

New York Avenue Apartments

North Site
HPRB Conceptual Package

17 September 2007



BOZZUTO

7850 Walker Drive, Suite 400, Greenbelt, MD 20770

WDG Architects, PLLC • 1035 Connecticut Avenue NW • Suite 300 • Washington, DC 20036 • tel 202.857.8300 • fax 202.463.1198 • e-mail wdg@wdgarch.com



WAD002

ZONING COMMISSION

District of Columbia

CASE NO.07-29

EXHIBIT NO.4F

Design Narrative

Overview

The site of the proposed residential project is located in the Mount Vernon Square Historic District, on New York Avenue, NW, between 4th and 5th Streets, NW. The site is currently occupied by a building, originally constructed as flats, that contributes to the character of that historic district, and a smaller building that by virtue of alterations and its serious structural deficiencies has lost its integrity. The remainder of the site is vacant. The proposed project calls for the demolition of the non-contributing building, the relocation of the contributing building to the west edge of the site, and the construction of a 13-story apartment building.

Program

The program calls for the construction of 87 apartment units. Six will be located in the rehabilitated historic building (with its façade restored and its entrance fully functioning) and the remainder in the new building. The entrance to the new building will be on the east side of the building. The first floor will accommodate a fitness room in addition to the elevator lobby. Due to the 8'-0" grade difference between the front of the site and the rear of the site, the remaining lobby level becomes a below-grade parking area accessed via a garage entry located on New York Avenue. The project includes 2 additional levels of below-grade parking, as well as surface spaces and a loading area accessed from the rear alley.

Site and Zoning

The site for the project is split zoned. The west lot is zoned DD/R-5-B and the east portions are zoned DD/C-2-C. In the C-2-C zone, there are two existing historic buildings. The maximum allowed FAR in the DD/R-5-B Zone District is 1.8. There is no FAR limit in the DD/C-2-C Zone District for residential use.

The maximum allowed height in the R-5-B Zone District is 50'-0". The maximum allowed height in the C-2-C Zone District is 130'-0". Immediately adjacent to our site, on the east side of the east lot, the last phase of the Yale Steam Laundry project (Yale West) is to be built to a 130'-0" height. After exploring many options, the best way to respect the historic building and to create a more compatible context is to relocate it to the west side of the site on the DD/R-5-B zoned lot (Lot 864). There it will be enhanced by the adjacency of compatibly scaled existing structures to the west and will allow a positive transition from the new taller structures to the east. This move will allow the historic building to remain fully visible. Furthermore, the 5th Street, NW buildings to the west will provide this building with a supportive context.

Due to the narrow shape and limited size of the C-2-C lots, we are proposing to relocate the zone line to the west towards the relocated historic building. In doing so, it will allow the massing of the proposed building to step down creating a transitional element between the proposed high-rise and the relocated historic building.

BOZZUTO

7850 Walker Drive, Suite 400, Greenbelt, MD 20770

Design Narrative

Design Concept

The Mount Vernon Square Historic District is a successful mix of new and old in a larger neighborhood undergoing significant revitalization. Developments such as Yale Steam Laundry, immediately east of this project, are creating a vibrant and energized urban community. The design concept for this project supports this trend and will serve as a gateway to the New York Avenue corridor. This project also has the unique opportunity to showcase a prominent historic structure, just as the Yale Steam Laundry project successfully incorporated historic structures while adding a new high-rise component designed in a historically-referenced warehouse or loft style.

This project will serve as a bridge between the historic rowhouses along 5th Street and the new Yale Steam Laundry Project. The approach is simple: respect the historic building and design the new building in a manner appropriate to its location in the Historic District. By relocating the historic building to the west side of the site, we are able to gently transition from the existing 5th Street building heights, moving east along New York Avenue, to the 130' height of the Yale West building (formerly known as the Norwitz Building). In doing so, the project also fills in a gap in the streetscape and completes the context for both the buildings on 5th Street, NW and those on New York Avenue, NW.

The proposed building consists of two distinguishable sections. The larger portion has its main façade oriented parallel to the New York Avenue, NW street grid. The lighter, glassier connecting element is set back from the property line and aligned on the axis of L Street, NW. This alignment allows the project to transition between the two grids and allows the relocated historic building to stand prominently on its own. Intending not to continue the historic language of the town house or the Yale Steam Laundry project, the larger piece of this building is designed as a contemporary expression, but maintains references to historic proportions, textures, materials, and rhythms.

The façade that fronts on New York Avenue, NW is comprised of a main building wall with projecting bays. The bays begin at the third floor and continue to the eleventh floor. This establishes a strong vertical rhythm, breaks down the scale of the façade, and develops a traditional hierarchy of base, middle, and cap. By stopping the bays at the eleventh floor, a datum line is established which closely aligns to a cornice line of the Yale West building. The base of the building is expressed as two stories, again relating to the lines of the adjacent Yale West building. This base allows large glass areas for the amenity spaces and provides a significant entrance experience for the residents.

The connector element is fenestrated in a manner reminiscent of steel windows of historic industrial buildings. This component of the building is set back from the building line to create visual space for the historic building and also to reduce the impact of the garage entrance from the street. This connection piece is two stories shorter than the main block of the building, to reinforce the transition of heights in the block.

A combination of masonry, stone, glass, and metal are the main materials for the building. All of these materials are evocative of the surrounding context but are used here in a contemporary fashion. The project will be a continuation of a language of new and old that is making this neighborhood a success. Additionally, the project is compatible with the character of the historic buildings on the site and along New York Avenue, NW and it compliments both the existing neighborhood and the excitement created by the projects currently under construction.

BOZZUTO

7850 Walker Drive, Suite 400, Greenbelt, MD 20770



Site Location

S 1

New York Avenue Apartments
465 New York Ave., Washington, DC



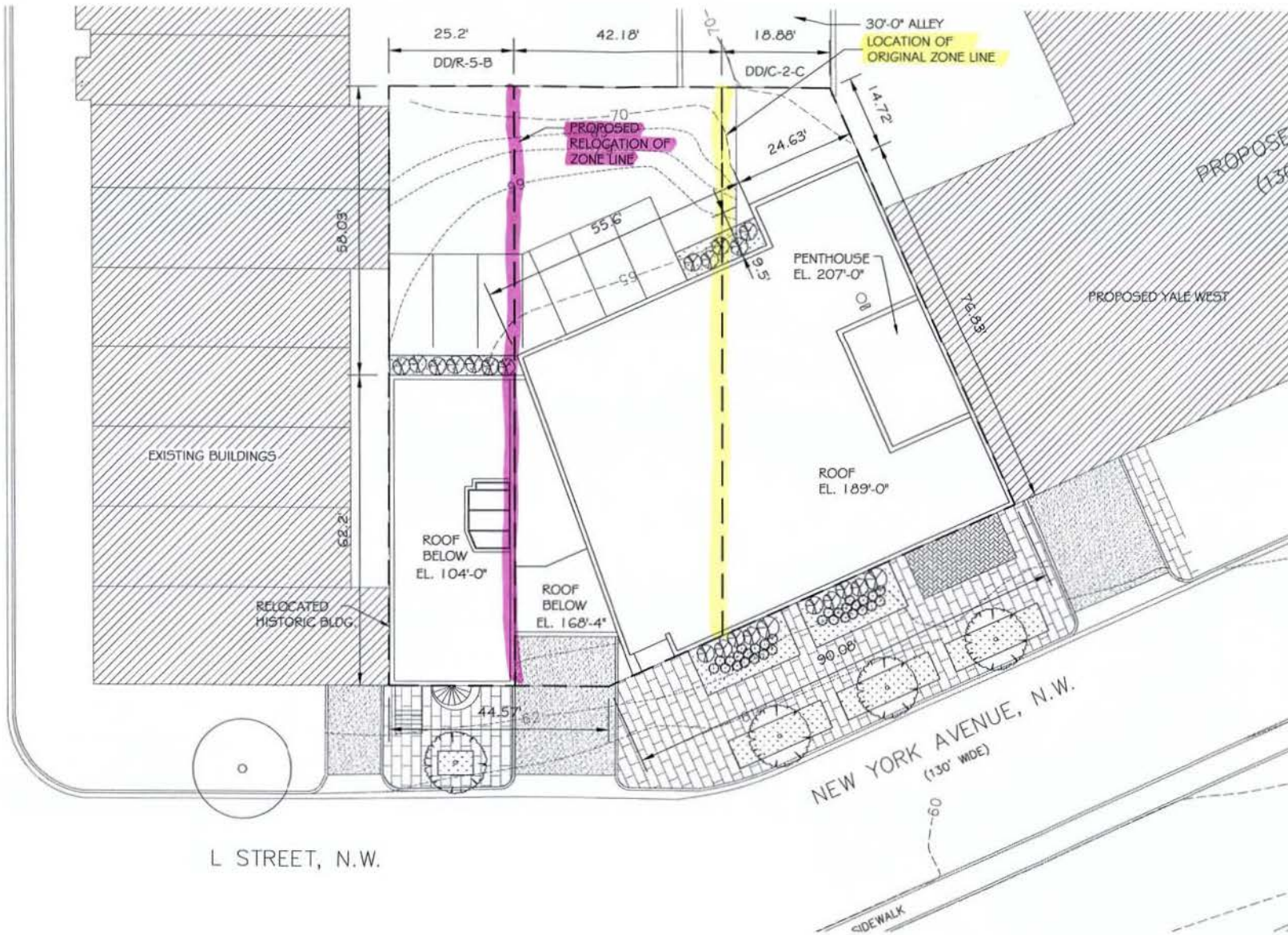
09-07 WADW

BOZZUTO

7850 Walker Drive, Suite 400, Greenbelt, MD 20770

WDG Architecture, PLLC • 1005 Connecticut Avenue NW • Suite 300 • Washington, DC 20036 • tel 202.637.8300 • fax 202.693.8198 • e-mail wdg@wdgarch.com

5th STREET, N.W.



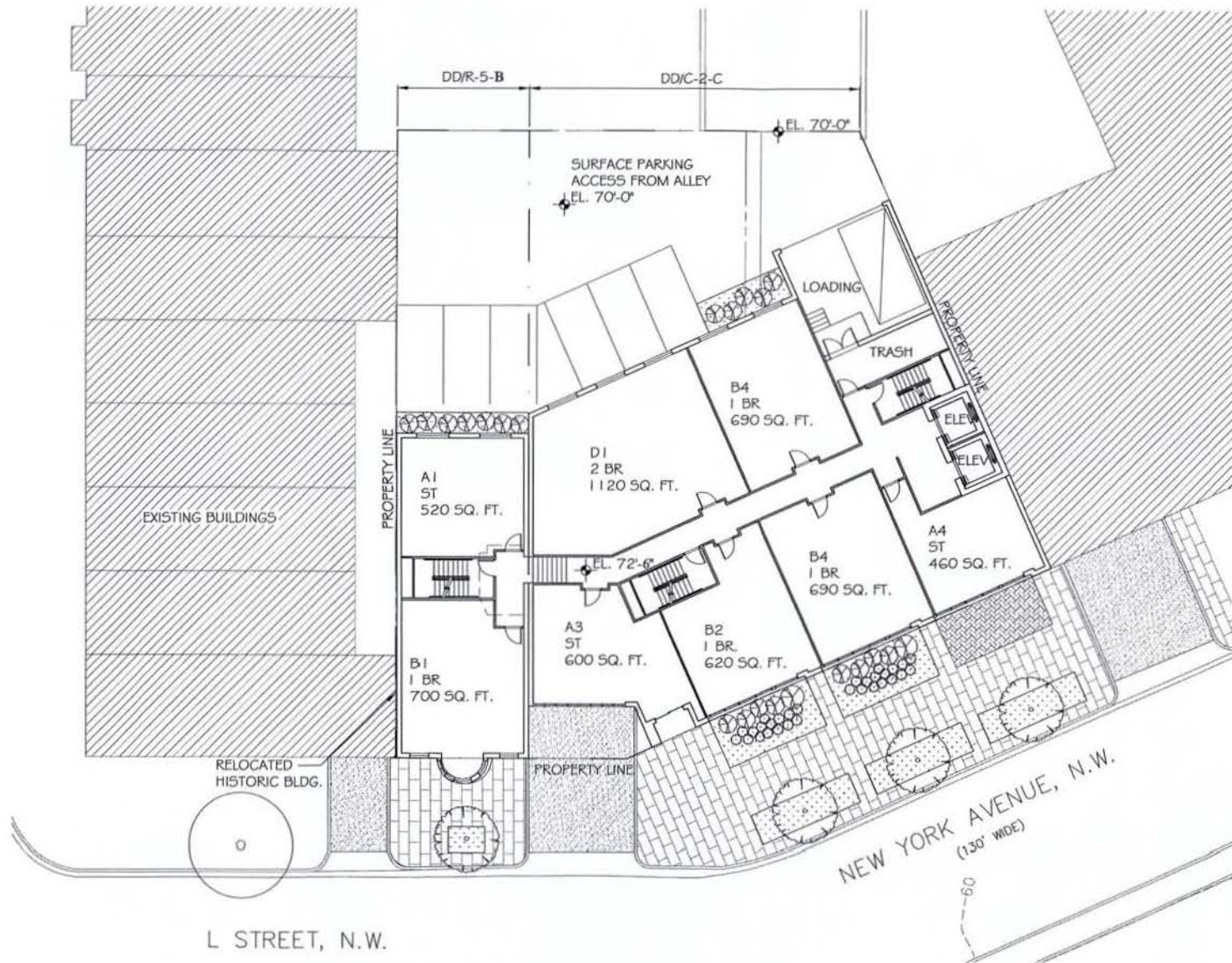
L STREET, N.W.

NEW YORK AVENUE, N.W.
(130' WIDE)

BOZZUTO

7850 Walker Drive, Suite 400, Greenbelt, MD 20770

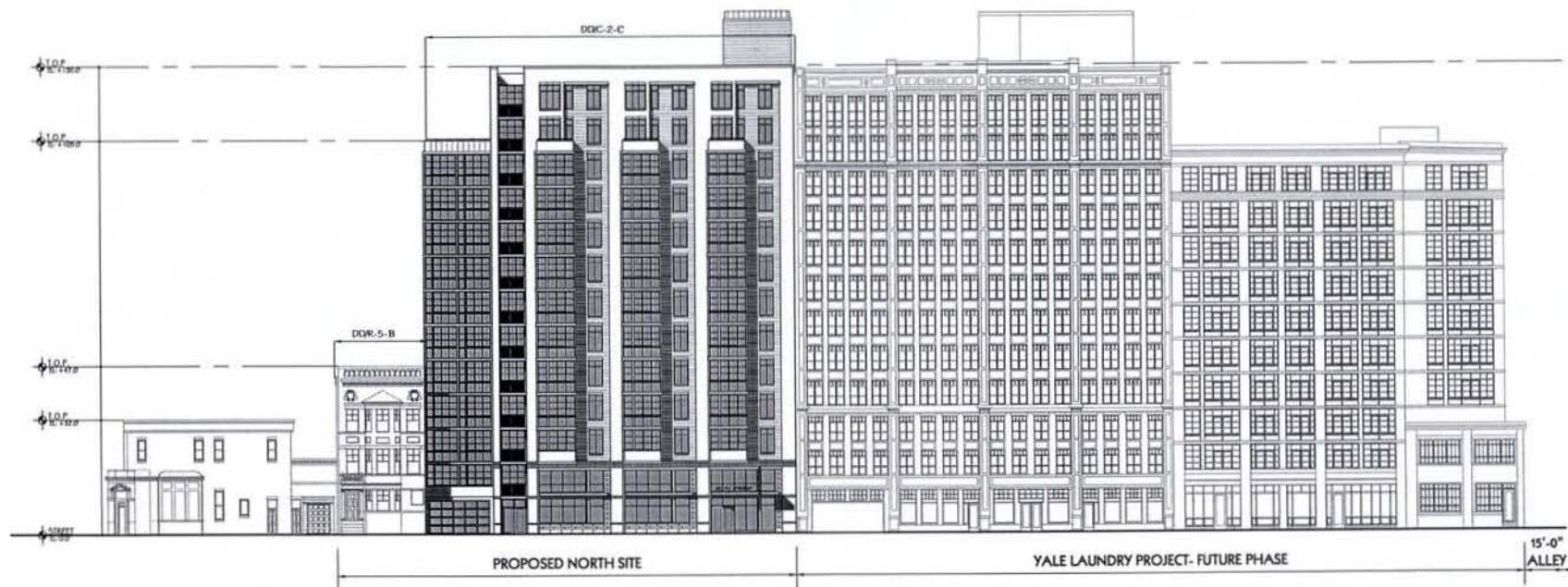
Site Plan
Scale: 1" = 20'-0"



North Site 2nd Floor
Scale: 1" = 20'-0"

BOZZUTO

7850 Walker Drive, Suite 400, Greenbelt, MD 20770



BOZZUTO

7850 Walker Drive, Suite 400, Greenbelt, MD 20770

North Site New York Avenue South Elevation
Scale: $\frac{1}{32}'' = 1'-0''$



Perspective View - New York Ave, NW

BOZZUTO

7850 Walker Drive, Suite 400, Greenbelt, MD 20770

WDG Architects, PLLC • 1025 Connecticut Avenue NW • Suite 300 • Washington, DC 20036 • tel 202 857 8300 • fax 202 463 3198 • e-mail wdg@wdgarck.com



09-13-07

WAG008