

# 1222 22nd Street NW

Washington, DC

Date of Completion: April 30, 2022

## Project Statement:

The building at 1222 22nd Street, formerly known as the “White House Garage,” once served as a facility for Secret Service vehicles assigned to the White House for over 54 years. Prior to that, circa 1922, the site was home to the Capitol Cadillac Dealership. As such, the building included features not commonly found in downtown D.C., such as soaring 13’ to 15+’ ceilings, warehouse windows, long span structure, two hydraulic car elevators, and original exposed brick. When the General Services Administration (GSA) vacated the building in 2018, the new building owner initiated a renovation, upgrading the former showroom-turned-garage into unique creative office space boasting a penthouse conference room, large rooftop terrace, new windows that enhance daylight, steel canopy and black glazed brick embellishments on the façade, a bike room, exposed ceilings, custom branding artwork in the lobby, and numerous features focused on human health and wellness.

## Design Narrative: How does this project address Design for Integration, Wellbeing, and Discovery?

Clarity in design and detailing reflects the approach to the renovation and repositioning of 1222 22nd Street in simplifying the existing building and emphasizing its details. Façade and rooftop details are enhanced through clean articulation, minimal interventions, textures, contrast, and materiality. The composition is elegant, subdued and well detailed through its facades, interior public spaces, rooftop amenities and designed details. Simple materials sourced from our material transparency list enhance occupant wellness while repurposing the historic structure reduces building waste.

Would you like this project to be considered for a Jury Citation in any of the following categories?

- Integration
- Equitable Communities
- Ecosystems

- Water
- Economy
- Energy
- Well-being
- Resources
- Change
- Discovery

## Community Engagement: How does this project address Design for Equitable Communities and Economy?

With its reimagining, the building is fully accessible to all tenants on all floors and amenity spaces, including rooftop exterior spaces. Gender neutral restroom facilities are available in common areas, for use by all the tenants. The previous tenant had cut off the building to the surrounding neighborhood, blocking in the windows and eliminating elements of the streetscape, in favor of a functional curb cut for vehicular loading and access. The design of the building opened up the ground level façade, to encourage a visible connection between tenant occupants and the surrounding neighborhood. The ground floor storefronts are designed to incorporate new doors, for future retail. The building was designed to incorporate a vertical ventilation shaft, for future restaurant uses.

## Sustainability and Resilience: How does this project address Design for Ecosystems, Water, Energy, Resources, and Change?

Visual Connection with Nature: New interior and exterior shared tenant spaces were added to the roof, through the new overbuild, with full height glass along the two exposed facades on the east and west elevation. Natural planting and green roofs line the exterior spaces in both built in and moveable planters that line the exterior spaces. Glass enclosures add direct sightlines to new plantings. Visual Connection with Nature: The green roofs offer a view to nature for adjacent building tenants on the upper floors. Dynamic and Diffuse Light: Natural elements extend into the ground floor lobby, where a combination of plantings, preserved moss, and reflective materials that interplay with lighting from the adjacent street scape, that engage and activate the lobby according to the time of day. The project registered under the Reli v2.0 Pilot certification program. A full scorecard analysis was performed, with a number of items identified as N/A, due the fact that an office property is not considered mission critical. GBCI and our team worked with the goal of rewriting criteria, to adapt credits to the office market, with the secondary goal of developing a Reli rating system for Commercial Interiors.



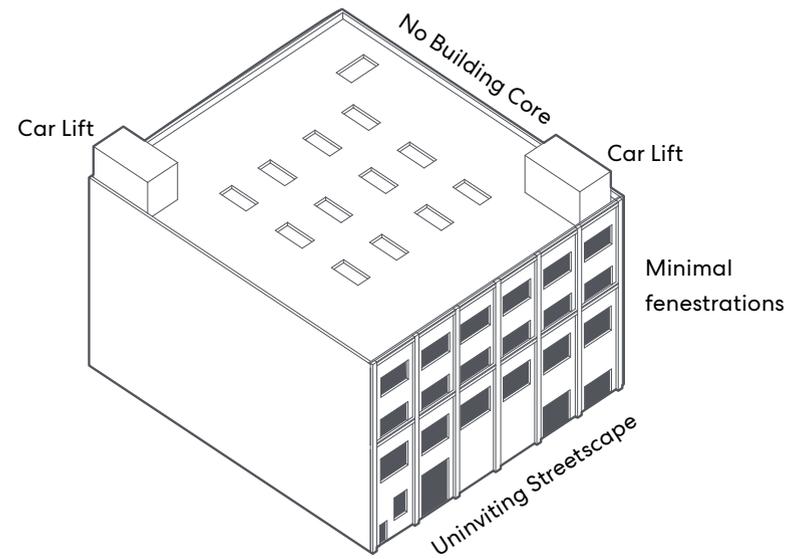
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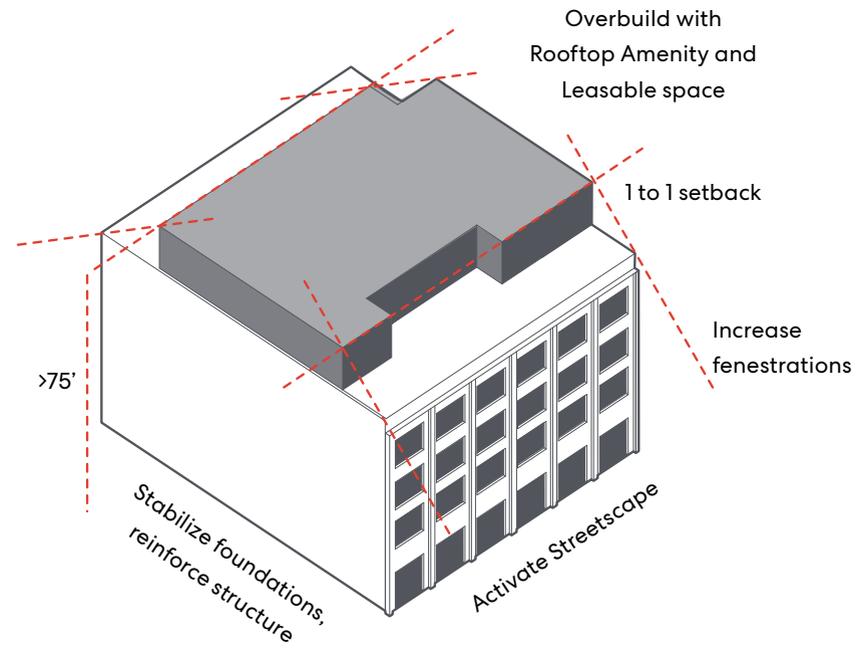
KAZANIN HOUSE

# Concept



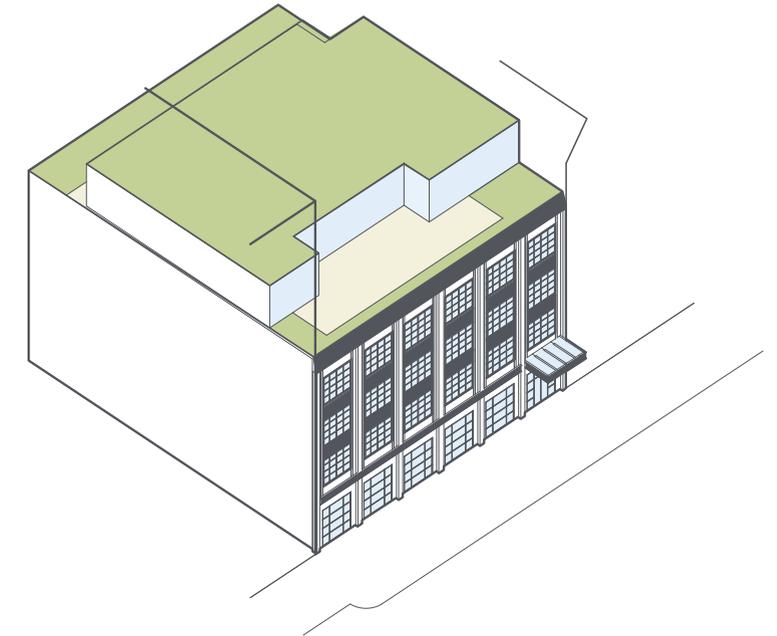
## Existing Conditions

4 Story Parking Structure with minimal fenestrations, lack of building infrastructure & street presence.



## Approach

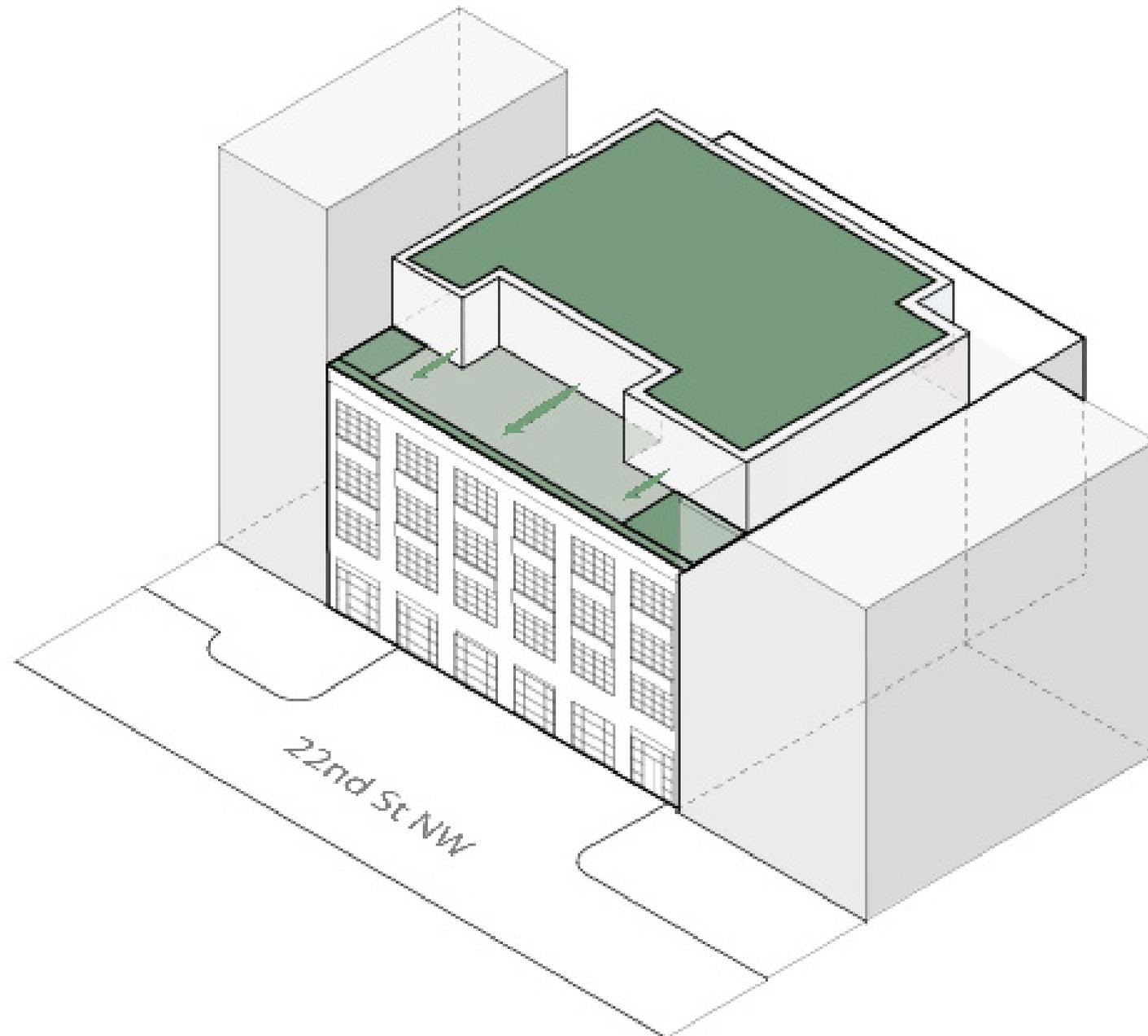
Addition of Density at the rooftop & increase of fenestration for daylight access, views & street activation



## Architecture

Emphasizes the verticality of the structure & industrial nature of the building. Streetscape gets humanized with transparency and datum at the retail level

# Living Design



## Sustainability, Resilience & Regeneration

**Material Re-use:** Extensive repairs to preserve existing structure.

**Energy Use:** Building is low voltage, 120 V, only. All new efficient building mechanical systems, LED lighting, and controls.

**Site and Stormwater:** Zero lot line building, with a green roof captures runoff and exceed local requirements.

**Water Efficiency:** All new efficient fixtures with hands free automatic controls.

**LEED Gold Certification under LEED v4.0 CS**

**Adaptation to Climate Impacts and Conventional Risks:** Located above 500-year floodplain and above 6 feet estimated sea level rise. All building infrastructure is located above grade.

## Health & Well Being

**Dedicated Tenant Mechanical Systems:** Independent systems per floor, for user controllability.

**Extensive Remediation:** Prior to construction, the building was stripped back to structure and all hazardous paints and sealants were removed.

**Enhanced Ventilation:** The building was designed to incorporate MERV 13 filtration and the ability for enhanced filtration per tenant floor.

**Alternative Commuting:** With no parking provided for tenants, building supports commuting through it's large secure bicycle storage, new shower facilities with lockers, new bicycle racks on streetscape, and infrastructure for electric scooter charging station at street level.

**Connection to the Exterior:** The buildings most striking features are the oversized windows, that flood tenant areas with daylight. With the overbuild, new shared amenities with full height glass connects users to both private and shared exterior community spaces and new rooftop landscape.

## Community & Inclusion

**Neighborhood Streetscape:** Located in a walkable, mixed use neighborhood with retail, residential and hospitality, the building contributes to the vibrancy of the neighborhood, through its enlarged windows and ground floor storefront. The streetscape openings incorporate doors, for future retail uses. A ventilation shaft has been included for future restaurant use.

**Blophilic Views:** Surrounded by taller buildings, the new rooftop patio and green roof enhances the views from adjacent upper floors, with it's new lush landscape.

**Gender Neutral Restrooms:** The building provides facilities for all occupants. In shared common areas.

# History

1222 22nd Street NW is a rare 4-story 50,000 SF warehouse building. Previous occupants of the building have included the Capitol Cadillac dealership and showroom, John F. Kennedy's Washington DC Headquarters during his presidential campaign, and most recently as a facility to house Secret Service vehicles for the White House.

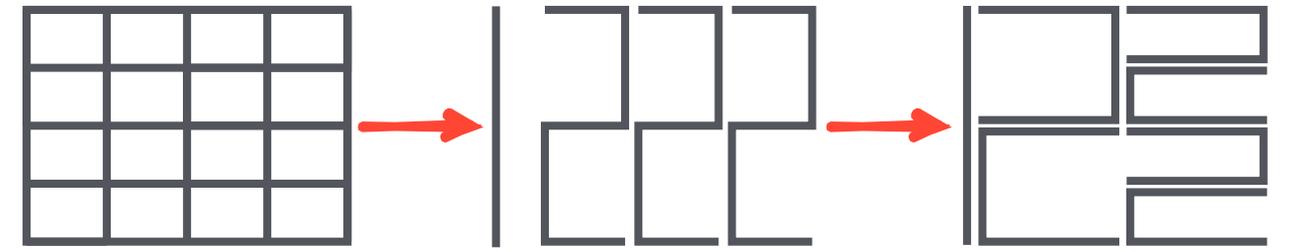




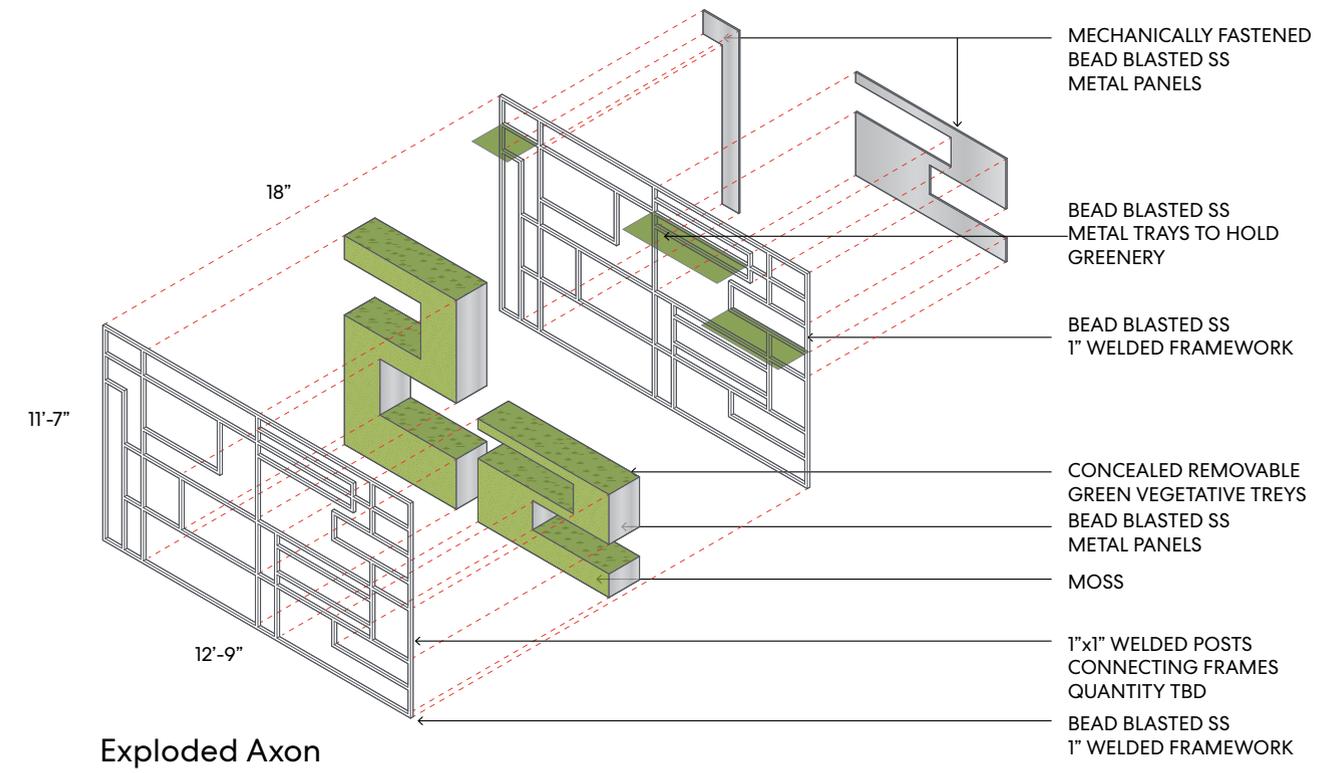




# Lobby Branding



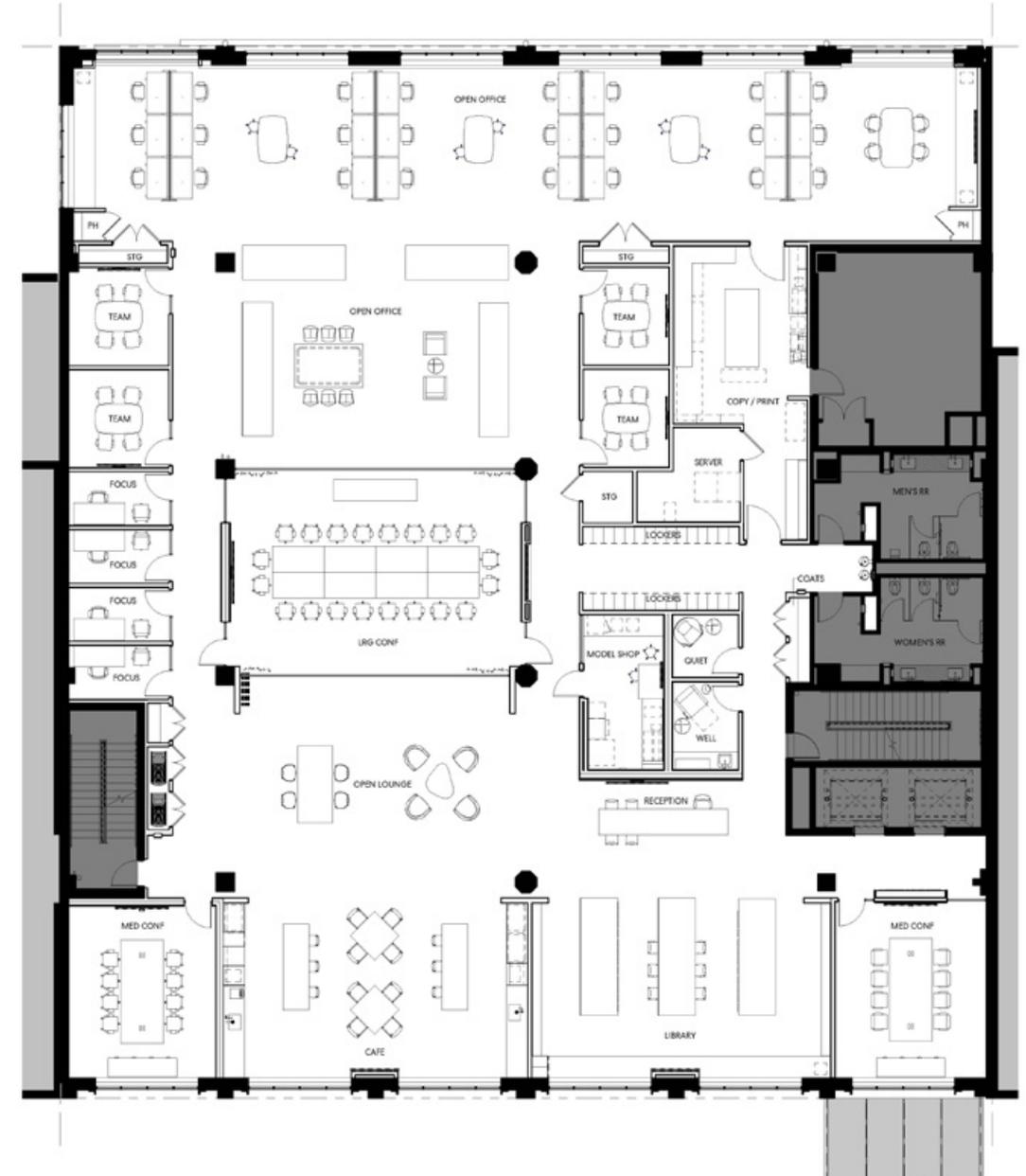
Window Grid      Address      Composition



Exploded Axon



## Typical Tenant Plan



# Penthouse Plan

