Intelligence Community Campus - Bethesda

Phase 2 (South Campus)
Erskine Hall and Roberdeau Hall Renovation

4600 Sangamore Road
Bethesda, MD

Submitted by the United States Army Corps of Engineers

Preliminary and Final
Project Information

**Commission meeting date:** March 6, 2014

**NCPC review authority:** Federal Projects in the Environs (40 U.S.C. § 8722(b)(1))

**Applicant request:** Preliminary and final approval of building plans

**Delegated / consent / open / executive session:** Open session (possibly consent)

**NCPC Review Officer:** S. Dettman

**NCPC File number:** 7326

**Project summary:**
The United States Army Corps of Engineers (USACE), acting on behalf of the Defense Intelligence Agency, has submitted preliminary site and building plans for the Intelligence Community Campus – Bethesda, Phase 2 (South Campus), Erskine Hall and Roberdeau Hall renovation project. The Intelligence Community Campus – Bethesda (ICC-B), former National Geospatial Agency Headquarters, is located in Bethesda, Maryland. The Campus is bound by a local park and private school to the north, undeveloped property to the south, retail and residential to the east, and National Park Service land to the west. A small amount of residential is also located to the west of the site. The Campus is in the process of being redeveloped into a modern, state-of-the-art facility that will serve the Intelligence Community, a coalition of 17 agencies and organizations within the executive branch that work to gather the intelligence necessary to conduct foreign relations and national security activities.

In 2012, the Commission approved the ICC-B Master Plan which separated the redevelopment of the site into two phases (North Campus and South Campus). The first phase, North Campus, includes the construction of a new parking garage in the northwest corner of the site, a visitor control center, and a vehicle inspection facility. The Commission approved the North Campus redevelopment at its July 2012 meeting.

Phase two, South Campus, entails the full redevelopment of the existing buildings on the site to meet modern office and technology requirements, to provide the requisite level of security. Phase two will also include significant site improvements that will substantially eliminate the amount of impervious surface that currently exists on the site.
**Project summary (con't):**

The current proposal is the second task to be funded and advanced as part of the ICC-B South Campus redevelopment. The project entails the replacement of facades and interior renovation of two existing buildings, Erskine Hall and Roberdeau Hall. The work to be completed also includes extending the third floor of Roberdeau Hall to the full footprint of the building.

The design of the proposed facades reflects the overall design approach first presented in the overall South Campus concept and advanced as part of the Centrum project. The goal is to create facades that follow a common aesthetic theme and reflect individual building functions. The Roberdeau and Erskine Hall facades continue to reinforce the notion of a connected campus of structures with different size, shape, and orientation. The design responds to the surrounding context in terms of materials, massing, scale, and height. It is also sensitive to environmental, cultural, and historic resources.

Glass, metal, and architectural precast concrete are the materials that will make up the facades. Prefinished aluminum panels in a copper color range with patterned vertical window openings will be the primary façade material. This treatment will be applied to the east and south facades of Roberdeau Hall and the north and south facades of Erskine Hall. Glass curtain wall with dark gray galvanized steel panel system framing is proposed for the south façade of Roberdeau Hall and east façade of Erskine Hall. A dark precast panel will form the base of the buildings, similar to the approved Centrum building. The precast system is also employed on the entire west elevation of Erskine Hall, facing the adjacent National Park Service property and Potomac River gorge.
Existing Conditions
Figure 6.1: Proposed ICC-B Color Coded Sequencing Plan: North Campus start construction early 2012, (pink shaded area); South Campus start construction late 2012, (blue shaded area), targeted partial occupancy 2014, full occupancy 2016, (March 2012 Concept Plan)
ICC-B South Campus and Site Plan Concept
ICC-B South Campus and Site Plan Concept
ICC-B South Campus, Erskine and Roberdeau Halls
ICC-B South Campus, Erskine and Roberdeau Halls
Erskine Hall Elevations

- GU-1: Vision Glass Curtain Wall System
- GL-2: Vision Glass Punched Openings (Levels 2, 3, 4 and 5)
- GT-1: Precast Concrete Wall Assembly
- MTL-1: Aluminum Composite Panel Rainscreen System
- MTL-2: Galvanized Steel Panel System
Erskine Hall, Rendering

South and East Facades
Erskine Hall, Rendering

West Facade
Roberdeau Hall Elevations

- GL-1: Vision Glass Curtain Wall System
- GL-2: Vision Glass Punched Openings (Levels 2 and 3)
- ST-1: Precast Concrete Wall Assembly
- MTU-1: Aluminum Composite Panel Rain Screen System
- MTU-2: Galvanized Steel Panel System

Roberdeau Hall West Elevation

Roberdeau Hall North Elevation
Roberdeau Hall, Rendering

East Facade
Erskine Hall and Roberdeau Hall, Rendering
Previous Commission action (if any):

Current submission

• No formal actions taken by Commission on current proposal. Information presentation provide in March 2013 at which the Commission provided favorable feedback on the architectural concept for the South Campus redevelopment. Commissioner Wright made a specific comment about the east façade of Roberdeau Hall which the applicant has addressed.

Past Actions at ICC-B

• December 1, 2011 – Deferral of action on the master plan for ICC-B (NCPC File No. MP7257).

• February 2, 2012 – Approval of master plan for the Intelligence Community Campus-Bethesda as a guide for future reviews of individual site and building projects.

• June 7, 2012 – Deferral of action on the preliminary and final site and building plans for Phase 1 (North Campus) of ICC-B (NCPC File No. 7326).

• July 12, 2012 – Approval of preliminary and final site and building plans for ICC-B Phase 1 (North Campus).

• October 4, 2012 – Executive Director approval of final site development plans for ICC-B Phase 1 (North Campus).

• May 5, 2013 – Approval of preliminary site and building plans for the ICC-B Phase 2 (South Campus), Centrum.

• July 11, 2013 - Approval of final site and building plans for the ICC-B Phase 2 (South Campus), Centrum.
Analysis summary

The project is not inconsistent with the Comprehensive Plan for the National Capital and consistent with the ICC-B Master Plan that was approved by the Commission in February 2012. The project is the next stage in the complete modernization of the ICC-B site, which will serve as the flagship facility for the 17-agency Intelligence Community. The proposed façade design will advance the applicant’s goal of achieving required programmatic and security requirements, while taking queues from the surrounding community with regard to height, mass, scale, and materials. The applicant has refined the façade design with consideration given to visual impacts on the neighboring Potomac River palisades and the potential for bird collisions. The amount of reflective glazing has been reduced on both Erskine and Roberdeau Halls, and the west side of Erskine Hall will be composed entirely of precast stone panels.

The applicant has coordinated this project with the local community and M-NCPPC and has received overall support.
Outstanding issues (if any):

- Outstanding question regarding S106 MOA that was executed during the master plan phase (see below)

**NEPA and NHPA Section 106:**
The project is included in the environmental assessment prepared by USACE for the ICC-B Master Plan which analyzed the full redevelopment of the ICC-B Campus. USACE completed this NEPA process with issuance of a Finding of No Significant Impact on September 8, 2011

Regarding Section 106, an MOA was established between DIA and MHT in October 2011. NCPC opted out of being a signatory to the MOA on the basis that it does not have an independent Section 106 project for projects in the environs. According to the MOA, NPS declined to be a signatory.

The stipulations in the MOA, under “Treatment of Historic Properties” include requirements to retain Erskine Hall, excluding its brick façade, as well as Maury Hall and Roberdeau Hall, and the Flag Pole and Globe Memorial located on the ellipse directly east of Erskine Hall.

* The “Whereas” section of the MOA states that the exterior cladding of Erskine, Roberdeau, and Maury Halls needed to be replaced. However, there seems to be a discrepancy with the stipulations in the MOA which only indicate replacement of the Erskine Hall façade.
The Commission:

Approve the preliminary and final building plans for the Intelligence Community Campus - Bethesda (Phase 2), South Campus, Erskine Hall and Roberdeau Hall renovation project.

Supports the applicant’s continued efforts to modernize the ICC-B site in both function and visual quality, and continues to encourage selective integration of South Campus design details into the recently completed North Campus improvements to establish a cohesive campus-wide aesthetic.

Notes that the applicant and NPS have executed a Memorandum of Intent (MOI) that defines a framework for correcting historic offsite erosion damage to NPS property caused during the previous occupancy of the ICC-B site.