

# Site Analysis & Context

## Southwest Neighborhood (Within 0.5 Mile)

Before 1970

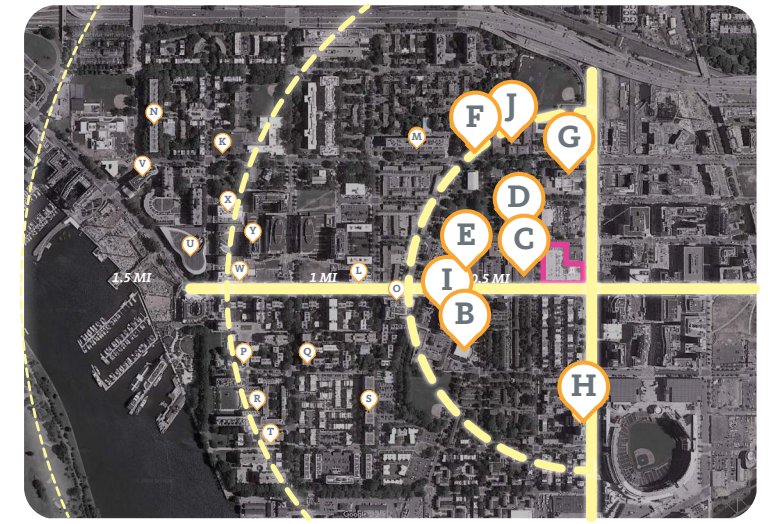
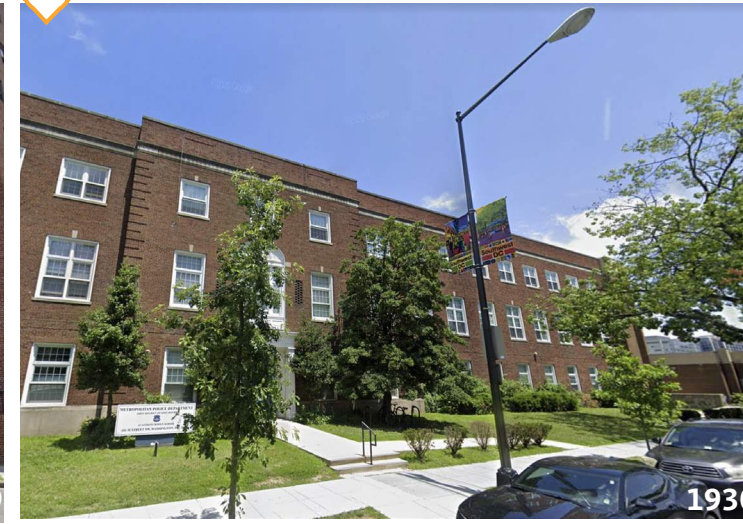
**G** Capitol Skyline Hotel



**I** Greenleaf Senior Center



**E** DC Police Department



1970 to Now

**D** DC DMV - Southwest Service Center



**B** King Greenleaf Recreation Center



**H** Camden South Capitol



**J** Randall School Redevelopment



**F** Aya Shelter



**C** DC Fire & EMS Station



# Site Analysis & Context Southwest Neighborhood (0.5 Mile - 1.0 Mile)

Before 1970

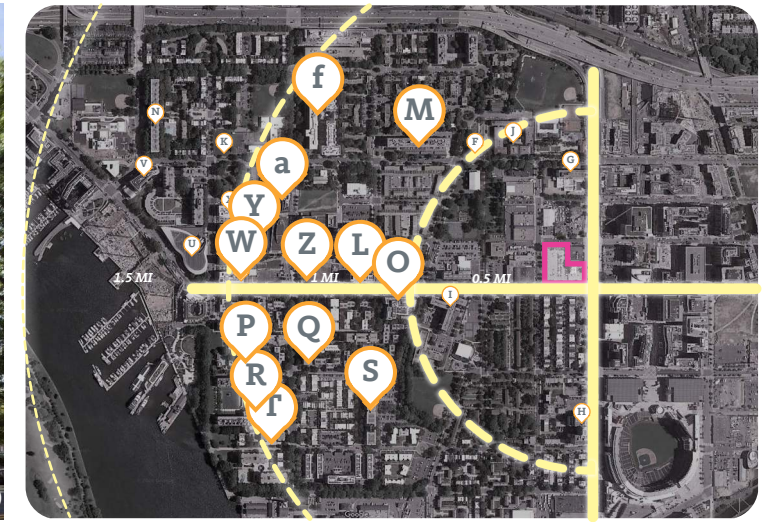
**Q** Carrollsburg



**M** Capitol Park



**f** Potomac Place Tower



**S** River Park



**P** Tiber Island



**T** Riverside Condo

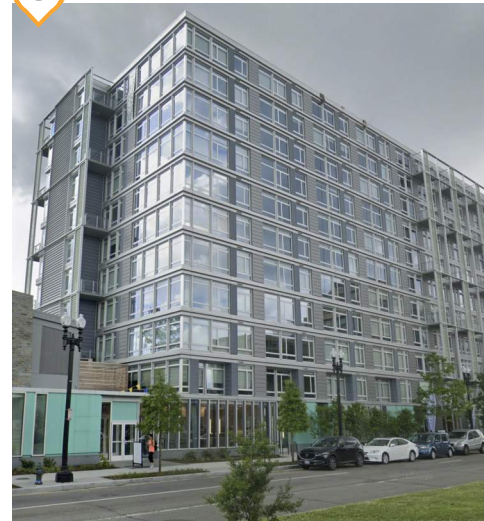


**R** Harbour Square



1970 to Now

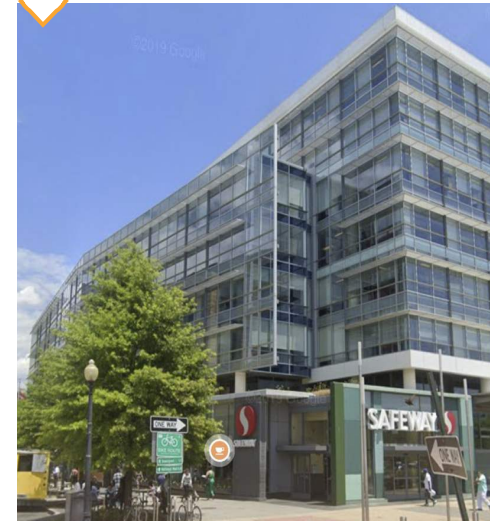
**O** Valo



**L** 301 M



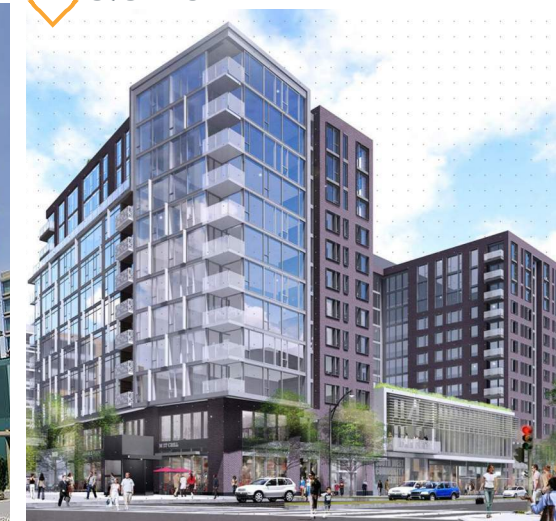
**W** 1100 4th St SW



**Y** Lex at Waterfront



**Z** 375 M SW



**a** Eliot on 4th



# Site Analysis & Context

## Southwest Neighborhood (1.0 Mile - 1.5 Miles)

Before 1970

**N** 700 Seventh Street SW



1970 to Now

**b** 800 Maine Ave



**c** Incanto



**d** Hyatt House



**e** Wharf Phase II



**v** The Banks



**K** The Bard 501 Eye Street SW



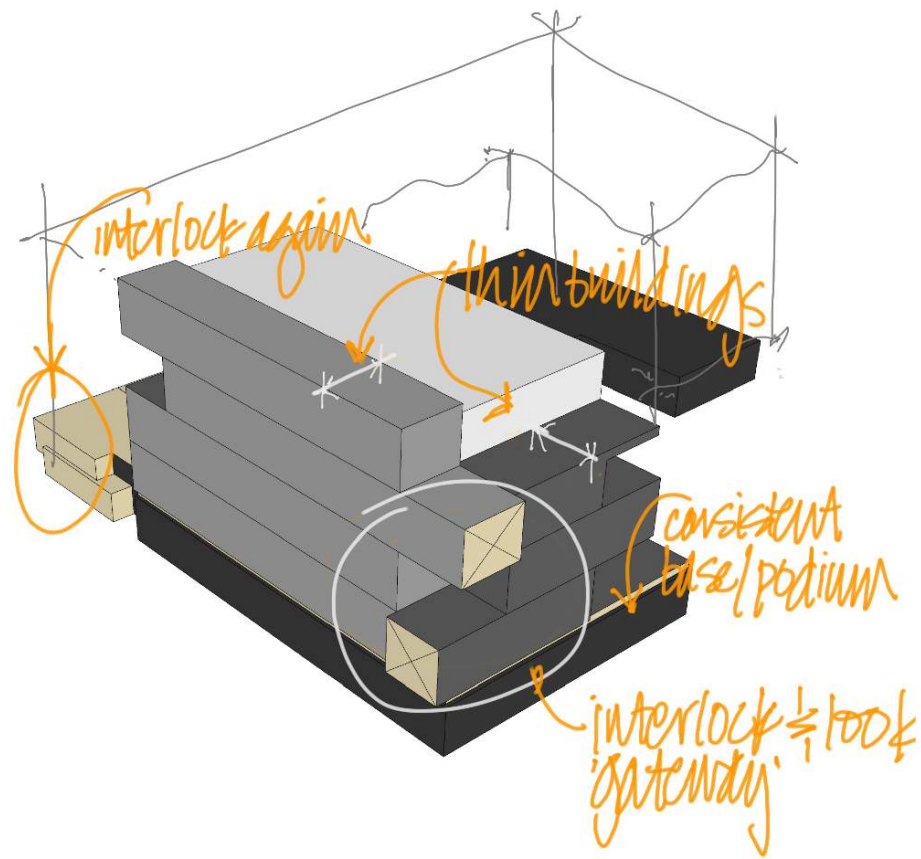
**U** Arena Stage



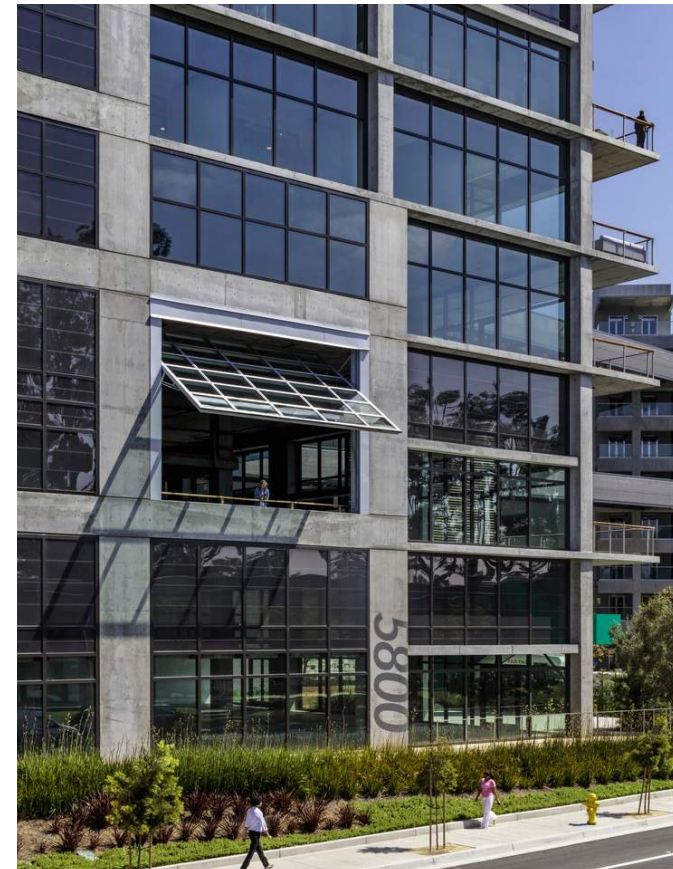
**X** Modern on M



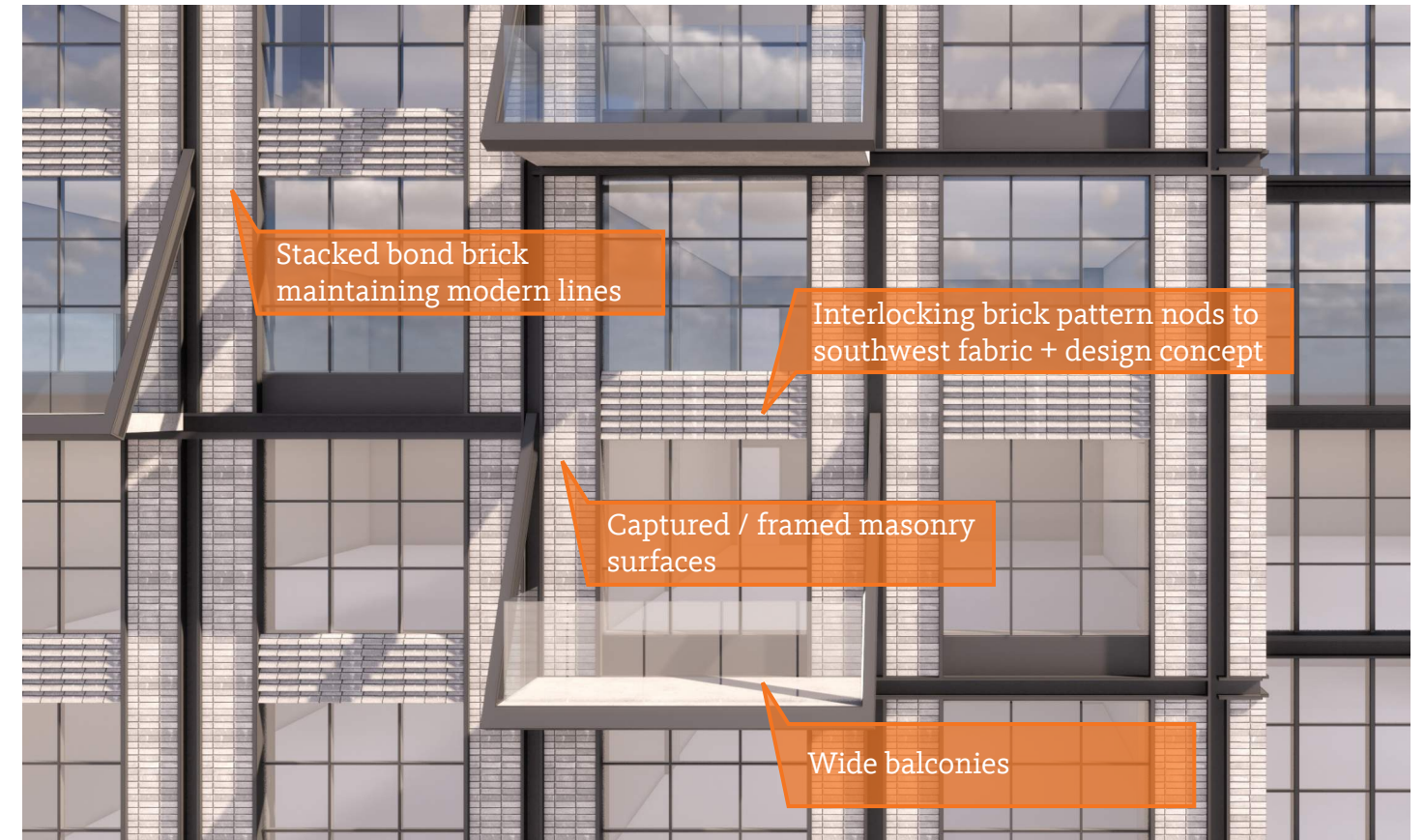
# Summary of Overall Project Intent    Concept Diagram & Materials



Massing Concept

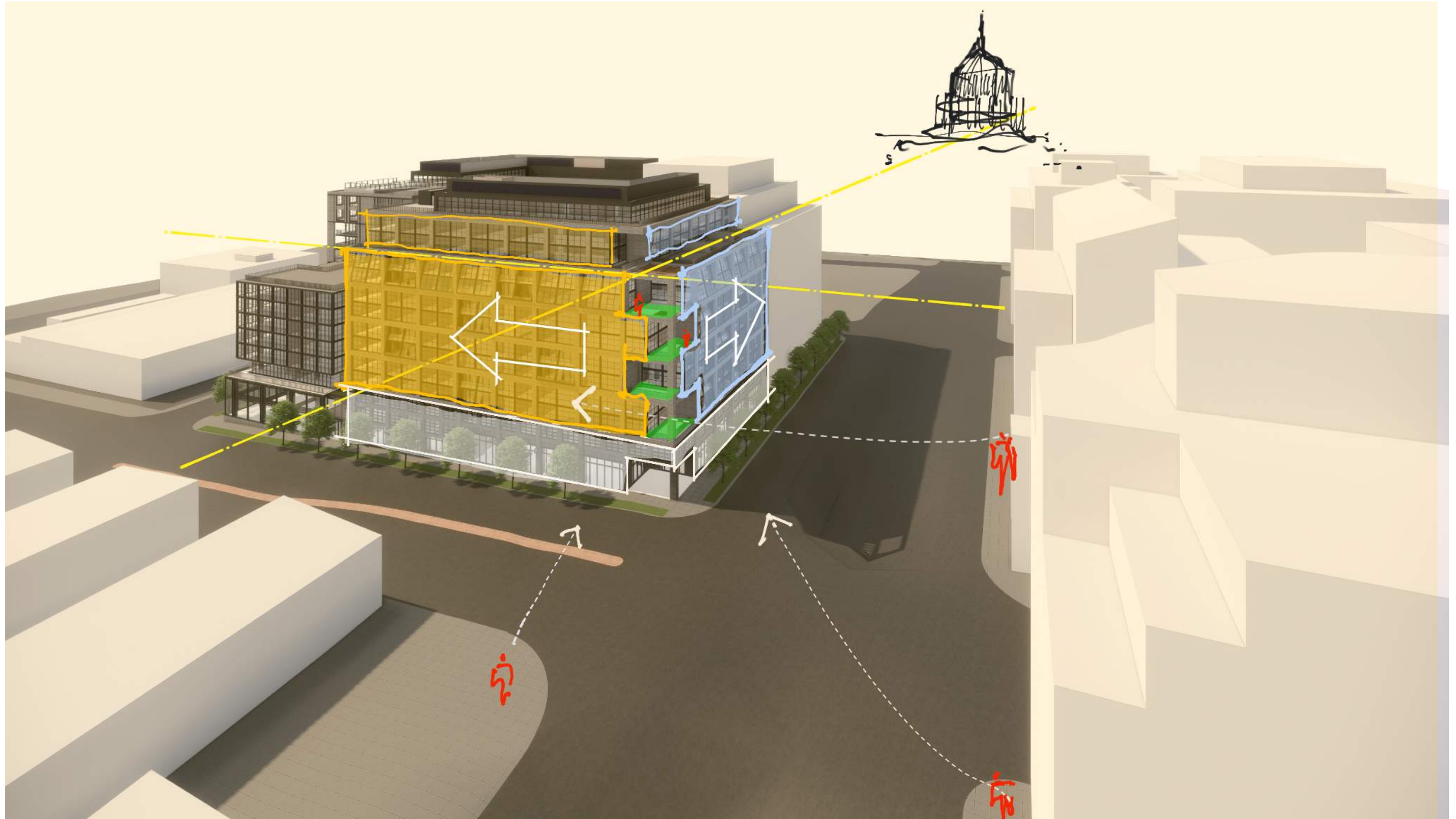


Fenestration Concept  
C3 Office Gensler (Culver City, CA)

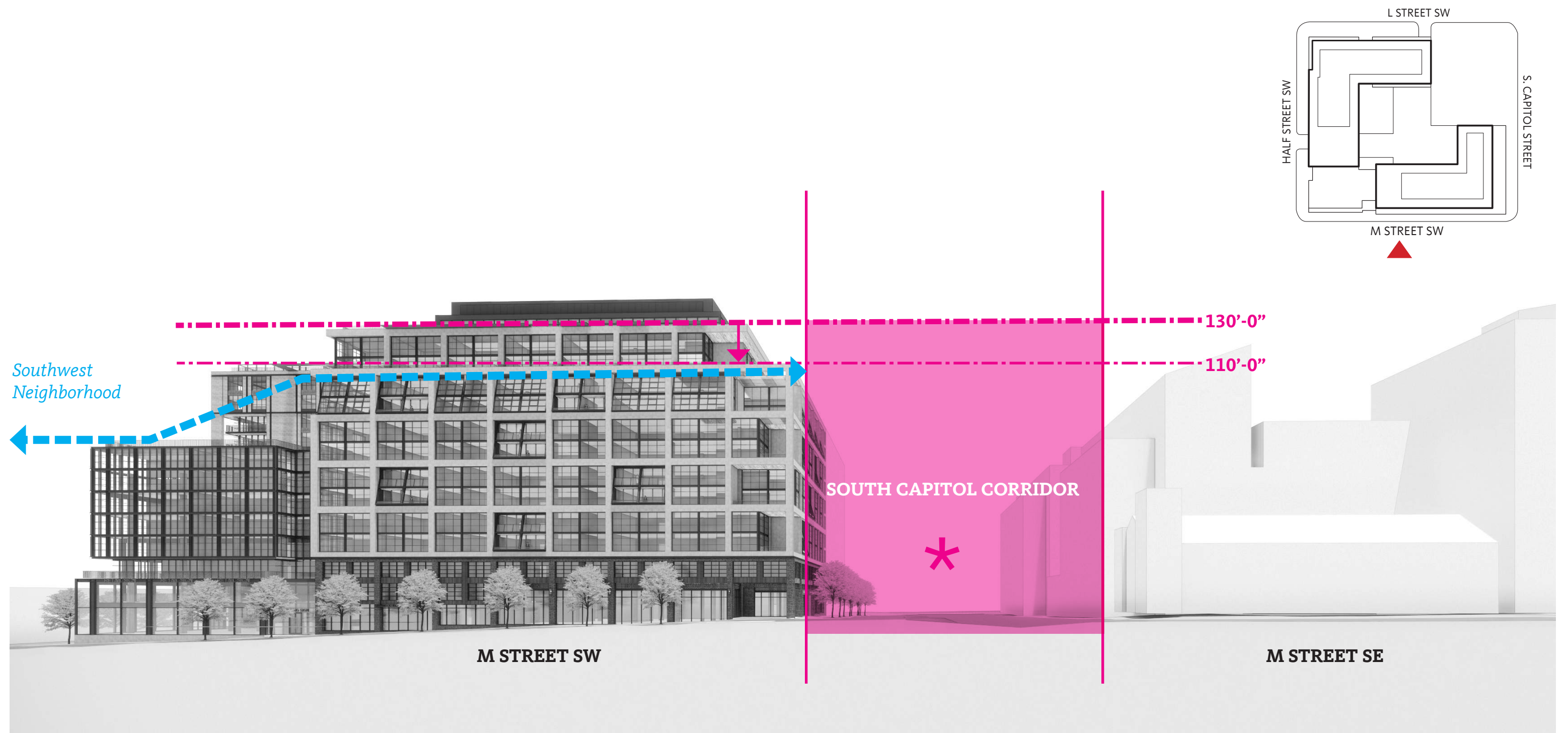


Southwest Fenestration Concept

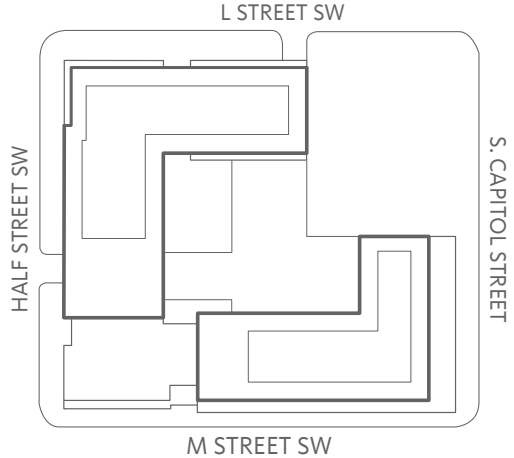
# Summary of Overall Project Intent Corridor and Gateway



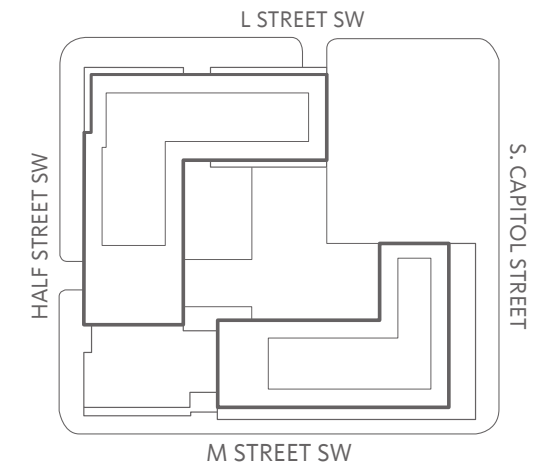
# Summary of Overall Project Intent Corridor and Gateway



# Summary of Overall Project Intent South Capitol Street View (Existing Conditions)

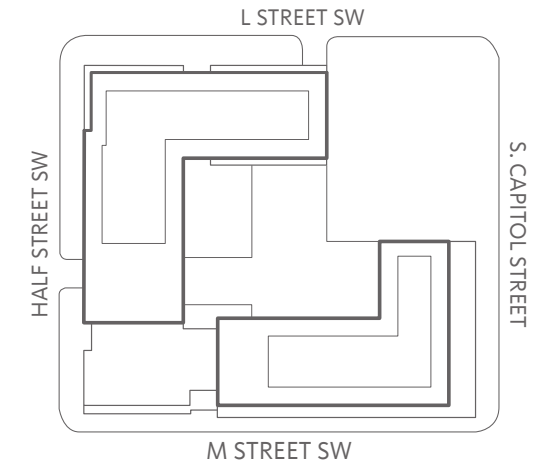


# Summary of Overall Project Intent South Capitol Street View (Proposed Conditions)





# Summary of Overall Project Intent South Capitol Street View (Proposed Conditions + Future Density)



# Summary of Overall Project Intent Southwest References



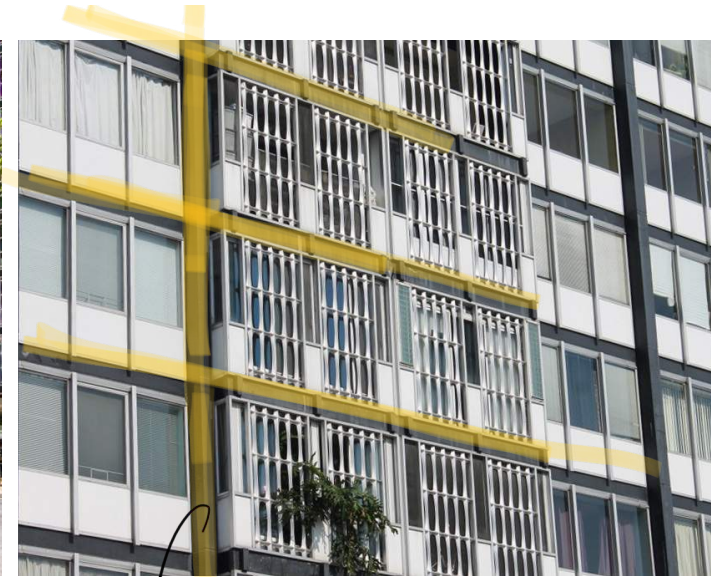
Capitol Park (Chloethiel Woodard Smith)



captured/framed masonry



River Park (Charles Goodman)



horizontal + vertical grid / articulation



Harbour Square (Chloethiel Woodard Smith)



Tiber Island (Keyes, Lethbridge and Condon)

