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PARCEL 6 PARKING GARAGE

CFA FINAL SUBMISSION
ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032



OCTOBER 15, 2020

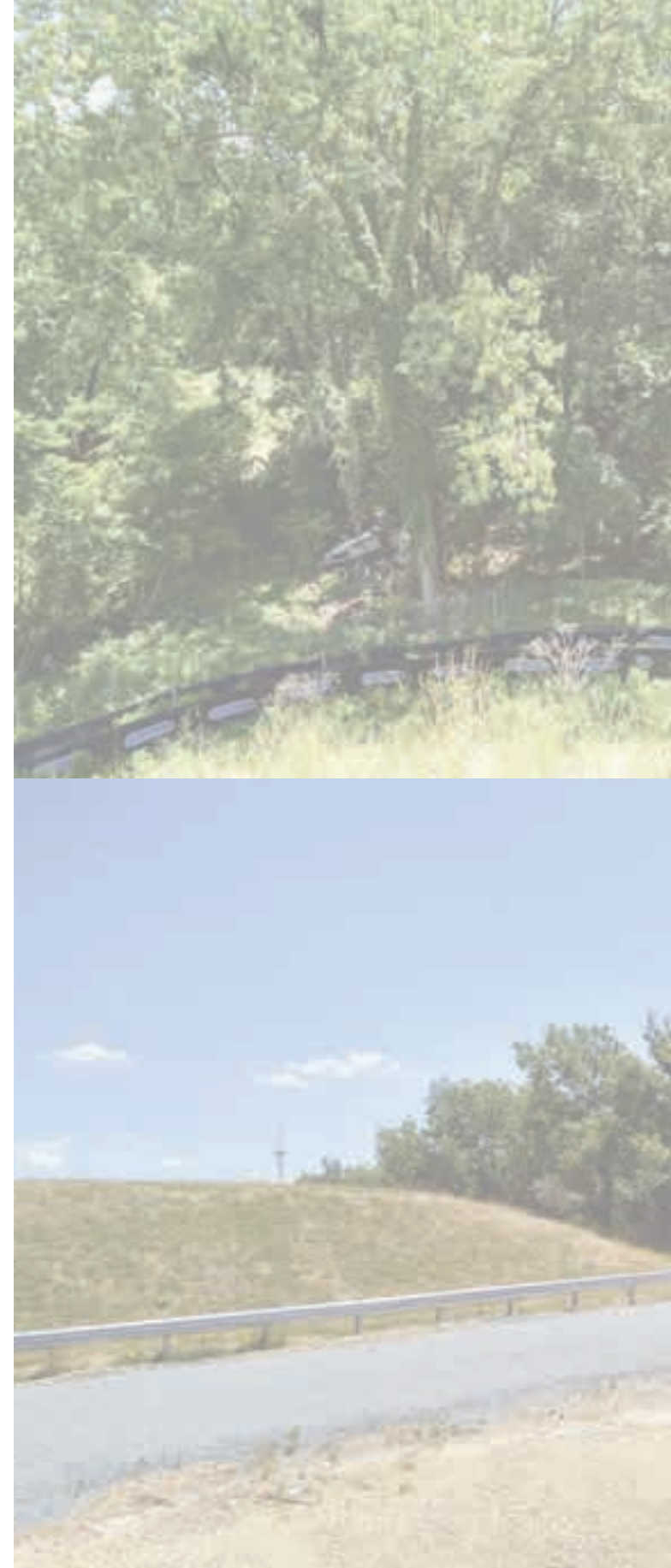
CUNNINGHAM | QUILL ARCHITECTS

PROJECT DESCRIPTION

The St. Elizabeths Parking Garage is part of the redevelopment of St. Elizabeths East Campus. It will provide parking needed for the Campus including for the Entertainment Sports Arena which is located adjacent to the site. The Parking Garage will replace the surface parking lot on the campus which is the site planned for a new Hospital. The project site is located at the intersection of Cypress Street SE and the temporary 13th Street SE. The proposed structure is pre-cast concrete with concrete retaining walls and approximately 750 parking spaces. There are 2 levels below entry level off of 13th street and 5 levels above for a total of 7 levels.

The existing conditions of the site is largely a woodland. The site topography drops off to the northeast toward a Ravine, which is a narrow-wooded valley running northeast to south through the center of the East Campus. An underground metro tunnel is located in the Ravine adjacent to the site. Most of the vegetation along the slopes of the ravine is new growth following this tunnel, while there are some trees that remain from the original woodland.

The design of the precast structure has been kept simple, as there are plans for future development flanking the garage. The portion of the building that protrudes southwest toward 13th street is the “head house” where the main circulation stair and elevator are located. This piece of the structure is the architectural feature of the building with a brick-clad wing wall around the openings since it will be exposed long term.



PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032



PARCEL 6 PARKING GARAGE

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VICINITY MAP



PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032



SITE CONTEXT MAP

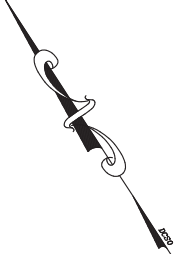
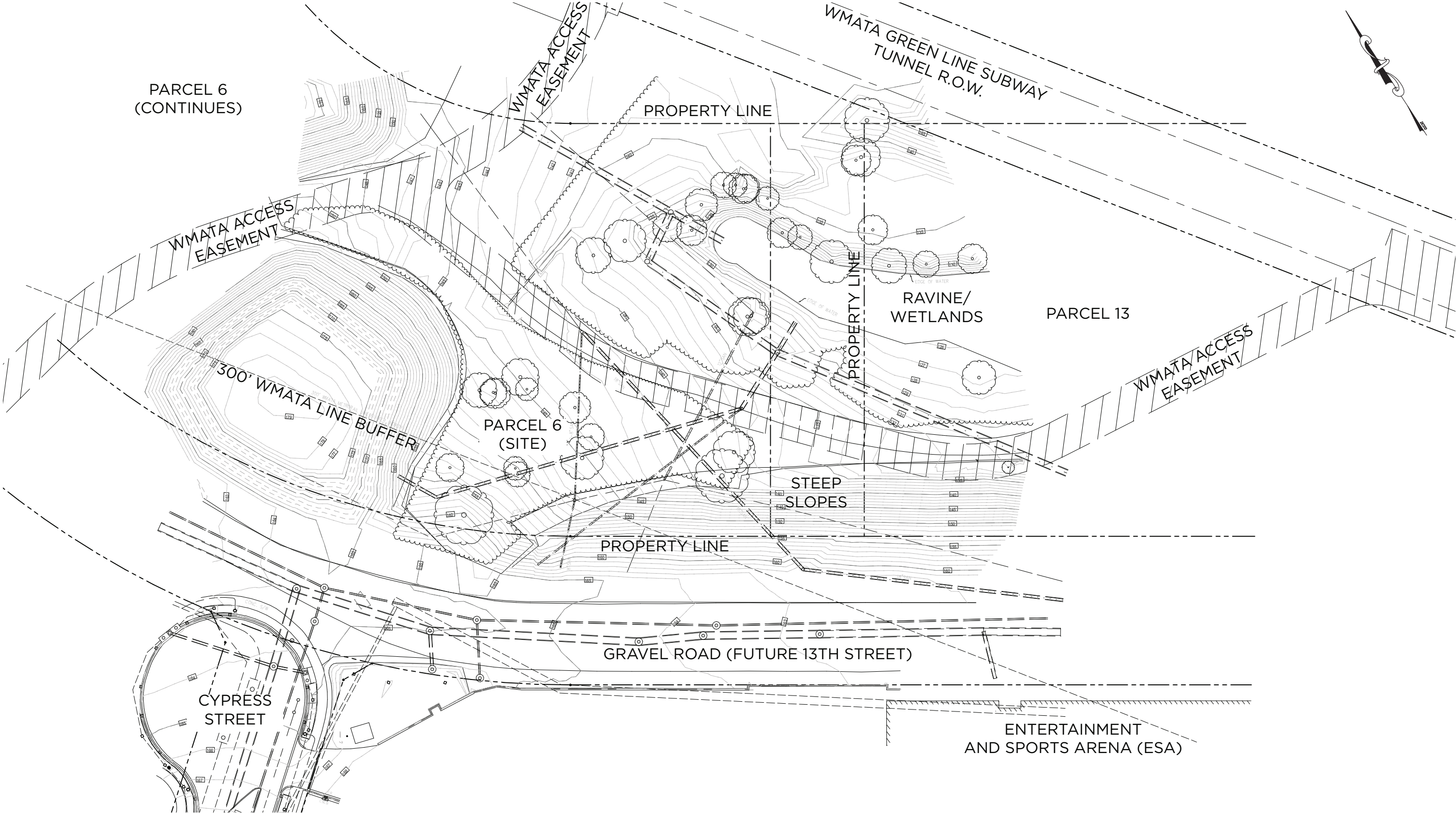


PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
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EXISTING SURVEY




PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
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OCTOBER 15, 2020
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SITE + CONTEXT PHOTOS



Site Aerial 



1. Northeast corner of Site from WMATA Access Road


PARCEL 6 PARKING GARAGE

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OCTOBER 15, 2020
CUNNINGHAM | QUILL ARCHITECTS

SITE + CONTEXT PHOTOS



Site Aerial 




Southeast corner of Site from Temporary 13th Street

PARCEL 6 PARKING GARAGE

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SITE + CONTEXT PHOTOS



Site Aerial 




Site along Temporary 13th Street

PARCEL 6 PARKING GARAGE

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SITE + CONTEXT PHOTOS



Site Aerial 



4. Site from Cypress St. & Temp. 13th Street

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SITE + CONTEXT PHOTOS



Site Aerial




Southwest corner of Site from Cypress Street

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SITE + CONTEXT PHOTOS



Site Aerial 




View from behind ESA (future 13th Street) looking NW

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ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

SITE + CONTEXT PHOTOS



Site Aerial 



View looking NW to Maple Quadrangle

PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

SITE + CONTEXT PHOTOS



Site Aerial




View from Oak Drive to ESA

PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

SITE + CONTEXT PHOTOS



Site Aerial 




View from Oak Drive to ESA

PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
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SITE + CONTEXT PHOTOS



Site Aerial 



View from Parcel 6 towards the Garage site

PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

3D VIEW: LOOKING EAST (PREVIOUS)



Future Plaza

Future Retail and Residential Development

13th street

ESA

PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

3D VIEW: LOOKING EAST (UPDATED)



Future Plaza

Future Retail and Residential Development

13th street

ESA

PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

3D VIEW: LOOKING SOUTH (PREVIOUS)



Future Plaza

Future Retail and Residential Development

13th street

ESA

PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

3D VIEW: LOOKING SOUTH (UPDATED)



Future Plaza

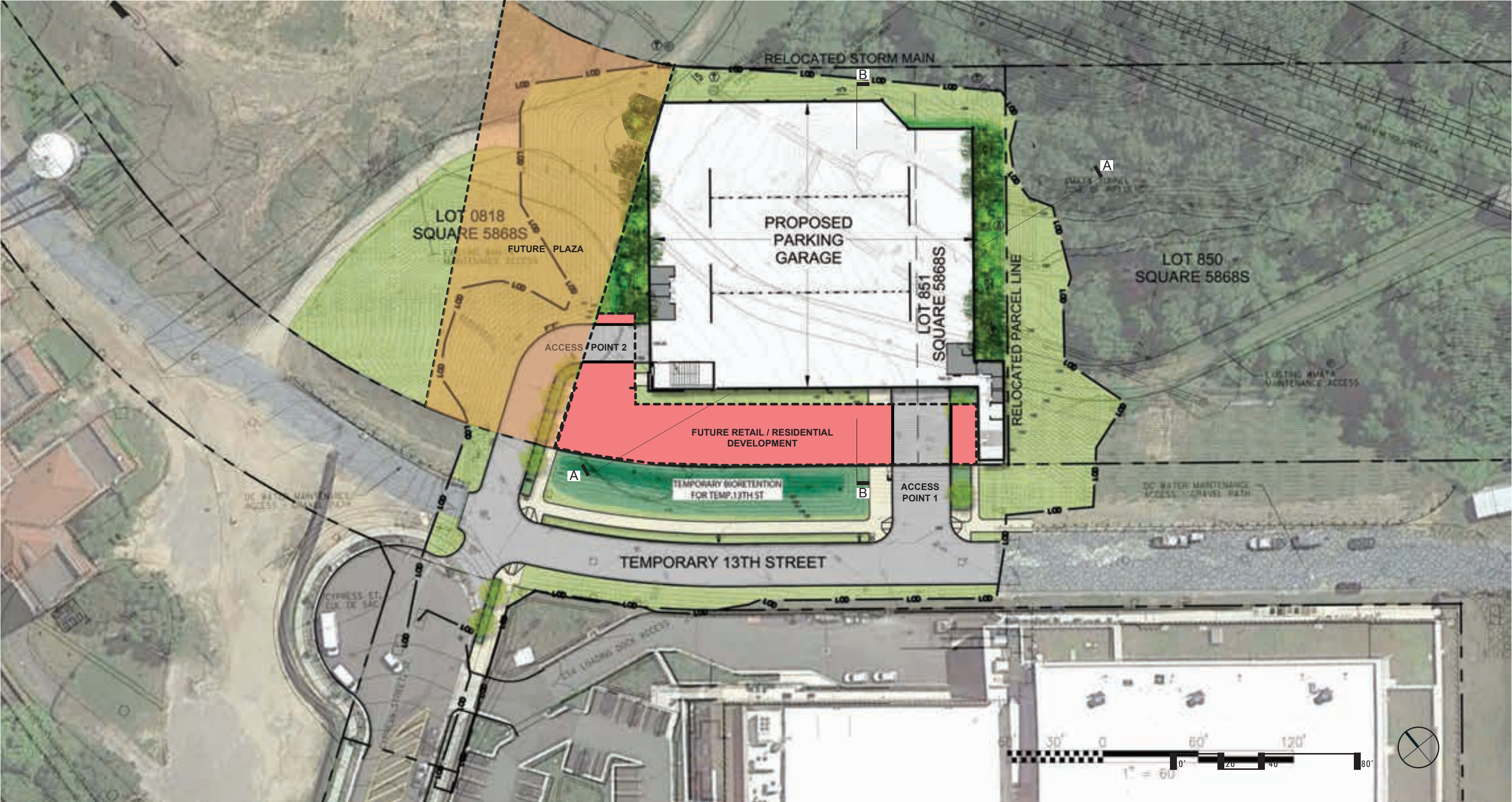
Future Retail and Residential Development

13th street

ESA

PARCEL 6 PARKING GARAGE

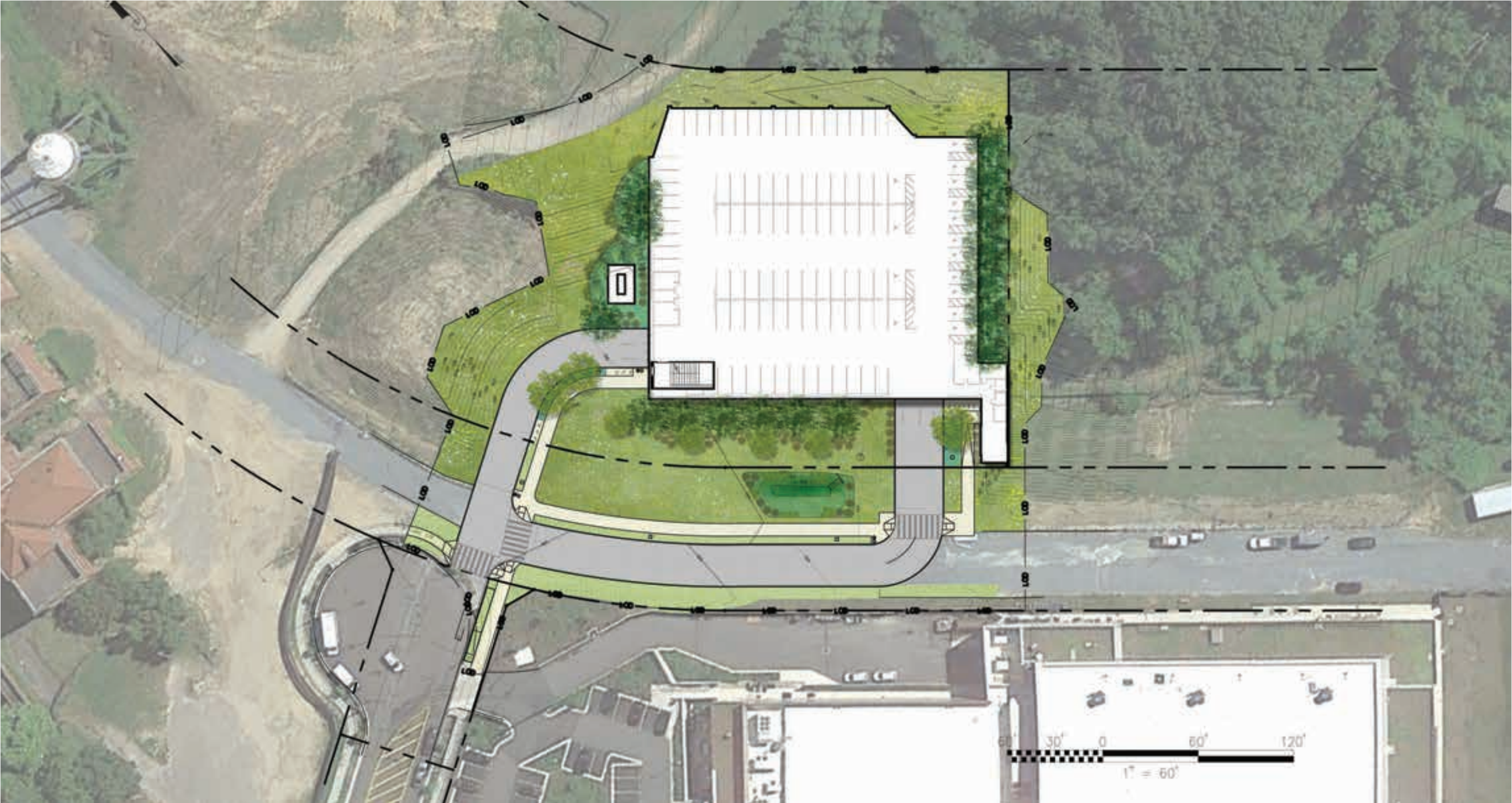
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PARCEL 6 PARKING GARAGE

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2700 MLK JR AVE SE, WASHINGTON DC 20032

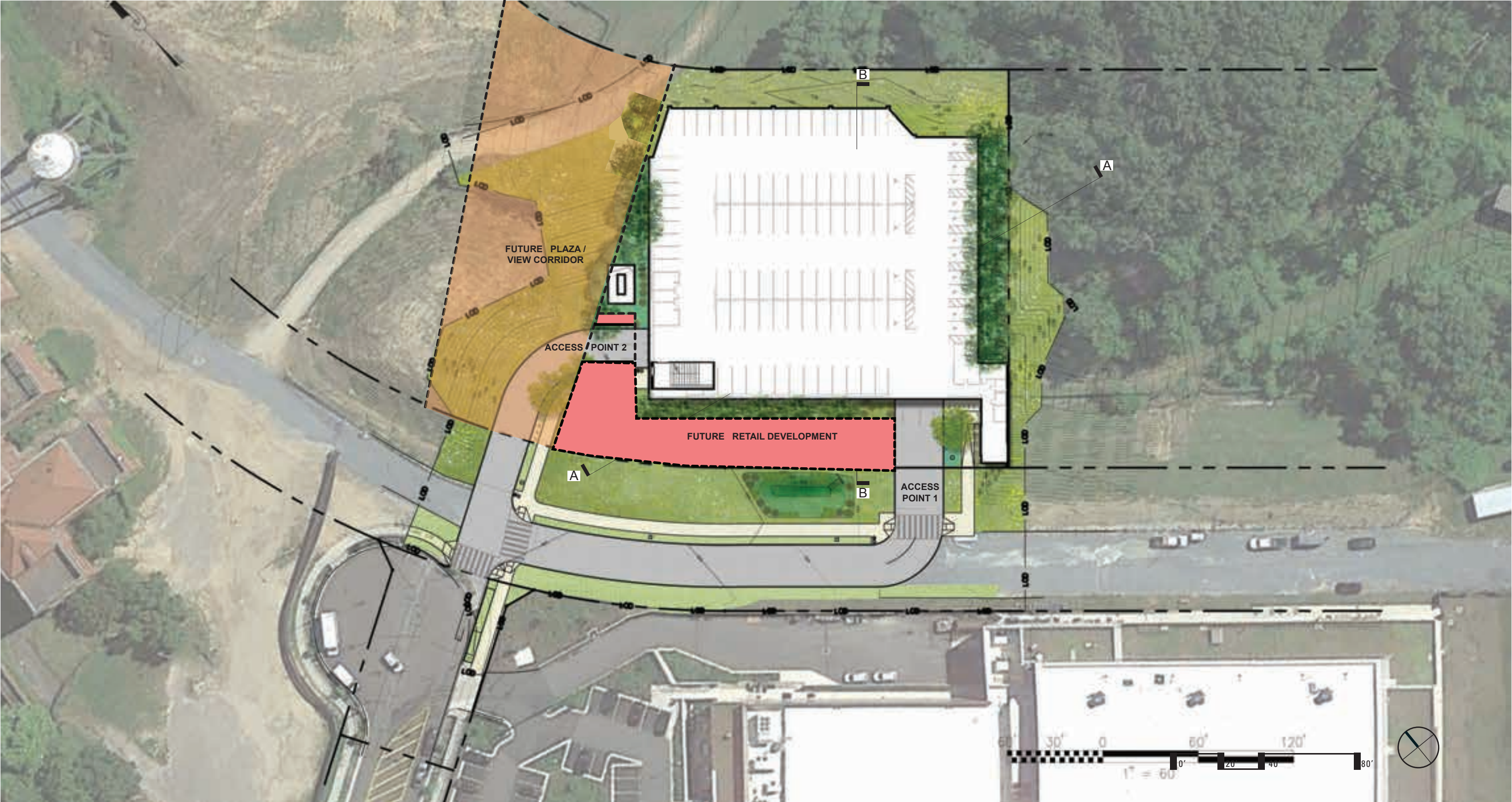
SITE PLAN: BEFORE FUTURE DEVELOPMENT (UPDATED)



PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
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SITE PLAN: WITH FUTURE DEVELOPMENT (UPDATED)



PARCEL 6 PARKING GARAGE

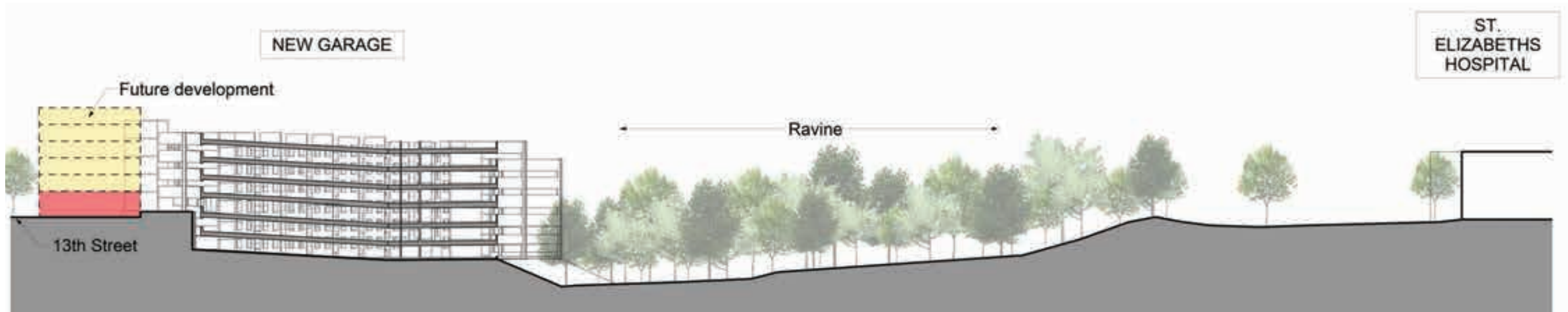
ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

LANDSCAPE PLANT LIST (PREVIOUS)

KEY	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPACING	LIGHT REQUIREMENTS	EVERGREEN	REMARKS/ Bloom// Foliage	Native/ Adapted
CANOPY TREE									
JV		Juniperus virginiana	Eastern Red Cedar		as shown	Sun-Pt. Shade	Y		Native
PS		Pinus strobus	White Pine		as shown	Sun-Pt. Shade	Y		Native
AC		Abies concolor	White Fir		as shown	Sun-Pt. Shade	Y		Native
SHRUB									
CS		Cornus sericea 'Farrow'	Arctic Fire Dogwood	#5	as shown	Sun-Pt. Shade			Native
VD		Viburnum dentatum	Arrowwood Viburnum	#5	as shown	Sun-Pt. Shade			Native
ORNAMENTAL GRASS									
CP		Carex pensylvanica	Pennsylvania Sedge	#1	18" o.c.	Sun-Pt. Shade			Native
PS		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#1	24" o.c.	Sun-Pt. Shade			Native
SS		Schizachyrium scoparium 'minnblue A'	Little Bluestem	#1	24" o.c.	Sun			Native

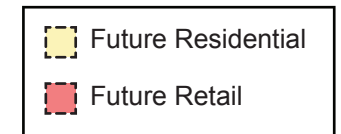
LANDSCAPE PLANT LIST (UPDATED)

KEY	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPACING
CANOPY TREE					
AC	3	<i>Abies concolor</i>	White Fir	8 FT HT	as shown
TD	3	<i>Taxodium Distichum</i>	Bald Cypress	2.5"-3"	as shown
JV	10	<i>Juniperus virginiana</i>	Eastern Red Cedar	8 FT HT	as shown
PS	3	<i>Pinus strobus</i>	White Pine	8 FT HT	as shown
MV	16	<i>Magnolia virginiana</i>	Sweet Bay Magnolia	2.5"-3"	as shown
SHRUB					
AM	10	<i>Aronia melanocarpa</i>	Black Chokeberry	#5	as shown
FG	27	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	#3	as shown
IG	42	<i>Ilex glabra 'Shamrock'</i>	Shamrock Holly	#5	as shown
CS	21	<i>Cornus sericea 'Farrow'</i>	Arctic Fire Dogwood	#5	as shown
VD	14	<i>Viburnum dentatum</i>	Arrowwood Viburnum	#5	as shown
ORNAMENTAL GRASS					
CP	1334	<i>Carex pensylvanica</i>	Pennsylvania Sedge	#1	18" o.c.
JE	230	<i>Juncus effusus</i>	Soft Rush	#1	18" o.c.
PR	129	<i>Panicum virgatum 'Rotstrahlbusch'</i>	Rotstrahlbusch Switchgrass	#1	24" o.c.
PV	297	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	#1	24" o.c.
SS	359	<i>Schizachyrium scoparium 'minnblue A'</i>	Little Bluestem	#1	24" o.c.
HERBACEOUS					
EP	109	<i>Echinacea purpurea</i>	Purple Coneflower	#1	18" o.c.



1. Site Section A

Legend:



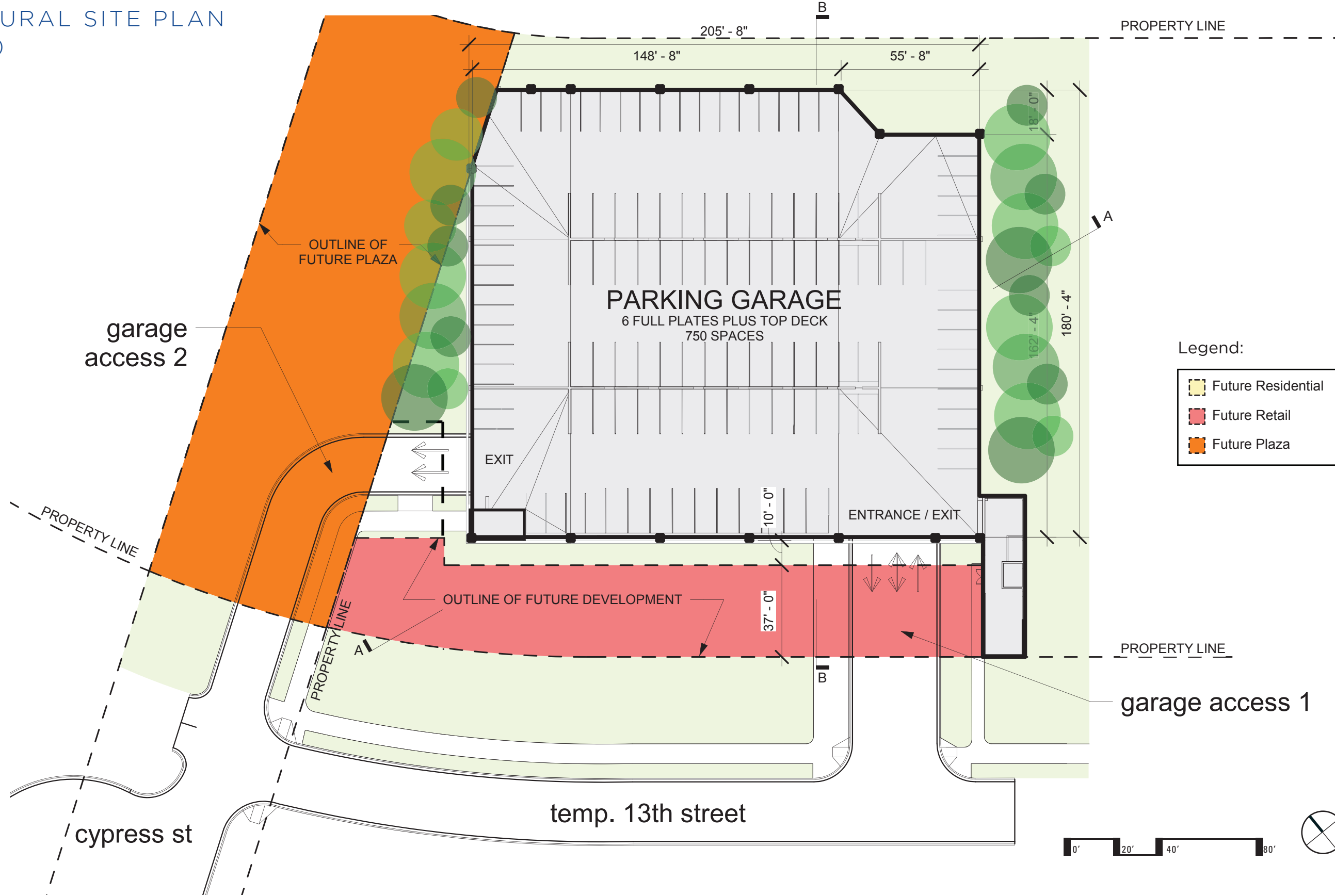
2. Site Section B



PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

ARCHITECTURAL SITE PLAN
(PREVIOUS)



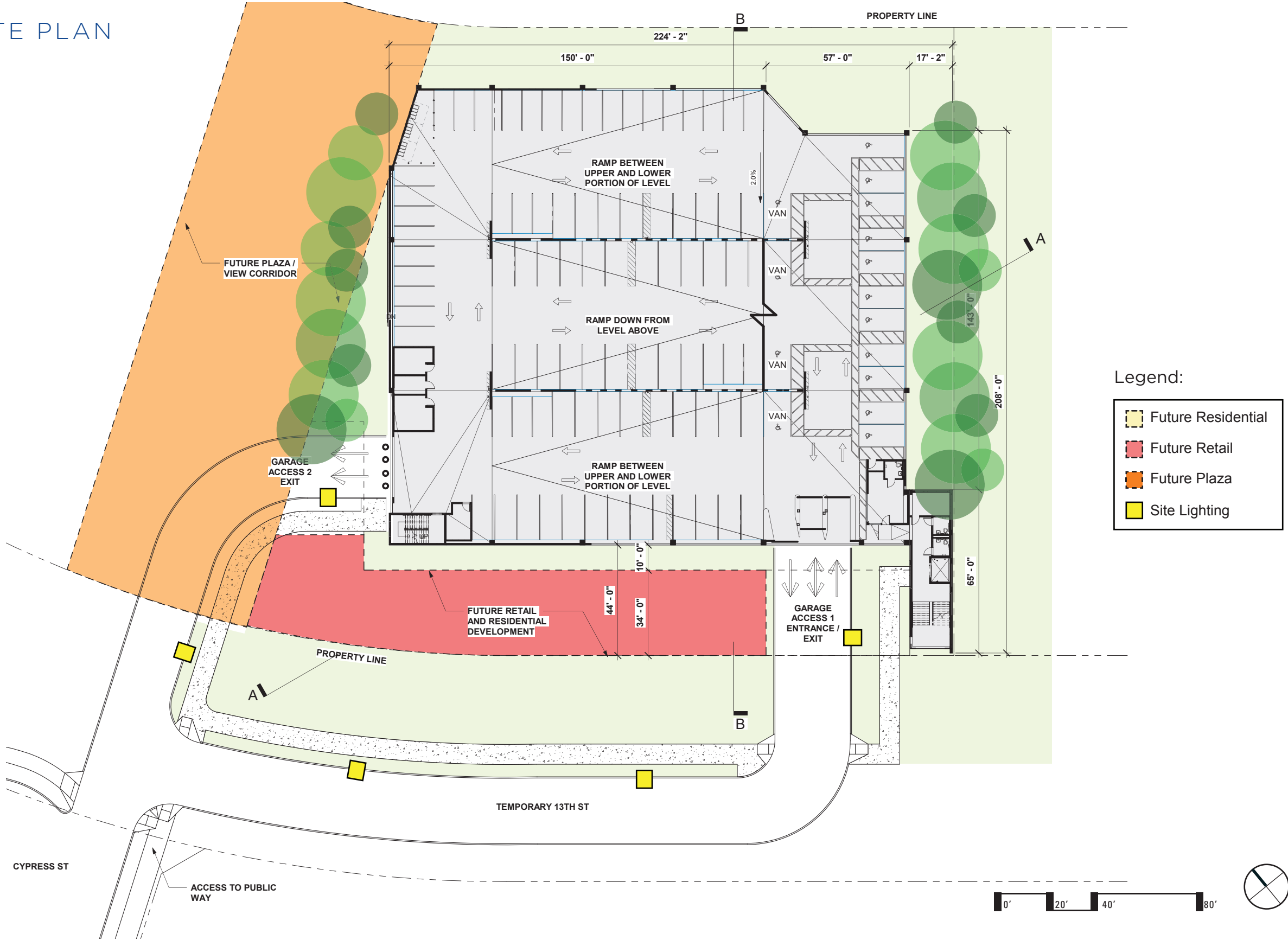
PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

ARCHITECTURAL SITE PLAN (UPDATED)



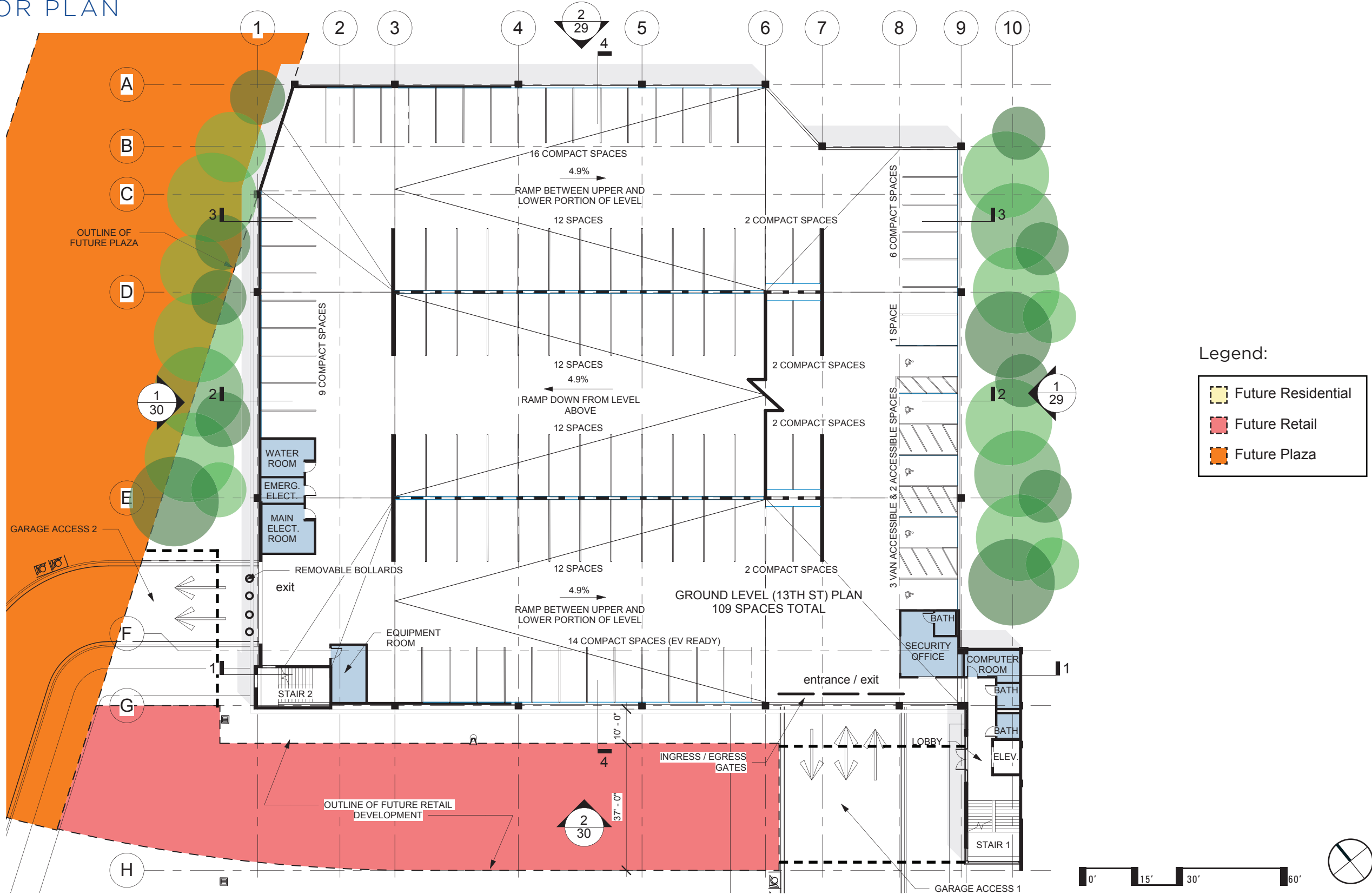
Washington Globe Light:
Site lighting fixtures used
in public space & along
Temporary 13th Street.



PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
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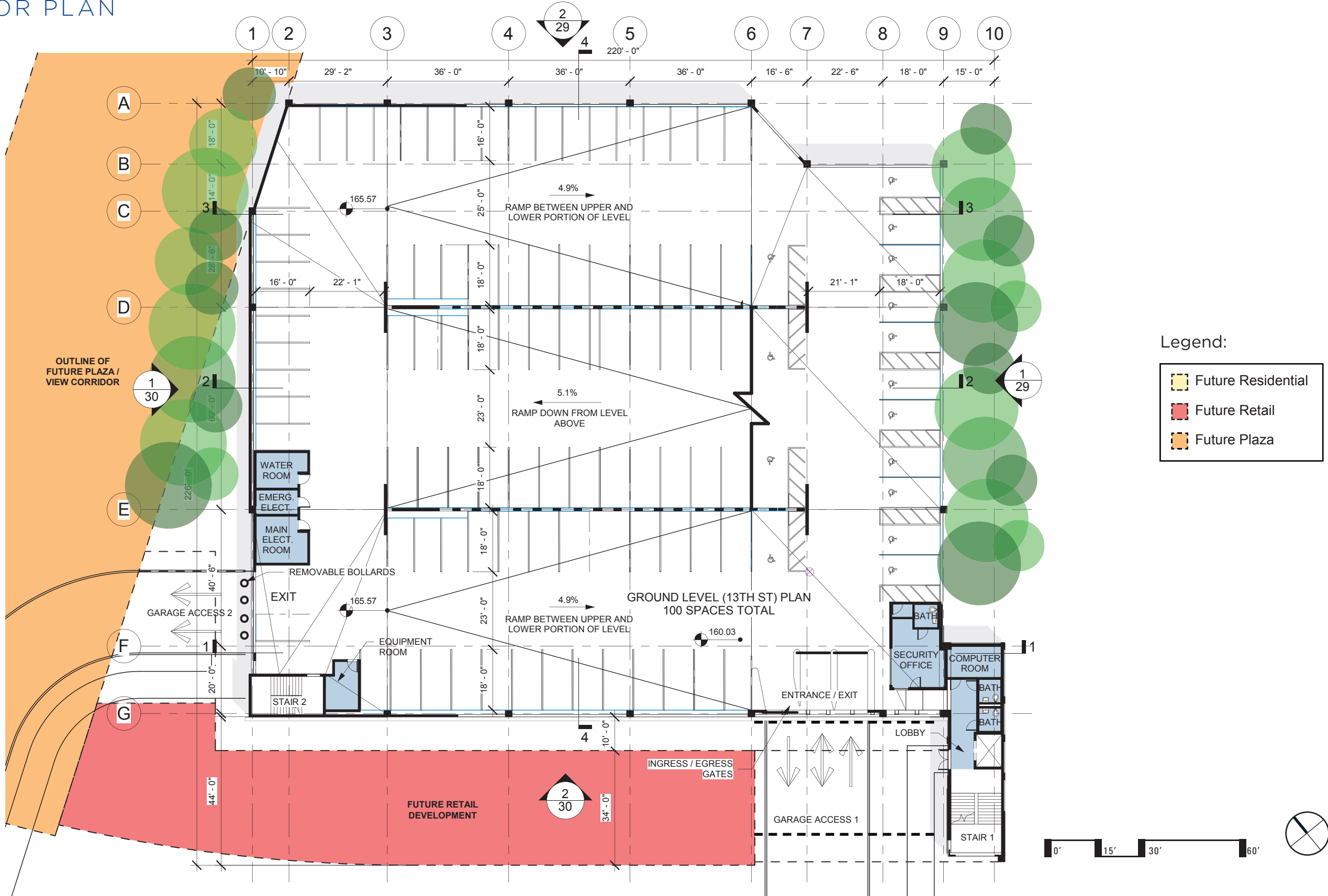
GROUND FLOOR PLAN
(PREVIOUS)



PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
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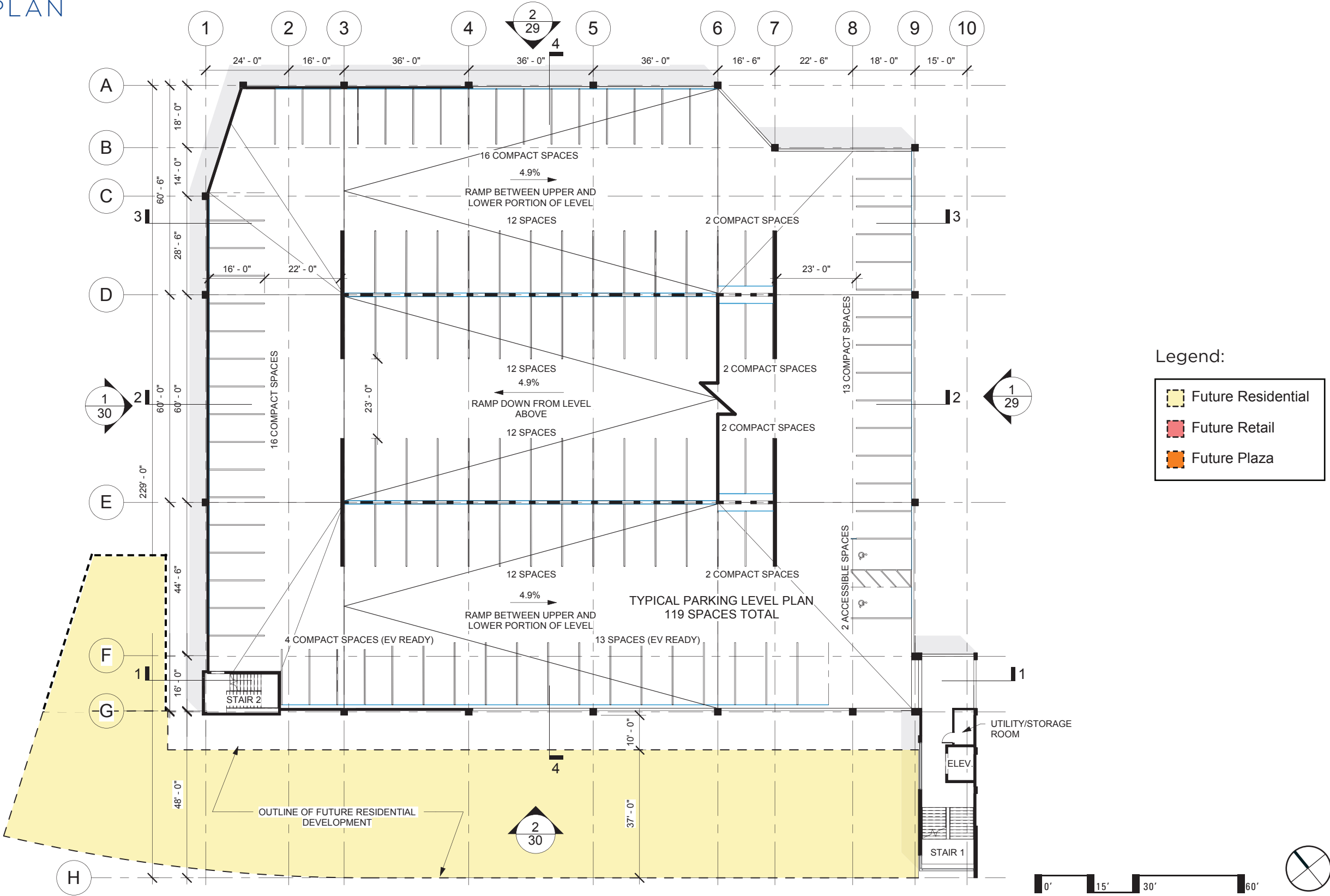
GROUND FLOOR PLAN
(UPDATED)



PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

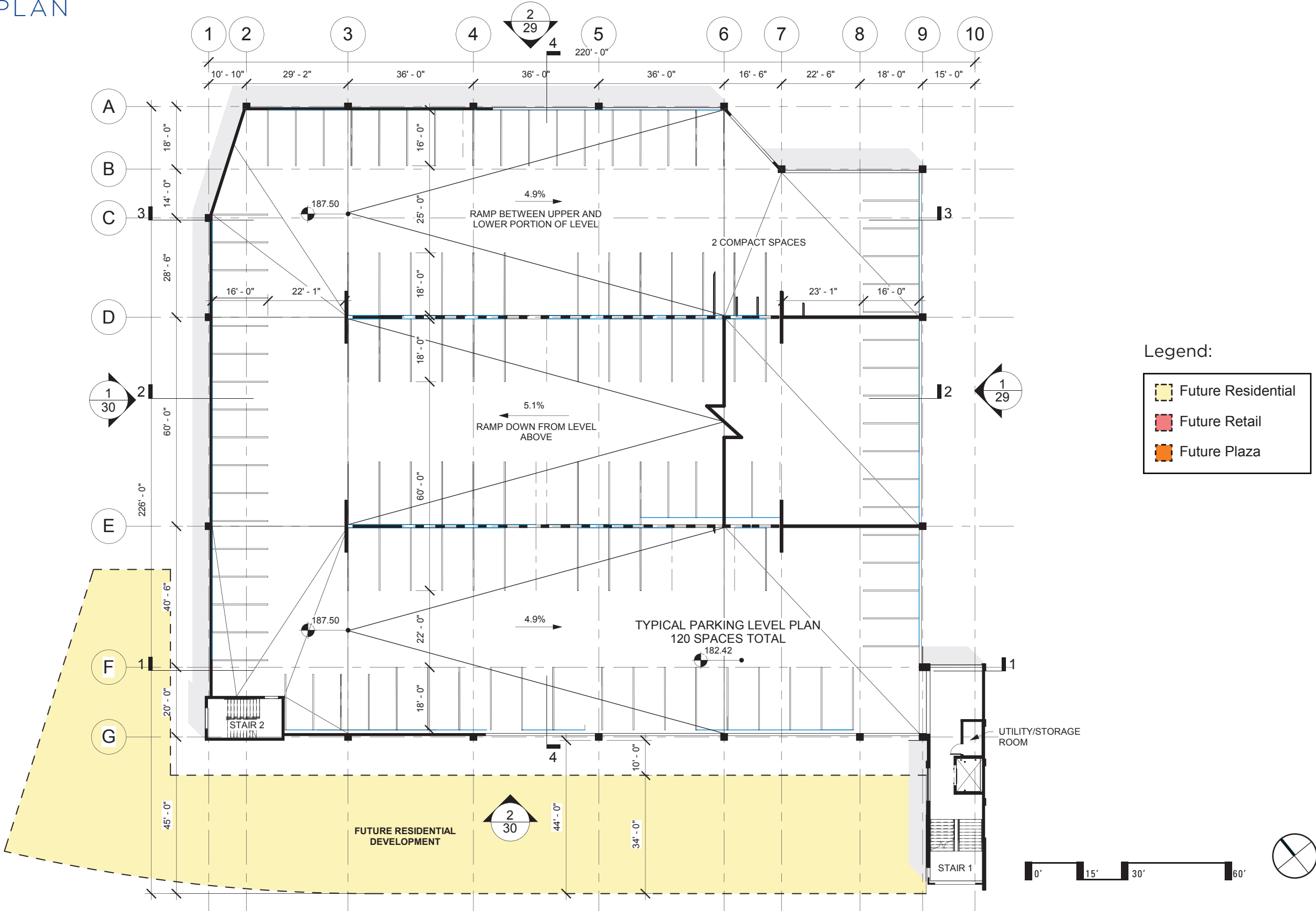
TYPICAL FLOOR PLAN
(PREVIOUS)



PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
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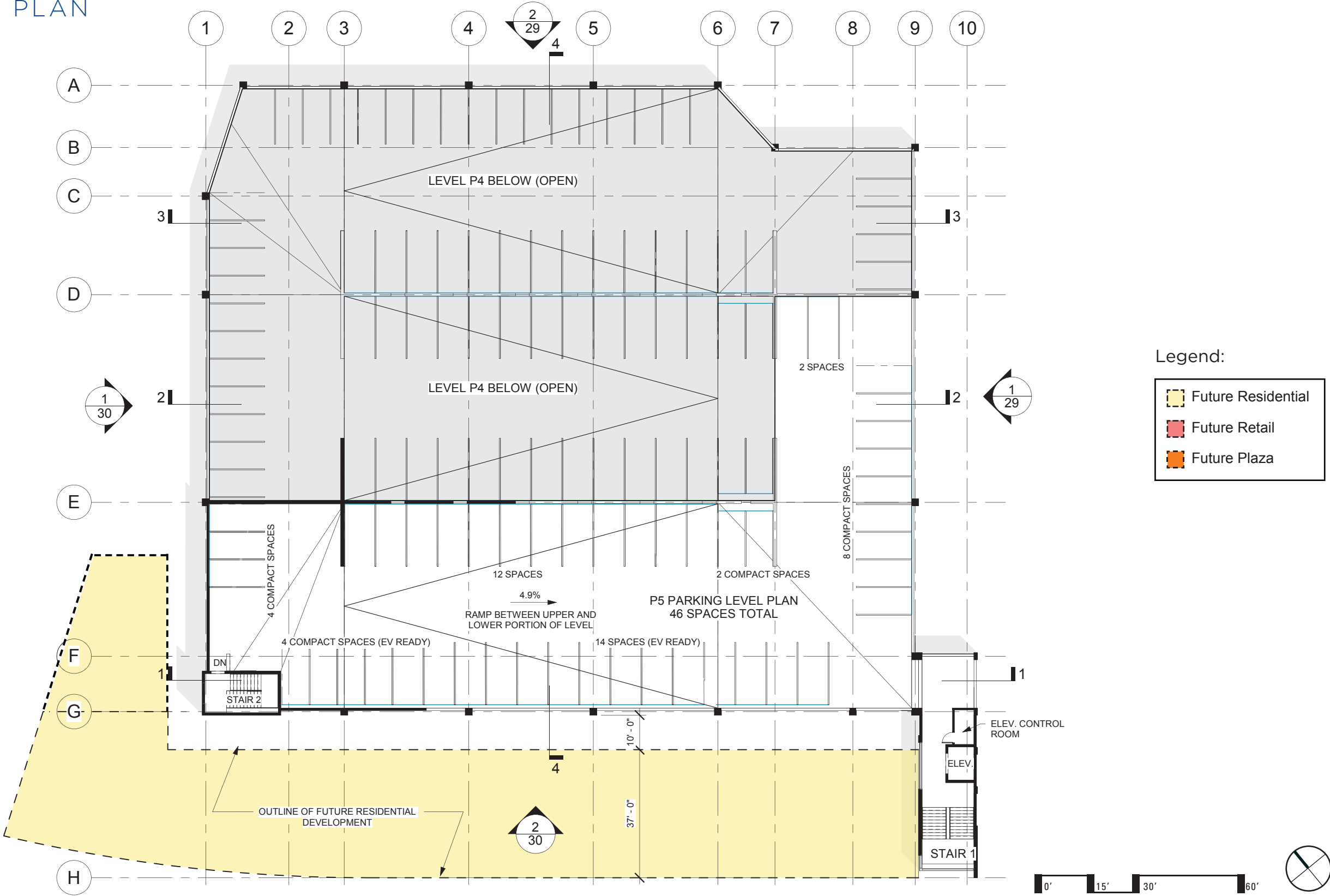
TYPICAL FLOOR PLAN
(UPDATED)



PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
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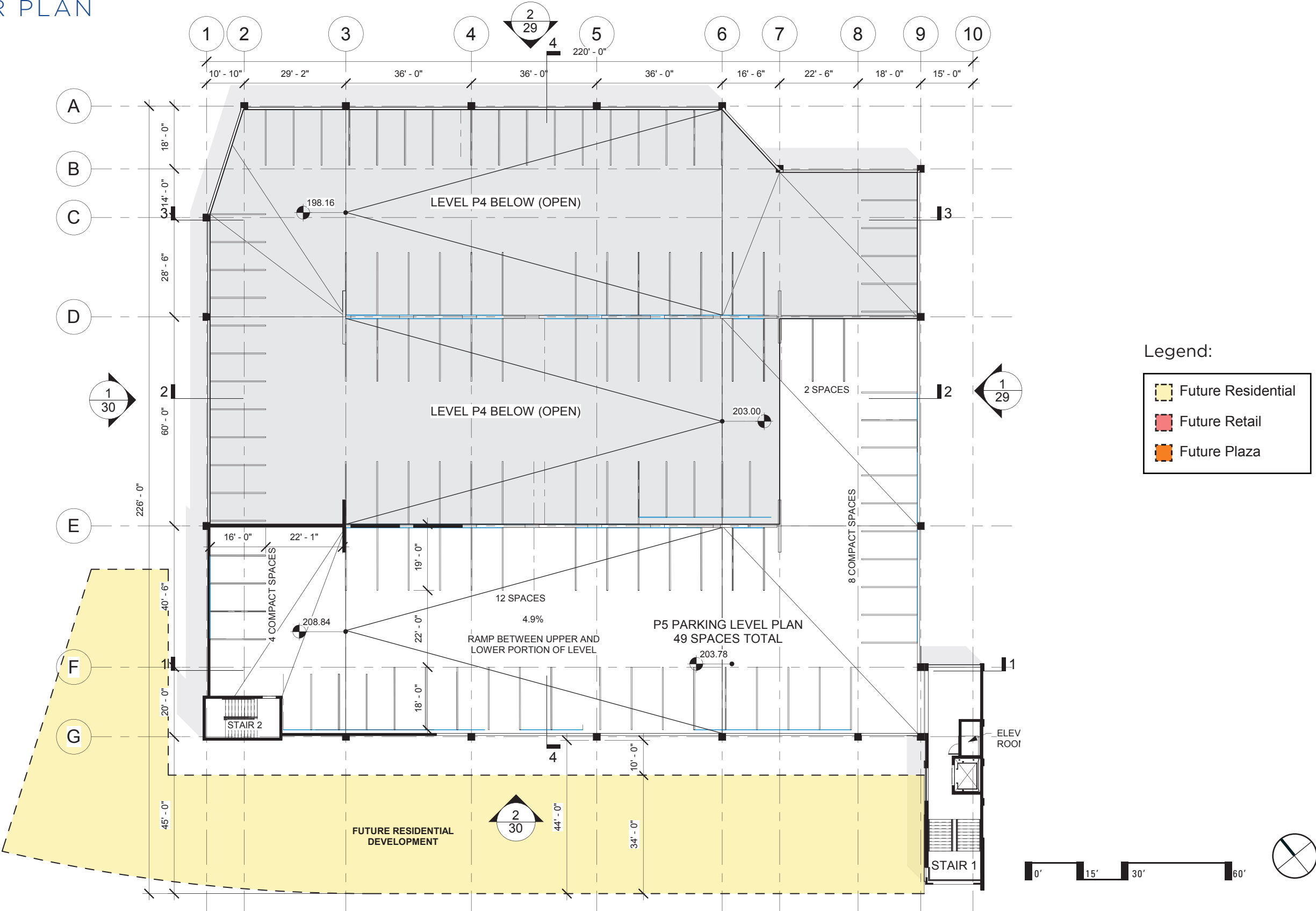
TOP DECK FLOOR PLAN
(PREVIOUS)



PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

TOP DECK FLOOR PLAN
(UPDATED)



PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

EXTERIOR ELEVATIONS (PREVIOUS)



2. South Elevation

- Legend:
- Brick
 - Precast panels
 - Concrete
 - Future Residential
 - Future Retail



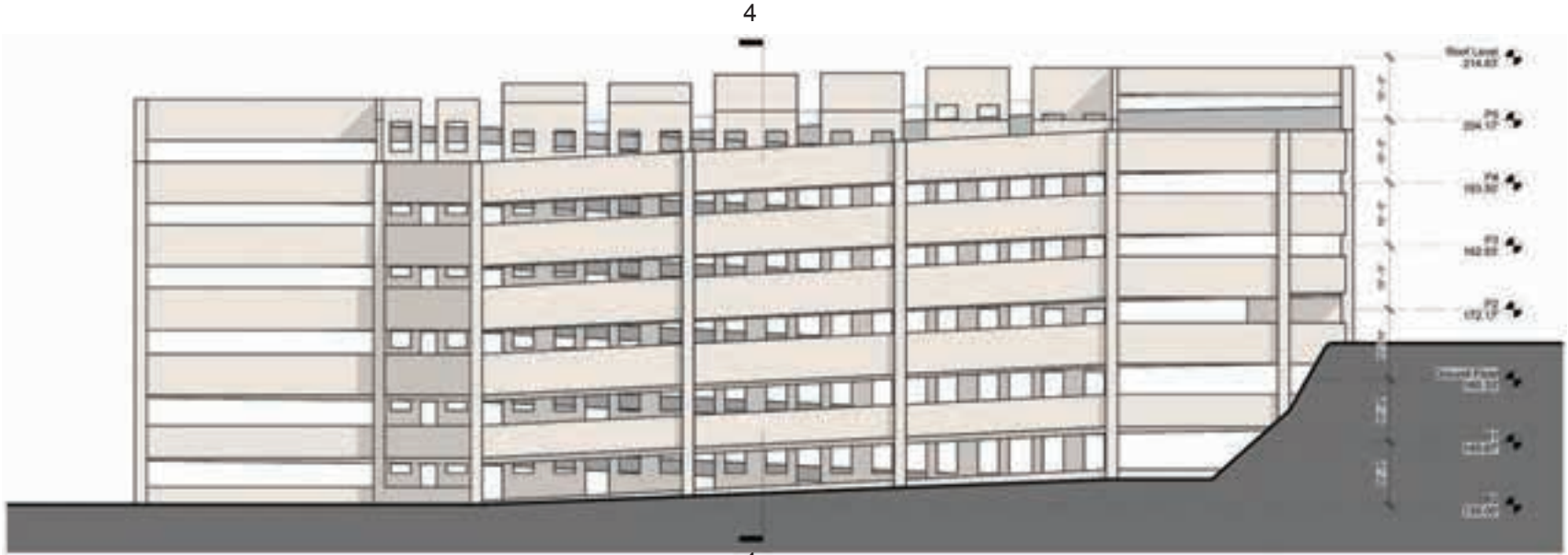
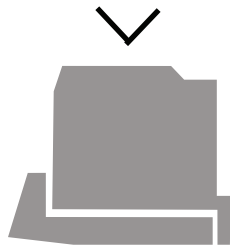
1. West Elevation



PARCEL 6 PARKING GARAGE

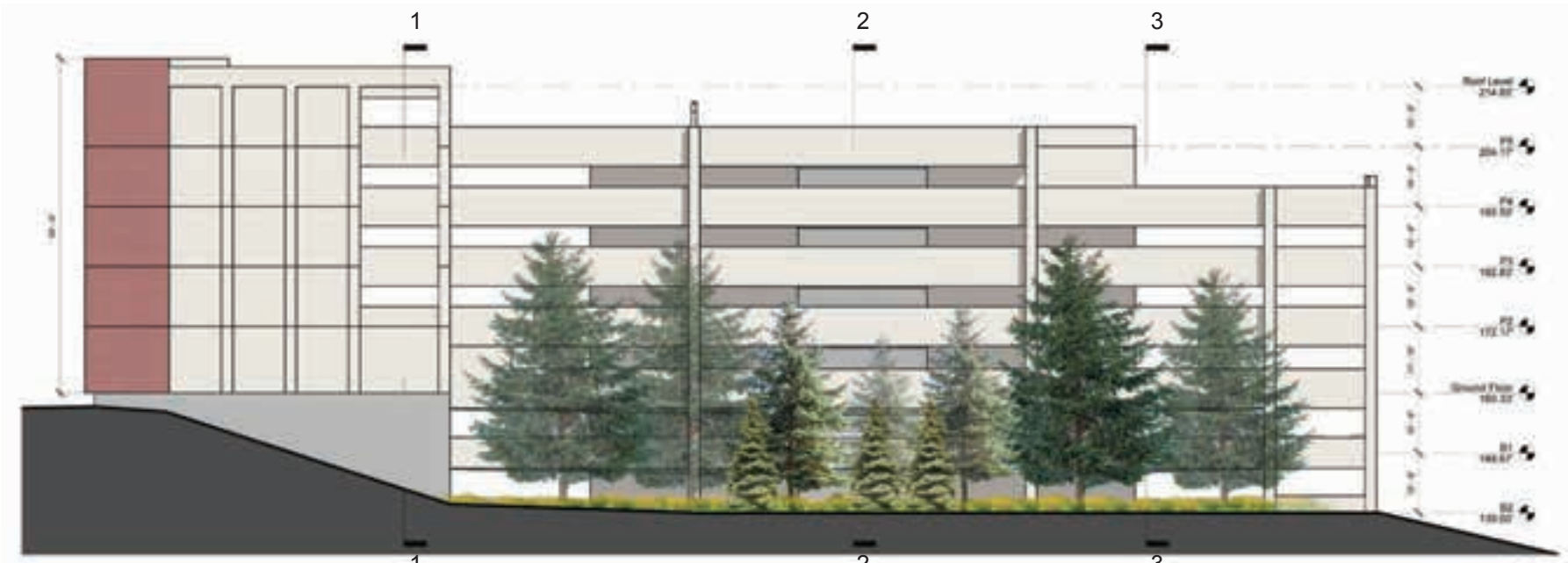
ST ELIZABETHS EAST CAMPUS
 2700 MLK JR AVE SE, WASHINGTON DC 20032

EXTERIOR ELEVATIONS (PREVIOUS)



2. North Elevation

- Legend:
- Brick
 - Precast panels
 - Concrete
 - Future Residential
 - Future Retail



1. East Elevation



PARCEL 6 PARKING GARAGE

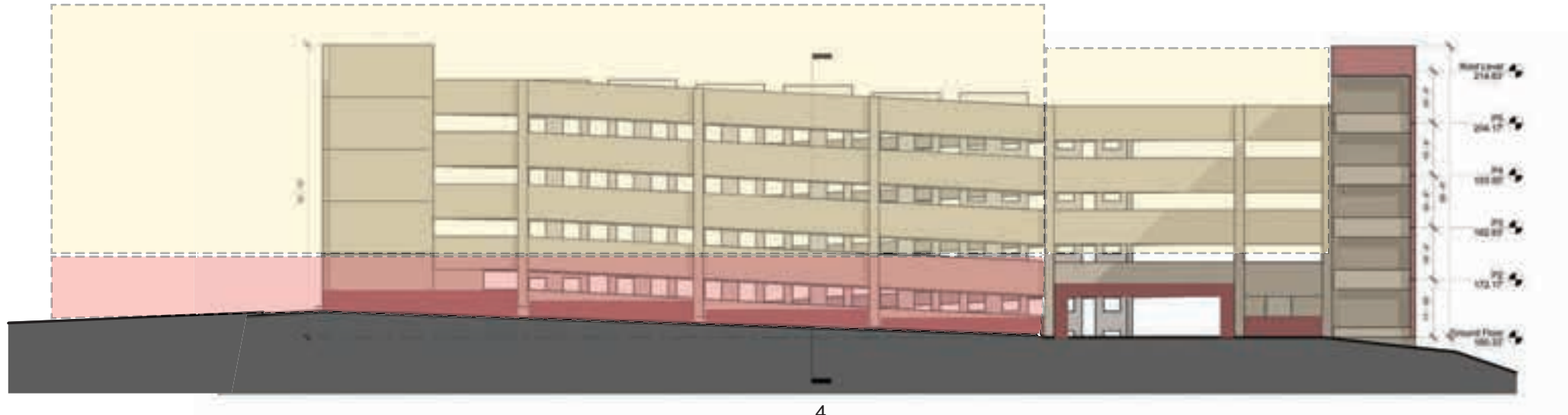
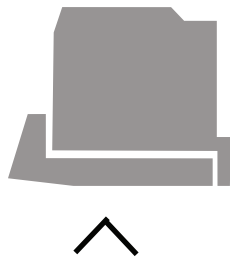
ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

EXTERIOR ELEVATIONS
(UPDATED)



2. South Elevation: Without Future Development

- Legend:
- Brick
 - Precast panels
 - Concrete
 - Future Residential
 - Future Retail

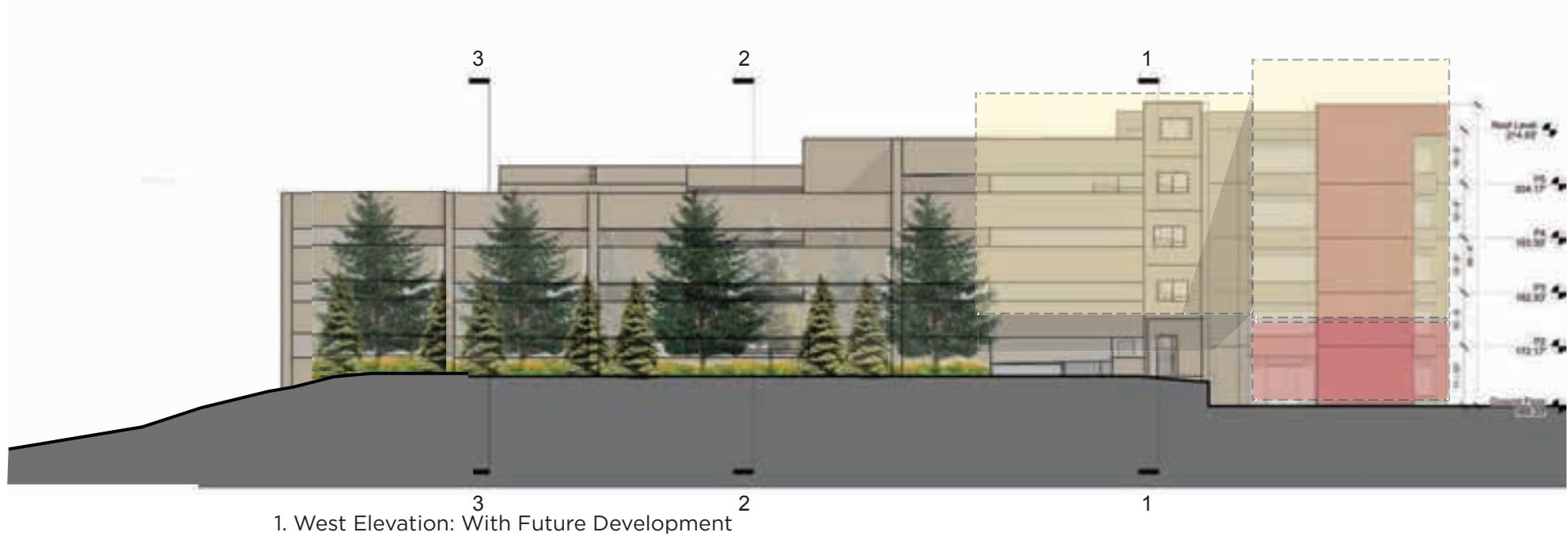
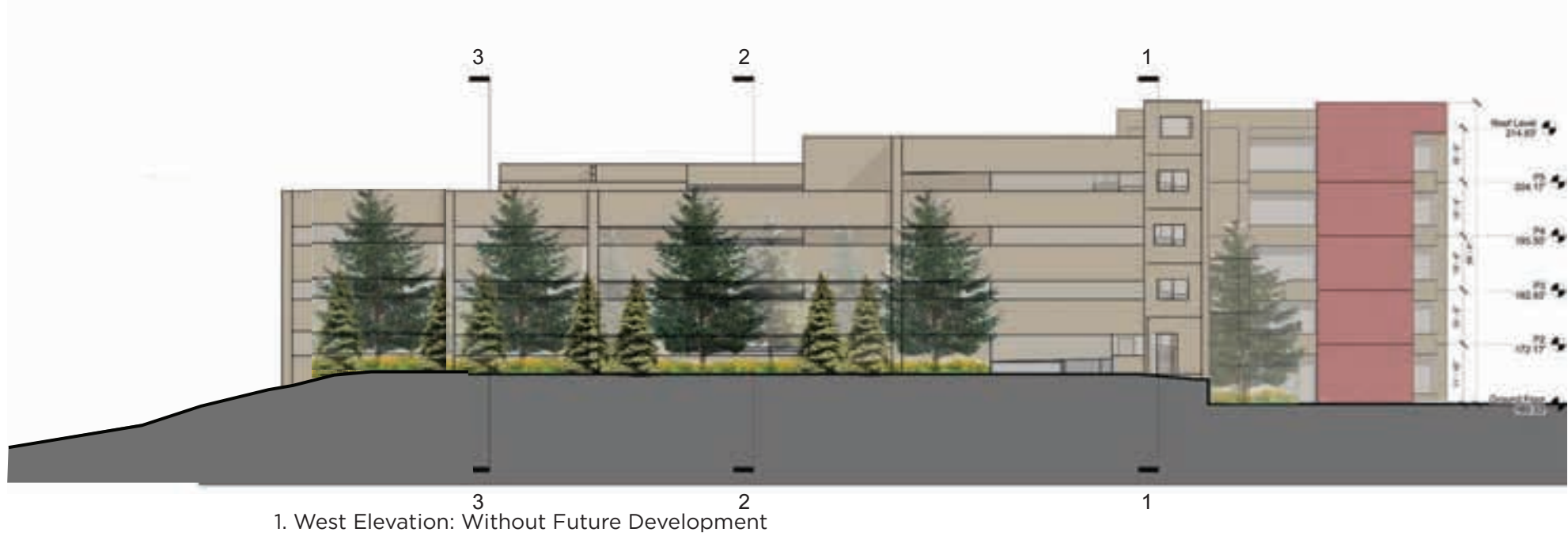


2. South Elevation: With Future Development

PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

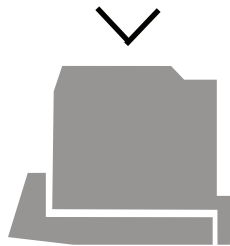
EXTERIOR ELEVATIONS
(UPDATED)



PARCEL 6 PARKING GARAGE

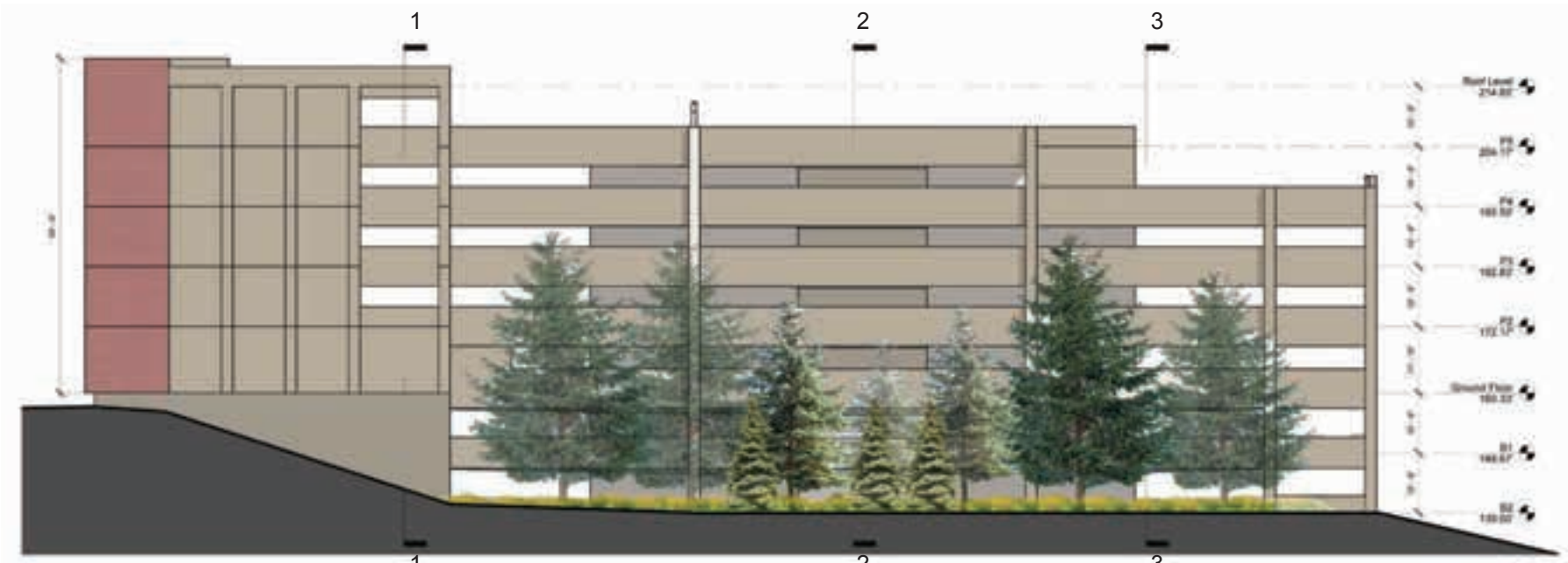
ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

EXTERIOR ELEVATIONS
(UPDATED)



2. North Elevation

- Legend:
- Brick
 - Precast panels
 - Concrete
 - Future Residential
 - Future Retail



1. East Elevation



PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

MATERIALS (PREVIOUS)



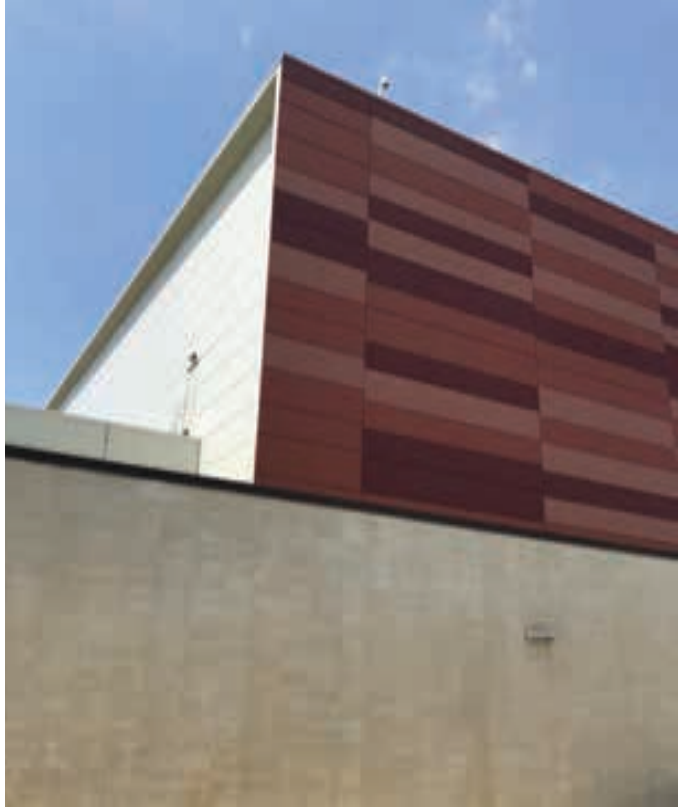
Brick Material:
Taylor Clay Brick
Patriot



Precast Material:
Architectural mix consisting of 100%
white cement with light sandblast



Traditional Brick Color at St. Elizabeth's CT Campus



Materials at adjacent ESA Building

PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

MATERIALS (UPDATED)



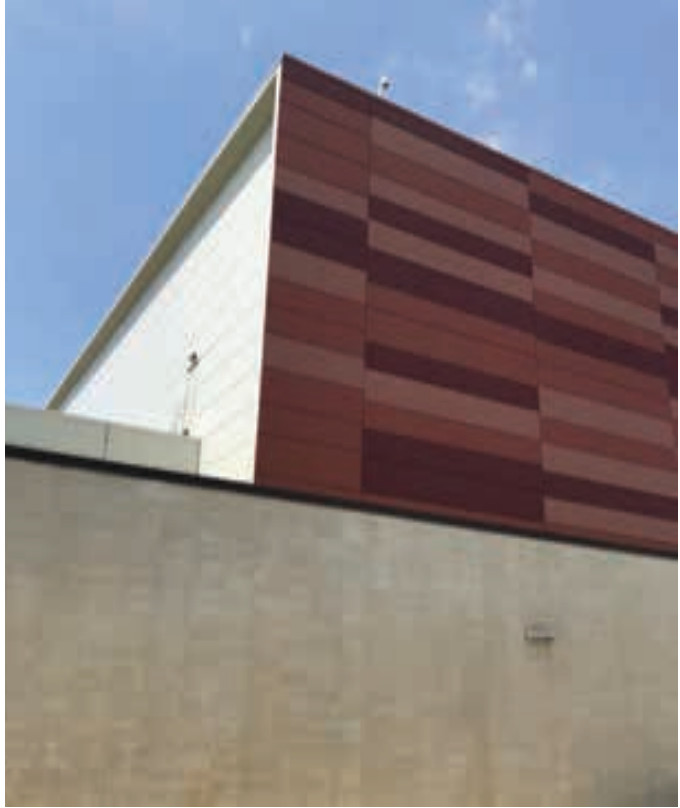
Brick Material:
Taylor Clay Brick
317-D Red



Precast Material #803
Architectural mix consisting of 100%
white cement with light sandblast



Traditional Brick Color at St. Elizabeth's CT Campus



Materials at adjacent ESA Building

PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
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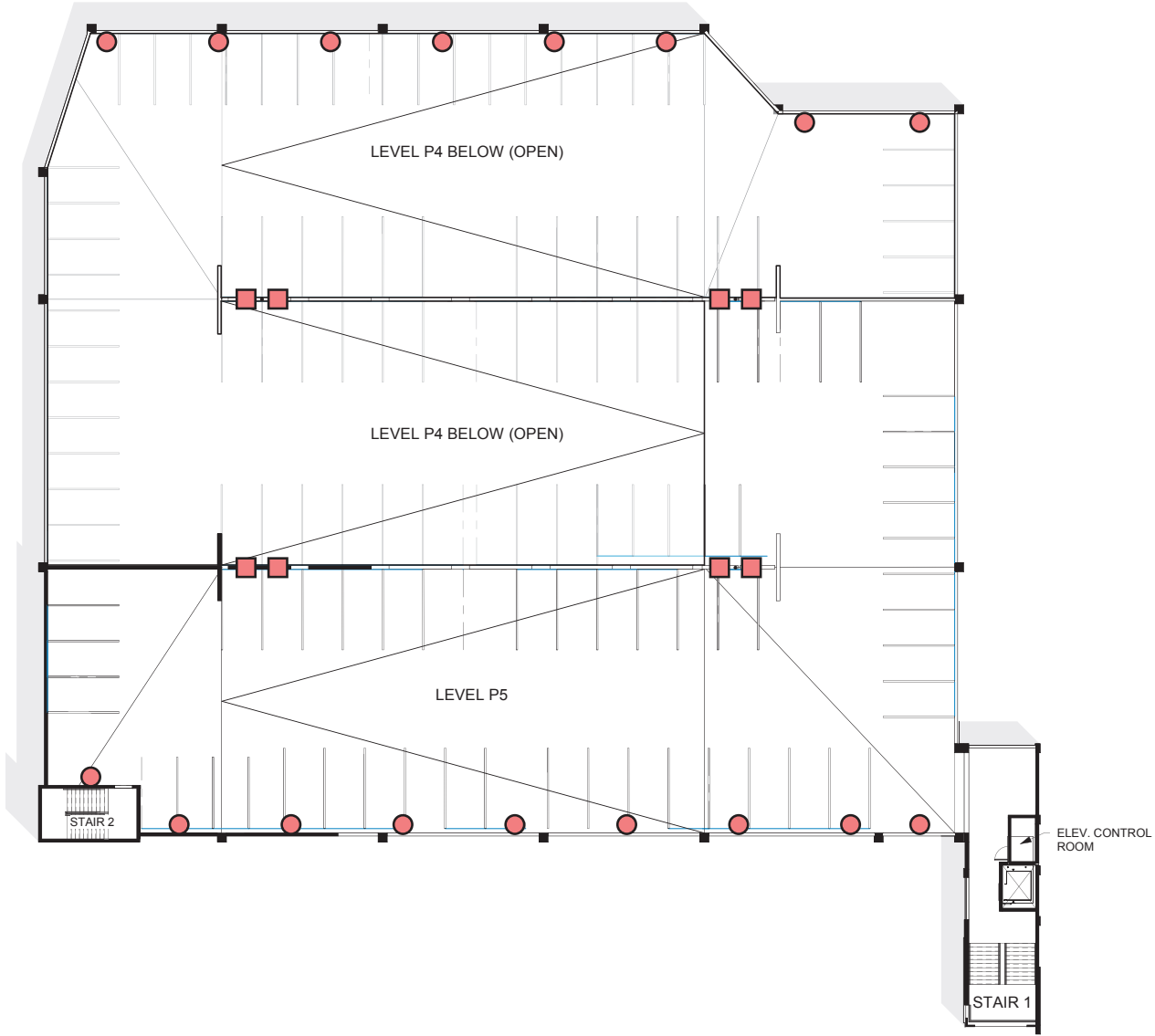
LIGHTING



Lugman PRV double-arm pole-mounted light:
Limited number of fixtures in the center of the Garage's top deck.



Ligman ECO 1 surface-mounted light or similar:
Mounted to spandrel in perimeter areas of the Garage's top deck.

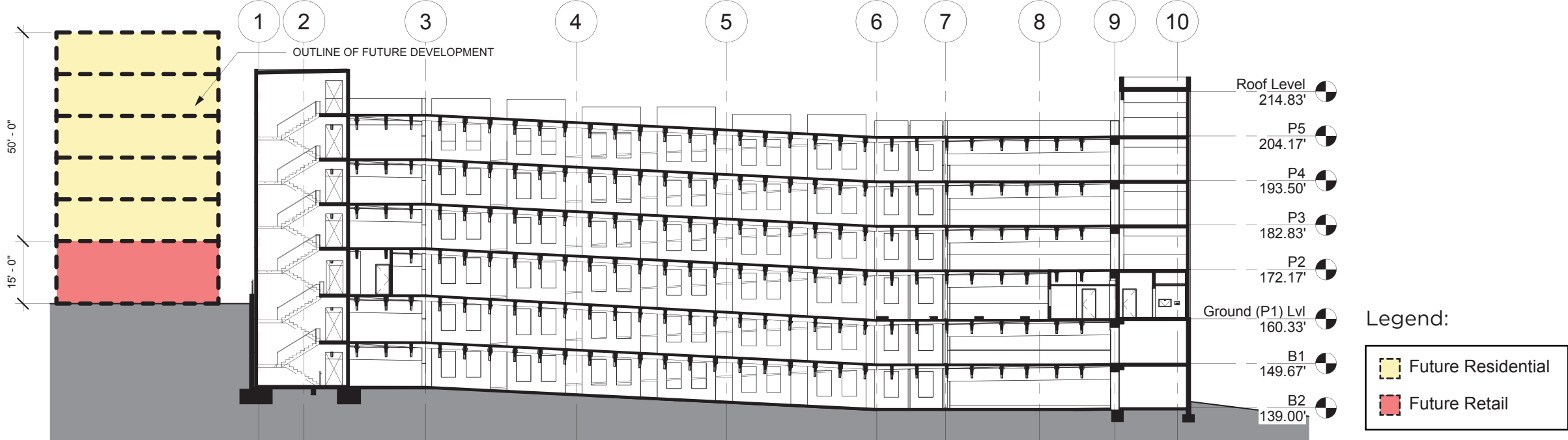


Roof Lighting Plan Legend:
■ Double-Arm Pole-Mounted Light
● Spandrel-Mounted Light

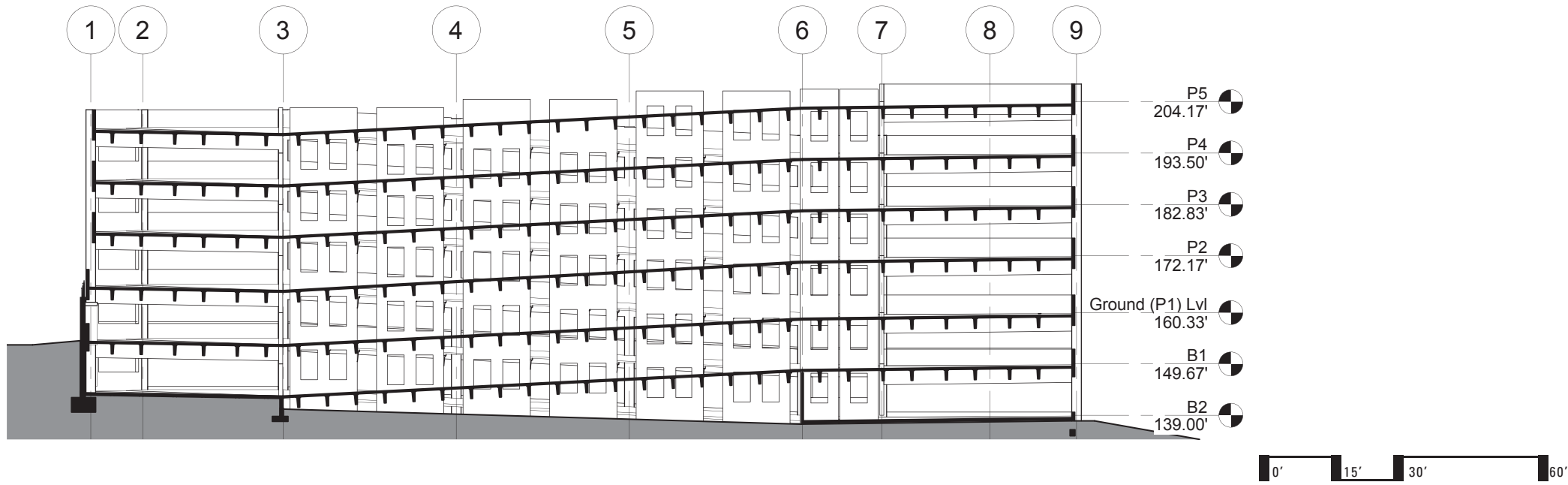
PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
 2700 MLK JR AVE SE, WASHINGTON DC 20032

BUILDING SECTIONS



1. Section One

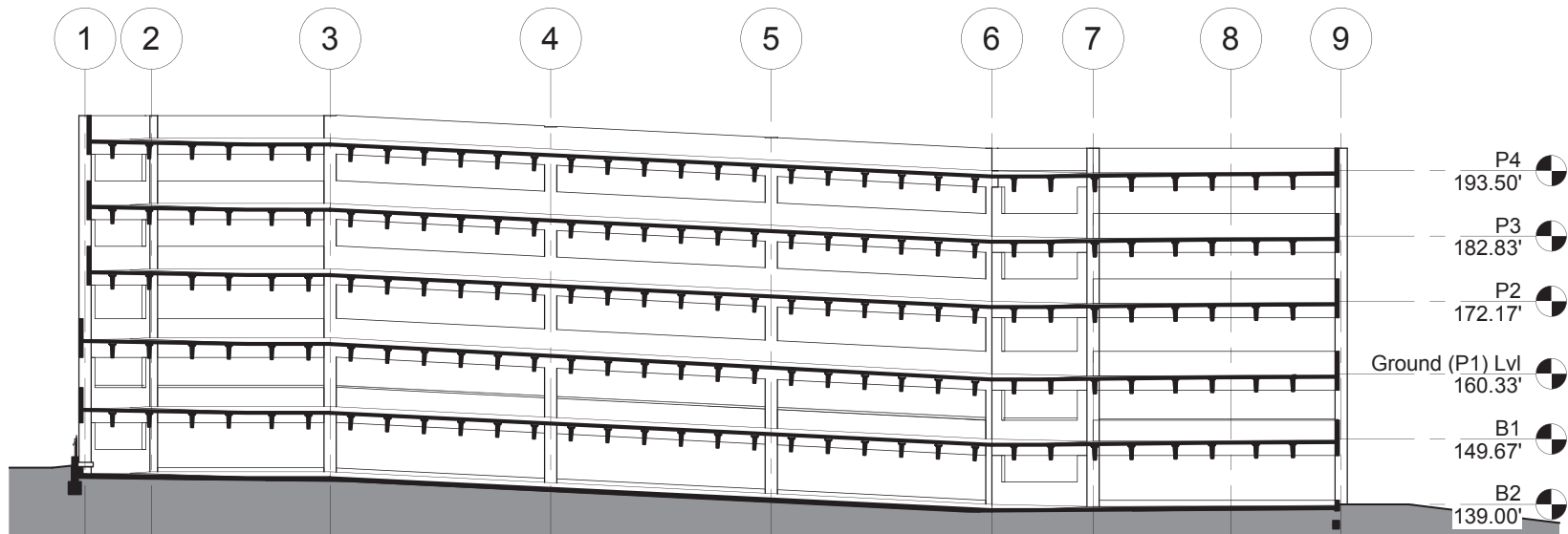


2. Section Two

PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

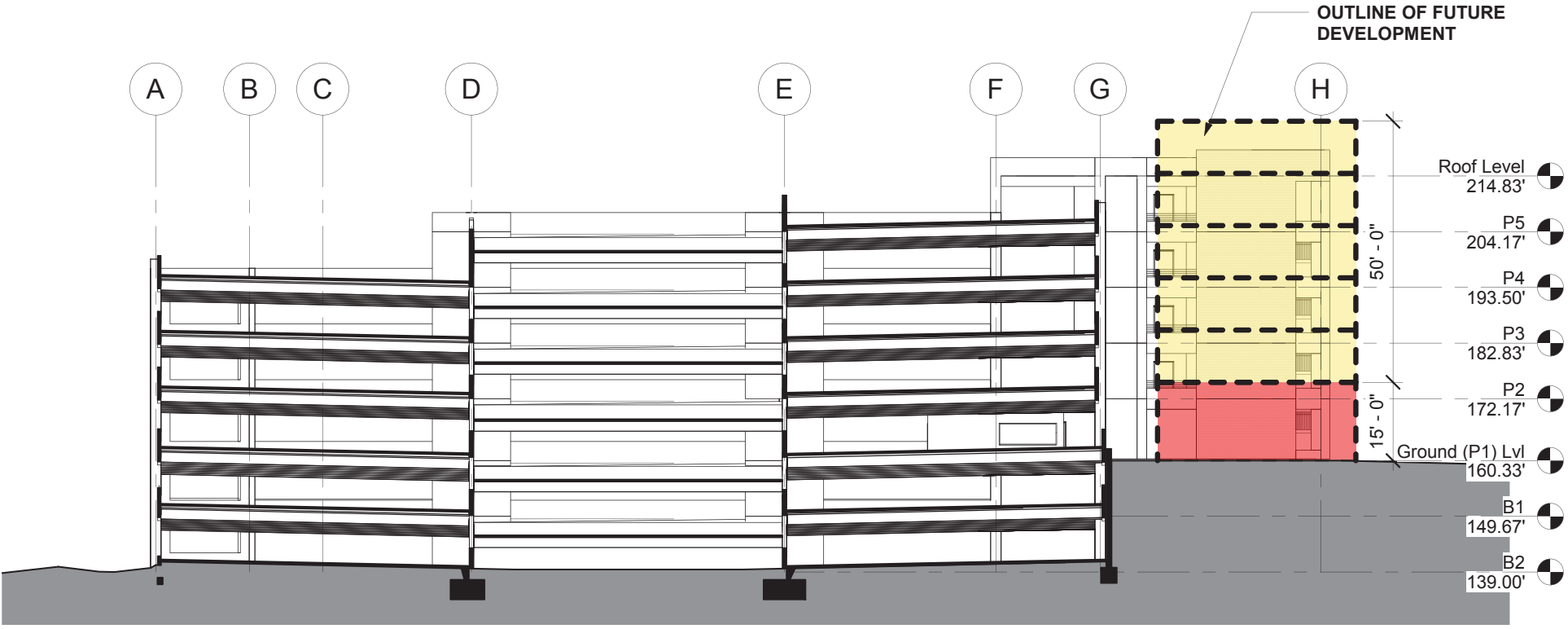
BUILDING SECTIONS



1. Section Three

Legend:

- Future Residential
- Future Retail

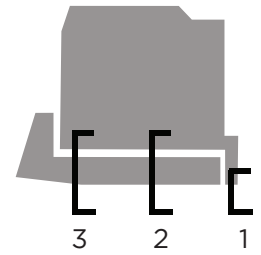
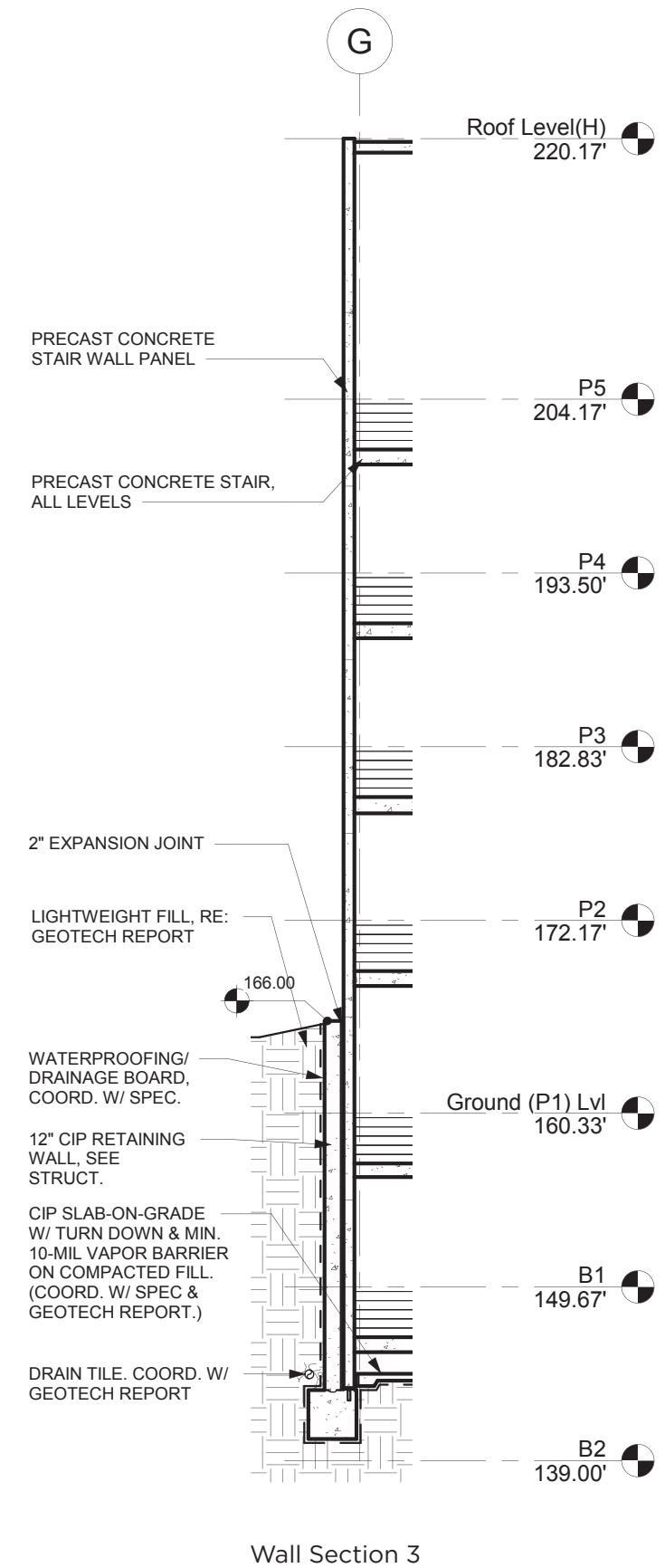
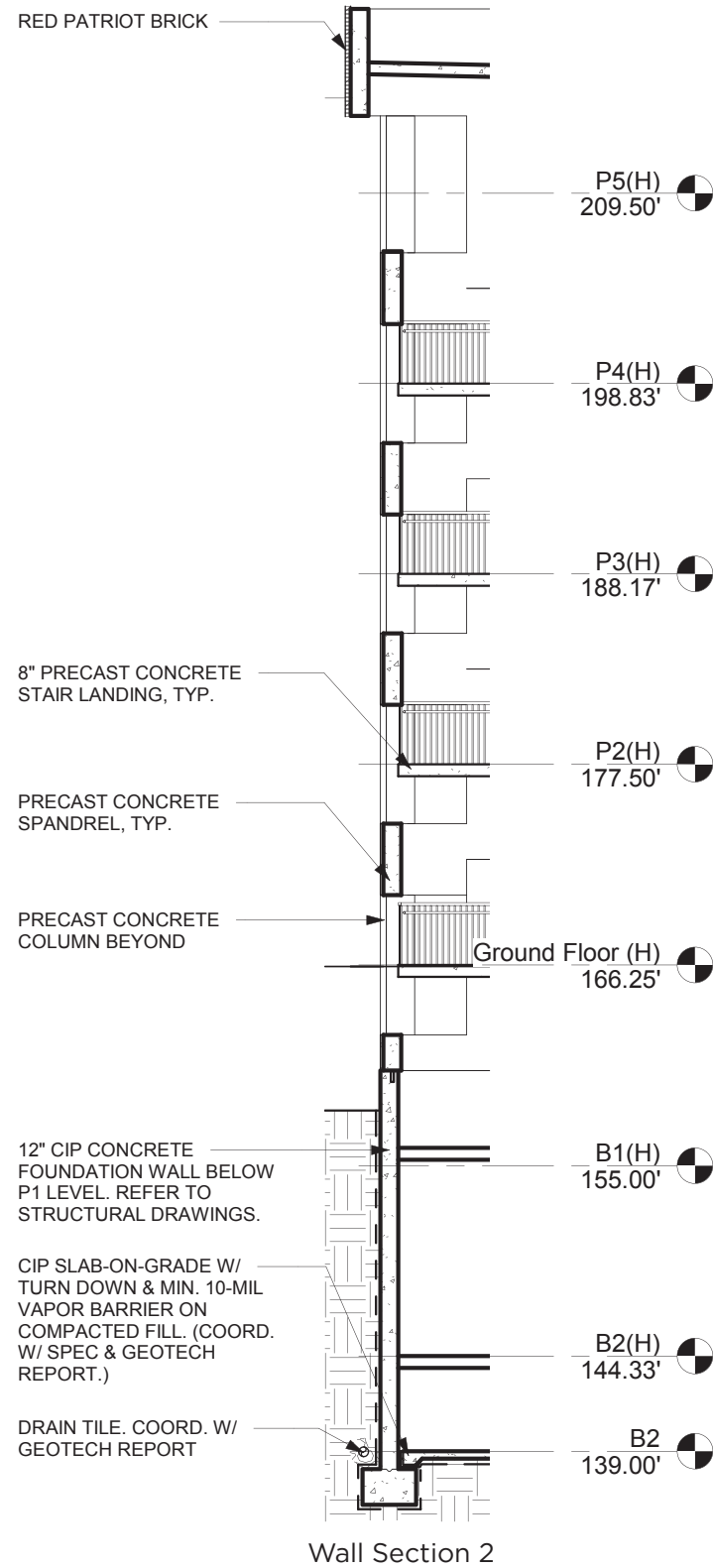
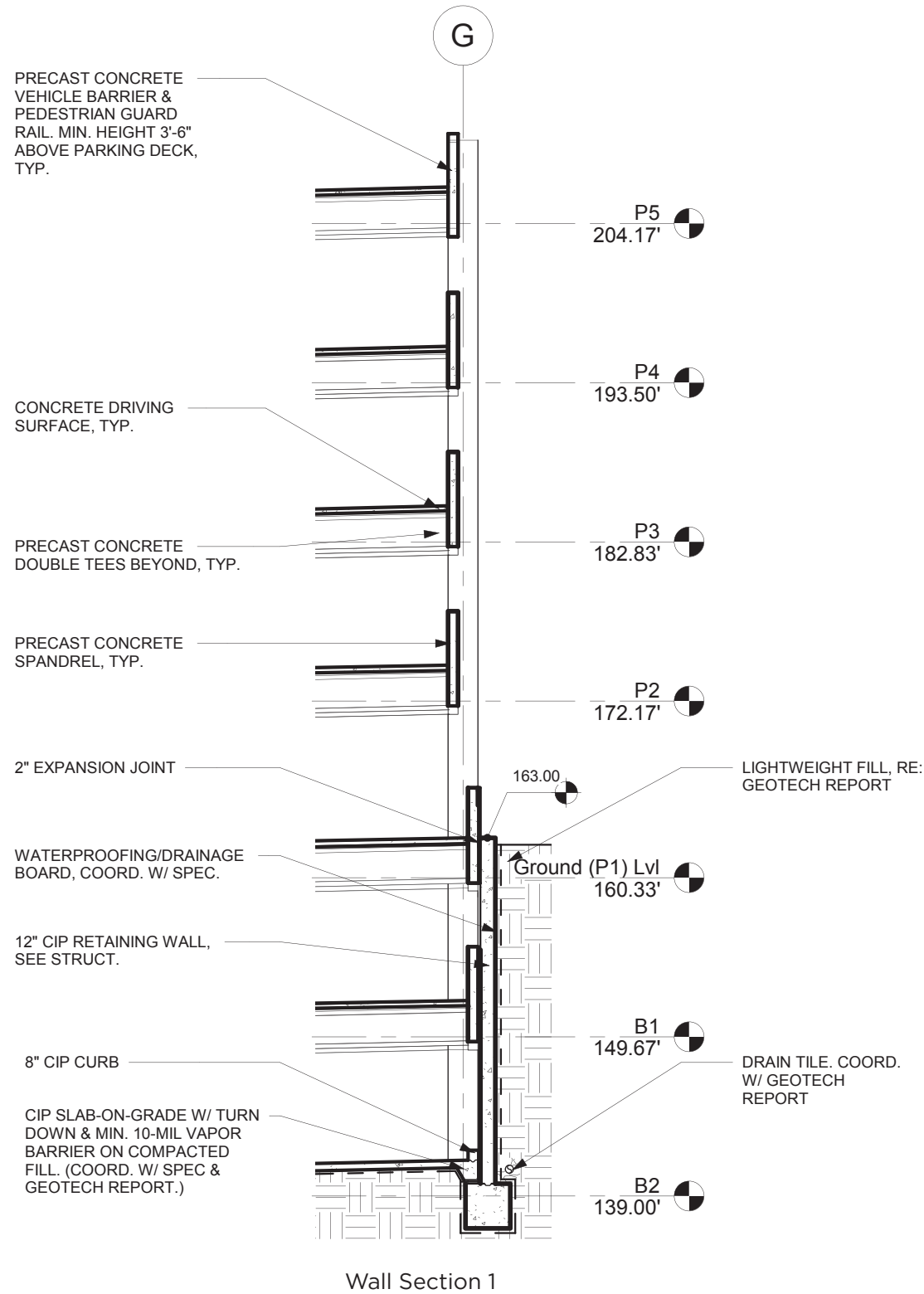


2. Section Four

PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

WALL SECTIONS



PERSPECTIVE FROM WEST (PREVIOUS)



PARCEL 6 PARKING GARAGE

ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

PERSPECTIVE FROM WEST (UPDATED)



PARCEL 6 PARKING GARAGE

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