



SUPPLEMENTAL PREHEARING SUBMISSION - VOLUME C

OCTOBER 13, 2017 | PARCEL 10, WATER BUILDING 3, M STREET LANDING, THE TERRACE, WHARF MARINA



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
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WOLF | JOSEY LANDSCAPE ARCHITECTS

LAND USE COUNSEL
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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.21AC1

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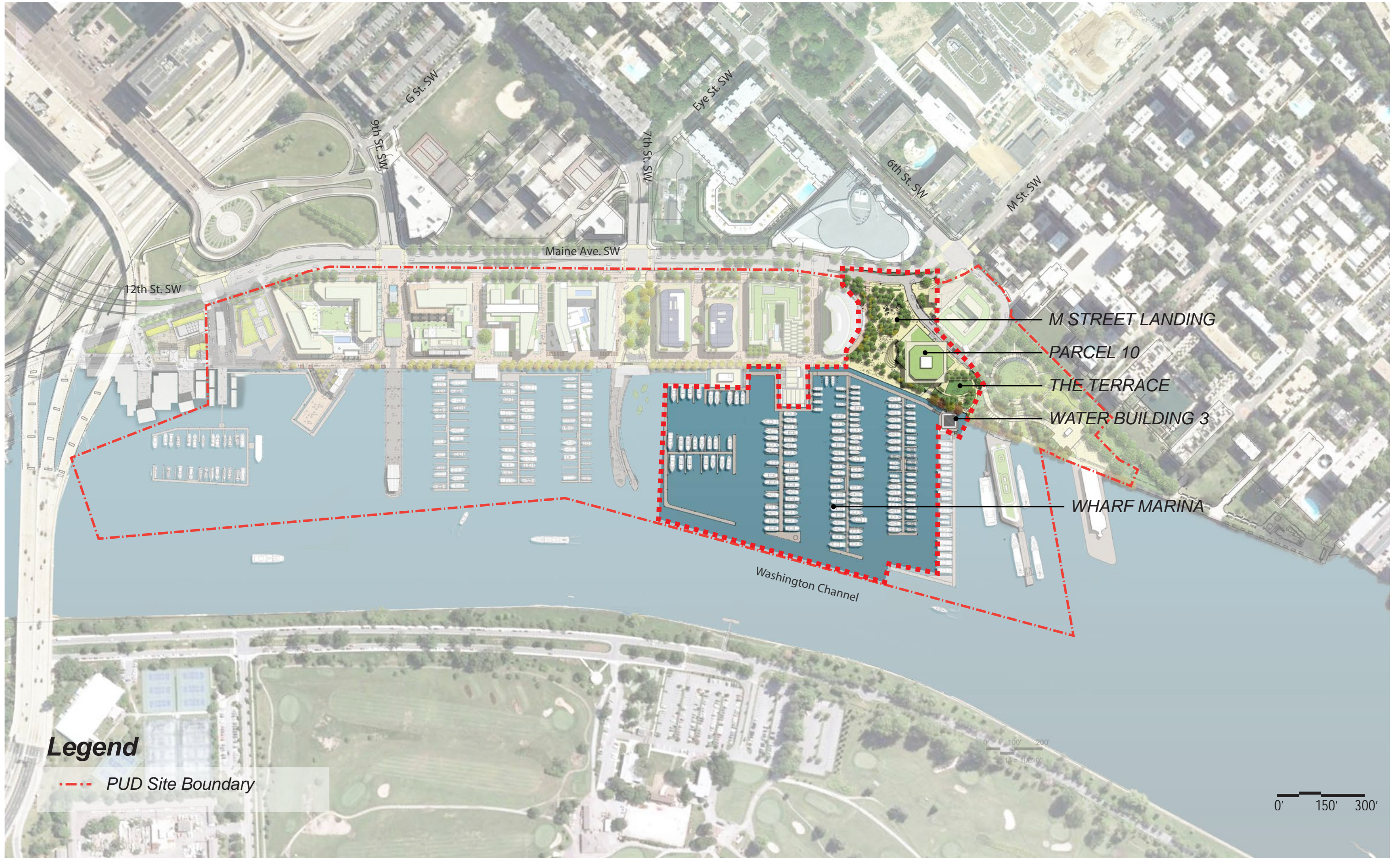
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BACK COVER



12th St. SW

9th St. SW

G St. SW

7th St. SW

Eye St. SW

6th St. SW

M St. SW

Maine Ave. SW

M STREET LANDING

PARCEL 10

THE TERRACE

WATER BUILDING 3

WHARF MARINA

Washington Channel

Legend

--- PUD Site Boundary

0' 100' 200'

1" = 100'-0"

0' 150' 300'

1 FLOORS BASE WITH 3 FLOOR TOWER
60' BUILDING HEIGHT

RETAIL	16,695 GFA
OFFICE	60,143 GFA
TOTAL	76,838 GFA

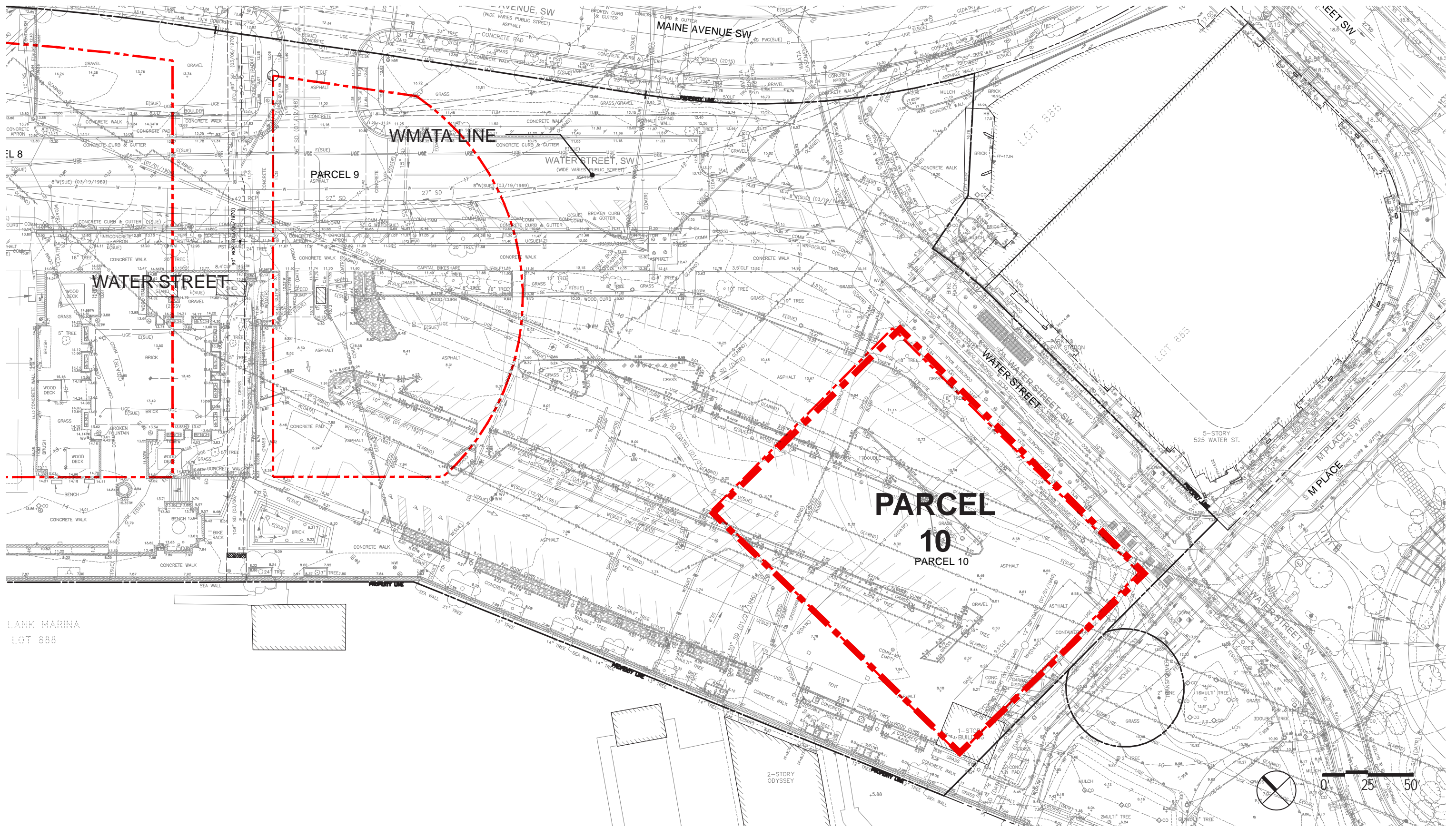


PARCEL 10

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PARCEL 10

	DCMR Title Section 11	Parcel 10	
		Zoning Allowable / Required	Phase 2 Provided
Lot Occupancy:	403.2		100%
Uses:	350.4		Retail, Office
Parcel Area:			26,600
Floor Area Ratio (FAR):	2405.2		
Building Area (Gross Square Feet)			76,838
Dwelling Units			
Keys			
Building Height:	2405.1	60 Feet	60 Feet
Penthouse Height:	411	18.5 Feet	18.5 Feet
Parking Spaces		50	128
Retail	2101.01	17	
Office	2101.01	33	
Bicycle Parking	2119.2	1	41
Loading:			
30' Deep Berths	2201.1	2	1
55' Deep Berths	2201.1	0	0
Platform - 100 Sq. Ft.	2201.1	2	2
Platform - 200 Ft. Sq.	2201.1	0	0
Delivery Space	2201.1	1	1











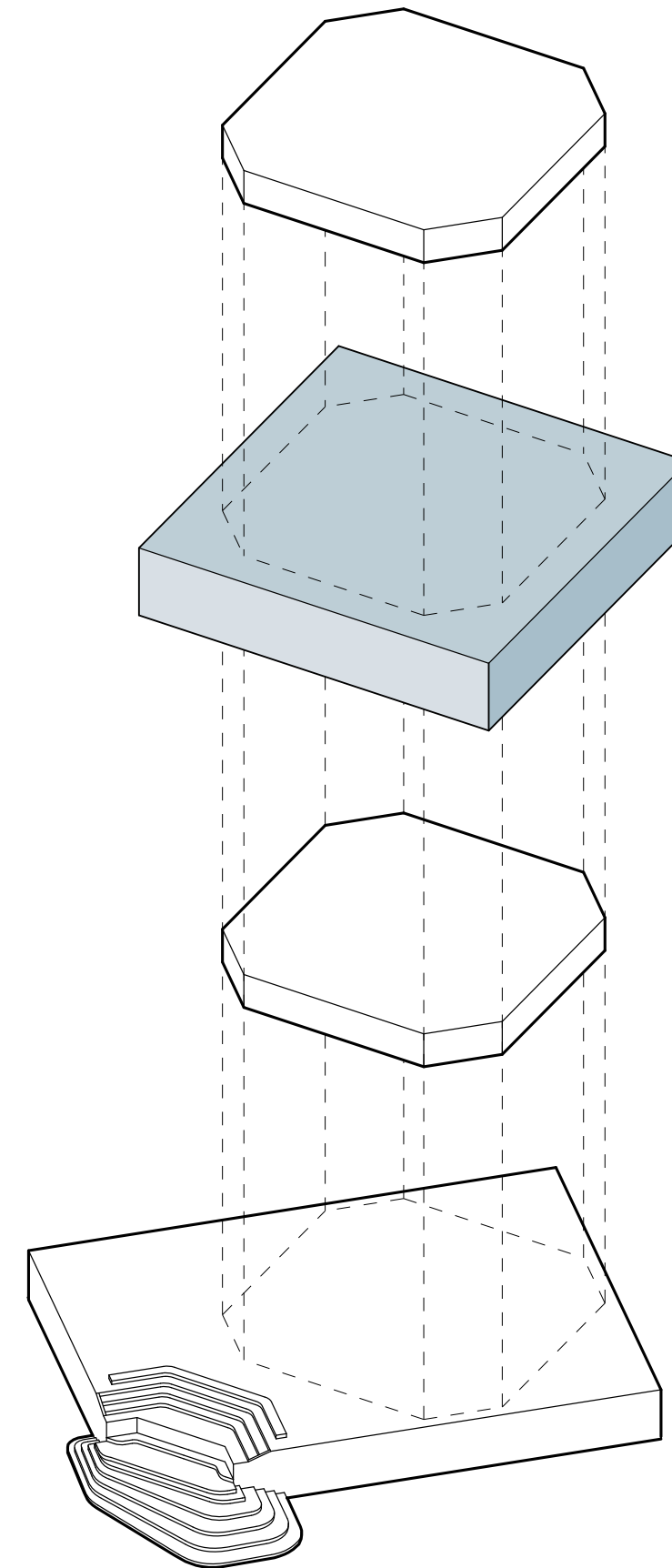
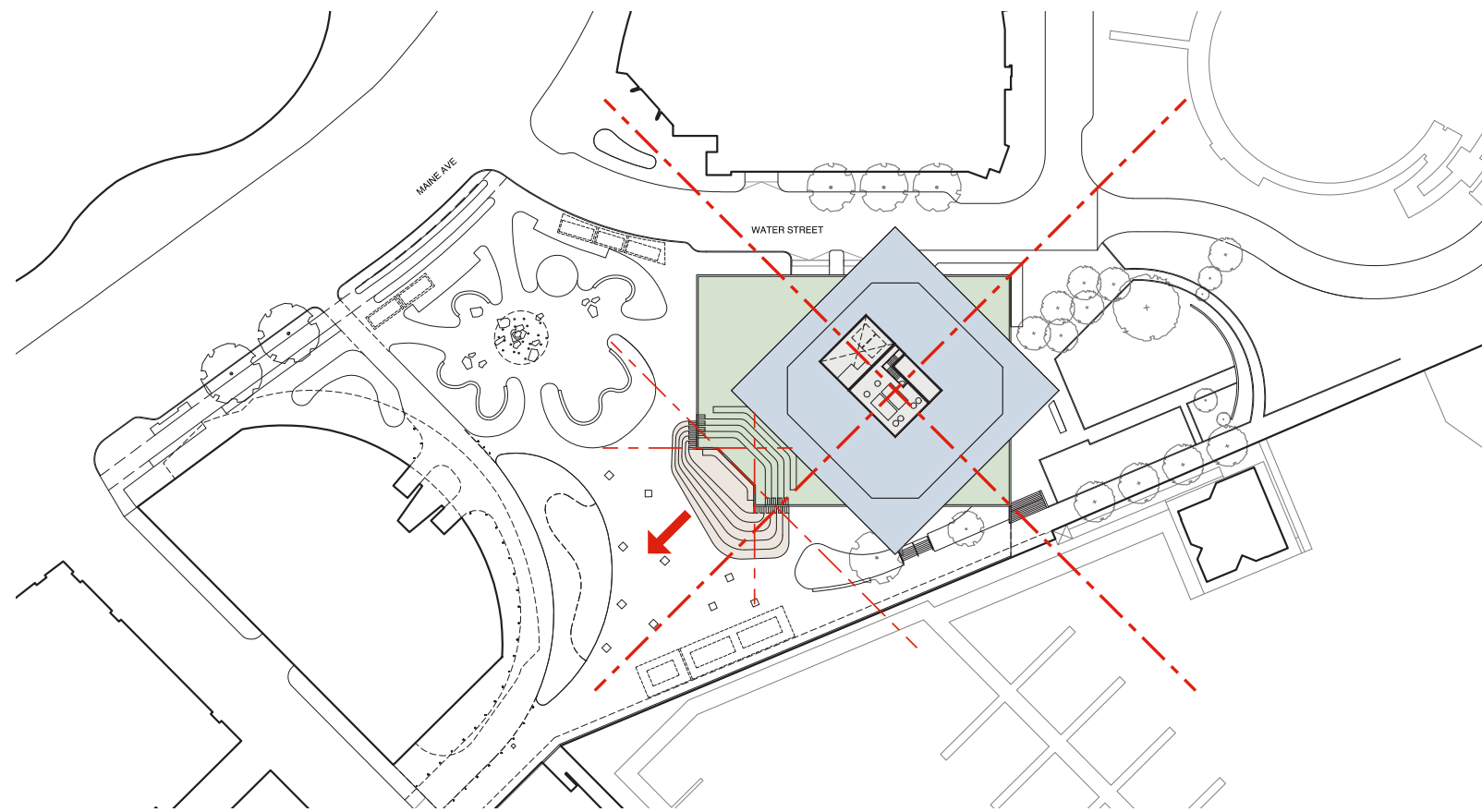




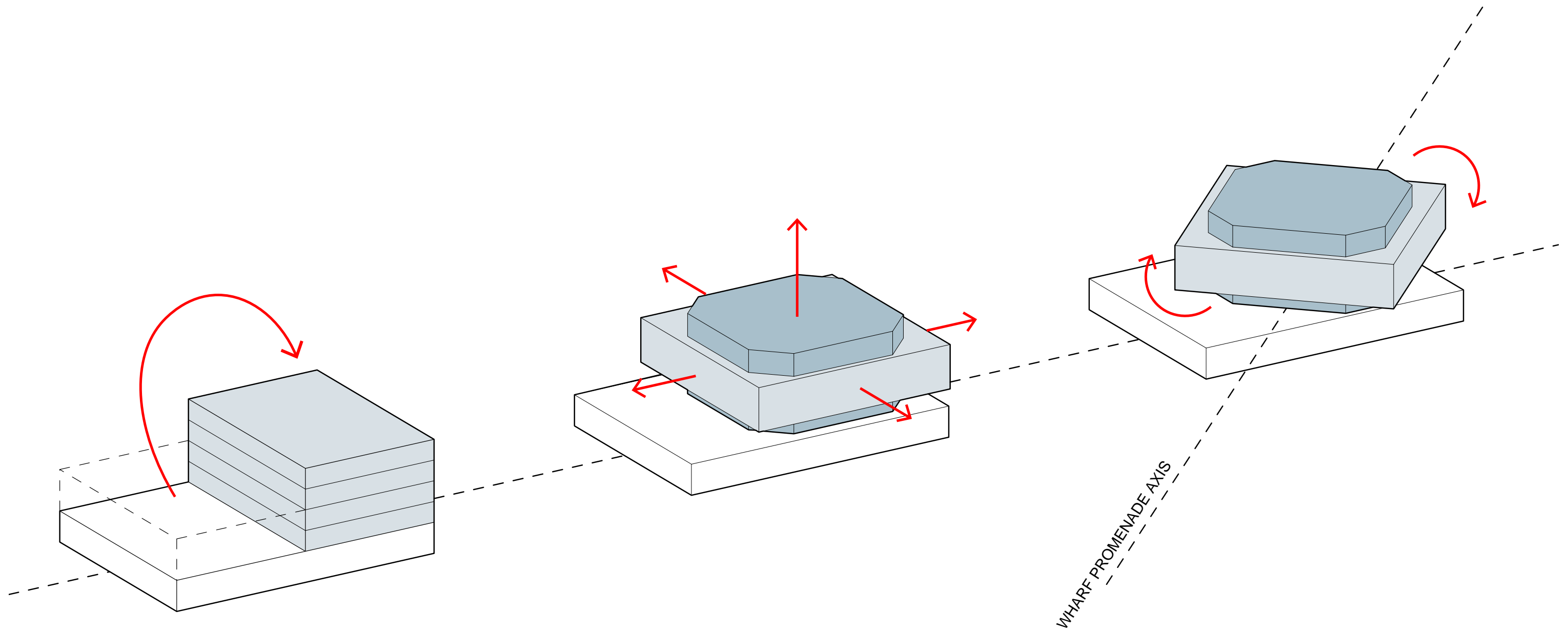


Standing alone at the eastern terminus of the Wharf Promenade and forming the east edge of the M Street Landing, Parcel 10 of The Wharf Development presents a unique set of challenges and opportunities. Building on the development's programmatic massing, Morris Adjmi Architects take advantage of the retail podium level to engage and support the M Street Landing plaza landscaping. Providing immediate programmatic support with retail, cafes and a restaurant at the ground level and physically with an amphitheater set into the base of the building allowing the landscape to directly engage the building and transition to the podium level itself in effect enlarging the M Street Landing and providing a focus and destination at the terminus of the Wharf Promenade.

Set atop the podium level, the office levels are rotated 45 degrees presenting their main elevation perpendicular to the Wharf promenade providing a focus and visual terminus to this axis. The office floors are further differentiated by setting back the 2nd floor from the 3rd and 4th floors allowing them to disengage and float above the podium. The rotation also directs views from Maine Avenue and the Arena Stage Theater towards the Marinas of the Wharf while maximizing the interior views from the office floors to the activity of the Washington Channel and further south to the Potomac River. The office entrance is marked by a canopy at the corner of Water and 6th Streets, with parking and service entrance further along Water Street providing a clean separation of programmatic elements and a distinctive public face towards the M Street Landing and private identity on Water Street.



AXONOMETRIC



STACK

LIFT & STRETCH

ROTATE