

1805 Wisconsin

Conceptual Design

OGB Submission

March 2021

BEYER
BLINDER
BELLE

FORTIS

March 4, 2021 OGB Meeting Comments		Response
1	Overall Building Height too tall, explore reduction of height	Overall Building height has been reduced
2	Explore lowering floor to floor height	Floor to floor heights have been reduced
3	4th floor ok if it is setback. 1700 setback is successful	Setback on Wisconsin has been increased to 10' and 12'. (1700 Wisconsin has a setback of 10' along Wisconsin)
4	Option 1 is preferred because buildings on Wisconsin tend to hold the street line	Option 1 has been developed with variations on materials and textures
5	Curve is not working on Option 1, needs to be more angular	Curve has been removed and an angular façade has been incorporated
6	Rear façade needs work	New design, see East Elevation
7	East façade needs a base, overhang isn't of the Georgetown language	Overhang has been removed, see East Elevation
8	Move windows from corners	More brick has been incorporated into building corners
9	Reduce size of windows, need more solid vs glass	All windows have been reduced in size
10	Retail windows too large, they feel like the warehouse district	Retail windows now have the same width as the residential windows above
11	North façade too blank	Additional windows have been added along the north façade, see elevation
12	Concerns with metal material; 1700 Wisconsin is successful because of 4th floor dark metal	Metal panels have been removed. Dark masonry has been incorporated at the 4th floor only
13	East façade has too much metal panel	See East elevation for re-design
14	Concerns about views of the Library coming south on Wisconsin	Increased setback along 4th floor; see photo montage
15	More brick detailing to address scale	See Brick details; 2 options for brick details incorporating 45 degree rotated brick at soldier courses or a Flemish bond on some facades
16	Elevator overrun and screens shown too faintly in elevations	See elevations
17	Residential entrance needs to be more prominent	See updated S street elevation



01



02



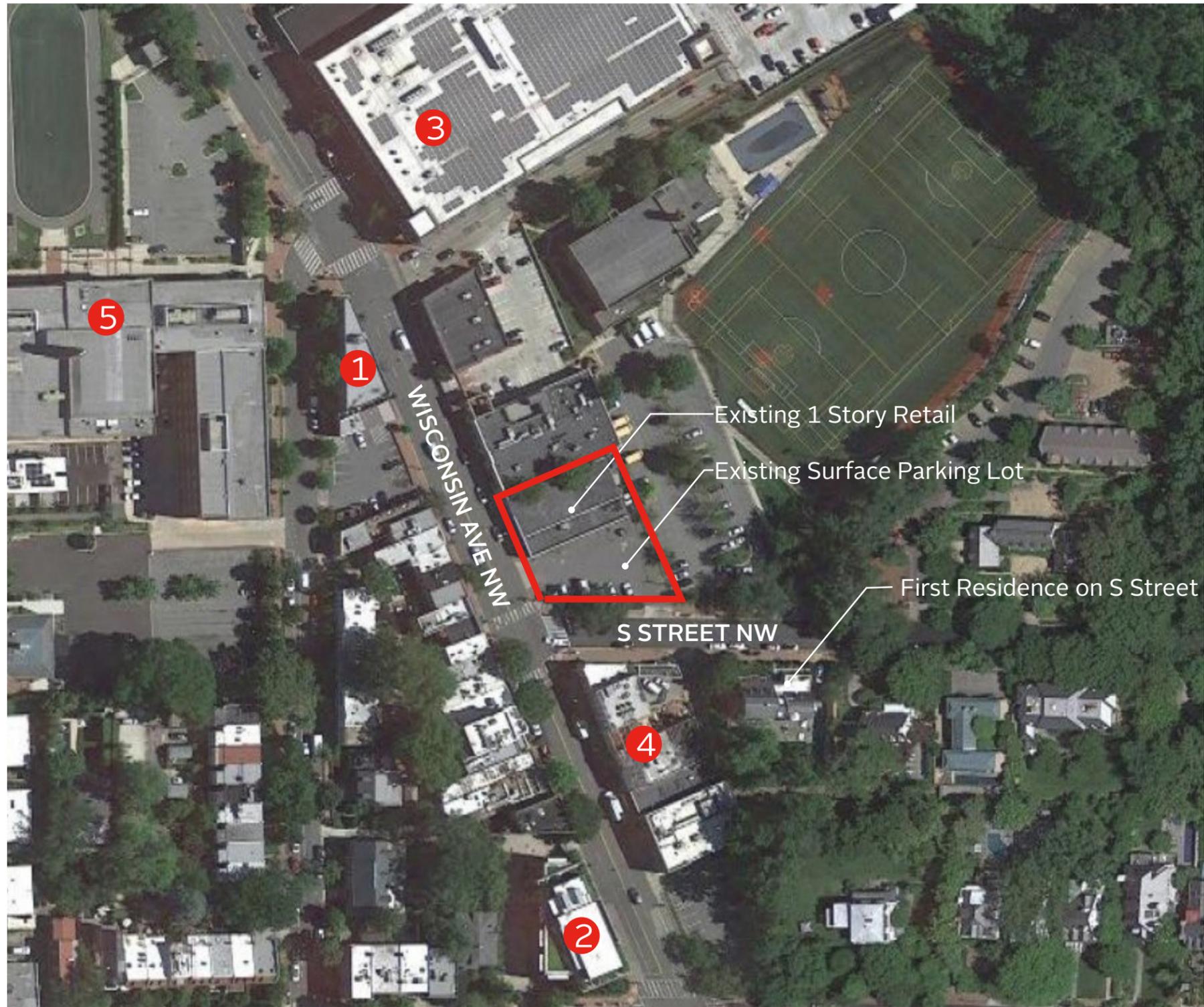
05



03



04



1834 Wisconsin



1700 Wisconsin



Safeway



Retail
1729 Wisconsin



Hardy Middle School

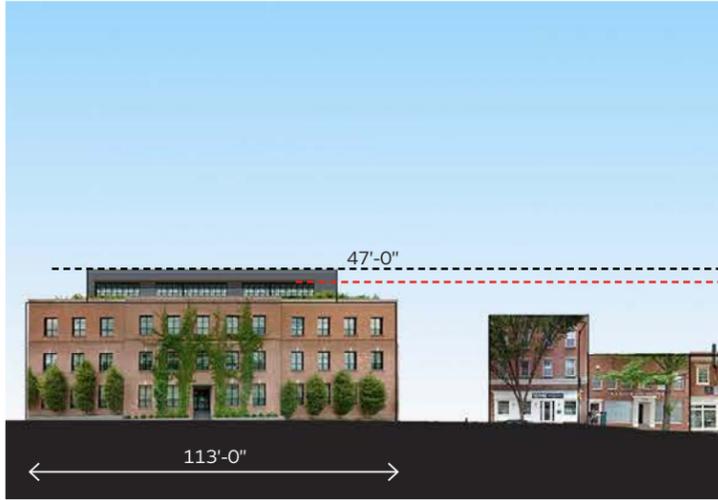




Wisconsin Ave Elevation looking west



Wisconsin Ave Elevation looking east



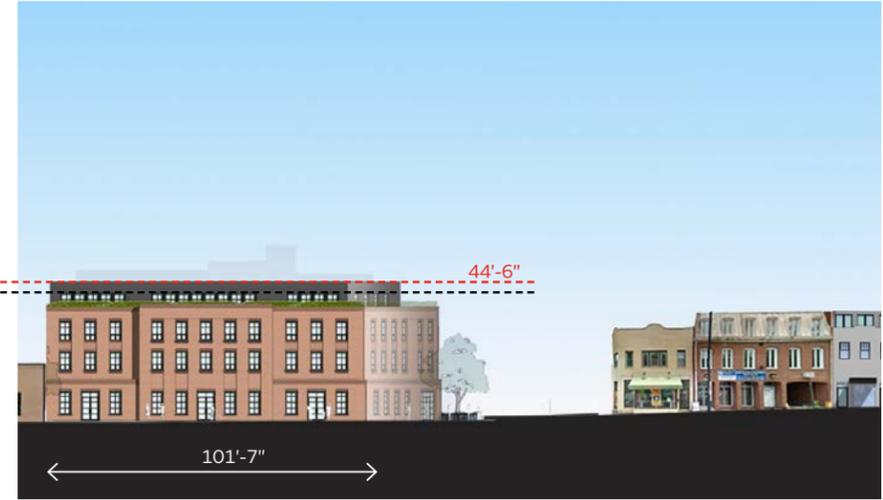
1700 Wisconsin Elevation



1805 Wisconsin Elevation



1834 Wisconsin Elevation



1805 Wisconsin Elevation



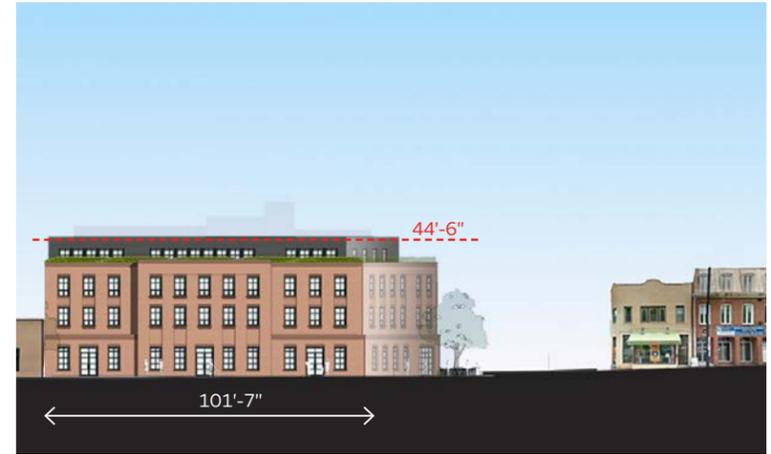
2001 Wisconsin Elevation



1805 Wisconsin Elevation

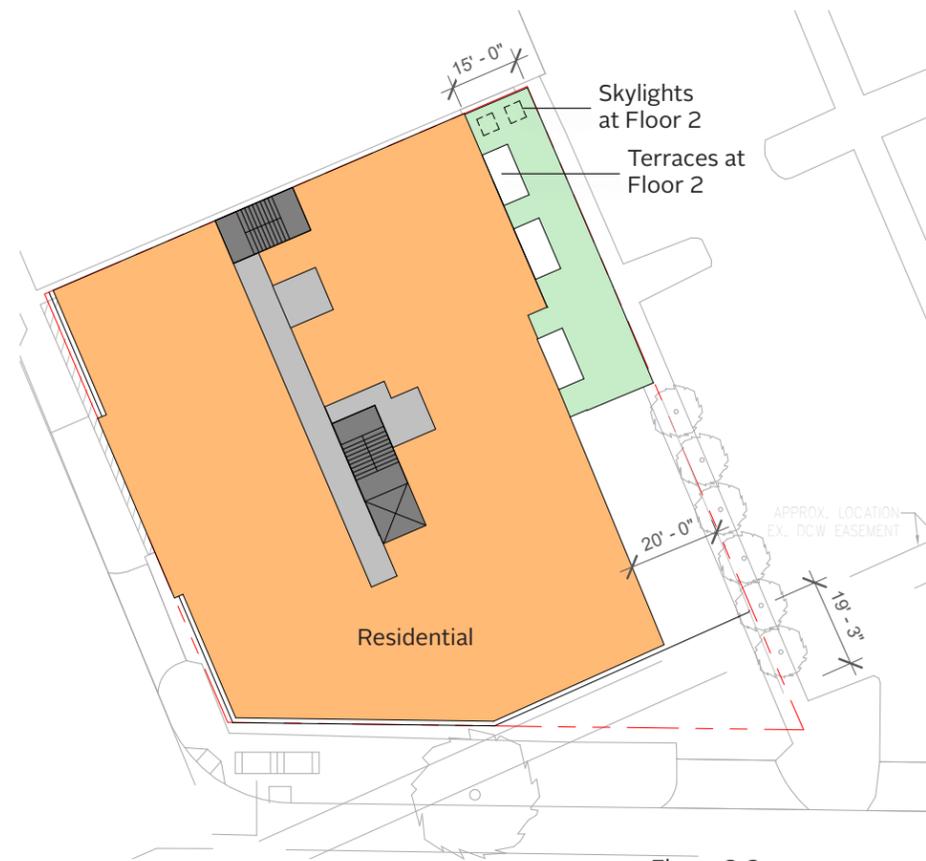


Safeway Elevation

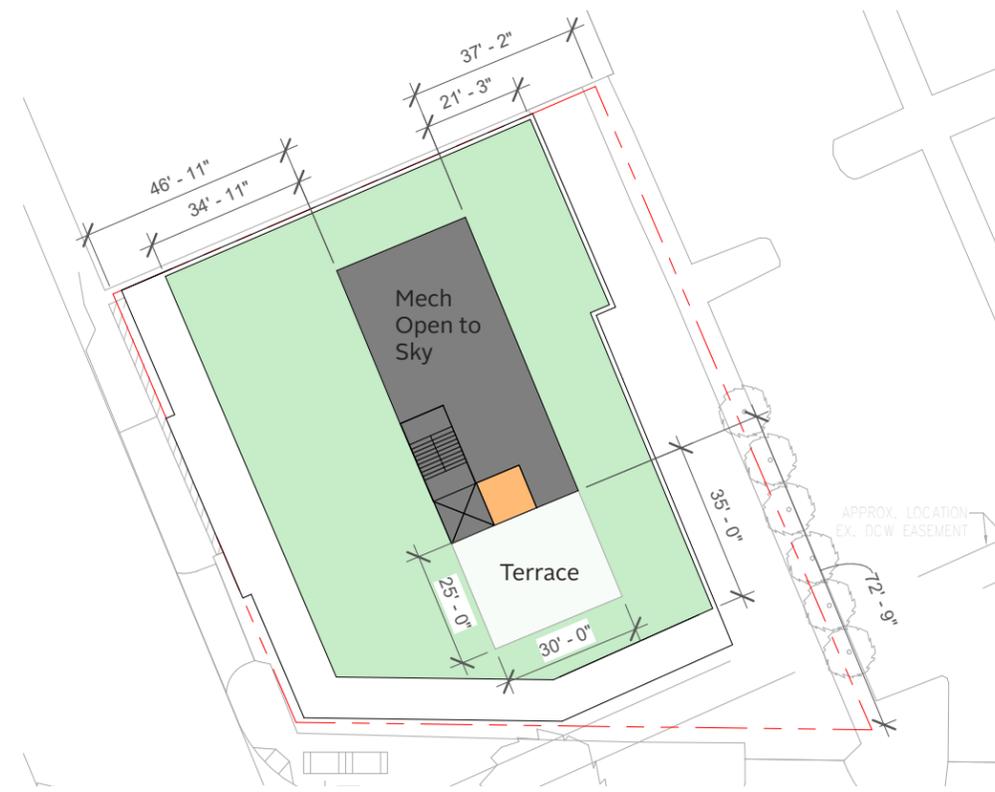


1805 Wisconsin Elevation

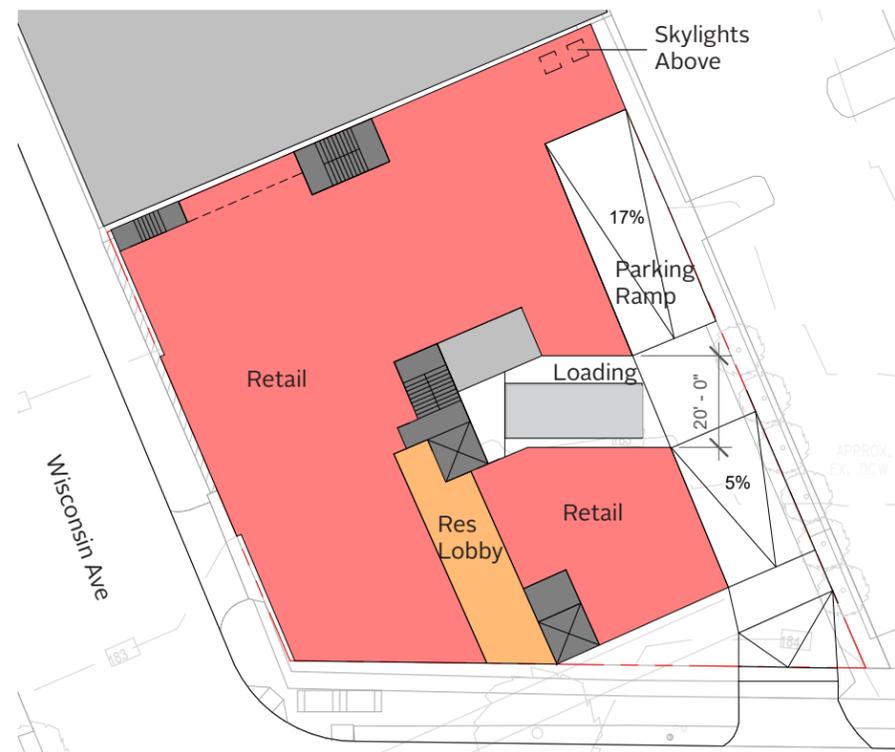
NOTE: ALL BUILDINGS HEIGHTS ARE MEASURED FROM THEIR MEASURING POINT, ASSUMED TO BE 0'-0". ALL BUILDINGS HAVE THE SAME 0'-0" DATUM.



Floors 2-3



Roof Level



Ground Floor



4th Floor





WISCONSIN AVE ELEVATION



S STREET ELEVATION



EAST ELEVATION



NORTH ELEVATION

























