



5M
SQUARE 649

SUPPLEMENTAL PREHEARING SUBMISSION

November 3, 2020

Table of Contents

3 Section 1: Site Analysis, Context, & Concept

4	Overview
5	Site Overview
6	Site Overview
7	Proposed Record Lot of 5M St SW
8	Neighborhood Gateway
9	Context (Scale and Materiality)
10	Context (Scale and Materiality)
11	Southwest Neighborhood
12	Southwest Neighborhood (Within 0.5 Mile)
13	Southwest Neighborhood (0.5 - 1.0 Miles)
14	Southwest Neighborhood (1.0 - 1.5 Miles)
15	Southwest Neighborhood Plan
16	Southwest Neighborhood Plan
17	Southwest Neighborhood Plan
18	Southwest Neighborhood Plan
19	Southwest Neighborhood Plan
20	Southwest Neighborhood Plan
21	Southwest Neighborhood Plan
22	Southwest Neighborhood Plan
23	Southwest Neighborhood Plan
24	Southwest Neighborhood Plan
25	Southwest References
26	Southwest References
27	Southwest References
28	Southwest References
29	Concept Diagram & Materials
30	Corridor and Gateway
31	Proposed Materials
32	Proposed Materials
33	Section 2: Design Process
34	Internal Pick Up & Drop Off
35	Parking Garage / Loading Dock Entry References
36	Tie to Southwest Context
37	Tie to Southwest Context
38	Tie to Southwest Context
39	Tie to Southwest Context
40	Tie to Southwest Context
41	Tie to Southwest Context
42	Tie to Southwest Context
43	Increase Light & Air
44	Increase Light & Air
45	Simplify Pavilion Facade
46	Tie to Low Rise Neighborhood to South

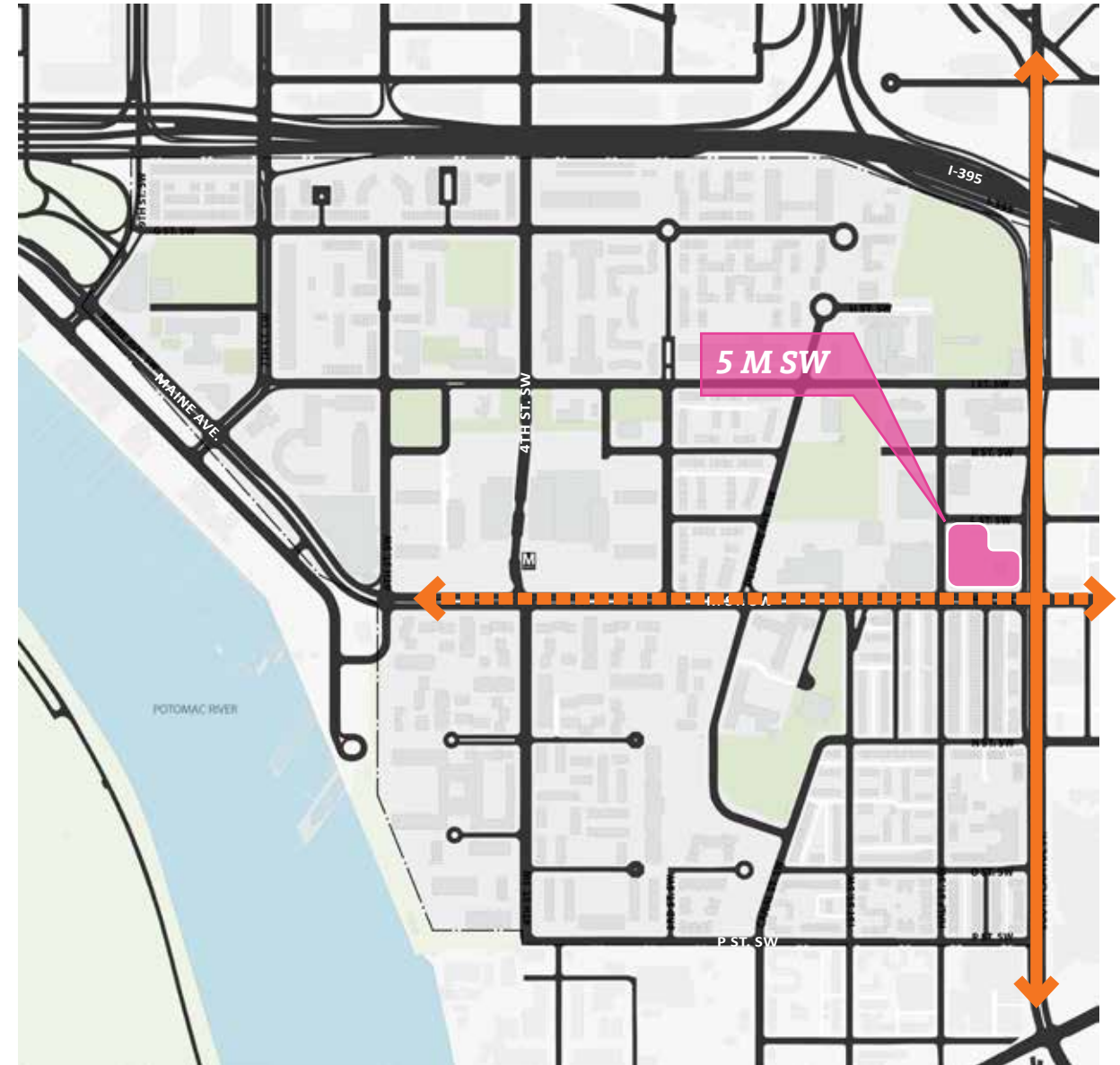
47	Set Back Retail on M Street
48	Set Back Facade on M Street
49	Added Balconies
50	Added Balconies
51	Dog Relief Zone
52	Lighten Grid and Adjust Balconies
53	Section 3: Design Proposal
54	Overview
55	Zoning Tabulations
56	Court Diagrams
57	Court Sections
58	LEED Scorecard
59	Perspective 01
60	Perspective 02
61	Perspective 03
62	Perspective 04
63	Perspective 05
64	Perspective 06
65	Perspective 07
66	Lower Level Two Parking Plan
67	Lower Level One Parking Plan
68	Level 01 Circulation Plan
69	Level 01 Plan
70	Level 02 Plan
71	Level 03-08 Typical Plan
72	Level 09-11 Plan
73	Level 12-13 Floor Plan
74	Penthouse Plan
75	Penthouse Roof Plan
76	Building Elevation (South)
77	Building Elevation (West)
78	Building Elevation (North)
79	Building Elevation (East)
80	Streetwall Calculations
81	Facade Detail A (Retail / Base)
82	Facade Detail B (Penthouse)
83	Facade Detail C (Maisonettes)
84	Facade Detail D (Typical Concrete Bay)
85	Facade Detail E (Corner Terraces)
86	Facade Detail F (Typical Brick Bay)
87	Facade Detail G (Base at Pavilion)
88	Facade Detail H (Typical Pavilion Bay)
89	Facade Detail I (Shoulder at Pavilion)
90	Building Section East-West

91	Building Section East-West
92	Building Section North-South
93	Building Section North-South
94	Building Section North-South
95	South Penthouse Section
96	South Penthouse Section
97	South Penthouse Section
98	West Penthouse Section
99	West Penthouse Section
100	Residential Patio / Entry
101	Streetscape Concept Plan
102	Streetscape Section AA - M Street
103	Streetscape Section BB - L Street
104	Streetscape Section CC - Half Street
105	Streetscape Section DD - South Capitol Street
106	Streetscape Elements
107	Ninth Floor Amenity Terrace Concept
108	Combined Courtyard Concept
109	Landscape Precedents
110	Landscape Precedents
111	Roof Concept Plan
112	Landscape Precedents
113	Landscape Precedents
114	Preliminary GAR Scorecard
115	Stormwater Management Plan
116	Signage Zoning
117	Signage Plans
118	Signage Plans
119	Signage Plans
120	Signage Plans
121	Typical Storefront
122	Building Signage
123	Retail Signage
124	S Capitol St. View (Existing Conditions)
125	S Capitol St. View (Proposed Conditions)
126	S Capitol St. View (Proposed Conditions + Future Density)
127	S Capitol St. View (Proposed Conditions)
128	Preliminary Lighting Examples
129	Preliminary Lighting Diagram
130	Preliminary Lighting Diagram
131	Preliminary Lighting Diagram
132	Preliminary Lighting Diagram
133	Preliminary Lighting Diagram
134	Preliminary Lighting Diagram

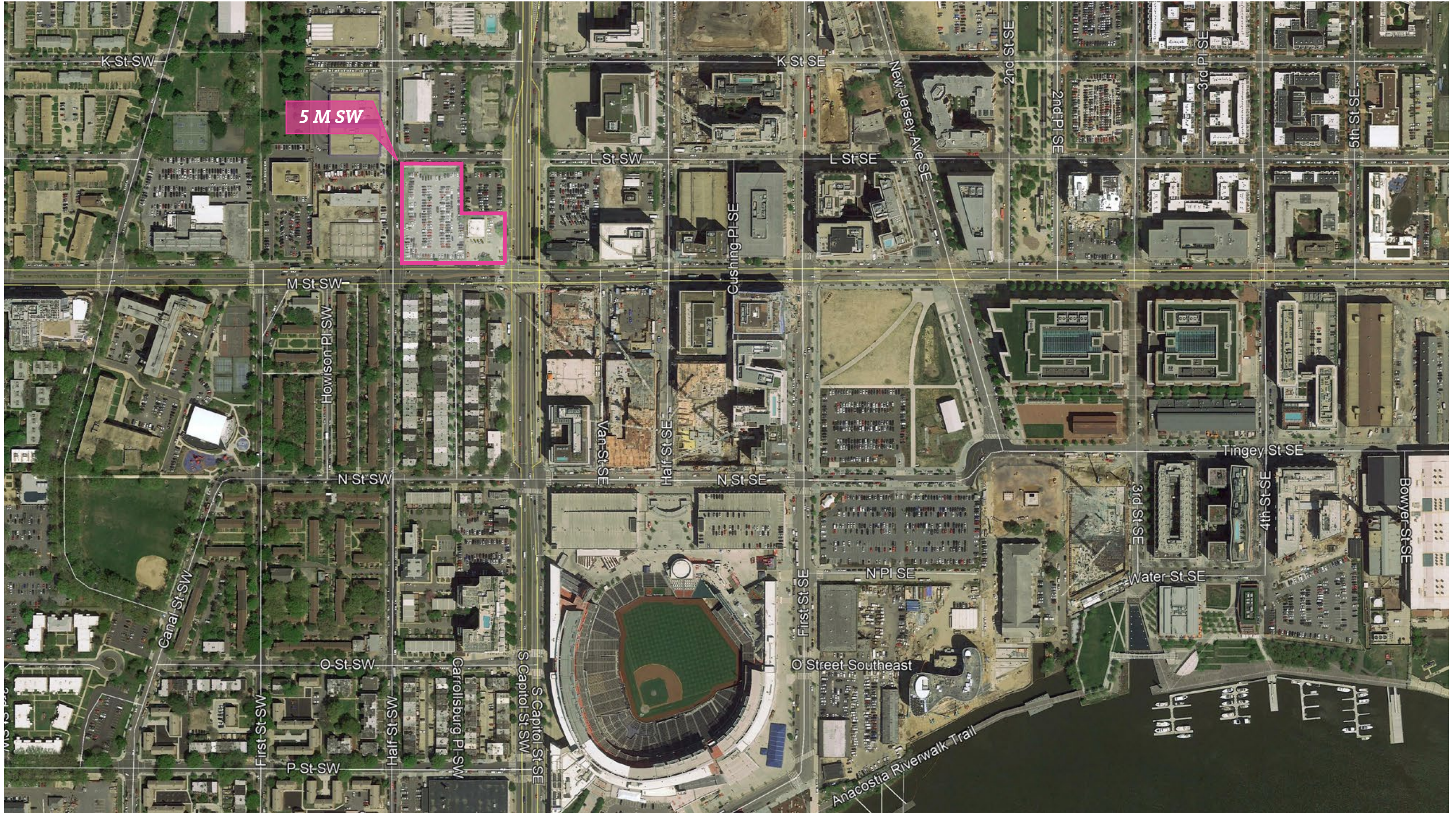
SECTION 1

**SITE ANALYSIS,
CONTEXT, & CONCEPT**

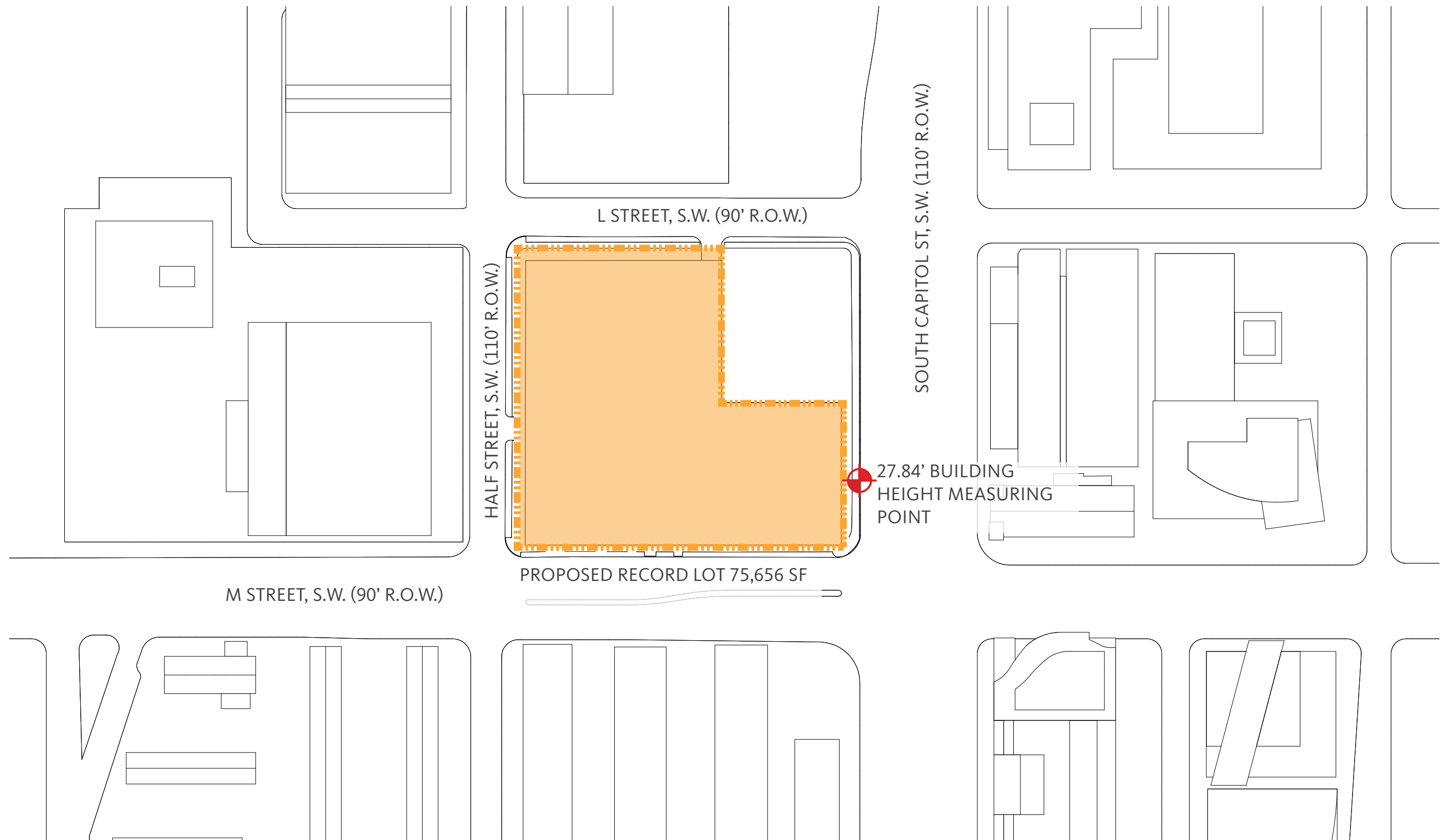
5M is located along S Capitol Street SW and is bound by L St SW to the north, Half Street SW to the west, and M St SW to the south. This sets our site within a neighborhood that is widely known for its recent redevelopment, but also for its modernist interventions in the 20th century. The design has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



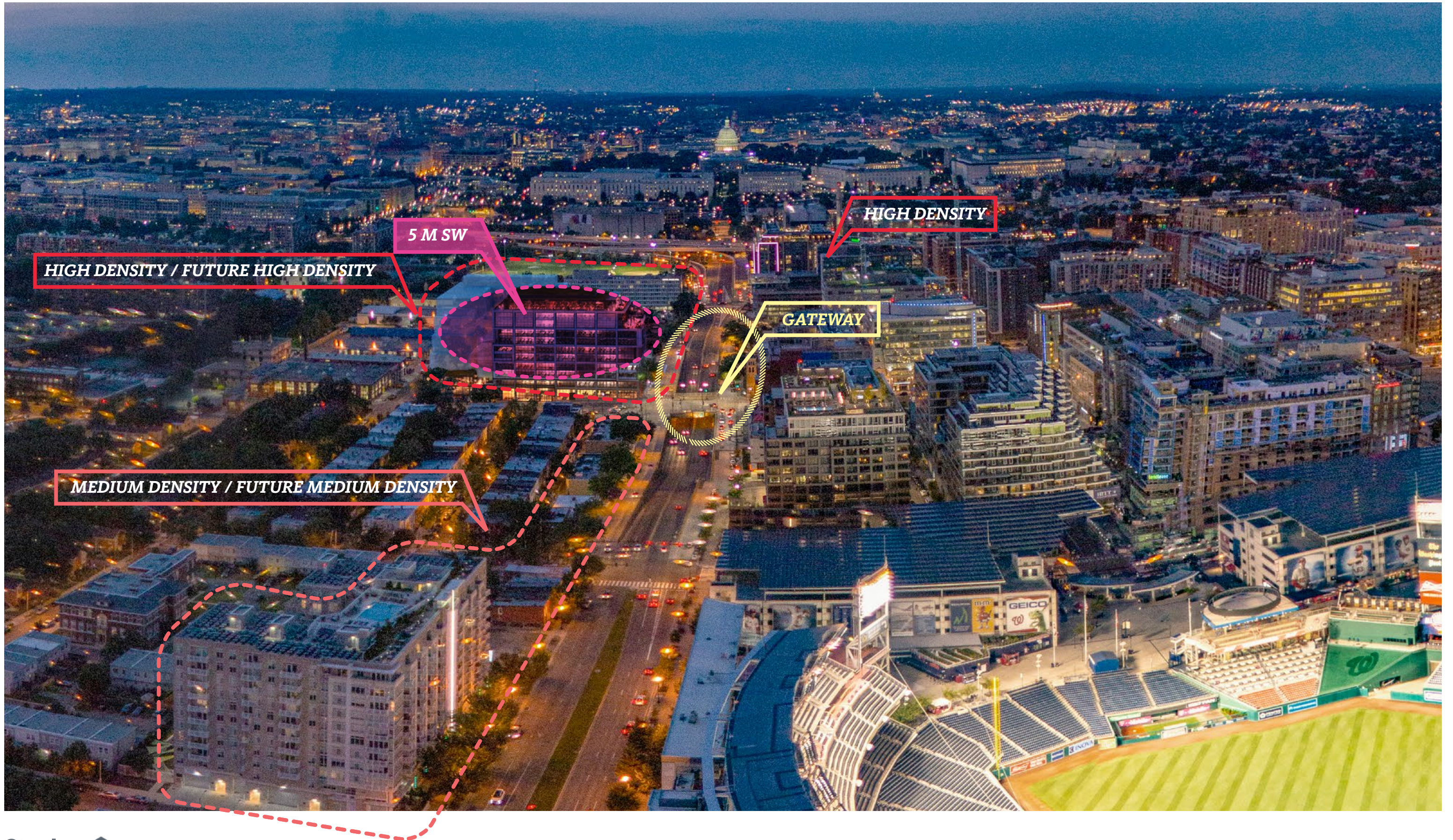
Site Analysis, Context, & Concept Site Overview







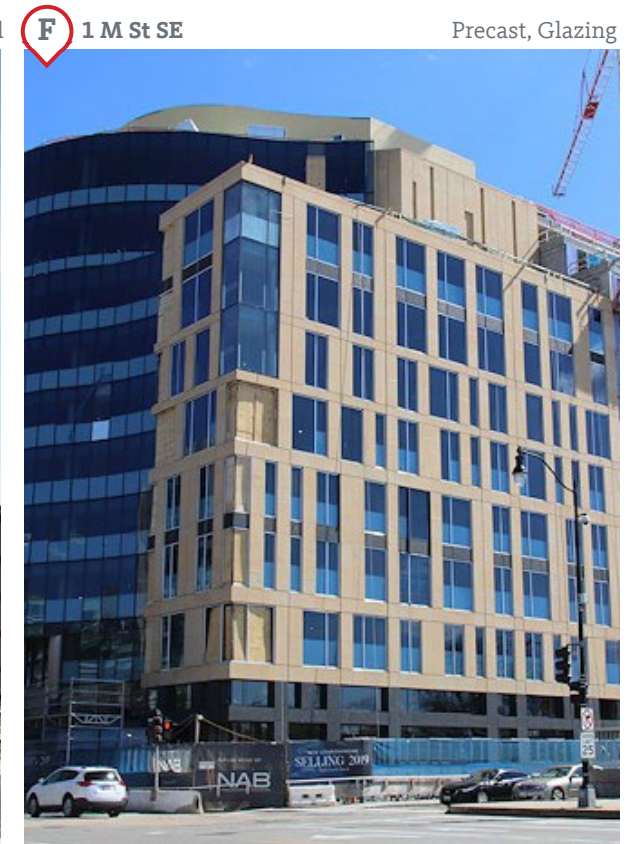
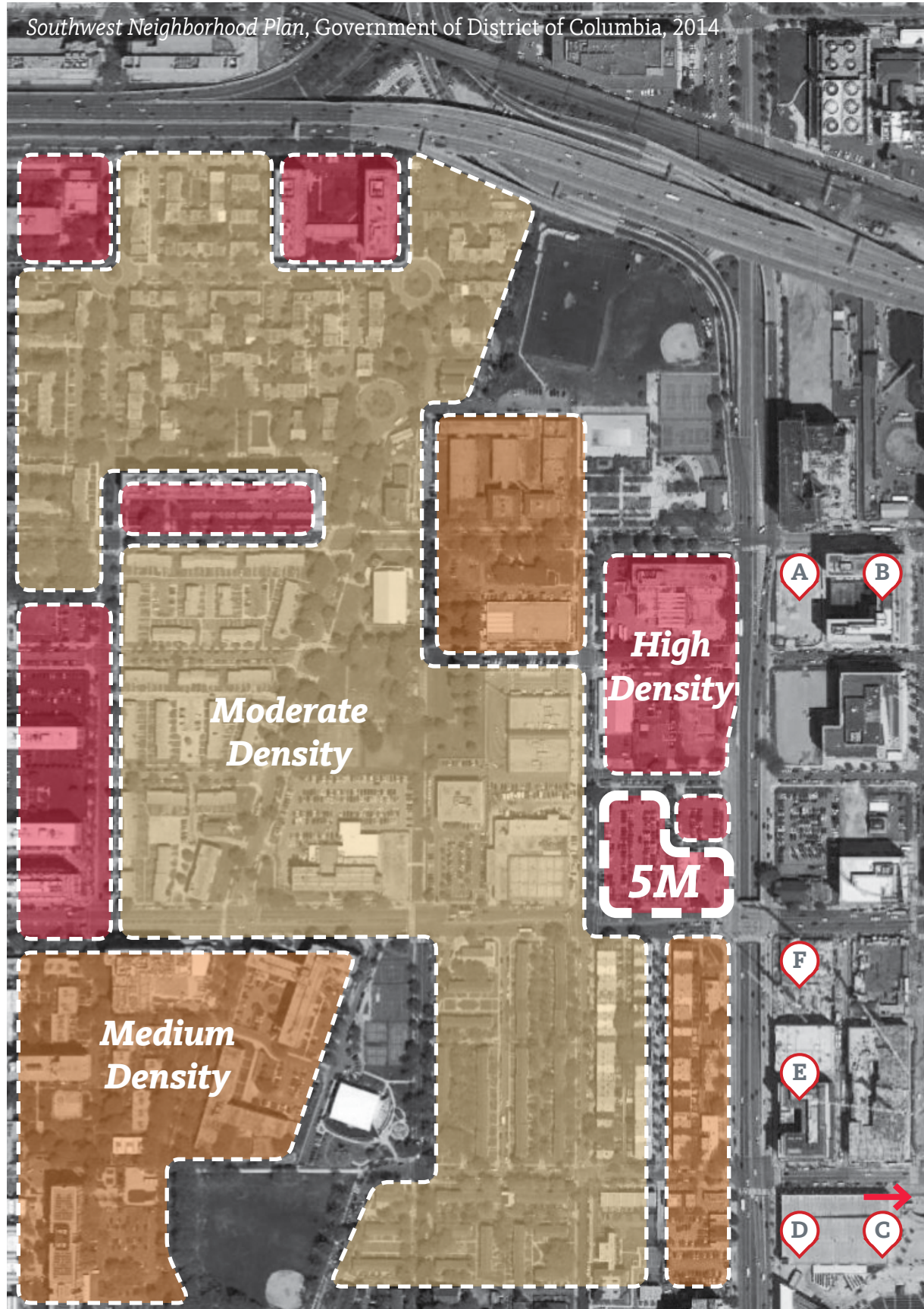
Site Analysis, Context, & Concept Neighborhood Gateway



Site Analysis, Context, & Concept

Context (Scale & Materiality)

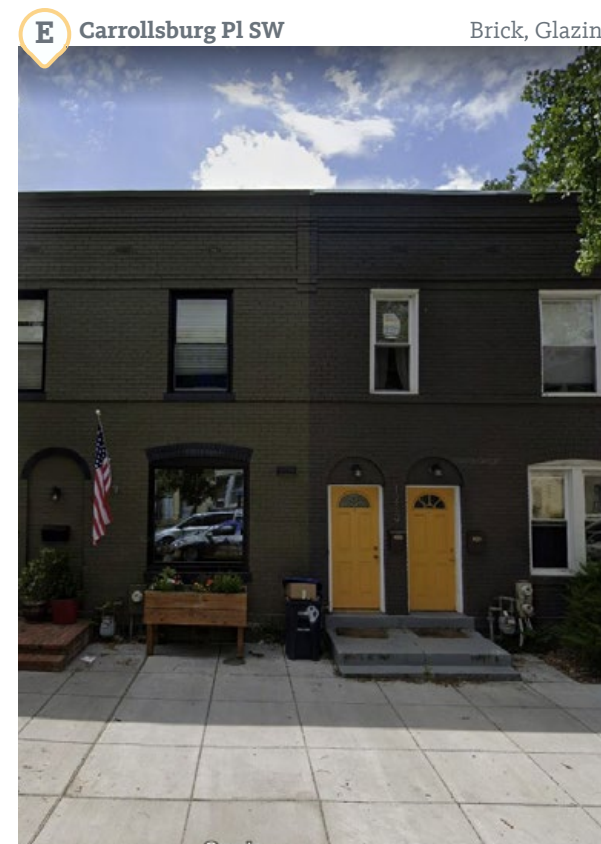
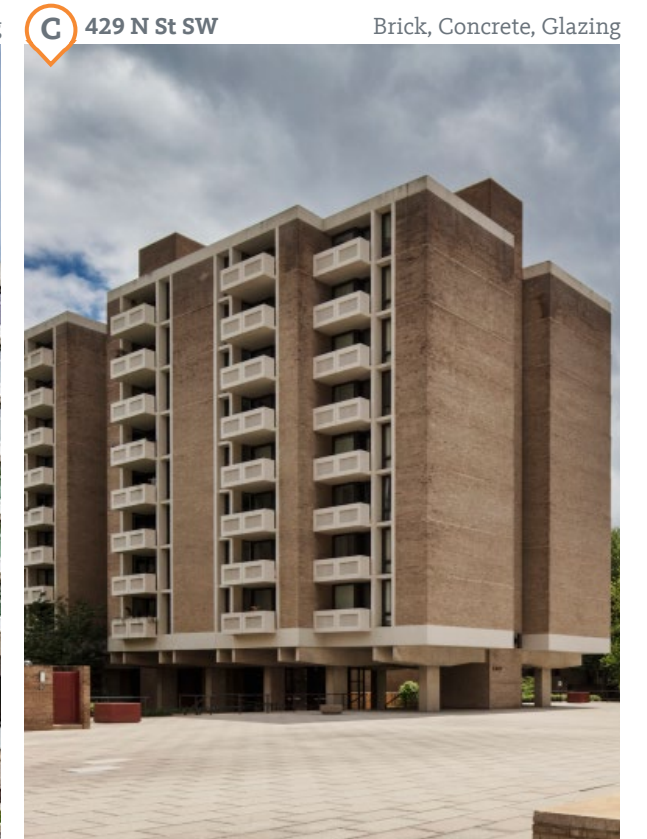
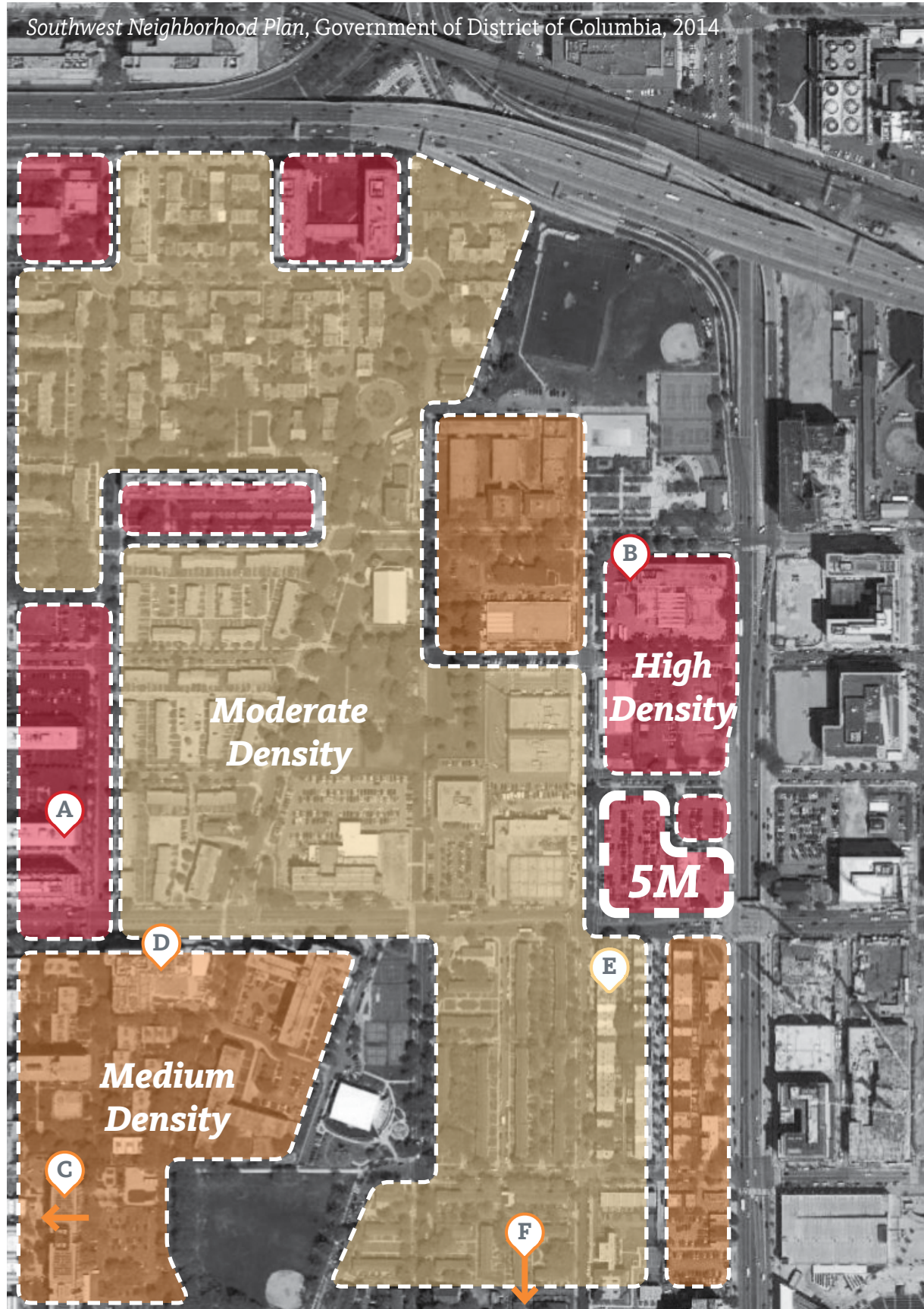
East of South Capitol Street



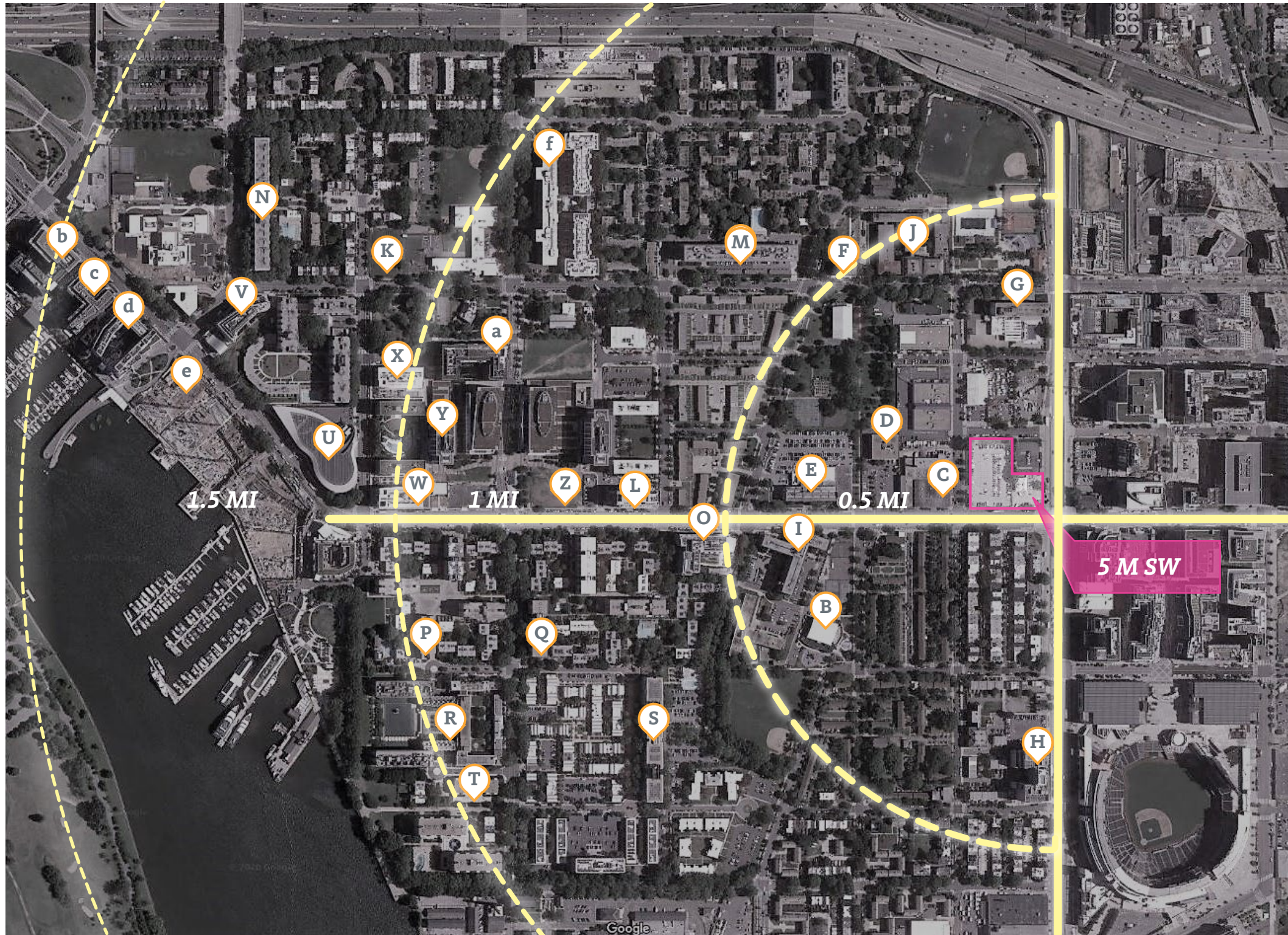
Site Analysis, Context, & Concept

Context (Scale & Materiality)

West of South Capitol Street



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

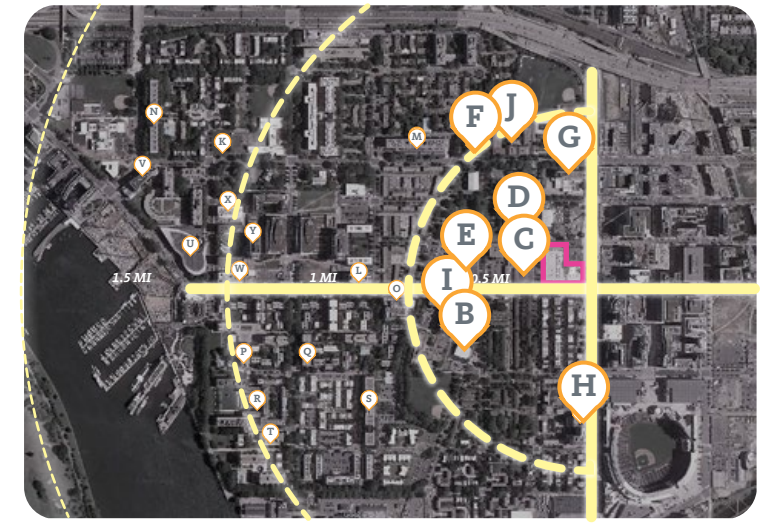
G Capitol Skyline Hotel



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

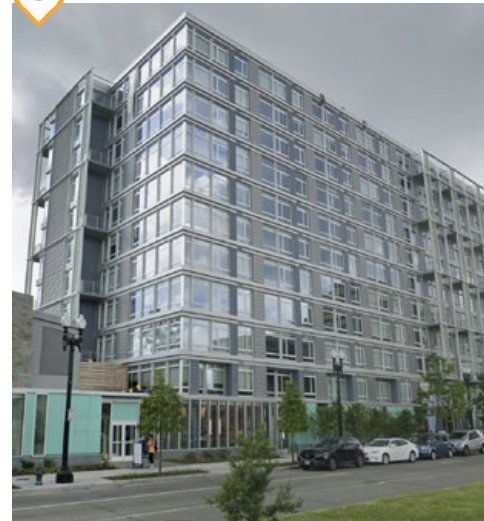


R Harbour Square



1970 to Now

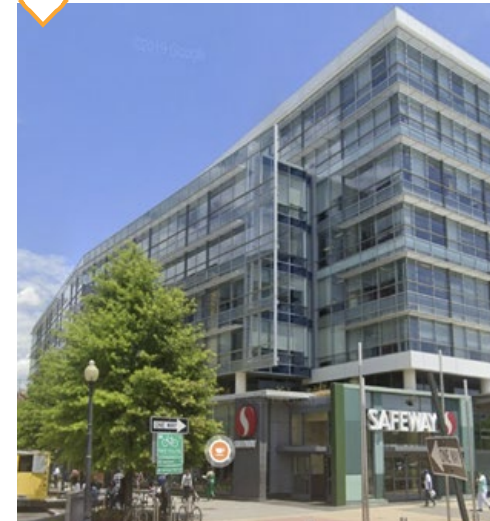
O Valo



L 301 M



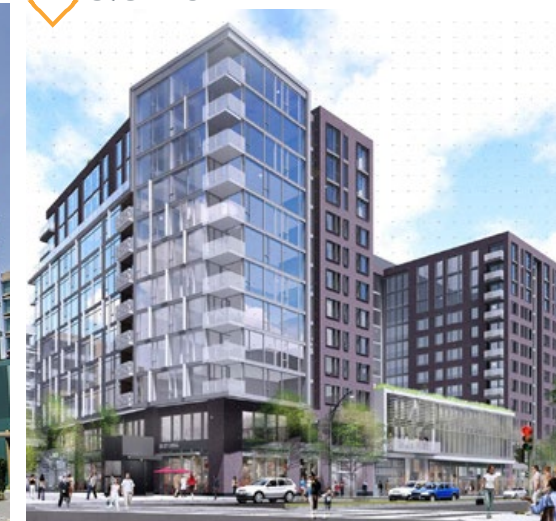
W 1100 4th St SW



Y Lex at Waterfront



Z 375 M SW



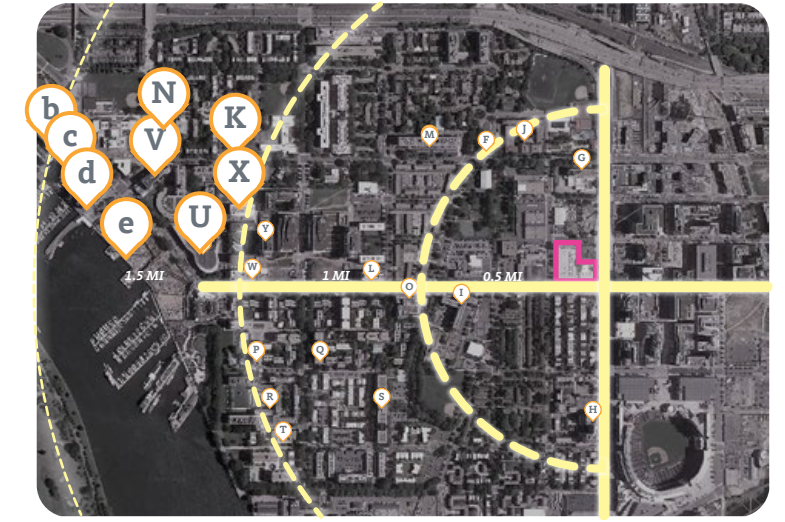
a Eliot on 4th



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

