



12 STORIES
130' BUILDING HEIGHT

RESIDENTIAL, 82 CONDO UNITS
RETAIL

TOTAL

215,907 GFA
14,844 GFA

230,751 GFA



PARCEL 9

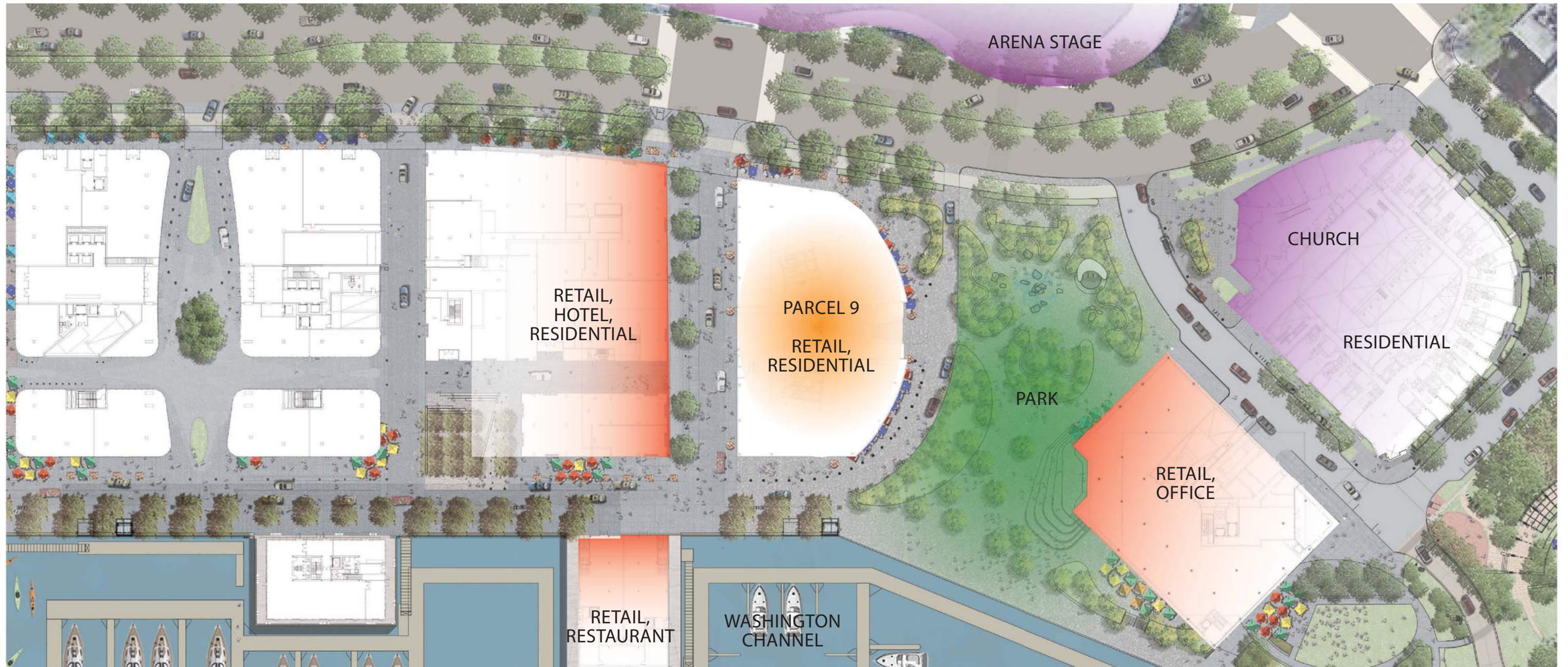
PARCEL 9

DISTRICT
WHARF

HOFFMAN-MADISON WATERFRONT

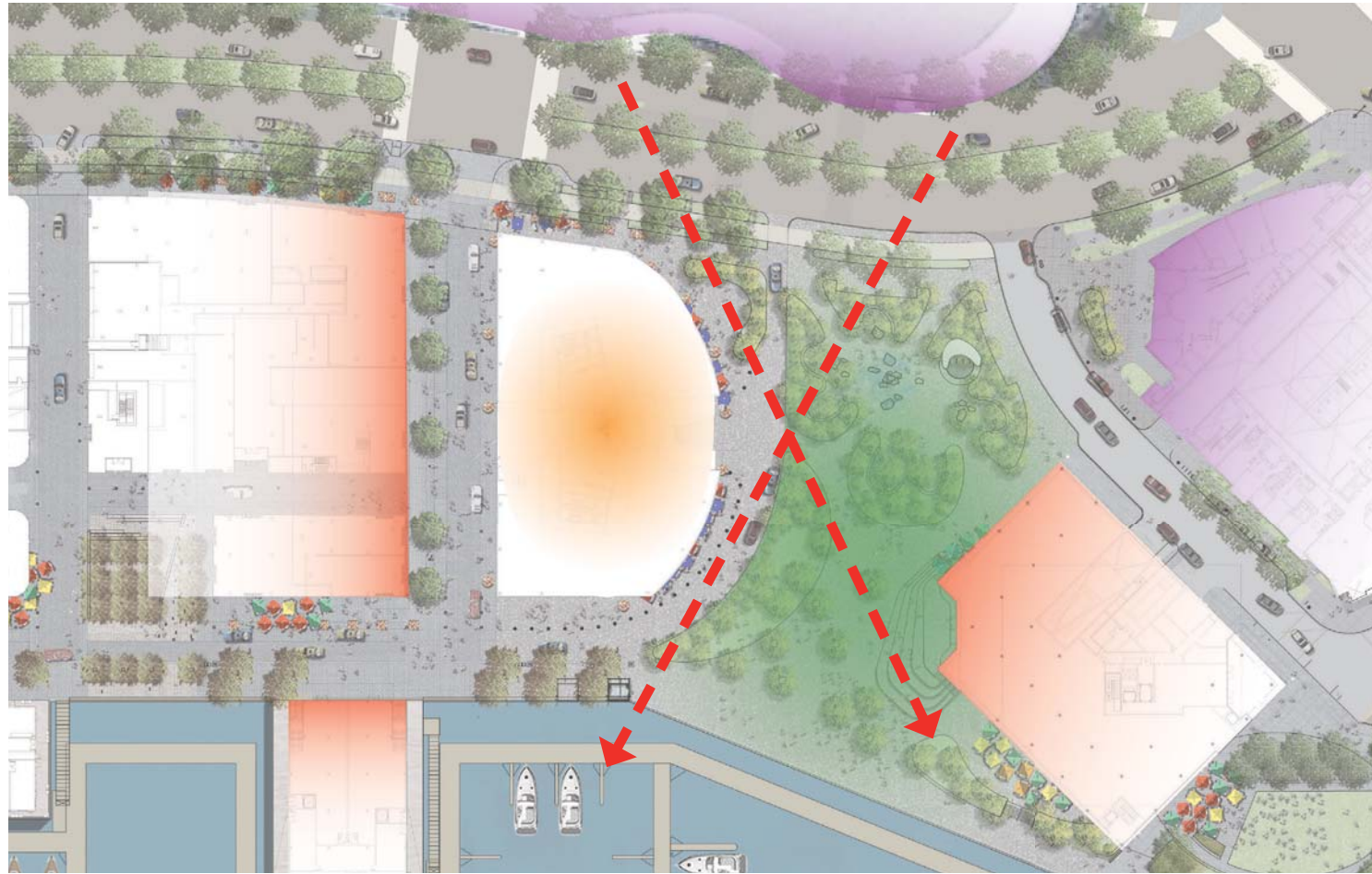


ADJACENT PROGRAM & SPACES



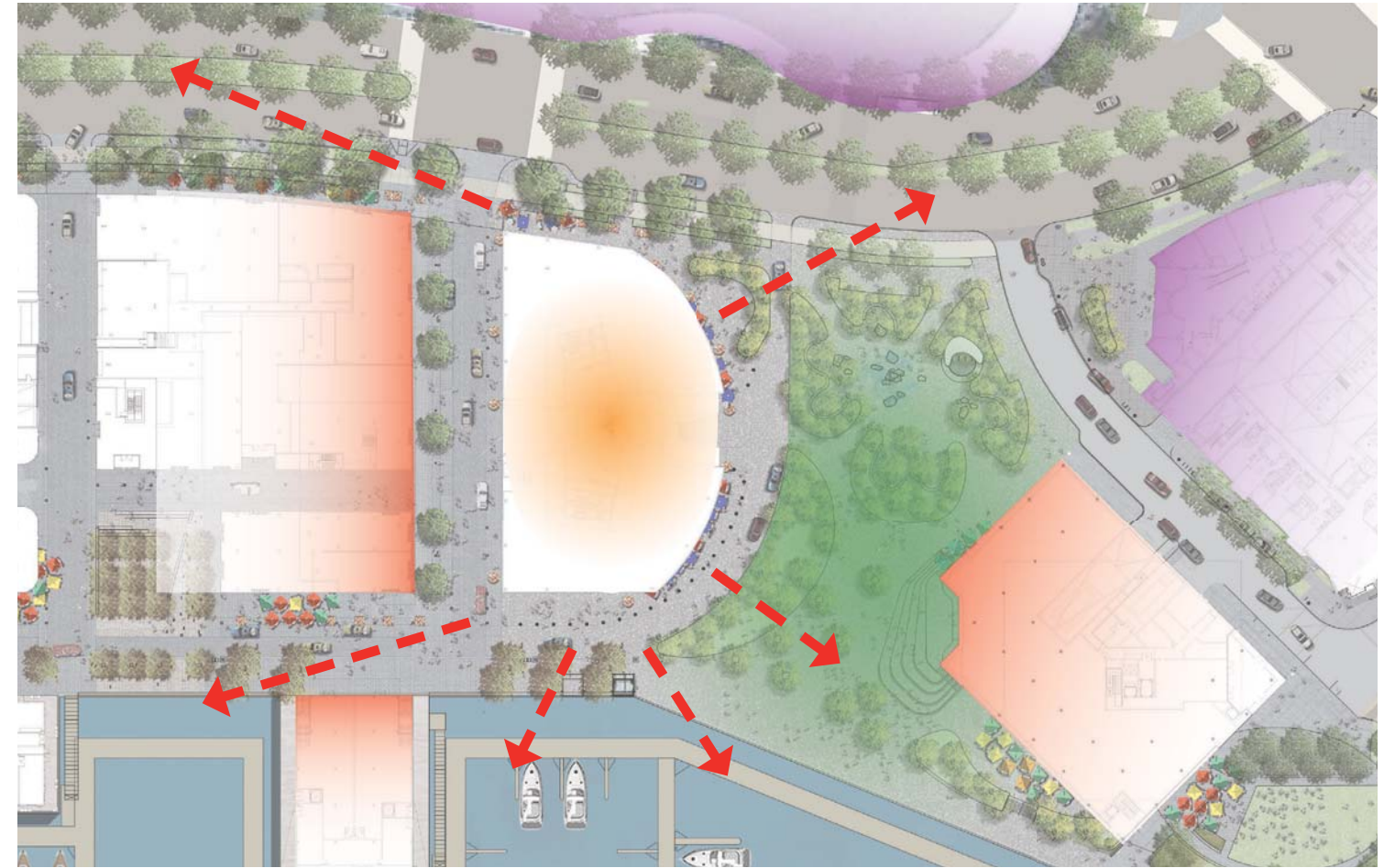
THE ADJACENT INFLUENCES AROUND PARCEL 9 INCLUDE RETAIL, THE WASHINGTON CHANNEL, A PUBLIC PARK, AND THE CURVED FACADE OF ARENA STAGE.

VIEWS THROUGH THE SITE



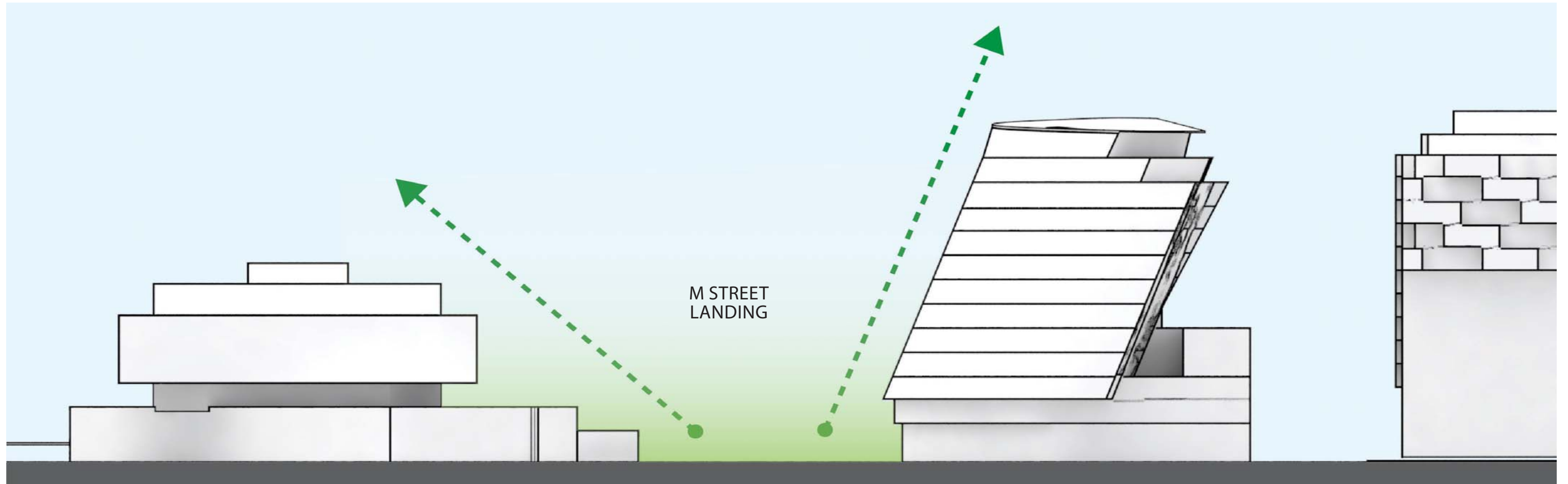
CURVED MASSING MINIMIZES DISRUPTIONS TO ARENA STAGE VIEWS AND OPENS UP VIEWS FROM THE PARK.

VIEWS FROM THE SITE



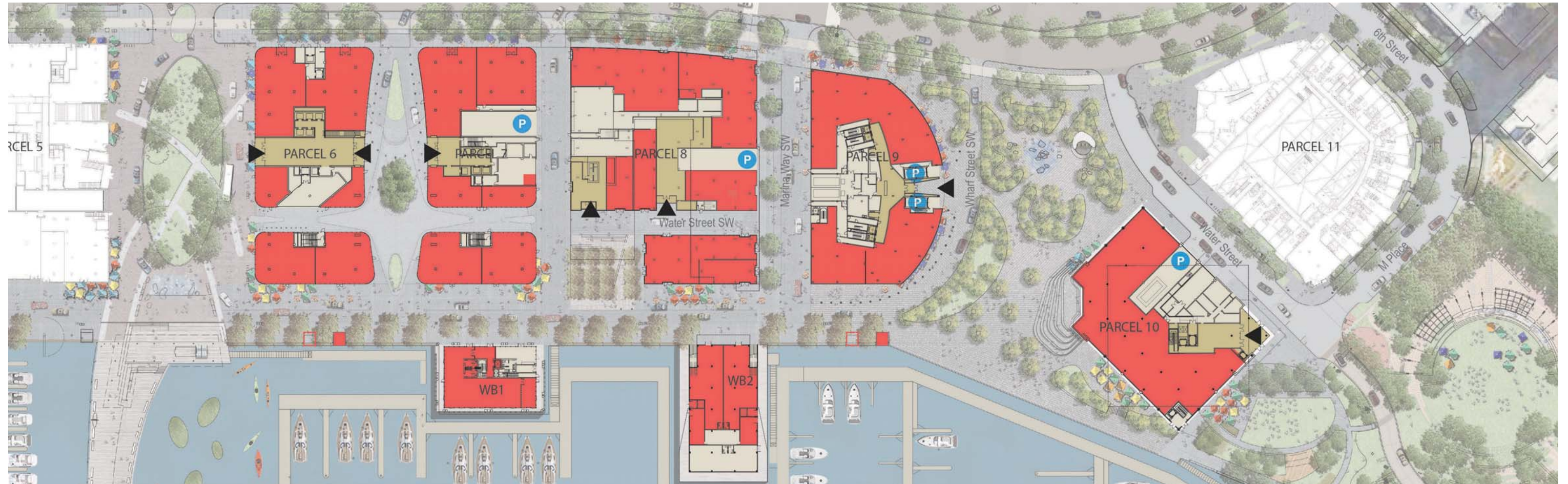
SIMULTANEOUSLY FOCUSES ON THE VIEWS FROM PARCEL 9 TO THE WASHINGTON CHANNEL, JEFFERSON MEMORIAL, THE MONUMENT, AND MORE.

OPEN AIR AND SUNLIGHT



M STREET LANDING, A PRIMARY PUBLIC PARK, HAS MORE OPEN AND AIR AND SUNLIGHT WITH THE SLOPED MASSING OF PARCEL 9.

RETAIL CONNECTIVITY

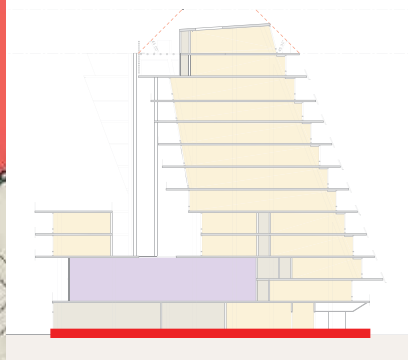
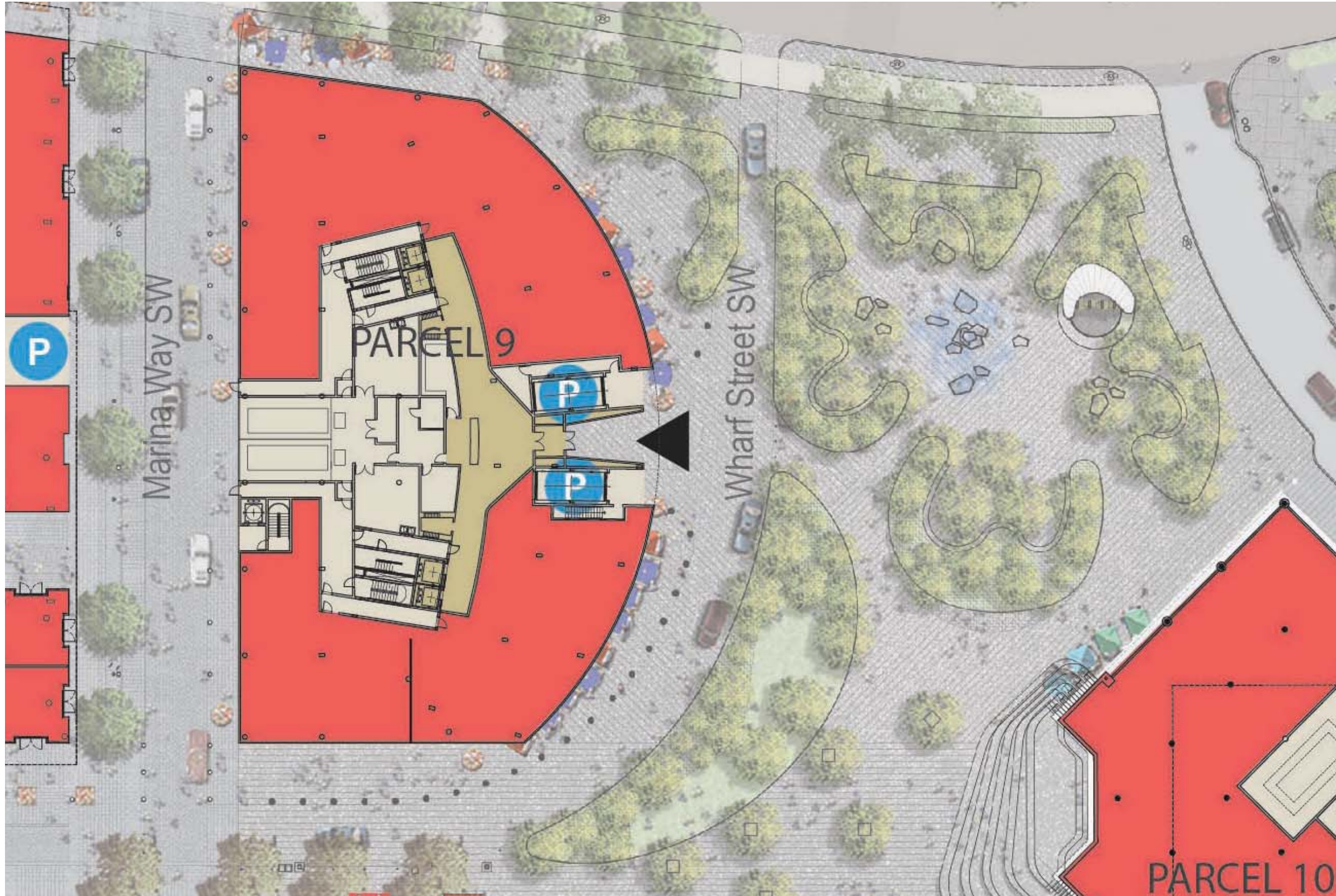


GROUND LEVEL RETAIL PROGRAM CONNECTS THE ADJACENT PARCELS AND CONTINUES THE PUBLIC ENGAGEMENT. THE MARINA WAY RETAIL CORRIDOR IS REGARDED AS A PRIMARY SHOPPING & DINING DESTINATION WITH MINIMAL INTERRUPTIONS TO THE STOREFRONT FROM PARCELS 8 & 9.

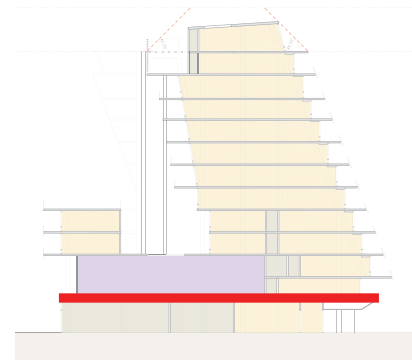
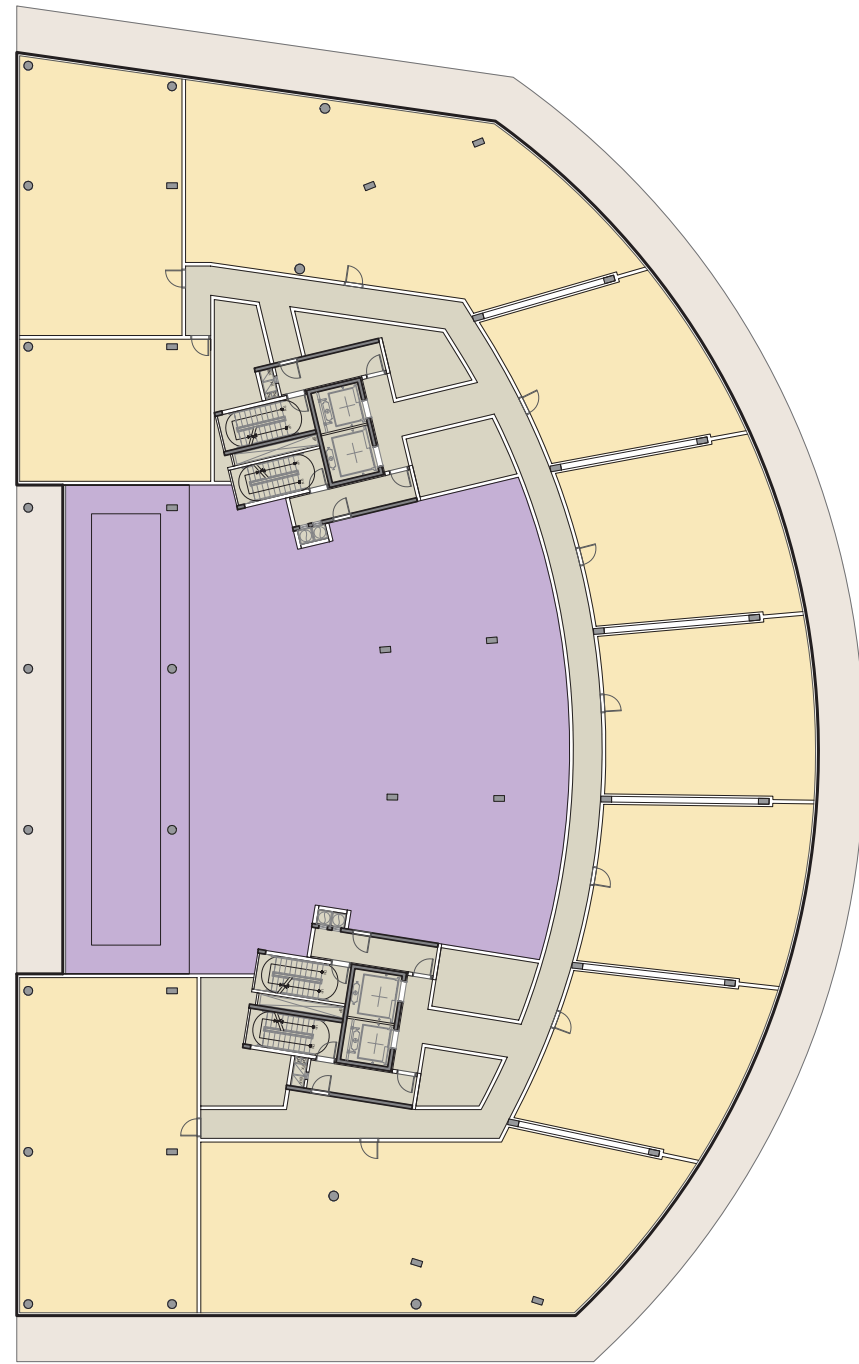




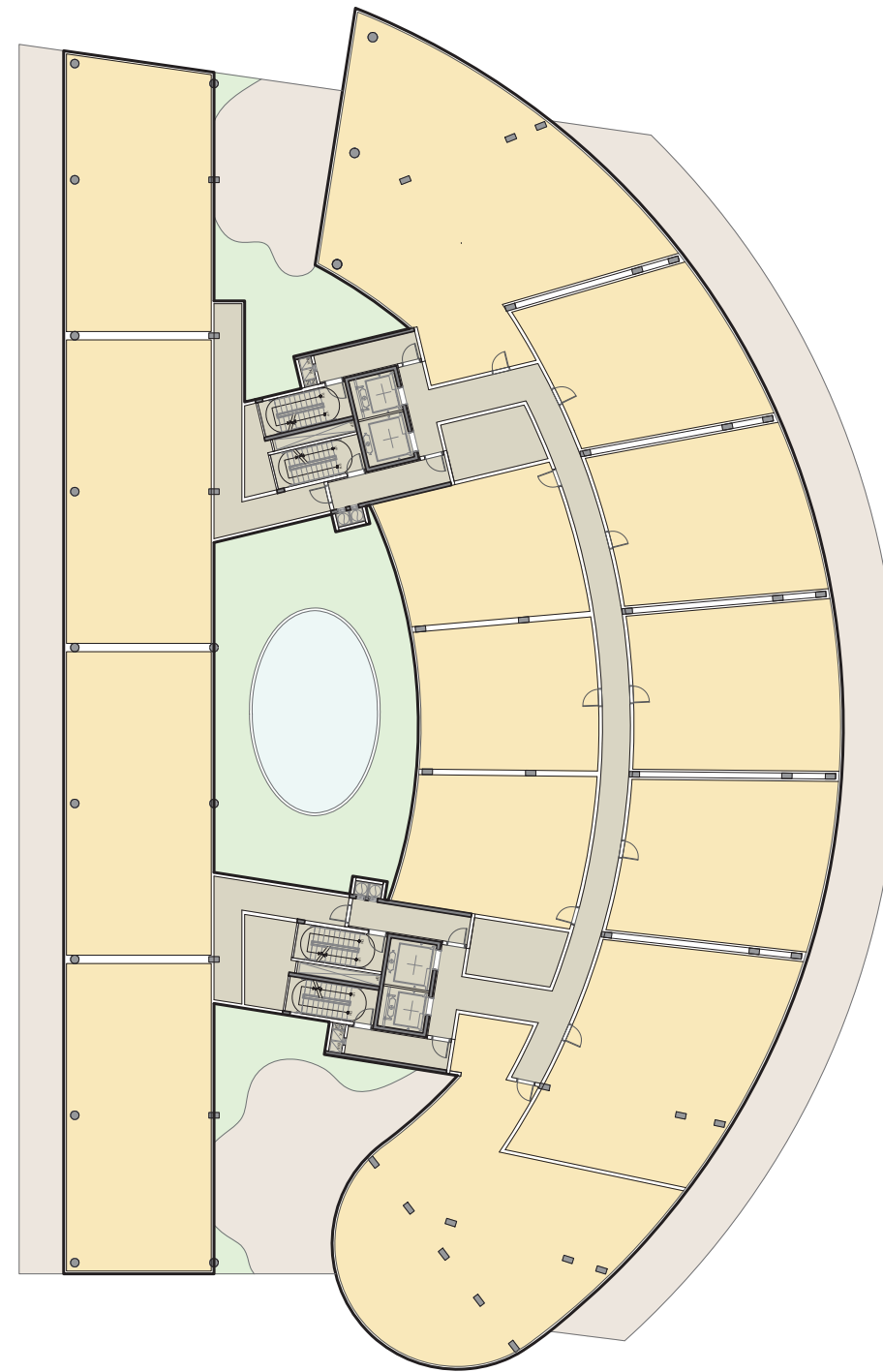
GROUND LEVEL



LEVEL 2

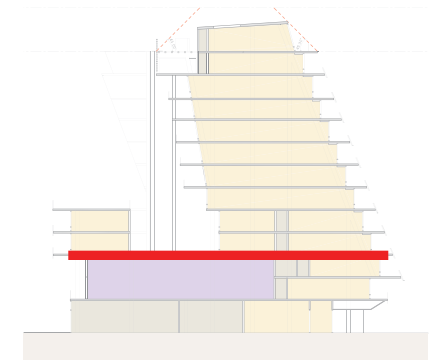


LEVEL 4

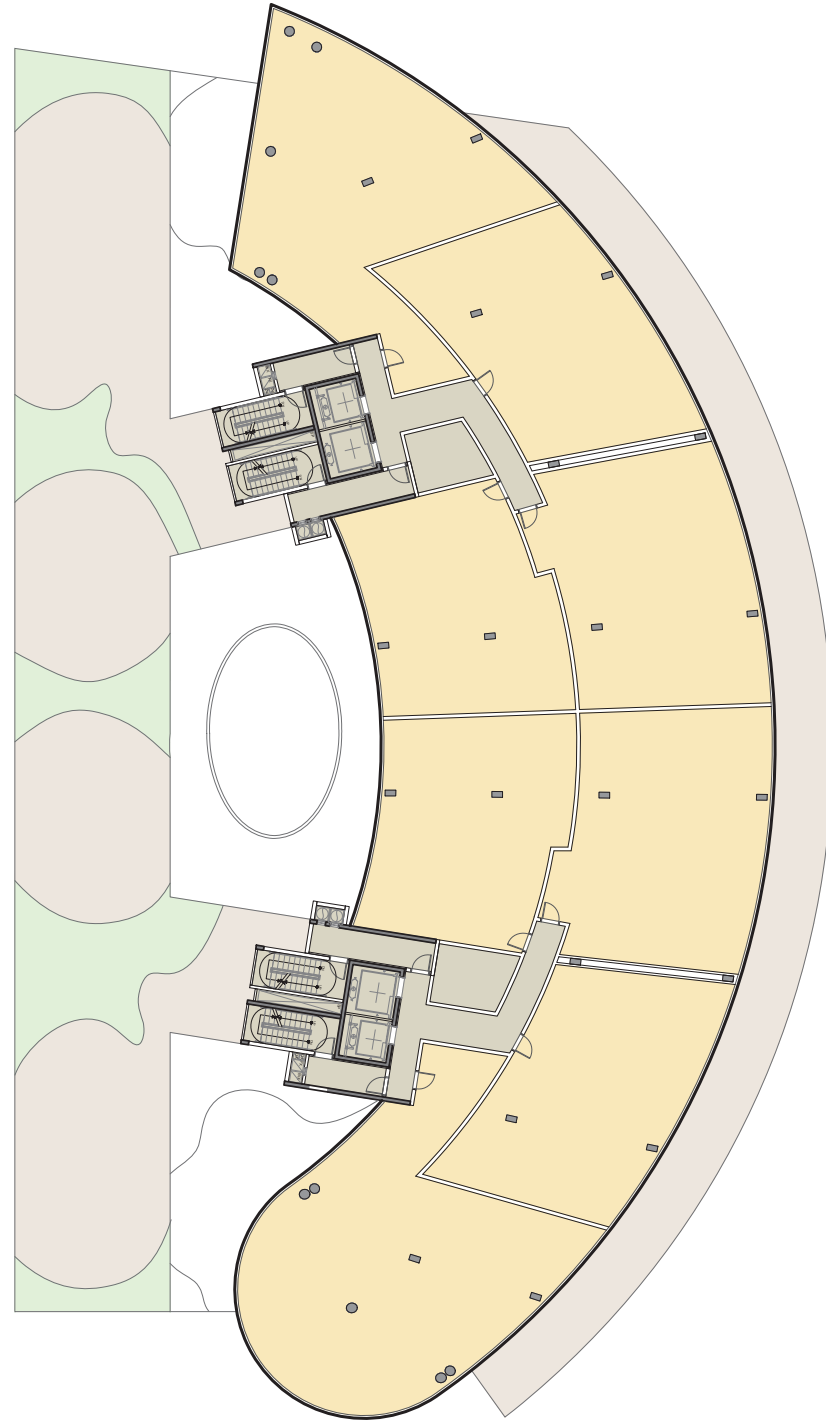


LEGEND

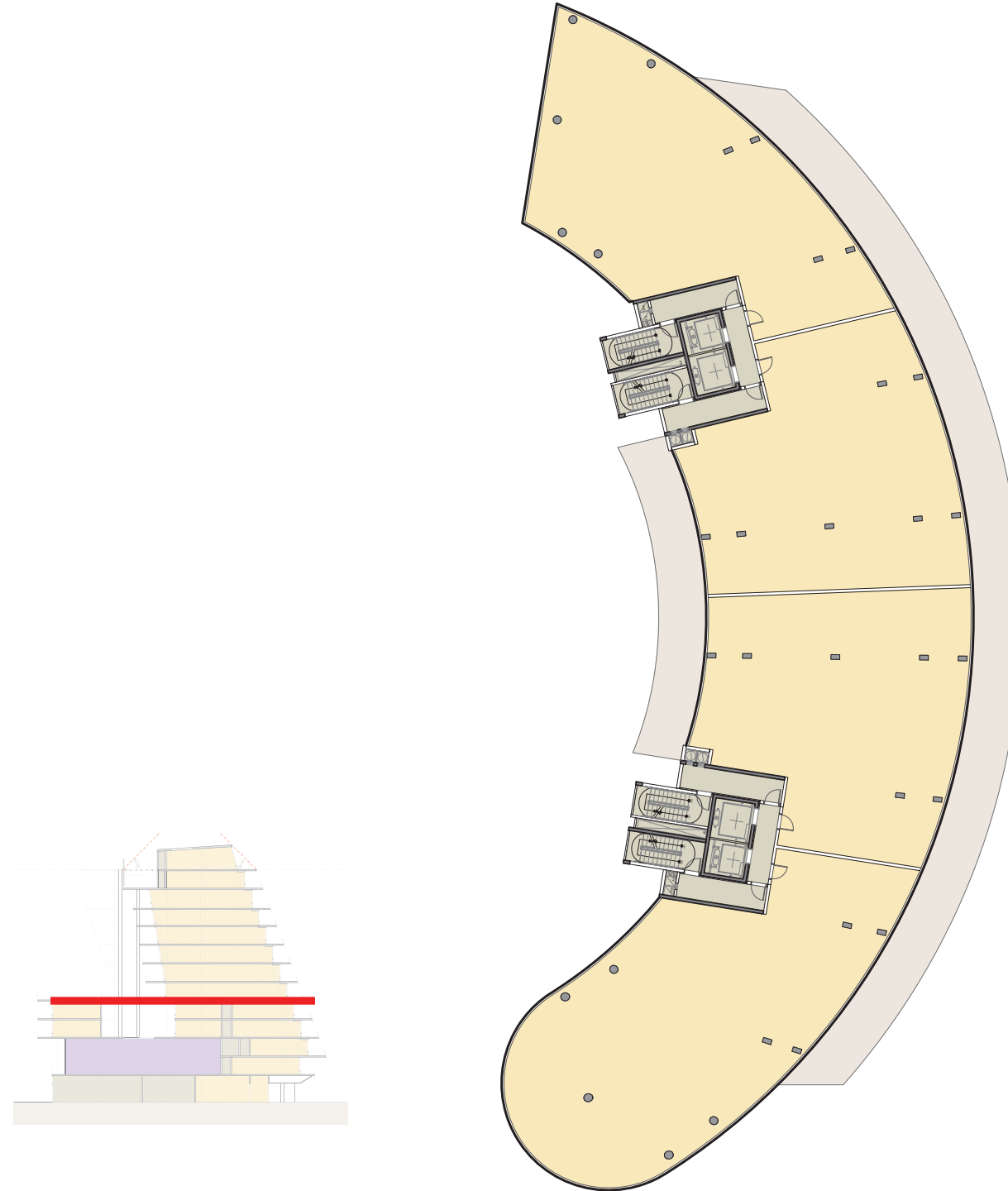
- RESIDENTIAL
- AMENITY
- CORE/CORRIDOR
- TERRACE/BALCONY



LEVEL 6

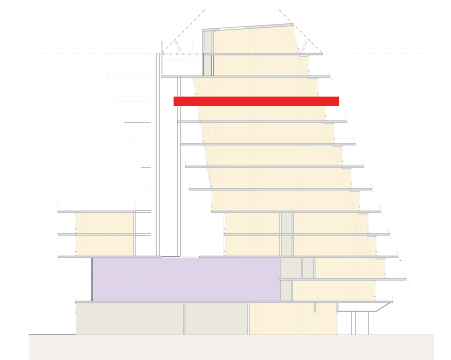
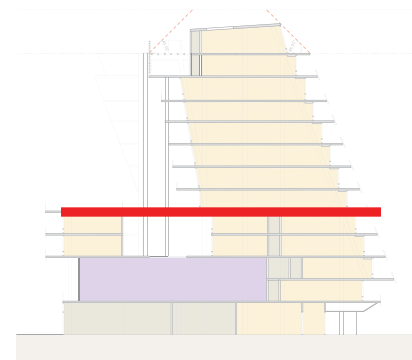


LEVEL 11

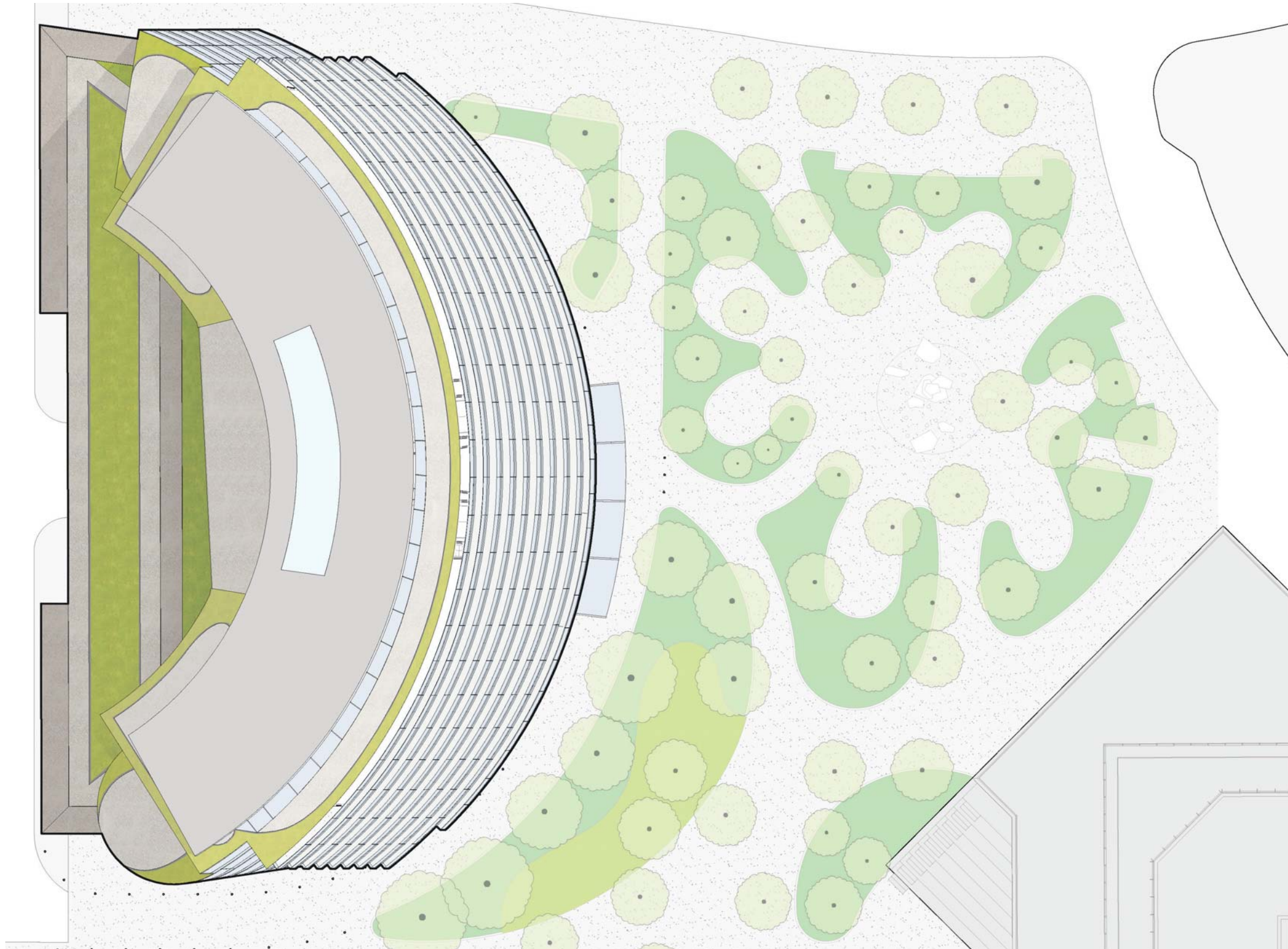


LEGEND





- RESIDENTIAL
- AMENITY
- CORE/CORRIDOR
- TERRACE/BALCONY

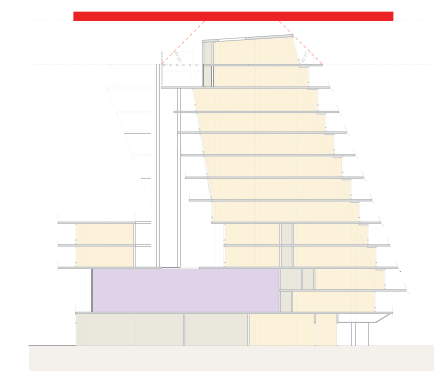


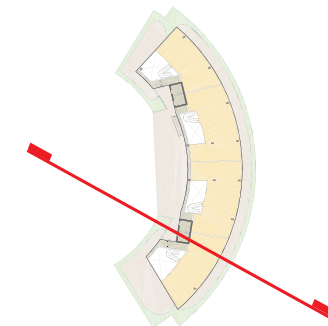
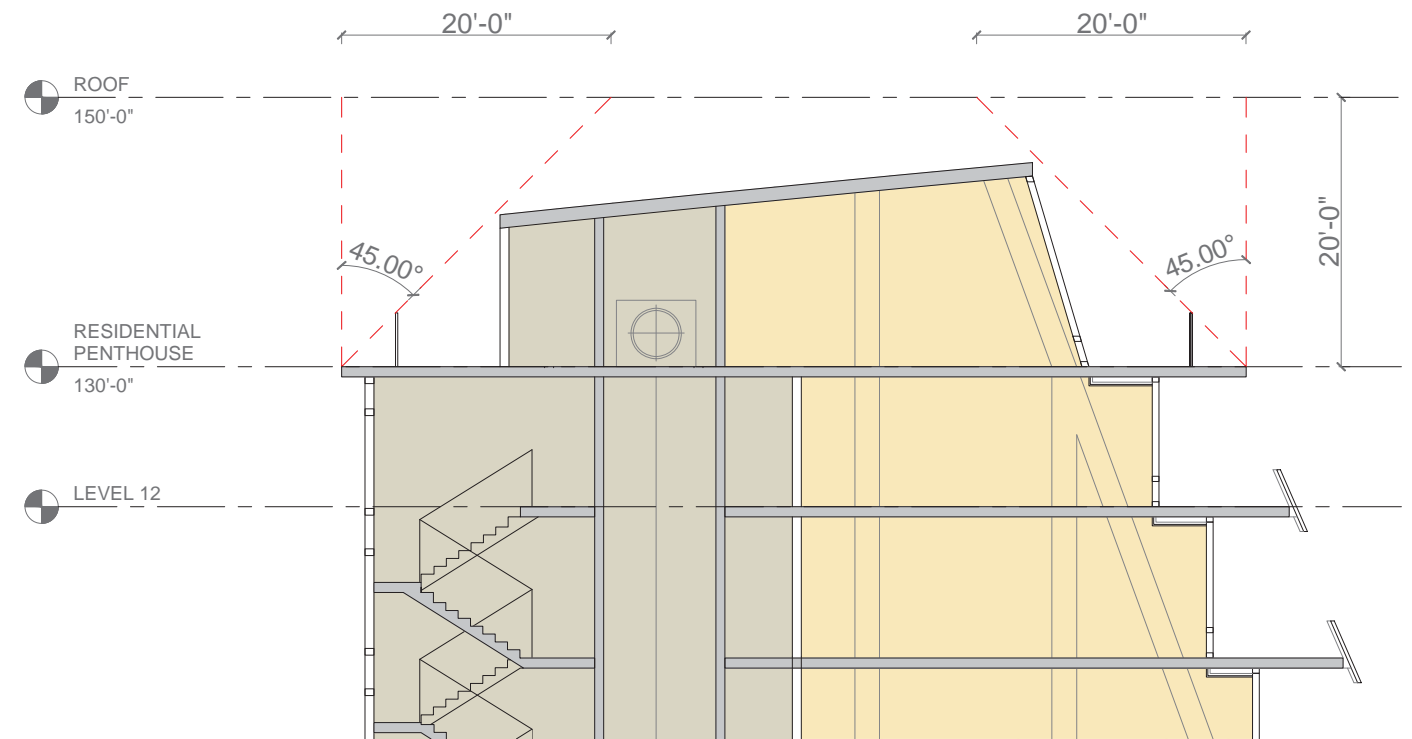
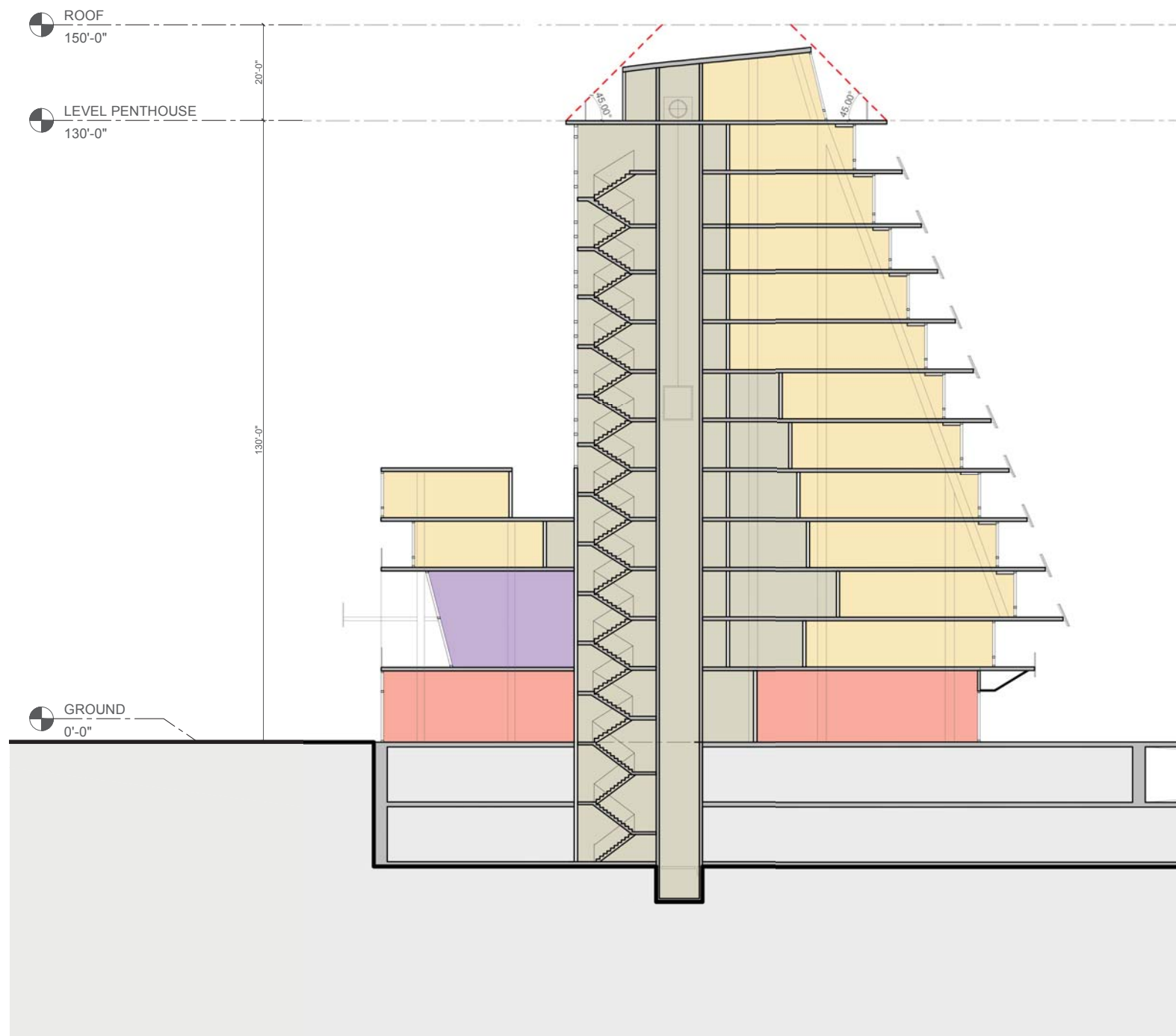
ROOF



LEGEND

-  EXTENSIVE GREEN ROOF
-  AMENITY
-  CORE/CORRIDOR
-  TERRACE/BALCONY





LEGEND

- RESIDENTIAL
- RETAIL
- AMENITY
- PARKING
- CORE/CIRCULATION

