

Consistency with the Southwest Neighborhood Plan Design Guidelines

As shown on Sheets 15-24 of the Revised Architectural Drawings, the proposed project is fully consistent with the specific design guidelines established in the Southwest Neighborhood Plan (the “SW Plan”) as set forth below:

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.

As shown on Sheet 16 of the Revised Architectural Drawings, the project includes a variety of building heights, including the maximum building height of 130 feet, step-downs at 110 feet along the M and South Capitol Street facades, and a further height reduction to just under 80 feet at the pavilion at the southwest corner. These defined building heights complement the surrounding structures and uphold the mix of high-density buildings along South Capitol Street and lower-density structures to the west. Given the Property’s large size, the project also includes rowhouse-style units with direct walk-up features that are similar to traditional residential stoops. To complement the sanitary rowhomes to the south of the Property on M Street, the project incorporates a brick podium with a reveal at the top to mimic the massing and scale of the nearby rowhomes. A variety of setbacks are also provided, including a three-foot setback at levels 1-3 along M Street, a 10 feet setback of the pavilion above that, and a 10 foot setback at 110 feet for the tower along M and South Capitol Streets.

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.

As shown on Sheet 17 of the Revised Architectural Drawings, durable and attractive materials have been used throughout the project, which include brick and glass with metal and wood accents. Recessed windows and balconies are used to provide shading and create visual interest and variety. Specific detailing is also provided, including a horizontal interlocking brick pattern between stories on the L and Half Street facades to call attention to the more traditional Southwest design aesthetic. A reveal above the podium is used to establish consistency on all street frontages and calibrate the massing to echo that of nearby rowhouses.

Attractive landscaping is provided throughout the project in the courtyards, rooftops, and streetscape, which will create high quality green spaces for residents and the public to enjoy. At the same time, the landscape elements will increase the project’s overall sustainability by incorporating green roofs, bioretention areas, and stormwater management techniques. Taken together, the high quality building design, durable and attractive building materials, and thoughtful and efficient landscaping create an overall sense of design excellence that is distinguished in appearance, appropriate for the site, and reflective of the surrounding architectural context.

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.

The project promotes variation in building frontages by establishing three distinct design components that are linked to create a cohesive design concept while still breaking down the scale of the site. As shown on Sheet 18 of the Revised Architectural Drawings, the tower elements on M and South Capitol Streets have large-scale openings and are designed to reflect the mid-century modern design aesthetic with streamlined brick and glass facades. The podium at the southwest corner has smaller-scale openings and is largely comprised of glass and metal. At the ground level on L and Half Streets, walk-up units are provided to mimic the surrounding rowhomes, with more traditional brick towers above. These various elements break up the project's massing, reduce its overall scale, and respond to the immediately adjacent context in all directions. At the same time, the diverse expressions are united in color and materiality, including the brick podium that wraps the entire building and is setback to allow for a continuous streetscape design and a pedestrian-scaled development at the ground level. Finally, as shown on Sheet 18 the project includes articulated party walls where the building will abut Lot 47 on the northeast portion of the square.

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.

Significant greenspace is provided throughout the project site. Thoughtful landscaping and design elements have been incorporated into the streetscape along the perimeter of the Property, which will encourage pedestrian activity and support the Southwest's vibrant green character. As shown on Sheets 19-20 of the Revised Architectural Drawings, the streetscape includes a variety of landscaped elements, including canopy trees, continuous tree pits, and understory plantings. The streetscape will also provide a variety of pedestrian amenities including benches, bicycle racks, light fixtures, and permeable paving. Internal green amenity spaces are also provided at the various courtyard and rooftop levels, which will include lawn areas, flowering trees, terraces, bioretention facilities, and green roof areas. Taken together, the project significantly enhances greenspace throughout the Property to provide sustainable new amenities for the public and new building residents.

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.

As shown on Sheet 21 of the Revised Residential Drawings, the project includes a variety of sustainable building and site design elements, including new landscaping and street tree planting, permeable paving, green roof areas, bioretention and stormwater facilities, and rooftop solar panels. The project will be designed to achieve LEED Silver under LEED v4 for Building Design and Construction.

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.

All vehicular parking and loading is provided below-grade so that it is not visible from the street or adjacent properties. Vehicular access to the project has been consolidated into a centralized, two-way private driveway with curb cuts on L and Half Street only to minimize vehicular and pedestrian conflicts. In contrast, the Property currently has two large curb cuts on South Capitol Street and three curb cuts on M Street, which are the primary pedestrian frontages and which will be closed as part of the proposed redevelopment.

All vehicular pick-up and drop-off activities will occur within a designated area within the private drive, and all loading facilities have been designed to accommodate front-in and front-out truck movements. Thus, the circulation pattern for parking and loading will provide the maximum amount of interrupted sidewalks and ensure the highest degree of pedestrian safety. *See Sheet 22 of the Revised Architectural Drawings.*

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.

The project has been designed to maximize transparency and viability of the ground floor uses. The primary retail frontages are located at the corners of South Capitol and M Streets and M and Half Streets, with residential amenity uses also provided on the ground level. As shown on Sheet 23 of the Revised Architectural Drawings, the ground floor design maximizes transparency and visibility into the building to create a vibrant retail base. Corners have been emphasized to respond to the major surrounding corridors and create a visual gateway into the neighborhood. In addition to the setback on M Street that creates a widened pedestrian realm, the project also includes a setback at the M and South Capitol Street retail corner to further improve pedestrian movements. Large storefront windows, pedestrian-oriented street furniture and lighting, continuous wide sidewalks, and significant new landscaping is provided throughout, particularly on M and South Capitol Streets, which will establish a vibrant streetscape surrounding the Property and promote M and South Capitol Streets as major mixed-use and multi-modal corridors.

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.

As shown on Sheet 24 of the Revised Architectural Drawings, the project has been designed to encourage connectivity for pedestrians, bicycles, and vehicles. Curb cuts have been minimized by consolidating all vehicular and loading access to L and Half Streets via a private drive. Continuous sidewalks are provided surrounding the entire property and include curb extensions in locations identified by DDOT to enhance pedestrian safety. Long- and short-term bicycle parking is also provided in convenient locations to encourage the use of bicycles, and a bus stop will be relocated located adjacent to the Property on M Street. Taken together, the project does an excellent job of encouraging multi-modal connectivity to and through the Property.