

# PARK VAN NESS

WASHINGTON, D.C.

MIXED-USED DEVELOPMENT

Land Area	1.28 acres
Project cost	\$242/SF
Parks Open Space	Public Courtyard 5,000 SF
No. Residential Units	271 Units
Residential Unit types	Apartments
Retail, Office, Industrial	10,000+ SF

**On Connecticut Avenue there is a repetition of Transit and Retail, Grand Apartments, and connections between Rock Creek Park and the Street... Except in Van Ness...**

We developed a strategy to visually connect the Connecticut Avenue urban corridor with the Soap Stone Valley park, linking our site to the park through a grand, two-story archway in the center of our building, on axis with Yuma Street, and bringing the view of the park's majestic tree canopies, highly visible because of the drop in grade, right to the street. **The courtyard and view enriches the pedestrian experience along Connecticut Avenue.** In addition the mixed use ground floor promotes a commercial experience.

Great care was given to maintain the **"Art" in the Art Deco language.** There are numerous custom decorative precast panels located throughout the main facade, evoking their design themes from the adjacent parkland. Our design team worked closely with the brick manufacturer to create a custom brick blend that achieved the richness in tone and depth evident in the historic precedents. Getting the modern brick industry to create bricks with as much depth and richness of those from years past was one of the great innovations of this project, and one of the most important to the success of the overall design.

# A Gift to the City

Park Van Ness has had success integrating the natural environment through the archway that captures views of the park.



# CONNECTICUT AVENUE

THE GREAT APARTMENT AVENUE OF WASHINGTON, DC



CONNECTICUT AVENUE



Broadmoor  
Apartments



Kennedy Warren  
Apartments



Woodley Park



Cleveland Park



Klingle Valley Bridge



Melvin C Hansen Trail

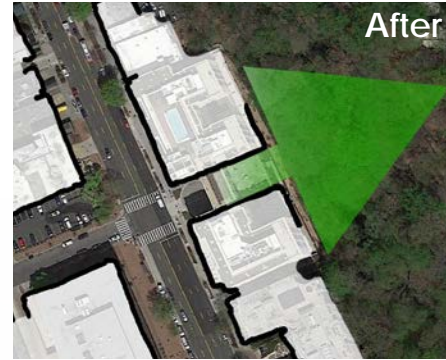


Park Van Ness

MAINTAINING THE CONTEXT AND CHARACTER



Before



After

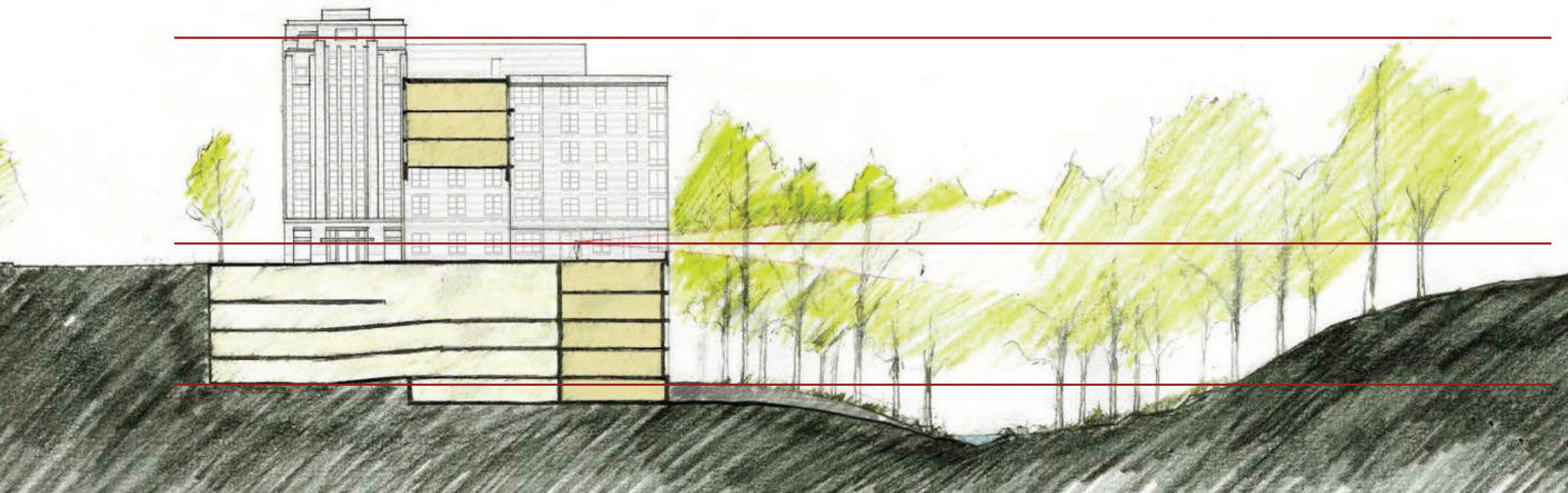


# UNIQUE SITE OPPORTUNITY TO CONNECT CONNECTICUT AVENUE WITH PARK



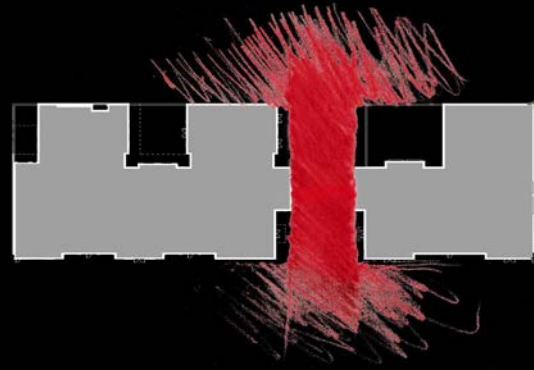


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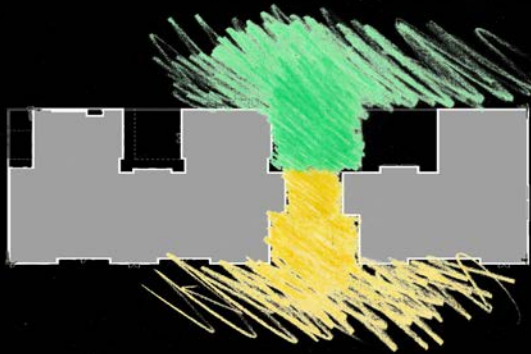




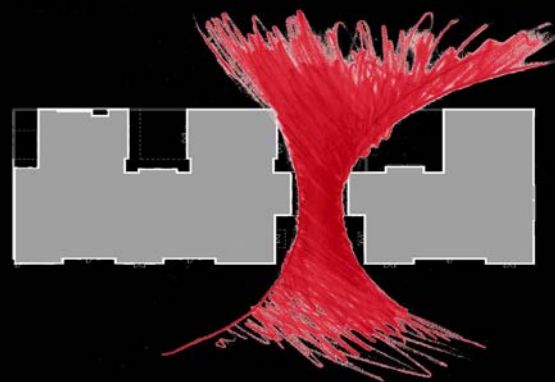
Character 1: Bringing urban corridor to woodland



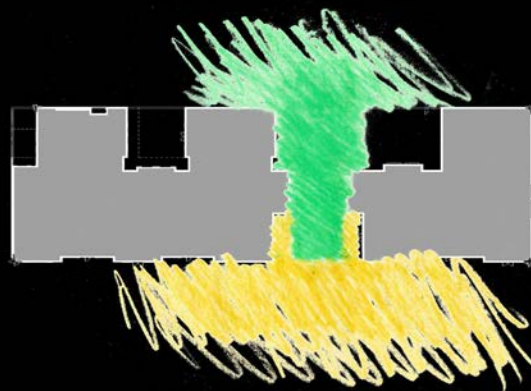
Space 1: Thrust



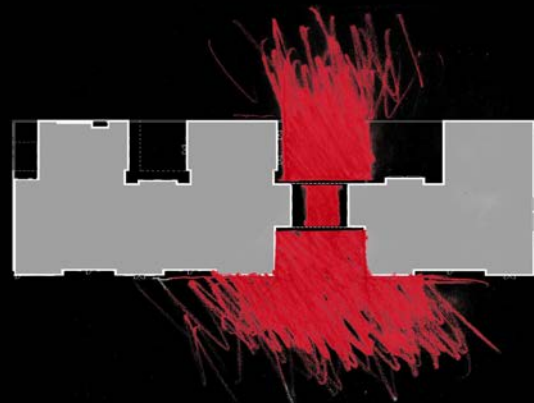
Character 2: Bringing woodland character to urban corridor



Space 2: Thrust



Character 4: Dovetail 2



Space 2: Sequence

# PAVILIONS ALONG THE AVENUE



To break the length of the building, pavilions were introduced onto the street and the Washington, D.C. tradition of Apartment design was continued.

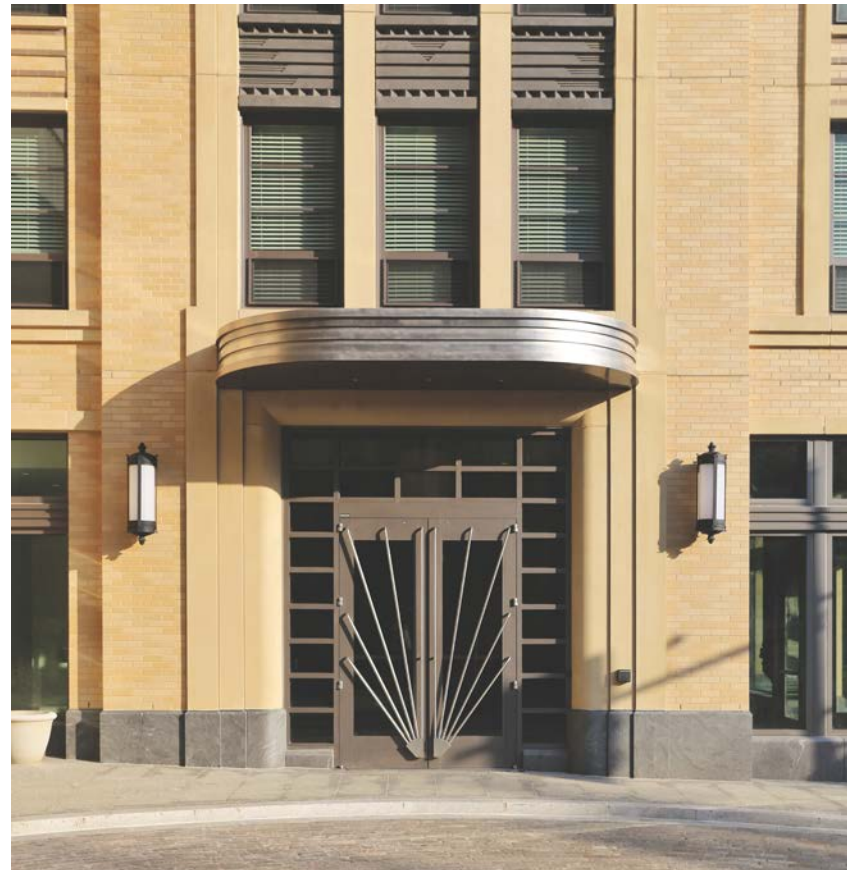
# TIMELESS DETAILS ENRICH THE GIFT

“The Art Deco styling of the building helps it feel like it’s been in the neighborhood for a much longer time than a few months. It feels natural in the neighborhood mixed in with other older buildings.”

- Justin Wood, Neighbor



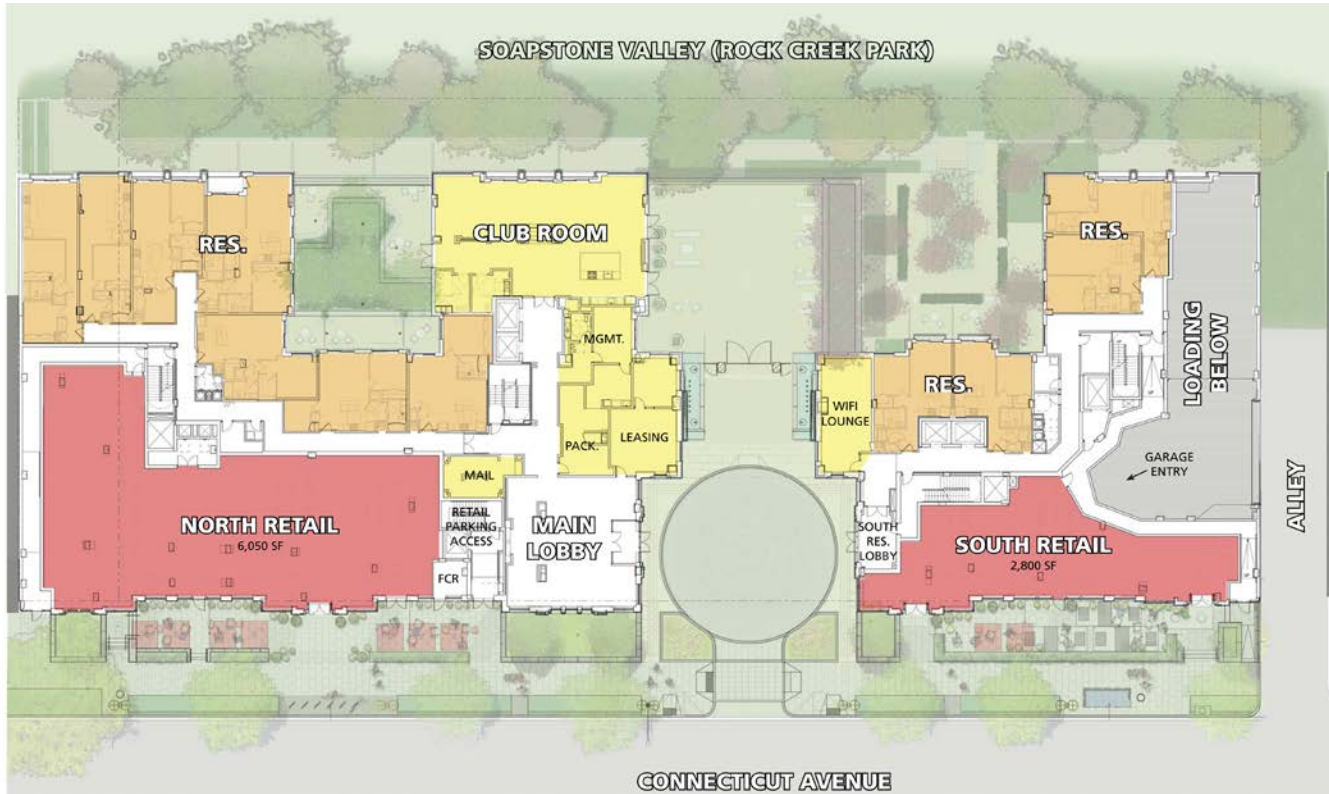




# OVERALL FLOOR PLANS

## TYPICAL LOWER LEVEL PLAN

(floors 1-5)  
single loaded residential  
screening three story  
parking garage



## STREET LEVEL PLAN

(6th floor)  
10,000 SF retail fronting on Conn. Ave  
with club room and units facing the park



## TYPICAL UPPER LEVEL PLAN

(floors 7-11)  
courtyards oriented to  
park maximize unit views

"Many neighborhoods in Washington, DC have undergone unparalleled positive transformations over the past many decades. Such transformations require dreams, vision, capital investment, and teamwork among all of the stakeholders. One critical stakeholder in the process is the designer/architect who possesses the ability to envision changes in the land, the infrastructure, the buildings thereon, the purposes within the buildings, and the relationship between vertical and horizontal improvements. [The architect], over the past five decades, has put [their] design mark on many neighborhoods in Washington, DC. In a world of specialized design disciplines, rarely will you find an architect equally talented in land planning and architectural design. [The architect] is uniquely masterful at both of these important disciplines when taking on the assignment of producing a vision and design for a transformational development involving both land and structure."

J. Page Lansdale  
President, Chief Operating Officer & Director  
Saul Centers, Inc.

