



# STAGE TWO PUD APPLICATION OVERALL PLAN ELEMENTS

MAY 12, 2017 | MASTER PLAN



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.2C1



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BACK COVER



# 1

DIAGRAMS &  
DEVELOPMENT DATA



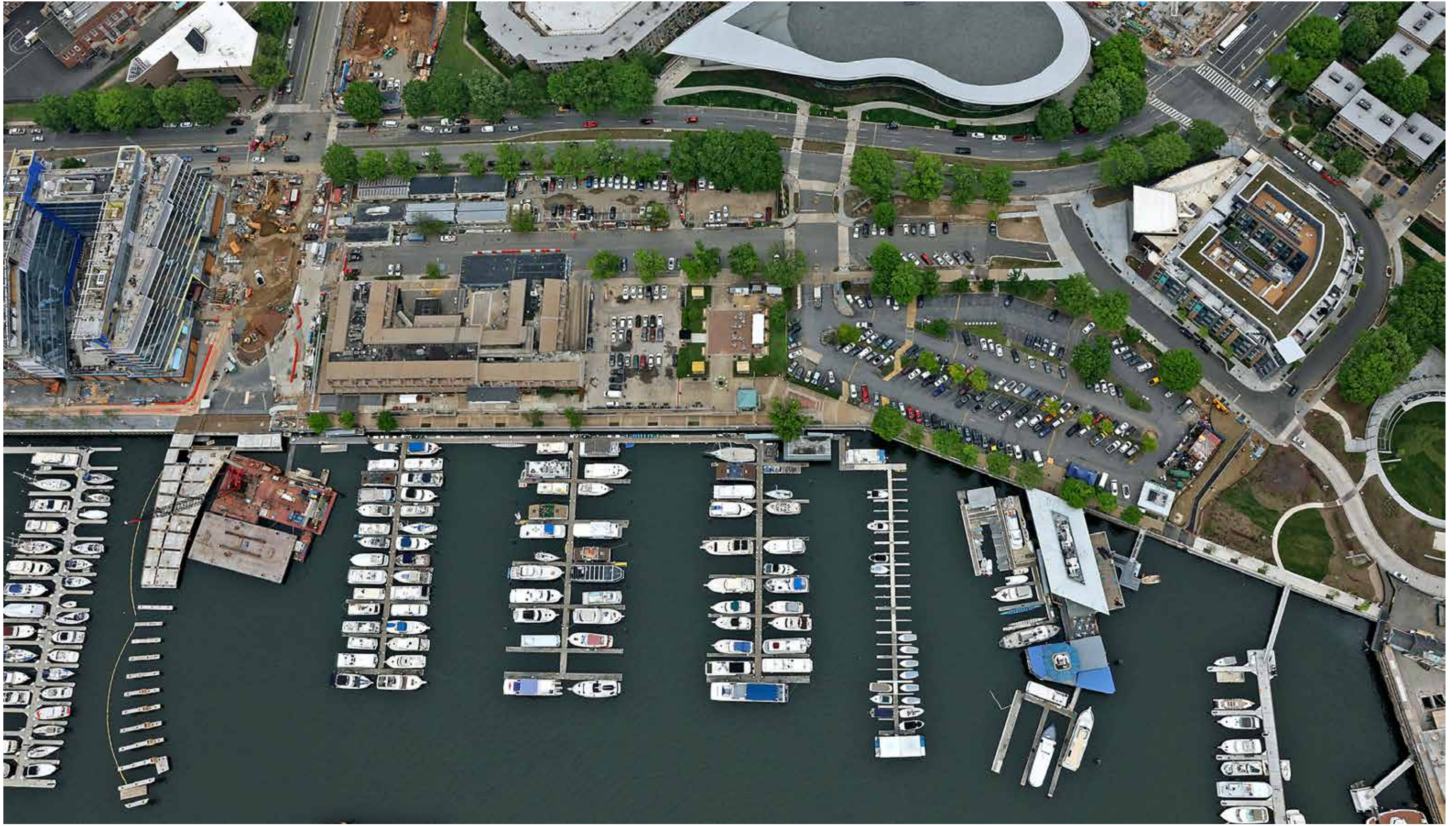


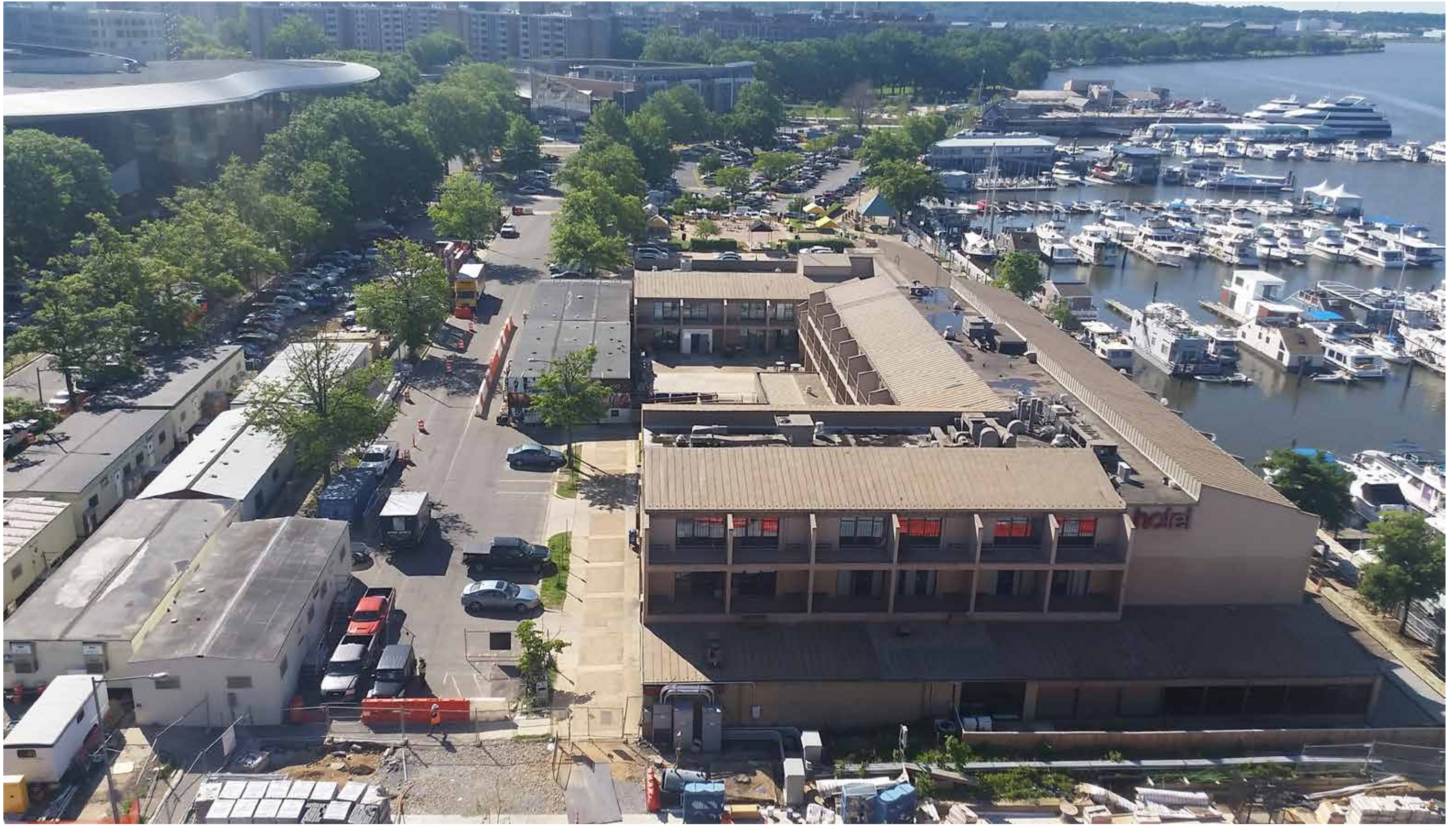






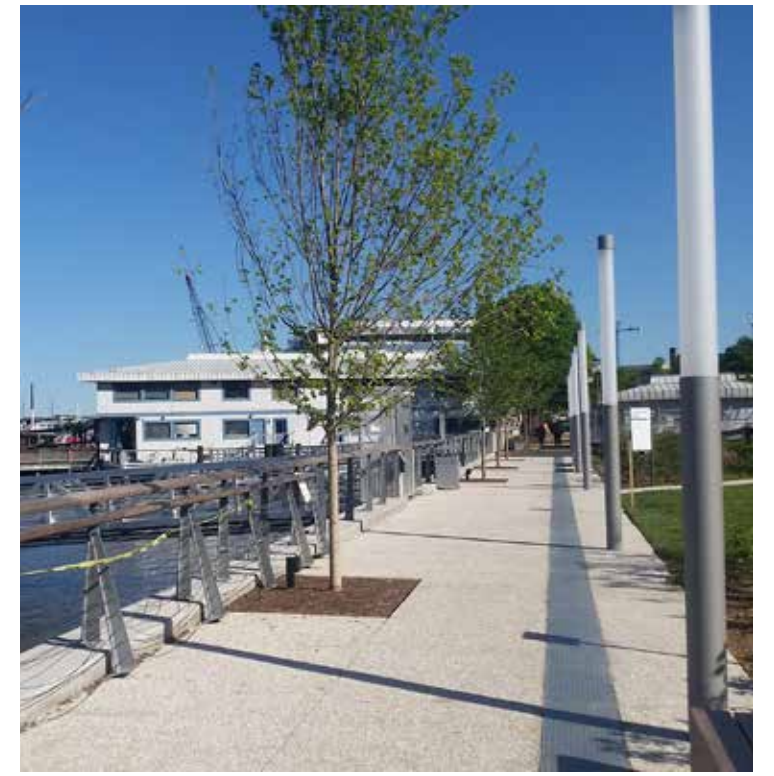






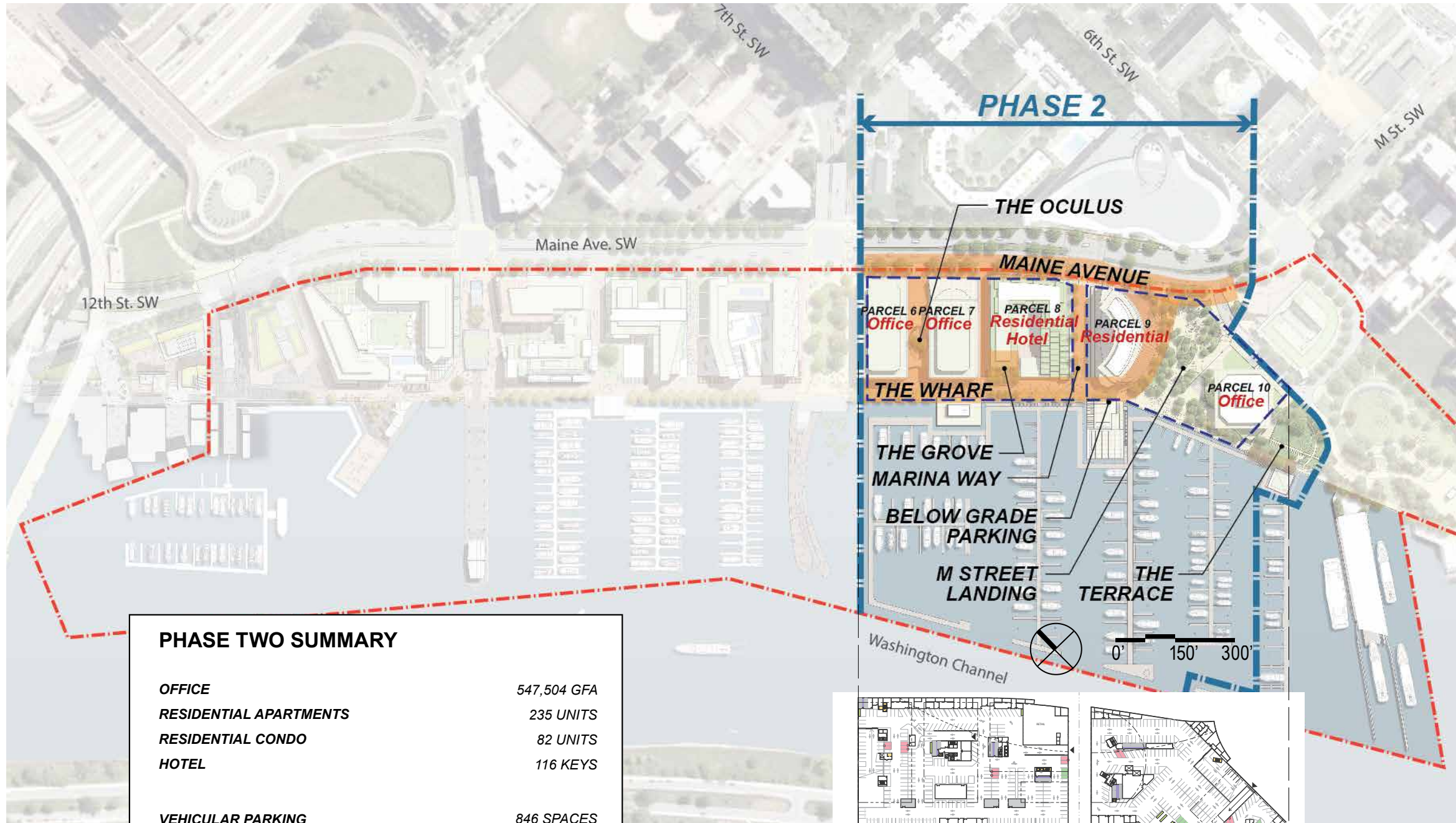




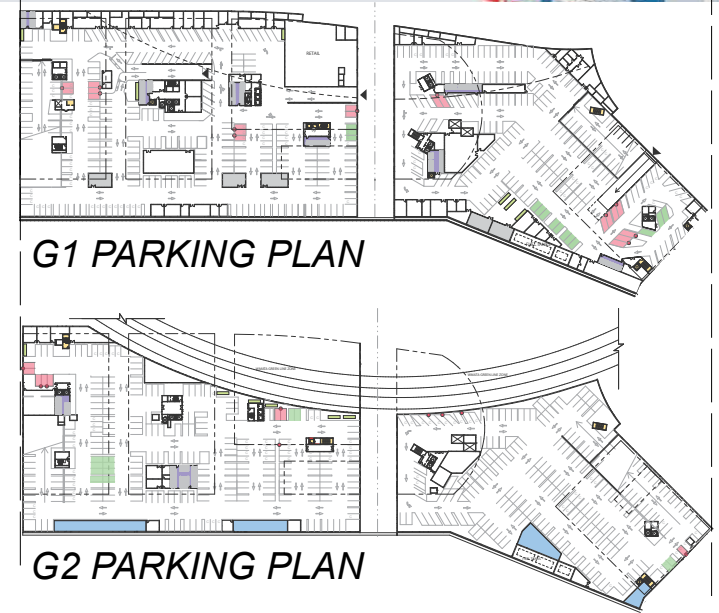








PHASE TWO SUMMARY	
OFFICE	547,504 GFA
RESIDENTIAL APARTMENTS	235 UNITS
RESIDENTIAL CONDO	82 UNITS
HOTEL	116 KEYS
VEHICULAR PARKING	846 SPACES
BICYCLE PARKING	739 SPACES
<b>TOTAL PHASE 2 BUILDING AREA (LANDSIDE &amp; WATERSIDE)</b>	<b>1,232,116 GFA</b>



### HORIZONTAL

- LANDSIDE**
- THE WHARF
  - MAINE AVENUE SW
  - MARINA WAY
  - MEWS
  - BELOW-GRADE PARKING
  - M STREET LANDING
  - THE GROVE
  - THE TERRACE
  - THE OCULUS

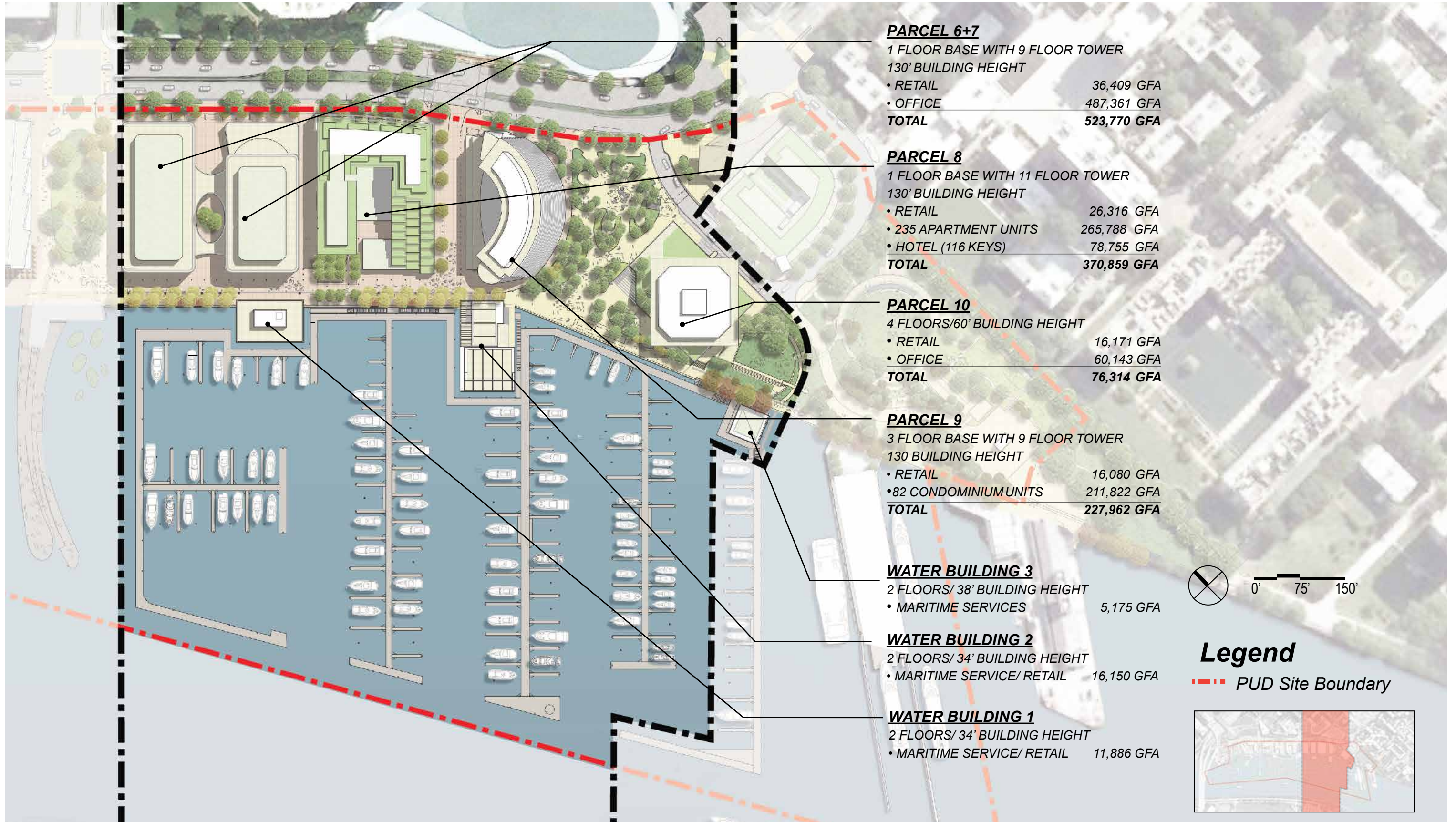
- WATERSIDE**
- WHARF MARINA

### VERTICAL

- PARCEL 6**
- OFFICE
  - RETAIL
- PARCEL 7**
- OFFICE
  - RETAIL
- PARCEL 8**
- RESIDENTIAL (MIXED INCOME APARTMENT)
  - HOTEL
  - RETAIL
- PARCEL 9**
- RESIDENTIAL (CONDO)
  - RETAIL
- PARCEL 10**
- OFFICE
  - RETAIL
- WATER BUILDING 1**
- MARINA SERVICES/RETAIL
- WATER BUILDING 2**
- MARINA SERVICES/RETAIL
- WATER BUILDING 3**
- MARINA SERVICES







	PHASE 2 - LANDSIDE C-3-C PARCEL SUMMARY										
		Parcel 6		Parcel 7		Parcel 8		Parcel 9		Phase 2 C-3-C Total	
	DCMR Title Section 11	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided
Lot Occupancy:	772.1		100%		100%		100%		100%		100%
Uses:	740.8		Office, Retail		Office, Retail		Residential, Hotel, Retail		Residential, Retail		Office, Residential, Hotel, Retail
Parcel Area:			31,414		31,414		39,383		24,704		126,915
Floor Area Ratio (FAR):	2405.2										
Building Area (Gross Floor Area)			291,915		231,855		370,859		227,962		1,122,591
Dwelling Units			N/A		N/A		235		82		317
Keys							116				116
Building Height:	2405.1	130 Feet	130 Feet	130 Feet	130 Feet	130 Feet	130 Feet	130 Feet	130 Feet	130 Feet	varies
Penthouse Height:	770.6	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	varies
Parking Spaces		170		139		152		38		461	717
Retail	2101.01	18		22		31		17		72	
Cultural	2101.01									0	
Residential (Multiple Dwelling)	2101.01					59		21		59	
Hotel	2101.02					62				62	
Office	2101.01	152		117						269	
Hotel	2101.01									0	
Bicycle Parking	2119.2	9		7		8		2		23	684
Loading:											
30' Deep Berths	2201.1	3	2	3	1	3	4	2	2	11	9
55' Deep Berths	2201.1	0	0	0	0	1	0	0	0	1	0
Platform - 100 Sq. Ft.	2201.1	3	2	3	1	3	3	2	2	11	8
Platform - 200 Ft. Sq.	2201.1	0	0	0	0	1	1	0	0	1	1
Delivery Space	2201.1	1	0	1	1	3	3	1	1	6	5

PHASE 2 - LANDSIDE W-1 PARCEL SUMMARY			
	Parcel 10		
	DCMR Title Section 11	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

	LANDSIDE TOTAL SUMMARIES					
	PHASE 2 TOTAL LANDSIDE		PHASE 1 TOTAL LANDSIDE		LANDSIDE PROJECT TOTAL	
	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 1 Provided	Stage 1 PUD Allowable / Required	Project Total
Lot Occupancy:						
Uses:	Office, Retail, Residential, Hotel	Office, Retail, Residential, Hotel	Office, Retail, Residential, Church, Hotel, Cultural	Office, Retail, Residential, Church, Hotel, Cultural	Office, Retail, Residential, Church, Hotel, Cultural	Office, Retail, Residential, Church, Hotel, Cultural
Site Area (1):		294,284		609,751		904,035
Floor Area Ratio (FAR):					3.87	3.71
Building Area (Gross Square Feet)		1,198,905		2,156,346		3,355,251
Dwelling Units		317		869		1,186
Keys		116		691		807
Building Height:	Varies, 130' Max	Varies, 130' Max	Varies, 130' Max	Varies, 130' Max	Varies, 130' Max	Varies, 130' Max
Penthouse Height:	Varies, 20' Max	Varies, 20' Max	Varies, 20' Max	Varies, 20' Max	Varies, 20' Max	Varies, 20' Max
Parking Spaces	511	846 (2)	1,293	1,483	2100 - 2650	2,329
Bicycle Parking	24	725	65	1,192	89	1,917
Loading:						
30' Deep Berths	13	10	10	5	23	15
55' Deep Berths	1	0	6	2	7	2
Platform - 100 Sq. Ft.	13	10	10	6	23	16
Platform - 200 Ft. Sq.	1	1	6	3	7	4
Delivery Space	7	6	10	6	17	12

(1) Project Site Area excluding final design of private rights-of-way that serve as the equivalent of a private street for the site, but including private rights-of-way that provide access to service, loading, or automobile parking areas.

(2) Phase 2 Landside Garage includes Parking for Wharf Marina and Water Buildings 1-3

	WATERSIDE W-1 SUMMARY												
	DCMR Title Section 11	WATER BUILDING 1		WATER BUILDING 2		WATER BUILDING 3		Phase 2 W-1 Total		Phase 1 W-1 Total		Project W-1 Total	
		Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided
<b>Lot Occupancy:</b>	932.1		100%		100%		100%		100%		100%		100%
<b>Uses:</b>	901.1		Retail, Recreational, Service		Retail, Recreational, Service		Recreational, Service		Retail, Recreational, Service		Recreational, Service, Retail, Office		Recreational, Service, Retail, Office
<b>Parcel/Site Area:</b>			5,943		9,230		3,025						167,393
<b>Floor Area Ratio (FAR):</b>	2405.2												0.68
<b>Building Area (Gross Square Feet)</b>			10,220 (1)		16,150		5,175		31,545		44,423		75,968
<b>Building Height:</b>	930.1	40 Feet	34 Feet	40 Feet	34 Feet	40 Feet	38 Feet	40 Feet	38 Feet Max	40 Feet	43 Feet	40 Feet	43 Feet Max
<b>Penthouse Height:</b>	936.1	18.5 Feet	12 Feet	18.5 Feet	12 Feet	18.5 Feet	18.5 Feet	18.5 Feet	12 Feet Max	18.5 Feet	10 Feet	18.5 Feet	12 Feet Max
<b>Parking Spaces (3)</b>			11		63 (2)		3		77		70		147
<b>Bicycle Parking (3)</b>	2119.2		1		3		0		4		14		7
<b>Loading:</b>													
30' Deep Berths	2201.1		0		0		0		0		0		0
55' Deep Berths	2201.1		0		0		0		0		0		0
Platform - 100 Sq. Ft.	2201.1		0		0		0		0		0		0
Platform - 200 Ft. Sq.	2201.1		0		0		0		0		0		0
Delivery Space	2201.1		0		0		0		0		0		0

(1) Portion of Building that sits landside of the bulkhead is carried in C-3-C chart

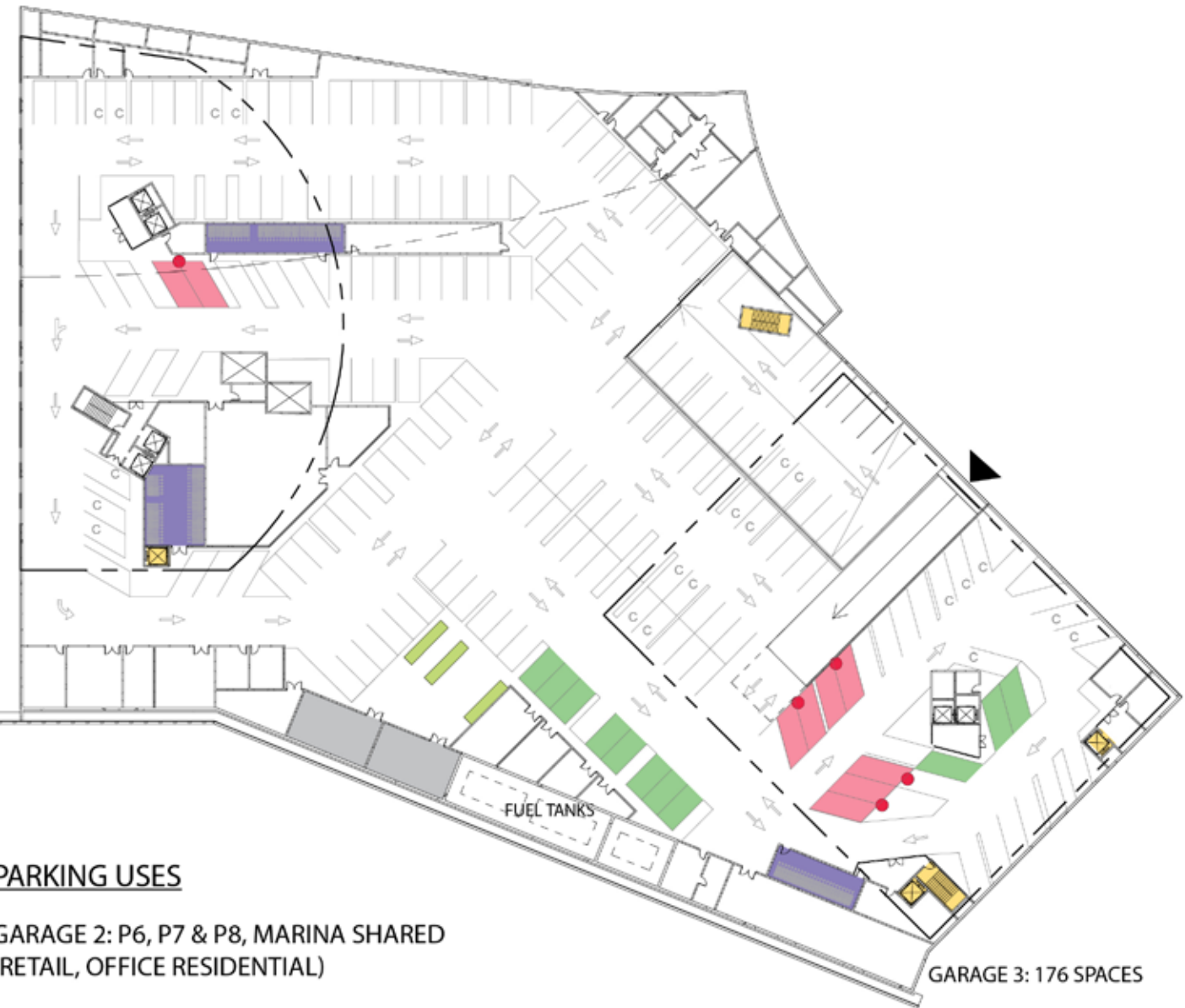
(2) Parking calculation includes required parking for entire Wharf Marina slips

(3) Provided Vehicular and Bicycle Parking included in Landside Summary

2017.05.12



GARAGE 2: 229 SPACES



GARAGE 3: 176 SPACES

**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

**VEHICLE PARKING**

ACCESSIBLE PARKING SPACES:	10
STANDARD PARKING SPACES:	318
COMPACT PARKING SPACES:	77
<b>TOTAL:</b>	<b>405</b>

**PARKING USES**

- GARAGE 2: P6, P7 & P8, MARINA SHARED (RETAIL, OFFICE RESIDENTIAL)
- GARAGE 3: P9, P10, MARINA SHARED (RETAIL, OFFICE, RESIDENTIAL)



GARAGE 2: 231 SPACES

GARAGE 3: 210 SPACES

**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

**VEHICLE PARKING**

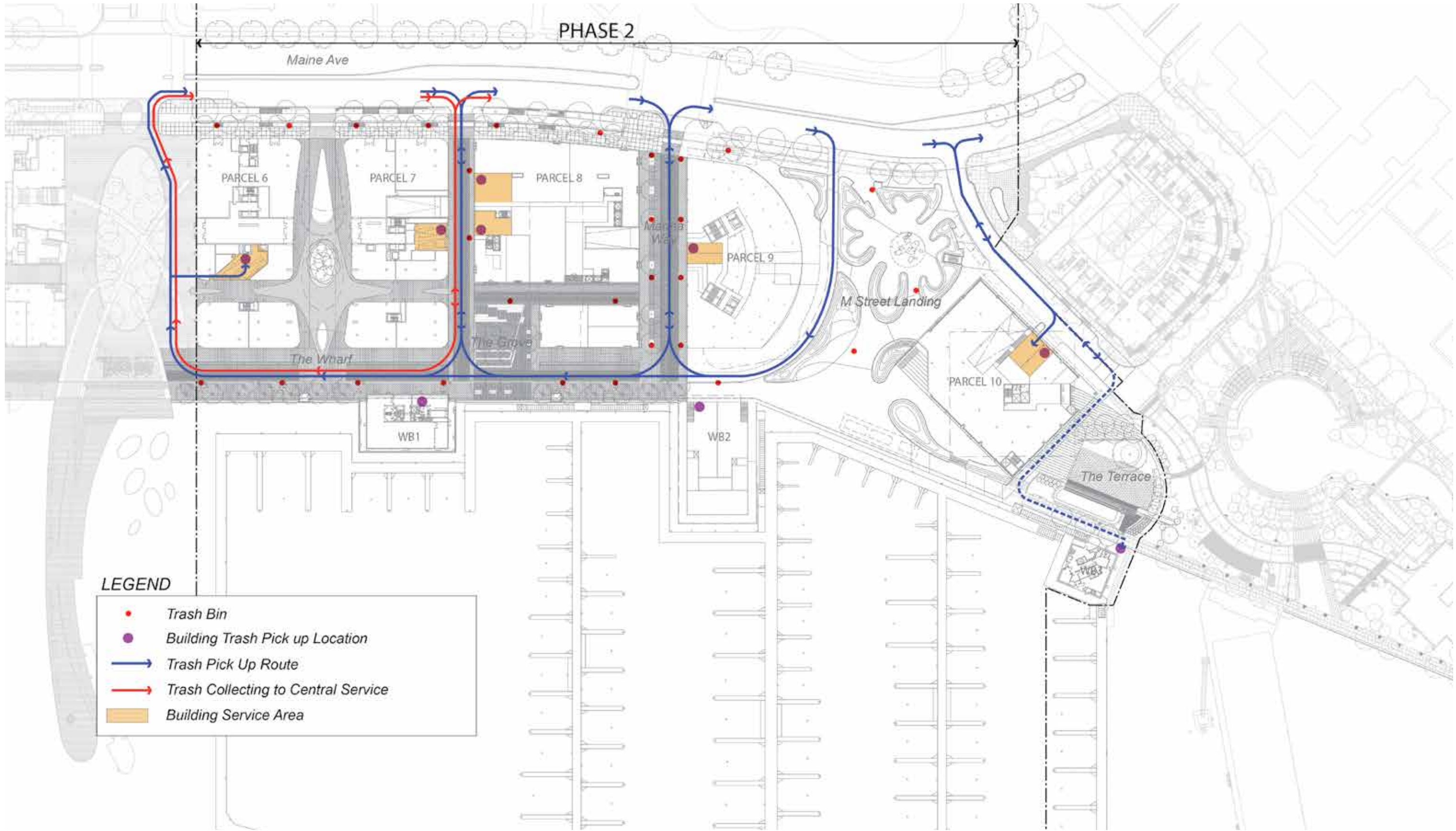
ACCESSIBLE PARKING SPACES:	13
STANDARD PARKING SPACES:	291
COMPACT PARKING SPACES:	137
<b>TOTAL:</b>	<b>441</b>

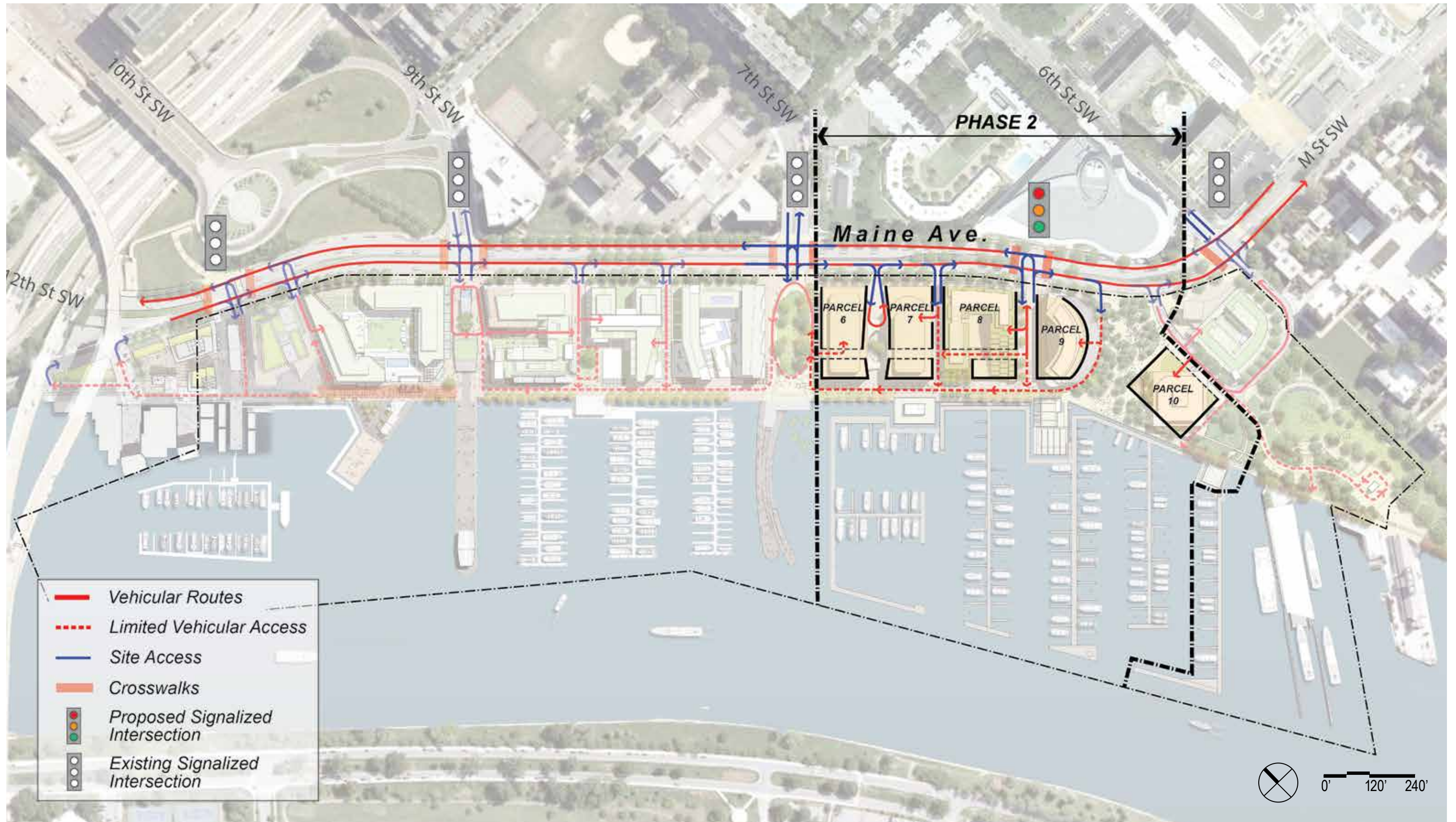
**PARKING USES**

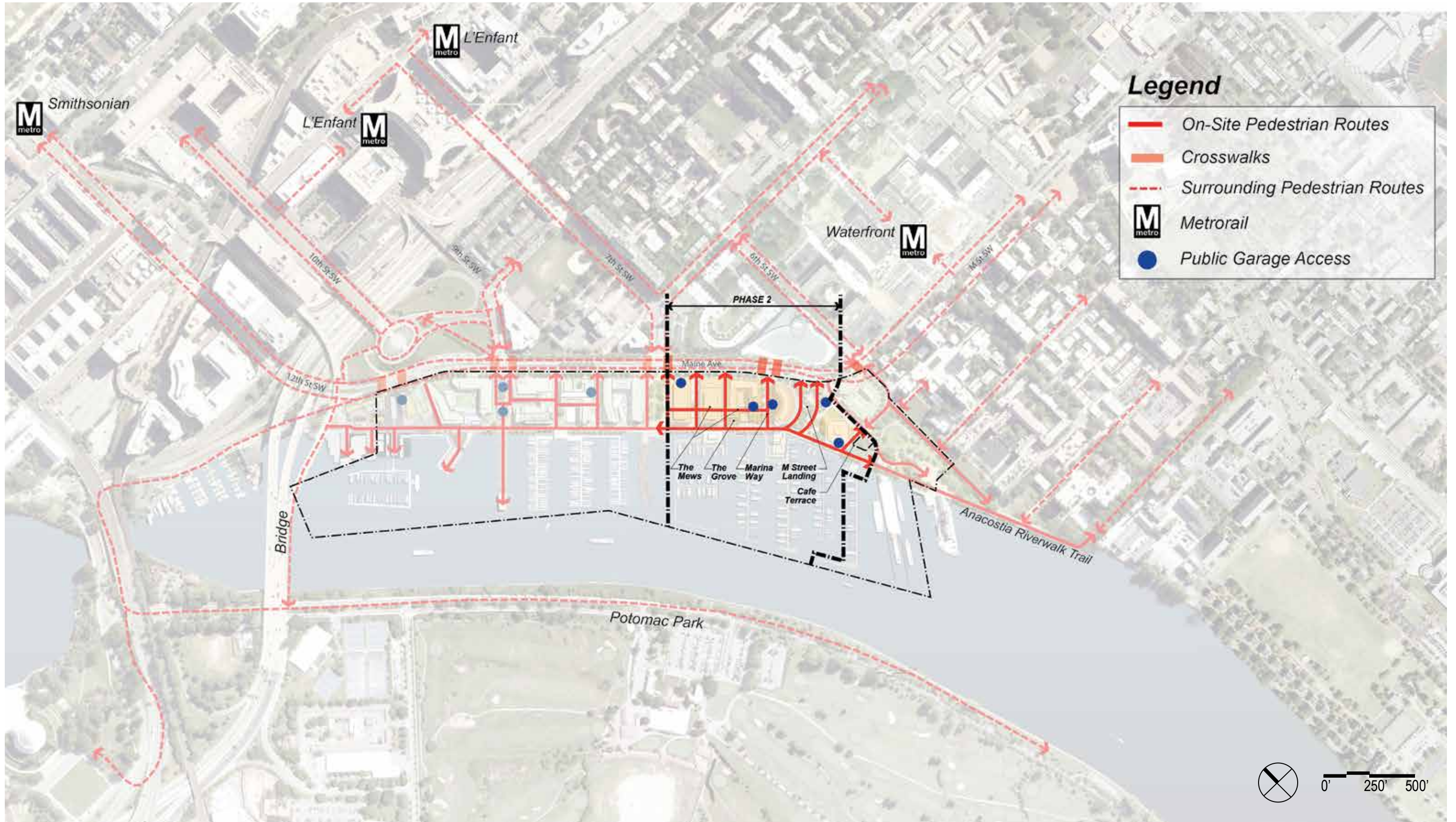
- GARAGE 2: P6, P7, P8 & MARINA SHARED (RETAIL, OFFICE RESIDENTIAL)
- GARAGE 3: P9, P10, MARINA SHARED (RETAIL, OFFICE, RESIDENTIAL)

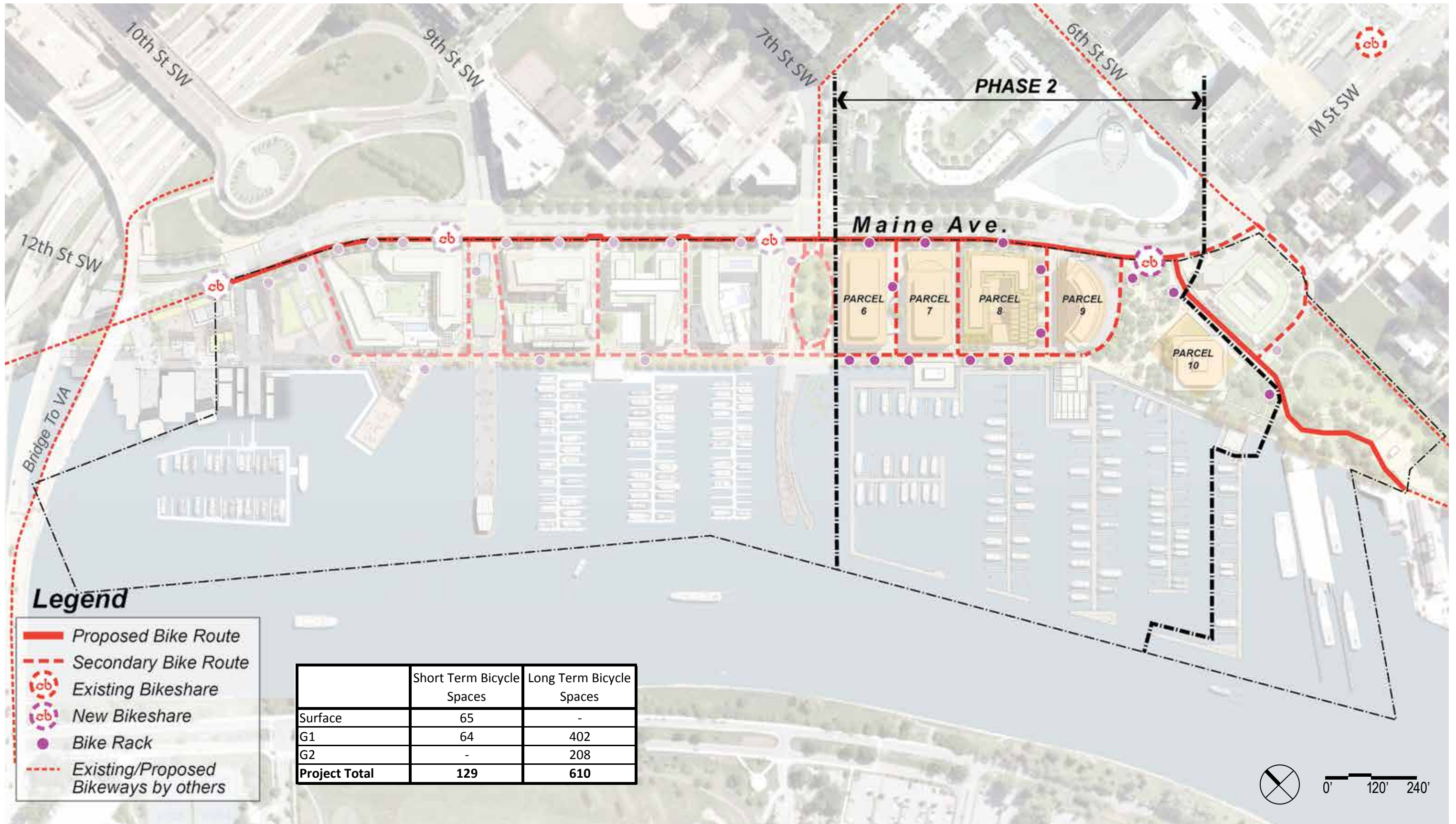


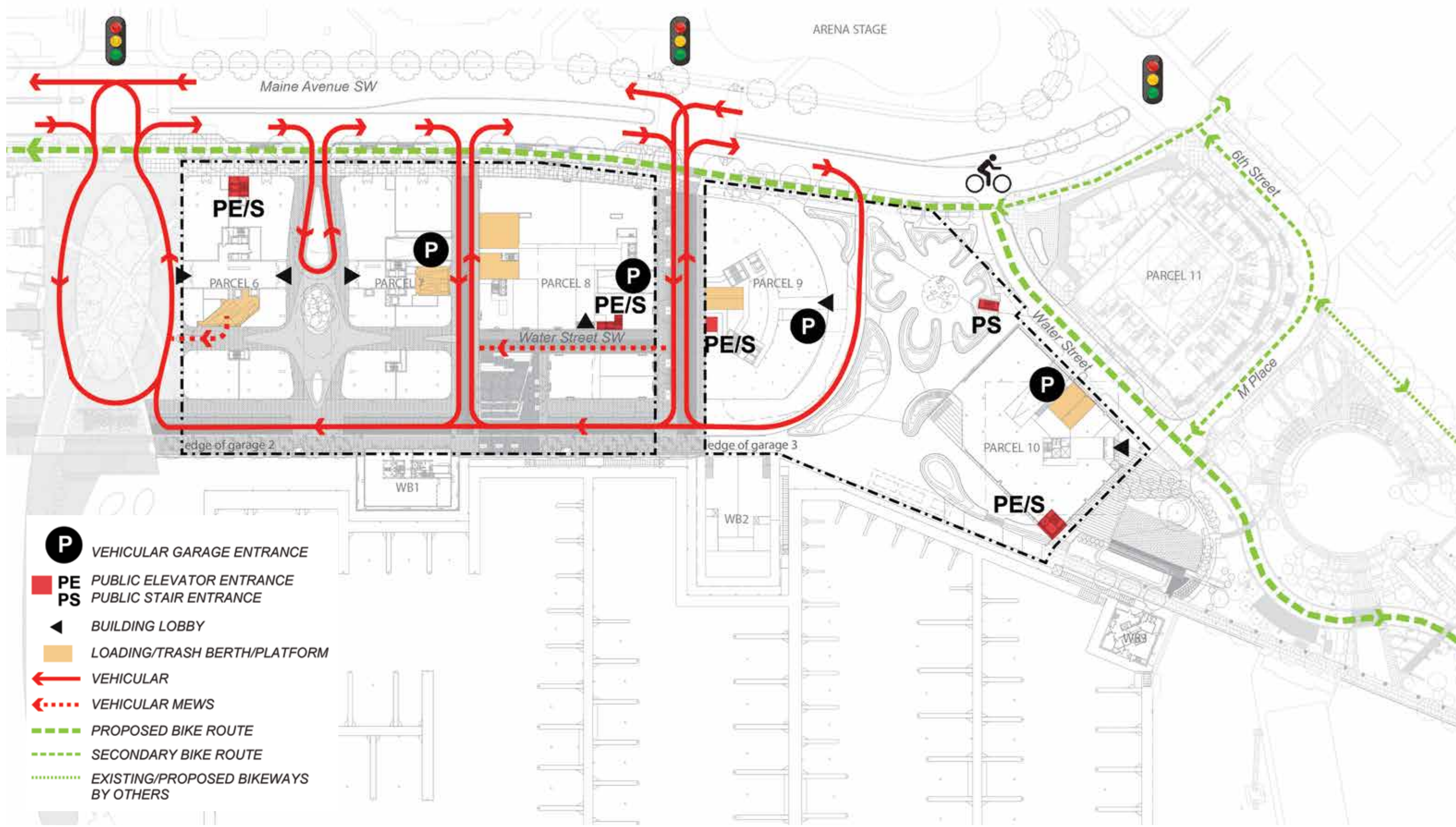
PHASE 2











**Certified** 40 to 49 points **Silver** 50 to 59 points **Gold** 60 to 79 points **Platinum** 80 to 106 points

**22 3 2 Smart Location & Linkage** Possible Points **27**

Y	?	N			
Y			Prereq 1	<b>Smart Location</b>	
Y			Prereq 2	<b>Imperiled Species &amp; Ecological Communities</b>	
Y			Prereq 3	<b>Wetland &amp; Water Body Conservation</b>	
Y			Prereq 4	<b>Agriculture Land Conservation</b>	
Y			Prereq 5	<b>Floodplain Avoidance</b>	
8	2		Credit 1	<b>Preferred Locations</b>	10
1		1	Credit 2	<b>Brownfield Redevelopment*</b>	2
7			Credit 3	<b>Locations with Reduced Automobile Dependence</b>	7
1			Credit 4	<b>Bicycle Network and Storage</b>	1
3			Credit 5	<b>Housing &amp; Jobs Proximity*</b>	3
1			Credit 6	<b>Steep Slope Protection</b>	1
1			Credit 7	<b>Site Design for Habitat/Wetland &amp; Water Body Conserv.</b>	1
		1	Credit 8	<b>Restoration of Habitat or Wetlands &amp; Water Bodies</b>	1
	1		Credit 9	<b>Long-Term Conserv. Mngmnt of Habitat/ Wetlands &amp; Water Bodies</b>	1

**27 14 3 Neighborhood Pattern & Design** Possible Points **44**

Y	?	N			
Y			Prereq 1	<b>Walkable Streets</b>	
Y			Prereq 2	<b>Compact Development</b>	
Y			Prereq 3	<b>Connected and Open Community</b>	
9	2	1	Credit 1	<b>Walkable Streets</b>	12
6			Credit 2	<b>Compact Development</b>	6
2	2		Credit 3	<b>Mixed-Use Neighborhood Centers</b>	4
4	3		Credit 4	<b>Mixed-Income Diverse Communities*</b>	7
	1		Credit 5	<b>Reduced Parking Footprint</b>	1
		2	Credit 6	<b>Street Network*</b>	2
1			Credit 7	<b>Transit Facilities</b>	1
	2		Credit 8	<b>Transportation Demand Management</b>	2
1			Credit 9	<b>Access to Civic and Public Spaces</b>	1
1			Credit 10	<b>Access to Recreation Facilities</b>	1
	1		Credit 11	<b>Visitability and Universal Design</b>	1
1	1		Credit 12	<b>Community Outreach &amp; Involvement</b>	2
1			Credit 13	<b>Local Food Production</b>	1
	2		Credit 14	<b>Tree-Lined and Shaded Streets</b>	2
1			Credit 15	<b>Neighborhood Schools</b>	1

**12 4 13 Green Infrastructure and Buildings,** Possible Points **29**

Y	?	N			
Y			Prereq 1	<b>Certified Green Building</b>	
Y			Prereq 2	<b>Minimum Building Energy Efficiency</b>	
Y			Prereq 3	<b>Minimum Building Water Efficiency</b>	
Y			Prereq 4	<b>Construction Activity Pollution Prevention</b>	
5			Credit 1	<b>Certified Green Building</b>	5
	1	1	Credit 2	<b>Building Energy Efficiency</b>	2
		1	Credit 3	<b>Building Water Efficiency</b>	1
1			Credit 4	<b>Water-Efficient Landscaping</b>	1
		1	Credit 5	<b>Existing Building Use</b>	1
		1	Credit 6	<b>Historic Resource Preservation &amp; Adaptive Reuse*</b>	1
	1		Credit 7	<b>Minimized Site Disturbance in Design and Construction</b>	1
4			Credit 8	<b>Stormwater Management*</b>	4
1			Credit 9	<b>Heat Island Reduction</b>	1
		1	Credit 10	<b>Solar Orientation</b>	1
		3	Credit 11	<b>On-Site Renewable Energy Sources</b>	3
		2	Credit 12	<b>District Heating and Cooling</b>	2
	1		Credit 13	<b>Infrastructure Energy Efficiency</b>	1
		2	Credit 14	<b>Wastewater Management</b>	2
	1		Credit 15	<b>Recycled Content in Infrastructure</b>	1
1			Credit 16	<b>Solid Waste Management Infrastructure</b>	1
		1	Credit 17	<b>Light Pollution Reduction</b>	1

**6 Innovation in Design Process** Possible Points **6**

Y	?	N			
1			Credit 1.1	<b>Exemplary Performance: GIBc1 100% bids LEED certified</b>	1
1			Credit 1.2	<b>Innovation in Design: Green Education</b>	1
1			Credit 1.3	<b>Exemplary Performance GIBc9 / Other</b>	1
1			Credit 1.4	<b>Exemplary Performance TBD</b>	1
1			Credit 1.5	<b>Innovation in Design: Bike Share Program / TBD</b>	1
1			Credit 2	<b>LEED™ Accredited Professional</b>	1

**4 Regional Priority Credit [credits indicated by \*]** Possible Points **4**

Y	?	N			
1			Credit 1.1	<b>Regional Priority Credit: SLLc2 Brownfield Redevelopment</b>	1
1			Credit 1.2	<b>Regional Priority Credit: SLLc5 Housing &amp; Jobs Proximity</b>	1
1			Credit 1.3	<b>Regional Priority Credit: NPDC4 Mixed-Income Diverse Communities</b>	1
1			Credit 1.4	<b>Regional Priority Credit: GIBc8 Stormwater Management</b>	1

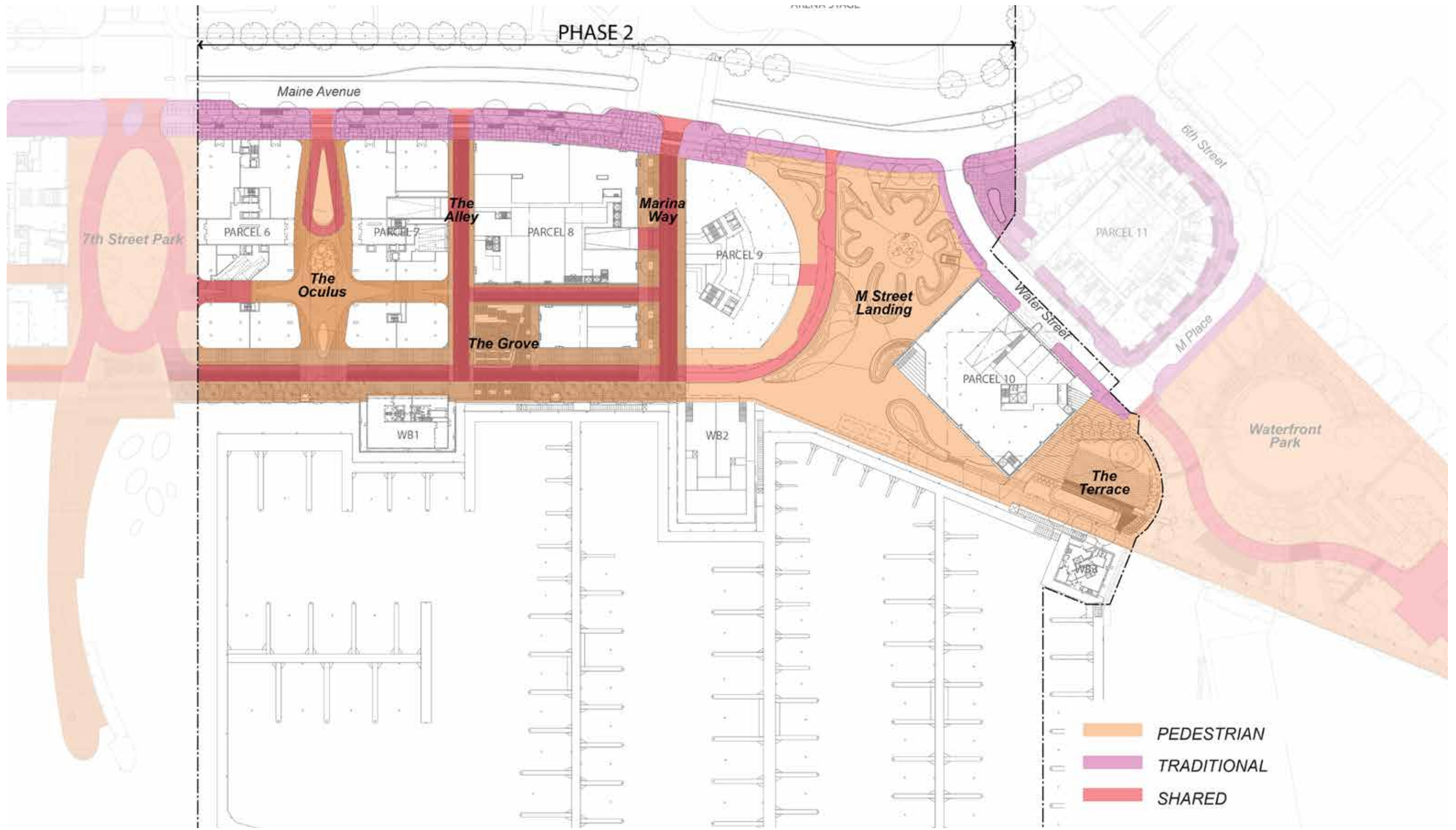
# 2

## OPEN SPACE











CAPITAL BIKE SHARE - 20 NEW DOCKS



WHARF/ MAINE AVENUE - XXX Inverted U Bike Rack (City Standard)



M STREET LANDING - 26 "Ride" Cast Aluminum Flat Ribbon Frame Bike Rack (by LandscapeForms)

