2019 FINALISTS
A Message from the Trends Jury Chair

This year’s awards recognize emerging trends worth emulating. Like last year, residential projects were the most nominated and in nearly all mixed-use projects, residences were the primary use. Many projects are designed to serve a particular segment of the population: from a compact, social community allowing seniors to age in place, to affordable housing for grandparents raising children, to luxury rentals for diplomats and others on extended stays.

Creative residential projects are infilling challenging sites and transforming former office buildings. One high-end townhome development is in a city alley while an affordable multi-family project utilized a grade-challenged space in a suburban affordable housing campus. On what used to be the underutilized and overlooked Southwest waterfront, there is now extraordinary luxury housing that includes a vibrant music venue. Another project is such a seamless mix that the apartment lobby and integrated coffee shop blend into one inviting space.

Office buildings are incorporating fresh looks in their designs, and standard amenity packages are upscale and competing for attention from prospective tenants. Office occupancy per person may be shrinking, but some office buildings have large ambition, from a new net zero construction to an historic renovation to an intriguing urbanistic layout on a routine downtown site.

Sustainable development is becoming more routine and more innovation must continue in this area. The jury recommends that next year’s awards include a sustainability category.

As always, the best projects demonstrated excellent design as well as creative development and skillful delivery, all finely tuned to the project’s goals. As one juror said, “you take something away from the winning projects: they stick with you, they make you think.” This year’s projects are exemplary and provide excellent examples to make us all think about how to create fantastic places.

Bob Peck, Chair
2019 TRENDS AWARDS JURY

Trends Awards Jury Members

BACK ROW: Diana Horvat, HYL Architects; Andrea Gourdine, Douglas Development; Sakina Kahn, DC Office of Planning; Hilary Goldfarb, The Rockefeller Group; Katie Bucklew, EDENS

FRONT ROW: Bob Peck, Gensler; Bill Bonstra, Bonstra|Haresign; Carlos Bonner, Jair Lynch

FROM PHOTO: Kristi Smith, JBGS

Special thank you to Ann Tyler, BCT Architects, for her work on the Trends Awards.
THE APOLLO

The Apollo is a LEED-Gold, mixed-use residential building located in the heart of the H Street NE corridor that contains 431 high-end apartments, a Whole Foods grocery store, a WeWork location, and additional curated retail at street level. The Wydown coffee shop in the Apollo is integrated into the building’s lobby, creating a seamless integration of uses. The 405,000 SF residential development was an assemblage of multiple lots filling the entire 600 block of H Street. The building’s location and name pay homage to one of D.C.’s most popular movie houses, the Apollo Theatre, which was built in 1913 and located at 624 H Street NE until it was demolished in 1955.

The development was a unique opportunity to create the ultimate city block through the combination of smart design and a carefully assembled group of retail and community partners. The residential, retail, and office uses come together at the Apollo, strategically and sensitively, to enhance the eclectic neighborhood. It is a destination where neighborhood residents and visitors alike can collaborate, shop and unwind.

THE CHANNEL

The Channel Apartment building is the residential anchor of Phase 1 of the District Wharf, a billion-dollar redevelopment of the Southwest Waterfront in D.C. The Channel includes multi-floor retail, a music hall venue that accommodates up to 6,000 patrons, below grade parking and two-story retail uses.

The unit design provides new urban housing for the Millennial generation with a mix of one- and two-bedroom units as well as the district’s first micro-units of 300-350 square feet. The microunits are supplied with built-in furnishings which provide comfort, flexibility and help to maximize the floor area.

The Anthem, incorporated into the building, is a four-level music venue designed as flexible use space. It can be configured for conventions, SRO concerts, or fully seated music events. A significant challenge for this venue was the acoustic isolation of the hall from the surrounding retail and residential spaces. The solution entailed the design and construction of double walled, concrete masonry unit enclosures, floating slab floor and earthquake type structure connection to keep the sound within the hall.
700 PENNSYLVANIA AVENUE, SE

This 669,900 square foot mixed-use development combines apartments, offices and retail on 3.4 acres formerly occupied by Hine Junior High School. The project had a significant impact on the surrounding community by replacing an abandoned 1950's school with a vibrant mixed-use development. The highest density and massing is located on Pennsylvania Avenue, directly across from the Metro Station and the seven-acre L'Enfant Plan open space referred to as the Eastern Market Metro Park and Plaza.

By reestablishing the 300 block of C Street through the site, the smaller and more pedestrian friendly street grid that had been destroyed by the superblock planning in the 1960's era Hine School has been restored. The project includes 162 apartments in three buildings, 46 of which are affordable at a range from 30% to 80%. There is 156,000 square feet of office in the development and a diverse mix of retailers and restaurants.

EXCELLENCE IN OFFICE DEVELOPMENT

MIDTOWN CENTER

Designed by New York based SHoP Architects, Midtown Center is an 865,000 square foot class A office building featuring two full height curtain wall office towers with copper cladding connected by three 50-ton glass and pre-patinated copper “tunnel” suspended bridges that are a central feature of the two towers design. The bridges required extensive structural planning and meticulous engineering to be placed between the buildings. The building is the headquarters of Fannie Mae, a quasi-government institution that is a leading source of financing for mortgage lenders.

The public plaza is designed as a green oasis amid the concrete jungle of downtown DC; it is inspired by the historic L’Enfant city plan. The diagonal thoroughfares that run across 15th and L Streets, N.W. draw pedestrians into the central space of the building to create a vibrant retail environment. Midtown Center’s amenities are consistent with the building’s first-class LEED Gold designation and include extensive green spaces with trees, shrubs, and perennials in the occupiable terrace on the 14th floor, as well as three levels of below-grade parking.

DEVELOPER OR OWNER
EastBanc; Stanton Development; Clark Enterprises; Jamestown; LS Caldwell, Dante Partners

ARCHITECT
Gensler

CONSTRUCTION CONTRACTOR
Clark Construction Group; McCullough Construction

DEVELOPER OR OWNER
Carr Properties

ARCHITECT AND OTHER DESIGNERS
SHoP Architects; WDG Architecture, SCAPE Landscape Architecture; Michael Graves Architecture & Design

CONSTRUCTION CONTRACTOR
Clark Construction Group
EXCELLENCE IN OFFICE DEVELOPMENT

United Therapeutics is a biotech company that develops innovative drug therapies with the core mission of saving lives. They have an urban headquarters in Silver spring, and Unisphere is the third phase of their campus expansion. The design of the building was informed by the organization’s belief that a company focused on saving lives must minimize its impact on the environment. As a result Unisphere is designed to meet zero-net energy and carbon goals and it will generate 15% more renewable energy than it consumes; its shape is an ellipse to mimic the shape of the universe.

Envisioned as a sustainable design laboratory, many innovative approaches to reduce energy use below baseline performance were incorporated, including an underground concrete labyrinth for passive heating and cooling, a geo-exchange system, an active chilled beam system, a pool that doubles as a heat sink, daylight harvesting, and an automated natural ventilation strategy. In addition to offices, collaborative work environments to support cutting-edge work are provided including conference rooms, lounge spaces free of audio-visual distraction, a roof deck, and communal pantry seating.

DEVELOPER OR OWNER
United Therapeutics Corporation

ARCHITECT
EwingCole

CONSTRUCTION CONTRACTOR
Whiting Turner

1789 MASSACHUSETTS AVENUE, NW

The revitalization of this 99-year old National Historic Landmark required scrupulous and respectful craftsmanship to create a headquarters for the American Enterprise Institute (AEI). One of the primary requirements for the building was to accommodate AEI’s robust schedule that includes over 250 conferences, receptions, and other events each year while creating cutting-edge, state-of-the-art headquarters. To increase the building’s square footage, while preserving its historic elements, an entirely new sub-basement level was installed below the existing basement level. A custom website was designed to record and monitor structural movement during the sub-basement installation, recording automatic measurements every hour to identify all vertical and horizontal movement.

Andrew Mellon’s original top-floor apartment is specifically called out in the building’s landmark designation. To restore it required extensive pre-planning, meticulous workmanship and careful execution which is also evident throughout the rest of the building. The project team salvaged, refinished, and reinstalled the original wood flooring as well as cleaned and repaired the building’s original marble tile. The mechanical, electrical, fire/life safety, security and telecommunication systems were installed beneath plaster and paint to match the historic elements.

DEVELOPER OR OWNER
American Enterprise Institute

ARCHITECT
Hartman-Cox Architects

CONSTRUCTION CONTRACTOR
Grunley Construction Company, Inc.
AMPEER DUPONT

The Ampeer Dupont is housed in a building designed by Stanford White of McKim Mead and White and built in 1903. The building was originally a grand home and after the daughter of the owner passed away, the building was left to the American Red Cross, then was used by a DC Women’s Club until the mid-2010’s. In 2017, the building was converted into a luxury building that caters to single-person-households living in a walkable location in the city.

The building and its contemporary residential addition feature 92 fully-furnished rental apartments with several shared amenity spaces and services that include daily food and beverage service. The rooms range from 370 to 575 square feet and are not intended to serve as primary residences. The exterior of the historic home remains unchanged except for masonry cleaning, repointing and repair, and the rehab of the slate roof and skylights. The interior was restored with meticulous attention to detail to be sure that if the building were repurposed, its original fabric would be preserved.

LEGACY WEST END

The building at 1255 22nd Street, NW was an underperforming, outdated office building that no longer matched the vibrancy of the surrounding neighborhood. The site was the home of a Cadillac dealership 70 years ago, and a seven-story office building was built there in the 1990s but by the mid-2010s, it had become obsolete. The redevelopment solution took advantage of the existing concrete superstructure, and maintained the three-story underground parking.

Two additional stories were constructed over the existing structure to create a total of 197 high-end units with sizes ranging from 340 square foot studios to 1,160 square feet in two-bedroom units. Use of a vacated alley allowed the original sites to be combined, creating a much larger footprint, and walk up carriage houses were constructed along the alley. The project leased up within nine months, and has provided a modern compliment to the nearby residential and hotel uses. The project utilizes innovative sustainability features including permeable paving and a green roof system that is irrigated by reused runoff collected in an onsite cistern.

DEVELOPER OR OWNER
Saul Urban/Rooney Properties

ARCHITECT AND OTHER DESIGNERS
Hartman-Cox Architects; Darryl Cater Inc; Rockwell Group; Maurice Walters; Lee & Associates

CONSTRUCTION CONTRACTOR
Manhattan Construction Company

OTHER KEY MEMBERS
Graham Davidson, FAIA

DEVELOPER OR OWNER
1255 22nd Street Limited Partnership; The Walton Company; ReVite Construction

ARCHITECT AND OTHER DESIGNERS
MTFA Design and Preservation; Hartman Design Group

CONSTRUCTION CONTRACTOR
HITT Contracting
AUDI FIELD

Audi Field is a new, state-of-the-art Major League Soccer stadium in the Buzzard Point area of Washington, DC and is the new home for DC United. The project consists of a soccer-specific stadium, streetscape and infrastructure improvements, and a vision plan and design guidelines for the development of Buzzard Point. Through an innovative public-private partnership, this 20,000-seat stadium has transformed Buzzard Point from an isolated low-value industrial area into a vibrant mixed-use neighborhood. The project’s associated infrastructure improvements connect nearby underserved residents to the waterfront. Because of Audi Field, the neighborhood currently has nine development projects that will deliver an estimated five million square feet of residential, retail, office, hotel, and park space.

Of note is the green aspect of the new stadium. The DC Department of Energy and Environment provided $25 million in clean energy funding for the installation of an 884kW solar array and stormwater retention systems. Green financing through the DC PACE program enabled Audi Field to achieve LEED Gold certification, create opportunities for local businesses and green jobs for DC residents.

THE COMMONS AT STANTON

The 57,000 square foot Commons project is a community serving facility located in Ward 8. The project includes the new headquarters for Martha’s Table along with their nutrition and early childhood programming and Community of Hope’s behavioral health and homelessness prevention support. The Commons provides high quality early childhood education programs and ongoing academic and social support for children aged six weeks to three years. The project is more than just a co-location of individual users but represents a true collaboration of partners to meet the needs of the community.

The building, located atop a hill in Anacostia, is a combination of light-filled internal spaces and fantastic outdoor playgrounds and gathering places for learning and playing and meeting. There is outstanding art throughout the building, all created by artists living and working in Anacostia. The Commons includes a community kitchen, volunteer activity and food preparation space, nutrition education, no-cost grocery shopping from Martha’s Table Market, and community gardens. An important additional function of the space is to provide space for many community organizations.
Ron Brown College Preparatory High School is a new high school program located in Northeast Washington, DC and housed in the former Ron Brown Middle School in Deanwood. The program is targeted at significantly improving academic outcomes for African American and Latin American young men and has no enrollment boundaries. The building was modernized in two phases and Phase 1 opened to accommodate the first class and renovations are now completed to accommodate the full complement of classes from freshmen through seniors.

Many neighbors were initially skeptical about a non-boundary school opening in their community but have come to appreciate the new high school that brought new life back to an abandoned building. The existing nondescript entry was replaced by an entry vestibule meant to the school create a stronger civic presence in the neighborhood, and creatively and successfully shares space and fields with the Deanwood Community Center. Ron Brown contains several unique sustainable features, and the school is dedicated to using the building as a teaching tool for both students and the larger community.

THE GMU POTOMAC SCIENCE CENTER

The Center is home to the GMU Department of Geoinformatics and the Potomac Environment Research and Education Center. The center's location along the river reinforces GMU's mission to provide environmental research and education outreach with a special focus on local waterways. The 50,000 SF LEED Silver facility includes new smart classrooms and teaching labs as well as eight research lab suites including aquatic ecology, wet chemistry labs and geospatial computer labs. Sustainability features of the center include daylight harvesting, localized landscaping, indoor and outdoor classrooms, water treatment and conservation (including rain gardens, a living green wall, a rainwater cistern, permeable paving and water saving fixtures), efficient energy management and research spaces to advance the mission of the department.

Development of the project was made possible through a public-private partnership between GMU, the participation of a national and regional developer, as well as a generous donation of land on behalf of a local family developer. With water and its intersection with human and natural ecosystems as a unifying theme, the scientific mission, riverside setting and sustainable visions for the center merge beauty and purpose.
BEALE SQUARE

Beale Square is the final phase of a 59-unit community in the Bloomingdale neighborhood of northwest DC. It is comprised of five carriage style rowhouses on an alley bound lot. Each of the five rowhouses is three levels, features a garage, and has 2,490 square feet of finished space. Each rowhouse features an open floor plan and a continuous three-story sky-lit open stairwell. There is not a traditional ‘front’ or ‘back’ of these rowhouses, so all facades receive equal treatment and are clad with brick on all sides.

Since the development is surrounded by vehicular alleys on four sides, a direct pedestrian connection was created from Beale Square to W Street, between the two existing condo buildings on the site. On the south side of the site a large feature brick wall surrounds the common courtyard and creates a strong separation from the alley so residents can enjoy privacy from service-oriented activities in the surrounding alleys. The infill project faced significant challenges to meet the stormwater management requirements. It includes bioretention facilities, green roofing and pervious paver driveways.

THE RAILROAD COTTAGES

The Railroad Cottages are a group of 10 age restricted single-family homes located on the Washington and Old Dominion Trail in Falls Church, VA, just one block off of Falls Church’s main street. To accommodate this development, the City of Falls Church recently developed a cottage zoning ordinance that allows double the by-right density on the site through a special exception process. The homes create an infill “pocket neighborhood” designed to create opportunities for interaction and connectedness with welcoming front porches, community mailboxes, and a Common House.

The homes each have 1,490 square feet total and are meant for “aging in place” with no stairs to the main living area and Master Suite. The Common House is unique in that it provides an opportunity for residents to gather with each other on a regular basis and to accommodate guests or larger family or community events as desired. Except for the second-floor access, there are no other steps on the site and a lighted boardwalk takes residents from the covered parking area straight onto their porches.

DEVELOPER OR OWNER
MILLER

ARCHITECT AND OTHER DESIGNERS
Cunningham Quill Architects; Landscape Architecture Bureau

CONSTRUCTION CONTRACTOR
MILLER

OTHER KEY MEMBERS
Holland and Knight, LLP

DEVELOPER OR OWNER
Railroad, LLC

ARCHITECT
Butz and Wilbern Architects
WESTLIGHT

The Westlight is a 164-unit multifamily development in the West End in Washington, DC. It includes 71 condominiums and 93 rental units, with integrated ground floor retail as well as Washington, DC’s first Public Library that is integrated into another building. The design for the library encourages more interaction between library users, the larger community, residents of the Westlight, and retail users. The project was part of a Planned-Unit Development that was created with the goal of redeveloping a number of District owned parcels in the West End to provide the new library and a new fire station, located on a nearby site.

The architecture of the building is unique and includes cantilevers on every surface of the structure. Some cantilevers extend up to a maximum distance of 17 feet in some areas. The project appeals to many different demographics, both renters and owners, with its high walk score and downtown location, as well as its LEED Gold status and high-design elements, open layouts and an amenity package that includes a 24-hour concierge and some of the most stunning views in Washington, DC.

DEVELOPER OR OWNER
Eastbanc; JBG Smith; Clark Enterprises; Dantes Partners; The Warrenton Group; L.S. Caldwell & Associates

ARCHITECT
Enrique Norten, TEN Arquitectos; WDG Group

CONSTRUCTION CONTRACTOR
Clark Construction Group

OTHER KEY MEMBERS
District of Columbia Public Library

EXCELLENCE IN AFFORDABLE HOUSING

COLUMBIA HILLS APARTMENTS

Columbia Hills Apartments was built as infill in an existing garden apartment style housing development along Columbia Pike in Arlington. Designed to bring needed affordable housing to this site, this project excels through its use of innovative financing, embodies principles of sustainable design, incorporates arts, and is a shining example of creative approaches to densify limited unbuilt land. Here, all 229 rental units are committed affordable with 13 accessible units and 10 units designated for permanent support housing.

Working within Arlington County’s established Form Based Zoning Codes along with VHDA mandates regarding materials and construction methods, this project is durable, sustainable, and low maintenance, meeting the needs of the specific community within which it is located.

From a financing standpoint, the developer successfully negotiated the first hybrid tax credit methods in the state. This project utilized a unique combination of 4% and 9% LIHTC (lie-teck) financing along with funds from seven other sources allowing the developer to leverage land and limited resources.

DEVELOPER OR OWNER
Arlington Partnership for Affordable Housing

ARCHITECT
KGD Architecture

CONSTRUCTION CONTRACTOR
Bozzuto Construction

PUBLIC FINANCING ENTITIES
Bank of America, VHDA, Arlington County Affordable Housing Investment Fund, M&T Bank, Federal Home Loan Bank of Atlanta, and Virginia Department of Housing and Community Development
PLAZA WEST

Plaza West is a new, 284,645-SF affordable housing project in the Mount Vernon Triangle neighborhood of Washington, DC, and the city’s first ever affordable housing intended for grandfamilies. Fifty of the 223 affordable units are set aside for families with grandparents raising grandchildren where the parent is not present – who earn between 30 and 40 percent of the area median income. Plaza West has on-site support services that promote healthy grandfamily bonding, housing stabilization, peer-to-peer support, recreational experiences, and resources to help residents of all ages thrive.

Two lobbies, one for each tenant type, are incorporated at each end of the irregular site, a major portion of which borders Interstate 395 where it cuts through the neighborhood and city. Plaza West has more than 9,500 square feet of outdoor spaces, including a raised outdoor terrace for affordable unit residents, and a private park with playground that is dedicated for the use of the grandfamilies. The unique shape of the site and proximity to surrounding buildings presented a variety of interesting challenges that required innovative and creative design and construction solutions.