



APPLICANT'S PRESENTATION - VOLUME B

NOVEMBER 6, 2017 | PARCEL 8 & 9, WATER BUILDING 2, THE GROVE & MARINA WAY



DISTRICT
WHARF

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

MASTER DEVELOPER
WHARF PHASE 3 REIT LEASEHOLDER LLC

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

LANDSCAPE ARCHITECTS
MICHAEL VAN VALKENBURGH ASSOCIATES, INC.
WOLF | JOSEY LANDSCAPE ARCHITECTS

LAND USE COUNSEL
HOLLAND & KNIGHT, LLP

MARINE ENGINEER
MOFFAT & NICHOL

CIVIL ENGINEER AND SURVEYOR
AMT CONSULTING ENGINEERS, LLC

TRAFFIC AND TRANSPORTATION
GOROVE / SLADE ASSOCIATES

SUSTAINABILITY CONSULTANT
SUSTAINABLE DESIGN CONSULTING, LLC
SUSTAINABLE BUILDING PARTNERS

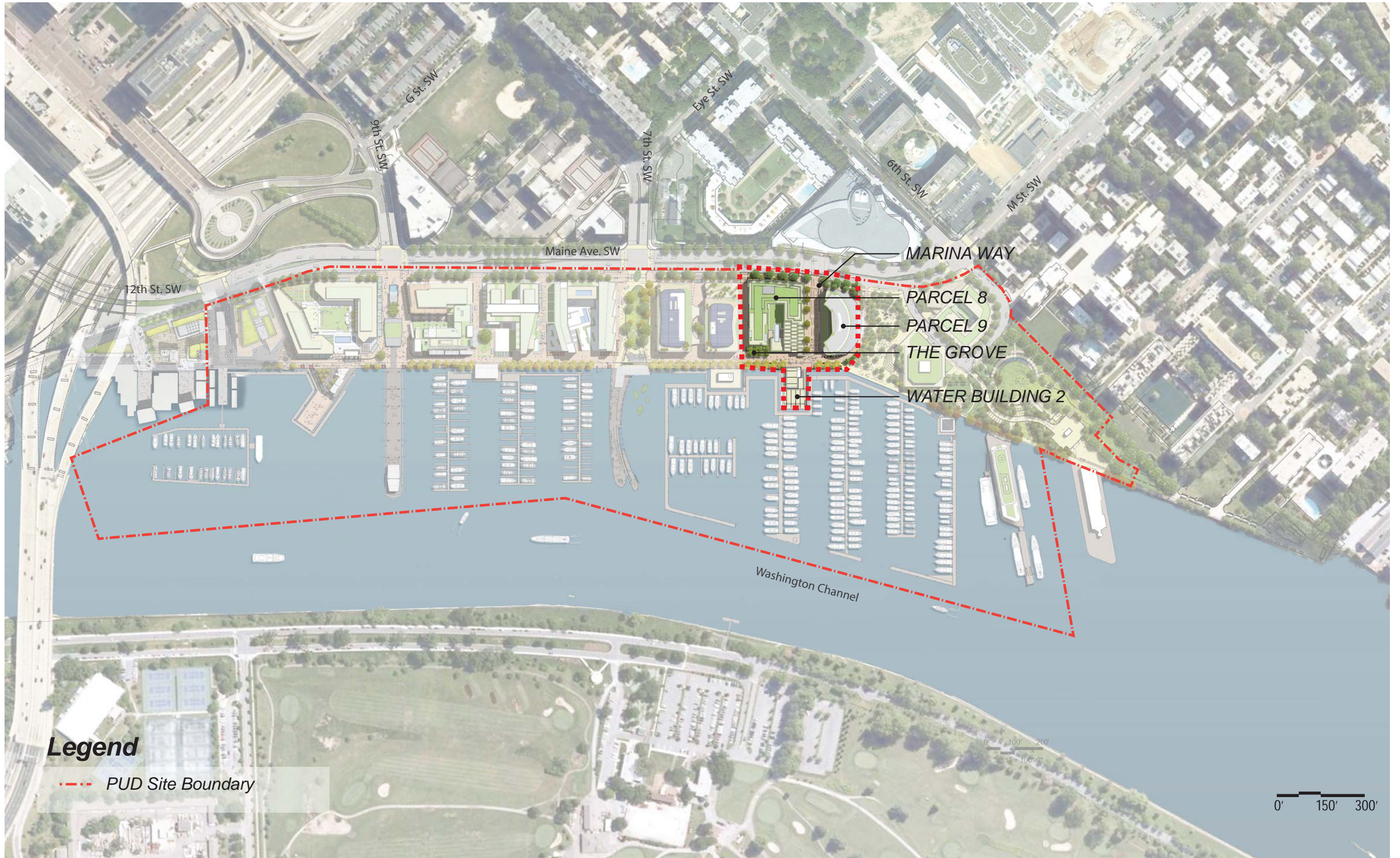
STRUCTURAL ENGINEER
SK & A / THORNTON TOMASETTI JV PLLC
KNIPPERS HELBIG ADVANCED ENGINEERING

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

VISUALIZATION
INTERFACE MULTIMEDIA

HOFFMAN-MADISON WATERFRONT

PLANNING COMMISSION
District of Columbia
CASE NO.11-03J
EXHIBIT NO.52A1



Legend

--- PUD Site Boundary

0' 100' 200'
1" = 100'-0"

0' 150' 300'

1 FLOORS BASE WITH 11 FLOOR TOWER
130' BUILDING HEIGHT

RETAIL	23,005 GFA
RESIDENTIAL, 235 RENTAL UNITS	270,613 GFA
HOTEL, 117 ROOMS	82,516 GFA
TOTAL	376,134 GFA



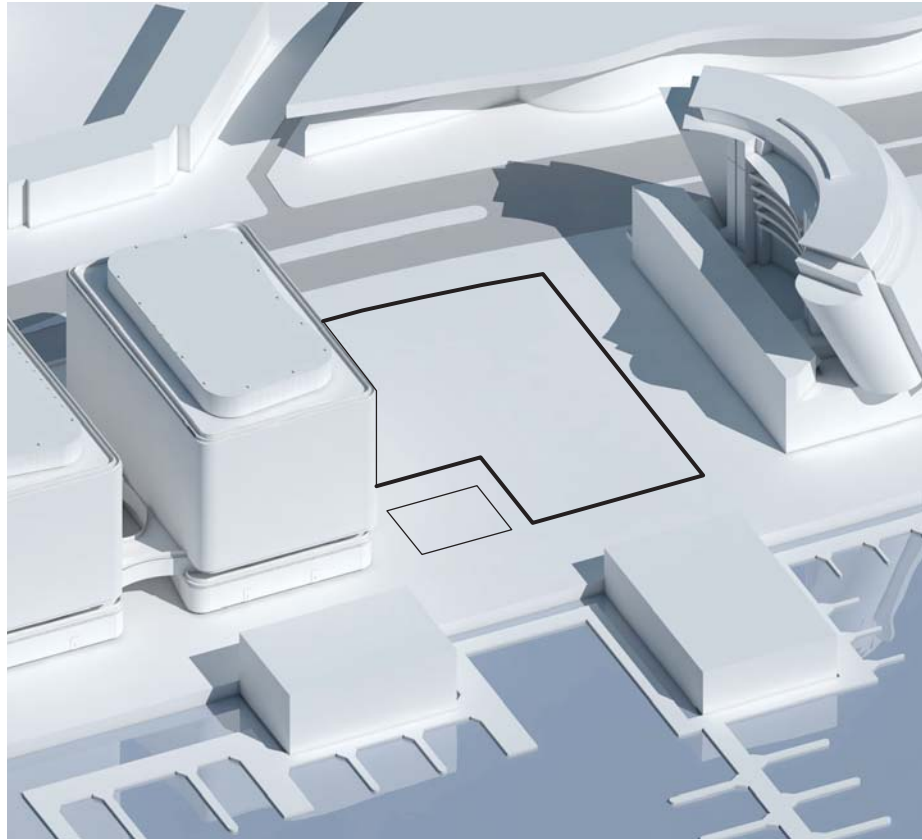
PARCEL 8

PARCEL 8

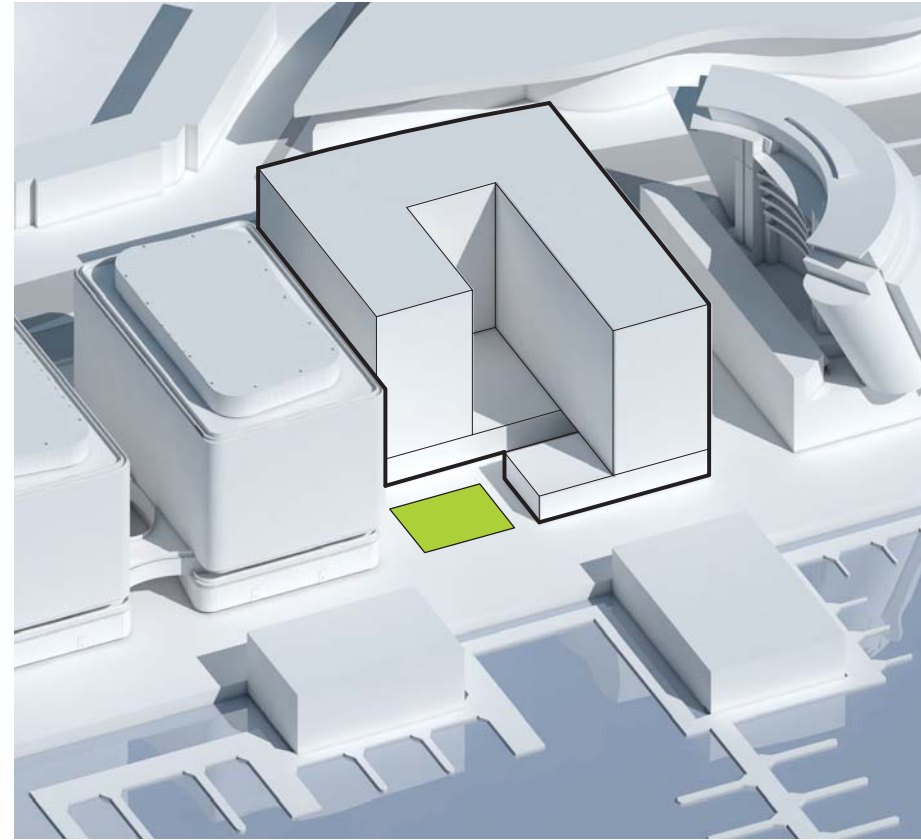
	DCMR Title Section 11	Parcel 8	
		Zoning Allowable / Required	Phase 2 Provided
Lot Occupancy:	772.1		100%
Uses:	740.8		Residential, Hotel, Retail
Parcel Area:			39,383
Floor Area Ratio (FAR):	2405.2		
Building Area (Gross Floor Area)			376,134
Dwelling Units			235
Keys			117
Building Height:	2405.1	130 Feet	130 Feet
Penthouse Height:	770.6	20 Feet	20 Feet
Parking Spaces		148	
Retail	2101.01	27	
Cultural	2101.01		
Residential (Multiple Dwelling)	2101.01	59	
Hotel	2101.02	63	
Office	2101.01		
	2101.01		
Bicycle Parking	2119.2	7	
Loading:			
30' Deep Berths	2201.1	3	4
55' Deep Berths	2201.1	1	0
Platform - 100 Sq. Ft.	2201.1	3	3
Platform - 200 Ft. Sq.	2201.1	1	1
Delivery Space	2201.1	3	3



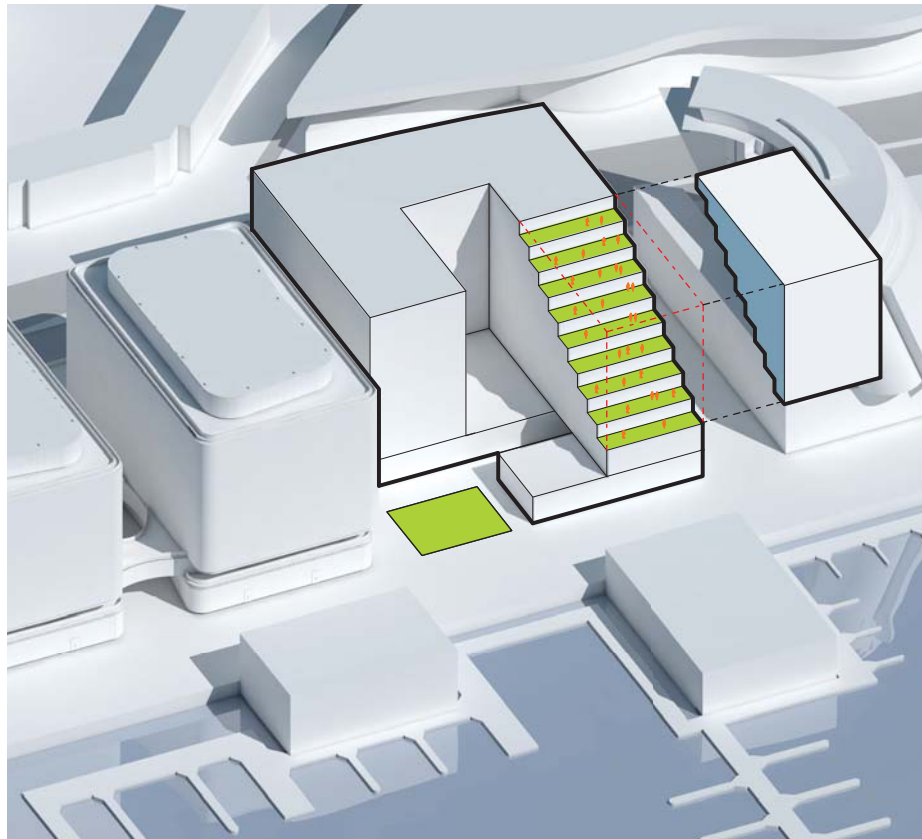




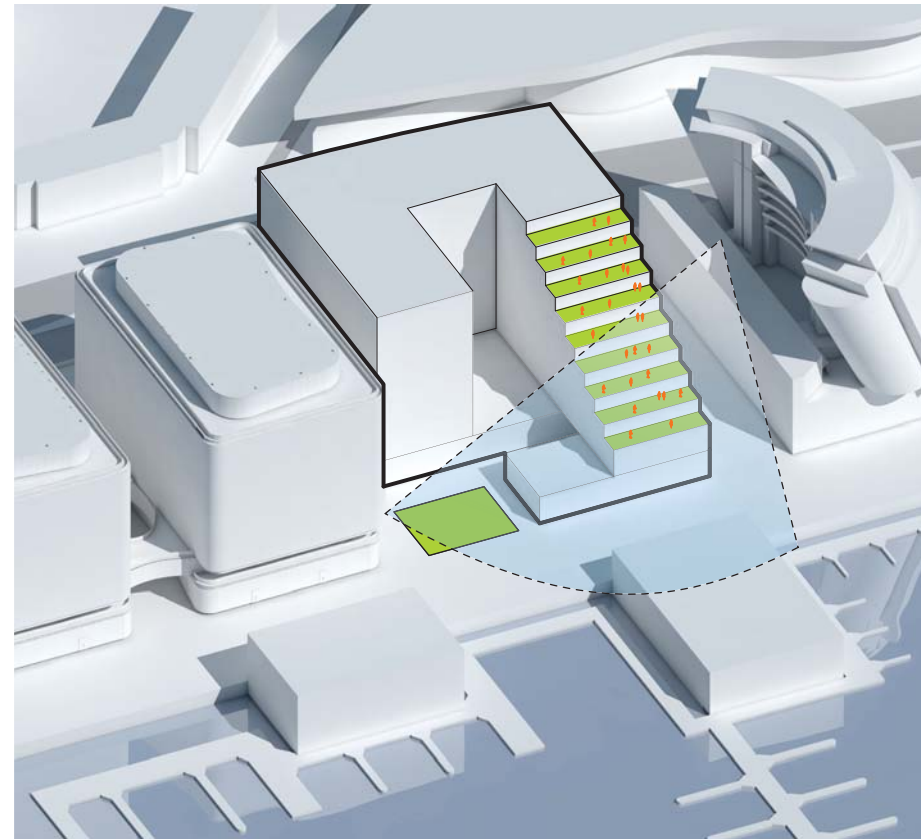
1 PRIORITIES CONSIDERING THE PRIME WATERFRONT LOCATION, MASTER PLANING AND SITE CONSTRAINTS, THE TEAM IDENTIFIED FIVE PRIORITIES. VIEWS, OUTDOOR SPACE, GROVE, ADJACENCIES AND ARENA STAGE.



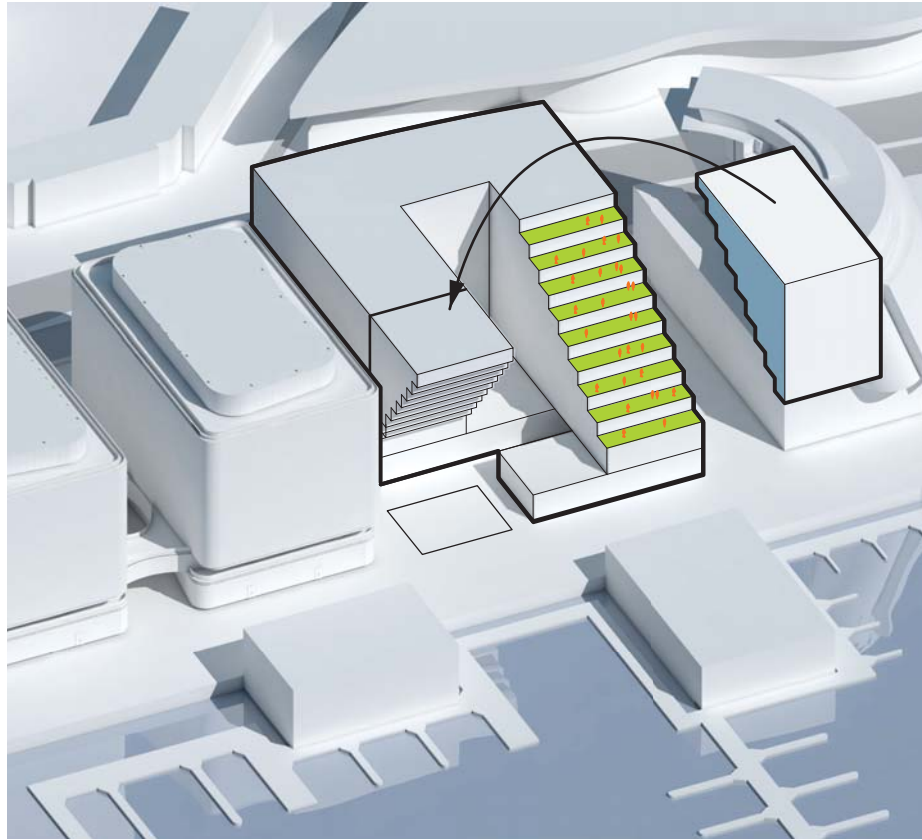
2 EXTRUSION 'U' SHAPED MASS COMPRISED OF THREE BARS WITH COURTYARD ORIENTED TOWARDS THE WATERFRONT. EACH OF THE WEST, NORTH AND EAST BARS ARE 65' WIDE, DOUBLE LOADED CORRIDORS



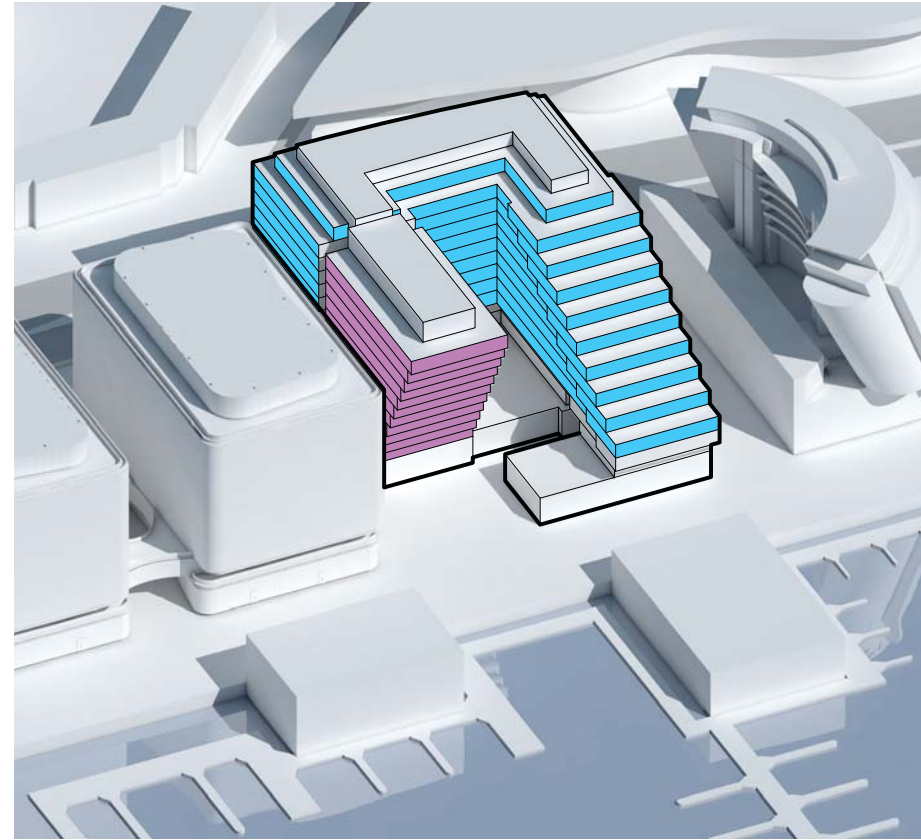
3 SUBTRACTION MASS IS REMOVED FROM THE EAST BAR TO CREATE A SERIES OF TERRACES ASCENDING THE HEIGHT OF THE BUILDING WITH PRIME WATERFRONT ORIENTATION



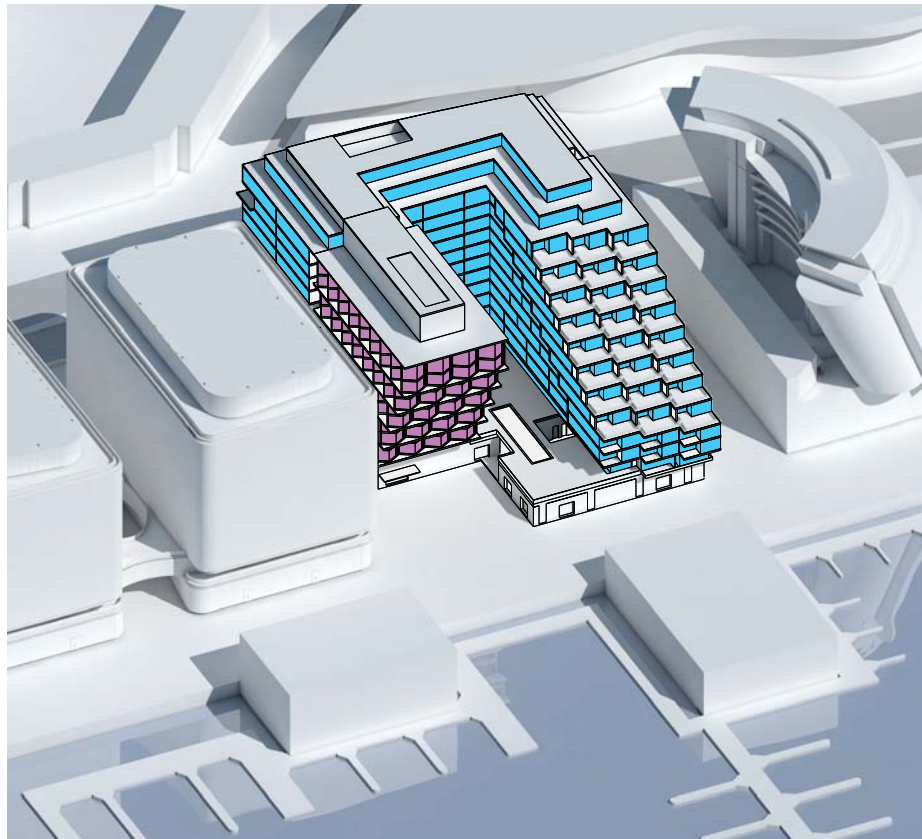
4 ADJACENCIES THE EAST BAR TERRACES ALLOW FOR INCREASED VIEWS FROM THE NEIGHBORING CONDO AT PARCEL 9 WHILE OPENING THE INTERNAL COURTYARD TO IDEAL SOUTHERN EXPOSURE.



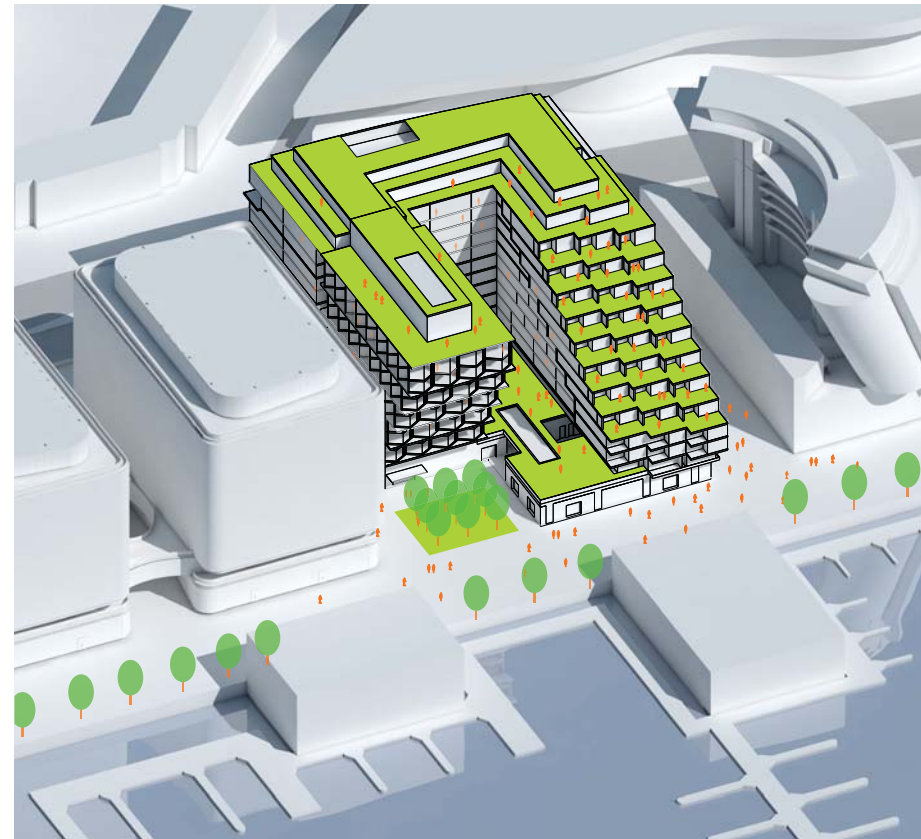
5 ADDITION
 THE BUILDING AREA SUBTRACTED FROM THE EAST BAR IS ADDED TO THE WEST BAR AS A CANTILEVER, ENHANCING THE URBAN QUALITIES OF THE GROVE WHILE OPTIMIZING WATERFRONT VIEWS AT THE UPPER FLOORS



6 SEPARATION OF PROGRAM
 ANALYZING THE VIEWS AND ADJACENCIES OF THE DISTINCTIVE PROGRAMS AND PLACING THE RIGHT PROGRAM COMPONENTS INTO THE INITIAL MASSING



7 PRIVACY AND VIEW ADVANTAGE
 THE MASS IS ARTICULATED TO MAXIMIZE WATERFRONT VIEWS FOR BOTH HOTEL GUEST ROOMS AND RESIDENTIAL UNITS AND PROVIDE PRIVACY BETWEEN DIFFERENT PROGRAMS



8 CONCLUSION THE RESULTING MASS MAXIMIZES PRIME WATERFRONT VIEWS AND OUTDOOR SPACE WHILE ACHIEVING UNIQUE SPATIAL QUALITIES FOR BOTH THE GROVE AND ADJACENT PARCELS.









