

ADOPTED

Advisory Neighborhood Commission 4A
Government of the District of Columbia

7720 Alaska Avenue, NW
Washington, DC 20012

RESOLUTION

6-04-02

**ANC 4A Support of the Hines - Urban Atlantic - Triden
Concept Design of Building P at The Parks at Walter
Reed**

Adopted June 4, 2019

WHEREAS, pursuant to applicable District laws, each Advisory Neighborhood Commission ("Commission") may advise the Council of the District of Columbia, the Mayor and each executive agency, and all independent agencies, boards and commissions of the government of the District of Columbia with respect to all proposed matters of District government policy, including, but not limited to, decisions regarding planning, streets, recreation, social services programs, education, health, safety, budget, and sanitation which affect that Commission area [D.C. Official Code §§ 1-309.10(a)];

WHEREAS, proposed District government actions include actions of the Council of the District of Columbia, the executive branch, or independent agencies, boards, and commissions. In addition to those notices required in D.C. Official Code §§ 1-309.10(a), each agency board and commission shall, before the award of any grant funds to a citizen organization or Committee, before the transmission to the Council of a proposed revenue bond issuance, or before the formulation of any final policy decision or guideline with respect to grant applications, comprehensive plans, requested or proposed zoning changes, variances, public improvements, licenses, or permits affecting said Commission area, the District budget and city goals and priorities, proposed changes in District government service delivery, and the opening of any proposed facility systems, provide to each affected Commission notice of the proposed action as required by D.C. Official Code §§ 1-309.10(b);

WHEREAS, the issues and concerns raised in the recommendations of the Commission shall be given great weight during the deliberations by the government entity, and great weight requires acknowledgement of the Commission as the source of the recommendations and explicit reference to each of the Commission's issues and concerns [D.C. Official Code §§ 1-309.10(c)(3)(A)];

WHEREAS, the Advisory Neighborhood Commissions ("ANCs") are the bodies of government with the closest ties to the people and they are expected to advise the city

on issues, including fees, taxes, zoning, social service programs, health, emergency preparedness, economic development, transportation and infrastructure issues;

WHEREAS, Advisory Neighborhood Commission 4A (the Commission) takes note of the following:

- On April 2, 2019, the Parks at Walter Reed Development Team of Hines, Urban Atlantic, and Triden Development Group (TPWR), introduced the upcoming “Building P” design review process, including context of surroundings previously presented (town center plan, massing, plaza design, IJ design)
- On May 7, 2019, TPWR, together with architect Torti Gallas Urban, presented the initial concept design for Building P
- On May 22, 2019 the further developed design was presented at a special meeting focused on review of the design.
- On June 4, 2019, the further developed design was presented, at which time the Developer requested a resolution in support of the “Building P” concept design.
- TPWR has applied for a hearing on June 27, 2019 (continuation date of July 11) with the Historic Preservation Review Board.
- Building P is a mixed-use six-story building planned to contain approximately 100,000 SF of residential (rental) and approximately 25,000 SF of retail
- Building P is located between Georgia Avenue, 12th Street, Dahlia Street, and the town center plaza, within the campus character area designated for “principle based contemporary” architecture
- The building steps down from 12th street to Georgia Ave, with a 6-story mass to match building IJ across 12th Street, a 5-story mass at the east end facing Georgia Ave, and a step down to a 1-story retail expression along the sidewalk at Georgia. This strategy bridges between the scale of development and activity along Georgia Ave and the Town Center
- Building P retail podium level generally follows the footprint of the building as presented in prior presentations, including the master plan and review of the town center plaza. The building P residential level, a “C” shape opening to the town center plaza, similarly follows prior design presentations and mirrors Building O
- The ground level is designed to maximize the retail frontage along the plaza to create a dynamic urban green
- The façade design responds to the historic context of the campus, including a regular pattern of individual masonry window openings on the east mass and vertically paired window groupings providing a two-story reading on the west mass.
- The building material and color palette is drawn from the historic campus, including white masonry which responds to the cast stone and limestone porches, porticoes and detailing, the dominant red masonry, and darker colored wall panels which evoke slate shingles. The community noted at the 4A03 special meeting on May 20th, 2019 that they wanted quality materials, as well as, more patterned and textured materials.
- Acknowledged that elements of the building will continue to be refined as part of the review process with the State Historic Preservation Office and the Historic Preservation Review Board.

- The Developer has agreed to return to ANC 4A to present updates from time to time during design.

RESOLVED:

Upon considering the foregoing at the meeting, a majority of the duly named Advisory Neighborhood Commission 4A, with a quorum present, by a vote of ayes to nays and present, voted to support the TPWR Application of the Concept Design for "Building O" to HPRB;

FURTHER RESOLVED:

ANC 4A acknowledges that there may be additional discussions and potential changes to the design, including color palettes and textured materials, as presented here, however those changes should be consistent with zoning regulations.

FURTHER RESOLVED:

That Commissioner Stephen A. Whatley is hereby authorized to serve as the Commission's representative.

FURTHER RESOLVED:

That, in the event the designated representative Commissioners cannot carry out their representative duties for any reason, the Commission authorizes the Chairperson to designate another Commissioner to represent the Commission in all matter relating to this resolution.

FURTHER RESOLVED:

Consistent with DC Code §1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED by voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of 7 of 8 members was present) on April 2, 2019, by a vote of yes, no, and abstain.

Gale B. Black
Chair ANC 4A

Cc: HPRB

Mayor Muriel Bowser
Councilmember Brandon Todd
Councilmember David Grosso
Councilmember Anita Bonds
Councilmember Elissa Silverman
Councilmember Anita Bonds

Hines - Urban Atlantic – Triden
Responses to Discussion
SMD 4A03 Special Meeting
May 22, 2019

BUILDING P

- Color of gray cement panel – perhaps too similar to Building O? Too dark?
 - *Exploring a vertical panel element in a lighter gray, vs. darker horizontal cement panel previously presented. This will differentiate the material from “O”.*
- Texture
 - *At retail base, team will explore variation within the retail storefronts similar to Pike & Rose. Change in grey paneling noted above will also add more texture to the Georgia Avenue facing mass.*
- Request some more attention be given design of corners facing Georgia Avenue; question of whether institutional looking?
 - *Juliette balconies have been added at corners to create texture and visual interest and provide cue that this is a residential building (not institutional)*
- Bris Soleil appears heavy/dark
 - *Solid bris soleil has been modified to an open “trellis-like” and lightened in weight and color*
- Green canopy - explore this in a different color / material
 - *Team would like to maintain some flexibility to study color. Currently envisioning a copper patina color*
- Questions on plaza, activity, elements
 - *Presentation was focused on the building and had not been fully coordinated with the plaza design. Presentation has been updated to align with current plaza design*

BUILDING O

- Too much red brick?
 - *Red is a color identified in the historic design guidelines as a primary color to be used within the campus.*
 - *Building O is a smaller scale than Building IJ and P, so color and material palette has been limited to reflect this smaller scale, that is, we do not think it is appropriate to introduce another material/color.*
 - *Surrounding buildings in the town center do not use significant amounts of red brick, so Building O is balanced with range of materials used in IJ and P. The building uses red brick in a contemporary way, which distinguishes it from the historic buildings.*
 - *Two types of red brick have been used to create depth and texture, and recessed areas also create additional texture and pattern*
- Questions on plaza, activity, elements
 - *Presentation was focused on the building and had not been fully coordinated with the plaza design. Tuesday’s presentation will be updated to align with current plaza design.*

- Approach to retail – *we don't recall whether this was discussed specifically with O or just P, but we will create guidance to encourage different retail storefront treatments within the black metal rhythmic frame that is part of the base building architecture.*
- Windows – a good amount of discussion about whether you will be able to see inhabitants (“exhibitionists”) inside. *Glass will be transparent, so we can't completely control whether the public will be able to see occupants. Though it is not an architectural feature related to the HPRB process, we will consider ways to control appearance. Additionally, we have slightly reduced the width of the windows facing Georgia Avenue.*