



# APPLICANT'S PRESENTATION - VOLUME C

NOVEMBER 2, 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**

PLANNING COMMISSION  
District of Columbia  
CASE NO.11-03J  
EXHIBIT NO.40A1

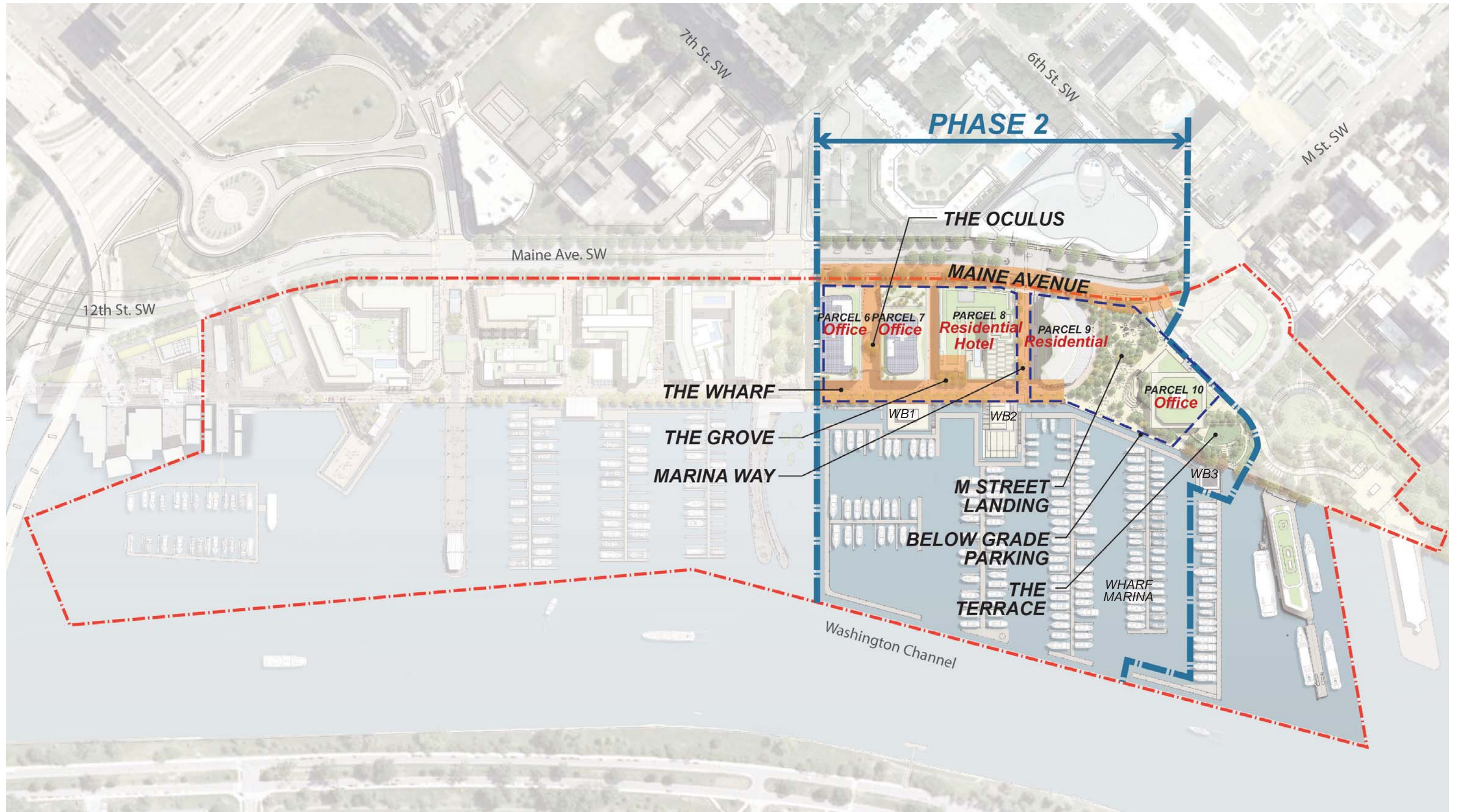






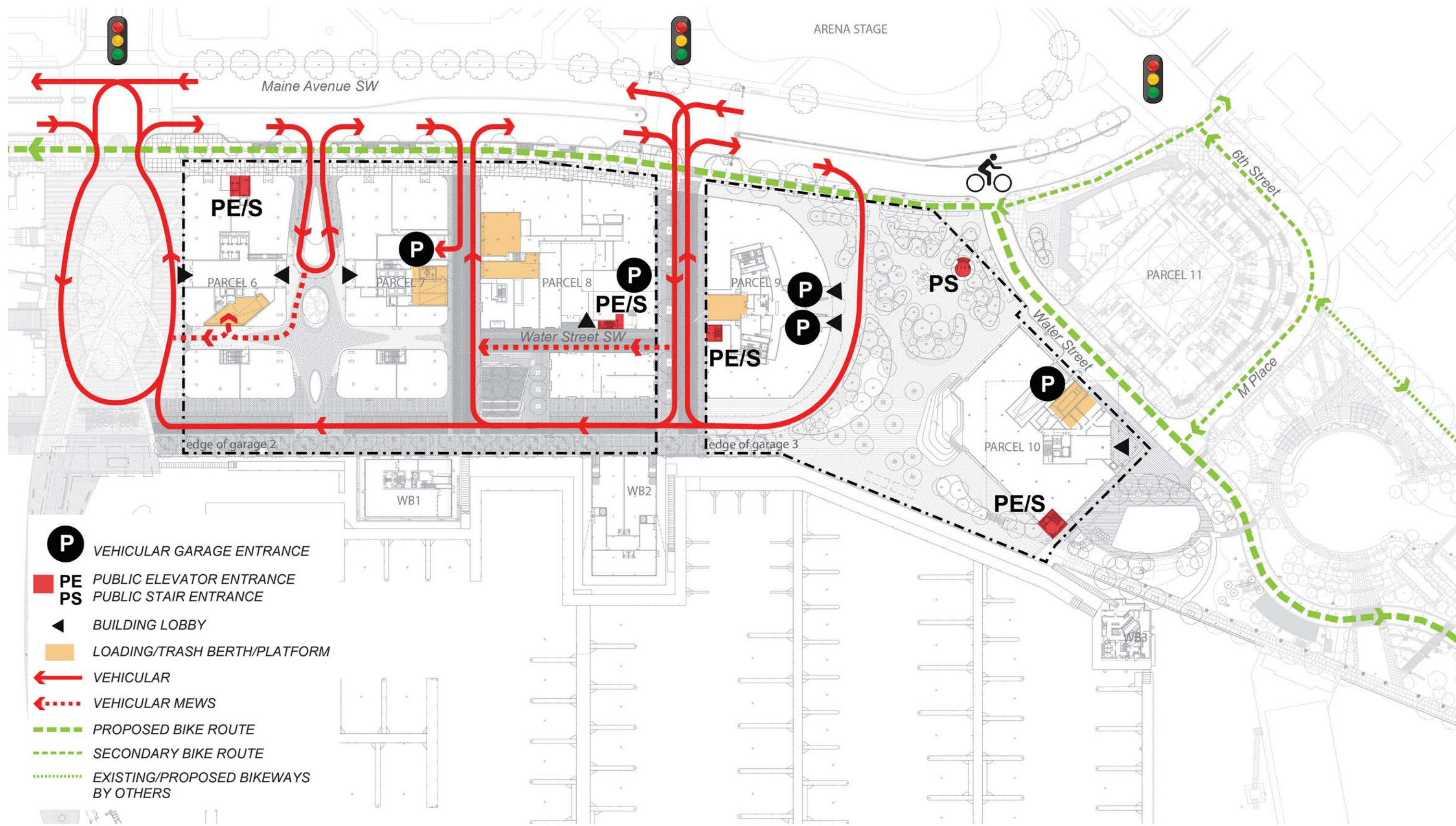












- P** VEHICULAR GARAGE ENTRANCE
- PE** PUBLIC ELEVATOR ENTRANCE
- PS** PUBLIC STAIR ENTRANCE
- ▲** BUILDING LOBBY
- LOADING/TRASH BERTH/PLATFORM
- VEHICULAR
- VEHICULAR MEWS
- PROPOSED BIKE ROUTE
- SECONDARY BIKE ROUTE
- EXISTING/PROPOSED BIKEWAYS BY OTHERS



G1 PARKING PLAN

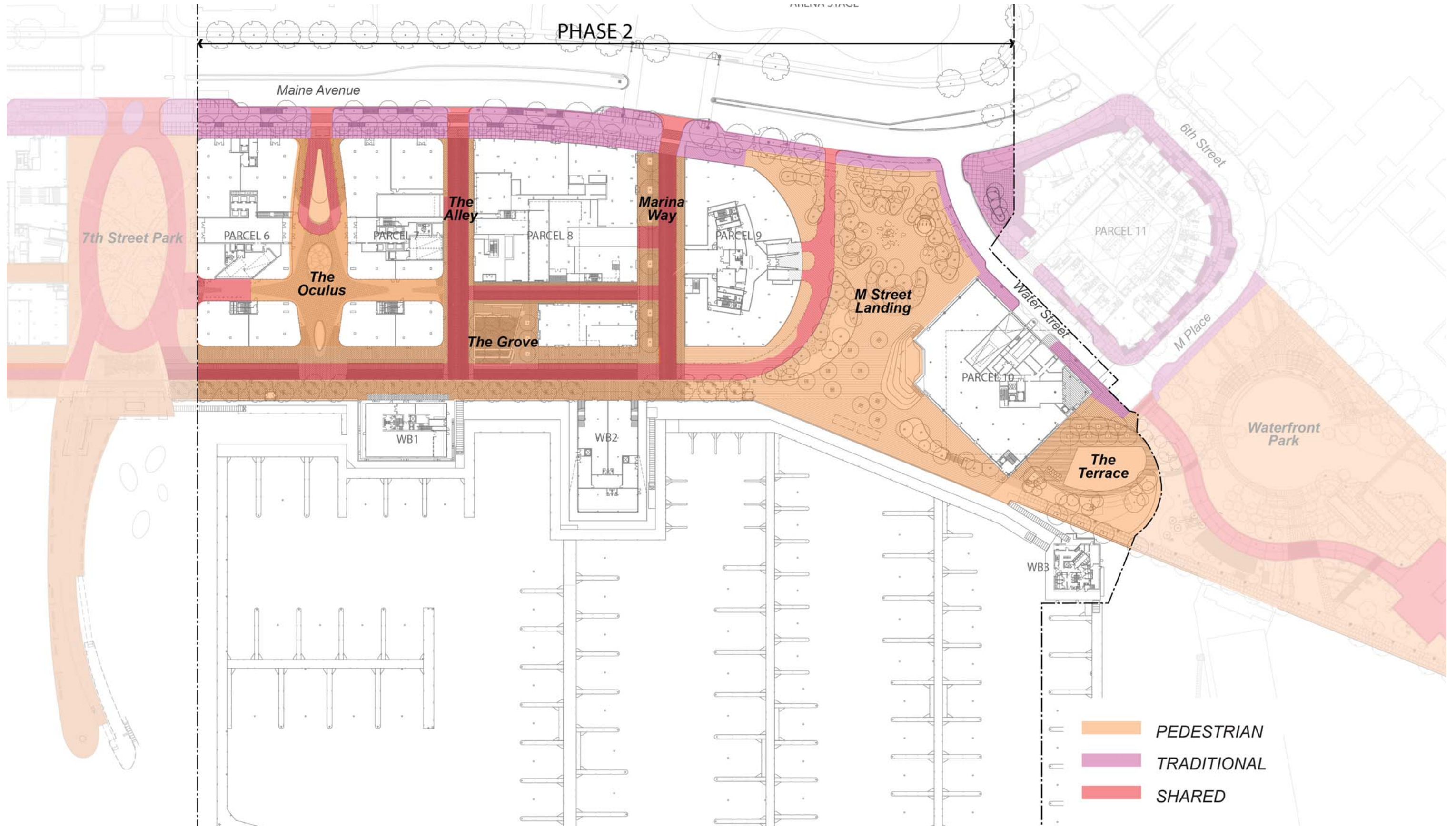


G2 PARKING PLAN

**LEGEND**

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



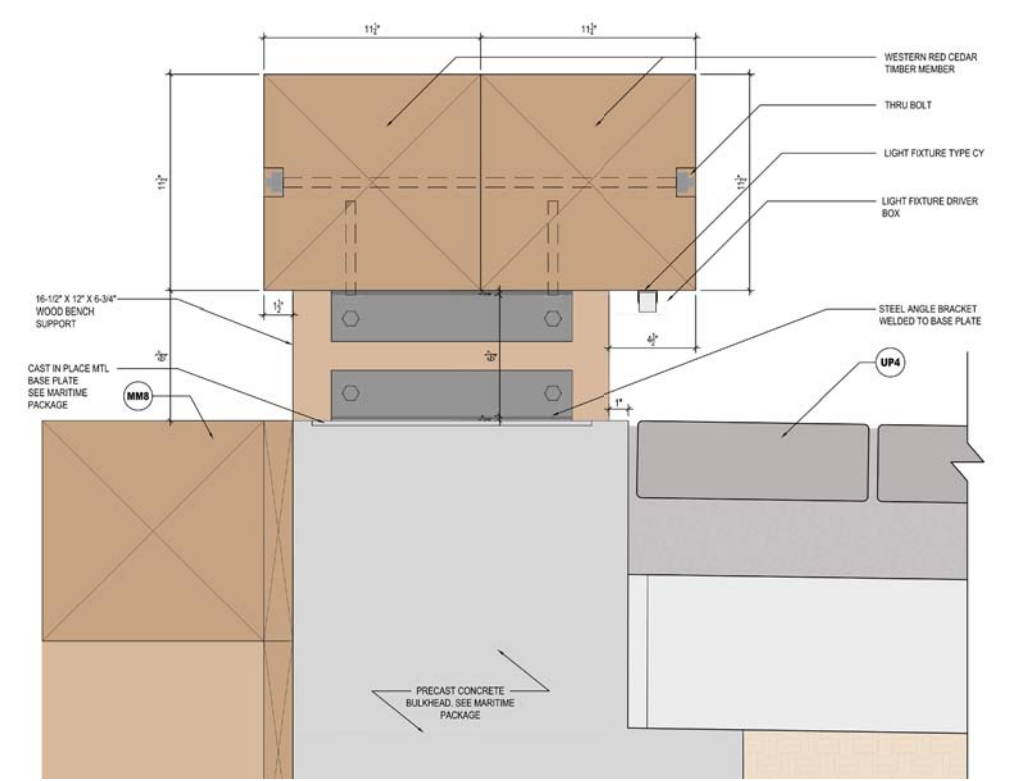
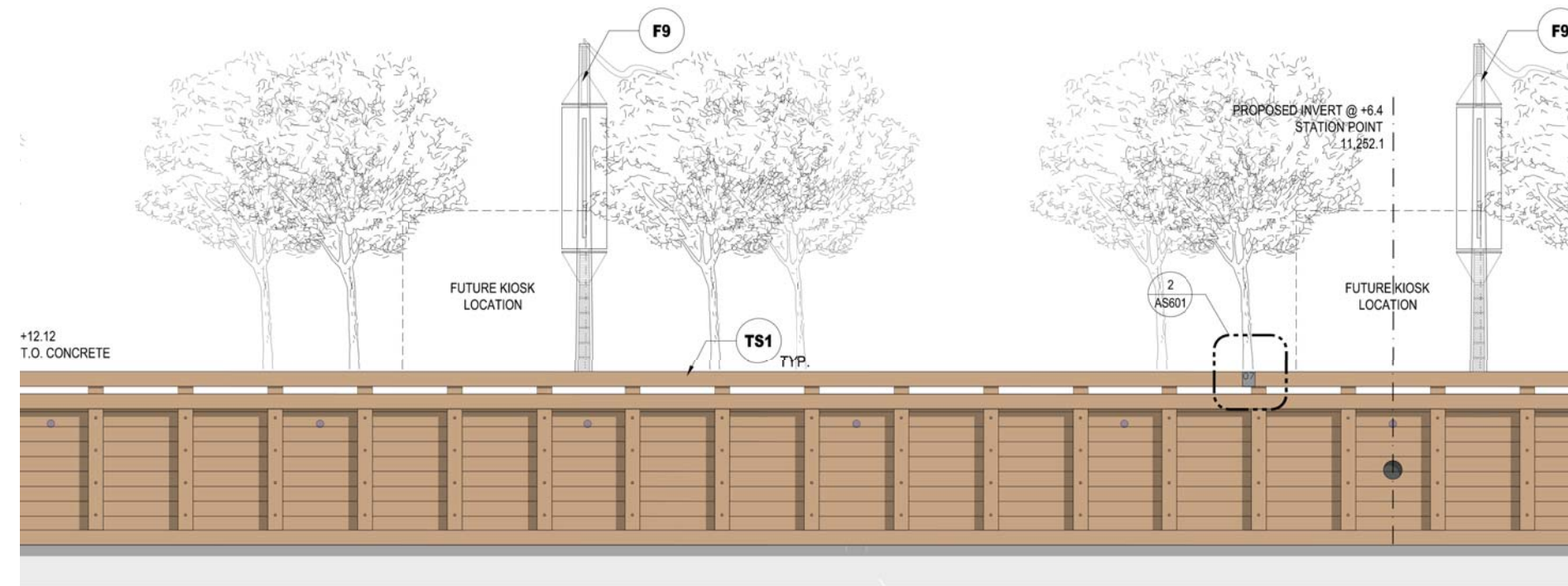




\*EXTENT OF CAFE SEATING CONTINGENT UPON ACTUAL TENANT USES IN THESE AREAS.



Phase 1 Fendering









## SIGNAGE PRINCIPLES

- Signs should be incorporated into the building architecture as embossing, low relief casting or application to wall surfaces.
- Signs should be constructed of individual, three-dimensional letters.
- Signs may be painted or made with applied metal lettering and graphics.
- Signs should be constructed of high quality materials and finishes.
- Signs may incorporate lighting as part of their design.
- Signs should be compatible with and complement the building's architecture, including its awnings or canopies, lighting and street furniture.
- Bracket or hanging signs should be oriented to the pedestrian and highly visible from the sidewalk.

