



5M

5 M Street SW

Design Review Application
For the Zoning Commission Case No. 20-14, Prehearing
Submission Review under the D-5 Zone

September 11, 2020

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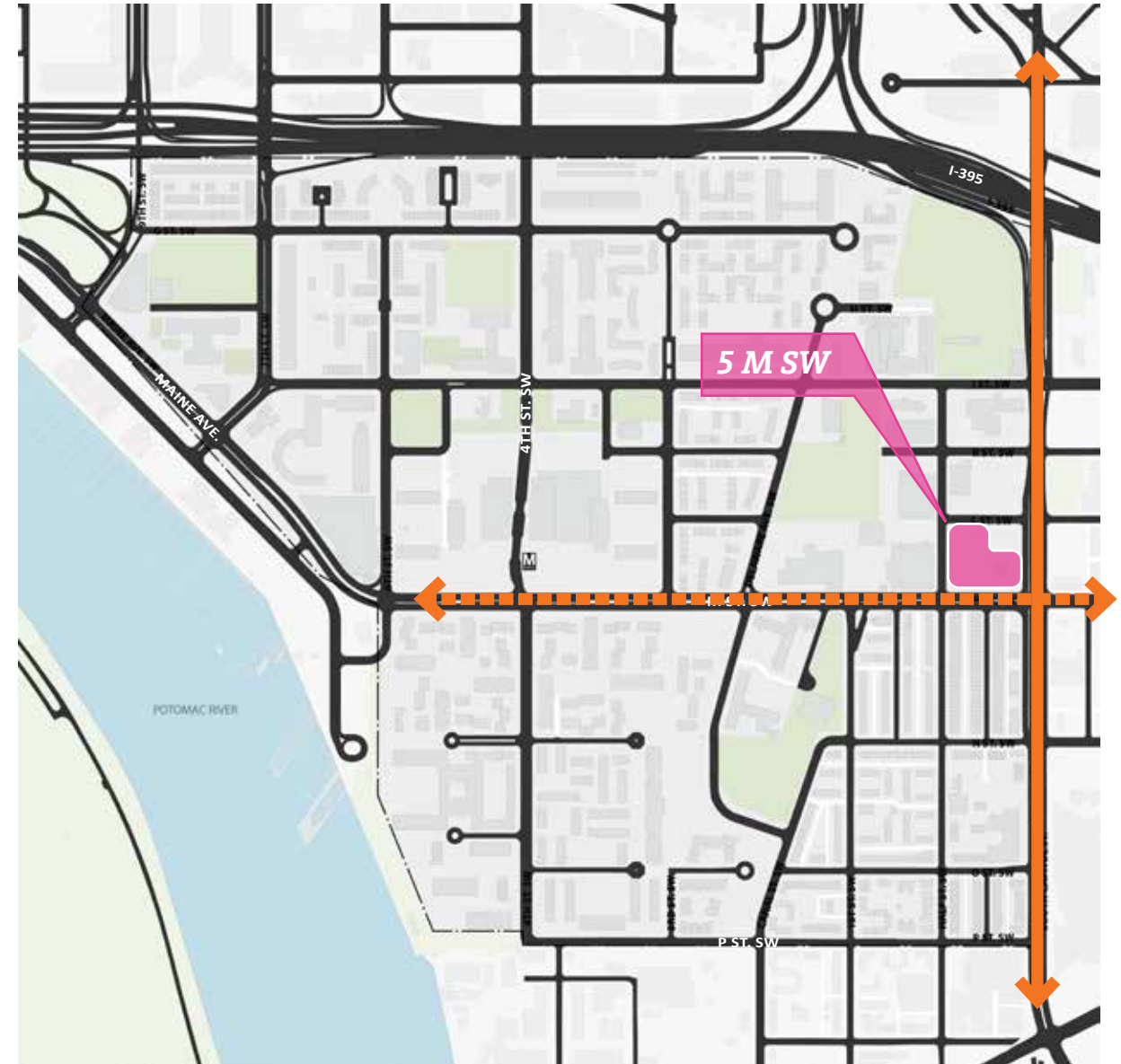
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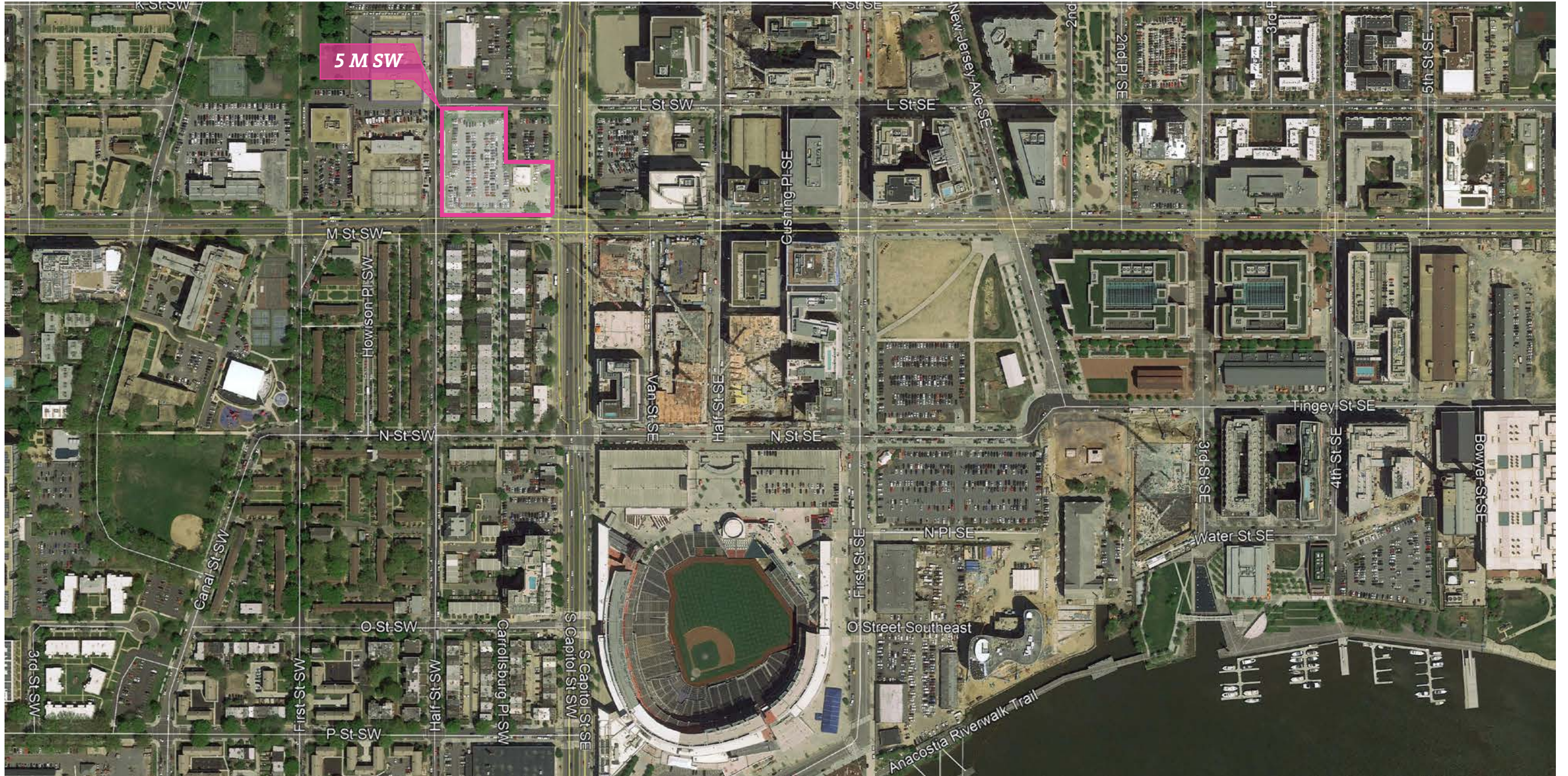
SECTION 1

**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 Overview Aerial

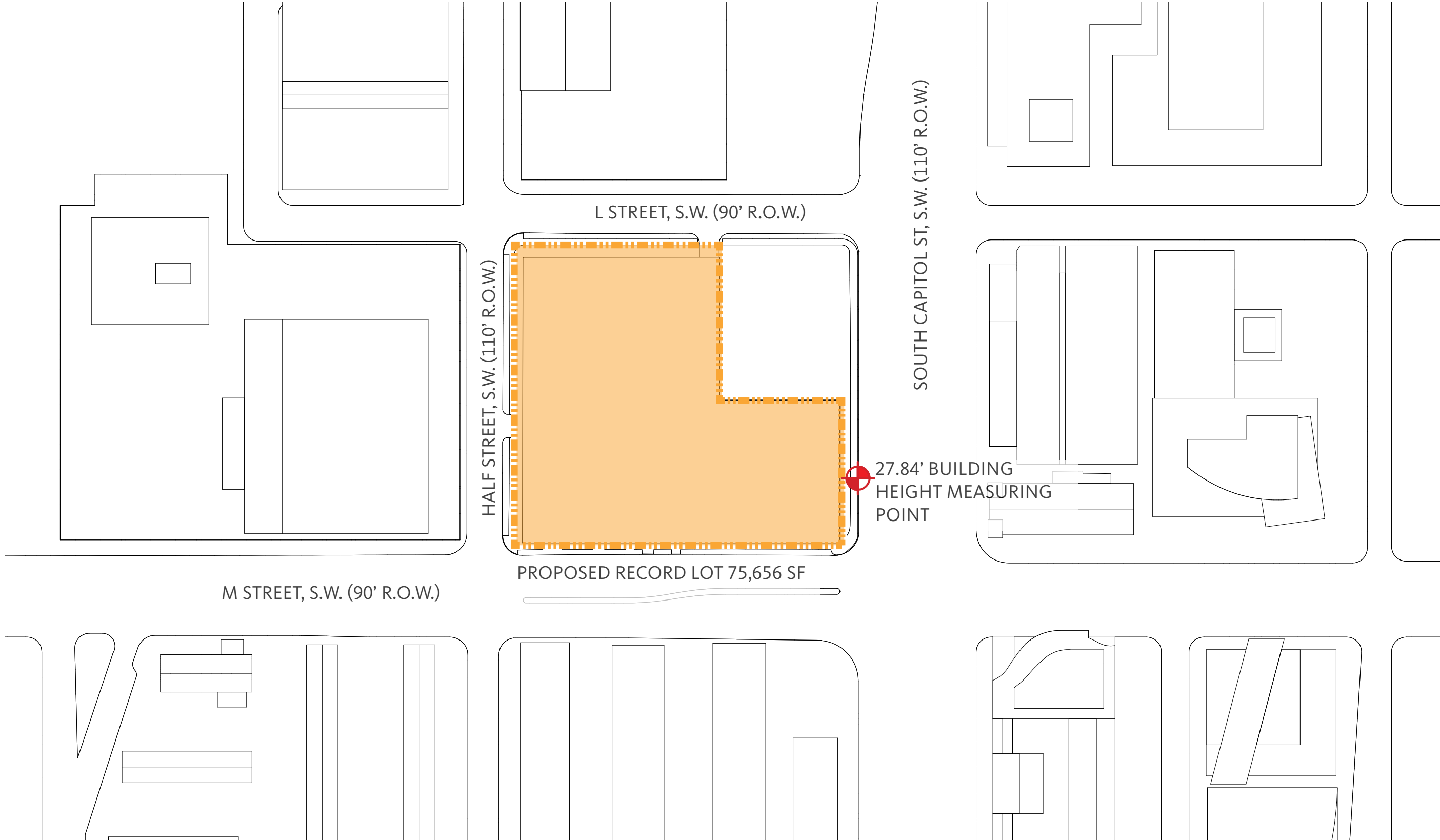


Site Overview Aerial





Proposed Record Lot of 5M St SW



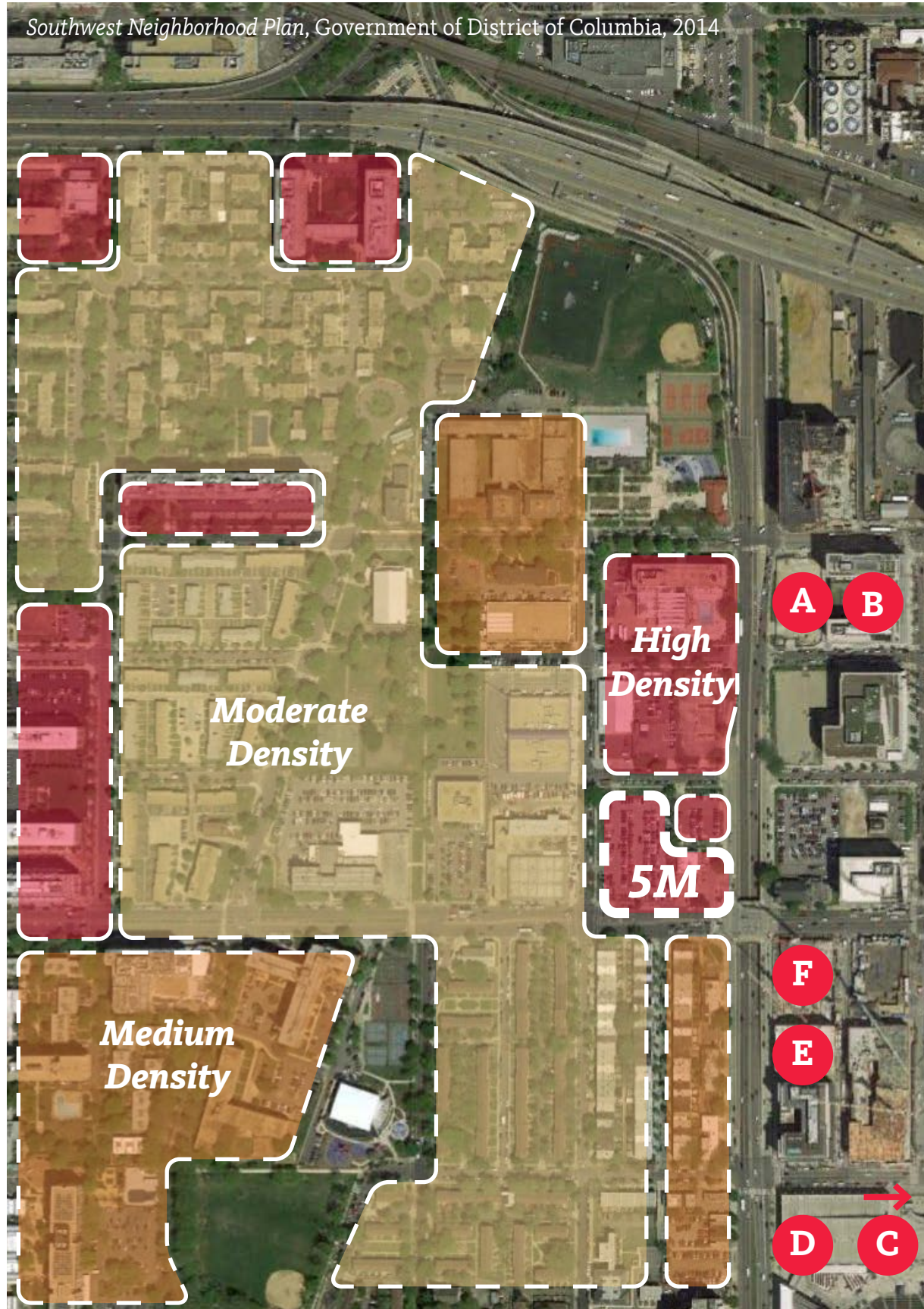
Neighborhood Gateway Immediate Context



Context Scale and Materiality

East of South Capitol Street

Southwest Neighborhood Plan, Government of District of Columbia, 2014



950 S Capitol St SE Glazing, Metal Panel



28 K St SE Glazing, Brick, Metal Panel



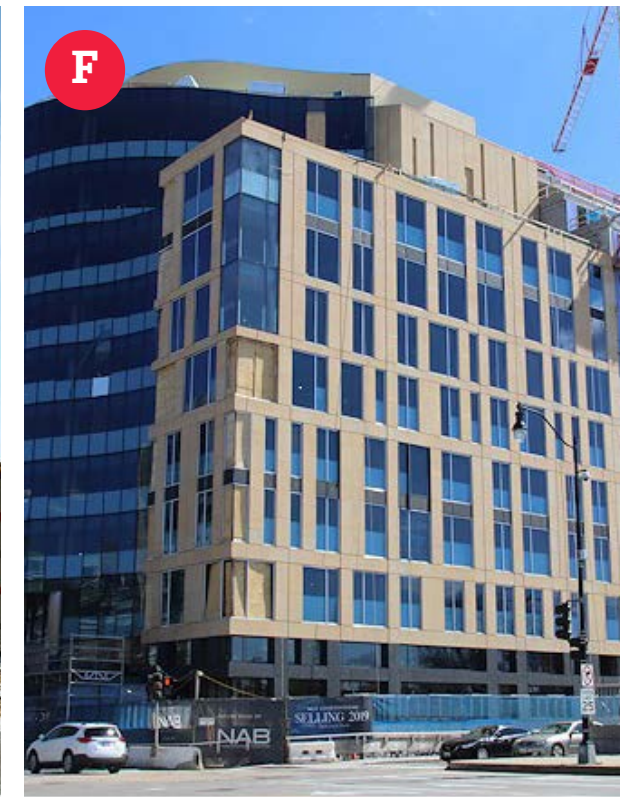
221 Tingey St SE Brick, Glazing



1221 Van St SE Brick, Glazing



1211 Van St SE Brick, Glazing, Metal Panel

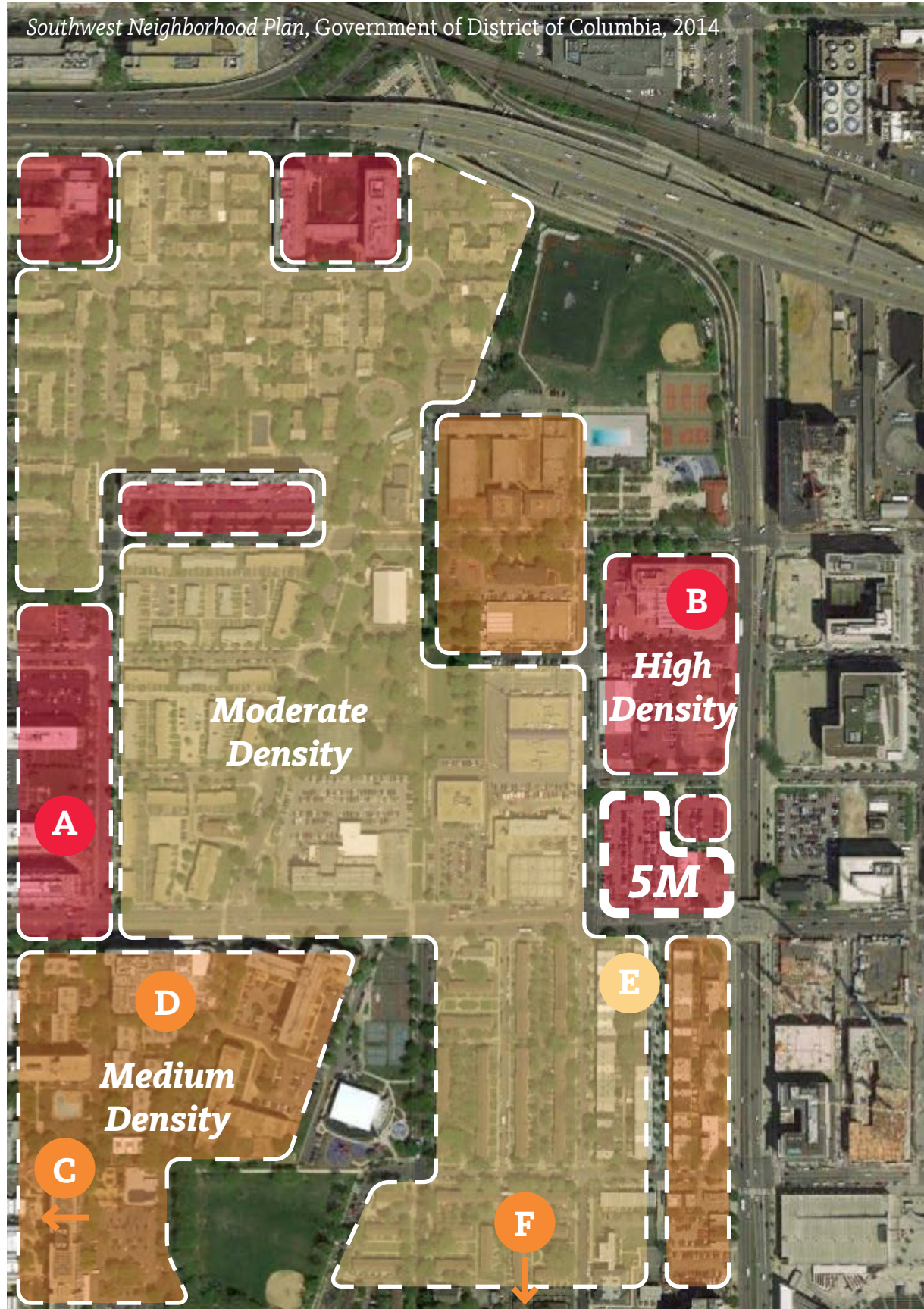


1 M St SE Precast, Glazing

Context Scale and Materiality

West of South Capitol Street

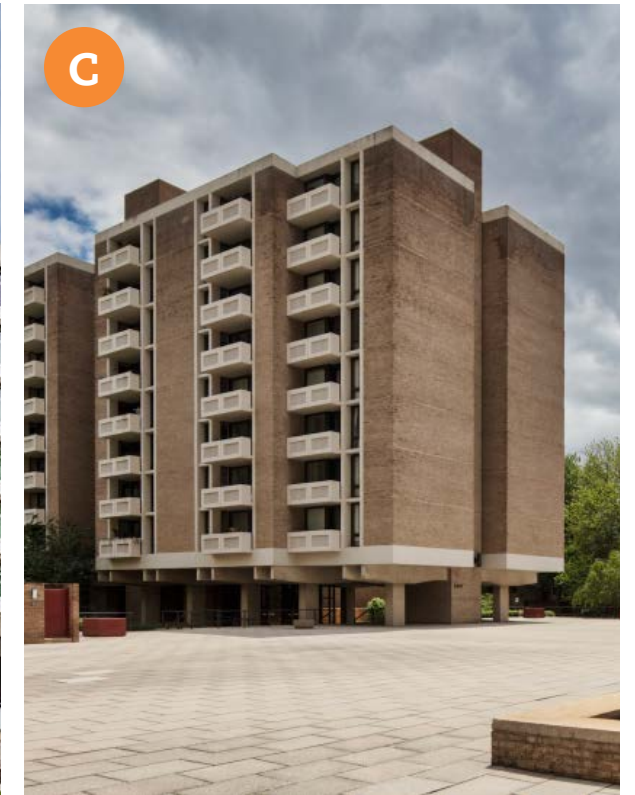
Southwest Neighborhood Plan, Government of District of Columbia, 2014



1101 3rd St SW Glazing, Concrete



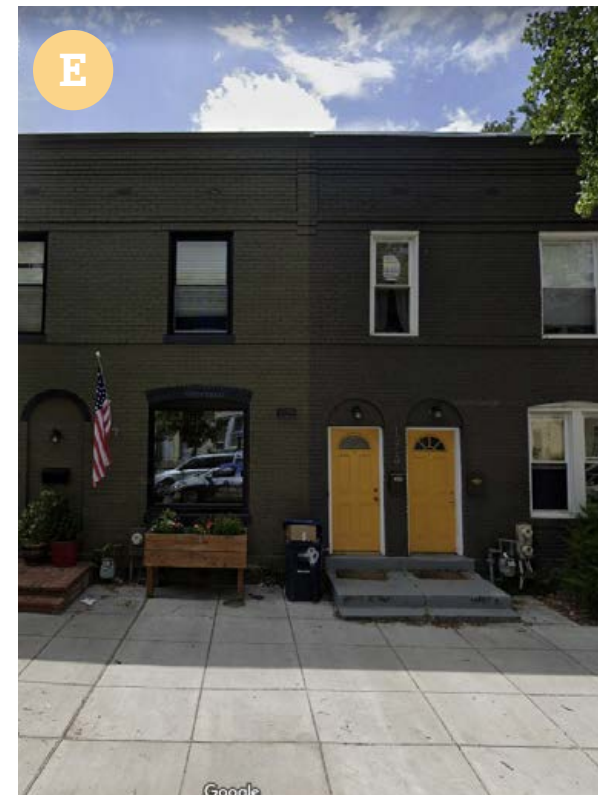
10 I St SW Concrete, Glazing



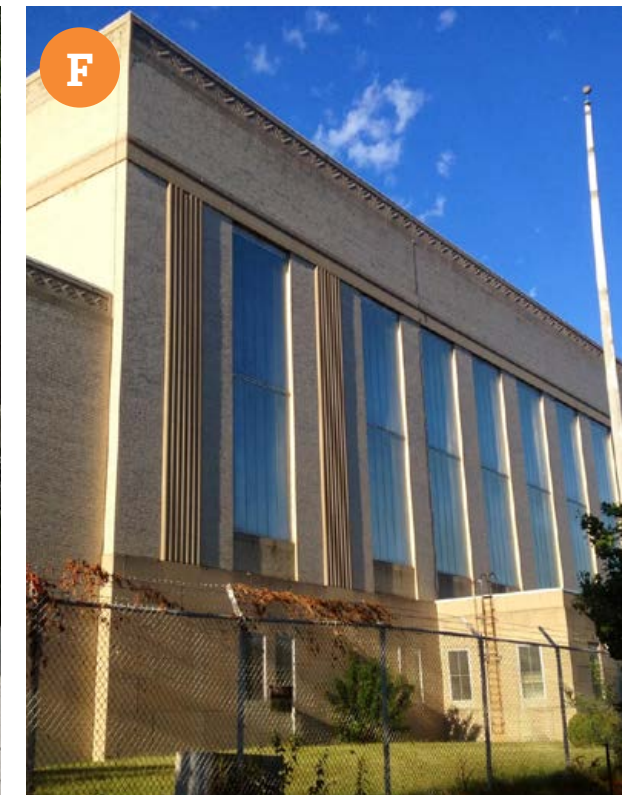
429 N St SW Brick, Concrete, Glazing



222 M St SW Glazing, Metal Panel



Carrollsburg Pl SW Brick, Glazing



Buzzard Point Power Station Brick, Glazing

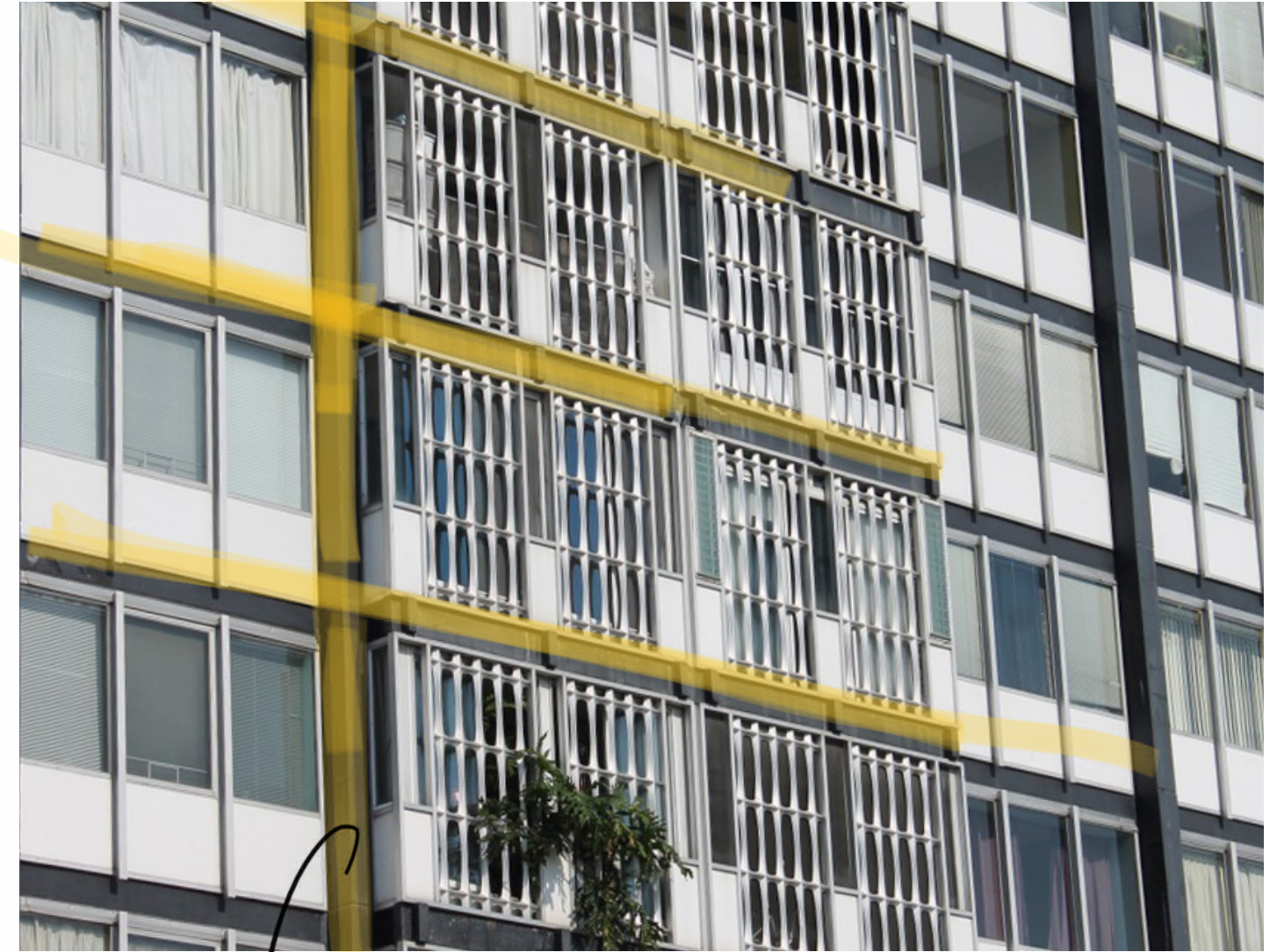


captured/framed
masonry

Southwest References

Harbour Square (Chloethiel Woodard Smith)





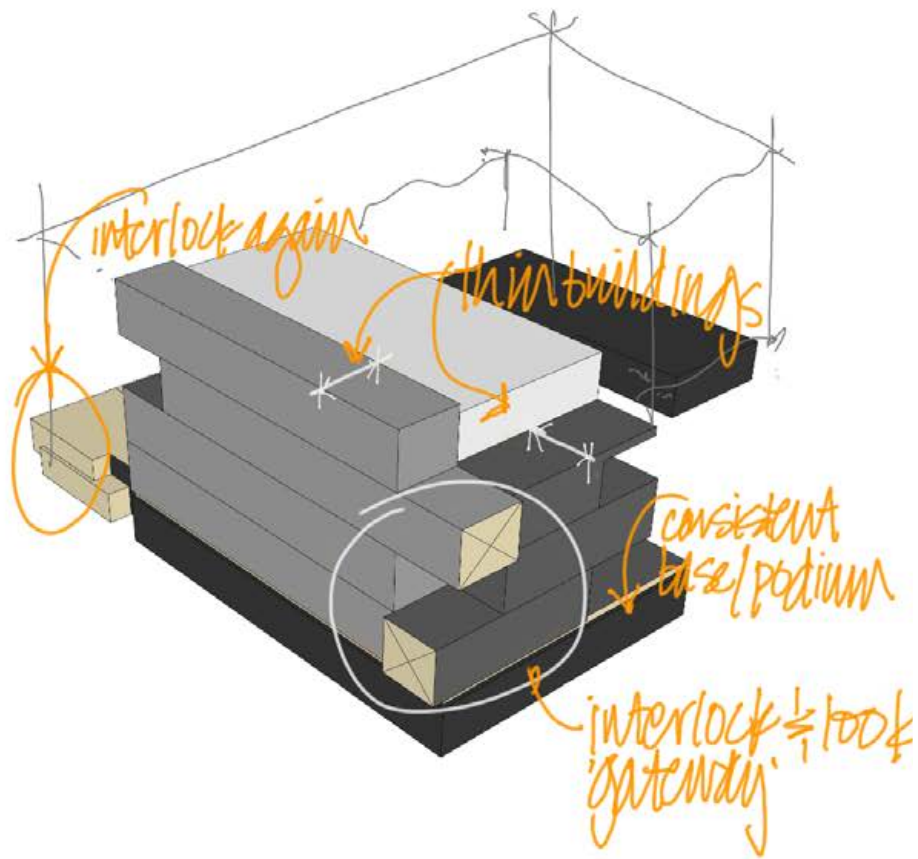
horizontal + vertical grid / articulation

Southwest References

Tiber Island (Keyes, Lethbridge, and Condon)



Concept Diagram & Materials



Massing Concept



Fenestration Concept
C3 Office Gensler (Culver City, CA)



Fenestration Concept



CONCRETE Light Grey Precast Concrete



METAL

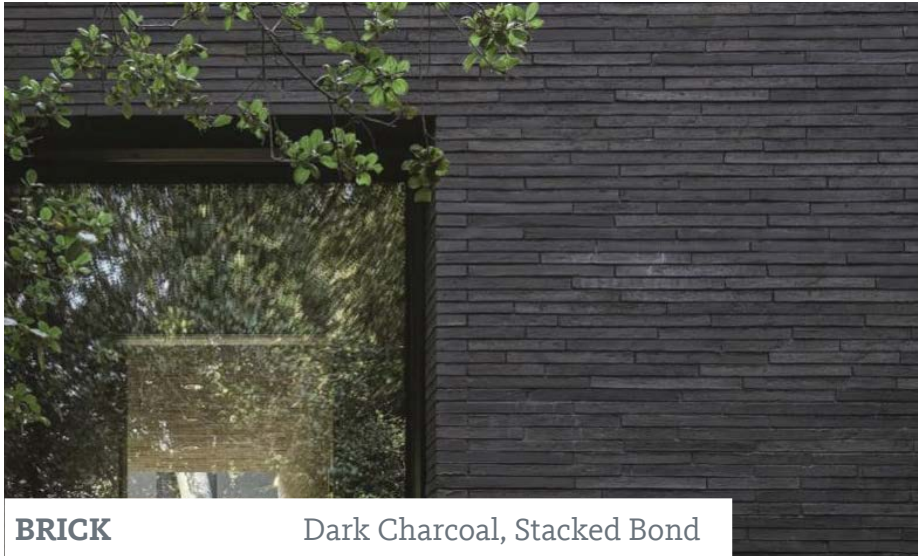
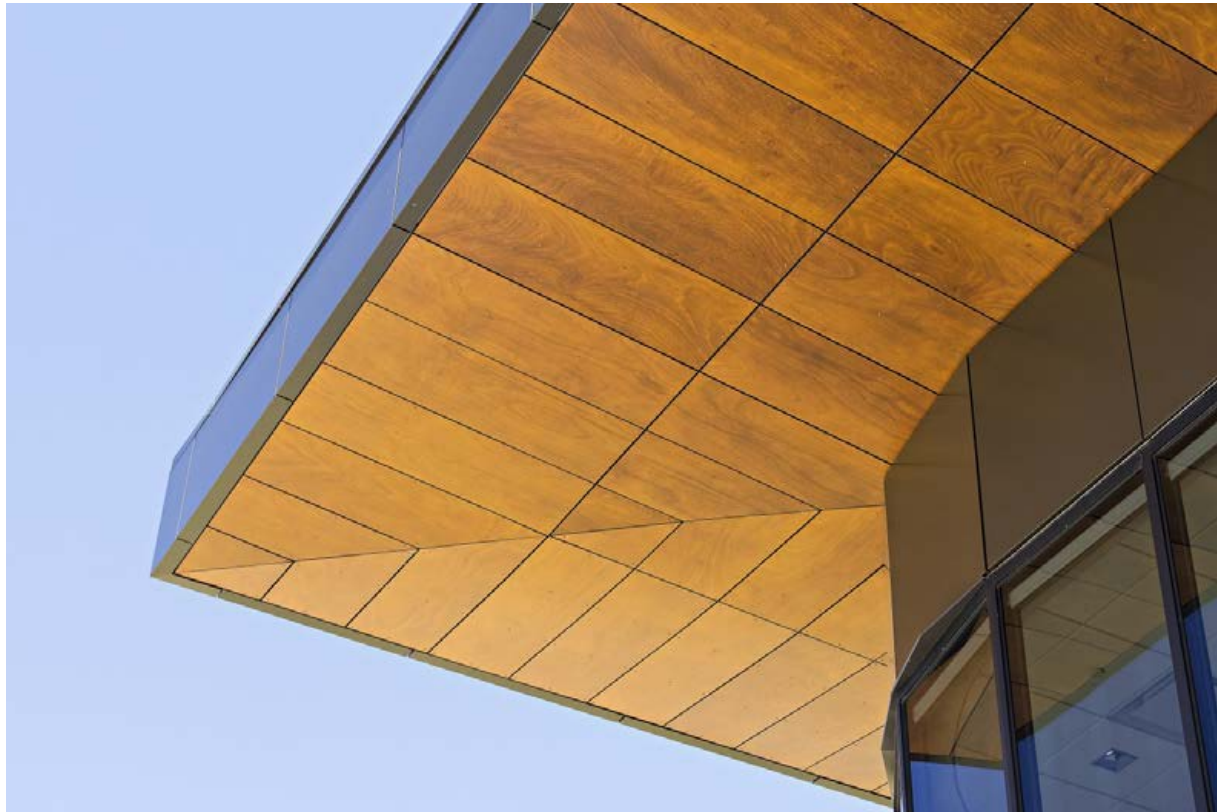
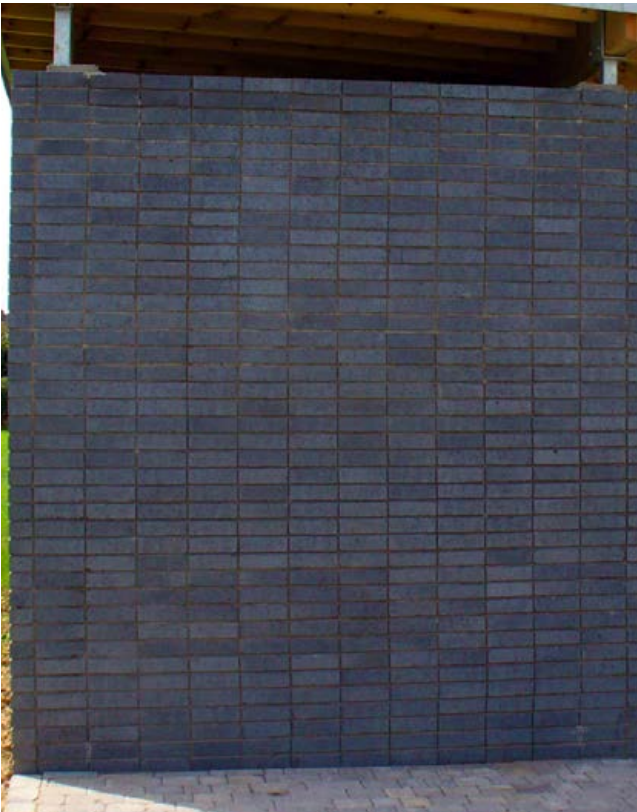


GLAZING



BRICK Heather Grey Blend, Running Bond

Proposed Design



BRICK Dark Charcoal, Stacked Bond



WOOD COMPOSITE