



2121 Virginia Avenue

CFA Package

December 31, 2025



Introduction

Introduction

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 218,700 gross square feet and rise to a height of 88'-4". It will feature up to 314 residential units distributed across nine floors with a penthouse level that includes a private courtyard, a pool, and approximately 6,418 square feet of amenity 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

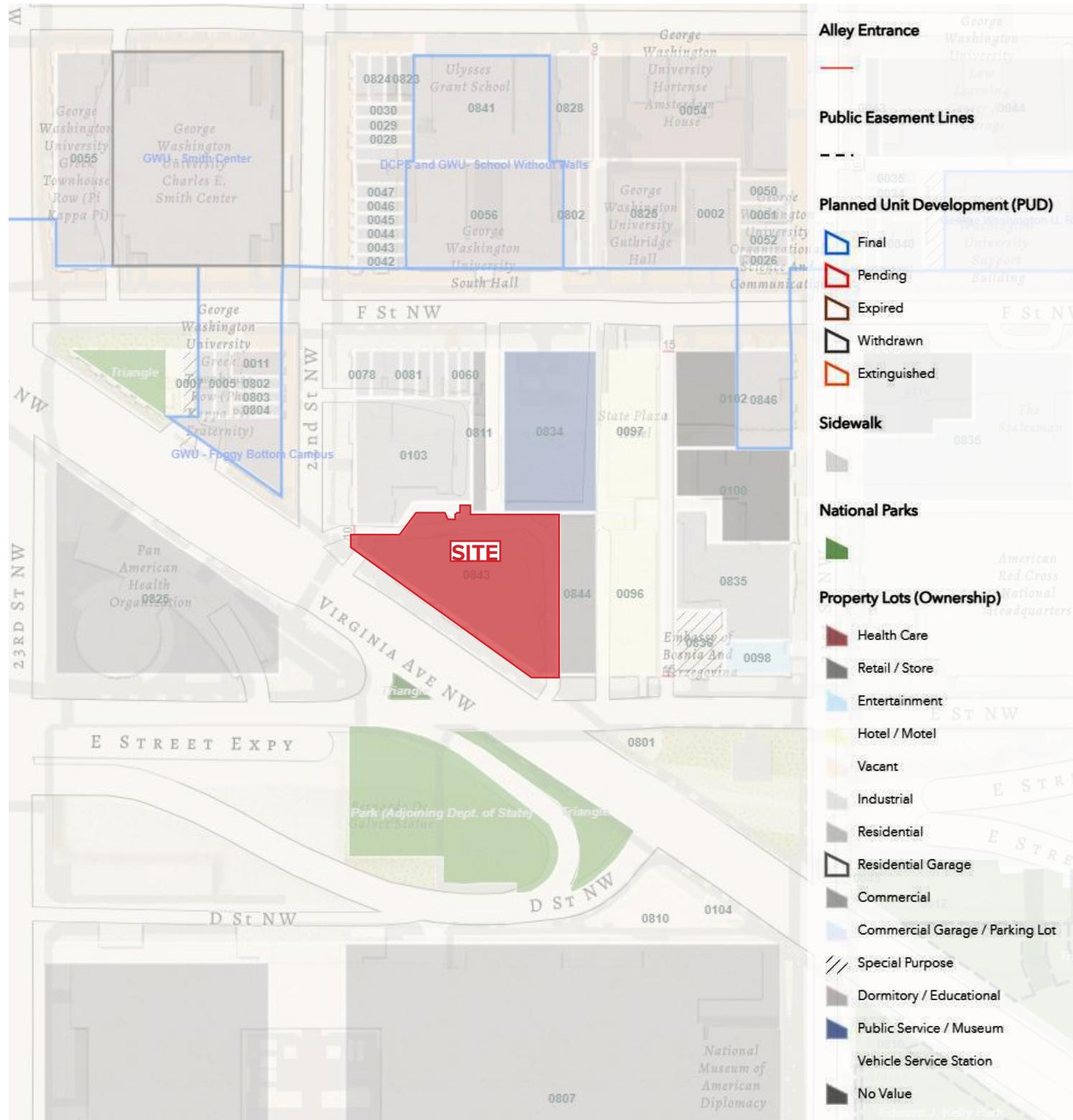
Illustrates the site and the internal organization of spaces and their alignment with project objectives.

Site Information

Section A

Site Location

Site Information



Site History

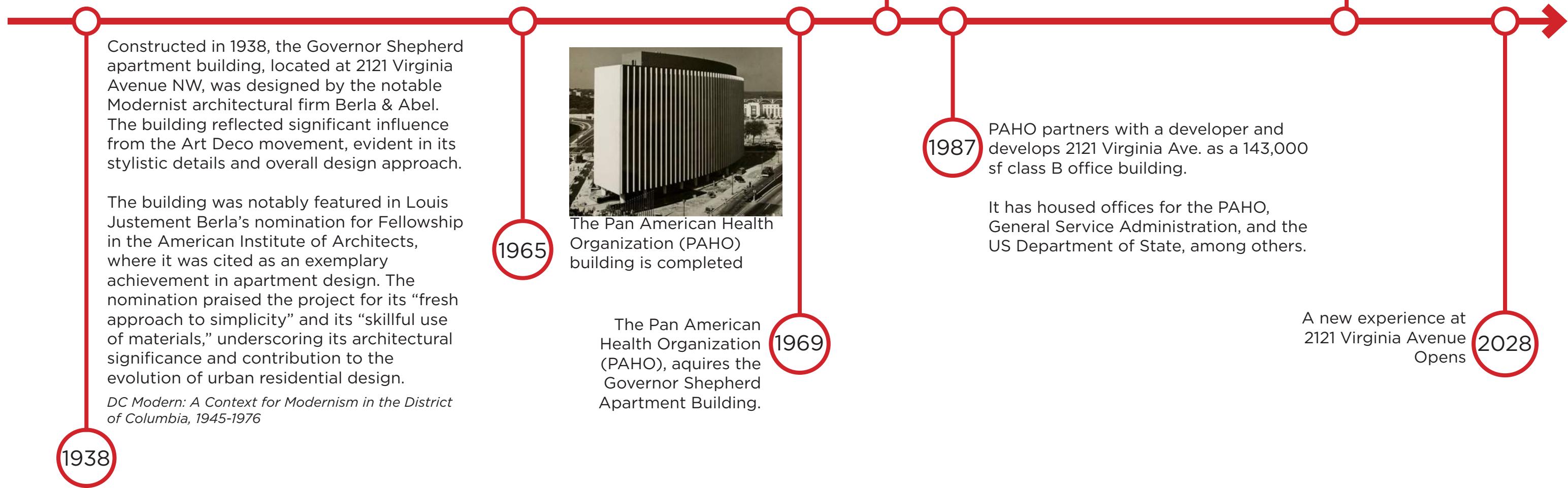
Site Information



The Governor Shepherd building is demolished



2025 CARR development acquires 2121 Virginia Ave.

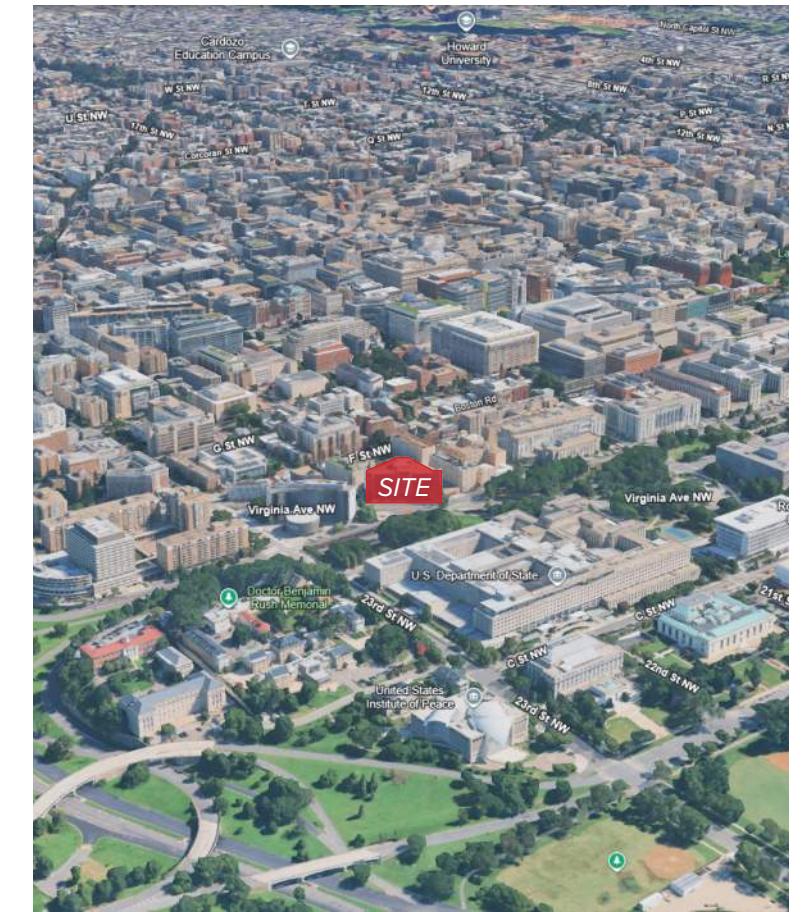


Existing Conditions

Site Information



01 Virginia Ave NW



3D Contextual View



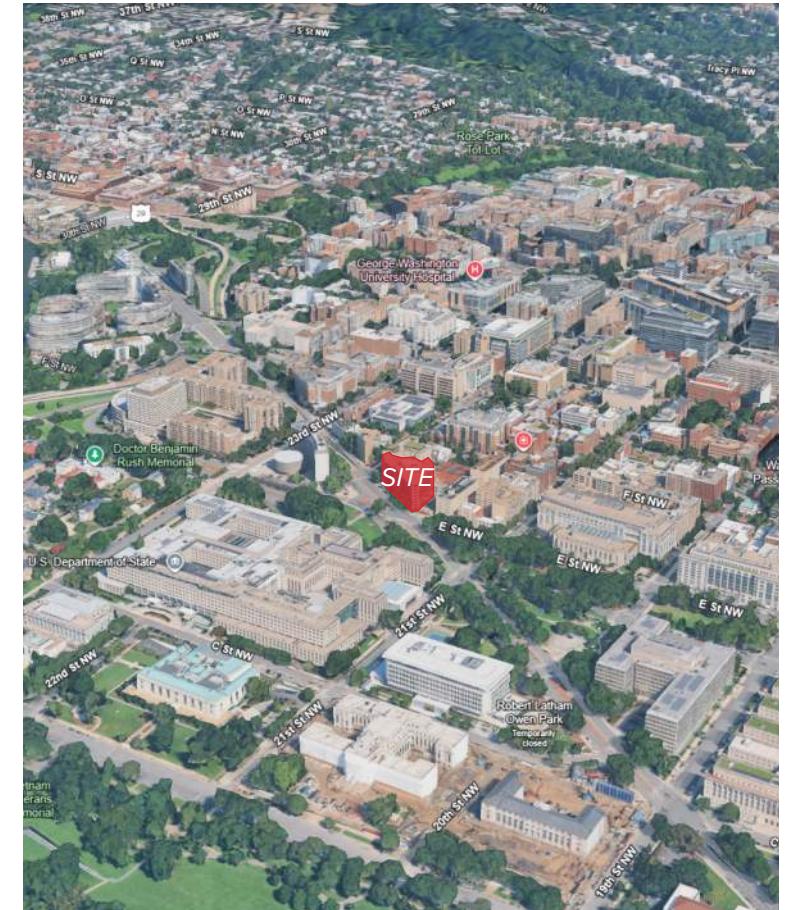
Key

Existing Conditions

Site Information



02 Corner of E St NW & Virginia Ave NW



3D Contextual View



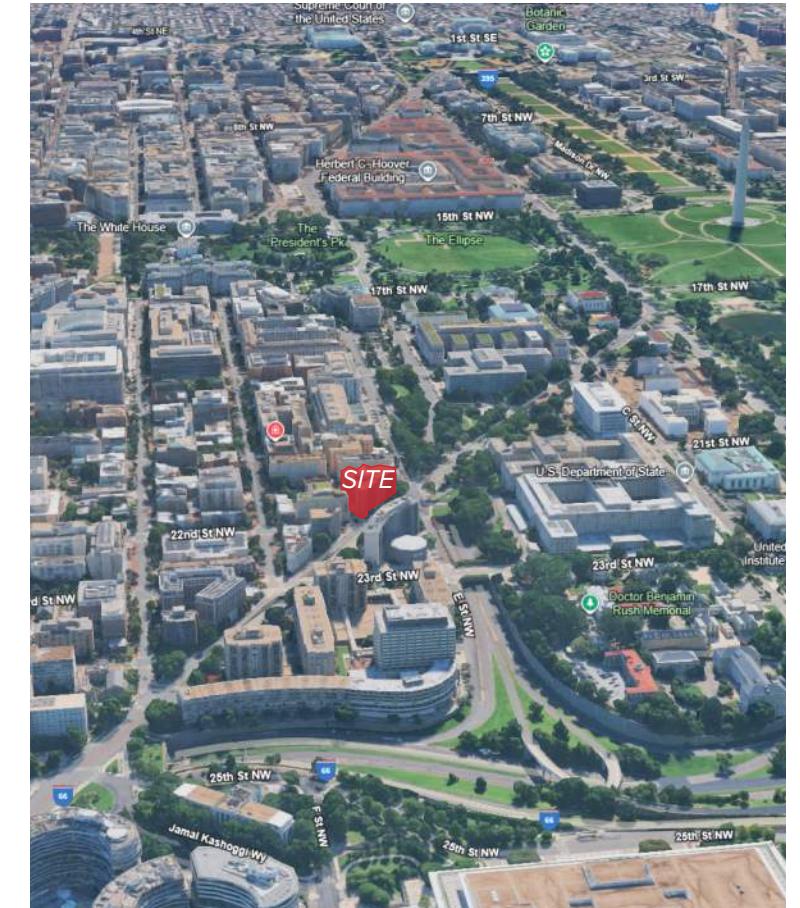
Key

Existing Conditions

Site Information



03 Corner of 22nd St NW & Virginia Ave NW



3D Contextual View



Key

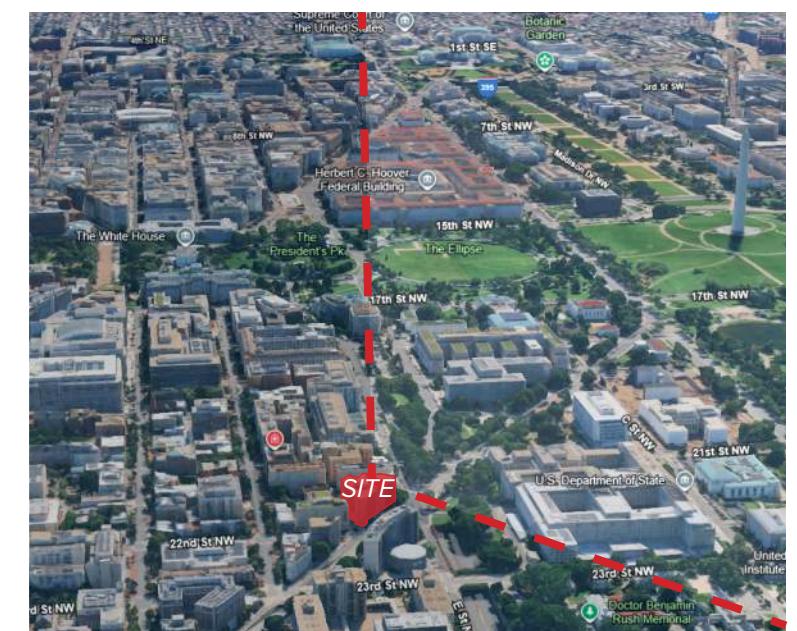
Existing Conditions

View Sheds

Site Information



Penthouse Level Looking East



Key

Existing Conditions

View Sheds

Site Information



Penthouse Level Looking West



Key

Context

Section B



2121 Virginia

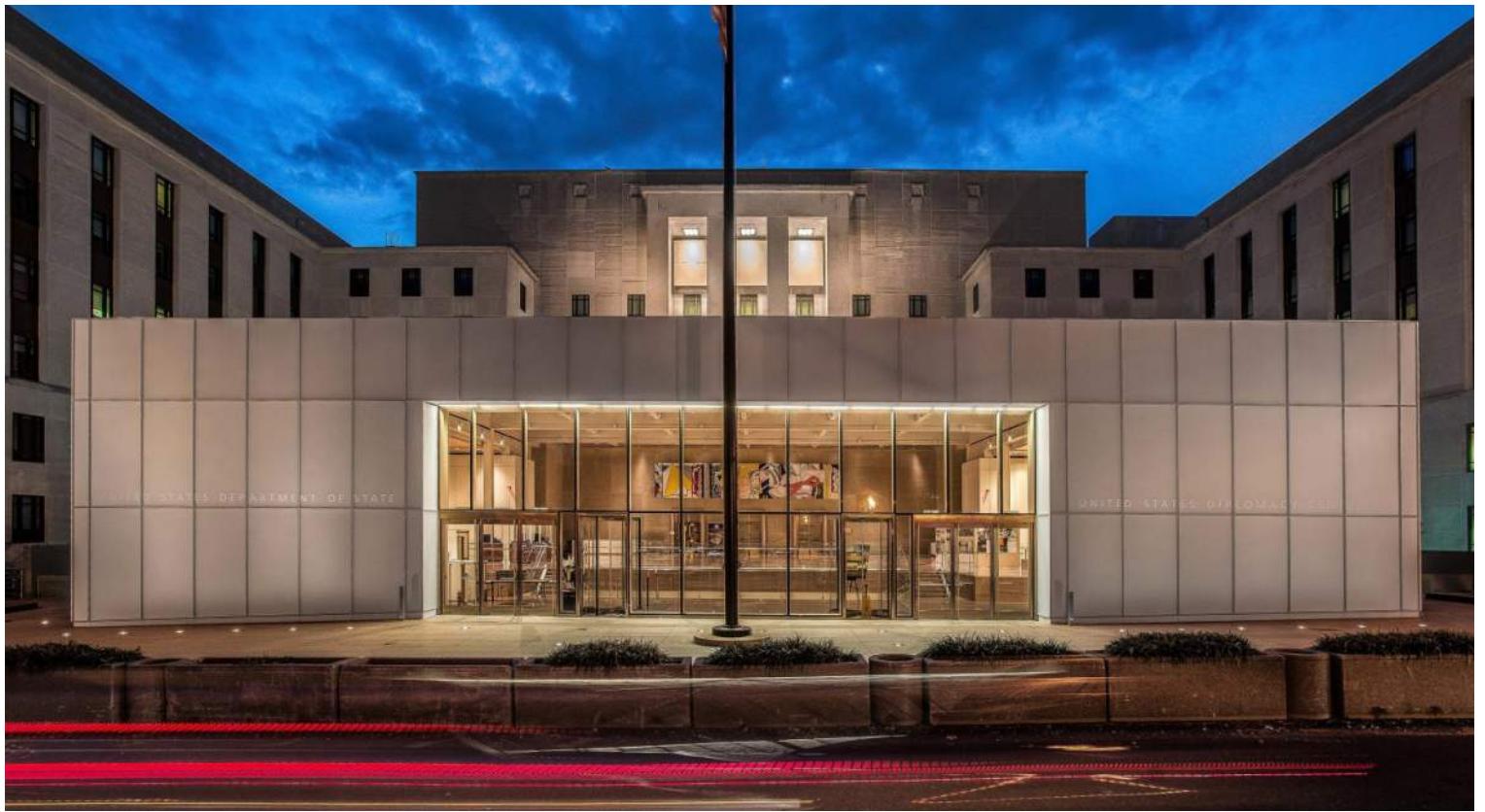
The Neighbors

Context

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

Context

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. Miliken Institute School of Public Health, George Washington University



03. The Watergate Hotel



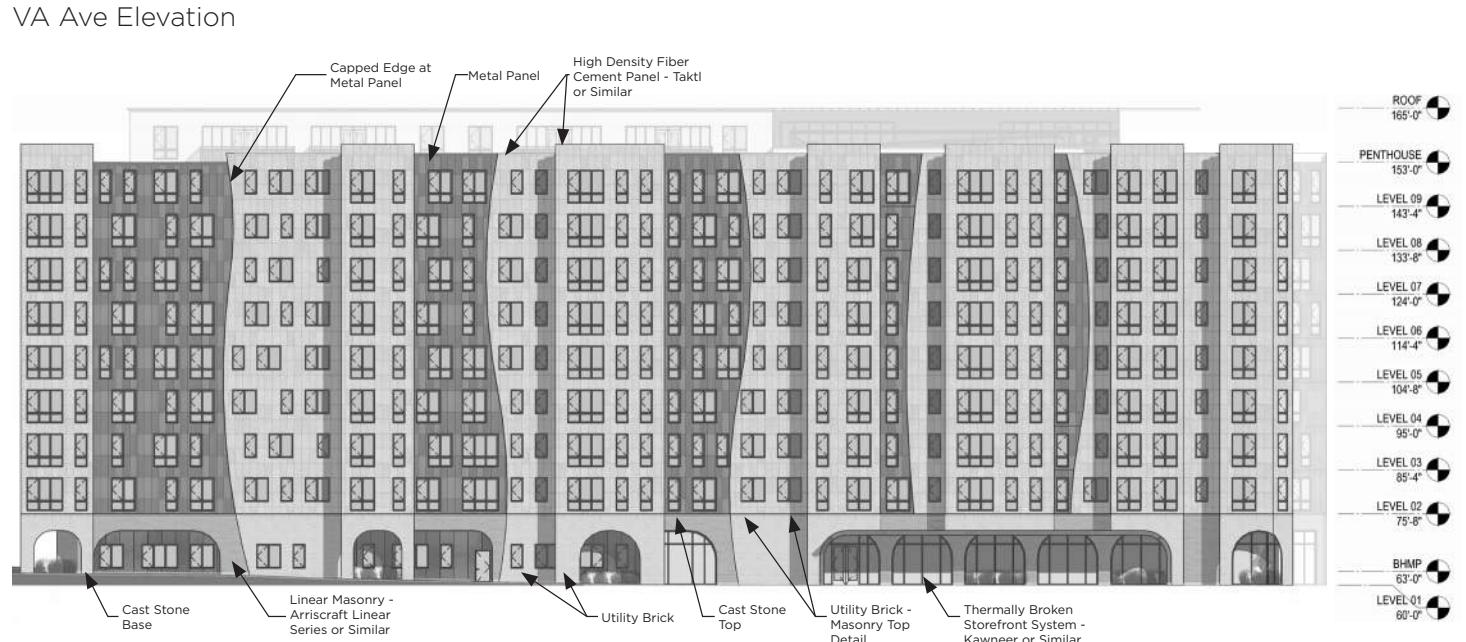
Location Key

Design Review

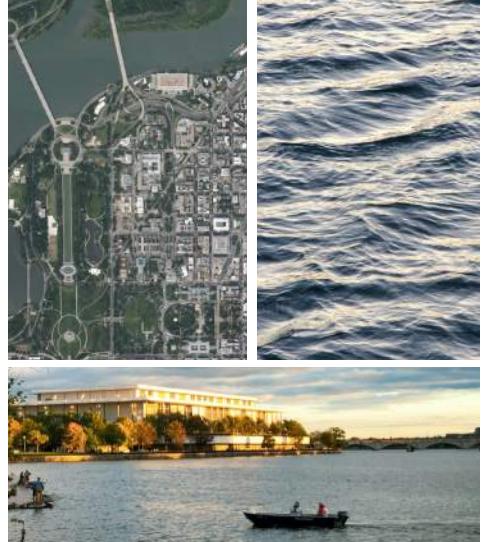
Section C

Design Iterations

Initial Design Approach



Design Inspiration: Movement

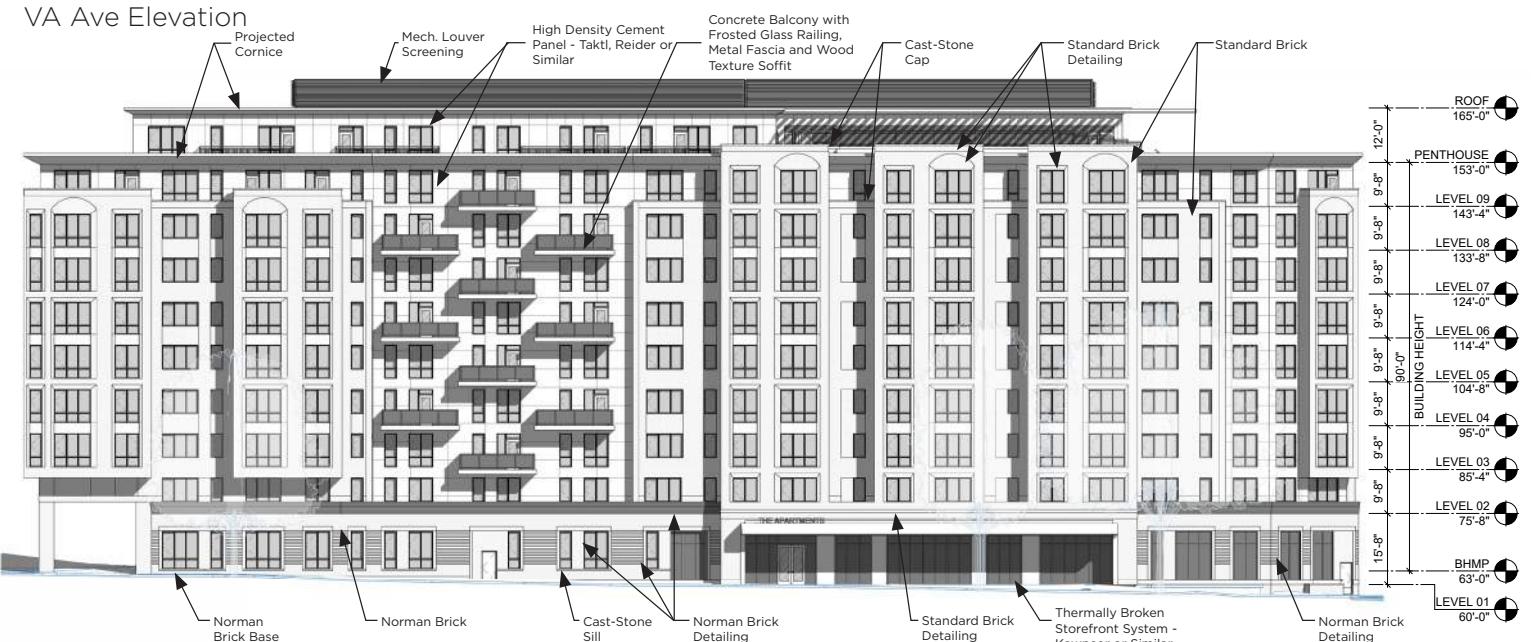


View from Bernardo de Gálvez Memorial Park



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.

Design Revision 01



Design Inspiration: Monumentality



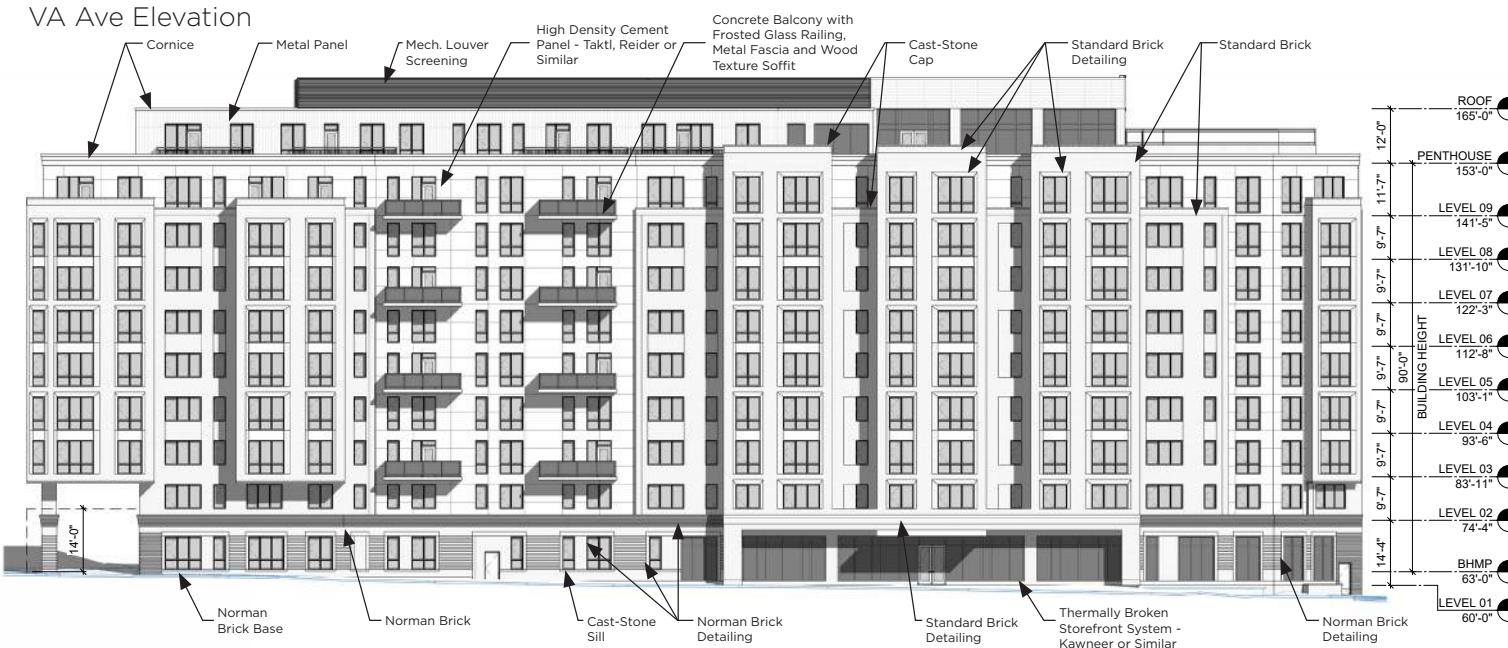
View from Bernardo de Gálvez Memorial Park



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

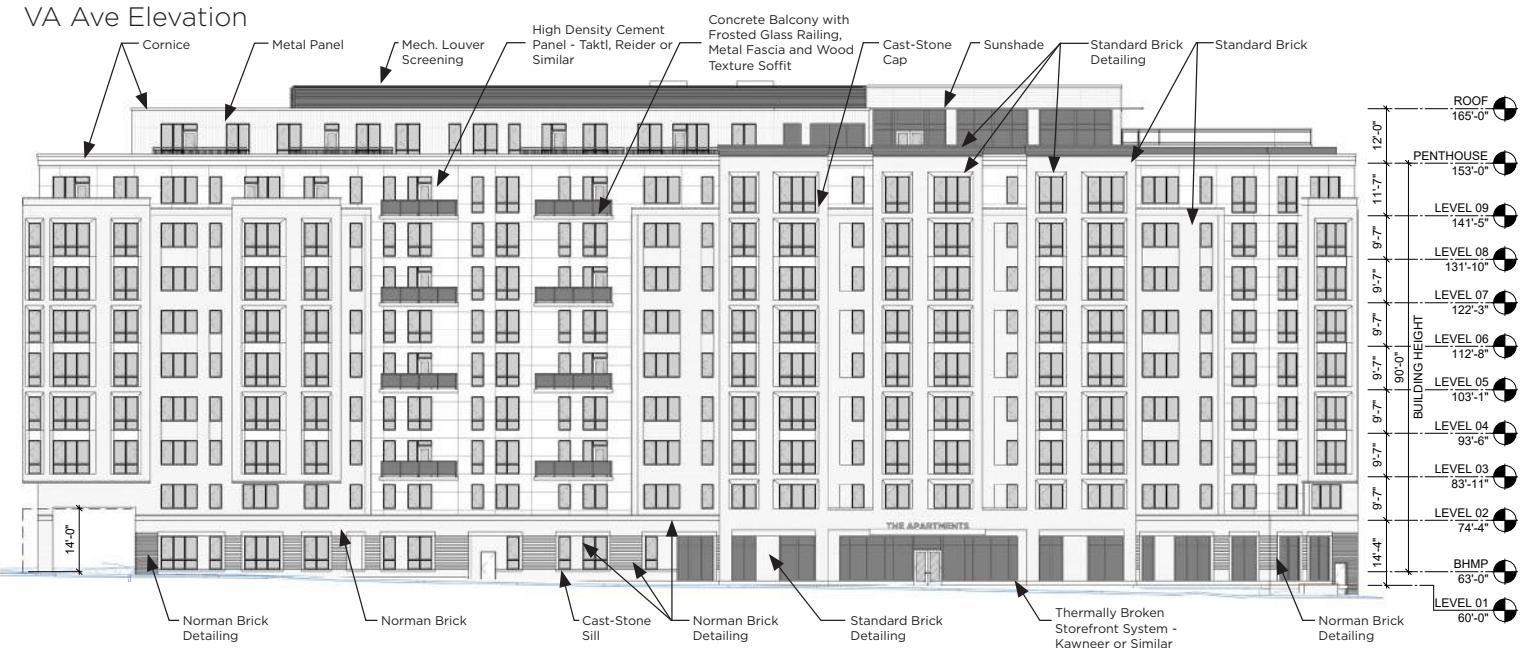


View from Bernardo de Gálvez Memorial Park



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.

Design Revision 04 (Proposed Design)



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.

CFA Staff Design Review

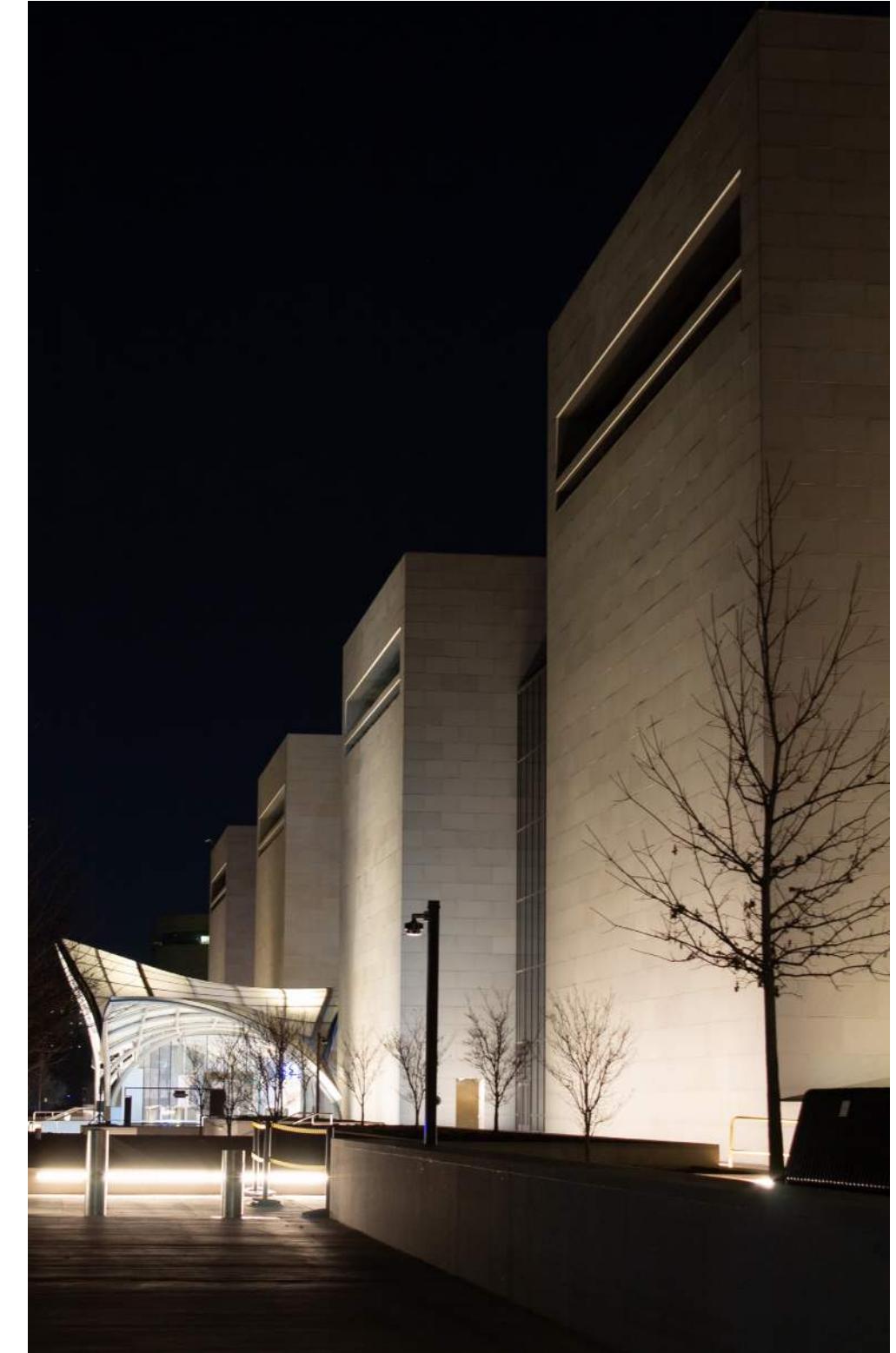
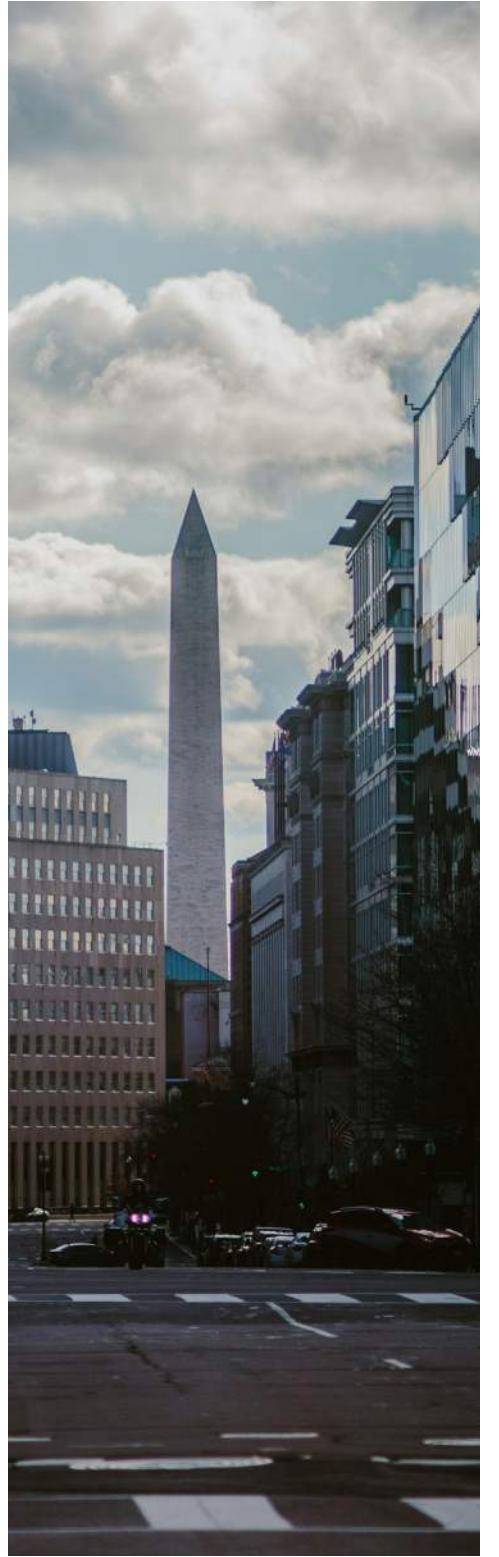
Design Approach

Section D

Design Inspiration

Monumentality

Design Approach



Facade Approach

Development Diagrams

Design Approach



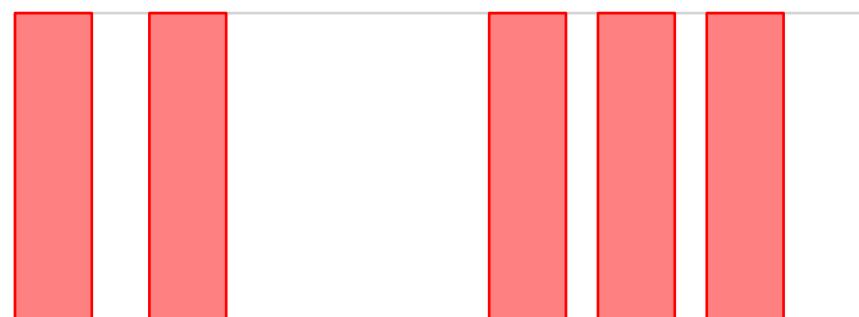
01. Façade Length Along Virginia Ave NW



02. Percentage of Façade to Receive Bays



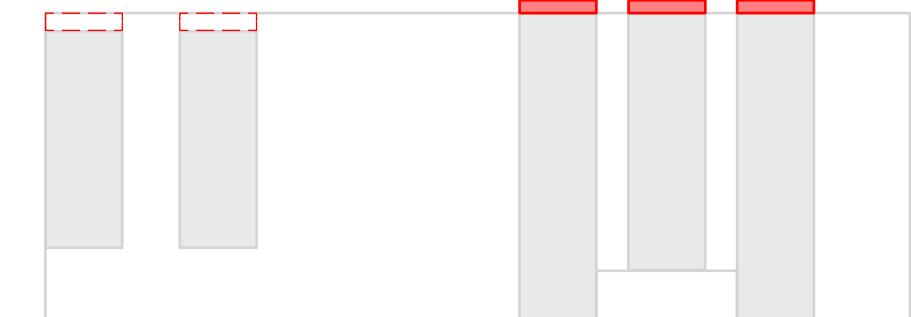
03. Divide Bays into Proportional Segments



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



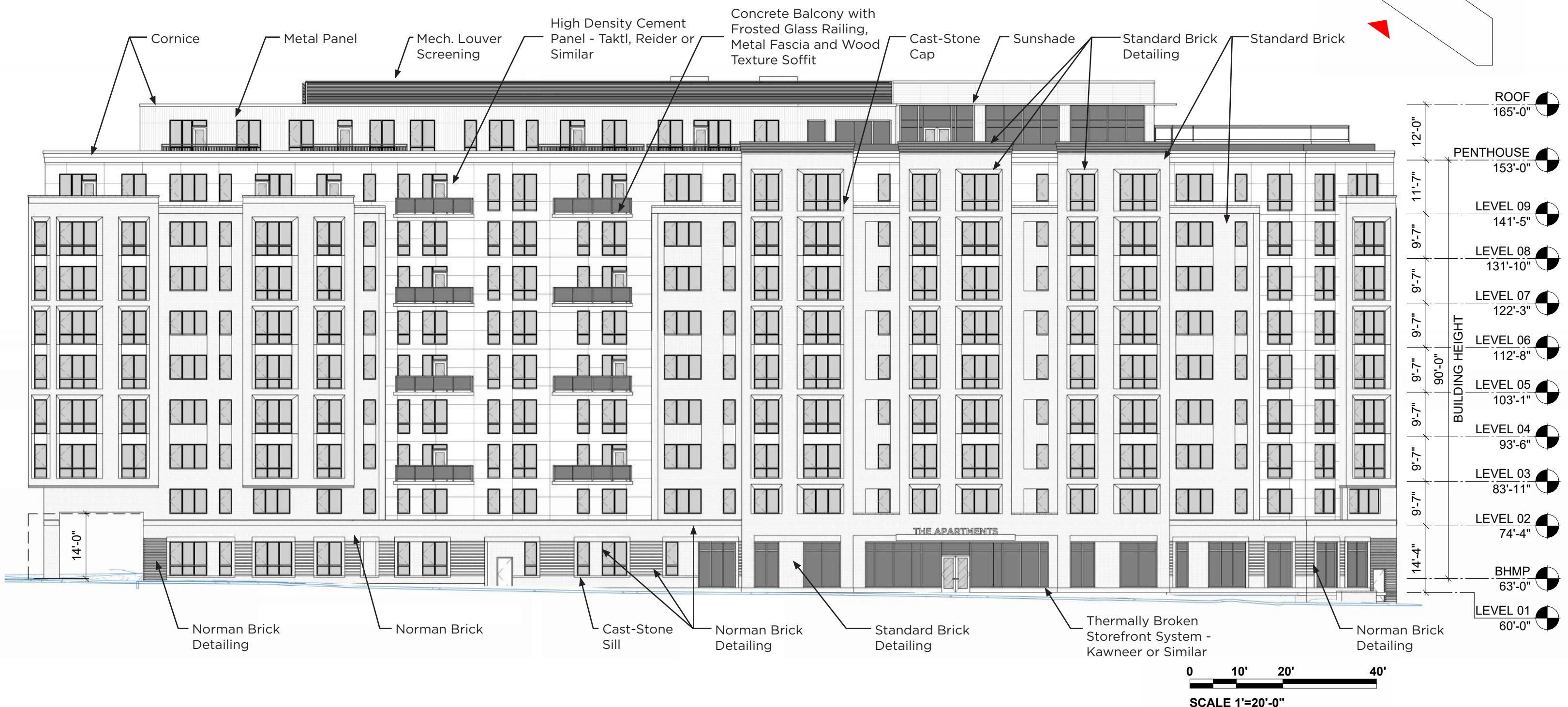
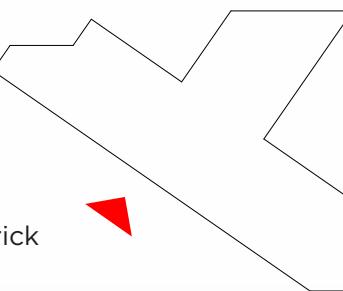
08. A Striking Façade Composition that Enhances Urban Presence and Conveys Monumental Character

Elevation

Virginia Ave - Materials

Design Approach

KEY PLAN:

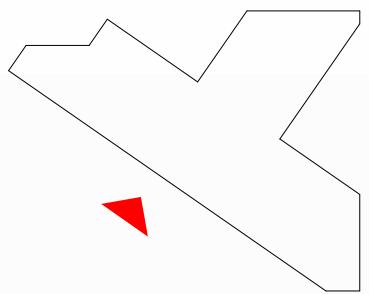


Elevation

Virginia Ave - Colored

Design Approach

KEY PLAN:



Visualization

View from Bernardo de Gálvez Memorial Park

Design Approach



Visualization

View from Pan American Health Organization Building

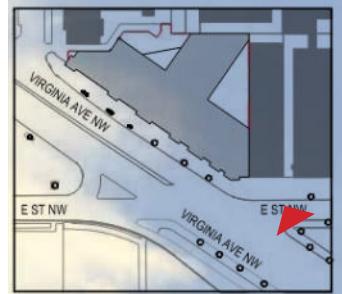
Design Approach



Visualization

View Along E St Looking West

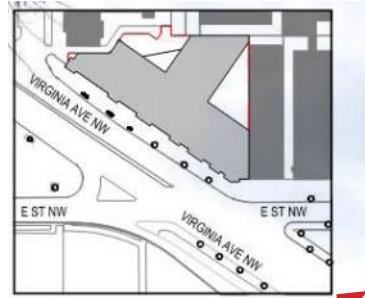
Design Approach



Visualization

View from State Department Intersection

Design Approach



Existing View from State Department Intersection



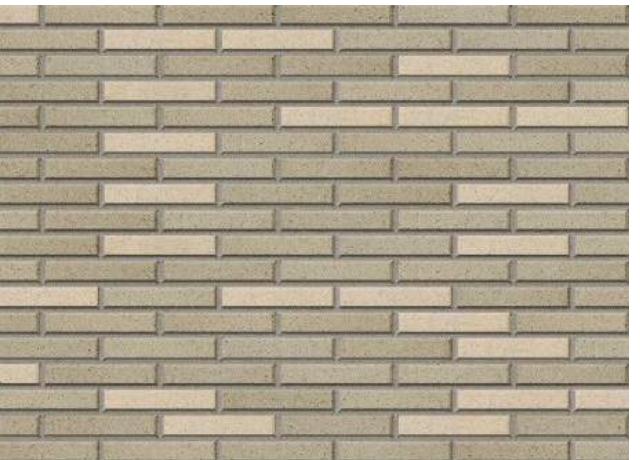
Estimated View from State Department Intersection

Materials & Detailing

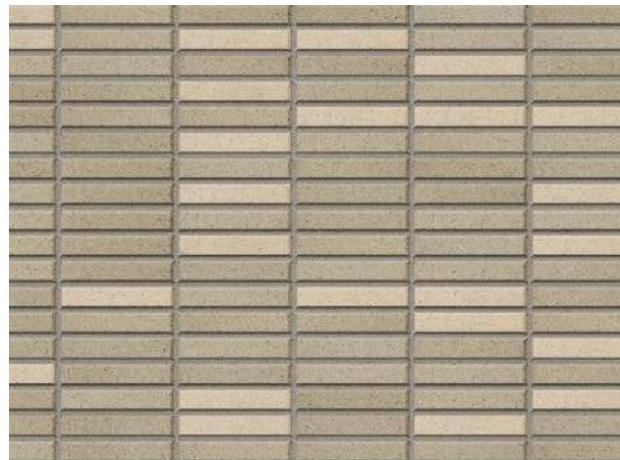
Section E

Materials Palette

Materials



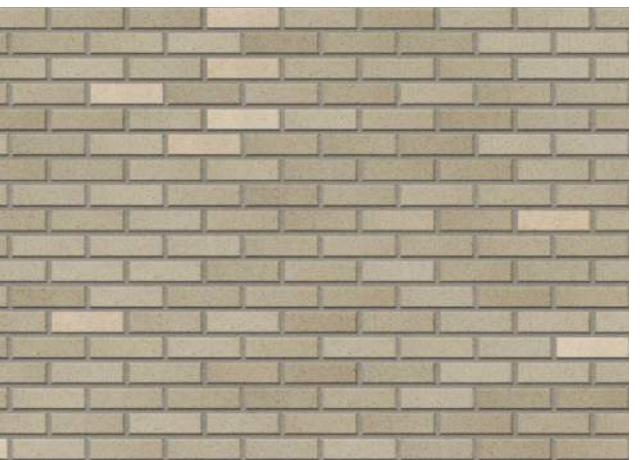
Norman Brick - Stretcher - Base



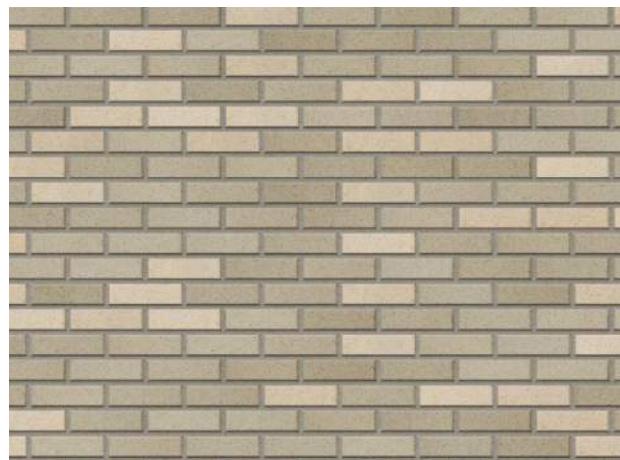
Norman Brick - Stacked - Base Detail



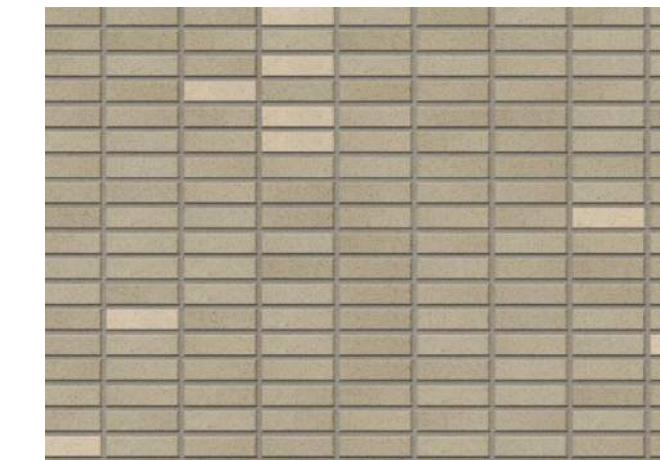
High Density Cement Panels - Typ.



Standard Brick - Stretcher - Typ.



Standard Brick- Stretcher - Bays



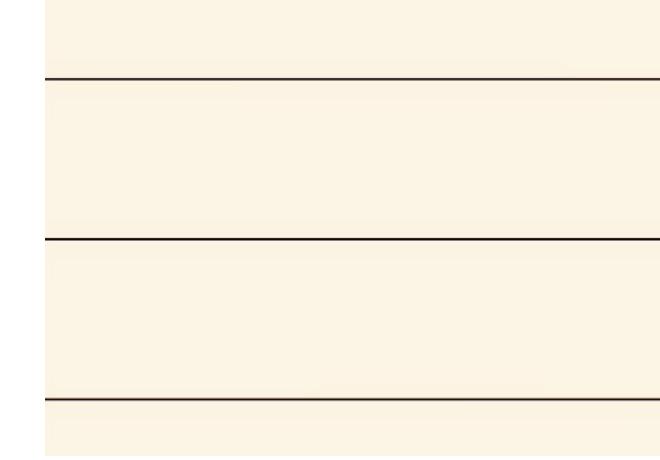
Standard Brick- Stacked - Typ. Details



Metal Panel - Window Groups



Metal Panel - Penthouse



Fiber Cement Panel - Courtyard

Detailing Refinement



A: Brick Corbeling at the Top of the Bays



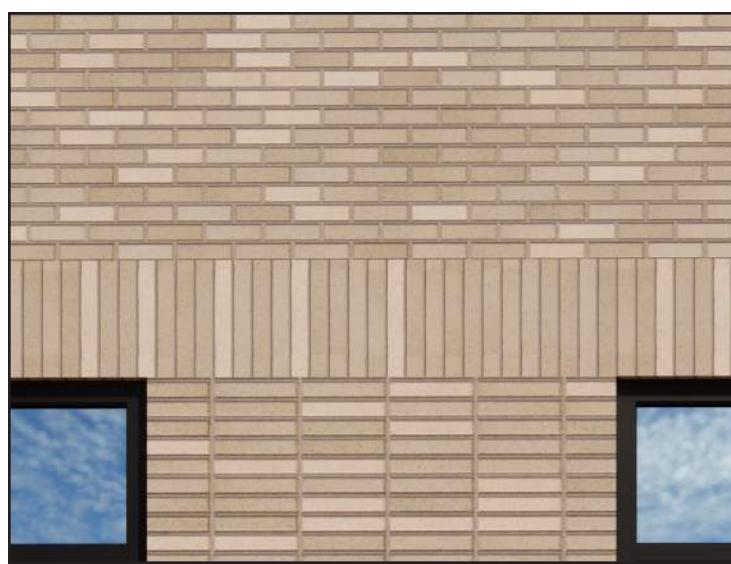
Example: 100 Franklin Apartments | USA



B: Stacked Brick at the Top of the Base



Example: Annesley Gardens | UK



C: Stacked Brick Details Base Windows



Example: Vittinge School & Preschool | Sweden

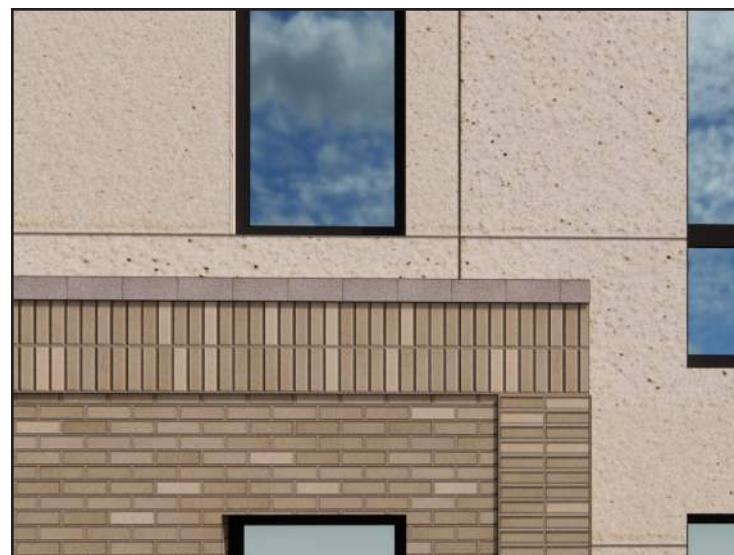
Detailing Refinement



D: Coping Detail at the Top of the Building



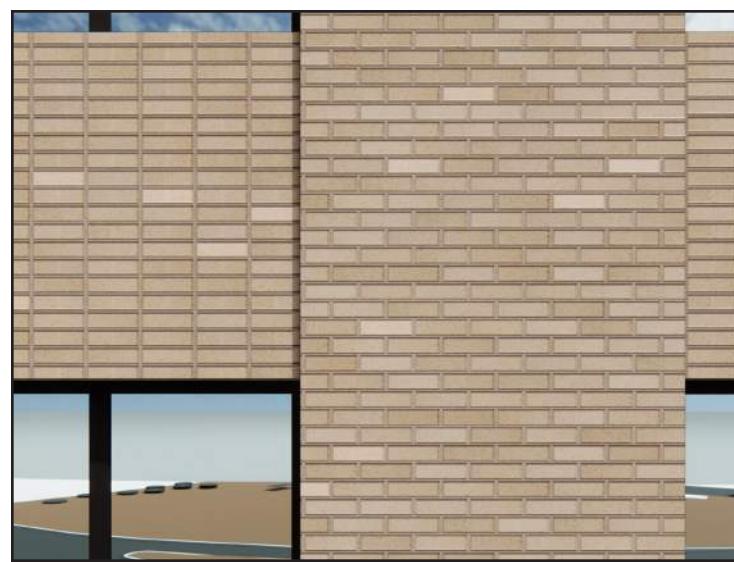
Example: La Crosse Fire Station | USA



E: Brick Detail at the Top of the Brick Facade



Example: Reprise House | Belgium



F: Stacked Brick at the Windows on the Brick Facade



Example: Annedalsterrassen | Sweden

Detailing Refinement



G: Brick Detail the Base

Example: Liceo Montale Pontedera School | Italy



H: Brick Detail at the Windows on the Bays

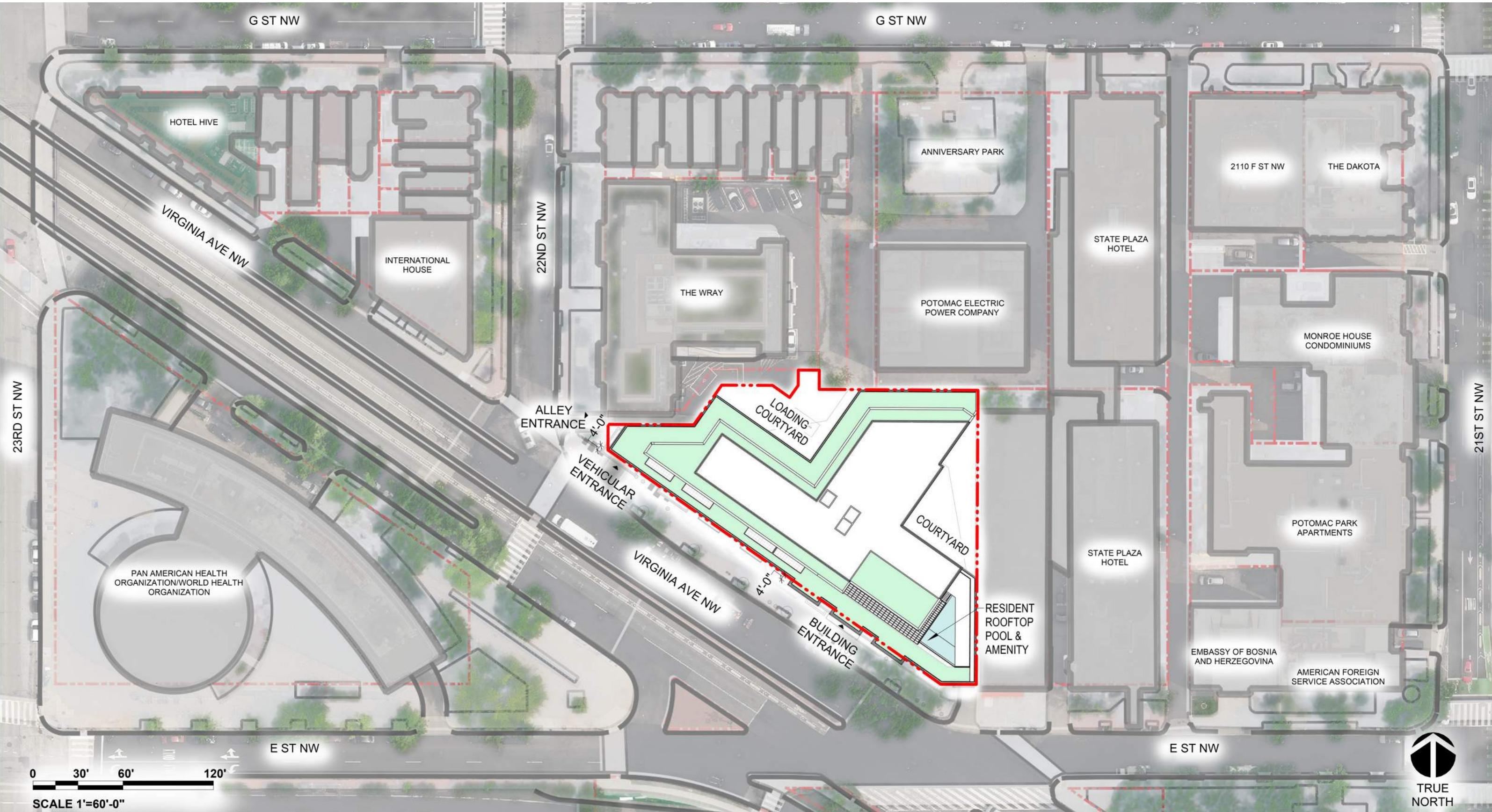
Example: Belleville Sara Weill-Raynal Nursing Home | France

Program Plans

Section F

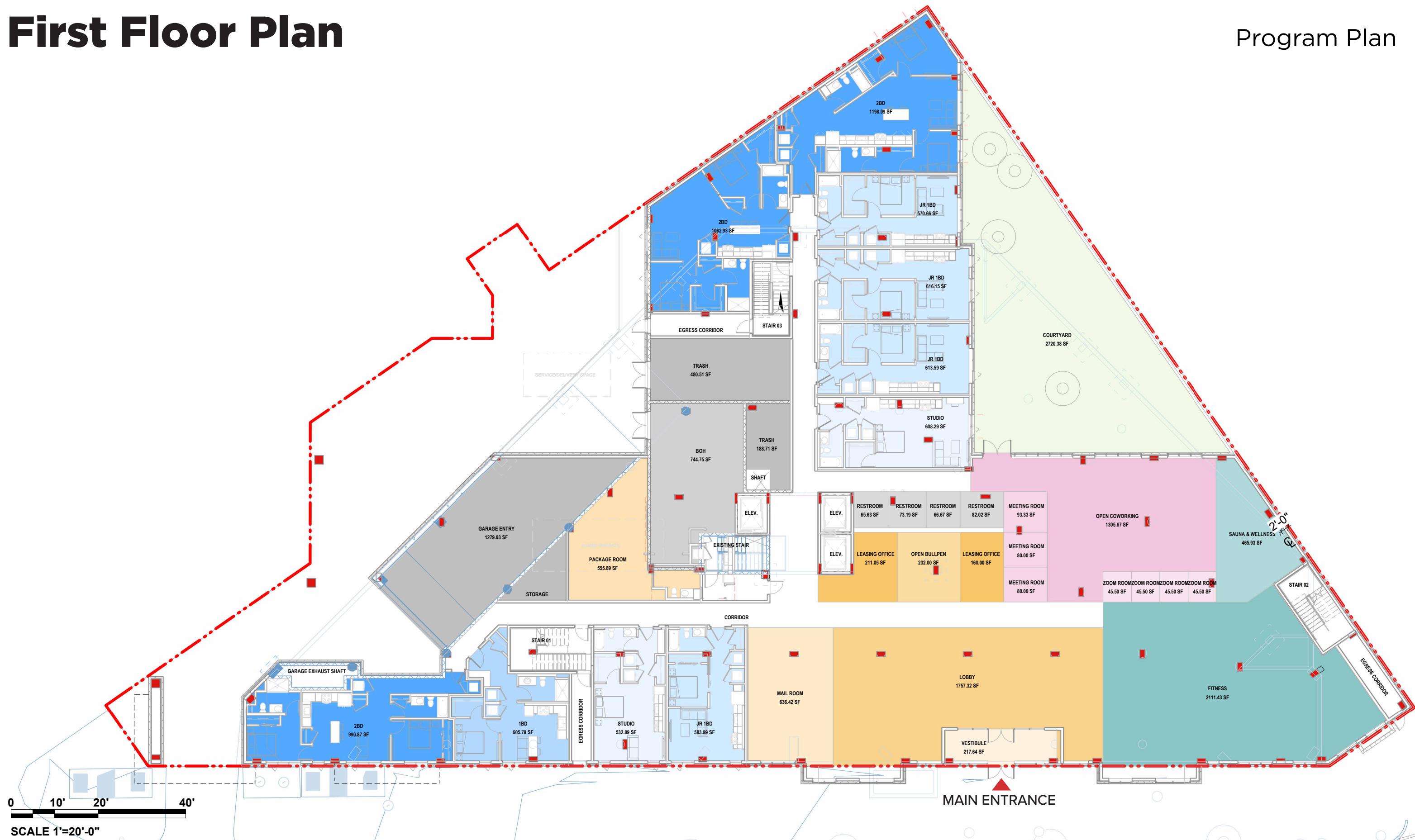
Site Plan

Program Plan



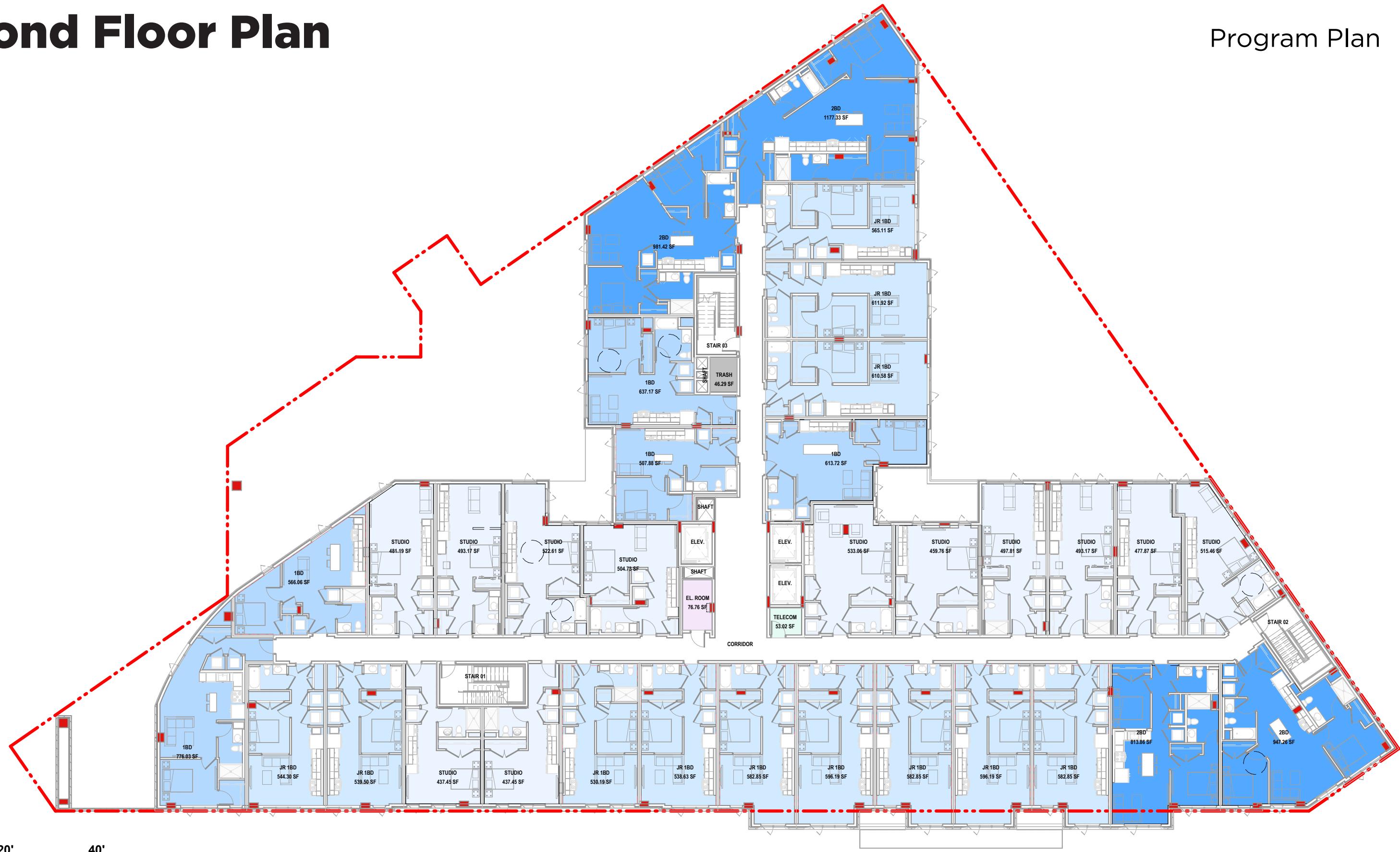
First Floor Plan

Program Plan



Second Floor Plan

Program Plan



0 10' 20' 40'

SCALE 1'=20'-0"

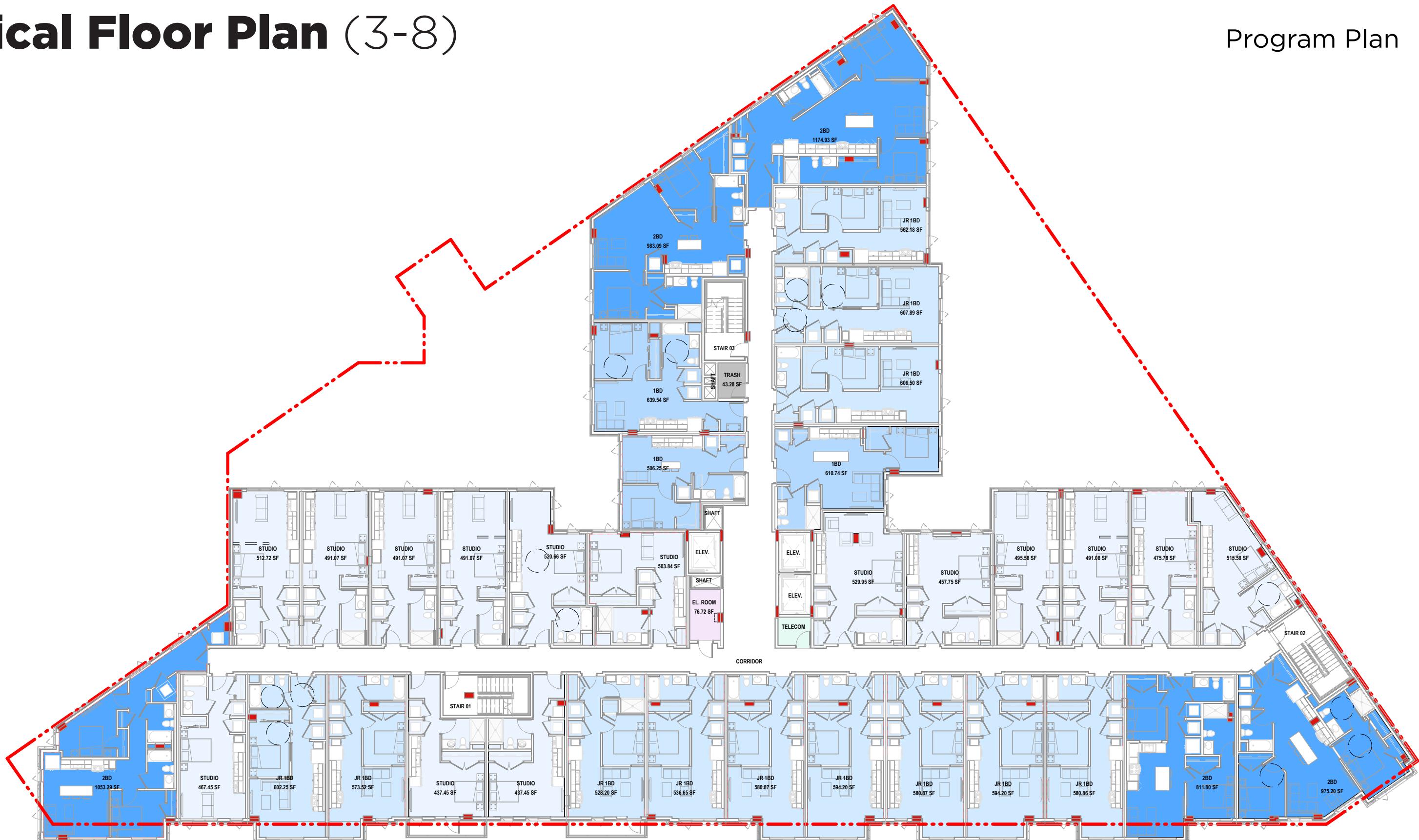
**MICHAEL
GRAVES**

CARR

2121 Virginia Avenue NW
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Typical Floor Plan (3-8)

Program Plan



0 10' 20' 40'

SCALE 1'=20'-0"

**MICHAEL
GRAVES**

CARR

2121 Virginia Avenue NW
December 31, 2025
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Ninth Floor Plan

Program Plan



0 10' 20' 40'

SCALE 1'=20'-0"

**MICHAEL
GRAVES**

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Penthouse Floor Plan

Program Plan



0 10' 20' 40'

SCALE 1'=20'-0"

**MICHAEL
GRAVES**

CARR

2121 Virginia Avenue NW
December 31, 2025
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Washington Monument Restoration
Michael Graves
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**MICHAEL
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