and further from the lot line (to the north), the building would reach a maximum height of 90-feet, which is permitted under the site's current zoning. As currently proposed, the new DC Archives design would have a similar size and scale to Building 41.

Based on the project's unique purpose as an archival storage and records facility, the proposed design is driven by a number of functional considerations as follows:

- Shelving systems (11 shelves high) would require an 18'-6" floor-to-floor height to accommodate the building structure, shelving, ductwork, and fire protection system. This requires most of the storage areas to be located away from Van Ness Street, which has a lower height limit.
- No natural light is permitted in the storage rooms, which account for approximately two-thirds of the net floor area. This results in a significant portion of the facade with no fenestration. The design locates the spaces that would benefit from natural lighting at the plaza level and at upper floors facing Van Ness Street and Dennard Plaza.
- Based on feedback from OPR staff and the DC State Archivist, the building layout must locate staff work and storage areas in close proximity.
- There are public space/access considerations based on the new building's research center; location of the UDC Felix E. Grant Jazz Archives research center in the building; a divisible multi-purpose room for up to 300 people; and exhibit space. All publicly accessible areas are located at the plaza level to allow easy access and prevent any security issues with the archival documents located on the upper floors.

In keeping with the UDC Campus Plan, the project would use a contemporary design vocabulary, construction technologies, and material expressions, referencing elements from the original campus buildings (precast and concrete) as well as the newer Student Center (glass and metal). At the same time, the DC Archives must maintain a unique identity within the campus as it is not an academic building. The building would consist of two primary solid boxes for document storage, with transparent curvilinear element flowing through and connecting the boxes. A one-story elliptical form would house public exhibit and reception space, with a curved facade between the ellipse and corner tower enclosing the research center. The new building would be a public District building and not directly related to the University of the District of Columbia, with a design that reflects a mixture of UDC's predominant Brutalist architecture and the more modern design of the UDC student center building.

The main building entrance would be located along Van Ness Street, and preliminary plans show pedestrian access from multiple locations, with access to the site from the nearby Van Ness-UDC Metrorail station and nearby Metrobus stops (located to the east of the site on Connecticut Avenue NW), west along Van Ness Street or through the UDC campus via Dennard Plaza. An additional pedestrian pathway to the north would connect the site to the UDC athletic center and main athletic field. Vehicles would park in the existing UDC garage and visitors/staff would use a stair or elevator to move up to the plaza level from the garage. The elevator would be accessible from inside the new DC Archives Building. Drop-off traffic would use curb space along Van Ness Street as close to the new building as possible. Finally, loading and service vehicular access would use a connecting driveway between the building's western loading dock area and Van Ness Street.

The project submission describes the new public outdoor space along the eastside of the building as enhancing and promoting the flow of pedestrians between the main building entrance and Van Ness-UDC Metrorail station (to the east) through a series of organic pathways. The main entrance would directly connect to the Van Ness streetscape via a set of wide steps. Moveable seating would populate the entry plaza, designed with a matrix of narrow plank pavers. In addition, the site plan

shows a sunken lawn terrace sweeping along the east side of the new building plaza with curved amphitheater seating at the western perimeter. At the center is a stage with a backdrop of evergreen trees, and this new space is intended for use by impromptu gatherings and programmed events.

To the north, the plaza would branch in two directions with a series of lush, landscaped knolls rising up around the paved pathways. The knolls would be punctuated by tall trees that enhance the verticality of the space as a playful contrast to the expansiveness of the sunken lawn, and the trees would also help soften the building at the northeast façade. Curved benches would be built into the landscaped knolls to provide seating, interest, and an articulated edge to help tie the site together. At this point, the plaza would connect to the existing Dennard Plaza, marking the transition to the UDC campus.

Plans show the west side of the site as mainly utilitarian, with access to the loading docks, and bio filtration planters to collect and clean stormwater from the site. Dense tree plantings along this corridor would help soften and screen these uses from the nearby athletic field and planned new field directly to the west. Special consideration was made to preserve the existing mature healthy street trees along Van Ness Street, and the preserved trees on the site would help to ground and balance the new building and provide shade for the new plaza space.

As part of the structural modifications required for the new DC Archives building, the project would need to remove a number (approximately 30) of small trees, shrubs, and gardens, nearly all of which are located above the existing UDC parking garage. A submitted tree survey shows many of these trees as undersized. The large special tree specimens located along Van Ness Street, which are not located above the UDC garage, would be protected and retained. The proposed tree removal would include two trees on private property near the existing parking exit ramp, which are located too close to the project area to be saved. Project plans propose to plant a number of new trees (35), lawn, and other plants to replace the trees that would be removed, including the addition of new trees along the west side of the site where there are currently no trees.

The project would meet Department of Energy and Environment (DOEE) standards through a combination of green roof and at-grade bioretention. In an effort to reduce the risk of pests/insects and potential roof damage, the proposed green roof would be limited and not extend above the archival storage room space. Rainwater from non-green roof areas would be directed to areas with green roof or ground-level, bio-retention areas at the southwest, west, and northwest sides of the building.

## **Analysis**

The project plans show the new building with several notable features that include solar rooftop photovoltaic panels and a section of green roof area. Given the prominence and expected longevity of the facility as well as the urgency of climate change and the District's larger sustainability goals, the applicant should consider the highest level of sustainable design. The proposed project is a highly visible facility in the city and would be located close to the UDC student center, which is a certified LEED Platinum building. As such, staff recommends the Commission **encourage the**

---

**applicant to consider designing to a LEED Platinum standard for the project given the urgency of climate change and the District's larger goals of sustainability.**

The project's landscape plans show pleasant public space areas adjacent to the north, east, and south sides of the new building with ample landscaping, vertical features, and paving. However, the design only includes 6-7 new trees along the western, more utilitarian-side of the building as screening. Staff understands there may be constraints that preclude additional landscaping and trees adjacent to the west-side of the building; however, the applicant should consider additional trees on the site, especially along the west-side of the building. Should the applicant determine that no additional trees are feasible on the project site, then DGS should work with UDC to locate additional trees elsewhere on the campus, outside of the project site. Other locations may include 1) along the other side (west) of the new service driveway, which would help provide additional screening for the building's loading dock area as well as shaded areas adjacent to the east-side of the new athletic field; 2) to the north of the project site; 3) Dennard Plaza; and 4) in other priority areas on the UDC campus. Staff notes that all planned removal of larger trees (14" in diameter or larger) would require a Special Tree Removal Permit issued by the Urban Forestry Division of DDOT.

Project plans show multiple varieties of native and drought-resistant plants as part of the landscape design. In addition, the District should incorporate Milkweed and other pollinator plants into the project's landscaping to support the Monarch Butterfly and other naturally-beneficial insects.

NCPC's Comprehensive Plan includes policies that seek to reduce light pollution in the City as well as more efficient lighting that minimizes its use of power. Staff recommends the project's outdoor lighting comply with International Dark Sky-Association (IDSA) standards.

Therefore, staff recommends the Commission **encourage the applicant to do the following:**

- **Plant additional trees along the west-side of the new access drive, Dennard Plaza, and directly north of the project site.**
- **Incorporate Milkweed and other pollinator plant species into the project's landscape design where possible.**
- **Design all new proposed outdoor lighting to comply with International Dark-Sky Association (IDSA) standards.**

The project submission states that no perimeter security, such as bollards, is proposed at this time. NCPC has a history of discouraging bollards for perimeter security, instead, should a threat assessment warrant perimeter security measures, the Commission encourages using more creative solutions such as landscaping and hardened street furniture. Therefore, staff recommends the Commission note the current site plan does not include security bollards; however, should a threat assessment warrant perimeter security measures, the District should consider creative protective solutions such as additional landscaping and hardened street furniture and outdoor light fixtures.

Finally, as the plans are further developed, additional details should be provided for review. As such, staff recommends the Commission **request the applicant provide lighting and signage plans as part of the next submission.**

### *Coordination*

The submission includes a section that describes the applicant's coordination with the local ANC and project advisory group, and staff believes that DGS should continue to engage with community stakeholders to solicit their input in a meaningful manner. Therefore, staff recommends the Commission **encourage the applicant to continue coordination with all relevant planning stakeholders, including the project-focused DC Archives Advisory Group and local ANC.** Further, the applicant will need to work to develop the stormwater management plan. As such, staff suggest the Commission **recommend the applicant coordinate with the District Department of Energy and Environment regarding stormwater management requirements.**

## **CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE**

### **Comprehensive Plan for the National Capital**

The project is generally consistent with the federal elements of the Comprehensive Plan. Staff considered policies related to historic preservation, urban design, and transportation. The recommendations provided above are intended to further support project development.

### **National Environmental Policy Act**

As the proposal is a District project located outside the Central Area, NCPC has an advisory role and therefore no independent responsibilities under the National Historic Preservation Act (NHPA).

### **National Historic Preservation Act**

As the proposal is a District project located outside the Central Area, NCPC has an advisory role and therefore no independent responsibilities under the National Environmental Policy Act (NEPA).

## **CONSULTATION**

### **Coordinating Committee**

The Committee forwarded the proposed concept site and building plans to the Commission with the statement that the proposal has been coordinated with participating agencies except as noted below. DOEE is not coordinated, noted that stormwater management will likely be required based on cost of improvements and amount of land disturbance and requests to meet with the applicant to discuss further at a pre-development review meeting. DCOP is not coordinated, noting that it is

currently filed with the Zoning Commission for “Further processing” for design review, but has not yet been referred to them.

**U.S. Commission of Fine Arts**

The U.S. Commission of Fine Arts reviewed concept plans for the project at their June 15, 2023 meeting. A copy of their most recent action is attached.

**ONLINE REFERENCE**

The following supporting documents for this project are available online at [www.ncpc.gov](http://www.ncpc.gov):

- Submission Package

Prepared by Michael Weil  
06/29/2023

**POWERPOINT (ATTACHED)**

---

## Commission of Fine Arts Concept Review Comment Letter (June 15, 2023)

23 June 2023

Dear Mr. Hunter:

In its public meeting of 15 June conducted by videoconference, the Commission of Fine Arts reviewed a concept submission from the D.C. Department of General Services for a new building for the District of Columbia Archives, to be located on Van Ness Street, NW, near International Court, on the campus of the University of the District of Columbia (UDC). The Commission did not take an action and provided the following comments.

The Commission members expressed appreciation for the opportunity presented by the new D.C. Archives building to strengthen the relationship of the UDC campus to its neighborhood and the city. They recognized the challenge of the program for the facility for archival storage and research, which has resulted in an architectural expression of largely windowless volumes, with glazed curving elements flowing through and around the boxy forms on the south and east facades. Noting that these glass forms enclose spaces with different functions—the public lobby and reading room on the first floor and the staff office and meeting spaces on the second and third floors—they suggested further development of the scale, rhythm, and articulation of the glass skins to differentiate these volumes. Finding that the proposed approach to the new building from Van Ness Street appears constricted and fragmented, they suggested unifying and simplifying this area to make it appear more generous and welcoming, both as the entrance to the archives and as a new threshold into the UDC campus beyond.

The Commission members emphasized the potential of the new building and its landscape to contribute to the appearance and experience of the UDC campus more generally. Observing that the new building will define the west side of Dennard Plaza, they suggested further study to strengthen its role in addressing the plaza, and they recommended the installation of a larger number of plantings, particularly trees and lawn. In support of the D.C. Government's goal of reaching a 40% tree canopy across the city by 2030, they recommended increasing the number and variety of trees around the new building and in Dennard Plaza, which will shade and relieve these large expanses of hard surfaces.

The Commission looks forward to further concept-level review of this important project. Please consult on the further development of the design with the staff which, as always, is available to assist you.

Sincerely,

/s/Thomas E. Luebke, FAIA  
Secretary

Delano Hunter, Acting Director  
D.C. Department of General Services  
2000 14th Street, NW, 8th Floor  
Washington, DC 20009

cc: Lee Becker, Hartman-Cox Architects  
Caitlin Olson, Studio39 Landscape Architecture  
Dr. Lopez Matthews, Office of the Secretary of the District of Columbia  
Javier Dussan, University of the District of Columbia

# District of Columbia Archives Building

4200 Connecticut Avenue NW, Washington, DC

Approval of Preliminary Site and Building Plans

District of Columbia General Services Administration

# Project Summary



## Project Summary:

The District of Columbia General Services Administration has submitted preliminary site and building plans for a new District of Columbia Archives Building to be located on the UDC-Van Ness Campus in northwest Washington, DC. The Office of Public Records (OPR) is a division under the District of Columbia's Office of the Secretary. OPR currently operates an Archives and Records Center facility at Naylor Court. This facility is supplemented by National Archives and Records Administration (NARA) facilities to store OPR's holdings. Large quantities of records are also stored at various DC agency sites throughout the City. The Naylor Court facility has reached its storage capacity and its physical and mechanical deficiencies make it inadequate for the long-term preservation of the city's archival records. The storage of records at other facilities has resulted in significant storage costs and limits OPR's ability to access the records for processing, preservation and research. In its current situation, the OPR struggles to carry out its mandate and to engage the community by developing programs and services that would promote public interaction with Archives collections.

After a multi-year search for a new Archives facility site, the District government approved a site for the new purpose-built Archives building on the UDC Campus in April 2022. The site is currently occupied by UDC Building # 41, and the preliminary design shows a four-level (plus penthouse) building with approximately 118,000 square feet of gross floor space. The building would house new office, research, exhibit, and meeting space in addition to archival and document processing areas. The submission states the project is designed to meet the following key goals: *Preserve the history of the District of Columbia; Create a state-of-the-art archival facility; Provide critical services to all DC agencies including records management, education, and resource sharing; Optimize facility and space for centralized records storage, records processing, digitization, public access, exhibits, and offices; Maintain a cost-effective, secure, environmentally controlled archival and records center storage facility; Optimize temperature and humidity performance and control; eliminate air-infiltration issues; and Achieve LEED Gold Certification.*

**Commission Meeting Date:** July 6, 2023

**NPC Review Authority:** District Projects Outside the Central Area 40 U.S.C. § 8722(b)(1)

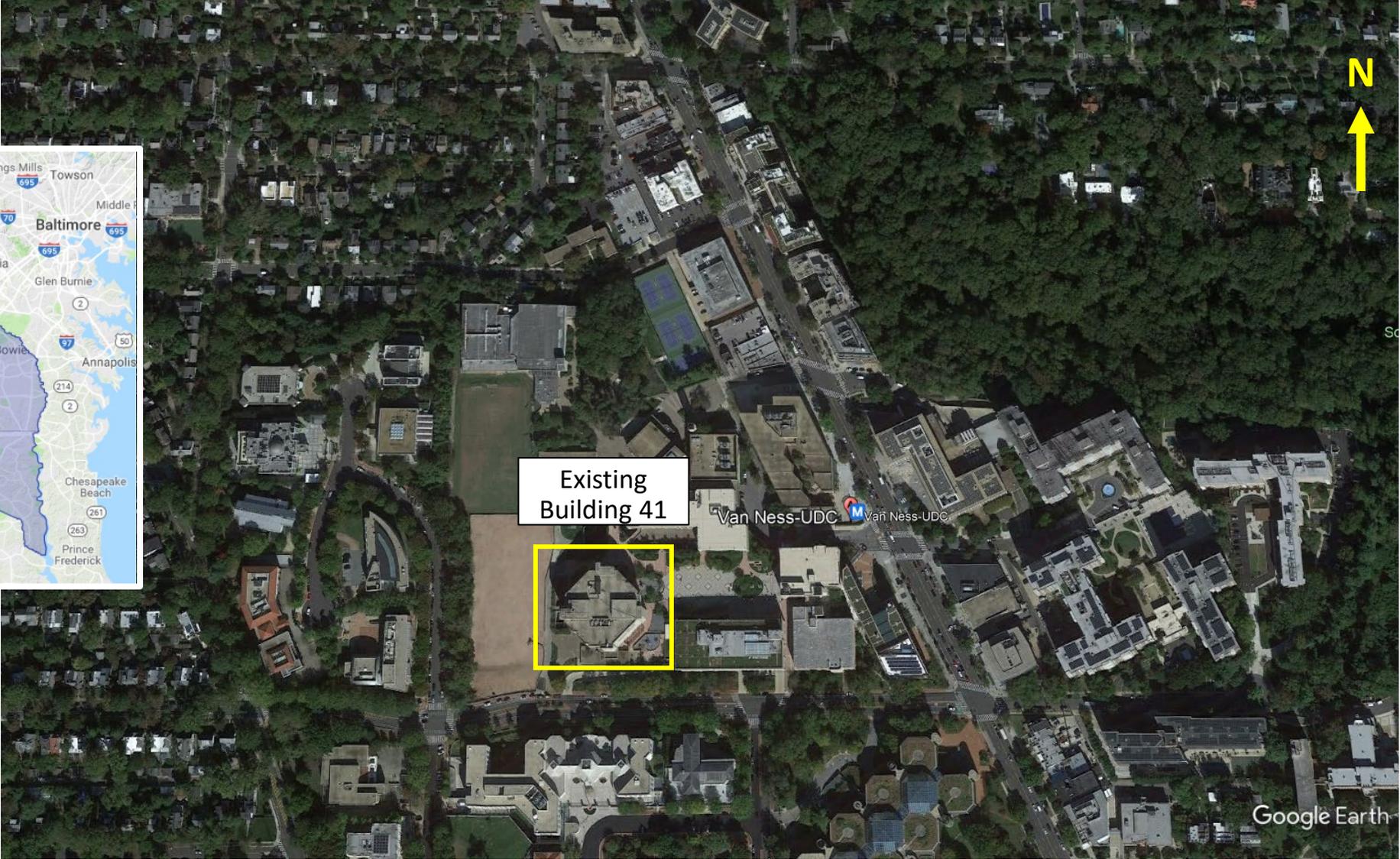
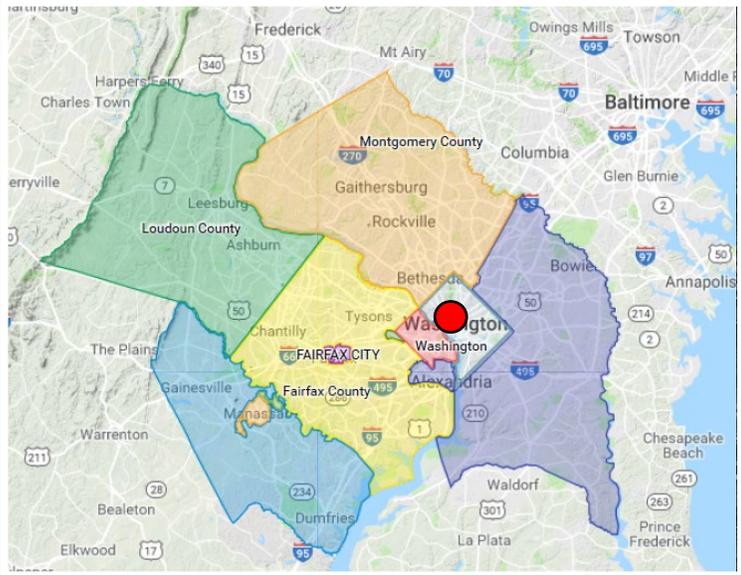
**Applicant Request:** Approval of Preliminary Site and Building Plans

**Session:** Open Session

**NPC Review Officer:** Michael Weil

**NPC File Number:** 8473

# Site Location



# Existing UDC Campus Development



4300 Connecticut Ave NW

32	Mathematics	41	College of Arts & Sciences	46W	Performing Arts
38	Career Services	42	School of Engineering	47	Sports Complex
38	Book Store	44	Health Services	52	David A. Clarke School of Law
39	Administration	46E	Theater of the Arts	56	Student Center

# Campus Aerial View



# Community Context

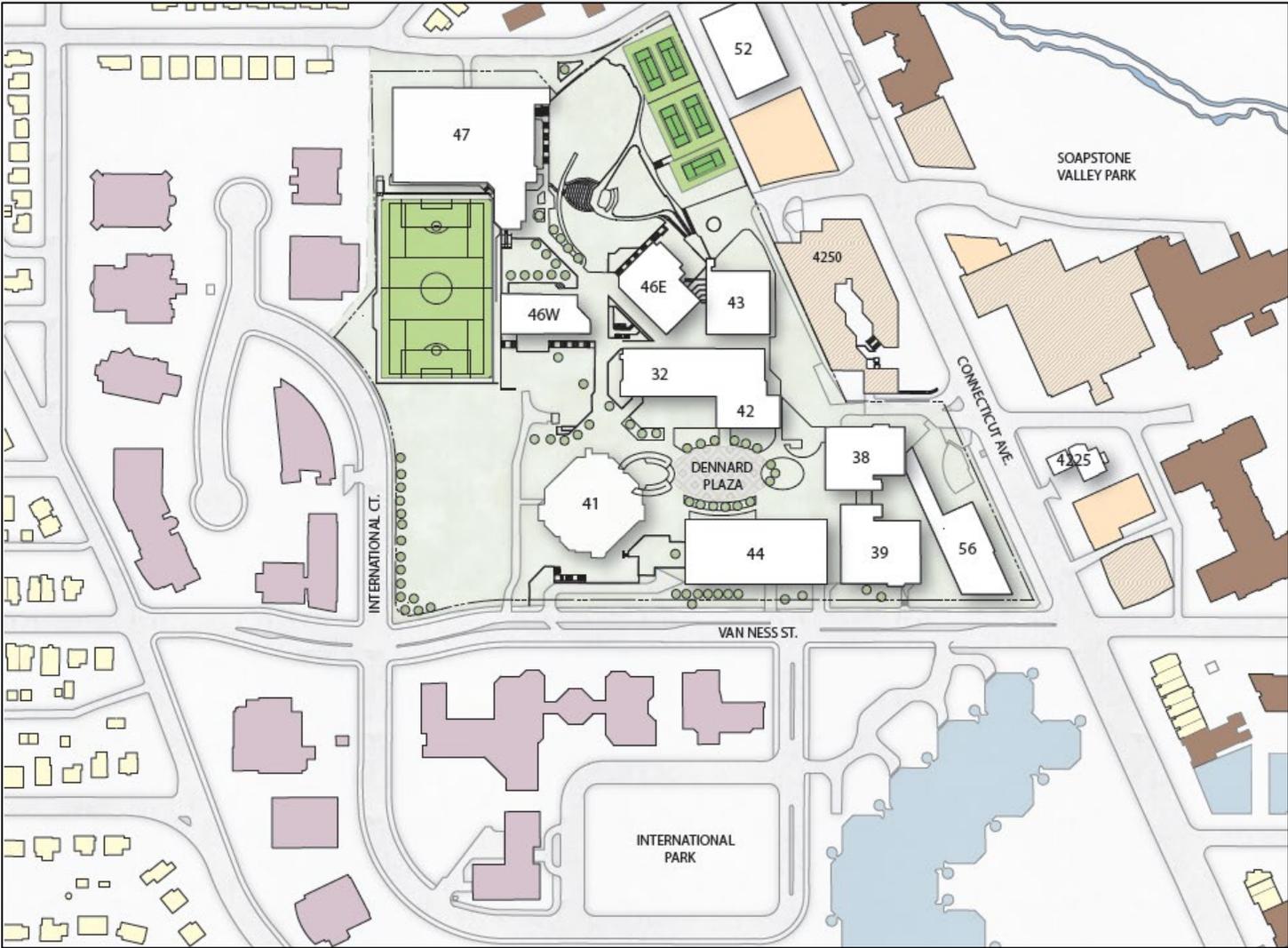


**Legend**

- CAMPUS PLAN BOUNDARY
- UDC CAMPUS BUILDING
- EDUCATION
- EMBASSY
- RESIDENTIAL - SINGLE
- RESIDENTIAL - MULTI - RETAIL
- RETAIL
- RETAIL + OFFICES
- RETAIL + ACADEMIC

**Campus Boundary**

- 32 MATHEMATICS
- 38 SCHOOL OF BUSINESS AND PUBLIC ADMINISTRATION / CAREER SERVICES / STUDENT SUCCESS CENTER
- 39 ADMINISTRATION / FINANCIAL AID / REGISTRAR
- 41 COLLEGE OF ARTS AND SCIENCE / LIBRARY
- 42 SCHOOL OF ENGINEERING AND APPLIED SCIENCES
- 43 POWER PLANT
- 44 CAUSES / LIFE SCIENCES / HEALTH SERVICES
- 46E THEATRE OF THE ARTS
- 46W PERFORMING ARTS
- 47 SPORTS COMPLEX
- 56 STUDENT CENTER
- 52 DAVID A. CLARKE SCHOOL OF LAW
- 4225 VACANT SWING SPACE
- 4250 CAS & CAUSES SWING SPACE



# Community Context

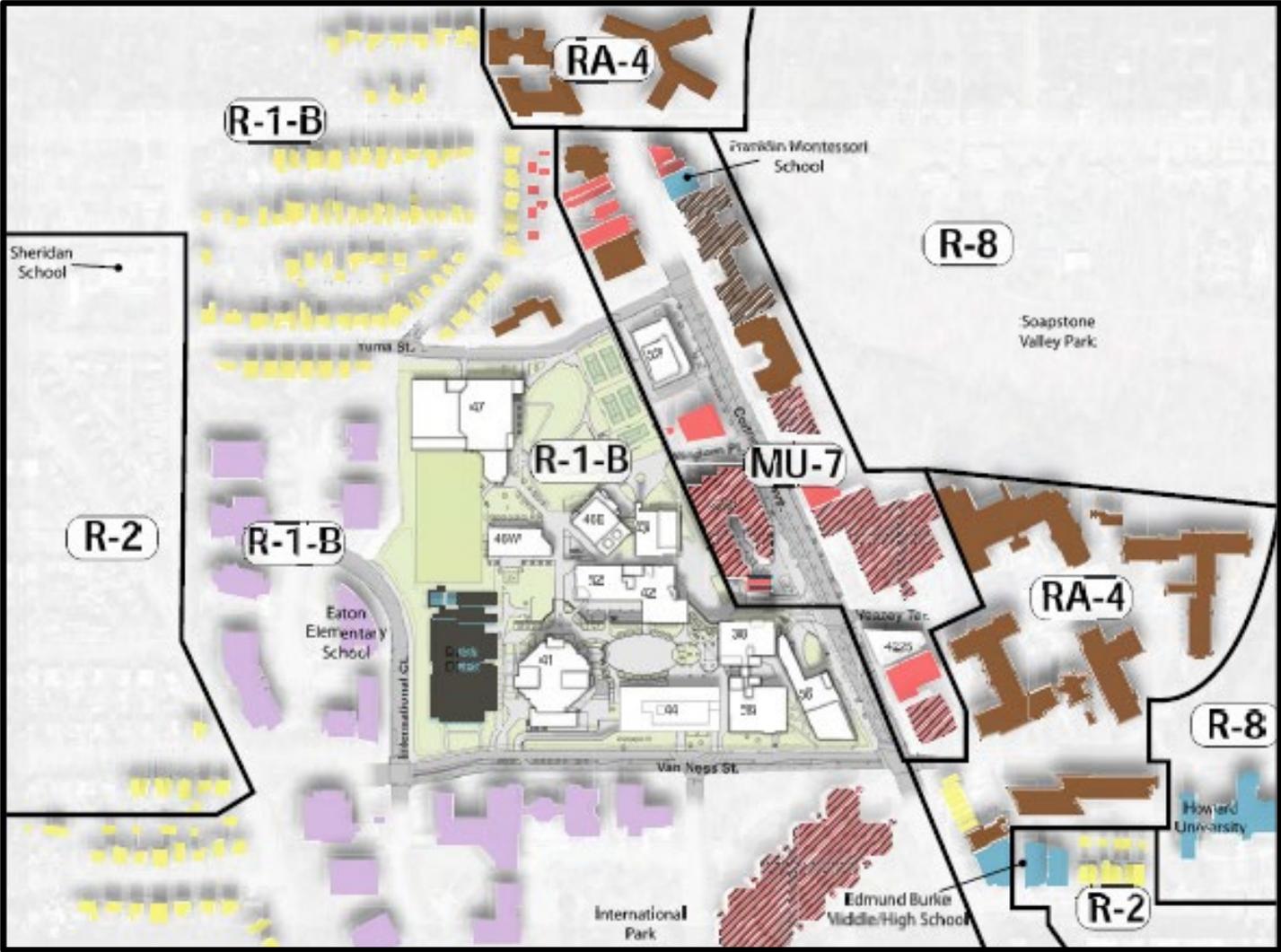


**Legend**

- Campus Boundary
- Zoning Boundary
- UDC Campus Building
- Residential - Single
- Residential - Multi
- Education
- Embassy
- Retail
- Retail + Offices
- Retail + Residential (Multi Family)
- Retail + Academic

**Campus Boundary**

- 32 Mathematics
- 38 School of Business and Public Administration/ Career Services/Student Success Center
- 39 Administration/Financial Aid/Registrar
- 41 College of Arts and Science / Library
- 42 School of Engineering and Applied Sciences
- 43 Power Plant
- 44 CAUSES/ Life Sciences / Health Services
- 46E Theatre of the Arts
- 46W Performing Arts
- 47 Sports Complex
- 56 Student Center
- 52 David A. Clarke School of Law
- 4225 Vacant Swing Space
- 4250 CAS & CAUSES swing space



# Existing Project Site Views



2 | View Looking West



3 | View from Dennard Plaza Looking East



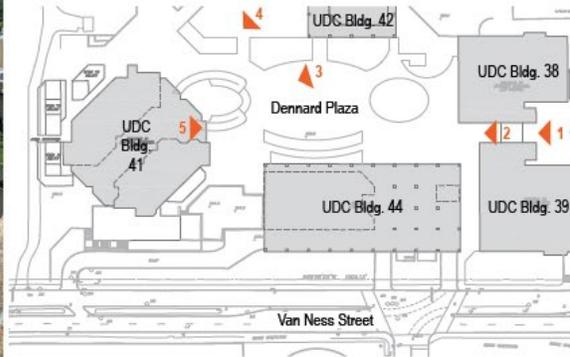
4 | View from Adjacent Building Looking SW



1 | View Looking West at Student Center



5 | View from Building 41 Roof Looking West



CONTEXT PHOTOS

June 2, 2023

Hartman-Cox Architects

# Existing Project Site Views



8 | View of Building 44



9 | View between Bldg. 41 and 44



10 | View from Field Looking South



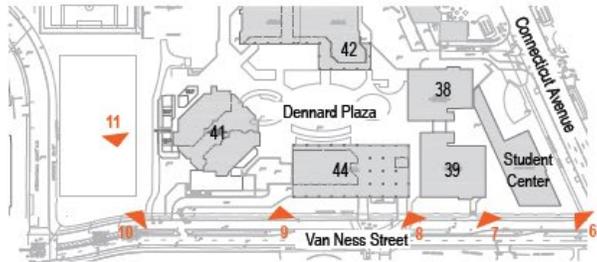
11 | View from Field Looking South



7 | View of Building 39 from Van Ness Street

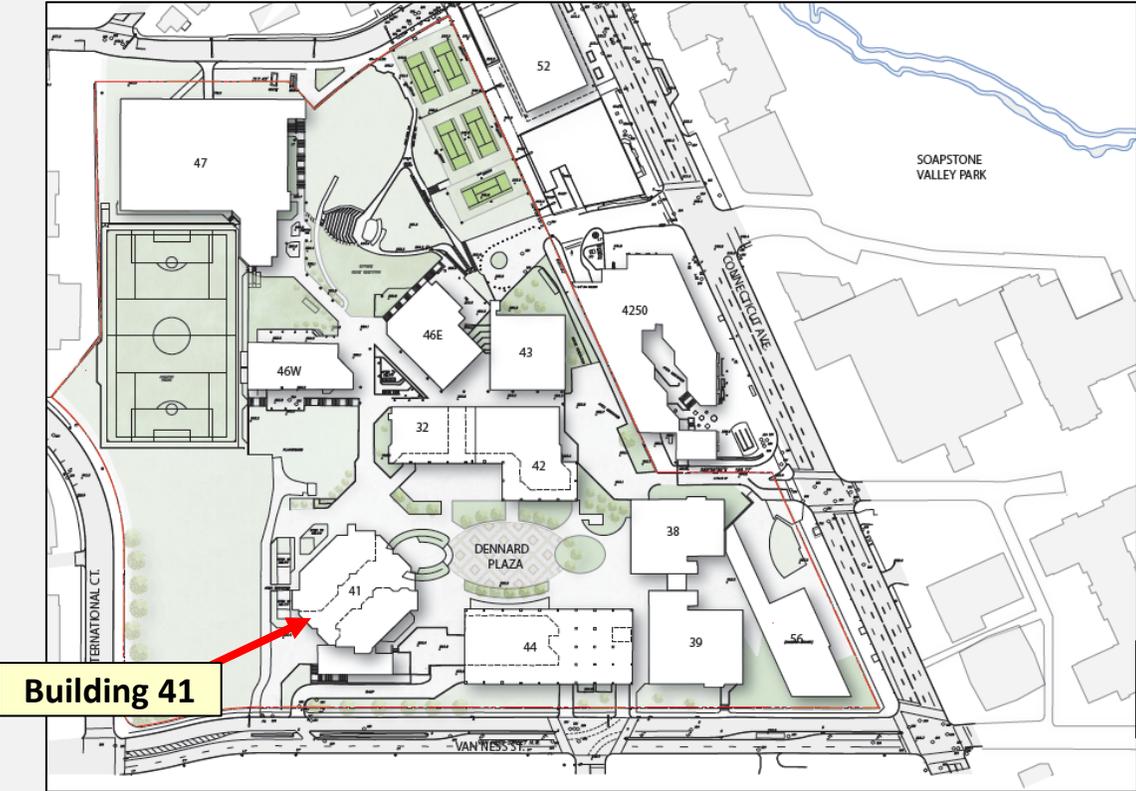


6 | View of Student Center

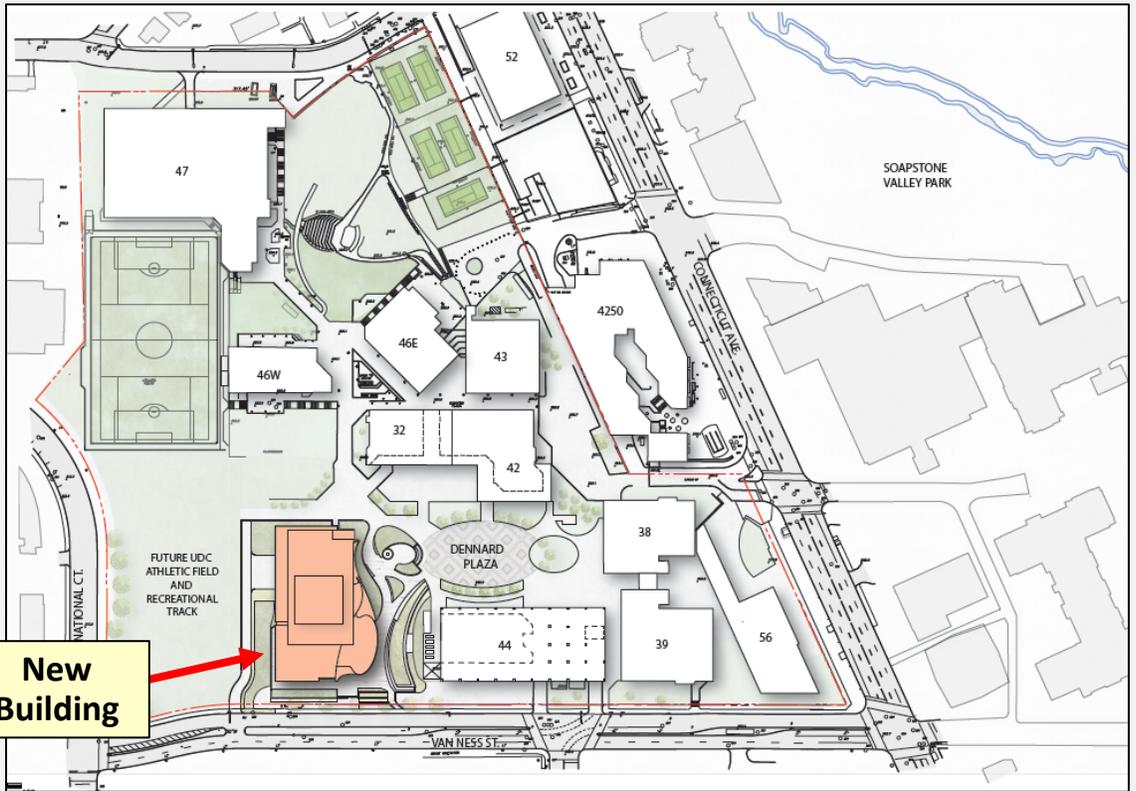


CONTEXT PHOTOS

# Project Site Comparison

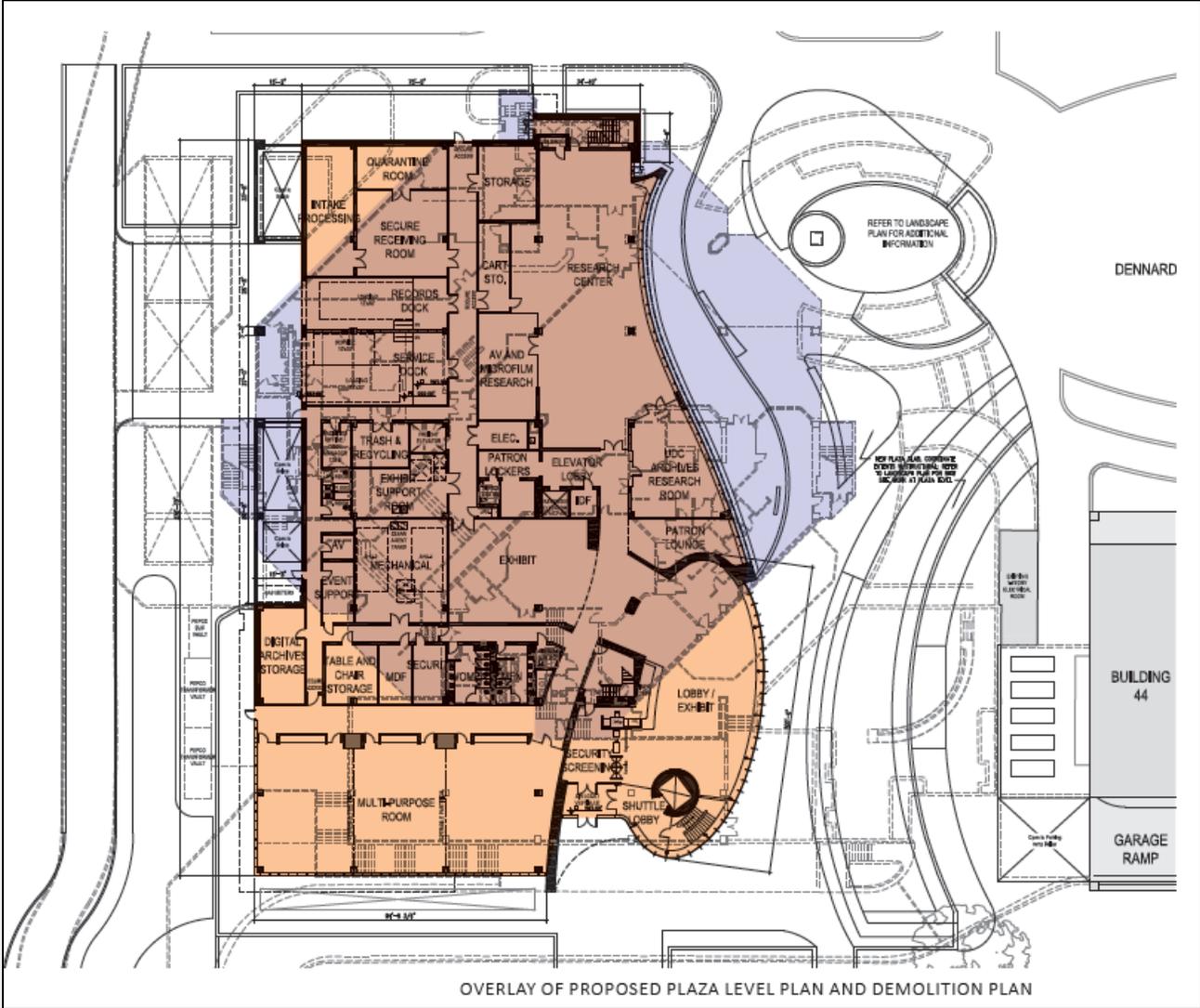


Existing



Future

# Existing Building / New Building Overlay

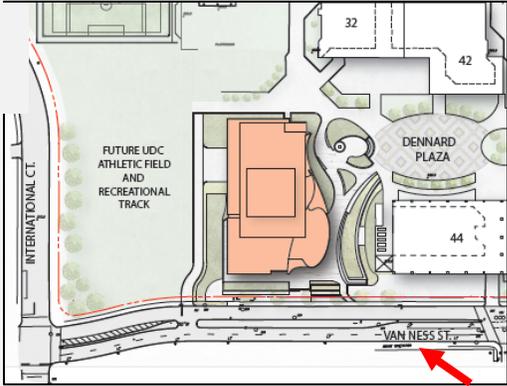


# Proposed Design

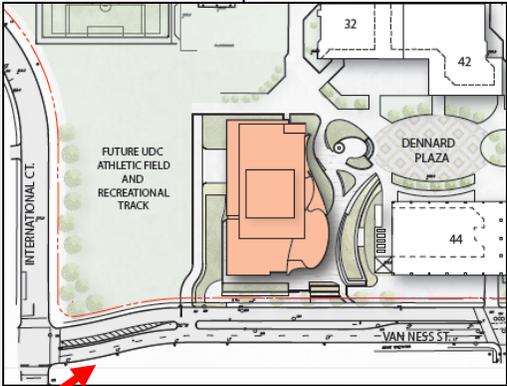
New Archives Building



# Proposed Design



# Proposed Design



# Proposed Design



LEGEND	
	Lobby / Reception (Programmed)
	Lobby / Reception (Non-programmed)
	Lobby / Reception (Circulation)
	Records Receiving (Programmed)
	Secure Circulation
	Building Service (Non-programmed)
	Research Center
	Researcher Lounge, Lockers, and Vending
	Staff Work Areas
	Staff Work Area Circulation
	OPR, UDC, and IPPH Staff Shared Access
	UDC Program
	Digital Archive Storage
	Special Media Storage / Treasure Vault
	Record Center Storage
	Archival Storage
	Parking Level - DC Archives Parking
	Parking Level - DC Archives Service Area
	Parking Level - Shared Shuttle Elevator Lobby



# Proposed Design



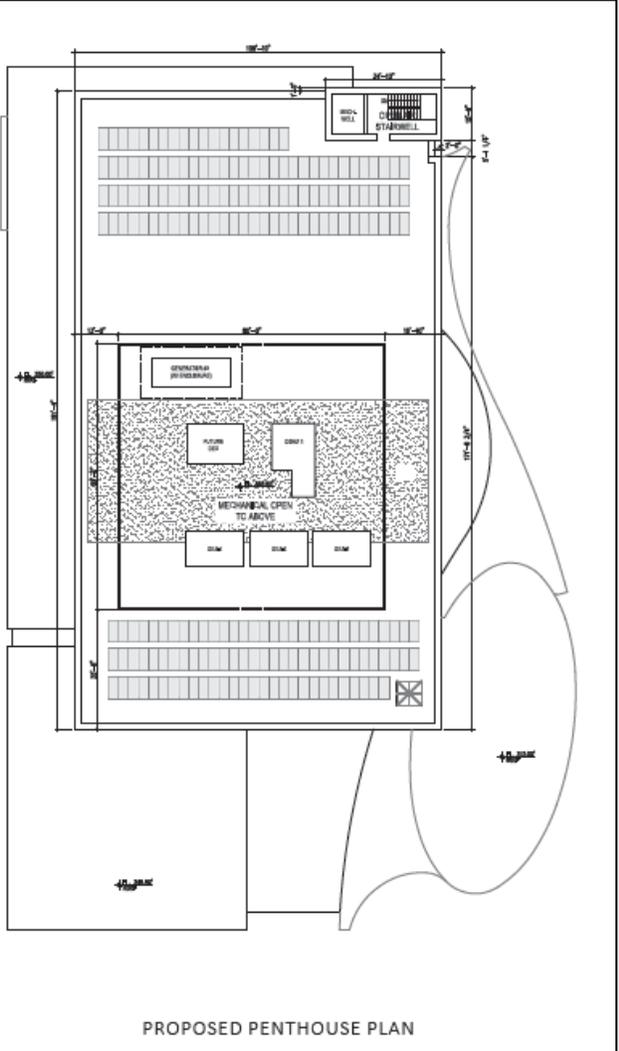
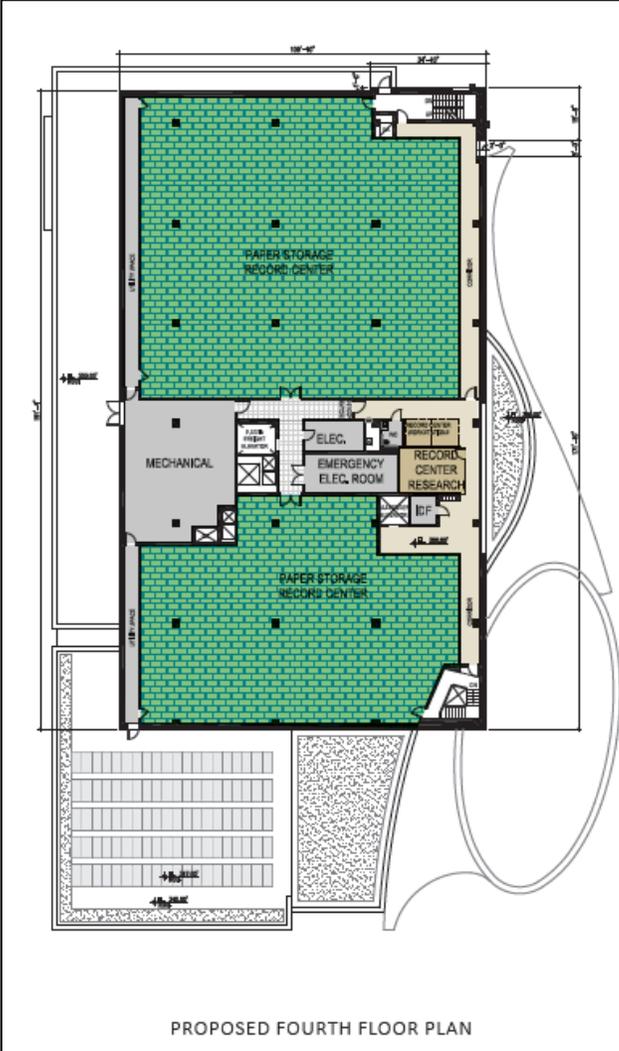
LEGEND	
	Lobby / Reception (Programmed)
	Lobby / Reception (Non-programmed)
	Lobby / Reception (Circulation)
	Records Receiving (Programmed)
	Secure Circulation
	Building Service (Non-programmed)
	Research Center
	Researcher Lounge, Lockers, and Vending
	Staff Work Areas
	Staff Work Area Circulation
	OPR, UDC, and IPPH Staff Shared Access
	UDC Program
	Digital Archive Storage
	Special Media Storage / Treasure Vault
	Record Center Storage
	Archival Storage
	Parking Level - DC Archives Parking
	Parking Level - DC Archives Service Area
	Parking Level - Shared Shuttle Elevator Lobby



# Proposed Design



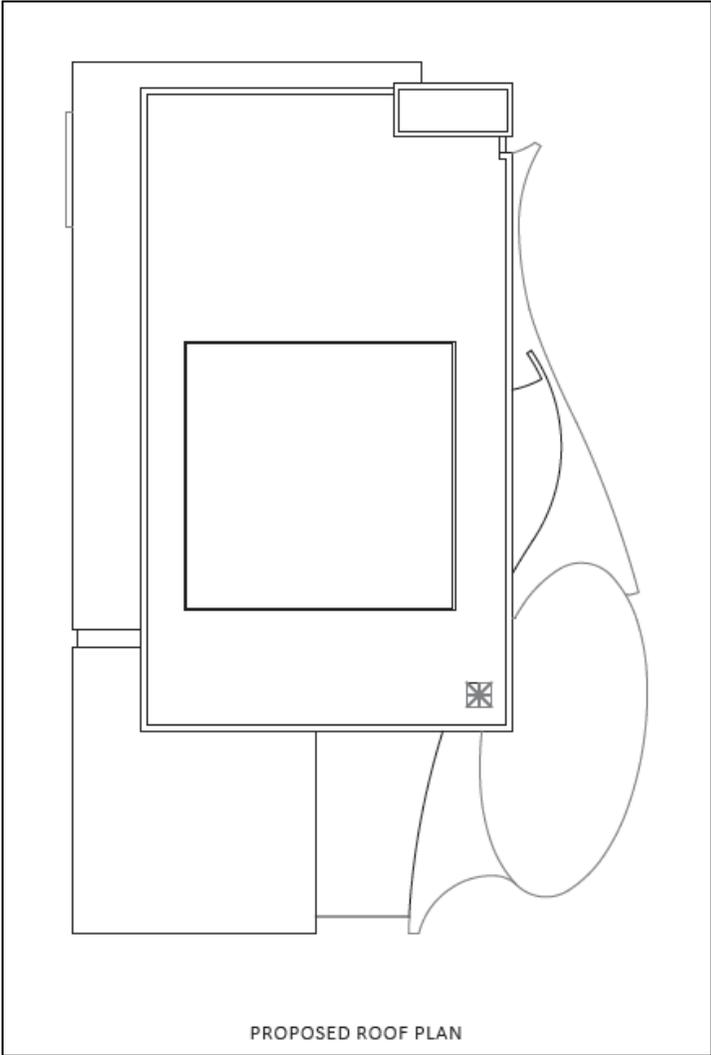
LEGEND	
	Lobby / Reception (Programmed)
	Lobby / Reception (Non-programmed)
	Lobby / Reception (Circulation)
	Records Receiving (Programmed)
	Secure Circulation
	Building Service (Non-programmed)
	Research Center
	Researcher Lounge, Lockers, and Vending
	Staff Work Areas
	Staff Work Area Circulation
	OPR, UDC, and IPPH Staff Shared Access
	UDC Program
	Digital Archive Storage
	Special Media Storage / Treasure Vault
	Record Center Storage
	Archival Storage
	Parking Level - DC Archives Parking
	Parking Level - DC Archives Service Area
	Parking Level - Shared Shuttle Elevator Lobby



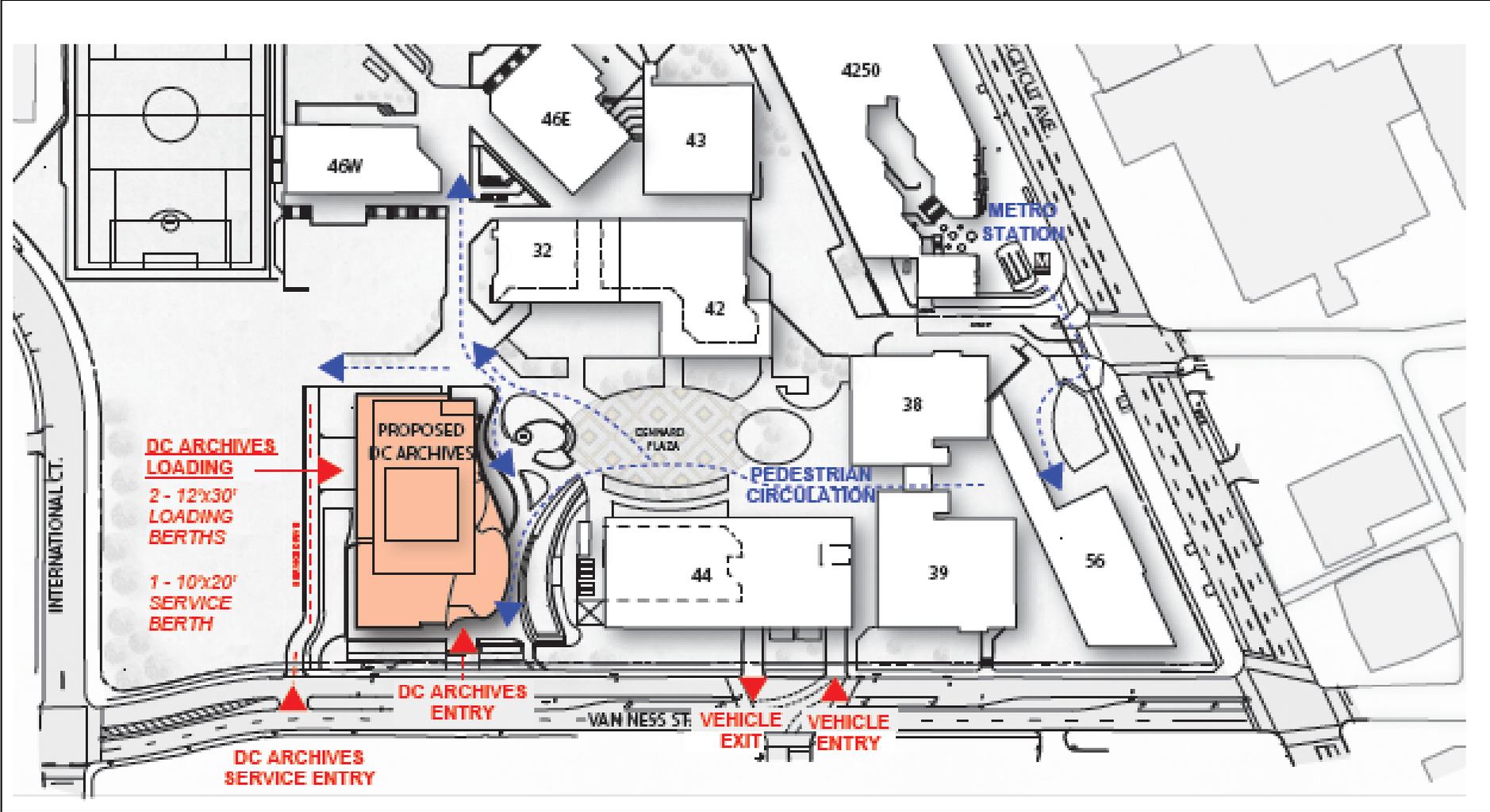
# Proposed Design



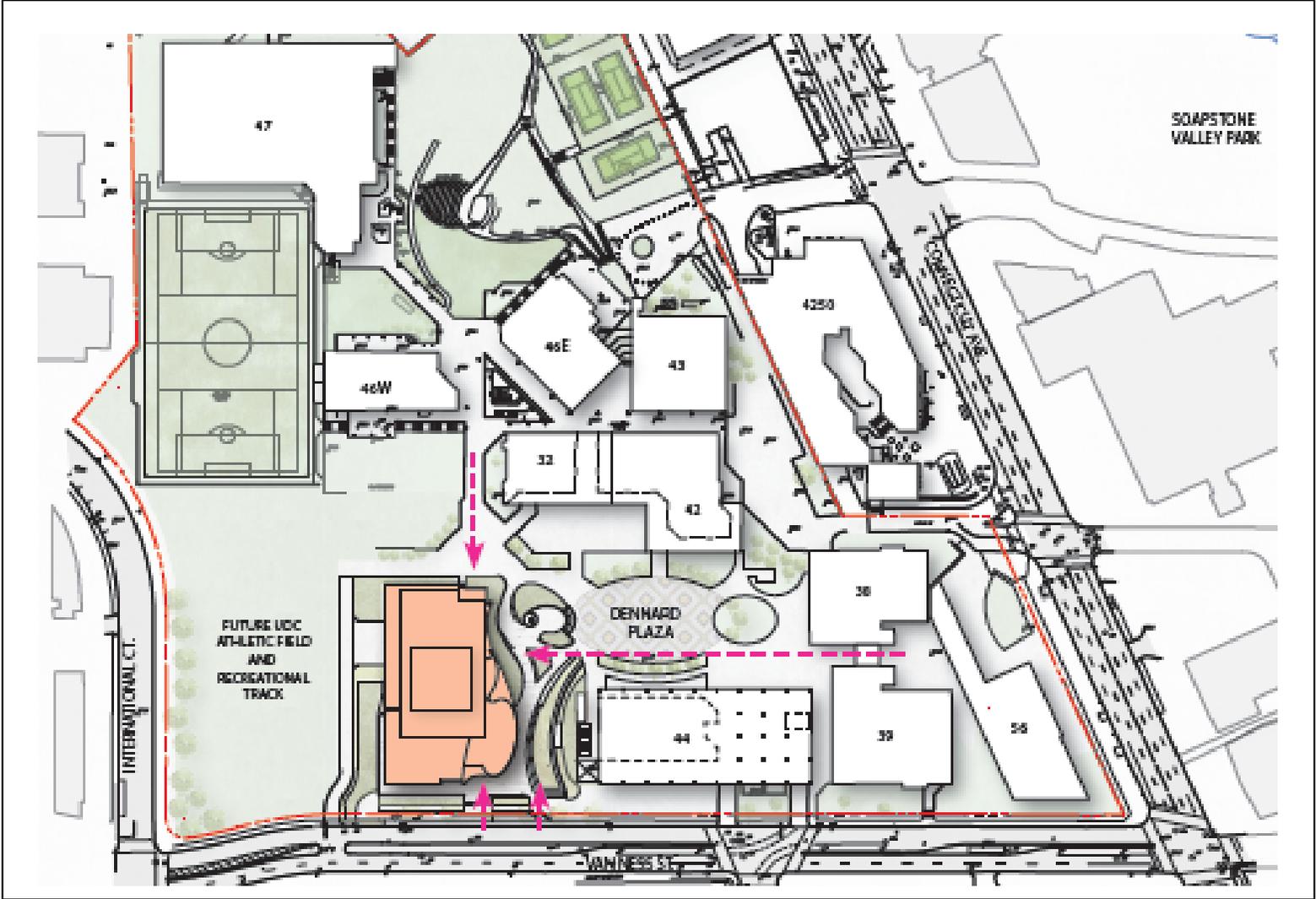
LEGEND	
	Lobby / Reception (Programmed)
	Lobby / Reception (Non-programmed)
	Lobby / Reception (Circulation)
	Records Receiving (Programmed)
	Secure Circulation
	Building Service (Non-programmed)
	Research Center
	Researcher Lounge, Lockers, and Vending
	Staff Work Areas
	Staff Work Area Circulation
	OPR, UDC, and IPPH Staff Shared Access
	UDC Program
	Digital Archive Storage
	Special Media Storage / Treasure Vault
	Record Center Storage
	Archival Storage
	Parking Level - DC Archives Parking
	Parking Level - DC Archives Service Area
	Parking Level - Shared Shuttle Elevator Lobby



# Proposed Design



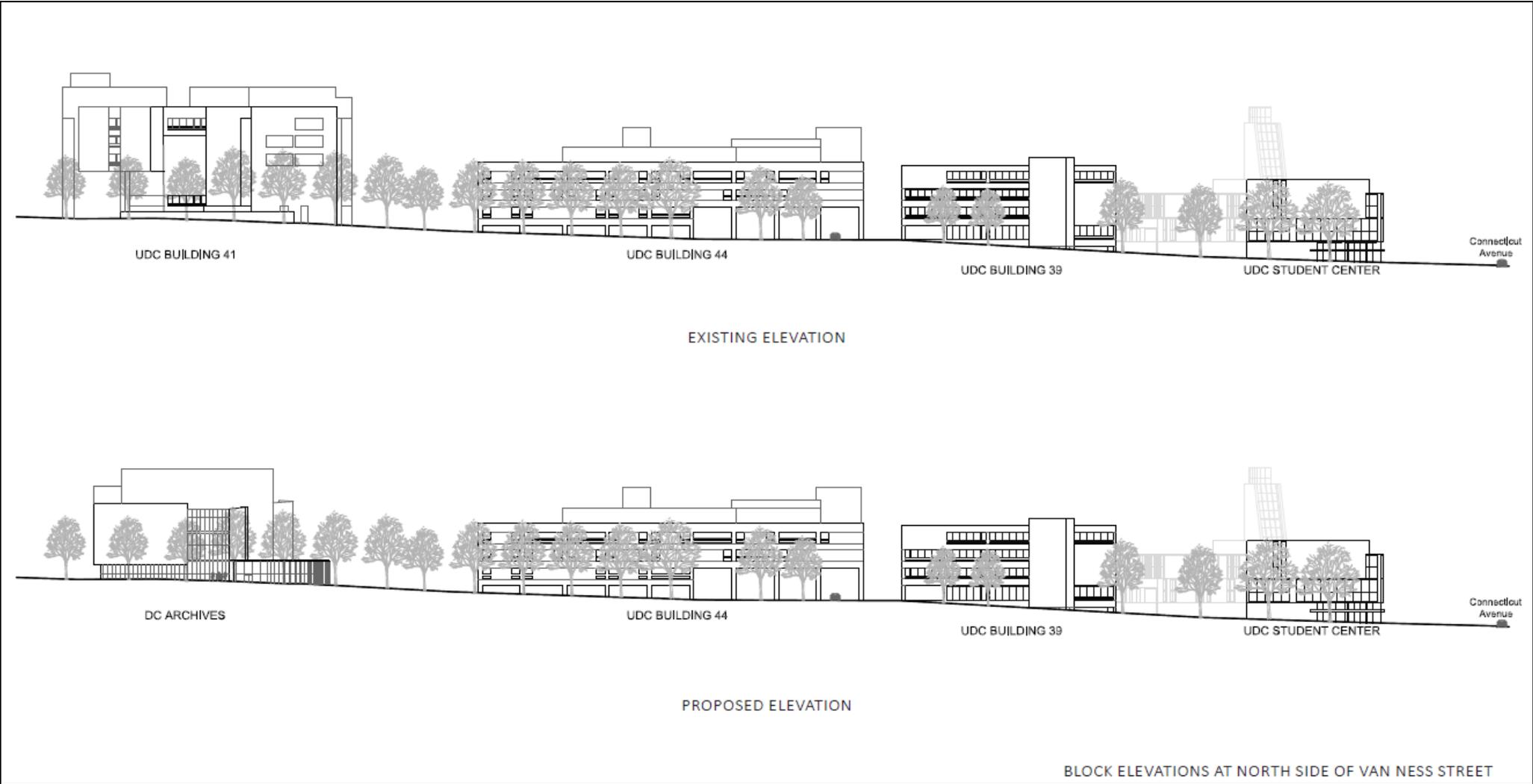
# Proposed Design



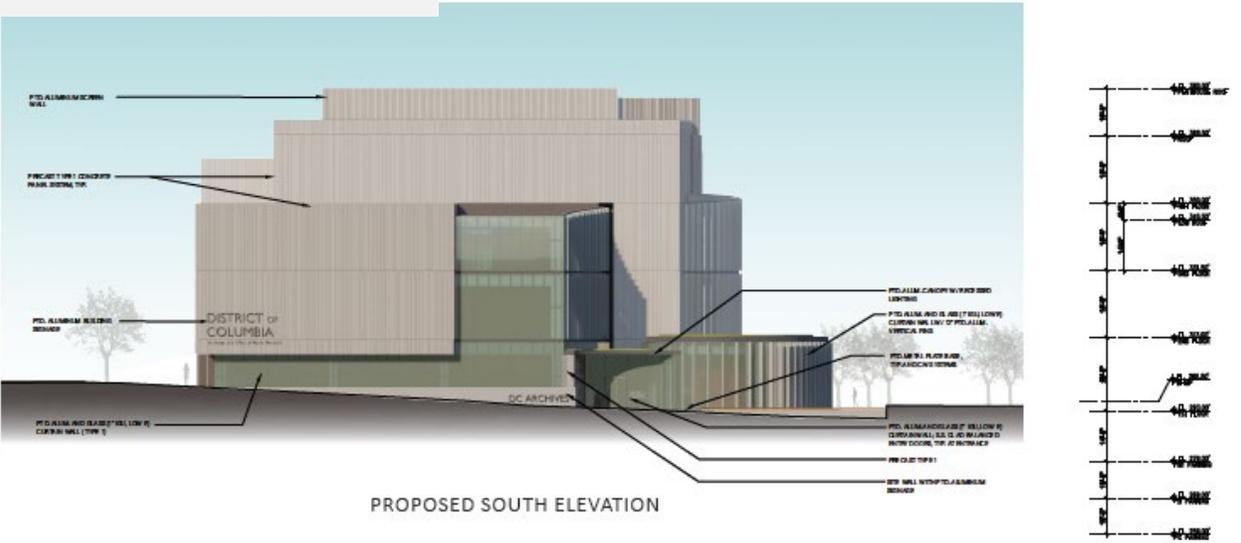
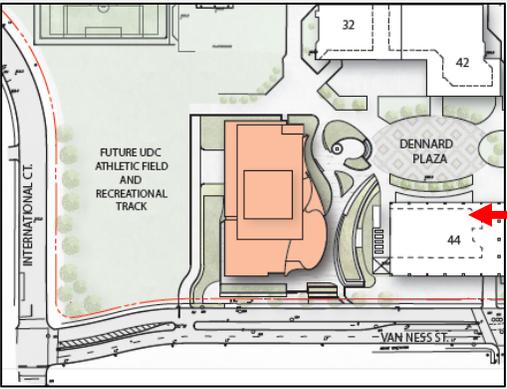
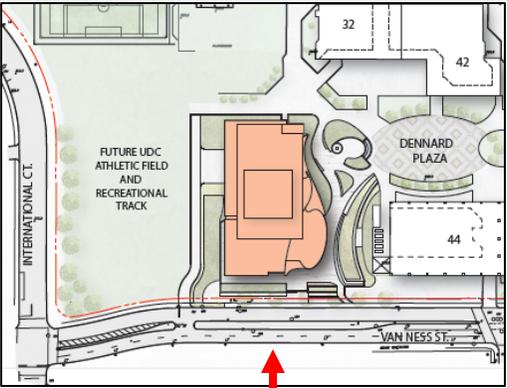
# Proposed Design



# Proposed Design



# Proposed Design

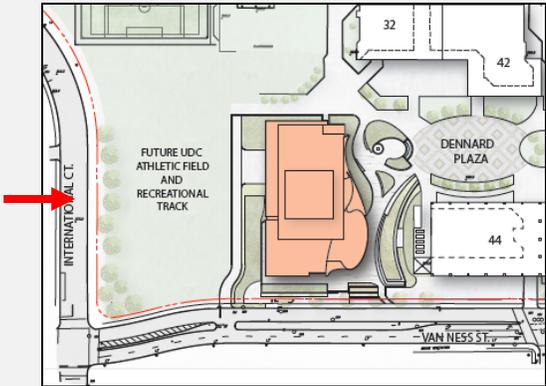
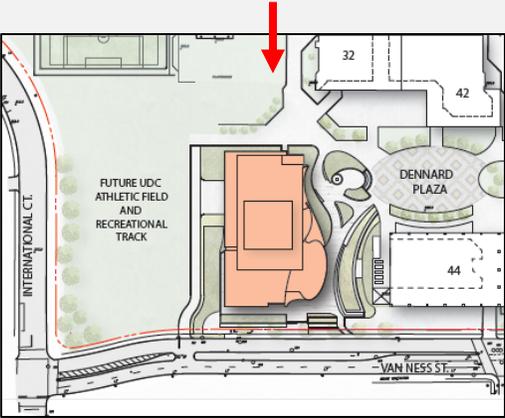


PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

# Proposed Design

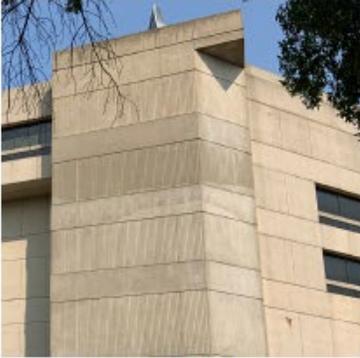
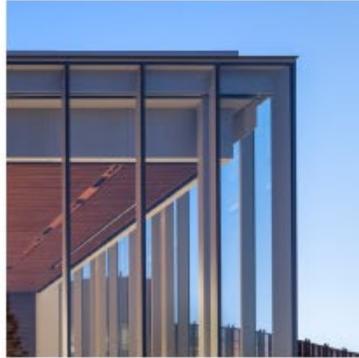


PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

# Proposed Design

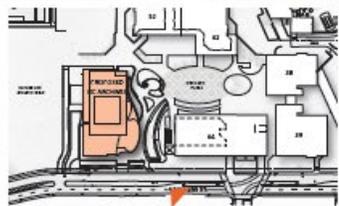
				
<p>PRECAST CONCRETE [UDC CAMPUS]</p>	<p>PRECAST CONCRETE [UDC CAMPUS]</p>	<p>PRECAST CONCRETE [UDC CAMPUS]</p>	<p>PRECAST CONCRETE [UDC CAMPUS]</p>	<p>METAL PANELS [UDC CAMPUS]</p>
				
<p>PROPOSED PRECAST TYPE 1</p>	<p>PROPOSED PRECAST TYPE 2</p>	<p>PROPOSED PRECAST TYPE 3</p>	<p>PRECAST CONCRETE TEXTURE [UDC CAMPUS]</p>	<p>METAL AND GLASS CURTAINWALL [WASHINGTON UNIVERSITY IN ST. LOUIS]</p>
<p>BUILDING MATERIALS</p>				

# Proposed Design



VIEW FROM VAN NESS STREET LOOKING WEST

# Proposed Design



VIEW FROM VAN NESS STREET LOOKING WEST (WITH TREES)

# Proposed Design



# Proposed Design



# Proposed Design



# Proposed Design



# Proposed Design



VIEW FROM DENNARD PLAZA FOUNTAIN

# Proposed Design



# Proposed Design



# Proposed Design



VIEW FROM UDC ATHLETIC CENTER LOOKING SOUTH

# Proposed Design



VIEW FROM UDC ATHLETIC FIELD LOOKING SOUTHEAST

# Proposed Design

