PROCESS

Incorporating feedback from our CFA hearing

- The Commission expressed strong support for the general configuration, massing, design character and landscape (Mass A, B, and D). The ‘break down’ of the masses is done well and the masses work in harmony with each other. The design of Mass A along Whitehaven street was found to be particularly successful.

- Requested further study of the materiality and architectural features at Mass C. The Commission suggested a study of the materiality and detailing of Mass C to ‘elevate’ the architectural language of that portion of the building to have the same refinement as Mass A. It was also suggested that the massing of Mass C was too monolithic and would benefit from further articulation.
PROPOSED BUILDING

Site Plan

3300 WHITEHAVEN STREET (SITE)
PROPOSED BUILDING

Massing refinement

4 distinct building volumes, each with their own articulation, unique interpretation of details, and material palette provide a more contextually scaled composition of buildings which appear to have developed organically, over time.
MATERIAL PALETTE

Overview

ACCENTS
- Metal Panel: Charcoal
- Cast Stone: Match, Terracotta Brick
- Cast Stone: Light Grey
- Metal Panel: Vintage Nickel

FIELD
- Elongated Brick: Terracotta
- Elongated Brick: Opal
- Elongated Brick: Obsidian
- Elongated Brick: Midnight Grey
- Cast Stone: Match
- Opal Brick

BASE
- Stone at grade
- Cast Stone

Previousely Proposed / Preferred Palette for Mass C

Mass A - Whitehaven Building
Mass B - Plaza Building
Mass C - Park Building
Mass D - Pavilion
DESIGN REVISIONS FOR 3/17 CFA HEARING

Mass A & B Penthouse Massing & Materiality

STREET VIEW FROM WISCONSIN AVE - EXISTING CONDITION
DESIGN REVISIONS FOR 3/17 CFA HEARING
Mass A & B Penthouse Massing & Materiality

Previously proposed to OGB

Preferred approach from previous OGB hearing

3/2 PROPOSED

APPROVED

Approved at 3/17 CFA hearing

REVISIONS NOTED BETWEEN ORANGE ARROWS

Key Plan
DESIGN REVISIONS FOR 3/17 CFA HEARING

Massing A - Whitehaven Building

View from Wisconsin Ave
Approved at 3/17 CFA hearing
DESIGN REVISIONS FOR 3/17 CFA HEARING

Massing A - Whitehaven Building

View from Whitehaven
Approved at 3/17 CFA hearing
DESIGN REVISIONS FOR 3/17 CFA HEARING

Massing A - Whitehaven Building

Nearing trailhead at Whitehaven
Approved at 3/17 CFA hearing

Key Plan
DESIGN STUDY
Mass C Materiality & Character

VIEW FROM DUMBARTON OAKS PARK - EXISTING CONDITION

Key Plan
PREVIOUSLY PROPOSED
Mass C Materiality & Character

View from Dumbarton Oaks Park
PROPOSED BUILDING ARTICULATION
Mass A - Architectural Character

- Cast stone cornice with geometric relief
- Accents: Cast-stone cladding, sills and lintels
- Decorative metal guardrail at top of bay
- Inset cast-stone panel
- Field: Elongated brick with decorative coursing
- Radiused corners at bays and main building corners
- Cast-stone sills, belt-courses, and special shapes
- Base: Ashlar stone at foundation
DESIGN STUDY
Mass C Materiality & Character

Previously proposed - view from Whitehaven Trail

3/9 PROPOSED

New window type w/ single-level articulation of cast stone lintels and sills

OPTION 1

OPTION 2 - PREFERRED

New roof line & window type w/ cast-stone sills and spandrels
DESIGN STUDY
Mass C Materiality & Character

3/9 PROPOSED
Previously proposed - enlarged birds-eye view from Dumbarton Oaks Park

OPTION 1
New window type w/ single-level articulation of cast stone lintels and sills

OPTION 2 - PREFERRED
New roof line & window type w/ cast stone sills and spandrels
DESIGN STUDY
Mass C Materiality & Character

Previously proposed - view looking S from trailhead

3/9 PROPOSED

New window type w/ single-level articulation of cast stone lintels and sills

OPTION 1

New roof line & window type w/ cast-stone sills and spandrels

OPTION 2
**DESIGN STUDY**

*Mass C Materiality & Character*

**OPTION 2**

- New roof line & window type w/ cast-stone sills and spandrels

**OPTION 2A**

- Symmetrical application of massing modifications w/ wider ‘connector’

**OPTION 2B**

- Reconciling ‘connector’ design language w/ balconies
MATERIAL PALETTE

Alternate for studies

ACCENTS

Cast Stone
Color: Match
Terracotta Brick

Metal Panel:
Charcoal

Cast Stone
Color: Light Grey

Metal Panel:
Vintage Nickel

Cast Stone
Color: Match
Terracotta Brick

Metal Panel:
Charcoal

Cast Stone
Color: Match
Terracotta Brick

Metal Panel:
Charcoal

FIELD

Elongated Brick
Color: Terracotta

Elongated Brick
Color: Opal

Elongated Brick
Color: Terracotta

Elongated Brick
Color: Obsidian

BASE

Stone at grade

Stone at grade

Stone at grade

Stone at grade

Mass A - Whitehaven Building

Mass B - Plaza Building

Mass C - Park Building

Mass D - Pavilion

ALTERNATE PALETTE FOR MASS C STUDY

Metal Panel:
Charcoal

金属面板：炭黑

Metal Panel:
Vintage Nickel

金属面板：复古镍色

Wood soffit & storefront

木材天花及门面
DESIGN STUDY

Mass C Materiality & Character
DESIGN STUDY
Mass C Materiality & Character

View from South East at Whitehaven Trail
DESIGN STUDY
Mass C Materiality & Character

ALTERNATE PALETTE

PREFERRED PALETTE

View from Dumbarton Oaks Park

View from South East at Whitehaven Trail
PROPOSED BUILDING ARTICULATION

Mass C - Architectural Character

- Cast-stone parapet with geometric relief
- Perforated metal panel guardrail and composite metal slab-edge cover at balconies
- Cast-stone sills
- Cast-stone spandrel panels with geometric relief
- Field: Elongated brick with decorative coursing and projecting vertical course
- Base: Ashlar stone at foundation with cast-stone belt-course and cap

Mass C - Architectural Character

Base: Ashlar stone at foundation with cast-stone belt-course and cap

Cast-stone spandrel panels with geometric relief

Field: Elongated brick with decorative coursing and projecting vertical course

Cast-stone sills

Perforated metal panel guardrail and composite metal slab-edge cover at balconies

Cast-stone parapet with geometric relief
PROPOSED BUILDING ARTICULATION

Mass C Materiality & Character

Key Plan

Enlarged birds-eye view from Dumbarton Oaks Park

Key Revisions

- Revised roofline at Mass C
- Revised window configuration at Mass C
- Introduction of cast-stone sills in select locations
- Introduction of landscape along base
PROPOSED BUILDING ARTICULATION

Mass C Materiality & Character

Key Revisions
- Revised roofline at Mass C
- Revised window configuration at Mass C
- Reconfiguration of metal & glass connector between Masses B & C
- Introduction of cast-stone sills in select locations
PROPOSED BUILDING ARTICULATION

Mass C Materiality & Character

Key Revisions
- Reconfiguration of stone base where Mass A meets park per 3/2 OGB feedback
- Revised roofline at Mass C
- Revised window configuration at Mass C
- Introduction of cast-stone sills in select locations
- Introduction of landscape along base
PROPOSED BUILDING ARTICULATION

Park side
PROPOSED BUILDING ARTICULATION

At Whitehaven

From Whitehaven St
Approved at 3/17 CFA hearing
PROPOSED BUILDING ARTICULATION

Massing A - Whitehaven Building

View from Whitehaven Street
Approved at 3/17 CFA hearing
PROPOSED BUILDING
At Whitehaven

VIEW FROM WHITEHAVEN STREET - EXISTING CONDITION

Key Plan
From North West at Whitehaven Street
DESIGN STUDY #2
Mass C Materiality & Character

VIEW FROM DUMBARTON OAKS PARK - EXISTING CONDITION

From North East at Whitehaven Trail
PROPOSED BUILDING

Park side

VIEW FROM DUMBARTON OAKS PARK - EXISTING CONDITION
APPENDIX

Amenity plans

B2 Level

Level 1

Level 4

PH Level
APPENDIX
Rooftop Mechanical Locations

Roof Plan

LEGEND
- SUNKEN MECHANICAL AREA
- SCREENED ROOFTOP MECHANICAL LOCATIONS
Palette A

Palette B

Palette D
ELEVATION

West

West Elevation at Courtyard
Scale 1:30

Palette C

PLAZA 194’-8”
RES - NC - PH-ROOF 249'-16 1/2”
RES - NC - ROOF 249'-6 1/2”
RES - NC - 1st 239'-10 3/4”
RES - NC - 05 221’-7”
RES - NC - 04 230'-7 1/4”
RES - NC - 03 210'-11 1/2”
RES - NC - 02 201'-3 3/4”
RES - NC - B1 191’-9”
RES - B1 181’-5”
RES - B2 171’-9”

BHMP 200'-3 1/4”
PLACA 164’-8”

49'-2 3/4”