

# 4000 Connecticut Avenue, NW

## Site Improvements

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Submitted by the Department of State

Concept Review

**Commission meeting date:** October 2, 2014

**NCPC review authority:** International Center Act of 1968, Public Law 90-553, as amended by Public Law 97-186 at Section 3

**Applicant request:** Preliminary and Final Approval

**Delegated / consent / open / executive session:** Delegated

**NCPC Review Officer:** J. Hirsch

**NCPC File number:** 7599

**Project summary:**

The Department of State has submitted concept plans for renovation and site improvements to the former Intelsat Corporation Headquarters located at 4000 Connecticut Avenue, NW. 601 W LLC purchased the property in 2012 and the owner's goal is to reposition the property as a multi-tenant office building. The owner intends to preserve much of the outward appearance of the building while renovating the plaza and entrance off of Connecticut Avenue to establish a new identity for the front entry of the building. The project is part of a larger effort to revitalize this section of the Van Ness neighborhood – other activities in the immediate vicinity include the construction of the UDC Student Union, private redevelopment projects, and the Van Ness-UDC Commercial corridor study prepared for the DC Office of Planning. The Intelsat Building was designed by John Andrews and constructed between 1982 and 1988. The building responds to the topography of the site and the 7 acres of open space that surround the building including Squirrel Park along with the gardens and landscapes of the adjoining International Chancery Center.

The proposed project will renovate the entry plaza located at Connecticut Avenue and Van Ness which has not achieved the success that is requisite to a major office building that fronts on a primary avenue. The existing plaza consists of brick paving that is steeply graded up to a monumental flight of stairs. The plaza is not ADA compliant and lacks site furnishings and amenities to support the current usage or the potential for a broader array of activities. In addition, the existing trench drain does not provide adequate stormwater management.

## Project summary:

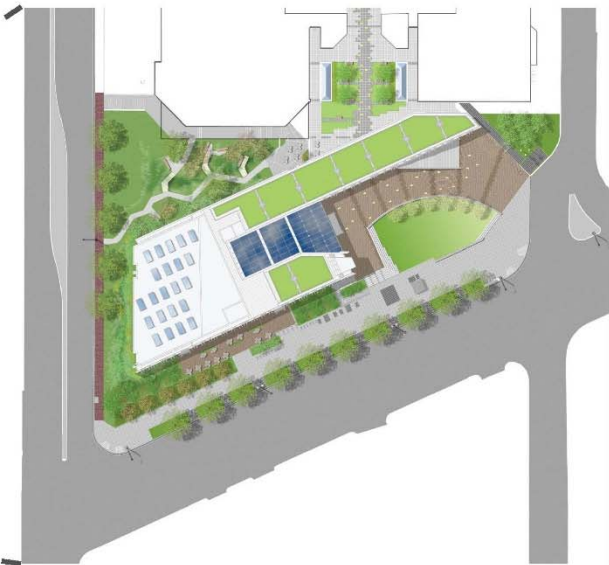
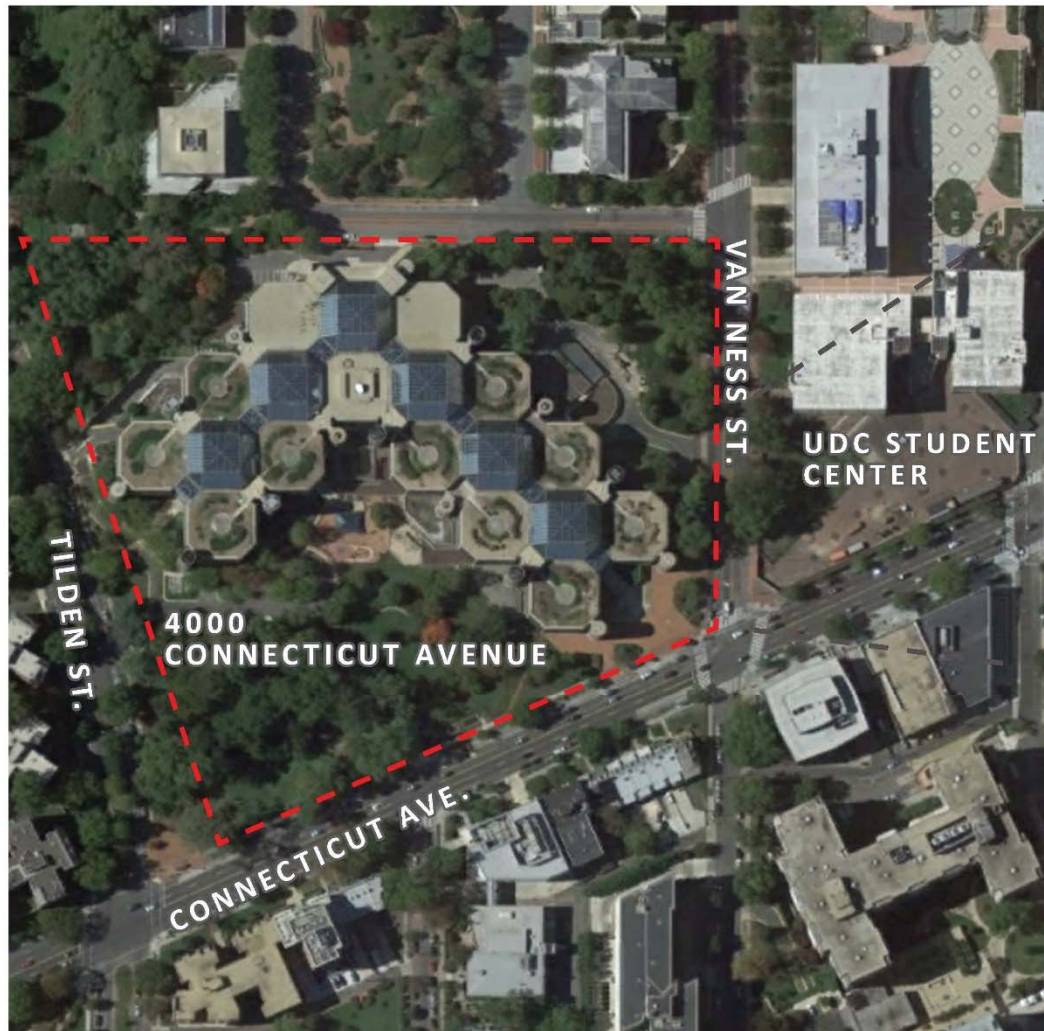
The goal of the proposed project is to revitalize the plaza and create a welcoming space for pedestrians. The idea behind the project is to minimize the presence of the stairway and make the ascent to the front door of the building more gradual and pedestrian friendly. The project will introduce a small plaza midway between the building and the streetscape. The plaza will be framed by vegetation, artwork, and water features, and will be visible and open to the streetscape, but also sheltered from the traffic, noise, and activity of Connecticut Avenue. Seating will be provided and the plaza will be integrated into the adjacent landscape through pathways and new entries into Squirrel Park. The upper level of the existing stair and walls will remain to preserve the original design of the building. The surrounding park trees will be preserved and enhanced with understory trees, shrubs, and ground cover. The amount of vegetation will be increased and permeable paving and bio-retention will be used to meet the DDOE stormwater regulations. The intent of the design is to preserve the view of the building from Connecticut Avenue.

Because the entrance of the building is approximately 150 feet from Connecticut Avenue and approximately 23 feet above the street, modifications are proposed to the building entry. A new glass canopy and entry portal will provide visual access from the street as well as provide coverage during inclement weather. The new portal will utilize the color of the existing steel columns which are expressed at the corners of the octagonal forms of the building. Back lit glass panels and all non-framed glass entrances will provide much needed light and activity to an entrance that is currently very difficult to see from the street.





## Existing Conditions



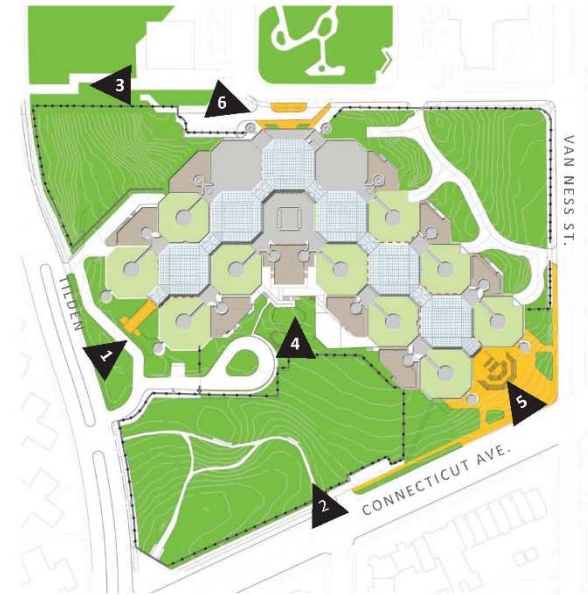
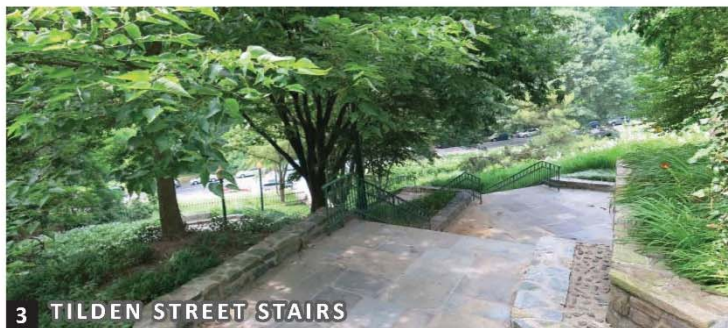
UDC STUDENT CENTER | PROPOSED PLAN

## Existing Conditions

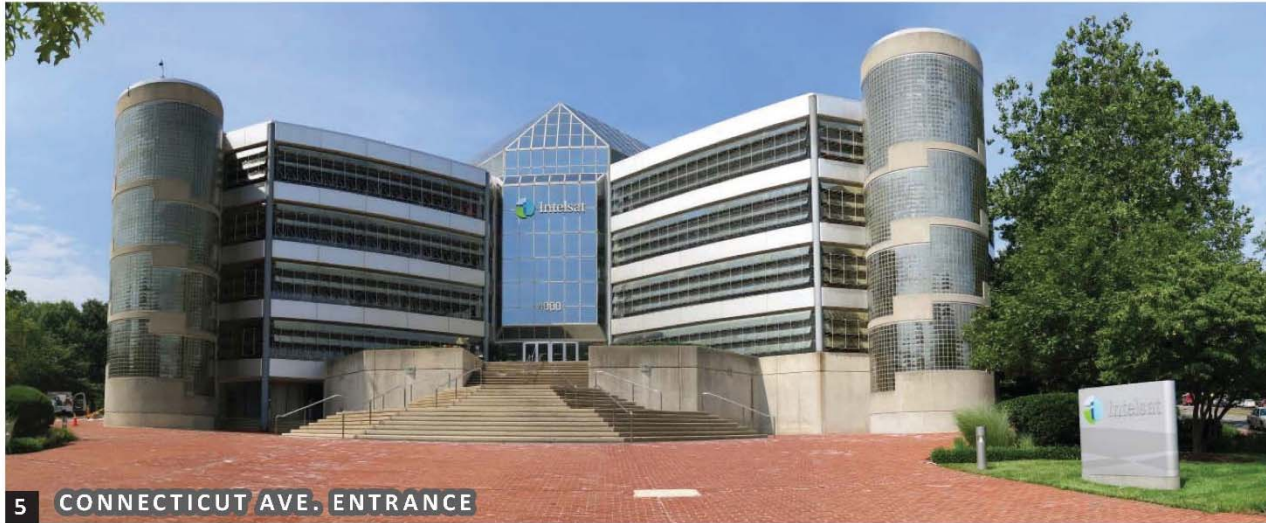




## Existing Conditions







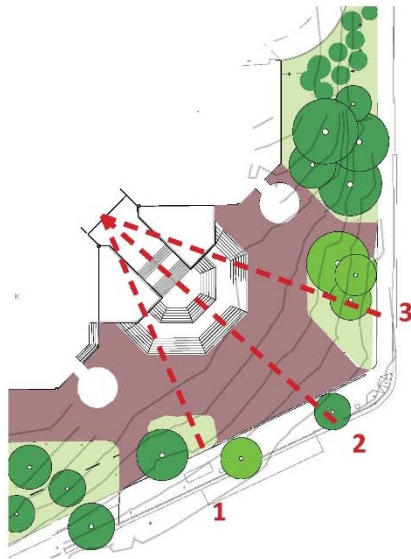


# Existing Conditions

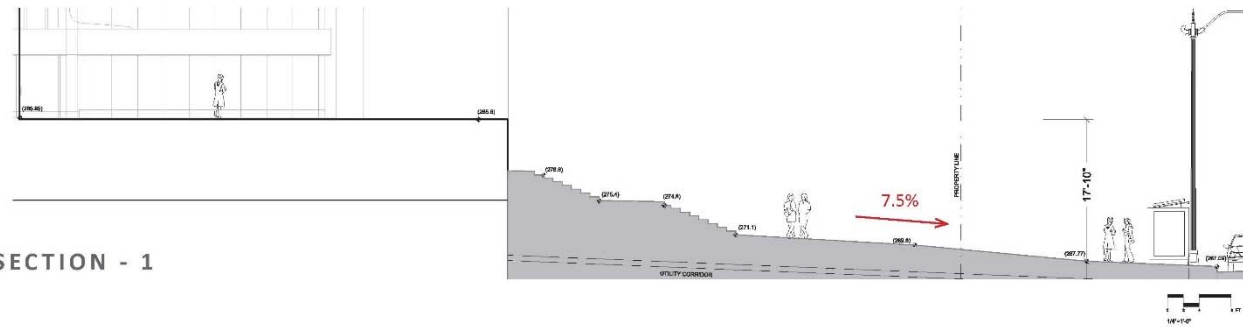


## EXISTING PLAZA

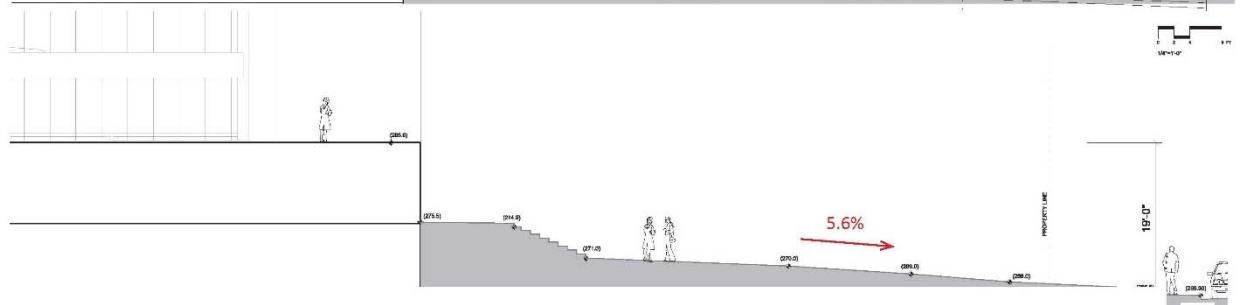
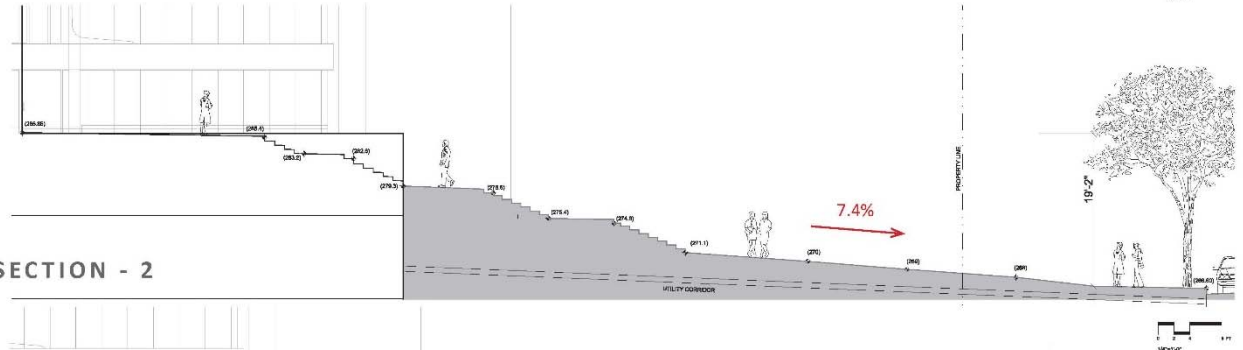
- EXISTING BRICK PAVING
- EXISTING PLANTING TO REMAIN
- EXISTING PLANTING TO BE REMOVED



SECTION - 1

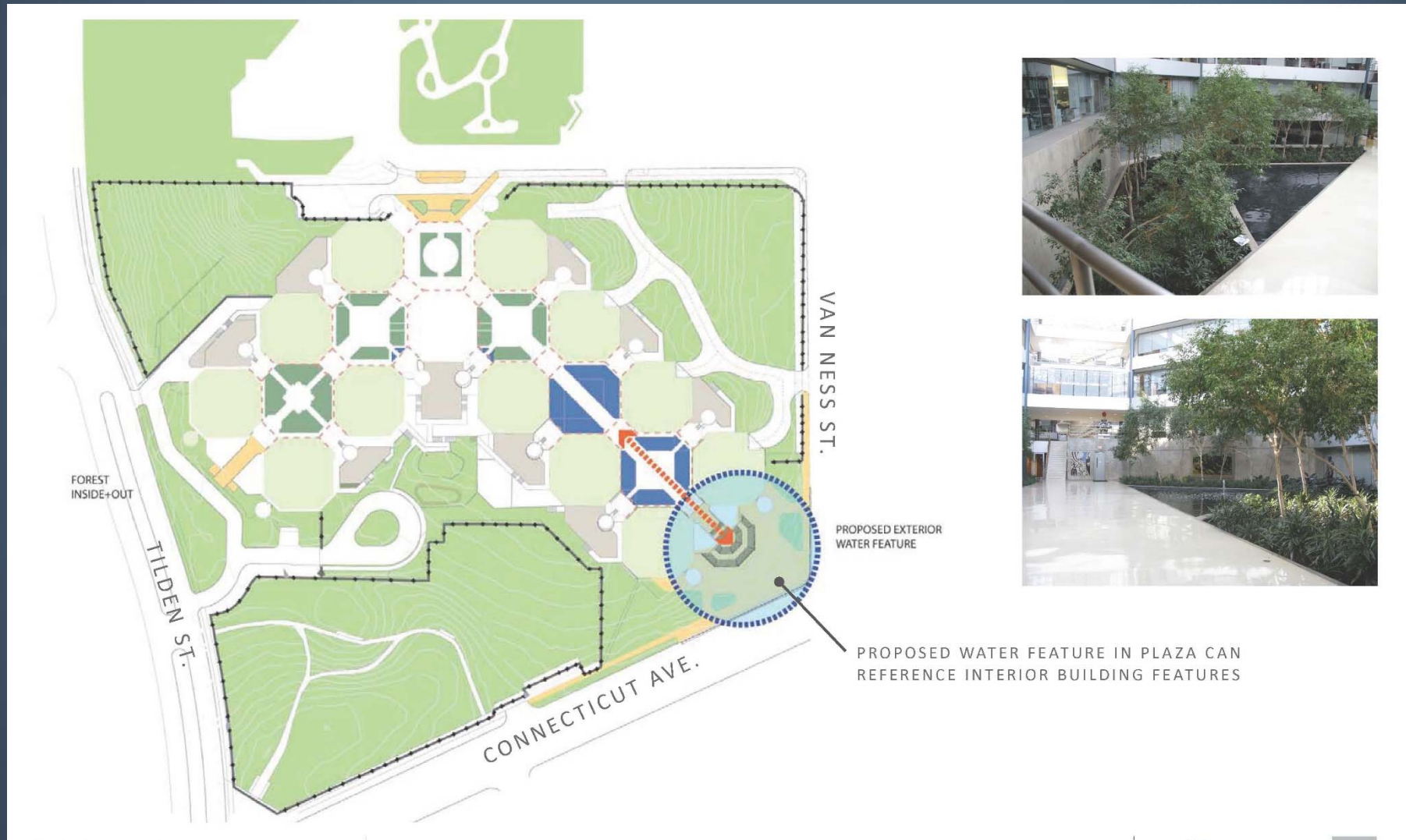


SECTION - 2



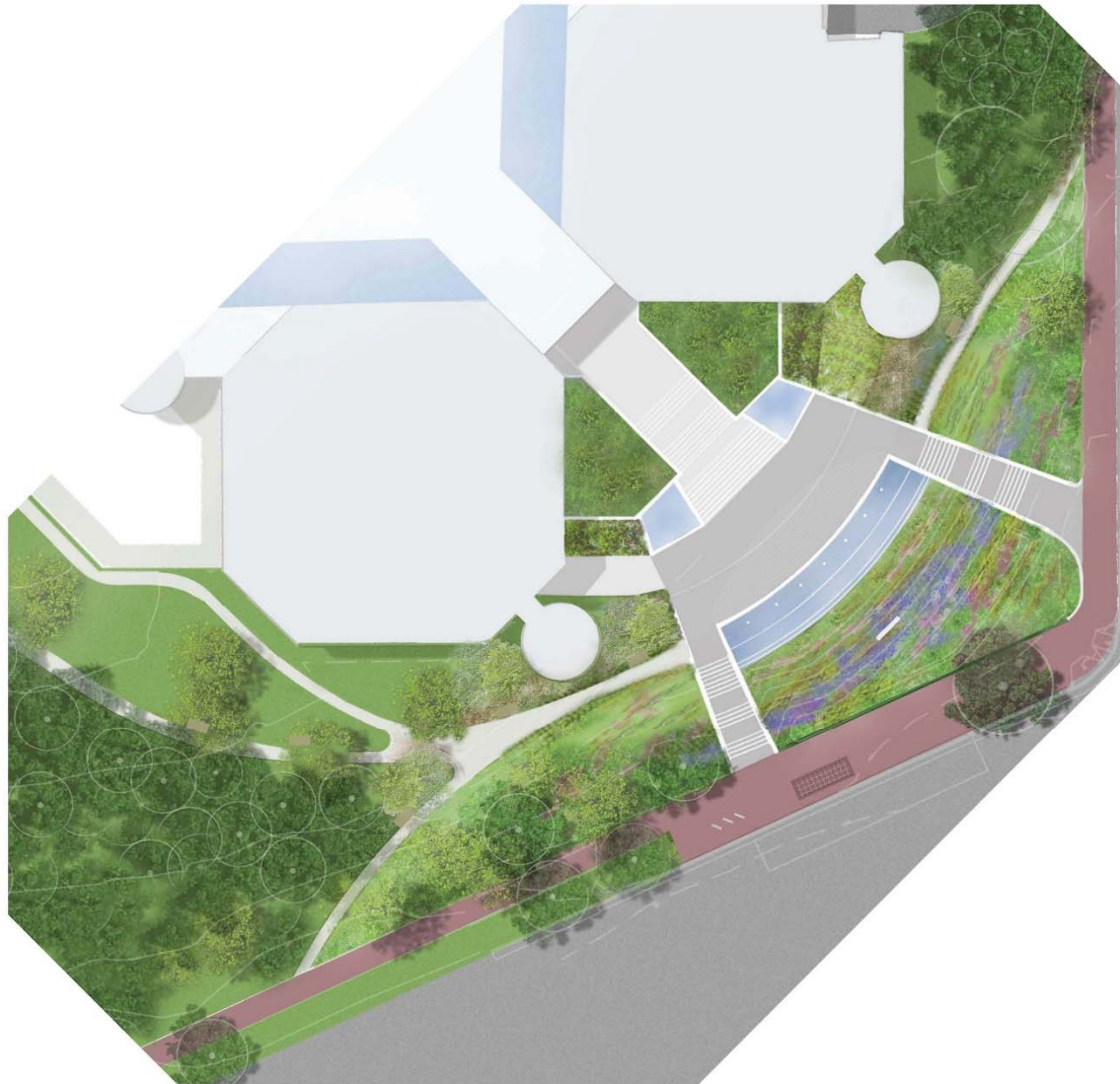


## Existing Water Features

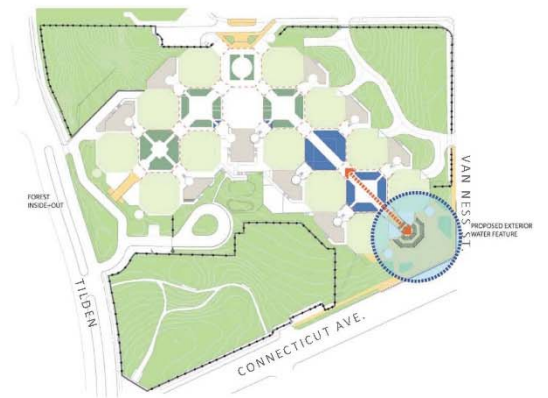


# Proposed Site Plan – July 2014

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PEDESTRIAN MOVEMENT



INTERIOR/EXTERIOR RELATIONSHIP



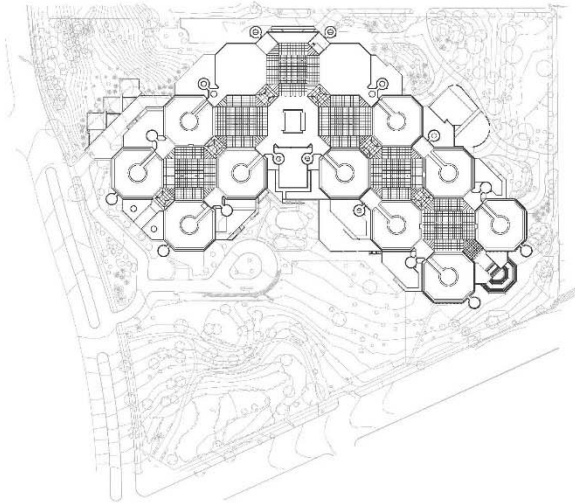
VOA ASSOCIATES | 4000 CONNECTICUT AVENUE NW | 25

## DESIGN REFINEMENTS

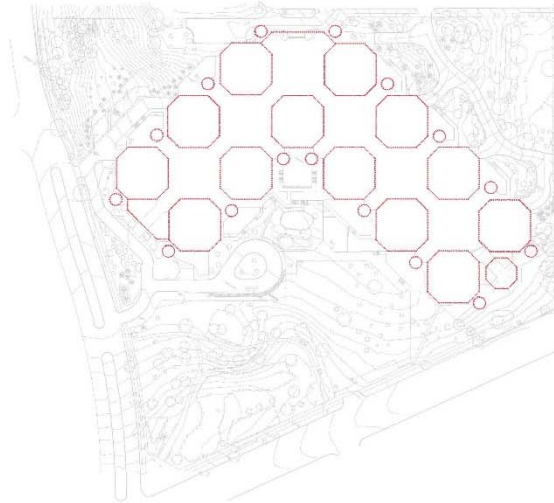
| DISTINCTION BETWEEN BUILDING GEOMETRY &  
SITE GEOMETRY

| HIERARCHY OF PLAZA ELEMENTS

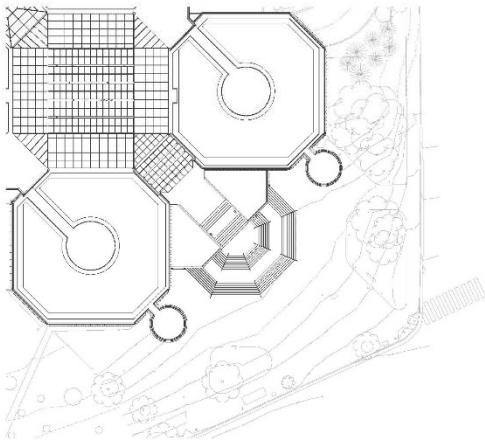
| UPPER STAIR AND WATER FEATURES REFLECTIVE  
OF EXISTING OCTAGONAL DESIGN ELEMENTS



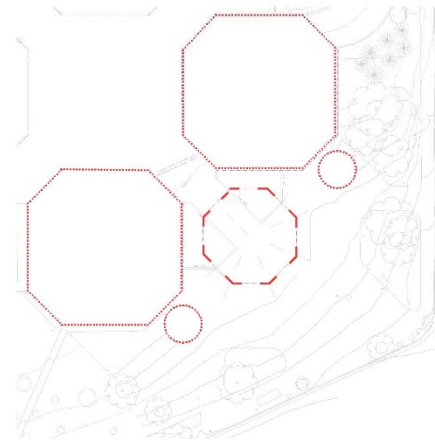
EXISTING CONDITIONS | OVERALL SITE



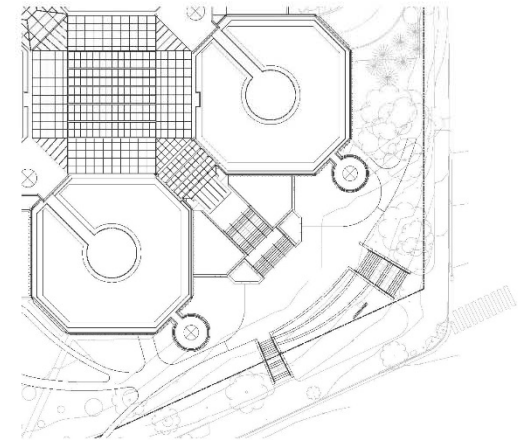
OVERALL SITE | BUILDING FORM DIAGRAM



EXISTING CONDITIONS | CONNECTICUT AVE. PLAZA

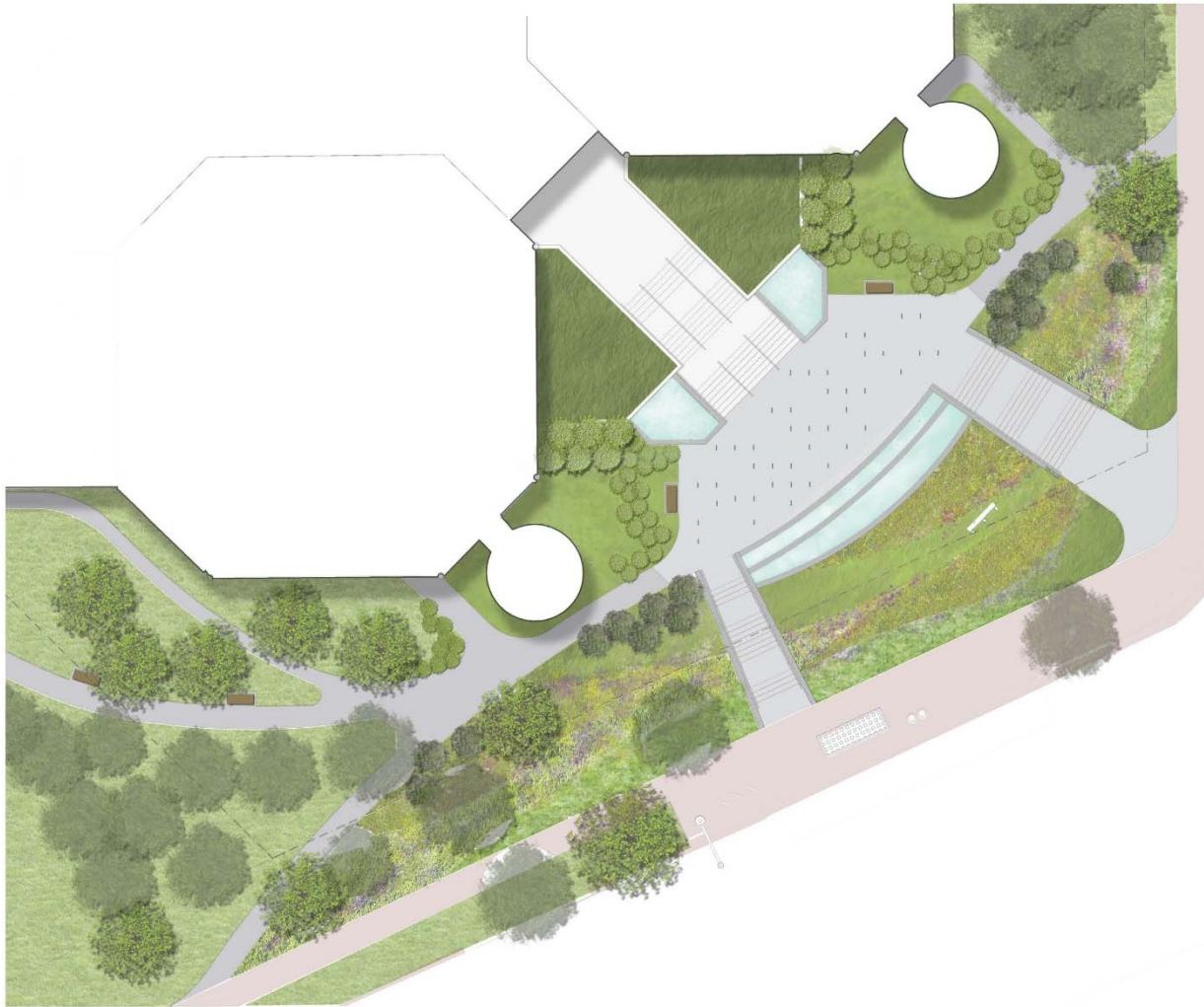


CONNECTICUT AVE. PLAZA | BUILDING FORM DIAGRAM

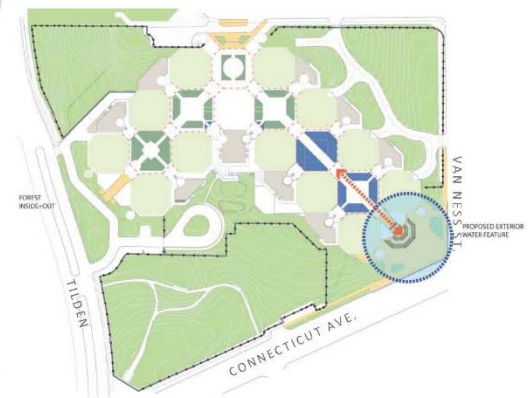


PROPOSED CONNECTICUT AVE. PLAZA

# Revised Site Plan

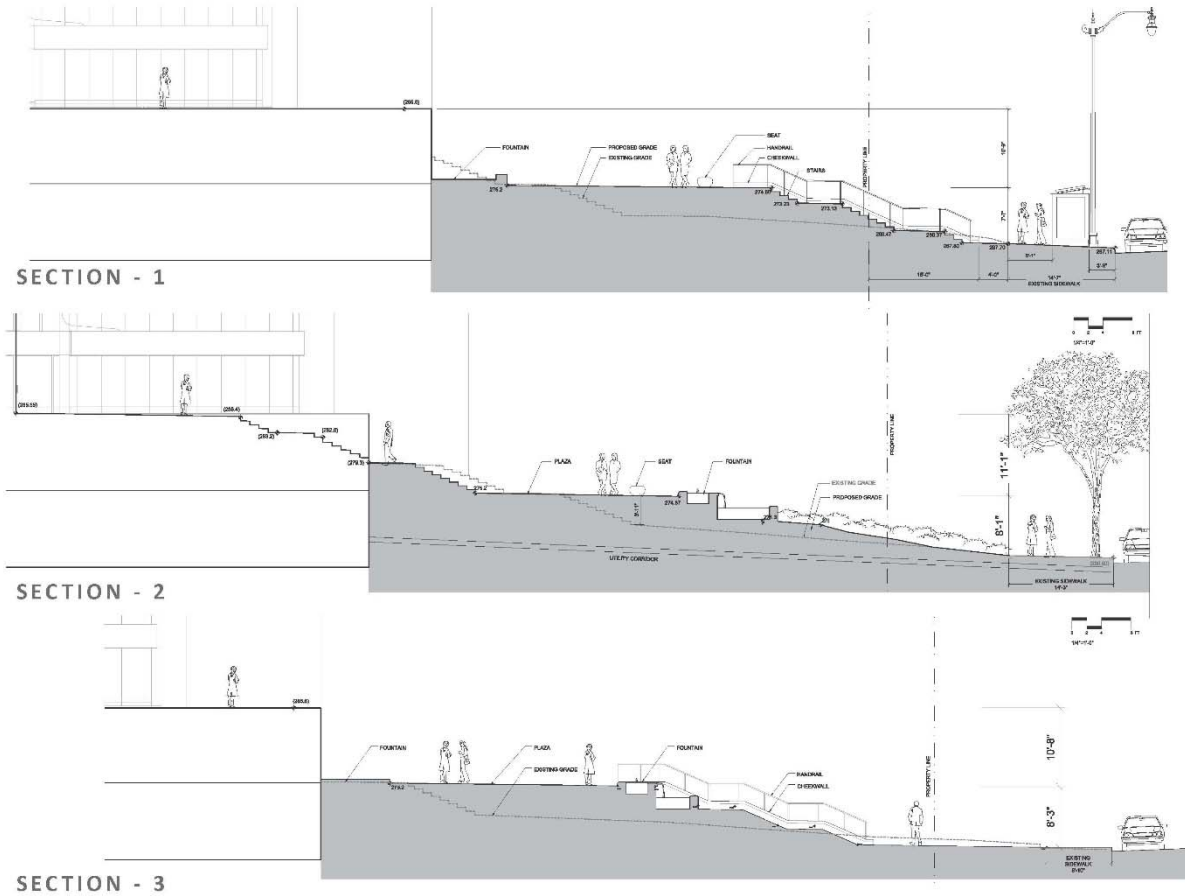


PEDESTRIAN MOVEMENT

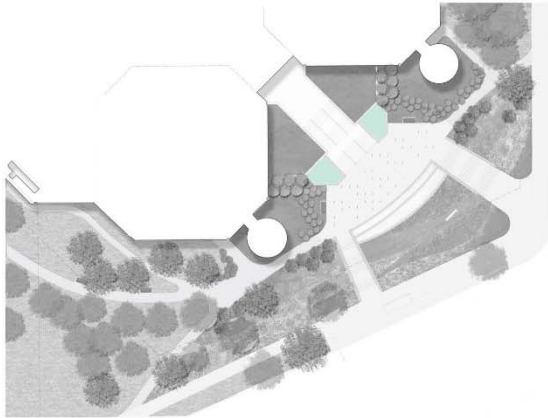


INTERIOR/EXTERIOR RELATIONSHIP

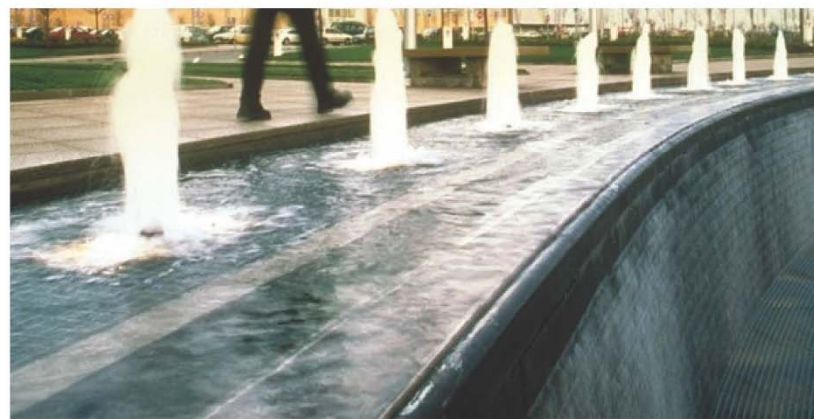
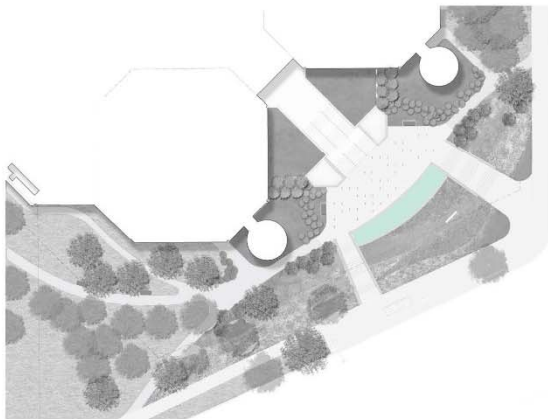




## Proposed Artwork and Fountain

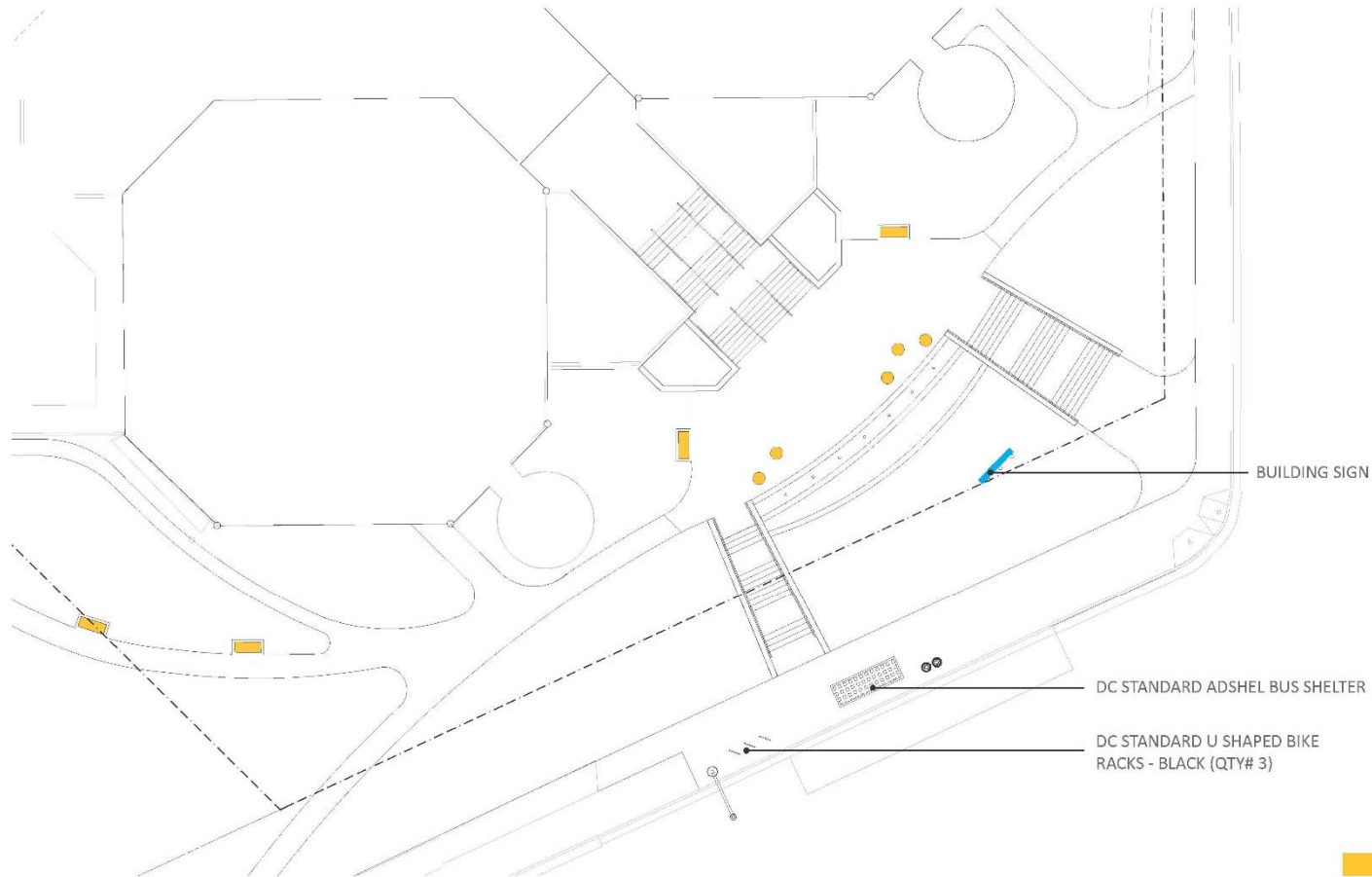


REFLECTING BASINS WITH PUBLIC ART EXHIBITION



POOL WITH FOUNTAIN JETS AND TEXTURED VERTICAL SURFACE

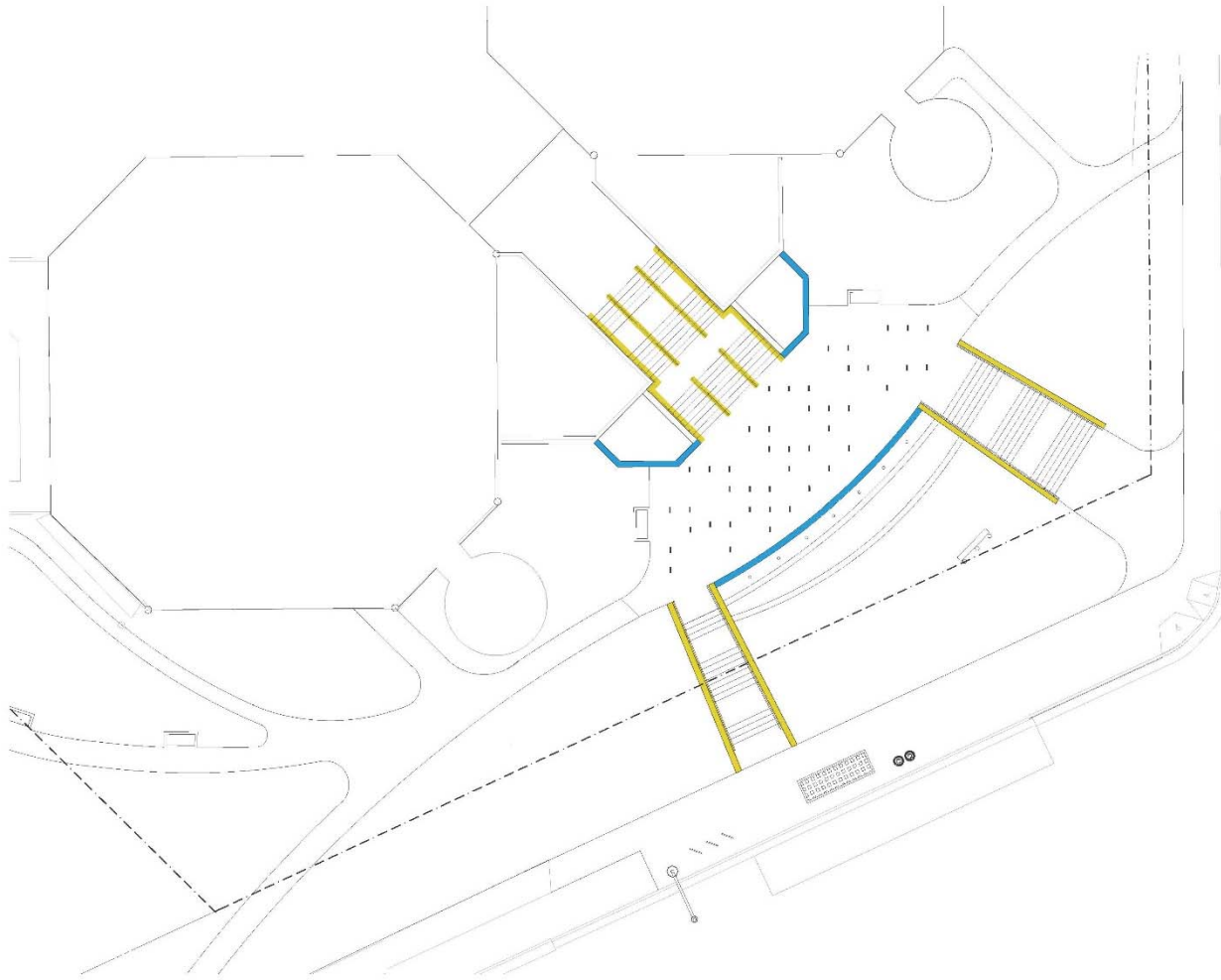




ZEN BENCH  
(Mago Urban )



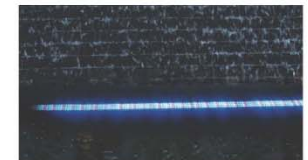
NEOLIVIANO BENCH  
(Landscape Forms)



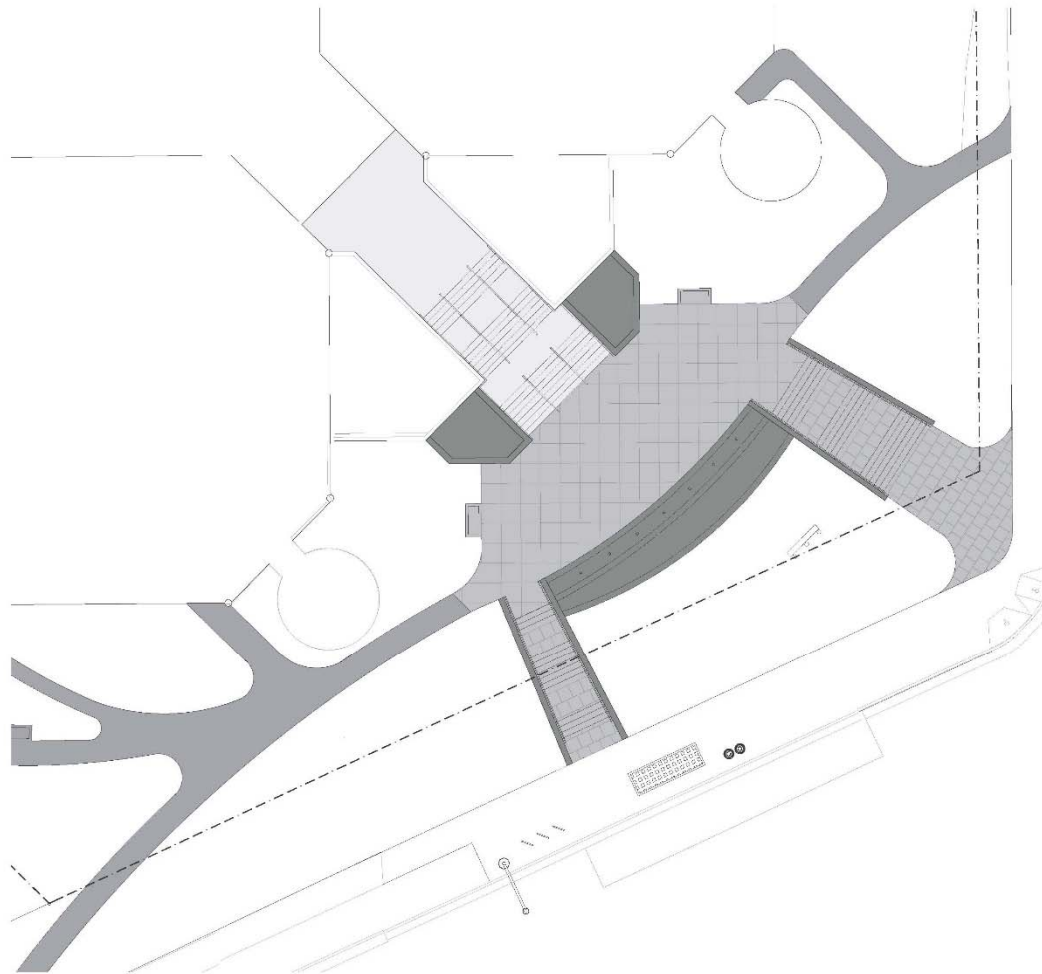
RAIL LIGHTS



LED STRIP LIGHTS



FOUNTAIN LIGHTS



**COLD SPRING  
MESABI BLACK**

LOCATION: POOLS + PLANTER WALLS  
ITEM: GRANITE PAVER  
MANUF: COLD SPRING GRANITE  
PRODUCT:  
FINISH: POLISH  
COLOR: MESABI BLACK



**GEORGIA GREY  
GRANITE**

UPPER PLAZA  
GRANITE PAVER  
VERMONT QUARRIES CORP.  
THERMAL & SPLIT  
COLOR: GEORGIA GREY



**FLEXIPAVE**

PATHS  
POROUS PAVING  
COLOR: IRISH EBONY



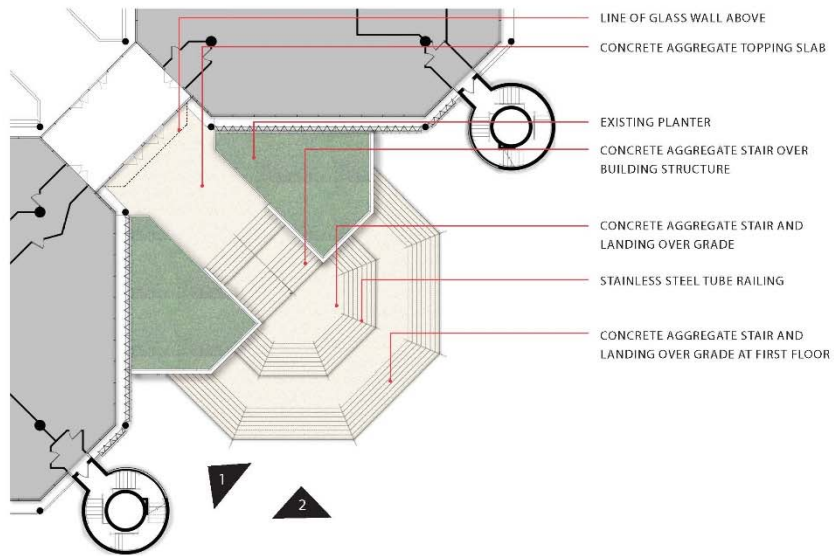
LOCATION: MAIN PLAZA AND STAIRS  
ITEM: GRANITE PAVER  
MANUF: COLD SPRING GRANITE  
PRODUCT:  
FINISH: DIAMOND 10  
COLOR: MESABI BLACK



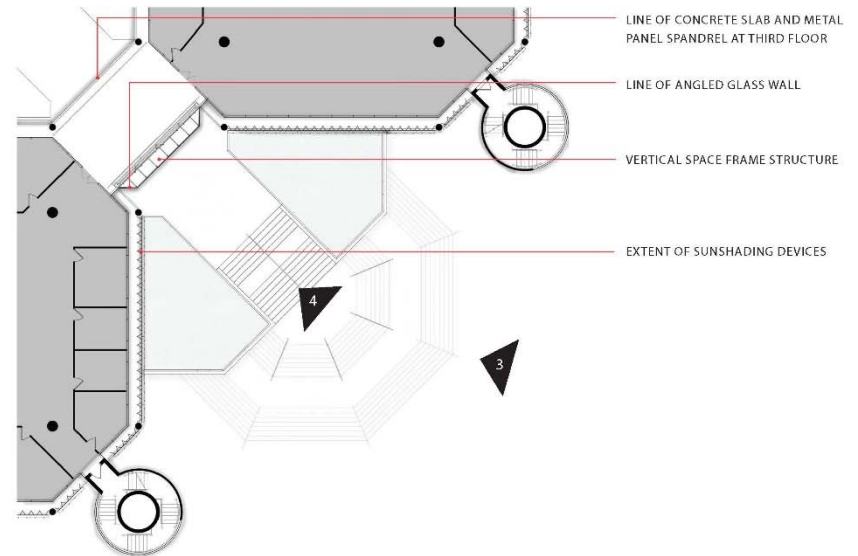








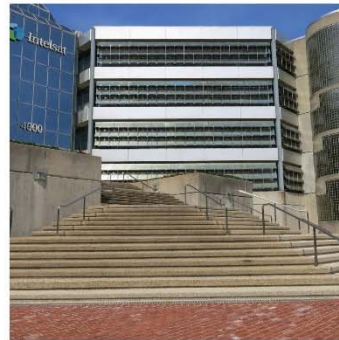
EXISTING SECOND FLOOR PLAN



EXISTING THIRD FLOOR PLAN



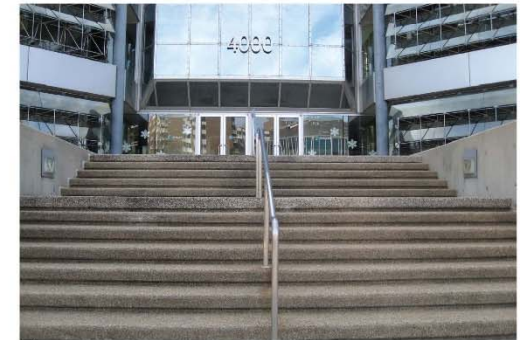
1 | ELEVATED FIRST FLOOR & STAIR



2 | MONOTONOUS STAIR RUN

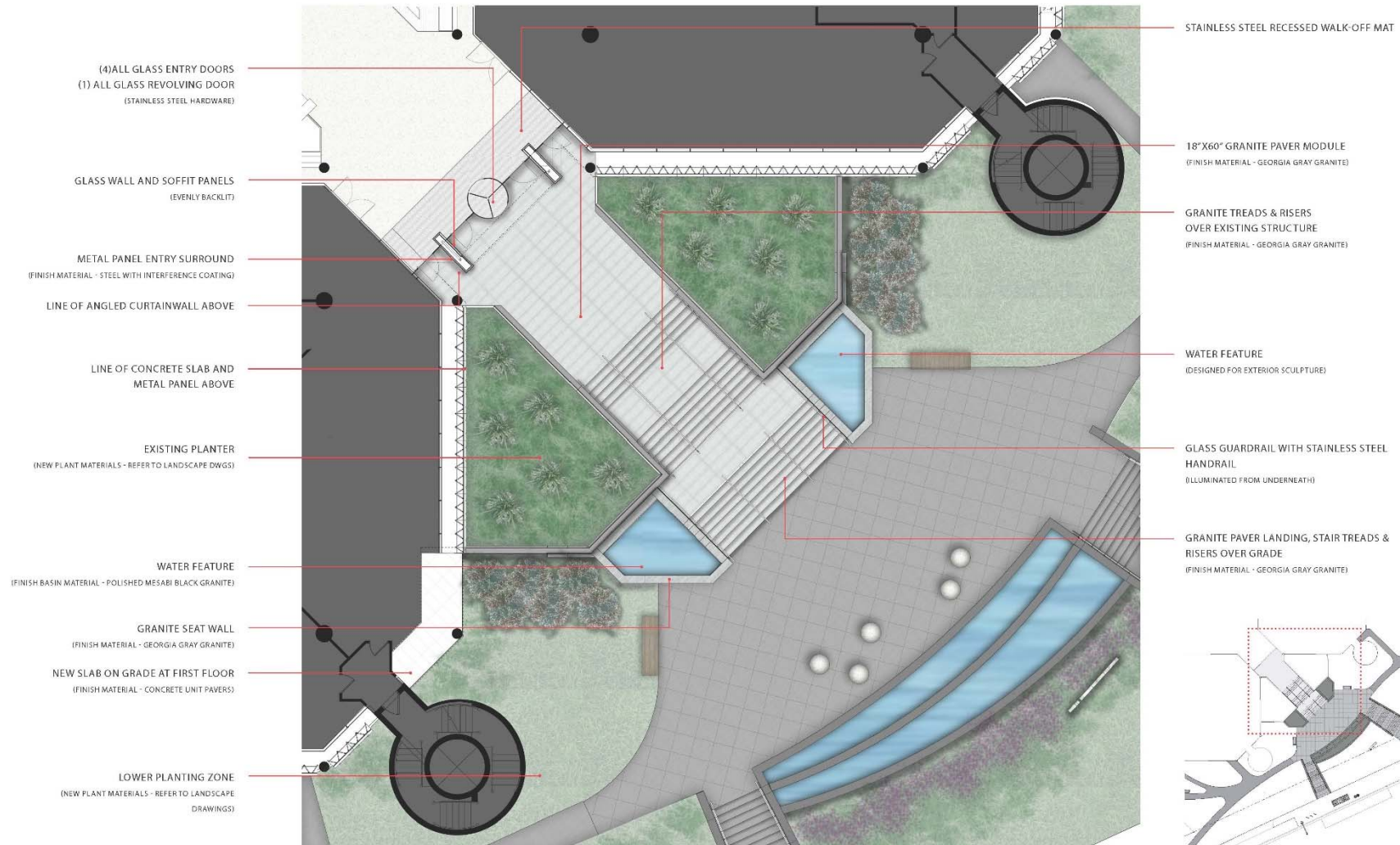


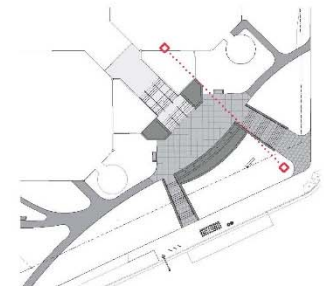
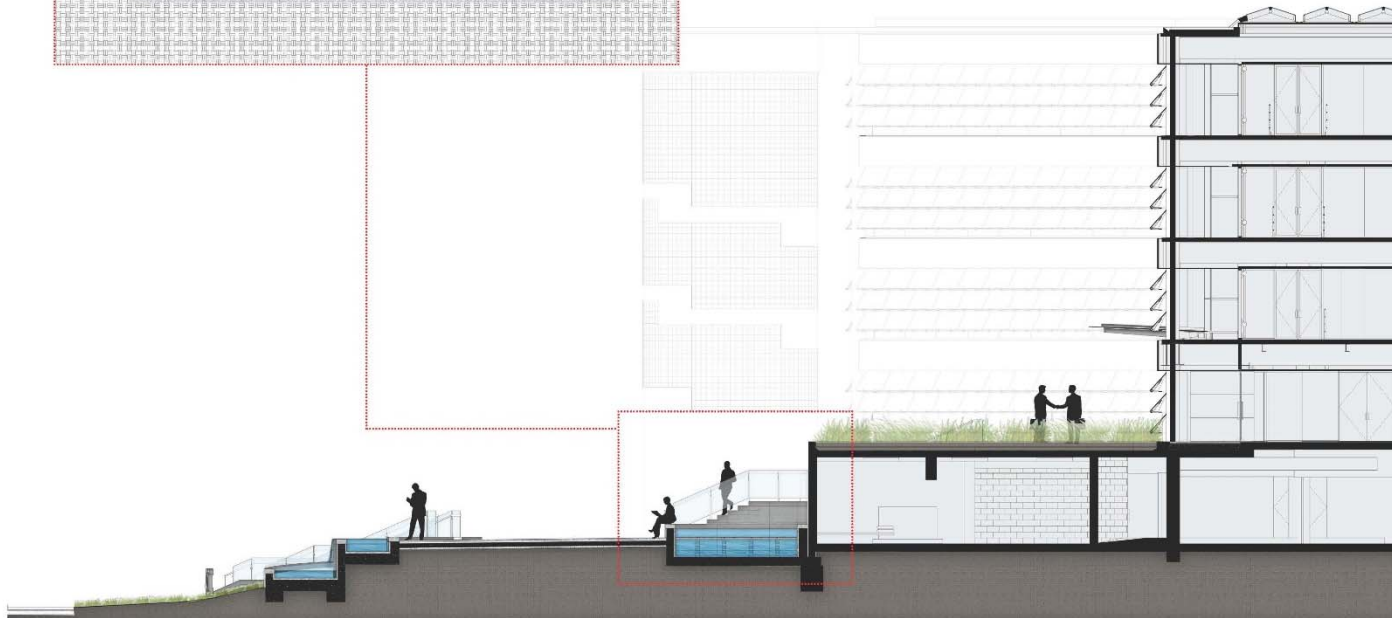
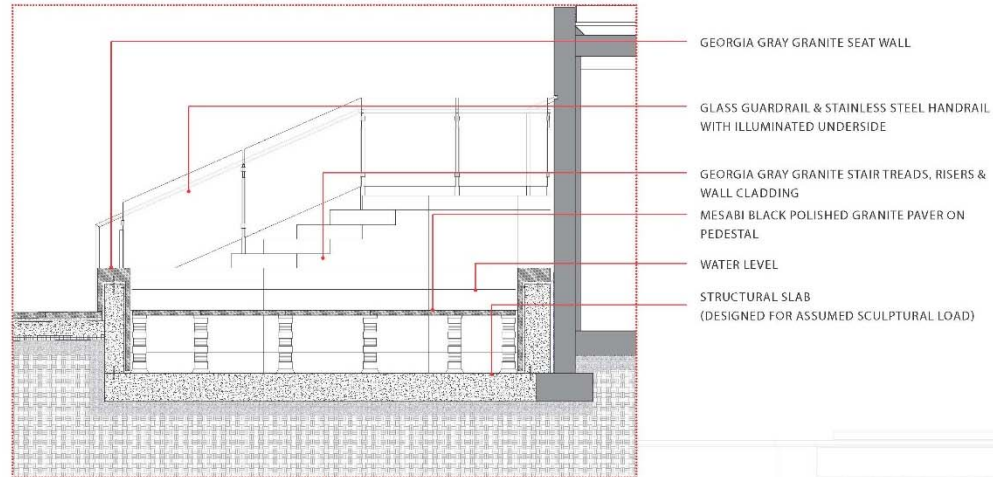
3 | SUBTLE ENTRY



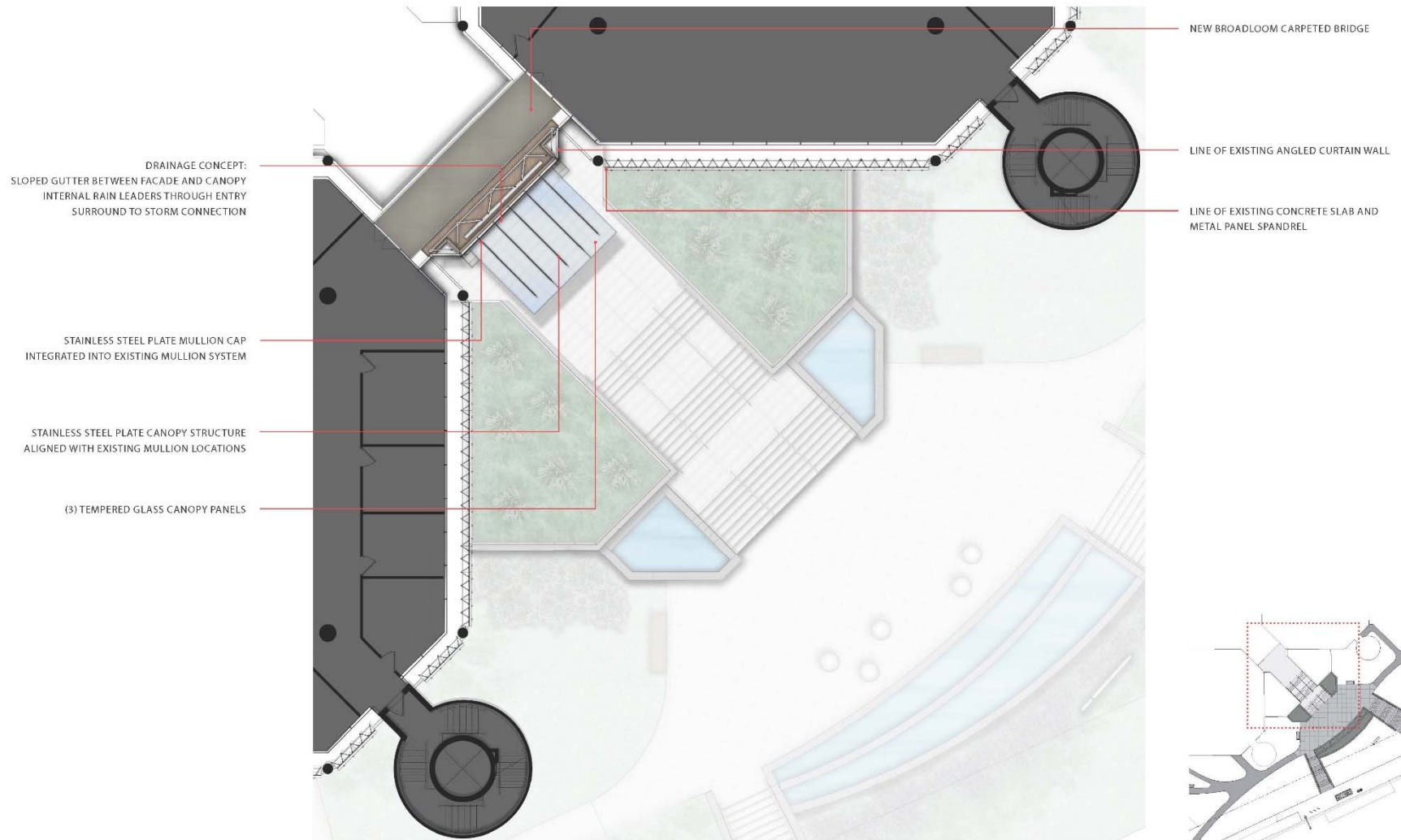
4 | MINIMAL SHELTER FROM WEATHER







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# Proposed Entry

