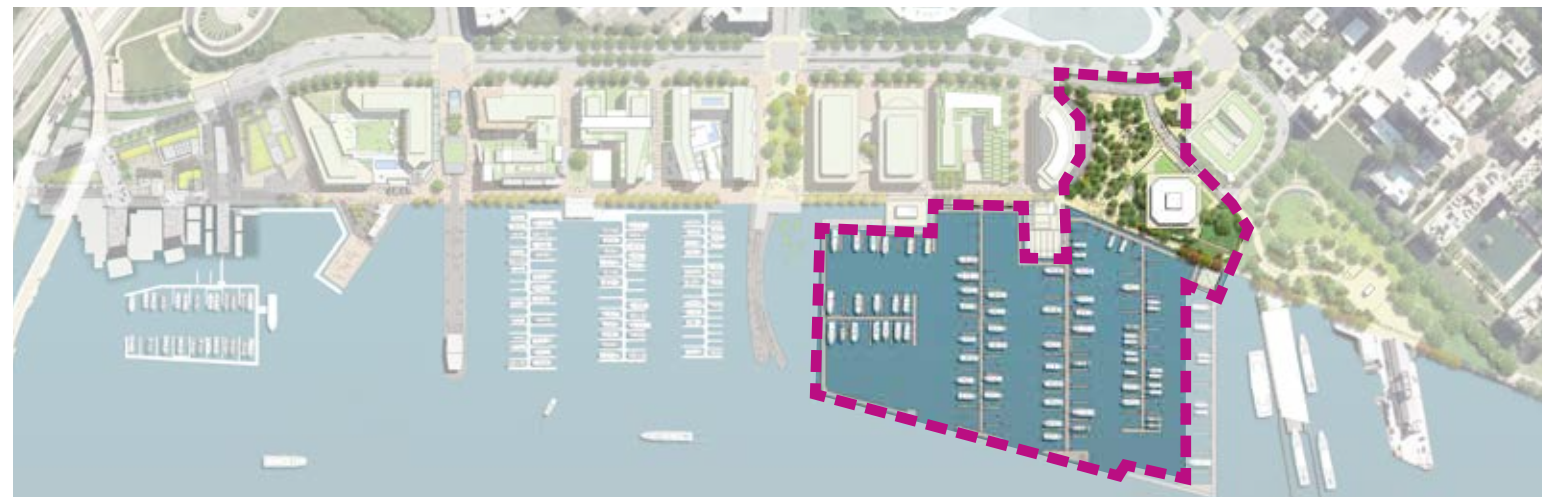




STAGE TWO PUD APPLICATION - VOLUME C

MAY 12, 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

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

ZONING COMMISSION
District of Columbia
CASE NO.11-03J
EXHIBIT NO.2C21

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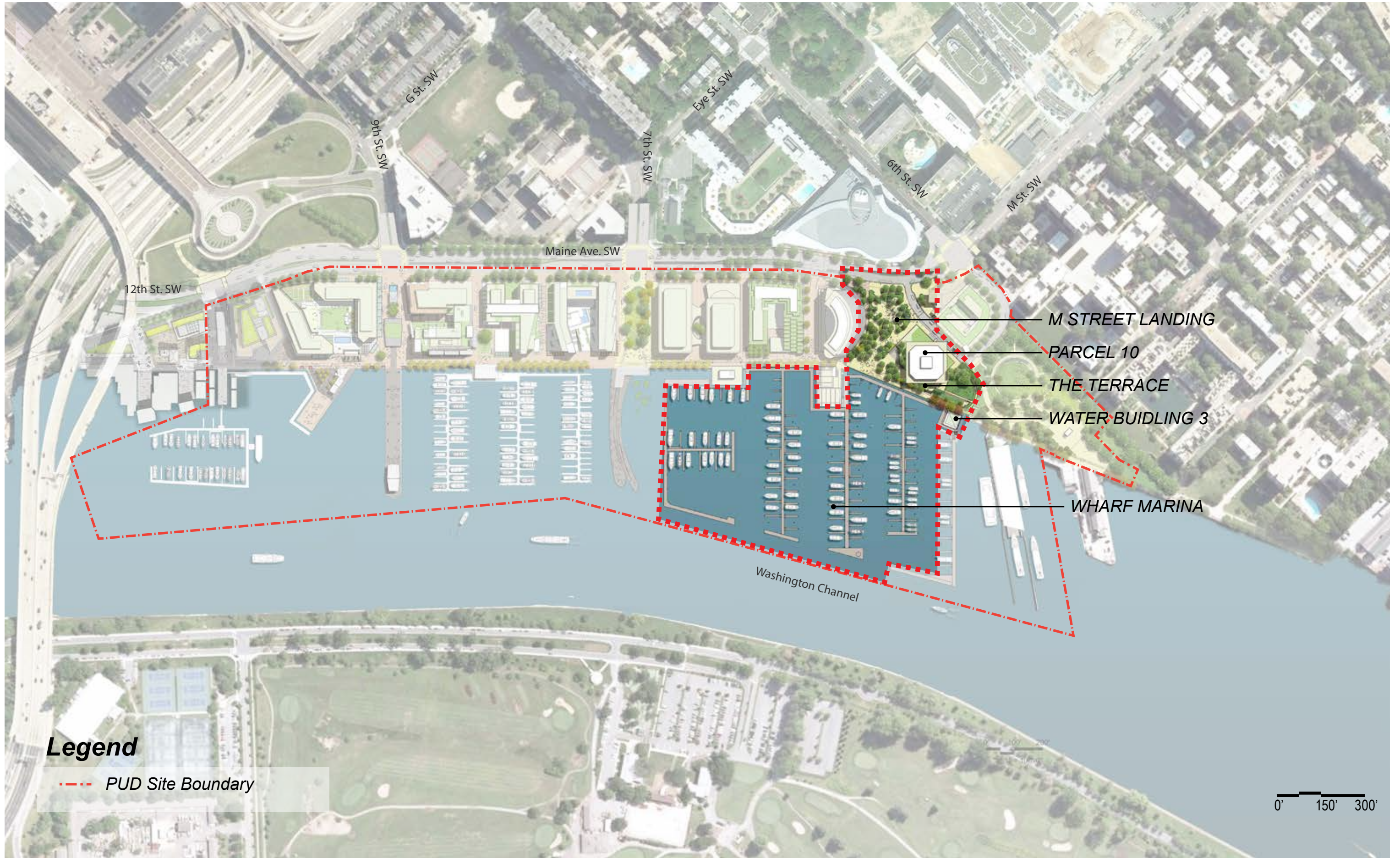
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BACK COVER



12th St. SW

9th St. SW

G St. SW

7th St. SW

Eye St. SW

Maine Ave. SW

6th St. SW

M St. SW

M STREET LANDING

PARCEL 10

THE TERRACE

WATER BUILDING 3

WHARF MARINA

Washington Channel

Legend

--- PUD Site Boundary

0' 150' 300'

1 FLOORS BASE WITH 3 FLOOR TOWER
60' BUILDING HEIGHT

RETAIL	16,171 GFA
OFFICE	60,143 GFA
TOTAL	76,314 GFA

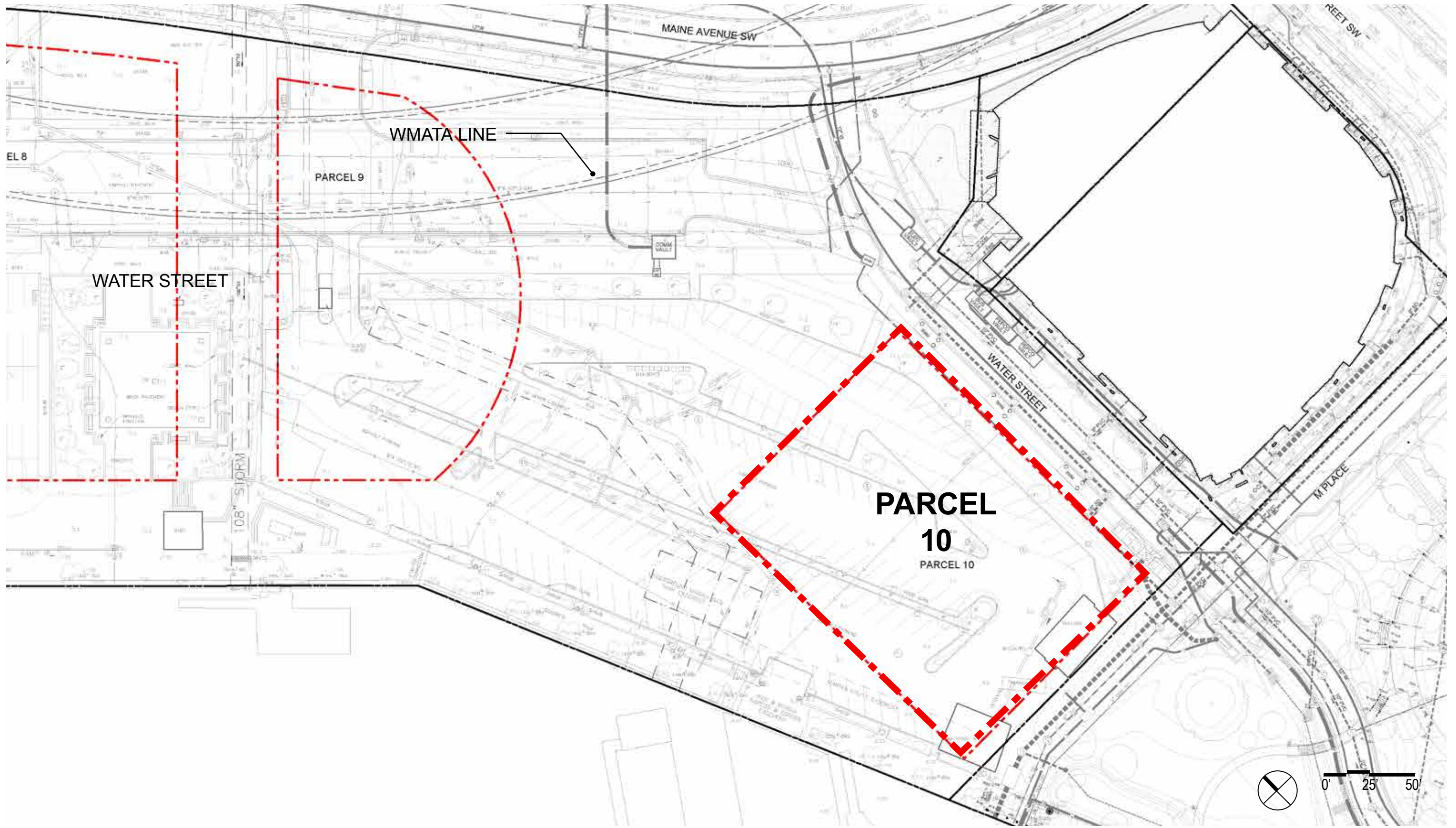
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PARCEL 10

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)			76,314
Dwelling Units			
Keys			
Building Height:	2405.1	60 Feet	60 Feet
Penthouse Height:	411	18.5 Feet	18.5 Feet
Parking Spaces		50	129
Retail	2101.01	18	
Office	2101.01	32	
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



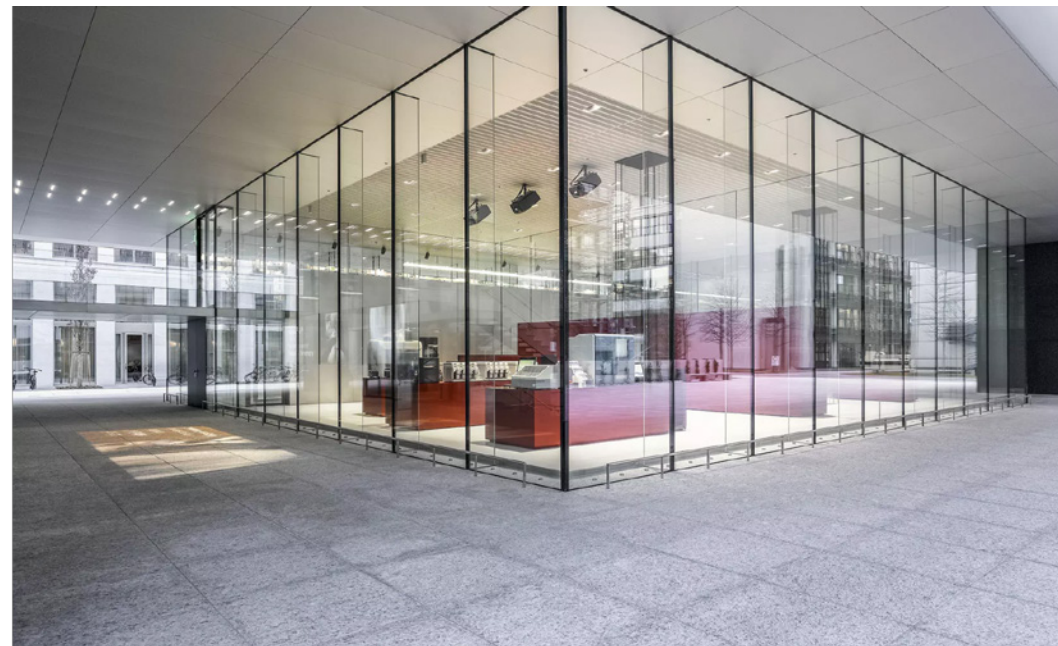
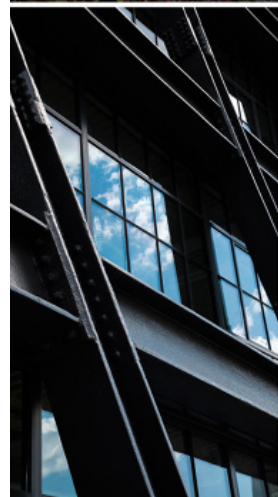


1.2

Parcel 10: Perspective View at Pedestrian Access
STAGE TWO PUD SETDOWN SUBMISSION | MAY 12, 2017

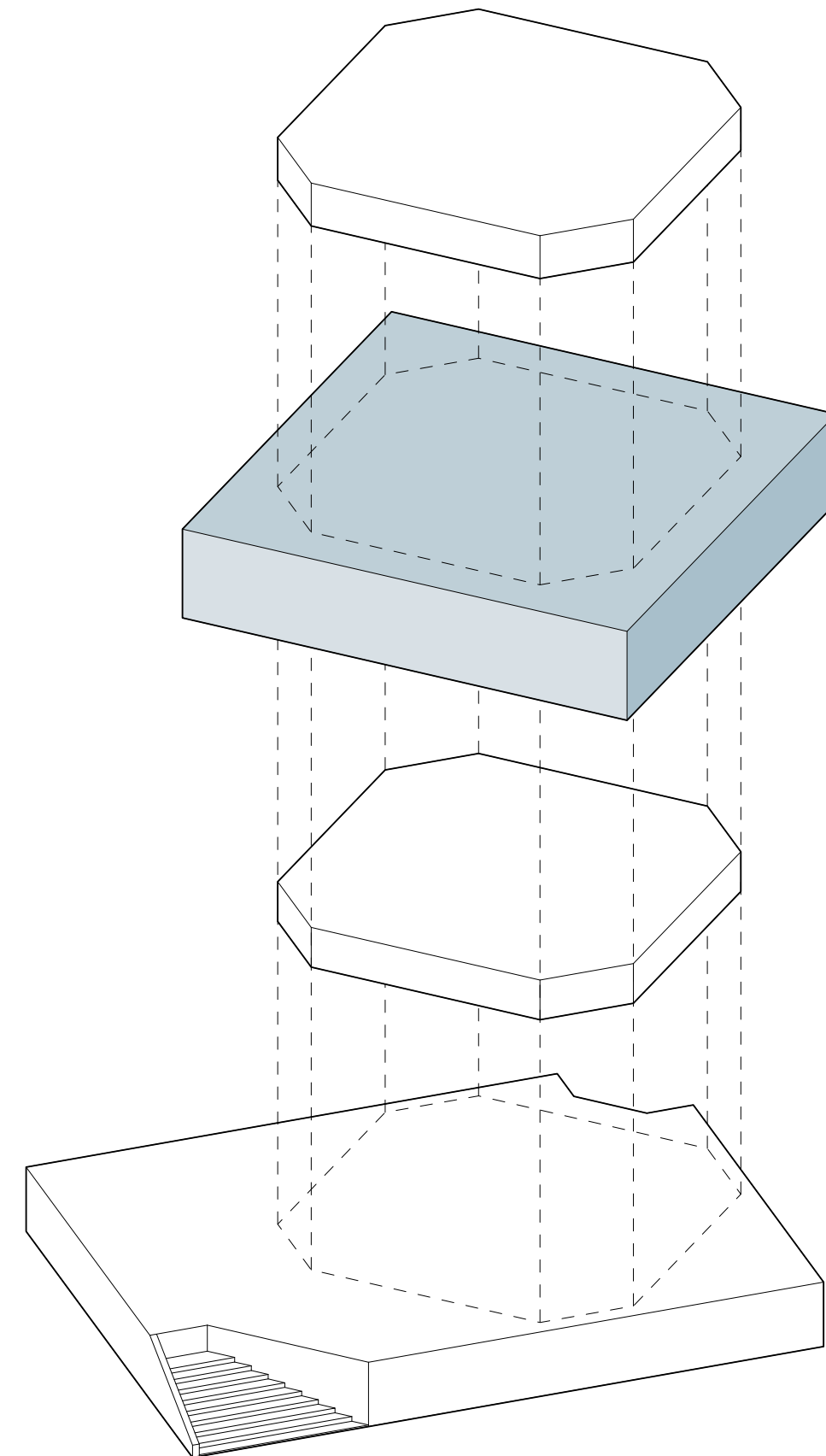
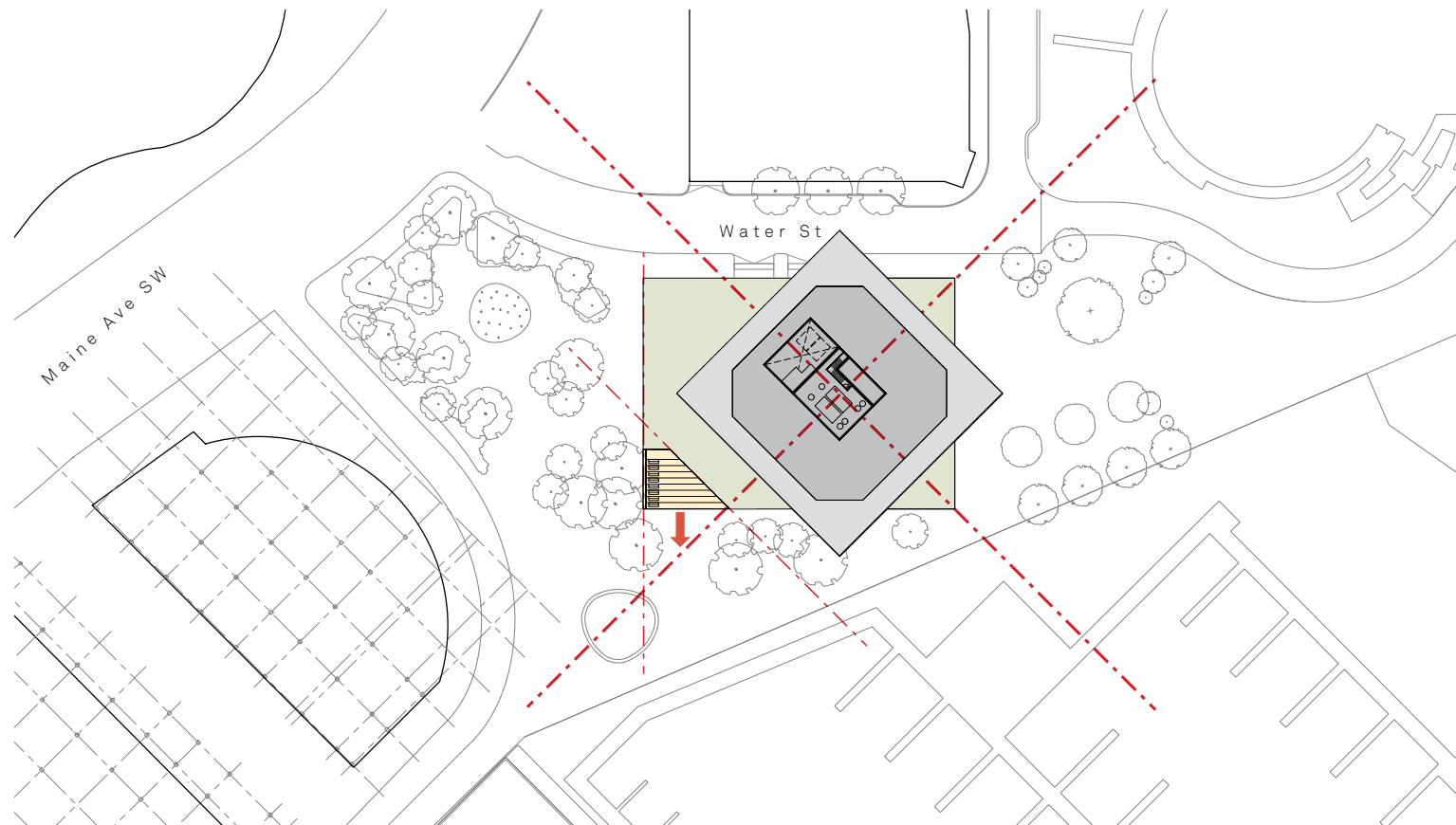
DISTRICT
WHARF



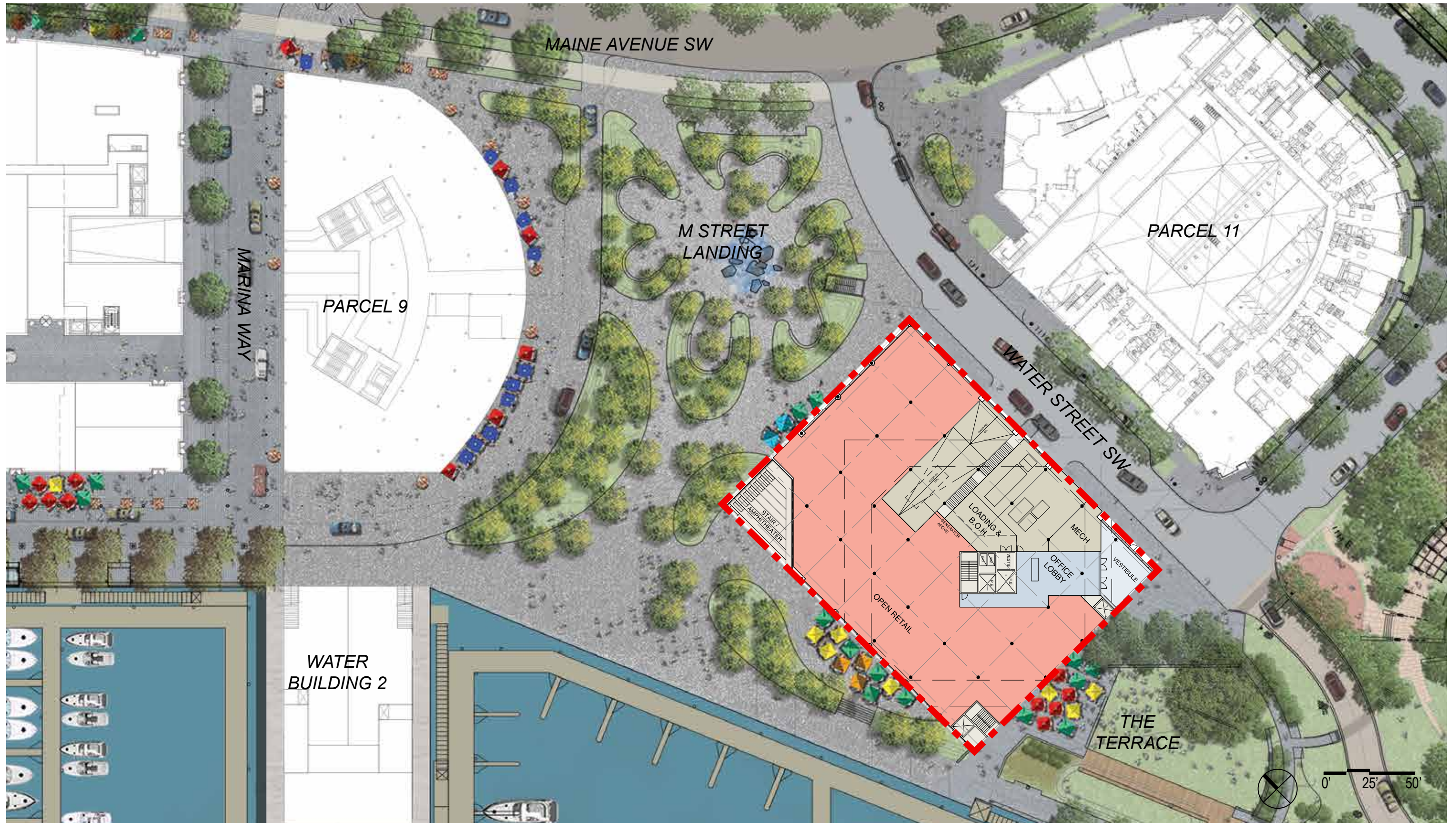


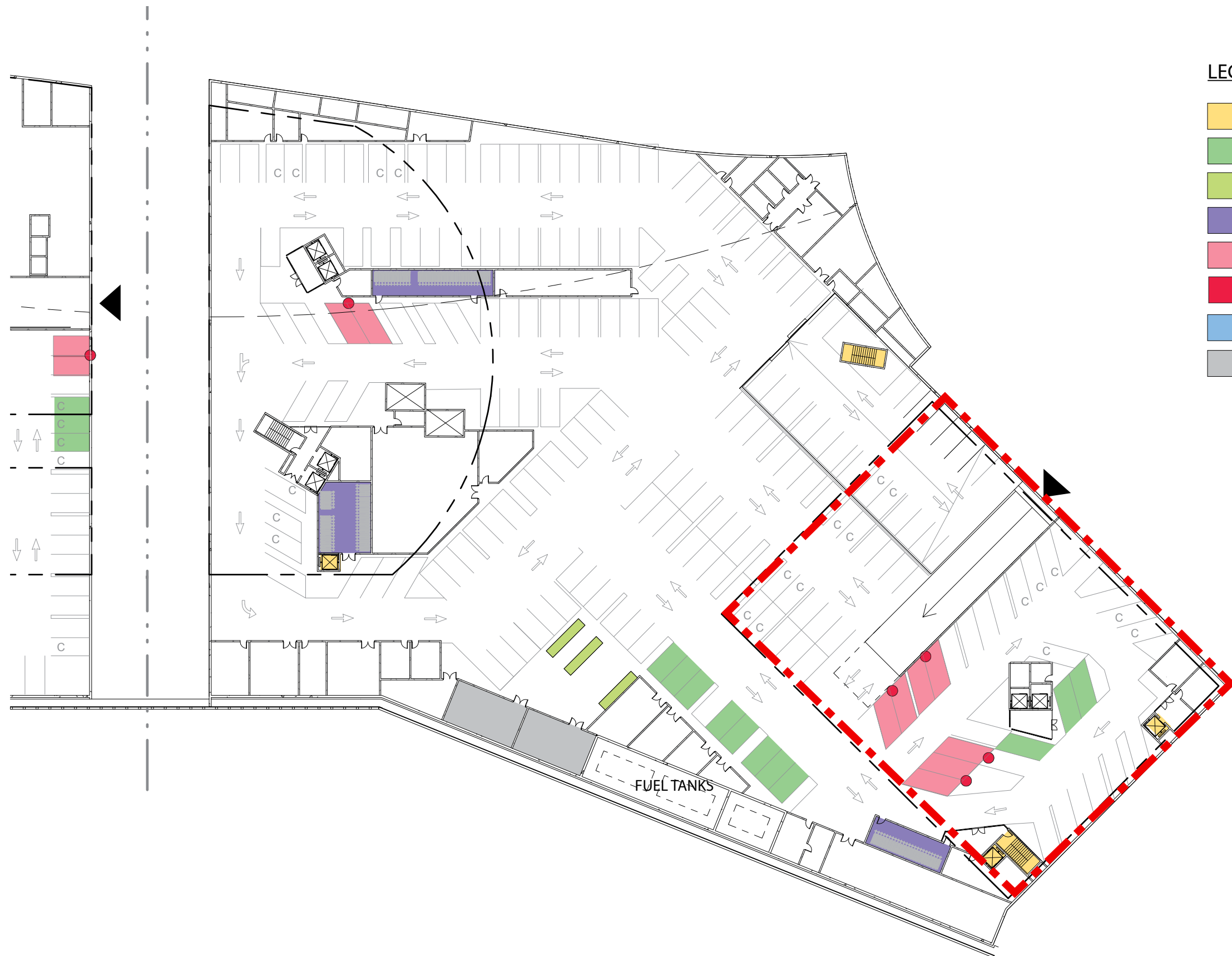
Standing alone at the eastern terminus of the Wharf Promenade and forming the east edge of the M Street Landing, Parcel 10 of The Wharf Development presents a unique set of challenges and opportunities. Building on the development's programmatic massing, Morris Adjmi Architects take advantage of the 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 Theatre 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





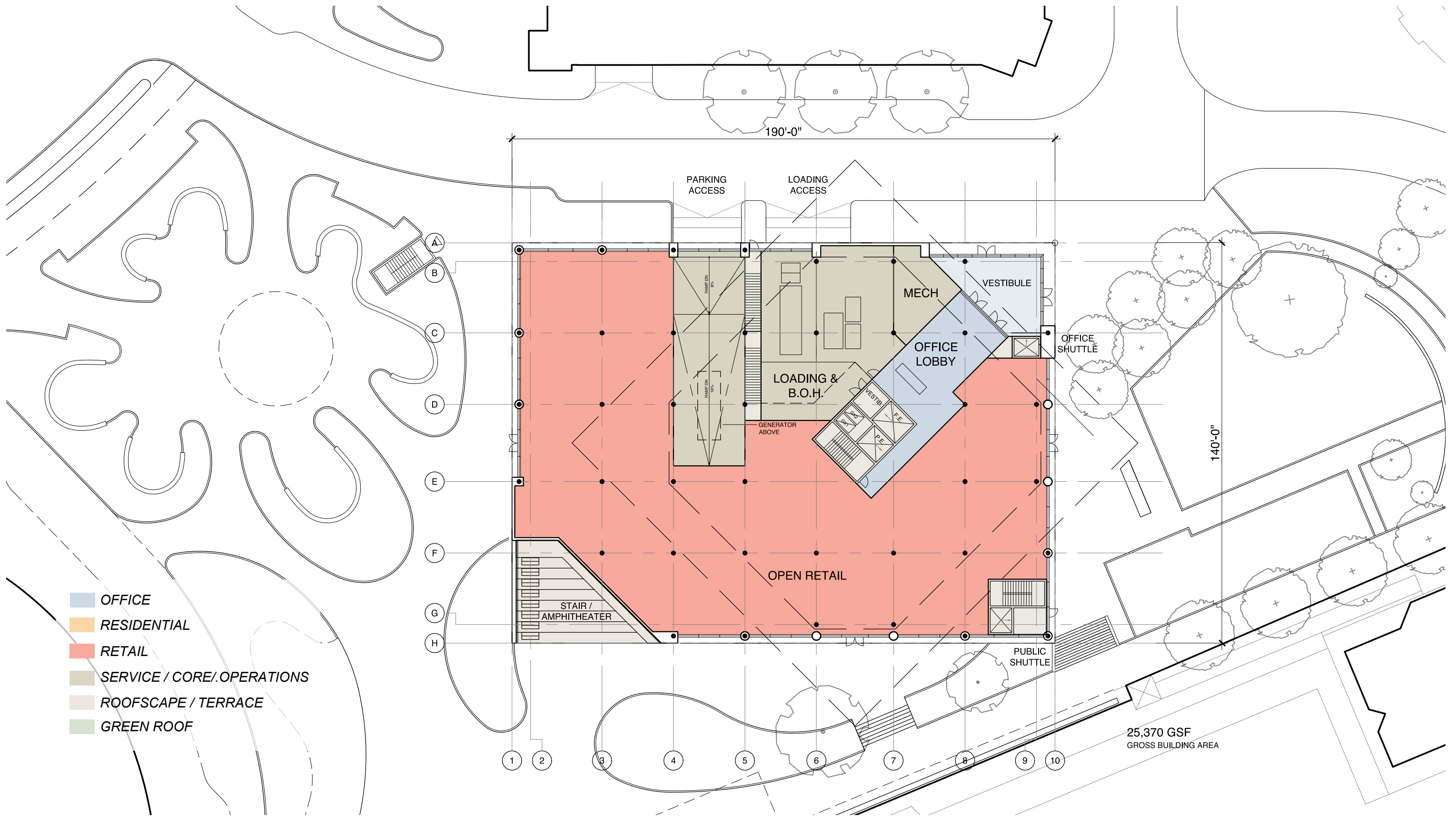
LEGEND

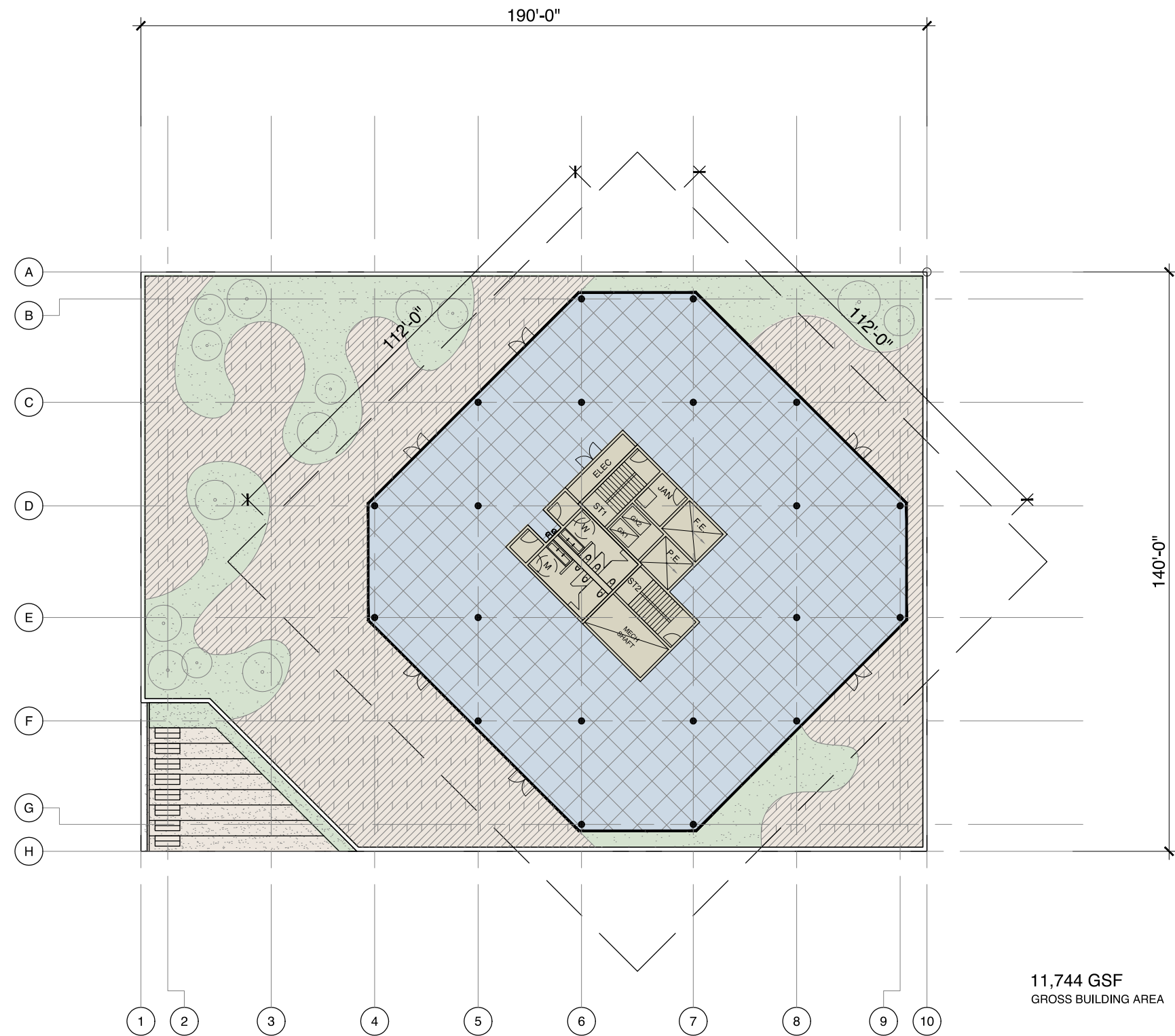
- PUBLIC ACCESS
- CAR SHARE/CARPOOL
- SHORT TERM BICYCLE STORAGE
- LONG TERM BICYCLE STORAGE
- ELECTRIC VEHICLE CHARGING SPACE
- CHARGING STATION
- STORM WATER CISTERN
- STORM WATER SEPERATOR



LEGEND

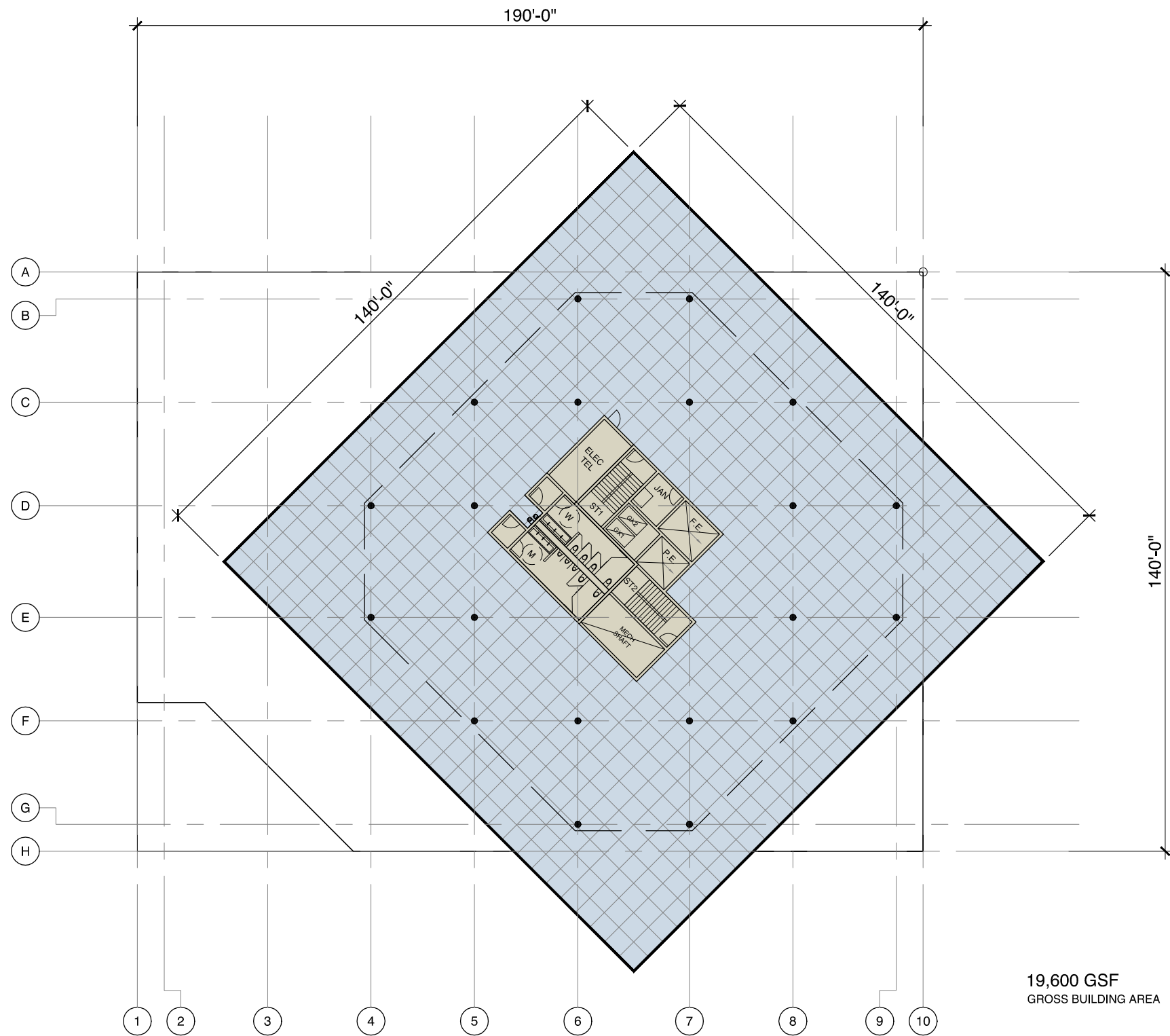
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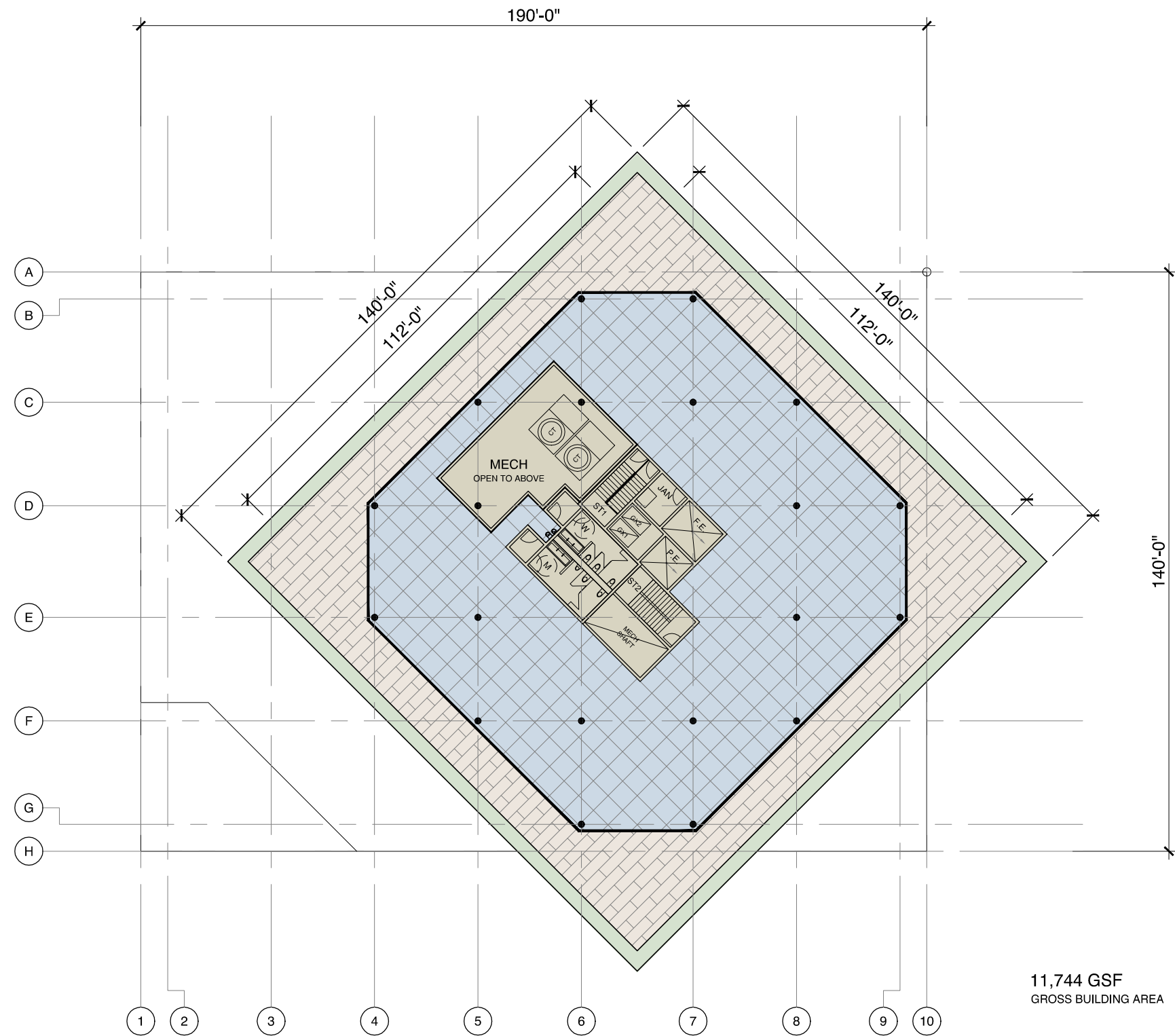
- OFFICE
- RESIDENTIAL
- RETAIL
- SERVICE / CORE/OPERATIONS
- ROOFSCAPE / TERRACE
- GREEN ROOF

11,744 GSF
GROSS BUILDING AREA



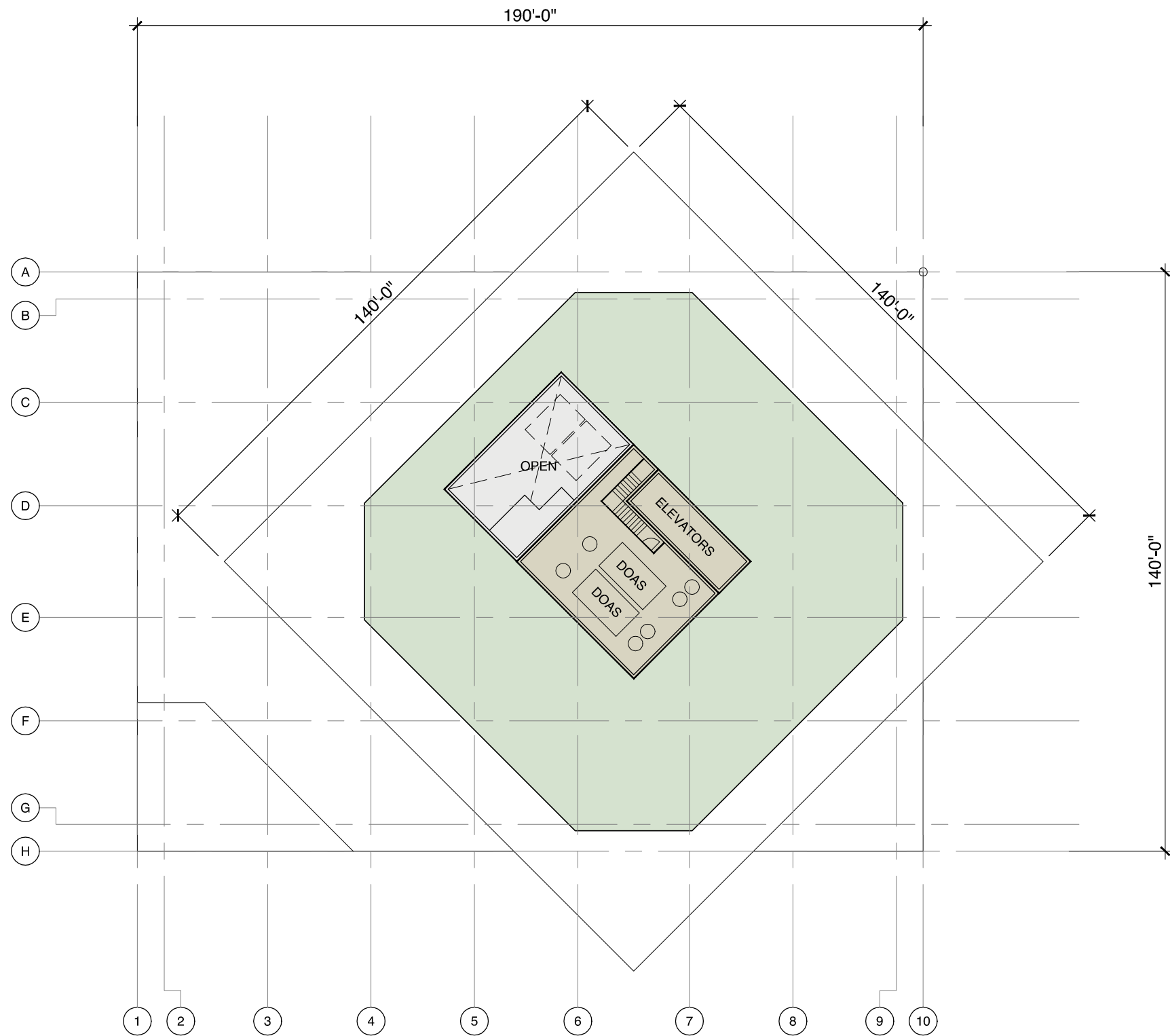
19,600 GSF
GROSS BUILDING AREA

- OFFICE
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- GREEN ROOF

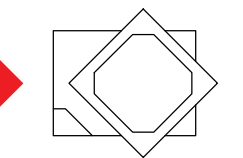


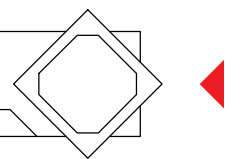
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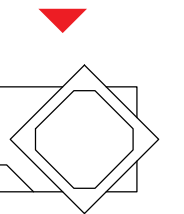
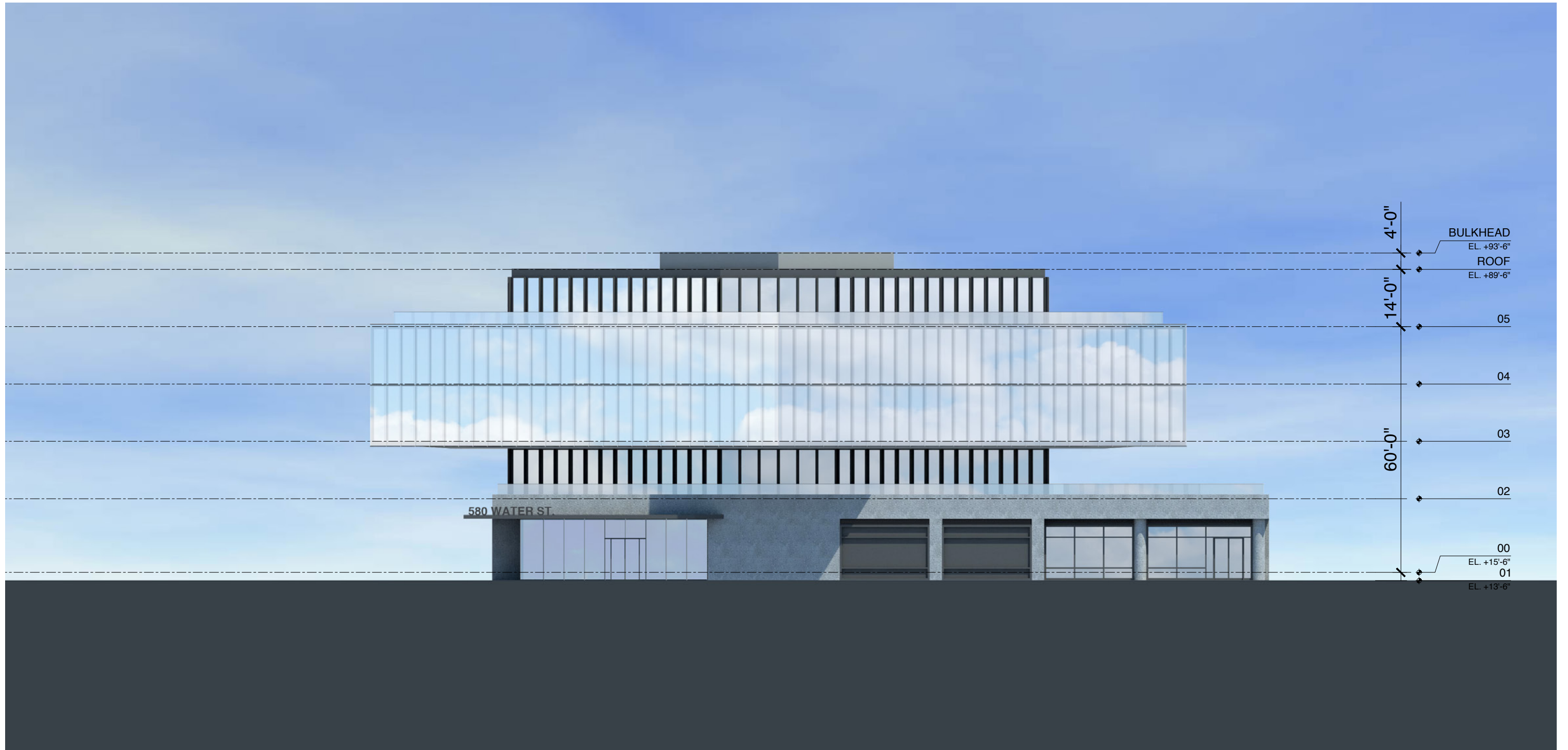
11,744 GSF
GROSS BUILDING AREA

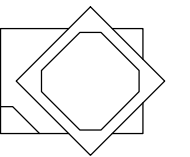


- OFFICE
- RESIDENTIAL
- RETAIL
- SERVICE / CORE/ OPERATIONS
- ROOFSCAPE / TERRACE
- GREEN ROOF







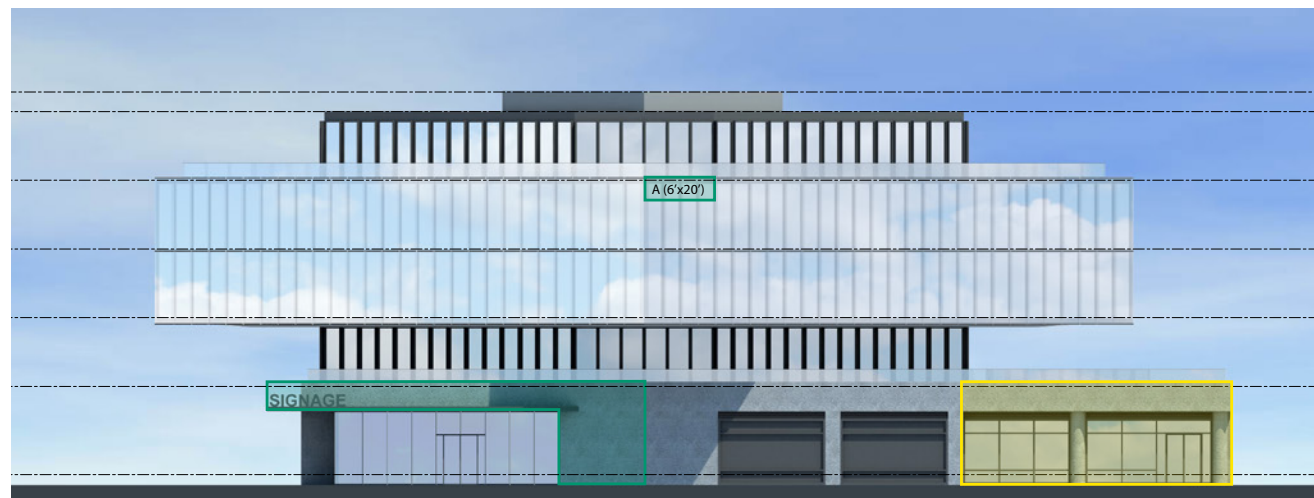




NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

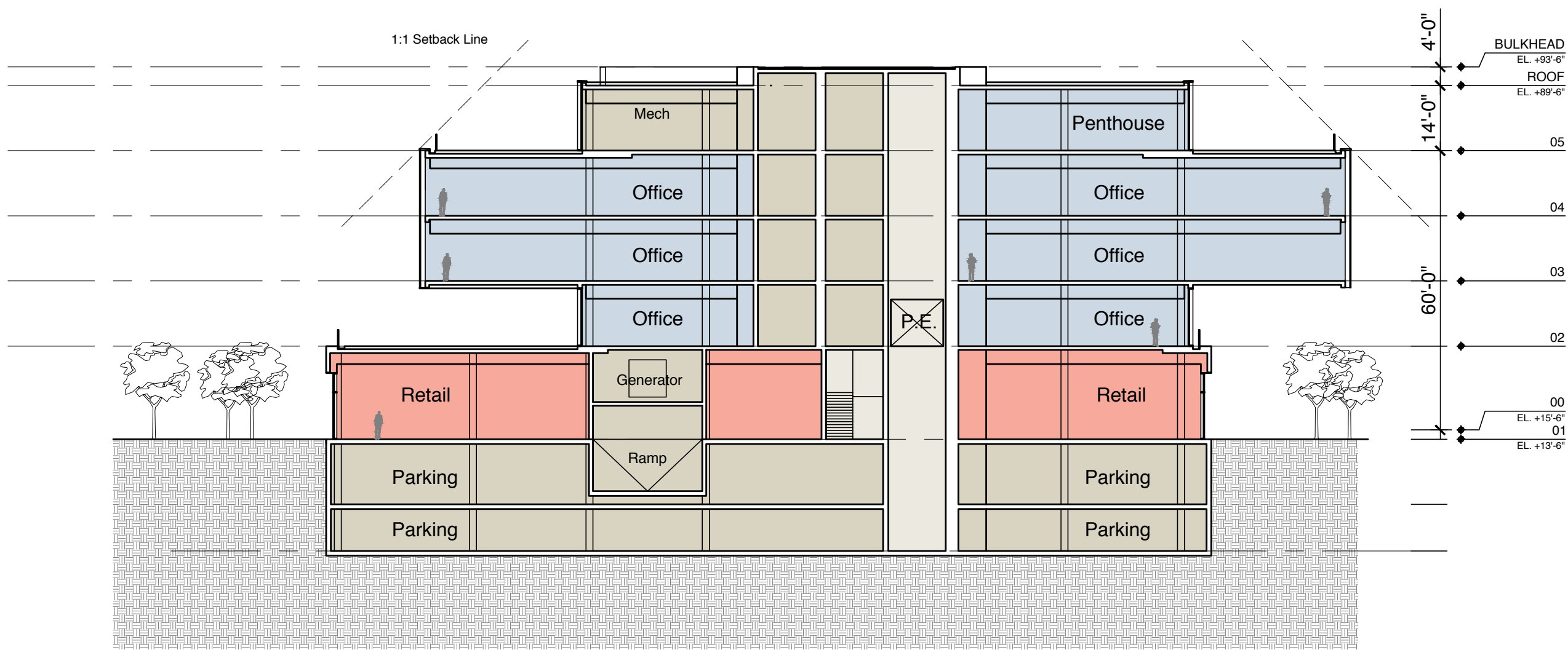


WEST ELEVATION

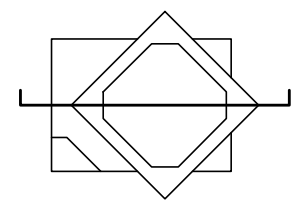
- POTENTIAL RETAIL SIGNAGE LOCATIONS
- POTENTIAL TENANT SIGNAGE LOCATIONS

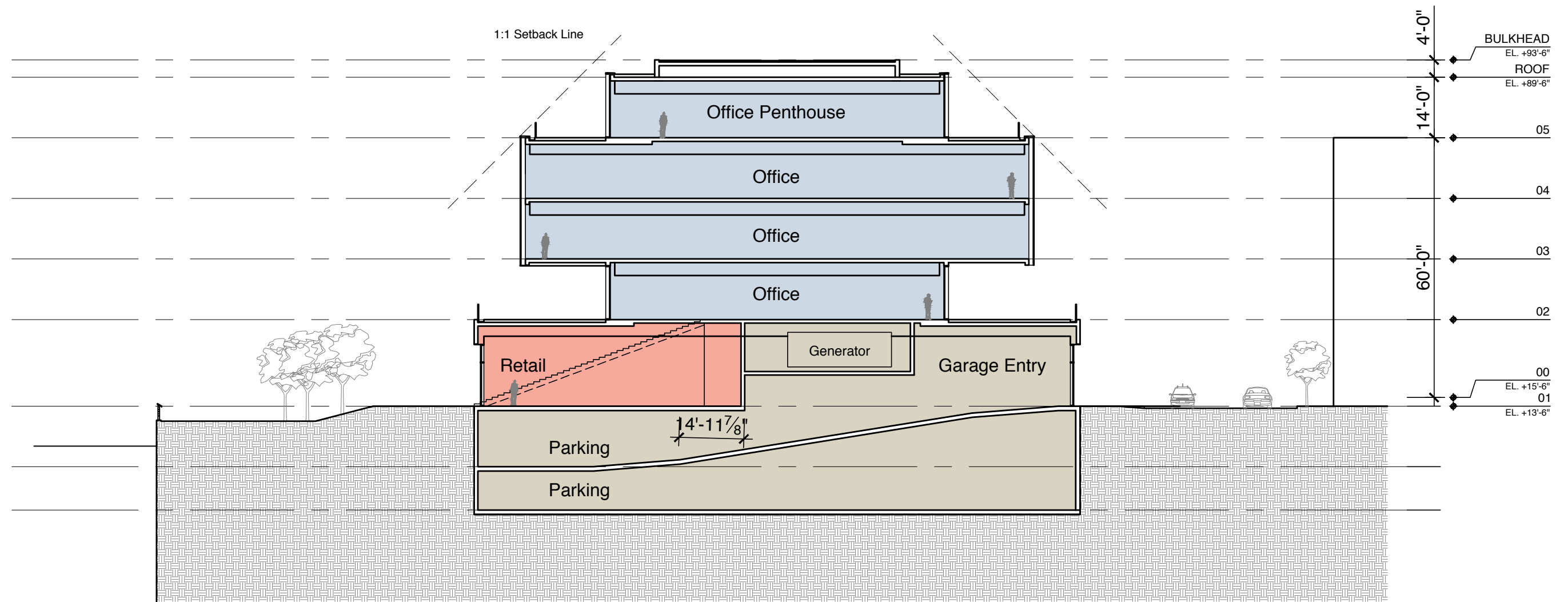
NOTES:

1. RETAIL SIGNAGE PLACEMENT IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL RETAIL SIGNAGE PLACEMENT, EXTENT, AND DESIGN TO BE COORDINATED WITH INDIVIDUAL TENANT(S)/OCCUPANT(S) REQUIREMENTS. RETAIL SIGNAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DC BUILDING CODE AND SIGN REGULATIONS IN EFFECT AT THE TIME OF PERMITTING, INCLUDING REGULATIONS APPLICABLE TO DESIGNATED ENTERTAINMENT AREAS, IF APPLICABLE.
2. GROUND FLOOR RETAIL BAY ELEVATIONS AND STOREFRONT ENTRANCES ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL RETAIL BAY ELEVATIONS WILL BE DEVELOPED BY INDIVIDUAL RETAIL TENANT(S)/OCCUPANTS, SUBJECT TO APPROVAL BY THE BUILDING OWNER. GROUND FLOOR RETAIL BAY ELEVATIONS AND STOREFRONT ENTRANCES ARE SUBJECT TO CHANGE WITH EACH NEW TENANT THAT OCCUPIES A PARTICULAR RETAIL SPACE.
3. UPPER-LEVEL BUILDING AND TENANT SIGNAGE ZONES SHOWN ARE INTENDED TO REFLECT THE AREAS WITHIN WHICH SUCH SIGNAGE SHALL BE LOCATED. THE DIMENSIONS AND SQUARE FOOTAGE OF INDIVIDUAL SIGNS WITHIN THESE ZONES, AND THE OVERALL SQUARE FOOTAGE OF ALL SIGNS WITHIN THESE ZONES ALONG EACH FAÇADE, WILL BE DETERMINED AND DESIGNED IN ACCORDANCE WITH THE DC BUILDING CODE AND SIGNAGE REGULATIONS IN EFFECT AT THE TIME OF PERMITTING, INCLUDING REGULATIONS APPLICABLE TO DESIGNATED ENTERTAINMENT AREAS, IF APPLICABLE.
4. UPPER-LEVEL BUILDING AND TENANT SIGNAGE DESIGN SHALL BE COMPATIBLE WITH AND COMPLEMENT THE BUILDING ARCHITECTURE, BE COORDINATED WITH THE BUILDING FAÇADE SYSTEM, AND CONSIST OF HIGH-QUALITY MATERIALS.
5. RETAIL SIGNAGE AND UPPER-LEVEL BUILDING AND TENANT SIGNAGE MAY CONTAIN LETTERS AND/OR GRAPHIC LOGOS, AND MAY BE SELF-ILLUMINATED OR BACK-LIT.

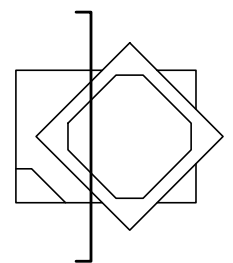


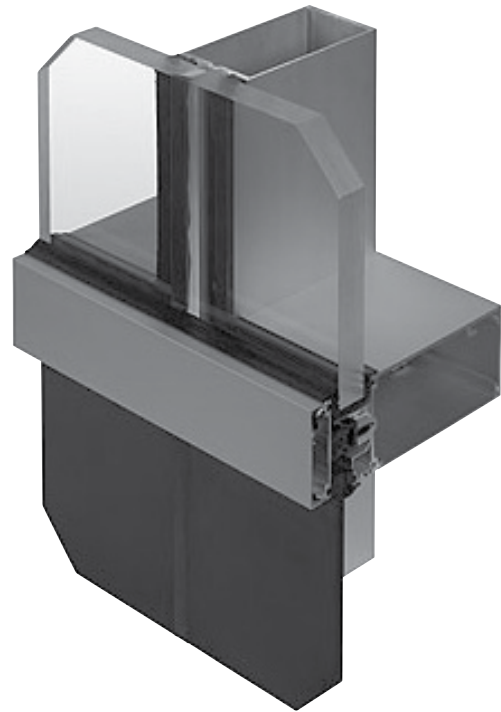
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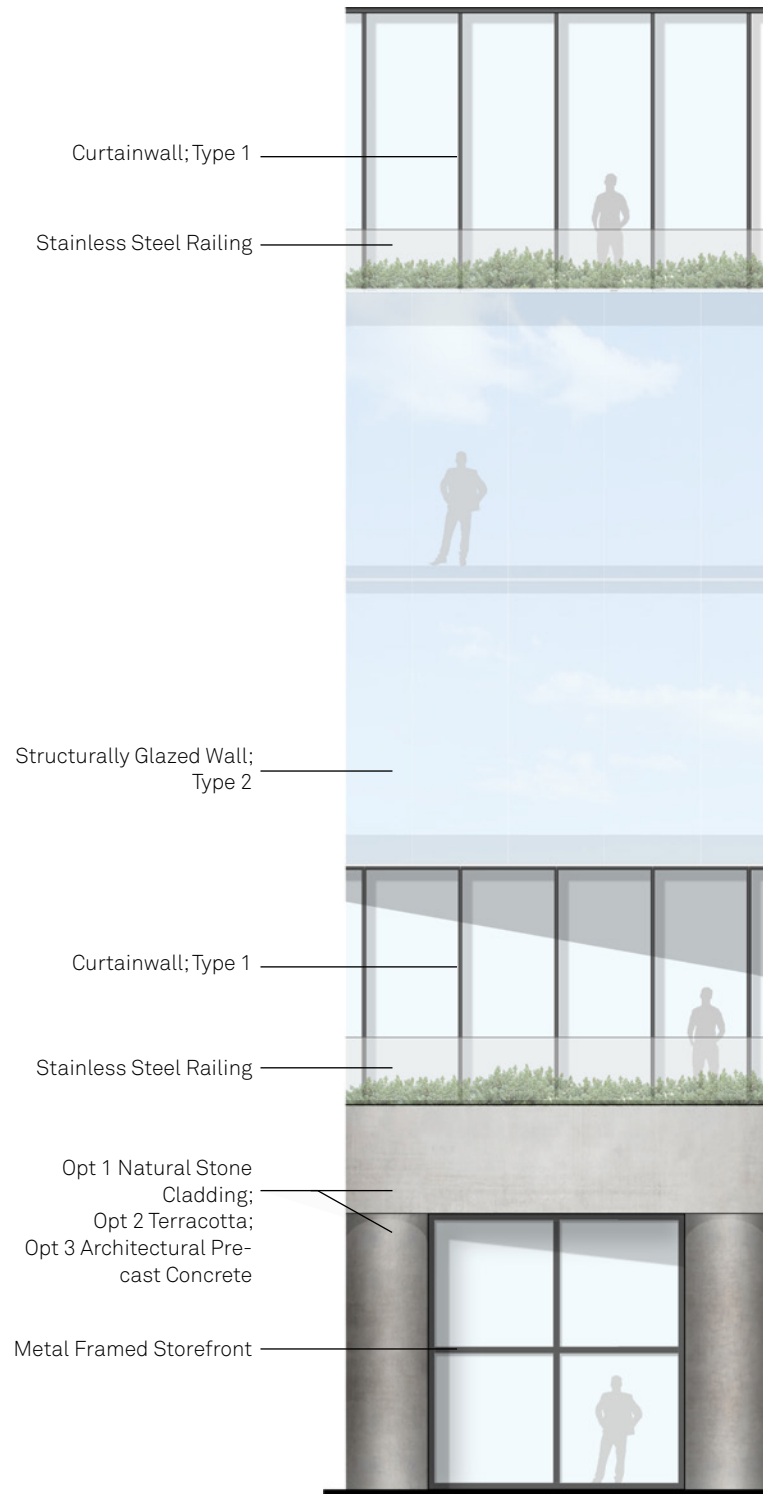


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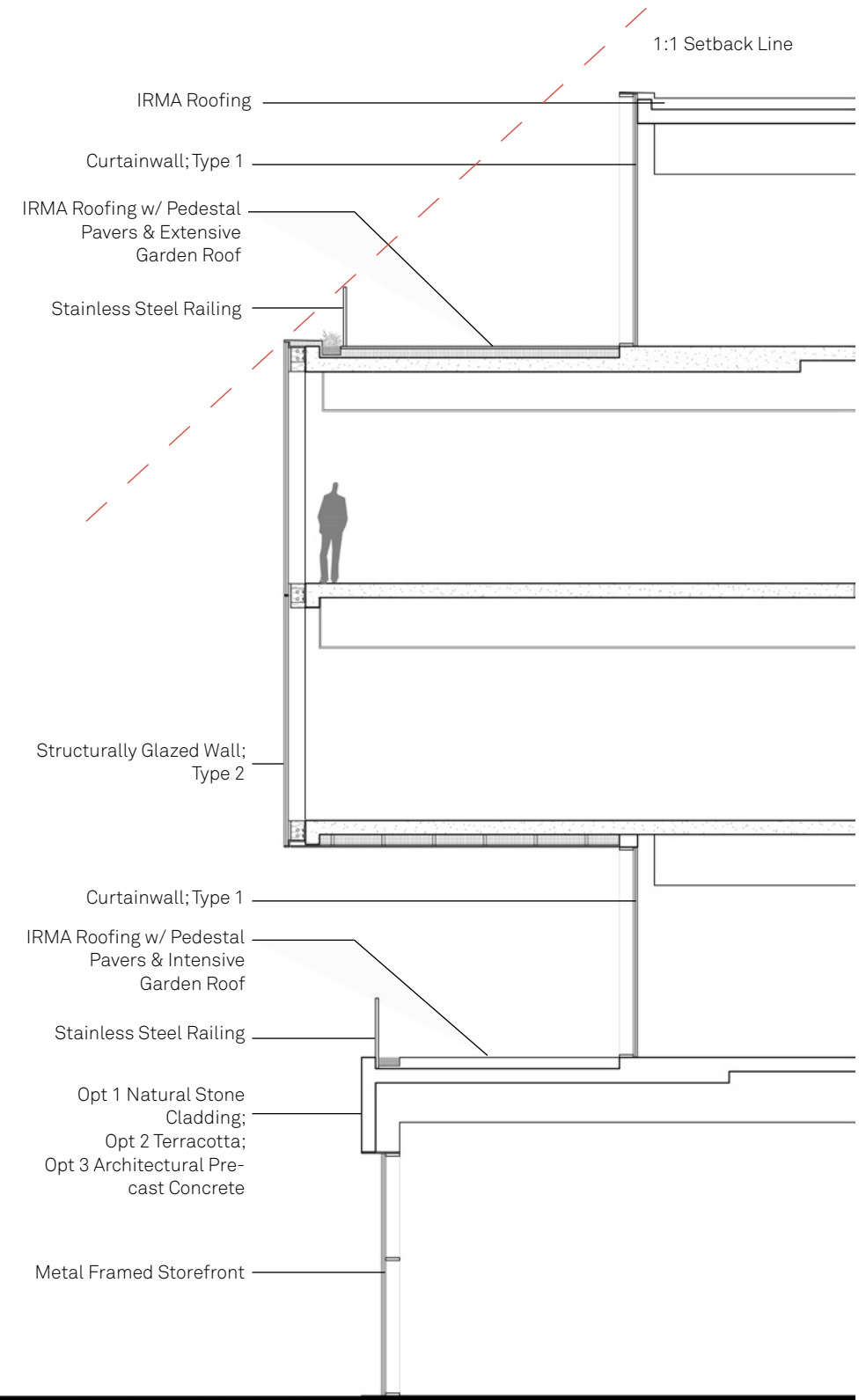




Curtain wall references



Partial elevation



Partial wall section