As Director of the Bureau of Overseas Buildings Operations, I am proud that the design of the new Consulate in Casablanca represents another chapter in the long-standing alliance between our nations. Our team has done an exemplary job of creating spaces for a variety of visitors — from welcoming children on field trips to Dar America, to hosting Moroccan dignitaries working to strengthen our economic work together, the new Consulate will serve as a home for diplomacy in Morocco. We look forward to breaking ground on this new U.S. Consulate General, sure to be a beacon of the 243-year friendship between Morocco and the United States well into the future.

ADDISON D. “TAD” DAVIS, IV
DIRECTOR, BUREAU OF OVERSEAS BUILDINGS OPERATIONS
NOVEMBER 2020

“When Americans hear “Casablanca,” many are reminded of the closing line from the classic Humphrey Bogart film of the same name: “I think this is the beginning of a beautiful friendship.” As the U.S. Consul General in Casablanca, I’ve been privileged to call this dynamic city home and to witness firsthand the beautiful friendship that we cultivate through the diverse economic and cultural ties between Casablanca and the USA. Integrating our vibrant cultural center Dar America, spacious and welcoming facilities for consular and commercial services, and a world-class, environmentally-sound design, the new Consulate General will ensure we continue to deepen and strengthen our beautiful friendship with Morocco.”

JENNIFER RASAMIMANANA
UNITED STATES CONSUL GENERAL, CASABLANCA
NOVEMBER 2020

“As Director of the Bureau of Overseas Buildings Operations, I am proud that the design of the new Consulate in Casablanca represents another chapter in the long-standing alliance between our nations. Our team has done an exemplary job of creating spaces for a variety of visitors — from welcoming children on field trips to Dar America, to hosting Moroccan dignitaries working to strengthen our economic work together, the new Consulate will serve as a home for diplomacy in Morocco. We look forward to breaking ground on this new U.S. Consulate General, sure to be a beacon of the 243-year friendship between Morocco and the United States well into the future.”

ADDISON D. “TAD” DAVIS, IV
DIRECTOR, BUREAU OF OVERSEAS BUILDINGS OPERATIONS
NOVEMBER 2020
UNITED STATES OF AMERICA DEPARTMENT OF STATE
BUREAU OF OVERSEAS BUILDINGS OPERATIONS

PROJECT STATISTICS

199,940 SF
GROSS FLOOR AREA
6.9 Acres
SITE AREA
193 Staff
FULL-TIME OCCUPANCY
Design-Build
PROCUREMENT METHOD
$312 Million
BUDGET
$100 Million
ESTIMATED LOCAL COMMUNITY IMPACT
Registered LEED v4.1 BD+C
LEED STATUS
Silver
LEED TARGET

PROGRAM

Consular Office Building
Marine Security Guard Residence
Regional Diplomatic Courier Facility
Utility Buildings

SUSTAINABILITY HIGHLIGHTS

Installation of Rooftop Photovoltaic Panels to Reduce Energy Usage by 25%
Perforated Metal Screen Façade to Control Solar Heat Gain and Glare
Native Plants to Reduce Irrigation Needs
High-Efficiency Air Handlers with Air-to-Air Energy Recovery
Dedicated Heat Recovery Chiller
High-Efficiency Screw Chillers
High-Efficiency Lighting Fixtures and Optimized Controls
Ultra Low-Flow Plumbing Fixtures to Reduce Potable Water Use

TIMELINE

October 2018
DESIGN CONTRACT AWARD
September 2019
DESIGN-BUILD CONTRACT AWARD
Fall 2020
CONSTRUCTION START
Spring 2024
ANTICIPATED COMPLETION

“During our fight for independence, America was strengthened by Sultan Mohammed III’s 1777 decision that Morocco would become the first country to recognize the fledgling United States. In 1943, with the outcome of World War II and Morocco’s future uncertain, President Franklin Roosevelt committed America’s support for Morocco’s independence. Those landmarks in the enduring U.S.-Moroccan bilateral relationship will soon be joined by another: the construction of a state-of-the-art U.S. Consulate General in Casablanca. This modern facility, influenced by the best of Moroccan artisanship and design, represents a significant and lasting investment in our partnership. The United States is betting on the future of Casablanca as a regional center for business, trade, culture, and travel as King Mohammed VI’s vision of Morocco as the Gateway to Africa comes to fruition. From consular services to commercial and trade relations to cultural outreach and beyond, we are building the world-class Consulate General that Casablanca deserves.”

DAVID T. FISCHER
U.S. AMBASSADOR TO THE KINGDOM OF MOROCCO
NOVEMBER 2020
Close allies since signing the Treaty of Friendship and Peace in 1787, the United States and the Kingdom of Morocco can date their friendship back to the Revolutionary War, when American ships were granted access to Moroccan ports. In the centuries since, America has remained a proud partner of Morocco — in fact, the oldest U.S. diplomatic property is located in Tangier, the only U.S. National Historic Landmark outside the United States.

Casablanca has served as an important part of a shared history, including as host for the Anfa Conference where the Allies strategized the invasion of Sicily, which led to the end of World War II. President Franklin D. Roosevelt and British Prime Minister Winston Churchill met at Villa Mirador during the conference. A few years later, the villa was purchased to serve as the residence of the U.S. Consul General in Casablanca.

The U.S.-Moroccan partnership has built upon this long-standing relationship with shared concerns for political, economic, security, and sustainability issues. With this project in Casablanca, the nations will see a new, tangible symbol of the many opportunities to come, as well as a celebration of our shared history and rich cultural exchanges.
A CULTURAL TAPESTRY

WEAVING TOGETHER VARIED INFLUENCES

Morocco’s rich and varied culture, a product of its storied history, has evolved and grown by absorbing and adapting the influences of the indigenous Berbers (or Imazighen) and relationships across Europe, Asia, and Africa. Casablanca is an ideal example of Morocco’s culture and history: a decidedly 20th century city — built around the largest port in Africa and an important financial center — that proudly respects its 1,300-year history.

Architecturally, Casablanca incorporates and adapts a myriad of influences from its history, with examples of Islamic, French Colonial, Art Deco, and Modernist buildings across the city.
Moroccans cherish their public and private gardens as opportunities for respite and reflection. Islamic tradition holds that gardens are symbols of paradise on Earth, and Casablanca is replete with these important, idyllic spaces.

Like their architecture, Moroccan gardens have been shaped by a variety of influences. The Secret Garden and Majorelle Garden in Marrakesh borrowed designs and imported plantings from other cultures with similar climates. This appreciation for invention and experimentation — and thoughtful appropriation — has characterized Moroccan landscapes since the Medieval Era.

The gardens at the new Consulate continue this tradition with a contemporary interpretation. Focusing on a botanical collection from around the world, the gardens are suitable for the climate and are composed of different combinations of texture and shape.
A PLACE OF CRAFT AND CULTURE

Traditional Moroccan craft work is rich and diverse, drawing upon African, Mediterranean, and French Colonial traditions. The earliest influences came from the Berbers, known for colorful woven rugs and wood carvings with intricate geometric patterns.

A centuries-old tradition of vibrant colors and complex patterns, Zellige ceramic tiles are hand-cut to cover architectural surfaces. They are often combined with carvings, called Al Gabs, that are built of layers of plaster sculpted with templates and chisels to form intricate geometric and floral compositions.

To many, Moroccan craft is synonymous with metal work. Marrakesh and Fez are known for their brass lanterns, pierced to cast constellations of stars when lit. In Meknes, artisans have kept the ancient art of damascene alive, where they meticulously engrave steel, iron, or bronze objects with thin threads of gold, silver, or copper.
Casa Anfa is a rapidly developing district in the center of Casablanca on the former site of the historic Anfa airport. The 350-hectare district is transforming into a neighborhood of offices, housing, shops, and cultural, educational, and recreational facilities that will support over 200,000 workers and residents. A massive 50-hectare green space will connect the district’s neighborhoods and serve as the heart of the development. The new Consulate’s 2.8-hectare site is in the Cité de l’Air neighborhood, with easy access to the recently launched public tram network.
The new Consulate’s site historically featured residential and recreational facilities for Moroccan and French pilots working at the airport. The design team decided early in the process to incorporate green space throughout the campus, reinforcing the Casa Anfa masterplan with a careful organization of tightly placed buildings with gardens that often share walls, such as those found in the traditional medina.
Echoing the traditional medina’s walled garden, the campus design places the most prominent Consulate building at its center with gardens and landscape providing a green approach to the entrances.

Staff and official visitors will arrive on the east side of the site, with convenient access to the Abdellah Ben Cherif tram station. They will be drawn through a landscaped forecourt, laid out in formal patterns, softened by the layers of organic shapes created by the plantings and water features. The Moorish water feature guides visitors towards the main building entrance.

The Consular garden blends contemporary American style with Morocco’s many historic influences, creating a symbol of the many connections between Morocco and the United States. A bosque of Canary Island Palms distinguishes the space with distinctive, long, silvery-green foliage that softens the harsh sun. A second water feature, fed by harvested rainwater, reorients visitors toward the Consular entry.

The courtyard of the Dar America garden encourages camaraderie, of hosting planned events, impromptu gatherings, and spontaneous interactions of visitors, students, and staff. This distinctive space physically manifests Dar America’s mission of developing cultural exchanges and relationships with the community.
A SERIES OF DISTINCT LANDSCAPES

An early and consistent vision of the site as a garden grew from research into the importance of gardens in both historic and modern Morocco, as well as the desire to support the development’s focus on green spaces and outdoor living.

The campus includes several types of gardens where landscape design was closely aligned with other design features, such as site walls, fountains, and seating, to imbue each garden with a unique character.

To reduce strain on the water supply, native Mediterranean and drought-resistant plants were selected. Trees and vegetation were selected to shade the buildings and provide a more comfortable outdoor experience throughout the year.
WOVEN RUGS, METALWORK, AND ZELLIGE TILES

The Consulate façade reinterprets traditional crafts and motifs in modern and nuanced ways with perforated stainless steel panels. Wrapping the building on all four sides, the panel design creates a subtle, undulating geometry that implies a handcrafted façade.

The horizontal panels will be attached to a vertical structure, mimicking the warp and weft of a handwoven carpet and creating tight layers against the building.

The perforations’ size and quantity are dictated by interior function and solar heat gain, providing sufficient light where needed inside, without creating glare or excessive heat. This dynamic composition changes with the weather, season, and time of day, reflecting the sun to shimmer at sunrise or projecting light from inside at sunset — not unlike a Moroccan brass lantern.

A FAÇADE INSPIRED BY MOROCCAN CRAFT
Designed to accommodate a variety of needs and occupancies, the garden rooms provide spaces for formal and informal events, and opportunities for visitors and staff to work together in a variety of environments. Zellige-tiled walls and raised planters use color to denote specific uses, to accommodate sun exposure, and to prevent glare. The perforated metal façade encloses the gardens on the sides, just as a traditional riad’s courtyard is open to the sky. The largest elevated garden, adjacent to the second floor main gallery, frames views out to the gardens below.
Critical to the building’s design is the creation of a central gathering space that serves as the heart of the building, both physically and functionally. The gallery will support the whole of the community: all-hands meetings, formal ceremonies, casual dining, and informal gatherings. When the weather is mild, the gallery will take advantage of the gardens, creating a large indoor/outdoor space.

The central stair, which connects the triple-story space, activates the gallery by directing foot traffic, encouraging movement, and providing increased opportunities for interactions. A work of art unto itself, the large chandelier is composed of tiny LED lights suspended in the air, evoking the feel of a traditional Moroccan brass lantern.
Dar America, the most public-facing space of the Consulate, is home to the Consulate General's Public Affairs Section and an English-language library, which provides a collection of resources for students, academics, and the public. Dar America hosts a wide range of popular events related to political, social, and cultural issues with lectures, film screenings, and roundtable discussions. Currently in a standalone location downtown, Dar America averages 3,000 visitors a month. The new space will recreate and enhance this already successful and vibrant space for cultural exchange.

Conveniently located next to the Cité de l’Air tram station, the new site can easily attract visitors and students from across Casablanca and beyond. Dar America’s garden welcomes visitors, with shaded seating and a large plaza that will host a variety of programmed and impromptu functions. The new Dar America’s double-height space allows the library on the ground floor to connect with the conference and activity rooms on the mezzanine, all with views out to the gardens. As a vibrant part of the U.S. Mission, Dar America will be able to use the new spaces to enhance and deepen engagement with the public for decades to come.
UNITED STATES CONSULATE GENERAL
CASABLANCA, MOROCCO

DESIGN, ENGINEERING, & CONSTRUCTION TEAM

The Miller Hull Partnership
DESIGN ARCHITECT, INTERIORS, & SUSTAINABILITY

BL Harbert International
GENERAL CONTRACTOR

KCCT
ARCHITECT OF RECORD

Integrus Architecture
ASSOCIATES ARCHITECT & INTERIORS

Knot
LANDSCAPE ARCHITECT

Magnussen, Klemencic & Assoc.
LCA & STRUCTURAL ENGINEERING

Interface Engineering
MEP ENGINEER, LIGHTING DESIGN, & FIRE PROTECTION

Hirman
BLAST CONSULTANT

Schnabel Engineering
MECHANICAL ENGINEER

Mason and Hanger
ENGINEERING CONSULTANT

DK Design
FOOD SERVICE

Lerch Bates
VERTICAL TRANSPORTATION

Oualalou + Choi
LOCAL ARCHITECT

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