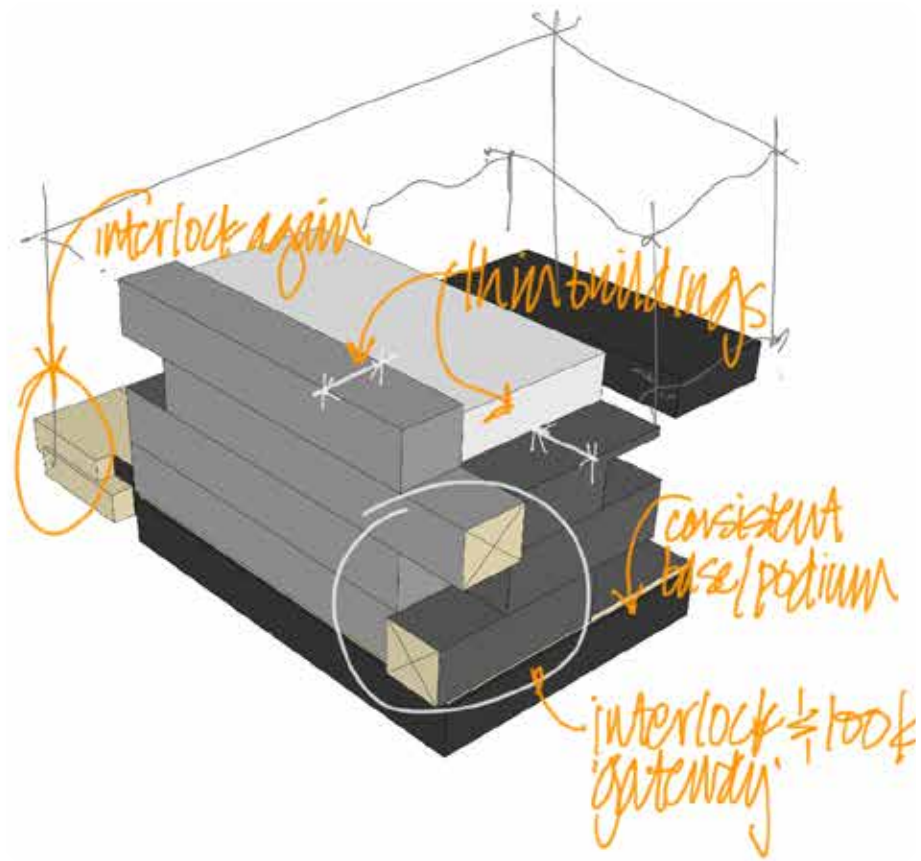


# SUMMARY OF OVERALL PROJECT INTENT



Massing Concept

Scale of the Building



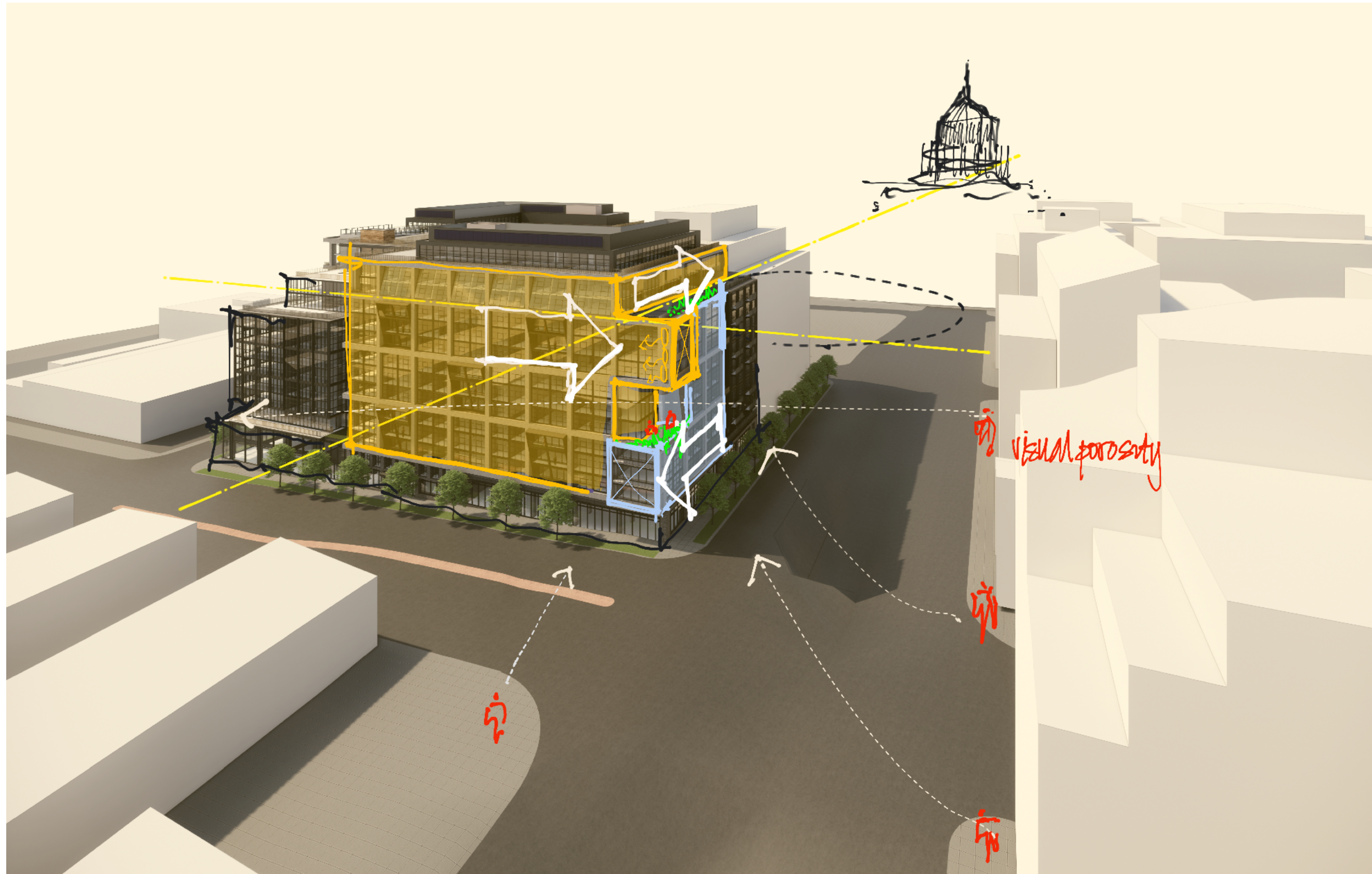
Fenestration Concept  
C3 Office Gensler (Culver City, CA)

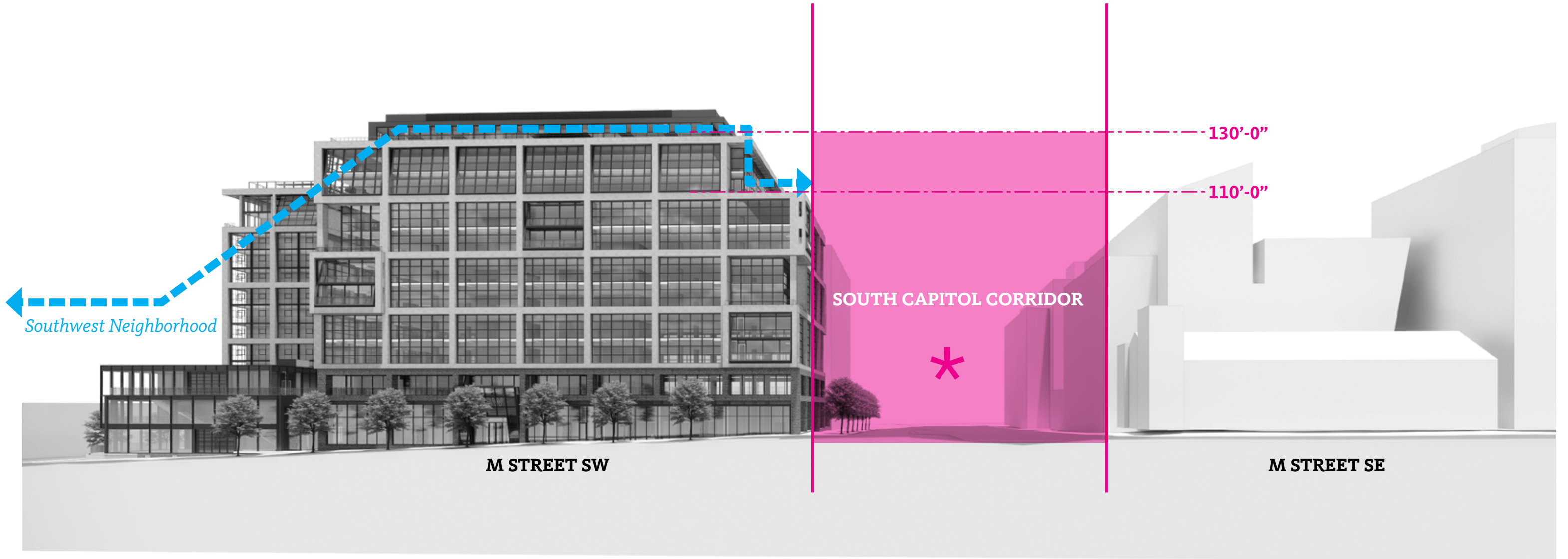
Scale of the Bay

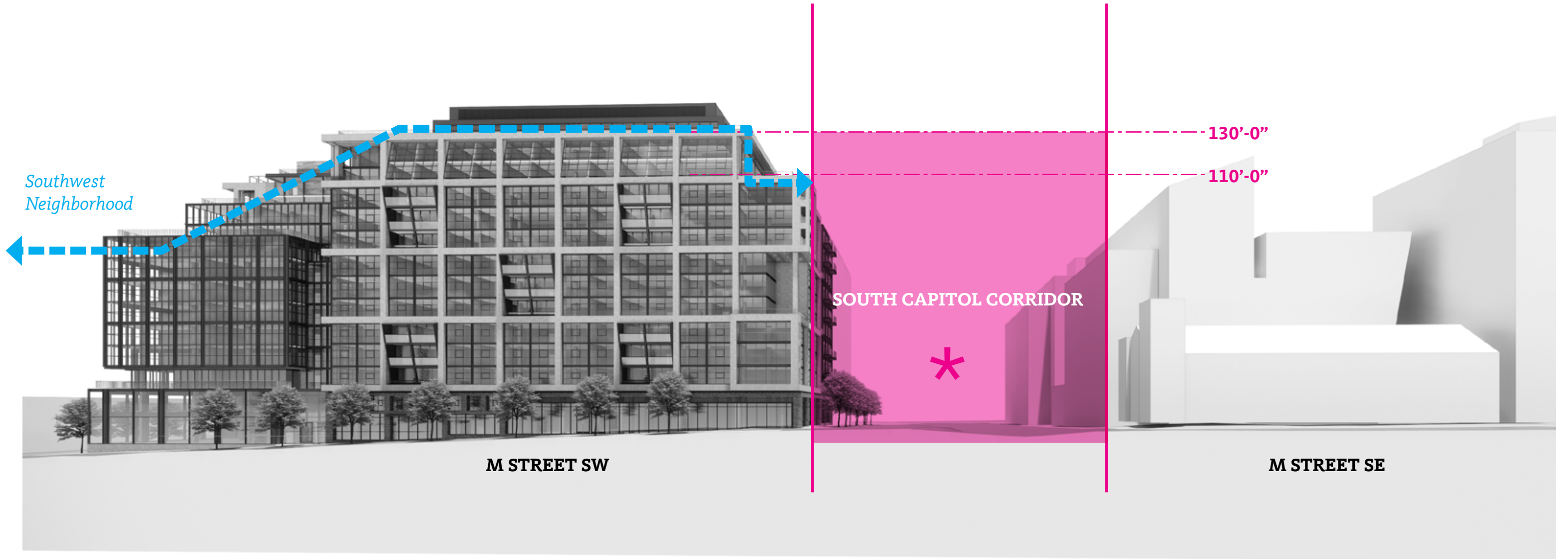


Fenestration Concept

Scale of the Details







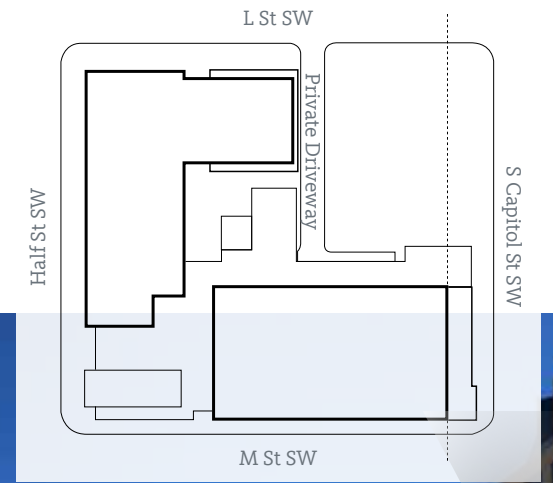
# Scheme Comparison

## South Capitol Street View - Existing Conditions

Mixed-Use Version



Residential Version

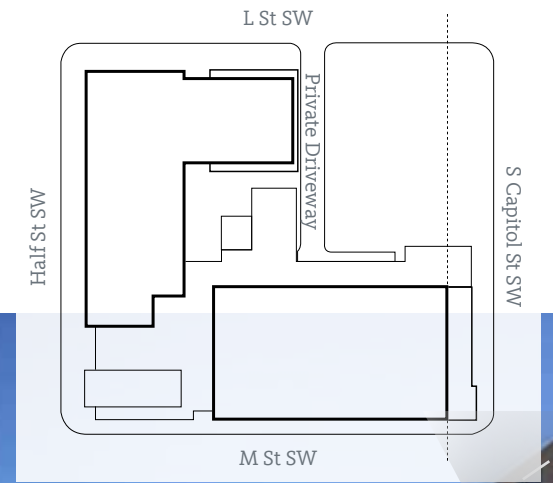


# Scheme Comparison South Capitol Street View - 5M Proposed Condition

## Mixed-Use Version



## Residential Version



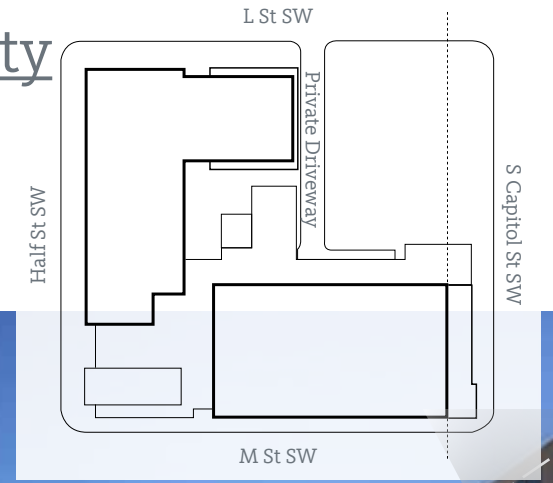
# Scheme Comparison

## South Capitol Street View - 5M Proposed Condition + Future Density

### Mixed-Use Version



### Residential Version





# Concept & Context

# Southwest References



Capitol Park (Chloethiel Woodard Smith)



captured/framed masonry



River Park (Charles Goodman)



Harbour Square (Chloethiel Woodard Smith)



Tiber Island (Keyes, Lethbridge and Condon)



