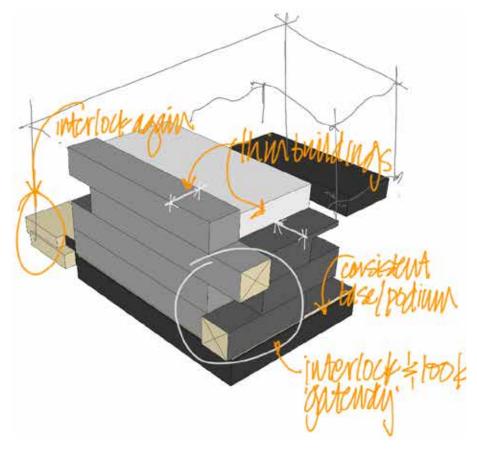
# SUMMARY OF OVERALL PROJECT INTENT



## **Concept & Context** Diagrams



Massing Concept



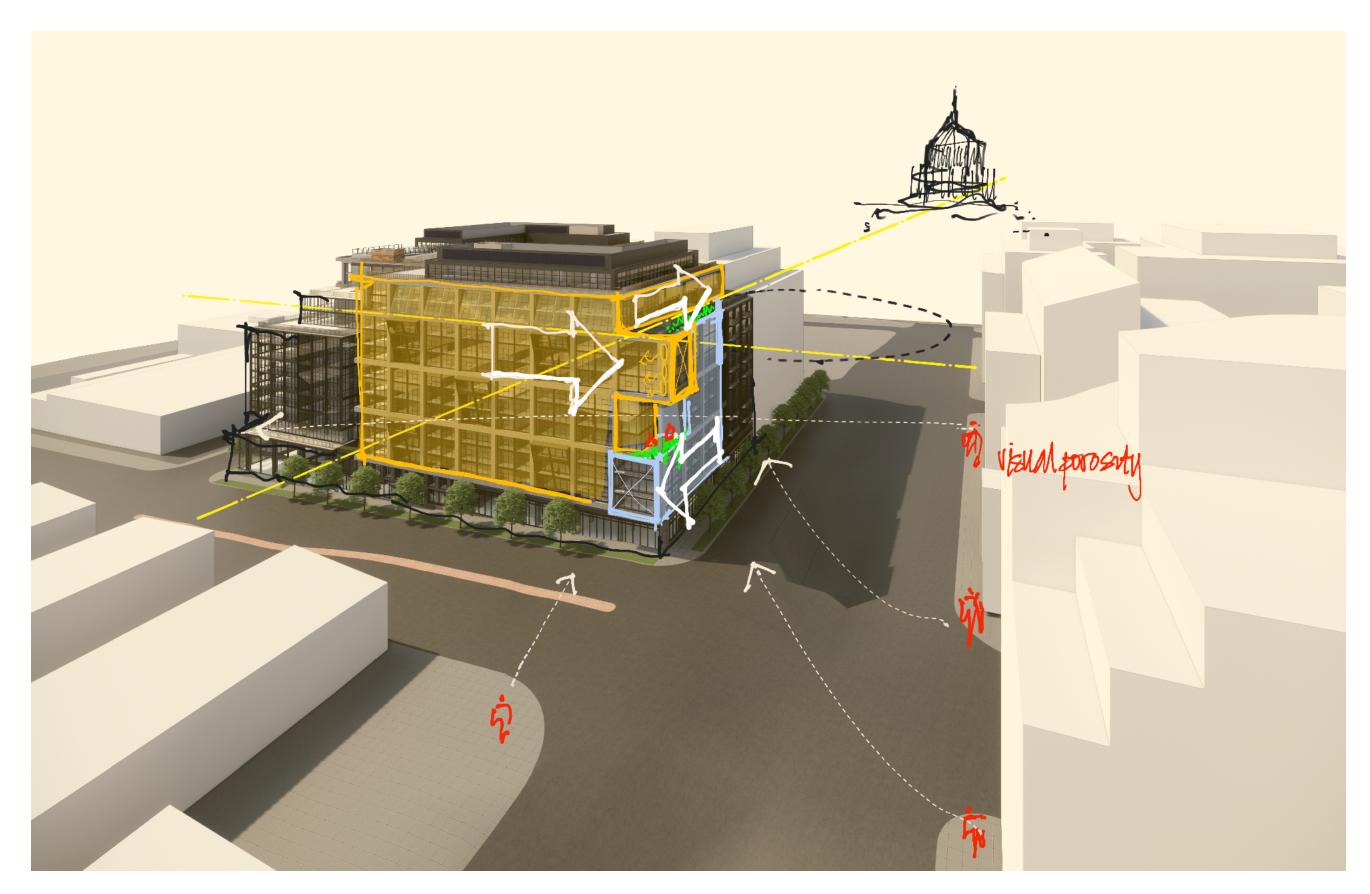
Fenestration Concept C3 Office Gensler (Culver City, CA)



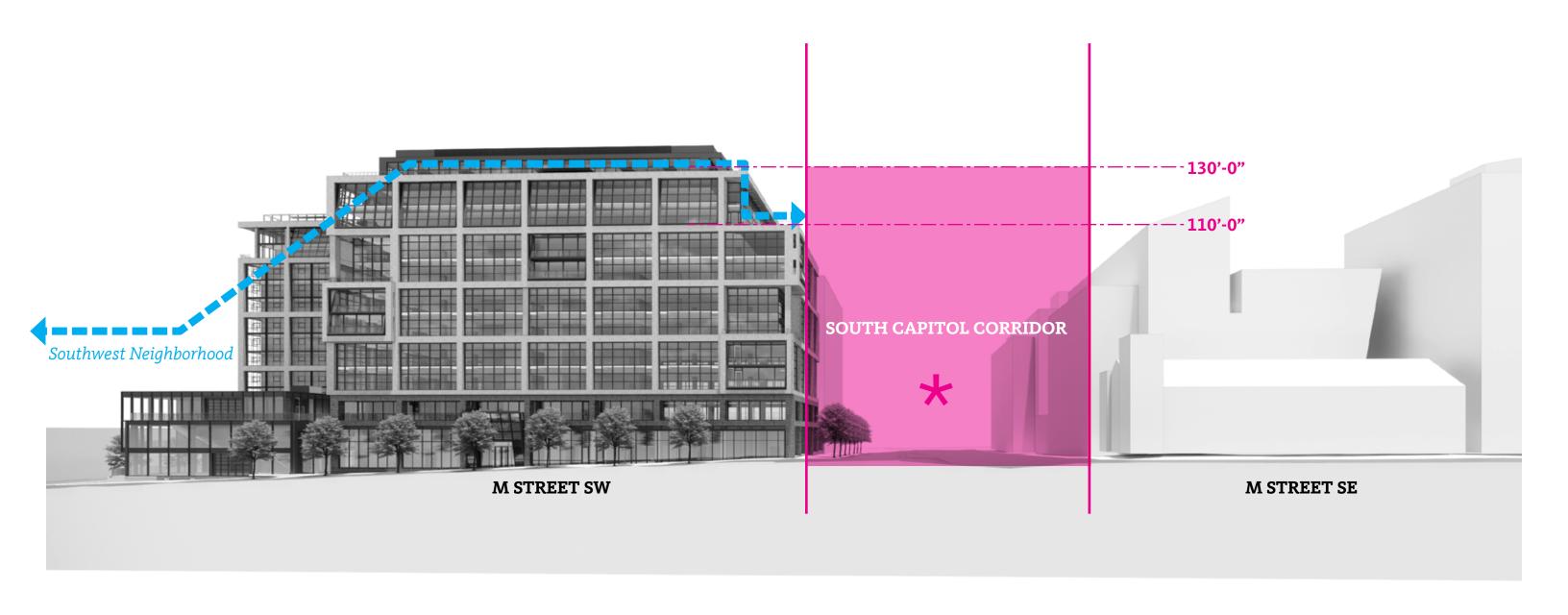
Fenestration Concept

Scale of the Building Scale of the Bay Scale of the Details

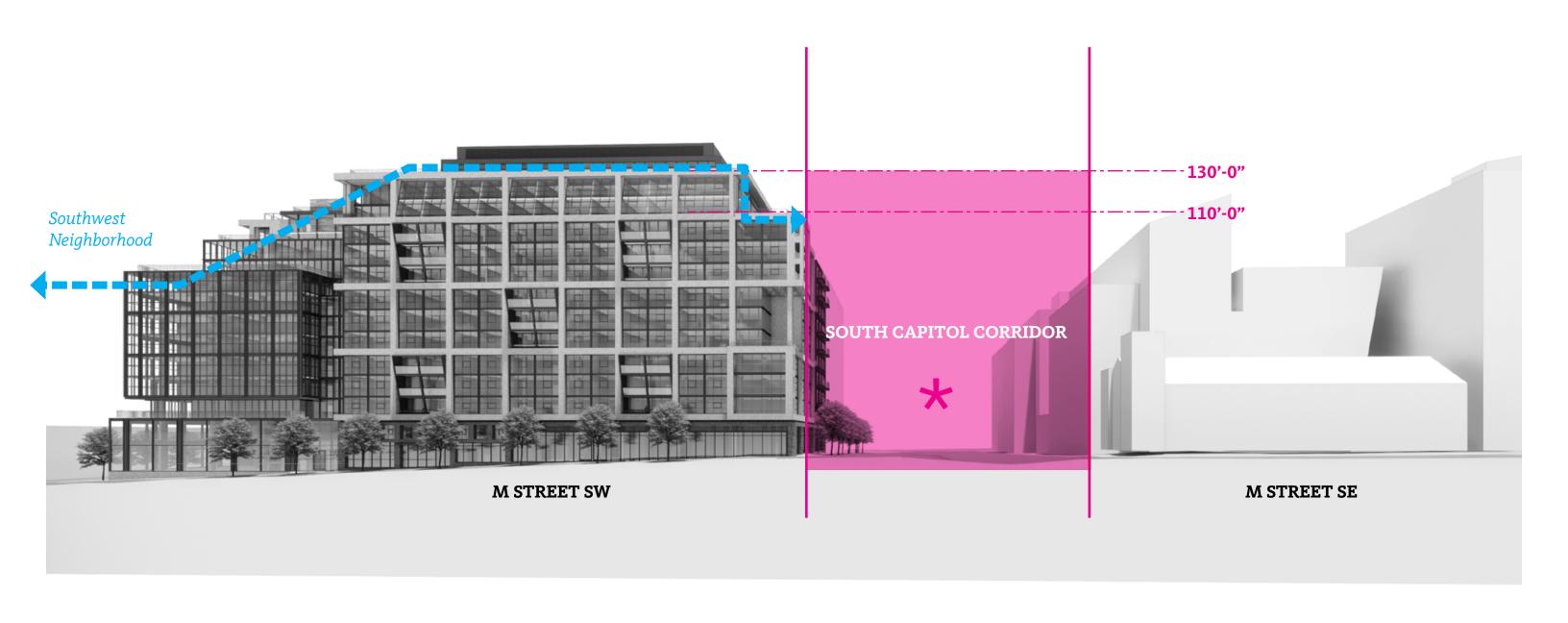
# **Concept & Context** Corridor and Gateway



## **Concept & Context** Corridor and Gateway - Mixed-Use Scheme

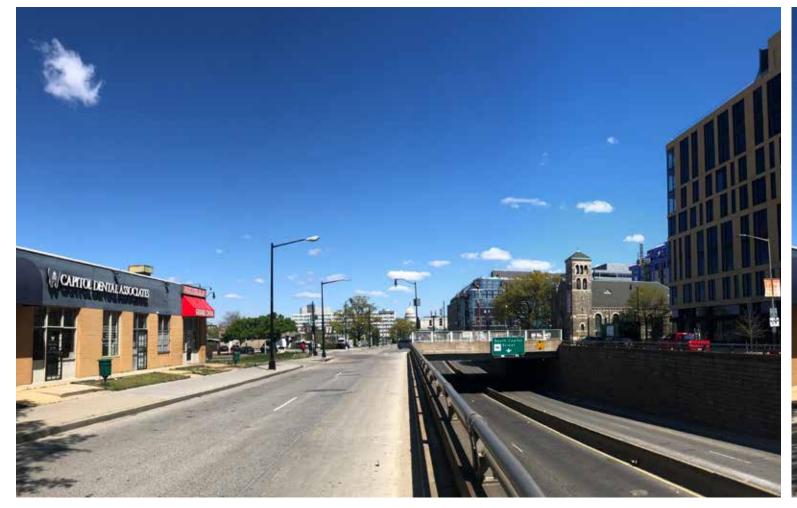


## **Concept & Context** Corridor and Gateway - Residential Scheme

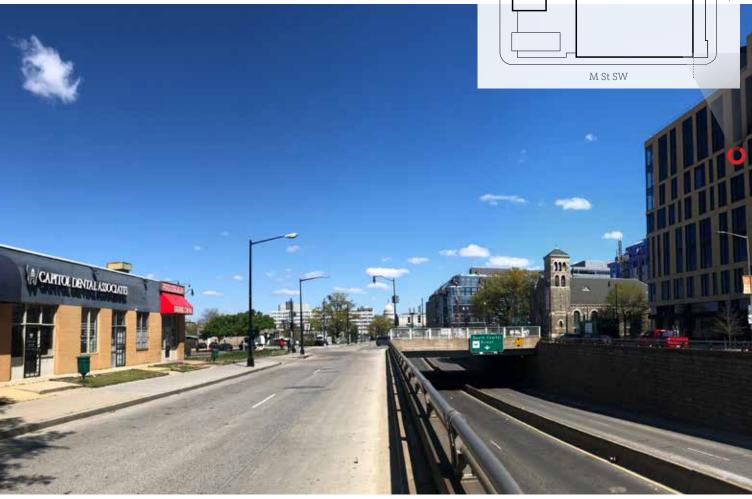


# **Scheme Comparison** South Capitol Street View - <u>Existing Conditions</u>

## Mixed-Use Version



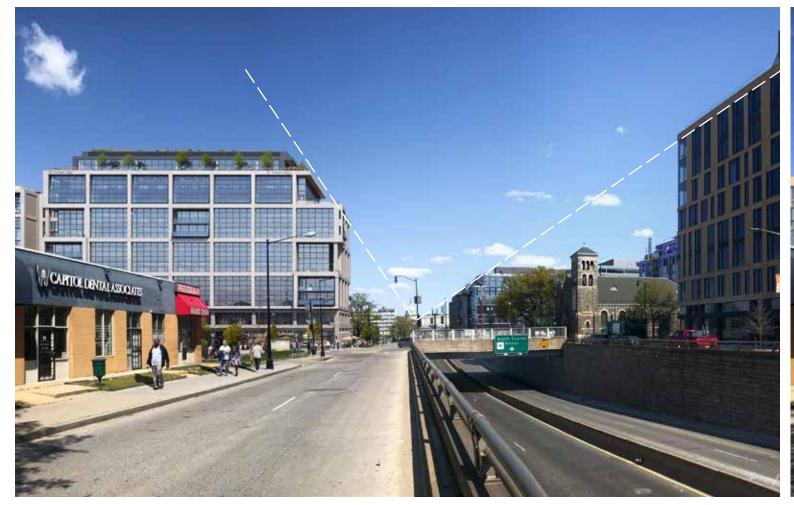
## Residential Version



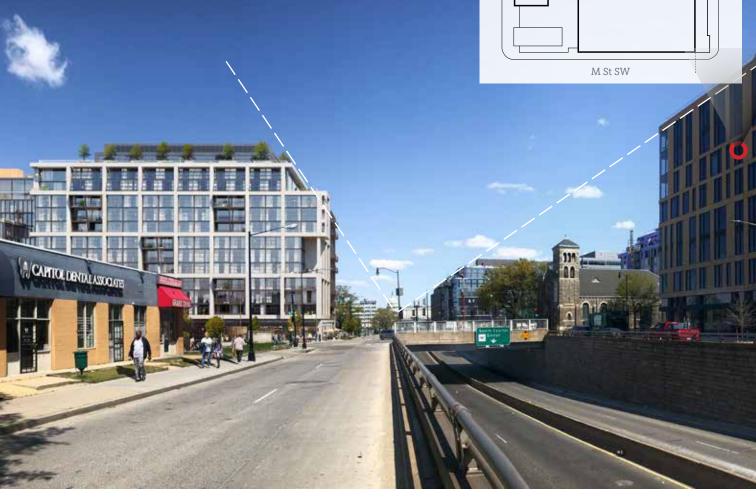
L St SW

# **Scheme Comparison** South Capitol Street View - <u>5M Proposed Condition</u>

## Mixed-Use Version



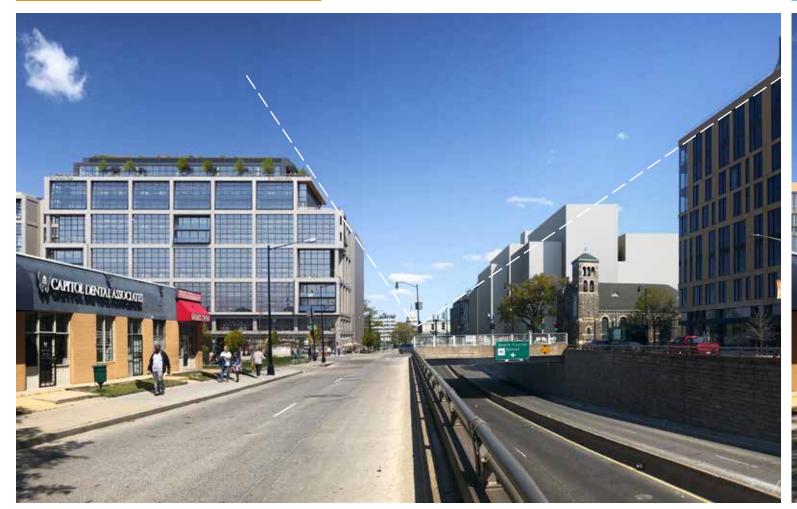
## Residential Version



L St SW

Scheme Comparison South Capitol Street View - <u>5M Proposed Condition + Future Density</u>

## Mixed-Use Version



## Residential Version



## **Concept & Context** Southwest References







captured tramed



River Park (Charles Goodman)





Willtaleowills



Harbour Square (Chloethiel Woodard Smith)



Tiber Island (Keyes, Lethbridge and Condon)





## **Concept & Context** Composition Diagram

