



Embassy of the Kingdom of the Netherlands Parking Structure Replacement Project

Embassy of the Kingdom of the Netherlands
Parking Structure Replacement Project

4200 Linnean Avenue, NW
January 5, 2023

SANCHEZ PALMER | ARCHITECTS



215 N Payne Street, suite 301
Alexandria, Virginia 22314
703.549.4033

Jan Evertsen, District of Columbia
1061 XZ Amsterdam
Post 67-779 Adjustment
CASE NO.20887
EXHIBIT NO.3

Existing Parking Garage - Deterioration and the Case for Replacement

The existing parking garage for the staff of the Embassy of the Kingdom of the Netherlands is situated on the sloping, wooded site to the south of Chancery building and is partially embedded into the hillside. It is a three-level, tiered, reinforced concrete structure with the two lower parking levels partially below the level above.

Originally constructed in 1963, the reinforced concrete structure was modified in a 1994 rehabilitation project to address deteriorating conditions. The project scope included providing expansion joints, replacing steel angles, re-building masonry walls, and repairing areas of roofing/waterproofing. Subsequent to the 1994 repairs, the garage continued to deteriorate and temporary shoring & bracing were installed in 2017 to protect against structural failure. The current condition of the parking garage shows extensive, advanced deterioration of multiple materials and building components, including exterior brick cladding failures, buckling & cracking of structural masonry walls, deteriorated structural steel lintels, cracked and spalling of concrete columns and decking with exposed re-bar. The types and extent of the damaged areas make repairs or refurbishment no longer practical or economical.

Additionally, the geometry and slope of the existing driveway serving each parking level exceeds the recommended maximum slope of 7% and contains awkward warped transitions from sloped driveway to flat parking decks that are difficult to navigate and potentially dangerous for cars, especially in inclement weather. There is no protected pedestrian path along the steep entry drive which is used both for regular access the Chancery from the upper parking levels and for emergency egress.

Finally, management of storm water from the existing structure is inadequate according to current standards. Filtration of the “first flush” is limited and there is limited on-site retention leading to high discharge loads into Rock Creek. .

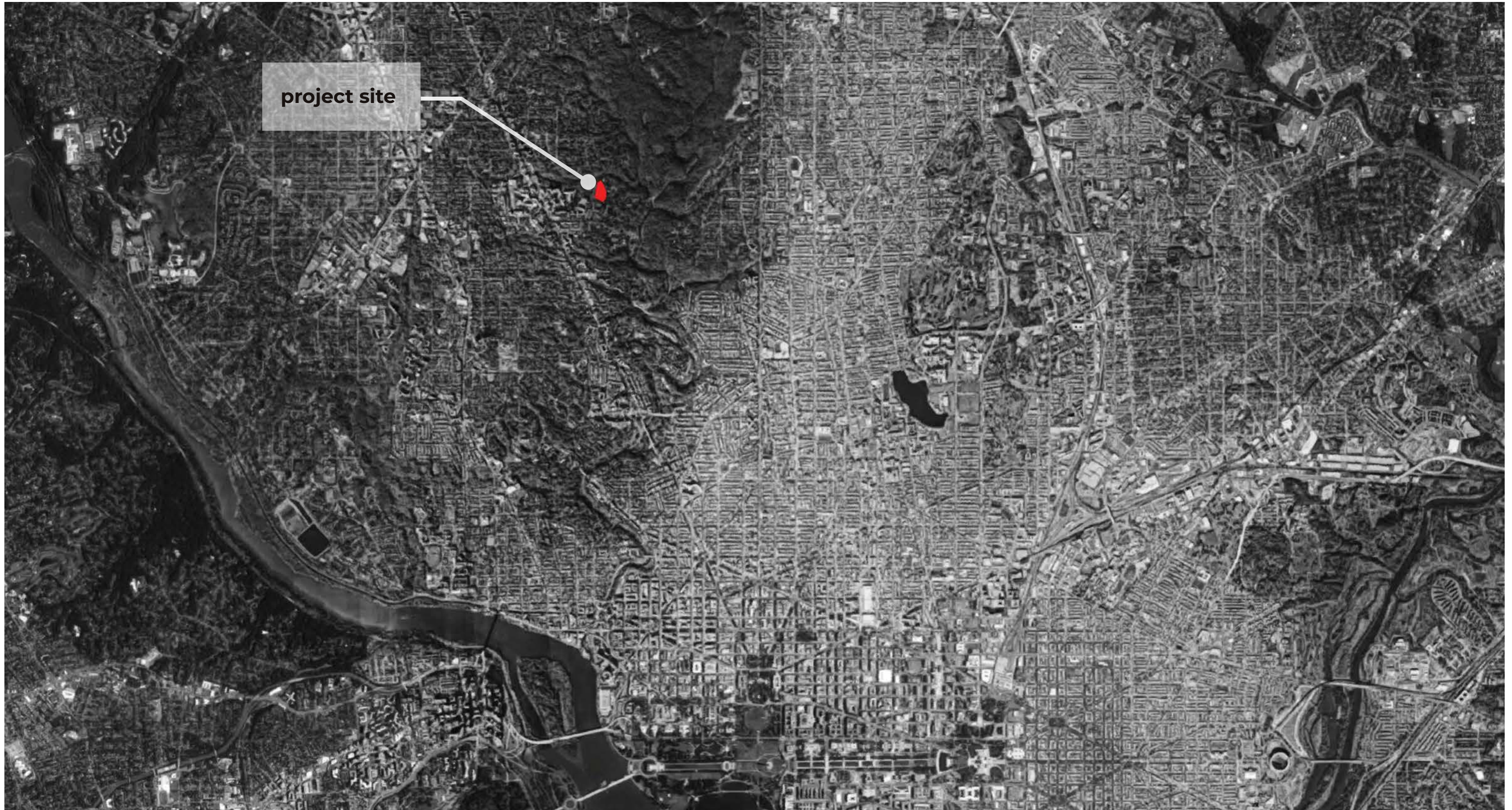
Proposed Parking Garage - Opportunities for Improvement

The proposed replacement parking structure will be situated in the same sloping, woody site behind the Chancery and will occupy a similar footprint. The structure will incorporate sloped and flat parking levels to maximize efficiency while maintaining code required maximum slopes and proper clearances. A dedicated pedestrian core will provide access from all parking levels and will be separated and protected from vehicle traffic.

Many of the parking spaces will be under cover, including on the upper level where two sloping roof structures will provide large areas of extensive vegetated roofing and an integrated photovoltaic panel array. The green roof areas are a significant component of the stormwater management system and are combined with areas of at-grade bio-retention to both filter and store rainwater during storm events, thereby greatly reducing the impact on the nearby Rock Creek.

Architecturally, the structure’s sloping forms are complimented by the use of a simple material pallet with exposed wood for both roof structural elements and as a balustrade along the upper level deck edge.

Lighting will be kept to minimum and designed to minimize glare and spill-over beyond the footprint of the structure.



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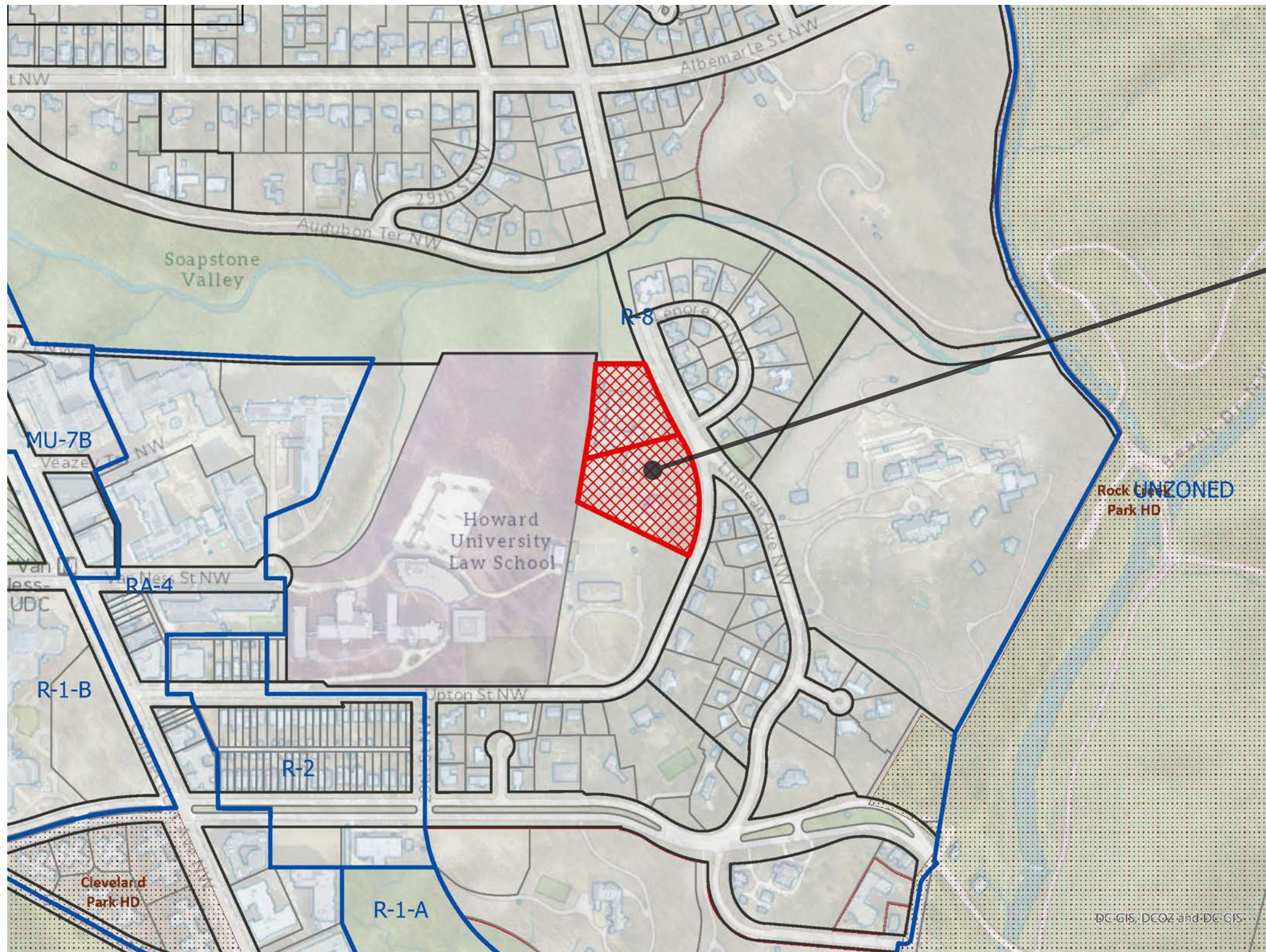
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Site: Zone R-8

Zoning and Context Map

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Existing Site Photo Locations



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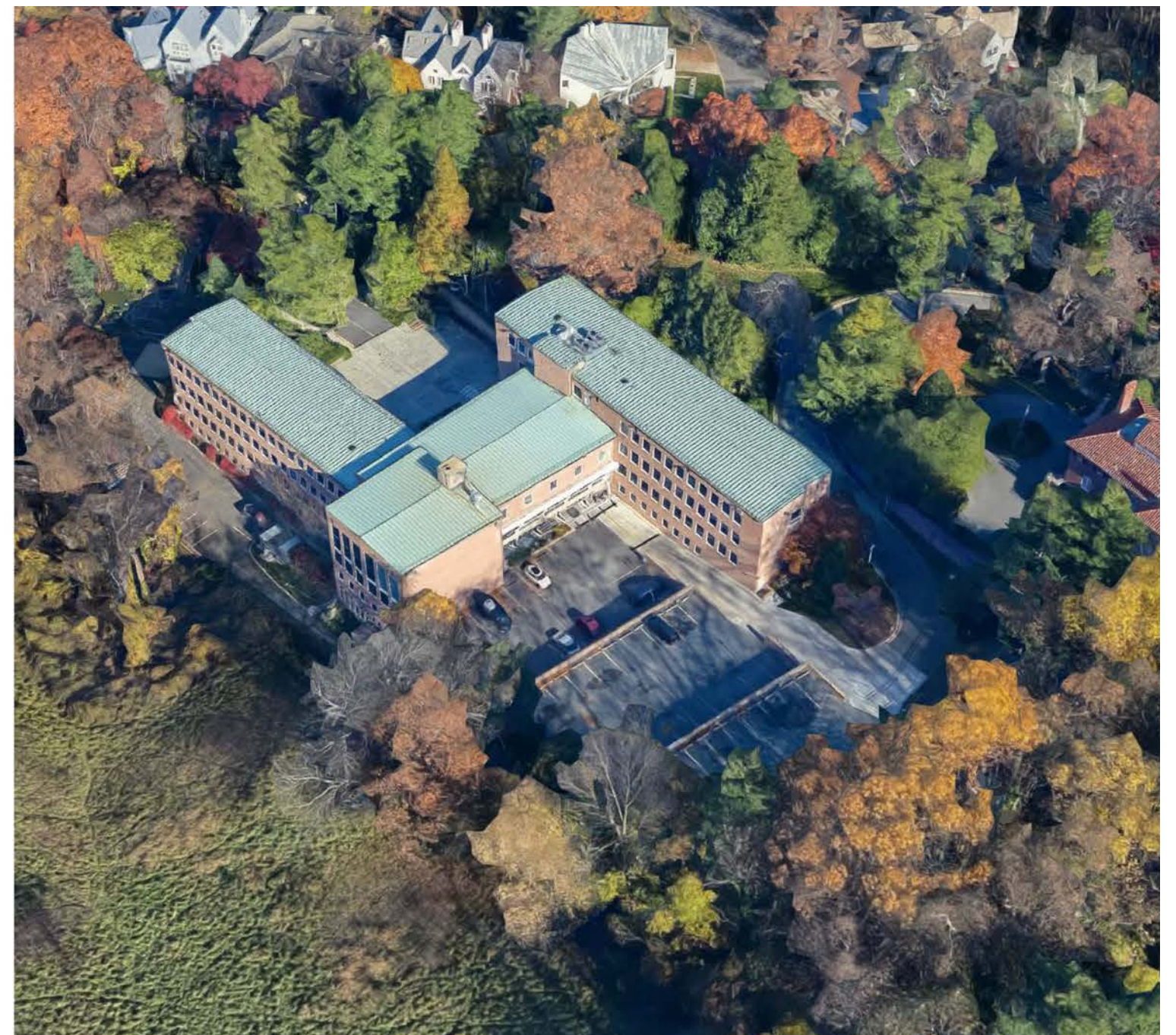
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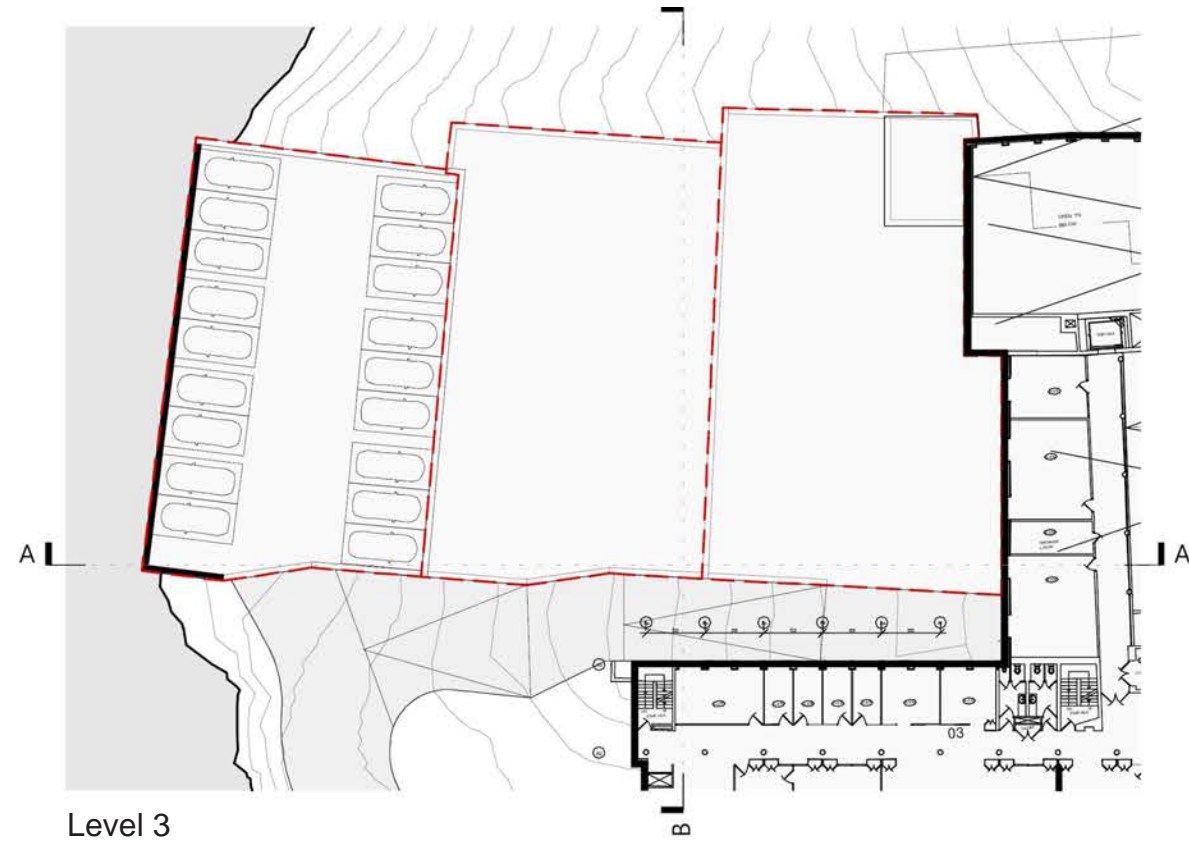


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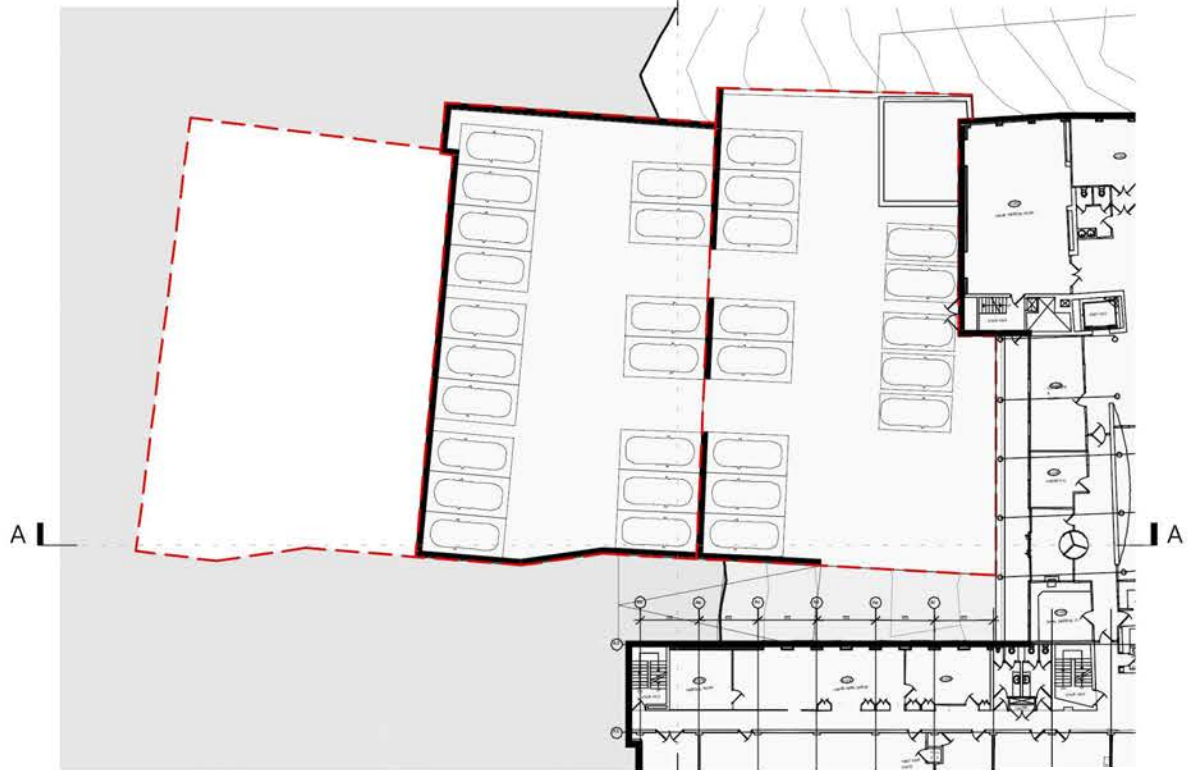
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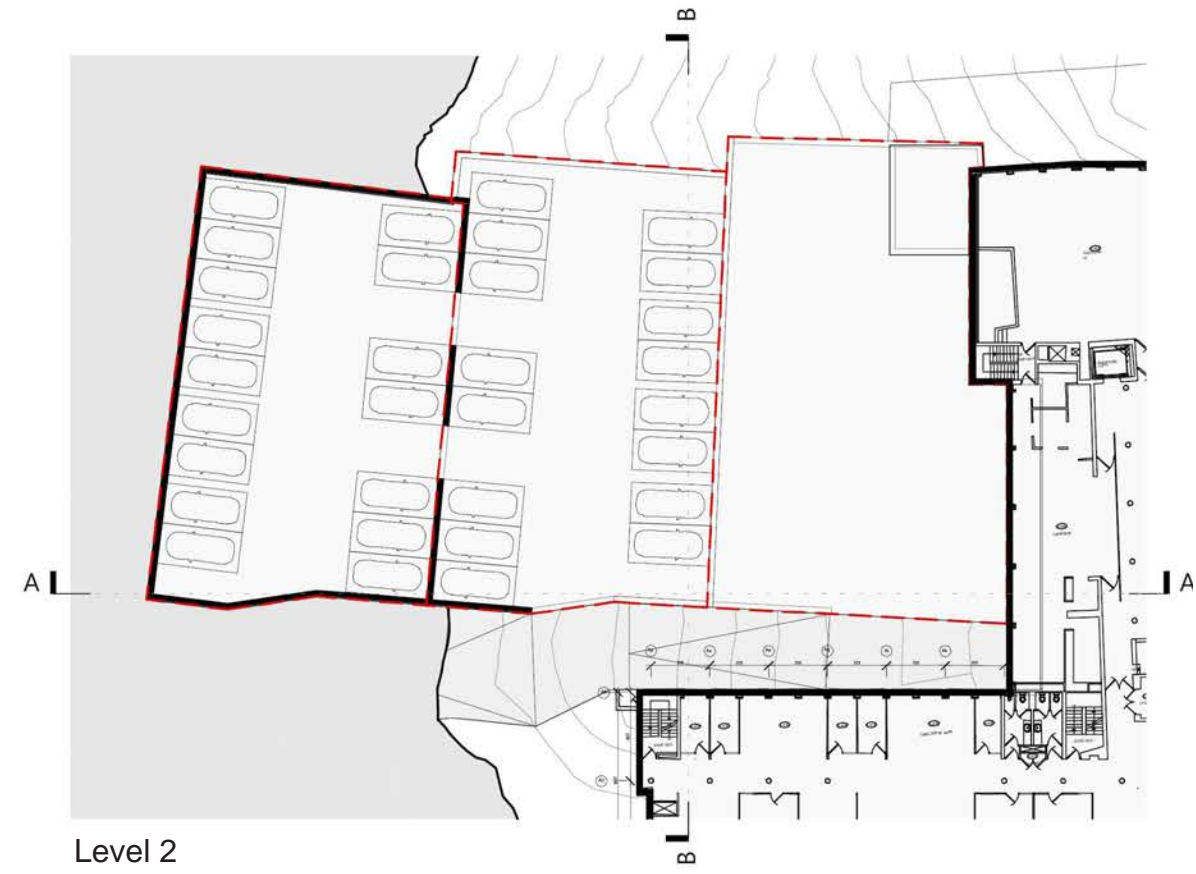
Aerial Views of Existing Condition



Level 3



Level 1

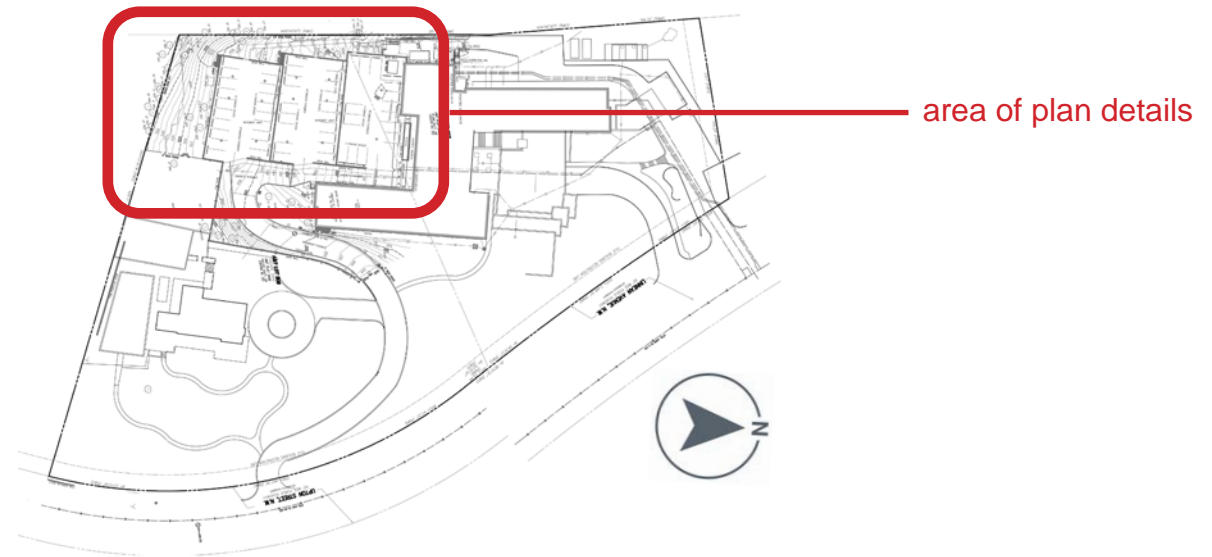


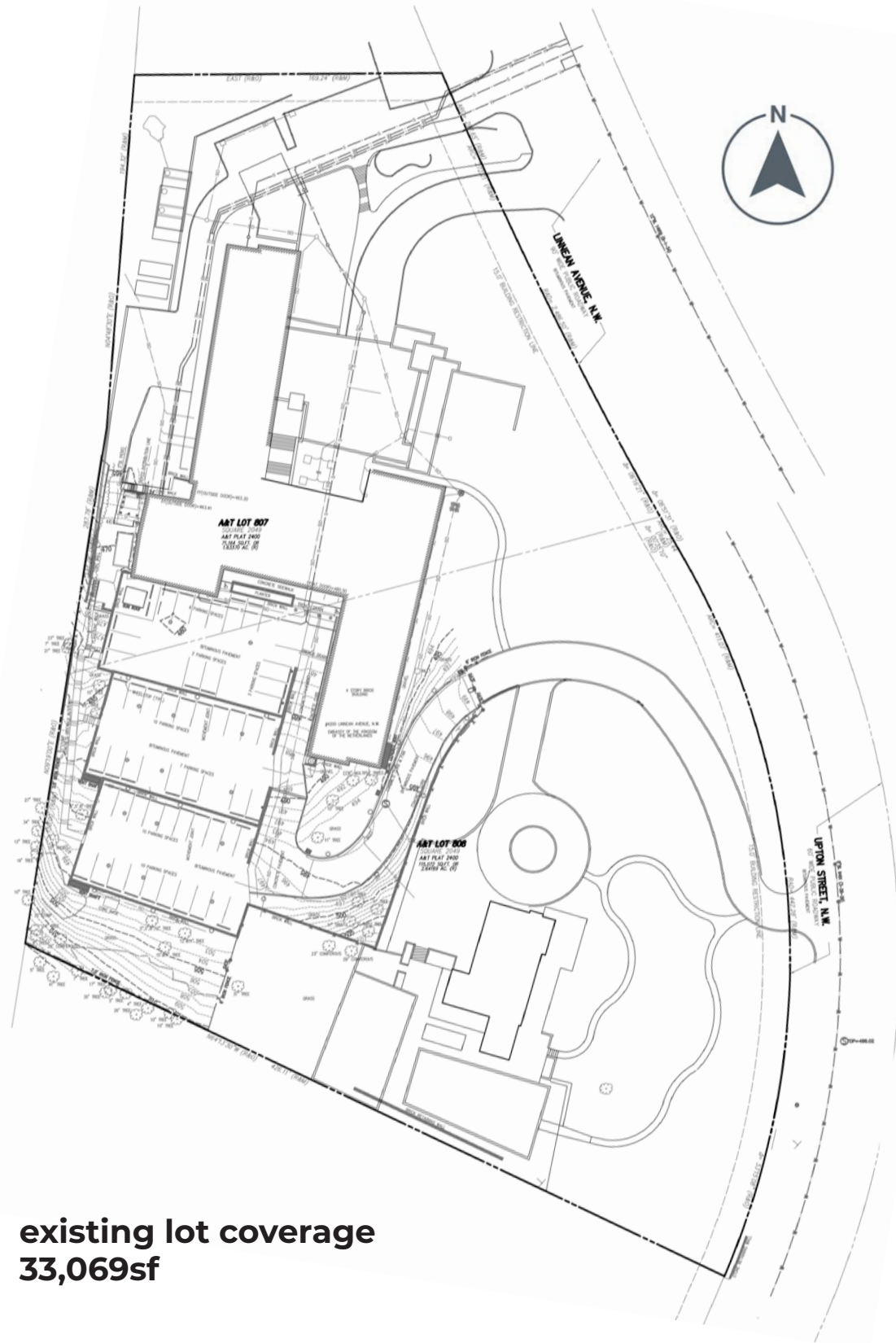
Level 2

OVERVIEW EXISTING SITUATION

CAPACITY:
RATIO COVERED/UNCOVERED:
SAFE PEDESTRIAN ROUTE
MAXIMUM SLOPE:

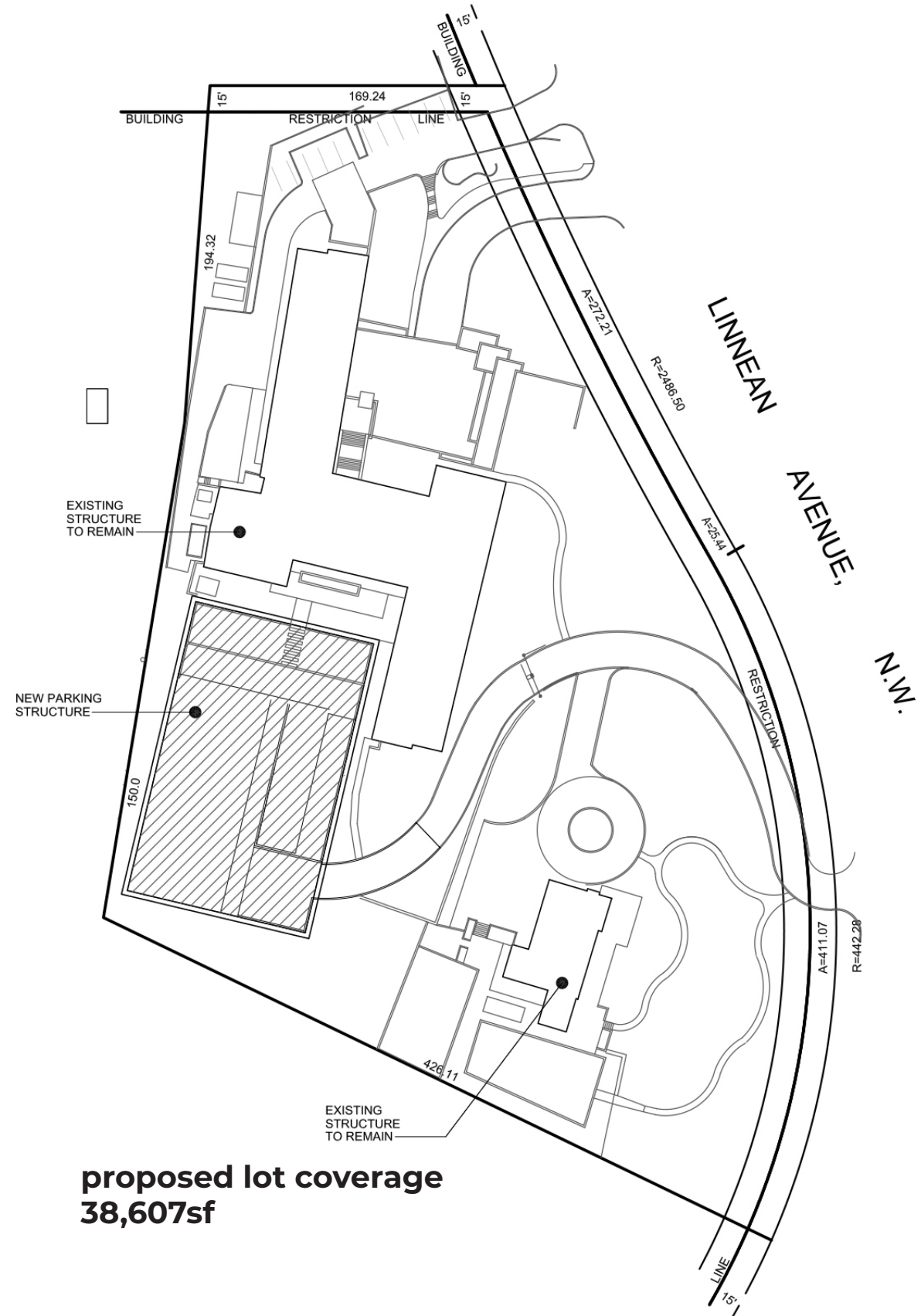
81 spaces
33/48
NO
17-18%





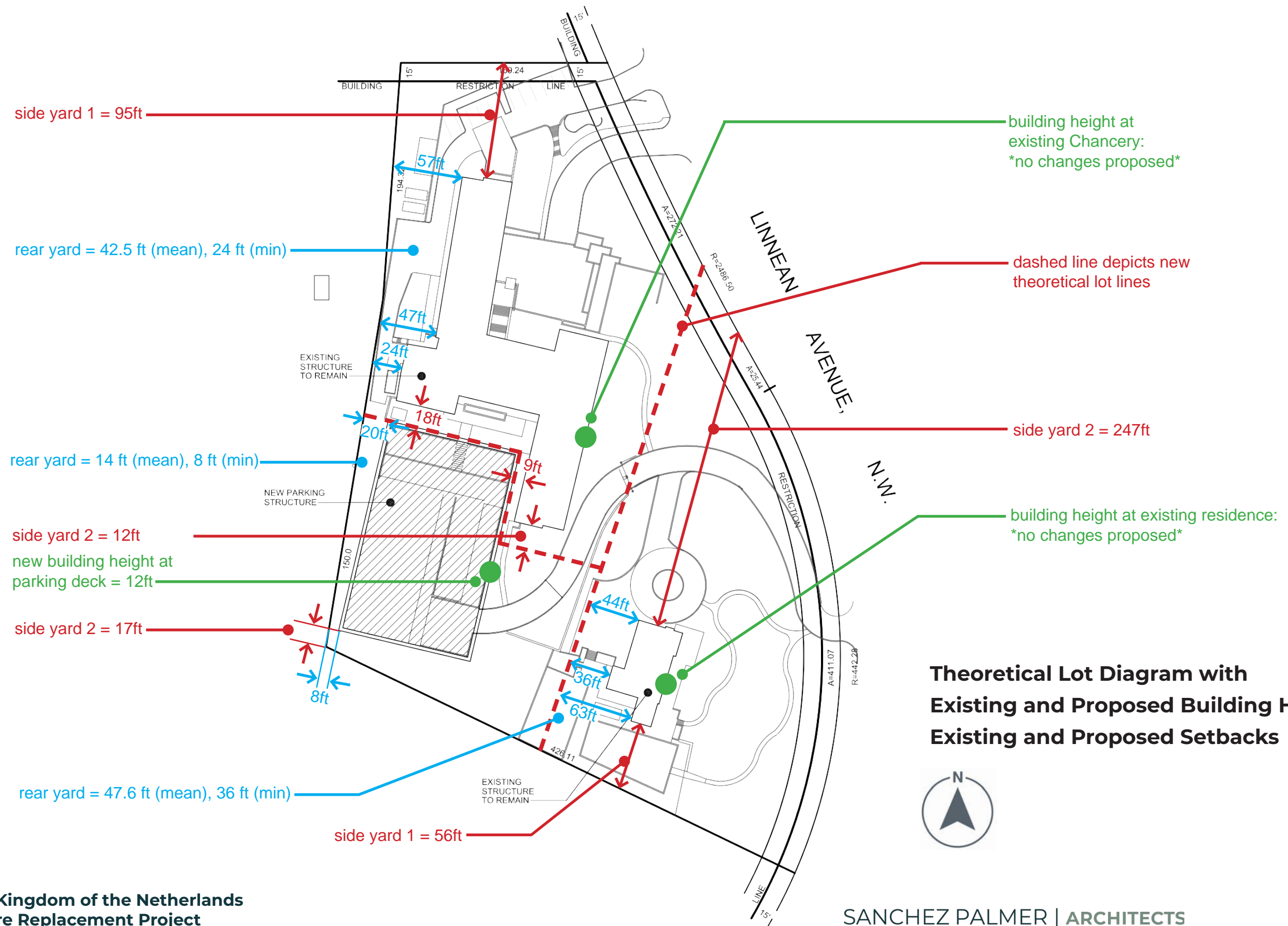
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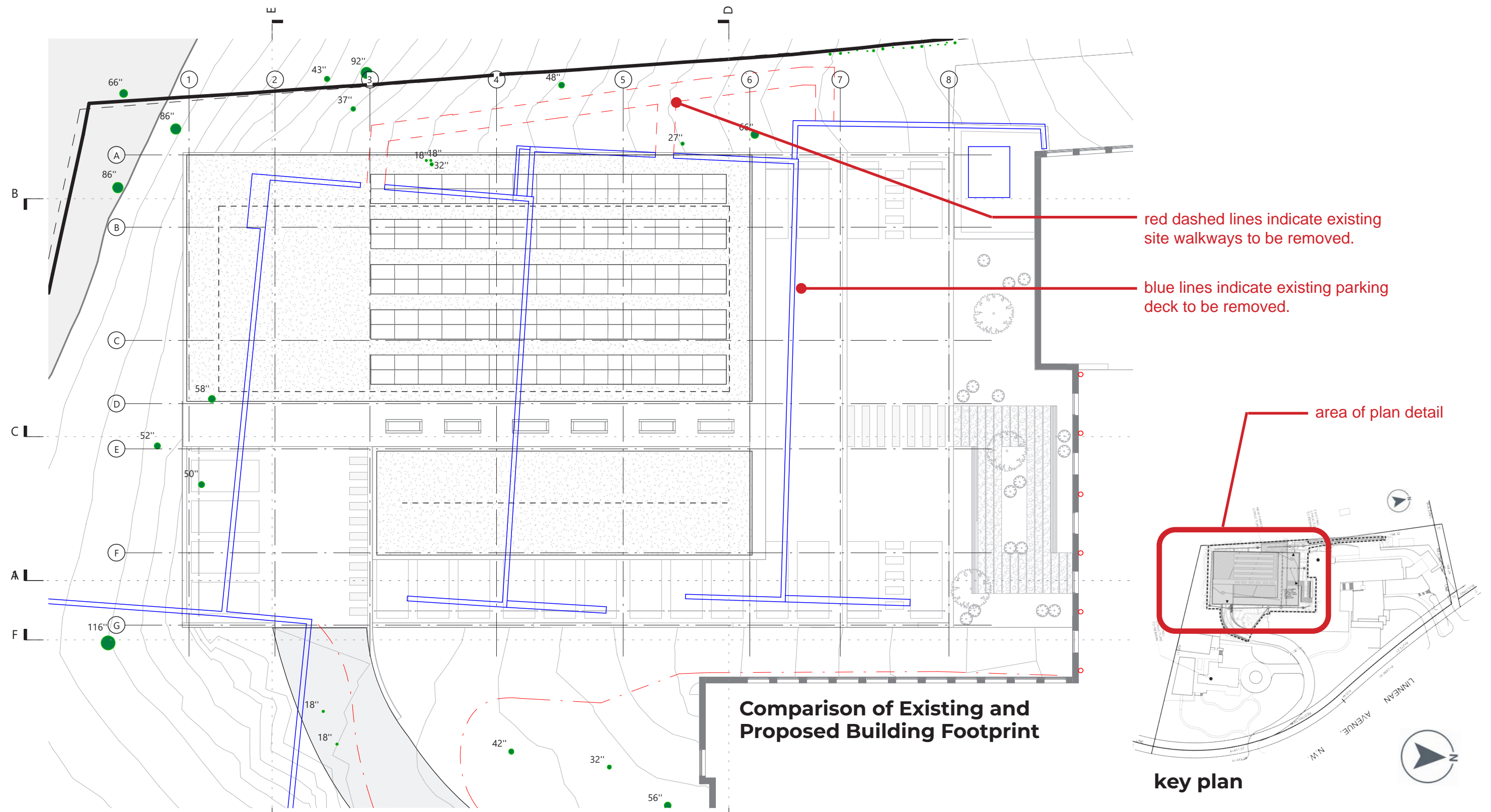
rudy uytenhaak
partners architecten

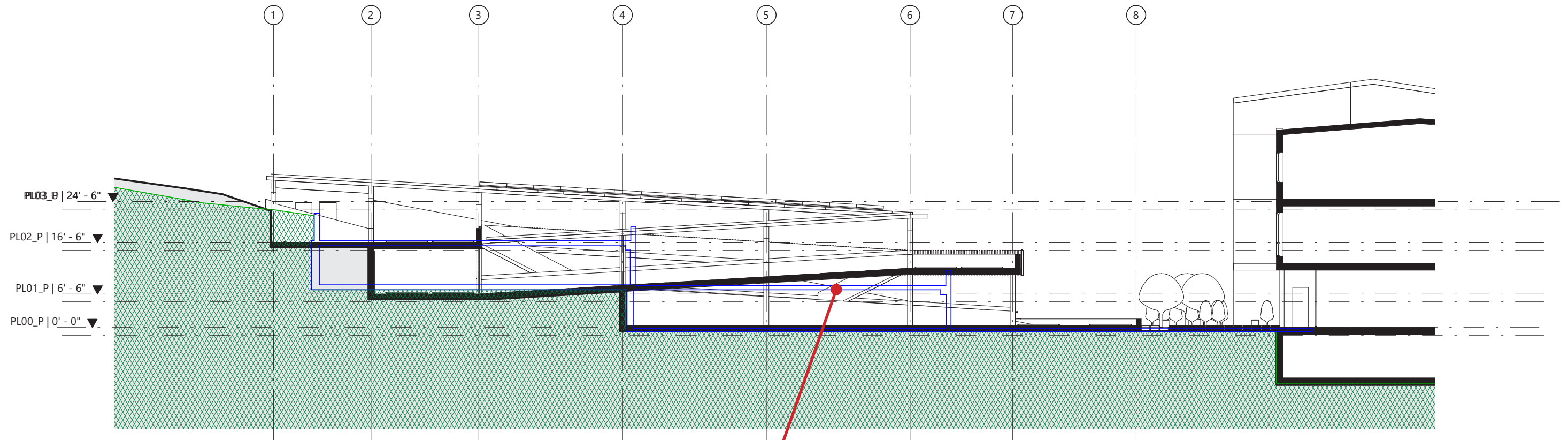


Zoning Data Summary 4200 Linnean Avenue, NW Zone: R-8						
Development Standard	Zoning Reference / Section	Allowed / Required	Existing and Proposed (Sitewide)	Existing Residence (theoretical buidling site #1)	Existing Chancery (theoretical buidling site #2)	Proposed Parking Structure (theoretical buidling site #3)
Areas						
Lot Width	D-502.1	75 ft.	669.11 ft	See Sitewide Parameters		
Lot Area	D-502.1	9,500 sq. ft.	186,236 sf			
Gross Floor Area (GFA)	N/A	N/A	N/A			
Floor Area Ratio (FAR)	N/A	N/A	N/A			
Building Area	N/A	N/A	39,110 sf			
Lot Occupancy	D-504.1	30%	21%			
Pervious Surface	D-508.1	50%	54.50%			
Tree and Slope Protection	C-401	Circumference (75 in. or more): Removal not permitted.	See attached Advanced Tree Preservation Plan			
	Applicable to trees with a circumference of 12 inches or greater at a height of 4 ft. 6 in. above ground, not including dead or unhealthy trees or trees that create unsafe conditions.	Circumference (38 in. or more): No more than 3 may be removed, but not within 25 ft. of a building restriction line or lot line abutting a public street.				
		The total circumference of all trees removed may not exceed 25% of the total circumference of all trees on the lot having a circumference greater than 12 in.				
Setbacks and Building Height						
Number of Stories	D-503.1	3 stories	See Individual Theoretical Building Site Parameters	2*	3*	3
Building Height	D-207.4, D-503.1	40 ft.		40 ft*	20 ft*	12 ft
		90 ft. if removed from all lot lines for a distance equal to building height.				
Side Yard	D-507.1	24 ft. (aggregate), 8 ft. min. (each individual side yard)		56 ft*	95 ft*	0 ft
Side Yard 1	D-507.2			247 ft*	12 ft*	17 ft
Side Yard 2	D-507.3			303 ft*	107 ft*	17 ft
Aggregate	D-507.4			47 ft*	42.6 ft*	14 ft
Rear Yard	D-506.1	25 ft. (mean horizontal distance per B-318.2)		N/A	N/A	N/A
Open Court - Width	D-203.1	2.5 in. per 1 ft. of building height, 6 ft. min.		N/A	N/A	N/A
Close Court - Width	D-203.1	2.5 in. per 1 ft. of building height, 12 ft. min.		N/A	N/A	N/A
Closed Court - Area	D-203.1	Twice the square of required width, 250 sq. ft. min.		N/A	N/A	N/A
Units, Parking, and Loading						
Vehicle Parking	C-701.5	0.5 per 1,000 sq. ft. in excess of 3,000 sq. ft., or as determined by the Foreign Missions Board of Zoning Adjustment.	Existing: 95 (81 parking structure, 14 surface lot) Proposed: 92 (78 parking structure, 14 surface lot)	See Sitewide Parameters		
Bicycle Parking - Long Term	C-802.1	1 space for each 5,000 sq. ft.	11			
Bicycle Parking - Short Term	C-802.1	1 space for each 40,000 sq. ft.	0			
Loading Berth	C-901.1	(1) 12 ft. x 30 ft.	1			
Service Delivery Space	C-901.1	(1) 10 ft. x 20 ft.	1			
Shower and Locker Facilities	C-806.1	Showers: If greater than 25,000 sq. ft.: 2 showers plus 2 showers for each additional 50,000 sq. ft. Lockers: If greater than 25,000 sq. ft.: minimum of 0.6 times the minimum number of required long-term bicyce parking spaces.	N/A			

* Estimated based upon available information. Existing condition, no changes proposed

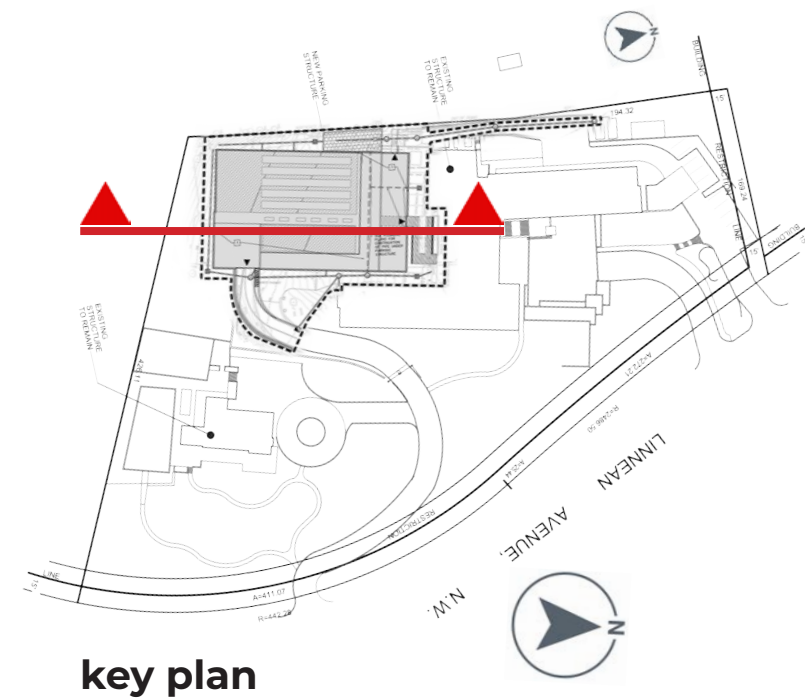
Relief requested



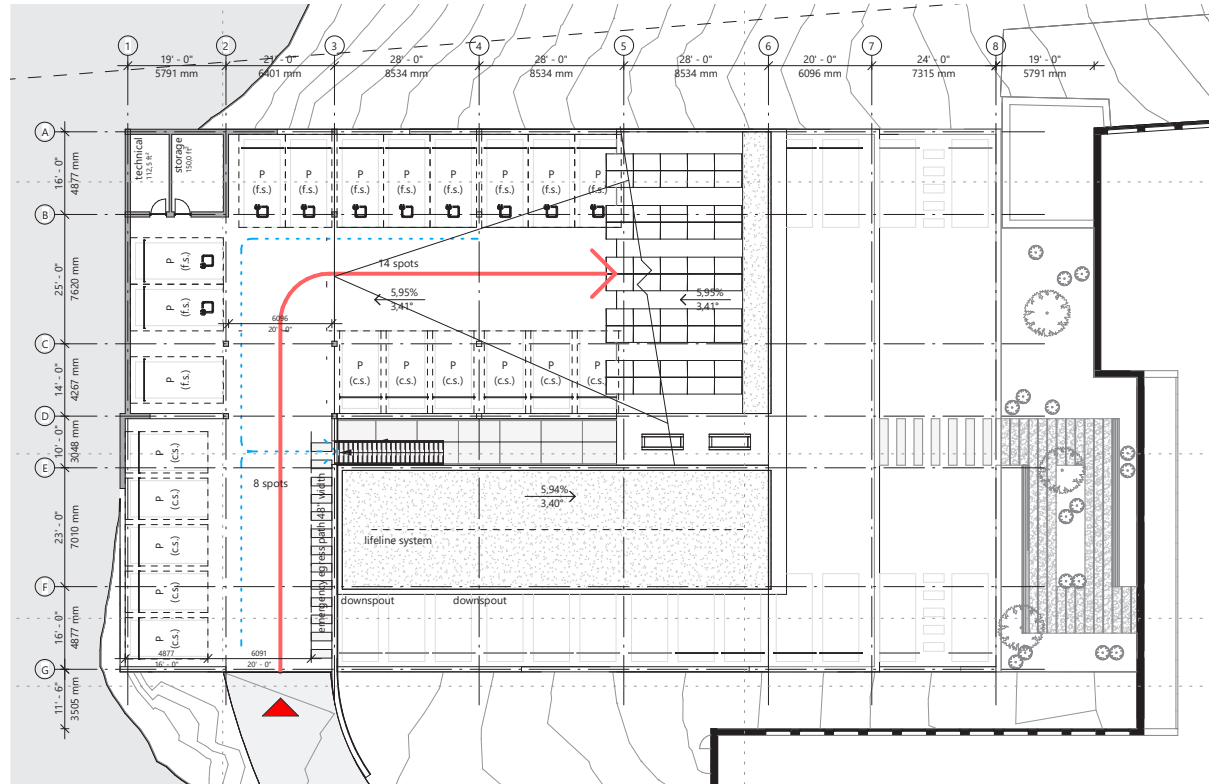


Comparison of Existing and Proposed Building Heights

blue lines indicate existing parking deck to be removed.

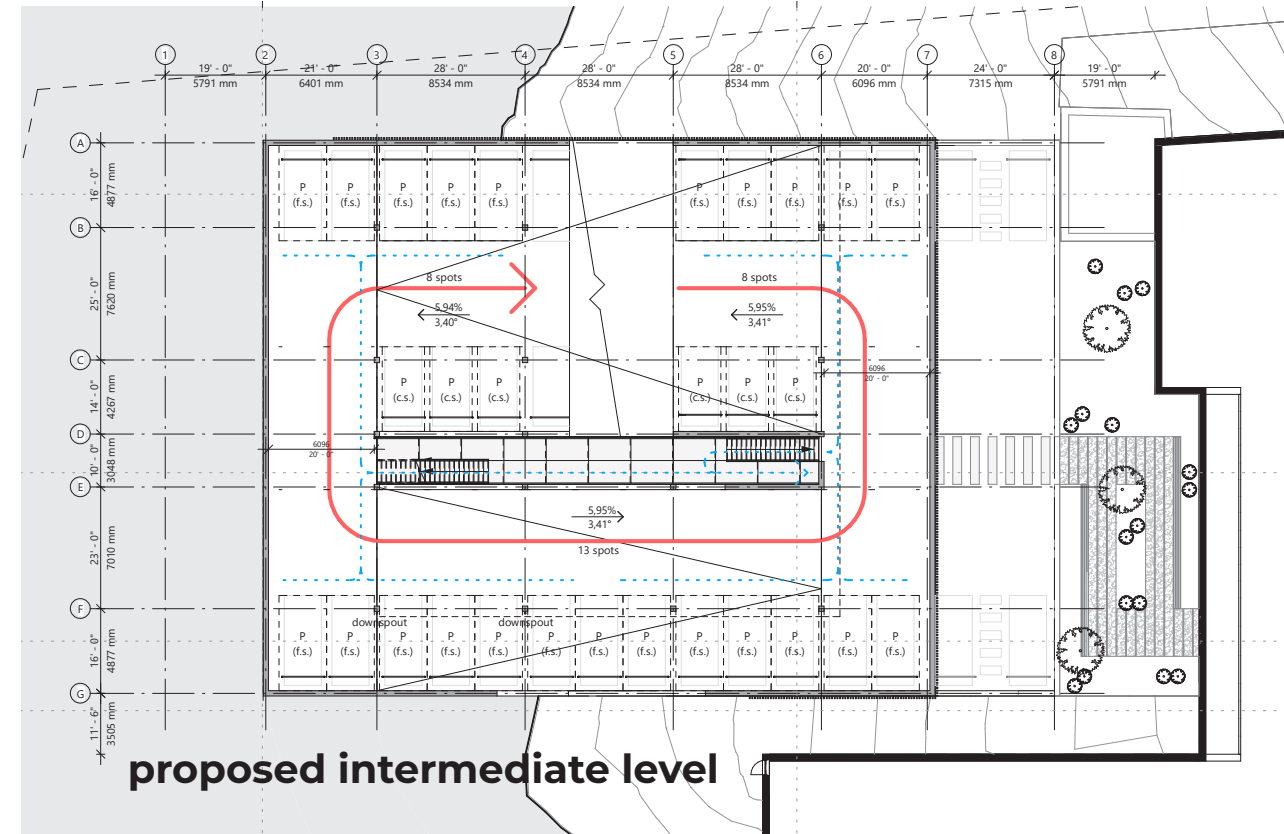
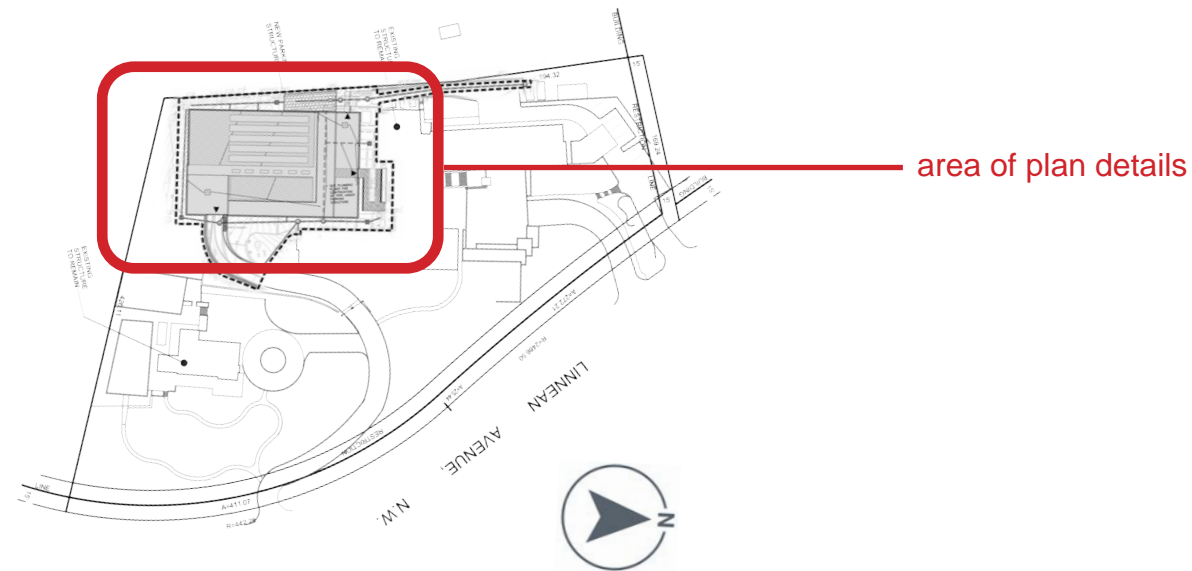


key plan

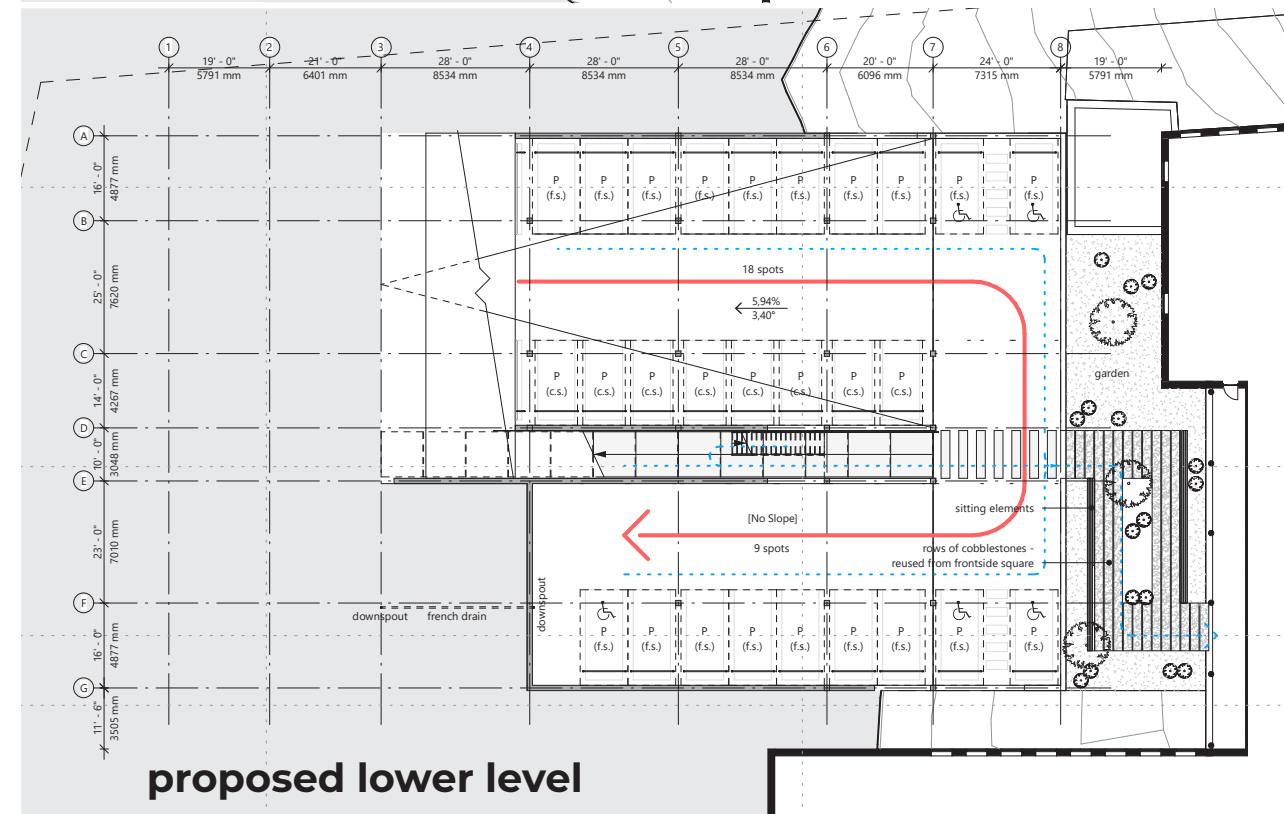


proposed upper level

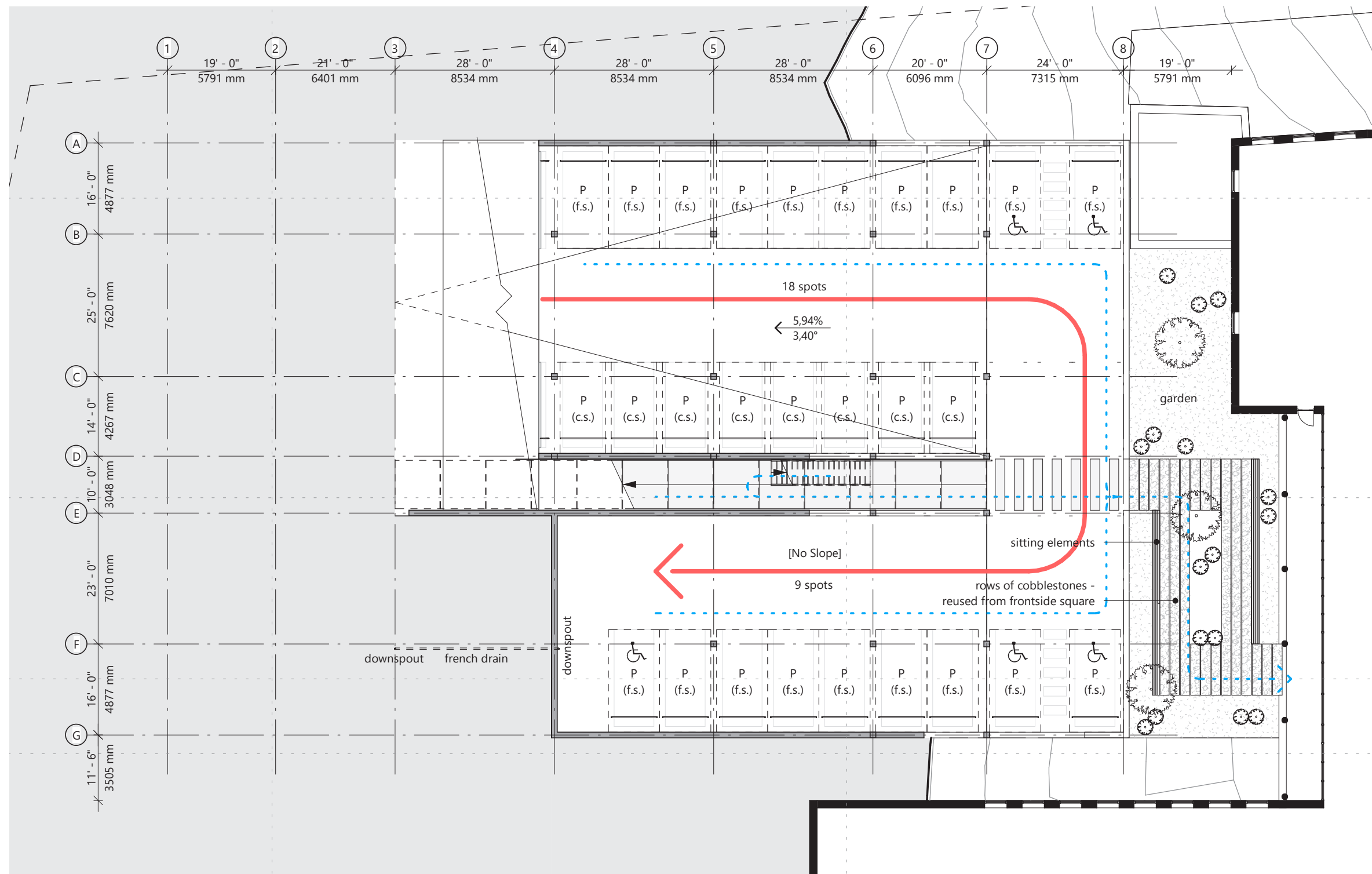
parking capacity: 78 spaces
ratio of covered to uncovered: 57 / 21
safe pedestrian route: yes
maximum slope: 7%



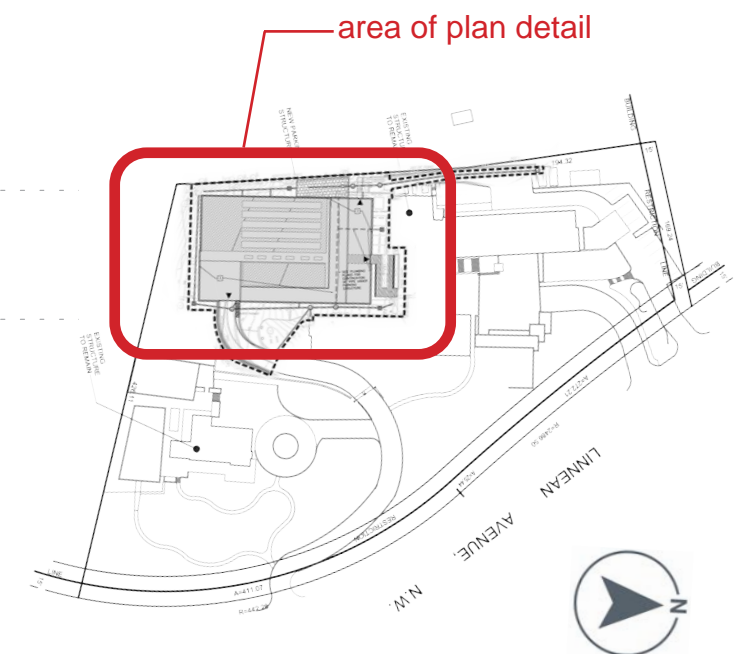
proposed intermediate level

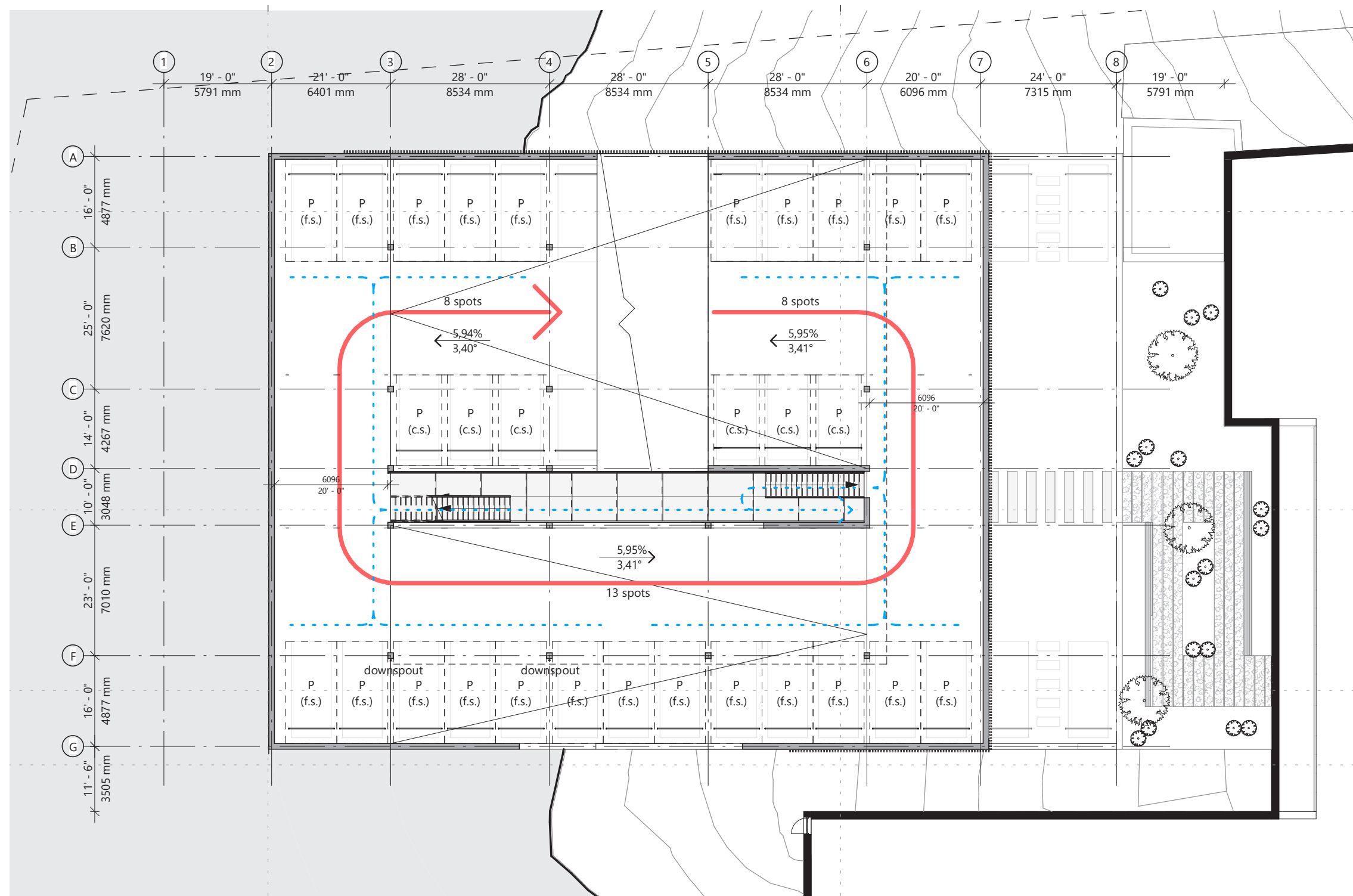


proposed lower level

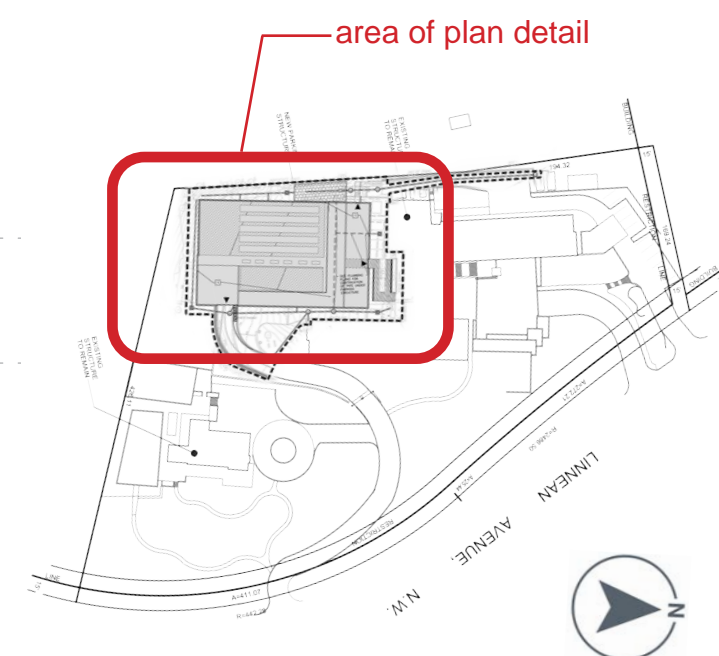


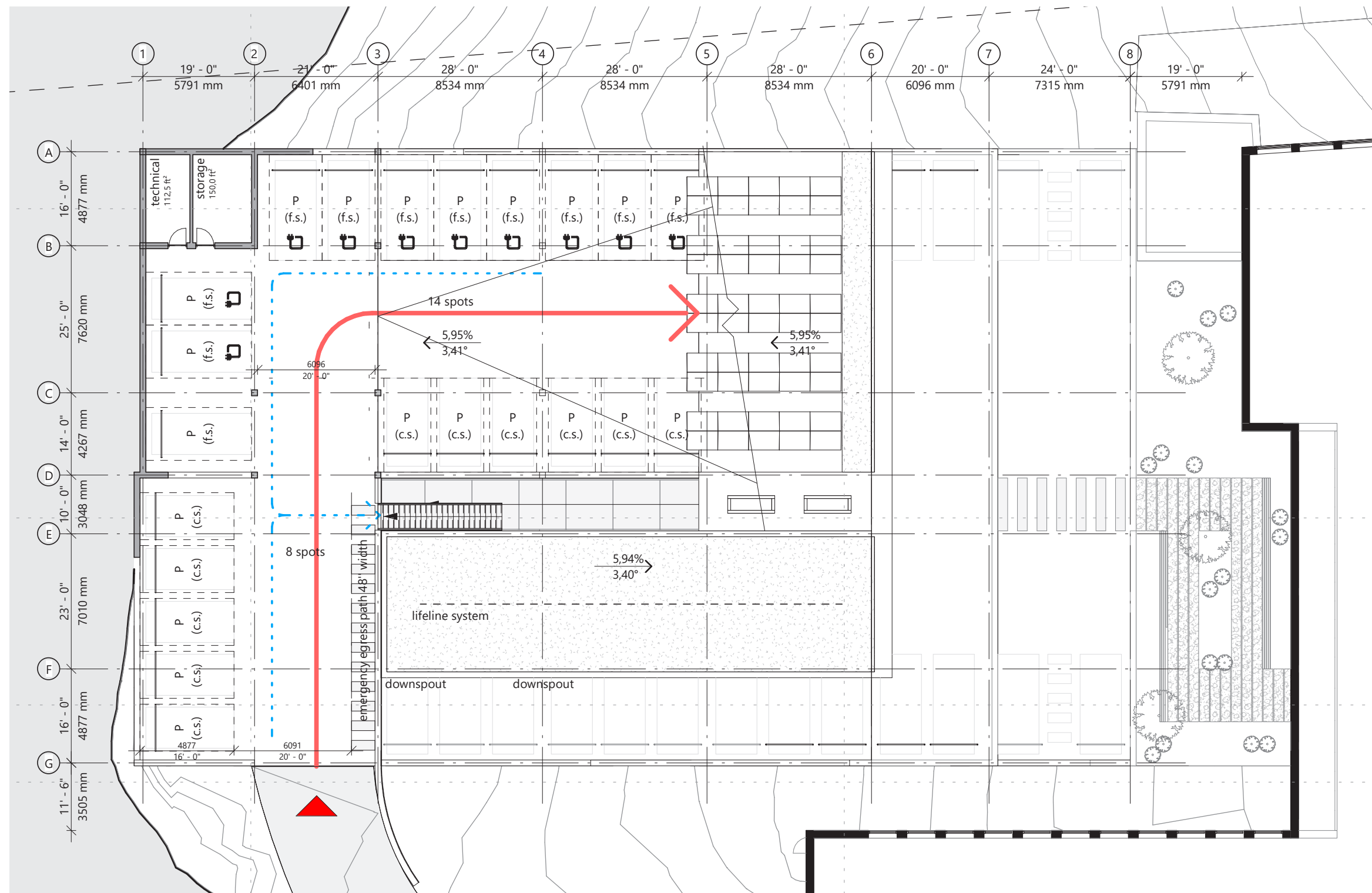
Proposed Lower Level Floorplan



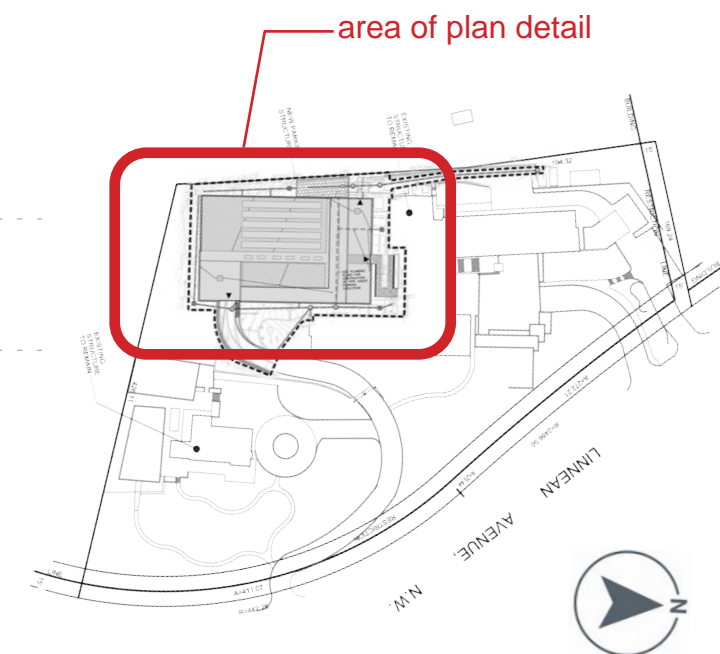


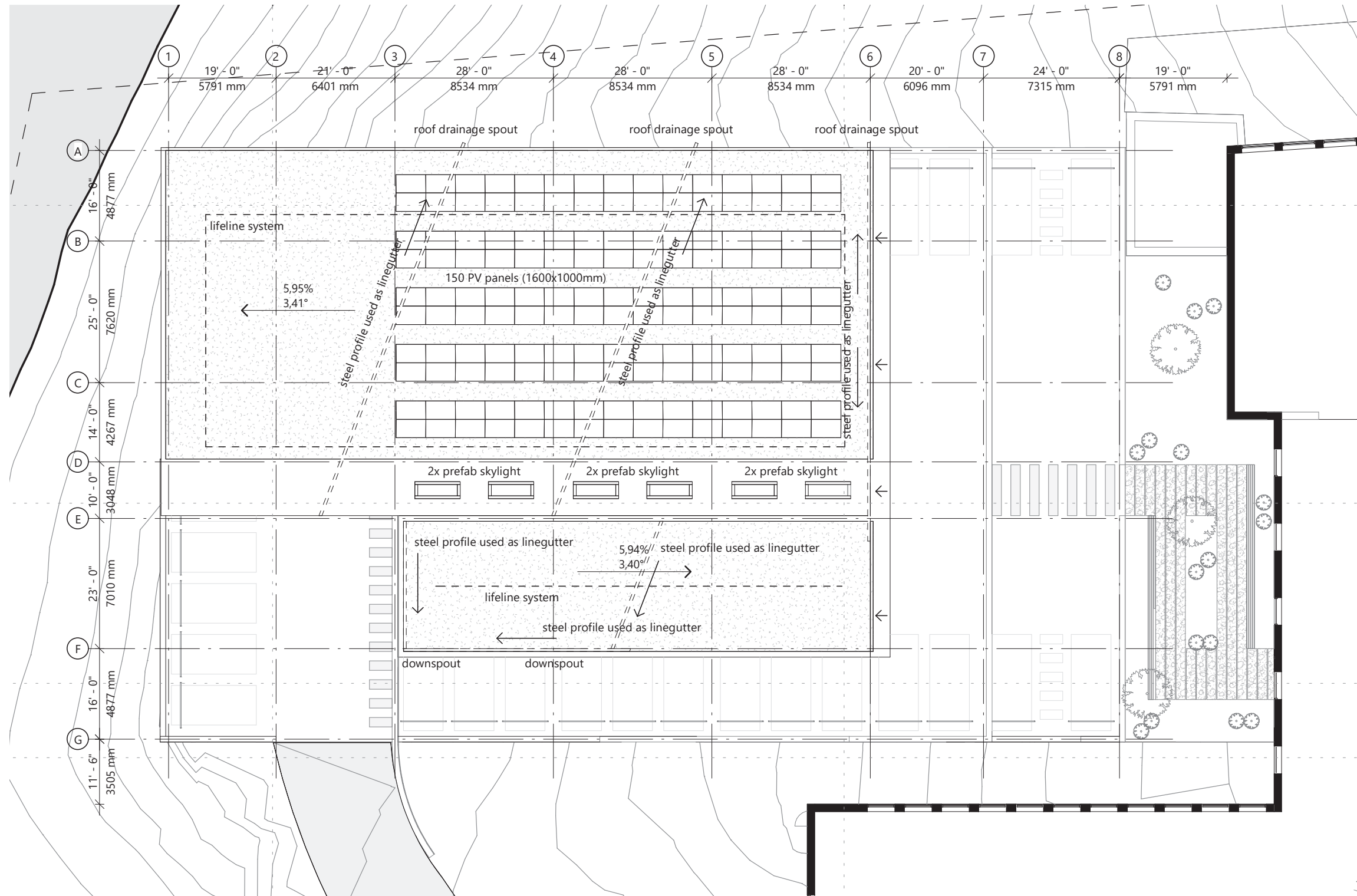
Proposed Intermediate Level Floorplan



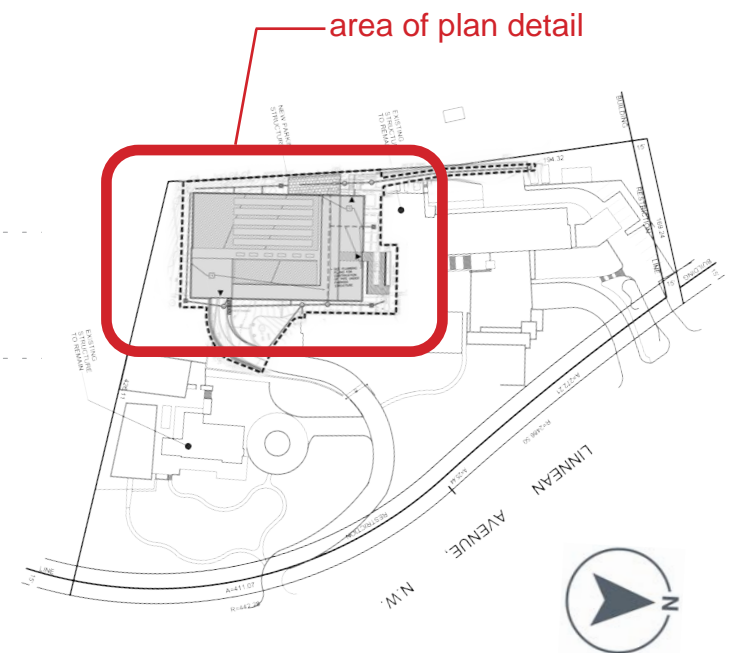


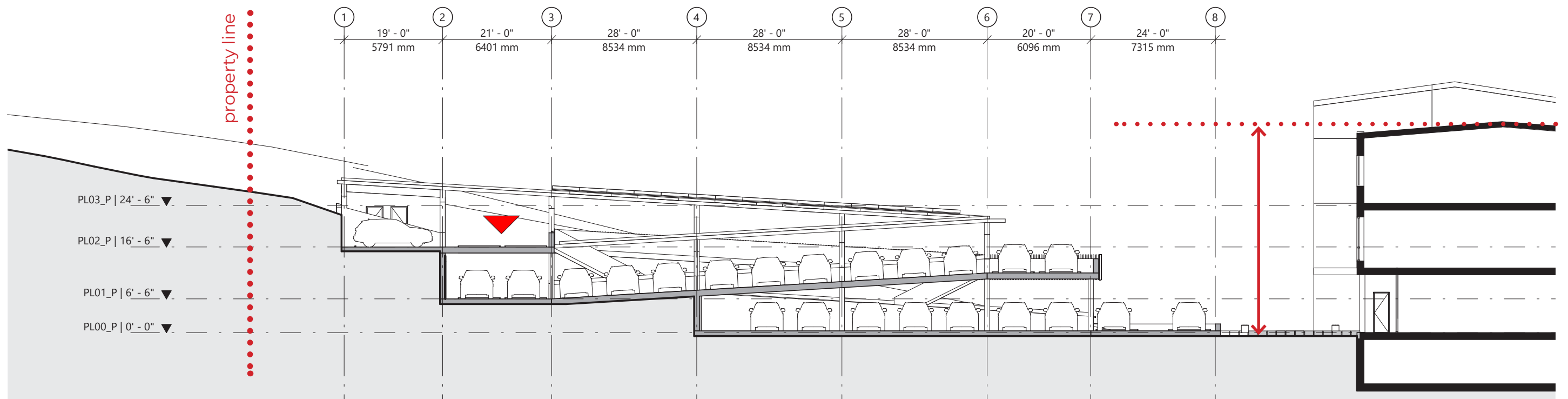
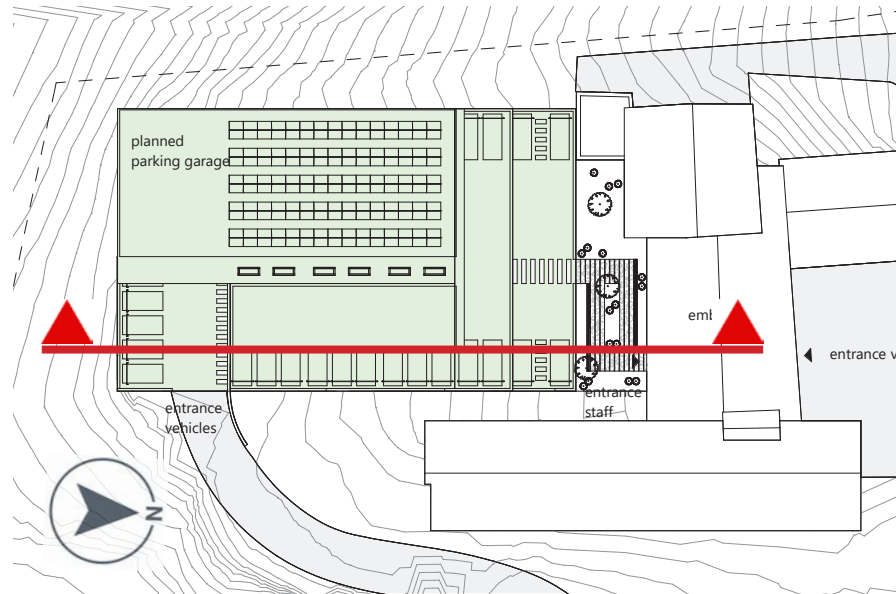
Proposed Upper Level Floorplan

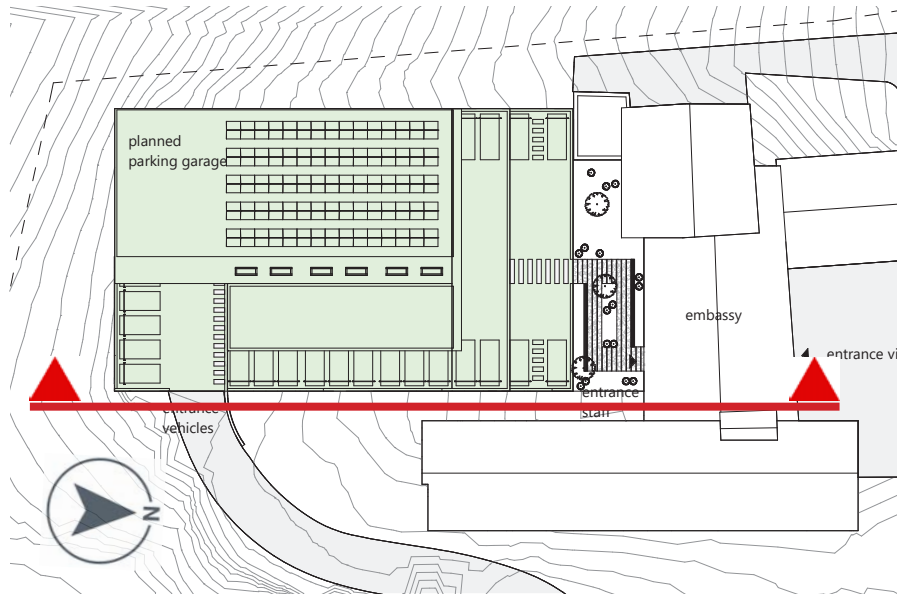




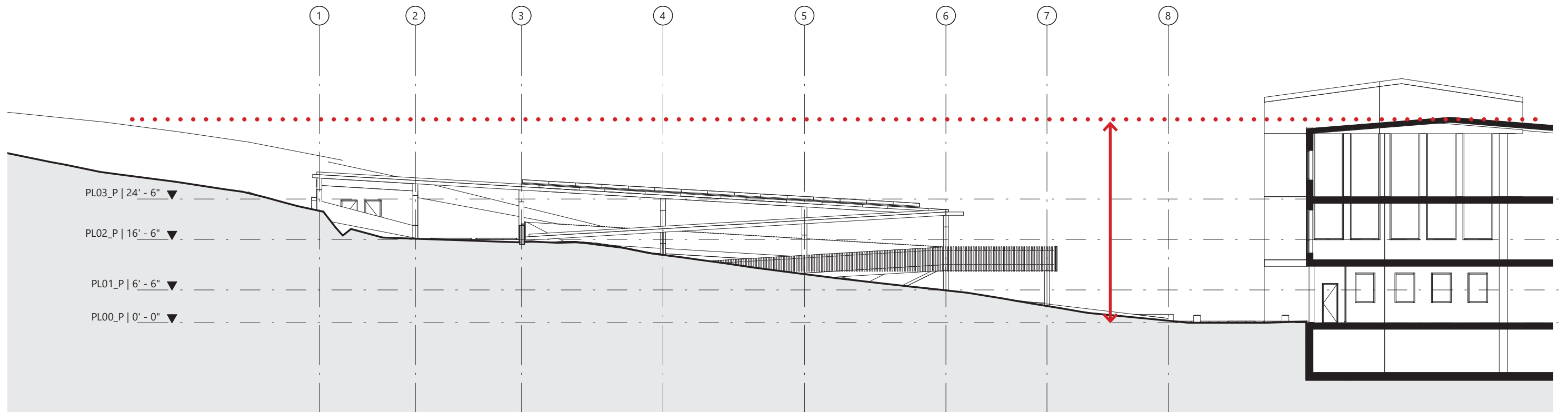
Proposed Roof Plan



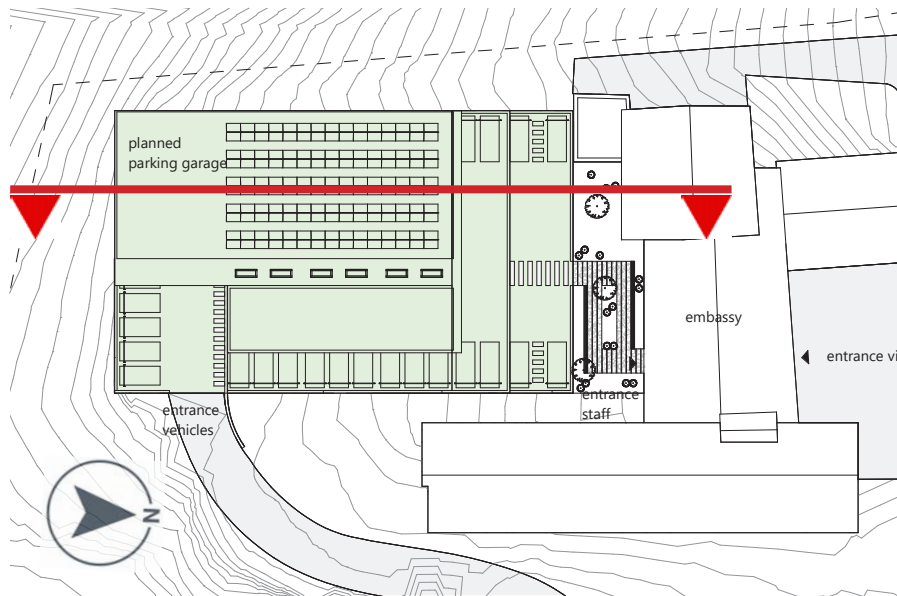




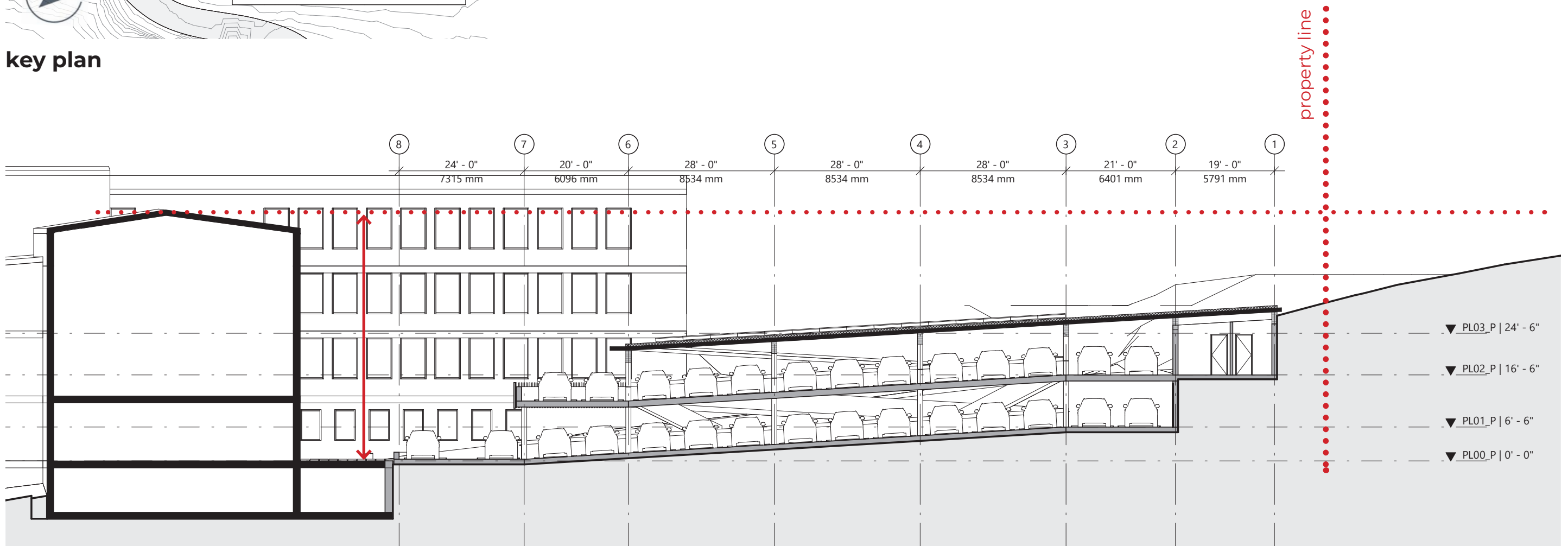
key plan



EAST ELEVATION



key plan



SECTION B

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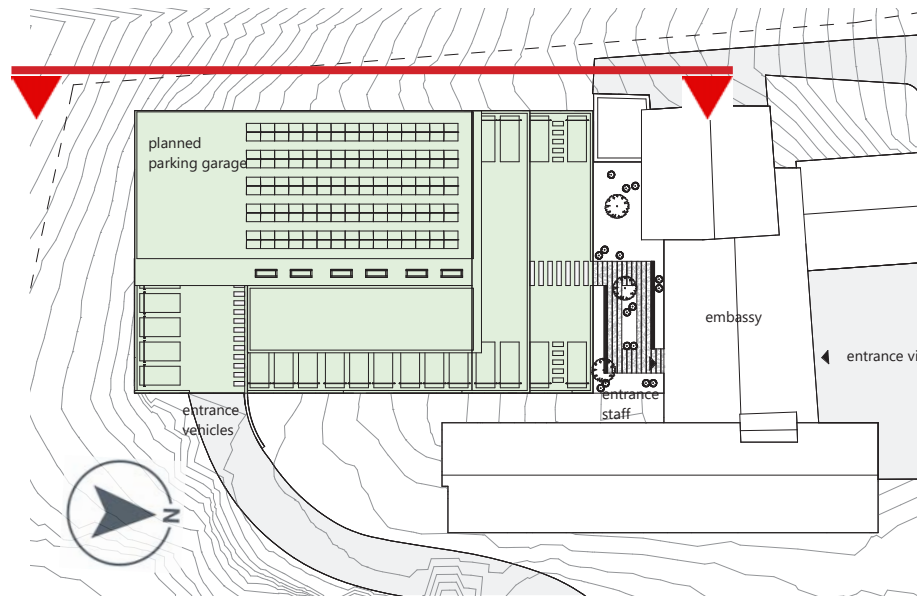
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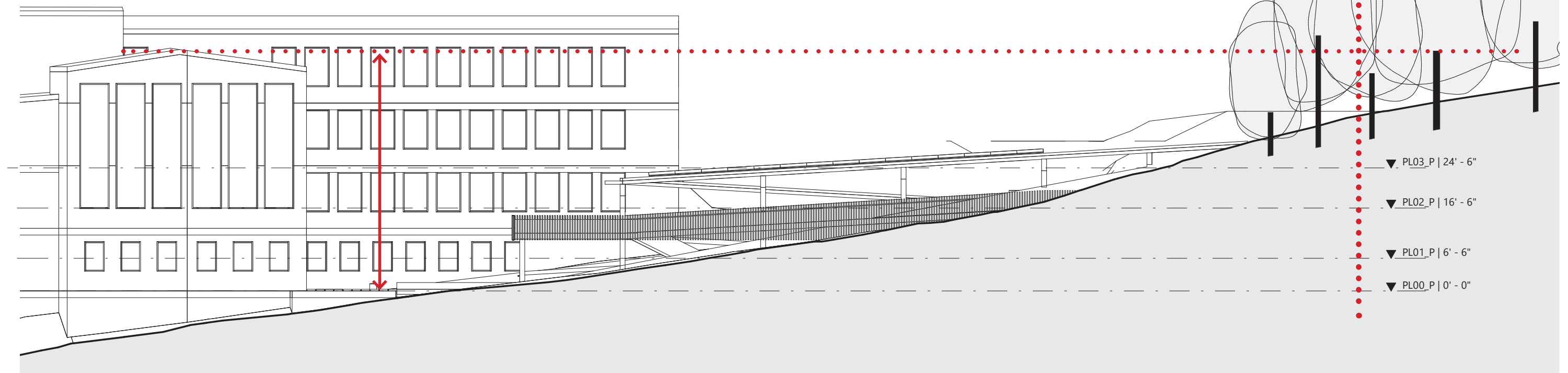


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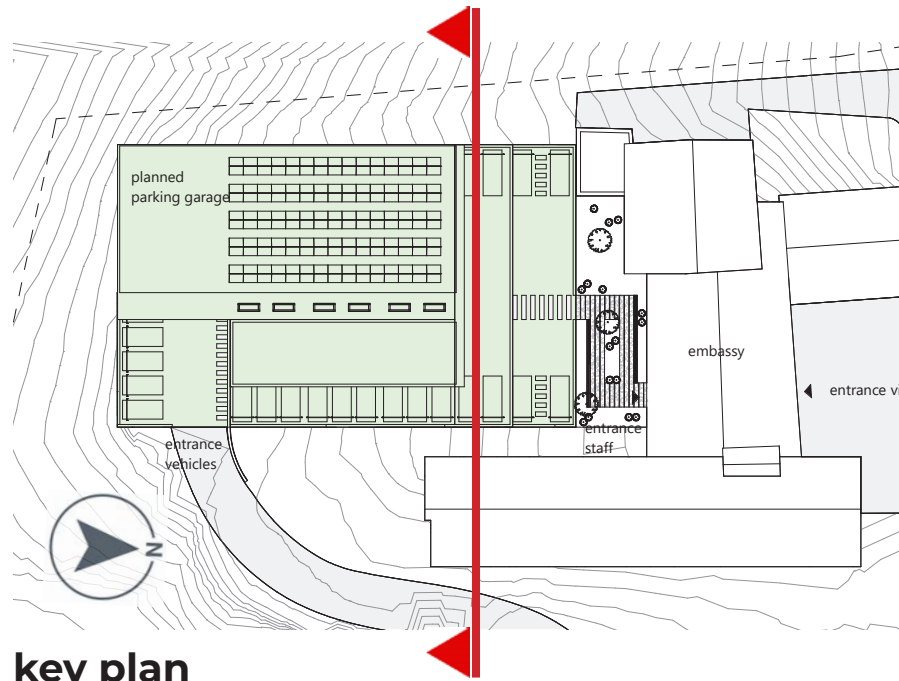
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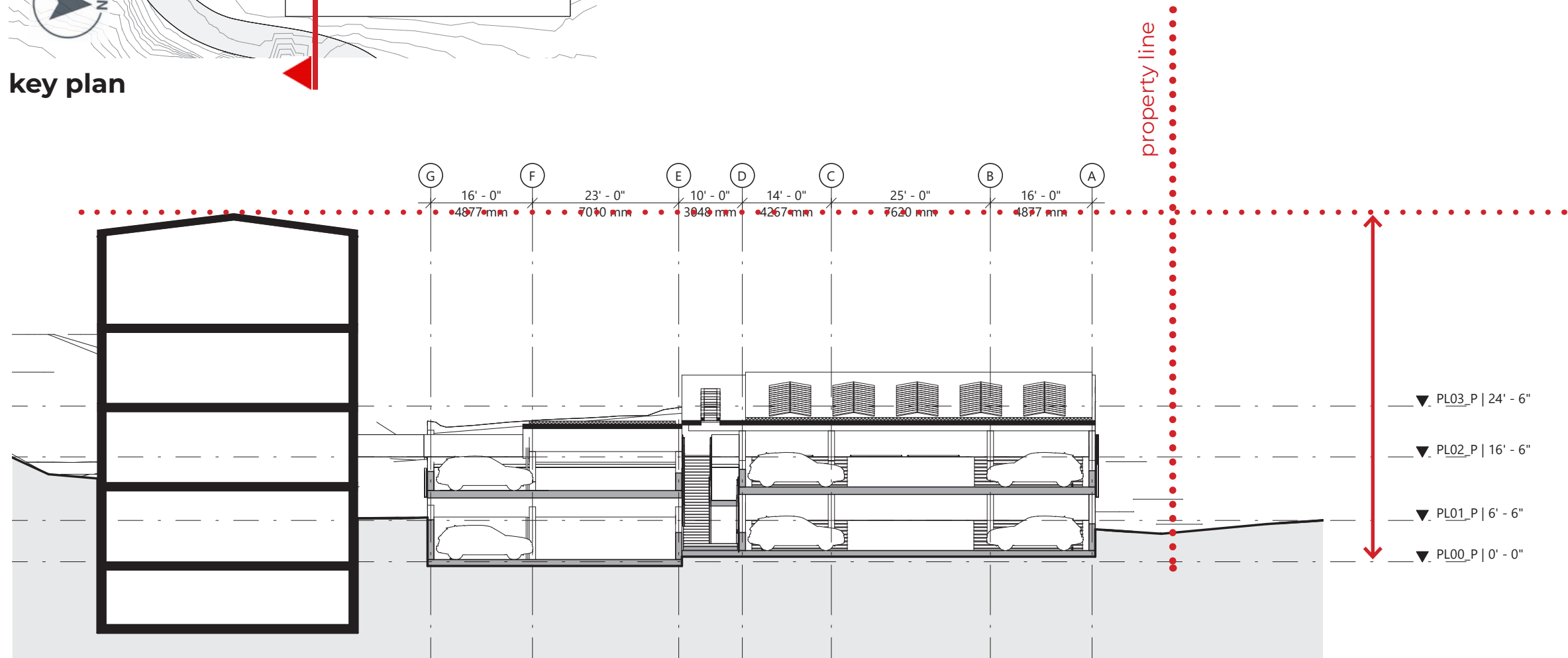
key plan



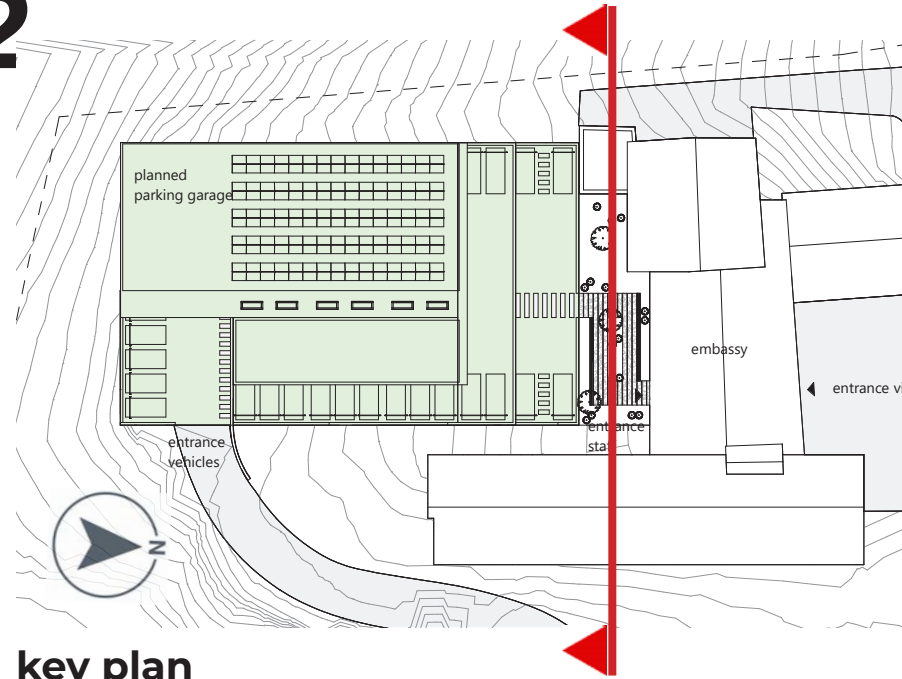
WEST ELEVATION



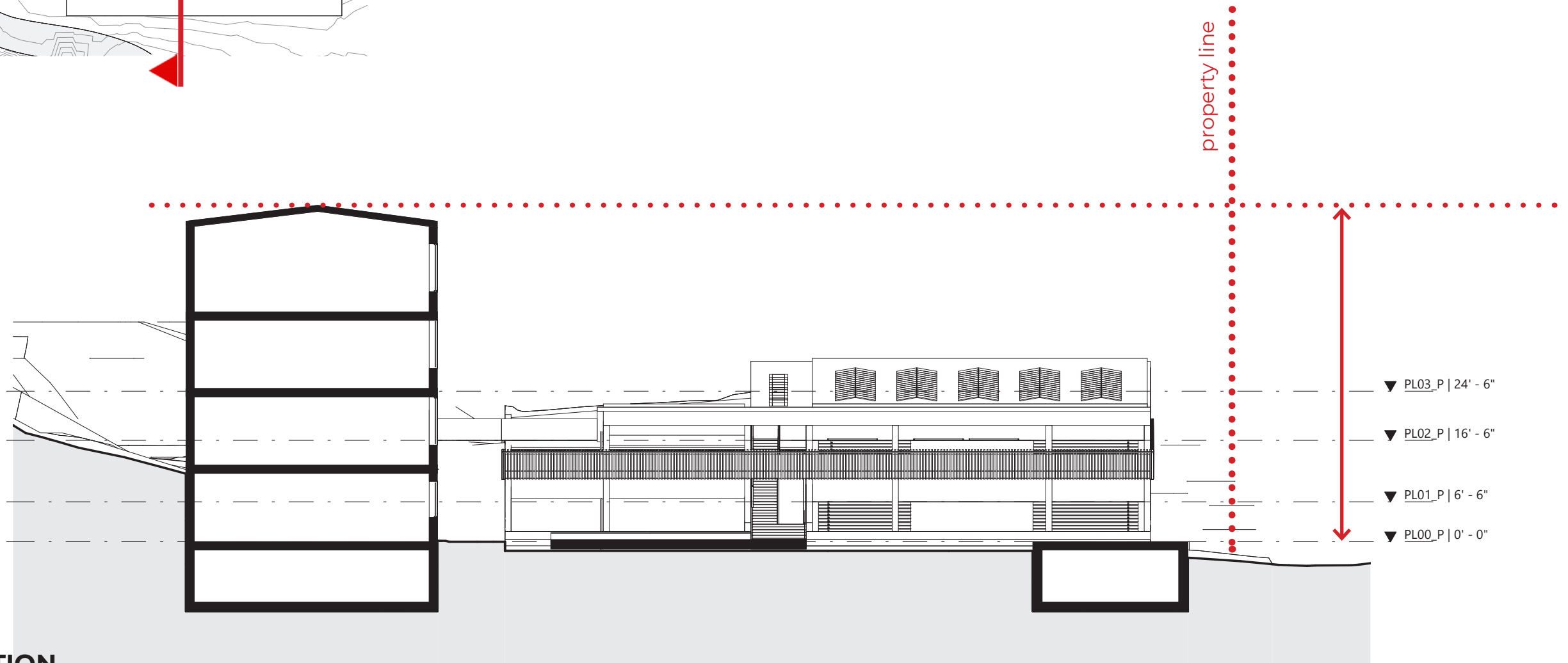
key plan



SECTION C



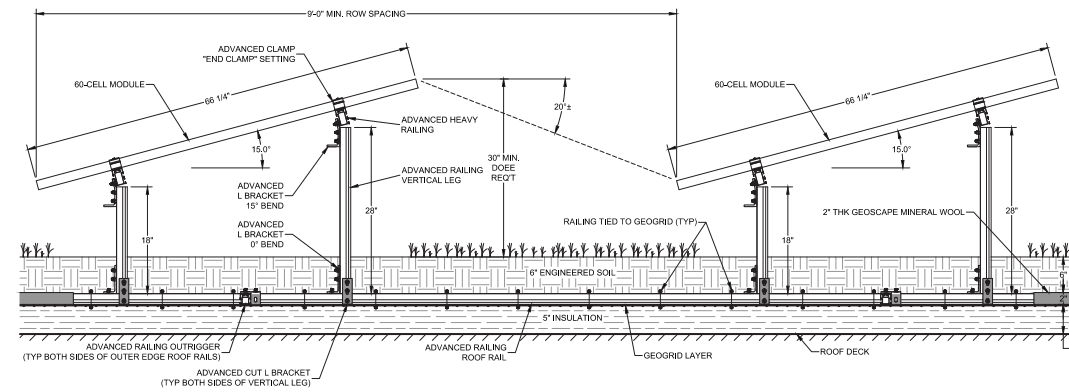
key plan



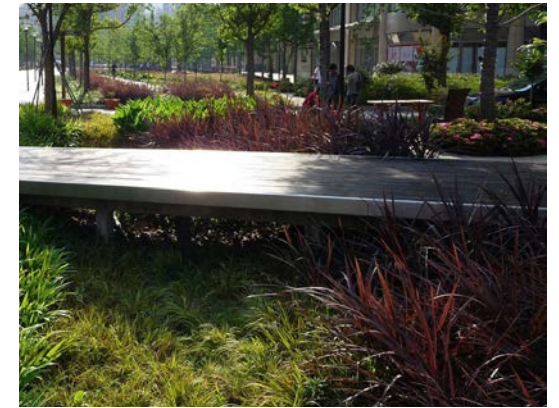
NORTH ELEVATION



solar green roof on upper sloped roof



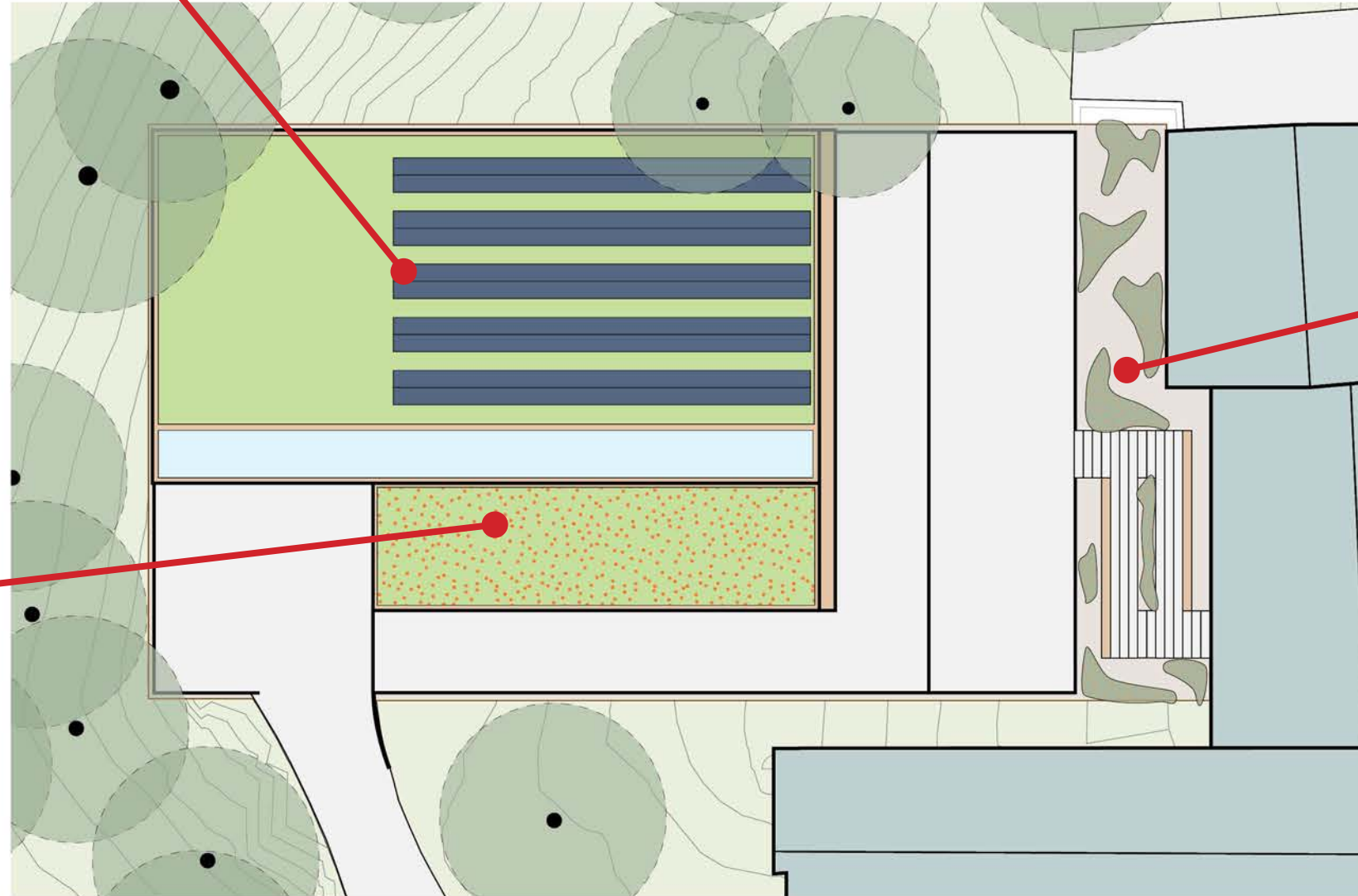
solar green roof section detail



bio-retention basin



gravel edge surrounding perimeter



Green Roof and Site Design



flower garden on first roof



led garden/pathway fixtures



flowers in a gravel surface



concrete/timber exterior benches

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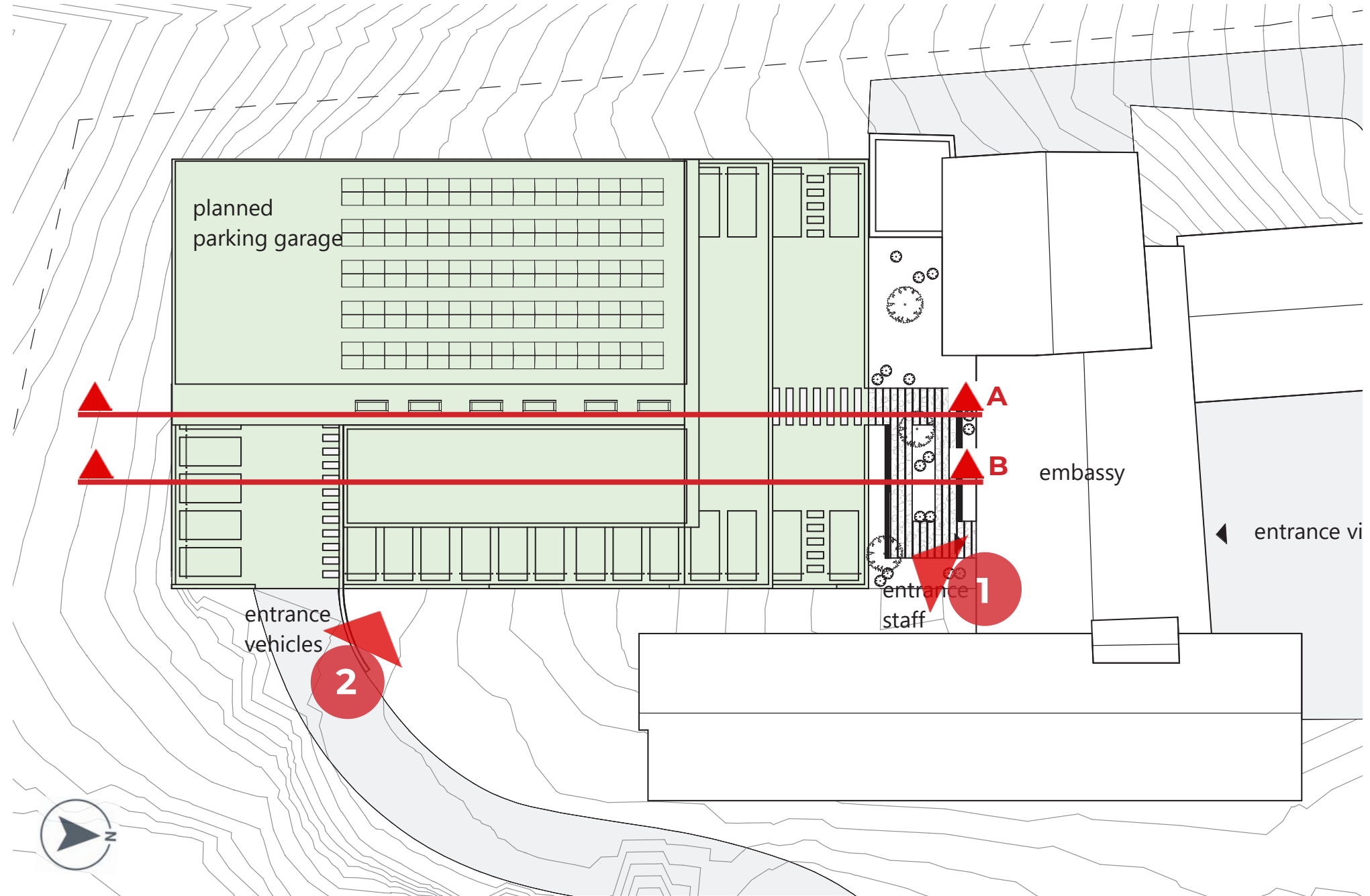
rudy uytenhaak
partners architecten

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key plan for visualizations



1 VIEW FROM SOUTH SIDE OF CHANCERY

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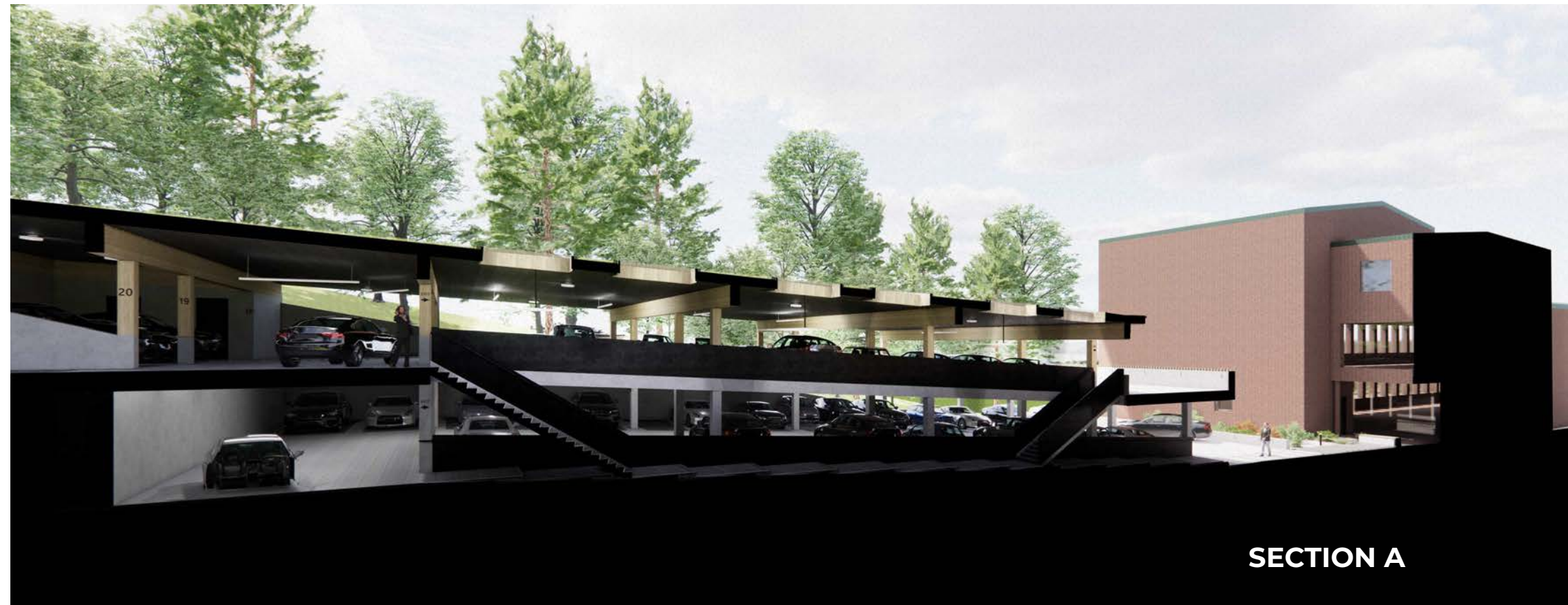


2

VIEW FROM EAST SIDE ENTRY TO PARKING DECK

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SECTION A



SECTION B

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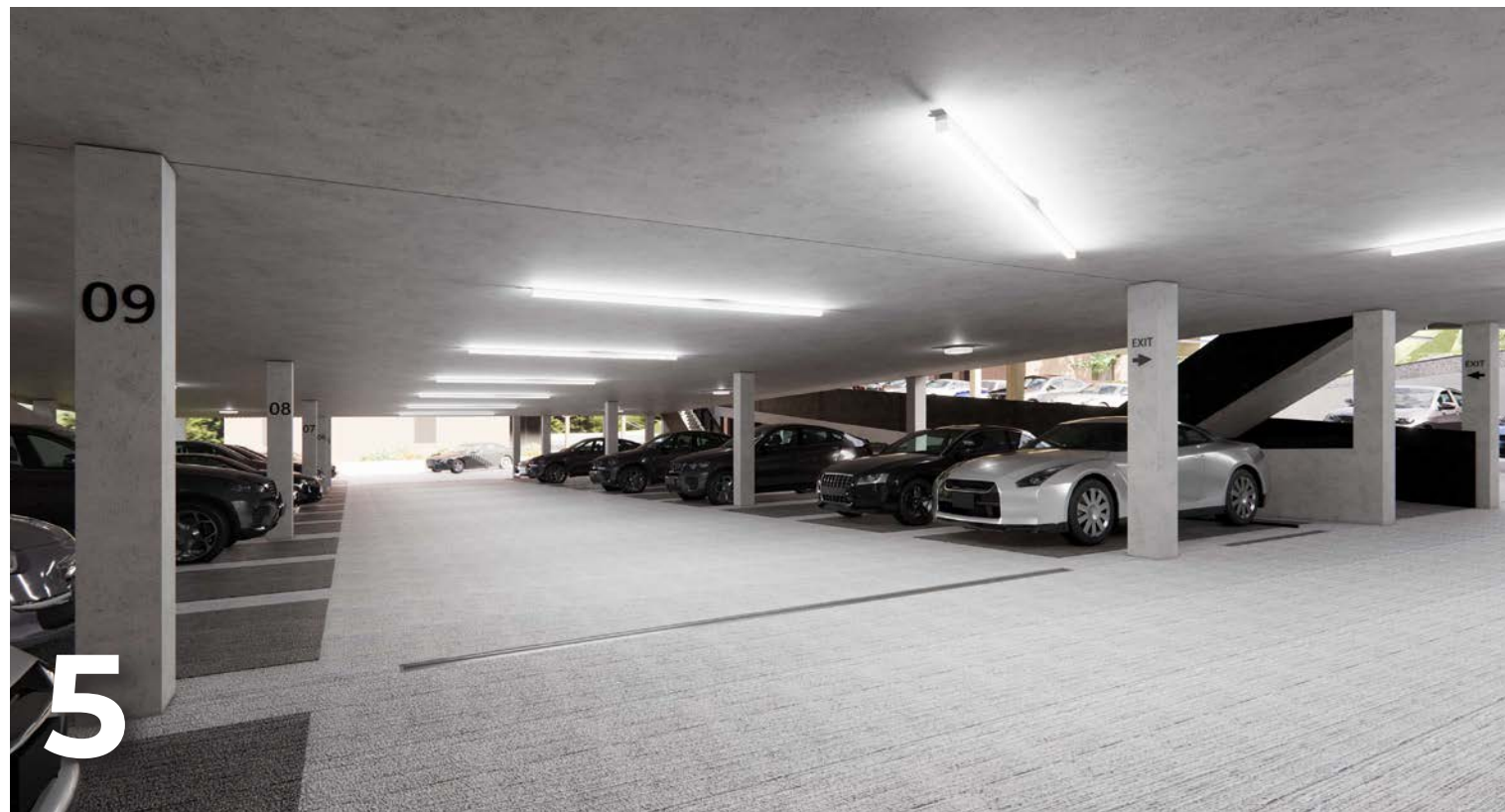


photo legend

- 3: view of interior pedestrian stair
- 4: view of upper level parking level
- 5: view of lower level parking level