



5M
SQUARE 649

SUPPLEMENTAL POSTHEARING SUBMISSION

December 31, 2020

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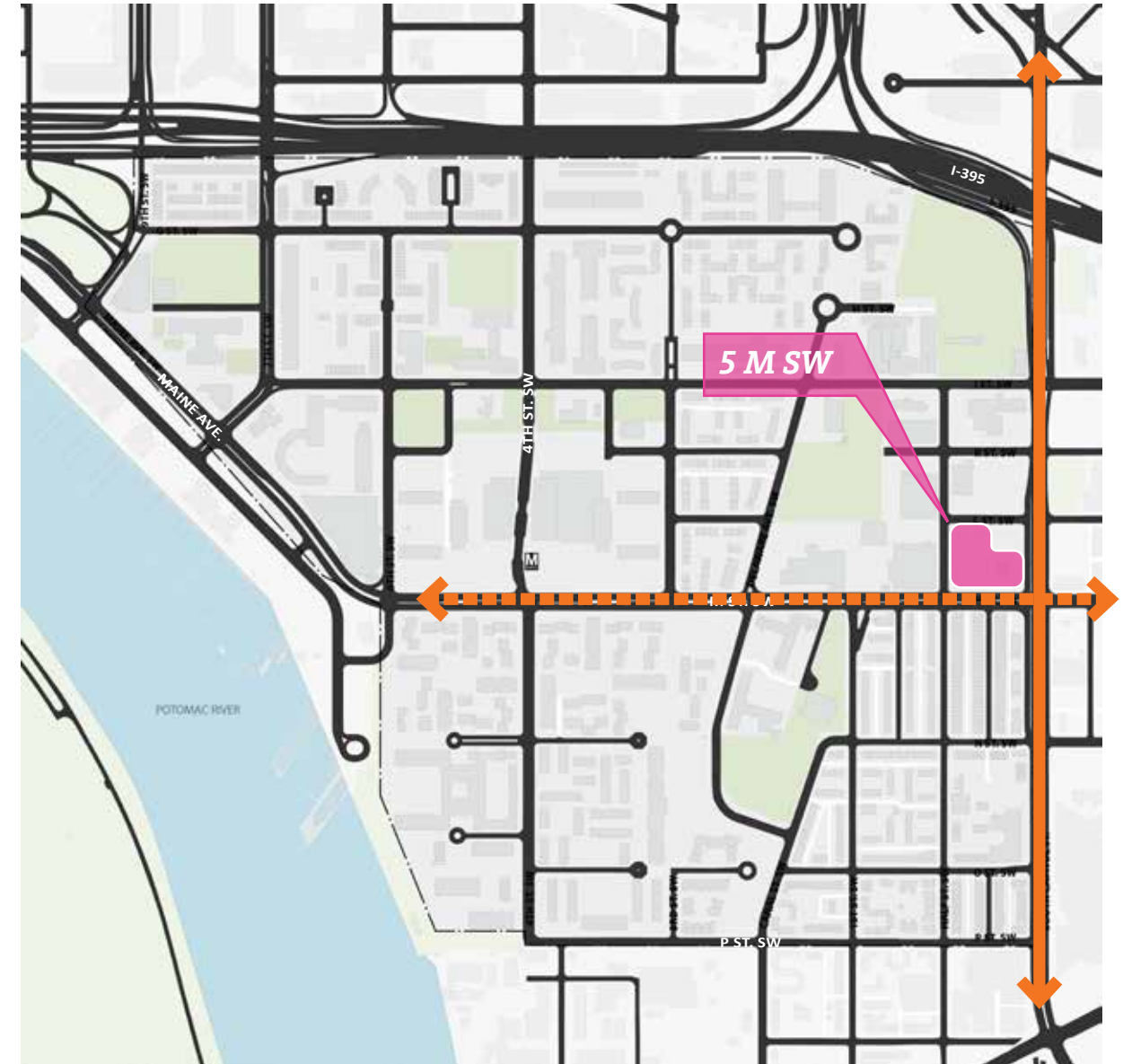
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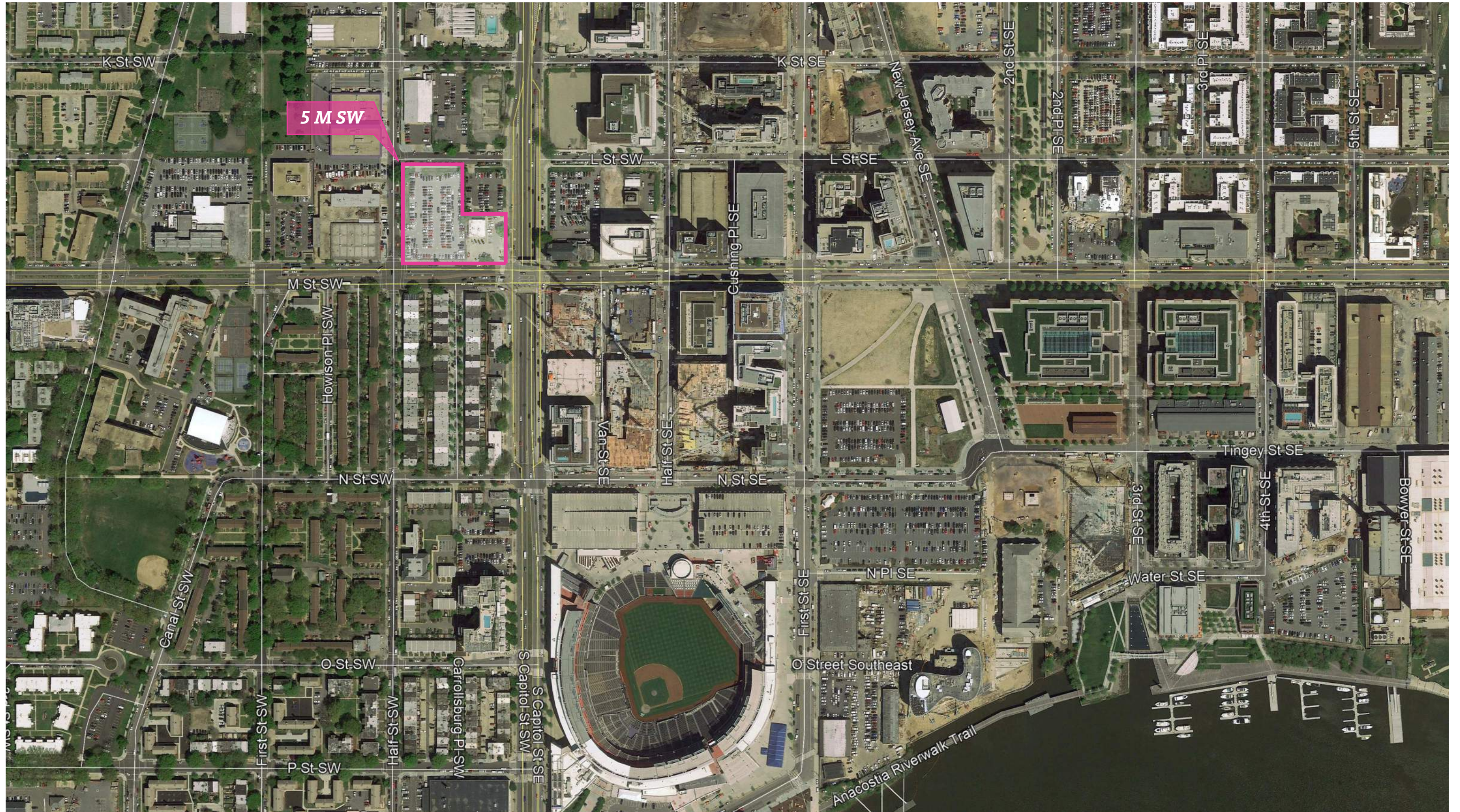
SECTION 1

**SITE ANALYSIS,
CONTEXT, & CONCEPT**

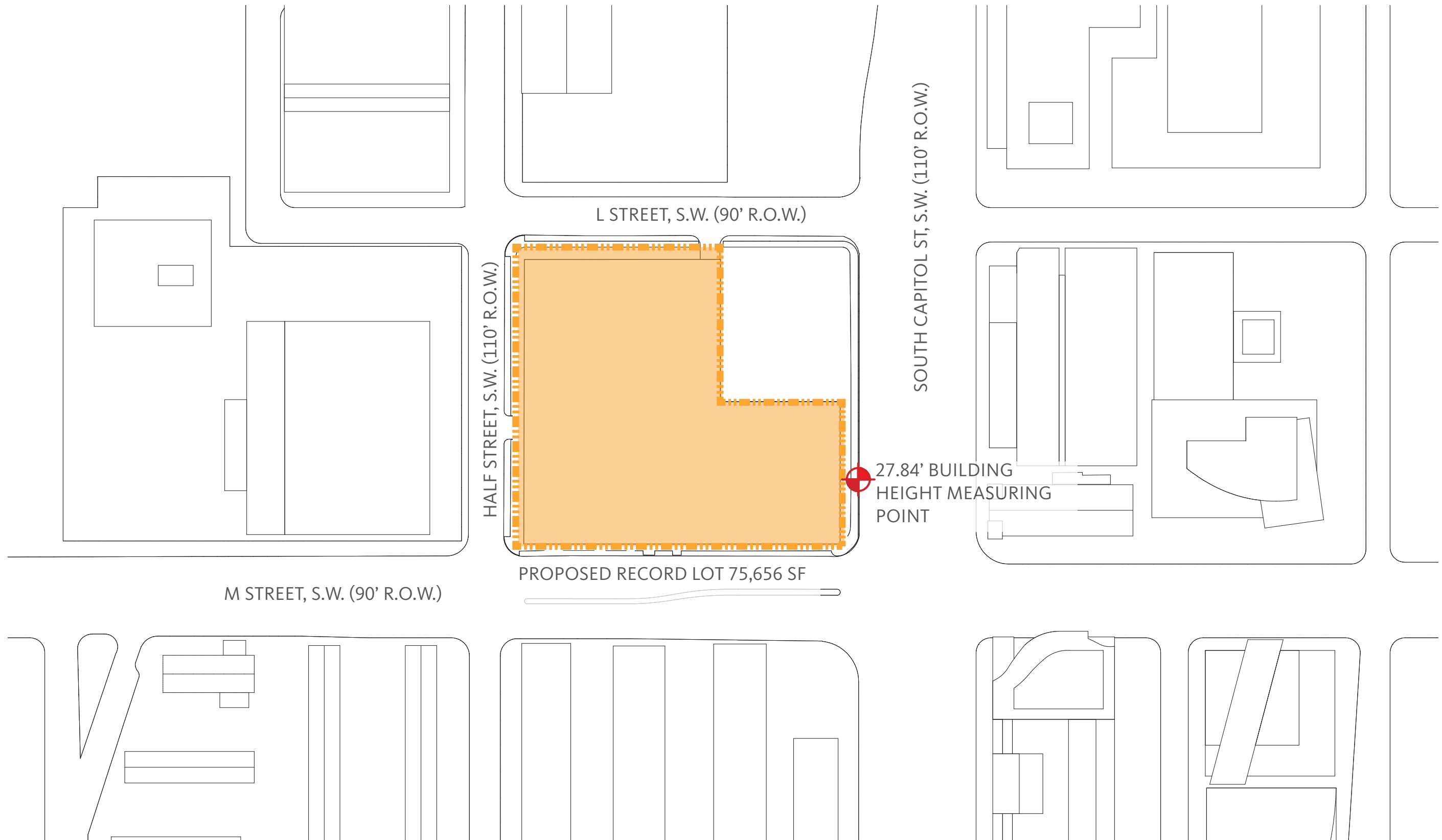
5M is located along S Capitol Street SW and is bound by L St SW to the north, Half Street SW to the west, and M St SW to the south. This sets our site within a neighborhood that is widely known for its recent redevelopment, but also for its modernist interventions in the 20th century. The design has been guided by the site's past, present and future context.



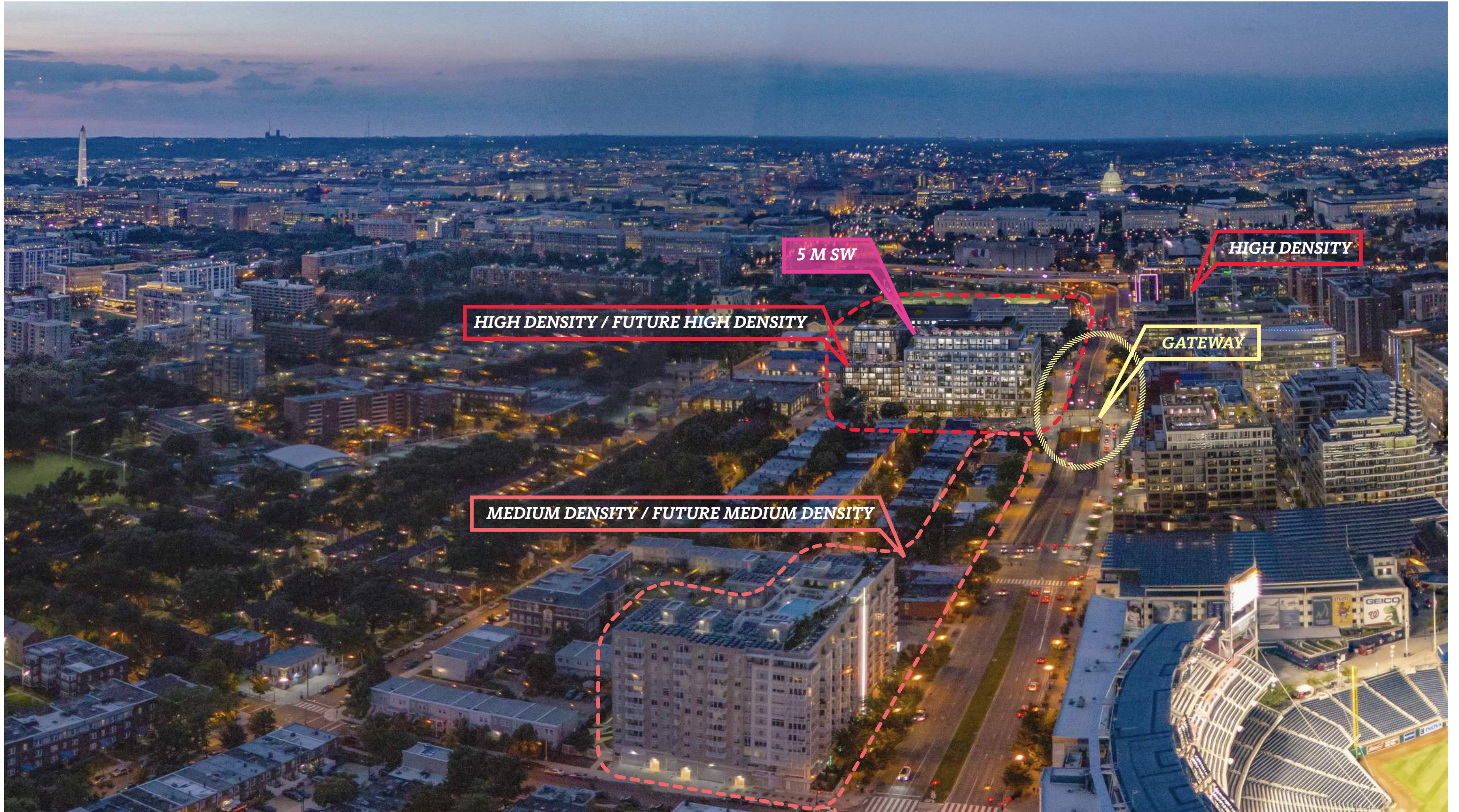
Site Analysis, Context, & Concept Site Overview







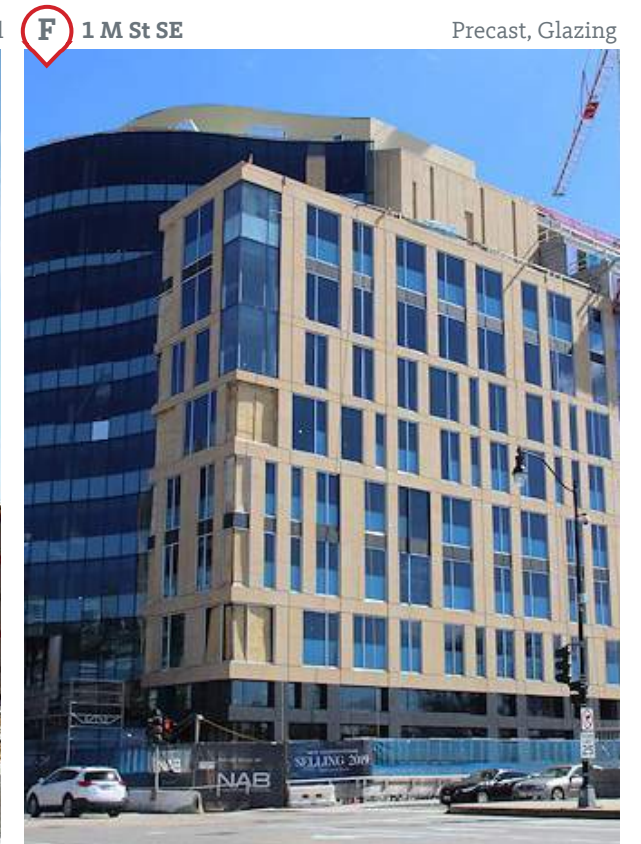
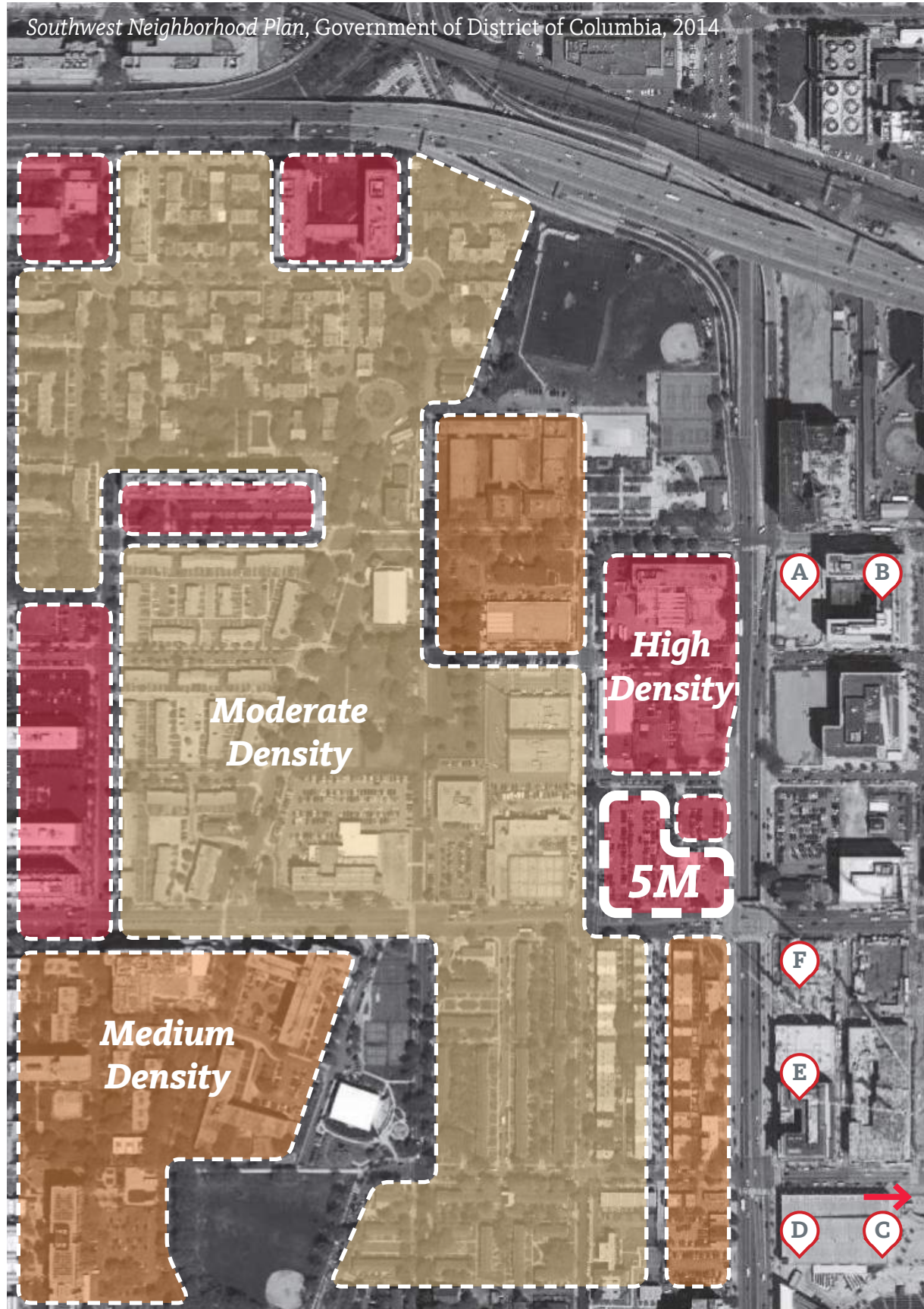
Site Analysis, Context, & Concept Neighborhood Gateway



Site Analysis, Context, & Concept

Context (Scale & Materiality)

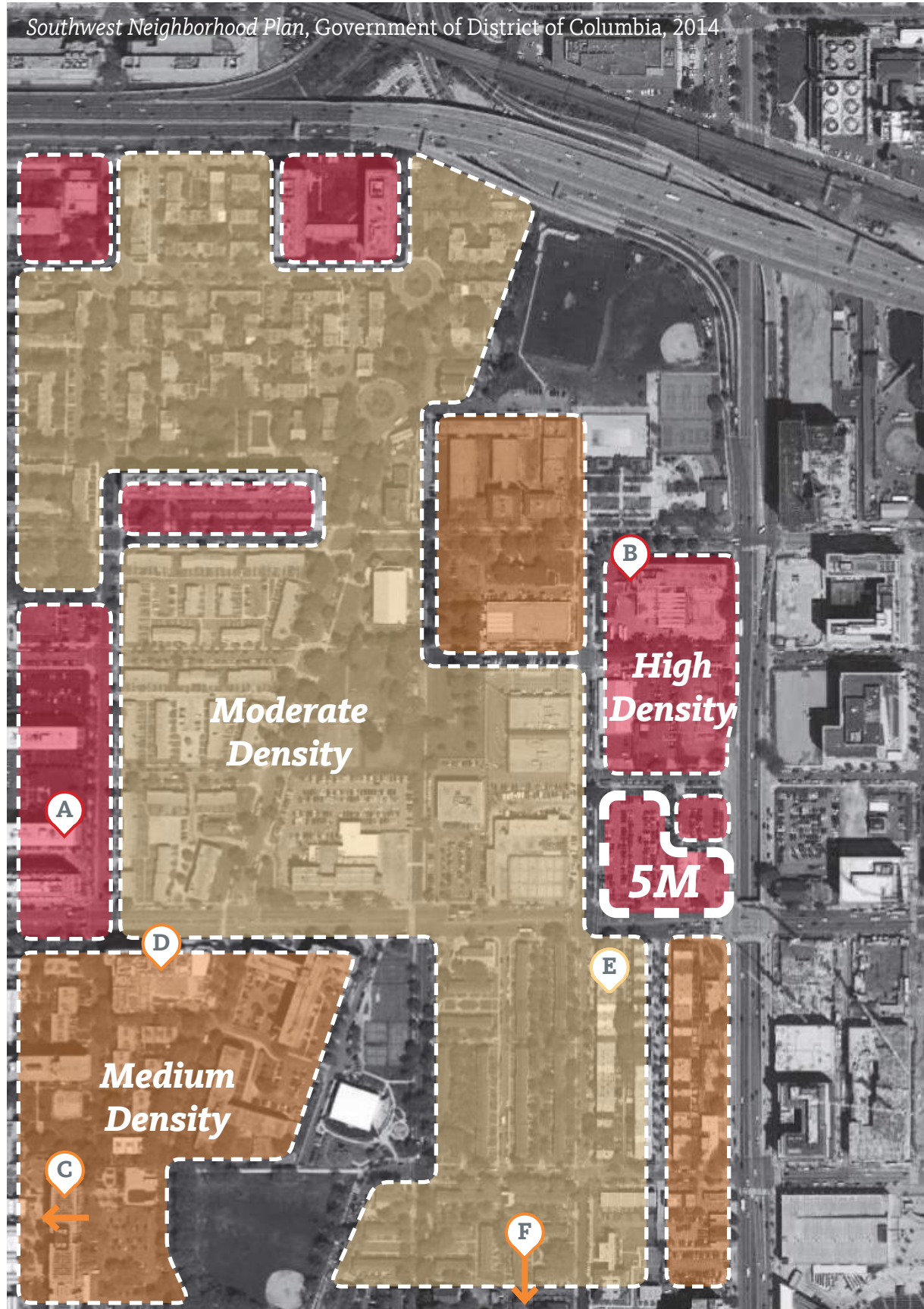
East of South Capitol Street



Site Analysis, Context, & Concept

Context (Scale & Materiality)

West of South Capitol Street



Glazing, Concrete



Concrete, Glazing



Brick, Concrete, Glazing



Glazing, Metal Panel



Brick, Glazing



Brick, Glazing

Site Analysis, Context, & Concept Southwest Neighborhood



- B** King Greenleaf Recreation Center
- C** DC Fire & EMS Station
- D** DC DMV
- E** DC Police Department
- F** Aya Shelter
- G** Capitol Skyline Hotel
- H** Camden South Capitol
- I** Greenleaf Senior Center
- J** Randall School Redevelopment
- K** The Bard 501 Eye Street SW
- L** 301 M
- M** Capitol Park
- N** 700 Seventh Street SW
- O** Valo
- P** Tiber Island
- Q** Carrollsburg
- R** Harbour Square
- S** River Park
- T** Riverside Condo
- U** Arena Stage
- V** the Banks
- W** 1100 4th St SW
- X** Modern on M
- Y** Lex at Waterfront
- Z** 375 M SW
- a** Eliot on 4th
- b** 800 Maine Ave
- c** Incanto
- d** Hyatt House
- e** Wharf Phase II
- f** Potomac Place Tower

Site Analysis, Context, & Concept Southwest Neighborhood (Within 0.5 Mile)

Before 1970

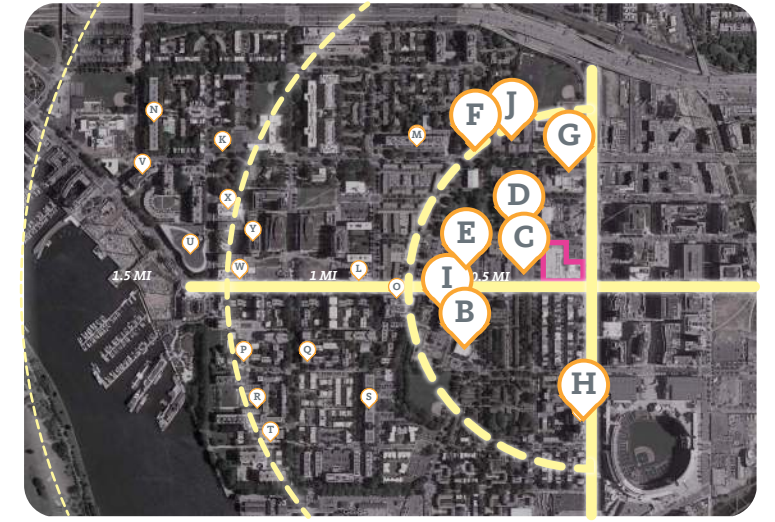
G Capitol Skyline Hotel



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, & Concept 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

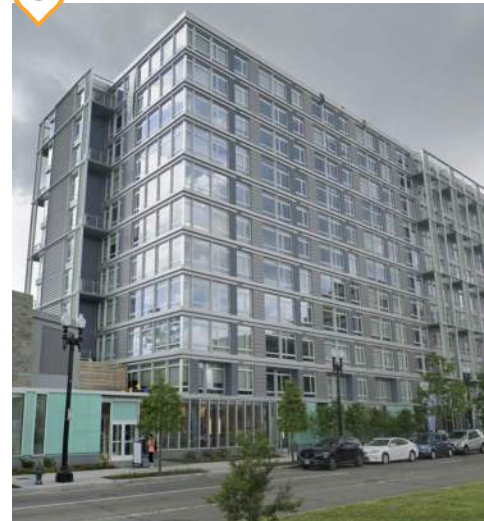


R Harbour Square



1970 to Now

O Valo



L 301 M



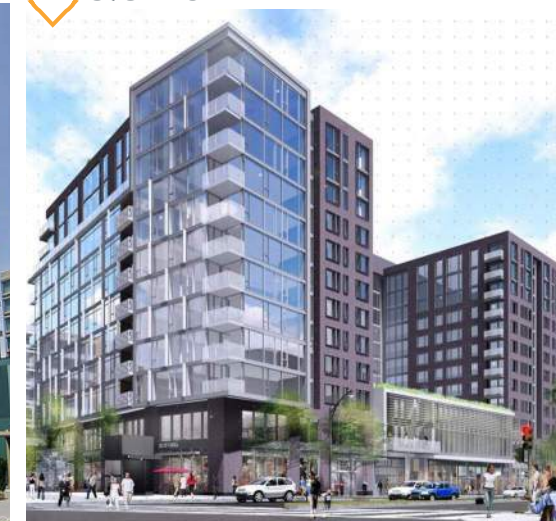
W 1100 4th St SW



Y Lex at Waterfront



Z 375 M SW



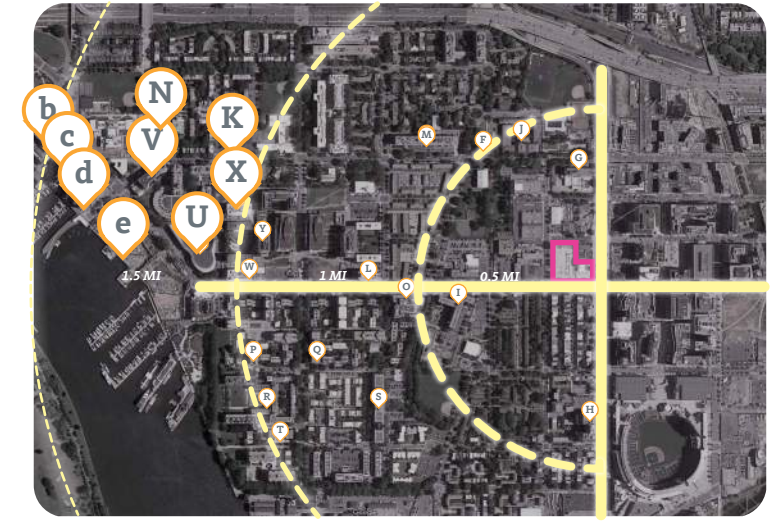
a Eliot on 4th



Site Analysis, Context, & Concept Southwest Region (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

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.*

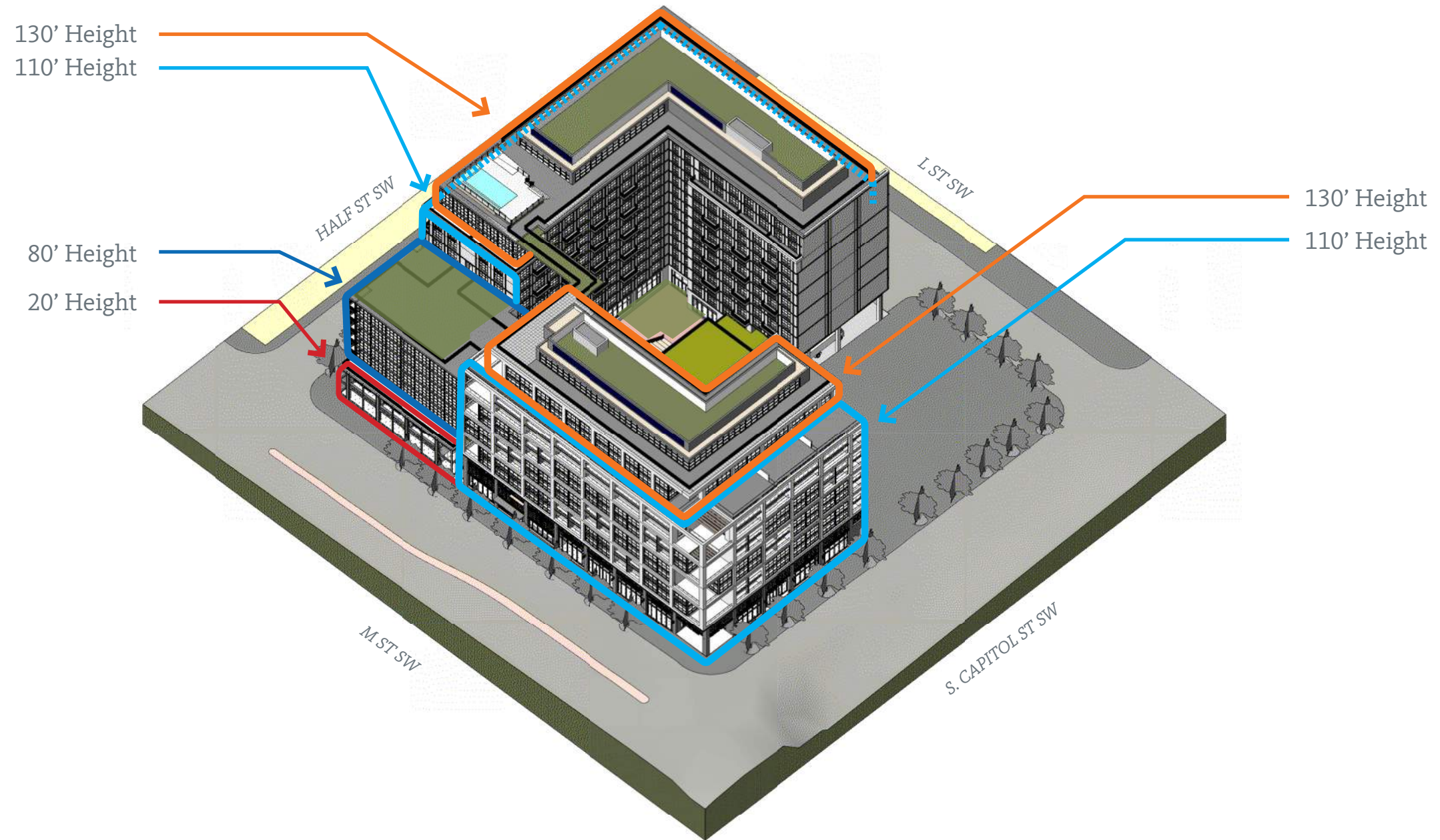
Promote connectivity by re-establishing the street grid where feasible, as noted in the Plan. (See Page 118)

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

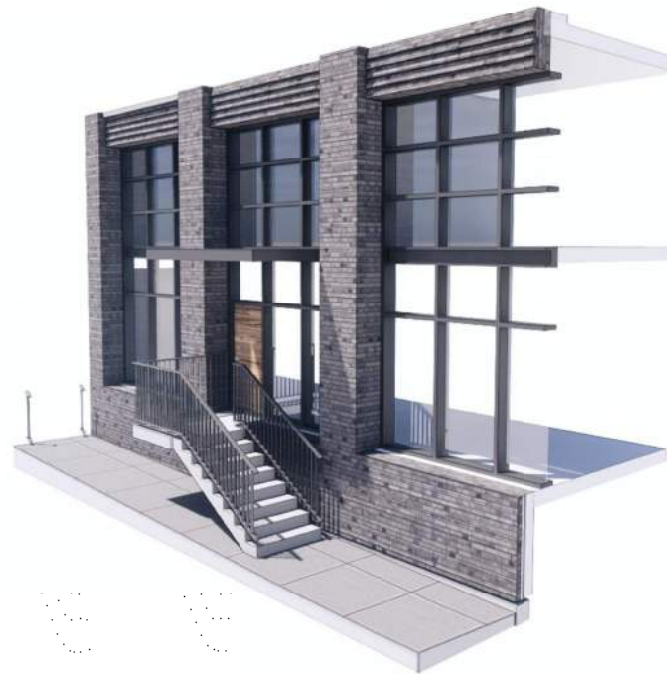
Principle 2. Achieve design excellence



PAVILION



L & HALF STREET



M & SOUTH CAPITOL STREET

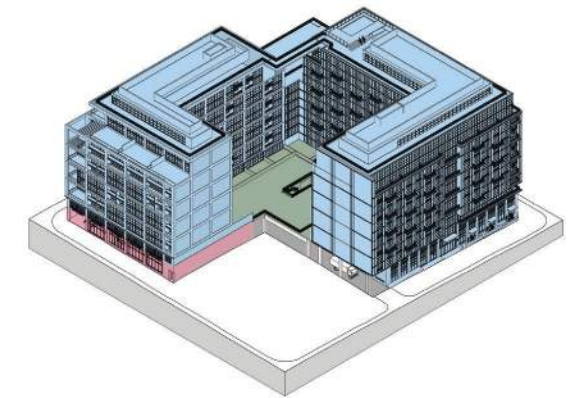


HIGH QUALITY MATERIALS AND DESIGN

Durable and attractive materials like concrete, 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, concrete, and glass.

PODIUM

Smaller scale openings, materiality, and visual porosity.

SETBACKS

Building frontage set back from property line.