



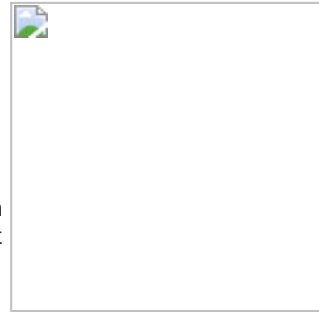
WHAT WE DID DURING OUR SUMMER VACATION



While our staff did take some traditional summer vacations this year, much of the season was spent as a stay-cation of sorts, focused on our numerous DC-metro area projects. We have been incredibly fortunate to work in communities across the United States and are pleased to currently be working on several important projects in the community we have called home for more than 34 years.

At **2700 Woodley** (shown above), which is currently under construction and set to open in early 2014, we designed for The JBG Companies an 8-story high-end rental apartment building that takes inspiration from the neighboring Marriot Wardman Park Hotel, listed on the National Register of Historic Places, and the grand apartment buildings along Connecticut Avenue. The building employs a symmetry that upon a first glance seems rigid, but a closer look reveals eccentricities reminiscent of many traditional apartment buildings where the interior spaces inform window groupings and their arrangement on the exterior facades. The detailing takes cues from the Regency style, which is similar to the Federal style but incorporates an additional degree of elegance and richness of detail. Most units include outdoor inset balconies with elaborately detailed metalwork or spacious terraces while the exclusive penthouse level is defined by symmetrical pavilions and a colonnade expands the available space for entertaining. Additional tenant amenities include a swimming pool, two levels of underground parking and a covered walkway to the hotel for shared service access.

Across town at the intersection of **13th and U Streets, NW**, we are working on a second residential building for The JBG Companies which features small to mid-sized units and street level retail spaces. Located at the heart of the historic U Street Corridor, the building is adjacent to the U Street Metro, numerous bus lines and will provide below-grade off-street parking as well as accommodations for cyclists. Resident amenities include a club room and fitness area. The project team met extensively with community groups over the last few months and hopes to submit drawings to the Zoning Commission and HPRB and for approval early next year with construction planned to start in the fall of 2013.



Also prominently located along a historic corridor in DC, **The Pennsylvania**



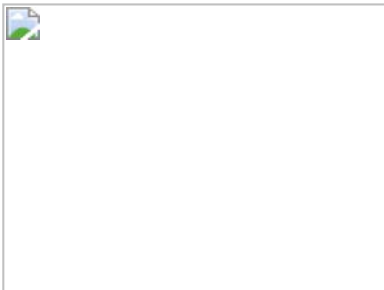
Building, at 1275 Pennsylvania Ave, NW, is about to undergo a DMSAS-designed makeover led by Willco Companies. Renovation plans for the 250,000 SF building include re-skinning the lower three floors of the exterior limestone and glass façade, a new illuminated metal and glass office entry marquee, improvements to the garage entry and ramp, gutting and complete redesign of the office lobby and entry sequence including an two-story domed volume, renovation of the typical floor elevator lobbies and restrooms, a new fitness center with men's and women's locker rooms and showers on the second

floor, and a new expansive roof terrace along 13th Street and Pennsylvania Avenue with service amenities and restrooms for special events. The exterior renovation received unanimous approval from the U.S. Commission of Fine Arts and construction is scheduled to start in early 2013.

We are also working outside the beltway for JBG Rosenfeld on the commercial portion of the new mixed-use development at Crown Farm in Gaithersburg, MD. DMSAS designed the facades for over 89,000 SF of commercial space in the first phase of the project, known as **Downtown Crown**. By incorporating a mix of uses, a variety of building heights, and facades detailed with timeless building materials, the area is designed to be reminiscent of a traditional urban neighborhood. Downtown Crown is under construction now and is scheduled to open in early 2014.

More information on these and other projects can be found on our website: www.dmsas.com

RENDERING WORKSHOPS



Associate Jeffrey Loman led a series of rendering workshops this summer, instructing staff on



PROJECT UPDATES



Alpharetta City Center Master Plan Approved
Alpharetta City Council approved the DMSAS-



techniques for rendering buildings and atmospheric elements, such as trees, cars and people, by hand.

The second workshop focused specifically on techniques for rendering materials, including wood, metal and stone finishes.

The workshops were conducted in small sessions over lunch in July and August as part of our on-going in-house education programs.



approved the master plan for downtown Alpharetta on Tuesday, June 19th. The design team is currently in the midst of wrapping up schematic design for the new City Hall with the completion of design development scheduled for late fall. For inspiration, the team has studied historic and contemporary Georgia courthouses and city halls, as well as successful downtown areas that are anchored by major civic buildings.

THE SMITH CENTER OPENING ON PBS



The Smith Center for the Performing Arts opened with a grand evening of performances in March of this year. Thanks to a collaboration with PBS, the opening night celebrations will be broadcast on Friday, September 21 at 9pm in the special "From Dust to Dreams: Opening Night at The Smith Center for the Performing Arts." The historic television event will be hosted by Emmy Award-winning actor Neil Patrick Harris and will feature performances by Academy Award winner Jennifer Hudson, country superstars Willie Nelson, Merle Haggard, Emmylou Harris and Martina McBride, singer-songwriter Carole King, trumpeter Arturo Sandoval, world renowned classical violinist Joshua Bell, Rock and Roll Hall of Fame Member John Fogerty, Gospel great Mavis Staples, Train lead singer Pat Monahan, and American Ballet Theater dancers Marcello Gomes and Luciana Paris. Mark your calendars and set your DVRs now!



The Smith Center Earns LEED Gold

As accolades for The Smith Center continue to pour in, we are thrilled to celebrate another milestone with the new facility - this summer The Smith Center was officially certified LEED Gold by the United States Green Building Council. The Smith Center is the first civic performance center of its size and scope to achieve LEED certification. In addition to the buildings receiving LEED Gold status, the entire Symphony Park redevelopment, a reclaimed brownfield site, has been certified as LEED-ND Gold through USGBC's Neighborhood Development program.

GINGERTOWN 2012



Plaza at Sundance Square Unveiled

On July 23, Sundance Square unveiled renderings of its long-awaited plaza in the heart of downtown Fort Worth. "The plaza has been an active item on the master plans for more than two



A favorite holiday tradition of the design and construction industries in DC, Dallas and Nashville, Gingertown is back for 2012 and gearing up for another great series of events. Stay tuned for save the dates and the theme unveiling in September!

DMSAS BLOG COMING IN SEPTEMBER

DMSAS is proud to announce the launch this September of a firm blog featuring articles by DMSAS staff members. We will cover a wide range of topics, from design techniques and philosophies to posts on specific building types and general commentary on trends and happenings in the design world. Follow us on Twitter and Facebook for updates on our first post going live after the Labor Day holiday.

GAILLARD CENTER STARTS CONSTRUCTION



On Tuesday July 17, Charleston City Council unanimously approved the construction of the Gaillard Center. A little over a month later, on Tuesday August 21, work commenced on the expansion and improvements to the aging existing facility. Mayor Joe Riley helped get things started by demolishing the porte cochere (Photo courtesy of Leslie Burden/SC Business Journal). One of the largest construction projects in Charleston history, the \$142 million project is a joint venture between the City of Charleston and the Charleston Performance Hall Foundation. It will be built by Skanska USA and Trident Construction to achieve LEED certification and is scheduled for completion in December 2014.

plans for more than two decades," said Ed Bass, project developer. "We always envisioned a beautiful plaza that would be the fabric of our wonderful city and is now set to become a vibrant social centerpiece reflecting the best of a lively downtown." The plaza will feature a stage for live music, a fountain, shade canopies and a glass pavilion building to house restrooms and, possibly, small retail and events spaces. The Sundance Square plaza will be flanked by two new DMSAS-designed buildings currently under construction, The Westbrook on the west and on the east, The Commerce.

CONTACT

Dear Readers,

We welcome your feedback and comments to our newsletter. Submissions can be sent to newsletter@dmsas.com for potential inclusion in our next edition!

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