

CITY OF ALEXANDRIA - AHC/ECR MULTIFAMILY + CHURCH

BEAUREGARD DESIGN ADVISORY COMMITTEE (BDAC)

PRESENTATION: OCTOBER 23, 2017

ELECTRONIC SUBMISSION: OCTOBER 12, 2017

PROJECT SPONSOR/
LANDOWNER:

CHURCH OF THE RESURRECTION
2280 N BEAUREGARD STREET
ALEXANDRIA, VA 22311

DEVELOPER:

AHC, INC.
2230 N. FAIRFAX DRIVE
ARLINGTON, VA 22201

LAND USE ATTORNEY:

LAND, CARROLL & BLAIR, P.C.
524 KING STREET
ALEXANDRIA, VA 22314

ARCHITECT:

CUNNINGHAM QUILL ARCHITECTS, PLLC
1054 31ST STREET NW
SUITE 315
WASHINGTON, DC 20007

CIVIL:

WALTER L. PHILLIPS, INC.
207 PARK AVE.
FALLS CHURCH, VA 22046

LANDSCAPE ARCHITECT:

CAMPION HRUBY LANDSCAPE
ARCHITECTS
26 SOUTH STREET
ANNAPOLIS, MD 21401

DESIGN ISSUES FROM PREVIOUS BDAC MEETING

COMMENT	RESPONSE
<p>THE LOCATION AND INCORPORATION OF EXTERIOR VENTS WILL BE IMPORTANT TO CONSIDER IN THE OVERALL DESIGN OF THE BUILDING FAÇADE. STAFF WOULD PREFER THAT BUILDING VENTED IS ROUTED THROUGH THE ROOF WHEREVER POSSIBLE, OR AT A MINIMUM TO REDUCE THE PRESENCE OF EXTERIOR VENTS ALONG THE N. BEAUREGARD STREET FAÇADE.</p>	<ul style="list-style-type: none"> EXHAUST AND FRESH AIR VENTS ARE SHOWN ON ALL ELEVATIONS AND ALIGNED TO CREATE AN ORGANIZED DISTRIBUTION
<p>EXPLORE DESIGN OPTIONS TO REVISE THE RESIDENTIAL WINDOWS LOCATED ON THE B2 LEVEL, DIRECTLY UNDERNEATH THE GARAGE SCREEN AS THE WINDOWS APPEAR DISJOINTED FROM THE DESIGN OF THE REST OF THE BUILDING.</p> <p>STAFF WOULD ENCOURAGE THE EXPLORATION OF LARGER WINDOWS, USING EITHER A UNIQUE PATTERN AND SPACING, OR ALIGNING THE WINDOWS WITH THOSE IN THE UPPER LEVELS TO CREATE GREATER HARMONY WHILE SIMULTANEOUSLY EMPHASIZING THE WINDOWS' UNIQUE LOCATION ON THE BUILDING FAÇADE.</p>	<ul style="list-style-type: none"> WINDOWS ARE ARRANGED TO ALIGN WITH THE WINDOWS ABOVE AND BRICK RUSTICATION IS MODIFIED TO LOCATE A FLAT BRICK, NON-RUSTICATED AREA BETWEEN THE WINDOWS IN THIS UNIQUE LOCATION AT THE BASE OF THE BUILDING. WINDOWS ON ALL ELEVATIONS THAT FALL WITHIN THE RUSTICATED BASE DO NOT HAVE RUSTICATION BETWEEN THE WINDOWS.
<p>MEMBERS OF BDAC ENCOURAGED ADDITIONAL DEVELOPMENT OF THE INTERIOR COURTYARD DESIGN AND EXPRESSED A DESIRE TO HAVE LESS OF A HORIZONTAL EMPHASIS. EXPLORE OPTIONS TO ENLIVEN THE COURTYARD AND REDUCE THE STRONG HORIZONTAL EMPHASIS. OPTIONS TO EXPLORE INCLUDE:</p> <p>INTRODUCING VERTICAL ELEMENTS INTO THE COURTYARD WALLS THROUGH EITHER SIMILAR PANEL ELEMENTS, OR THE INTRODUCTION OF EXTERIOR FACADE MATERIALS SUCH AS BRICK OR PANEL.</p> <p>MIRROR THE SYNCOPATION AND RHYTHM LANGUAGE OF THE WINDOWS SEEN ON THE EXTERIOR OF THE BUILDING IN THE COURTYARD AND INTRODUCE GREATER VARIETY IN THE PLACEMENT OF WINDOW MULLIONS (THE PATTERN ON THE EXTERIOR REVERSES THE SUBDIVIDED SIDE OF WINDOWS IN A SUCCESSFUL WAY).</p> <p>CONSIDER ALIGNING THE HARDI-PANEL BANDS WITH THE SILLS AND FRAMES OF THE WINDOWS - THE CURRENT DEPICTIONS SEEM TO SHOW NO RELATIONSHIP BETWEEN THE SIDING BANDS AND THE WINDOWS.</p> <p>EXPLORE THE USE OF GROUPS OF NARROW PANELS (OR OTHER CONTRASTING TEXTURE OR PATTERN) IN-BETWEEN RANDOM CLUSTERS OF WINDOWS TO MIMIC THE HORIZONTAL BRICK RUSTICATION SEEN ON THE EXTERIOR FACING WALLS OF THE BUILDING.</p>	<ul style="list-style-type: none"> THE DESIGN TEAM EXPLORED ADDING VERTICAL ELEMENTS TO THE COURTYARD AND FOUND THAT IT UNDERMINED THE DESIGN INTENTION TO TREAT THE INTERIOR COURTYARD DIFFERENTLY FROM THE EXTERIOR ELEVATIONS BY USING A HORIZONTAL LANGUAGE WITH HORIZONTAL SIDING. OTHER SUGGESTIONS HAVE BEEN TAKEN AS FOLLOWS: WINDOW MULLIONS HAVE BEEN MODIFIED TO MIRROR THE SYNCOPATION AND RHYTHM LANGUAGE FOUND ON THE WINDOWS ON THE BEAUREGARD STREET ELEVATION. LAP SIDING IS ALIGNED WITH THE WINDOW FRAMES AND SILLS.

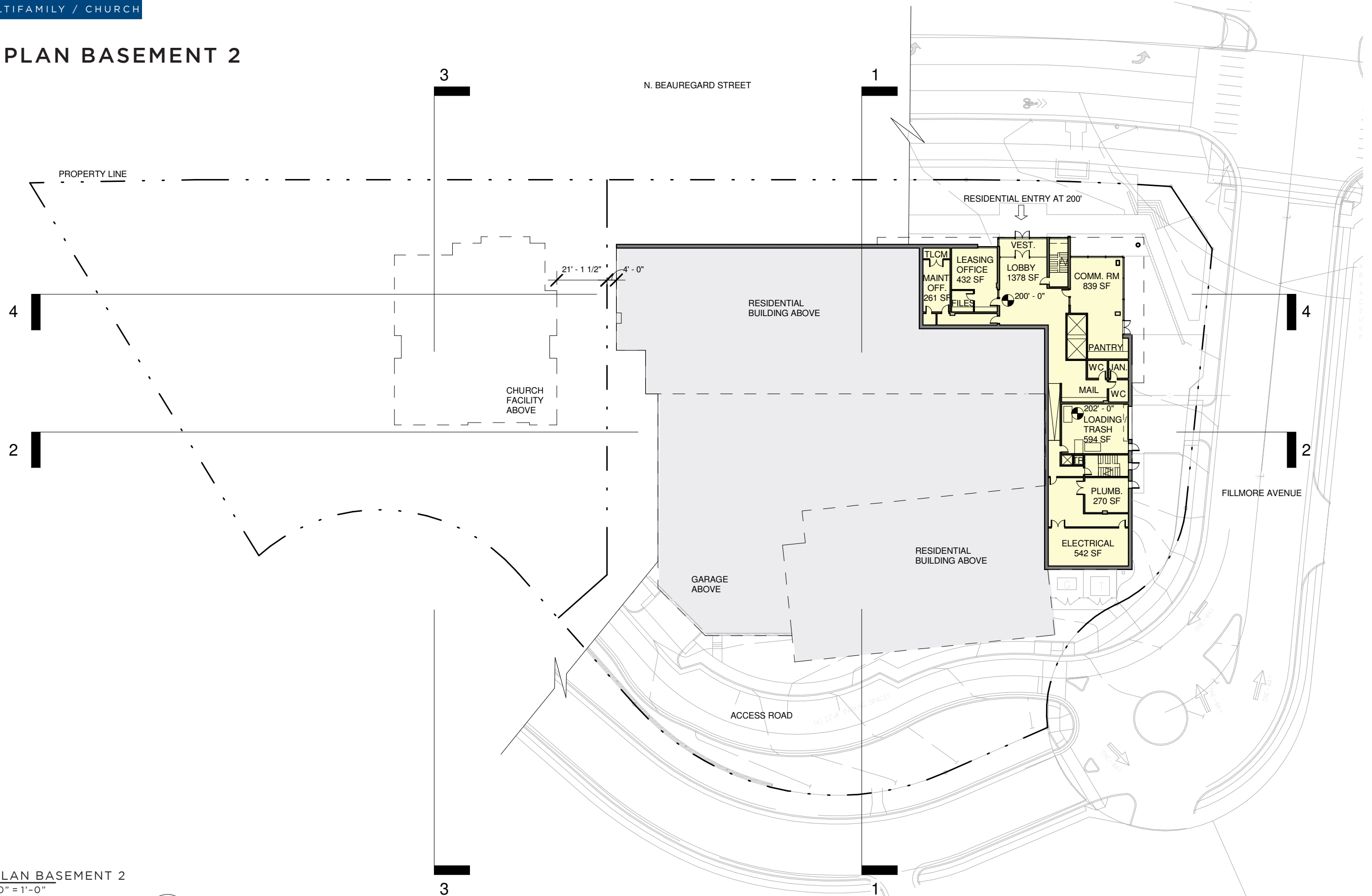
DESIGN ISSUES FROM PREVIOUS BDAC MEETING

COMMENT	RESPONSE
<p>CONSIDER EXPLORING A NICHE ALONG THE BRICK FAÇADE WHICH WOULD CONNECT FROM THE GROUND FLOOR DOOR UP THE VERTICAL HEIGHT OF THE BUILDING, AND STRENGTHENING THAT NICHE WITH THE INTRODUCTION OF WINDOWS, AS WAS RECENTLY DONE ON THE SOUTH ELEVATION FACING THE NEW CHURCH. EXPLORE A TREATMENT OF THE LOADING DOCK DOOR AND TWO ADJACENT PEDESTRIAN DOORS AS THEY WILL BE A SOMEWHAT PROMINENT LOCATION ON THE BUILDING.</p> <p>STAFF RECOMMENDS CONSIDERING ORGANIZING THE DOORS IN A LARGER ELEMENT TO TREAT AS A GROUP. CONSIDER A FROSTED GLASS TREATMENT FOR THE LOADING DOCK DOOR TO ALLOW LIGHT TO FLOW THROUGH THE GLASS AT NIGHT AND CREATE A WARM AND WELCOMING EXPERIENCE, AND CREATE THE IMPRESSION OF MORE OCCUPIED SPACE AT STREET LEVEL.</p>	<ul style="list-style-type: none"> • THE BRICK RUSTICATION WILL BE MODIFIED TO EMPHASIS THE VERTICAL ARRANGEMENT OF LAUNDRY ROOM WINDOWS. THE LOADING AREA WILL BE MODIFIED TO ORGANIZE THE DOORS INTO A LARGER UNIFIED FACADE ELEMENT TO TREAT THEM AS A GROUP.
<p>BDAC AND ATTENDEES OF THE MEETING REQUESTED THE FOLLOWING RENDERING AND IMAGES OF THE PROPOSED PROJECT TO BETTER UNDERSTAND THE PROPOSAL: A VIEW OF THE RETAINING WALL PROPOSED TO RUN ALONG THE NEW PRIVATE ACCESS DRIVE AISLE. DUE TO SOME CONCERNS THAT THE WALL WILL BE TUCKED INTO THE ADJACENT GRADE, CONSIDER IF ANY GUARDRAILS OR OTHER SAFETY FEATURES WILL BE REQUIRED ALONG THE TOP OF THE RETAINING WALL TO ENSURE THE SAFETY OF THOSE ALONG THE GOODWIN HOUSE PROPERTY.</p>	<ul style="list-style-type: none"> • A SECTION IS INCLUDED THROUGH THE GOODWIN HOUSE ACCESS ROAD AND THE ECR ACCESS ROAD TO SHOW THE LOCATION AND SIZE OF THE RETAINING WALL ON THE ECR PROPERTY.
<p>BDAC AND ATTENDEES OF THE MEETING REQUESTED THE FOLLOWING RENDERINGS AND IMAGES OF THE PROPOSED PROJECT TO BETTER UNDERSTAND THE PROPOSAL: PERSPECTIVE VIEWS OF THE PROPOSED CHURCH AND MULTI-FAMILY BUILDING FROM THREE LOCATIONS AT GOODWIN HOUSE:</p> <ul style="list-style-type: none"> • THE MAIN VEHICULAR CIRCLE AND DROP-OFF LOCATED AT THE GROUND FLOOR AT THE GOODWIN HOUSE MAIN ENTRANCE, WHICH OVERLOOKS THE SUBJECT PROJECT. • FROM THE FIFTH FLOOR OF THE GOODWIN HOUSE TOWER, LOOKING DOWN AT THE SUBJECT PROJECT. • FROM THE 15TH FLOOR OF THE GOODWIN HOUSE TOWER, LOOKING DOWN AT THE SUBJECT PROJECT. 	<ul style="list-style-type: none"> • RENDERINGS OF THE REQUESTED VIEWS ARE INCLUDED IN THE SUBMISSION.

DESIGN ISSUES FROM PREVIOUS BDAC MEETING

COMMENT	RESPONSE
<p>AN ELEVATION OF THE BUILDING FRONTAGES ALONG N. BEAUREGARD WHICH INCLUDES THE PROPOSED LANDSCAPING AND THE UTILITY LINES.</p>	<ul style="list-style-type: none"> A RENDERING OF THE REQUESTED VIEW IS INCLUDED IN THE SUBMISSION, INCLUDING APPROXIMATE LOCATION OF POWERLINES.
<p>STAFF WOULD ENCOURAGE THE INSTALLATION OF A DOUBLE-DOOR VESTIBULE IN THE PARKING GARAGE TO ALLOW SECURE ENTRY INTO THE HALLWAY OF THE MULTI-FAMILY BUILDING. THE INNER DOORS SHOULD BE RECESSED SO THEY DO NOT SWING INTO THE INTERIOR HALLWAY. SUCH A VESTIBULE CAN PROVIDE SECURE FOBBED ENTRANCE INTO THE BUILDING FOR RESIDENTS AND GUESTS AND PROVIDE AN ENVIRONMENTALLY CONTROLLED BARRIER.</p>	<ul style="list-style-type: none"> ADDING A VESTIBULE AT THE GARAGE WOULD REQUIRE REDUCING THE NUMBER OF PARKING SPACES WHICH IS NOT FEASIBLE. THE DOOR SWING FROM THE GARAGE INTO THE CORRIDOR DOES NOT IMPACT THE CODE-REQUIRED WIDTH OF THE CORRIDOR. THIS DOOR WILL BE A SECURE KEY-FOBBED ENTRANCE INTO THE BUILDING.
<p>STAFF APPRECIATES THE SCULPTURAL ELEMENTS OF THE PERFORATED METAL PANEL AND LOOKS FORWARD TO ADDITIONAL DEVELOPMENT OF THE ARTISTIC DESIGN.</p>	<ul style="list-style-type: none"> ADDITIONAL DEVELOPMENT OF THE SCREEN WILL BE INCLUDED IN THE PRESENTATION ON OCT. 23
<p>EXPLORE THE ADDITION OF ONE OR MORE HORIZONTAL BRICK BANDING SECTIONS ON THE NORTHERN BRICK TOWER AROUND THE THIRD OR FOURTH FLOOR TO BETTER TIE IN TO OTHER BRICK ELEVATIONS.</p>	<ul style="list-style-type: none"> ADDITIONAL HORIZONTAL BANDING HAS BEEN ADDED.

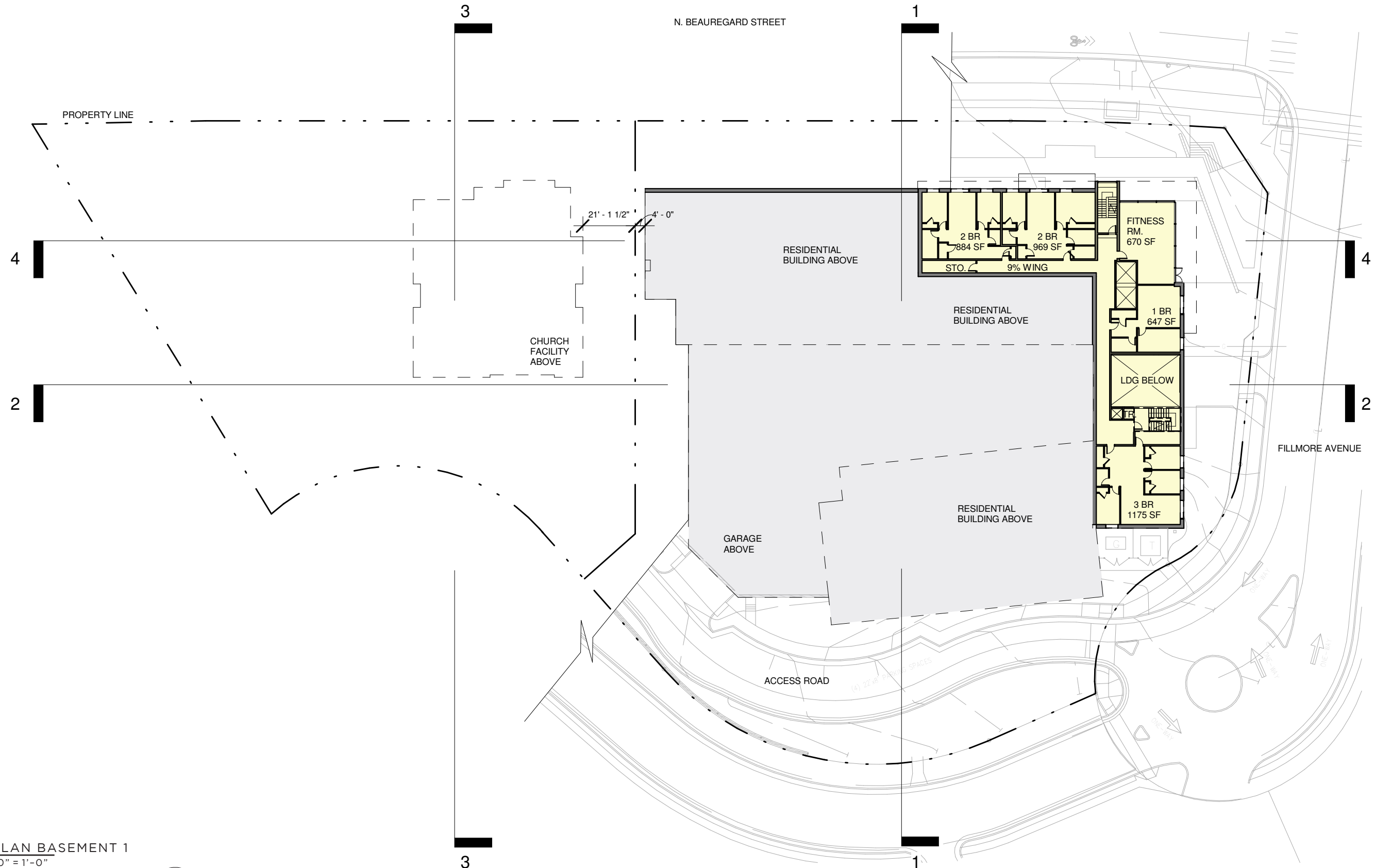
FLOOR PLAN BASEMENT 2



1 FLOOR PLAN BASEMENT 2
SCALE: 1/40" = 1'-0"



FLOOR PLAN BASEMENT 1

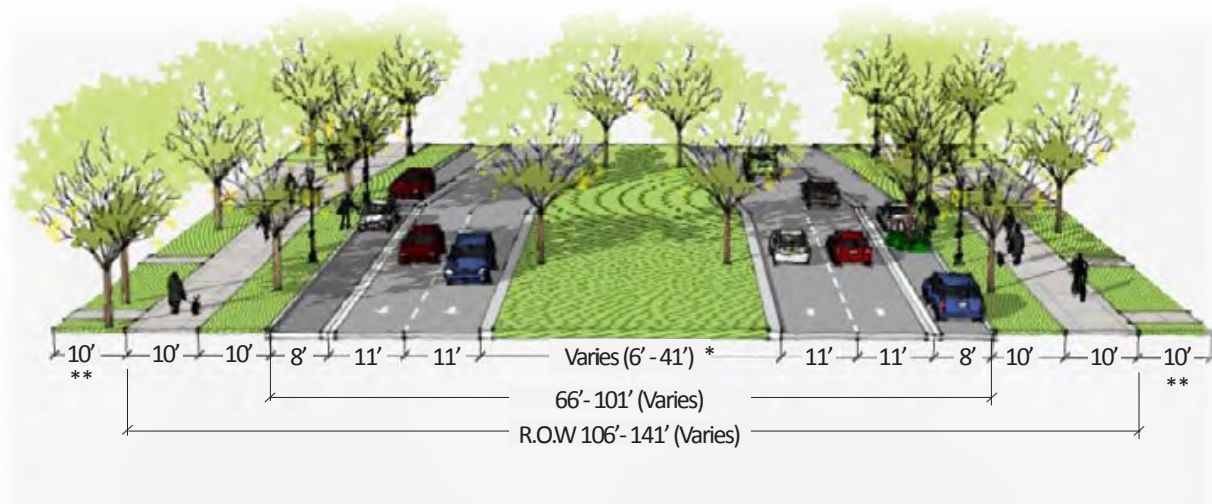


1 FLOOR PLAN BASEMENT 1
SCALE: 1/40" = 1'-0"

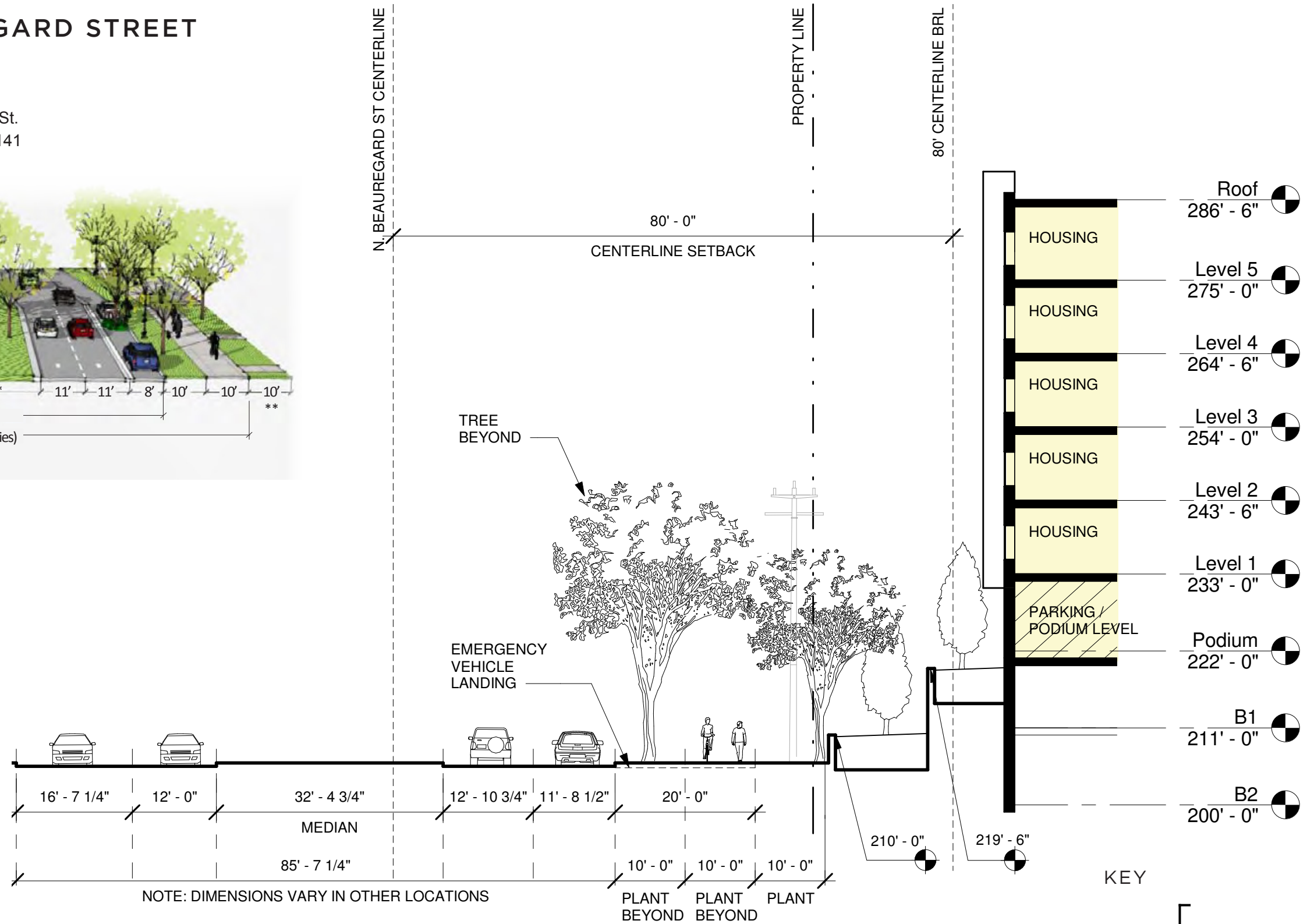


SITE SECTIONS - N. BEAUREGARD STREET

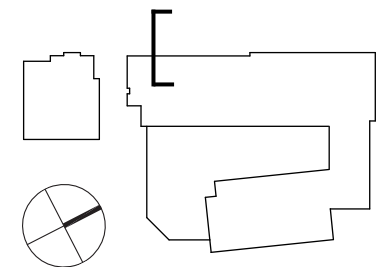
North Beauregard St.
ST - 66-101 - 106-141



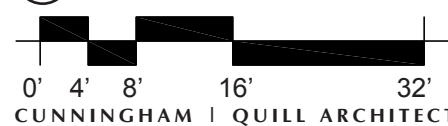
2 BEAUREGARD "10 X 10 X 10" DIAGRAM
SCALE: NTS



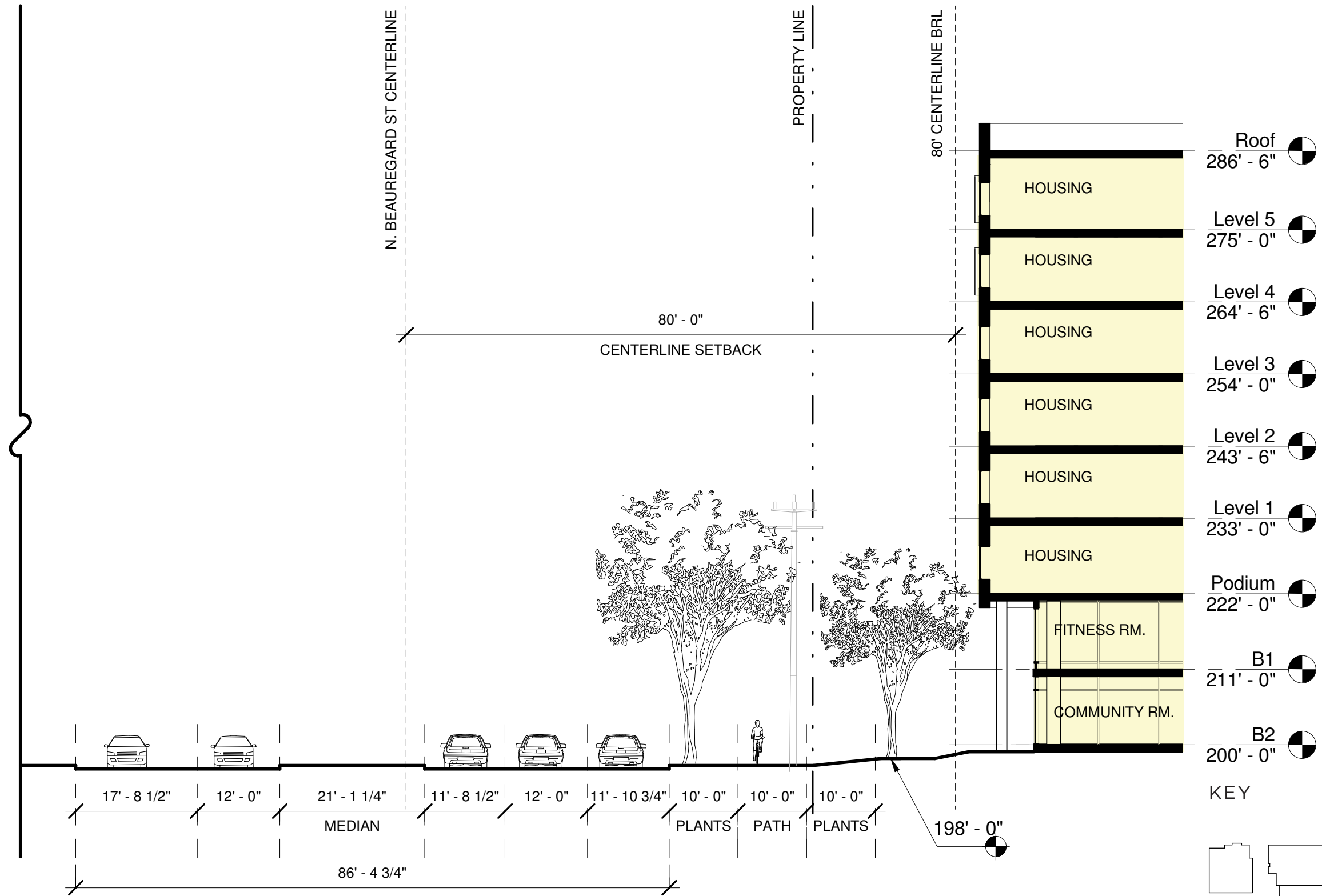
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1 SECTION 5 - N. BEAUREGARD ST
SCALE: 1/16" = 1'-0"



SITE SECTIONS - N. BEAUREGARD STREET

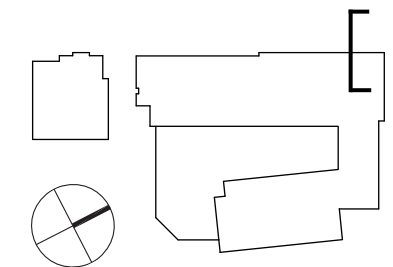


1 SECTION 6 - N. BEAUREGARD ST
SCALE: 1/16" = 1'-0"



NOTE: DIMENSIONS VARY IN OTHER LOCATIONS

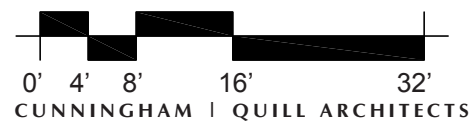
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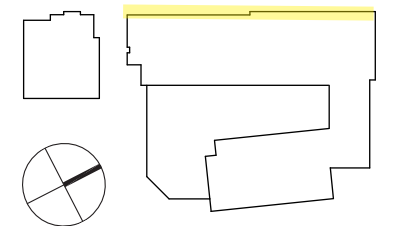
NORTHWEST ELEVATION



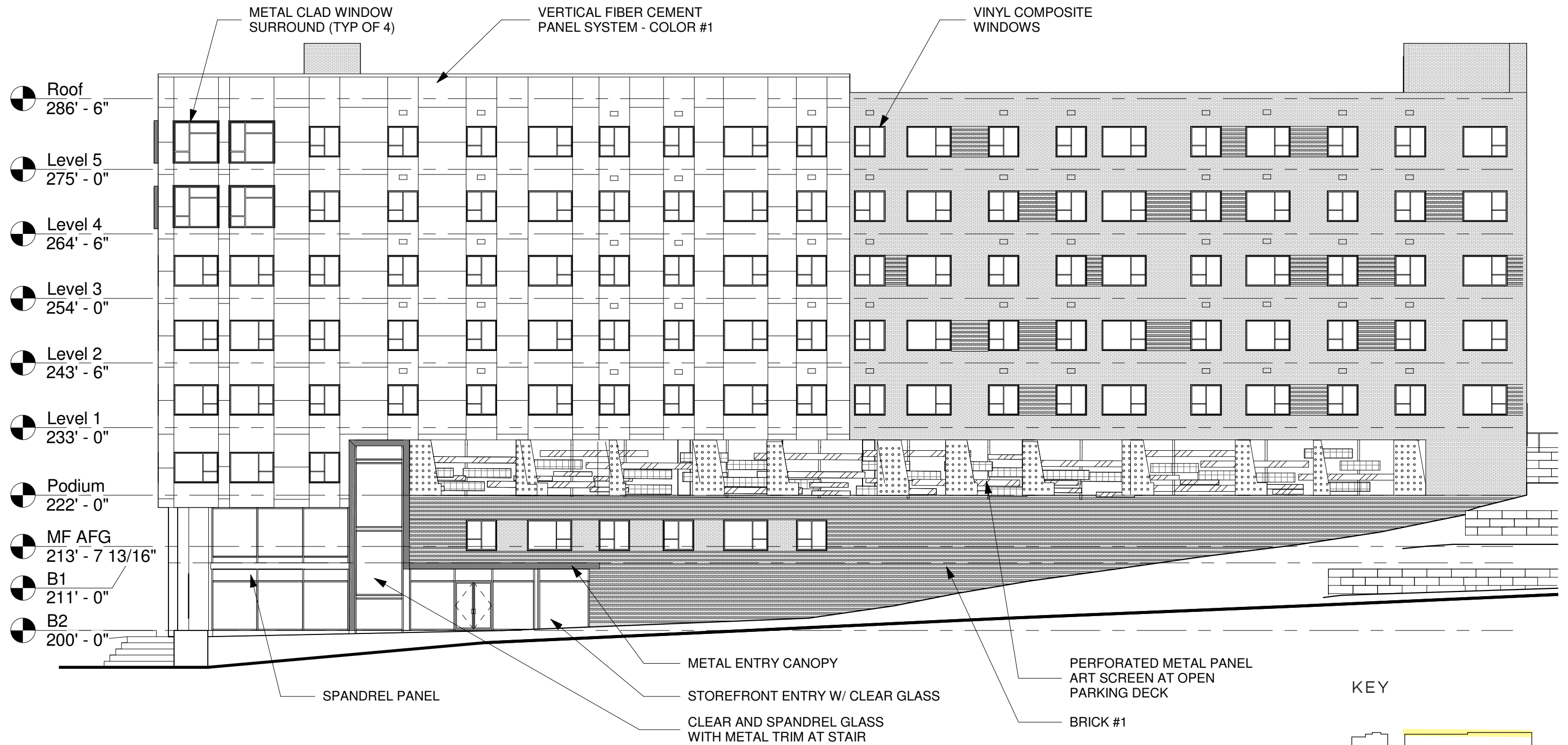
1 NORTHWEST ELEVATION - N. BEAUREGARD ST.
SCALE: 1/16" = 1'-0"



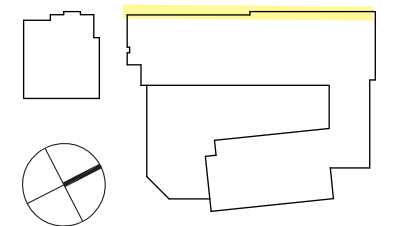
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NORTHWEST ELEVATION



KEY



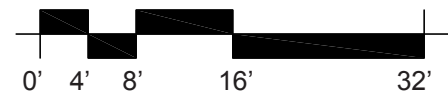
1 NORTHWEST ELEVATION - N. BEAUREGARD ST.
SCALE: 1/16" = 1'-0"



NORTHEAST ELEVATION

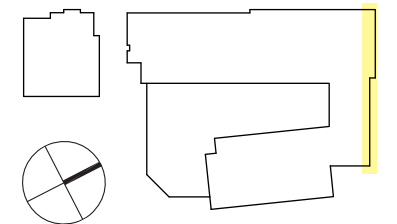


1 NORTHEAST ELEVATION - FILLMORE AVE.
SCALE: 1/16" = 1'-0"

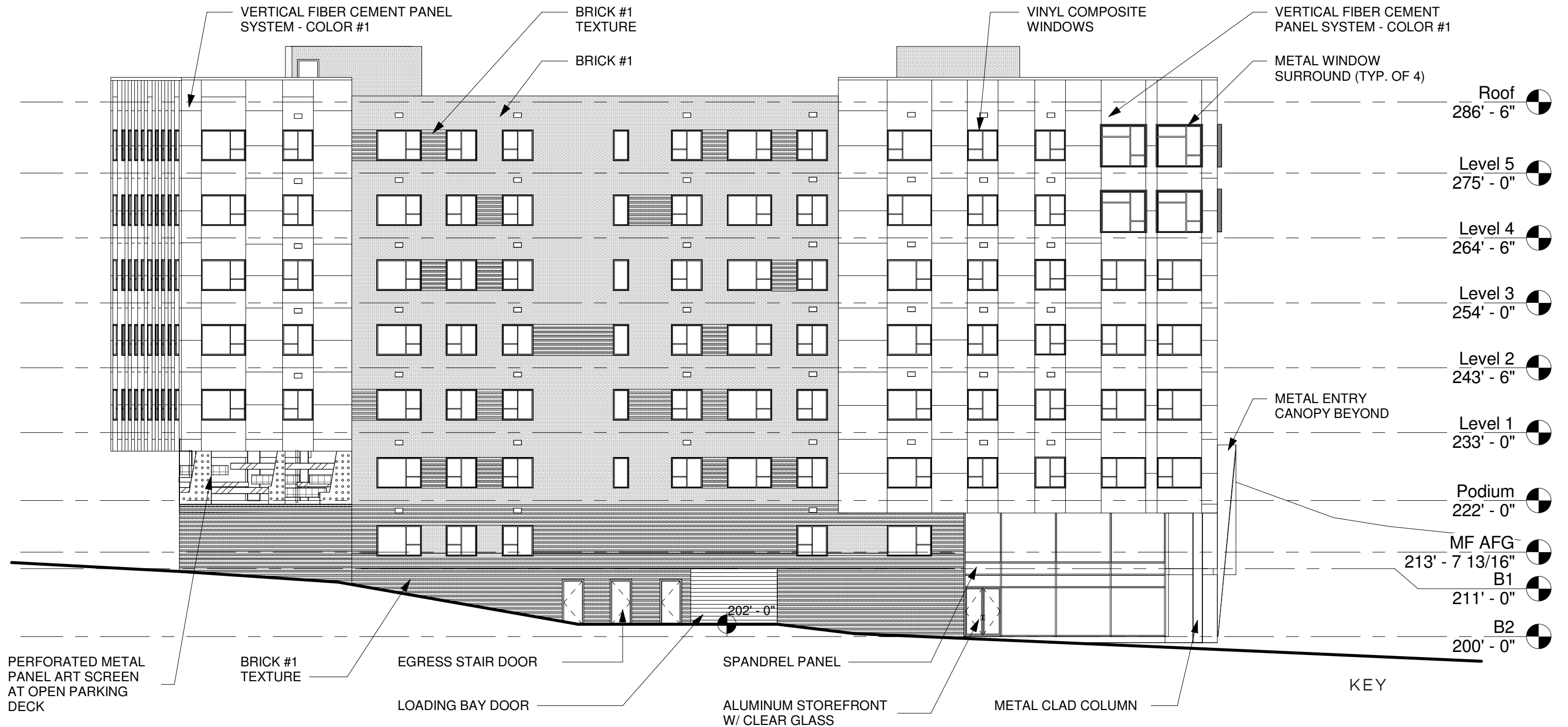


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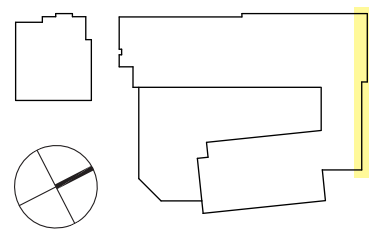
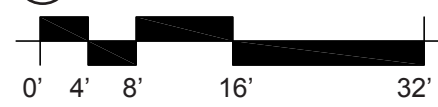
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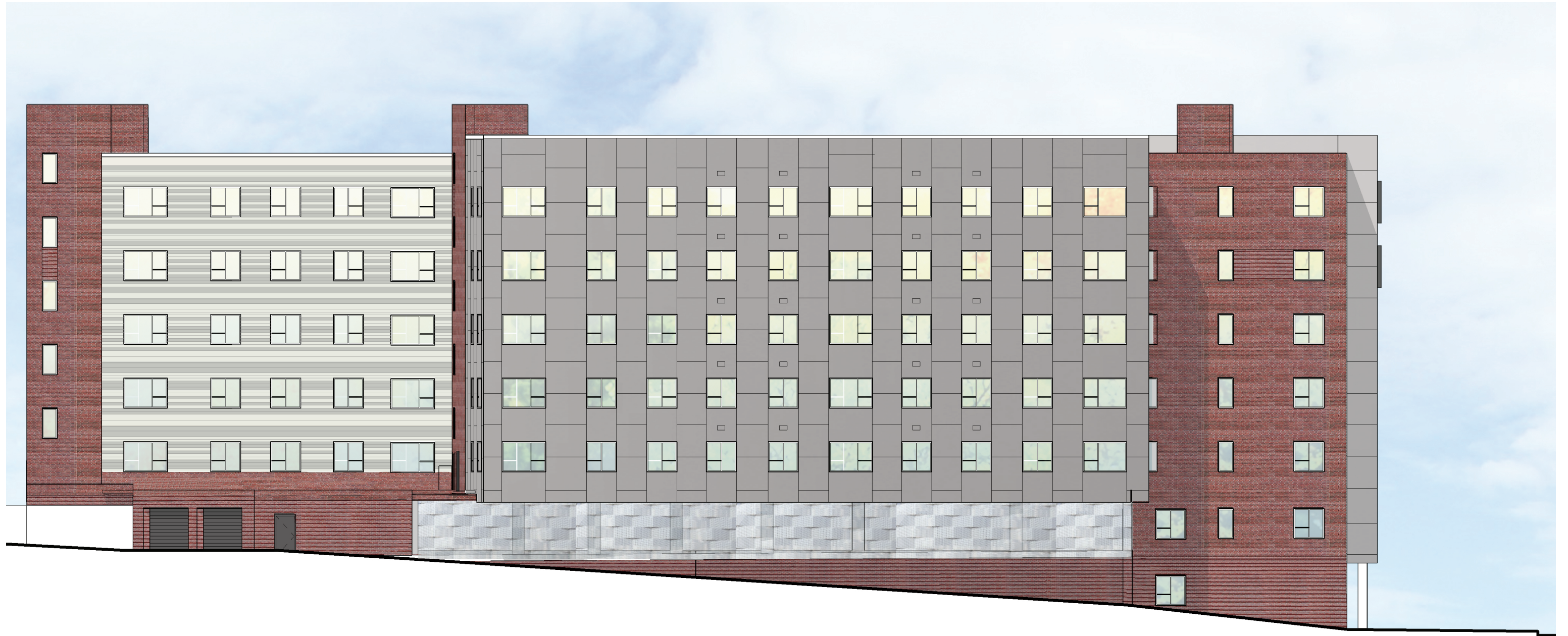
NORTHEAST ELEVATION



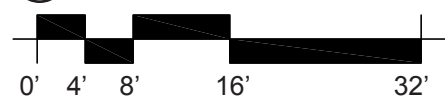
1 NORTHEAST ELEVATION - FILLMORE AVE.
SCALE: 1/16" = 1'-0"



SOUTHEAST ELEVATION



1 SOUTHEAST ELEVATION - PRIVATE ACCESS ROAD
SCALE: 1/16" = 1'-0"

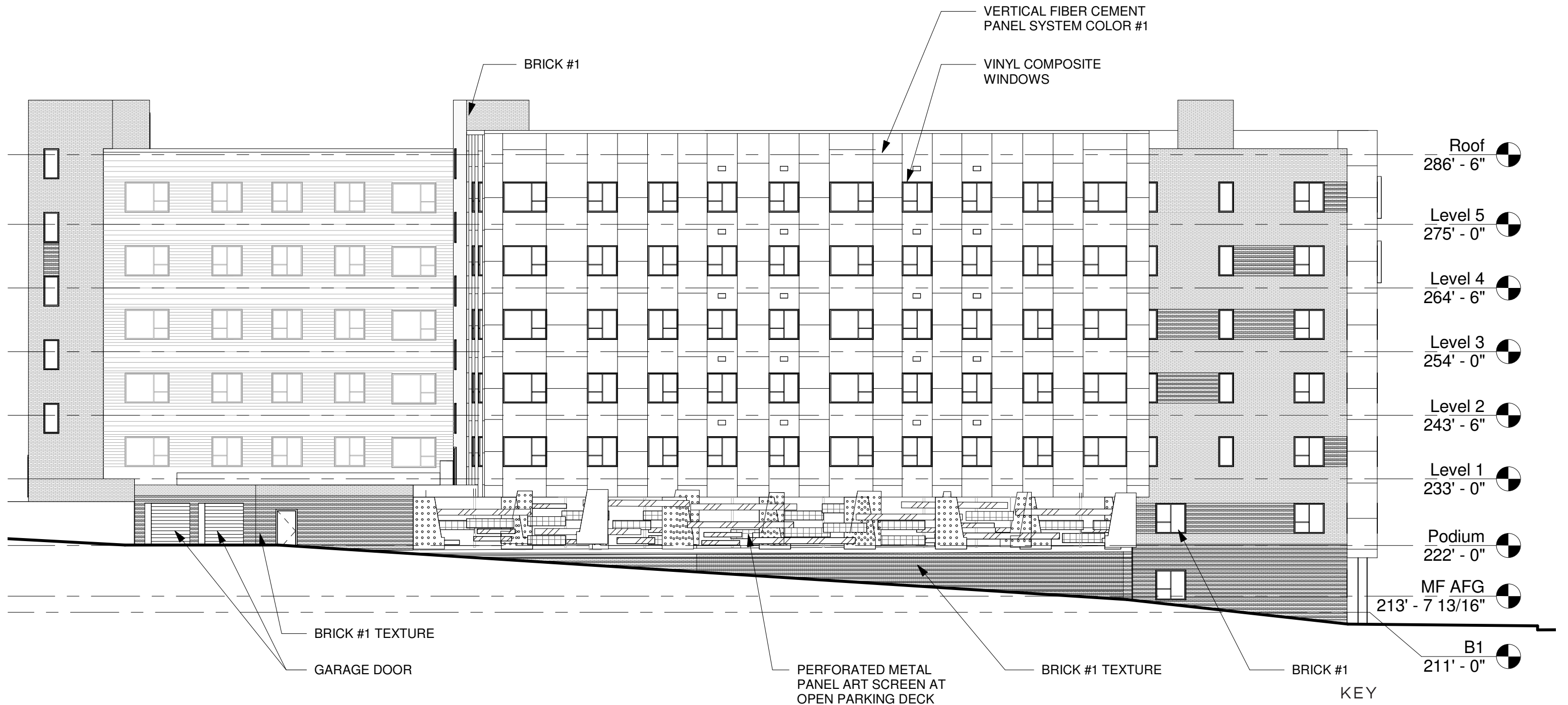


CUNNINGHAM | QUILL ARCHITECTS

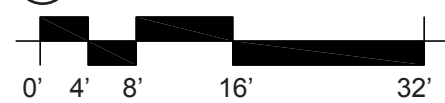
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SOUTHEAST ELEVATION



1 SOUTHEAST ELEVATION - PRIVATE ACCESS ROAD
SCALE: 1/16" = 1'-0"



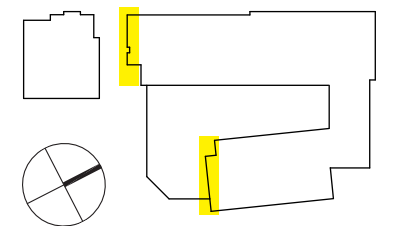
SOUTHWEST ELEVATION



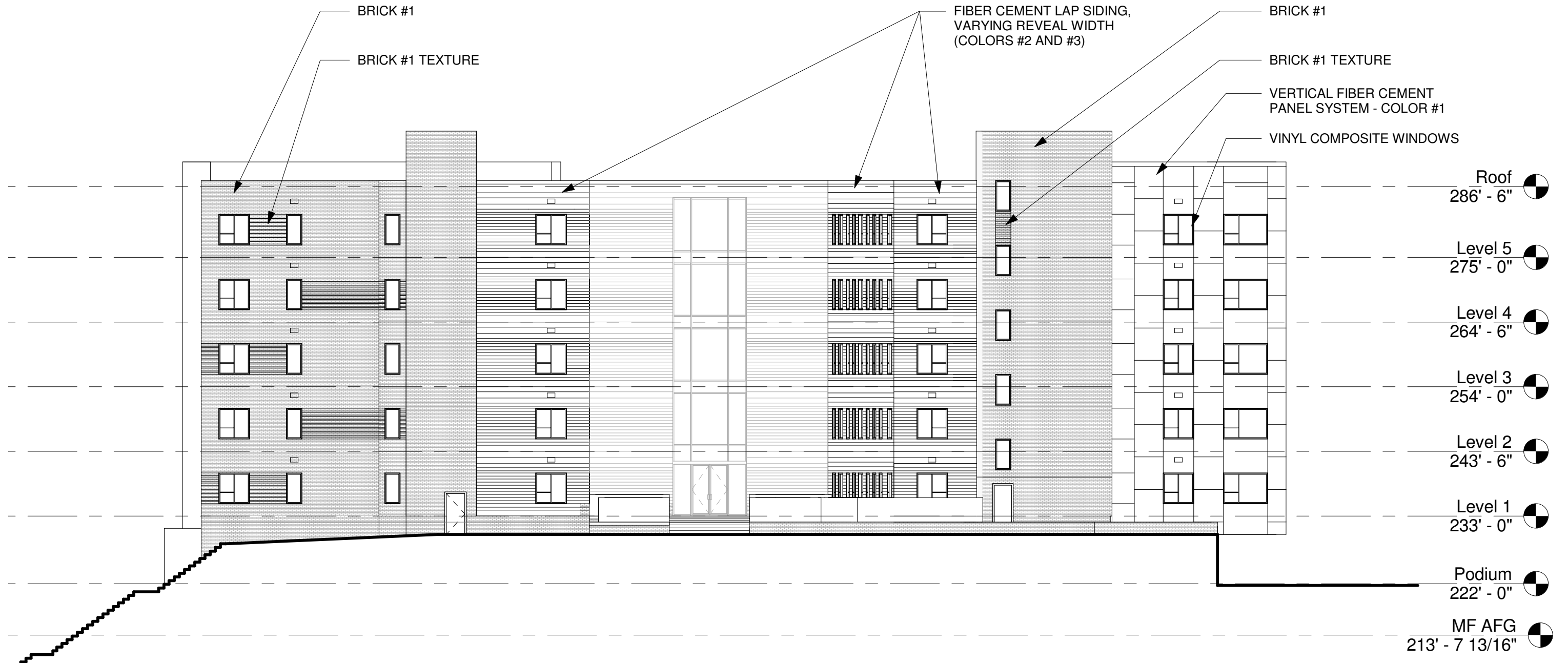
1 SOUTHWEST ELEVATION - PLAZA
SCALE: 1/16" = 1'-0"



KEY



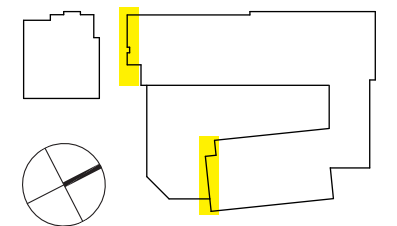
SOUTHWEST ELEVATION



1 SOUTHWEST ELEVATION - PLAZA
SCALE: 1/16" = 1'-0"



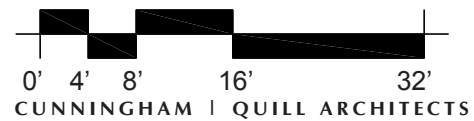
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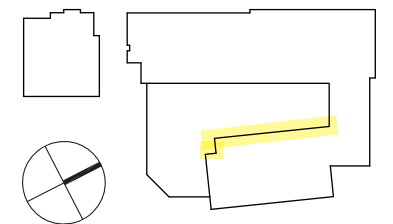
NORTHWEST COURTYARD ELEVATION



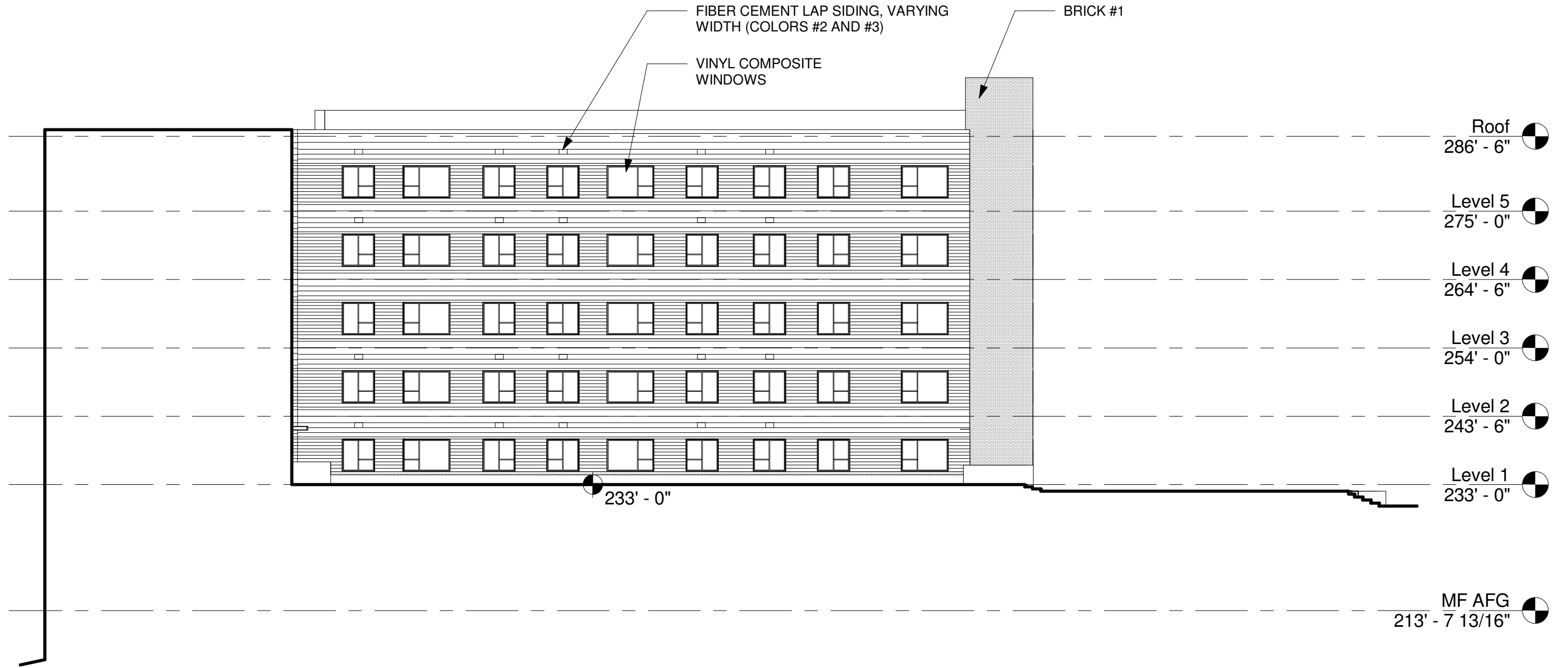
1 NORTHWEST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"



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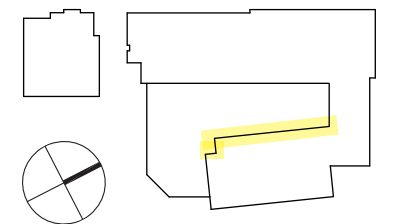
NORTHWEST COURTYARD ELEVATION



1 NORTHWEST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"



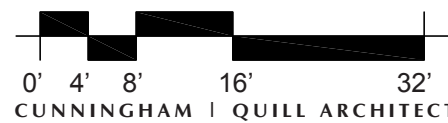
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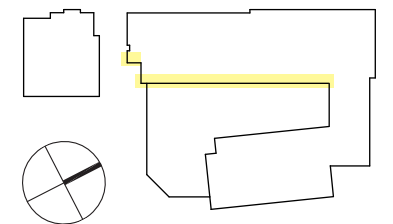
SOUTHEAST COURTYARD ELEVATION



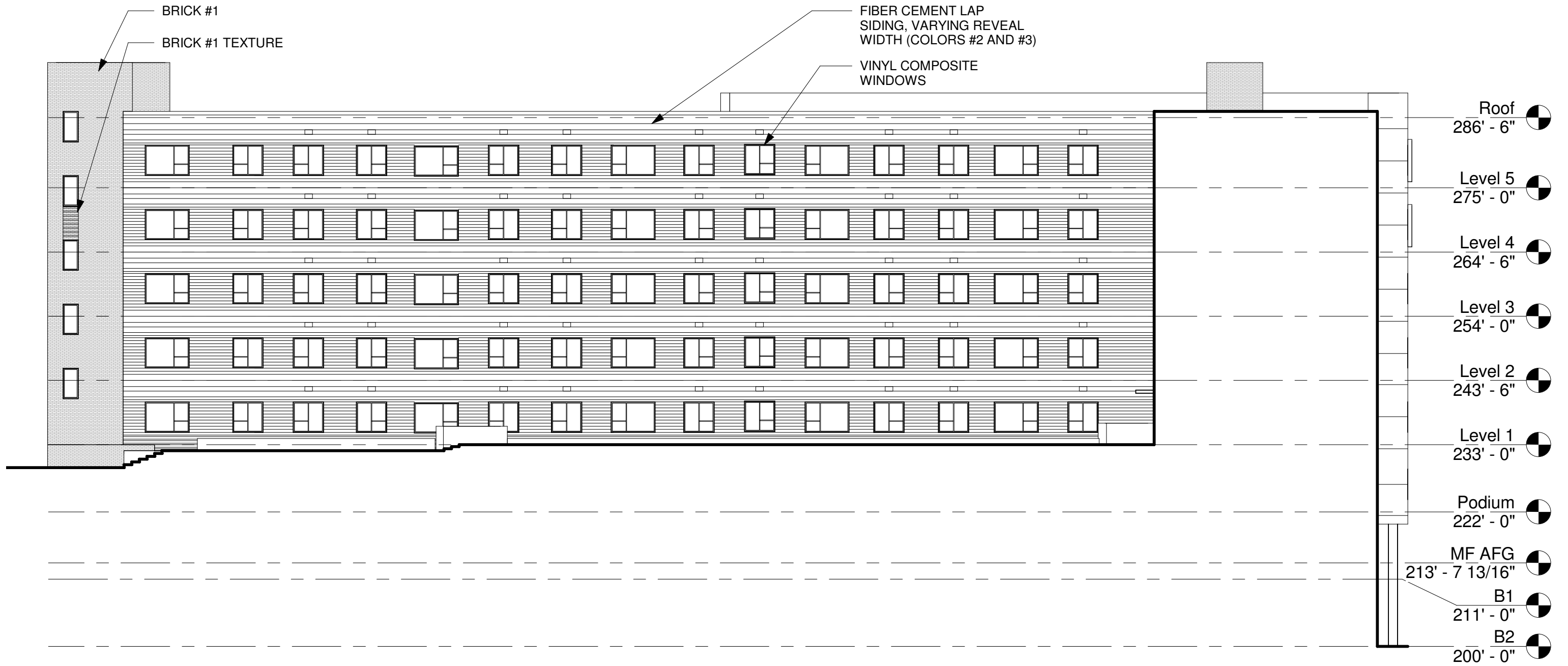
1 SOUTHEAST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"



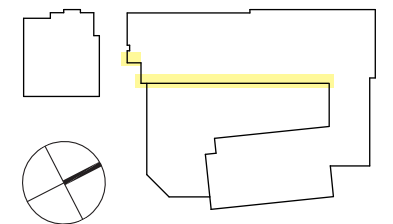
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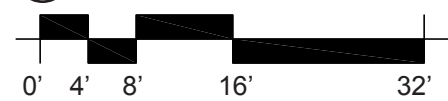
SOUTHEAST COURTYARD ELEVATION



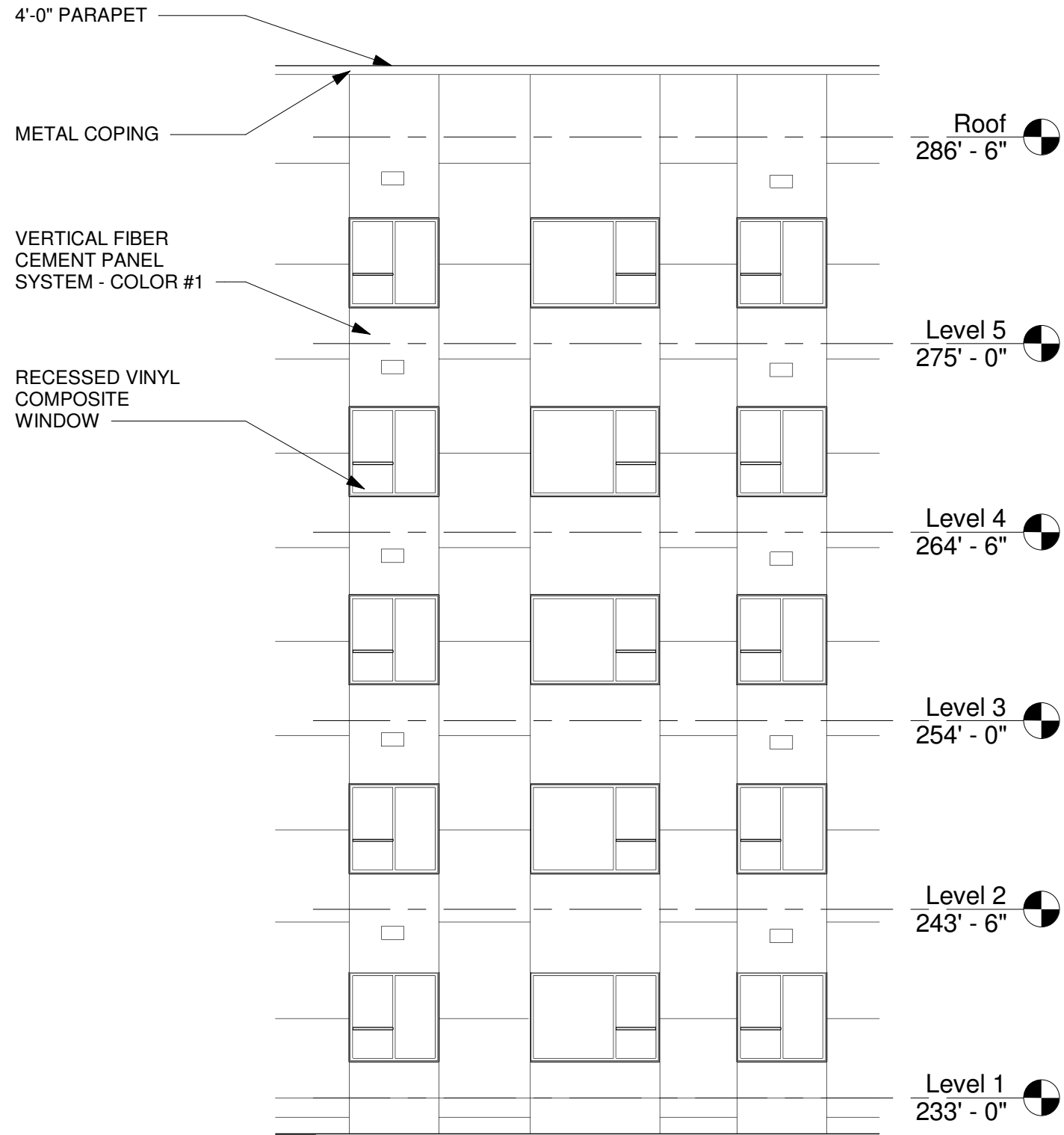
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1 SOUTHEAST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"



DETAIL ELEVATION STUDIES

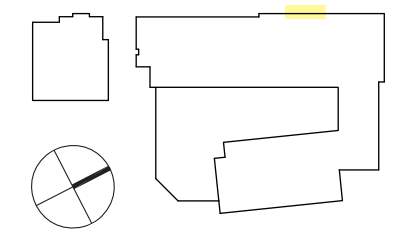


1 NORTHWEST DETAIL ELEVATION (BEAUREGARD)
SCALE: 1/8" = 1'-0"

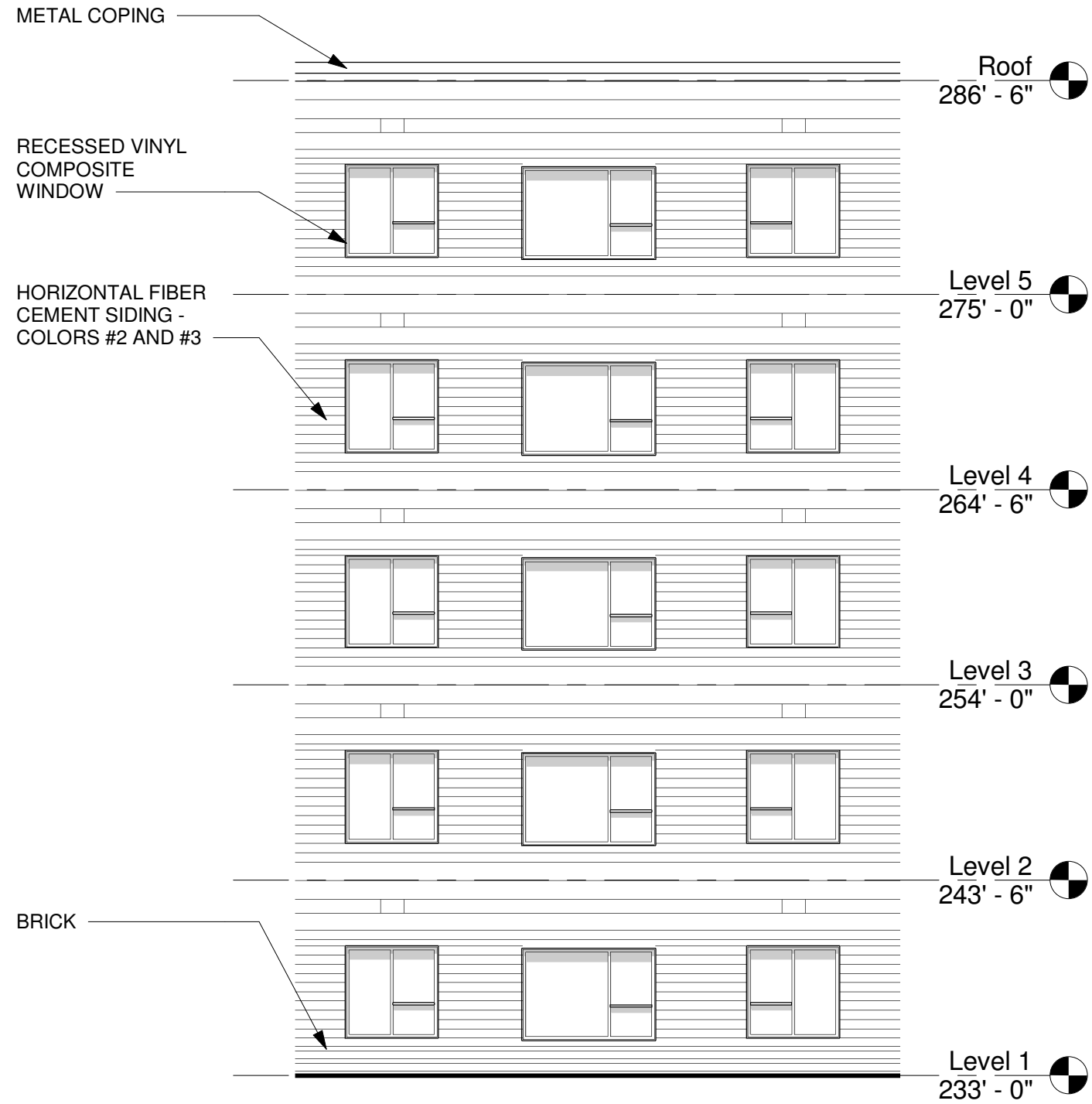


2 NORTHWEST DETAIL ELEVATION (BEAUREGARD)
SCALE: 1/8" = 1'-0"

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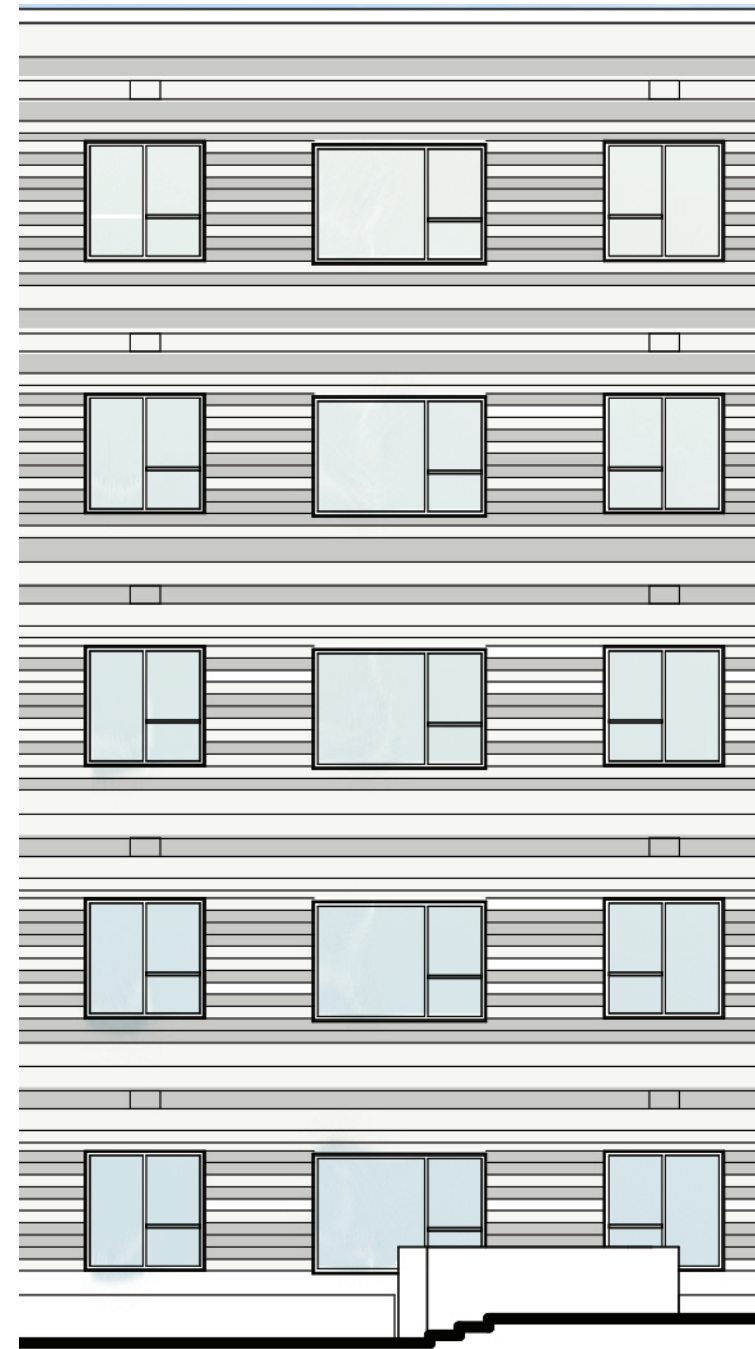


DETAIL ELEVATION STUDIES



1 NORTHWEST BAY ELEVATION (COURTYARD)
SCALE: 1/8" = 1'-0"

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2 SOUTHEAST COURTYARD BAY ELEVATION
SCALE: 1/8" = 1'-0"

KEY



VIEW FROM GOODWIN HOUSE CIRCLE



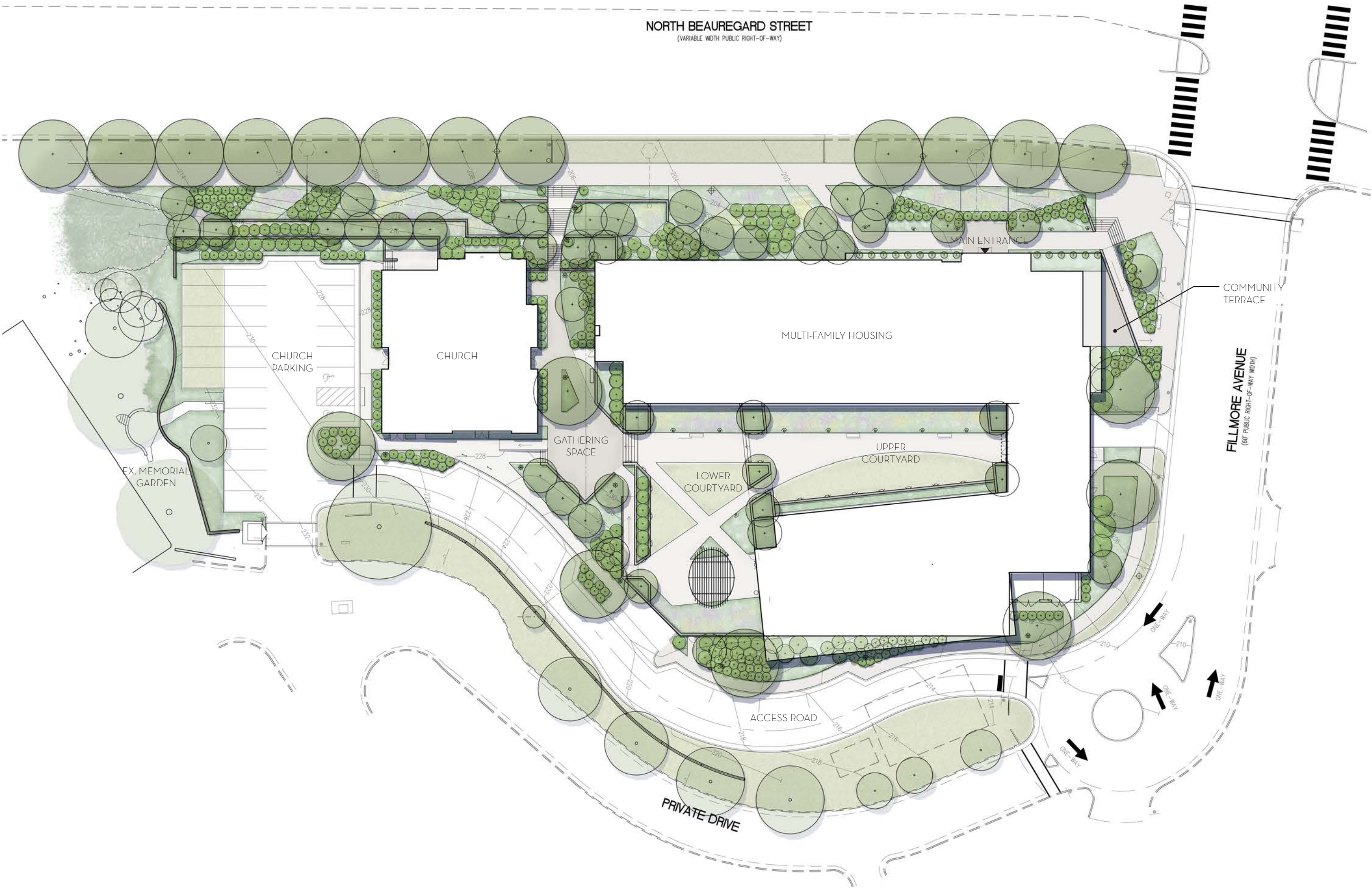
VIEW FROM GOODWIN HOUSE HIGH RISE - 5TH FLOOR



VIEW FROM GOODWIN HOUSE HIGH RISE - 15TH FLOOR



NORTH BEAUREGARD STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)





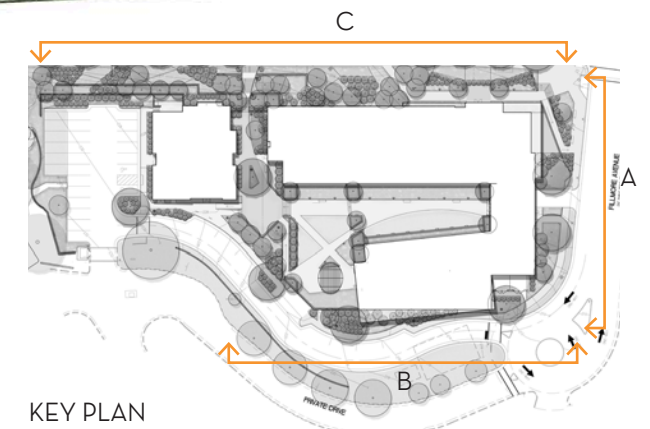
A - FILLMORE AVENUE ELEVATION
1/32" = 1'-0"



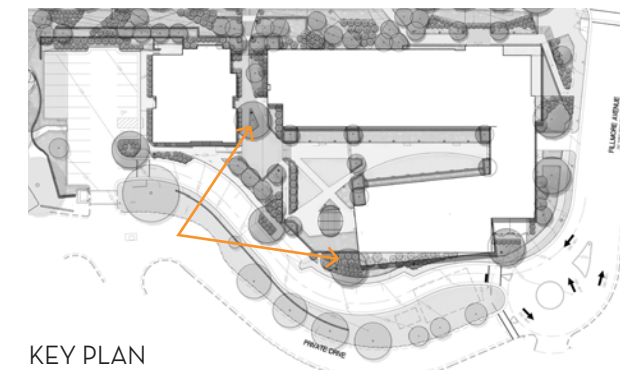
B - ACCESS ROAD ELEVATION
1/32" = 1'-0"



C - N. BEAUREGARD STREET ELEVATION
1/32" = 1'-0"

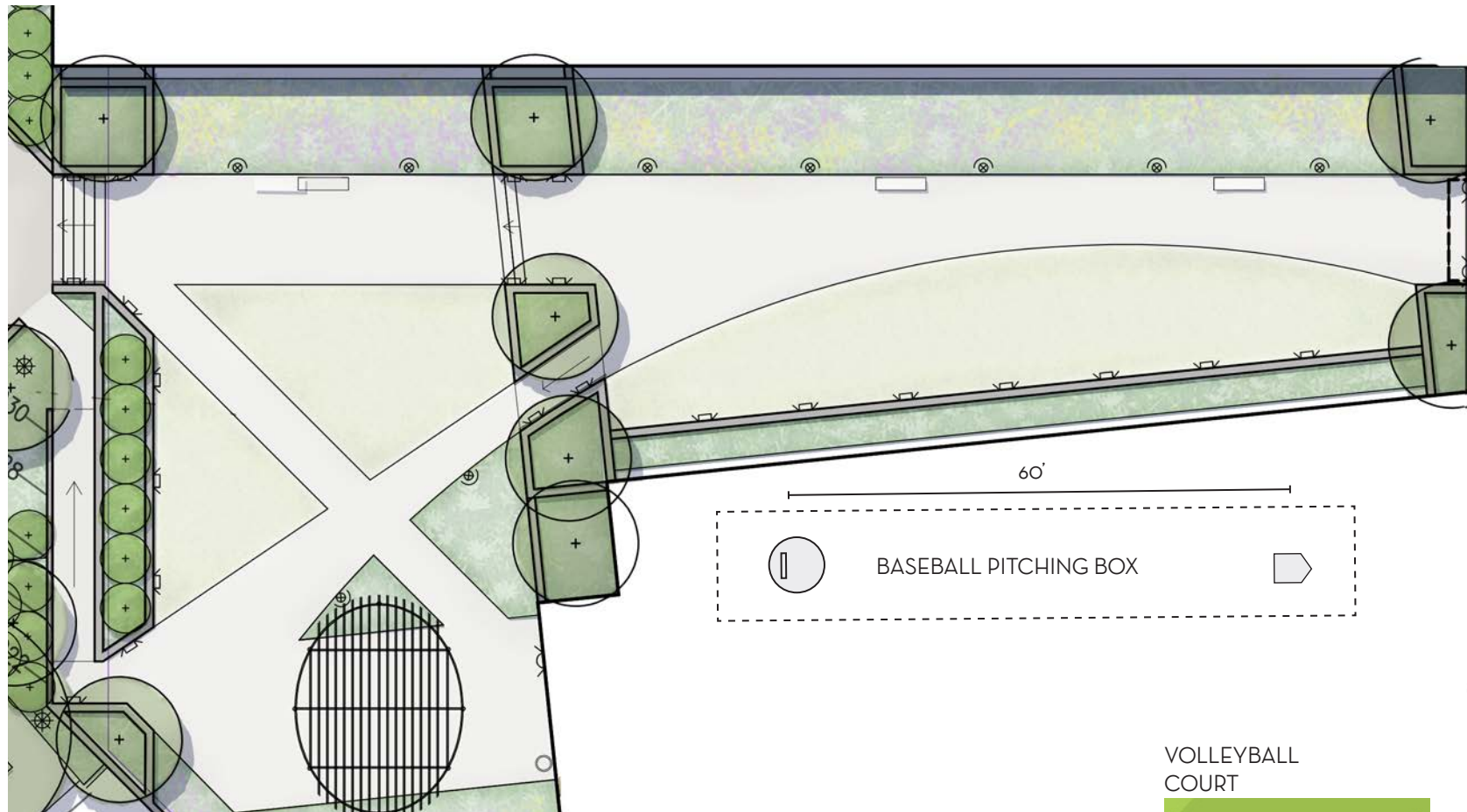


KEY PLAN



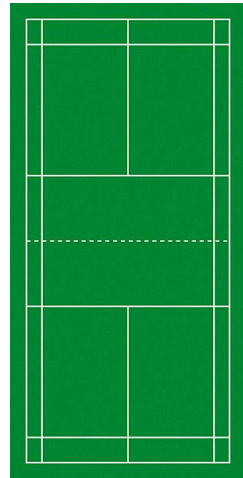
KEY PLAN

AERIAL COURTYARD VIEW



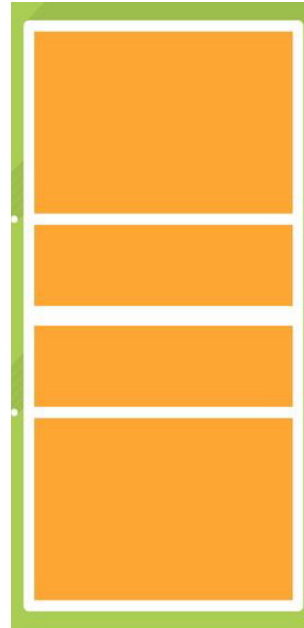
ENLARGEMENT PLAN 1" = 20' - 0"

BADMINTON COURT



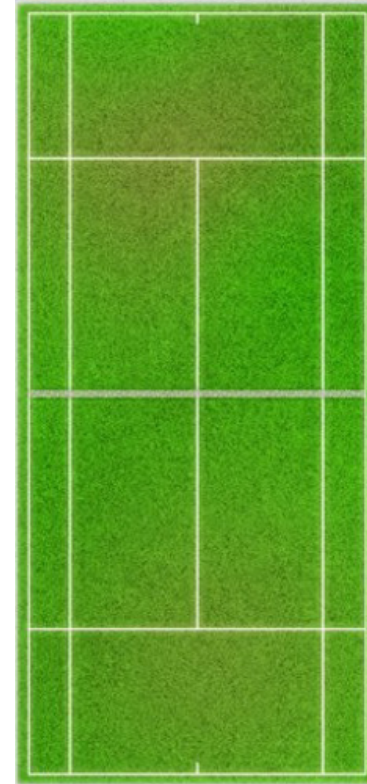
20' x 44'

VOLLEYBALL COURT

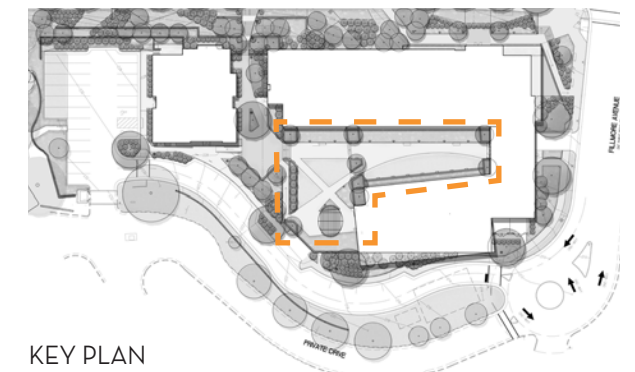


60' x 30'

TENNIS COURT

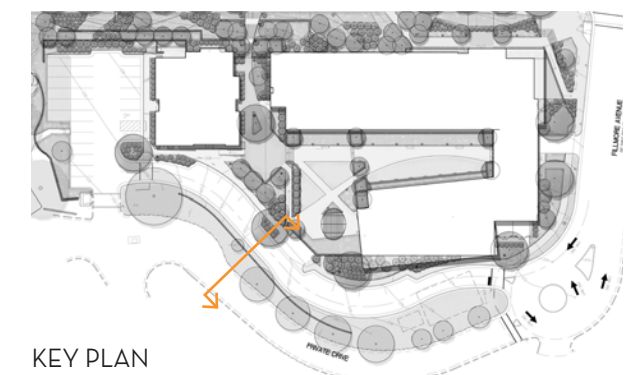
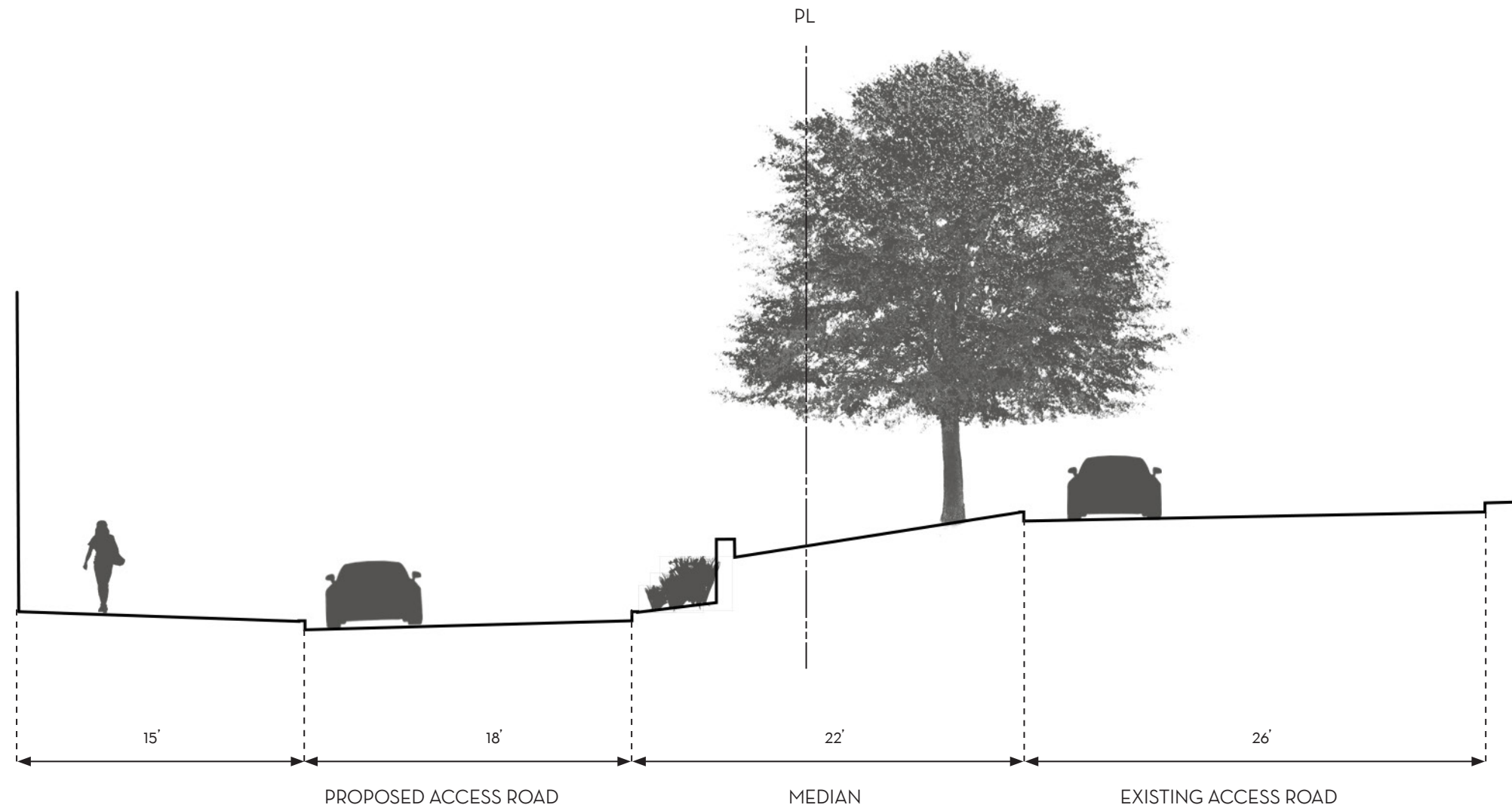


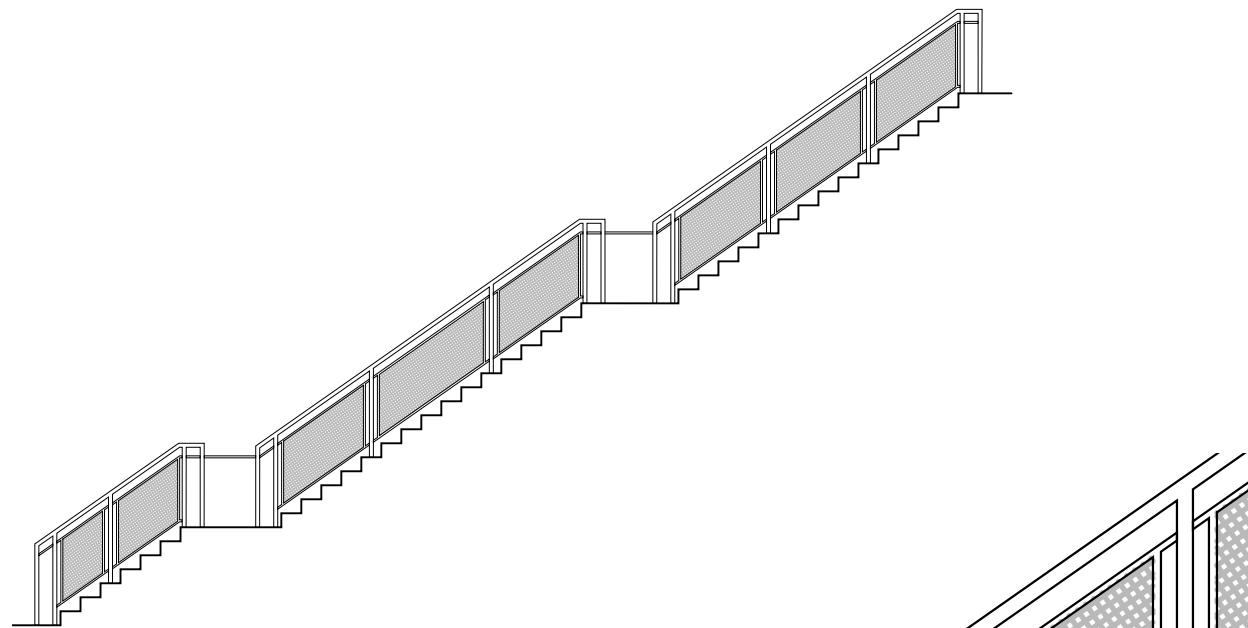
78' x 36'



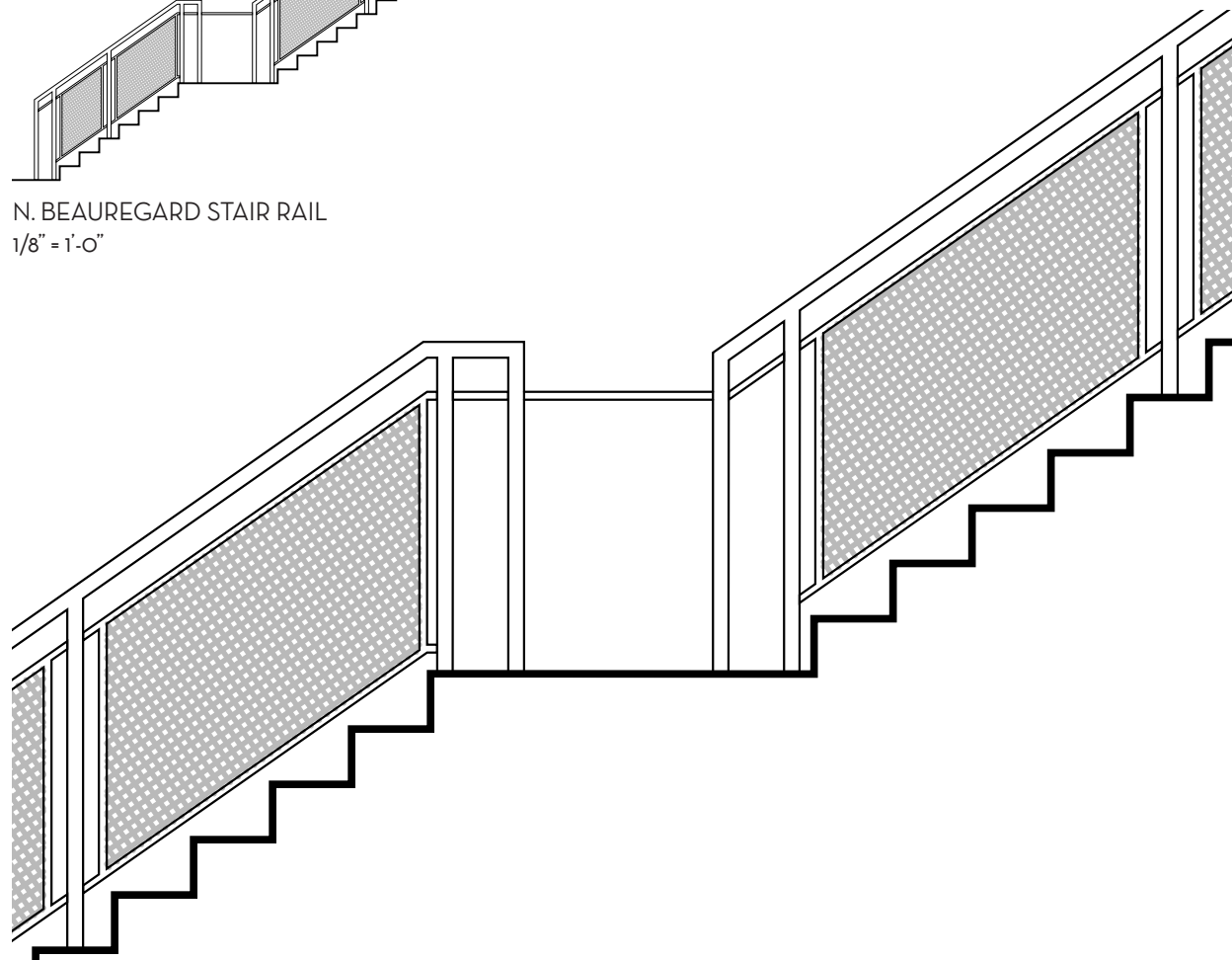
KEY PLAN

SCALE COMPARISON





N. BEAUREGARD STAIR RAIL
1/8" = 1'-0"



N. BEAUREGARD STAIR RAIL DETAIL
1/2" = 1'-0"



N. BEAUREGARD GUARD RAIL PRECEDENT



HANDRAIL PRECEDENT