

## MEMORANDUM

TO: Members of the Zoning Commission of the District of Columbia

FROM: Patrick Burkhardt

DATE: October 7, 2011

RE: Description of Exterior Façade Materials and Ground Floor Public Space

PROJECT: 2201 M Street, NW / Hilton Garden Inn

#### A. Exterior Façade Materials

The principal street facades are articulated to reflect the unique character of each street and are balanced with a uniform material palette. The hotel entrance façade along 22<sup>nd</sup> Street is treated as a taut, gridded, skin composed of medium-grey terracotta with a smooth surface texture; light-grey metal trim with a reflective metallic coating, and low-emissivity clear glass. Above the ground floor, two orthogonal bays project on floors two through nine. A void between these bays is directly over the main entrance. The taut metal and glass treatment wraps the street corner as an angled bay providing a crisp edge at the street intersection. The south façade along M Street above the first story is multi-faceted with a series of uniform, angled bays with glass oriented to the southeast. The southwest facet of each bay is clad with terracotta panels that shield the interior rooms from sun and street noise. The faceted bays are organized into groups of three stories with a horizontal band at every third level to create a secondary scale. The character of the façade changes with sequential movement along M Street, which is a major east-west pedestrian street.

The palette of materials was specifically chosen to relate to the site's context which includes buildings of varying forms and heights featuring a wide variety of materials. Older precast concrete and brick masonry buildings are juxtaposed with recently constructed buildings of metal and glass. Immediately south of the site, the recent Ritz Carlton hotel is a tan brick building with a curved metal and glass bay that wraps the corner of 22<sup>nd</sup> and M Streets. To the southeast of the site, the undulating curved form of the new 22West residential building and gas station is clad with zinc metal panels in a random patterned juxtaposed with expansive glazed openings. The angled glass corner of the proposed hotel establishes a counterpoint to the curvilinear features of neighboring buildings and this angular treatment is continued along the M Street façade with faceted bays. The primary form of the hotel along the streets will be clad with terracotta panels with articulated horizontal joints. Terracotta is a material with a long history in building construction and in recent decades has gained wide acceptance in Europe and elsewhere for important civic and commercial projects. Its primary benefits include durability, life-cycle costs, sustainability, and appearance all at a cost premium over conventional brick masonry or metal panel cladding.

The nine hotel guest floors above the ground level are organized into groups of three with horizontal banding comprised of aluminum metal panels painted with a reflective light-grey metallic coating. These belt courses counterpoint the verticality of the faceted bays and provide a secondary scale to the ten-story facades. Along 22<sup>nd</sup> Street the addition of vertical metal bands at

alternating window bays establish a grid over the terracotta plane from which a large single bay projects on floors two through nine providing depth and richness.

With the lower scaled adjacent buildings at the west and north interior lot lines, these facades of the proposed hotel will remain visible until subsequent development occurs on neighboring lots. In response to Commissioners' comments at the Set-down Hearing, revisions have been incorporated to establish the building parapet line as a datum above which the penthouse form reads clearly. In the revised design, the terracotta treatment of the street facades wraps around each corner approximately 20 ft., where it returns to a vertical band of light-grey brick inset approximately eight inches from the interior lot line. In a similar fashion, the medium-grey brick of the courtyard façade wraps the corner and abuts the inset light-grey vertical band at both the west and north facades. With the light-grey penthouse wall set back approximately eight inches from the interior lot lines, the line of the building parapet now reads across these side elevations. The west and north courtyard facades are identically treated with uniform, punched windows set within medium-grey brick walls. Similar to the street facades, light-grey belt courses organize the floors vertically into groups of three.

Consistent with the previously approved PUD, the west and north end walls of the revised proposal do not incorporate green wall elements, as these sidewalls are to be constructed to the face of the interior lot lines. This results in no space for maintenance access.

#### B. Ground Floor Public Space

While both M and 22<sup>nd</sup> Streets, NW, maintain a 90 ft. right-of-way, the sidewalk dimensions from face of building to curb vary with approximately 29'-0" along 22<sup>nd</sup> Street and 16'-7" along M Street, where the landscape plan provides four in-grade tree planters 2'-9" by 9'-0" adjacent to the 8 inch wide curb. This provides a paved area not less than 13'-2" which is sufficient wide to accommodate a row of tables and pedestrian passage.