



CFA CONCEPT REVIEW SUBMISSION

ST. ELIZABETHS EAST

PARCEL 17 - BUILDING 1

Parcel 17
St. Elizabeths East
Washington, DC

 **REDBRICK LMD**
GRAGG CARDONA PARTNERS

May 07, 2020

 **WINSTANLEY**
ARCHITECTS & PLANNERS

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VICINITY MAP - ST. ELIZABETHS EAST



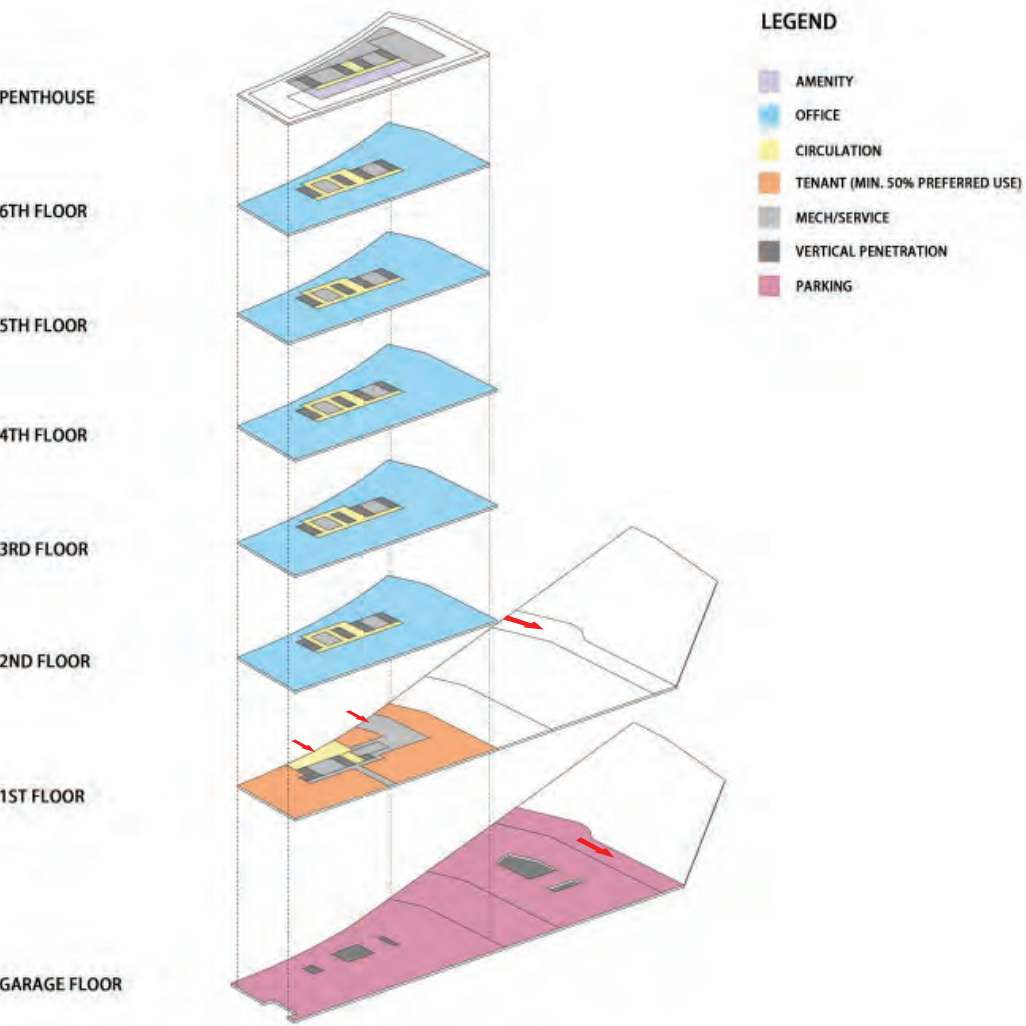
PROJECT NARRATIVE

Building I, is one of two buildings planned for the Western two thirds of the parcel, with a green pad covering the remaining East end of the site. The scope of development for building 1 extends beyond its footprint, to comprise a below grade parking lot that spans below both buildings 1 and 2, with a driveway ramp leading down to the parking level from Sycamore Avenue. The development of building 1 will included a 60 foot wide landscaped plaza area between the two buildings.

AREA CALCULATIONS

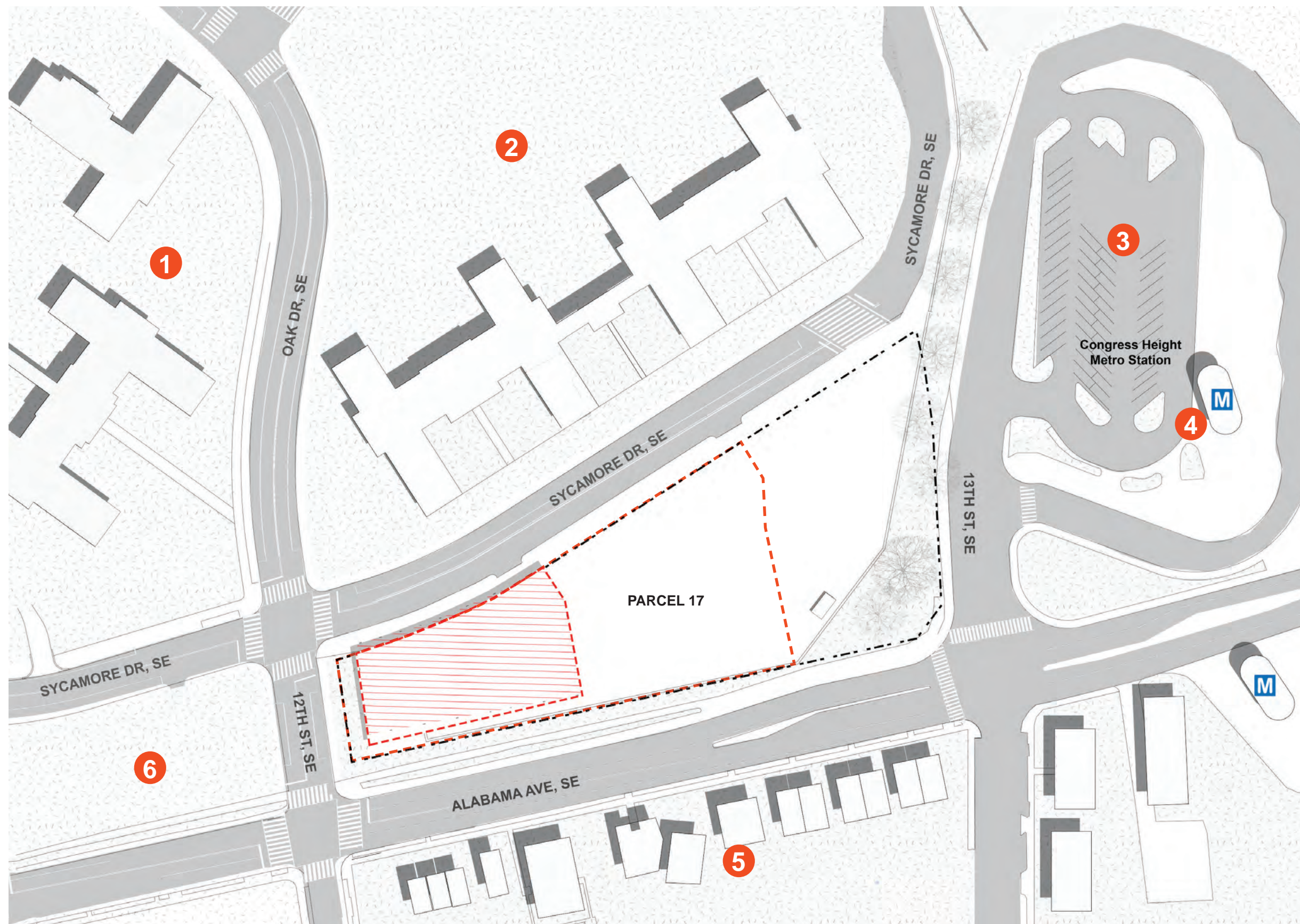
Typical Floor Level (1-5): 20,765 gsf
Sixth Floor Level: 18,495 gsf
Total FAR GSF: 122,328 gsf
Parking Level GSF: 58,495 gsf
Penthouse GSF: 4,010 gsf
Building Height: 70’ +16’ Penthouse
Parking Calculations:
122 total spaces
103 standard spaces
13 accessible spaces
6 compact spaces

BUILDING FUNCTIONS



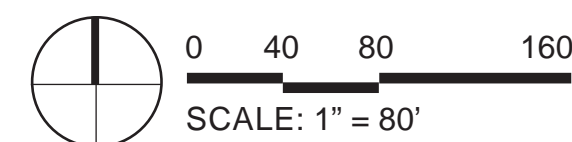
ZONING OVERVIEW

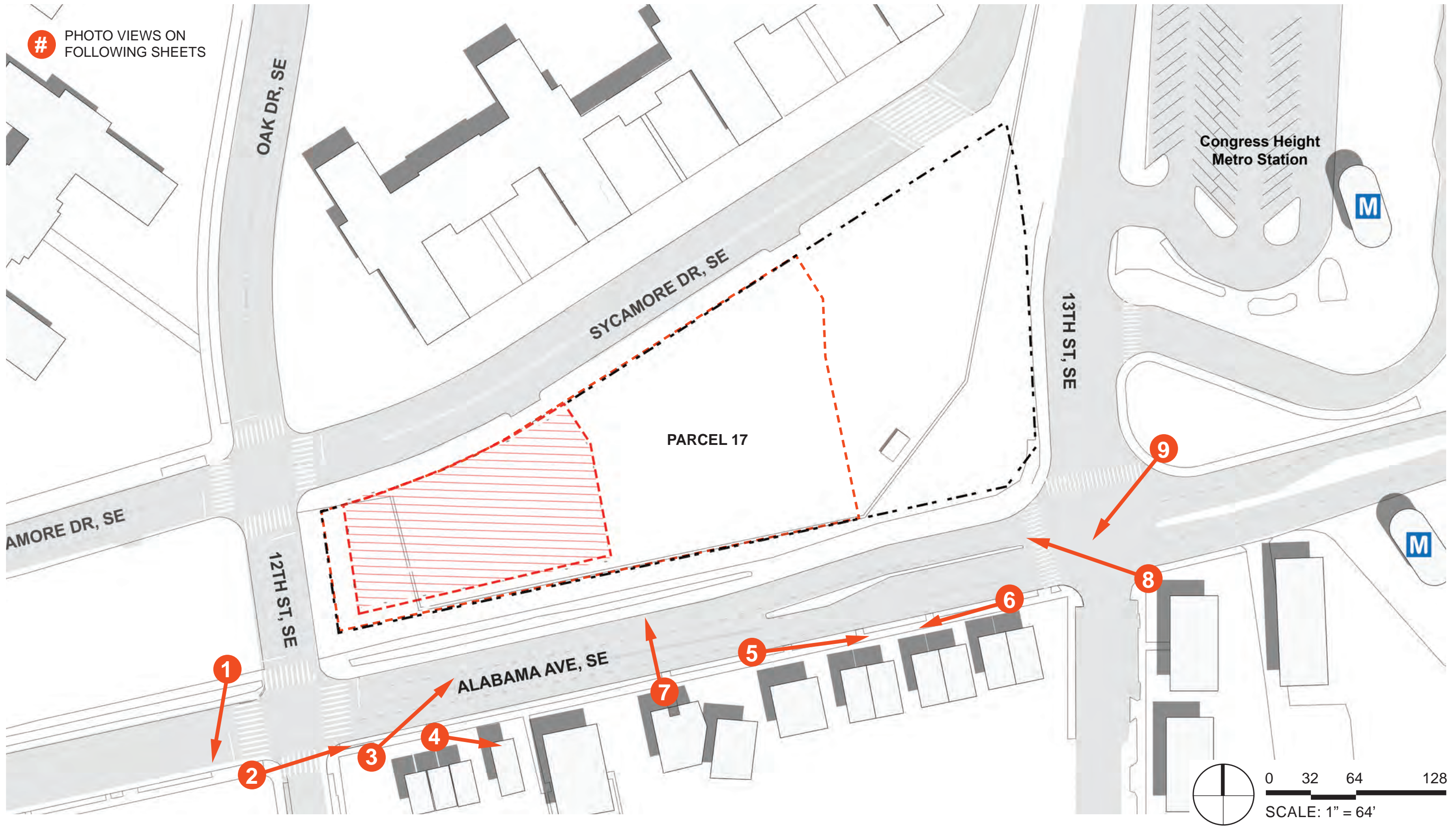
Minimum Lot Area and Width – None.
Height – 70’, plus 20’ penthouse (both habitable and mechanical) permitted.
Rear yard – none listed; none required.
Side yard – none listed; none required.
Front yard:
o A building must be set back 10’ from the property line that abuts Alabama Avenue and 13th Street.
o No part of a building can project above a 45 degree plane from a line 50’ above the property line that abuts Alabama Avenue.
No zoning relief required.



KEY

- 1** The Residences At St Elizabeths East
- 2** Parcel 15 - Future Development
- 3** Parking Area for Bus and Metro station
- 4** Metro Station
- 5** Residential Area
- 6** Future Parcel 14 Townhouse Development
- Proposed Scope of Work Area
- Proposed Building 1







1. SW CORNER OF ALABAMA AVE & 12TH STREET



2. SE CORNER OF ALABAMA AVE & 12TH STREET



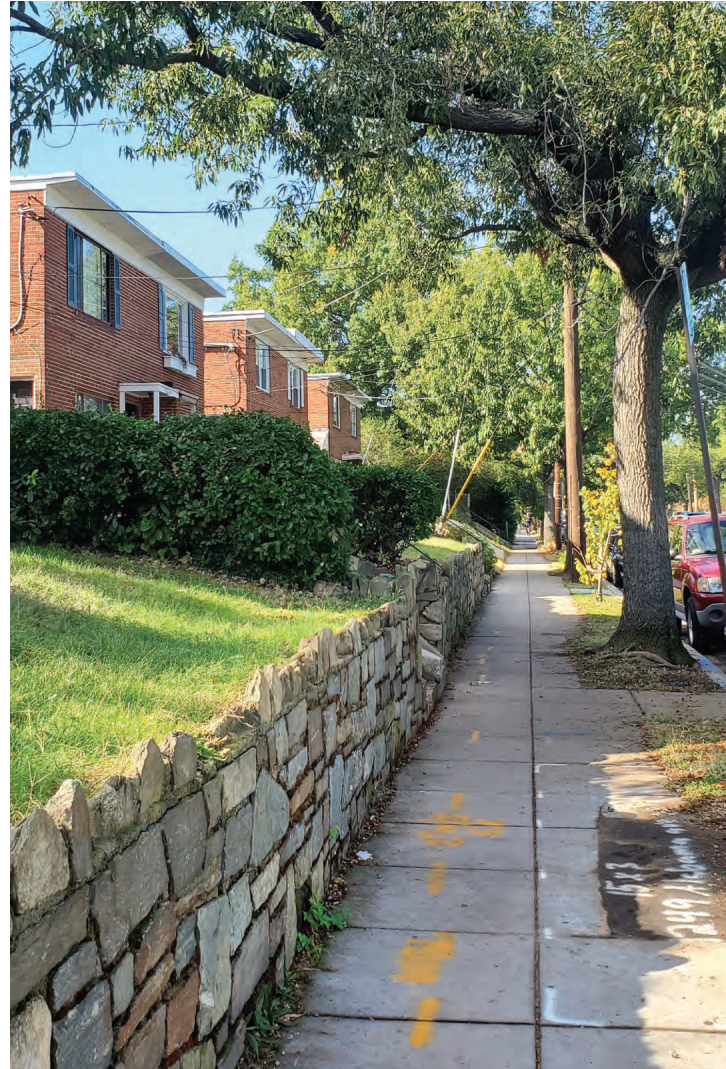
3. ALABAMA AVE



4. ALABAMA AVE



5. ALABAMA AVE



6. ALABAMA AVE



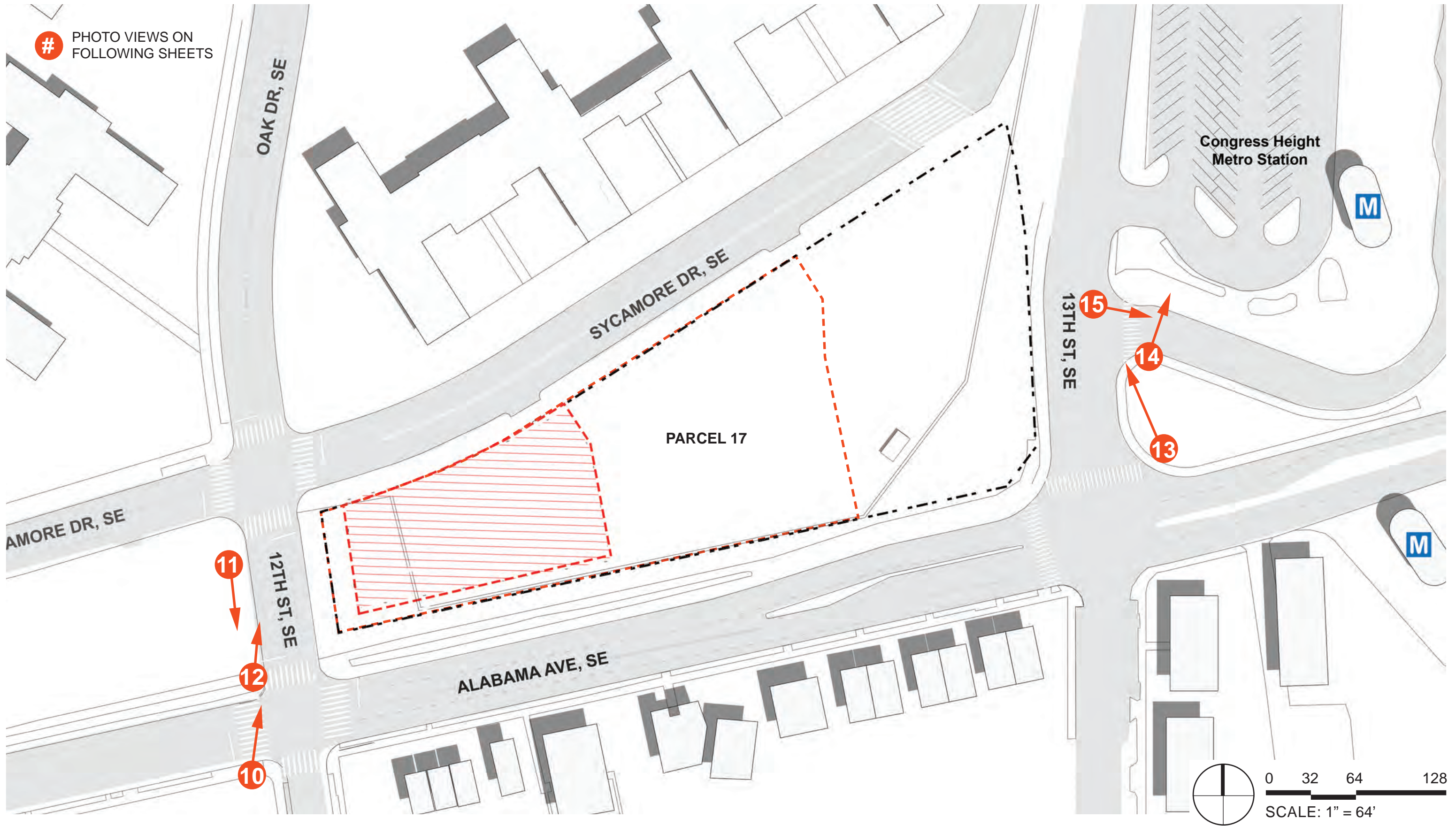
7. ALABAMA AVE



8. SE CORNER OF ALABAMA AVE & 13TH STREET



9. NE CORNER OF ALABAMA AVE & 13TH STREET





10. SW CORNER OF ALABAMA AVE & 12TH STREET



11. 12TH STREET



12. 12TH STREET



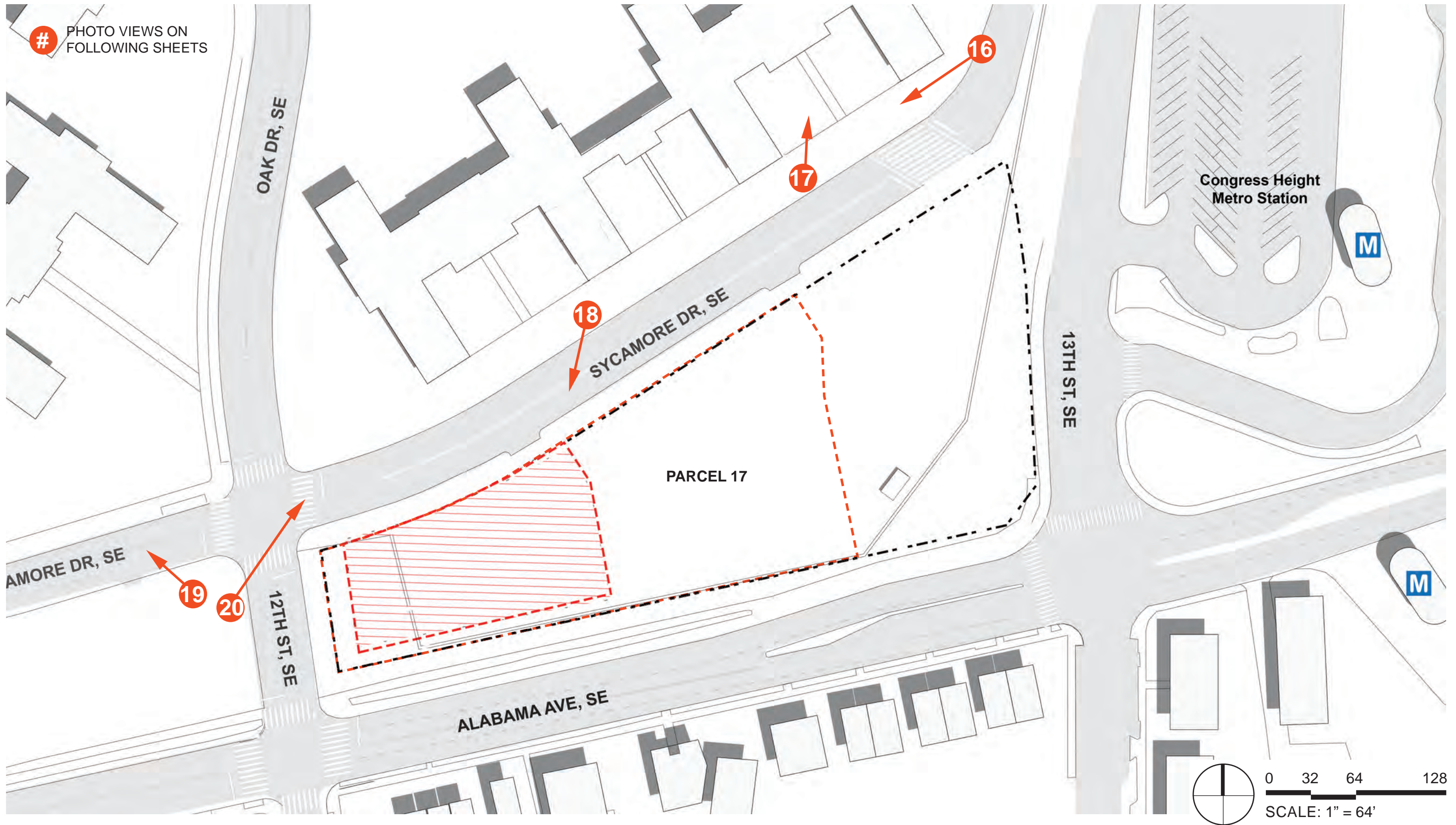
13. 13TH STREET



15. 13TH STREET



14. 13TH STREET





16. SYCAMORE DRIVE



18. SYCAMORE DRIVE



17. SYCAMORE DRIVE



19. SE CORNER OF SYCAMORE DRIVE & 12TH STREET



20. SE CORNER OF SYCAMORE DRIVE & 12TH STREET

HISTORICAL REFERENCES



ST. ELIZABETHS EAST DESIGN GUIDELINES

SUGGESTED ELEVATION GUIDELINES

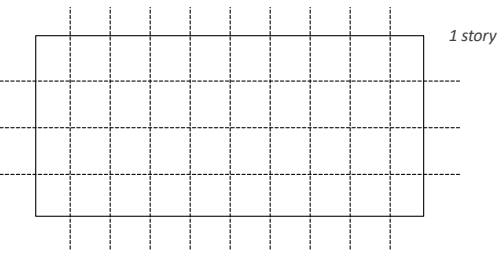


Figure 3.11: Grid pattern. Diagram and example: Palazzo Farnese, Rome, Italy, by Michelangelo.

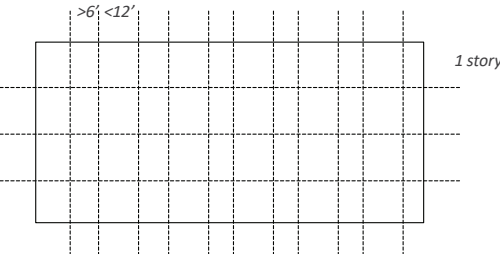


Figure 3.12: Grid variation. Diagram and example: 40 Bond Street, New York City, by Herzog & de Meu

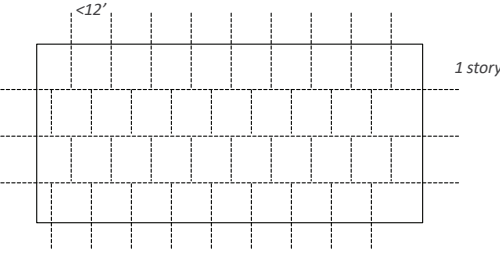
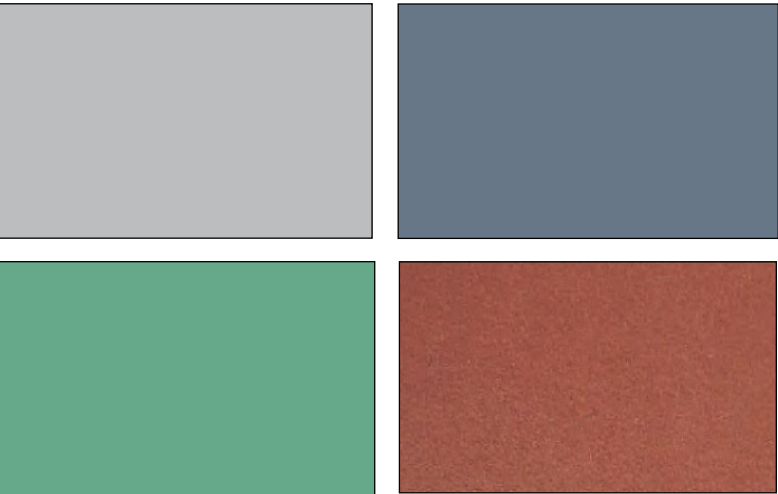
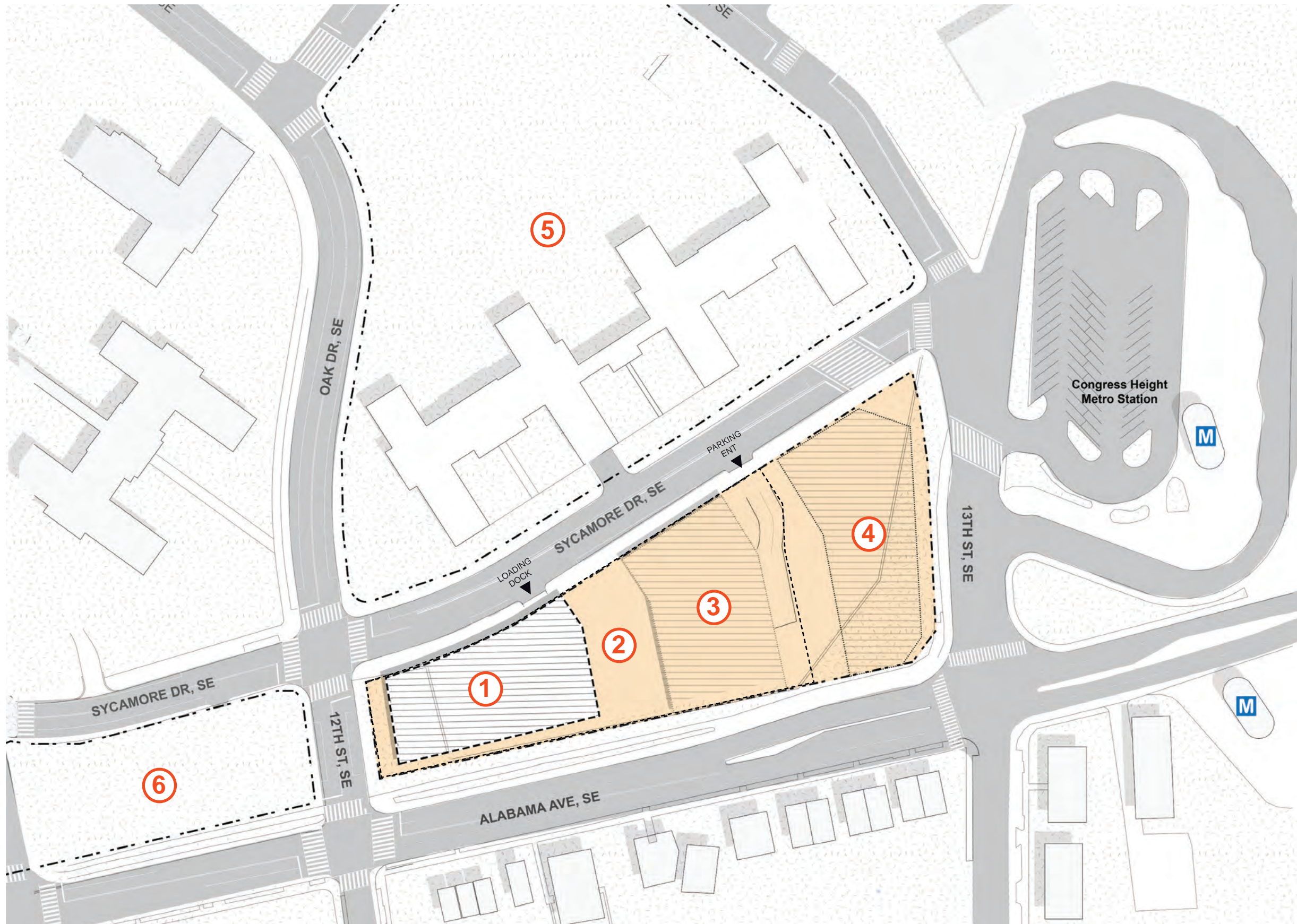


Figure 3.13: Grid shift. Diagram and example: Science Lab, Zurich, Switzerland, by Baumschlager & Ebe

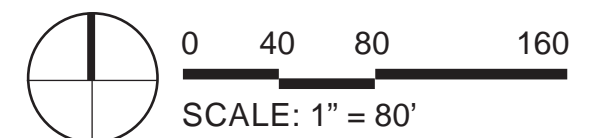
SUGGESTED COLOR PALETTE

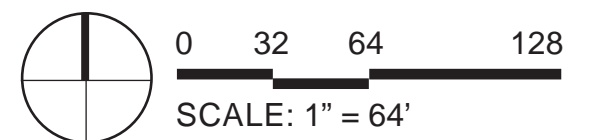




KEY

- 1 Proposed Building 1
- 2 Proposed plaza
- 3 Future Building 2
- 4 Proposed Pad Area
- 5 Future Parcel 15 Development Area
- 6 Future Parcel 14 Townhouse Development
- Parcel 17 Site Area
- Scope of the Construction



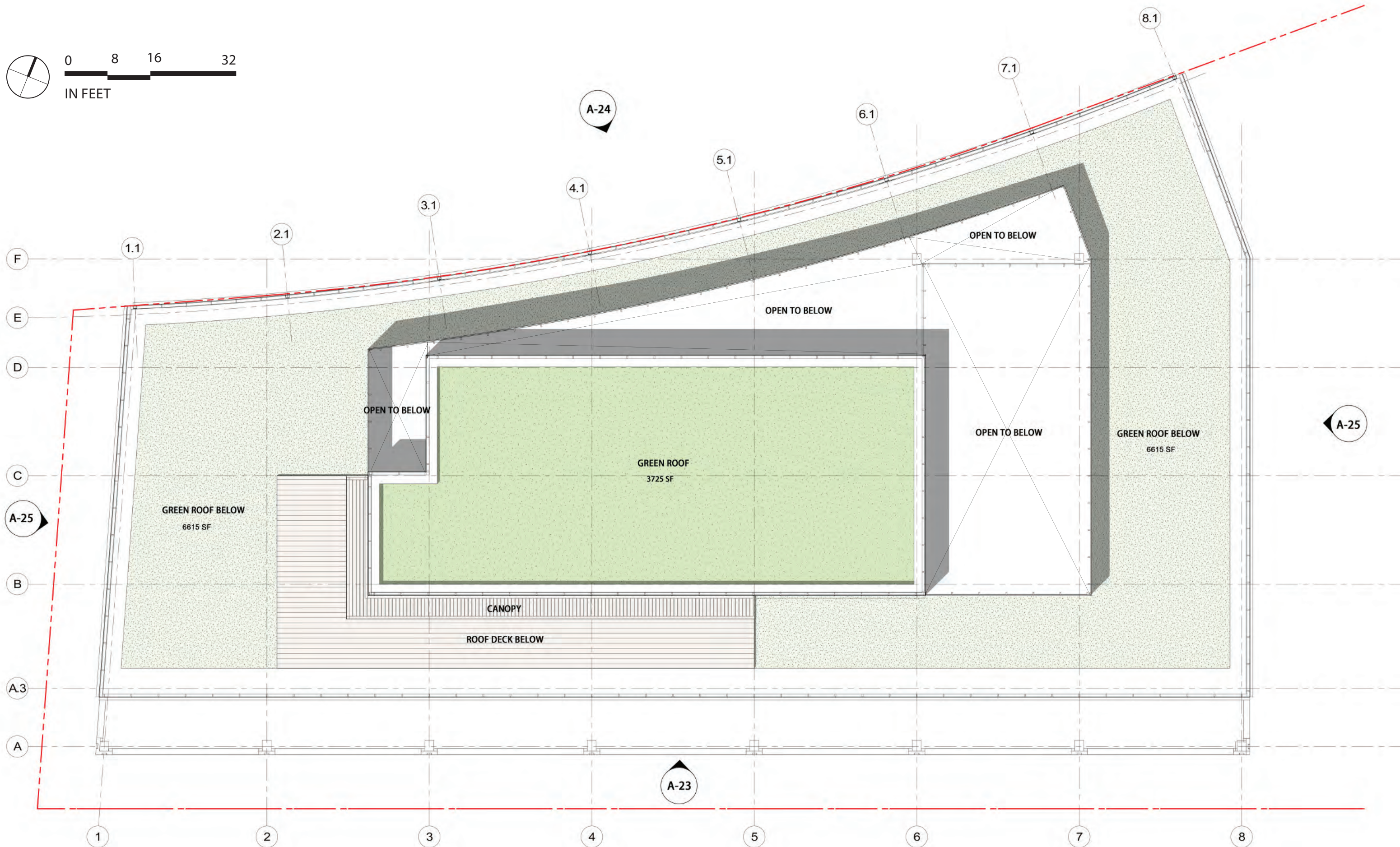


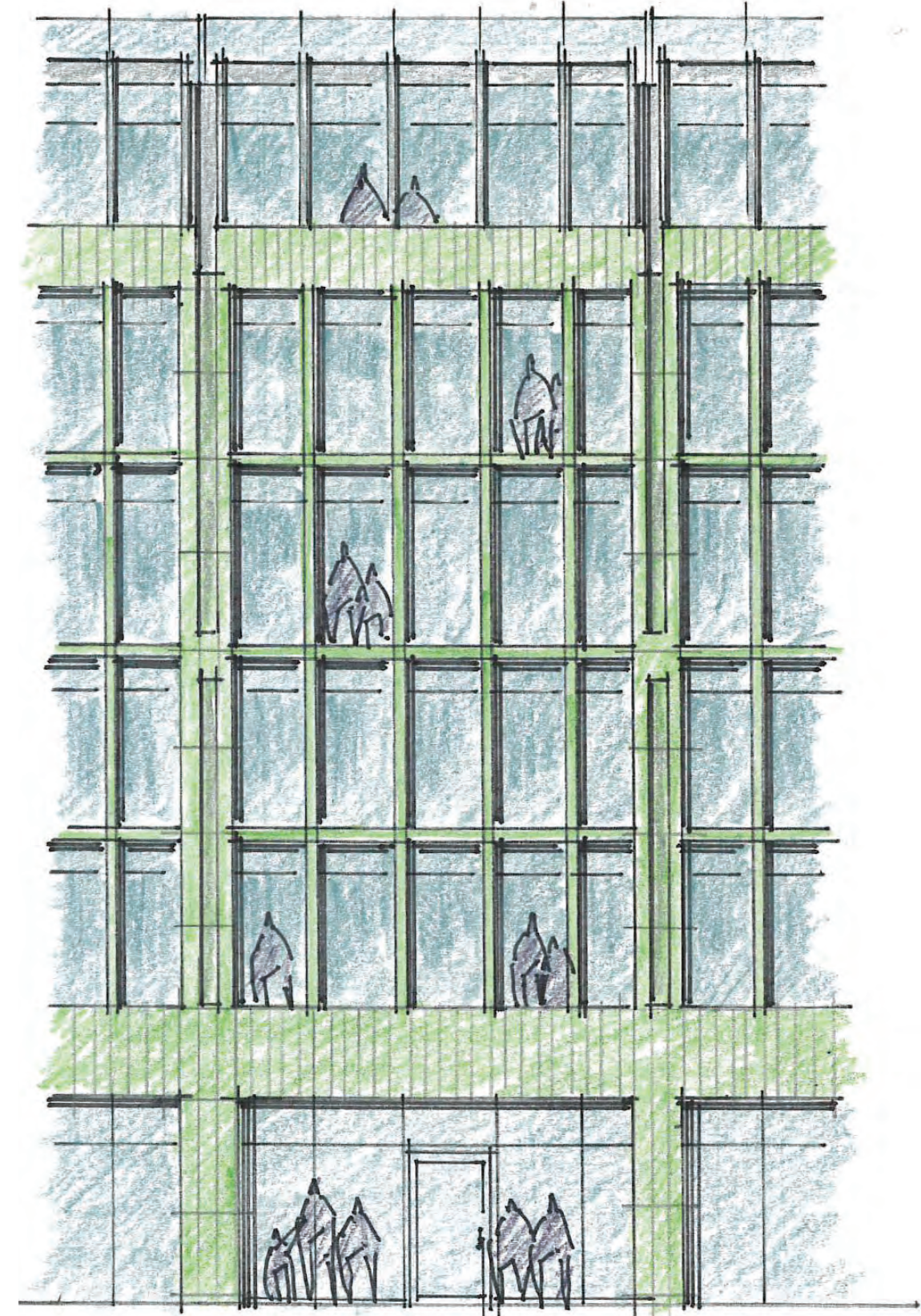
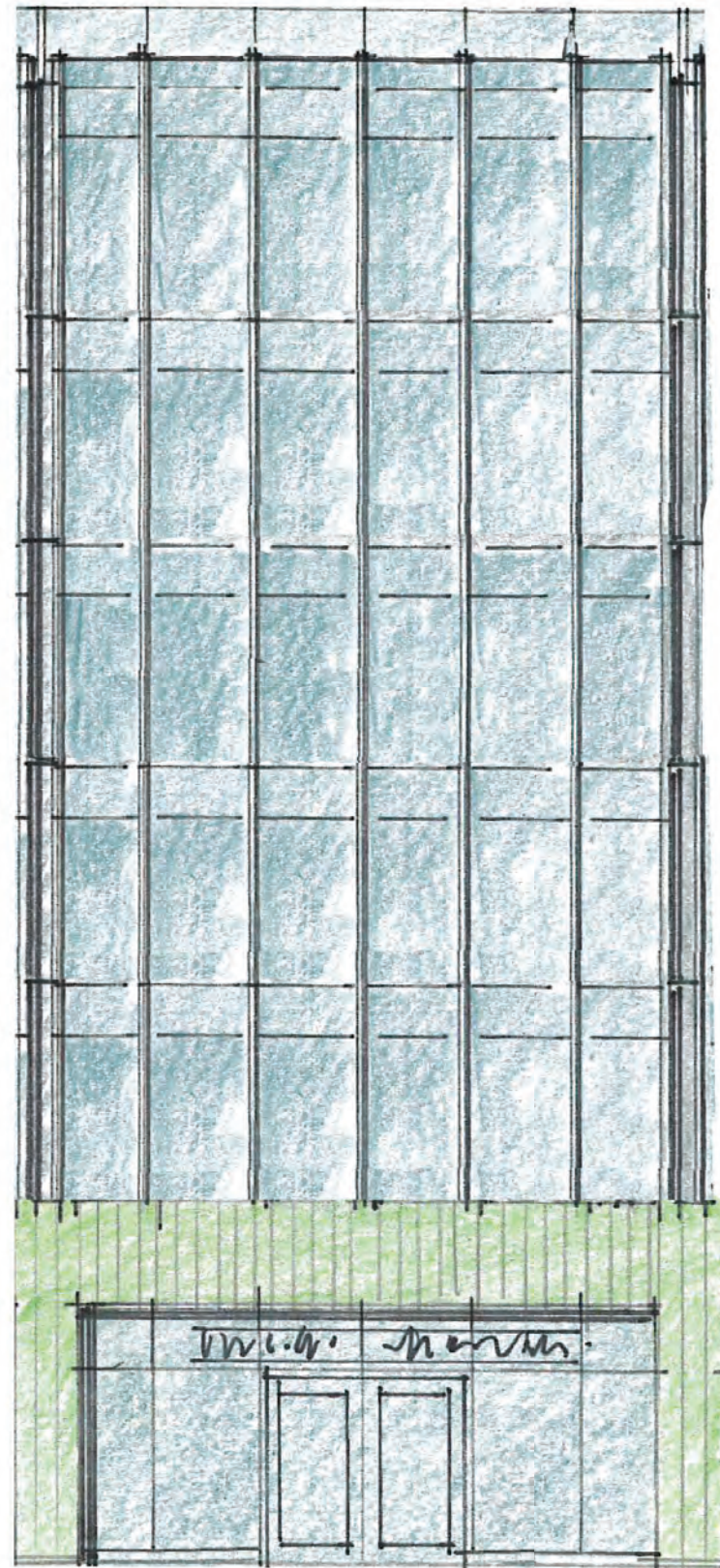
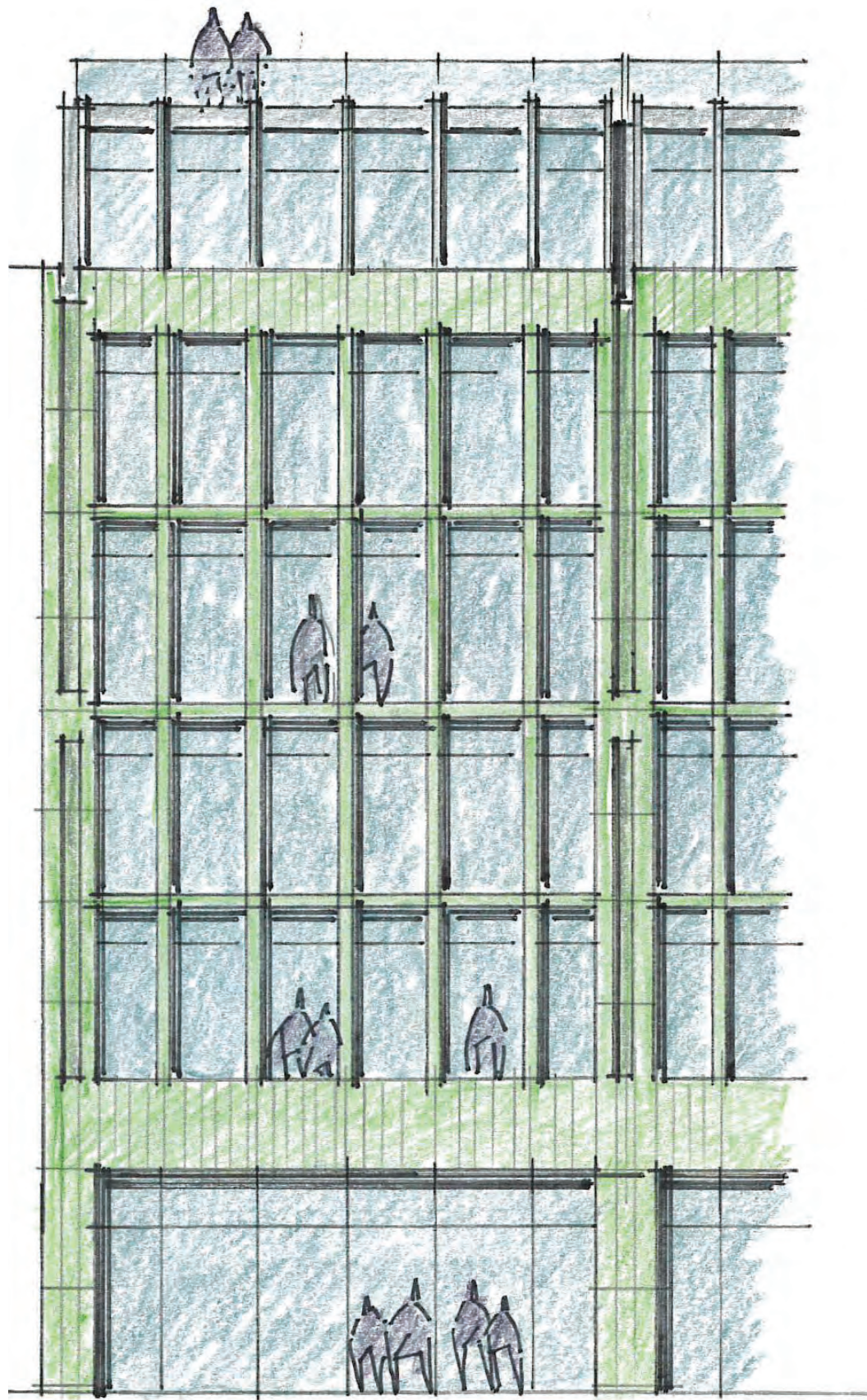




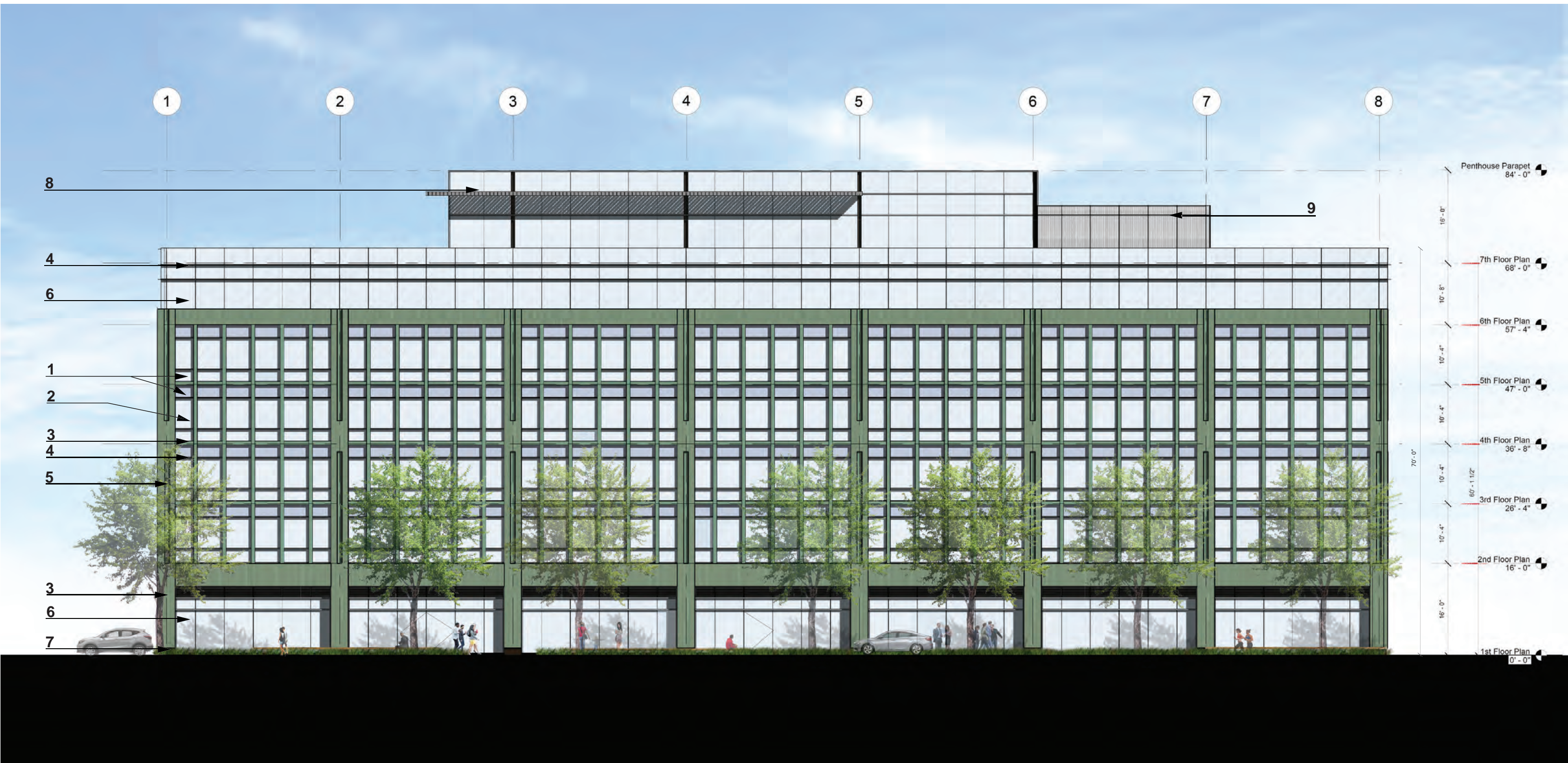








0 4 8 16
SCALE: 1" = 8'



- | | |
|--|--|
| 1. Spandrel Glass | 6. Glazed Storefront |
| 2. Clear Vision Glass | 7. Black Granite Base |
| 3. Terra Cotta Panel Or Similar | 8. Trellised Canopy At Penthouse Level |
| 4. Aluminum "T" Shaped Mullion Cap | 9. Metal Panel Screen Wall |
| 5. Recessed Terra Cotta Panel Or Similar | |

0 8 16 32
SCALE: 1" = 16'

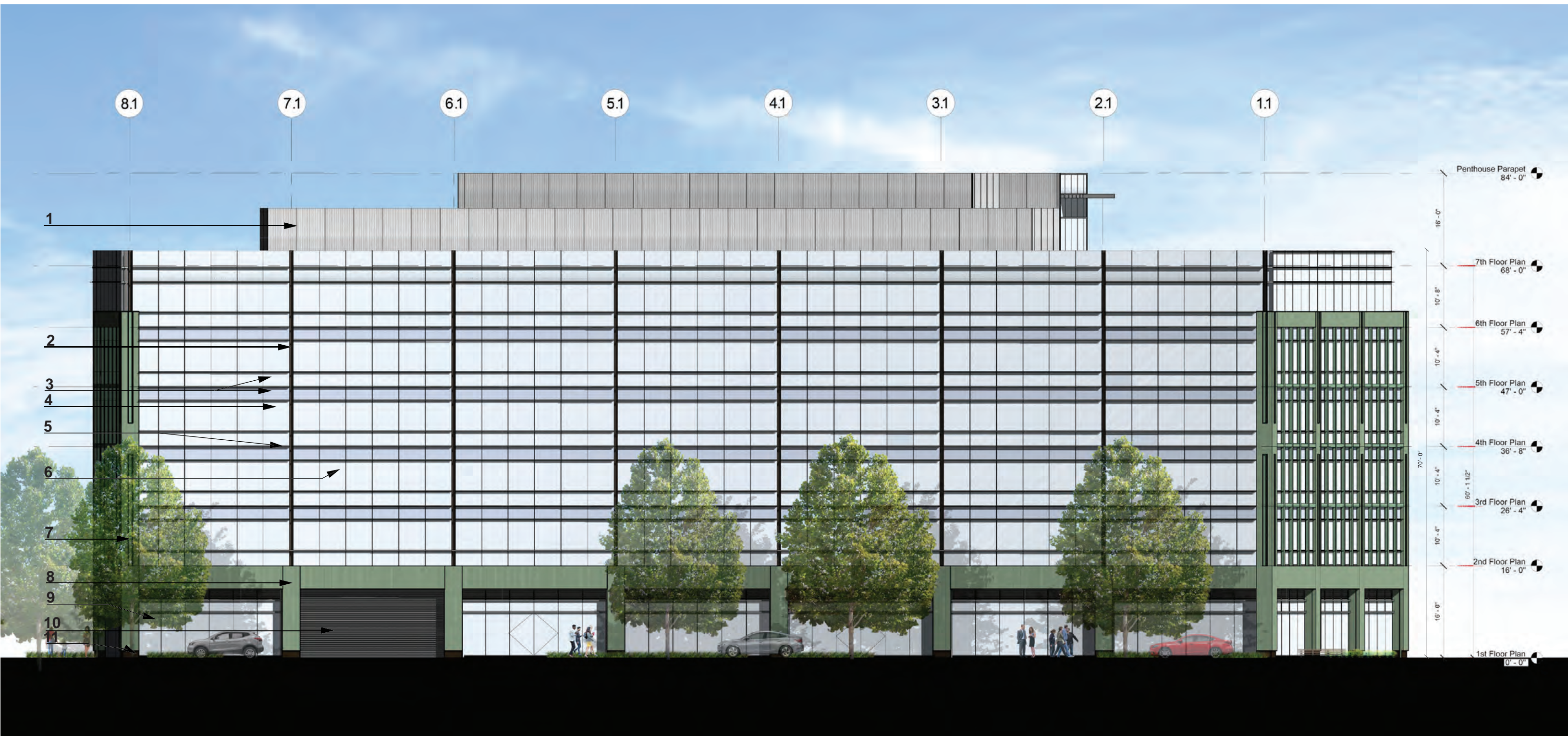
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South Elevation - Alabama Avenue
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A-23

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1. Metal Panel Screen Wall

2. Recessed Metal Channel

3. Spandrel Glass

4. Clear Vision Glass

5. Metal Fin With Recessed Led Light
6. Aluminum "T" Shaped Mullion Cap

7. Recessed Terra Cotta Panel Or Similar

8. Terra Cotta Panel Or Similar

9. Glazed Storefront

10. Louvered Overhead Coiling Loading Door

11. Black Granite Base

081632

SCALE: 1" = 16'



1. Spandrel Glass
2. Clear Vision Glass
3. Terra Cotta Panel Or Similar
4. Aluminum "T" Shaped Mullion Cap
5. Recessed Terra Cotta Panel Or Similar

6. Terra Cotta Panel Or Similar
7. Glazed Storefront
8. Black Granite Base
9. Catenary Lighting Above Plaza

0 8 16 32
SCALE: 1" = 16'

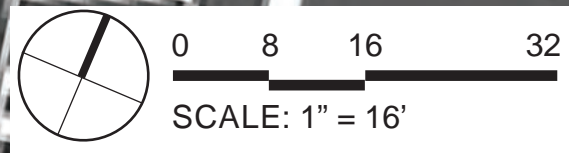
Parcel 17
St. Elizabeths East
Washington, DC

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East & West Elevation - 12th Street & 13th Street
May 07, 2020

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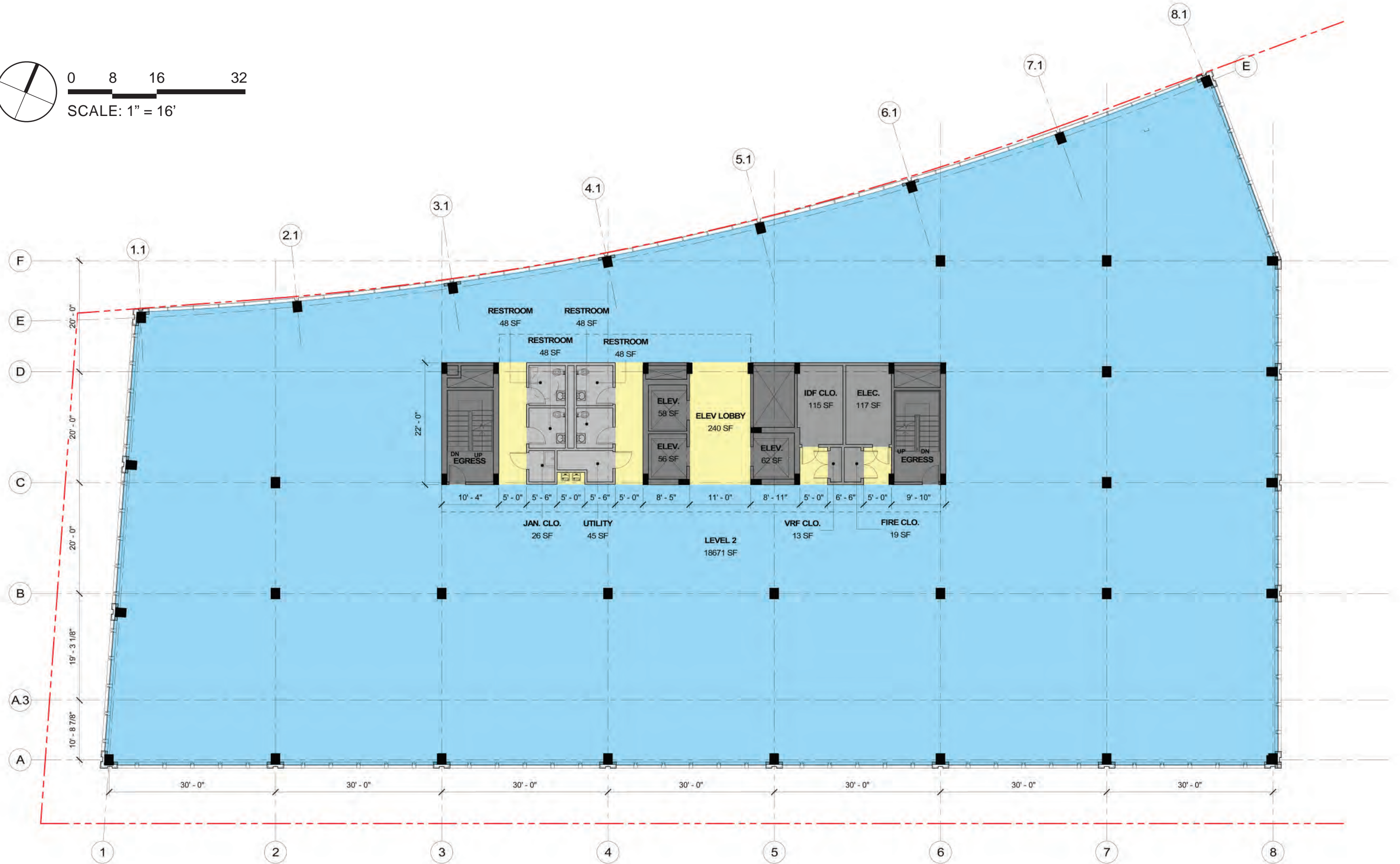
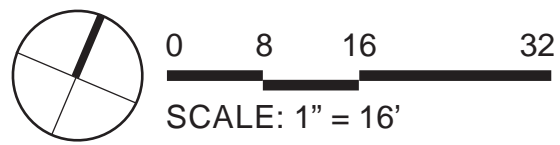
Parcel 17
St. Elizabeths East
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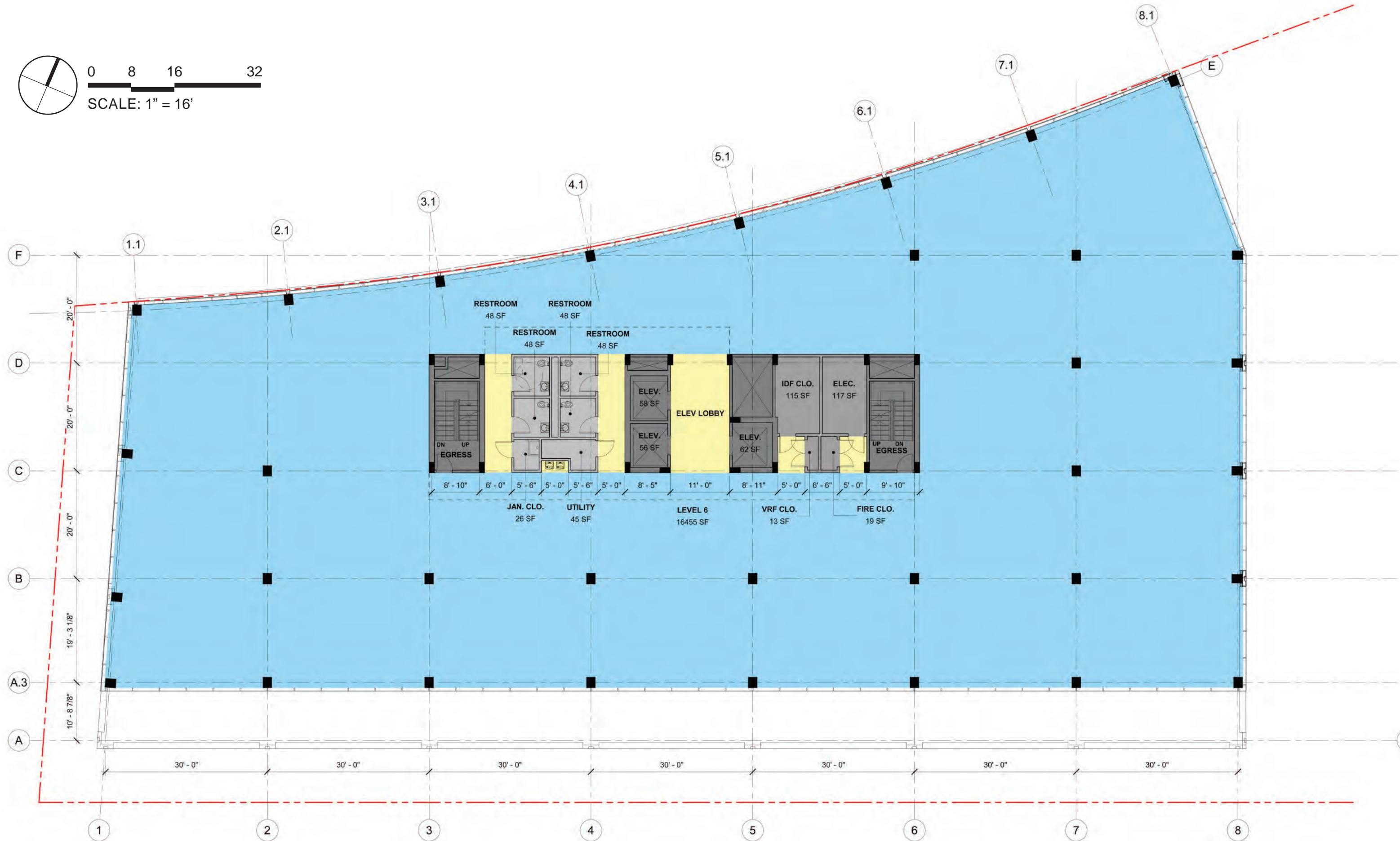
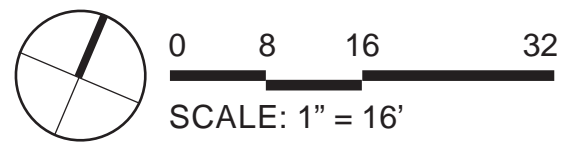
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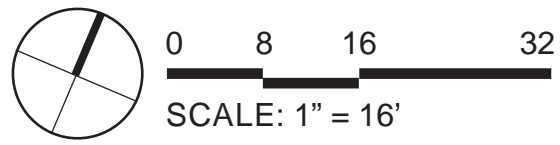
Ground Floor Plan
May 07, 2020

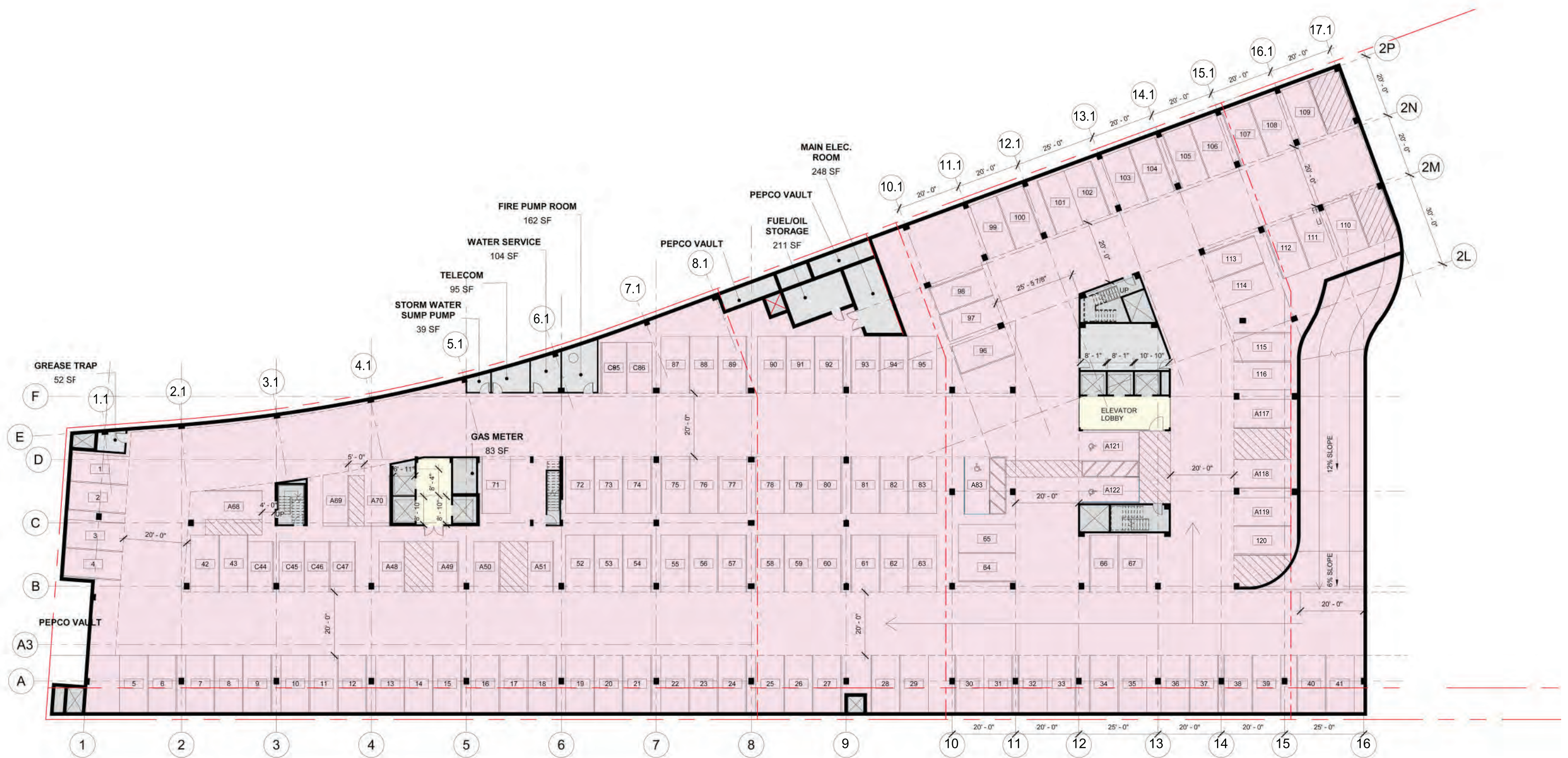
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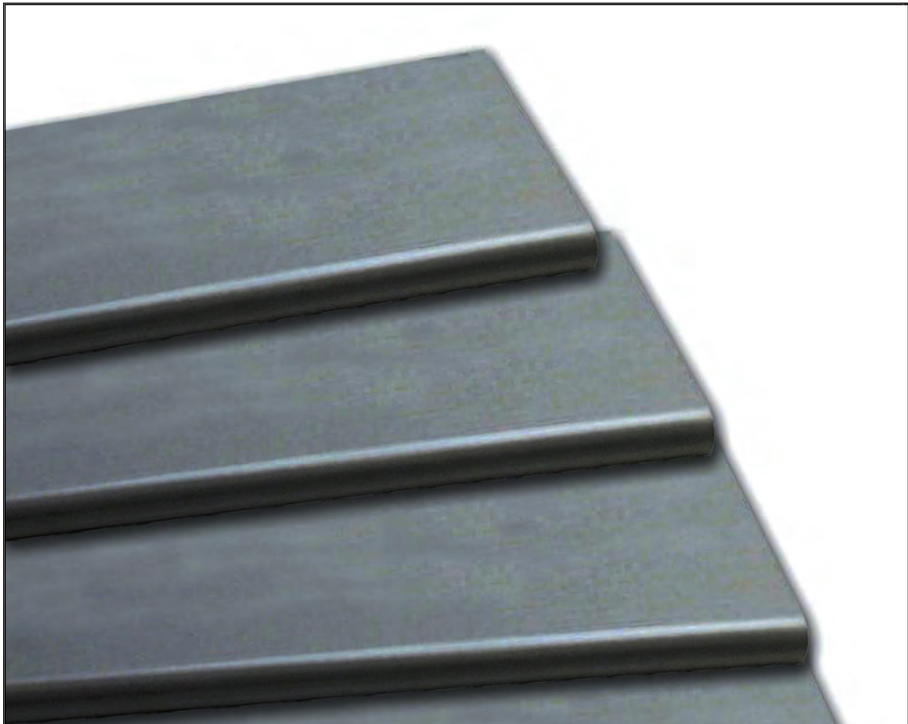








Green Terra Cotta or Similar



Coated Metal Trim And Panels - Charcoal Color



Low -E Insulated Glazing - Blue / Grey Vision Glass



Black Granite



Metal Panel Mechanical Screen



SYCAMORE DR, SE

SIDEWALK WIDTH: 17' - 6"

PLAZA

60' - 0" WIDE

8,949 SF

SCREEN WALL

PAD 3

44,513 SF

13TH ST, SE

SIDEWALK WIDTH: 18' - 7"

12TH ST, SE

SIDEWALK WIDTH: 27' - 10"

- 7' - 10" TREE OPENING

- 10' SIDE WALK

- 10' BUILDING ZONE

WITH OUTDOOR SEATING

ALABAMA AVE, SE

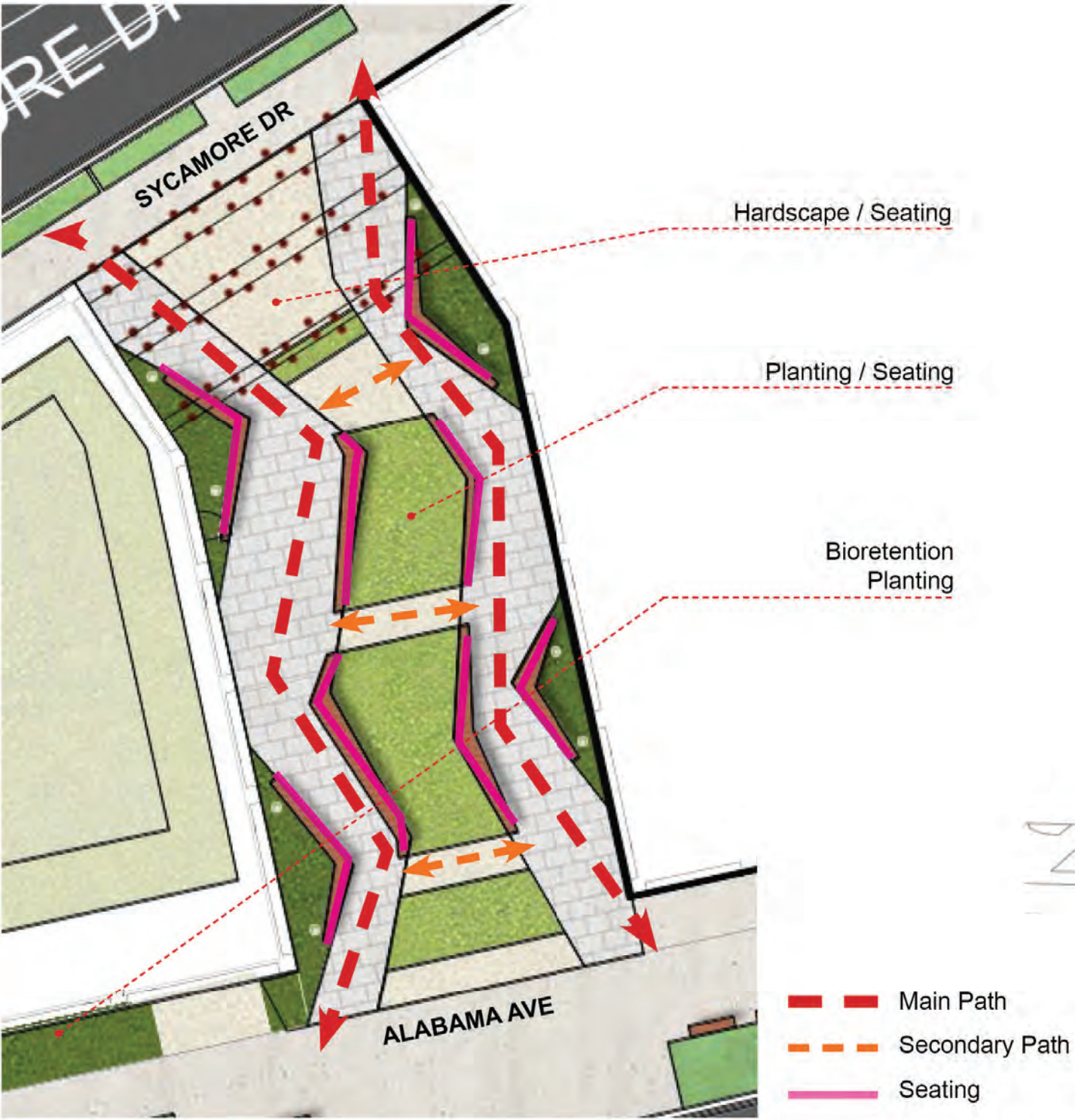
SIDEWALK WIDTH: 41' - 8"

- 20' TREE OPENING

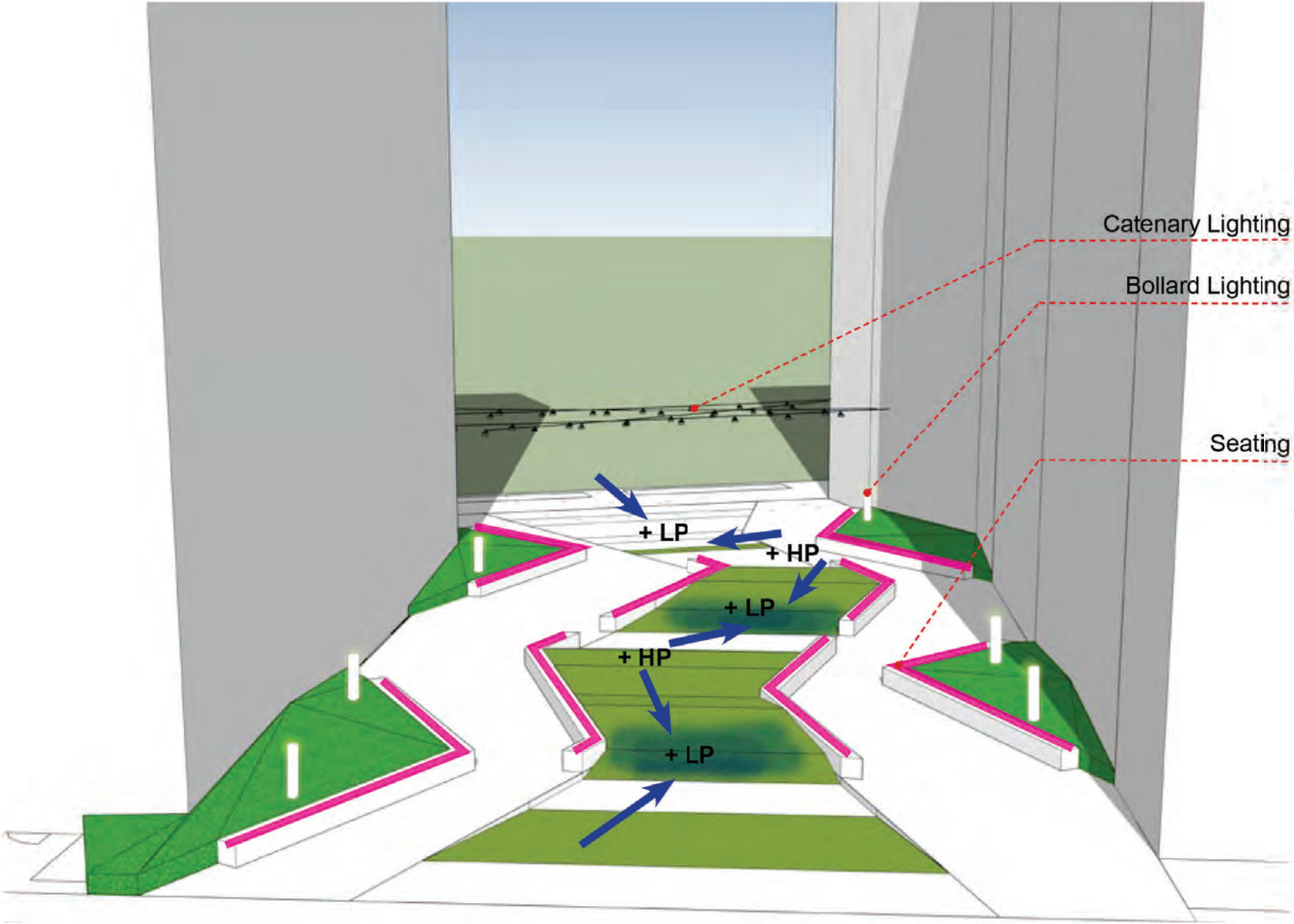
- 10' SIDE WALK

- 10' BUILDING ZONE

PLAZA
HARDSCAPE 4653SF + PLANTING AREAS 4296 SF



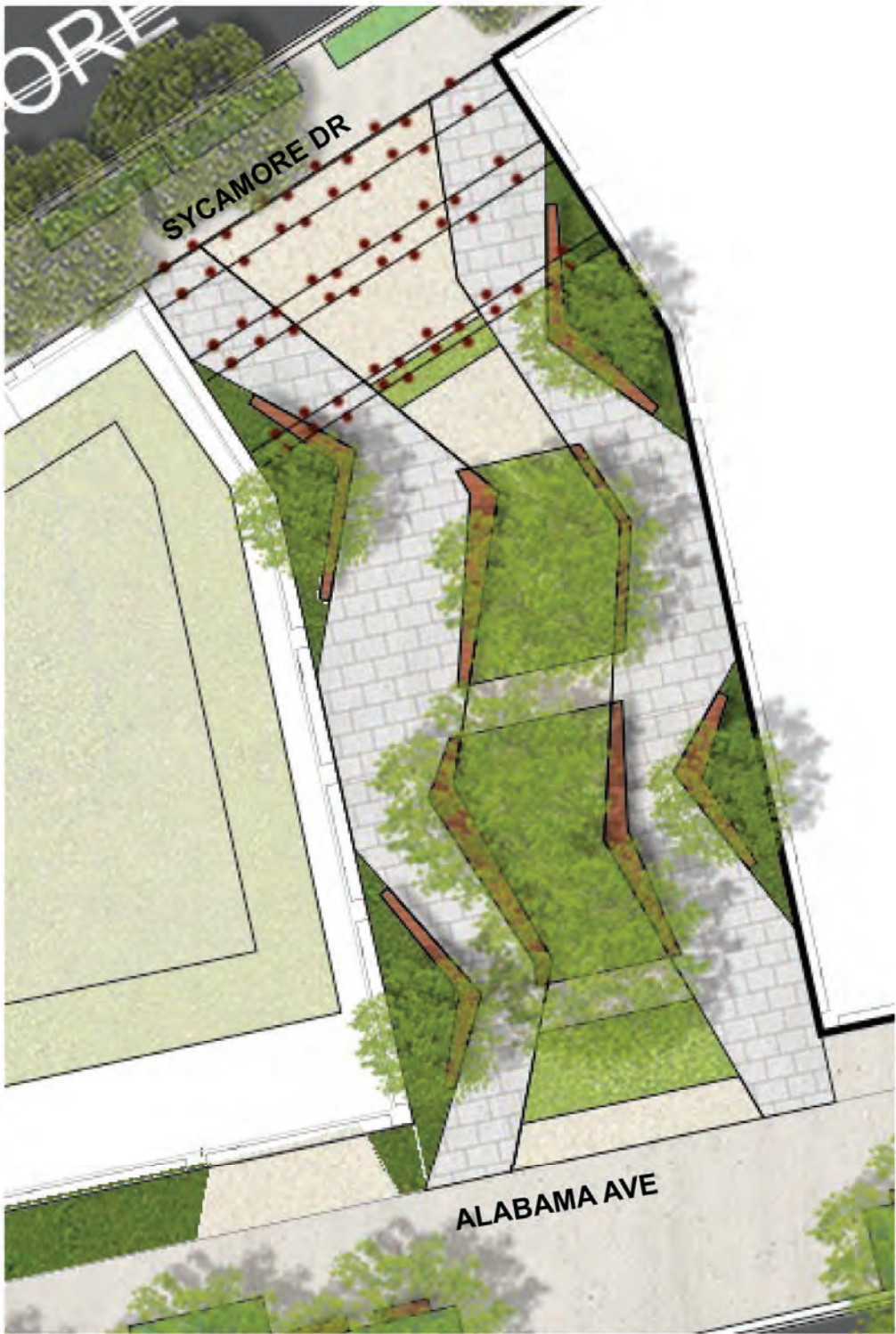
CIRCULATION



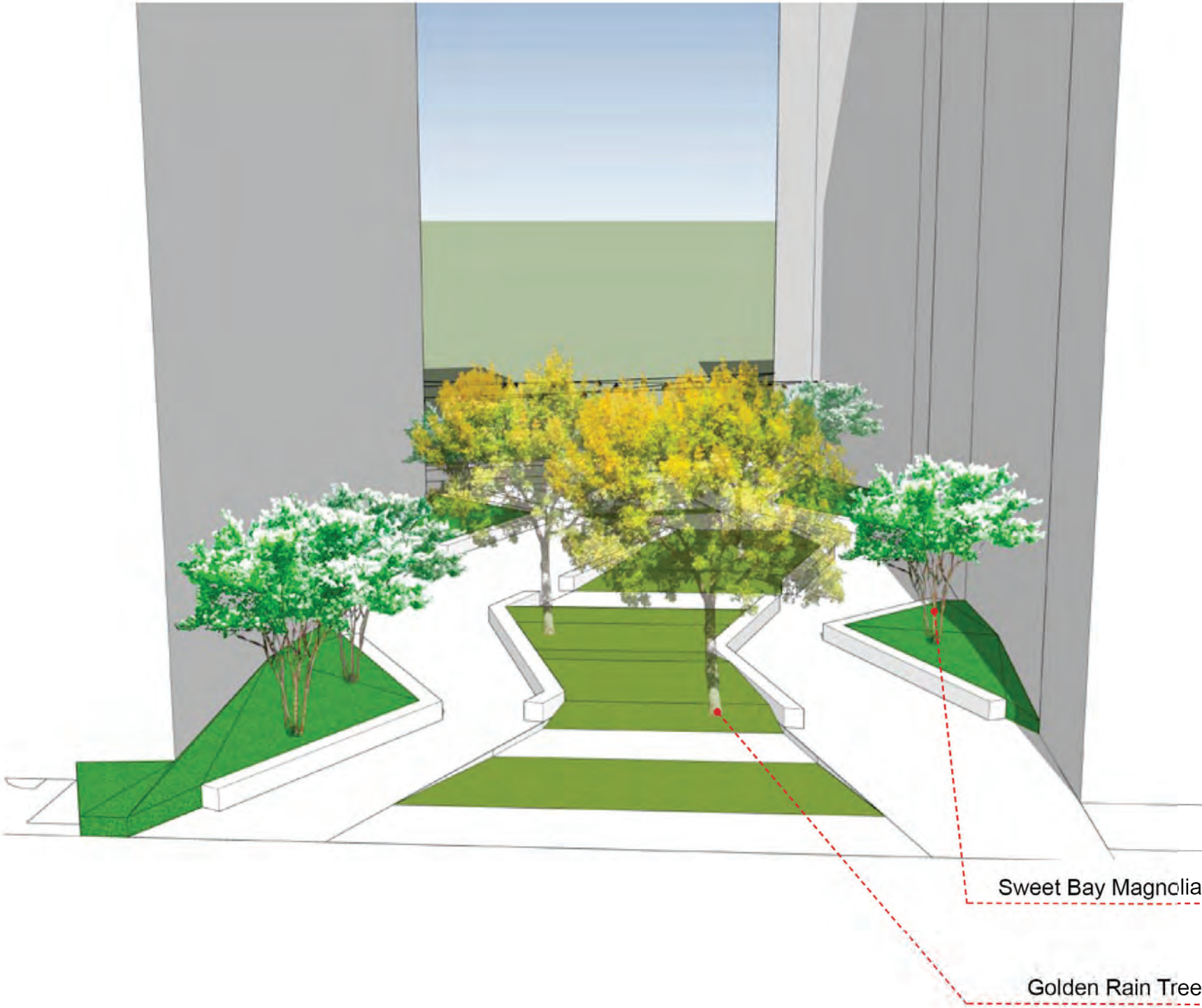
DRAINAGE

PLAZA

CANOPY TREE PLANTING AREAS 2096 CY (4-7 CANOPY TREES)



CANOPY TREE PLANTING AREA



CANOPY TREE



Golden Rain Tree



Sweet Bay Magnolia



Black Chokeberry



Blue Mist Fothergilla



Oakleaf Hydrangea



Shamrock Holly



Arctic Fire Dogwood

TREE AND SHRUB-PLAZA



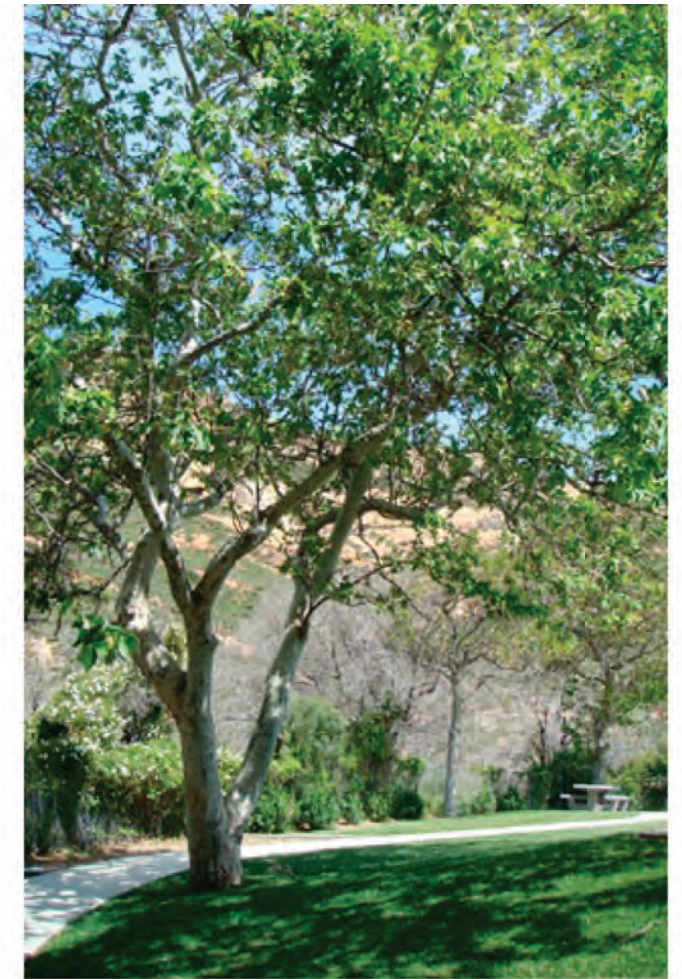
ALABAMA STREET-American elm



12th STREET-Swamp white oak



SYCAMORE STREET-London Plain tree and Sycamore



CANOPY TREE - STREETSCAPE



Blue Zinger Sedge



Pennsylvania Sedge



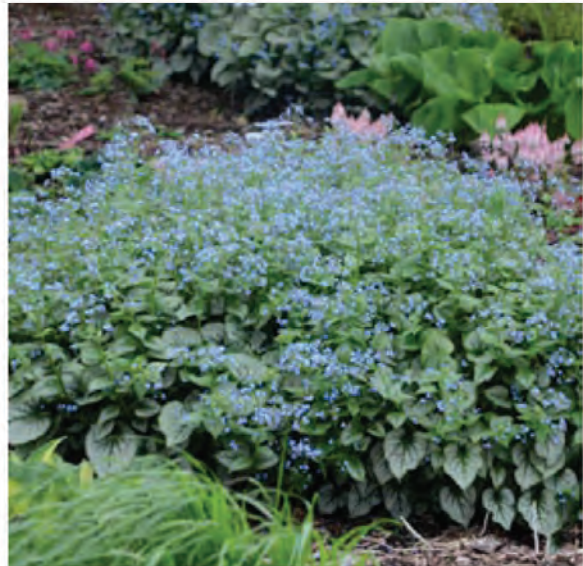
Pink Muhlygrass



Blue Star



Blue False Indigo



Jack Frost
Siberian bugloss



Purple Coneflower



Bearded Iris

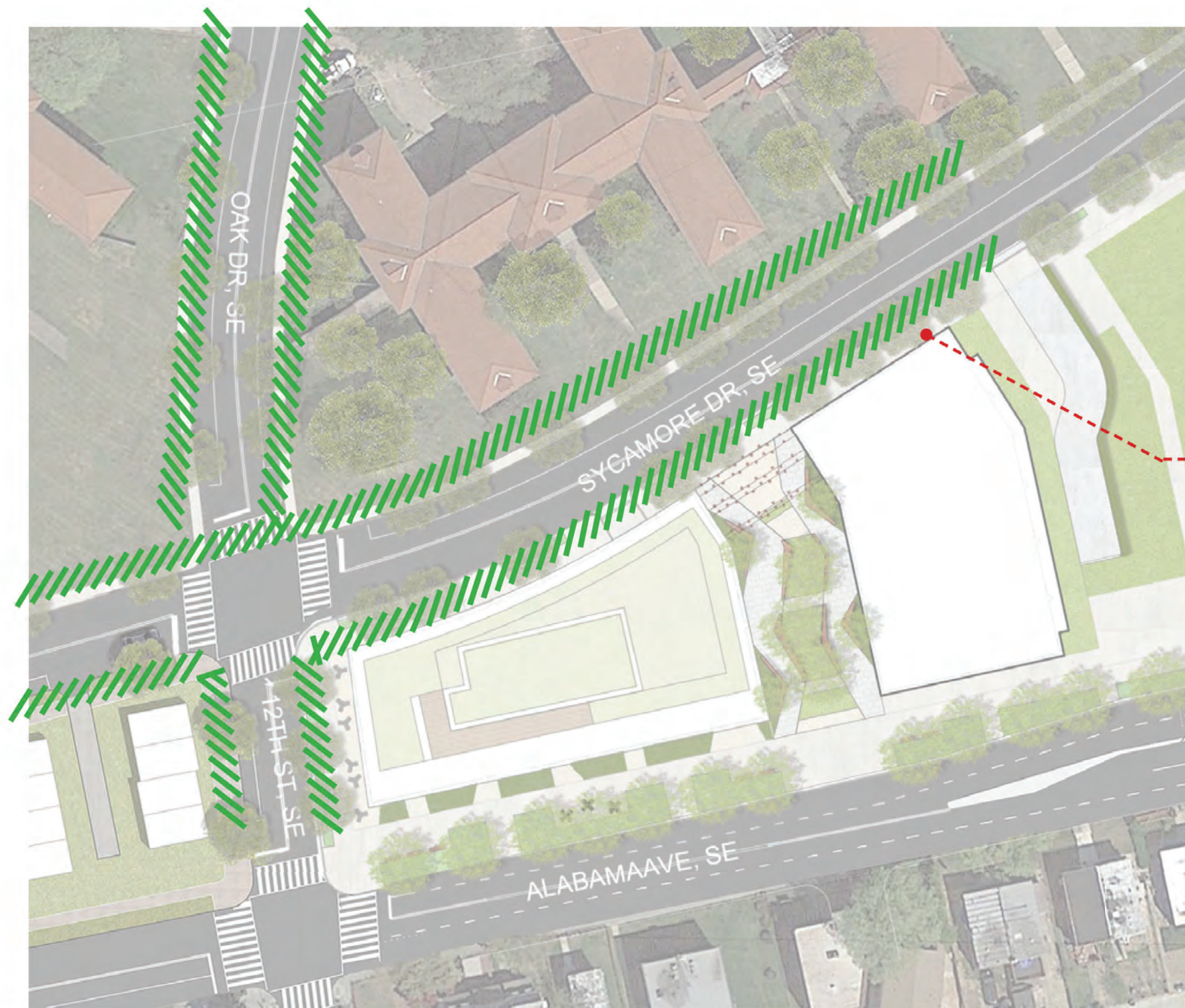


Lily Turf 'Big Blue'

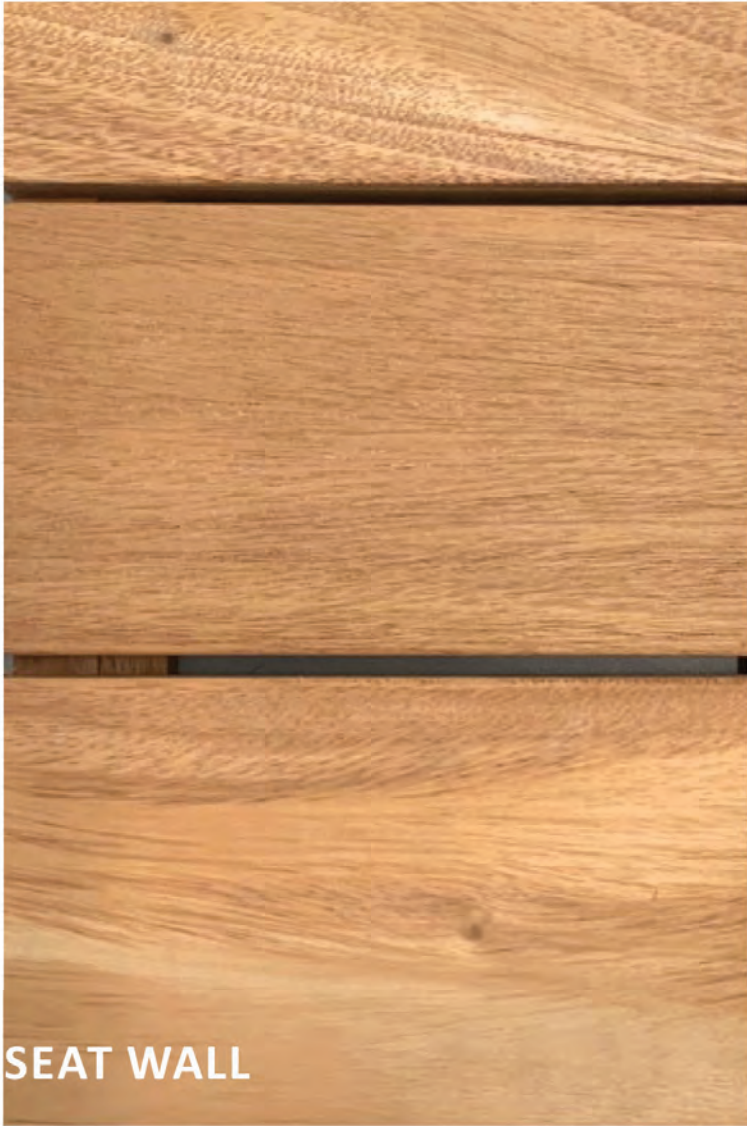


Black-Eyed Susan

PERENNIAL



CONSTRUCTED STREETSCAPE
PERMEABLE PAVING + CONCRETE PAVING



SEAT WALL



RIVER ROCK: TAN



GRATE



COURTYARD: CONCRETE PAVER