



2100 K STREET NW

AN ADDITION TO THE IFC HEADQUARTERS

WASHINGTON, DC

A PLANNED UNIT DEVELOPMENT

Prepared For
BLAKE REAL ESTATE

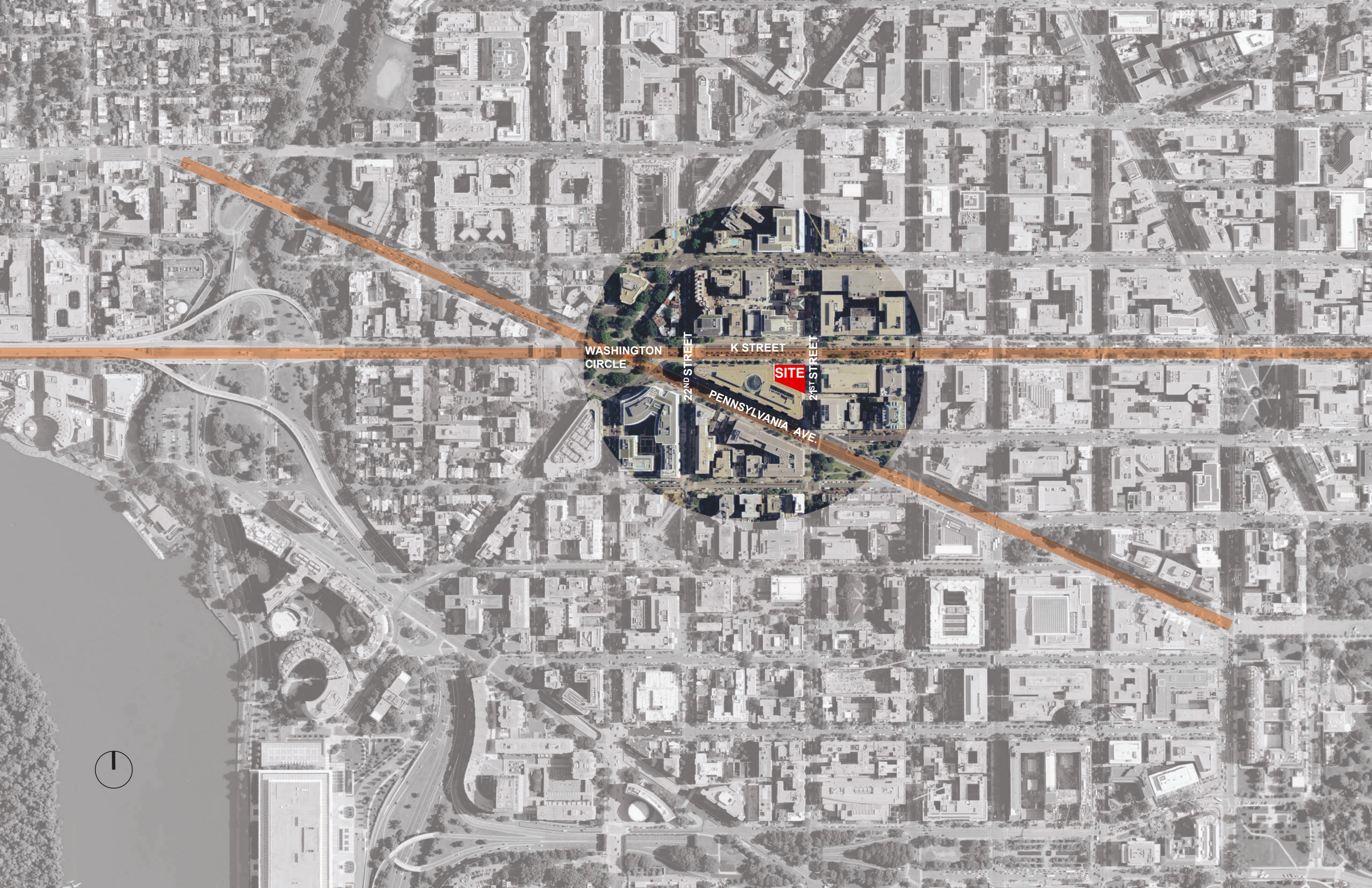


Prepared By
shalom baranes associates | architects



March 03, 2014

ZONING COMMISSION
District of Columbia
CASE NO.14-04
EXHIBIT NO.2A1



WASHINGTON
CIRCLE

K STREET

SITE

22ND STREET

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 153,756 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 10.48.

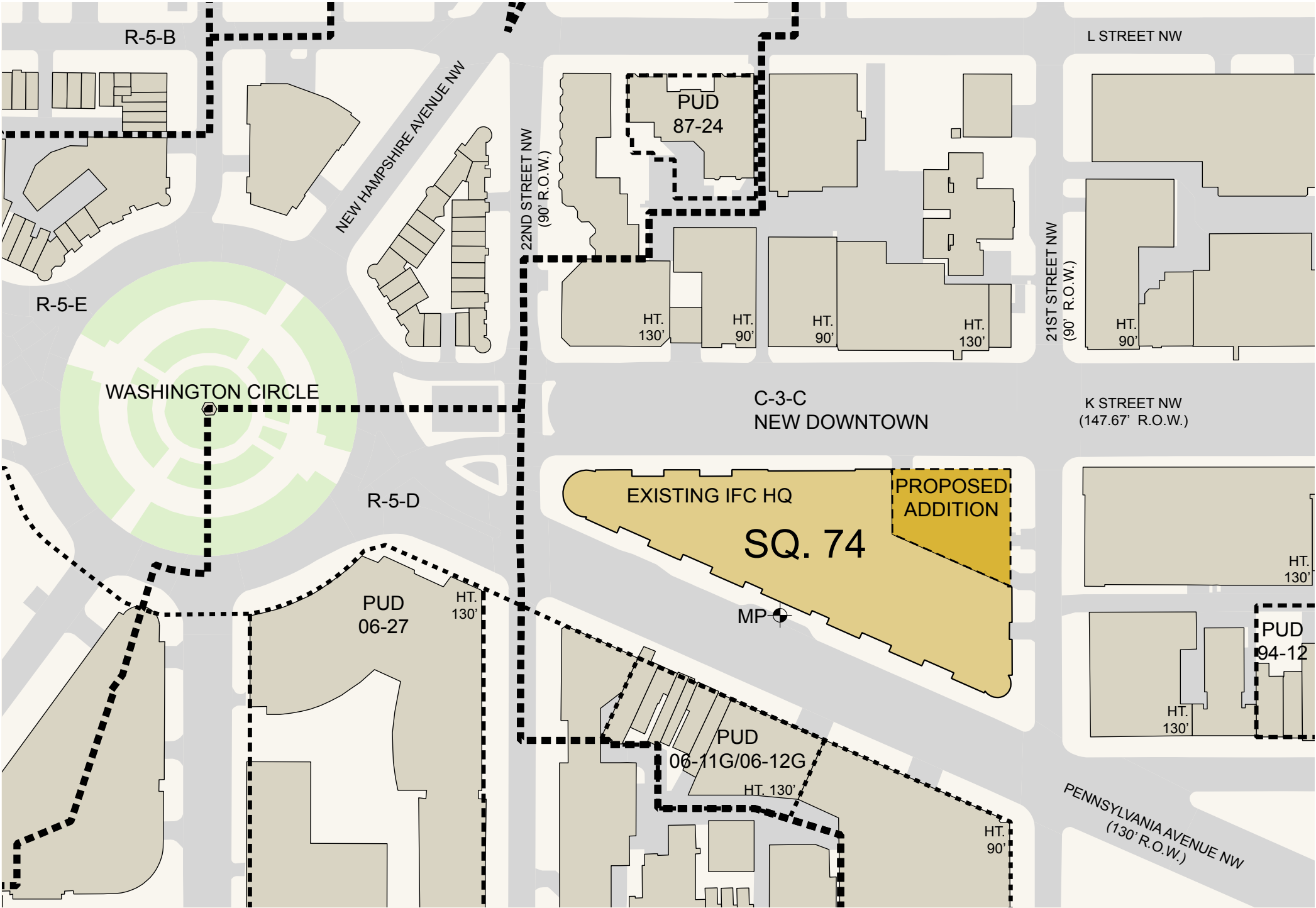
Under the terms of a lease agreement between the IFC and Professional Associates, the owner of the addition, the IFC will lease the space in the addition for a minimum period of 40 years. The IFC also has options to purchase the addition at the end of 20 years and at the end of the lease term. As a result, 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 BUILDING):	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:	
(TOP OF CURB AT THE MIDDLE OF THE BUILDING FRONTAGE ON PENNSYLVANIA AVENUE, NW)	
	71.58'
MAIN ROOF PARAPET:	
	201.58'



2100 K STREET, NW

WASHINGTON, D.C.

March 03, 2014



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DEVELOPMENT PLAN

PROPOSED ADDITION

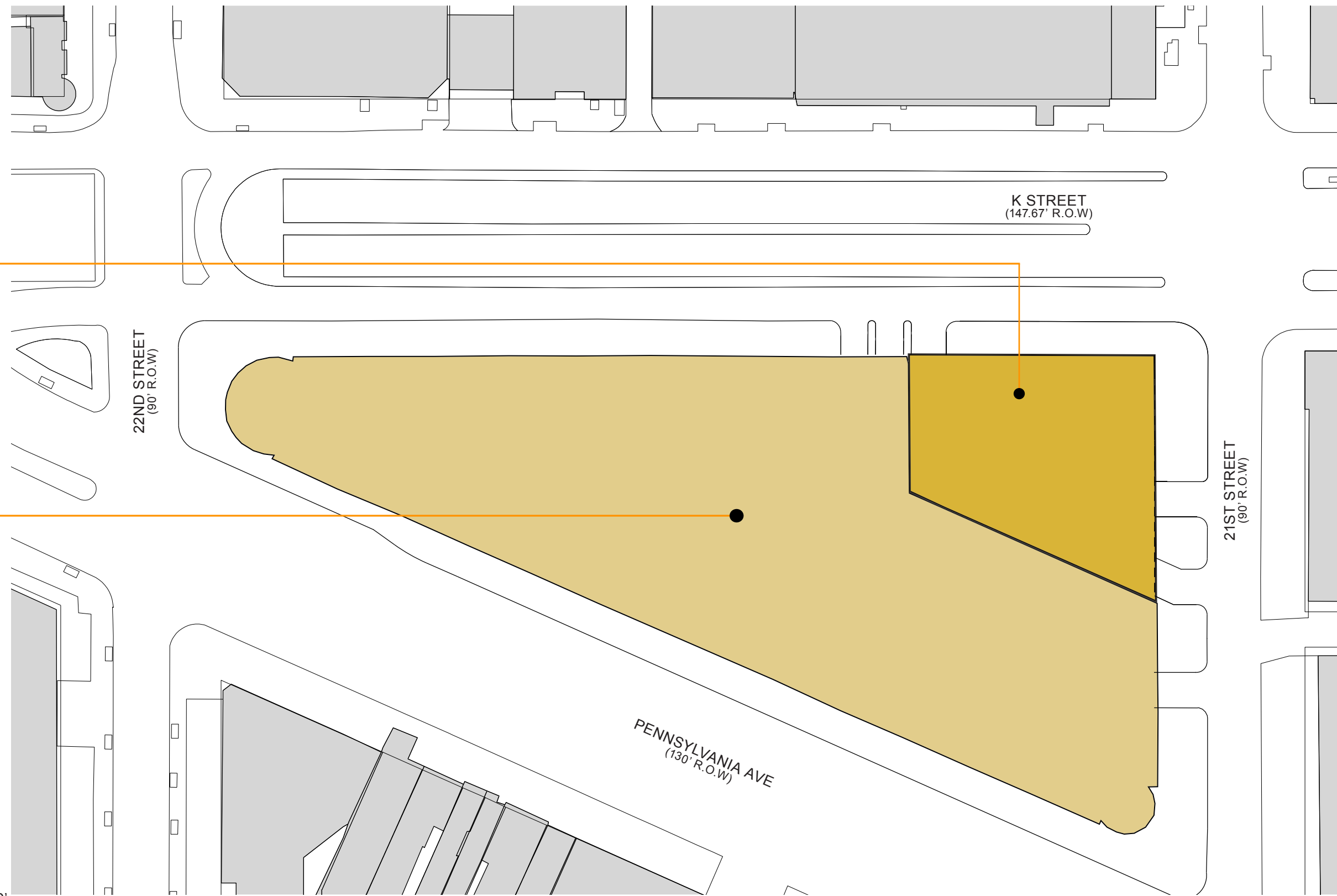
- 130' HEIGHT
- 1.85 FAR
- 153,756 TOTAL GFA
- 4,000 GFA RETAIL MIN.
- 48 PARKING SPACES

EXISTING BUILDING

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

COMBINED BUILDING

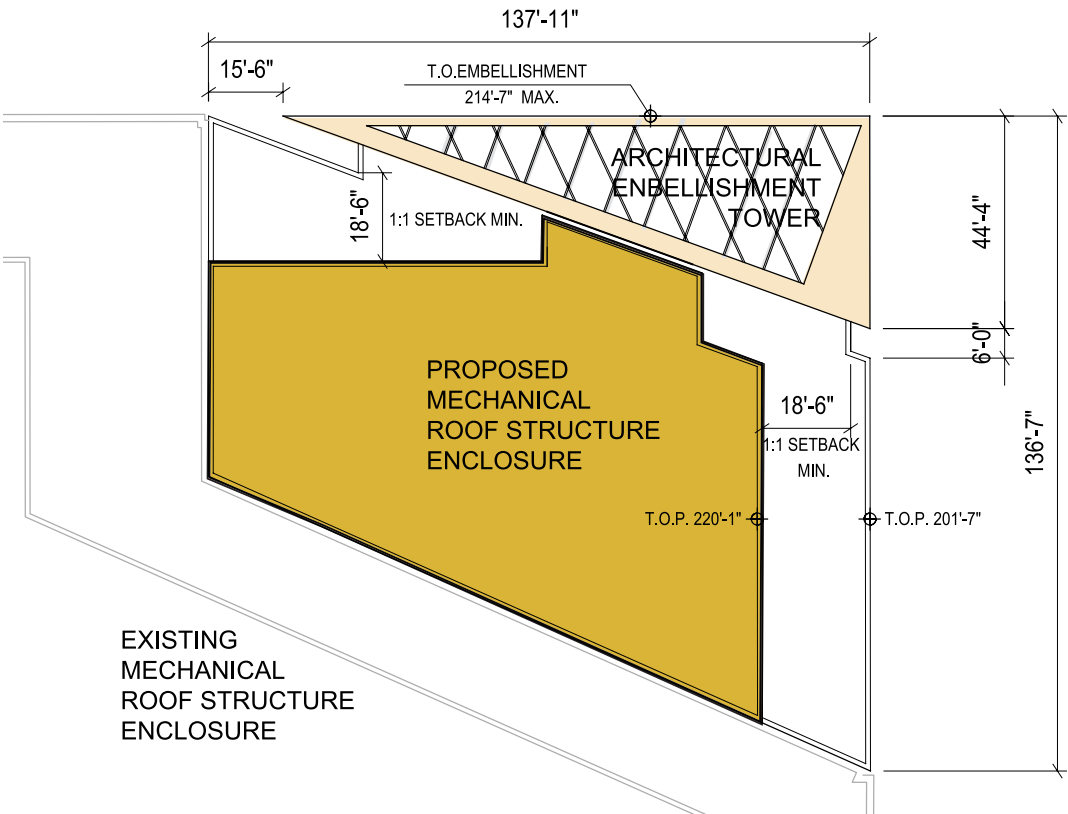
- 130' HEIGHT
- 10.48 FAR
- 872,180 TOTAL GFA
- 4,000 GFA RETAIL MIN.
- 379 PARKING SPACES



GROSS FLOOR AREA TABULATIONS

LEVEL	Existing 2121 Pennsylvania Ave., NW ¹	Proposed 2100 K St., NW Addition	Total GFA
11	62,685	14,205	76,890
10	62,966.5	14,205	77,172
9	62,966.5	14,337	77,304
8	62,966.5	14,337	77,304
7	62,966.5	14,337	77,304
6	62,966.5	14,337	77,304
5	64,500	14,337	78,837
4	63,764	14,337	78,101
3	63,764	13,155	76,919
2	61,787	11,205	72,992
1	64,928	5,103	70,031
G ²	22,164	9,861	32,025
	718,424.5	153,756	872,180.5

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'



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		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	1.85
Gross Floor Area: ¹	§199	873,612	718,424	155,188	153,756
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:**
- A minimum of 4,000 SF would be retail, the remainder is office.
 - While not required, the equivalent of 0.20 of the addition's site area will be provided within the addition and existing building combined.
 - 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.
 - 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:	40,009.40 = 0.48
	872,180.50 = 10.48

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

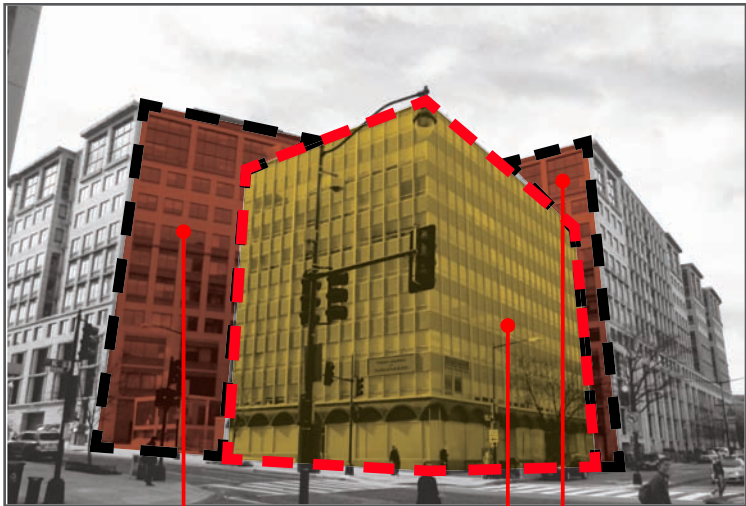
* TDR's tied to the existing 2121 building: TDR Record #92000069307 = 82,745.95 sf and TDR Record #92000040568 = 169,568.00 sf

** TDR's tied to the 2100 K addition: TDR Record #9200072176 = 39,050.00 sf

OVERALL RENDERING

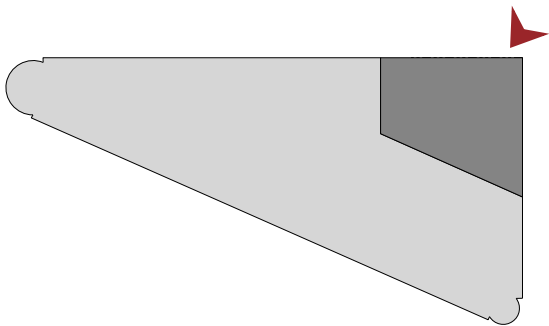


EXISTING SITE PHOTO



EXISTING BUILDING
TO BE DEMOLISHED

EXISTING FACADE TO BE
REMOVED



EXISTING SITE PHOTOS



1 K STREET LOOKING SOUTH DOWN 21ST STREET



2 21ST STREET LOOKING WEST DOWN K STREET



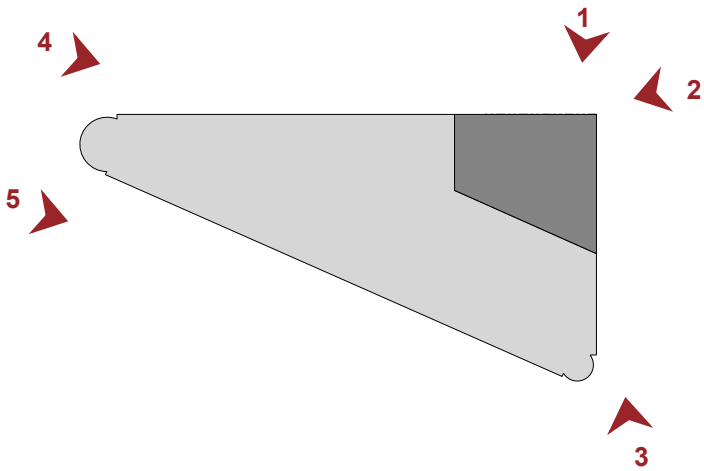
3 PENNSYLVANIA AVE. LOOKING NORTH DOWN 21ST STREET



4 22ND STREET LOOKING EAST DOWN K STREET



5 WASHINGTON CIRCLE LOOKING EAST DOWN PENNSYLVANIA AVE.



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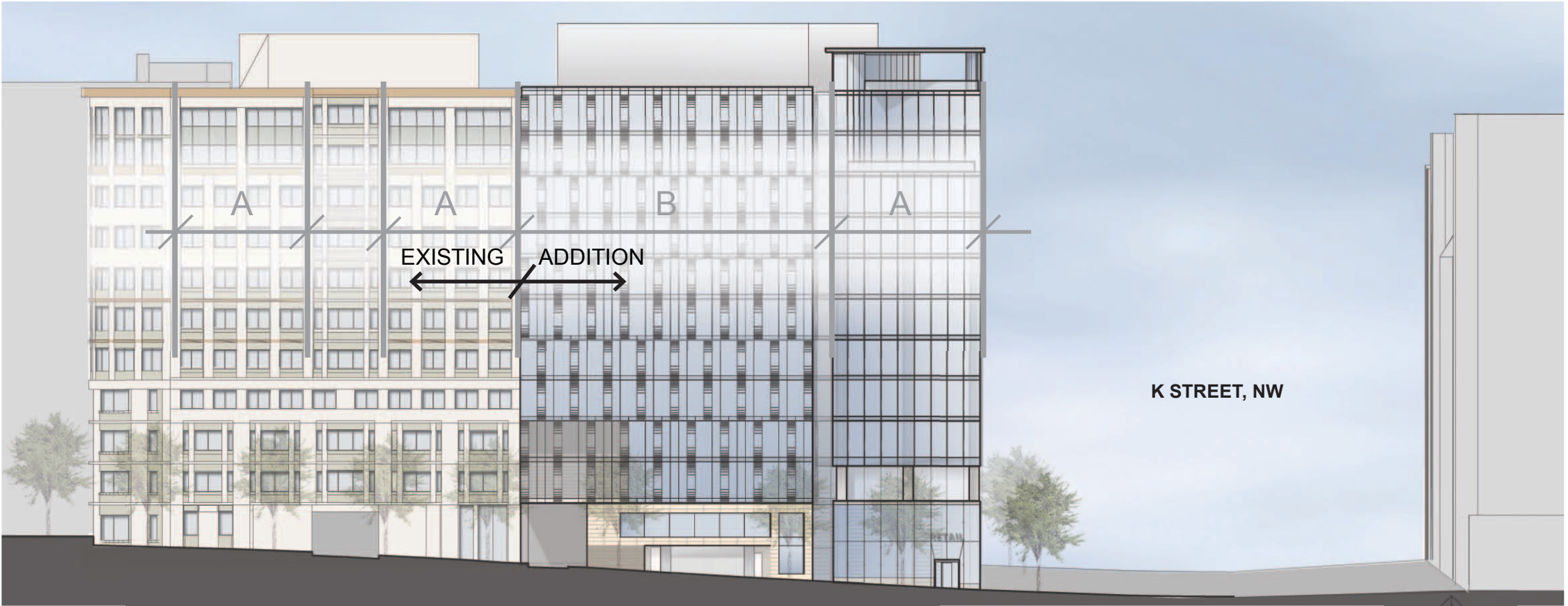
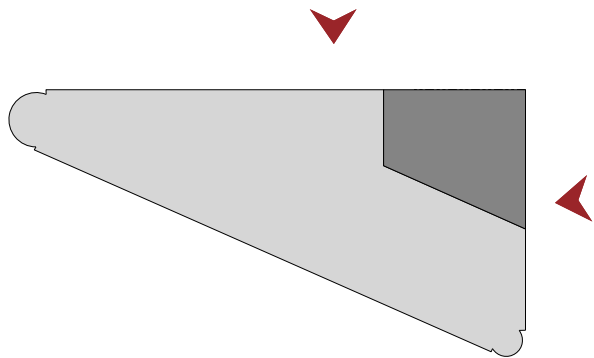
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FACADE DIAGRAM (STREET BAY RHYTHM)



NORTH ELEVATION
K STREET (N.T.S)

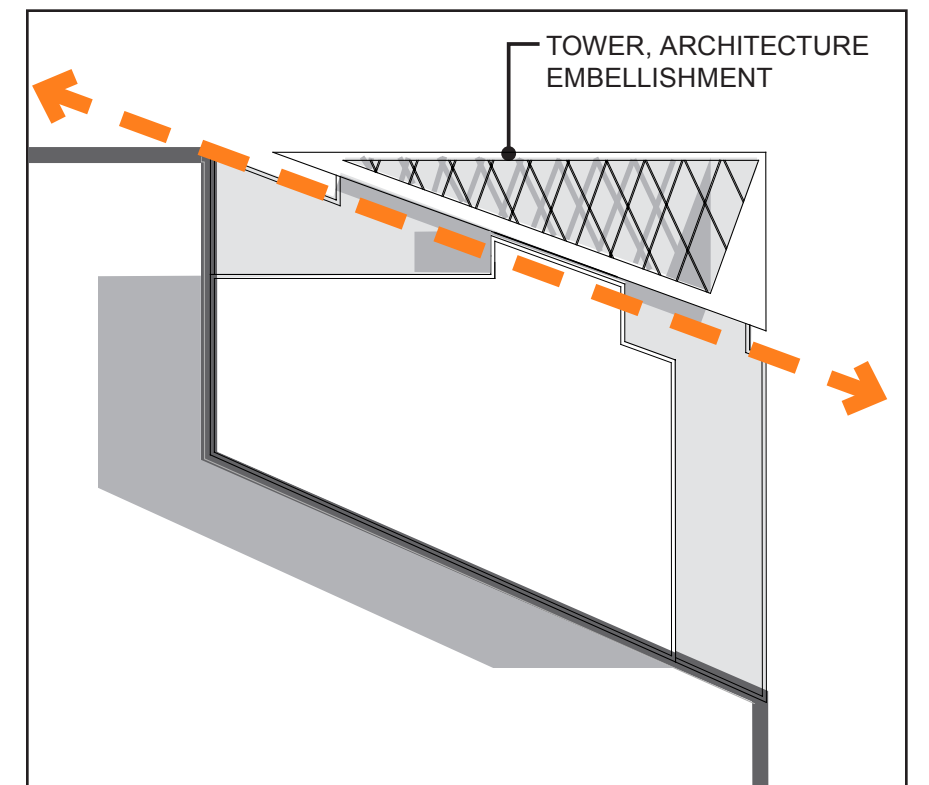
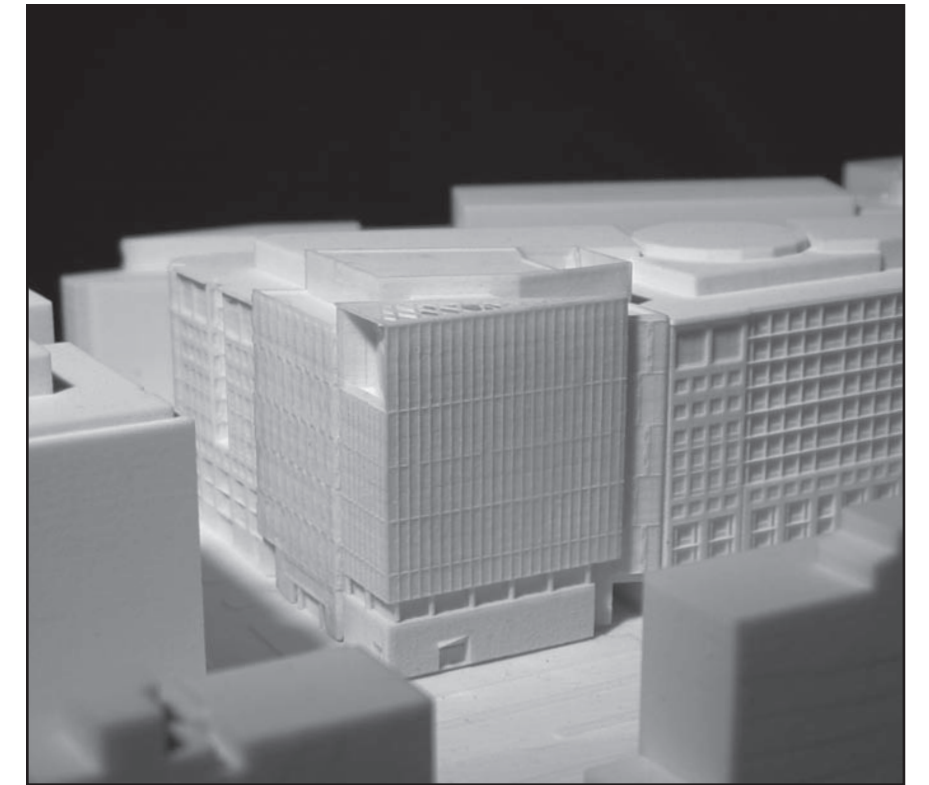
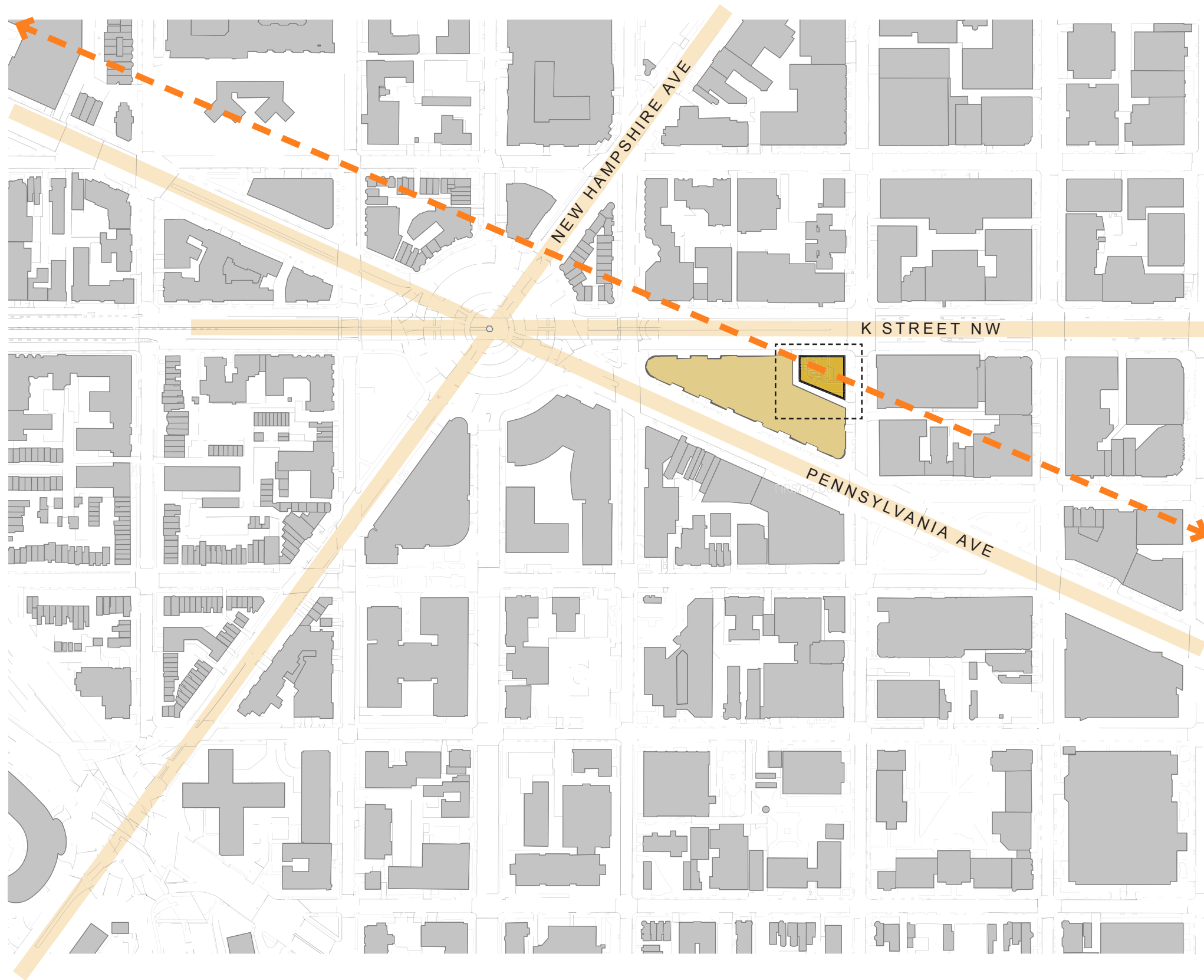


EAST ELEVATION
21ST STREET (N.T.S)

2100 K STREET, NW



MASSING DIAGRAM AND MODEL PHOTOS



2100 K STREET, NW

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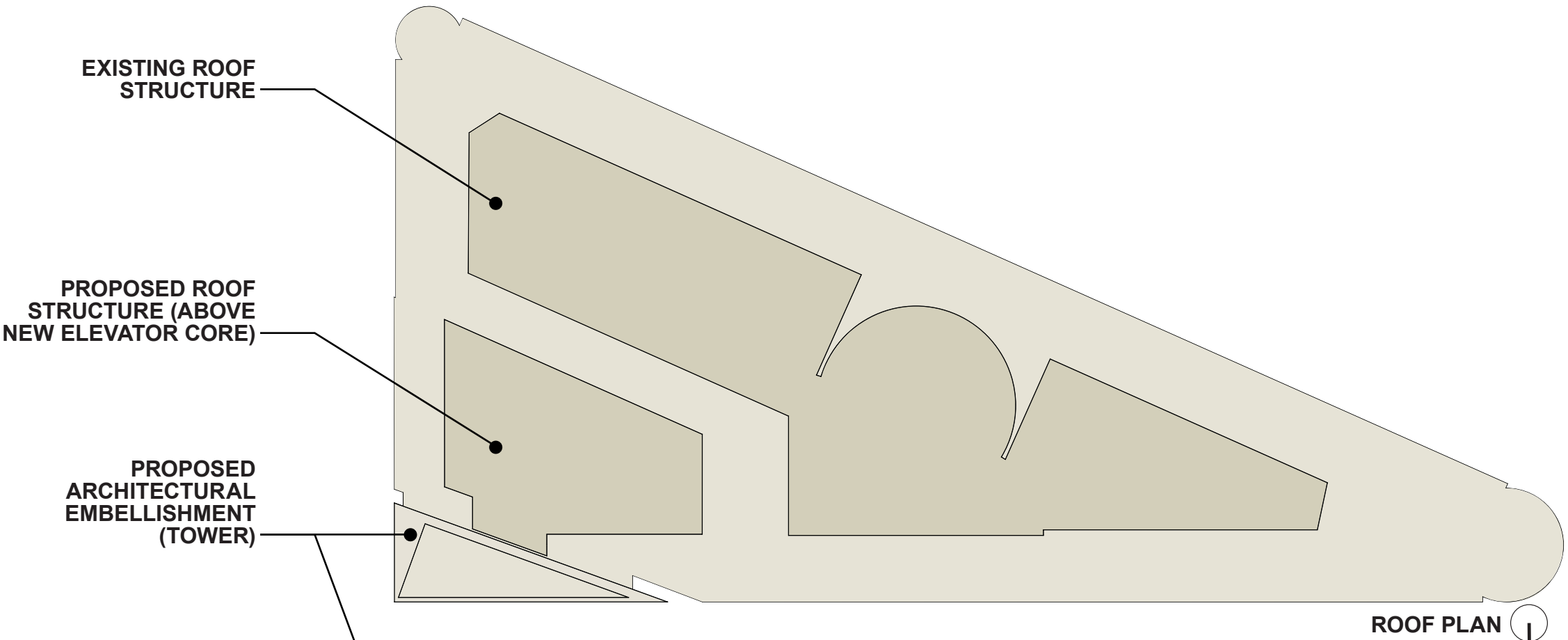
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08

ROOF STRUCTURE / EMBELLISHMENT DIAGRAM



0' 60' 120'

K STREET ELEVATION

21 ST STREET LOOKING WEST DOWN K STREET



PROPOSED ARCHITECTURAL EMBELLISHMENT
SIGNIFICANTLY SCREENS ROOF ENCLOSURE



W/O ARCHITECTURAL EMBELLISHMENT

K STREET LOOKING SOUTH DOWN 21ST STREET



PROPOSED ARCHITECTURAL EMBELLISHMENT
SIGNIFICANTLY SCREENS ROOF ENCLOSURE



W/O ARCHITECTURAL EMBELLISHMENT



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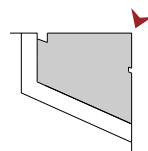
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ADDITIONAL RENDERINGS





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