The background is a dark, monochromatic aerial photograph of a city grid. The streets are visible as a network of lines, with a prominent circular area highlighted in the center-right portion of the image. The text is centered in the lower half of the page.

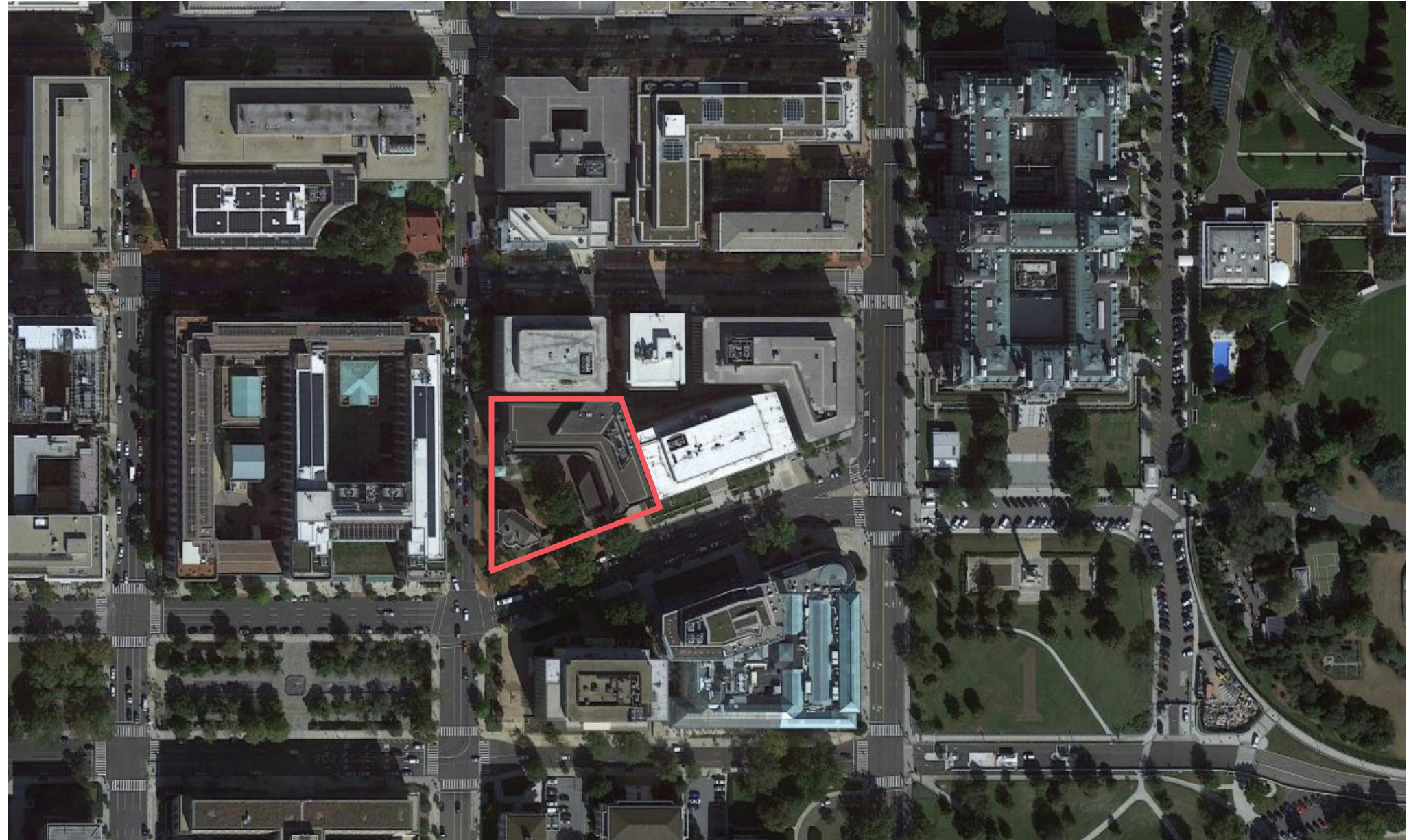
**AIA HQ RENEWAL**  
COMMISSION OF FINE ARTS  
SHIPSTEAD-LUCE ACT PERMIT REVIEW  
APRIL 20, 2023



# Description of the property, surrounding area, and project

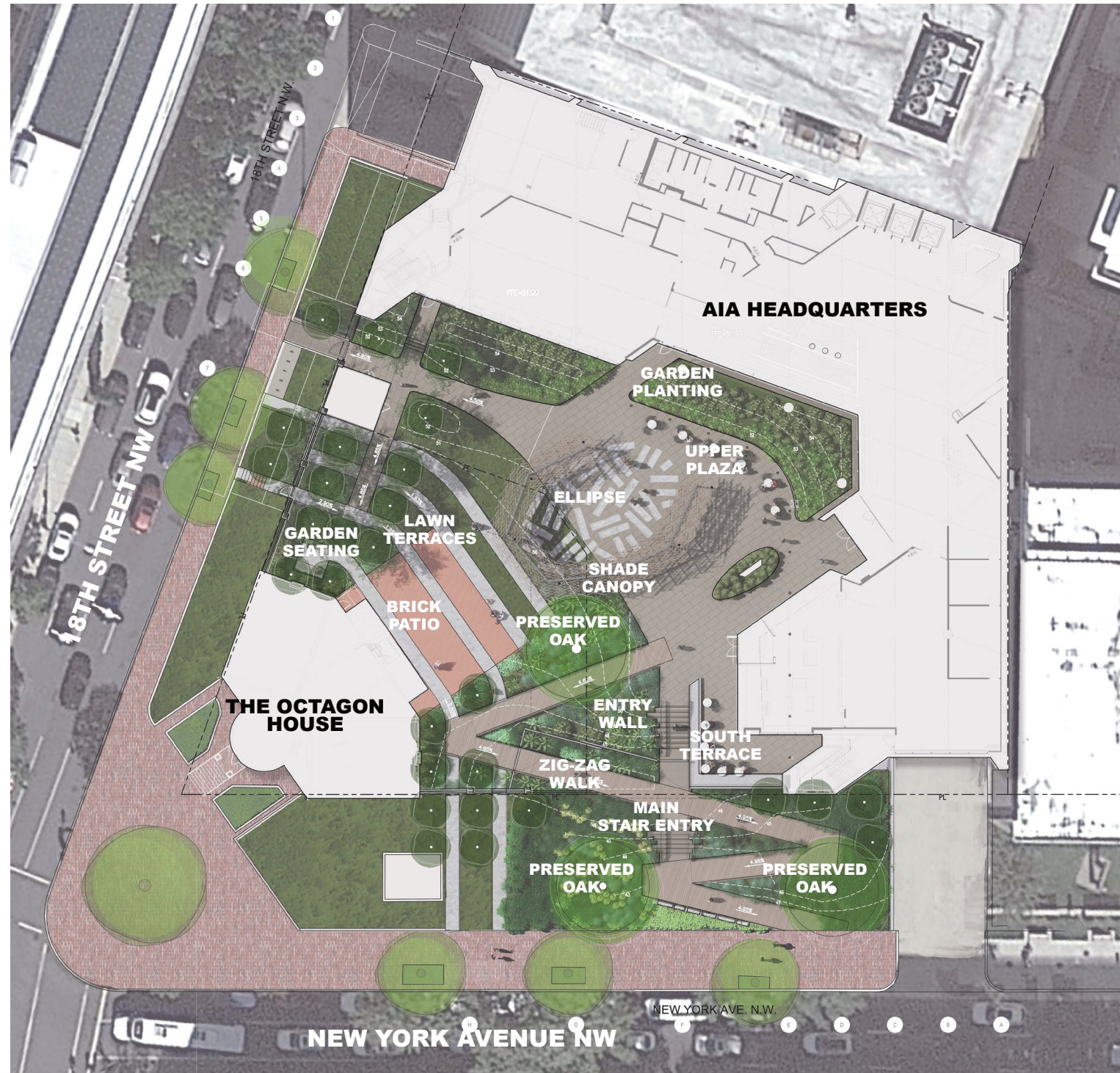
## Project Impacts:

- Accessibility - Improved site and building access with sloped walks & wayfinding.
- Courtyard - A reimagined plaza improves the entry sequence, adds layered gardens, bioretention, a shade structure, and spaces for work, play, and contemplation. Utilization by AIA staff and visitors should greatly increase.
- Facade - a new armature with BIPV panels makes a transformative statement for the organization, while it performs to both shade the interior and harvest solar energy.
- Roof layout - Louvered panels conceal added HVAC units necessary to reach the decarbonization goals while PV panels extend over the open portions of roof surface.





## Previous Plan



- The Commission of Fine Arts expressed support for the general character of the plant palette and the addition of understory trees. We have provided the detailed planting plan on pages 6 and 7 in this presentation and the landscape drawing set for further clarity.

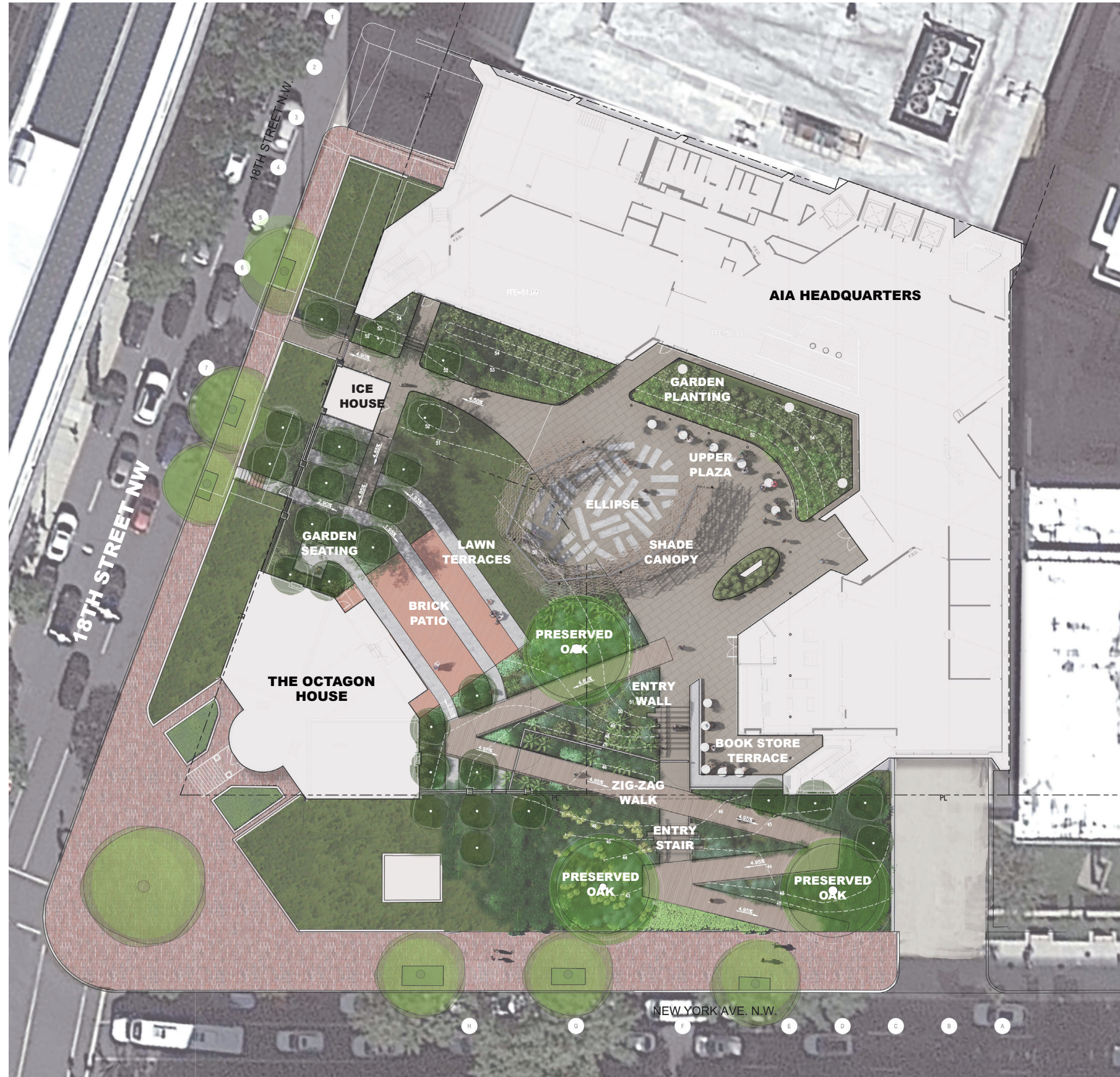
- Additional detail for the fences, gates and kickrails should be provided to describe their character which should be clean, graceful and transparent as shown in the renderings. We have provided the details on pages 21 and 22, as well as in the drawing set.

- The design team agreed with the Commission's recommendation to remove the stone pavers extending into the public space outside of the property line. The updated illustrative site plan is provided on page 4 showing the revised 'parking' strip of public space.





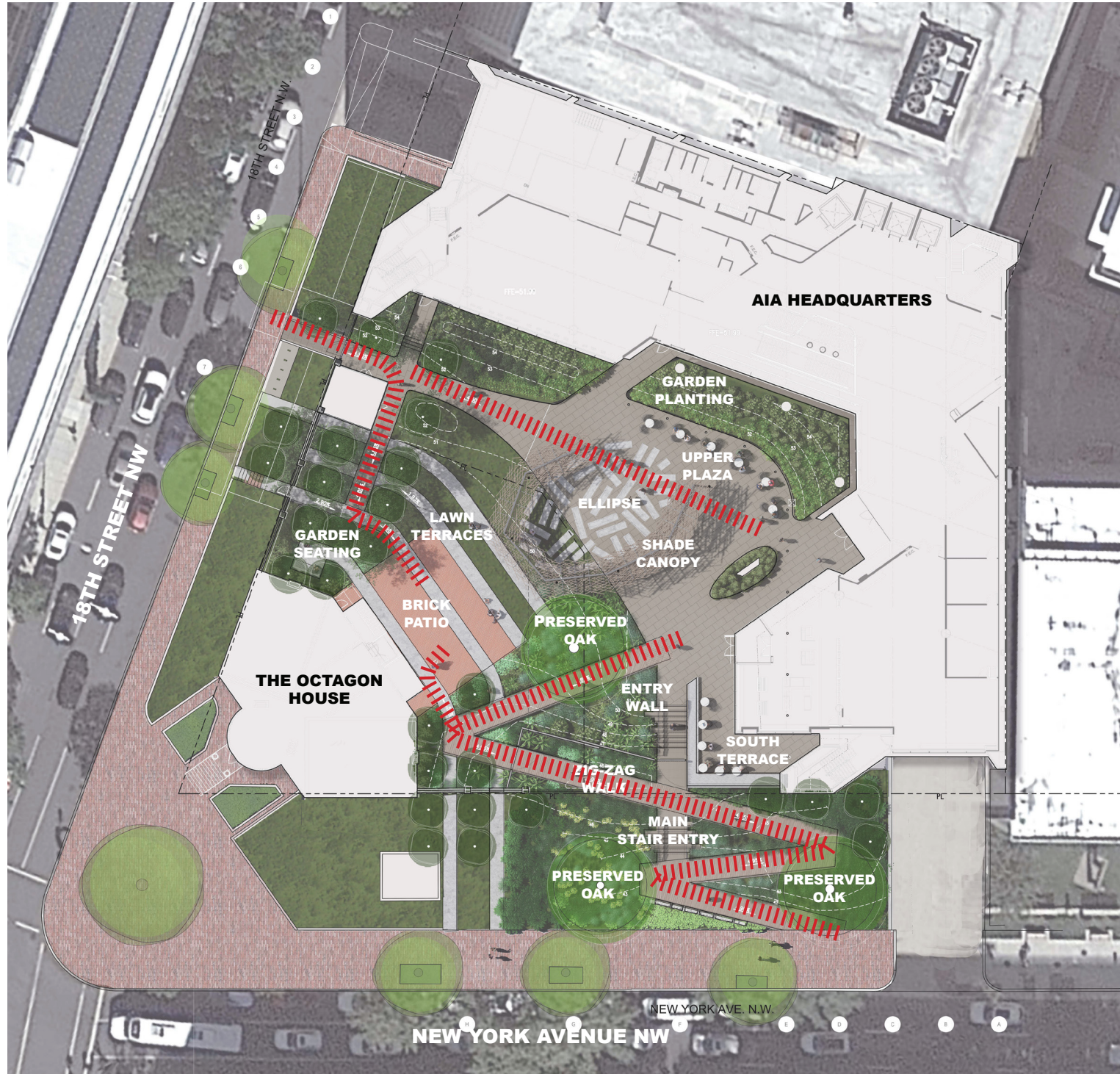
# Site Plan



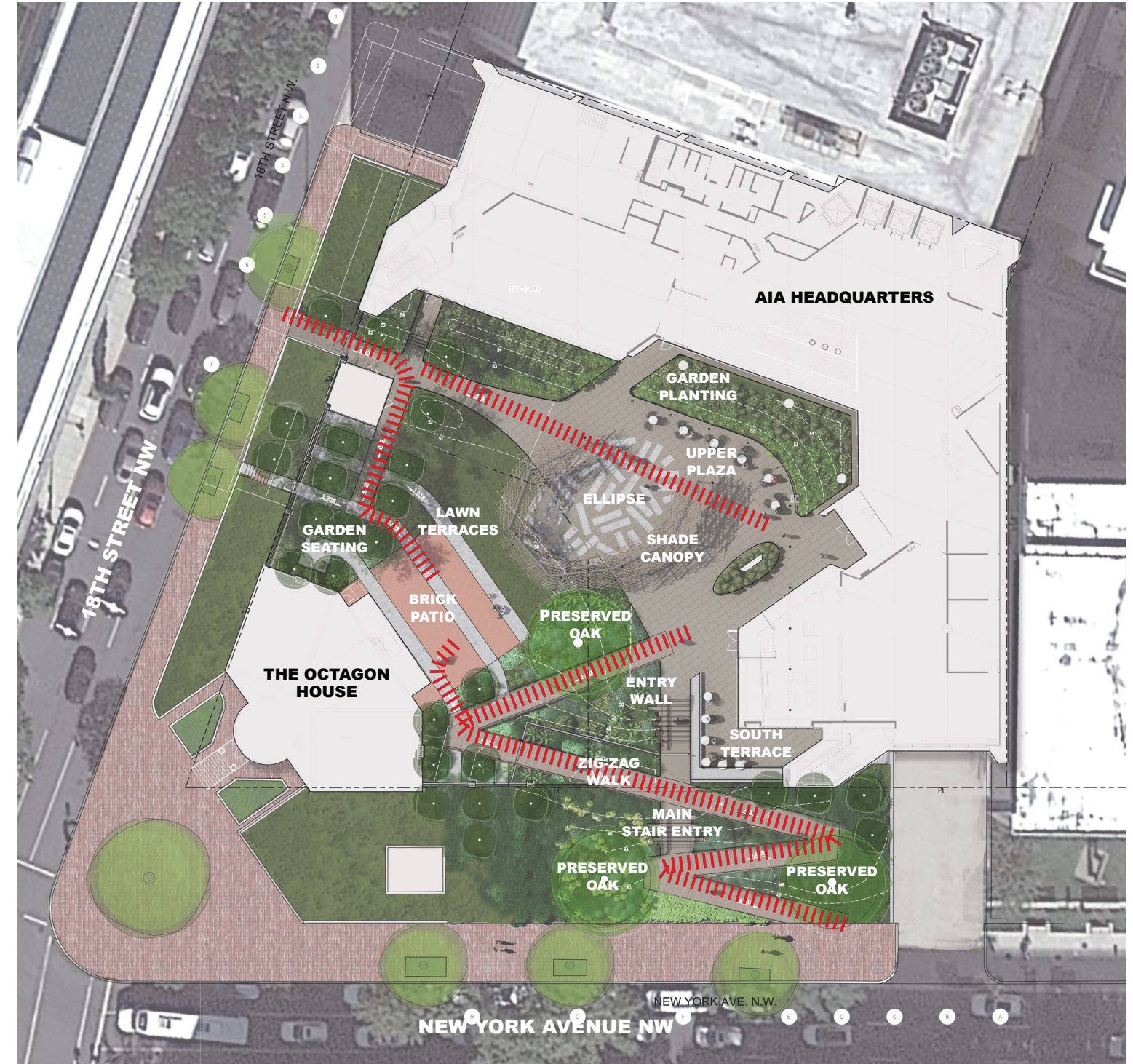


# Site Circulation

## Previous Plan

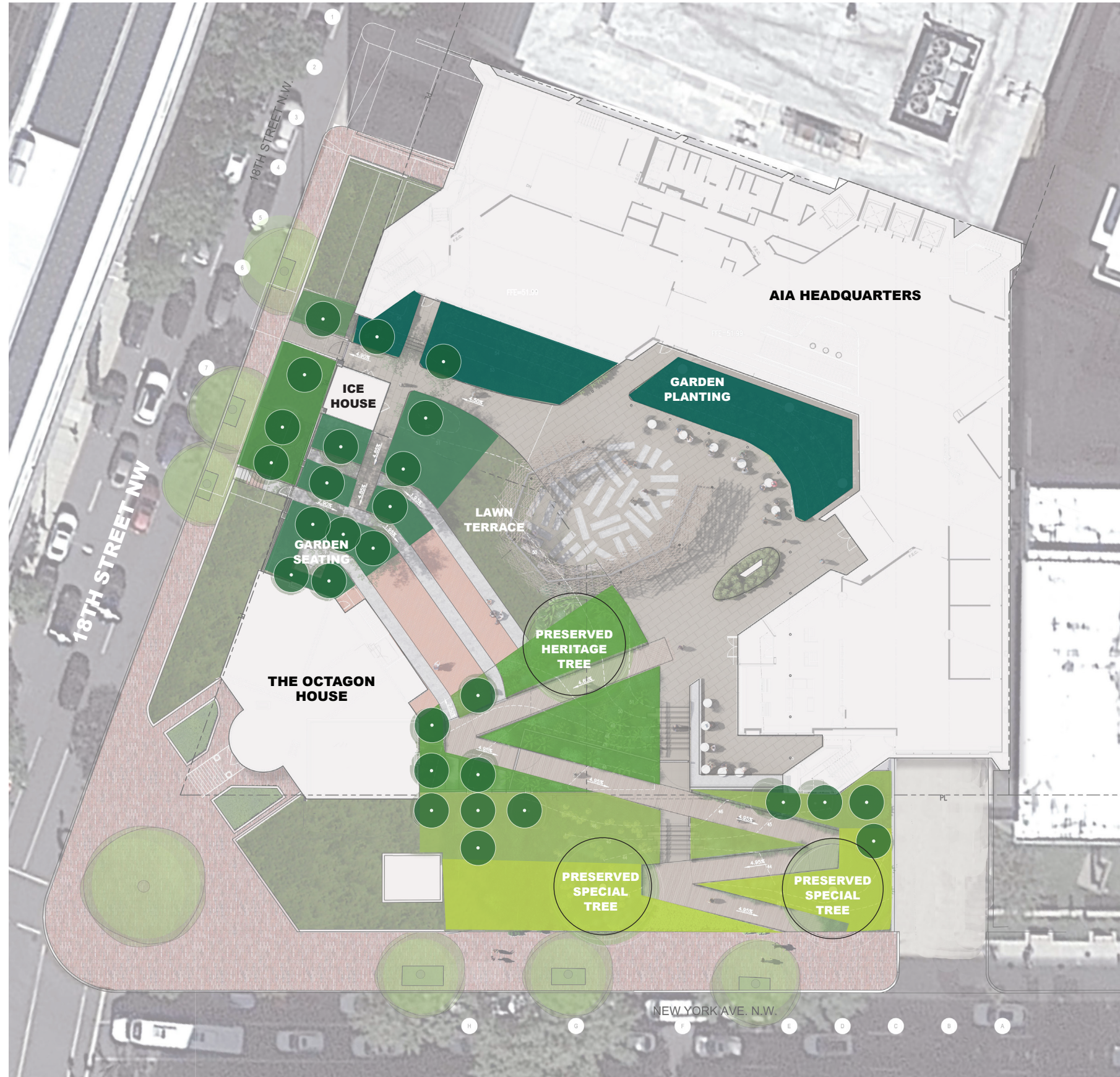


## Current Plan





# Site Planting

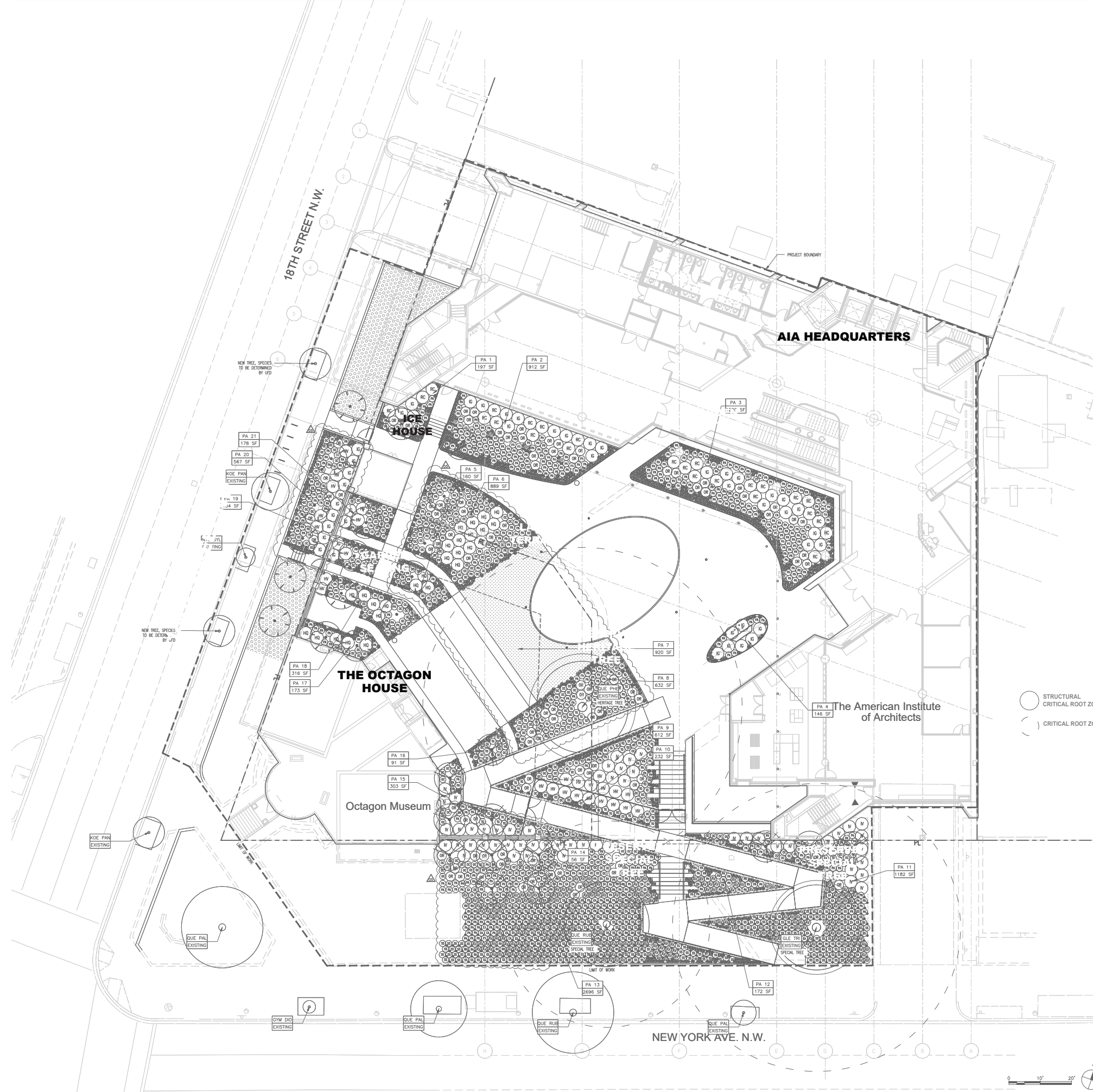


- EVEGREEN SHADE MIX AT BUILDING EDGE**
- DECIDUOUS UNDERSTORY GROVE MIX WITH HYDRANGEAS**
- DECIDUOUS MIX AT 18TH STREET**
- DECIDUOUS AND FERN MIX AT BOARDWALK AND FENCE**
- EVERGREEN AND PERENNIAL MIX AT NY AVE ENTRY**
- GRASS AND PERENNIAL MIX AT NY AVE ENTRY**





# Site Planting



PLANTING SCHEDULE		
SYMBOL	BOTANICAL NAME	COMMON NAME
USDA ZONE 7A		
(C)	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
(O)	OYSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM
(AV)	ANDROPOGON VIRGINICUS	BROOM SEDGE
(AU)	ARCTOSTAPHYLOS UVA-URSI	KINKINNICK
(CP)	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE
(DM)	DRYOPTERIS MARGINALIS	MARGINAL WOODFERN
(EA)	ECHINACEA 'ALOHA'	ALOHA CONEFLOWER
(HV)	HAMAMELIS VIRGINIANA 'LITTLE SUZIE'	WITCH HAZEL
(HM)	HEXASTYLIS ARIFOLIA	EVERGREEN WILD GINGER
(HQ)	HYDRANCEA QUERIFOLIA 'PEE WEE'	OAKLEAF HYDRANGEA
(IG)	ILEX GLABRA	INKBERRY
(IV)	ILEX VERTICILLATA 'BERRY POPPINS'	BERRY POPPINS WINTERBERRY
(KL)	RHODODENDRON X 'CUNNINGHAM'S WHITE'	CUNNINGHAM'S WHITE RHODODENDRON
(OC)	OSMUNDA CINNAMONEA	CINNAMON FERN
(OR)	OSMUNDA REGALIS	ROYAL FERN
(PA)	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN
(RH)	RUDEBECKIA HIRTA	BLACK-EYED SUSAN
(SS)	SCHIZACHYRIUM SCOPARIUM 'TWILIGHT ZONE'	TWILIGHT LITTLE BLUESTEM
(TC)	TRILLIUM GRANDIFLORUM	LARGE-FLOWER TRILLIUM
(I)		IVY
(V)		VINCA
(H)	HERNIARIA GLABRA	GREEN CARPET DWARF RUPTUREWORT

EXISTING TREES			
KEY	SYMBOL	COMMON NAME	BOTANICAL NAME
GIN	(G)	GINKGO BILOBA	GINKGO
KOE	(K)	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
NYS	(N)	NYSSA SYLVATICA	BLACK GUM
QUE	(Q)	QUERCUS PALUSTRIS	PIN OAK
QUE	(R)	QUERCUS RUBRA	NORTHERN RED OAK
QUE	(P)	QUERCUS PHELLOS	WILLOW OAK
GLE	(L)	GLEDITSIA TRIACANTHOS	HONEY LOCUST



# Perspective Sequence





# Perspectives - 1 Update



CLOSED CONDITION



# Perspectives - 2 Update



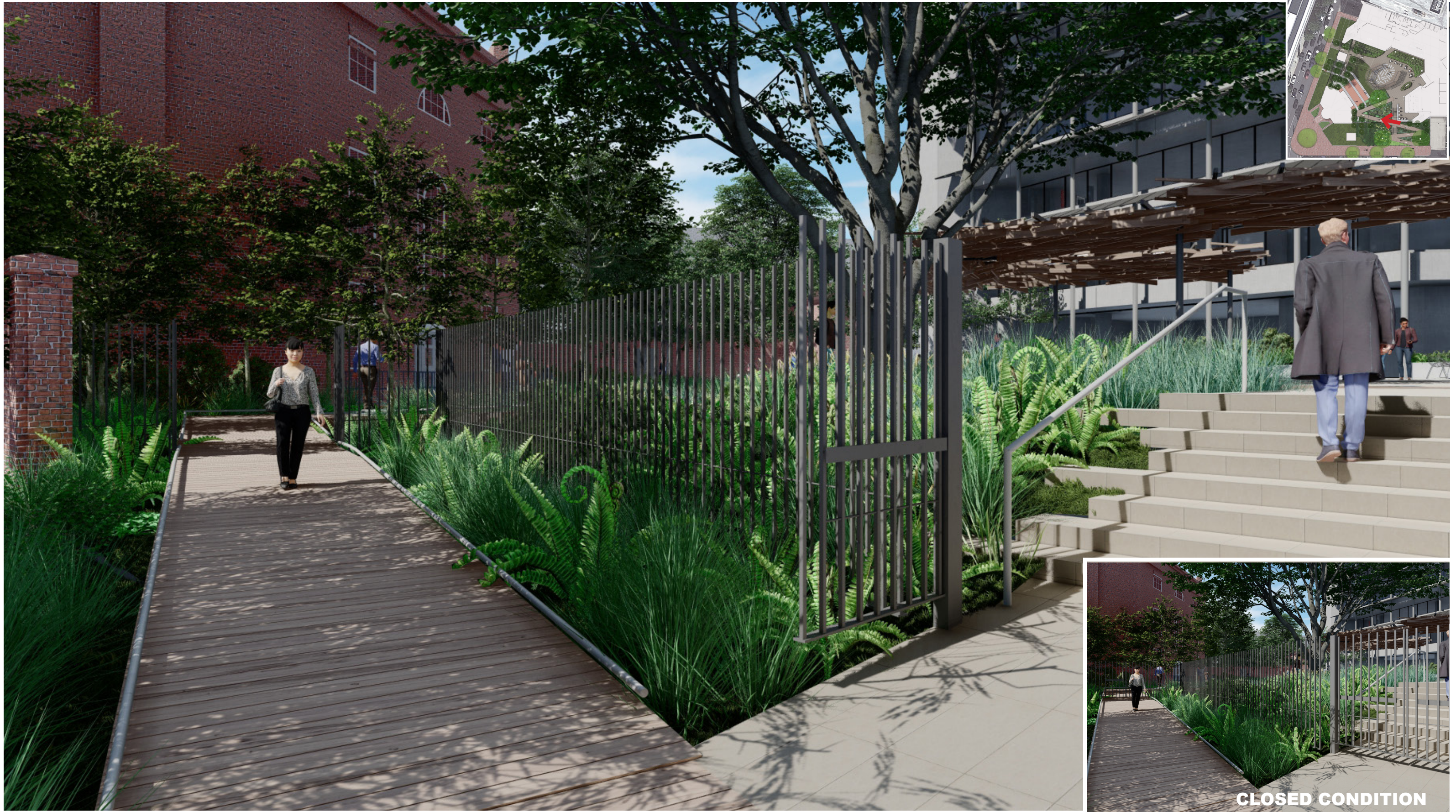


# Perspectives - 3 Update





# Perspectives - 4 Update





# Perspectives - 5 Update





# Perspectives - 6 Update





# Perspectives - 7 Update



EXISTING CONDITION



# Perspectives - 8 Update



EXISTING CONDITION



# Perspectives - 9 Update





# Perspectives - 10 Update



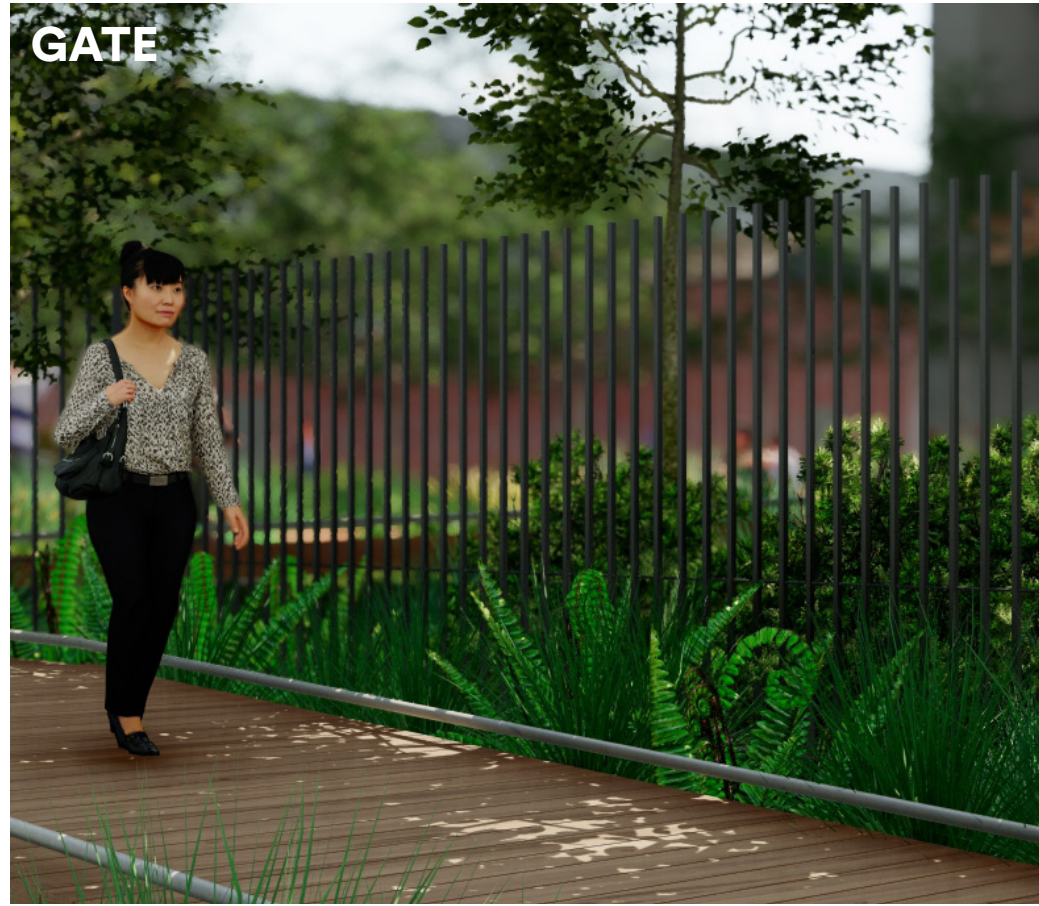


# Perspectives - 11 Update



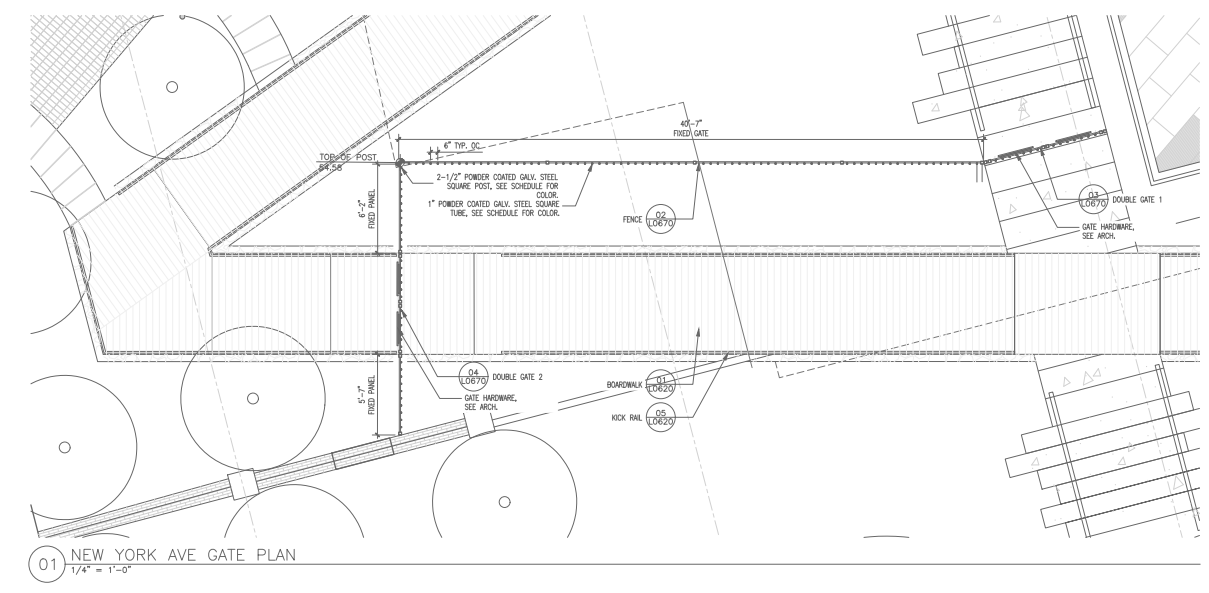
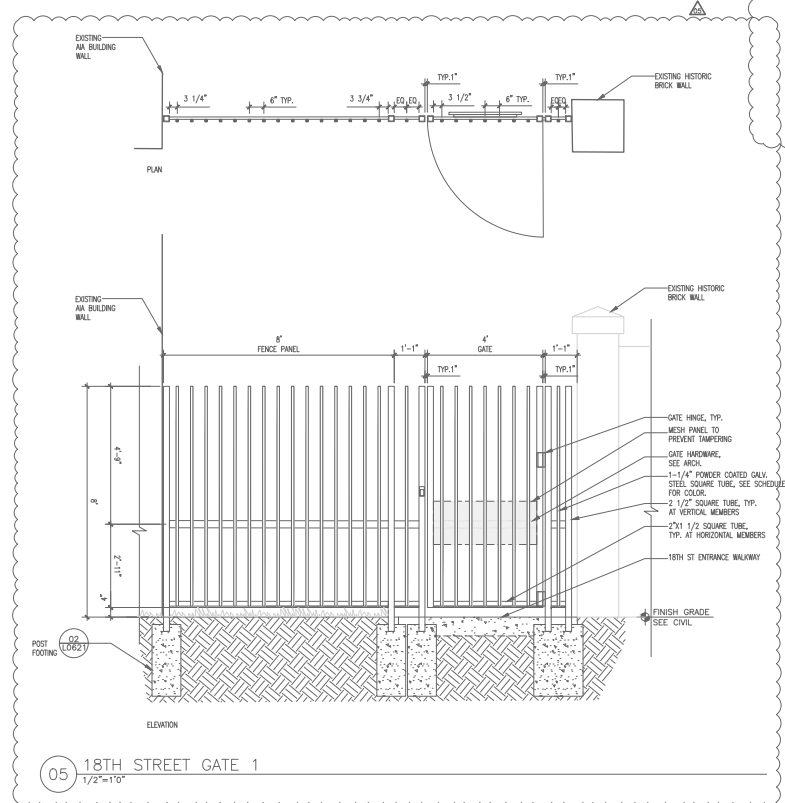
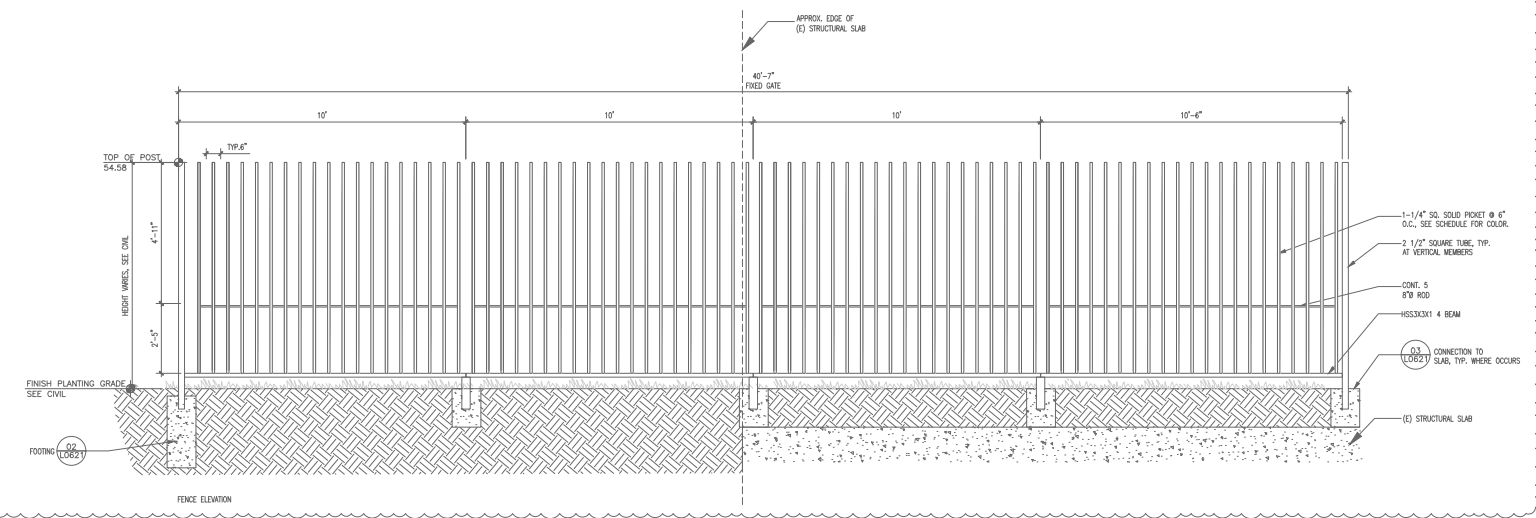
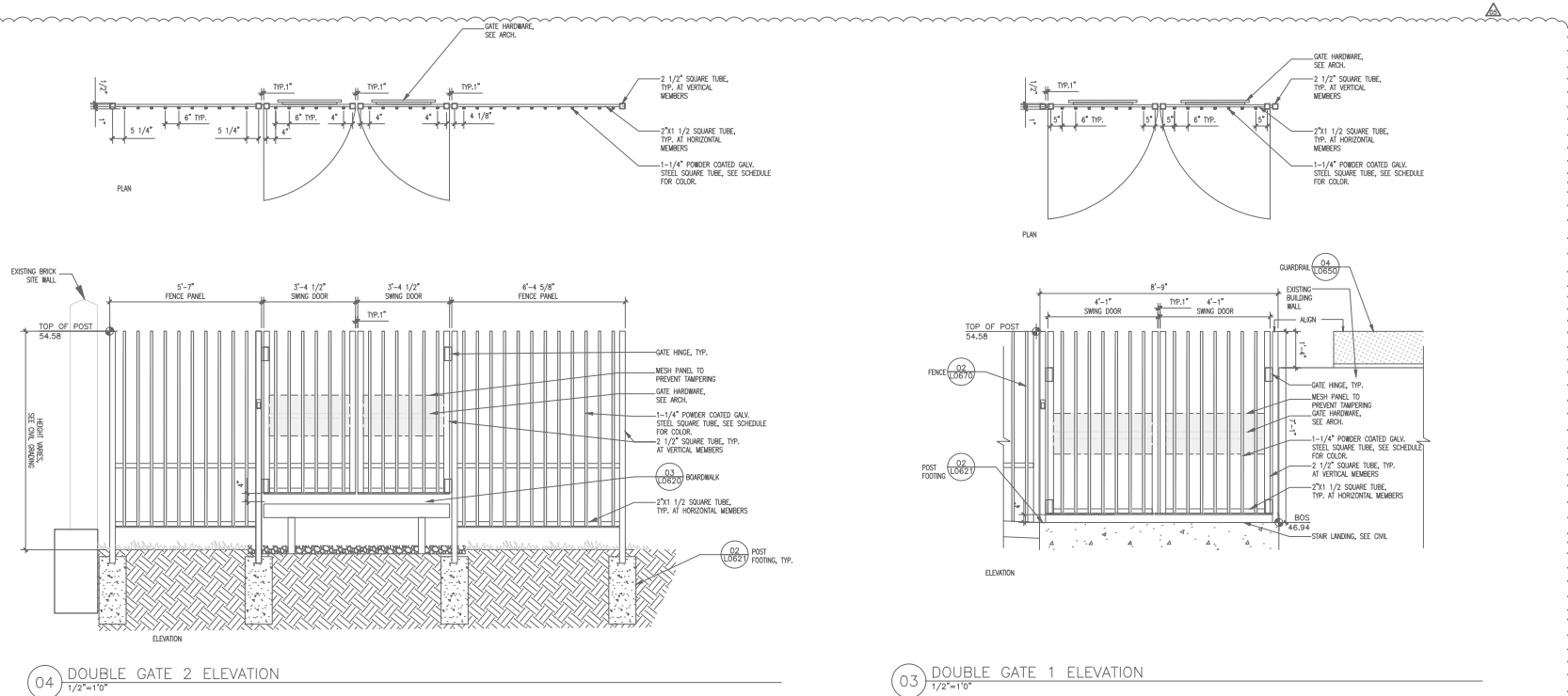


# Site Details



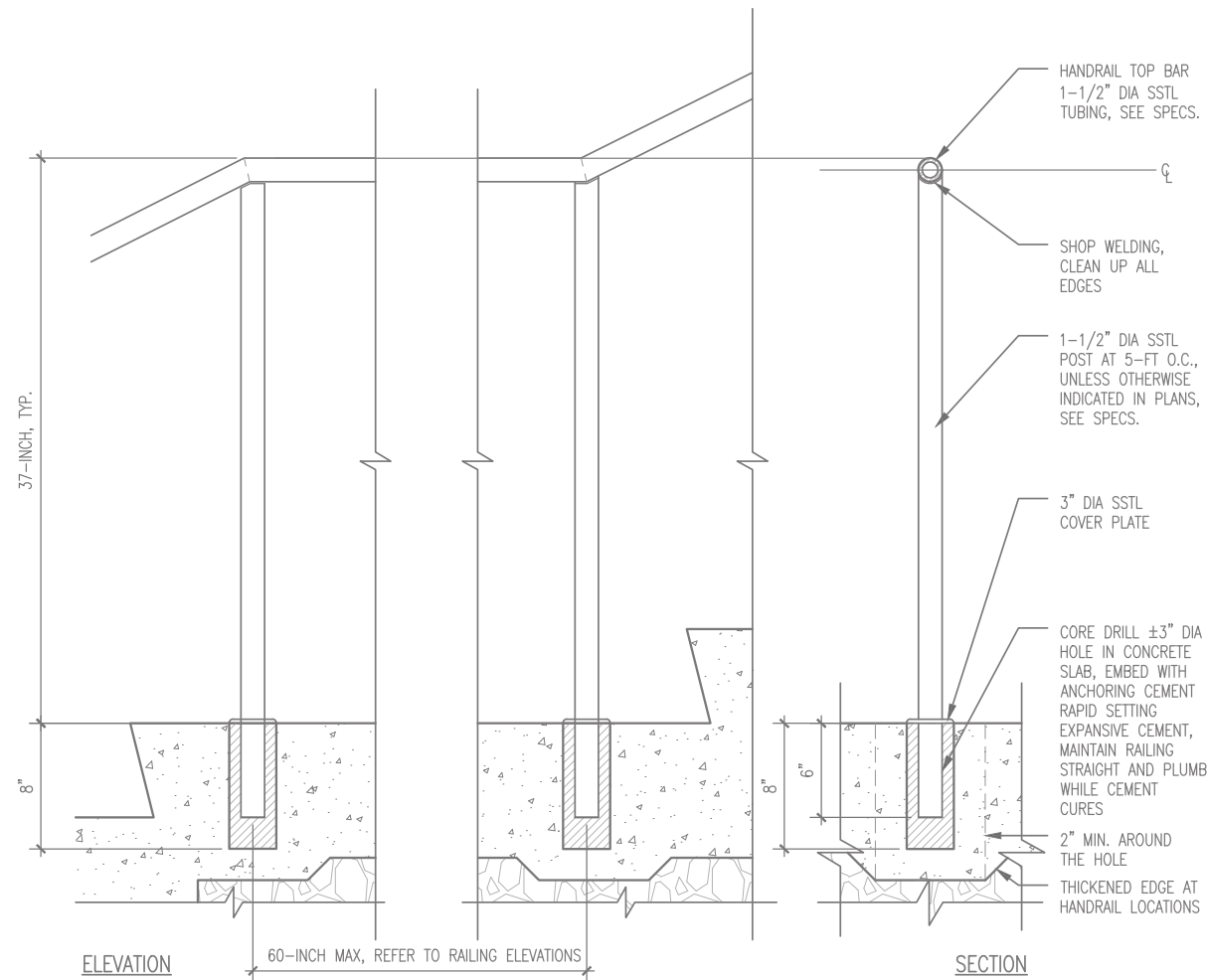


# Site Details - Fences and Gate

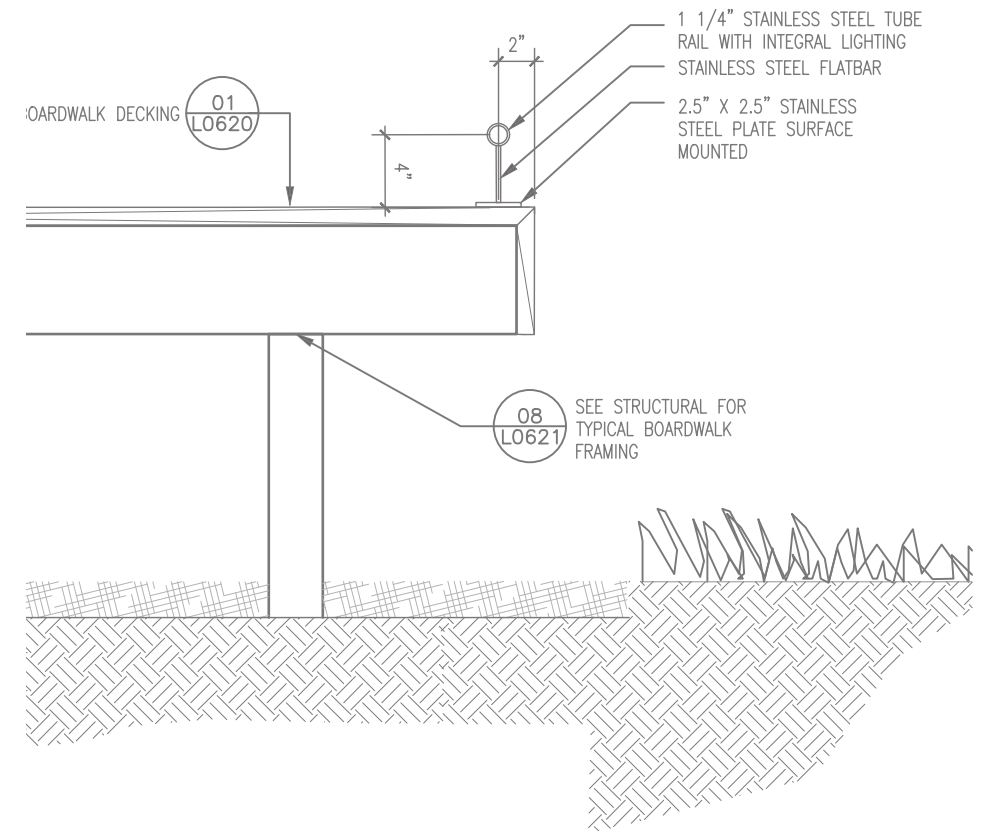




# Site Details - Handrail and Kickrail



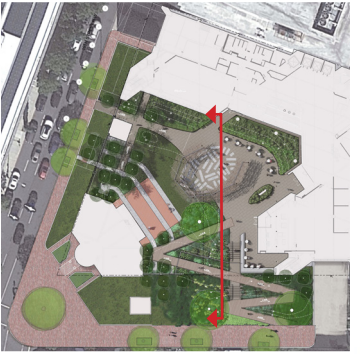
02 TYP. HANDRAIL  
1 1/2" = 1' - 0"



05 KICK RAIL  
1 1/2" = 1' - 0"

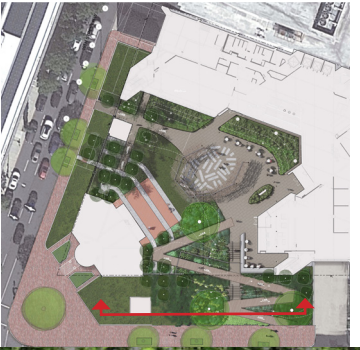


# Proposed Cross Section - Update





# Proposed Elevation - Open Gate Update





# Proposed Elevation - Closed Gate Update

