

Design Process Tie To Southwest Context and Simplify Facade

Northwest Corner

Pre-ANC Feedback

Zoning Hearing (10/1)

Zoning Hearing (11/12)

Current Version



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.

Revised Facade

- Removed the precast grid facade to consolidate the design vocabulary.
- Added more balconies.
- Added reveals between podium and tower.
- Introduced the same facade type from the pavilion to new upper story setbacks to consolidate design vocabulary.

Revised Facade

- Redesigned balconies to remove diagonal struts.
- Added more balconies.
- Created an outside corner inset balcony to provide relief and to bookend the building with similar inset balconies as southwest corner, pavilion and southwest tower.
- Reduced dimension of vertical mullions at glass facade to lighten the design.

Pre-ANC Feedback



Zoning Hearing (10/1)



Revised 'Hyphen' Facade

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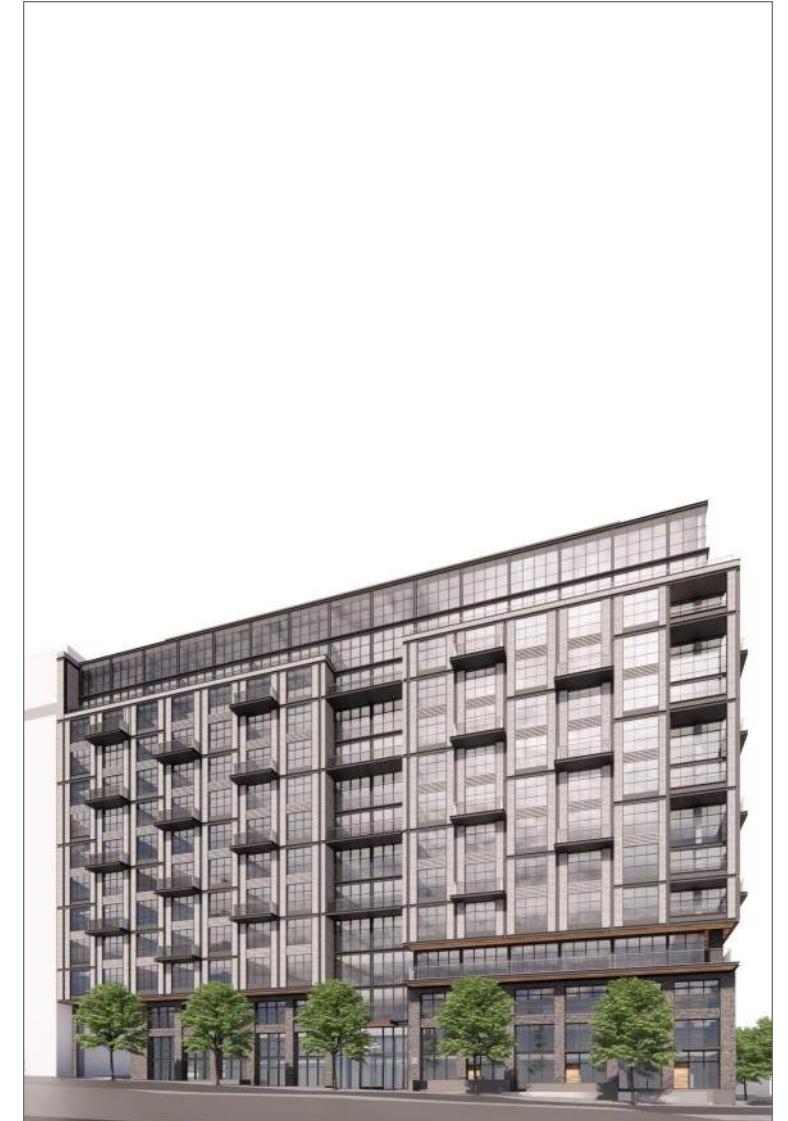
Zoning Hearing (11/12)



Revised Facade

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- Added more balconies.
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Current Version



Revised Facade

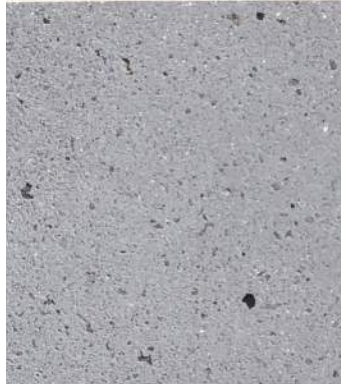
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Design Process Tie To Southwest Context and Simplify Facade

Exterior Materials

Pre-ANC Feedback

CONCRETE



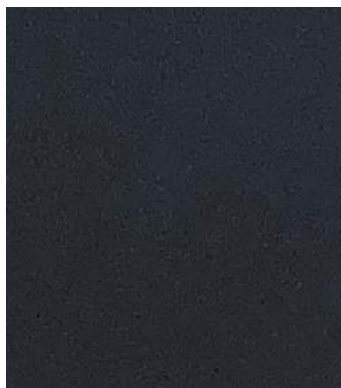
BRICK



GLAZING



METAL

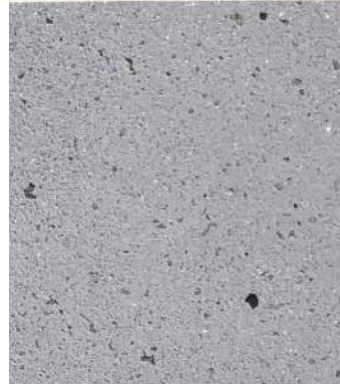


WOOD COMPOSITE



Zoning Hearing (10/1)

CONCRETE



BRICK



GLAZING



BRICK



METAL



WOOD COMPOSITE



Zoning Hearing (11/12)

CONCRETE



BRICK



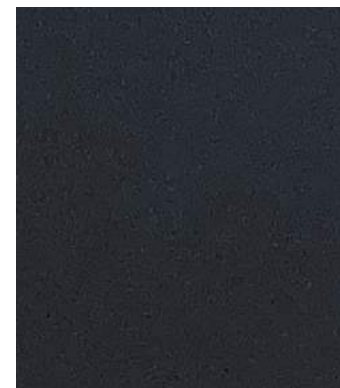
GLAZING



BRICK



METAL



WOOD COMPOSITE



Current Version

CONCRETE



BRICK



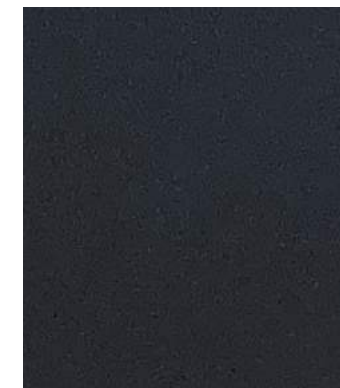
GLAZING



BRICK



METAL



WOOD COMPOSITE



Design Process Tie To Southwest Context and Simplify Facade Exterior Details at North and West Elevations

Pre-ANC Feedback



Zoning Hearing (10/1)



Revised 'Hyphen' Facade

- Stacked bond brick creates a more mid-century aesthetic.
- Brick surfaces are captured by metal elements similar to mid-century references in the neighborhood.
- Increased glass and light.

Zoning Hearing (11/12)



Revised 'Hyphen' Facade

- Replaced the dark charcoal brick with a lighter grey brick.
- Replaced metal spandrel with decorative brick.
- Revised balcony detail to evoke the rotated windows on the southeast building.

Current Version



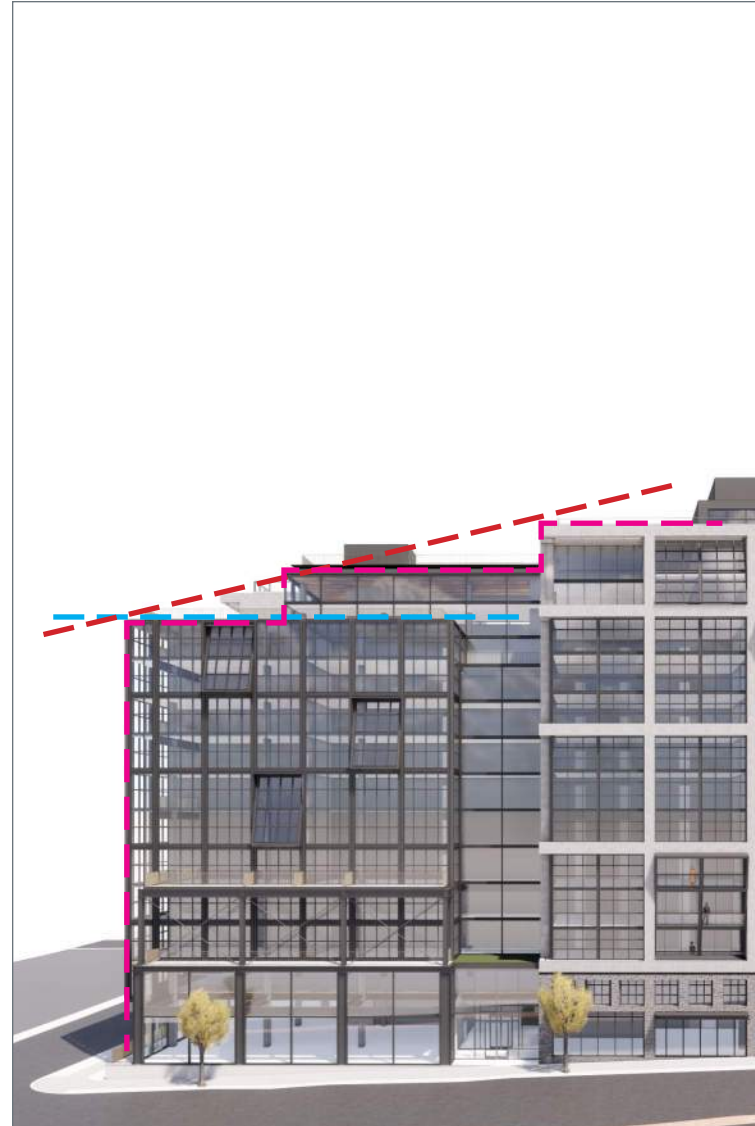
Revised Facade

- Redesigned balconies to remove diagonal struts.

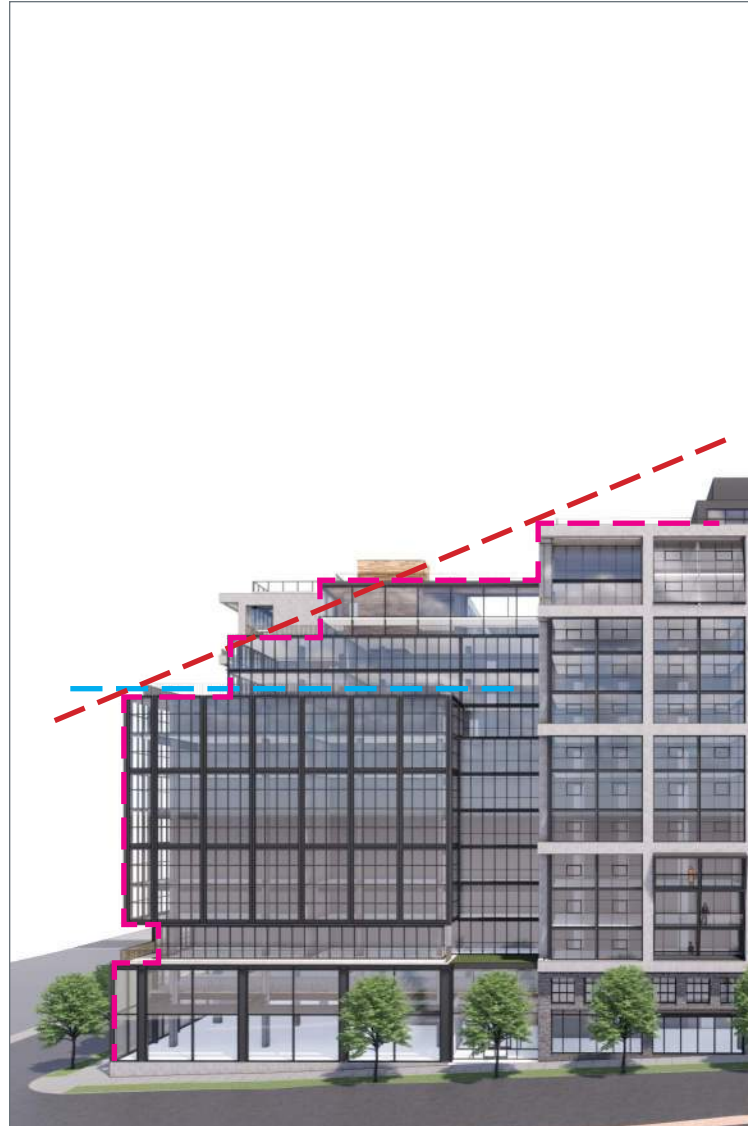
Design Process Introduce Tiering to Increase Light & Air

Southwest Corner

Pre-ANC Feedback



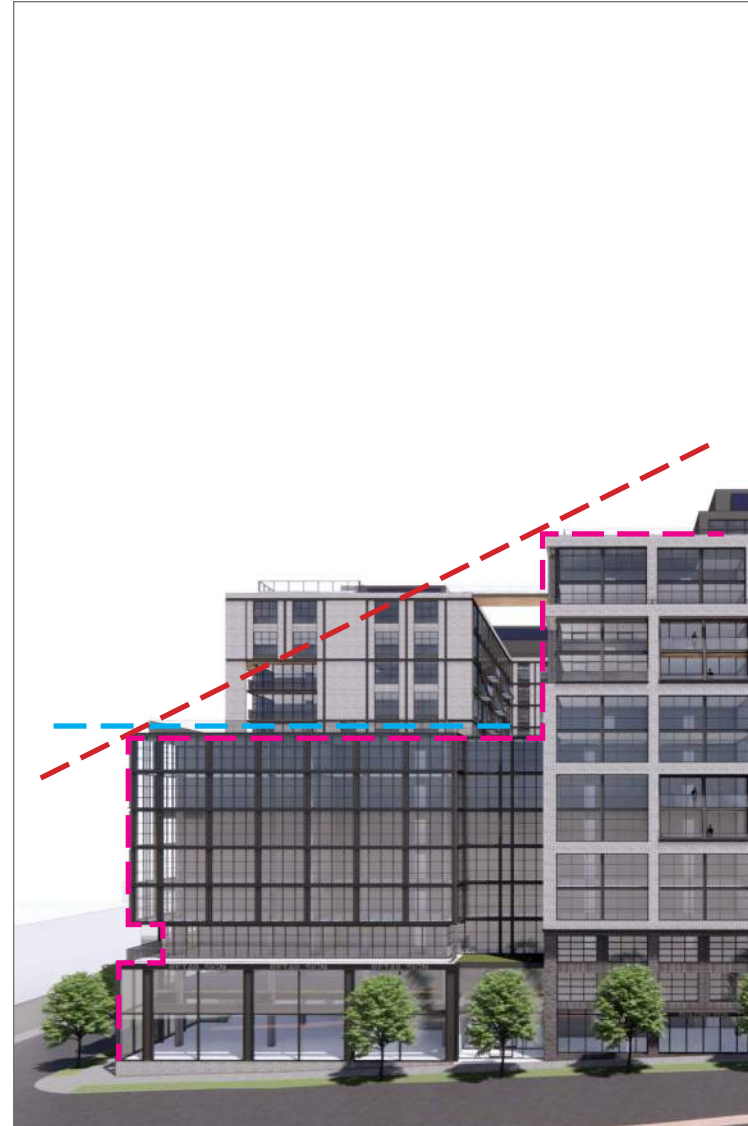
Zoning Hearing (10/1)



Revised Pavilion

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

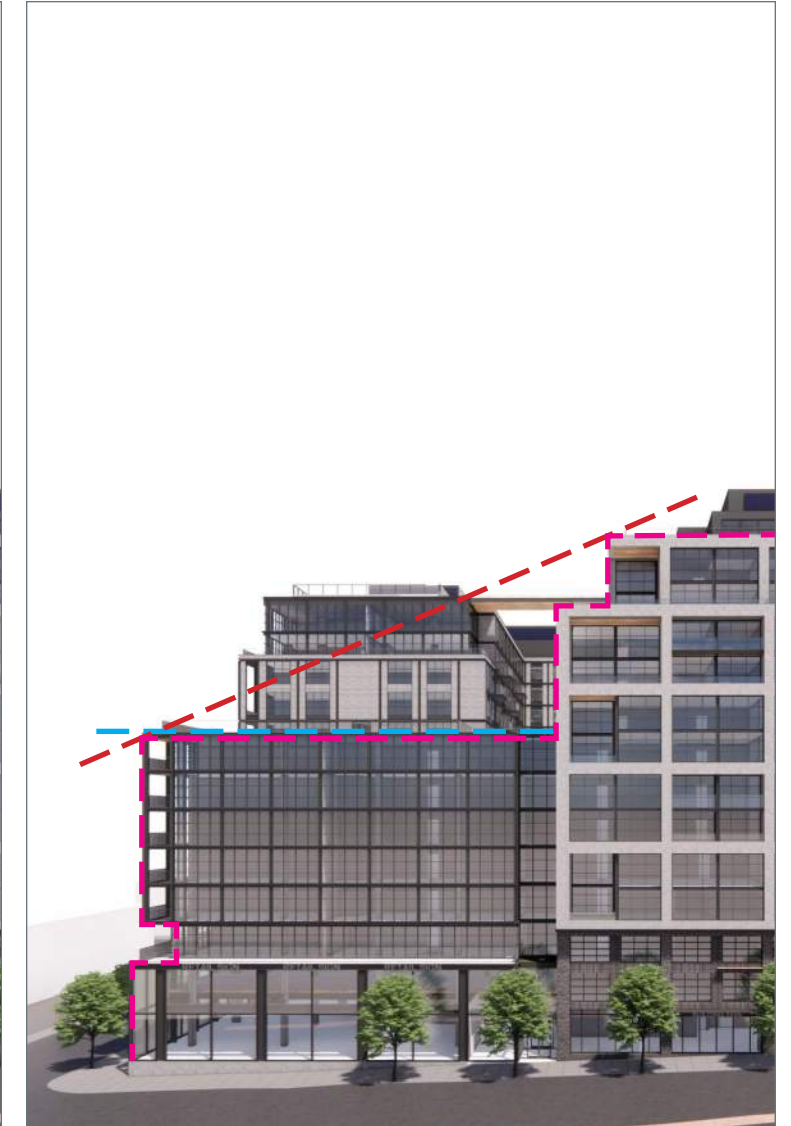
Zoning Hearing (11/12)



Revised Pavilion

- Removed the tiering of the pavilion to allow for open air porosity to courtyard.
- Added 3-story inset for southern views.
- New inset corresponds with new outdoor amenity at pavilion roof.

Current Version



Revised Pavilion Towers

- Resized width and length of pavilion to simplify its relationship to towers.
- Added additional setback at south end of NW tower to step down into the lower rise Southwest neighborhood.
- Added additional setback at west end of SE tower to step down into the lower rise Southwest neighborhood.
- Simplified SW corner of tower to have inset balconies, bookending the tower with the same format of balconies as SE corner (and pavilion)

Pre-ANC Feedback



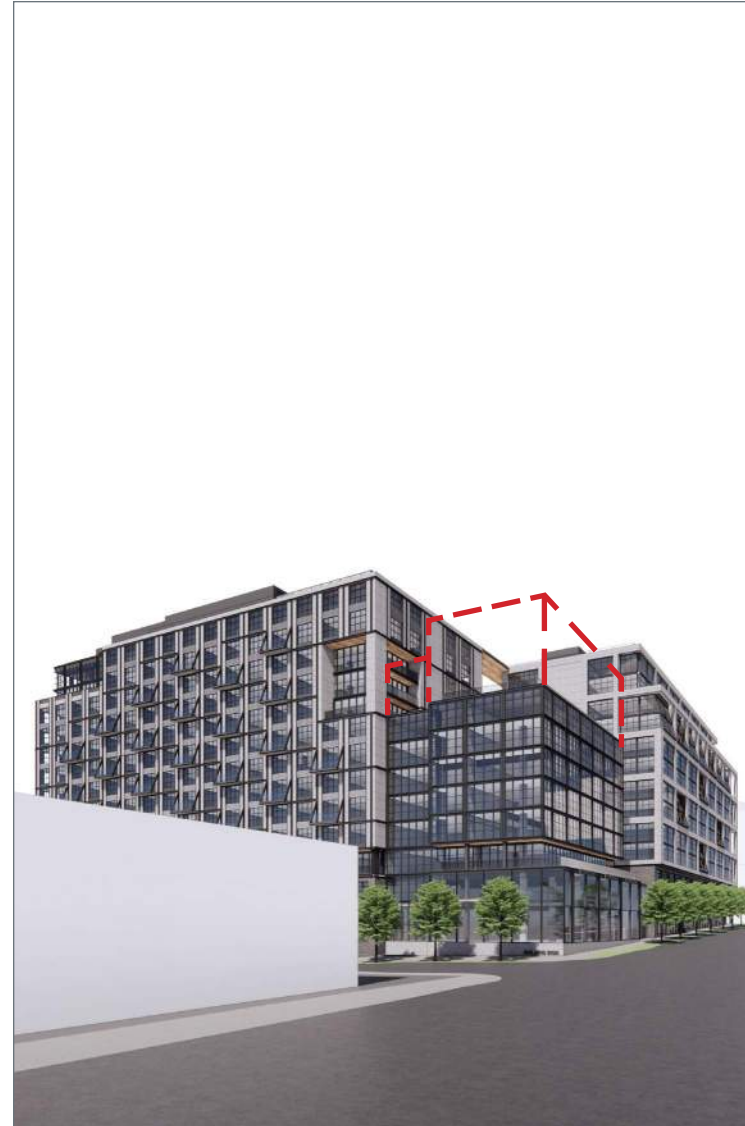
Zoning Hearing (10/1)



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

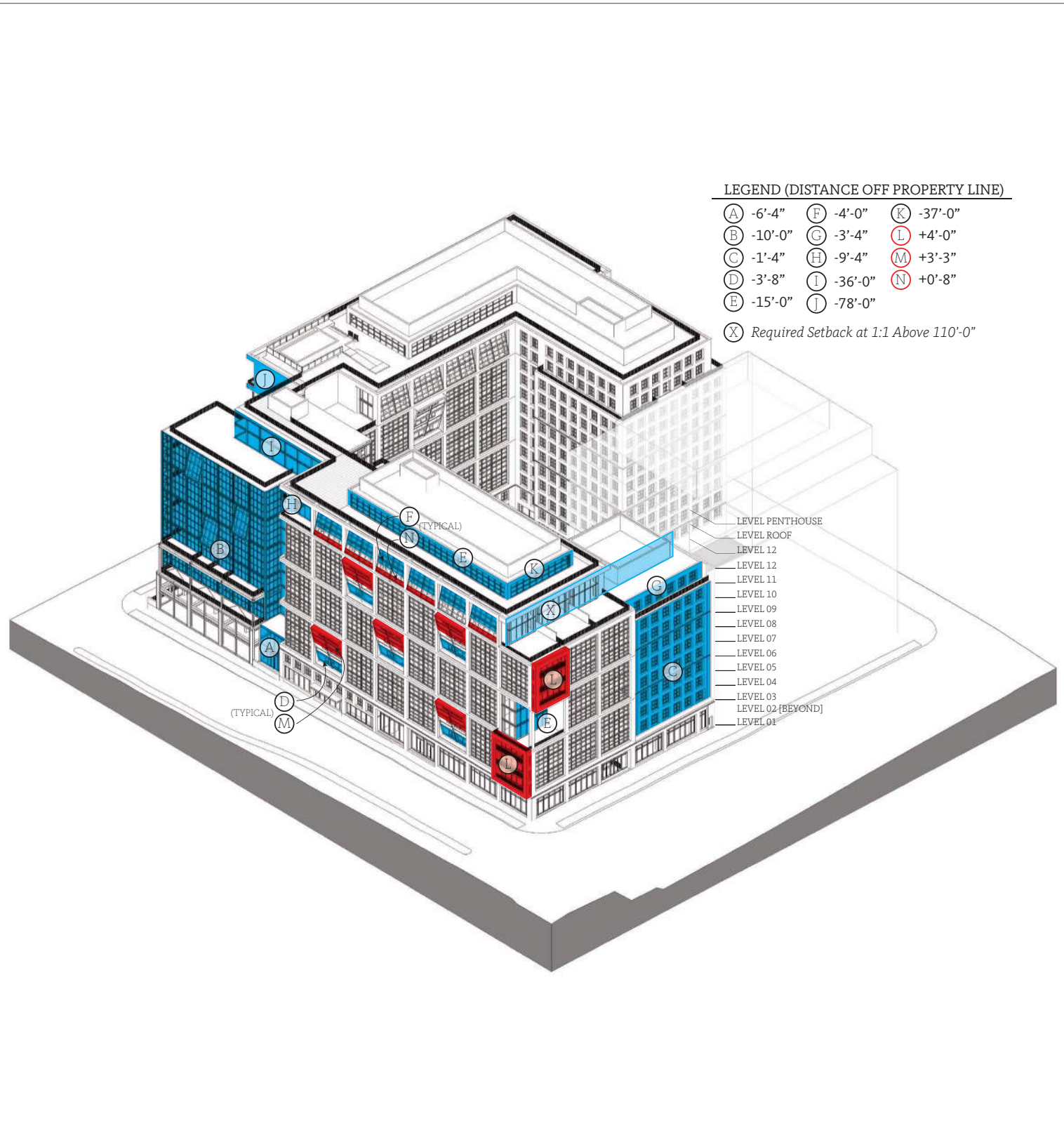


Revised Pavilion and Northwest Tower

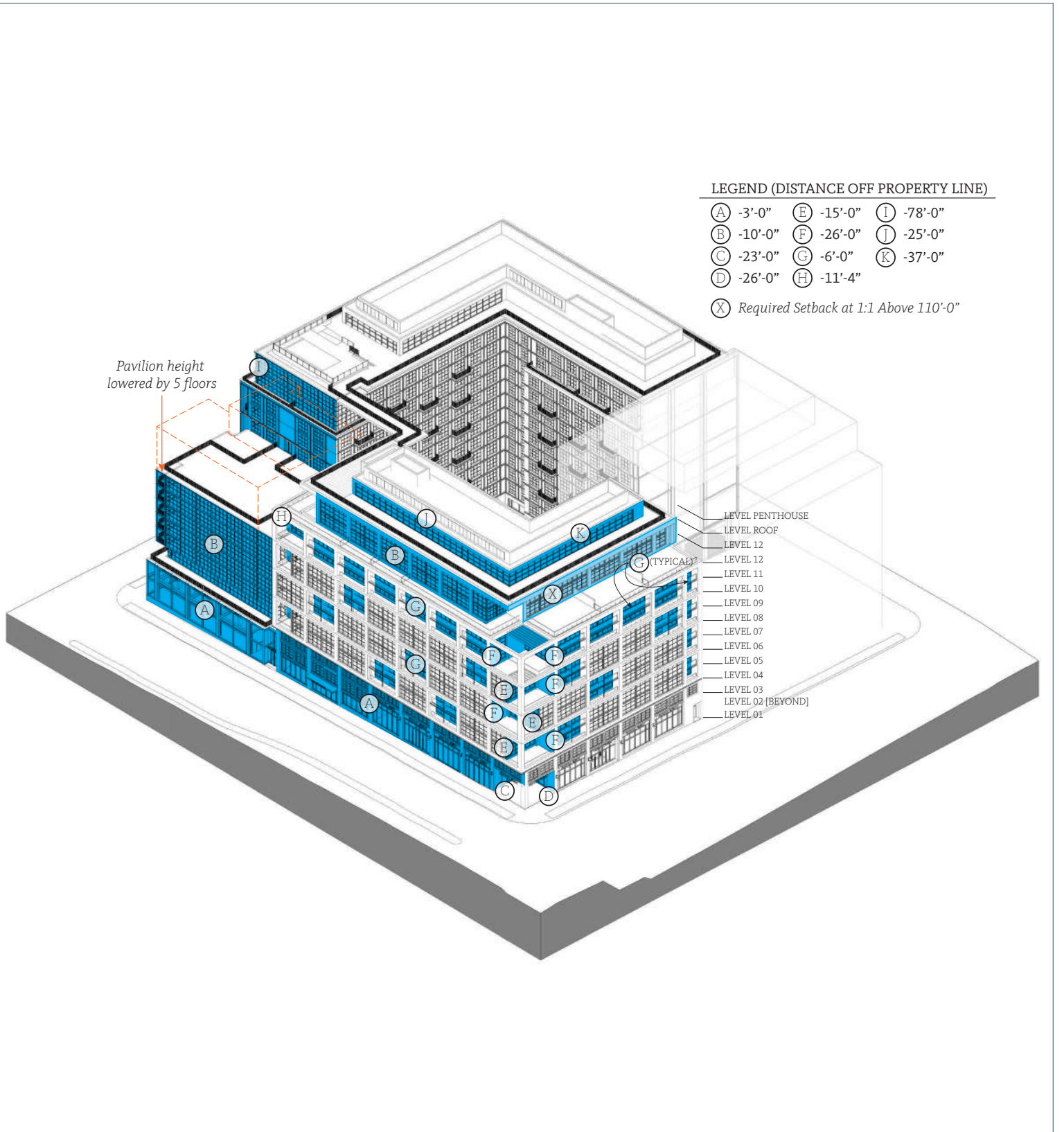
- Resized width and length of pavilion to simplify its relationship to towers.
- Created inset balcony at outside corner of pavilion to match outside corners of towers (added balconies).
- Created inset balcony at outside corner of northwest tower to bookend the building, and to add consistency between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

Design Process Tiering, Setback, and Height Reductions on South Capitol and M Streets

Pre-ANC Feedback



Current Version



Pre-ANC Feedback



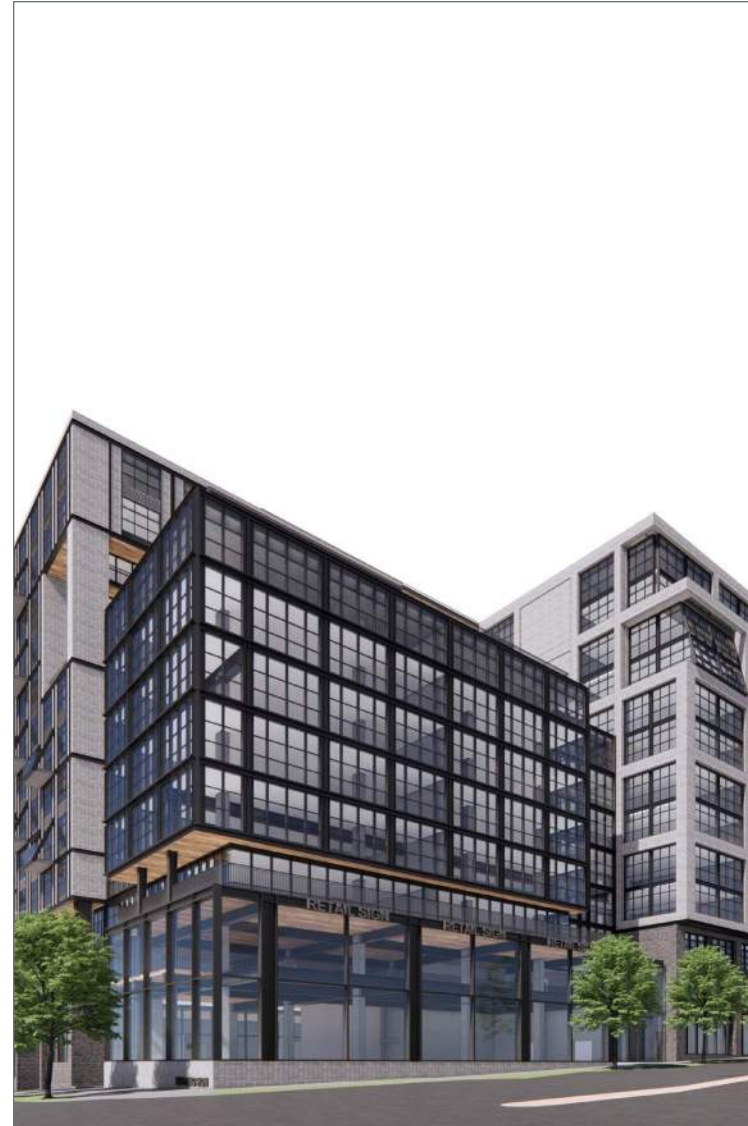
Zoning Hearing (10/1)



Revised Pavilion

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

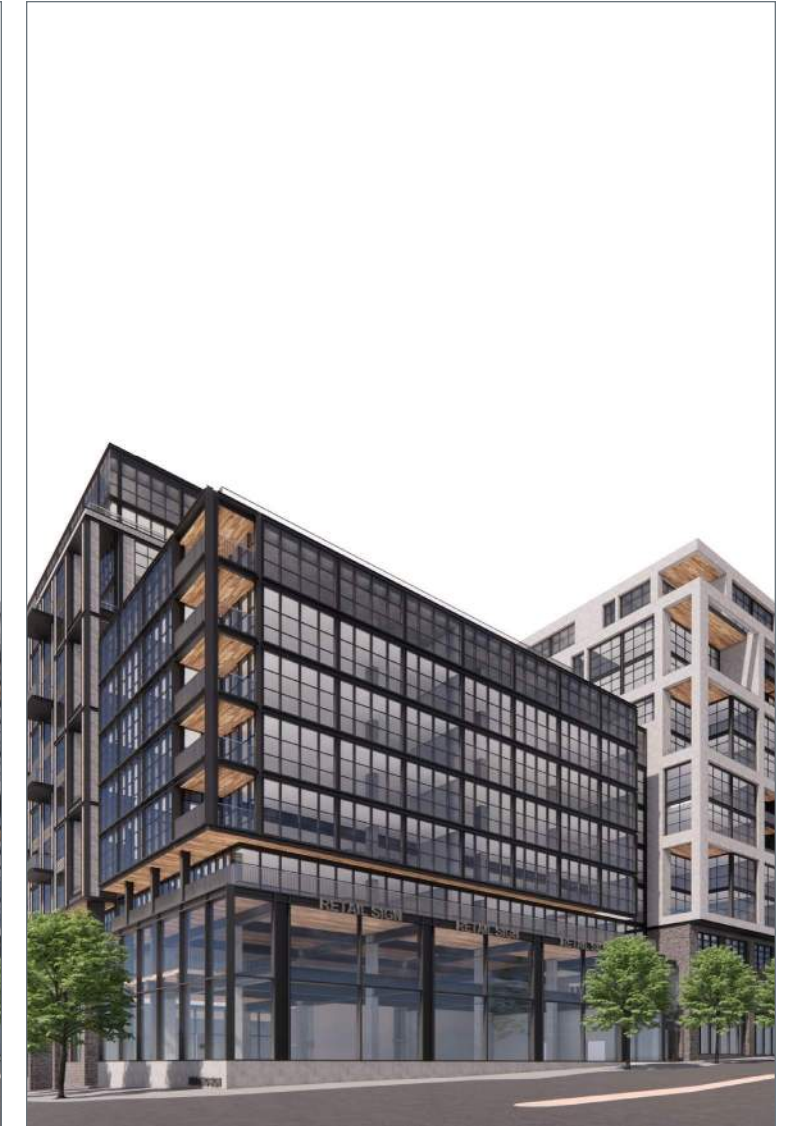
Zoning Hearing (11/12)



Revised Pavilion

- Removed the tiering of the pavilion to allow for open air porosity to courtyard.

Current Version

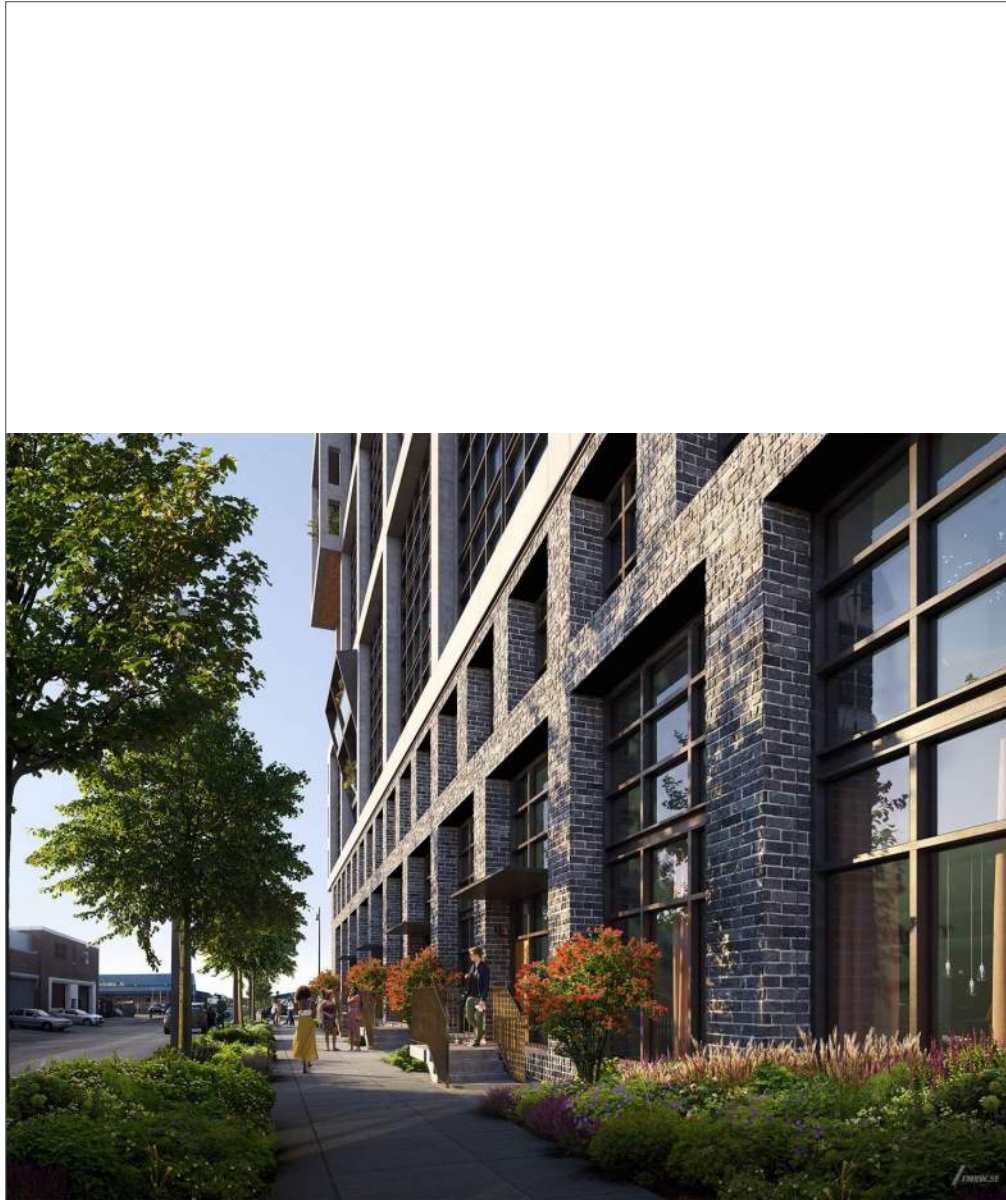


Revised Pavilion and Southeast Tower

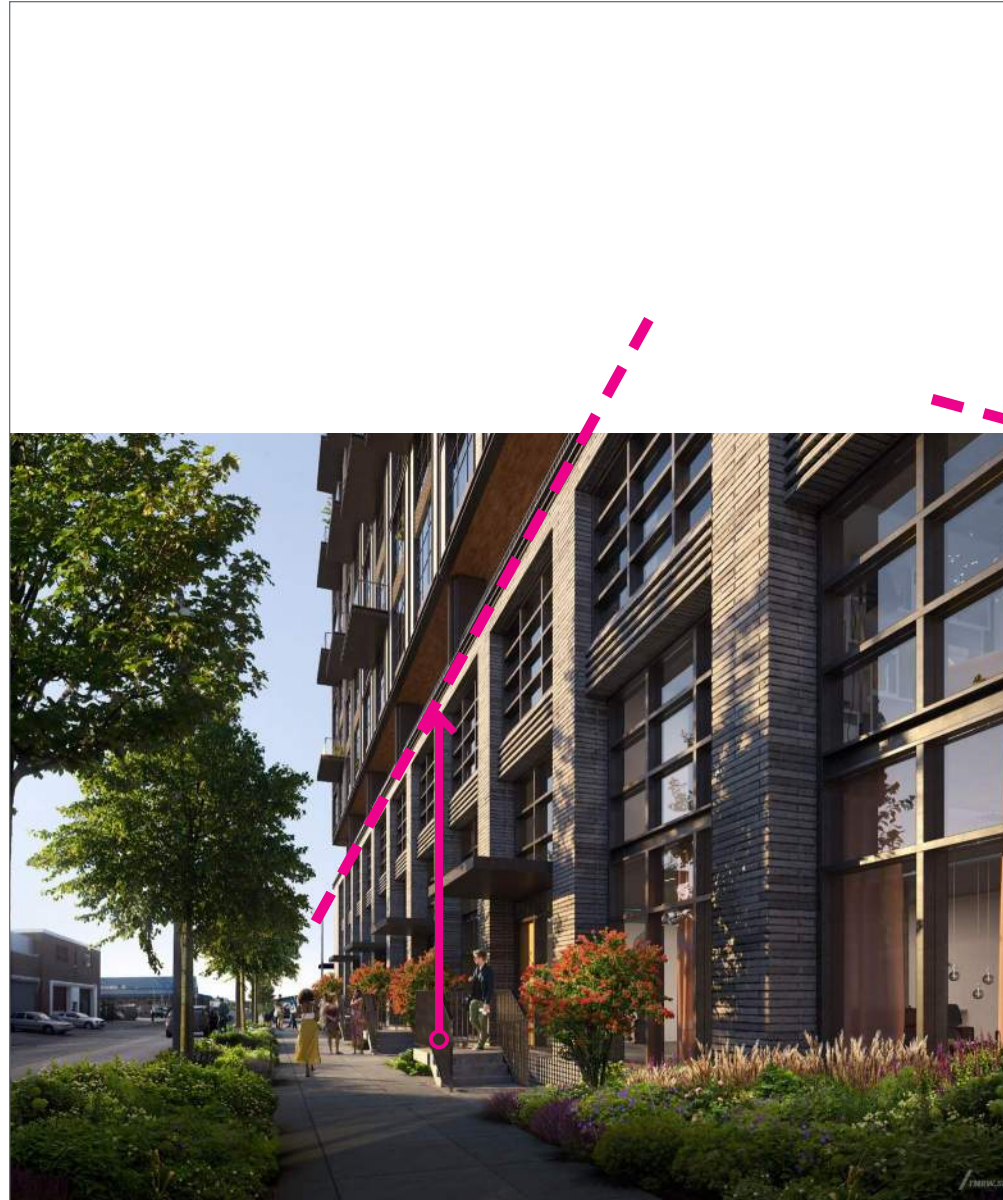
- Resized width and length of pavilion to simplify its relationship to towers.
- Created inset balcony at outside corner of pavilion to match outside corners of towers (added balconies).
- Simplified SW corner of tower to have inset balconies, bookending the tower with the same format of balconies as SE corner (and pavilion)

Design Process Tie To Low Rise Neighbors

Pre-ANC Feedback

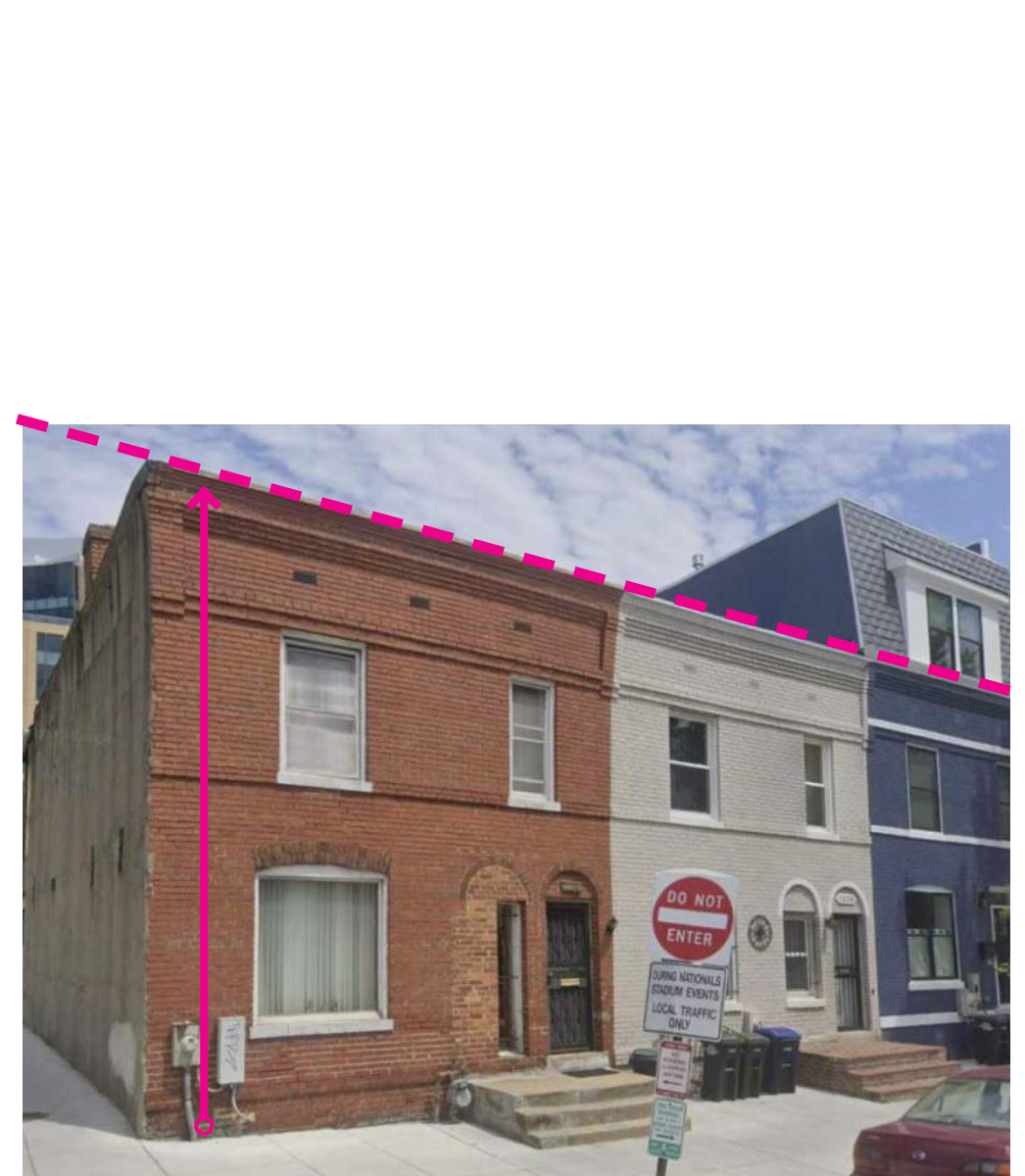


Current Version



Revised Podium

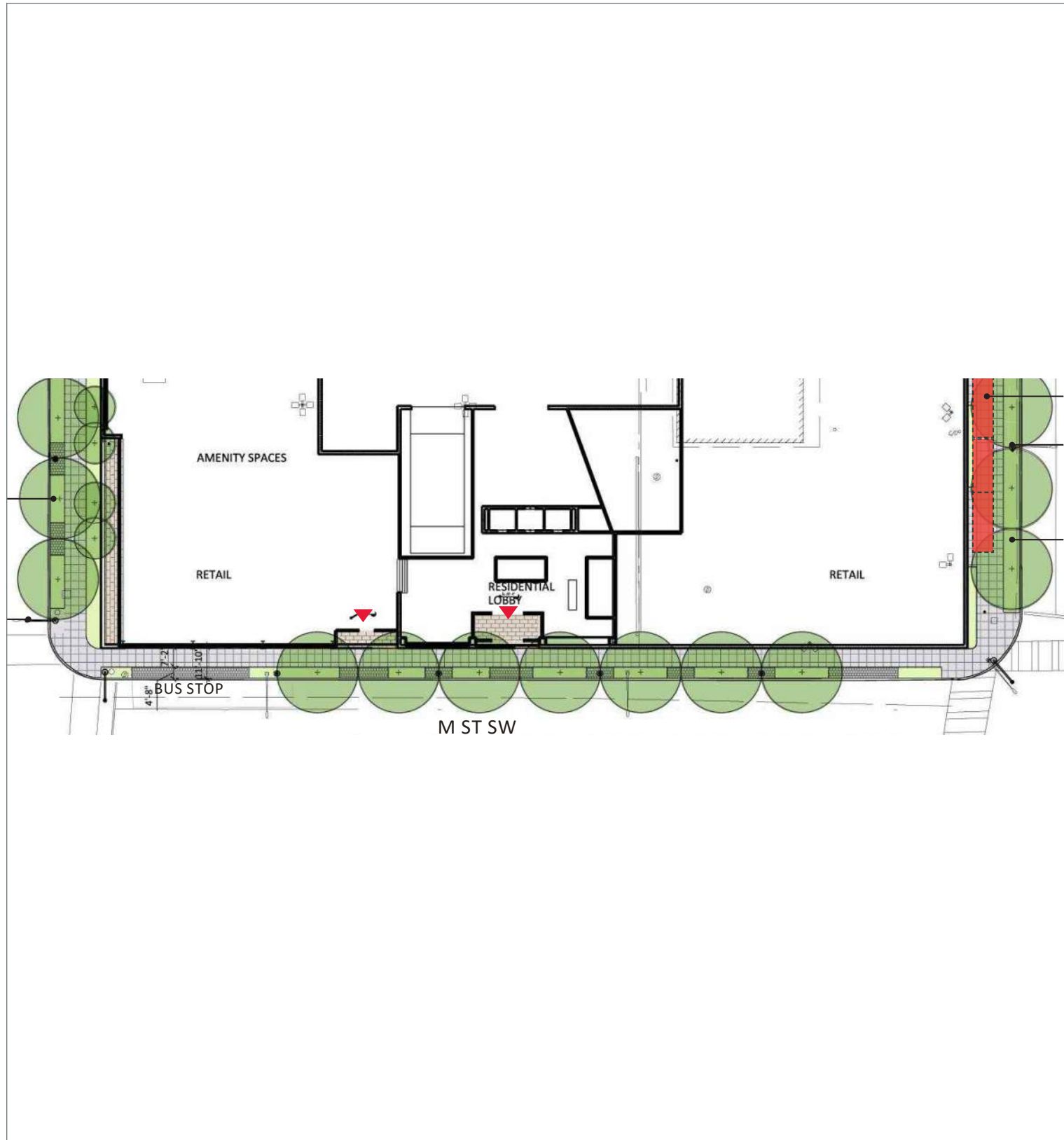
- Added a reveal at level 3 to better highlight a pedestrian-centric scale of the walk-up units.
- New reveal better associates the podium with low-rise neighbors.



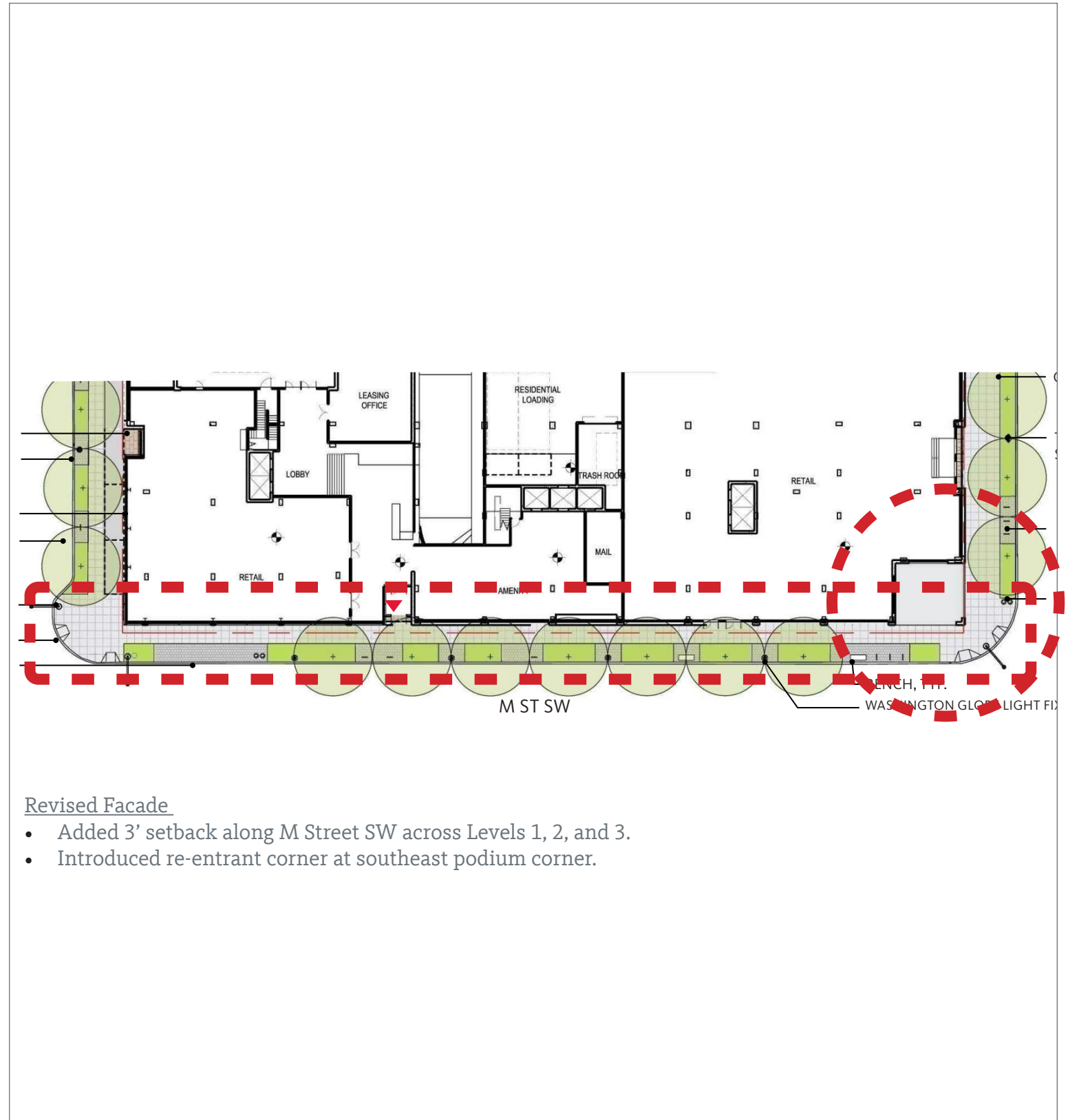
Low Rise Neighbors

Design Process Set Back Retail on M Street

Pre-ANC Feedback



Current



Revised Facade

- Added 3' setback along M Street SW across Levels 1, 2, and 3.
- Introduced re-entrant corner at southeast podium corner.

Design Process Set Back Facade on M Street

Pre-ANC Feedback



Zoning Hearing (11/12)



Revised Facade

- Added setback at levels 12 & 13 that aligns with upper pavilion setback (10'-0").

Current



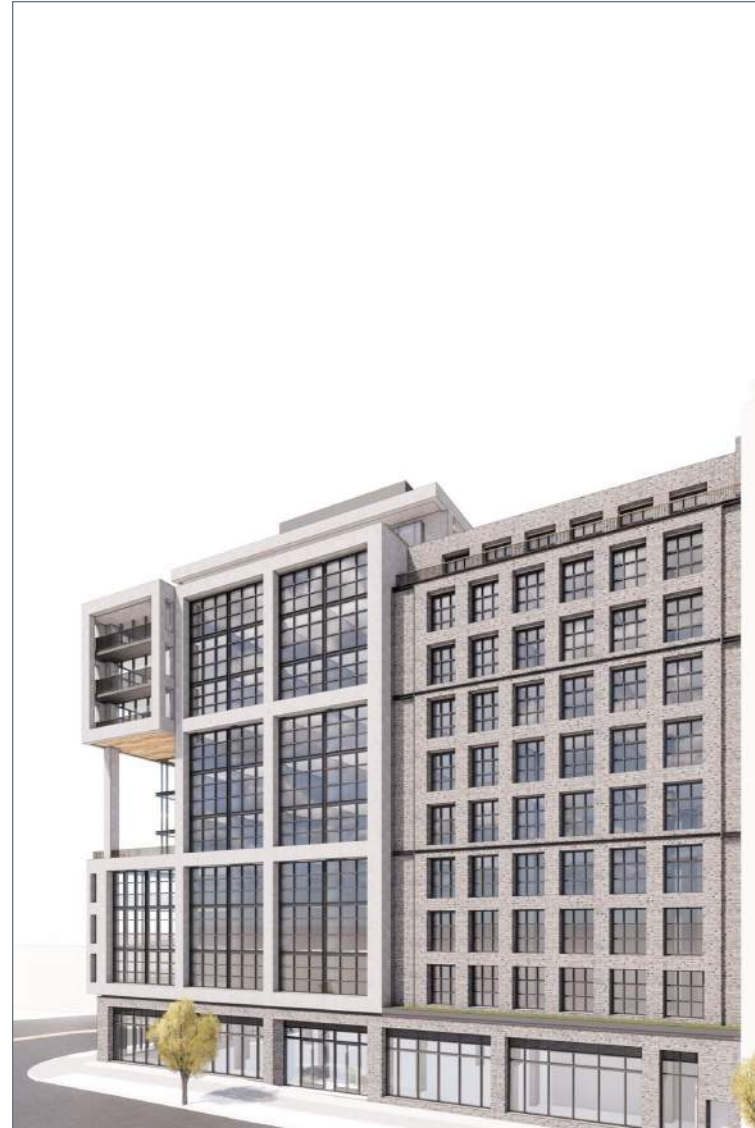
Revised Facade

- Created continuous inset balcony at 10th and 11th floor to inwardly step the massing.

Additional Revisions

- Removed all rotated ('hopper') balconies AND windows.
- Extended inset balcony design from SE corner across facades.
- Increased quantity of balconies.
- Replaced picket guardrails with glass guardrails
- Converted brick back to concrete.

Pre-ANC Feedback



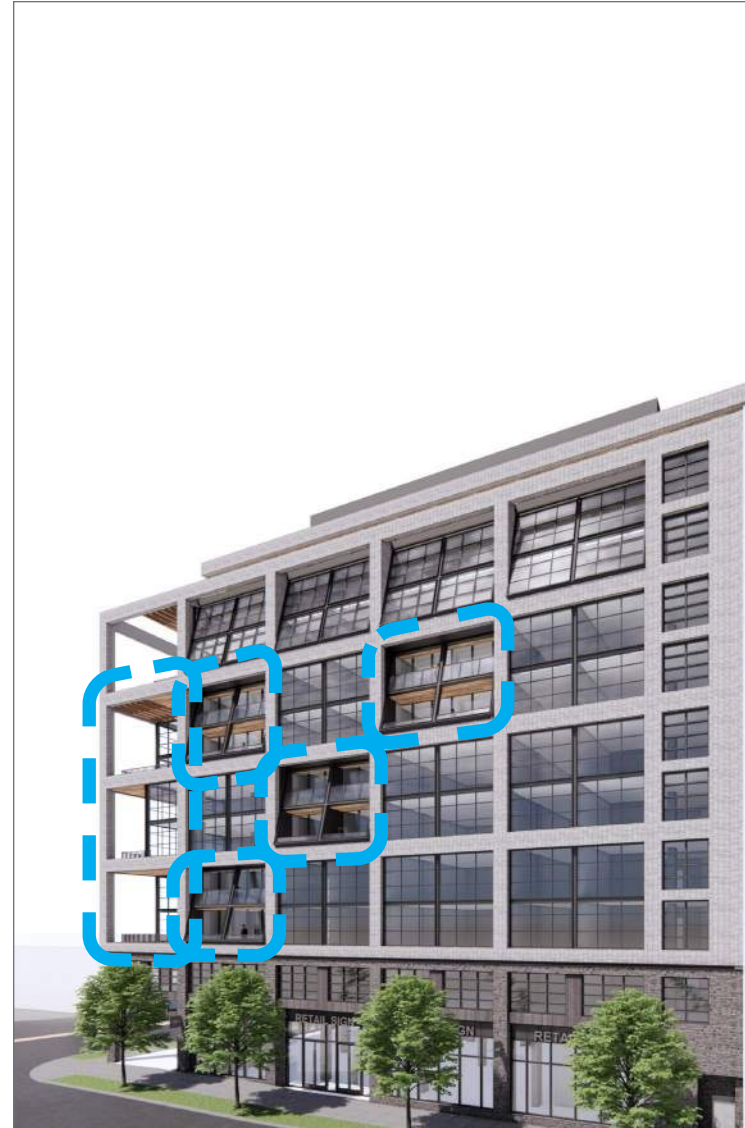
South Tower
Levels 03-11 38 individual balconies
Level 11 62 linear feet of balcony

Zoning Hearing (10/1)



Added Balconies
South Tower
Levels 03-11 52 individual balconies
Level 03 62 linear feet of balcony

Zoning Hearing (11/12)



Added Additional Balconies
South Tower
Levels 04-11 42 individual balconies

Current Version



Added Additional Balconies
South Tower
Levels 04-11 75 individual balconies

Pre-ANC Feedback



<u>North Tower</u>	
Levels 03-12	45 individual balconies
Level 12	68 linear feet of balcony

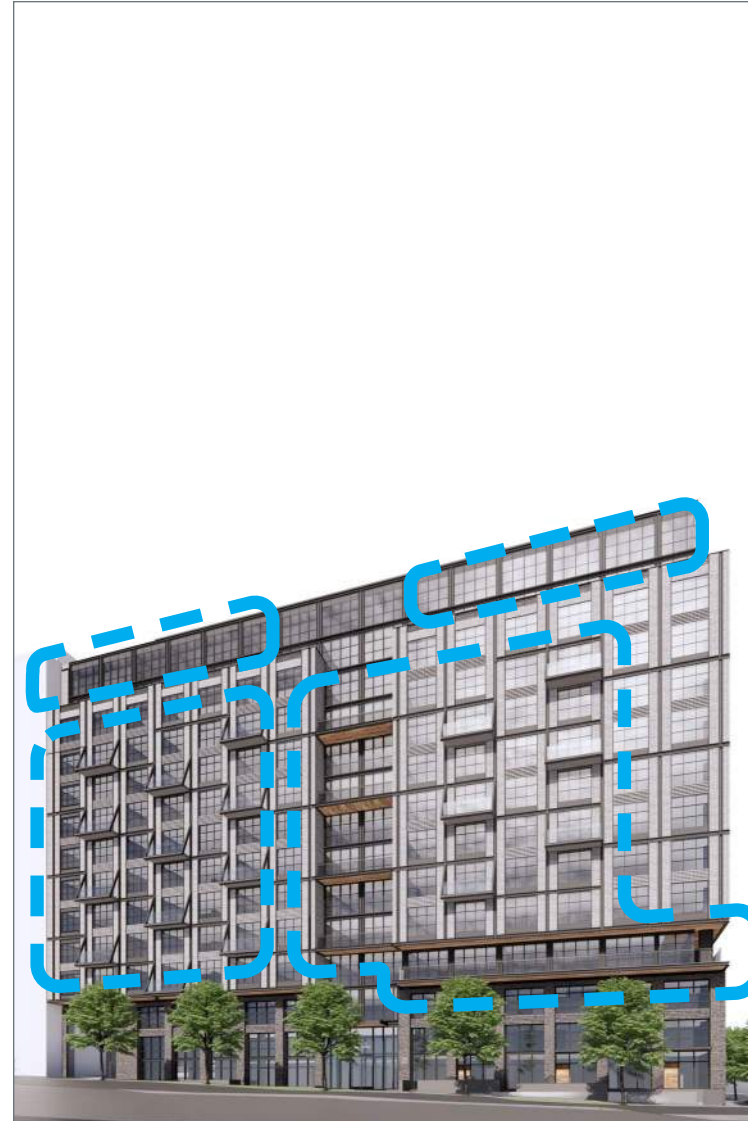
Zoning Hearing (10/1)



Added Balconies

<u>North Tower</u>	
Levels 03-12	64 individual balconies
Level 12	68 linear feet of balcony

Zoning Hearing (11/12)



Added Additional Balconies

<u>North Tower</u>	
Levels 03-12	47 individual balconies
Level 03	275 linear feet of balcony
Level 12	213 linear feet of balcony

Current Version

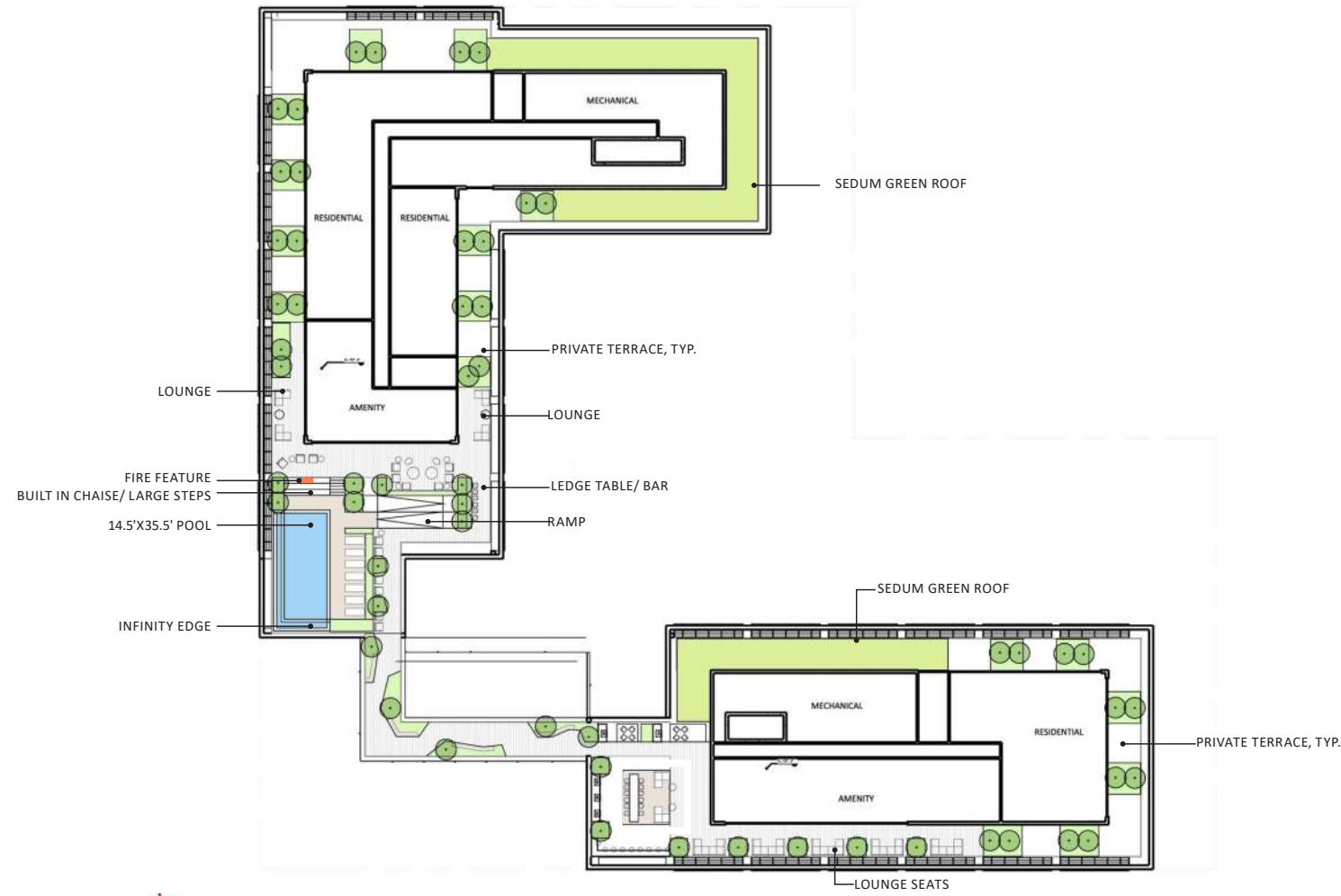


Added Additional Balconies

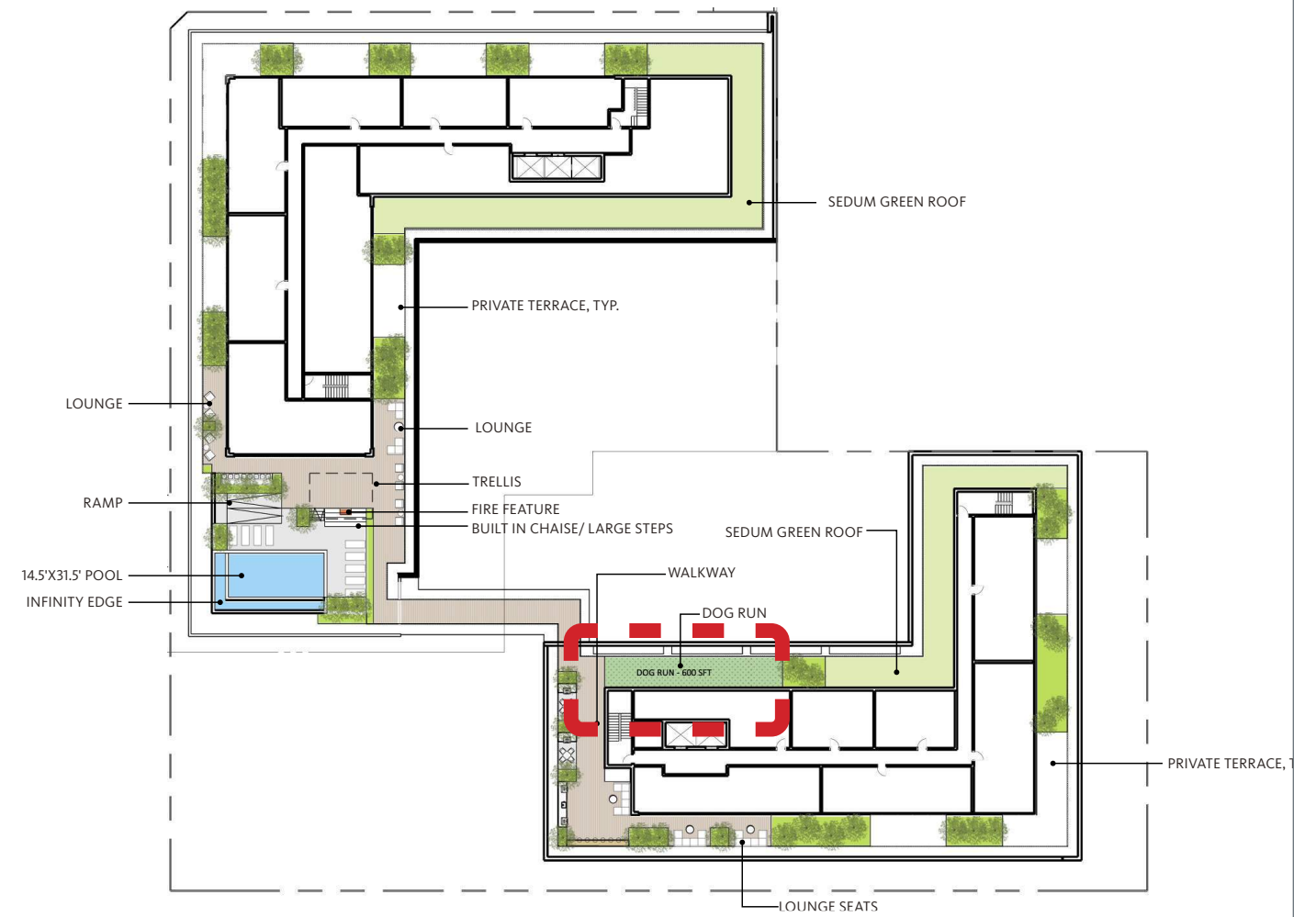
<u>North Tower</u>	
Levels 03-12	57 individual balconies
Level 03	275 linear feet of balcony
Level 12	366 linear feet of balcony

Design Process Dog Relief Zone

Pre-ANC Feedback



Current



Revised Roof Level

- Added dog relief zone.

Design Process Lighten Grid and Adjust Balconies

Pre-ANC Feedback



Zoning Hearing (10/1)



Revised Bay

- Reduced the dimensions of the typical mullions to lighten the gridded appearance of the facade.

Zoning Hearing (11/12)



Revised Bay

- Maintained lightened grid.
- Mirrored the rotation of the hopper balcony to lean inwards for both consistency across the non-balcony rotated windows, as well as to lessen the effect of the outward leaning version had on the pedestrians looking up at the building.

Current Version



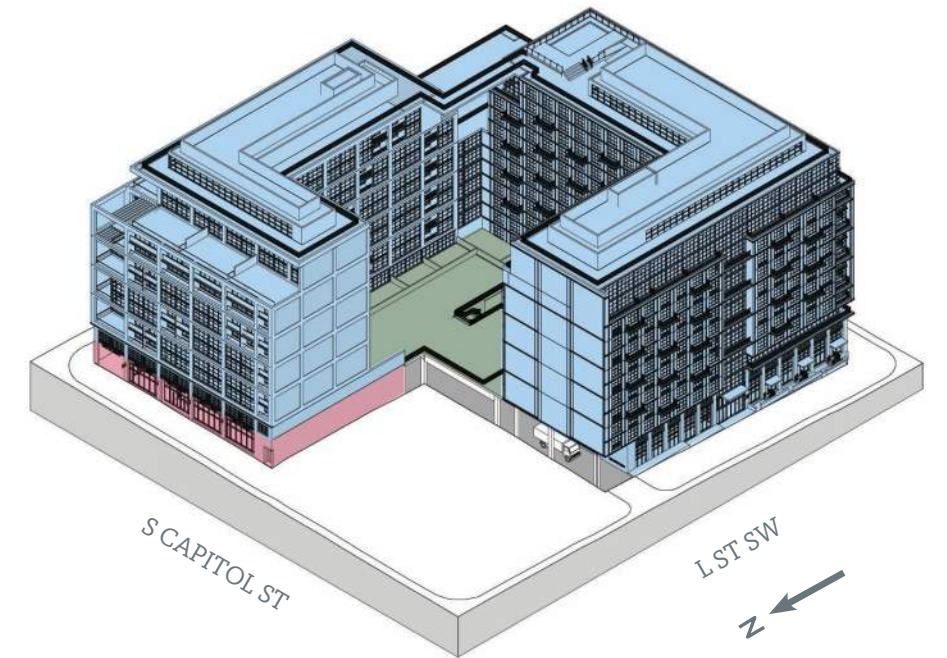
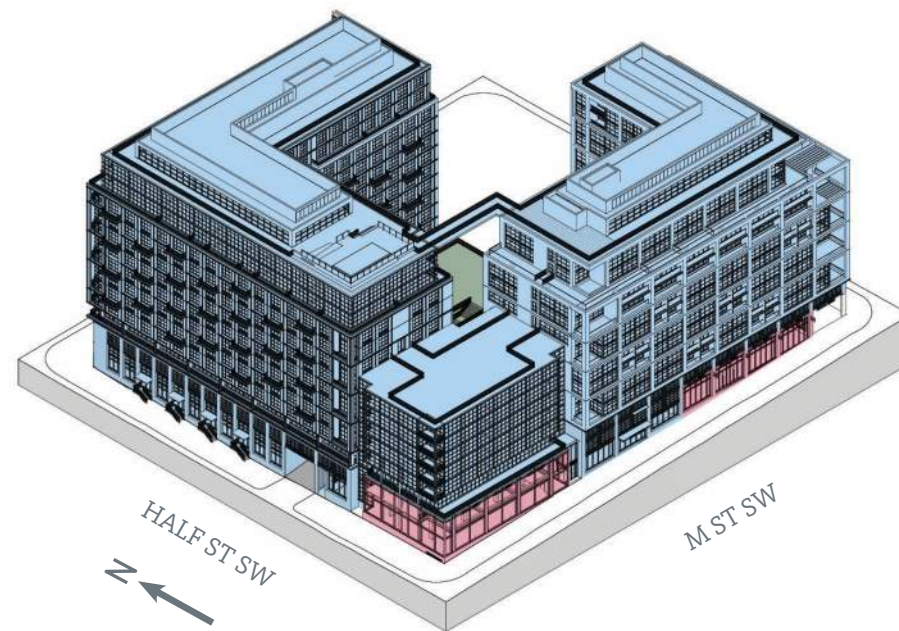
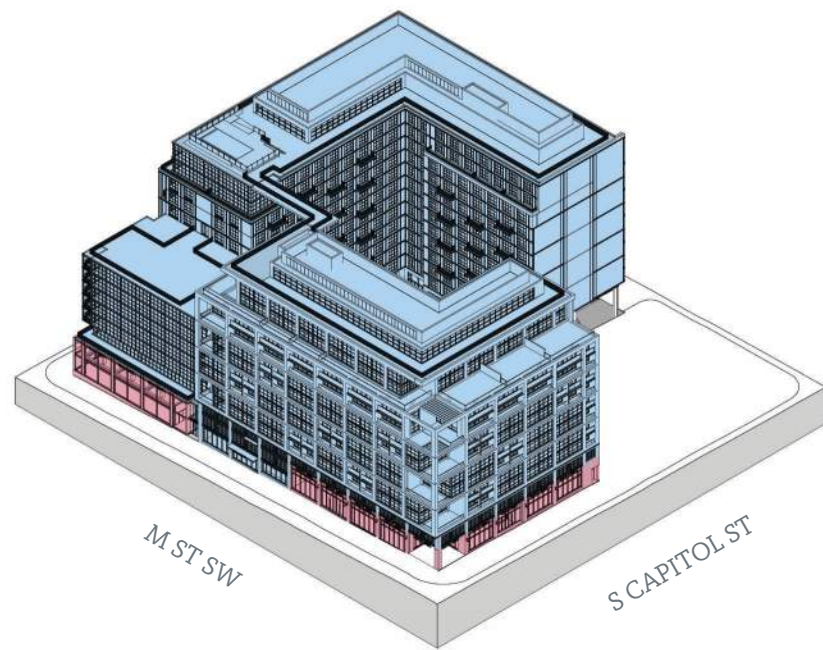
Revised Bay

- Maintained lightened grid.
- Removed all rotated 'hopper' style balconies.
- Designed inset balconies to extend the current style of balconies at the SE corner throughout the facades, simplifying the number of design moves and creating added consistency.
- Replaced brick with concrete.

SECTION 3

DESIGN PROPOSAL

Proposed Design Overview



Residential Retail

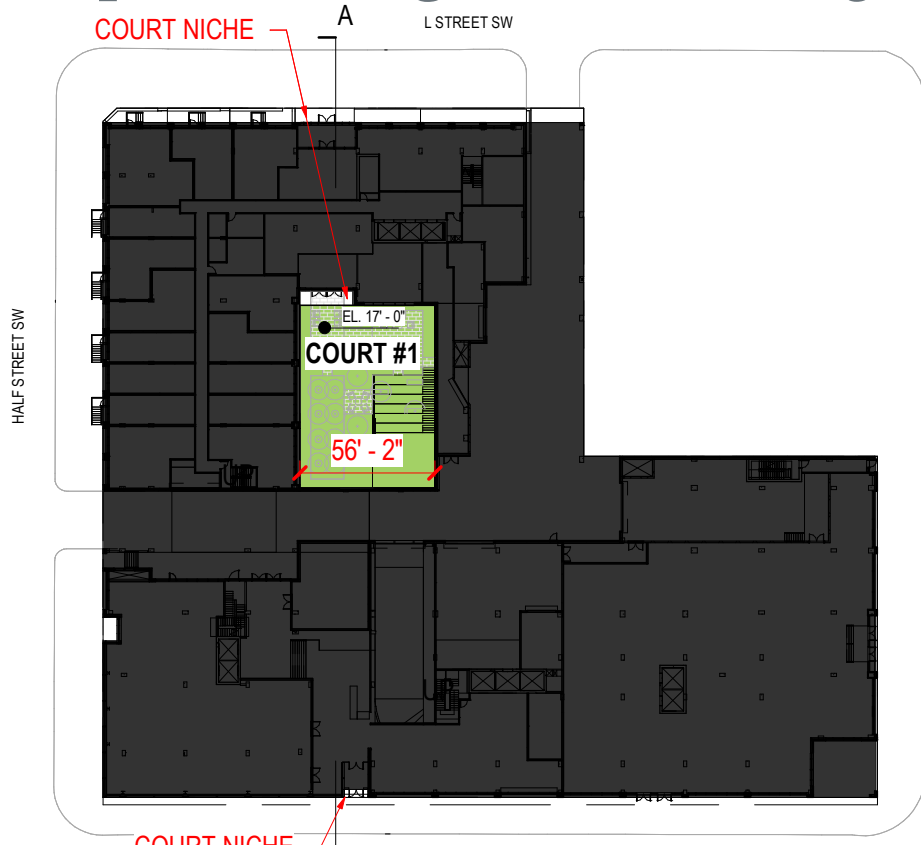
NOTES:
 APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

Lot Area : 75,656 SF

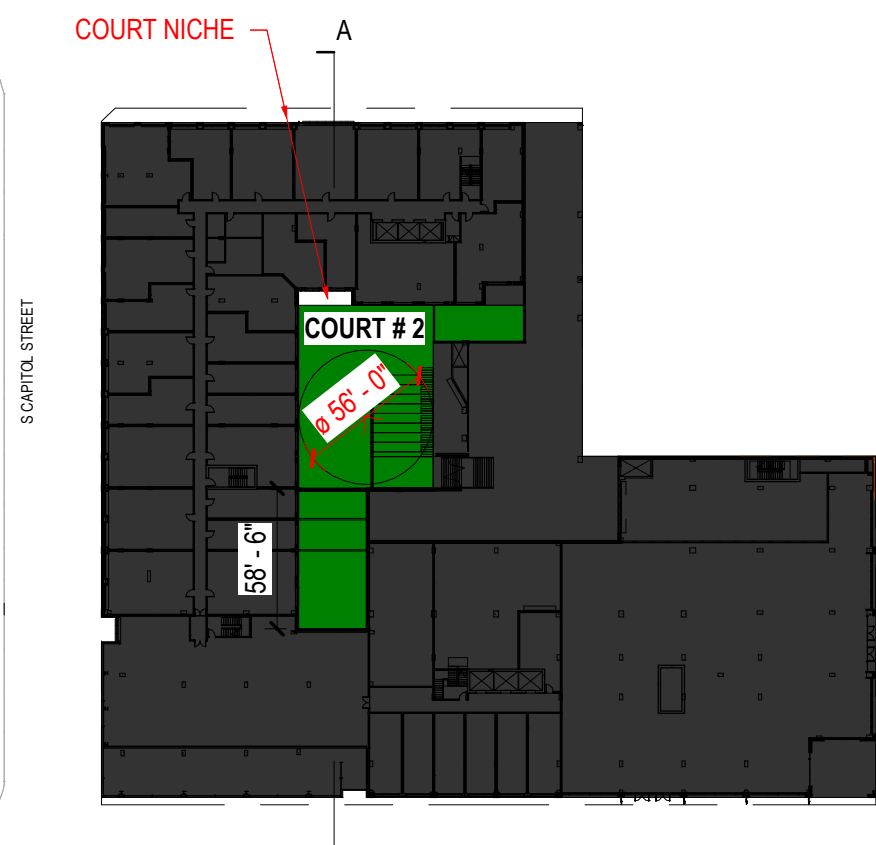
		Residential Alternative (Residential Scheme)				Comments
Proposed Use		Residential, Retail				
Proposed Number of Residential Units		615				
Proposed Building Height		130' with 1:1 setback at 110 feet on South Capitol St, 78'-2" Southwest Pavilion height Penthouse Height : 20', Setback 1:1				
Build To Requirements		66%				Minimum requirement of 60% of street wall is to be constructed to the property line per Sub. I, Sec. 616.7(g)
Allowable FAR		Residential : Unlimited Non Residential : 6.5 x 75,656 = 491,764 SF				
Total Gross Floor Area		Non Residential FAR		Residential FAR		
Retail	23,026 SF					Flexible space calculations below included in Retail SF.
Residential	659,325 SF					
Office	n/a					
Total	682,351 SF	0.3		8.7		
Flexible Space	6,317 SF					
Penthouse Habitable Space	12,759 SF	Residential Units : 6,539 SF (8 Units, included in unit total)				
Penthouse Mechanical Space	5,727 SF					
Penthouse Total	18,486 SF					
Parking Spaces	299					
*Vehicle parking spaces are not required for development on the subject property due to its location in D zone east of 20th Street, NW.						
Bike Parking	Required	Provided				Bike parking will be provided to meet the minimum number of zoning required spaces. The minimum number of bike parking spaces will be required based on the final square footage and the number of units. Reference: Subtitle C, Sec. 802.2 (after first 50 bike parking spaces are provided for a use, additional spaces are required at one-half the ratio specified). Retail Area for bike calculation includes Flexible space area.
Short Term						
Retail	7	7				
Residential	31	35				
Office	0	0				
Total	38	42				
Long Term						
Retail	2	2				
Residential	128	142				
Office	0	0				
Total	130	144				
Shower Requirement	0	0				Proposed scheme has less than 25,000 GSF of non-residential use.
Locker Requirement	0	0				Proposed scheme has less than 25,000 GSF of non-residential use.
Loading Berths	Required	Provided				
Retail	2 Loading Berth/ 1 Service/Delivery Space	4 Loading Berths / 1 Service/Delivery Spaces*				*Per C-901.8 and C-902.2, two or more uses may share loading and the building is only required to provide enough berths to meet the requirements for the use category with the highest requirement.
Office	0					Loading Berth (12'x30'x14' clear); Service/Delivery Space (10'x20'x10' clear)
Residential	1 Loading Berth/ 1 Service/Delivery Space					
Loading Platform						
Retail	2 Loading Platform @ 100 SF	4 Loading Platforms @ 100 SF*				
Office	0					
Residential	1 Loading Platform @ 100 SF					
Rear Yard	Not Required	Not Provided				Reference Subtitle I, Sec. 205.2(b).
Side Yard	Not Required, if provided min 4'-0" wide	Not Provided				
Courts						
Open Courth Width	4" per foot of height, no less than 10'				To Comply - See Court Exhibit	
Closed Court Width/Area	Width : 4" per foot of height, no less than 15'; Area : Twice the square of the required width, minimum 350 SF				To Comply - See Court Exhibit	
GAR Requirement	0.2 minimum		0.2 Provided		Reference Section 7 for Preliminary GAR Scoresheet	
Unit Mix	Units	Type				
		STUDIO	1 BED	2 BED	3BED	
North Residential Tower	366	10-30%	30-50%	25-45%		
South Residential Tower	249	10-30%	20-40%	5-25%	5-20%	
Total	615					

Proposed Design Court Diagrams

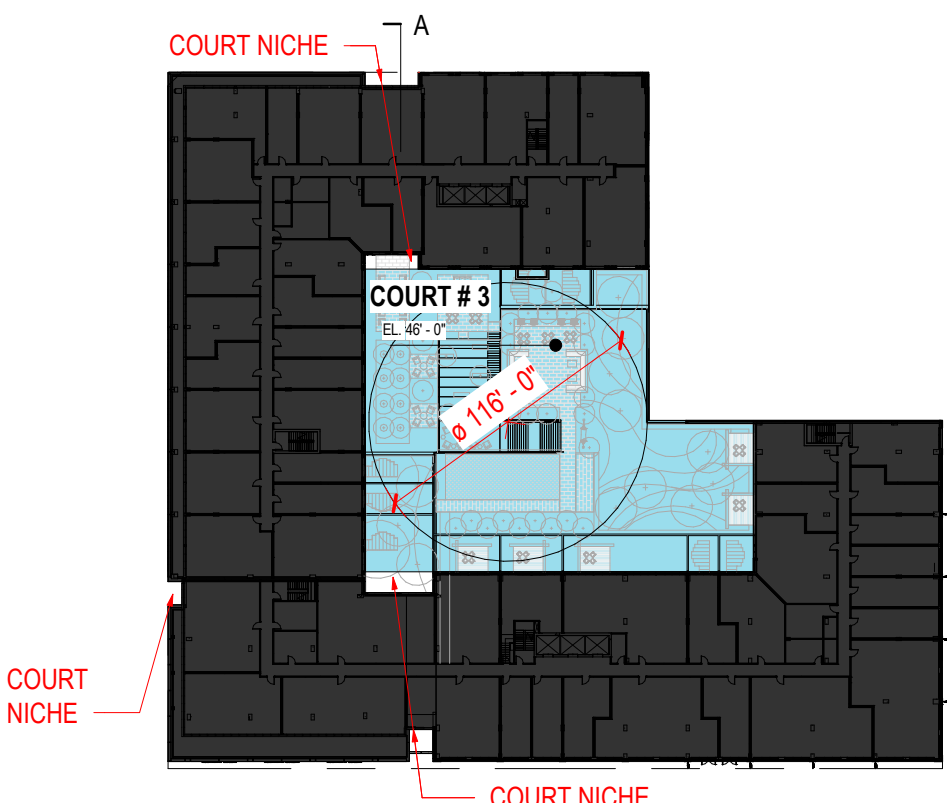
Scale: 1" = 80'-0"



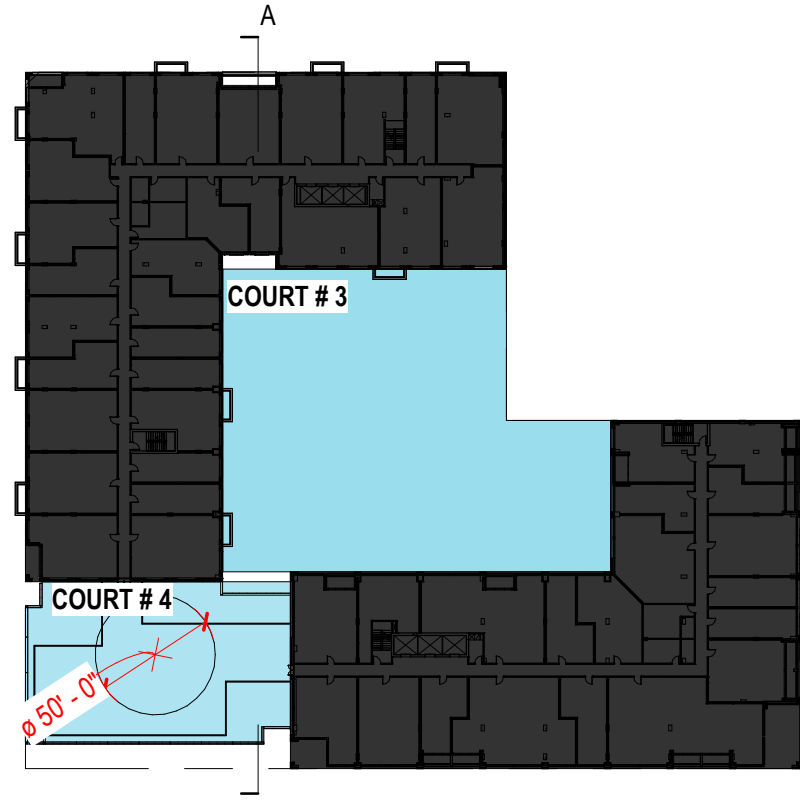
LEVEL 01 PLAN



LEVEL 02 PLAN



LEVEL 03 PLAN

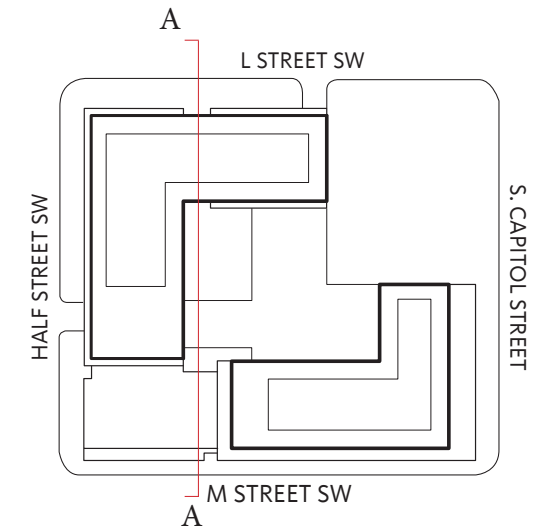
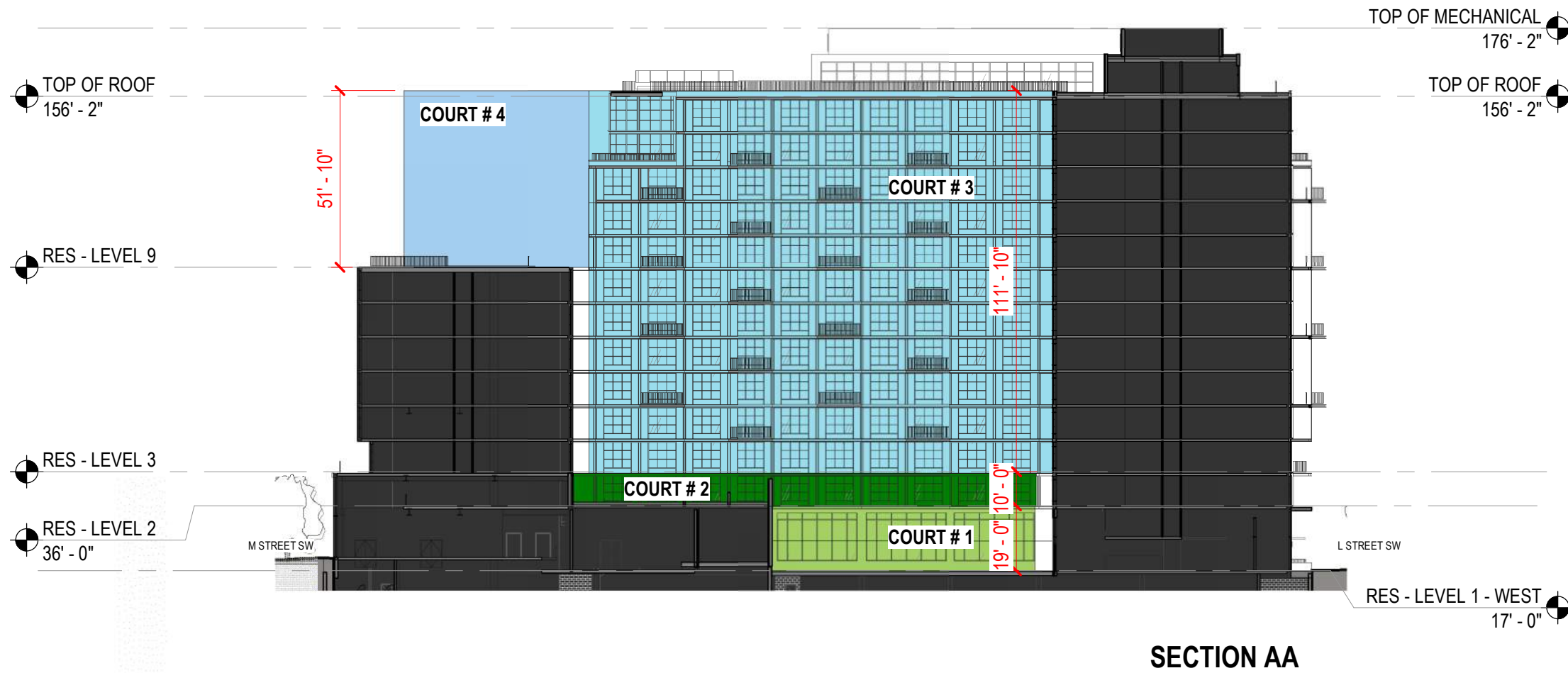


LEVEL 09 PLAN

RES SCHEME							
Court #	Court Type	Height	Required Width	Provided Width	Required Area (SF)	Provided Area (SF)	Comply (Y/N)
Residential Courts			4 inches per foot		Twice the square of the reqd. width		
			Open Court Min: 10'		Area Min: 350 sft		
			Closed Court Min: 15'				
COURT-1	CLOSED	19.00	15.00	56.16	450	4,256	Y
COURT-2	CLOSED	10.00	15.00	56.00	450	6,471	Y
COURT-3	CLOSED	111.83	37.27	116.00	2778	17,585	Y
COURT-4	OPEN	51.83	17.10	50.00			Y

Proposed Design Court Sections

Scale: 1" = 40'-0"



Proposed Design LEED Scorecard



LEED v4 for BD+C: New Construction

Project Checklist
Goal: LEED Silver

Project Name: **5M SW South Residential**
Date: June 09, 2020

Y	?	N		
1			Credit	Integrative Process 1
13	3	0	Location and Transportation	16
			Credit	LEED for Neighborhood Development Location 16
1			Credit	Sensitive Land Protection 1
2			Credit	High Priority Site <i>Brownfield</i> 2
5			Credit	Surrounding Density and Diverse Uses 5
3	2		Credit	Access to Quality Transit 5
1			Credit	Bicycle Facilities 1
1	1		Credit	Reduced Parking Footprint 1
1			Credit	Green Vehicles 1
5	4	1	Sustainable Sites	10
			Prereq	Construction Activity Pollution Prevention Required
1			Credit	Site Assessment 1
1	1		Credit	Site Development - Protect or Restore Habitat 2
1			Credit	Open Space 1
2	1		Credit	Rainwater Management 3
2			Credit	Heat Island Reduction 2
1			Credit	Light Pollution Reduction 1
4	1	6	Water Efficiency	11
			Prereq	Outdoor Water Use Reduction Required
			Prereq	Indoor Water Use Reduction Required
			Prereq	Building-Level Water Metering Required
2			Credit	Outdoor Water Use Reduction 2
1	6		Credit	Indoor Water Use Reduction (35%) 6
1	1		Credit	Cooling Tower Water Use 2
1			Credit	Water Metering 1
8	12	13	Energy and Atmosphere	33
			Prereq	Fundamental Commissioning and Verification Required
			Prereq	Minimum Energy Performance Required
			Prereq	Building-Level Energy Metering Required
			Prereq	Fundamental Refrigerant Management Required
4	2		Credit	Enhanced Commissioning <i>Enhanced and Monitoring Based Cx</i> 6
4	4	10	Credit	Optimize Energy Performance (12%) <i>SBP Estimate 12%-25% savings</i> 18
1			Credit	Advanced Energy Metering 1
2			Credit	Demand Response 2
3			Credit	Renewable Energy Production 3
1			Credit	Enhanced Refrigerant Management 1
2			Credit	Green Power and Carbon Offsets 2

Y	?	N		
6	5	2	Materials and Resources	13
			Prereq	Storage and Collection of Recyclables Required
			Prereq	Construction and Demolition Waste Management Planning Required
1	2	2	Credit	Building Life-Cycle Impact Reduction 5
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations 2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials 2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients 2
2			Credit	Construction and Demolition Waste Management 2
6	10	0	Indoor Environmental Quality	16
			Prereq	Minimum Indoor Air Quality Performance Required
			Prereq	Environmental Tobacco Smoke Control Required
1	1		Credit	Enhanced Indoor Air Quality Strategies (CO ₂ Monitoring) 2
3			Credit	Low-Emitting Materials 3
1			Credit	Construction Indoor Air Quality Management Plan 1
2			Credit	Indoor Air Quality Assessment 2
1			Credit	Thermal Comfort 1
2			Credit	Interior Lighting 2
3			Credit	Daylight 3
1			Credit	Quality Views 1
1			Credit	Acoustic Performance 1
6	0	0	Innovation	6
5			Credit	Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, +) 5
1			Credit	LEED Accredited Professional 1
1	3	0	Regional Priority	4
			Credit	Regional Priority: Access to Quality Transit (4 Pts. Required) 1
			Credit	Regional Priority: Reduced Parking Footprint (1 Pt. Required) 1
			Credit	Regional Priority: Green Vehicles (1 Pt. Required) 1
			Credit	Regional Priority: Rainwater Management (3 Pts. Required) 1
50	38	22	TOTALS	Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

Alt Regional Priority Credits
Regional Priority: Site Development - Protect or Restore Habitat (2 Pts. Required)
Regional Priority: Optimize Energy Performance (24% Savings/10 Pts. Required)



LEED v4 for BD+C: New Construction

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Goal: LEED Silver

Project Name: **5M SW West Residential**
Date: June 09, 2020

Y	?	N		
1			Credit	Integrative Process 1
13	3	0	Location and Transportation	16
			Credit	LEED for Neighborhood Development Location 16
1			Credit	Sensitive Land Protection 1
2			Credit	High Priority Site <i>Brownfield</i> 2
5			Credit	Surrounding Density and Diverse Uses 5
3	2		Credit	Access to Quality Transit 5
1			Credit	Bicycle Facilities 1
1	1		Credit	Reduced Parking Footprint 1
1			Credit	Green Vehicles 1
5	4	1	Sustainable Sites	10
			Prereq	Construction Activity Pollution Prevention Required
1			Credit	Site Assessment 1
1	1		Credit	Site Development - Protect or Restore Habitat 2
1			Credit	Open Space 1
2	1		Credit	Rainwater Management 3
2			Credit	Heat Island Reduction 2
1			Credit	Light Pollution Reduction 1
4	1	6	Water Efficiency	11
			Prereq	Outdoor Water Use Reduction Required
			Prereq	Indoor Water Use Reduction Required
			Prereq	Building-Level Water Metering Required
2			Credit	Outdoor Water Use Reduction 2
1	6		Credit	Indoor Water Use Reduction (35%) 6
1	1		Credit	Cooling Tower Water Use 2
1			Credit	Water Metering 1
8	12	13	Energy and Atmosphere	33
			Prereq	Fundamental Commissioning and Verification Required
			Prereq	Minimum Energy Performance Required
			Prereq	Building-Level Energy Metering Required
			Prereq	Fundamental Refrigerant Management Required
4	2		Credit	Enhanced Commissioning <i>Enhanced and Monitoring Based Cx</i> 6
4	4	10	Credit	Optimize Energy Performance (12%) <i>SBP Estimate 12%-25% savings</i> 18
1			Credit	Advanced Energy Metering 1
2			Credit	Demand Response 2
3			Credit	Renewable Energy Production 3
1			Credit	Enhanced Refrigerant Management 1
2			Credit	Green Power and Carbon Offsets 2

Y	?	N		
6	5	2	Materials and Resources	13
			Prereq	Storage and Collection of Recyclables Required
			Prereq	Construction and Demolition Waste Management Planning Required
1	2	2	Credit	Building Life-Cycle Impact Reduction 5
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations 2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials 2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients 2
2			Credit	Construction and Demolition Waste Management 2
6	10	0	Indoor Environmental Quality	16
			Prereq	Minimum Indoor Air Quality Performance Required
			Prereq	Environmental Tobacco Smoke Control Required
1	1		Credit	Enhanced Indoor Air Quality Strategies (CO ₂ Monitoring) 2
3			Credit	Low-Emitting Materials 3
1			Credit	Construction Indoor Air Quality Management Plan 1
2			Credit	Indoor Air Quality Assessment 2
1			Credit	Thermal Comfort 1
2			Credit	Interior Lighting 2
3			Credit	Daylight 3
1			Credit	Quality Views 1
1			Credit	Acoustic Performance 1
6	0	0	Innovation	6
5			Credit	Innovation (O+M Starter Kit, Green Education, Integrated Material Analysis, Walkable Site, +) 5
1			Credit	LEED Accredited Professional 1
1	3	0	Regional Priority	4
			Credit	Regional Priority: Access to Quality Transit (4 Pts. Required) 1
			Credit	Regional Priority: Reduced Parking Footprint (1 Pt. Required) 1
			Credit	Regional Priority: Green Vehicles (1 Pt. Required) 1
			Credit	Regional Priority: Rainwater Management (3 Pts. Required) 1
50	38	22	TOTALS	Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

Alt Regional Priority Credits
Regional Priority: Site Development - Protect or Restore Habitat (2 Pts. Required)
Regional Priority: Optimize Energy Performance (24% Savings/10 Pts. Required)

Proposed Design Perspective 01



ROOF TERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.

Proposed Design Perspective 02



Proposed Design Perspective 03



Proposed Design Perspective 04

