



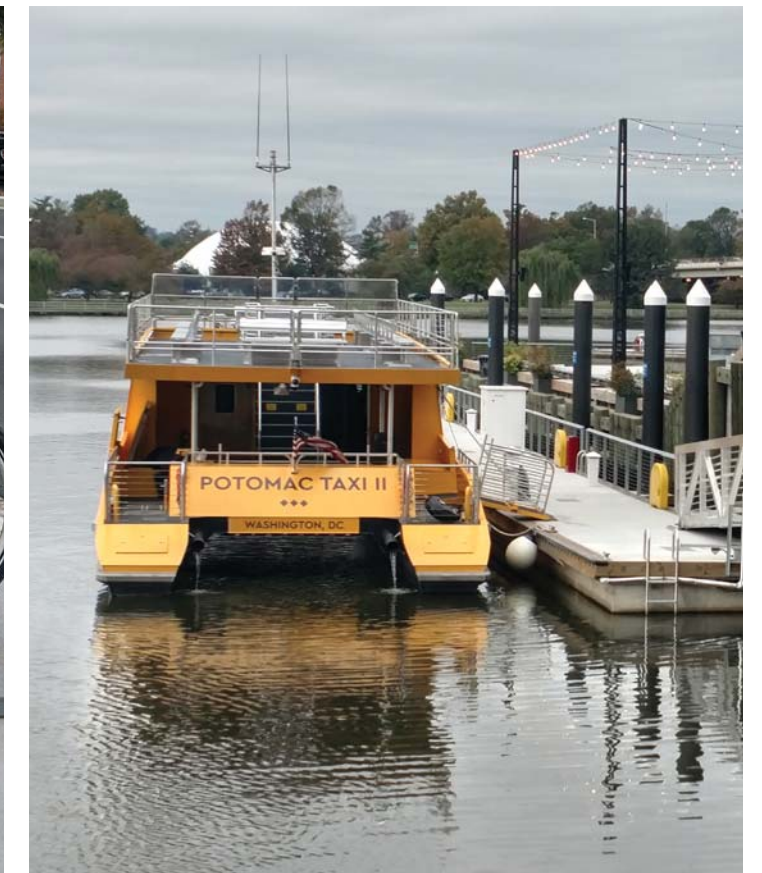
Vehicular Capacity Analysis

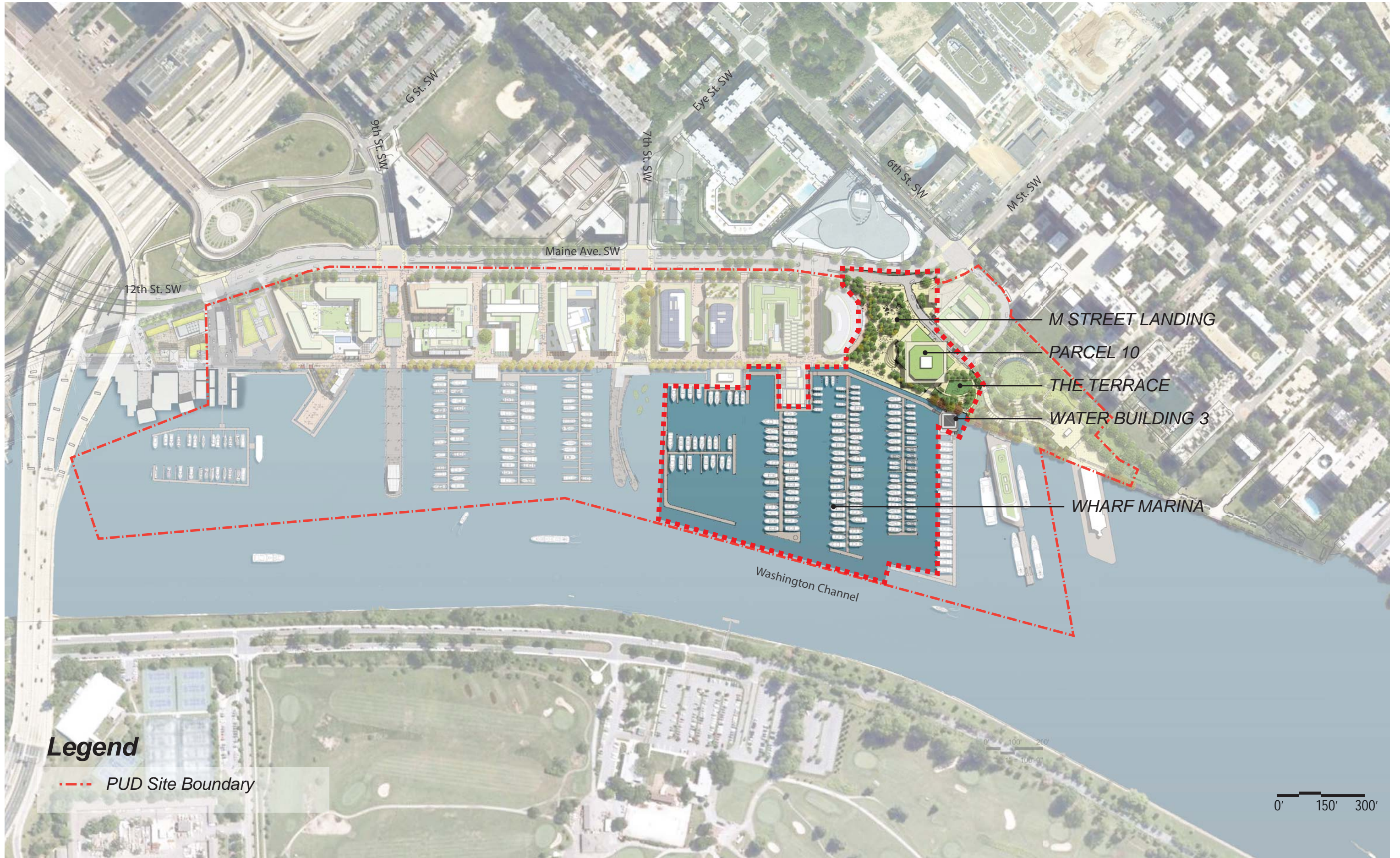
- *Volumes in study area are growing on movements that weren't highest a decade ago*
- *Operations of roadways needs to adjust to different traffic patterns as local traffic levels rise*
- *CTR presents several recommendations*



Mitigation Package

- *In general agreement with DDOT*
- *Package includes:*
 - *TDM Plan, centered around monitoring*
 - *Agreed first set of TDM measures (Includes cycletrack, bike parking, Capital bikeshare stations)*
 - *Loading management plan*
 - *Traffic signal installation at Marina Way*
 - *Creation of dual southbound left turn at 9th Street onto Maine Avenue*
 - *Removal of channelized southbound right turn from 6th Street to Maine Avenue*
 - *Other minor pedestrian improvements*





Legend

--- PUD Site Boundary

M STREET LANDING

PARCEL 10

THE TERRACE

WATER BUILDING 3

WHARF MARINA

Washington Channel

0' 100' 200'

1" = 100'-0"

0' 150' 300'

1 FLOORS BASE WITH 3 FLOOR TOWER
60' BUILDING HEIGHT

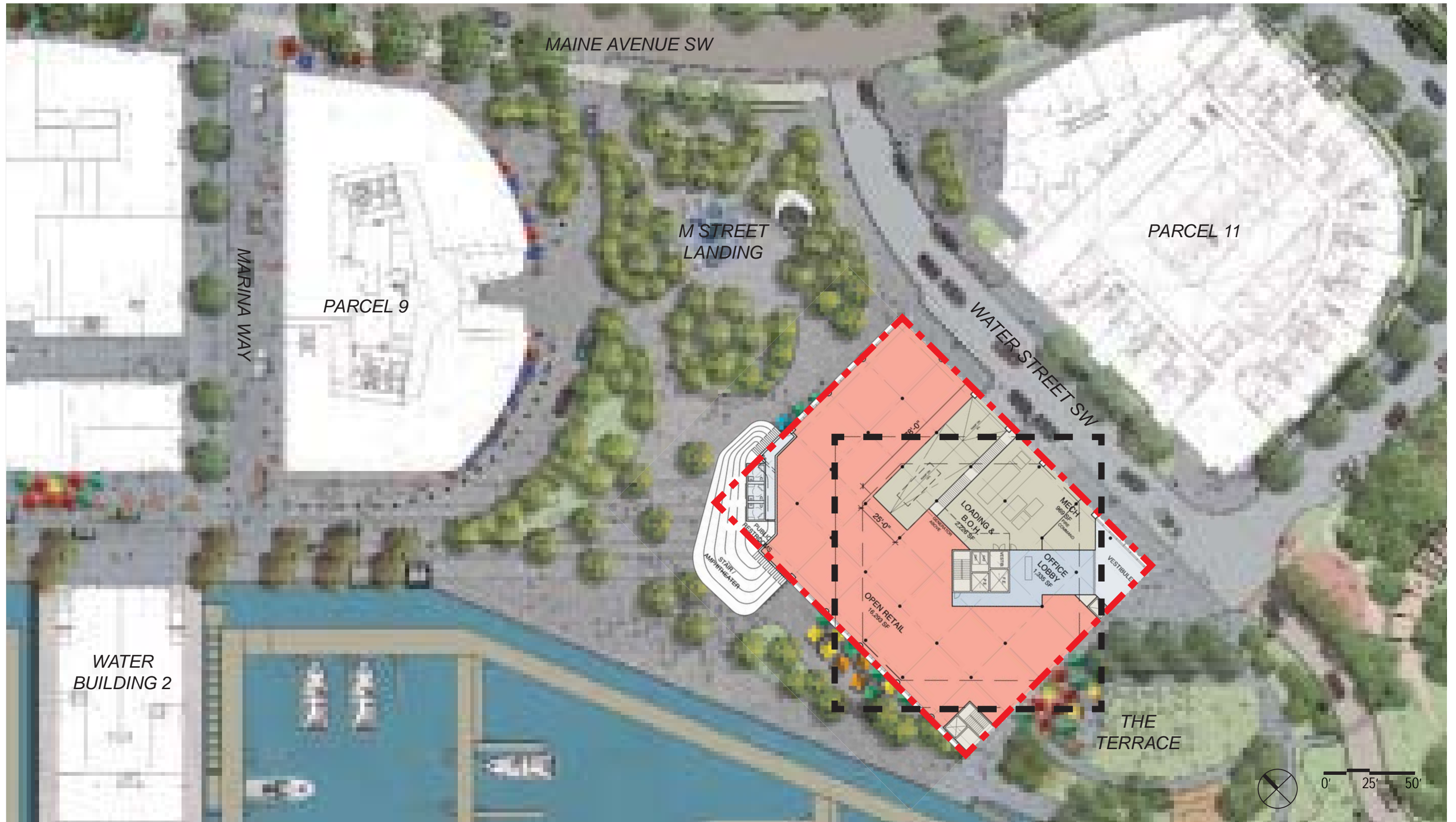
RETAIL	16,695 GFA
OFFICE	60,143 GFA
TOTAL	76,838 GFA

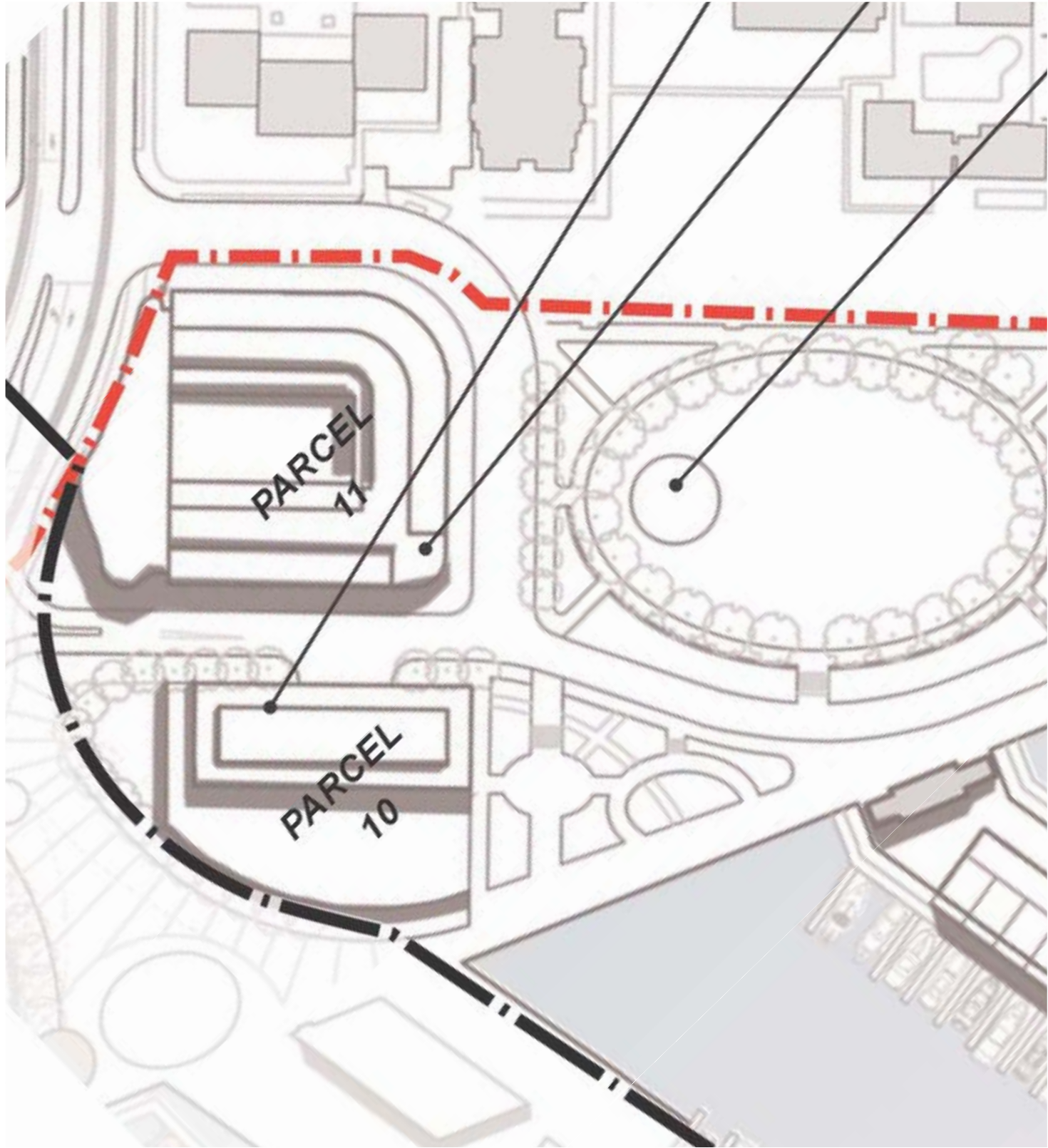


PARCEL 10

		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)			76,838
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





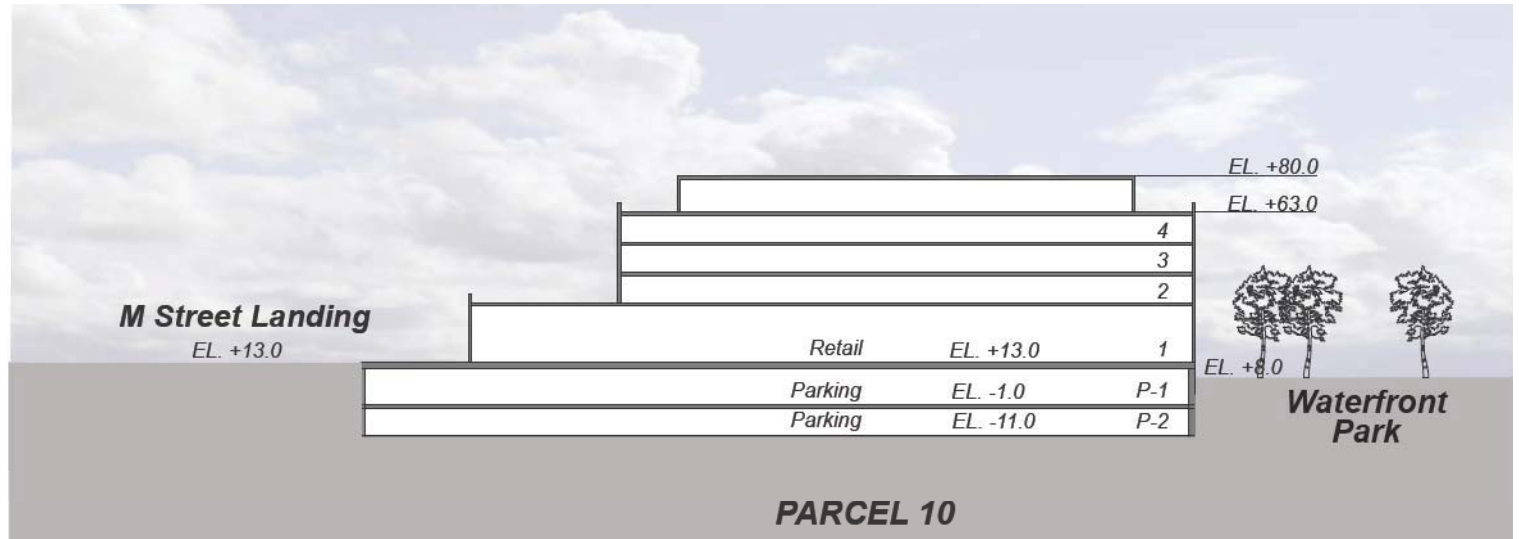


· PARCEL 10

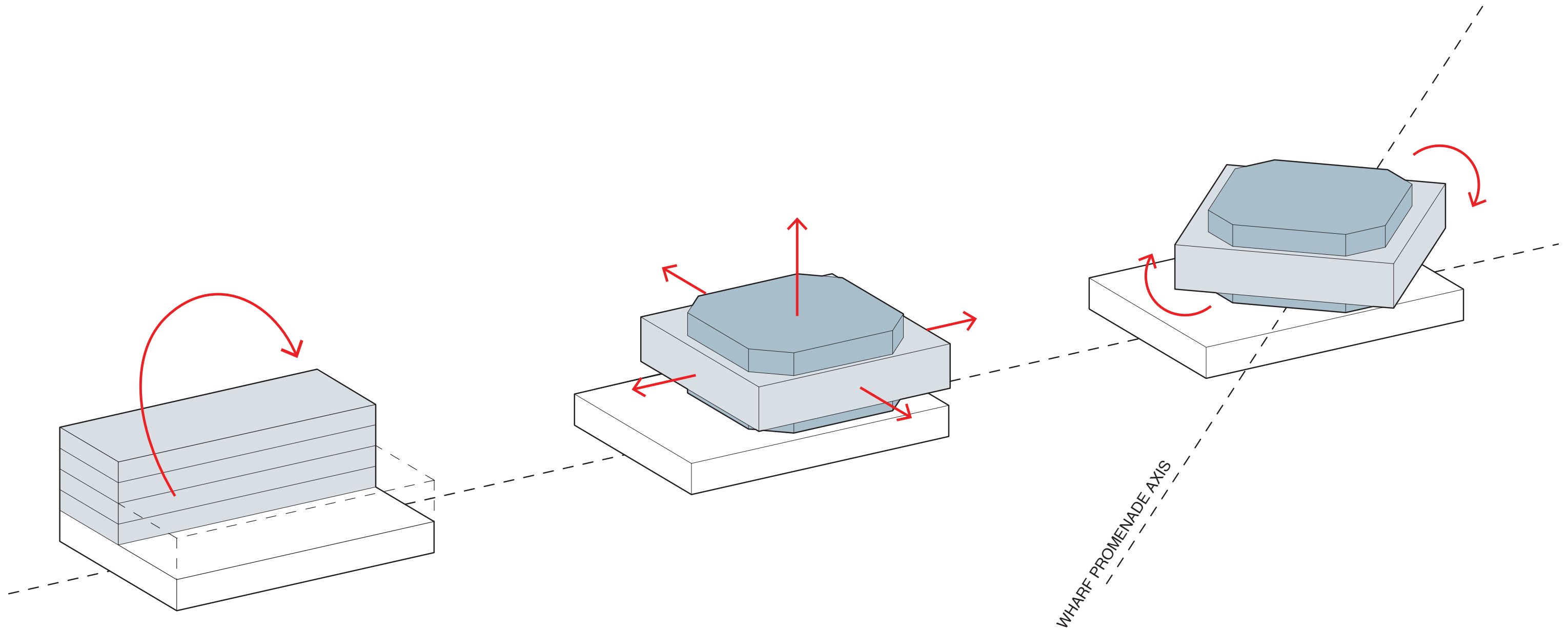
- 1-2 FLOOR BASE WITH 3-5 FLOOR TOWER
- 70' TOTAL BUILDING HEIGHT
- RETAIL @ GROUND FLOOR
- OFFICE BUILDING
OR
RESIDENTIAL BUILDING

· PARCEL 11

- 4 FLOORS
- 45' BUILDING HEIGHT
- CIVIC – CHURCH
- RESIDENTIAL BUILDING



SECTION AT PARCEL 10 LOOKING EAST (m-m)

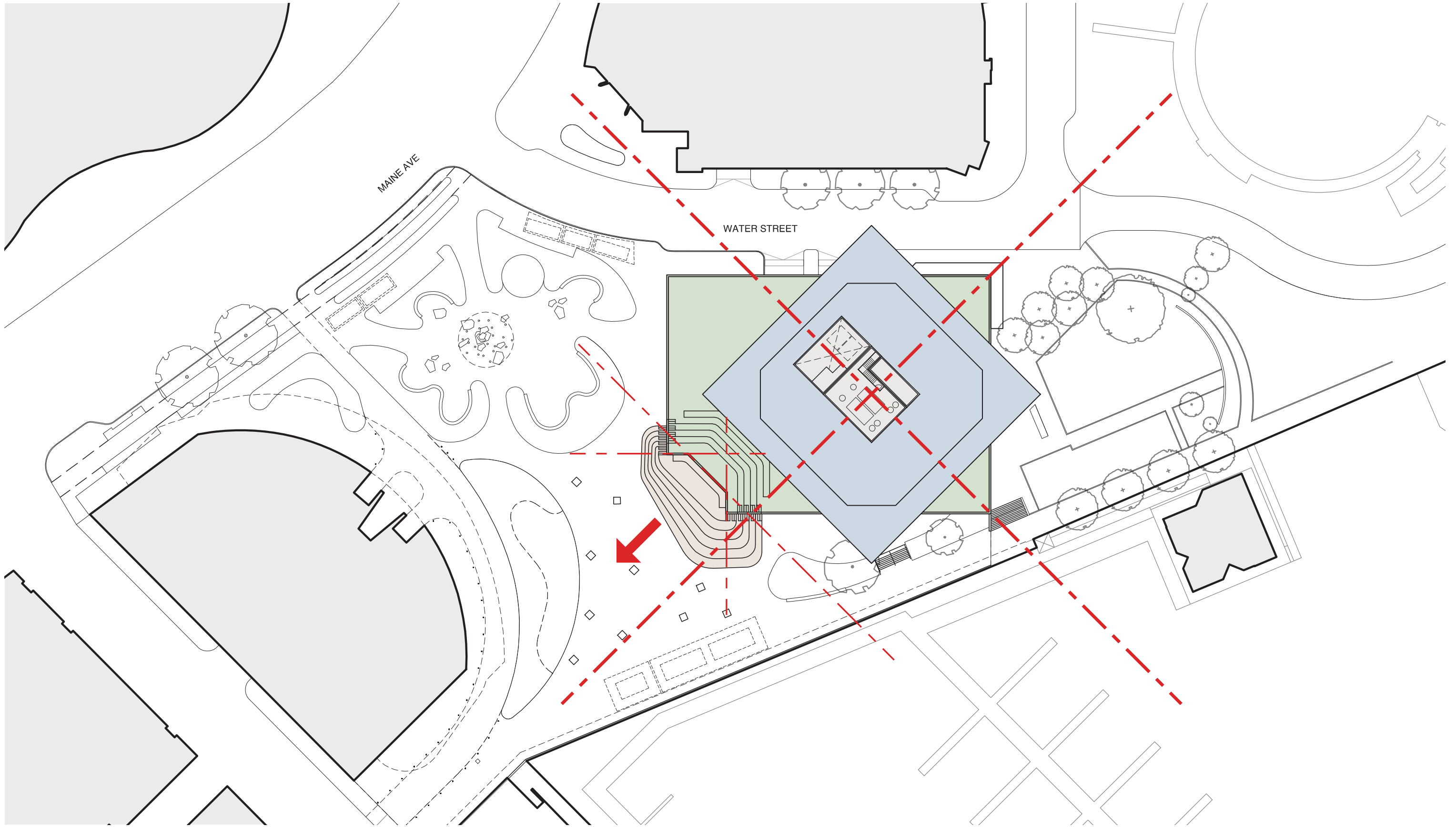


STACK

LIFT & STRETCH

ROTATE

WHARF PROMENADE AXIS

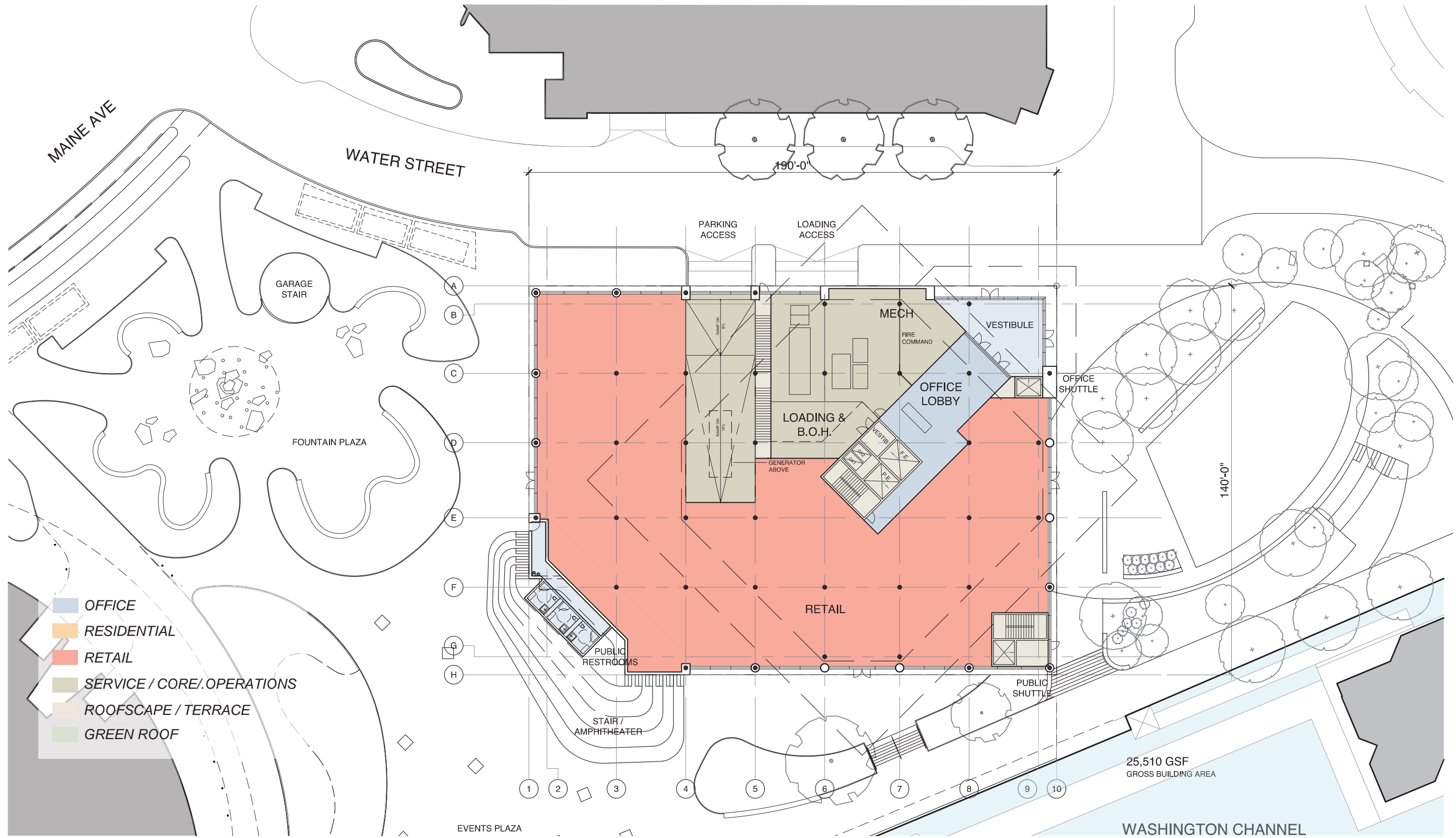


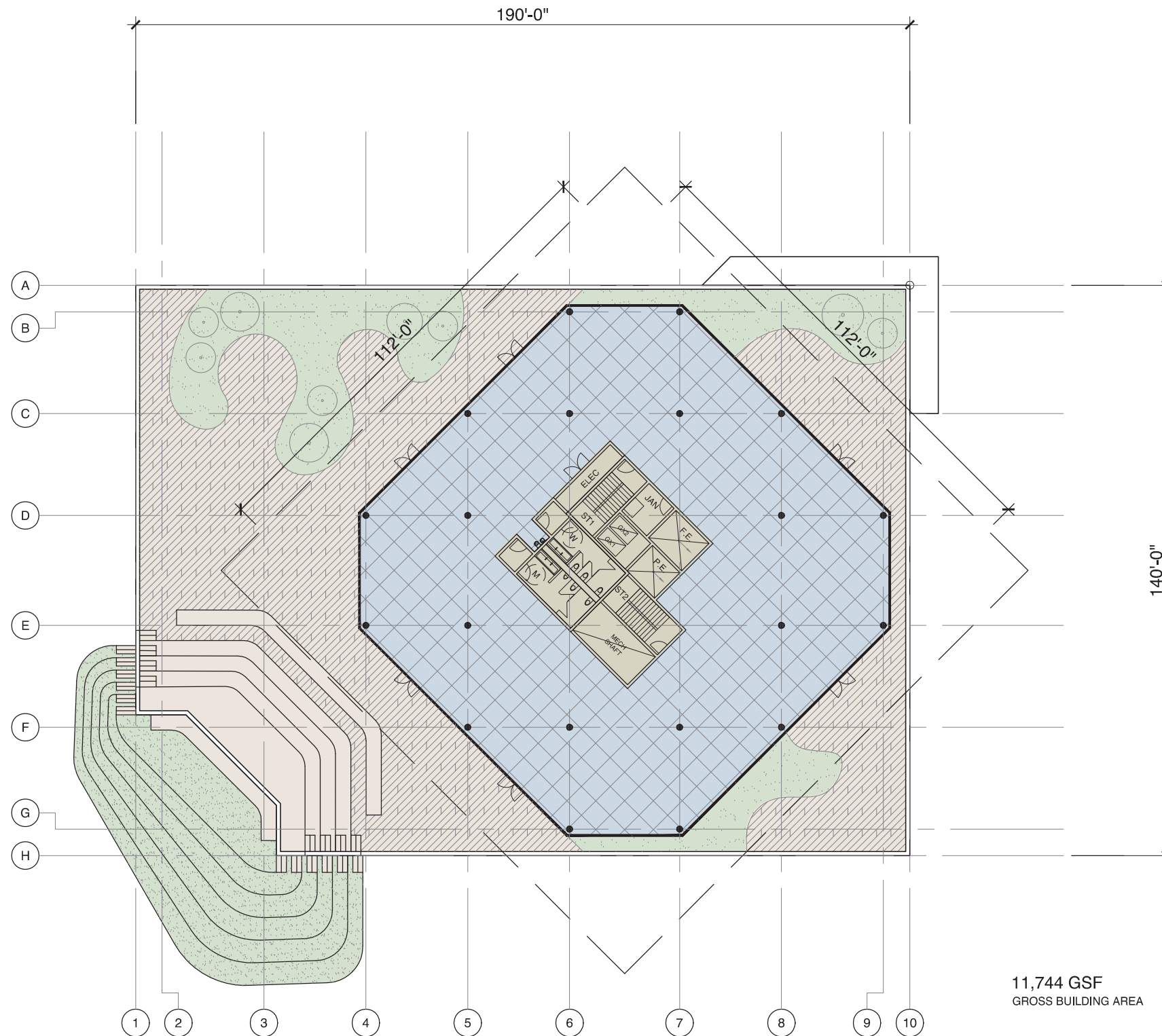






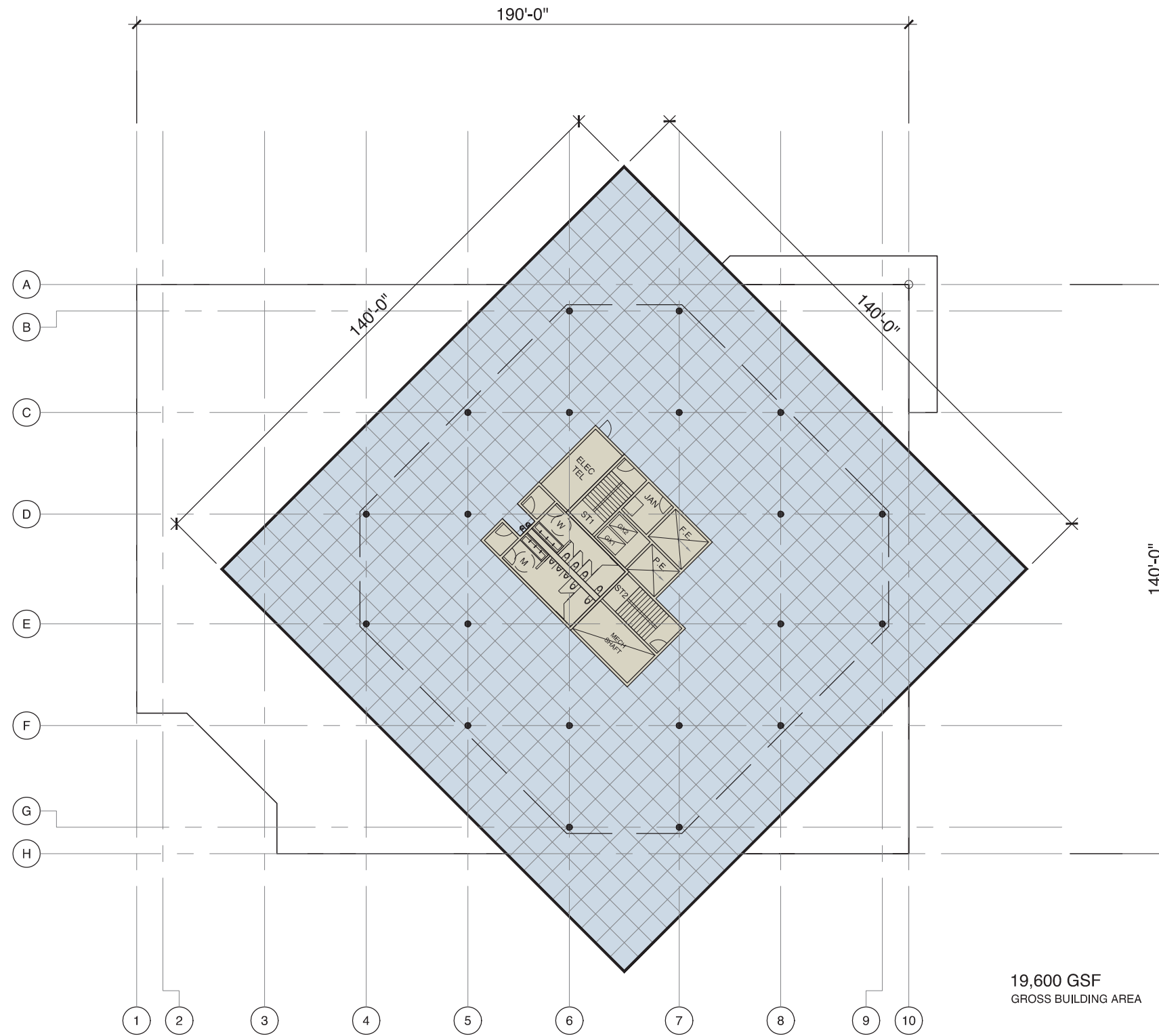






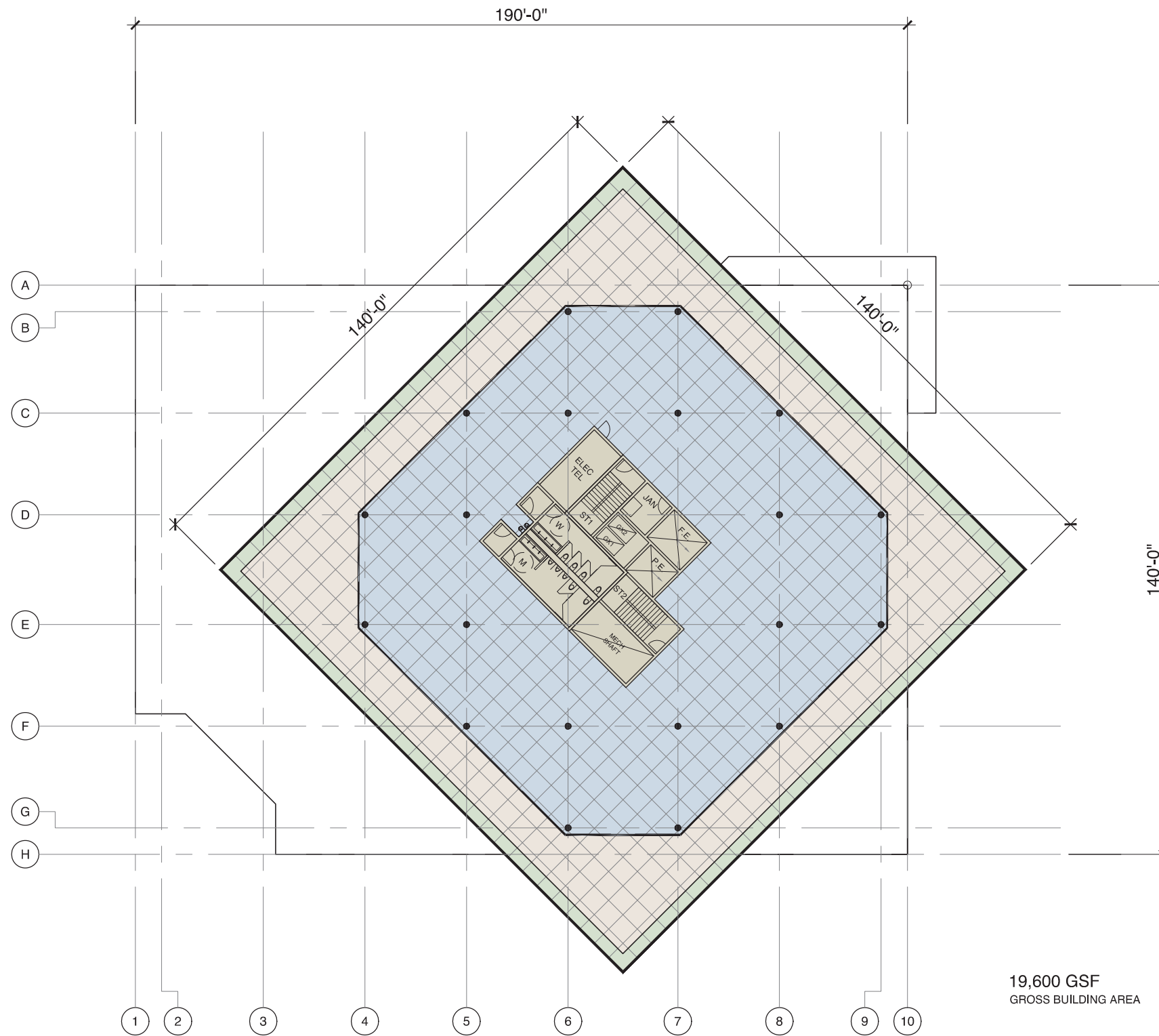
- OFFICE
- RESIDENTIAL
- RETAIL
- SERVICE / CORE/ OPERATIONS
- ROOFSCAPE / TERRACE
- GREEN ROOF

11,744 GSF
GROSS BUILDING AREA



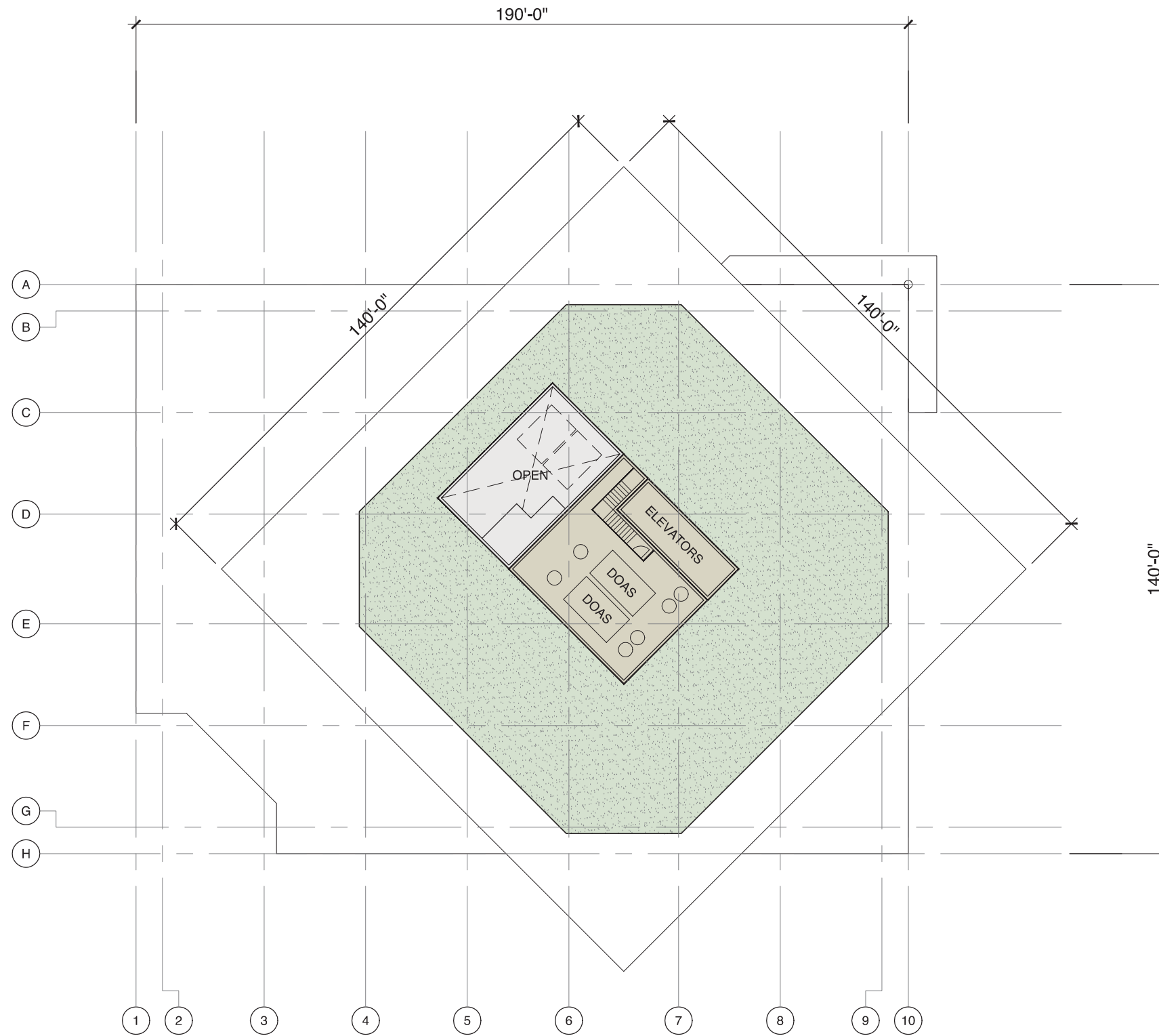
- OFFICE
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- GREEN ROOF

19,600 GSF
GROSS BUILDING AREA



- OFFICE
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19,600 GSF
GROSS BUILDING AREA



- OFFICE
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NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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.
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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.



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

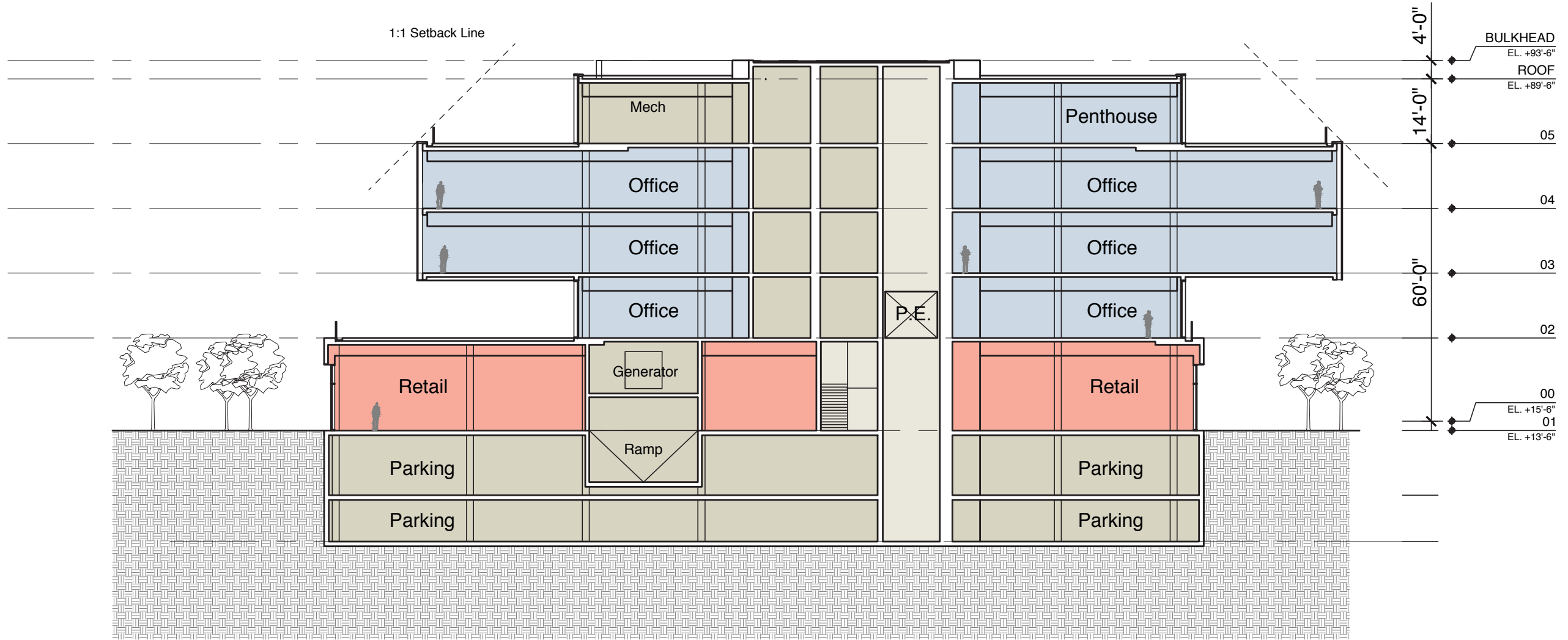


WEST ELEVATION

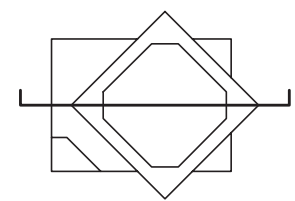
- POTENTIAL RETAIL SIGNAGE LOCATIONS
- POTENTIAL TENANT SIGNAGE LOCATIONS

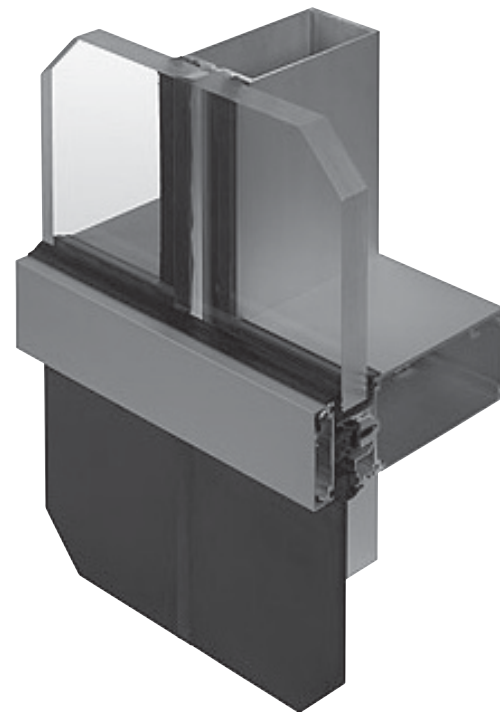
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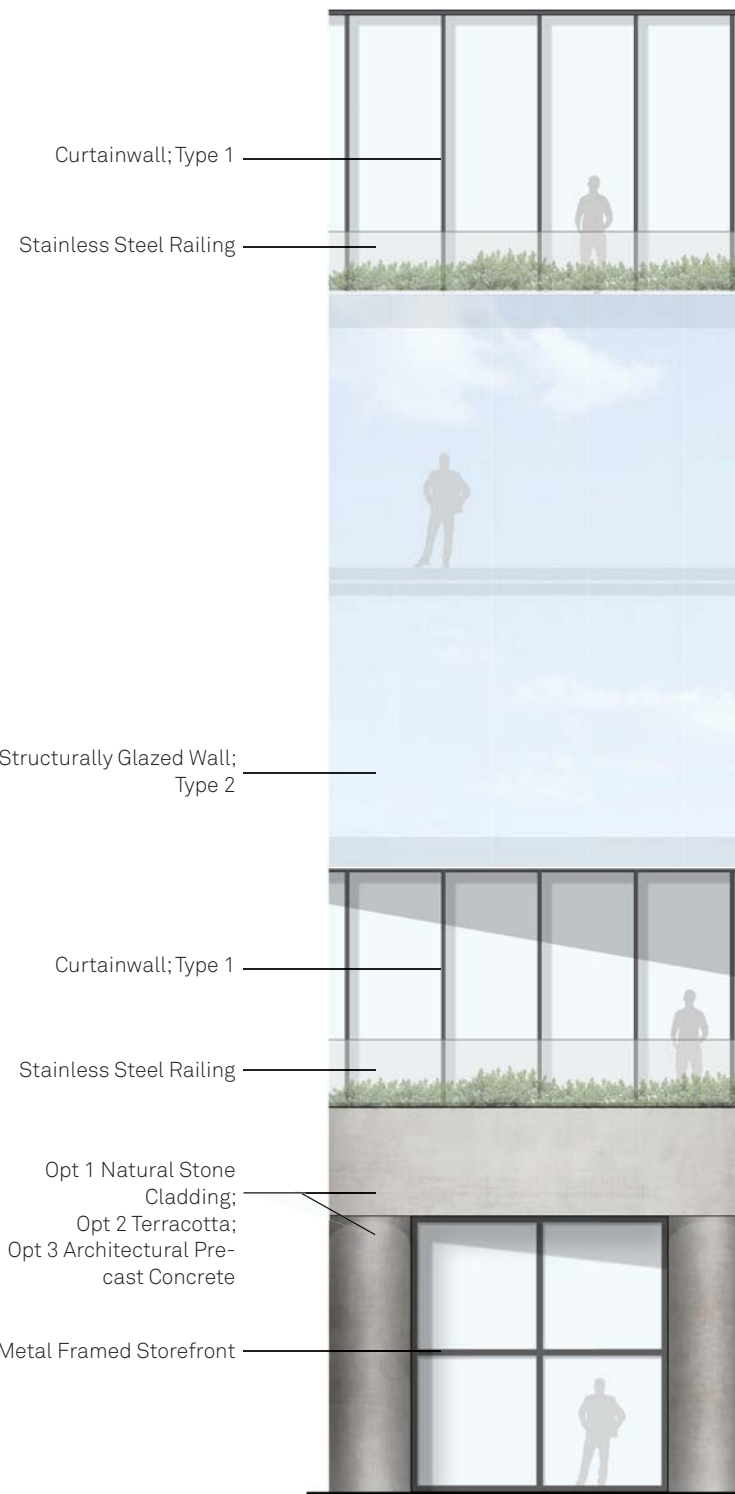


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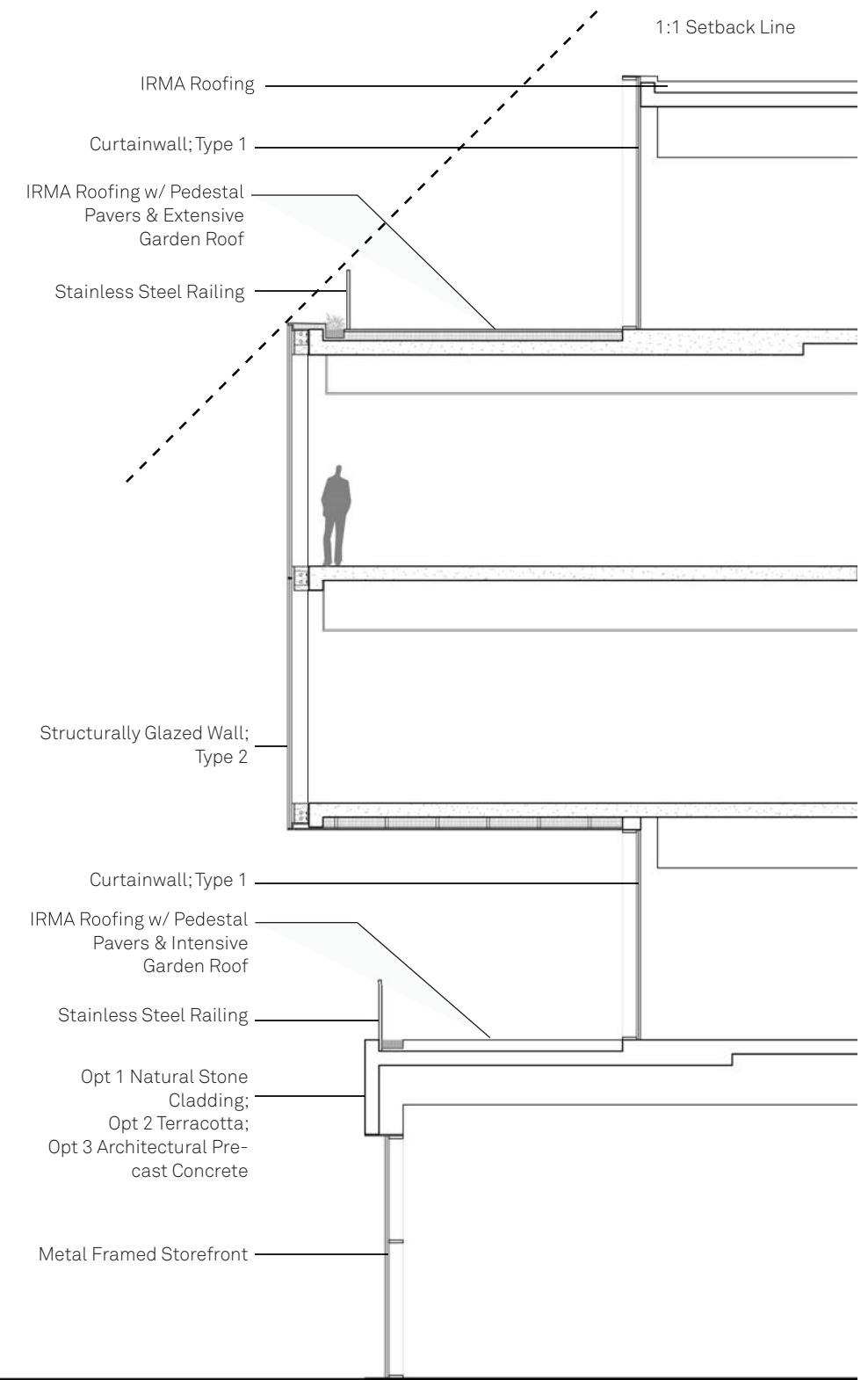




Curtain wall references



Partial elevation



Partial wall section