



Square 695

ZONING DESIGN REVIEW PRESENTATION

FOR ZONING COMMISSION REVIEW UNDER THE M AND SOUTH
CAPITOL STREET SUB-AREA



PREPARED FOR
DC ZONING COMMISSION

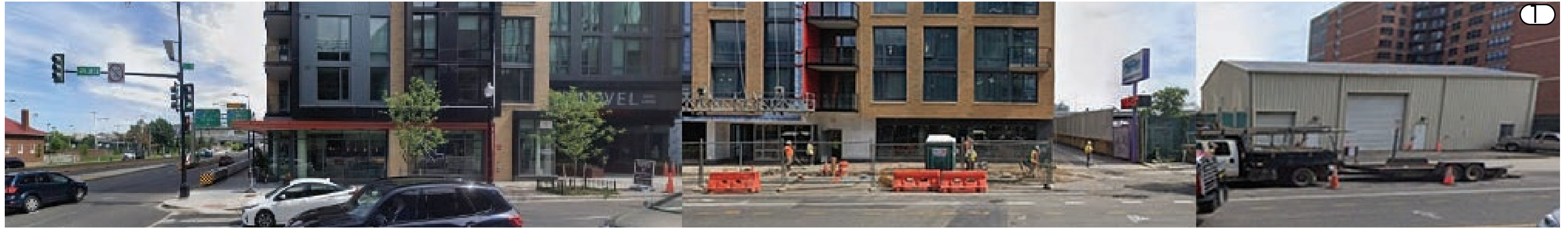
PREPARED BY
WC SMITH

WITH THE ASSISTANCE OF
**STUDIOS ARCHITECTURE
PARKER RODRIGUEZ
VIKA CAPITOL
GOROVE SLADE
HOLLAND & KNIGHT**

ZONING COMMISSION
District of Columbia
CASE NO.21-12
EXHIBIT NO.25A1

SITE ANALYSIS CONTEXT MAP AND LOCATIONS





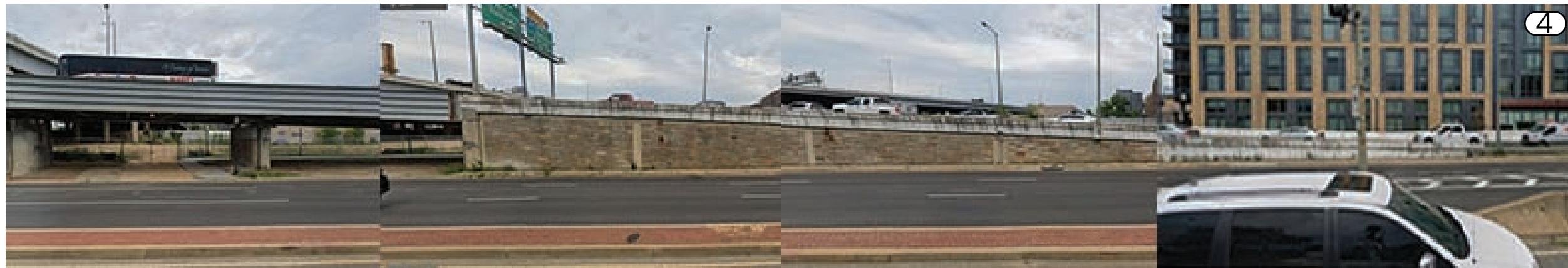
EYE ST, SE



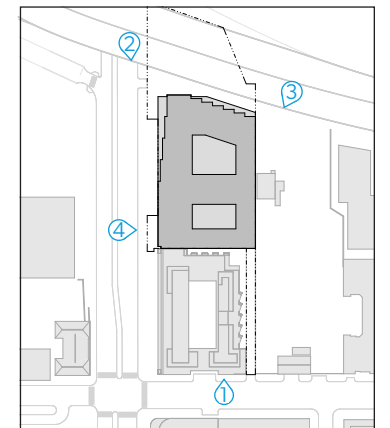
I-695 FREEWAY LOOKING SOUTH



I-695 FREEWAY LOOKING SOUTH ON S. CAPITOL ST

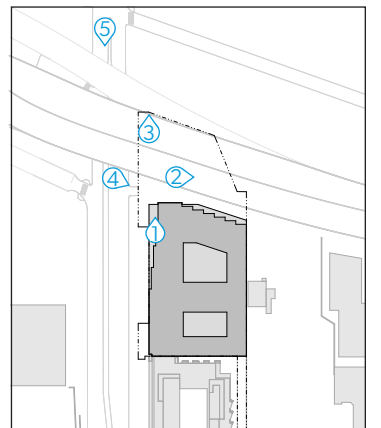


SOUTH CAPITOL ST LOOKING EAST

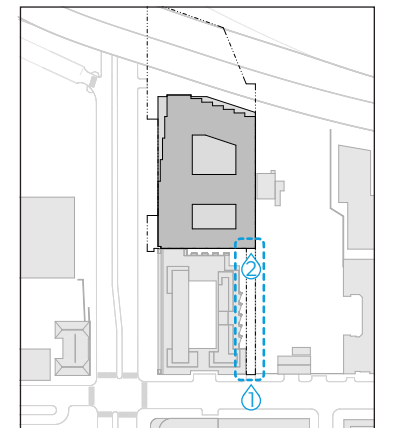
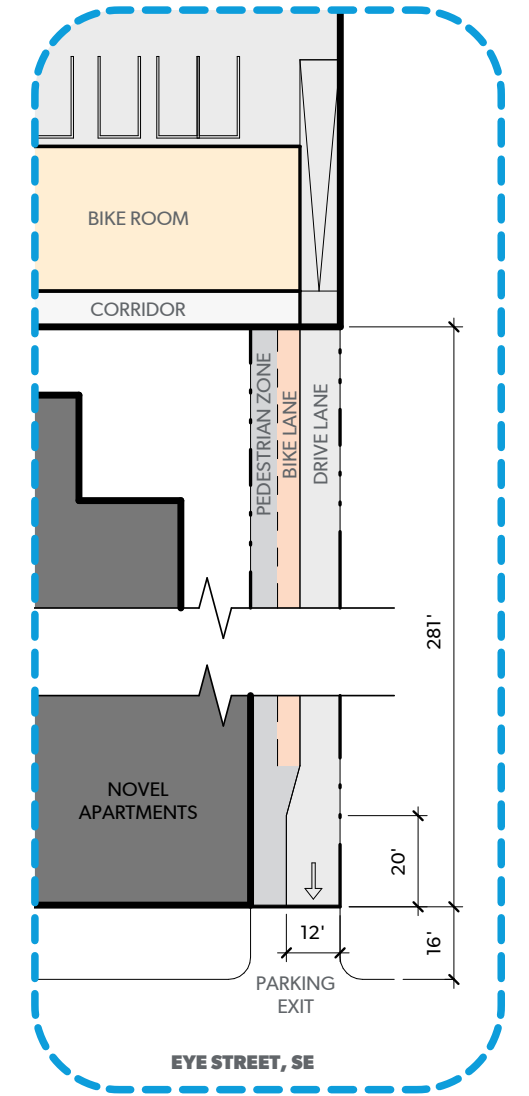
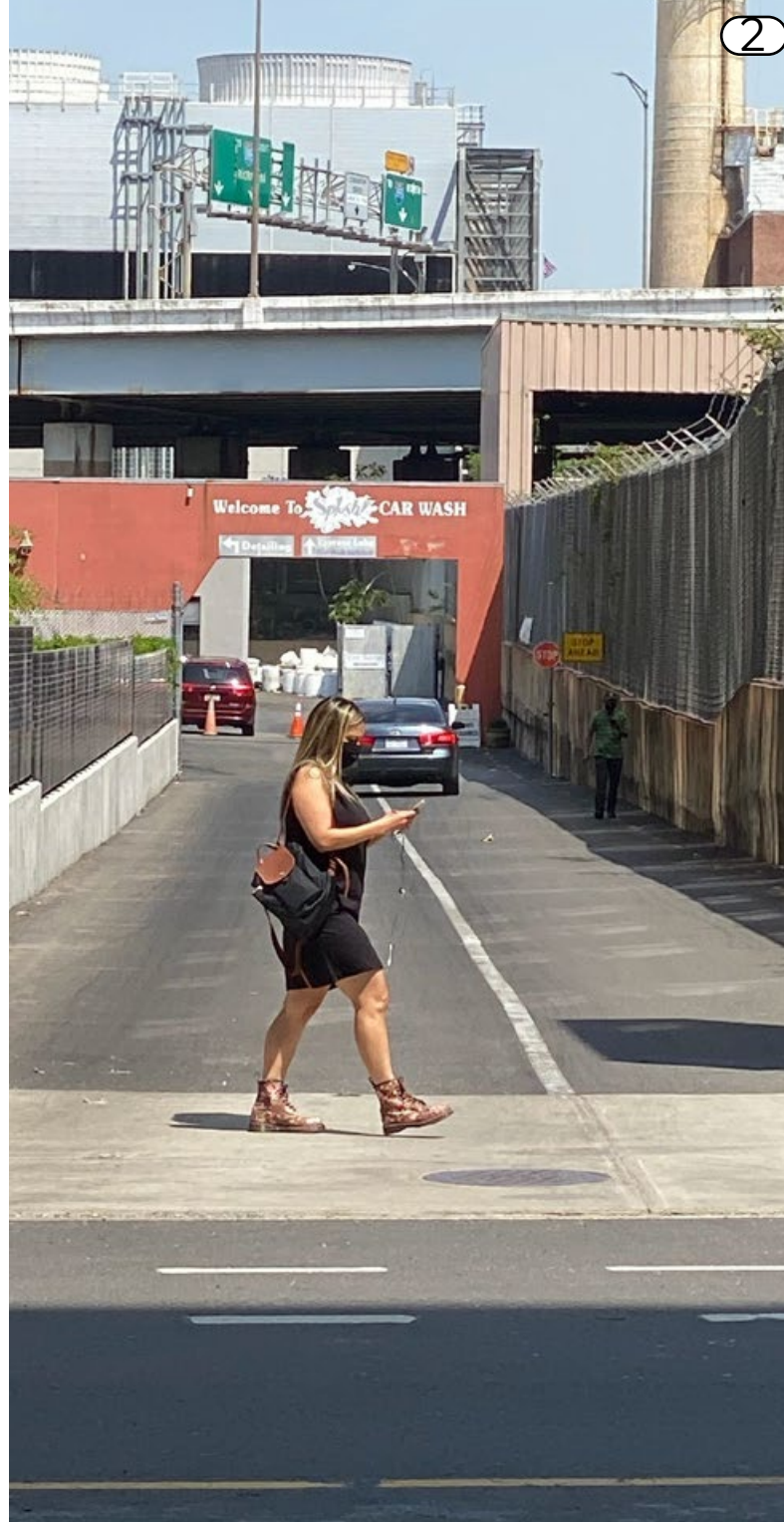


SITE ANALYSIS

SITE PHOTOS - ACCESS AT SOUTH CAPITOL ST



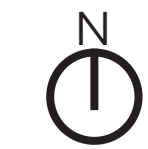
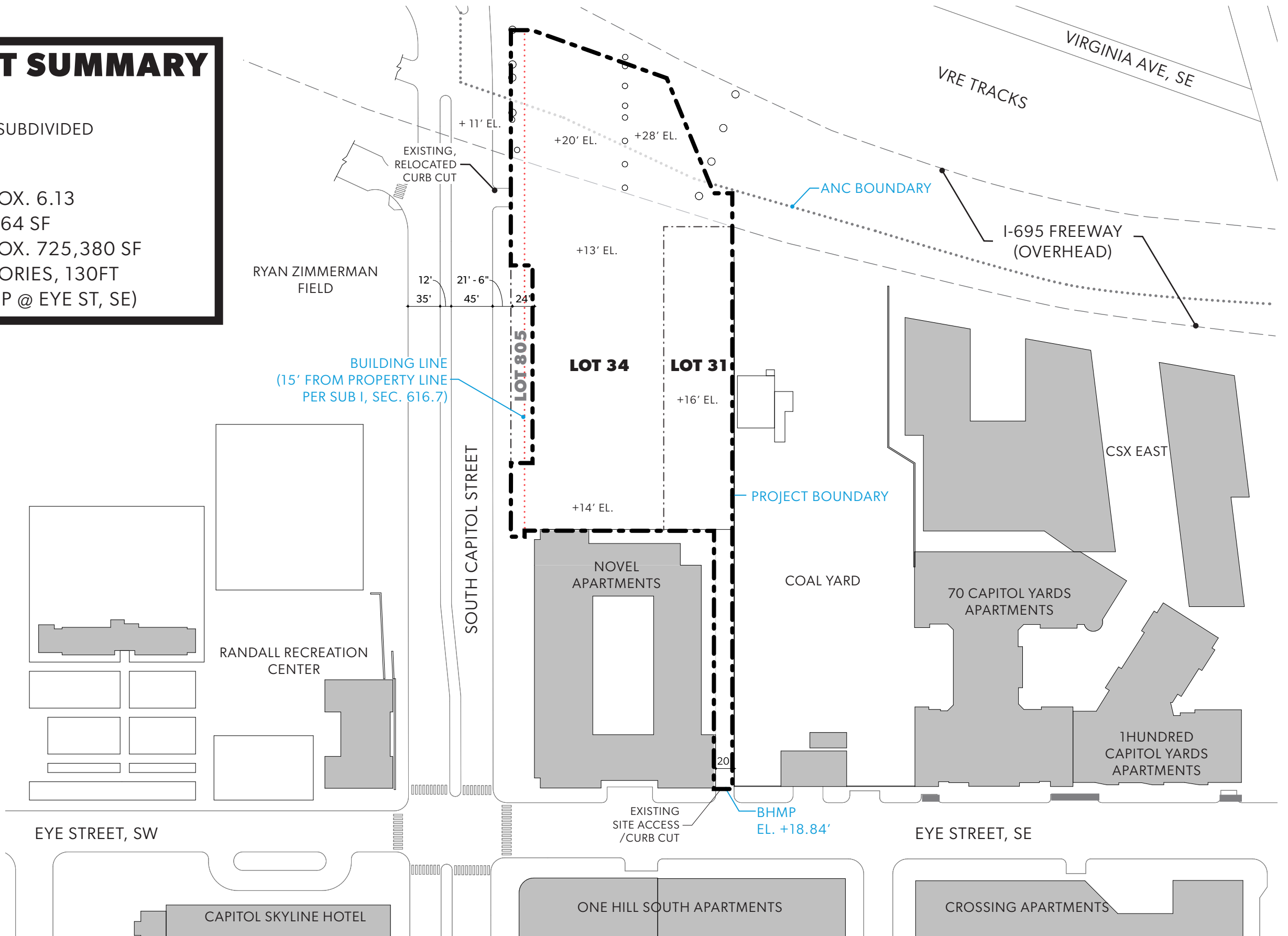
SITE ANALYSIS SITE PHOTOS - ACCESS TO EYE ST, SE



DEVELOPMENT SUMMARY

SQUARE: 0695
LOT(S): 0031, 0034 TO BE SUBDIVIDED

EXISTING ZONING: D-5
PROPOSED FAR: APPROX. 6.13
COMB. LOT AREA: 118,364 SF
PROPOSED GFA: APPROX. 725,380 SF
PROPOSED HGT.: 13 STORIES, 130FT
(BHMP @ EYE ST, SE)



NOTE: THIS PLAN INCORPORATES DDOT'S PROPOSED PRELIMINARY (30%) DESIGN "PAVING AND GRADING PLAN SOUTH CAPITOL STREET"

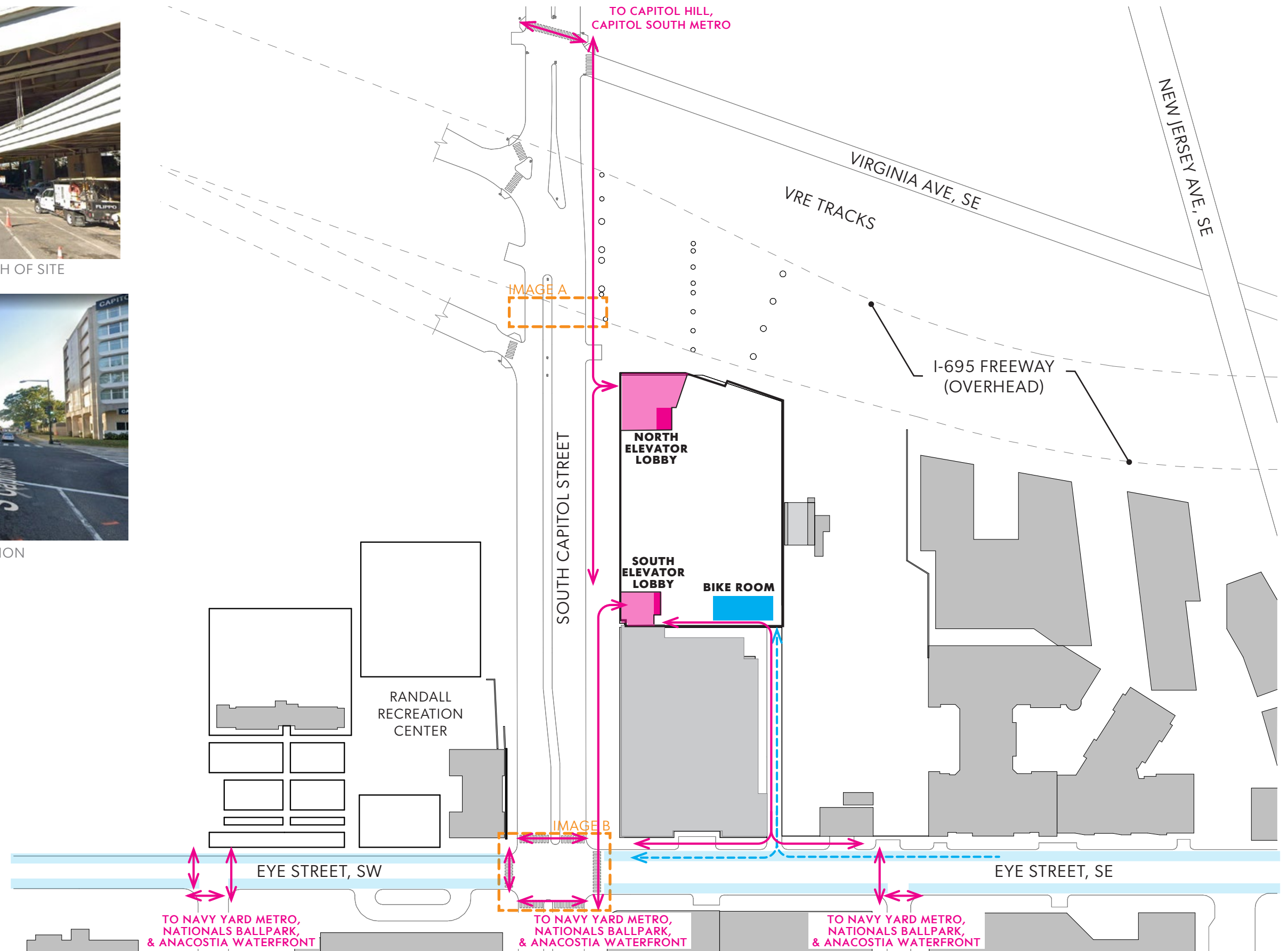
SITE ANALYSIS PEDESTRIAN AND BICYCLE CIRCULATION



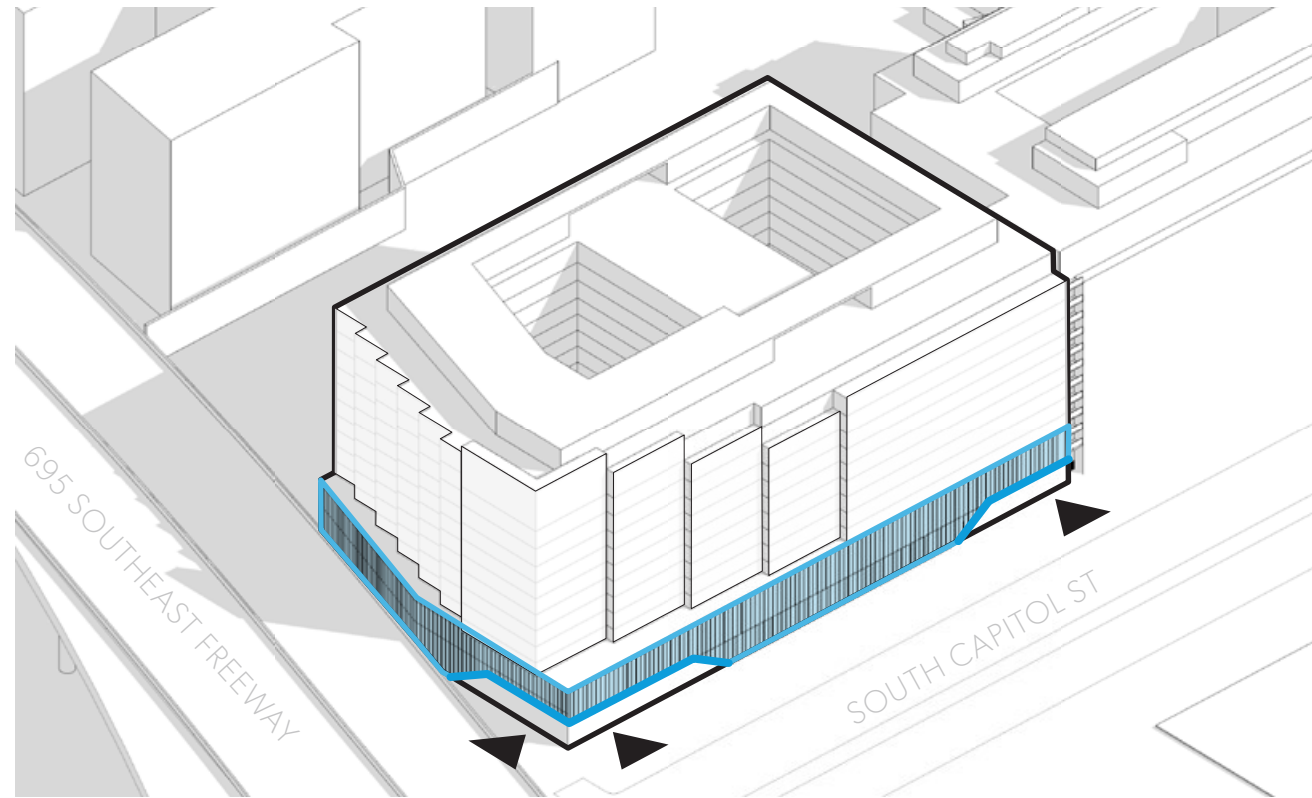
IMAGE A - EXISTING INTERSECTION NORTH OF SITE



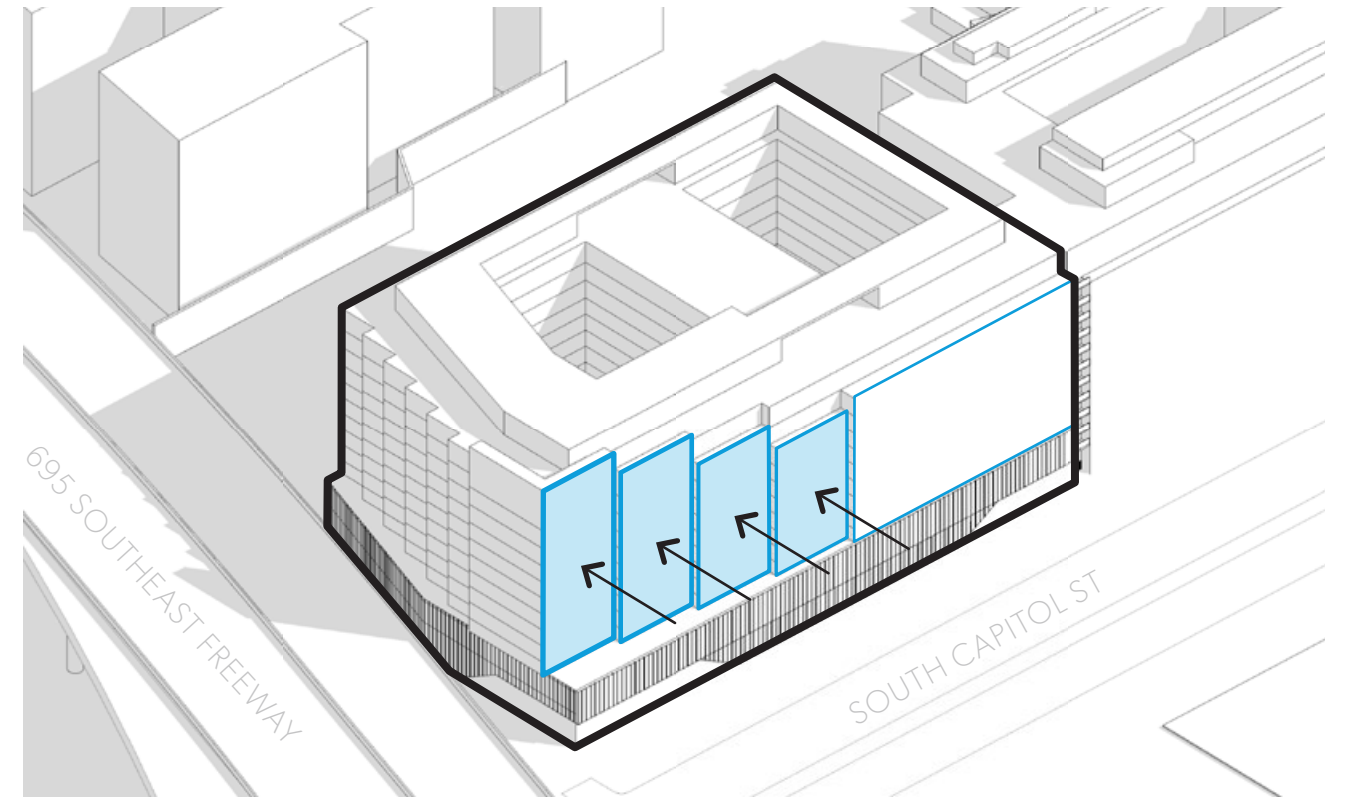
IMAGE B - EXISTING & FUTURE INTERSECTION



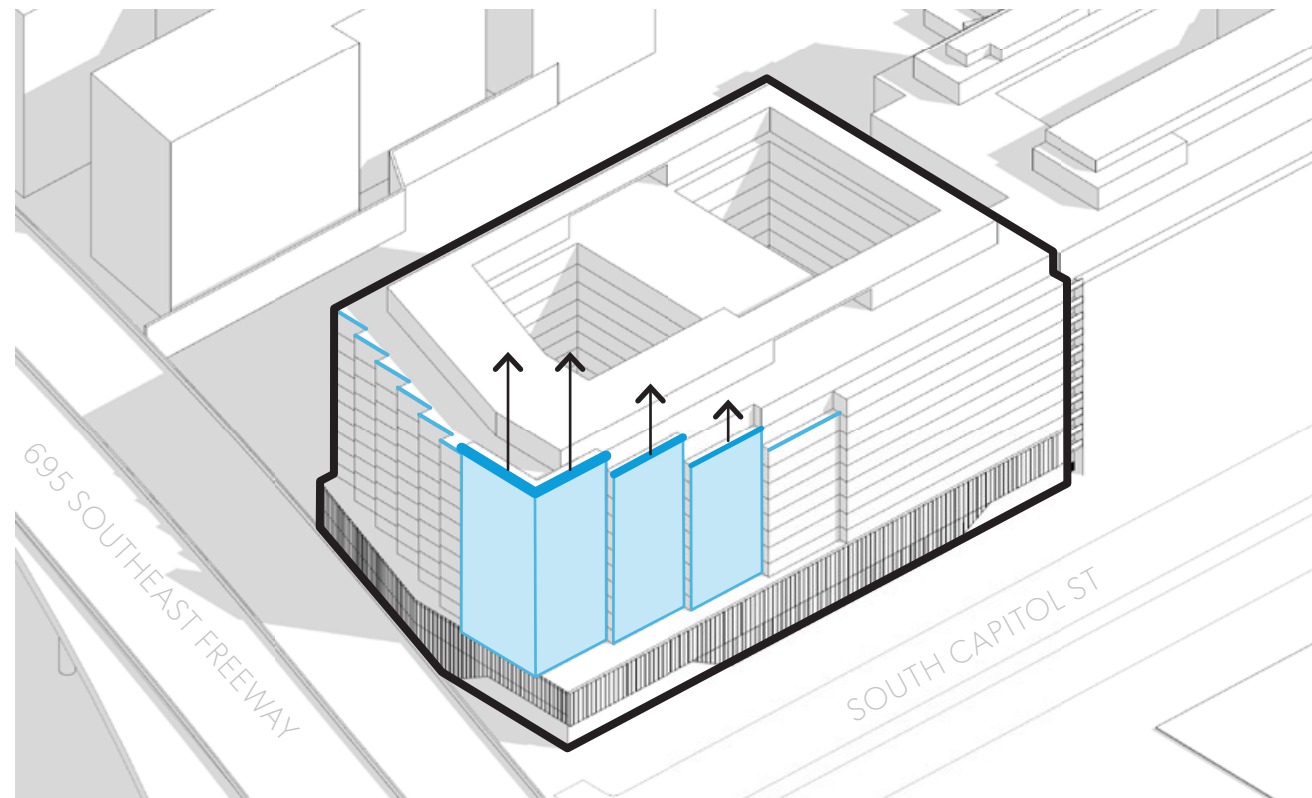
NOTE: THIS PLAN INCORPORATES DDOT'S PROPOSED PRELIMINARY (30%) DESIGN "PAVING AND GRADING PLAN SOUTH CAPITOL STREET"



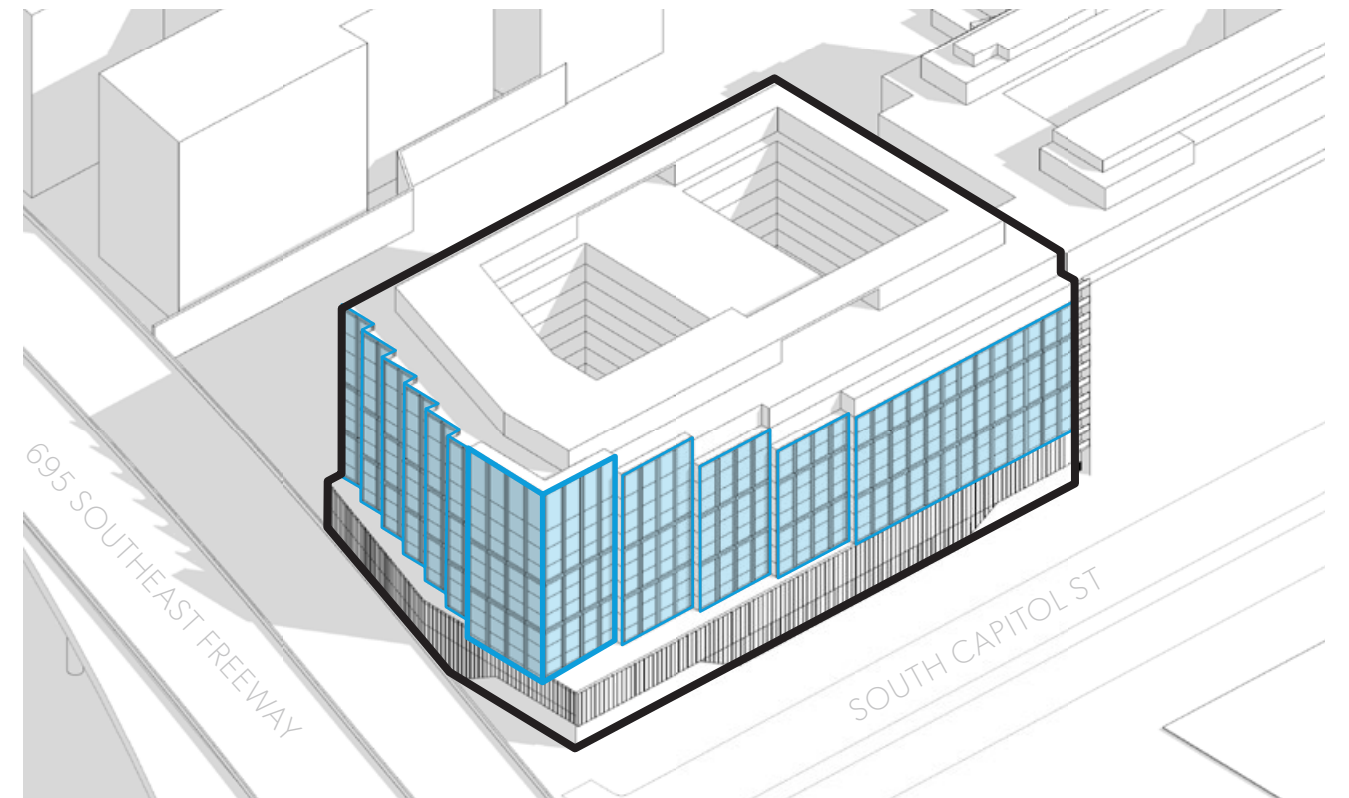
UNIFIED SCULPTURAL GESTURE AT BASE



STEP BACK ALONG VIEW CORRIDOR



STEP UP TO CORNER

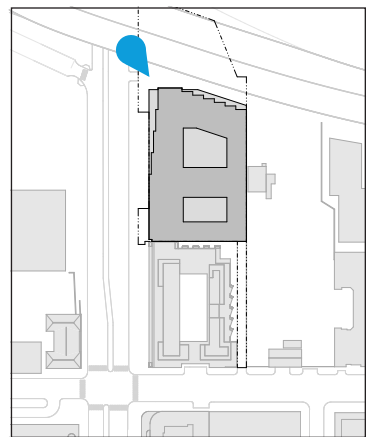


VERTICAL TOWER FACADE ARTICULATION

SQUARE 695 VIEW 1 - ENTRY FROM I-695



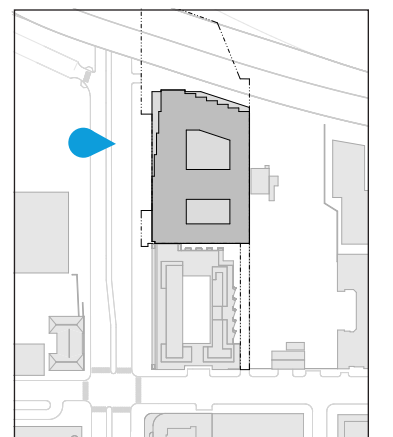
NOTE: STREETScape & LANDSCAPE ON THIS PAGE ARE CONCEPTUAL AND SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS.



SQUARE 695 VIEW 2 - ELEVATION ON SOUTH CAPITOL ST



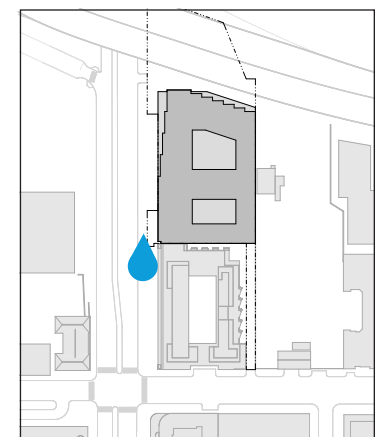
NOTE: STREETSCAPE & LANDSCAPE ON THIS PAGE ARE CONCEPTUAL AND SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS.



SQUARE 695 VIEW 3 - PEDESTRIAN EXPERIENCE FROM SOUTH CAPITOL ST



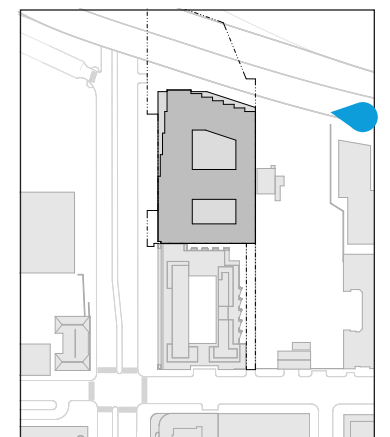
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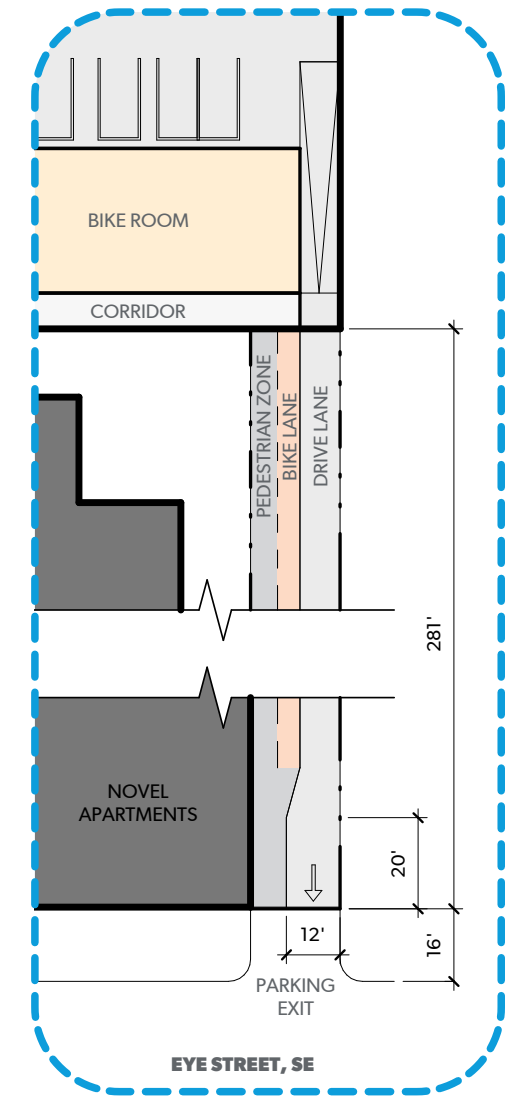
SQUARE 695 VIEW 4 - WESTBOUND FROM I-695



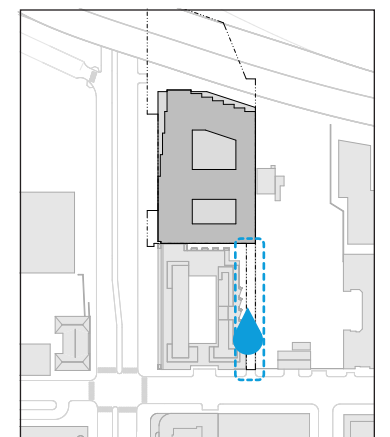
NOTE: STREETSCAPE & LANDSCAPE ON THIS PAGE ARE CONCEPTUAL AND SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS.



SQUARE 695 VIEW 5 - SITE ACCESS FROM EYE ST, SE



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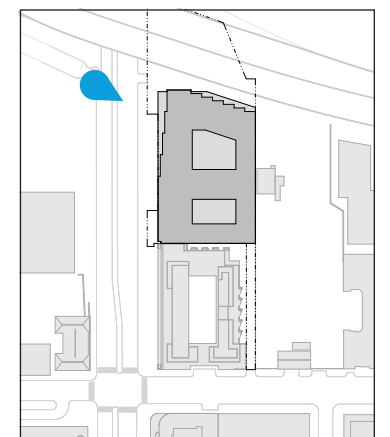


SQUARE 695

VIEW 6 - ENTRY FROM SOUTH CAPITOL ST



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FLOOR PLAN LEVEL 1

DECEMBER 09, 2021

▶ **PEDESTRIAN ENTRY**

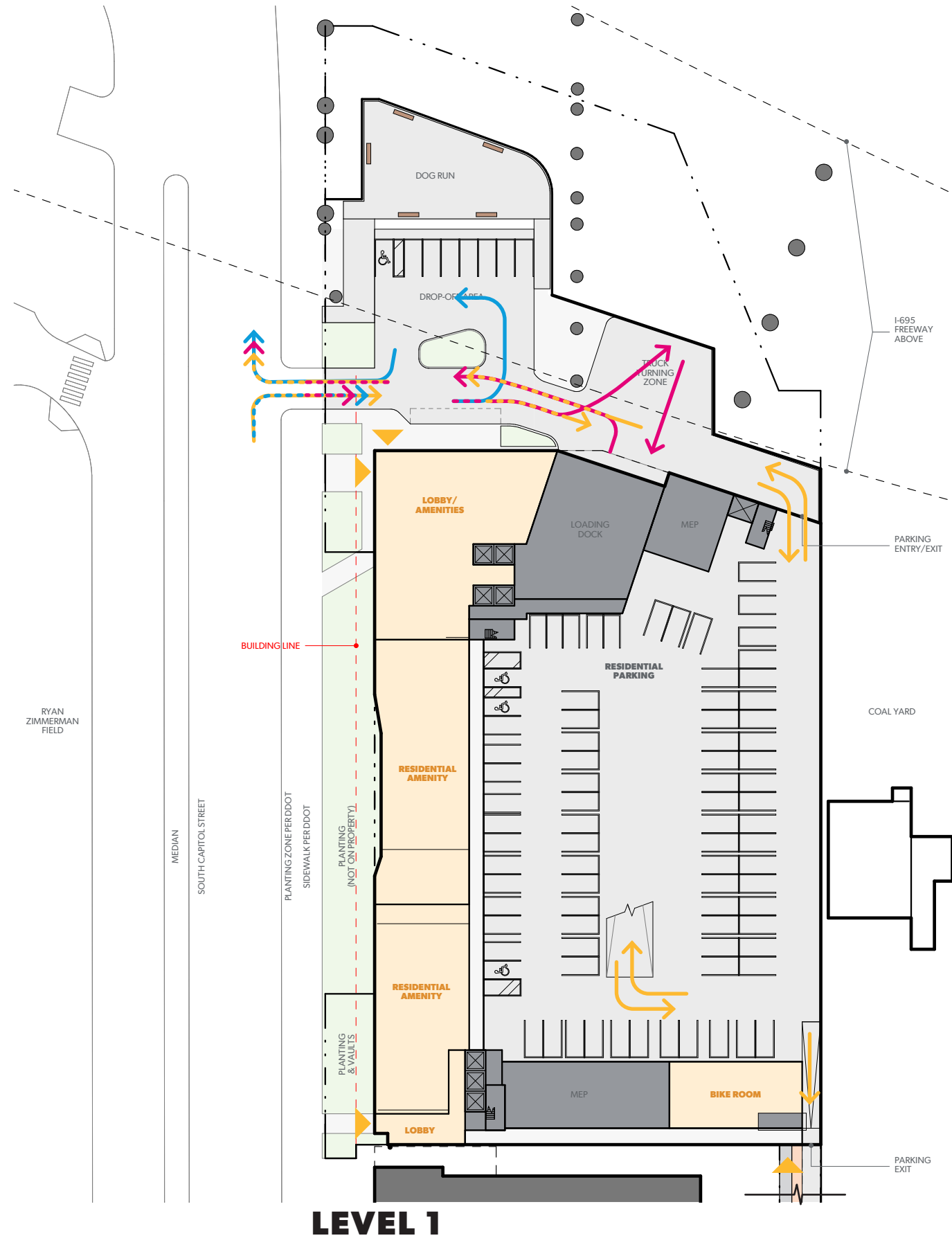
VEHICULAR TRAFFIC

← **RESIDENTIAL**
SECURED PARKING

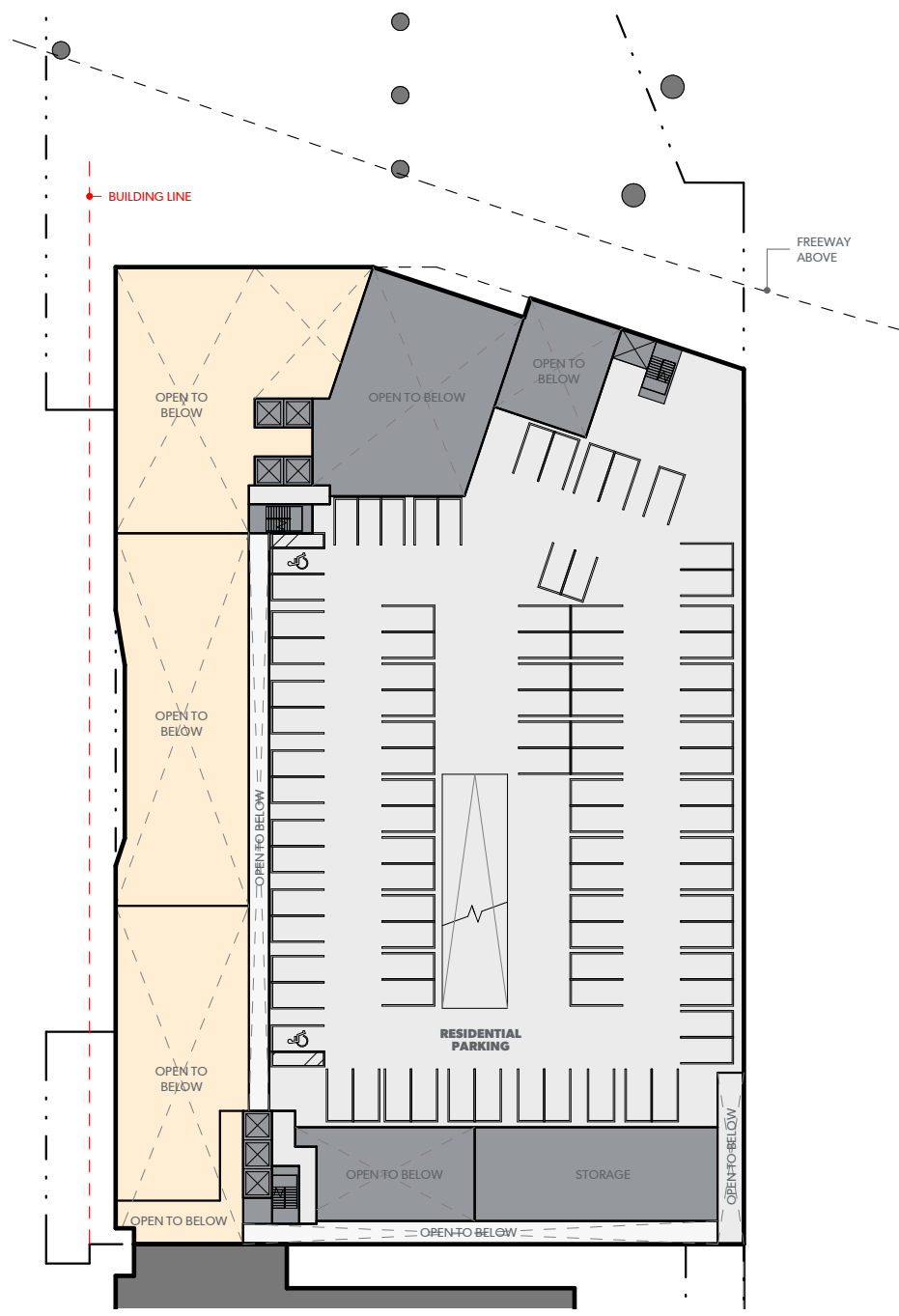
← **SERVICE**
TRASH
MOVE-INS
FEDEX

← **DROP OFF**
UBER
DOORDASH
INSTACART

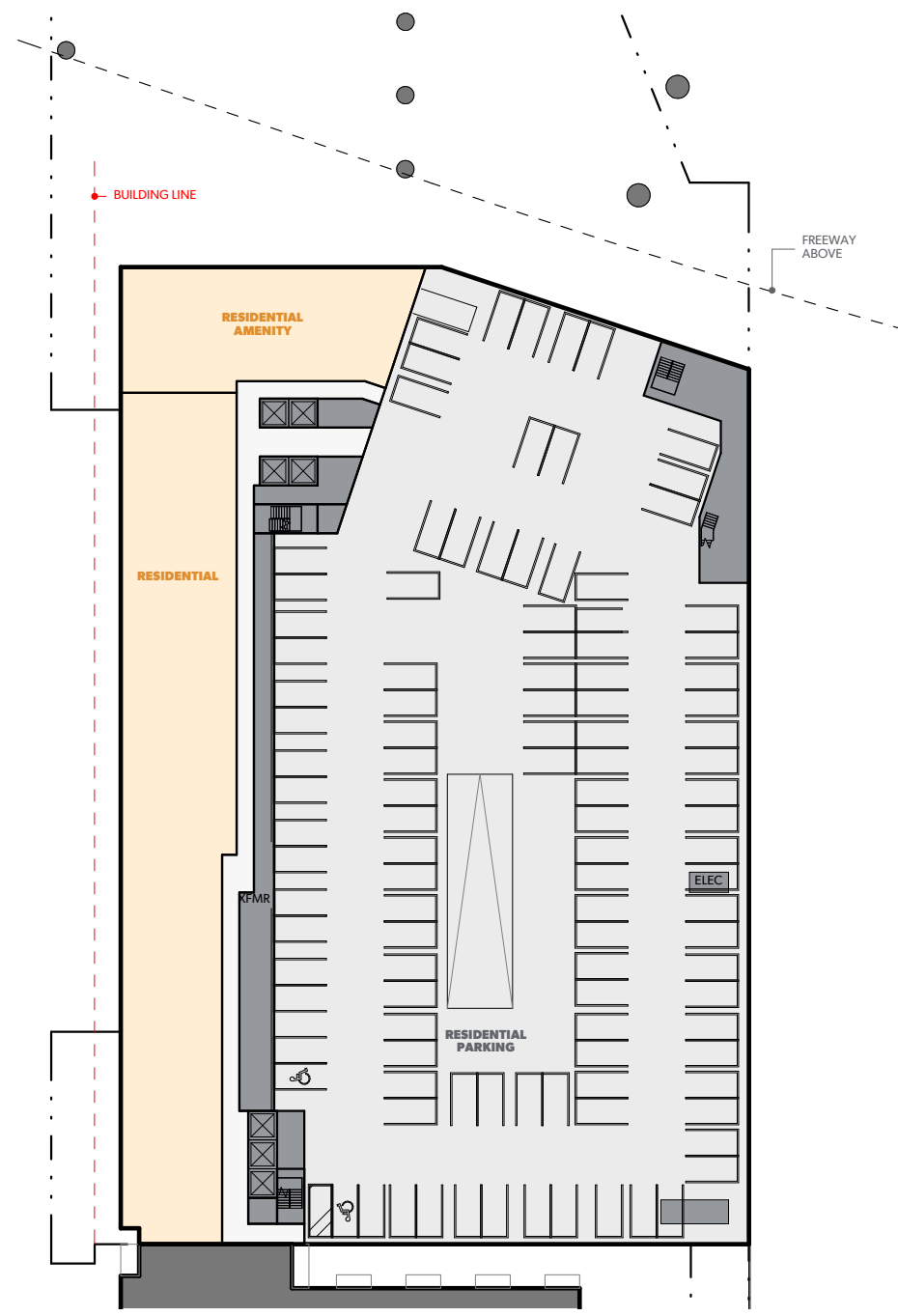
100 FT



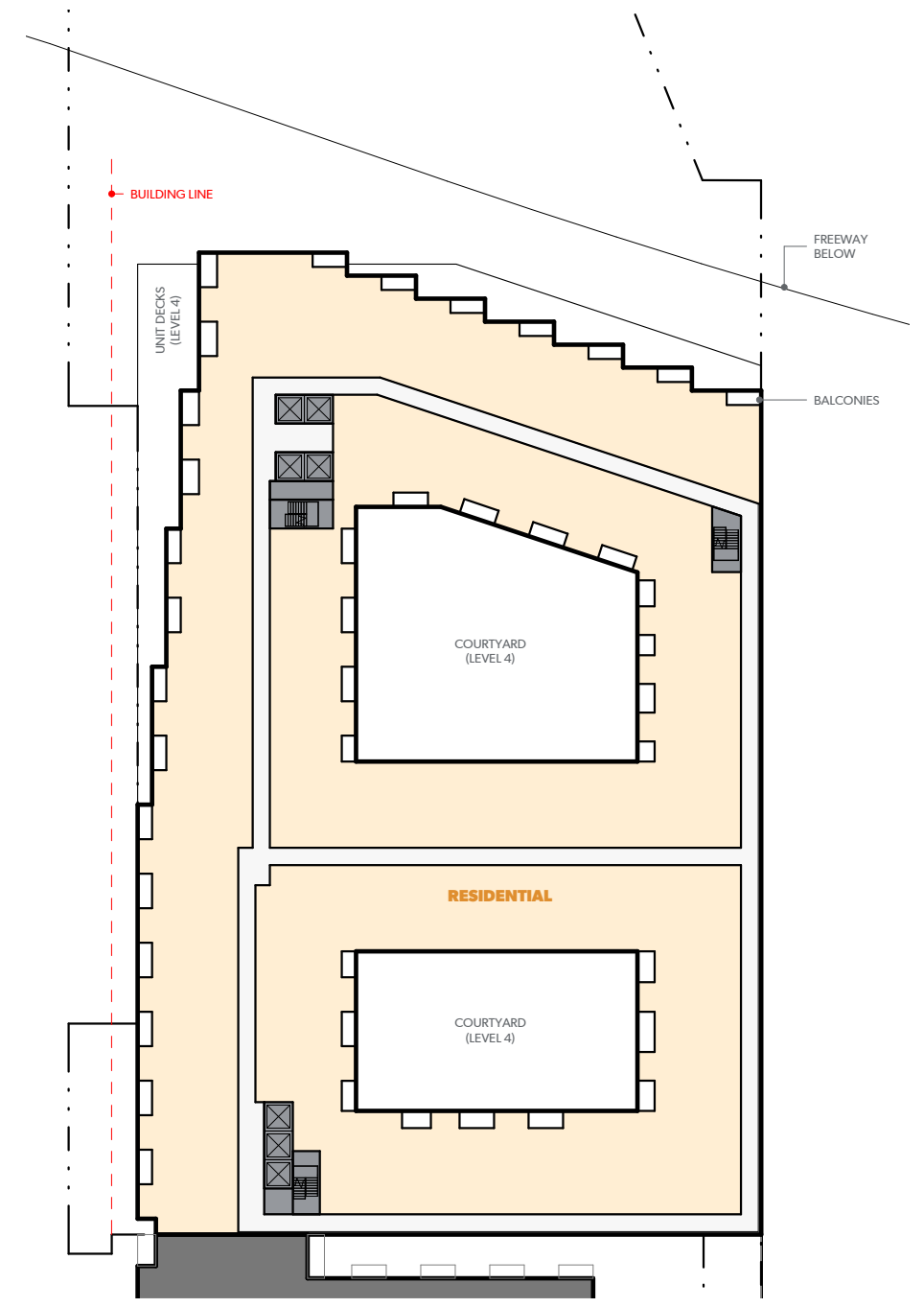
LEVEL 1



LEVEL 2



LEVEL 3

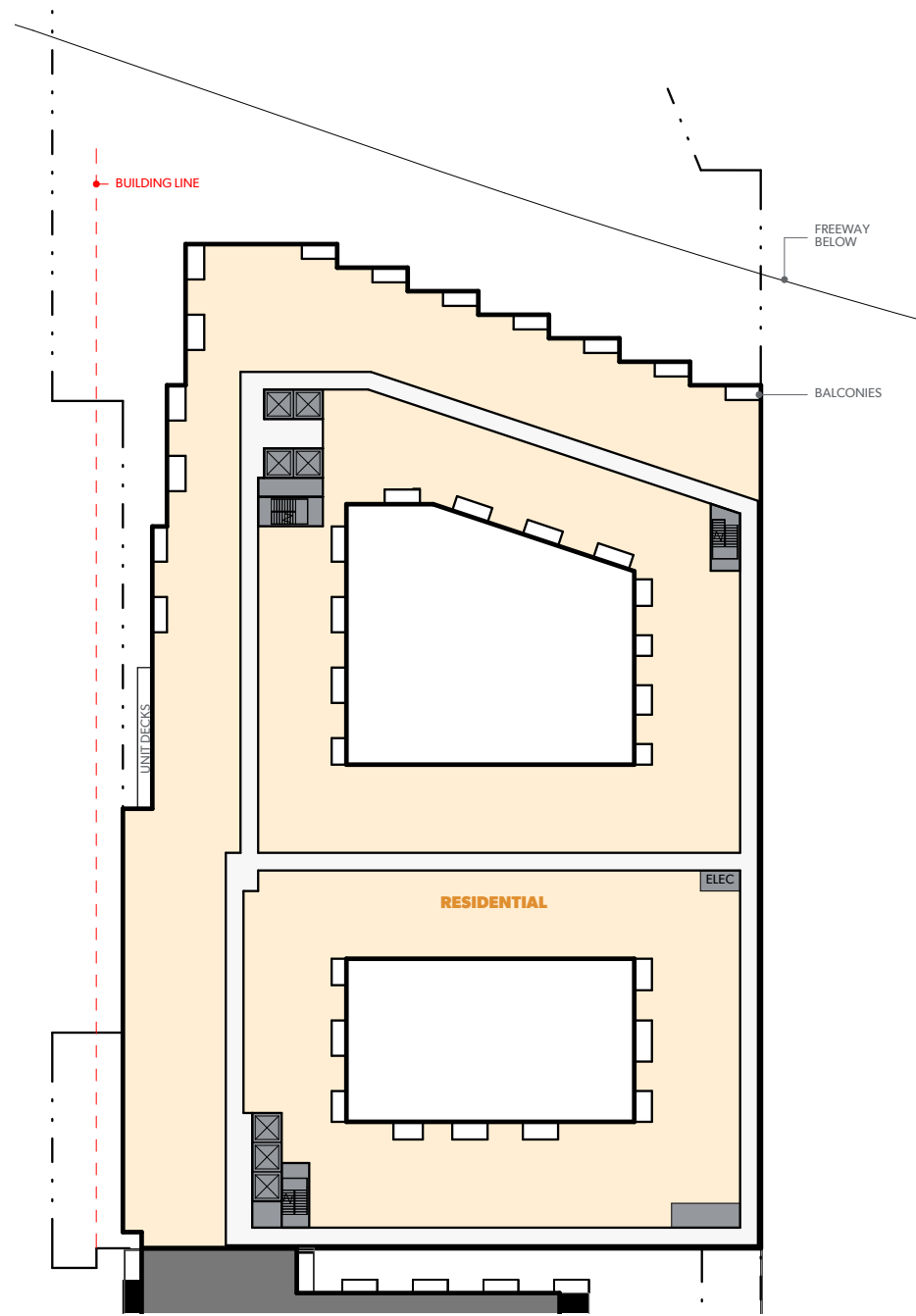


LEVELS 4-11

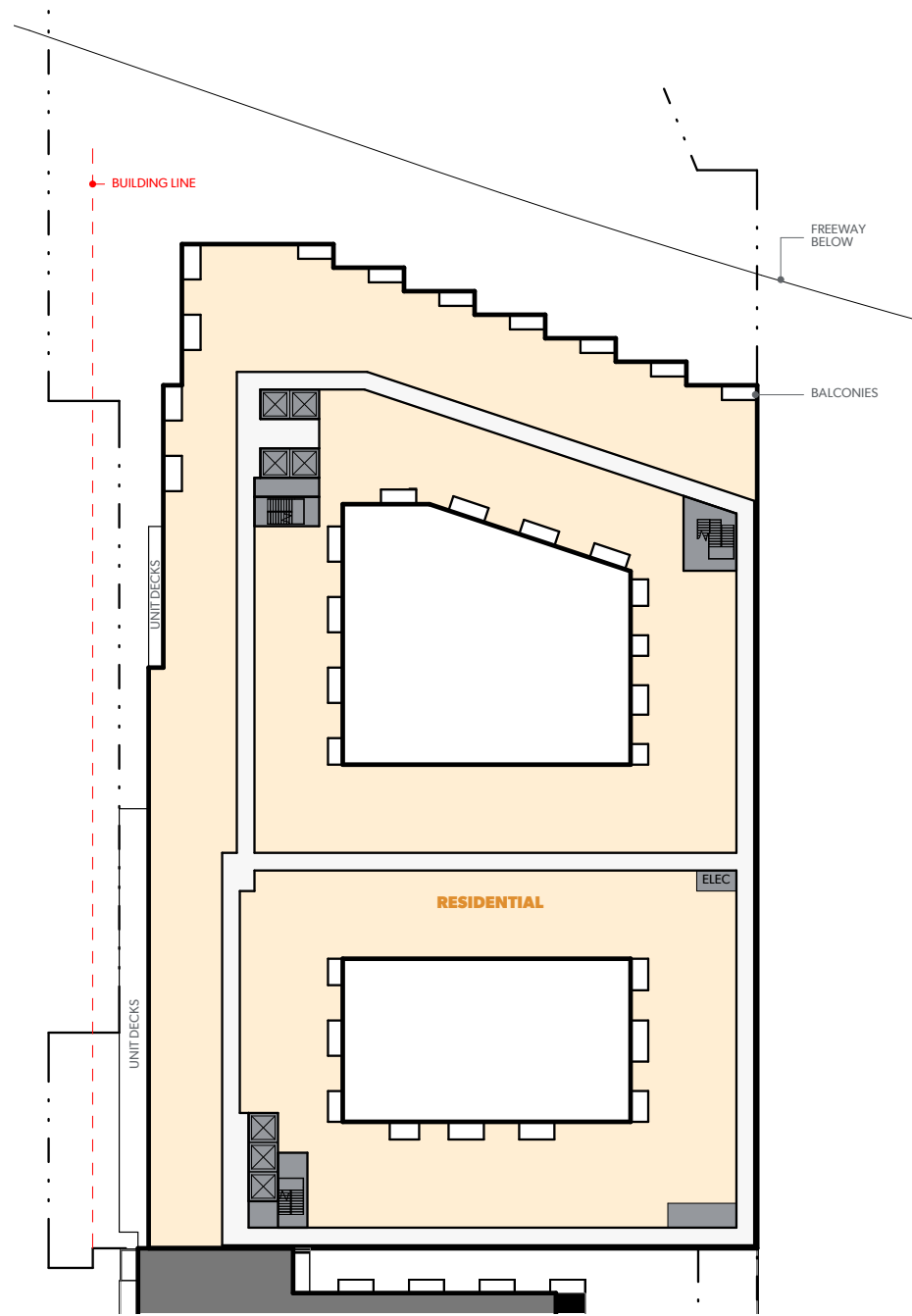
100 FT



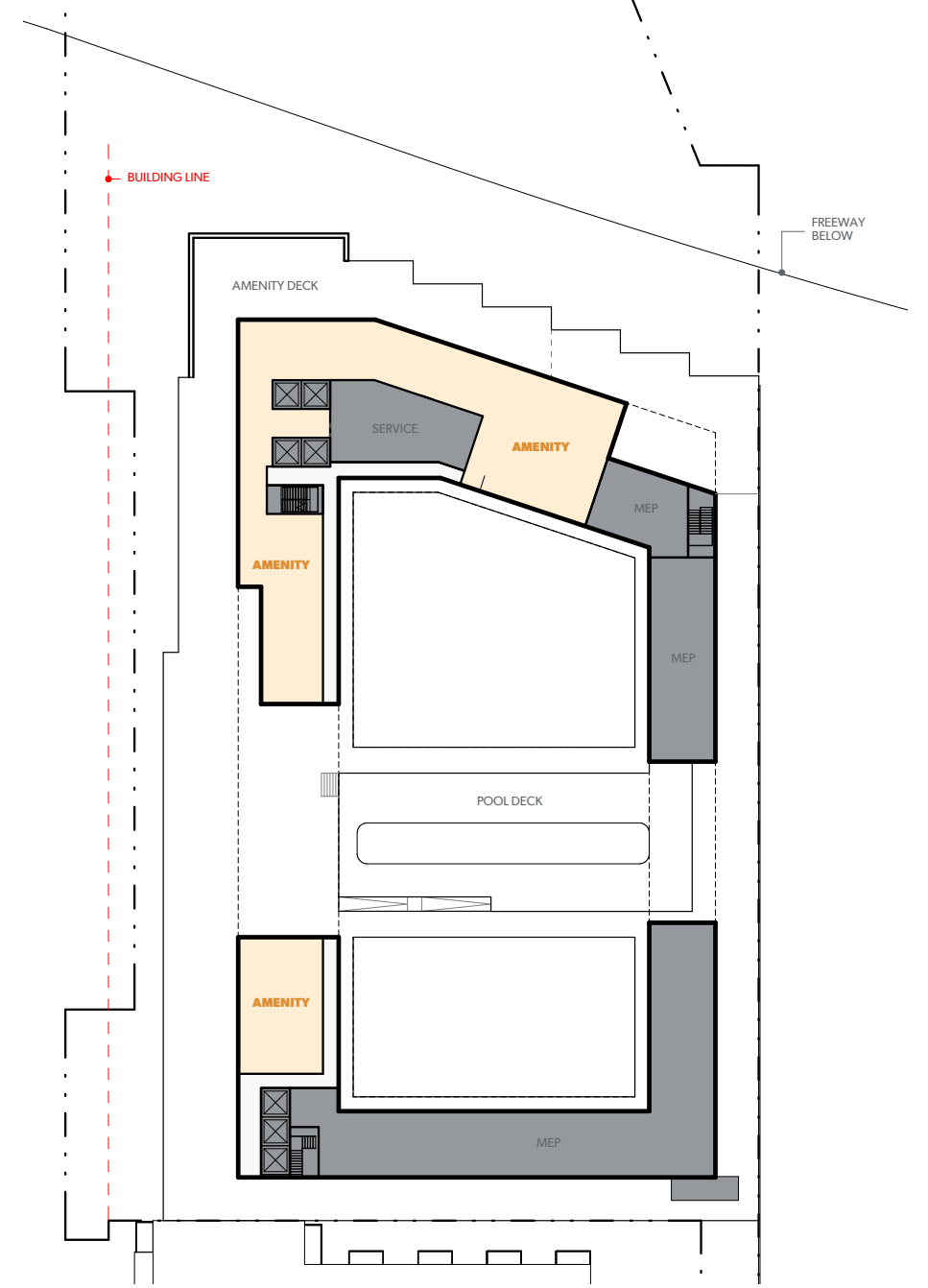
FLOOR PLANS LEVELS 12 - PENTHOUSE



LEVEL 12



LEVEL 13



PENTHOUSE

DECEMBER 09, 2021

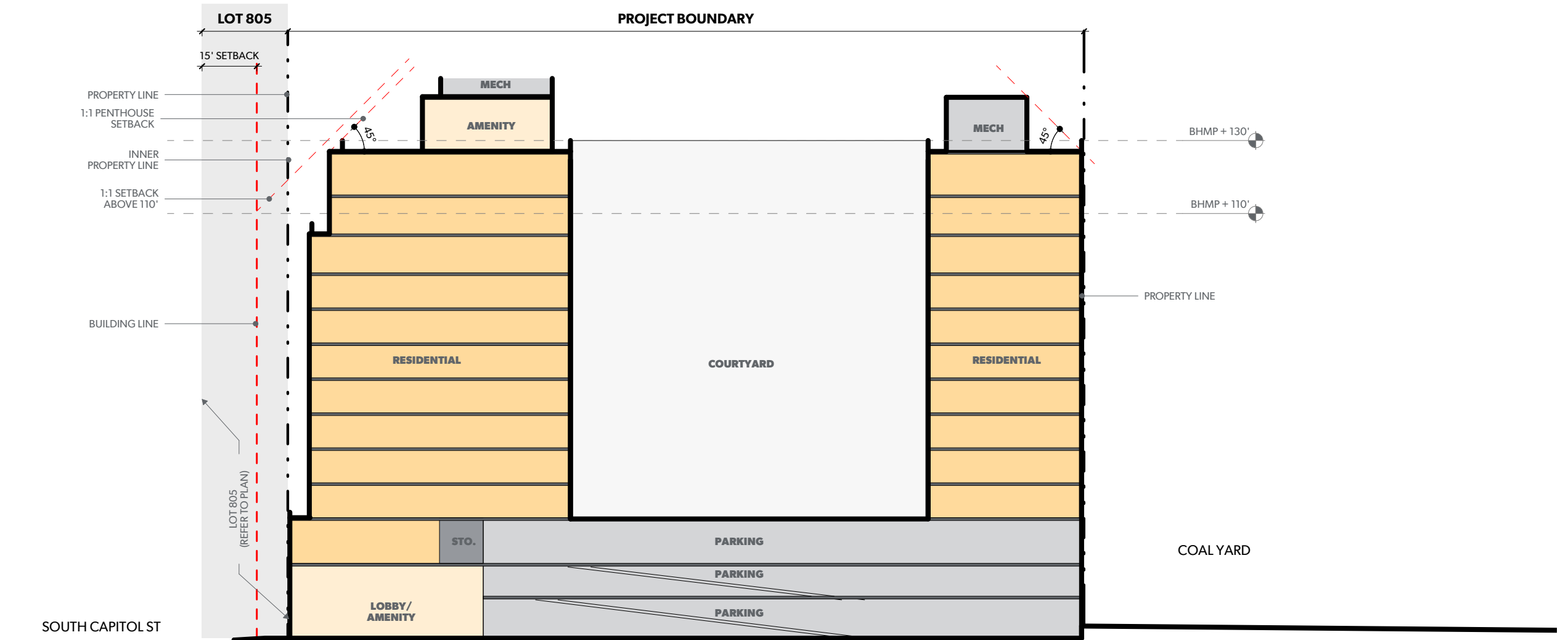
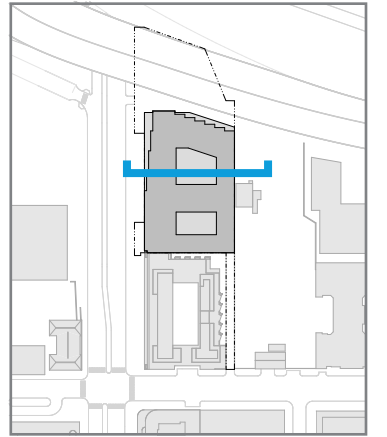
STUDIOS
architecture

WCSmith

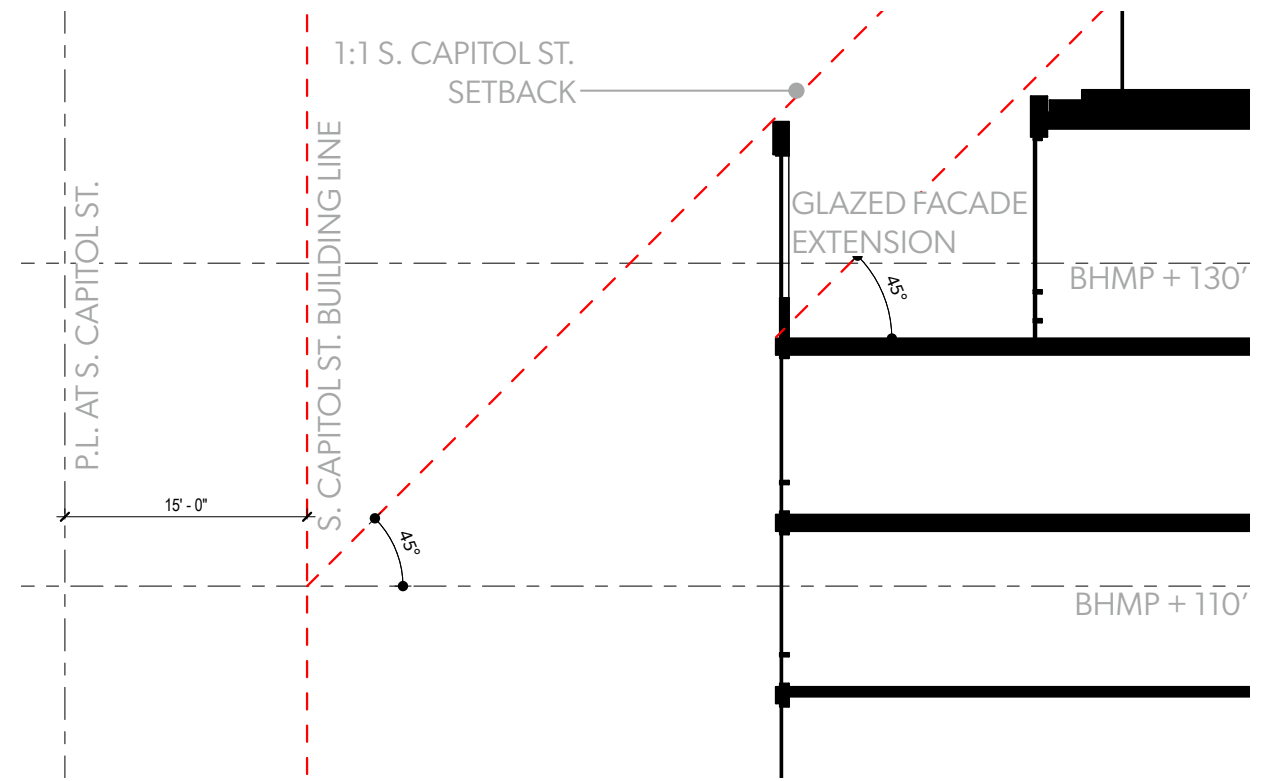
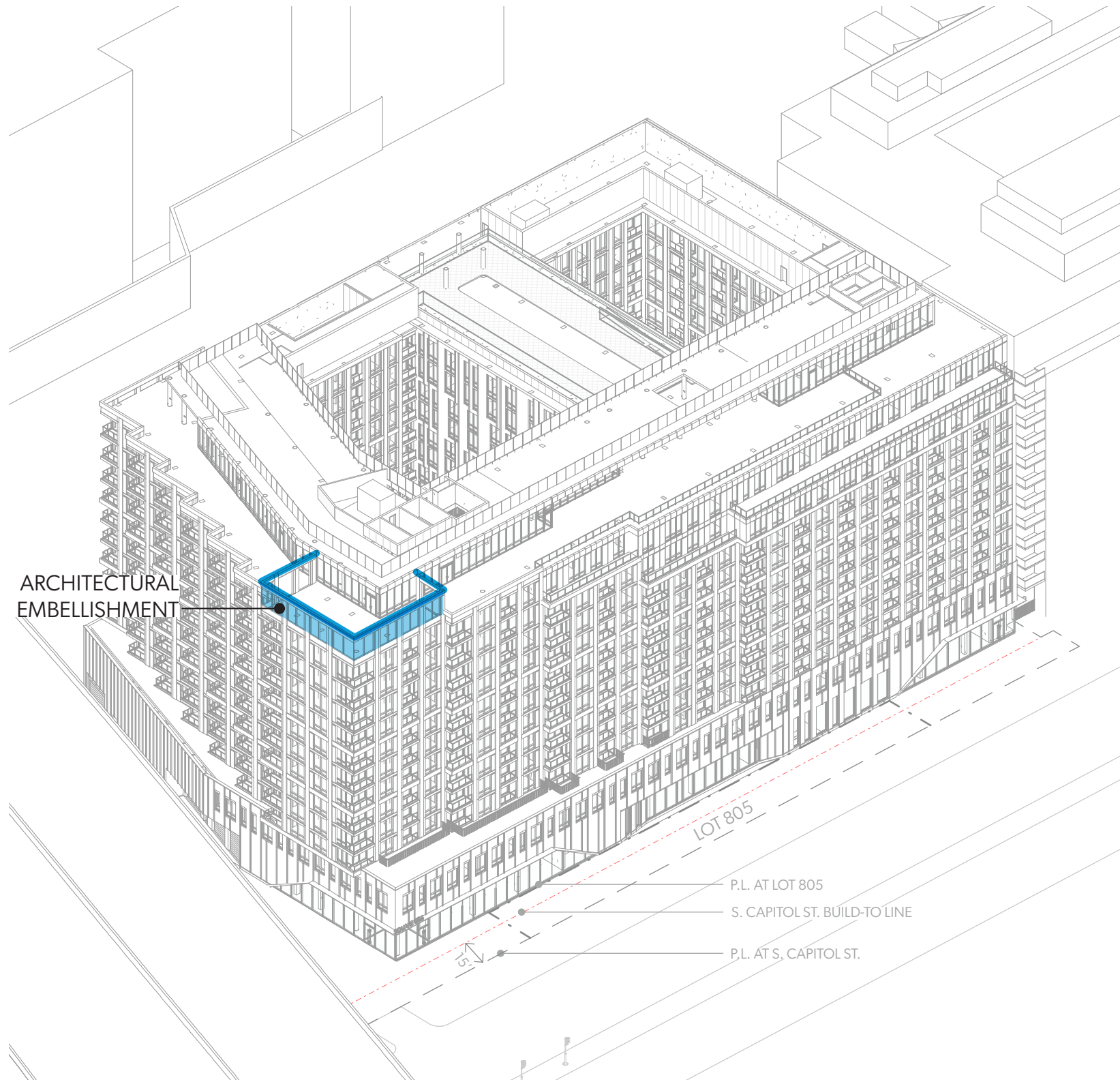
100 FT

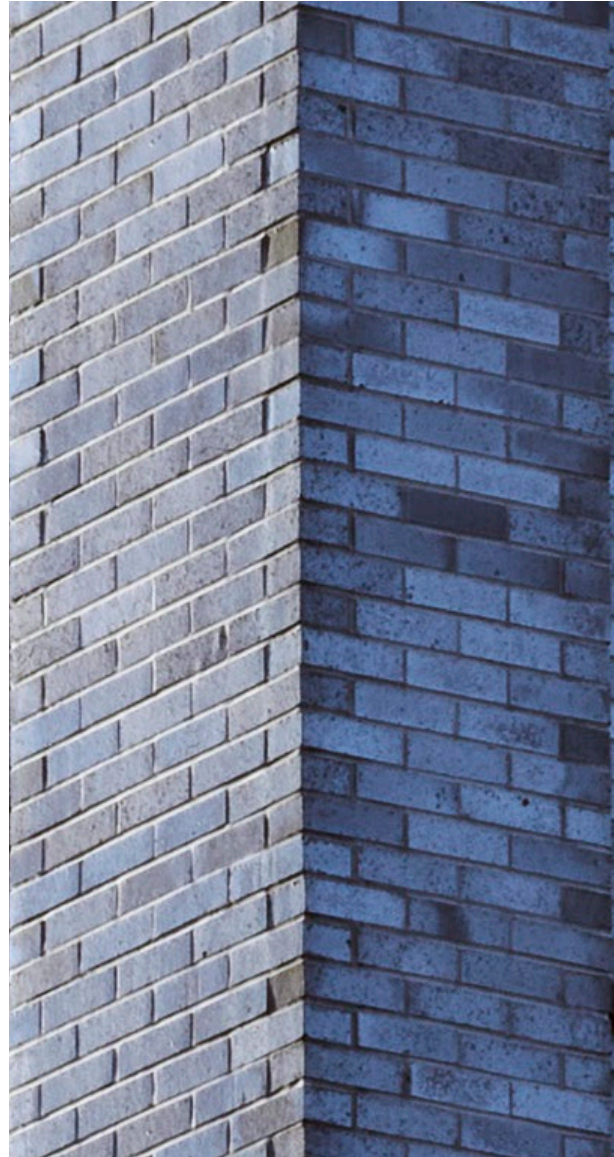


BUILDING SECTION EAST/WEST SECTION - AT LOT 805

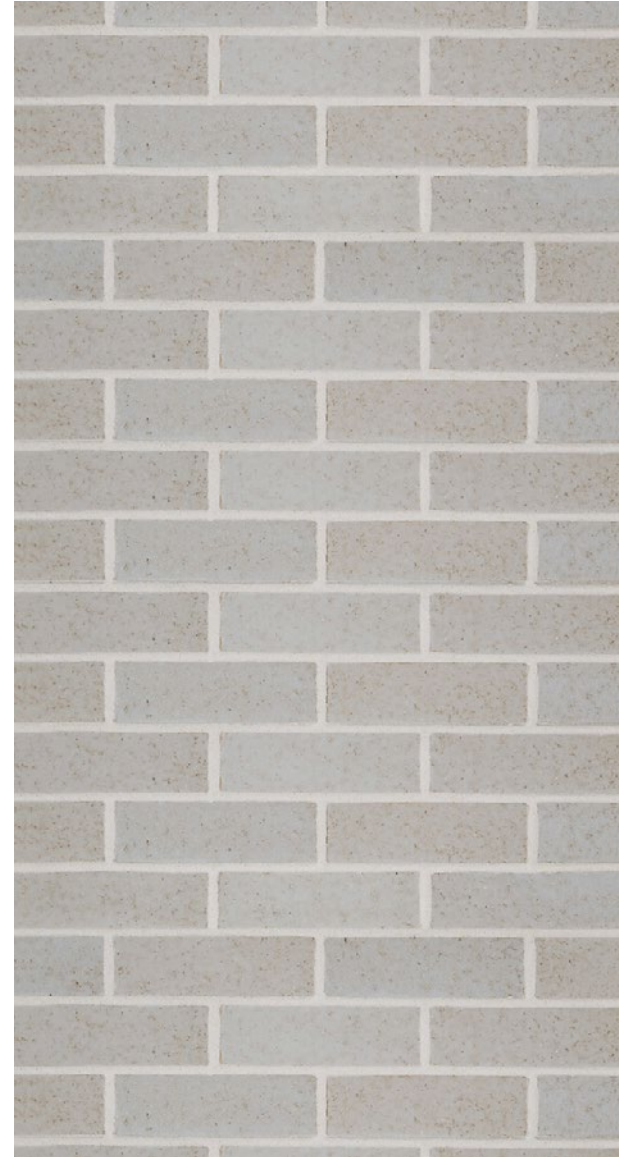


ARCHITECTURAL EMBELLISHMENT AXON DIAGRAM

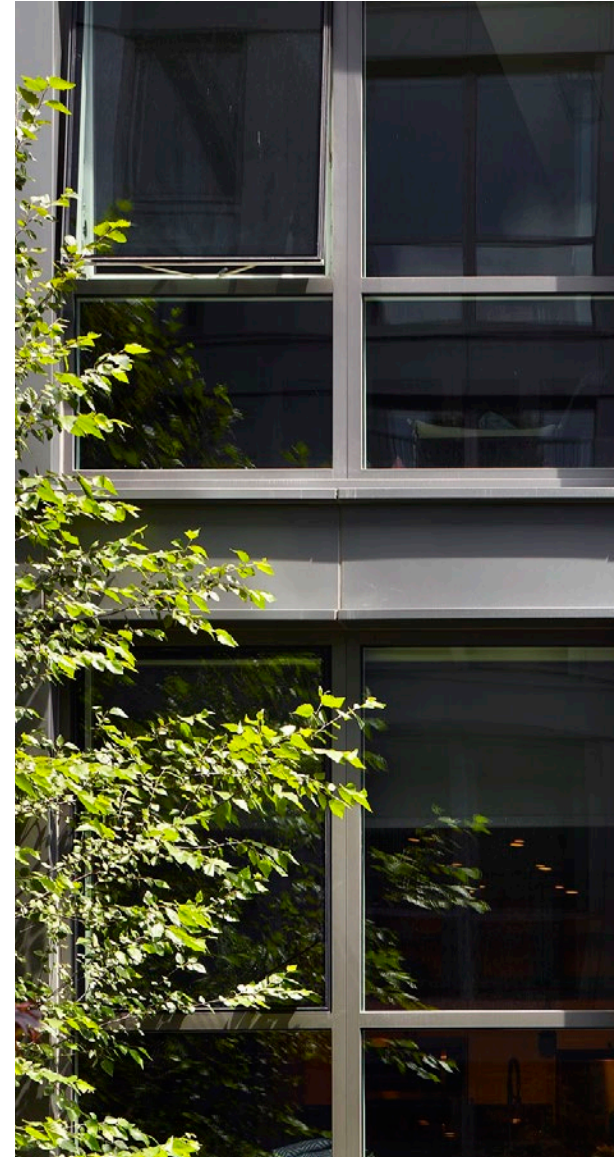




1. BRICK AT PODIUM



2. BRICK AT TOWER



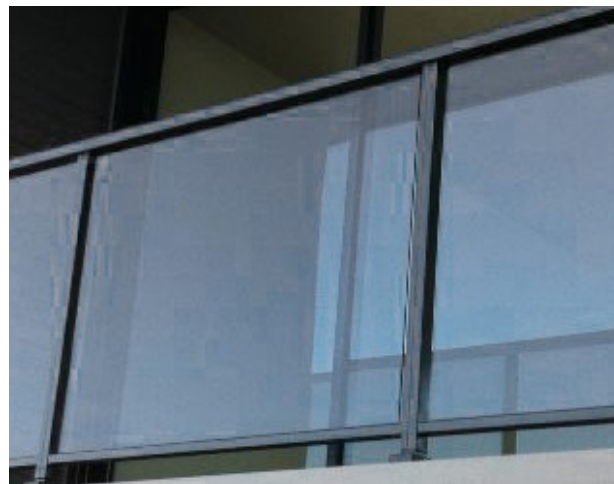
3. LOW-E GLAZING



4. PRECAST CONCRETE



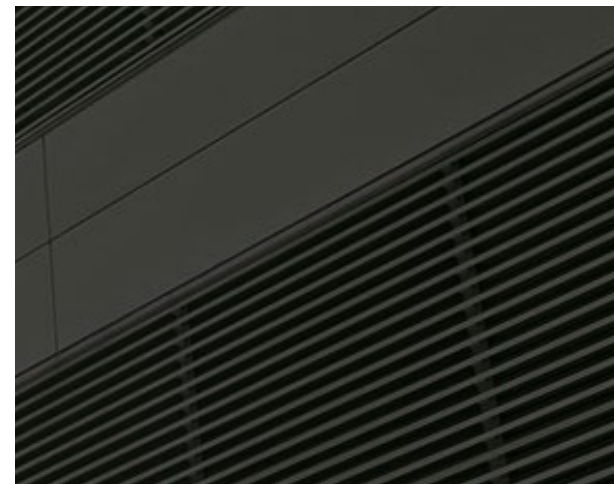
5. PRECAST CONCRETE



6. GLASS RAILINGS



7. PAINTED METAL PANEL



8. DARK GREY LOUVERS



9. METAL PANEL