

JBG SMITH

**5M St SW**

ANC 6D Executive Meeting

September 8<sup>th</sup>, 2020



# AGENDA

1. JBG Smith Corporate Overview
2. Application Summary
3. Design Overview
4. ANC Engagement
5. Q&A

# JBG SMITH OVERVIEW

# JBG SMITH

## Company Overview

Our portfolio comprises of commercial, multi-family, and retail all concentrated in the **Washington, DC** region. With an intense focus on placemaking, we aim to develop and cultivate vibrant, amenity-rich, walkable neighborhoods that compliment existing communities.

**60+ YEARS**  
OF EXPERIENCE

**SINGULAR MARKET FOCUS**  
COMMITTED EXCLUSIVELY TO DMV

**DELIVERED 756 UNITS IN PAST 3 YEARS**  
WITHIN 2 BLOCK OF 5M PROJECT SITE



# APPLICATION SUMMARY

# 5M Street SW

## Design Review Application Overview

### 1. Dual-Track Design: Mixed-Use & All Residential

- Response to uncertainty in office leasing market
- Design intent is the same in both schemes

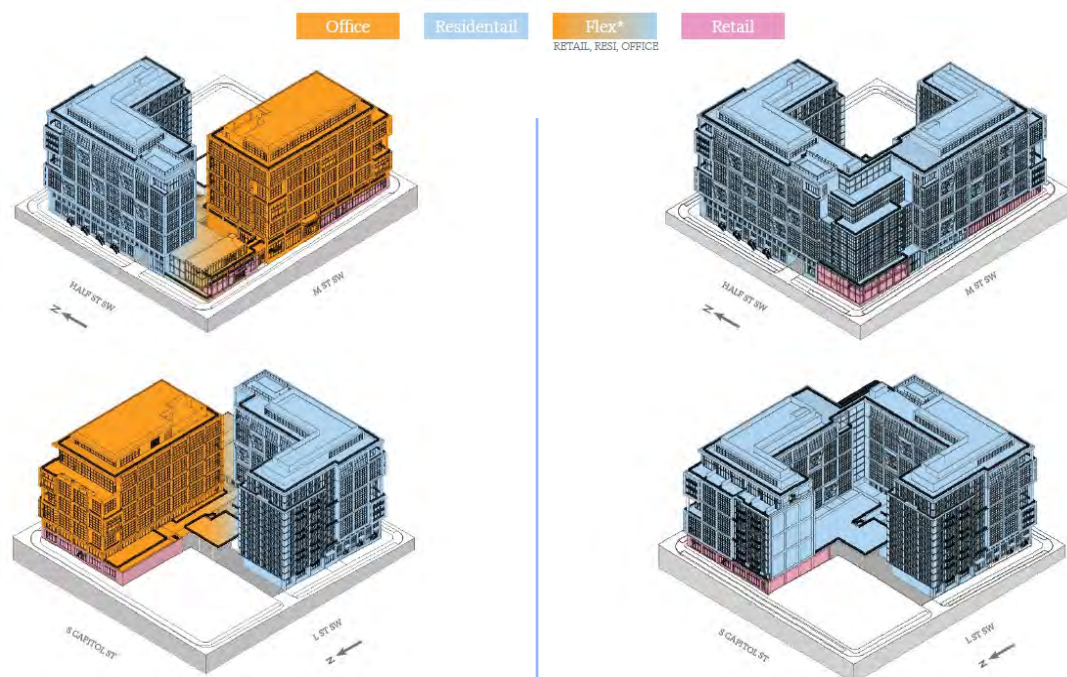
### 2. No Zoning Relief Required

- Application adheres to the rules and regulations of the D5 zone

### 3. Achieves Objectives of the M and South Capitol Streets Sub- Area

- Preserve axial view of the Capitol dome
- Further the development of a high-density mixed-use corridor of the Capitol Gateway Neighborhood

# Area Tabulations

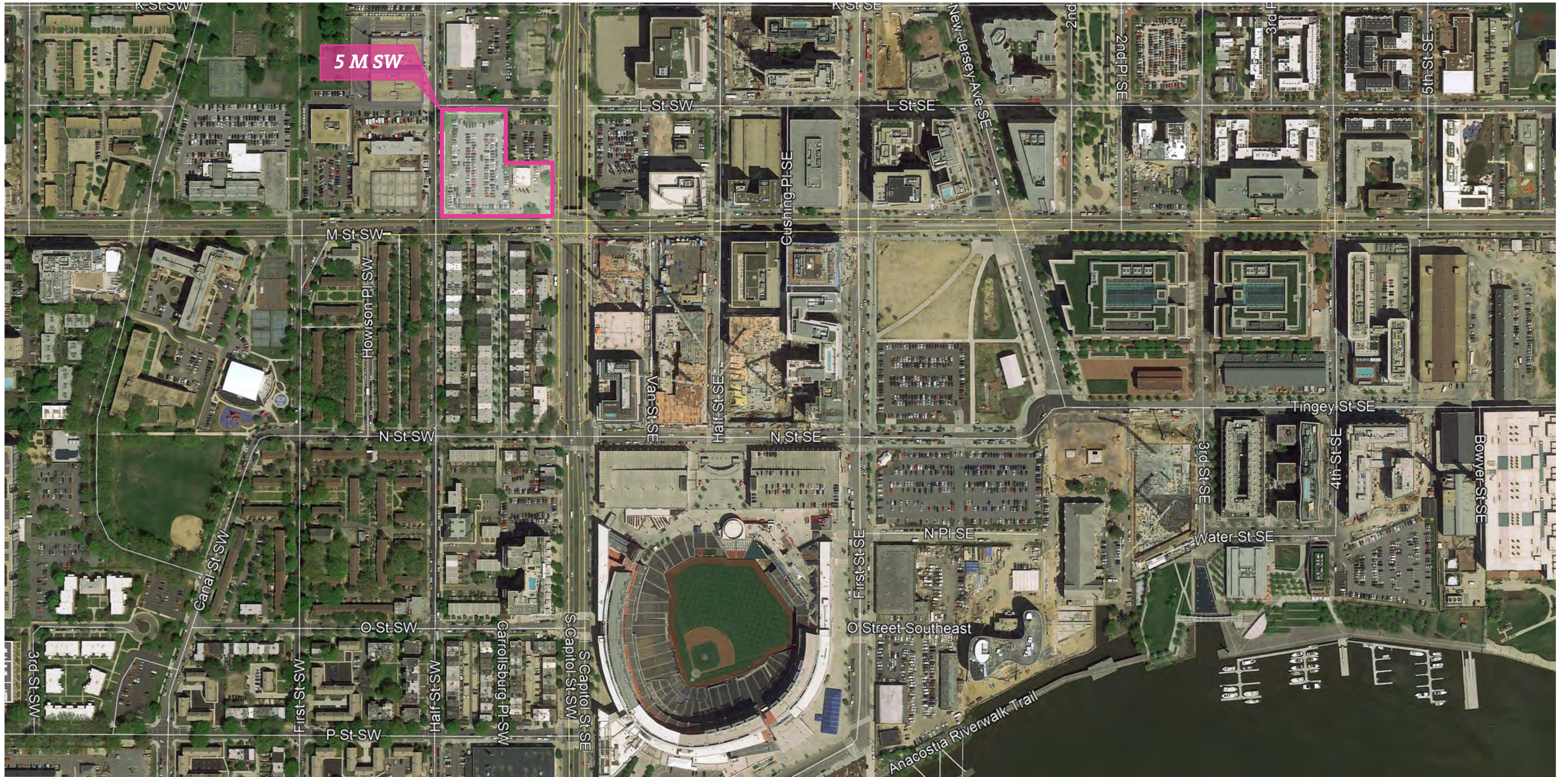


|              | Mixed-Use                       | Residential Alternative         |
|--------------|---------------------------------|---------------------------------|
| Unit Count   | 349                             | 615                             |
| Office GFA   | 225,356 SF                      | n/a                             |
| Retail GFA   | 25,406 SF                       | 23,948 SF                       |
| Parking      | 403 spaces                      | 311 spaces                      |
| Bike Parking | 170 spaces                      | 144 spaces                      |
| Height       | 130' with a 1:1 setback at 110' | 130' with a 1:1 setback at 110' |

# DESIGN OVERVIEW

The background of the slide is a solid blue color with a white geometric pattern. The pattern consists of a grid of thin white lines that intersect to form a series of overlapping triangles, creating a tessellated effect. The triangles are arranged in a way that they appear to be part of a larger, repeating geometric structure.





# Site Overview

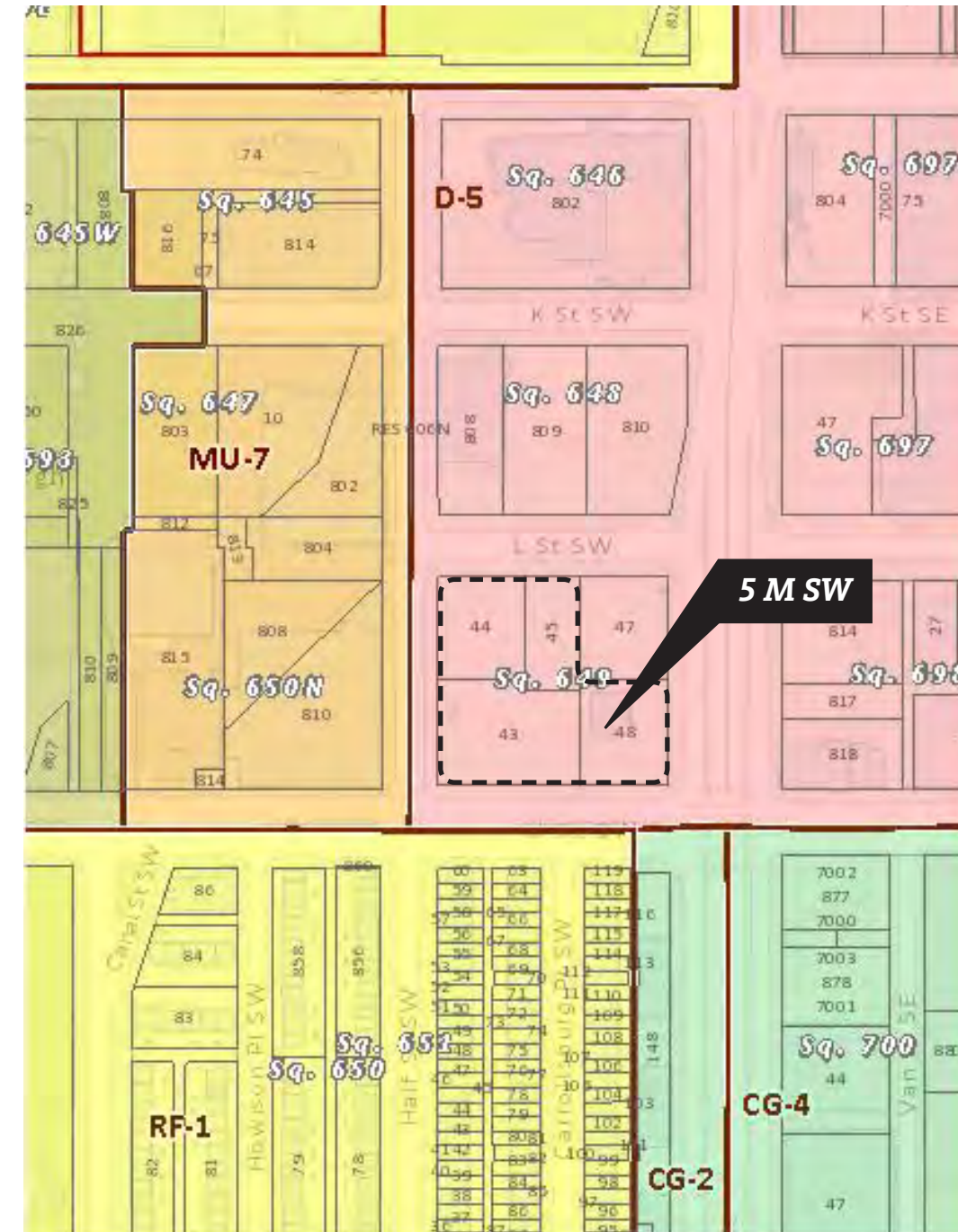
# Southwest



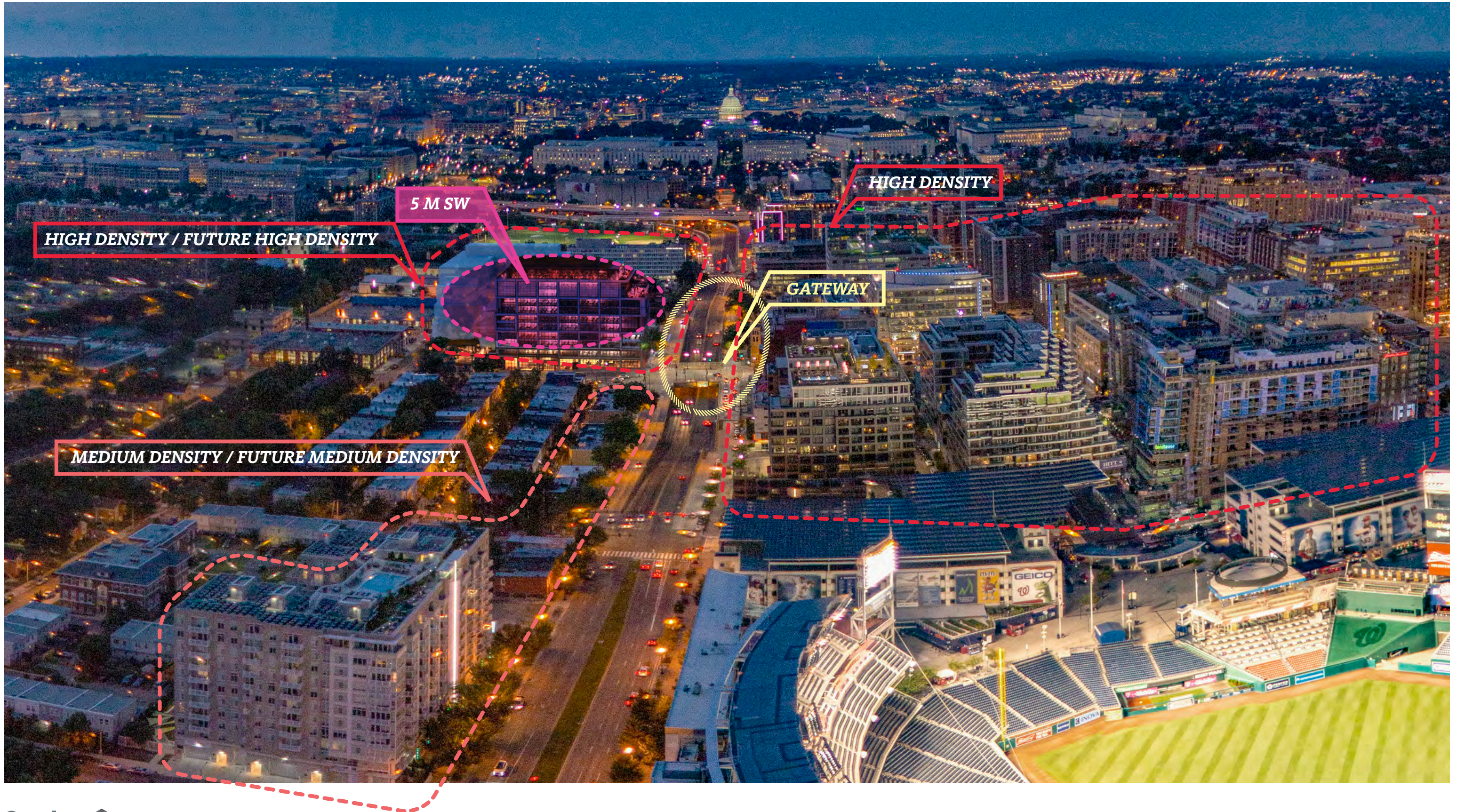
- Moderate Density Residential (1-3 Stories)
- Medium Density Residential (4-7 Stories)
- High Density Residential (8+ Stories)
- Low Density Commercial
- Moderate Density Commercial

- Medium Density Commercial
- High Density Commercial
- Parks and Open Spaces
- Local Public
- Public / Institutional

Southwest Neighborhood Plan, Government of District of Columbia, 2014



Zoning Map, Square 649 - D5 Zone District





captured/framed masonry

Southwest References

Harbour Square (Chloethiel Woodard Smith)





horizontal + vertical grid / articulation

Southwest References

Tiber Island (Keyes, Lethbridge and Condon)





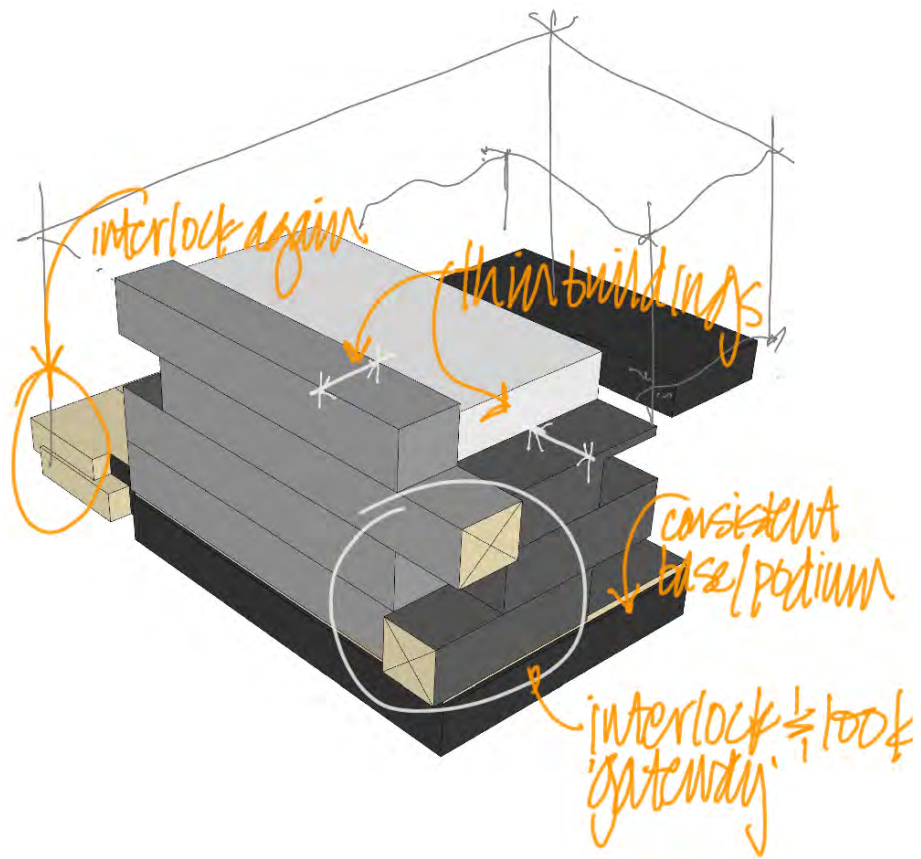


Materiality Reference

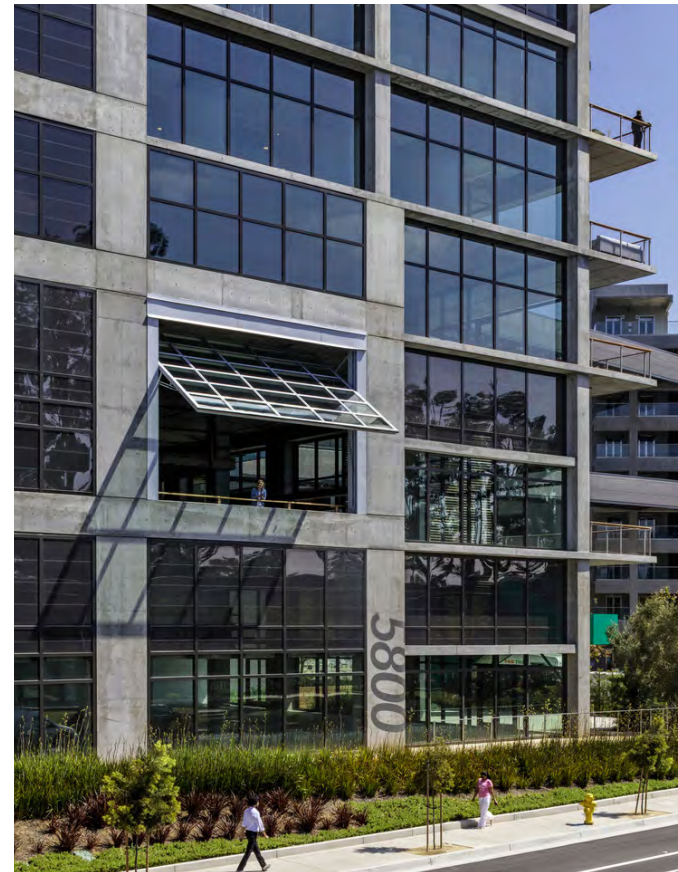
The Wharf



# Concept Diagram



Massing Concept



Fenestration Concept  
C3 Office Gensler (Culver City, CA)

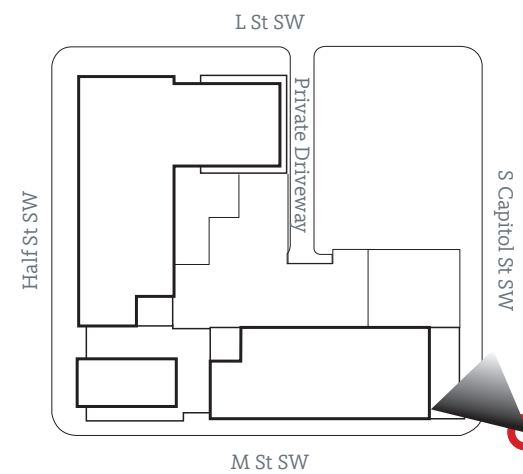


Fenestration Concept

Mixed-Use Version

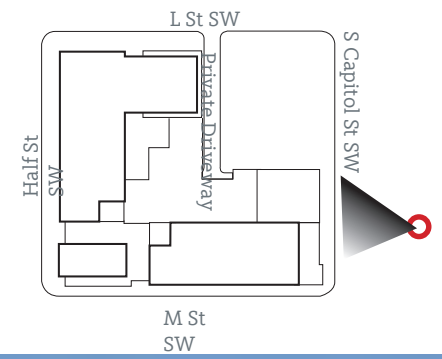


Residential Version



# Design Overview

# South Capitol (East) View



## Mixed-Use Version



## Residential Version



Mixed-Use Version



Residential Version

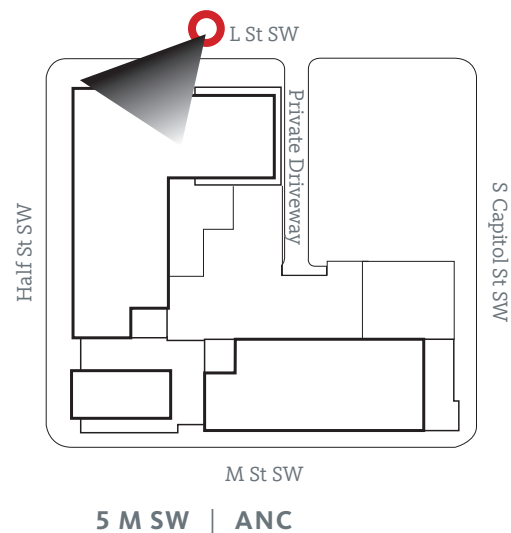


5 M SW | ANC

Mixed-Use Version

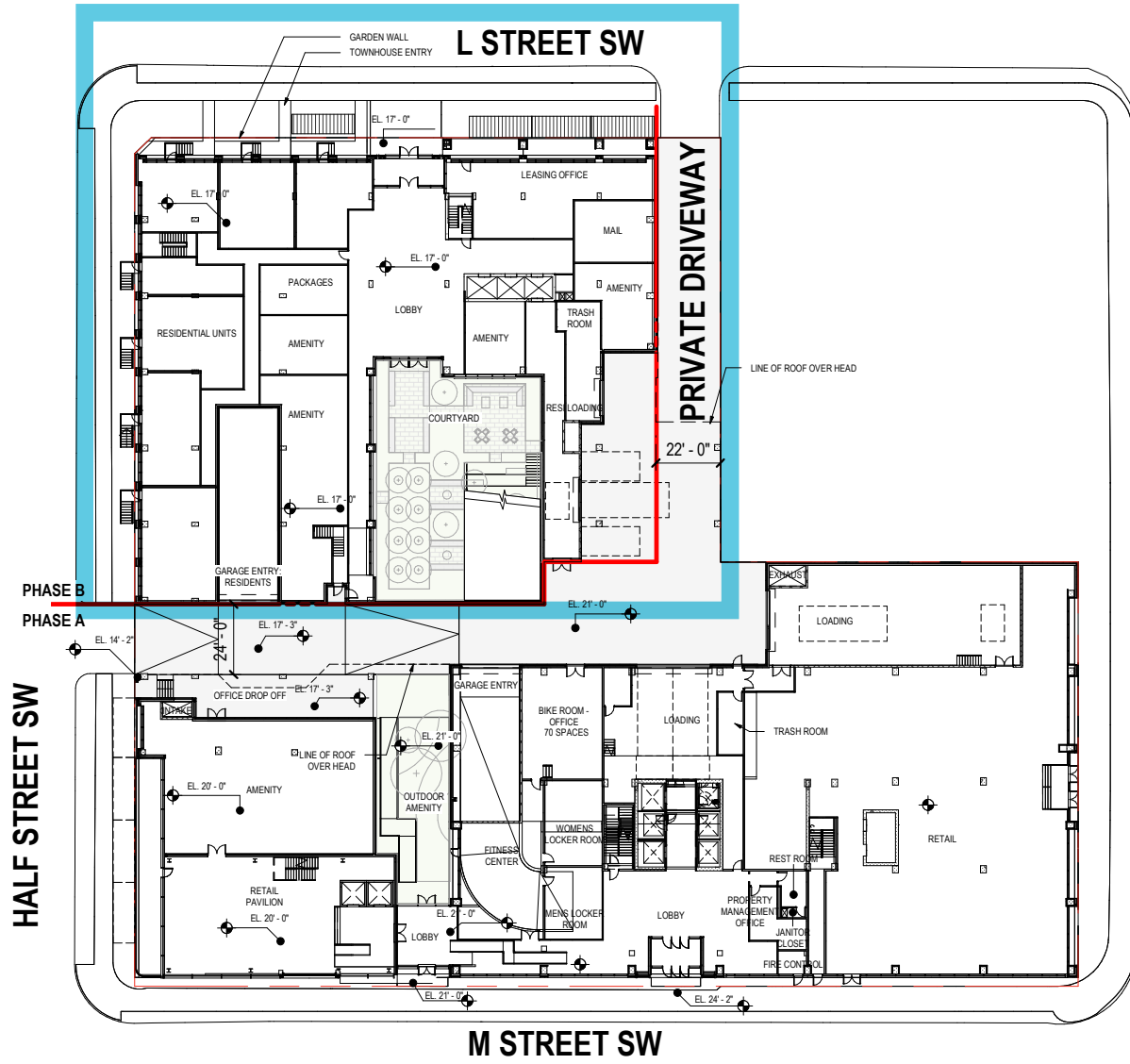


Residential Version



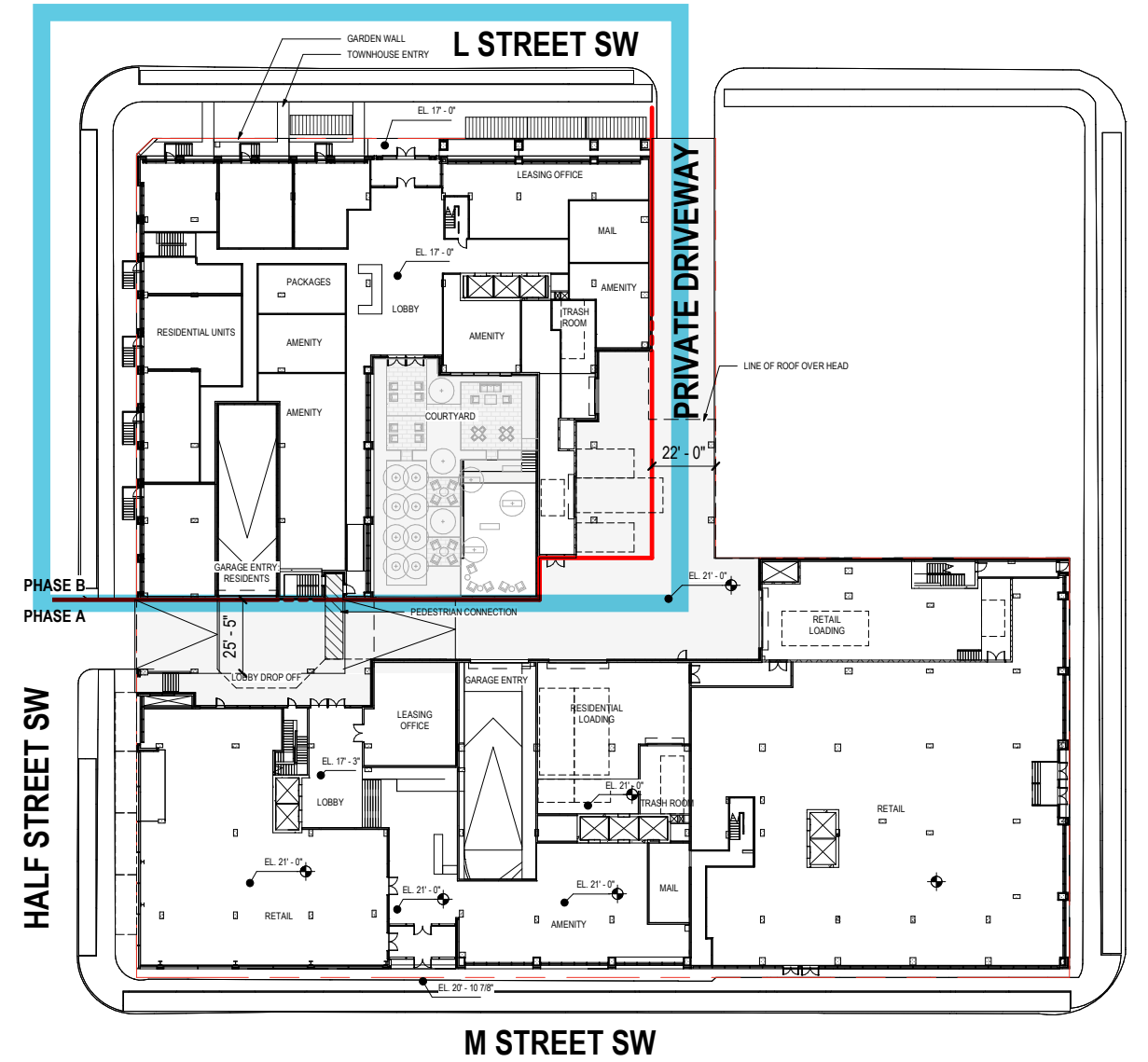
# Design Overview Ground Level Plans

## Mixed-Use Version



SOUTH CAPITOL ST SW

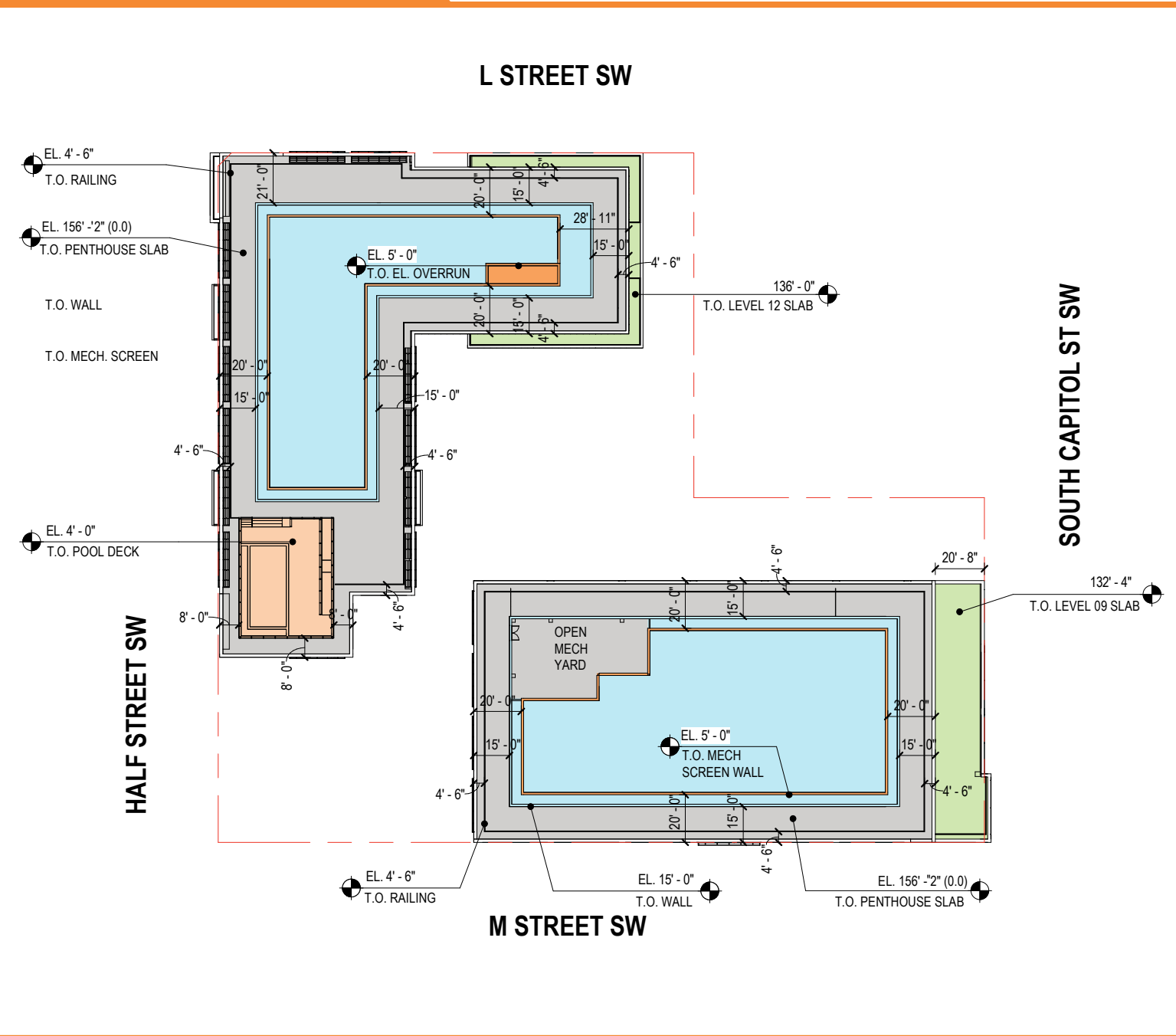
## Residential Version



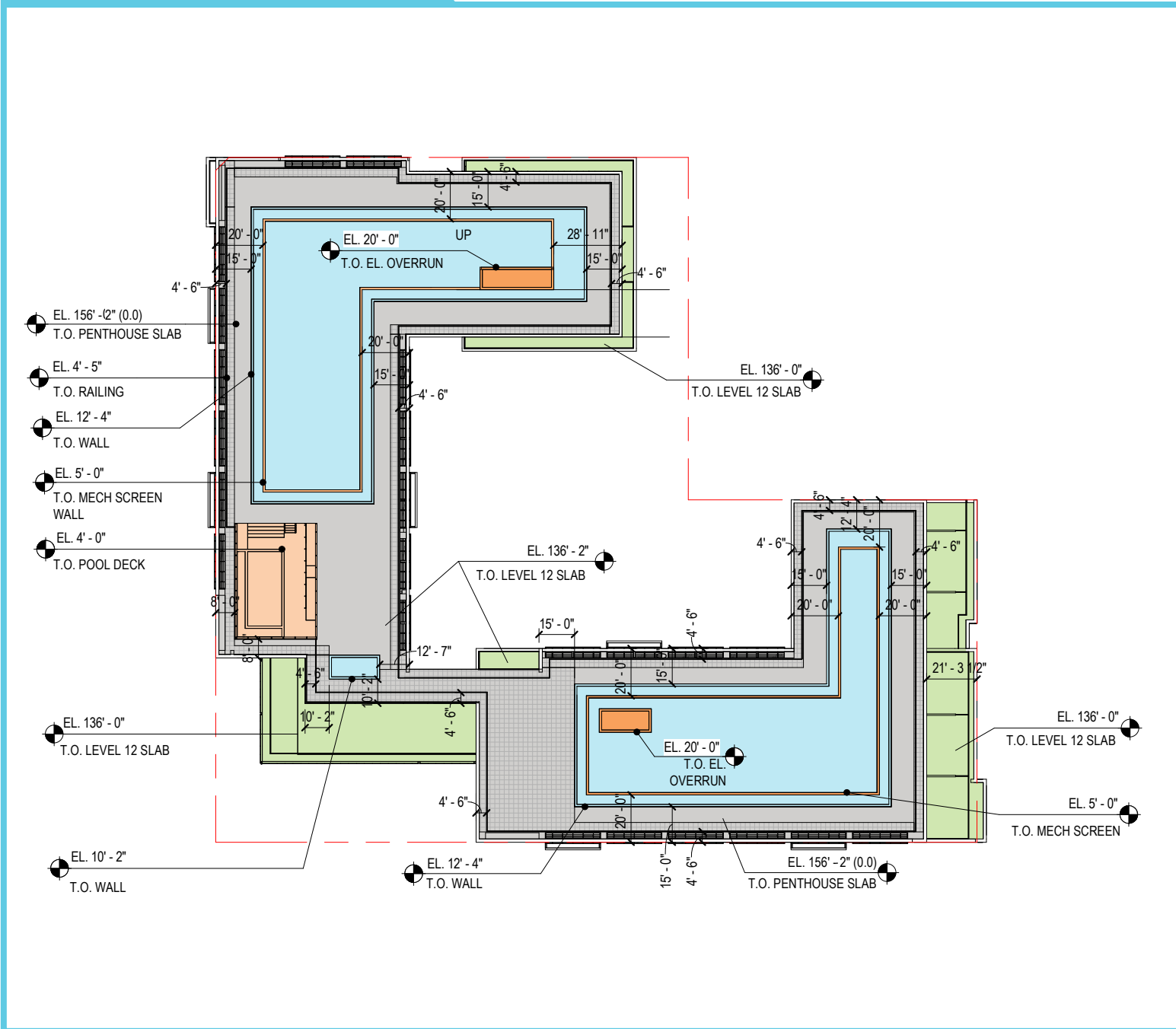
SOUTH CAPITOL ST SW

# Design Overview Roof Plans

## Mixed-Use Version



## Residential Version





# Design Overview

# Proposed Material Palette

Mixed-Use Version

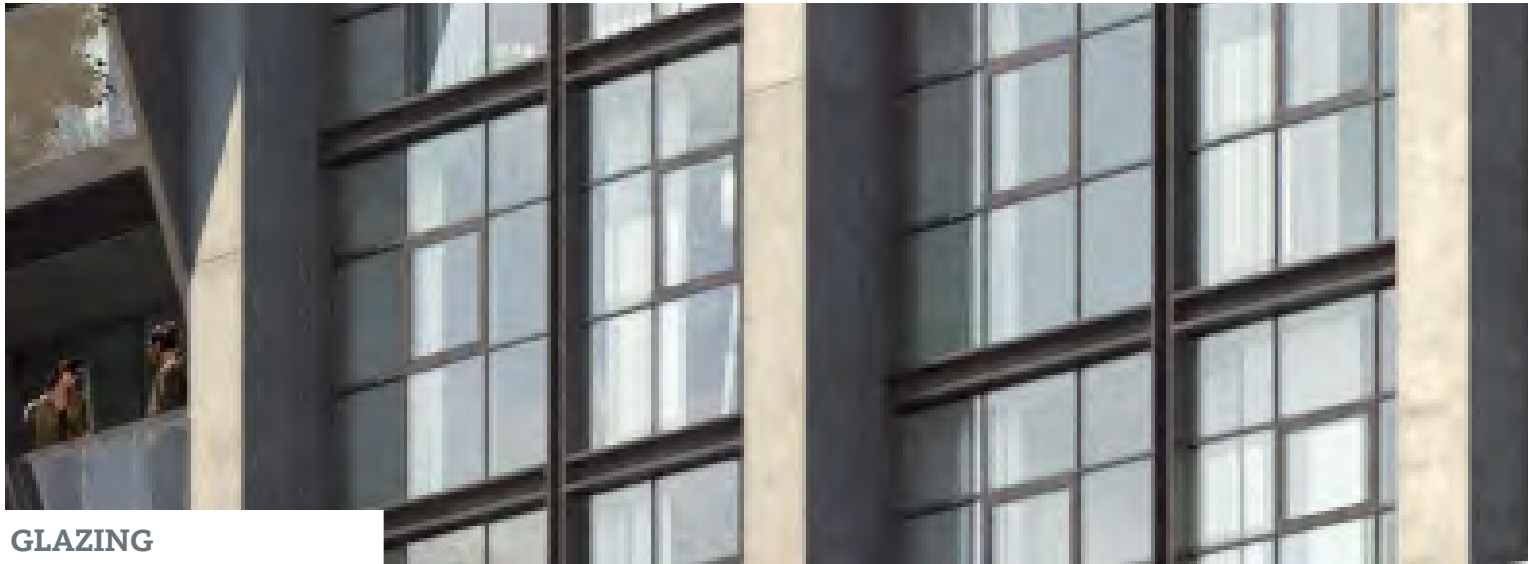
Residential Version



**CONCRETE** Light Grey Precast Concrete



**METAL**



**GLAZING**



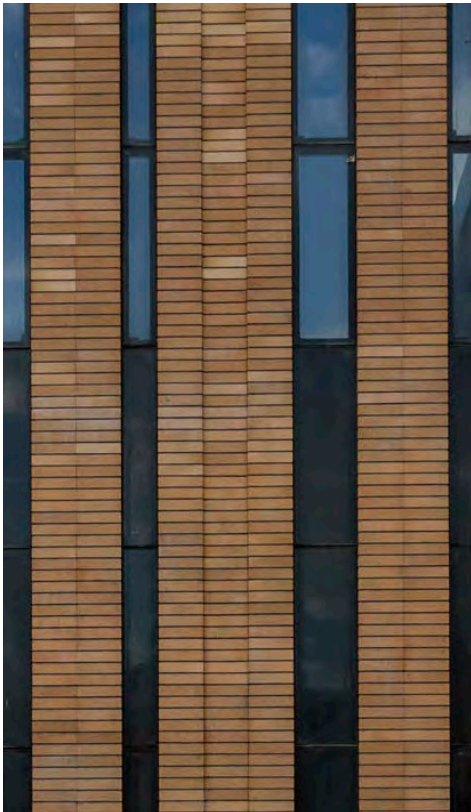
**BRICK** Current Brick Study in Development

# Design Overview

Mixed-Use Version

Residential Version

# Proposed Material Palette



DARK CHARCOAL BRICK

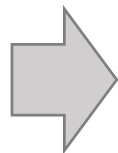


WOOD COMPOSITE

# ANC 6D ENGAGEMENT & DESIGN MODIFICATIONS

# Design Modification: Contextual Design Consideration

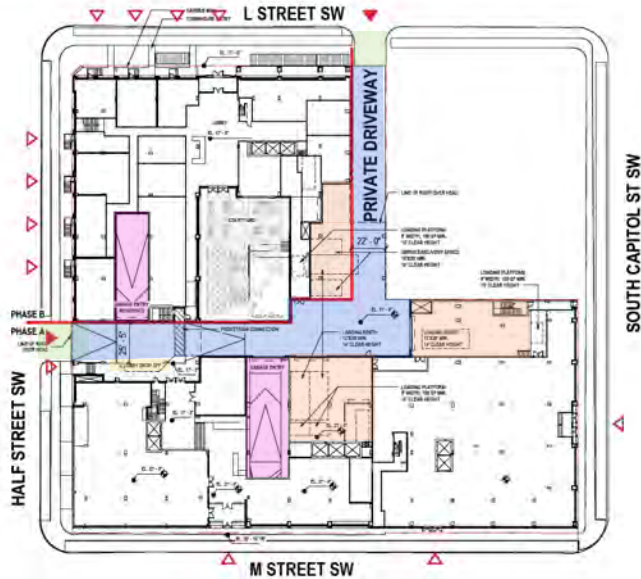
## SW Context Research








In response to community's request to revisit design through a more contextual lens, portions of the residential components in each scheme were redesigned in both **composition and materiality** to better reflect the SW contextual design aesthetic.



# Design Modification: Internal Loading

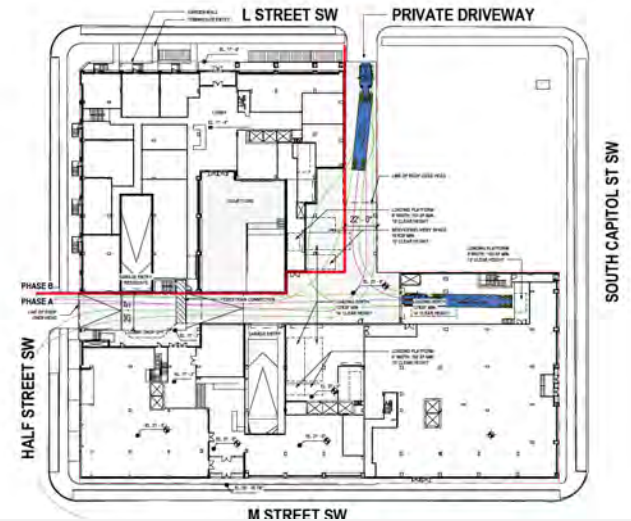


-  = Pick up, Drop Off Zone
-  = Garage Ramps
-  = Curb Entry
-  = Private Driveway
-  = Loading, Package Delivery and Trash zones

## Fully Contained Loading

In response to community's concerns of traffic congestion caused by package deliveries, loading, and ride share drop-off/-pick-up, both schemes have been designed to accommodate all three of these functions away from the public realm via a [private internal driveway](#), preventing cars and trucks from stopping on the surrounding public streets.

## Retail Truck Loading & Turnaround



\*Design allows for head-in, head-out loading

# Design Modification: Light & Air



## Height & Porosity

In response to community's request to increase light and air within the Residential Scheme, the height of the M & Half Street pavilion façade was reduced by 2 floors, and more glass was introduced to increase porosity surrounding this element.



Revised Version



Original Version



Revised Version



# Design Modification: Acknowledgement of homes South of M St.

## Reference in Scale & Materiality

To acknowledge the townhomes south of M St., the building's podium has been sized to reference their **scale** and incorporates masonry to reference their **materiality**.

The Residential walk-up units within this podium level along Half and L Streets are also a reference to the townhomes.



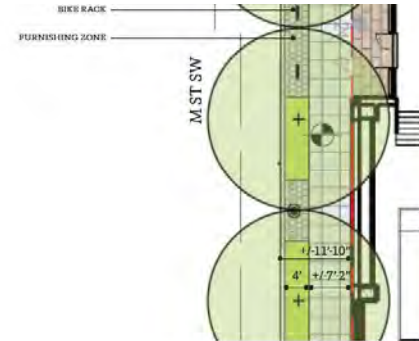
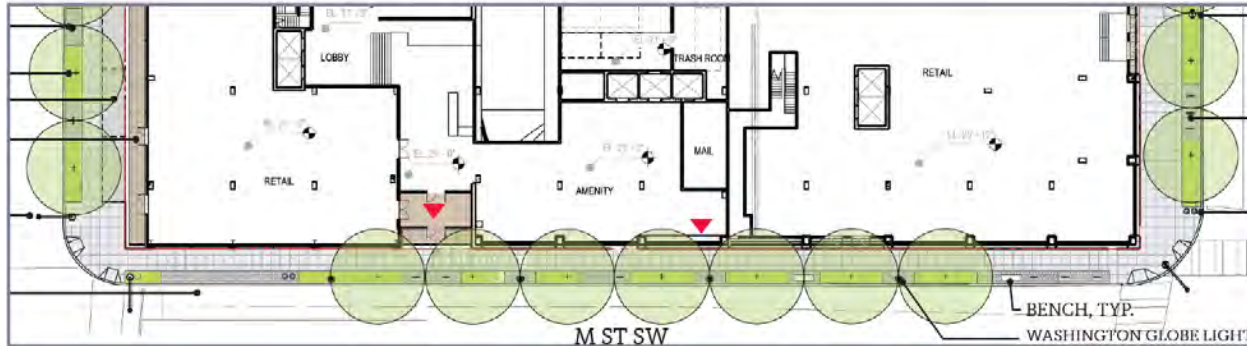
# Design Modification: Increase Public Space

In response to community's request for more gracious public space, the building has been set back' **3 feet** from M Street to allow for wider sidewalks and greenspace in the public realm.

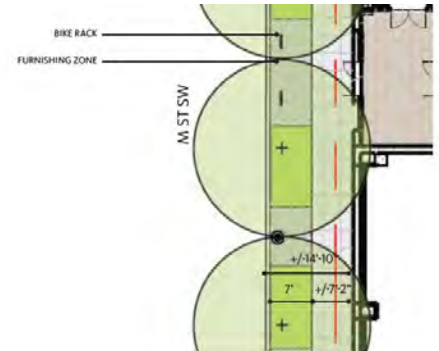
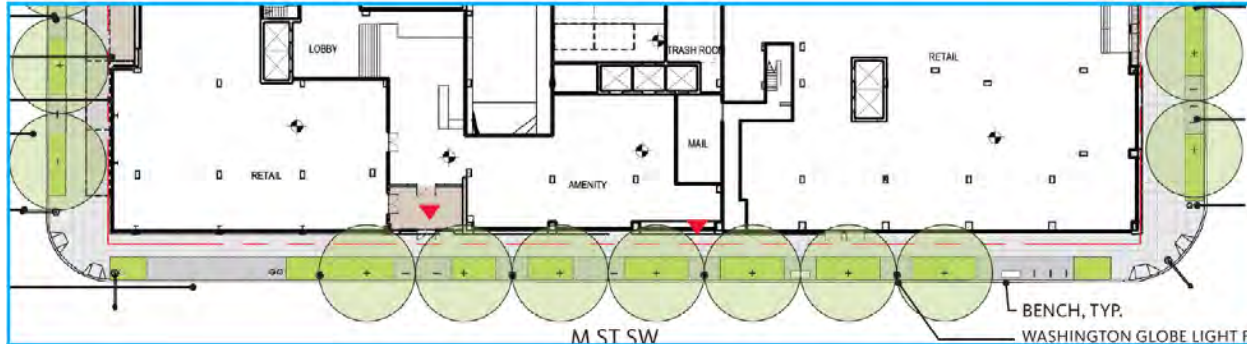
RES/MXU Scheme

Comparison  
Landscape Plan

Original Version



Revised Version





# Design Modification: Introduce More Balconies

To allow increased access to outdoor space, more balconies were introduced to both Schemes.

Mixed Use Scheme

ZC Version  
South Facade



Original Version

Revised Version

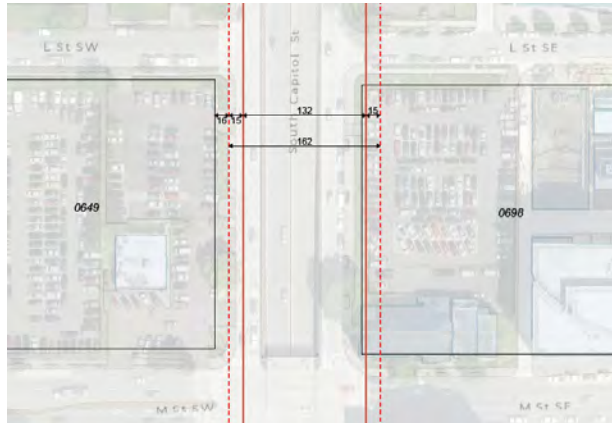
Residential Scheme

Comparison  
East View 1



Original Version

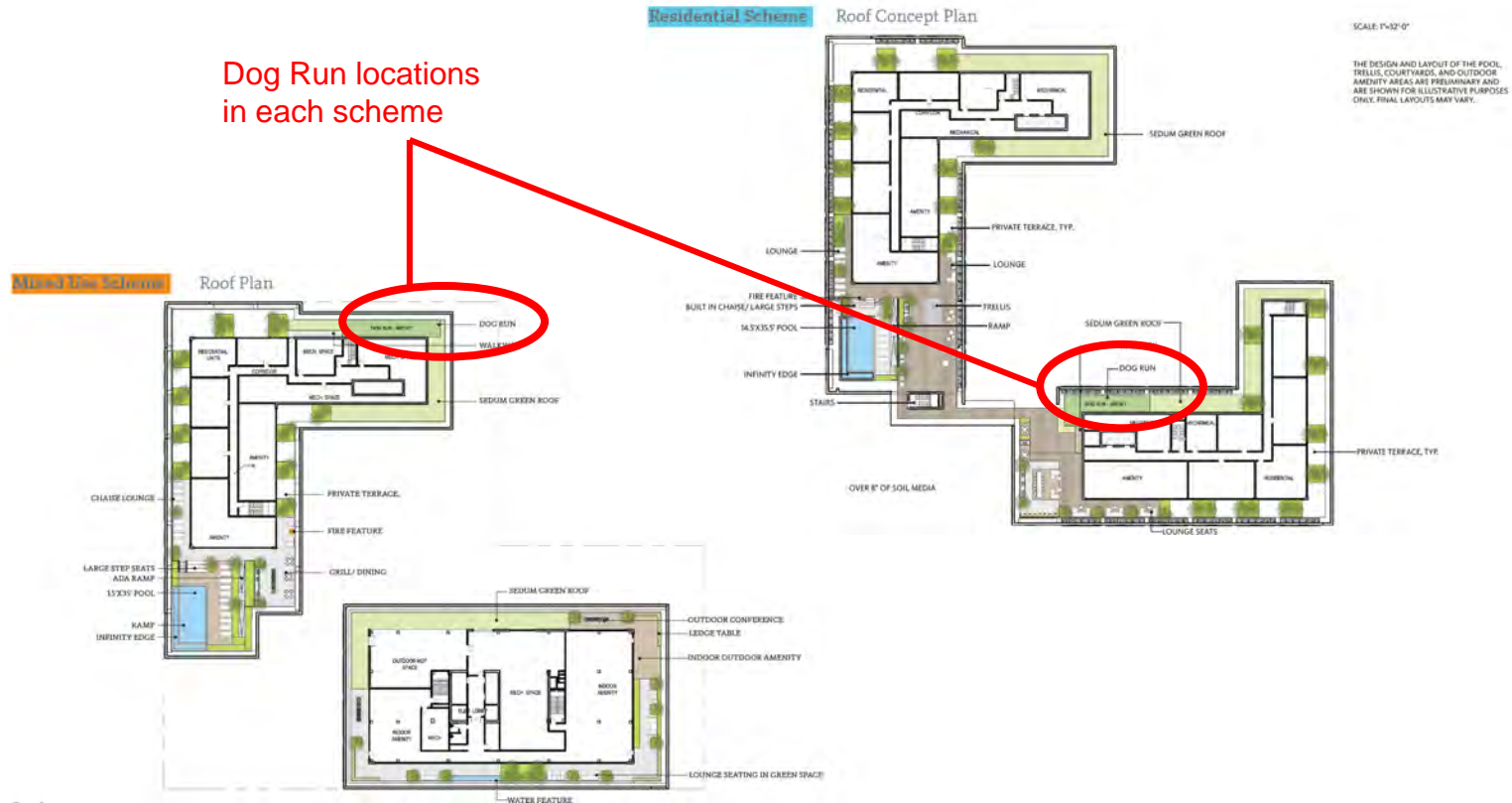
Revised Version



**Confirmed** setback requirements are met and view of Capitol is preserved as part of this modification

# Design Modification: Dog Relief Mitigation

To mitigate pet relief impacts on nearby public space, a dog run will be included within the building programming for residents to use.



## Design Modification: No Neon Decorative Lighting

In response to community's concerns regarding disruptive lighting, the project will prohibit the use of decorative neon lighting on the building.



Thank You!

**5M SW**  
SQUARE 649

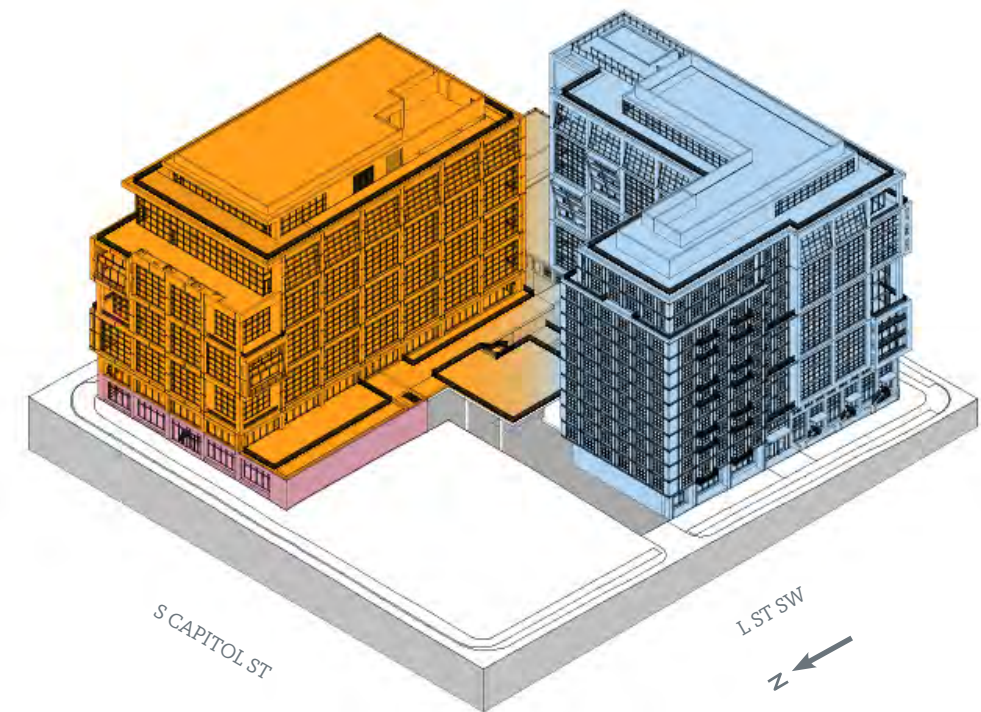
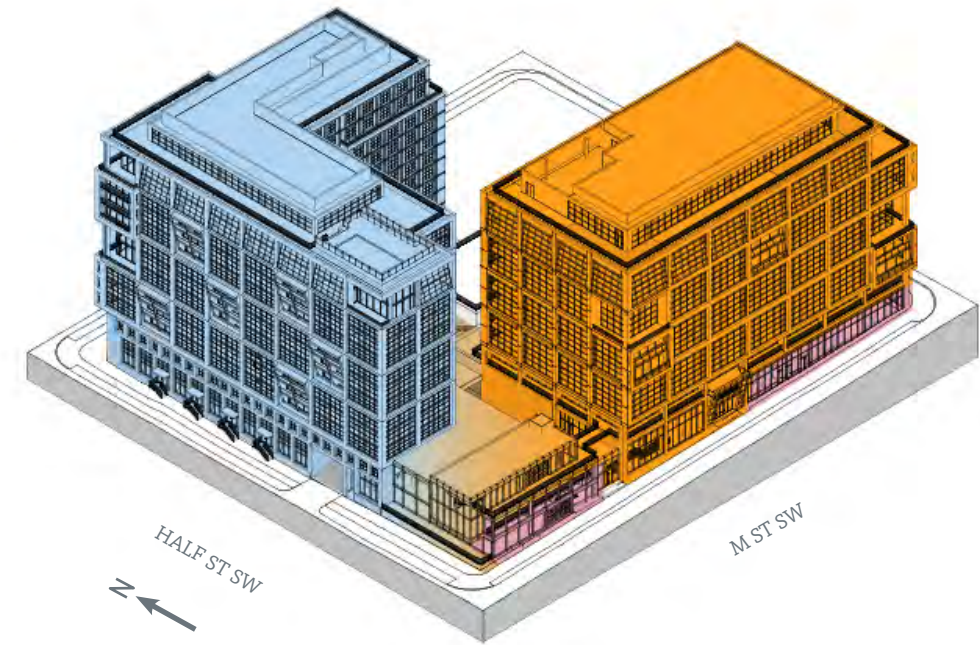
**ANC 6D EXECUTIVE MEETING**

September 8, 2020

**Prepared by:**  
JBG Smith  
Gensler

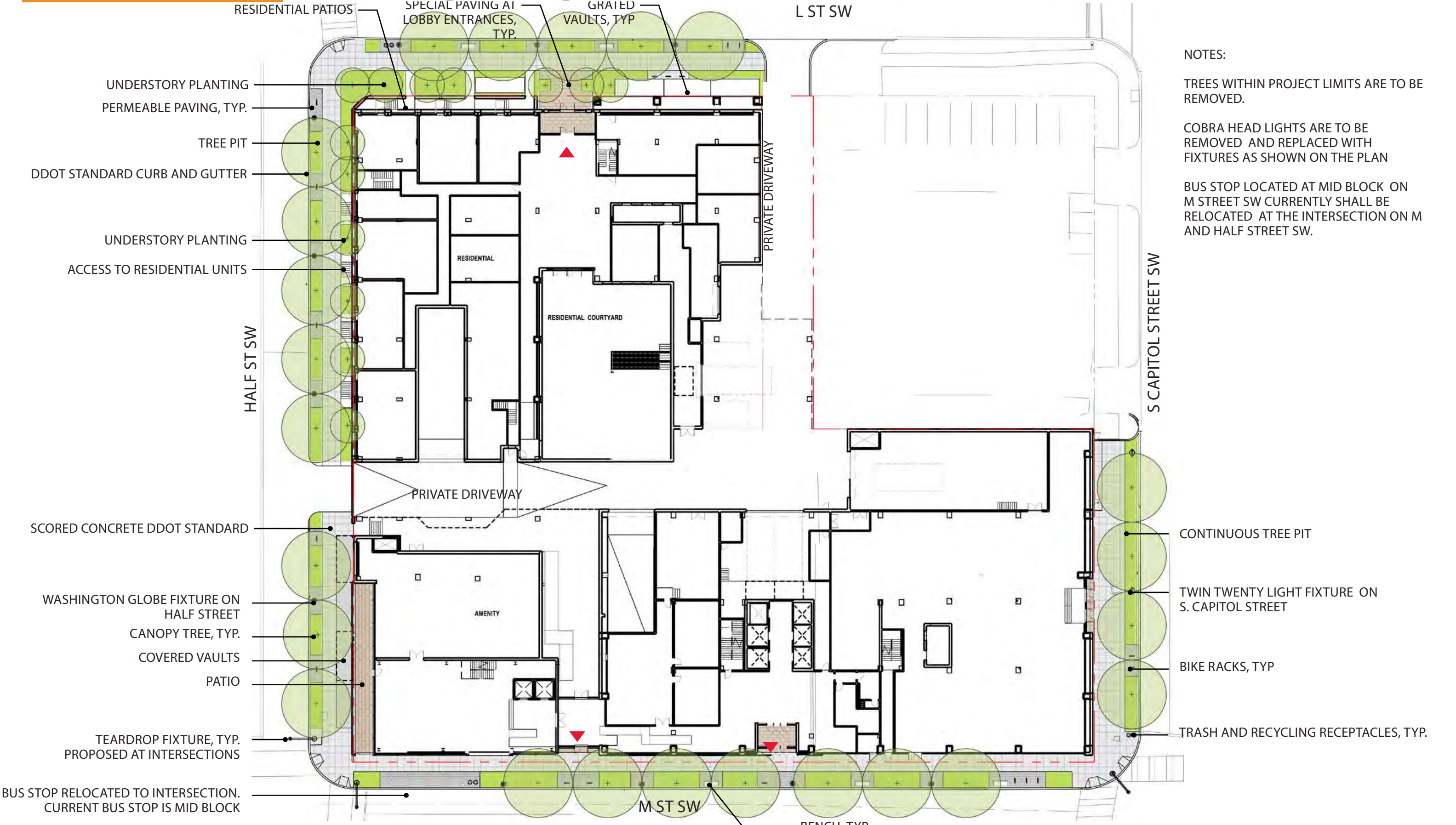
# Appendix

# Mixed Use Scheme

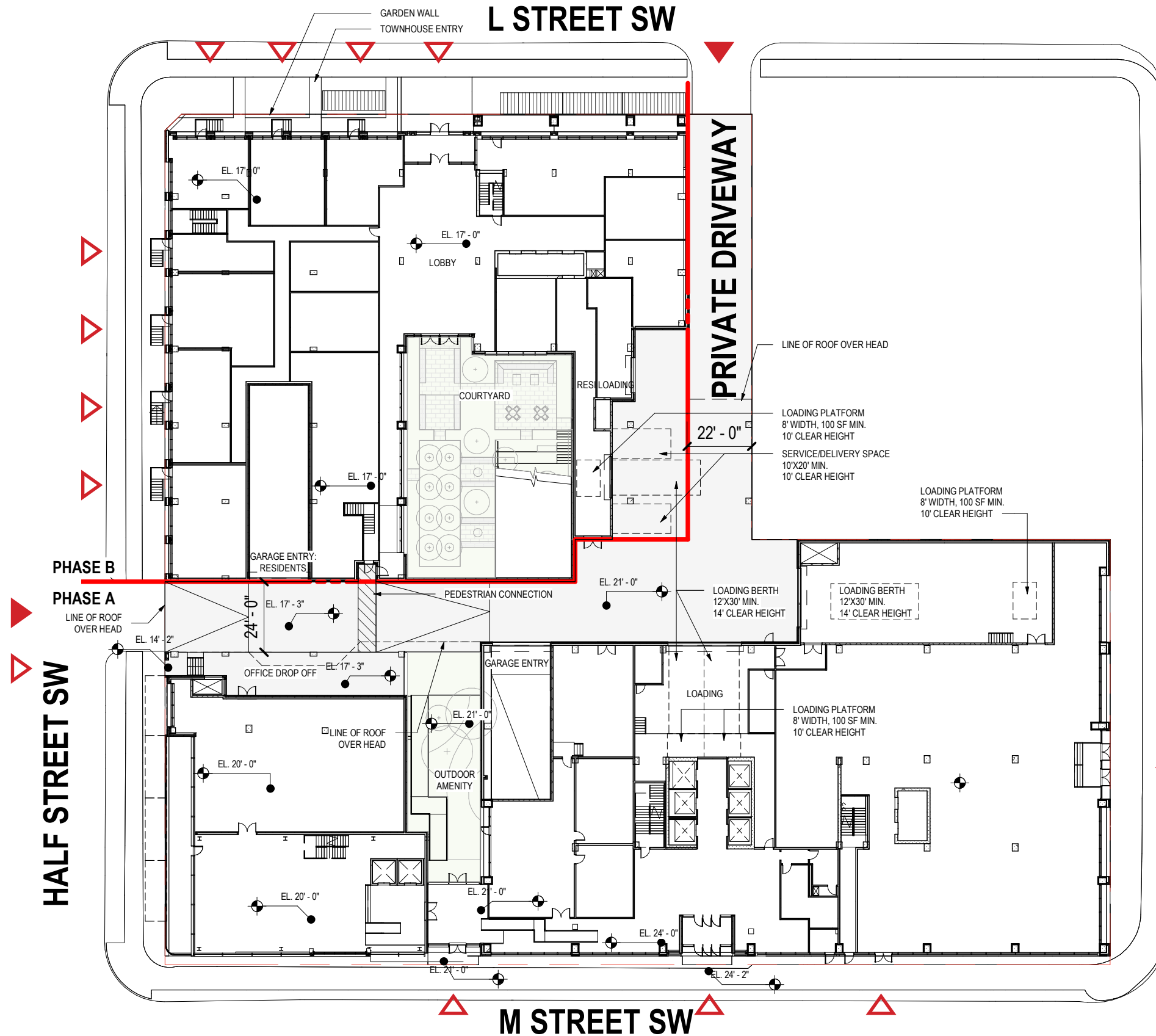


# Mixed Use Scheme

## Streetscape Concept Plan



- NOTES:
- TREES WITHIN PROJECT LIMITS ARE TO BE REMOVED.
  - COBRA HEAD LIGHTS ARE TO BE REMOVED AND REPLACED WITH FIXTURES AS SHOWN ON THE PLAN
  - BUS STOP LOCATED AT MID BLOCK ON M STREET SW CURRENTLY SHALL BE RELOCATED AT THE INTERSECTION ON M AND HALF STREET SW.





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.

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

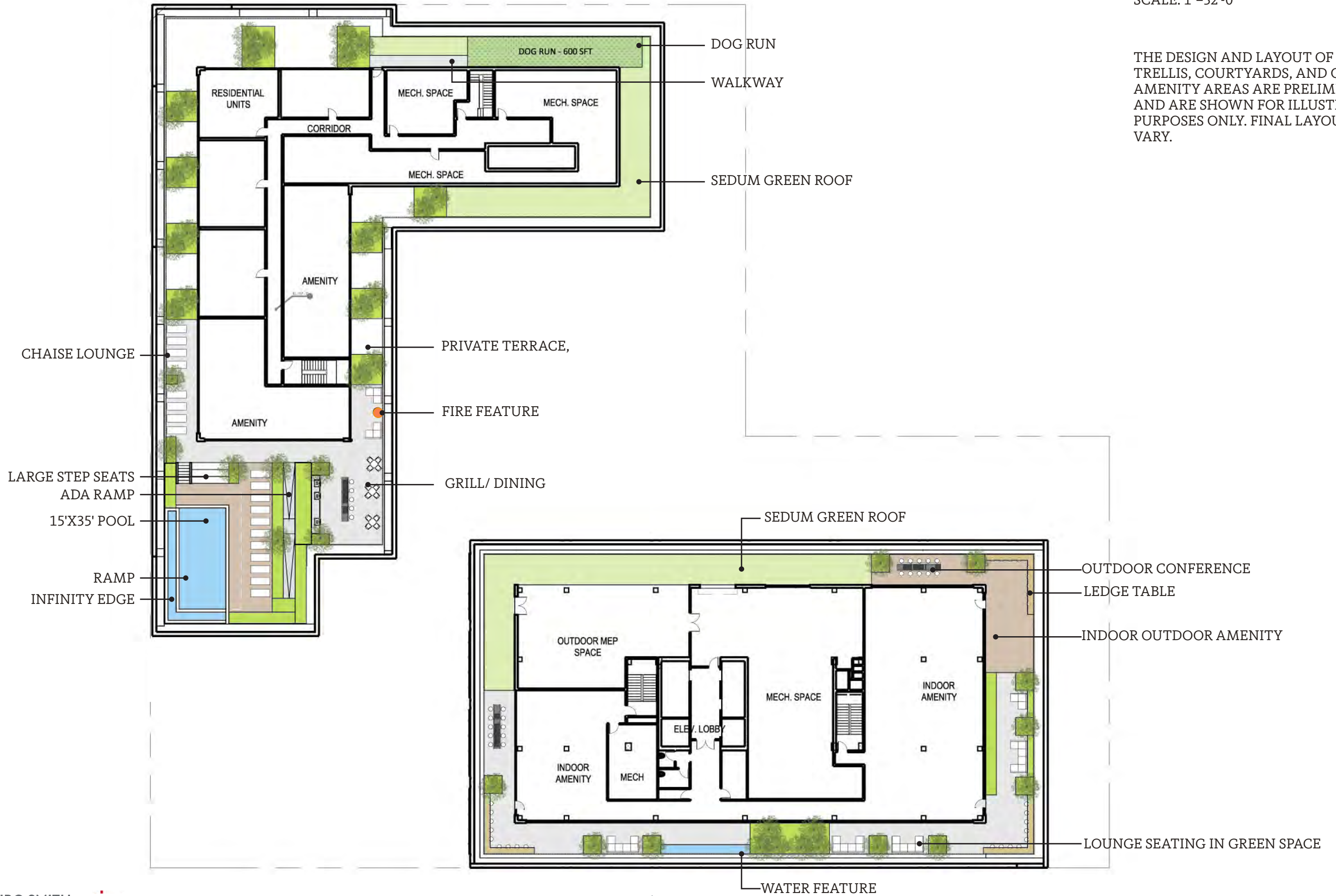
THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

-  PEDESTRIAN ENTRANCE
-  VEHICULAR ENTRANCE



SCALE: 1"=32'-0"

THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

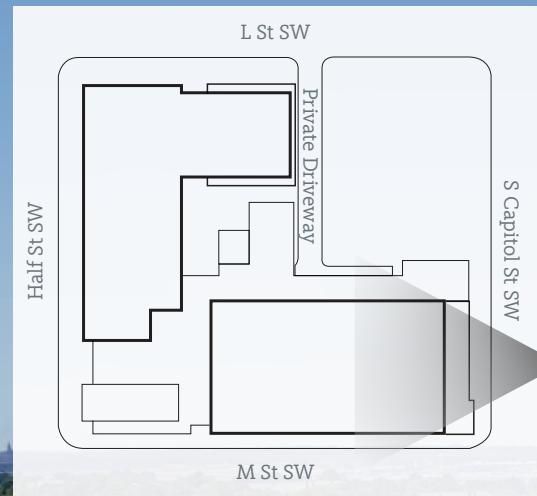




ROOF TERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.







TMRW.SE

**L STREET SW**

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.

**HALF STREET SW**

**SOUTH CAPITOL ST SW**



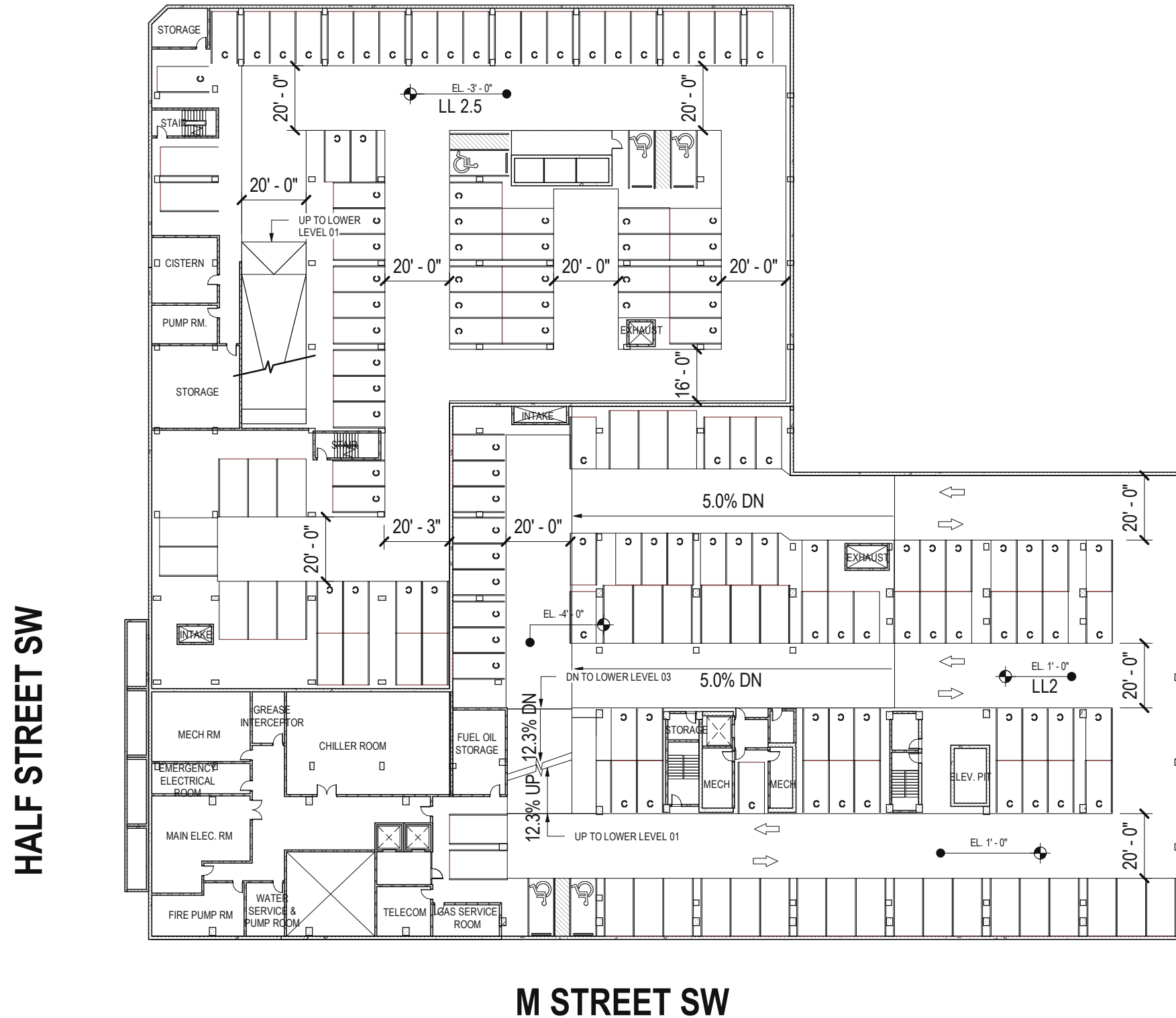
**Compact : 8'x16'**  
**Standard : 9'x18'**

|                    |                  |
|--------------------|------------------|
| <b>Total</b>       | <b>93 Spaces</b> |
| <b>Office</b>      | <b>93 Spaces</b> |
| <b>Residential</b> | <b>0 Spaces</b>  |
| <b>Retail</b>      | <b>0 Spaces</b>  |

**M STREET SW**



L STREET SW



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.

SOUTH CAPITOL ST SW

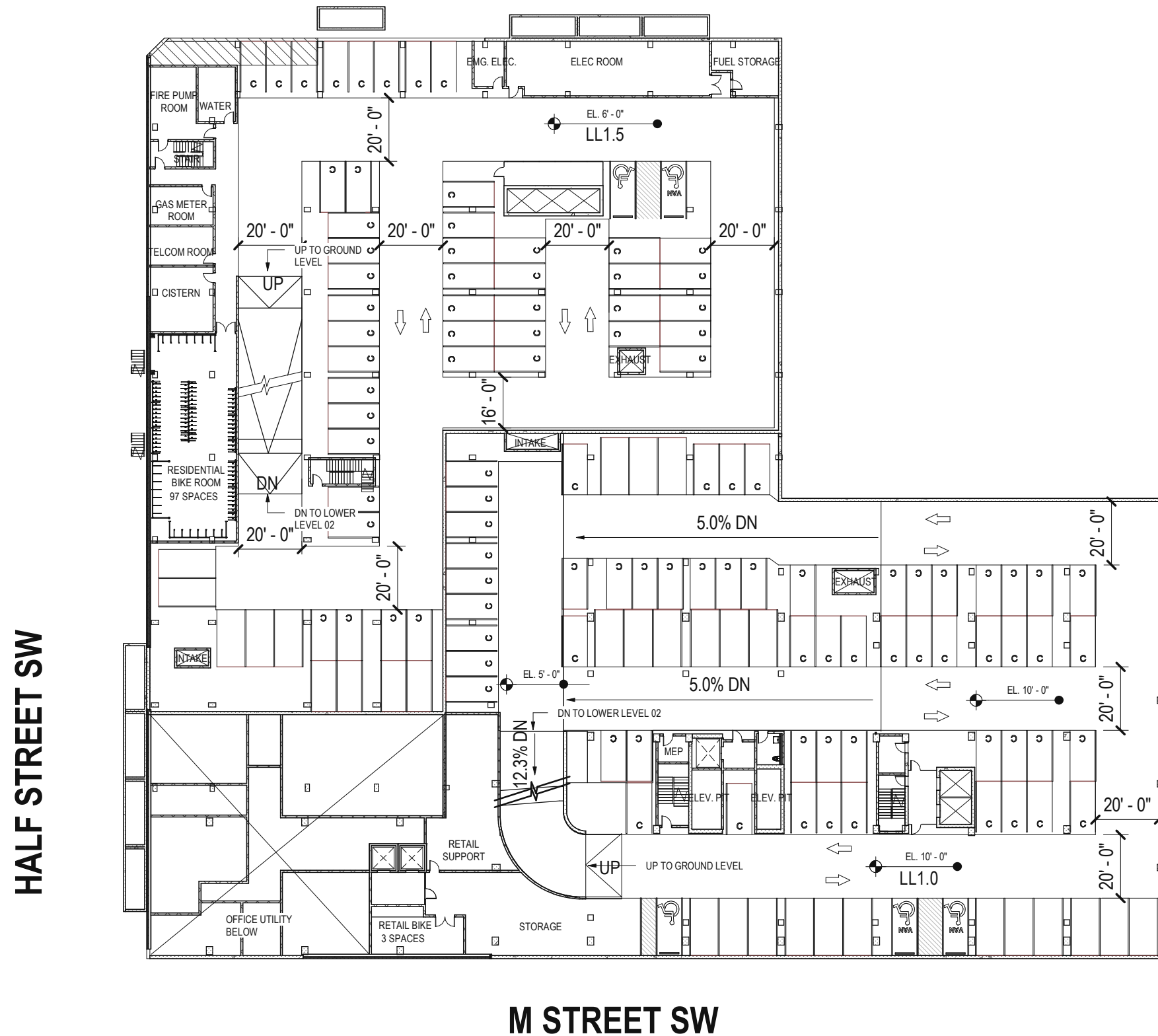
HALF STREET SW

Compact : 8'x16'  
 Standard : 9'x18'

|             |            |
|-------------|------------|
| Total       | 172 Spaces |
| Office      | 89 Spaces  |
| Residential | 83 Spaces  |
| Retail      | 0 Spaces   |

M STREET SW

L STREET SW



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.

SOUTH CAPITOL ST SW

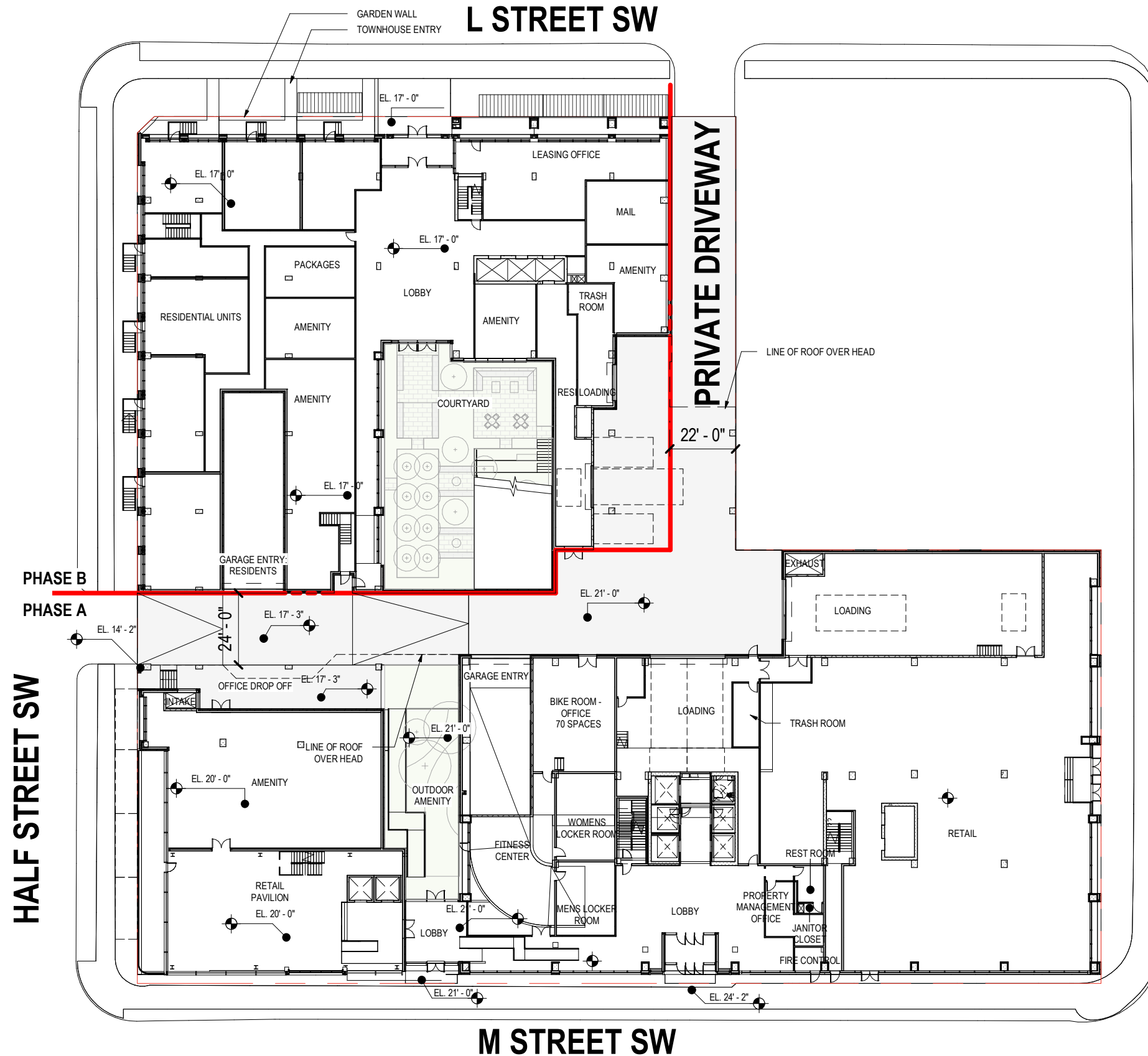
HALF STREET SW

Compact : 8'x16'  
 Standard : 9'x18'

|             |            |
|-------------|------------|
| Total       | 138 Spaces |
| Office      | 0 Spaces   |
| Residential | 57 Spaces  |
| Retail      | 81 Spaces  |

M STREET SW





NOTES:

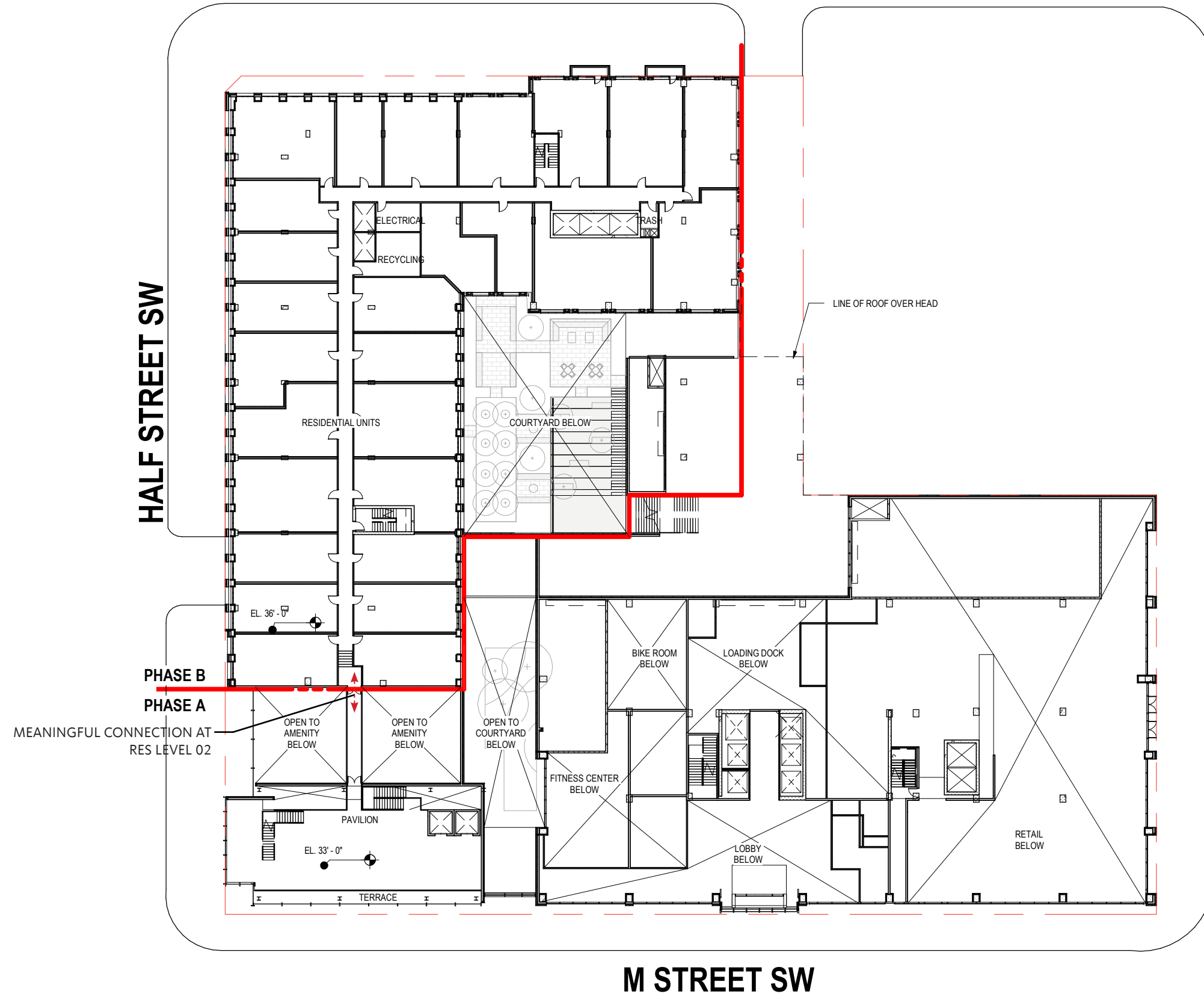
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



L STREET SW



NOTES:

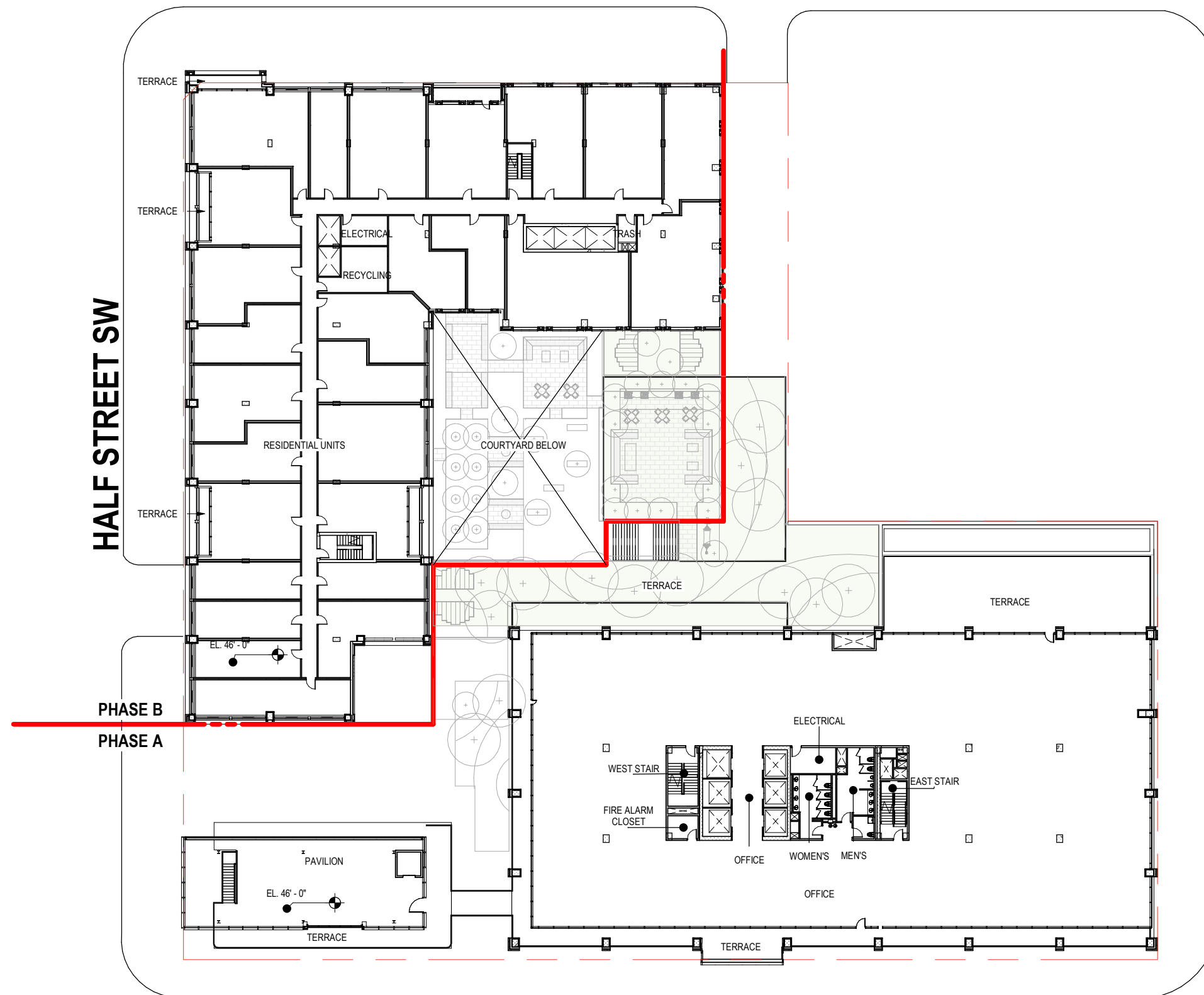
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



**L STREET SW**



**M STREET SW**

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.

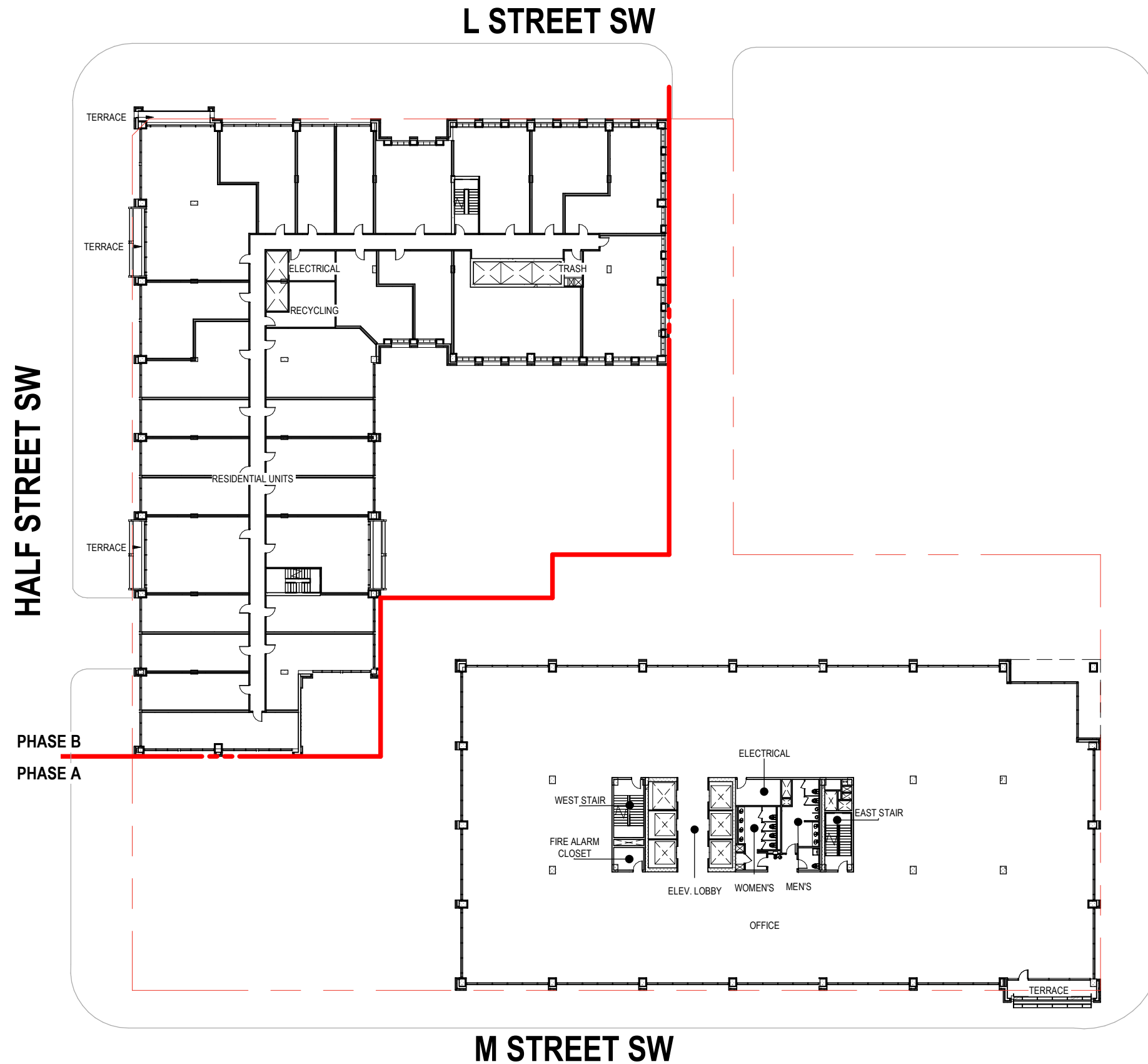
PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

**SOUTH CAPITOL ST SW**

**HALF STREET SW**

PHASE B  
PHASE A



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.

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.



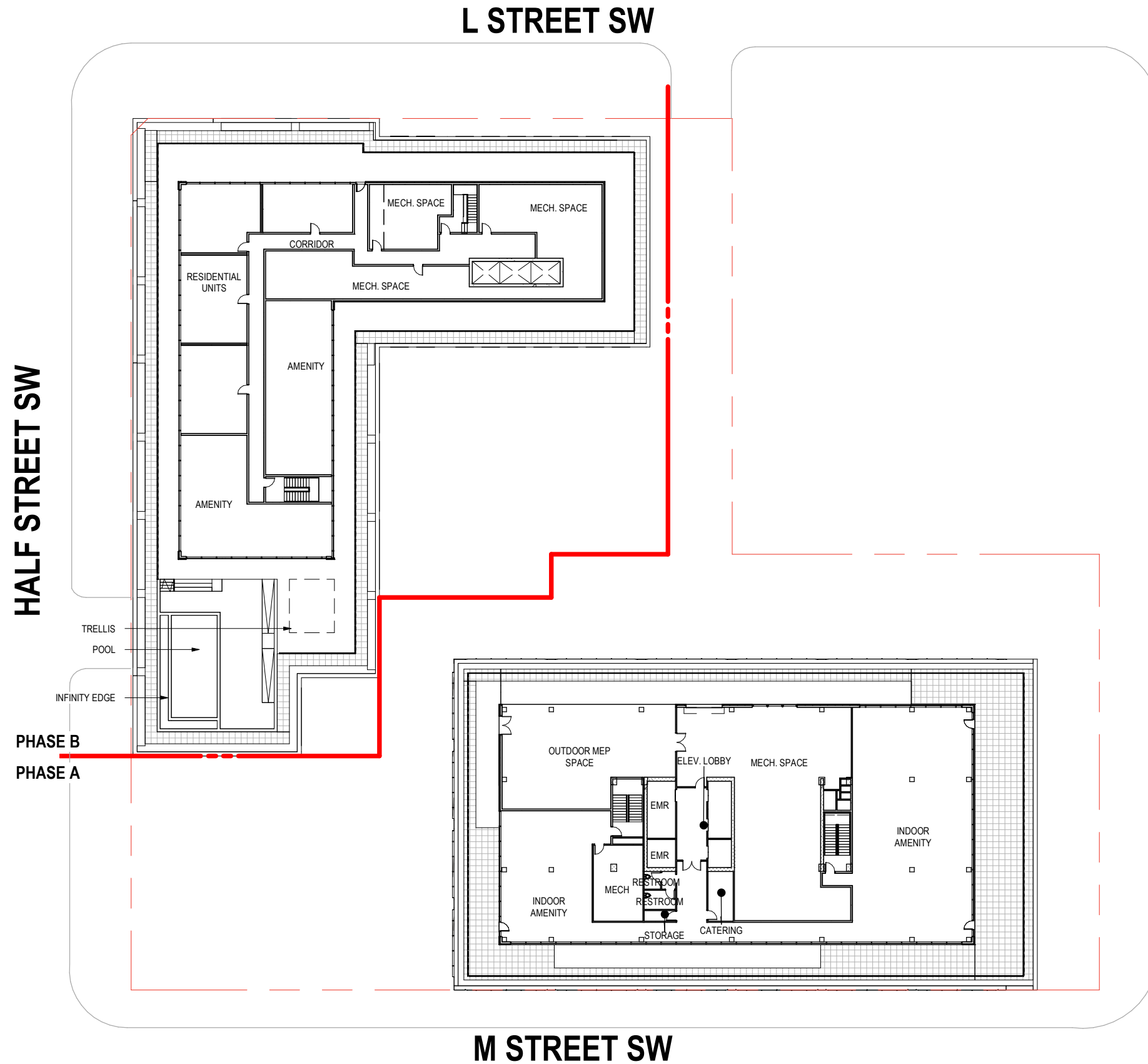


NOTES:

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.

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.





NOTES:

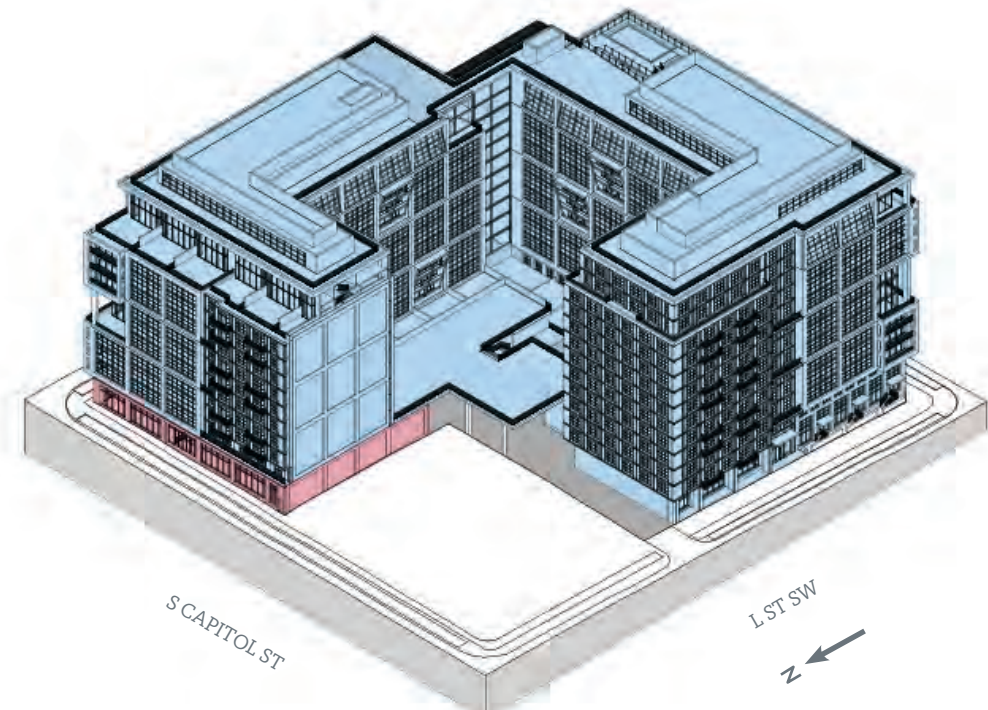
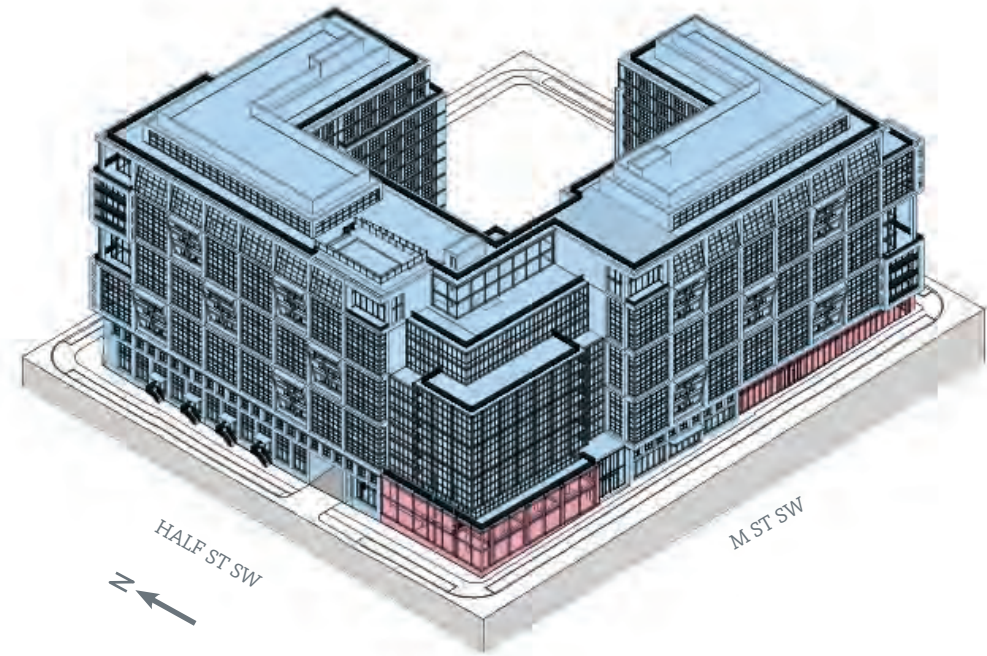
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



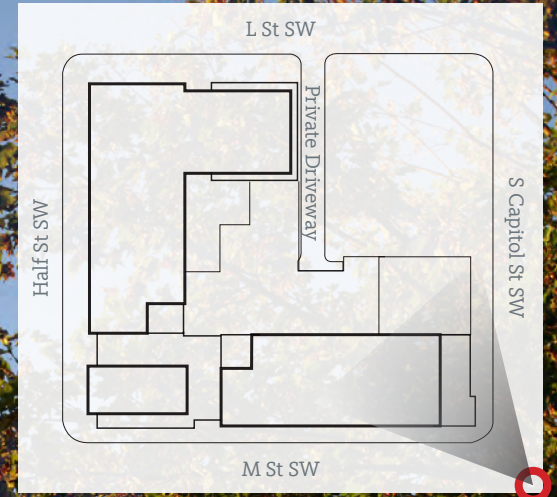
# Residential Scheme



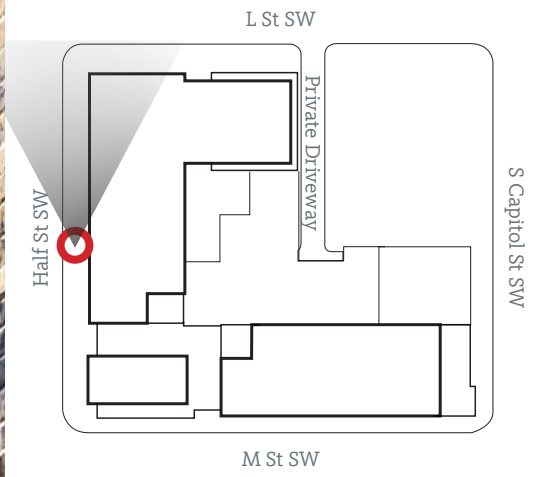


ROOF TERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.











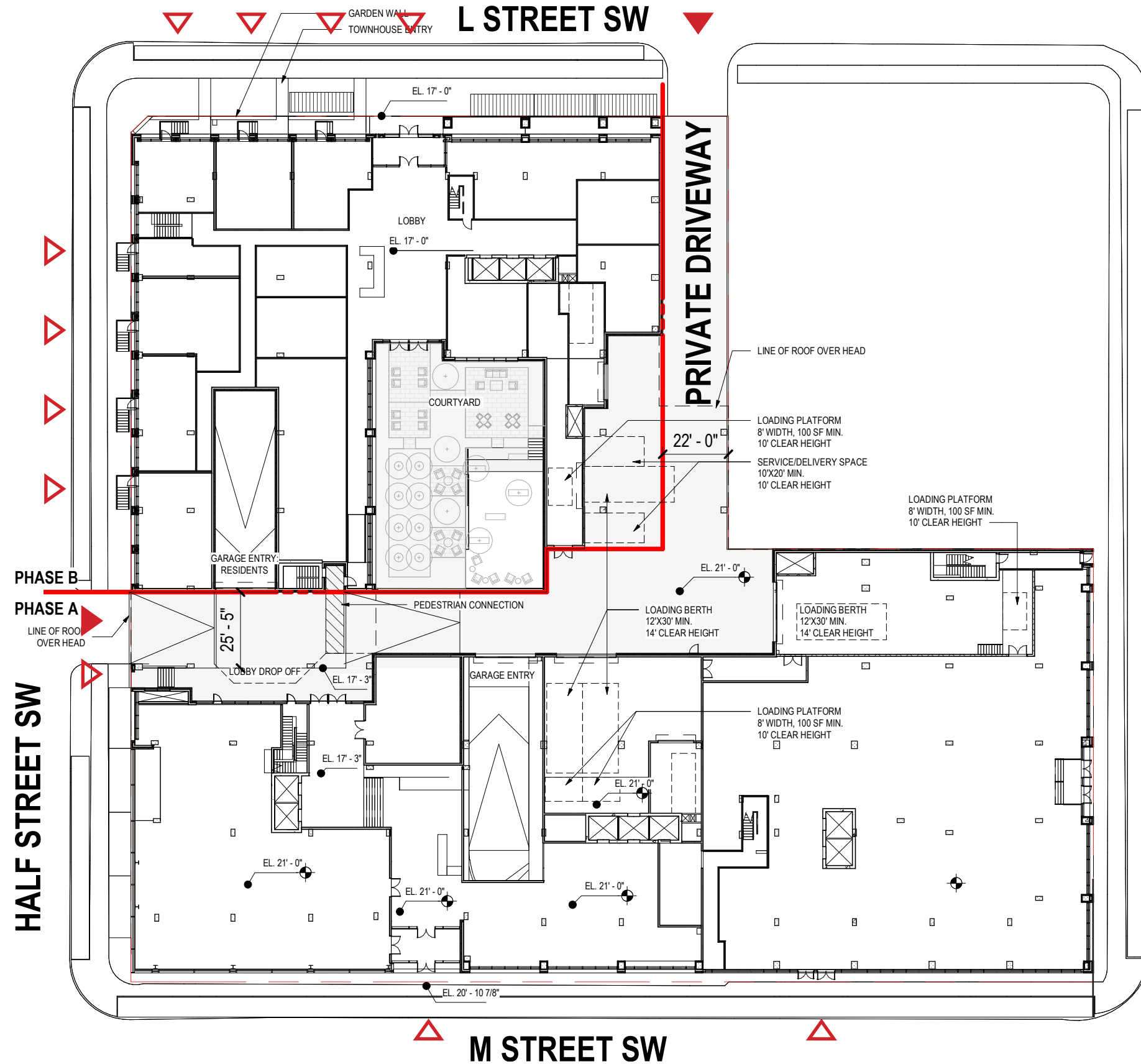


# Residential Scheme

## Streetscape Concept Plan



- NOTES:
- TREES WITHIN PROJECT LIMITS ARE TO BE REMOVED.
  - COBRA HEAD LIGHTS ARE TO BE REMOVED AND REPLACED WITH FIXTURES AS SHOWN ON THE PLAN
  - BUS STOP LOCATED AT MID BLOCK ON M STREET SW CURRENTLY SHALL BE RELOCATED AT THE INTERSECTION ON M AND HALF STREET SW.





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.

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

-  PEDESTRIAN ENTRANCE
-  VEHICULAR ENTRANCE

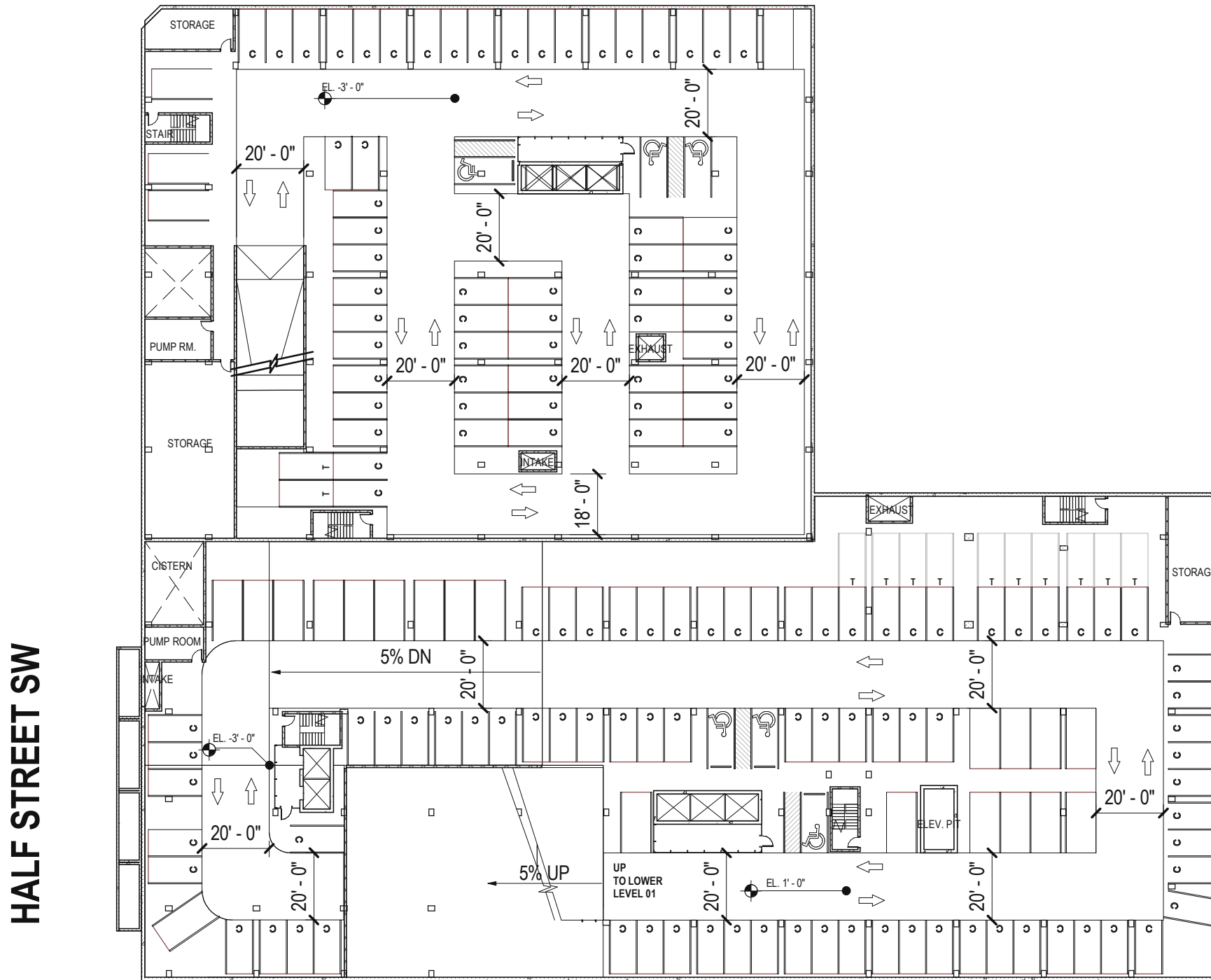


THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.





**L STREET SW**



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.  
 PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

**SOUTH CAPITOL ST SW**

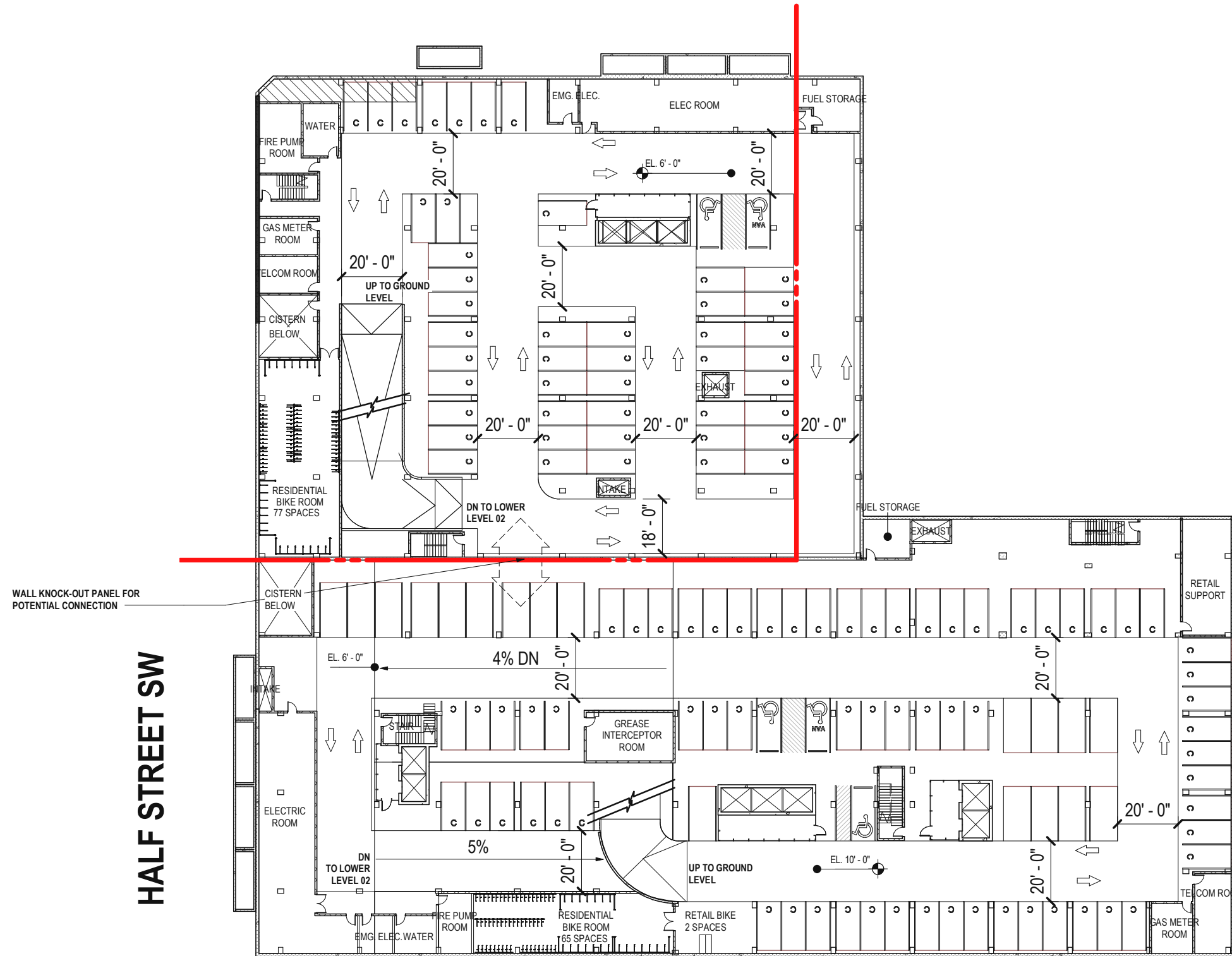
**HALF STREET SW**

**Compact : 8'x16'**  
**Standard : 9'x18'**  
**Residential: 165 Spaces**  
**(excludes tandem)**

**M STREET SW**



**L STREET SW**



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.  
 PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

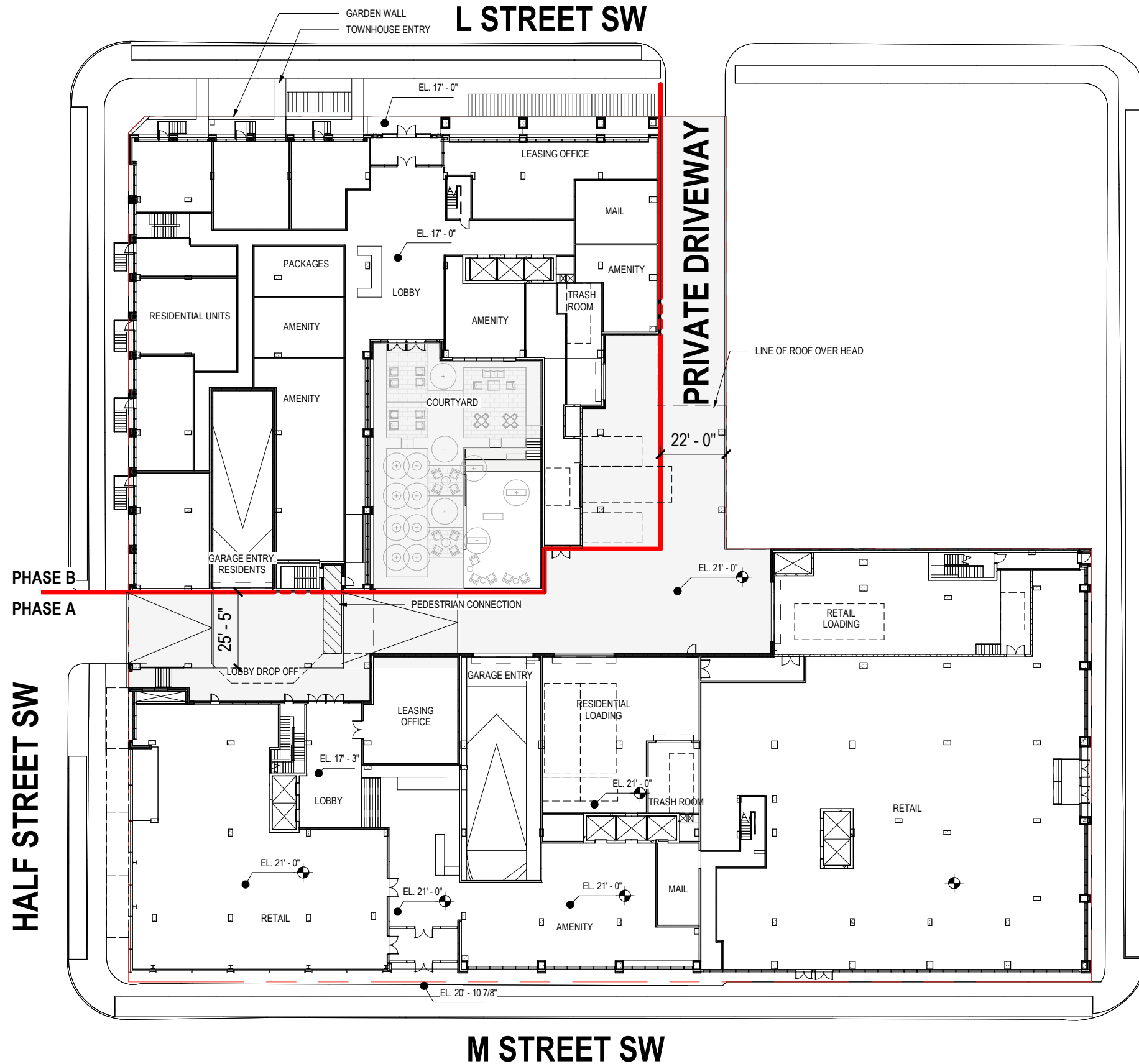
**SOUTH CAPITOL ST SW**

**HALF STREET SW**

**M STREET SW**

**Compact : 8'x16'**  
**Standard : 9'x18'**  
**Total 134 Spaces**  
**Residential : 48 Spaces**  
**Retail : 86 Spaces**





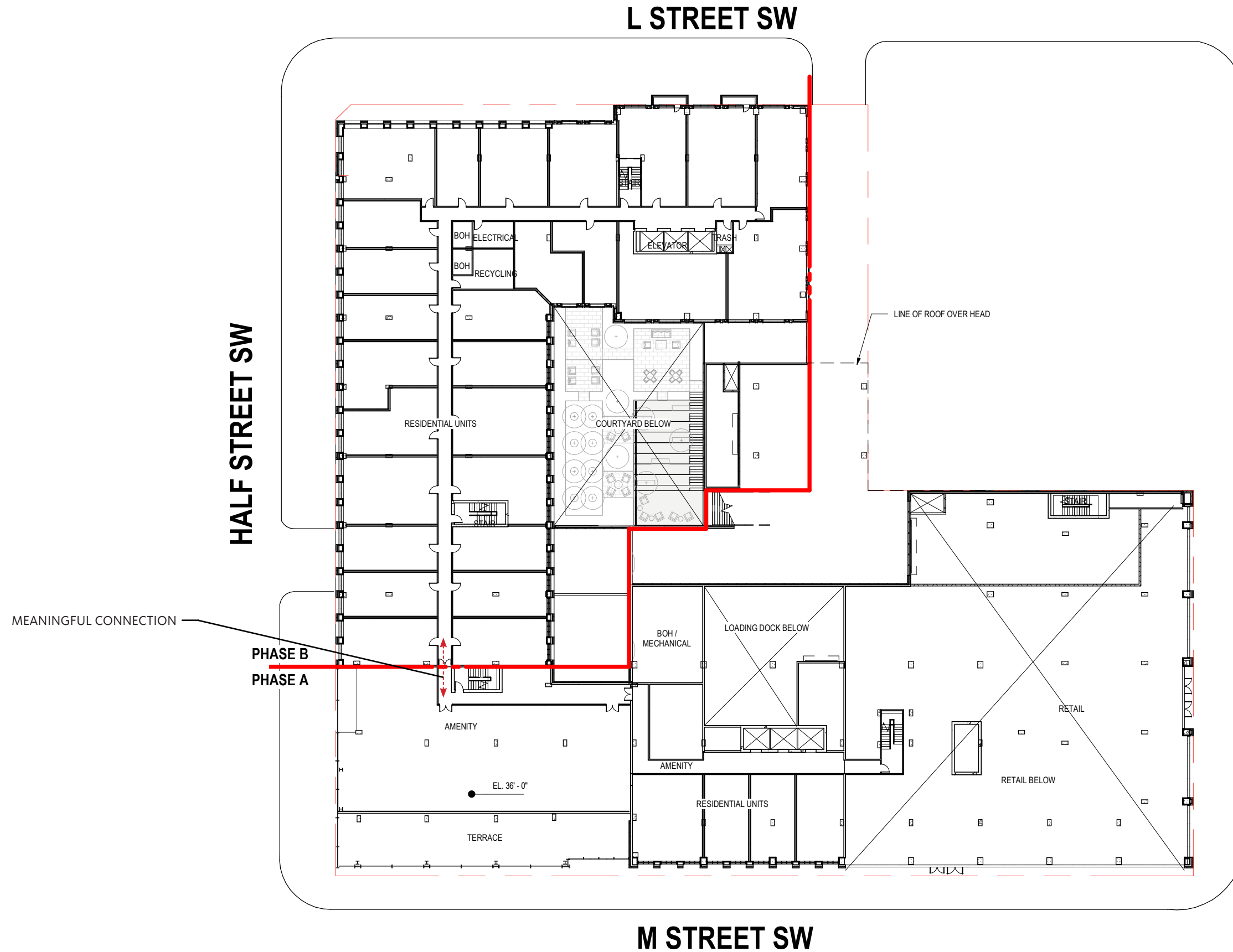
NOTES:

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.

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.





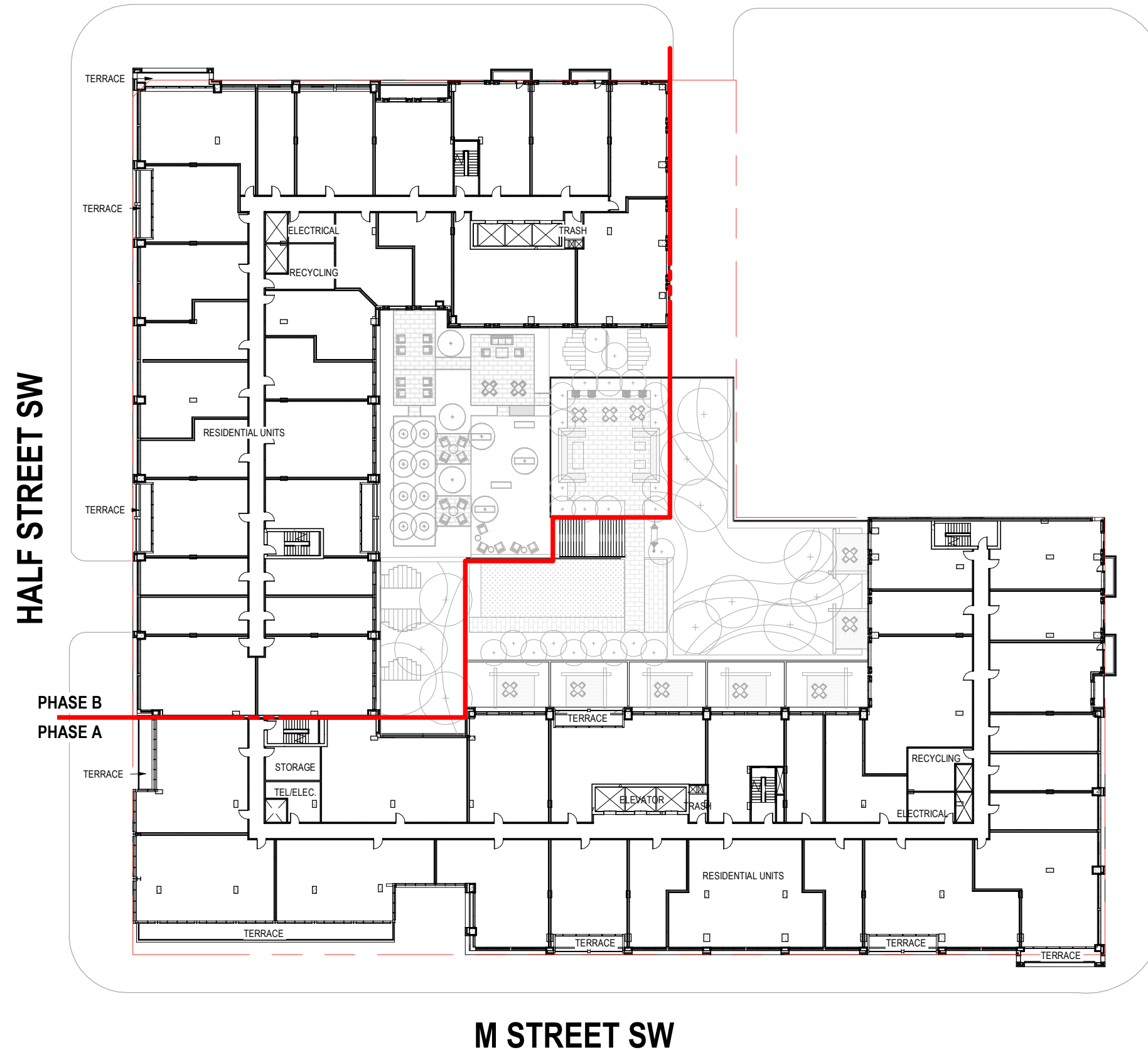
NOTES:

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.

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

Floor Plan - Level 03-09 Typical Floor  
**L STREET SW**



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.

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

**SOUTH CAPITOL ST SW**

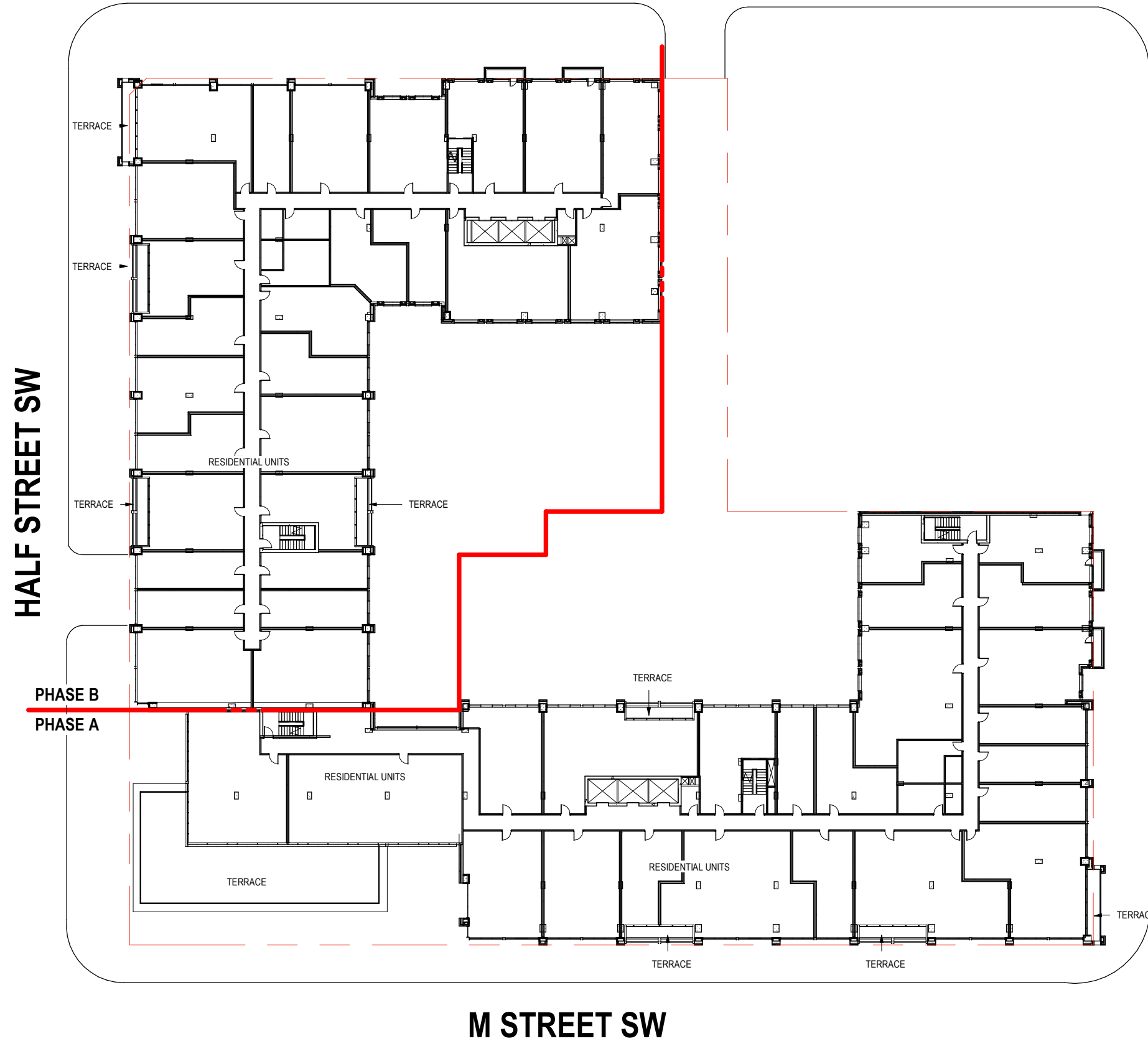
**HALF STREET SW**

PHASE B  
PHASE A

**M STREET SW**



L STREET SW



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.

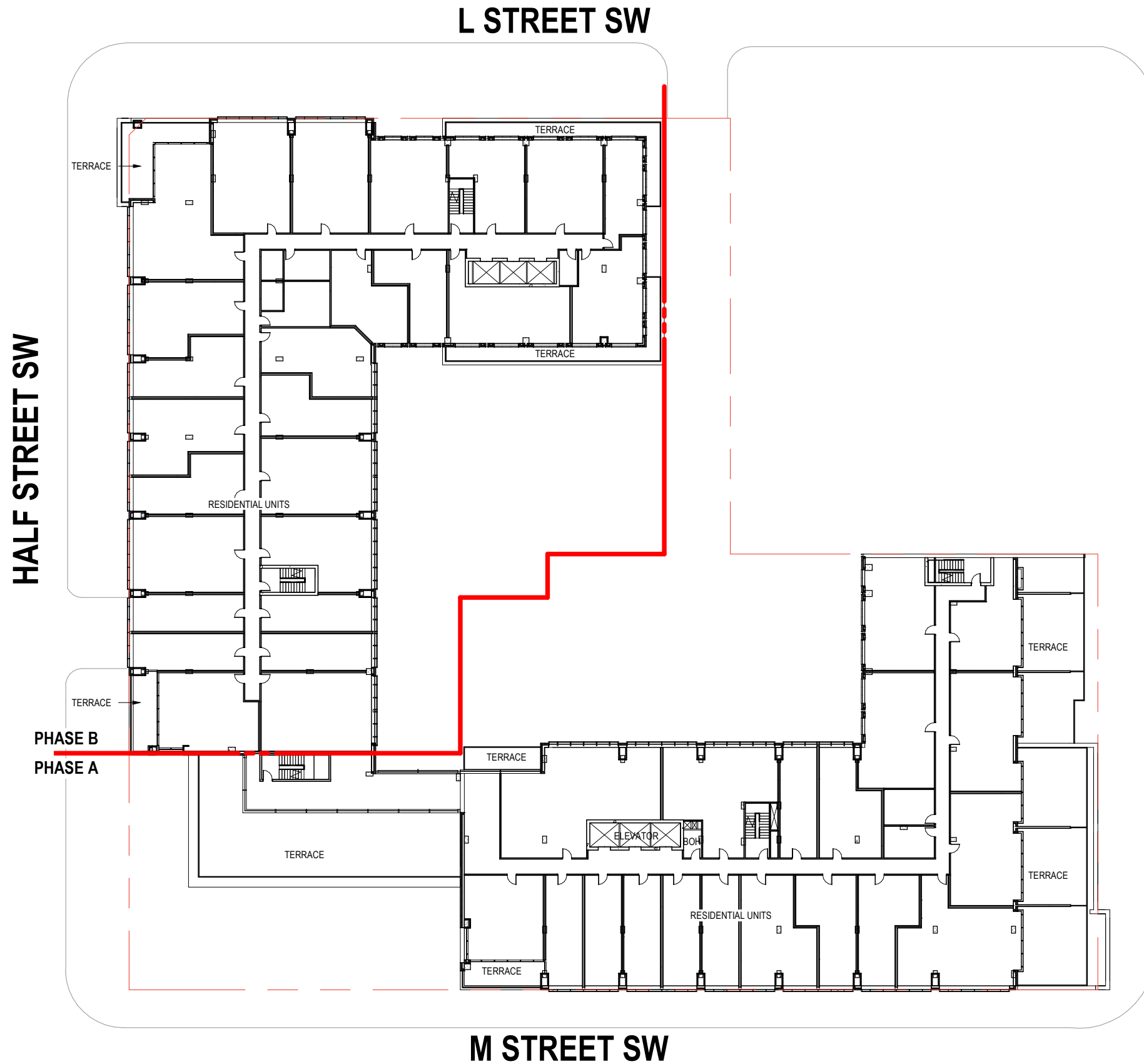
PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

SOUTH CAPITOL ST SW

HALF STREET SW

M STREET SW

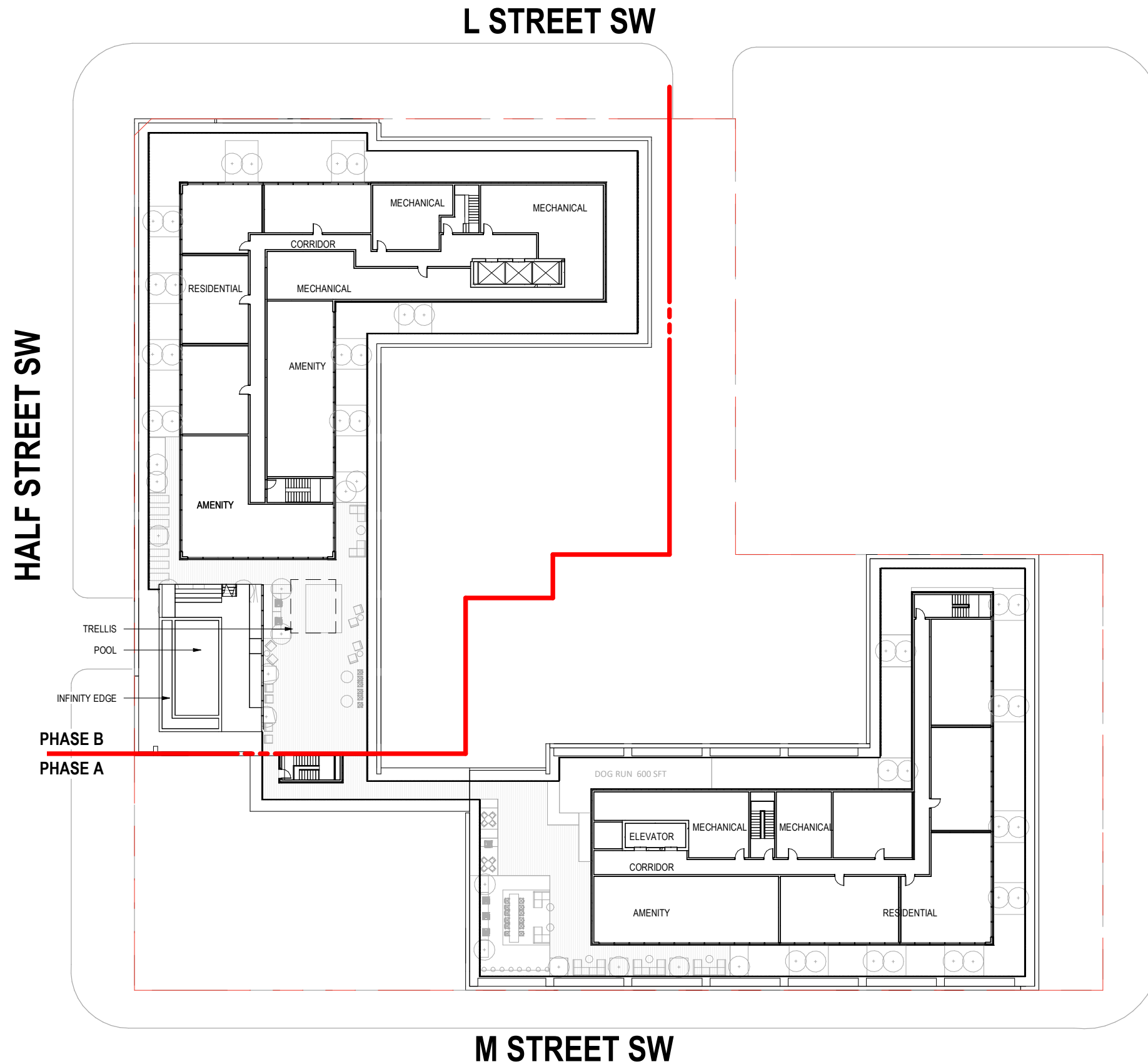


NOTES:

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.

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



NOTES:

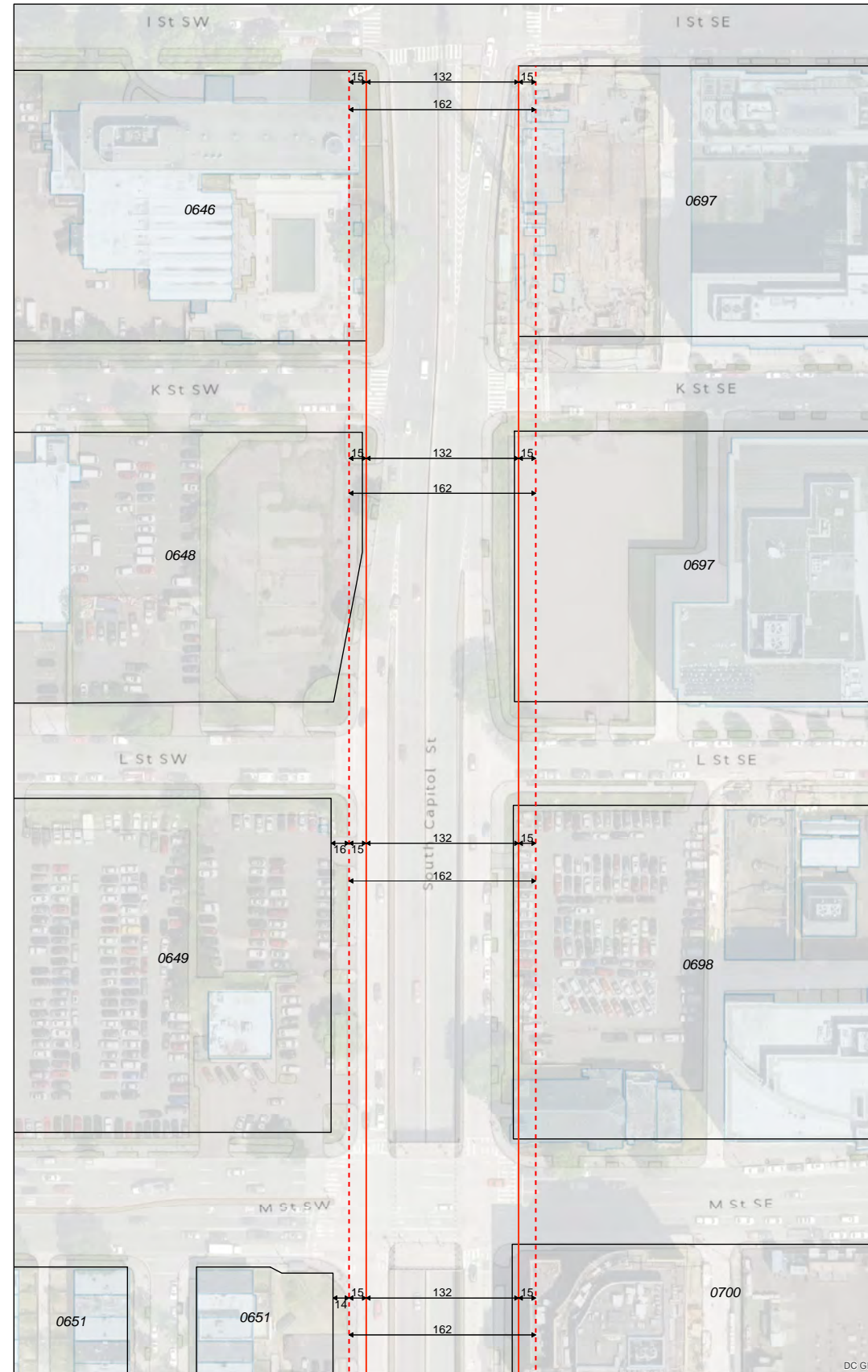
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

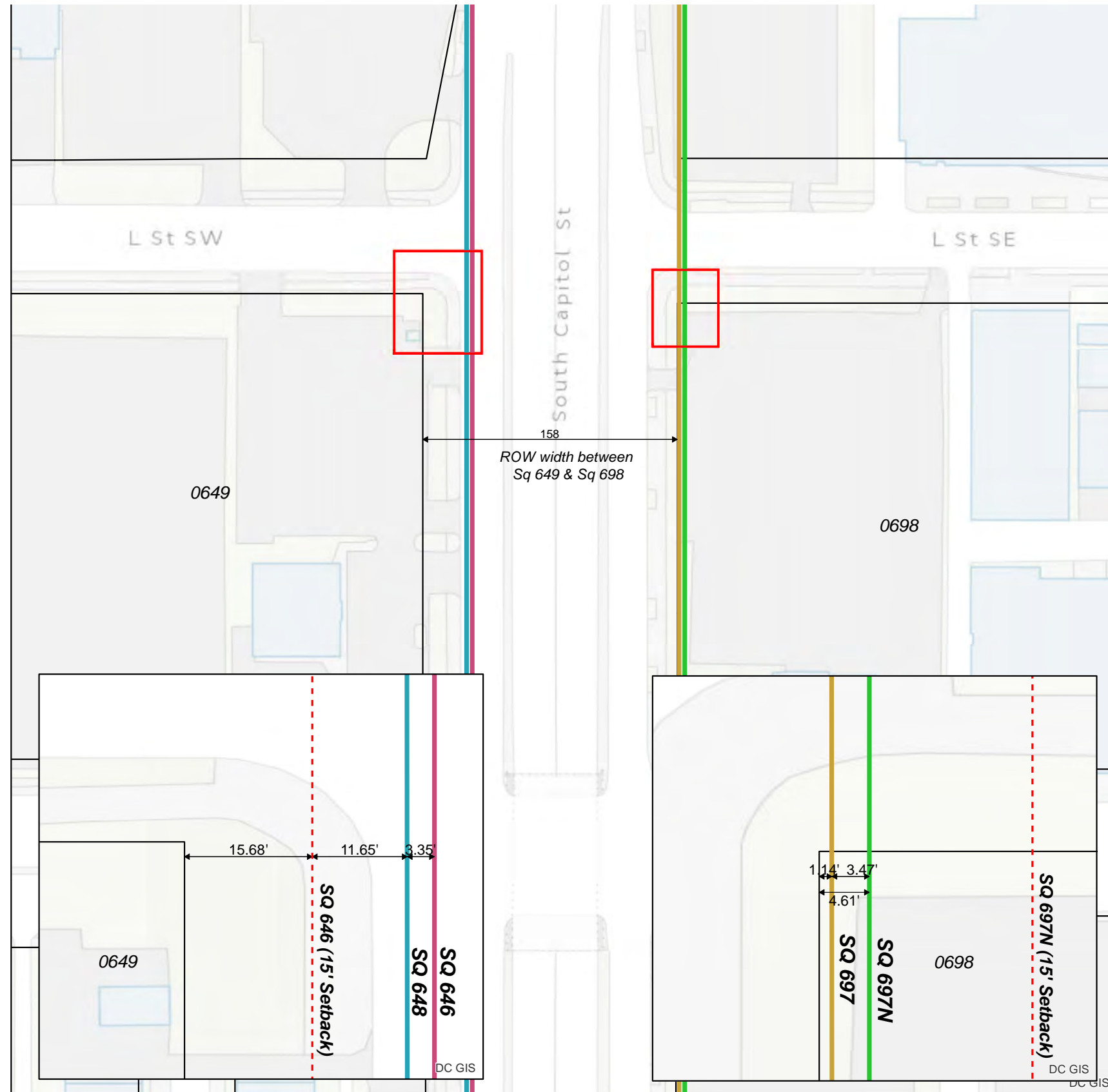
THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



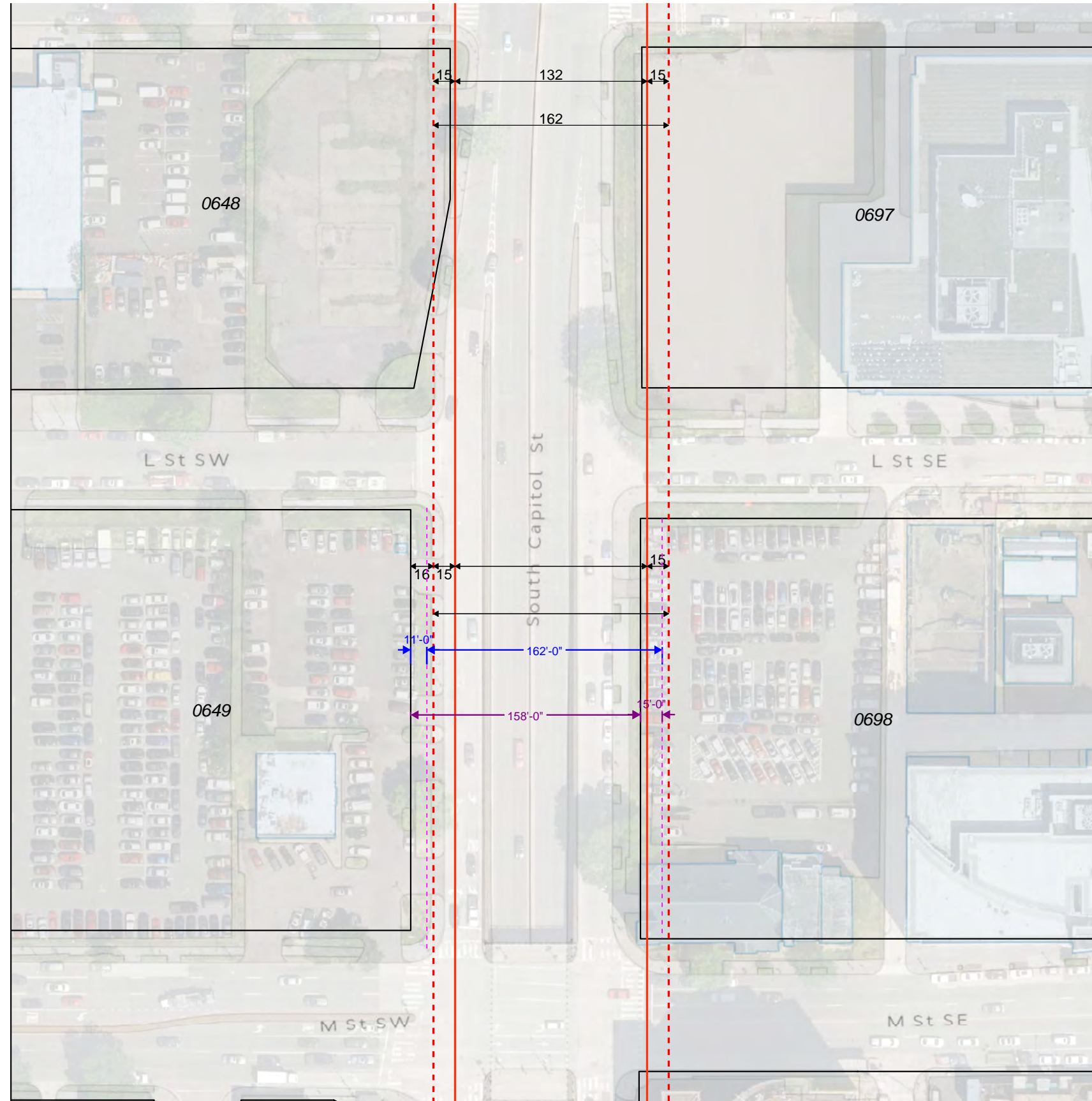
# Roof Plan - S. Capitol View Corridor Width



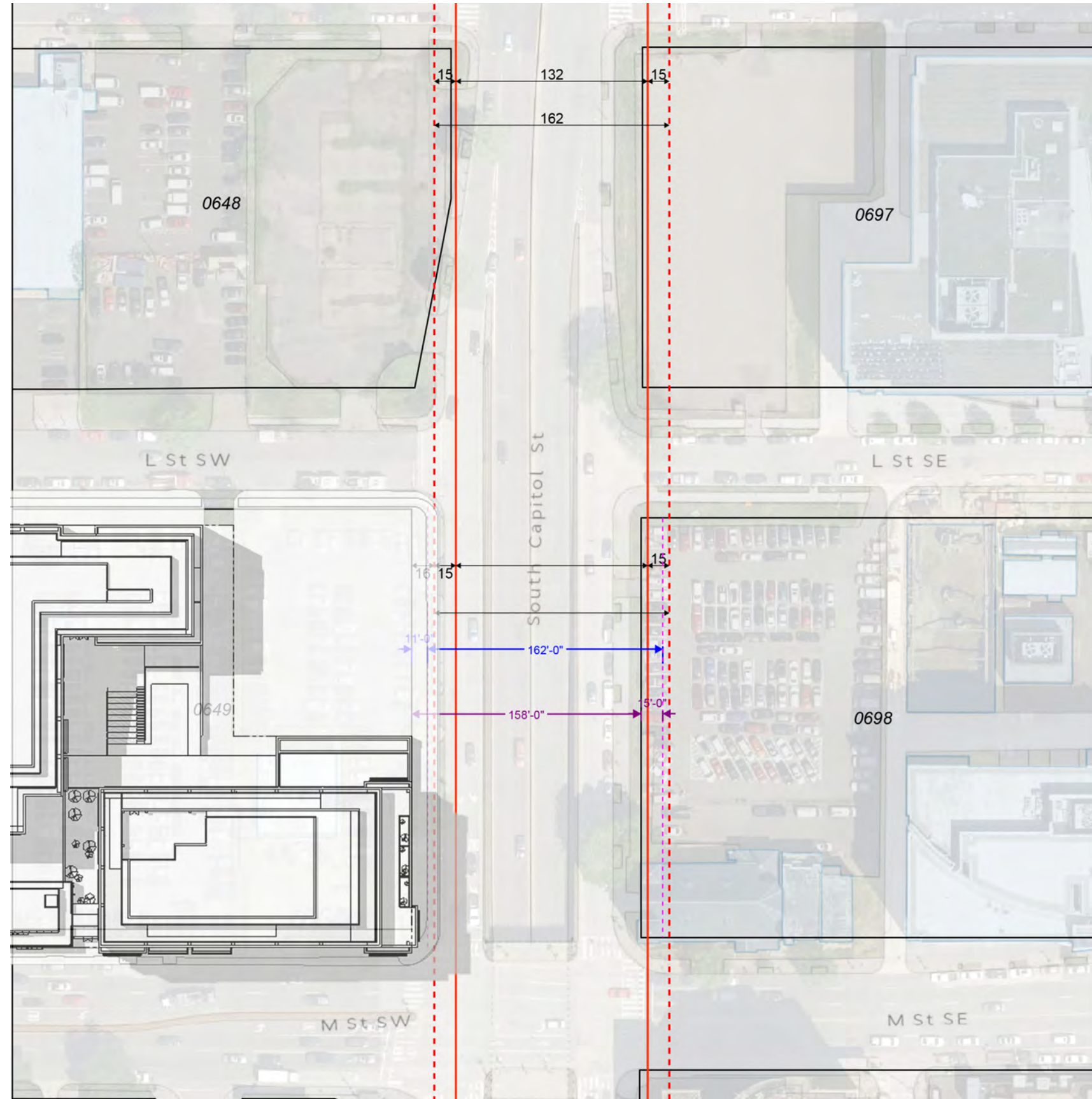
# Roof Plan - S. Capitol View Corridor Width



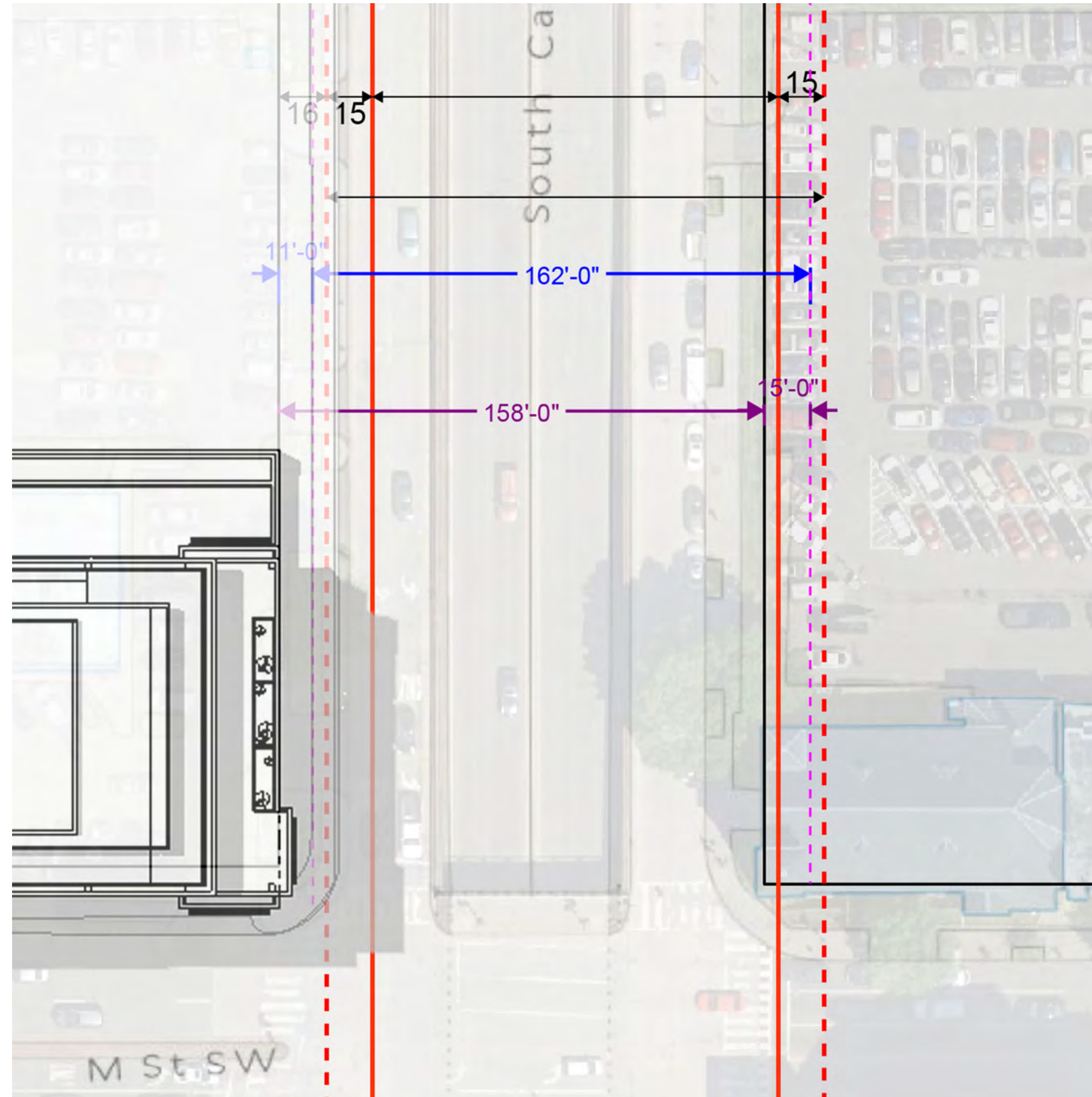
# Roof Plan - S. Capitol View Corridor Width Extents



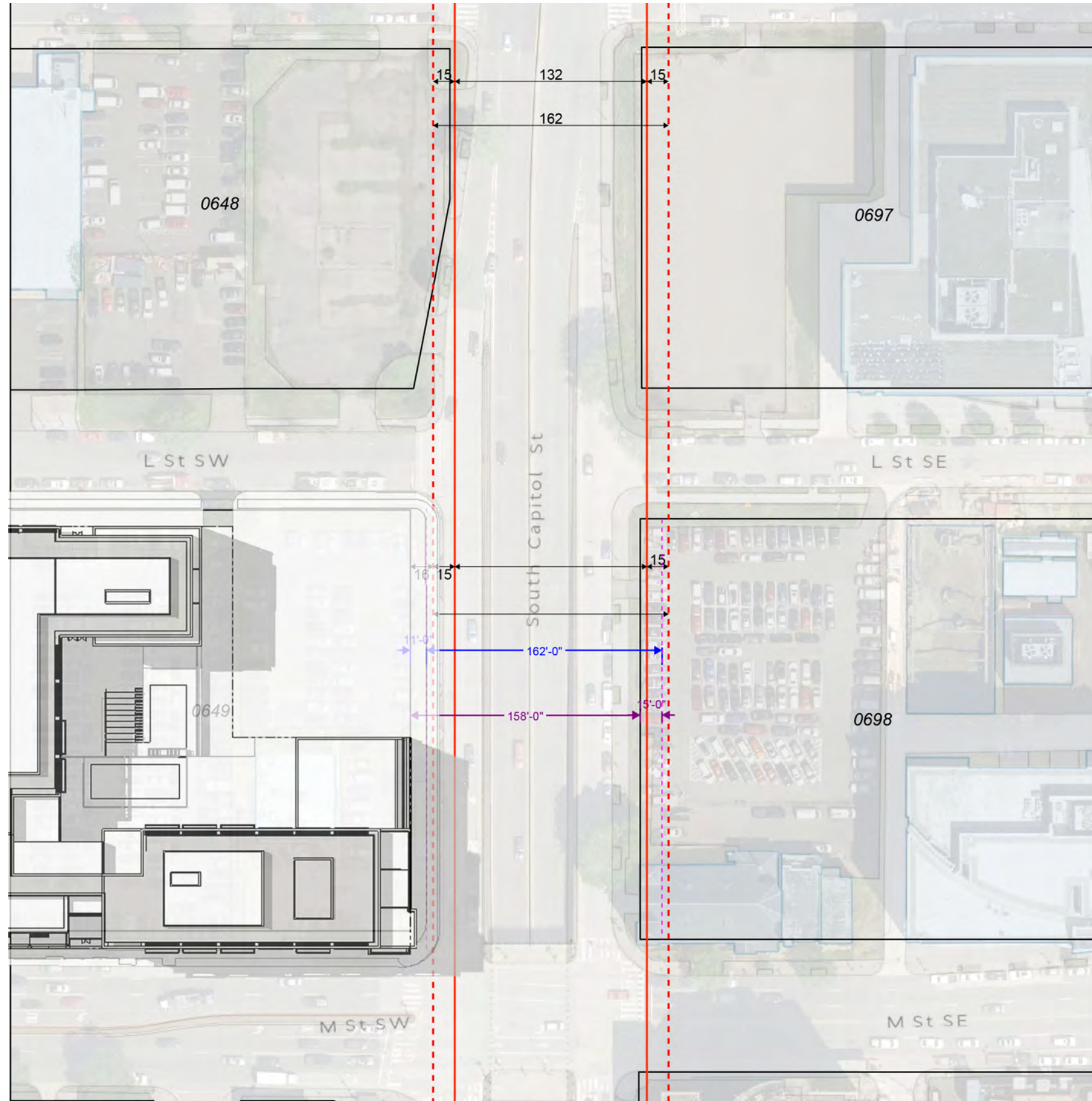
**Blue** Dimension indicates proposed ROW of 162'-0" from setback line.  
**Purple** Dimension indicates approximate dimension of 158'-0" between property lines of Blocks 649 and Block 698.



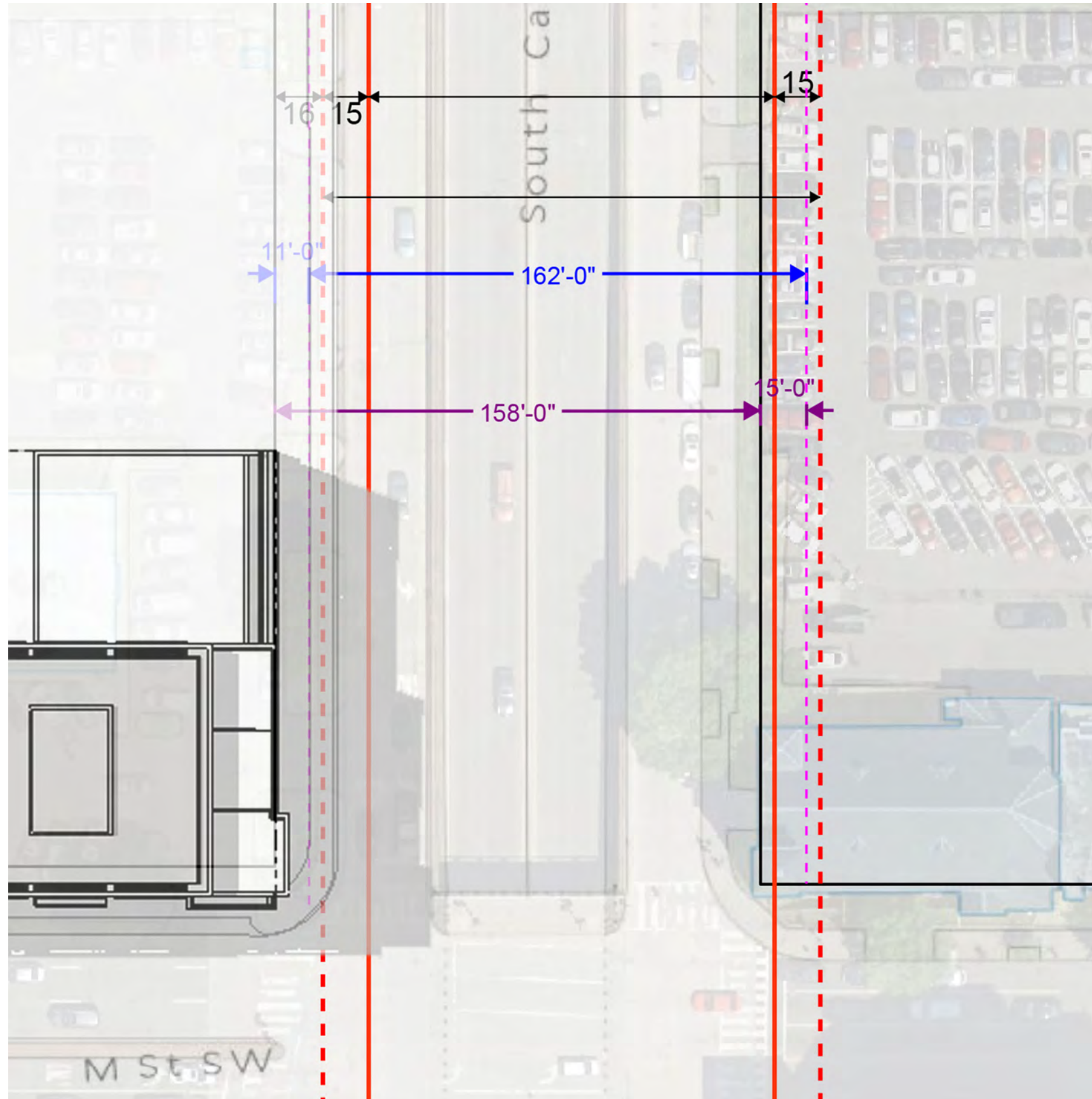
**Blue** Dimension indicates proposed ROW of 162'-0" from setback line.  
**Purple** Dimension indicates approximate dimension of 158'-0" between property lines of Blocks 649 and Block 698.



**Blue** Dimension indicates proposed ROW of 162'-0" from setback line.  
**Purple** Dimension indicates approximate dimension of 158'-0" between property lines of Blocks 649 and Block 698.



**Blue** Dimension indicates proposed ROW of 162'-0" from setback line.  
**Purple** Dimension indicates approximate dimension of 158'-0" between property lines of Blocks 649 and Block 698.



**Blue** Dimension indicates proposed ROW of 162'-0" from setback line.  
**Purple** Dimension indicates approximate dimension of 158'-0" between property lines of Blocks 649 and Block 698.

