

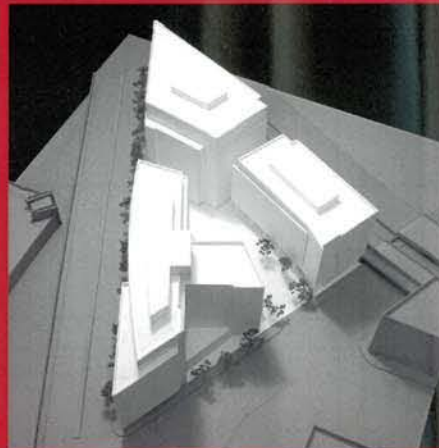
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Washington Gateway

Square 3584

New York and Florida Avenues N.E.

Consolidated Application for Planned Unit Development
FINAL SUBMISSION



Gensler
May 19, 2006

SK&I

ZONING COMMISSION
District of Columbia

CASE NO. 06-14
SUBMIT NO. 15

Holland+Knight

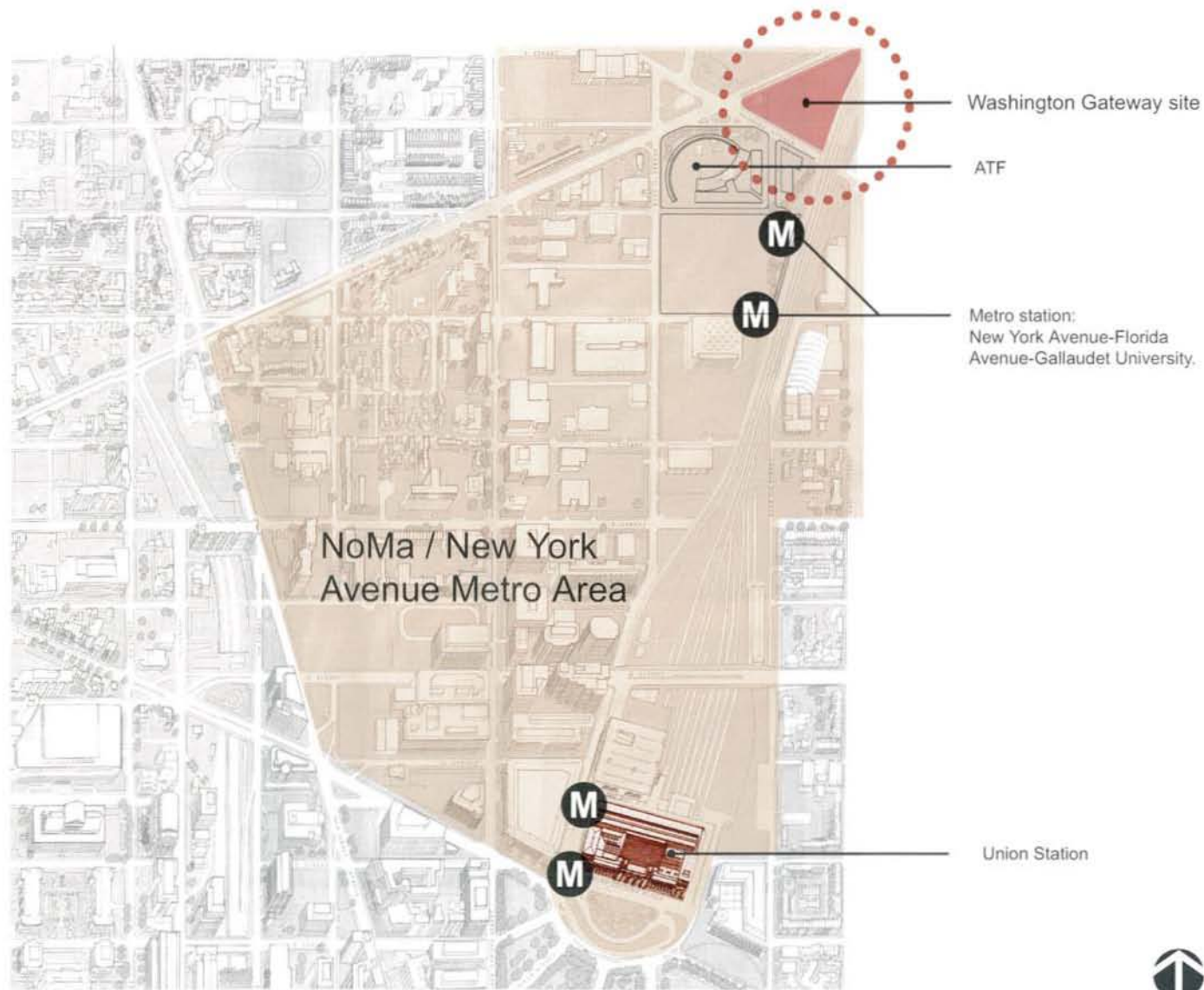
O C U L U S

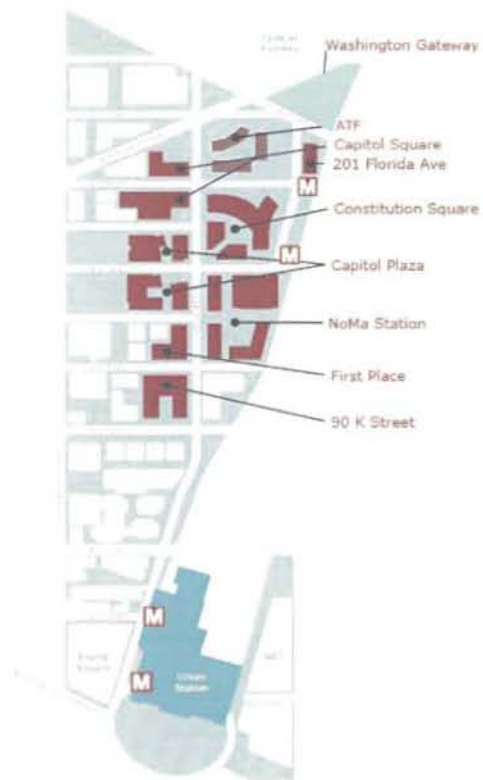
**Edwards
AND
Kelcey**

WELLS & ASSOCIATES, LLC
TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

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201 Florida Avenue



90 K Street



ATF Building



Capitol Plaza



Capitol Square



ATF Building



Constitution Square



NoMa Station



First Place



PARCEL ZONING
M

PARCEL ZONING
C-3-C

PARCEL ZONING
C-M-1

PARCEL ZONING
C-3-C

PARCEL ZONING
C-3-C



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105 - R1 - Zoning

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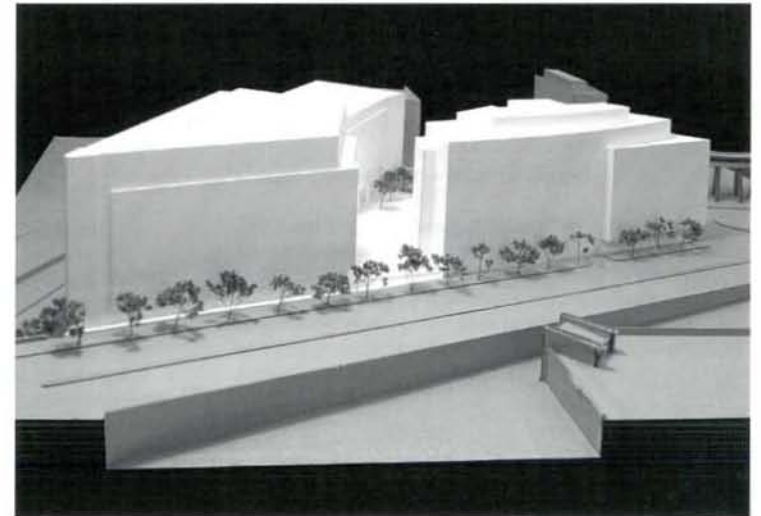


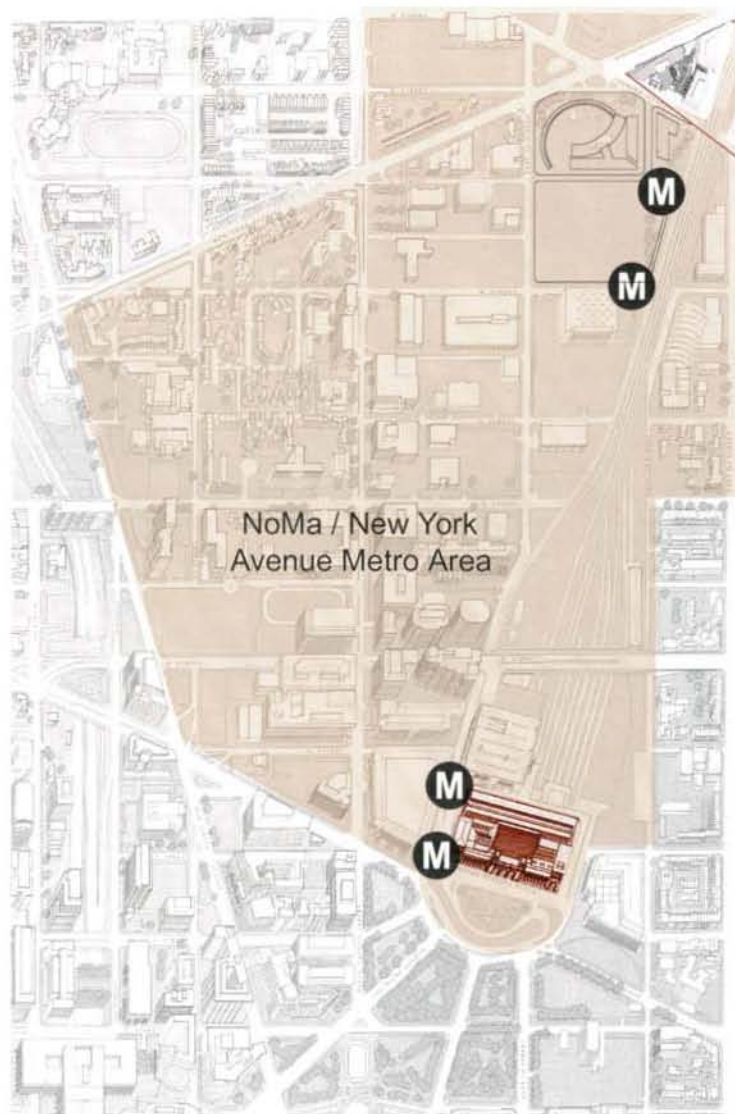
Washington Gateway

Design Narrative

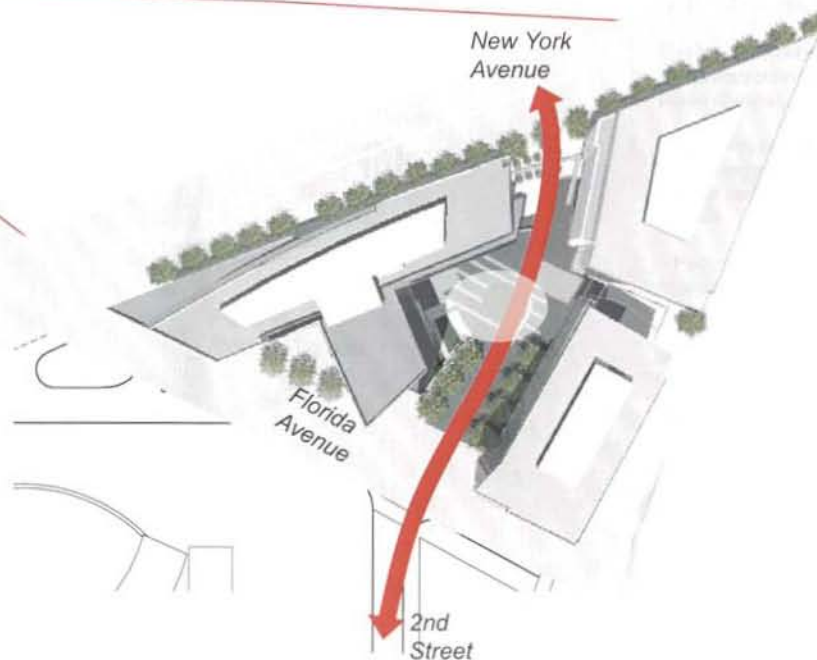
Introduction:

The Washington Gateway project is highly visible as the northern anchor of the North of Massachusetts (NoMa) area. The project creates an urban transformation in a place that has long been left to automobiles and warehouses. It is located at a moment in the city where a finer grain of pedestrian streets and spaces is growing toward an area dominated by New York Avenue, which acts like a highway bringing over 100,000 vehicles into and out of the city every day. In this context, the new Washington Gateway Master Plan opens to New York Avenue like a gateway that frames views into urban interior spaces, while its prominent glassy corners become a landmark entry point into the city.





NoMa / New York
Avenue Metro Area



The Street and the Plaza

A fundamental building block of the city is the street, fronted by buildings which serve primarily to define the volume of the street for the pedestrians that use it. Within the structure and spatial volume of the grid of streets, plazas act as relief, moments of rest along the path.

Successful city blocks are usually compact, creating a continuous street wall which defines space along the street edge. At Washington Gateway, this paradigm has been turned inward, to create an interior urban street and plaza experience.

Urban Connection - Interior Street

The Washington Gateway Master Plan is designed to create a connection between the urban street grid of NoMa to the south and New York Avenue to the north. A spatial axis of street-scaled proportions provides a visual connection, and a grand stair provides literal pedestrian connection from Florida Avenue to New York Avenue, as a continuation of 2nd Street.

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111 - Design Narrative - R1 - Project Concept - Urban Connection



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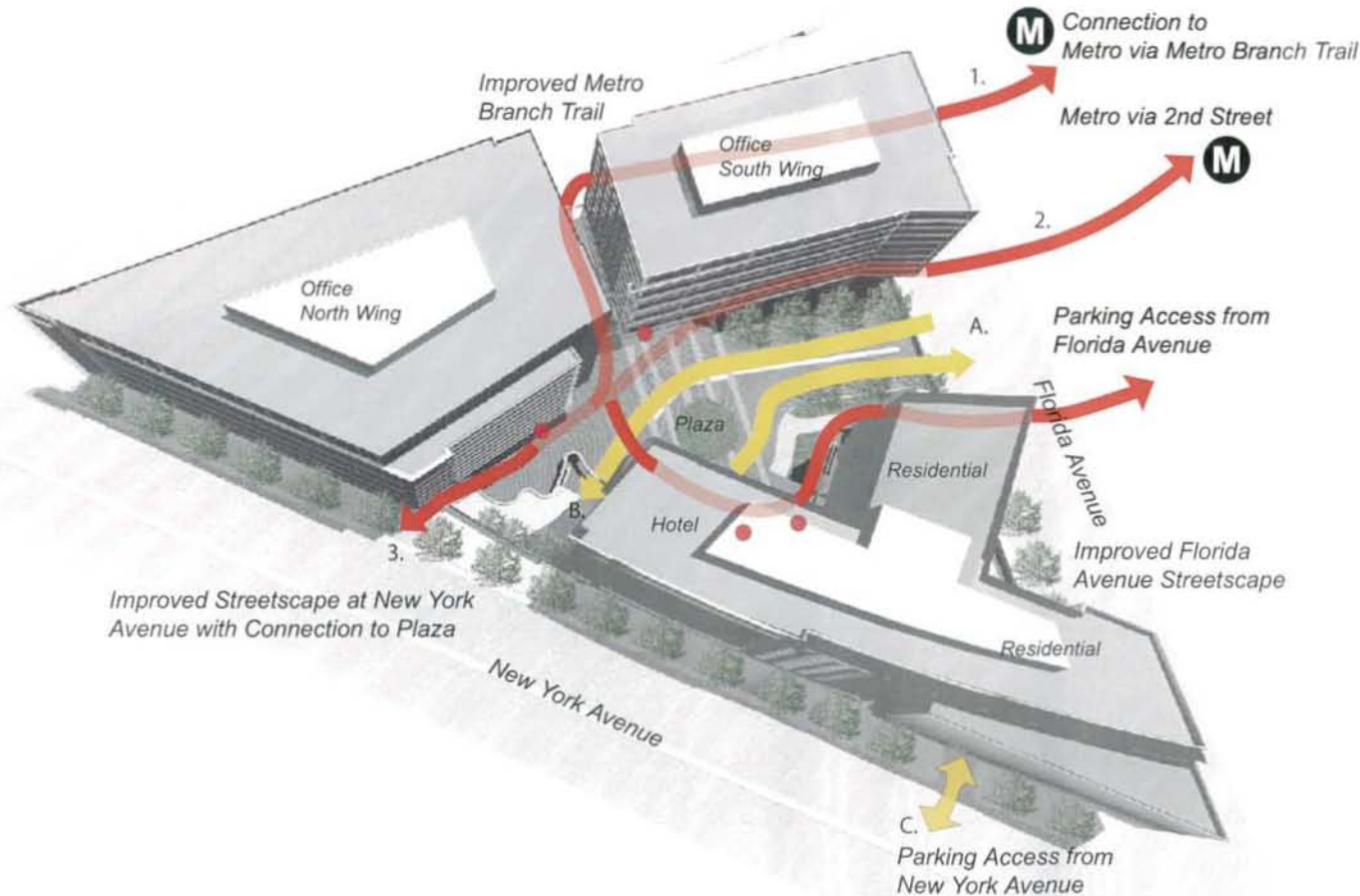
Urban Connection - Pathways

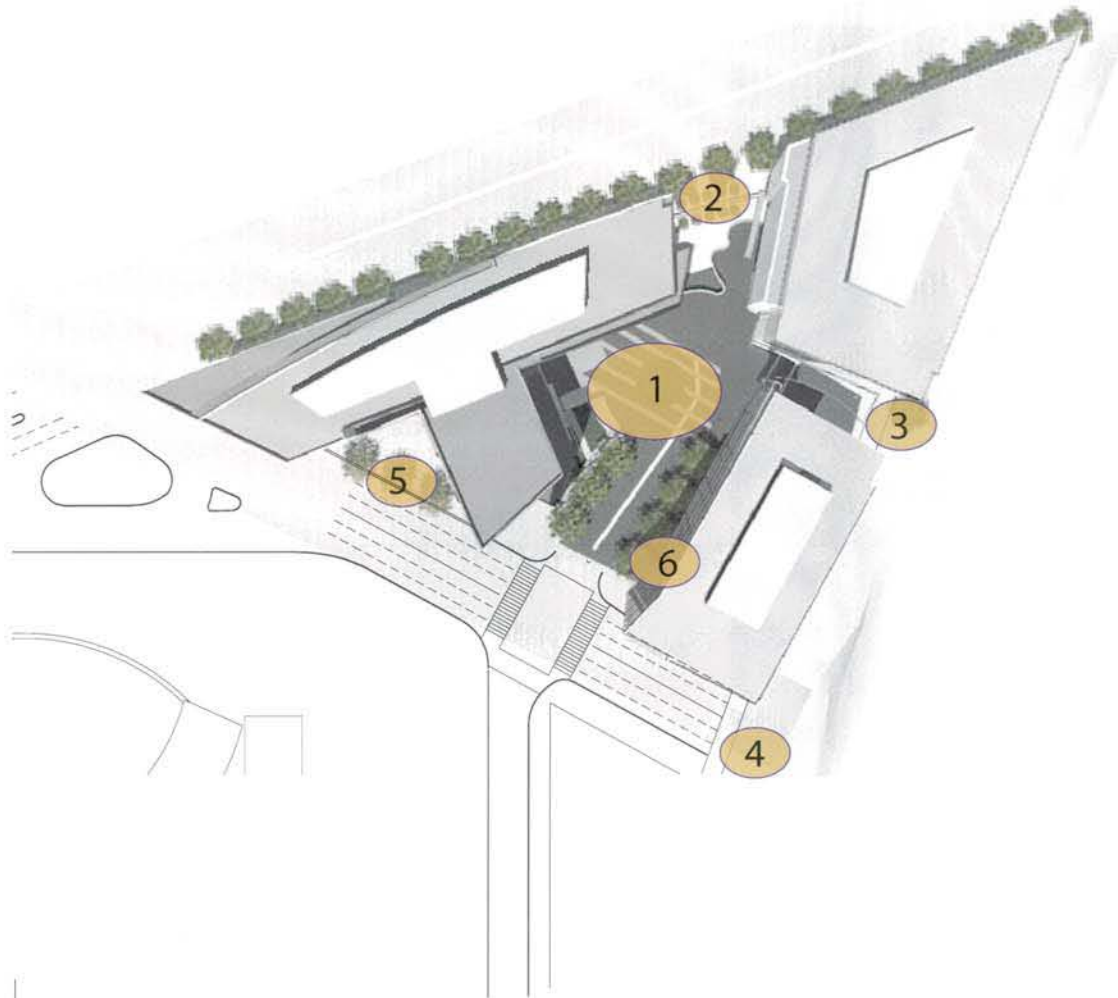
The Master Plan creates a network of pedestrian connections through beautiful urban spaces:

1. - Pedestrians may arrive by Metro and walk along an improved Metro Branch Trail into the new Plaza without crossing Florida Avenue.
2. - Pedestrians may also cross Florida Avenue at street level at a new signalized intersection, and enter the site along a gentle slope into the plaza. They may walk along a new sidewalk into the Residential building, or under the cover of the South Wing of the Office Building loggia to the entry of that building.
3. - Pedestrians may ascend a monumental stair from the Plaza to New York Avenue (approximately 34' above).

Automobiles

- A. - The creation of an interior street allows the majority of vehicular circulation to occur along this natural path. A new signalized street intersection at Florida provides controlled access.
- B. - Parking for the Office and Residential Buildings can be reached by entering the site from Florida Avenue and proceeding to the Parking entry point at the north end of the site.
- C. - Parking can also be accessed from New York Avenue, with right-in, right-out only traffic.





PUD BENEFITS AND AMENTIES

Washington Gateway provides several benefits and amenities for the public and occupants of the buildings:

1 - GREAT URBAN SPACE

The project creates a great urban space in the form of a Plaza activated with landscape elements, pedestrian activity, and a fountain.

2 - NEW YORK AVENUE

- a. *Pedestrian and Streetscape Improvements*
- b. *Pedestrian Connection to Site*

The project provides significant landscaping, street furniture and paving upgrades to the New York Avenue streetscape, as well as a monumental connection point from New York Avenue into the site and through the Plaza to Florida Avenue and the New York Avenue Metro.

3/4 - METRO BRANCH TRAIL

- a. *Improvement to Trail*
- b. *Pedestrian Connection to New York Avenue Metro*



The project provides upgrades to the Metro Branch Trail as an amenity to the public. It also creates a graceful connection along the Trail from the Plaza to the New York Metro Rail Station to enhance pedestrian connection to the site.

5 - FLORIDA AVENUE

- a. *Pedestrian / Streetscape Improvements*

The project provides streetscape improvements to Florida Avenue, and adds Retail opportunities along its frontage to encourage pedestrian activity.

6 - FACADE ENHANCEMENTS

The building facades have been designed as an upgrade to speculative frontier DC office space, to reinforce the character of NoMa, as well as to enhance the entry to the city from the northeast with its distinct architecture.

1 - GREAT URBAN SPACE

Street and Plaza

The Washington Gateway Master Plan is organized around an interior Street and Plaza. Like many of the world's great plazas, a single tower element punctuates the defining walls of the space, while the other buildings define its overall spatial boundary.

The Street rises gently as a tree-lined avenue from Florida Avenue into the site, creating a place that is easy to access, but is also protected from the significant traffic volumes of both Florida Avenue and New York Avenue.

Within the Plaza, significant hardscape and landscape features create a pedestrian scale of spaces to walk, meet, and linger, including an opportunity for an outdoor cafe near the lobby of the North Wing of the Office Building, with a fountain to provide a lively and sheltering screen from automobiles entering the site.

Together, the buildings, trees, fountain, and pedestrian spaces create a great urban space that will benefit occupants of the building and the public.



Existing Condition of Site



Proposed Upgrade

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114 - R1 - Design Narrative - PUD Benefits and Amenities - Great Urban Space

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2b- NEW YORK AVENUE Pedestrian Connection

Street and Connection

The Master Plan locates the Office and Residential Building to provide a visual axis like a Street between New York Avenue and Florida Avenue. The Street opens up onto New York Avenue with a monumental stair that provides pedestrian access. The stair begins at New York Avenue on an enlarged sidewalk / plaza area with plantings. It descends into the cafe area of the Office Building and from there provides access to the Plaza and NoMa beyond.

The stair is envisioned as a light structure related to the Office Building architecture, that floats over a garden seating area at a mezzanine level before arriving to the Plaza. The plaza at the top and the sinuous wall near the bottom of the stair are envisioned to be constructed of warm materials that will richly complement the modern expression of the building architecture.



Existing Change of Grade at New York Avenue

Proposed Upgrade

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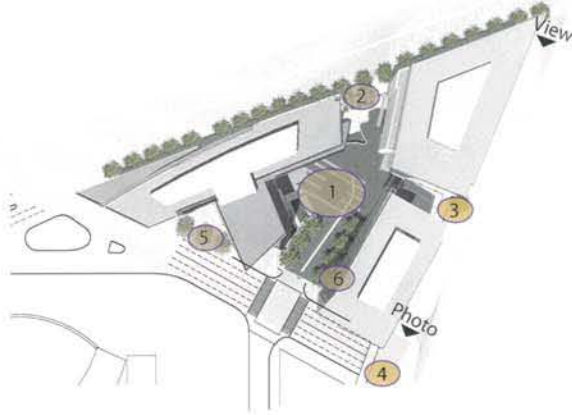
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3/4a- NEW YORK AVENUE Metro Branch Trail Improvements

Overall Upgrade along Project Site

The Metro Branch Trail runs between the Washington Gateway site and the Metro rail lines. The Master Plan for the project includes improvements to the Trail as an amenity to the public. The improvements are envisioned as decorative fencing, landscape elements including trees where feasible and other plantings, paving upgrades and lighting.



Existing Bike Path

Proposed Upgrade

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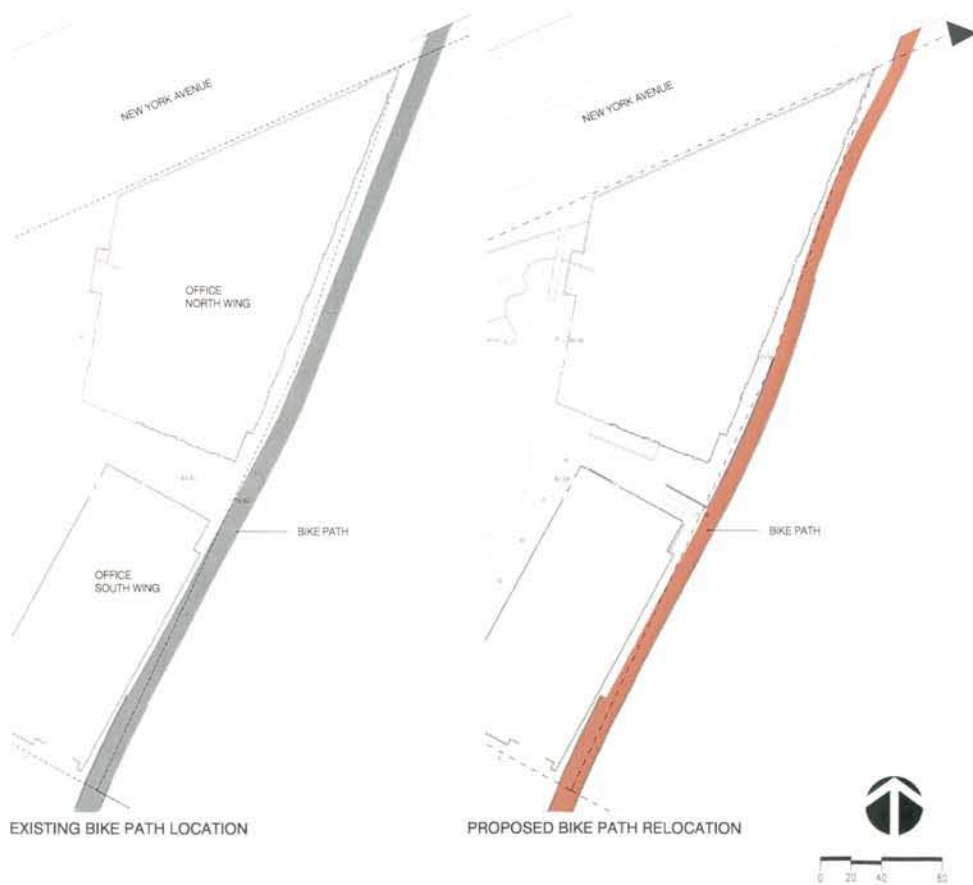
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116A - R1 - Design Narrative - PUD Benefits and Amenities - Metro Branch Trail

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WALKING NORTH
ALONG PATH



WALKING SOUTH
ALONG PATH



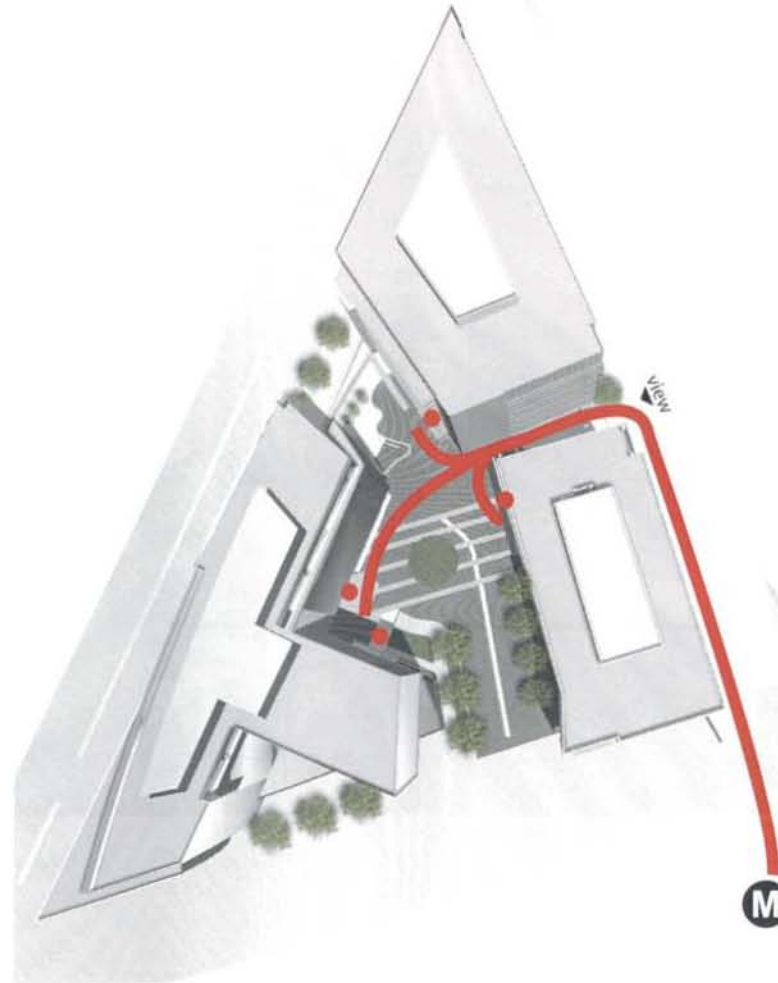
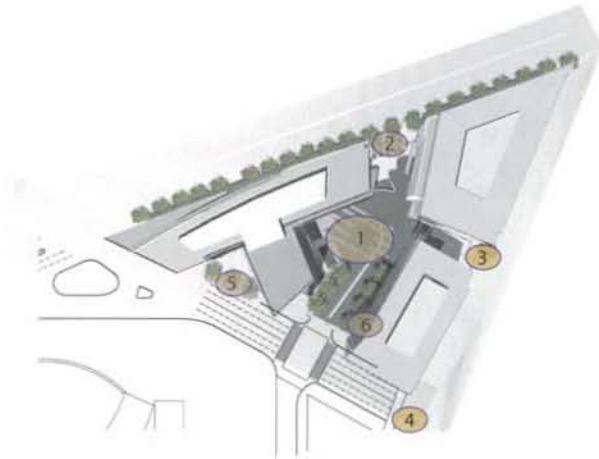
VIEW FROM NEW YORK AVENUE BRIDGE

3/4b- NEW YORK AVENUE Metro Branch Trail Connection to Metro

Improved Metro Connection

The project Master Plan includes improvements to the Metro Branch Trail to encourage pedestrian connection to the New York Avenue Metro Rail Station.

A portion of the Trail will be enhanced for pedestrian use with different paving patterns and treatment, to encourage safe use of the trail by daily commuters and others who would visit the site.



New Metro Station

Proposed Upgrade

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5- FLORIDA AVENUE Streetscape Improvements

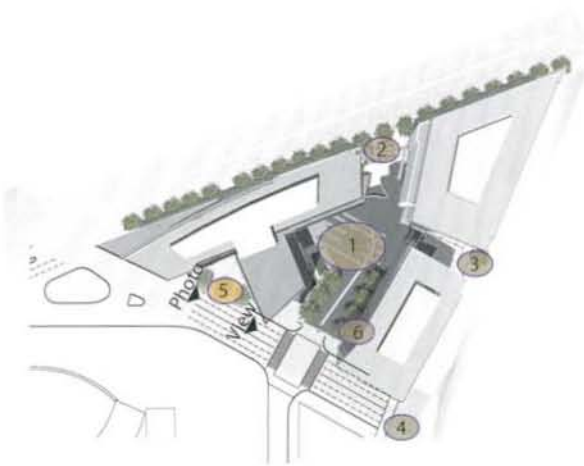
Pedestrian Connections

The Washington Gateway Master Plan provides several improvements designed to make Florida Avenue more accessible to pedestrians and to encourage pedestrian activity.

The building facades at the sidewalk have been moved nine feet from the property line to expand the sidewalk to fifteen feet wide instead of six feet. Along the residential property, the sidewalk is further expanded in front of retail areas to provide space for outdoor seating and gathering.

The entrance to the site from Florida Avenue has been designed to be inviting and open, to create a sense of connection between the site and the city. Trees and other landscape elements are used to guide foot traffic and cars into the site.

The Florida Avenue Streetscape will be enhanced with additional street furnishings and enhanced paving materials.



Existing Condition at Florida Avenue

Proposed Upgrade

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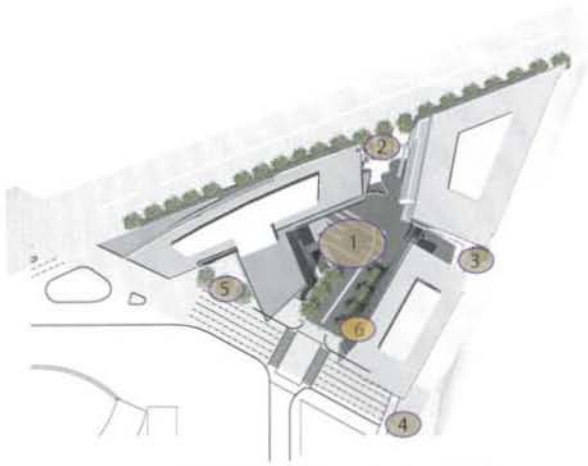
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118 - R1 - Design Narrative - PUD Benefits and Amenities - Florida Avenue

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6 - FACADE UPGRADES



Architecture

The Washington Gateway project establishes new benchmarks for design quality in the area. Conscious of this responsibility, the project is designed with an open expression and materials that appear light and airy, while paying special attention to pedestrian zones.

Larger areas of glass for openness on facades facing Plaza area

Decorative metal detailing and precast bands at South Wing Office West facade, at entry to the site, to provide elements of pedestrian scale and visual interest

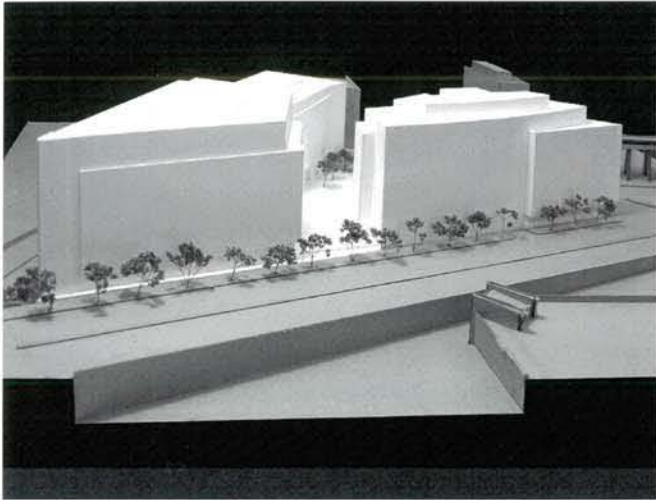
Open areas of glass with stone frame at Plaza at base of buildings

Proposed Upgrade

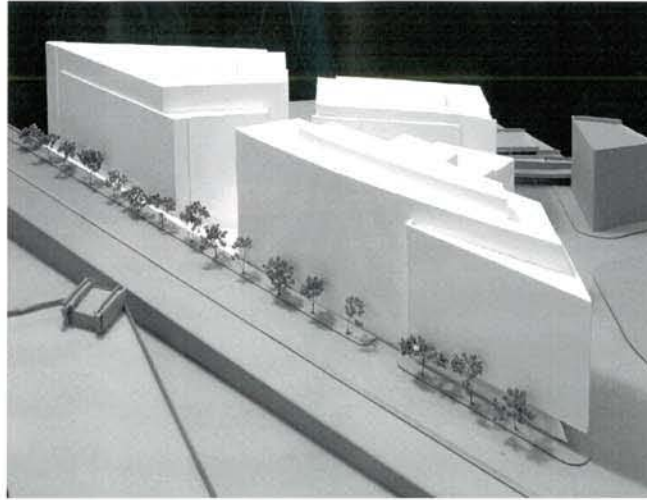
MASSING

Views

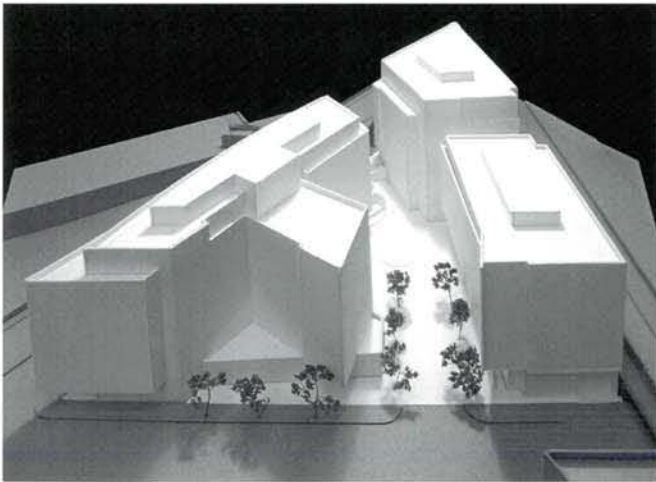
1. View from New York Avenue - NE
2. View from New York Avenue - NW
3. View from Florida Avenue - SW
4. View from Above - S



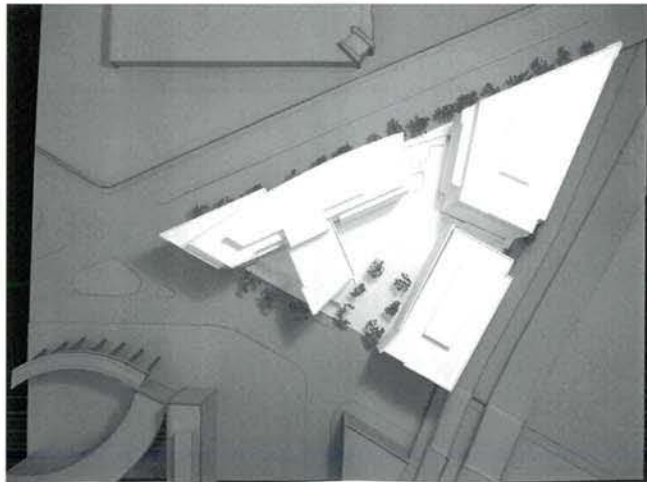
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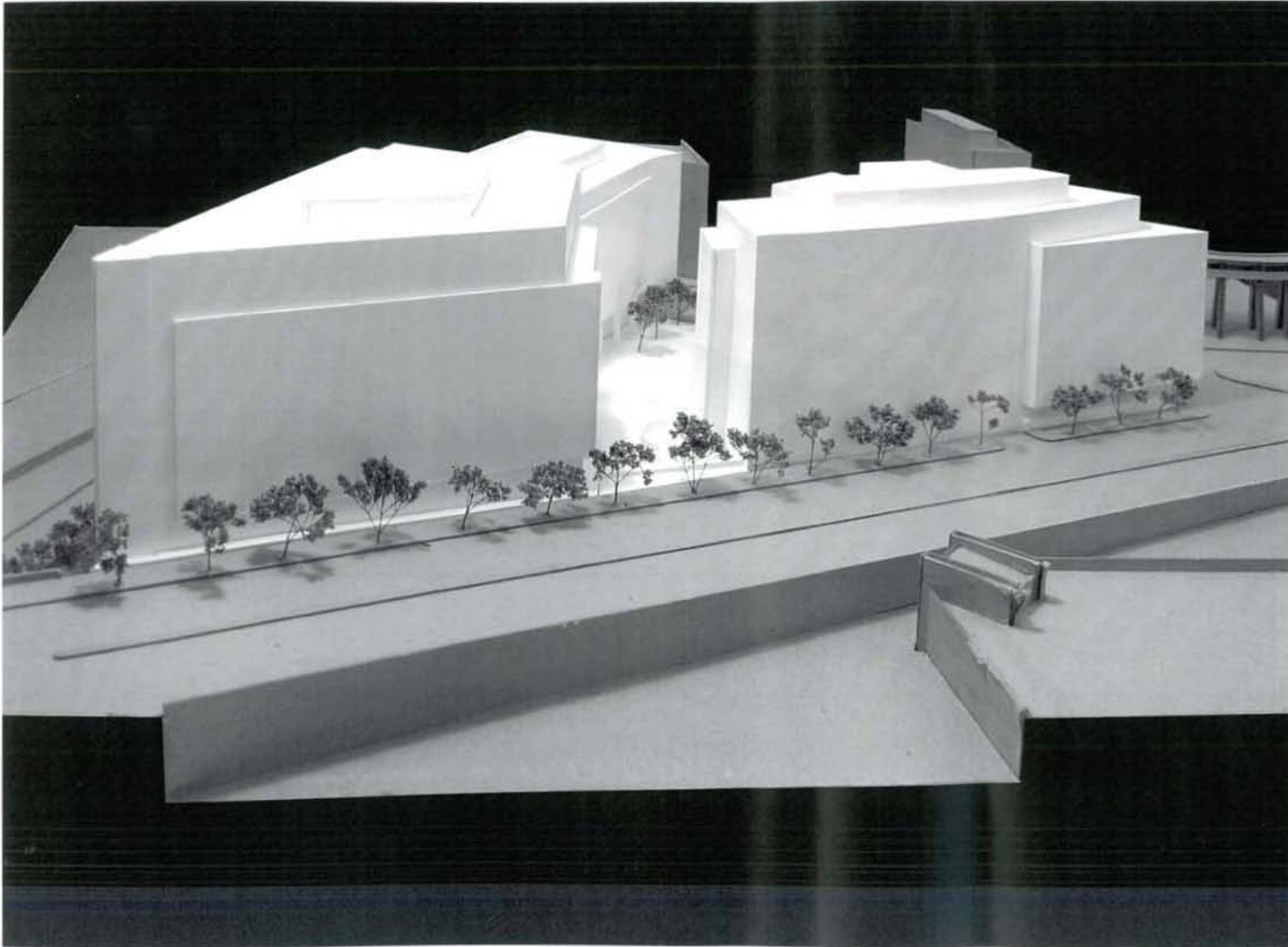


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MASSING



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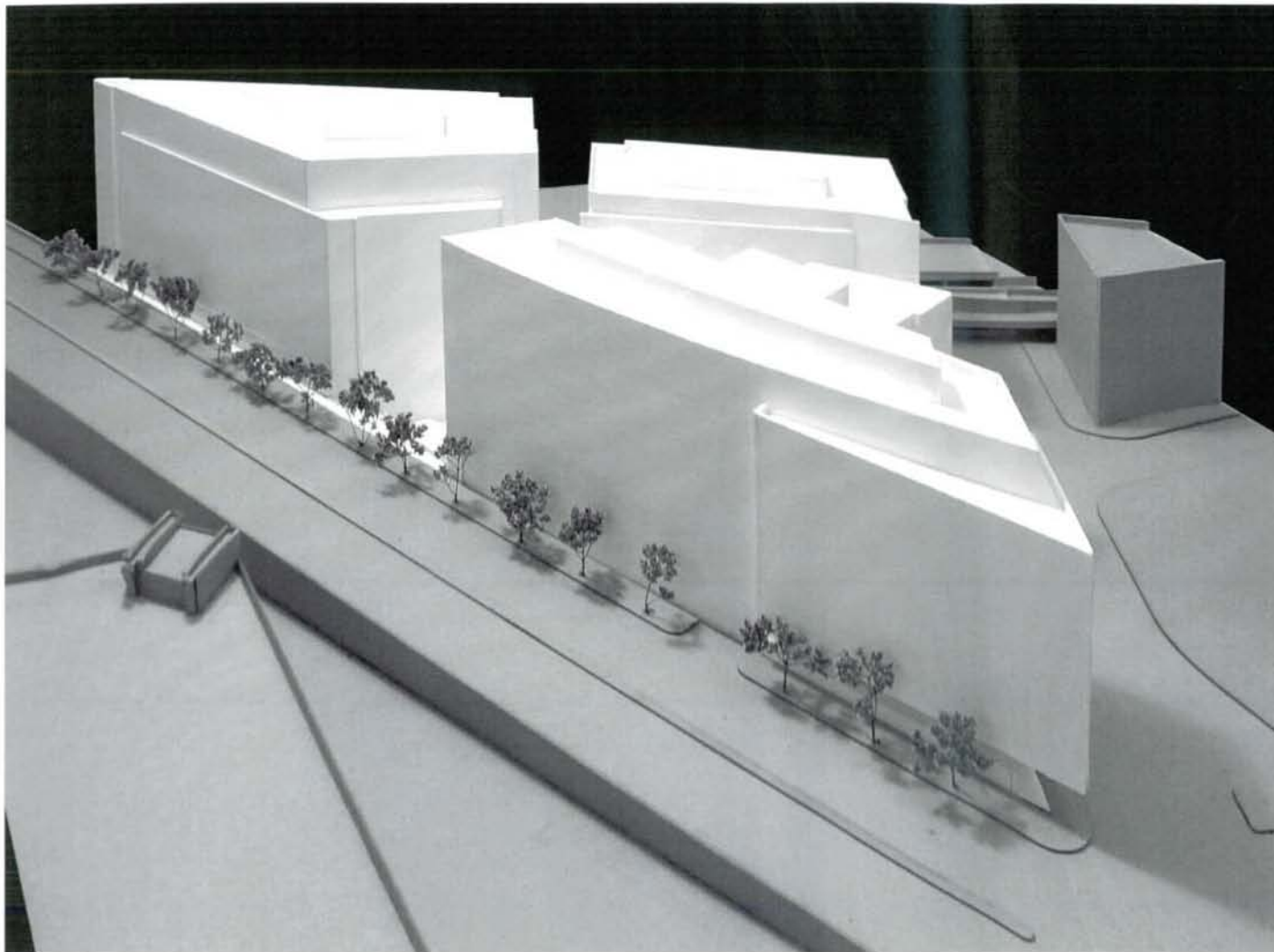
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121 - R1 - Massing - View from New York Avenue - NE

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MASSING



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122 - R1 - Massing - View from New York Avenue - NW

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1 - GREAT URBAN SPACE

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Existing Condition of Site



Proposed Upgrade

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114 - R1 - Design Narrative - PUD Benefits and Amenities - Great Urban Space

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2b- NEW YORK AVENUE Pedestrian Connection

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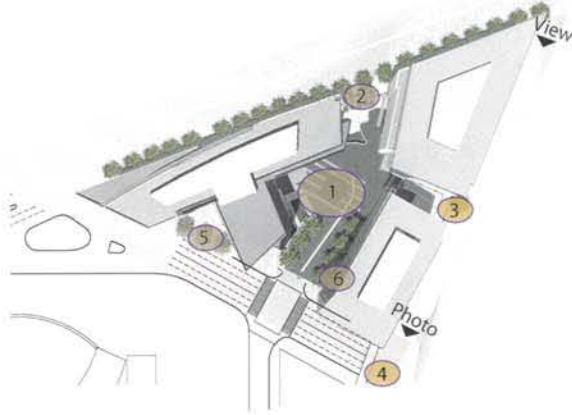
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3/4a- NEW YORK AVENUE Metro Branch Trail Improvements

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Existing Bike Path

Proposed Upgrade

MRP REALTY

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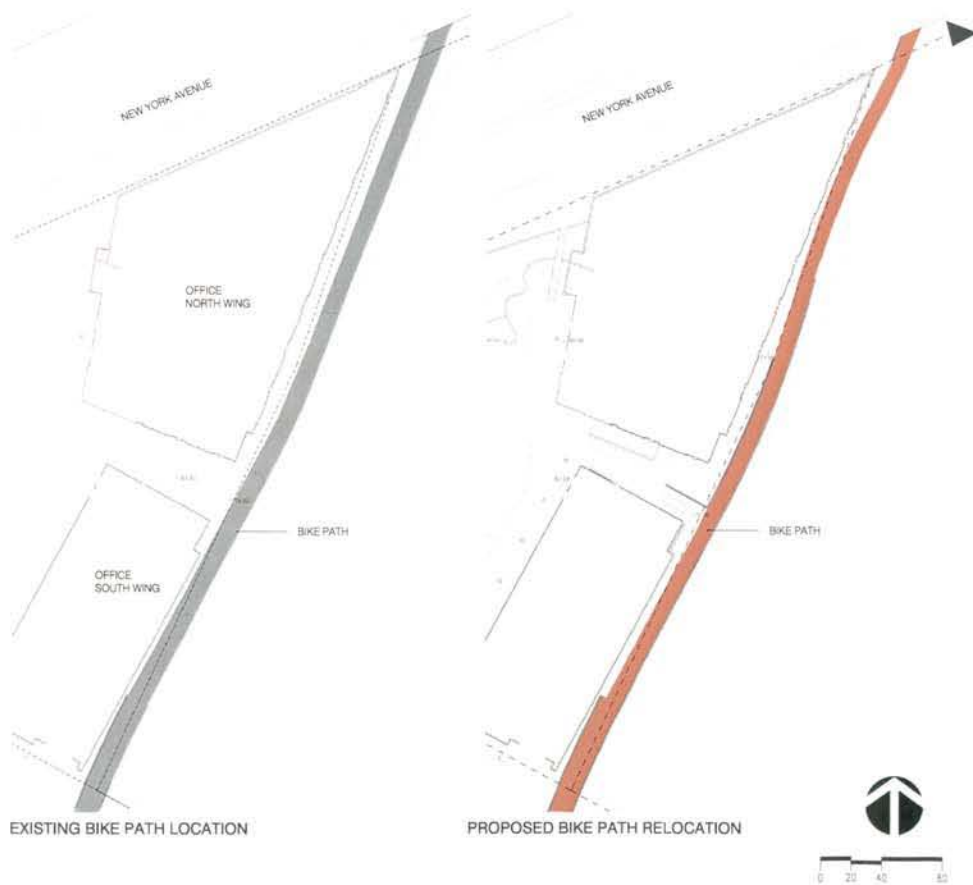
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116A - R1 - Design Narrative - PUD Benefits and Amenities - Metro Branch Trail

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WALKING NORTH
ALONG PATH



WALKING SOUTH
ALONG PATH



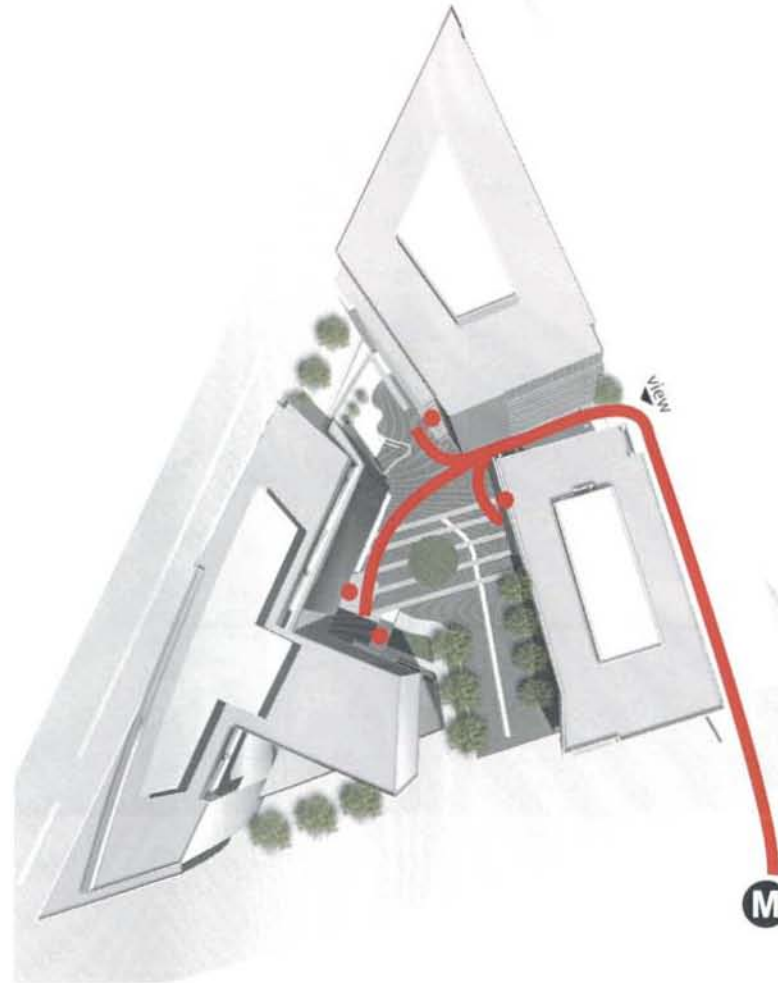
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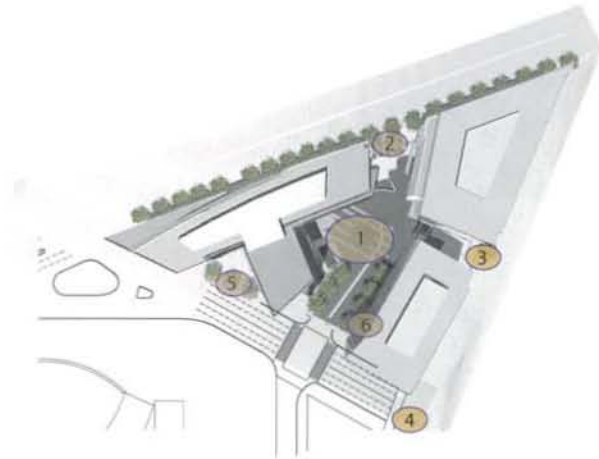
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Proposed Upgrade



New Metro Station

MRP REALTY

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117 - R1 - Design Narrative - PUD Benefits and Amenities - Metro Branch Trail

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5- FLORIDA AVENUE Streetscape Improvements

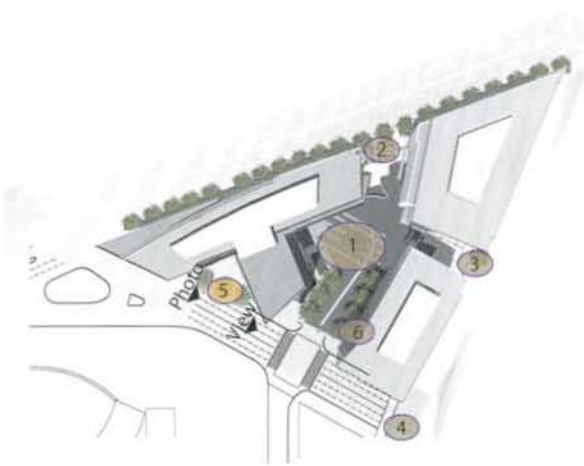
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Existing Condition at Florida Avenue



Proposed Upgrade

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Gensler

Washington Gateway | Washington, D.C.

118 - R1 - Design Narrative - PUD Benefits and Amenities - Florida Avenue

May 19, 2006

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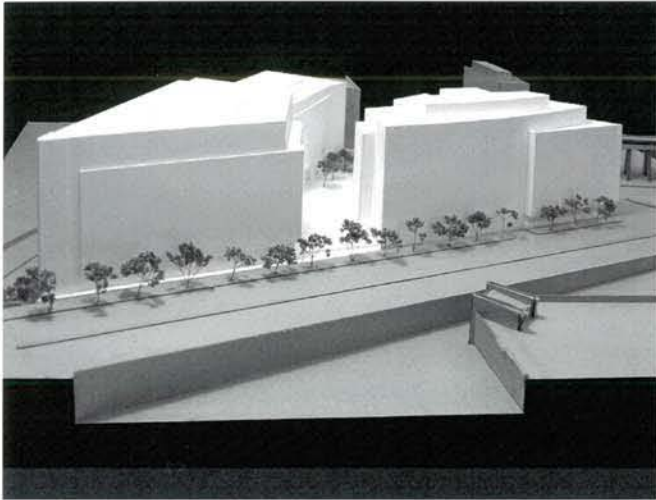
Open areas of glass with stone frame at Plaza at base of buildings

Proposed Upgrade

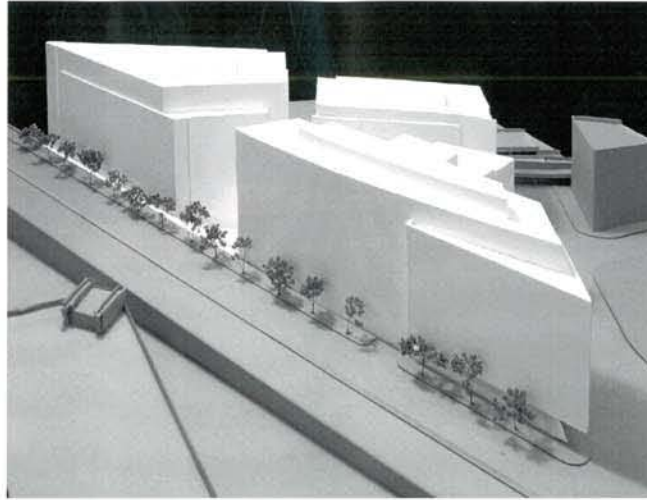
MASSING

Views

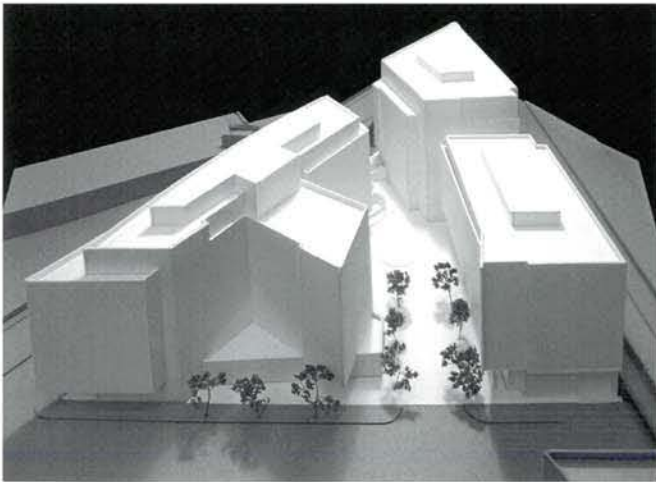
1. View from New York Avenue - NE
2. View from New York Avenue - NW
3. View from Florida Avenue - SW
4. View from Above - S



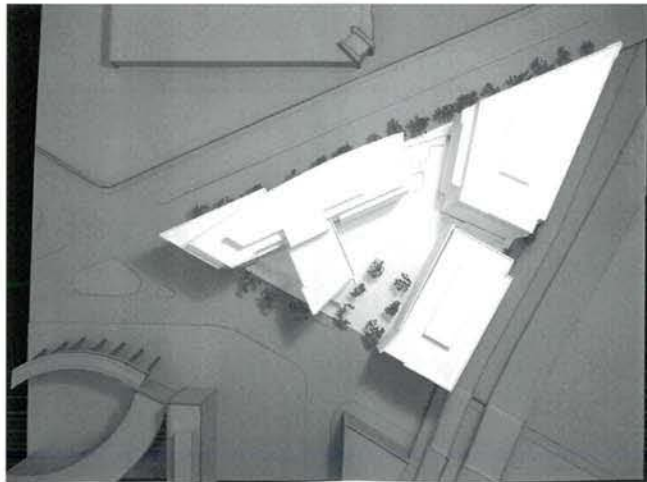
1.



2.



3.



4.

MRP REALTY

Gensler

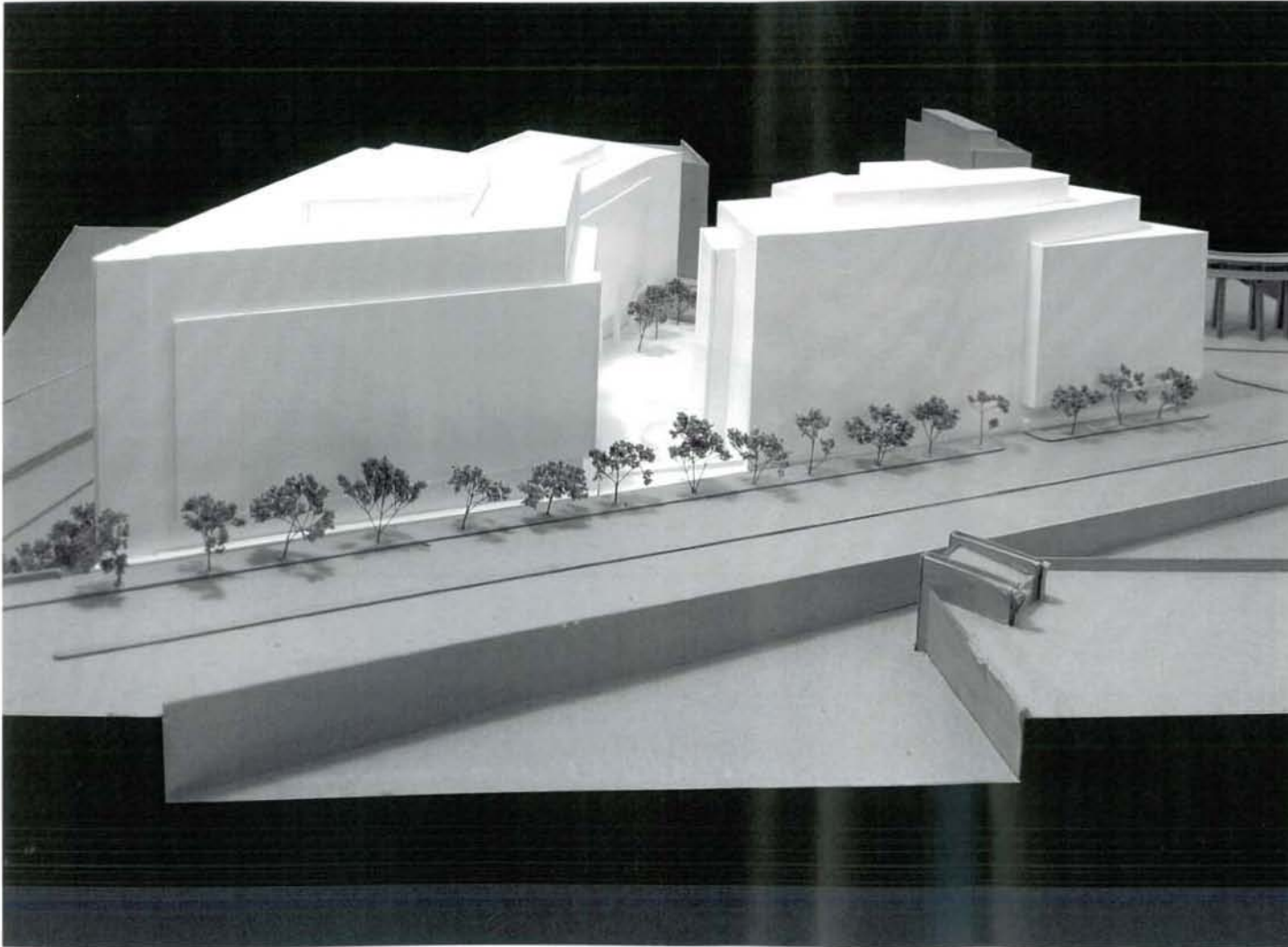
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120 - R1 - Massing

May 19, 2006

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MASSING



MRP REALTY

Gensler

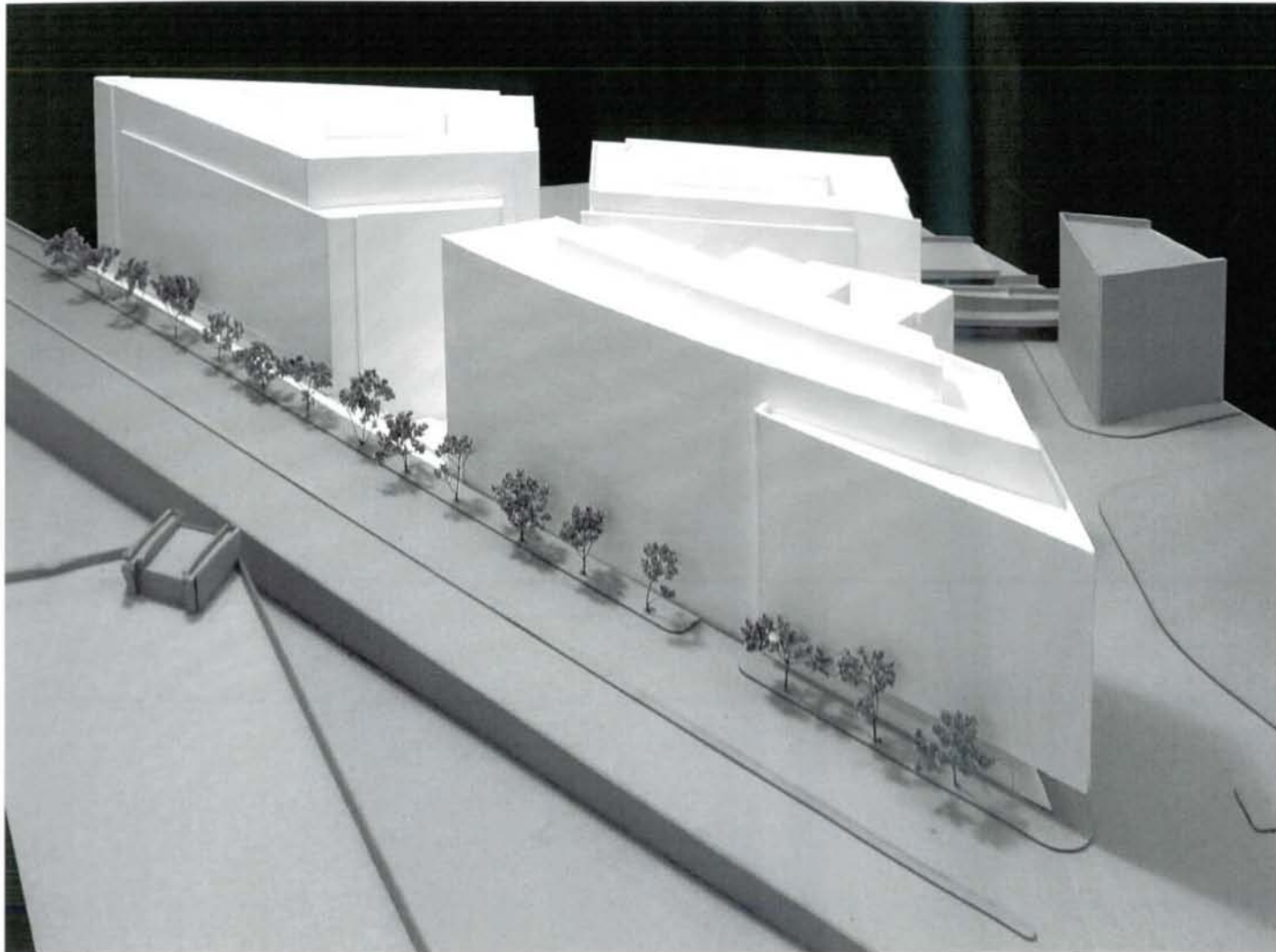
Washington Gateway | Washington, D.C.

121 - R1 - Massing - View from New York Avenue - NE

May 19, 2006

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MASSING



MRP REALTY

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122 - R1 - Massing - View from New York Avenue - NW

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LEGEND:

VEHICULAR INBOUND

VEHICULAR OUTBOUND

LOADING DOCK MOVEMENTS

PEDESTRIANS

BIKES





MRP

Edwards
Kelcey

Washington Gateway | Washington, D.C.

212 - R1 - Circulation Plan - B

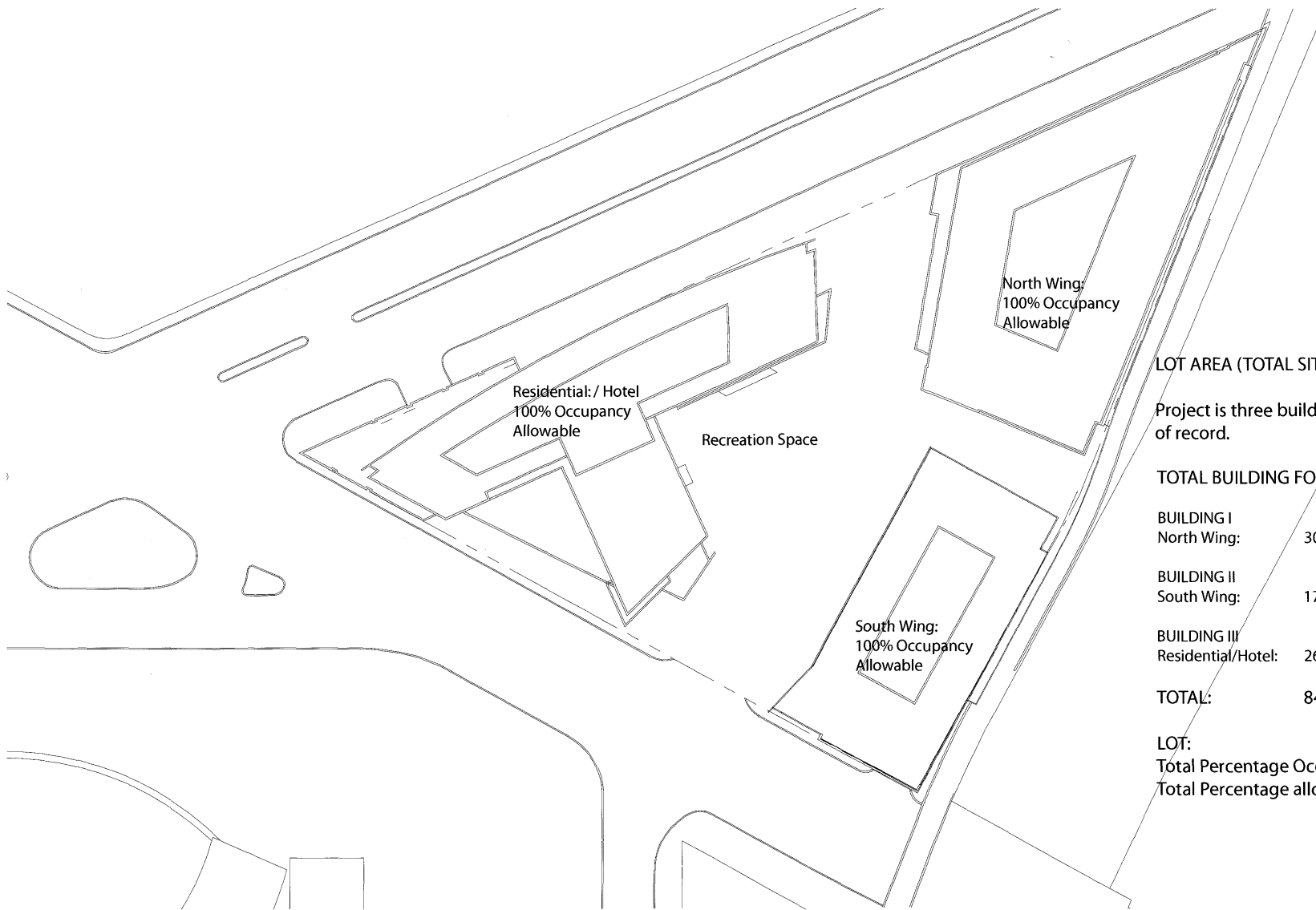
Scale: 1" = 50'



Map 19, 2008

	C-M Zoning	C-M PUD	Project Design
Gross Square Feet (GSF) - Aggregate (Does not include other areas)			903,618 Commercial, Residential or Hotel
Gross Square Feet (GSF) - Commercial - North Building (Car Area - North Office Building - 43,064)	279,126 SF	344,032 SF	384,624 SF
Gross Square Feet (GSF) - Commercial - South Building (Car Area - South Office Building - 43,064)	279,126 SF	344,032 SF	384,624 SF
Gross Square Feet (GSF) - Residential & Hotel (Car Area - Residential - 44,063)	280,633 SF	345,040 SF	345 units Residential 155 rooms Hotel
And Number of Dwelling Units			
Floor Area Ratio (FAR) - Aggregate	8.5	8	8.7 (903,618 SF / 103,465 SF)
Floor Area Ratio (FAR) - Commercial - North Building (Car Area - North Office Building - 43,064)			8.9 (384,624 SF / 43,064 SF)
Floor Area Ratio (FAR) - Commercial - South Building (Car Area - South Office Building - 43,064)			8.9 (384,624 SF / 43,064 SF)
Floor Area Ratio (FAR) - Residential & Hotel (Car Area - Residential - 44,063)			7.7 (345,040 SF / 44,063 SF)
Building Height	90'	Varies	Varies, See Sheet 2
Lot Occupancy (for est. use)	100%	100%	62%
Roof Structure	18'6" Parthenon allowed	18'6" Parthenon allowed	18'6" Parthenon max. height
Parking			
Parking (Office Use)	543 required	543 required	476 provided
Parking (Residential Use)	81 required	81 required	101 provided
Parking (Hotel Use)	47 required	47 required	102 provided
Parking (Retail use)	0 required	0 required	0 provided
Loading			
Loading Berths (North Office use)	1 @ 30' deep 1 @ 20' deep	1 @ 30' deep 1 @ 20' deep	1 @ 30' deep 1 @ 20' deep
Loading Berths (South Office use)	2 @ 30' deep 1 @ 30' deep	2 @ 30' deep 1 @ 30' deep	2 @ 30' deep 1 @ 20' deep
Loading Berths (Residential use)	1 @ 15' deep 1 @ 20' deep	1 @ 15' deep 1 @ 20' deep	1 @ 15' deep 1 @ 20' deep
Loading Berths (Hotel use)	1 @ 30' deep 1 @ 20' deep	1 @ 30' deep 1 @ 20' deep	1 @ 30' deep 1 @ 20' deep
Loading Berths (Retail use)	none (Retail is under 8,000 SF)	none (Retail is under 8,000 SF)	none (Retail is under 8,000 SF)
Residential Recreation Space	10% of GFA	10% of GFA	16,134 SF (1.8%)

Building	Location	Proposed Use	Number of Stories	Bldg. Height (Feet)	SF of Office	SF of Residential	Approx. Number of Units	SF of Retail
North Office Building: Sub-Total 384,624 SF	New York Avenue and Metro Branch Trail and Tracks	Commercial Office	14	130' (Meas. Pt. on NY Ave.)	384,624			
South Office Building: Sub-Total 178,512 SF	Florida Avenue and Metro Branch Trail and Tracks - Lot extends to New York Avenue	Commercial Office	12	96' (Meas. Pt. on NY Ave.)	178,512			2,000
Residential / Hotel: Sub-Total 340,482 SF	New York Avenue and Florida Avenue	Residential Units and Hotel	15	130' (Meas. Pt. on NY Ave.)		220,138 SF Residential / 115,344 Hotel	245 units Residential / 155 rooms Hotel	5,000
Total 903,618 SF					561,136	335,482		7,000



North Wing:
100% Occupancy
Allowable

Residential: / Hotel
100% Occupancy
Allowable

Recreation Space

South Wing:
100% Occupancy
Allowable

LOT AREA (TOTAL SITE): 134,591 gsf.

Project is three buildings on a single lot
of record.

TOTAL BUILDING FOOTPRINT

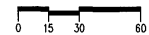
BUILDING I
North Wing: 30,008 gsf.

BUILDING II
South Wing: 17,314 gsf.

BUILDING III
Residential/Hotel: 26,609 gsf.

TOTAL: 84,071 gsf.

LOT:
Total Percentage Occupied (Building/Lot): 62%
Total Percentage allowable: 100%



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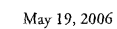
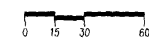
Washington Gateway | Washington, D.C.

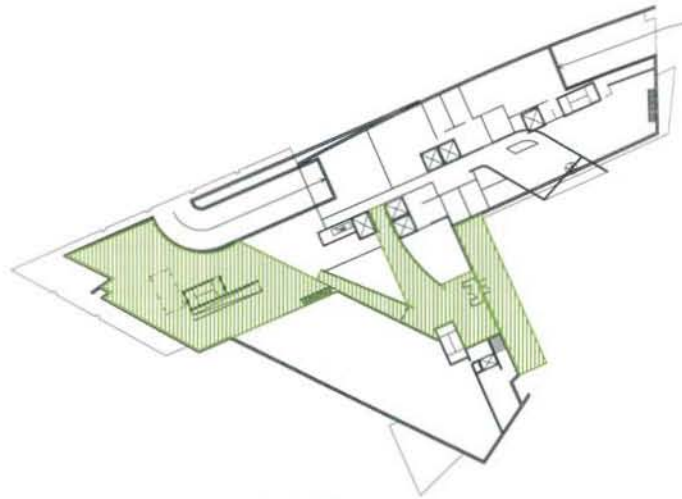
May 19, 2006

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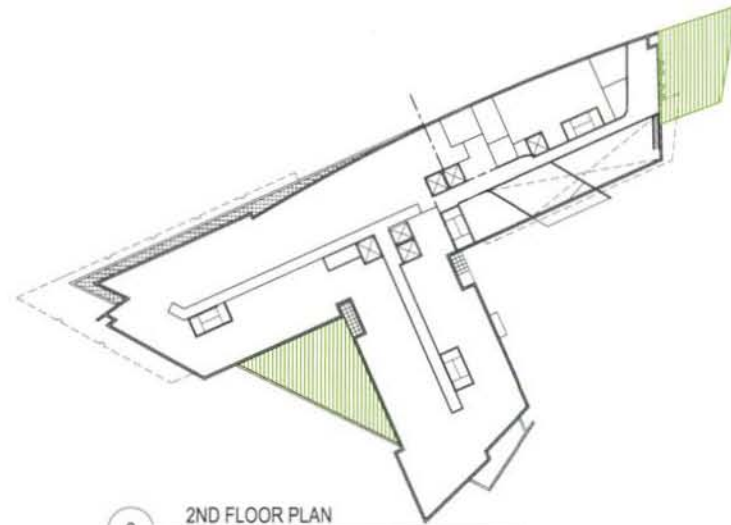
301 - R1 - Development Data - Lot Occupancy

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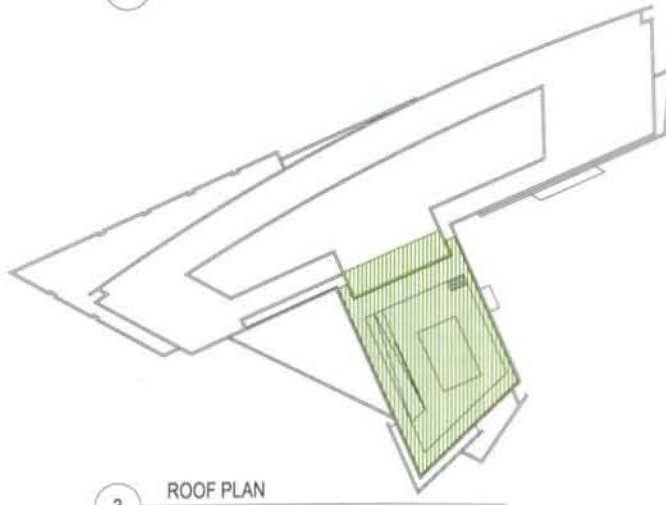




1 1ST FLOOR PLAN



2 2ND FLOOR PLAN

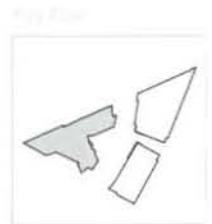


3 ROOF PLAN

RESIDENTIAL RECREATION SPACE

FLOOR	INTERIOR (SF)	EXTERIOR (SF)
1ST	5,933	1,141
2ND		3,476
ROOF	659	5,165
SUB TOTAL	6,592	9,782
PERCENTAGE	40.26%	59.74%

TOTAL PROVIDED: 16,374 SF
TOTAL REQUIRED @ 10% = 22,887 SF



NOTES:
1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.
2. For dimensions, see drawing 806.

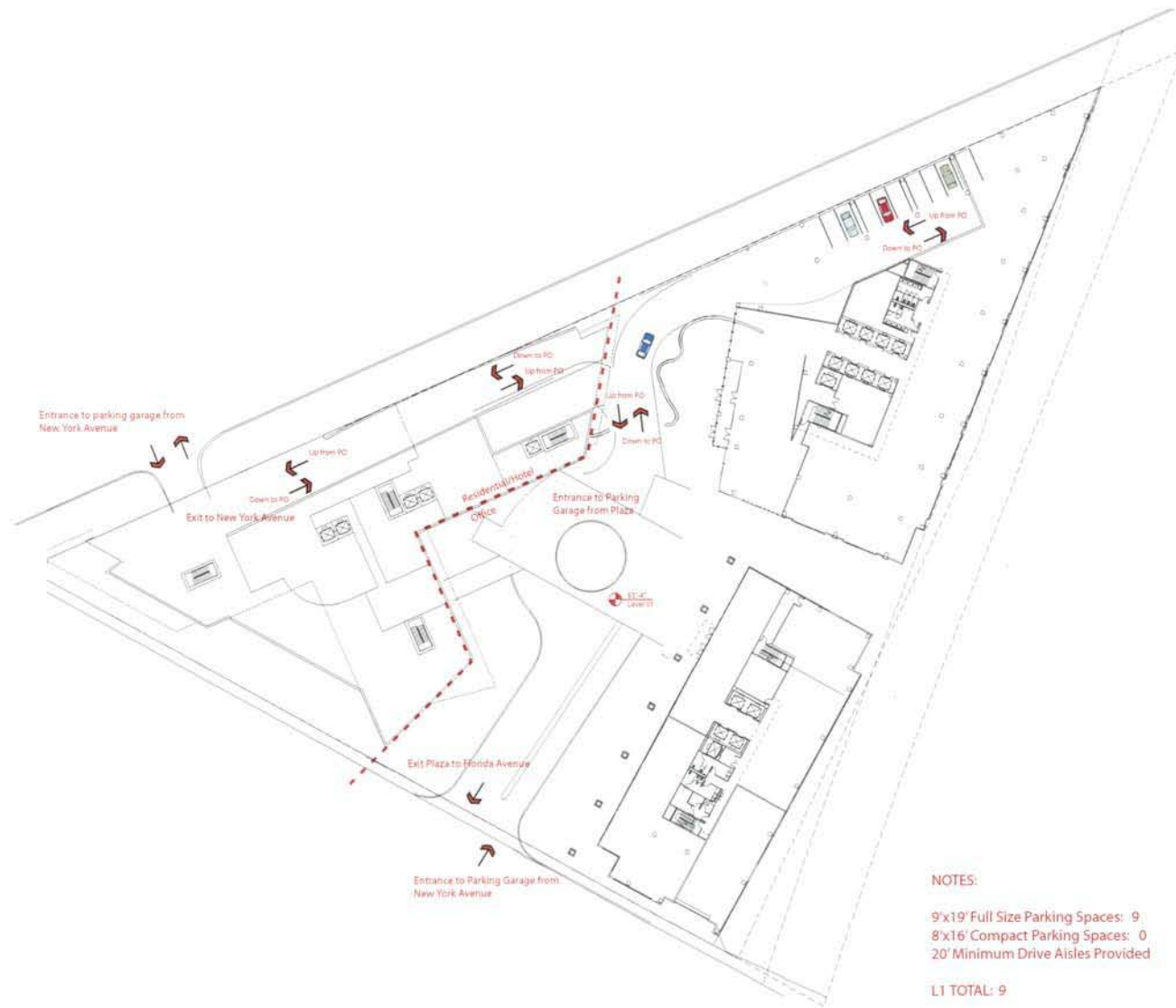
	North Wing Office * Building 1 15 stories		South Wing Office * Building 2 12 stories		Residential * Building 3 15 stories		Hotel * Building 3 16 stories		Site FAR		
	Floor	*GSF	Floor	*GSF	Floor	*GSF	Floor	*GSF	*GSF	Cellar GSF	Total GSF
	Florida Ave	37,680	Florida Ave	6,200	Florida Ave	17,437	Florida Ave	11,057	72,374	46,834	25,540
	1st floor	30,008	1st floor	14,747	1st floor	5,579	1st floor	8,414	58,748	14,449	44,299
	2nd floor	22,720	2nd floor	12,948	2nd floor	16,517	2nd floor	7,240	59,425	6,218	53,207
	3rd floor	26,940	3rd floor	16,554	3rd floor	18,195	3rd floor	7,655	69,344	5,224	64,120
	4th floor	27,411	4th floor	17,314	4th floor	18,195	4th floor	7,655	70,575		70,575
	5th floor	27,833	5th floor	17,314	5th floor	18,195	5th floor	7,655	70,997		70,997
	6th floor	27,833	6th floor	17,314	6th floor	18,195	6th floor	7,655	70,997		70,997
	7th floor	27,833	7th floor	17,314	7th floor	18,195	7th floor	7,655	70,997		70,997
	8th floor	27,833	8th floor	17,314	8th floor	18,195	8th floor	7,655	70,997		70,997
	9th floor	27,833	9th floor	17,314	9th floor	18,195	9th floor	7,655	70,997		70,997
	10th floor	27,833	10th floor	17,314	10th floor	18,195	10th floor	7,655	70,997		70,997
	11th floor	27,833	11th floor	17,314	11th floor	17,860	11th floor	7,655	70,662		70,662
	12th floor	27,833			12th floor	17,860	12th floor	7,655	53,348		53,348
	13th floor	26,662			13th floor	10,055	13th floor	7,655	44,372		44,372
	14th floor	26,662			14th floor	10,055	14th floor	7,398	44,115		44,115
							15th Floor	7,398	7,398		7,398
*GSF SUB-TOTAL FAR		420,747		188,961		240,923		125,712	976,343	72,725	903,618
CELLAR GSF DEDUCT		36,123		10,449		15,785		10,368			
Total FAR GSF		384,624		178,512		225,138		115,344			903,618
Lot Totals	North Lot	384,624	South Lot	178,512	Residential Lot			340,482			

1. All numbers are subject to change and are approximate figures

2. * Information based on current design dated 05.19.06

3. ** GSF based on the measured lot area

SITE FAR	Site *GSF	Single Record Lot	Developed Lot
Lot 811 (MRP) **	102,643	6.7	7.8
Lot 23 (Sunoco)	13,578		
Lot 813 (DC)	8,063		
Lot 812 (WMATA)	10,381		
SUB-TOTAL Lot 811 + Lot 812 + 813 + Lot 23	134,665		



NOTES:

9'x19' Full Size Parking Spaces: 9
 8'x16' Compact Parking Spaces: 0
 20' Minimum Drive Aisles Provided

L1 TOTAL: 9



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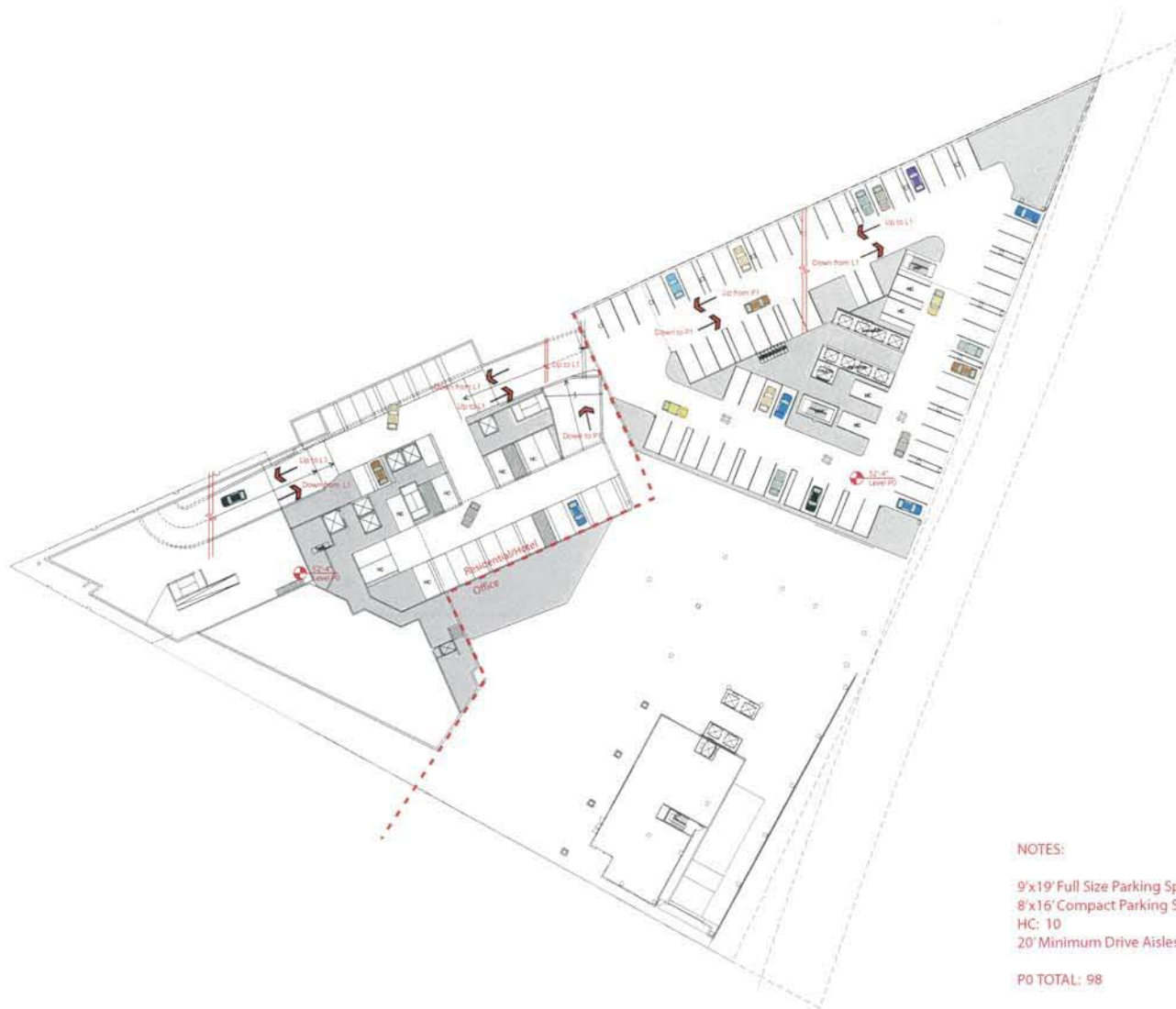
MRP REALTY

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310 - R1 - Development Data - Parking Plans - L1

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NOTES:

9'x19' Full Size Parking Spaces: 100
 8'x16' Compact Parking Spaces: 0
 HC: 10
 20' Minimum Drive Aisles Provided

P0 TOTAL: 98



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MRP REALTY

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Washington Gateway | Washington, D.C.

311 - R1 - Development Data - Parking Plans - P0



NOTES:

9'x19' Full Size Parking Spaces: 220
 8'x16' Compact Parking Spaces: 0
 20' Minimum Drive Aisles Provided

P2 TOTAL: 220



MRP REALTY

Gensler

Washington Gateway | Washington, D.C.

313 - R1 - Development Data - Parking Plans - P2

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NOTES:

9'x19' Full Size Parking Spaces: 168
 8'x16' Compact Parking Spaces: 11
 20' Minimum Drive Aisles Provided

P3 TOTAL: 178

* P3 IS OPTIONAL



OFFICE

Building Program		Code Requirement	Provided
North Wing Office Building *	189,845 gsf	gsf/1800 = 217	217 spaces
Motorist Exception - subtract 25% if within 800 ft		25% x required = 54	162 spaces
Bicycle Parking (5% of code required parking)		3	8
GS x number office spaces req =	8	Total Required =	8 spaces
Accessible Spaces (151-200)	6		6 spaces
Van Accessible (1/8 of total accessible)	0.75		1 space
Total GSA =			162 spaces
			285

Building Program		Code Requirement	Provided
South Wing Office Building *	192,817 gsf	gsf/1800 = 107	107 spaces
Motorist Exception - subtract 25% if within 800 ft		25% x required = 27	80 spaces
Bicycle Parking (5% of code required parking)		1	4
GS x number office spaces req =	4	Total Required =	4 spaces
Accessible Spaces (75-100)			4 spaces
Van Accessible (1/8 of total accessible)			1 space
			1

Total Office		243 spaces	470
--------------	--	------------	-----

RESIDENTIAL/HOTEL

Residential Building			Provided
245 units planned	# of units / 4 =	61.25	61 spaces
Accessible Spaces (51-75)			3 spaces
Van Accessible (1/8 of total accessible)			1 space
			1

Hotel			Provided
118,995 gsf	# of rooms / 4 =	38.75	39 spaces
155 rooms planned			
Conference room planned			8 spaces
Accessible Spaces (51-75)			3 spaces
Van Accessible (1/8 of total accessible)			1 space
Subtotal Hotel =		45	spaces
			1

Total Residential/Hotel		106 spaces	211
-------------------------	--	------------	-----

Total Parking		349 spaces	681
---------------	--	------------	-----

Loading Requirements				Provided
User / District	Min. number / size of Loading Berths	Platform size	Min. number / size	
Office/C-3				As Required
>200,000 gsf	2@30' deep	2@100 sf	1@20' deep	
Retail/Serv.	N/A	N/A	N/A	
Apt House or Multi Dwelling w/50+ units	1@55' deep (on Plaza)	1@200 sf	1@20' deep	As Required
Hotel/C-3 Guest Rms 30-200	1@30' deep	2@100 sf	1@20' deep	As Required
Hotel/C-3 Function Rms 10,000 + 50,000 gsf	N/A	N/A	N/A	



Level 1

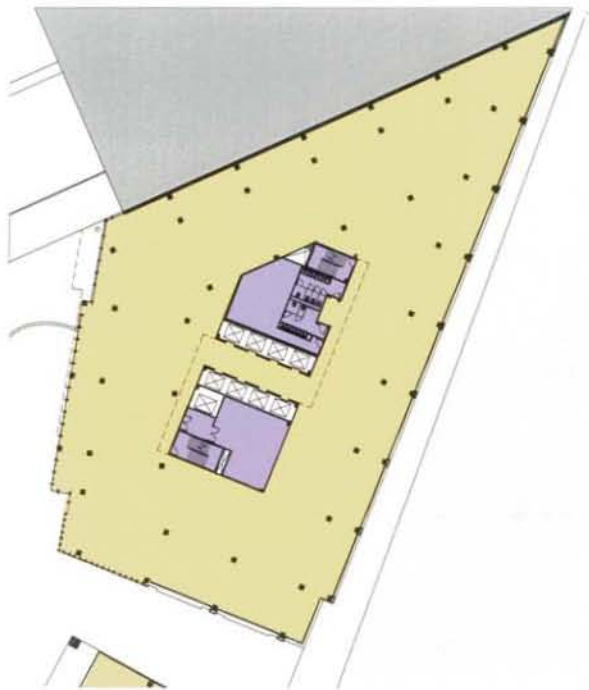


Level 2

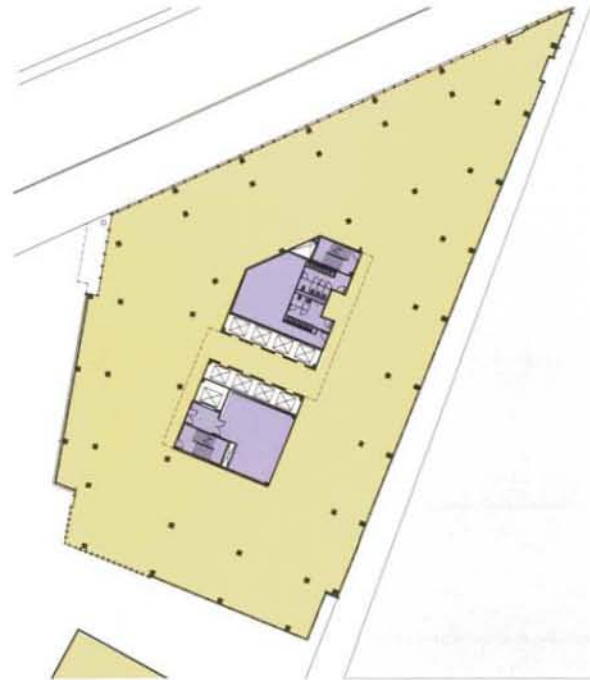
1. The Interior layouts shown on the building plans are schematic. Changes to the layouts, not effecting the exterior envelope or the square footage distribution, may occur.

2. Refer to Sheet 404 for dimensions.





Level 3



Level 4

Key Plan



1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not effecting the exterior envelope or the square footage distribution, may occur.

2. Refer to Sheet 404 for dimensions.

MRP REALTY

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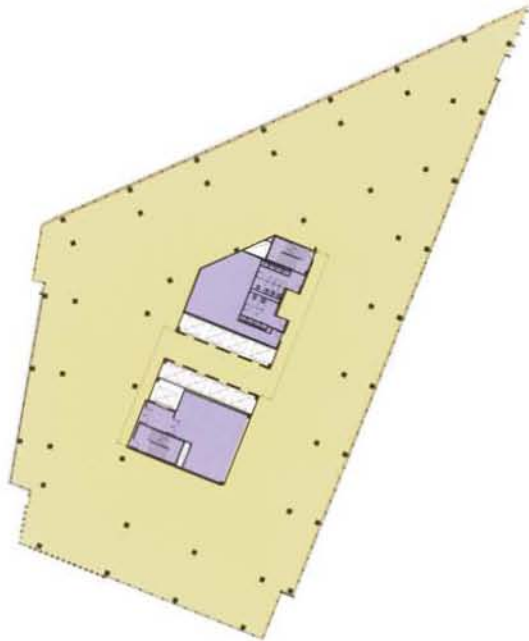
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402 - R1 - North Wing - Plans

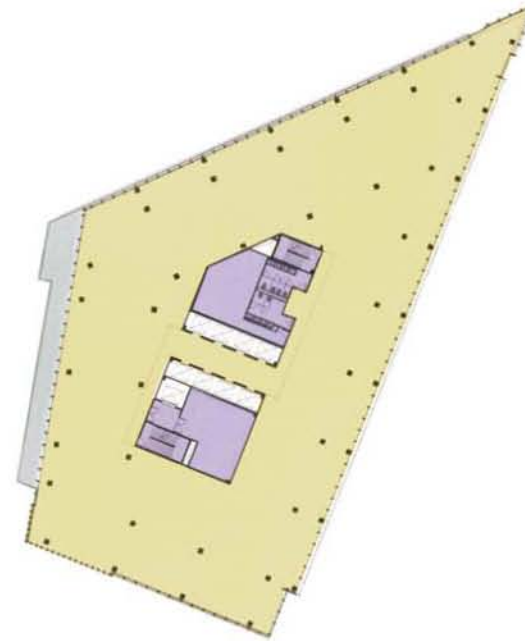


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Levels 5 - 12

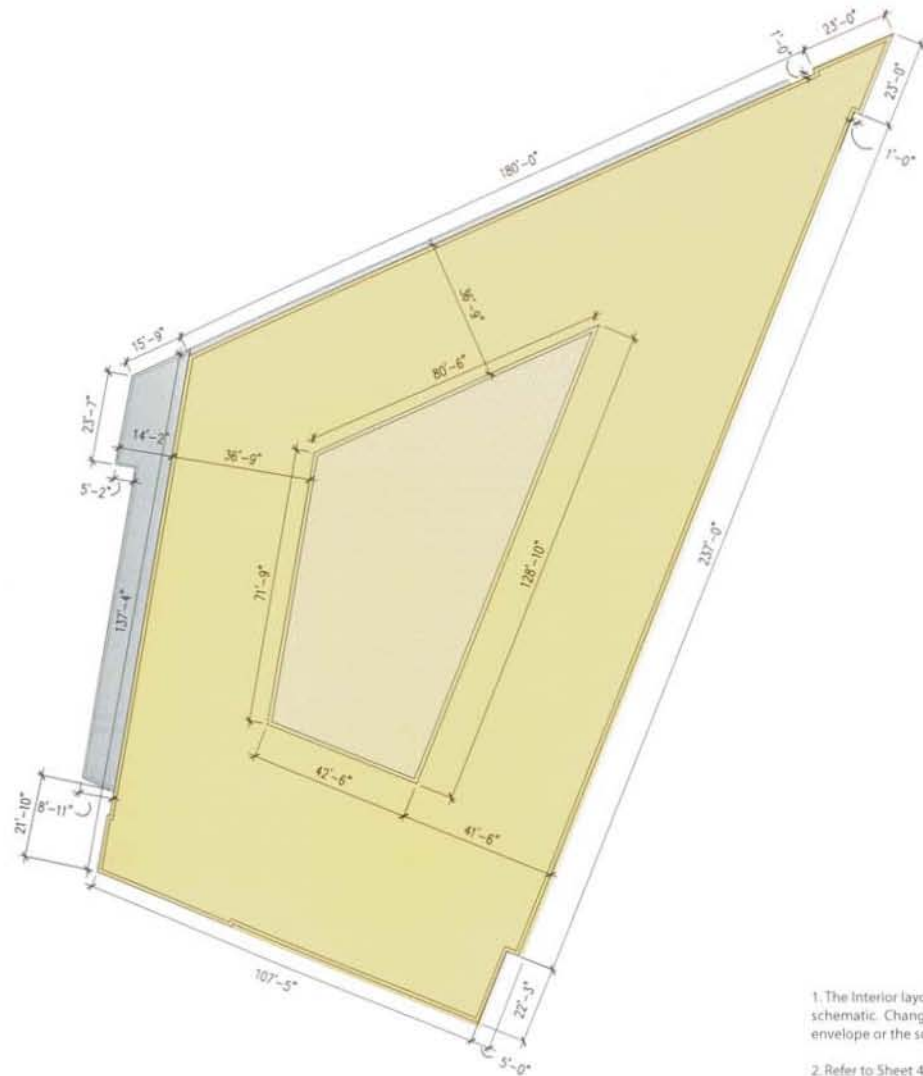


Levels 13 & 14



* Interior layouts shown on the building plans are schematic. Changes to the layouts, not effecting the exterior envelope or the square footage distribution, may occur.





Key Plan



1. The Interior layouts shown on the building plans are schematic. Changes to the layouts, not effecting the exterior envelope or the square footage distribution, may occur.
2. Refer to Sheet 404 for dimensions.

Roof Plan



MRP REALTY

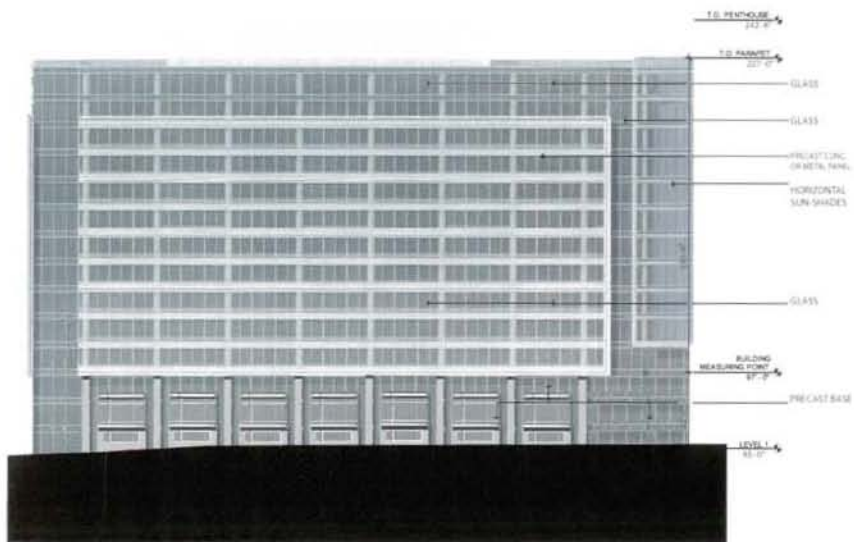
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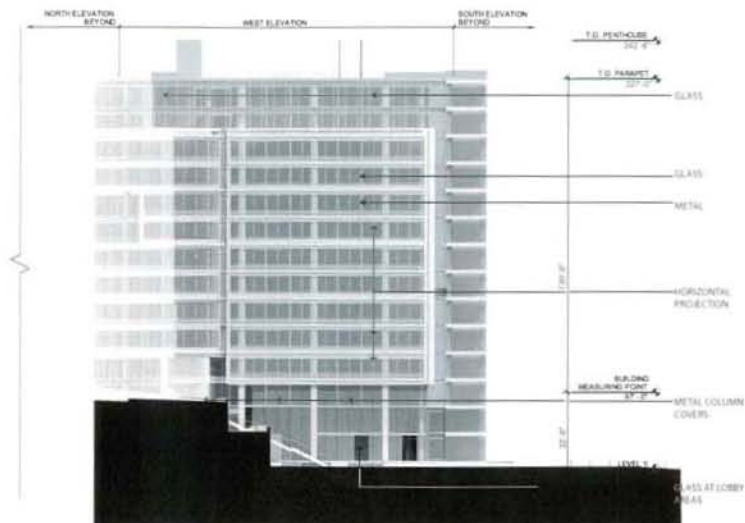
Gensler

404 - R1 - North Wing - Plans

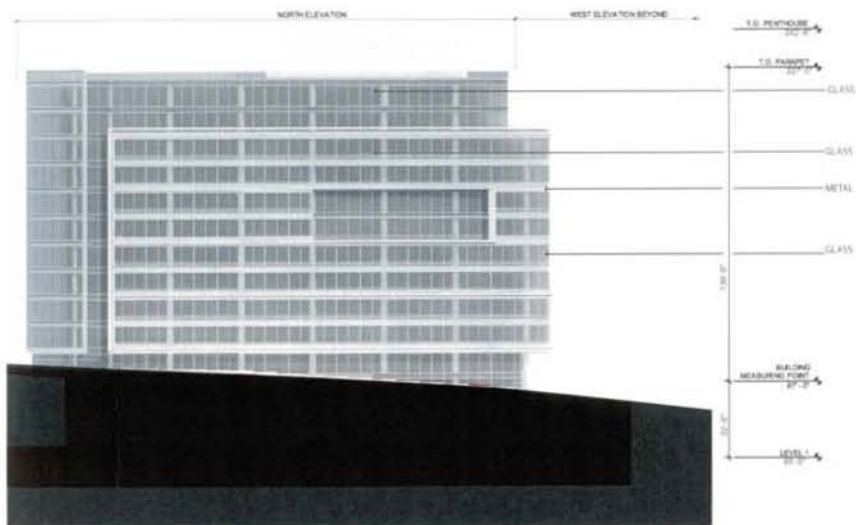
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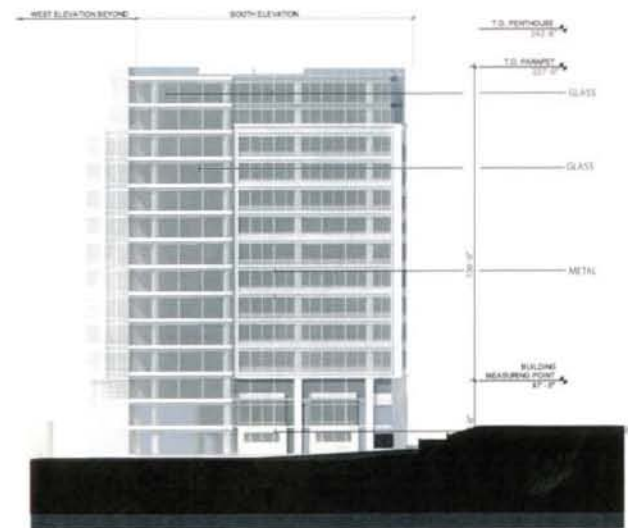
1 - East Elevation - Metro Branch Trail



2 - West Elevation - Plaza

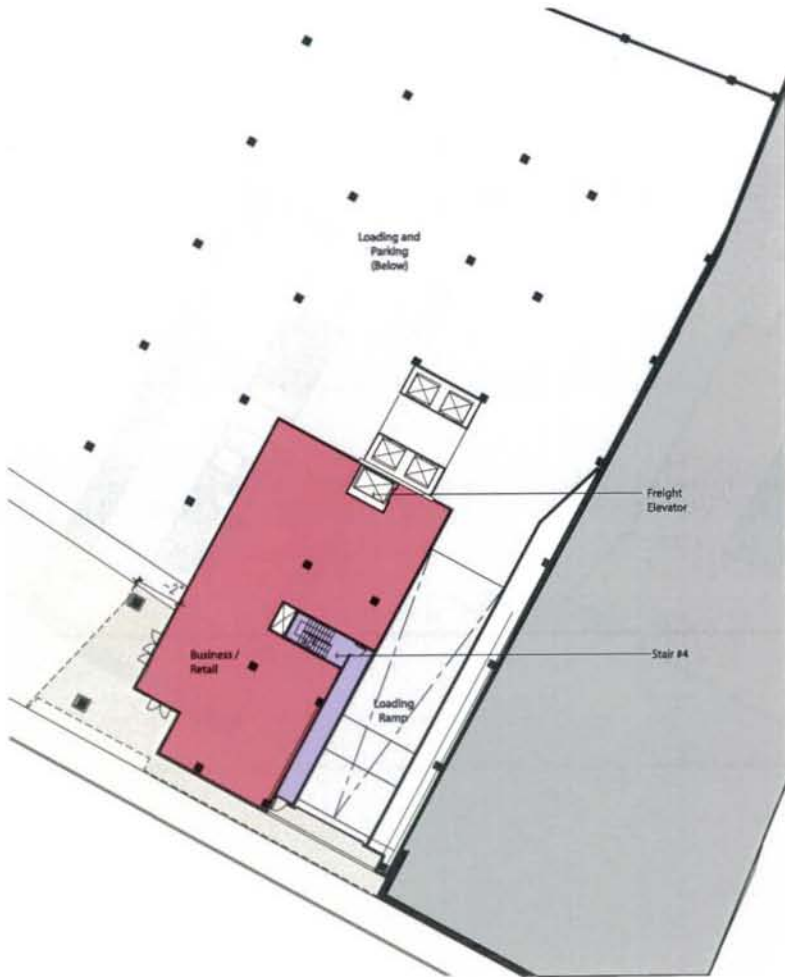


1 - North Elevation - NewYork Avenue

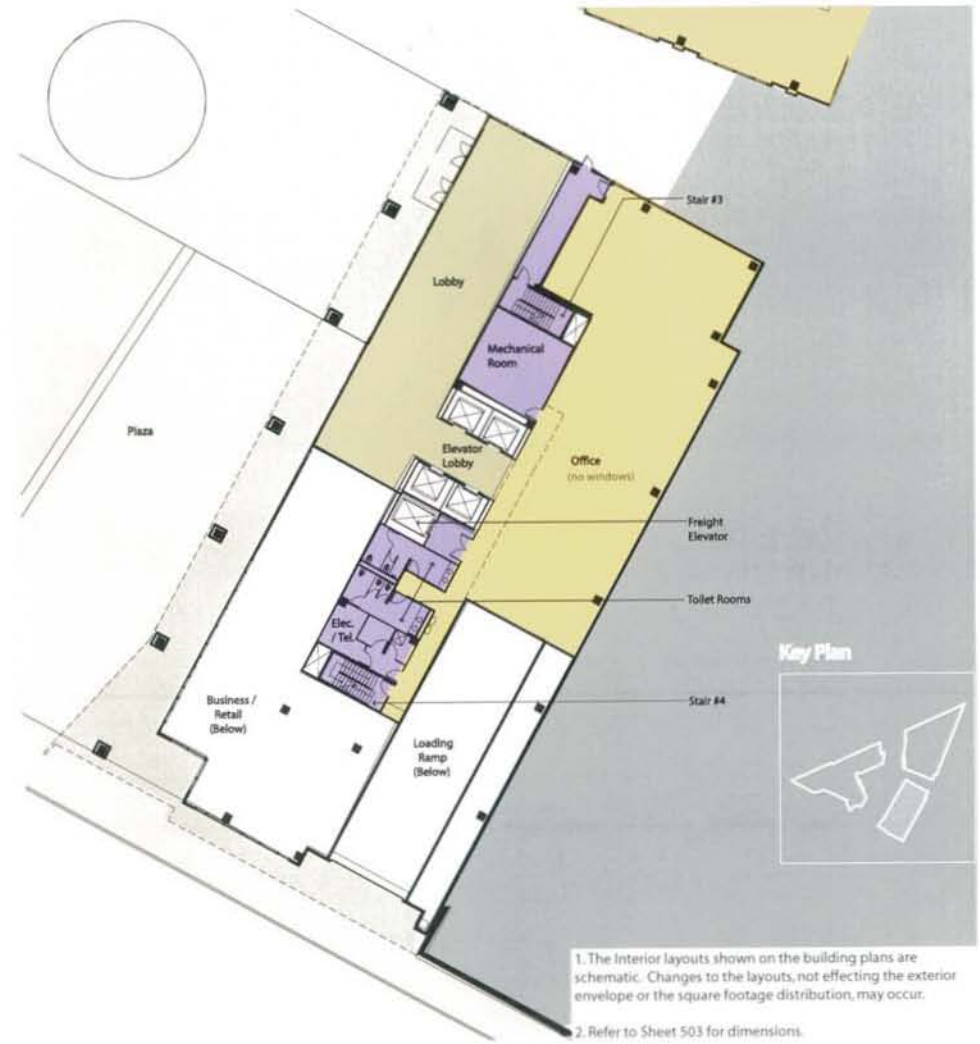


2 - South Elevation





Level Florida



Level 1

1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not effecting the exterior envelope or the square footage distribution, may occur.
2. Refer to Sheet 503 for dimensions.



MRP REALTY

Gensler

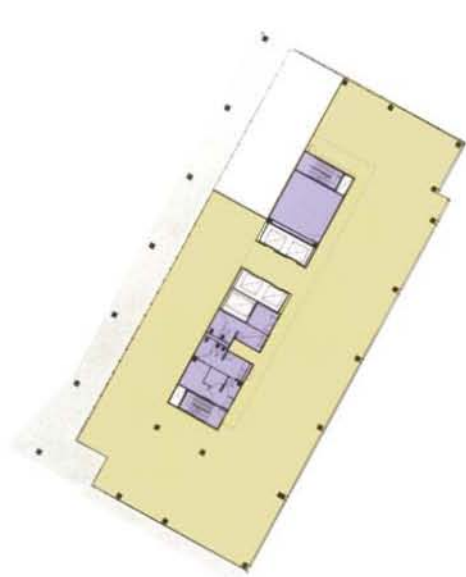
Washington Gateway | Washington, D.C.

501 - R1 - South Wing - Plans

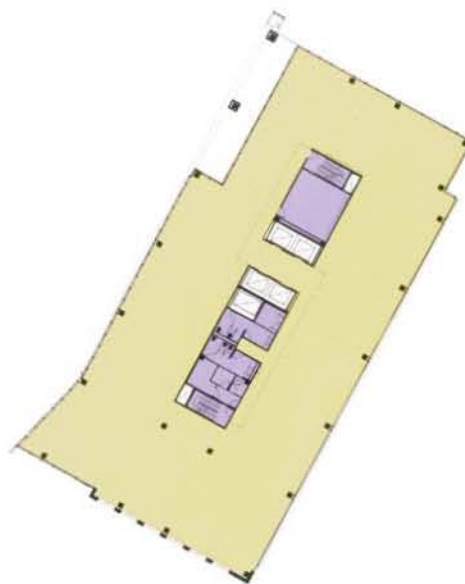


May 19, 2006

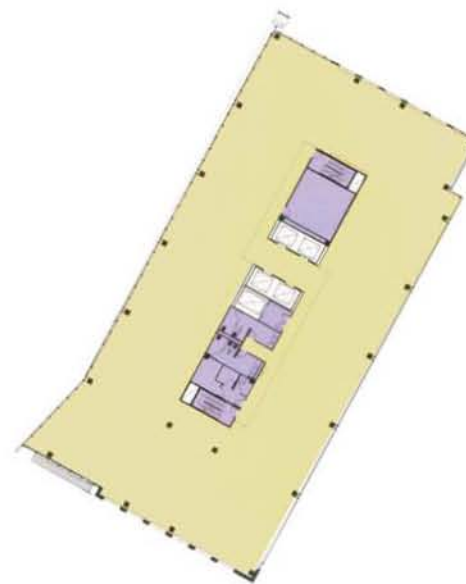
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Level 2



Level 3



Levels 4 - 11

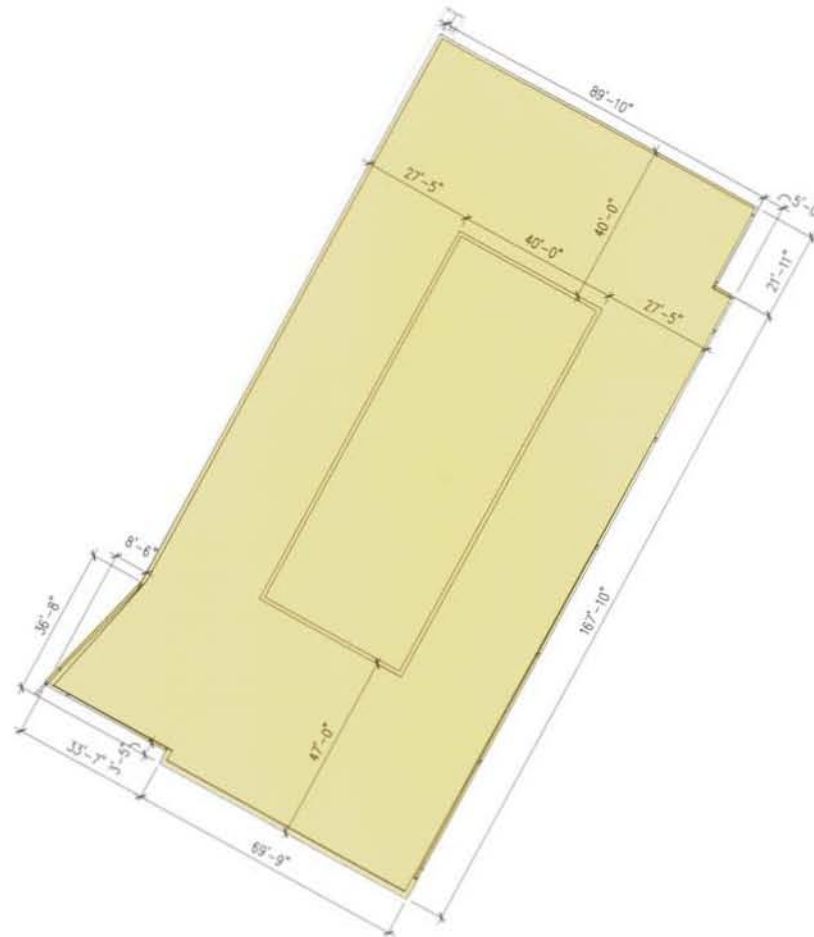
Key Plan



1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not effecting the exterior envelope or the square footage distribution, may occur.

2. Refer to Sheet 503 for dimensions.





Key Plan



1. The Interior layouts shown on the building plans are schematic. Changes to the layouts, not effecting the exterior envelope or the square footage distribution, may occur.

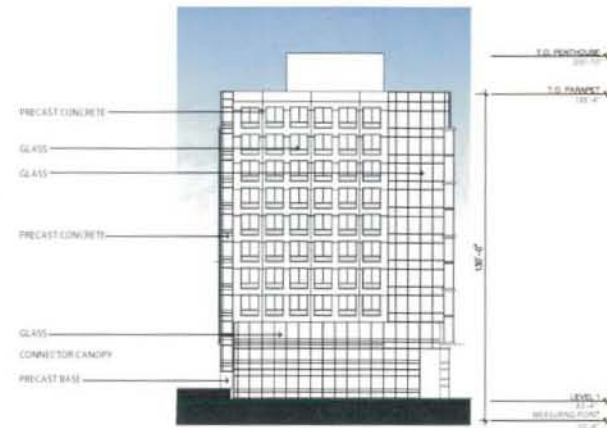
2. Refer to Sheet S03 for dimensions.

Roof Plan

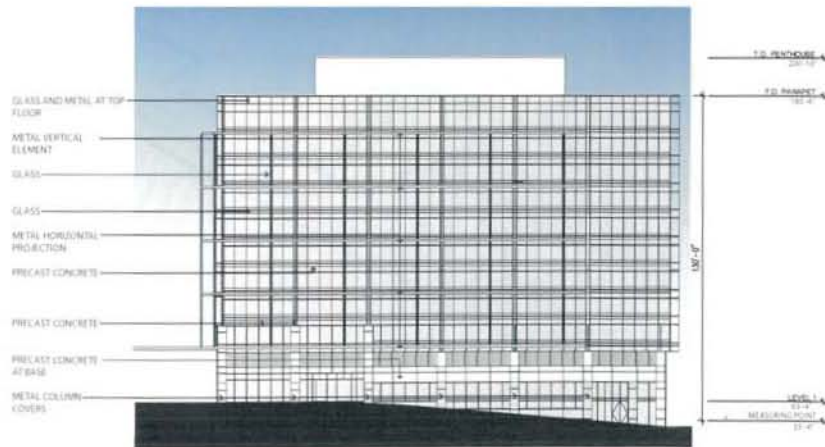




1 - East Elevation - Metro Branch Trail



2 - North Elevation - Connector

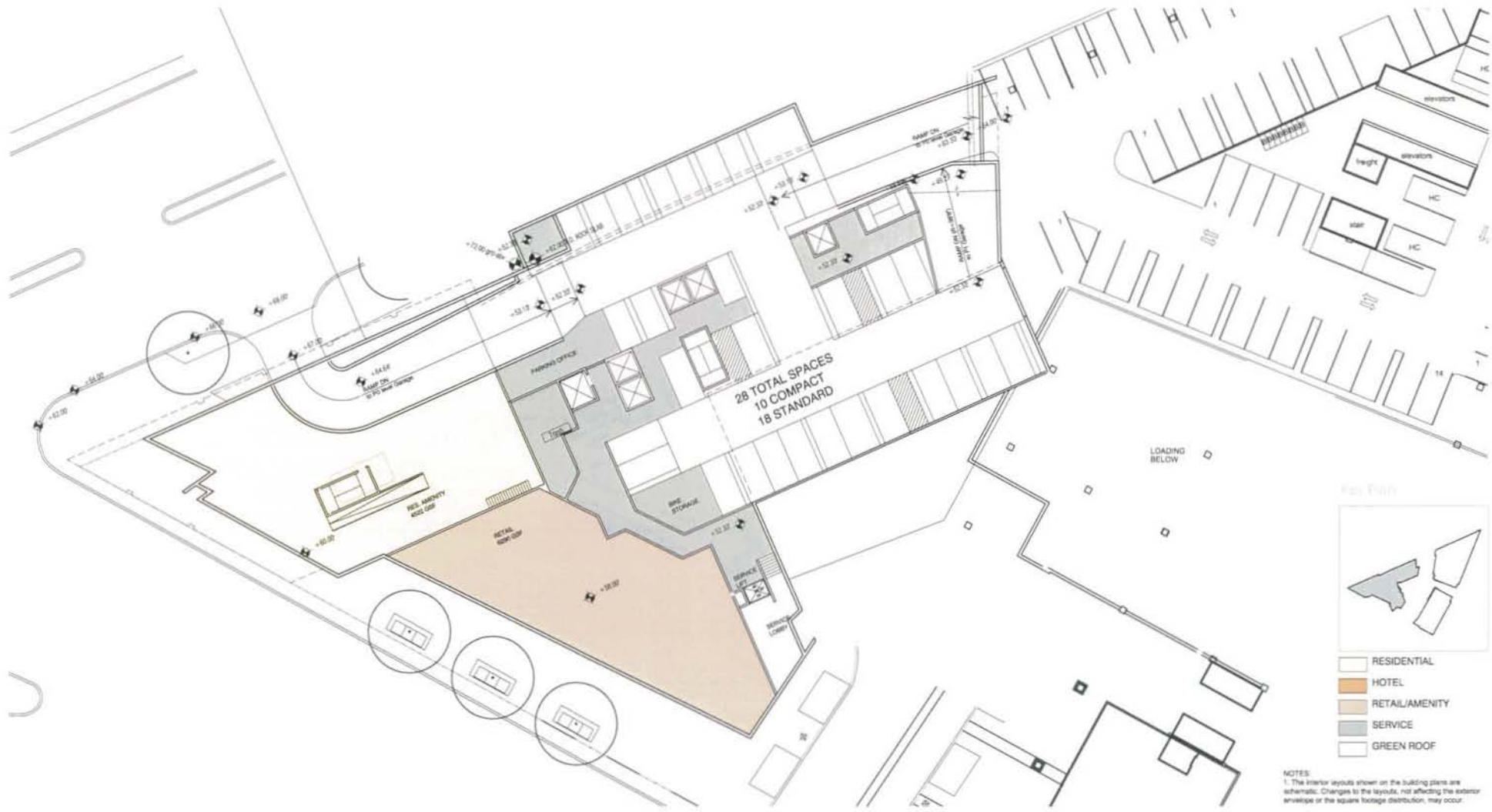


3 - West Elevation - Plaza



4 - South Elevation - Florida





NOTES:
 1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.
 2. For dimensions, see drawing 506.

MRP

SK&I

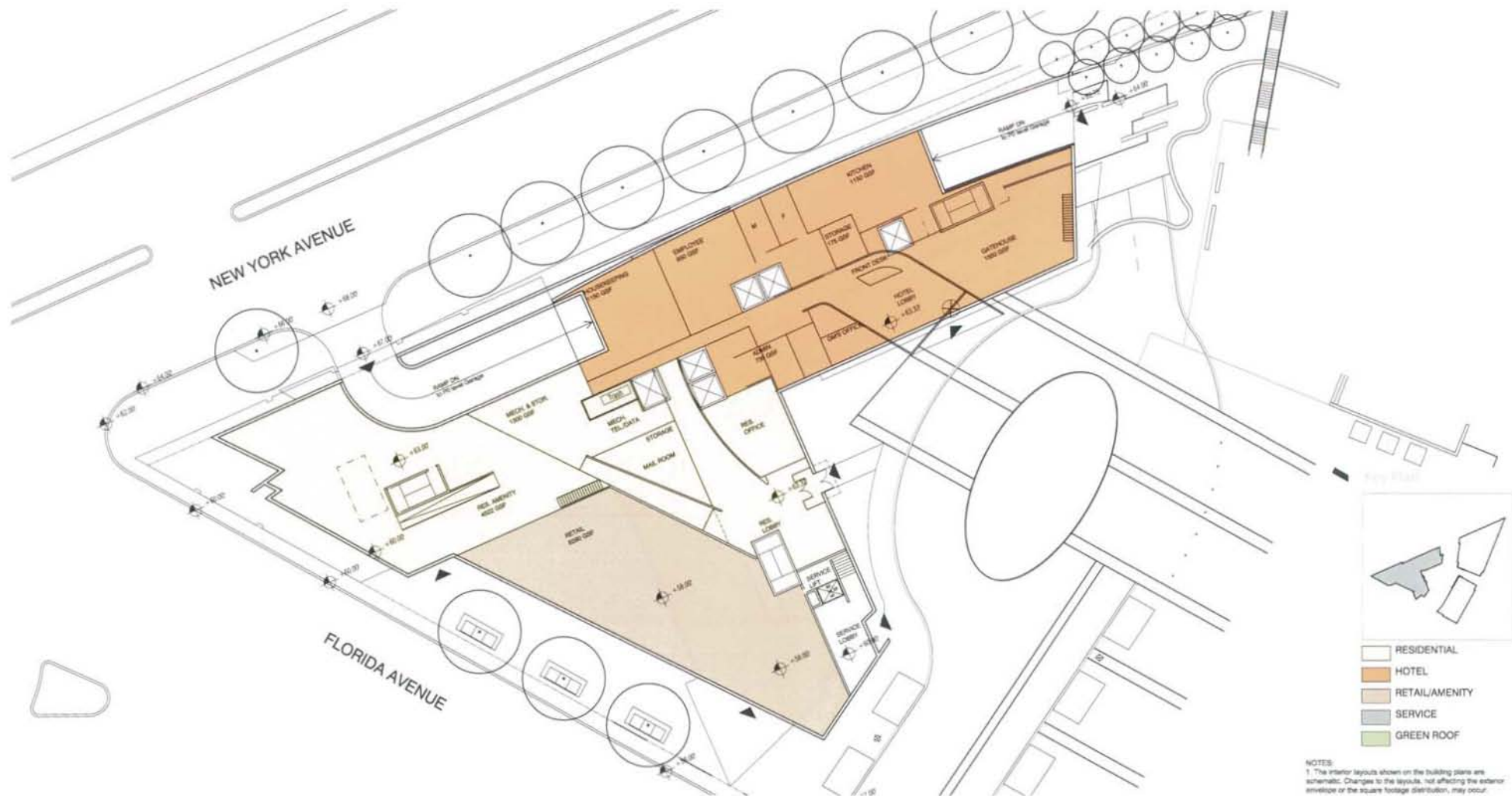
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601 - R1 - Residential - Ground Level (P0) Floor Plan

0 4 8 16 32

May 19, 2006

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MRP

SK&I

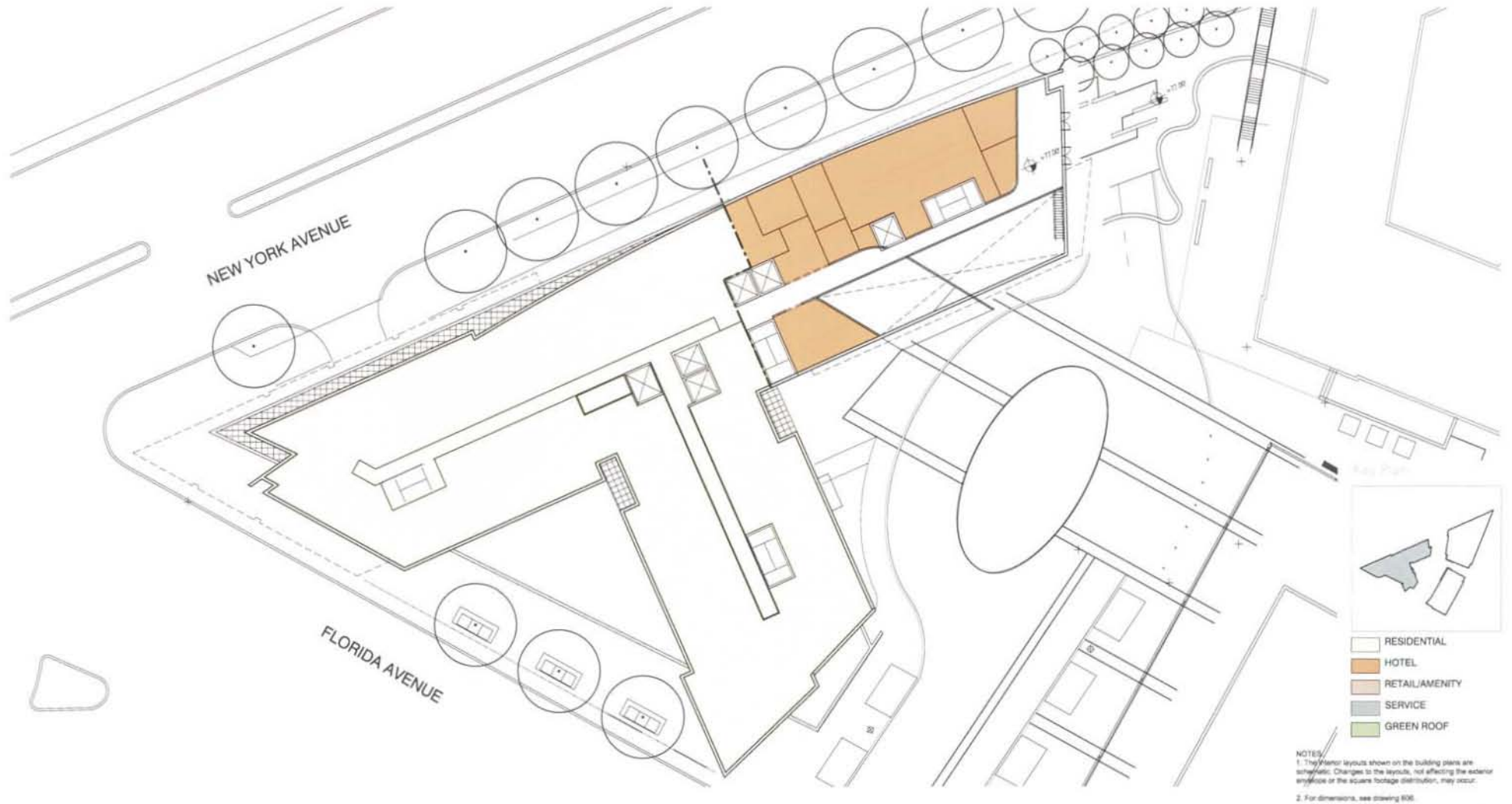
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602 - R1 - Residential - 1st Floor Plan

0 4 8 16 32

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MRP

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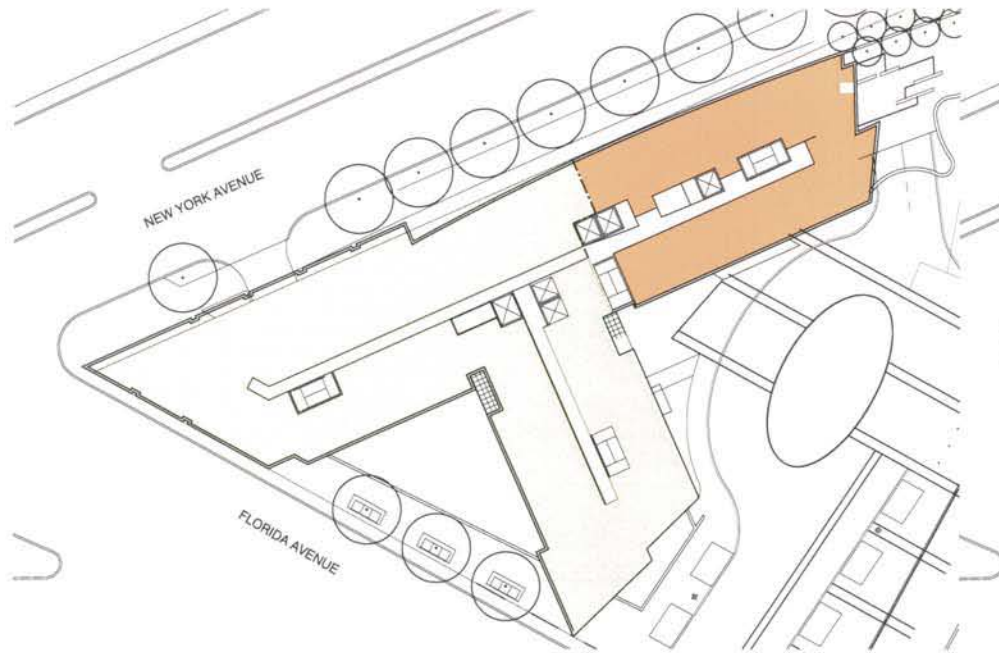
Washington Gateway | Washington, D.C.

603 - R1 - Residential - 2nd Floor Plan

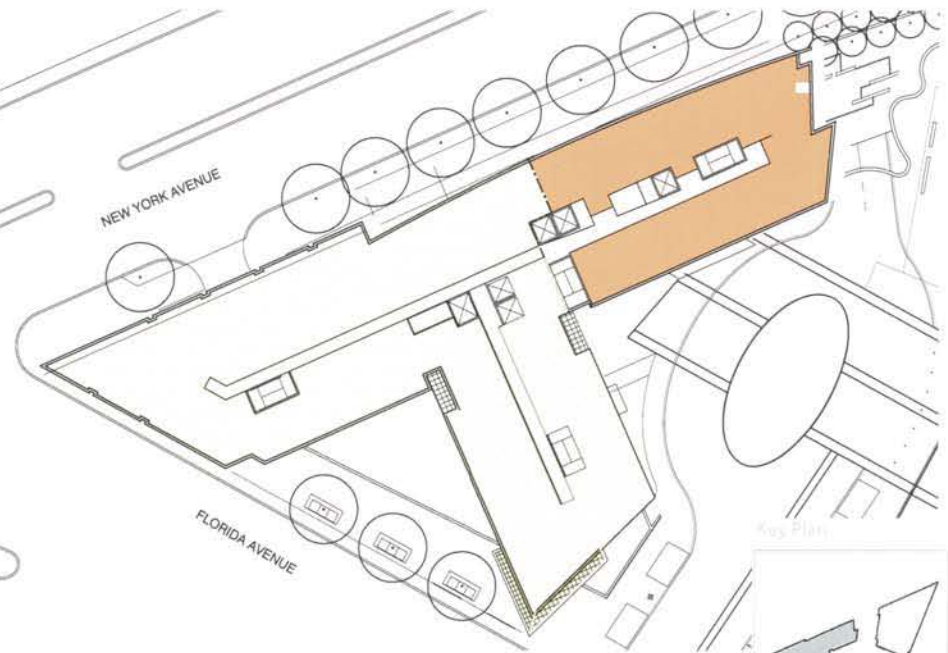
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May 19, 2006

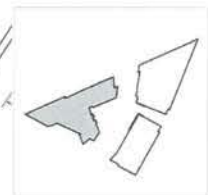
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1 3RD-10TH(-11TH HOTEL) FLOOR PLAN



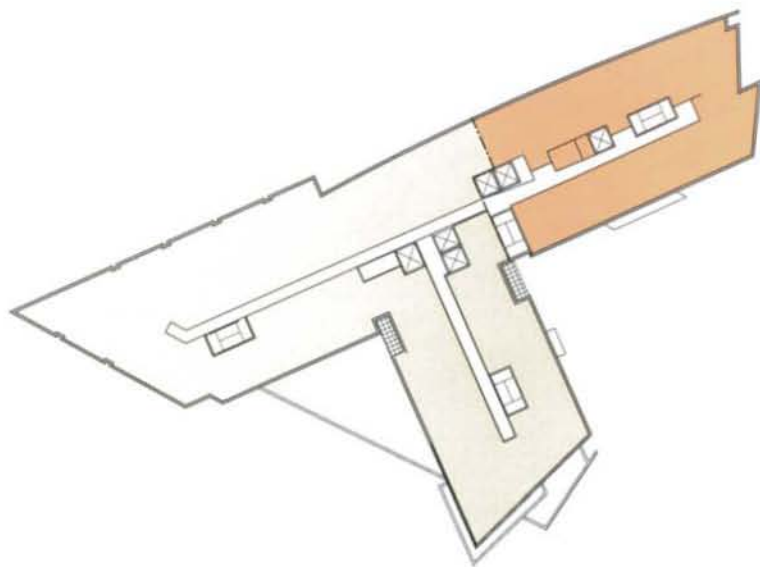
2 11TH RESIDENTIAL FLOOR PLAN
12TH HOTEL FLOOR PLAN



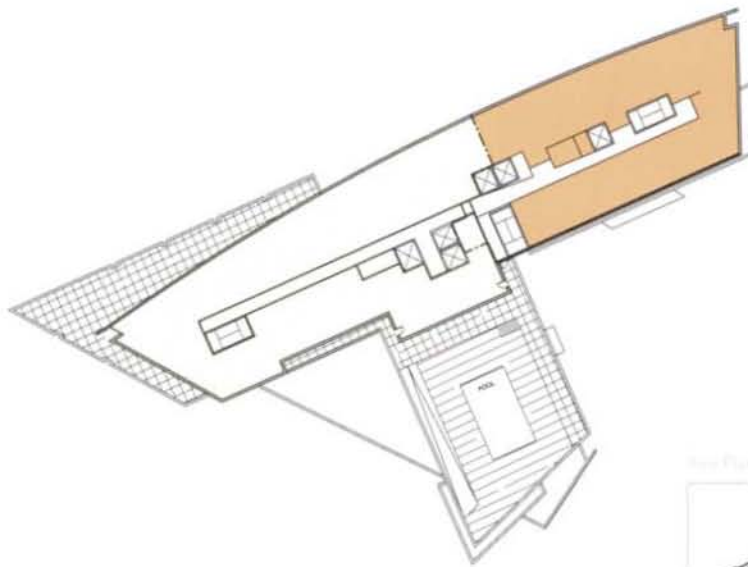
- RESIDENTIAL
- HOTEL
- RETAIL/AMENITY
- SERVICE
- GREEN ROOF

NOTES:
1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.
2. For dimensions, see drawing 506.

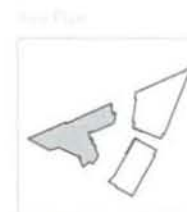




1
12TH RESIDENTIAL FLOOR PLAN
13TH HOTEL FLOOR PLAN



2
13TH-14TH RESIDENTIAL FLOOR PLAN
14TH-15TH HOTEL FLOOR PLAN



- RESIDENTIAL
- HOTEL
- RETAIL/AMENITY
- SERVICE
- GREEN ROOF

NOTES:
1. The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.
2. For dimensions, see drawing 006.

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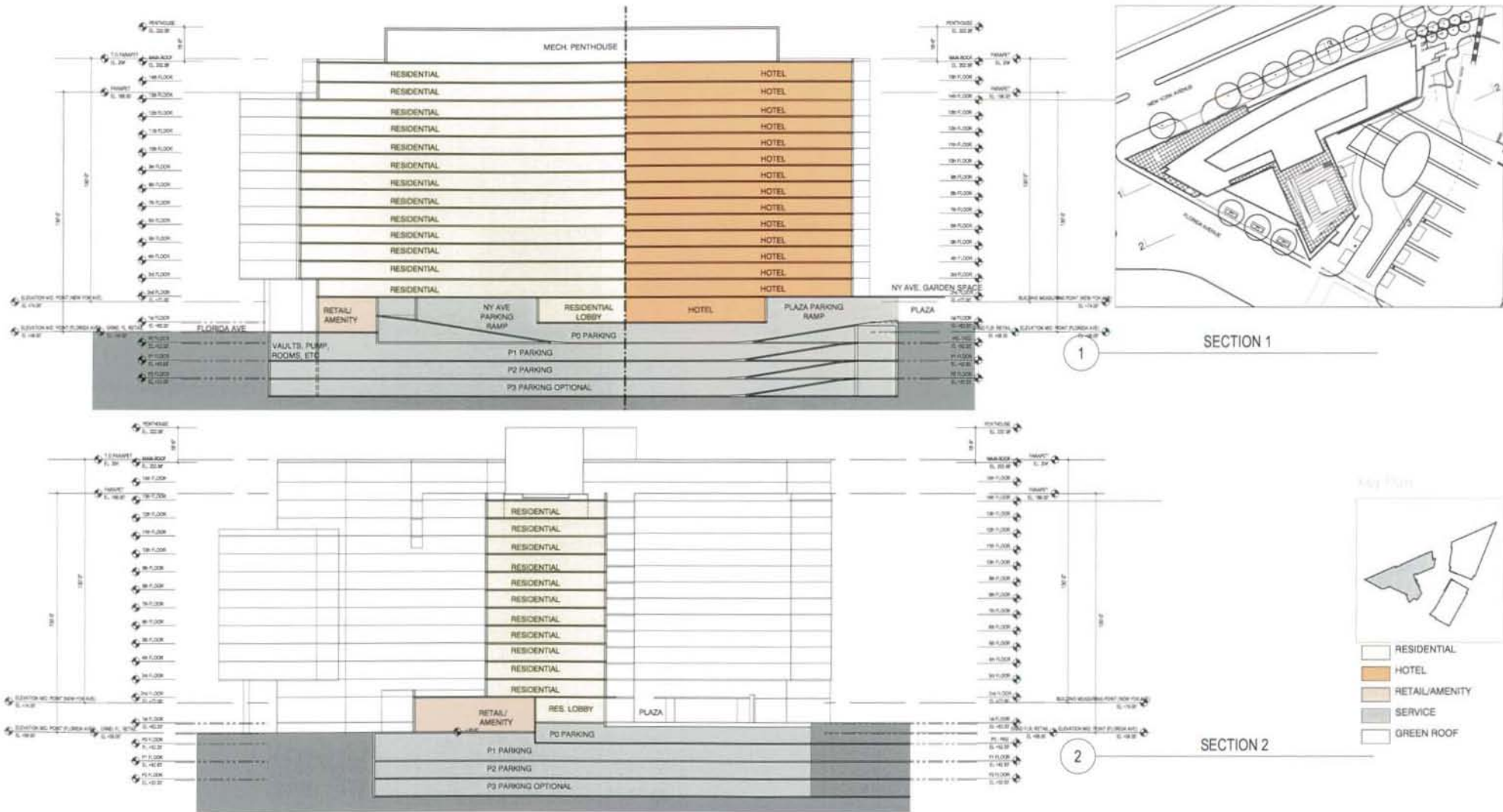
605 - R1 - Residential - 12th-14th Floor Plan

0 6.25 12.5 25 50

May 19, 2006



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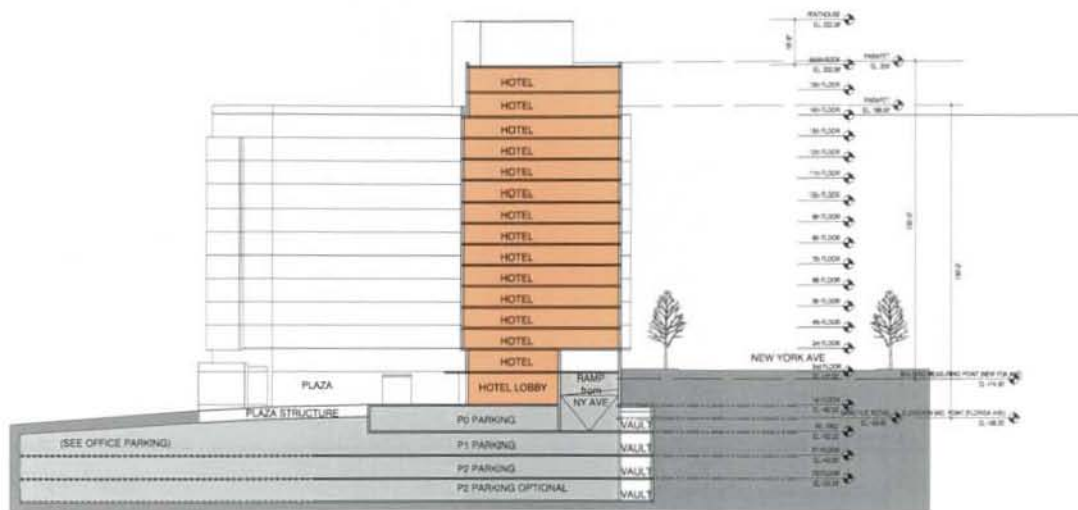
Washington Gateway | Washington, D.C.

610 - R1 - Residential - Section 1 & 2

0 6.25 12.5 25 30

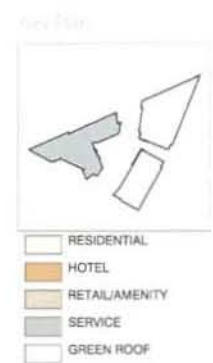
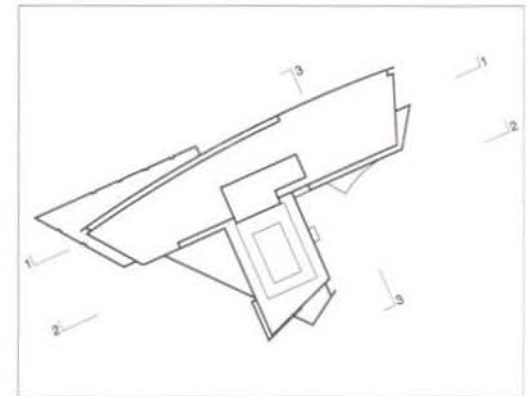
May 19, 2006

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1

SECTION 3



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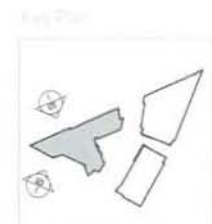
Washington Gateway | Washington, D.C.

611 - R1 - Residential - Section 3

0 6.25 12.5 25 50

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1 SOUTH ELEVATION



2 EAST ELEVATION





1 PERSPECTIVE

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630 - R1 - Residential - Perspective 1

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2

PERSPECTIVE

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631- R1 - Residential - Perspective 2

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3

PERSPECTIVE

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632 - R1 - Residential - Perspective 3

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PERSPECTIVE

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633 - R1 - Residential - Perspective 4

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5

PERSPECTIVE

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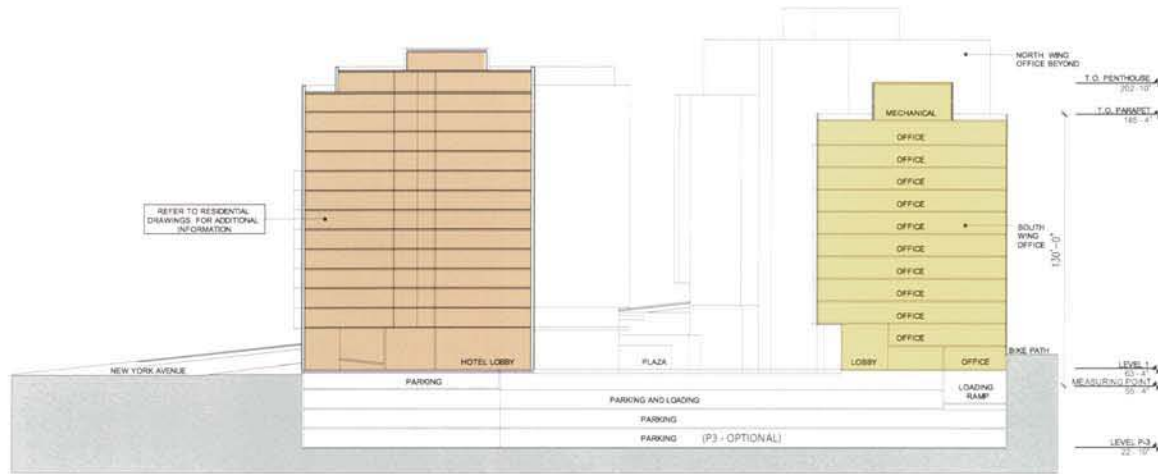
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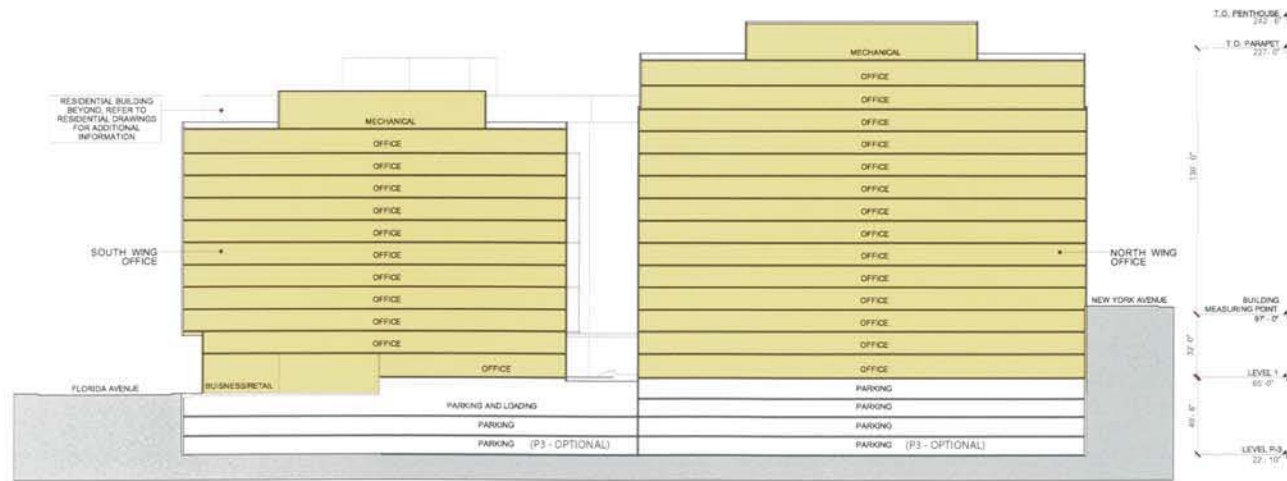
634 - R1 - Residential - Perspective 5

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Section 1



Section 2





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730 - R1 - North Wing - Perspectives - View Along New York Avenue

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MRP REALTY

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732 - R1 - North Wing - Perspectives (Entrance View)

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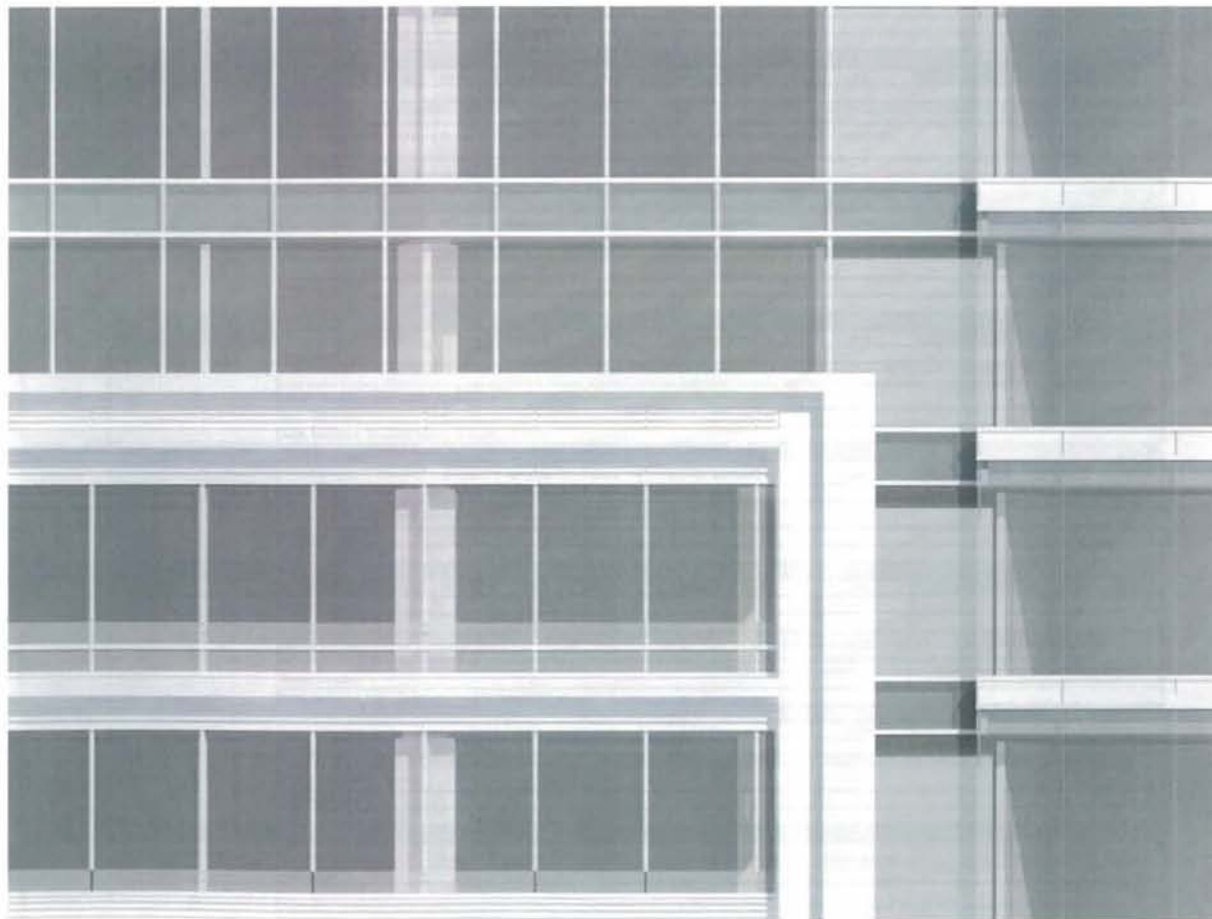
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740 - R1 - Character Detail - New York Facade

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741 - R1 - Character Detail - Plaza Facade

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