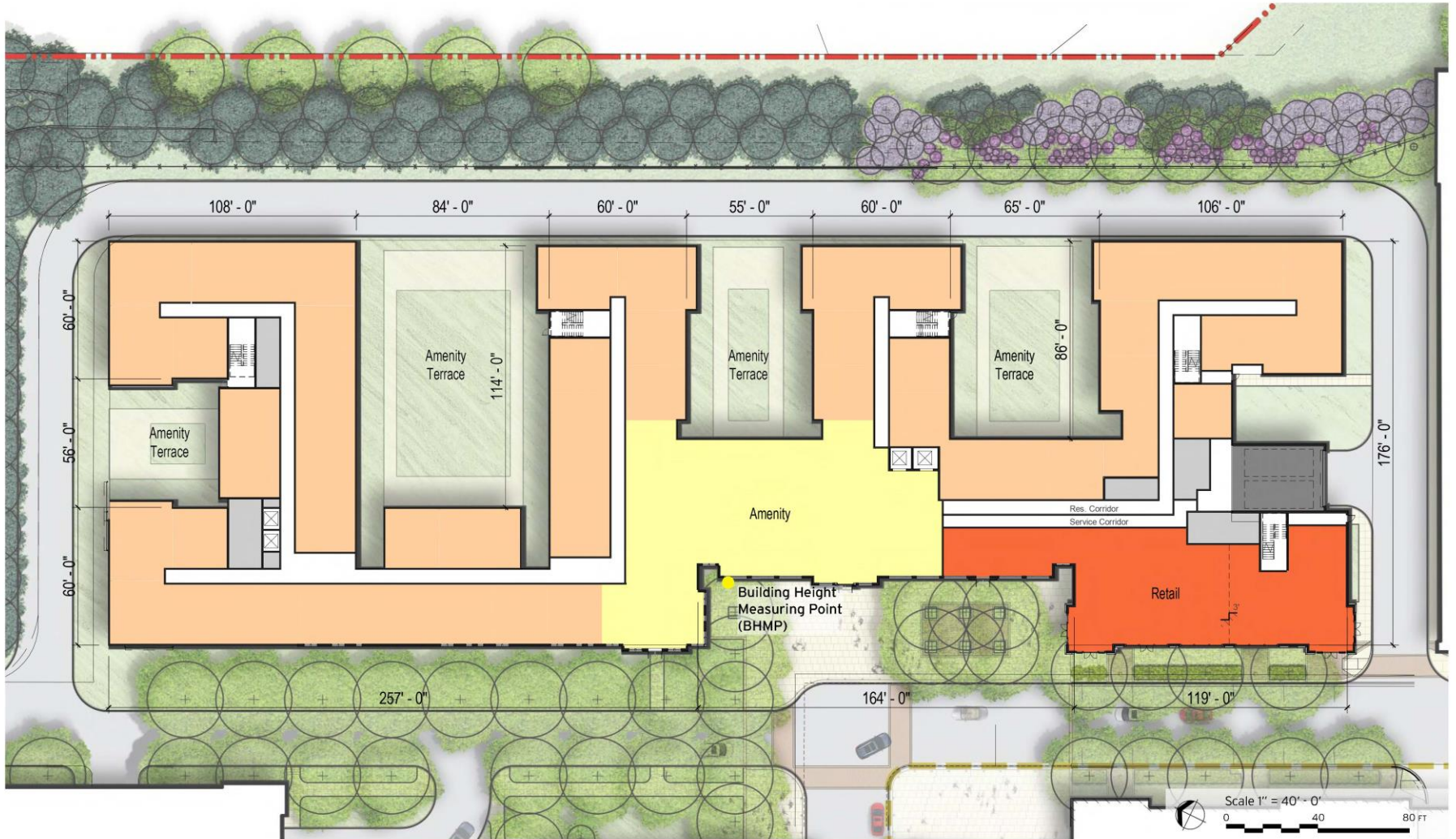
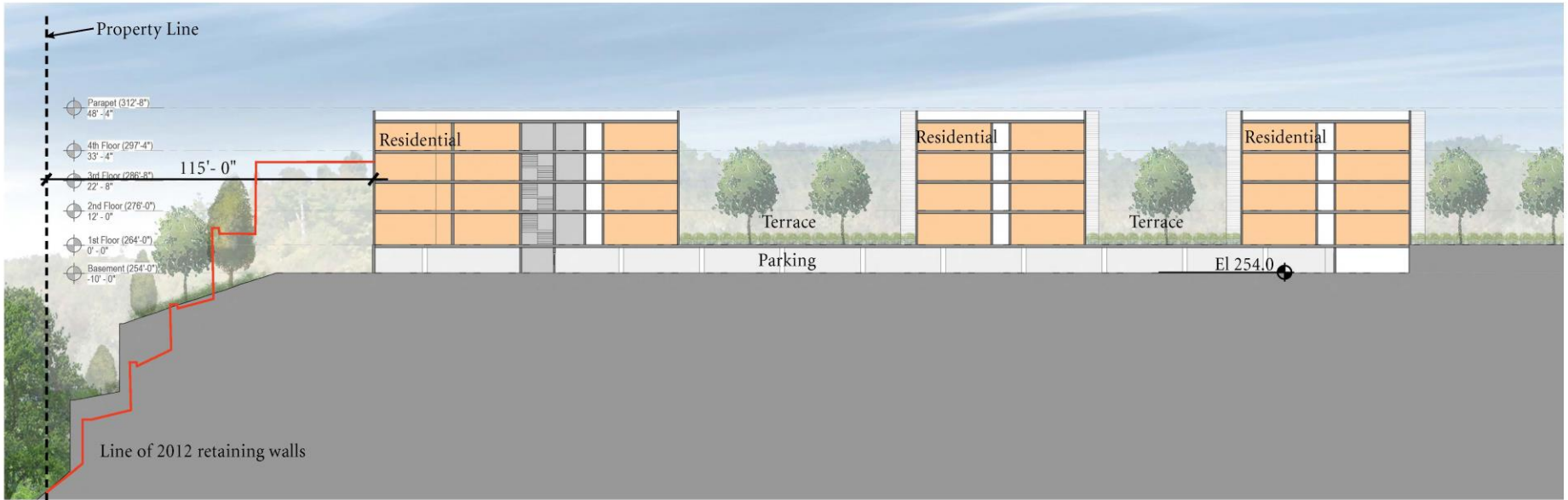


First Stage/Block 4 – Street Level



ZONING COMMISSION
 District of Columbia
 Block 4 Ground Floor Plan
 CASE NO. 2021-0011
 SKYLAND TOWN CENTER

First Stage/Block 4 – Site Section



COMPARISON TO 2012 APPROVAL

- Building farther from Property Line by 43'-0"
- Reduce number of retaining walls from 3 to 2
- Scheme works with the grade to have the access drive and half buried garage at +254'

First Stage/Block 4 – View of Plaza



First Stage/Block 4 – View of Plaza

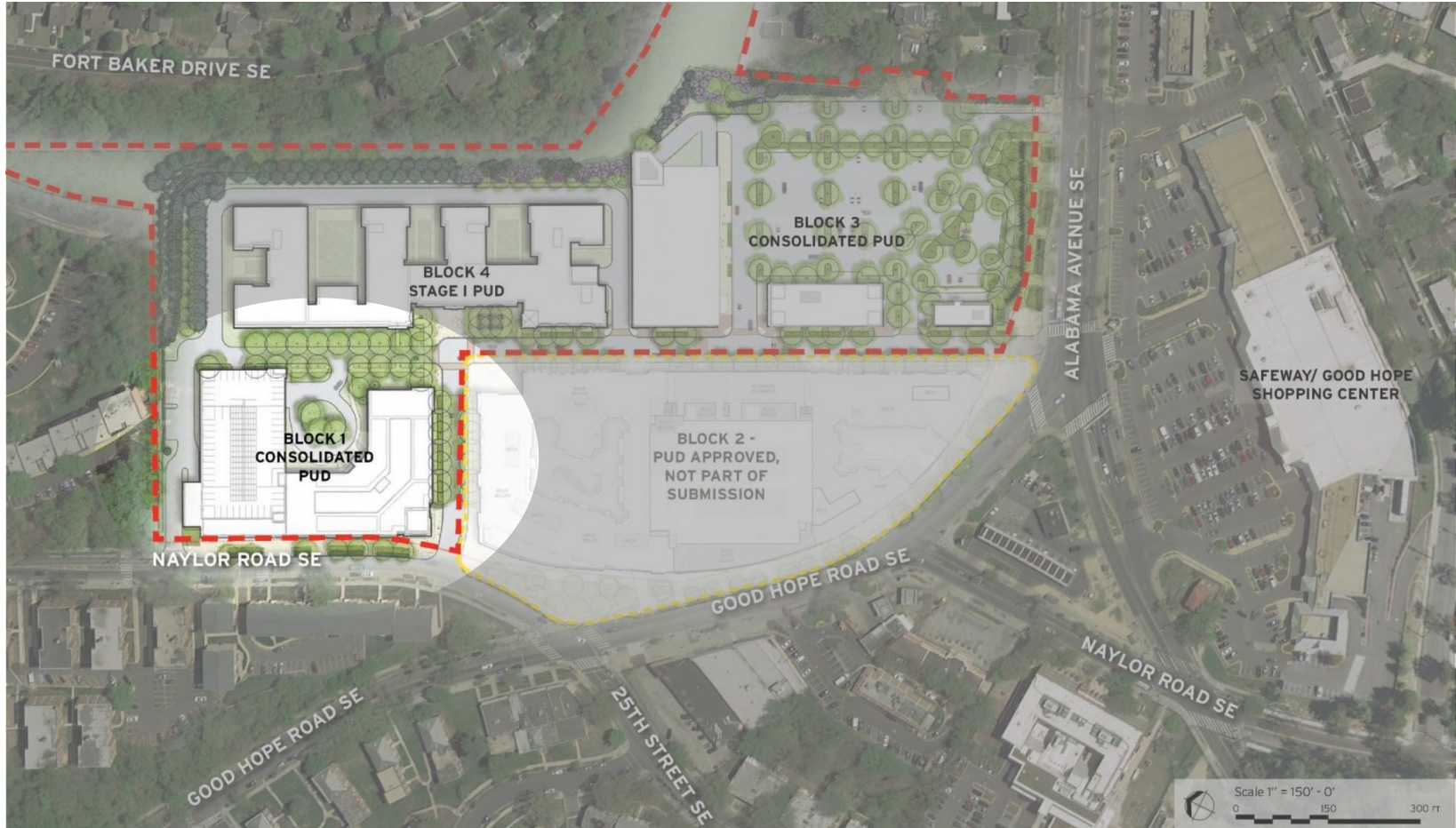


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Skyland Town Center, Looking Southeast
SKYLAND TOWN CENTER

Block 1- MOB/Garage Location



MASTER PLAN ORIENTATION

A200

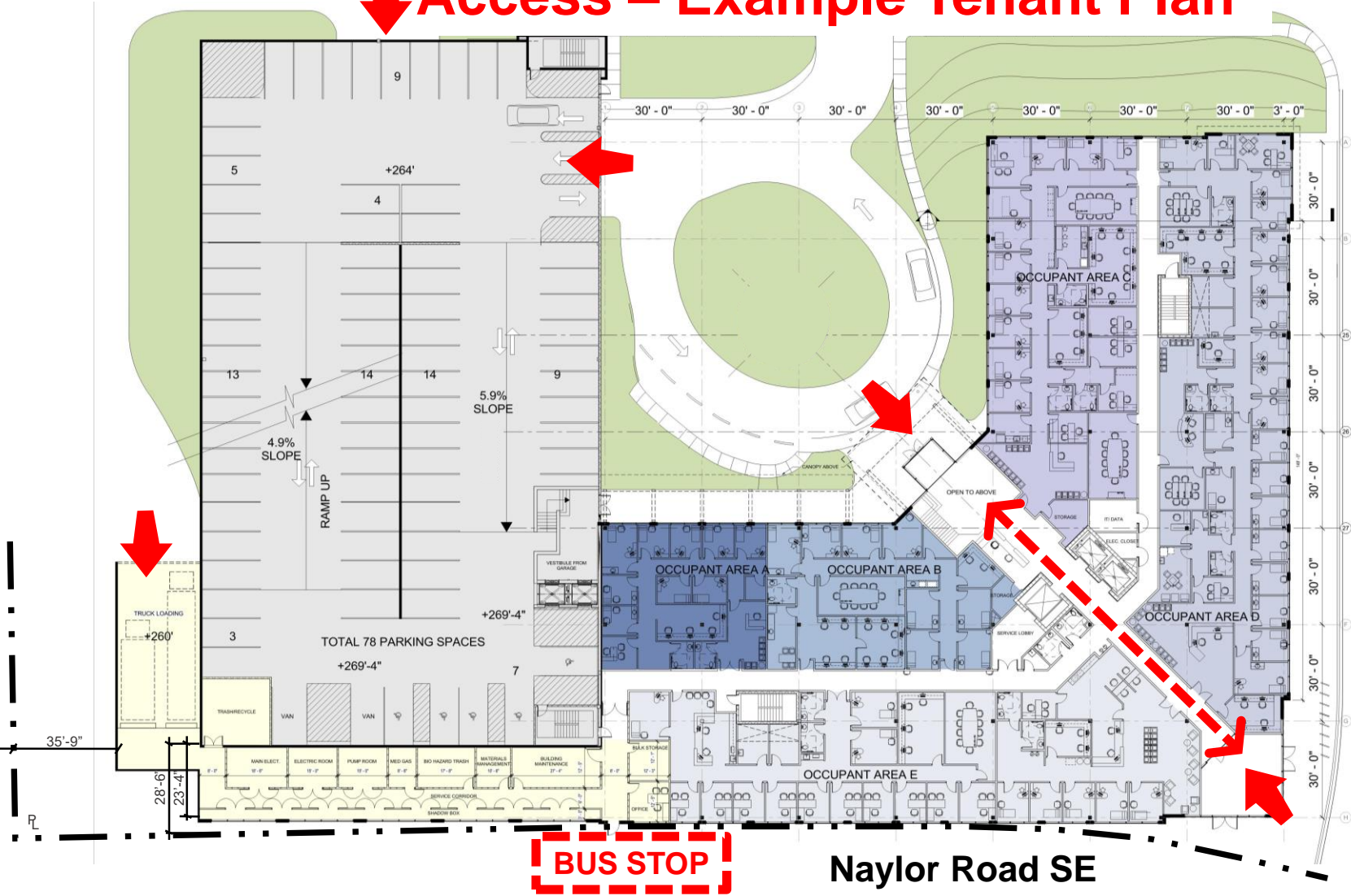
Block 1- Site Plan



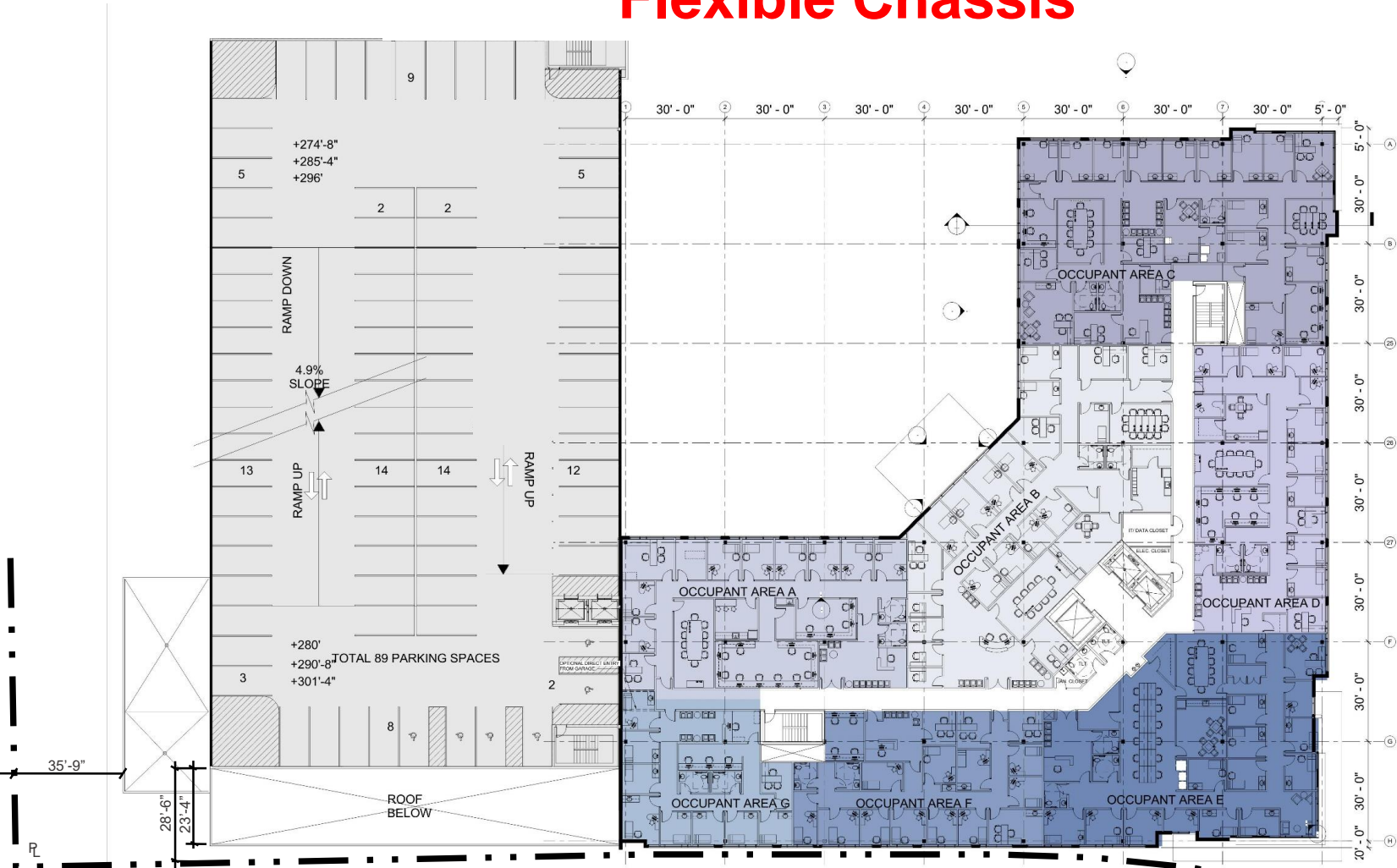
SITE PLAN

A203

↓ Access – Example Tenant Plan



Flexible Chassis



EXAMPLE TENANT PLAN

Building Image

8. Massing
 a. Upper stories should step back, particularly for tall buildings.
 b. Pilasters should run the entire height of the building.



Stepped-back volumes



Stepped-back volumes



Higher volume at corner



Traditional Forms & Ordering



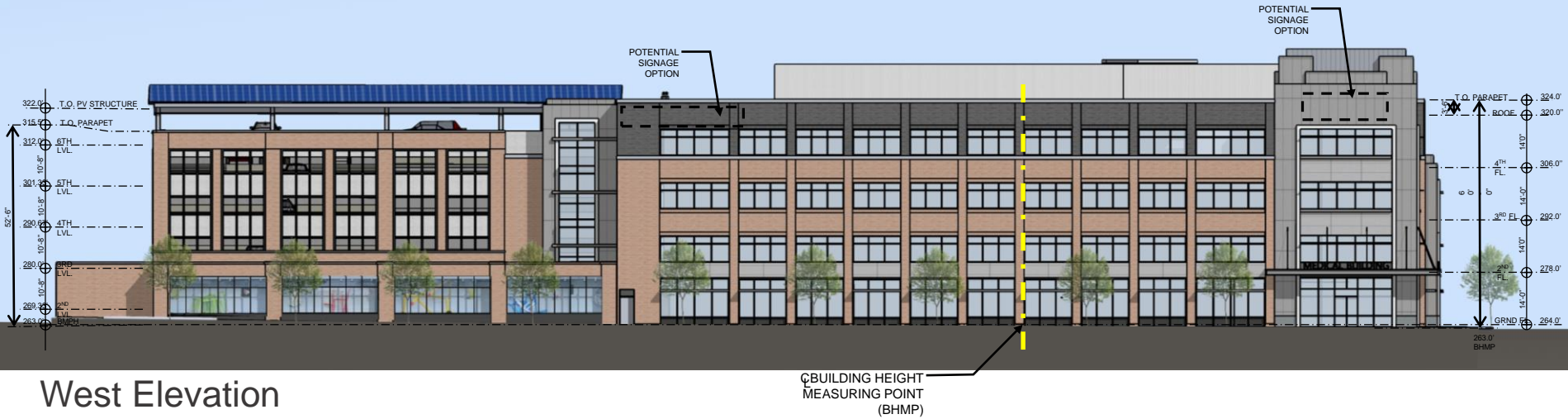
Urban Midrise Industrial Vernacular

Context + Character Design Vocabulary



Blended Use of
Mod/Trad Materials

BUILDING IMAGE STUDY - DESIGN VOCABULARY



West Elevation

BUILDING HEIGHT MEASURING POINT (BHMP)



East Elevation

MOB/GARAGE ELEVATIONS

A209

July 2, 2020

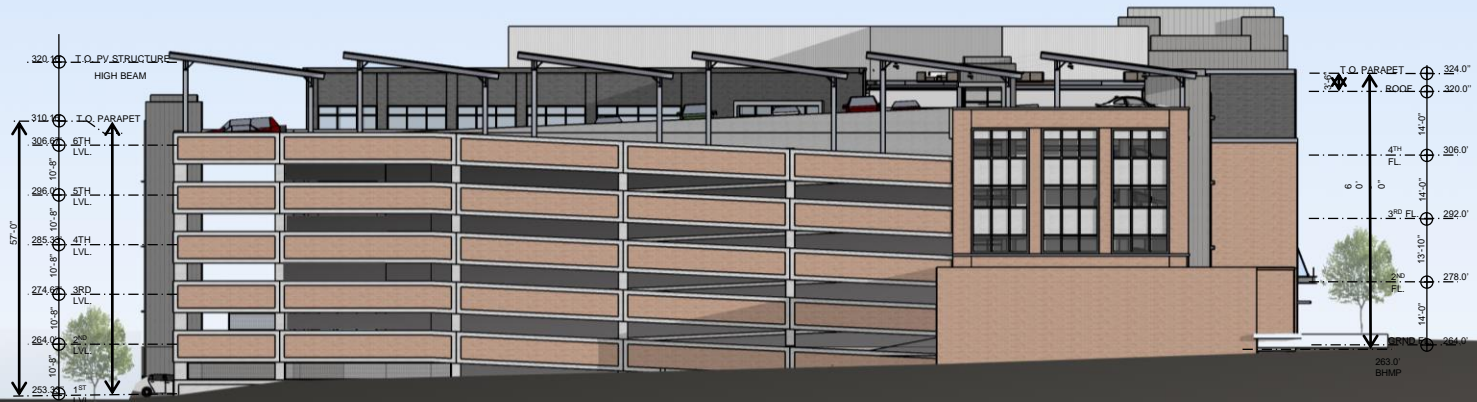
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South Elevation

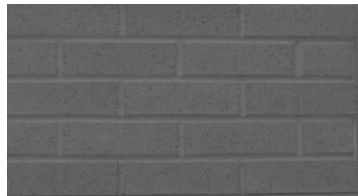


North Elevation

MOB/GARAGE ELEVATIONS

A210

Exterior Materials



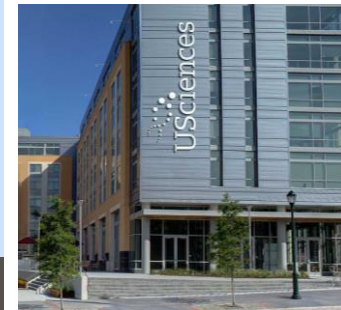
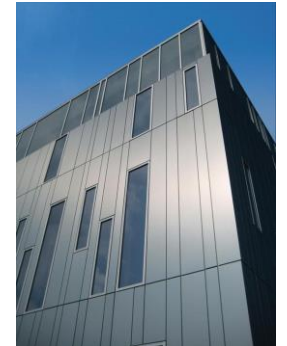
Brick Color 1



Brick Color 2

PAINTED ALUM. PANEL
RAINSREEN CLADDING W/
PAINTED ALUM. TRIM / PAINTED
STOREFRONT WDW SYSTEM/ ALUM.
SUNSCREENS

Painted Aluminum
Wall Cladding



EXTERIOR FINISHES & MATERIALS

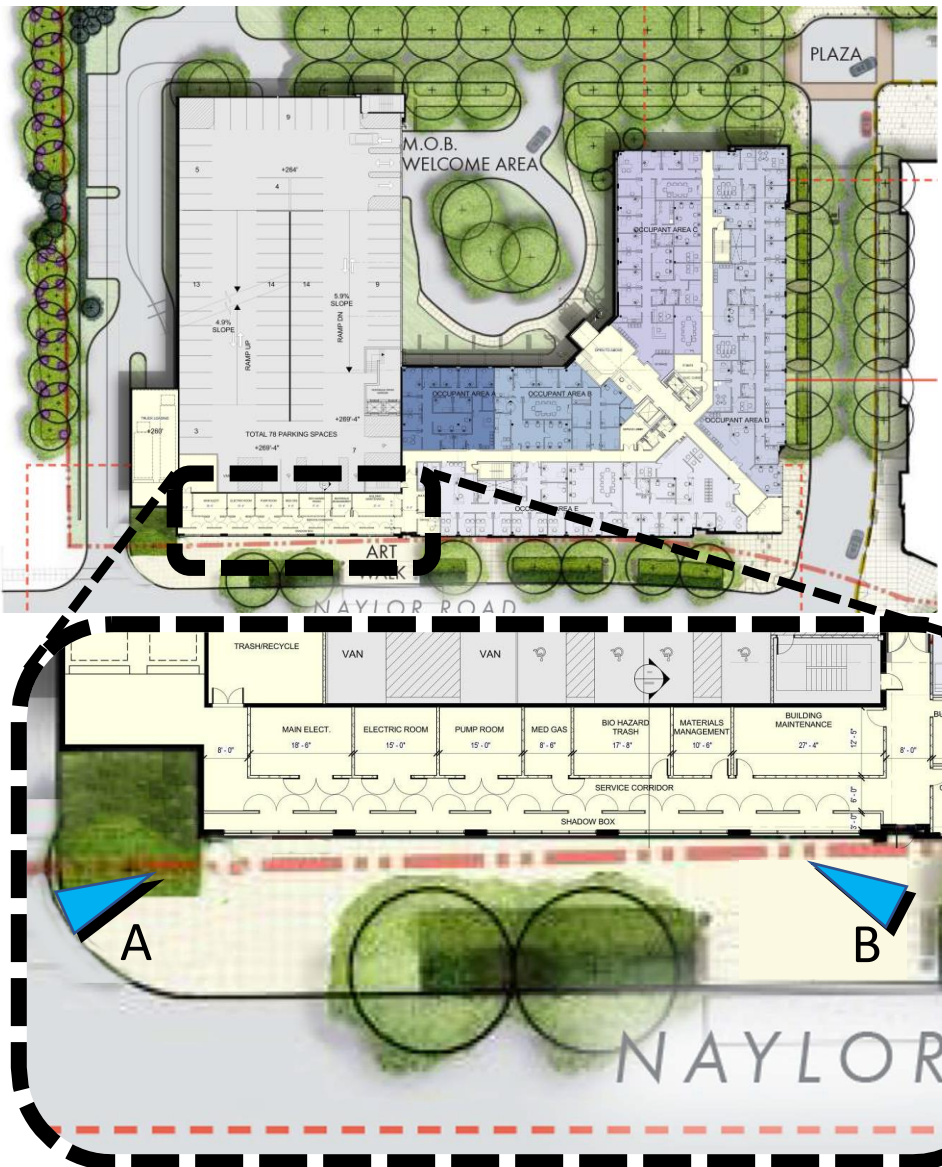
A214

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SKYLAND TOWN CENTER

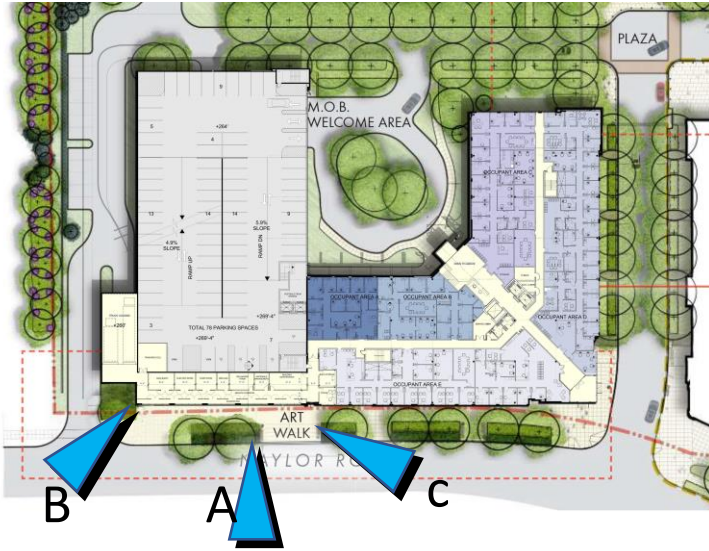


A - VIEW ALONG NAYLOR ROAD

B - VIEW ALONG NAYLOR ROAD



GARAGE UPDATES - STOREFRONT ART SPACE AMENITY



B – SIDEWALK VIEW UP

C – SIDEWALK VIEW UP



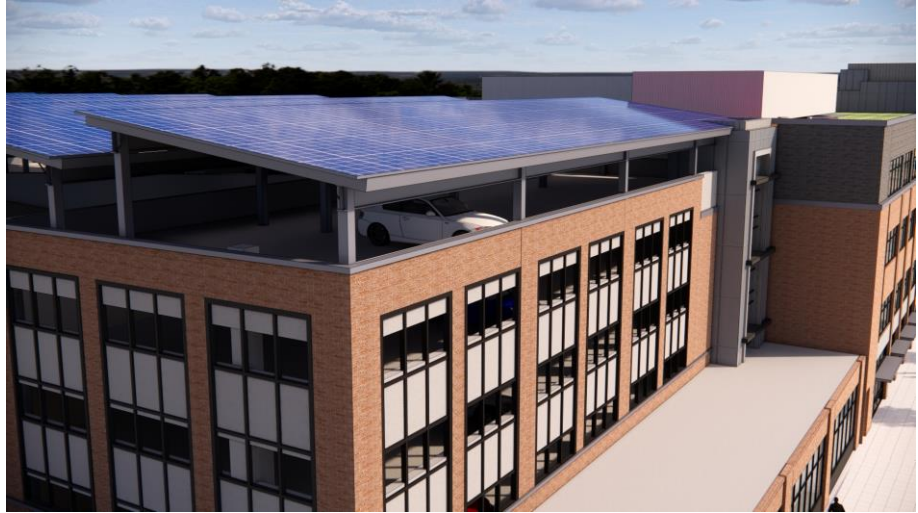
A - VIEW FROM ACROSS NAYLOR ROAD



GARAGE UPDATES – ILLUSTRATIVE VIEWS



GARAGE SECTION AT NAYLOR ROAD



TOP PARKING DECK SOLAR ARRAY

VIEW FROM SIDEWALK



GARAGE UPDATES – PV SOLAR ARRAY



NAYLOR ROAD MOB CORNER ENTRY

A211

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SKYLAND TOWN CENTER



TOWN CENTER DRIVE CORNER

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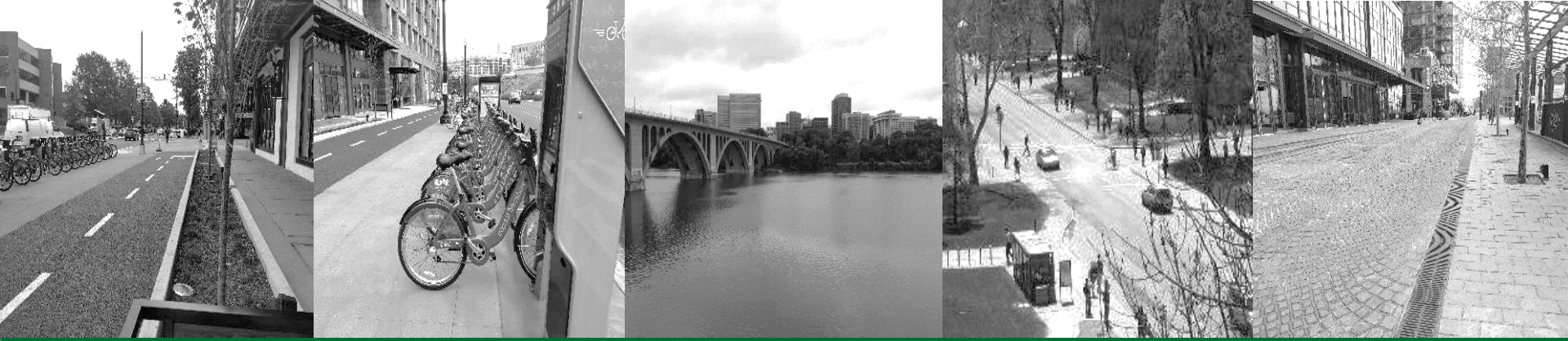


SKYLAND TOWN CENTER



PATIENT ARRIVAL TOWN CENTER DRIVE

A211



Skyland Town Center

Zoning Commission Transportation Presentation
July 23, 2020

GOROVE SLADE
Transportation Planners and Engineers



Site Location



Development Program Comparison

Approved Program

- ZC Cases: 09-03A & 09-03D
- Blocks 1-5
- 500 Residential Units
- 20 Townhomes
- 342,000 SF Retail/Restaurant
- 1,406 Parking Spaces

Modified Program

- ZC Case: 09-03F
- Blocks 1-4
- 515 Residential Units
- 131,344 SF Medical Office
- 132,369 SF Retail/Restaurant
- 1,289 Parking Spaces

Modified Site Plan & Development Program

