AIA HQ RENEWAL COMMISSION OF FINE ARTS SHIPSTEAD-LUCE ACT CONCEPT REVIEW JUNE 16, 2022

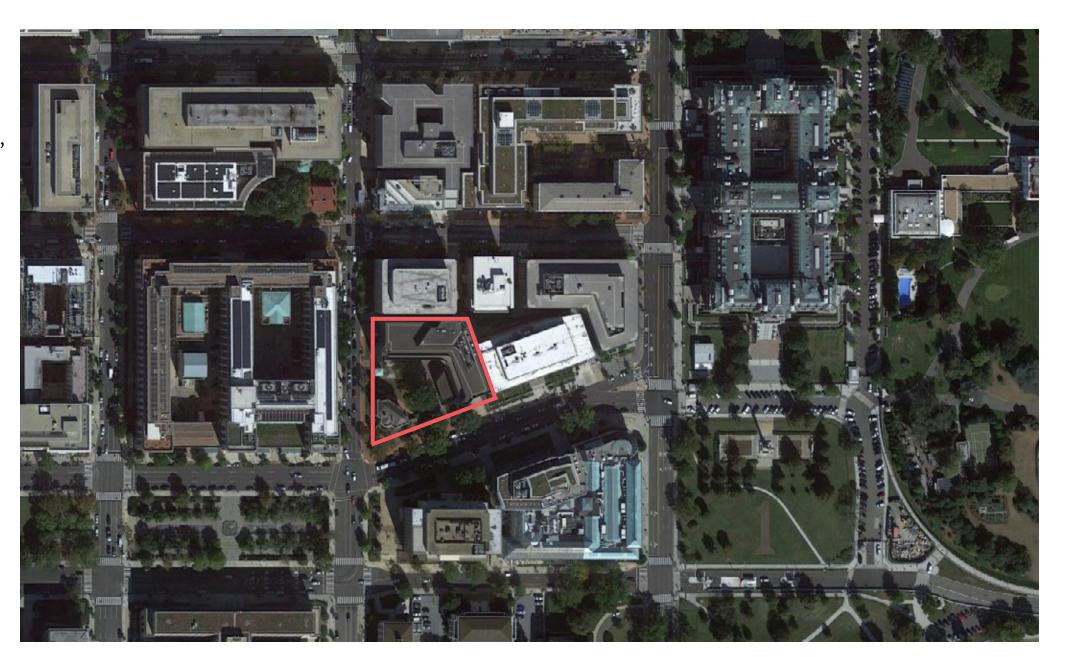
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Description of the property, surrounding area, and project

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.



April Concept Review Response Narrative

Since our April Concept Review, the AIA HQ Team has worked to address each of the CFA's comments and to incorporate responses into this resubmission.

- 1. Regarding the Site Design, we organized and held a design workshop with Karen Braitmeyer, FAIA to improve the Site's universal design characteristics and equitable, accessible planning and to honor the commission's recommended "consultation with community of mobility-impaired people regarding the best accessible routes through the site". We closely explored the "route from 18th Street into the site as a key piece of the entrance sequence that can also connect to routes between the upper plaza and the lower garden behind the Octagon." While our existing conditions at the entrance itself off 18th street offer limited width between the Headquarters Building and the Historic Smoke House of the Tayloe Estate, the Team worked to widen and improve the site circulation within the plaza from that entrance, particularly for the path of travel towards the Octagon's lower garden and other gathering spaces. See page 9.
- 2. The Commission also recommended "refining the design of the zigzag sloped walkway from New York Avenue, possibly making it wider and with more generous landings... to enrich the visitor experience". The Team both widened the path to better accommodate 2-way travel from visitors in mobility devices and extended the walkway further towards the octagon to lessen the slope and enhance the procession. The team proposes further widening the opening through the 1973-reconstructed Property walls along New York Avenue to improve the Site's sense of welcoming and openness. The landing spaces have been increased in size and now offer space for companion seating next to the sandstone benches. Companion seating-paving has also been added below the lawn's terraced seating steps to ensure an equitable experience for groups to gather and interact at the same eye-level. See top right image.
- 3. The material treatment of the central plaza also provides an opportunity for universal design improvement as members of the Commission questioned "the proposed paving of irregular red sandstone blocks... [to] recommend developing the design to encourage occupancy of this space—which is potentially the most compelling focus within the landscape." The Team now proposes replacing these sandstones with re-purposed brick sections embedded in poured-in-place, low-carbon concrete which will be coordinated to ensure a smoother surface. Also, the Team proposes a small garden area at the Southern tip of the Ellipse to offer more variety of materials and a richer expression of the Site's history. See middle right image.
- 4. This proposed move to repurpose a significant portion of the existing brick pavers on site aligns well with another CFA promotion of "materials that support the AIA's message of sustainability, not just by offsetting the resultant carbon load off-site, but through careful study of the materials' intrinsic experiential and sustainable qualities and their visible on-site presence." The Team no longer proposes a concrete wall at the entryway but rather rough sandstones to engage more a more timeless, intrinsic arrival experience which will carry visitors through the building. The sandstone's variation and tactility offer a natural wayfinding strategy to embody universal design principles. The team is also now proposing a more-sustainable wood zigzag 'boardwalk' that will run from New York Avenue through to the Plaza to further enhance the warmth and natural feel of Site materials. In plan, the proposed wood zig-zag boardwalk has shifted to further avoid the (3) heritage trees and the wood



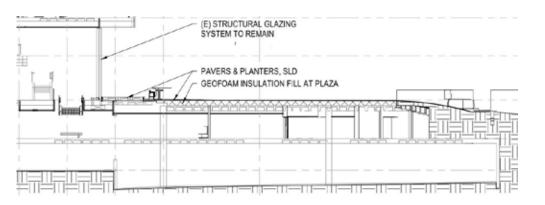




April Concept Review Response Narrative

material will significantly lessen any impacts to the trees' structural root zones. The boardwalk planks' details will be carefully detailed and coordinated to ensure a comfortable experience for visitors with mobility devices. See bottom right image.

- 5. While the Design Team continues to propose a canopy to address the AIA's clear programmatic need for shade in the Plaza, some members of the CFA recommended "a design that relies less on structures and more on landscape elements.... Some questioned the architectural character of the wood trellis framing the central space ... they suggested studying alternatives, perhaps using actual trees in accordance with the project's goal of incorporating biophilic principles." The Team has carefully studied the use of plantings both in the Plaza and within the interior spaces to enhance the biophilic experience; however, the plaza's soil and planting depth would be strictly limited over the Building's Lower Level below, effectively ruling out a significant portion of the site for additional tree planting. See top right image. Instead, the team proposes expanded plantings towards the building's edge and entrance to increase the number of garden spaces that will carry the biophilic principles into the building and throughout as a wayfinding and public space design strategy. The canopy remains, but its form and materials have evolved towards more gestural connections with the building façade's biomimicry. See middle right image.
- 6. We have developed the canopy to further align with the commission members that "encouraged designing the landscape as a thread that pulls together the site's two buildings—the Brutalist ... and the Federal-style Octagon ... that the contrast in scale between these very different buildings may best be resolved with a strong, active design for the landscape, exemplified by inclined paths that would lead visitors through a series of site features." The canopy serves as a key scale-mediating element to activate a variety of spaces along the inclined paths in addition to addressing the need for shade. Its style is formed by the Site's contrast to stand as its own element while also working more closely with the Façade's structure to further unify all the Site and Building's design features. The Team has worked in "close collaboration between the design disciplines" per CFA advisement towards such design resolution(s). See bottom right image.
- 7. Specific to the Building's proposed façade, the Team engaged in the Commission's "suggested studying [of] a [PV-glass] panel assembly that is more emphatically expressive of the stated biophilic intent." Work continues with the structural engineers to drive a realization of this conceptual intent; however, a more emphatic expression now comes from the canopy more closely relating to the façade's panels and carrying their sculptural array into the plaza. For the panels themselves, we have closely studied their patterning to integrate the performative aspects with an organic geometry which better expresses the biophilic intent. See page 32 and 52.
- 8. Finally, the Commission recommended consultation with "scholars of Black history for the potential recognition of Black contributions to the built environment." Such historic recognition and/or commemoration is still under consideration by the AIA as a part of an overall honorific strategy for the renewal and will be addressed in the coming months based on this Concept Submission's proposed site elements and massing which will serve as 'canvases' of spaces and materials for such messaging.

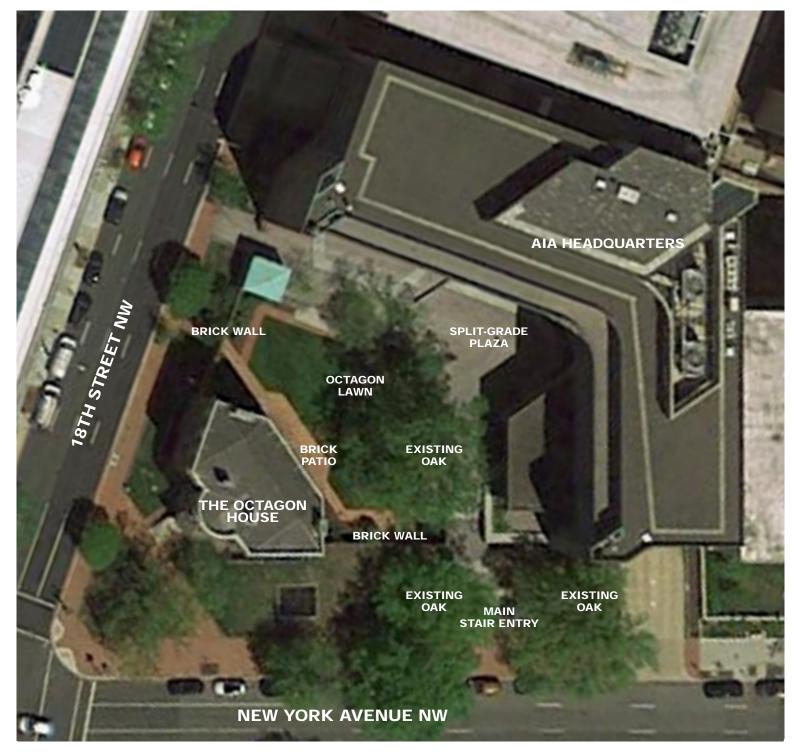




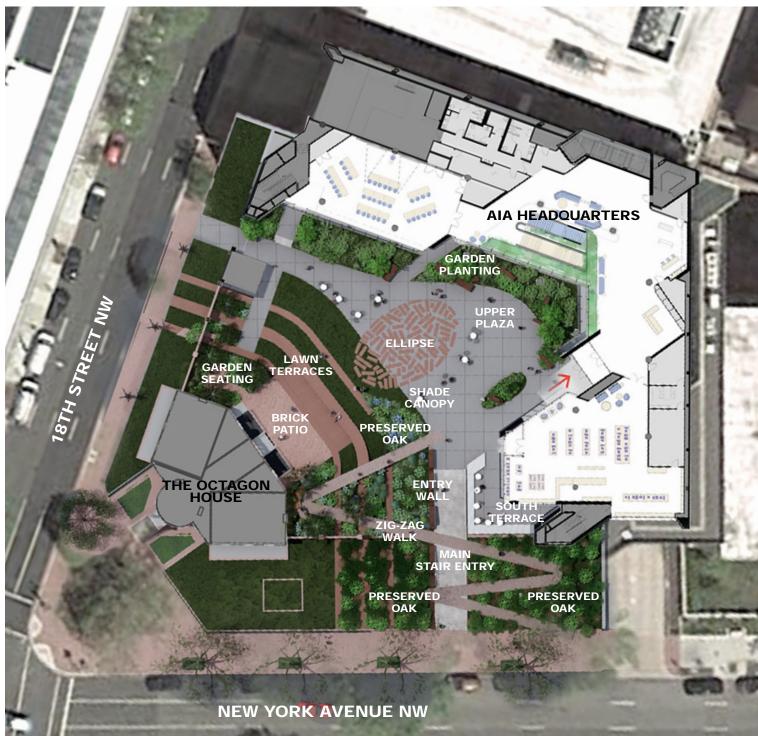


Site Plan

Existing



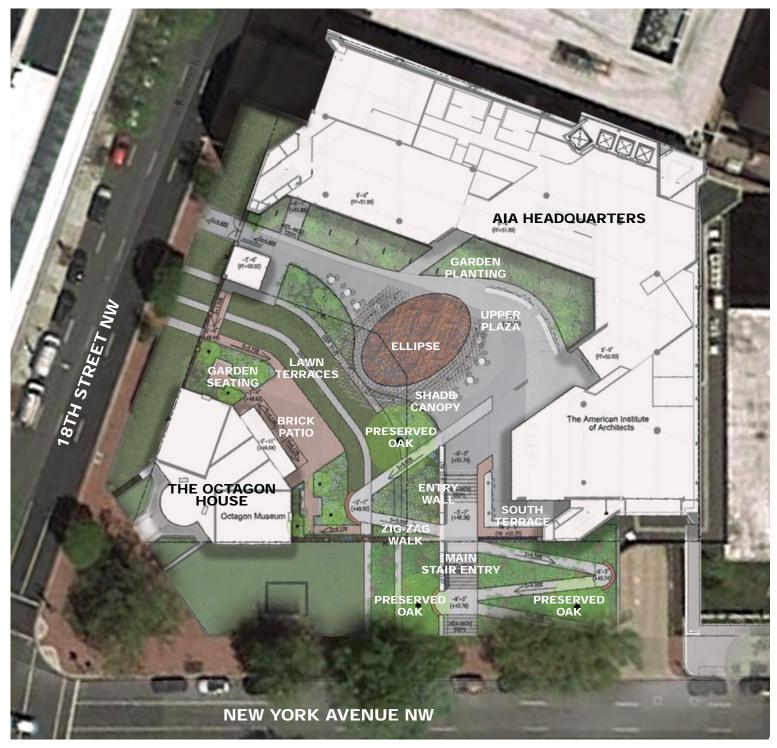
Proposed



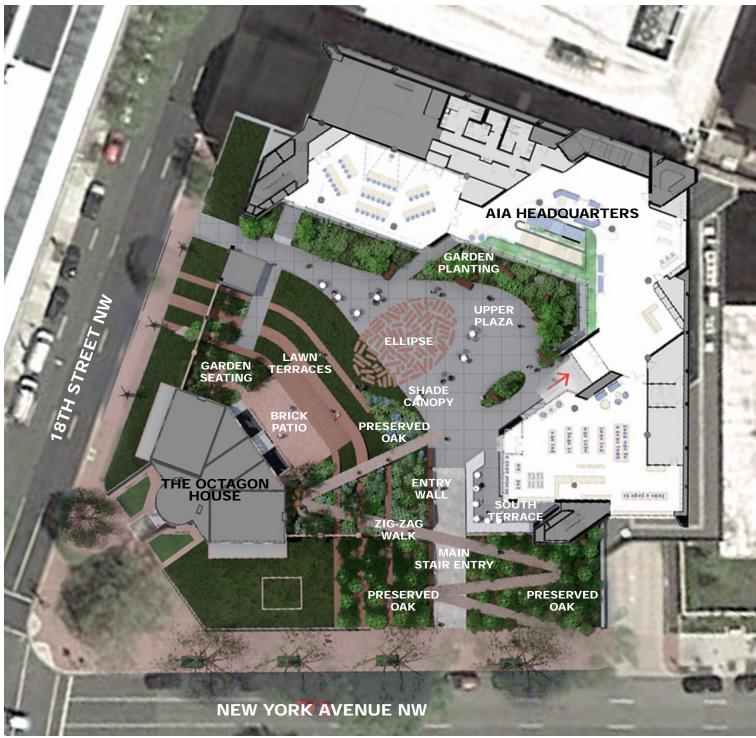


Site Plan Progress

Previous Plan



Current Plan





Parti Diagrams



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

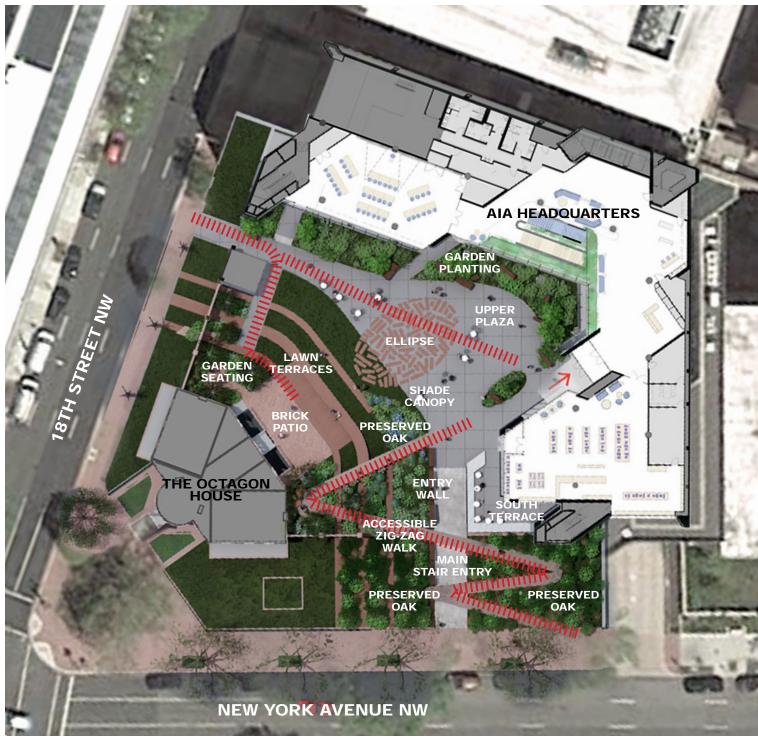
HISTORIC EMBOWERED GARDENS

Site Circulation

Previous Plan

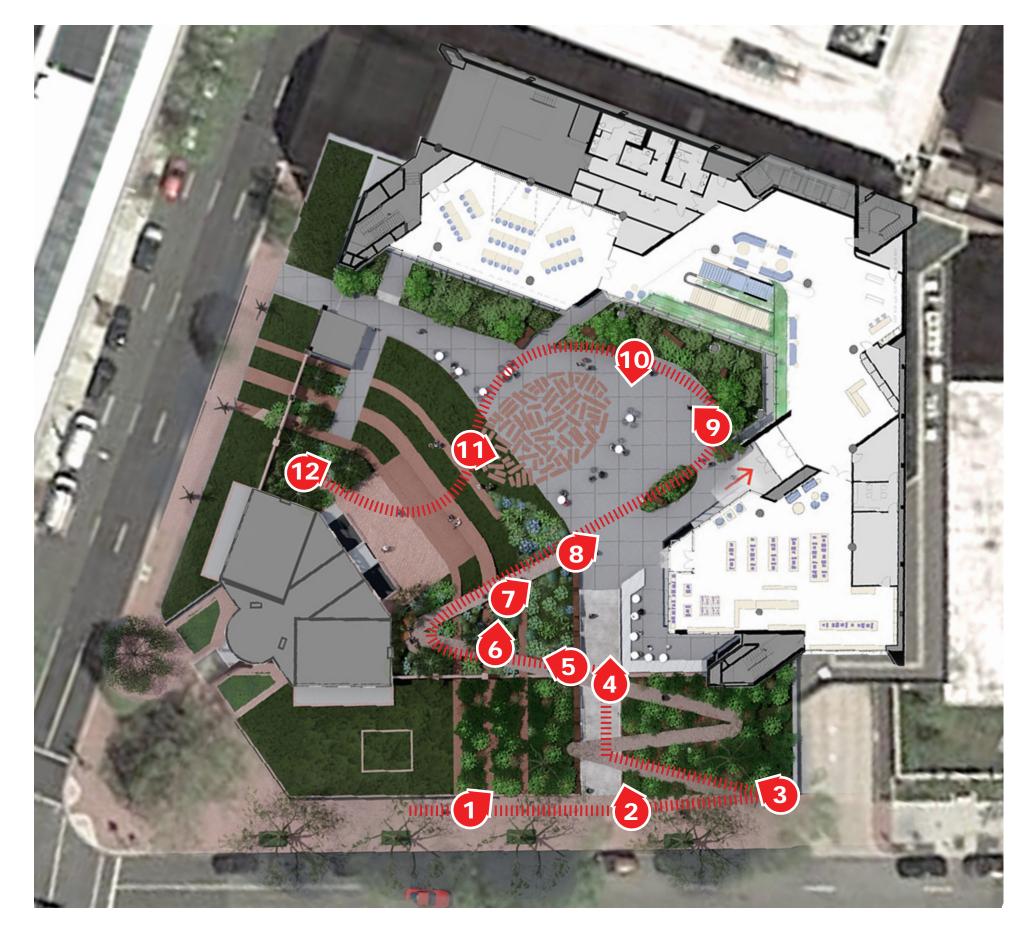


Current Plan





Perspective Sequence





Perspectives - 1 Update





Perspectives - 2 Update





Perspectives - 3 Update





Perspectives - 4 Update





Perspectives - 5 Update





Perspectives - 6 Update





Perspectives - 7 Update





Perspectives - 8 Update

