



# APPLICANT'S PRESENTATION - VOLUME A

NOVEMBER 9, 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

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

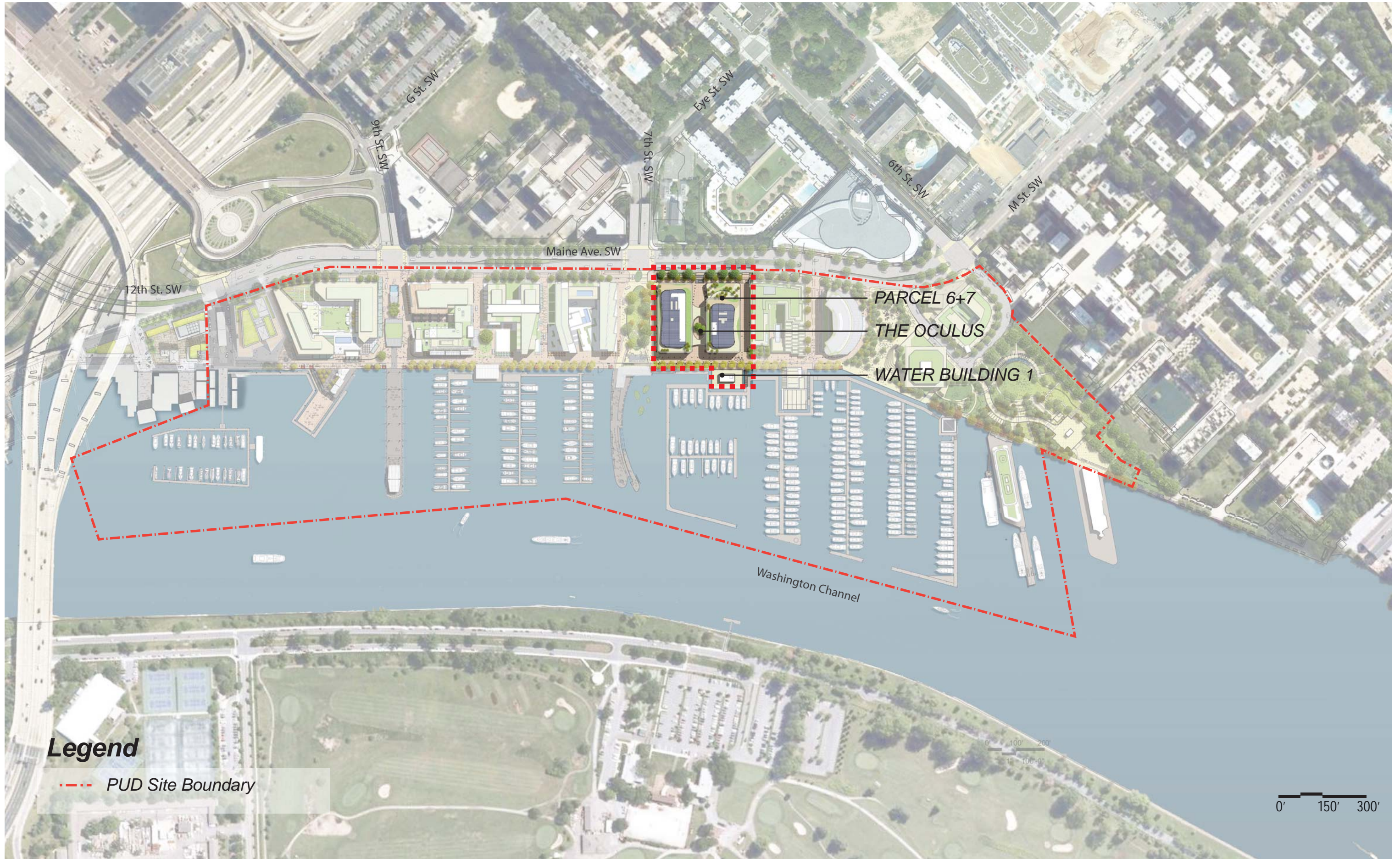
MEP ENGINEER  
SYSKA HENNESSEY GROUP, INC.  
AKF GROUP  
GIRARD ENGINEERING  
WSP USA CORP

VISUALIZATION  
INTERFACE MULTIMEDIA

**HOFFMAN-MADISON WATERFRONT**

PLANNING COMMISSION  
District of Columbia  
CASE NO.11-03J  
EXHIBIT NO.65A1





**Legend**

--- PUD Site Boundary

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

0' 150' 300'



1 FLOOR BASE WITH 9 FLOOR TOWER  
130' BUILDING HEIGHT

RETAIL  
OFFICE  
TOTAL

34,069 GSF  
471,447 GSF  
**505,516 GSF**



PARCEL 6 + 7

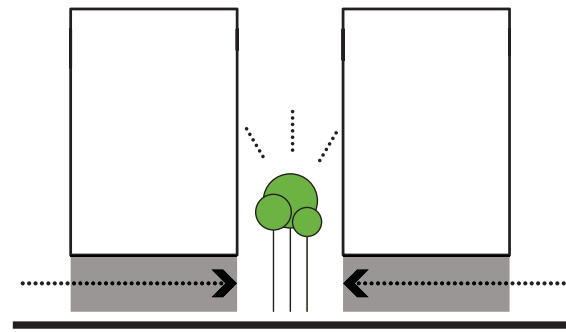
# PARCEL 6 + 7

	DCMR Title Section 11	Parcel 6		Parcel 7	
		Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided
<b>Lot Occupancy:</b>	772.1		100%		100%
<b>Uses:</b>	740.8		Office, Retail		Office, Retail
<b>Parcel Area:</b>			31,414		31,414
<b>Floor Area Ratio (FAR):</b>	2405.2				
<b>Building Area (Gross Floor Area)</b>			277,424		228,092
<b>Dwelling Units</b>			N/A		N/A
<b>Keys</b>					
<b>Building Height:</b>	2405.1	130 Feet	130 Feet	130 Feet	130 Feet
<b>Penthouse Height:</b>	770.6	20 Feet	20 Feet	20 Feet	20 Feet
<b>Parking Spaces</b>		162		135	
Retail	2101.01	18		19	
Cultural	2101.01				
Residential (Multiple Dwelling)	2101.01				
Hotel	2101.02				
Office	2101.01	144		116	
	2101.01				
<b>Bicycle Parking</b>	2119.2	8		7	
<b>Loading:</b>					
30' Deep Berths	2201.1	3	1	3	2
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	1	1	0



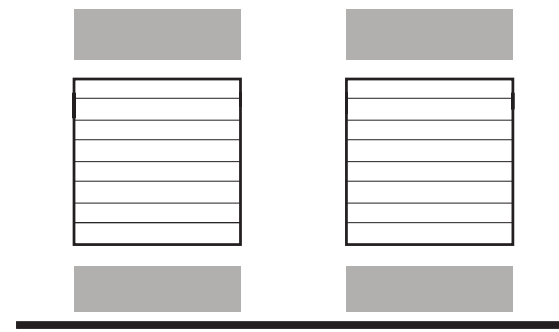






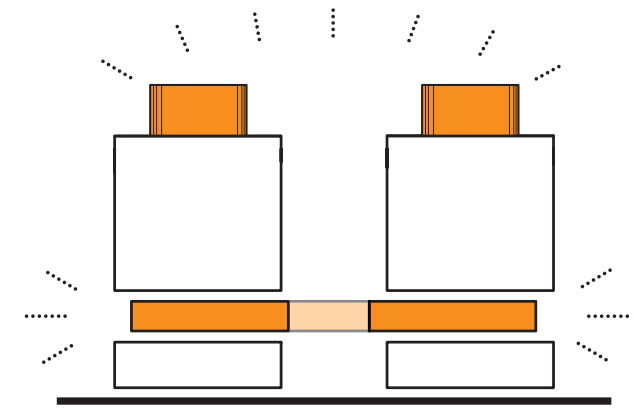
street activation

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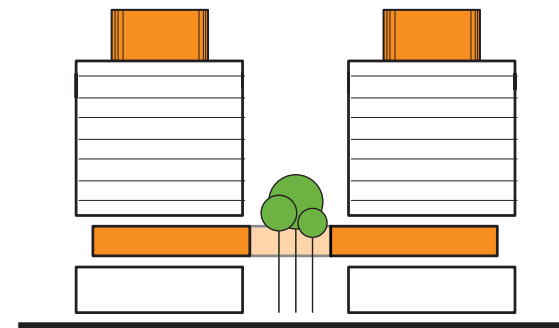
soft monument

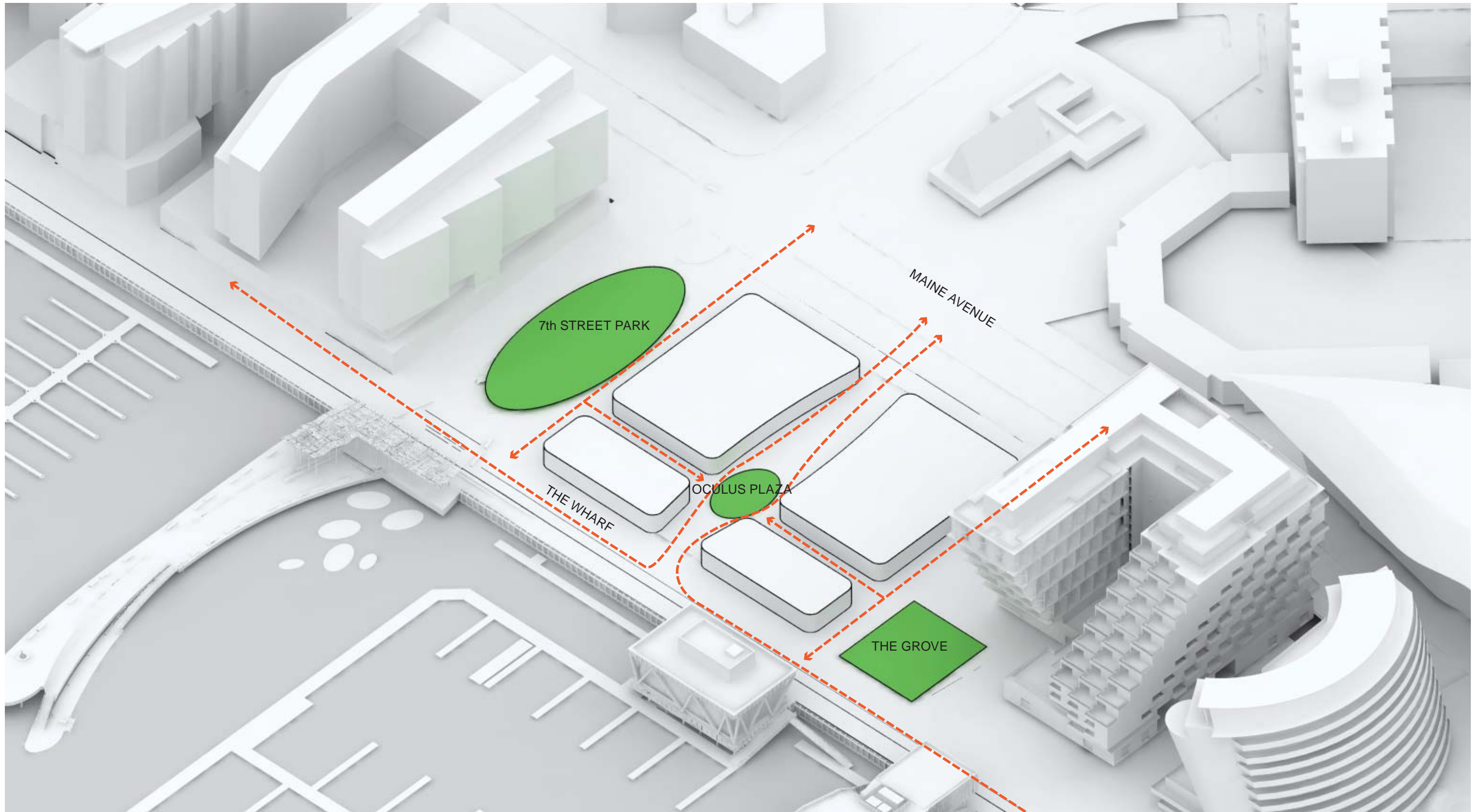
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landmark

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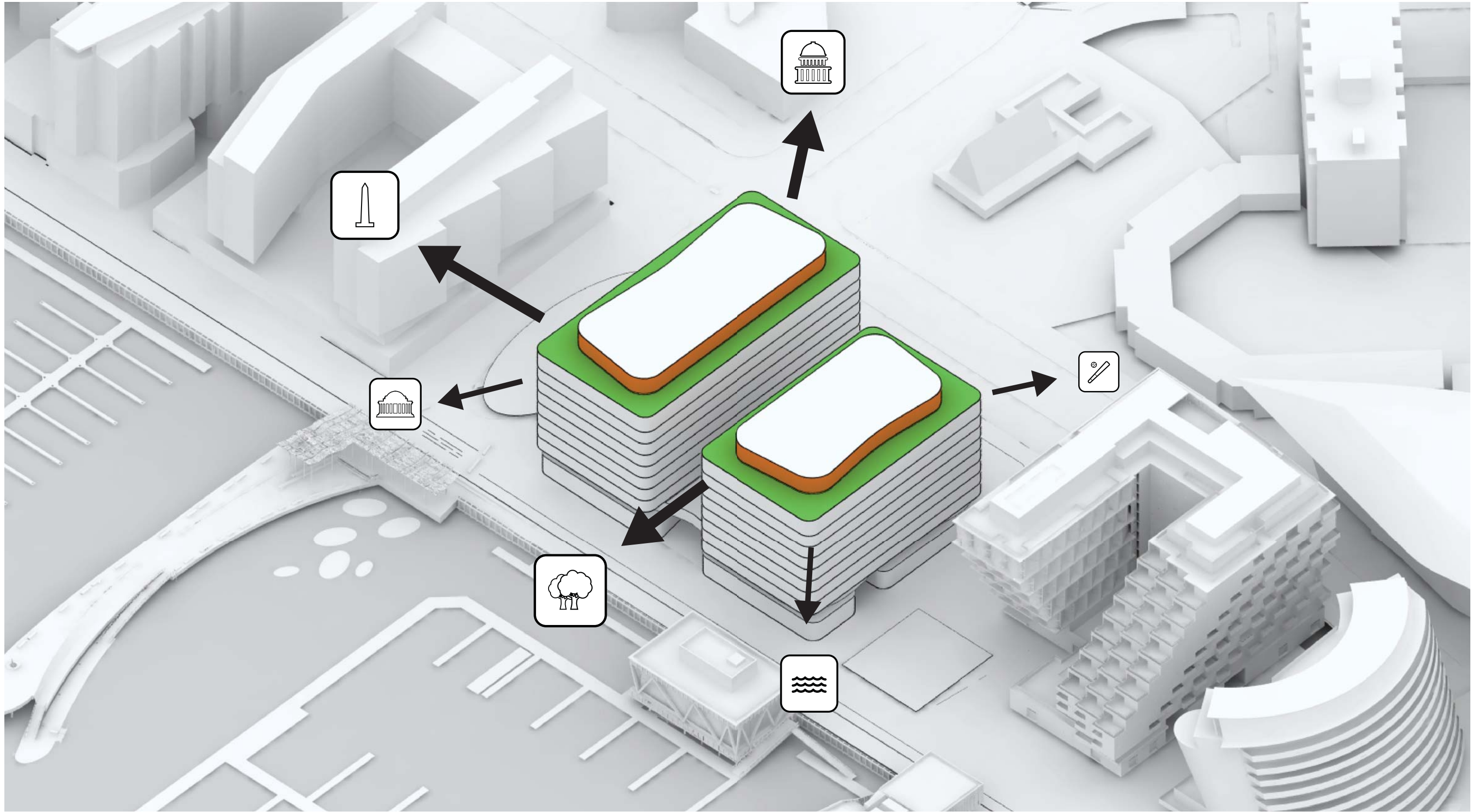








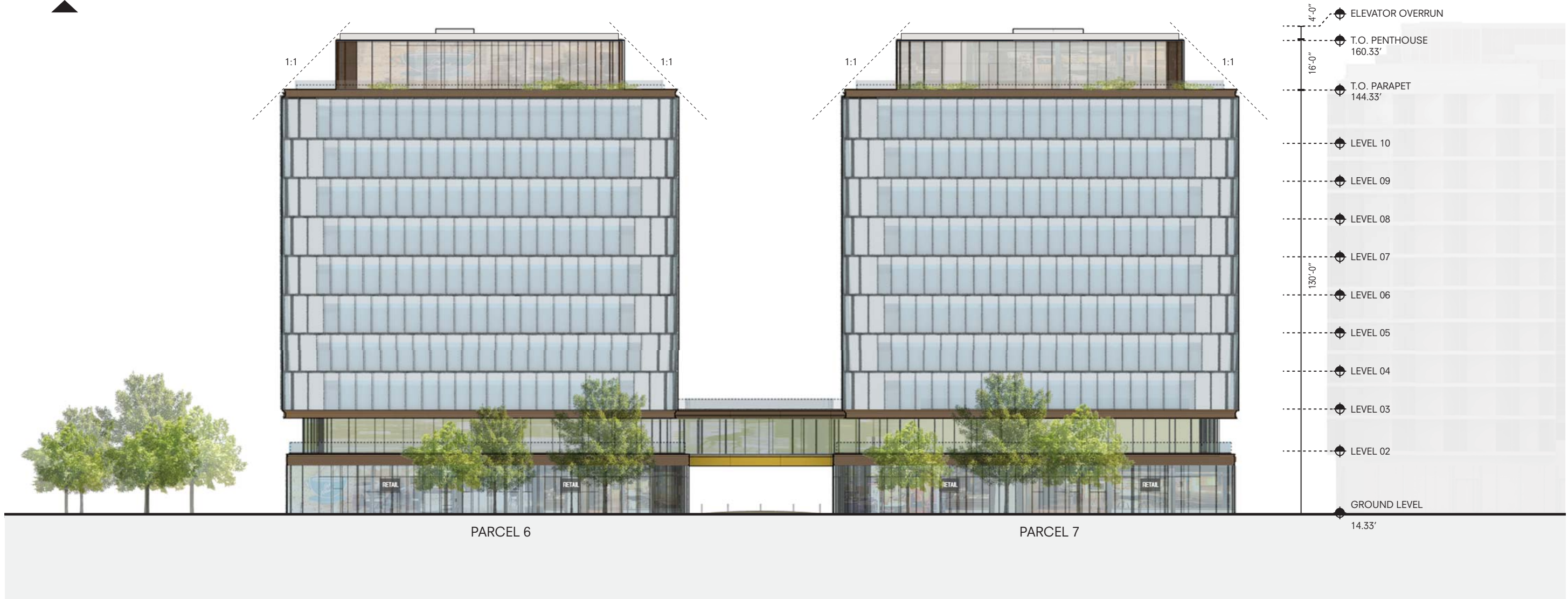
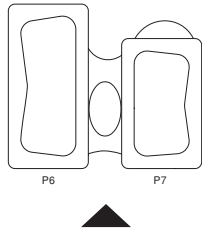




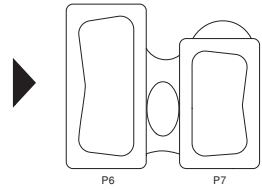




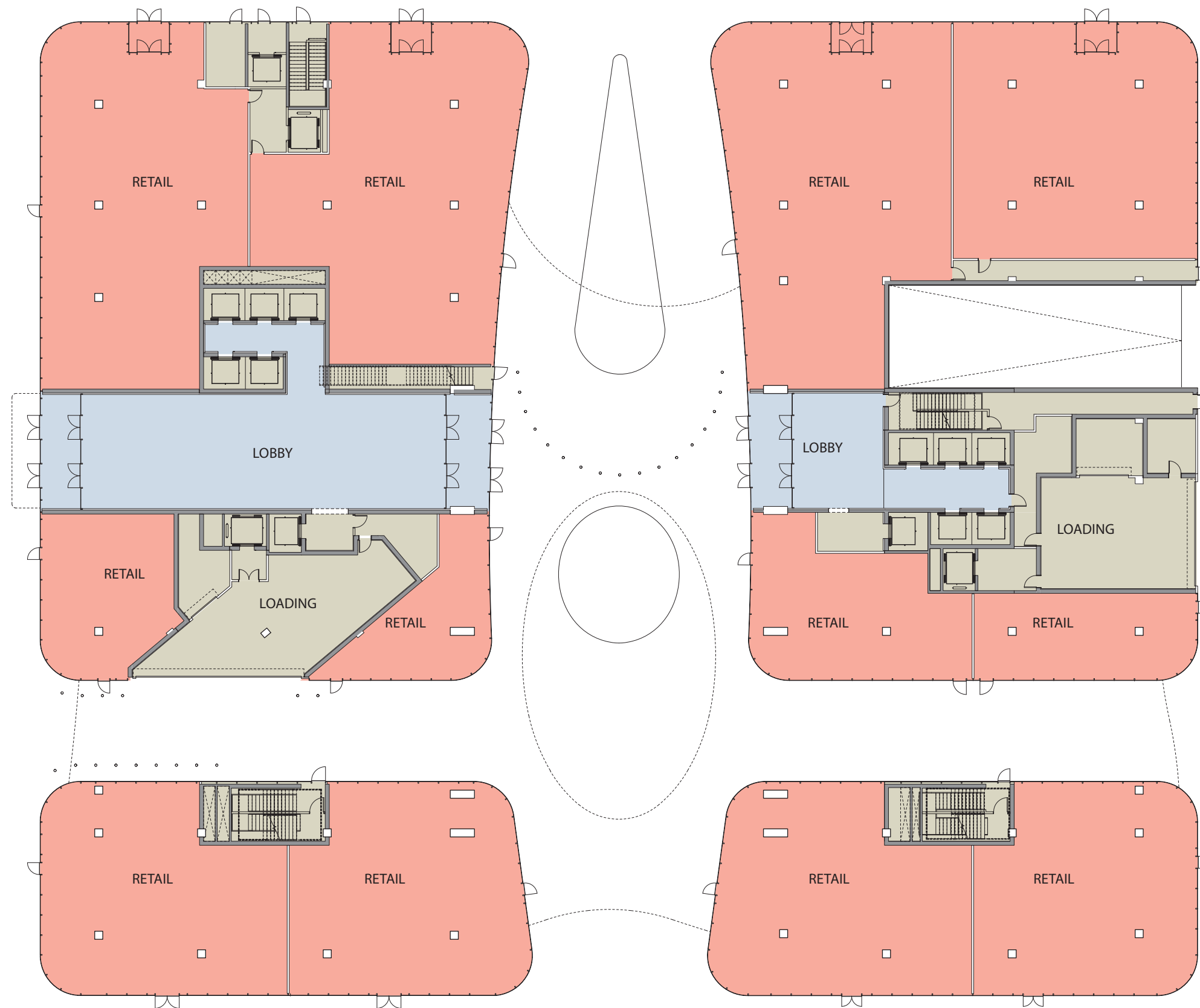






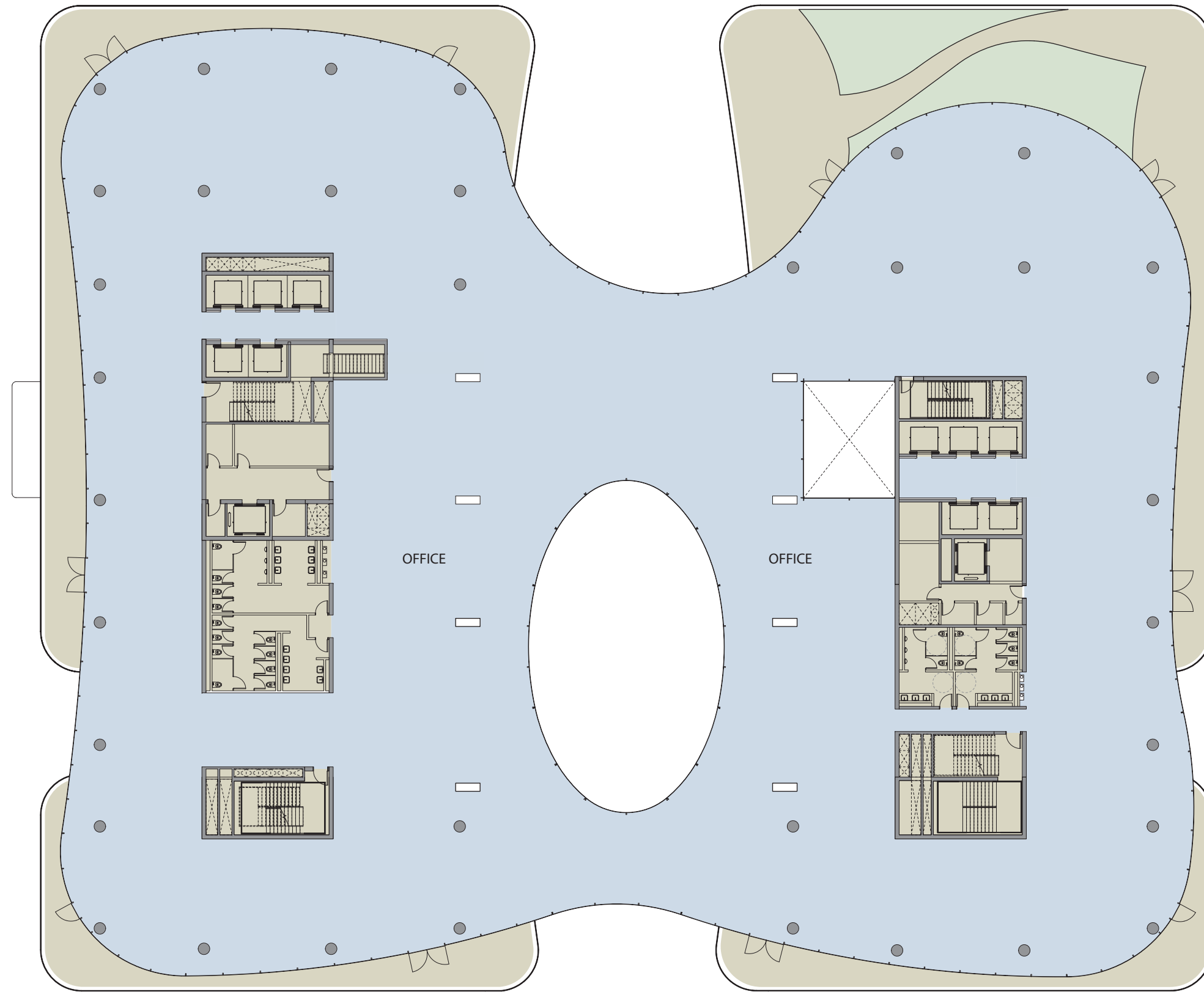






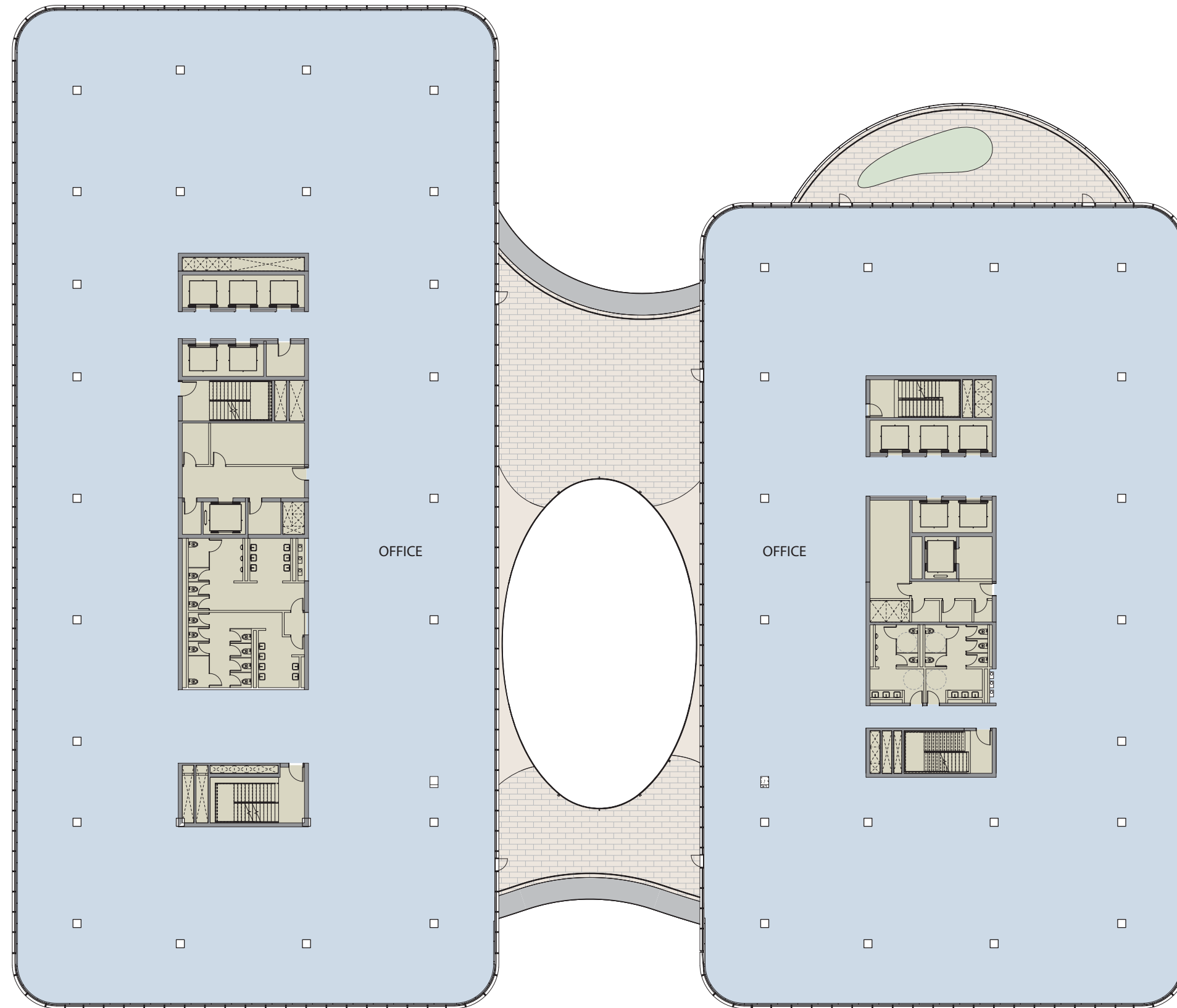
- OFFICE
- RETAIL
- SERVICE / CORE/ OPERATIONS
- ROOFSCAPE / TERRACE
- GREEN ROOF
- OPEN TO BELOW
- ROOF BELOW



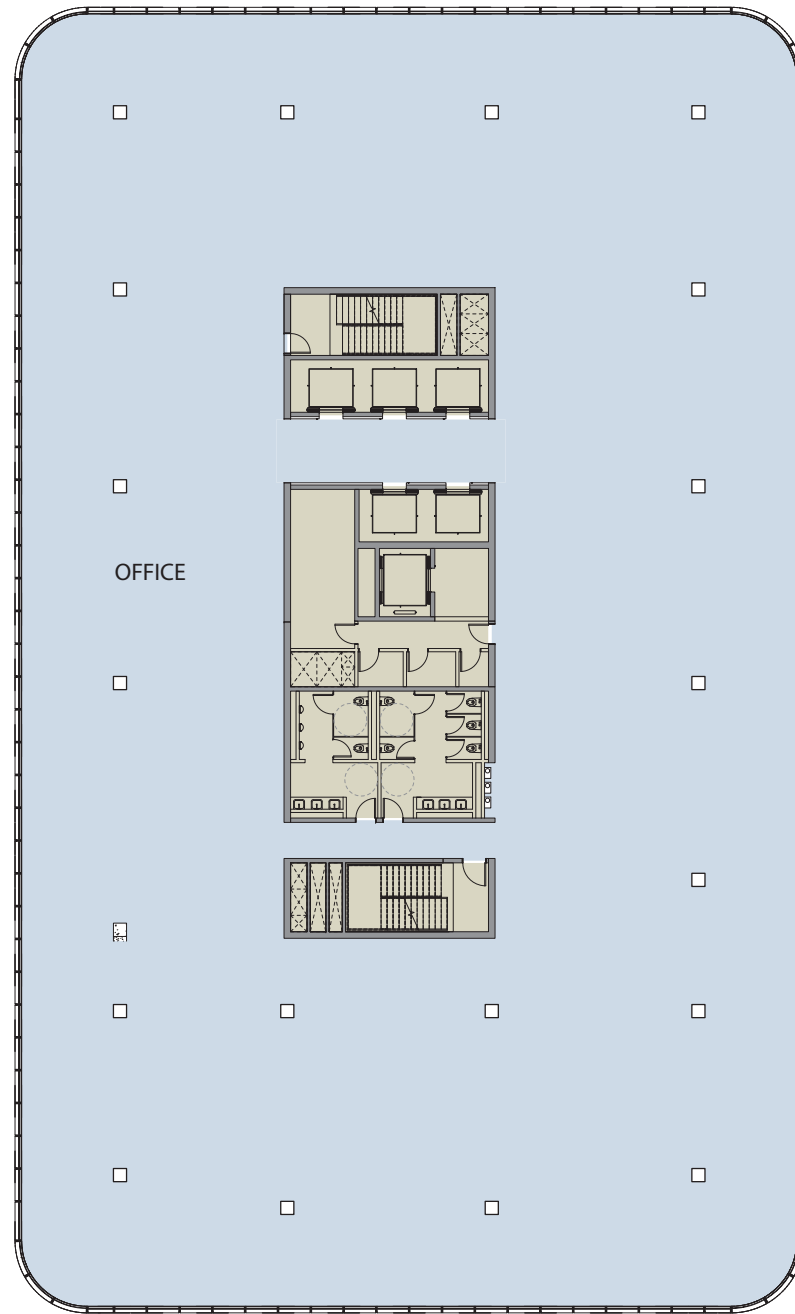
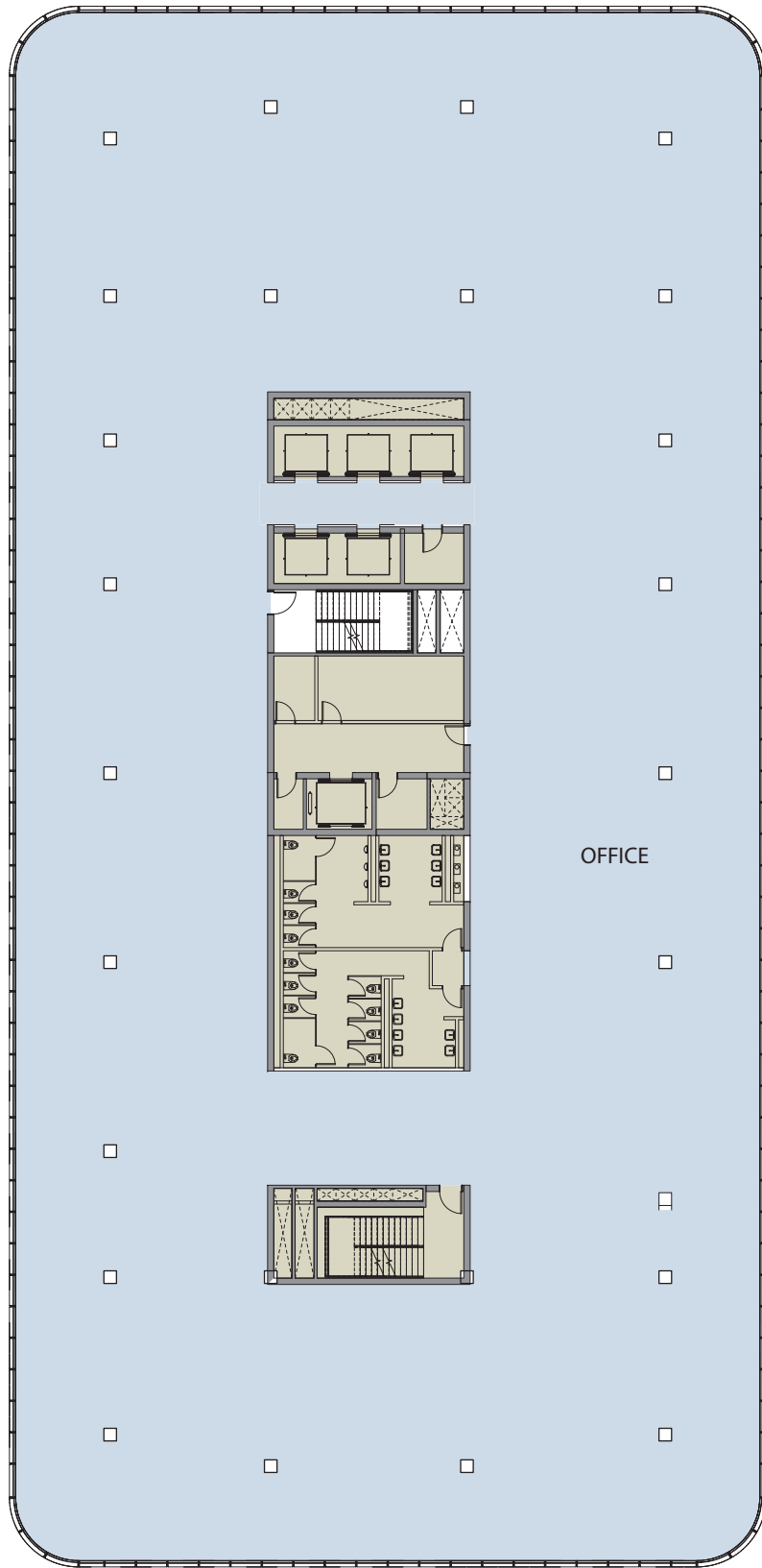


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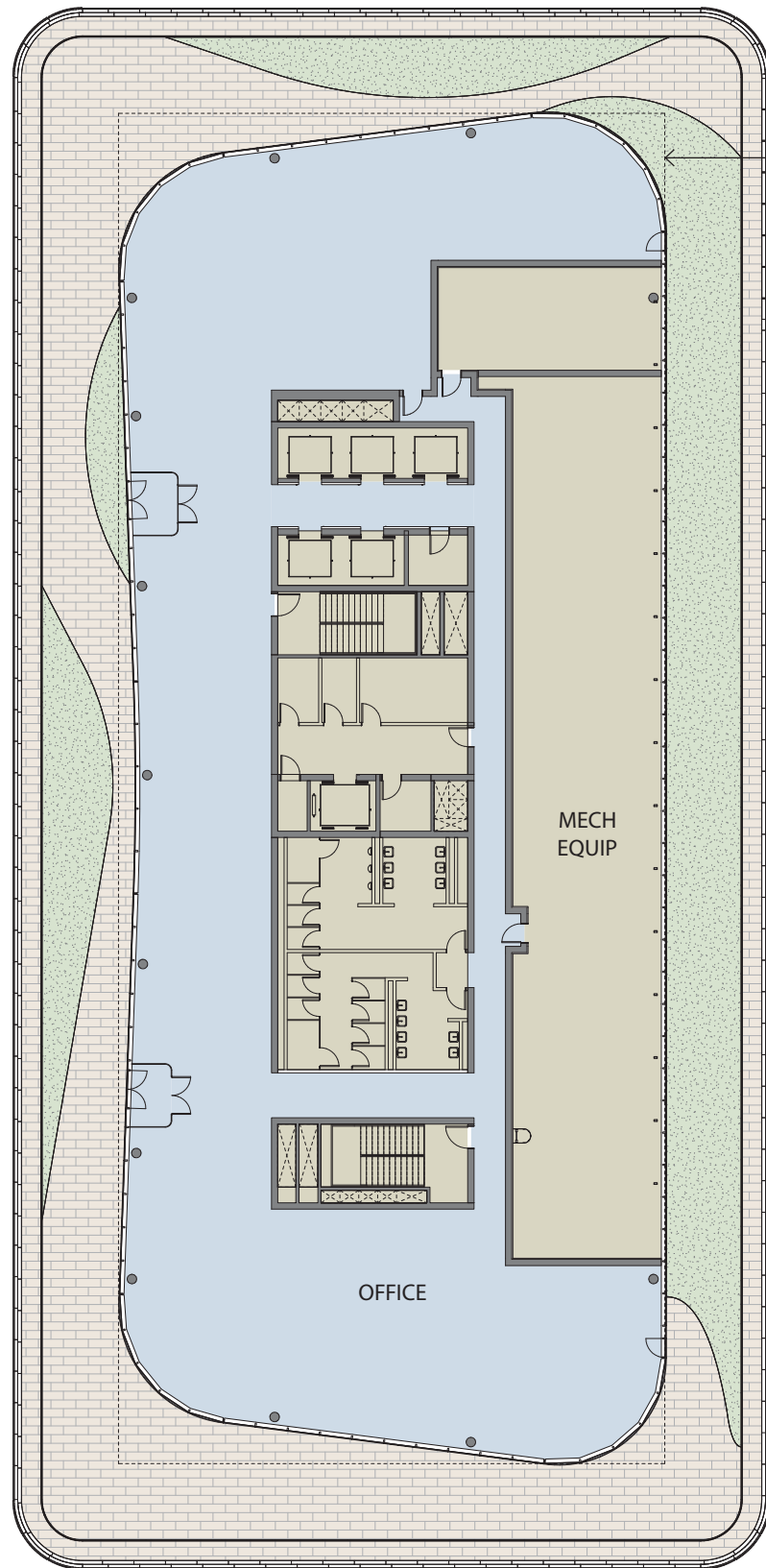




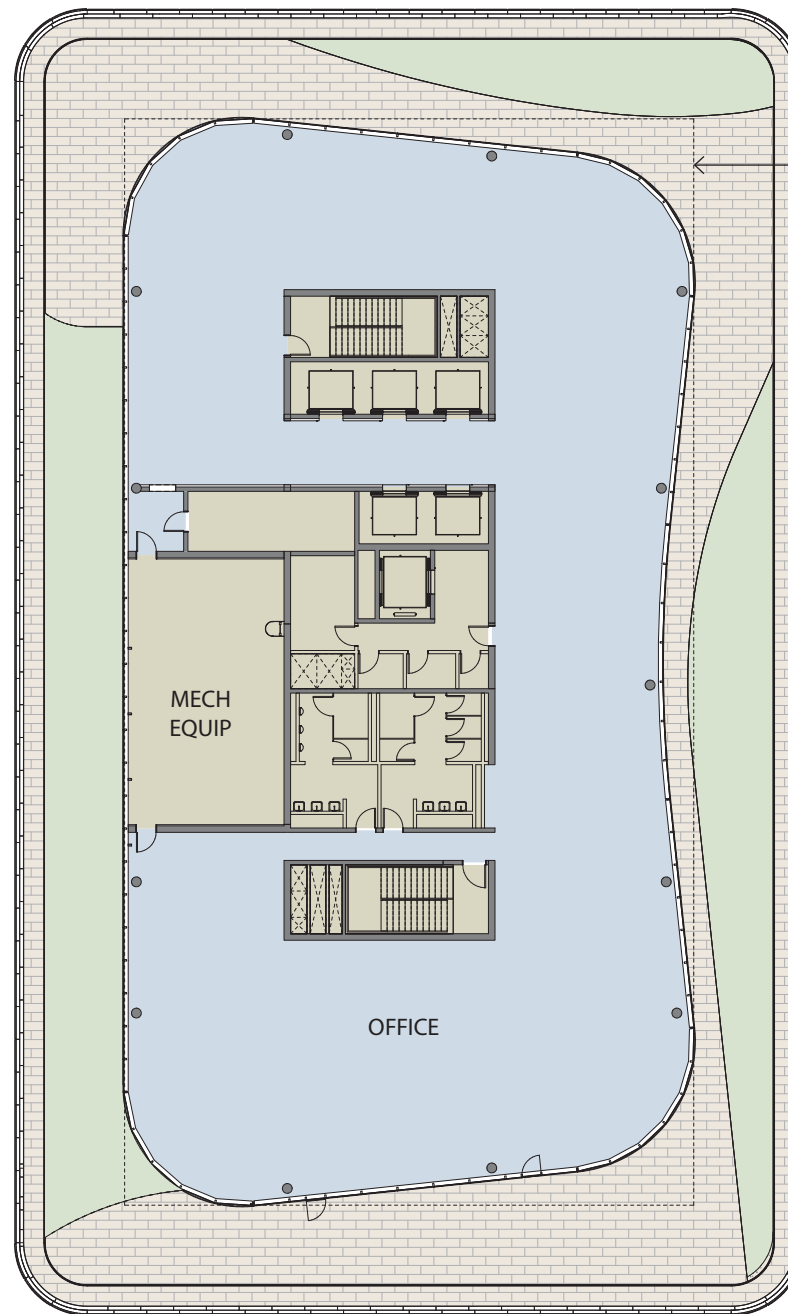
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1:1 SET BACK REQUIREMENT  
(TO 16'-0")

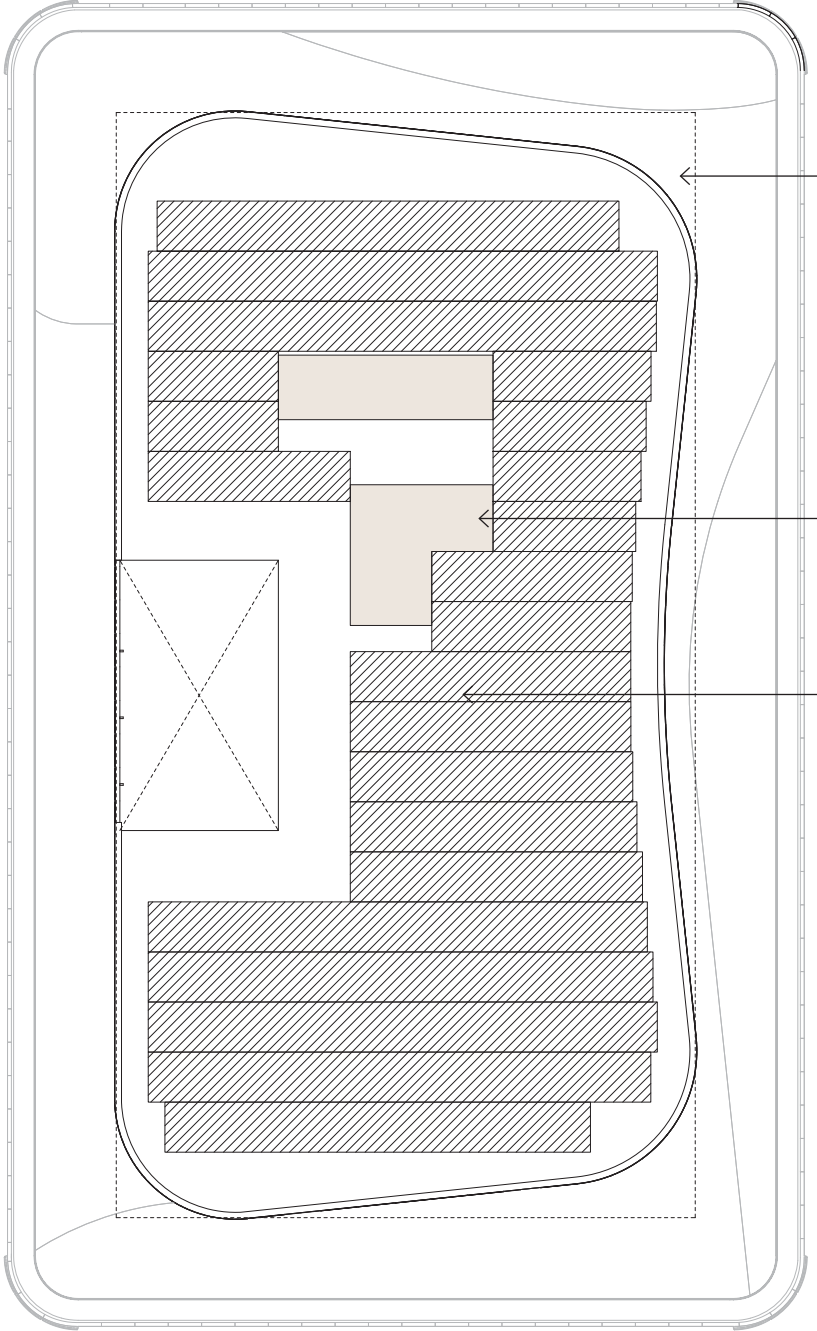
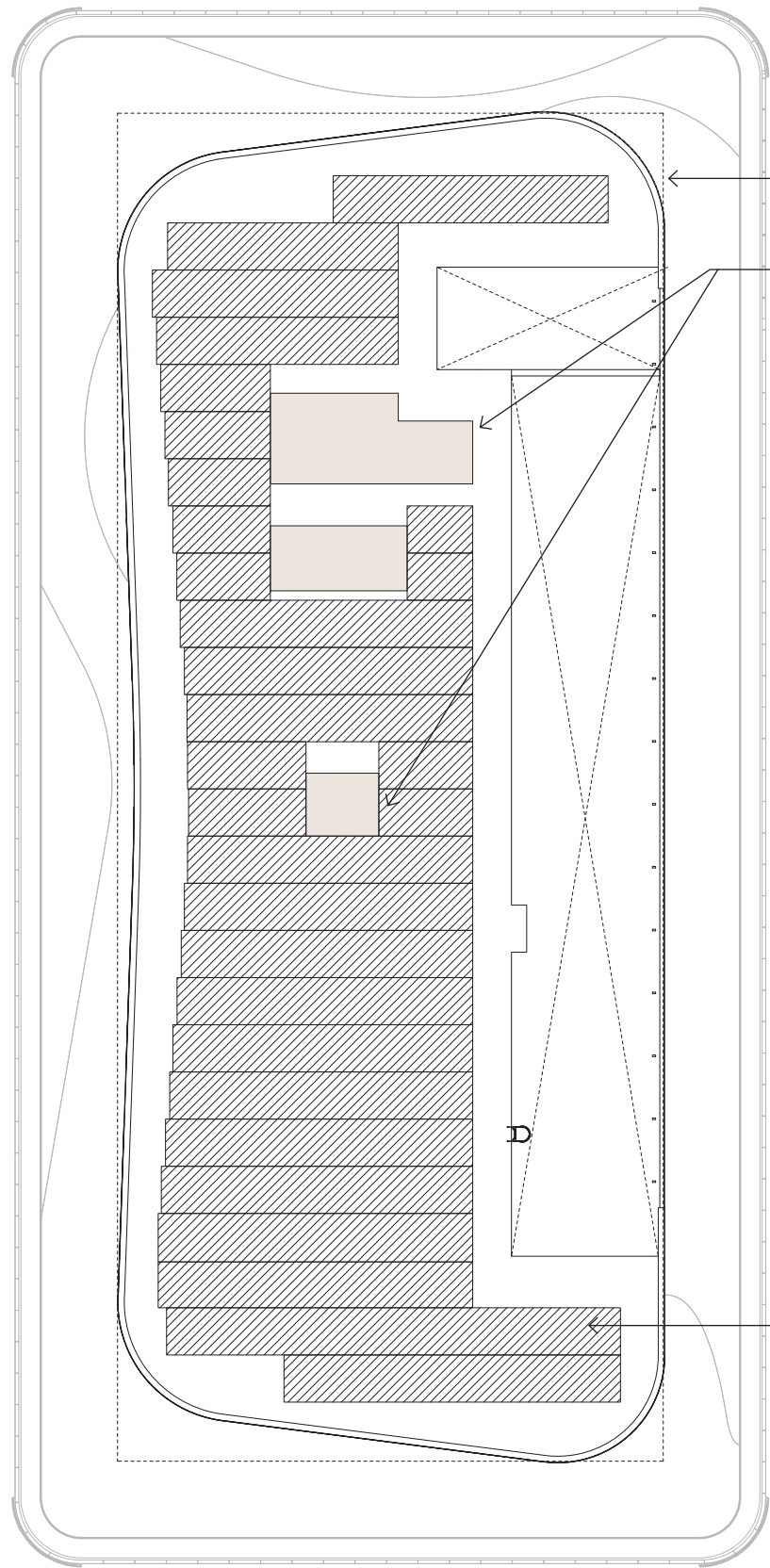


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1:1 SET BACK REQUIREMENT (TO 16'-0")

ELEVATOR HOISTWAY (TO 20'-0")

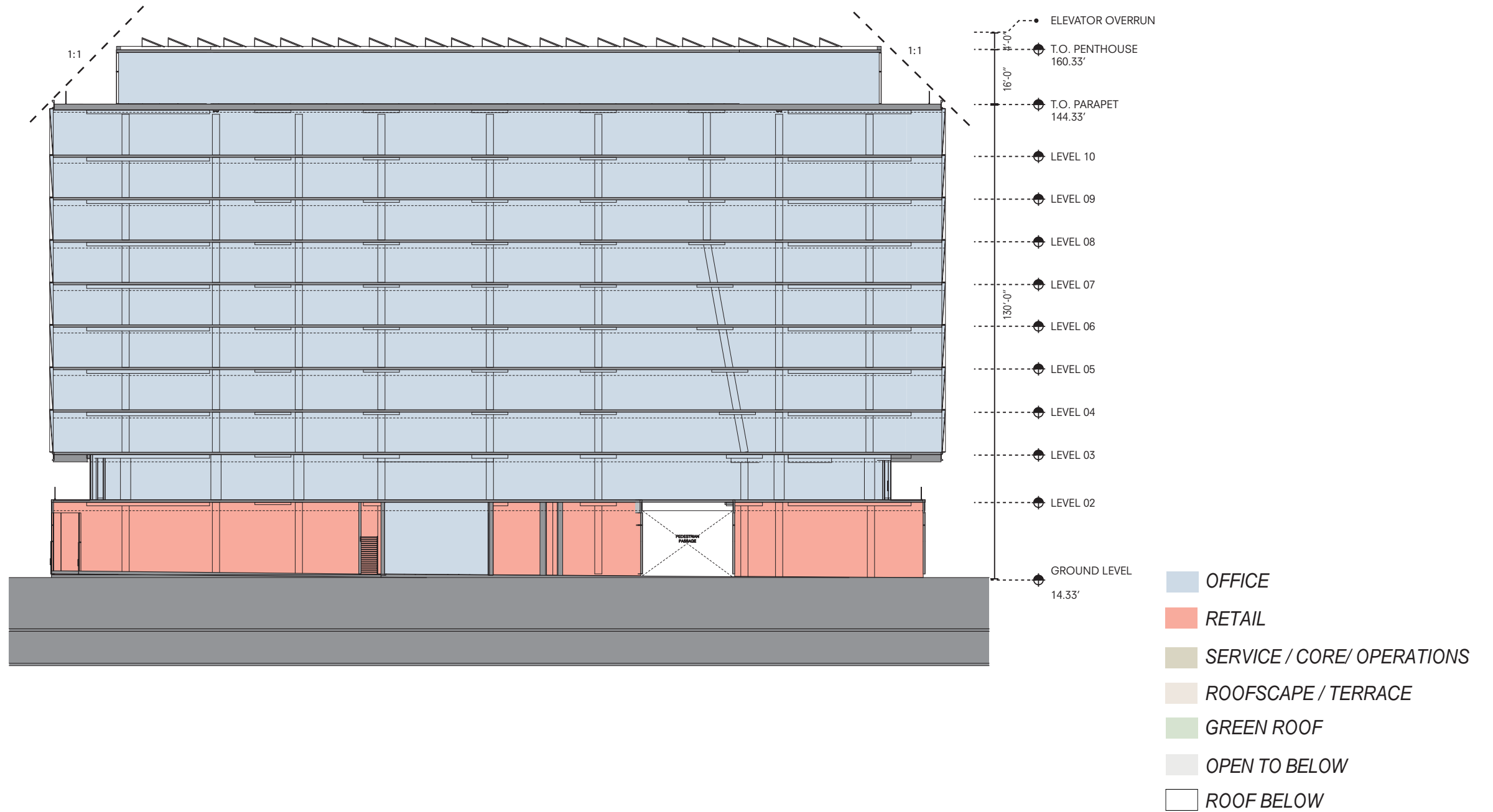
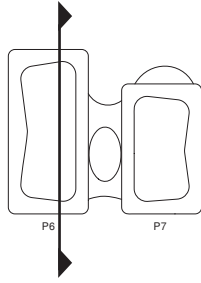
SOLAR PV PANELS\*

\* SOLAR PV PANEL LAYOUT TO BE DEVELOPED  
FLOOR AREA AVAILABLE FOR SOLAR PV INSTALLATION  
P6 - 11,000 SF / P7 - 10,000 SF APPROX

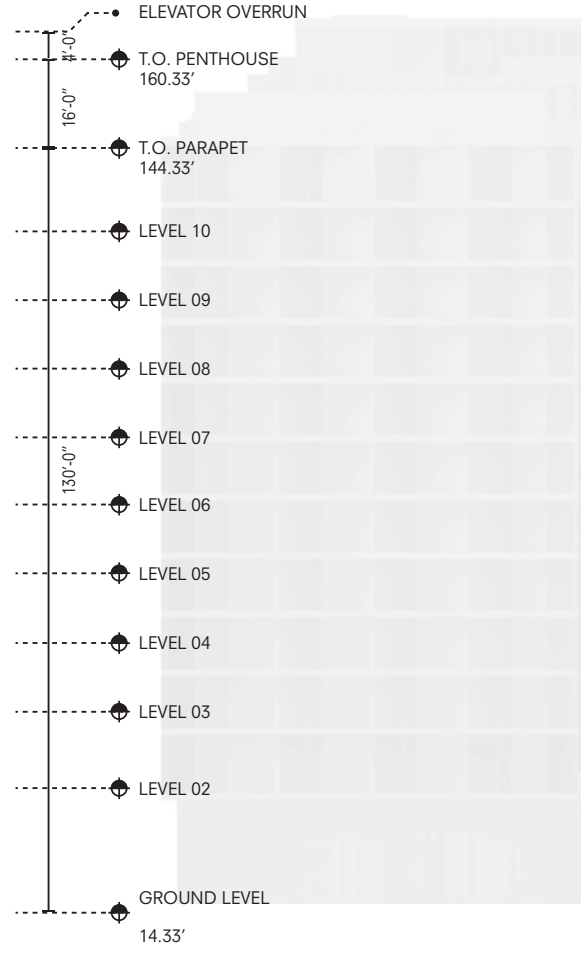
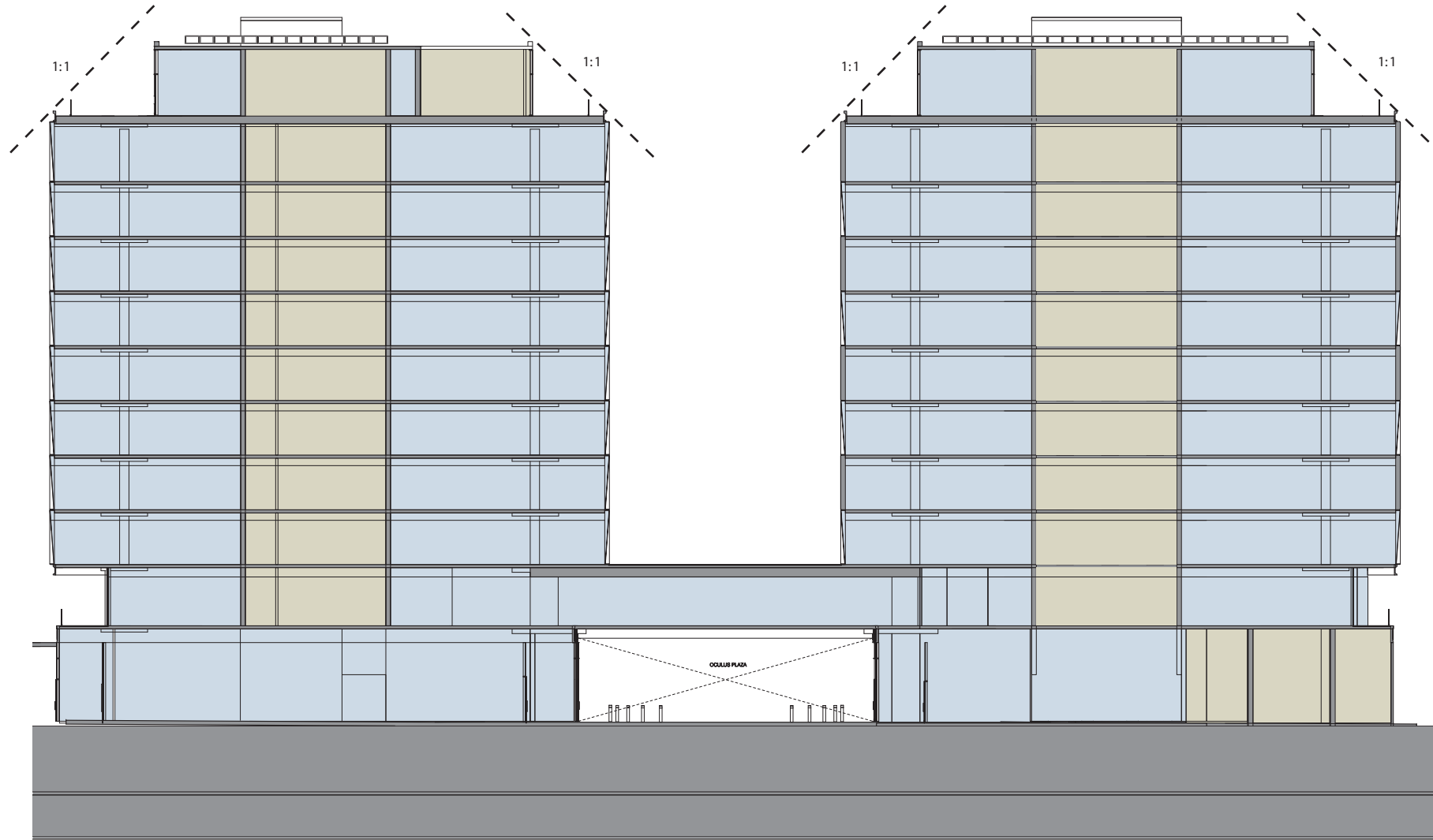
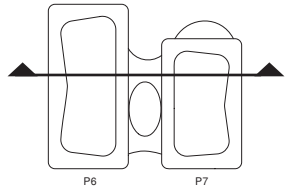


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BRONZE FINISH



SEMI REFLECTIVE GLASS



LUSTER FINISH METAL



WOOD FINISH SOFFIT



CONCRETE PAVER



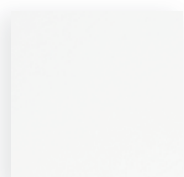




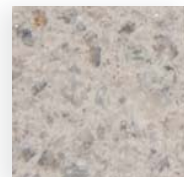
ALUMINUM



BRONZE FINISH



LOW REFLECTIVE GLASS



CONCRETE PAVER

