



# St Elizabeths East



## Appendices to the Master Plan and Design Guidelines

Government of the District of Columbia

April 17, 2012

DRAFT for Public Comment



This report was generated in collaboration with the following organizations:

The District of Columbia Office of Planning

The Deputy Mayor for Planning & Economic Development

The District of Columbia Department of Transportation



Consultant Team:



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ArchiBIM	<i>Perspective Renderings</i>







# St Elizabeths East

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# APPENDICES



# APPENDICES

## APPENDIX A: 2008 FRAMEWORK PRINCIPLES

The Guiding Principles from the 2008 Framework Plan for the East Campus present the following goals:

- » Capture the unique identity to create a sense of place.
  - › Strong public realm to support sense of place.
  - › Protect heritage resources.
  - › Contextual infill development.
- » Reinvigorate the campus as an important neighborhood center.
  - › Provide a mix of uses to provide needed services for the community and create 24/7 activity.
  - › Include cultural, retail, educational, social and recreational amenities.
  - › Create a safe environment for all by mixing uses, activities in public spaces and through design techniques that encourage social activity, interaction, and visibility.
- » Preserve and celebrate heritage resources.
  - › Preservation of important buildings, landscapes and view corridors.
- » Embody the District’s urban design and sustainability goals.
  - › Increase housing choices.
  - › Promote alternative transportation.
  - › Promote environmentally sustainable building design.
- » Create a strong public realm.
  - › Design streets to be pedestrian- friendly.
  - › Coordinate the network of streets with an open space system to allow maximum pedestrian movement.
  - › Provide for recreational, cultural and arts activities for children, adults, families, seniors and the mentally ill.

- » Improve community connectivity and open up access to the campus.
  - › Design streets and paths to physically link the campus to the neighborhood.
  - › Use monuments and landmarks on the campus for visual linkages to the surrounding neighborhood.
- » Enhance multi-modal transportation networks.
  - › Enhance land use and transportation connections for Saint Elizabeths and the surrounding community.
  - › Design the campus to encourage pedestrian and bikes.
  - › Create a hierarchy of streets to facilitate automobile, transit, bike and pedestrian use.
  - › Create vibrant, pedestrian-oriented streets through the better use of sidewalks, streetscapes and open space areas to improve space for pedestrians, bicyclists, parking and transit.
- › Maximize the use of all parking resources through measures such as Transportation Demand Management/parking share programs.
- › Provide comprehensive wayfinding.
- » Support wider economic development initiatives.
  - › Attract private development to generate revenues.
  - › Ensure new development is equitable for long-term residents to discourage displacement.
  - › Encourage existing residents and businesses to stay in the neighborhood.
  - › Provide job training centers in plan.

## APPENDIX B: GUIDING DISTRICT POLICIES FOR SAINT ELIZABETHS

The final Master Plan is based on two documents outlining the guiding policies and specific requirements for the redevelopment of the East Campus: the 2006 Comprehensive Plan for the District of Columbia (as amended in 2009) and the 2008 Redevelopment Framework Plan. The DC Council approved both documents to lay out the guiding policies for Saint Elizabeths as related to the larger setting of Ward 8 and the city (the Comprehensive Plan), and specific requirements for the site (2008 Framework Plan). Both documents are mutually consistent and reinforcing of District goals. The primary difference between them is the scale of geography referenced in each document.

Applicable DC Comprehensive Plan policies for the East Campus comprise the following:

- » Redevelop the East Campus as a mixed-use community (Policy FSS-2.2.1)
- » Ensure that future development on Saint Elizabeths enhances the surrounding neighborhood (Policy FSS-2.2.3)
- » Improve pedestrian and street connections from the East Campus to the surrounding communities (Policy FSS-2.3.3)
- » Encourage mixed-use at the Congress Heights Metro station (Policy FSS-2.4.1)
- » Concentrate growth around the Congress Heights Metro station, the street corridor of Martin Luther King Jr. Ave., as well as on the Saint Elizabeths Hospital Campus (Policy FSS-1.1.1).
- » Encourage the development of Workforce Centers, vocational training centers on the East Campus (Policy FSS-1.1.11).
- » Pursue the development of a UDC Satellite Campus on the East Campus (Action FSS-1.1.D)
- » Protect and enhance the wooded ridge on the eastern edge of the East Campus (Policy FSS-1.2.4)
- » The Guiding Principles from the 2008 Framework Plan for the East Campus present the following goals:
  - › Capture the unique identity to create a sense of place
  - › Protect heritage resources and ensure contextual infill development.
  - › Reinvigorate the campus as an important

neighborhood center

Include a mix of uses that enhances residents' quality of life.

Provide for a mix of incomes and housing types for all residents.

› Preserve and celebrate heritage resources

Preserve historic buildings, open spaces, and view corridors.

› Embody the District's urban design and sustainability goals

Offer housing choices and transportation options.

Promote environmentally sustainable design.

› Create a strong public realm

Provide recreational, cultural, and arts activities for all residents.

Create an integrated network of parks, open spaces, and streets.

› Improve community connectivity and open up access to the campus

Encourage physical and visual linkages between the campus and surrounding community.

› Enhance multi-modal transportation networks

Focus investment on transit, pedestrians and bikes.

› Support wider economic development initiatives

Attract private development.

Discourage displacement and improve opportunities for existing residents and businesses.

# APPENDIX C: SUBMISSION TO DCSHPO AND ACHP - ASSESSMENT OF EFFECTS REPORT



## SAINT ELIZABETHS EAST CAMPUS MASTER PLAN

### Mitigation

An agreement will be executed between the Government of the District of Columbia (acting by and through the Deputy Mayor for Planning and Economic Development), the Advisory Council on Historic Preservation (ACHP) and the State Historic Preservation Office (SHPO) that sets out the plan for implementing the master plan, the design guidelines, and the following proposed mitigation actions for the redevelopment of the Saint Elizabeths Hospital East Campus:<sup>1</sup>

#### TREATMENT

1. Develop and implement **design guidelines** to address architectural design, height, massing, and siting of new construction, as well as the design of landscapes and streetscapes to ensure the compatibility of the redevelopment with the character of the East Campus.
2. Rehabilitate **perimeter plantings and street trees** throughout the campus, as shown in the East Campus Master Plan.
3. Rehabilitate the plantings in the **Maple Quadrangle** landscape unit, as shown in the East Campus Master Plan, by replanting trees and shrubs consistent with the configuration shown in historic photographs, specifically the 1941 aerial view of the campus.
4. Relocate the **Cottage** (unnumbered building adjacent to Gate 3) to the farm complex, consistent with the location shown in the East Campus Master Plan.
5. Relocate **Building 99** (Staff Residence No. 6) consistent with the location shown in the East Campus Master Plan.
6. Adaptively reuse the **farm buildings and surrounding landscapes** to support community, creative, and sustainability uses such as art studio and creative production space, urban agriculture, and community gardens.

<sup>1</sup> Without limiting the general applicability of the guidelines and mitigation measures, the District's obligation to carry out the guidelines and mitigations measures shall be subject all applicable laws, including without limitation to, District of Columbia Procurement Practices Act of 1985, D.C. Official Code § 2-301.01, *et seq.*; the federal Anti-Deficiency Act, 31 U.S.C. §§ 1341, 1342, 1349, 1351; the District of Columbia Anti-deficiency Act, D.C. Official Code §§ 47-355.01-355.08; D.C. Official Code § 47-105; and D.C. Official Code § 1-204.46, as the foregoing statutes may be amended from time to time.

East Campus Master Plan: Mitigation ctd.

DOCUMENTATION	<p>7. Provide <b>HABS documentation</b> for all twenty-eight (28) Contributing buildings on the East Campus (Buildings 79, 82, 83, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 99, 100, 102, 106, 107, 108, 109, 110, 111, 112, 115, 116, and the unnumbered Cottage).</p> <p>8. Provide <b>HALS documentation</b> for the East Campus.</p> <p>9. In collaboration with GSA, identify an appropriate long-term, publicly accessible repository for the <b>St. Elizabeths Archive</b> (as stipulated in the West Campus PA) and donate to that archive the compilation of the documentation prepared as part of the East Campus Master Plan project.</p>
INTERPRETATION AND EDUCATION	<p>10. Recommend the Blackburn Building (Building 88) for institutional uses that include museums and cultural spaces, including the St. Elizabeths Museum Visitor's Center.</p> <p>11. In collaboration with <b>Phelps Architecture, Construction, and Engineering Academy</b>, determine how the redevelopment of the East Campus might aid its goals of preparing high school students for jobs in architecture, engineering, site management, plumbing and electrical work, and marketing.</p> <p>12. Work in collaboration with GSA (West Campus) and DDOT/FHWA (East Campus road network) to contribute to ongoing "Public Outreach, Interpretation, and Education" mitigation actions.</p> <ul style="list-style-type: none"> <li>i. Contribute East Campus content to GSA for the development of <b>interpretive materials</b> for Saint Elizabeths Hospital.</li> <li>ii. In coordination with DDOT and FHWA, develop an <b>interpretive signage</b> program for the East Campus.</li> </ul>

## SAINT ELIZABETHS EAST CAMPUS MASTER PLAN

### Consulting Party Comment Response Matrix

The following matrix summarizes the responses to comments provided by Consulting Parties at Consulting Party Meeting #6 (December 13, 2011) and subsequent comments received by email from ACHP.

#### CP Meeting #6 (December 13, 2011)

	COMMENT SUMMARY	REVISION	DETAIL
1	Reconfigure the parking within the buildings flanking the hospital access road in the Congress Heights Transit Center Precinct.	Design Guidelines and Regulating Plan	<u>Guidelines Chapter 1, Urban Design</u> : All parking will be wrapped with active uses along the public street.
2	Relocate surface connection (crosswalk) across 13 <sup>th</sup> Street from Metro Station.	Design Guidelines	<u>Guidelines Chapter 3, Parcel 17</u> : <ul style="list-style-type: none"> <li>Encourage a highly-visible pedestrian crossing at this location.</li> <li>Introduce a crosswalk at the intersection of Dogwood and 13<sup>th</sup> Streets.</li> </ul>
3	Eliminate retail pavilions at intersection of Dogwood and Oak Streets.	Regulating Plan and Design Guidelines	Proposed retail pavilions have been eliminated from the Regulating Plan and Design Guidelines.
4	Site the relocated cottage (Building 99) to correspond with the terminus of the pathway leading from Building 109 (CT Kitchen).	n/a	Building 99 was constructed prior to the CT Campus and was not intended to have a formal siting relevant to the CT buildings. The proposed siting of the relocated cottage preserves the informal relationship.
5	Eliminate the direct connection between Building 102 and the adjacent new buildings.	Design Guidelines	<u>Guidelines, Chapter 3, Parcel 9</u> : For at least 30' from any point on Building 102, the height of an addition should remain below the height of the eaves of Building 102.

	COMMENT SUMMARY	REVISION	DETAIL
6	Consider additional setbacks and green space between the CT Campus and the proposed new buildings to the northwest (Parcels 12 and 15).	Regulating Plan	Additional setback and green space have been incorporated into the Regulating Plan for Parcels 12 and 15 along Oak Street.
7	Provide sections across the entire campus showing the overall impact of heights and new buildings.	Master Plan Submission	Requested sections will be provided in the Master Plan submission to DCSHPO and ACHP.
8	Provide a phasing plan.	Master Plan Submission	A phasing plan will be provided in the Master Plan submission to DCSHPO and ACHP. Phase 1 to include parcels 7, 8, 10 and 14.
9	Include guidelines that ensure a high level of design of the upper floors of the southwest elevation of Parcel 7, facing Congress Heights. The elevation should be designed as a façade, not as the back of a building.	Design Guidelines	<u>Guidelines Chapter 3, Parcel 7:</u> Although not street-facing, the southwest edge of Parcel 7 will be broadly visible from Congress Heights. Consideration should be given to the scale and general compatibility of architectural relationships directly to the southwest, and the elevation should be articulated as if it was street-facing.



	COMMENT SUMMARY	REVISION	DETAIL
10	Acknowledge the east-west axis along Redwood Street and through Building 92 in the design and siting of the proposed new building east of 13 <sup>th</sup> Street.	Regulating Plan and Design Guidelines	<p>Symmetry along the east-west axis of Redwood Street will be reflected in the Regulating Plan for Parcel 6.</p> <p><u>Guidelines Chapter 3, Parcel 6:</u></p> <ul style="list-style-type: none"> <li>• Massing and west-facing elevations should consider the visual significance of Building 92 and its prominent cupola for views from the west, and in particular from the Maple Quadrangle and MLK Forecourt. Symmetry along the east-west axis along Redwood Street should be considered in the massing and design of the new building(s). Related perspectives should be studied as part of the design review for this parcel.</li> <li>• The new buildings in Parcel 6 should be compatible with both the buildings along 13th Street and the historic buildings in Maple Quadrangle.</li> </ul>
11	Enlarge the open space and minimize the footprints of the proposed buildings along MLK Avenue.	n/a	The size of the open space along MLK Avenue has been maintained at 1 acre.
12	Rethink the angled elevations of the proposed buildings along MLK Avenue.	n/a	The Regulating Plan and Design Guidelines direct building massing and form through building height and setback recommendations. Design Guidelines do not dictate overall building shape. Open Spaces have been shaped to maximize views into the campus.

	COMMENT SUMMARY	REVISION	DETAIL
13	Reconsider a vehicular connection at the MLK Forecourt to honor the existing vehicular connection.	Regulating Plan	The Regulating Plan has been revised to eliminate the previously proposed circular path and include a linear pedestrian path aligned with Redwood Street. The path will evoke the original vehicular road and provide a visual and physical connection between the East Campus and MLK Avenue.
14	Provide a plan that shows proposed building heights, uses, and footprints.	Regulating Plan	The Regulating Plan will show building heights and uses, but specific building footprints are not dictated by the plan.
15	Assess the effects of the demolition of all four enclosed corridors within the CT Complex and provide appropriate minimization or mitigation.	Assessment of Effects Report, Regulating Plan, Design Guidelines, and Mitigation Package	<p>Effect of demolition has been added to the Assessment of Effects Report and resolved through:</p> <ul style="list-style-type: none"> <li>• Mitigation through formal documentation (HABS) of corridors as part of CT complex.</li> <li>• Minimization through preservation of 2/4 corridors.</li> <li>• Minimization and mitigation through inclusion of design guidelines.</li> </ul> <p>Preservation of two of the four enclosed corridors has been added to the Regulating Plan.</p> <p><u>Guidelines, Chapter 3, Parcel 11:</u></p> <ul style="list-style-type: none"> <li>• If enclosed corridors are proposed for demolition, the footprint of the corridor should be represented in the treatment of the landscape through hardscaping, plantings, and/or reuse of the foundations of the corridors as landscape features.</li> <li>• Adaptive use of the enclosed corridors is strongly encouraged.</li> </ul>



	COMMENT SUMMARY	REVISION	DETAIL
16	Assess the effect of the demolition of the Comfort Station (Building 97), which is no longer a GSA action. Provide appropriate minimization or mitigation.	Assessment of Effects Report and Mitigation Package	Effect of demolition has been added to the Assessment of Effects Report and resolved through formal documentation (HABS).
17	Include more HABS documentation in mitigation package.	Mitigation Package	The Mitigation Package has been revised to include HABS documentation for all Contributing Buildings
18	Remove the rehabilitation and stabilization of buildings from the Mitigation Package.	Mitigation Package	Removed.
19	Reconsider the mitigation items that require coordination with GSA.	Mitigation Package	Further consultation with GSA has resulted in the reworking of proposed mitigation and coordination with GSA.
20	Remove HAER documentation for the tunnel from the Mitigation Package (not required for the West Campus).	Mitigation Package	Removed.
21	Include HALS documentation in Mitigation Package.	Mitigation Package	HALS for the East Campus has been included in the Mitigation Package.

**ACHP Comments (email, December 29, 2011)**

	<b>ACHP Comment</b>	<b>Response</b>
<b>22</b>	Please consider that the final submission will be the first official documentation on this project since the MOA/deed from the 1980's, and that it will serve as a critical element in the administrative record. A lot has happened since the MOA/deed – buildings have been: (a) vacated; (b) some buildings have been mothballed; and (c) some properties have been transferred to GSA under separate statutes (i.e. 37, the cemetery, etc.). The documentation should lay plain the status (a-c) of the properties listed in the MOA/deed, to clarify the record. (In my comments on the Historic Resource Survey, I noted as much.)	A Documentation Summary Table will be included in the Assessment of Effects Report. A working draft has been provided as a handout at Signatory Meeting #1 (2-29-12).
<b>23</b>	The new Concept Two diminishes/clouds that historic integrity, due to the proposed removal of the historic walkways within the CT-Oval, the proposed additions onto the walkways in the Maple Quad, and the enormity and shape of the new building plots on the west side of the Quad.	<ul style="list-style-type: none"> <li>• Enclosed Corridors: See response to Comment #15.</li> <li>• Maple Quadrangle Corridors: Infill adjacent to the corridors is shown in the Regulating Plan, but preservation of both walls of the enclosed corridor has been added to the Design Guidelines.</li> <li>• MLK Avenue: See response to Comments #11 and 12.</li> </ul>
<b>24</b>	It's also regrettable that in the new Concept Two the vehicular access along Redwood Street to MLK, Jr. Blvd. was eliminated, even as a ceremonial or semi-paved area, given that it was a historic connection between the East and West Campuses.	See response to Comment #13.
<b>25</b>	It will be quite difficult to achieve compatible design with the proposed trapezoidal shaped buildings surrounding the site; more traditionally shaped buildings, which were pictured in the old Concept Two, should be reconsidered.	See response to Comment #12.



## SAINT ELIZABETHS EAST CAMPUS MASTER PLAN

### Documentation Summary Table

#	BUILDING	DATE	CURRENT STATUS	PROTECTION				OTHER DOCUMENTATION
				1989 MOA	1979 NR	1990 NHL	2005 DC	
n/a	Gazebo	1986 c.	Vacated					Non-Contributing (DOE, 2011)*
n/a	Water Tower	1930s	Vacated					Non-Contributing (DOE, 2011)*
n/a	Cottage	1880s	Vacated					Contributing (DOE, 2011)*
79	Staff Residence 8	1888	Vacated	X	X	X	X	
81	Garage	1922	Vacated					
82	Dry Barn	1884	Vacated	X	X	X	X	
83	Horse Barn	1901	Vacated	X	X	X	X	HABS, 2005**
86	Staff Residence 9	1888	Vacated	X	X	X	X	HABS, 2005**
87	Gatehouse 3	1958	In use					
88***	Blackburn Laboratory	1929	Vacated	X	X	X	X	
89	"R" Building	1902	Vacated	X	X	X	X	
90	W.W. Eldridge Building	1931	Vacated	X	X	X	X	HABS, 1979**
91	Glenside	1923	Vacated	X	X	X	X	
92	Charles H. Nichols Building	1936	Vacated	X	X	X	X	
93	William A. White Building****	1934	Vacated	X	X	X	X	
94	"N" Building	1902	Vacated	X	X	X	X	
95	"I" Building	1902	Vacated	X	X	X	X	HABS, 1979**
96	Comfort Station	1922	Vacated		X	X	X	HABS, 1979**
97	Gatehouse No. 4	1926	Vacated		X	X	X	
99	Staff Residence 7	1924	Vacated		X	X	X	
100	"P" Building	1902	Vacated	X	X	X	X	
102	Behavioral Studies	1932	Vacated	X	X	X	X	HABS, 1979**
106	CT-3	1938	Vacated	X	X	X	X	
107	CT-4	1939	Vacated	X	X	X	X	
108	CT-5	1940	Vacated	X	X	X	X	
109	CT Kitchen	1933	Vacated	X	X	X	X	
110	CT-6	1940	Vacated	X	X	X	X	

#	BUILDING	DATE	CURRENT STATUS	PROTECTION				OTHER DOCUMENTATION
				1989 MOA	1979 NR	1990 NHL	2005 DC	
111	CT-1	1933	Vacated	X	X	X	X	
112	CT-2	1933	Vacated	X	X	X	X	
115	CT-8	1943	Vacated	X	X	X	X	
116	CT-7	1943	Vacated	X	X	X	X	
117	Barton Hall	1946	In use		X	X		Non-Contributing (DOE, 2011)*
119	Haydon Building	1952	Vacated					
120	Dorothea Dix	1959	Vacated					
121	Chapel	1955	In use					
124	Rehabilitation Medicine	1962-63	In use					
125	Refrigeration Plant	1952	Vacated					
127	Animal Houses	1960	Vacated					
129	East Side Substation	1968	In use					

\*Additional Determinations of Eligibility were completed by CH2M Hill (2011). The unnumbered gazebo, the water tower, and Building 117 were determined to be Non-Contributing. The unnumbered Cottage was determined to be Contributing.

\*\*HABS documents completed in 1979 include photographs and Level 1 narrative. HABS documents completed in 2005 include photographs, drawings, and Level 1 narrative.

\*\*\* The 1989 MOA refers to Blackburn Laboratory as Building '84'

\*\*\*\*The 1989 MOA lists Building 93 as a historically significant property that will remain under the control of HHS. This property is now under the control of the District of Columbia.



## SAINT ELIZABETHS EAST CAMPUS MASTER PLAN

### Contributing Buildings Existing Conditions Summary Table

#	CONTRIBUTING BUILDING	DATE	SQFT	HISTORIC INTEGRITY*	GENERAL CONDITION**
n/a	Cottage	1880s		Moderate	
79	Staff Residence 8	1888		Moderate	
82	Dry Barn	1884		Moderate	
83	Horse Barn	1901		Moderate	
86	Staff Residence 9	1888		Moderate	
88	Blackburn Laboratory	1929	22,520	High	Fair
89	"R" Building	1902	31,650	Moderate	Poor
90	W.W. Eldridge Building	1931	113,270	High	Good
91	Glenside	1923	10,758	Moderate	Fair
92	Charles H. Nichols Building	1936	83,592	High	Good
93	William A. White Building	1934	119,846	Moderate	Good
94	"N" Building	1902	13,543	Moderate	Poor
95	"I" Building	1902	17,105	Moderate	Poor
96	Comfort Station	1922		Moderate	
97	Gatehouse No. 4	1926		Moderate	
99	Staff Residence 7	1924		Moderate	
100	"P" Building	1902	67,542	Moderate	Poor
102	Behavioral Studies	1932	33,999	Moderate	Good
106	CT-3	1938	41,331	Moderate	Good
107	CT-4	1939	41,753	Moderate	Fair
108	CT-5	1940		Moderate	Good
109	CT Kitchen	1933		Moderate	Good
110	CT-6	1940		Moderate	Good
111	CT-1	1933	41,207	Moderate	Good
112	CT-2	1933	41,207	Moderate	Good
115	CT-8	1943	44,013	Moderate	Very Good
116	CT-7	1943	44,013	Moderate	Very Good

\*Except in those cases where the building has been moved, the evaluation of historic integrity assumed a consistent integrity of association, setting, feeling, and location amongst the buildings and focused on the integrity of workmanship, materials, and design. The rating system for historic integrity is as follows:

- High: The building is intact and retains its exterior character-defining features (windows, roof, and masonry). No major alterations have altered the building's form, footprint, or materials. The interior of the building retains its original plan and a majority of its original treatments.
- Moderate: The building is intact and retains a majority of its exterior character-defining features (windows, roof, and masonry). No major alterations have altered the building's form or footprint. Some exterior alterations may have occurred to fenestration or character-defining materials AND/OR the deteriorated conditions have diminished the integrity of materials, workmanship, or design. In some cases, the interiors have been substantially altered and no longer retain their original/historic plan and/or treatments.
- Low: The building has been substantially altered and/or is severely deteriorated to the point that it no longer retains a majority of its exterior or interior character-defining features.

\*\*Conditions assessments were completed by EHT Tracerics and Kann Associates and were based on the following rating system:

- Very Good: The building's roof systems, masonry, and windows are in good condition. There is little or no evidence of roof leakage, with only some broken tiles. There are some open masonry joints, but only minor repointing may be required. Noted window conditions are generally limited to deteriorated finish and loss of glazing compound. Little or no evidence of interior water damage was found. The building requires minor general repairs and maintenance to be habitable.
- Good: The building's roof systems, masonry, and windows are in good or fair condition. There are some open masonry joints and possible moisture issues around the foundation, but the masonry is generally in good condition. Noted window conditions are generally limited to deteriorated finish and loss of glazing compound. Some evidence of interior water damage was found but appears to be isolated. No evidence of structural damage was found. Building may require repairs to systems and some exterior repairs, along with more substantial interior repairs to be habitable.
- Fair: The building's roof systems, masonry, and windows show signs of deterioration but are generally intact. Some exterior features, such as stairs, porches, or terraces may show signs of deterioration. Roofs may need substantial repairs but have not shown signs of widespread deterioration or failure. Roof leakage or backed-up drainage systems have caused water damage on the interiors of the buildings, resulting in deteriorated interior treatments and finishes. Exterior masonry needs repointing and cleaning, and there may be some moisture issues at the building foundation and/or around gutters and downspouts. No substantial structural damage is evident, but a structural evaluation of isolated features (porches, stairs, etc.) may be necessary.
- Poor: The building's roof systems, masonry, and windows show signs of substantial deterioration, resulting in loss of historic material on the interior and exterior of the building. Water infiltration has led to potential structural damage and/or observed failure within the building. Interior treatments and finishes are severely deteriorated and may no longer be intact.

## APPENDIX D: STAKEHOLDER OUTREACH

### CONSULTING PARTIES

Thomas Otto – General Services Administration

Rebecca Miller – DC Preservation League

Sarah Batcheler – Commission of Fine Arts

F.J. Lindstrom- Commission of Fine Arts

Deborah Newburg- National Trust for Historic Preservation

Julie Marberger- National Trust for Historic Preservation

Caitlin Eichner- National Trust for Historic Preservation

Elizabeth Merritt- National Trust for Historic Preservation

Kirsten Kulis- Advisory Council for Historic Preservation

Jennifer Hirsch- National Capital Planning Commission

Jean-Francis Varre – District Government Services

Kay Fanning- Commission of Fine Arts

James Bunn- Ward 8 Business Council

Mary Cuthbert- Chair ANC 8C

Dion Jordan- ANC 8C02

Jogues Prandoni- Saint Elizabeths Hospital, Department of Mental Health

Tamil Perry- Saint Elizabeths Hospital, Department of Mental Health

Ramona Burns- Washington Metropolitan Area Transit Authority

Jane Engvall- Department of Homeland Security

Isabella Warren-Mohr – DC Preservation League

Najah Duvall-Gabriel- Advisory Council for Historic Preservation

Danielle Wesolek- Washington Metropolitan Area Transit Authority

Carlton Hart- National Capital Planning Commission

Bob Cannon- Department of Homeland Security

Carol Mitten- Department of Homeland Security

Nia Francis-General Services Administration

### SAINT ELIZABETHS STAKEHOLDER ADVISORY GROUP

Stan Jackson

Catherine Buell

Absalom Jordan (ANC 8D03)

Mary Cuthbert (Chair ANC 8C)

Dion Jordan (ANC 8C02)

Graylin Presbury, Fairlawn Citizens Association

Rev. Coates

Carolyn Johns Gray

Perry Moon

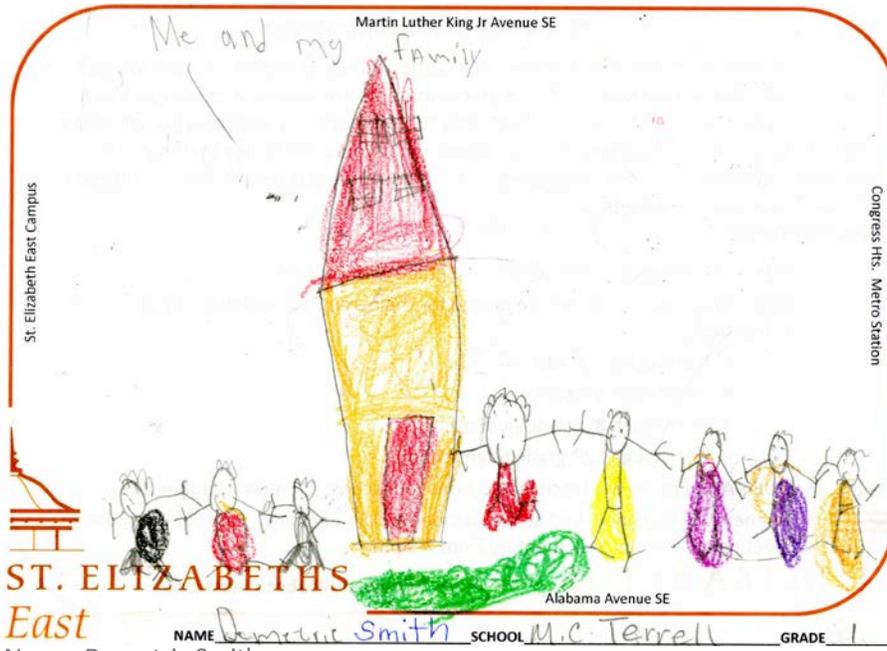
## **APPENDIX E: IMAGINE SAINT ELIZABETHS EAST: CHILDREN'S VISION FOR THE COMMUNITY**

During the master planning process in 2011, school children in the Saint Elizabeths vicinity were invited to envision the future of the East Campus. A contest was held to solicit their creative ideas through drawings.

Five schools responded with entries:

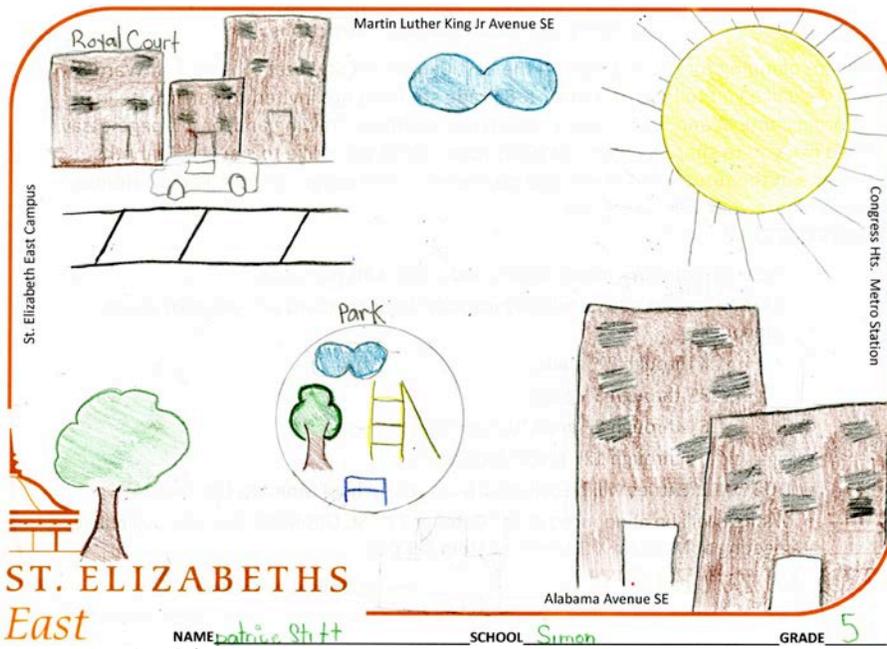
- » Martin Luther King Elementary School
- » M.C. Terrell/McGogney Elementary School  
(highest number of entries with 25 students)
- » Simon Elementary School
- » Friendship Southeast Elementary Academy
- » Malcolm X Elementary School

COMPETITION WINNERS



Name: Demetric Smith

School: M.C. Terrell, Grade: 1



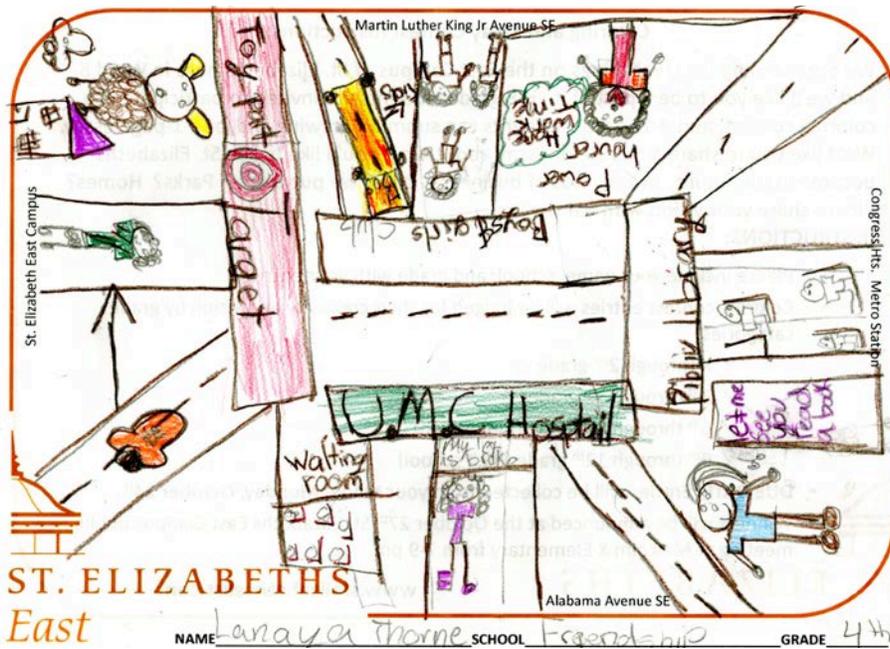
Name: Patrice Stitt

School: Simon, Grade: 5



Name: Tyrek Owens

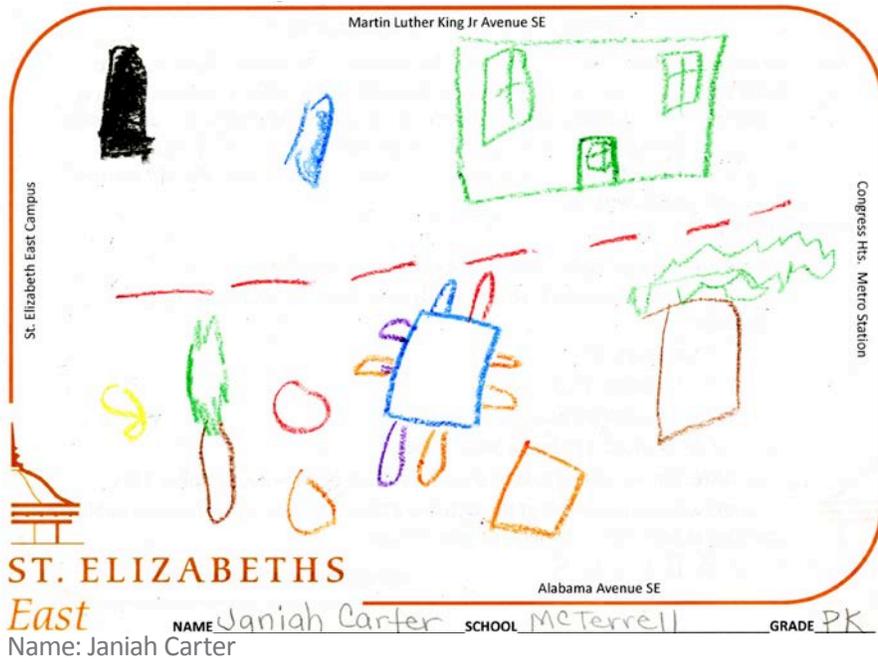
School: M.C. Terrell, Grade: 1



Name: Lanaya Thorne

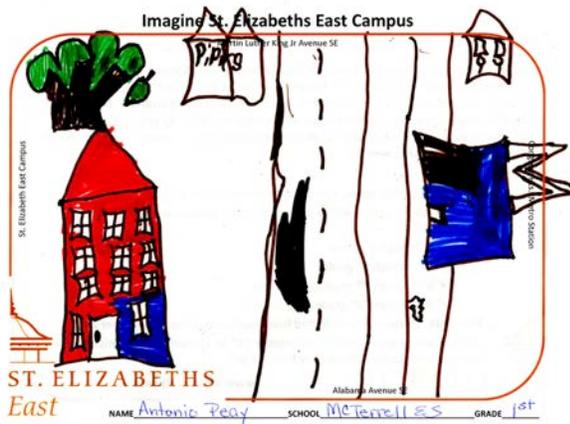
School: Friendship South-East, Grade: 4

HONORABLE MENTION:

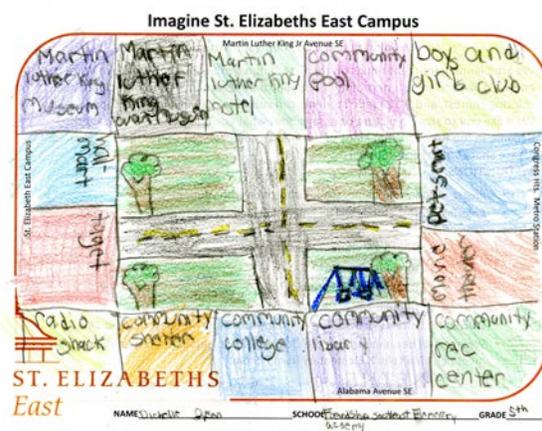


School: M.C. Terrell, Grade: PK

COMPETITION ENTRIES

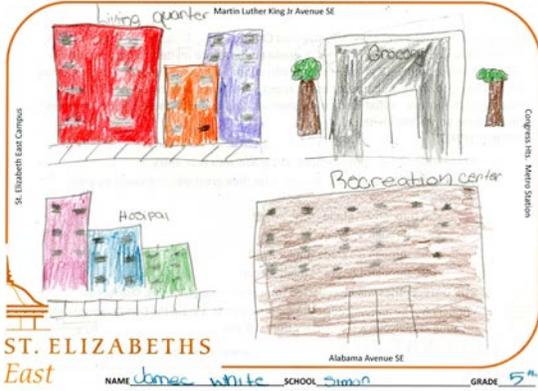


Name: Antonio Peay  
School: M.C. Terrell, Grade: 1



Name: Dichelle Dyson  
School: Friendship South-East, Grade: 5

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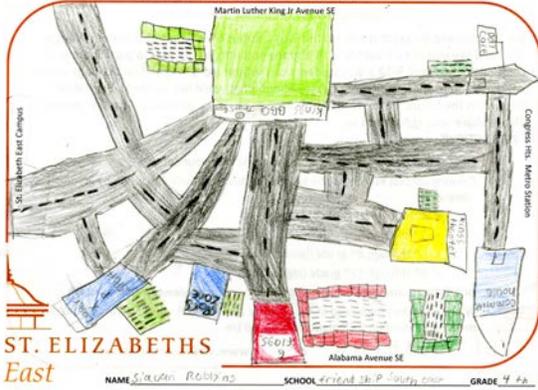
Name: Jamec White  
School: Simon, Grade: 5

Imagine St. Elizabeths East Campus



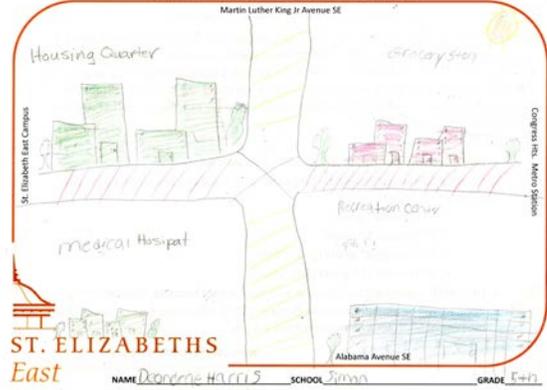
Name: Cartney Curtis  
School: Simon, Grade: 3

Imagine St. Elizabeths East Campus



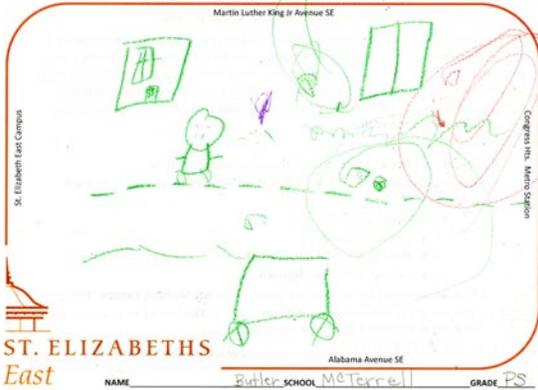
Name: Siavan Robbins  
School: Friendship South-East, Grade: 4

Imagine St. Elizabeths East Campus



Name: Deandrae  
School: Simon, Grade: 5

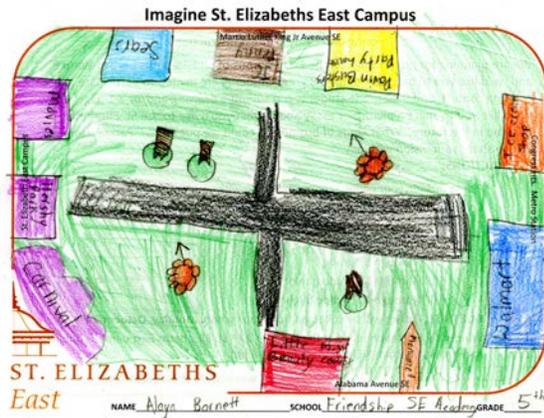
Imagine St. Elizabeths East Campus



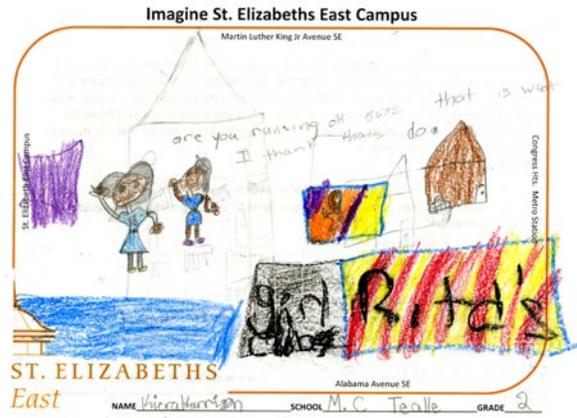
Name: Butler  
School: M.C. Terrell, Grade: PS



Name: Mathews DeVille  
School: Jardy, Grade: 6



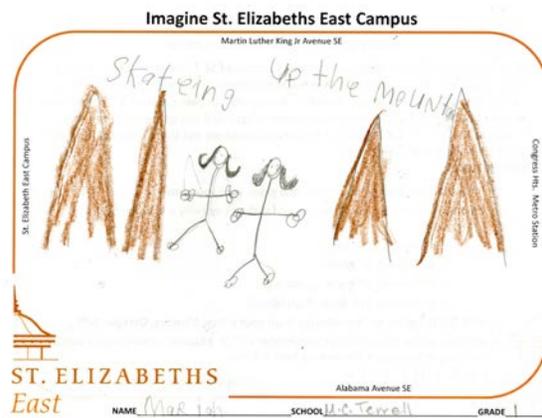
Name: Alaya Barnett  
School: Friendship South-East, Grade: 5



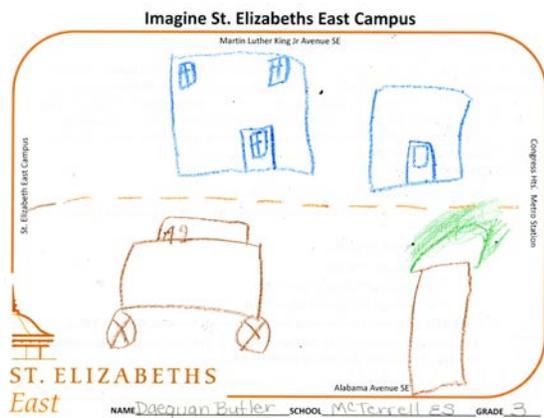
Name: Kiera Harrison  
School: M.C. Terrell, Grade: 2



Name: Bernard Holmes  
School: M.C. Terrell, Grade: 2



Name: Mariah  
School: M.C. Terrell, Grade: 1



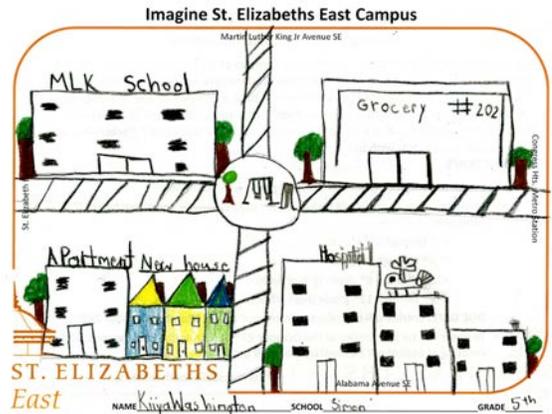
Name: Daequan Butler  
School: M.C. Terrell, Grade: 3



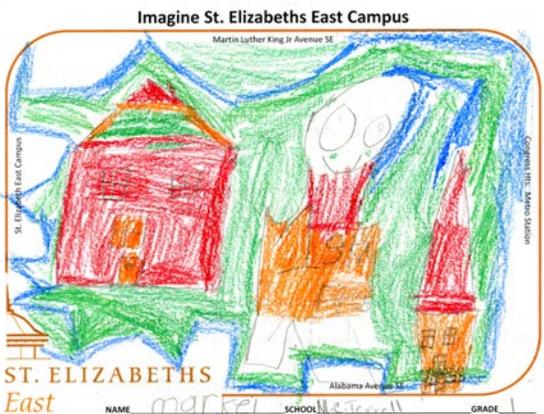
Name: Kabrini Hughes  
School: M.C. Terrell, Grade: 1



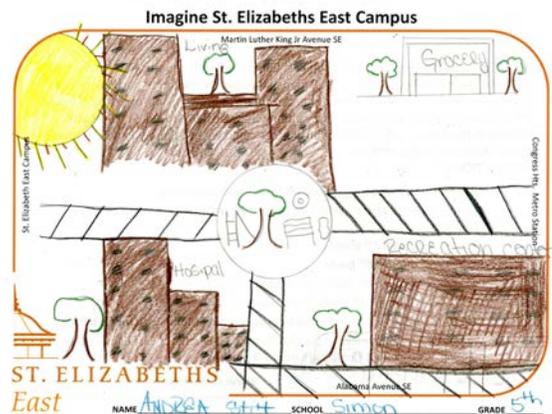
Name: Jaylo Cook  
School: M.C. Terrell, Grade: K



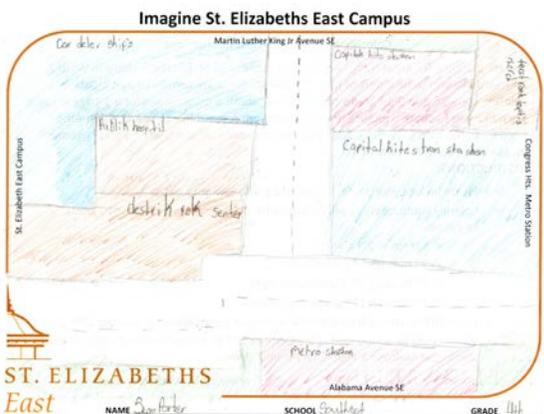
Name: Kiiya Washington  
School: Simon, Grade: 5



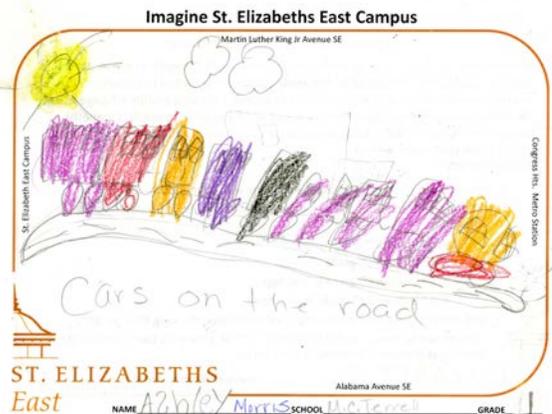
Name: Markei Coleman  
School: M.C. Terrell, Grade: 1



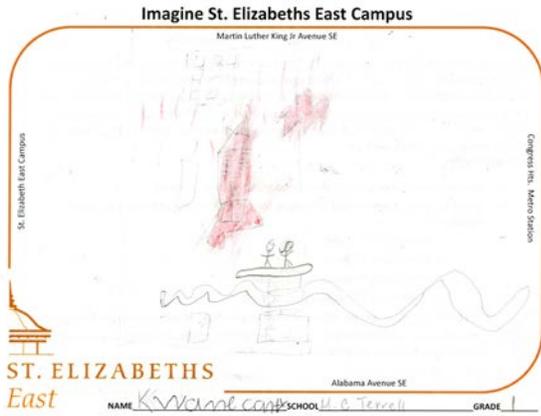
Name: Andrea Stitt  
School: Simon, Grade: 5



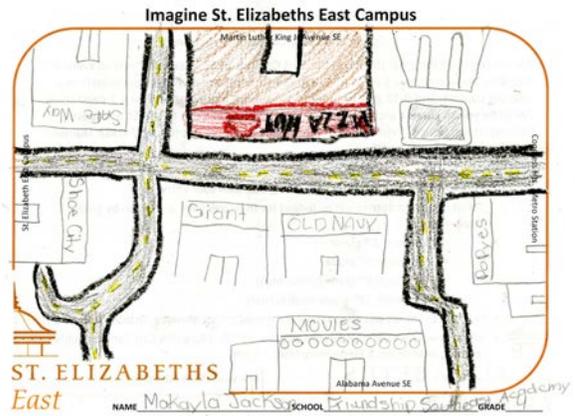
Name: Sean Porter  
School: Friendship South-East, Grade: 4



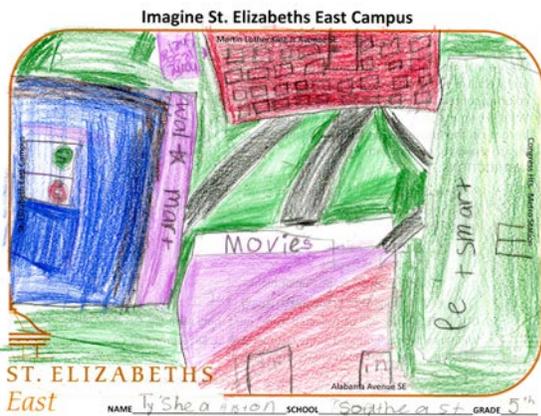
Name: Ashley Morris  
School: M.C. Terrell, Grade: 1



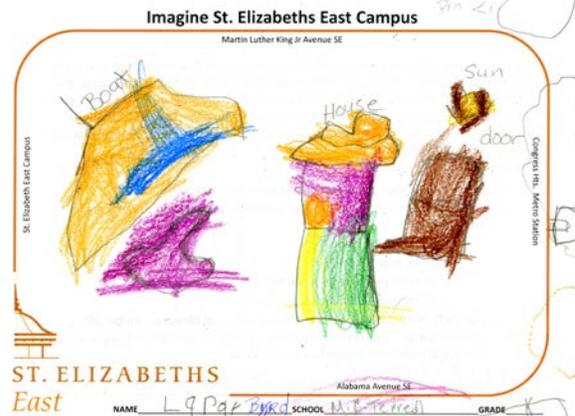
Name: Kwame Canty  
School: M.C. Terrell, Grade: 1



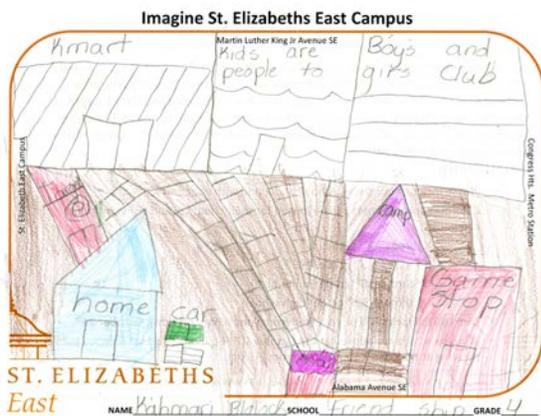
Name: Makayla Jackson  
School: Friendship South-East, Grade: 4



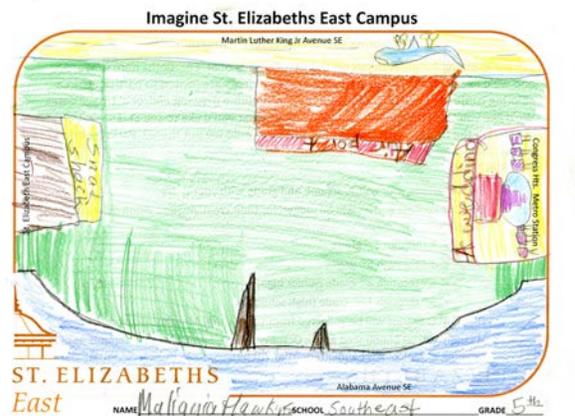
Name: Ty'Shea Alston  
School: Friendship South-East, Grade: 5



Name: Laray Byrd  
School: M.C. Terrell, Grade: K



Name: Kahmari Blalock  
School: Friendship South-East, Grade: 4

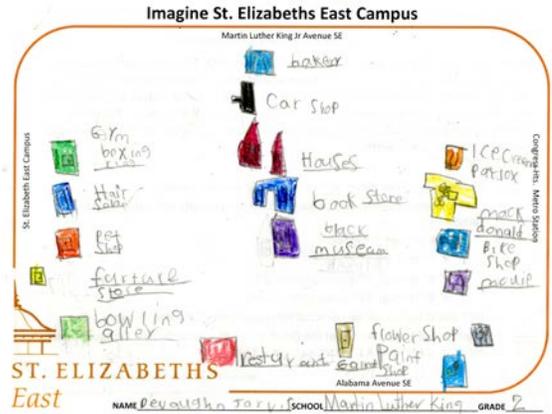


Name: Maliquia Hawkins  
School: Friendship South-East, Grade: 5



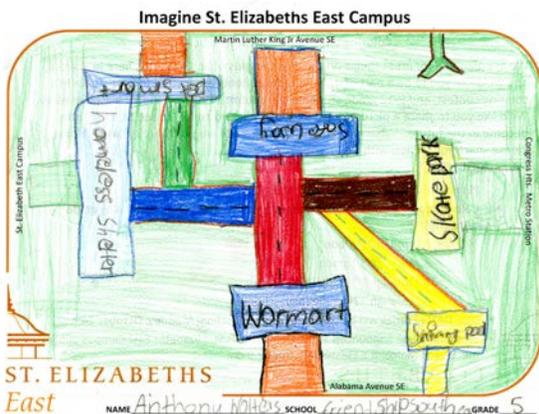
Name: Zyuan

School: M.C. Terrell, Grade: 1



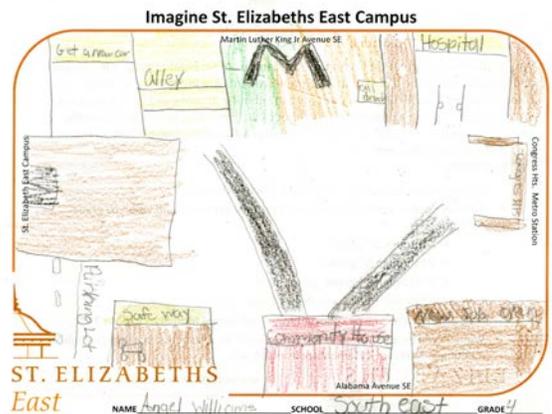
Name: Devaughn Jarvis

School: Martin Luther King, Grade: 2



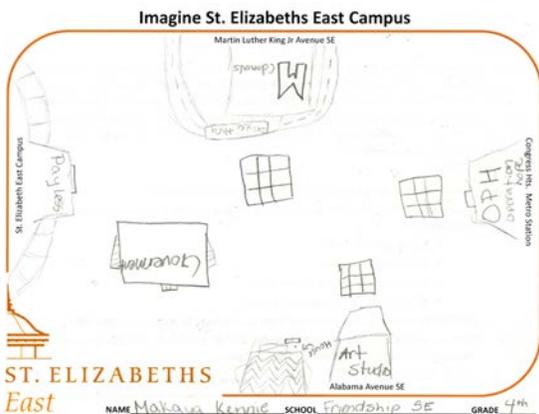
Name: Anthony Walters

School: Friendship South-East, Grade: 5



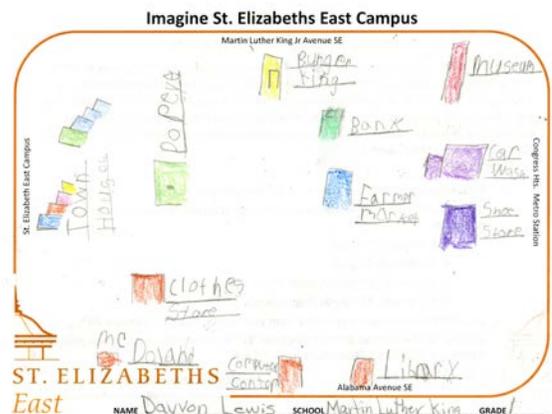
Name: Angel Williams

School: Friendship South-East, Grade: 4



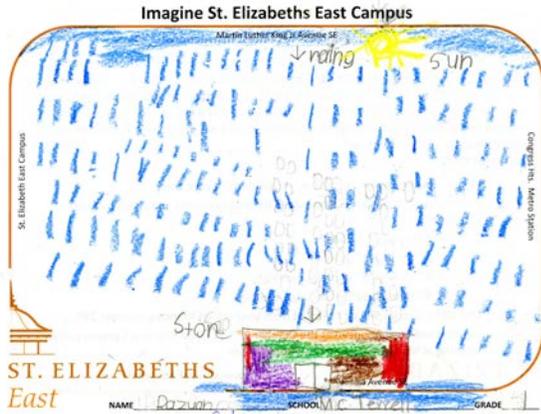
Name: Makaya Kennie

School: Friendship South-East, Grade: 4



Name: Dayvon Lewis

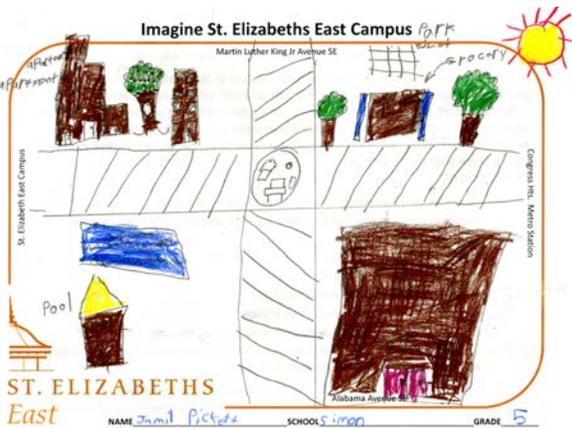
School: Martin Luther King, Grade: 1



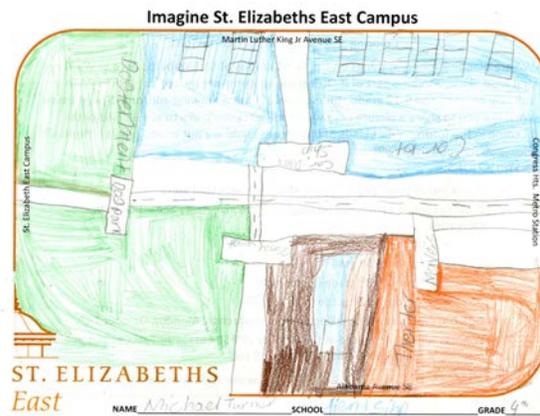
Name: Razuan Coleman  
School: M.C. Terrell, Grade: 1



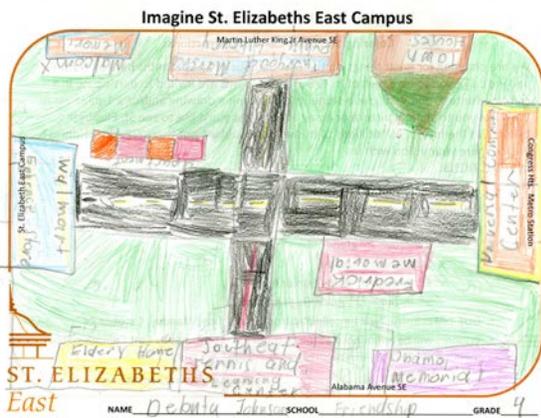
Name: Jenifer  
School: M.C. Terrell, Grade: K



Name: Jamil Pickett  
School: Simon, Grade: 5



Name: Michael Turner  
School: Friendship South-East, Grade: 5



Name: Debuta Johnson  
School: Friendship South-East, Grade: 4



Name: Christian Harrison  
School: M.C. Terrell, Grade: 1

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Name: Brianna Ward  
School: Simon, Grade: 5

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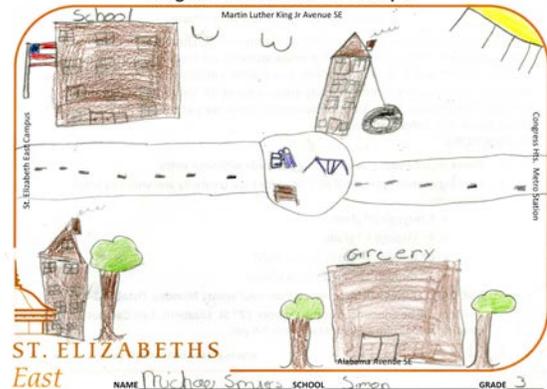
Name: Shawn Vector  
School: Simon, Grade: 5

Imagine St. Elizabeths East Campus



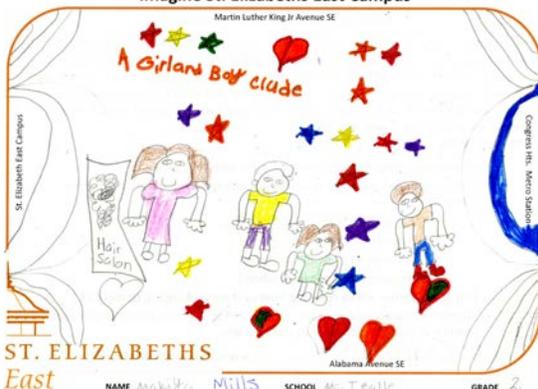
Name: Demarje Jackson  
School: M.C. Terrell, Grade: 1

Imagine St. Elizabeths East Campus



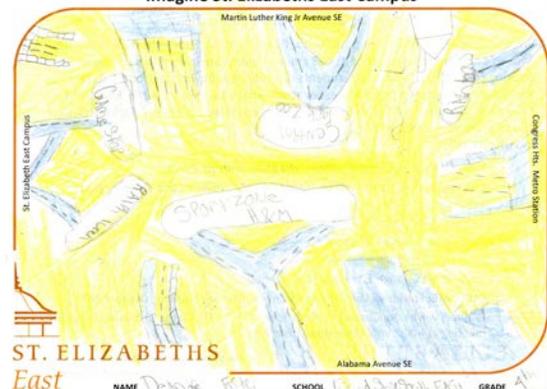
Name: Michael Smyers  
School: Simon, Grade: 3

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Name: Makiya Mills  
School: M.C. Terrell, Grade: 2

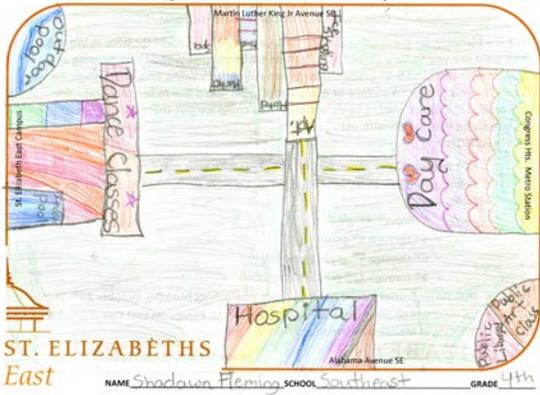
Imagine St. Elizabeths East Campus



Name: Deanae Foster  
School: Friendship South-East, Grade: 4

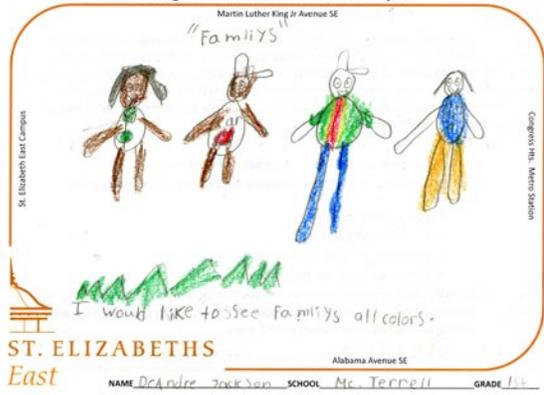


Imagine St. Elizabeths East Campus



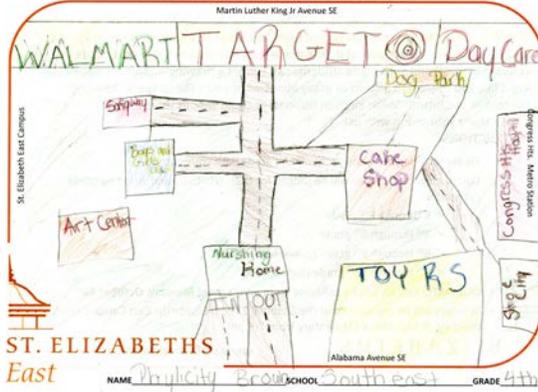
Name: Shadawn Fleming  
School: Friendship South-East, Grade: 4

Imagine St. Elizabeths East Campus



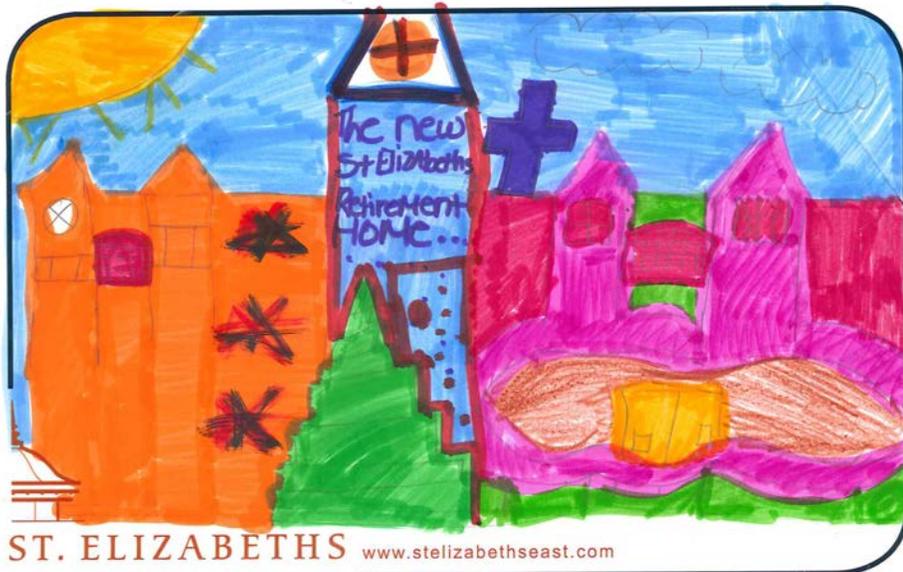
Name: Deandre Jackson  
School: M.C. Terrell, Grade: 1

Imagine St. Elizabeths East Campus



Name: Phylicity Brown  
School: Friendship South-East, Grade: 4

SECOND COMPETITION WINNERS



ST. ELIZABETHS [www.stelizabethseast.com](http://www.stelizabethseast.com)

East Myniah Sweetney / Mary Church Terrell 5th

Name: Myniah Sweetney

School: M.C. Terrell, Grade: 5

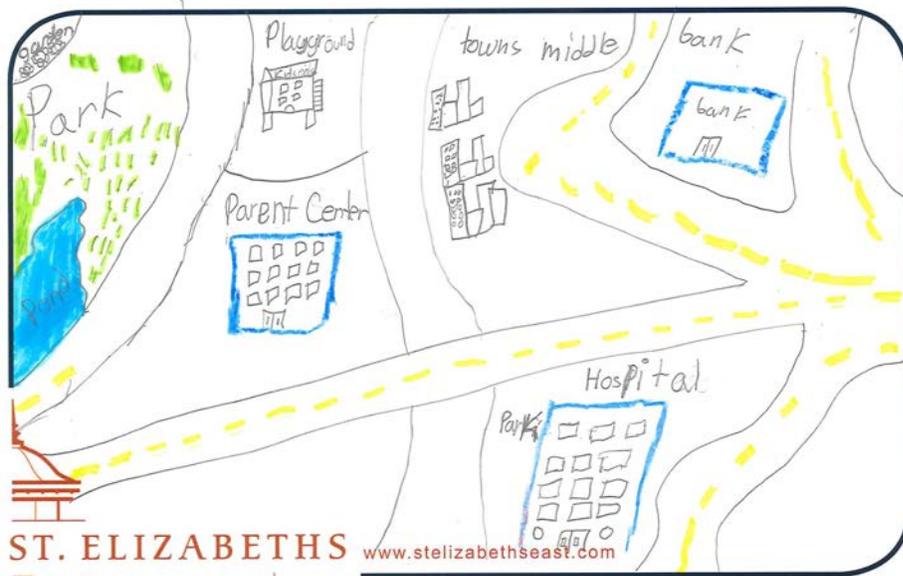


ST. ELIZABETHS [www.stelizabethseast.com](http://www.stelizabethseast.com)

East Jamaree Martin / Malcolm X 1st

Name: Jamaree Martin

School: Malcolm X, Grade: 1



**ST. ELIZABETHS** [www.stelizabethseast.com](http://www.stelizabethseast.com)

**East** Mekhi Davis Mary Church Terrell 4

Name: Mekhi Davis

School: M.C. Terrell, Grade: 4

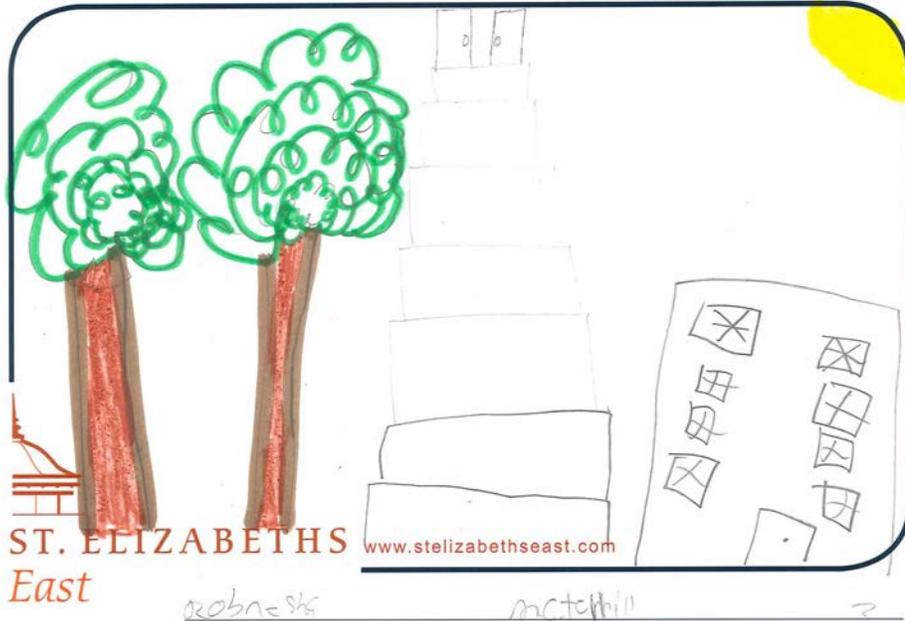


**ST. ELIZABETHS** [www.stelizabethseast.com](http://www.stelizabethseast.com)

**East** KaiChi Hughes M.C. Terrell 3

Name: KaiChi Hughes

School: M.C. Terrell, Grade: 3

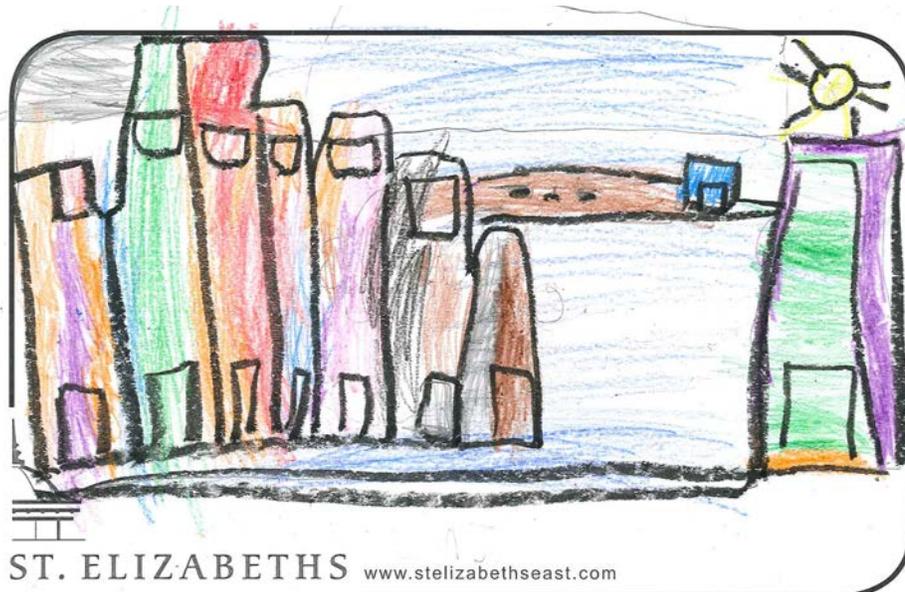


ST. ELIZABETHS  
East

www.stelizabethseast.com

Name: Robnesha Stewart

School: M.C. Terrell, Grade: 2



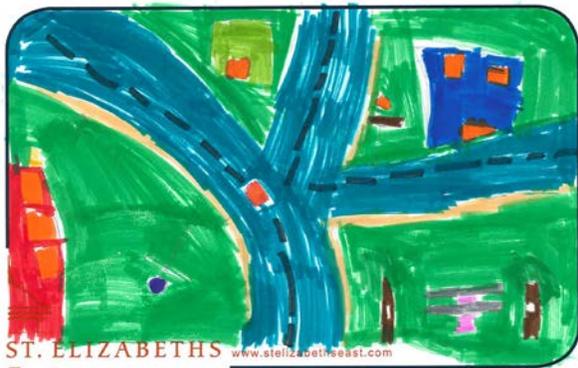
ST. ELIZABETHS  
East

www.stelizabethseast.com

Name: Treasure Brooks

School: Malcolm X, Grade: K

SECOND COMPETITION ENTRIES



ST. ELIZABETHS East  
 Name: Mikyou Denny  
 School: M.C. Terrell  
 Grade: 3

Name: Mikyou Denny

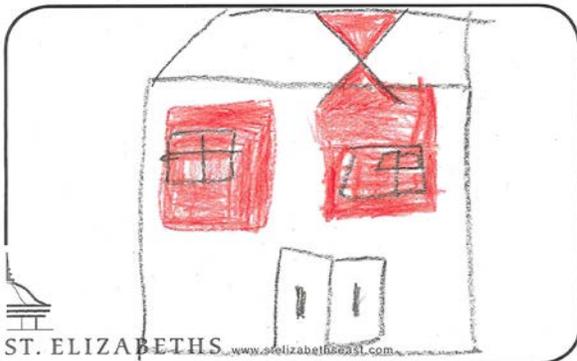
School: M.C. Terrell, Grade: 3



ST. ELIZABETHS East  
 Name: Lamar Howard  
 School: Malcolm X  
 Grade: K

Name: Lamar Howard

School: Malcolm X, Grade: K



ST. ELIZABETHS East  
 Name: Aniyah  
 School: Malcolm X  
 Grade: 1st

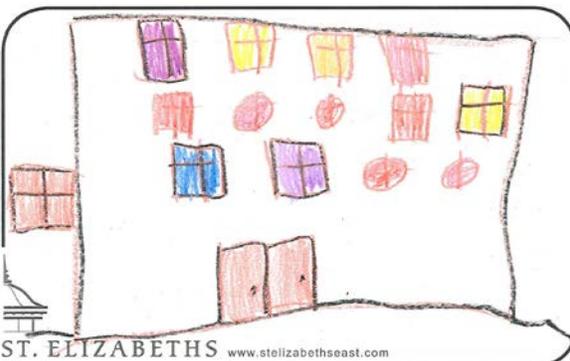
Name: Aniyah

School: Malcolm X, Grade: 1



Name: Unknown

School: Unknown



ST. ELIZABETHS East  
 Name: Raniya Simmons  
 School: Malcolm X  
 Grade: 1st

Name: Raniya Simmons

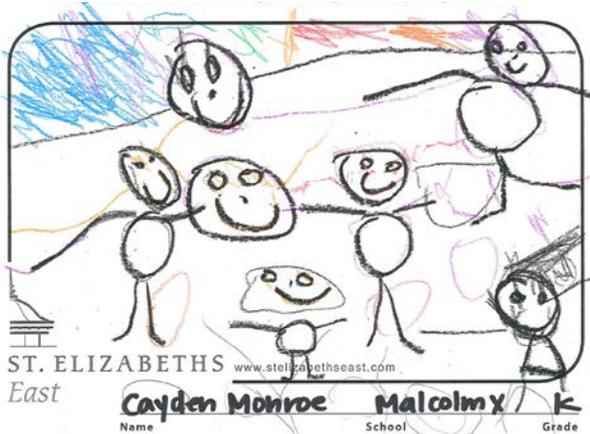
School: Malcolm X, Grade: 1



ST. ELIZABETHS East  
 Name: Marcus Coleman  
 School: M.C. Terrell  
 Grade: 3

Name: Marcus Coleman

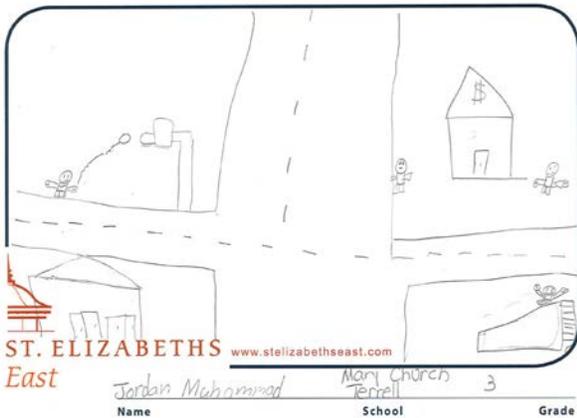
School: M.C. Terrell, Grade: 3



Name: Cayden Monroe  
School: Malcolm X, Grade: K



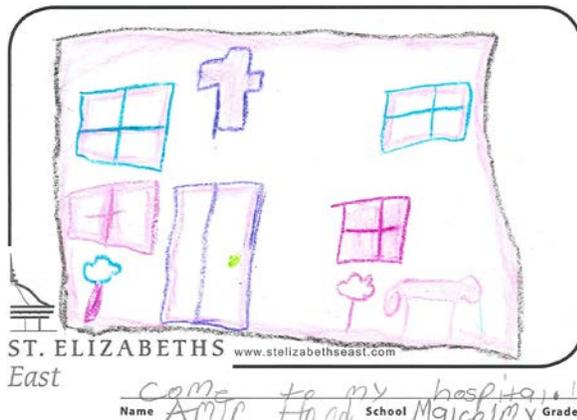
Name: Martez Toney  
School: Malcolm X, Grade: K



Name: Jordan Muhammad  
School: M.C. Terrell, Grade: 3



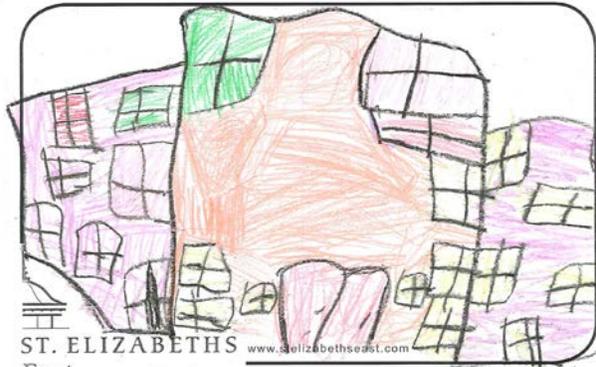
Name: Rayzon Shaw  
School: Malcolm X, Grade: K



Name: Amir Hood  
School: Malcolm X, Grade: 1



Name: Rickwon Brown  
School: M.C. Terrell, Grade: 2



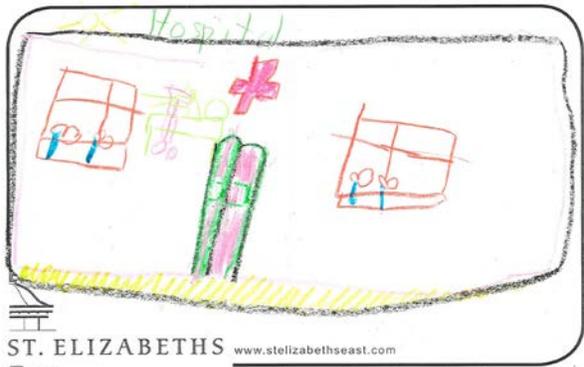
ST. ELIZABETHS [www.stelizabethseast.com](http://www.stelizabethseast.com)  
East

Name: Gionnae Clark  
School: Malcolm X  
Grade: 1



ST. ELIZABETHS [www.stelizabethseast.com](http://www.stelizabethseast.com)  
East

Name: Messiah Grant  
School: Malcolm X  
Grade: K



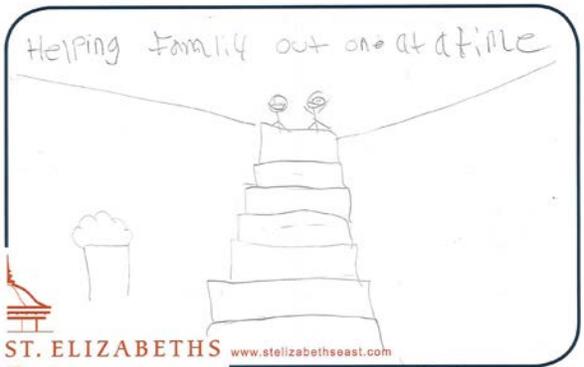
ST. ELIZABETHS [www.stelizabethseast.com](http://www.stelizabethseast.com)  
East

Name: Alexis Smith  
School: Malcolm X  
Grade: 1



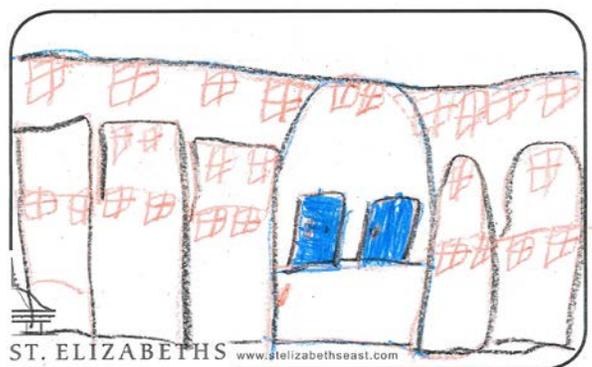
Germany Smith, Malcolm X Kinder

Name: Germany Smith  
School: Malcolm X, Grade: K



ST. ELIZABETHS [www.stelizabethseast.com](http://www.stelizabethseast.com)  
East

Name: Synia Robinson  
School: M.C. Terrell  
Grade: 3



ST. ELIZABETHS [www.stelizabethseast.com](http://www.stelizabethseast.com)  
East

Name: Balsaree Wililams  
School: Malcolm X  
Grade: 1









[asg-architects.com](http://asg-architects.com)