

Summary

DESIGN GUIDELINES

In keeping with the unique character of the Southwest neighborhood, new development, including development undergoing a Planned Unit Development (PUD) or other design review process, should adhere to the following principles:

Principle 1: *Encourage a mix of building heights.*

Provide a massing and mix of defined building heights which complement and uphold the current mixture of high-rise and low-rise buildings. Particularly on large sites, this mix should include the provision of rowhouses and high-rise buildings, and avoidance of mid-rise building forms.

Principle 2: *Achieve design excellence for high quality and timeless development.*

Achieve high quality development and the creation of attractive buildings and landscapes through design excellence by using distinguished architecture, durable high quality materials and detailing, and advanced sustainable design.

Principle 3: *Promote variation in building frontages along streets with continuous massing.*

Promote cohesive building forms and design, while incorporating articulation in the building and landscape design. This will ensure a pedestrian-scale of development and lessen the perceived length of high-rise buildings or rowhouse groupings. Blank, unarticulated walls should be avoided, particularly along streets and pedestrian ways.

Principle 4: *Enhance green space through landscaped perimeters and internal green or amenity spaces.*

Support Southwest's vibrant green character through the provision of publicly visible landscaped perimeters; internal green or amenity spaces; and landscaped setbacks appropriate to the streetscape, particularly for high-rise structures.

Principle 5: *Incorporate sustainable building and site design.*

Employ a range of innovative sustainable design strategies and building standards to promote a high performing environment that encourages healthy living, energy efficiency, and stormwater management.

Principle 6: *Ensure parking is not a detractor.*

Locate vehicle parking underground, or in above-grade structures that are visually buffered from the street and adjacent properties. Services such as parking and loading access should avoid the interruption of street-facing building fronts or communal open space.

Principle 7: *Maximize transparency and viability of ground floor uses along key commercial corridors.*

For high-rise structures, provide vibrant ground-floor uses and street-level design that promote pedestrian-oriented usage, particularly on M Street, 4th Street and South Capitol Street.

Principle 8: *Encourage connectivity for pedestrians, bicycles, and vehicular access, including transit where feasible.*

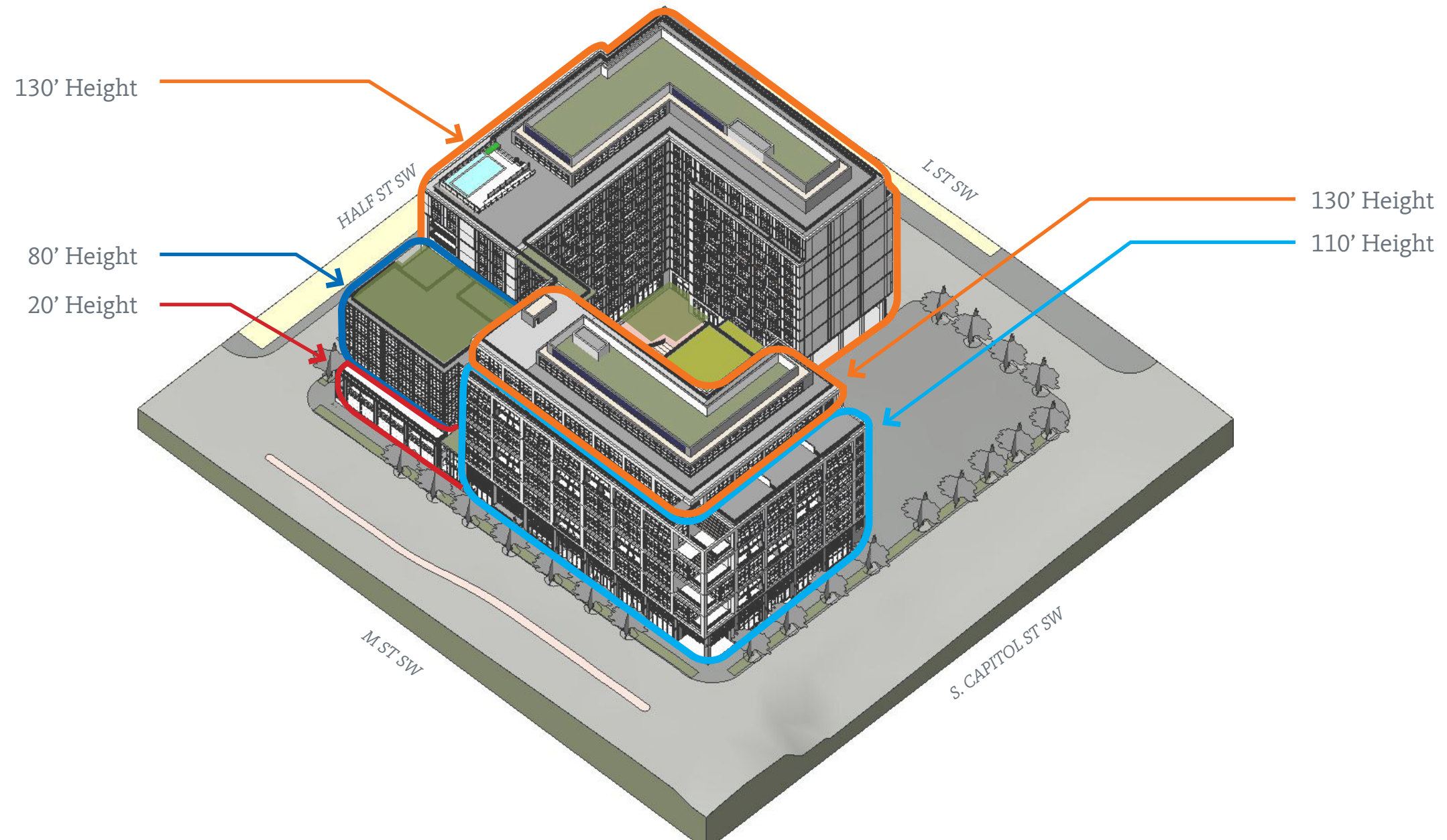
Promote connectivity by re-establishing the street grid where feasible, as noted in the Plan. (See Page 118)

Above text extracted from Design guidelines from the Southwest Neighborhood Plan of July 14 2015 by Office of Planning.

Site Analysis, Context, & Concept

Southwest Neighborhood Plan

Principle 1. Encourage mix of heights



Site Analysis, Context, & Concept

Southwest Neighborhood Plan

Principle 2. Achieve design excellence



PAVILION



L & HALF STREET



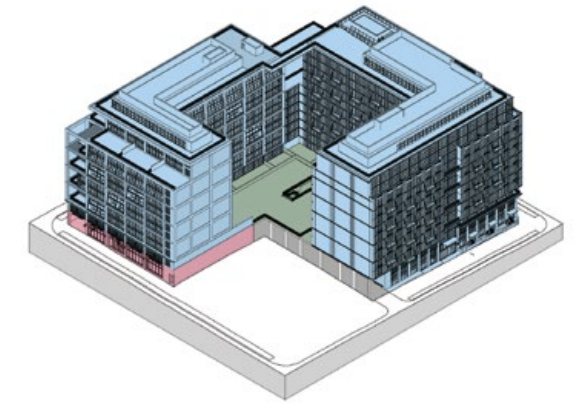
M & SOUTH CAPITOL STREET

HIGH QUALITY MATERIALS AND DESIGN

Durable and attractive materials like Brick and glass with metal and wood accents used throughout. Recessed windows and balconies used to provide shading.

Site Analysis, Context, & Concept Southwest Neighborhood Plan

Principle 3. Variation in building frontage



Articulated Party Wall

TOWER

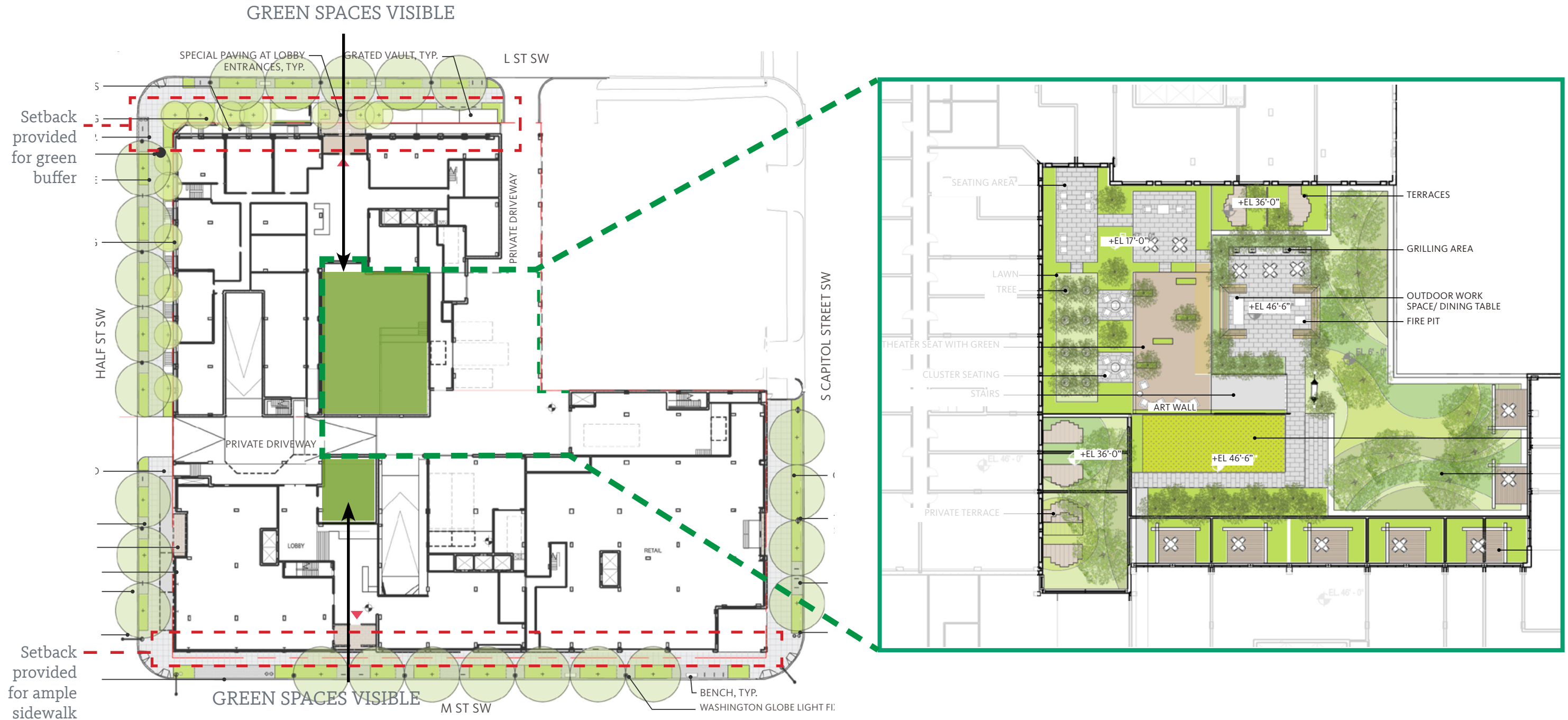
Larger scale openings, modernist brick, and glass.

PODIUM

Smaller scale openings, materiality, and visual porosity.

Site Analysis, Context, & Concept Southwest Neighborhood Plan

Principle 4. Enhance green space (Ground Level)



PERIMETER

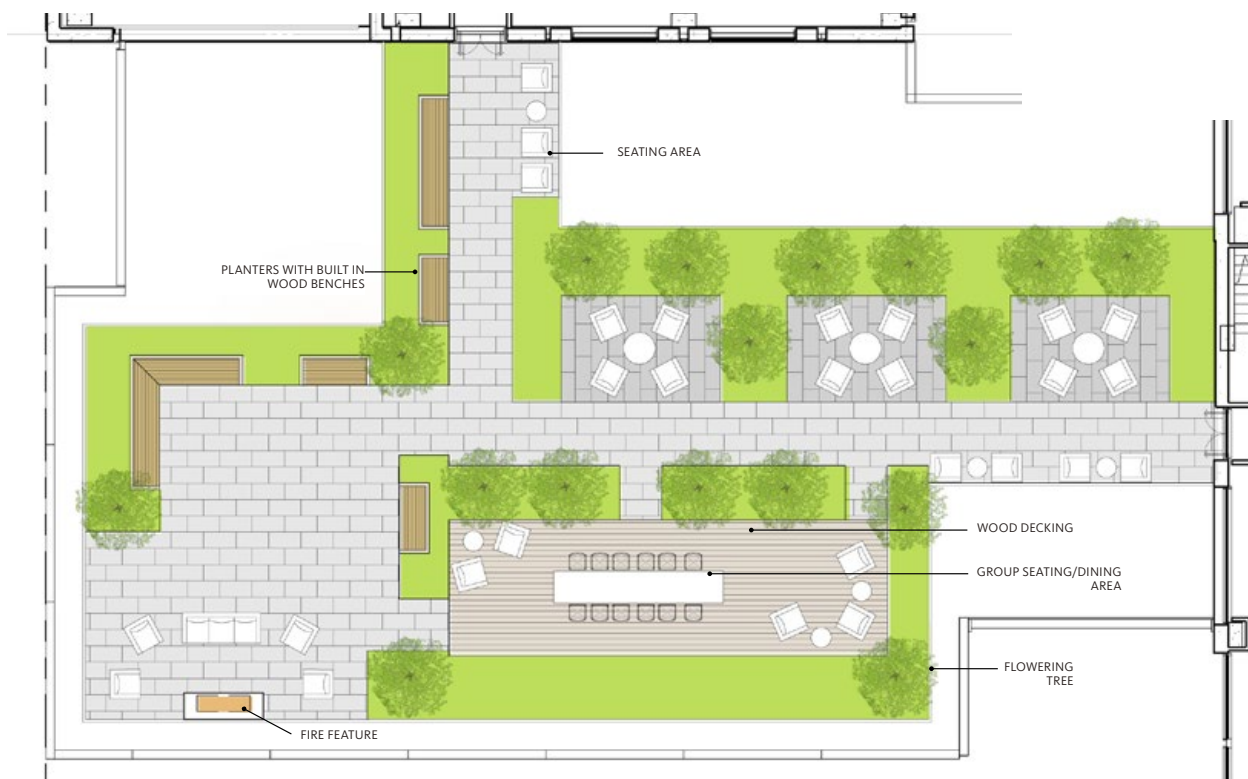
Well thought-out streetscape providing green perimeters and building setbacks where needed.

INTERNAL

Courtyard and roof terraces provided for resident recreation and to foster healthy living.

Site Analysis, Context, & Concept Southwest Neighborhood Plan

Principle 4. Enhance green space (Roof level)



PAVILION ROOF

Amenity roof terrace visible from m & half street adding to neighborhood visual green space and activity.

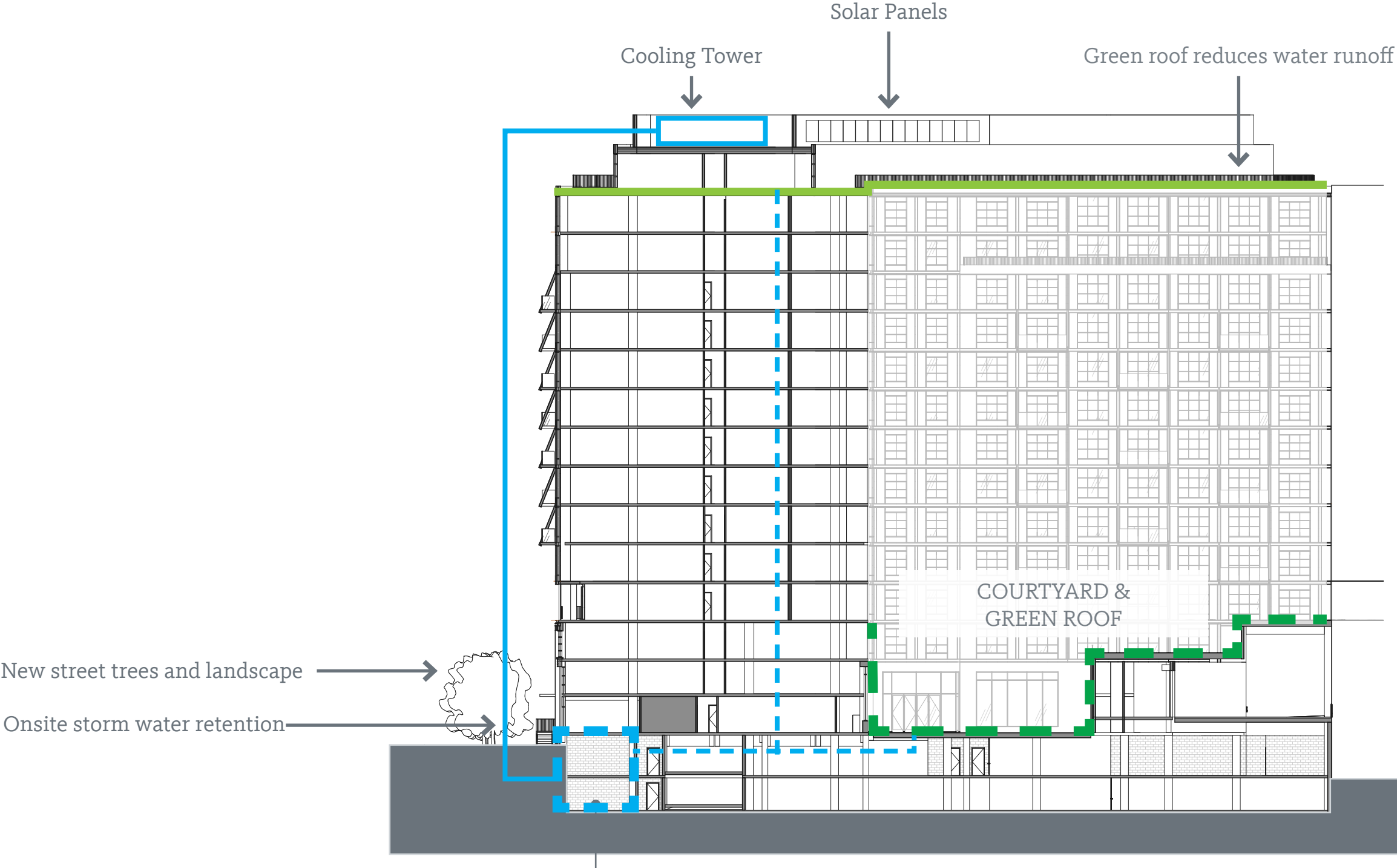


BUILDING ROOF

Landscaped roof terrace for resident community interaction.

Site Analysis, Context, & Concept Southwest Neighborhood Plan

Principle 5. Incorporate sustainable design

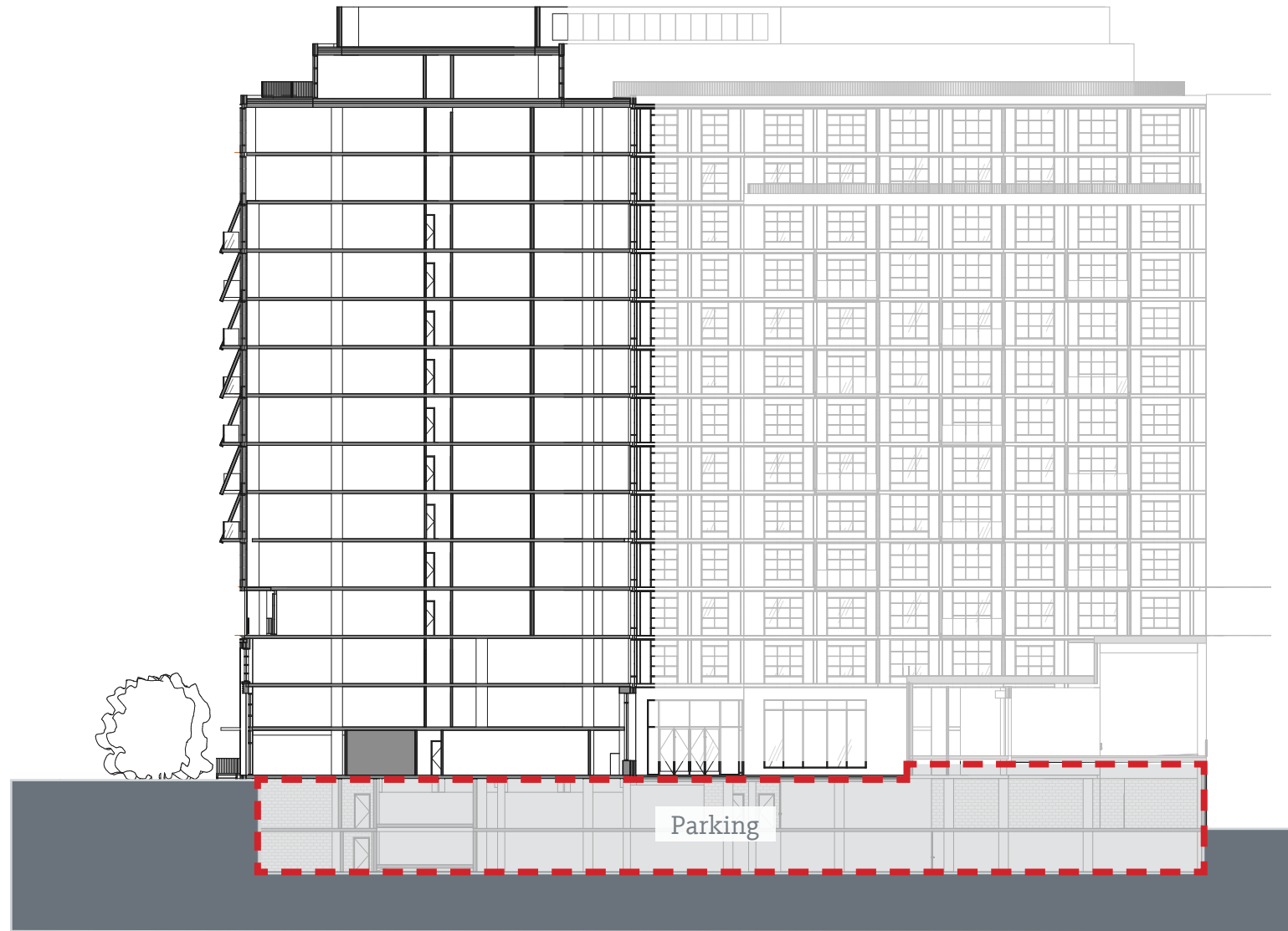


Vertical solar panels

Site Analysis, Context, & Concept Southwest Neighborhood Plan

Principle 6. Ensure parking is not a detractor

- Curb Entry
- Garage Ramps
- Private Driveway
- Pick Up / Drop Off
- Loading, Package, Delivery, & Trash



Underground Parking



Consolidated Parking Entrances & Loading

Site Analysis, Context, & Concept Southwest Neighborhood Plan

Principle 7. Maximize transparency and visibility of ground floor uses



South Capitol Street View



M Street and Half Street Corner View

VIBRANT RETAIL BASE

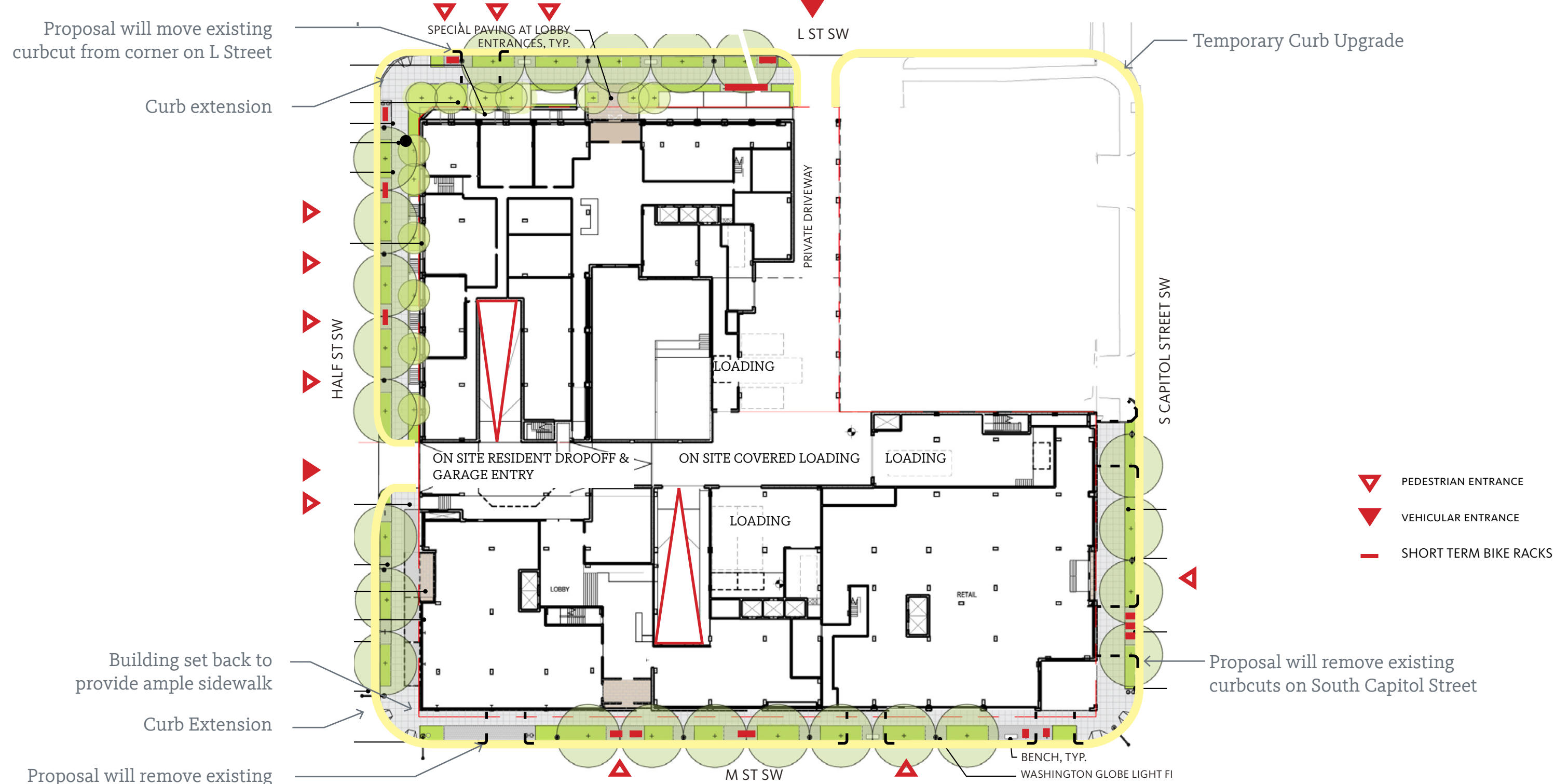
Maximize transparency and visibility of ground floor uses along key commercial corridors.

CORNER ANCHOR

Corner pavilion has visual porosity to respond to major corridors and serve as a gateway to the neighborhood.

Site Analysis, Context, & Concept Southwest Neighborhood Plan

Principle 8. Encourage connectivity



WELL ORGANIZED CIRCULATION

Minimum curbcuts, on site covered resident drop off and loading, reconstructed sidewalks with pedestrian amenities, lighting and bicycle facilities.