



STAGE TWO PUD: MINOR MODIFICATION APPLICATION - PARCEL 5

18 SEPTEMBER 2015



THE WHARF

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

MASTER DEVELOPER
HOFFMAN - MADISON WATERFRONT

ARCHITECTS
SMITHGROUP JJR
PERKINS EASTMAN DC

LANDSCAPE ARCHITECT
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LAND USE COUNSEL
HOLLAND & KNIGHT, LLP

VISUALIZATION
INTERFACE MULTIMEDIA

ZONING COMMISSION
District of Columbia

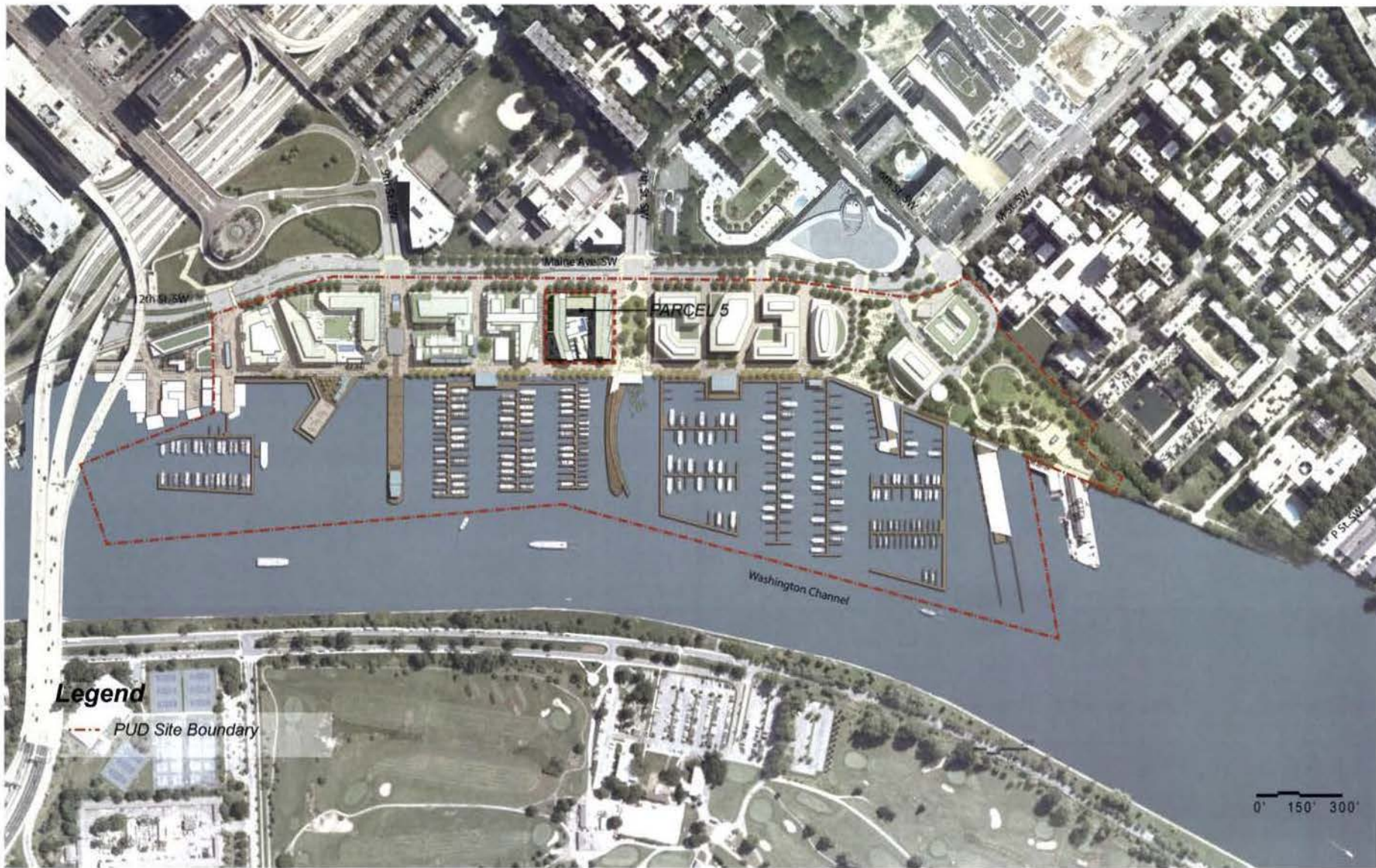
CASE NO. 11-030

EXHIBIT NO. 6

HOFFMAN - MADISON WATERFRONT

CASE NO. 11-03D

EXHIBIT NO. 6



Parcel 5



- A) Interior Space and Square Footage Adjustments within the Building Envelope
- B) Penthouse and Pool Changes on Rooftop
- C) Minor Modifications and Additions within the Interior Elevated Courtyard

DESIGN AS APPROVED BY ZONING COMMISSION



THE WHARF

PERSPECTIVE VIEW FROM WHARF STREET LOOKING NORTHEAST
PARCEL 5 STAGE TWO PUD: MINOR MODIFICATION APPLICATION

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PROPOSED MINOR MODIFICATIONS



A) Interior Space and Square Footage Adjustments within the Building Envelope
B) Penthouse Changes on Rooftop

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PERSPECTIVE VIEW ON MAINE AVENUE LOOKING SOUTHEAST
PARCEL 5 STAGE TWO PUD: MINOR MODIFICATION APPLICATION

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PROPOSED MINOR MODIFICATION



A) Interior Space and Square Footage Adjustments within the Building Envelope

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AERIAL VIEW ON MAINE AVENUE LOOKING SOUTHWEST

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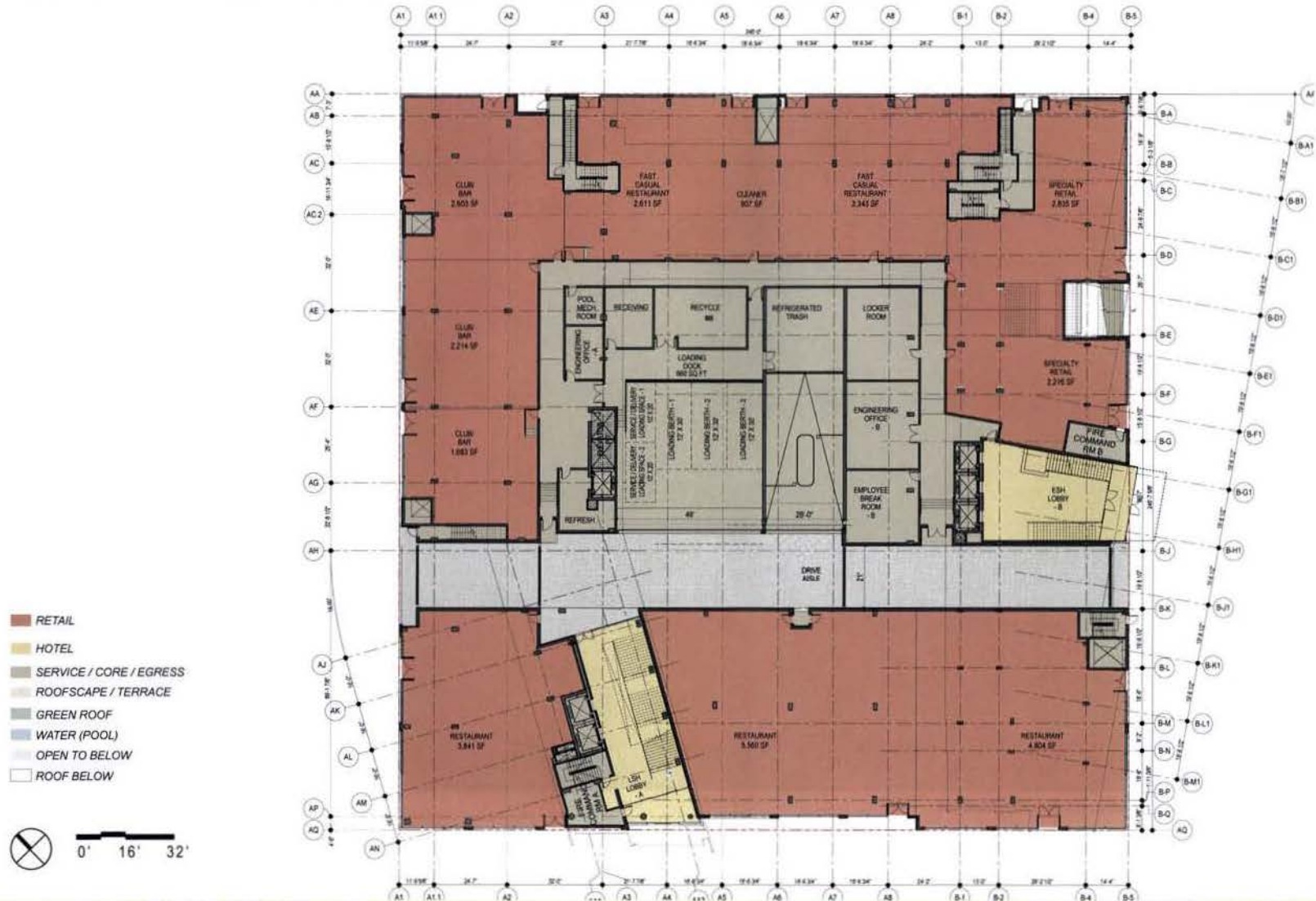
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PROPOSED MINOR MODIFICATION



- A) Interior Space and Square Footage Adjustments within the Building Envelope
- B) Penthouse and Pool Changes on Rooftop

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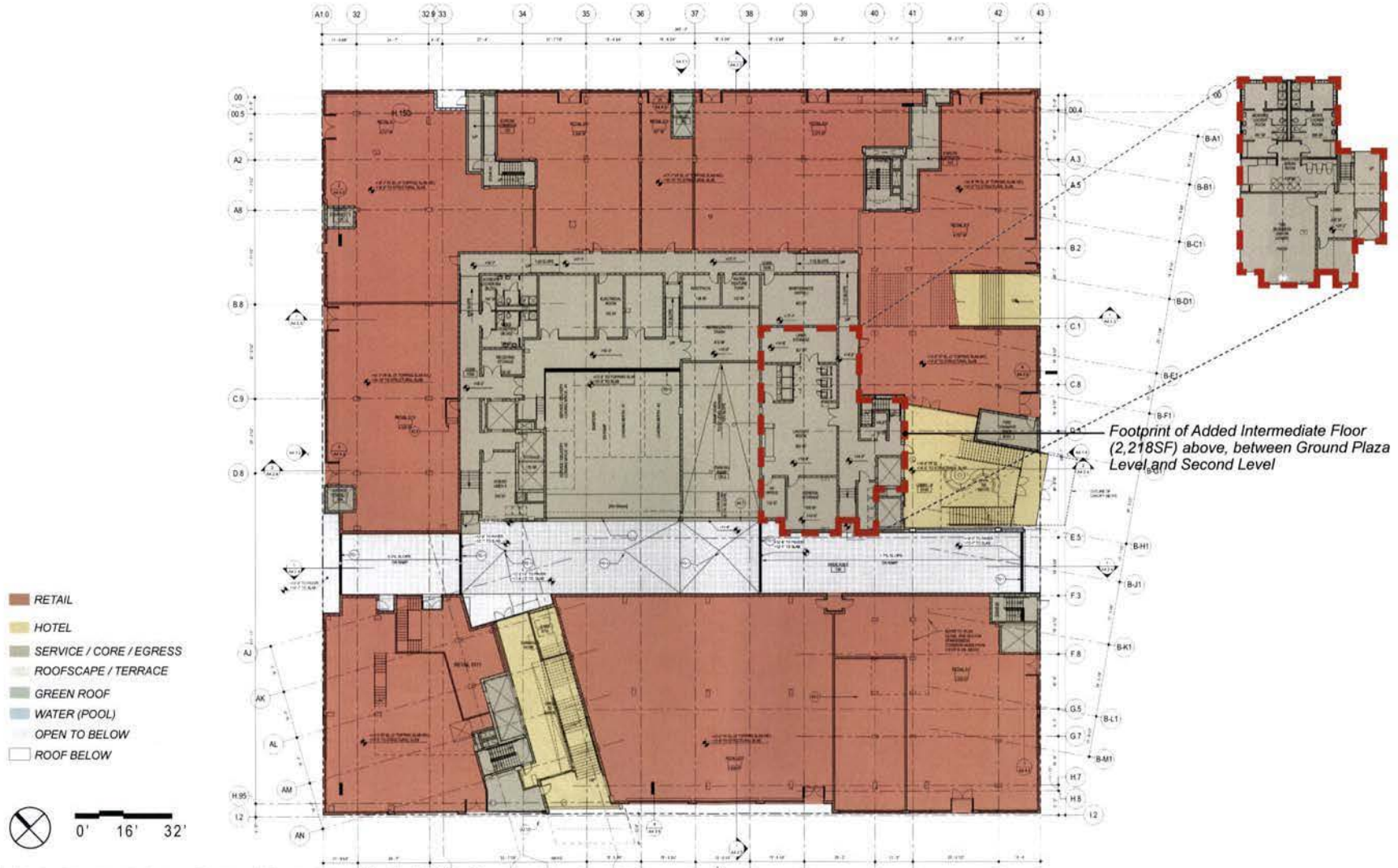
FLOOR PLAN: GROUND PLAZA LEVEL

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PROPOSED MINOR MODIFICATION



A) Interior Space and Square Footage Adjustments within the Building Envelope

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FLOOR PLAN: GROUND PLAZA LEVEL

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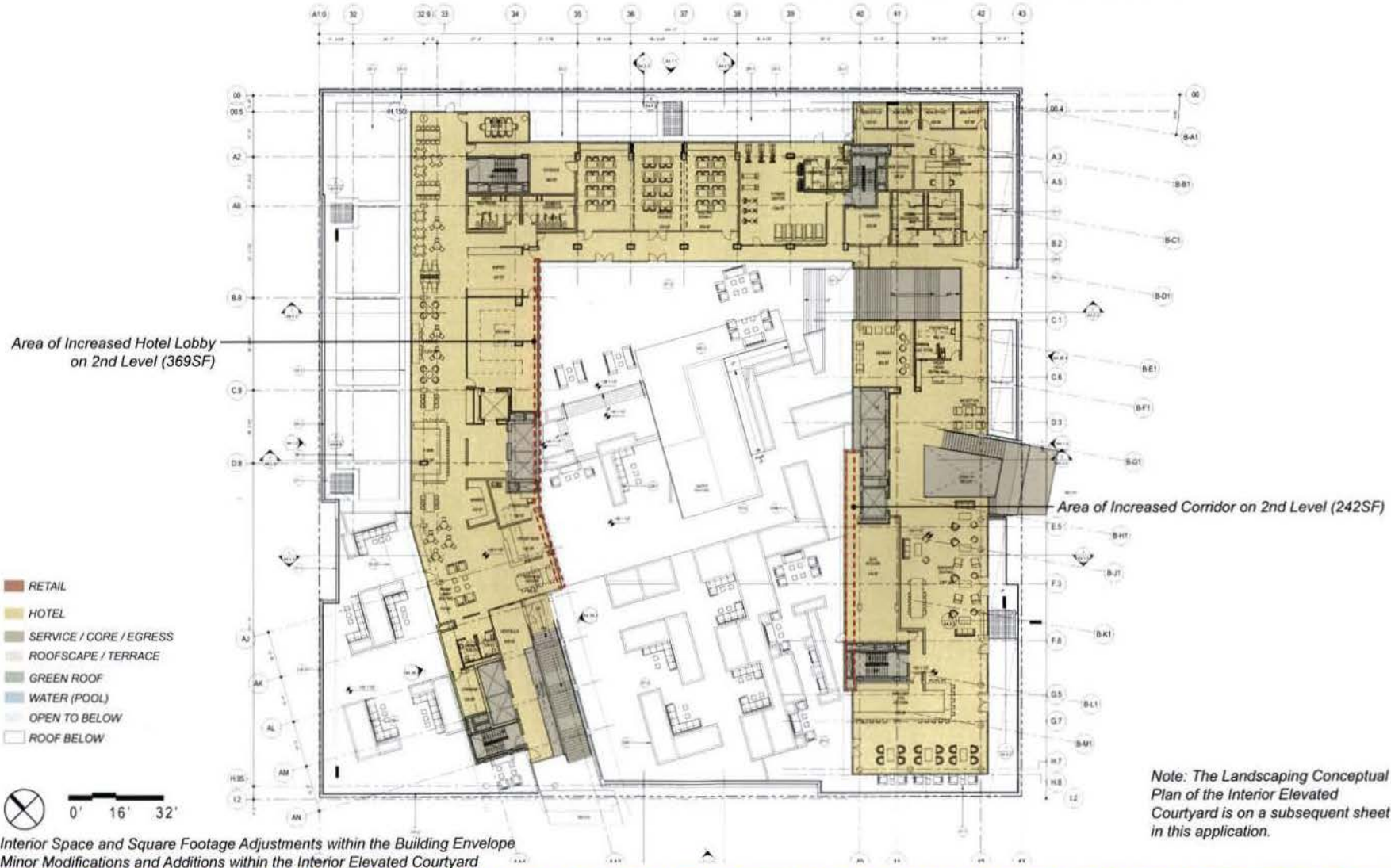
Footprint of Removed Mezzanine Floor (2,943SF) above, between Second and Third Level (Current Plan has no Mezzanine Floor)

0' 16' 32'

FLOOR PLAN: SECOND LEVEL SHOWING HOTEL LOBBIES AND INTERIOR COURTYARD
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PROPOSED MINOR MODIFICATION



A) Interior Space and Square Footage Adjustments within the Building Envelope

B) Minor Modifications and Additions within the Interior Elevated Courtyard

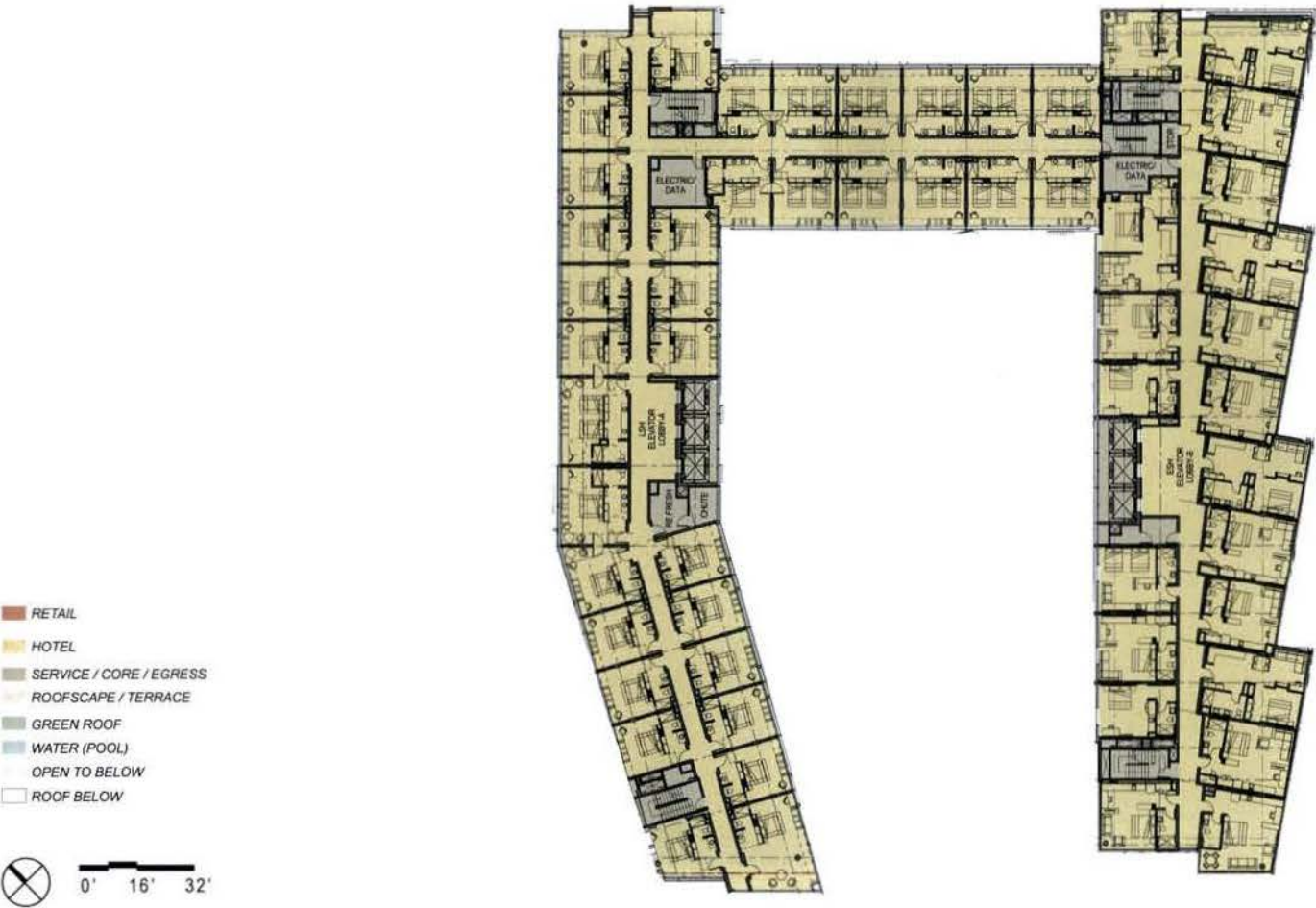
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FLOOR PLAN: SECOND LEVEL SHOWING HOTEL LOBBIES AND INTERIOR COURTYARD

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PROPOSED MINOR MODIFICATION



A) Minor Modifications and Additions within the Interior Elevated Courtyard

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FLOOR PLAN : THIRD LEVEL THROUGH NINTH LEVEL SHOWING TYPICAL GUESTROOMS

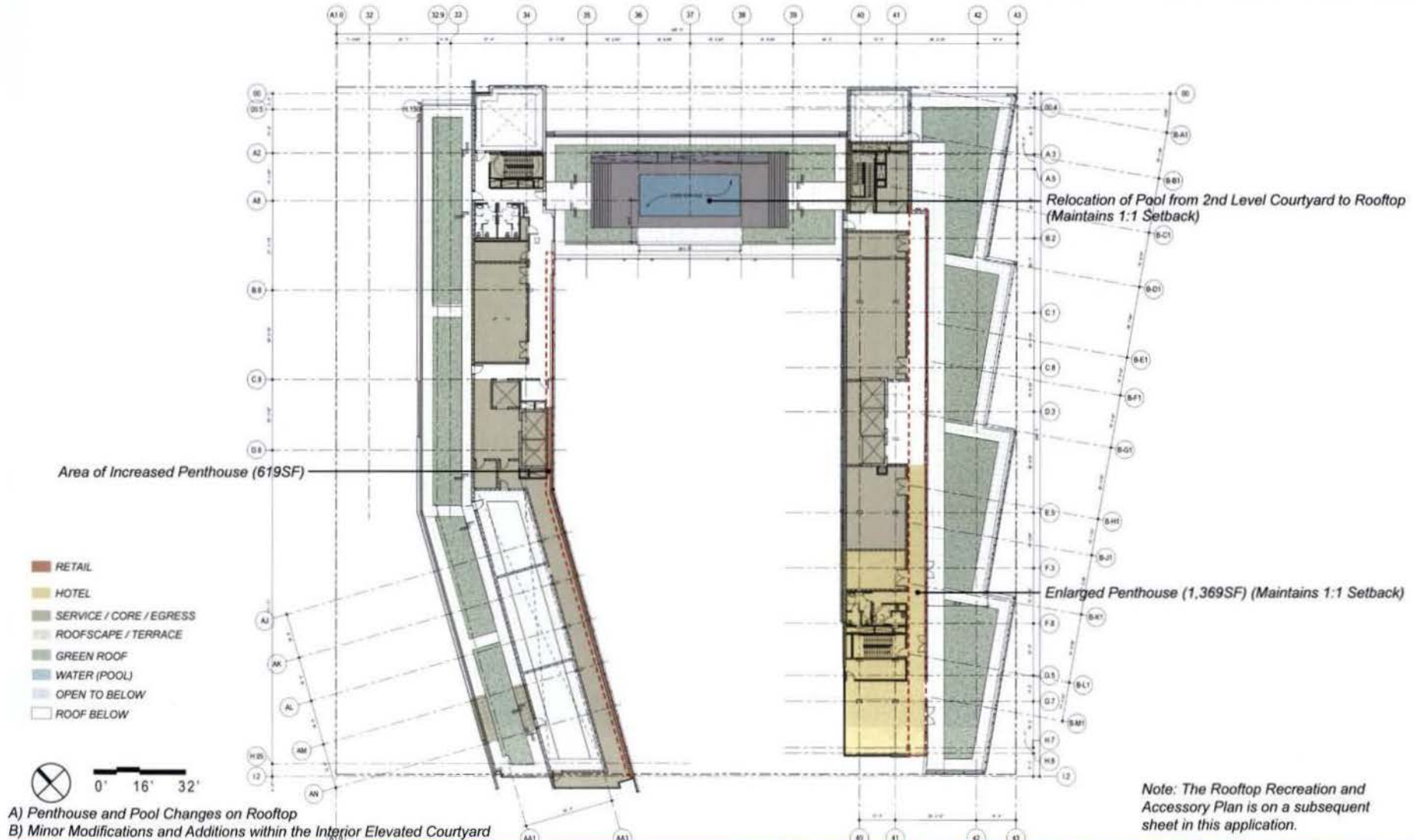
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0.15

Architectural floor plan of the 10th floor of the 1000 West End Avenue building. The plan shows a complex layout with various rooms and outdoor spaces. Key areas include a large central hall, several smaller rooms, and a large outdoor terrace area. The plan is color-coded: brown for retail, yellow for hotel, tan for service/core/egress, light green for roofscape/terrace, dark green for green roof, blue for water (pool), light blue for open to below, and white for roof below. The plan includes a grid system with letters A1 through A9 and numbers 1 through 9. A scale bar indicates 0' to 32'.

PROPOSED MINOR MODIFICATION



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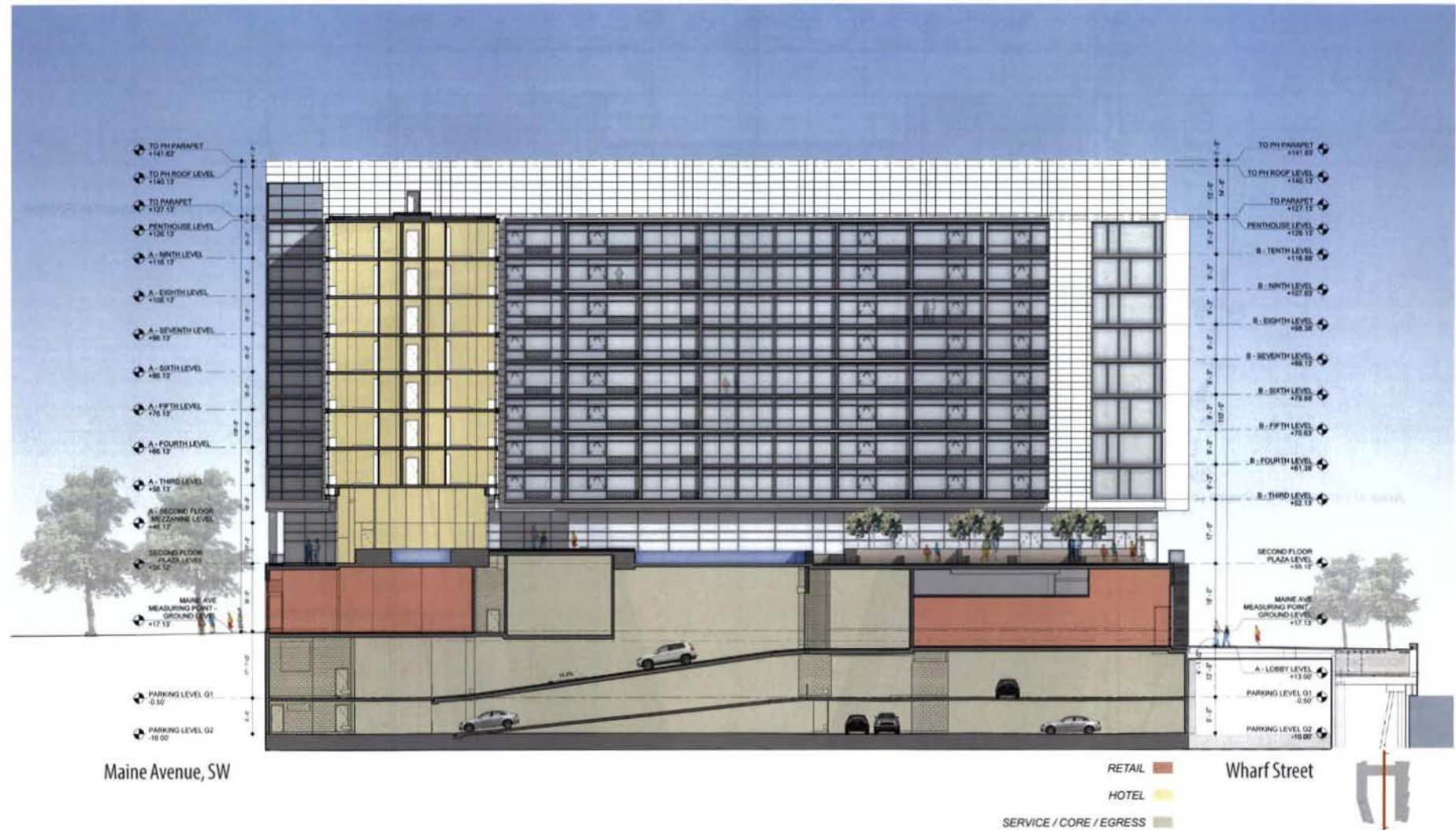
FLOOR PLAN: ROOFTOP LEVEL SHOWING PENTHOUSE

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DESIGN AS APPROVED BY ZONING COMMISSION

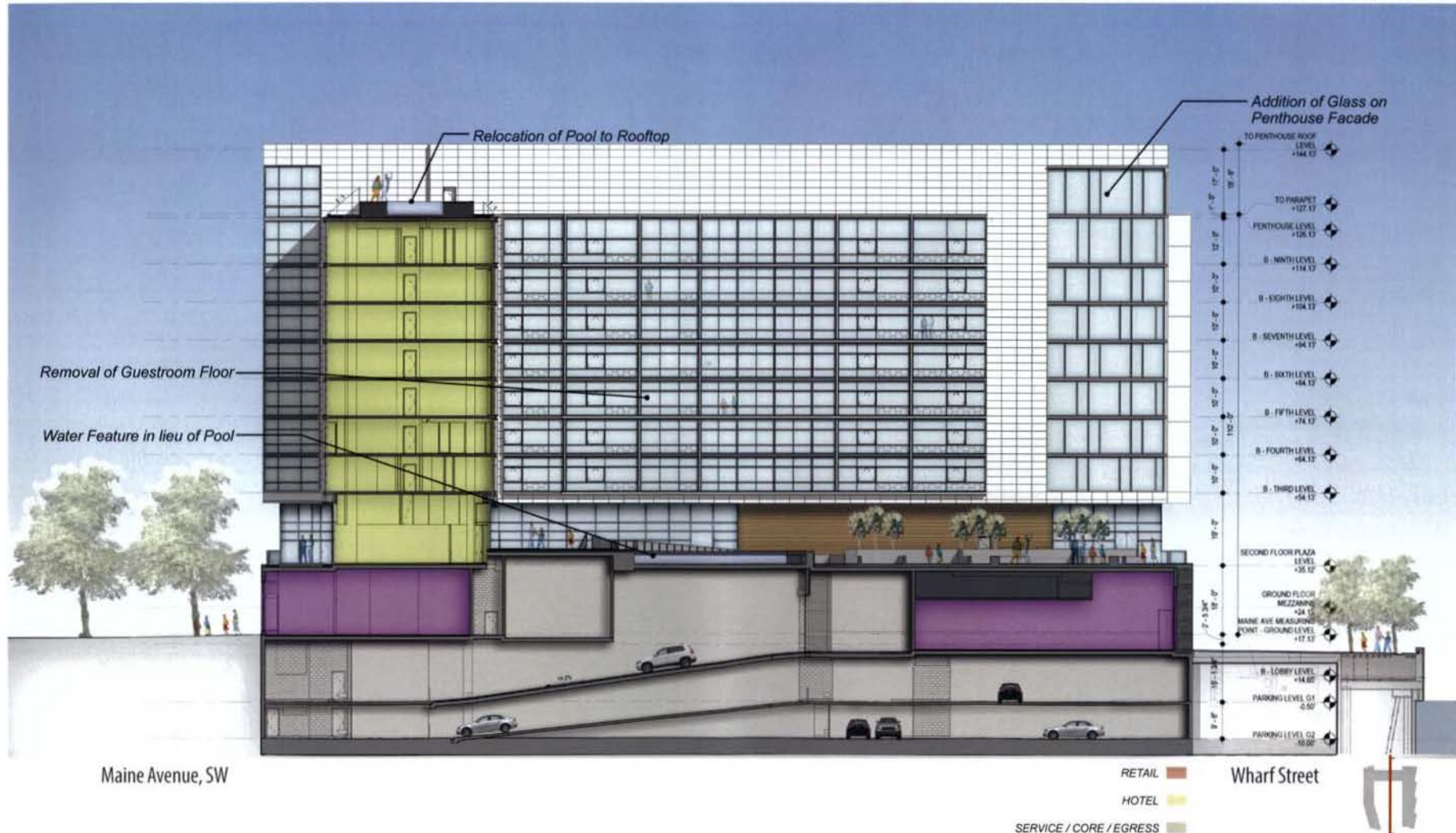


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NORTH-SOUTH SECTION LOOKING EAST
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PROPOSED MINOR MODIFICATION



A) Interior Space and Square Footage Adjustments within the Building Envelope

B) Penthouse and Pool Changes on Rooftop

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PARCEL 5 STAGE TWO PUD: MINOR MODIFICATION APPLICATION

NORTH-SOUTH SECTION LOOKING EAST

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DESIGN AS APPROVED BY ZONING COMMISSION



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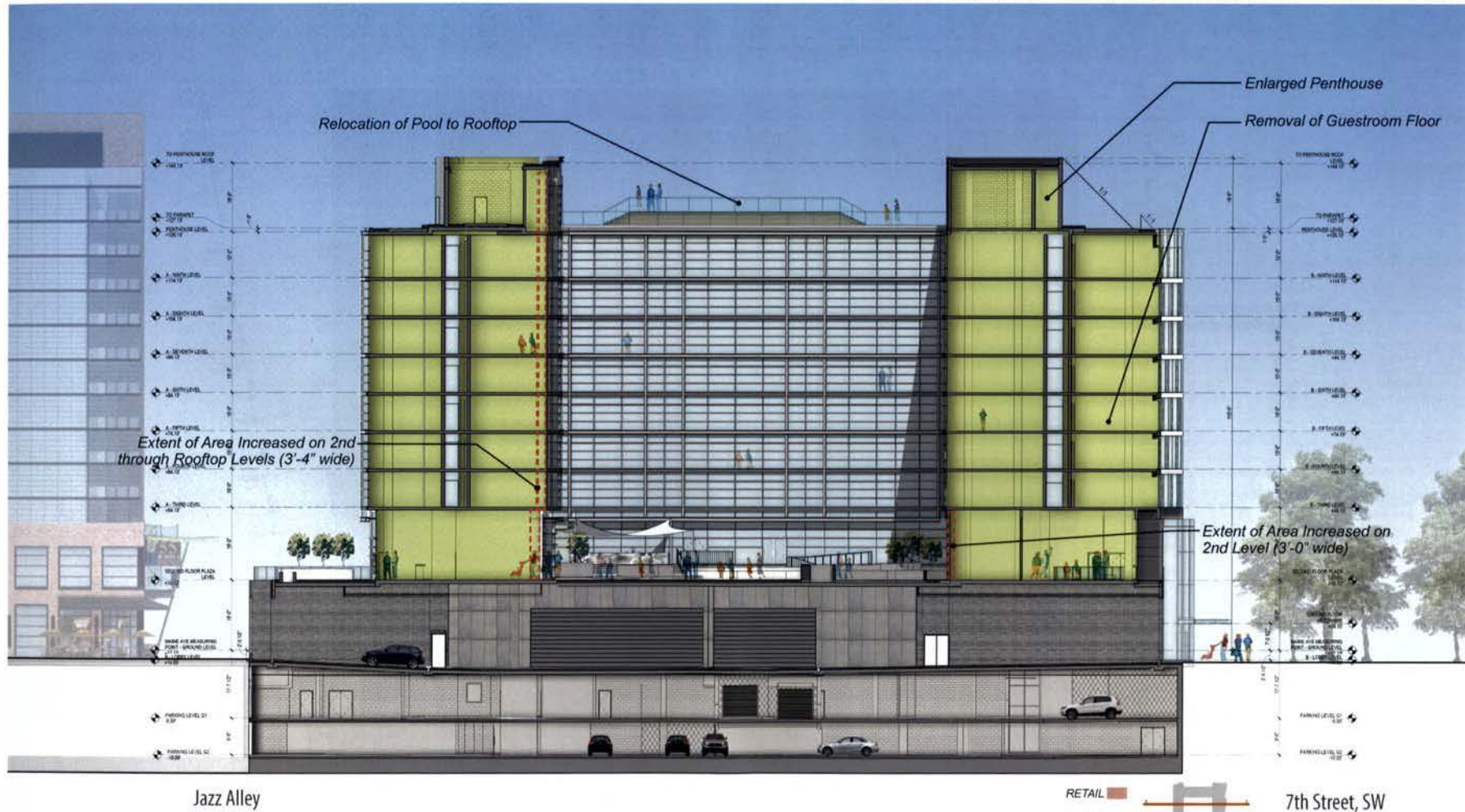
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EAST-WEST SECTION LOOKING NORTH

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PROPOSED MINOR MODIFICATION



- A) Interior Space and Square Footage Adjustments within the Building Envelope
- B) Penthouse and Pool Changes on Rooftop
- C) Minor Modifications and Additions within the Interior Elevated Courtyard

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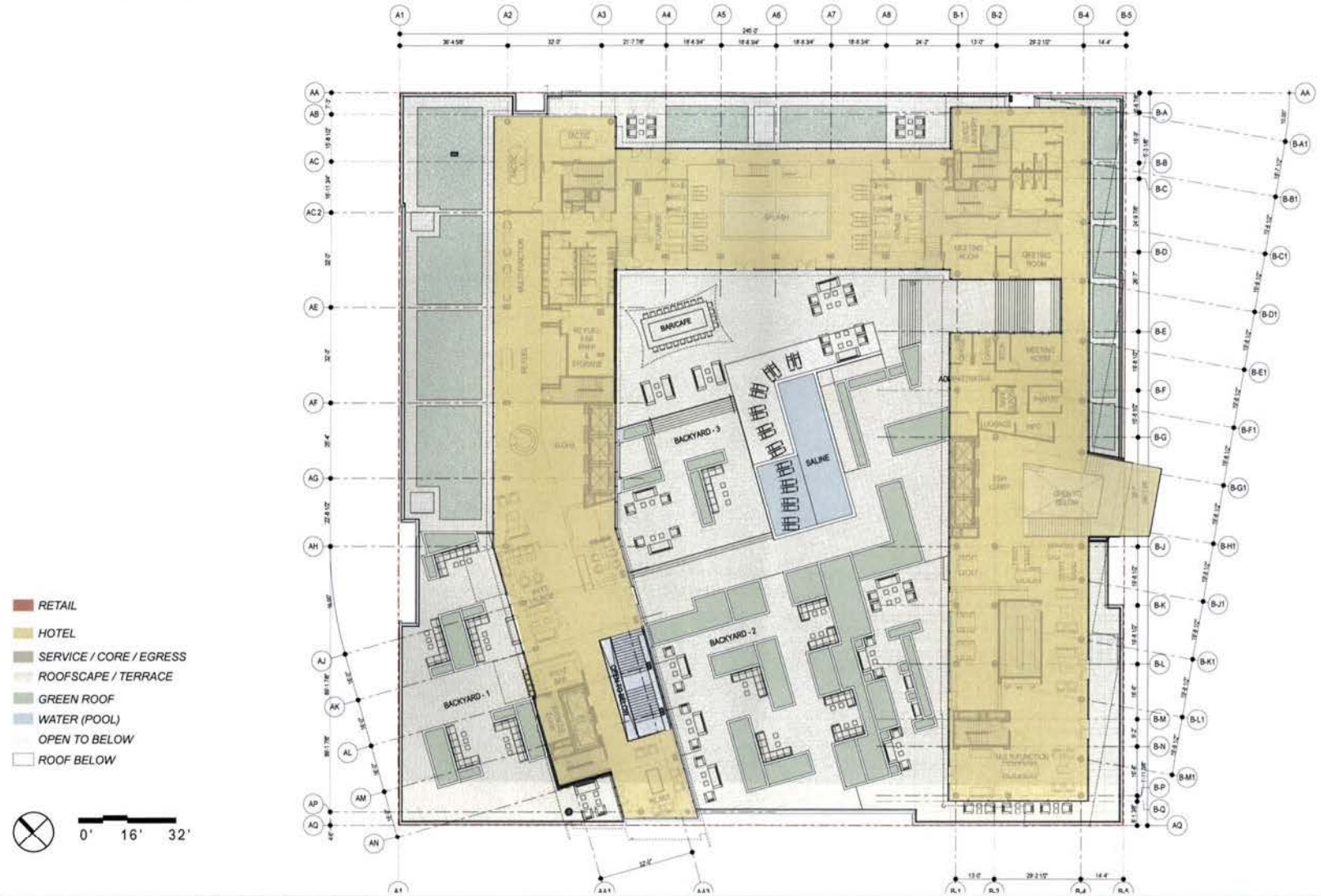
PARCEL 5 STAGE TWO PUD: MINOR MODIFICATION APPLICATION

EAST-WEST SECTION LOOKING NORTH

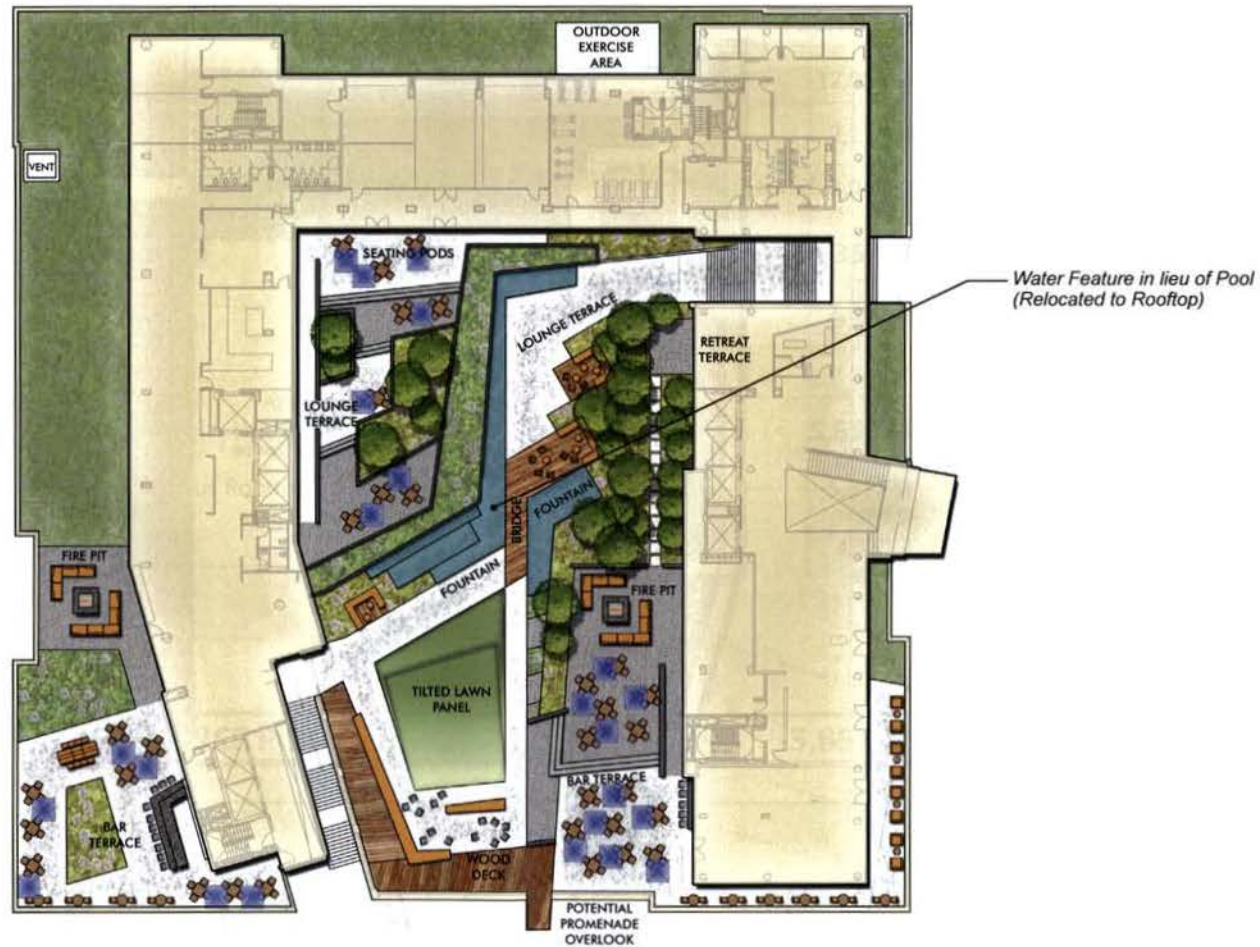
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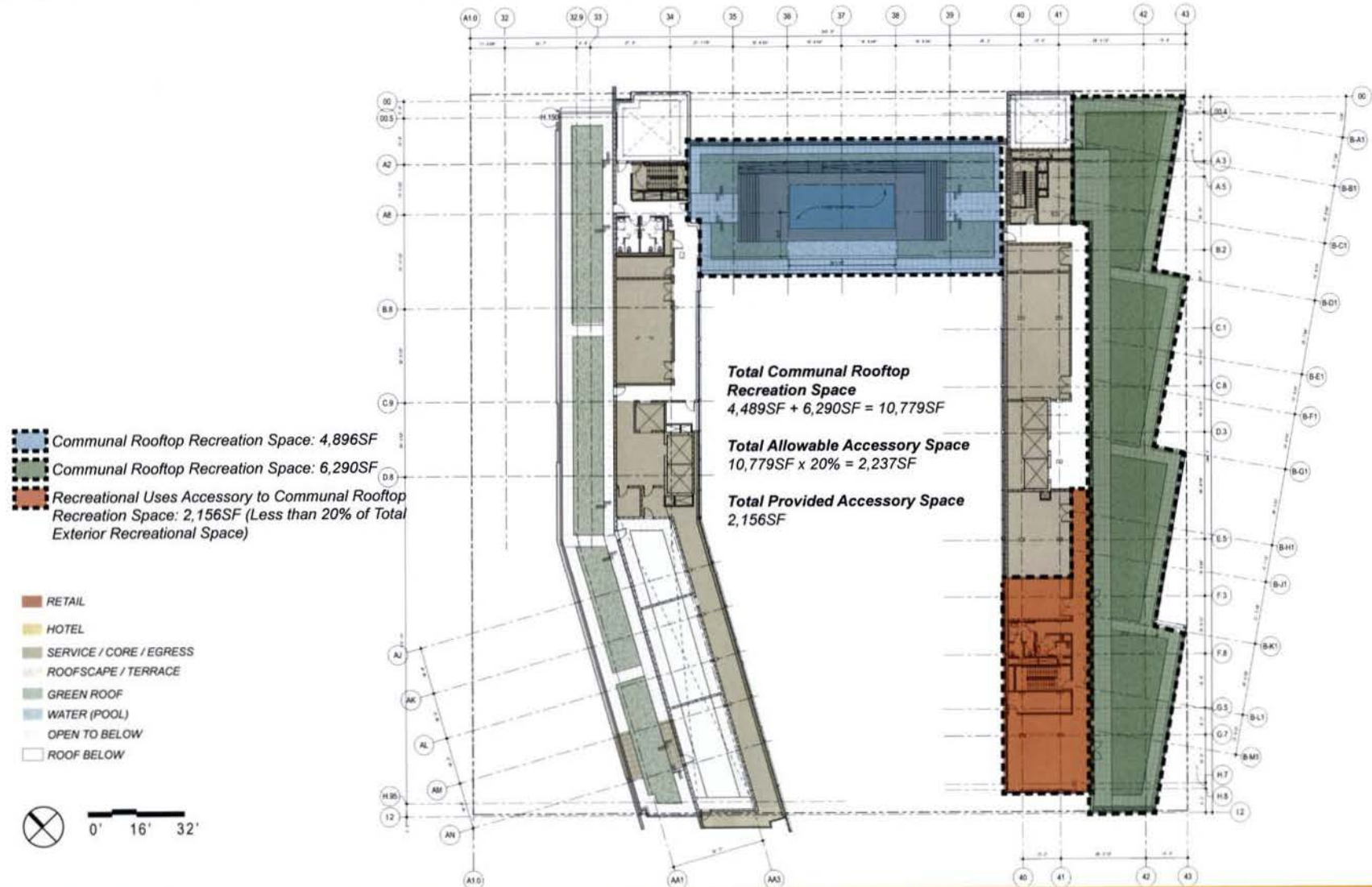
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PROPOSED MINOR MODIFICATION



PROPOSED MINOR MODIFICATION



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COMMUNAL RECREATION AND ACCESSORY SPACES: ROOFTOP LEVEL
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0.24

PROPOSED MINOR MODIFICATION

Proposed Changes		
Breakdown	Area	Notes
A) Interior Space and Square Footage Adjustments within the Building Envelope	-12,780 SF	
Removal of Guestroom Floor	-12,055 SF	
Addition of Intermediate Floor	2,218 SF	
Removal of 2nd Level Mezzanine	-2,943 SF	
B) Penthouse and Pool Changes on Rooftop	1,369 SF	
Penthouse Rooftop Changes/Expansion	1,369 SF	Additional corridor 26'-0" x 6'-8"
Relocation of Pool to Rooftop	0 SF	
C) Minor Modifications and Additions within the Interior Elevated Courtyard	5,559 SF	
Increased Area on 2nd through 9th Levels plus Rooftop on West Side	5,317 SF	
Level 2	369 SF	3'-4" wide
Levels 3-9 (Total)	4,330 SF	618.5 SF per floor for 7 floors; 3'-4" wide
Penthouse Level	619 SF	3'-4" wide
Increased Area on 2nd Level on East Side	242 SF	3'-0" added corridor for kitchen/BOH
NET CHANGES IN BUILDING AREA SINCE PUD	-5,852 SF	

The building area is below the permitted FAR. Based on the additions and deletions of the program, the overall building area reduced by 5,852SF in comparison to what was previously approved.



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