

DESIGN GUIDELINES

In keeping with the unique character of the Southwest neighborhood, new development, including development undergoing a Planned Unit Development (PUD) or other design review process, should adhere to the following principles:

Principle 1: *Encourage a mix of building heights.*

Provide a massing and mix of defined building heights which complement and uphold the current mixture of high-rise and low-rise buildings. Particularly on large sites, this mix should include the provision of rowhouses and high-rise buildings, and avoidance of mid-rise building forms.

Principle 2: *Achieve design excellence for high quality and timeless development.*

Achieve high quality development and the creation of attractive buildings and landscapes through design excellence by using distinguished architecture, durable high quality materials and detailing, and advanced sustainable design.



Principle 3: *Promote variation in building frontages along streets with continuous massing.*

Promote cohesive building forms and design, while incorporating articulation in the building and landscape design. This will ensure a pedestrian-scale of development and lessen the perceived length of high-rise buildings or rowhouse groupings. Blank, unarticulated walls should be avoided, particularly along streets and pedestrian ways.



Principle 4: *Enhance green space through landscaped perimeters and internal green or amenity spaces.*

Support Southwest’s vibrant green character through the provision of publicly visible landscaped perimeters; internal green or amenity spaces; and landscaped setbacks appropriate to the streetscape, particularly for high-rise structures.



Principle 5: *Incorporate sustainable building and site design.*

Employ a range of innovative sustainable design strategies and building standards to promote a high performing environment that encourages healthy living, energy efficiency, and stormwater management.



Principle 6: *Ensure parking is not a detractor.*

Locate vehicle parking underground, or in above-grade structures that are visually buffered from the street and adjacent properties. Services such as parking and loading access should avoid the interruption of street-facing building fronts or communal open space.



Principle 7: *Maximize transparency and viability of ground floor uses along key commercial corridors.*

For high-rise structures, provide vibrant ground-floor uses and street-level design that promote pedestrian-oriented usage, particularly on M Street, 4th Street and South Capitol Street.



Principle 8: *Encourage connectivity for pedestrians, bicycles, and vehicular access, including transit where feasible.*

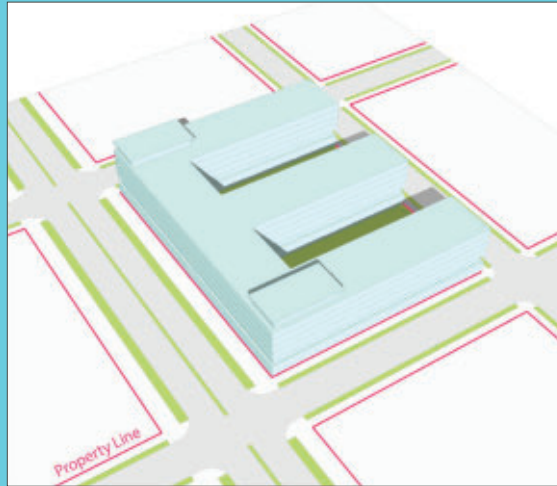
Promote connectivity by re-establishing the street grid where feasible, as noted in the Plan. (See Page 118)



DEVELOPMENT COMPARISON

DEVELOPMENT *WITHOUT* DESIGN GUIDELINES

Medium Density | Floor Area Ratio (FAR) - 4.0



- Lack of green space
- Mid-rise structures
- Large, bulky buildings
- Tall, continuous streetwalls
- Less daylight in courtyards and on streets
- Monotonous building mass and architecture

DEVELOPMENT *WITH* DESIGN GUIDELINES

Medium Density | Floor Area Ratio (FAR) - 4.0



- Mix of high and low-rise buildings
- Variety of architectural character
- Views through and around buildings
- Greater mix of building and housing types
- Reduction of the “urban canyon” effect along corridors
- Public facing open spaces created by setbacks
- Private open spaces in the form of courtyards

PUD applications should consider the following Plan recommendations and implement them where applicable.

MC.1, MC.2, MC.3, MC.4, MC.5, MC.6. | MG.1, MG.3, MG.5, MG.6, MG.7 | GO.1, GO.8, GO.10, GO.12, GO.13, GO.14
AC.5 | TC.4, TC.5, TC.6 | DP.1, DP.4 | VC.2, VC.3, VC.5, VC.8, VC.9