



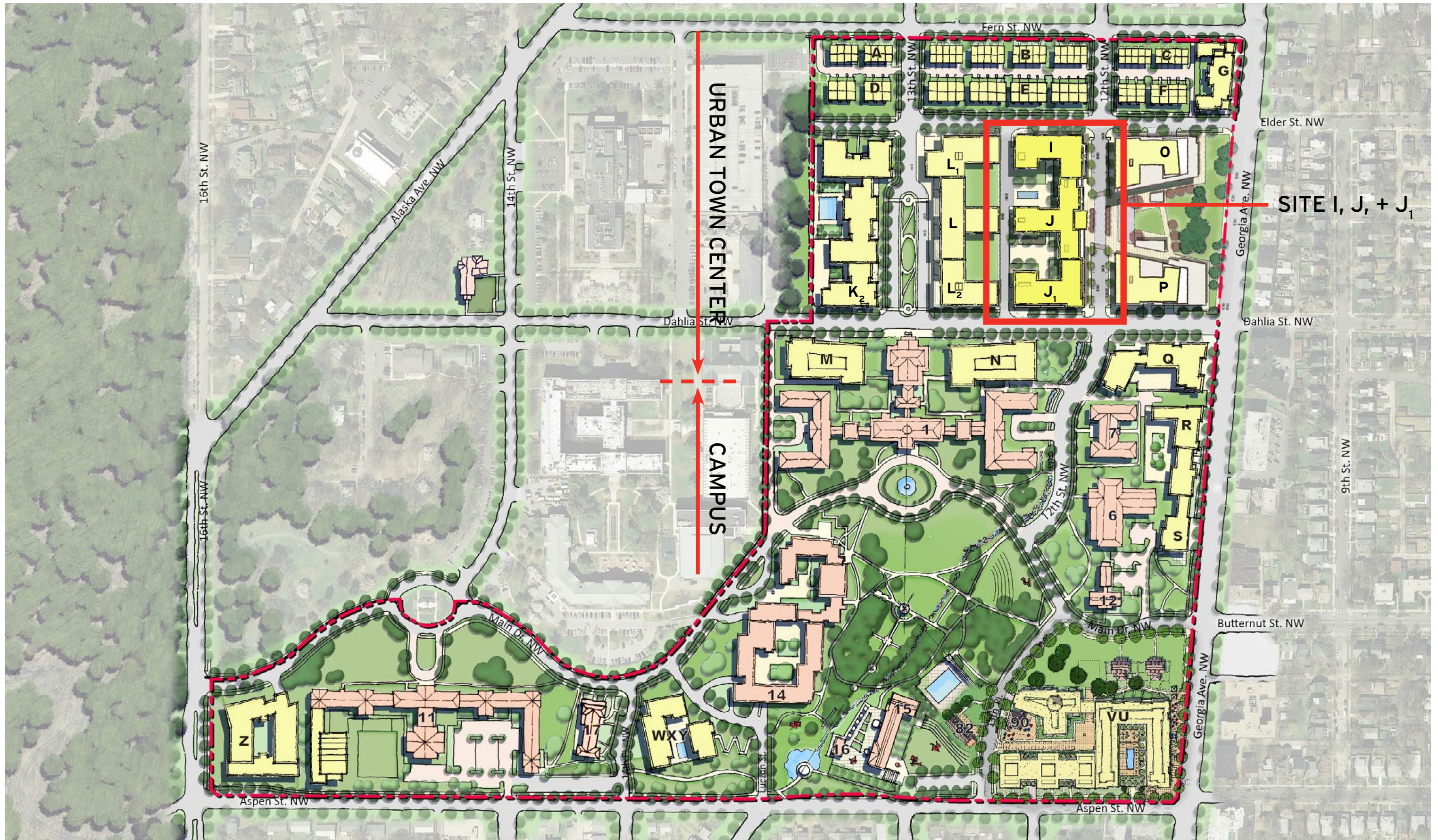
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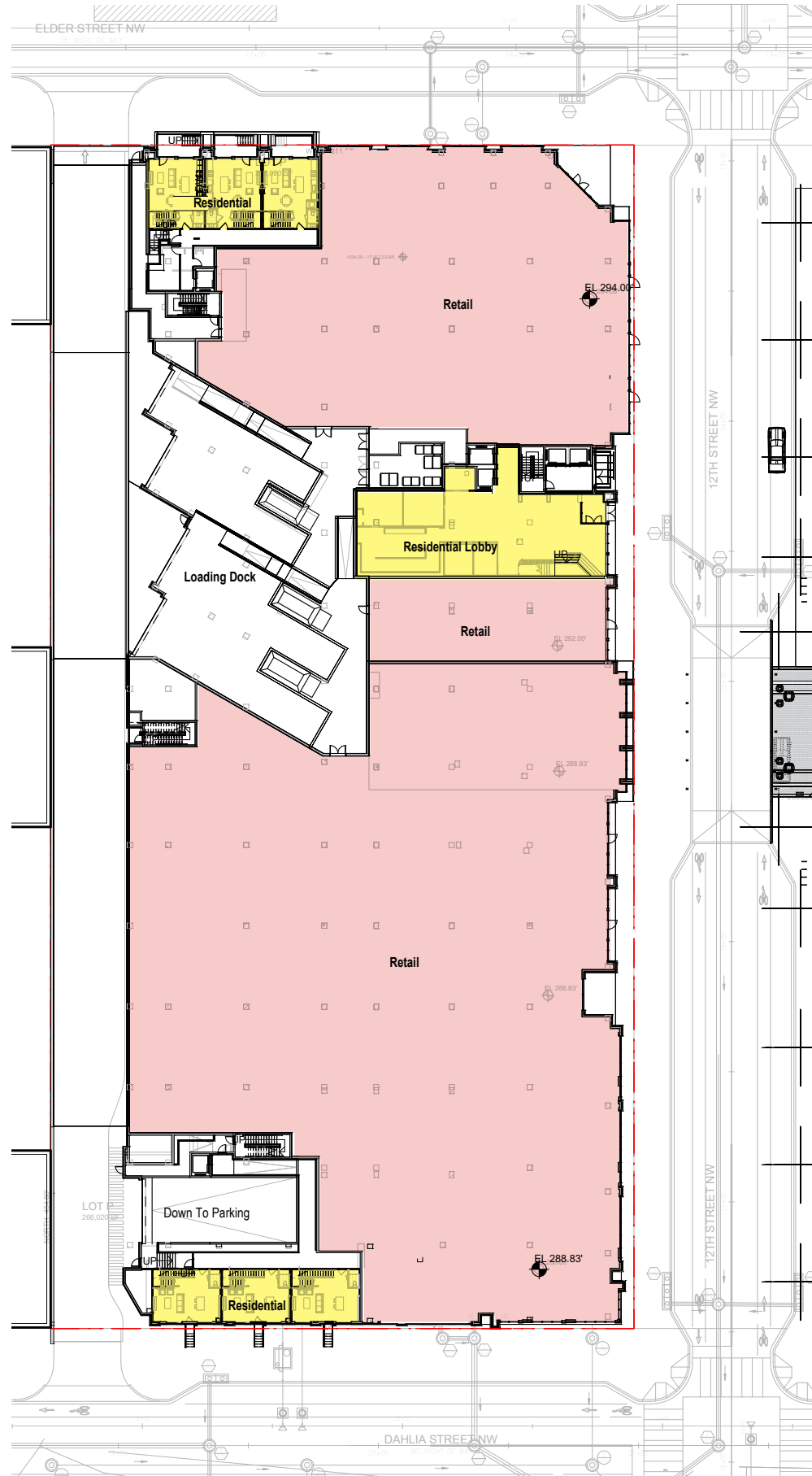
September 16, 2019

WALTER REED - BUILDING IJ HPRB FINAL FILING

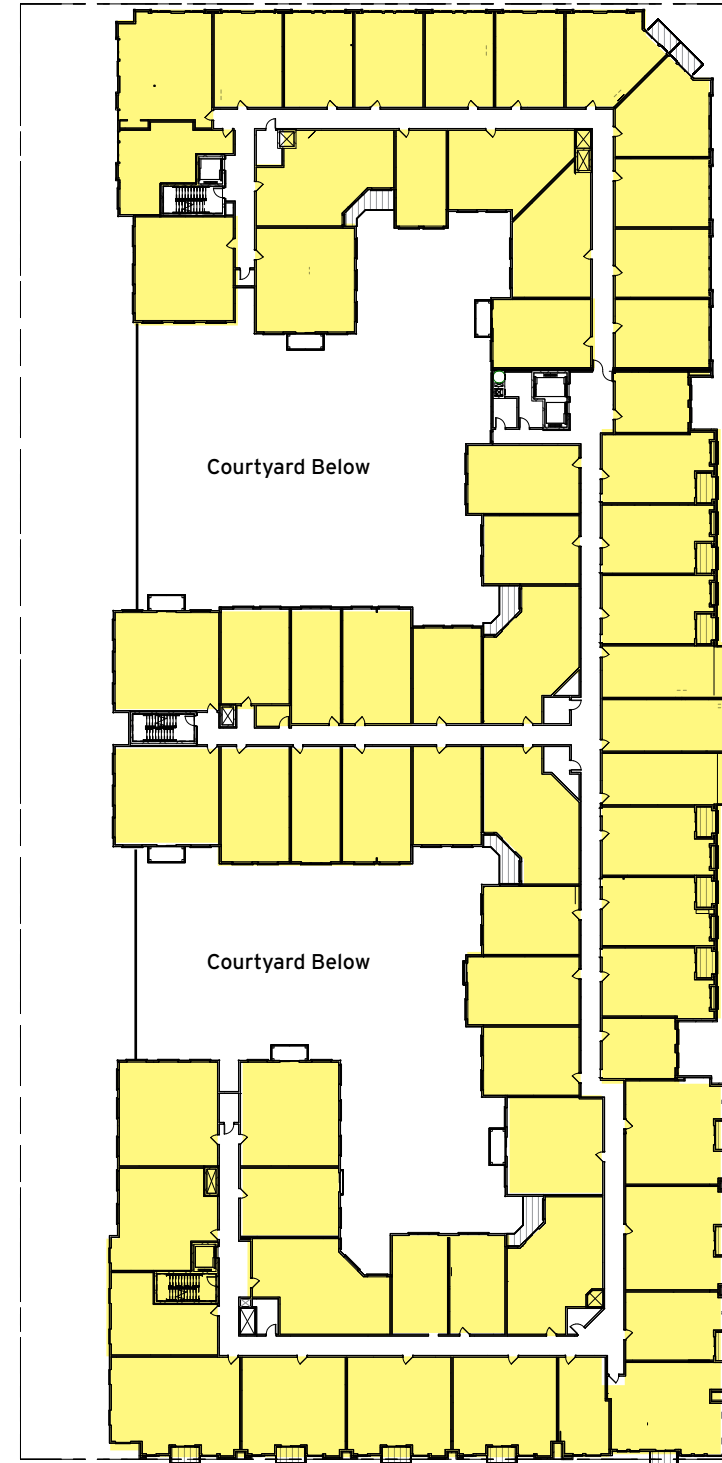


Board of Zoning Adjustment
District of Columbia
CASE NO. 20134
EXHIBIT NO. 30C1





Ground Floor



Typical Floor

Scale 1" = 60'

Project Narrative

The proposed mixed-use project, known as Building IJ, is located within the future Town Center of the Parks at Walter Reed development. The six-story development is comprised of three sections that read as distinct buildings. The project will contain approximately 323 residential units along with services and amenities totaling approximately 310,000 square feet, and ground floor retail totaling approximately 58,000 square feet.

The project is located in the northeast quadrant of the campus along the future Twelfth Street NW extension facing the future Town Center Plaza between Dahlia and Elder Streets. It is situated in Campus Character Area 3 (the North Campus) as identified in the Design Guidelines. This area of the campus has been transformed over the years and was the site of the former massive 2.58 million square foot hospital known as Building 2 or Heaton Pavilion (now demolished), which was completed in 1977 and originally contained 5,500 hospital rooms and over.

The project concept (HPA 17-432) was presented to the HPRB during its August 3, 2017 meeting and returned on November 2, 2017, at which time the project received concept approval delegating further review to staff. As the project design moved forward, we incorporated the Board's comments in a manner consistent with the staff's expectations. In most cases we made minor changes to which the staff had no objection; however, in two instances we found ourselves facing code and technical challenges in implementing the Board's directions as previously discussed and have proposed alternative solutions for your review. Finally, we are proposing two new refinements that require your review as well.

HPRB Actions from November 2017 meeting

The HPRB Actions from the November 2017 meeting read as follows:

The Board approved the concept as compatible with the character of the historic district, incorporating the staff report comments, plus Board comments recommending: less projection of the balconies on the north building and removal of the balconies from its second story; refinement of the attic at the north east corner; changing from faux-wood materials to real wood; and the applicant ensuring that the metal panels, especially applied to the north building, be installed so as not to manifest "oil canning" and obvious joints. Vote: 8-0.

Since that time, the design has continued to develop, responding to the Board and Staff's comments. Design development has addressed Board comments from the November 2017 meeting as well as additional changes have been made that were driven by the need to accommodate the residential program, revisions to the site grading, and practical considerations relating to building performance and other functional requirements.

In response to the Board's comments during the November 2017 meeting, the following issues have been resolved:

- the projection of the north balconies has been reduced;
- the attic story at the northeast corner has been refined;
- metal panels have been detailed so as to avoid "oil canning," and
- storefront designs have been revised.

These refinements have been approved by staff.

The Issues presented in this package for Board review:

A. Use of Substitute Material for Real Wood

It is, however, not possible to meet the Board's request to use real wood at the exterior accent panels on the south building. This cannot be done because the use of real wood is not permissible by building code at the heights above grade required by this design. An alternative material that provides the contrast and natural texture intended by the use of wood is identified in this package and samples will be supplied at the meeting.

B. Balconies on North Building

A second issue relates to the balconies on the north building. The published Board Action stated that the balconies were to be removed; however, the Board did not reach a conclusion regarding this issue at the meeting and did not state a clear direction for a redesign. Since the resolution of this issue is unclear, the design proposed at this time retains the balconies but reduces their

depth consistent with the Board's position as stated at the meeting.

C. Elder Street Townhouse Stoops

Revised design for the townhouse units along Elder Street. Since November 2017, these have been converted to two-story units entered at grade via front-loaded stoops with bedrooms on the level below. This concept is not unlike the English basements common among historic row houses in the district.

D. Window product selection and detailing

At concept review, windows were envisioned as vinyl on the courtyard facing facades, and aluminum on the street facing facades. Specific window products had not yet been specified. Throughout the course of development, much effort has gone into achieving ambitious energy performance goals set for the entirety of the Walter Reed campus. Among numerous other measures being taken, transitioning to vinyl windows on all facades will enhance the energy performance to the target levels. The details of how the windows sit in the wall and contribute to the general composition have been adjusted along with the updated window specification. Submitted here is an updated vinyl window product and some minor modifications to the façade treatment.

Other changes have been made to the design; however, these are small and minor in nature and the HPO staff did not raise any objections to their inclusion. To give the Board the full context of the revised design, these minor changes are listed below and identified on the following pages. Please note: the graphic quality of the rendered elevations has changed a little as we have moved from conceptual tools and techniques into Revit, which is our primary production tool. The changes in visual representation are not meant to indicate changes in color or material except where specifically noted. Storefront height lowered and updated.

- Cast stone headers above windows at center building replaced with brick soldier course headers
- Metal panel cladding in recessed niches around doors and at attic level replaced with fiber cement panels
- Chamfered corner on ground level of southwest corner to accommodate truck turns into alley
- Southeast corner design refined with updated solid-void ratio
- North building cornice reduced and refined
- Retail storefront mullion configuration (retail tenants to customize using awnings, signage, etc) refined
- 5th floor parapet of center building raised at terrace locations, eliminating railings
- Vent locations identified
- Window and door trim depth enhanced



*Differences in facade rendering graphics from concept to current are due to the use of different software packages, and are not intended to represent changes in material selection

Updated window design
and composition
(TYP for all identities)

Green wall over
mechanical screen
(TYP for all identities)

Retail Storefront
mullion configuration
refined (TYP for all
identities)



*Differences in facade rendering graphics from concept to current are due to the use of different software packages, and are not intended to represent changes in material selection



East Elevation



North Elevation

*Differences in facade rendering graphics from concept to current are due to the use of different software packages, and are not intended to represent changes in material selection

North building cornice
reduced and refined

Updated window design
and composition

Reduction in canopy
projection

Metal panel replaced
by fiber cement

Reduction projection
in North balconies



East Elevation



North Elevation

Revised Elder St.
Townhouse stoop design

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South Elevation



East Elevation

*Differences in facade rendering graphics from concept to current are due to the use of different software packages, and are not intended to represent changes in material selection

Increase in wood-look metal pier depth
 Added depth at window
 Updated window design and composition

Improved Corner composition

Elevated parapet height to increase "frame" read



South Elevation

East Elevation

Revised Dahlia St. Townhouse design

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Nov 2, 2017 Board Comment

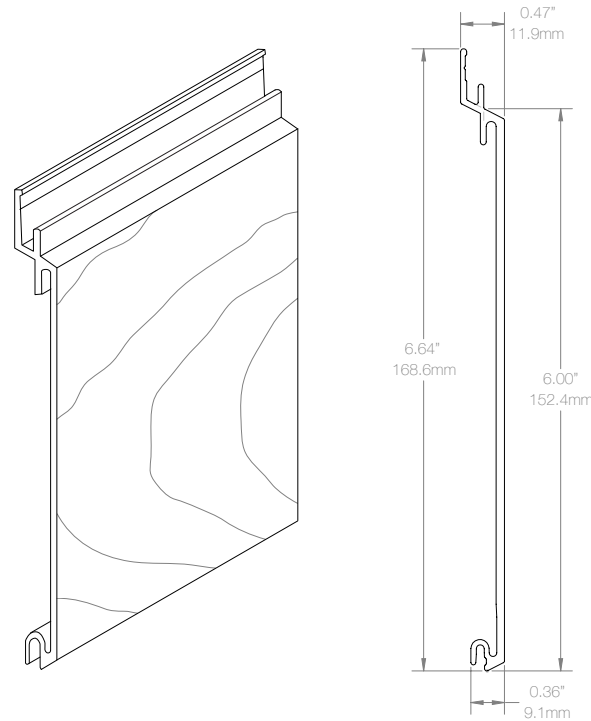
- Board requested that faux wood be changed to real wood materials

Sep 16, 2019 Update

- Real wood not permitted due to code limitations
- Wood-looking clad to be implemented as accent on levels 2-5
- Fiber Cement Lap Siding to be used on level 6, above the setback, and in alignment with the faux wood below



Fiber Cement Lap Siding



Luxyclad Metal Cladding



ISSUE 1: WOOD LOOK CLADDING



North Elevation | Approved (11/02/2017)

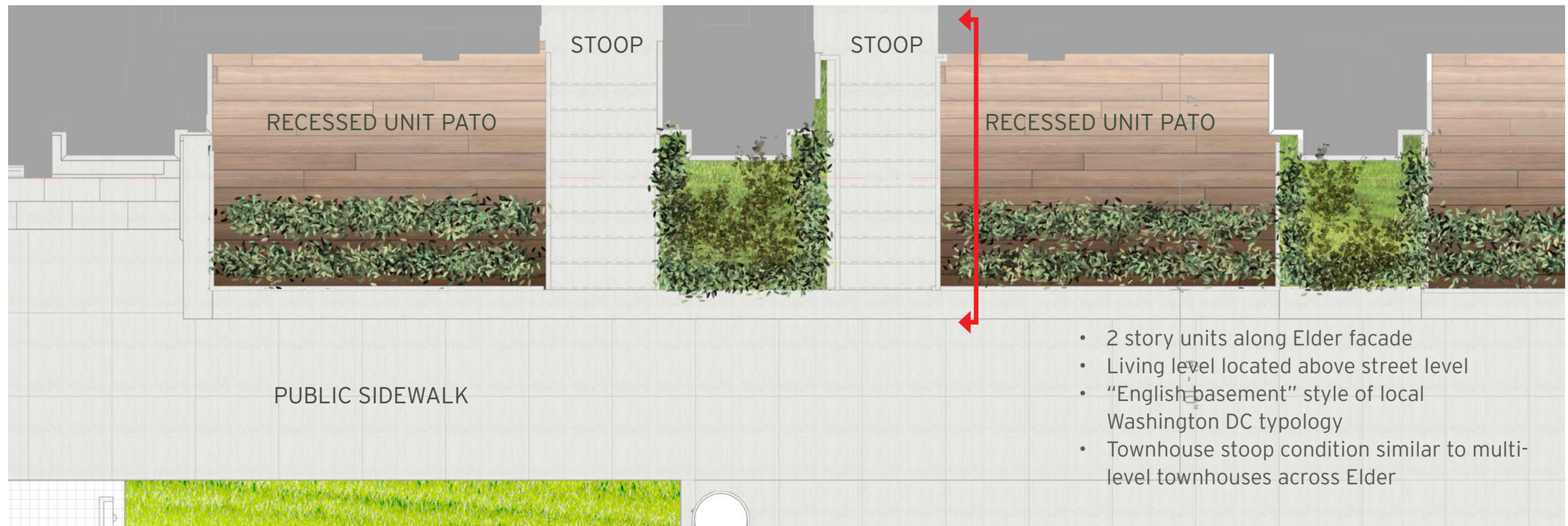


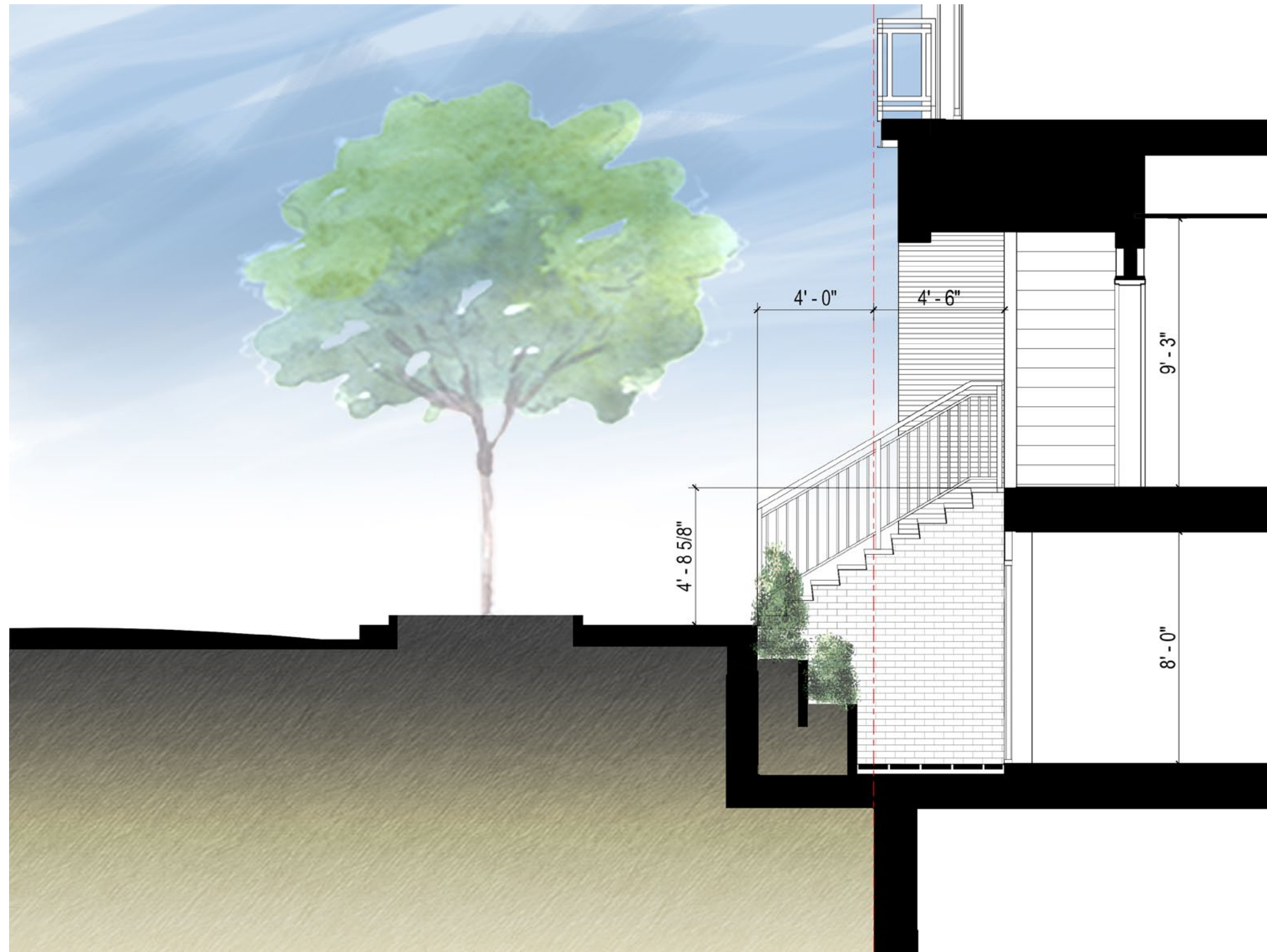
North Elevation | Updated

Summary of Changes to Townhouses

- 2-story units replace single story units
- Living level elevated above street level
- “English basement” style bedroom level with landscaped areaway

ISSUE 2: TOWNHOUSE REDESIGN





- Planting terraces added in residential areaway
- Softens grade change
- Increased privacy for residents
- Reflects more light into lowered space





HPRB Response

- Board requested less projection of balconies. Board and Staff had conflicting comments on removal of balconies from 2nd level

Aug 23, 2019 Update

- Balconies on east elevation have been replaced with a terrace above a projecting retail volume
- Balconies on north elevation have been reduced to a 2' 0" depth corresponding to retail projections below



East Elevation



North Elevation