

Site Analysis, Context, & Concept Southwest References

Capitol Park (Chloethiel Woodard Smith)



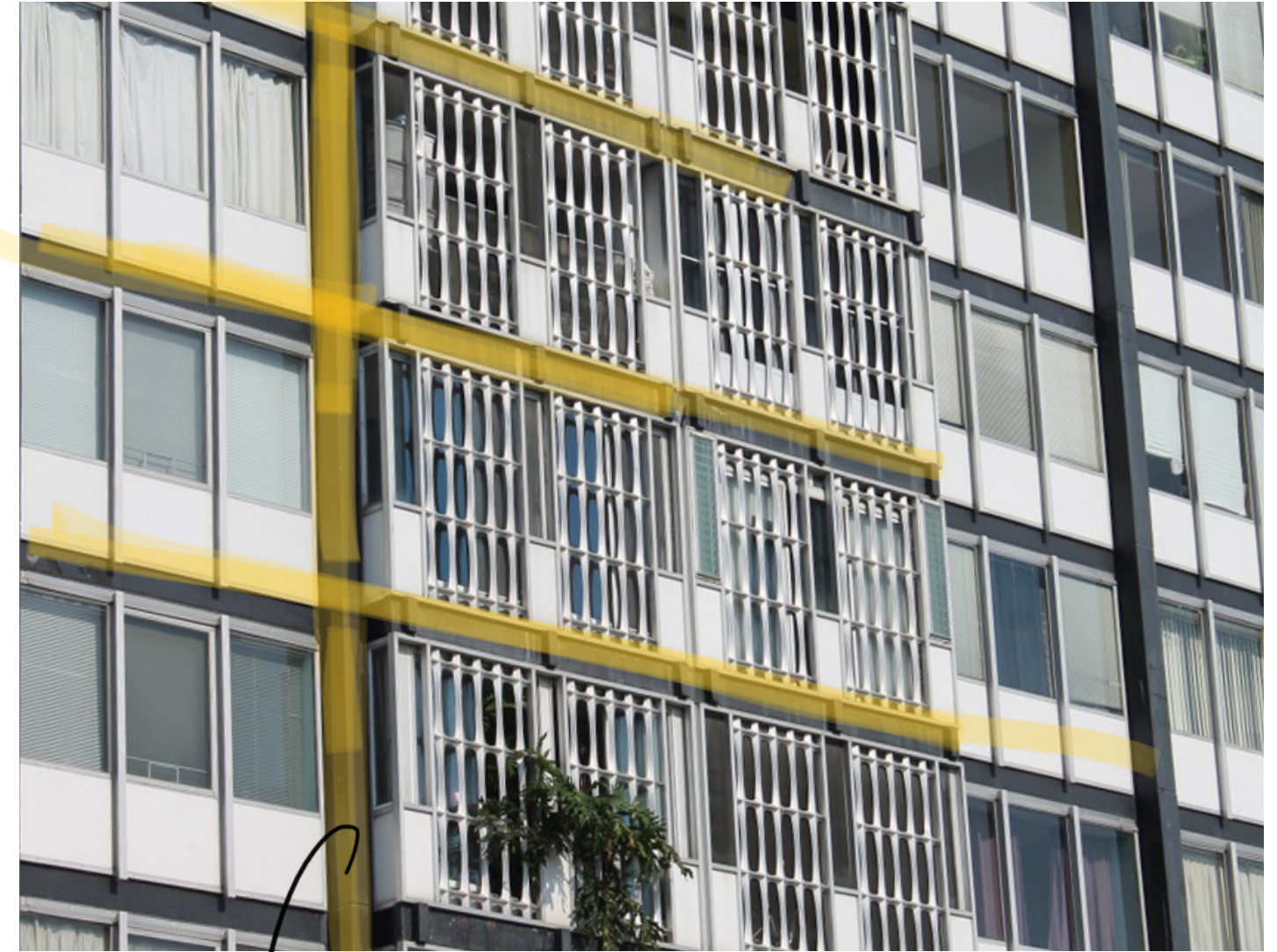
Site Analysis, Context, & Concept Southwest References

Harbour Square (Chloethiel Woodard Smith)



Site Analysis, Context, & Concept Southwest References

River Park (Charles Goodman)

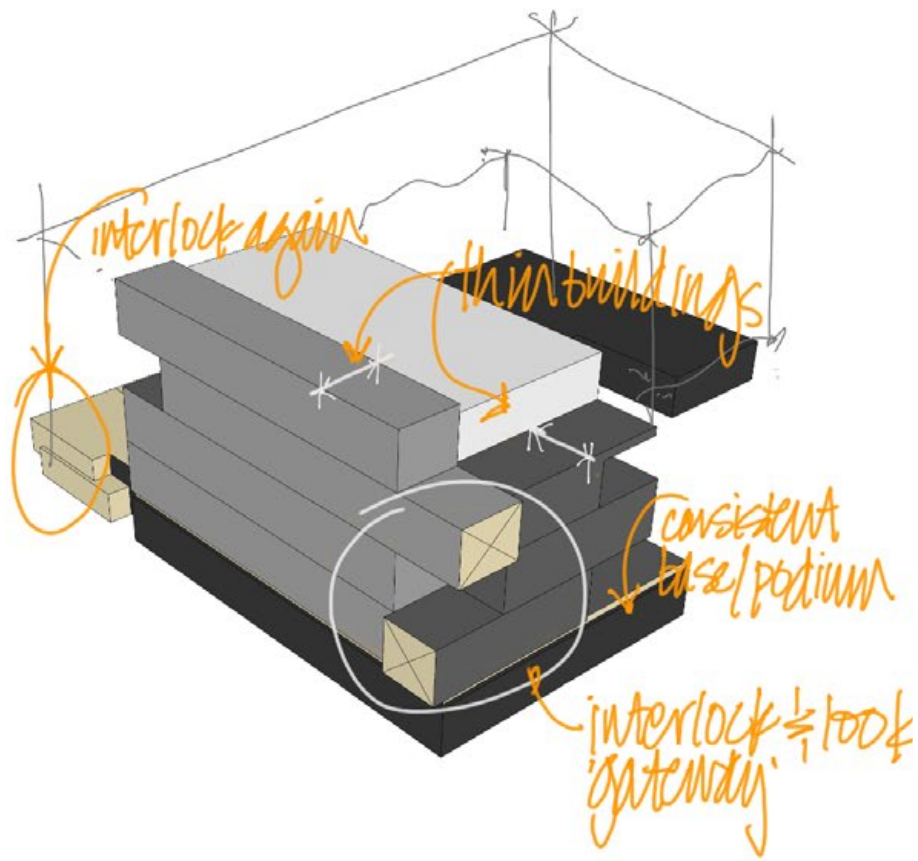


horizontal + vertical grid / articulation

Site Analysis, Context, & Concept Southwest References

Tiber Island (Keyes, Lethbridge, and Condon)

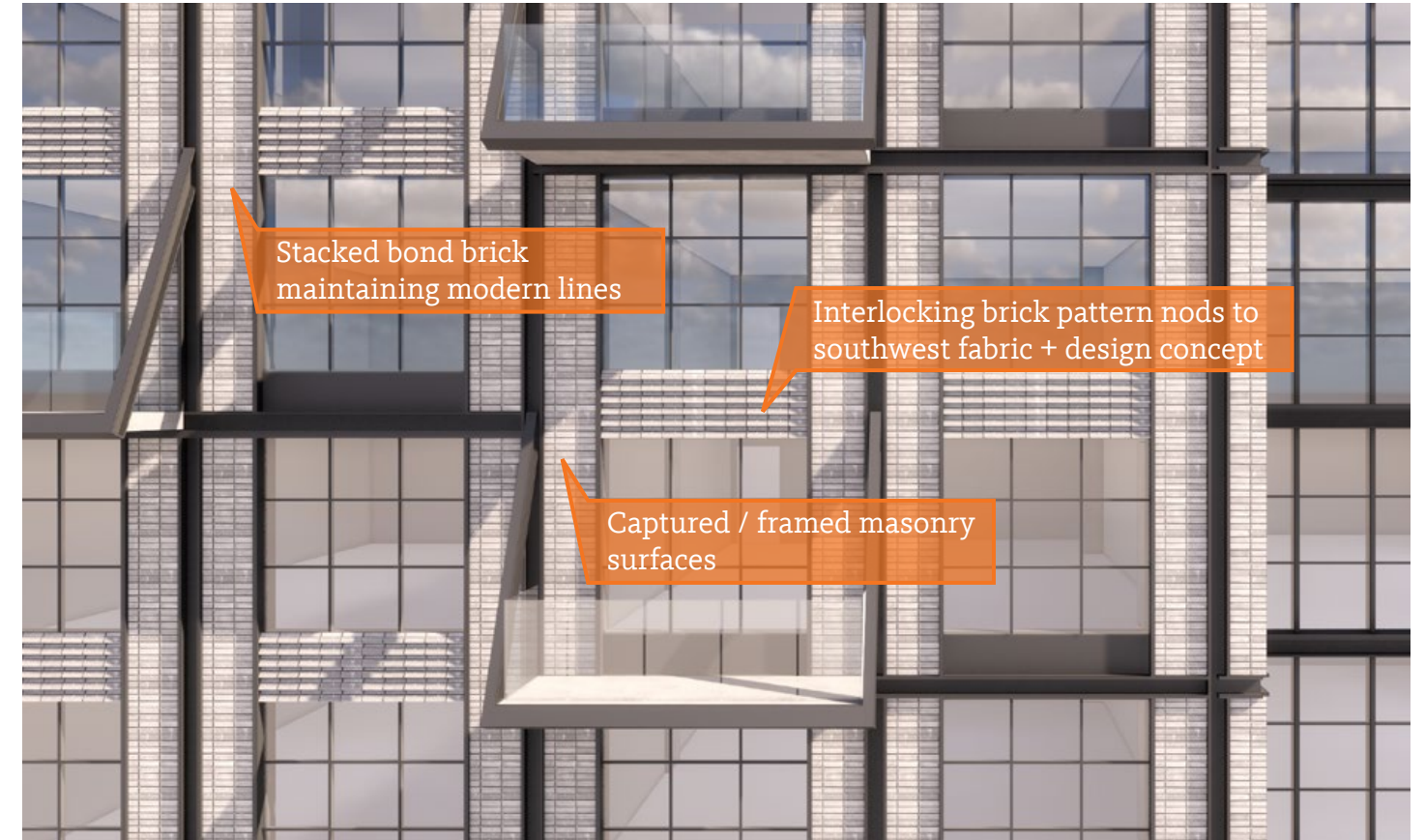




Massing Concept

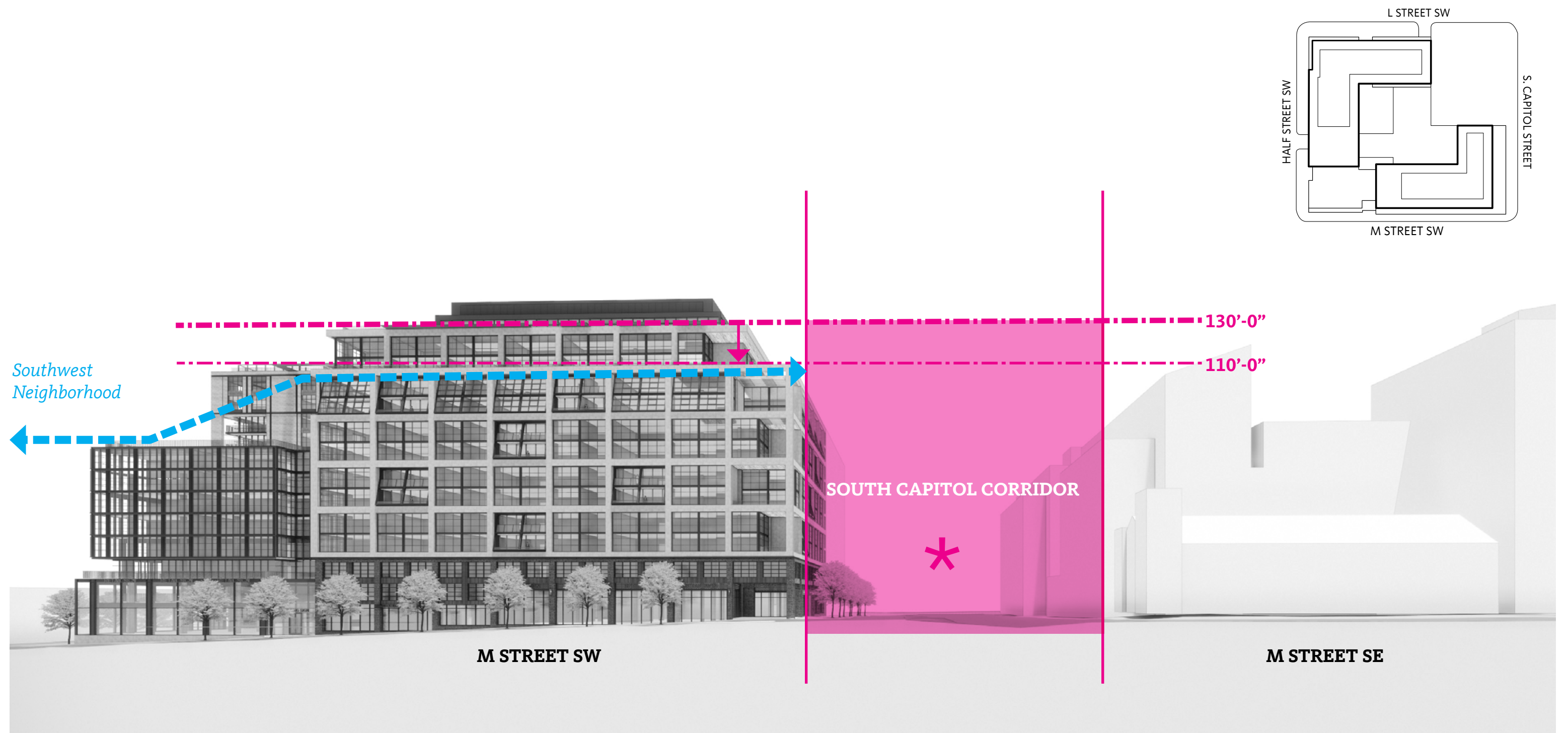


Fenestration Concept
C3 Office Gensler (Culver City, CA)



Southwest Fenestration Concept

Site Analysis, Context, & Concept Corridor and Gateway



Site Analysis, Context, & Concept Proposed Materials



BRICK @ TOWERS



GLAZING



BRICK @ BASE



METAL



WOOD COMPOSITE

Site Analysis, Context, & Concept Proposed Materials



GLAZING



BRICK
@ Base



BRICK
@ Towers



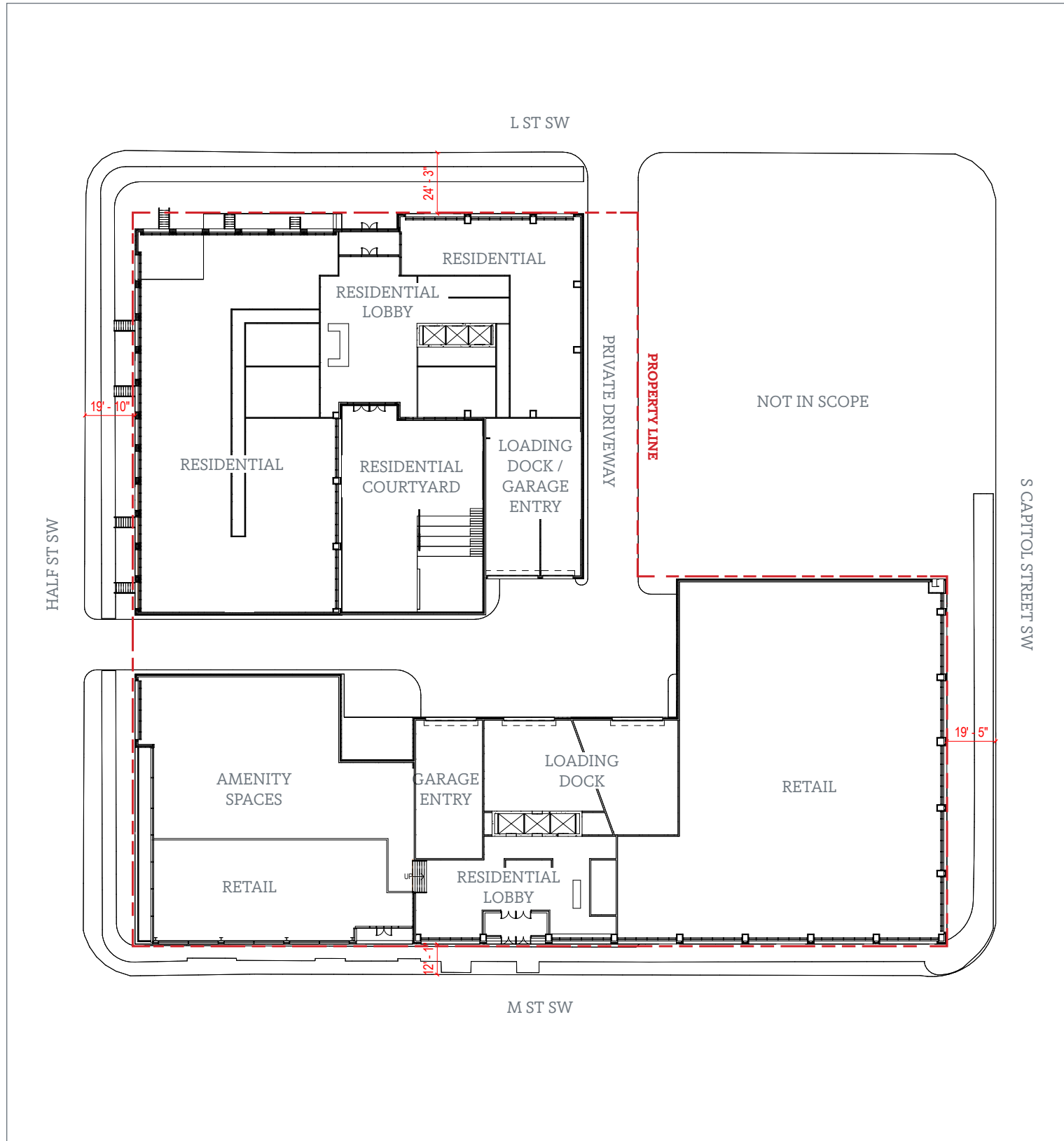
METAL WOOD COMPOSITE

SECTION 2

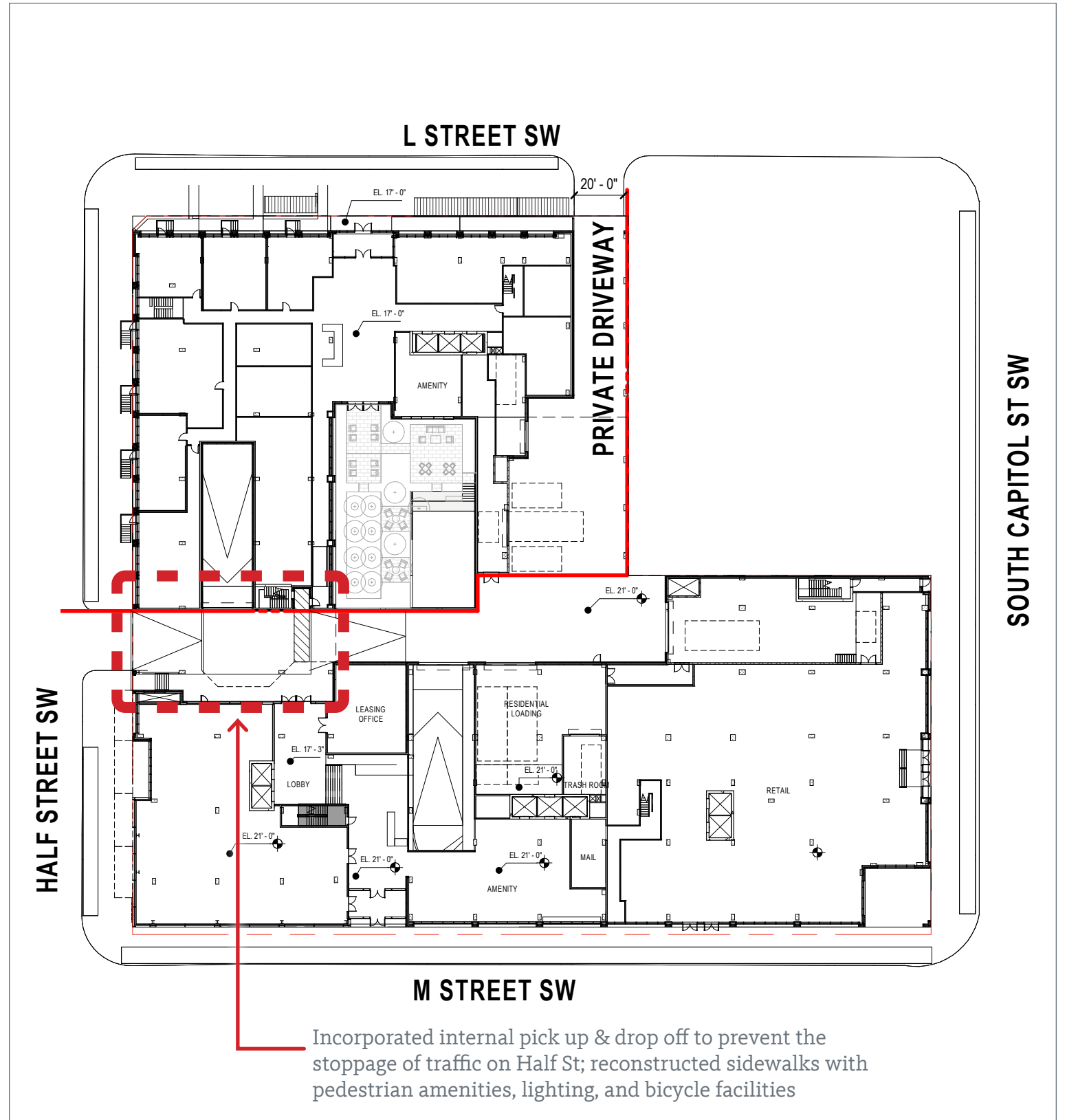
DESIGN PROCESS

Design Process Internal Pick Up & Drop Off

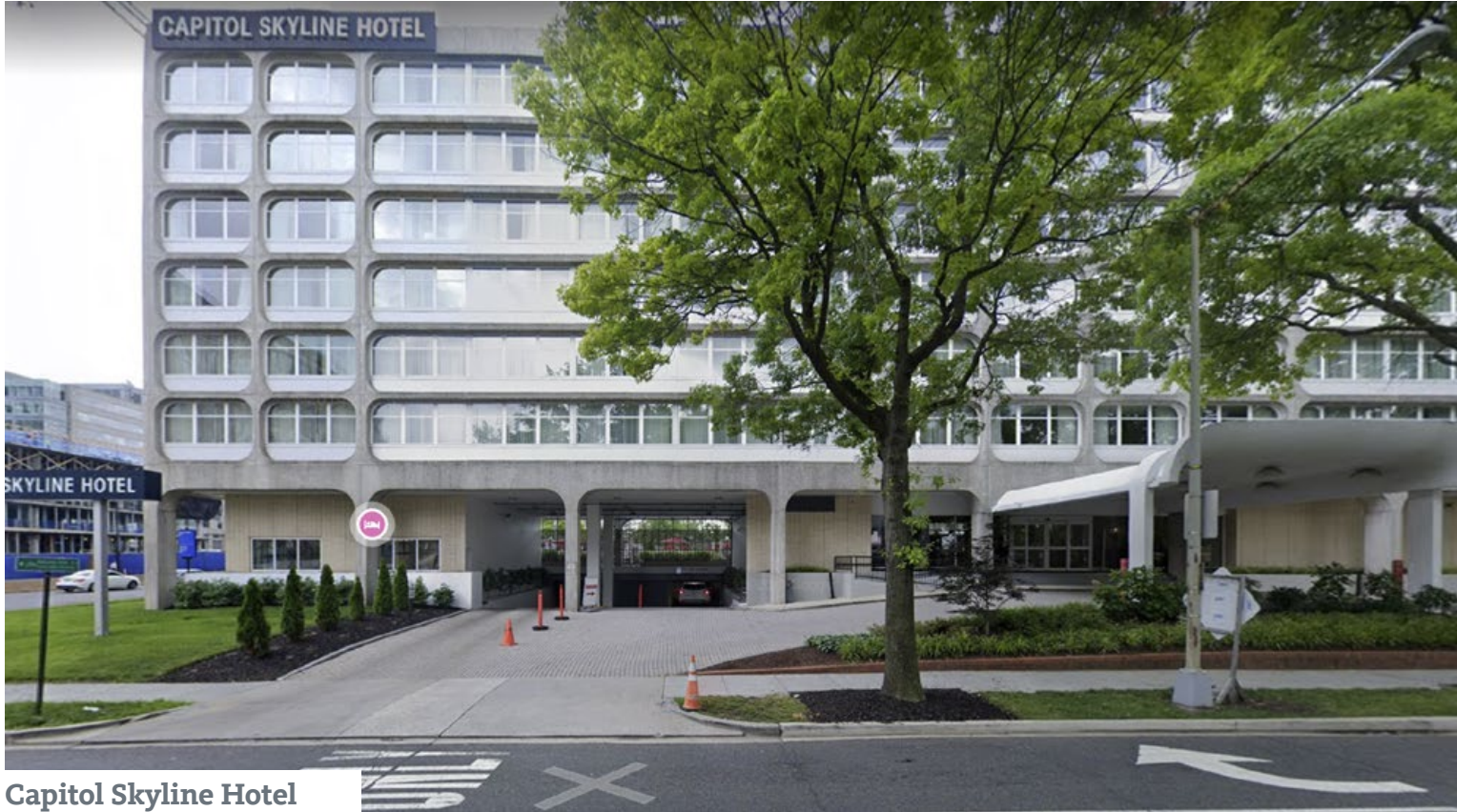
Pre-ANC Feedback



Current



Design Process Parking Garage / Loading Dock Entry References



Capitol Skyline Hotel



10 K St SE



Potomac Place Tower



301 M SW

Pre-ANC Feedback



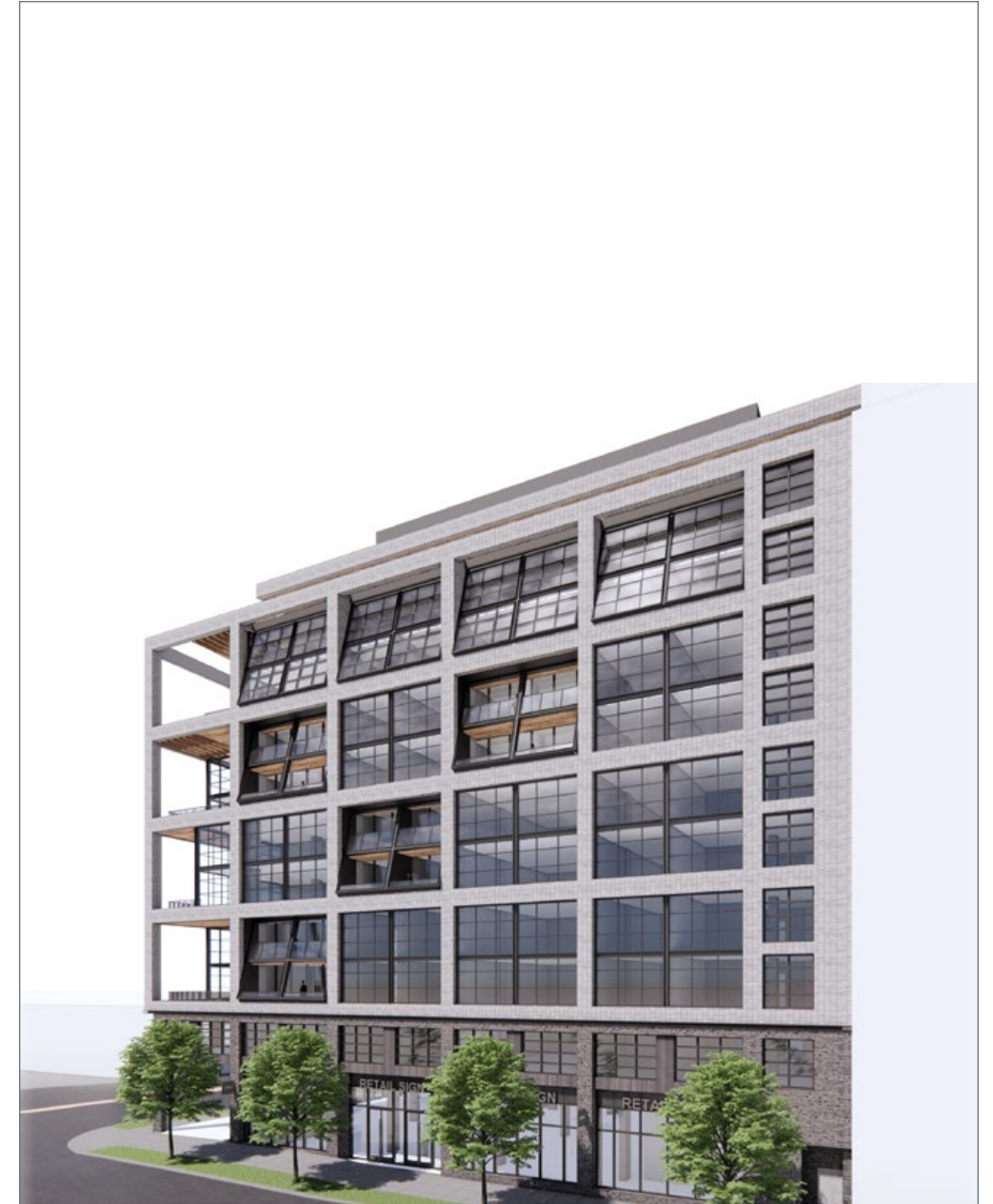
Zoning Hearing (October 1)



Revised 'Hyphen' Facade

- Added balconies.
- Updated brick detailing to reflect the mid-century detailing prevalent in Southwest.
- Introduced additional reveals in the massing.
- Enlarged window openings / increased glass.

Current Version



Revised Facade

- Removed the 'hyphen' facade to consolidate the design vocabulary.
- Added more rotated windows and balconies.
- Updated the rotation of the rotated balconies to be consistent and not rotate out at the top of the opening (now inwardly-rotate).
- Converted precast concrete grid to brick.

Pre-ANC Feedback



Zoning Hearing (October 1)



Revised 'Hyphen' Facade

- Added balconies.
- Updated brick detailing to reflect the mid-century detailing prevalent in Southwest.
- Introduced additional reveals in the massing.
- Enlarged window openings / increased glass.

Current Version



Revised Facade

- Removed the precast grid facade to consolidate the design vocabulary.
- Added more balconies.
- Added reveals between podium and tower.
- Introduced the same facade type from the pavilion to new upper story setbacks to consolidate design vocabulary.

Pre-ANC Feedback



Zoning Hearing (October 1)



Revised Pavilion

- Simplified the facade to exclude rotated windows and removed exoskeleton.
- Tiered the massing to allow for a more varied roofline.

Current Version



Revised Pavilion and West Facade

- Removed the tiering of the pavilion to allow for open air porosity to courtyard.
- New brick facade type consolidated to the northwest building.
- Added balconies to west facade.
- Added 3-story inset for southern views.
- New inset corresponds with new outdoor amenity at pavilion roof.

Pre-ANC Feedback



Zoning Hearing (October 1)



Current Version



Revised Facade

- Reduced density at southeast corner by replacing the outward-reaching interlocking bars, with inward tiering.
- Wrapped the 110' South Capitol setback around to M St SW.
- Increased podium height to balance weight of tower.
- Replaced 3-story grid with 2-story grid to reduce scale of tower.
- Introduced re-entrant corner at southeast podium corner.