

# 600 FIFTH

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COMMISSION OF FINE ARTS | DESIGN DEVELOPMENT UPDATE | 21 OCTOBER 2021

CONCEPT APPROVAL: MAY 2021

ROCKEFELLER GROUP | STONEBRIDGE

PICKARD CHILTON | KENDALL HEATON | OJB | EHT TRACERIES | HOLLAND & KNIGHT



# Urban Relationships

## Judiciary Square

Jackson Graham Building



# Urban Relationships

## Major Judiciary Square Datum Relationships

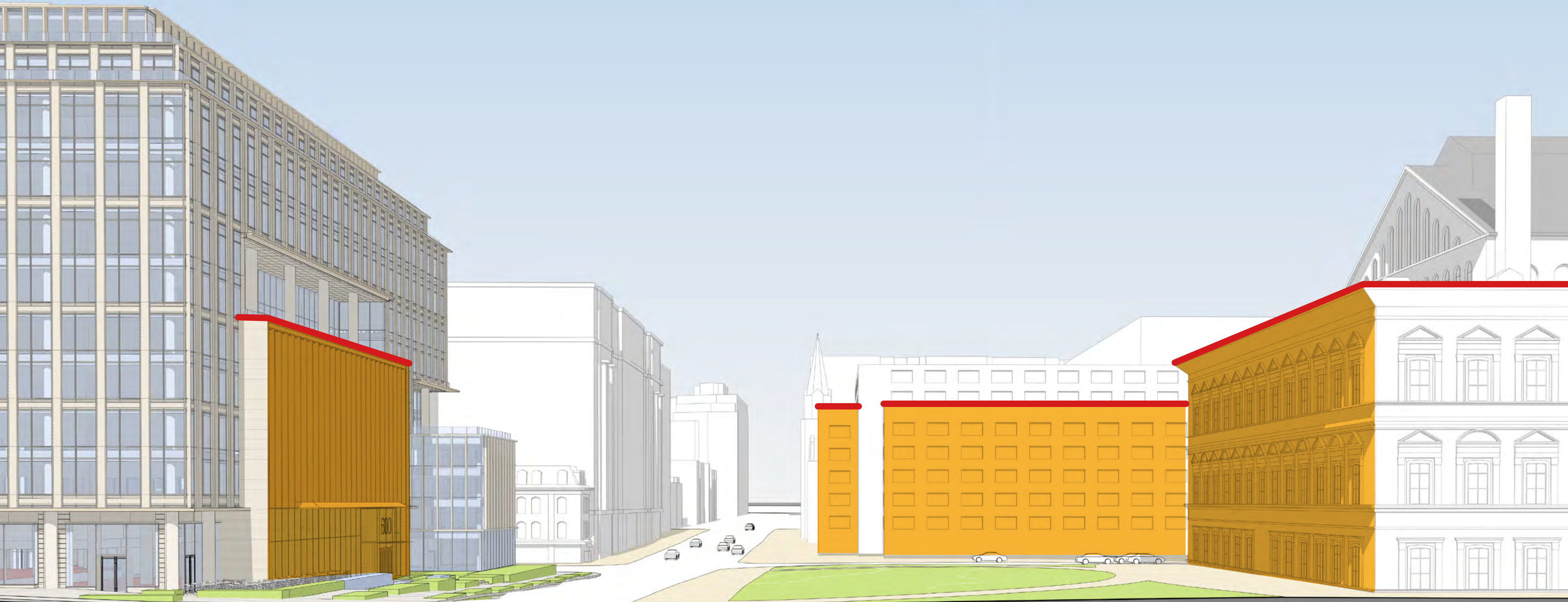




# Urban Relationships

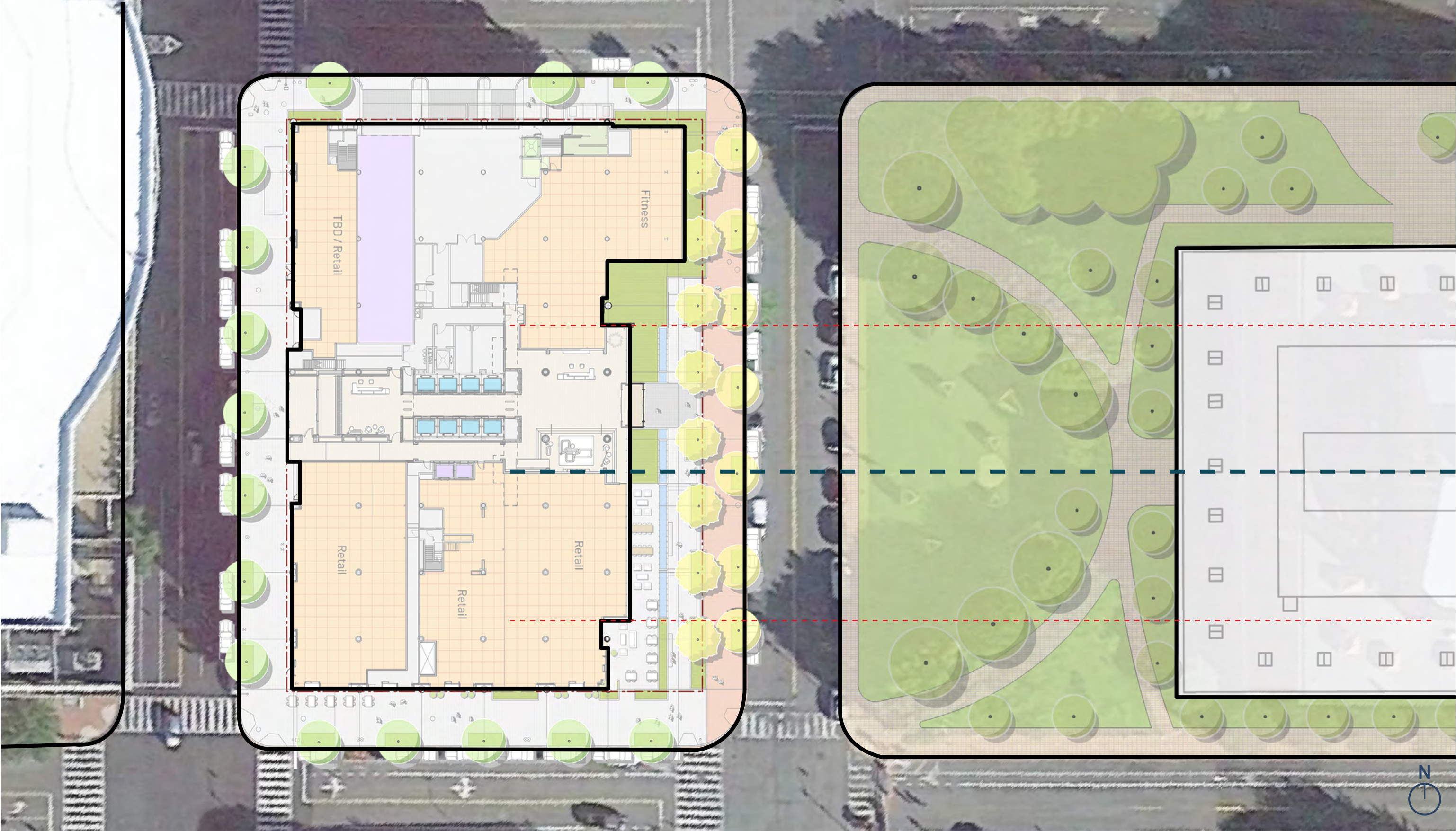
Proscenium Datum

Create cohesive public space





Public Realm  
Macro Site Plan



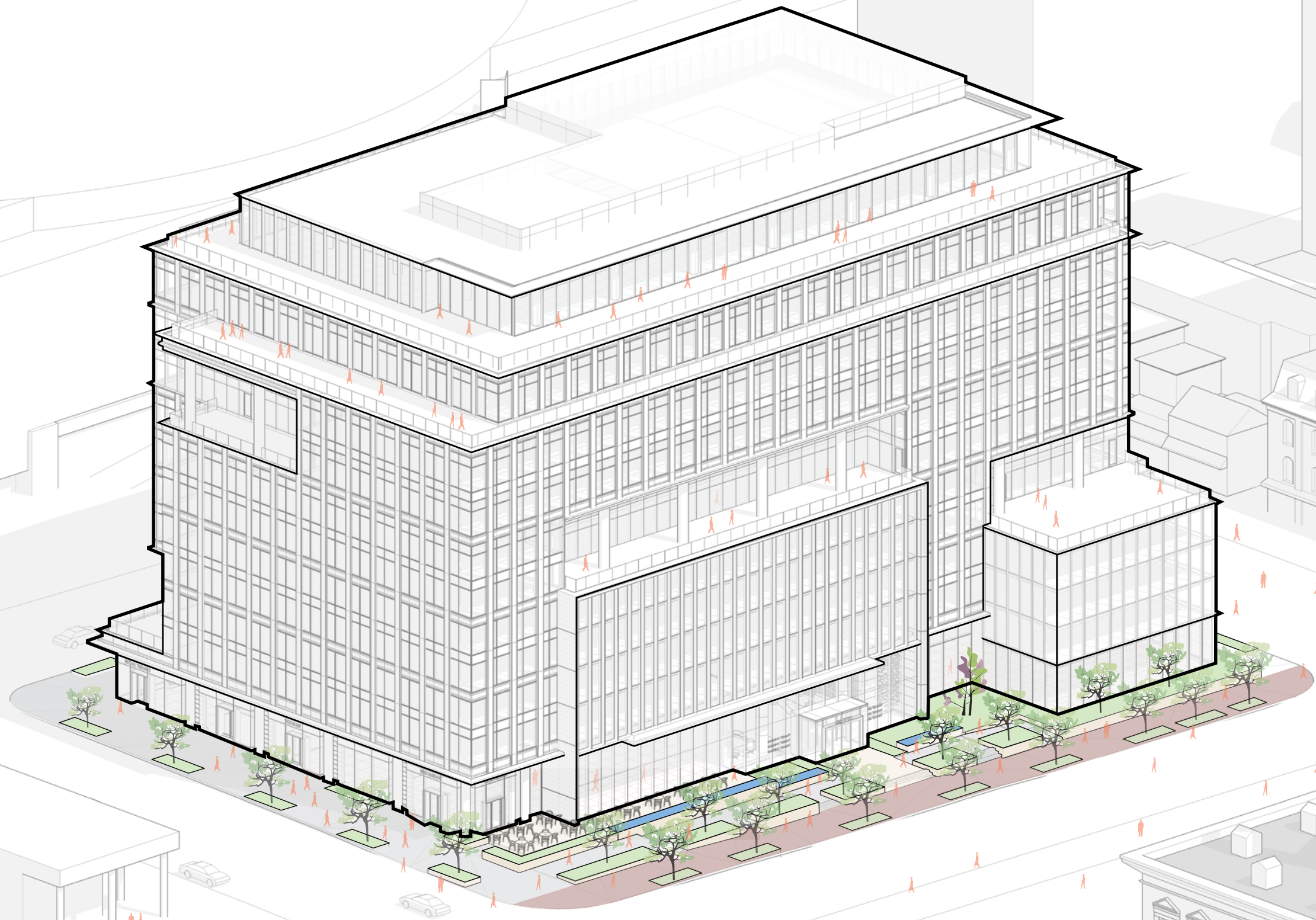


**SE Corner View**  
CFA Concept Approval  
(20 May 2021)



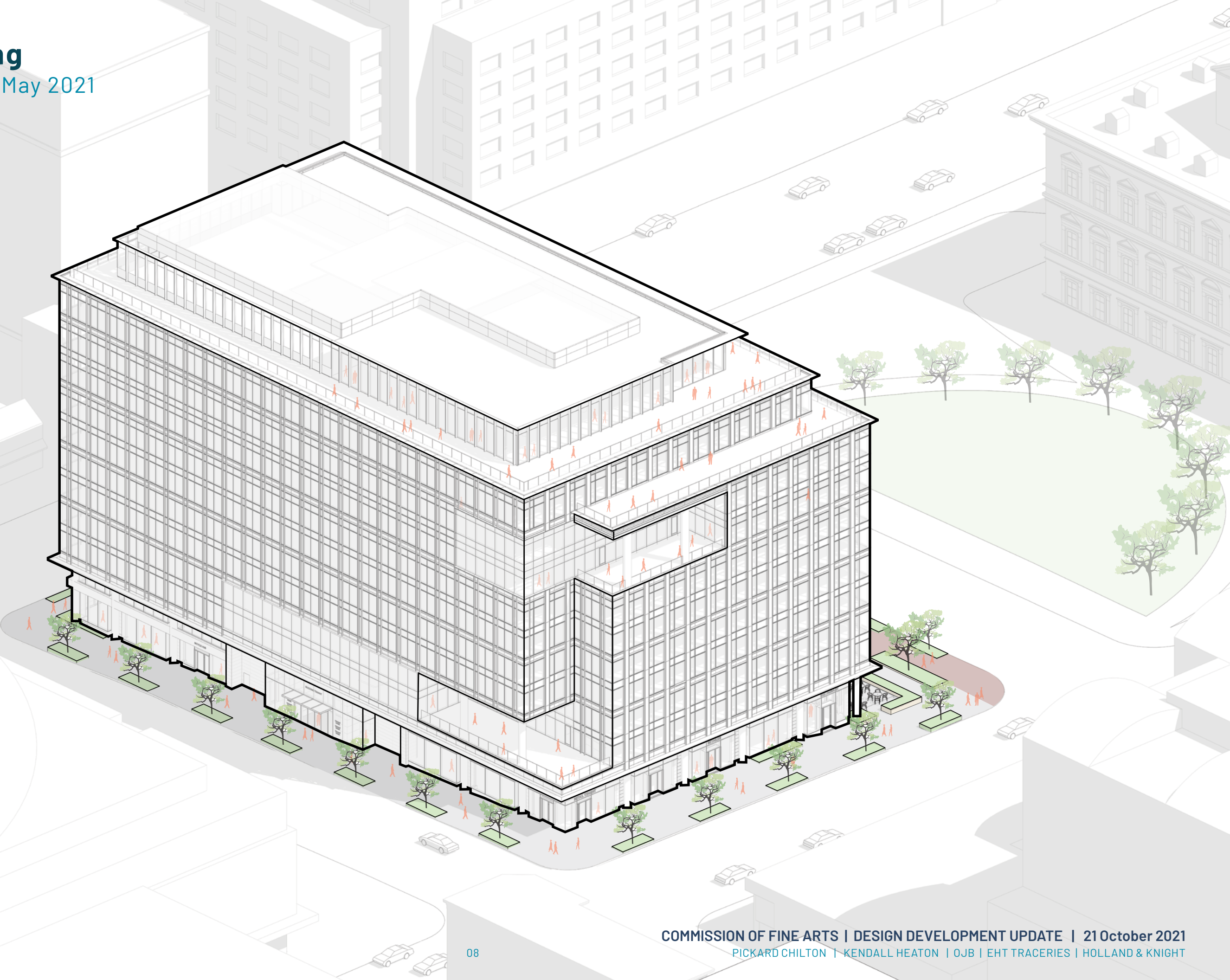


**Approved Massing**  
CFA Concept Approval May 2021  
SE View



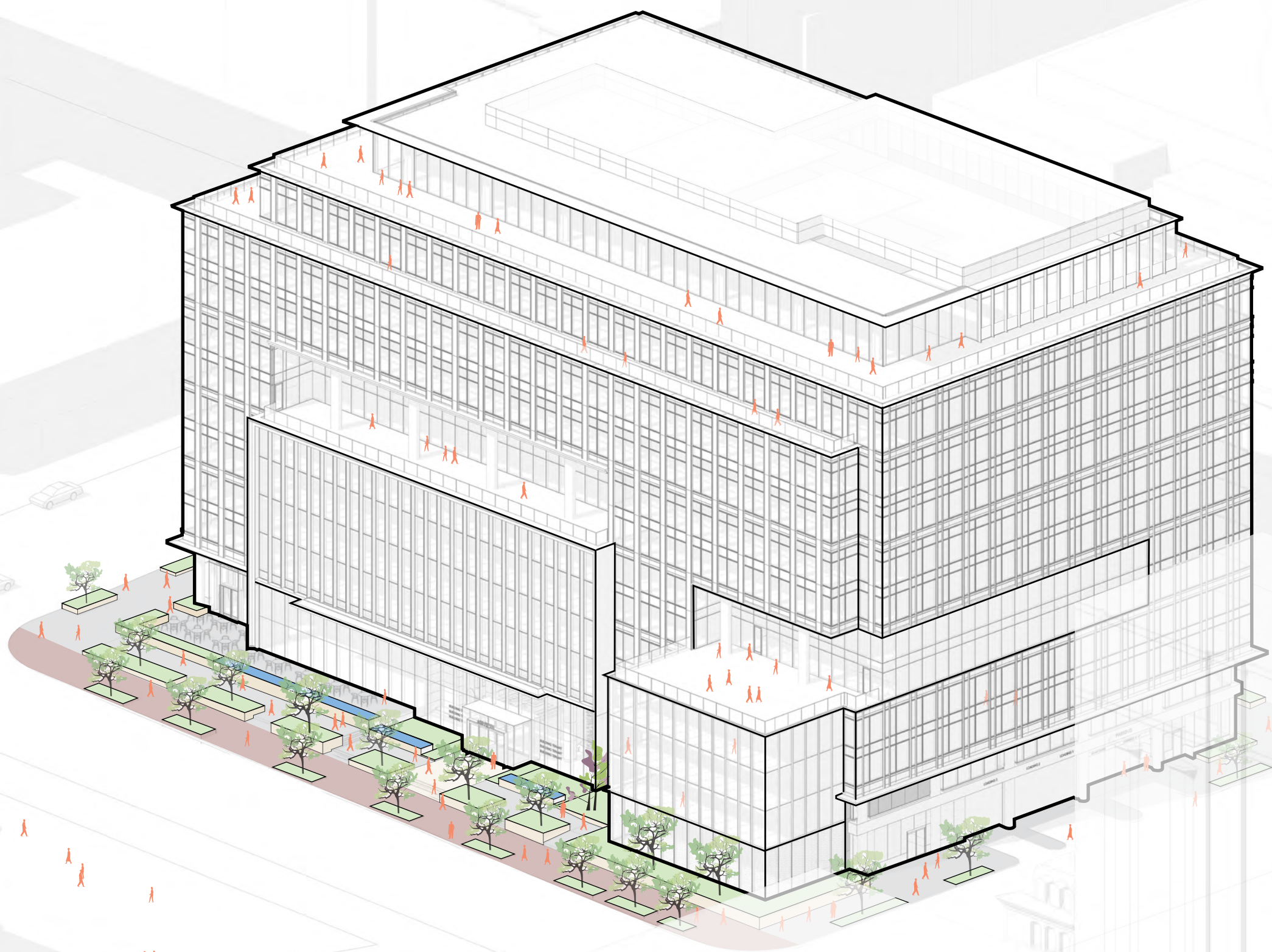


**Approved Massing**  
CFA Concept Approval May 2021  
SW View





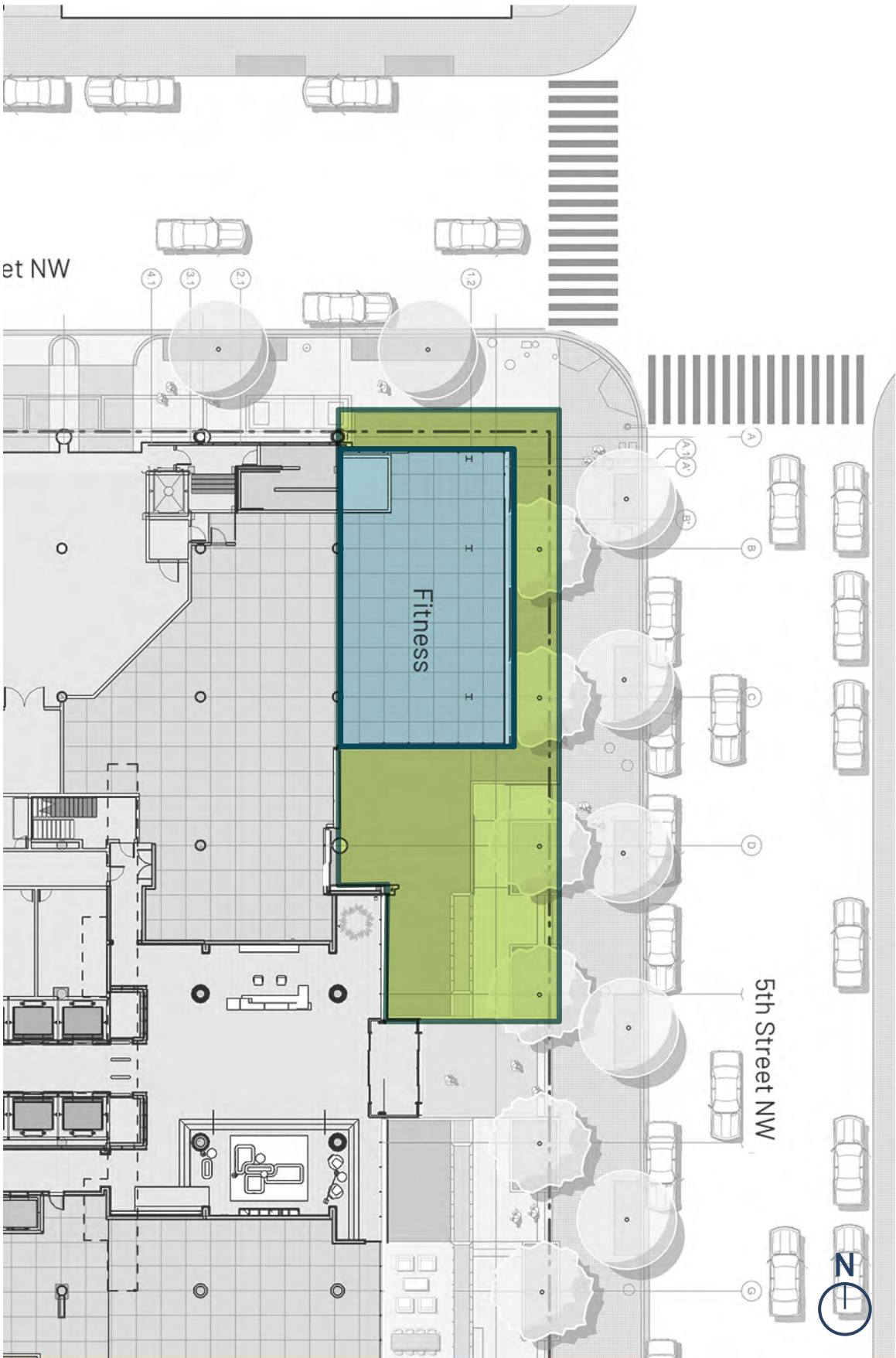
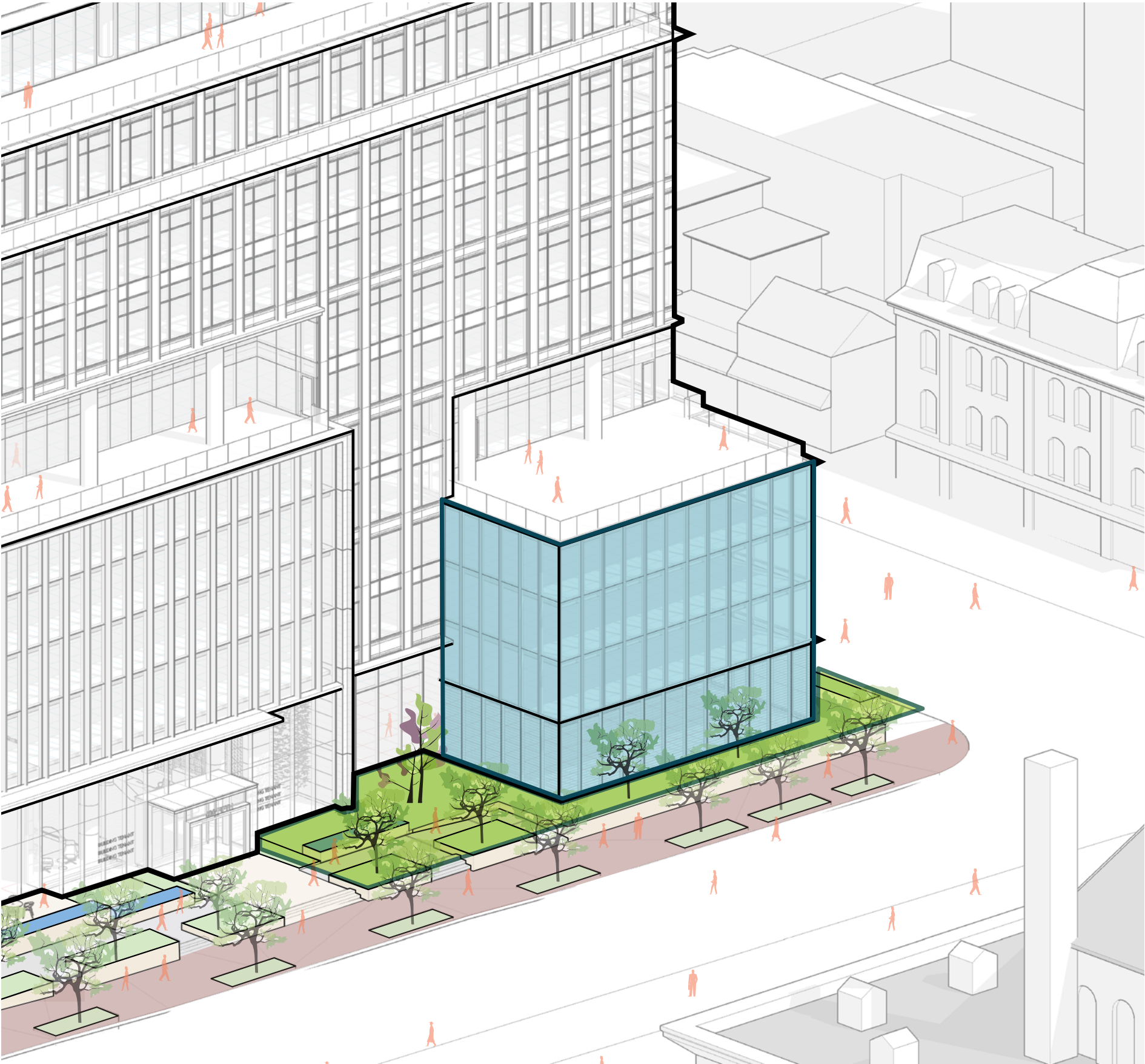
**Approved Massing**  
CFA Concept Approval May 2021  
NE View





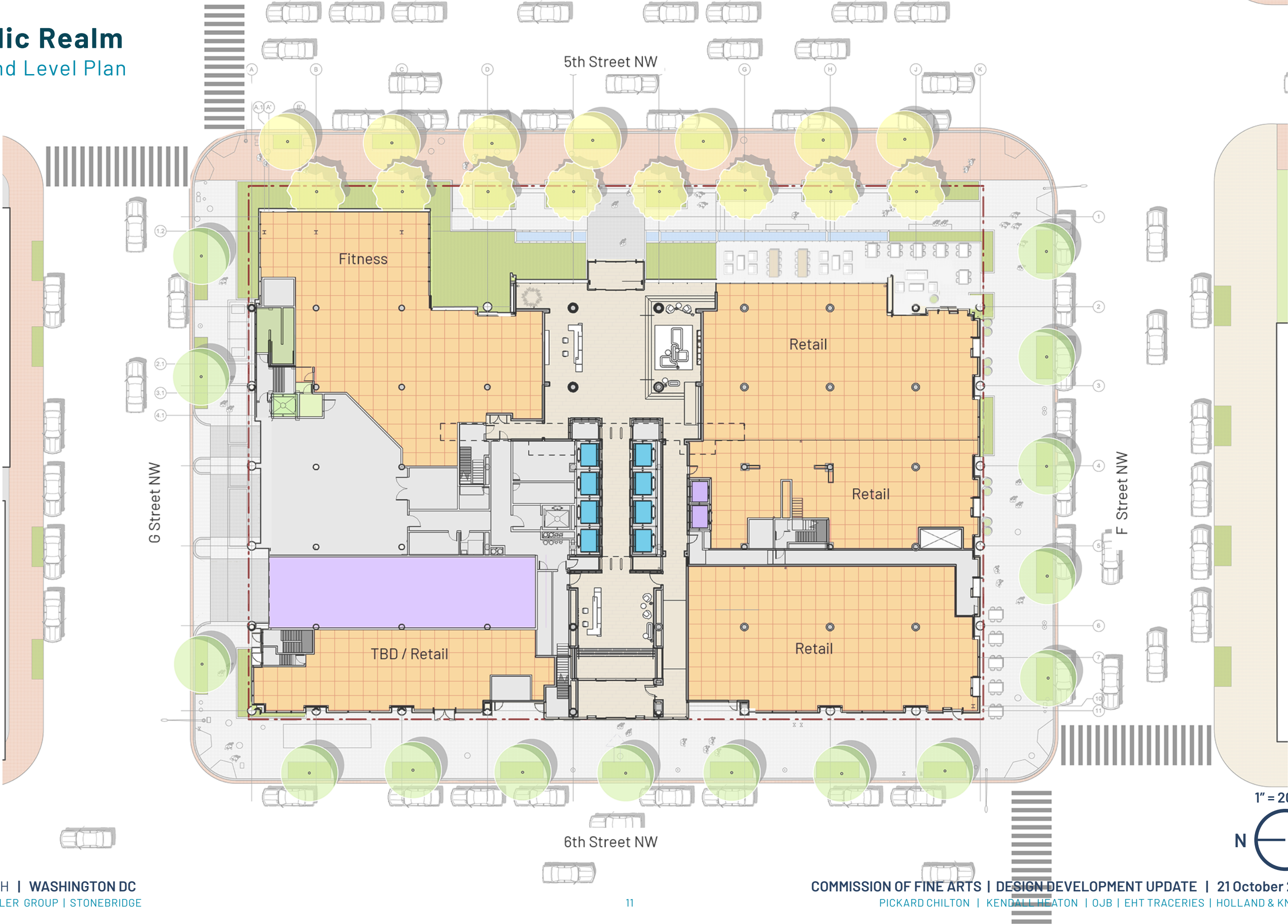
# Approved Massing

## NE Pavilion





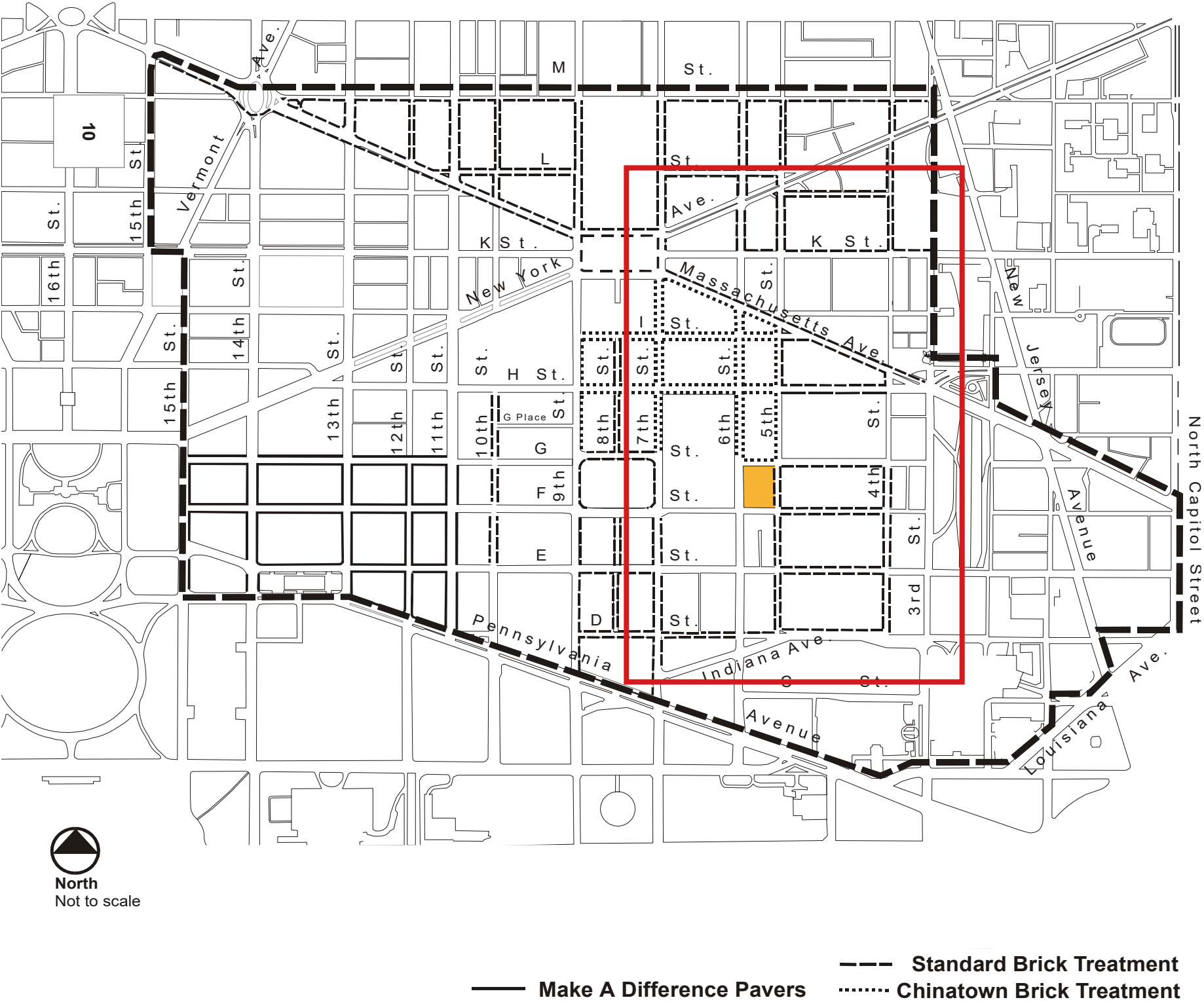
Public Realm  
Ground Level Plan





# Site Paving Materials

DDOT Downtown Streetscape Regulations (August 2000)



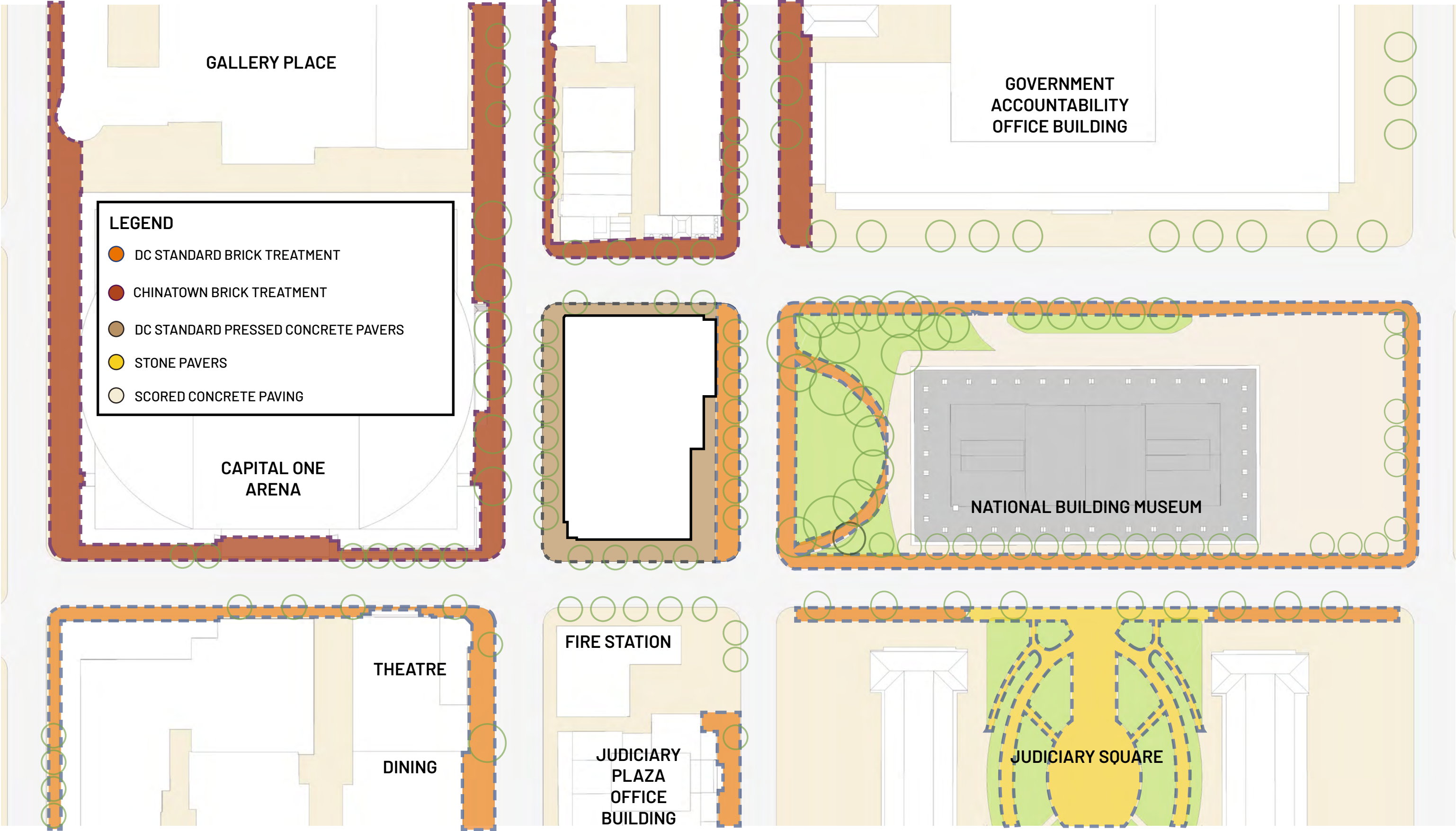
## SIDEWALK TREATMENT WITHIN THE DOWNTOWN STREETSCAPE AREA





# Public Realm

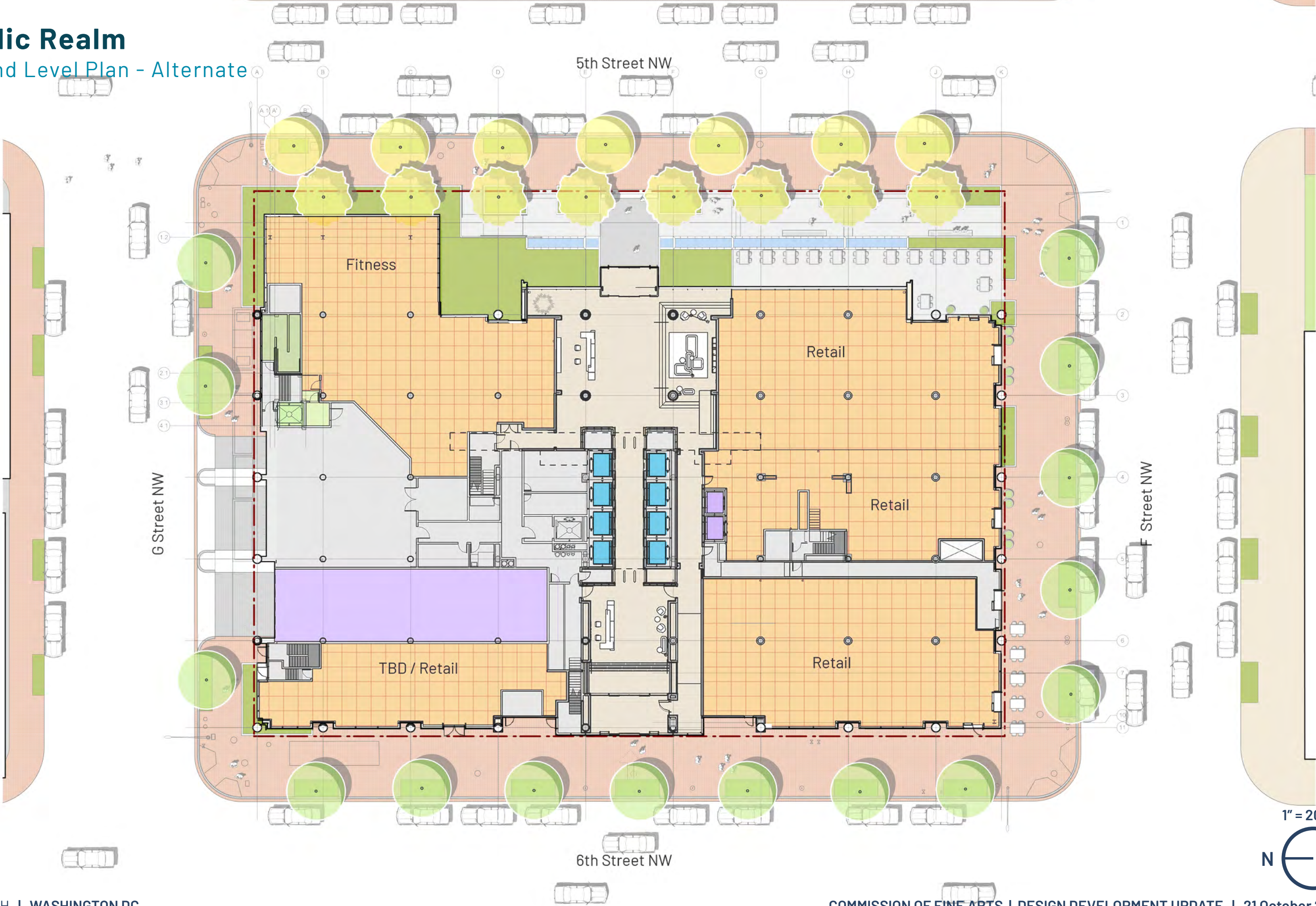
Existing Conditions on All Surrounding Blocks with DDOT recommendations for 600 FIFTH





# Public Realm

## Ground Level Plan - Alternate





Public Realm



Plaza Trees

Brick Paving

Bench

Outdoor Dining

Water Feature

Special Paving



Site Improvements  
F Street Pedestrian Experience

Current F Street Condition  
▼





# Site Improvements

## 6th Street Pedestrian Experience

Current 6th Street Condition





# ENCLOSURE

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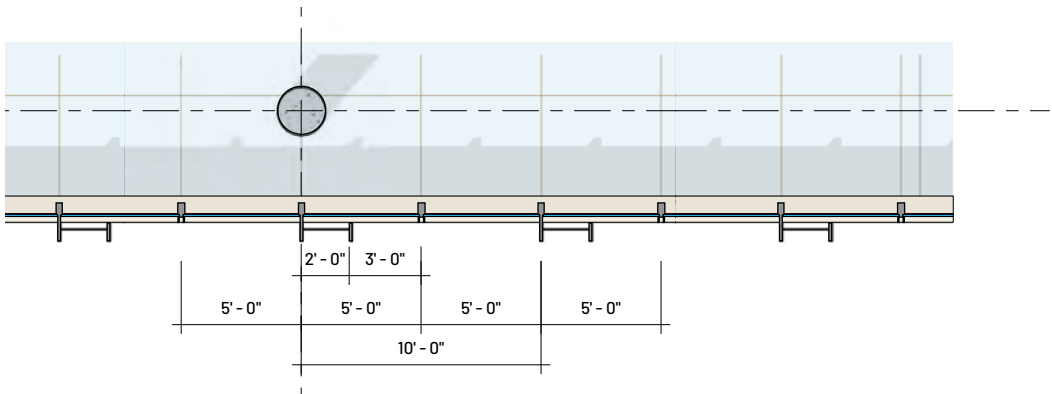
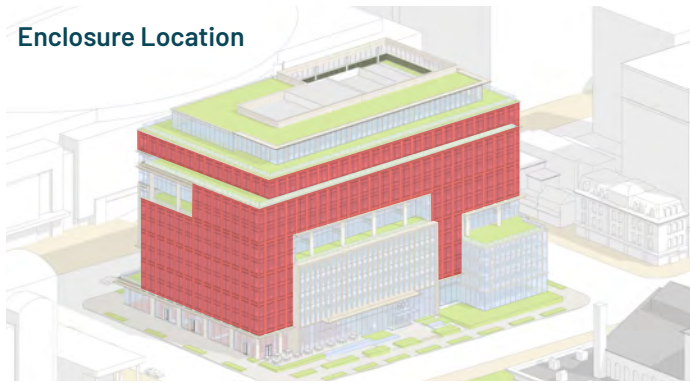
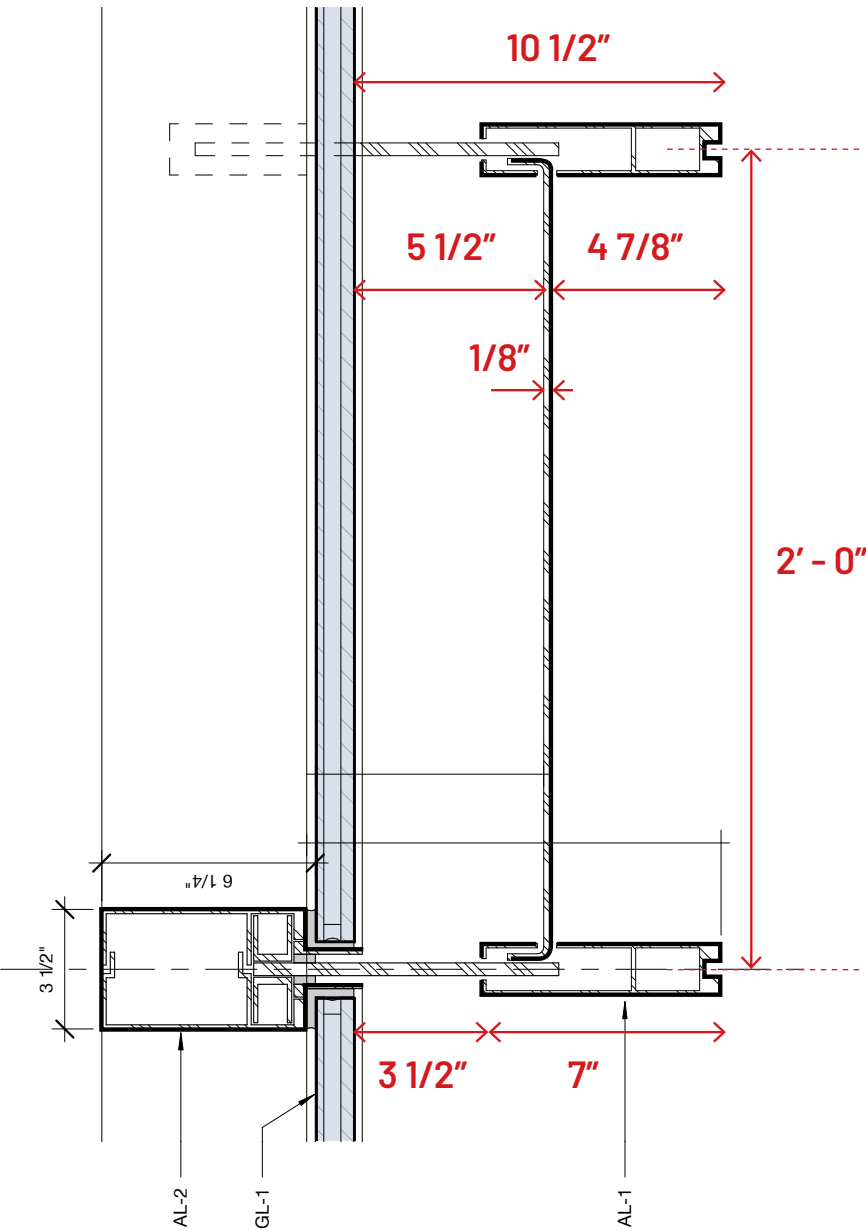
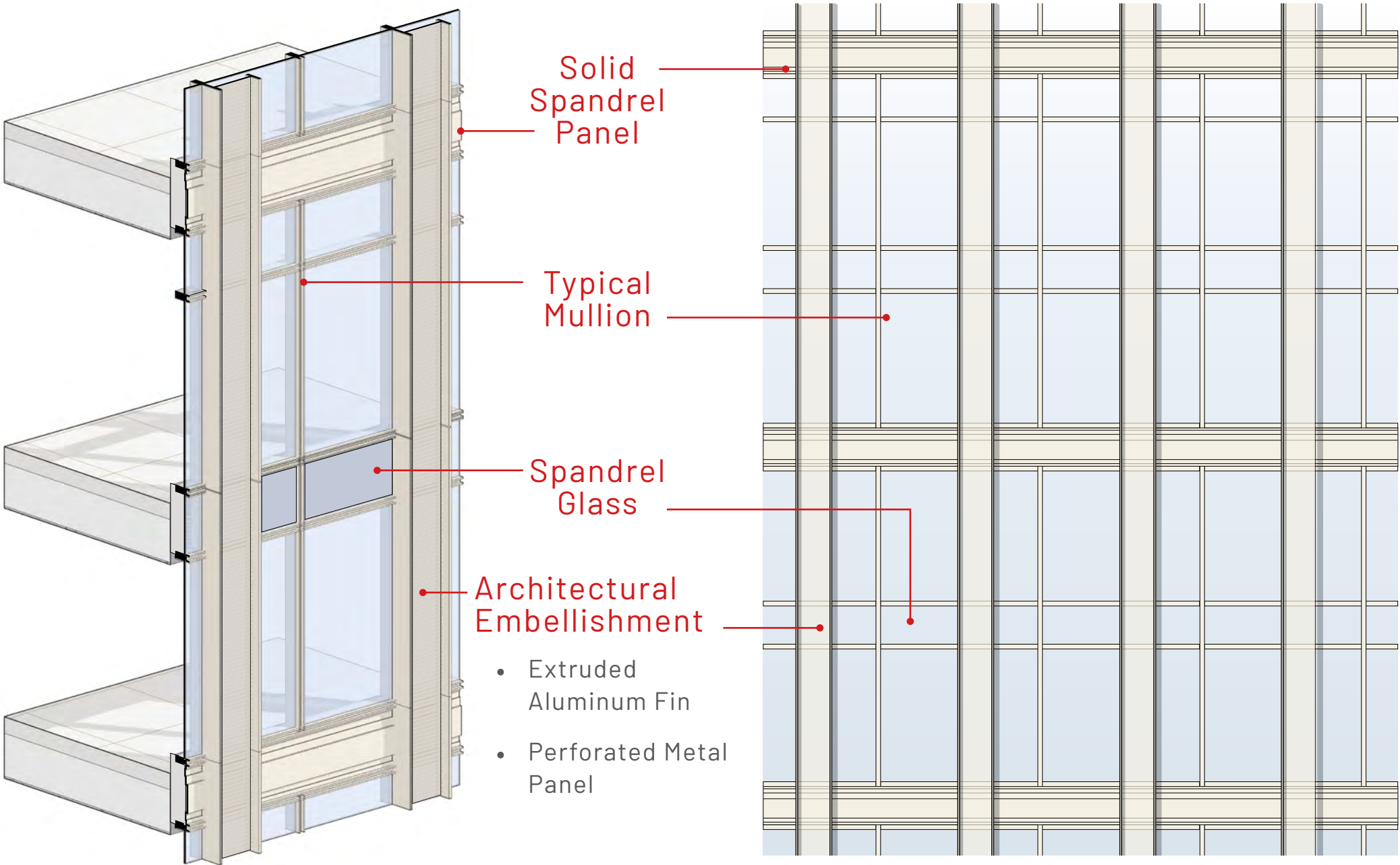
**SE Corner View**  
CFA Concept Approval  
(20 May 2021)





# Typical Enclosure

## Enclosure Details Type A East & South

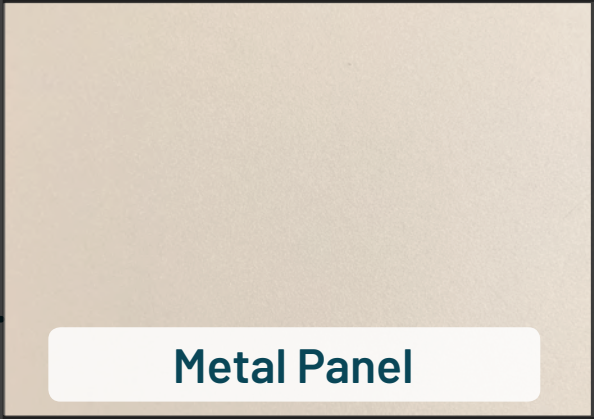
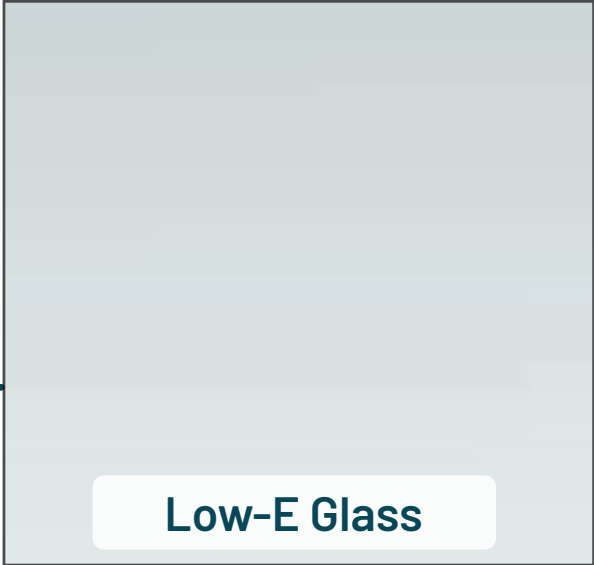
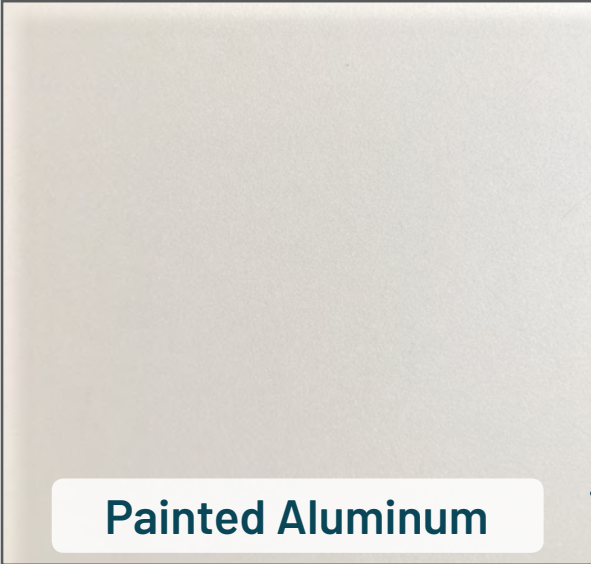
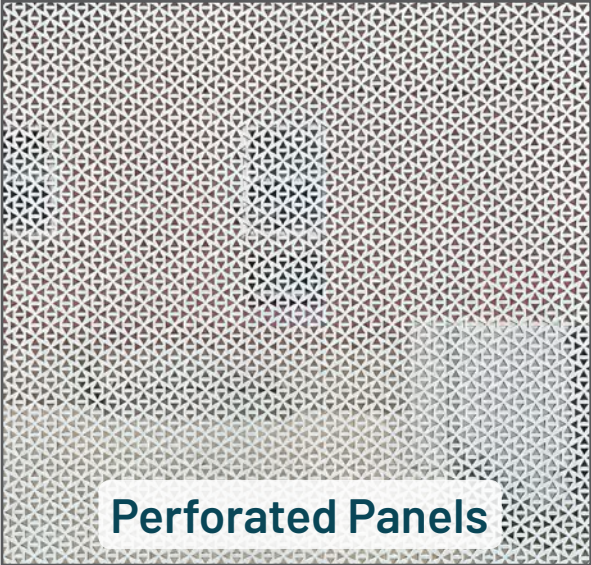


Plan Detail



# Material Palette

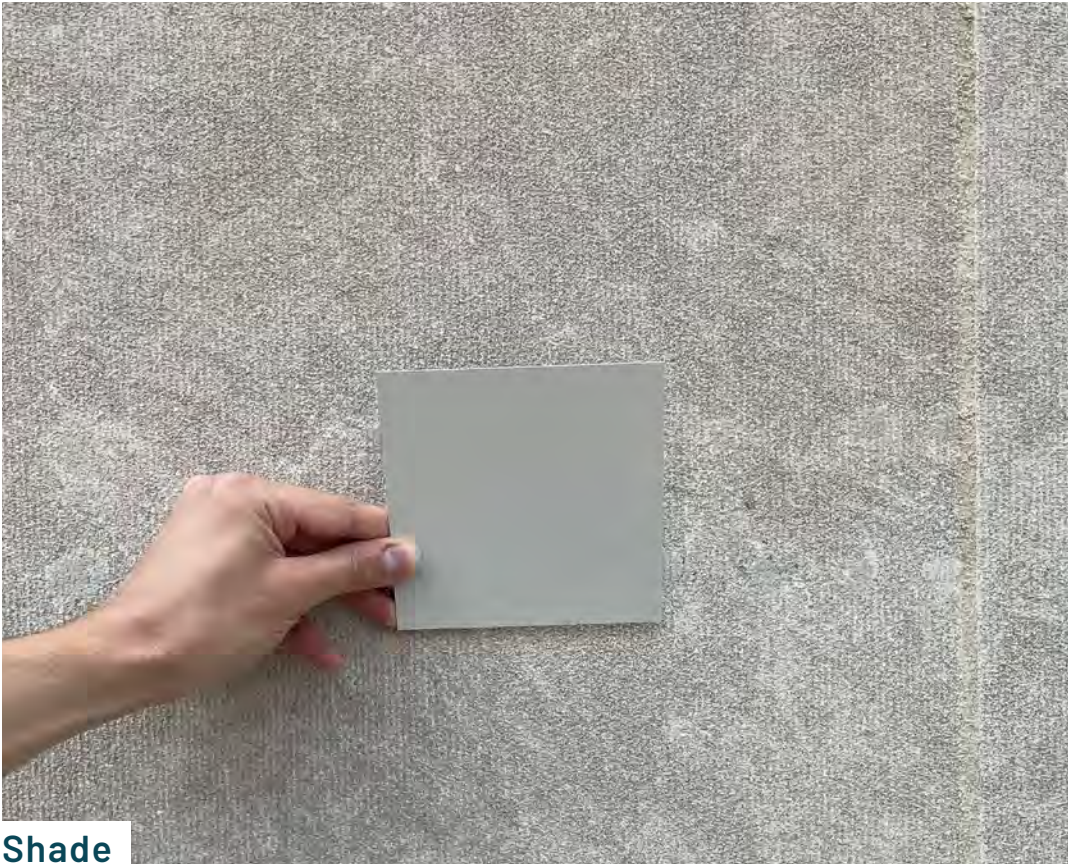
Typical Enclosure





# Painted Aluminum

Washington White



Shade

◀ Selected 'Washington White' painted aluminum tested against stone facade of existing Judiciary Square building (515 Fifth Street NW)

Selected 'Washington White' painted aluminum tested against standard silver aluminum facade ▶

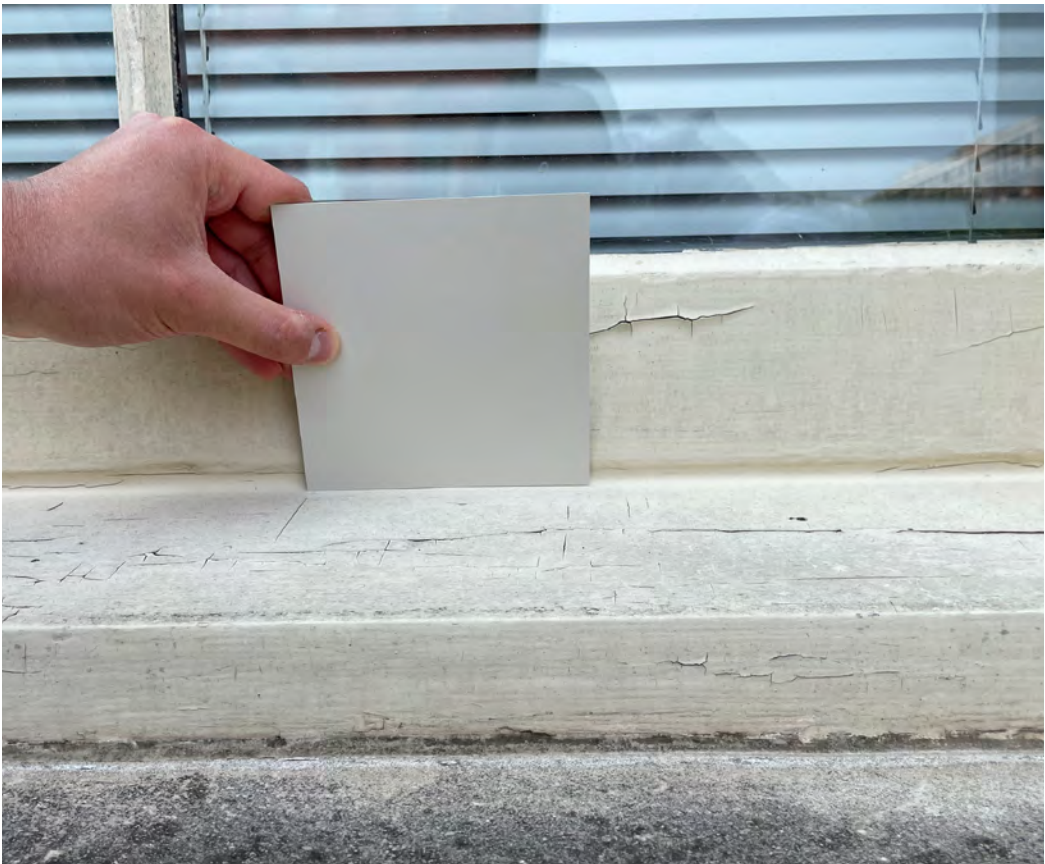


Direct Sun

Selected 'Washington White' painted aluminum tested against painted wood window frame of existing Judiciary Square building (515 Fifth Street NW)



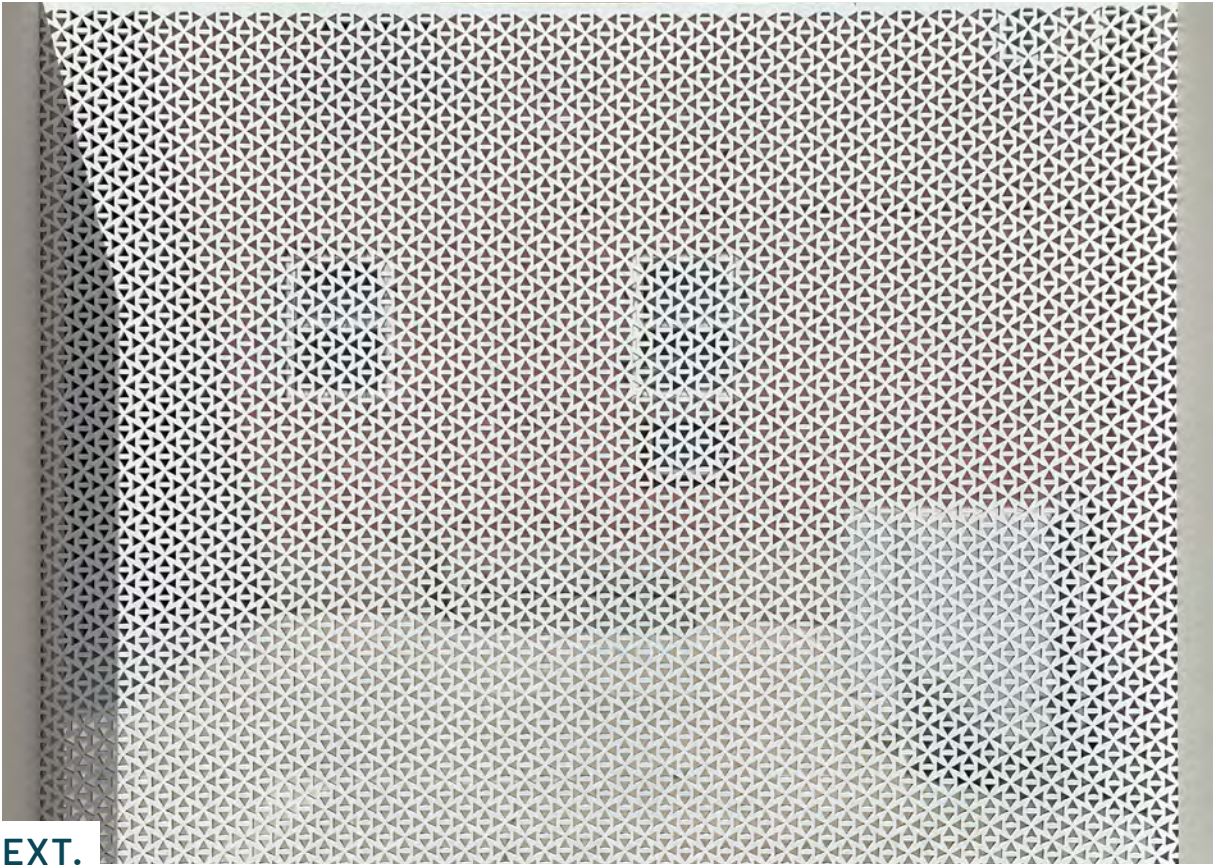
▲ View of 515 Fifth Street NW from 600 FIFTH





# Perforated Panel

## Mock-Up

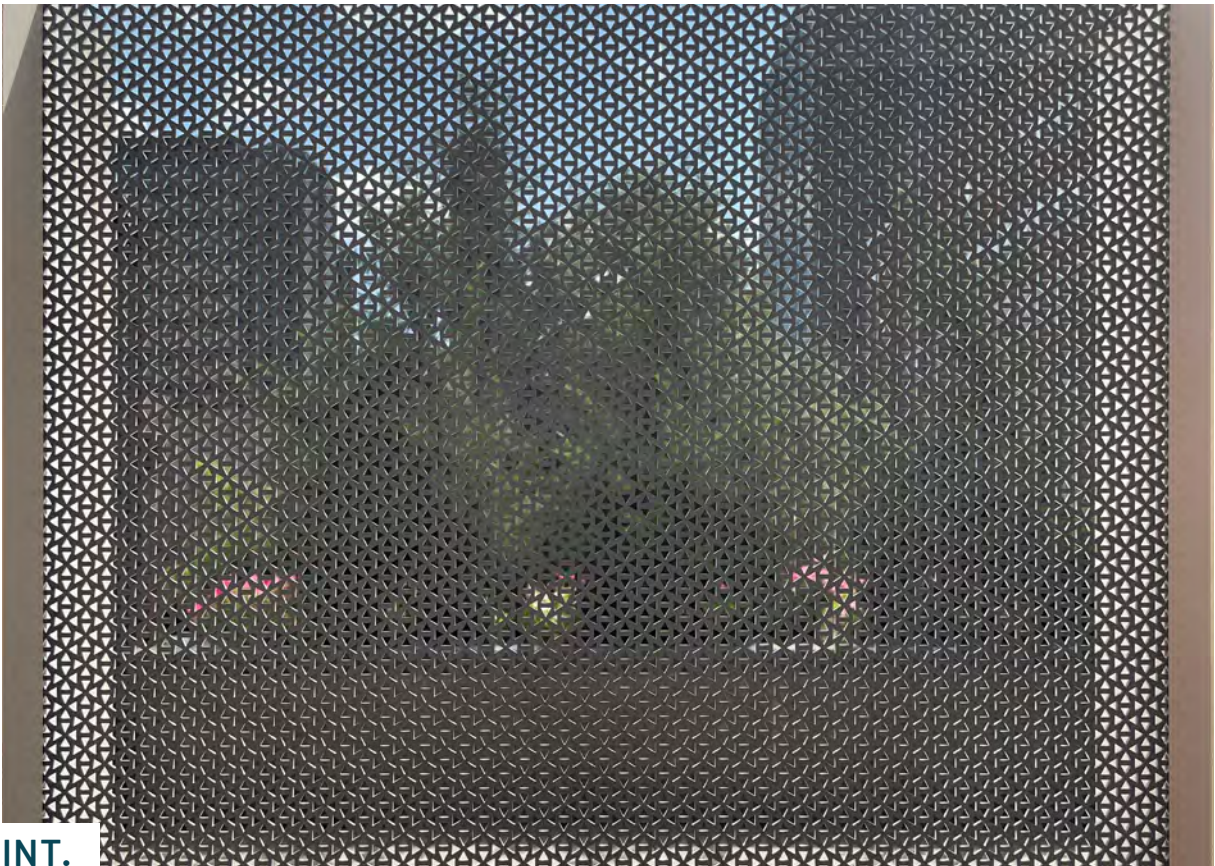


◀ Mock-up of perforated panel painted typical 'Washington White' on exterior surface to match facade aluminum and medium gray on interior to optimize views through panel.

Design team review of enclosure mock-up and perforation options ▶



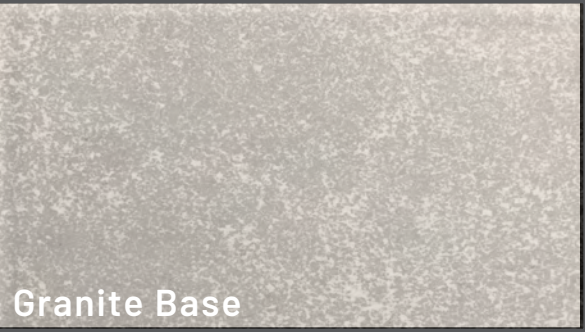
Design team review of a wide range of perforation types ▼





Public Realm

F Street Retail



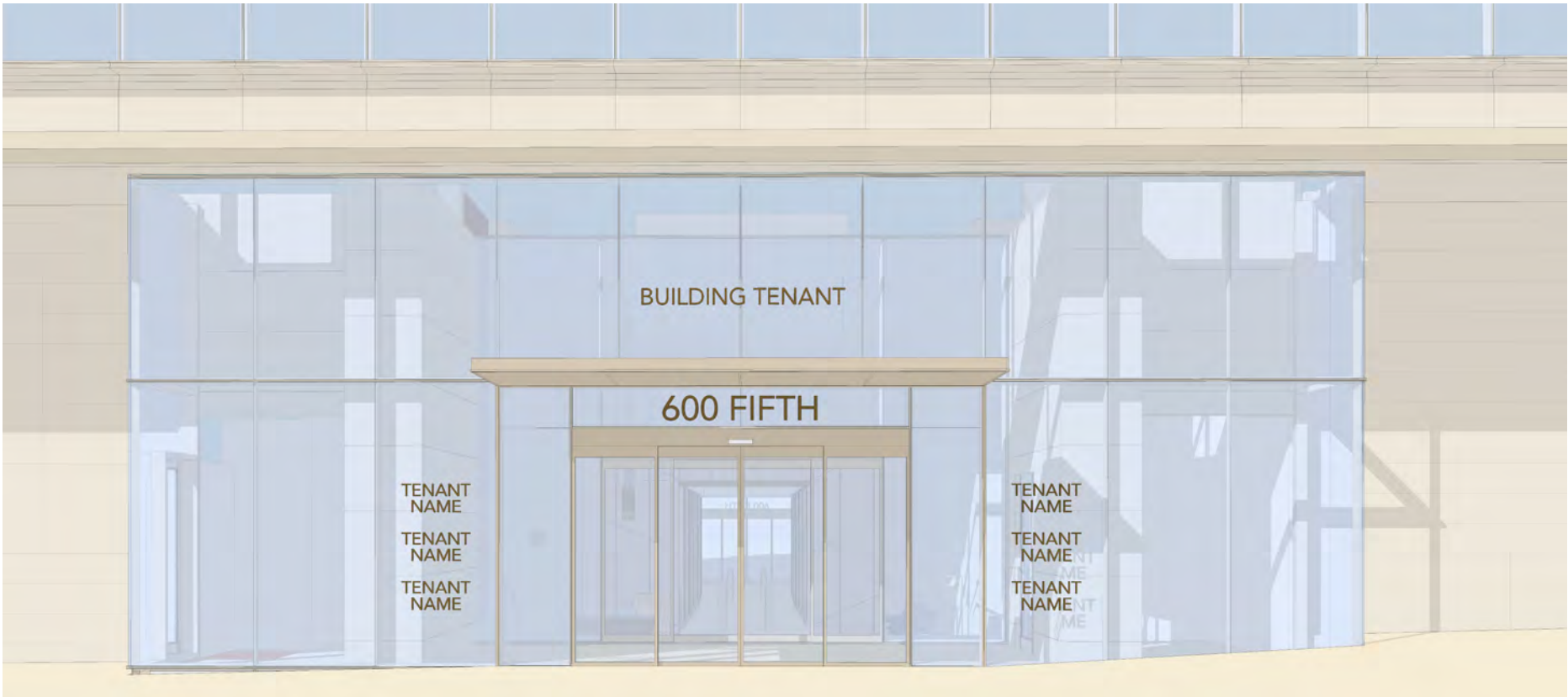


# Entry Signage

## East & West Entrances



◀ 5th Street East Lobby Entrance



◀ 6th Street West Lobby Entrance



Exterior Lighting  
Twilight Rendering

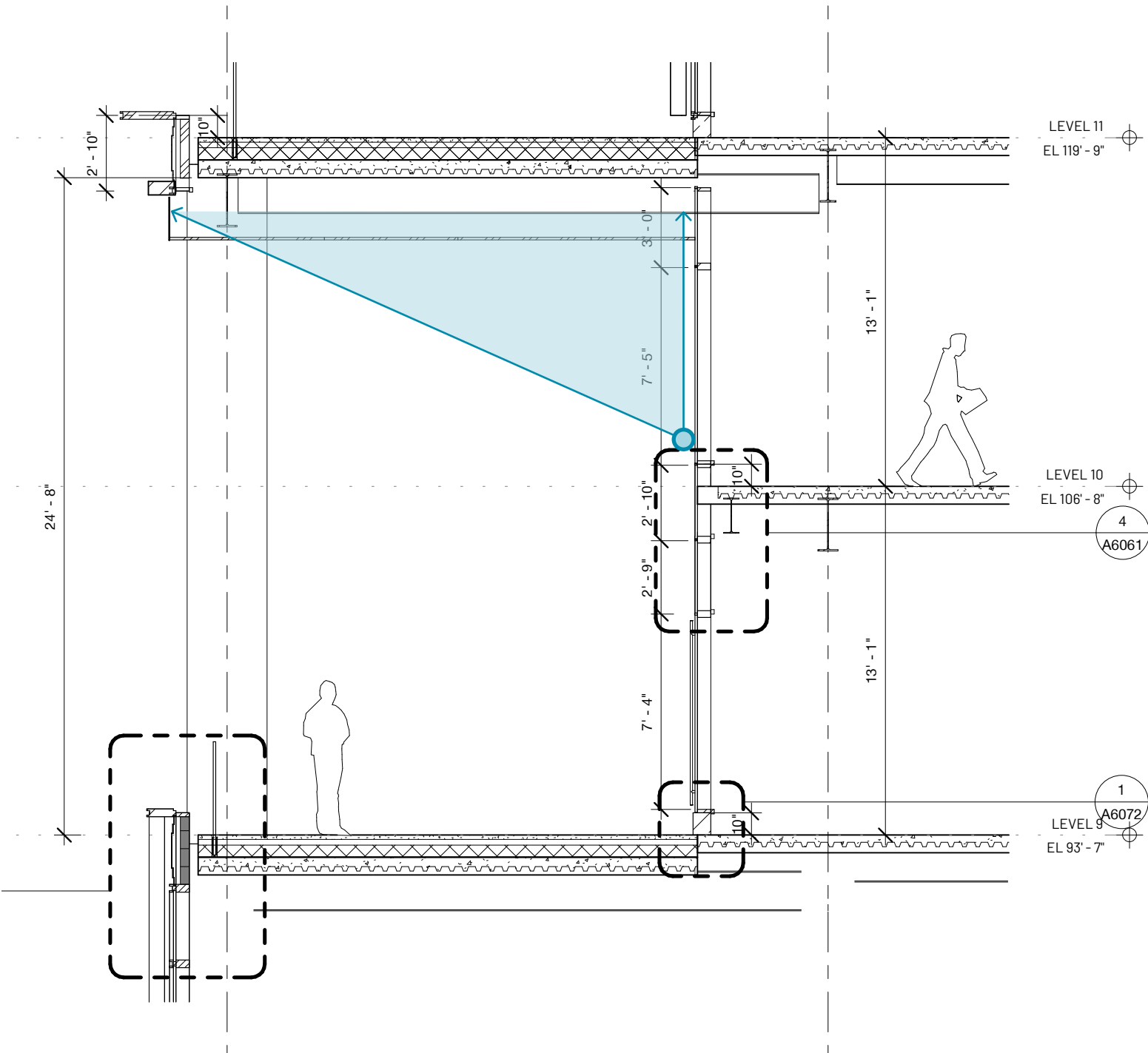




# Exterior Lighting

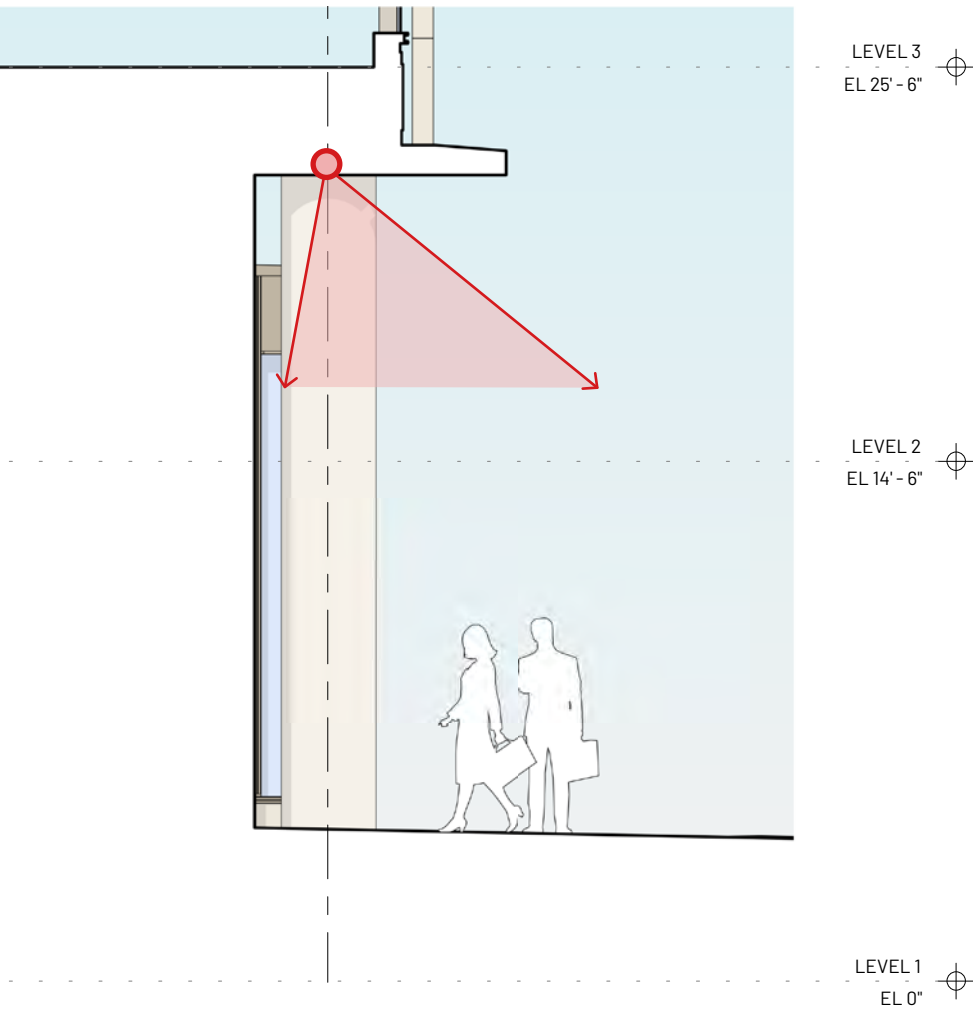
## Typical Sections

**Terrace Soffit Uplight Strip:**  
Provides soft illumination of terrace soffits to accent architecture & provide required light levels for occupants



Typical Section at Terrace Soffit Uplight Strip

**Sidewalk Downlight in Soffit:**  
Provides required illumination of sidewalks for public realm and pedestrians in an organized and efficient manner



Typical Section at Sidewalk Downlight in Soffit



# PENTHOUSE STUDY

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COMMISSION OF FINE ARTS | DESIGN DEVELOPMENT UPDATE

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U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

27 May 2021

Dear Ms. Mahaffie:

In its public meeting of 20 May conducted by videoconference, the Commission of Fine Arts reviewed a second concept design for alterations and additions to the Jackson Graham Building, currently serving as the headquarters of the Washington Metropolitan Area Transit Authority (WMATA), located at 600 Fifth Street, NW (case number SL 21-105). The Commission approved the concept submission and provided the following comments and recommendations for the development of the design.

The Commission members expressed appreciation for the project team’s productive responsiveness to their previous advice, and they praised the design as an elegant example of a glazed modern building. They commented that the subtle alignments with the massing of neighboring buildings work to knit the redeveloped building into its context; they particularly commended the balanced design of the east facade, which reflects the symmetry of the historic Pension Building facade while also acknowledging its asymmetrical position on the block. They expressed a preference for the penthouse design presented as Revised Massing A, citing its simple, clear resolution above the dynamic massing of the lower floors; they also requested study of a composition with a non-recessed segment in the center of the penthouse facade framed by symmetrical recessed areas. For the development of the final submission, they requested more information about the details of the entrance and of the northeast pavilion, particularly as it meets the public space surrounding it.

The Commission looks forward to further review of this prominent project in Judiciary Square. As always, the staff is available to assist you in the development of the design.

Sincerely,



Thomas E. Luebke, FAIA  
Secretary

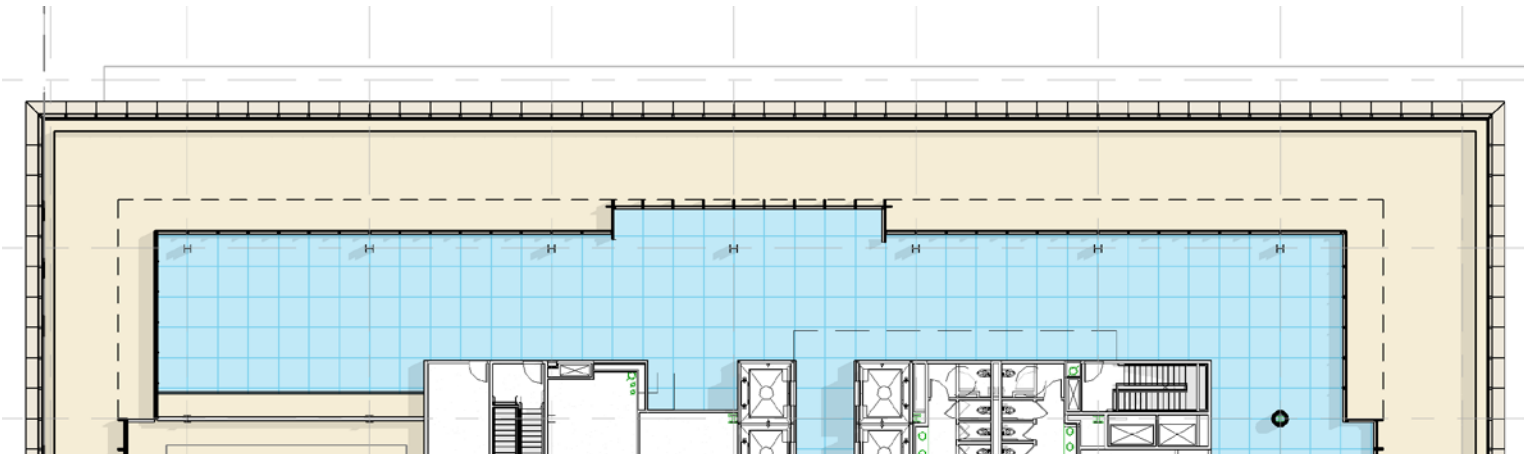
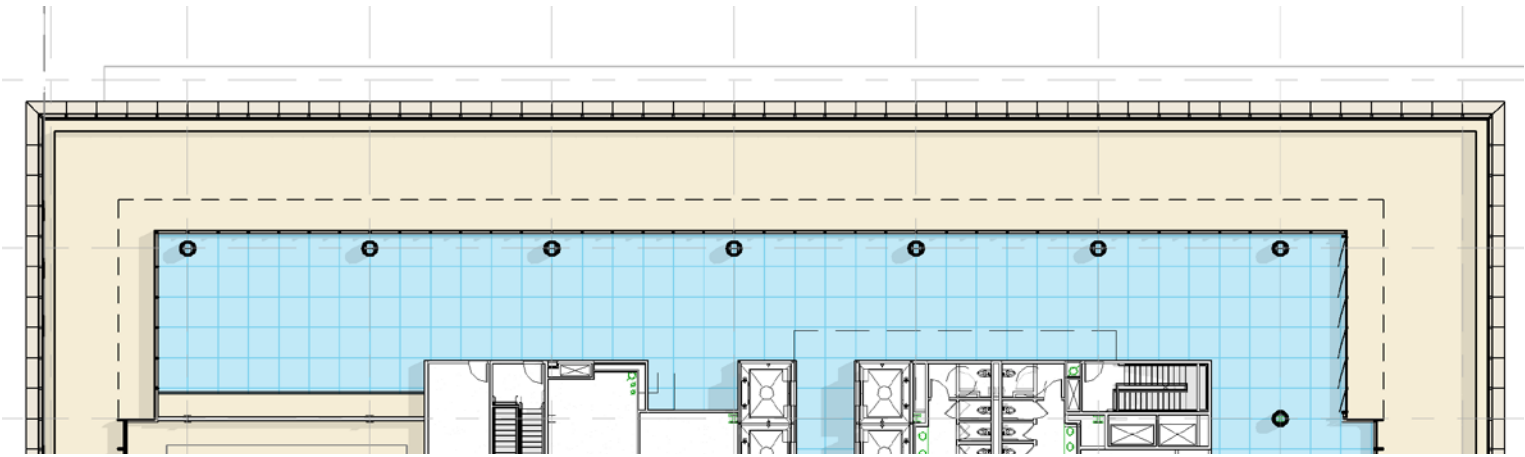
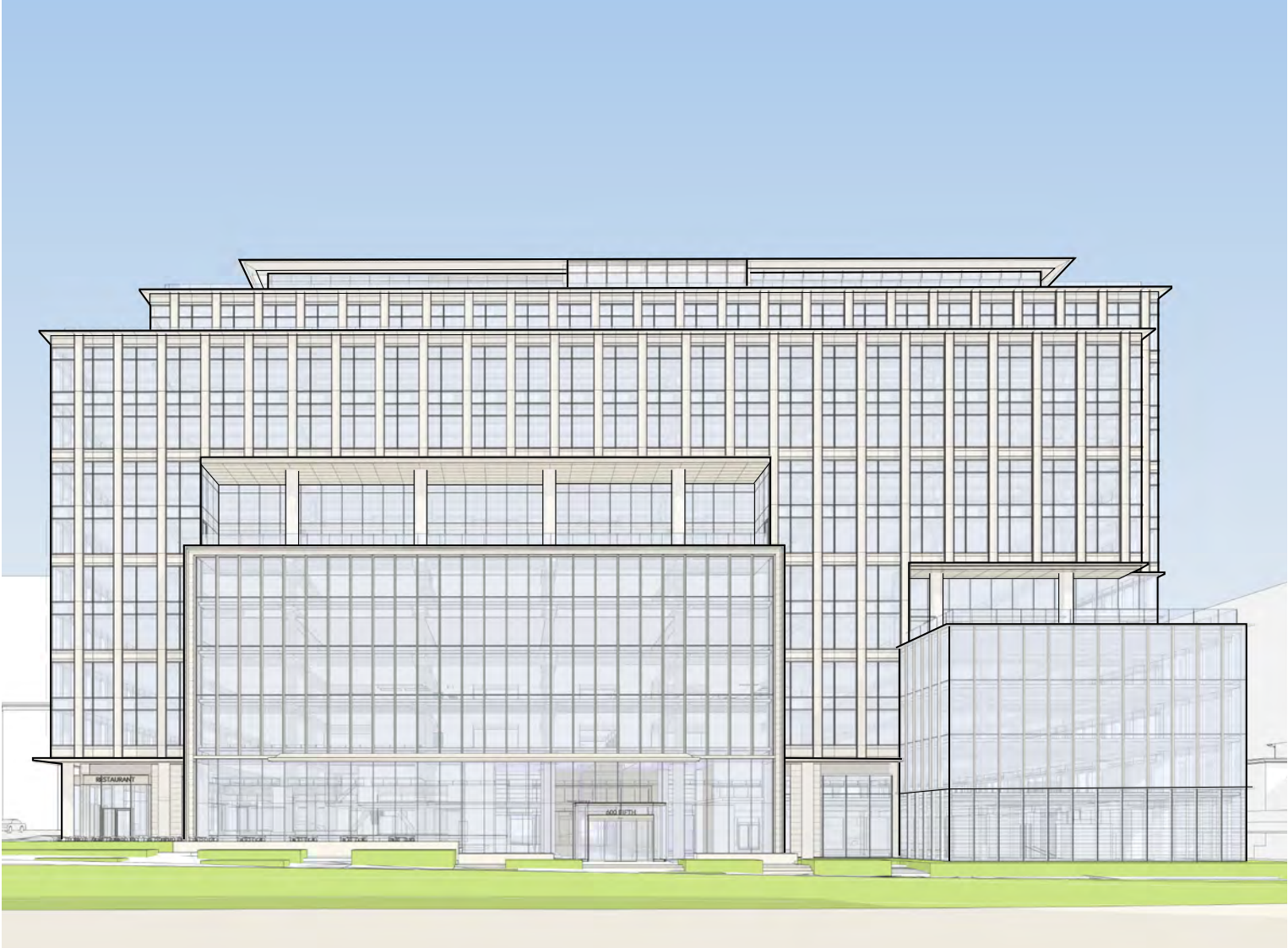
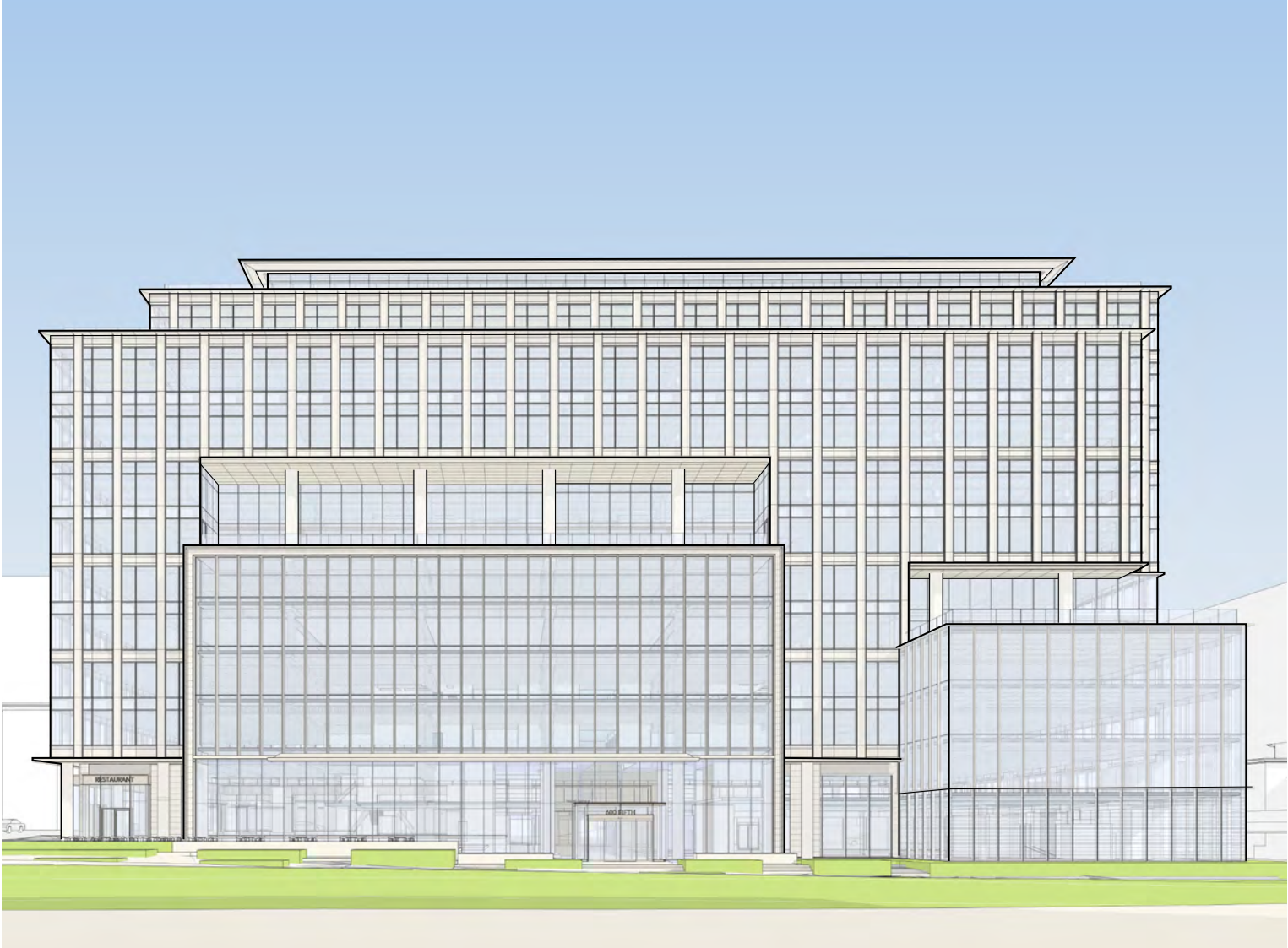
Jane Galbraith Mahaffie, Principal  
Stonebridge  
7200 Wisconsin Avenue, Suite  
700 Bethesda, MD 20814

cc: Jon Pickard, Pickard Chilton  
Paul Wiedefeld, WMATA  
David Maloney, D.C. Historic Preservation Officer



# Penthouse Study Request

## Comparison



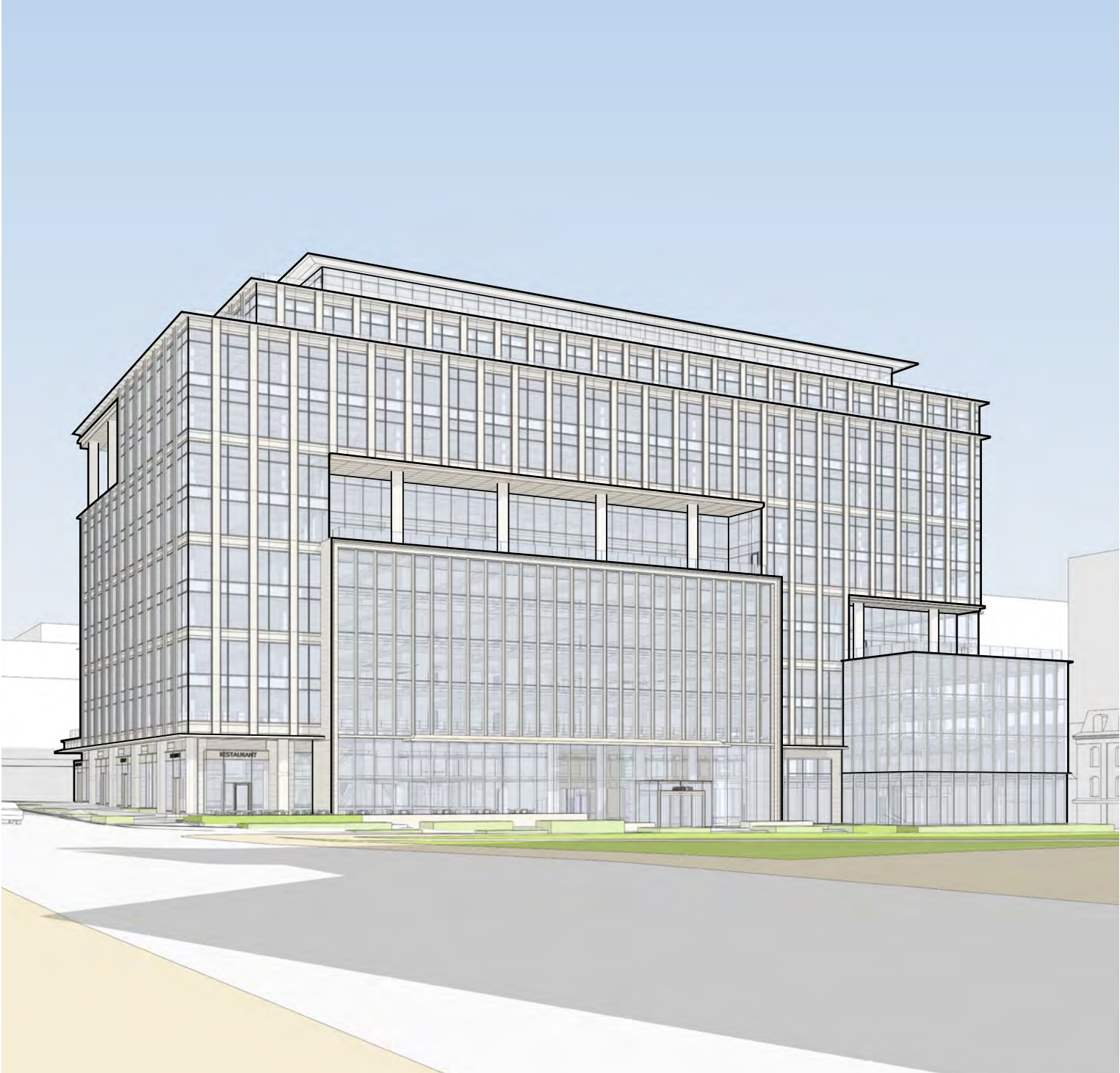
Proposed

Alternate Study

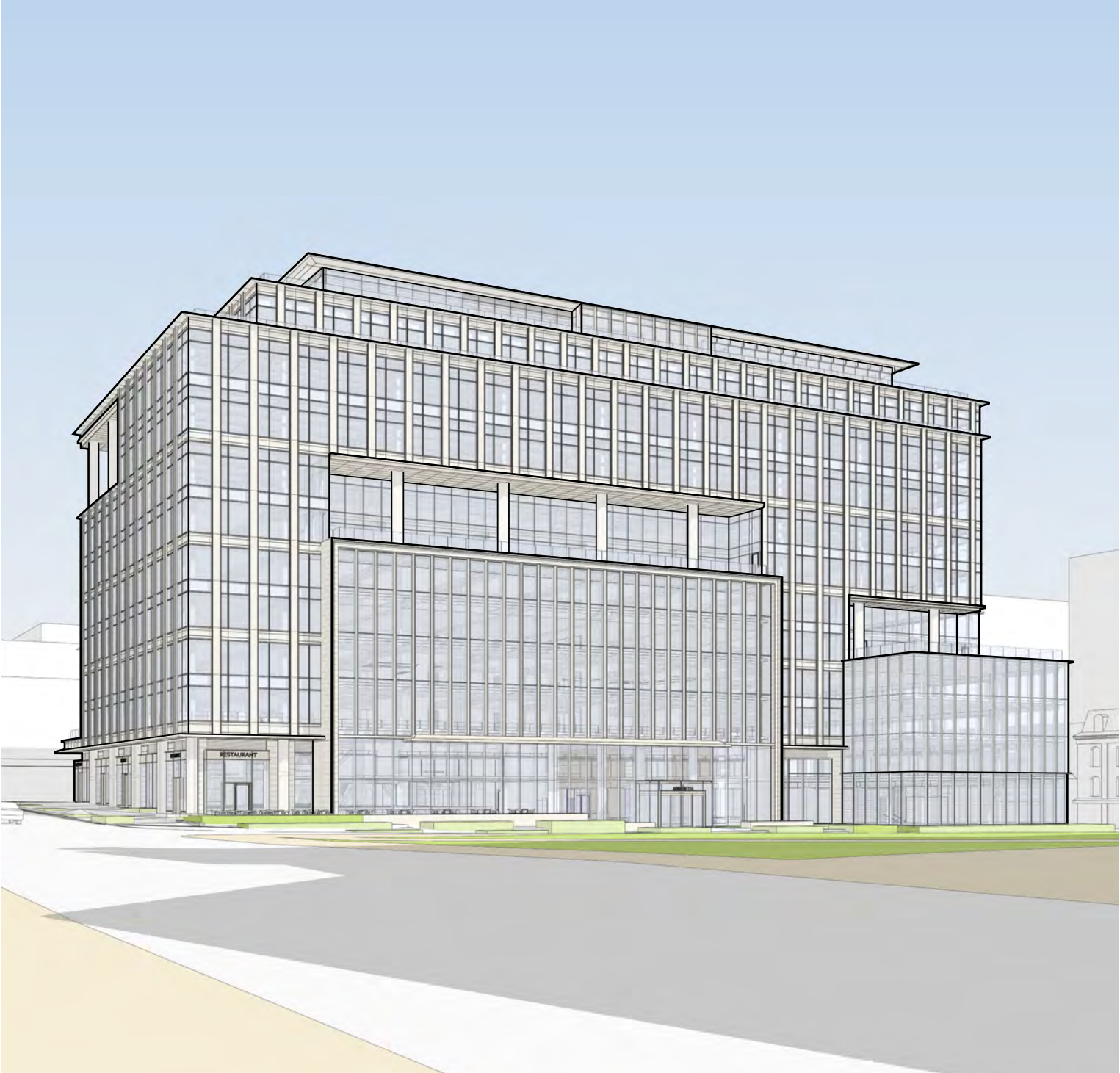


# Penthouse Study Request

## Comparison



Proposed



Alternate Study



# 600 FIFTH



# APPENDIX

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# DESIGN OVERVIEW

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# Site Context

## Site Forces





# Urban Relationships

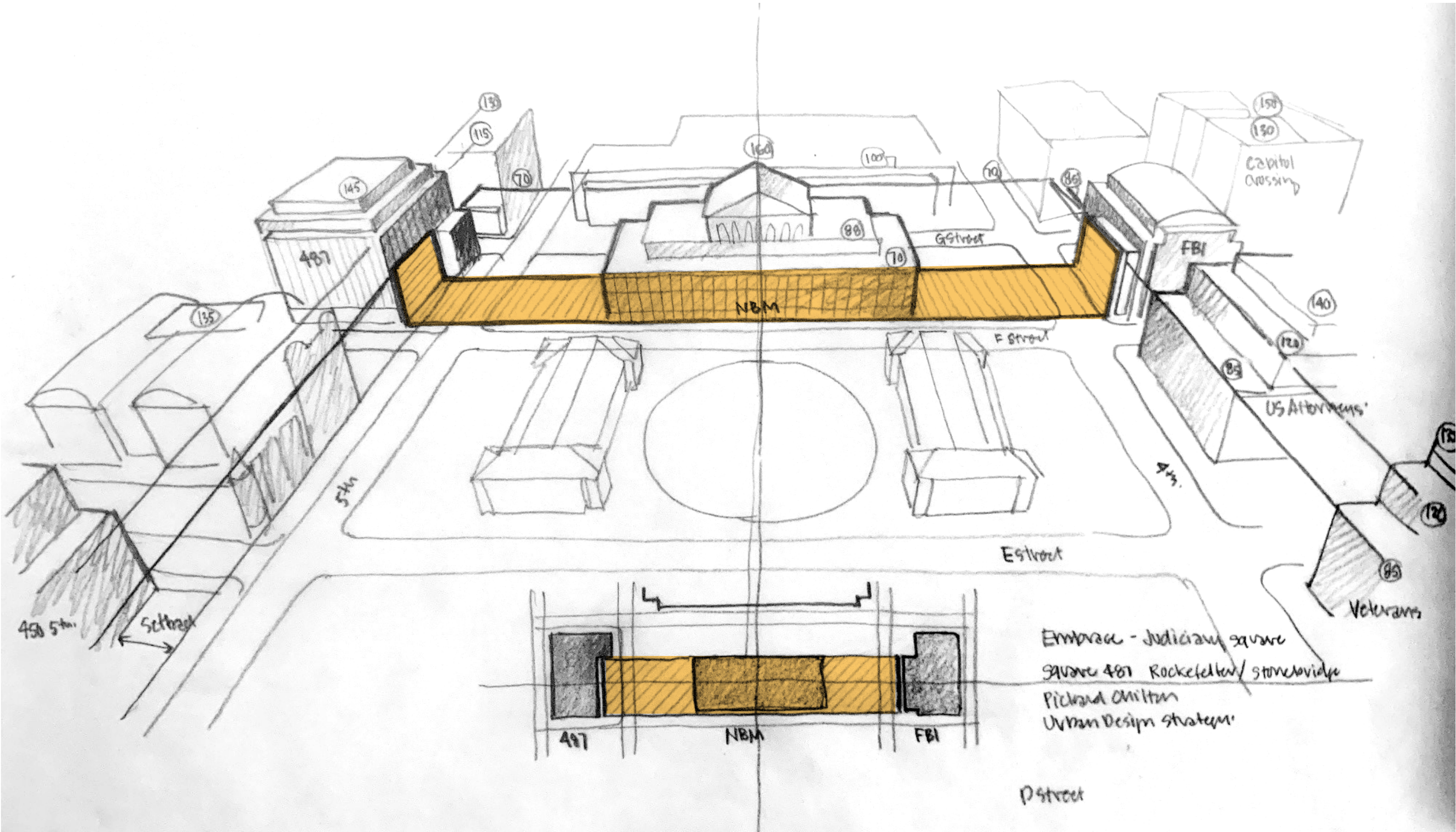
Judiciary Square

Jackson Graham Building



Urban Relationships

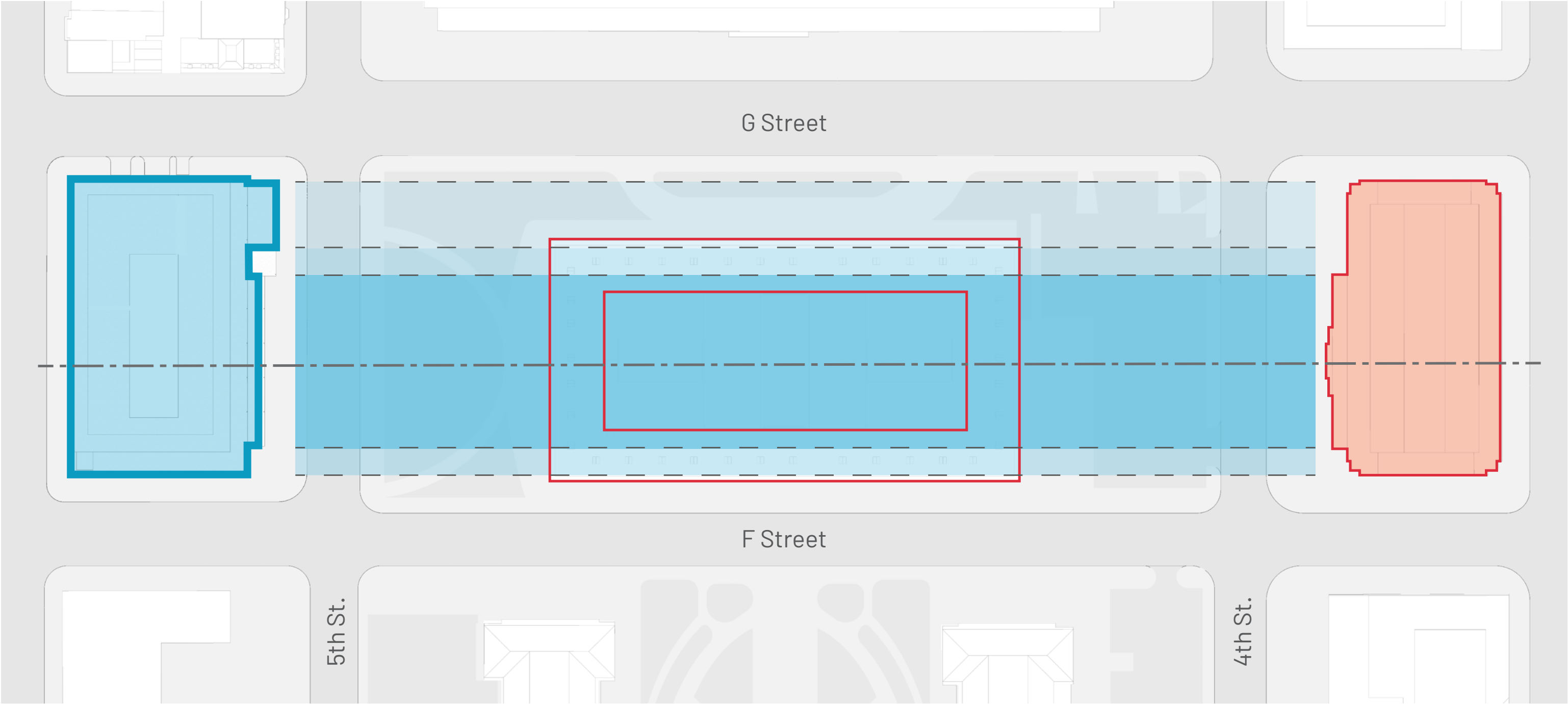
Judiciary Square





# Urban Relationships

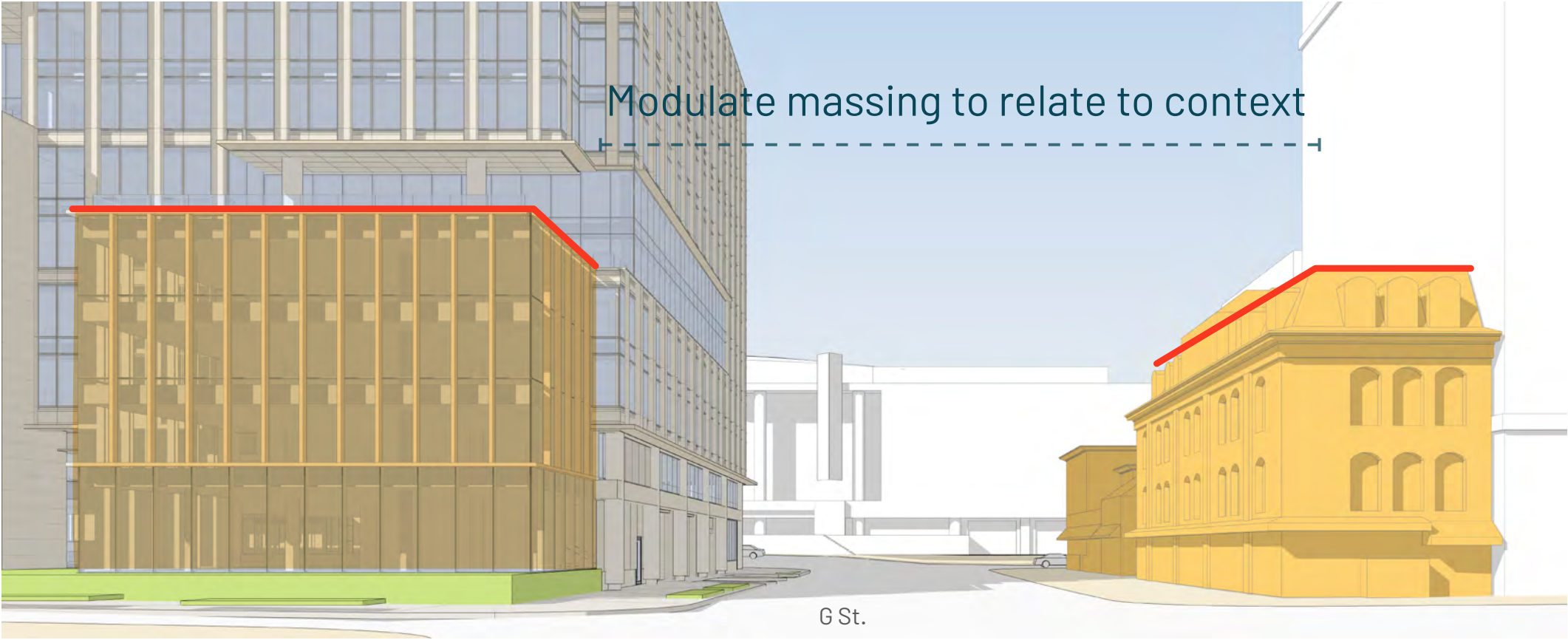
Square 487 | Pension Building | FBI Building Relationship



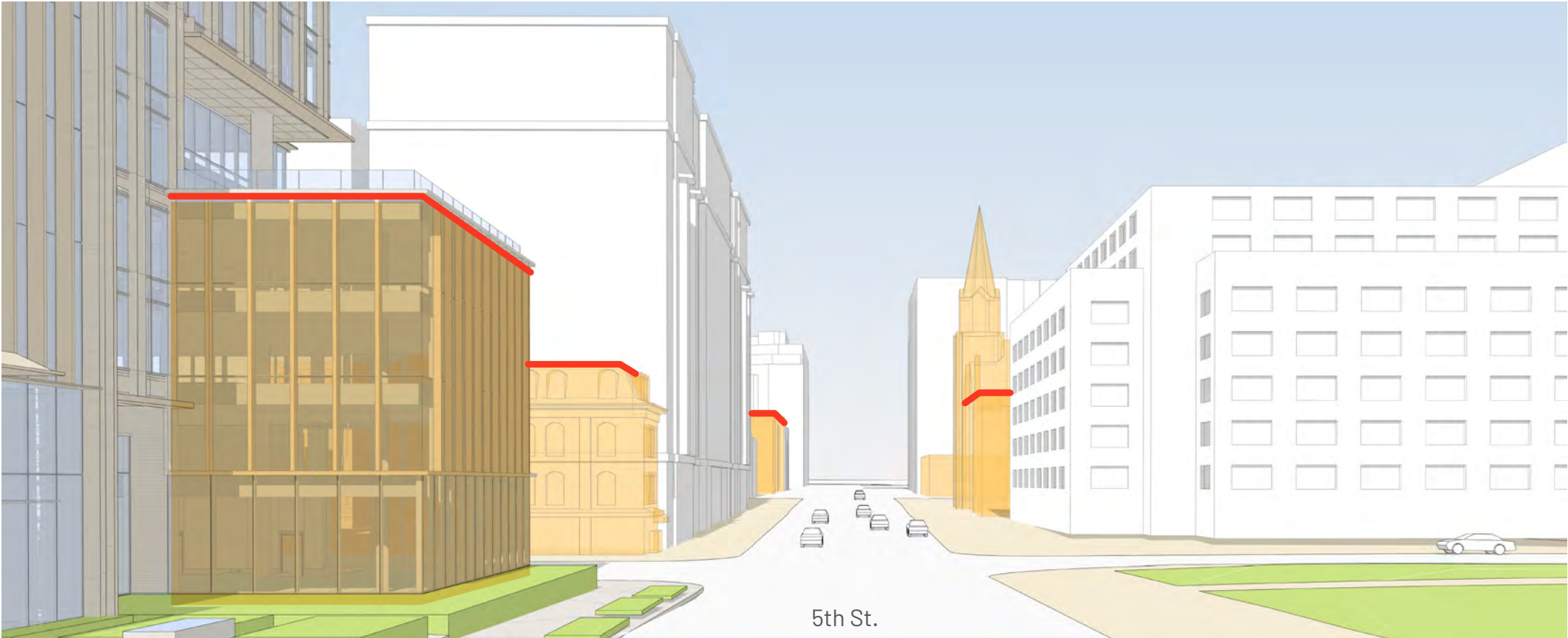


# Site Relationships

NE Pavilion Datum



◀ View looking west on G Street



◀ View looking north on 5th Street



# Proposal in Context

Google Streetview



▲ East approach on F Street facing west (Judiciary Square Metro)

◀ View from Judiciary Square looking northwest across 5th and F Streets



# Proposal in Context

Google Streetview



West approach on F Street facing east (Capital One Arena)

View from F Street looking northeast across 6th and F Streets



# Proposal in Context

Google Streetview



▲ North approach on 6th Street facing south

◀ View from 5th Street looking southwest



# Proposal in Context

Google Streetview



▲ North Approach on 6th Street facing south

◀ South approach on 6th Street facing north



# FLOOR PLANS

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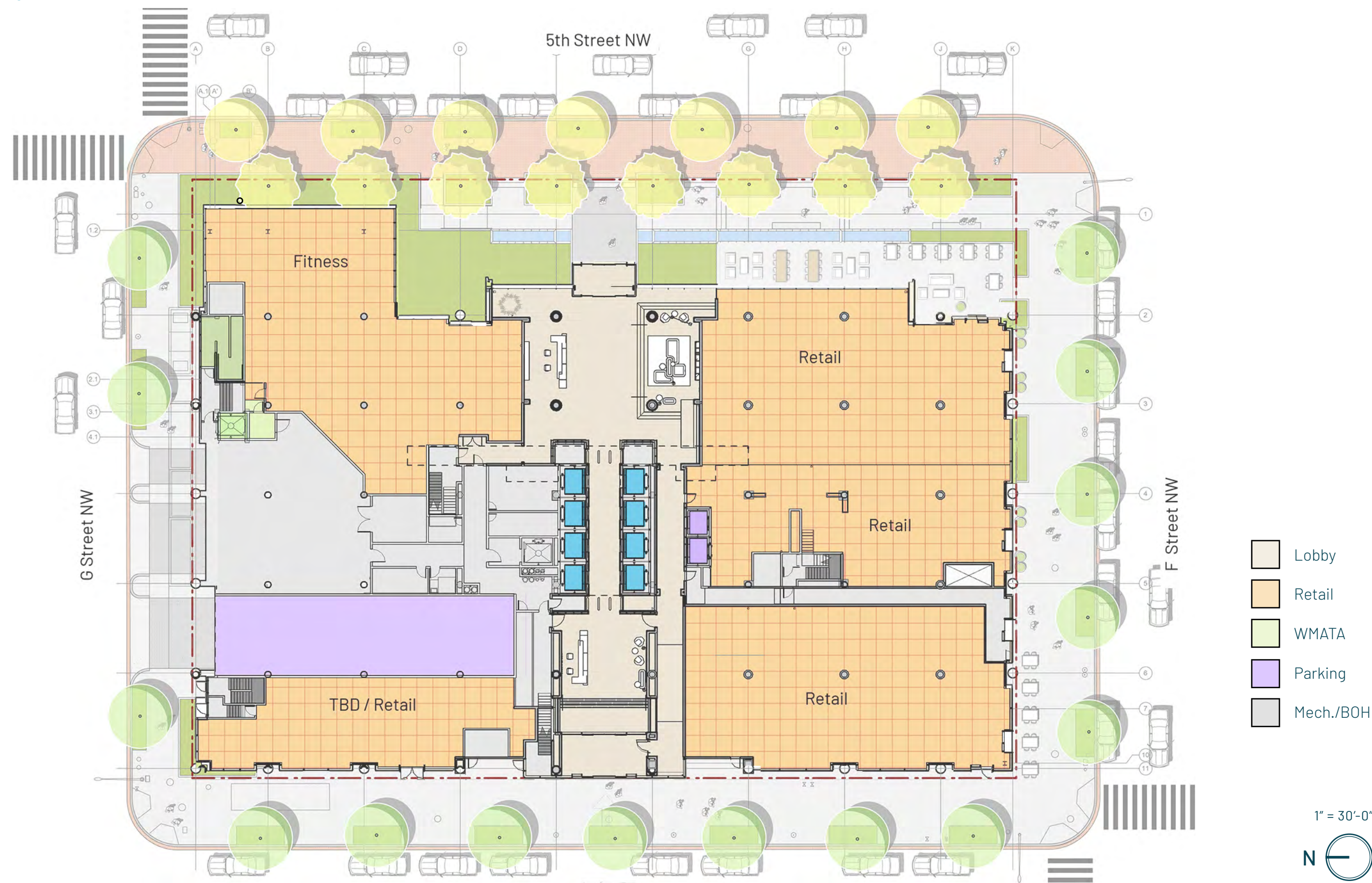
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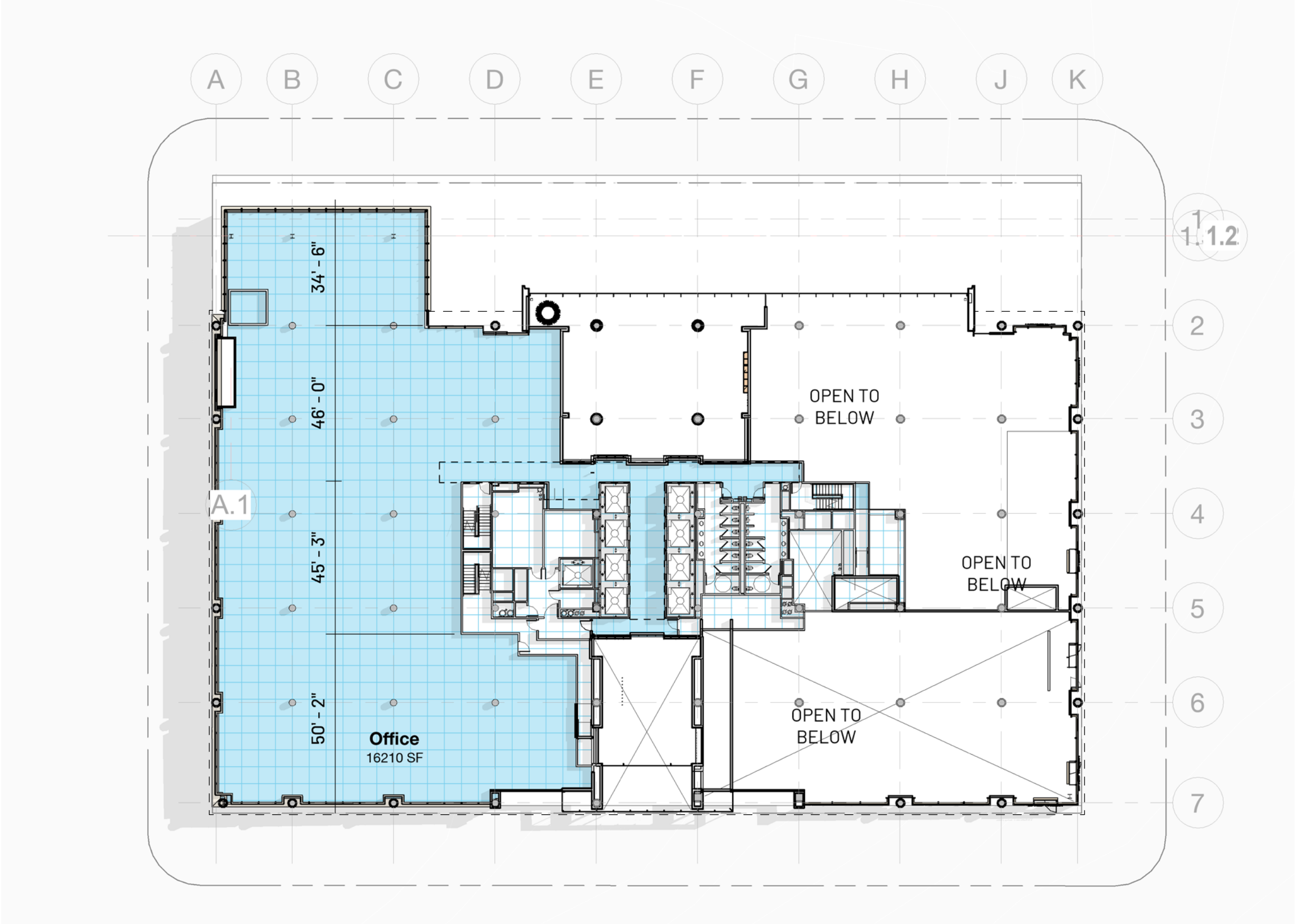
# Proposal

## Ground Level Plan



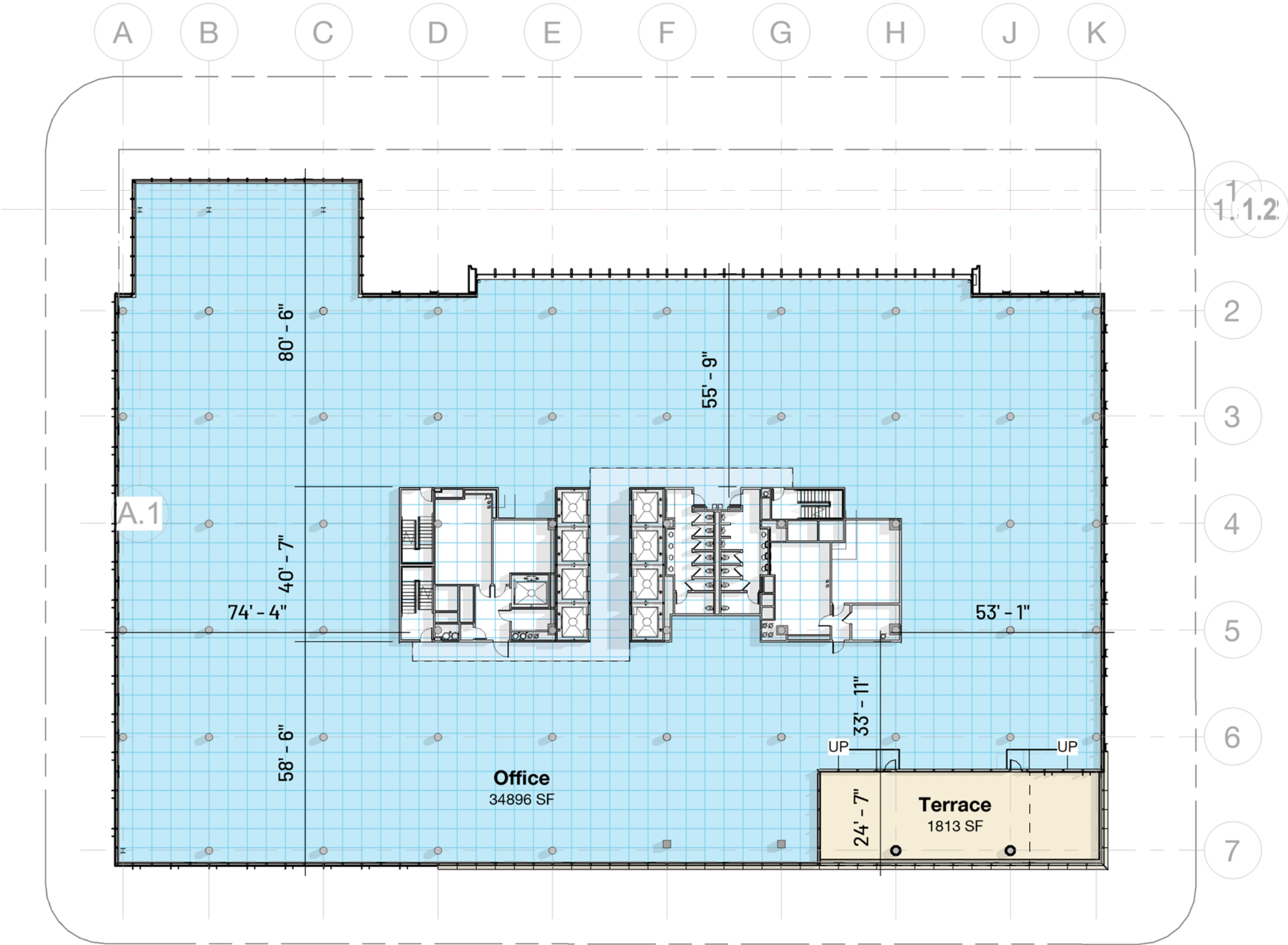


Proposal  
Level 02 Plan



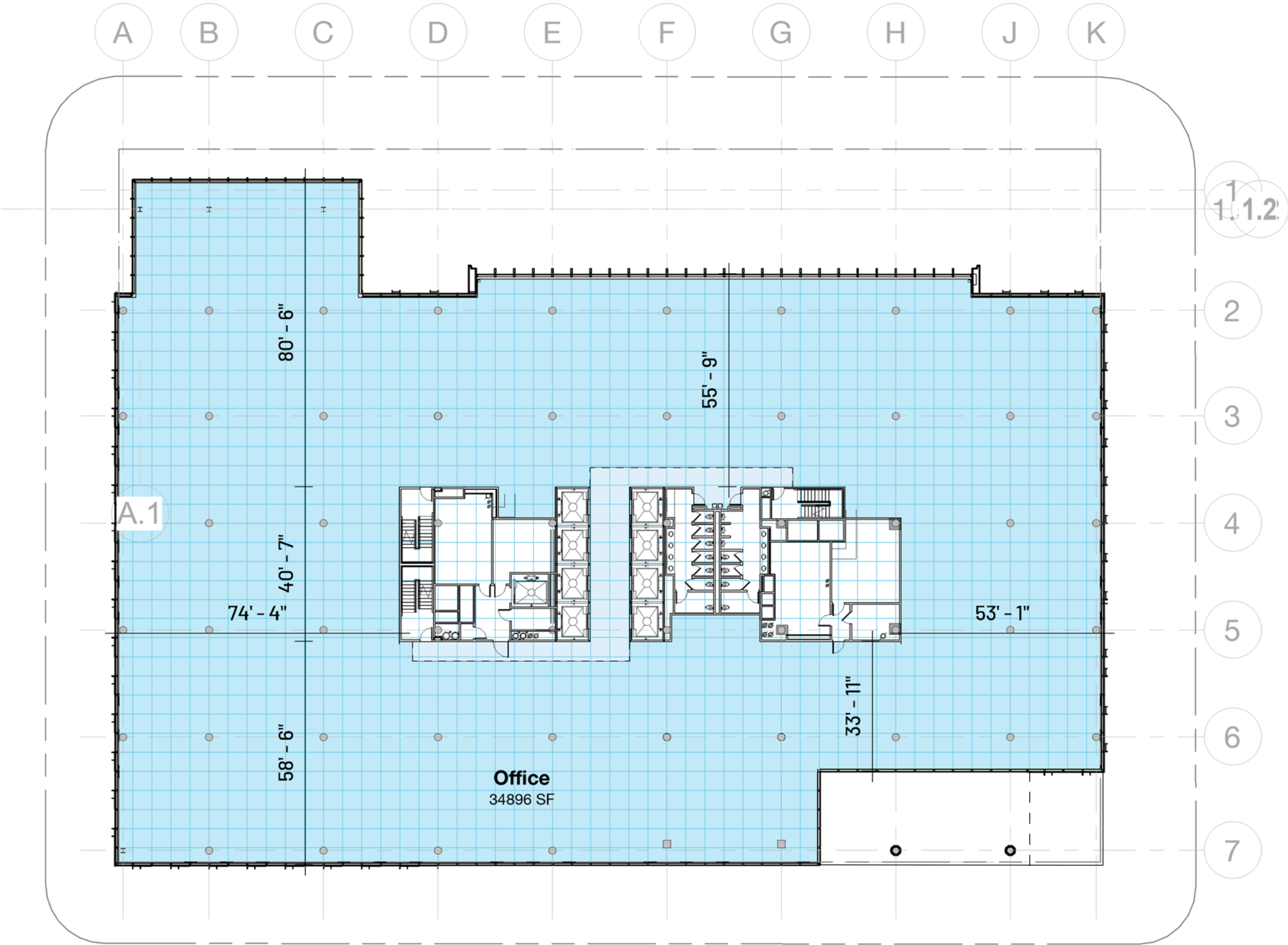


Proposal  
Level 03 Plan



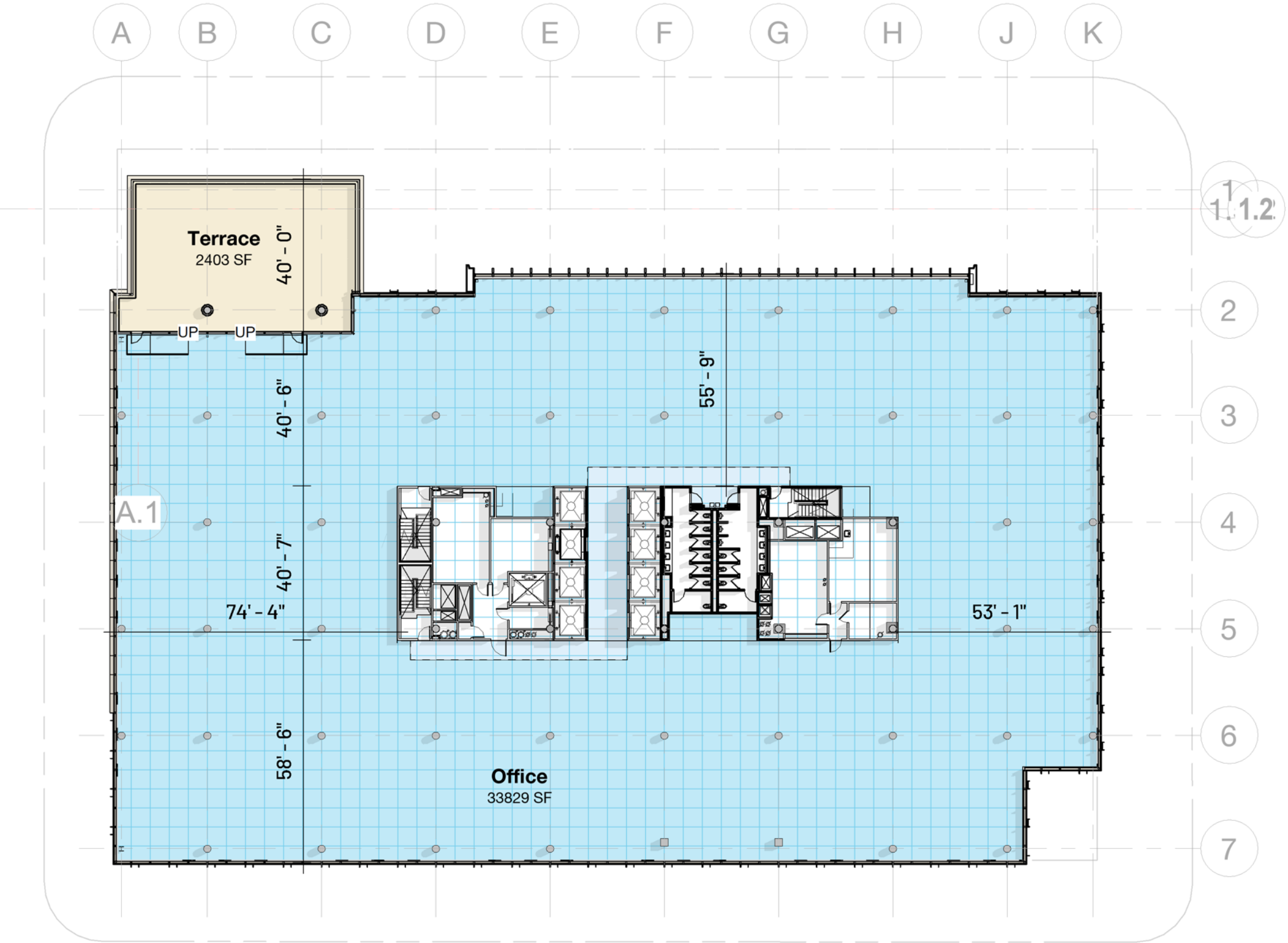


Proposal  
Level 04 Plan



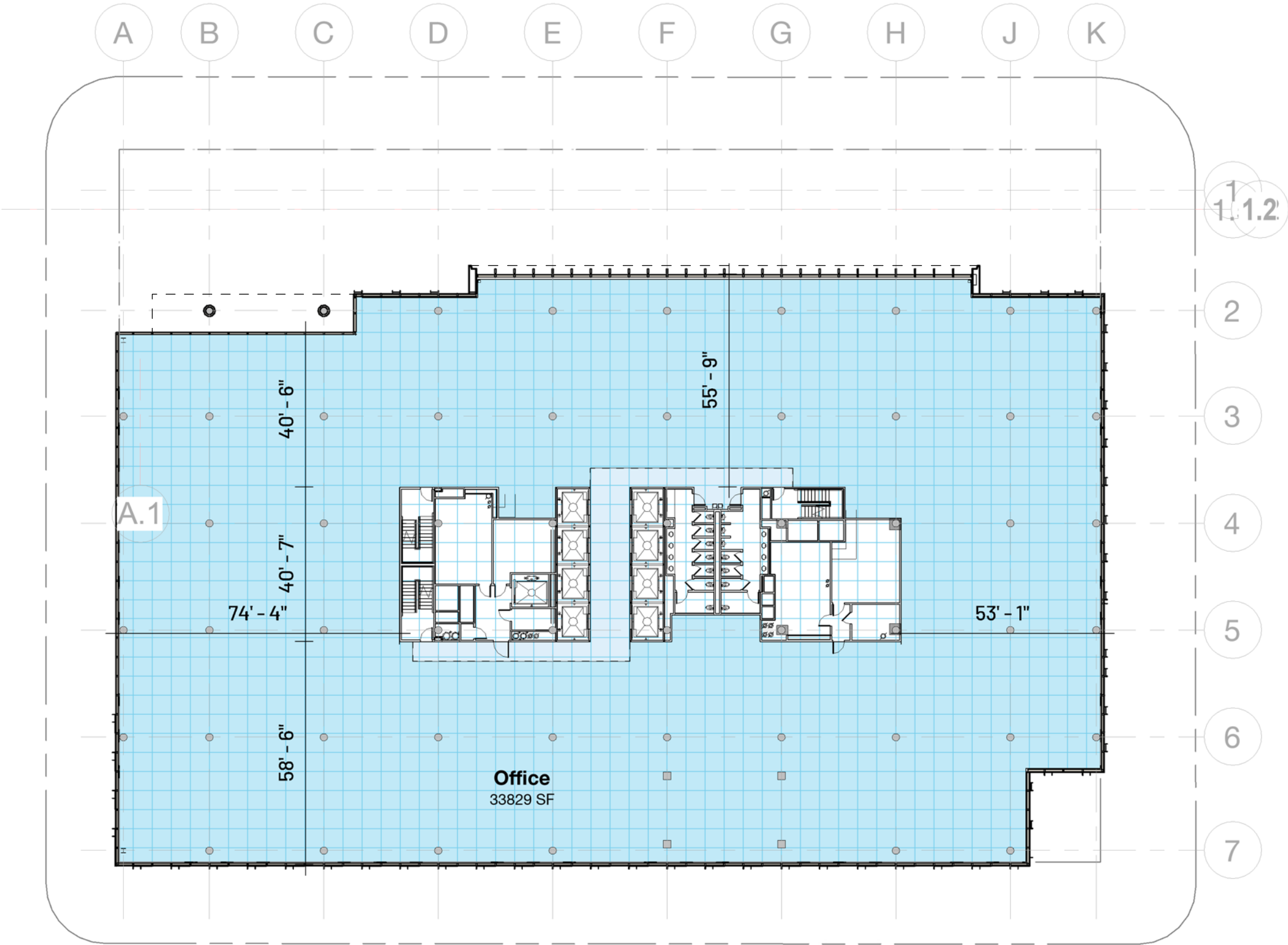


Proposal  
Level 05 Plan



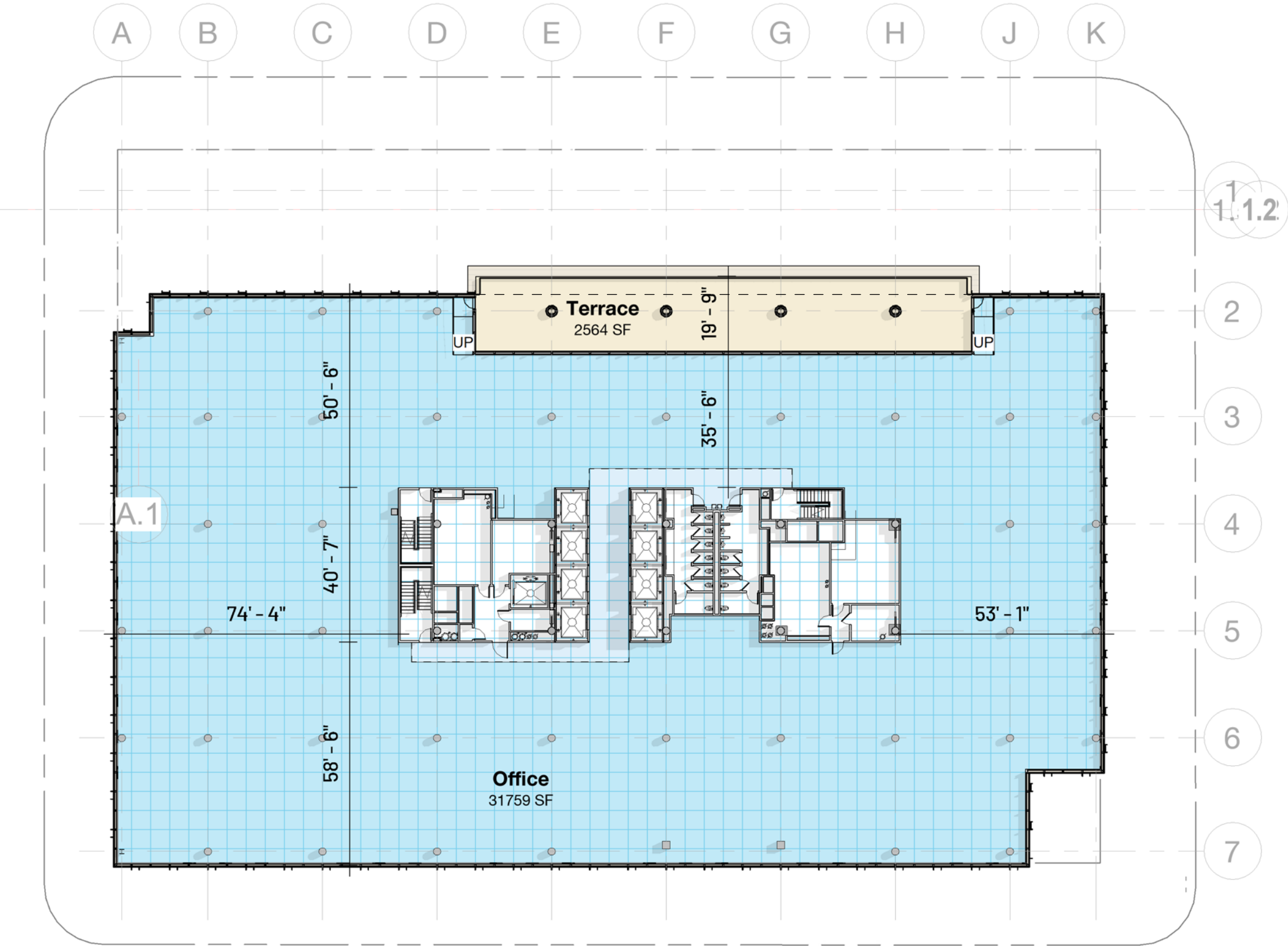


Proposal  
Level 06 Plan



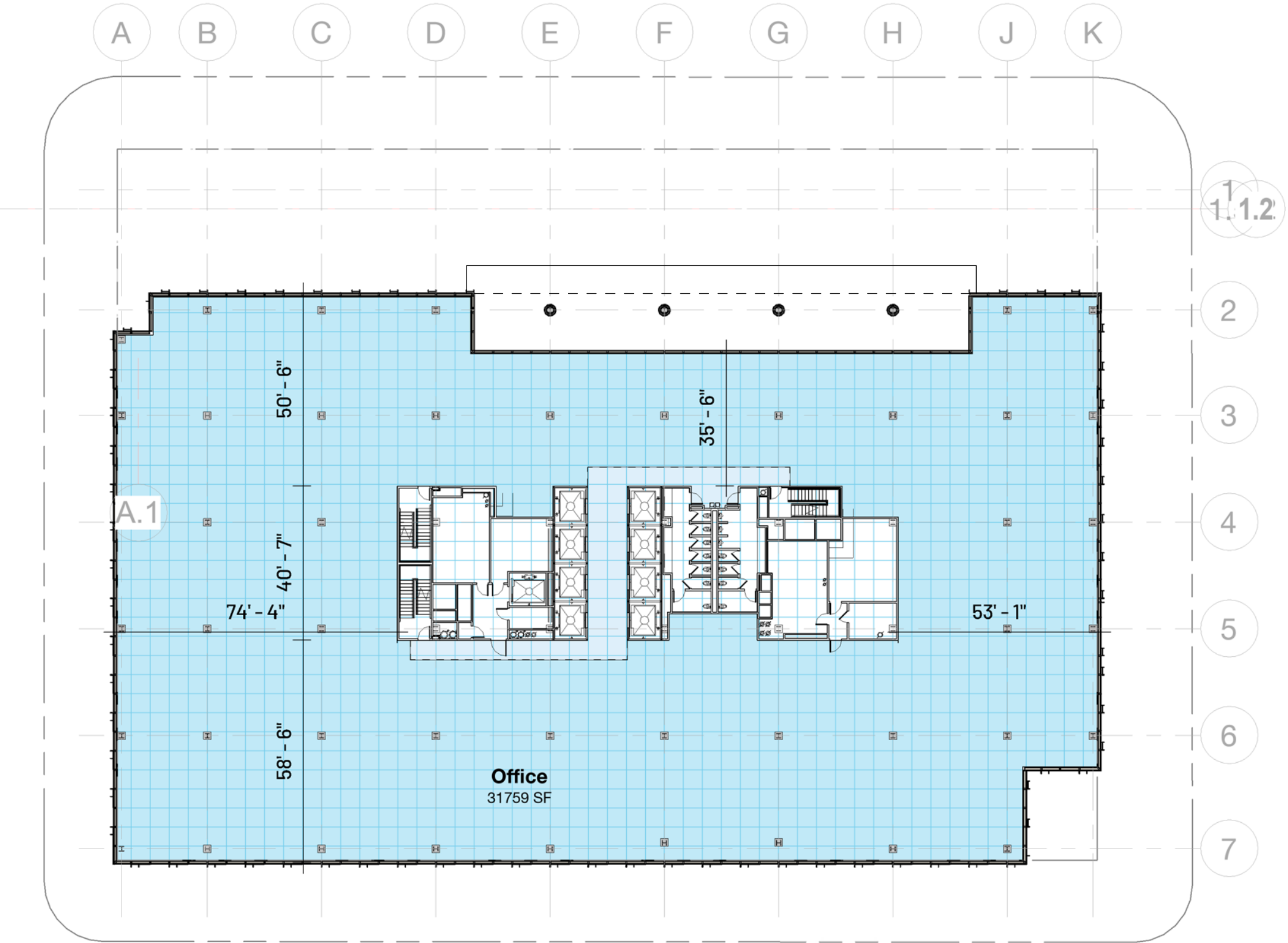


Proposal  
Level 07 Plan



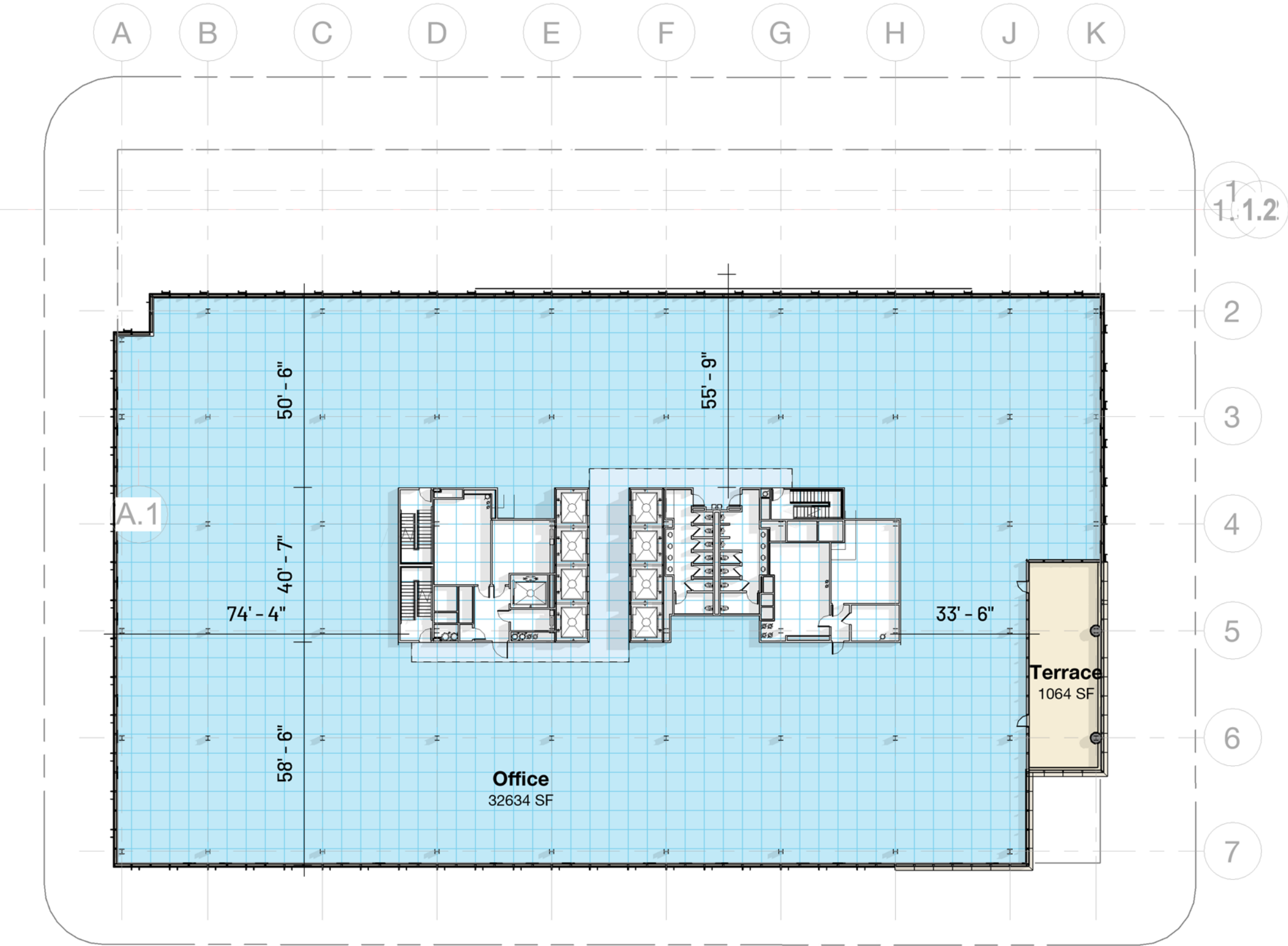


Proposal  
Level 08 Plan



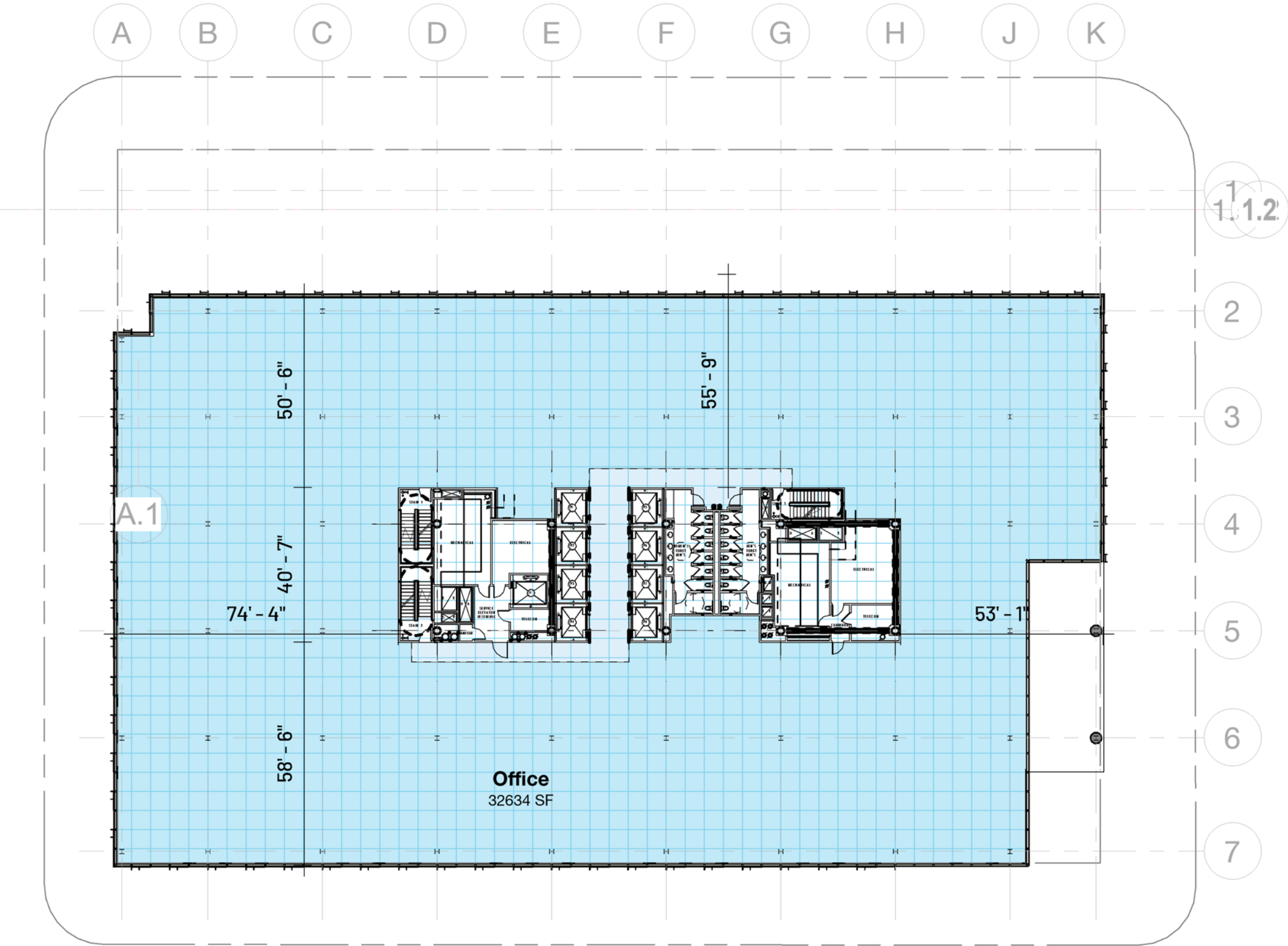


Proposal  
Level 09 Plan



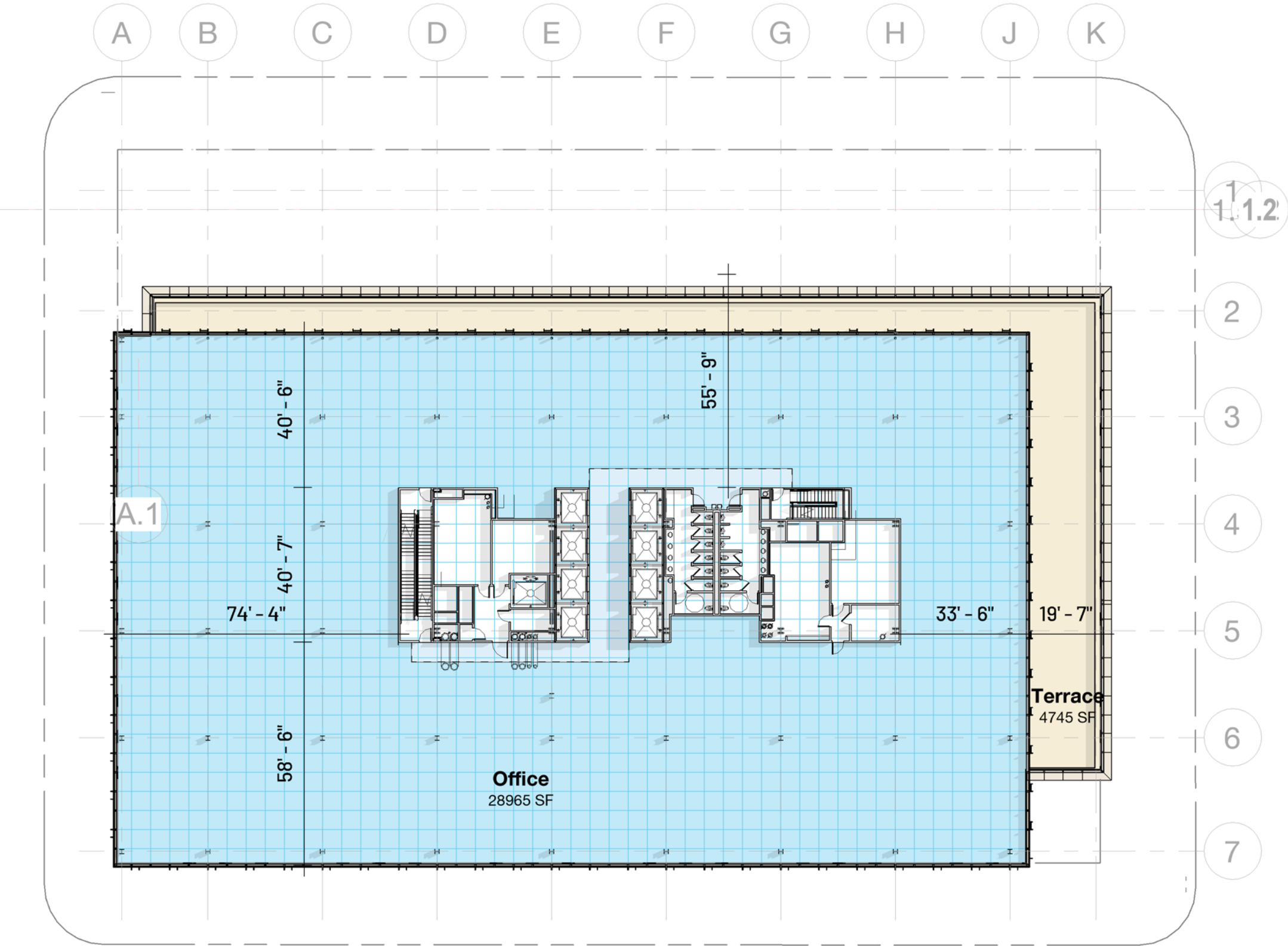


Proposal  
Level 10 Plan



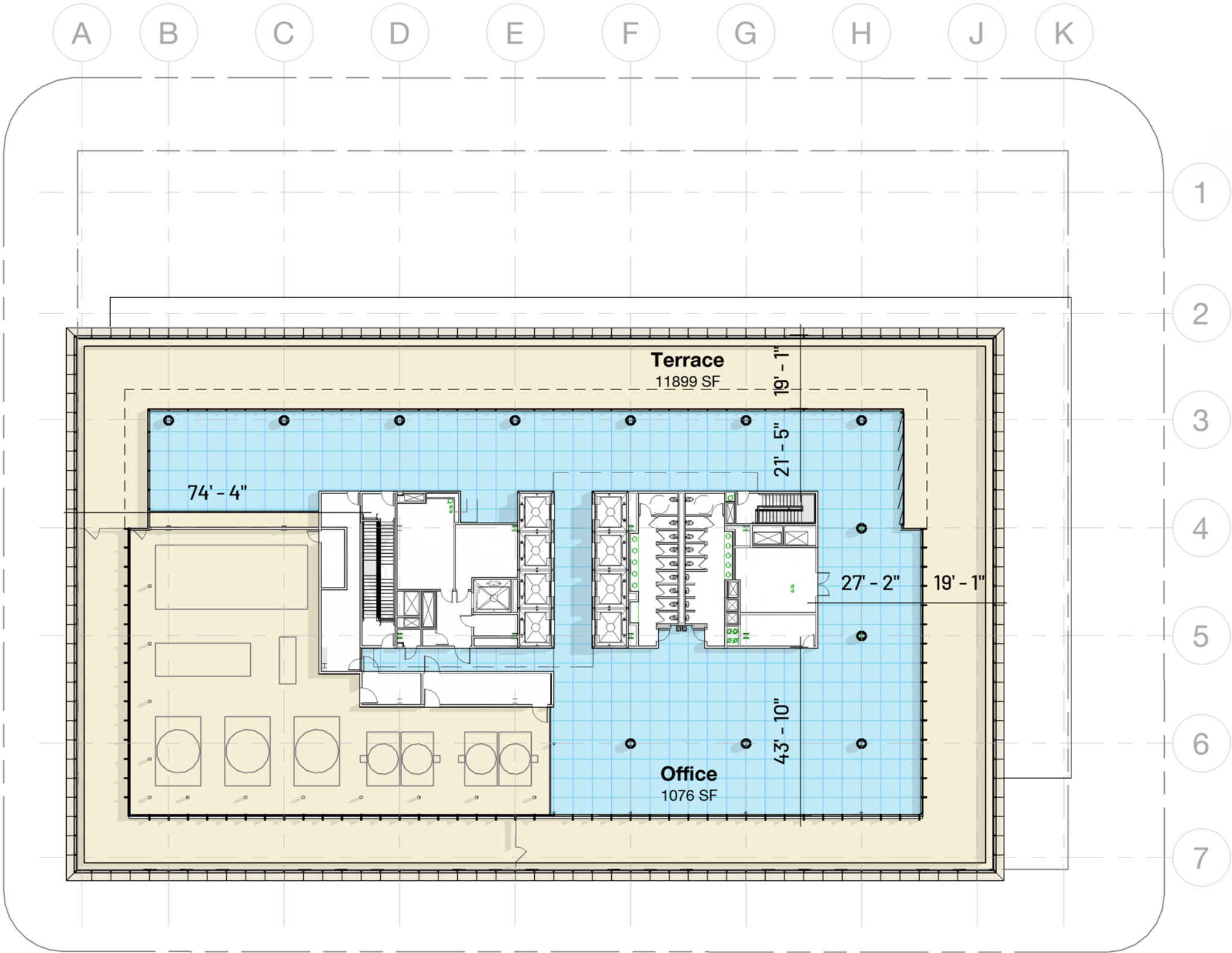


Proposal  
Level 11 Plan





Proposal  
Penthouse Plan





# ENCLOSURE

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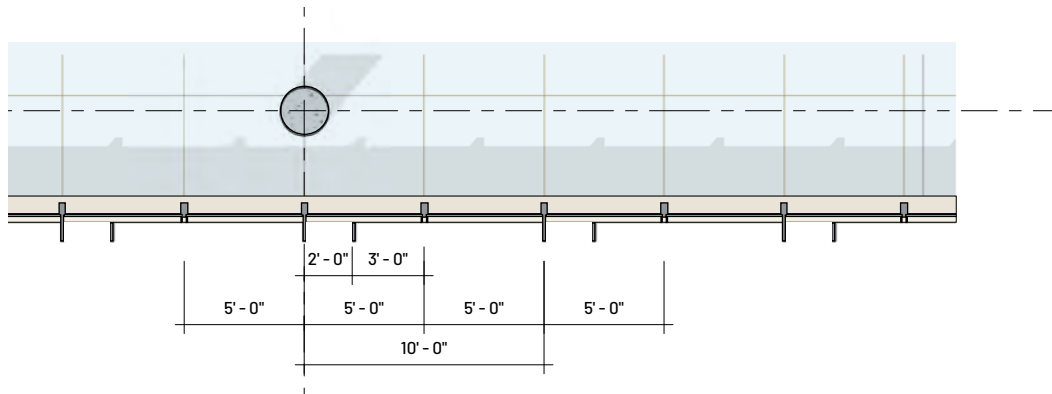
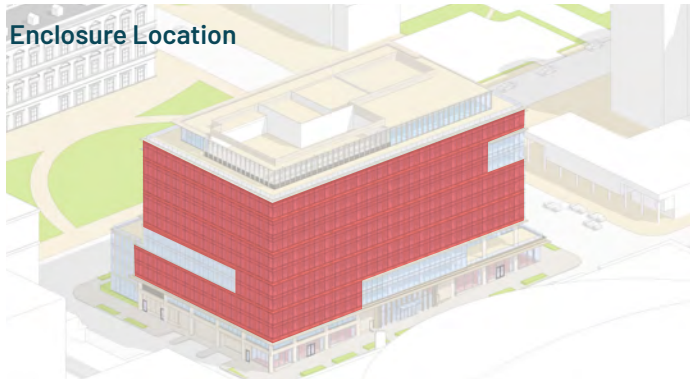
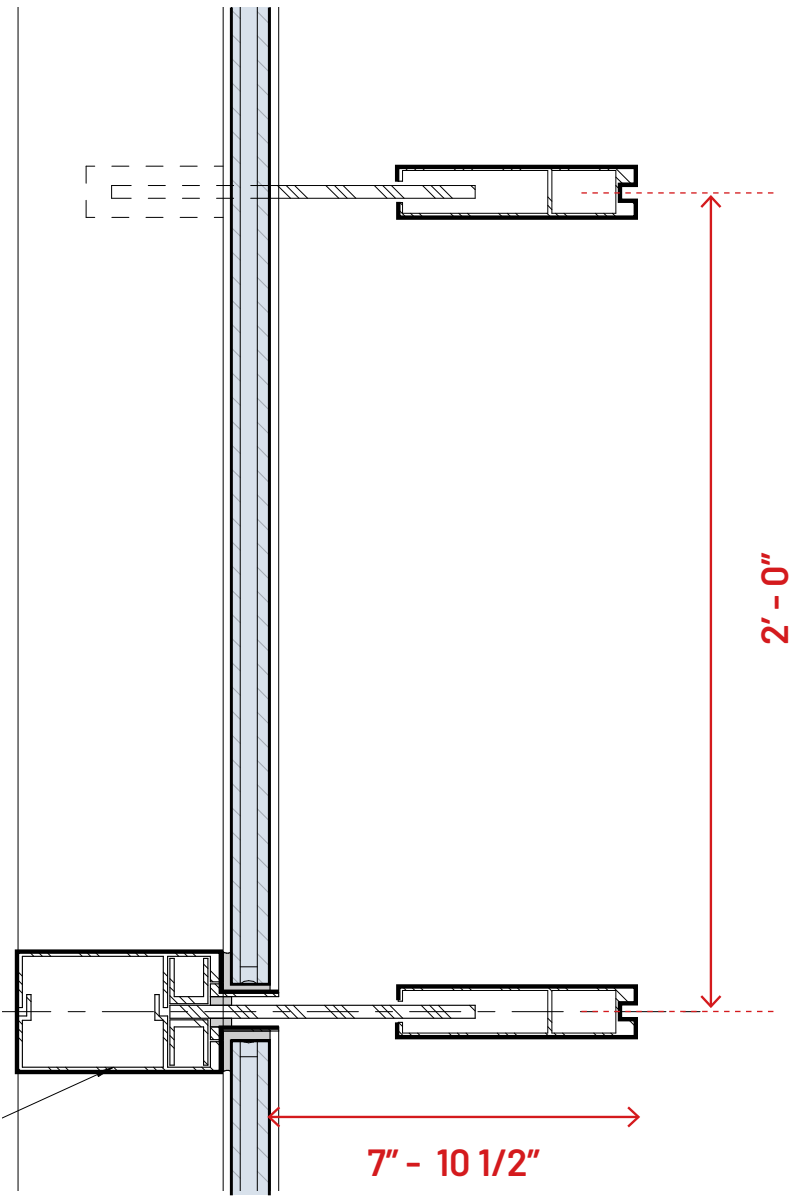
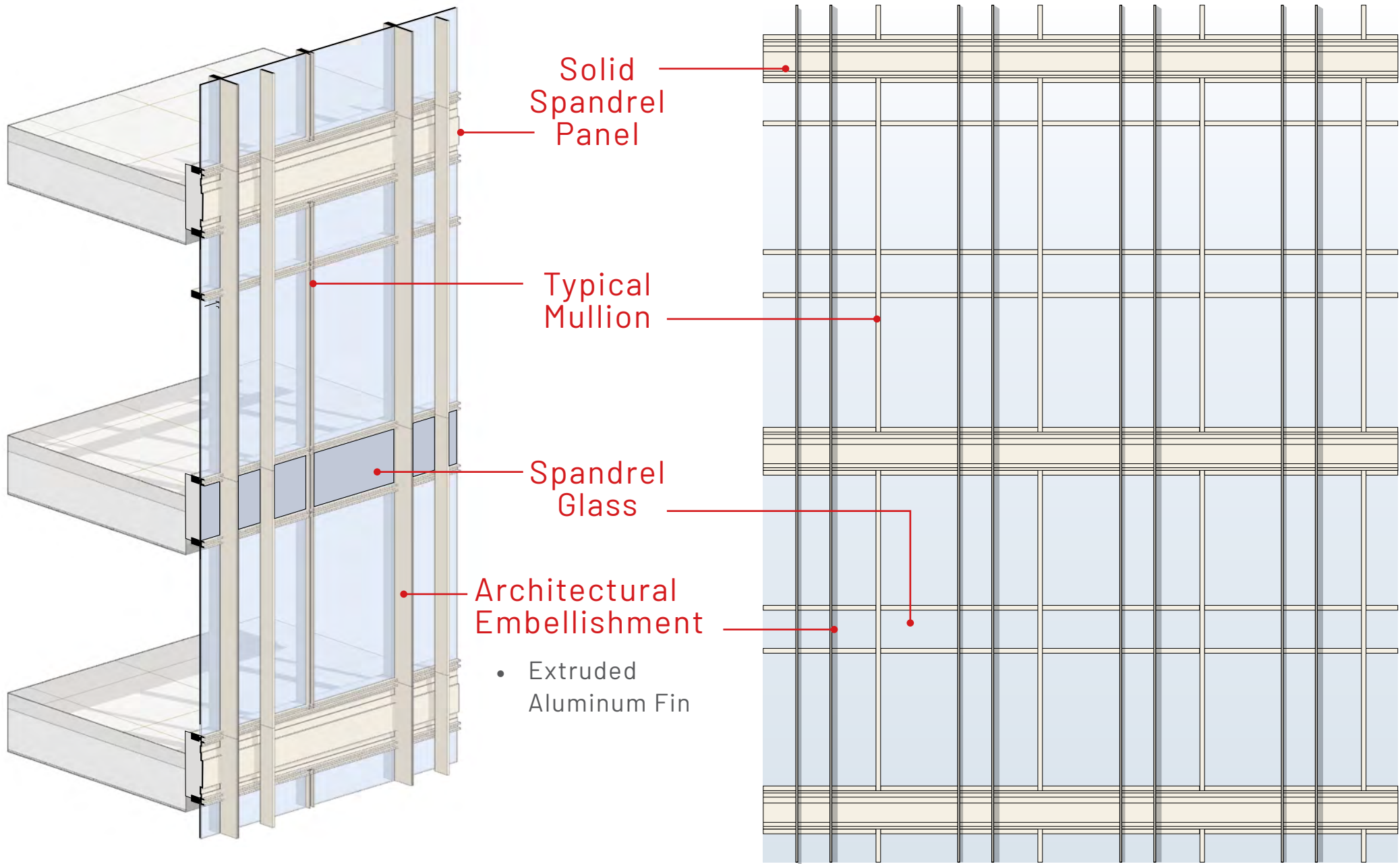
**View from National Building Museum Lawn**  
CFA Concept Approval  
(20 May 2021)





# Typical Enclosure

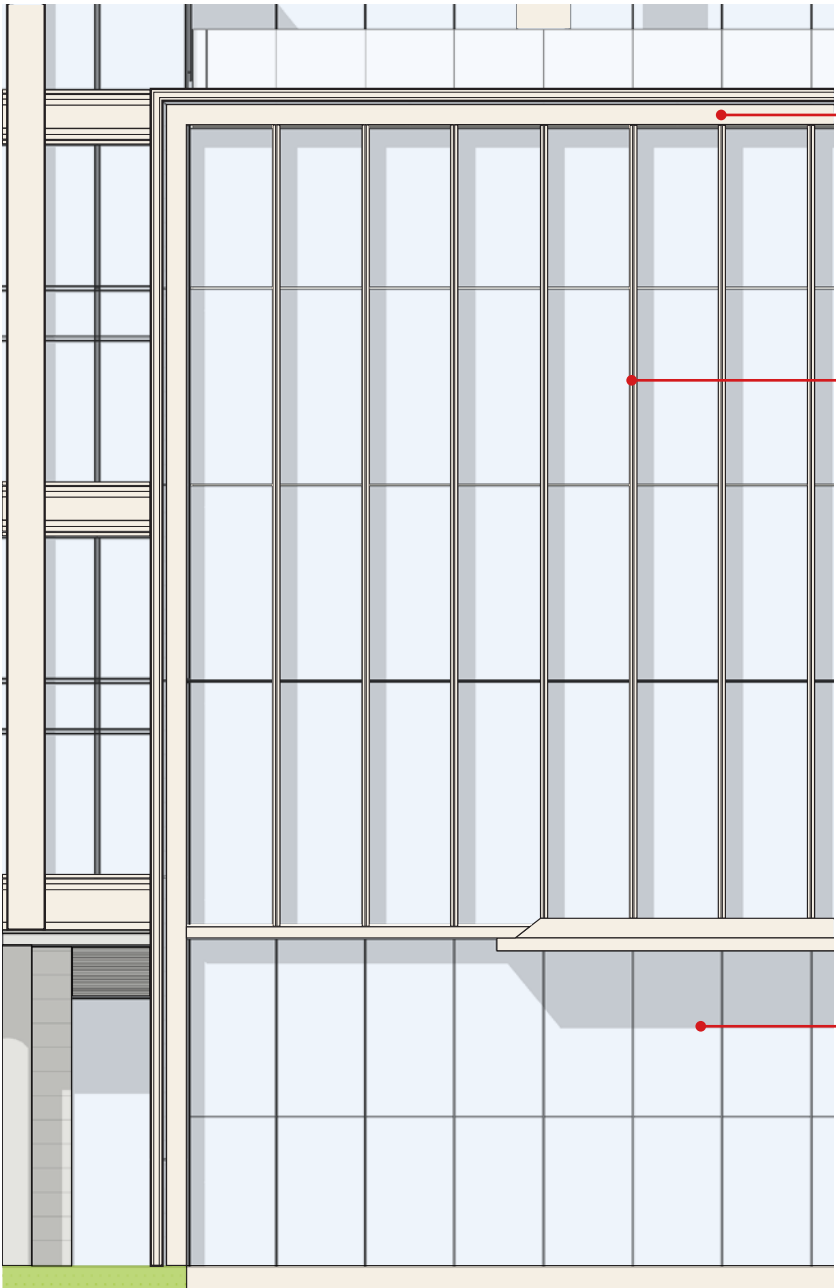
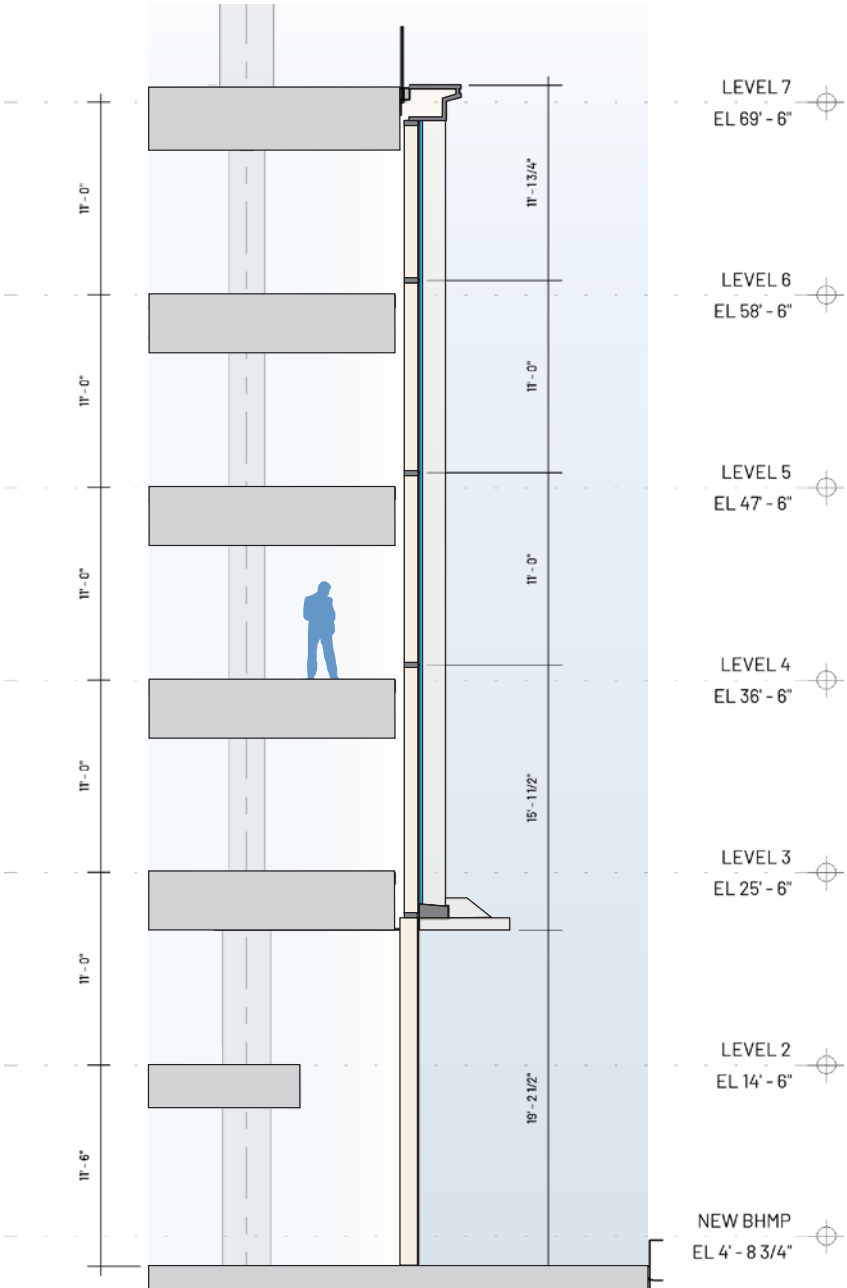
## Enclosure Details Type B West & North





# Proscenium Facade

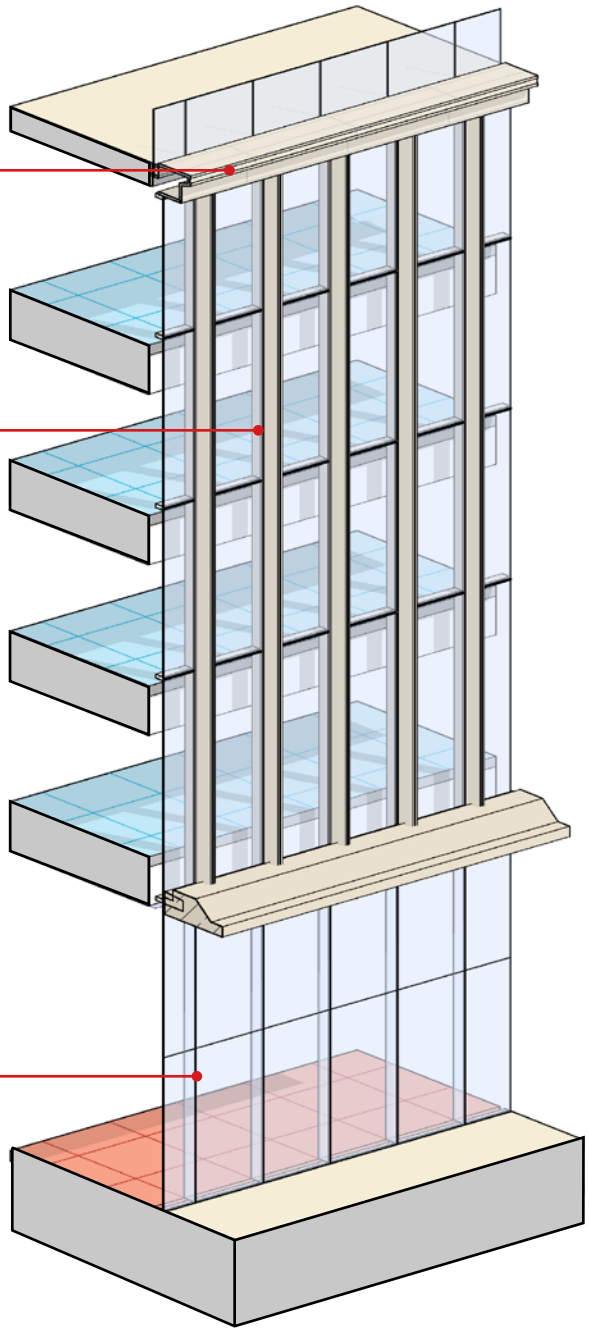
## Enclosure Details



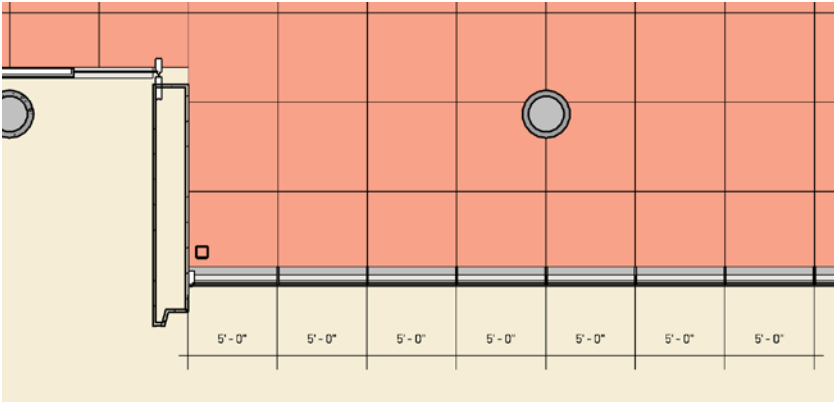
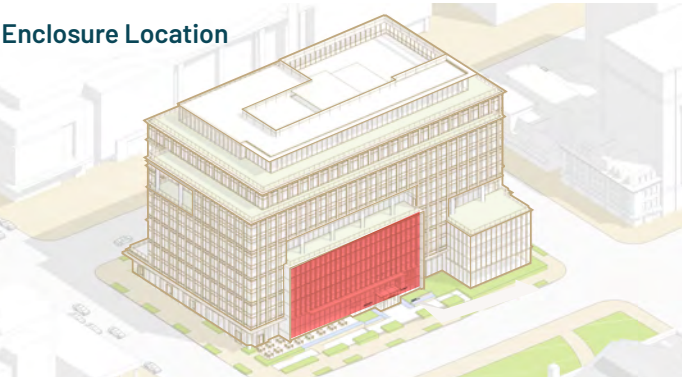
Stone Frame

Aluminum Fin

Clear Vision Glass



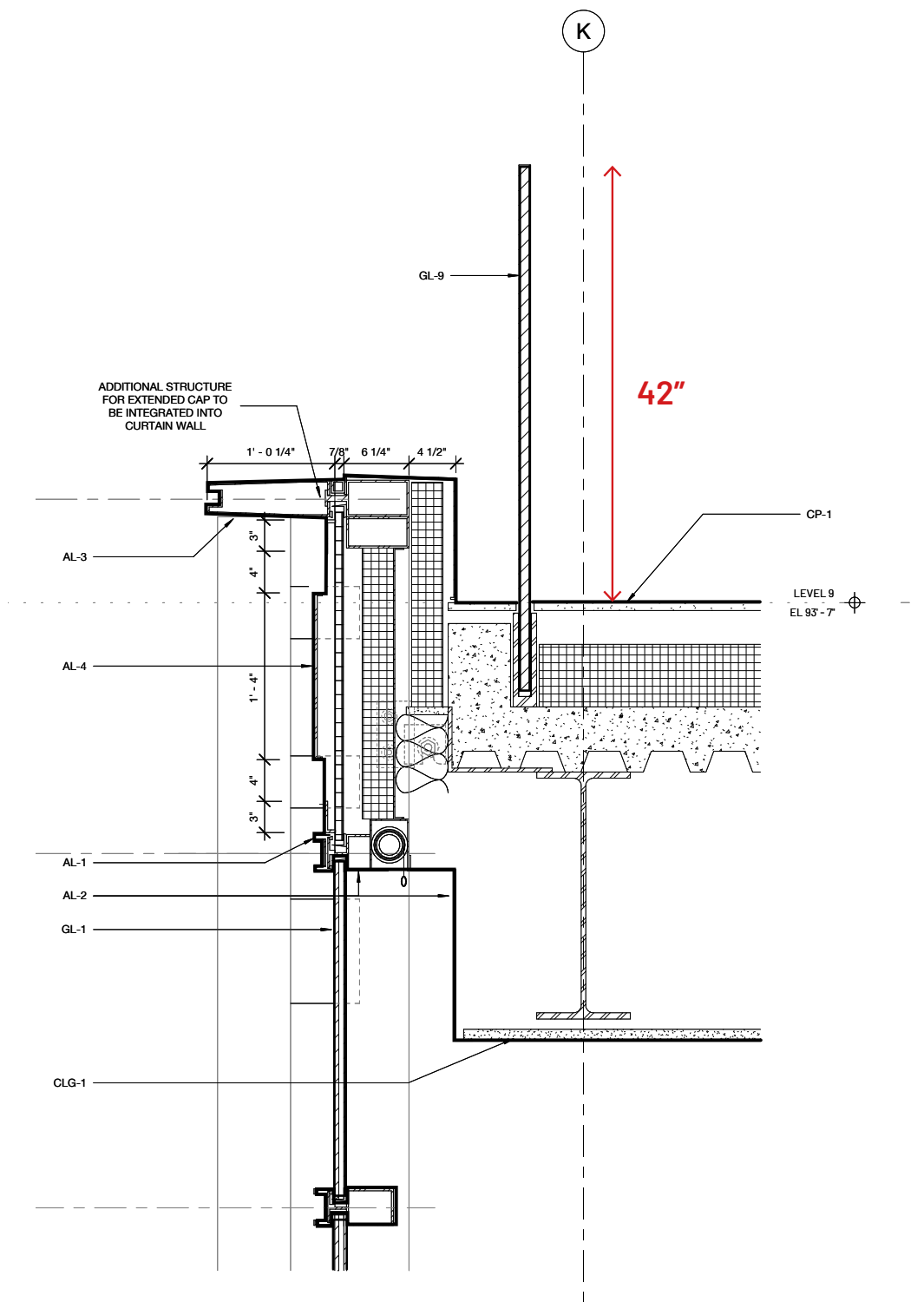
Enclosure Location





# Parapets & Guardrails

## Terrace Perimeters



Section:  
Typical Terrace Guardrail / Parapet



▲  
Level 11 Terrace (Illustrative View)



▲  
Level 7 Terrace (Illustrative Views)





# LIGHTING

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# Exterior Lighting

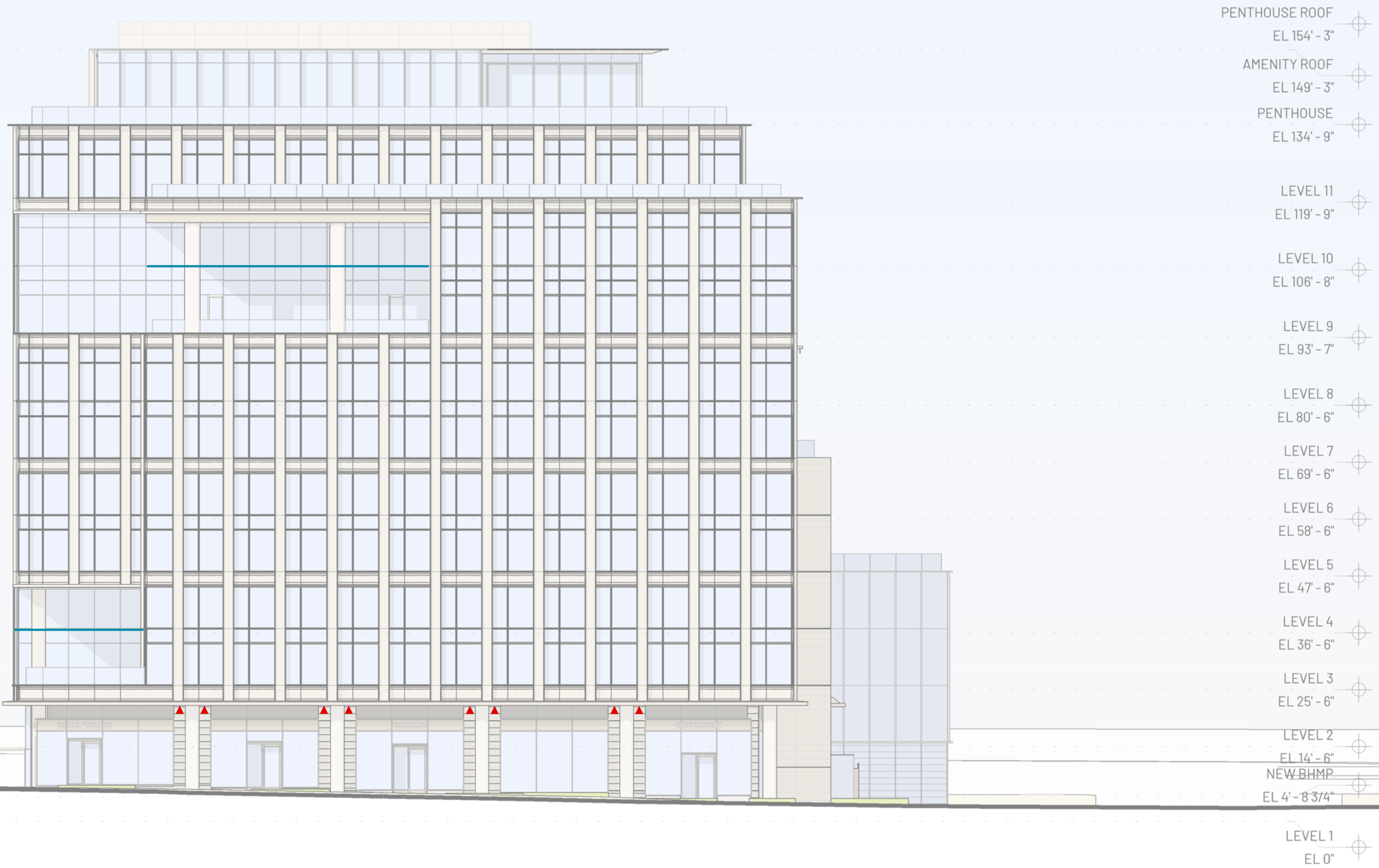
## East Elevation





# Exterior Lighting

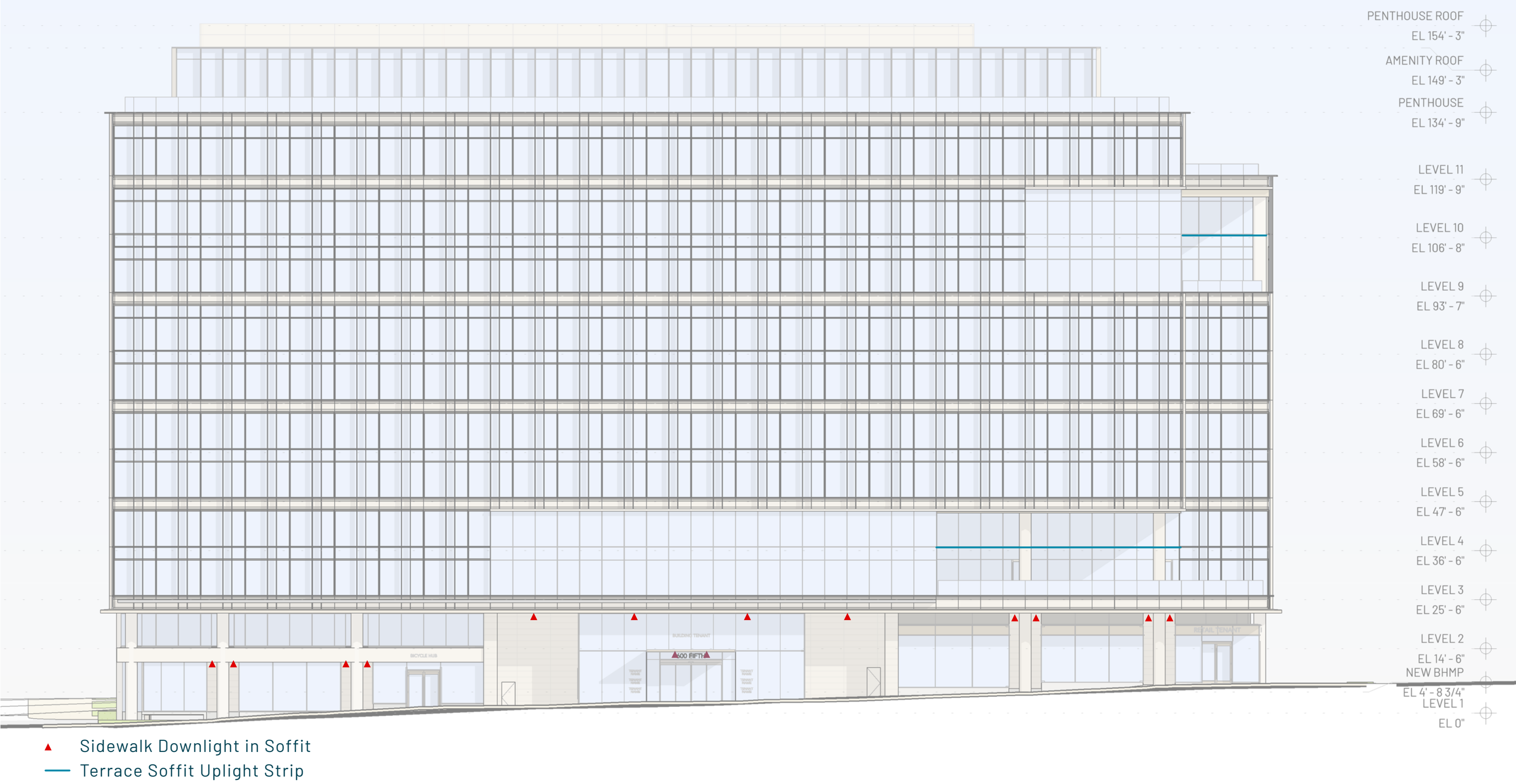
## South Elevation





# Exterior Lighting

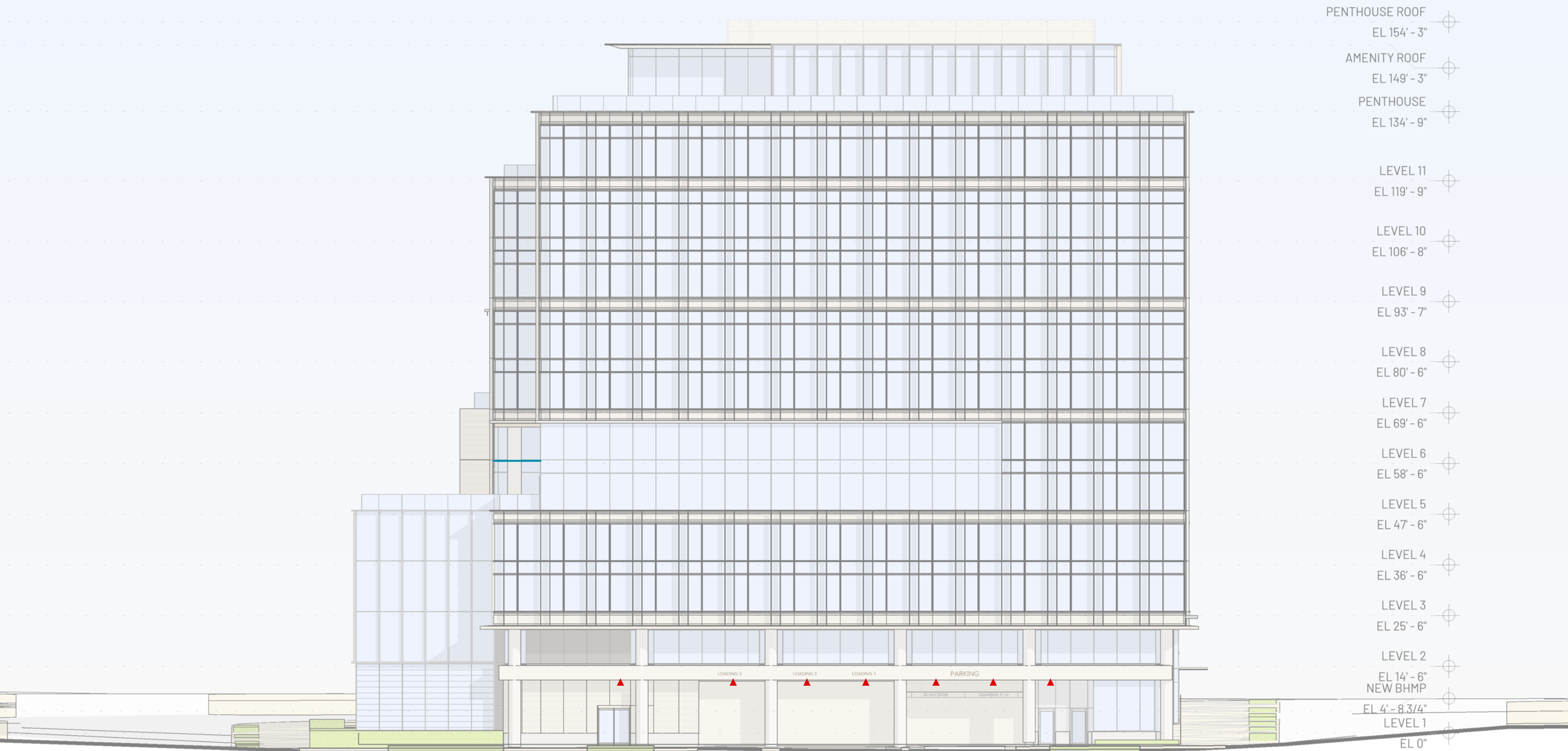
## West Elevation





# Exterior Lighting

## North Elevation



- ▲ Sidewalk Downlight in Soffit
- Terrace Soffit Uplight Strip



# HARDSCAPE

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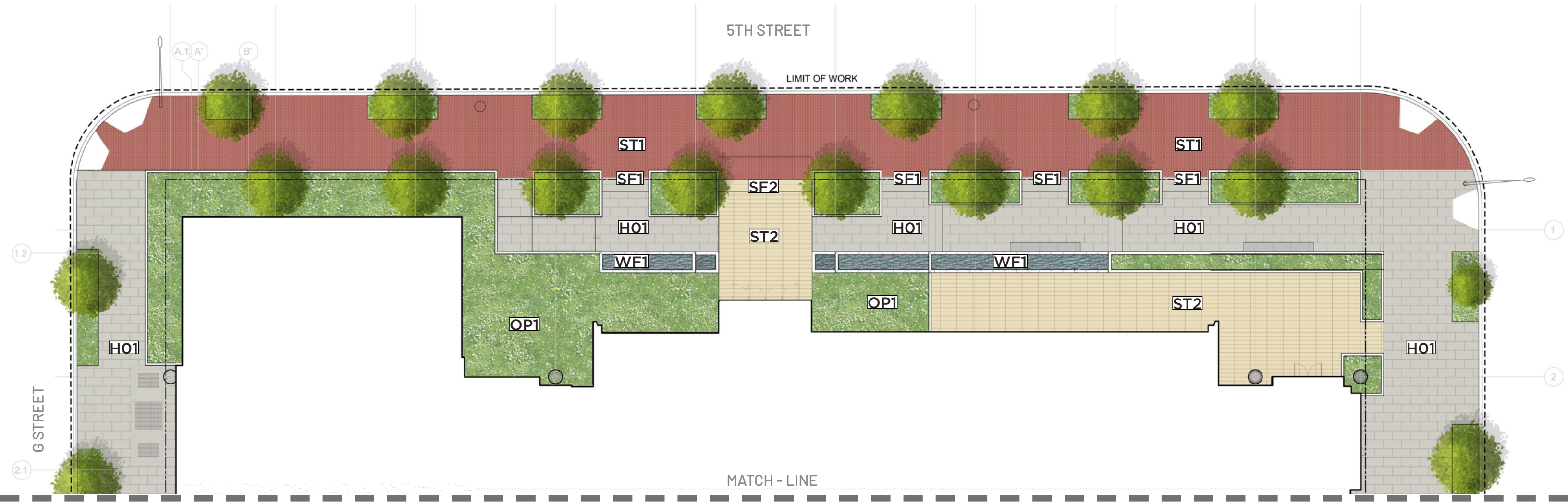
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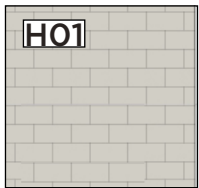


# Public Realm

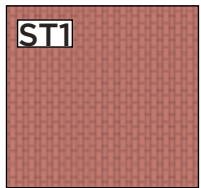
## Ground Level Plan | Paving Opt 1



### LEGEND



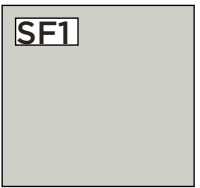
**2'X3' CONCRETE UNIT PAVING**  
HANOVER PREST CONCRETE  
PAVERS LIMESTONE COLOR



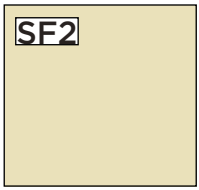
**4'X8' BRICK PAVING**  
PATHWAY RED  
PINE HALL BRICK CO.



**6'X18' SPECIAL PAVING**  
PLANKSTONE UNIT PAVING TO  
MATCH LOBBY STONE



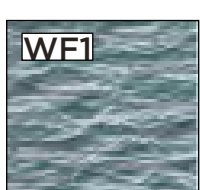
**PRECAST STAIRS**  
HANOVER PREST CONCRETE  
PAVERS



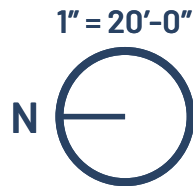
**SPECIAL STAIRS**  
SLIP RESISTANT  
COLOR TO MATCH ST2



**ORNAMENTAL PLANTING**  
FULL DENSE GROWTH, FULLY  
ROOTED INTO CONTAINER SIZE



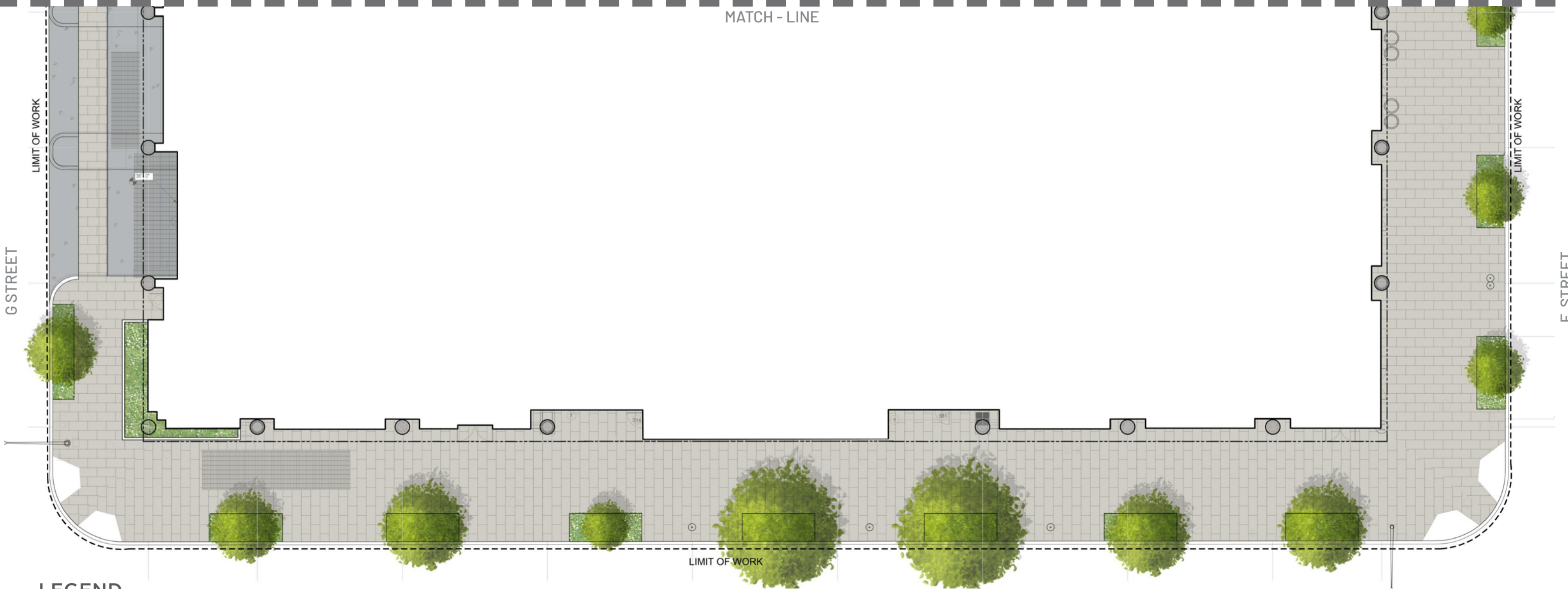
**WATER FEATURE**  
CASCADING LINEAR WATER  
FEATURE WITH TEXTURE STONE  
PIECE VARYING IN SIZE





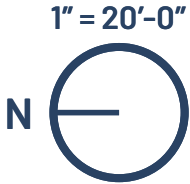
# Public Realm

## Ground Level Plan | Paving Opt 1



### LEGEND

<b>HO1</b>	<b>2'X3' CONCRETE UNIT PAVING</b> HANOVER PREST CONCRETE PAVERS LIMESTONE COLOR	<b>ST1</b>	<b>4"X8" BRICK PAVING</b> PATHWAY RED PINE HALL BRICK CO.	<b>ST2</b>	<b>6"X18" SPECIAL PAVING</b> PLANKSTONE UNIT PAVING TO MATCH LOBBY STONE	<b>SF1</b>	<b>PRECAST STAIRS</b> HANOVER PREST CONCRETE PAVERS
<b>SF2</b>	<b>SPECIAL STAIRS</b> SLIP RESISTANT COLOR TO MATCH ST2	<b>OP1</b>	<b>ORNAMENTAL PLANTING</b> FULL DENSE GROWTH, FULLY ROOTED INTO CONTAINER SIZE	<b>WF1</b>	<b>WATER FEATURE</b> CASCADING LINEAR WATER FEATURE WITH TEXTURE STONE PIECE VARYING IN SIZE		

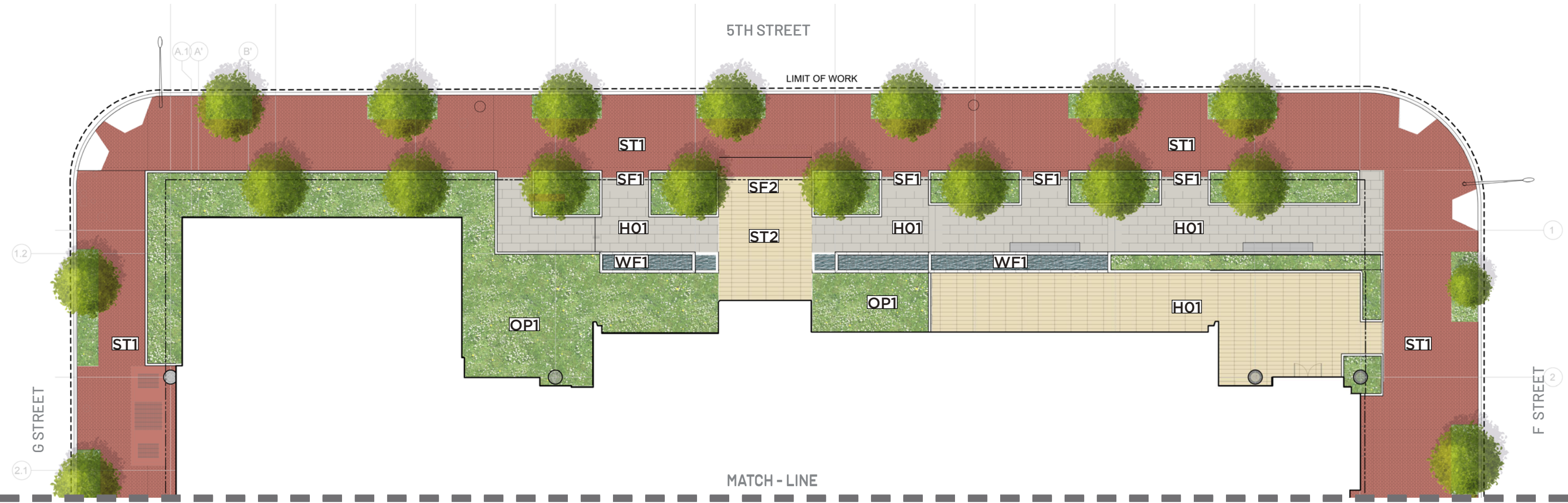




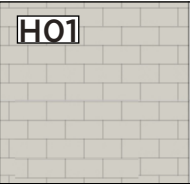
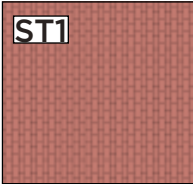
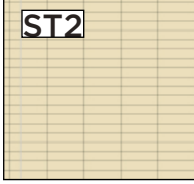
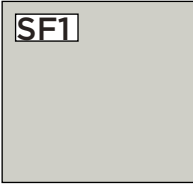



# Public Realm

## Ground Level Plan | Paving Opt 2

NOTE: Option 2 provided in response to Staff comments; this option deviates from DDOT Downtown Streetscape Regulations, and will require CFA support to achieve Public Space Committee approval.



### LEGEND

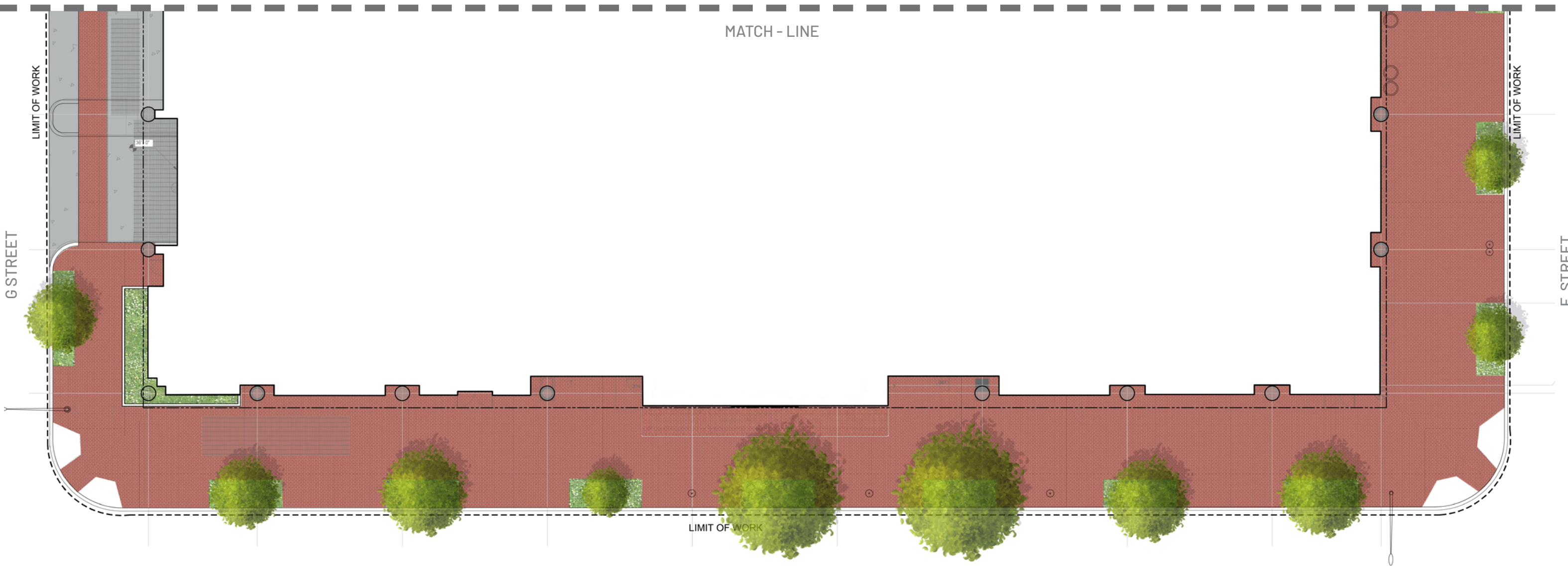
	<b>2'X3' CONCRETE UNIT PAVING</b> HANOVER PREST CONCRETE PAVERS LIMESTONE COLOR		<b>4'X8' BRICK PAVING</b> PATHWAY RED PINE HALL BRICK CO.		<b>6'X18' SPECIAL PAVING</b> PLANKSTONE UNIT PAVING TO MATCH LOBBY STONE		<b>PRECAST STAIRS</b> HANOVER PREST CONCRETE PAVERS
	<b>SPECIAL STAIRS</b> SLIP RESISTANT COLOR TO MATCH LOBBY STONE		<b>ORNAMENTAL PLANTING</b> FULL DENSE GROWTH, FULLY ROOTED INTO CONTAINER SIZE		<b>WATER FEATURE</b> CASCADING LINEAR WATER FEATURE WITH TEXTURE STONE PIECE VARYING IN SIZE	<div>1" = 20'-0"</div> <div>N</div>	



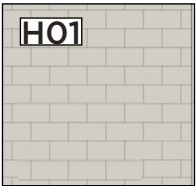
# Public Realm

## Ground Level Plan | Paving Opt 2

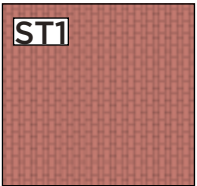
NOTE: Option 2 provided in response to Staff comments; this option deviates from DDOT Downtown Streetscape Regulations, and will require CFA support to achieve Public Space Committee approval.



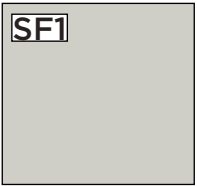
### LEGEND



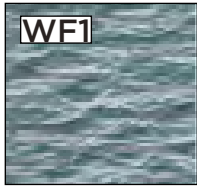
**HO1** 2'X3' CONCRETE UNIT PAVING  
HANOVER PREST CONCRETE  
PAVERS LIMESTONE COLOR



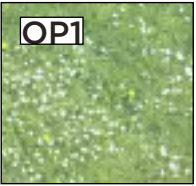
**ST1** 4'X8' BRICK PAVING  
PATHWAY RED  
PINE HALL BRICK CO.



**SF1** PRECAST STAIRS  
HANOVER PREST CONCRETE  
PAVERS



**WF1** WATER FEATURE  
CASCADING LINEAR WATER  
FEATURE WITH TEXTURE STONE  
PIECE VARYING IN SIZE

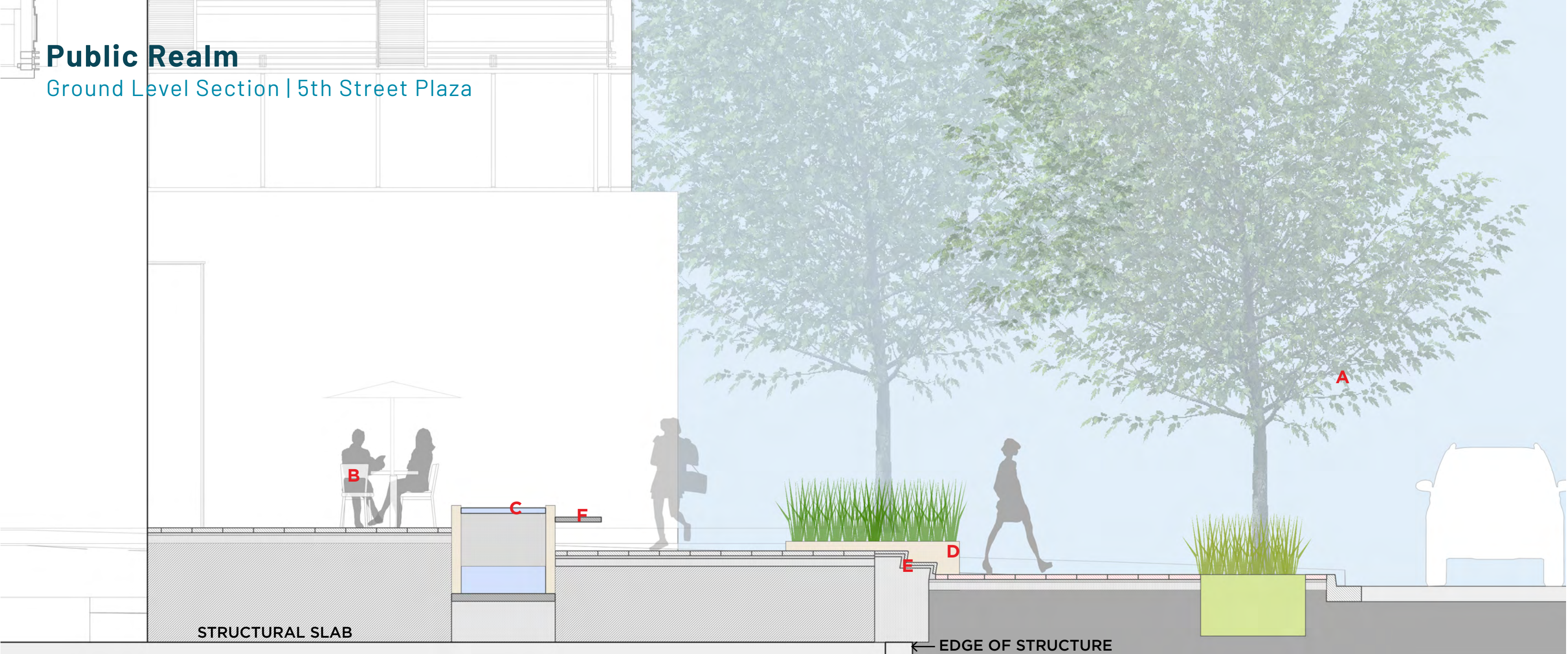


**OP1** ORNAMENTAL PLANTING  
FULL DENSE GROWTH, FULLY  
ROOTED INTO CONTAINER SIZE



# Public Realm

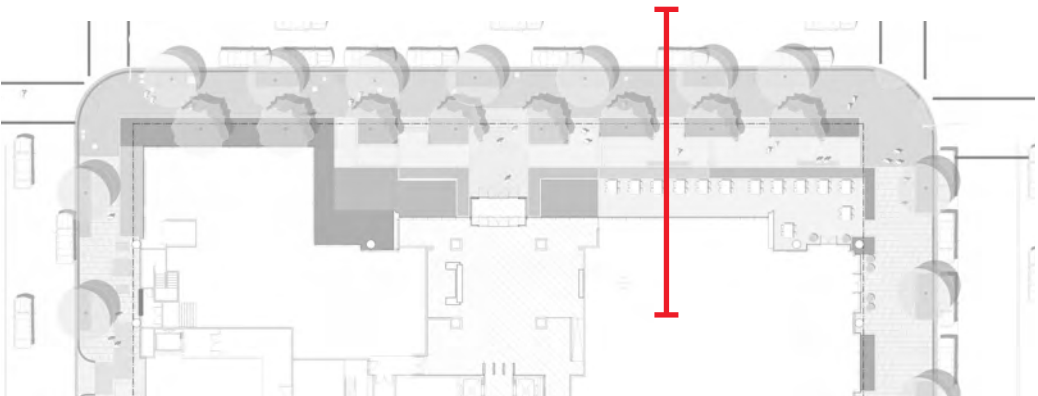
## Ground Level Section | 5th Street Plaza



SCALE: 1/4" = 1" - 0"

### LEGEND

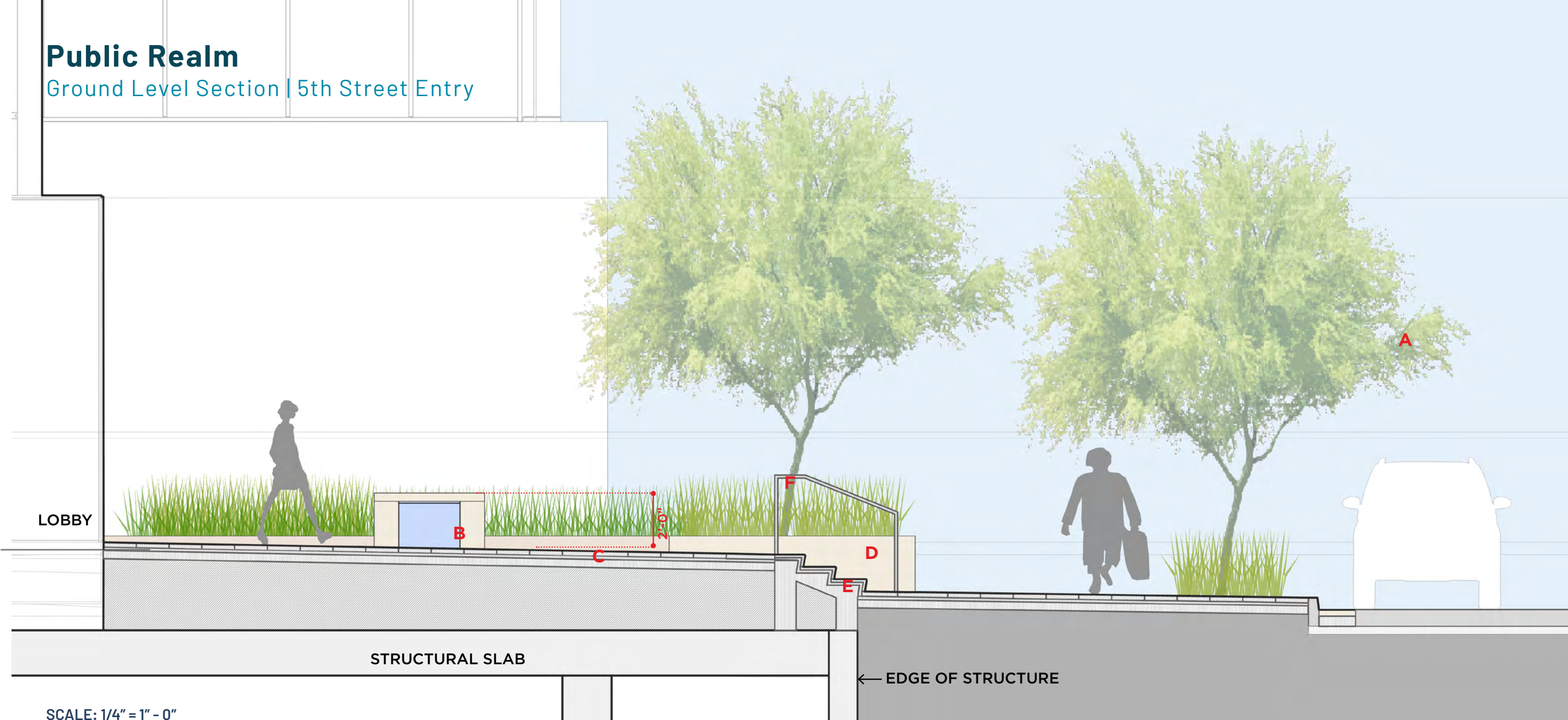
- A STREET TREE
- B OUTDOOR DINING
- C WATER FEATURE
- D PLANTER WALL
- E STAIR
- F BENCH





# Public Realm

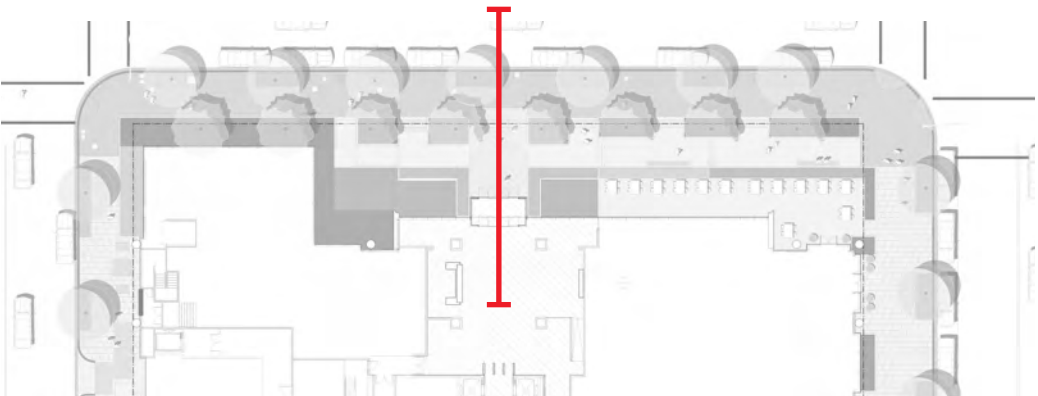
## Ground Level Section | 5th Street Entry



SCALE: 1/4" = 1' - 0"

### LEGEND

- A STREET TREE
- B WATER FEATURE
- C PAVING TO MATCH LOBBY
- D PLANTER WALL
- E STAIR
- F HANDRAIL





# LANDSCAPE

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COMMISSION OF FINE ARTS | DESIGN DEVELOPMENT UPDATE

21 OCTOBER 2021



Public Realm  
Streetscape



Brick Paving



Masonry



Hanover Prest Concrete



Existing Tree



Planting



Granite Curb

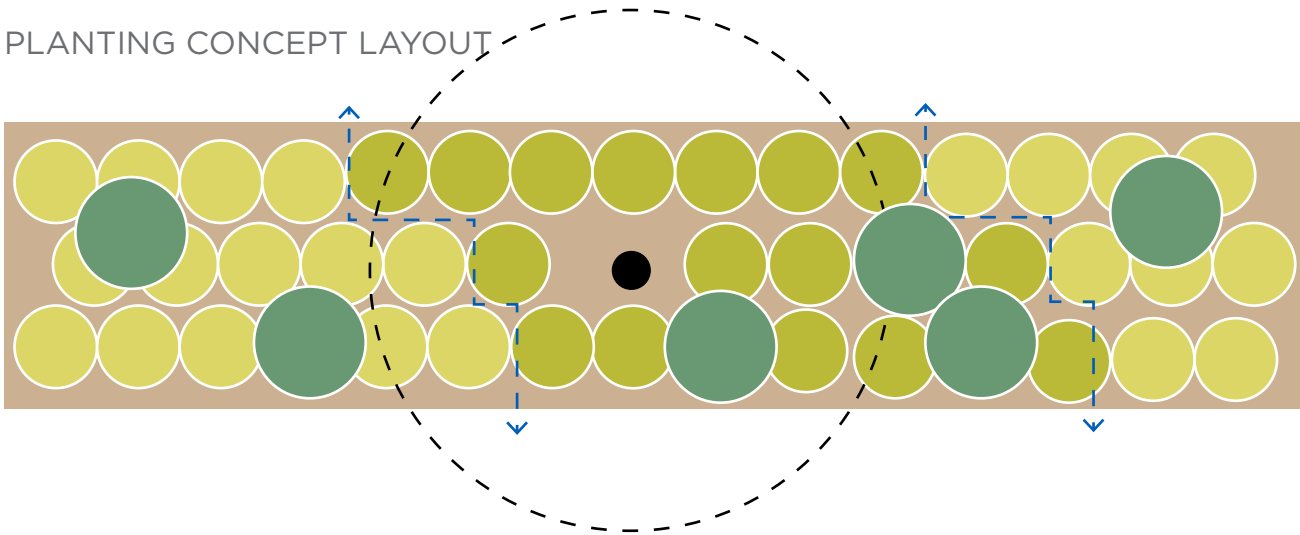




Public Realm  
Planting Character



PLANTING CONCEPT LAYOUT





Public Realm  
Entry Planting



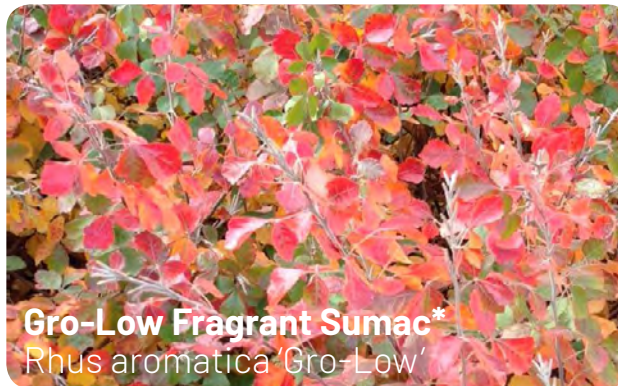
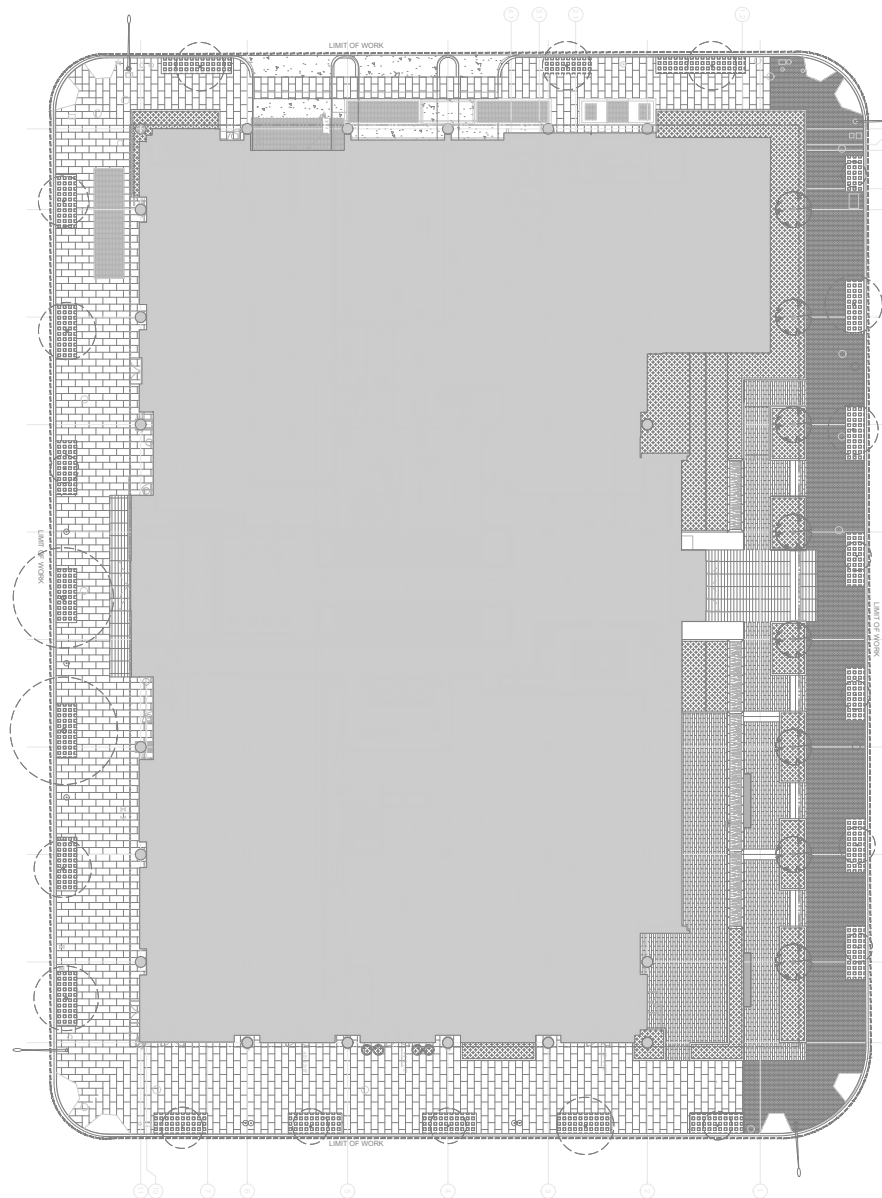


Public Realm  
NE Pavilion Sidewalk Experience





# Plant Pairings



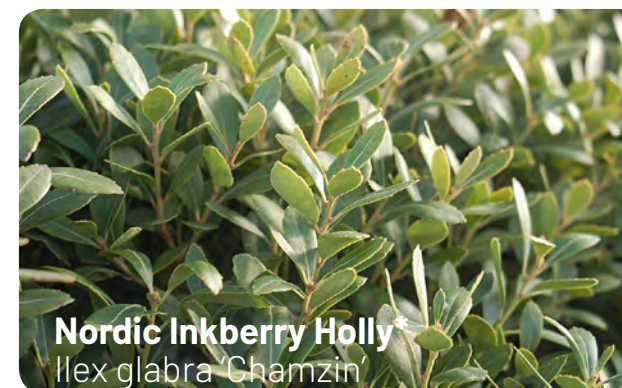
Height: 1.00 to 2.00 feet  
Spread: 6.00 to 8.00 feet



Height/Spread: 2.00 to 4.00 feet



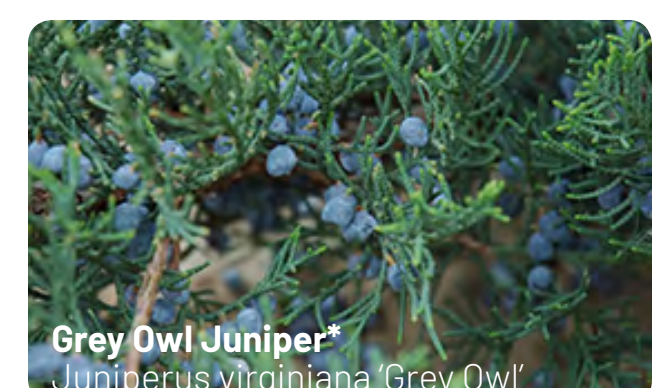
Height: 0.50 to 1.00 feet  
Spread: 0.50 to 1.00 feet



Height/Spread: 3.00 to 4.00 feet



Height: 2.00 to 3.00 feet  
Spread: 2.00 to 3.00 feet



Height: 2.00 to 3.00 feet  
Spread: 4.00 to 6.00 feet

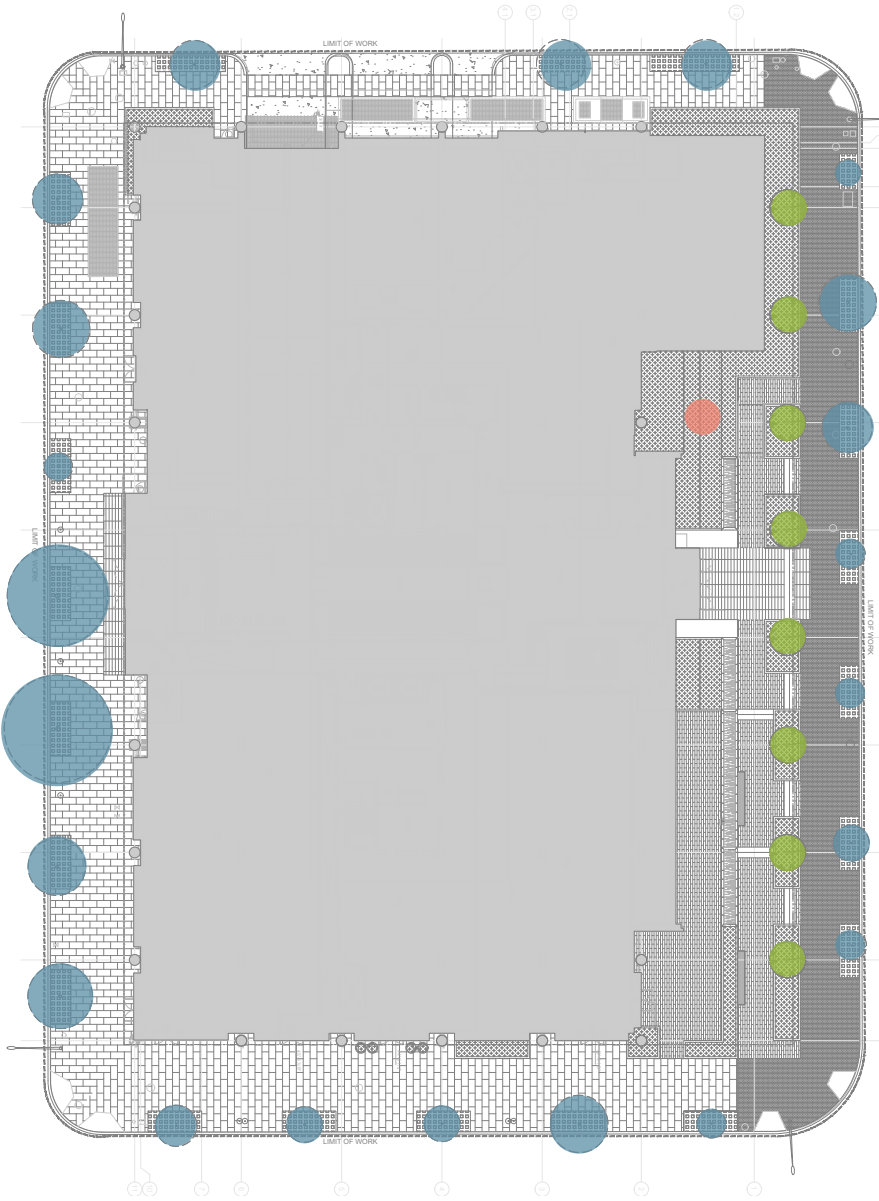
**\*On Native Shrubs for Washington, D.C. Area List**

## **\*\*Native Plants for Wildlife Habitat and Conservation Landscaping**



# Ground Level Planting

## Trees



### LEGEND

- EXISTING TREES
- ORNAMENTAL TREE
- GINKGO TREES



**Maidenhair Tree\***  
Ginkgo biloba

Height: 25.00 to 50.00 feet  
Spread: 25.00 to 35.00 feet



**Eastern Redbud\***  
Cercis canadensis

Height: 20.00 to 30.00 feet  
Spread: 25.00 to 30.00 feet



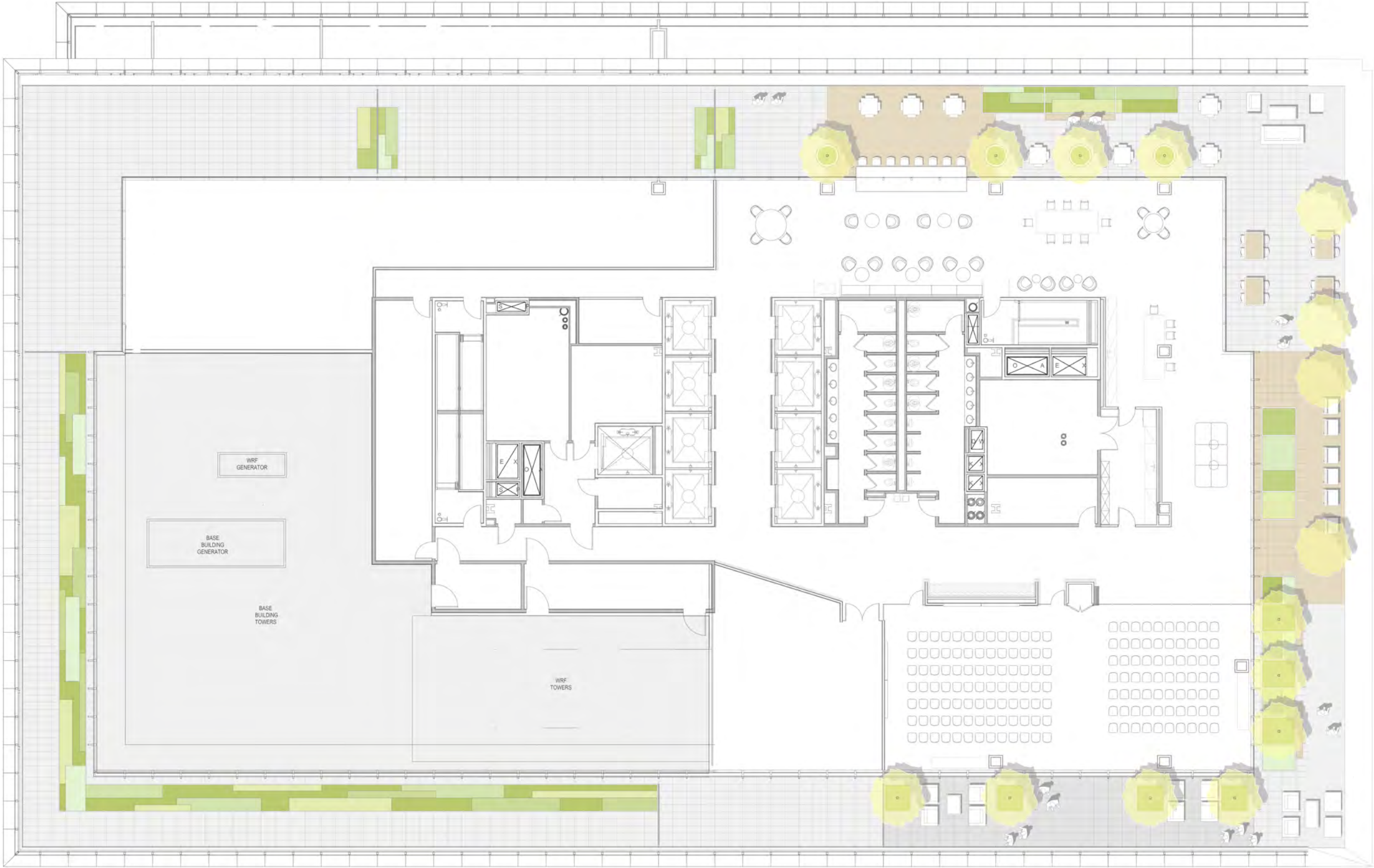
**Cherokee Princess Dogwood\*\***  
Cornus florida 'Cherokee Princess'

Height: 20.00 to 25.00 feet  
Spread: 20.00 to 25.00 feet



# Level 12 Terrace

Terrace Plan





Level 12 Terrace  
Views to Exterior





# Landscape Experience

Level 12 Planting





# View Study to Level 12 Treeform Shrubs

F Street Looking West





**View Study to Level 12 Treeform Shrubs**  
F Street Looking East





# View Study to Level 12 Treeform Shrubs

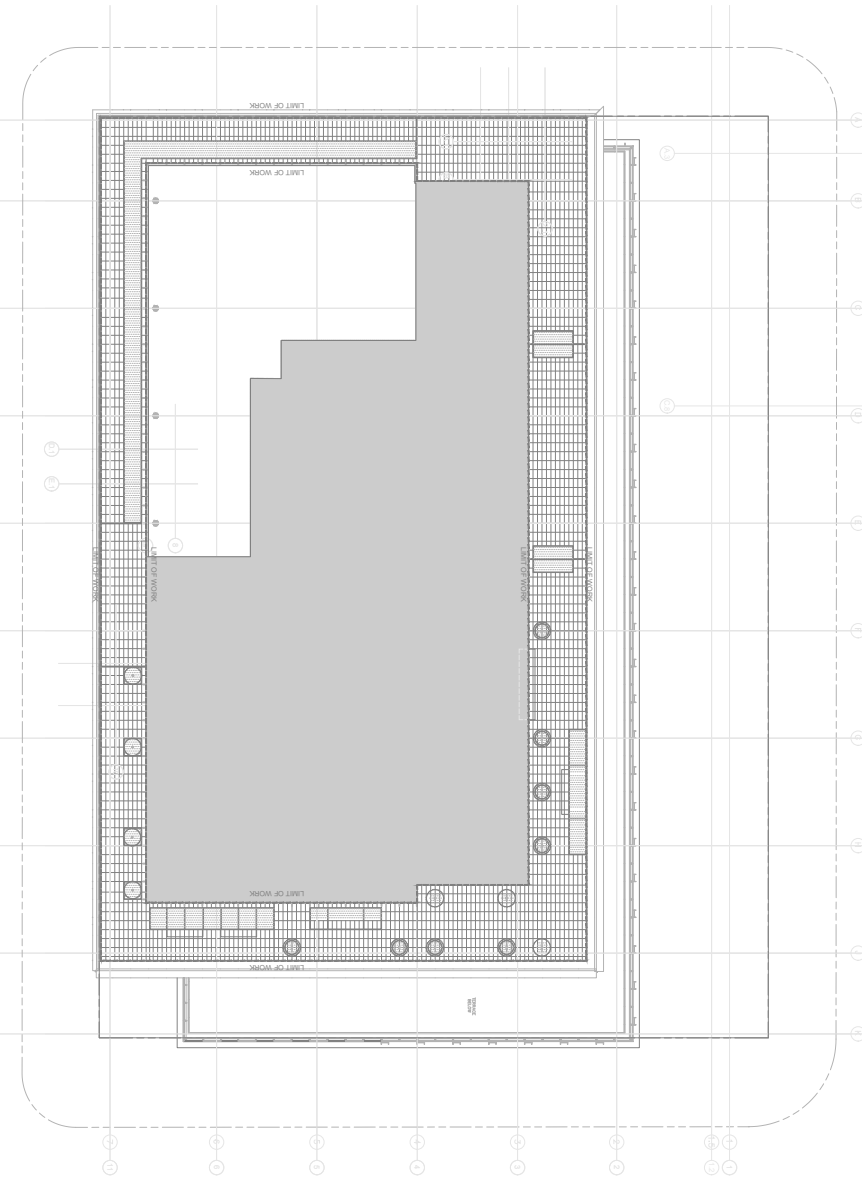
5th Street Looking North





# Level 12 Terrace Planting

## Plant Pairings



Height/Spread: 3.00 to 4.00 feet



Height: 2.00 to 3.00 feet  
Spread: 4.00 to 6.00 feet



Height: 0.50 to 1.00 feet  
Spread: 0.50 to 1.00 feet



Height: 2.00 to 4.00 feet  
Spread: 1.50 to 2.00 feet



Height: 2.00 to 3.00 feet  
Spread: 2.00 to 3.00 feet



Height: 2.00 to 4.00 feet  
Spread: 0.75 to 1.00 feet

**\*On Native Shrubs for Washington, D.C. Area List**  
**\*\*Native Plants for Wildlife Habitat and Conservation Landscaping**



# Level 12 Terrace Planting

## Planter Pot Treeform Shrubs



### LEGEND

- PLANTER POT TREEFORM SHRUBS
- ORNAMENTAL TREEFORM SHRUBS



**Serviceberry\*\***  
*Amelanchier lamarckii*

Potted Height: 6.00 - 9.00 feet  
Spread: 15.00 feet



**Red Chokeberry\***  
*Aronia arbutifolia 'Brilliantissima'*

Potted Height: 6.00 - 9.00 feet  
Spread: 3.00 to 4.00 feet



**Sweet Bay Magnolia\*\***  
*Magnolia virginiana*

Potted Height: 6.00 - 9.00 feet  
Spread: 10.00 to 20.00 feet



# SIGNAGE

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COMMISSION OF FINE ARTS | DESIGN DEVELOPMENT UPDATE

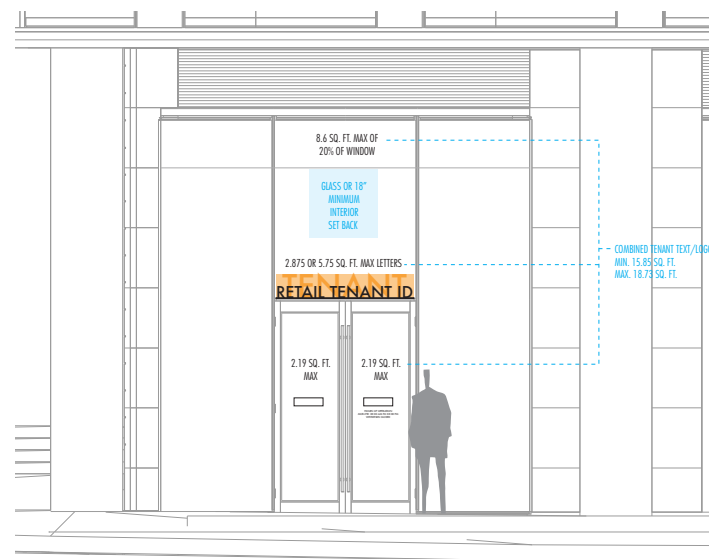
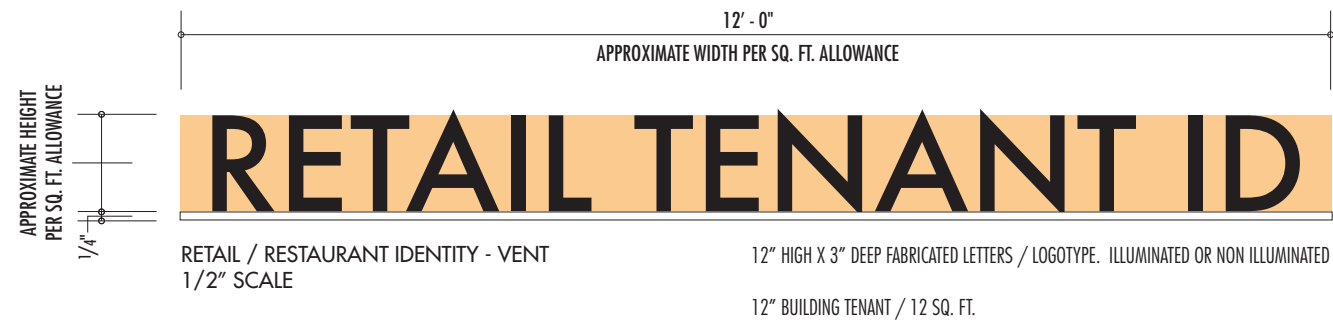
21 OCTOBER 2021



# Retail Signage

## Design Approaches

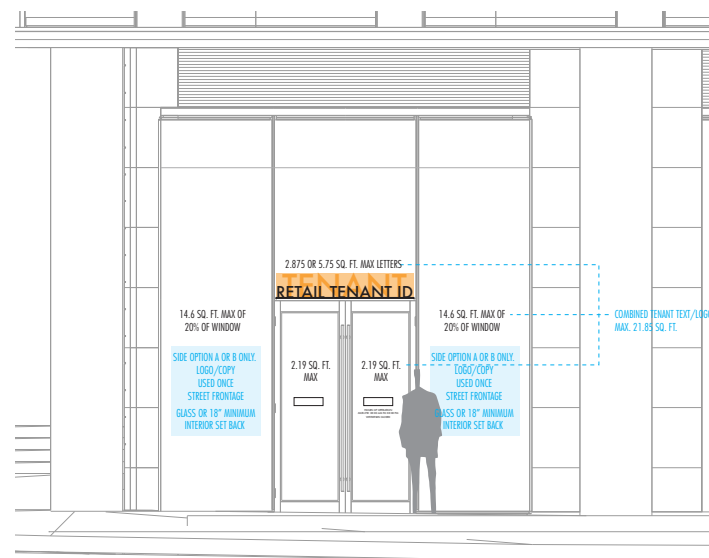
Compliant with DCRA & CFA signage guidelines



A) TYPICAL ELEVATION - 1/8" SCALE



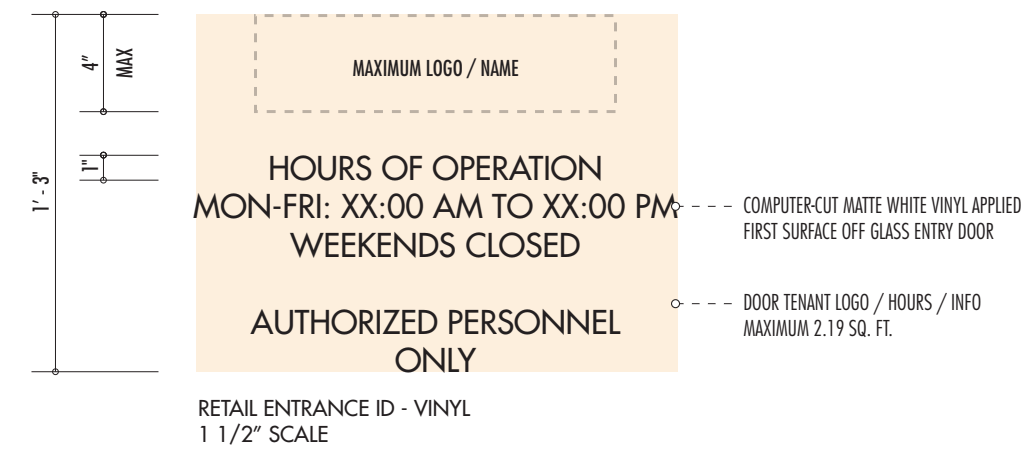
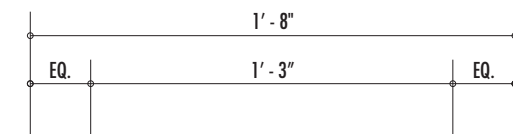
B) TYPICAL ELEVATION - 1/8" SCALE



C) TYPICAL ELEVATION - 1/8" SCALE



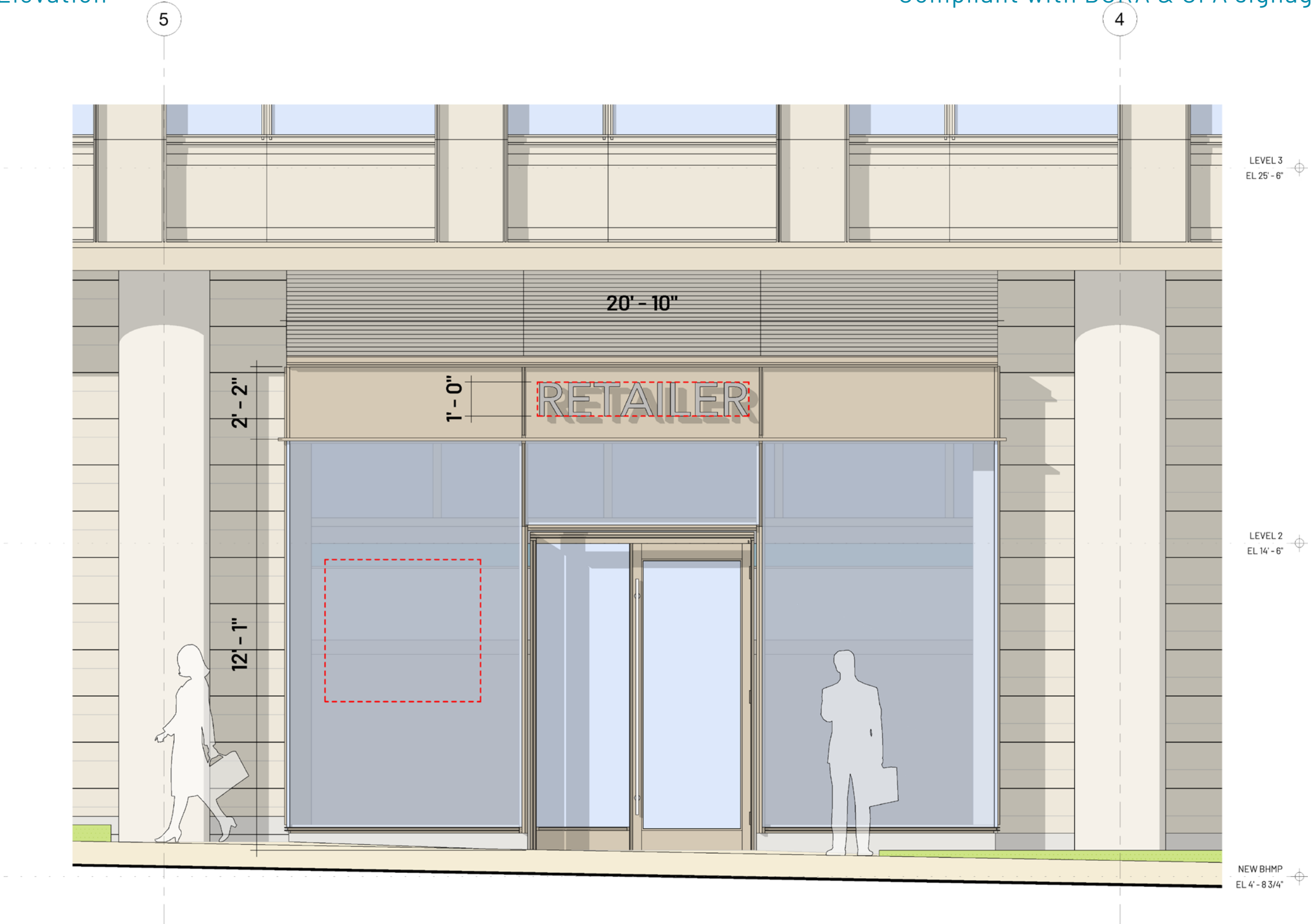
D) TYPICAL ELEVATION - 1/8" SCALE





Retail Signage  
Typical Bay Elevation

Compliant with DCRA & CFA signage guidelines





Building Signage  
North / South Elevations

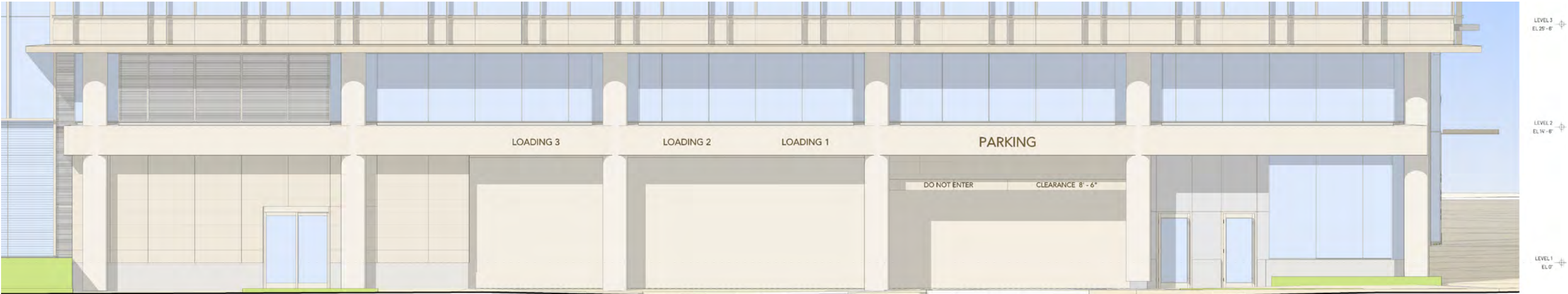
Compliant with DCRA & CFA signage guidelines



F Street Elevation - Retail



Representative Retail Signage Area



G Street Elevation - Parking, Service, Fitness & Bikes



Retail Signage  
F Street





Retail Signage  
F Street / 5th Street





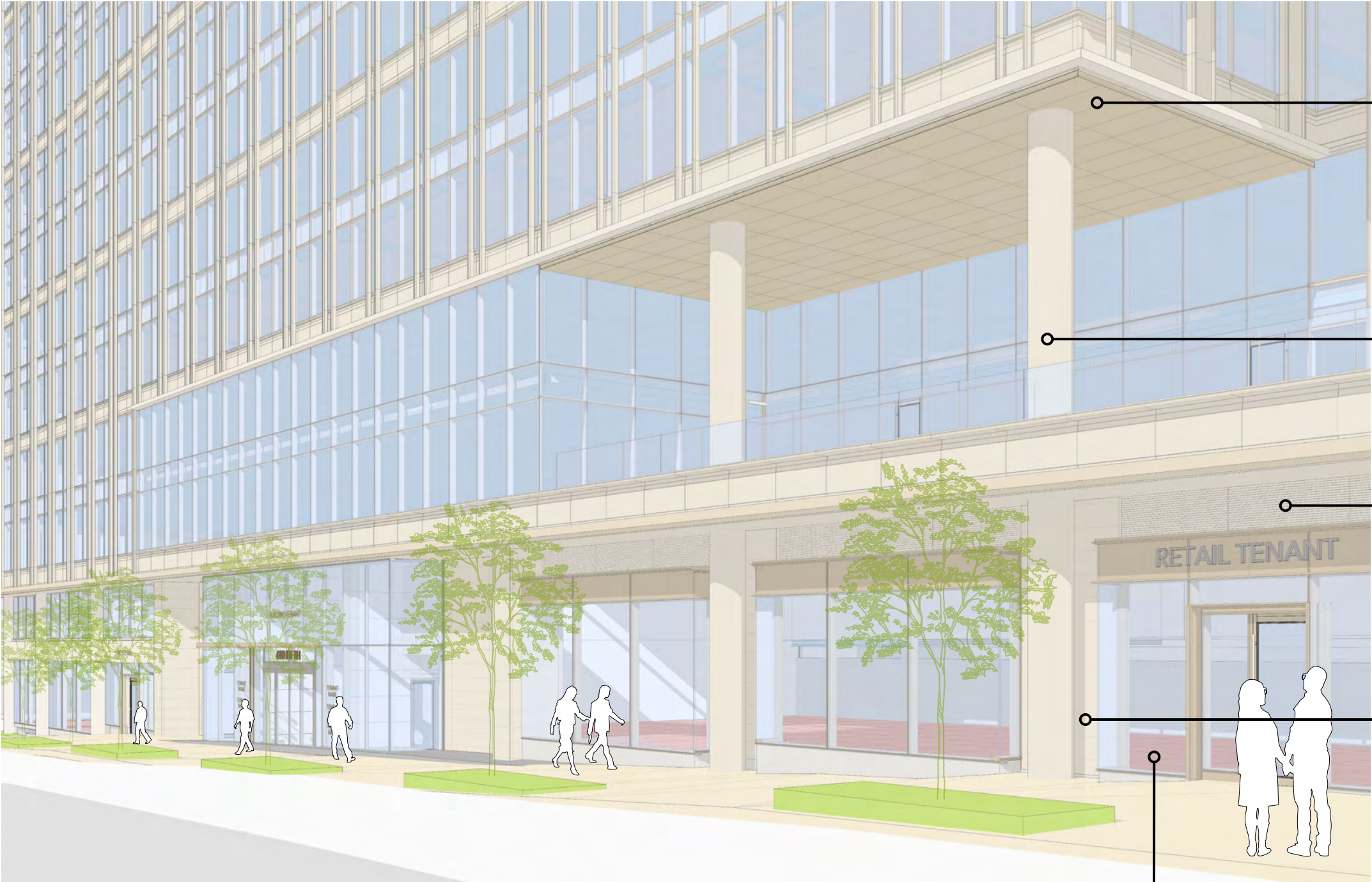
Retail Signage  
F Street / 6th Street





# Pedestrian Experience

6th Street Retail & Lobby



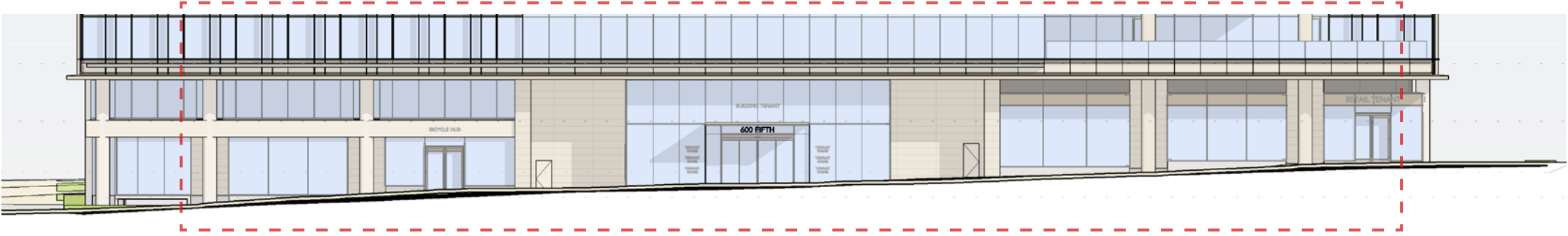
Metal Soffit

Arch. Concrete Column

Aluminum Louver

Limestone Wall

Clear Retail Glazing





# Pedestrian Experience

West Lobby

