



2121 Virginia Avenue

CFA Package

July 6, 2026



2121 Virginia Avenue NW

The property at 2121 Virginia Avenue NW is a triangular-shaped parcel located in the heart of Foggy Bottom, bordering the southern edge of the Old West End District. It sits directly along Virginia Avenue NW, across from the Pan American Health Organization building and the Bernardo de Gálvez Memorial Park to the south of the Avenue. To the north, the site is neighbored by The Wray residential apartments and George Washington University’s Anniversary Park. A single-story building abuts the eastern edge of the parcel.

This prime location places the property less than a mile from several national landmarks, including the White House, the Washington Monument, and the Kennedy Center, among others.

For the past 40 years, the site has been occupied by an eight-story structure designed in the International Style, featuring a two-level underground garage. The building has primarily served as office space, including overflow offices for the Pan American Health Organization.

Scope

The project proposes the demolition of the existing above-ground structure while preserving the underground garage. A new residential building will be constructed atop the existing garage foundation.

The new development is expected to include approximately 210,239 gross floor area and rise to a height of 90’-0” plus an 18’-6” penthouse. It will feature up to 299 residential units distributed across nine floors with a penthouse level that includes a private courtyard, a pool, and approximately 5,700 square feet of conditioned amenity space and over 3,000 square feet of outdoor space.

Design Considerations

The design team recognizes the significance of the site’s location and its proximity to the symbolic and historic core of Washington, D.C.

2121 Virginia Avenue NW presents a unique opportunity to bridge the rich history of the neighborhood with the evolving needs of contemporary urban living. The irregular geometry of the lot invites innovative and tailored design solutions that aim to leave a lasting architectural impression.

The site’s distinctive triangular shape and fronting intersections of Virginia Avenue with E ST and 22nd ST creates three prominent vantage points, offering dynamic engagement with the surrounding cityscape and diverse perspectives of the built environment.

Proposed Design

As we embark on the design process, our team is committed to delivering a welcoming structure that honors the heritage of the surrounding neighborhood. With this in mind, we have established a series of guiding objectives:

- Deliver an elegant design that respects and celebrates the site’s location within our Nation’s Capital.
- Create an engaging and vibrant ground-floor experience that fosters connection with the community.
- Provide a modern and inspiring living environment that meets the needs of contemporary urban residents.
- Promote sustainable practices through energy-efficient design and environmentally conscious strategies.
- Enhance the overall quality of life for both future residents and the broader neighborhood.

Our Package

Introduction

Provides an overview of the project, including a description of the site and a summary of the proposed scope.

This presentation is organized into six key sections:

A. Site Information

Identifies the site location, relevant boundaries, and notable surrounding landmarks.

Examines the current structure on the site, including architectural characteristics and structural considerations.

B. Context

Offers background information about the surrounding neighborhood, urban fabric, and relevant historical and cultural elements.

C. Design Review

Presents our design iterations and process of working with CFA staff to refine the proposed project.

D. Design Approach

Introduces our design proposal reflecting recommendations from CFA staff meetings.

E. Materials & Detailing

Showcases material selections and detailing strategies that support the project’s vision and functionality.

F. Plans

Illustrates the site and the internal organization of spaces and their alignment with project objectives.

Site Information

Section A

Site Location

Site Information



Property Map

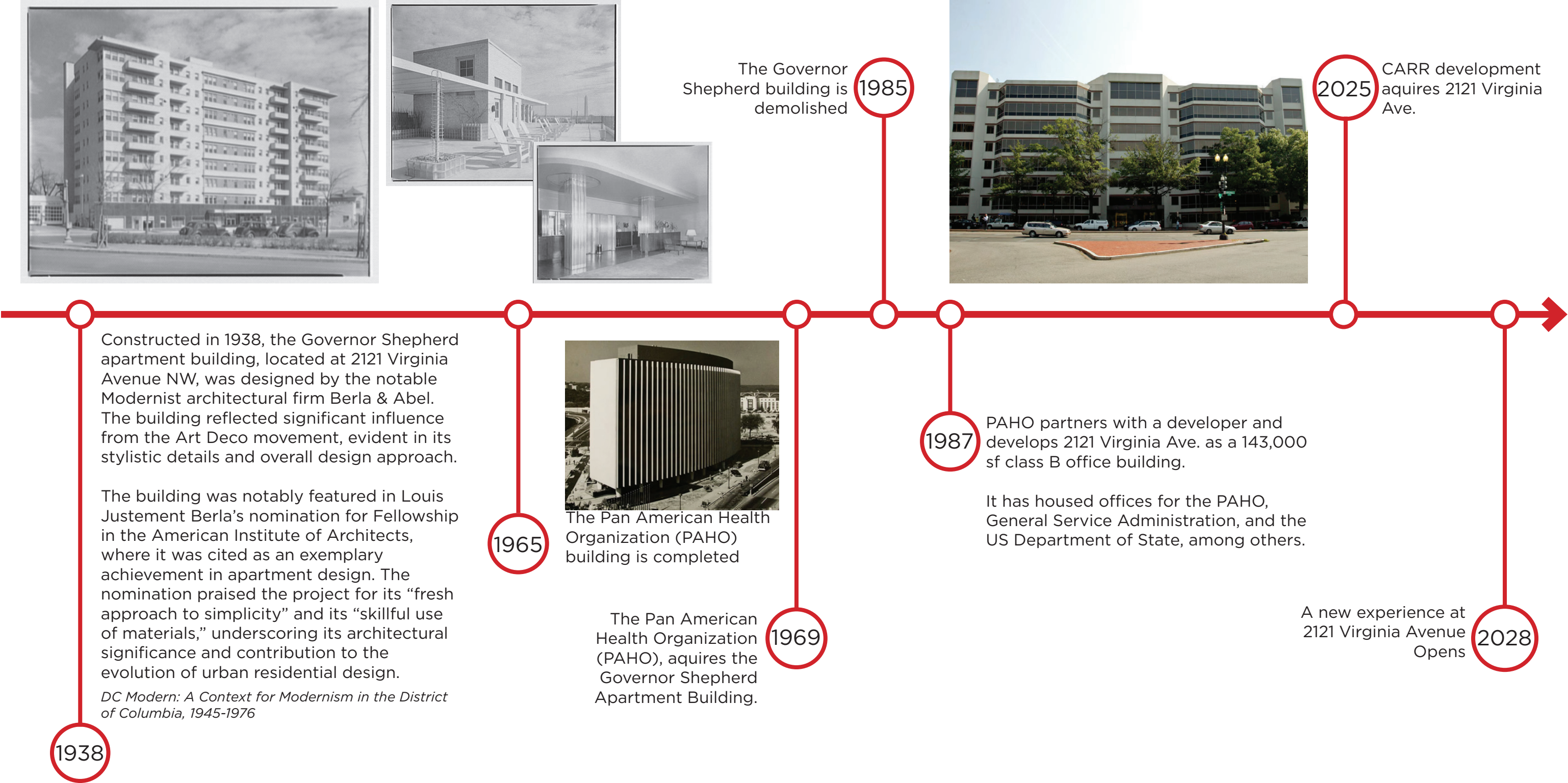


1. The Kennedy Center
2. US Department of State
3. WHO/PanAmerican Health Organization
4. Hive Hotel
5. US Department of State
6. GWU University Yard
7. International Monetary Fund

8. GWU/Foggy Bottom Metro
9. Milken Institute School of Public Health Building, GWU
10. Watergate Complex
11. The White House
12. Lincoln Memorial
13. Washington Monument

Context Map

Site History

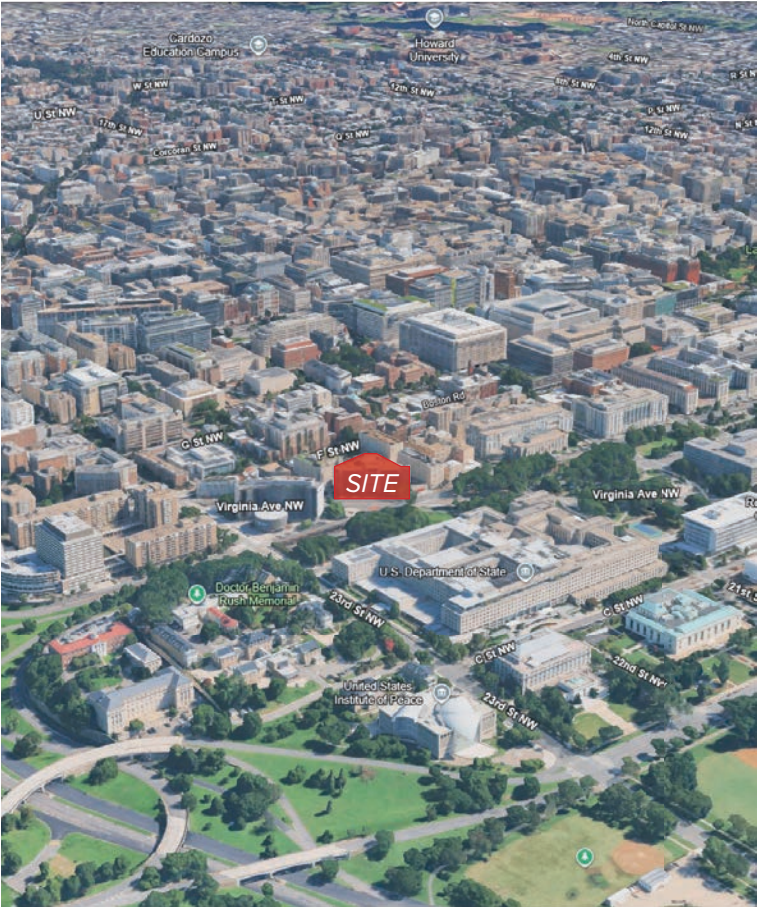


Existing Conditions

Site Information



01 Virginia Ave NW



3D Contextual View



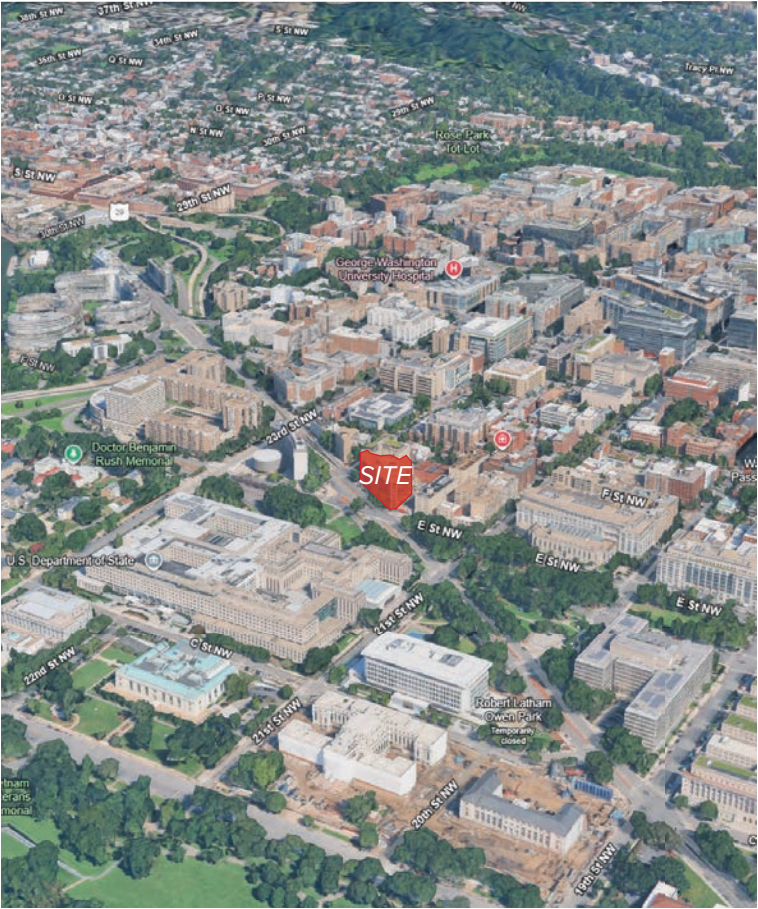
Key

Existing Conditions

Site Information



02 Corner of E St NW & Virginia Ave NW



3D Contextual View



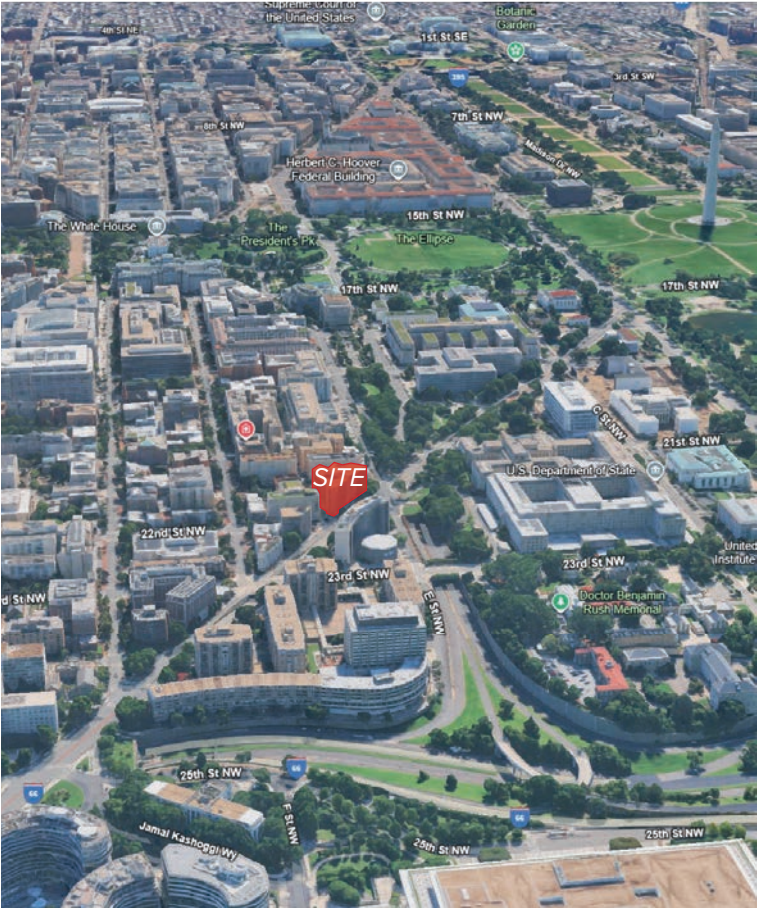
Key

Existing Conditions

Site Information



03 Corner of 22nd St NW & Virginia Ave NW



3D Contextual View



Key

Existing Conditions

View Sheds

Site Information



Penthouse Level Looking East



Key

Existing Conditions

View Sheds

Site Information



Penthouse Level Looking West



Key

Existing Conditions

Drawings - Existing Site Plan

Site Information

LEGEND

BLDG HT

BUILDING HEIGHT

CC&CG

CONCRETE CURB AND GUTTER

CLF

CHAIN LINK FENCE

CONC

CONCRETE

CSW

CONCRETE SIDEWALK

DWL

DASHED WHITE LINE

EF

EAST FACE

GC&BG

GRANITE CURB AND BRICK GUTTER

LSA

LANDSCAPE AREA

NF

NORTH FACE

PLT

PLANTER

SWL

SOLID WHITE LINE

TD

TRENCH DRAIN

WF

WEST FACE

AREA LIGHT

BOLLARD

CLEAN OUT

CROSSWALK SYMBOL

ELECTRIC BOX

ELECTRIC MANHOLE

FIRE DEPARTMENT CONNECTION

GAS METER

GAS VALVE

PARKING METER

PLASTIC TRAFFIC BOLLARD

SANITARY SEWER MANHOLE

SIGN

STORM MANHOLE

STORM INLET (ROUND)

TRAFFIC LIGHT

UNKNOWN MANHOLE

VAULT

WATER METER

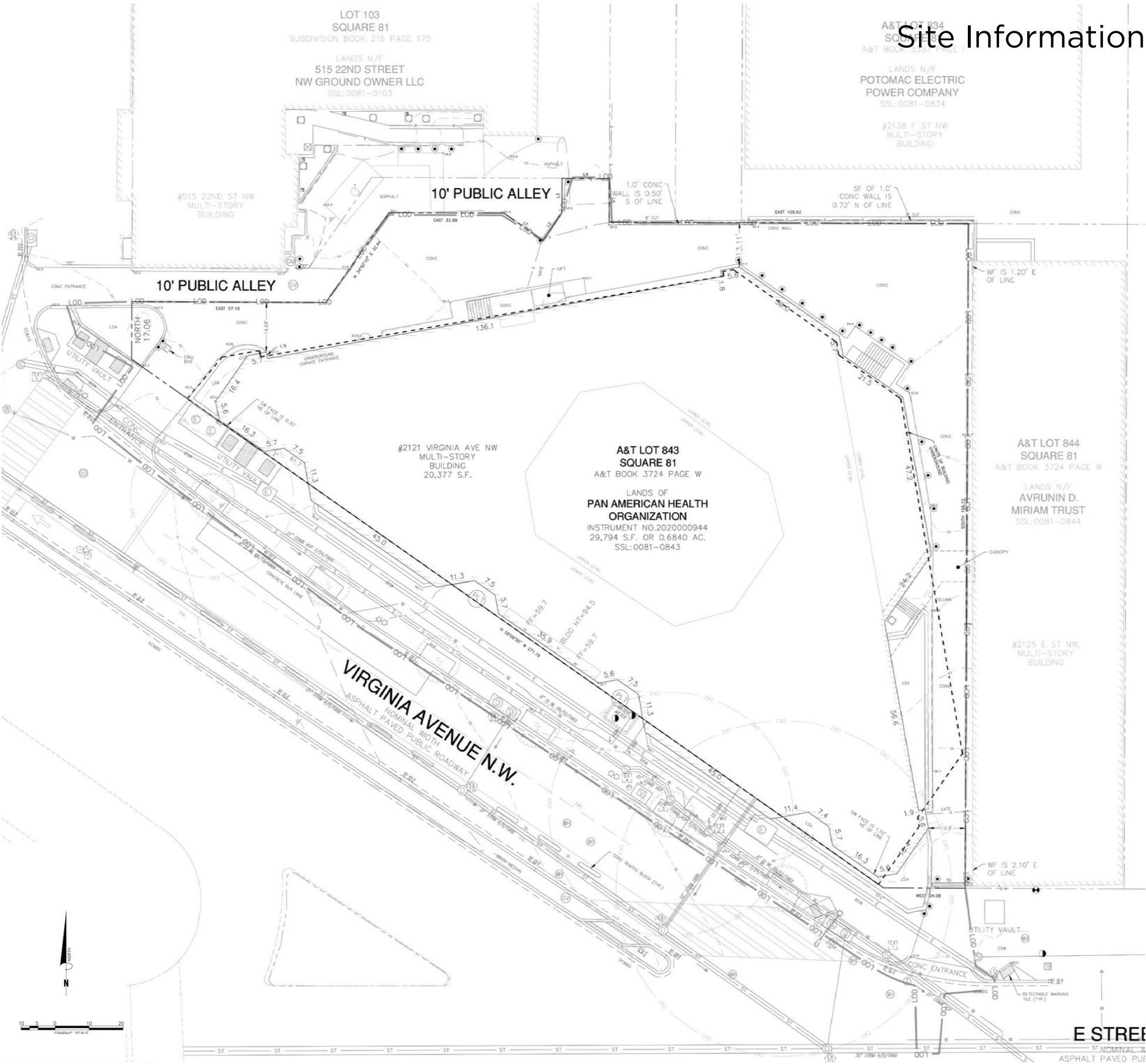
WATER VALVE

TREE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 55°09'50" E	14.00
L2	N 34°50'10" E	9.91
L3	N 00°00'00" W	10.23
L4	N 90°00'00" E	14.00
L5	S 00°00'00" E	12.84

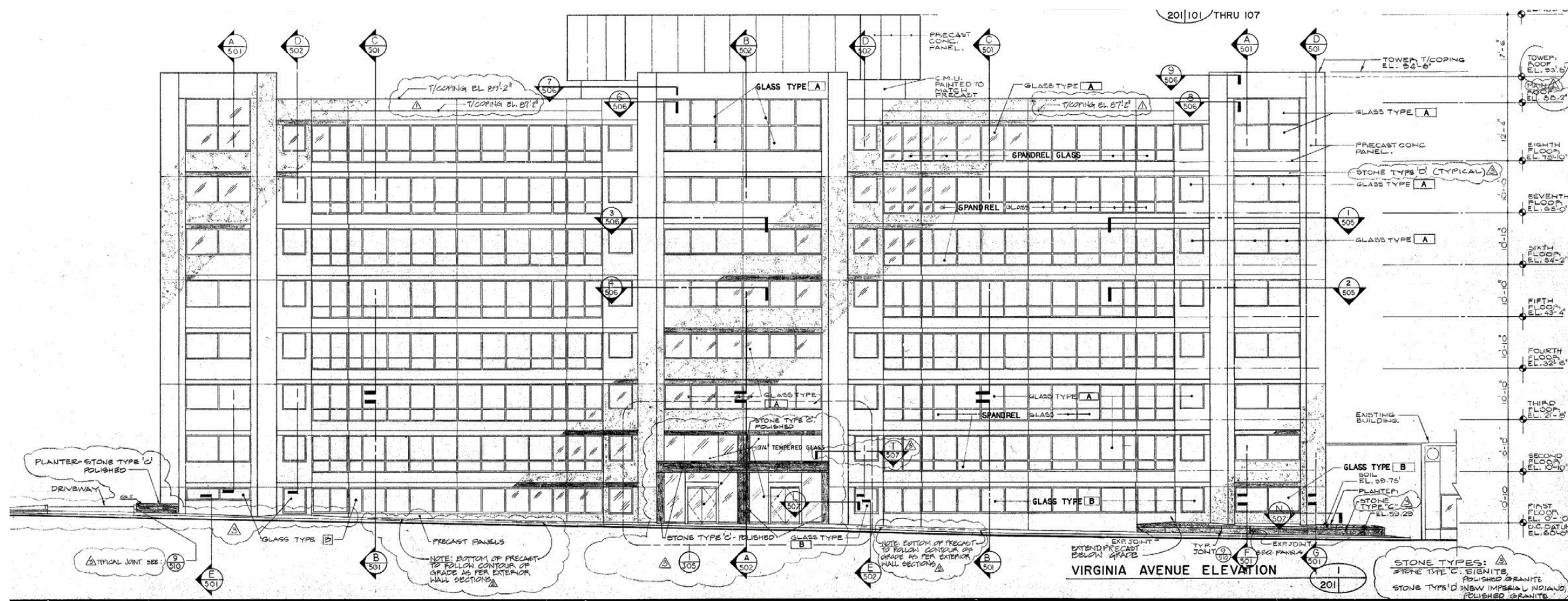
Existing above grade structure is currently under demolition under DOB Permit No. D2600067.



Existing Conditions

Drawings - As-Built Elevations

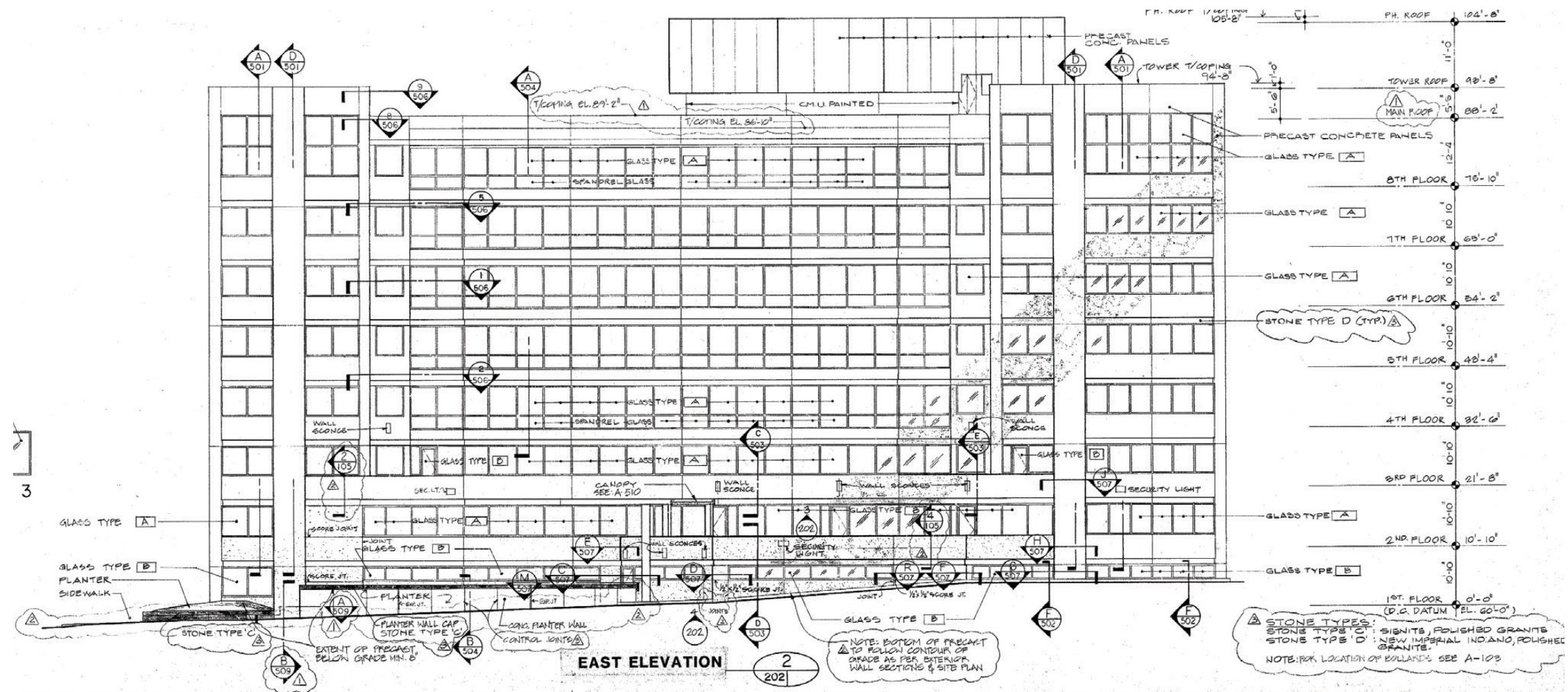
Site Information



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Drawings - As-Built Elevations

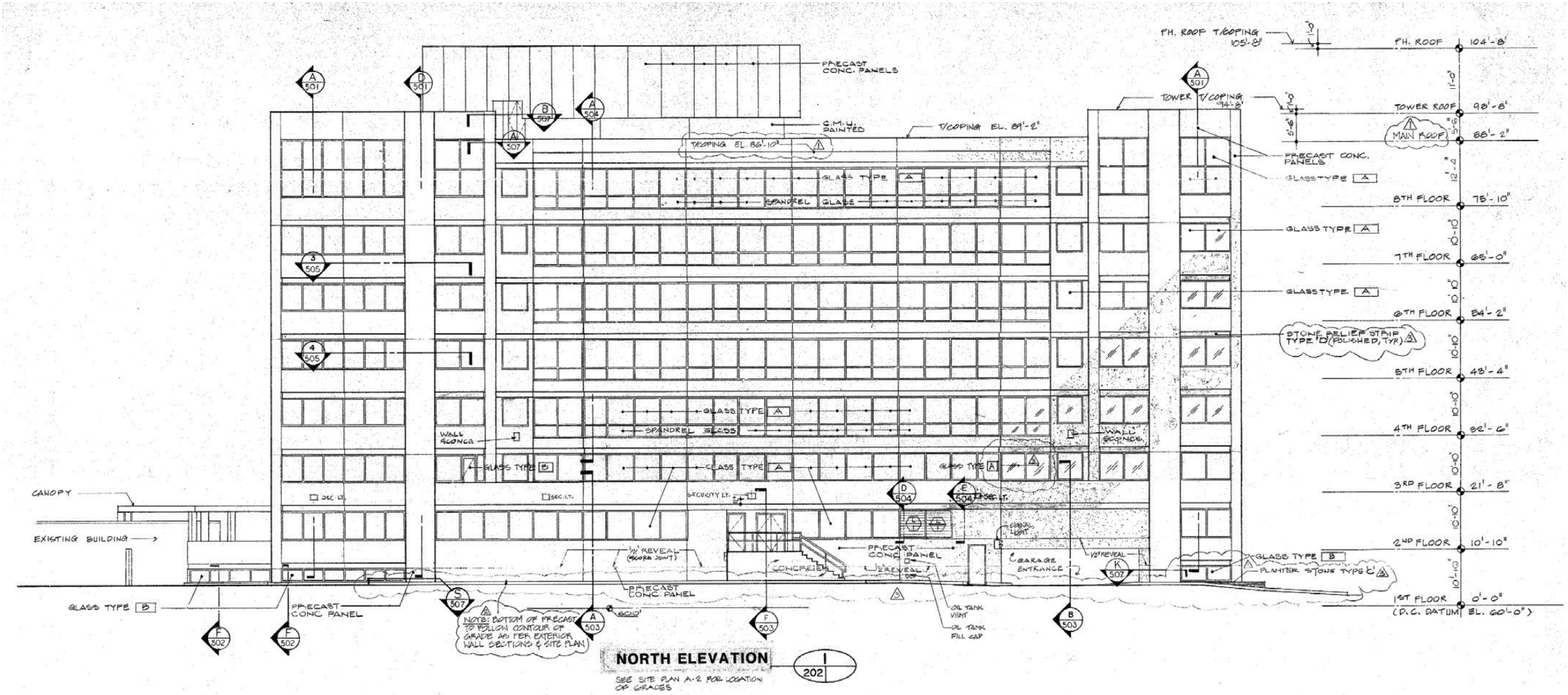
Site Information



Existing above grade structure is currently under demolition under DOB Permit No. D2600067.

Existing Conditions

Drawings - As-Built Elevations



Existing Conditions

Current Conditions

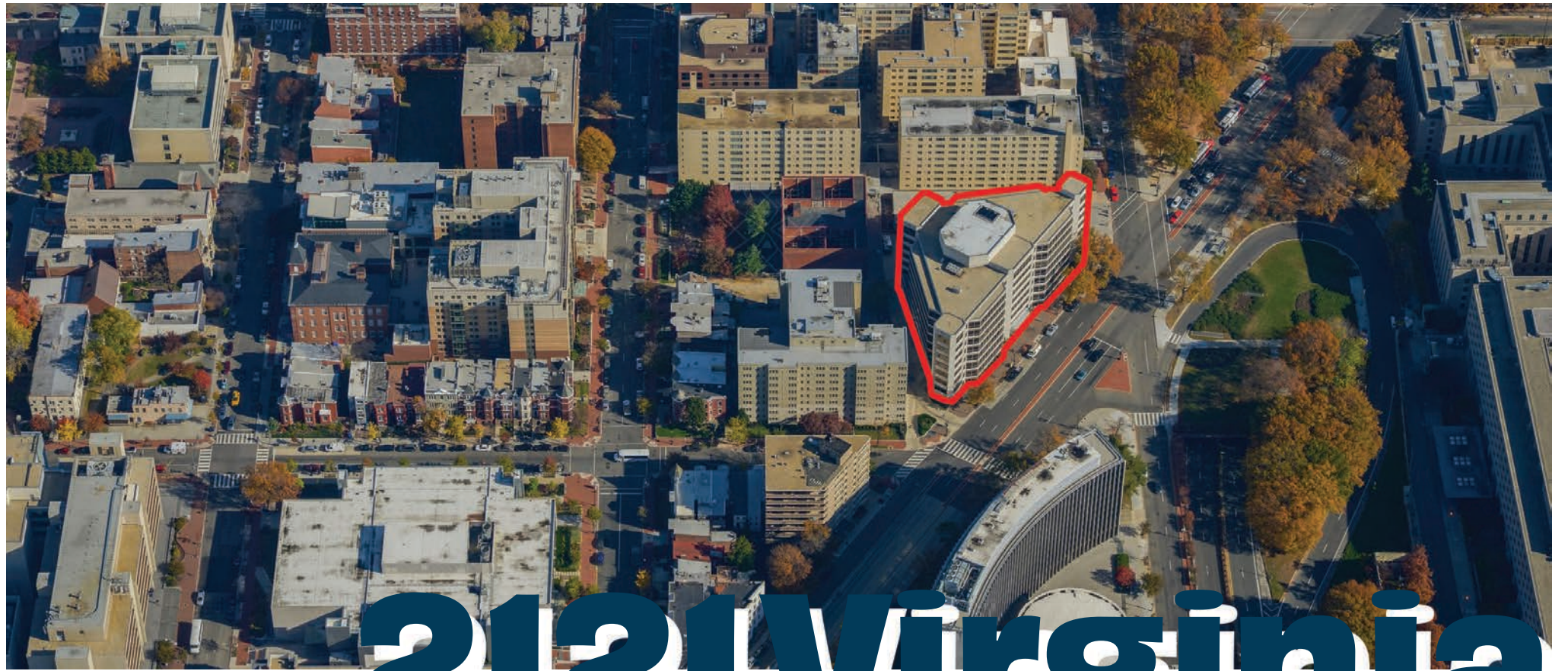
Site Information



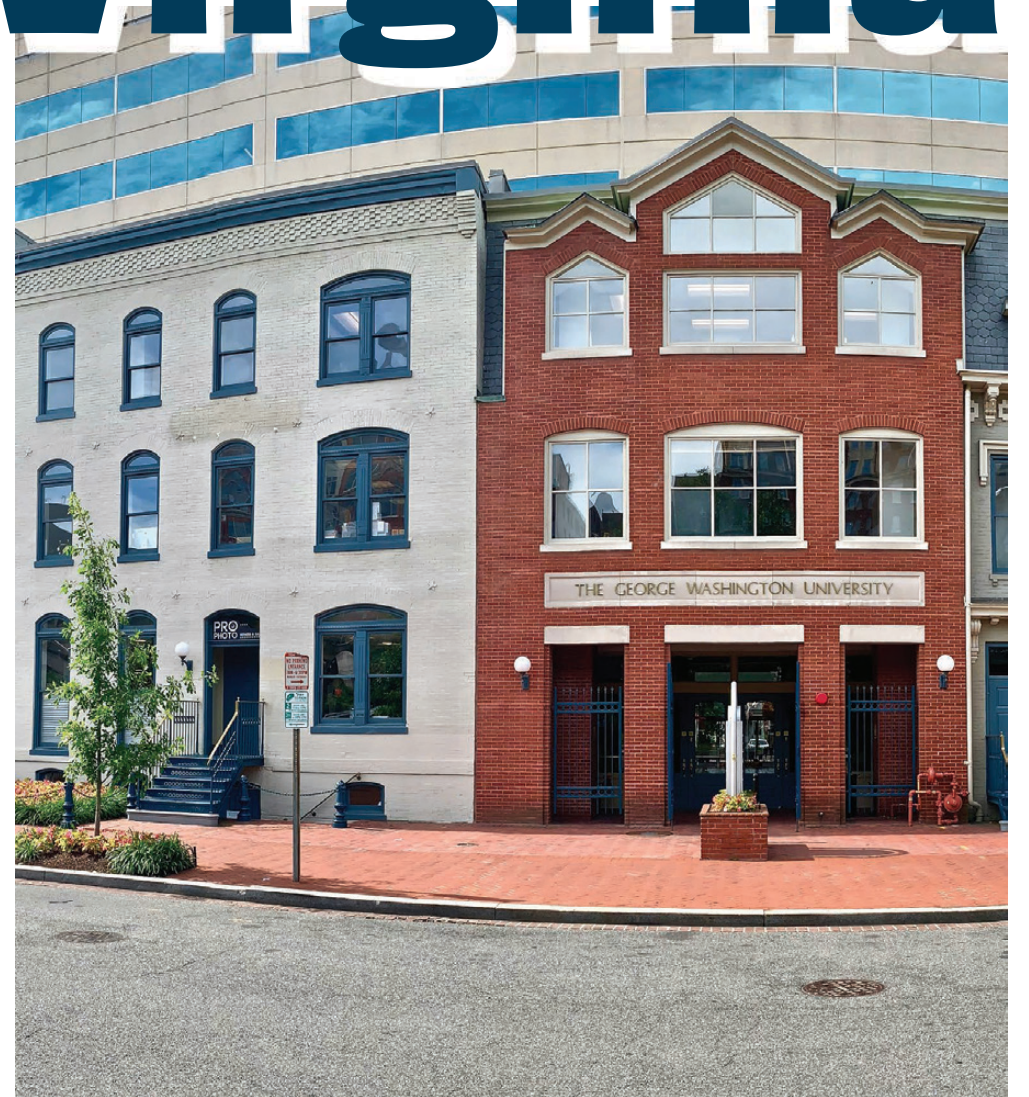
Existing above grade structure is currently under demolition under DOB Permit No. D2600067.

Context

Section B



2121 Virginia



The Neighbors

2121 Virginia Avenue is surrounded by iconic landmarks and significant buildings. Its unique location offers a prime opportunity to create a standout design, enhancing the value and prestige of the corner at Virginia Avenue and 22nd Street.



01. Pan American Health Organization / World Health Organization - Located across the Street from 2121 Virginia Avenue



02. The National Museum of American Diplomacy; Truman Building, Department Of State



03. The Wray - Neighboring Apartment Building



Location Key

The Neighbors

Context

2121 Virginia Avenue is nestled at the edge of the GWU urban campus bringing exciting opportunities to engage with one of the most important research institutions in the country.



01. Professors Gate



02. Anniversary Park



03. University Yard



Location Key

The Neighborhood

2121 Virginia Avenue is located in Foggy Bottom, a historic neighborhood in Washington, DC, is known for landmarks like the Kennedy Center, the Watergate Hotel, and George Washington University. Nestled by the Potomac River to the south and Pennsylvania Avenue to the north, it features a mix of cultural sites, diplomatic buildings, green spaces, and the neighboring old West End District.



01. John F. Kennedy Center for the Performing Arts



02. Milken Institute School of Public Health, George Washington University



03. The Watergate Hotel



Location Key

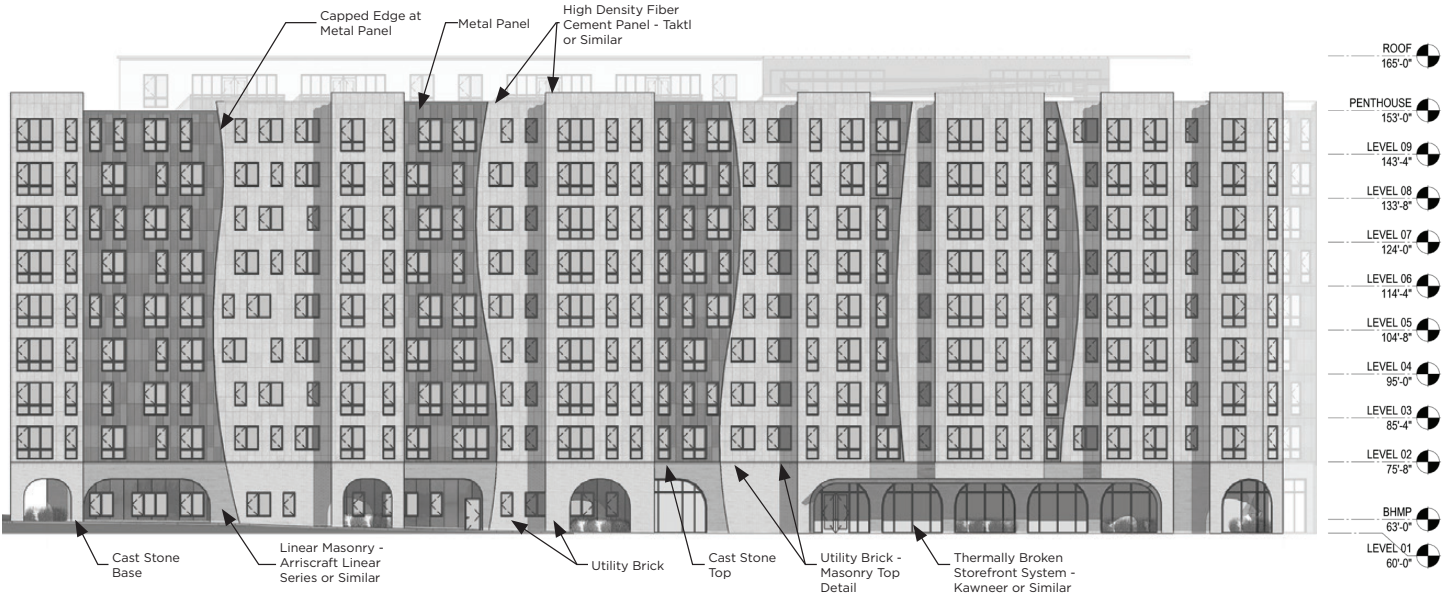
Design Review

Section C

Design Iterations

Initial Design Approach

VA Ave Elevation



Design Inspiration: Movement



View from Bernardo de Gálvez Memorial Park

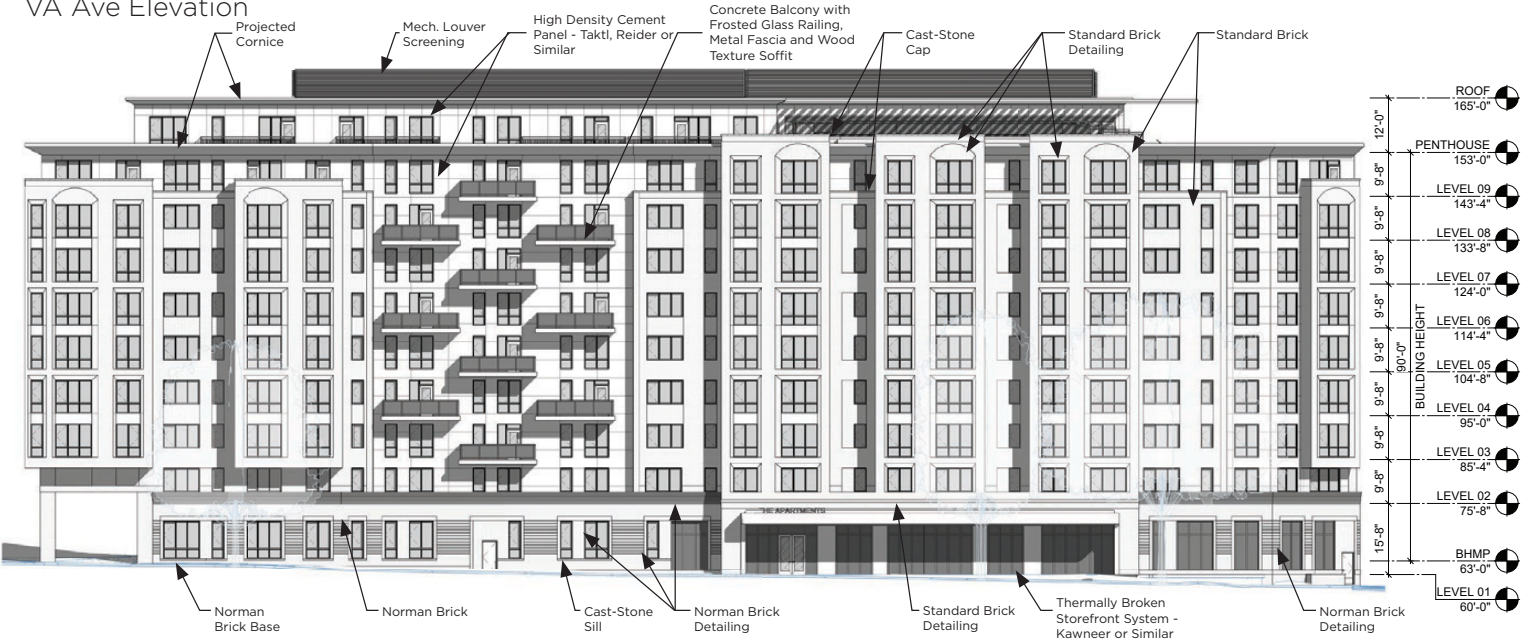


The initial design concept for the new building at 2121 Virginia Avenue emerged from a deep engagement with the dynamic context of its surroundings. Central to this vision was the movement and fluidity of the Potomac River. Rather than imposing a static form, the design process sought to capture the sense of continuous motion and organic flow that defines the river’s character.

CFA Staff Design Review

Design Revision 01

VA Ave Elevation



Design Inspiration: Monumentality



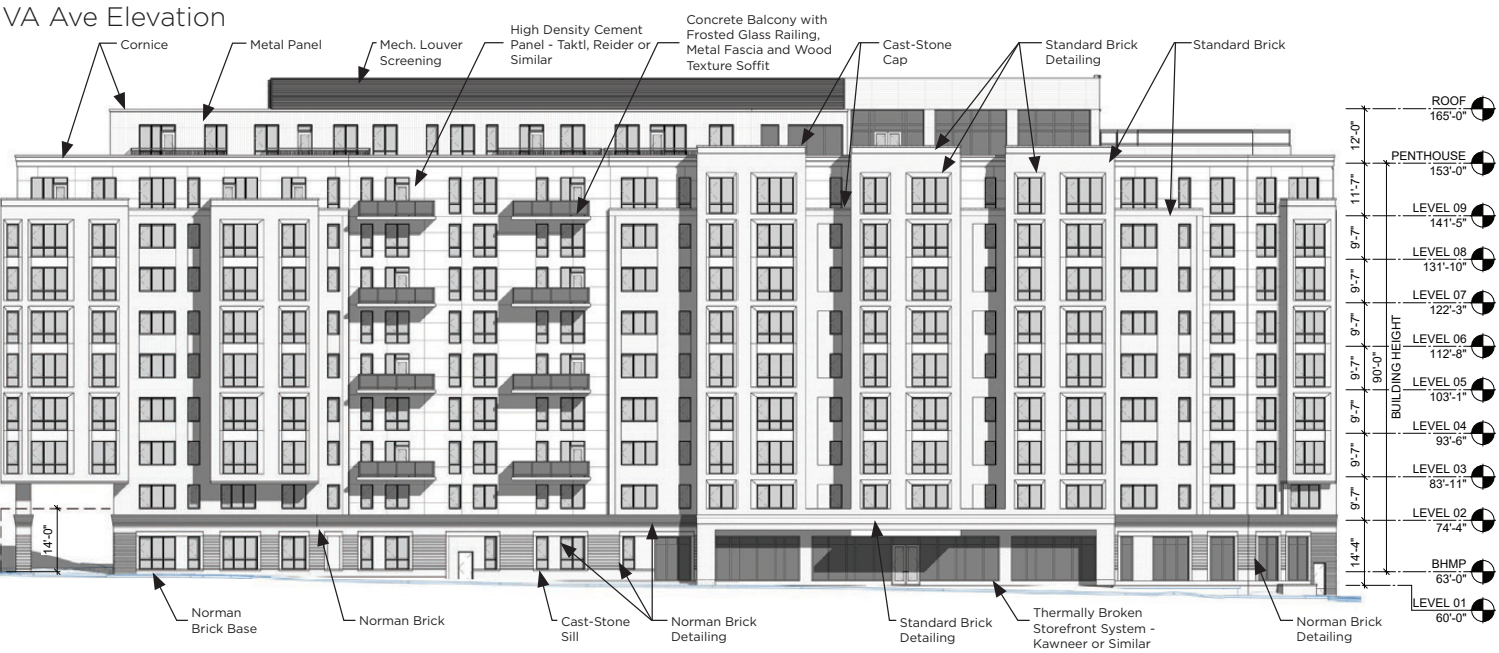
View from Bernardo de Gálvez Memorial Park



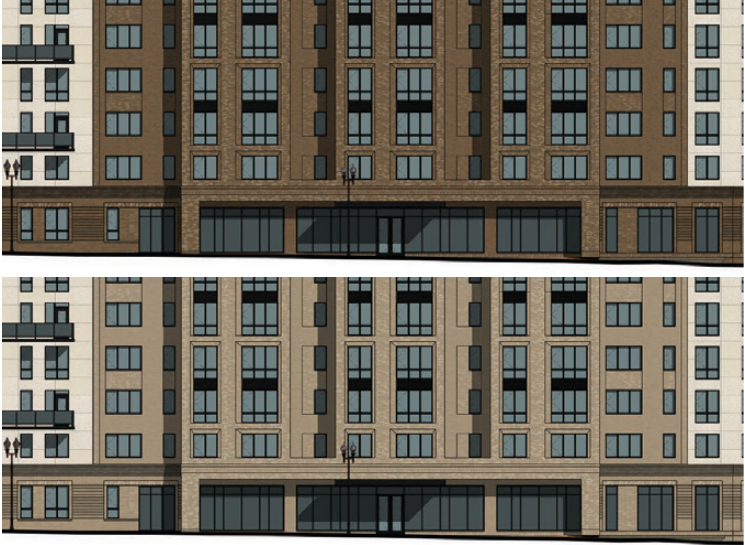
Following the initial consultation with the Commission of Fine Arts (CFA) staff, it became clear that the original design direction required reconsideration to better align with the unique character and expectations of the site. Rather than pursuing a purely contemporary or expressive form, the design team embraced the existing urban fabric and the monumental qualities that define this part of the city.

Design Iterations

Design Revision 03



Material Study



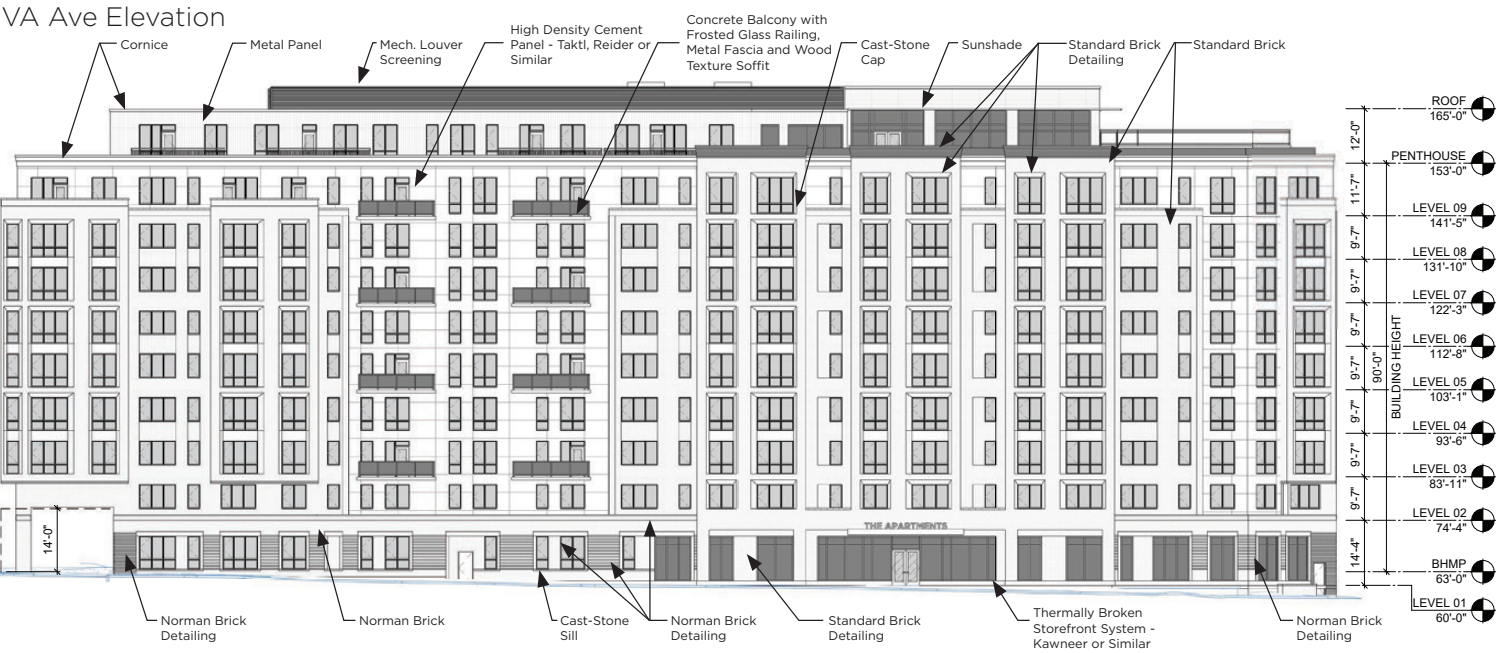
View from Bernardo de Gálvez Memorial Park



Subsequent design reviews with CFA staff focused on refining key elements to align with the surrounding context and create a better user experience. Different variations were studied regarding aspects like bay height, brick detailing, and material colors to strengthen proportions and enhance the overall aesthetic of the building.

CFA Staff Design Review

Design Revision 04 (Design Concept Approved by CFA on 01/22/2026)



Collaborative Refinement



View from Bernardo de Gálvez Memorial Park



Continuing collaboration with the CFA staff, the design approach was refined to prioritize creating a strong sense of arrival and architectural clarity. Bay height, detailing, and material articulation were studied to reinforce rhythm and visual interest. These collaborative sessions ensured that the design reflects the project's goals while creating a welcoming and human-centered experience.

Design Approach

Section D

Design Inspiration

Monumentality

Design Approach



Facade Approach

Development Diagrams

Design Approach



01. Façade Length Along Virginia Ave NW



02. Percentage of Façade to Receive Bays



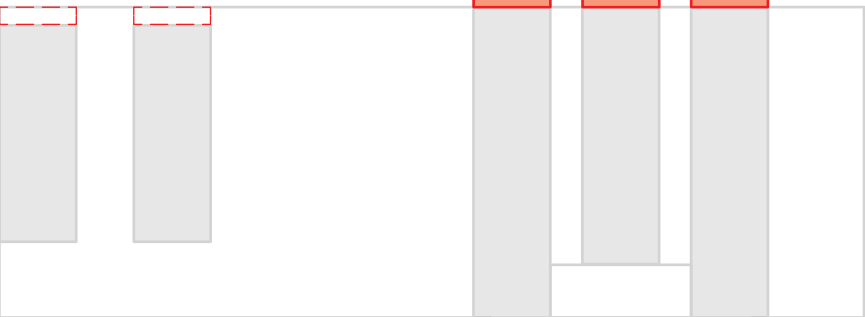
03. Divide Bays into Proportional Segments



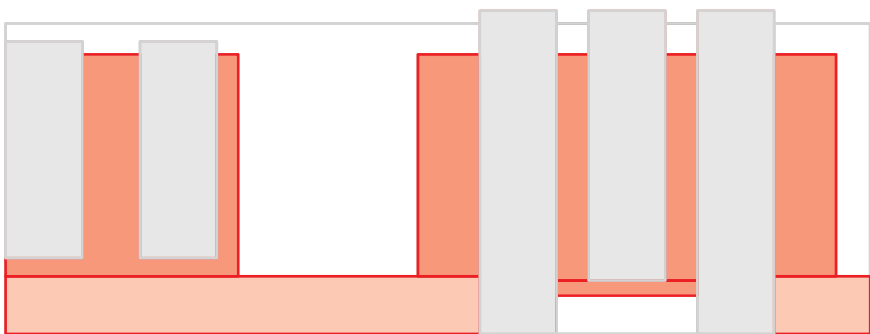
04. Establish Design Framework for Grandiose Bay Articulation



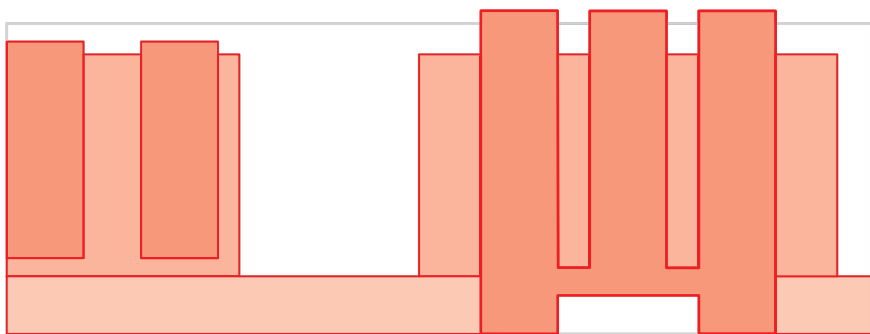
05. Define Prominent Entry Feature and Structure a Cohesive Bay Hierarchy at the Base



06. Shift Bays at the Top to Enhance Definition and Emphasize Hierarchical Order



07. Employ Brick Materials Strategically to Root the Bays and Enhance Architectural Cohesion



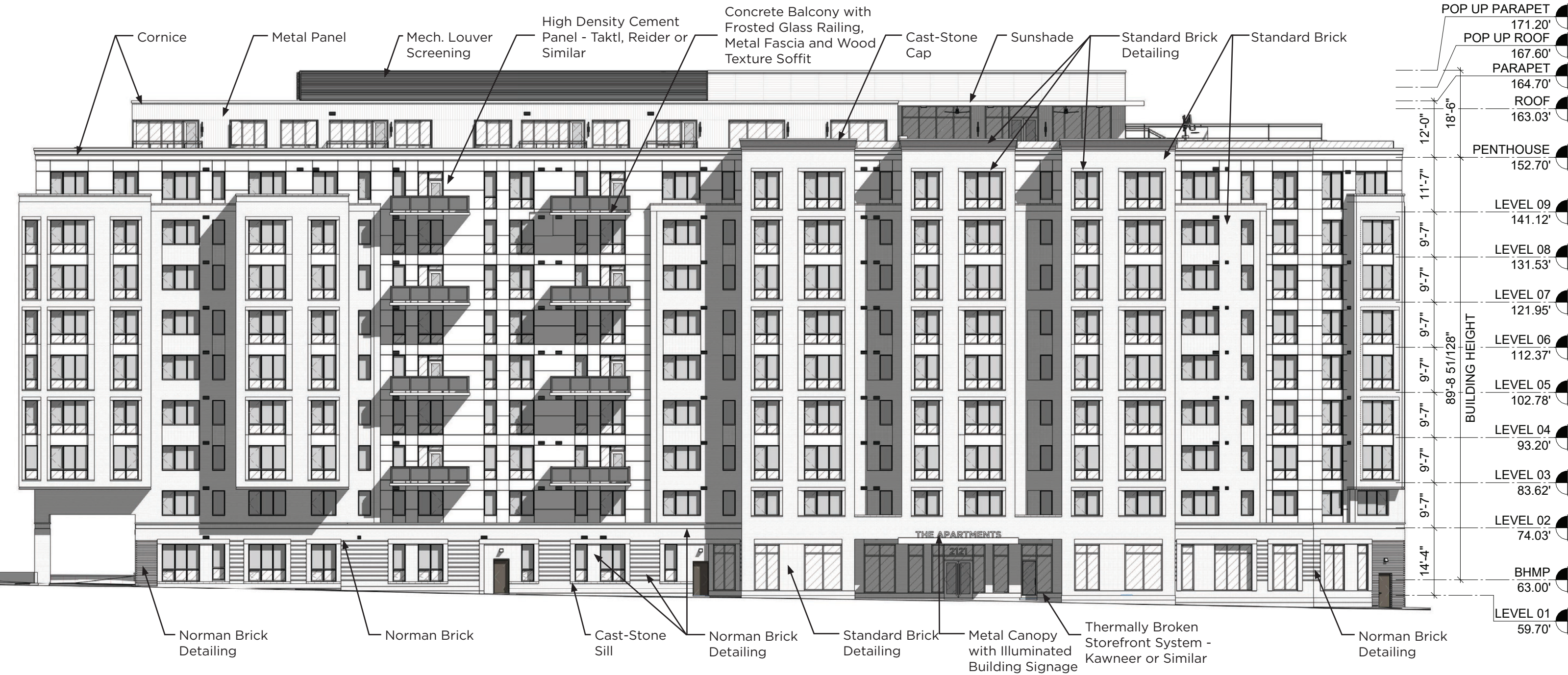
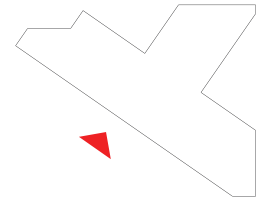
08. A Striking Façade Composition that Enhances Urban Presence and Conveys Monumental Character

Elevation

Virginia Ave - Materials

Design Approach

KEY PLAN:



0 10' 20' 40'
SCALE 1"=20'-0"

MICHAEL
GRAVES

CARR

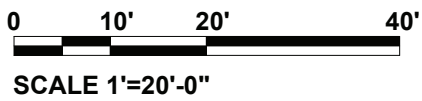
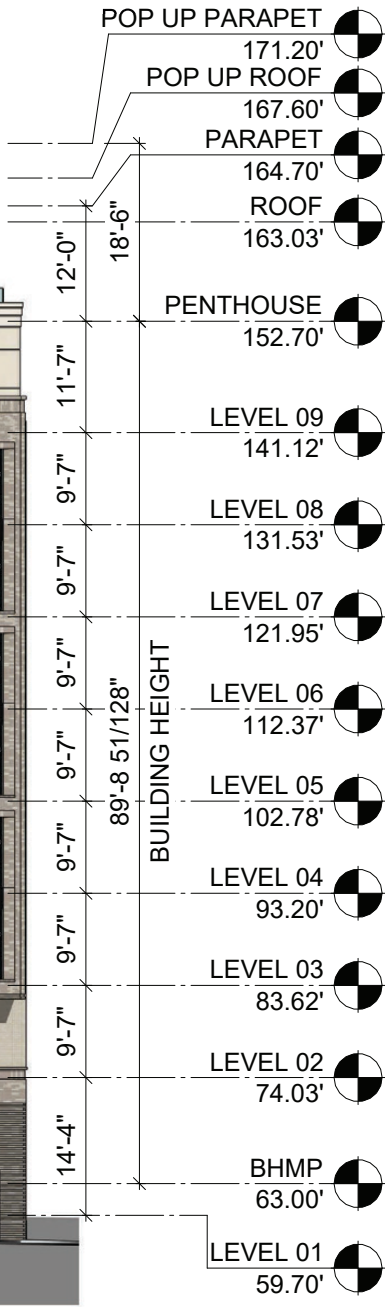
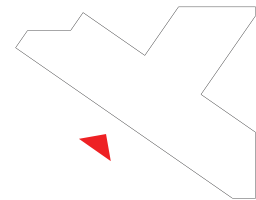
2121 Virginia Avenue NW
July 6, 2026
Page: D4

Elevation

Virginia Ave - Rendered

Design Approach

KEY PLAN:

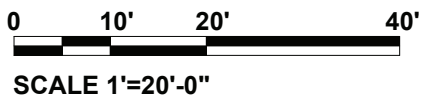
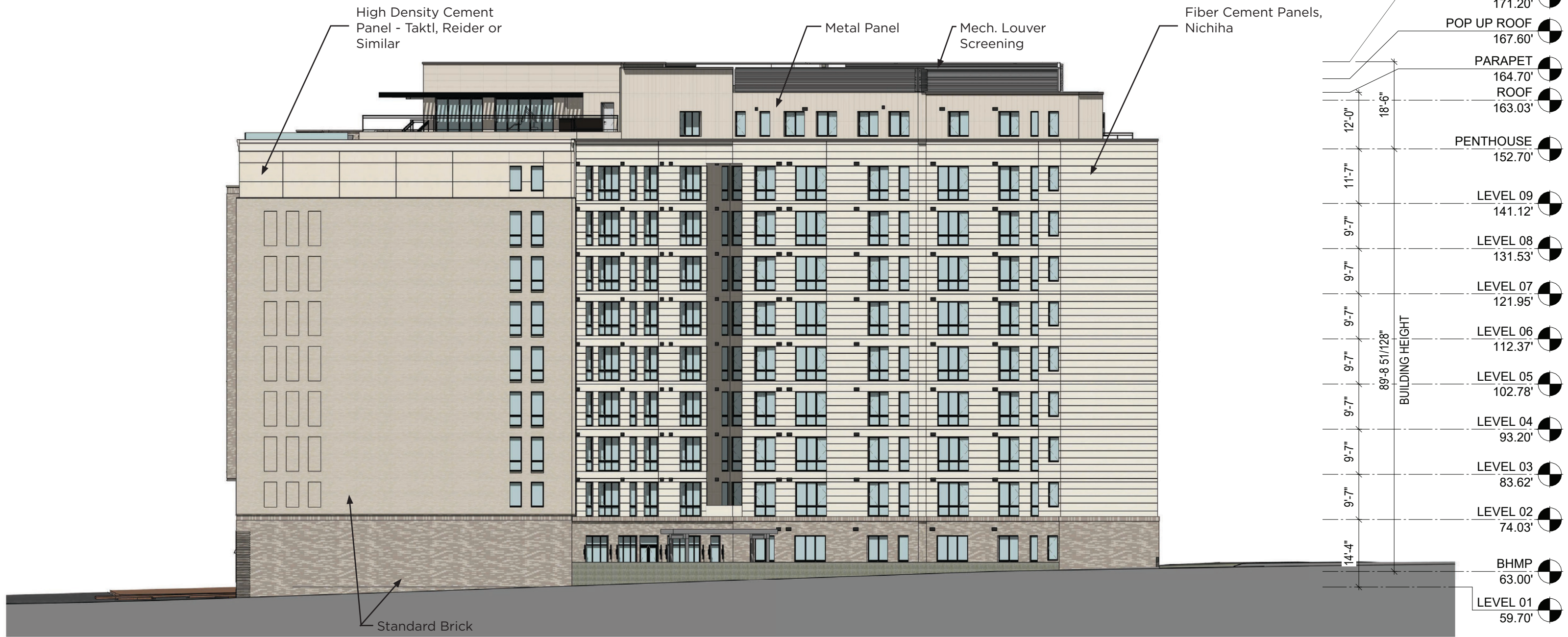
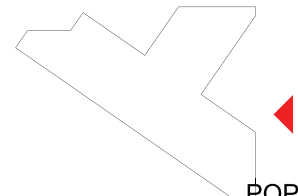


Elevation

East - Rendered

Design Approach

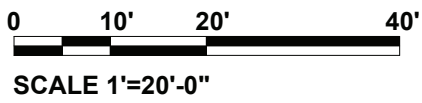
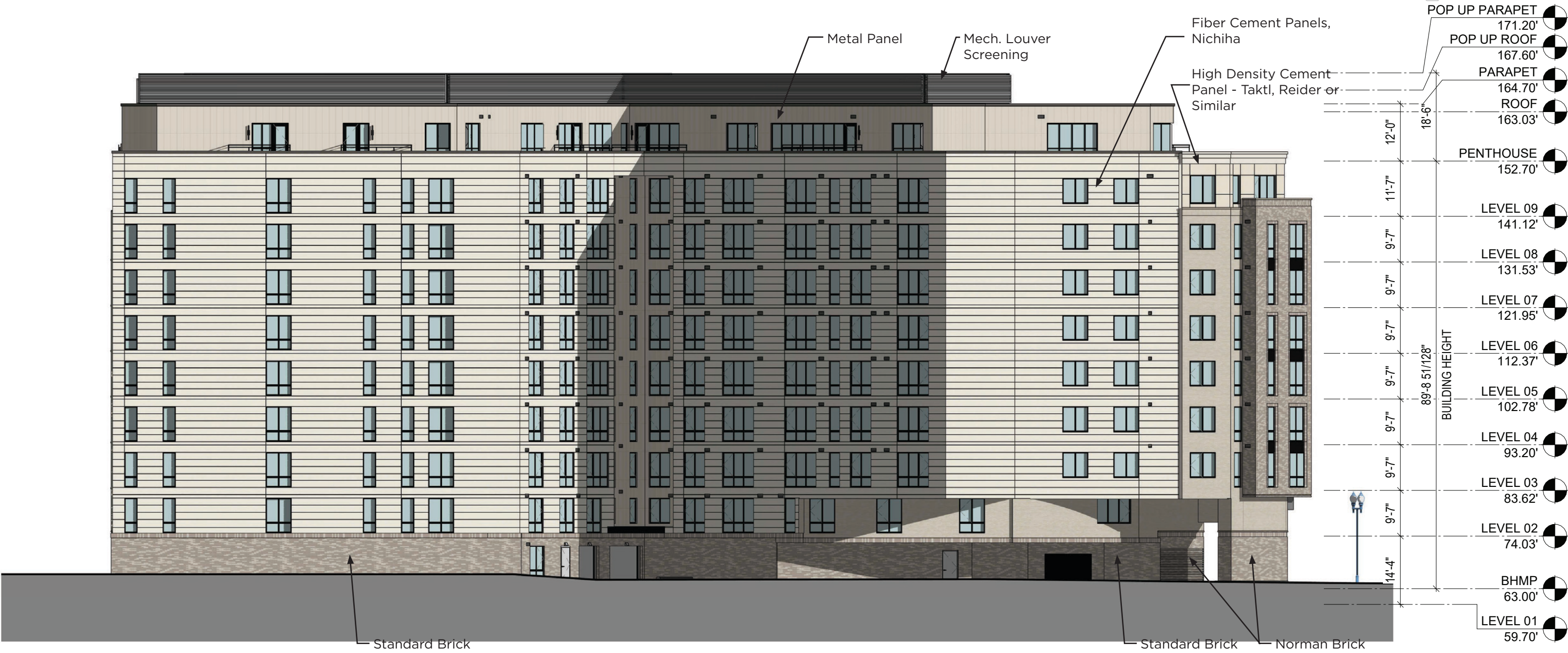
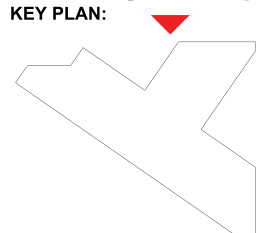
KEY PLAN:



Elevation

North - Rendered

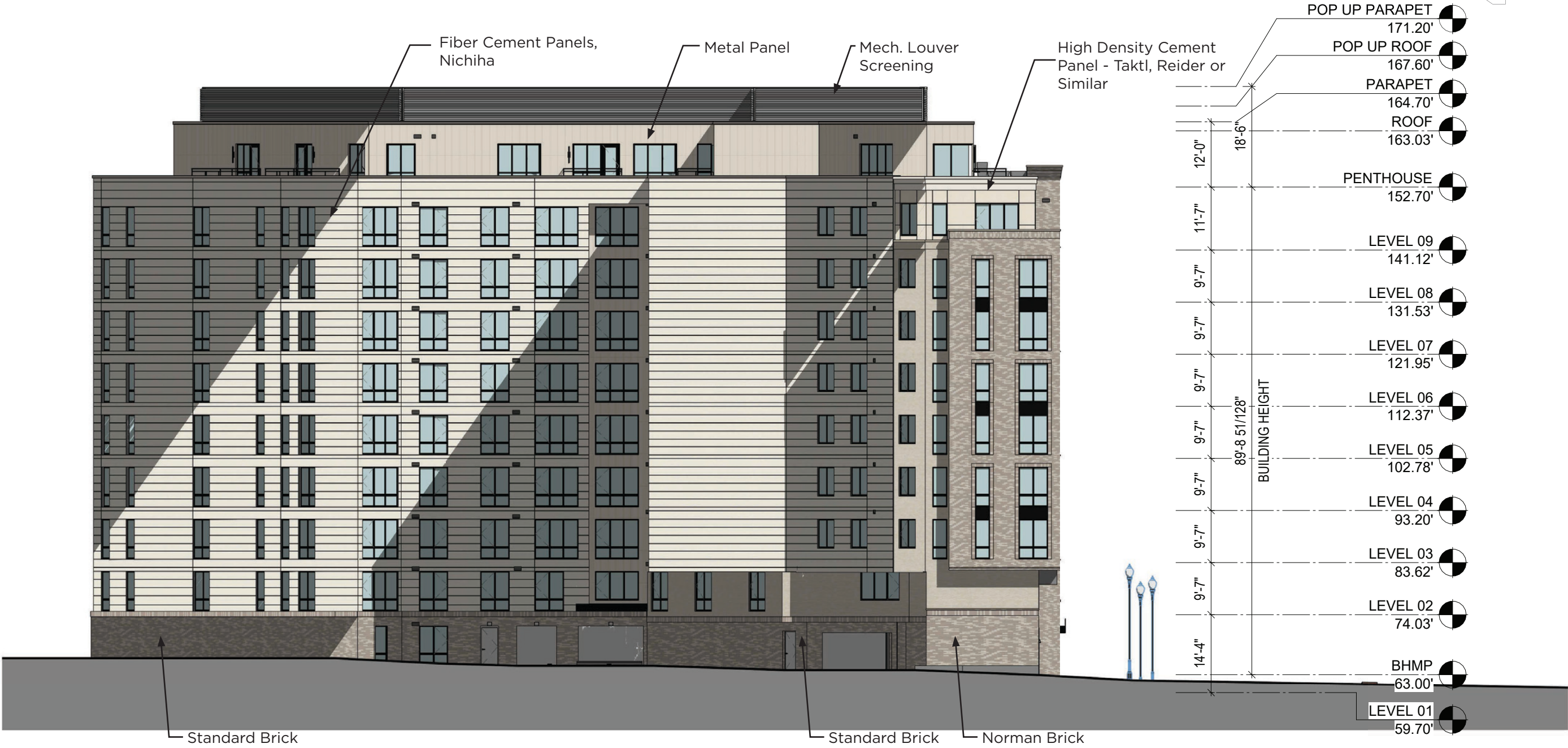
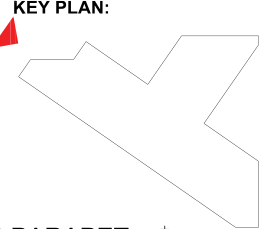
Design Approach



Elevation

West - Rendered

Design Approach



0 10' 20' 40'
SCALE 1"=20'-0"

Visualization

View from Bernardo de Gálvez Memorial Park

Design Approach



Visualization

View from Pan American Health Organization Building

Design Approach



Visualization

View Along E St Looking West

Design Approach



Visualization

View from State Department Intersection

Design Approach



Existing View from State Department Intersection



Estimated View from State Department Intersection

Visualization

View from rooftop lounge overlooking the Washington Monument



Materials & Detailing

Section E

Materials Palette



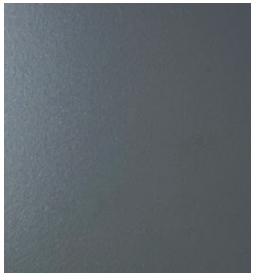
Fiber Cement Panel (FCP-1)
Used in Courtyard(s)



Metal Panel 3 (Mp-3a/B)



Window



Metal Panel 1 (Mp-1)



Cast Stone 2 (Cs-2)



High Density Cement Panel (Cp-1)



Storefront



Cast Stone 1 (Cs-1)



Exhaust Vent (Sunvent "Ex" Vent;
Color To Match Adjacent Material(S))

Mortar Option 01
(Workrite Wr2443 Sand)

Mortar Option 02
(Workrite Wr2410 Slate)

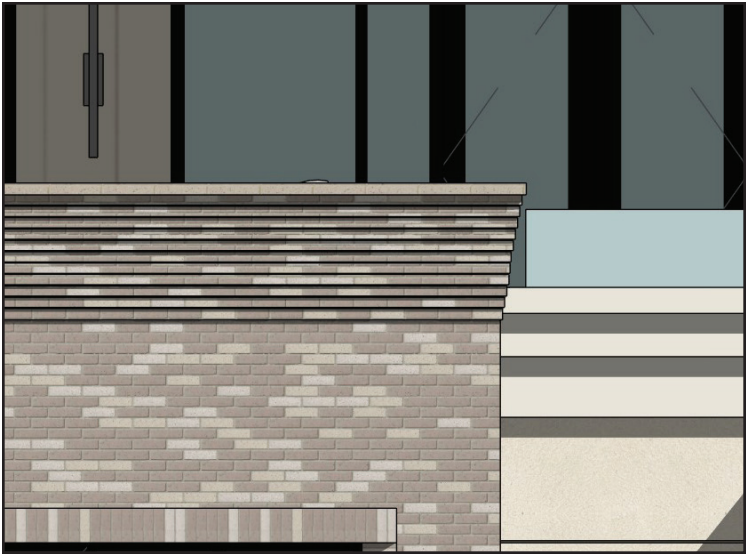
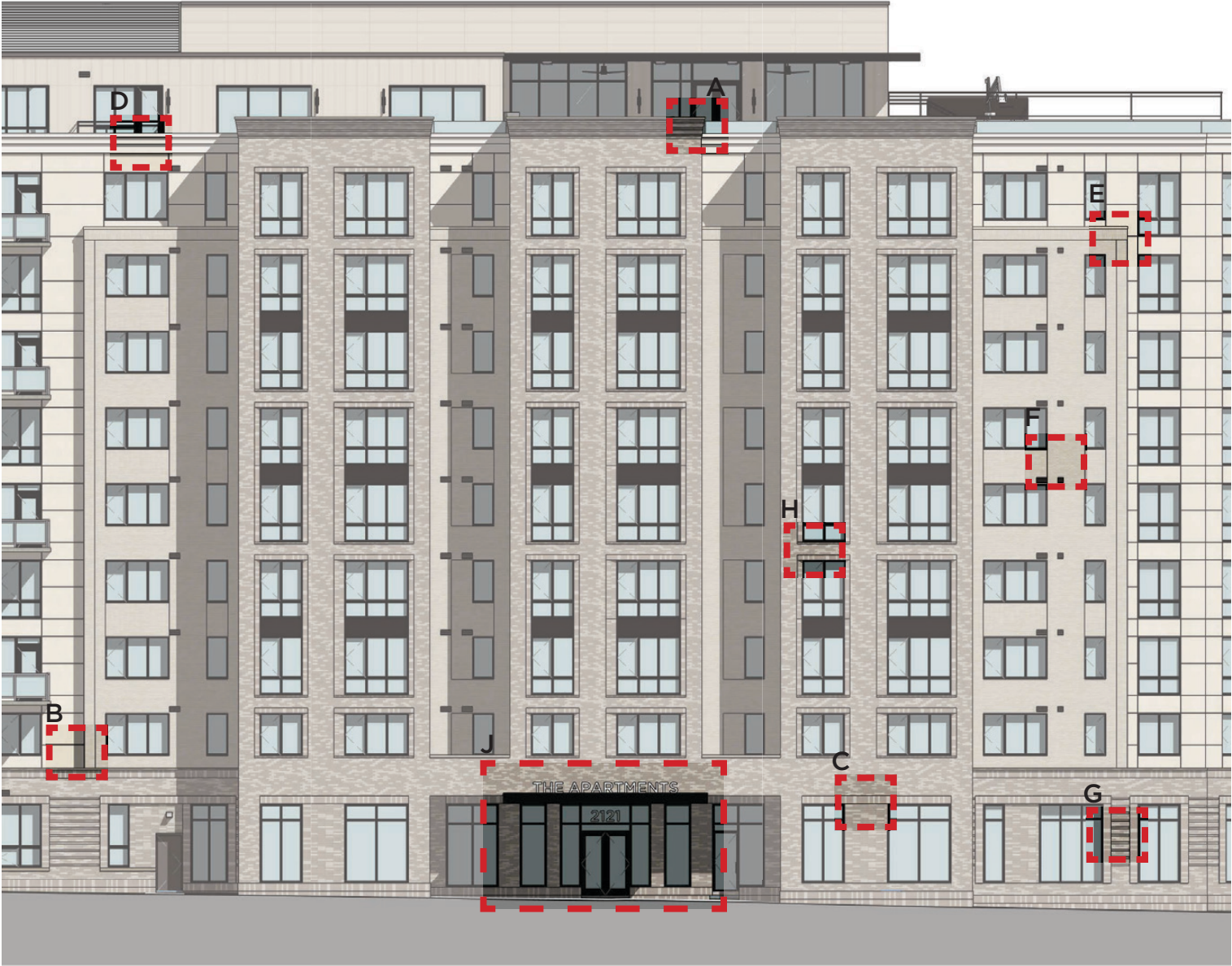


Brick Mix 01 (Modular Brick Pictured In Running Bond)
This Color Mix Applies To M-2a/B/C/D

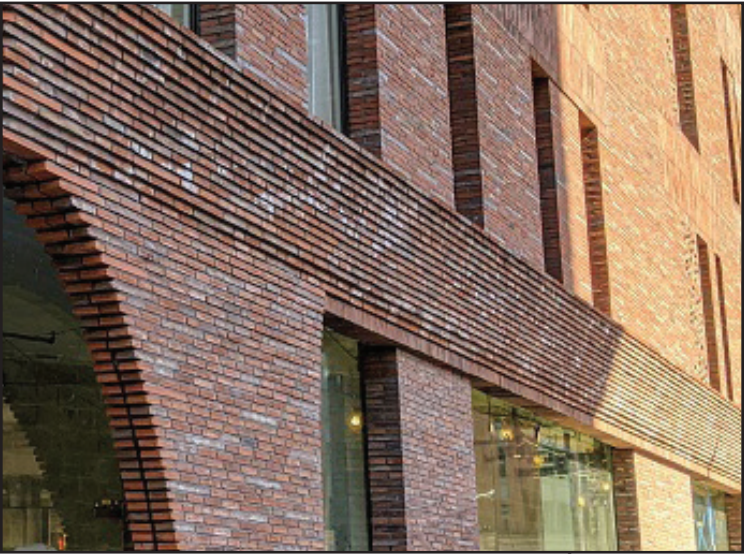


Brick Mix 02 (Norman Brick Pictured In Running Bond)
This Color Mix Applies To M-1a/B/C And M-3a/C

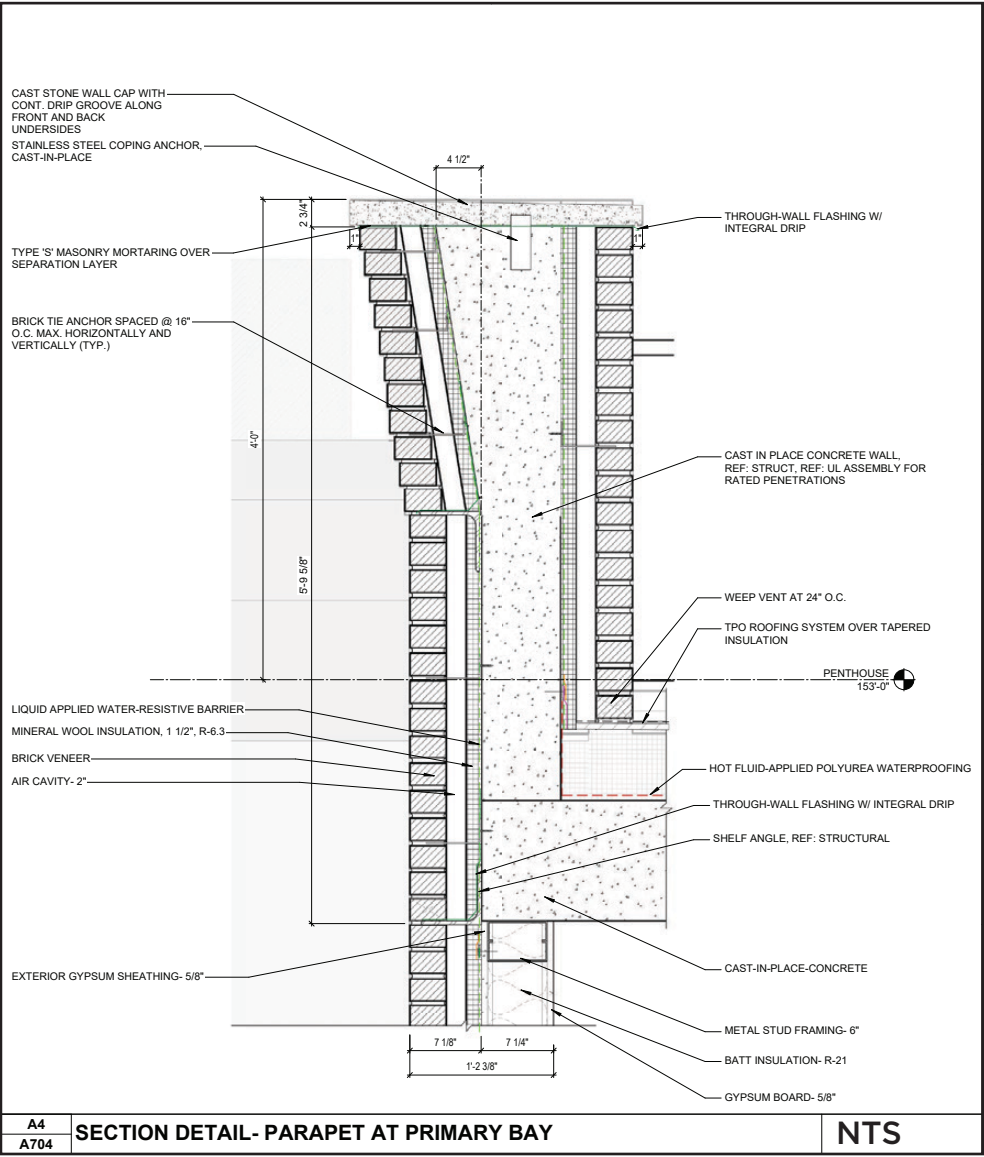
Detailing Refinement



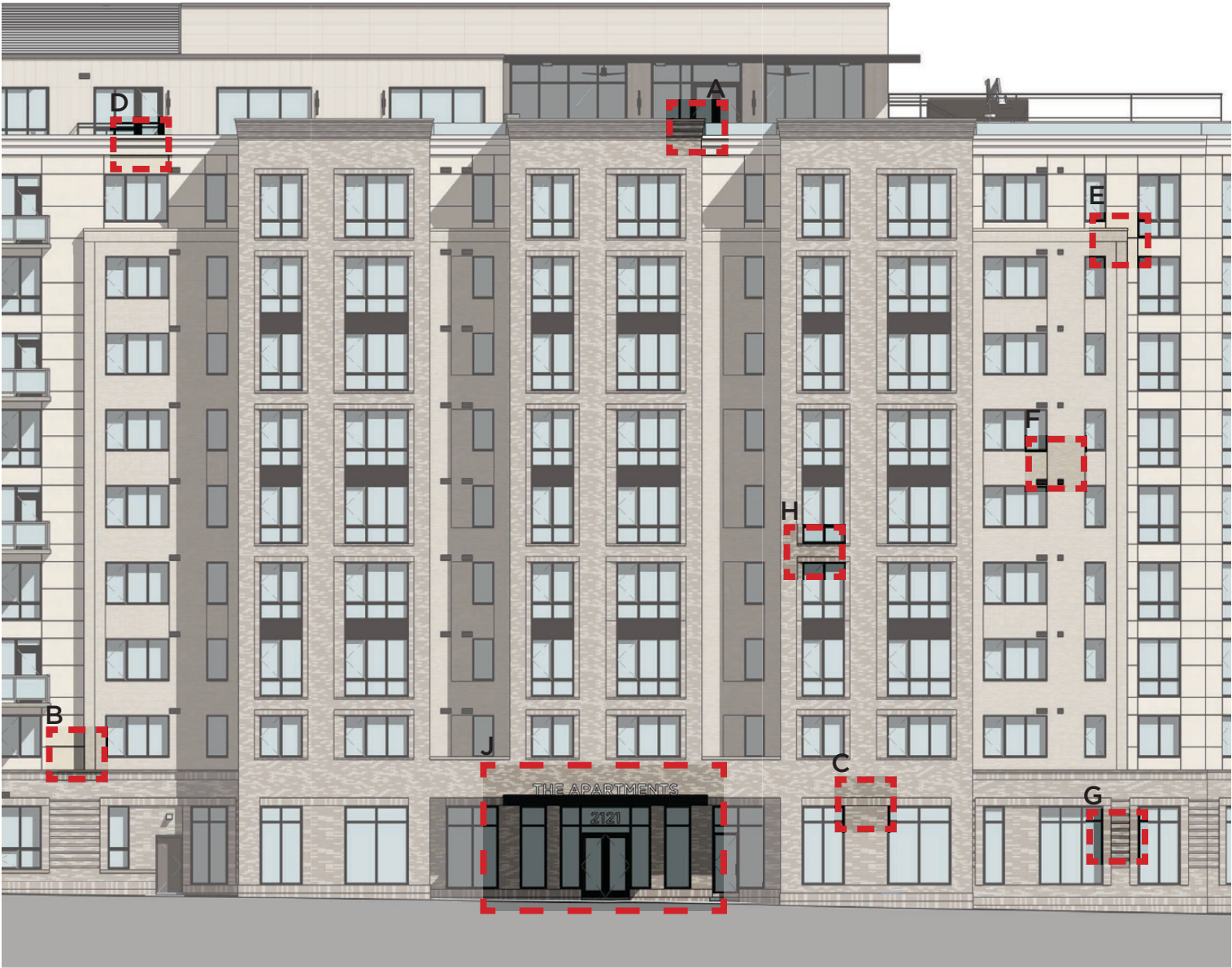
A: Brick Corbeling at the Top of the Bays



Example: 100 Franklin Apartments | USA



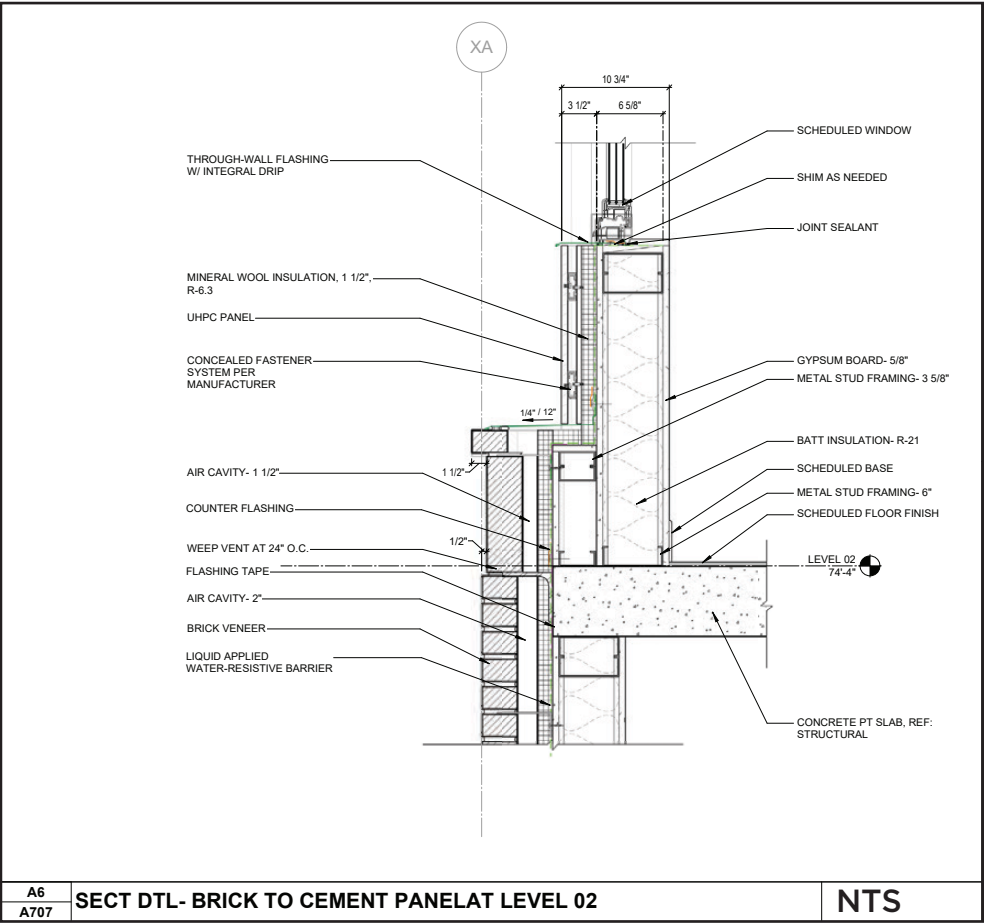
Detailing Refinement



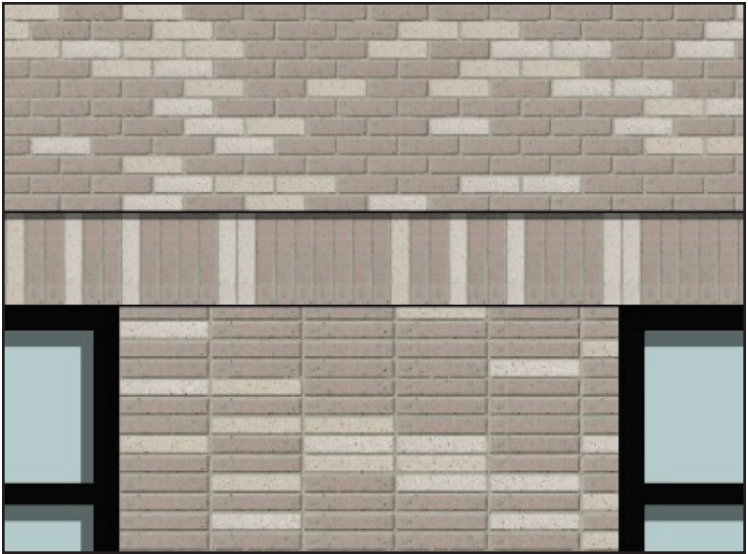
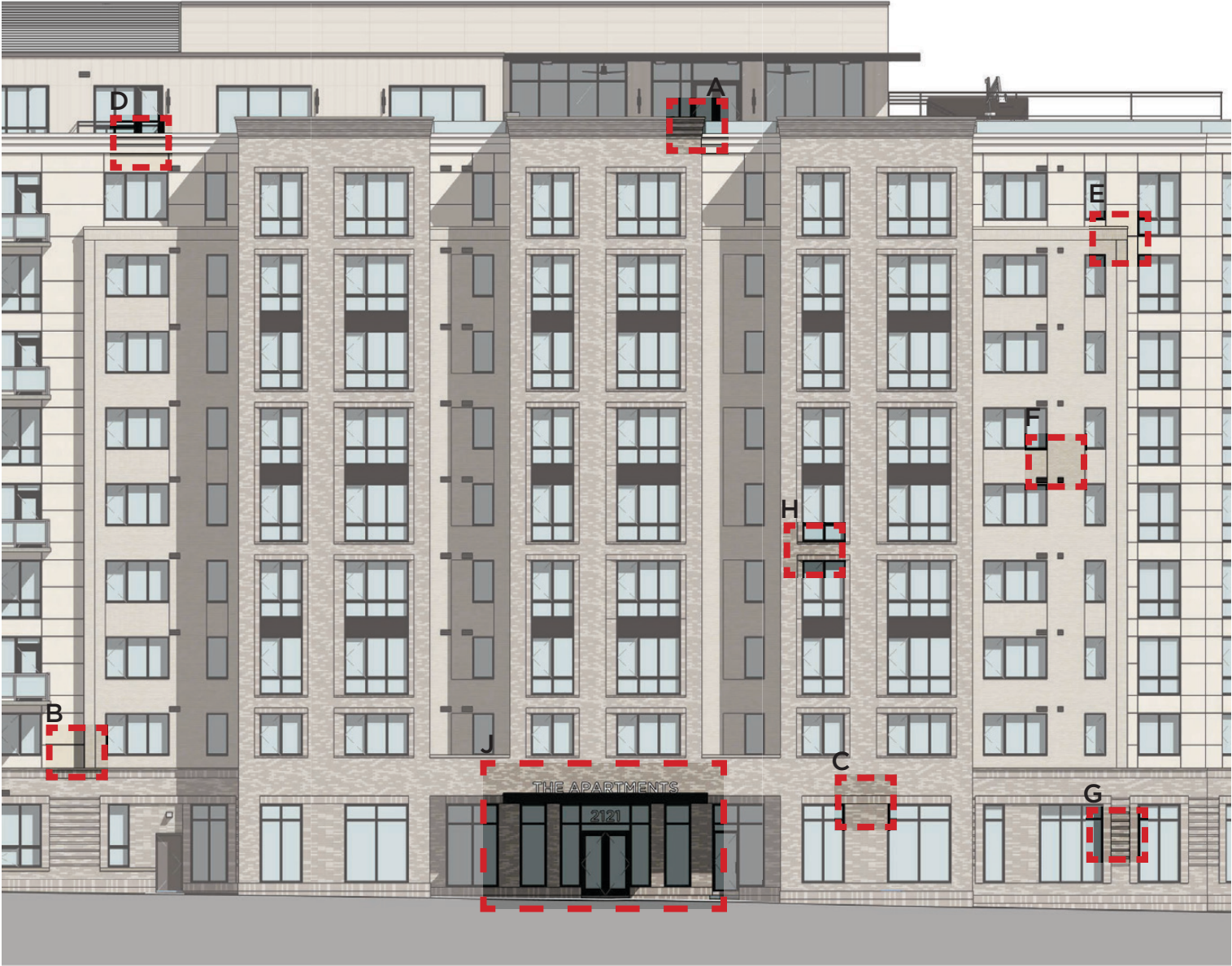
B: Stacked Brick at the Top of the Base



Example: Annesley Gardens | UK



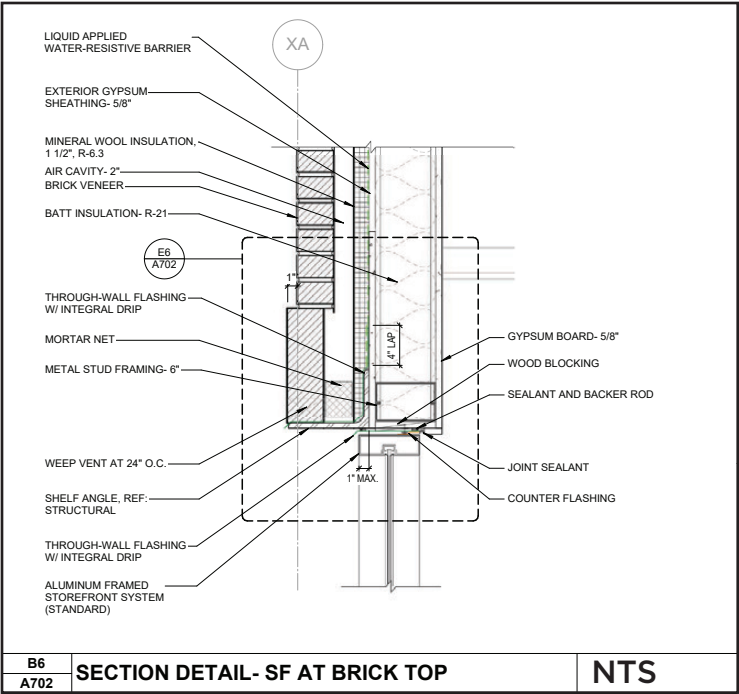
Detailing Refinement



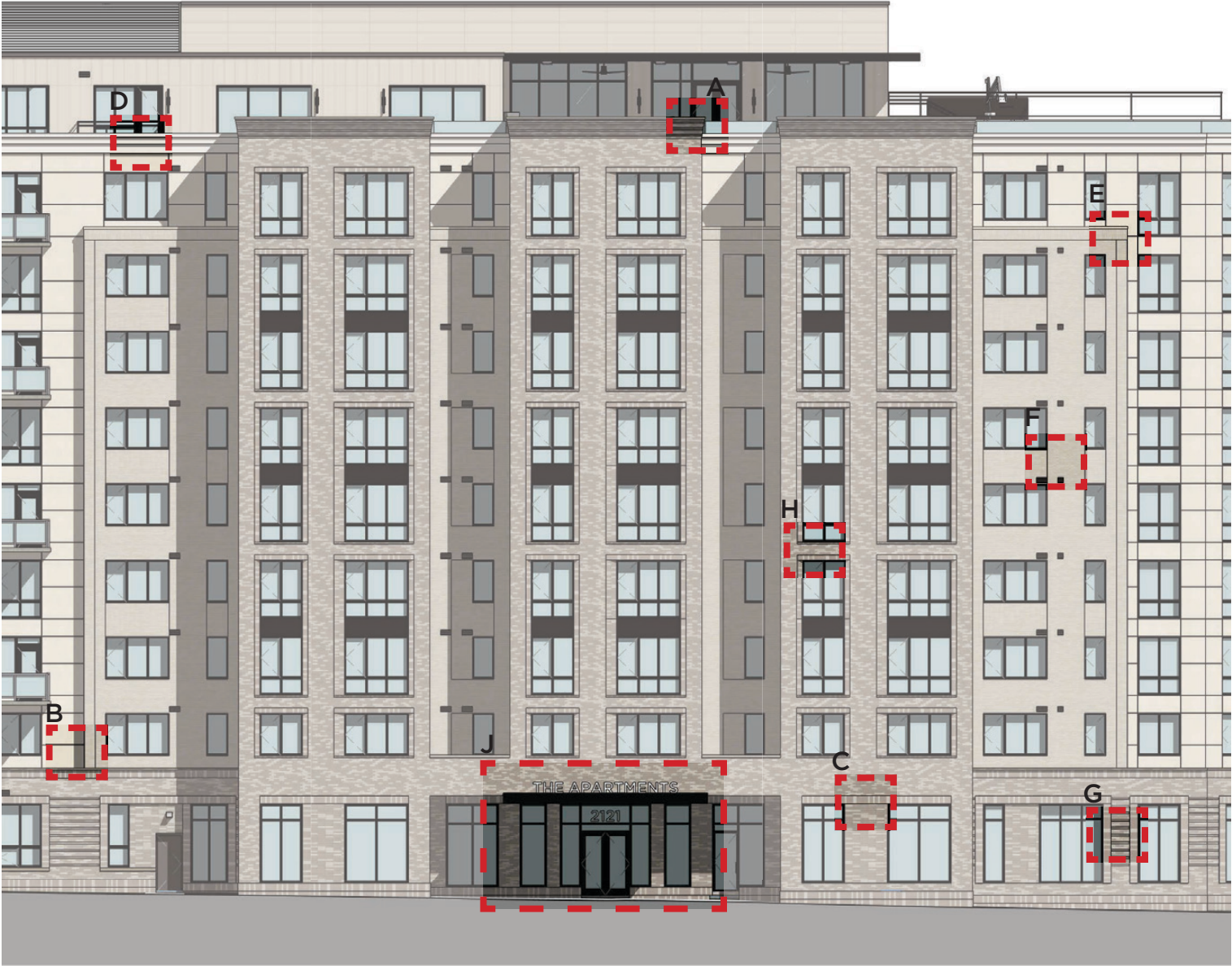
C: Stacked Brick Details Base Windows



Example: Vittinge School & Preschool | Sweden



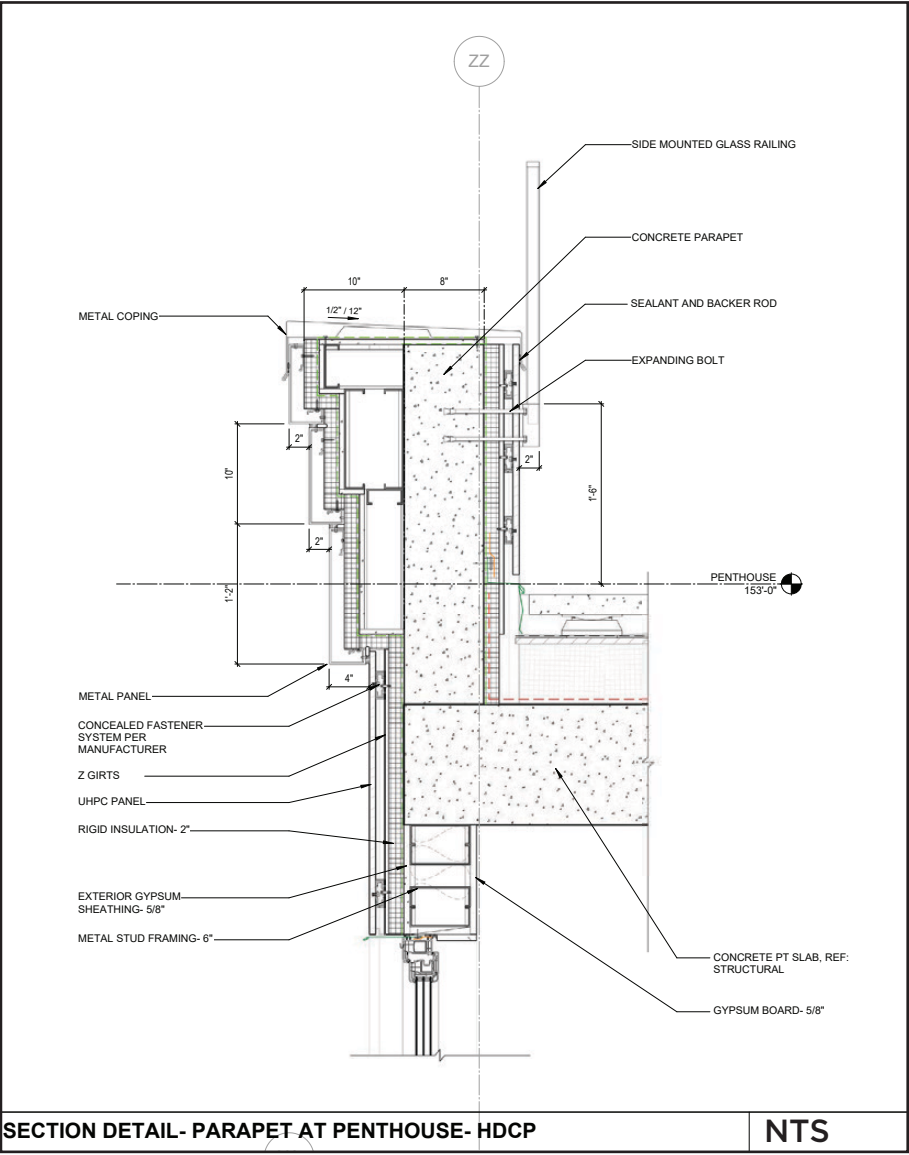
Detailing Refinement



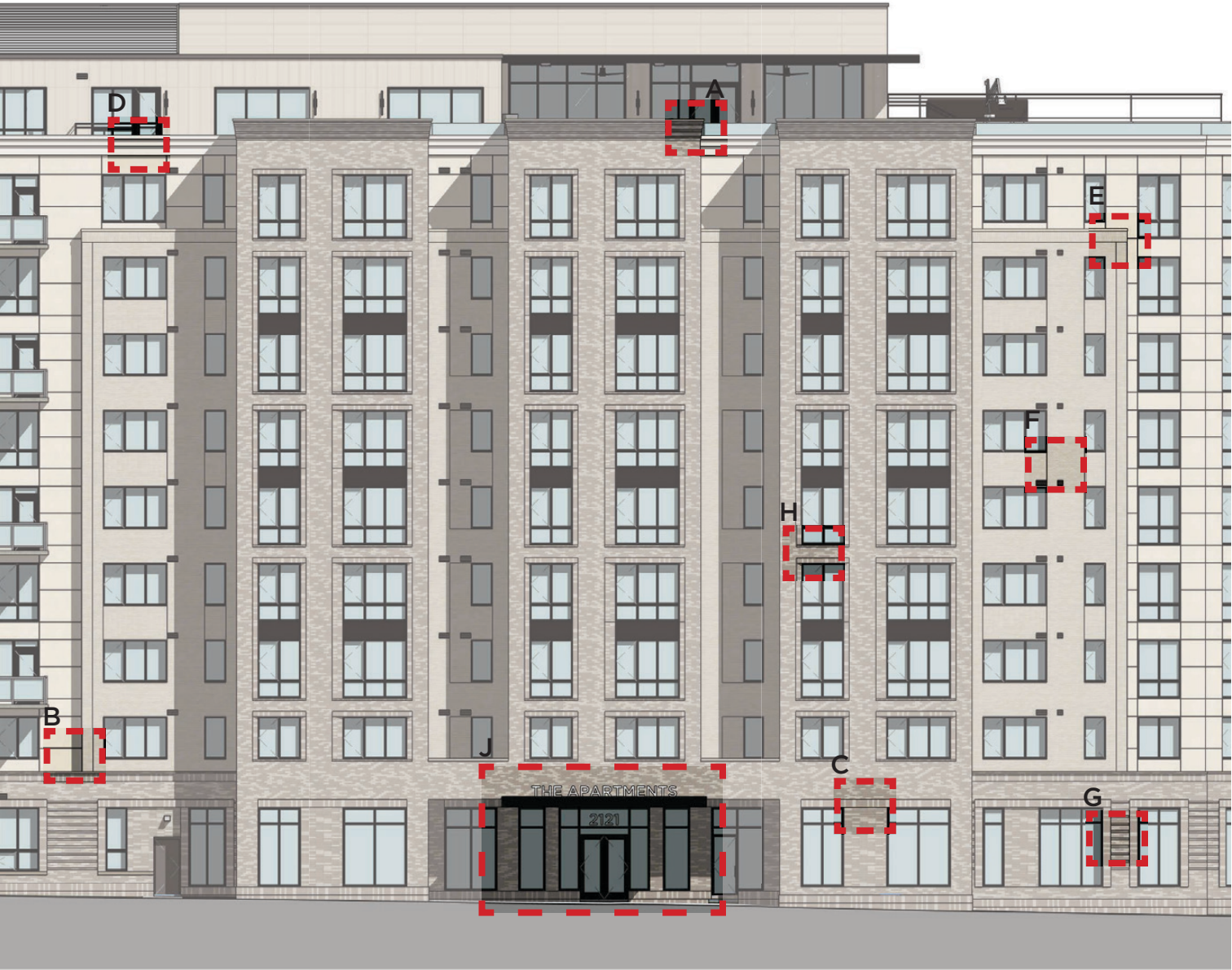
D: Coping Detail at the Top of the Building



Example: La Crosse Fire Station | USA



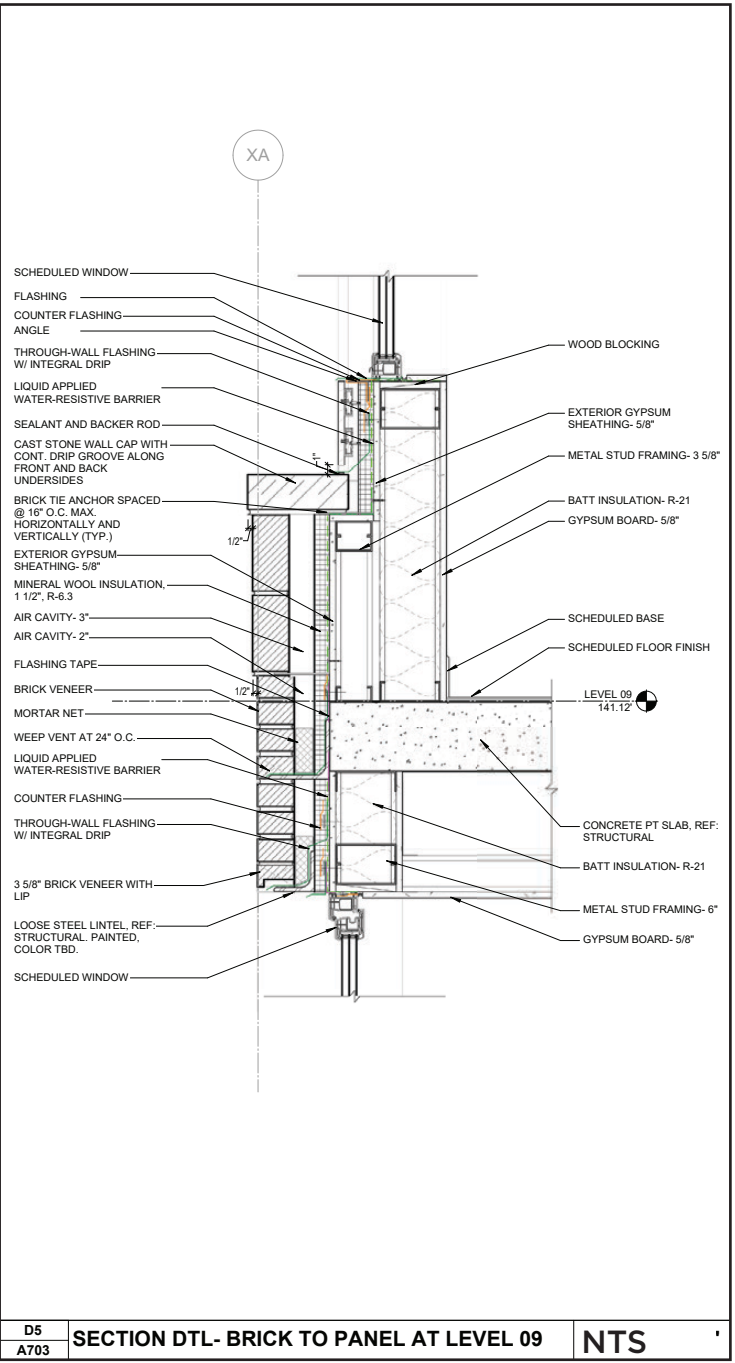
Detailing Refinement



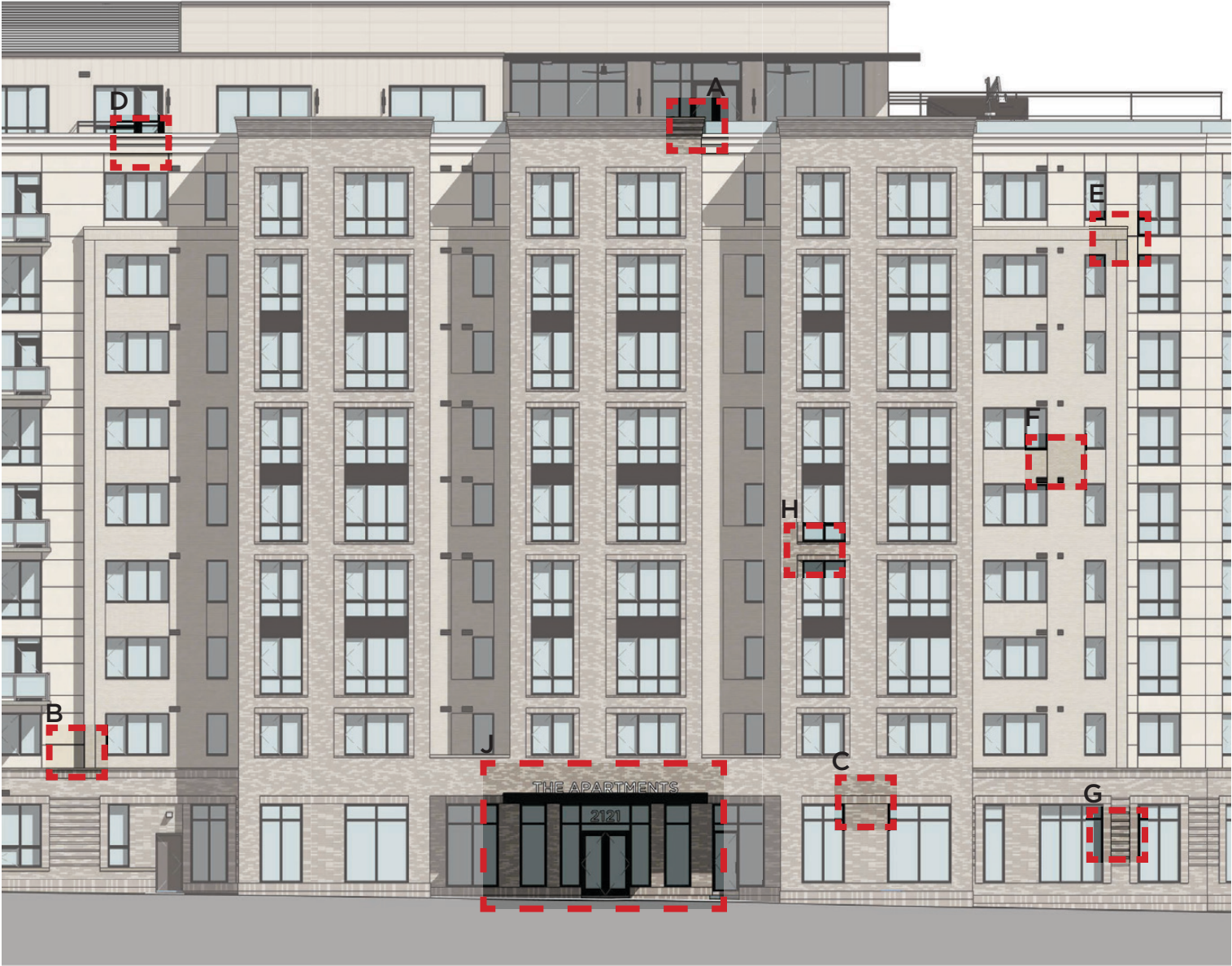
E: Brick Detail at the Top of the Brick Facade



Example: Reprise House | Belgium



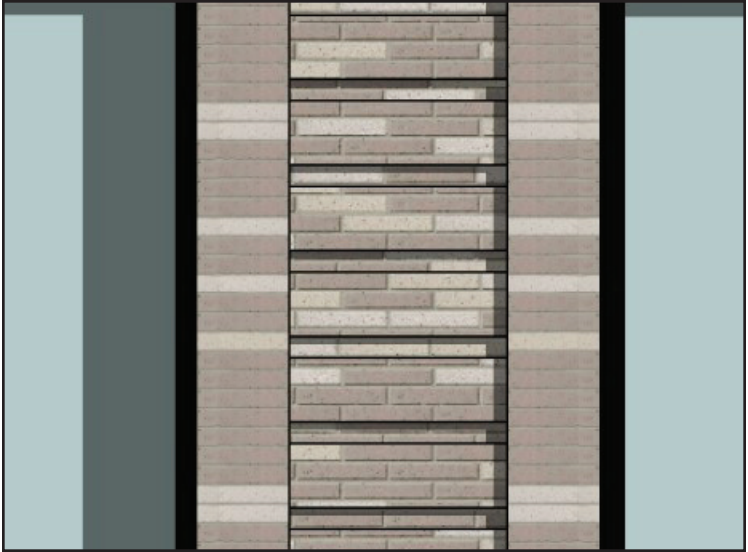
Detailing Refinement



F: Stacked Brick at the Windows on the Brick Facade



Example: Annedalsterrassen | Sweden

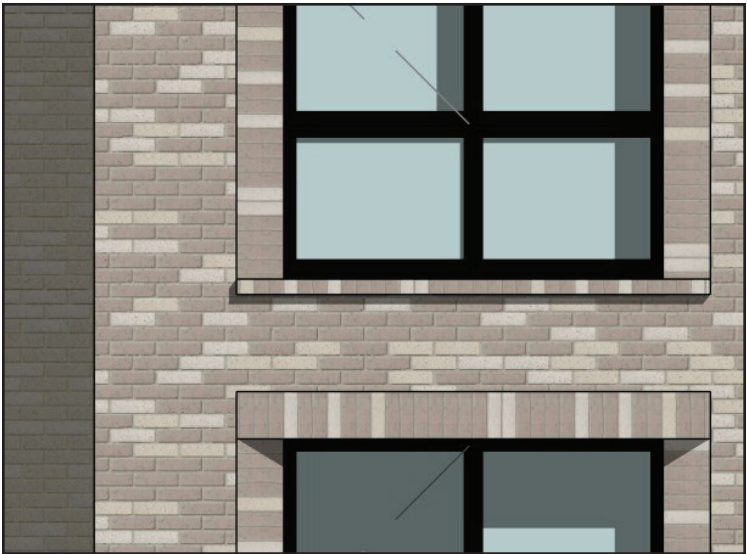
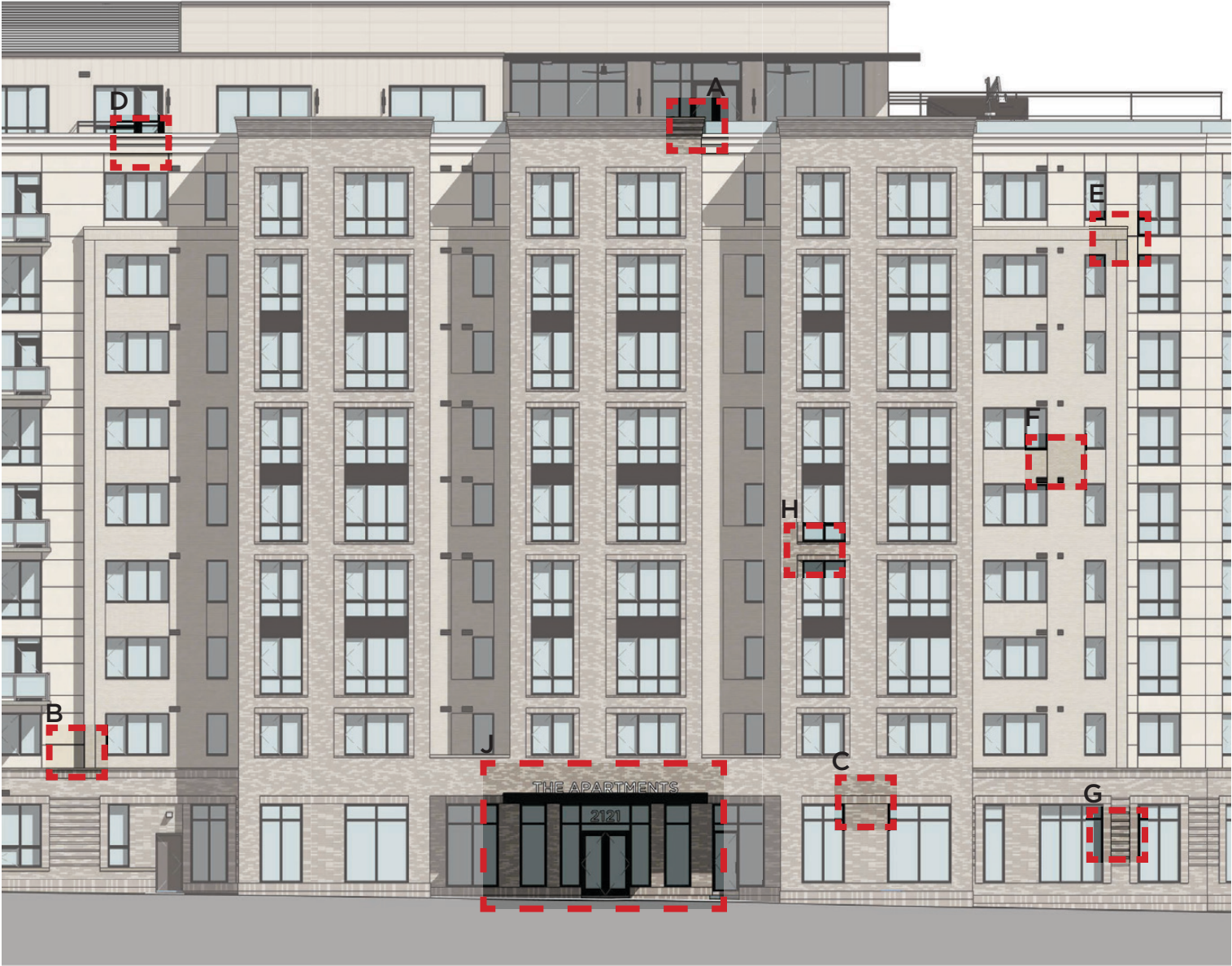


G: Brick Detail the Base



Example: Liceo Montale Pontedera School | Italy

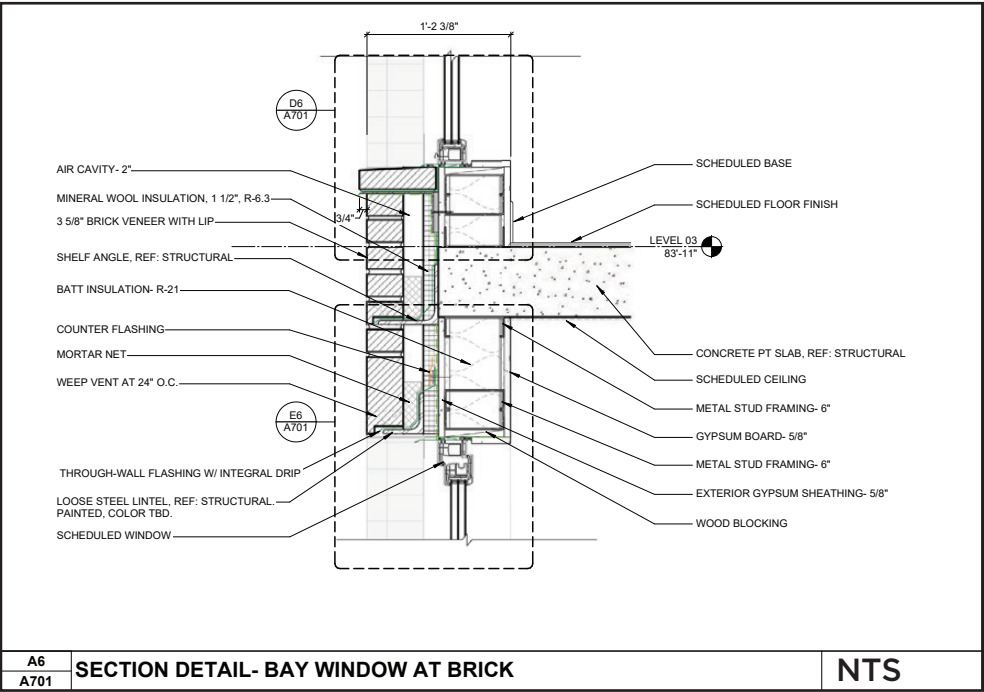
Detailing Refinement



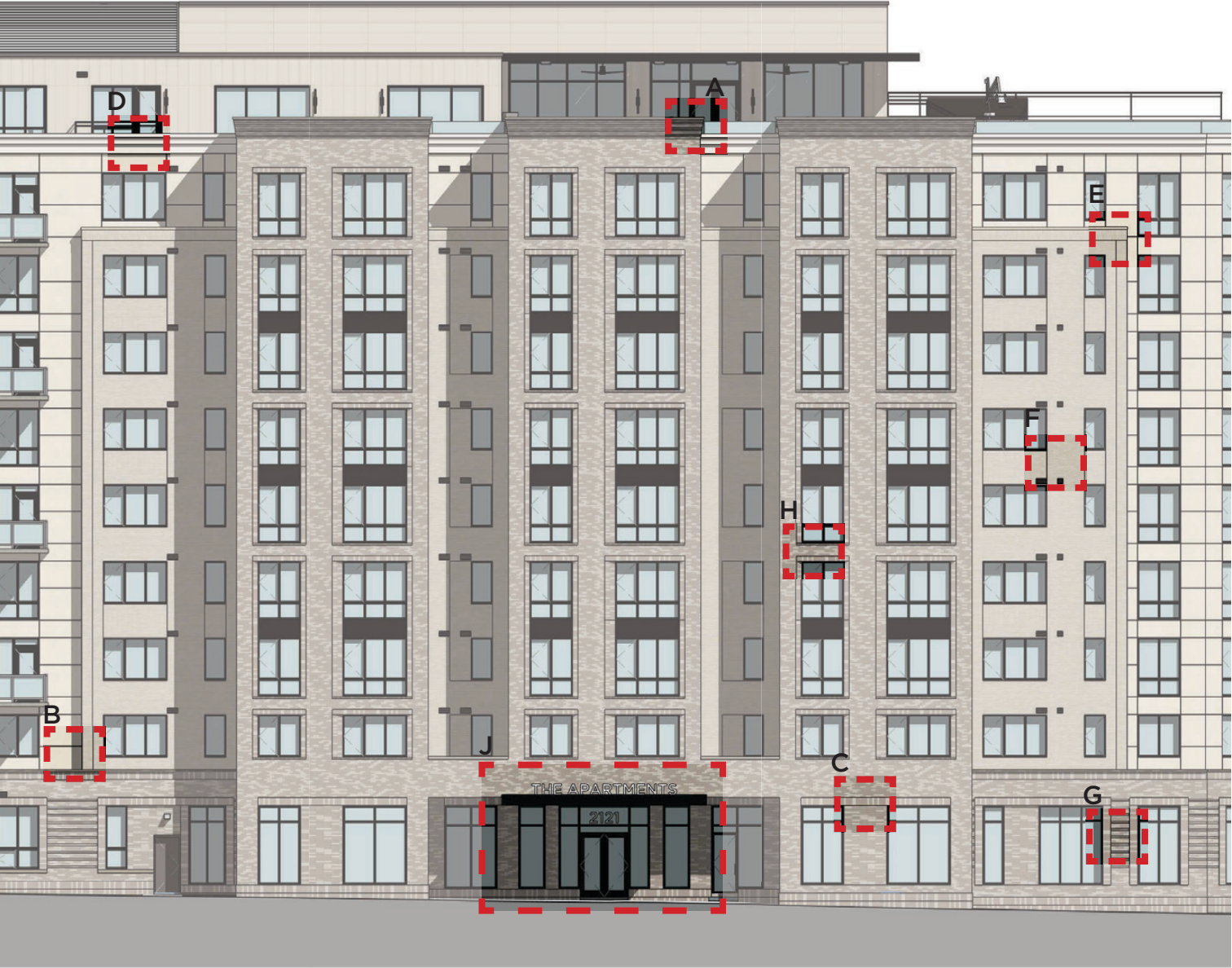
H: Brick Detail at the Windows on the Bays



Example: Belleville Sara Weill-Raynal Nursing Home | France



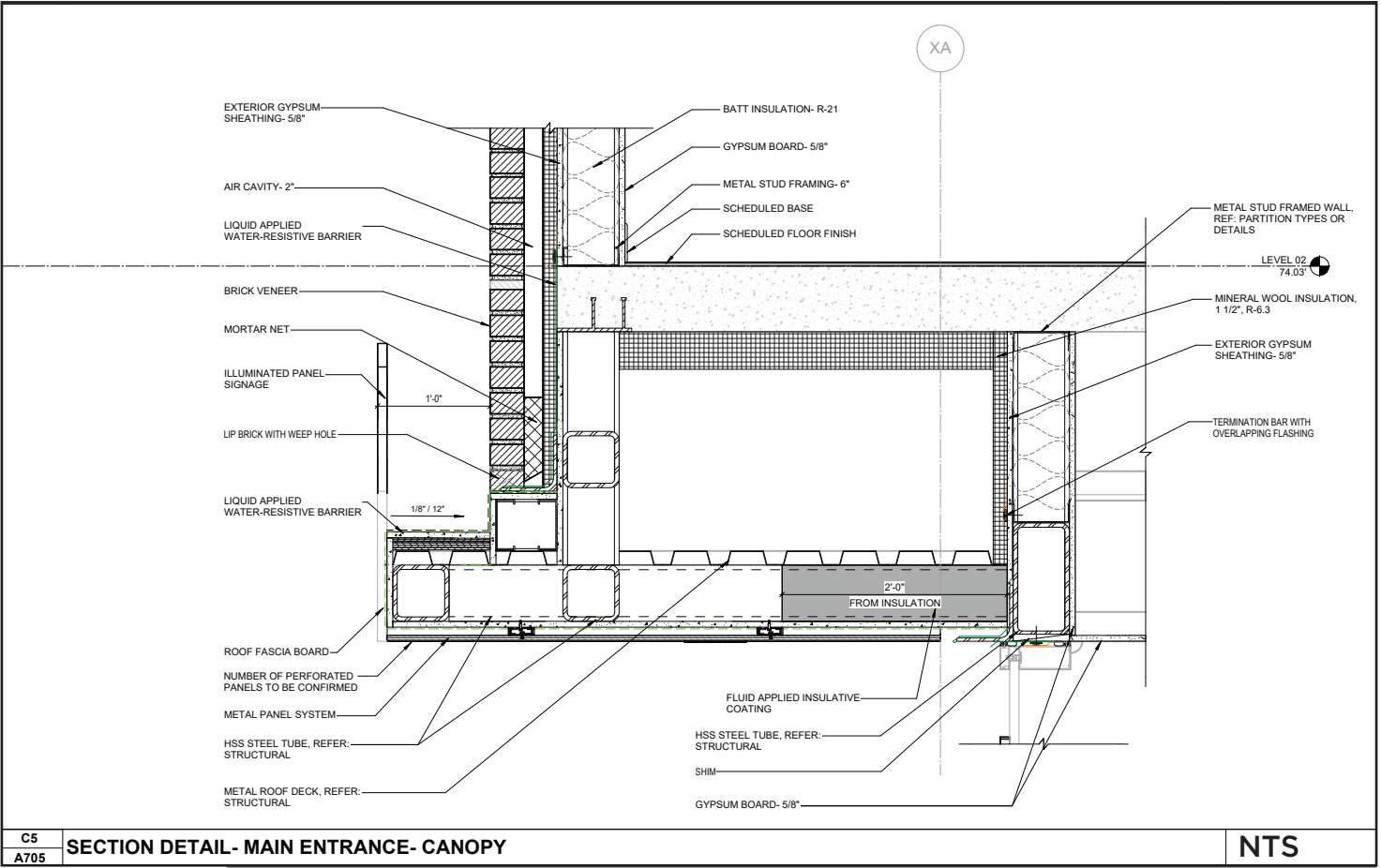
Detailing Refinement



J: Canopy and signage over main entrance



Example: Longchamp Signage



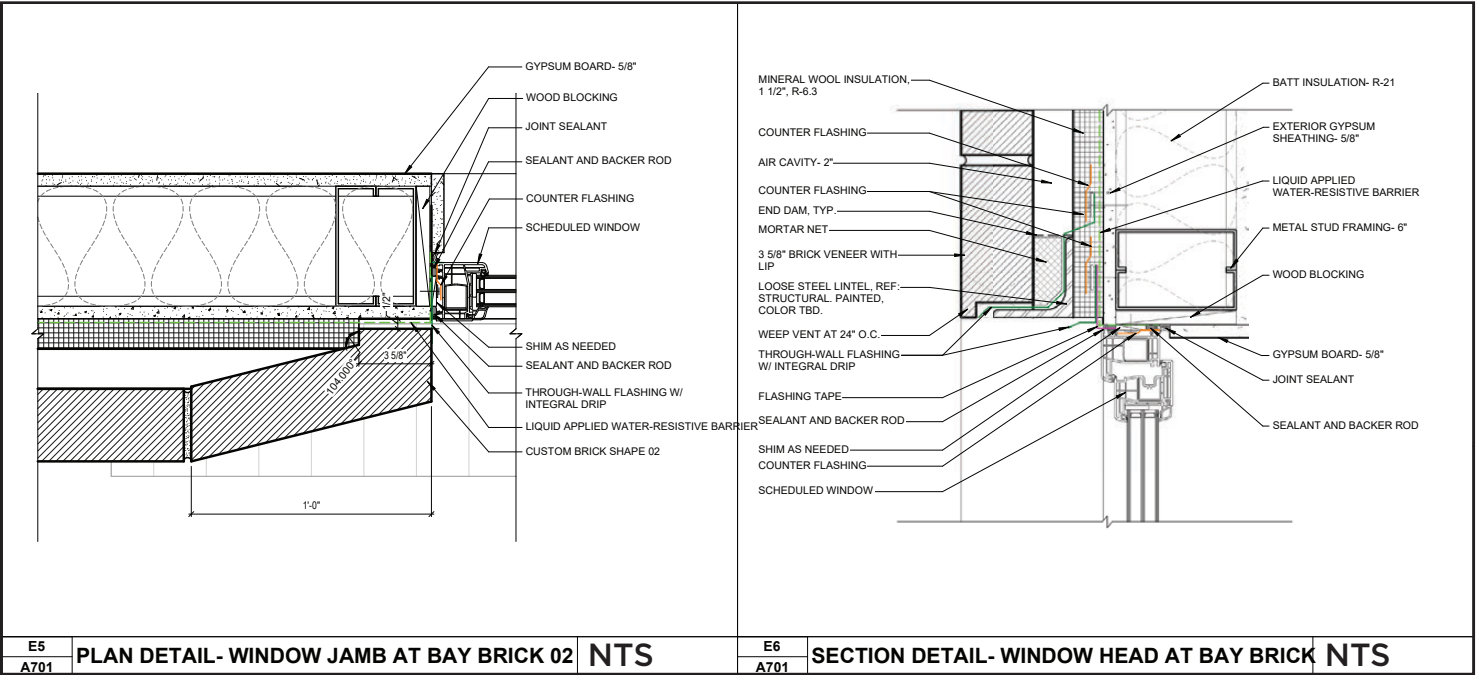
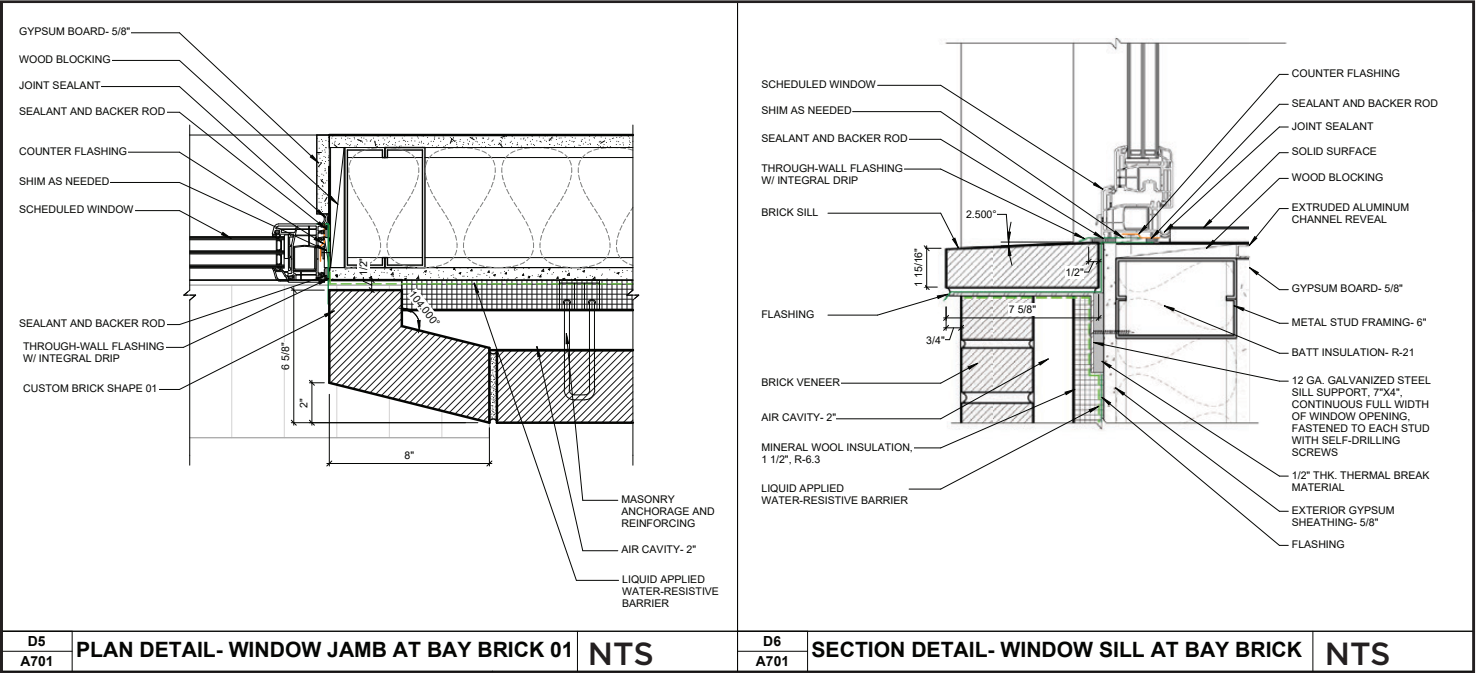
C5 SECTION DETAIL- MAIN ENTRANCE- CANOPY

NTS

Detailing Refinement



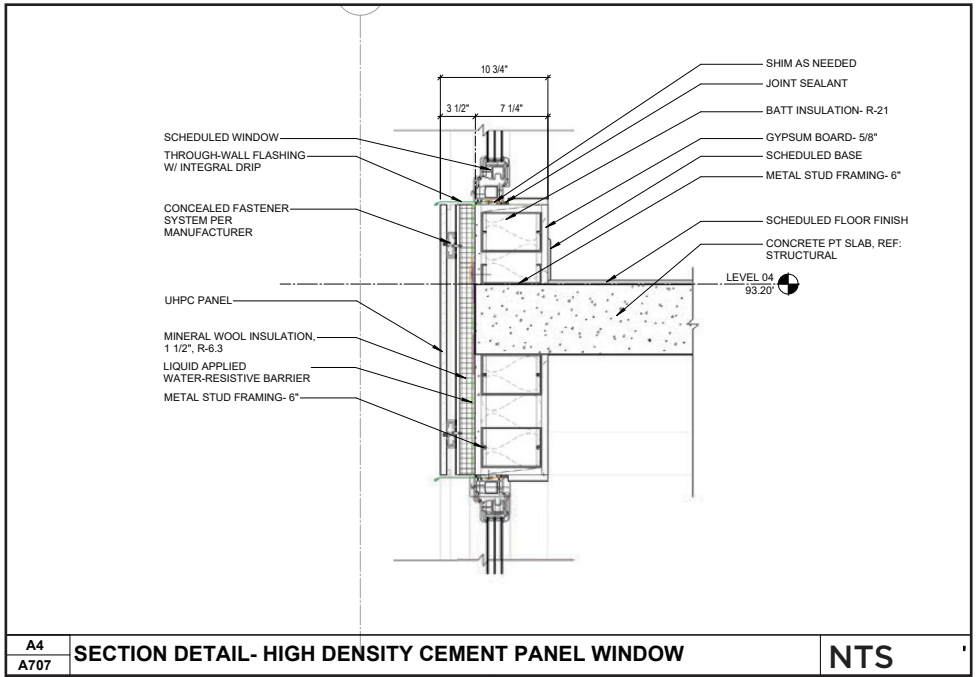
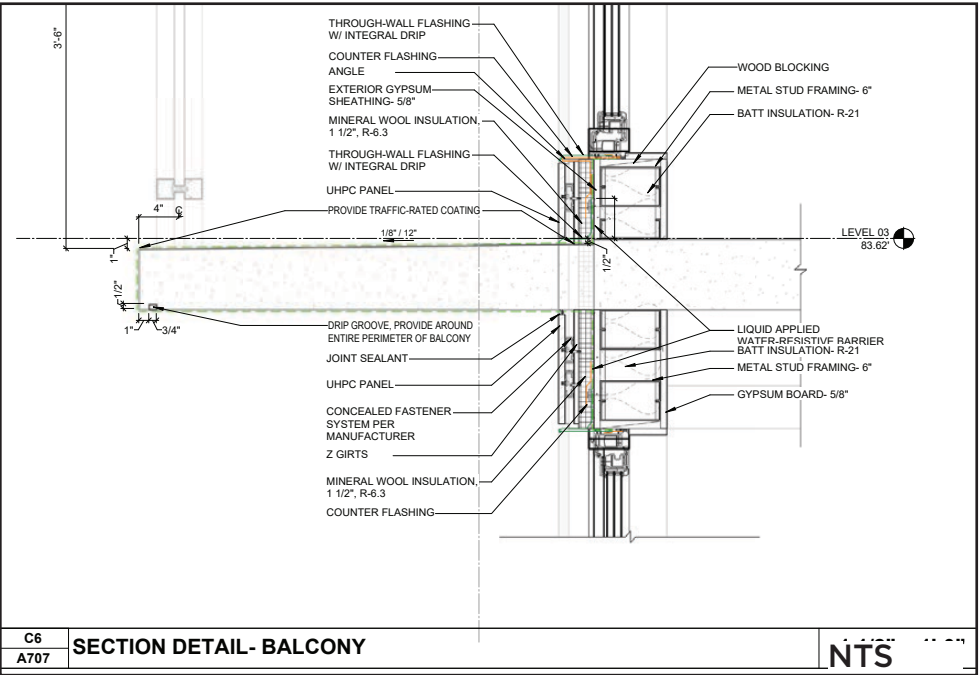
H: Brick Detail at the Windows on the Bays



Detailing Refinement



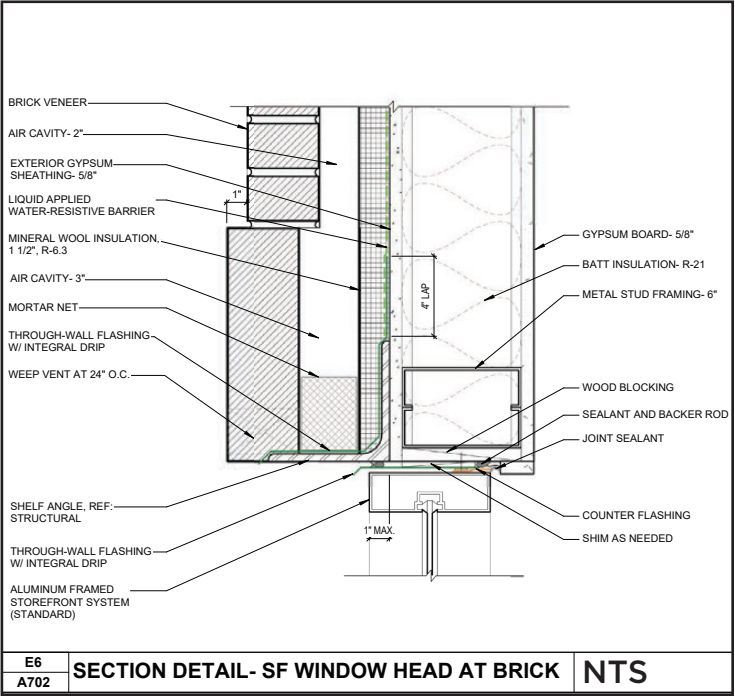
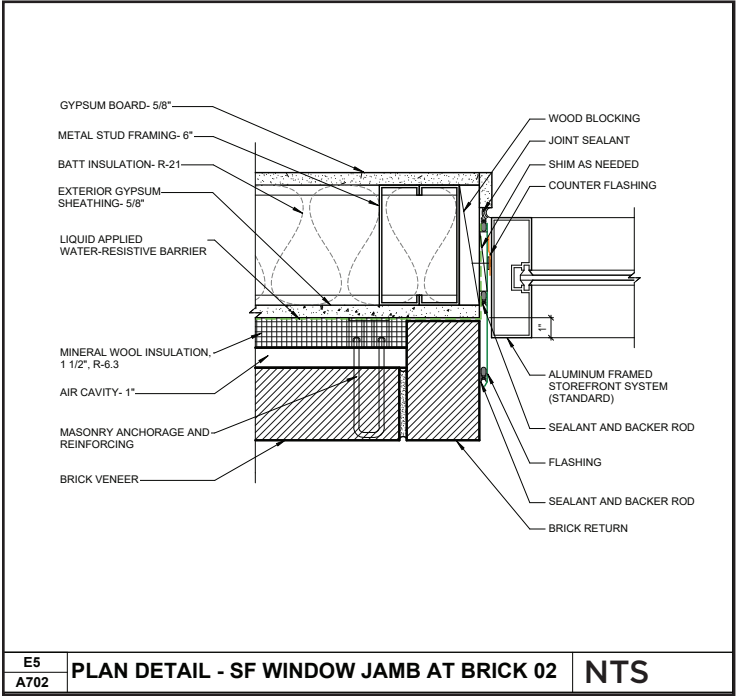
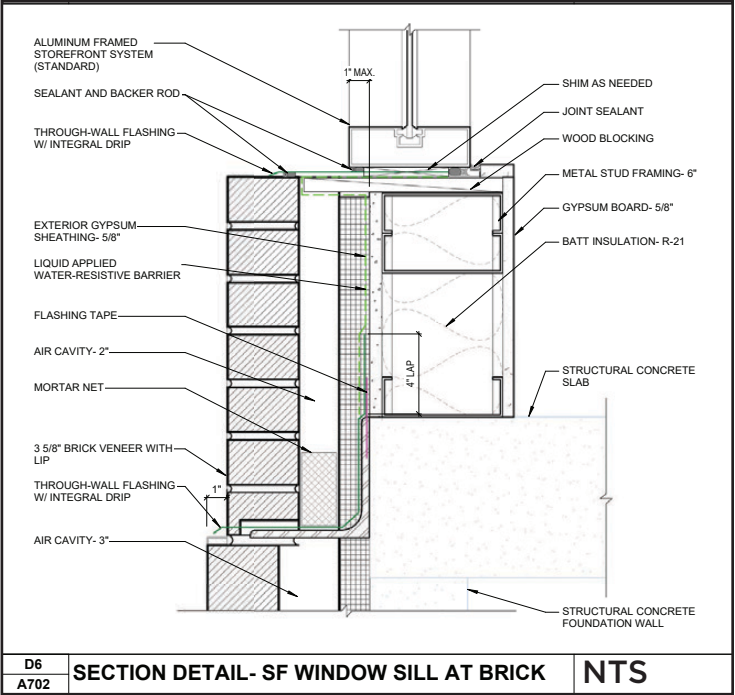
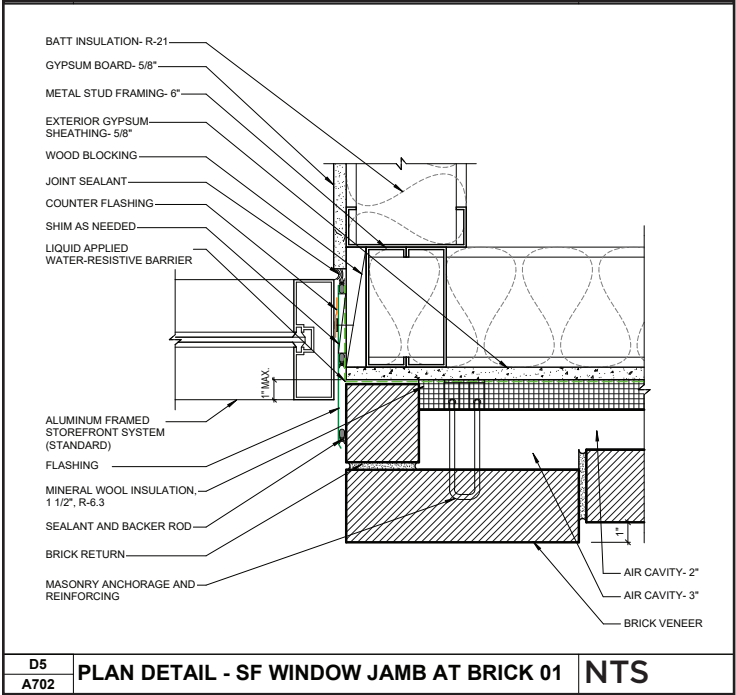
Fenestration details at UPHC openings and balconies



Detailing Refinement



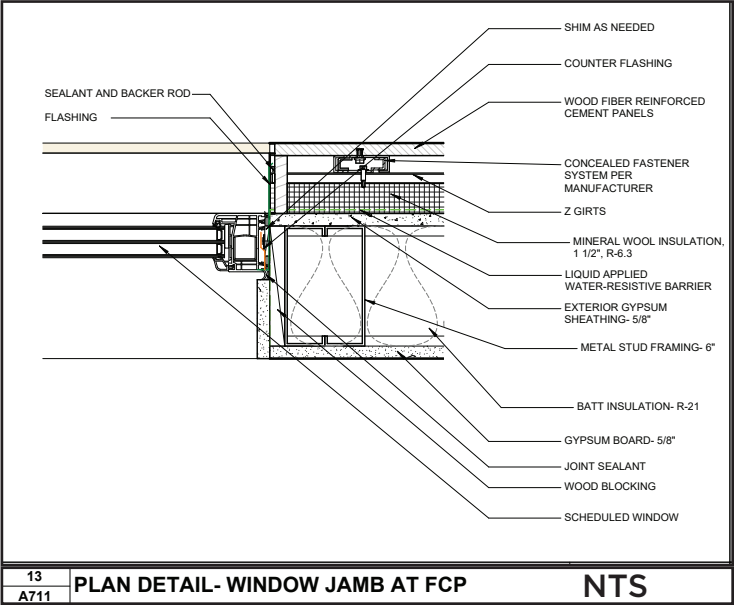
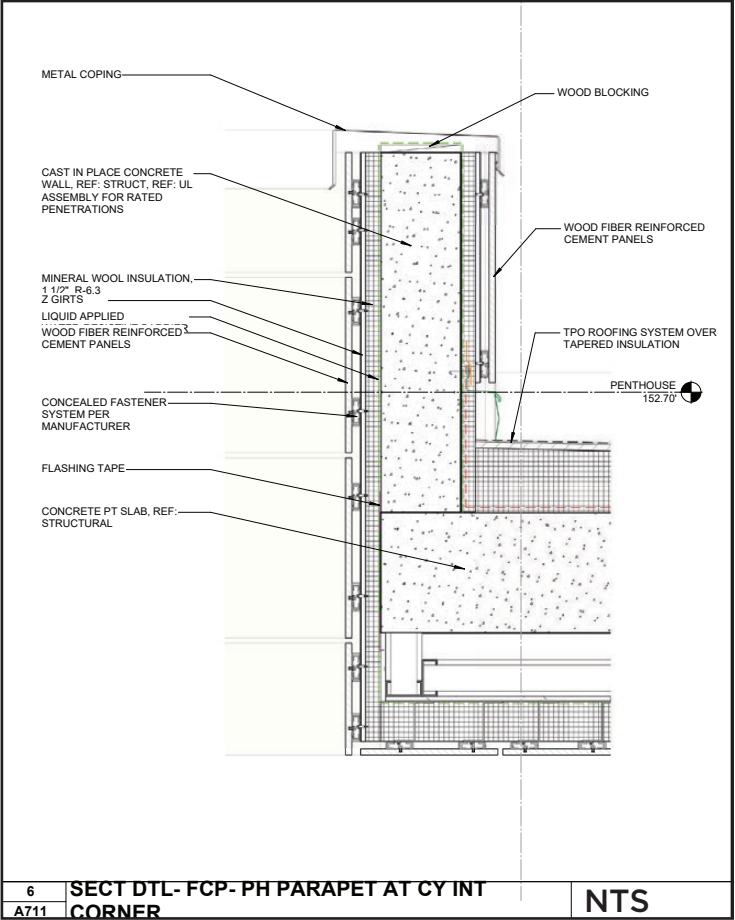
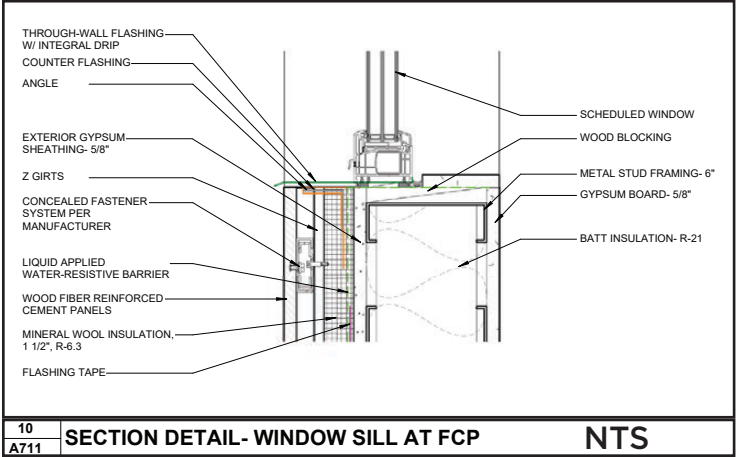
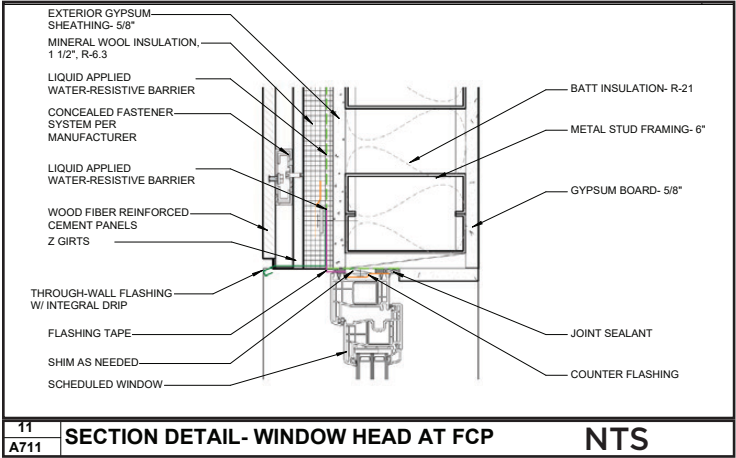
Fenestration details at ground floor openings



Detailing Refinement



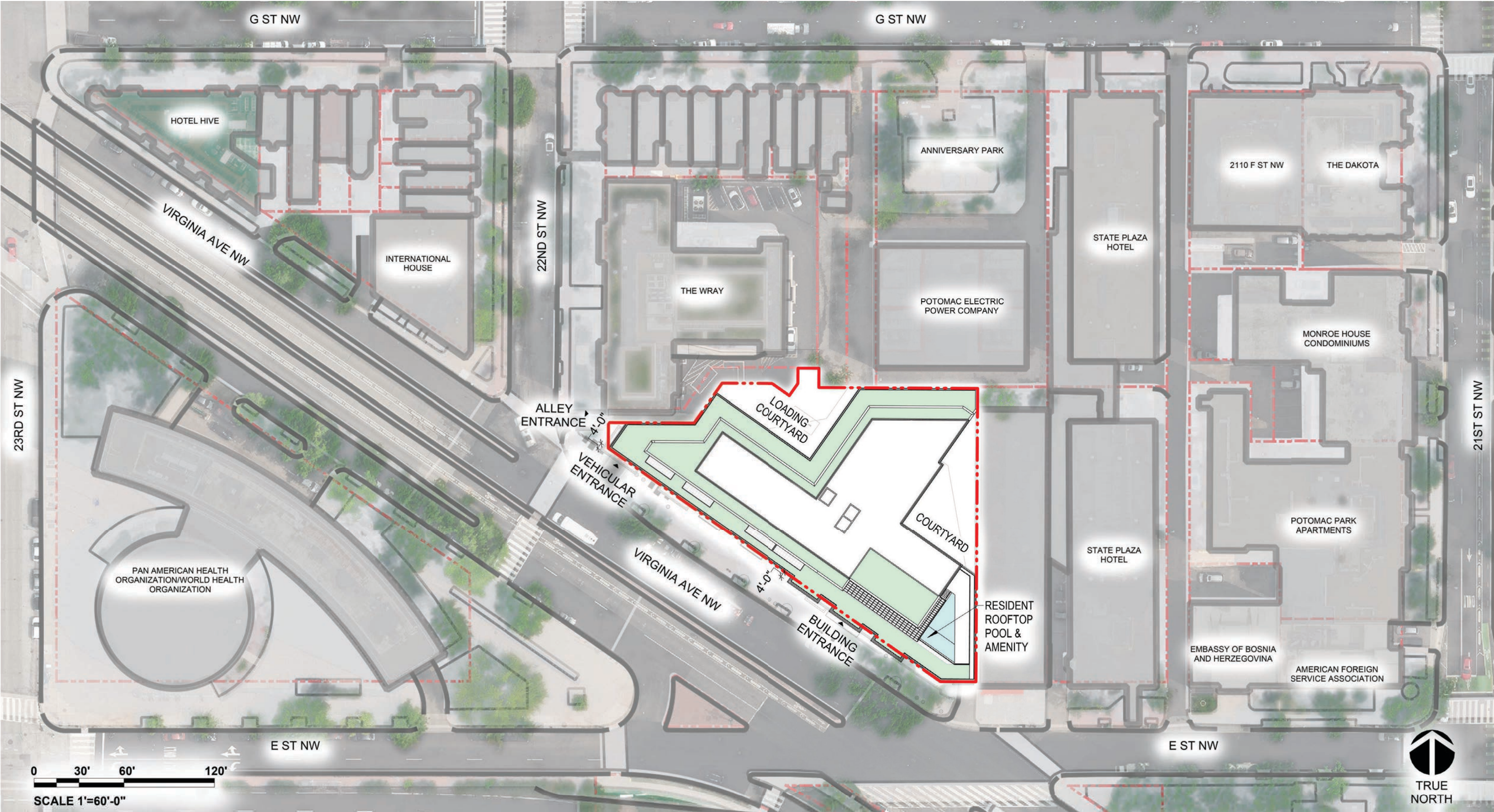
Fenestration details at FCP portions



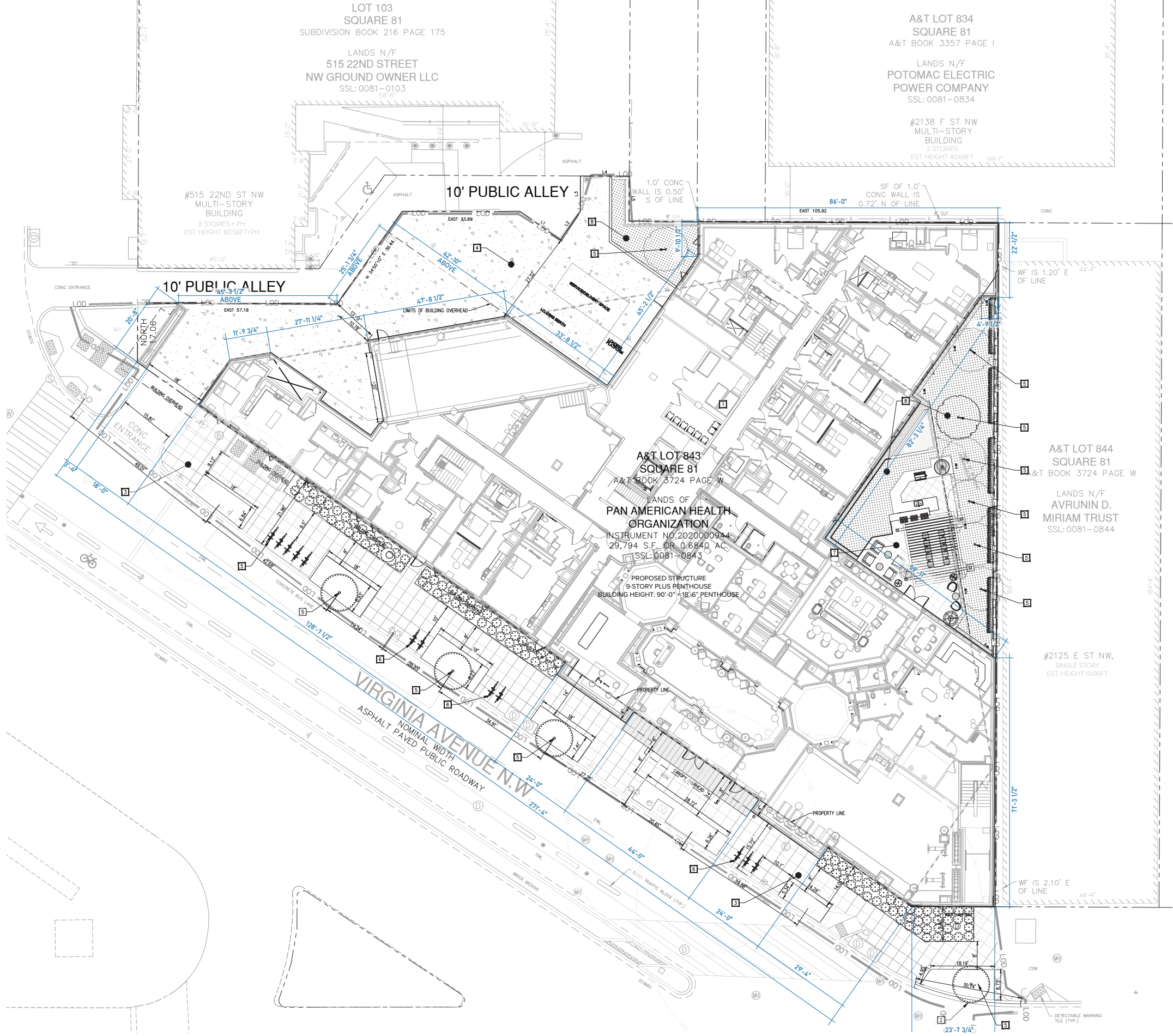
Floor Plans

Section F

Site Plan



Site Plan



SITE KEYNOTES

- 1 NEW BUILDING. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- 2 NEW GRANITE CURB AND BRICK GUTTER. SEE DDOT DETAIL 606.04
- 3 NEW CONCRETE SIDEWALK. SEE TO DDOT DETAIL 605.01 ON SHEET
- 4 NEW TRAFFIC RATED CONCRETE PAVEMENT. SEE DDOT DETAIL 503.0
- 5 NEW TREE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- 6 NEW BIKE RACK (DDOT "U RACK")
- 7 NEW COURTYARD. SEE LANDSCAPE PLANS FOR DETAILS.
- 8 COMPACTED PLANTING AREA. SEE LANDSCAPE PLANS FOR DETAILS.

PAVEMENT LEGEND:

- CONCRETE SIDEWALK
- TRAFFIC RATED CONCRETE PAVEMENT
- SPECIALTY PAVING

PROPOSED LEGEND:

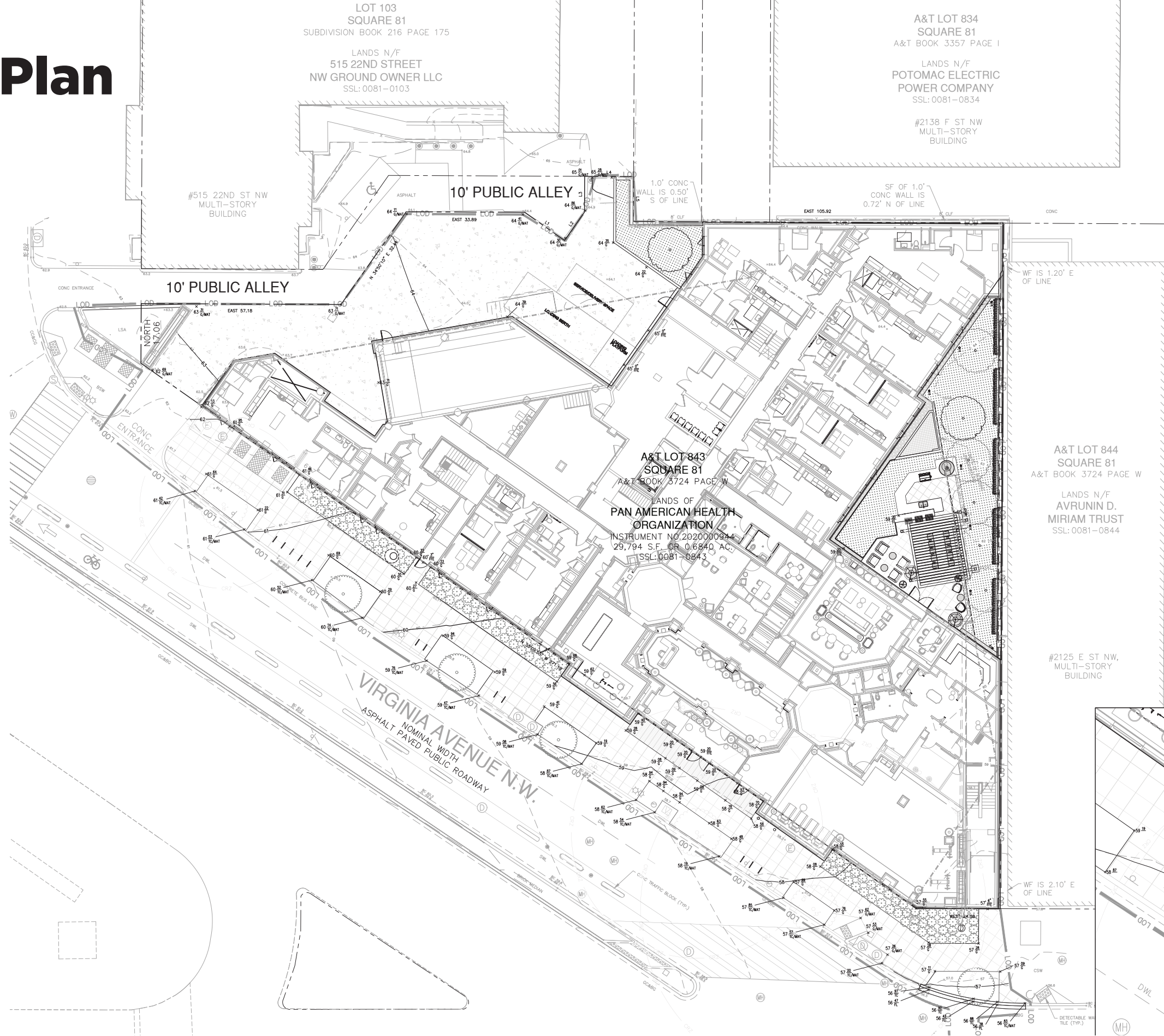
- COMPACTED PLANTING AREA
- PROPOSED STREET TREE
- PROPOSED TREE
- PROPOSED SHRUB
- LIMITS OF BUILDING BELOW GRADE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 55°09'50" E	14.00
L2	N 34°50'10" E	9.91
L3	N 00°00'00" W	10.23
L4	N 90°00'00" E	14.00
L5	S 00°00'00" E	12.84



Grading Plan



PAVEMENT LEGEND:

- | | |
|---|---------------------------------|
|  | CONCRETE SIDEWALK |
|  | TRAFFIC RATED CONCRETE PAVEMENT |
|  | SPECIALTY PAVING |

PROPOSED LEGEND:

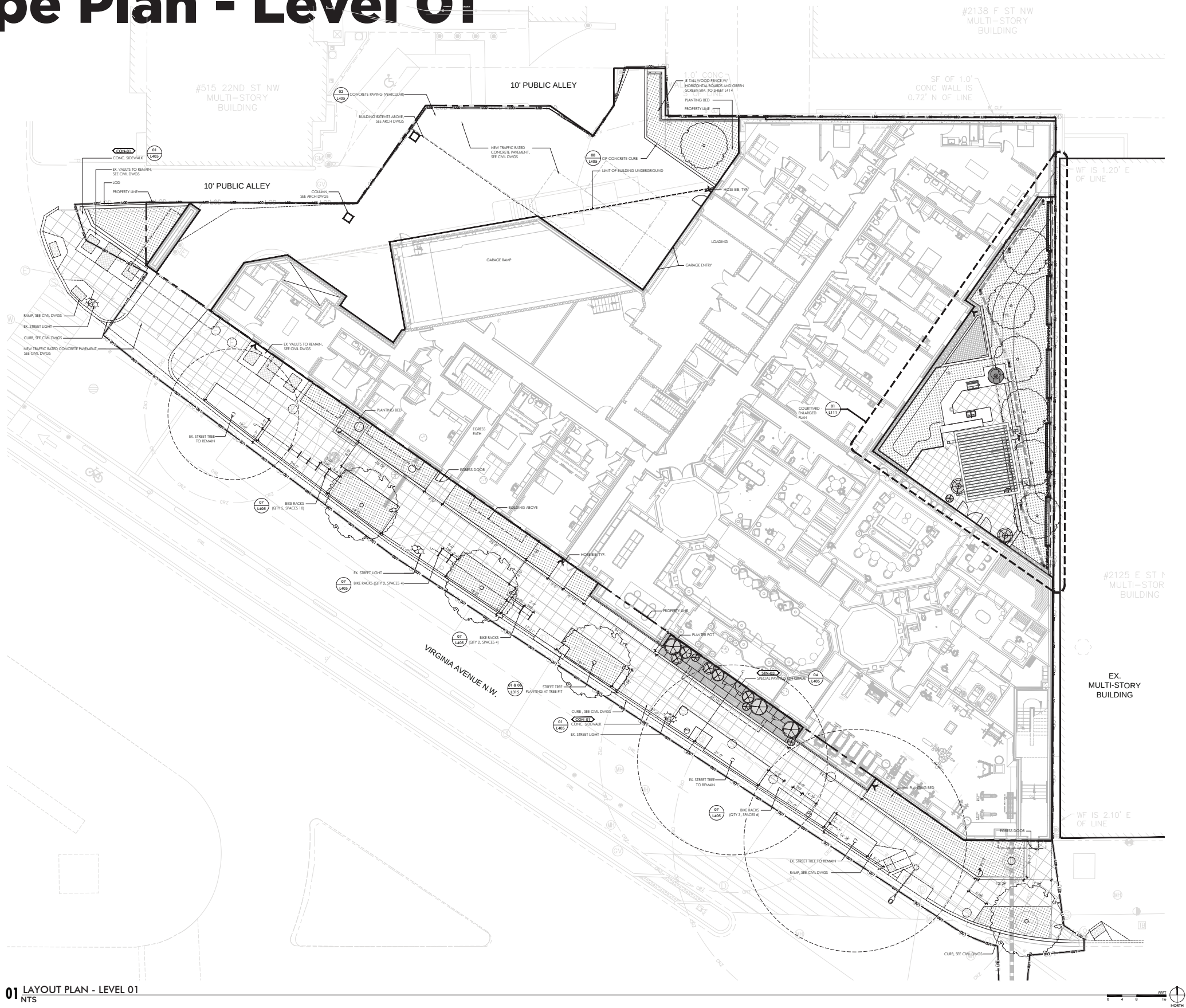
- 
- COMPACTED PLANTING AREA
 - PROPOSED STREET TREE
 - PROPOSED TREE
 - PROPOSED SHRUB
 - LIMITS OF BUILDING BELOW GRADE

SPOT SHOT LEGEND:

- | | |
|-----------------------------------|-------------------------------|
| XX _{FF} ^{XX} × | FINISHED FLOOR SPOT |
| XX _G ^{XX} × | GROUND SPOT |
| XX _{TC} ^{XX} × | TOP OF CURB SPOT |
| XX _{FL} ^{XX} × | FLOW LINE OF CURB SPOT |
| XX _{EP} ^{XX} × | EDGE OF PAVEMENT OF CURB SPOT |
| XX _{TW} ^{XX} × | TOP OF WALL SPOT |
| XX _{BW} ^{XX} × | BOTTOM OF WALL SPOT |
| XX _{TS} ^{XX} × | TOP OF STEPS SPOT |
| XX _{BS} ^{XX} × | BOTTOM OF STEPS SPOT |
| XX _{MAT} ^{XX} × | MATCH EXISTING SPOT |

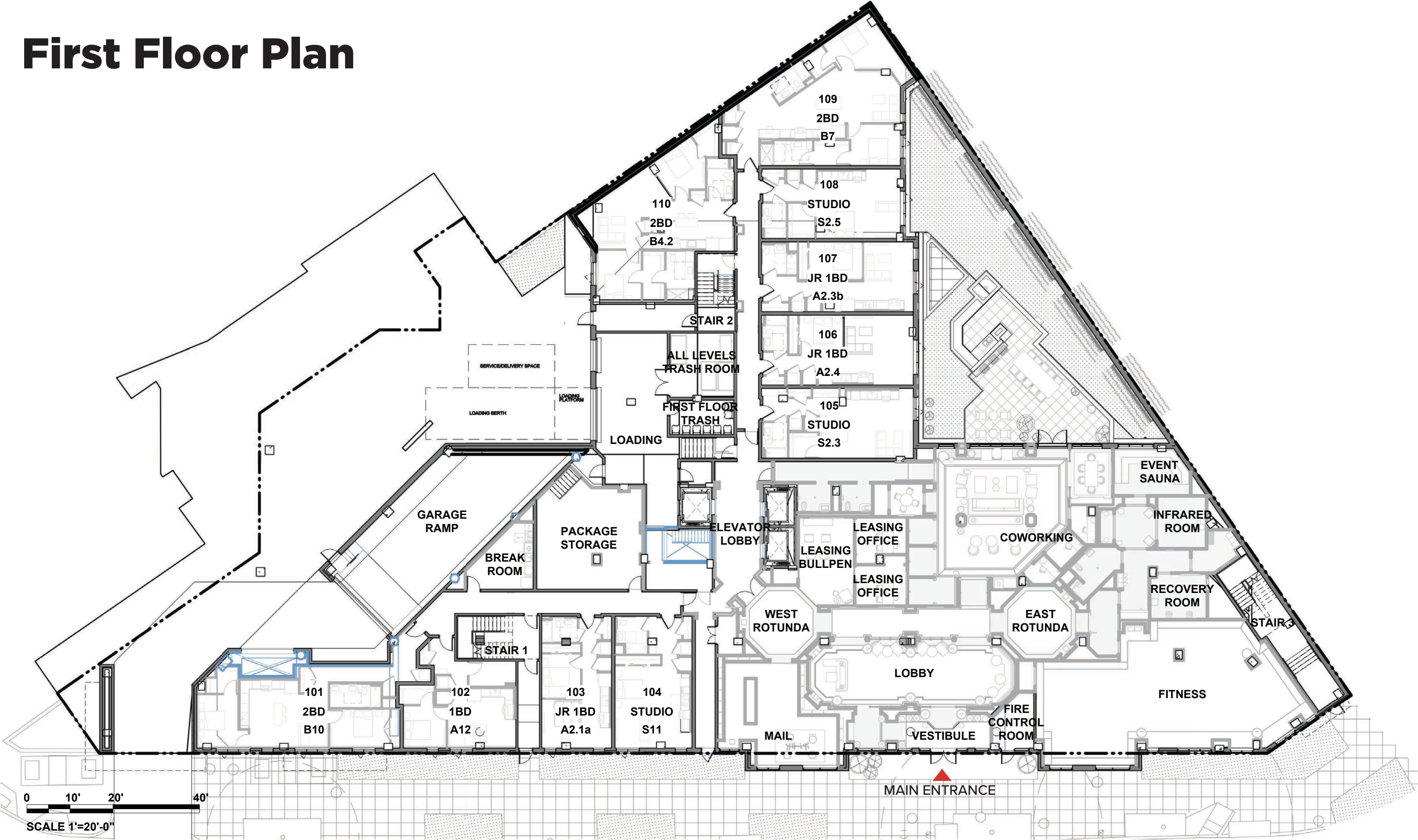
- 76— MINOR CONTOURS
—70— MAJOR CONTOURS

Landscape Plan - Level 01

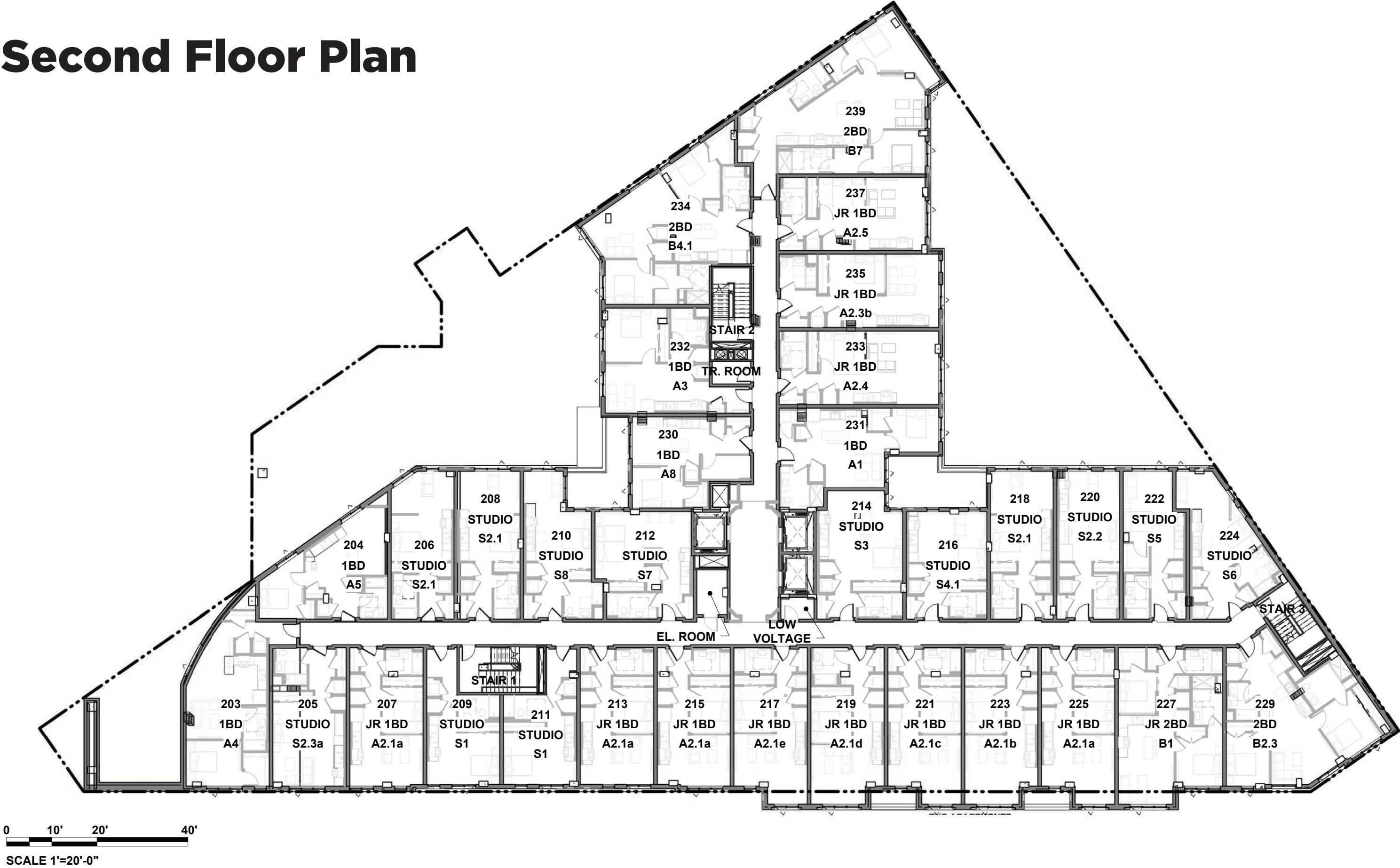


01 LAYOUT PLAN - LEVEL 01
NTS

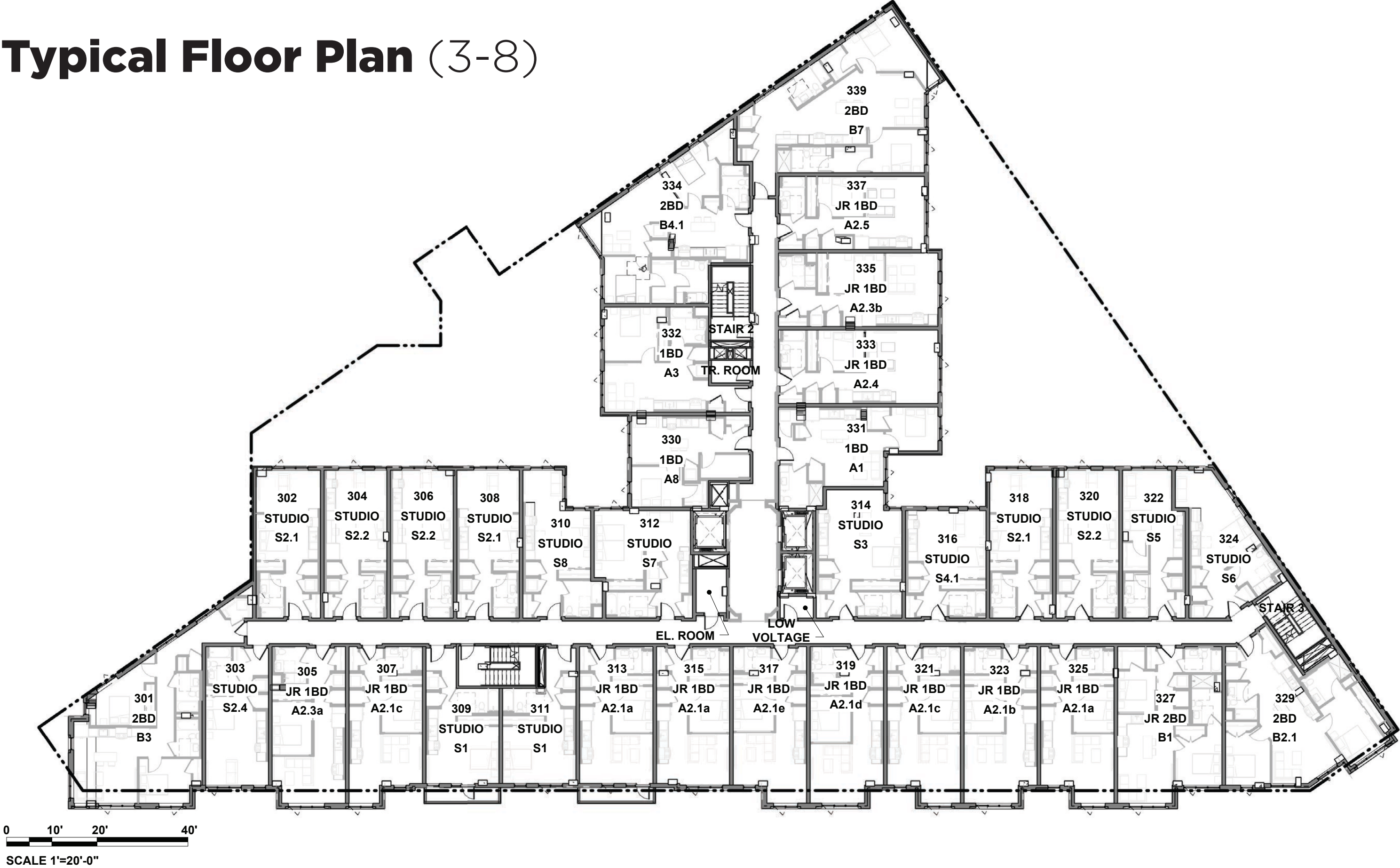
First Floor Plan



Second Floor Plan



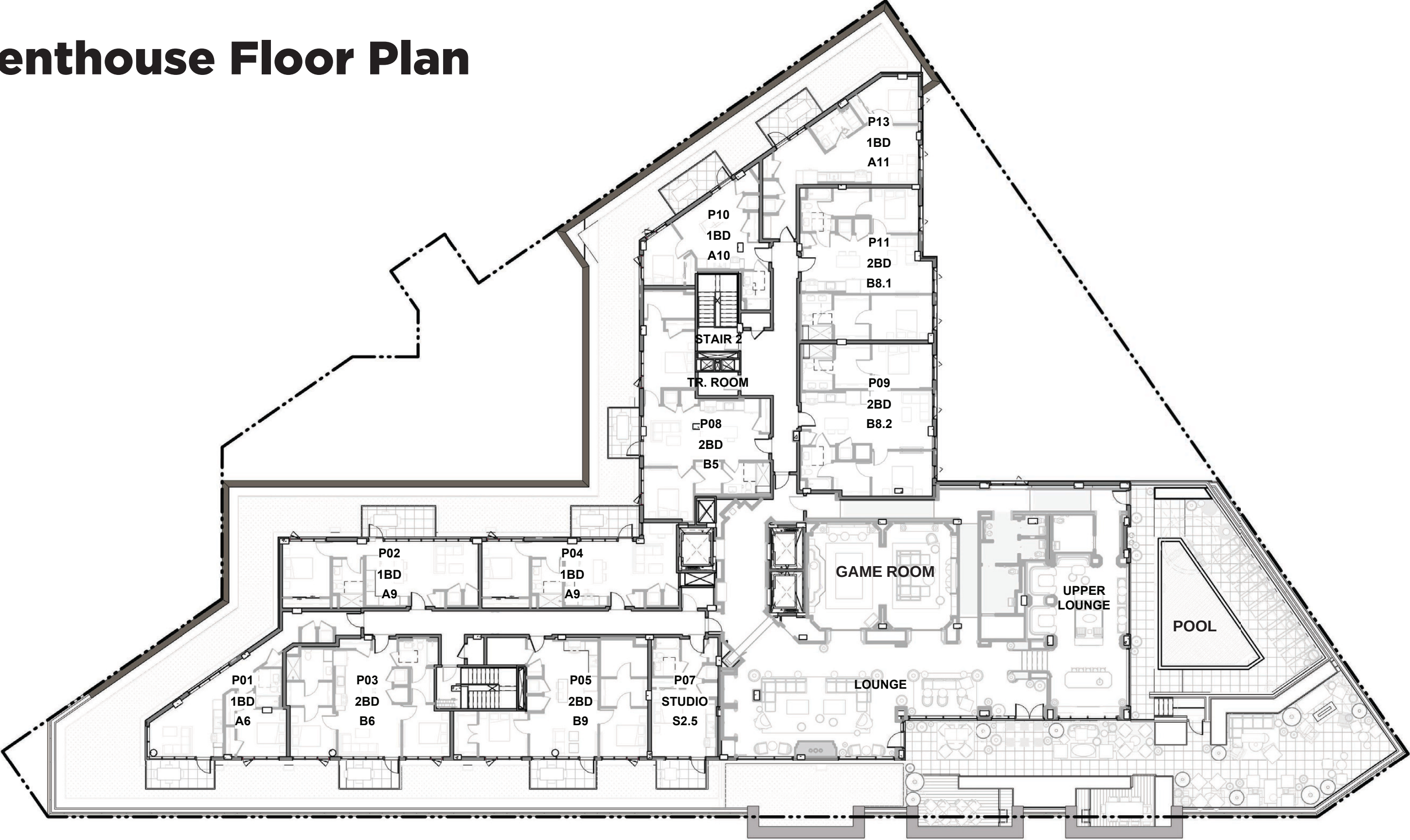
Typical Floor Plan (3-8)



Ninth Floor Plan

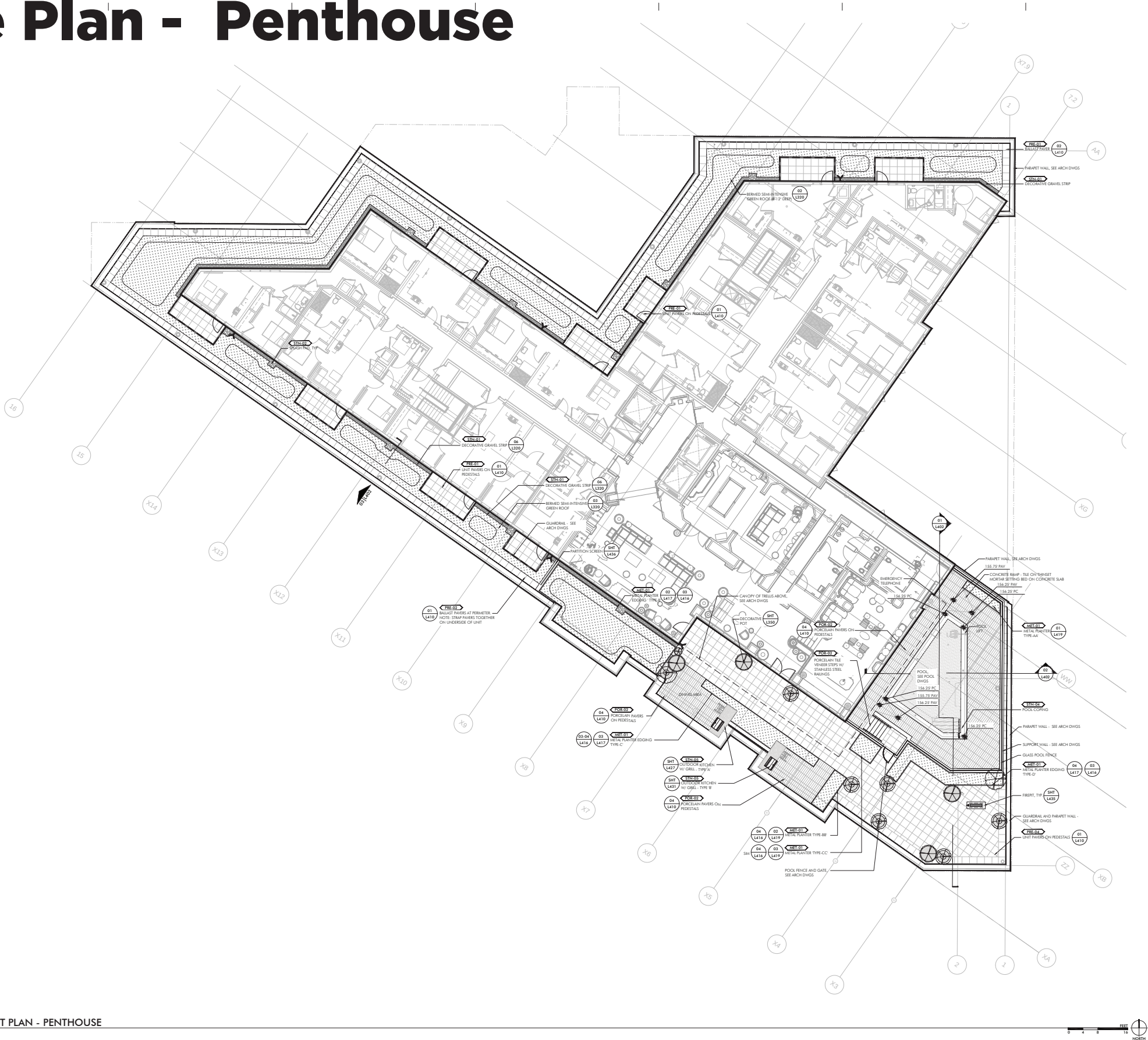


Penthouse Floor Plan



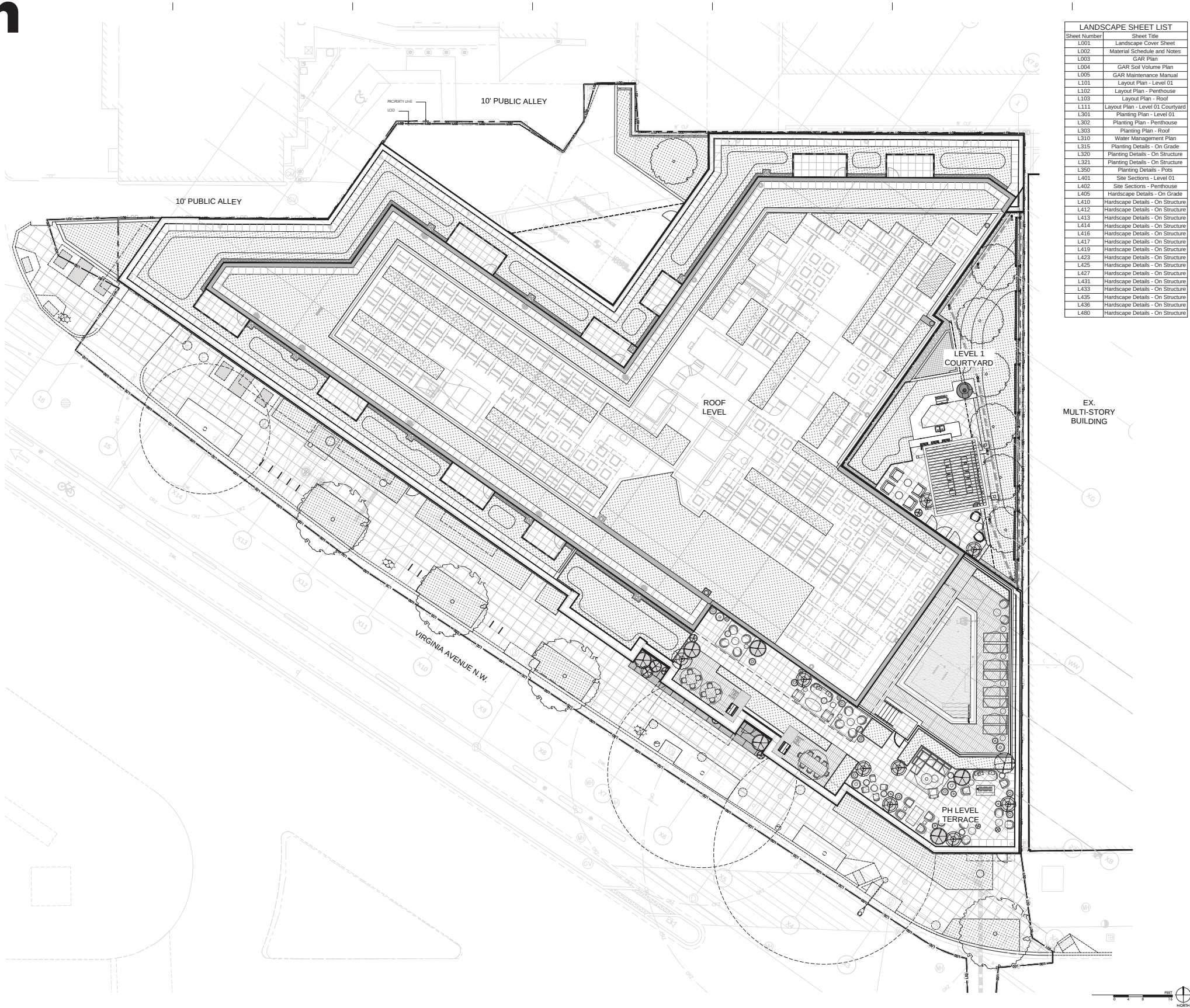
0 10' 20' 40'
SCALE 1"=20'-0"

Landscape Plan - Penthouse



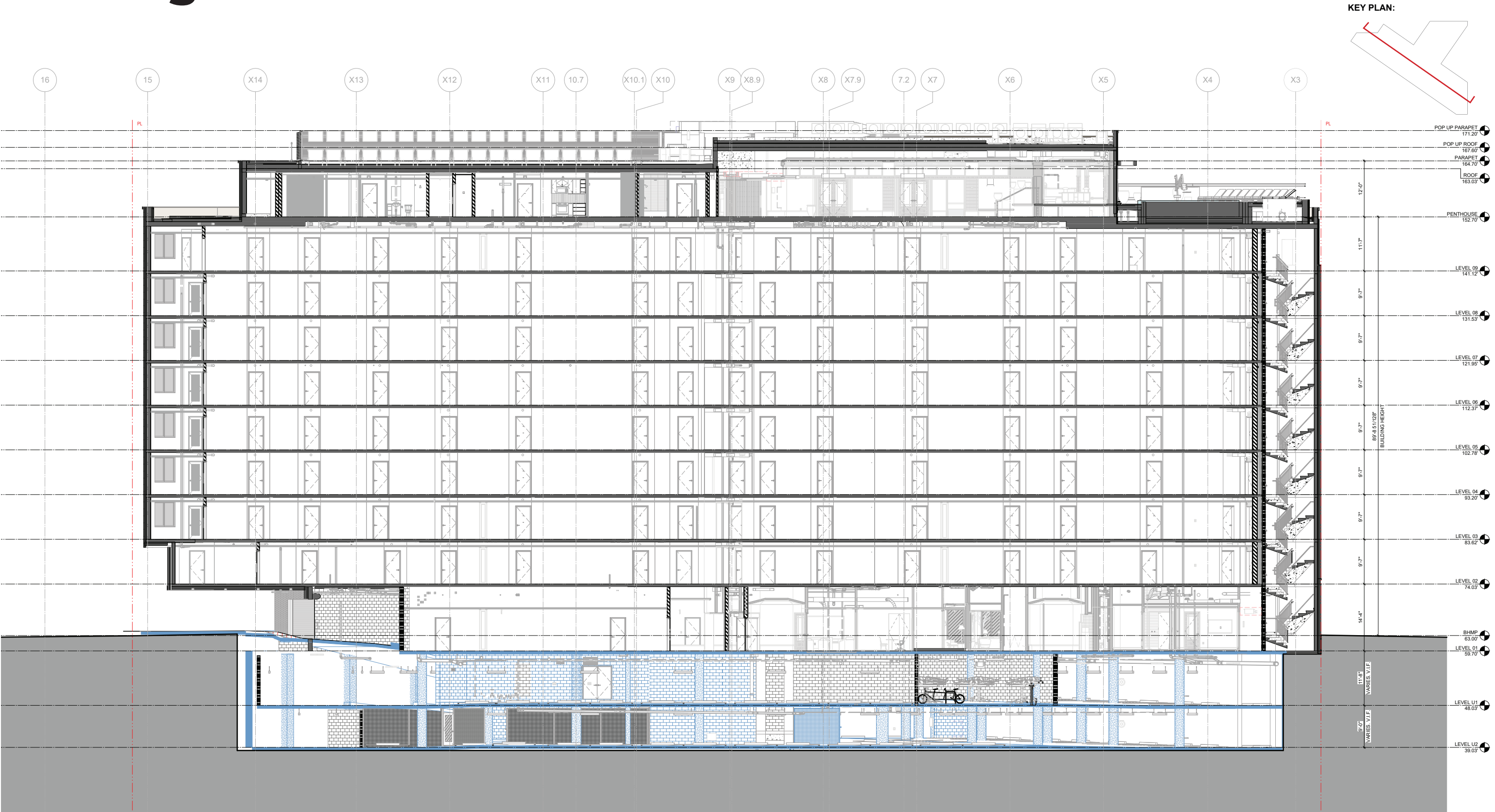
01 LAYOUT PLAN - PENTHOUSE
NTS

Roof Plan

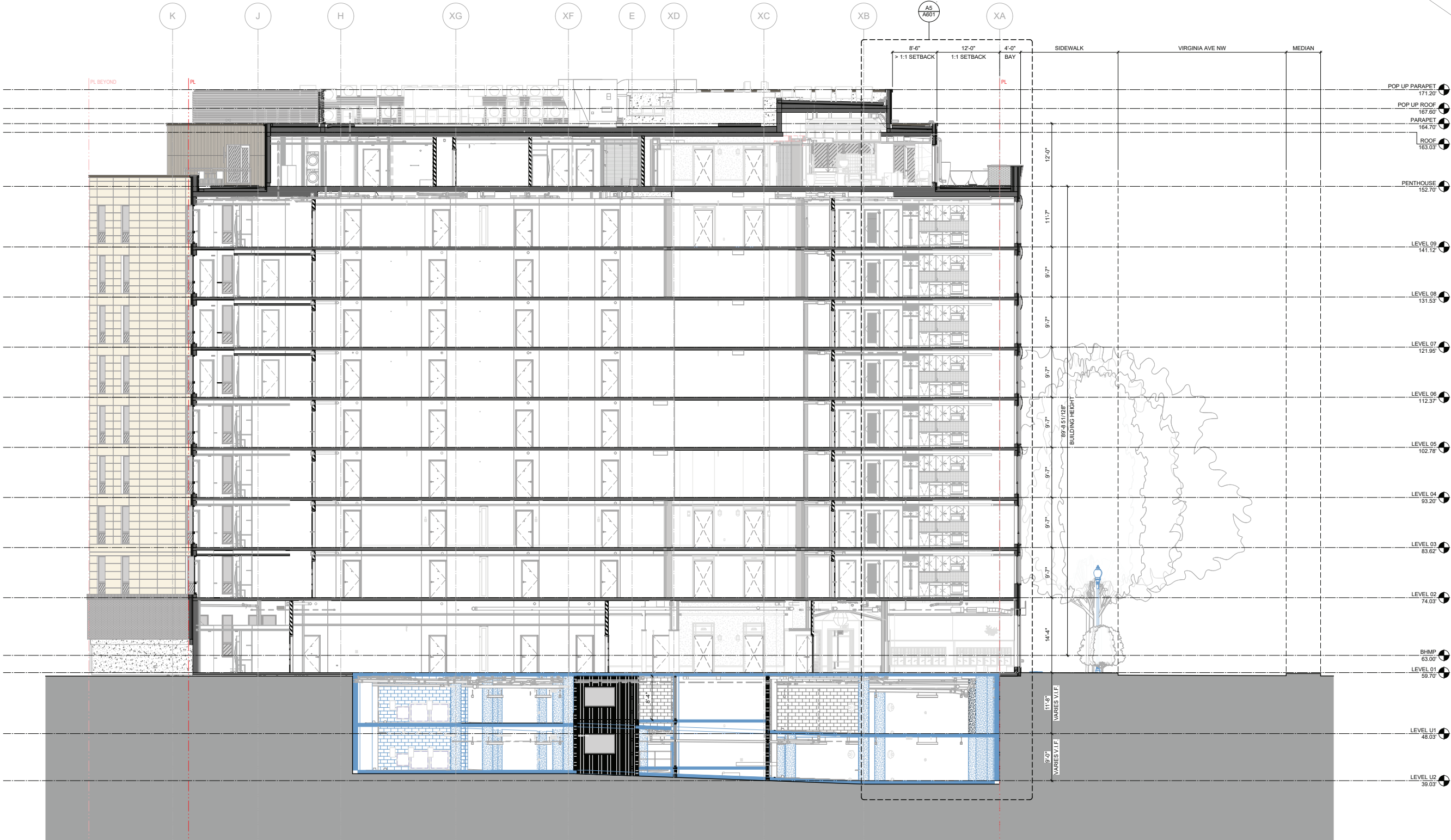
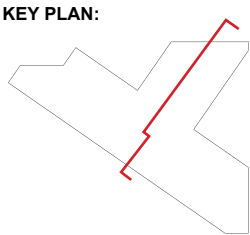


LANDSCAPE SHEET LIST	
Sheet Number	Sheet Title
L001	Landscape Cover Sheet
L002	Material Schedule and Notes
L003	GAR Plan
L004	GAR Soil Volume Plan
L005	GAR Maintenance Manual
L101	Layout Plan - Level 01
L102	Layout Plan - Penthouse
L103	Layout Plan - Roof
L111	Layout Plan - Level 01 Courtyard
L301	Planting Plan - Level 01
L302	Planting Plan - Penthouse
L303	Planting Plan - Roof
L310	Water Management Plan
L315	Planting Details - On Grade
L320	Planting Details - On Structure
L321	Planting Details - On Structure
L350	Planting Details - Pots
L401	Site Sections - Penthouse
L402	Site Sections - Penthouse
L405	Hardscape Details - On Grade
L410	Hardscape Details - On Structure
L412	Hardscape Details - On Structure
L413	Hardscape Details - On Structure
L414	Hardscape Details - On Structure
L416	Hardscape Details - On Structure
L417	Hardscape Details - On Structure
L419	Hardscape Details - On Structure
L423	Hardscape Details - On Structure
L425	Hardscape Details - On Structure
L427	Hardscape Details - On Structure
L431	Hardscape Details - On Structure
L433	Hardscape Details - On Structure
L435	Hardscape Details - On Structure
L436	Hardscape Details - On Structure
L480	Hardscape Details - On Structure

Building Section

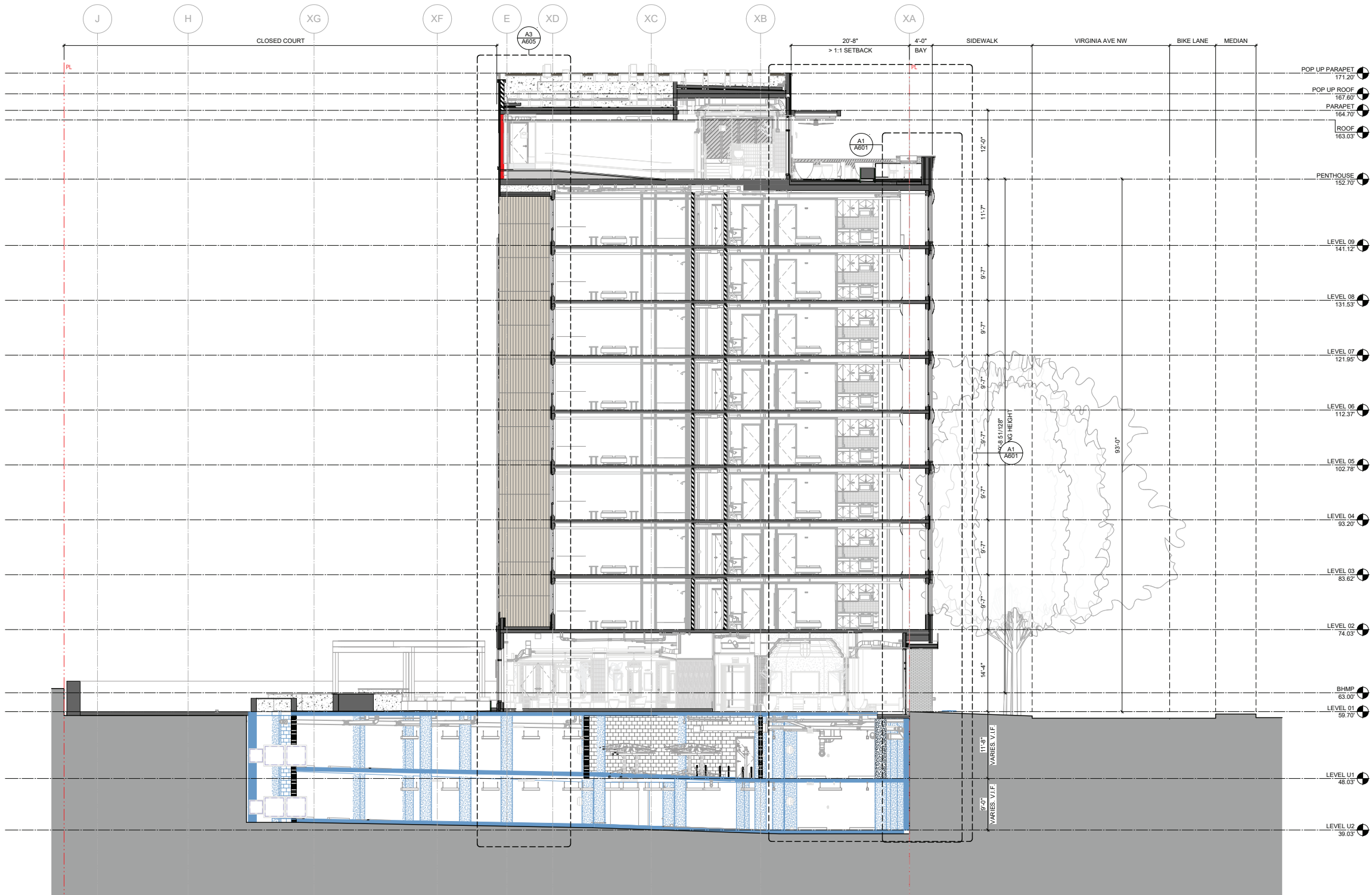
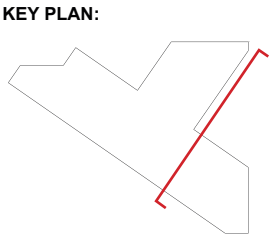


Building Section



NTS

Building Section



NTS

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