

# SQUARE 487

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COMMISSION OF FINE ARTS | CONCEPT REVIEW | 20 MAY 2021

SECOND SUBMISSION | FIRST REVIEW: 18 MARCH 2021

ROCKEFELLER GROUP | STONEBRIDGE

PICKARD CHILTON | KENDALL HEATON | OJB | EHT TRACERIES | HOLLAND & KNIGHT

**Vision**  
Development Goals



Provide public plaza & enrich connection to National Building Museum and Judiciary Square



Modulate massing to respect scale of adjacent buildings & viewsheds



Embrace street edge while relating to context at smaller scale



Integrate and provide uninterrupted access to WMATA infrastructure



Maximize experience of outdoor space & views to National Building Museum and Judiciary Square



Activate & extend retail and F Street connectivity



Integrate high-performance office building into rich historic context



Celebrate cultural infrastructure

# WHAT WE HEARD

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COMMISSION OF FINE ARTS | CONCEPT REVIEW

20 MAY 2021

U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910  
401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

25 March 2021

Dear Ms. Mahaffie:

In its public meeting of 18 March conducted by videoconference, the Commission of Fine Arts reviewed a concept design for alterations and additions to the Jackson Graham Building, currently the headquarters of the Washington Metropolitan Area Transit Authority (WMATA), located at 600 Fifth Street, NW (case number SL 21-081). Expressing general support for the proposal to renovate, reclad, and add four stories to the existing nine-story office building, the Commission provided the following comments and recommendations for the development of the concept design.

The Commission members expressed appreciation for the thorough analysis of the project’s context in Judiciary Square, and for the architectural sophistication of the proposed facade treatments. While endorsing the general massing—subject to refinements of secondary volumetric elements such as the penthouse, recessed terraces, and projecting bays—they raised concern with the role of the building as it contributes to the architectural frame of Judiciary Square. They observed that the existing buildings forming this frame, while not all architecturally distinguished, are generally of pale-colored masonry, simple in overall form, with consistent heights and step-backs; this context forms a quiet background for the historic public buildings and green public spaces within the Judiciary Square core. They commented that the proposed building design presents a series of incremental departures from this established pattern of material, scale, and building form, and they questioned whether it would fulfill its appropriate role as a background building. In their discussion, they acknowledged that the architectural composition needs interest and articulation in order to avoid being featureless, to respond to the varied context, and to bring vitality to the urban experience; some members supported the collage-like composition of additive pavilions and recessed terraces, while others suggested more simplicity of form. They identified the penthouse and the east side facing the historic Pension Building as the areas of greatest concern.

For the development of the design of the east elevation, the Commission members suggested having two projecting elements at the lower floors arranged symmetrically in order to reinforce the relationship of the new building to the Pension Building’s west facade. They noted that the terraces recessed into the building volume are big, emphatic gestures that imply a public function which they would not have as private tenant spaces, and they observed that these would optimally be places with public access and use. Characterizing the overall design of the building as self-assured, they found the tiered composition of the top of the building to be tentative; they recommended further study of the top stories in order to minimize the impression of reflexive, incidental massing by reducing the number of step-backs and deliberately integrating the top into the overall composition of the building.

For the design of the building’s cladding, the Commission members recommended a simplification of enclosure types; some expressed support for the generally glassy skin proposed, while others recommended that the building be limestone such as is used in nearby buildings. In general, they recommended adding limestone to the building’s exterior, possibly within the curtainwall system and particularly at places of public contact, such as the exposed columns, the main entrances, the base of the building, and the projecting pavilions. They recommended against the use of wood-patterned cladding for the terrace soffits, which they cautioned is a design idea that will soon seem dated. They endorsed the proposal to reconfigure the building’s relationship to the surrounding context by raising the grade and opening the frontages to retail activity and outdoor seating, which they said will contribute to the neighborhood’s urban vitality.

The Commission looks forward to further concept-level review of this prominent project at Judiciary Square, within the city’s monumental core. As always, the staff is available to assist you in the development of the design.

Sincerely,



Thomas E. Luebke, FAIA  
Secretary

Jane Galbraith Mahaffie, Principal  
Stonebridge Development  
655 New York Avenue, NW, Suite 830  
Washington, DC 20001

cc: Jon Pickard, Pickard Chilton  
Paul Wiedefeld, WMATA  
David Maloney, D.C. Historic Preservation Office







CFA Feedback  
Areas to Study

Penthouse - Study Integration  
into Overall Composition

Soffit Material - Alternative to Wood

Columns - Study Shape & Cladding

Materiality - Integrate Masonry if Possible

Massing - Study Composition  
of East Facade & Relationship  
to Pension Building



# WHAT WE STUDIED

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COMMISSION OF FINE ARTS | CONCEPT REVIEW

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# Site Context

Site Forces





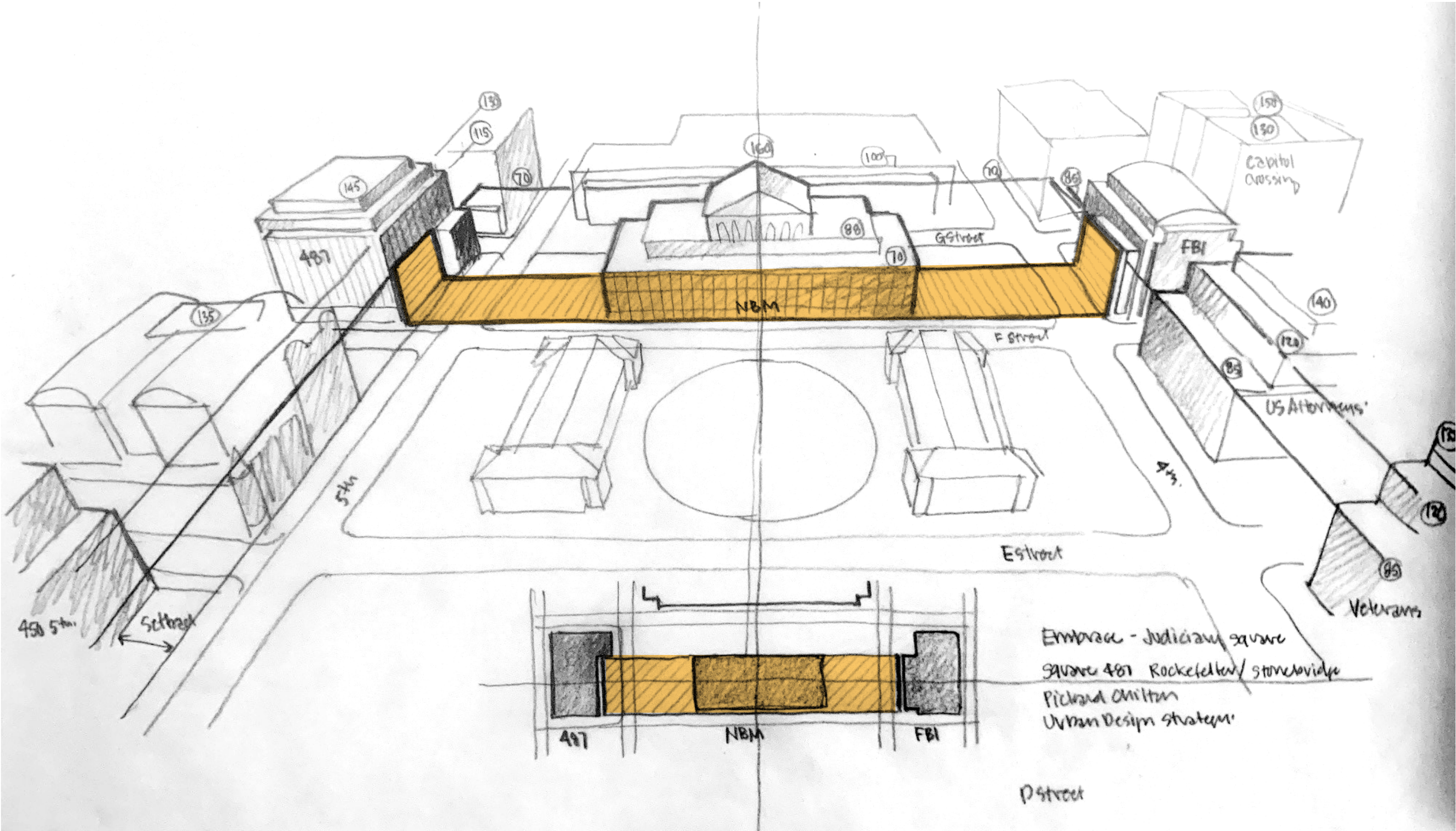
# Urban Relationships

## Judiciary Square

Jackson Graham Building

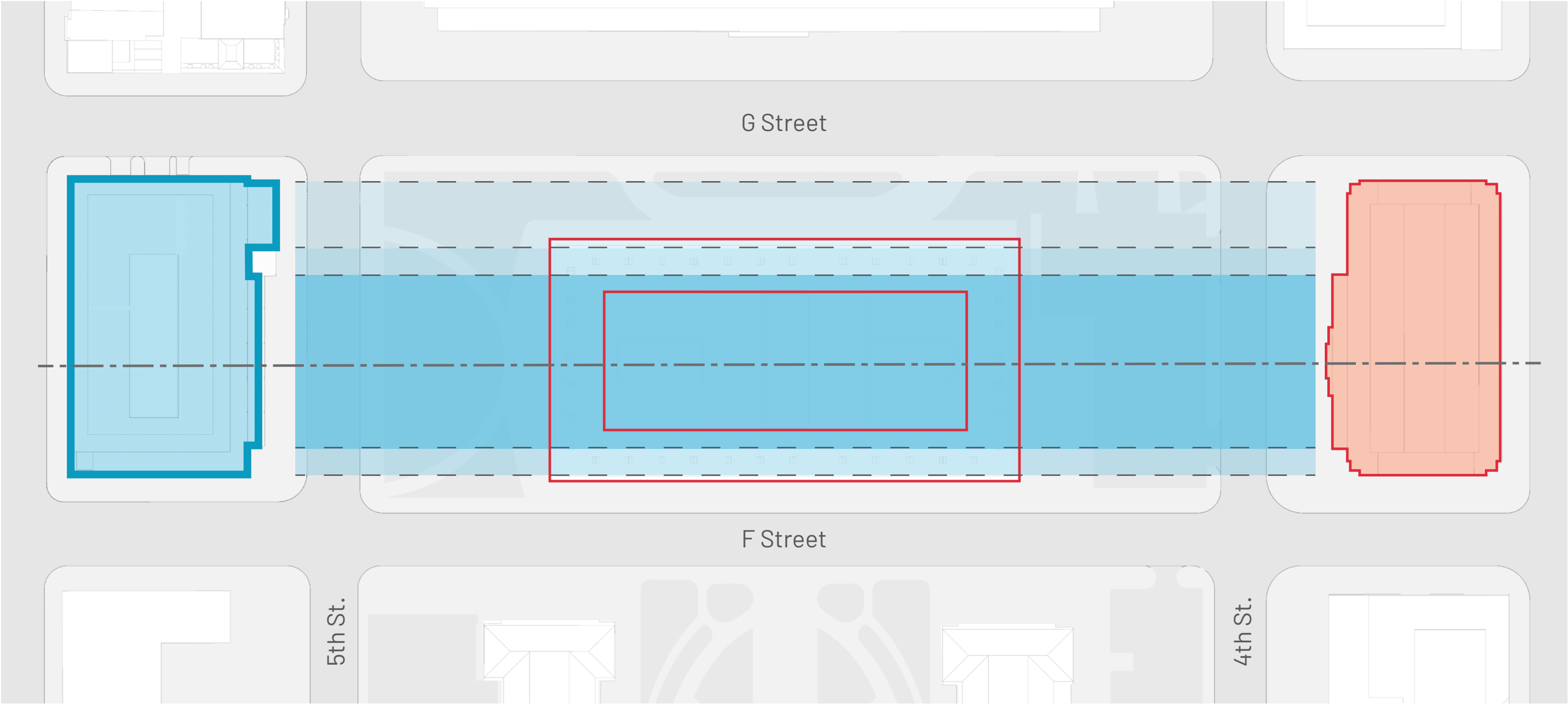


Urban Relationships  
Judiciary Square



# Urban Relationships

## Square 487 - Pension Building - FBI Building Relationship



# REVISED PROPOSAL

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COMMISSION OF FINE ARTS | CONCEPT REVIEW

20 MAY 2021







Revised Proposal









Revised Proposal





# Massing Comparison

View from Pension Building Lawn



18 March Proposal



Revised Proposal

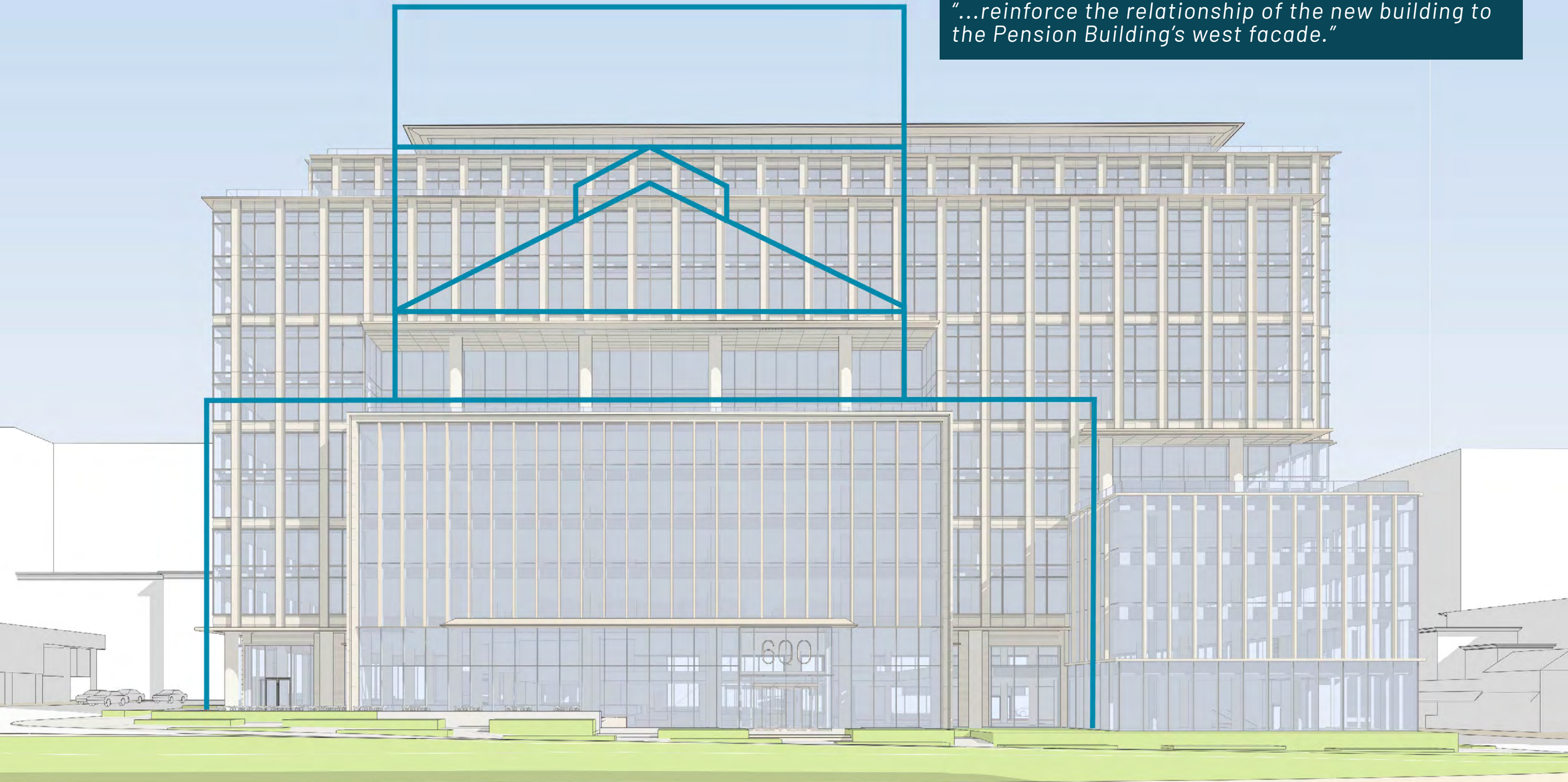


**Building Massing**  
Pension Building Symmetry

**Relationship to Pension Building**

**CFA Comment:**

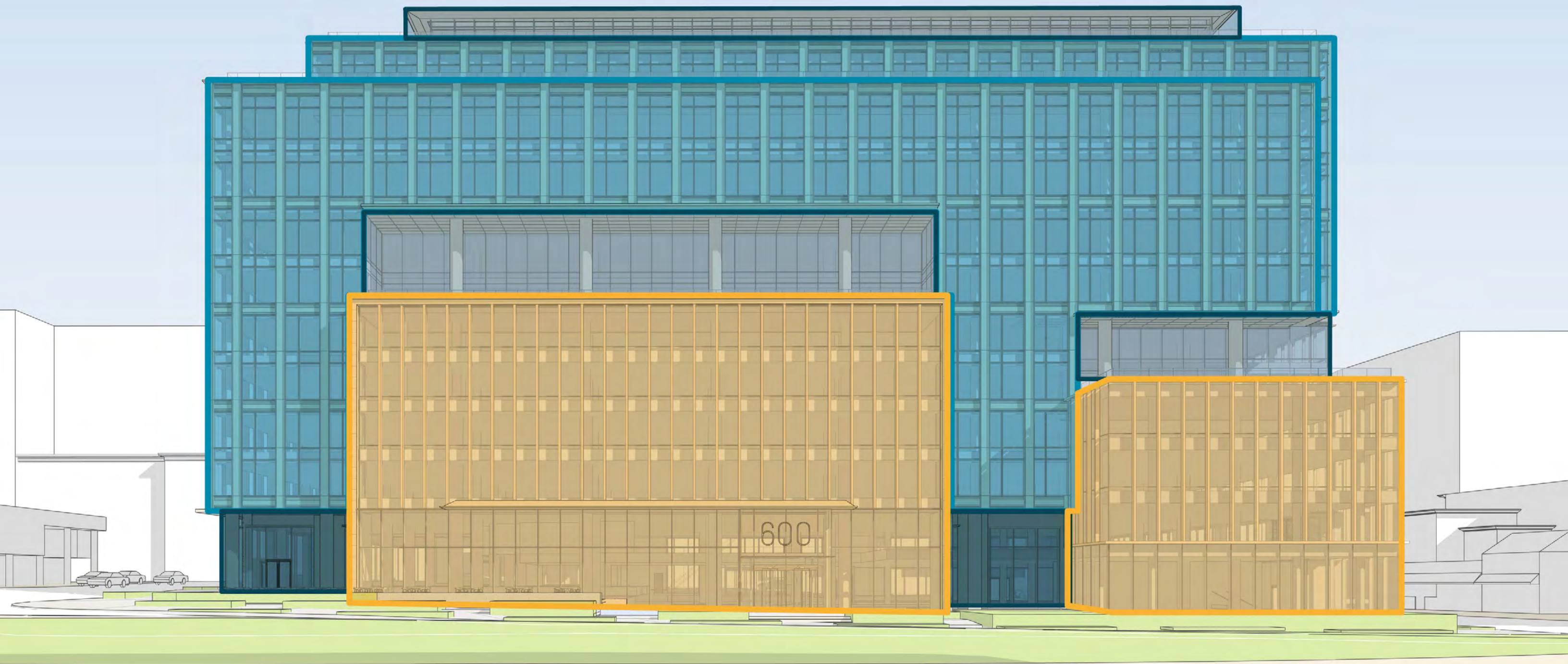
*"...reinforce the relationship of the new building to the Pension Building's west facade."*





**Building Massing**  
Enclosure Simplification

Number of Enclosure Types  
CFA Comment:  
*"...recommended a simplification of enclosure types."*





# Judiciary Square

Major Datum Relationships

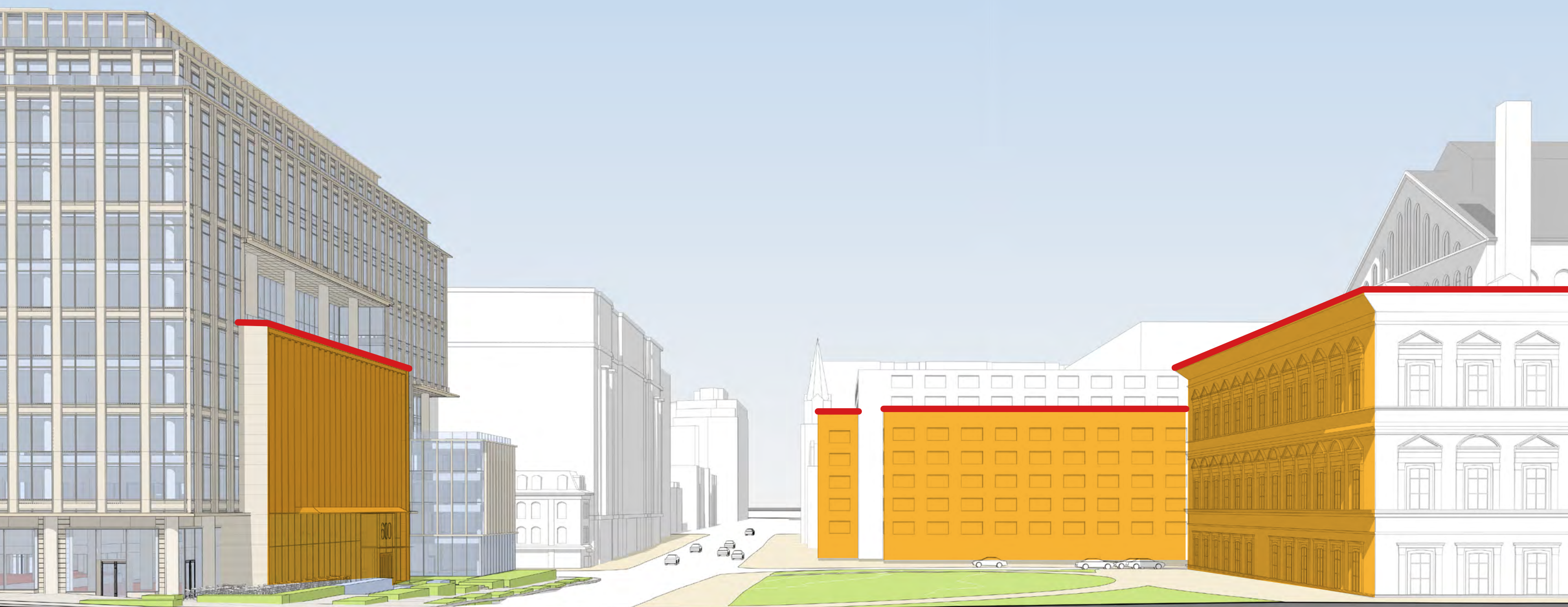


Key:

Orange line	120' +
Green line	90-95'
Purple line	64-70'
Yellow line	40-50'



Site Relationships  
Proscenium Datum





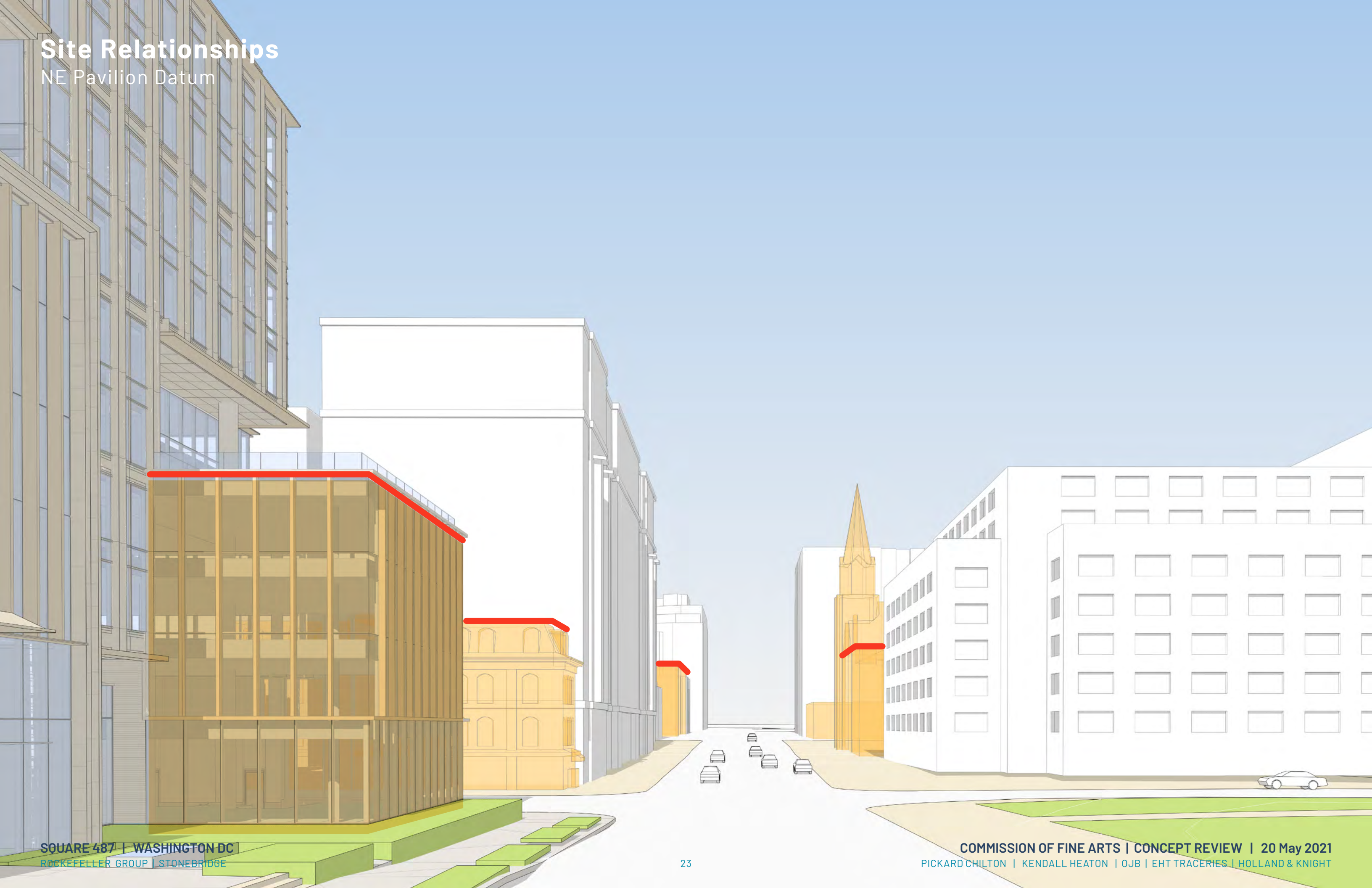
# Site Relationships

NE Pavilion Datum





Site Relationships  
NE Pavilion Datum





# Proposal in Context

Google Streetview - Judiciary Square Metro





# Proposal in Context

Google Streetview - SE Corner





Proposal in Context  
Google Streetview - SW Corner





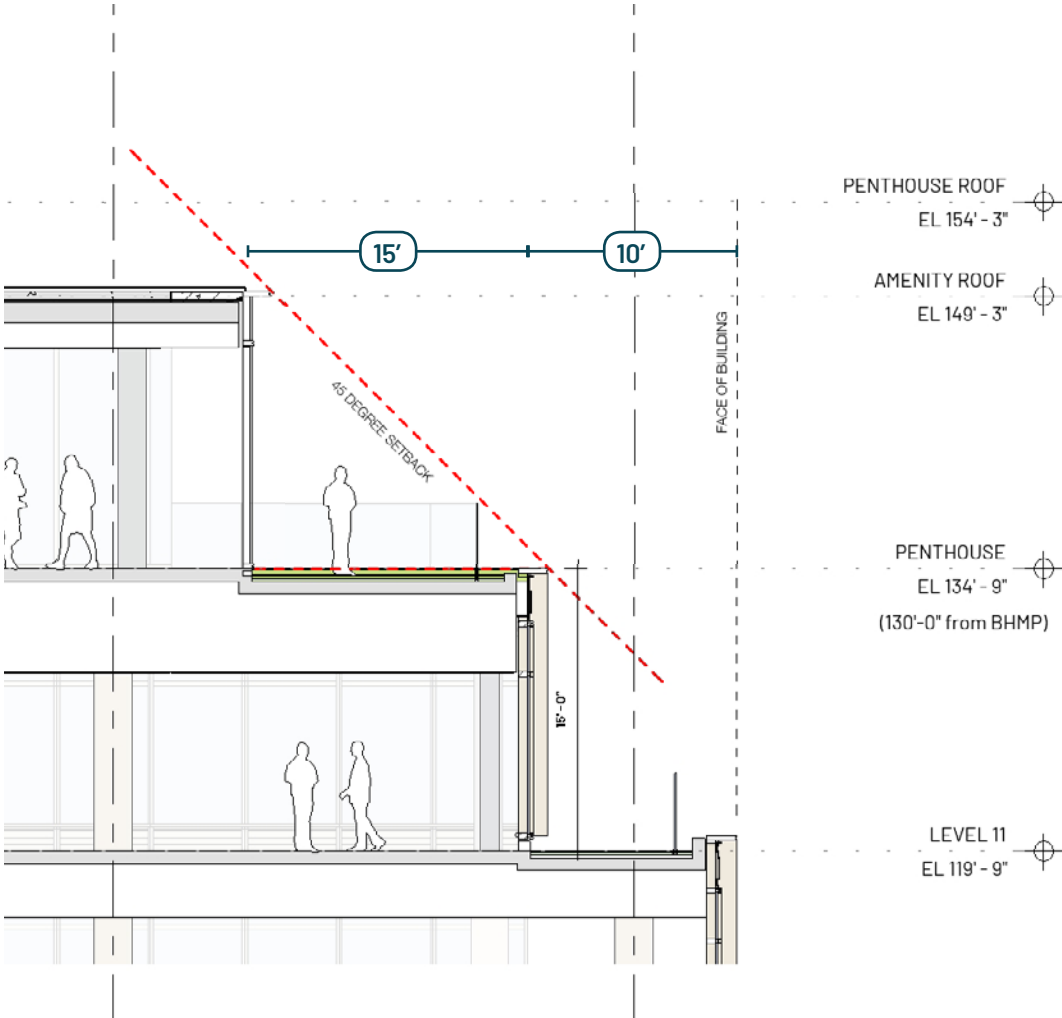
Proposal in Context  
Google Streetview - NE Corner





18 March Submission

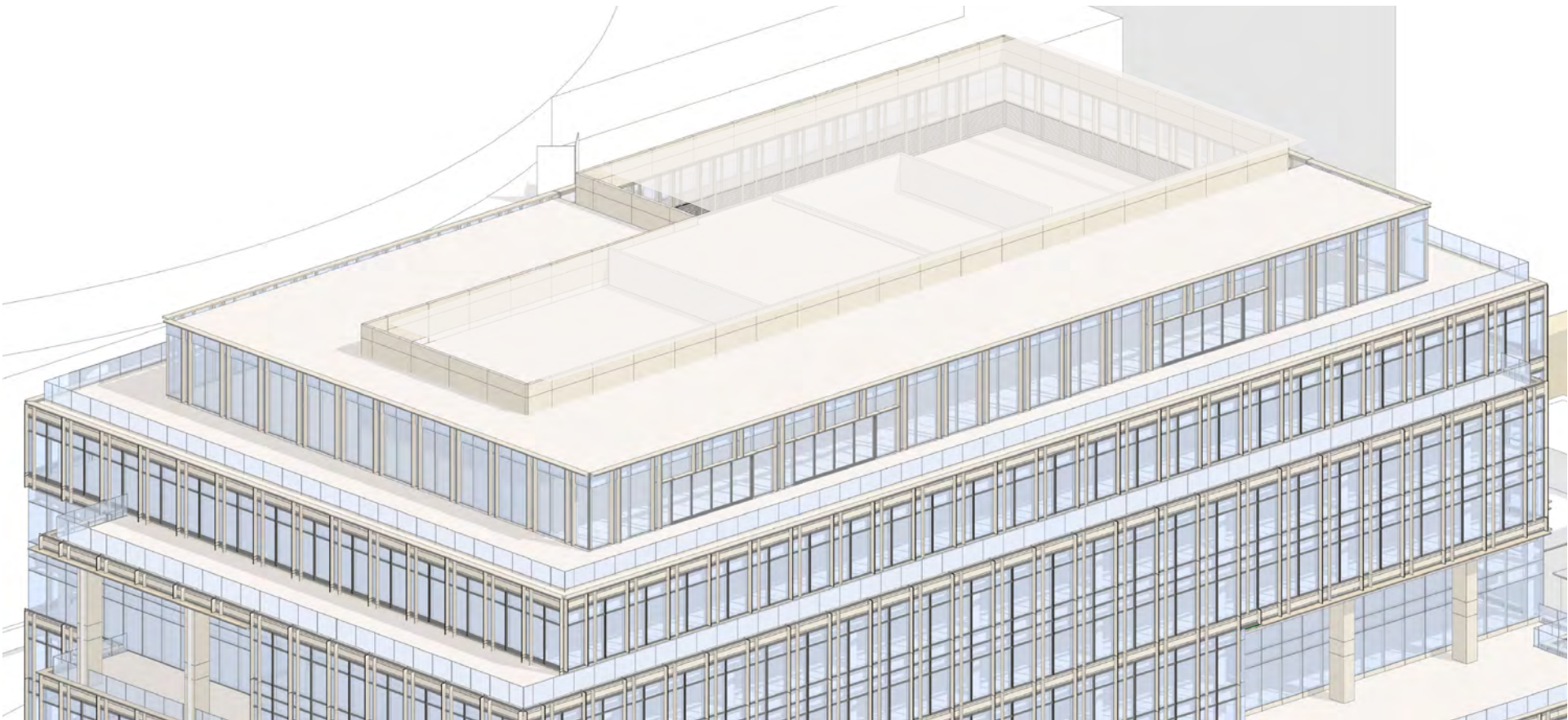
Section / Axon



Further Study of the Top Stories

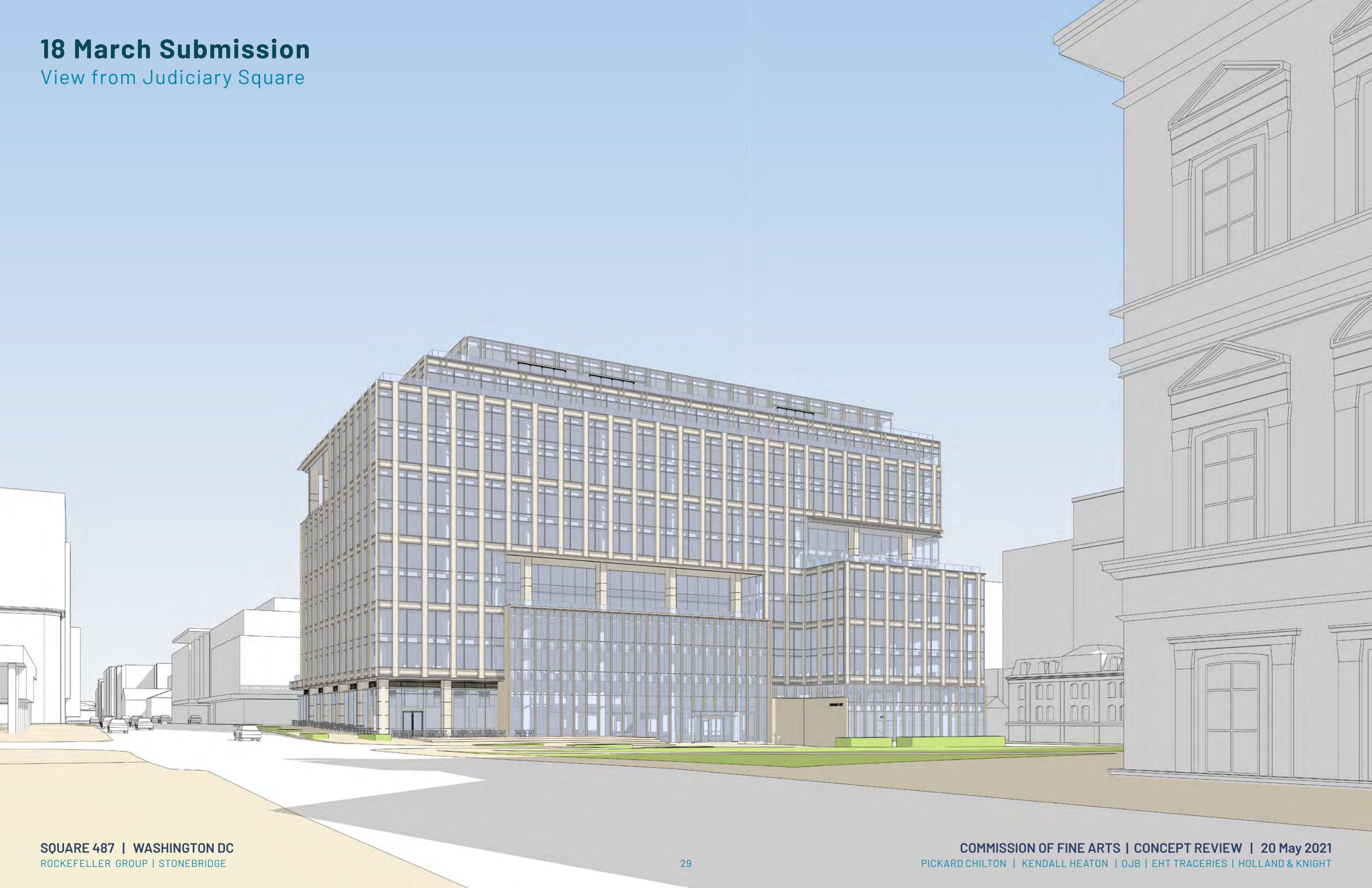
CFA Comment:

“...recommended further study of the top stories in order to minimize the impression of reflexive, incidental massing by reducing the number of step-backs and deliberately integrating the top into the overall composition of the building.”





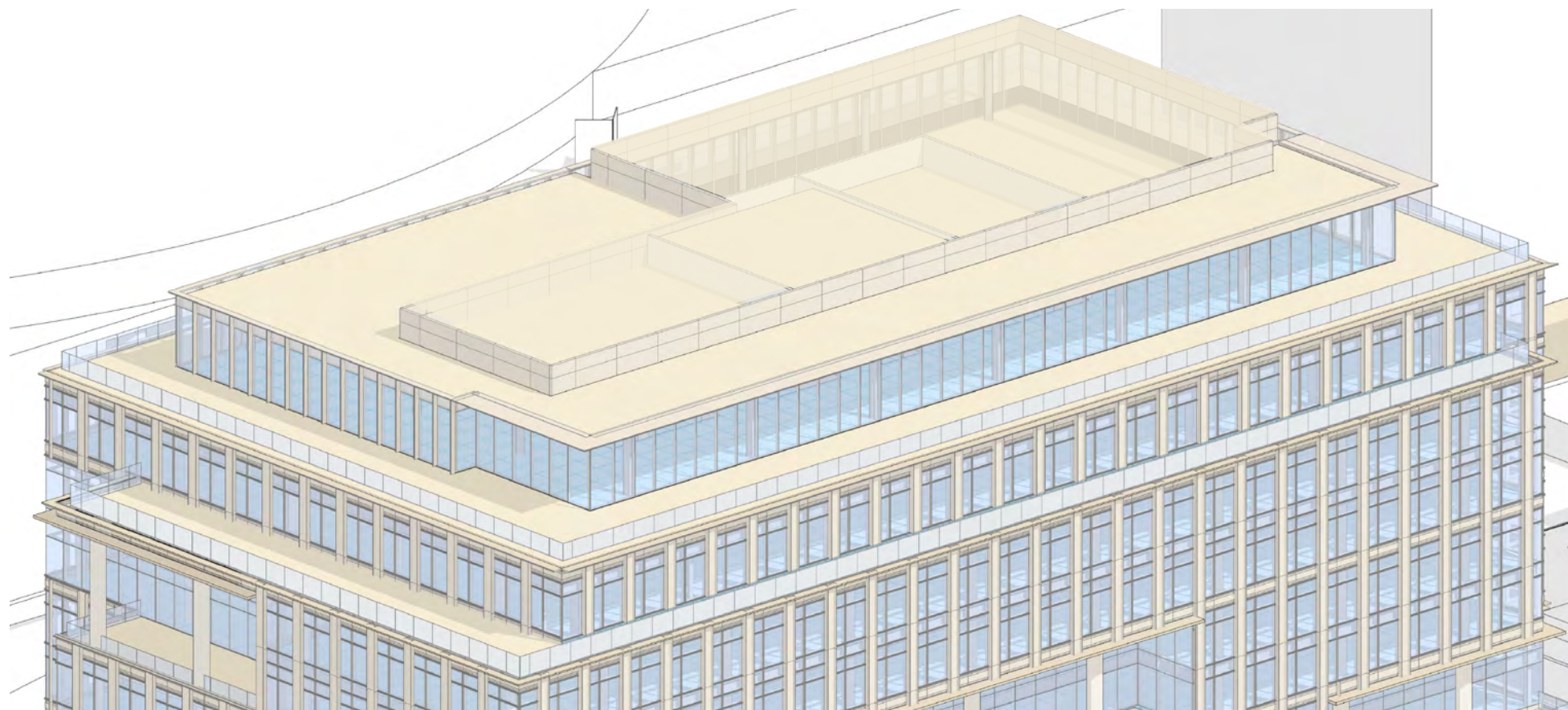
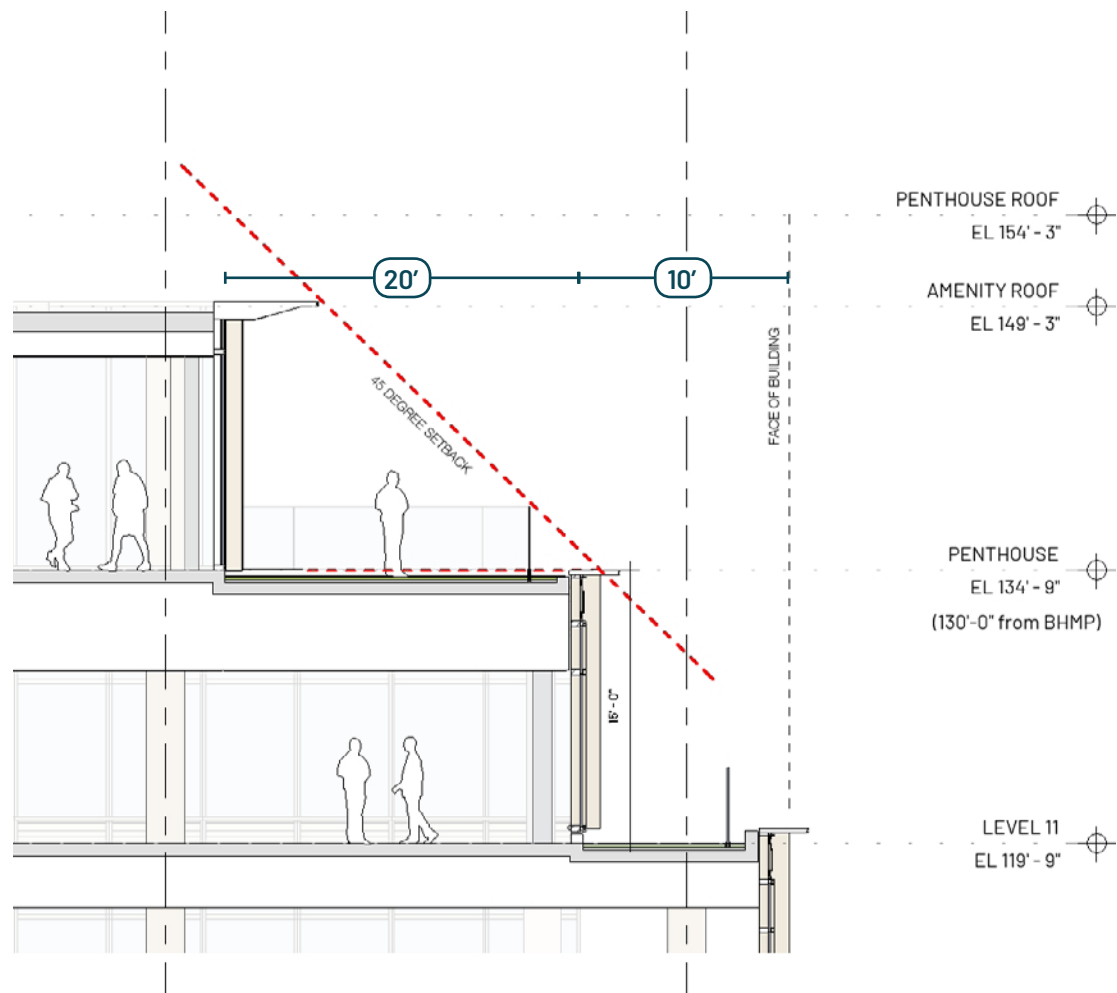
**18 March Submission**  
View from Judiciary Square





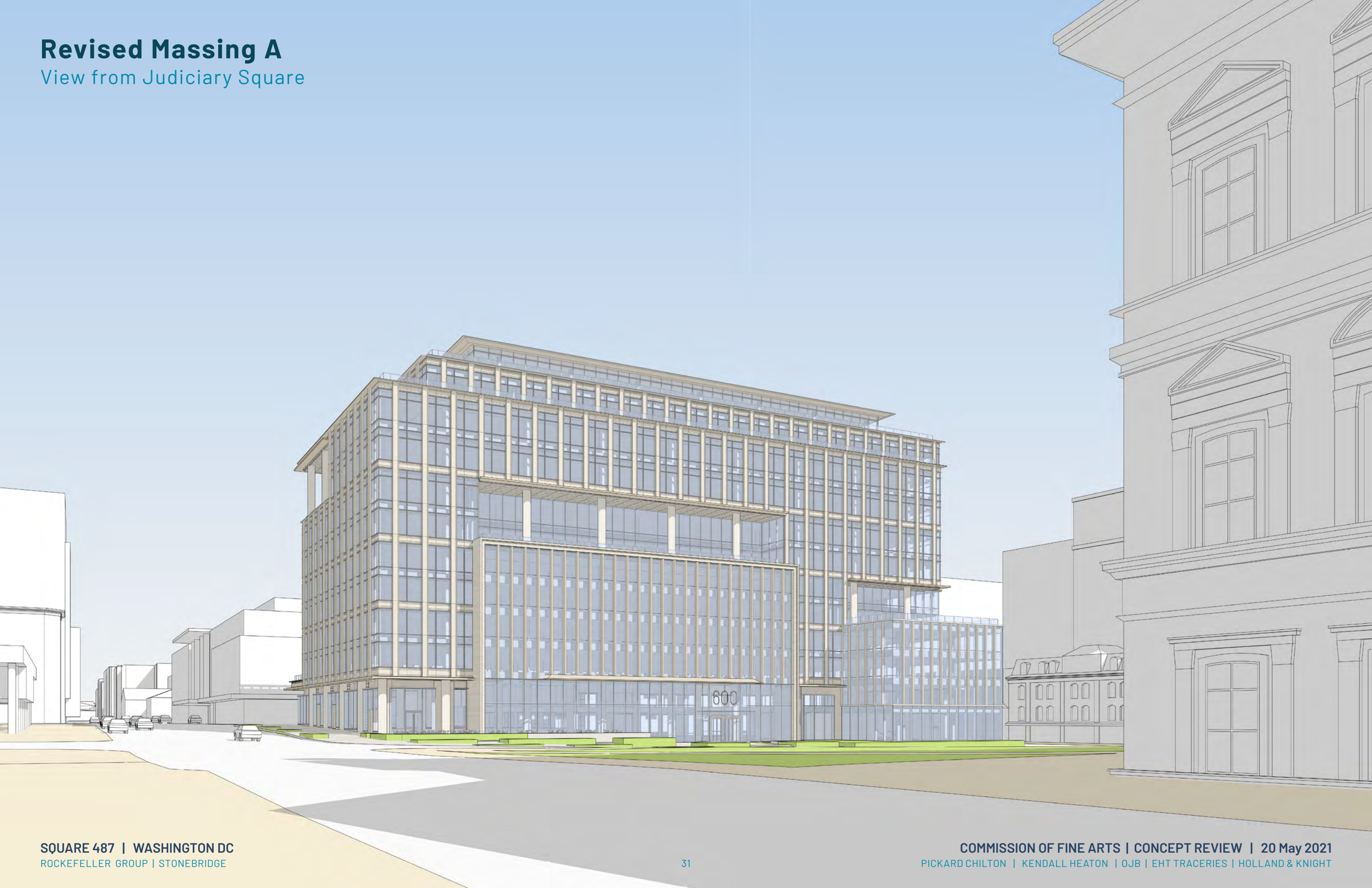
# Revised Massing A

Section / Axon



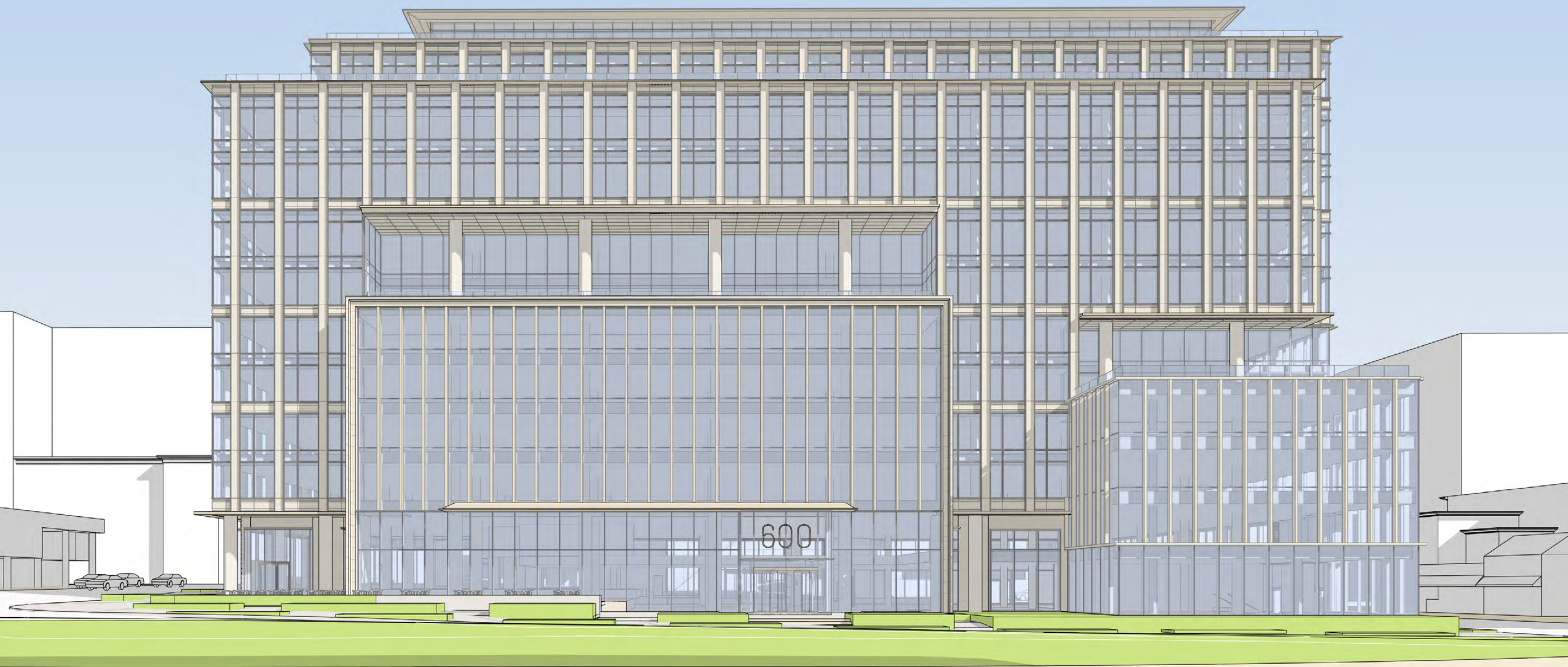


**Revised Massing A**  
View from Judiciary Square





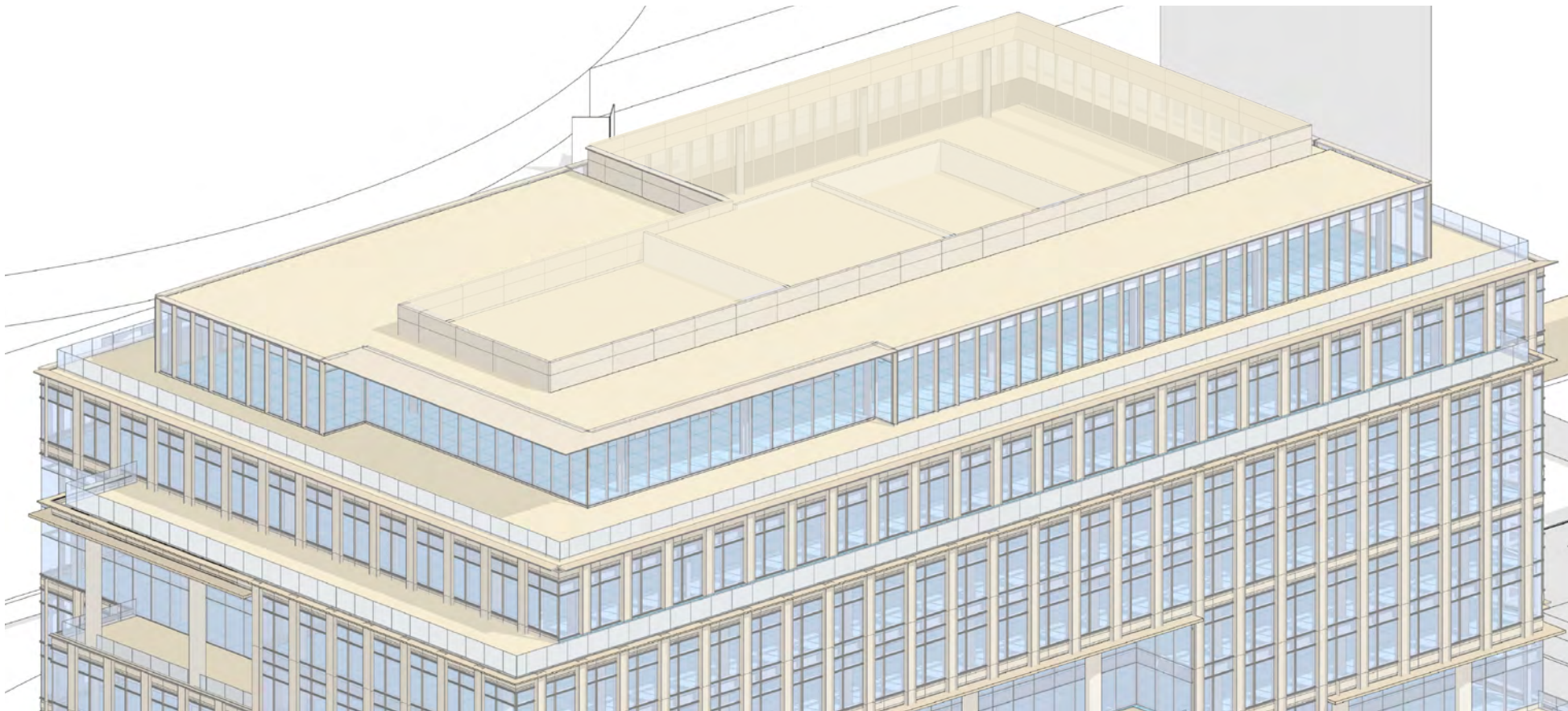
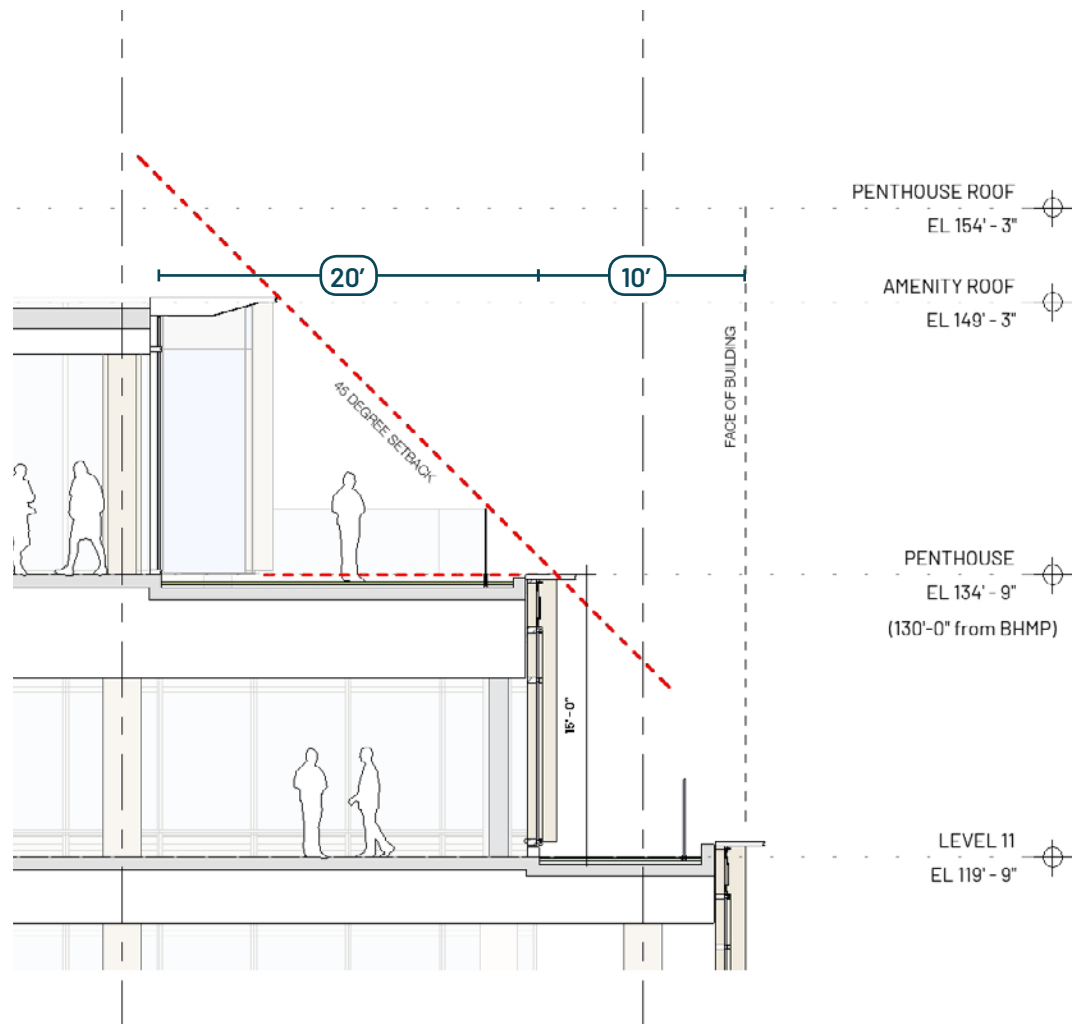
**Revised Massing A**  
View from National Building Museum Lawn





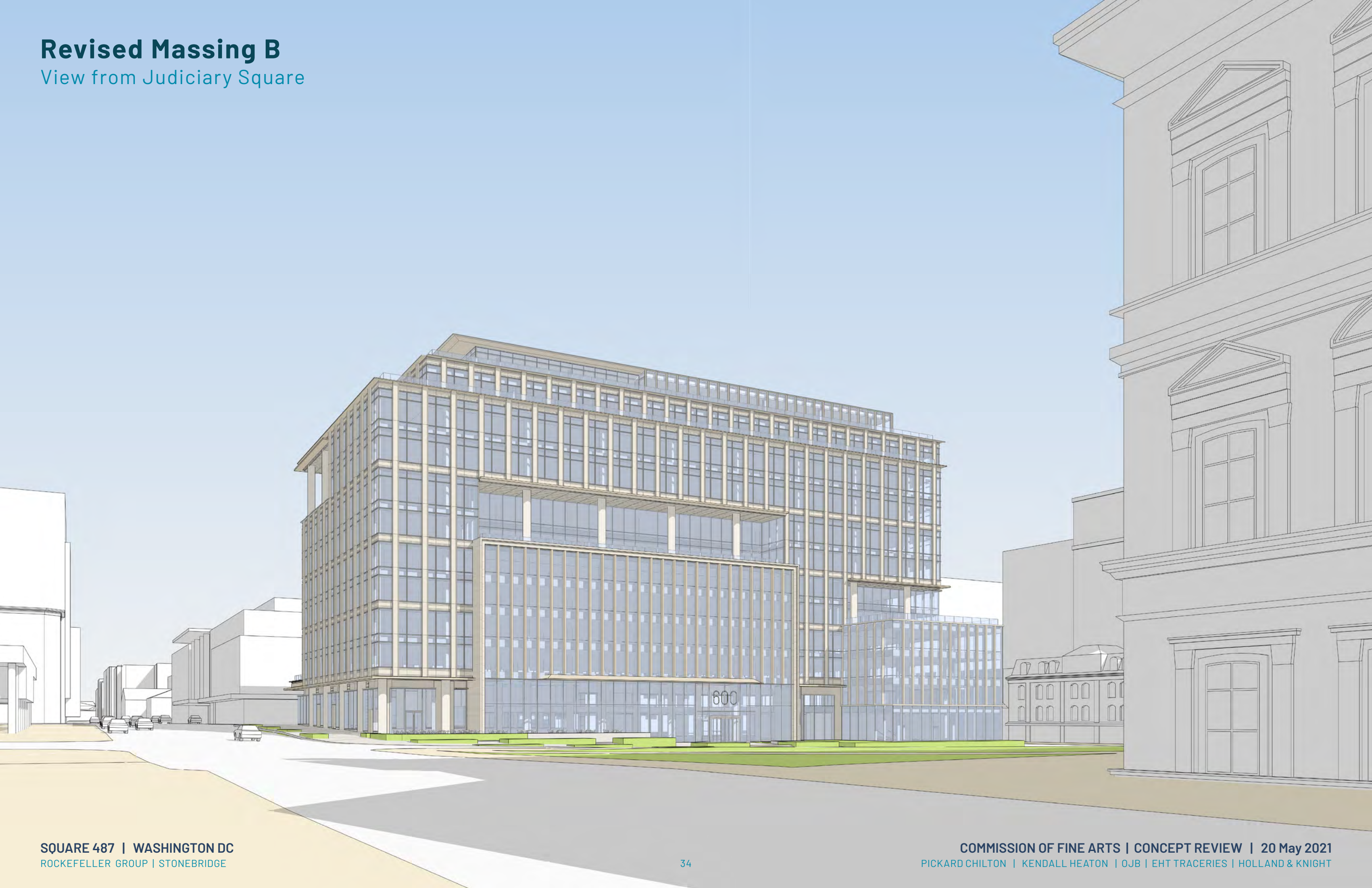
# Revised Massing B

## Section / Axon



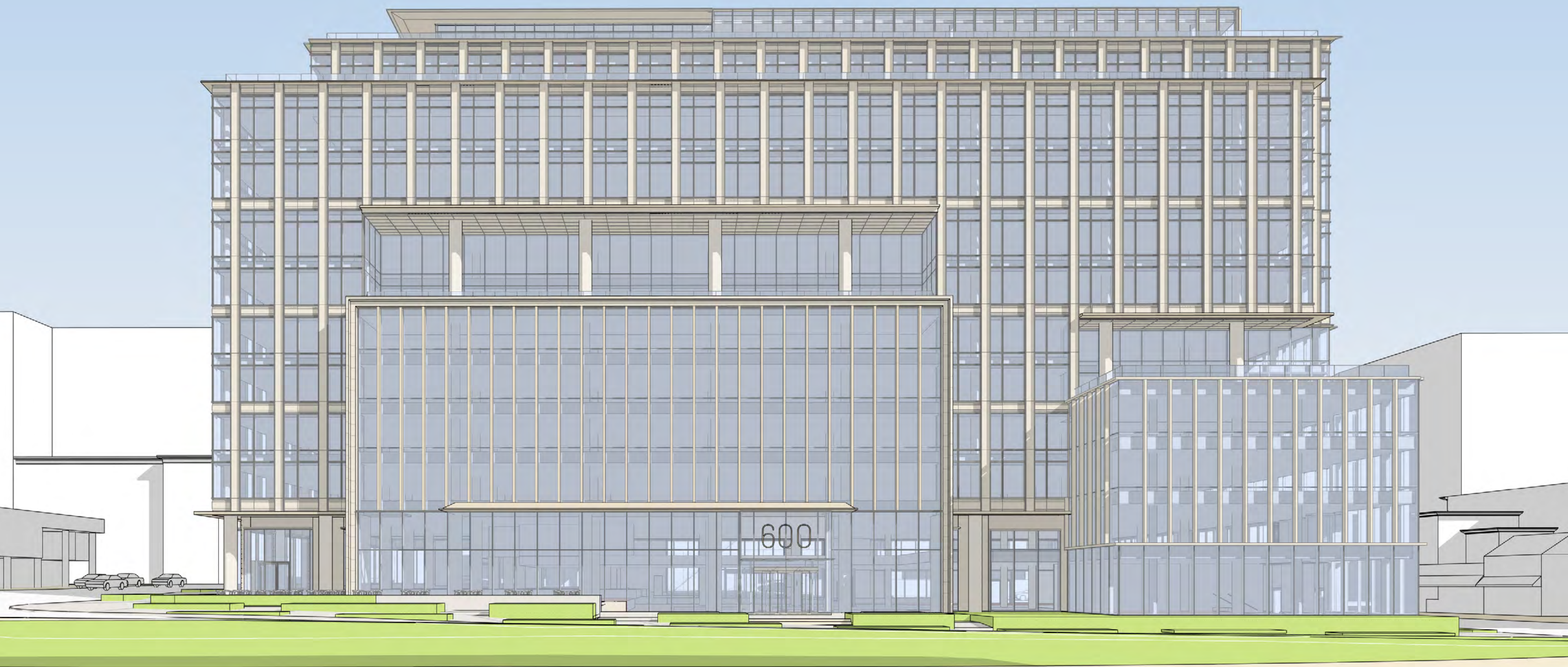


**Revised Massing B**  
View from Judiciary Square





**Revised Massing B**  
View from National Building Museum Lawn





# Soffit Material

Study Based on CFA Comments



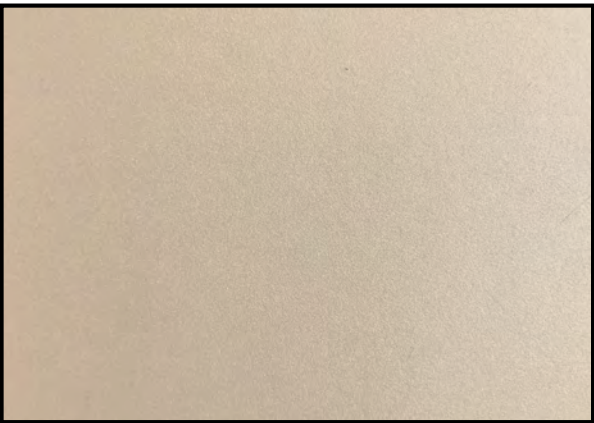
## Soffit Material

### CFA Comment:

*"...recommended against the use of wood-patterned cladding for the terrace soffits, which they cautioned is a design idea that will soon seem dated."*



Typical Enclosure Finish



Revised Soffit Finish



# Column Articulation

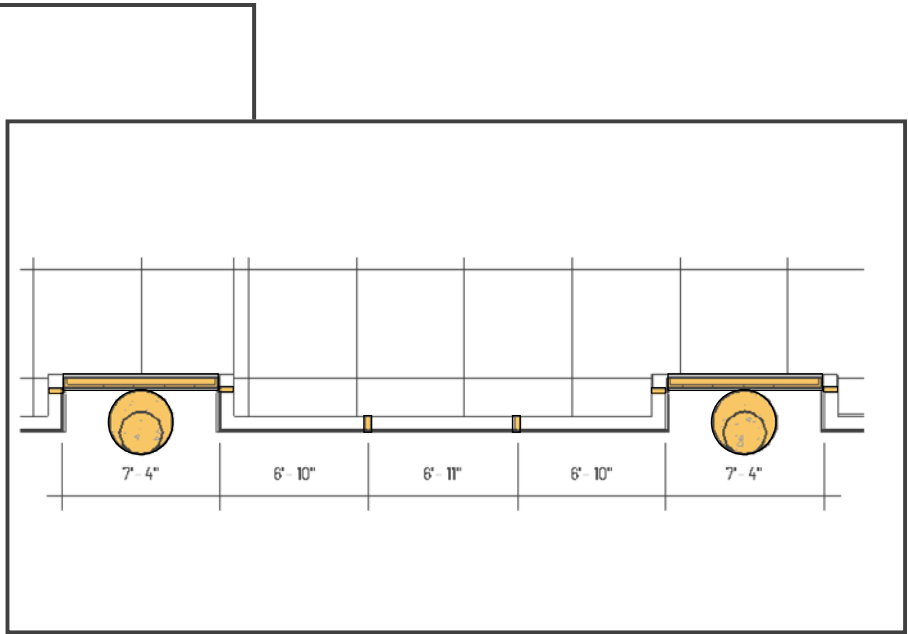
Study Based on CFA Comments



## Column Shape & Finish

### CFA Comment:

*"...recommended adding limestone to the building's exterior, ... particularly at places of public contact, such as the exposed columns..."*





# Facade Materials

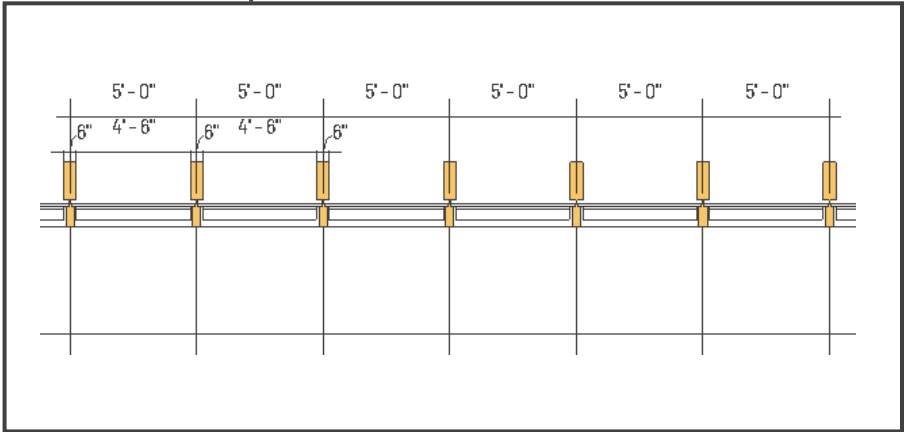
5th Street Plaza / Proscenium



Masonry on Facade

CFA Comment:

*"...recommended adding limestone to the building's exterior, possibly within the curtainwall system and particularly at places of public contact..."*





# Pedestrian Experience

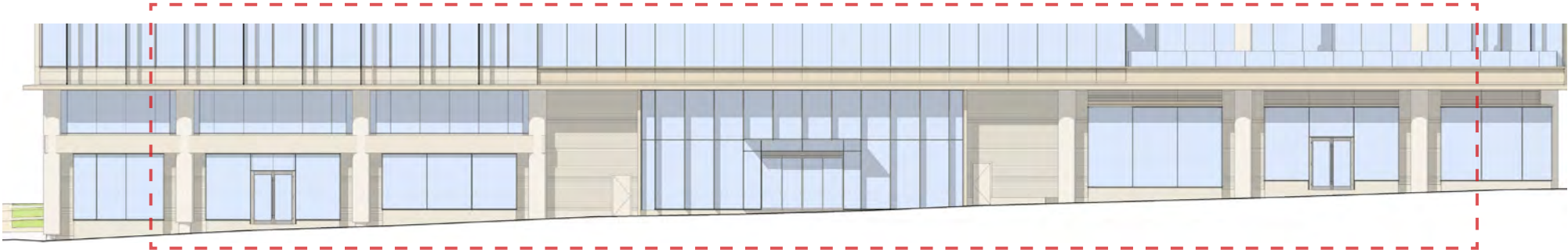
F Street Retail





# Pedestrian Experience

6th Street Lobby





# Pedestrian Experience

6th Street Lobby



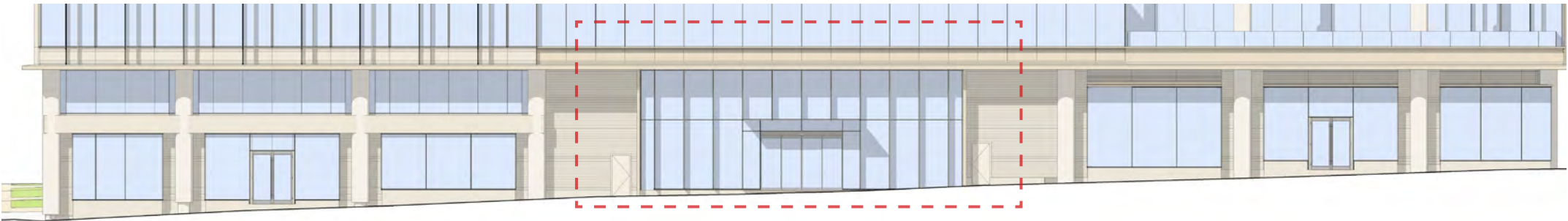
Limestone Wall



Clear Lobby Glazing



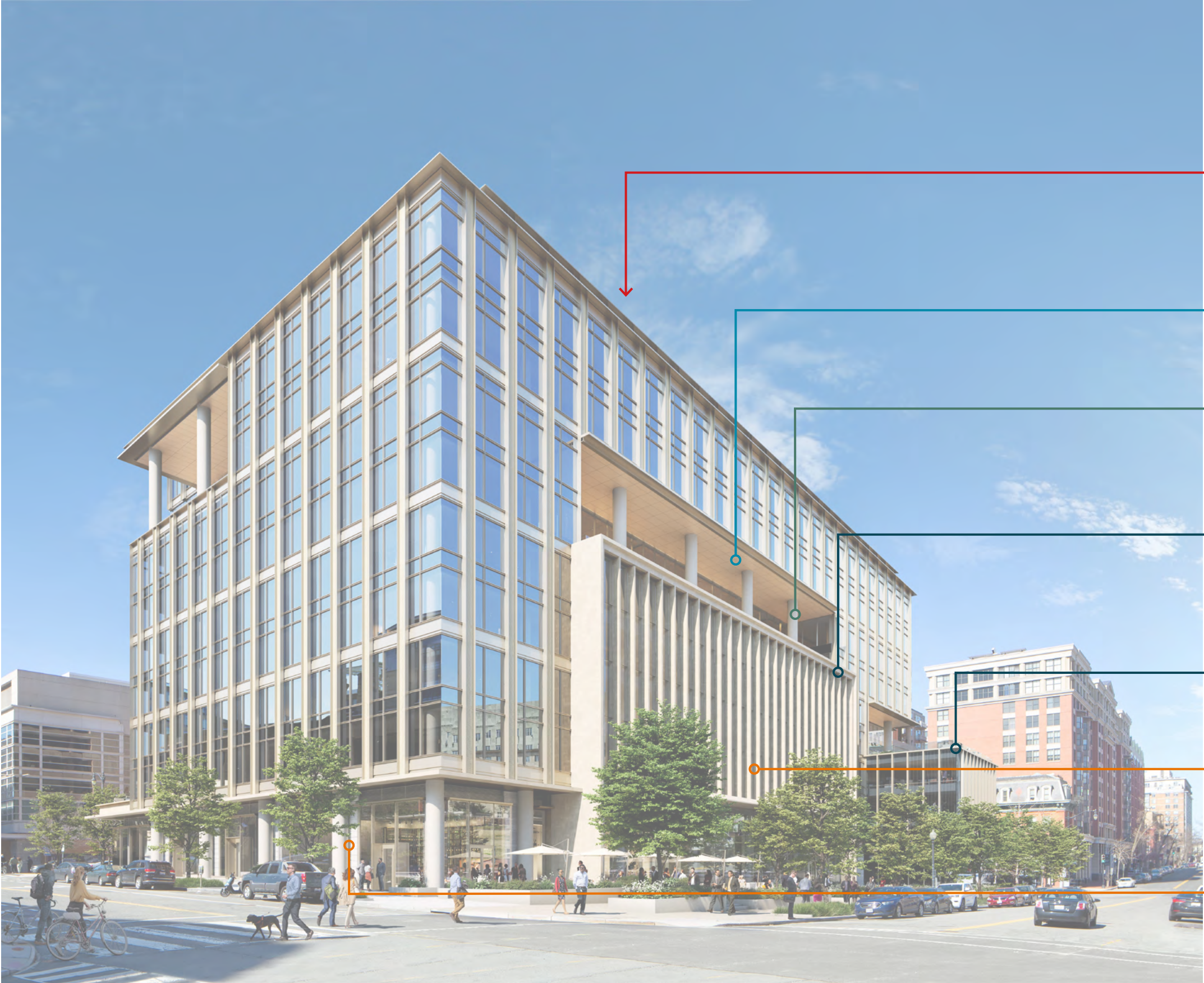
Limestone Fins





# Summary

## Design Updates in Response to CFA Comments



**Penthouse** - Designed and developed options to reduce visual prominence, create shadow lines, and leverage system of brows and cornices to integrate with the overall building

**Soffit** - Introduced warm-toned metal

**Column** - Retained round column enclosure

**Massing** - Re-organized east facade around symmetry of the Pension Building and existing datums

**Massing** - Amplified presence of marker facade and lower pavilion to relate to adjacent historic context

**Materiality** - Increased scale & scope of limestone accent at Proscenium increased

**Materiality** - Introduced additional limestone at retail, public realm, and 6th Street Lobby facades



# APPENDIX

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COMMISSION OF FINE ARTS | CONCEPT REVIEW

20 MAY 2021



# Jackson Graham Building

Existing Building





# Revised Proposal

## East Elevation (Penthouse A)





# Revised Proposal

## South Elevation (Penthouse A)





# Revised Proposal

## West Elevation (Penthouse A)





# Revised Proposal

## North Elevation (Penthouse A)





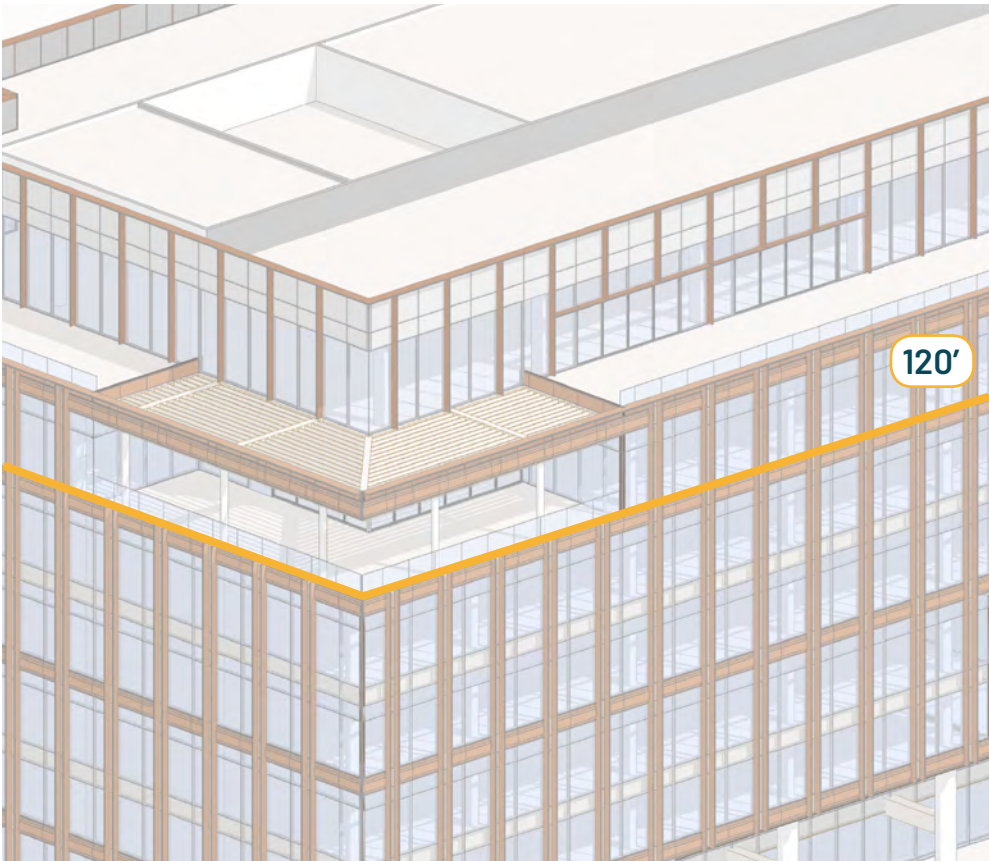




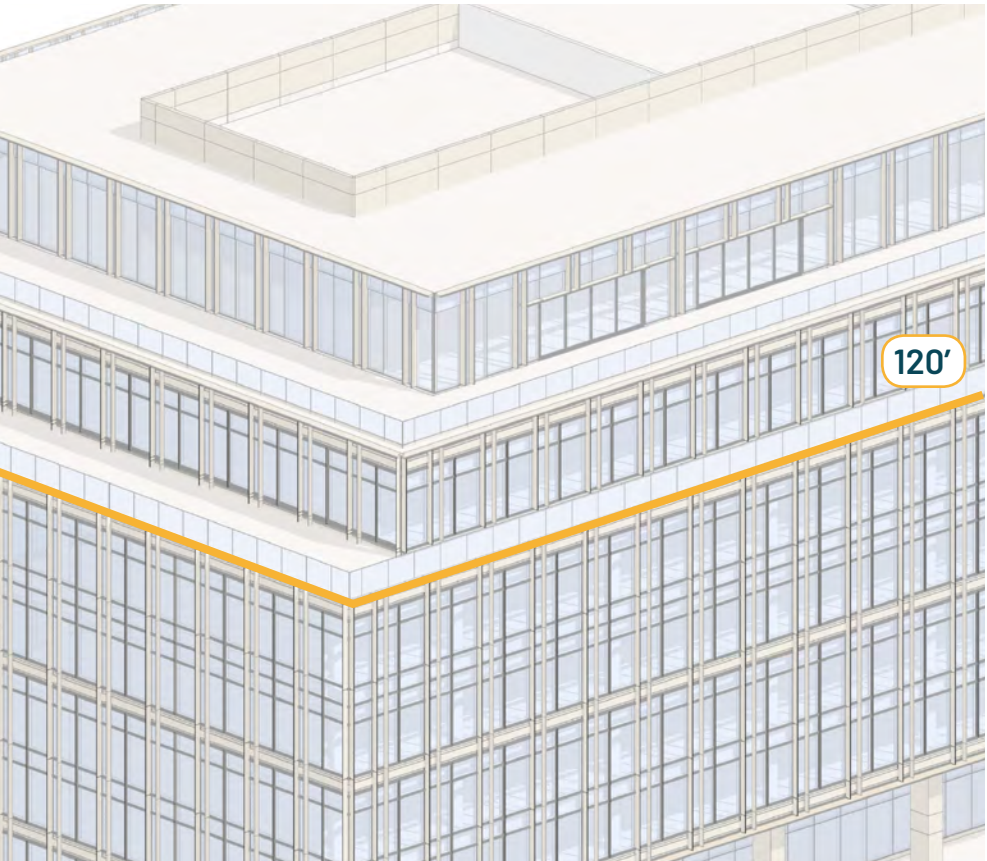
# CFA Response

## Project Evolution

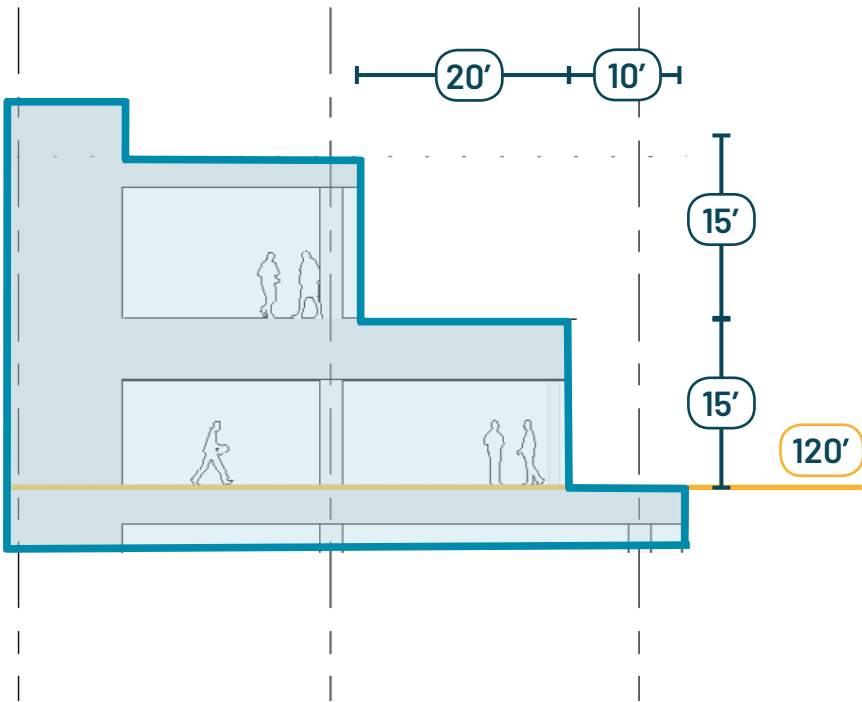
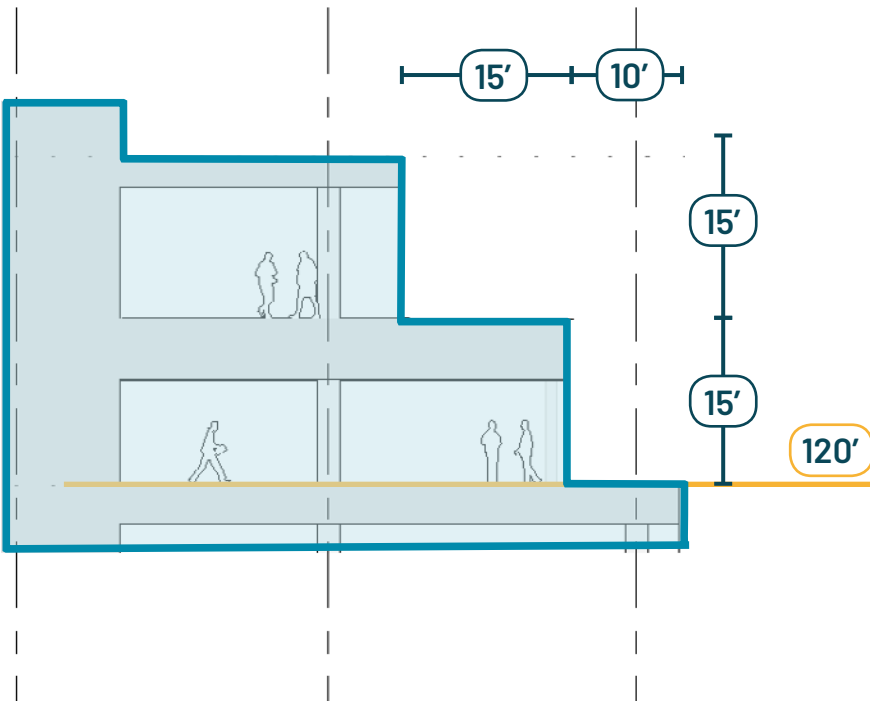
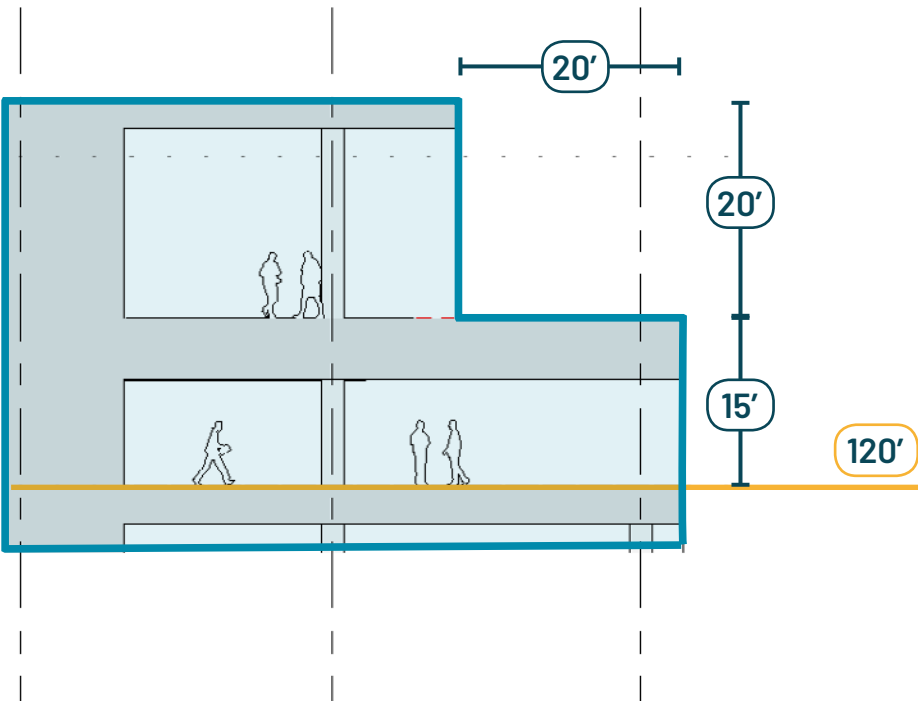
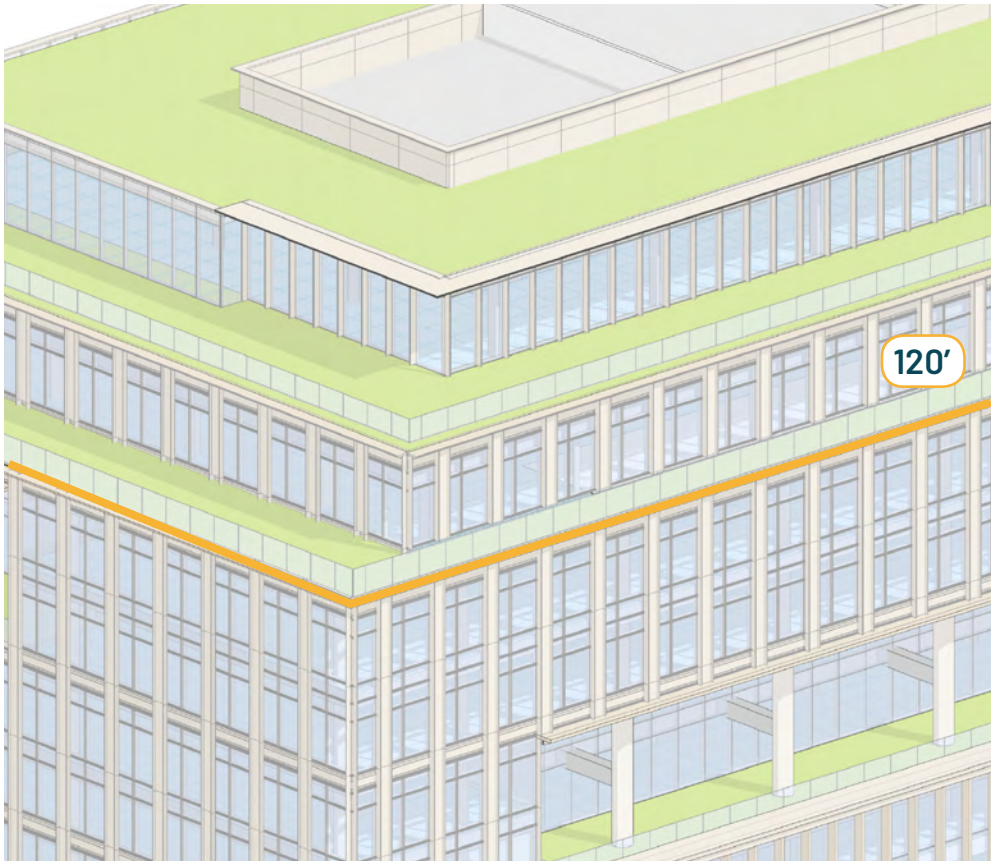
Preliminary Staff Submission



18 March CFA Submission



Current Submission





# Proposal in Context

Google Streetview - F Street Looking East





# Proposal in Context

Google Streetview - G Street Looking West





# Proposal in Context

Google Streetview - 5th Street Looking South





Proposal in Context  
Google Streetview - 6th Street Looking North





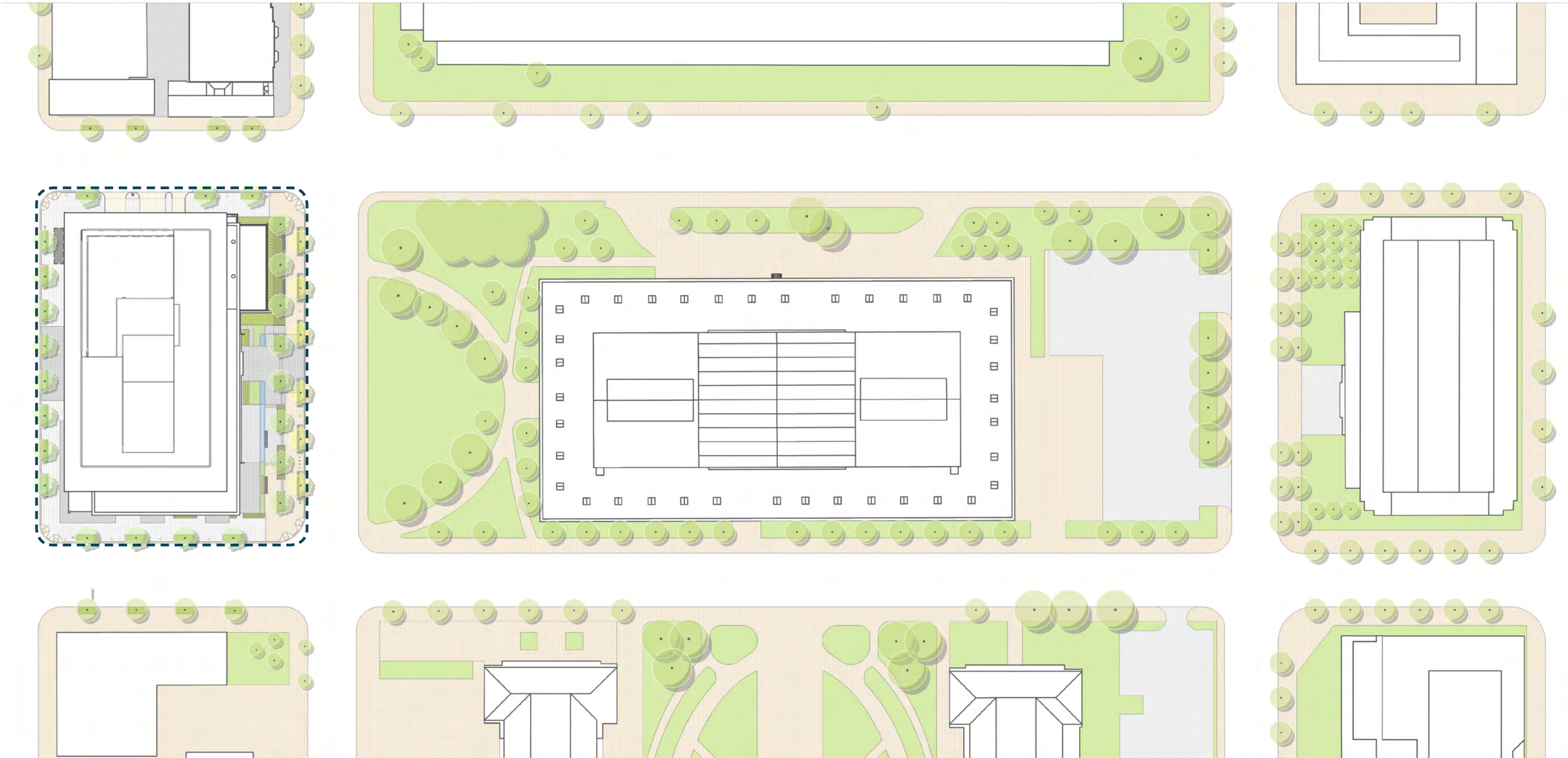
Proposal in Context  
Google Streetview - NW Corner





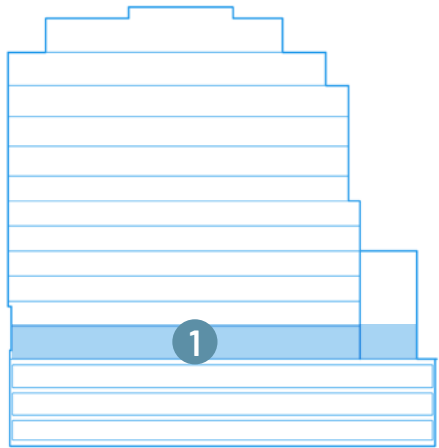
# Landscape Experience

## Context Plan



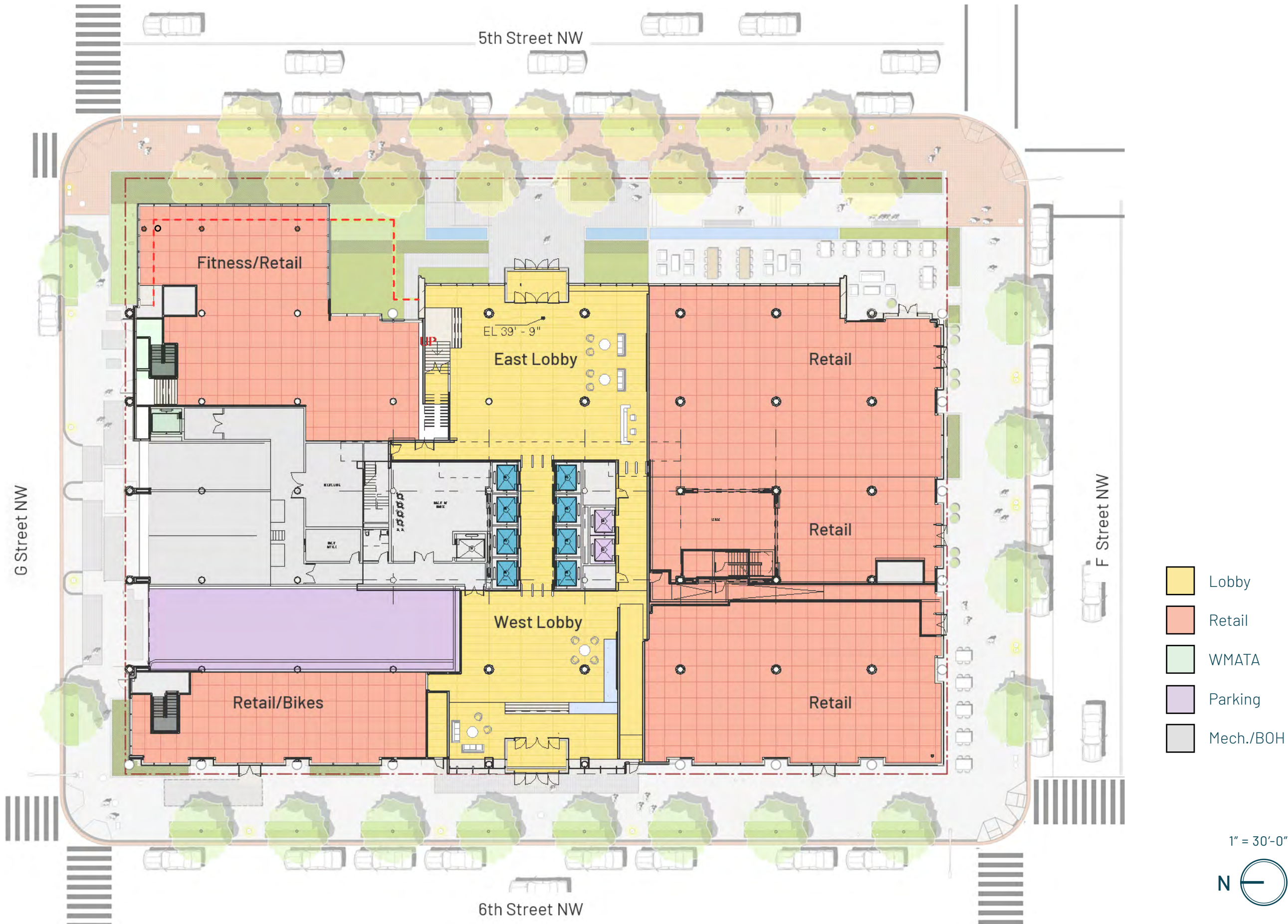


Proposal  
Ground Level Plan



38,758 SF  
Floorplate Area (GSF)

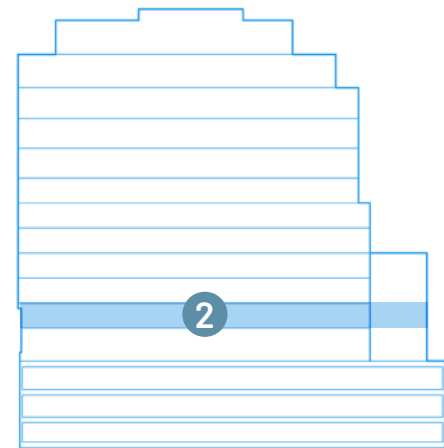
14'-6"  
Floor-to-Floor





# Revised Proposal

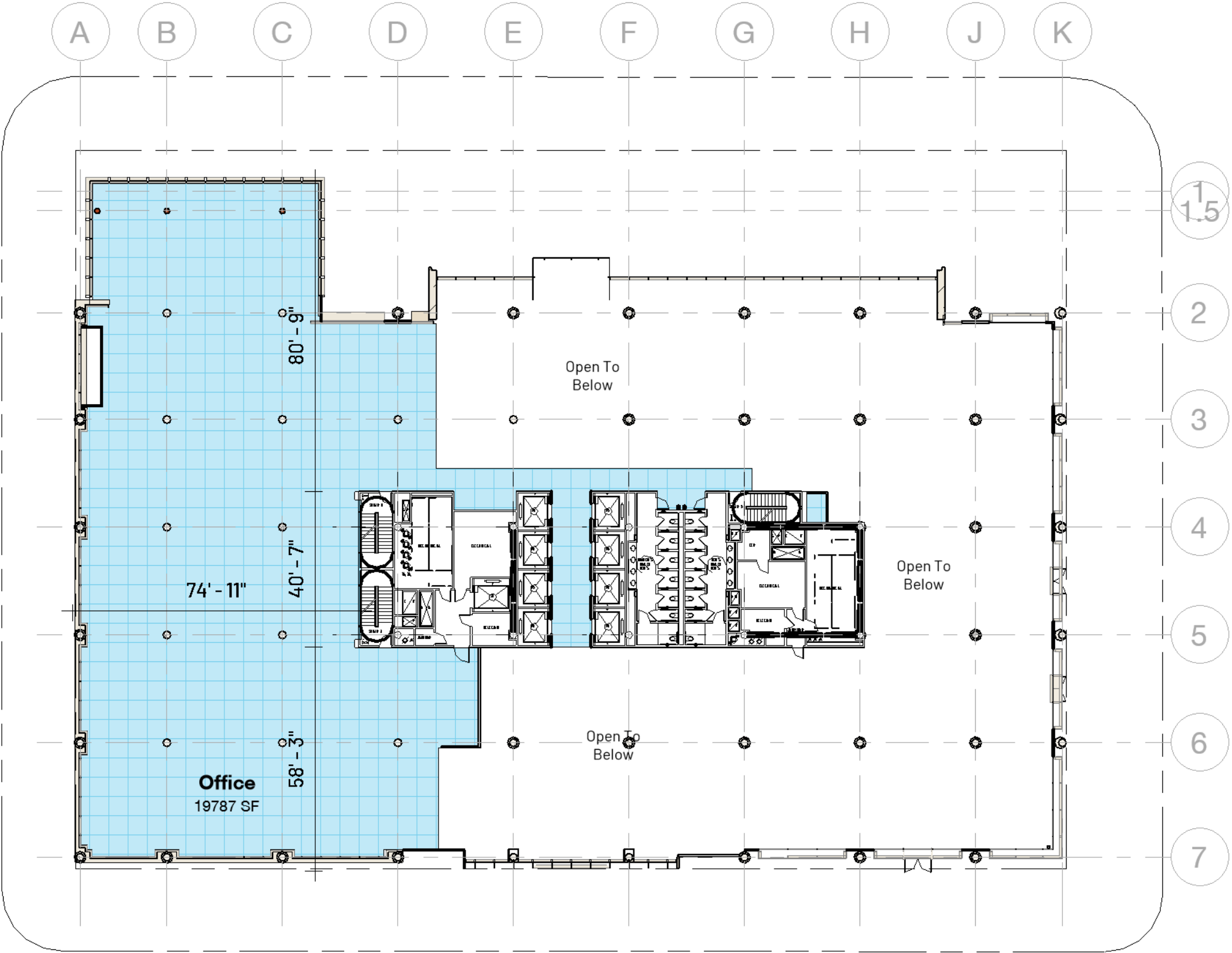
## Level 2 Plan



**19,787 SF**  
Floorplate Area (GSF)

**11'-0"**  
Floor-to-Floor

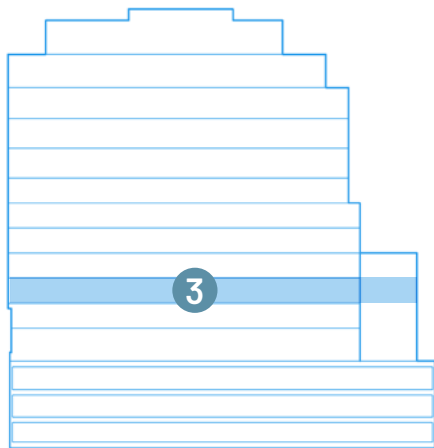
- Tenant
- Terrace





# Revised Proposal

## Level 3 Plan



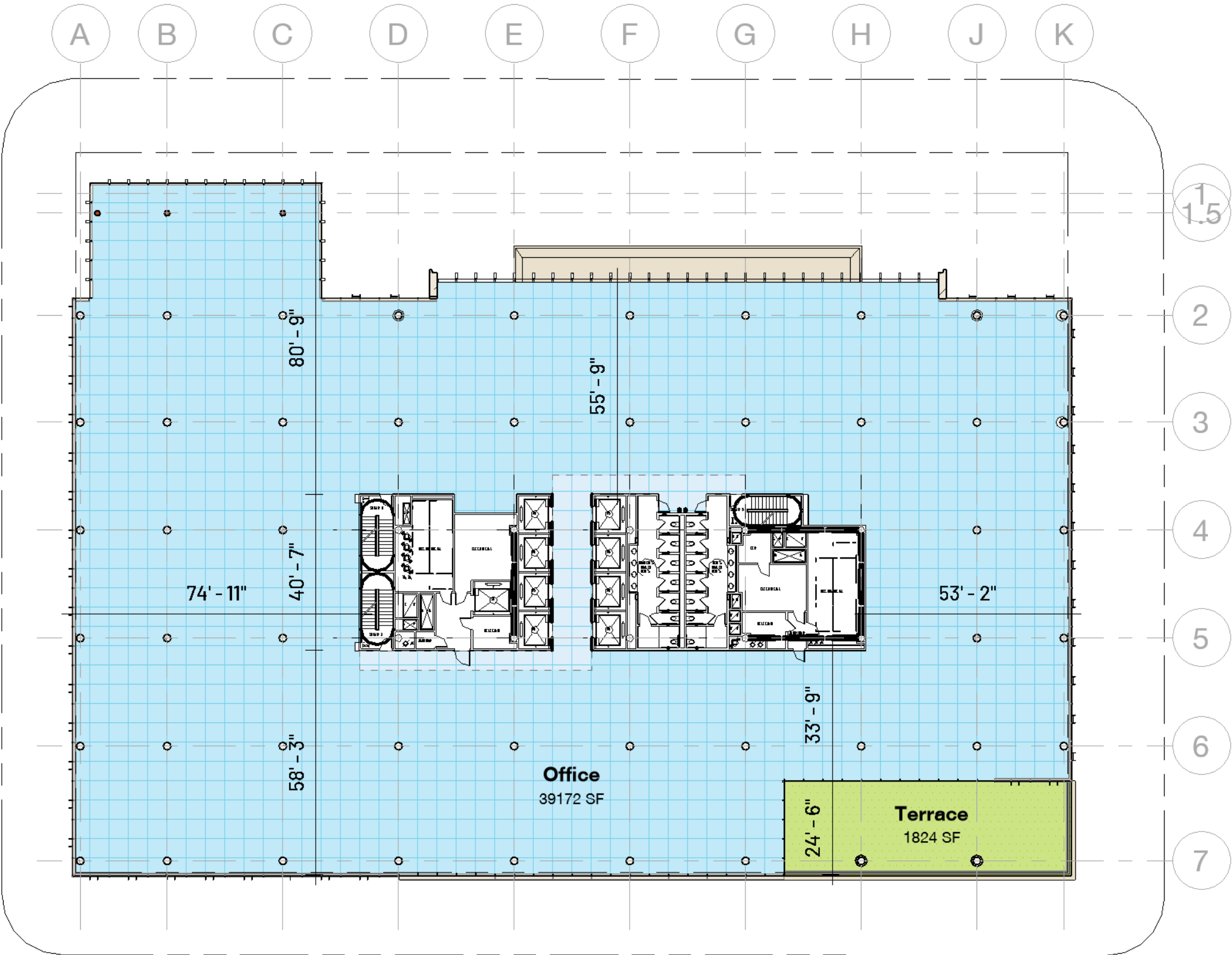
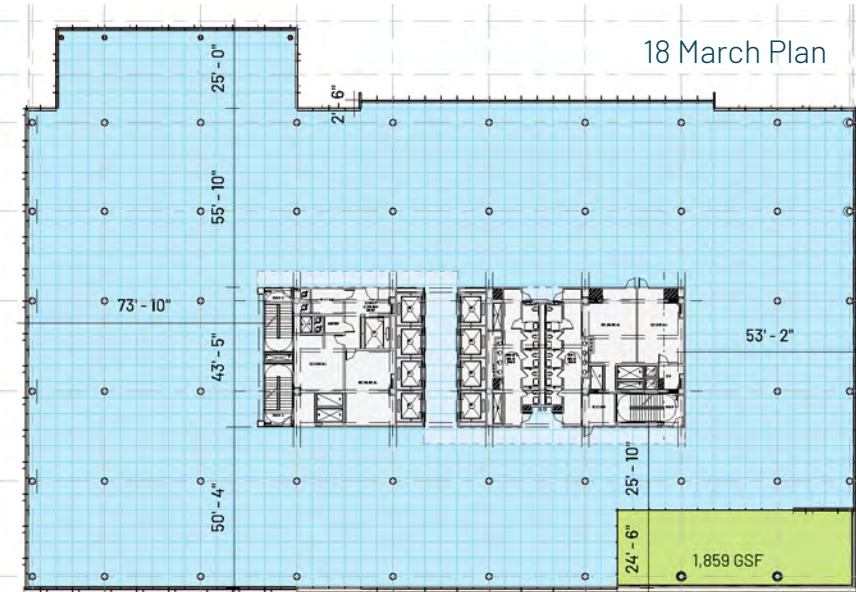
**39,172 SF**  
Floorplate Area (GSF)

**1,824 SF**  
Terrace Area (GSF)

**11'-0"**  
Floor-to-Floor

Tenant

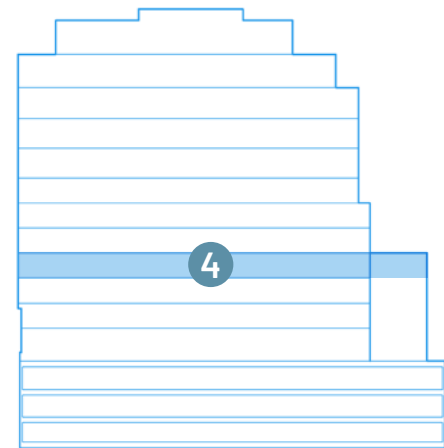
Terrace





# Revised Proposal

## Level 4 Plan

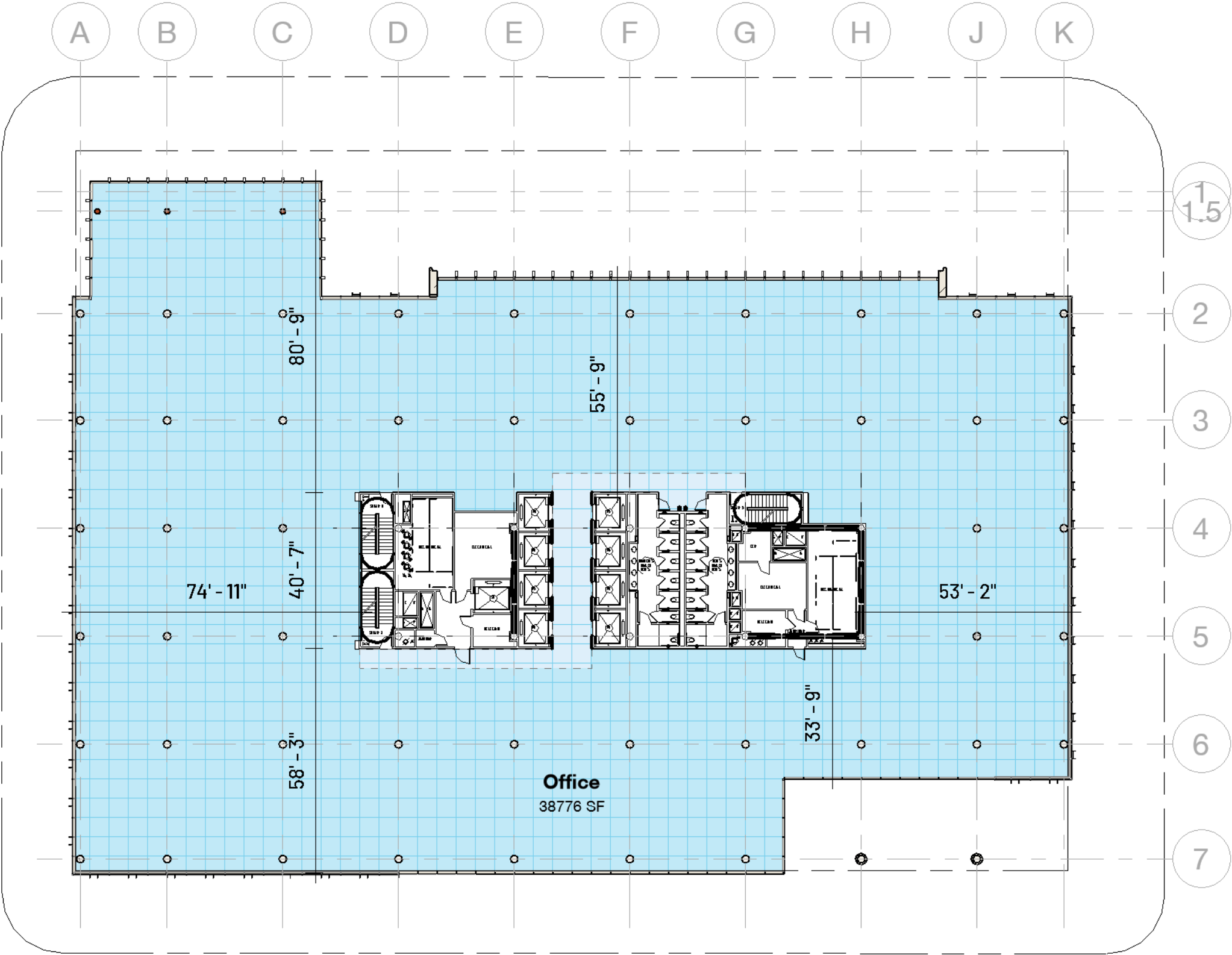
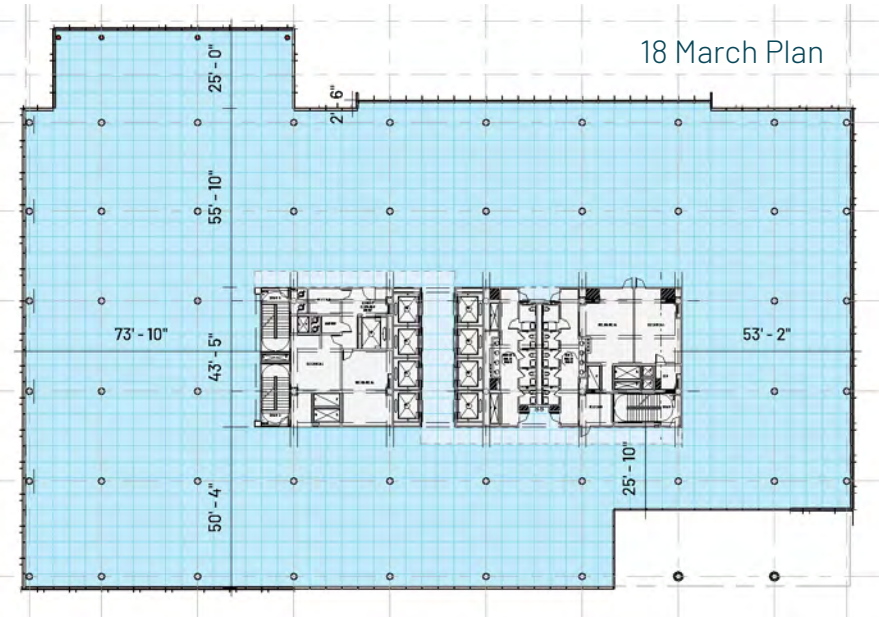


**38,776 SF**  
Floorplate Area (GSF)

**11'-0"**  
Floor-to-Floor

Tenant

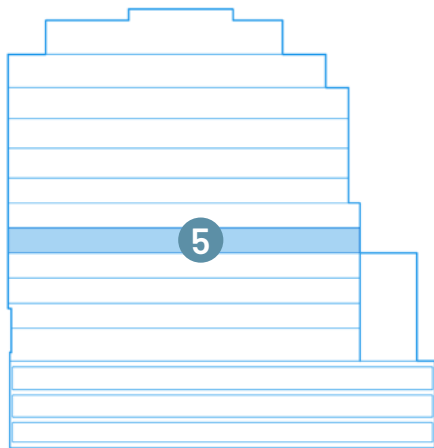
Terrace





# Revised Proposal

## Level 5 Plan

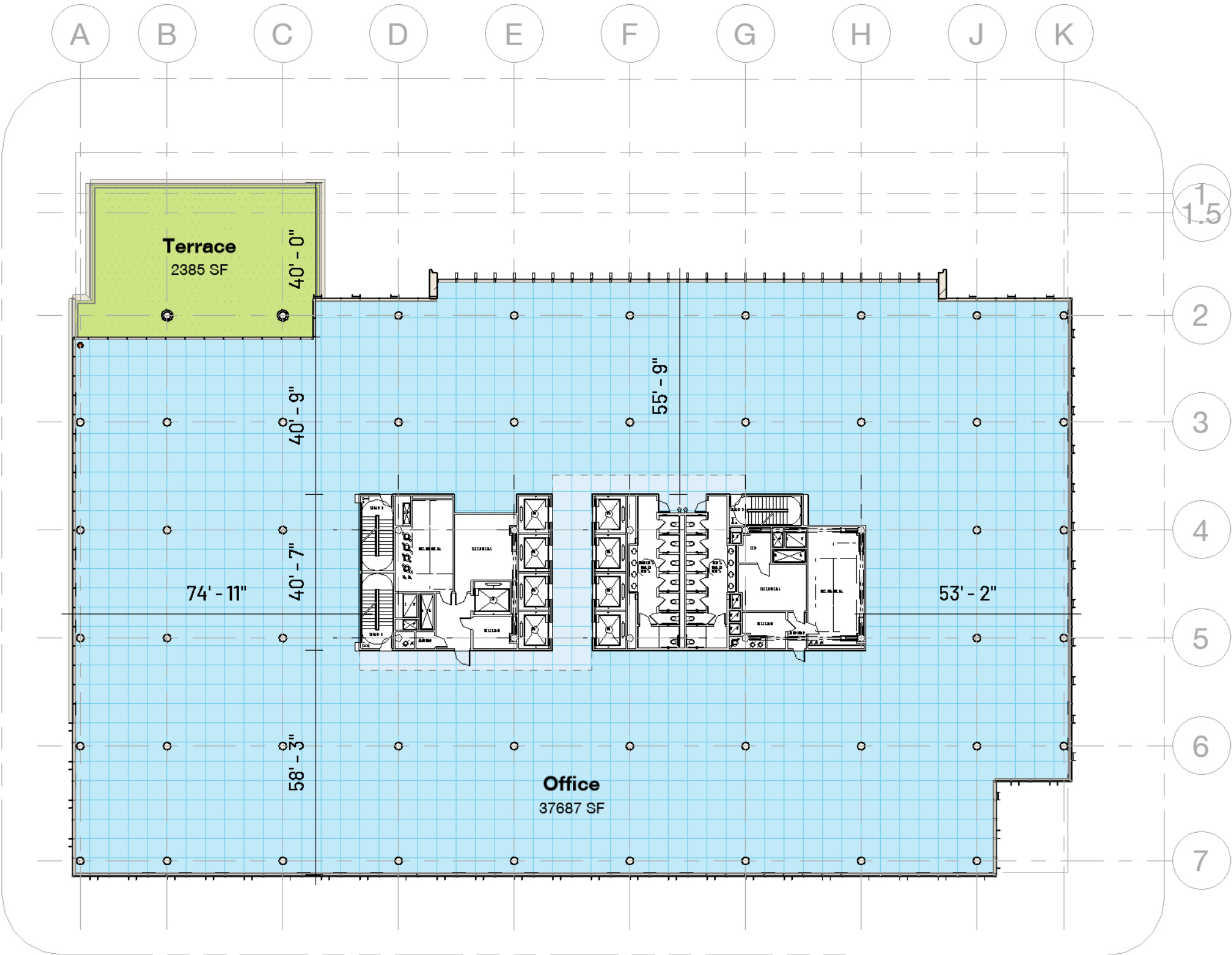
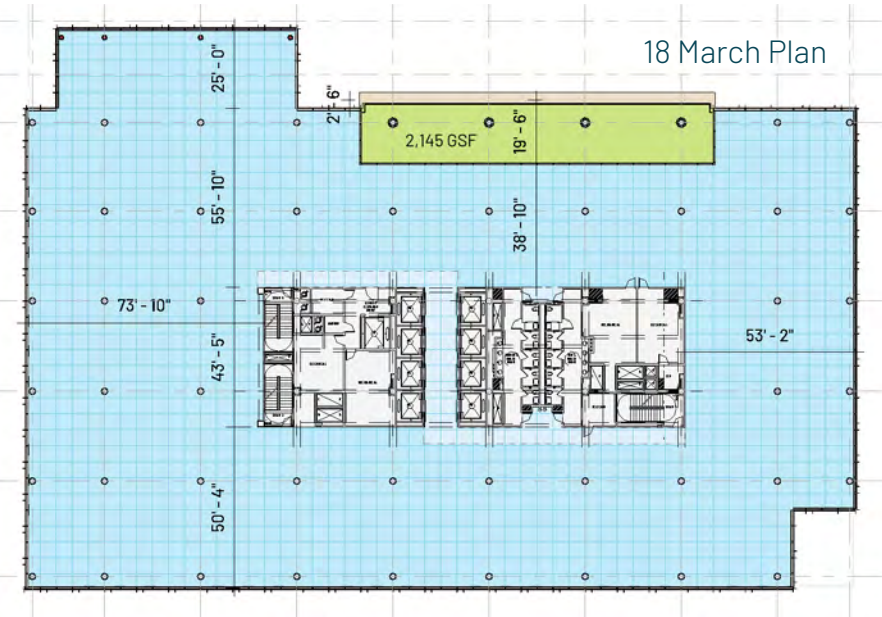


**37,687 SF**  
Floorplate Area (GSF)

**2,385 SF**  
Terrace Area (GSF)

**11'-0"**  
Floor-to-Floor

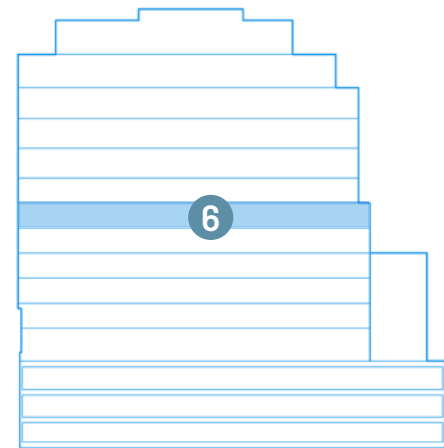
- Tenant
- Terrace





# Revised Proposal

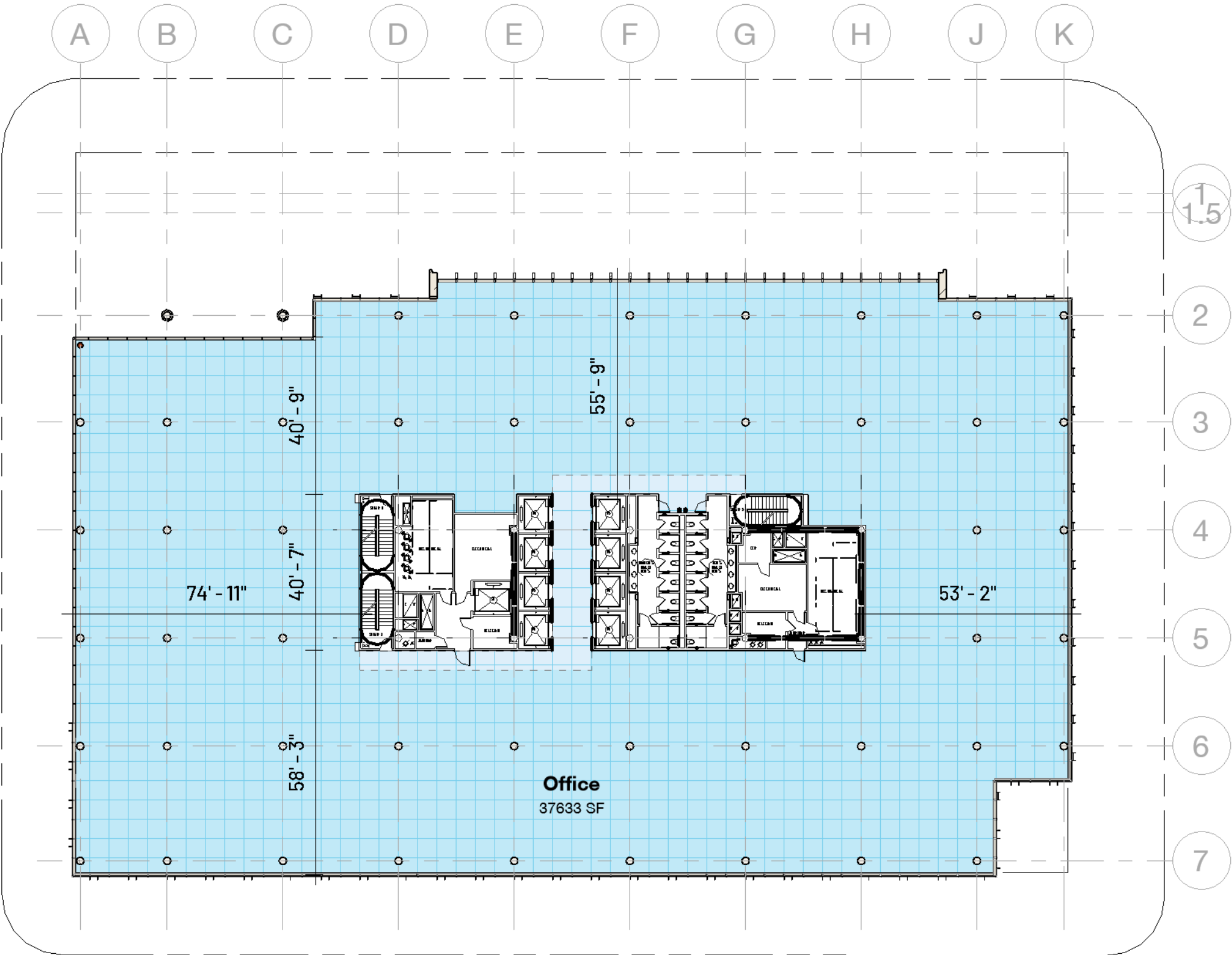
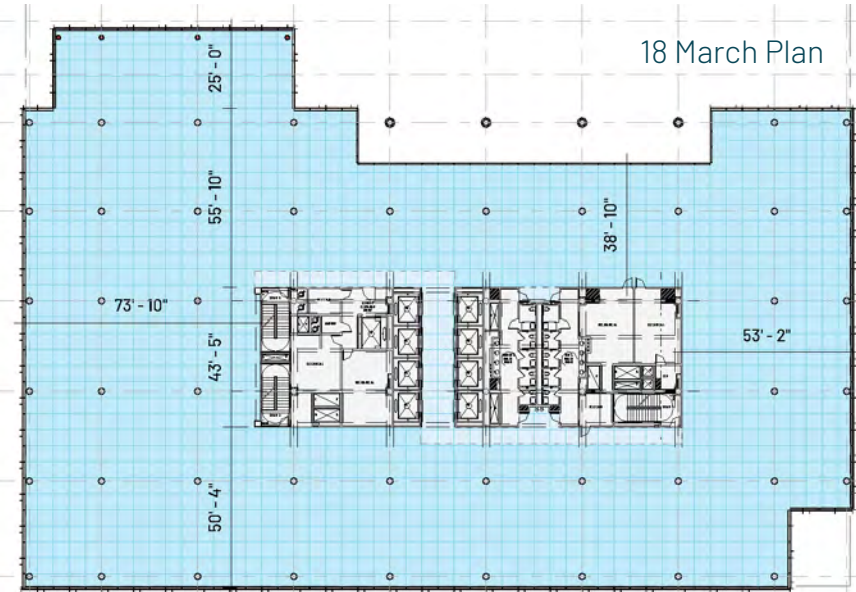
## Level 6 Plan



**37,633 SF**  
Floorplate Area (GSF)

- Tenant
- Terrace

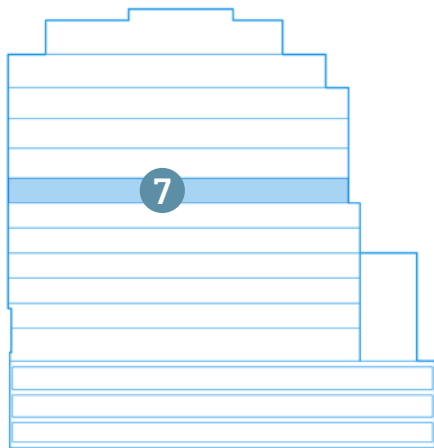
**11'-0"**  
Floor-to-Floor





# Revised Proposal

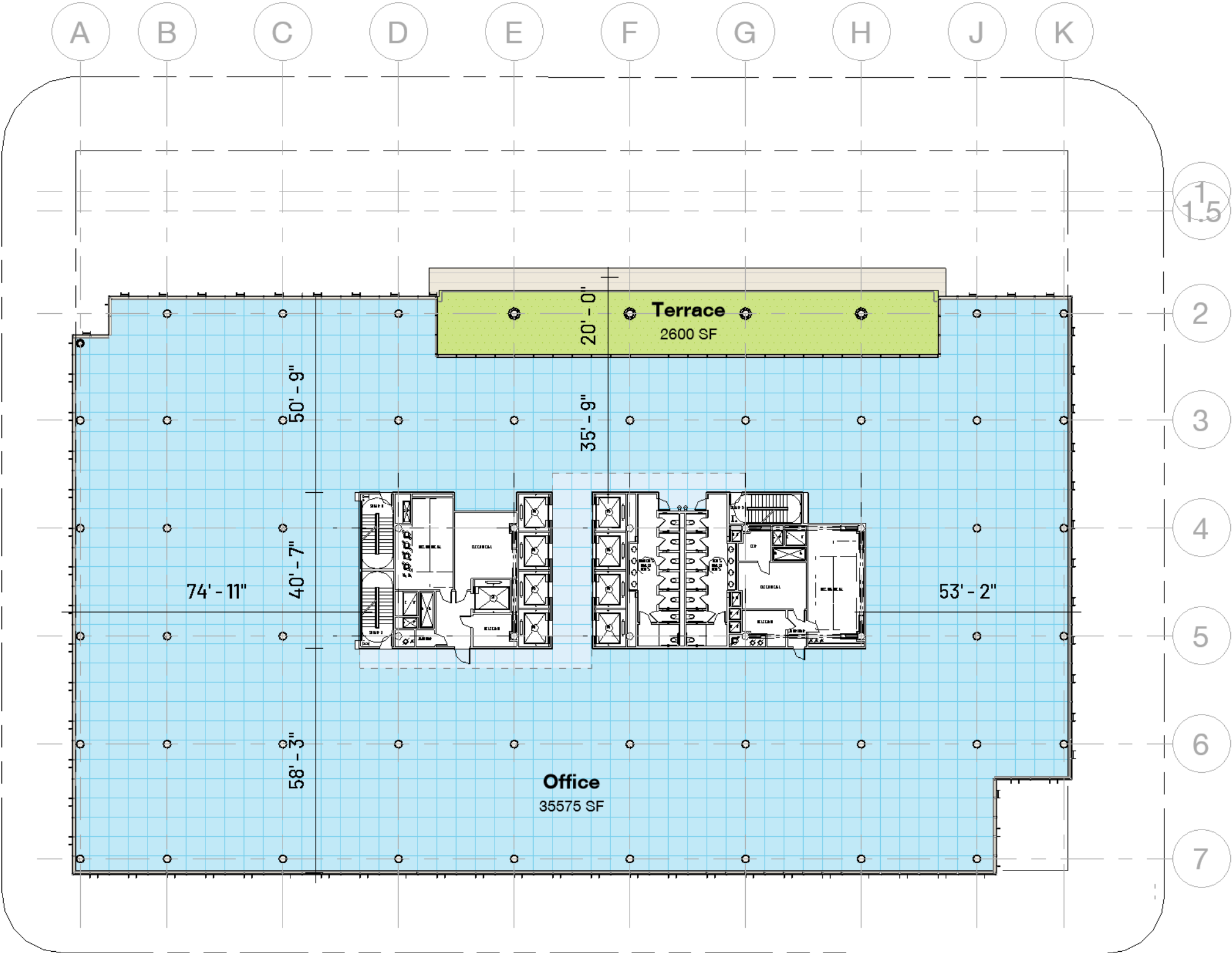
## Level 7 Plan



**35,575 SF**  
Floorplate Area (GSF)

**2,600 SF**  
Terrace Area (GSF)

**11'-0"**  
Floor-to-Floor



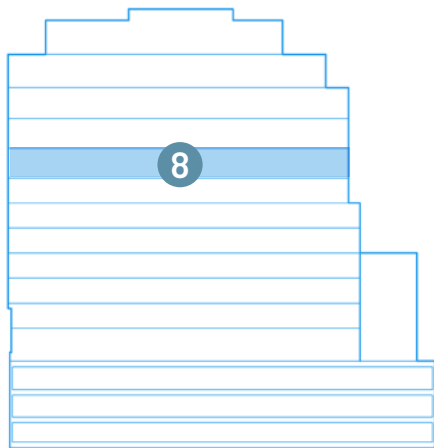
1" = 30'-0"





# Revised Proposal

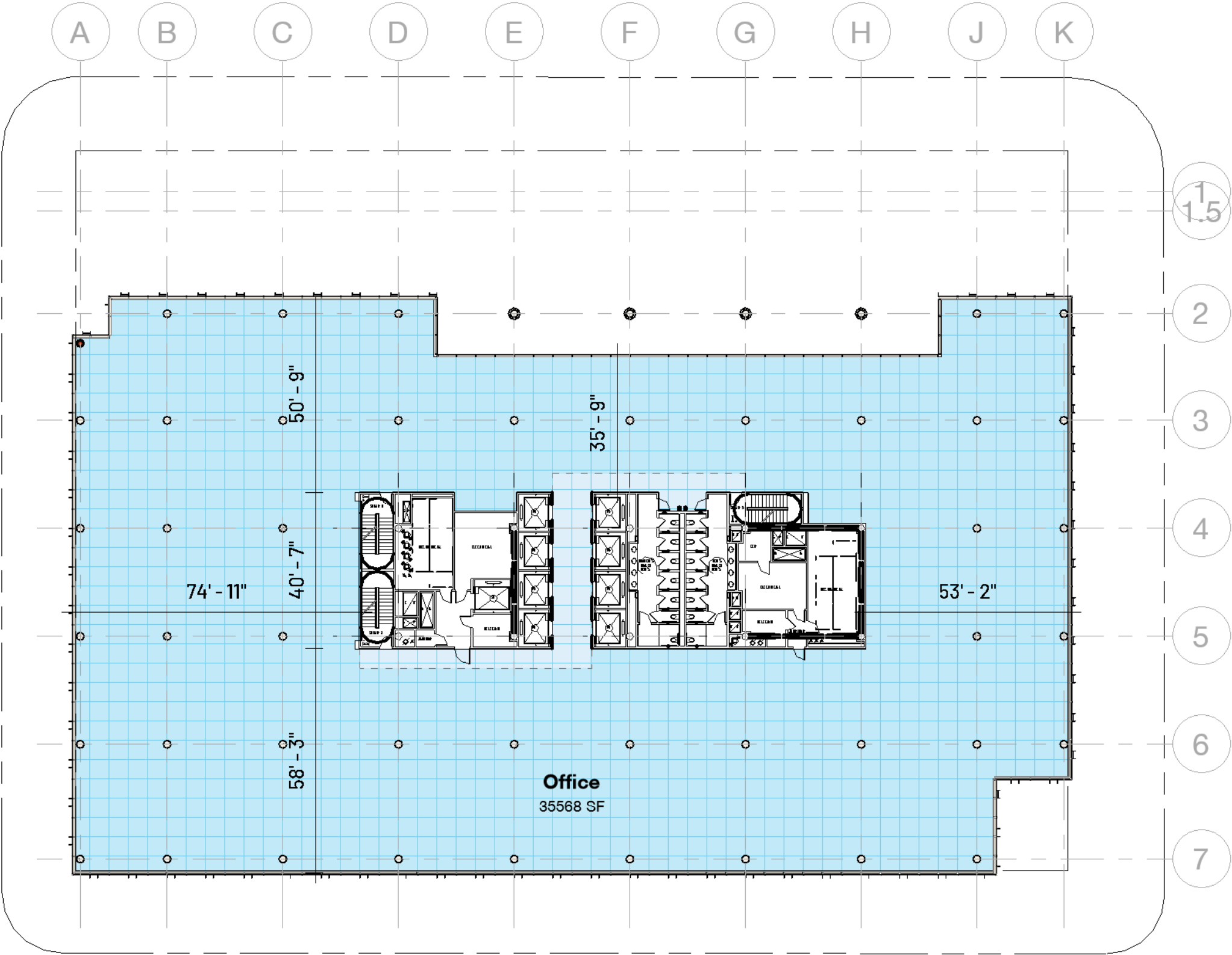
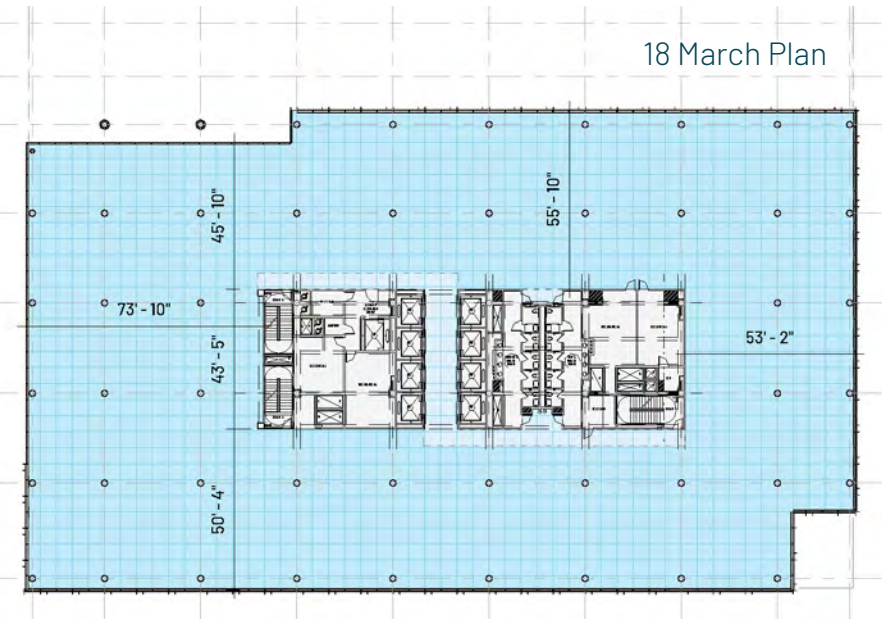
## Level 8 Plan



**33,368 SF**  
Floorplate Area (GSF)



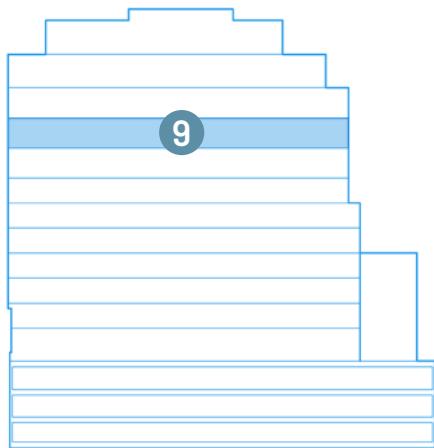
**11'-0"**  
Floor-to-Floor





# Revised Proposal

## Level 9 Plan

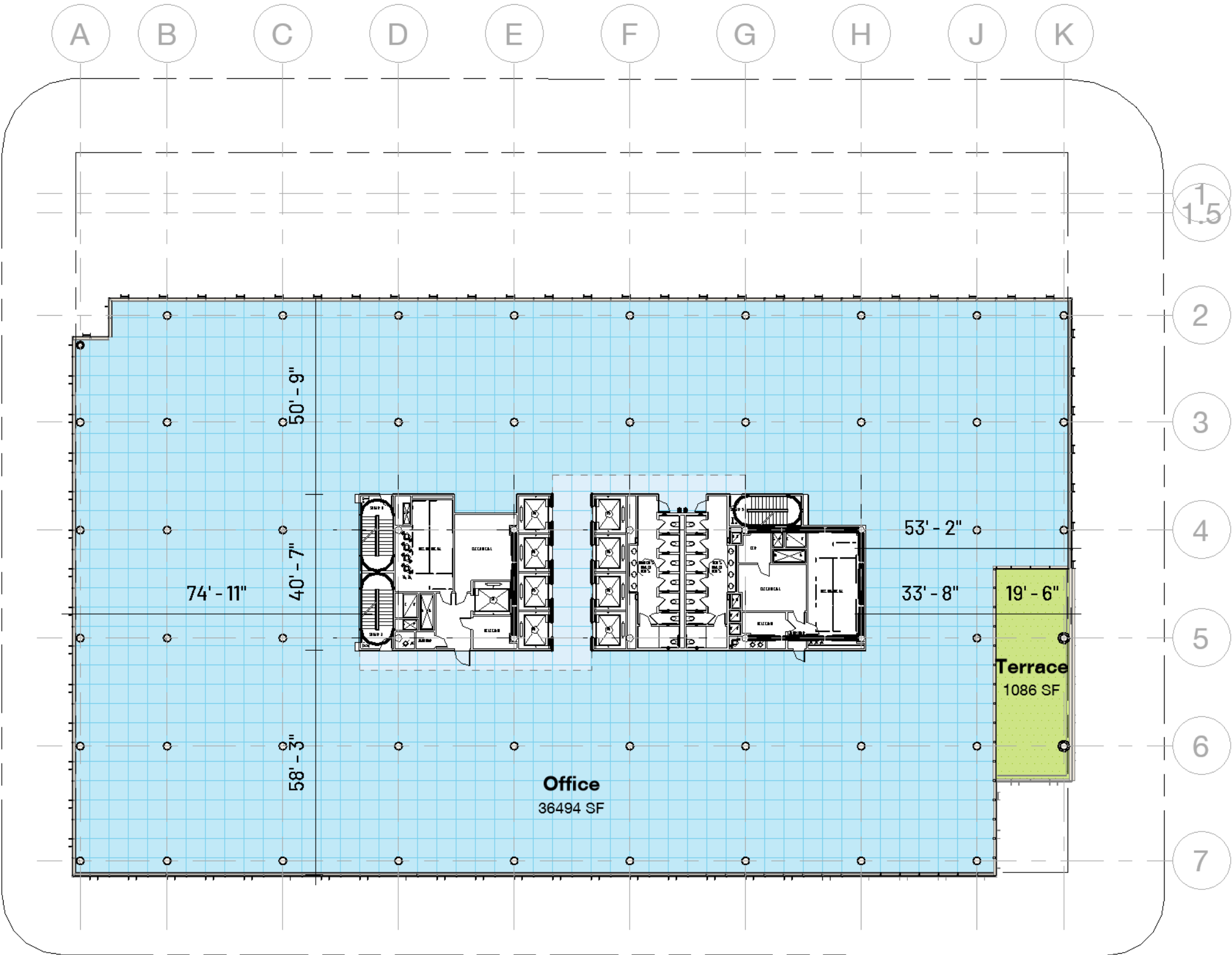
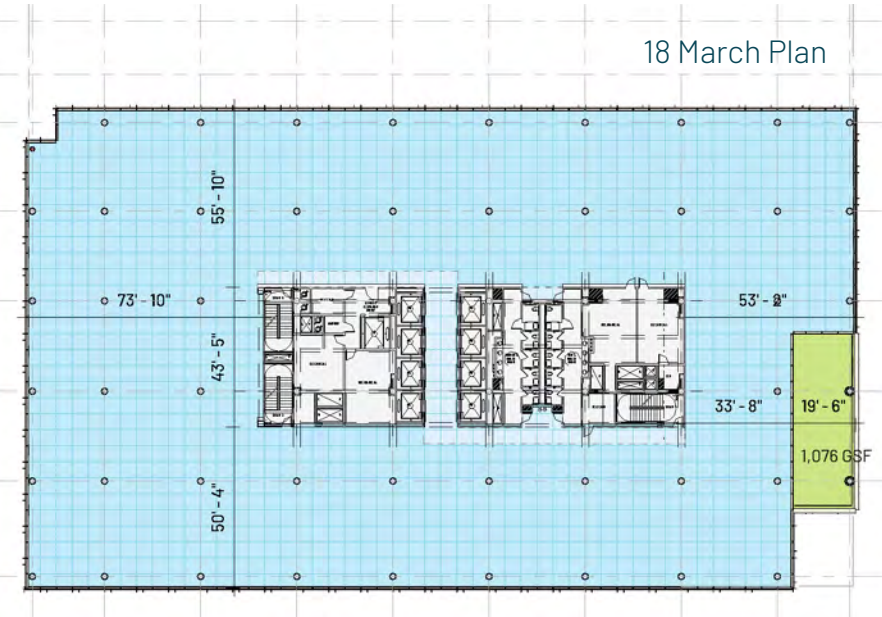


**36,494 SF**  
Floorplate Area (GSF)



**1,086 SF**  
Terrace Area (GSF)

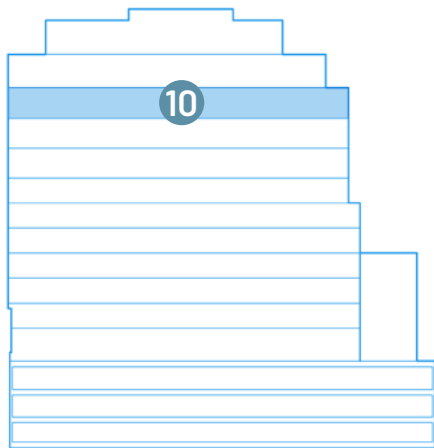
**11'-0"**  
Floor-to-Floor





# Revised Proposal

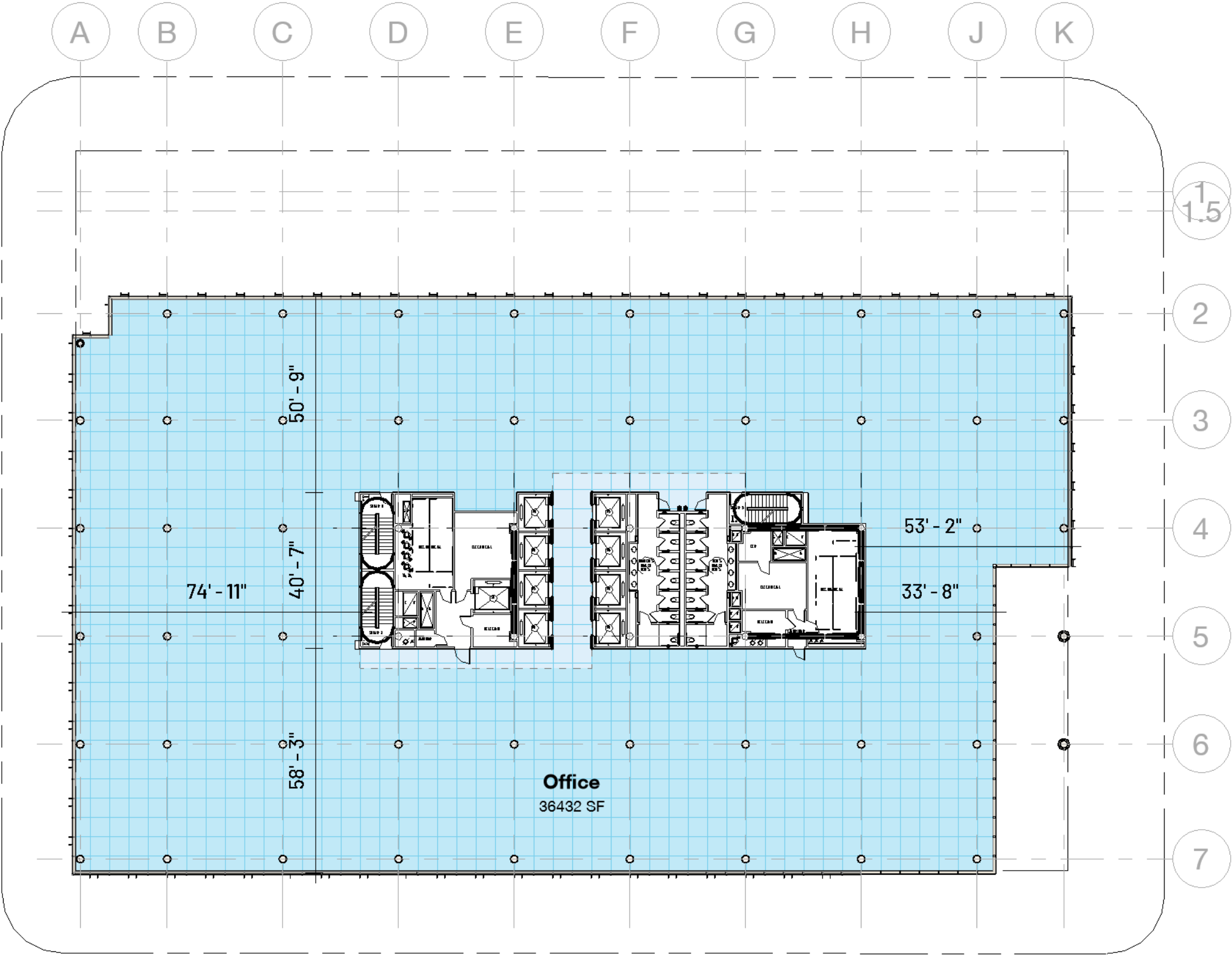
## Level 10 Plan



**36,432 SF**  
Floorplate Area (GSF)



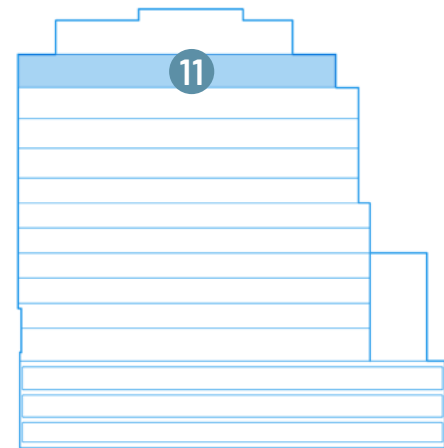
**11'-0"**  
Floor-to-Floor





# Revised Proposal

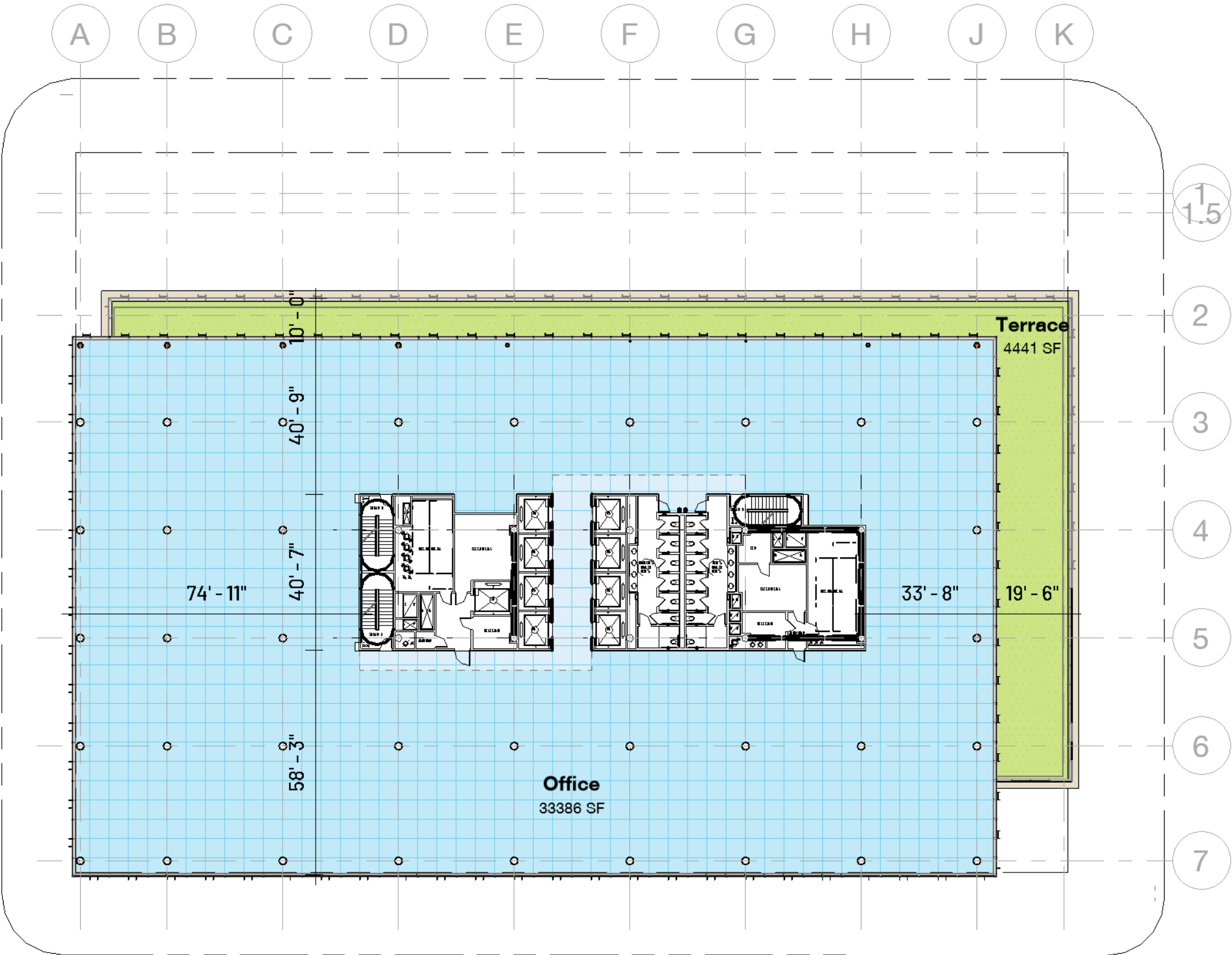
## Level 11 Plan



**33,386 SF**  
Floorplate Area (GSF)

**4,441 SF**  
Terrace Area (GSF)

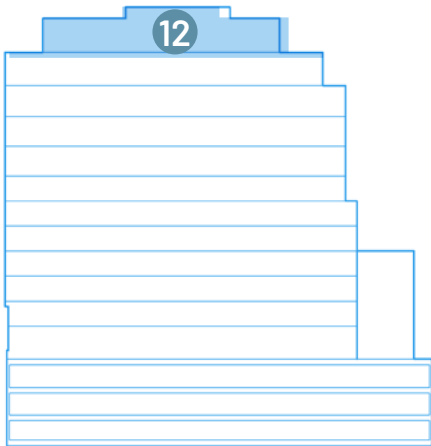
**11'-0"**  
Floor-to-Floor





# Revised Proposal

## Penthouse Plan



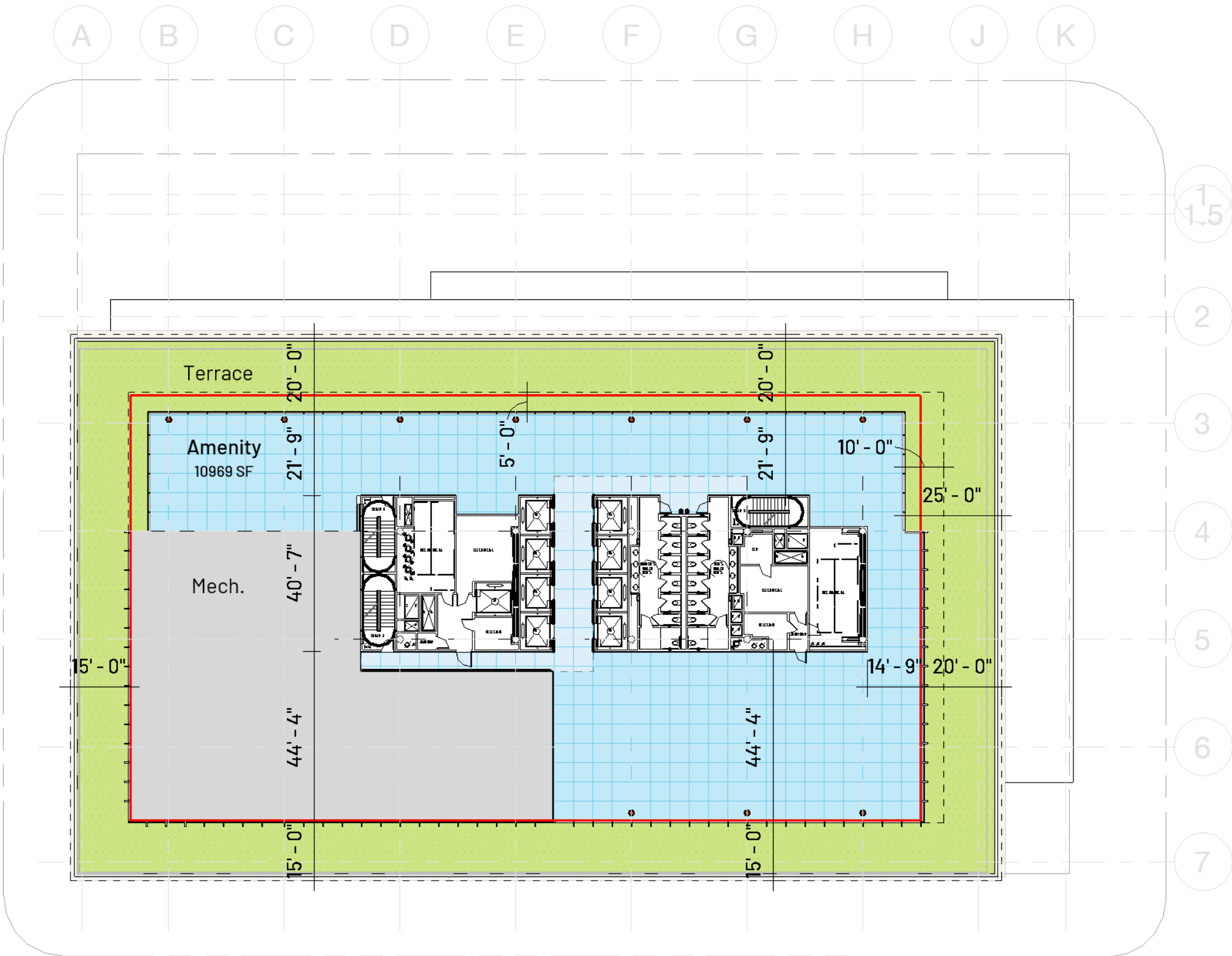
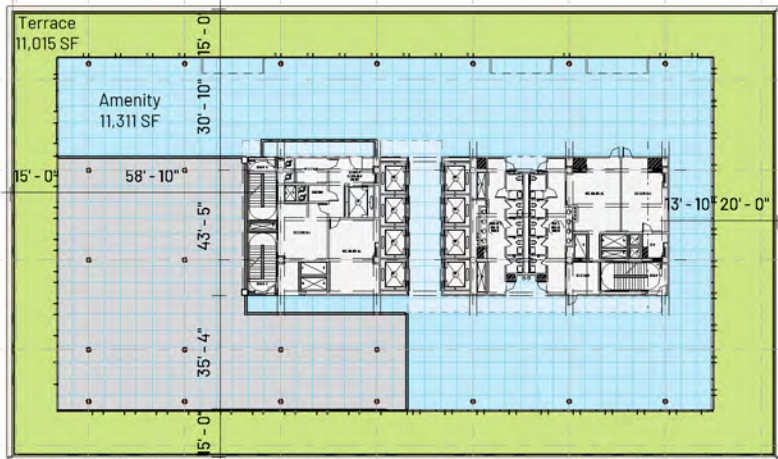
**21,648 SF**  
Floorplate / Mech. Area (GSF)

**12,058 SF**  
Terrace Area (GSF)

**15'-0"**  
Floor-to-Floor

- Tenant
- Terrace
- Mech./BOH

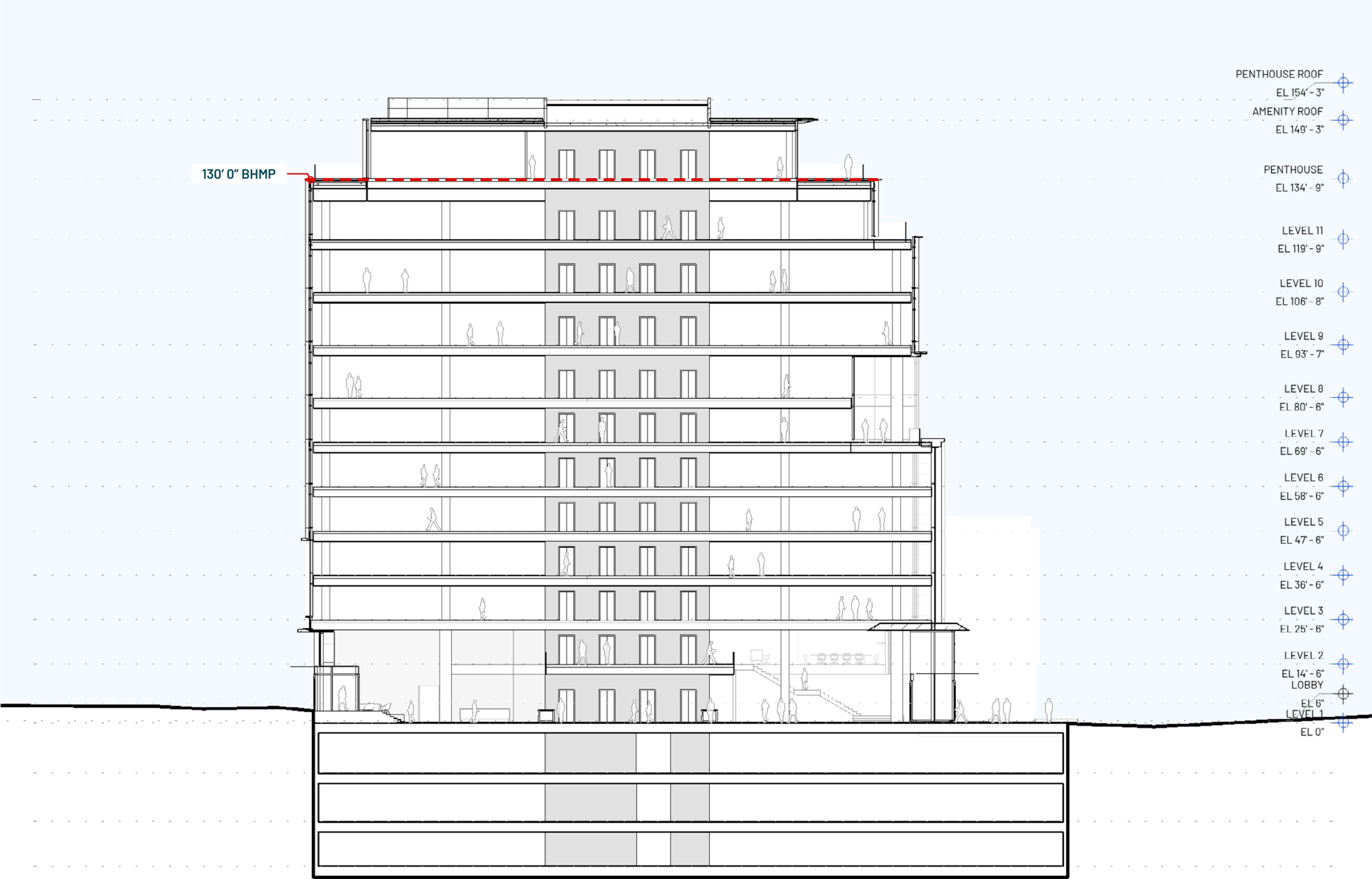
18 March Plan





# Revised Proposal

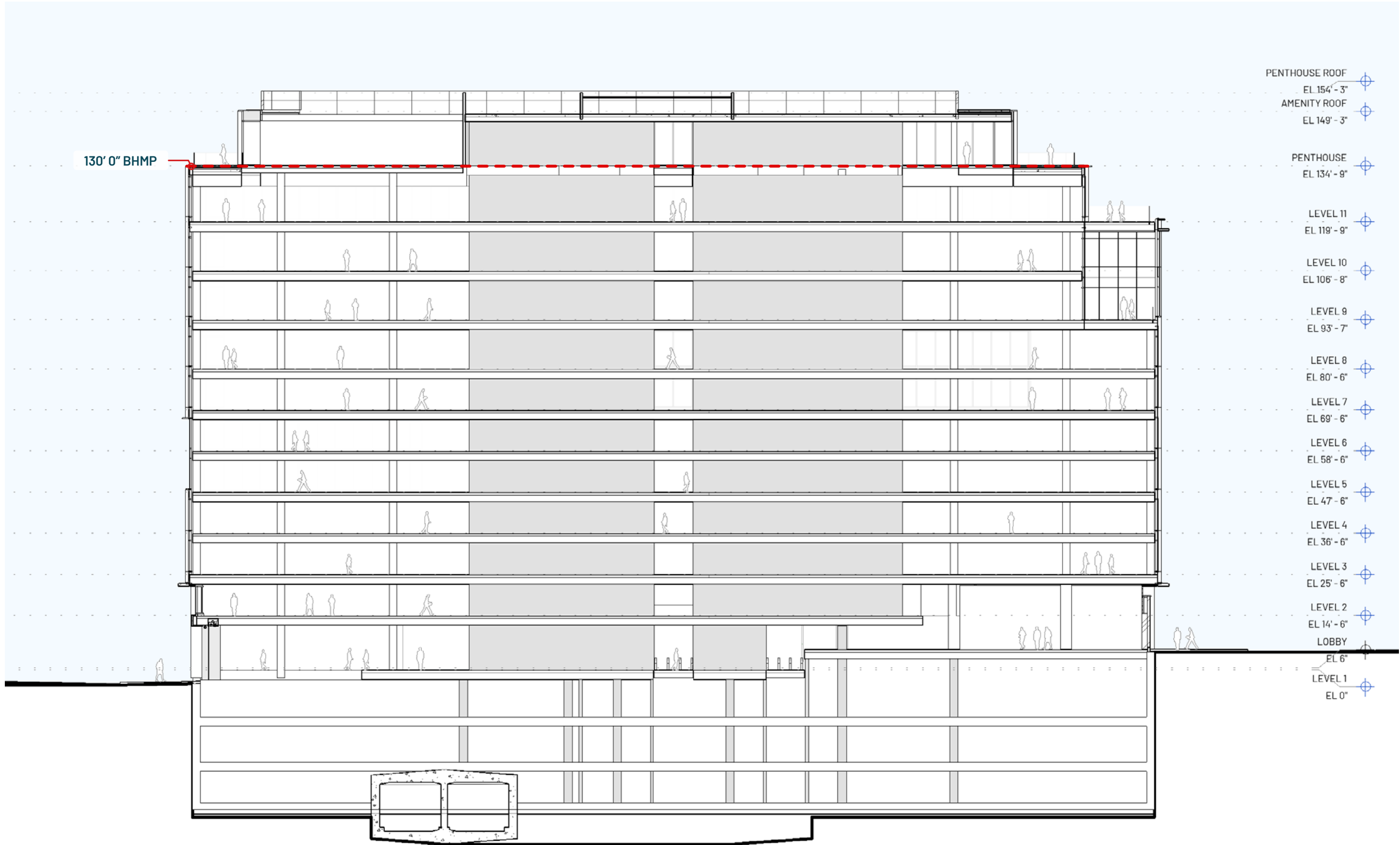
## Section E/W





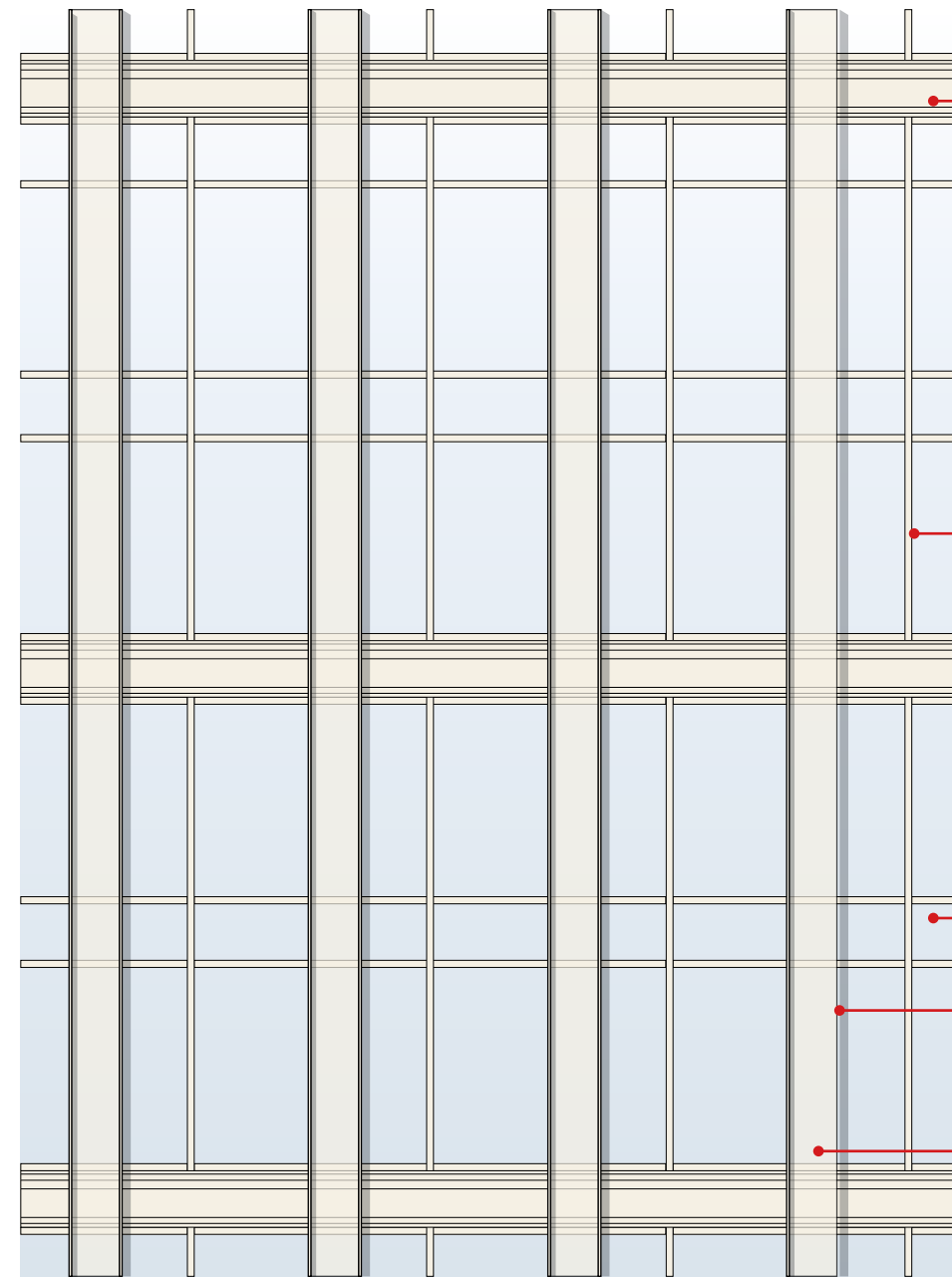
# Revised Proposal

## Section N/S





## Enclosure Details Type A East & South

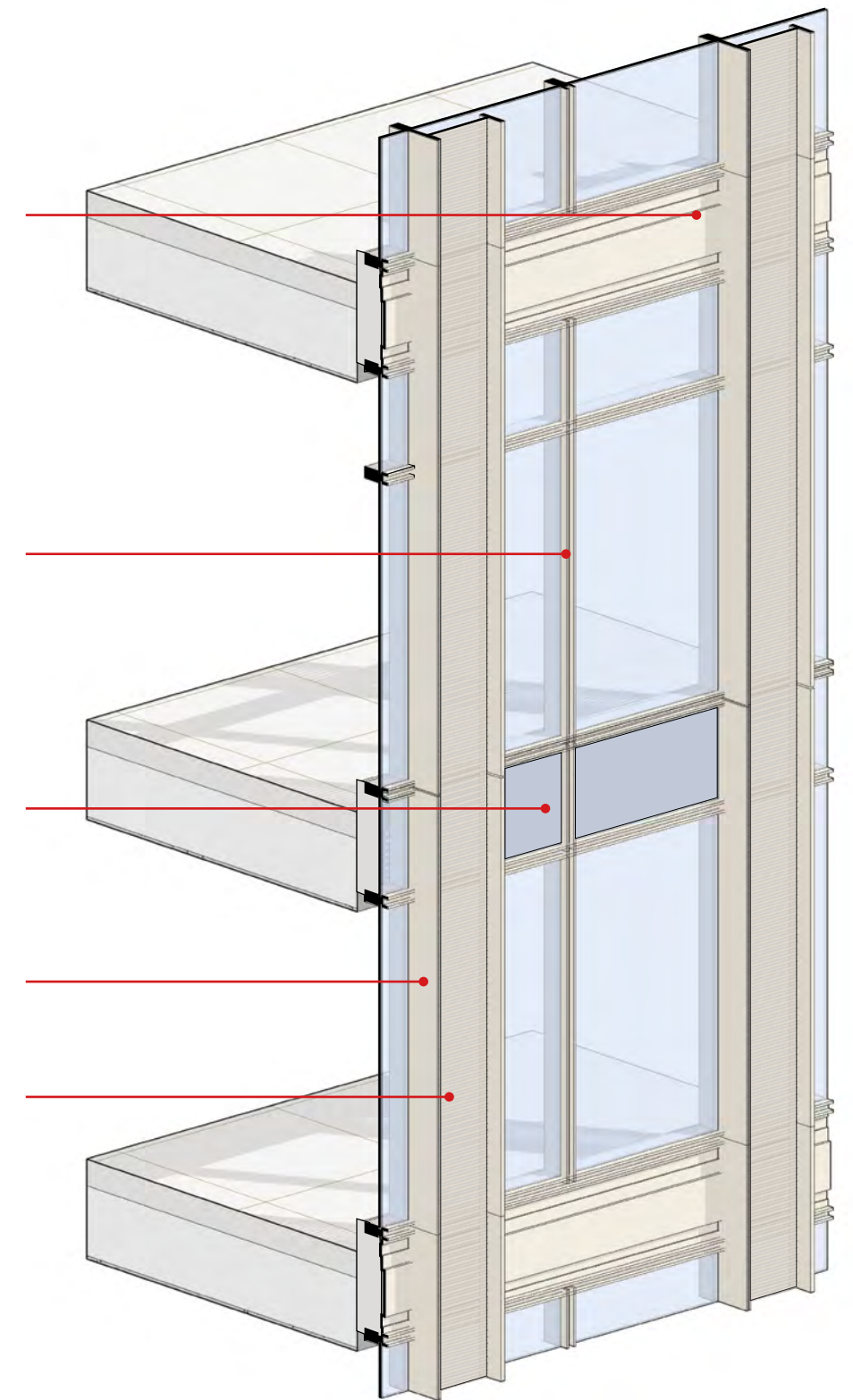


## Typical Mullion

## Spandrel Glass

## Vertical Fin

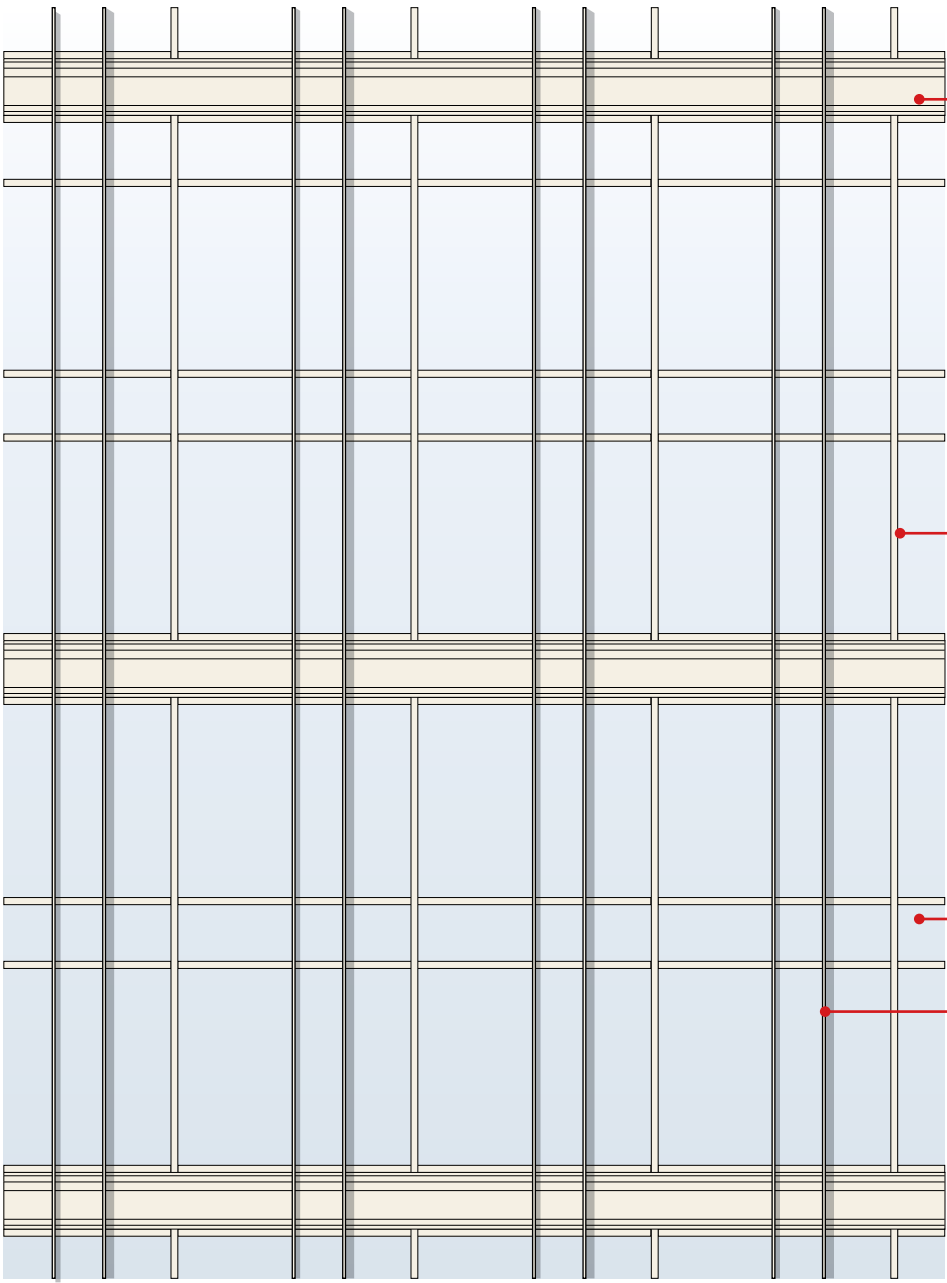
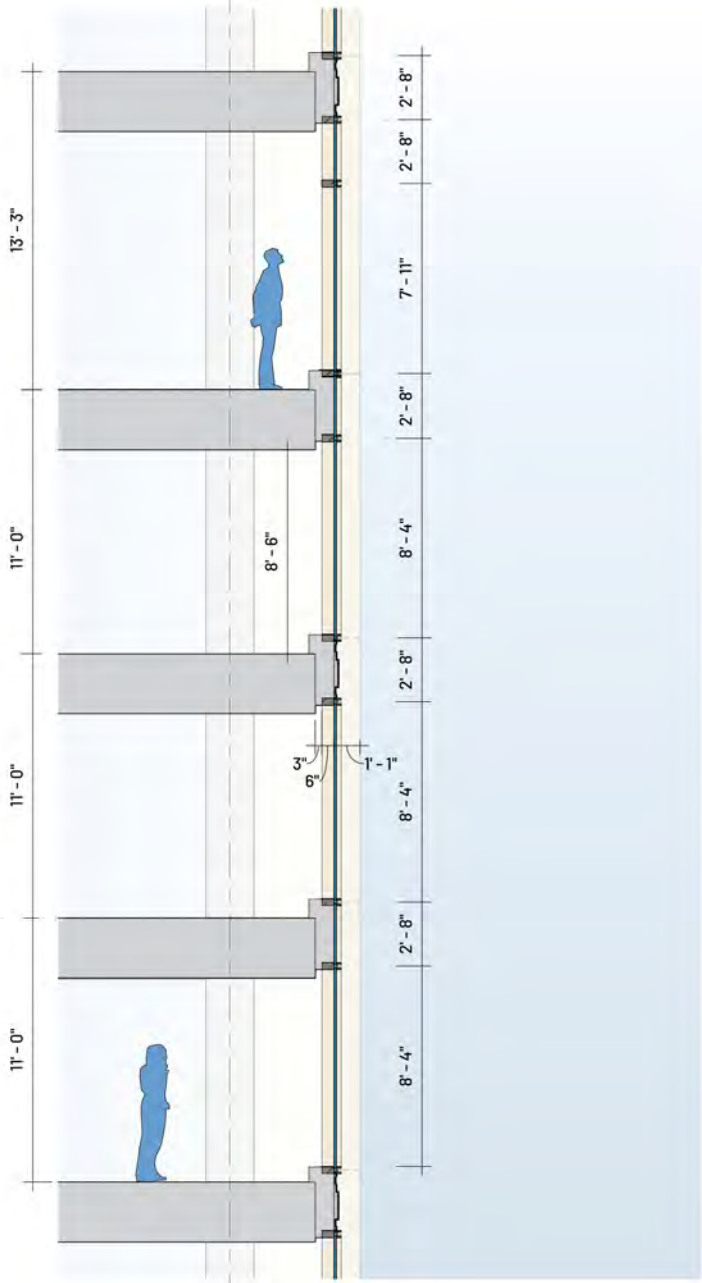
## "Pilaster" Element





# Typical Enclosure

## Enclosure Details Type B West & North

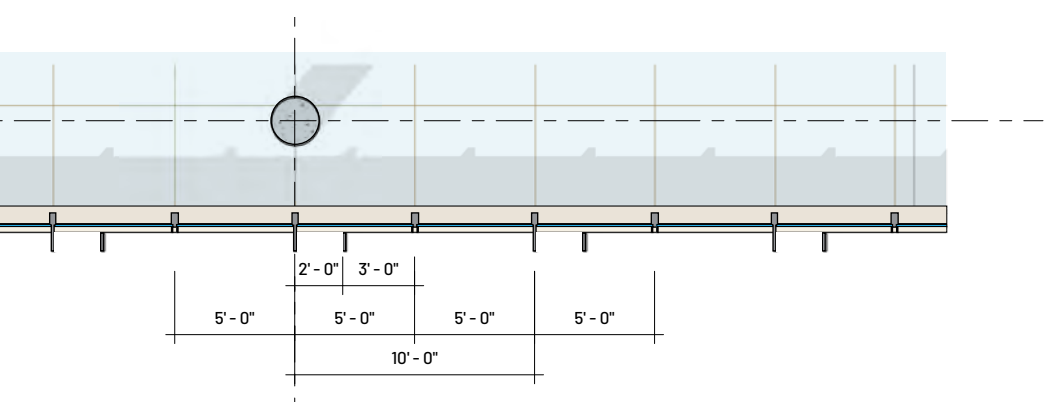
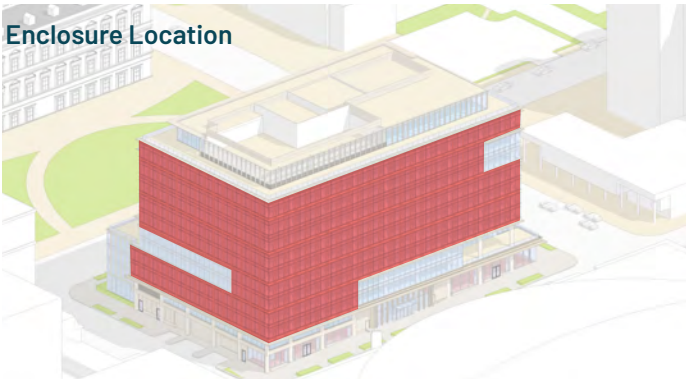
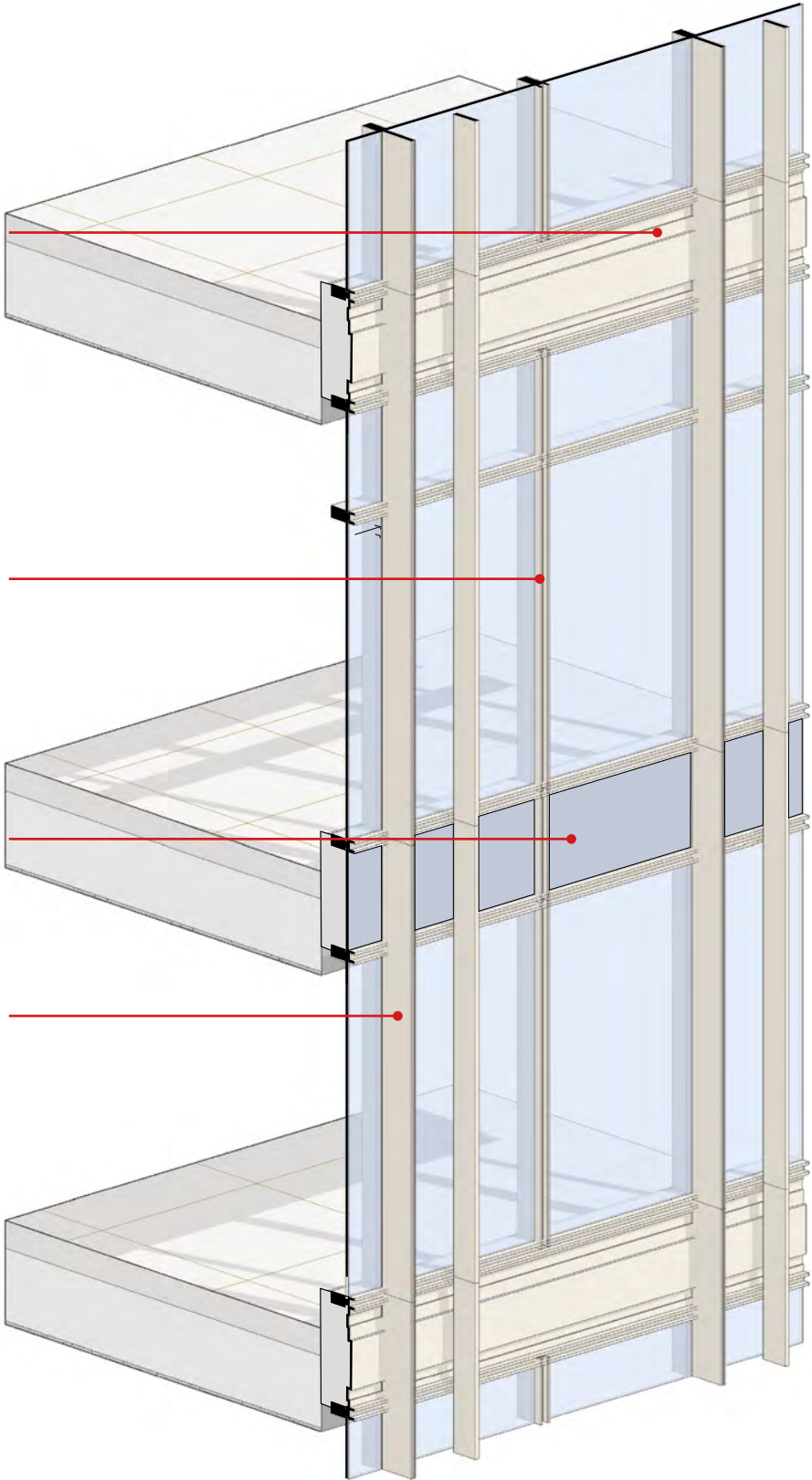


Solid Spandrel Panel

Typical Mullion

Spandrel Glass

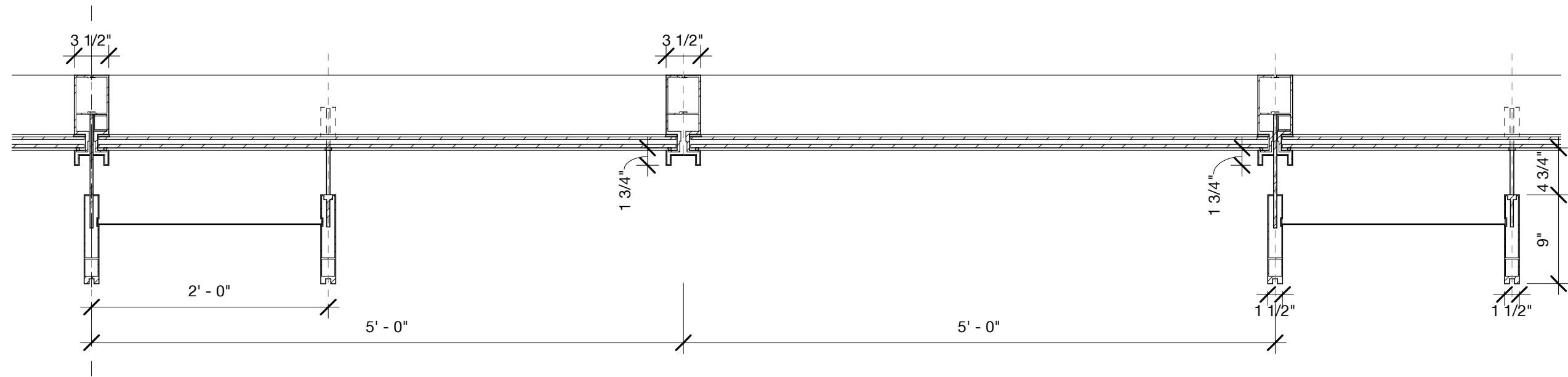
Vertical Fin



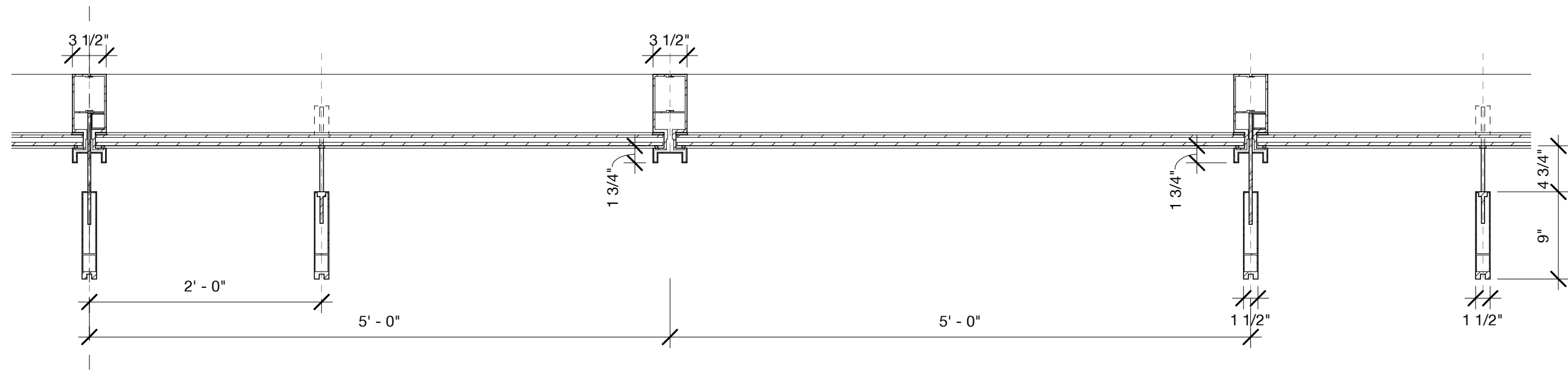


# Enclosure

## Plan Details



Typical Enclosure  
Type A East & South



Typical Enclosure  
Type B West & North

1" = 1'-0"



# 'Pilaster' Element

