2100 K STREET NW

AN ADDITION TO THE IFC HEADQUARTERS

WASHINGTON, DC

A PLANNED UNIT DEVELOPMENT

SUPPLEMENTAL SUBMISSION

Prepared For

BLAKE REAL ESTATE

IFC International Finance Corporation WORLD BANK GROUP

Prepared By

shalom baranes associates | architects

WILES MENSCH CORPORATION
Planning, Engineering, Surveying & Landscape Architecture

March 03, 2014
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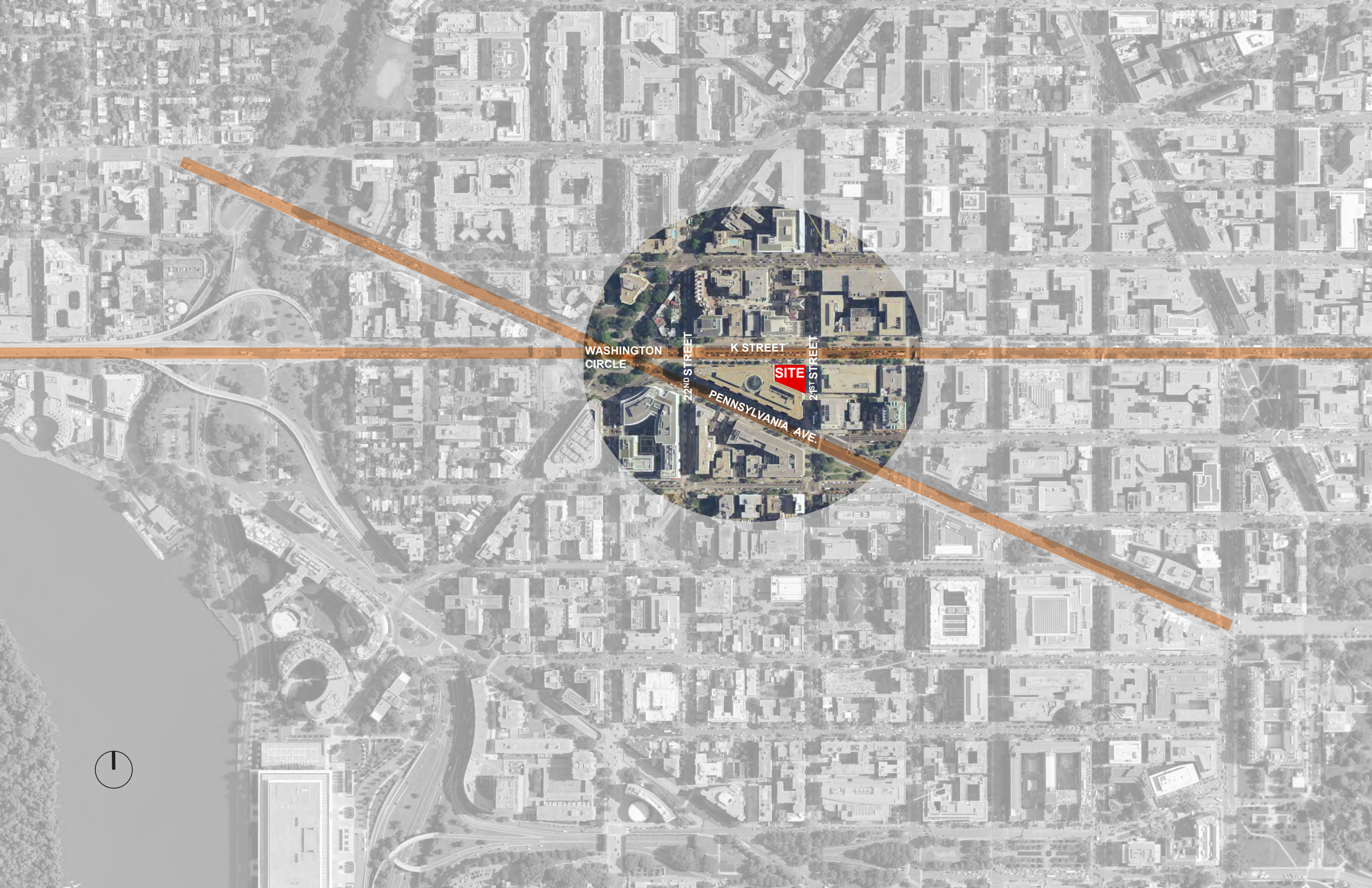
WASHINGTON
CIRCLE
22ND STREET
K STREET
SITE
21ST STREET
PENNSYLVANIA AVE.

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PROJECT NARRATIVE

2100 K STREET, NW – ADDITION TO THE INTERNATIONAL FINANCE CORPORATION HEADQUARTERS

The International Finance Corporation (IFC) occupies a 718,424 square foot building at 2121 Pennsylvania Avenue, NW. The existing headquarters building fills roughly 87% of Square 74, with is bounded by Pennsylvania Avenue, NW to the south, 22nd Street, NW to the west, K Street, NW on the north and 21st Street, NW on the east. The almost triangular square is situated just east of Washington Circle. The site for 2100 K Street, NW, the proposed addition to the IFC headquarters, occupies the northeast corner of the Square, with frontage on K and 21st streets.

The IFC has outgrown its existing building. Originally designed to house a workforce of 1,800, the headquarters building now accommodates roughly 2,800. The proposed addition provides 154,765 square feet of much needed expansion space, and ensures the IFC's viability on the site for the foreseeable future. The addition will align new floors with existing where possible, providing for seamless horizontal expansion. The addition will match the 130' height of the existing building and bring the floor area ratio for the expanded building up to 10.49.

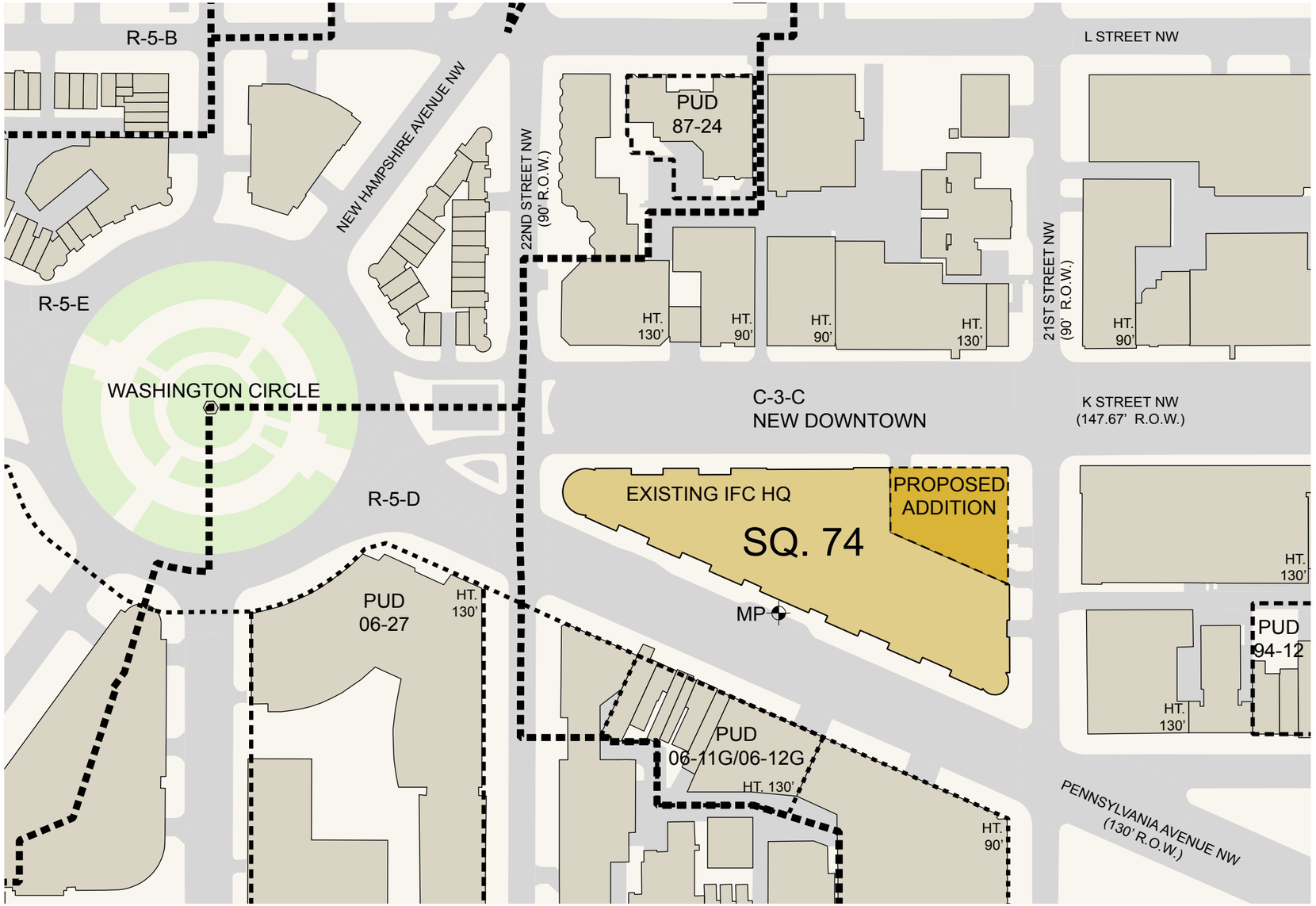
Under the terms of a lease agreement between the IFC and Professional Associates, the owner of the addition, the IFC will lease the space in the addition for a minimum period of 40 years. The IFC also has options to purchase the addition at the end of 20 years and at the end of the lease term. As a result, the addition is very much designed to accommodate the IFC's current expansion program, including a new, street-level lobby presence for a major department under the IFC umbrella. However, in the event that the IFC no longer needs or desires to occupy the addition after the lease term expires, the design of the addition also needs to provide the utility to serve a separate tenant or tenants. Therefore, the addition will have separate parking access and service loading areas.

While the addition seeks to provide seamless horizontal expansion from existing to new space on the interior of the building, the exterior massing and façade design takes a different approach. Rather than mimicking the existing building's facades and creating a single architectural expression across the large city block, the massing and façade design of the addition is a complementary but purposeful contrast to the existing building. This approach results in visual variety along the 21st Street and K Street frontages, and provides more interest in those urban streetwalls. Two-level retail enhances the pedestrian experience at the base of the building.

Even though the addition doesn't replicate the facades of the existing, the massing is very much influenced by the site. The addition marks the corner of the intersection of 21st and K streets with a tower embellishment. The triangular geometry of the embellishment is in part derived from the geometry of the overall site, echoing the diagonal angle of Pennsylvania Avenue. The width of the new facades and the tower are derived from the bay widths found in the existing building, creating a complementary façade rhythm for the entire building.

Taught and contemporary glass facades with terracotta screens provide a counterpoint to the three-dimensional precast detailing of the existing structure. The terracotta color provides a visual connection back to the primary color used in the polychromatic precast on the existing building.

ZONING DIAGRAM



SITE INFORMATION

SQUARE: 74

ZONE: C-3-C
NEW DOWNTOWN RECEIVING ZONE
FOR TDR'S

SITE AREA:

LOT 49 (EXISTING IFC BUIILDING):	72,089.90
LOTS 832 & 840 (ADDITION):	11,111.20
	83,201.10

(THE 3 LOTS THAT COMPRISE SQUARE 74 ARE CURRENTLY BEING SUBDIVIDED INTO A SINGLE RECORD LOT)

STREET FRONTAGES:

PENNSYLVANIA AVENUE, NW: 130'
(USED FOR BOTH BUILDING HEIGHT AND MEASURING POINT PURPOSES)

K STREET, NW: 147.67'
(USED FOR REAR YARD MEASUREMENT PURPOSES)

21ST STREET, NW: 90'

22ND STREET, NW: 90'

LOT CONFIGURATION: CORNER LOT FRONTS ON THREE STREETS
(REAR YARD MEASURED FROM THE CENTER OF K STREET, NW)

MEASURING POINT: 71.58'
(TOP OF CURB AT THE MIDDLE OF THE BUILDING FRONTAGE ON PENNSYLVANIA AVENUE, NW)

MAIN ROOF PARAPET: 201.58'

DEVELOPMENT PLAN

PROPOSED ADDITION

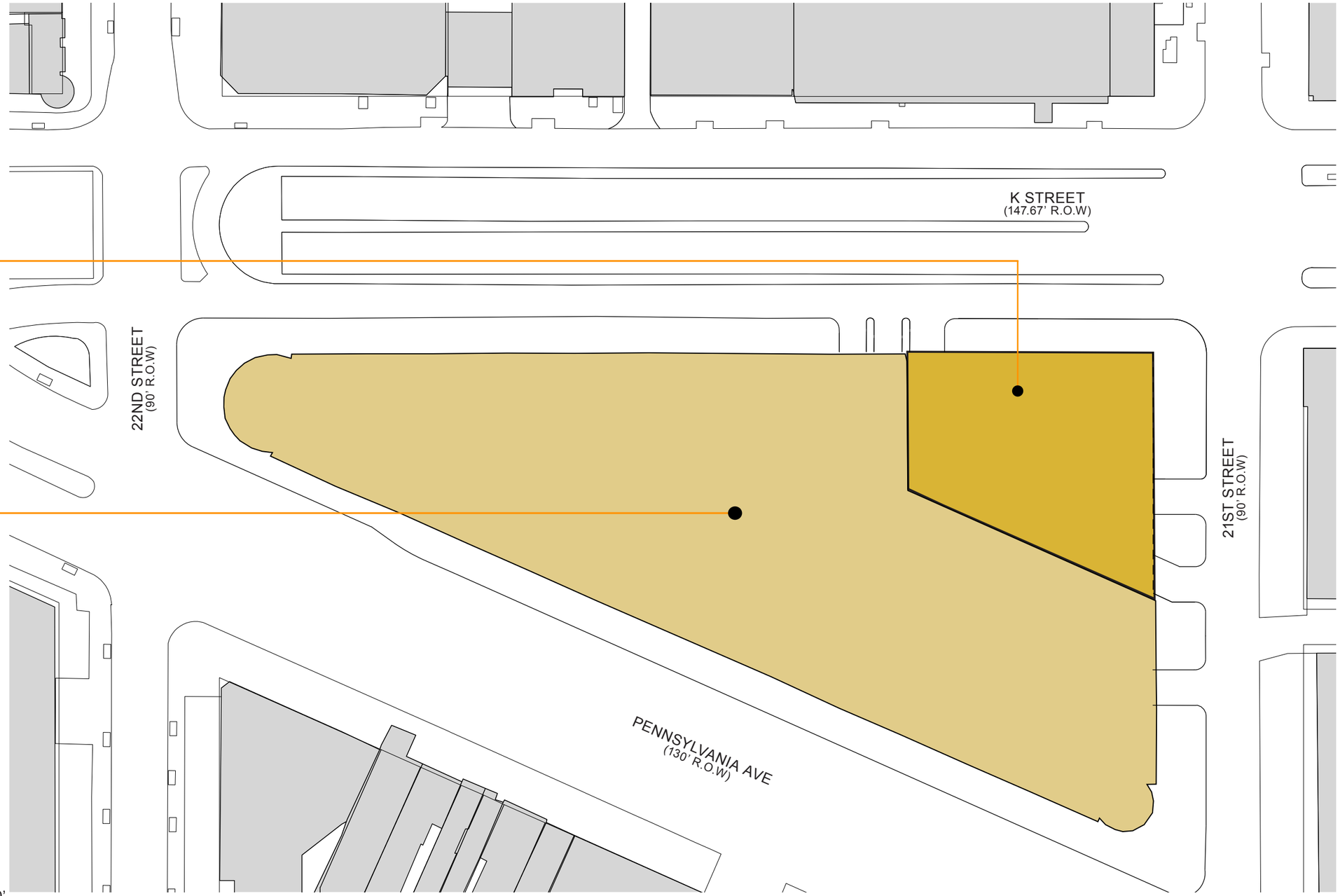
- 130’ HEIGHT
- 1.86 FAR
- 154,765 TOTAL GFA
- 4,000 GFA RETAIL MIN.
- 48 PARKING SPACES

EXISTING BUILDING

- 130’ HEIGHT
- 8.63 FAR
- 718,424 TOTAL GFA
- 331 PARKING SPACES

COMBINED BUILDING

- 130’ HEIGHT
- 10.49 FAR
- 873,189 TOTAL GFA
- 4,000 GFA RETAIL MIN.
- 379 PARKING SPACES



0’ 60’ 120’

2100 K STREET, NW

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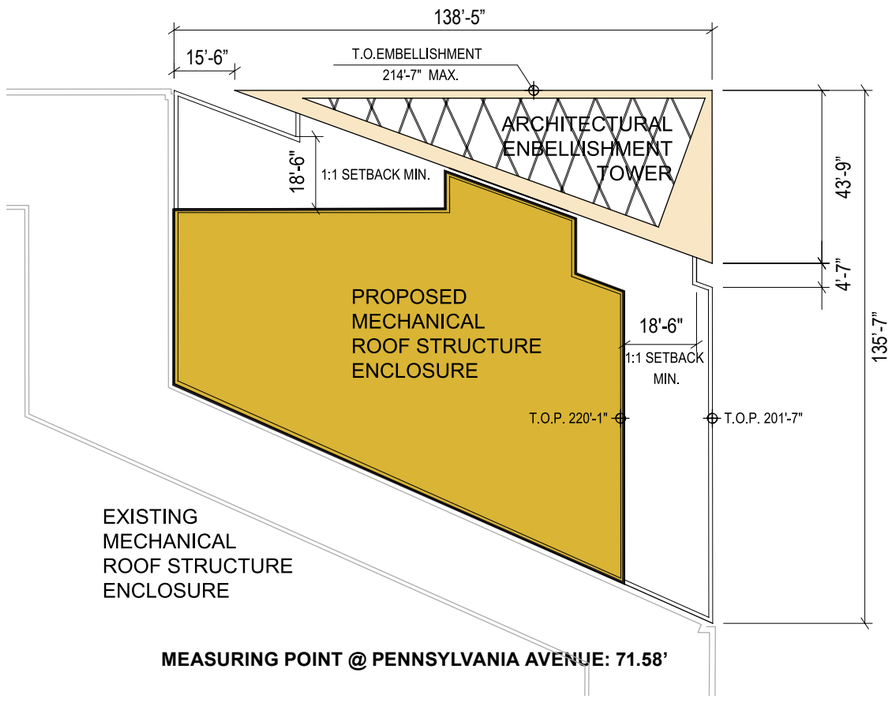
DEVELOPMENT DATA

GROSS FLOOR AREA TABULATIONS

LEVEL	Existing 2121 Pennsylvania Ave., NW [1]	Proposed 2100 K St., NW Addition	Total GFA
11	62,685	14,070	76,755
10	62,966.5	14,070	77,036
9	62,966.5	14,330	77,296.5
8	62,966.5	14,330	77,296.5
7	62,966.5	14,330	77,296.5
6	62,966.5	14,330	77,296.5
5	64,500	14,330	78,830
4	63,764	14,330	78,094
3	63,764	14,000	77,764
2	61,787	12,900	74,687
1	64,928	5,435	70,363
G [2]	22,164	8,310	30,474
	718,424.0	**154,765**	**873,189**

1. The existing 2121 Pennsylvania Avenue, NW numbers are taken from the original Koubek/Graves worksheet and correspond to the Zoning Comp Sheet.
2. The Ground level was calculated for the entire site using the perimeter method due to the slope across the site.



MEASURING POINT @ PENNSYLVANIA AVENUE: 71.58'

		C-3-C / Receiving Zone / PUD			
		Req'd/Allowed	Existing	Req'd/Allowed for Addition	Proposed in Addition
Height:	§1709	130' max	130'	130'	130'
Floor Area Ratio (FAR):	§1709 & §2405	10.5	8.63	1.87	1.86
Gross Floor Area: [1]	§199	873,612	718,424	155,188	154,765
Green Area Ratio:	Chapter 34	N/A (N/A where an addition is less than 100% of the assessed value)	N/A	N/A (0.20 min required for new C-3-C buildings, typ.)	0.20 min [2]
Lot Occupancy %:	§772	100% max	82.20%	17.80%	99%
Rear Yard:	§774	2.5" per ' = 28.87' min (from grade at the rear of the structure to the roof parapet)	73.83' (measured from the centerline of K Street, NW)	28.87' min	73.83' (measured from the centerline of K Street, NW)
Side Yard:	§775	none required	none provided	none required	none provided
Open Court:	§776	none required	30'	none required	none provided
Roof Structures	§411				
Number:		1 per elevator core	1	1	1
Height/Setback:		18.5' max/1:1 min		18.5' max/1:1 min	18.5' max/1:1 min
Parking: [3]	Chapter 21	299 (less 2,000 sf, 1 per 1,800 GFA; 25% Metro reduction)	331	none required (intensity of use increase < 25%)	48
Loading: [4]	Chapter 22	3 @ 12'x30'; 1 @ 10'x20'	3 @ 12'x30'; 1 @ 10'x20'	none required	1 @ 12'x30'; 1 @ 10'x20'

Notes:
1. A minimum of 4,000 SF would be retail, the remainder is office.
2. While not required, the equivalent of 0.20 of the addition's site area will be provided within the addition and existing building combined.
3. Office parking only. Retail parking is not required with less than 3,000 sf of retail GFA, and is also not required because the addition is less than 25% of the existing building.
4. Office loading only. Retail loading is not required with less than 8,000 sf or retail GFA, and is also not required because the addition is less than 25% of the existing building.

TRANSFER DEVELOPMENT RIGHTS TABULATIONS

Site Area: 83,201.10

Gross Floor Area:

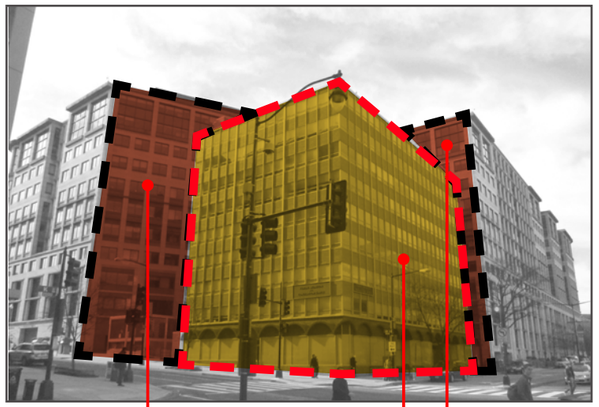
Matter of Right:	540,807.15	=	6.50
Additional needed for PUD:			
TDR's:	291,363.95	=	3.50
ZC Granted Additional Density:	41,017.90	=	0.49
	873,189.00	=	10.49

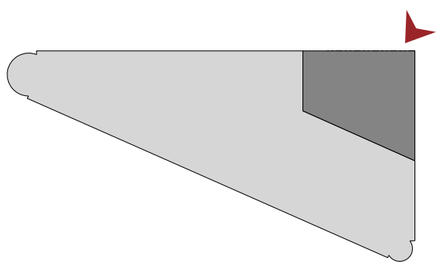
Total Achievable Density in the PUD	-	Matter of Right Density at 6.5 FAR	=	Additional Density Needed for PUD	-	TDR's Assigned to the Existing IFC Building*	-	TDR's Assigned to the 2100 K Addition**	=	Additional Density Requested of the DC Zoning Commission
872,180.50		**540,807.15**		**331,373.35**		**252,313.95**		**39,050.00**		**40,009.40**

* TDR's tied to the existing 2121 building: TDR Record #92000069307 = 82,745.95 sf and TDR Record #92000040568 = 169,568.00 sf
** TDR's tied to the 2100 K addition: TDR Record #9200072176 = 39,050.00 sf

OVERALL RENDERING

EXISTING SITE PHOTO





EXISTING SITE PHOTOS

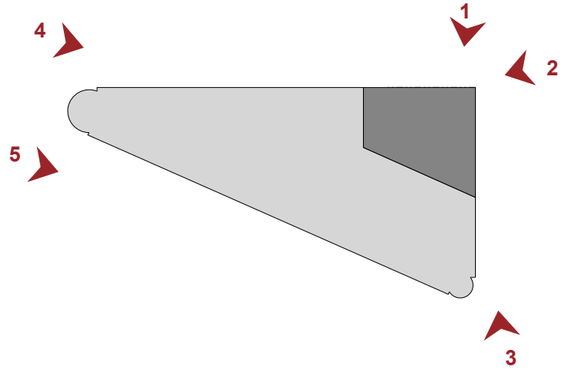
1 K STREET LOOKING SOUTH DOWN 21ST STREET

2 21ST STREET LOOKING WEST DOWN K STREET

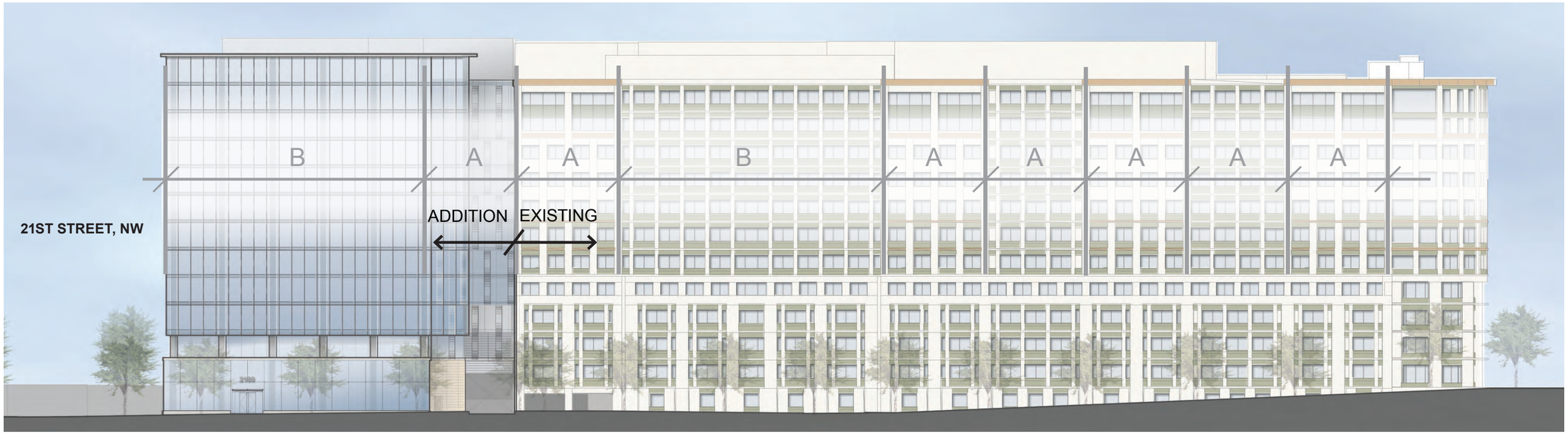
3 PENNSYLVANIA AVE. LOOKING NORTH DOWN 21ST STREET

4 22ND STREET LOOKING EAST DOWN K STREET

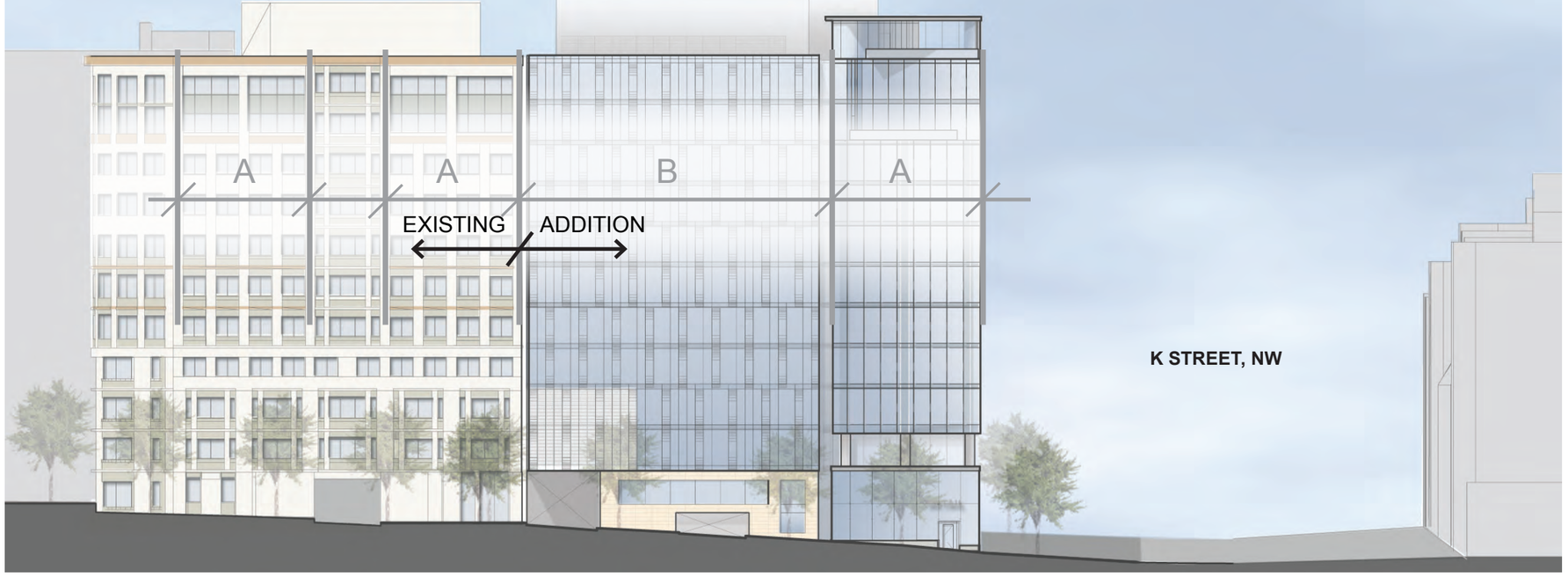
5 WASHINGTON CIRCLE LOOKING EAST DOWN PENNSYLVANIA AVE.



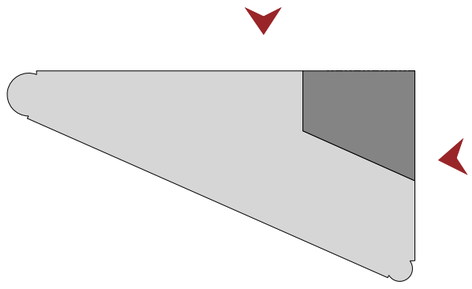
FACADE DIAGRAM (STREET BAY RHYTHM)



NORTH ELEVATION
K STREET (N.T.S)



EAST ELEVATION
21ST STREET (N.T.S)



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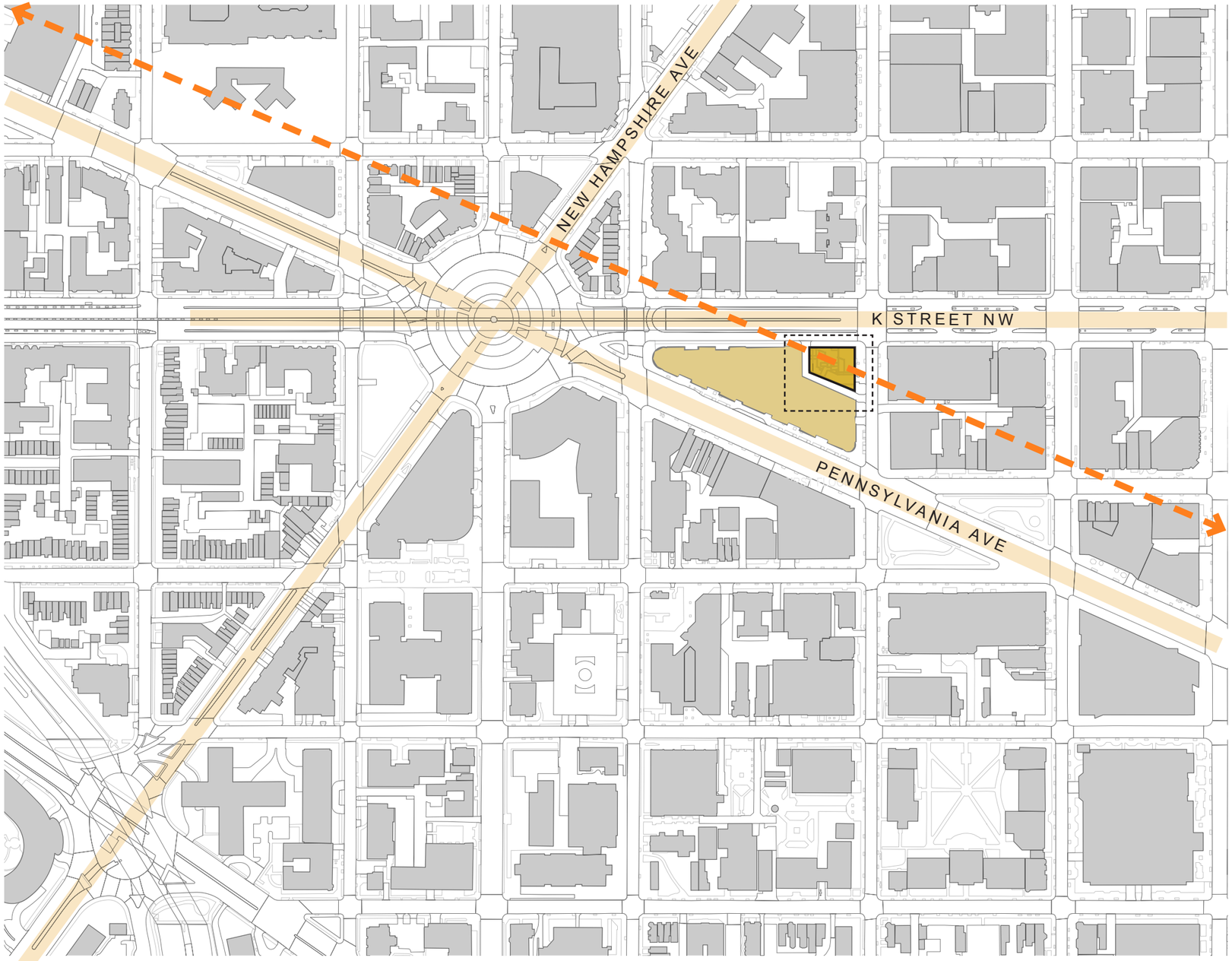
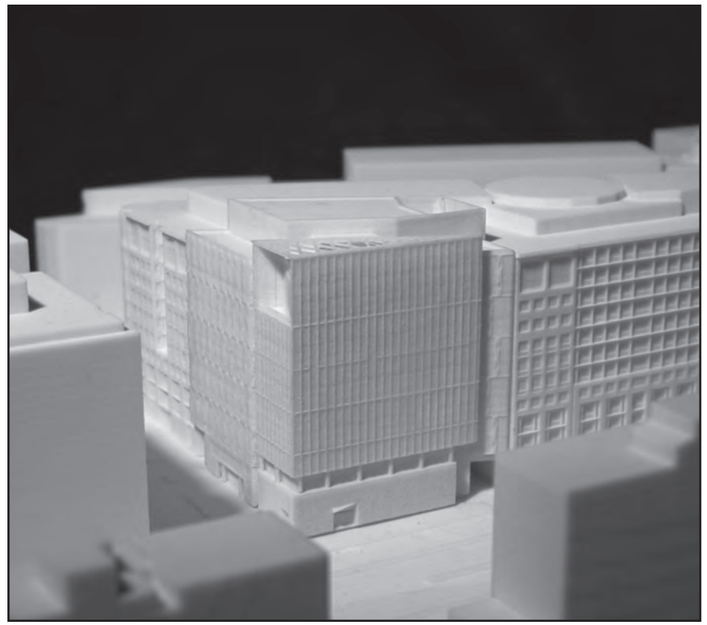
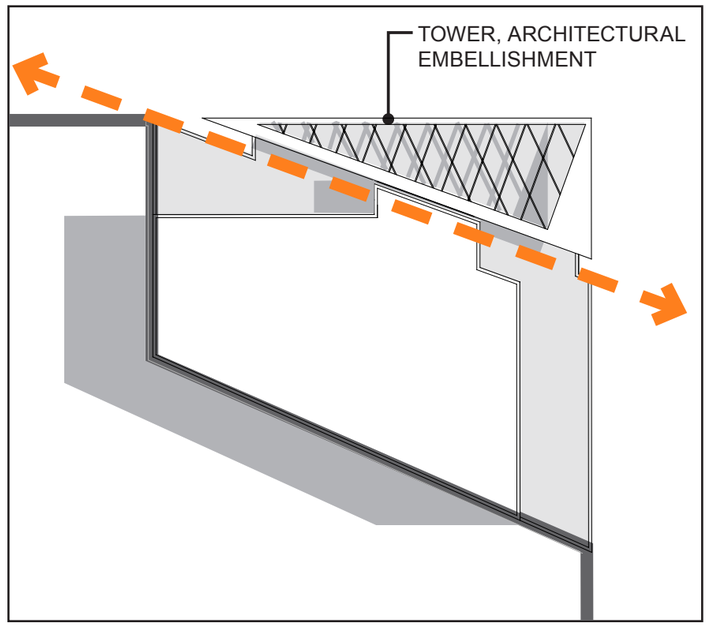
MASSING DIAGRAM AND MODEL PHOTOS







0’ 100’ 200’

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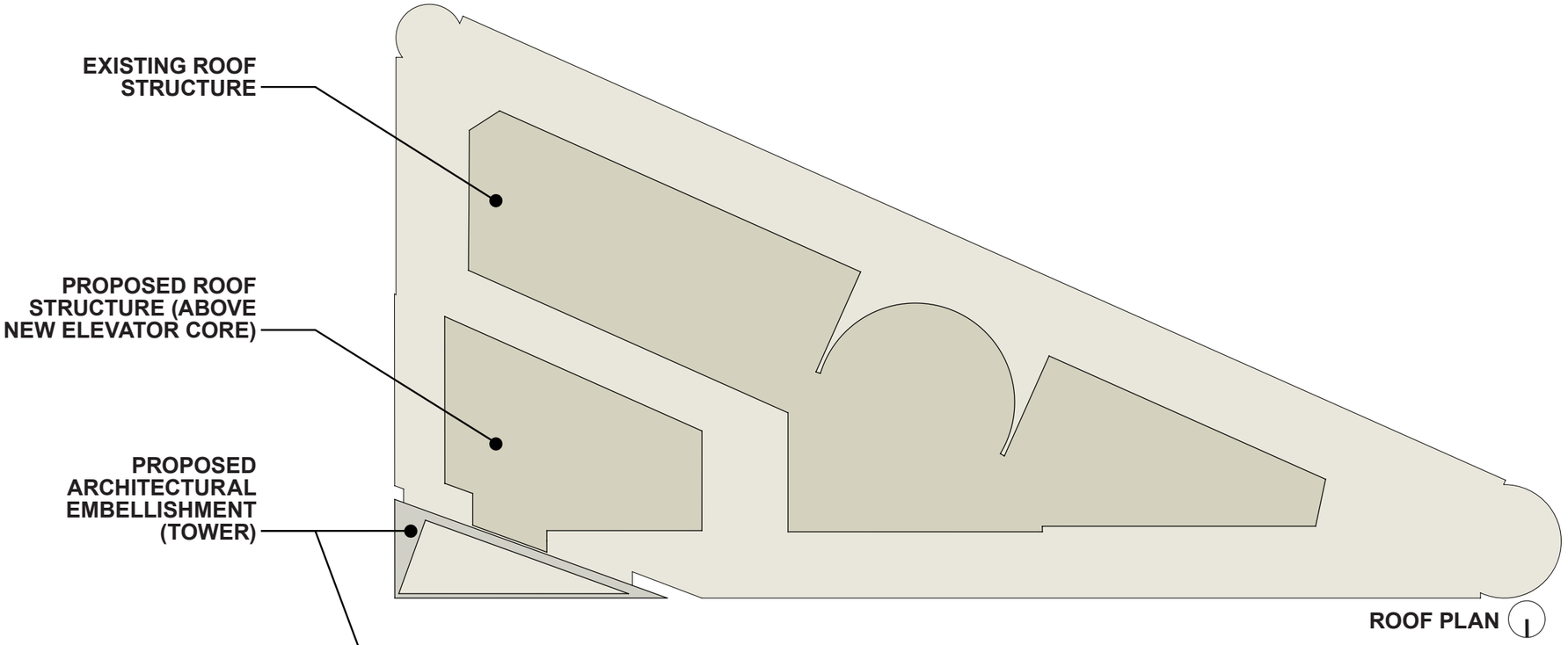
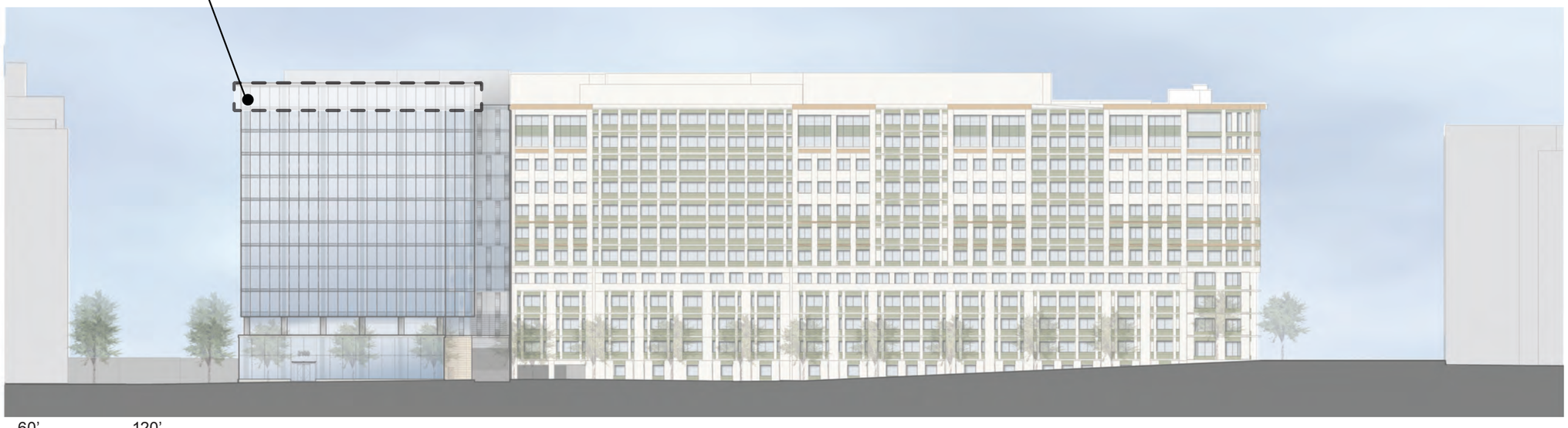
ROOF STRUCTURE / EMBELLISHMENT DIAGRAM



ROOF PLAN

NOTE: ROOF STRUCTURE SETBACK A MINIMUM OF 1:1, WITH A MAXIMUM HEIGHT OF 18’-6” ABOVE THE ROOF



0’ 60’ 120’

K STREET ELEVATION

21 ST STREET LOOKING WEST DOWN K STREET

PROPOSED ARCHITECTURAL EMBELLISHMENT
SIGNIFICANTLY SCREENS MECHANICAL ROOF ENCLOSURE

W/O ARCHITECTURAL EMBELLISHMENT

K STREET LOOKING SOUTH DOWN 21ST STREET

PROPOSED ARCHITECTURAL EMBELLISHMENT
SIGNIFICANTLY SCREENS MECHANICAL ROOF ENCLOSURE

W/O ARCHITECTURAL EMBELLISHMENT

ROOF EMBELLISHMENT STUDY

PROPOSED DESIGN

MARCH 03,2014

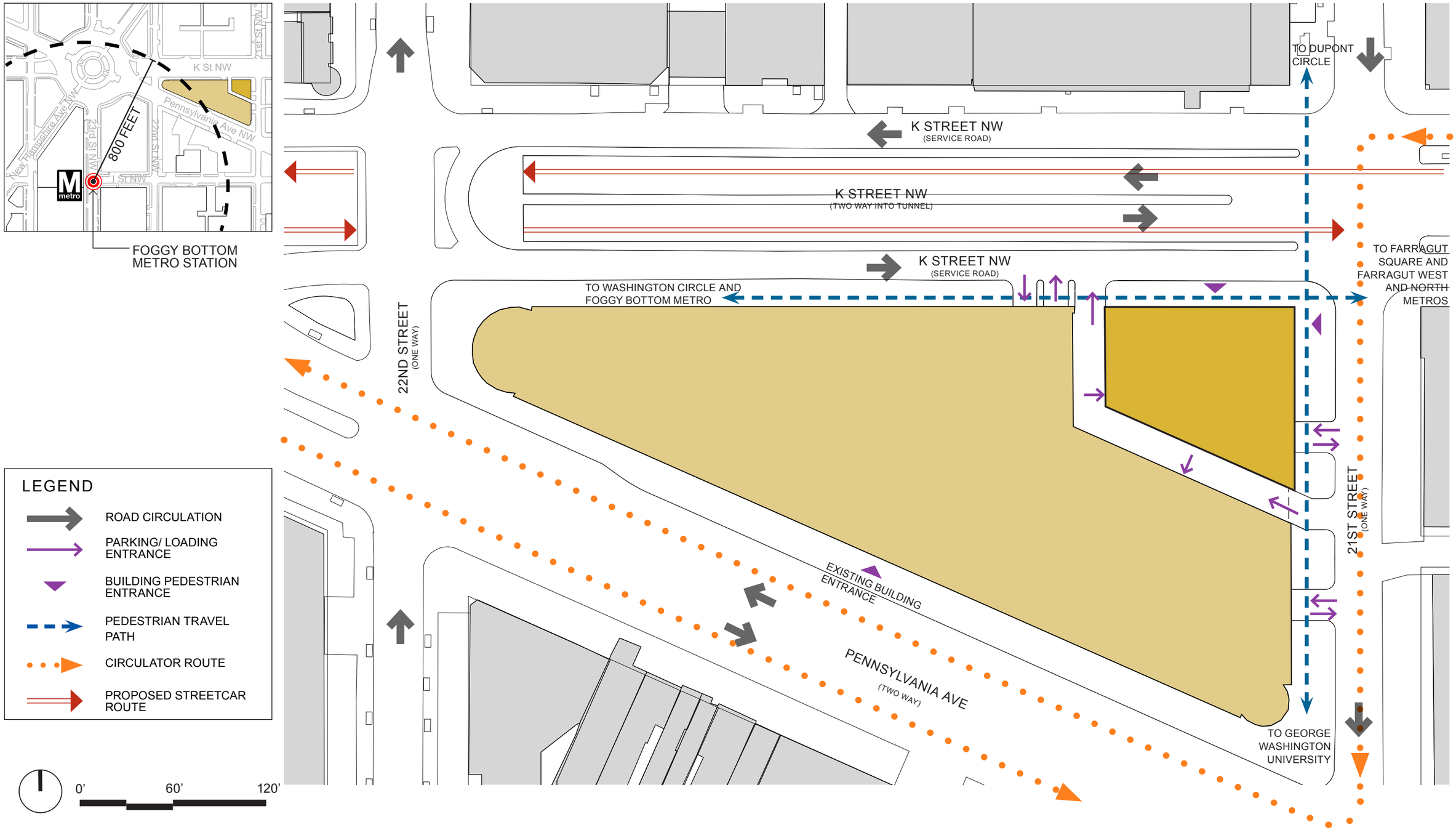
By sloping the top of the embellishment down to the height limit at the west end. The embellishment surface area along K street is reduced by roughly 50%, and the triangular elevation form references the triagular plan form of the tower.

PROPOSED ALTERNATE DESIGN

SLOPE TO HEIGHT LIMIT

ADDITIONAL RENDERINGS

SITE CIRCULATION DIAGRAM-OVERALL SITE



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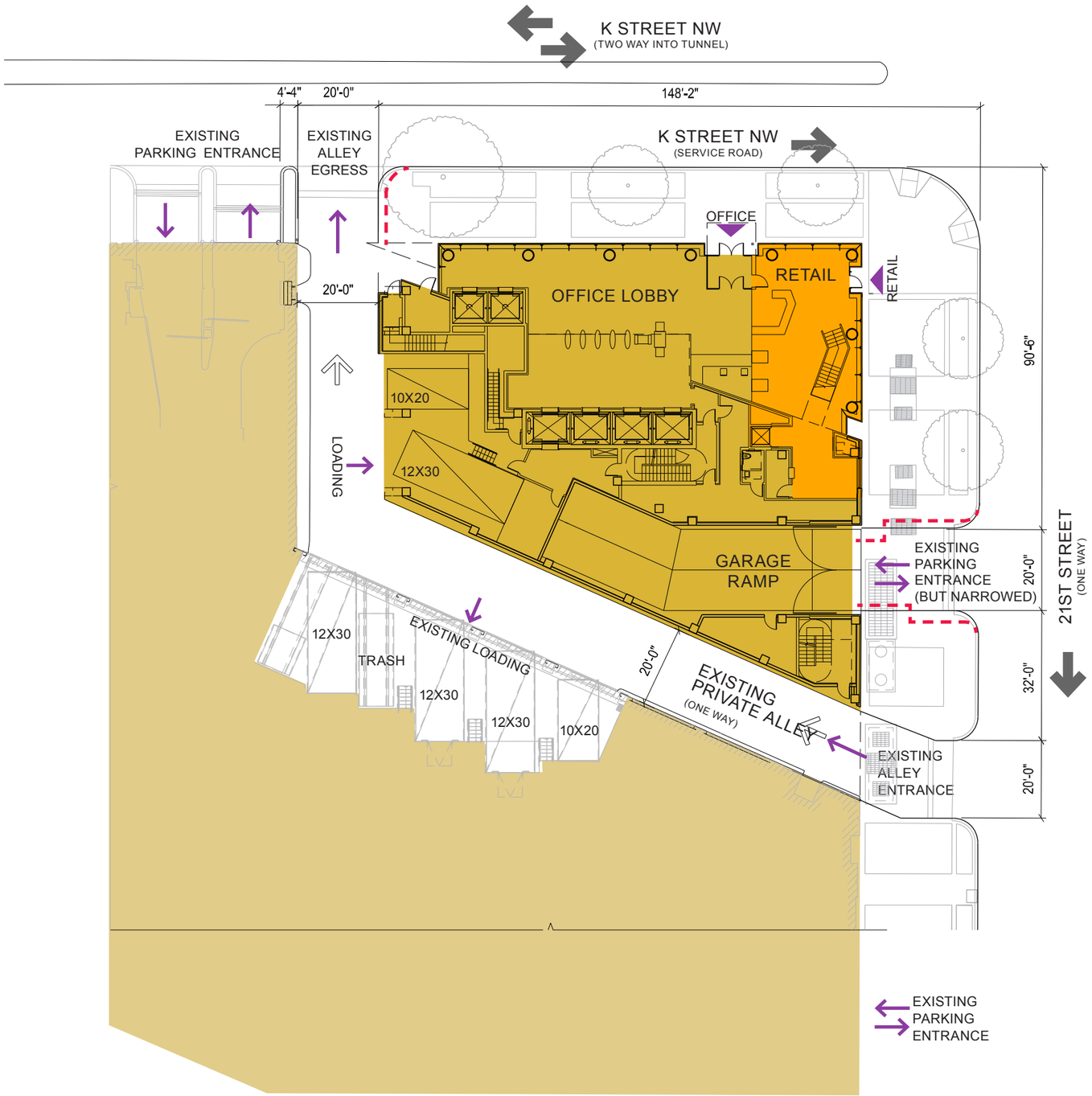
SITE CIRCULATION DIAGRAM - ADDITION



LEGEND

- PARKING/ LOADING ENTRANCE
- BUILDING PEDESTRIAN ENTRANCE
- ROAD CIRCULATION
- EXISTING CURB CUT

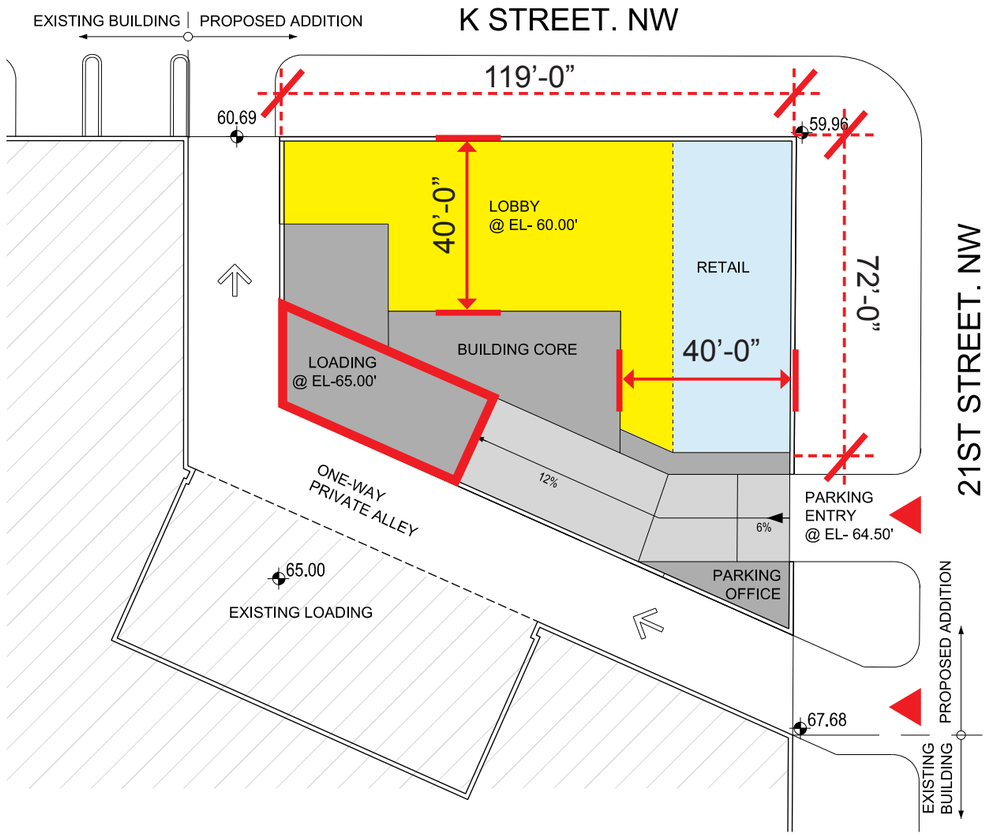
NOTES:

REFER TO THE SURVEY/EXISTING CONDITIONS PLAN FOR THE LOCATION OF EXISTING CURB OUTS AND SITE ACCESS.

BECAUSE BOTH 21ST STREET AND THE K STREET SERVICE ROAD ARE ONE WAY, ALL TRAFFIC MOVEMENTS WILL BE RIGHT-IN AND RIGHT-OUT ONLY

0’ 30’ 60’

PARKING ENTRY STUDY



PROPOSED PUD DESIGN

2 ENTRIES ON 21ST STREET, NW

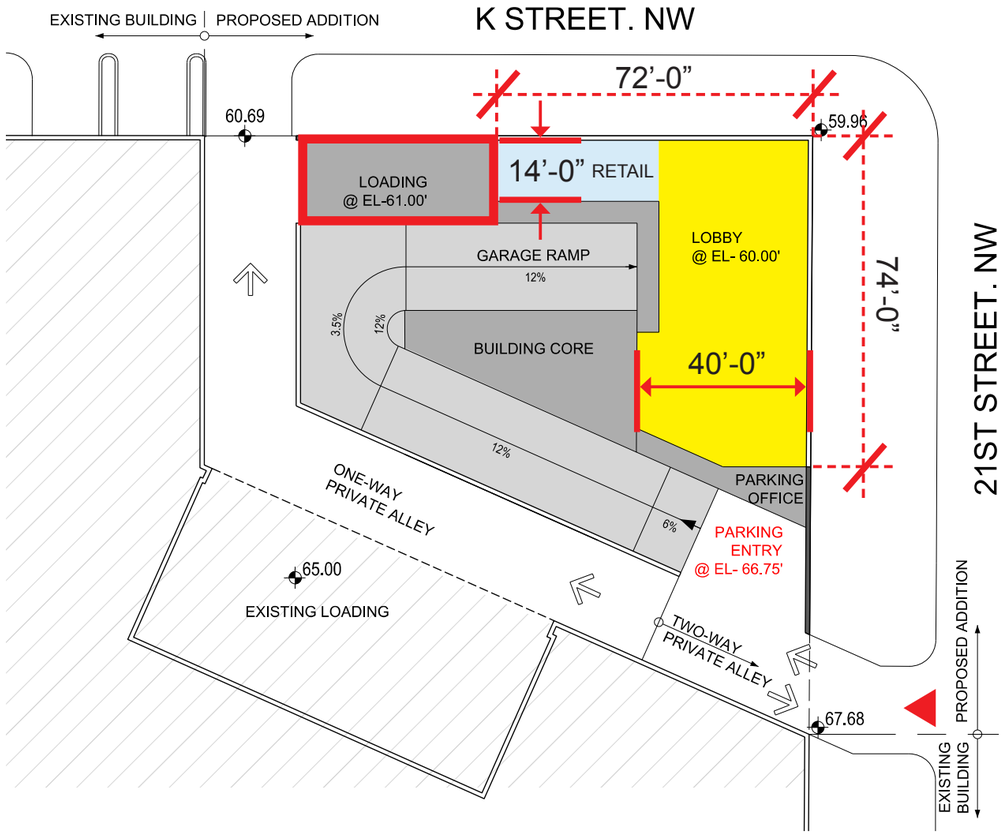
SPACE FOR LOBBY AND RETAIL ALONG K ST AND 21ST ST.

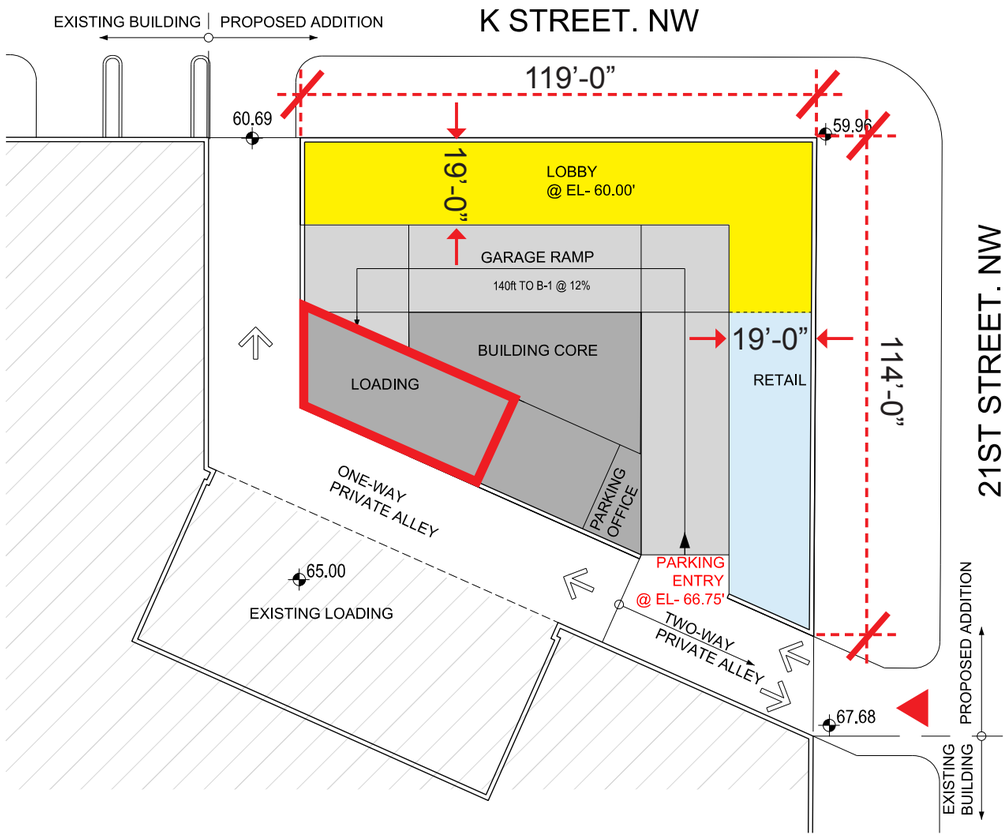
CONCEALED LOADING AREA.

ALL CURB CUTS ARE EXISTING, BUT SOME ARE NARROWED

GROUND LEVEL PLAN DIAGRAMS NOT TO SCALE

PARKING ENTRY STUDY - ADDITIONAL DIAGRAMS





REJECTED DESIGN - CASE 1

1 ENTRY ON 21ST STREET, NW

REJECTED DESIGN - CASE 2

1 ENTRY ON 21ST STREET, NW

COMPARED TO THE PROPOSED PUD DESIGN, THE PARKING RAMPS IN THE REJECTED DESIGNS START AT A HIGHER GRADE ELEVATION AND DEEPER INTO THE GROUND FLOOR FOOTPRINT, AND THEREFORE REQUIRED MORE GROUND FLOOR AREA TO SLOPE DOWN TO BELOW-GRADE PARKING.

LOBBY SHIFTS TO 21ST ST AND CORNER

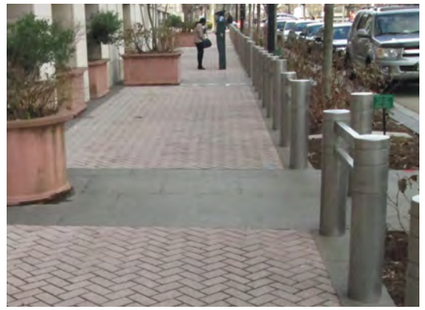
NO RETAIL SPACE ON 21ST ST.

NARROW AND SMALL RETAIL ON K ST.

LOADING AREA WITH K ST FRONTAGE.

NO ACCESS FROM THE STREET TO THE BUILDING CORE.

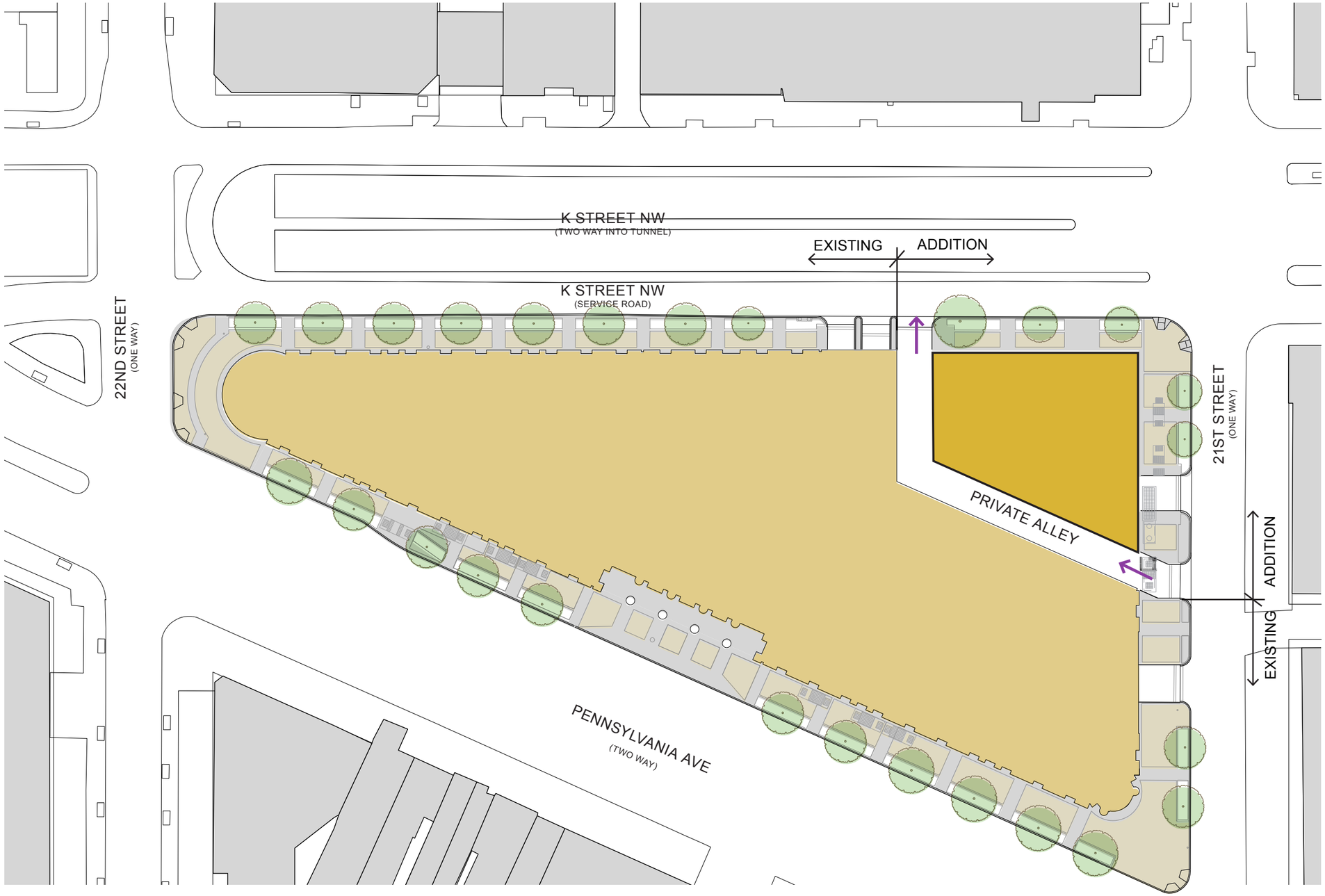
SITE/STREETSCAPE PLAN- OVERALL PLAN



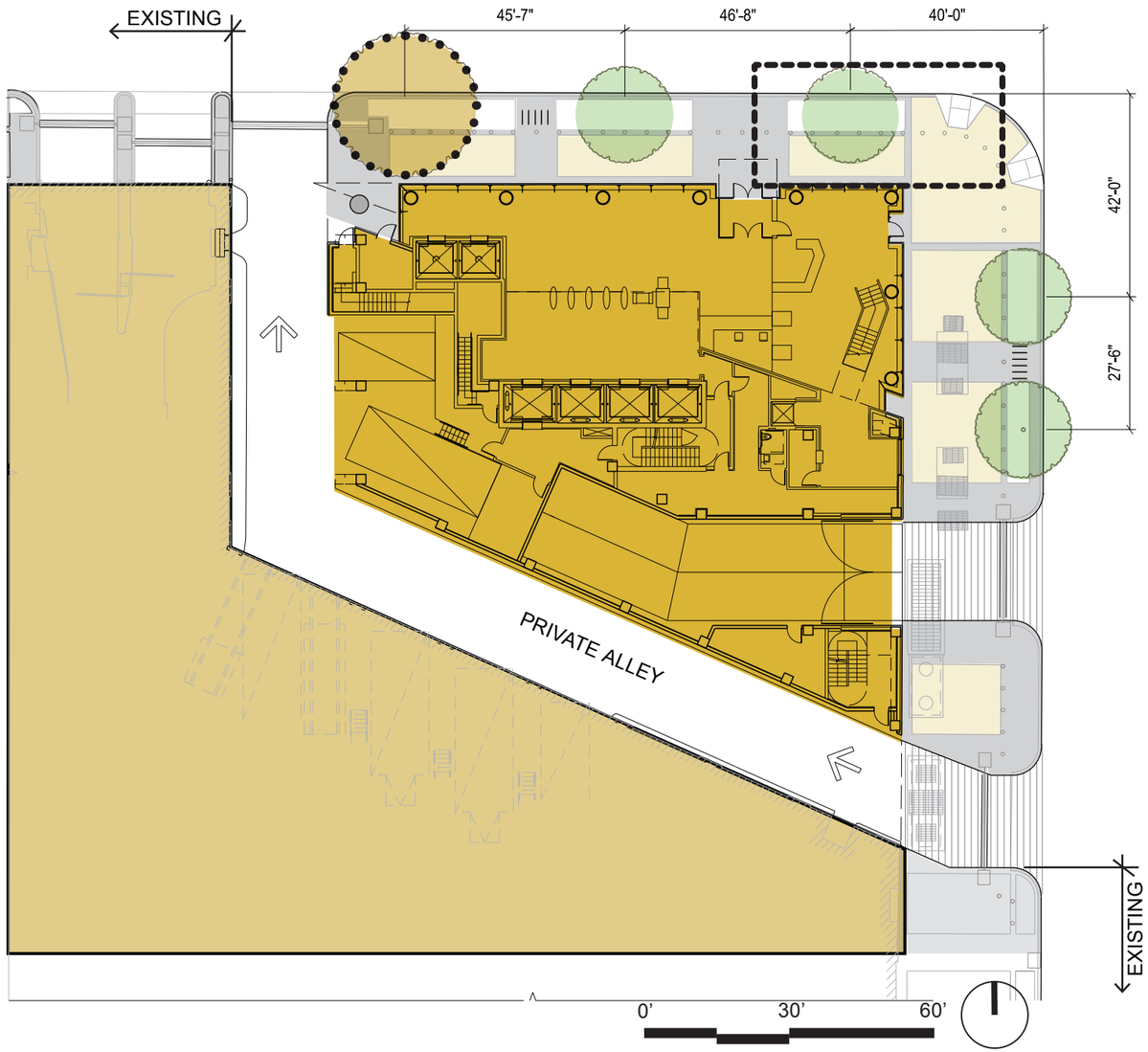
EXISTING IFC PUBLIC SIDEWALK DESIGN

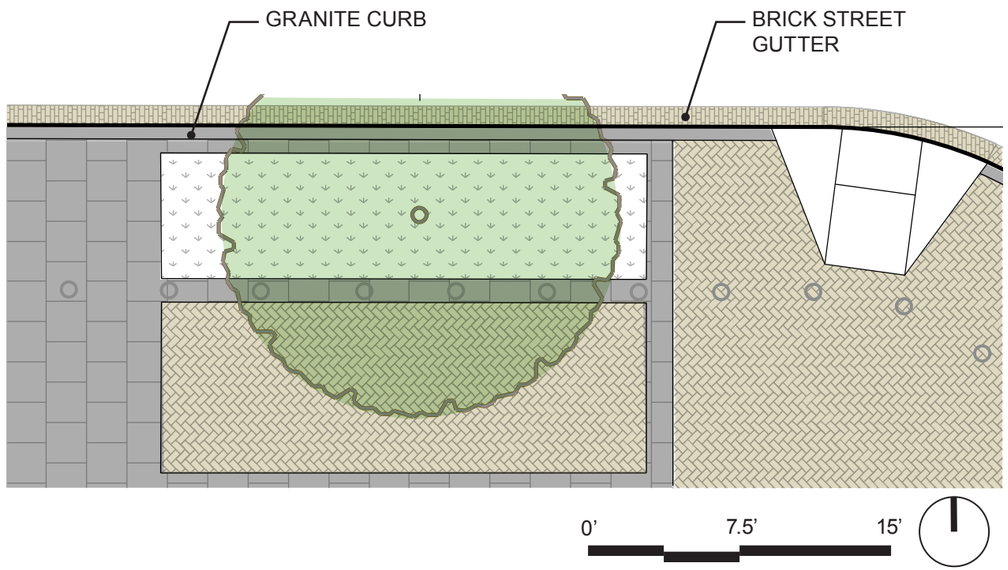
EXISTING IFC PUBLIC SIDEWALK DESIGN

EXISTING IFC PUBLIC SIDEWALK DESIGN



SITE STREETSCAPE PLAN - ADDITION





LEGEND

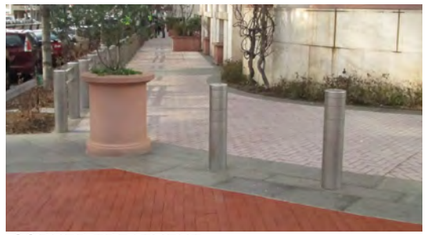
- PROPOSED NEW TREE
- EXISTING TREE TO REMAIN
- BICYCLE RACK
- GRANITE PAVING TO MATCH EXISTING
- BRICK PAVING TO MATCH EXISTING
- SCORED CONCRETE
- STREET GRATE VAULT

NOTES:

PUBLIC SIDEWALK DESIGN TO MATCH EXISTING IFC BUILDING SIDEWALK TREATMENT

SITE/SECURITY PLAN- OVERALL PLAN

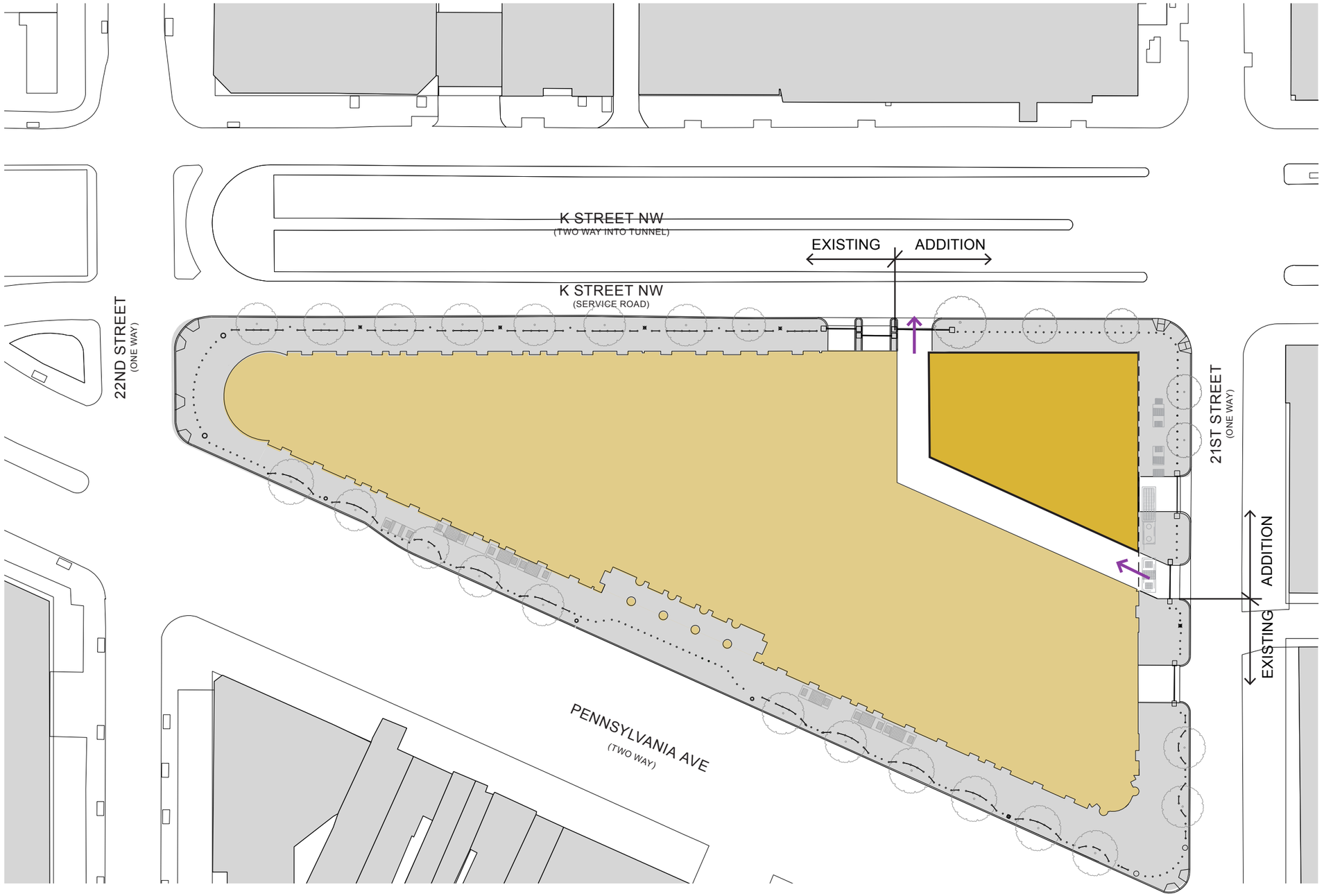
PRECAST PLANTER & BOLLARD FENCE



CORNER TREATMENT

OPERABLE BARRIER

EXISTING IFC SECURITY ELEMENTS



0’ 60’ 120’

2100 K STREET, NW

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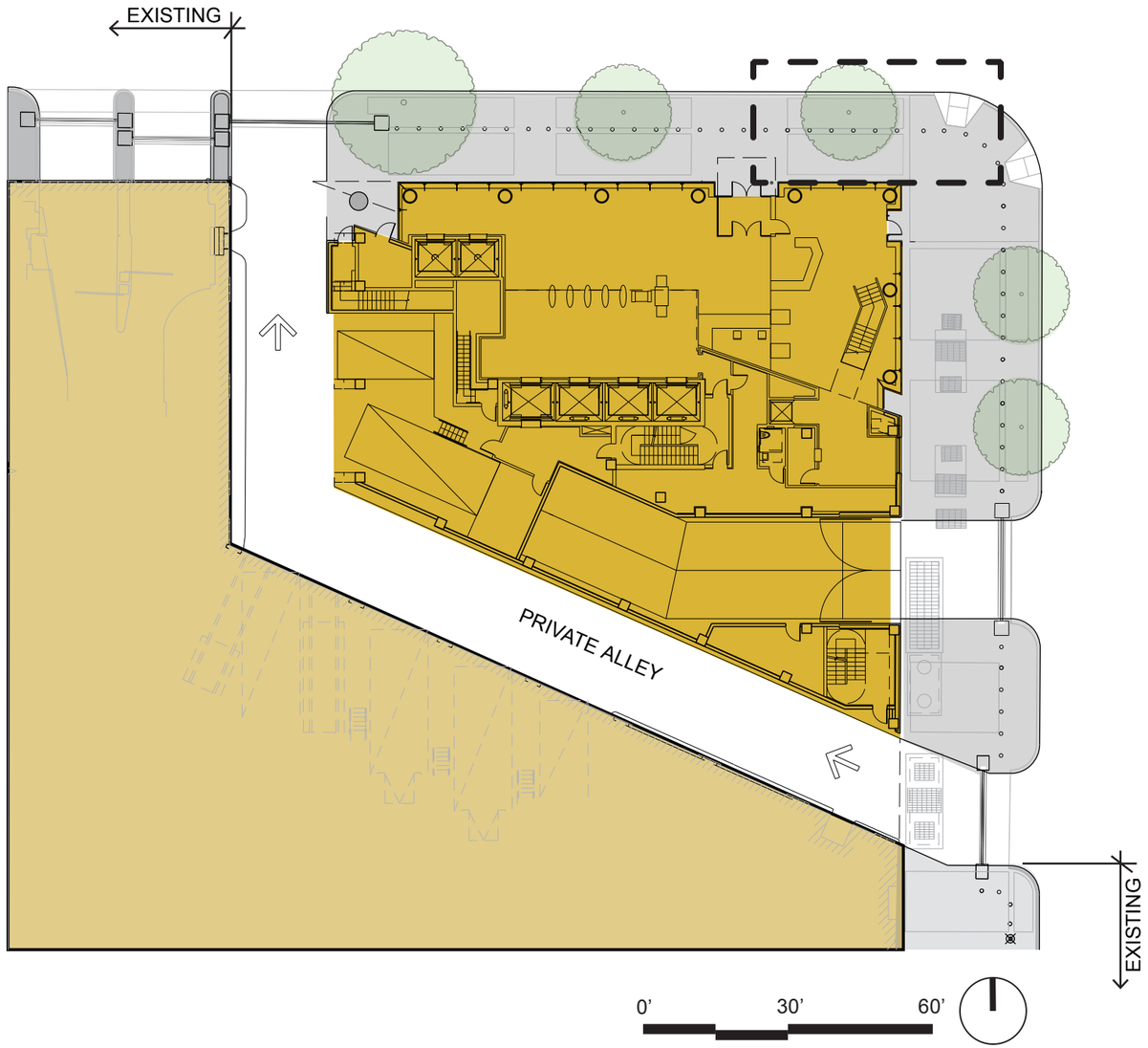
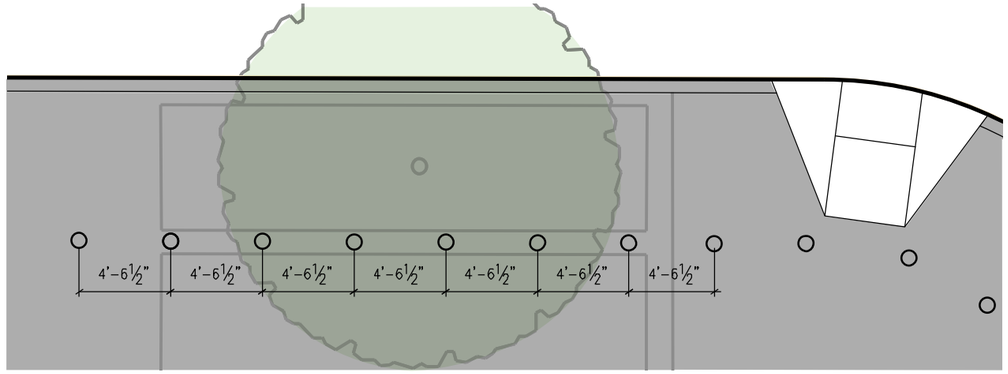
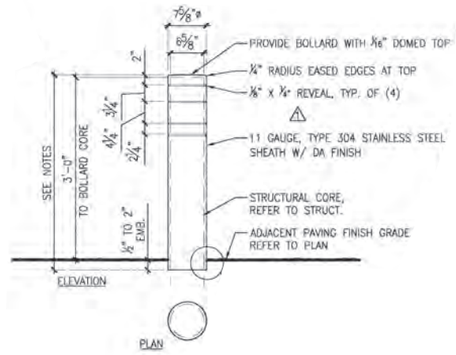
SITE SECURITY PLAN - ADDITION







HARDENED STANDARD BOLLARD

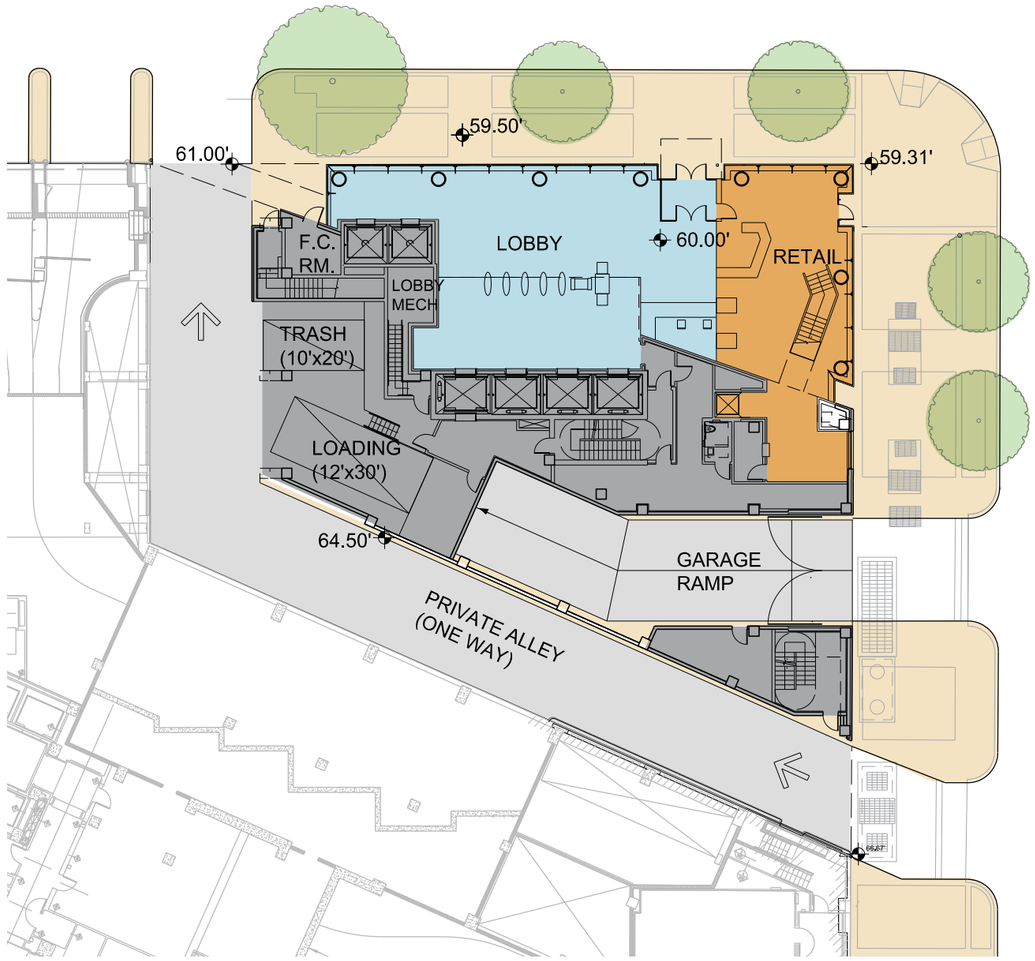
LEGEND

- TREE
- HARDENED BOLLARD
- BOLLARD
- OPERABLE BARRIER

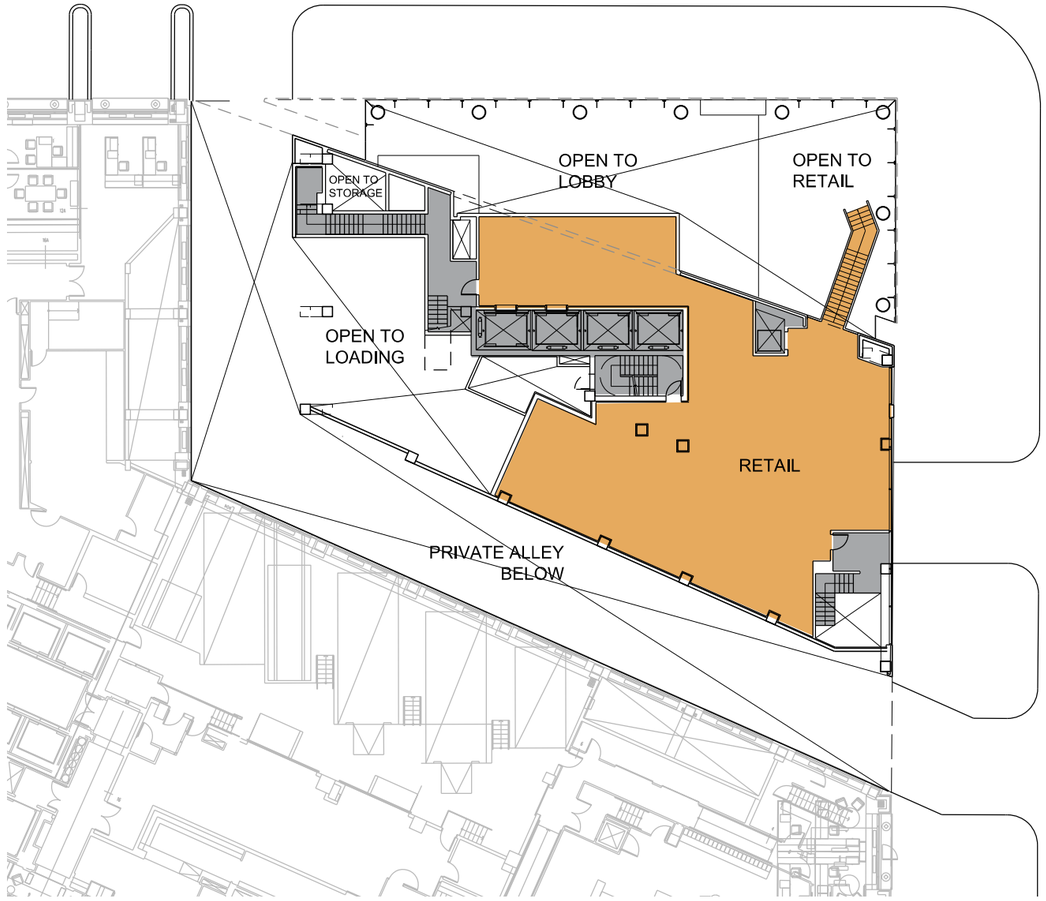
NOTES:

SECURITY DESIGN TO MATCH EXISTING IFC BUILDING SECURITY TREATMENT

FLOOR PLANS



GROUND LEVEL (K STREET)

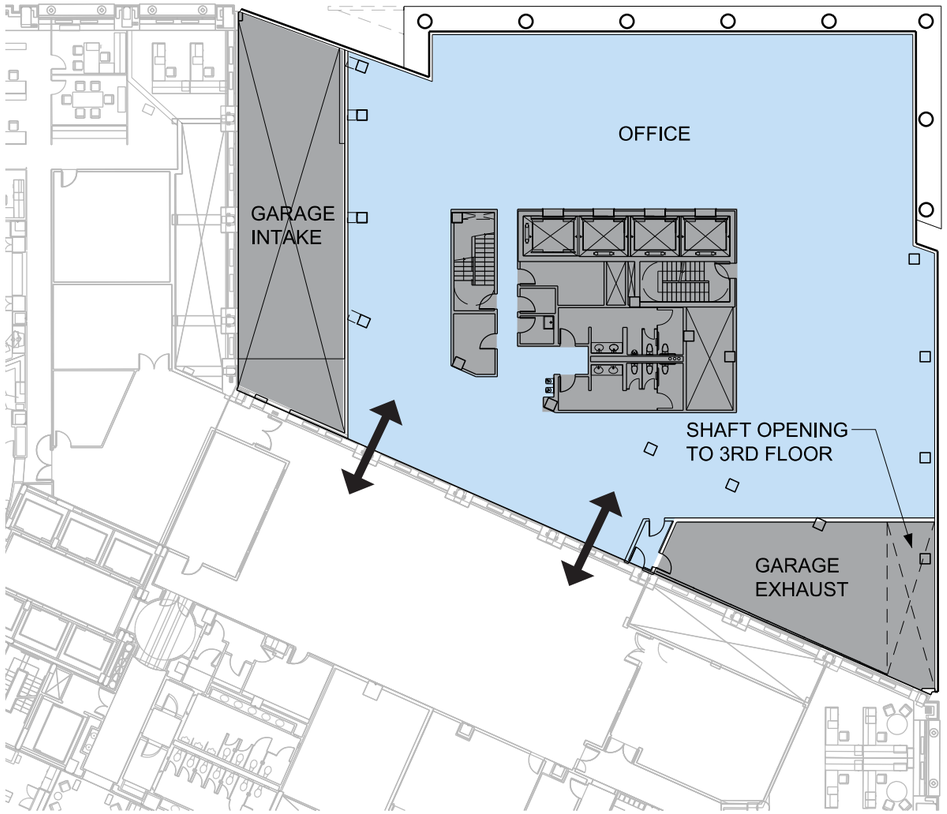


1ST LEVEL (MEZZANINE)

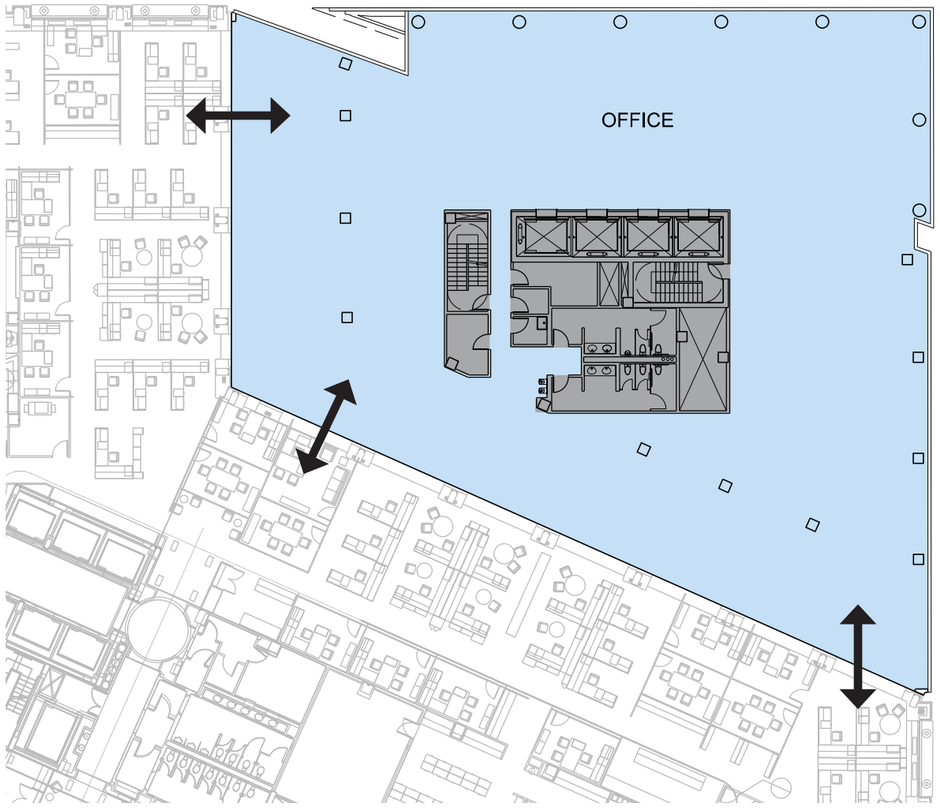
NOTES:

INTERIOR ELEMENTS OF THE BUILDING PLANS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUT MAY VARY.

THE RETAIL ENTRANCE DESIGN AND LOCATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN, INCLUDING SIGNAGE, MAY VARY DEPENDING ON THE RETAIL TENANTS PROGRAM AND BRANDING NEEDS.



2ND FLOOR LEVEL



TYPICAL FLOOR LEVEL

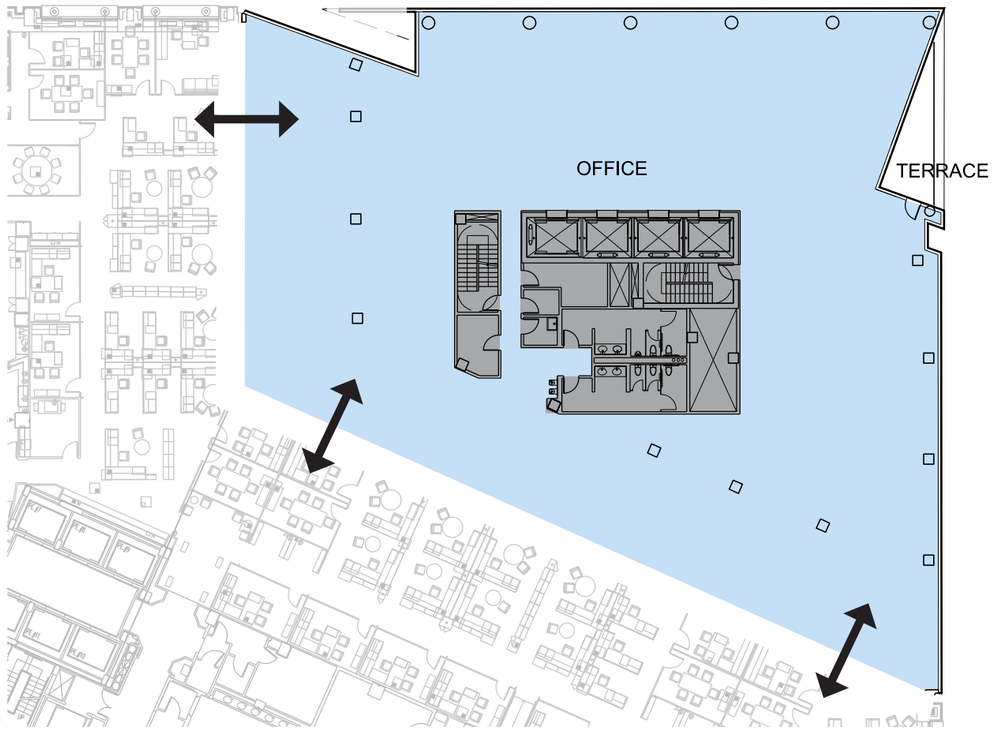
NOTES:

INTERIOR ELEMENTS OF THE BUILDING PLANS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUT MAY VARY.

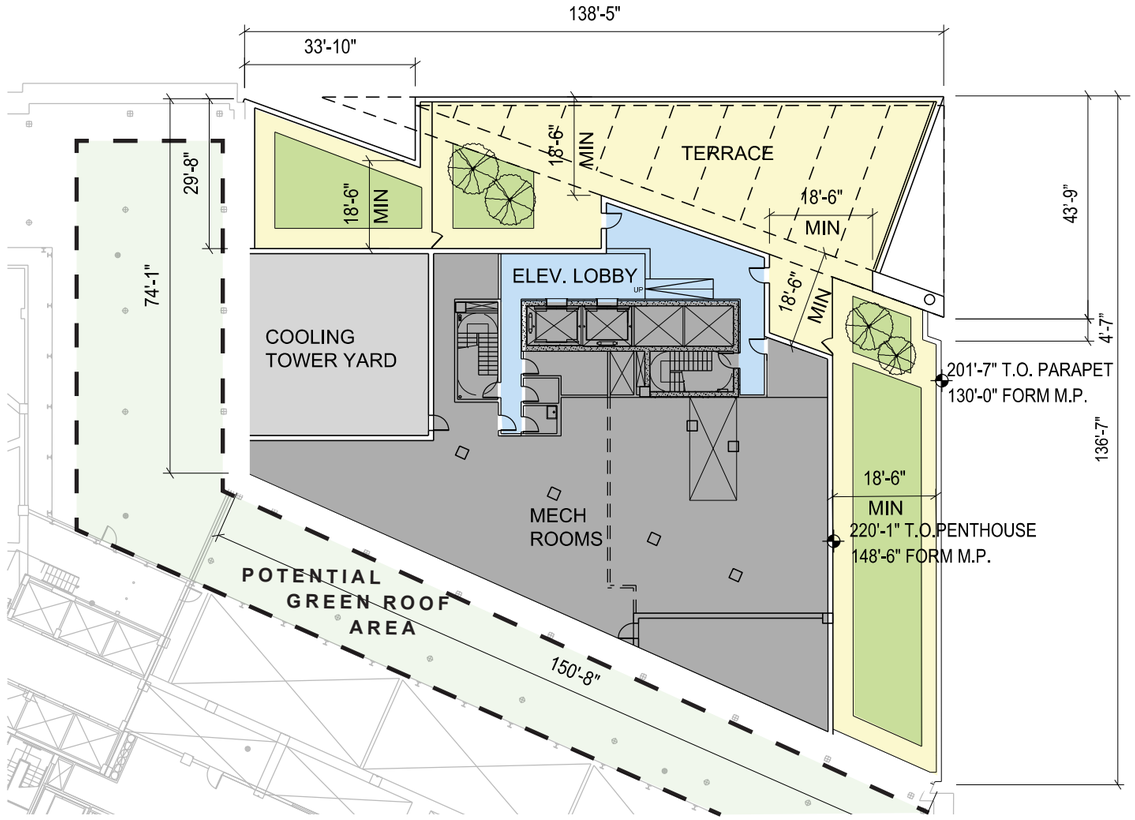
FINISH FLOOR LEVELS BETWEEN THE EXISTING BUILDING AND THE PROPOSED ADDITION ARE ALIGNED TO PROVIDE MAXIMUM FLEXIBILITY TO SEAMLESSLY CONNECT ACROSS THE BUILDING. REFER TO THE SINGLE BUILDING CONNECTION DIAGRAM ELSEWHERE IN THIS DRAWING PACKAGE FOR THE ABOVE-GRADE CONNECTION BETWEEN THE EXISTING BUILDING AND THE ADDITION IN A POSSIBLE FUTURE SCENARIOWHERE THE TWO PLAN AREAS ARE OCCUPIED BY SEPARATE TENANTS

0’ 30’ 60’

FLOOR PLANS



10TH FLOOR LEVEL (11TH FLOOR SIMILAR)



ROOF LEVEL

NOTES:

INTERIOR ELEMENTS OF THE BUILDING PLANS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUT MAY VARY.

THE MECHANICAL ROOF STRUCTURE AS SHOWN IS SIZED AS A MAXIMUM AREA THAT MEETS THE 18.5' HEIGHT LIMITATION AND MINIMUM 1:1 SETBACKS FROM THE EDGES OF THE ROOF. FLEXIBILITY TO DECREASE THE SIZE OF THE ROOF STRUCTURE, WHILE STILL COMPLYING WITH REQUIRED HEIGHT AND SETBACK REQUIREMENTS, IS REQUESTED IF FINAL MECHANICAL SYSTEM SELECTIONS ALLOW.

FINISH FLOOR LEVELS BETWEEN THE EXISTING BUILDING AND THE PROPOSED ADDITION ARE ALIGNED TO PROVIDE MAXIMUM FLEXIBILITY TO SEAMLESSLY CONNECT ACROSS THE BUILDING.

FLEXIBILITY TO ADJUST THE LOCATION OF ROOF TERRACE DOORS IS REQUESTED.

0' 30' 60'

GREEN AREA RATIO TABULATION

The 2100 K addition isn't required to meet GAR standards because the cost of construction would not exceed 100% of the assessed value of the existing building. However, a 0.2 equivalent GAR, calculated based on the site area of the addition, will be provided within the overall project.

The minimum Green Area Ratio (GAR) for a C-3-C project =	0.2
For the purposes of the GAR tabulation, the Lot Area includes the site area not covered by the existing building's footprint =	14,725

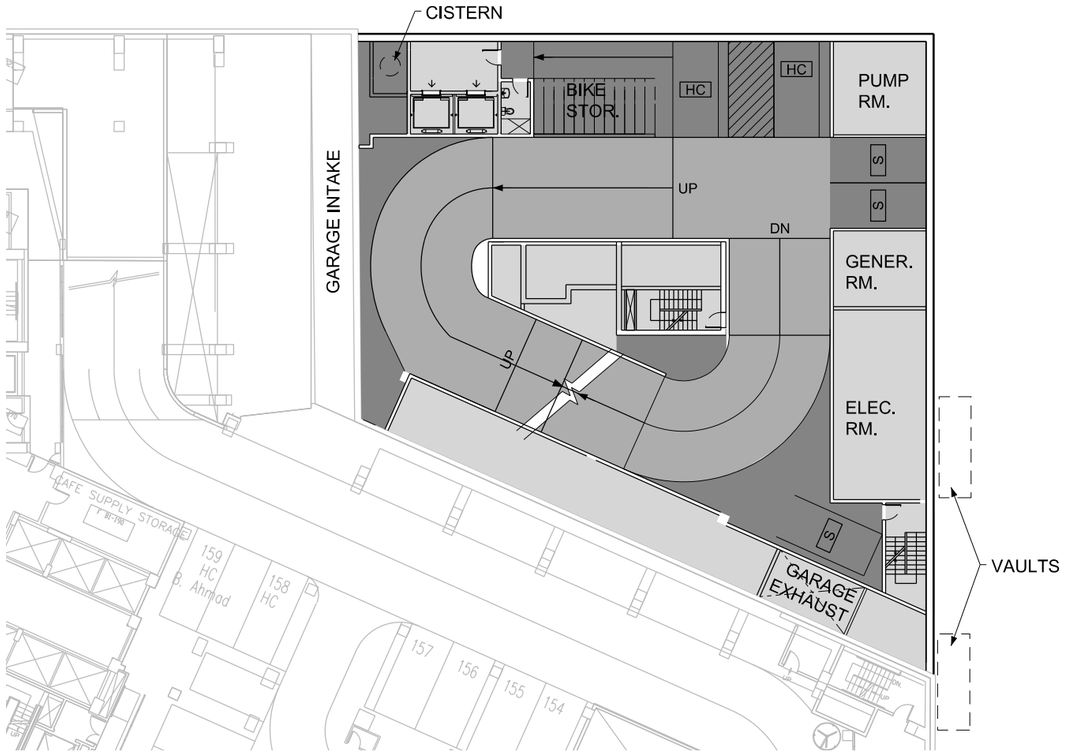
The Green Area Ratio calculation formula =

$$GAR = \frac{\text{Area of Landscape Element x Multiplier}}{\text{Lot Area}}$$

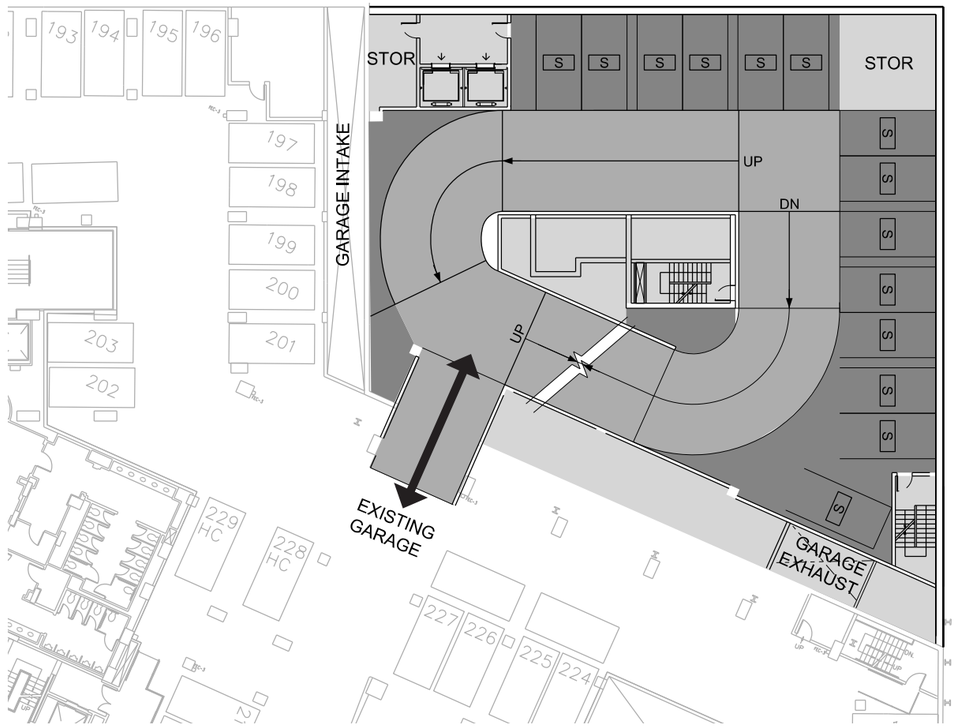
		SF of Extensive Green Roof	
		Needed	Provided [1]
The minimum extensive green roof required to achieve a 0.20 GAR =	Green roof between 2"-8" with a 0.6 multiplier:	4,908	4,908

1. Green roof area that cannot be provided on the roof areas of the addition will be provided on the roof of the existing building.

FLOOR PLANS



B1 LEVEL



B2 AND B3 LEVELS (B4 SIMILAR)

NOTES:

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BECAUSE THE ADDITION DOES NOT INCREASE THE INTENSITY OF USE BY MORE THAN 25%, AUTOMOBILE AND BIKE PARKING IS NOT REQUIRED. HOWEVER, THE FOLLOWING PARKING WILL BE PROVIDED.

THE 48 PROPOSED PARKING SPACES IS LESS THAN THE 62 SPACES PROVIDED IN THE EXISTING BUILDING ON THE SITE OF THE PROPOSED 2100 K ADDITION.

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AUTOMOBILE PARKING:

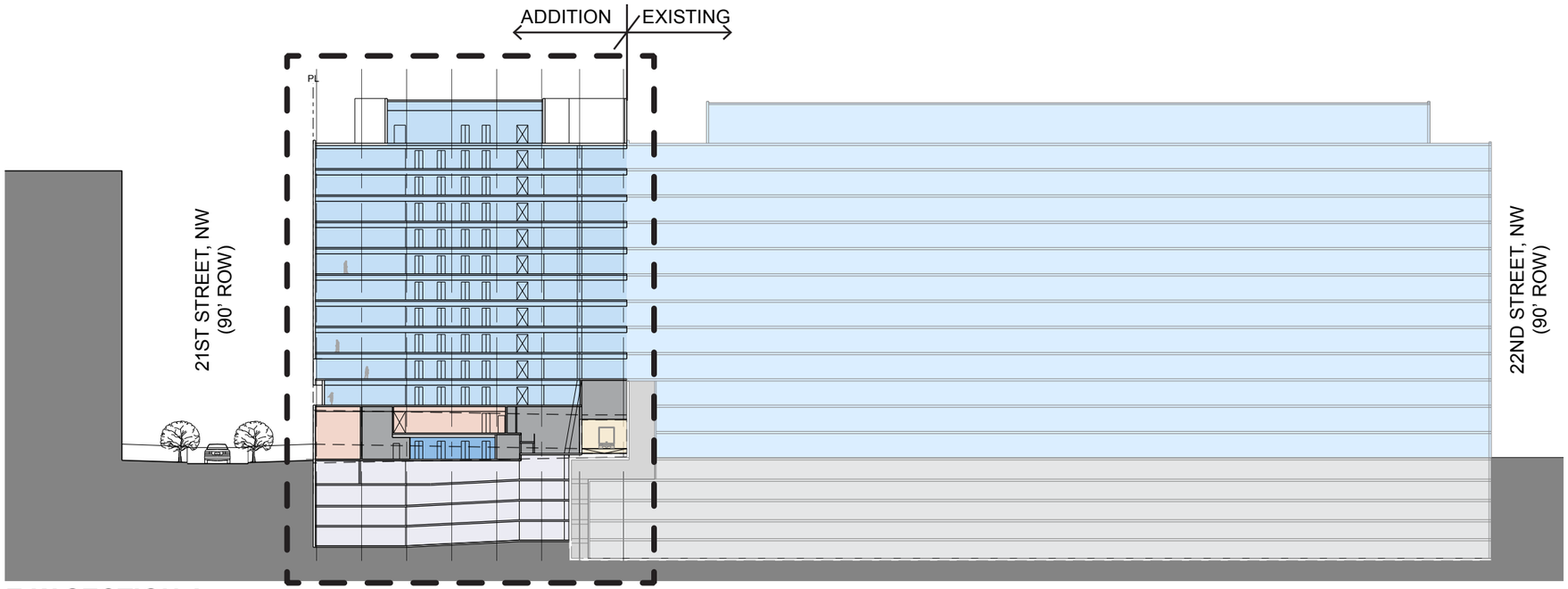
LEVEL	STANDARD	HC	TOTAL
B-1	3	2	5
B-2	14		14
B-3	14		14
B-4	15		15
TOTAL	46	2	48

BIKE PARKING:

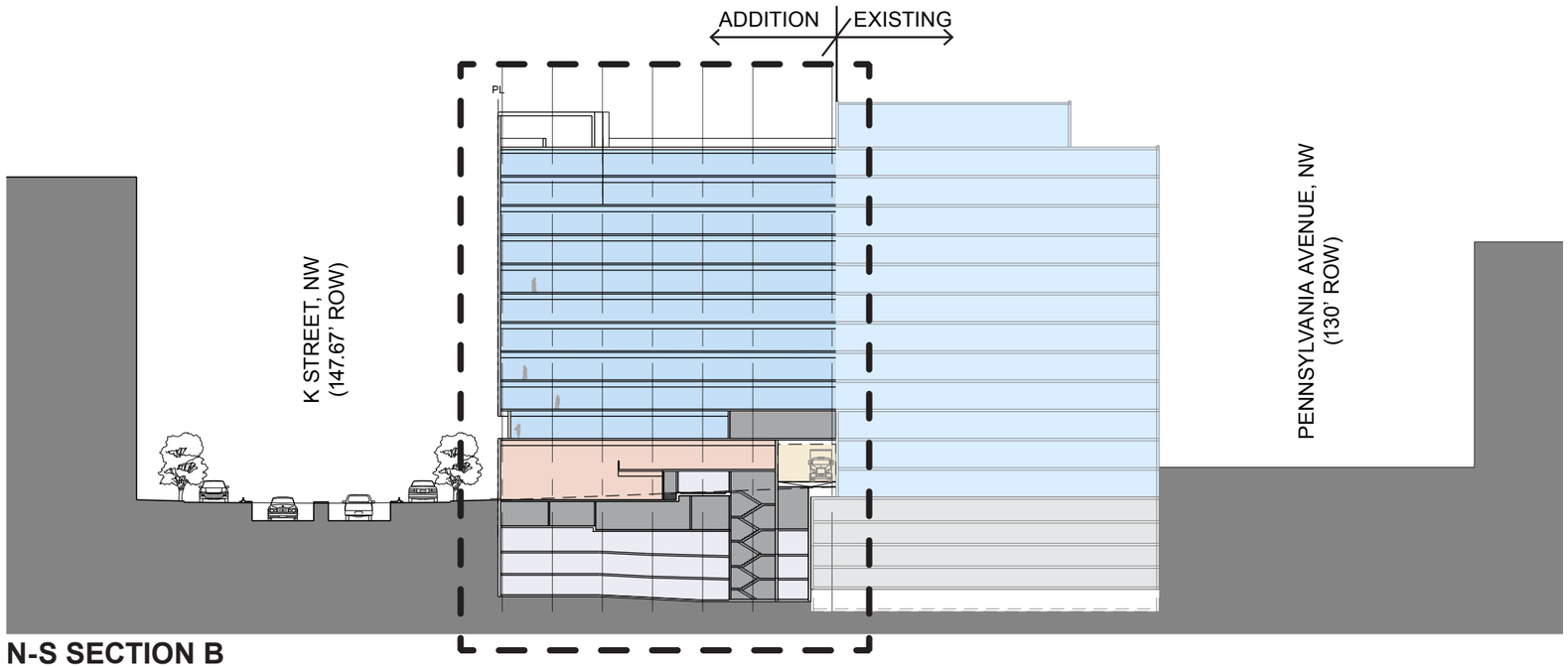
12 MIN. + BIKE RACKS IN THE PUBLIC SIDEWALK

0’ 30’ 60’

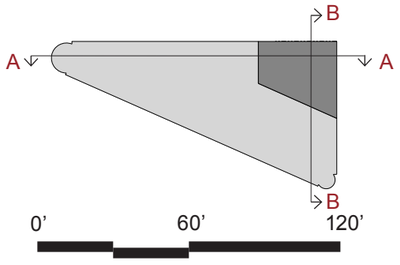
CONTEXT SECTIONS



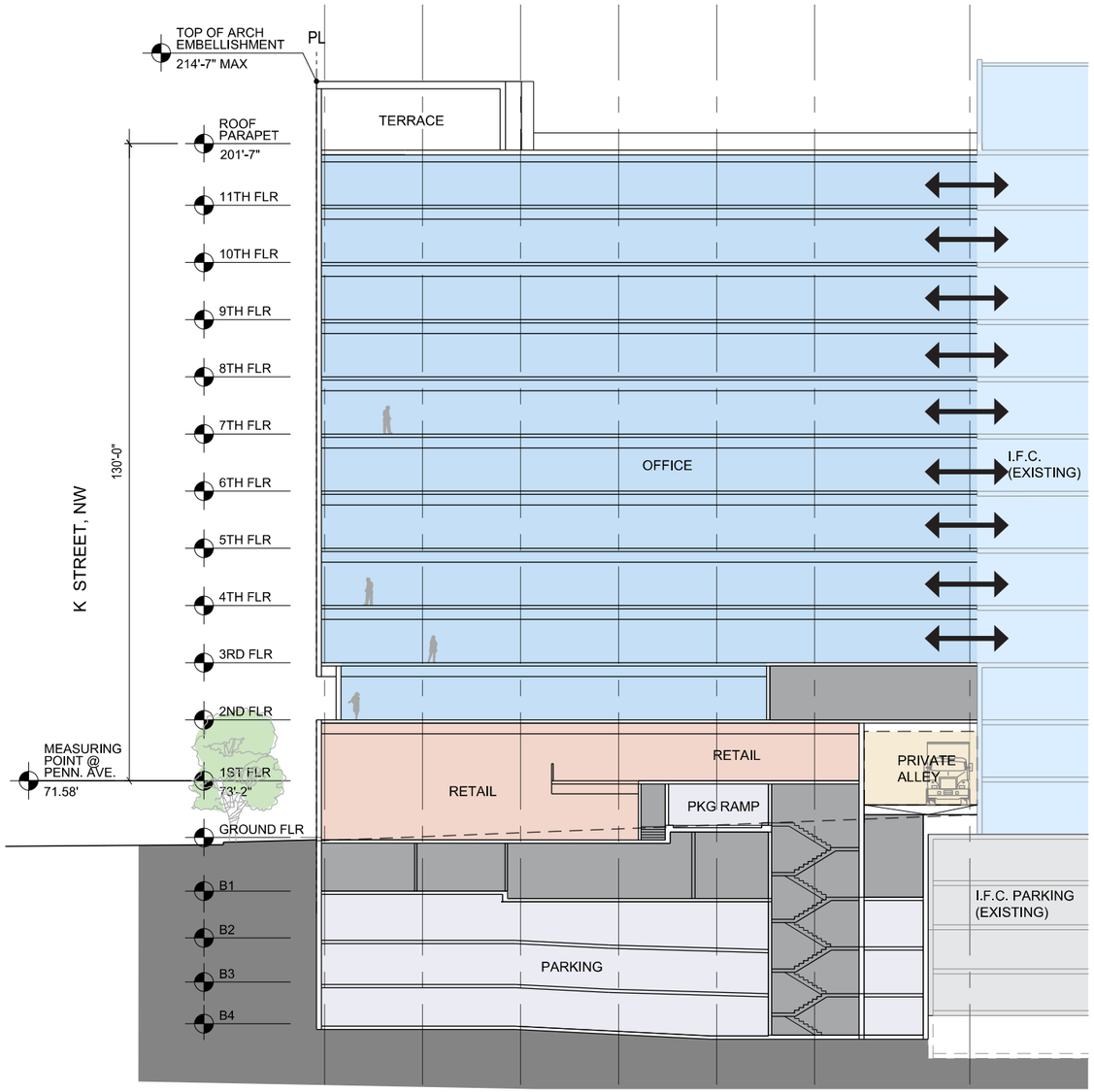
E-W SECTION A



N-S SECTION B



ADDITION SECTIONS



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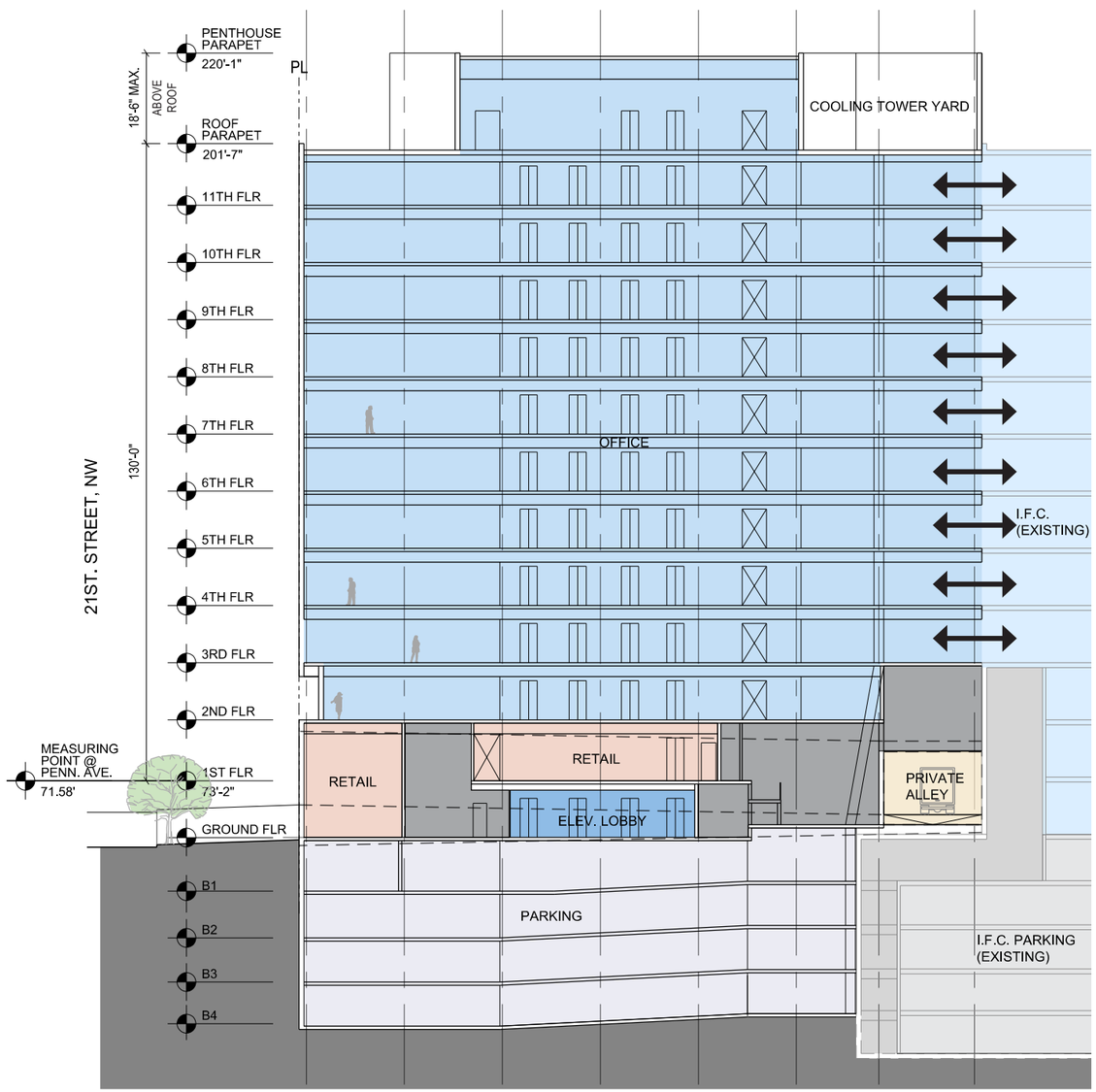

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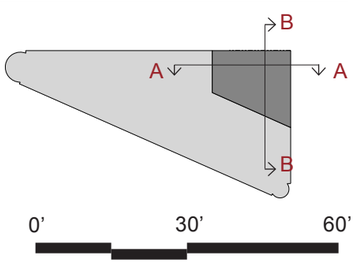
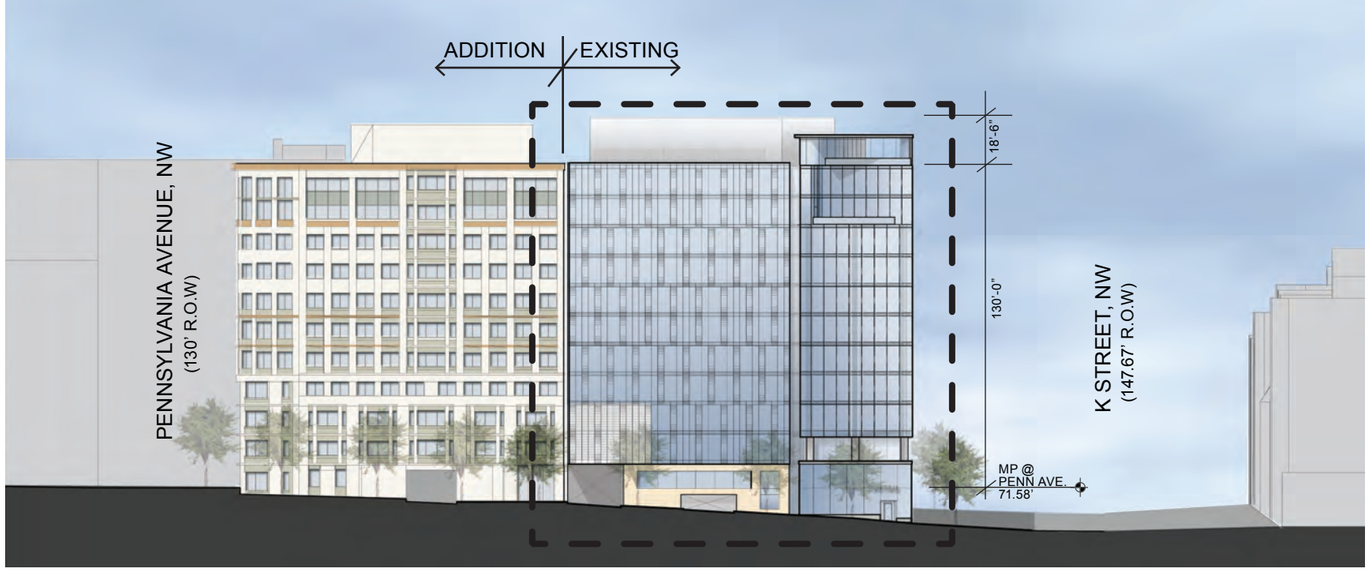


CONTEXT ELEVATIONS

NORTH ELEVATION
K STREET ELEVATION



EAST ELEVATION
21ST STREET ELEVATION