

Pre-ANC Feedback



Zoning Hearing (October 1)



Current Version



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.

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Current Version



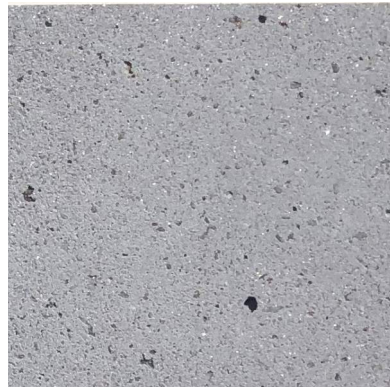
Revised Facade

- 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.

# Design Revisions Item #7 - Exterior Materials

## Pre-ANC Feedback

CONCRETE



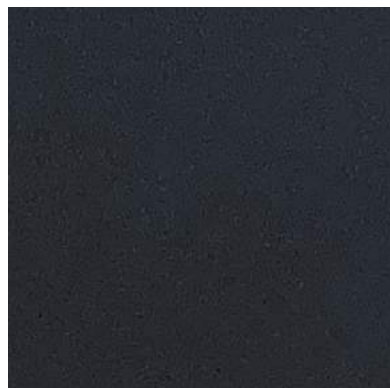
BRICK



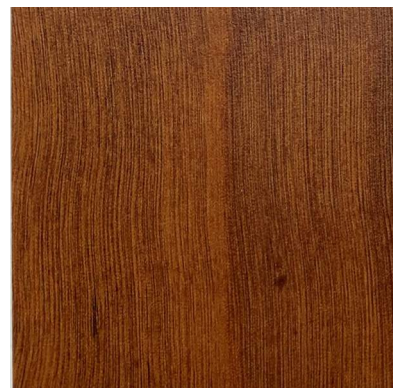
GLAZING



METAL



WOOD COMPOSITE



## Zoning Hearing (October 1)

CONCRETE



BRICK



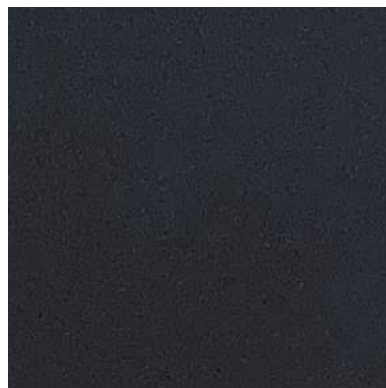
GLAZING



BRICK



METAL



WOOD COMPOSITE



## Current Version

Removed precast concrete from project

BRICK



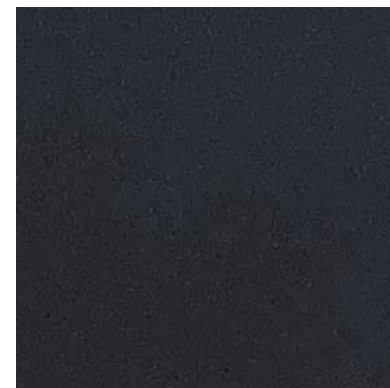
GLAZING



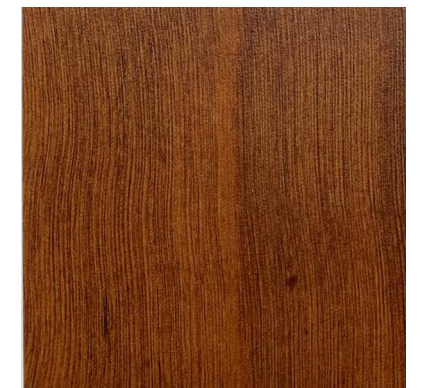
BRICK



METAL



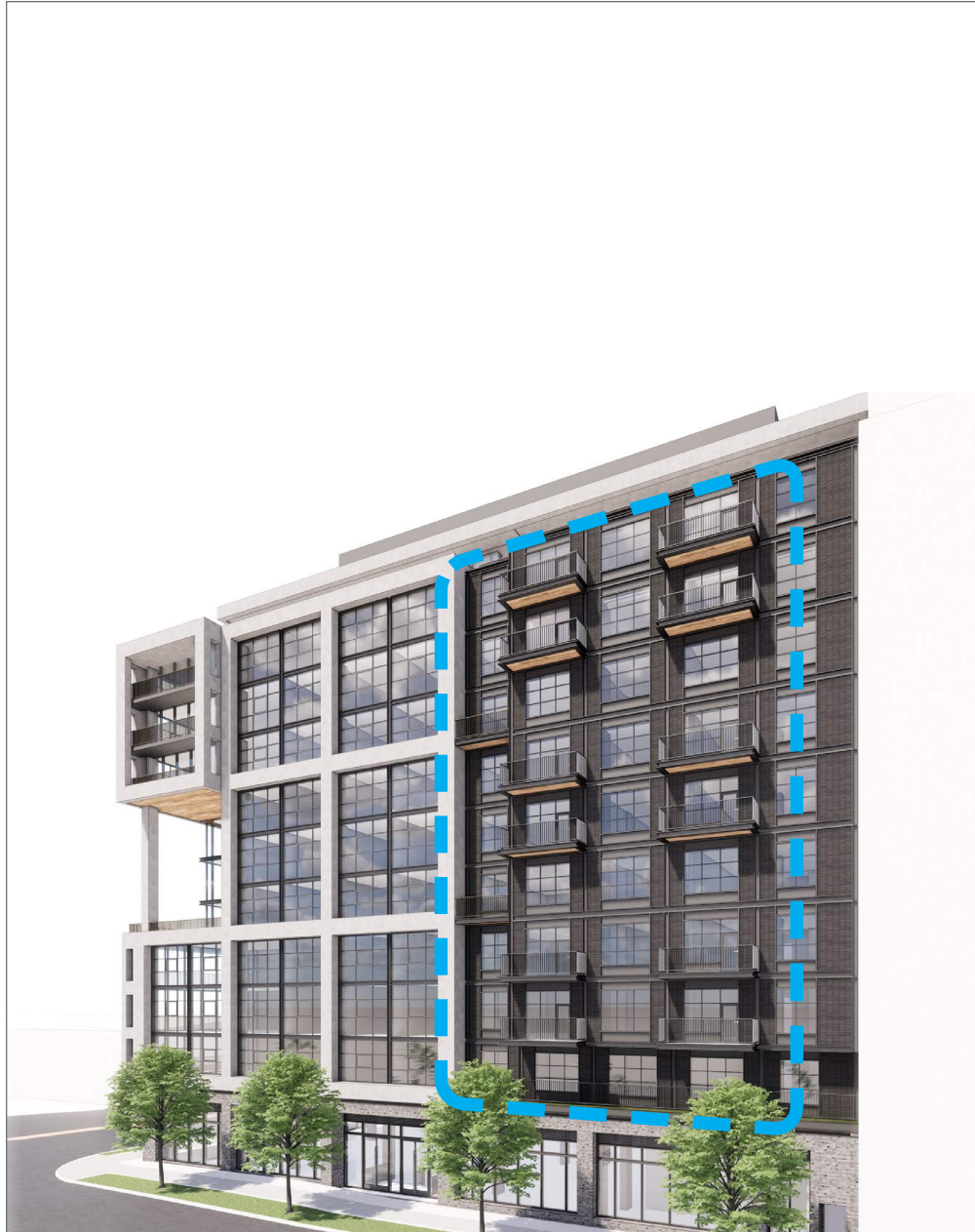
WOOD COMPOSITE



Pre-ANC Feedback

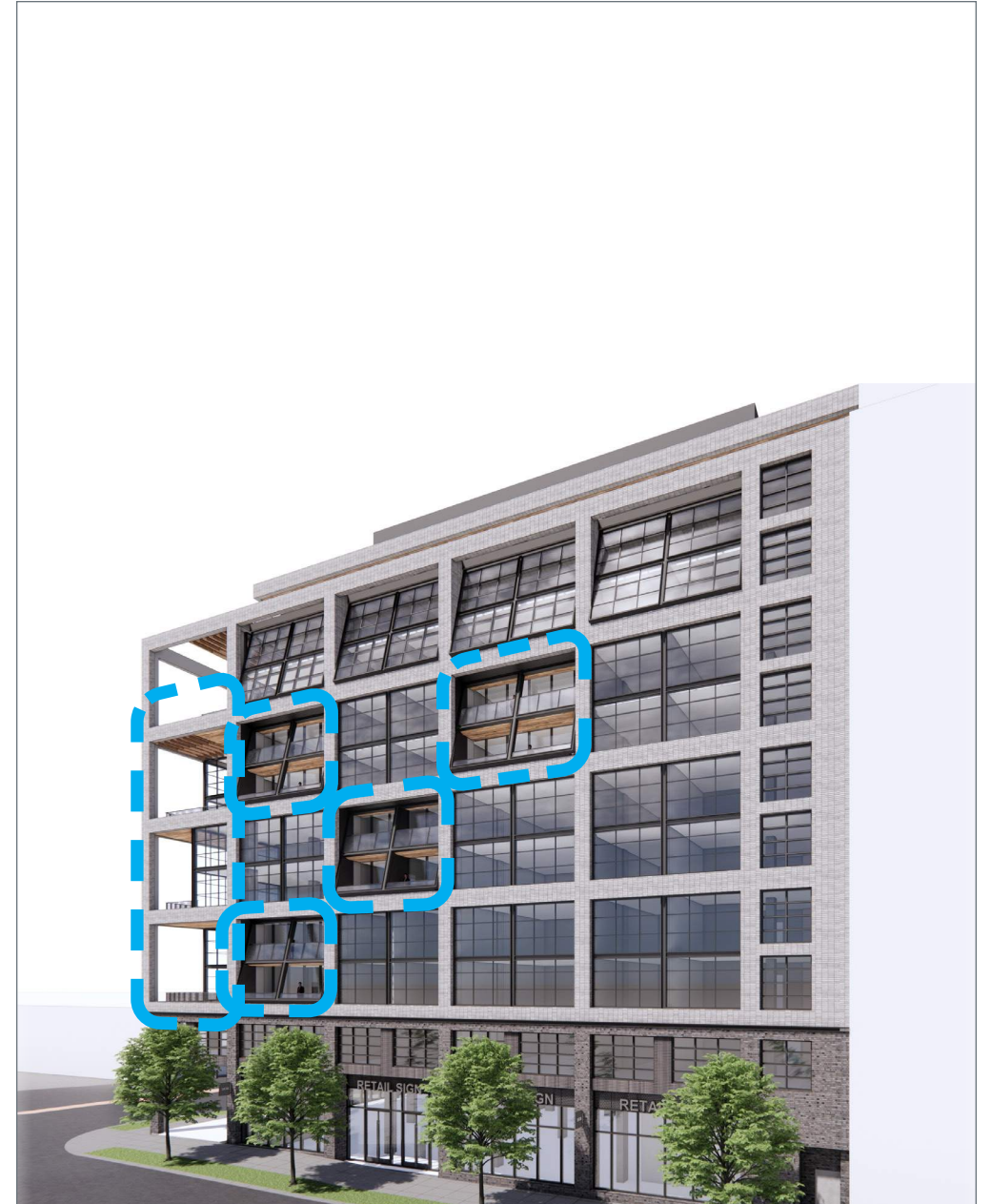


Zoning Hearing (October 1)



Added Balconies

Current Version



Added Additional Balconies



Pre-ANC Feedback



Zoning Hearing (October 1)



Added Balconies

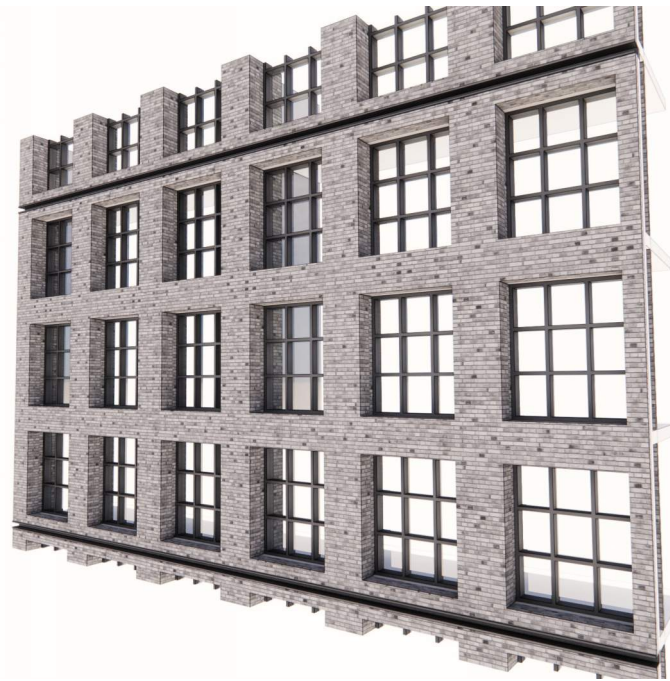
Current Version



Added Additional Balconies (+9)

# Design Revisions Item #9 - Balcony Adjustments and Lightened Grid

## Pre-ANC Feedback



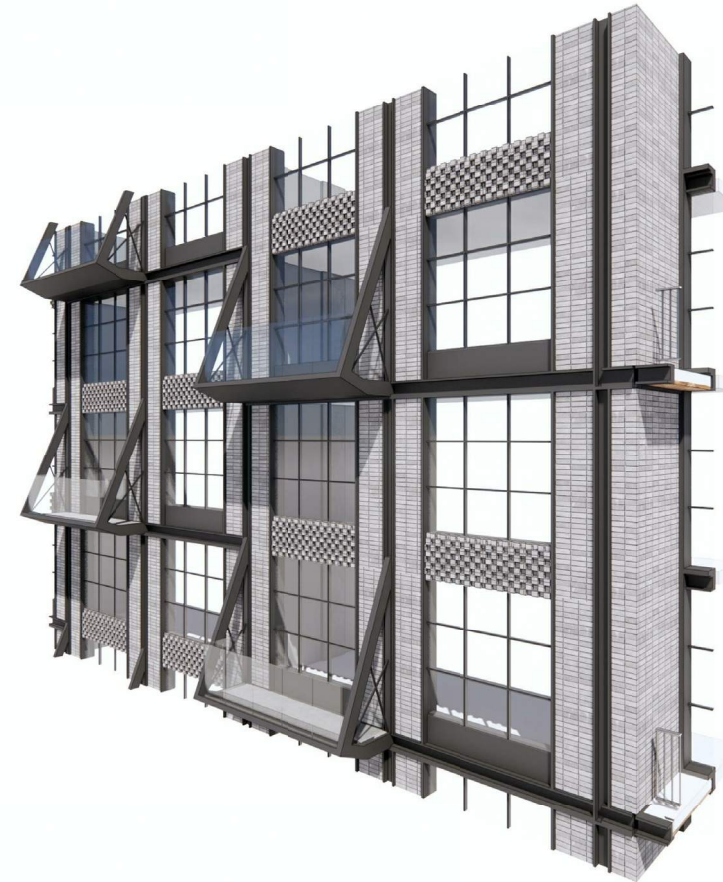
## Zoning Hearing (October 1)



### 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.

## ANC Community (October 27)



### 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.

## Current Version



### Revised 'Hyphen' Facade

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- Replaced metal spandrel with decorative brick.
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# Design Revisions Item #9 - Balcony Adjustments and Lightened Grid

## Pre-ANC Feedback



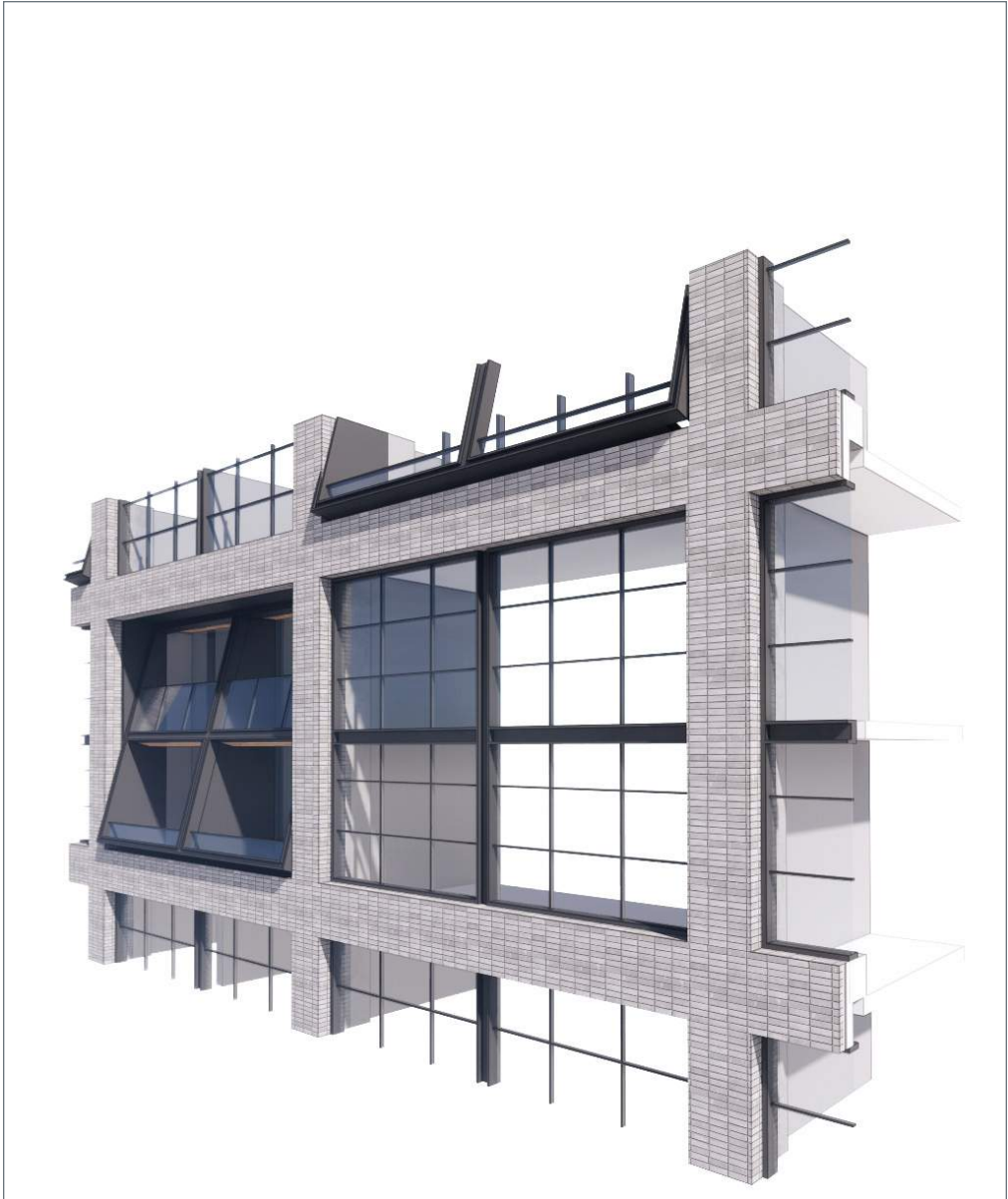
## Zoning Hearing (October 1)



### 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.