AIA HQ RENEWAL

COMMISSION OF FINE ARTS SHIPSTEAD-LUCE ACT CONCEPT REVIEW APRIL 21, 2022

ehdd.



Description of the property, surrounding area, and project

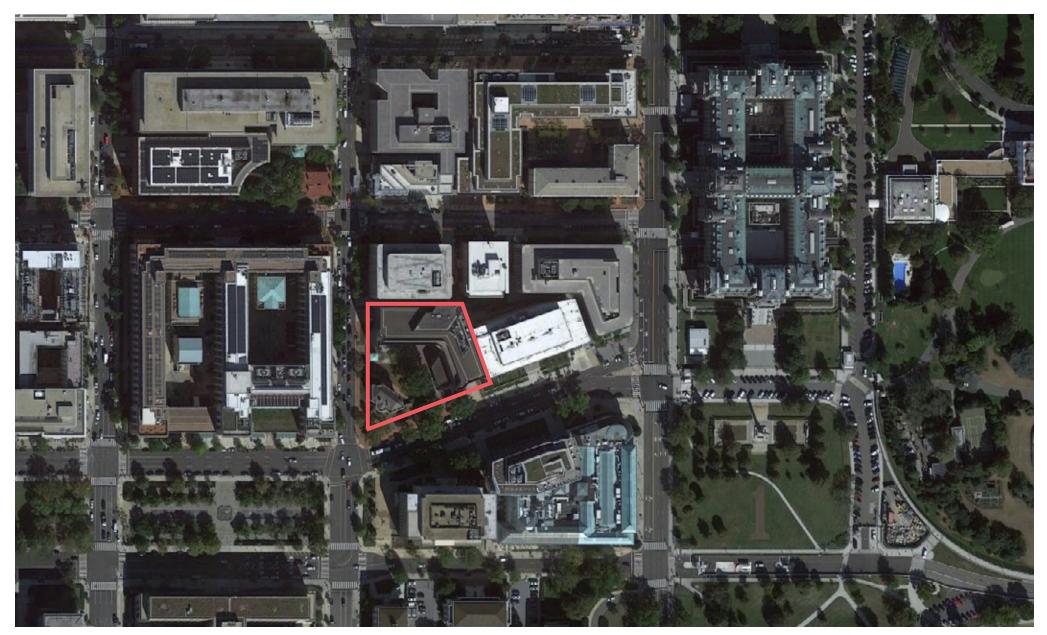
Project Impacts:

• Accessibility - Improved site and building access with sloped walks & wayfinding.

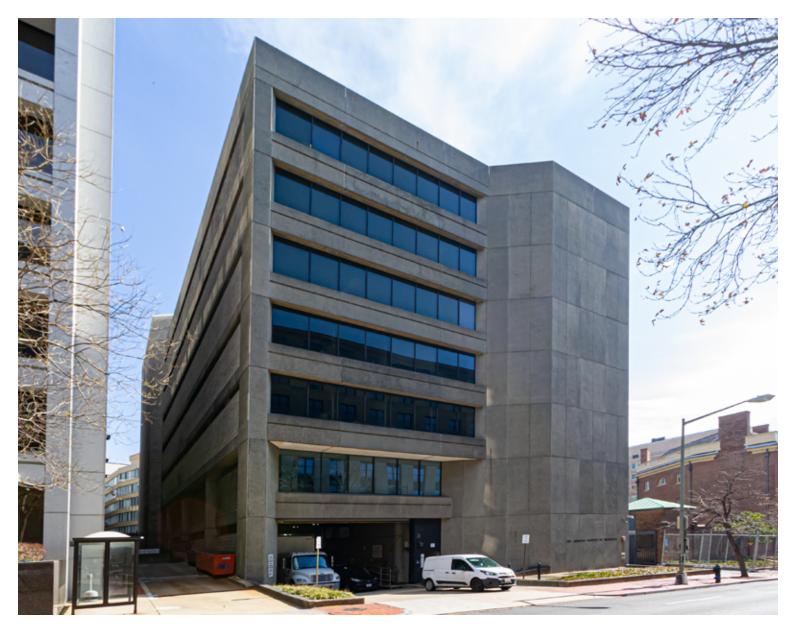
• Courtyard - A reimagined plaza improves the entry sequence, adds layered gardens, bioretention, a shade structure, and spaces for work, play, and contemplation. Utilization by AIA staff and visitors should greatly increase.

• Facade - a new armature with BIPV panels makes a transformative statement for the organization, while it performs to both shade the interior and harvest solar energy.

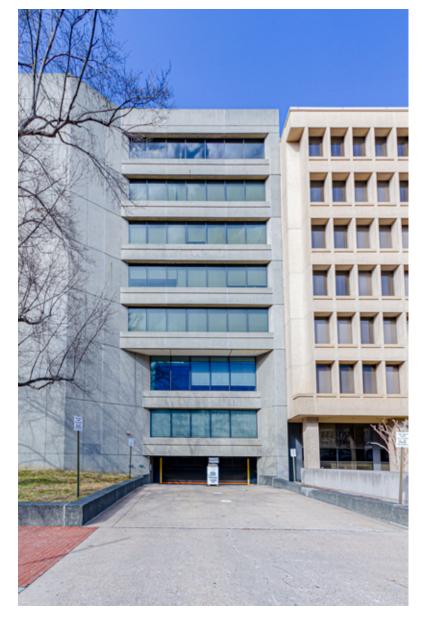
• Roof layout - Louvered panels conceal added HVAC units necessary to reach the decarbonization goals while PV panels extend over the open portions of roof surface.



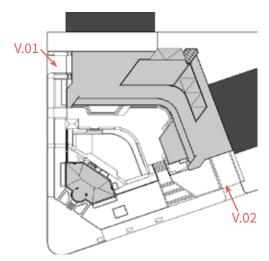
Photos - Existing



V.01 - 18th Street - NW View



V.02 - 1735 New York Avenue - S View



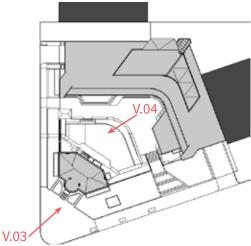
3

Photos - Existing



V.03 - 1735 New York Avenue - SW

V.04 - 18th Street - W View



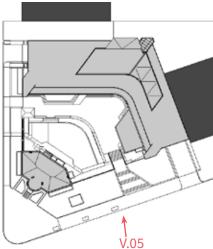
APRIL 21, 2022

4

Photos - Existing

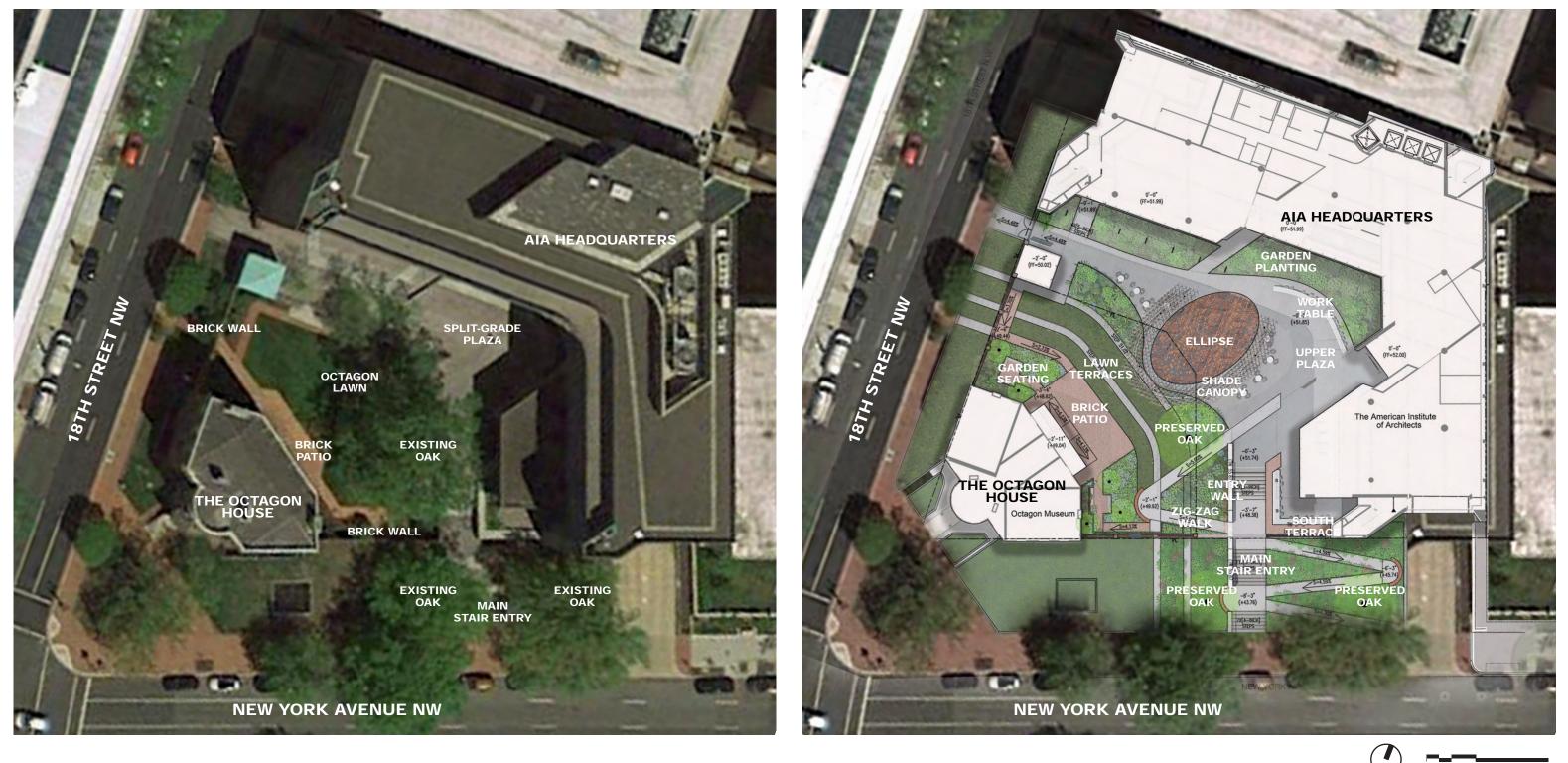


V.05 - 1735 Plaza



EXISTING

PROPOSED



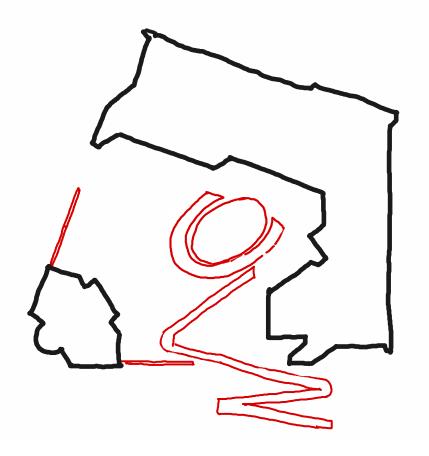
A ehdd. HOOD AIA HQ RENEWAL

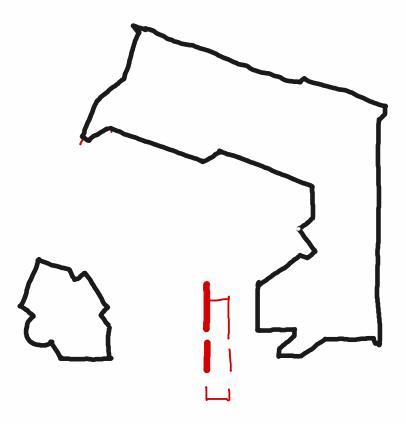
1735 New York Ave NW, Washington, DC 20006

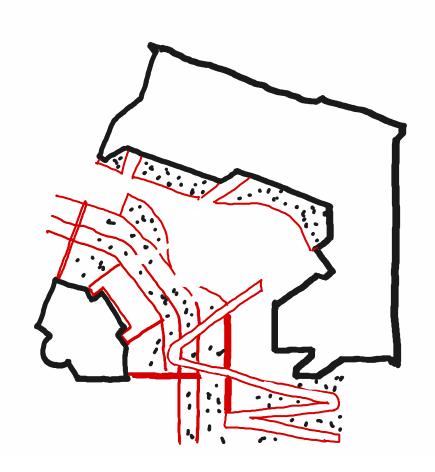
SITE PLAN

0 5' 10'

SITE LAYERS







OCCLUDED GARDEN SEQUENCE ZIG-ZAG MEANDERING PATH

THE HYBRID CENTER: CANOPY + ELLIPSE

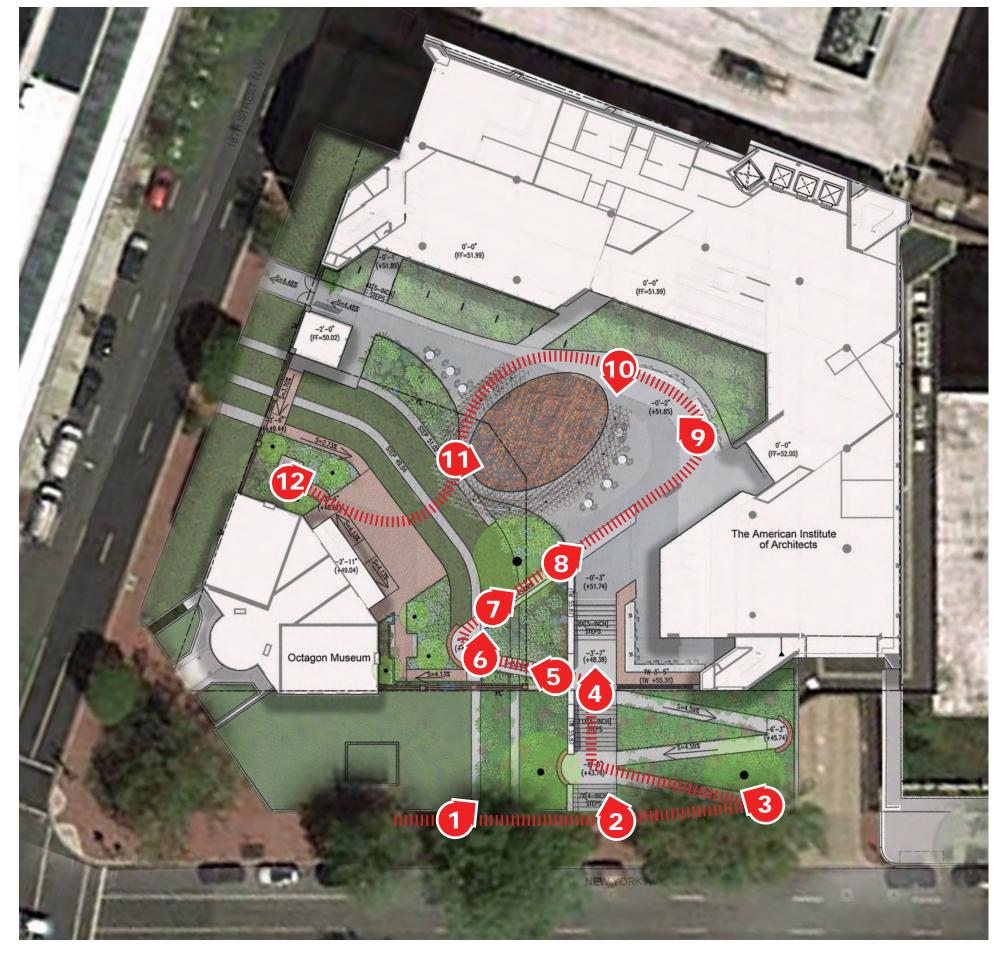
MAIN ENTRY MONUMENTALITY AXIS/TERMINUS FEATURE WALL

THE GARDEN POST-COLONIAL GARDENS OCTAGON BUILDING GEOMETRY HISTORIC EMBOWERED GARDENS



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PARTI DIAGRAMS





AIA HQ RENEWAL

PERSPECTIVE SEQUENCE

















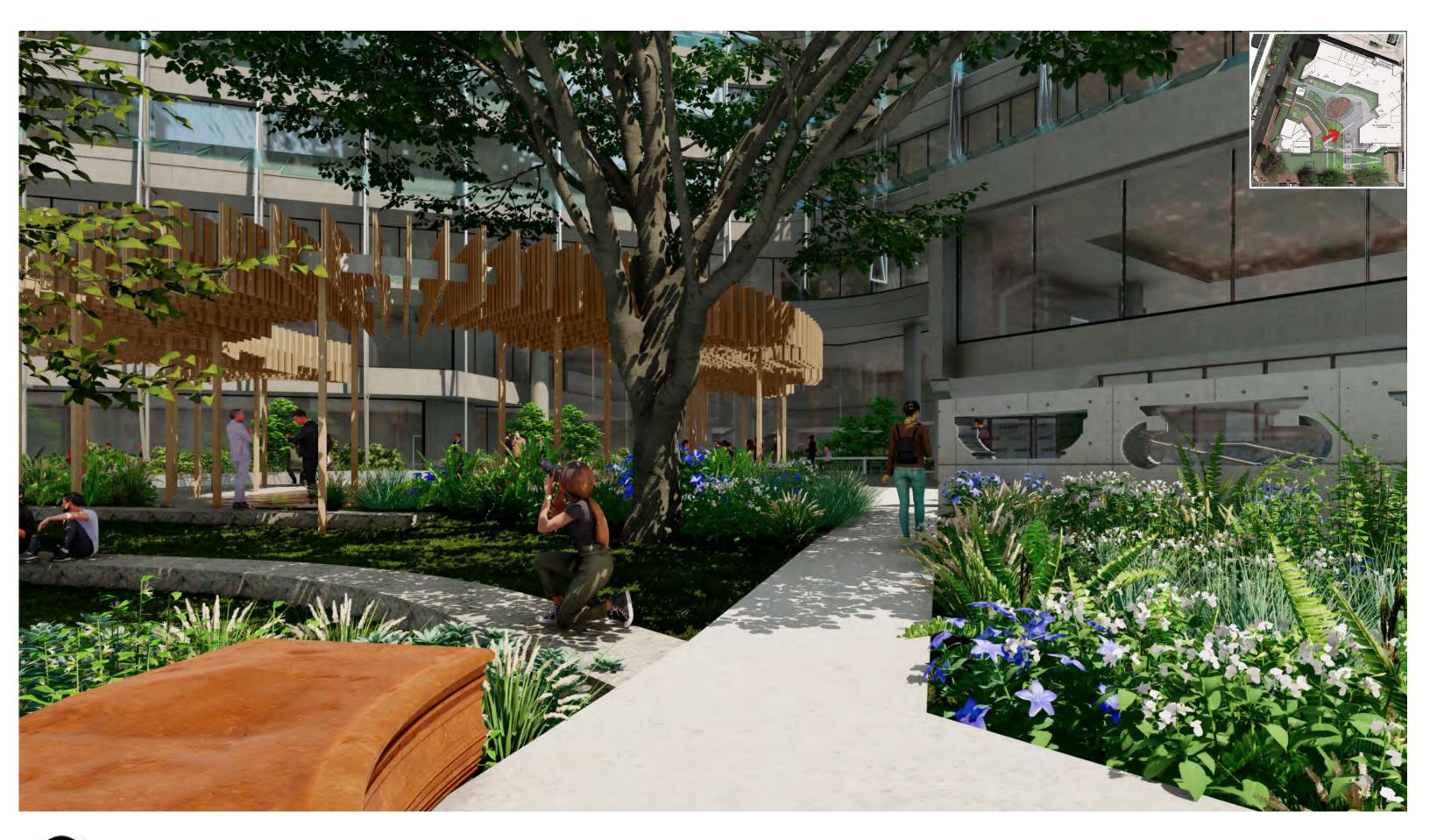




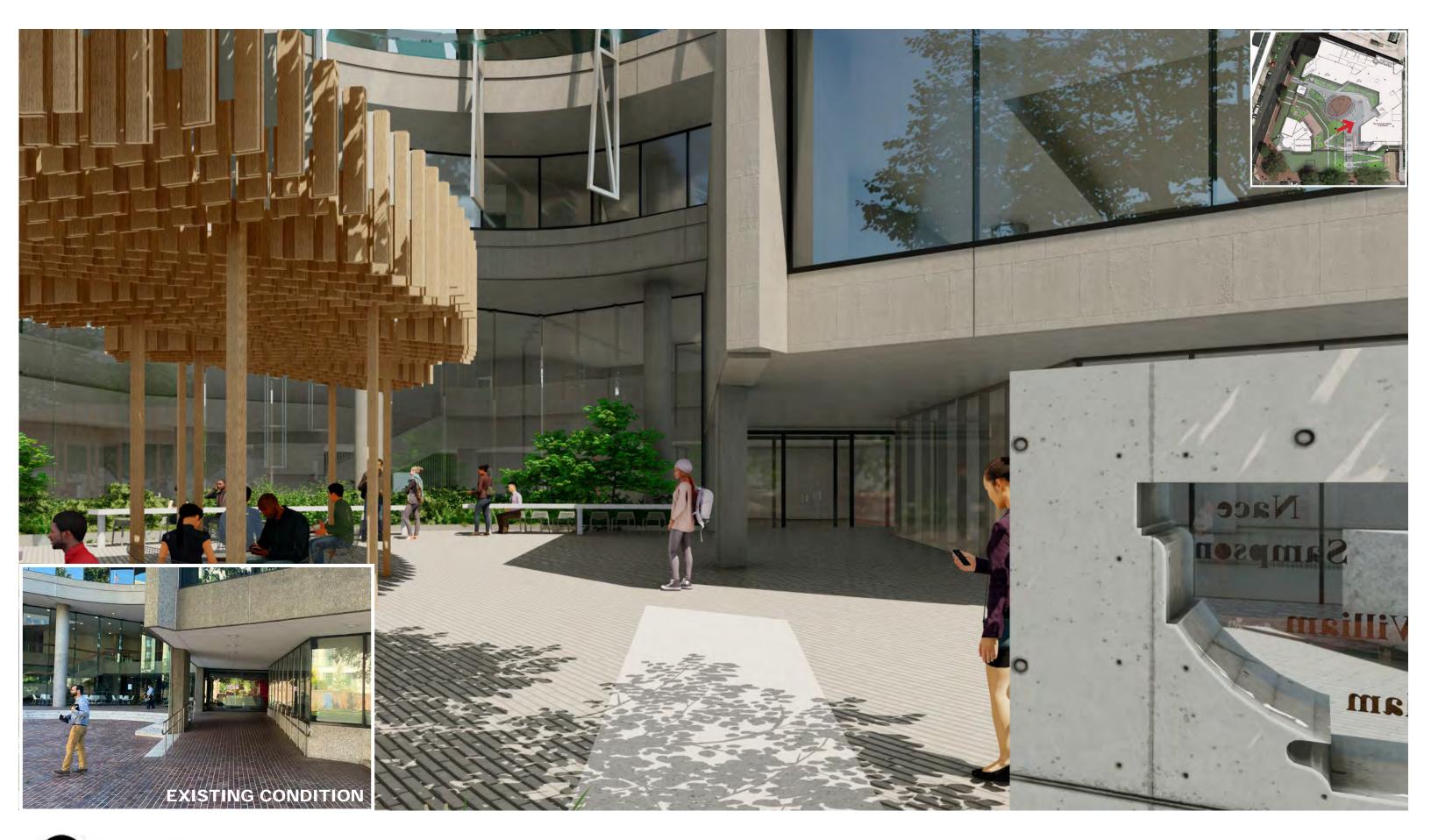








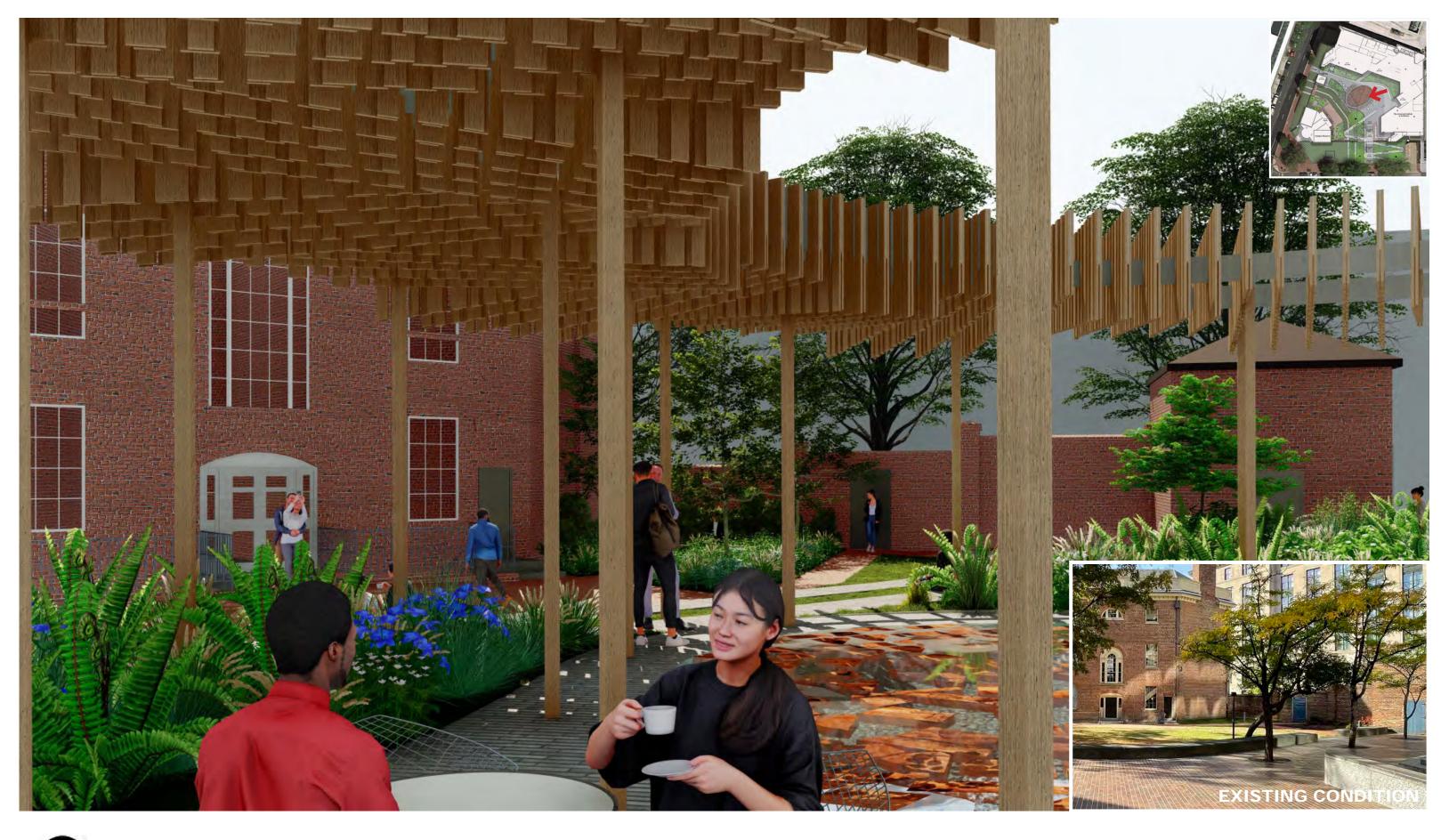










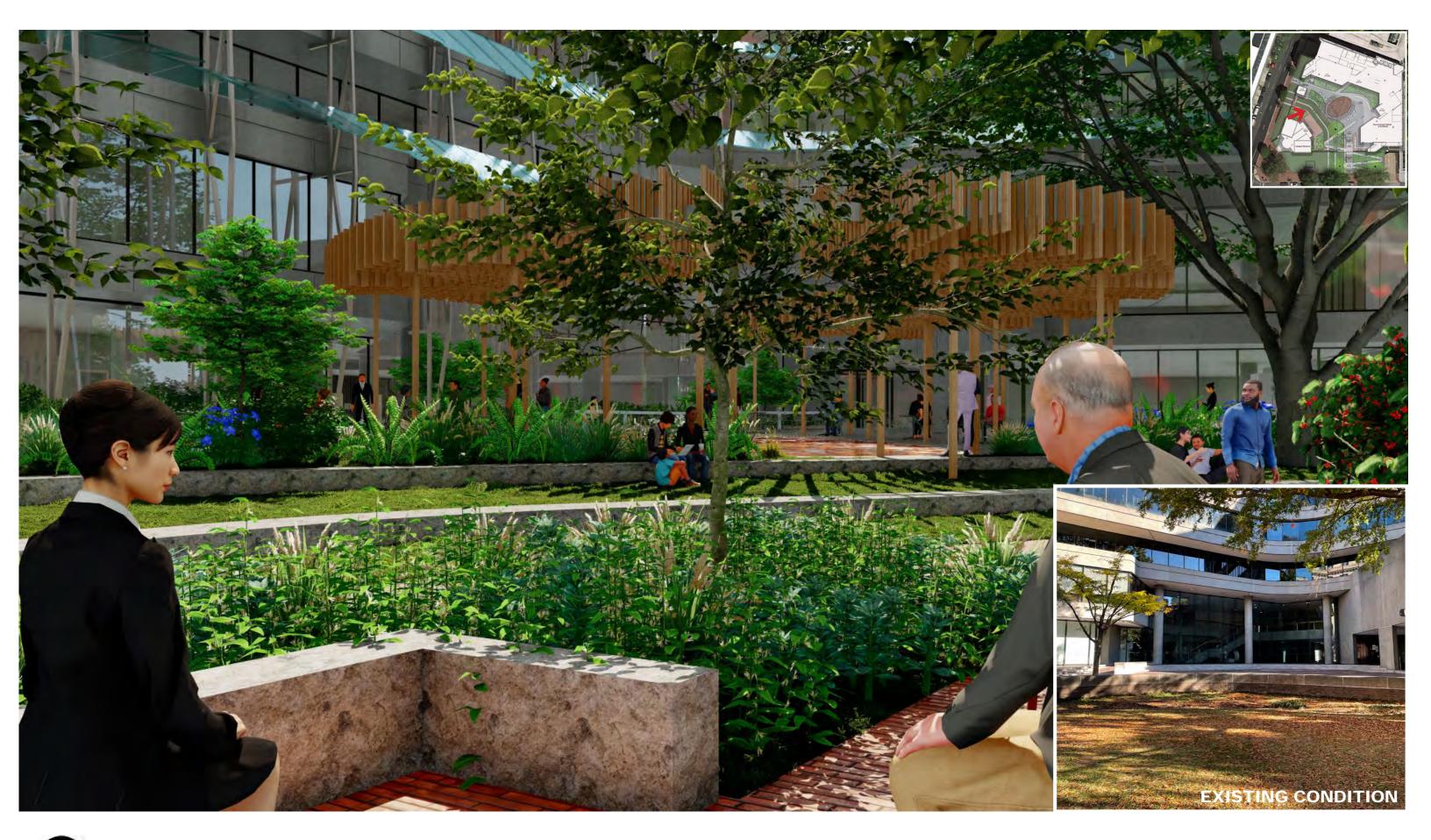


















PERSPECTIVES - EVENTS











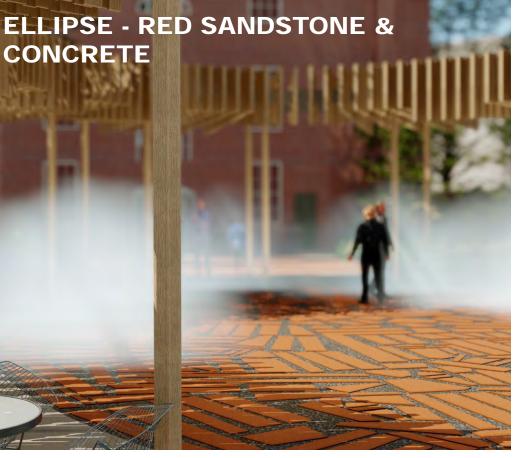


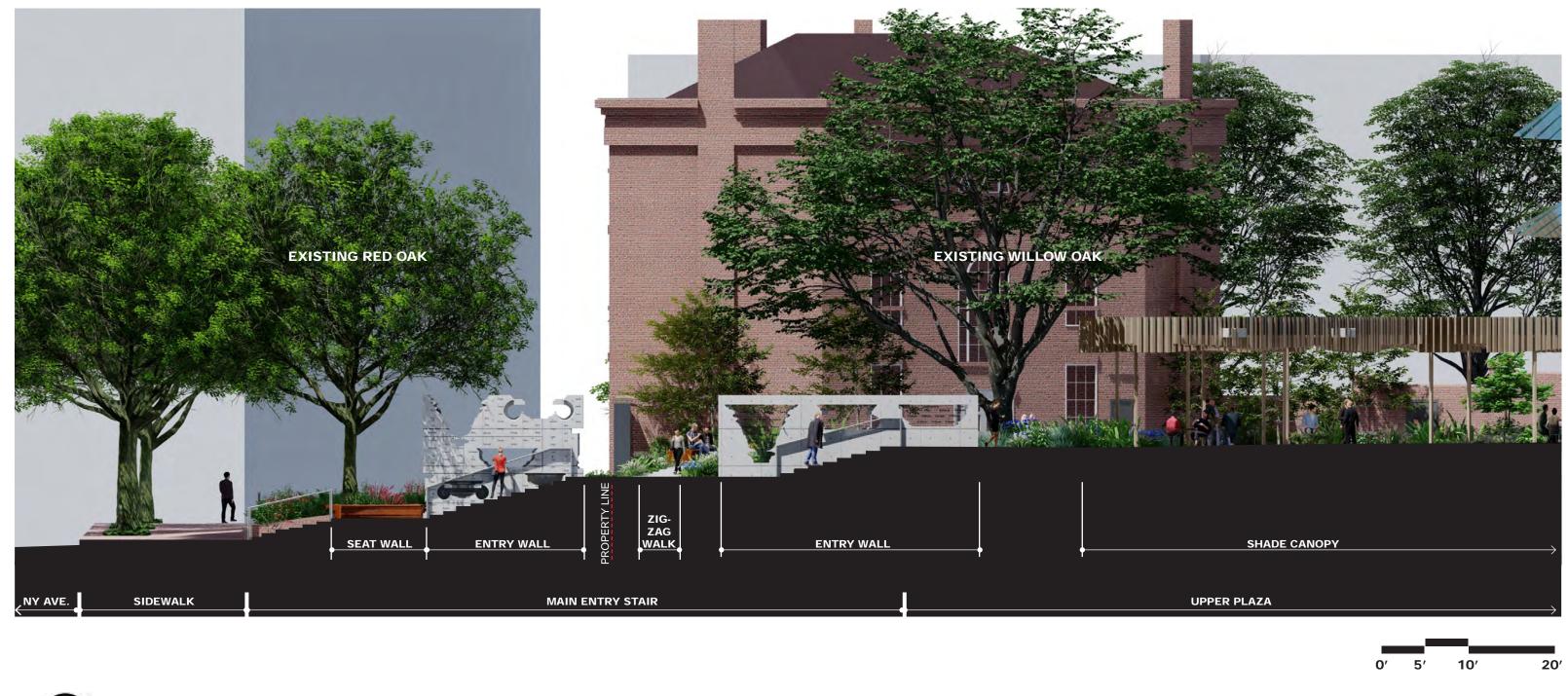




SITE DETAILS







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PROPOSED CROSS SECTION





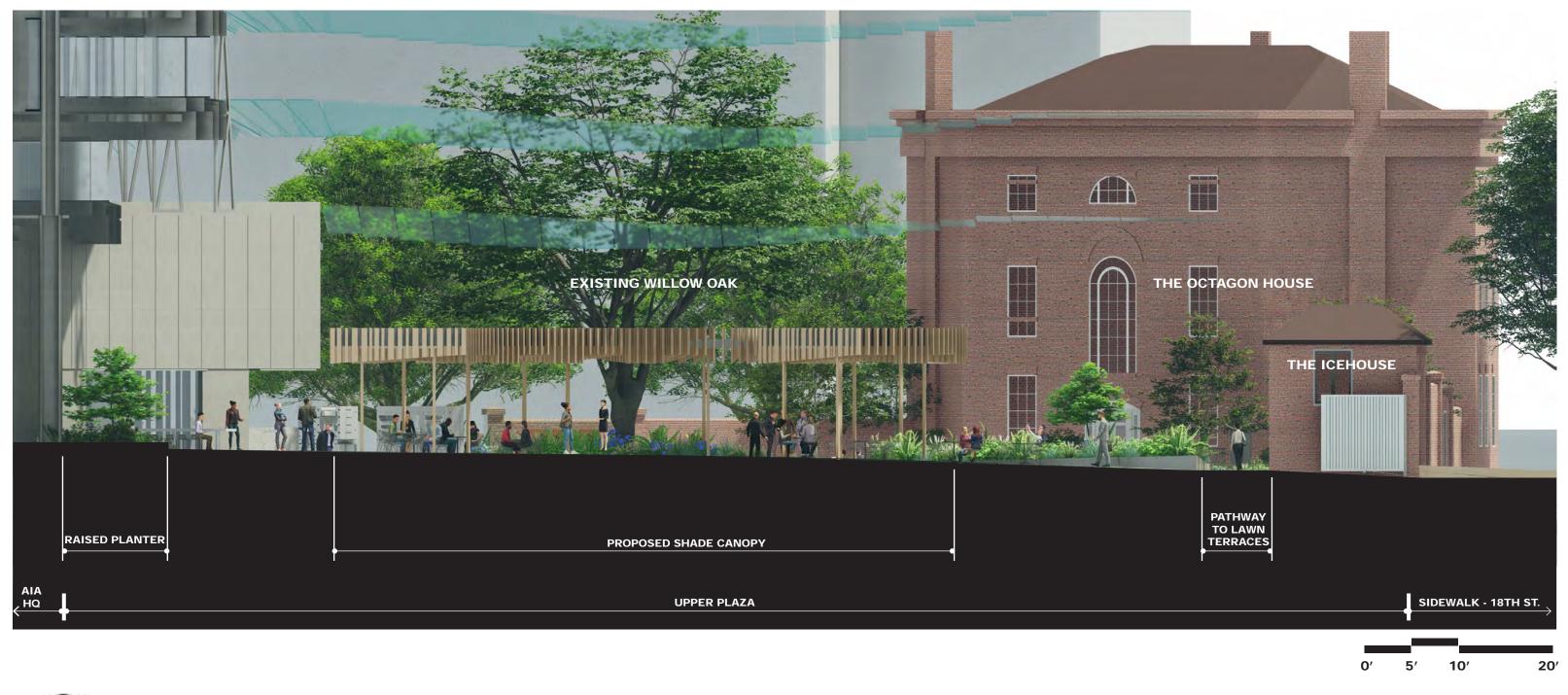
ALA HOOD AIA HQ RENEWAL

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PROPOSED CROSS SECTION









PROPOSED CROSS SECTION





VIEW LOOKING N.E. FROM OCTAGON HOUSE



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VIEW LOOKING NORTH FROM NEW YORK AVENUE

G1.1



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PERSPECTIVE



VIEW LOOKING EAST FROM 18TH STREET

G1.2



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PERSPECTIVE



VIEW LOOKING UP FROM COURTYARD





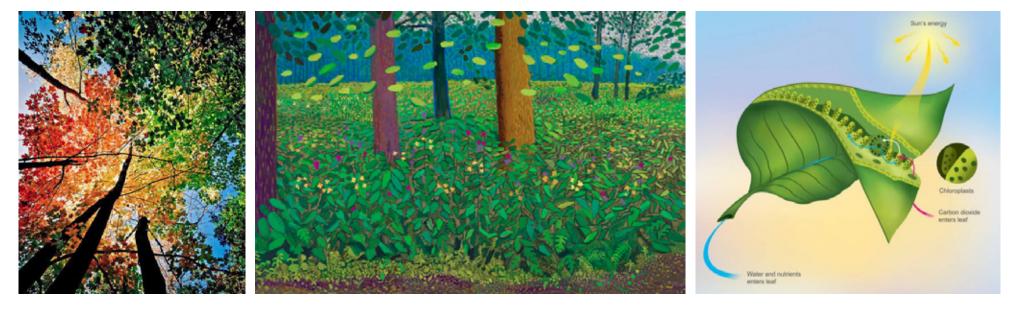
1735 New York Ave NW, Washington, DC 20006

G1.3

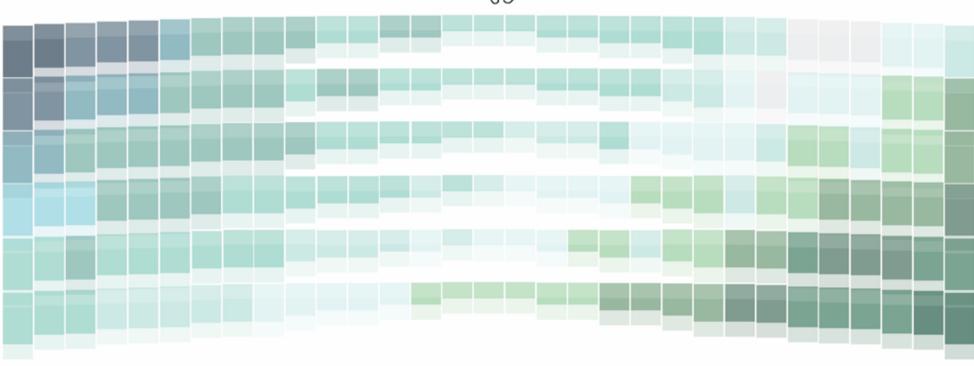


Façade Concept

-Alison Smithson, 1953 offered the Brutalist motto: An ethic, not an aesthetic -Shade + Dappled Light + Power Generation = Forest Canopy

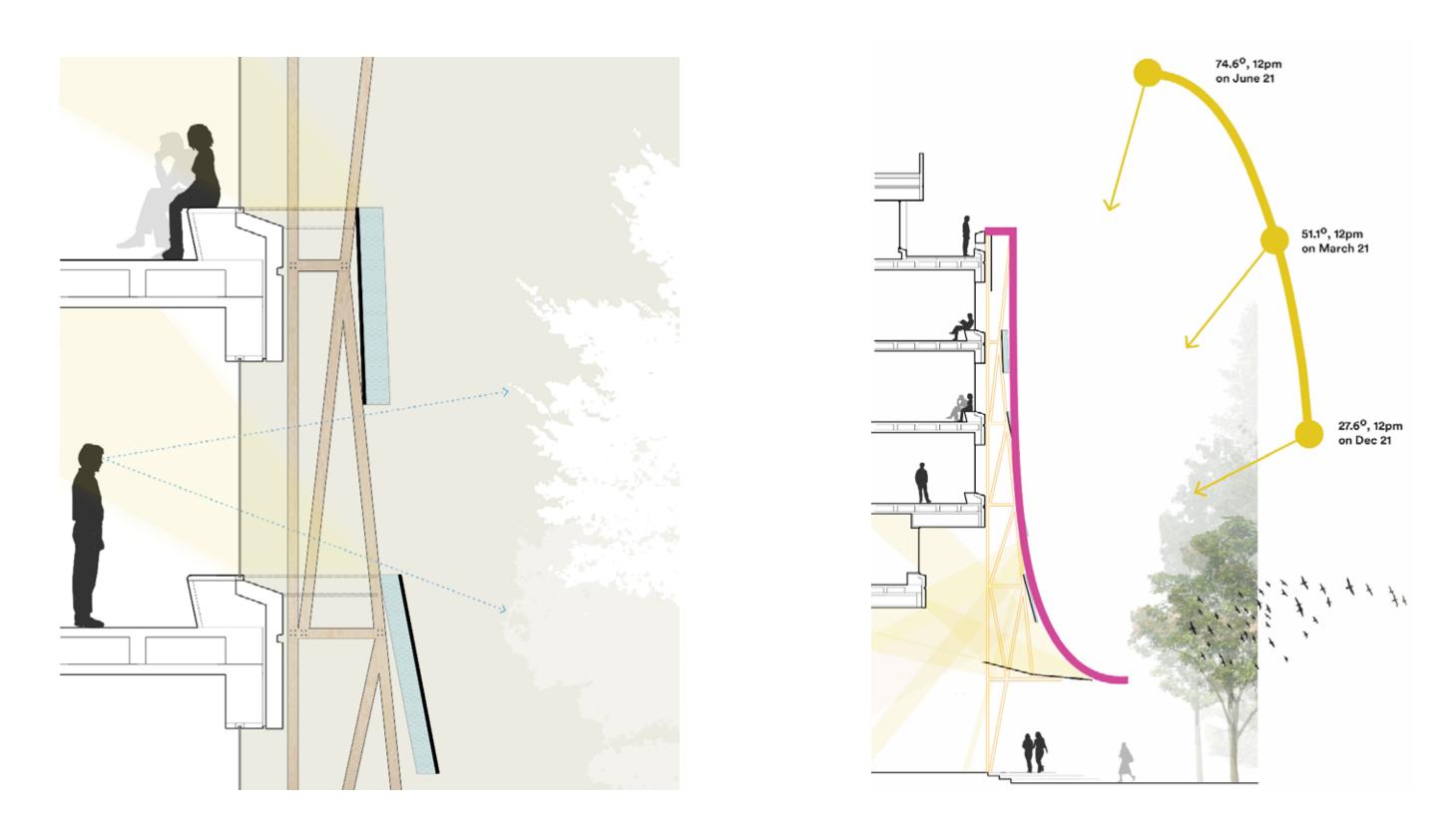




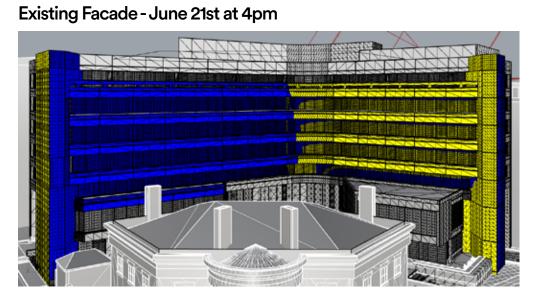


AIA HQ RENEWAL CFA CONCEPT REVIEW

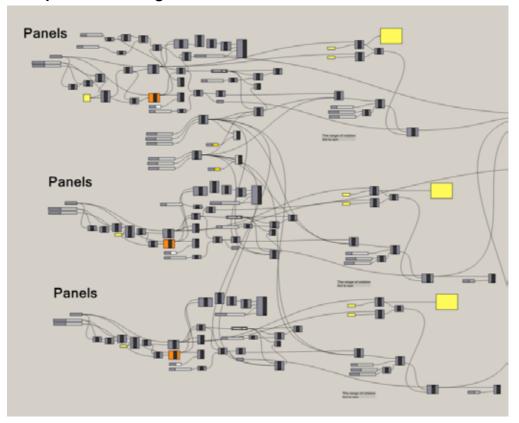


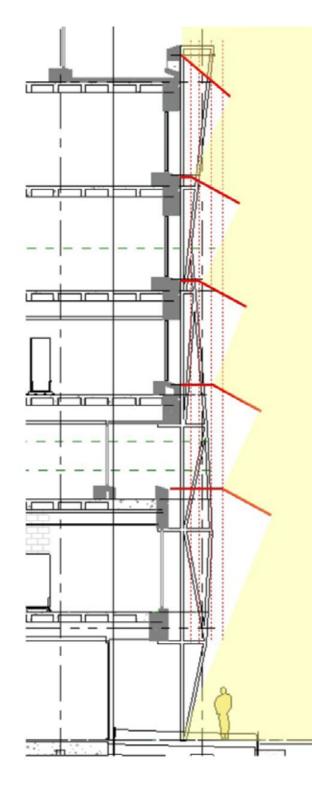


Façade Concept Solar/Peak Load Analysis & Shading Optimization

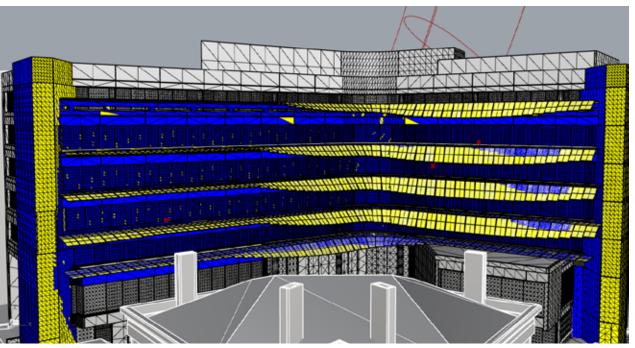


Computiional Design

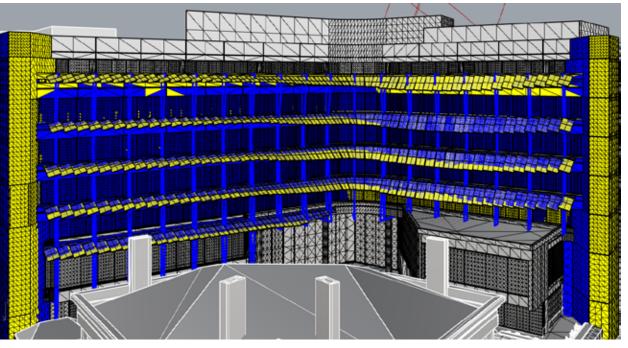




Proposed Facade - June 21st at 4pm



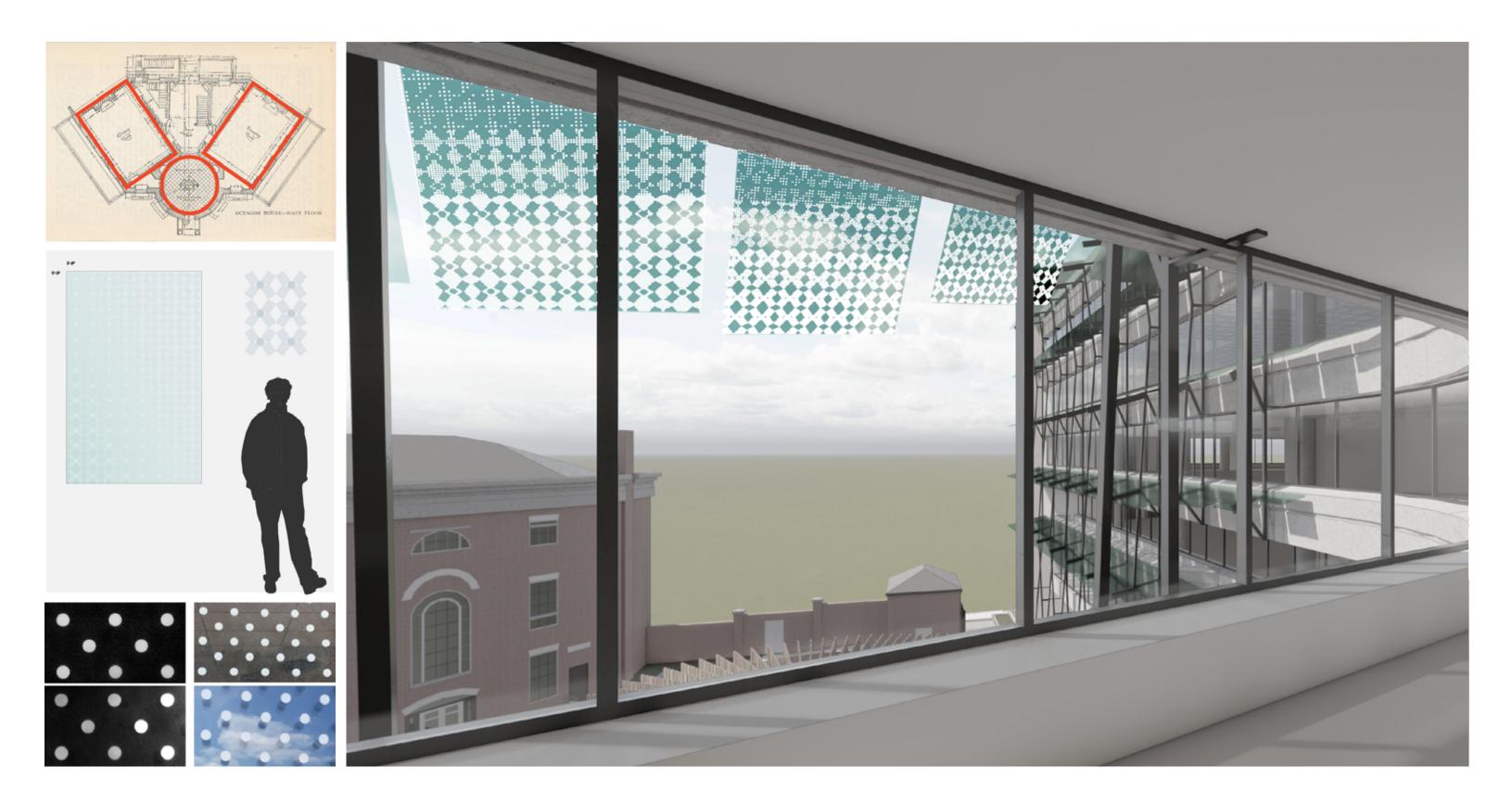
Proposed Facade - June 21st at 12pm



Glazing Technology Frit and Building Intergrated Photovoltaics

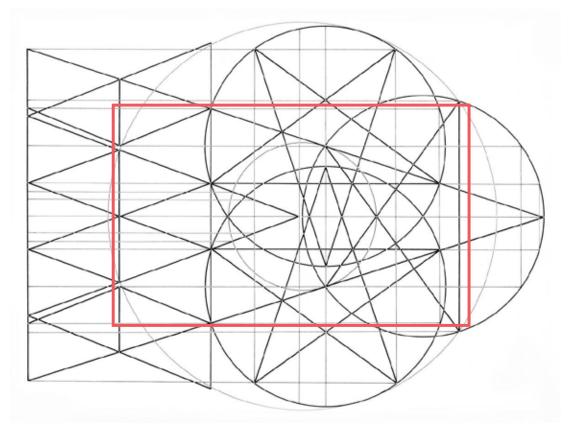


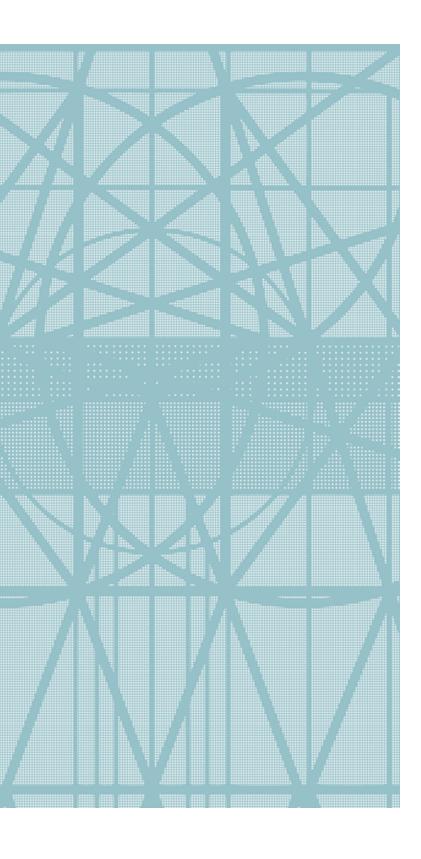
Graphic Pattern - Courtyard Façades Octagon House Plan



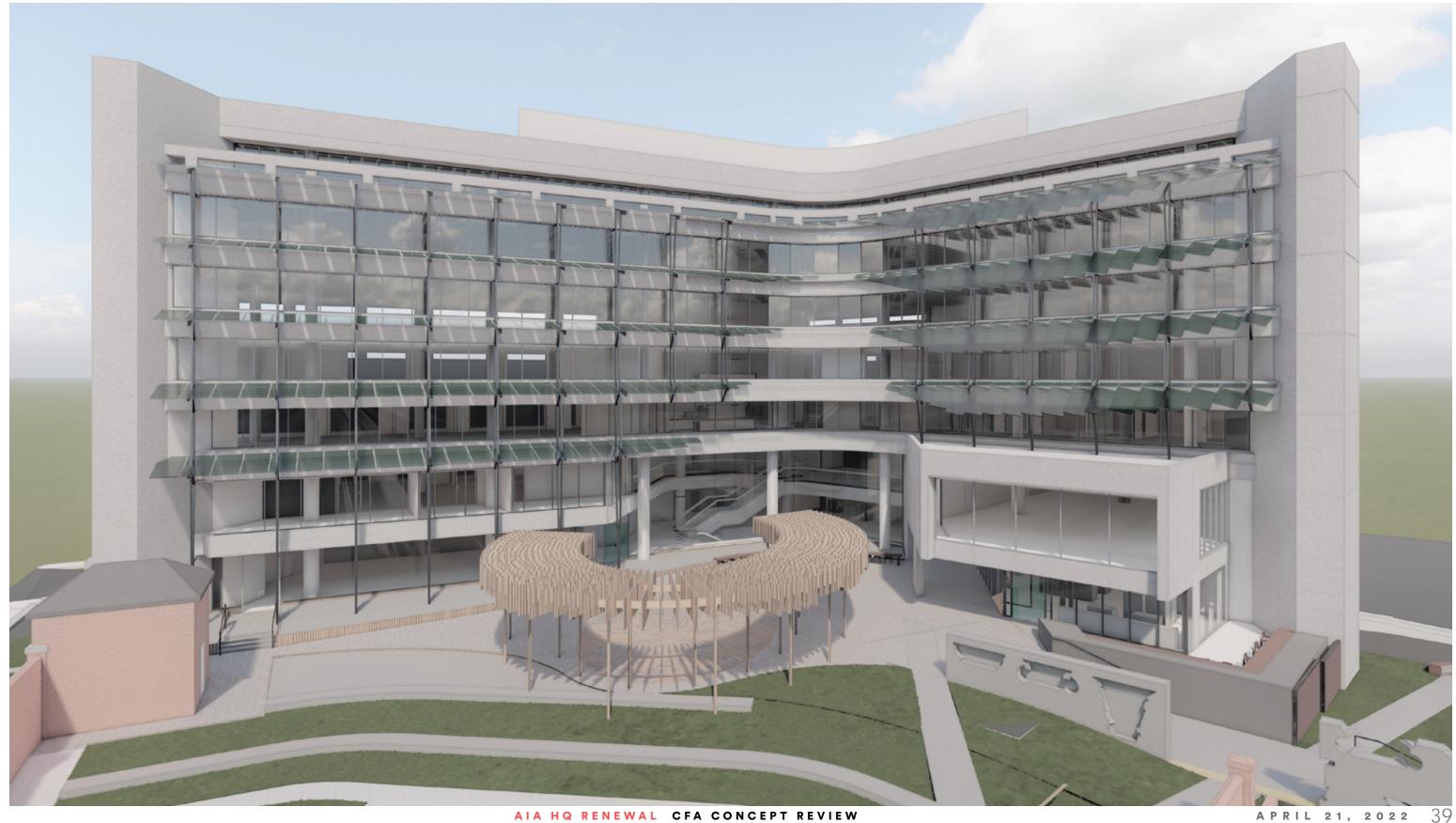
Graphic Pattern - Street Facing Façades L'Enfant's Federal City Grid







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AIA HQ RENEWAL CFA CONCEPT REVIEW

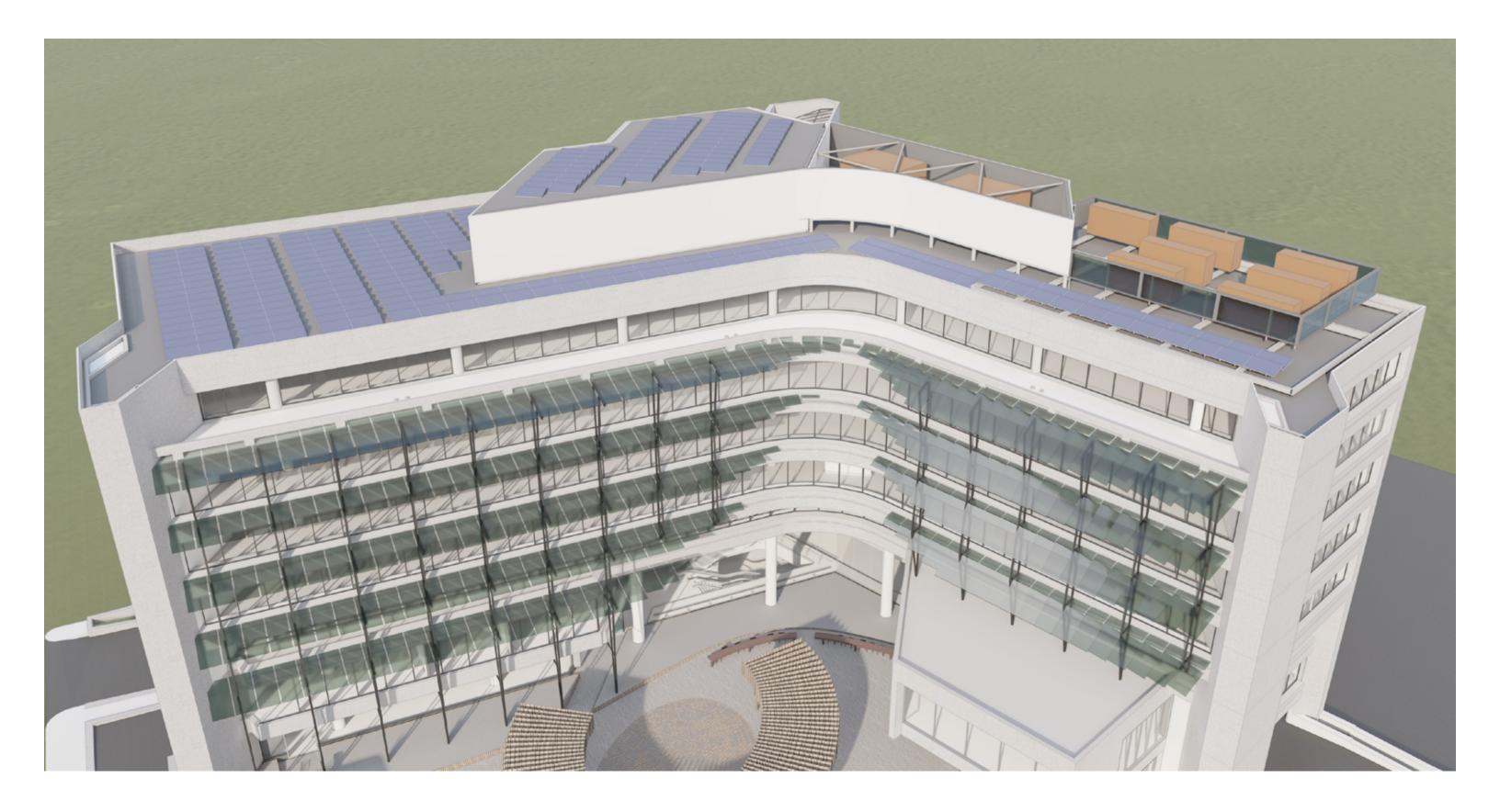


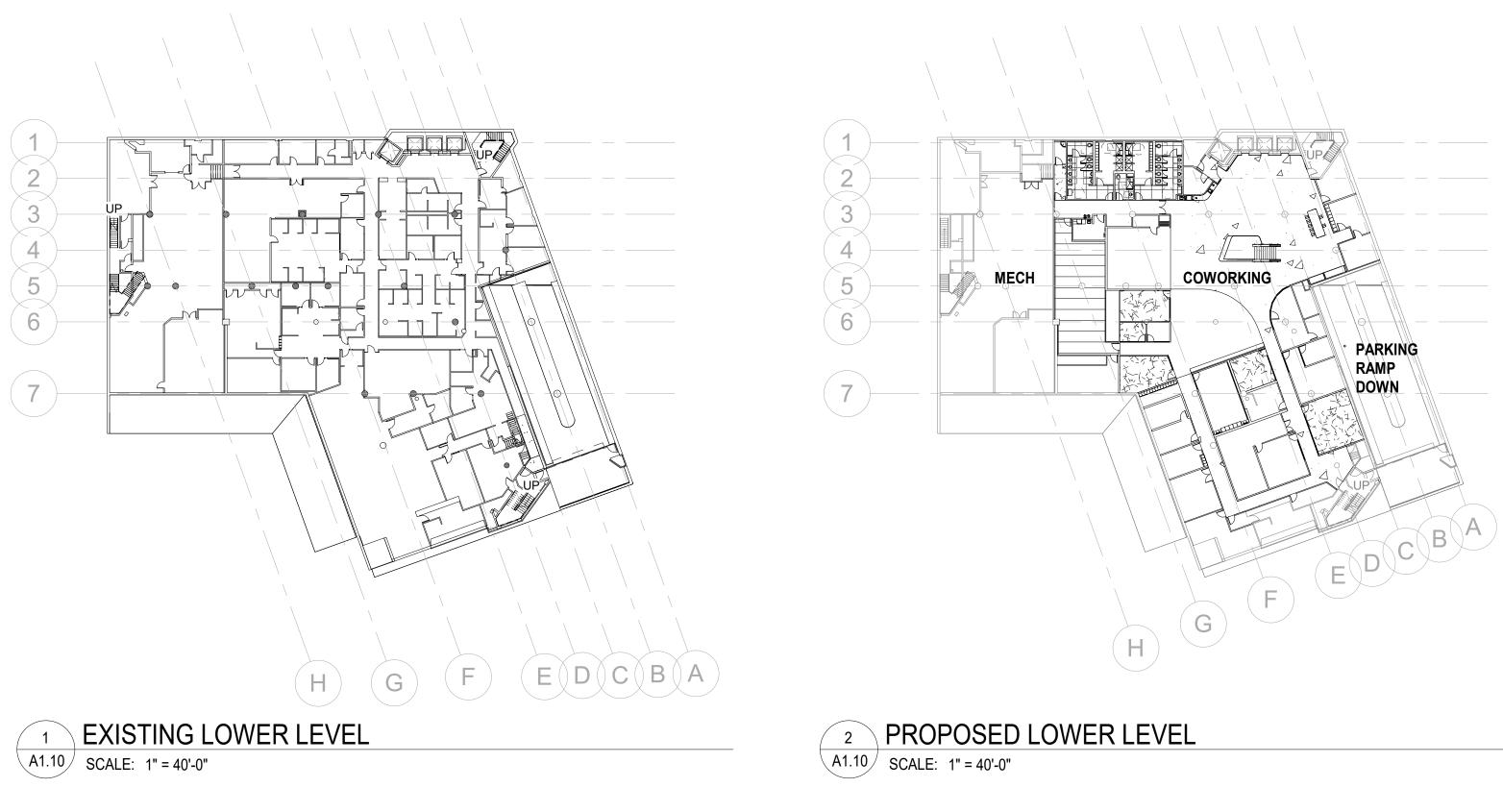




AIA HQ RENEWAL CFA CONCEPT REVIEW





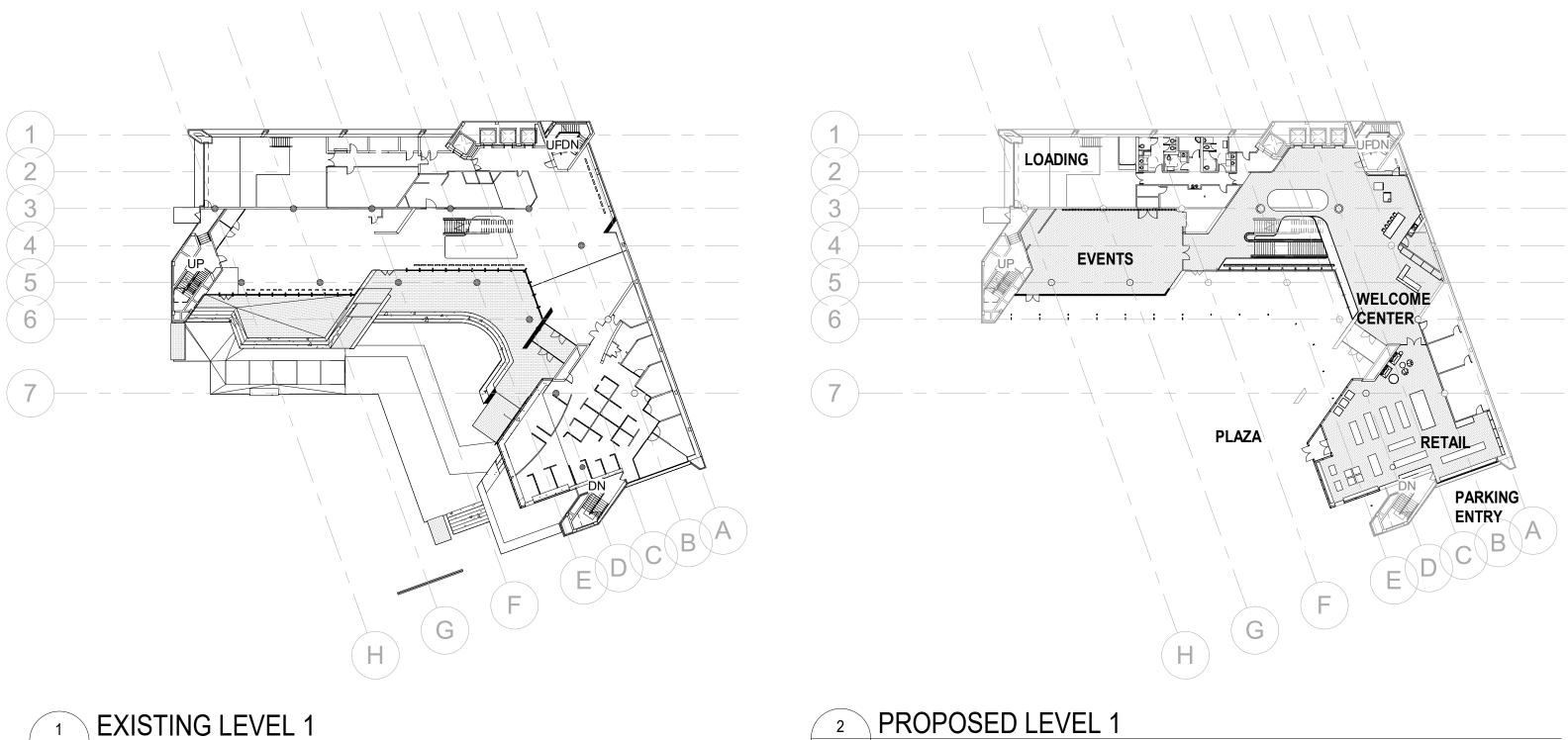




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LOWER LEVEL PLAN



SCALE: 1" = 40'-0"

A1.11 SCALE: 1" = 40'-0"



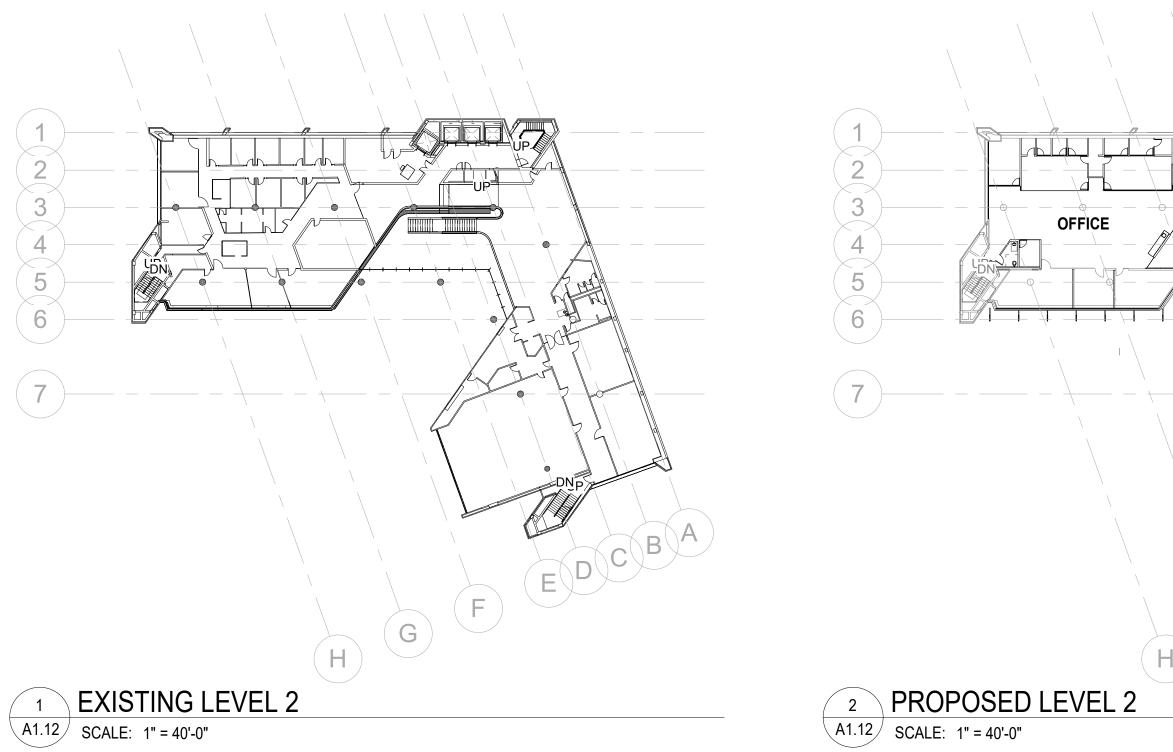
∖A1.11 /

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A1.11

LEVEL 1 PLAN



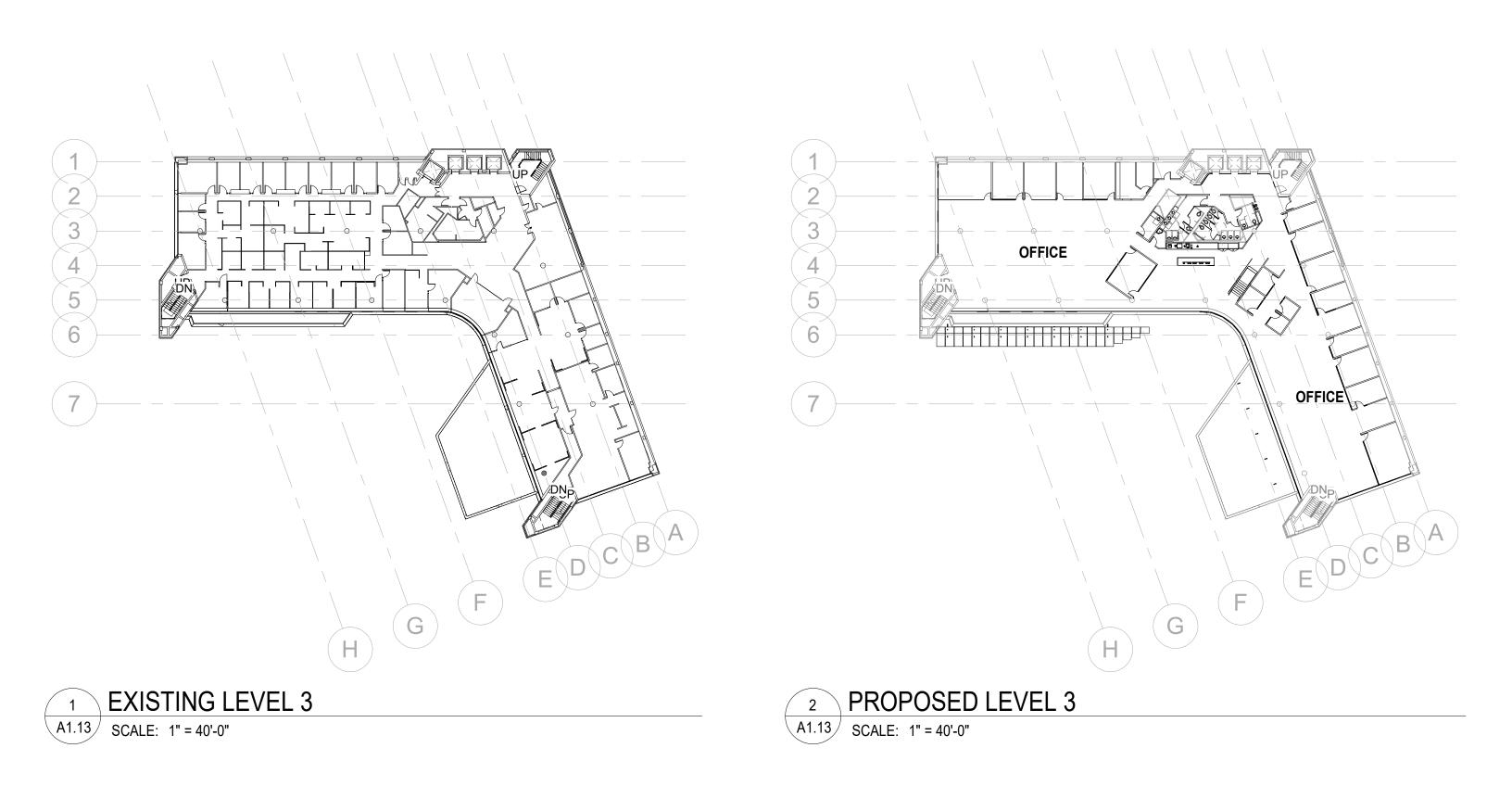
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A1.12 L

EVENTS EDCBA F G $\left(\mathsf{H} \right)$

LEVEL 2 PLAN

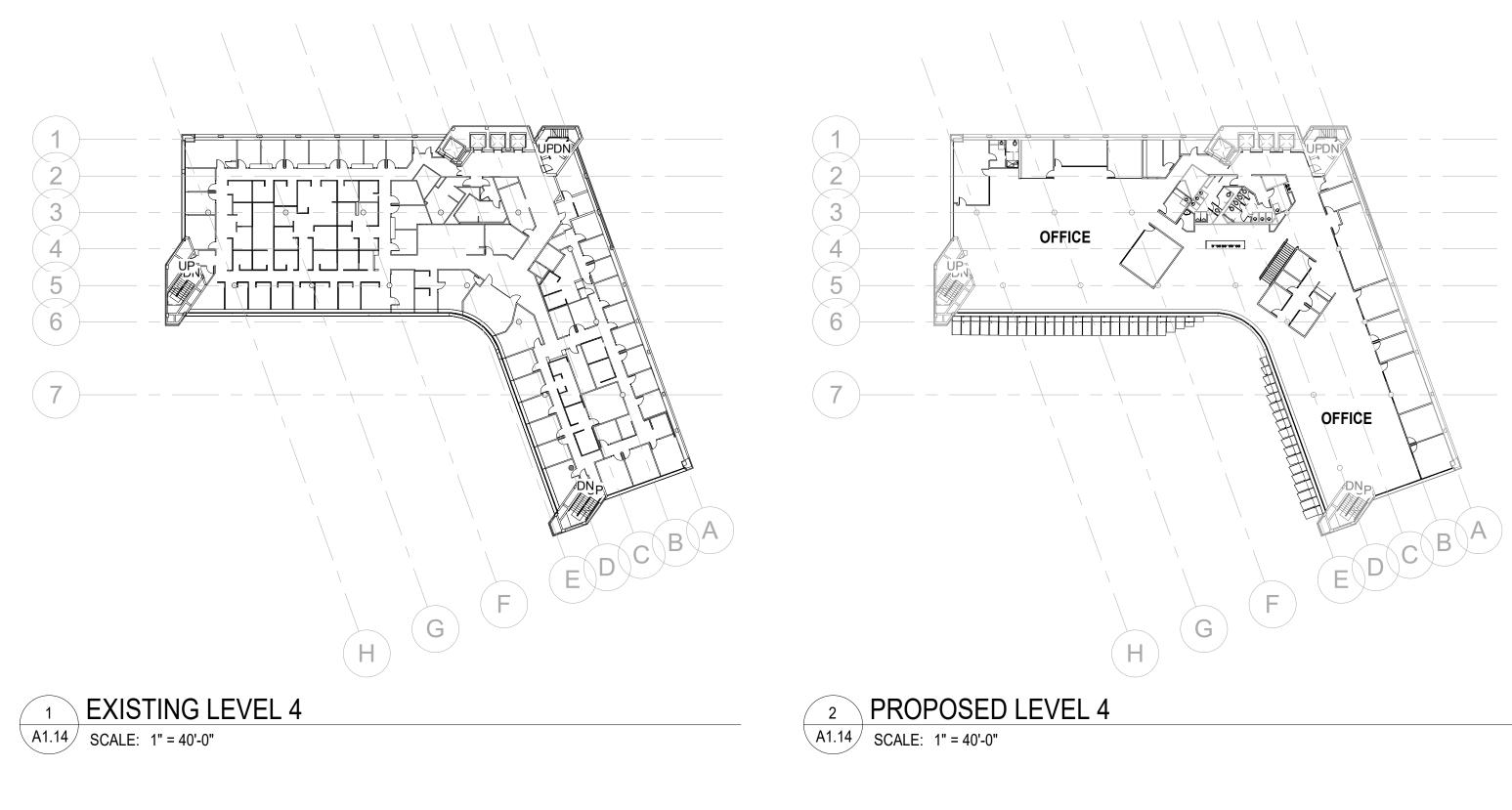




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A1.13

LEVEL 3 PLAN

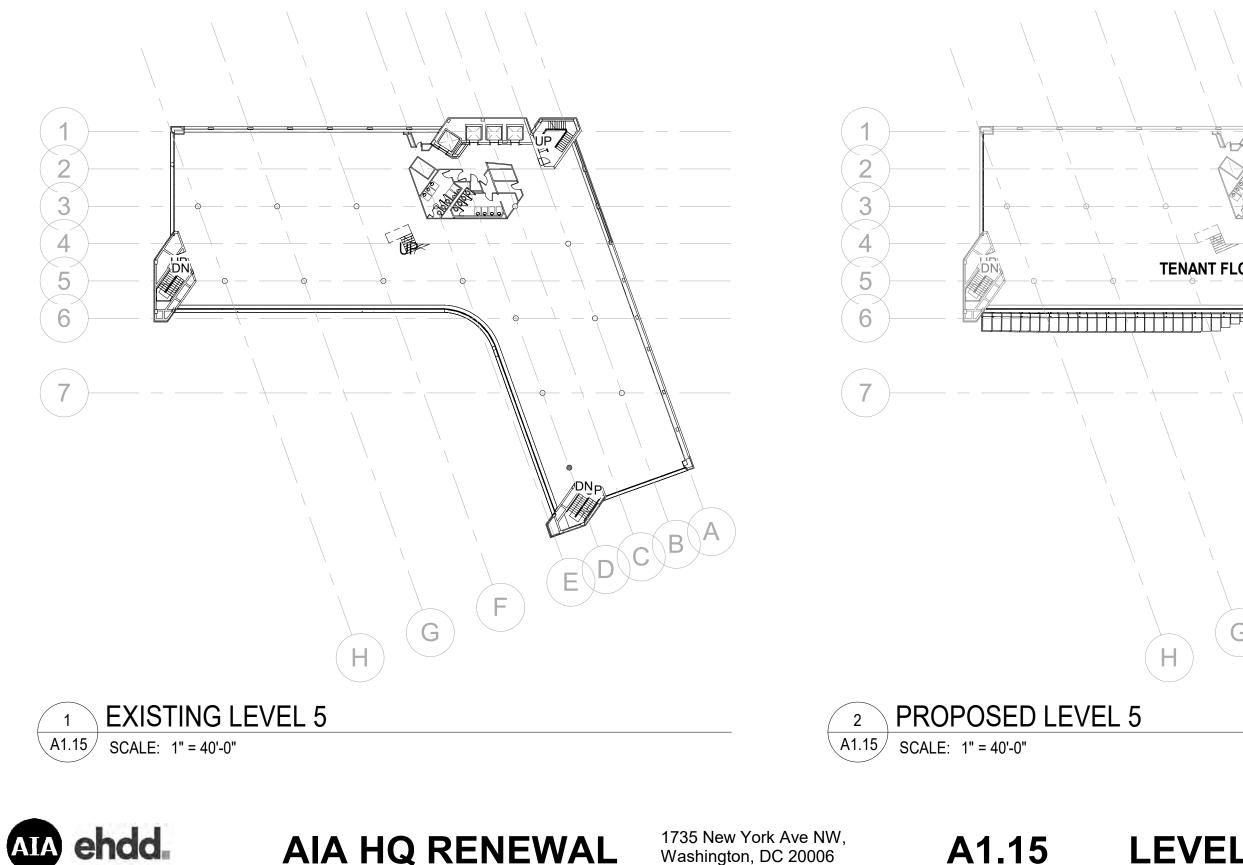




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A1.14

LEVEL 4 PLAN



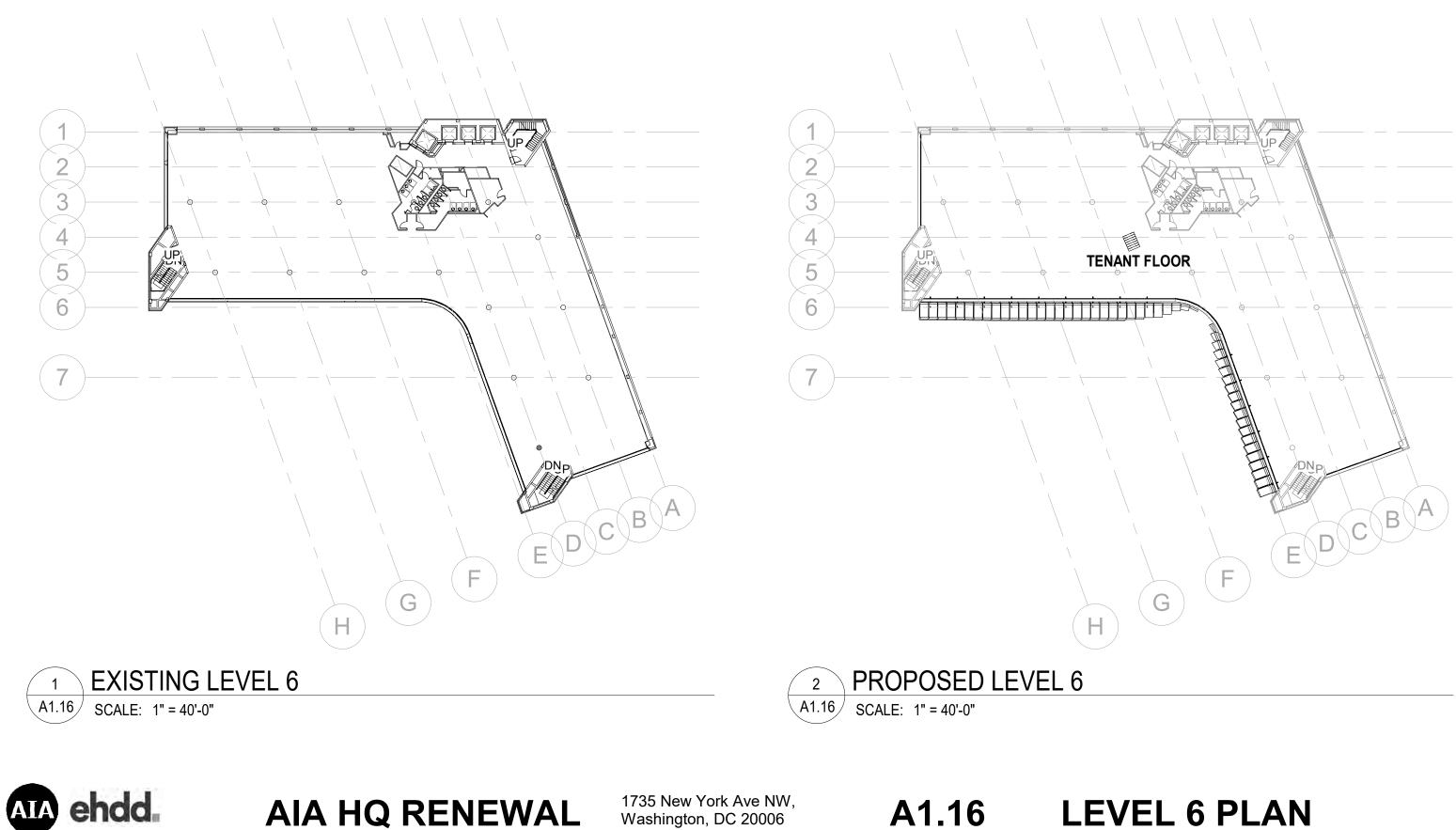
1735 New York Ave NW,

Washington, DC 20006

A1.15

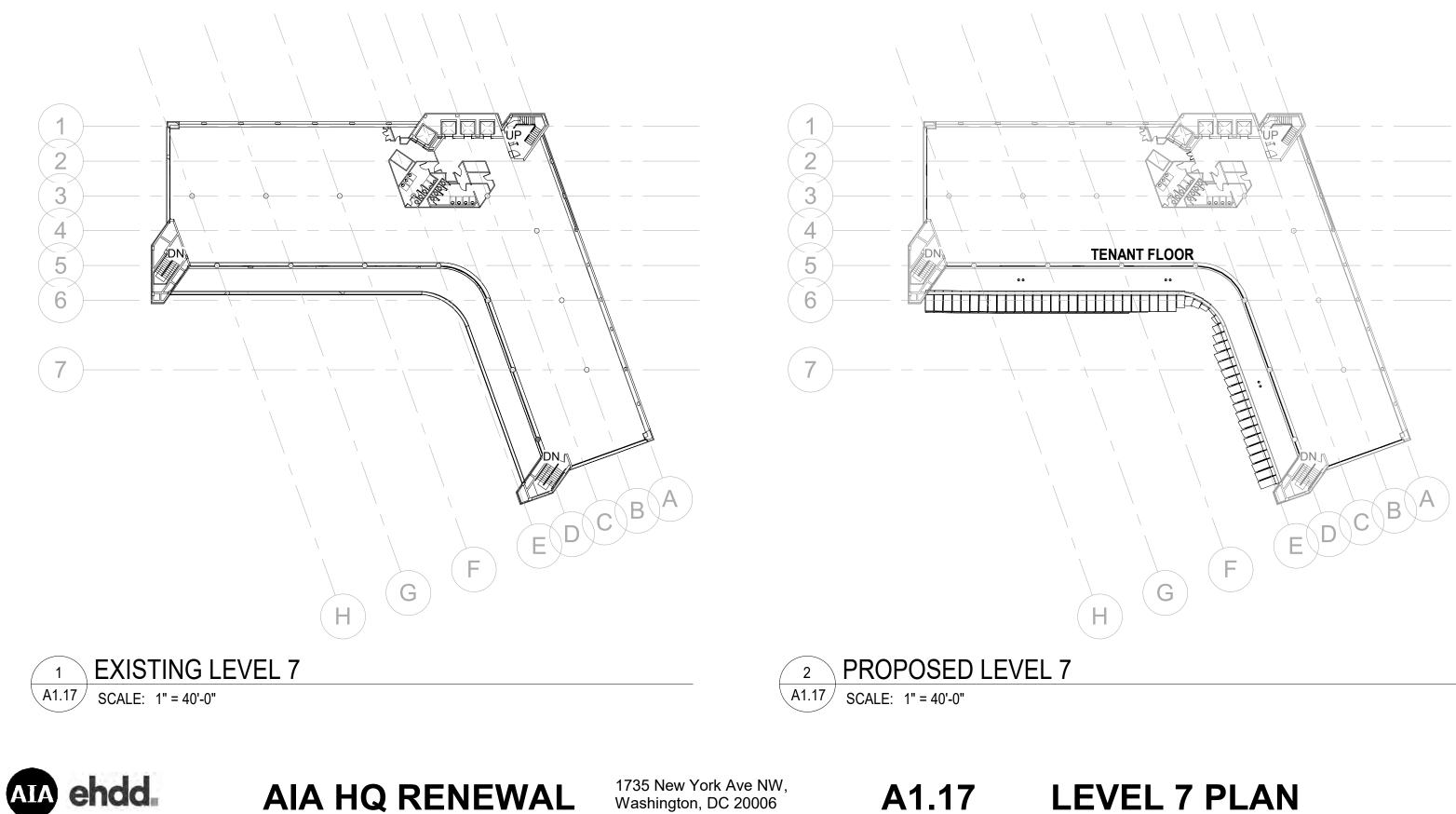
JNN UP LA TENANT FLOOR EDCBA (F) G

LEVEL 5 PLAN



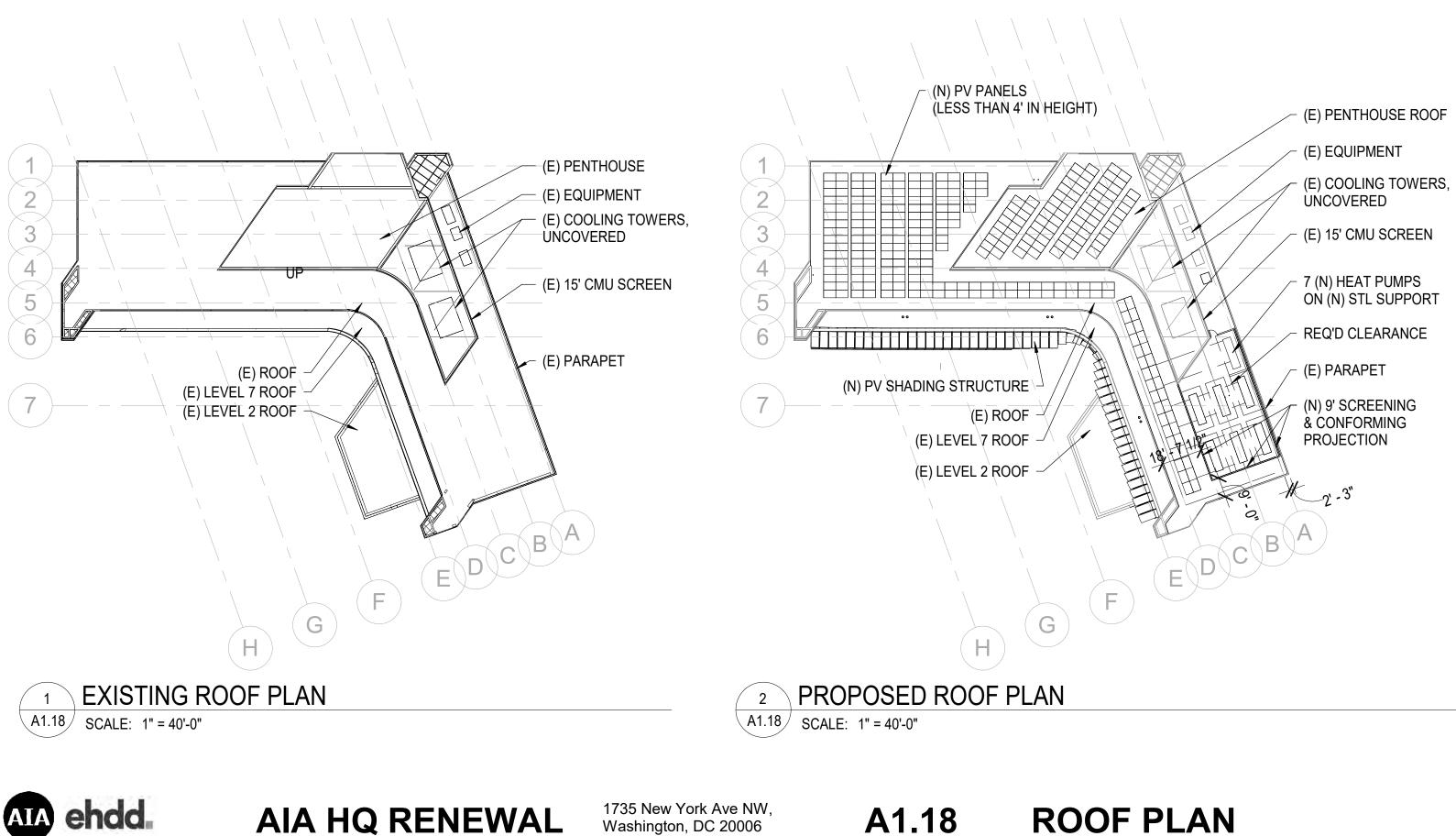
Washington, DC 20006

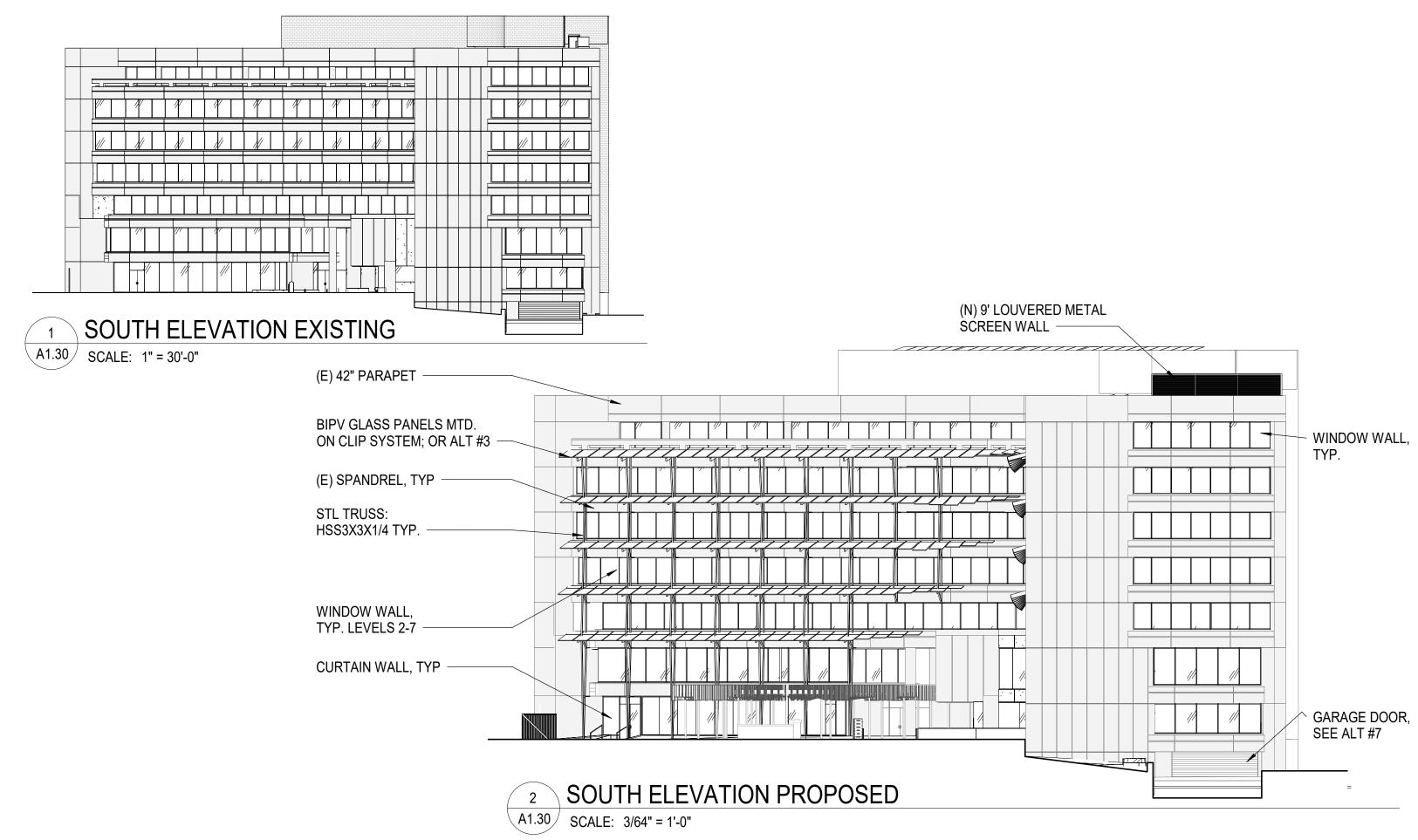
LEVEL 6 PLAN



Washington, DC 20006

LEVEL 7 PLAN





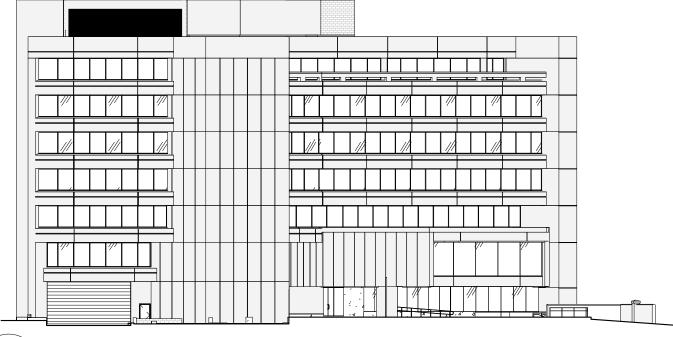


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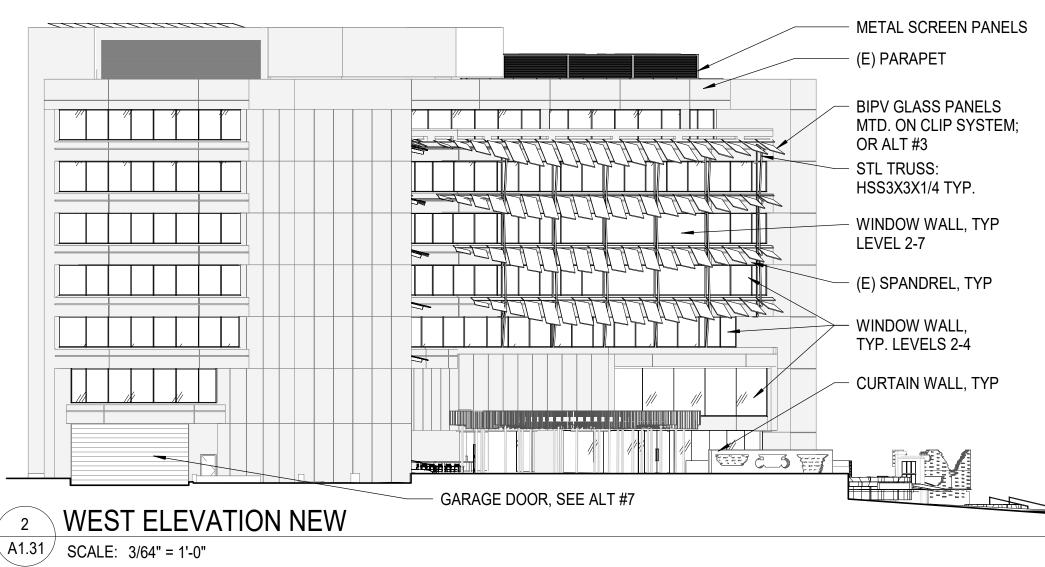
SOUTH ELEVATION





A1.31 SCALE: 1" = 30'-0"

1



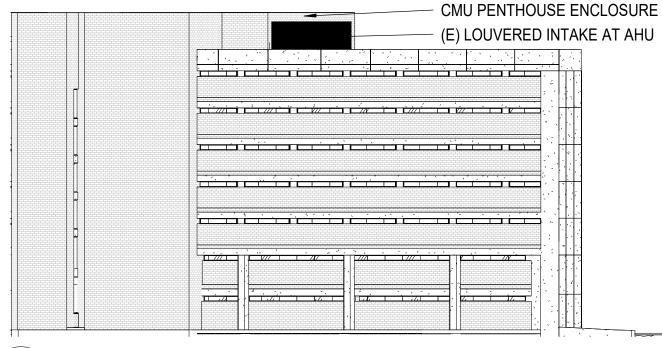


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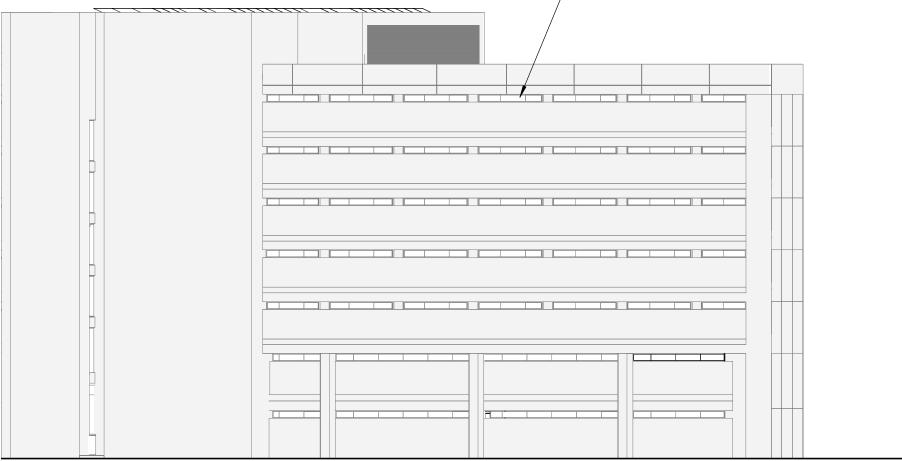
WEST ELEVATION



NORTH ELEVATION EXISTING

A1.32 SCALE: 1" = 30'-0"

1



NORTH ELEVATION NEW 2

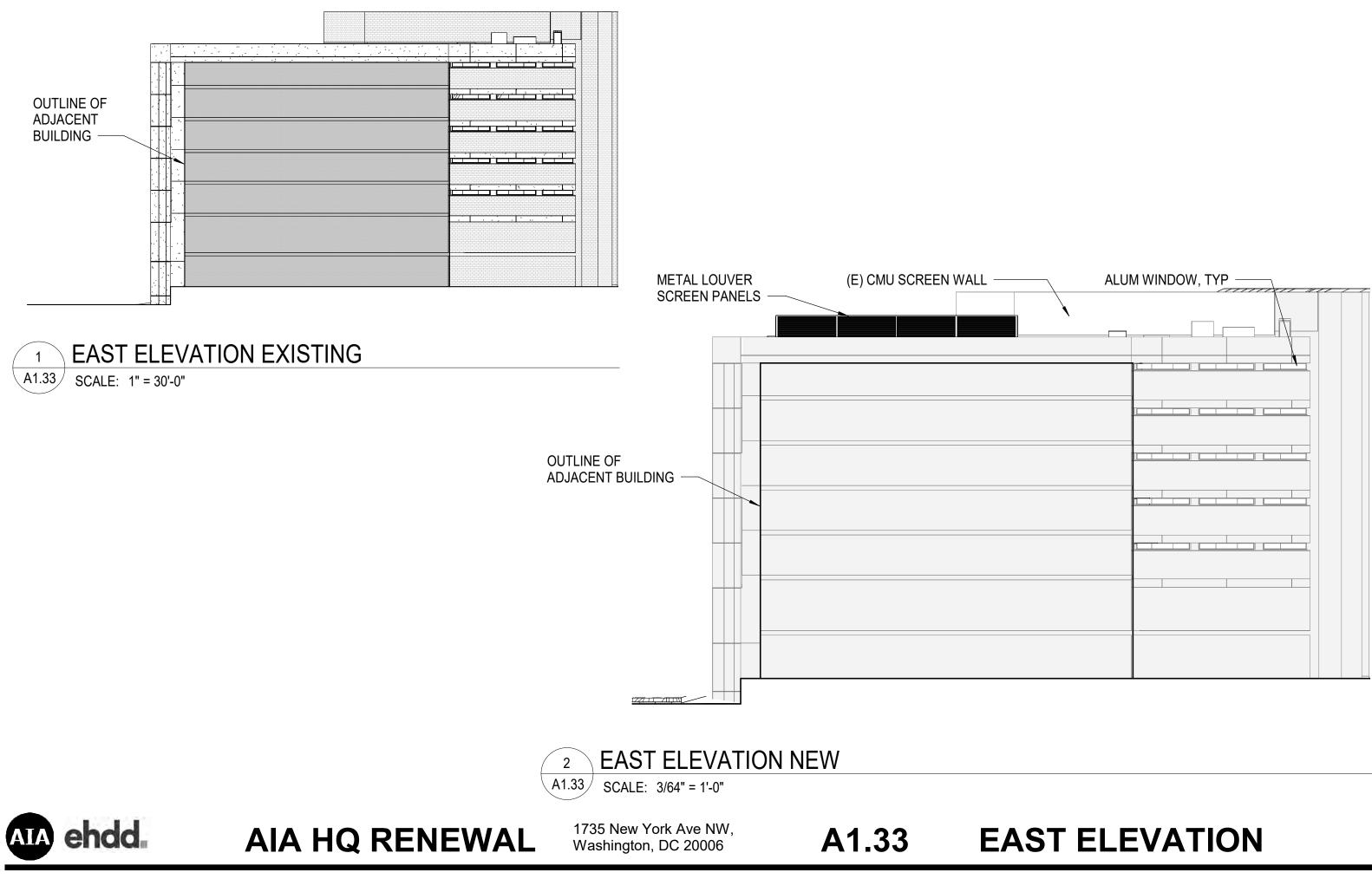
A1.32 SCALE: 3/64" = 1'-0"

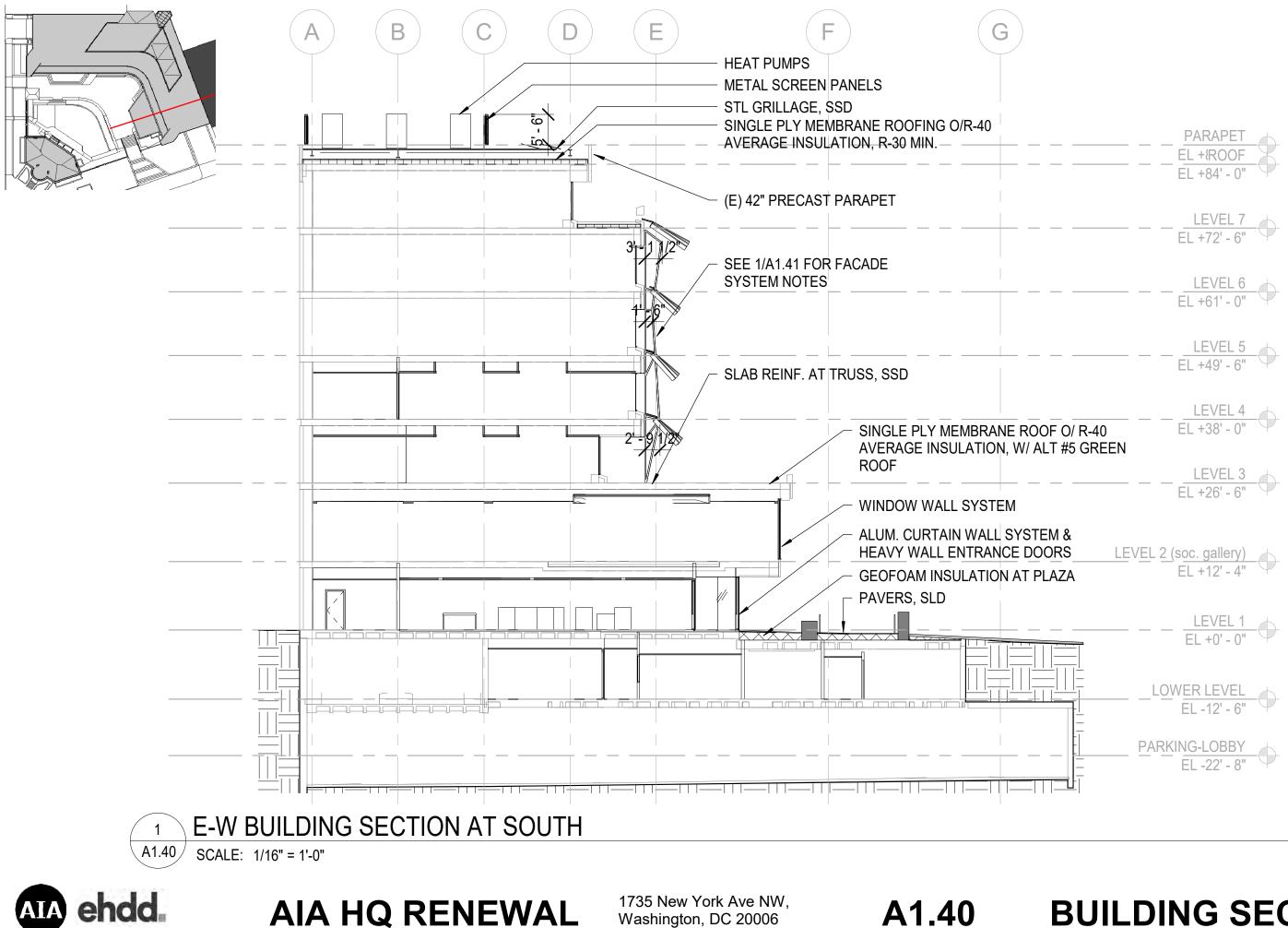


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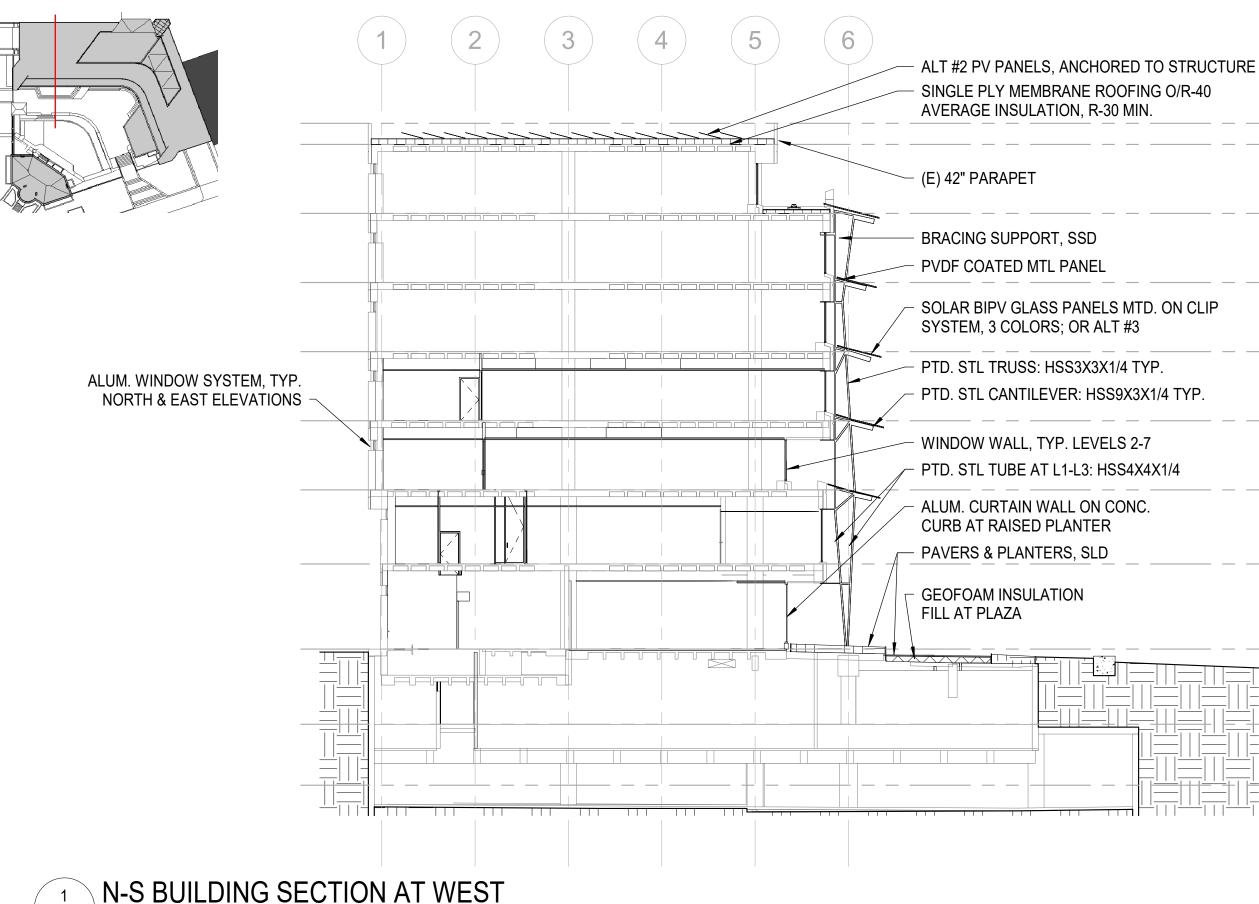
NORTH ELEVATION

ALUM WINDOW, TYP





BUILDING SECTION



A1.41 SCALE: 1/16" = 1'-0"



AIA HQ RENEWAL

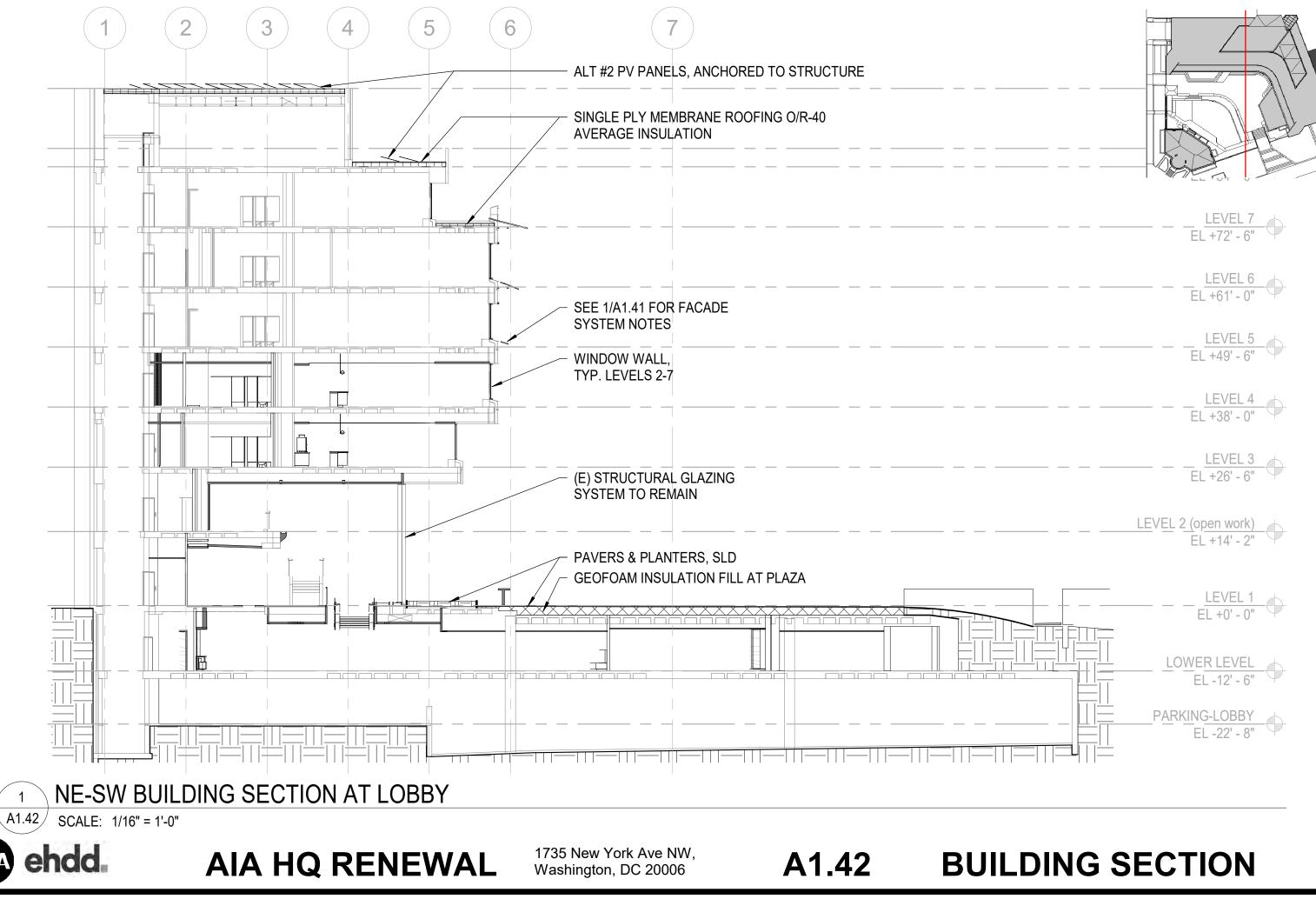
1735 New York Ave NW, Washington, DC 20006

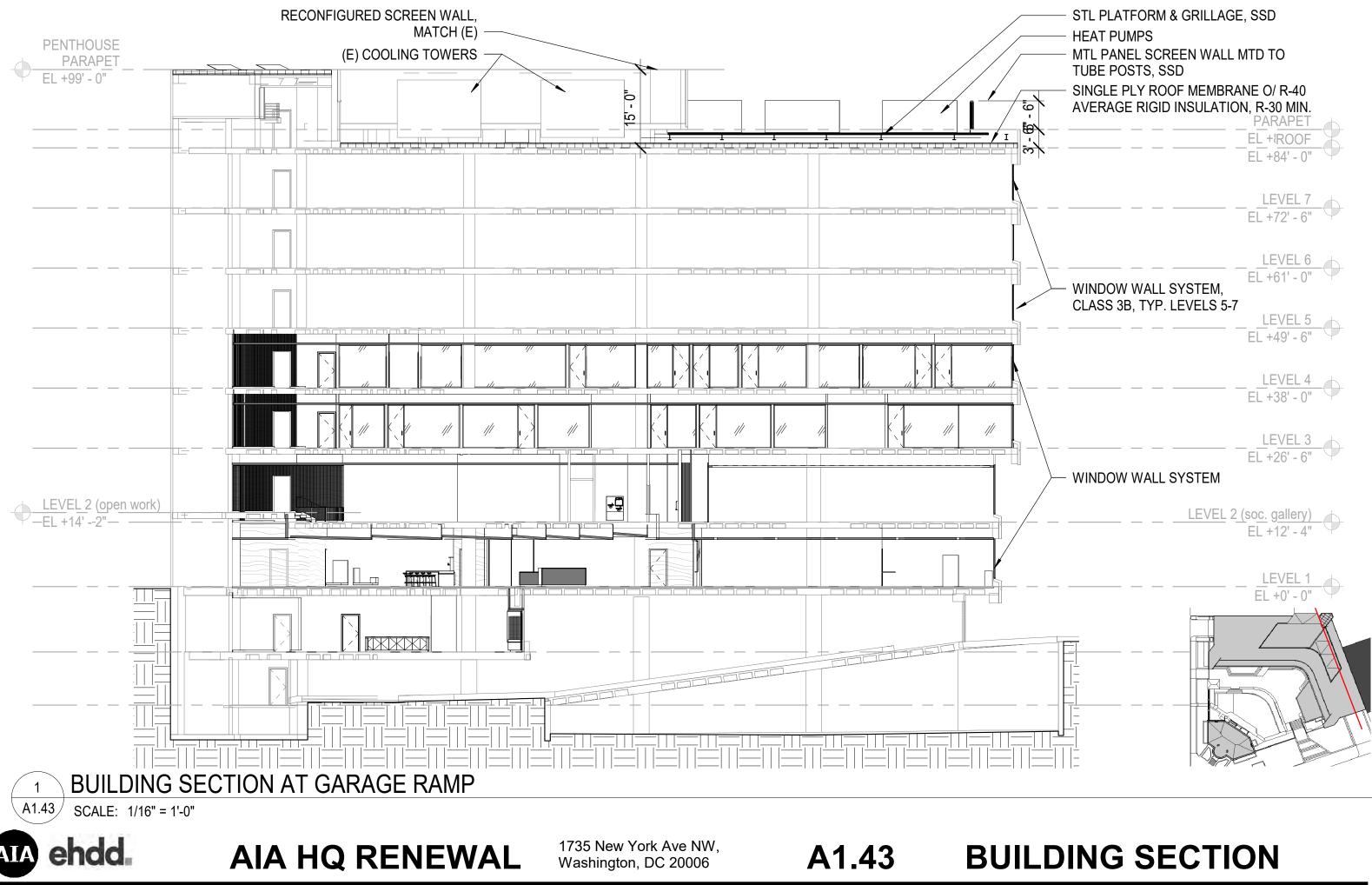
A1.41

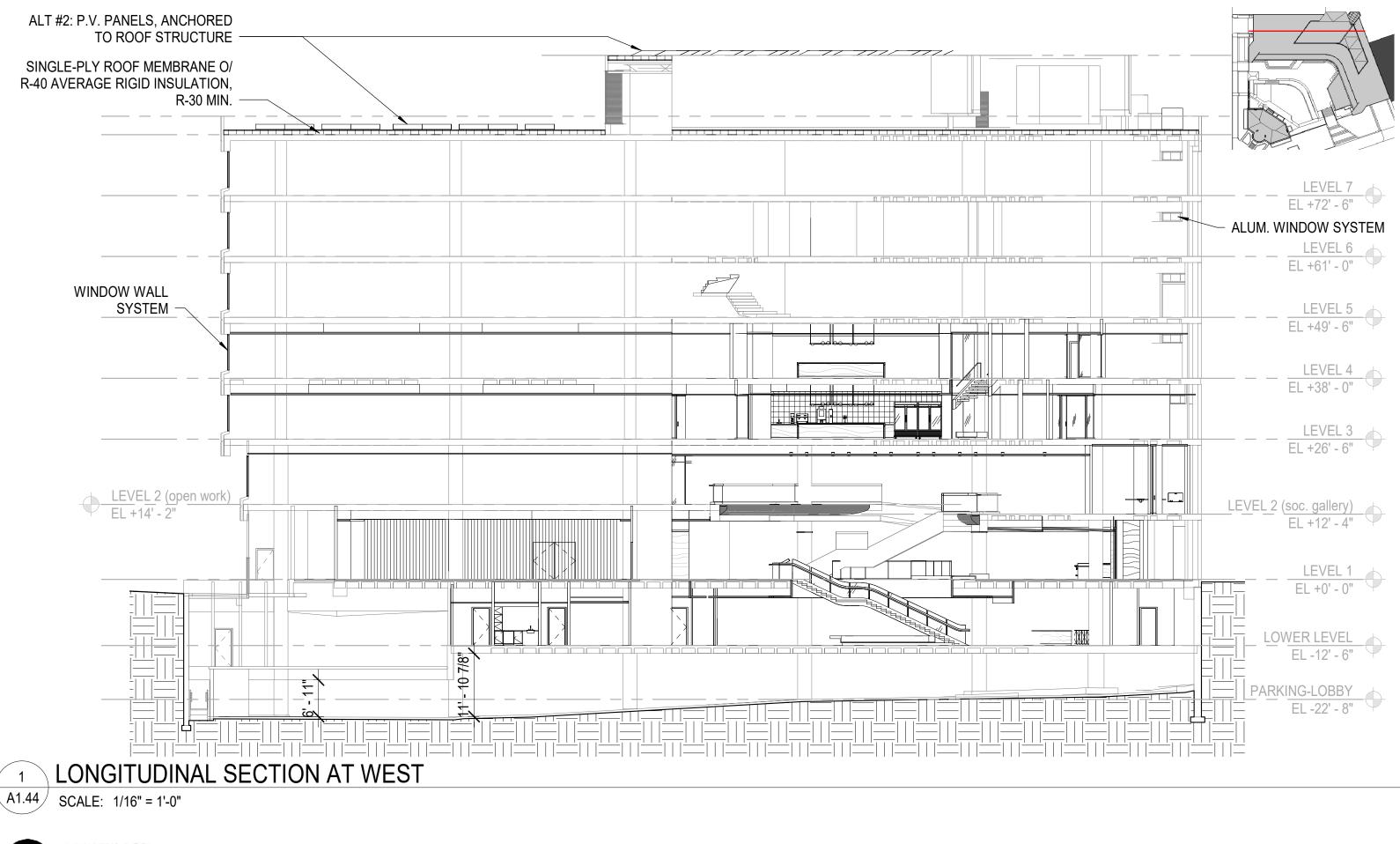
BUILDING SECTION

	 	EL +{ROOF EL +84' - 0"	
	 	<u>LEVEL 7</u> EL +72' - 6"	
N CLIP	 	<u>LEVEL 6</u> EL +61' - 0"	
	 	<u>LEVEL 5</u> EL +49' - 6"	
TYP. 	 	<u>LEVEL 4</u> EL +38' - 0"	
4	 	<u>LEVEL 3</u> EL +26' - 6"	
	 <u>LEVEL</u> 2	2 <u>(open work)</u> EL +14' - 2"	
	 	<u>LEVEL 1</u> EL +0' - 0"	
	LO	WE <u>R LEVEL</u> EL -12' - 6"	
	P <u>A</u> Rk	<u>(ING-LOBBY</u> EL -22' - 8"	

PARAPET_







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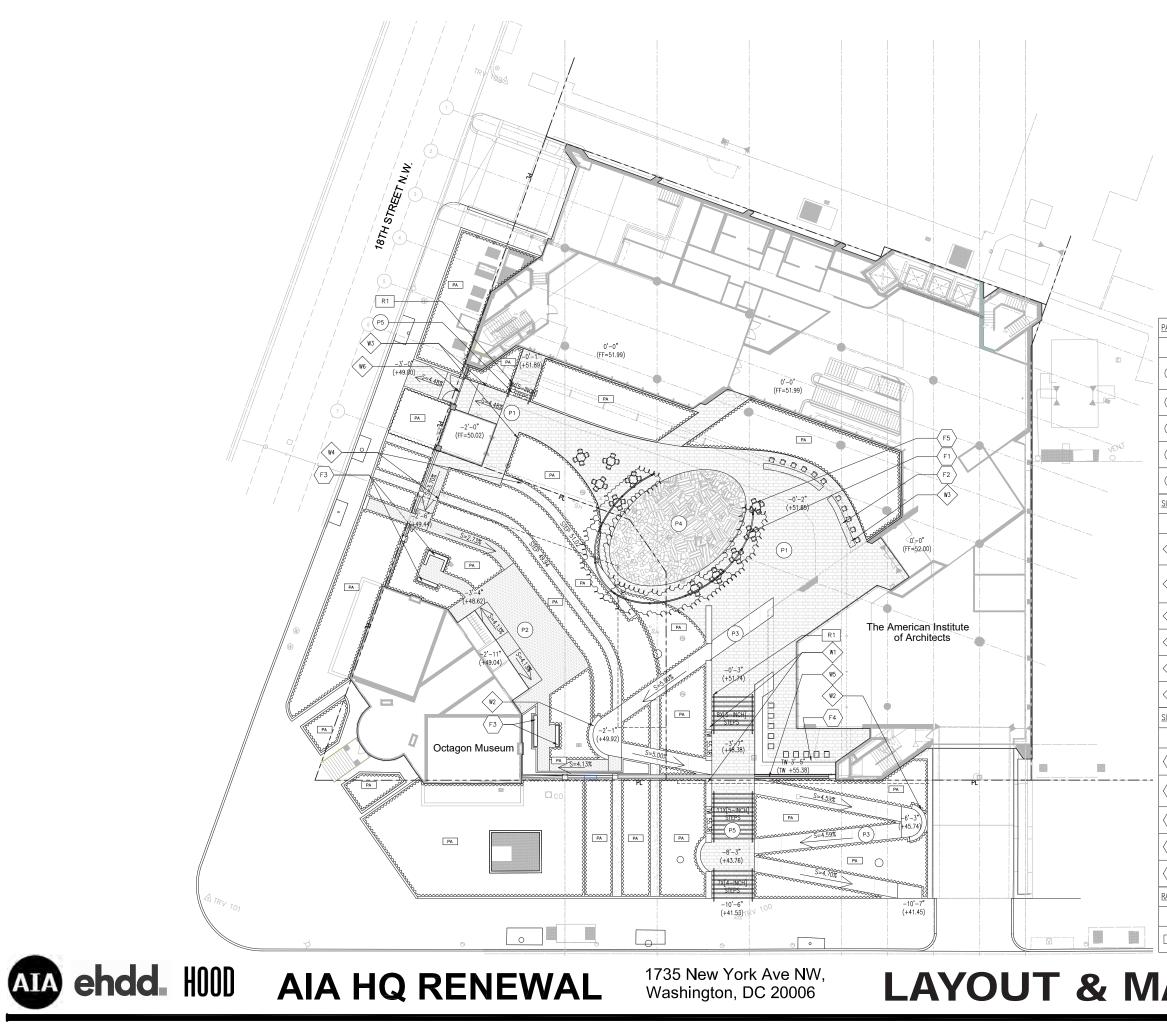
A1.44

BUILDING SECTION

SITE DESIGN APPENDIX



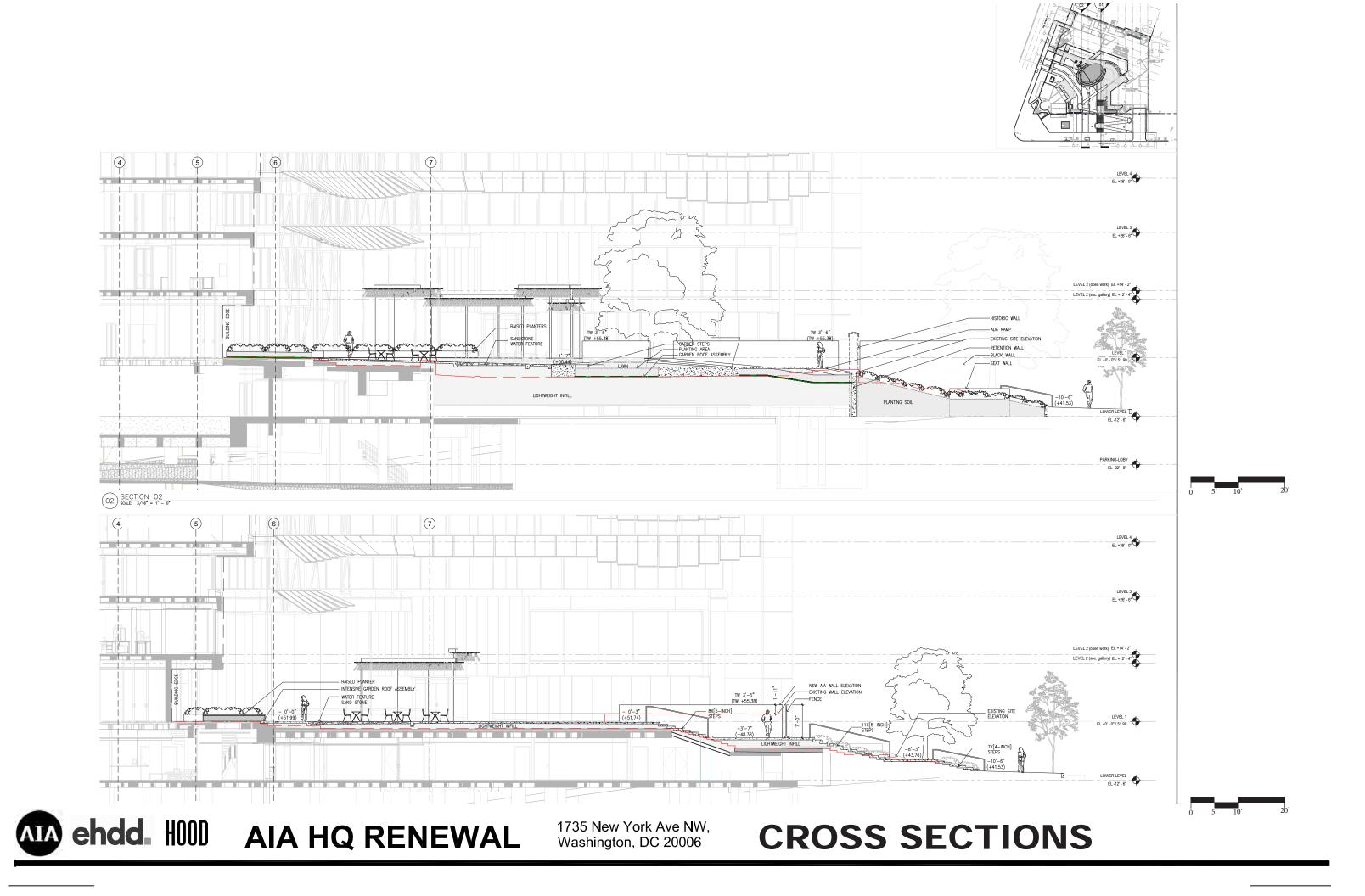
1735 New York Ave NW, Washington, DC 20006

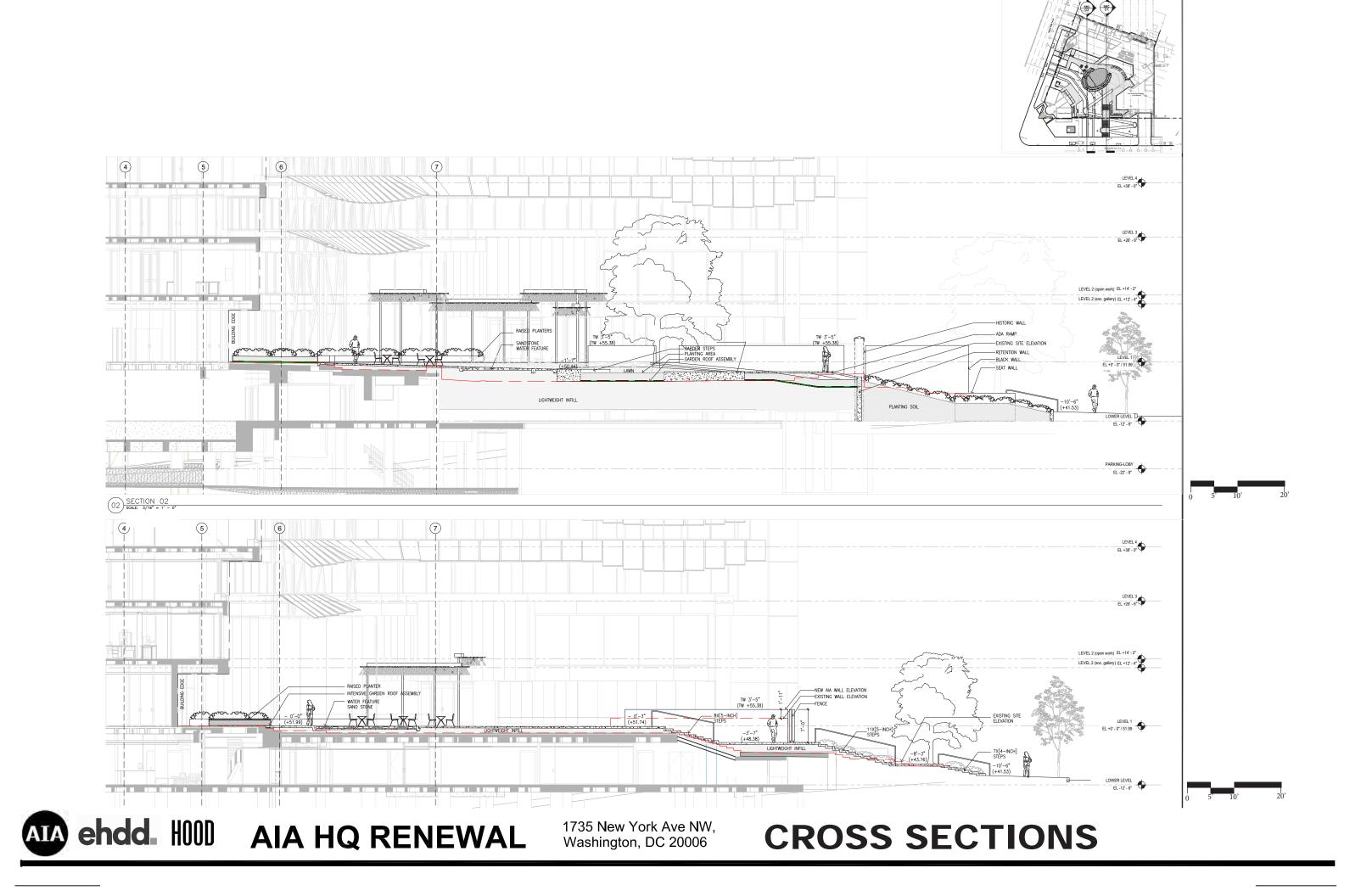


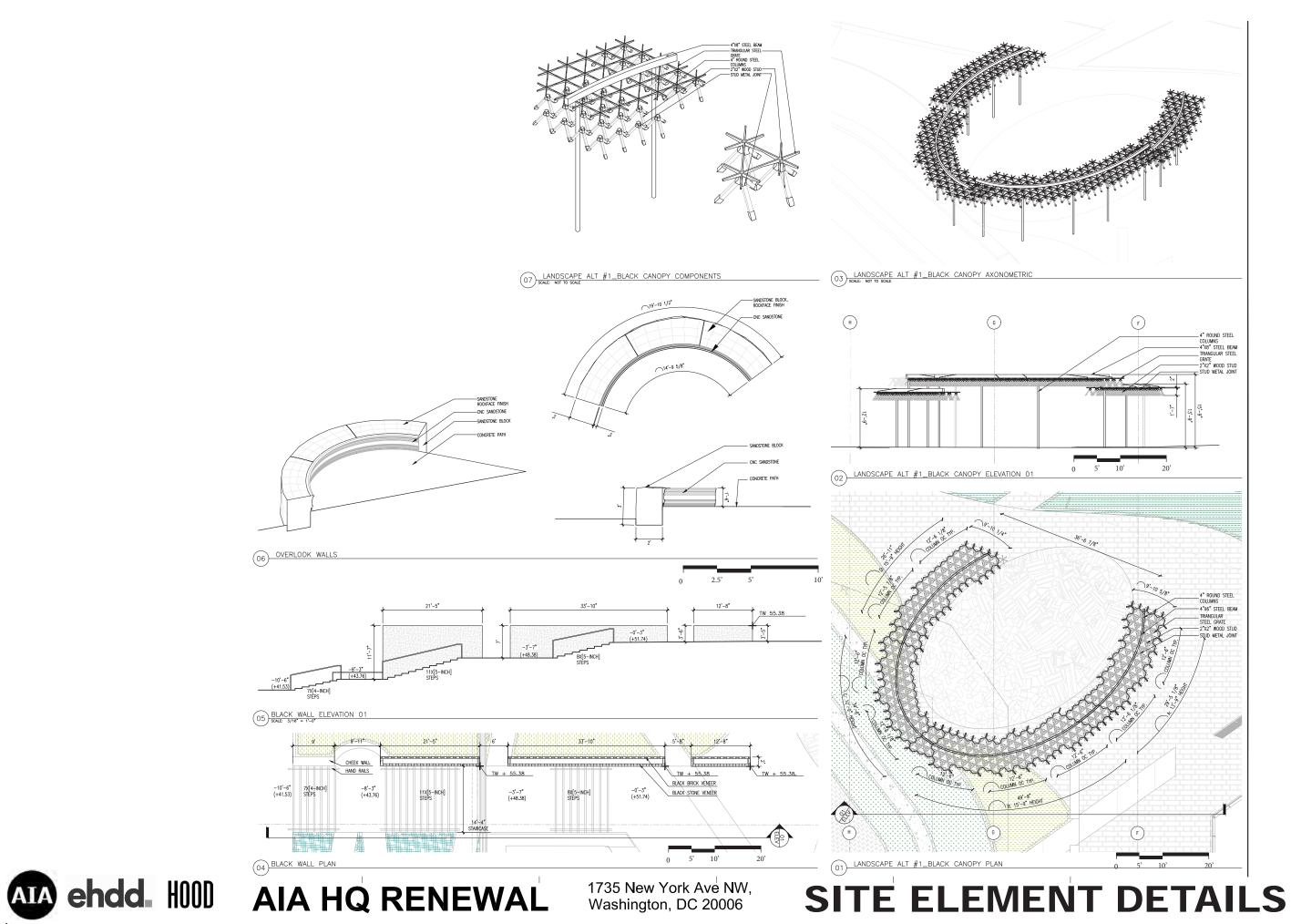
LAYOUT & MATERIALS PLAN

PAVING SCHEDULE									
KEY	SYMBOL	DESCRIPTION / LOCATION	MATERIAL / MODEL						
P1		aia plaza paver	CONCRETE PAVER						
(P2)		OCTAGON GARDEN PAVER	RED BRICK PERMEABLE PAVER						
(P3)		NEW YORK AVE ZIG ZAG PATH	CIP. CONCRETE						
(P4)		WATER FEATURE	SANDSTONE PAVER						
(P5)		STAIRS	PRE-CAST CONCRETE						
SITE W	SITE WALLS SCHEDULE								
KEY	SYMBOL	DESCRIPTION / LOCATION	MATERIAL / MODEL						
()		NEW YORK AVE ENTRY BLACK WALL	CMU WALL WITH BLACK BRICK AND BLACK GRANITE VENEER						
W 2)	OVERLOOK WALLS	CNC SANDSTONE BLOCK						
W 3		AIA PLAZA Planting Walls	POWDER COATED STEEL HEADER						
W4	N	OCTAGON GARDEN STEPS	GRAY GRANITE STONE SALVAGE FROM SITE						
N 5		NEW YORK AVE FENCE	STAINLESS STEEL						
116	\checkmark	18TH ST AVE GATE	STAINLESS STEEL						
SITE FURNISHINGS SCHEDULE									
KEY	SYMBOL	DESCRIPTION / LOCATION	MATERIAL / MODEL						
(F1)	\bigcirc	LANDSCAPE ALT ∦1	POWDER COATED STEEL & FSC CERTIFIED LUMBER						
F2	2222	CUSTOM TABLE AT AIA PLAZA	POWDER COATED STEEL & FSC CERTIFIED LUWBER. FF&E CHAIRS						
F3	Ŋ	BENCHES AT THE OCTAGON GARDEN	CIP WALL WITH GRAY GRANITE STONE SALVAGE VENEER						
F4	B	l shape table and chairs at outdoor aia cafe	POWDER COATED STEEL & FSC CERTIFIED LUMBER. FF&E CHAIRS						
F5	Ŷ	MOVABLE TABLES AND CHAIRS	FF&E						
RAILING SCHEDULE									
KEY	SYMBOL	DESCRIPTION / LOCATION	MATERIAL / MODEL						
R1		STEEL HANDRAIL WITH LIGHT	STAINLESS STEEL TUBULAR RAILING						

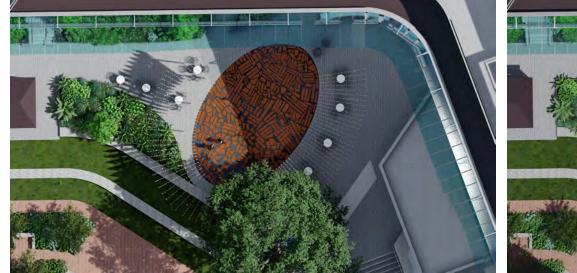
0 5' 10' 20'







JUNE 21

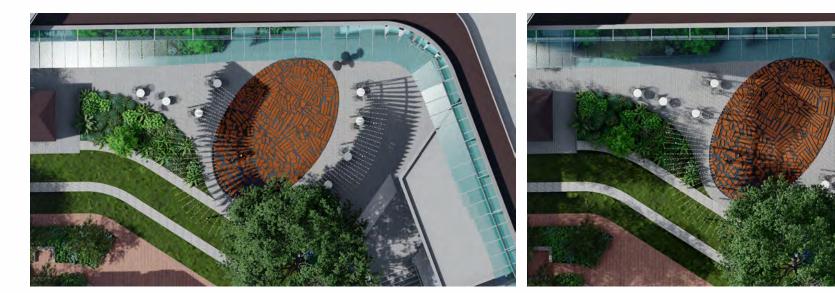


9 am





11 am



3 pm



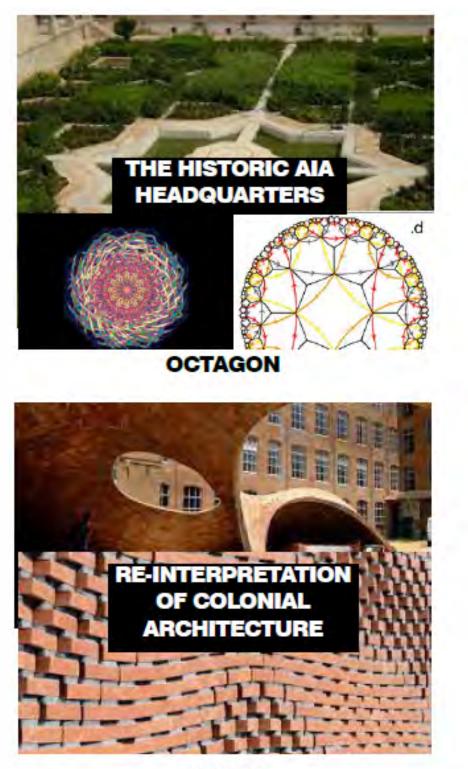
1735 New York Ave NW, Washington, DC 20006

SHADE STUDY

5 pm



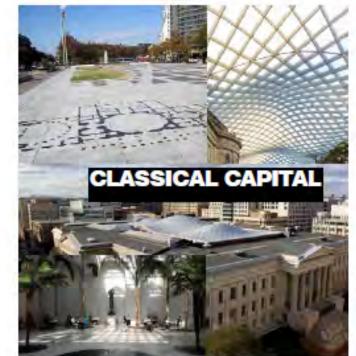
1 pm



MATERIAL THAT **BUILT DC** WALLS D.C. AS A SWAMP

THE OCTAGON

WALLS & THE RAW



BRICK

AIA HQ RENEWAL

ehdd. HOOD

AIA

1735 New York Ave NW, Washington, DC 20006

80

WATER

CONCEPTUAL INSPIRATIONS

WHITE GARDEN



ARCHITECTURAL APPENDIX AIA HQ RENEWAL

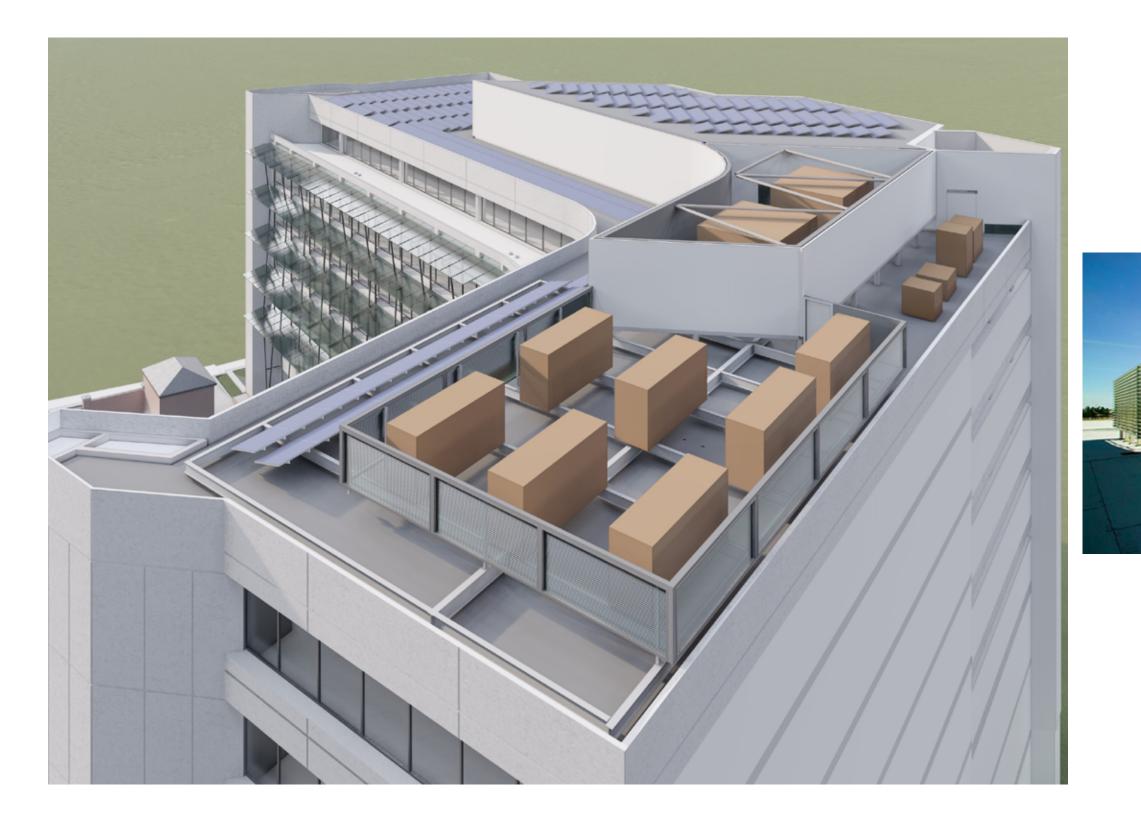
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Perspective + product precedent





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Description of the property, surrounding area, and project

The Project is located in the Foggy Bottom neighborhood and encompasses two properties on lots 38 and 39. Both properties form an irregularly-shaped corner lot located on the southwest corner of Square 170, which is bounded by F street NW on the north, 17th Street NW on the east, New York Avenue NW to the southeast, and 18th Street NW to the west. The site fronts both 18th Street NW and New York Avenue NW. The Project site is zoned D-2 and occupies a prominent, highly visible location, directly across the northeast corner of Rawlins Plaza. The surrounding area is developed primarily with office buildings, including the General Services Administration Building directly across 18th Street NW and the FDIC Building on the corner of F street NW and 17th Street NW. The immediately surrounding area consists of properties zoned D-5, D-6, and D-2, with RA and MU zone districts located further west, largely within the George Washington University Campus Plan. The White House Grounds is on the adjacent block to the east.

The Property on lot 38 is the site of the Octagon House, which was originally constructed in 1799, and restored most recently in the 1990s. The Octagon House ("Existing Octagon Building") is currently occupied by assembly and retail uses on the ground floor, in addition to assembly and office uses on the upper floors. The Existing Building is a listed historic landmark, but is not located in a historic district. The Property on lot 39 is improved with an office building constructed in 1973, The AIA Headquarters, ("Existing AIA Building") which is occupied by office, assembly, and retail uses on the ground floor, in addition to office uses on the upper floors, and parking and storage uses at the below grade levels. The Existing Building is not a historic landmark and is not located in a historic district.

Both Properties are within the jurisdiction of the U.S. Commission of Fine Arts ("CFA") under the Shipstead-Luce Act, 42 U.S.C 9101 et seq. Both properties open to an exterior courtyard with a separation that is delineated by a low wall that transitions between the higher grade of the Existing AIA Building and lower grades of the Existing Octagon Building. There is no intent to modifying the Existing Octagon Building, but the Project intends to modify the lot 38 courtyard. The Project does not intend to produce any increases to overall floor area or the AIA Headquarter's building height. Further information is provided below and outlined in the Exhibits.

Project Goals: The Existing AIA Building is now dated, both functionally and from an urban planning perspective. The Existing AIA Building's façade and street presence reflect a design approach that is common for the period of construction, but which in many respects is not in keeping with contemporary planning, design and sustainability principles. While it was designed to represent the most modern principles of its time when it was first constructed, the building is significantly lacking in terms complying with current standards for accessibility, thermal performance, energy savings. As the headquarters for the national AIA, the project needs to be modernized to better serve the current needs of both staff and visitors, to make their experience to and through the building more compatible with current expectation around functionality, technology, occupant comfort and equity. *The key goal of the project is complete decarbonization of the building; both embodied and operational.* A life-cycle assessment and in-kind offset project, a first of it's kind, will ensure this goal along with the MEP system upgrade.

In 1953, Alison Smithson offered a motto for the Brutalist movement in architecture as "an ethic, not an aesthetic." In the spirit of this motto, which inspired the original design of the AIA Headquarters, the new facade proposes a new ethic of reconnecting with nature. Building *with* nature will help inform design strategies around performance, well-being, biophilia, and the experiential quality of this unique place. Utilizing the rich metaphor of a broadleaf forest, the new facade will be composed of fritted glass panels that will provide shade, dappled light, and perhaps power generation through the use of BIPV panels, much like leaves in a forest canopy. This transformative statement announces a new AIA.

A revised roof penthouse plan shows the proposed, more energy-efficient HVAC and PV systems to serve the building and the AIA's Climate-Action goals; the additional Heat-Pump equipment will require new louvered metal screen panels as shown. It is not expected that the rooftop PV system will require additional screening.

Site Design: The renewal of the AIA Headquarters is foregrounded by a re-imaginged open space that integrates themes of history, culture, race, nature and climate change, all while providing everyday space for the workplace, as well as provisions for special events. What has been traditionally seen as two separate spaces - The Octagon Garden and the AIA Plaza - is now an integrated open space that allows for the idiosyncracies of each respective place to come forth. These layered elements create an immersive experience where discovery and beauty can emerge.

The plaza emphasizes a hardscaped approach with a single terrace level and an sandstone ellipse - referencing the historic Seneca Quarry. This oval shape is oriented to the Octagon, speaking to the historic period from which these formal shapes were used architectonically. The oval feature is framed and reinforced by a canopy structure inspired by the "Hush Harbor", a secluded informal structure built with tree branches where enslaved people could meet to worship in private. Drawing inspiration from it, the canopy is a steel and timber shade structure that provides relief from the sun and heat while visually connecting the garden and the hardscape plaza.

The great unifier of the site design is the introduction of a wild garden that spans much of the site up to the base of the building. This is influenced both from native plant communities, as well as the "embowered garden" that historically graced the back of The Octagon. This immersive garden provides different series of lush plantings, some with potential for bioretention. The garden allows for different experiences from walking, gathering, workspaces, and contemplation. This non-prescribed approach allows for discovery and invites nature into the AIA Campus.

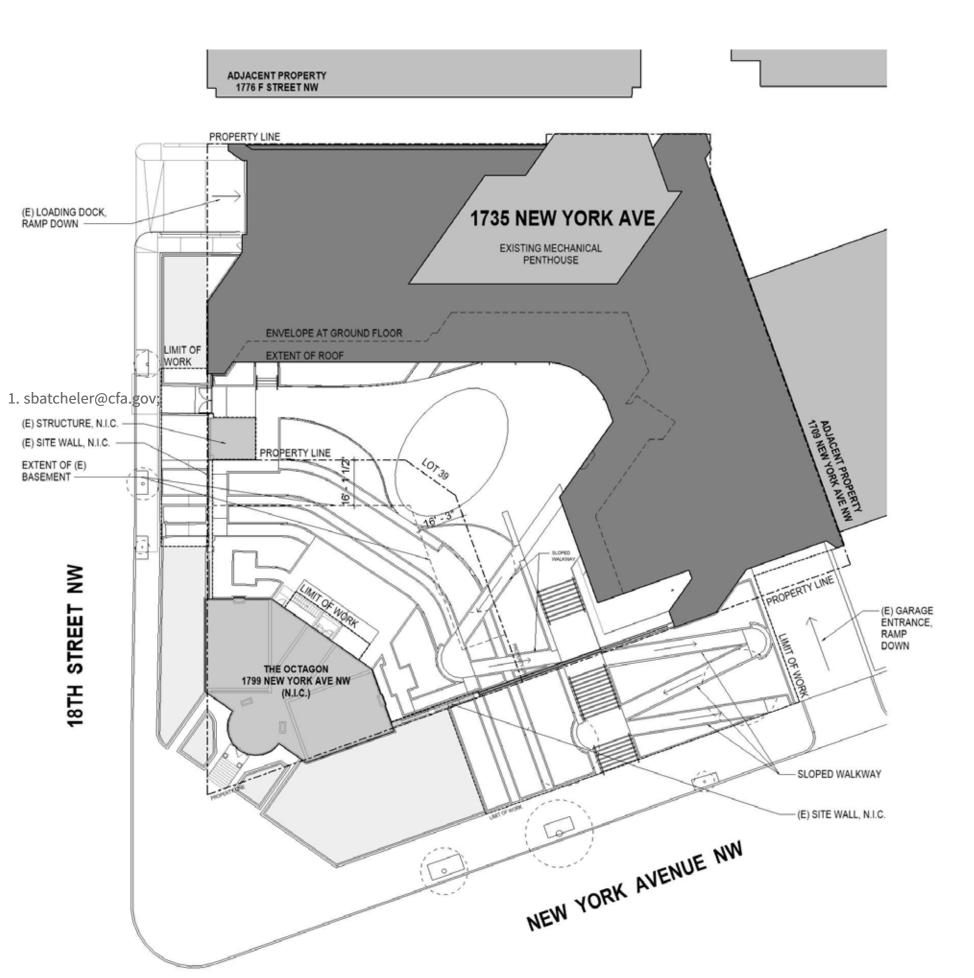
Knitting the street to the campus, the garden to the plaza, and the AIA Headquarters to the Octagon is the zig-zag walkway. This meandering, ADA-accessible pathway allows users to experience all aspects of the site, with seating opportunities along the way, to allow for pause - to rest and take in the view. Finally, in addition to the informal workplace gathering opportunities, large work tables are provided in the main plaza and the South Terrace allowing for shared lunch events, workshops, meetings or individual workspace.

Site Plan & Building Data

Building Address: 1735 New York Avenue, NW Washington DC

Zoning District: D-2 Square: 170 Lots: 39

ZONING CATEGORY	EXISTING	REQUIRED/ PERMITTED	PROPOSED	VARIANCE
Total Lot Area	29,723			
Proposed Building Footprint Area	20,452		No change	
Lot Occupancy	69%	100%	No change	
Gross Floor Area	134,187		No change	Existing legal non-conforming condition
FAR	4.52	3.5	No change	Existing legal non-conforming condition
Height	89.97' + 15'-0' Penthouse (mech.)	90'-0" + 20'-0" max. Penthouse	89.97' + 15'-0' No Change	
Penthouse Max Height	15'-0"	20'-0"	15'-0" (& 9'-0" screen)	
Parking Spaces	81	33	81	
Bike Parking	0	Long term = 1/2,500sf Short = 1/40,000sf	54 long-term + 4 short-term	



Letter of Support National Trust for Historic Preservation



April 6, 2022

DC Historic Preservation Review Board DC Historic Preservation Office Office of Planning 1100 4th Street, SW Suite 650 East Washington, DC 20024

RE: Letter of Support for the Octagon (1799 New York Avenue NW) AIA Headquarters Plaza Renovation Project

Dear Historic Preservation Review Board Members,

I am writing this letter in support of the AIA Headquarters Plaza Renovation Project proposed to be undertaken at the Octagon building located at 1799 New York Avenue NW and the neighboring parcel located at 1735 New York Avenue NW. The Octagon was added to the National Register of Historic Places on October 15, 1966 and is designated as a National Historic Landmark. Due to the property's national significance, the National Trust holds the February 26th, 2010, Preservation and Conservation Easement Deed ("preservation easement") on The Octagon property. The preservation easement serves to protect the exterior of the building, significant portions of the interior, and components of the property's landscape. The preservation easement also requires review and approval for proposed projects to be undertaken at the site. In the winter of 2021, the National Trust reviewed a conceptual version of the subject project and determined that the project, as proposed at that time, conceptually complied with the terms of the preservation easement. The National Trust then issued a conceptual approval for the project on January 3, 2022, pending final approval at a later date.

The National Trust Easement Program staff believe that the proposed project is sensitively designed and maintains the integrity of the features protected under the preservation easement. We look forward to working with the design team towards final approval for the project when the time comes. The National Trust supports the proposed project and hopes that it can serve as a model for preserving the District of Columbia's rich architectural heritage while allowing the historic property to evolve to serve the needs of the organizations involved and continue to be a vital landmark in the Foggy Bottom neighborhood. Thank you for your consideration of this letter of support.

Sincerely, Kelli Gibson

Kelli Gibson Manager, Easement Program

The Watergate Office Building 2600 Virginia Avenue NW Suite 1100 Washington, DC 20037 E info@savingplaces.org P 202.588.6000 F 202.588.6038 SavingPlaces.org

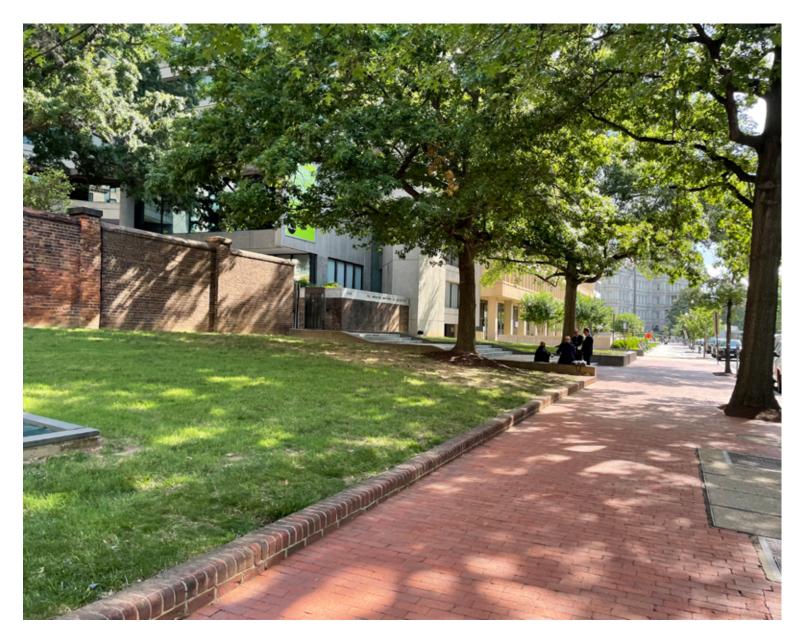
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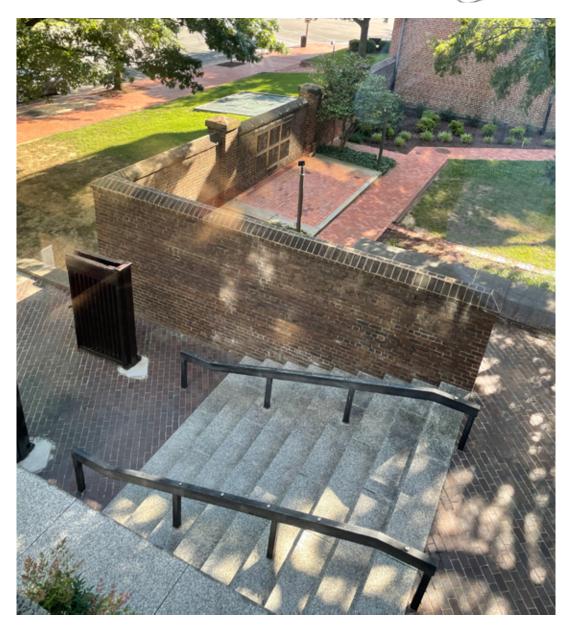
V.06 - 1735 New York Avenue - SE View



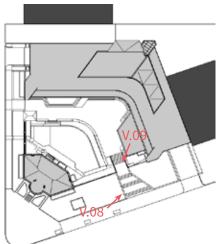
V.07 - 18th Street - N View



V.08 - 1735 Plaza



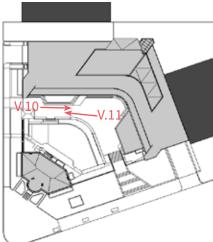
V.09 - 1735 Plaza





V.10 - 1735 Plaza

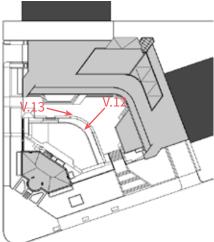
V.11 - 1735 Plaza





V.12 - 1735 Plaza

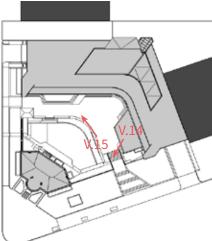
V.13 - 1735 Plaza





V.14 - 1735 Plaza

V.15 - 1735 Plaza



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