



SUPPLEMENTAL PREHEARING SUBMISSION - VOLUME B

OCTOBER 13, 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

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MORRIS ADJMI ARCHITECTS
HOLLWICH KUSHNER ARCHITECTURE
S9 ARCHITECTURE
STUDIOS ARCHITECTURE

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WOLF | JOSEY LANDSCAPE ARCHITECTS

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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.21AB1

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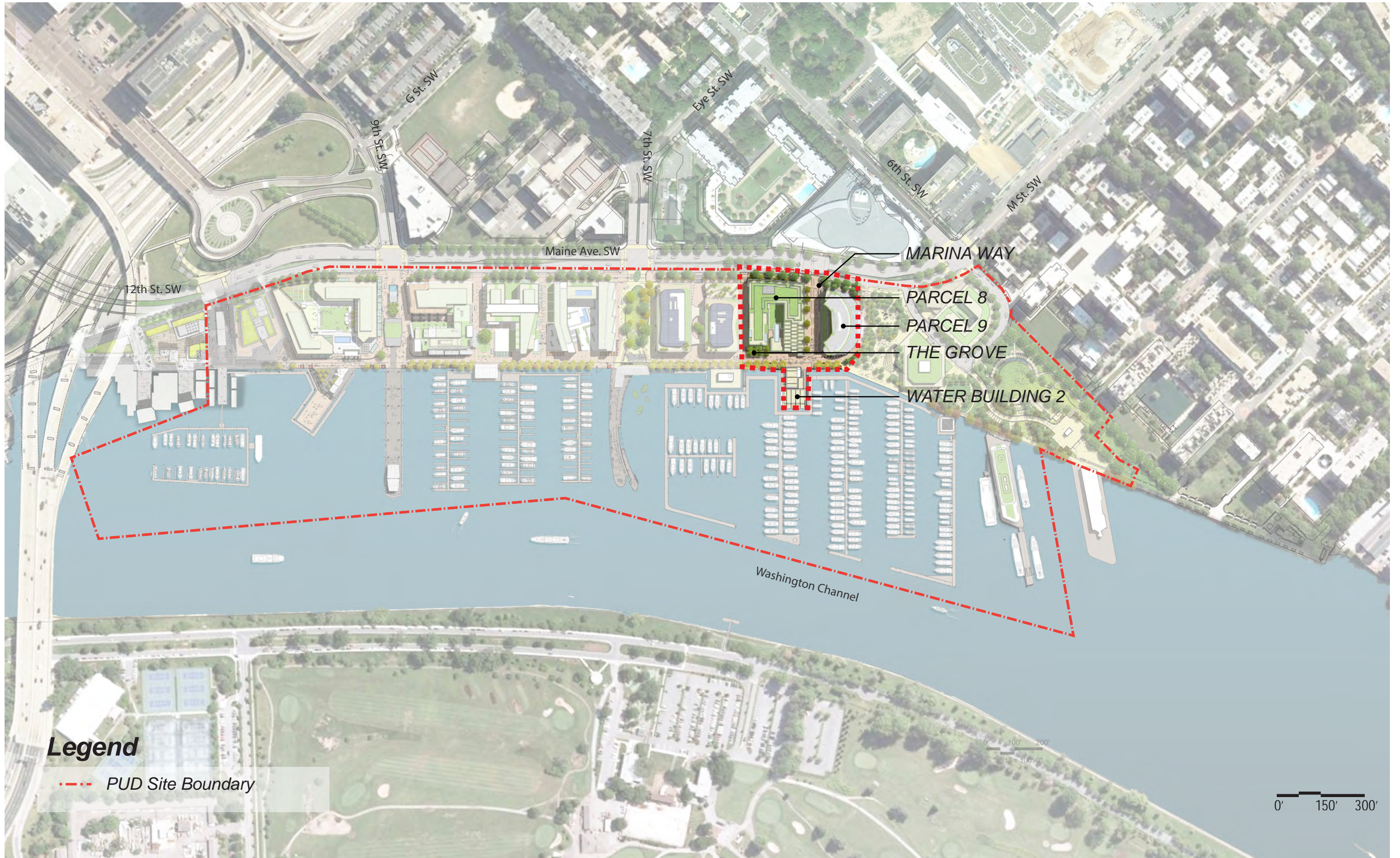
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BACK COVER



Legend

--- PUD Site Boundary

0' 100' 200'
1" = 100'-0"

0' 150' 300'

1 FLOORS BASE WITH 11 FLOOR TOWER
130' BUILDING HEIGHT

RETAIL
RESIDENTIAL, 235 RENTAL UNITS
HOTEL, 117 ROOMS
TOTAL

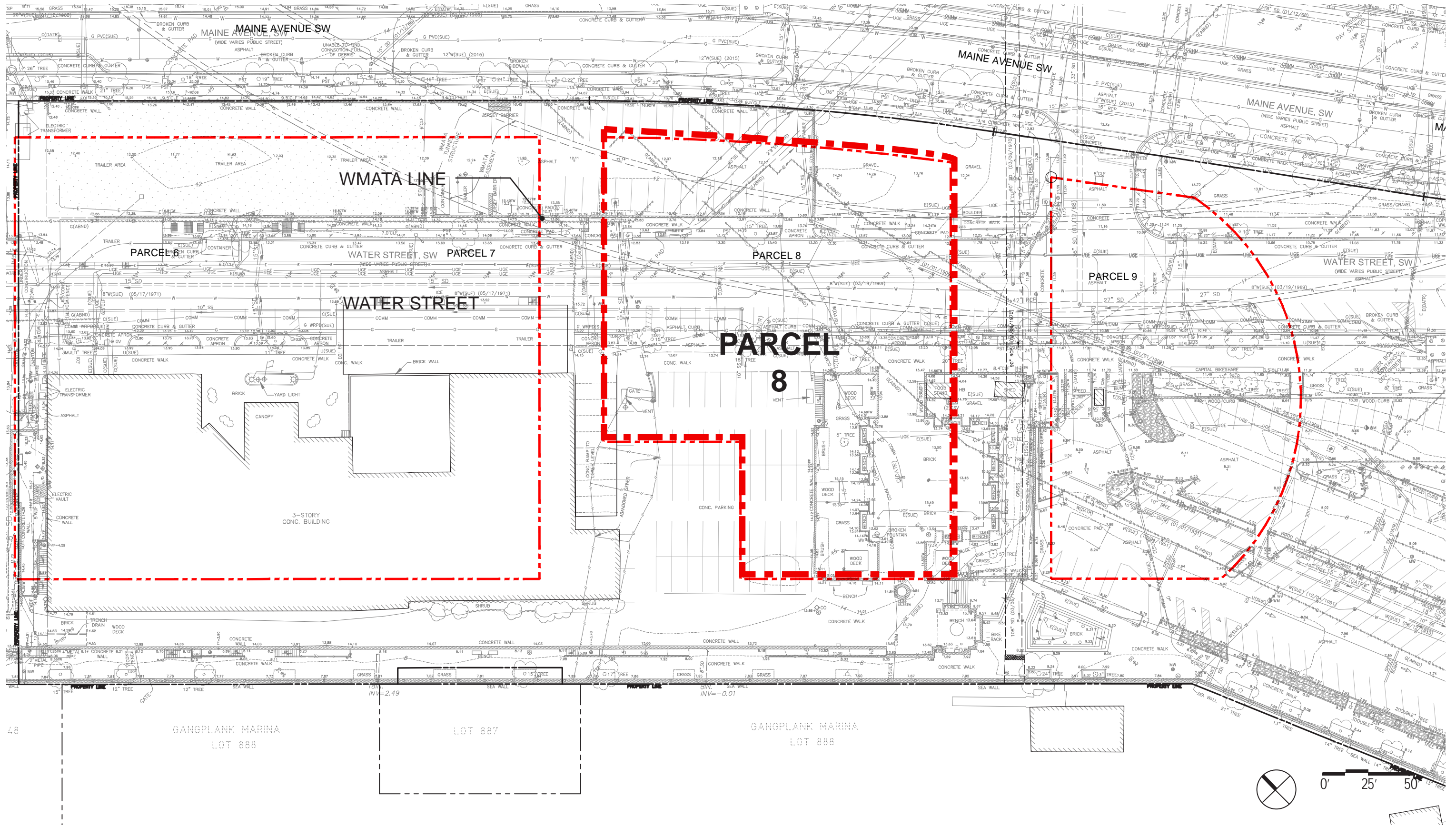
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376,134 GFA

1

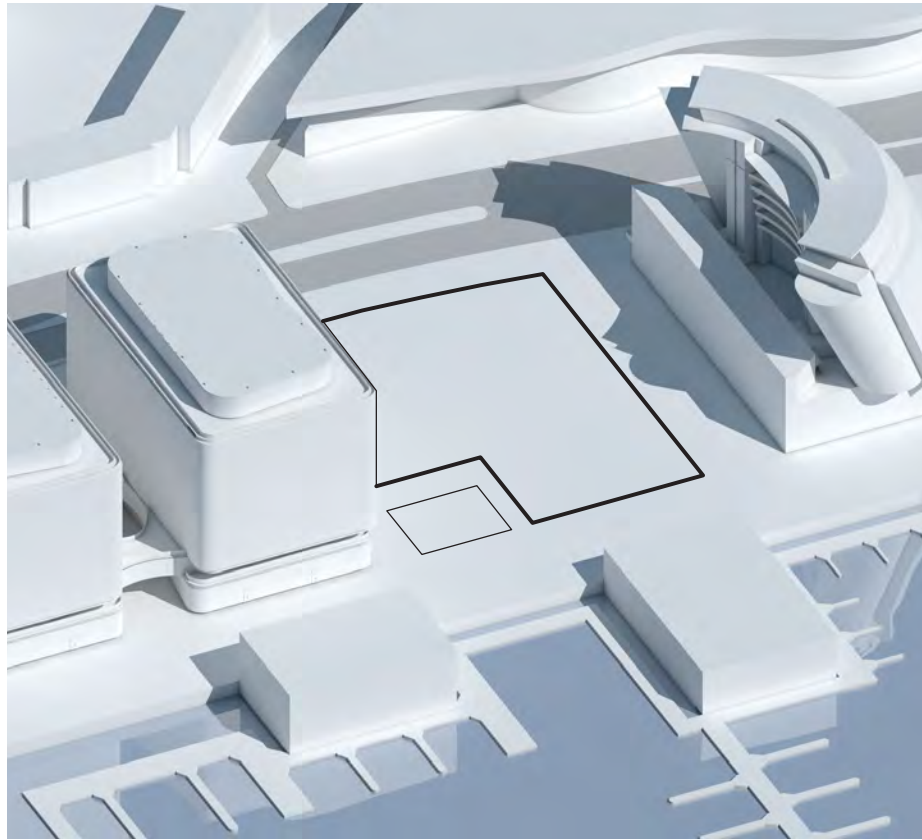


PARCEL 8

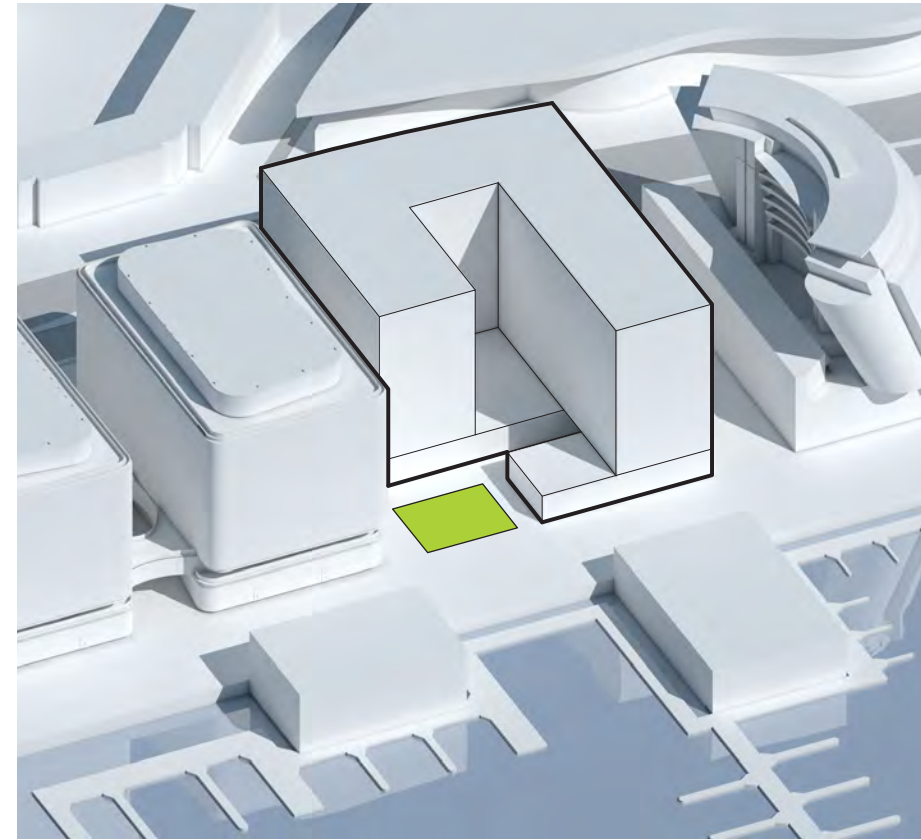
	DCMR Title Section 11	Parcel 8	
		Zoning Allowable / Required	Phase 2 Provided
Lot Occupancy:	772.1		100%
Uses:	740.8		Residential, Hotel, Retail
Parcel Area:			39,383
Floor Area Ratio (FAR):	2405.2		
Building Area (Gross Floor Area)			376,134
Dwelling Units			235
Keys			117
Building Height:	2405.1	130 Feet	130 Feet
Penthouse Height:	770.6	20 Feet	20 Feet
Parking Spaces		148	
Retail	2101.01	27	
Cultural	2101.01		
Residential (Multiple Dwelling)	2101.01	59	
Hotel	2101.02	63	
Office	2101.01		
Bicycle Parking	2119.2	7	
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



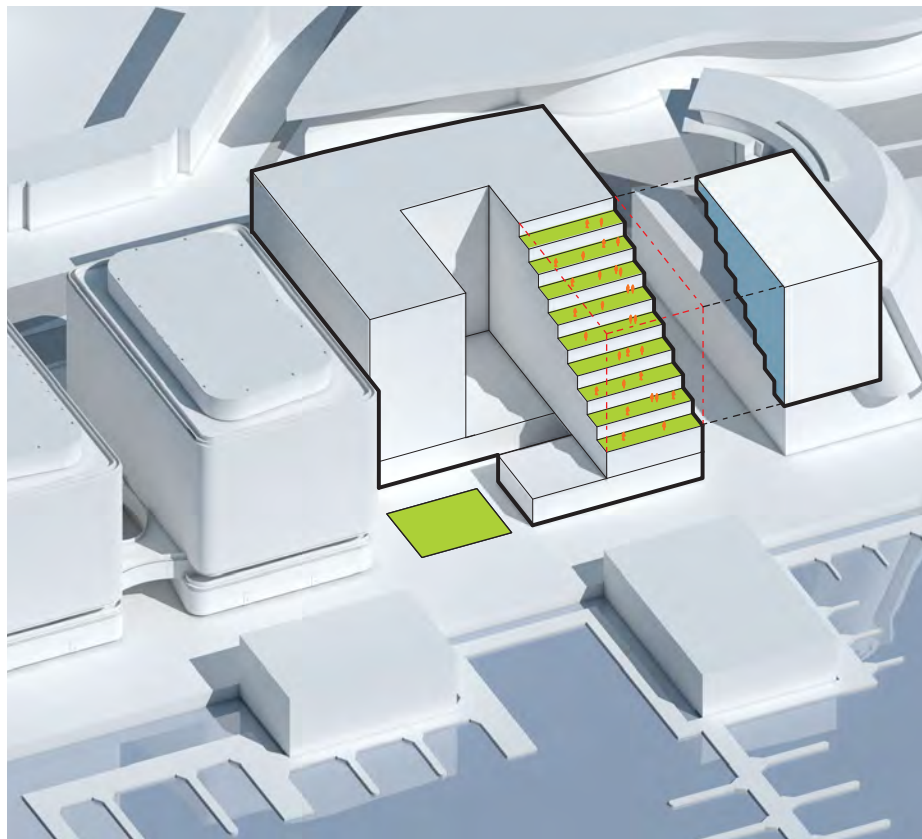




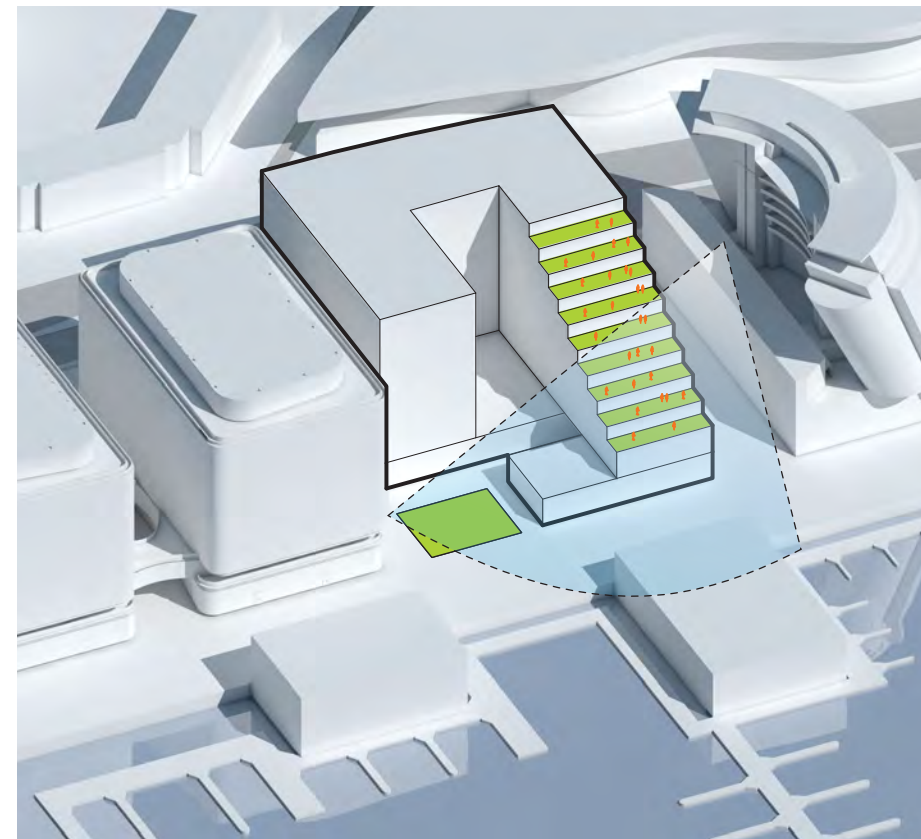
1 PRIORITIES CONSIDERING THE PRIME WATERFRONT LOCATION, MASTER PLANING AND SITE CONSTRAINTS, THE TEAM IDENTIFIED FIVE PRIORITIES. VIEWS, OUTDOOR SPACE, GROVE, ADJACENCIES AND ARENA STAGE.



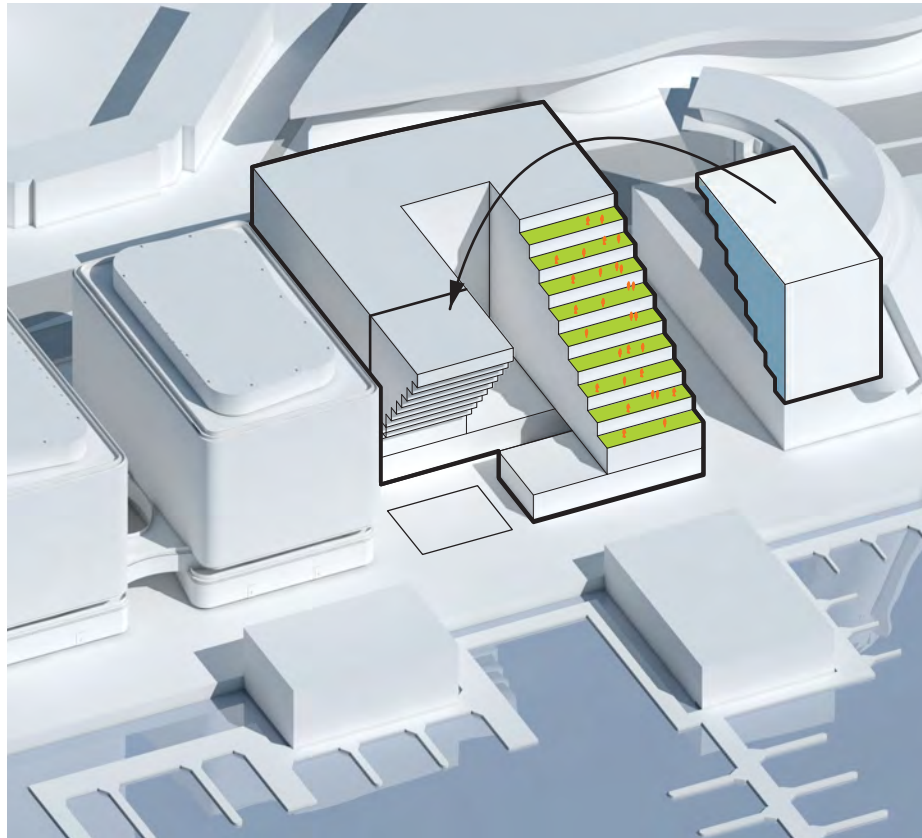
2 EXTRUSION 'U' SHAPED MASS COMPRISED OF THREE BARS WITH COURTYARD ORIENTED TOWARDS THE WATERFRONT. EACH OF THE WEST, NORTH AND EAST BARS ARE 65' WIDE, DOUBLE LOADED CORRIDORS



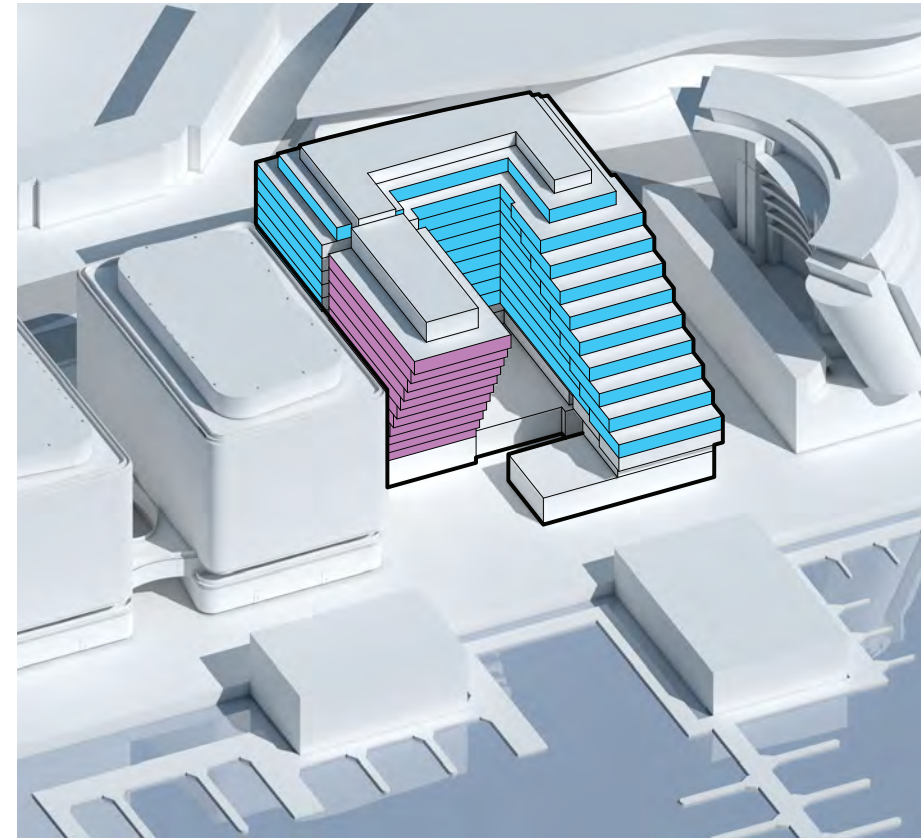
3 SUBTRACTION MASS IS REMOVED FROM THE EAST BAR TO CREATE A SERIES OF TERRACES ASCENDING THE HEIGHT OF THE BUILDING WITH PRIME WATERFRONT ORIENTATION



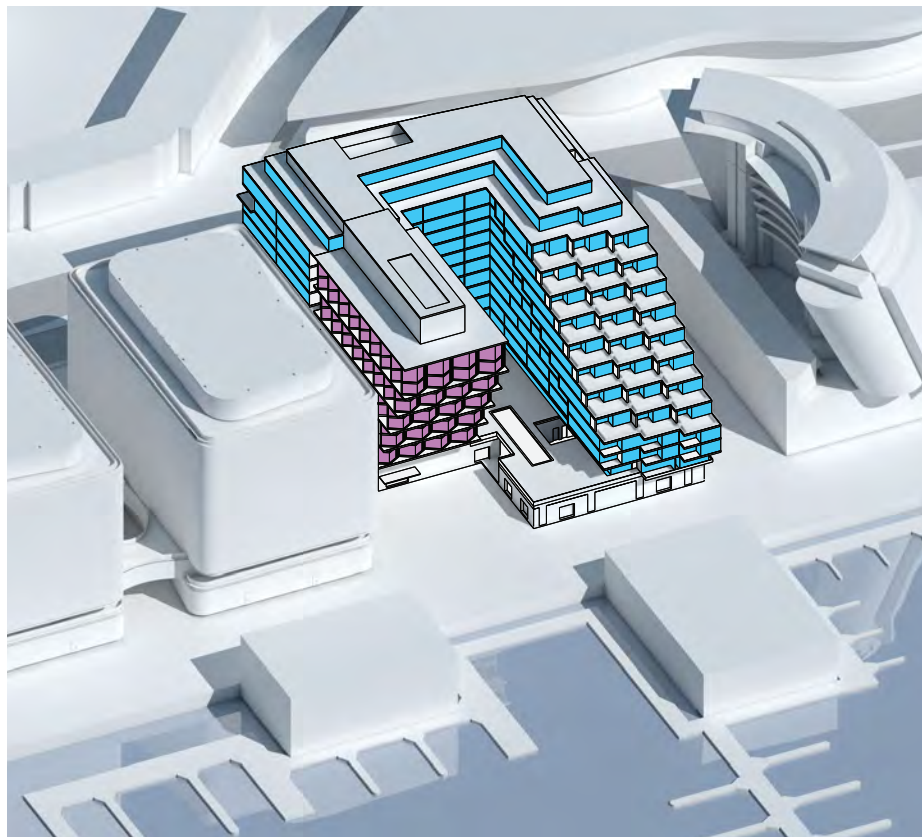
4 ADJACENCIES THE EAST BAR TERRACES ALLOW FOR INCREASED VIEWS FROM THE NEIGHBORING CONDO AT PARCEL 9 WHILE OPENING THE INTERNAL COURTYARD TO IDEAL SOUTHERN EXPOSURE.



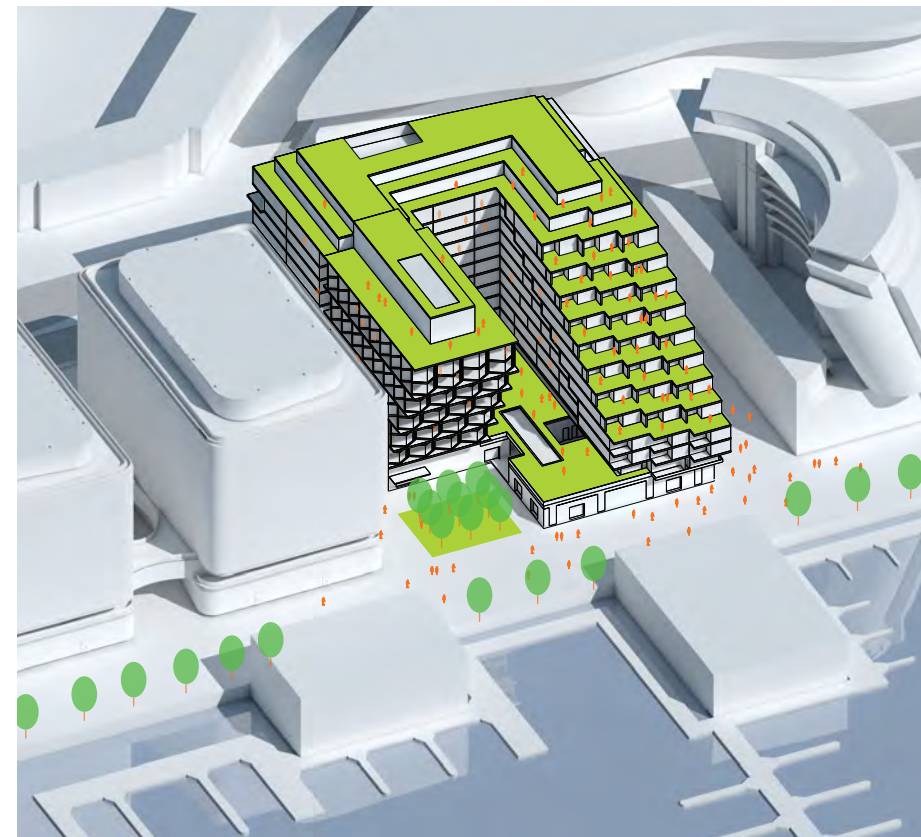
5 ADDITION
 THE BUILDING AREA SUBTRACTED FROM THE EAST BAR IS ADDED TO THE WEST BAR AS A CANTILEVER, ENHANCING THE URBAN QUALITIES OF THE GROVE WHILE OPTIMIZING WATERFRONT VIEWS AT THE UPPER FLOORS



6 SEPARATION OF PROGRAM
 ANALYZING THE VIEWS AND ADJACENCIES OF THE DISTINCTIVE PROGRAMS AND PLACING THE RIGHT PROGRAM COMPONENTS INTO THE INITIAL MASSING



7 PRIVACY AND VIEW ADVANTAGE
 THE MASS IS ARTICULATED TO MAXIMIZE WATERFRONT VIEWS FOR BOTH HOTEL GUEST ROOMS AND RESIDENTIAL UNITS AND PROVIDE PRIVACY BETWEEN DIFFERENT PROGRAMS



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





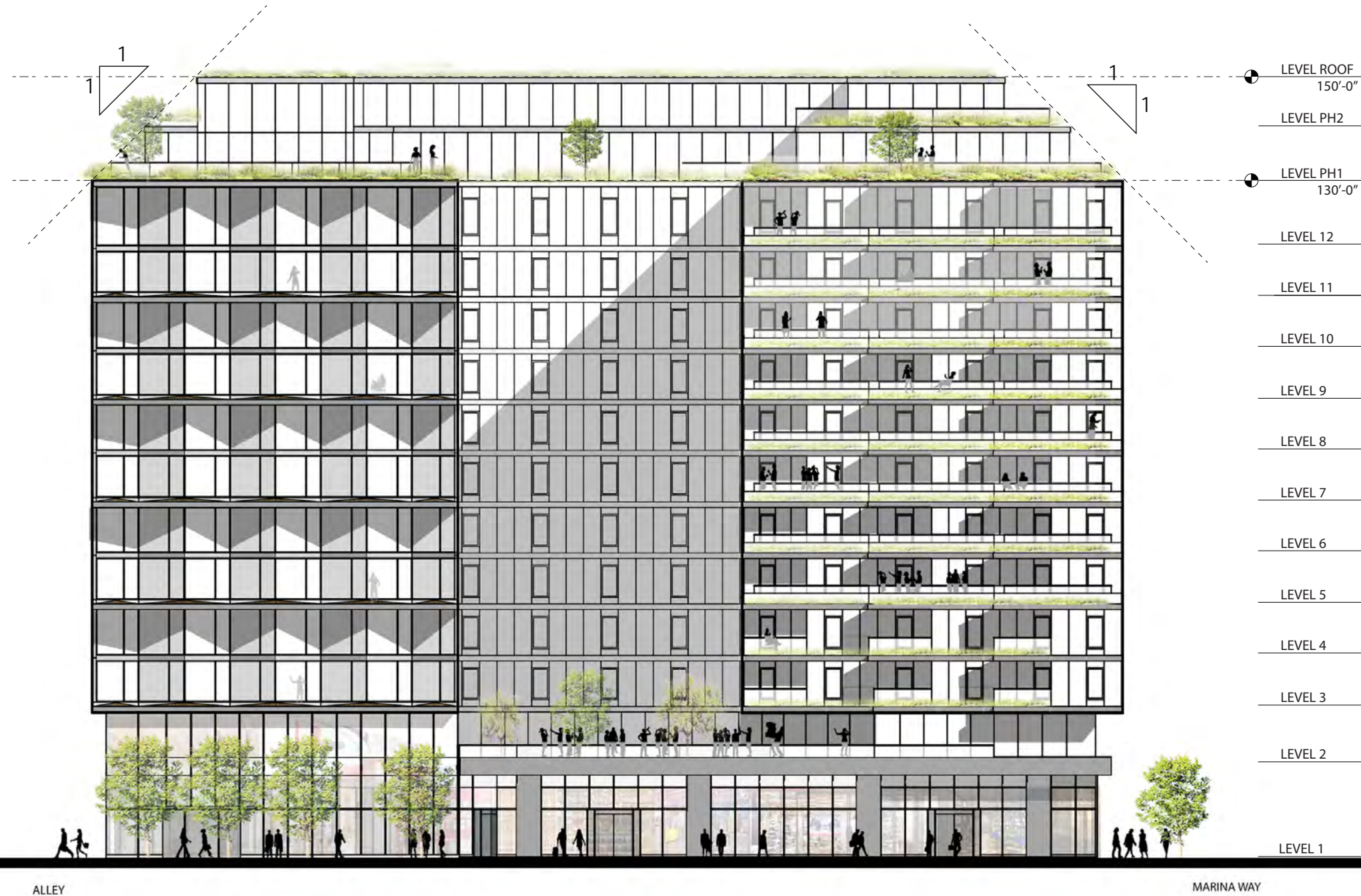
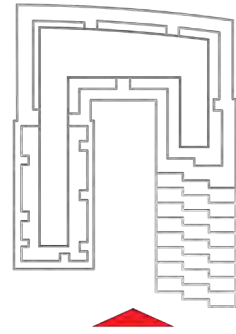


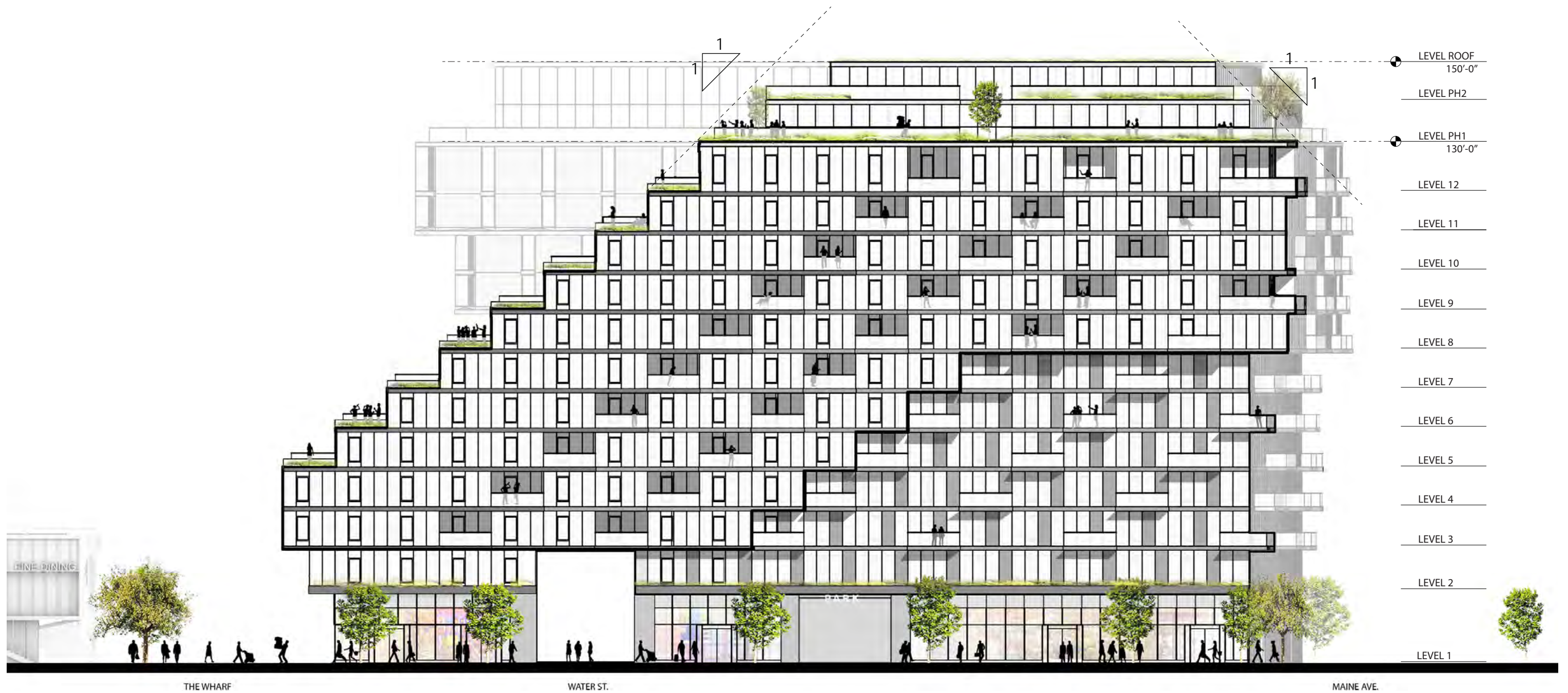
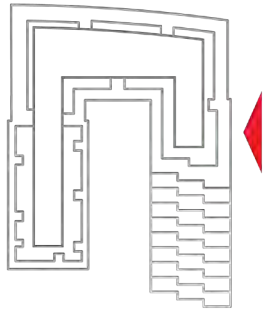


1.8

Parcel 8: Perspective View From Maine Ave NW
SUPPLEMENTAL PREHEARING SUBMISSION | OCTOBER 13, 2017

DISTRICT
WHARF

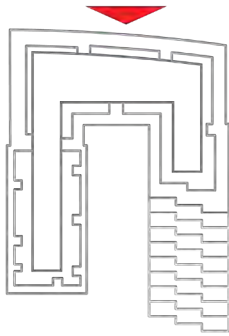




1.10

Parcel 8: East Elevation facing Parcel 7
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MARINA WAY

ALLEY

