

3300 WHITEHAVEN

OGB CONCEPT DD PRESENTATION

May 5, 2022

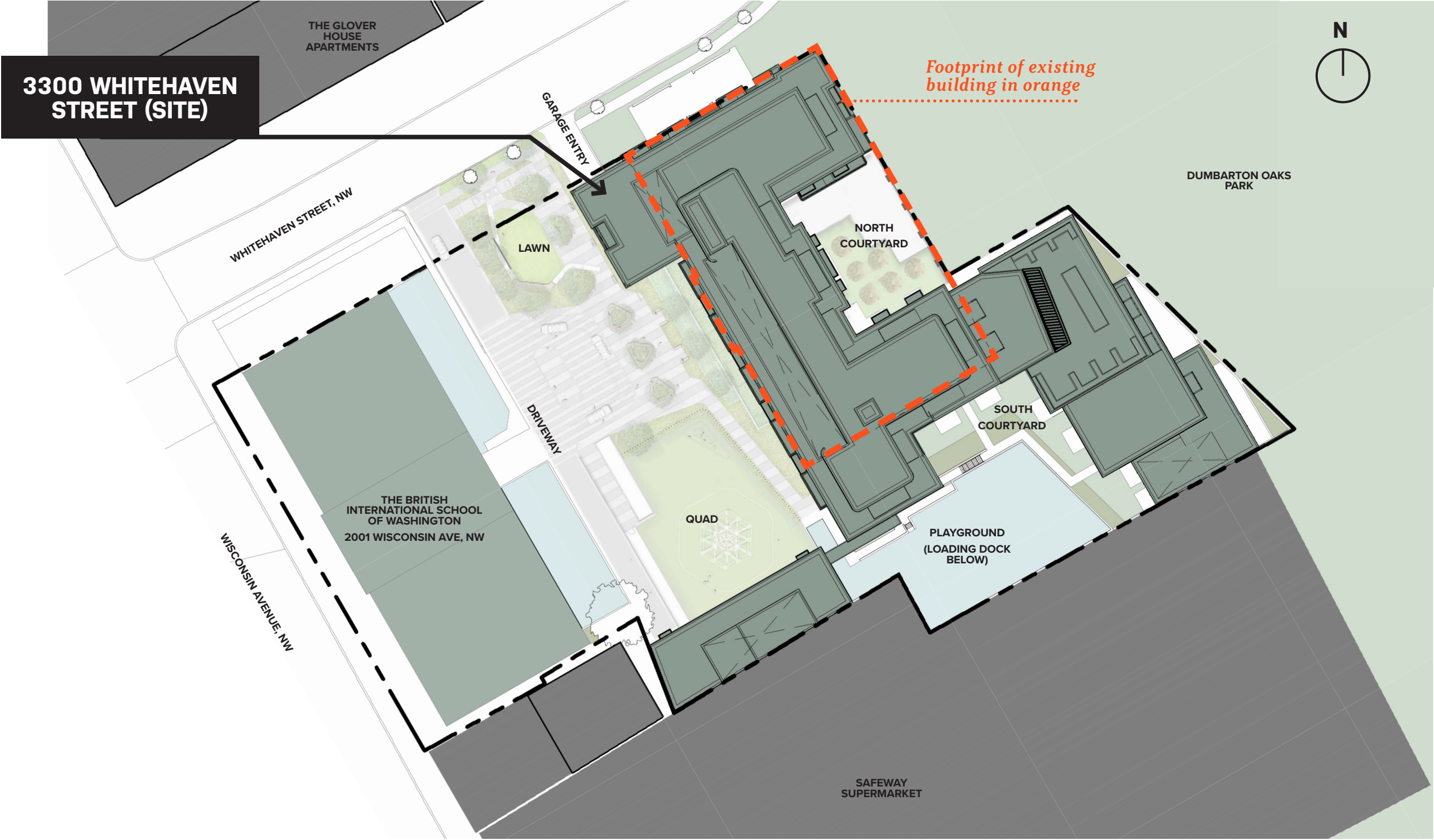
PROCESS

Incorporating feedback from our CFA hearing

- **The Commission expressed strong support for the general configuration, massing, design character and landscape (Mass A, B, and D)** The ‘break down’ of the masses is done well and the masses work in harmony with each other. The design of Mass A along Whitehaven street was found to be particularly successful.
- **Requested further study of the materiality and architectural features at Mass C** The Commission suggested a study of the materiality and detailing of Mass C to ‘elevate’ the architectural language of that portion of the building to have the same refinement as Mass A. It was also suggested that the massing of Mass C was too monolithic and would benefit from further articulation.

PROPOSED BUILDING

Site Plan



PROPOSED BUILDING

Massing refinement

4 distinct building volumes, each with their own articulation, unique interpretation of details, and material palette provide a more contextually scaled composition of buildings which appear to have developed organically, over time.

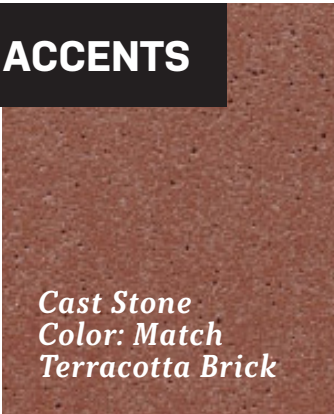


Aerial view from North-East

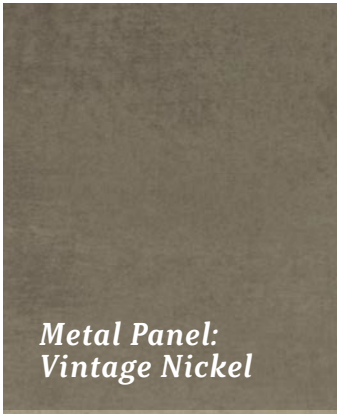
MATERIAL PALETTE

Overview

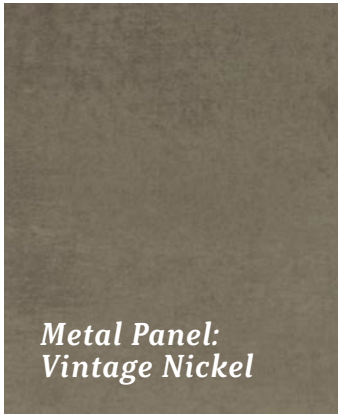
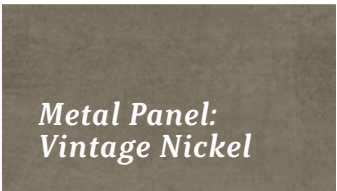
ACCENTS



*Metal Panel:
Charcoal*



PREVIOUSLY PROPOSED / PREFERRED PALETTE FOR MASS C



FIELD



BASE



Mass A - Whitehaven Building

Mass B - Plaza Building

Mass C - Park Building

Mass D - Pavilion

DESIGN REVISIONS FOR 3/17 CFA HEARING

Mass A & B Penthouse Massing & Materiality



STREET VIEW FROM WISCONSIN AVE - EXISTING CONDITION



DESIGN REVISIONS FOR 3/17 CFA HEARING

Mass A & B Penthouse Massing & Materiality

↑ REVISIONS NOTED BETWEEN ORANGE ARROWS ↑



3/2 PROPOSED

Previously proposed to OGB



From Wisconsin Ave

PROCESS

Preferred approach from previous OGB hearing



APPROVED

Approved at 3/17 CFA hearing



DESIGN REVISIONS FOR 3/17 CFA HEARING

Massing A - Whitehaven Building



*View from Wisconsin Ave
Approved at 3/17 CFA hearing*



Key Plan

DESIGN REVISIONS FOR 3/17 CFA HEARING

Massing A - Whitehaven Building



*View from Whitehaven
Approved at 3/17 CFA hearing*



Key Plan

DESIGN REVISIONS FOR 3/17 CFA HEARING

Massing A - Whitehaven Building

↑ REVISIONS NOTED BETWEEN ORANGE ARROWS ↑



Key Plan

DESIGN STUDY

Mass C Materiality & Character

VIEW FROM DUMBARTON OAKS PARK - EXISTING CONDITION



Key Plan

PREVIOUSLY PROPOSED
Mass C Materiality & Character



View from Dumbarton Oaks Park



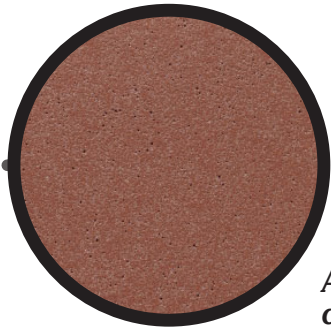
Key Plan

PROPOSED BUILDING ARTICULATION

Mass A - Architectural Character



• Cast-stone cornice with geometric relief



Accents: Cast-stone cladding, sills and lintels

• Decorative metal guardrail at top of bay

• Inset cast-stone panel



Field: Elongated brick with decorative coursing

• Radiused corners at bays and main building corners

• Cast-stone sills, belt-courses, and special shapes



Base: Ashlar stone at foundation

DESIGN STUDY

Mass C Materiality & Character

3/9 PROPOSED

Previously proposed - view from Whitehaven Trail



OPTION 1

New window type w/ single-level articulation of cast stone lintels and sills



OPTION 2 - PREFERRED

New roof line & window type w/ cast-stone sills and spandrels



DESIGN STUDY

Mass C Materiality & Character

3/9 PROPOSED

Previously proposed - enlarged birds-eye view from Dumbarton Oaks Park



OPTION 1

New window type w/ single-level articulation of cast stone lintels and sills



OPTION 2 - PREFERRED

New roof line & window type w/ cast-stone sills and spandrels



DESIGN STUDY

Mass C Materiality & Character

3/9 PROPOSED

Previously proposed - view looking S from trailhead



OPTION 1

New window type w/ single-level articulation of cast stone lintels and sills



OPTION 2

New roof line & window type w/ cast-stone sills and spandrels



DESIGN STUDY

Mass C Materiality & Character

OPTION 2

New roof line & window type w/ cast-stone sills and spandrels



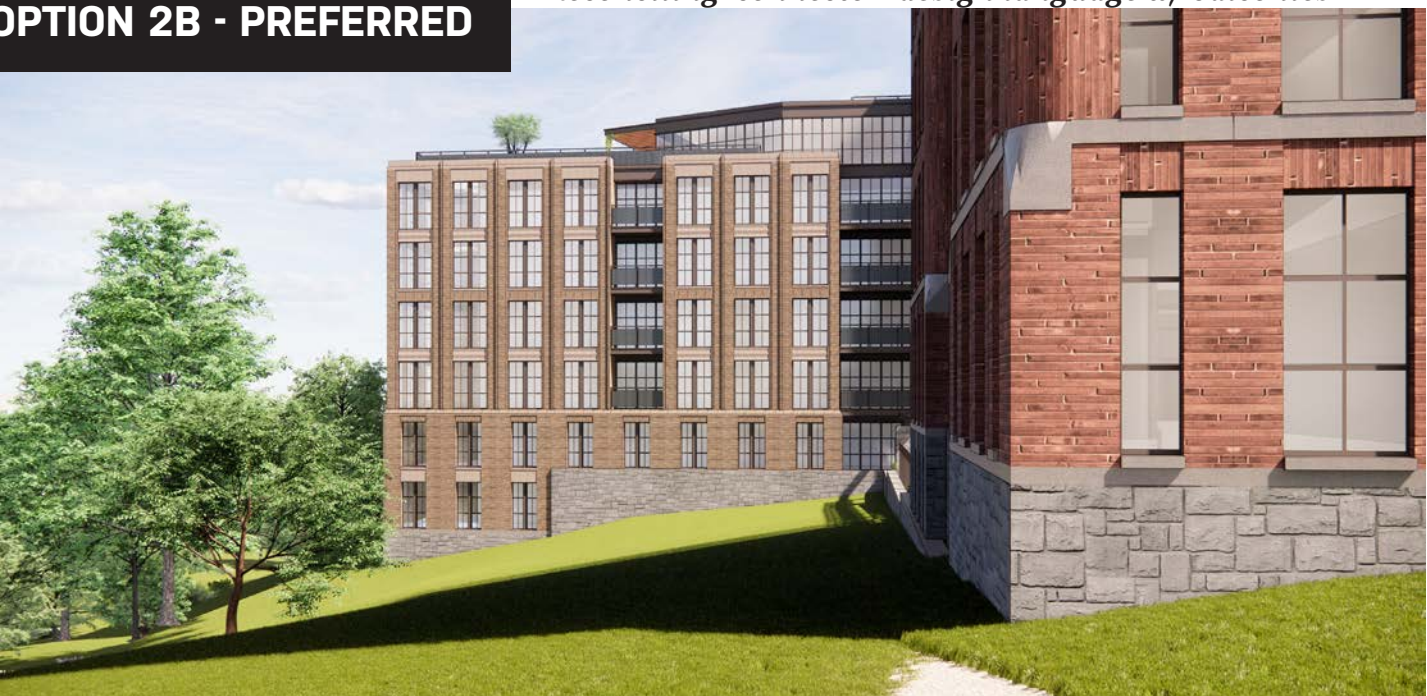
OPTION 2A

Symmetrical application of massing modifications w/ wider 'connector'



OPTION 2B - PREFERRED

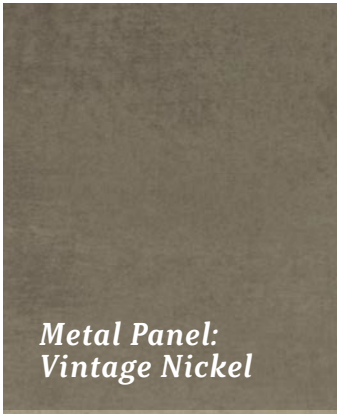
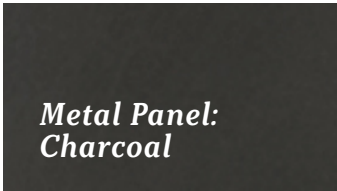
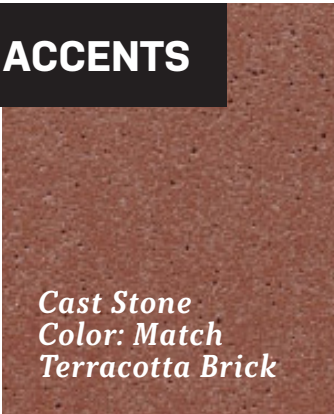
Reconciling 'connector' design language w/ balconies



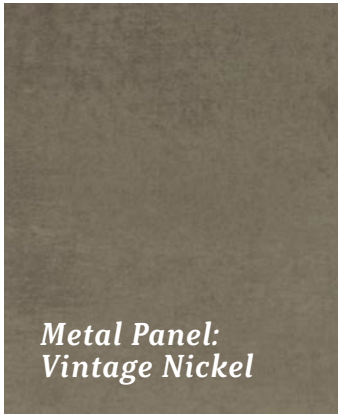
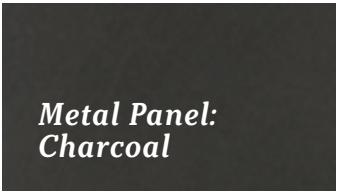
MATERIAL PALETTE

Alternate for studies

ACCENTS



ALTERNATE PALETTE FOR MASS C STUDY



FIELD



BASE



Mass A - Whitehaven Building

Mass B - Plaza Building

Mass C - Park Building

Mass D - Pavilion

DESIGN STUDY

Mass C Materiality & Character



Key Plan

DESIGN STUDY

Mass C Materiality & Character

View from South East at Whitehaven Trail



Key Plan

DESIGN STUDY

Mass C Materiality & Character

ALTERNATE PALETTE



PREFERRED PALETTE



View from Dumbarton Oaks Park



View from South East at Whitehaven Trail

PROPOSED BUILDING ARTICULATION

Mass C - Architectural Character



Cast-stone parapet with geometric relief

Perforated metal panel guardrail and composite metal slab-edge cover at balconies



Field: Elongated brick with decorative coursing and projecting vertical course

Cast-stone sills

Cast-stone spandrel panels with geometric relief



Base: Ashlar stone at foundation with cast-stone belt-course and cap

PROPOSED BUILDING ARTICULATION

Mass C Materiality & Character

- Key Revisions
- Revised roofline at Mass C
 - Revised window configuration at Mass C
 - Introduction of cast-stone sills in select locations
 - Introduction of landscape along base



Key Plan

PROPOSED BUILDING ARTICULATION

Mass C Materiality & Character

- Key Revisions*
- Revised roofline at Mass C
 - Revised window configuration at Mass C
 - Reconfiguration of metal & glass connector between Masses B & C
 - Introduction of cast-stone sills in select locations



View from trailhead at Whitehaven Street



Key Plan

PROPOSED BUILDING ARTICULATION

Mass C Materiality & Character

- Key Revisions*
- Reconfiguration of stone base where Mass A meets park per 3/2 OGB feedback
 - Revised roofline at Mass C
 - Revised window configuration at Mass C
 - Introduction of cast-stone sills in select locations
 - Introduction of landscape along base



Key Plan

PROPOSED BUILDING ARTICULATION

Park side

View from South East at Whitehaven Trail



Key Plan

PROPOSED BUILDING ARTICULATION

At Whitehaven



Key Plan



THANK YOU

PROPOSED BUILDING ARTICULATION

Massing A - Whitehaven Building



Key Plan

PROPOSED BUILDING

At Whitehaven

VIEW FROM WHITEHAVEN STREET - EXISTING CONDITION



From North West at Whitehaven Street



Key Plan

DESIGN STUDY #2

Mass C Materiality & Character

VIEW FROM DUMBARTON OAKS PARK - EXISTING CONDITION



Key Plan

PROPOSED BUILDING

Park side

VIEW FROM DUMBARTON OAKS PARK - EXISTING CONDITION



From South East at Whitehaven Trail



Key Plan

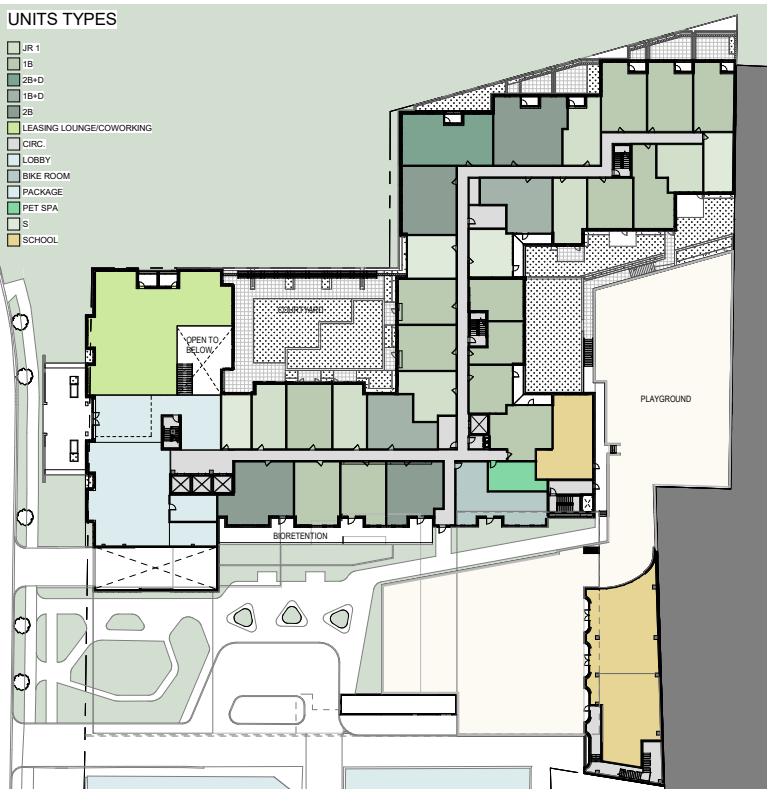
APPENDIX

Amenity plans

B2 Level



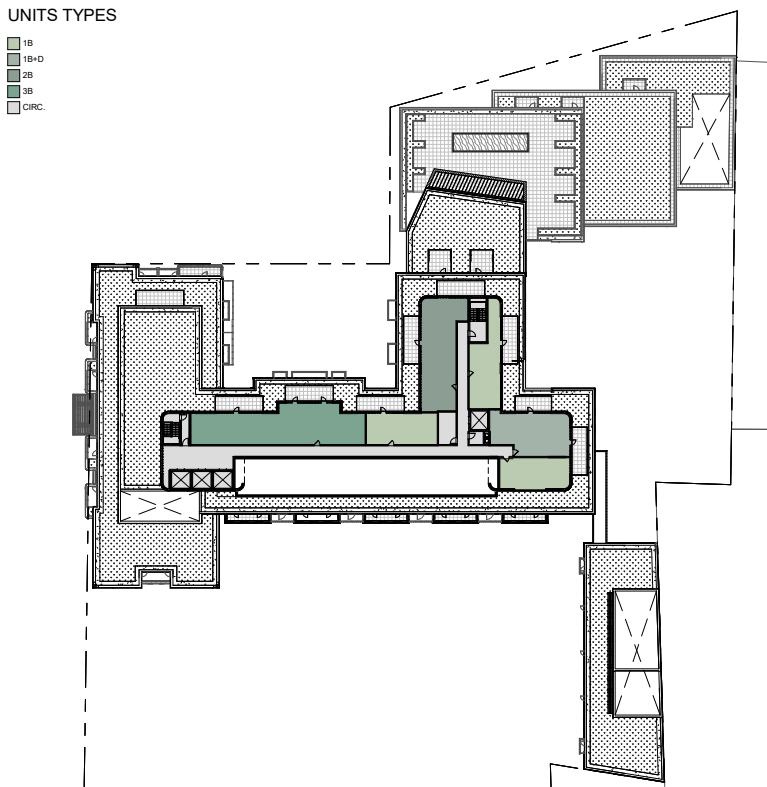
Level 1



Level 4

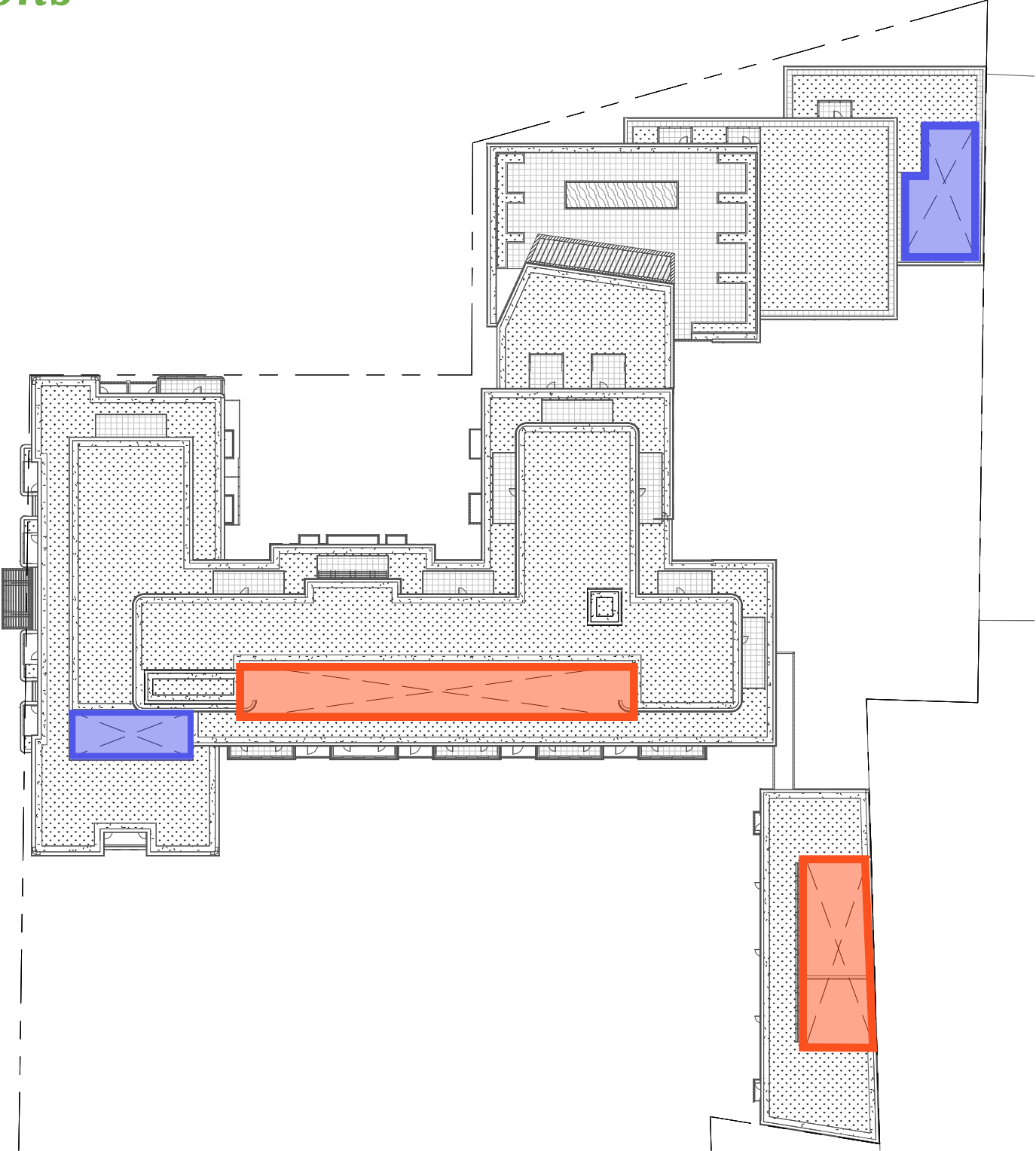




PH Level



APPENDIX

Rooftop Mechanical Locations



- LEGEND**
-  SUNKEN MECHANICAL AREA
 -  SCREENED ROOFTOP MECHANICAL LOCATIONS

Roof Plan

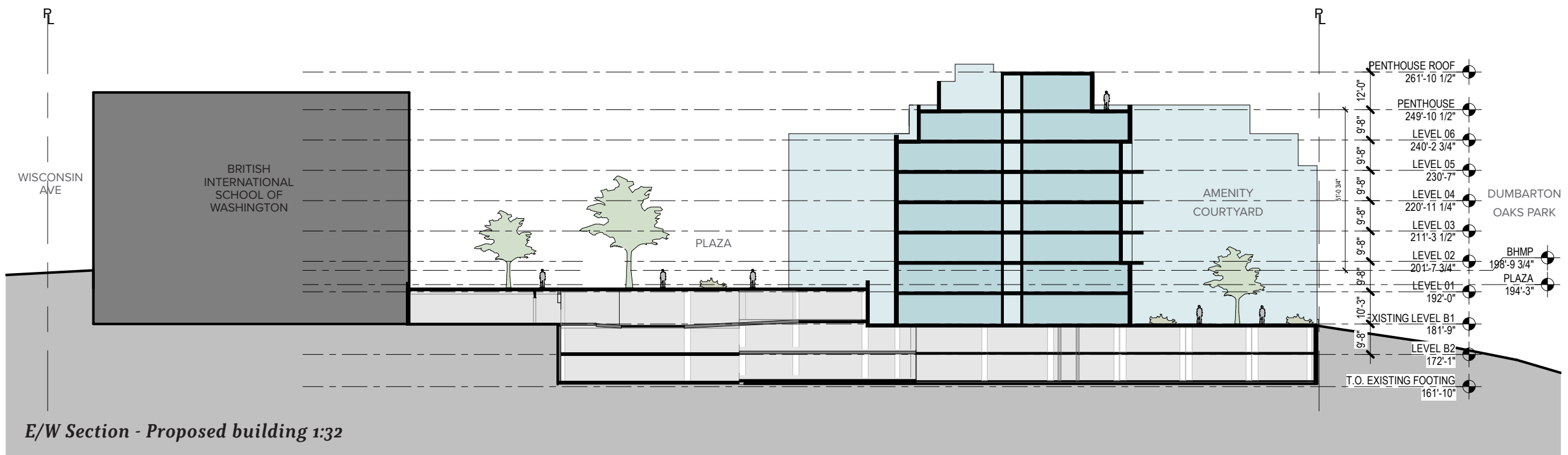
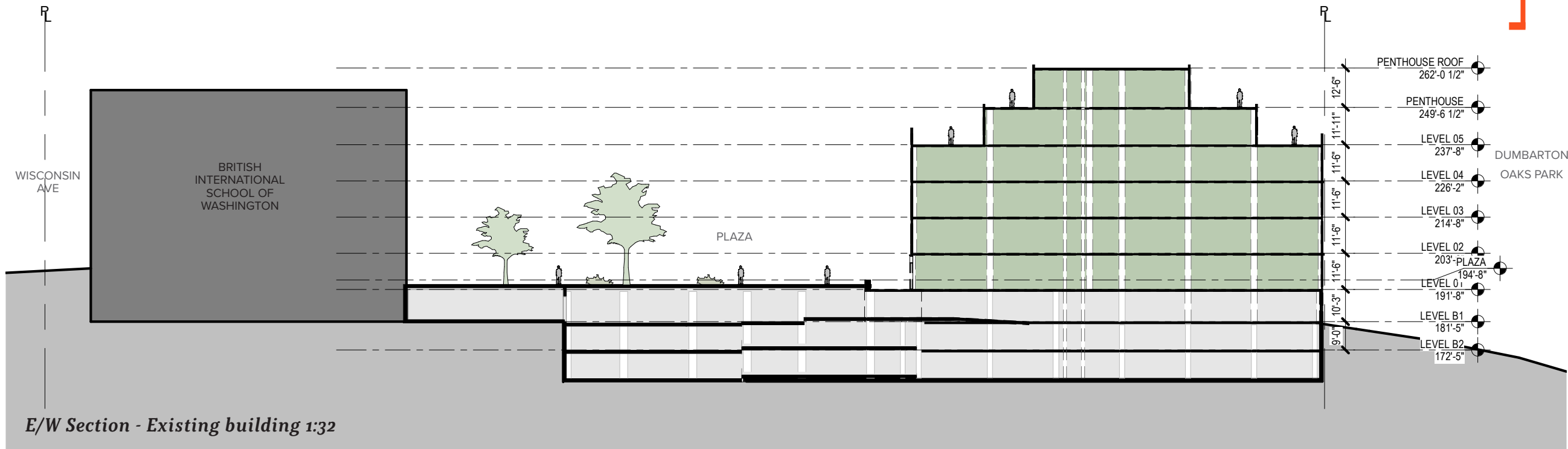


APPENDIX

E/W Sections

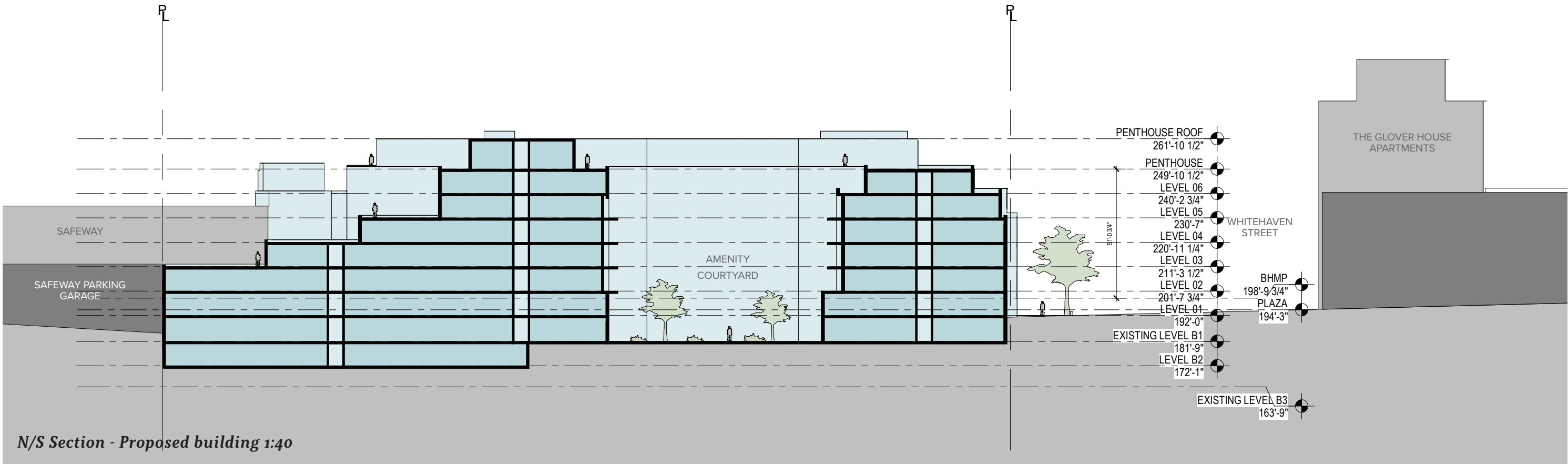
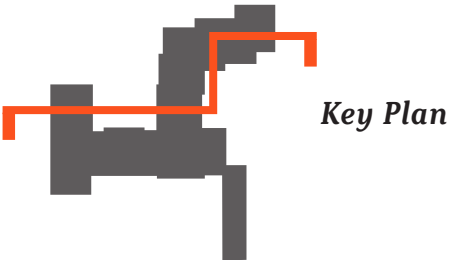


Key Plan



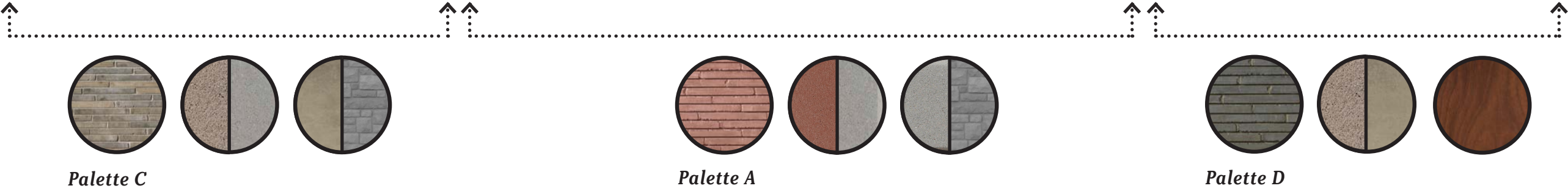
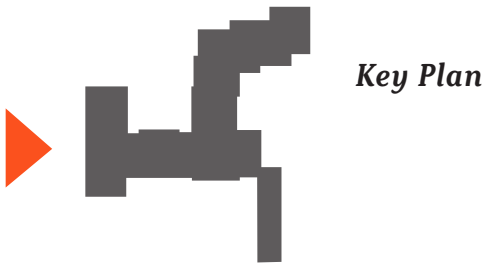
APPENDIX

N/S Section



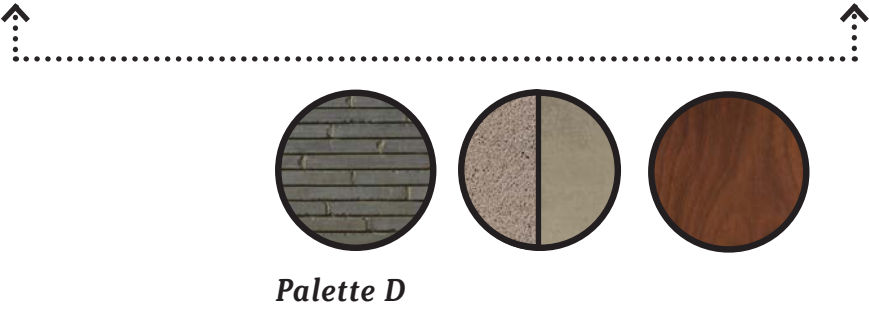
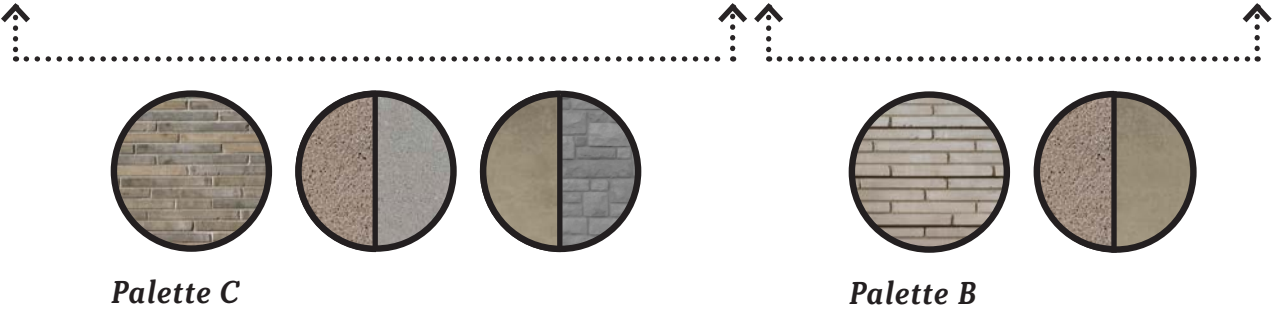
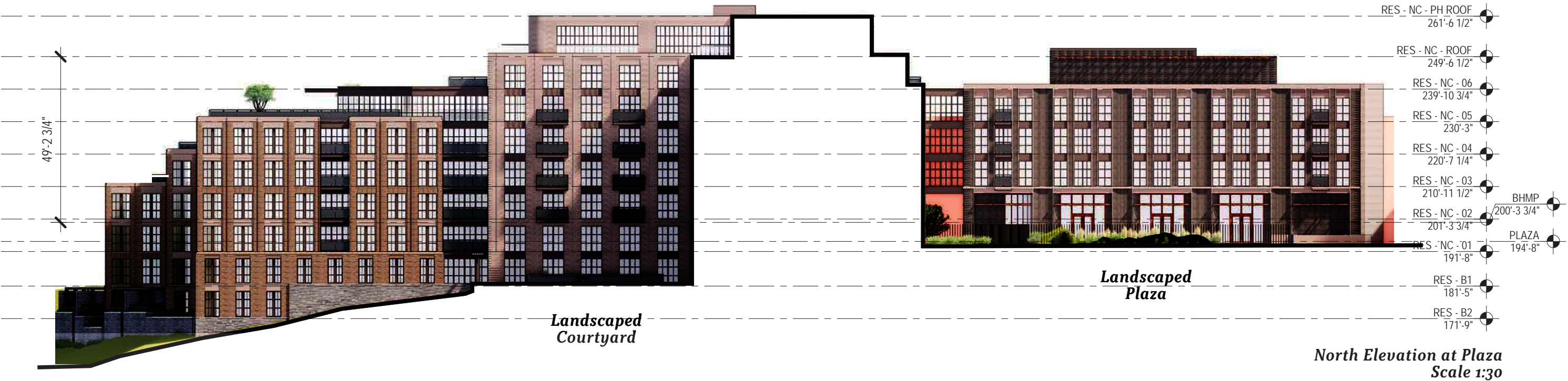
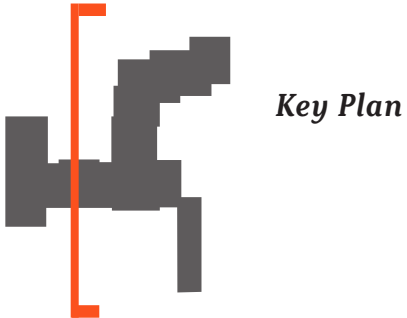
ELEVATION

North



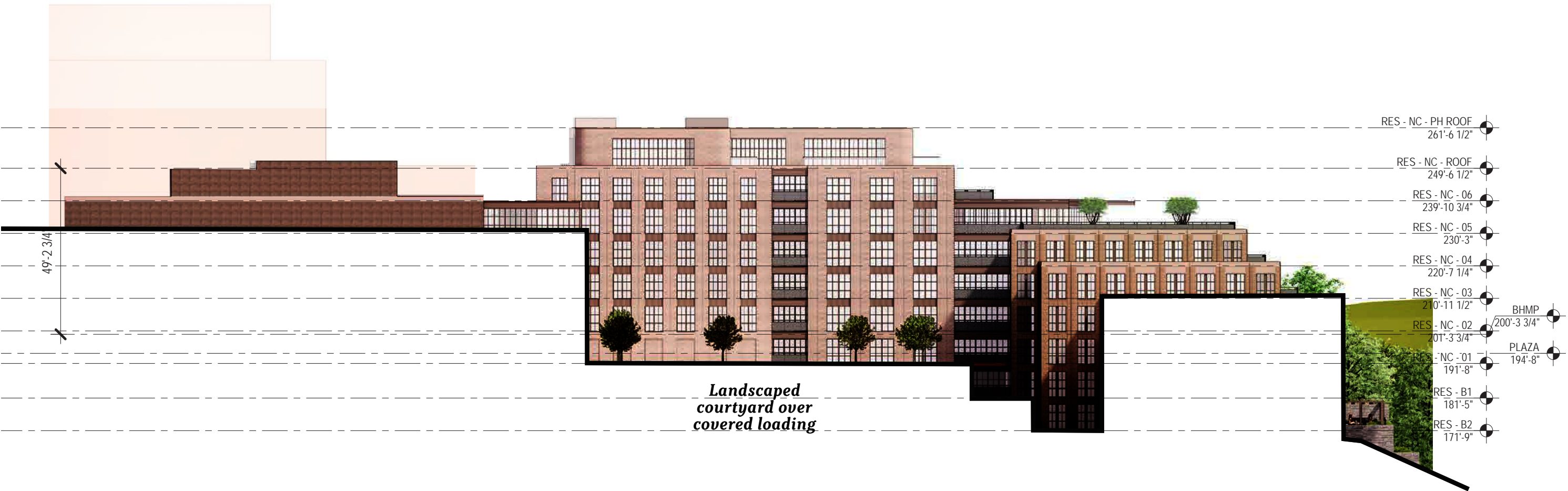
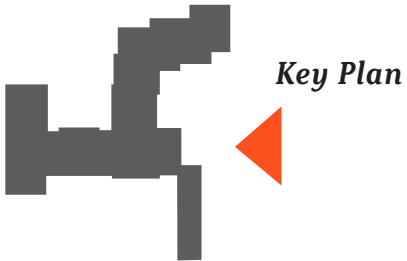
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North

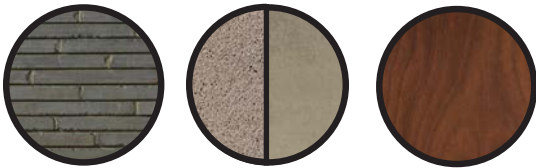


ELEVATION

South



South Elevation at Courtyard
Scale 1:30



Palette D



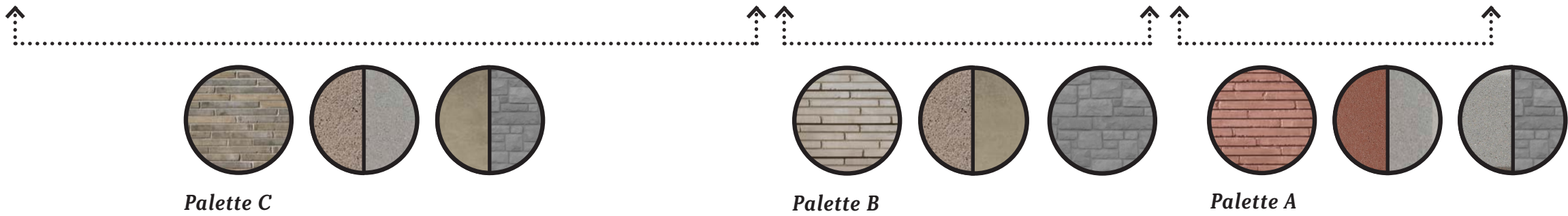
Palette B



Palette C

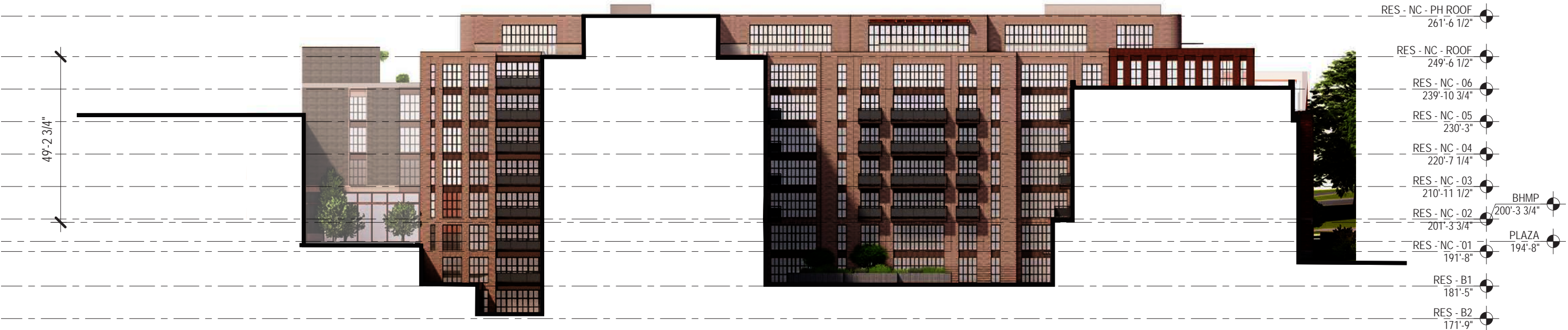
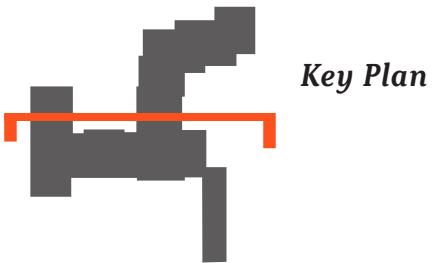
ELEVATION

East

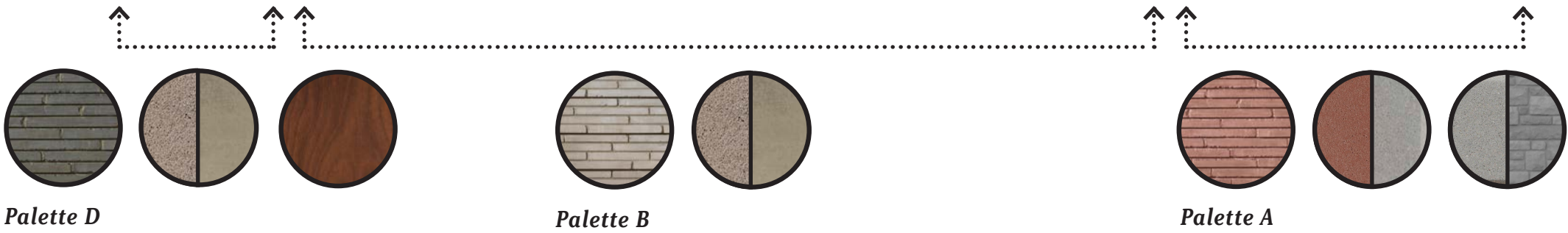


ELEVATION

East

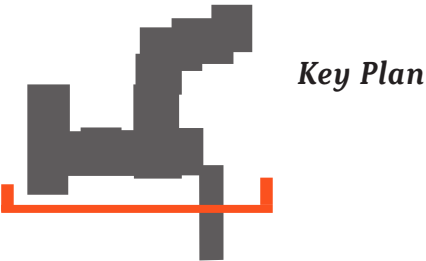


East Elevation at Courtyard
Scale 1:30

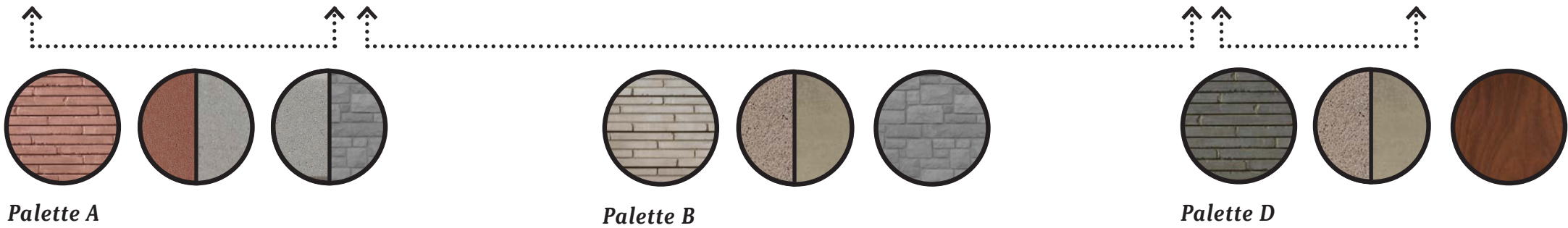


ELEVATION

West

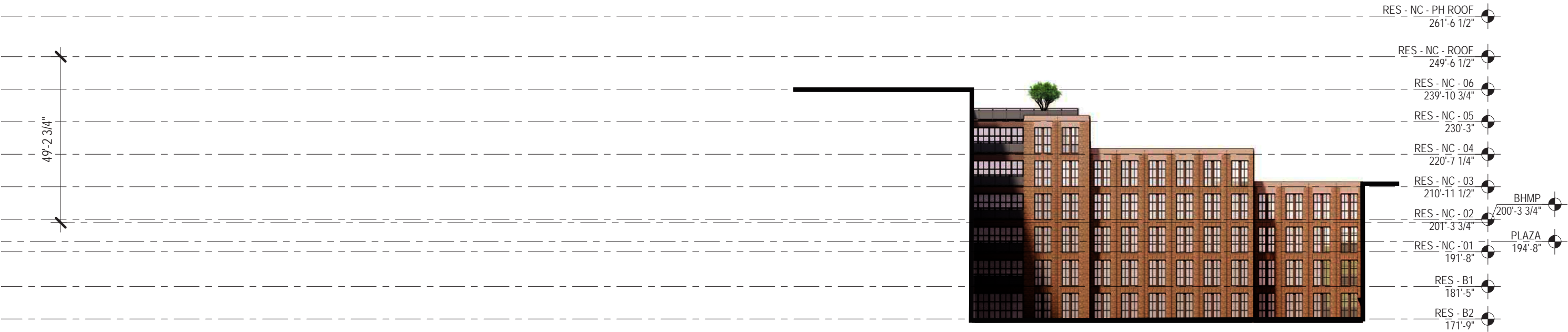
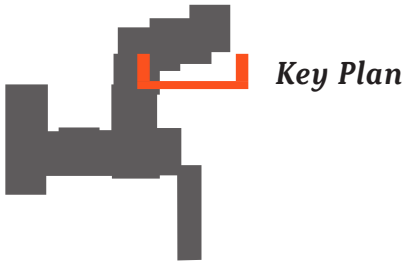


West Elevation at Plaza
Scale 1:30

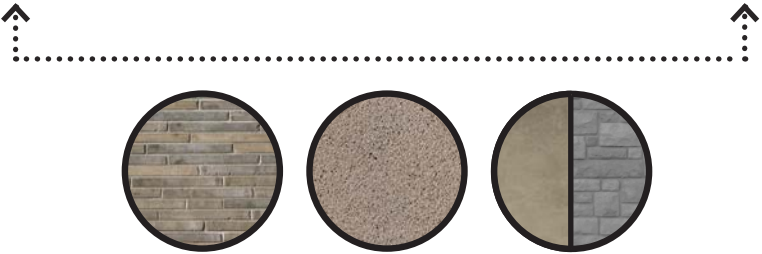


ELEVATION

West



West Elevation at Courtyard
Scale 1:30



Palette C