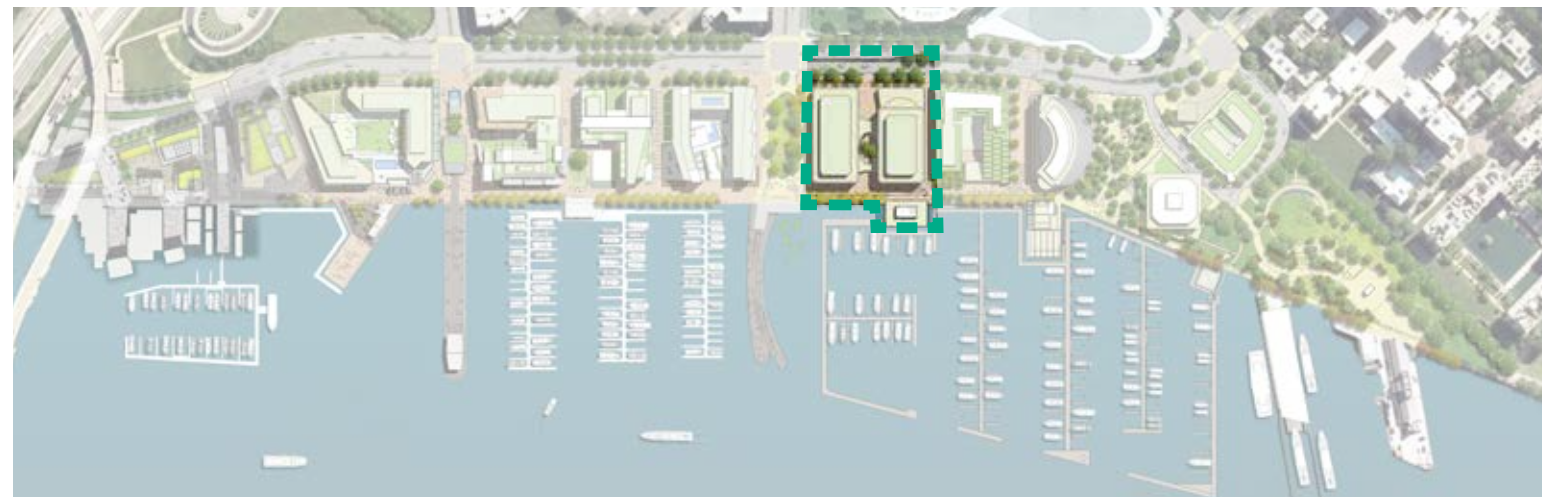




STAGE TWO PUD APPLICATION - VOLUME A

MAY 12, 2017 | PARCEL 6+7, WATER BUILDING 1, THE OCULUS



DISTRICT
WHARF

OWNER

DISTRICT OF COLUMBIA
OFFICE OF THE DEPUTY MAYOR FOR PLANNING
AND ECONOMIC DEVELOPMENT

MASTER DEVELOPER

WHARF PHASE 3 REIT LEASEHOLDER LLC

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SHOP ARCHITECTS
ODA ARCHITECTURE
RAFAEL VIÑOLY ARCHITECTS P.C.
MORRIS ADJMI ARCHITECTS
HOLLWICH KUSHNER ARCHITECTURE
S9 ARCHITECTURE
STUDIOS ARCHITECTURE

LANDSCAPE ARCHITECTS

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GOROVE / SLADE ASSOCIATES

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SUSTAINABLE DESIGN CONSULTING, LLC
SUSTAINABLE BUILDING PARTNERS

STRUCTURAL ENGINEER

SK & A / THORNTON TOMASETTI JV PLLC
KNIPPERS HELBIG ADVANCED ENGINEERING

MEP ENGINEER

SYSKA HENNESSEY GROUP, INC.
AKF GROUP
GIRARD ENGINEERING
WSP USA CORP

VISUALIZATION

INTERFACE MULTIMEDIA

HOFFMAN-MADISON WATERFRONT

ZONING COMMISSION
District of Columbia
CASE NO.11-03J
EXHIBIT NO.2C4

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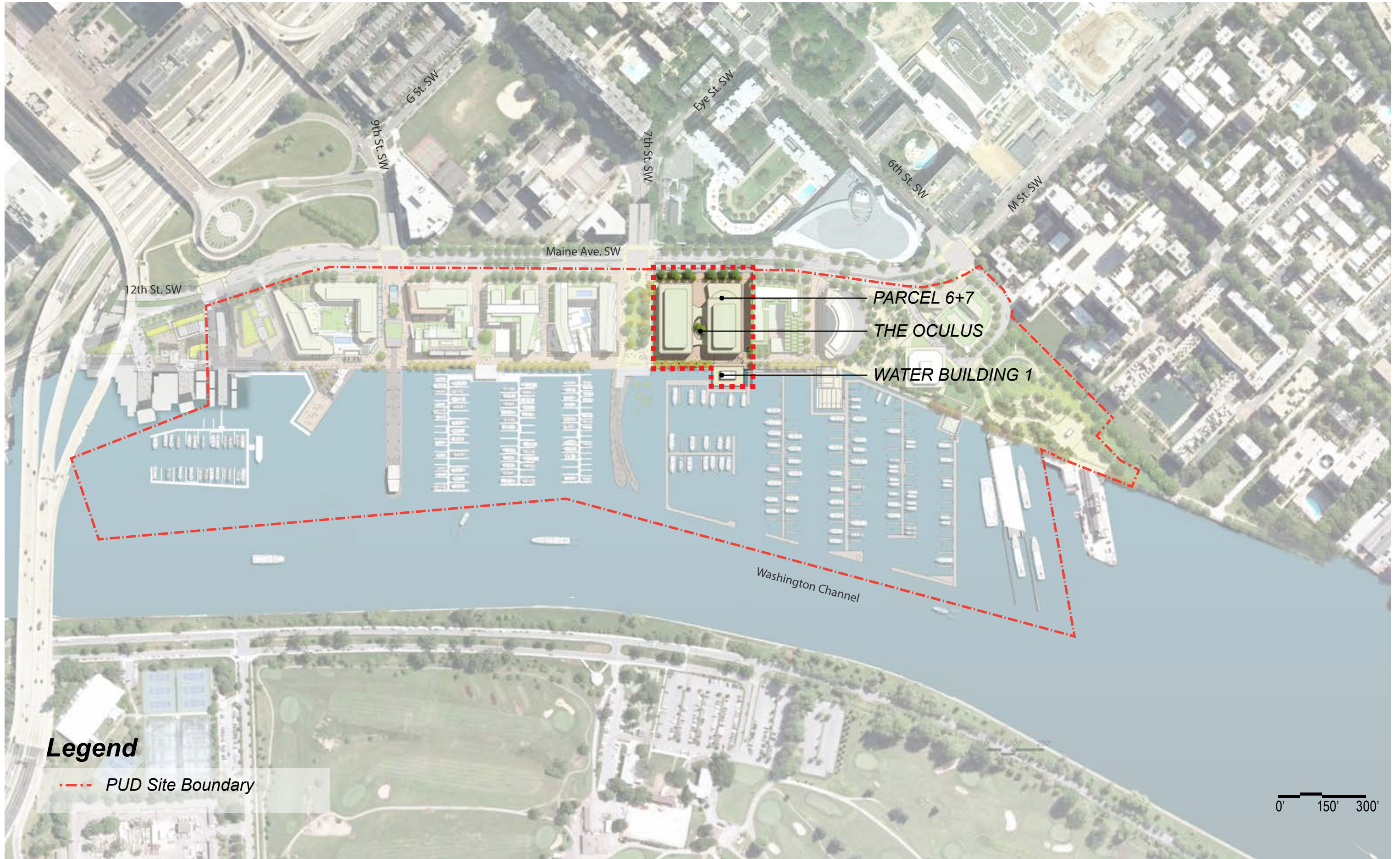
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BACK COVER



12th St. SW

9th St. SW

G St. SW

7th St. SW

Eye St. SW

6th St. SW

M St. SW

Maine Ave. SW

PARCEL 6+7

THE OCULUS

WATER BUILDING 1

Washington Channel

Legend

--- PUD Site Boundary

0' 150' 300'

1 FLOOR BASE WITH 9 FLOOR TOWER
130' BUILDING HEIGHT

RETAIL
OFFICE
TOTAL

36,409 GSF
487,361 GSF
523,770 GSF

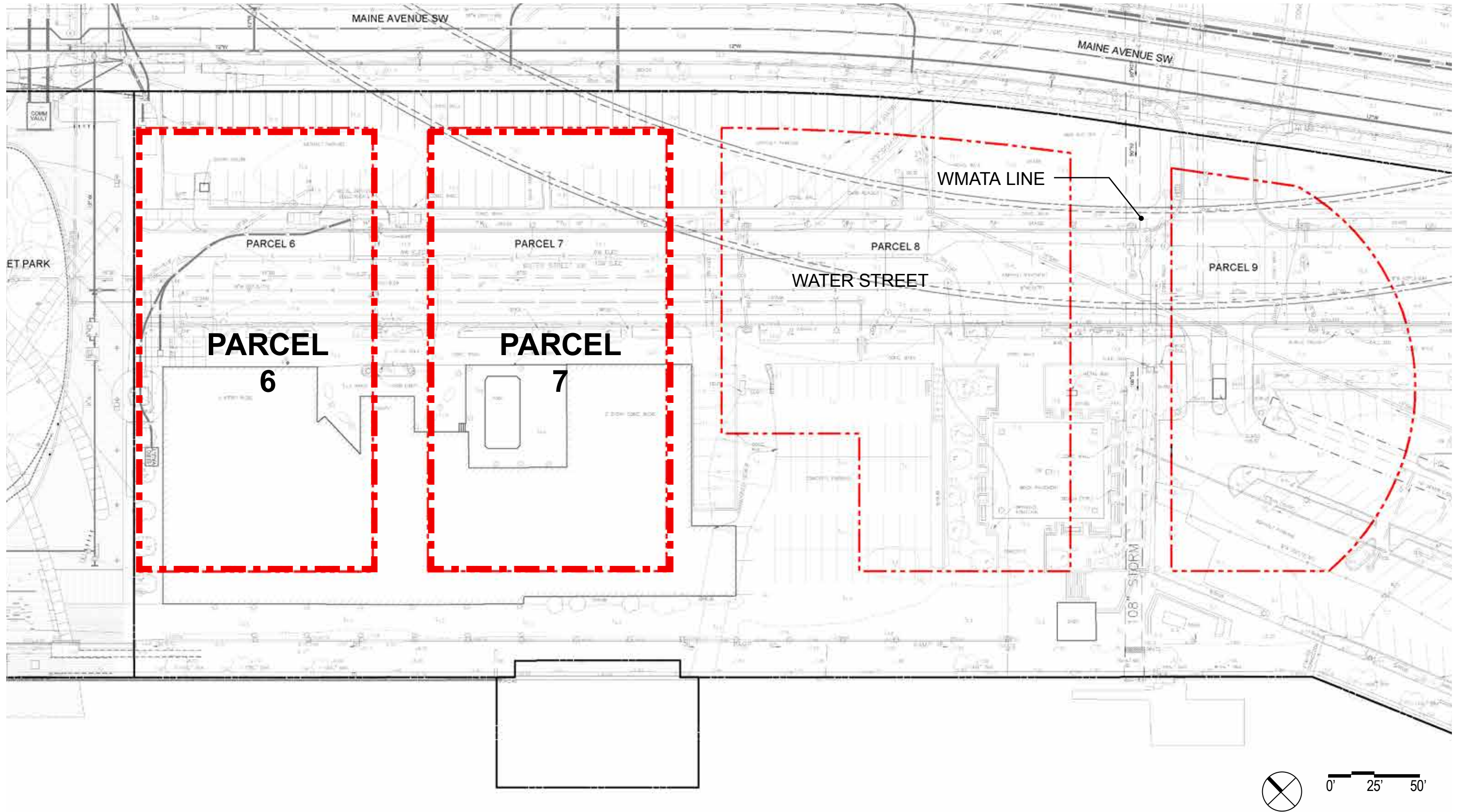


PARCEL 6 + 7

1

PARCEL 6 + 7

	DCMR Title Section 11	Parcel 6		Parcel 7	
		Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided
Lot Occupancy:	772.1		100%		100%
Uses:	740.8		Office, Retail		Office, Retail
Parcel Area:			31,414		31,414
Floor Area Ratio (FAR):	2405.2				
Building Area (Gross Floor Area)			291,915		231,855
Dwelling Units			N/A		N/A
Keys					
Building Height:	2405.1	130 Feet	130 Feet	130 Feet	130 Feet
Penthouse Height:	770.6	20 Feet	20 Feet	20 Feet	20 Feet
Parking Spaces		170		139	
Retail	2101.01	18		22	
Cultural	2101.01				
Residential (Multiple Dwelling)	2101.01				
Hotel	2101.02				
Office	2101.01	152		117	
Hotel	2101.01				
Bicycle Parking	2119.2	9		7	
Loading:					
30' Deep Berths	2201.1	3	2	3	1
55' Deep Berths	2201.1	0	0	0	0
Platform - 100 Sq. Ft.	2201.1	3	2	3	1
Platform - 200 Ft. Sq.	2201.1	0	0	0	0
Delivery Space	2201.1	1	0	1	1





1.2

Parcel 6+7: Perspective View from The Wharf
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DISTRICT
WHARF





1.4

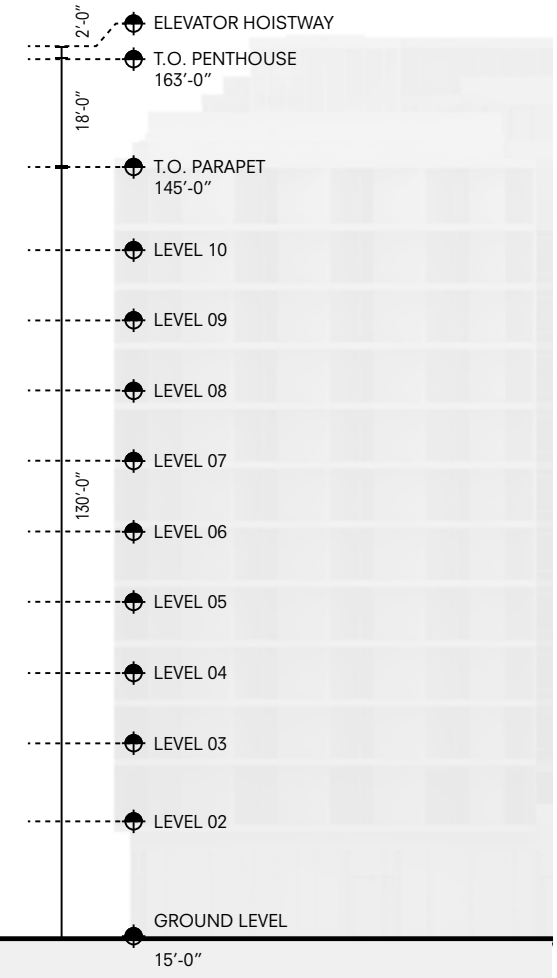
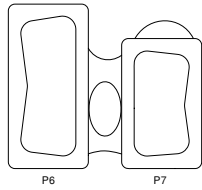
Parcel 6+7: Perspective View from Oculus
STAGE TWO PUD APPLICATION | MAY 12, 2017

DISTRICT
WHARF



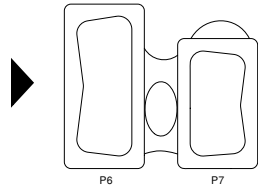


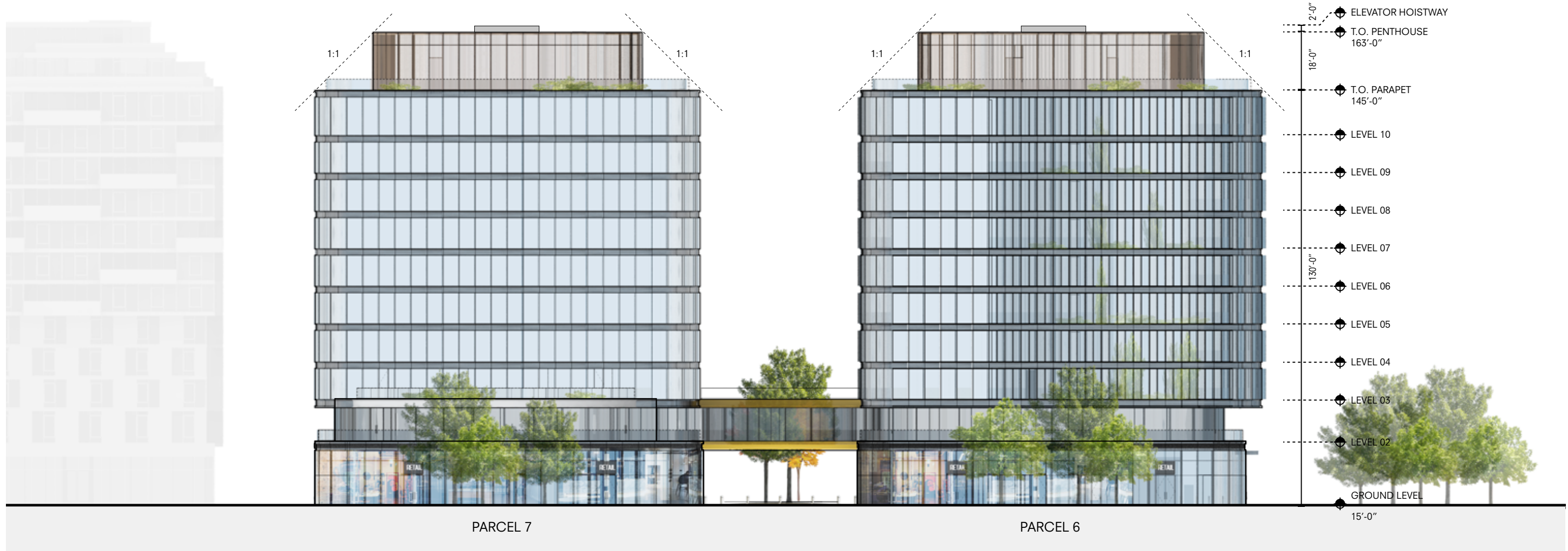
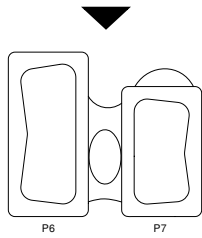


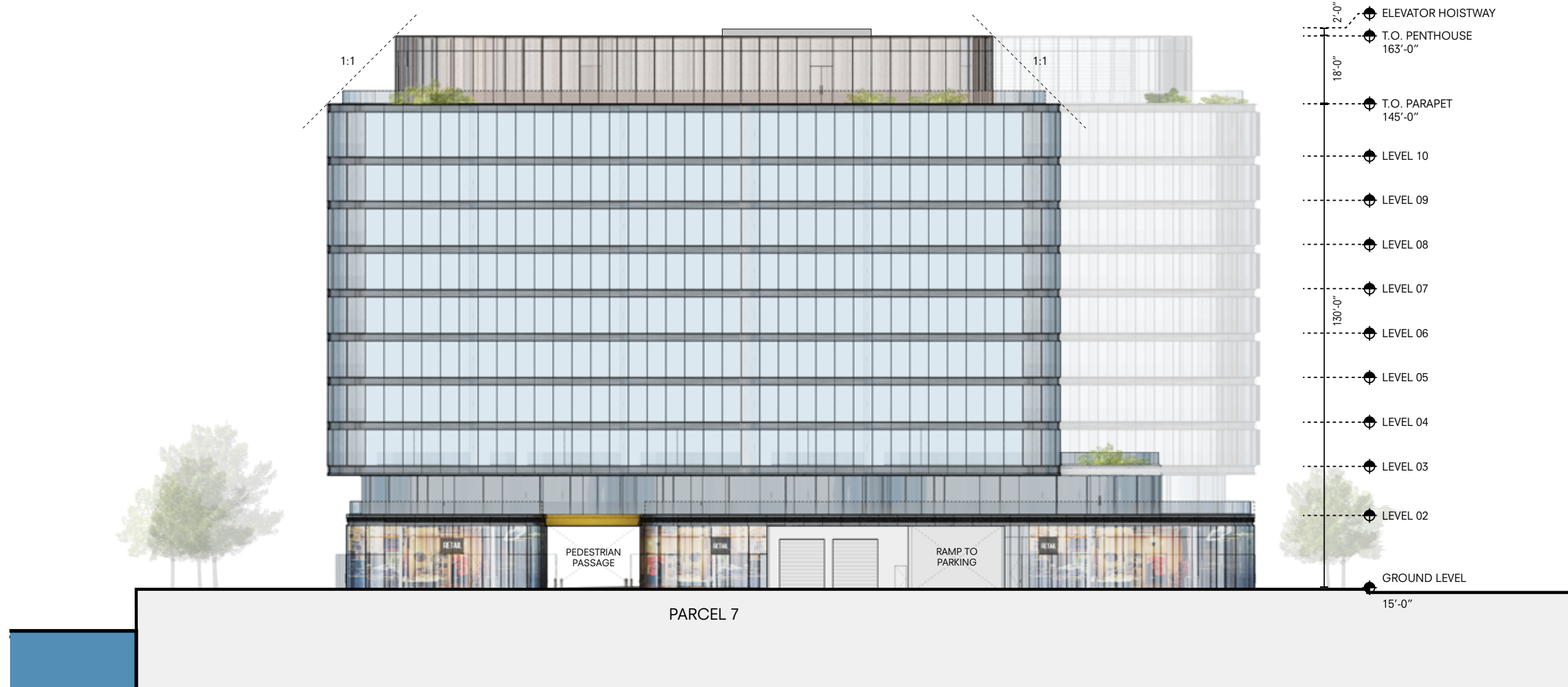
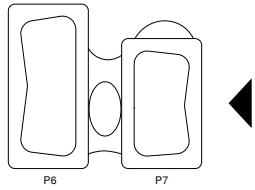


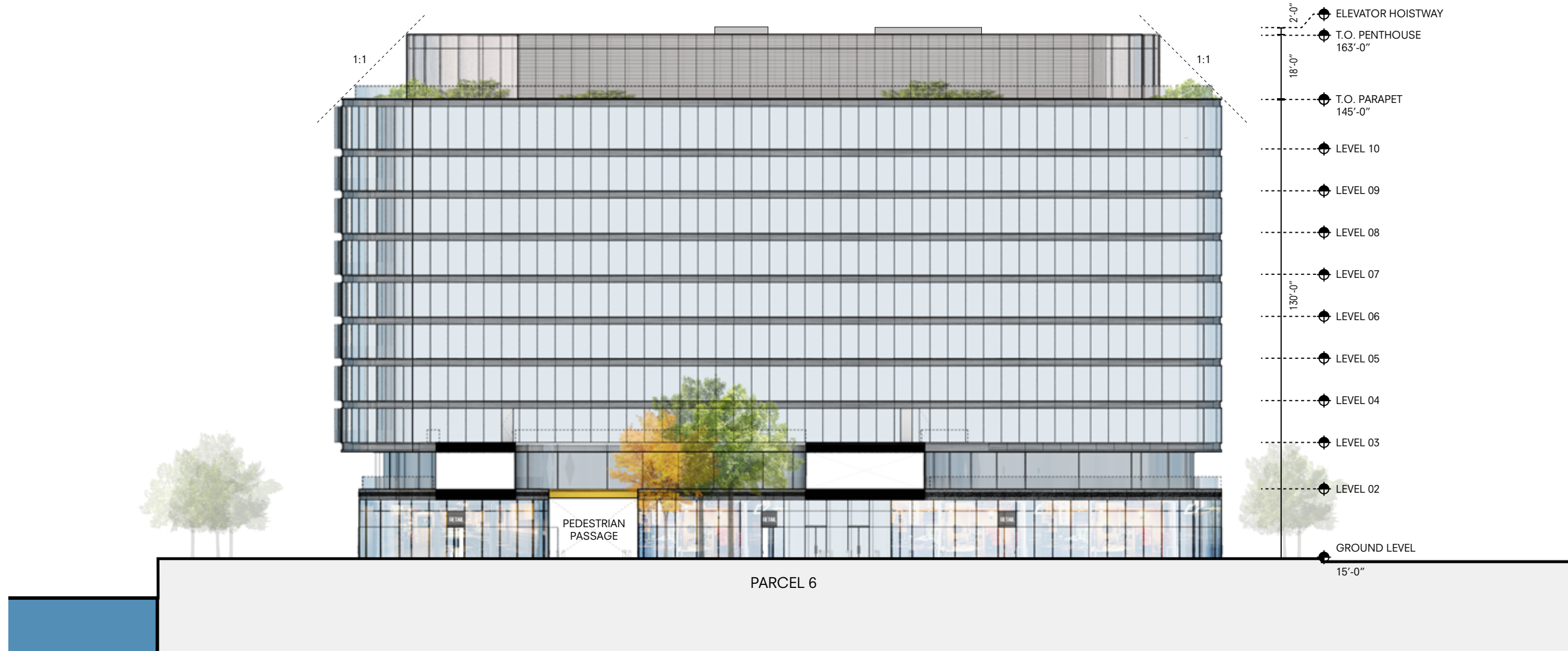
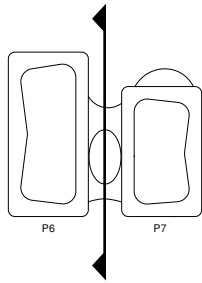
PARCEL 6

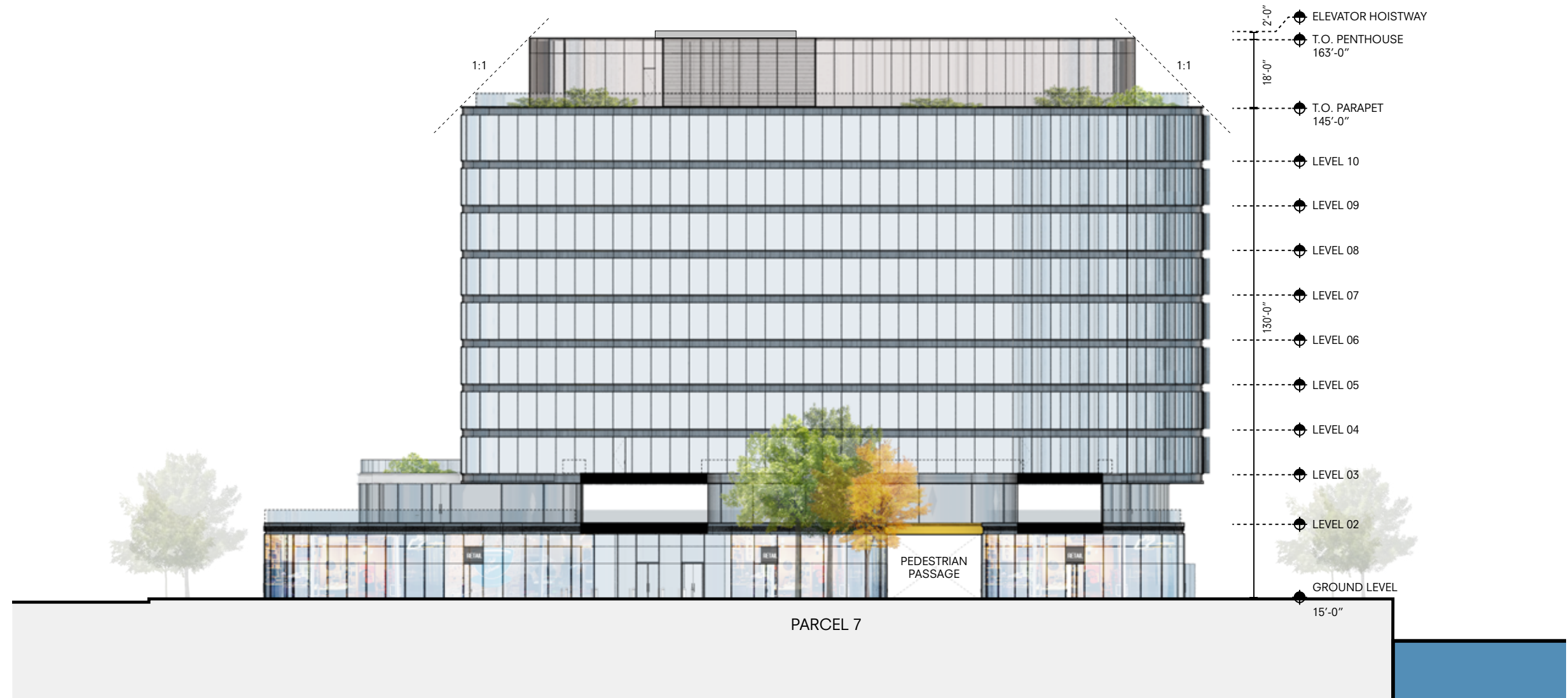
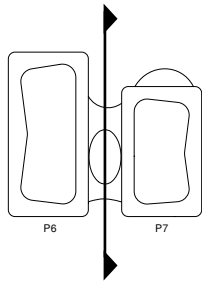
PARCEL 7









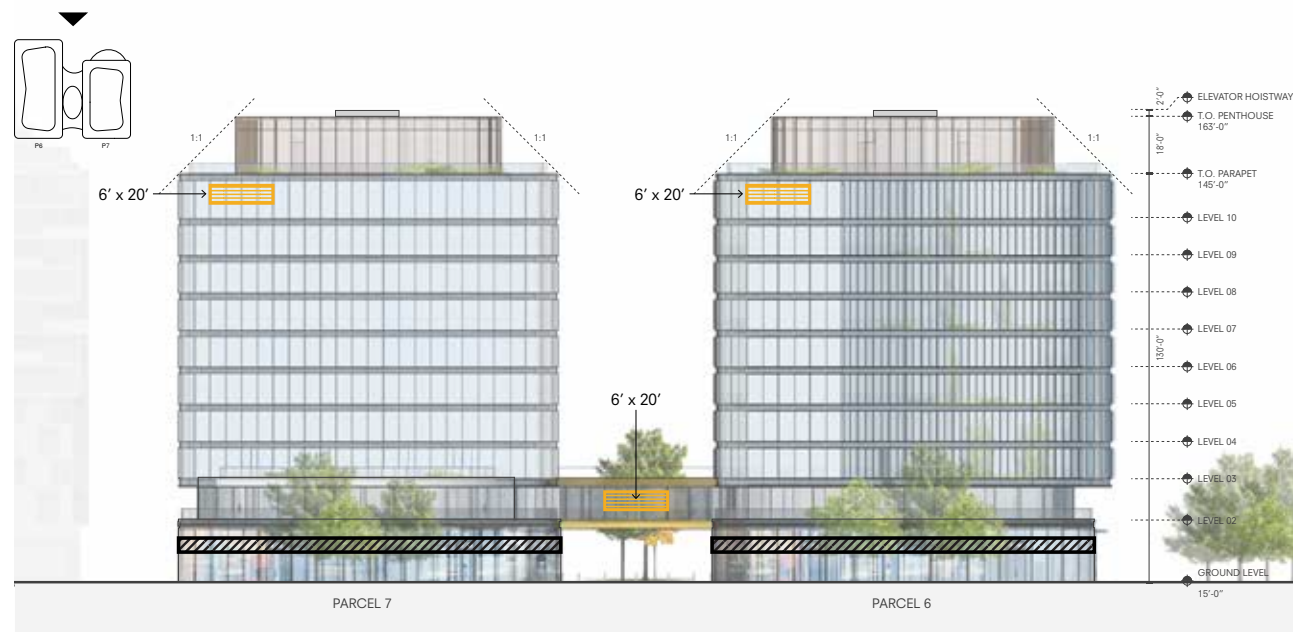




SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

- POTENTIAL TENANT SIGNAGE LOCATION
- POTENTIAL RETAIL SIGNAGE LOCATION

NOTES

1. RETAIL SIGNAGE PLACEMENT IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL RETAIL SIGNAGE PLACEMENT, EXTENT, AND DESIGN TO BE COORDINATED WITH INDIVIDUAL TENANT(S)/OCCUPANT(S) REQUIREMENTS. RETAIL SIGNAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DC BUILDING CODE AND SIGN REGULATIONS IN EFFECT AT THE TIME OF PERMITTING, INCLUDING REGULATIONS APPLICABLE TO DESIGNATED ENTERTAINMENT AREAS, IF APPLICABLE.
2. UPPER-LEVEL BUILDING AND TENANT SIGNAGE ZONES SHOWN ARE INTENDED TO REFLECT THE AREAS WITHIN WHICH SUCH SIGNAGE SHALL BE LOCATED. THE DIMENSIONS AND SQUARE FOOTAGE OF INDIVIDUAL SIGNS WITHIN THESE ZONES, AND THE OVERALL SQUARE FOOTAGE OF ALL SIGNS WITHIN THESE ZONES ALONG EACH FAÇADE, WILL BE DETERMINED AND DESIGNED IN ACCORDANCE WITH THE DC BUILDING CODE AND SIGNAGE REGULATIONS IN EFFECT AT THE TIME OF PERMITTING, INCLUDING REGULATIONS APPLICABLE TO DESIGNATED ENTERTAINMENT AREAS, IF APPLICABLE.
3. UPPER-LEVEL BUILDING AND TENANT SIGNAGE DESIGN SHALL BE COMPATIBLE WITH AND COMPLEMENT THE BUILDING ARCHITECTURE, BE COORDINATED WITH THE BUILDING FAÇADE SYSTEM, AND CONSIST OF HIGH-QUALITY MATERIALS.
4. RETAIL SIGNAGE AND UPPER-LEVEL BUILDING AND TENANT SIGNAGE MAY CONTAIN LETTERS AND/OR GRAPHIC LOGOS, AND MAY BE SELF-ILLUMINATED OR BACK-LIT.