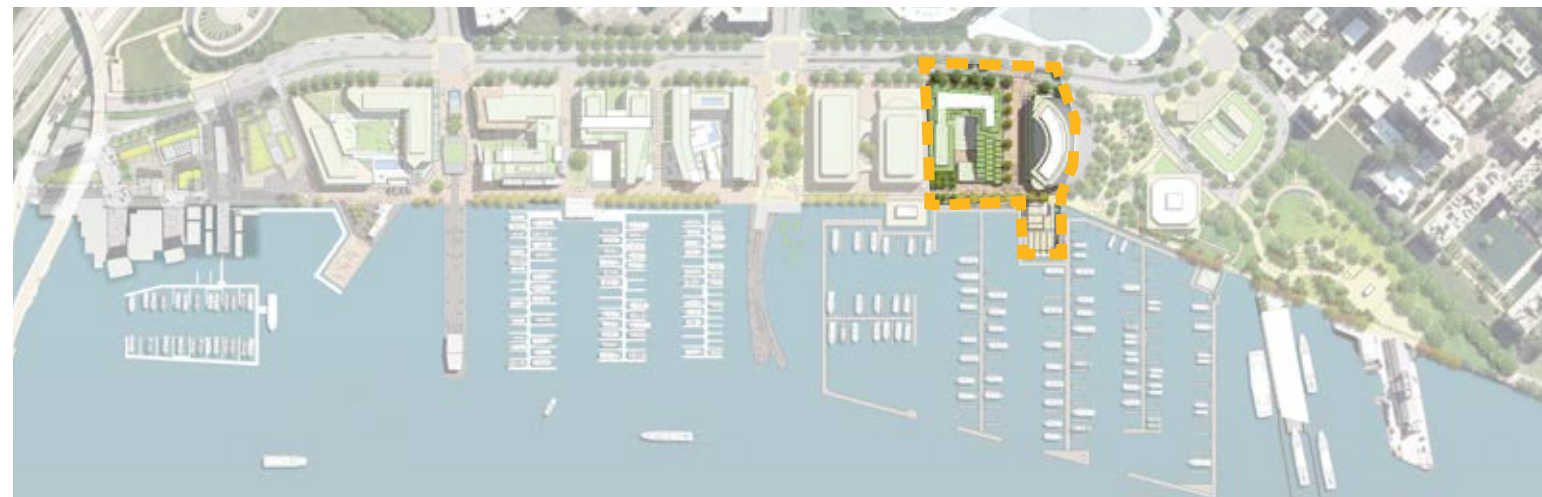




STAGE TWO PUD APPLICATION - VOLUME B

MAY 12, 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

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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

ZONING COMMISSION
District of Columbia
CASE NO.11-03J
EXHIBIT NO.2C10

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OPEN SPACE

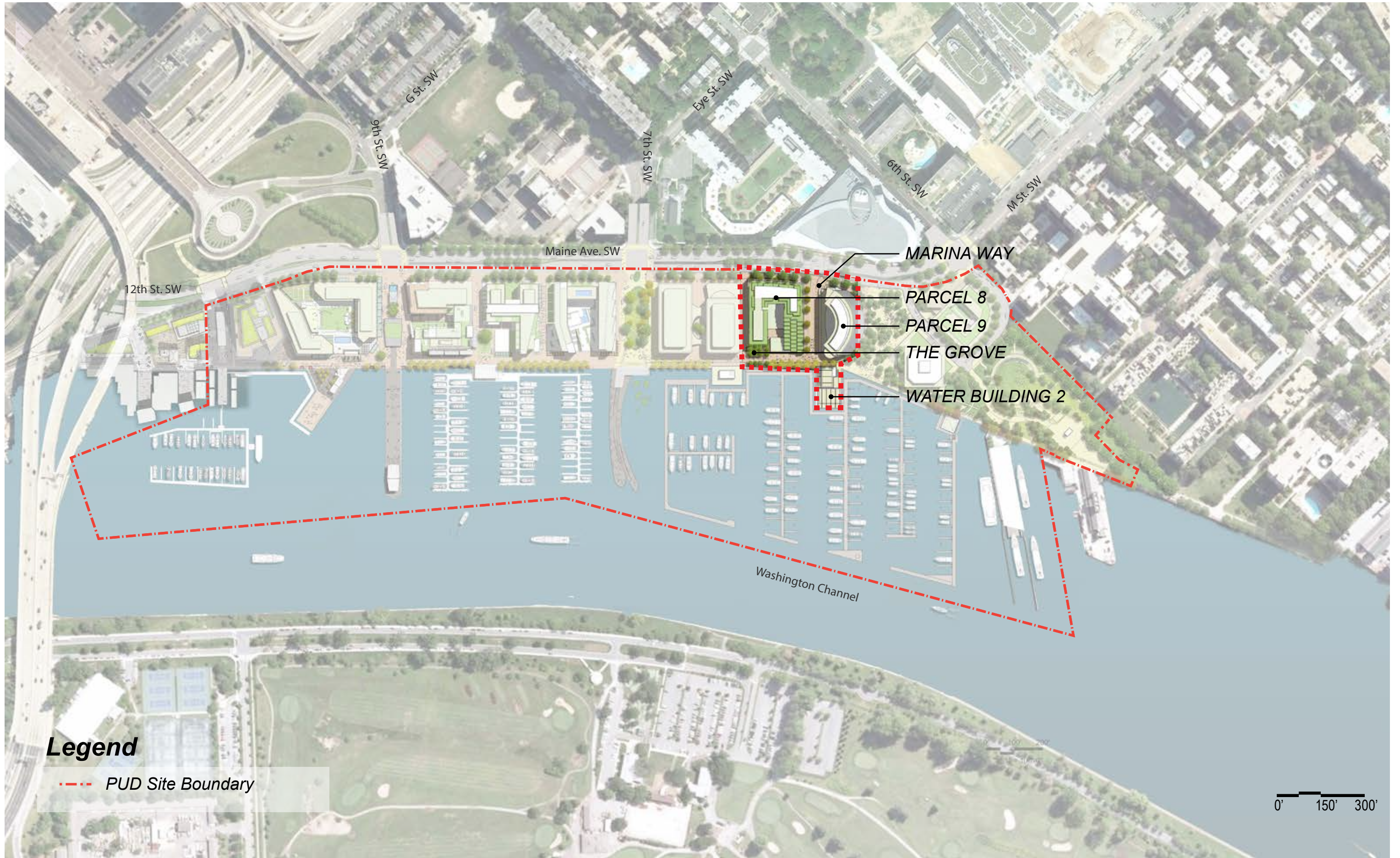
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BACK COVER



12th St. SW

9th St. SW

G St. SW

7th St. SW

Eye St. SW

6th St. SW

M St. SW

Maine Ave. SW

MARINA WAY

PARCEL 8

PARCEL 9

THE GROVE

WATER BUILDING 2

Washington Channel

Legend

--- PUD Site Boundary

0' 150' 300'

1 FLOORS BASE WITH 11 FLOOR TOWER
130' BUILDING HEIGHT

RETAIL
RESIDENTIAL, 235 RENTAL UNITS
HOTEL, 116 ROOMS
TOTAL

26,316 GFA
265,788 GFA
78,755 GFA
370,859 GFA



PARCEL 8

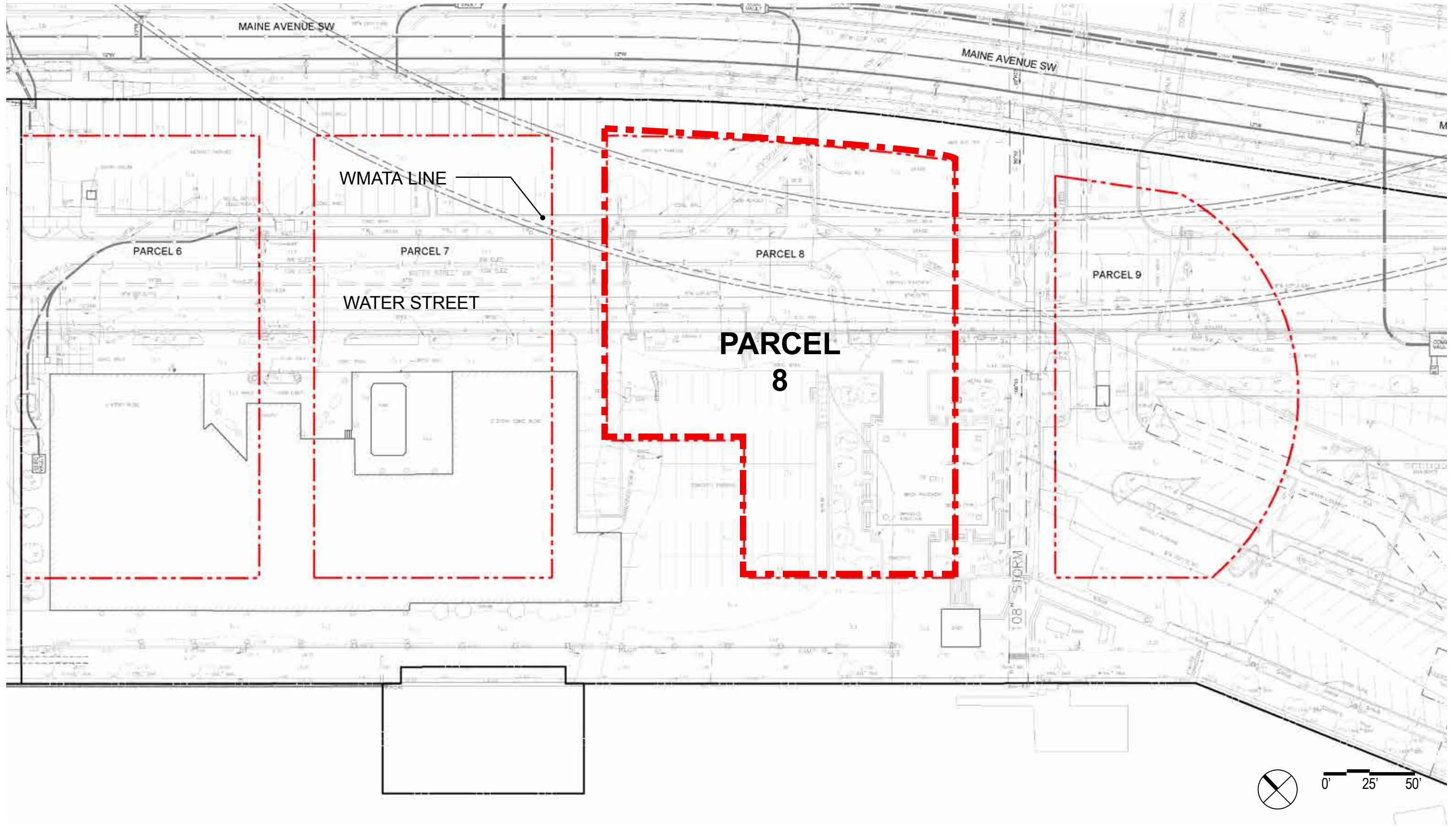
1

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)			370,859
Dwelling Units			235
Keys			116
Building Height:	2405.1	130 Feet	130 Feet
Penthouse Height:	770.6	20 Feet	20 Feet
Parking Spaces		152	
Retail	2101.01	31	
Cultural	2101.01		
Residential (Multiple Dwelling)	2101.01	59	
Hotel	2101.02	62	
Office	2101.01		
Hotel	2101.01		
Bicycle Parking	2119.2	8	
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

DISTRICT
WHARF

HOFFMAN-MADISON WATERFRONT



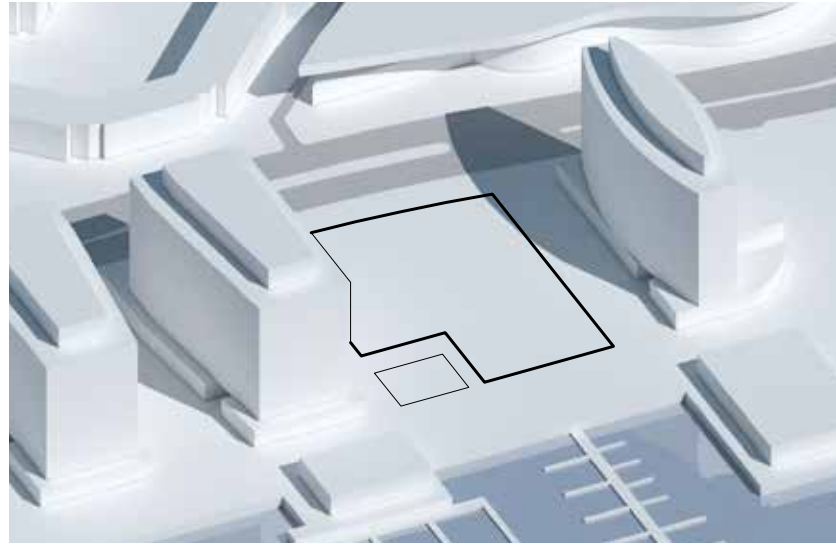


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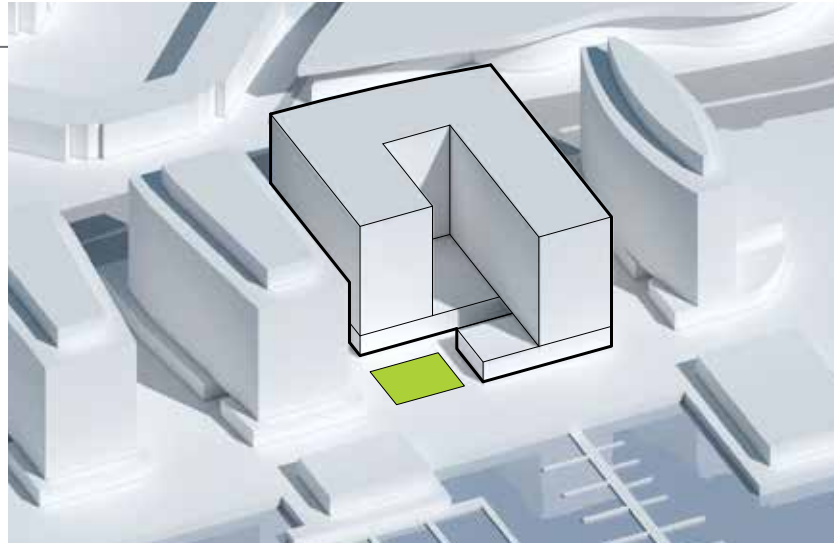
Parcel 8: Aerial View

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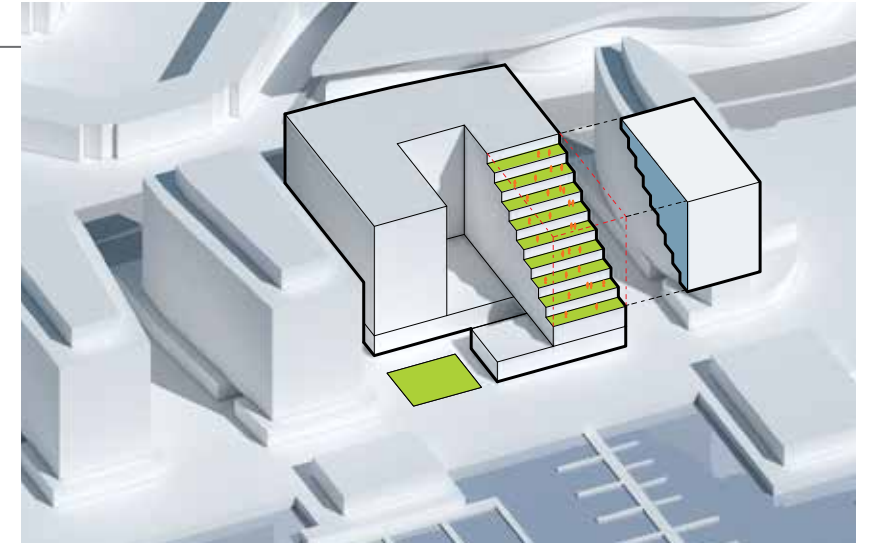
DISTRICT
WHARF



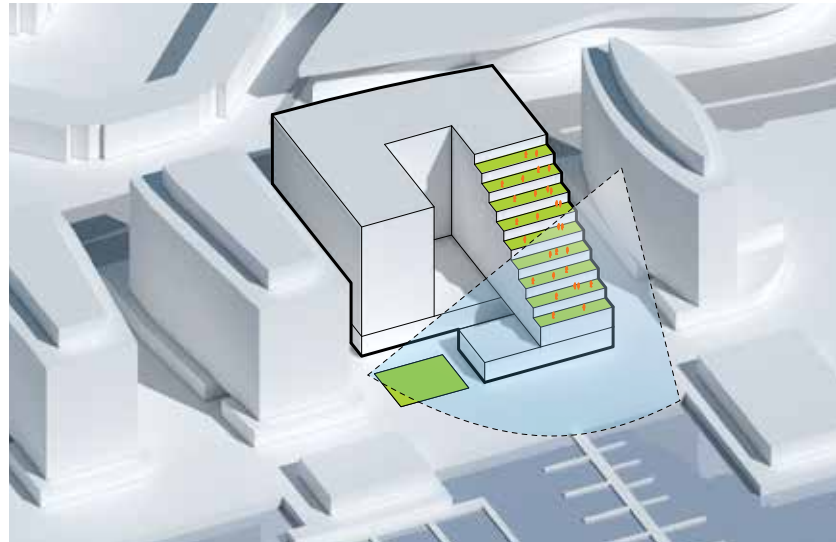
1 PRIORITIES CONSIDERING THE PRIME WATERFRONT LOCATION, MASTER PLANING AND SITE CONSTRAINTS, THE TEAM IDENTIFIED FIVE PRIORITIES. VIEWS, OUTDOOR SPACE, GROVE, ADJACENCIES AND ARENA STAGE.



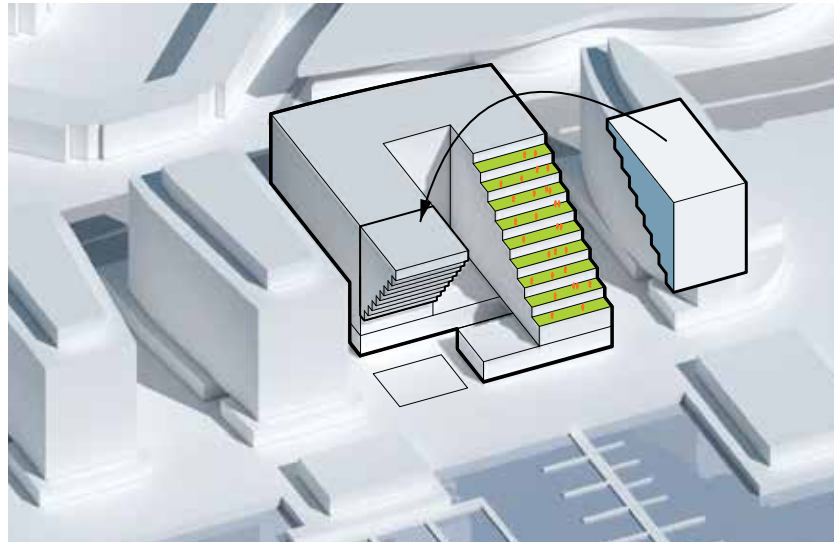
2 EXTRUSION 'U' SHAPED MASS COMPRISED OF THREE BARS WITH COURTYARD ORIENTED TOWARDS THE WATERFRONT. EACH OF THE WEST, NORTH AND EAST BARS ARE 65' WIDE, DOUBLE LOADED CORRIDORS



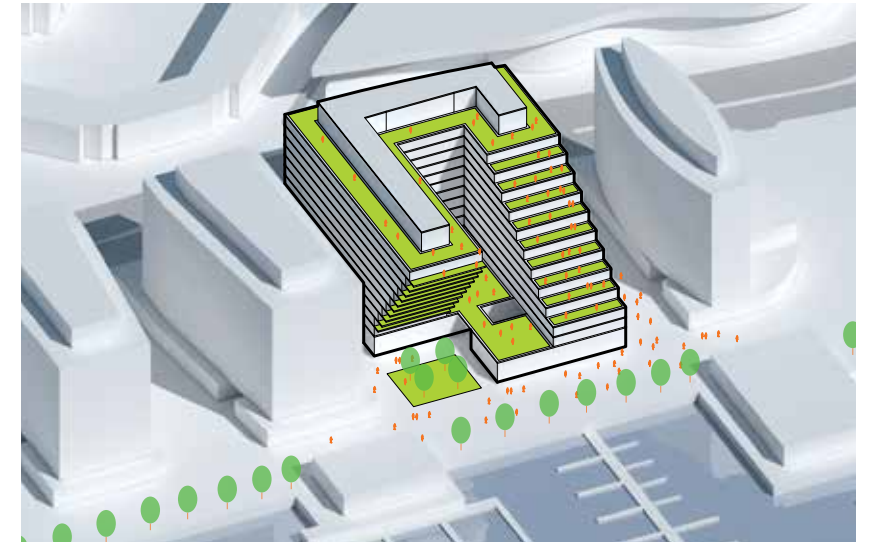
3 SUBTRACTION MASS IS REMOVED FROM THE EAST BAR TO CREATE A SERIES OF TERRACES ASCENDING THE HEIGHT OF THE BUILDING WITH PRIME WATERFRONT ORIENTATION



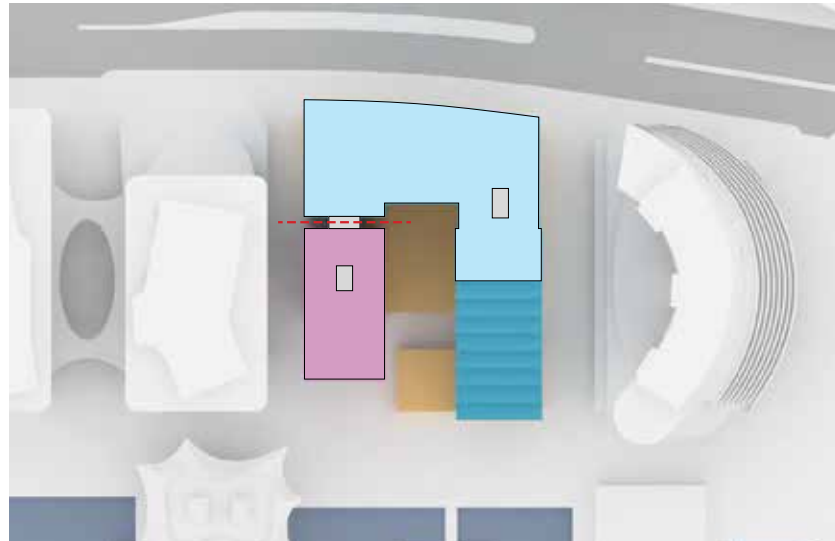
4 ADJACENCIES THE EAST BAR TERRACES ALLOW FOR INCREASED VIEWS FROM THE NEIGHBORING CONDO AT PARCEL 9 WHILE OPENING THE INTERNAL COURTYARD TO IDEAL SOUTHERN EXPOSURE.



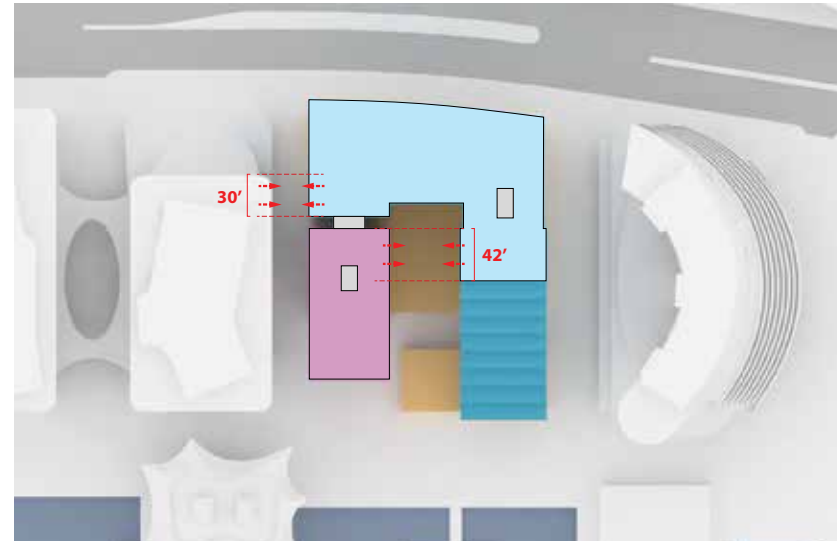
5 ADDITION THE BUILDING AREA SUBTRACTED FROM THE EAST BAR IS ADDED TO THE WEST BAR AS A CANTILEVER, ENHANCING THE URBAN QUALITIES OF THE GROVE WHILE OPTIMIZING WATERFRONT VIEWS AT THE UPPER FLOORS.



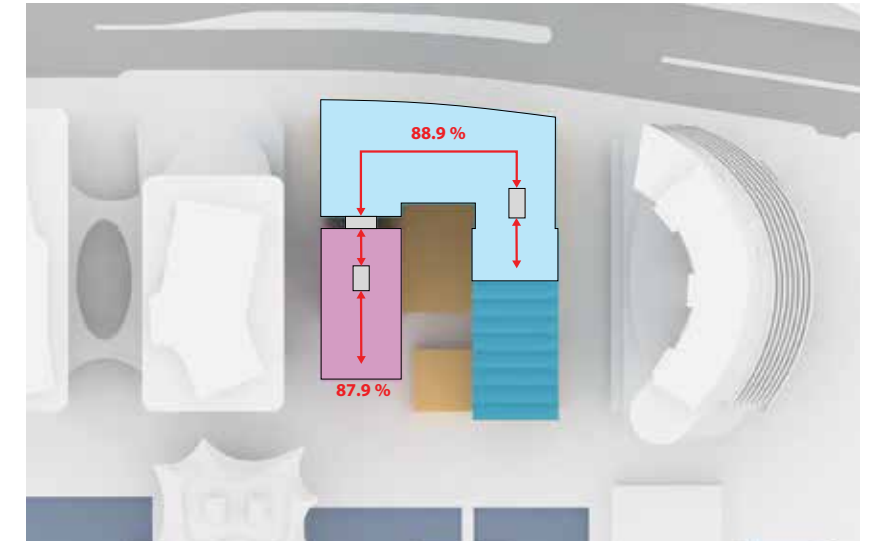
6 CONCLUSION THE RESULTING MASS MAXIMIZES PRIME WATERFRONT VIEWS AND OUTDOOR SPACE WHILE ACHIEVING UNIQUE SPATIAL QUALITIES FOR BOTH THE GROVE AND ADJACENT PARCELS.



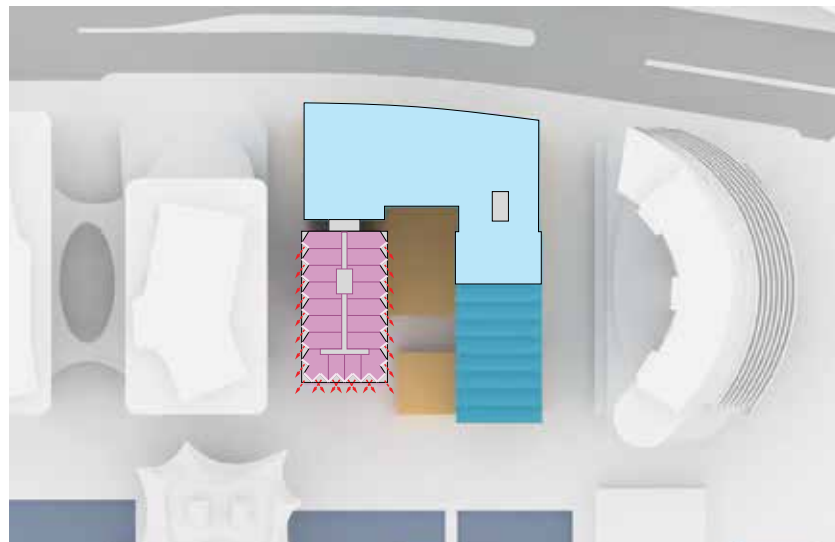
1 SEPARATION OF PROGRAM



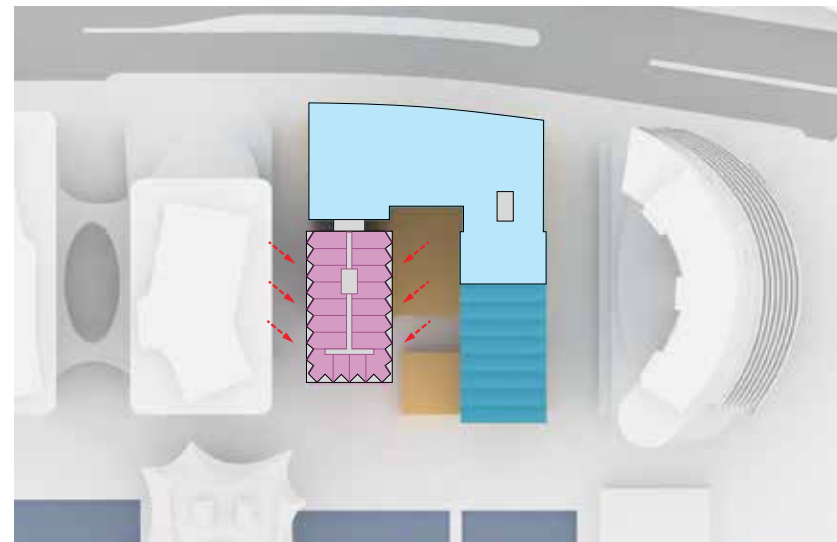
2 CONTEXT



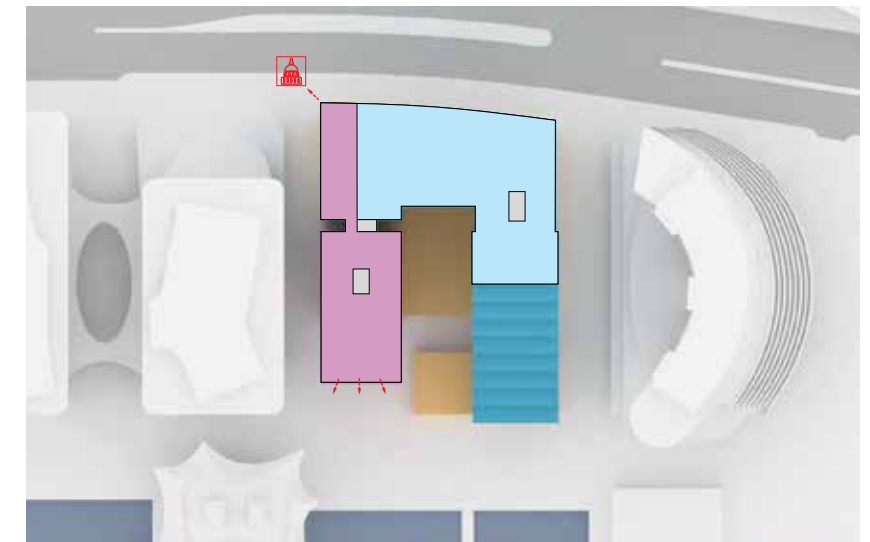
3 EFFICIENCY



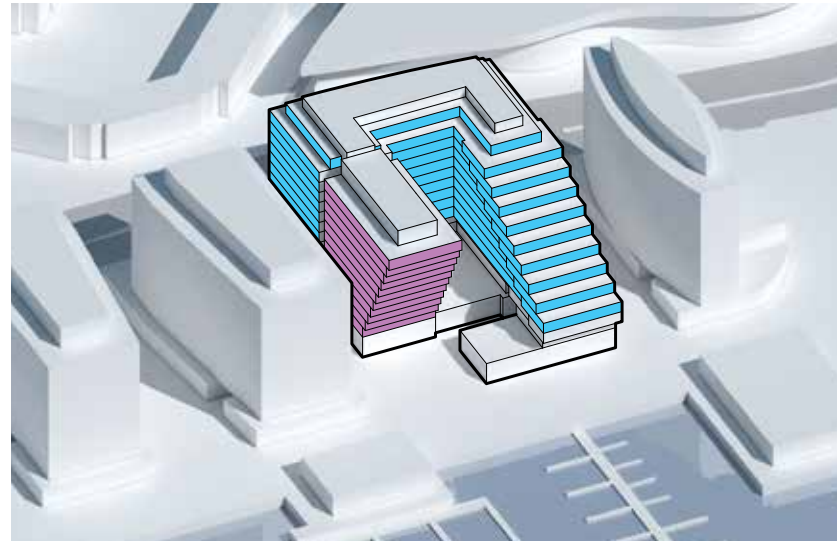
4 VIEW ADVANTAGE



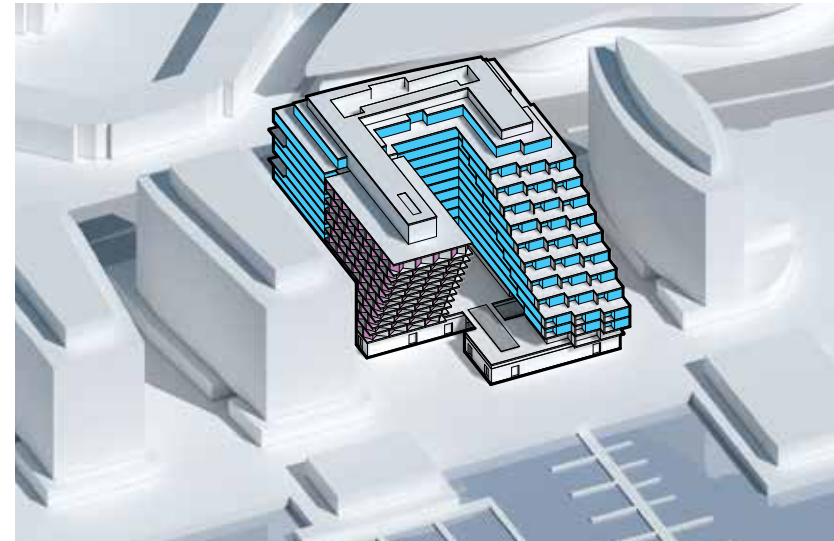
5 PRIVACY



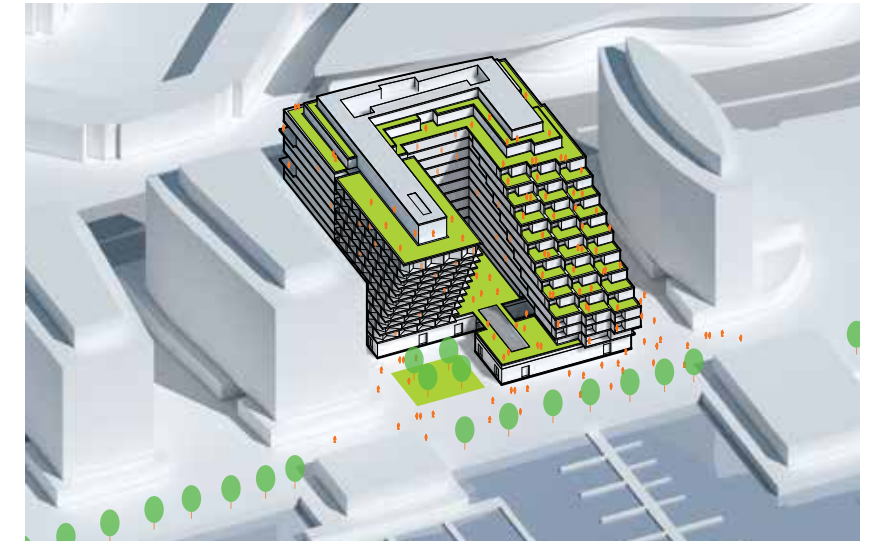
6 PANORAMIC VIEW



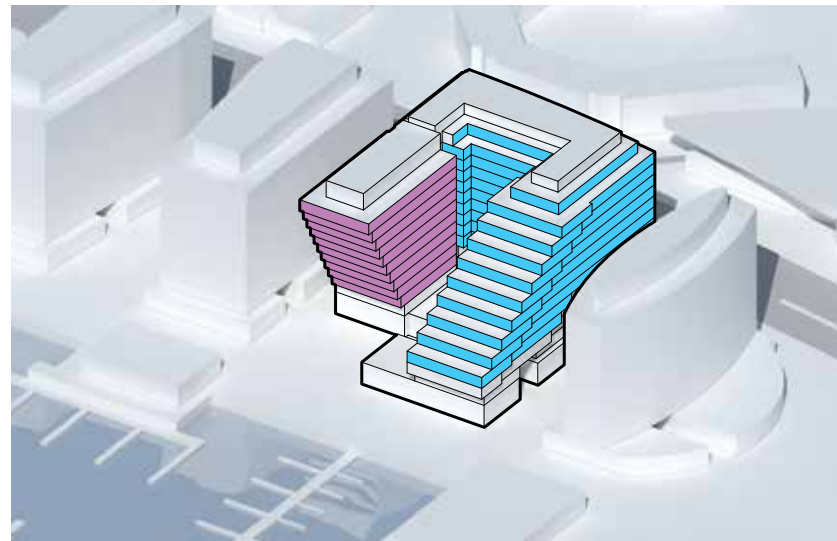
1 MASSING ANALYZING THE INITIAL MASSING ACCORDING TO VIEWS AND PROGRAM



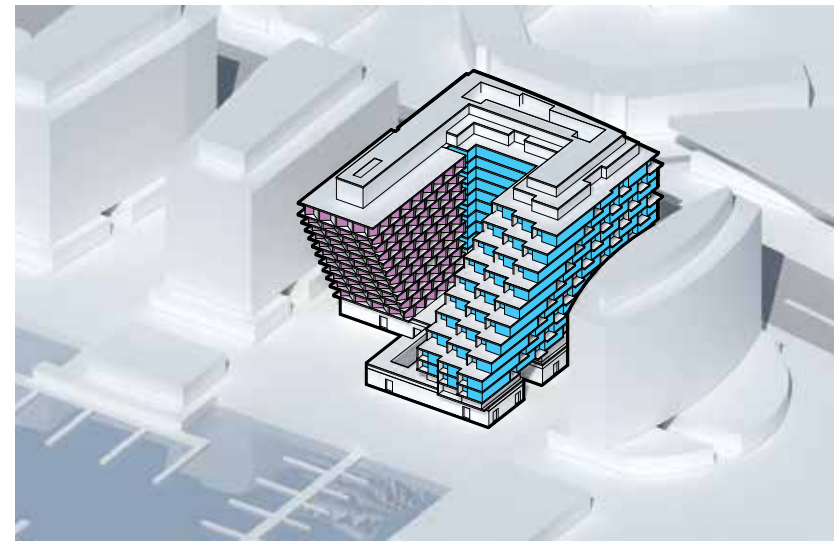
2 CONCEPT BY APPLYING THE ARTICULATION OF THE DESIGN CONCEPT, THE PRIME UNITS WITH OUTDOOR SPACE AND WATER VIEWS IS DRAMATICALLY INCREASED.



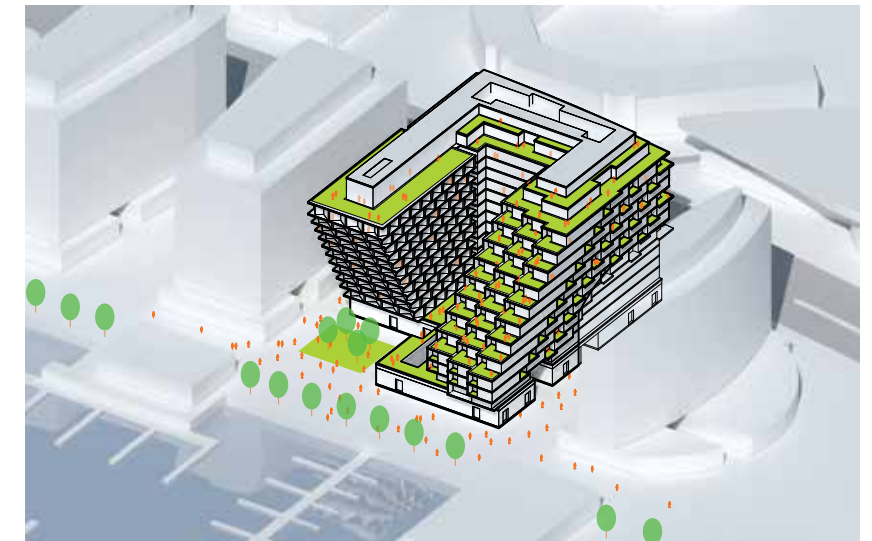
3 CONCLUSION THE RESULTING DESIGN IS A FULLY ARTICULATED MASS MAXIMIZING WATER FRONT VIEWS FOR BOTH HOTEL GUEST ROOMS AND RESIDENTIAL UNITS



1 MASSING VIEWED FROM THE OPPOSITE ANGLE. SEE ABOVE



2 CONCEPT VIEWED FROM THE OPPOSITE ANGLE. SEE ABOVE



3 CONCLUSION VIEWED FROM THE OPPOSITE ANGLE. SEE ABOVE



1.6

Parcel 8: Perspective View From Wharf SW
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1.8

Parcel 8: Birdseye View From Wharf SW
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WHARF

