

# Site Analysis, Context, & Concept Southwest Neighborhood Plan

## Principle 4. Enhance green space (Ground Level)



### PERIMETER

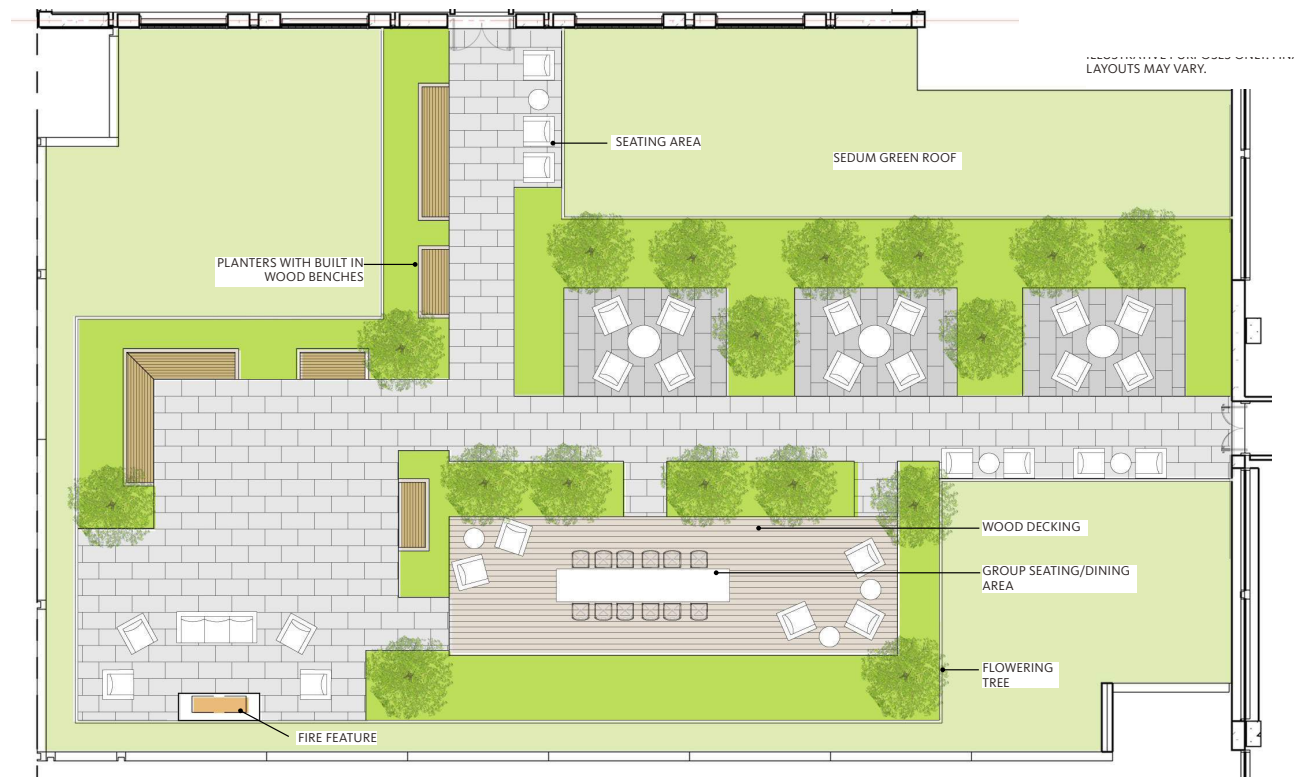
Well thought-out streetscape providing green perimeters and building setbacks where needed.

### INTERNAL

Courtyard and roof terraces provided for resident recreation and to foster healthy living.

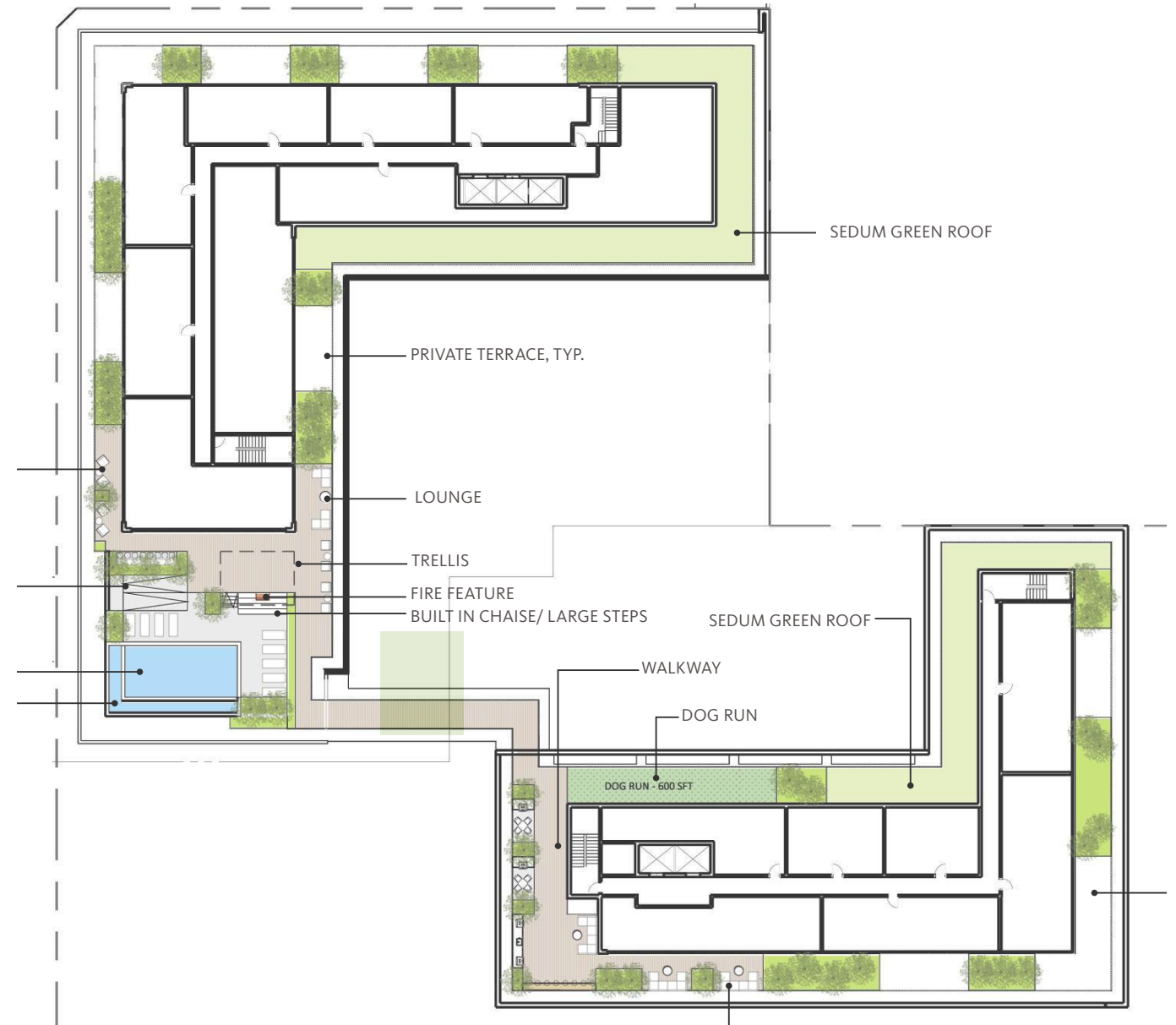
# Site Analysis, Context, & Concept Southwest Neighborhood Plan

## Principle 4. Enhance green space (Roof level)



### PAVILION ROOF

Amenity roof terrace visible from m & half street adding to neighborhood visual green space and activity.

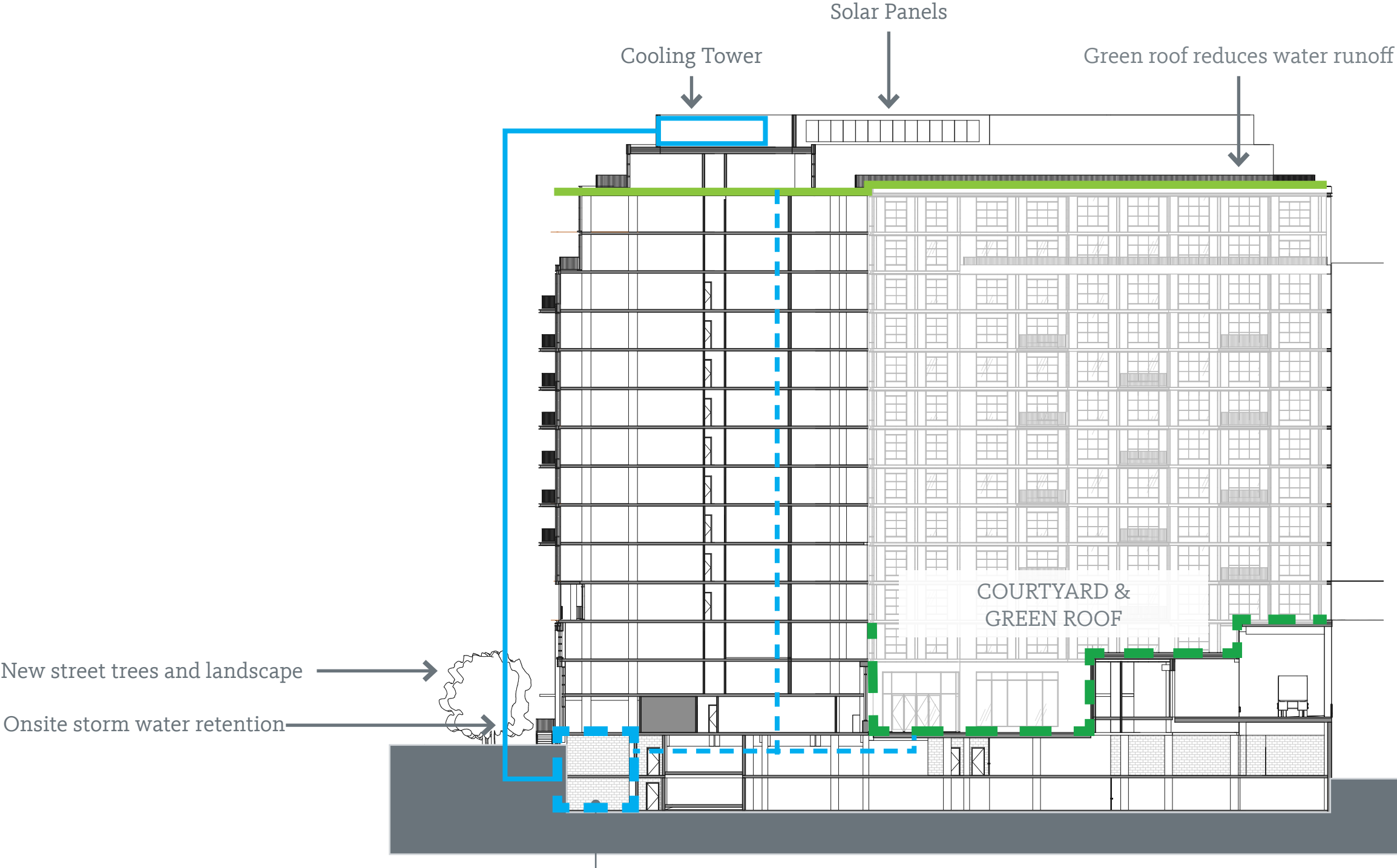


### BUILDING ROOF

Landscaped roof terrace for resident community interaction.

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## Principle 5. Incorporate sustainable design

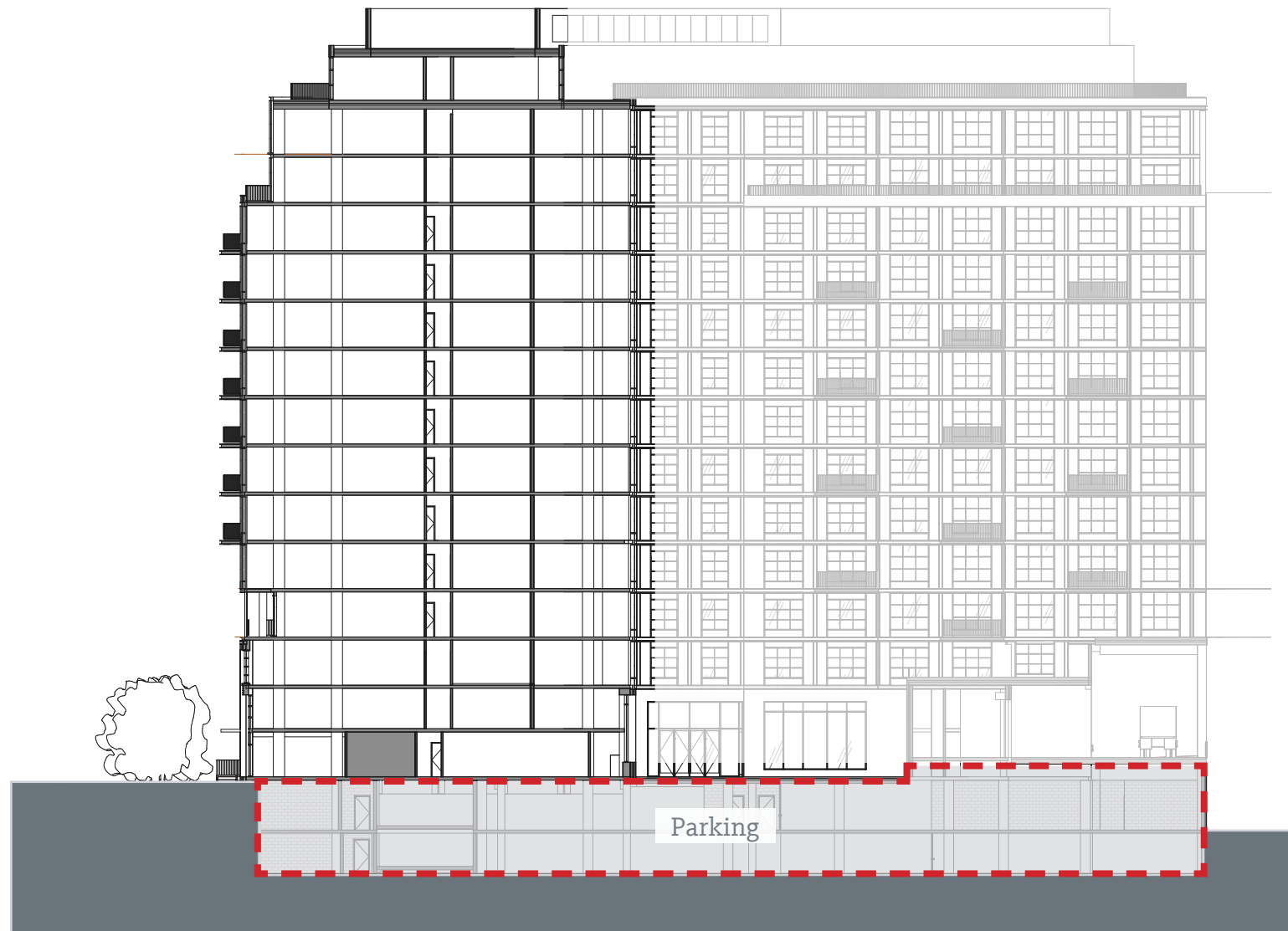


Vertical solar panels

# Site Analysis, Context, & Concept Southwest Neighborhood Plan

## Principle 6. Ensure parking is not a detractor

- Curb Entry
- Garage Ramps
- Private Driveway
- Pick Up / Drop Off
- Loading, Package, Delivery, & Trash



Underground Parking



Consolidated Parking Entrances & Loading

# Site Analysis, Context, & Concept Southwest Neighborhood Plan

## Principle 7. Maximize transparency and visibility of ground floor uses



South Capitol Street View



M Street and Half Street Corner View

### **VIBRANT RETAIL BASE**

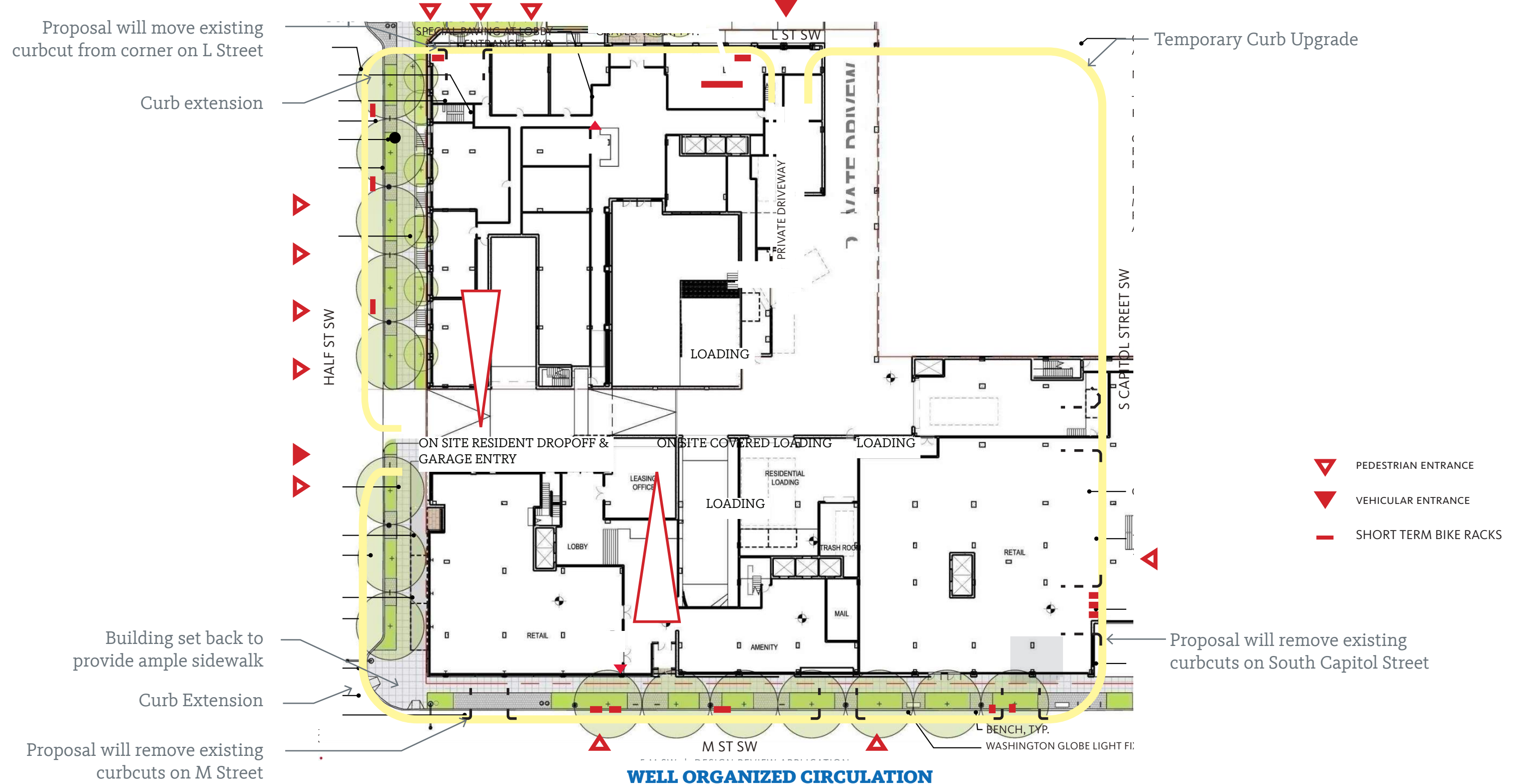
Maximize transparency and visibility of ground floor uses along key commercial corridors.

### **CORNER ANCHOR**

Corner pavilion has visual porosity to respond to major corridors and serve as a gateway to the neighborhood.

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## Principle 8. Encourage connectivity



### WELL ORGANIZED CIRCULATION

Minimum curbcuts, on site covered resident drop off and loading, reconstructed sidewalks with pedestrian amenities, lighting and bicycle facilities.

Site Analysis, Context, & Concept Southwest References

Capitol Park (Chloethiel Woodard Smith)



captured/framed masonry

# Site Analysis, Context, & Concept Southwest References

Harbour Square (Chloethiel Woodard Smith)





Site Analysis, Context, & Concept Southwest References

River Park (Charles Goodman)



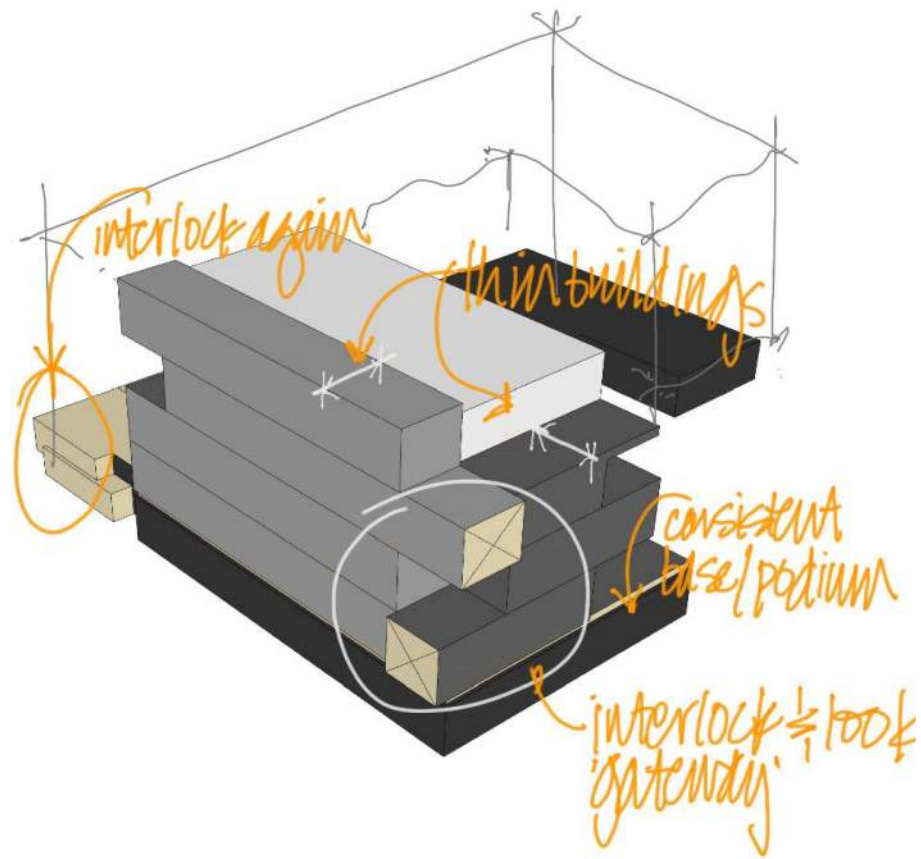
horizontal + vertical grid / articulation

# Site Analysis, Context, & Concept Southwest References

Tiber Island (Keyes, Lethbridge, and Condon)



# Site Analysis, Context, & Concept    Concept Diagram & Materials



Massing Concept



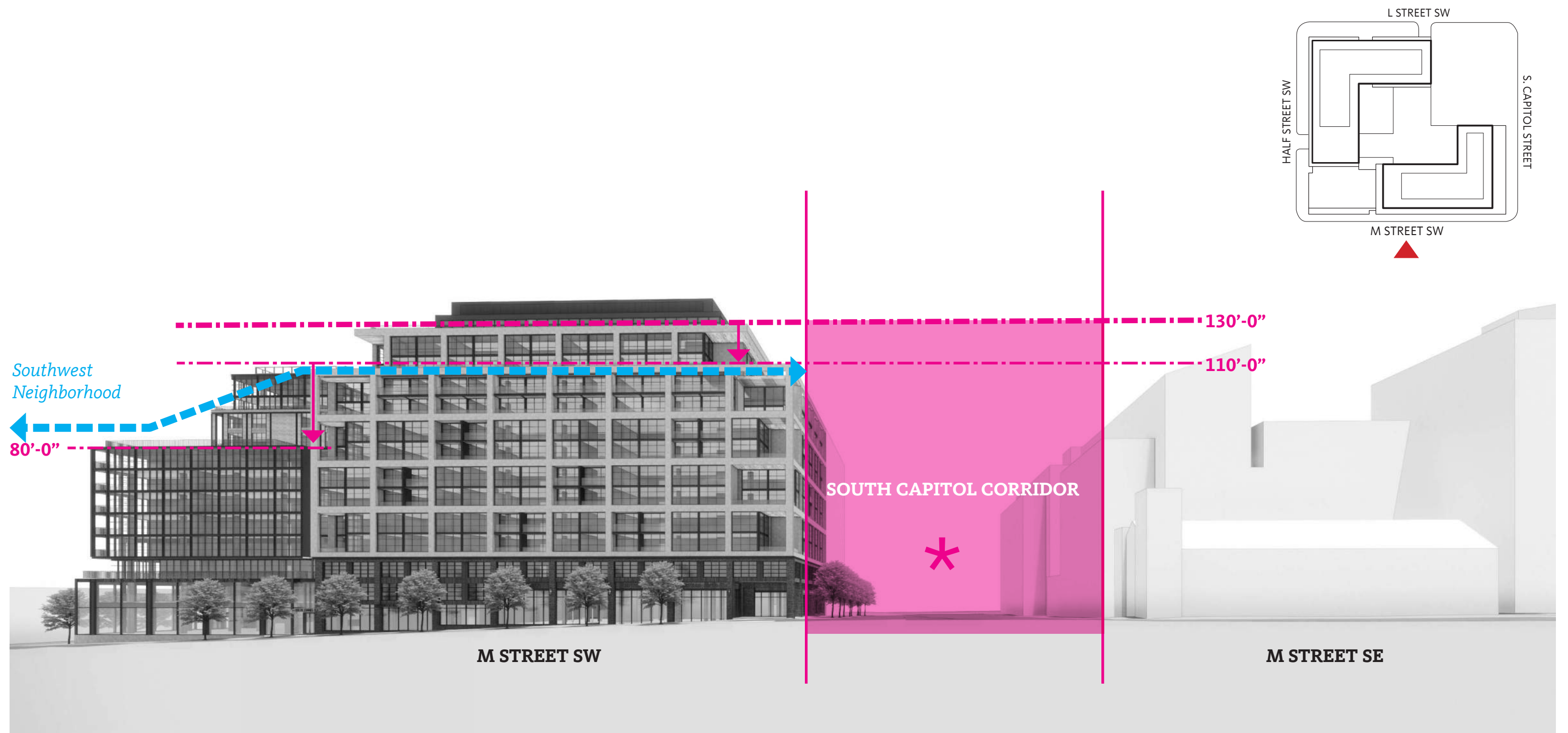
Fenestration Concept  
C3 Office Gensler (Culver City, CA)



Southwest Fenestration Concept

# Site Analysis, Context, & Concept

## Corridor and Gateway



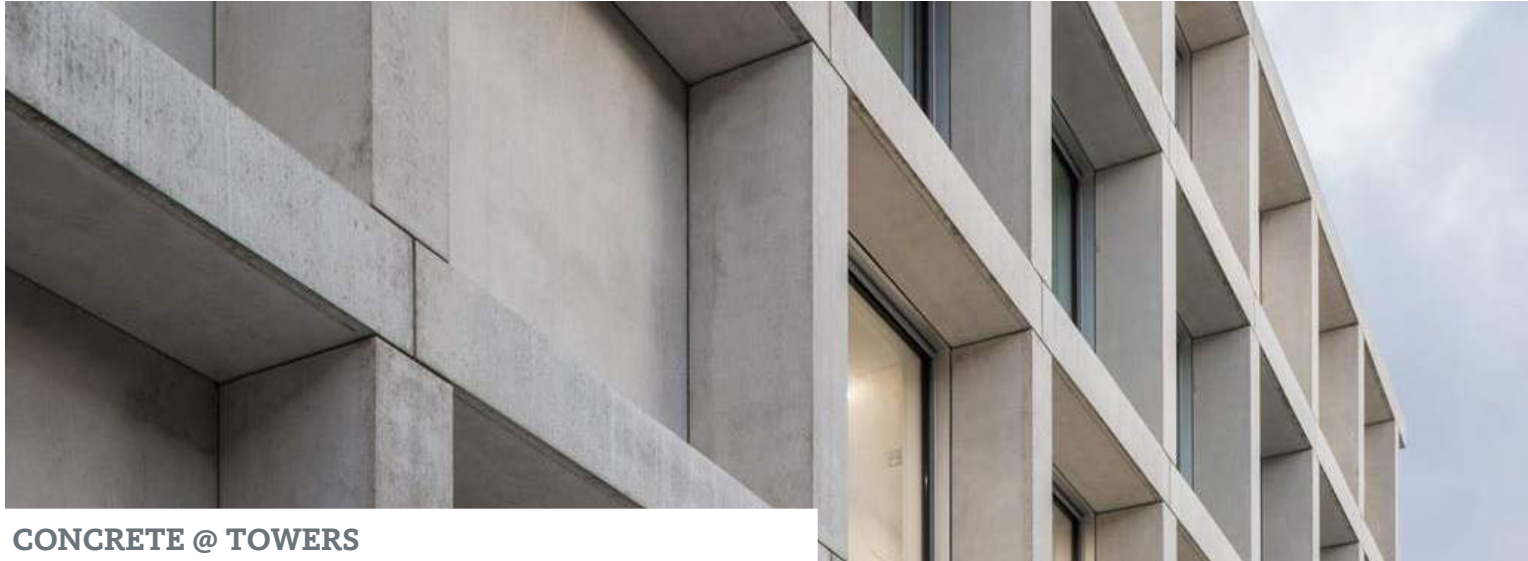
Site Analysis, Context, & Concept Proposed Materials



BRICK @ TOWERS



GLAZING



CONCRETE @ TOWERS



METAL



BRICK @ BASE



WOOD COMPOSITE

Site Analysis, Context, & Concept Proposed Materials



GLAZING



BRICK  
@ Base



CONCRETE  
@ Towers



BRICK  
@ Towers



METAL



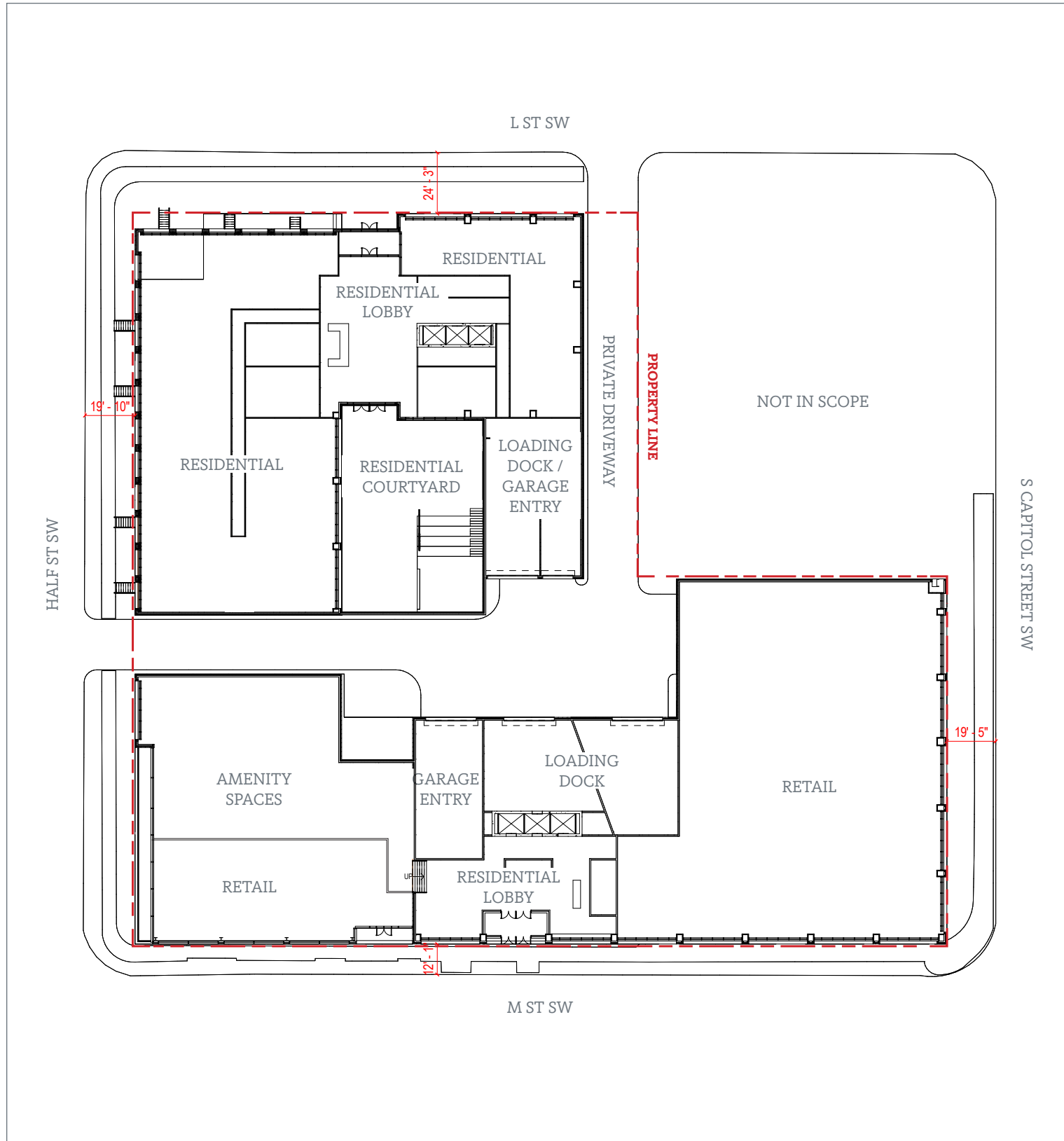
WOOD COMPOSITE

## SECTION 2

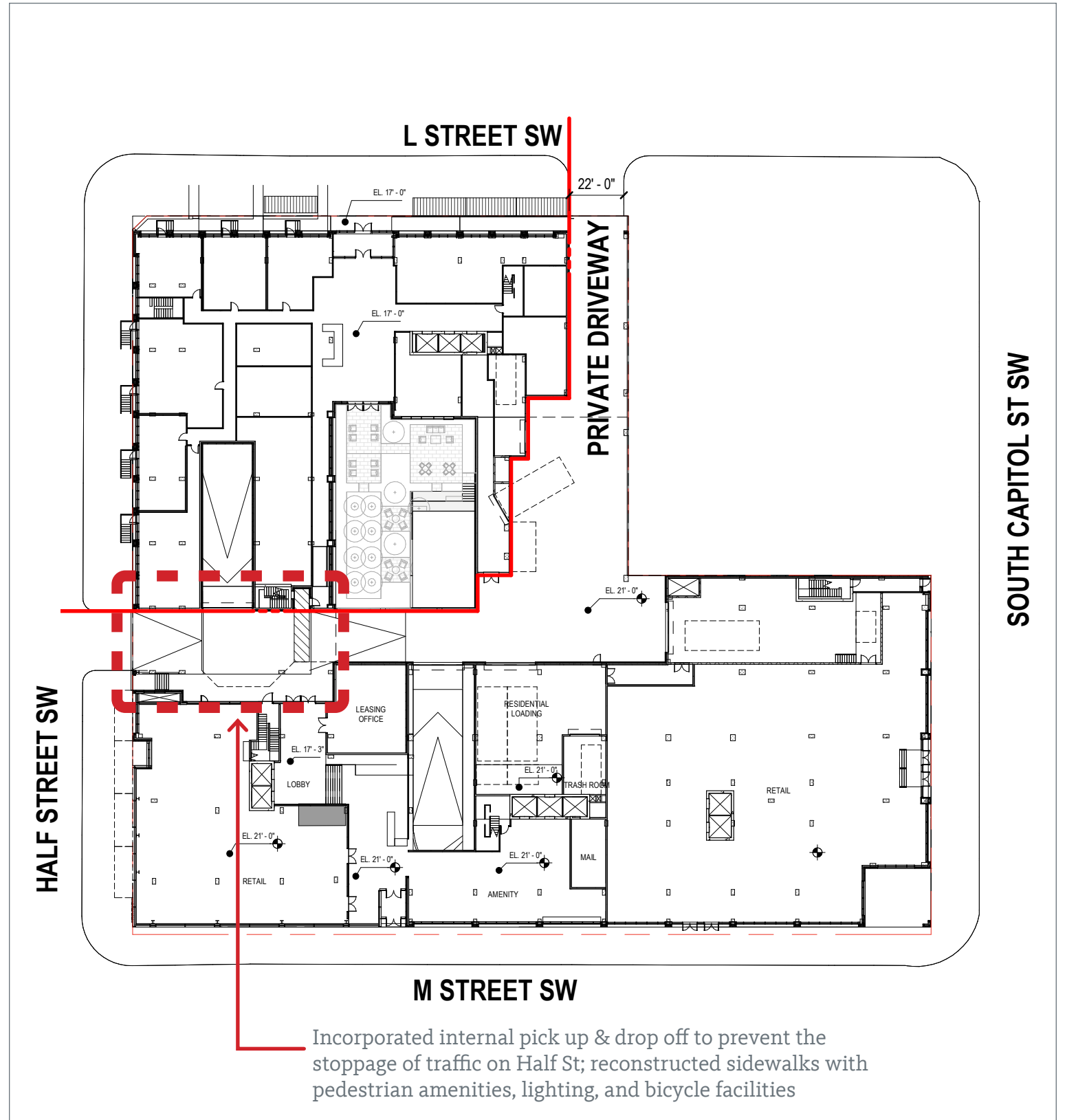
# DESIGN PROCESS

# Design Process Internal Pick Up & Drop Off

## Pre-ANC Feedback



## Current



Incorporated internal pick up & drop off to prevent the stoppage of traffic on Half St; reconstructed sidewalks with pedestrian amenities, lighting, and bicycle facilities



# Design Process Parking Garage / Loading Dock Entry References



Capitol Skyline Hotel



10 K St SE



Potomac Place Tower



301 M SW

### Pre-ANC Feedback



### Zoning Hearing (10/1)



#### Revised 'Hyphen' Facade

- Added balconies.
- Updated brick detailing to reflect the mid-century detailing prevalent in Southwest.
- Introduced additional reveals in the massing.
- Enlarged window openings / increased glass.

### Zoning Hearing (11/12)



#### Revised Facade

- Removed the 'hyphen' facade to consolidate the design vocabulary.
- Added more rotated windows and balconies.
- Updated the rotation of the rotated balconies to be consistent and not rotate out at the top of the opening (now inwardly-rotate).
- Converted concrete grid to brick.

### Current Version



#### Revised Facade

- Removed all rotated ('hopper') balconies AND windows.
- Extended inset balcony design from SE corner across facades.
- Created continuous inset balcony at 10th and 11th floor to inwardly step the massing
- Increased quantity of balconies.
- Replaced picket guardrails with glass guardrails
- Converted brick back to precast concrete.

# Design Process Tie To Southwest Context and Simplify Facade

# Redesign of Gateway Corner

Pre-ANC Feedback

Zoning Hearing (10/1)

Zoning Hearing (11/12)

Current Version



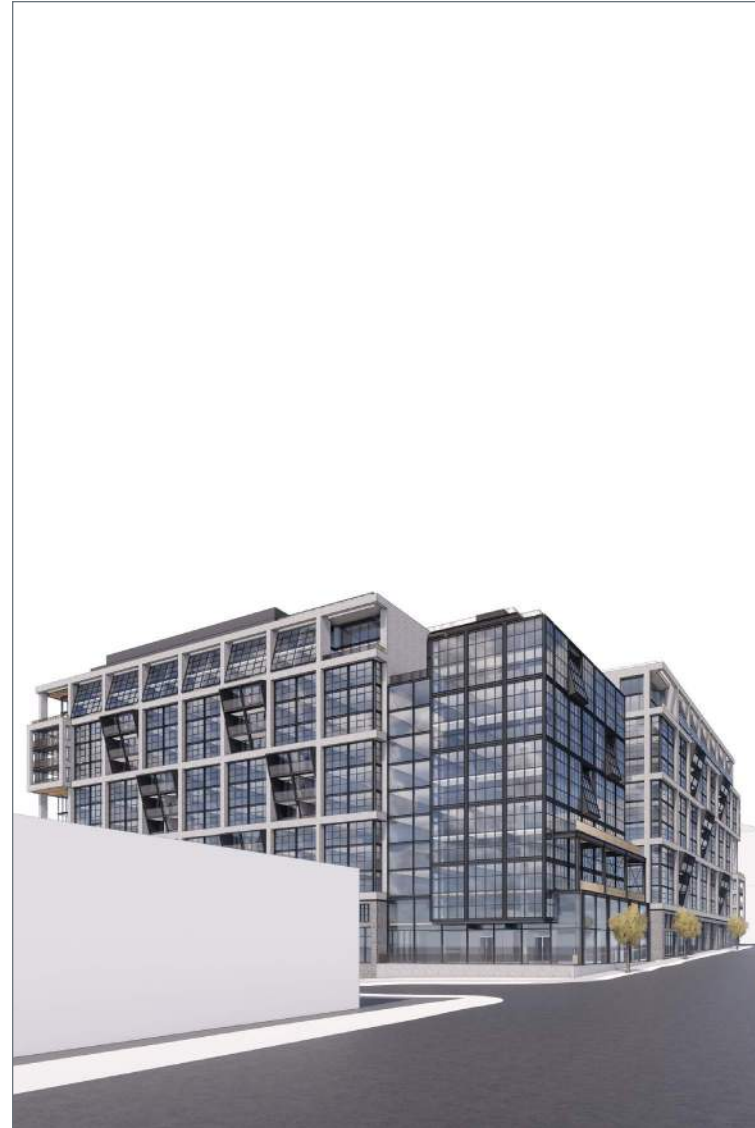
### Revised Facade

- 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.

### Revised Facade

- Removed all rotated ('hopper') balconies AND windows.
- Extended inset balcony design from SE corner across facades.
- Created continuous inset balcony at 10th and 11th floor to inwardly step the massing.
- Increased quantity of balconies.
- Replaced picket guardrails with glass guardrails
- Converted brick back to concrete.

## Pre-ANC Feedback



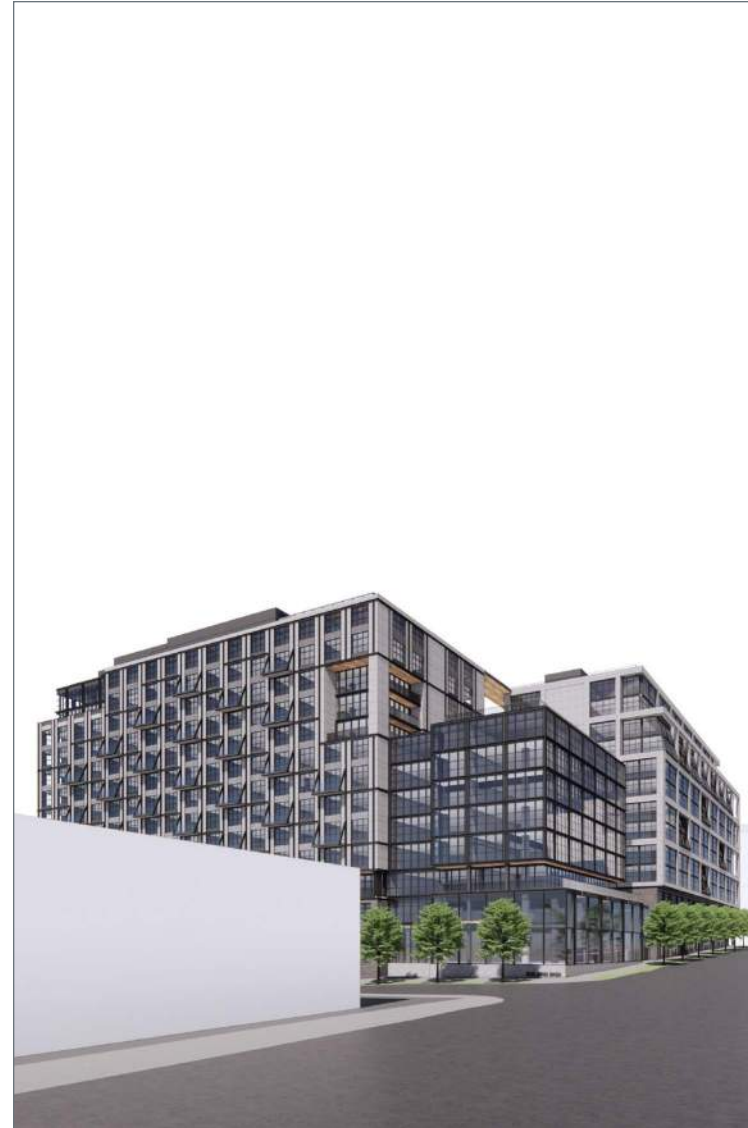
## Zoning Hearing (10/1)



### Revised Pavilion

- Simplified the facade to exclude rotated windows and removed exoskeleton.
- Tiered the massing to allow for a more varied roofline.

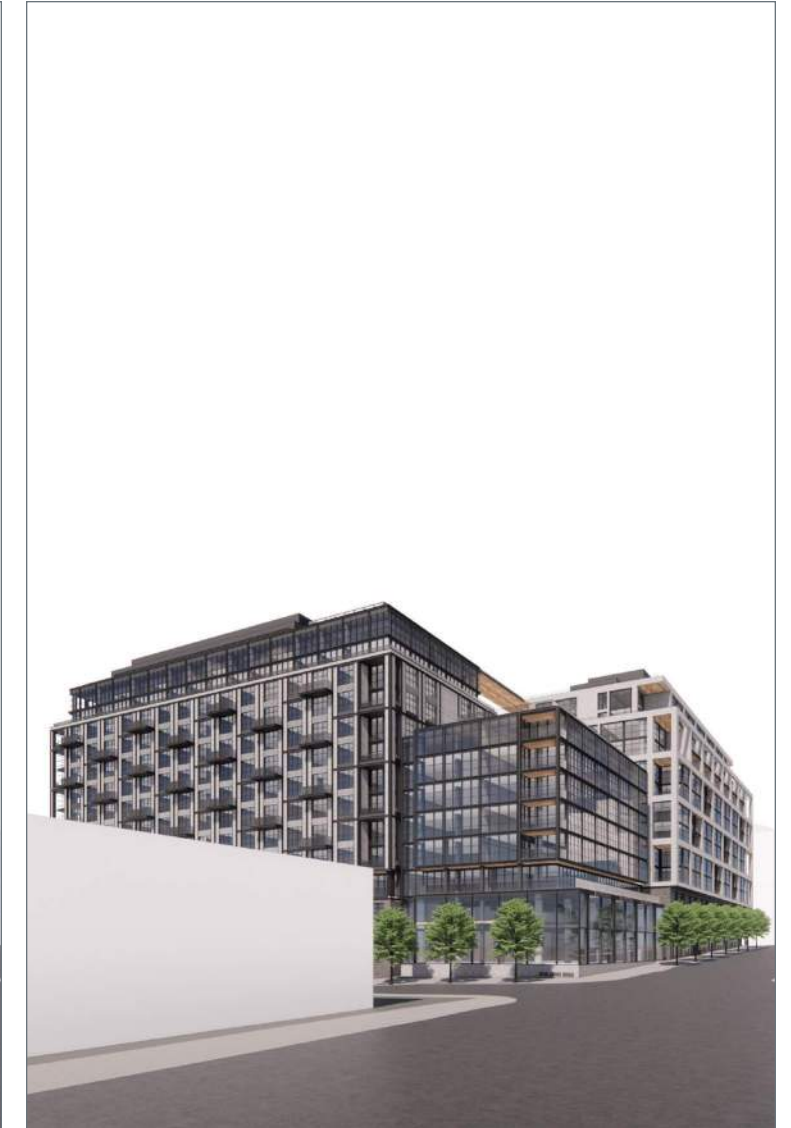
## Zoning Hearing (11/12)



### Revised Pavilion and West Facade

- Removed the tiering of the pavilion to allow for open air porosity to courtyard.
- New brick facade type consolidated to the northwest building.
- Added balconies to west facade.
- Added 3-story inset for southern views.
- New inset corresponds with new outdoor amenity at pavilion roof.

## Current Version



### Revised Pavilion and Northwest Tower

- Resized width and length of pavilion to simplify its relationship to towers.
- Created inset balcony at outside corner of pavilion to match outside corners of towers (added balconies).
- Created inset balcony at outside corner of northwest tower to bookend the building, and to add consistency between towers and pavilion.
- Extended tower setback to full length and width of building at levels 12 and 13.