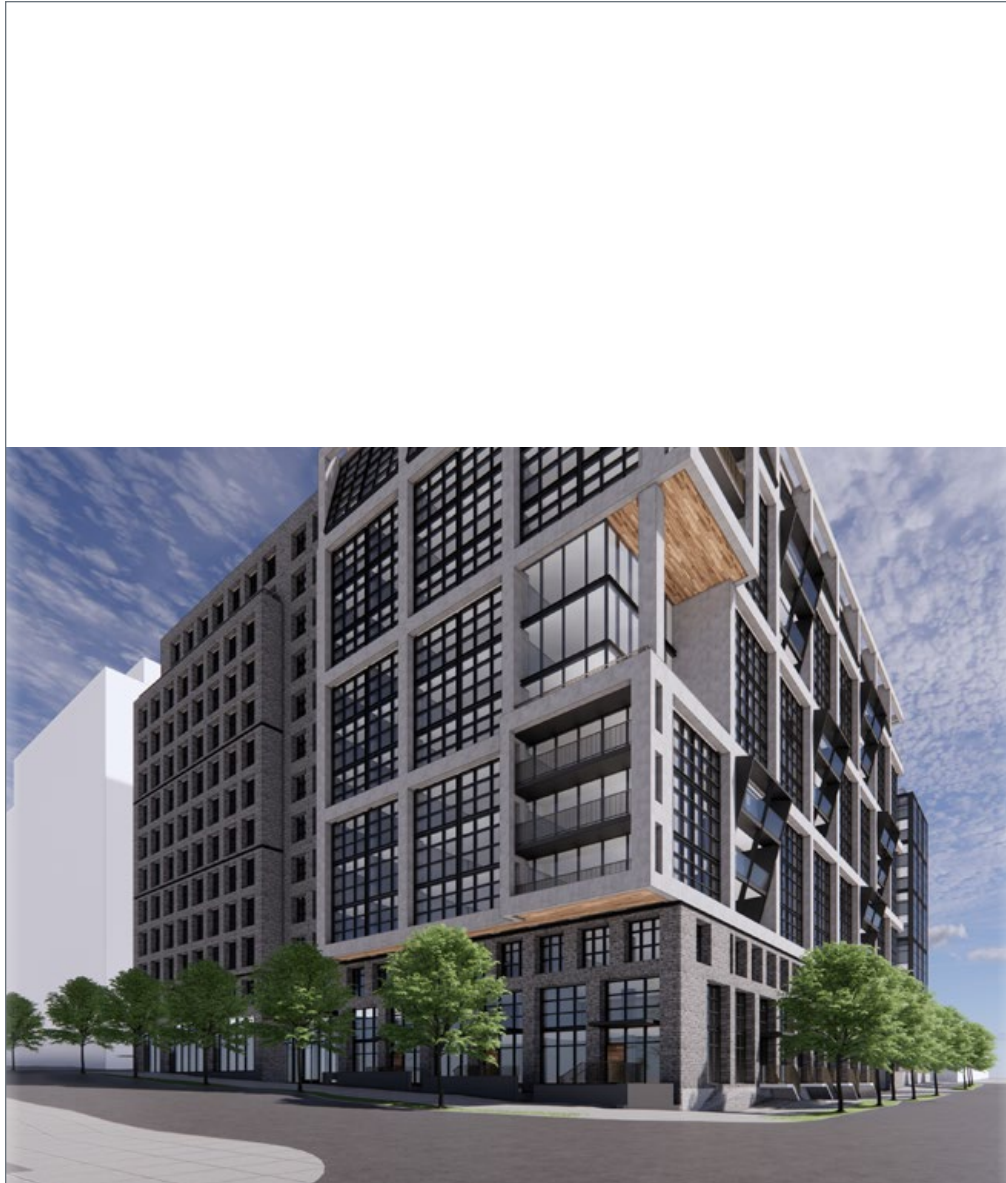
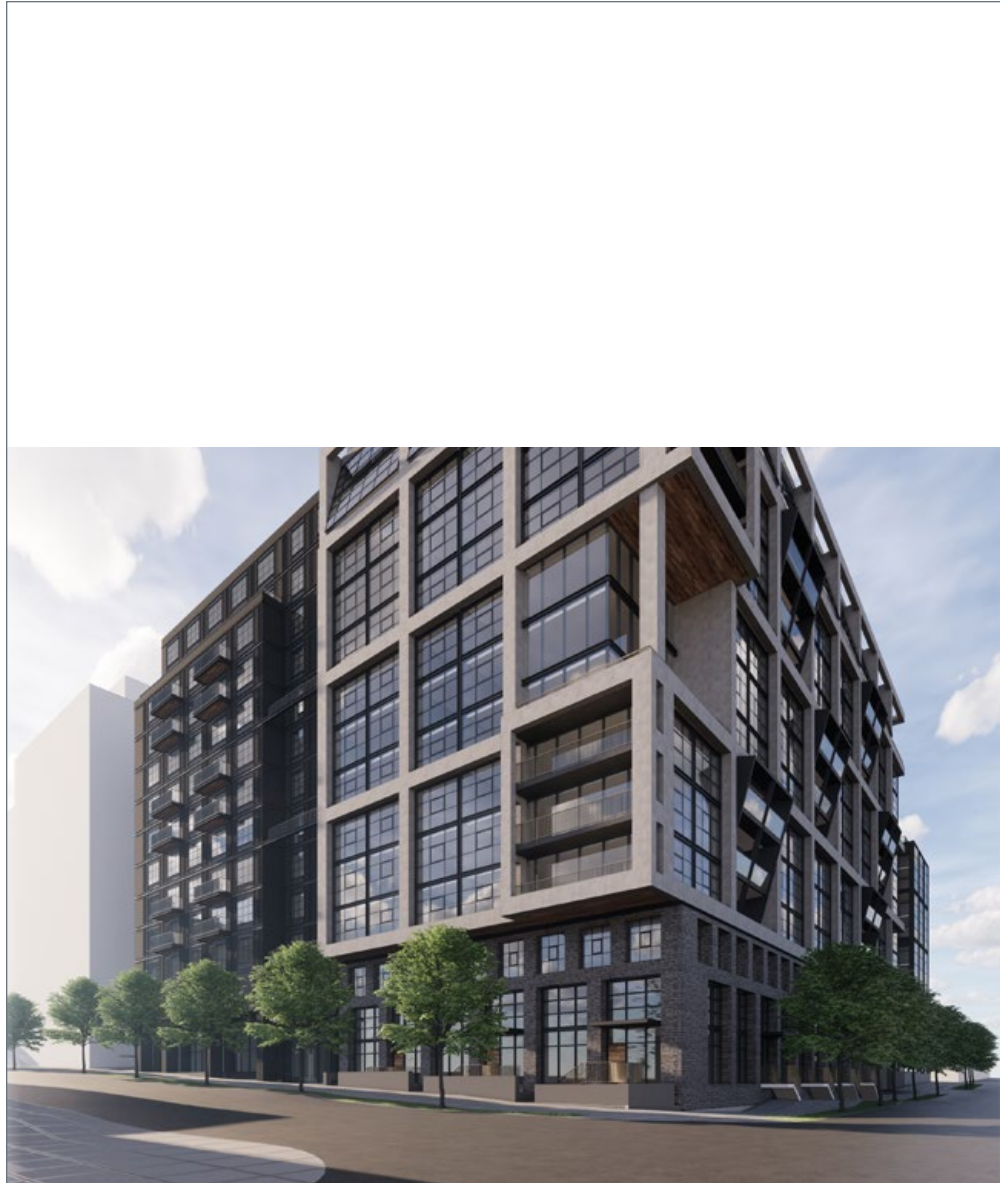


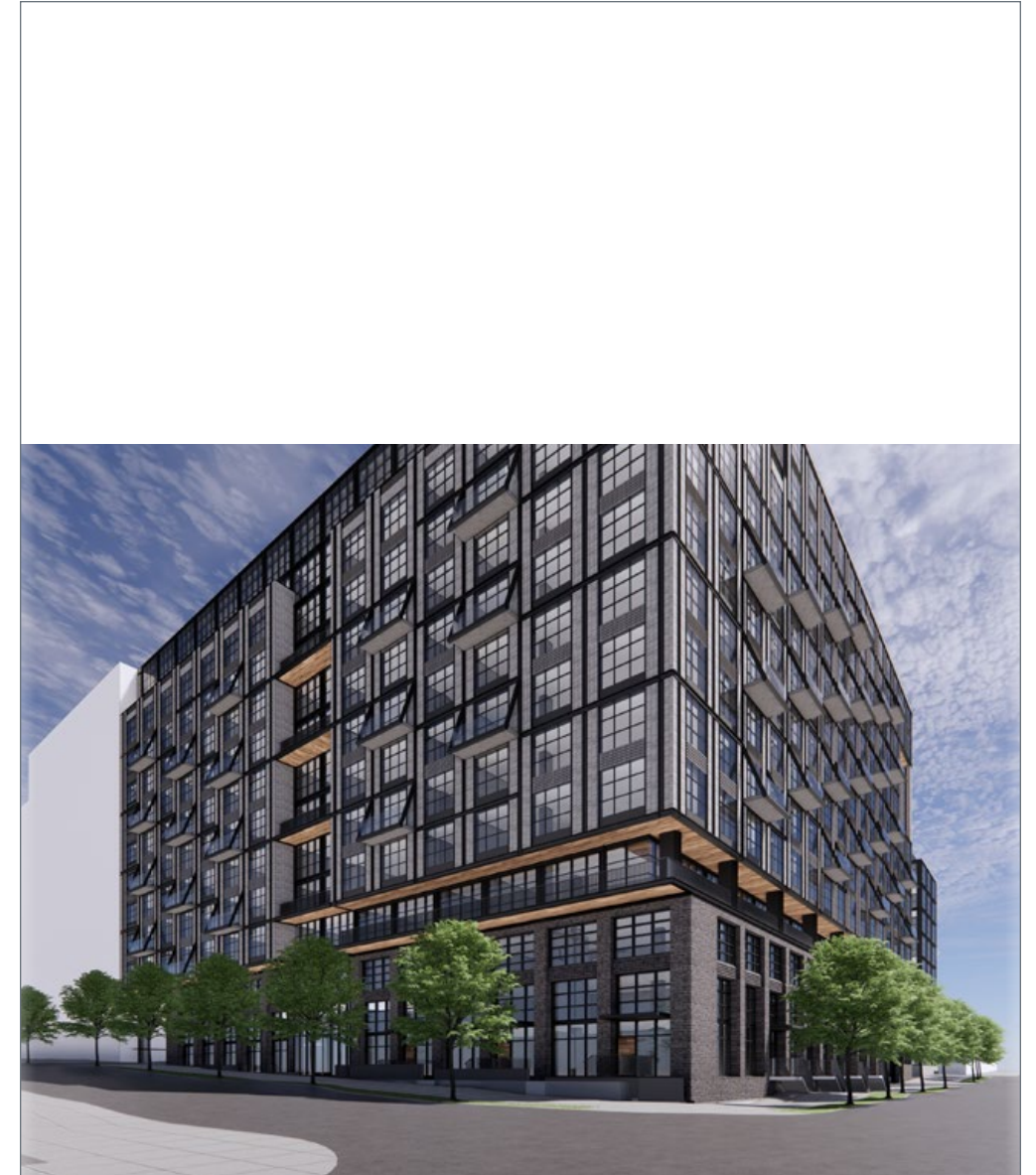
Pre-ANC Feedback



Zoning Hearing (October 1)



Current Version



Revised 'Hyphen' Facade

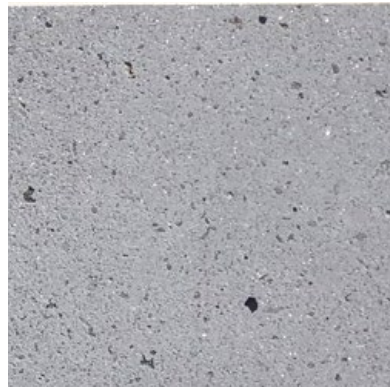
- Added balconies.
- Updated brick detailing to reflect the mid-century detailing prevalent in Southwest.
- Introduced additional reveals in the massing.
- Enlarged window openings / increased glass.

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

CONCRETE



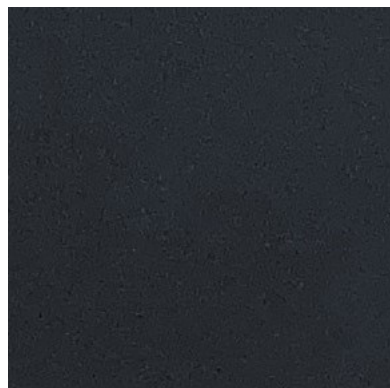
BRICK



GLAZING



METAL

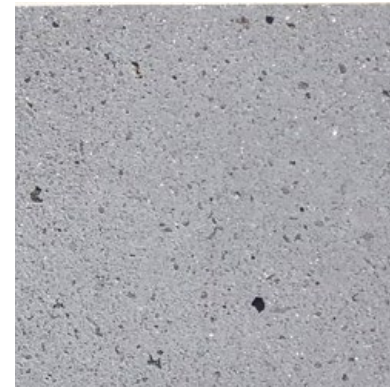


WOOD COMPOSITE

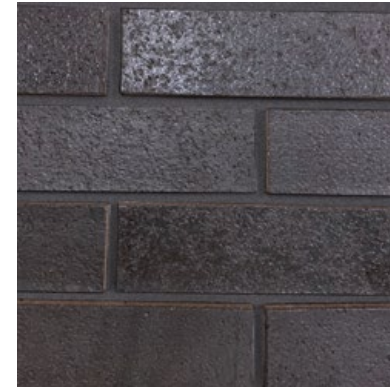


## Zoning Hearing (October 1)

CONCRETE



BRICK



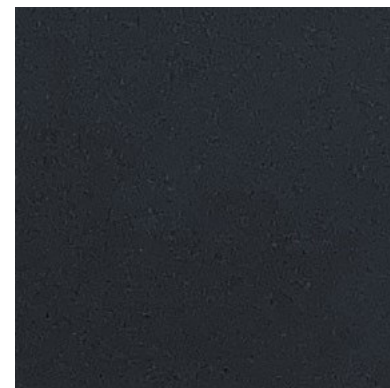
GLAZING



BRICK



METAL



WOOD COMPOSITE



## Current Version

Removed precast concrete from project

BRICK



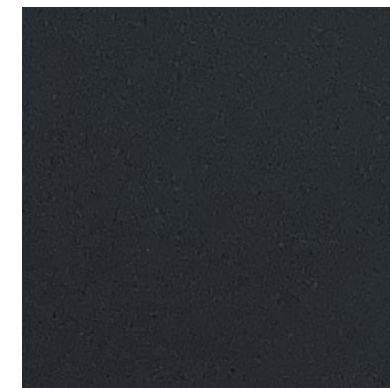
GLAZING



BRICK



METAL



WOOD COMPOSITE



## Pre-ANC Feedback



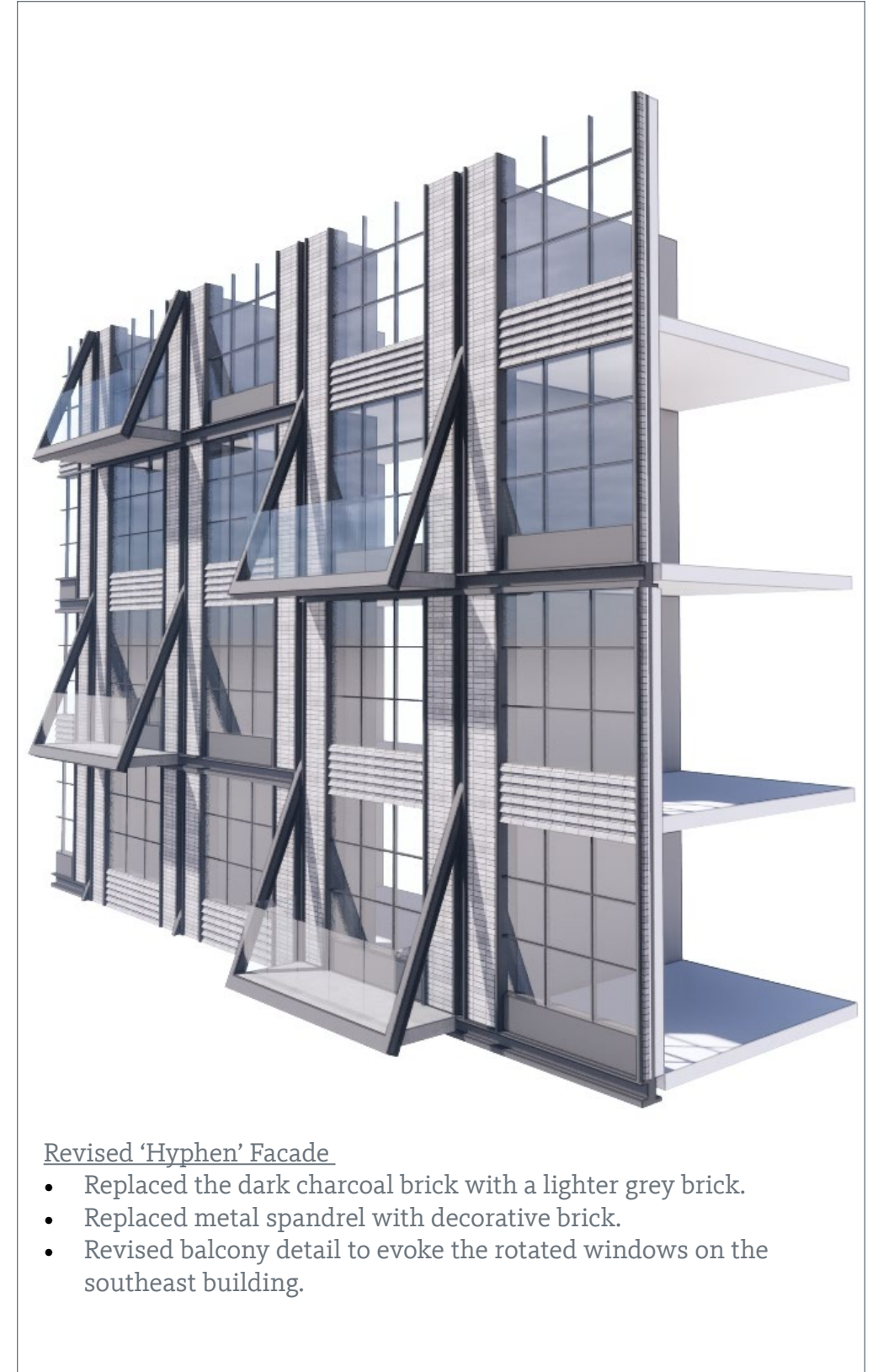
## Zoning Hearing (October 1)



### Revised 'Hyphen' Facade

- Stacked bond brick creates a more mid-century aesthetic.
- Brick surfaces are captured by metal elements similar to mid-century references in the neighborhood.
- Increased glass and light.

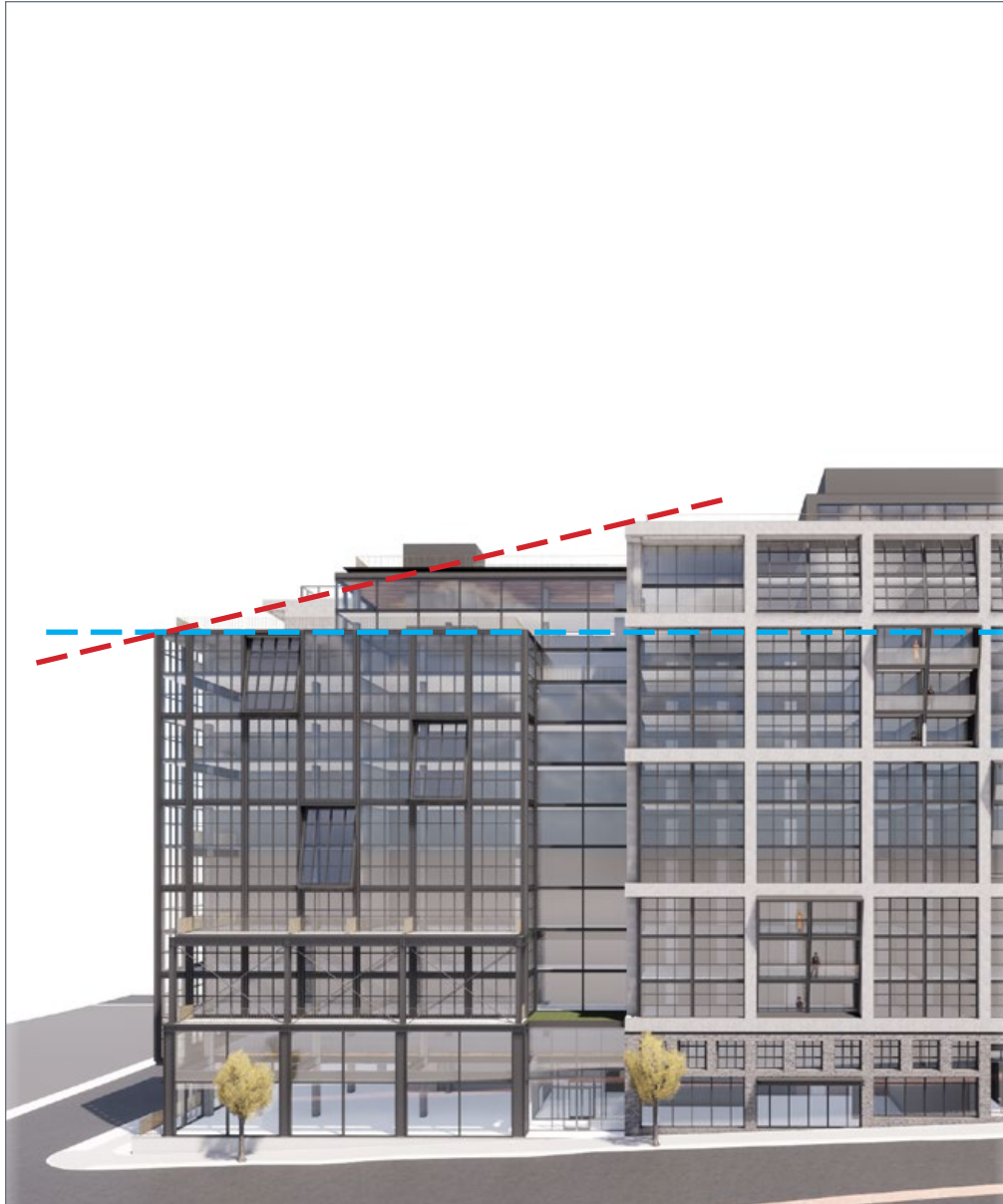
## Current Version



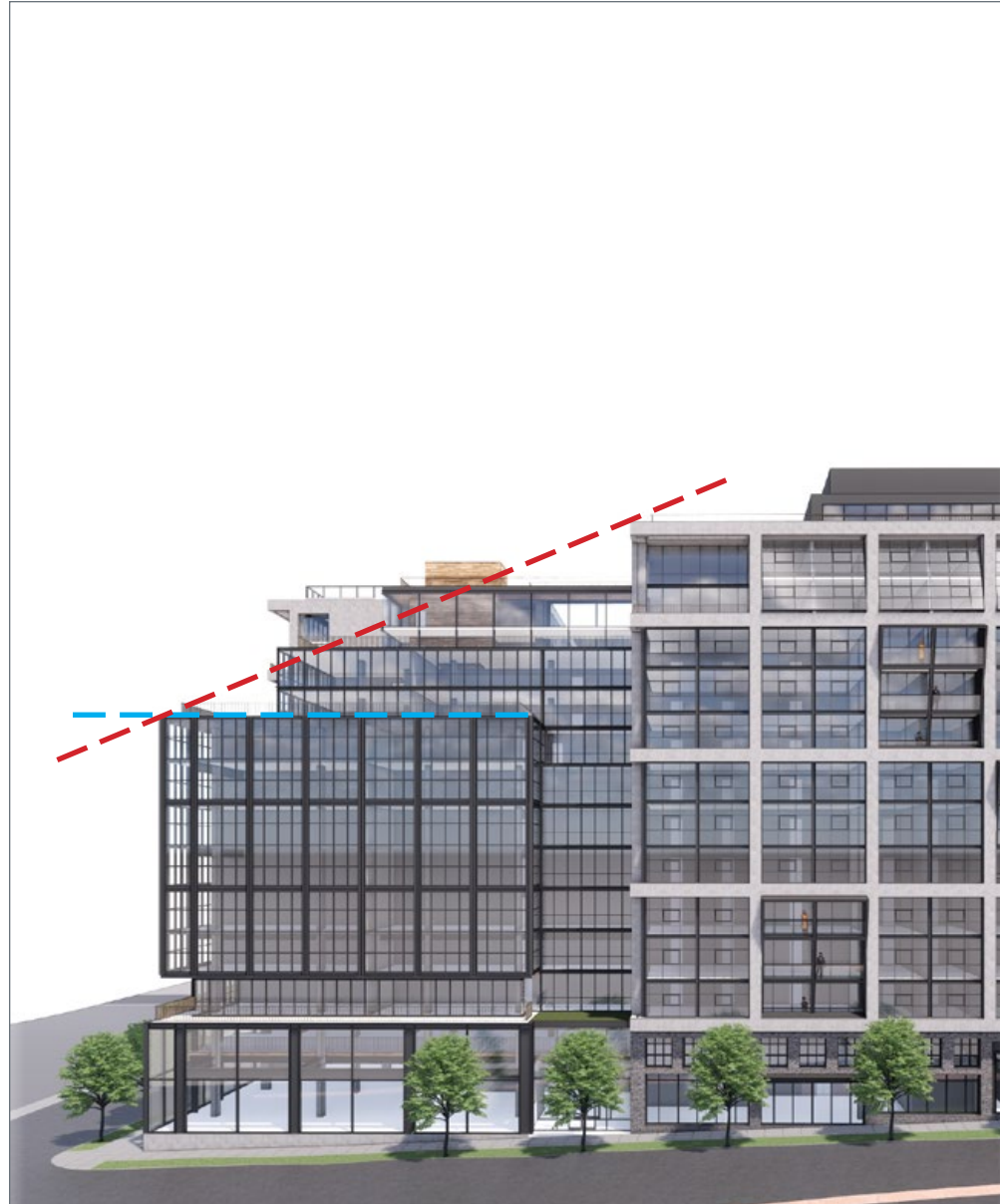
### Revised 'Hyphen' Facade

- Replaced the dark charcoal brick with a lighter grey brick.
- Replaced metal spandrel with decorative brick.
- Revised balcony detail to evoke the rotated windows on the southeast building.

Pre-ANC Feedback



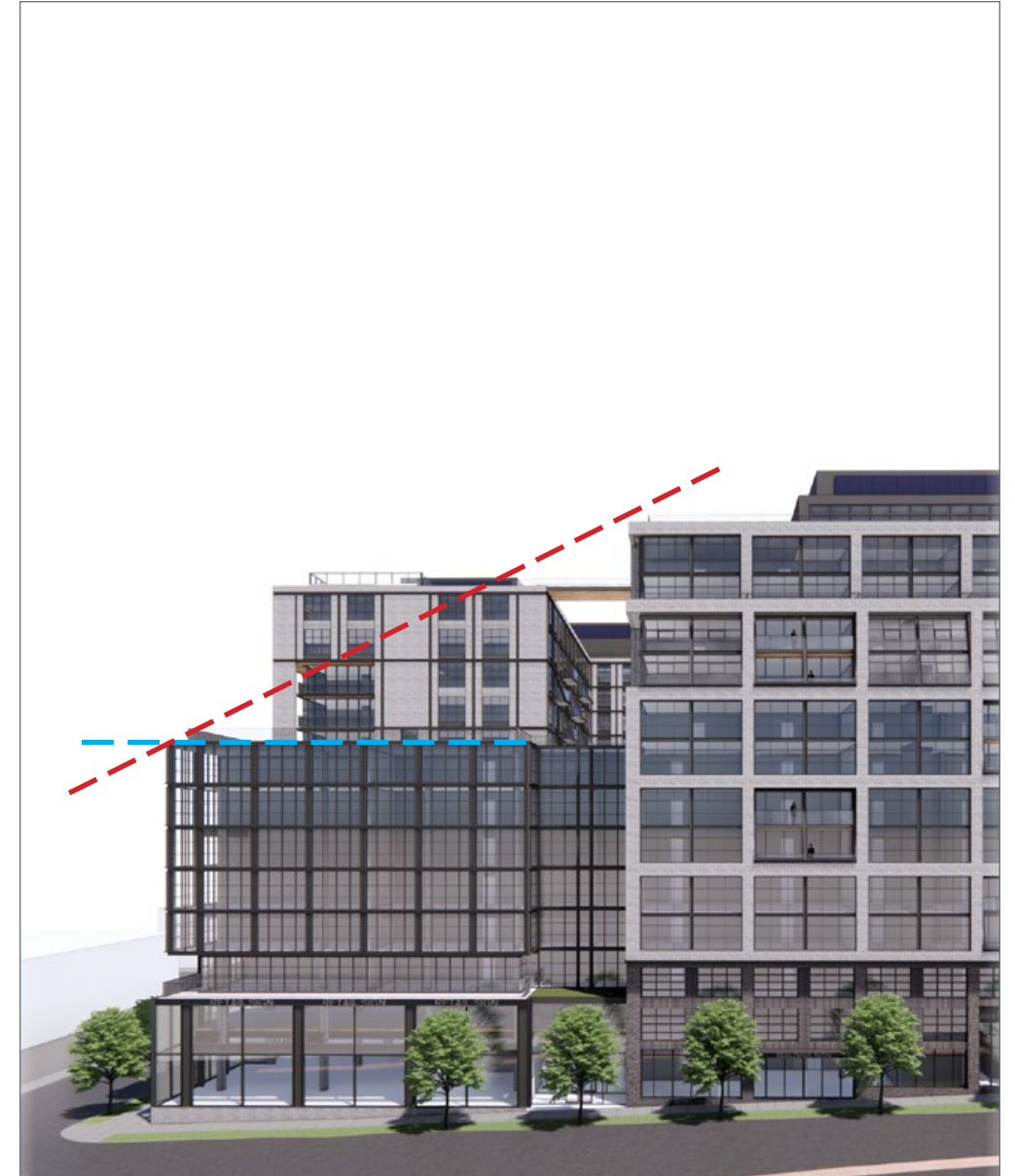
Zoning Hearing (October 1)



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

- Removed the tiering of the pavilion to allow for open air porosity to courtyard.
- Added 3-story inset for southern views.
- New inset corresponds with new outdoor amenity at pavilion roof.

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.



Revised Pavilion

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

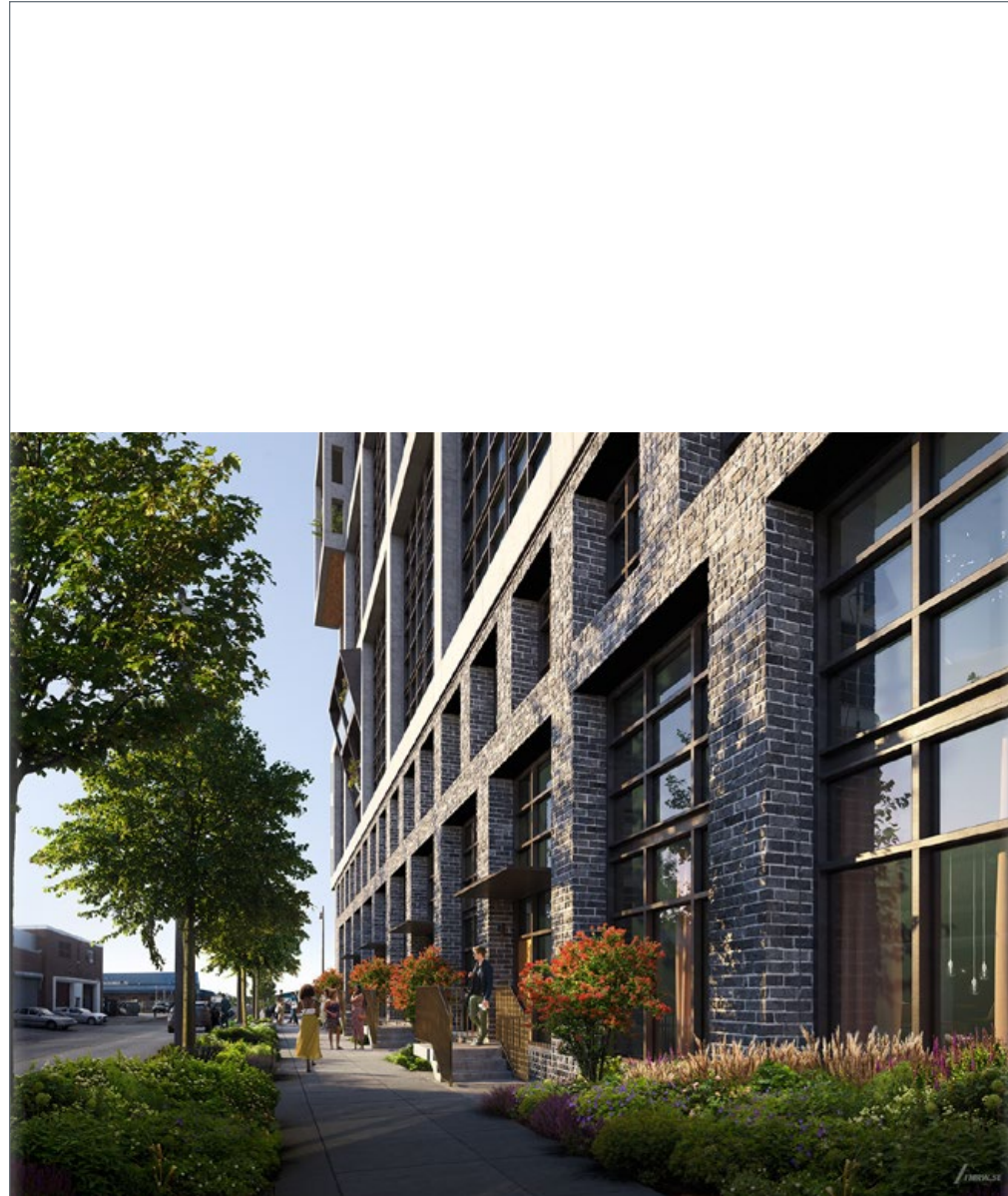


Revised Pavilion

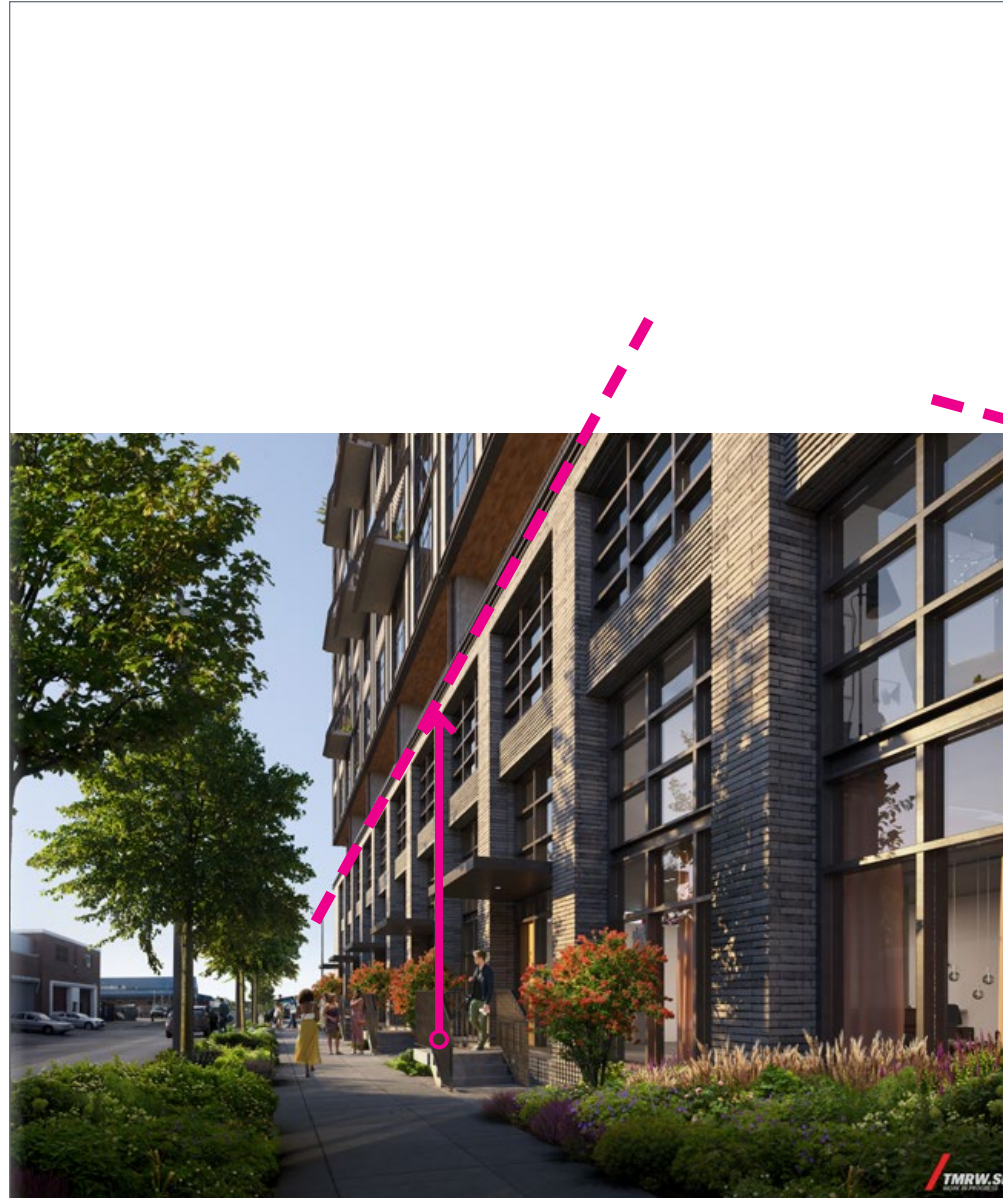
- Removed the tiering of the pavilion to allow for open air porosity to courtyard.

# Design Process Tie To Low Rise Neighbors

Pre-ANC Feedback

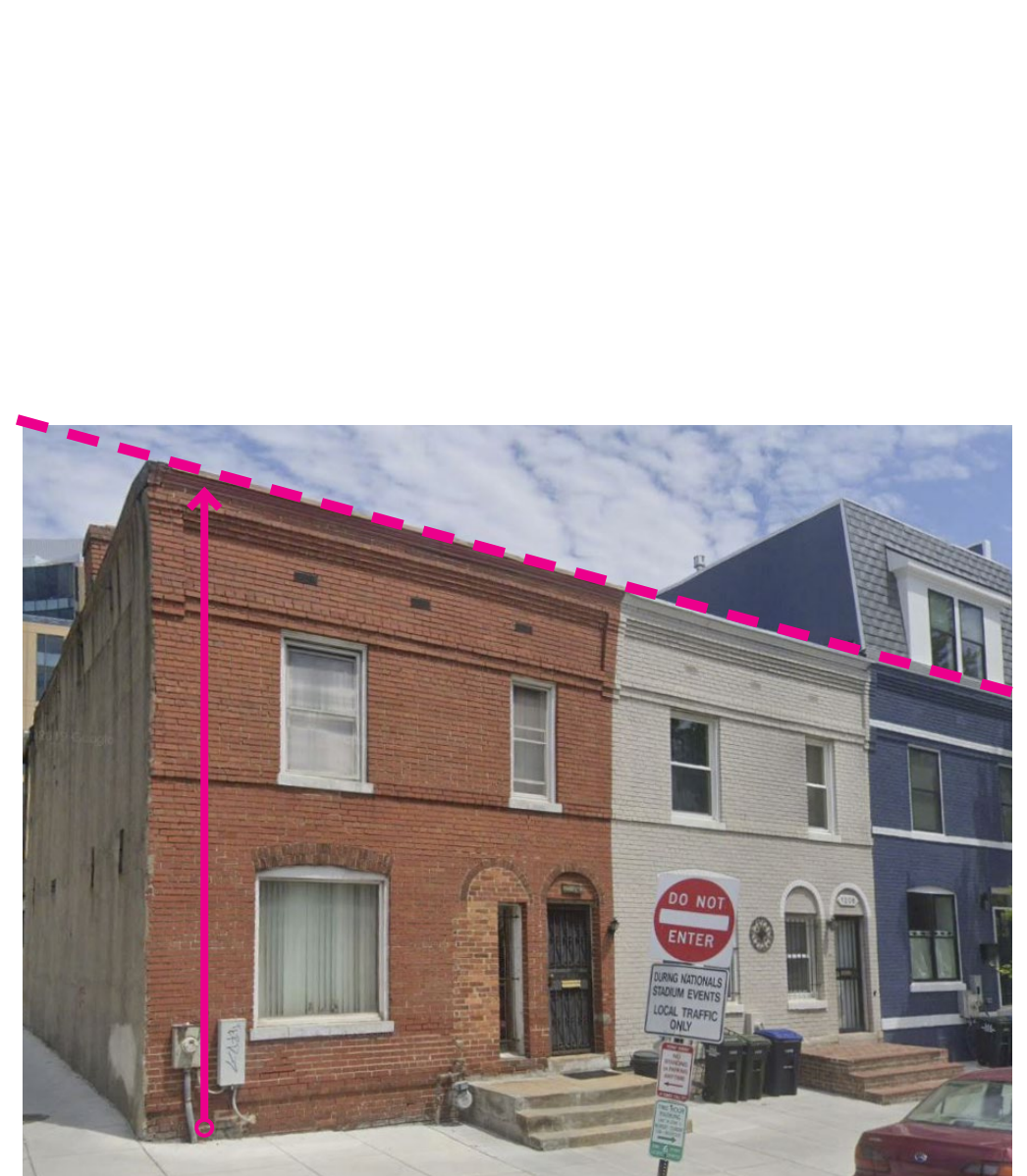


Current Version



### Revised Podium

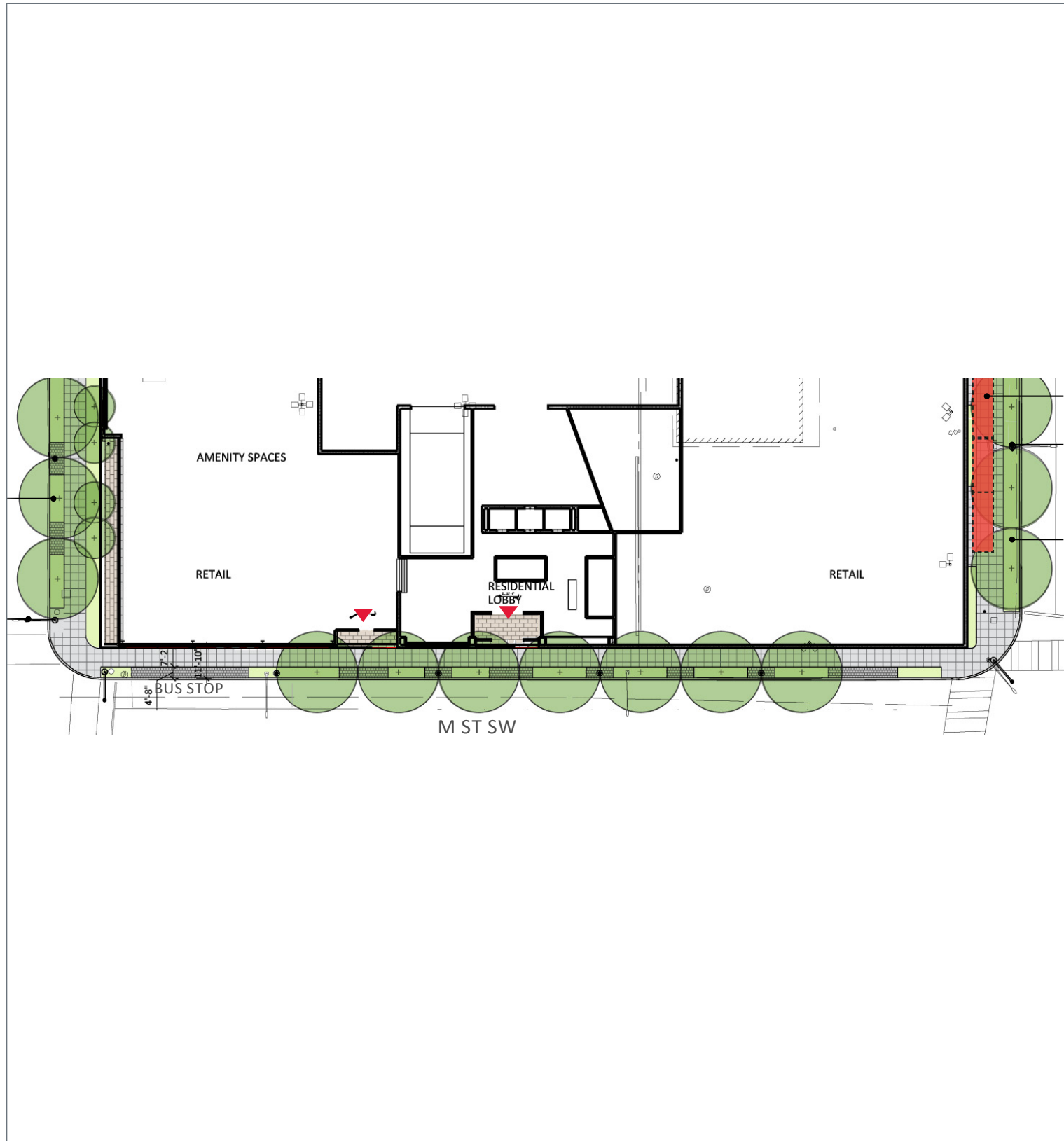
- Added a reveal at level 3 to better highlight a pedestrian-centric scale of the walk-up units.
- New reveal better associates the podium with low-rise neighbors.



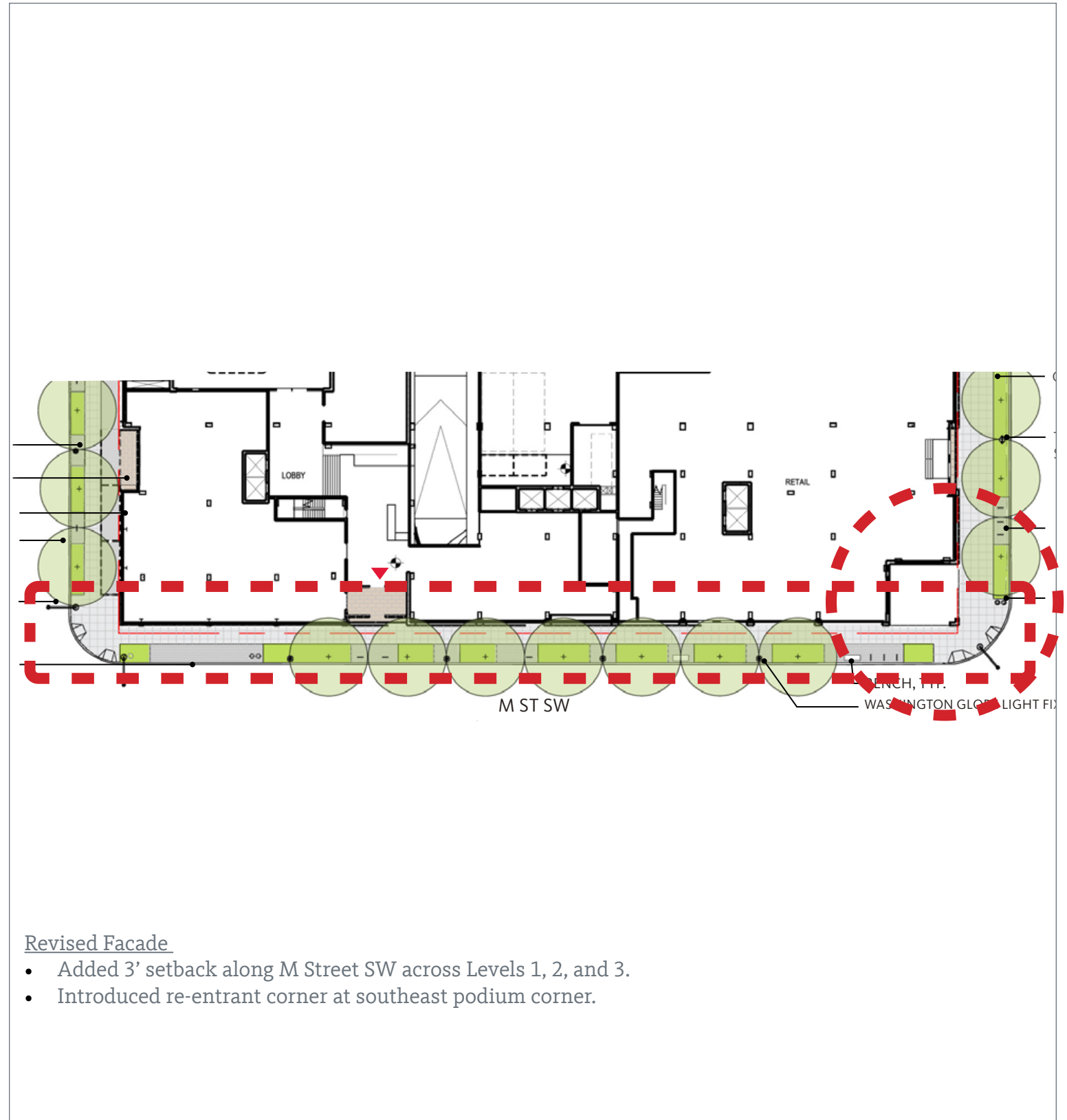
### Low Rise Neighbors

# Design Process Set Back Retail on M Street

## Pre-ANC Feedback



## Current



### Revised Facade

- Added 3' setback along M Street SW across Levels 1, 2, and 3.
- Introduced re-entrant corner at southeast podium corner.



# Design Process Set Back Facade on M Street

Pre-ANC Feedback



Current



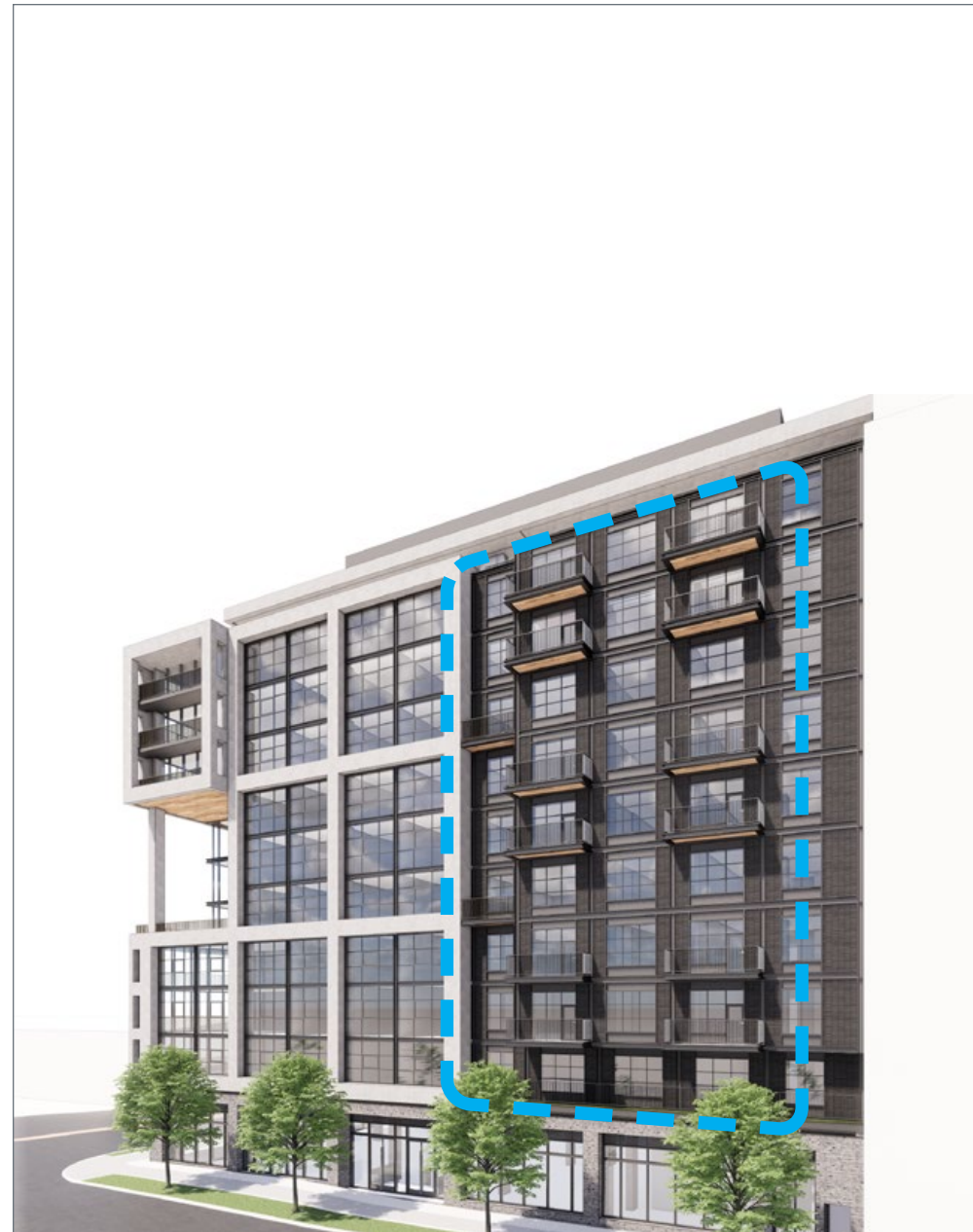
## Revised Facade

- Added setback at levels 12 & 13 that aligns with upper pavilion setback (10'-0").

Pre-ANC Feedback

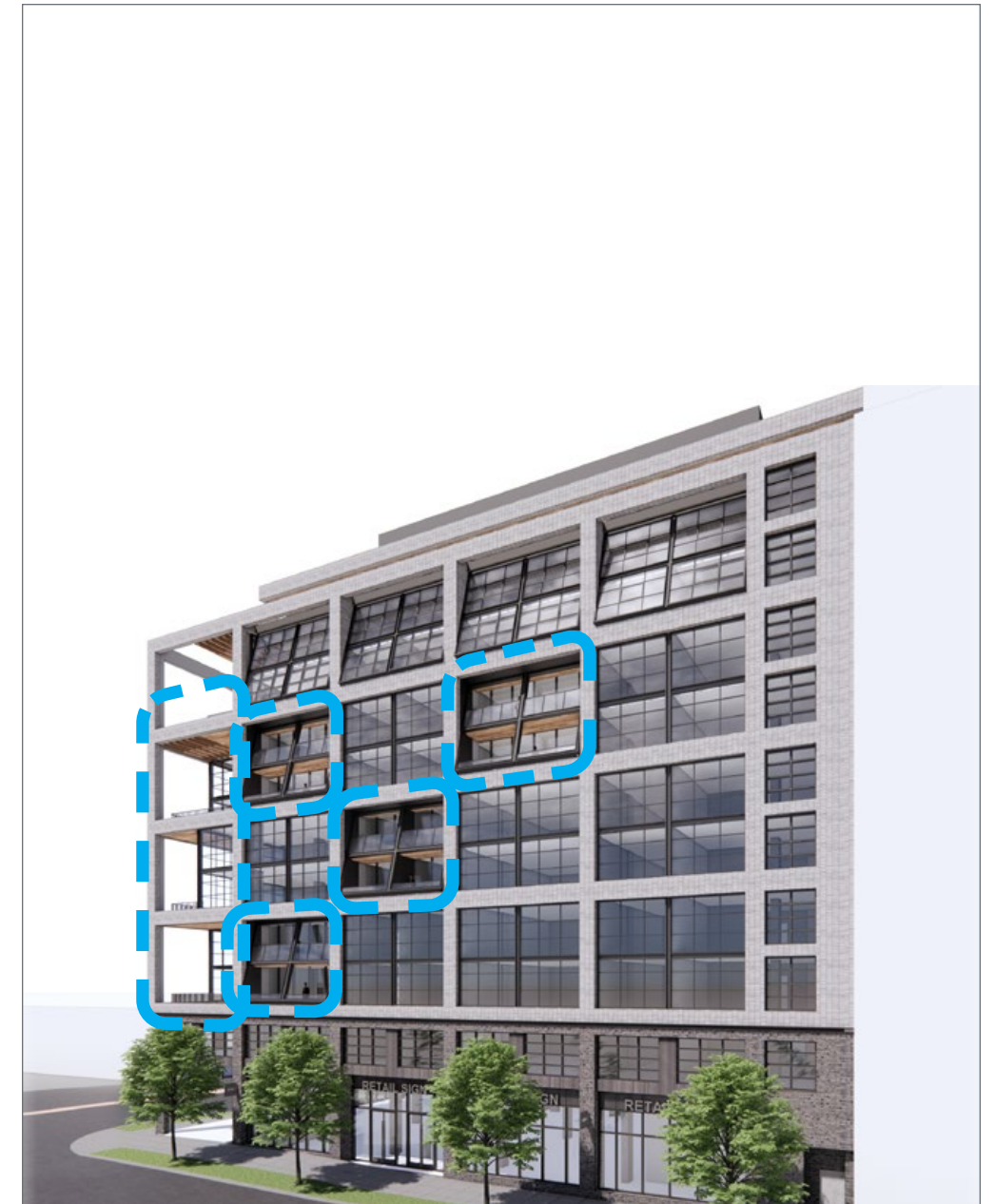


Zoning Hearing (October 1)



Added Balconies

Current Version



Added Additional Balconies

Pre-ANC Feedback

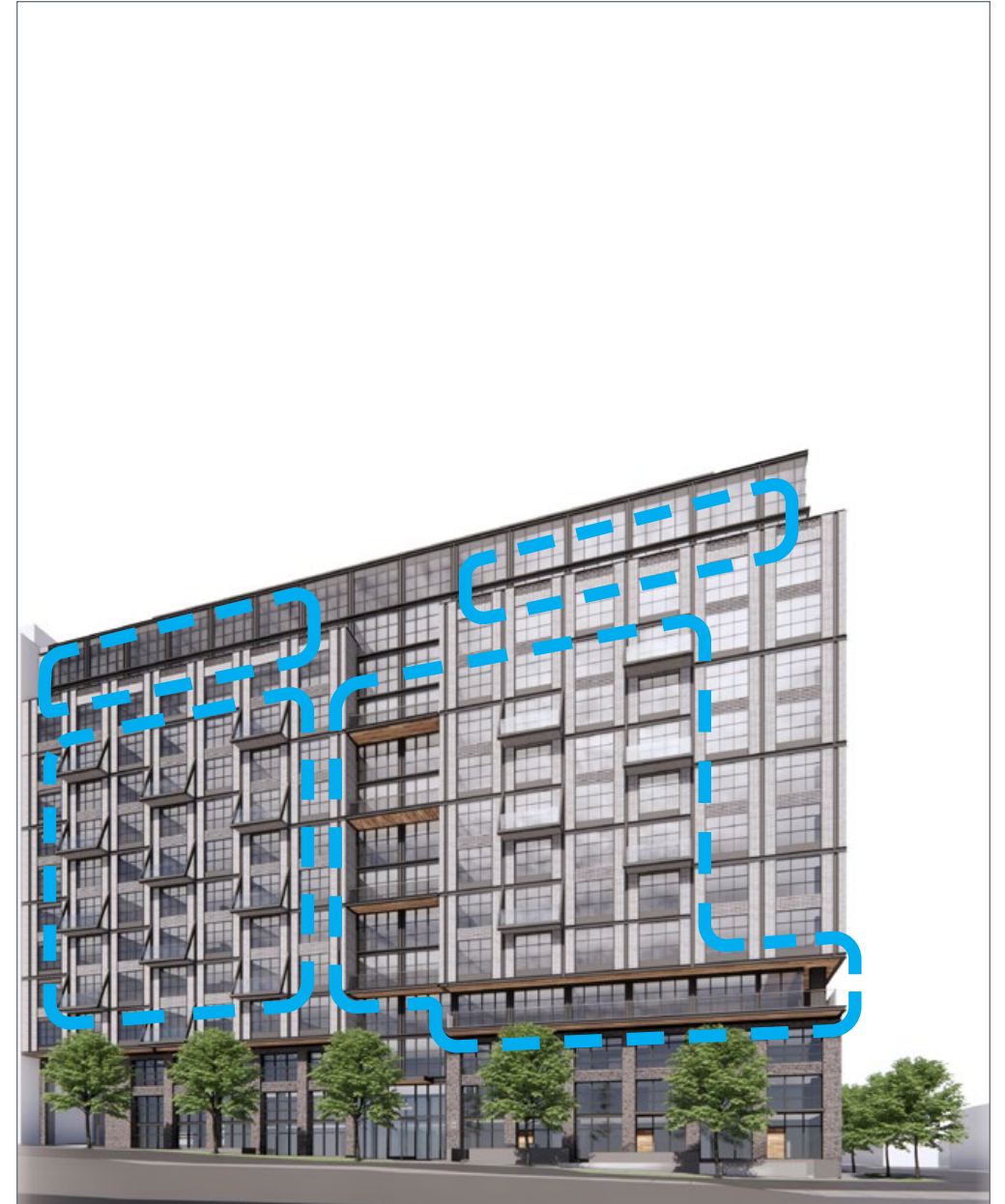


Zoning Hearing (October 1)



Added Balconies

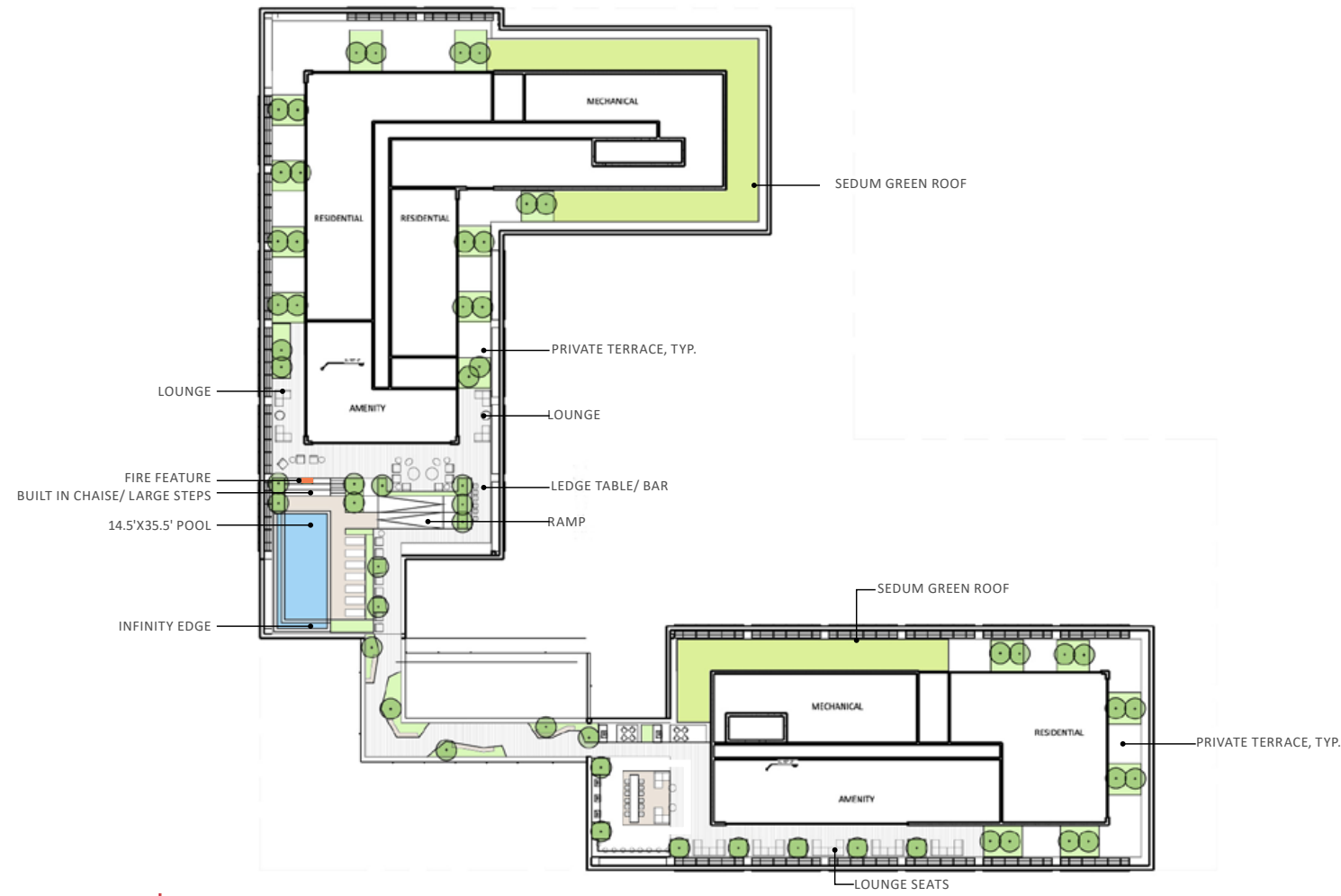
Current Version



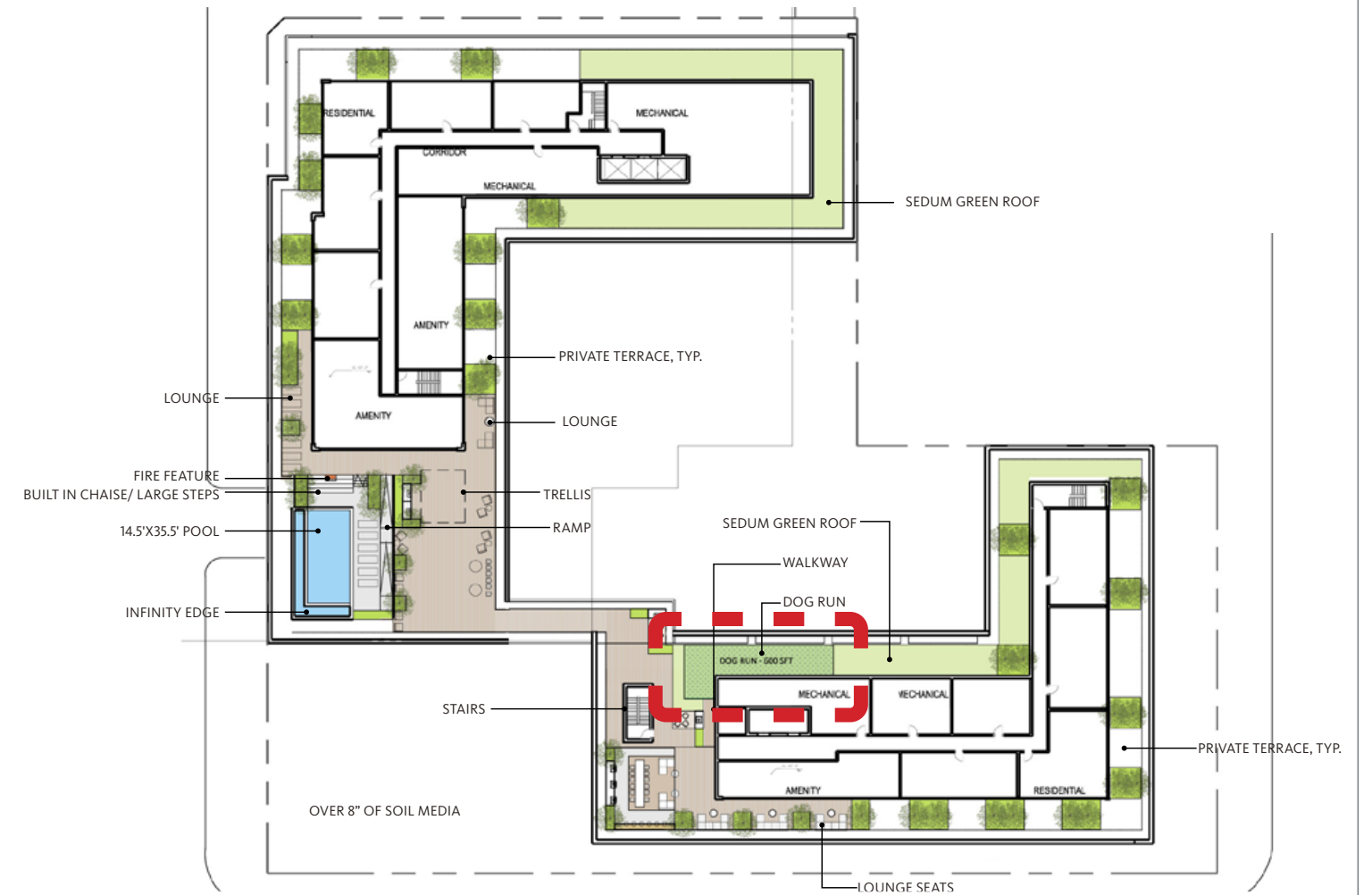
Added Additional Balconies (+9)

# Design Process Dog Relief Zone

## Pre-ANC Feedback



## Current



### Revised Roof Level

- Added dog relief zone.

# Design Process Lighten Grid and Adjust Balconies

## Pre-ANC Feedback



## Zoning Hearing (October 1)



### Revised Typical Bay

- Reduced the dimensions of the typical mullions to lighten the gridded appearance of the facade.

## Current Version



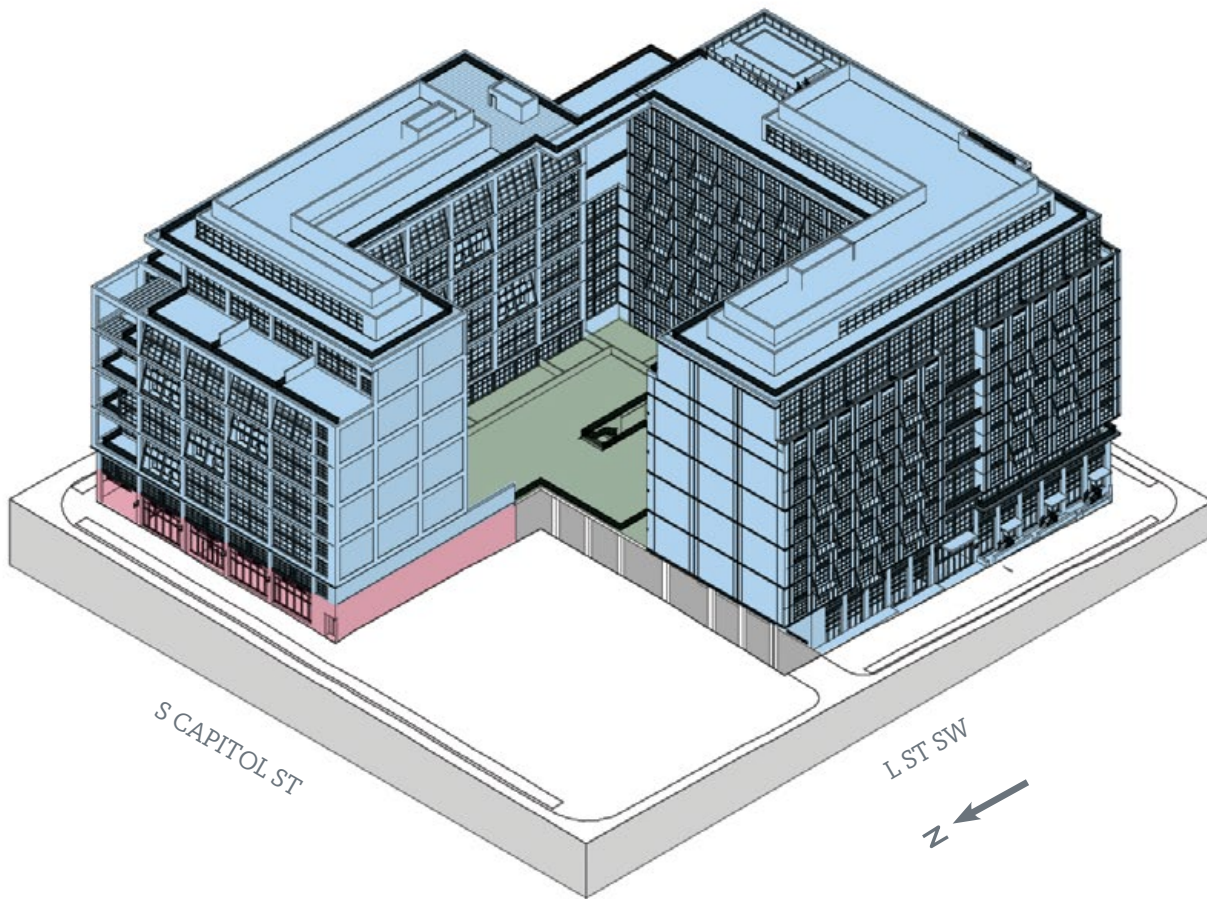
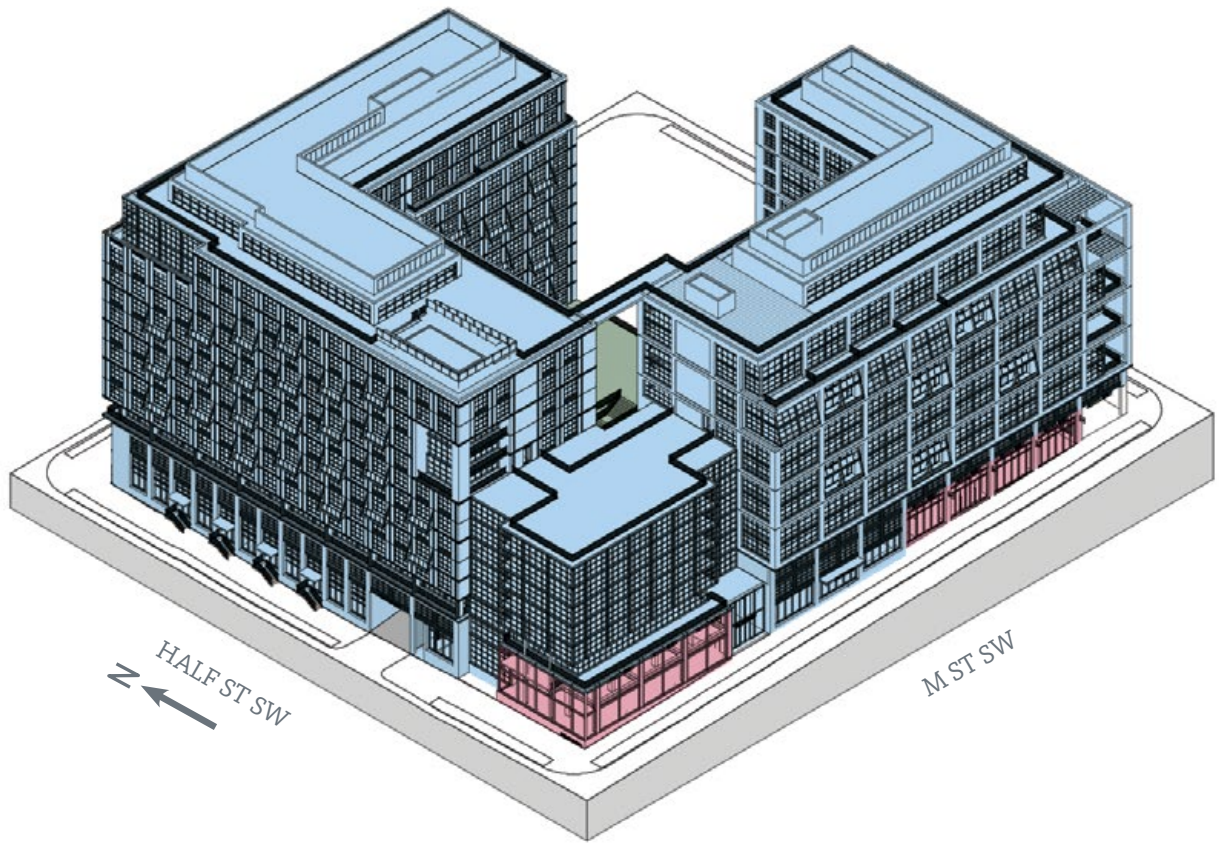
### Revised Pavilion

- Maintained lightened grid.
- Mirrored the rotation of the hopper balcony to lean inwards for both consistency across the non-balcony rotated windows, as well as to lessen the effect of the outward leaning version had on the pedestrians looking up at the building.

**SECTION 3**

**DESIGN PROPOSAL**

Proposed Design Overview



Residential Retail

NOTES:  
 APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

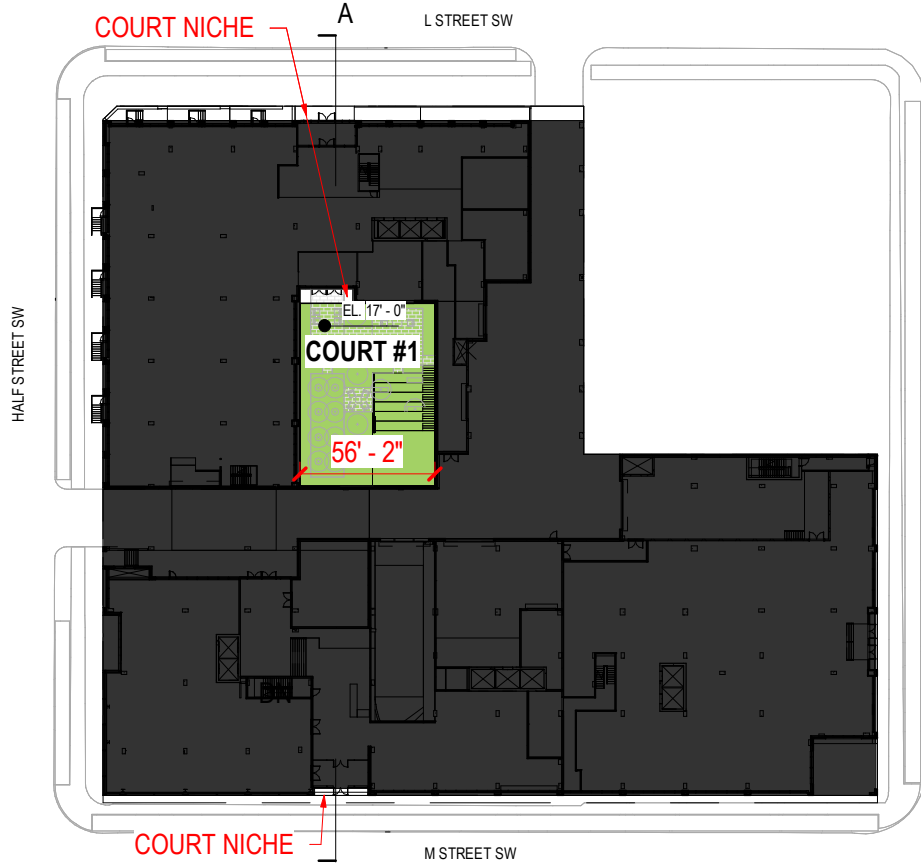
Lot Area : 75,656 SF

		Residential Alternative (Residential Scheme)				Comments	
<b>Proposed Use</b>		Residential, Retail					
<b>Proposed Number of Residential Units</b>		608					
<b>Proposed Building Height</b>		130' with 1:1 setback at 110 feet on South Capitol St, 78'-2" Southwest Pavilion height Penthouse Height : 20', Setback 1:1					
<b>Build To Requirements</b>		83%				Minimum requirement of 60% of street wall is to be constructed to the property line per Sub. I, Sec. 616.7(g)	
<b>Allowable FAR</b>		Residential : Unlimited Non Residential : 6.5 x 75,656 = 491,764 SF					
<b>Total Gross Floor Area</b>		<b>Non Residential FAR</b>		<b>Residential FAR</b>			
<b>Retail</b>	23,382 SF					Flexible space calculations below included in Retail SF.	
<b>Residential</b>	664,125 SF						
<b>Office</b>	n/a						
<b>Total</b>	687,507 SF	0.32		9.08			
<b>Flexible Space</b>	6,673 SF						
<b>Penthouse Habitable Space</b>	12,967 SF	Residential Units : 6,681 SF (8 Units, included in unit total)					
<b>Penthouse Mechanical Space</b>	5,758 SF						
<b>Penthouse Total</b>	18,725 SF						
<b>Parking Spaces</b>	311						
*Vehicle parking spaces are not required for development on the subject property due to its location in D zone east of 20th Street, NW.							
<b>Bike Parking</b>	Required	Provided				Bike parking will be provided to meet the minimum number of zoning required spaces. The minimum number of bike parking spaces will be required based on the final square footage and the number of units. Reference: Subtitle C, Sec. 802.2 (after first 50 bike parking spaces are provided for a use, additional spaces are required at one-half the ratio specified).	
<b>Short Term</b>							
Retail	7	7					
Residential	31	35					
Office	0	0					
<b>Total</b>	38	42					
<b>Long Term</b>							
Retail	2	2					
Residential	126	142					
Office	0	0					
<b>Total</b>	128	144					
Shower Requirement	0	0				Residential scheme has less than 25,000 GSF of non-residential use.	
Locker Requirement	0	0				Residential scheme has less than 25,000 GSF of non-residential use.	
<b>Loading Berths</b>	Required	Provided					
Retail	2 Loading Berth/ 1 Service/Delivery Space	4 Loading Berths / 2 Service/Delivery Spaces*				*Per C-901.8 and C-902.2, two or more uses may share loading and the building is only required to provide enough berths to meet the requirements for the use category with the highest requirement. Loading Berth (12'x30'x14' clear); Service/Delivery Space (10'x20'x10' clear)	
Office	0						
Residential	1 Loading Berth/ 1 Service/Delivery Space						
<b>Loading Platform</b>							
Retail	2 Loading Platform @ 100 SF	4 Loading Platforms @ 100 SF*					
Office	0						
Residential	1 Loading Platform @ 100 SF						
<b>Rear Yard</b>	Not Required	Not Provided				Reference Subtitle I, Sec. 205.2(b).	
<b>Side Yard</b>	Not Required, if provided min 4'-0" wide	22'-0" Provided					
<b>Courts</b>							
Open Courth Width	4" per foot of height, no less than 10'					To Comply - See Court Exhibit	
Closed Court Width/Area	Width : 4" per foot of height, no less than 15'; Area : Twice the square of the required width, minimum 350 SF					To Comply - See Court Exhibit	
<b>GAR Requirement</b>	0.2 minimum		0.2 Provided			Reference Section 7 for Preliminary GAR Scoresheet	
<b>Unit Mix</b>	Units	Type					
		STUDIO	1 BED	2 BED	3BED		
North Residential Tower	366	10-20%	40-50%	35-45%			
South Residential Tower	242	5-10%	30-40%	10-15%	25-35%		
<b>Total</b>	608						

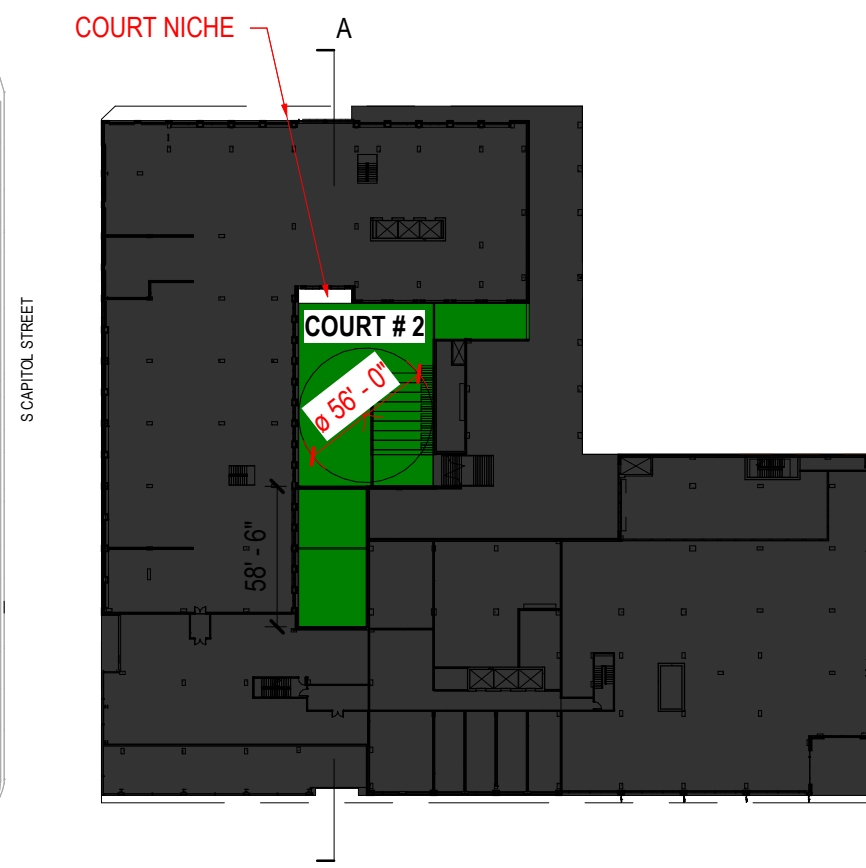


# Proposed Design Court Diagrams

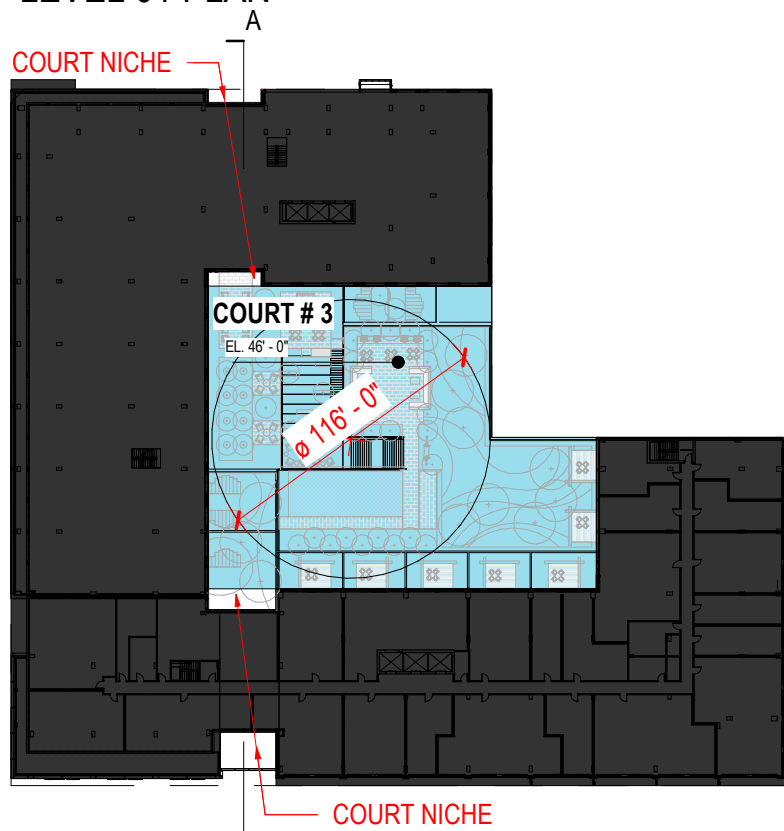
Scale: 1" = 80'-0"



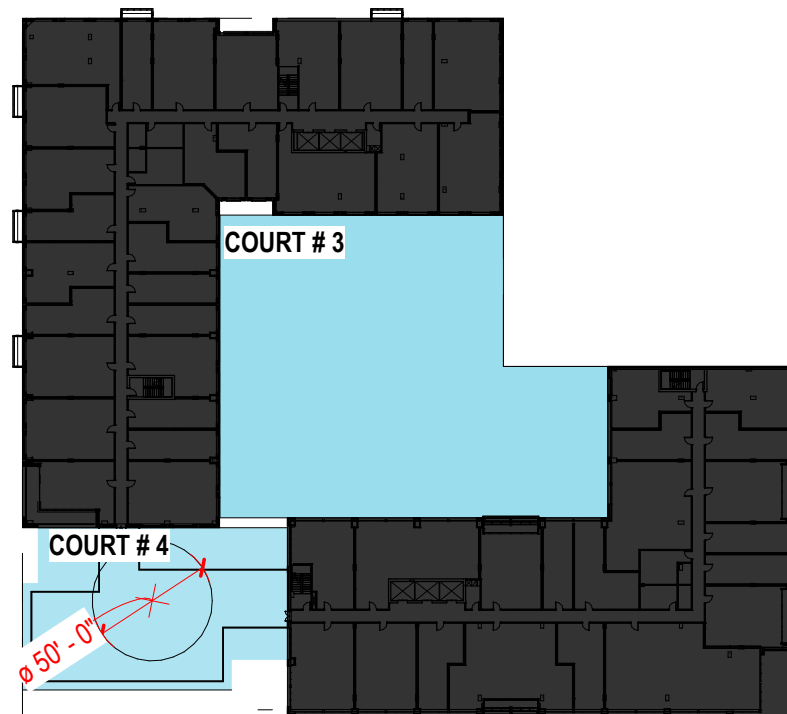
LEVEL 01 PLAN



LEVEL 02 PLAN



LEVEL 03 PLAN

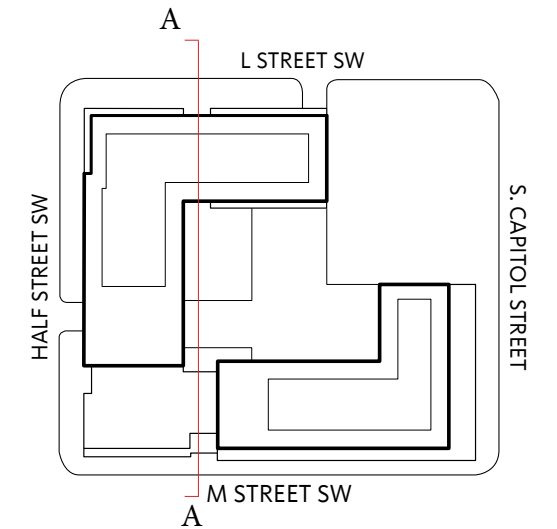
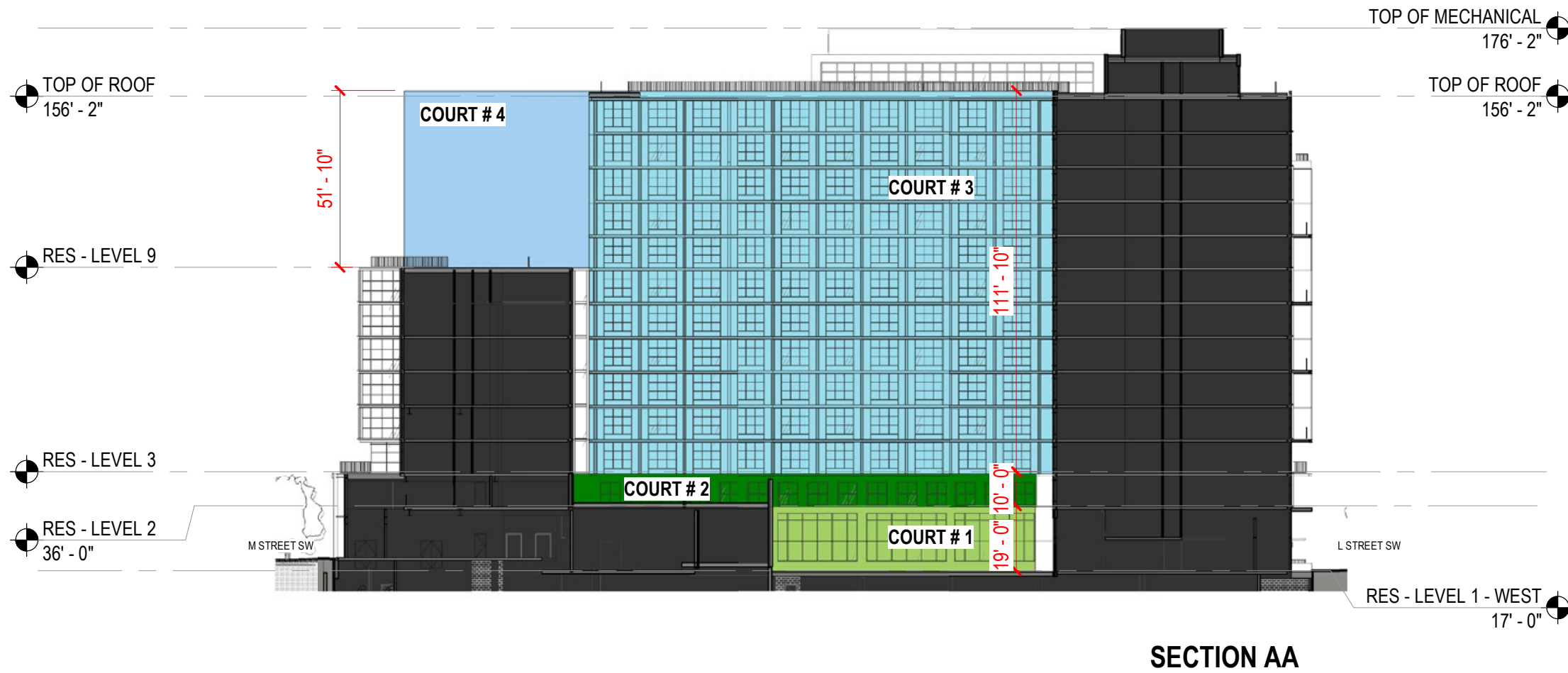


LEVEL 09 PLAN

RES SCHEME							
Court #	Court Type	Height	Required Width	Provided Width	Required Area (SF)	Provided Area (SF)	Comply (Y/N)
			4 inches per foot		Twice the square of the reqd. width		
Residential Courts			Open Court Min: 10' Closed Court Min: 15'		Area Min: 350 sft		
COURT-1	CLOSED	19.00	15.00	56.16	450	4,256	Y
COURT-2	CLOSED	10.00	15.00	56.16	450	6,508	Y
COURT-3	CLOSED	111.83	37.27	116.00	2778	17,585	Y
COURT-4	OPEN	51.83	17.10	50.00			Y

# Proposed Design Court Sections

Scale: 1" = 40'-0"



# Proposed Design LEED Scorecard



## LEED v4 for BD+C: New Construction

Project Checklist

Goal: LEED Silver

Project Name: **5M SW South Residential**

Date: June 09, 2020

Y	?	N		
1			Credit	Integrative Process 1
<b>13</b>	<b>3</b>	<b>0</b>	<b>Location and Transportation</b>	<b>16</b>
			Credit	LEED for Neighborhood Development Location 16
1			Credit	Sensitive Land Protection 1
2			Credit	High Priority Site <i>Brownfield</i> 2
5			Credit	Surrounding Density and Diverse Uses 5
3	2		Credit	Access to Quality Transit 5
1			Credit	Bicycle Facilities 1
1	1		Credit	Reduced Parking Footprint 1
1			Credit	Green Vehicles 1
<b>5</b>	<b>4</b>	<b>1</b>	<b>Sustainable Sites</b>	<b>10</b>
			Prereq	Construction Activity Pollution Prevention Required
1			Credit	Site Assessment 1
1	1		Credit	Site Development - Protect or Restore Habitat 2
1			Credit	Open Space 1
2	1		Credit	Rainwater Management 3
2			Credit	Heat Island Reduction 2
1			Credit	Light Pollution Reduction 1
<b>4</b>	<b>1</b>	<b>6</b>	<b>Water Efficiency</b>	<b>11</b>
			Prereq	Outdoor Water Use Reduction Required
			Prereq	Indoor Water Use Reduction Required
			Prereq	Building-Level Water Metering Required
2			Credit	Outdoor Water Use Reduction 2
1	6		Credit	Indoor Water Use Reduction (35%) 6
1	1		Credit	Cooling Tower Water Use 2
1			Credit	Water Metering 1
<b>8</b>	<b>12</b>	<b>13</b>	<b>Energy and Atmosphere</b>	<b>33</b>
			Prereq	Fundamental Commissioning and Verification Required
			Prereq	Minimum Energy Performance Required
			Prereq	Building-Level Energy Metering Required
			Prereq	Fundamental Refrigerant Management Required
4	2		Credit	Enhanced Commissioning <i>Enhanced and Monitoring Based Cx</i> 6
4	4	10	Credit	Optimize Energy Performance (12%) <i>SBP Estimate 12%-25% savings</i> 18
1			Credit	Advanced Energy Metering 1
2			Credit	Demand Response 2
3			Credit	Renewable Energy Production 3
1			Credit	Enhanced Refrigerant Management 1
2			Credit	Green Power and Carbon Offsets 2

Y	?	N		
6	5	2	<b>Materials and Resources</b>	<b>13</b>
			Prereq	Storage and Collection of Recyclables Required
			Prereq	Construction and Demolition Waste Management Planning Required
1	2	2	Credit	Building Life-Cycle Impact Reduction 5
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations 2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials 2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients 2
2			Credit	Construction and Demolition Waste Management 2
<b>6</b>	<b>10</b>	<b>0</b>	<b>Indoor Environmental Quality</b>	<b>16</b>
			Prereq	Minimum Indoor Air Quality Performance Required
			Prereq	Environmental Tobacco Smoke Control Required
1	1		Credit	Enhanced Indoor Air Quality Strategies (CO <sub>2</sub> Monitoring) 2
3			Credit	Low-Emitting Materials 3
1			Credit	Construction Indoor Air Quality Management Plan 1
2			Credit	Indoor Air Quality Assessment 2
1			Credit	Thermal Comfort 1
2			Credit	Interior Lighting 2
3			Credit	Daylight 3
1			Credit	Quality Views 1
1			Credit	Acoustic Performance 1
<b>6</b>	<b>0</b>	<b>0</b>	<b>Innovation</b>	<b>6</b>
5			Credit	Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, +) 5
1			Credit	LEED Accredited Professional 1
<b>1</b>	<b>3</b>	<b>0</b>	<b>Regional Priority</b>	<b>4</b>
			Credit	Regional Priority: Access to Quality Transit (4 Pts. Required) 1
			Credit	Regional Priority: Reduced Parking Footprint (1 Pt. Required) 1
			Credit	Regional Priority: Green Vehicles (1 Pt. Required) 1
			Credit	Regional Priority: Rainwater Management (3 Pts. Required) 1
<b>50</b>	<b>38</b>	<b>22</b>	<b>TOTALS</b>	<b>Possible Points: 110</b>
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				
<i>Alt Regional Priority Credits</i>				
Regional Priority: Site Development - Protect or Restore Habitat (2 Pts. Required)				
Regional Priority: Optimize Energy Performance (24% Savings/10 Pts. Required)				



## LEED v4 for BD+C: New Construction

Project Checklist

Goal: LEED Silver

Project Name: **5M SW West Residential**

Date: June 09, 2020

Y	?	N		
1			Credit	Integrative Process 1
<b>13</b>	<b>3</b>	<b>0</b>	<b>Location and Transportation</b>	<b>16</b>
			Credit	LEED for Neighborhood Development Location 16
1			Credit	Sensitive Land Protection 1
2			Credit	High Priority Site <i>Brownfield</i> 2
5			Credit	Surrounding Density and Diverse Uses 5
3	2		Credit	Access to Quality Transit 5
1			Credit	Bicycle Facilities 1
1	1		Credit	Reduced Parking Footprint 1
1			Credit	Green Vehicles 1
<b>5</b>	<b>4</b>	<b>1</b>	<b>Sustainable Sites</b>	<b>10</b>
			Prereq	Construction Activity Pollution Prevention Required
1			Credit	Site Assessment 1
1	1		Credit	Site Development - Protect or Restore Habitat 2
1			Credit	Open Space 1
2	1		Credit	Rainwater Management 3
2			Credit	Heat Island Reduction 2
1			Credit	Light Pollution Reduction 1
<b>4</b>	<b>1</b>	<b>6</b>	<b>Water Efficiency</b>	<b>11</b>
			Prereq	Outdoor Water Use Reduction Required
			Prereq	Indoor Water Use Reduction Required
			Prereq	Building-Level Water Metering Required
2			Credit	Outdoor Water Use Reduction 2
1	6		Credit	Indoor Water Use Reduction (35%) 6
1	1		Credit	Cooling Tower Water Use 2
1			Credit	Water Metering 1
<b>8</b>	<b>12</b>	<b>13</b>	<b>Energy and Atmosphere</b>	<b>33</b>
			Prereq	Fundamental Commissioning and Verification Required
			Prereq	Minimum Energy Performance Required
			Prereq	Building-Level Energy Metering Required
			Prereq	Fundamental Refrigerant Management Required
4	2		Credit	Enhanced Commissioning <i>Enhanced and Monitoring Based Cx</i> 6
4	4	10	Credit	Optimize Energy Performance (12%) <i>SBP Estimate 12%-25% savings</i> 18
1			Credit	Advanced Energy Metering 1
2			Credit	Demand Response 2
3			Credit	Renewable Energy Production 3
1			Credit	Enhanced Refrigerant Management 1
2			Credit	Green Power and Carbon Offsets 2

Y	?	N		
6	5	2	<b>Materials and Resources</b>	<b>13</b>
			Prereq	Storage and Collection of Recyclables Required
			Prereq	Construction and Demolition Waste Management Planning Required
1	2	2	Credit	Building Life-Cycle Impact Reduction 5
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations 2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials 2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients 2
2			Credit	Construction and Demolition Waste Management 2
<b>6</b>	<b>10</b>	<b>0</b>	<b>Indoor Environmental Quality</b>	<b>16</b>
			Prereq	Minimum Indoor Air Quality Performance Required
			Prereq	Environmental Tobacco Smoke Control Required
1	1		Credit	Enhanced Indoor Air Quality Strategies (CO <sub>2</sub> Monitoring) 2
3			Credit	Low-Emitting Materials 3
1			Credit	Construction Indoor Air Quality Management Plan 1
2			Credit	Indoor Air Quality Assessment 2
1			Credit	Thermal Comfort 1
2			Credit	Interior Lighting 2
3			Credit	Daylight 3
1			Credit	Quality Views 1
1			Credit	Acoustic Performance 1
<b>6</b>	<b>0</b>	<b>0</b>	<b>Innovation</b>	<b>6</b>
5			Credit	Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, +) 5
1			Credit	LEED Accredited Professional 1
<b>1</b>	<b>3</b>	<b>0</b>	<b>Regional Priority</b>	<b>4</b>
			Credit	Regional Priority: Access to Quality Transit (4 Pts. Required) 1
			Credit	Regional Priority: Reduced Parking Footprint (1 Pt. Required) 1
			Credit	Regional Priority: Green Vehicles (1 Pt. Required) 1
			Credit	Regional Priority: Rainwater Management (3 Pts. Required) 1
<b>50</b>	<b>38</b>	<b>22</b>	<b>TOTALS</b>	<b>Possible Points: 110</b>
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				
<i>Alt Regional Priority Credits</i>				
Regional Priority: Site Development - Protect or Restore Habitat (2 Pts. Required)				
Regional Priority: Optimize Energy Performance (24% Savings/10 Pts. Required)				