

**1000 & 1050 THOMAS JEFFERSON STREET, NW**

WASHINGTON , DC

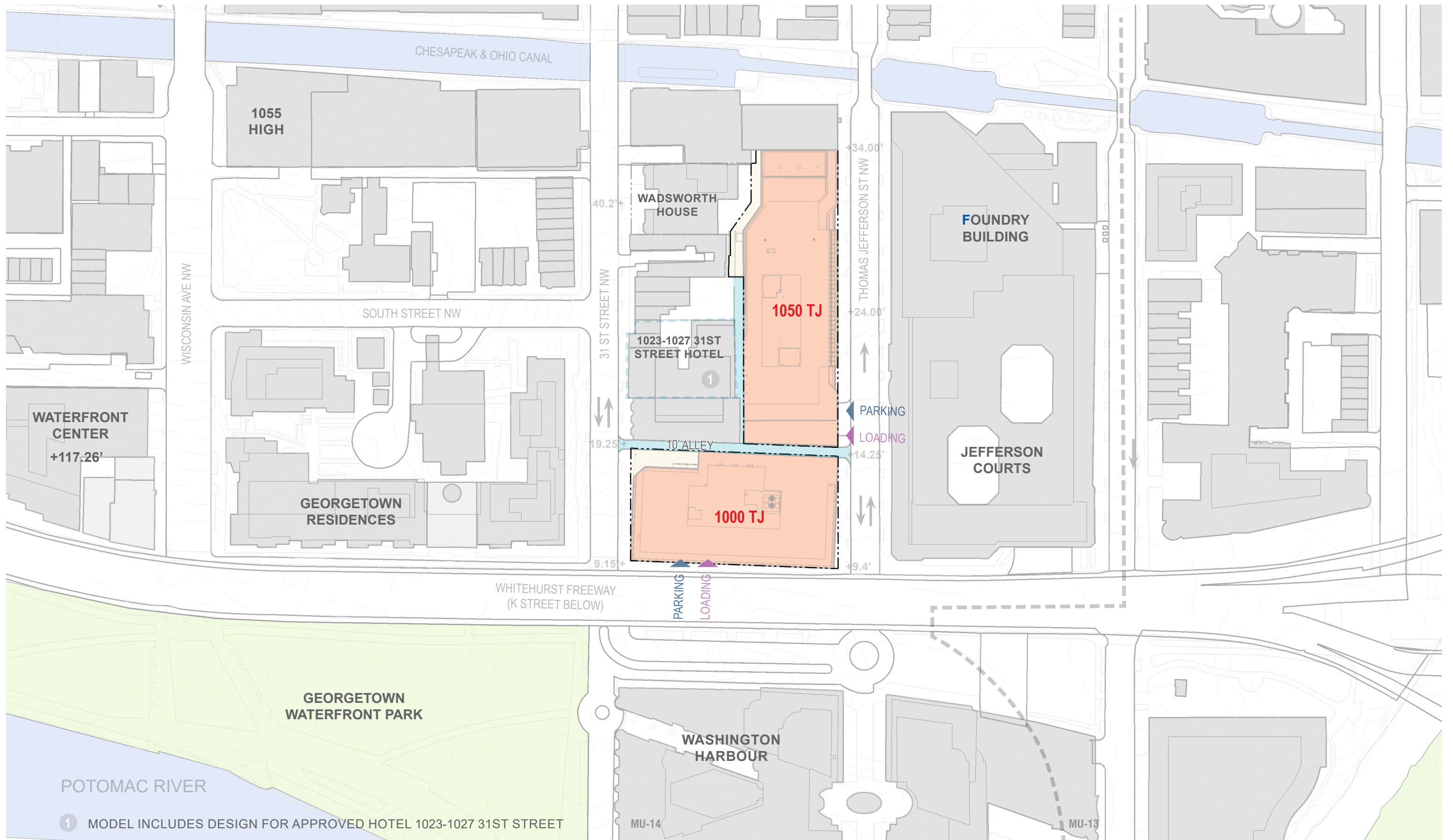
COMMISSION OF FINE ARTS  
CONCEPT SUBMISSION

APRIL 18, 2024 HEARING









1000 & 1050 THOMAS JEFFERSON

WASHINGTON DC

CFA SUBMISSION/ APRIL 18 HEARING

SCALE: 1" = 100'-0"

EXISTING SITE CONTEXT PLAN

A3

APRIL 18, 2024

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architects





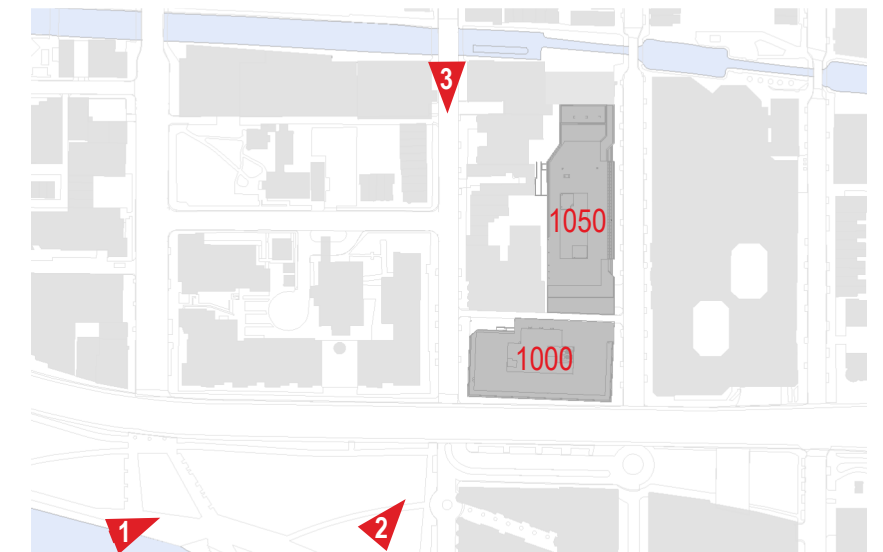
FROM THE PARK - 1



VIEWED FROM SOUTH WEST - 2



31ST STREET LOOKING SOUTH - 3







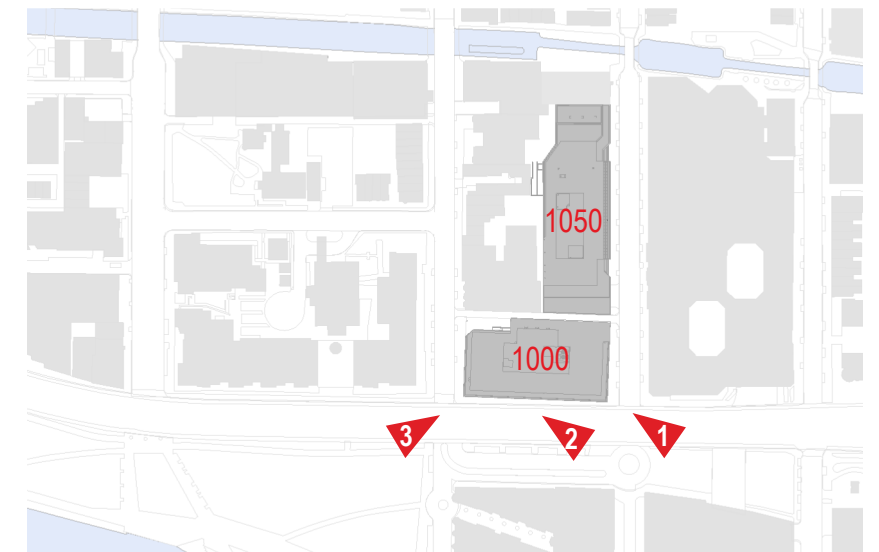
K AND THOMAS JEFFERSON STREET - 1



1000 TJ ALONG K STREET - 2



K AND 31ST STREET - 3



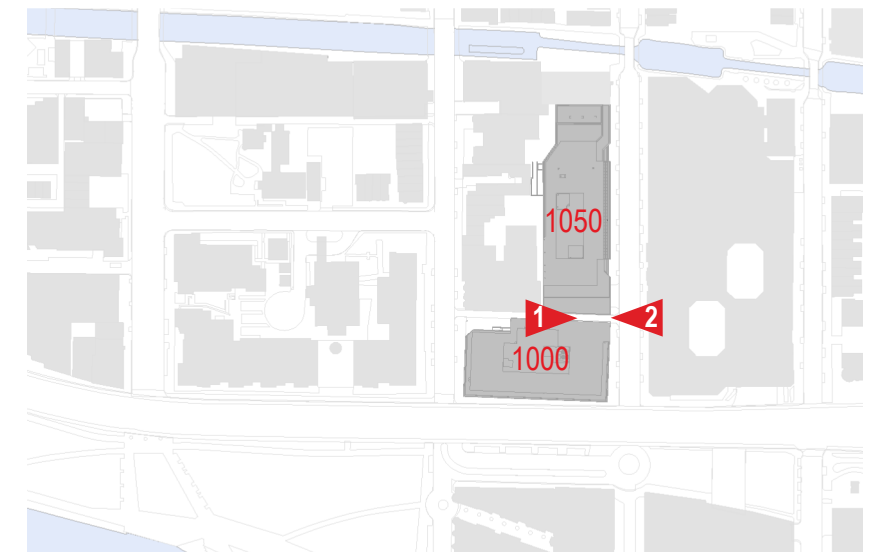




1000 TJ ENTRY PLAZA - 1



ALLEY VIEWED FROM THOMAS JEFFERSON STREET - 2







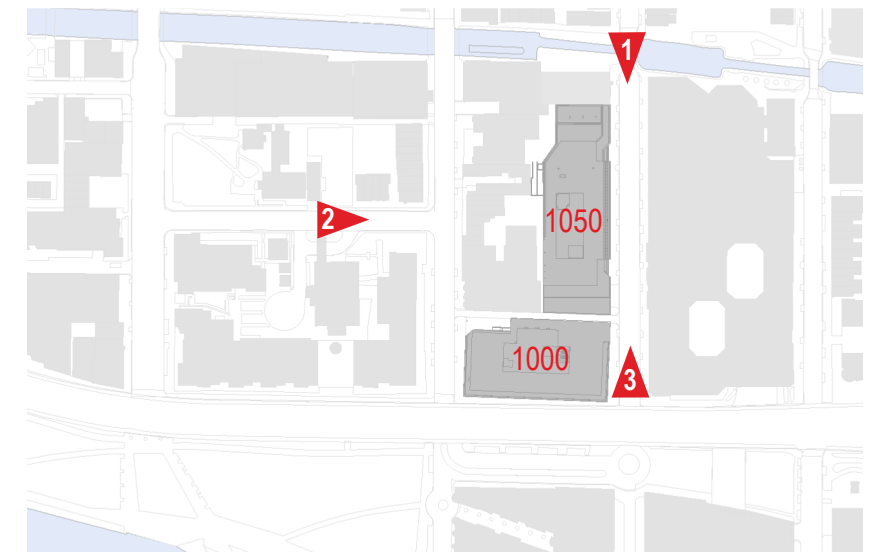
THOMAS JEFFERSON CANAL BRIDGE - 1



SOUTH STREET LOOKING EAST - 2



THOMAS JEFFERSON STREET LOOKING NORTH - 3







RITZ-CARLTON HOTEL AND RESIDENCES



FLOUR MILL CONDOMINIUM



FOUR SEASONS RESIDENCES



CANAL HOUSE

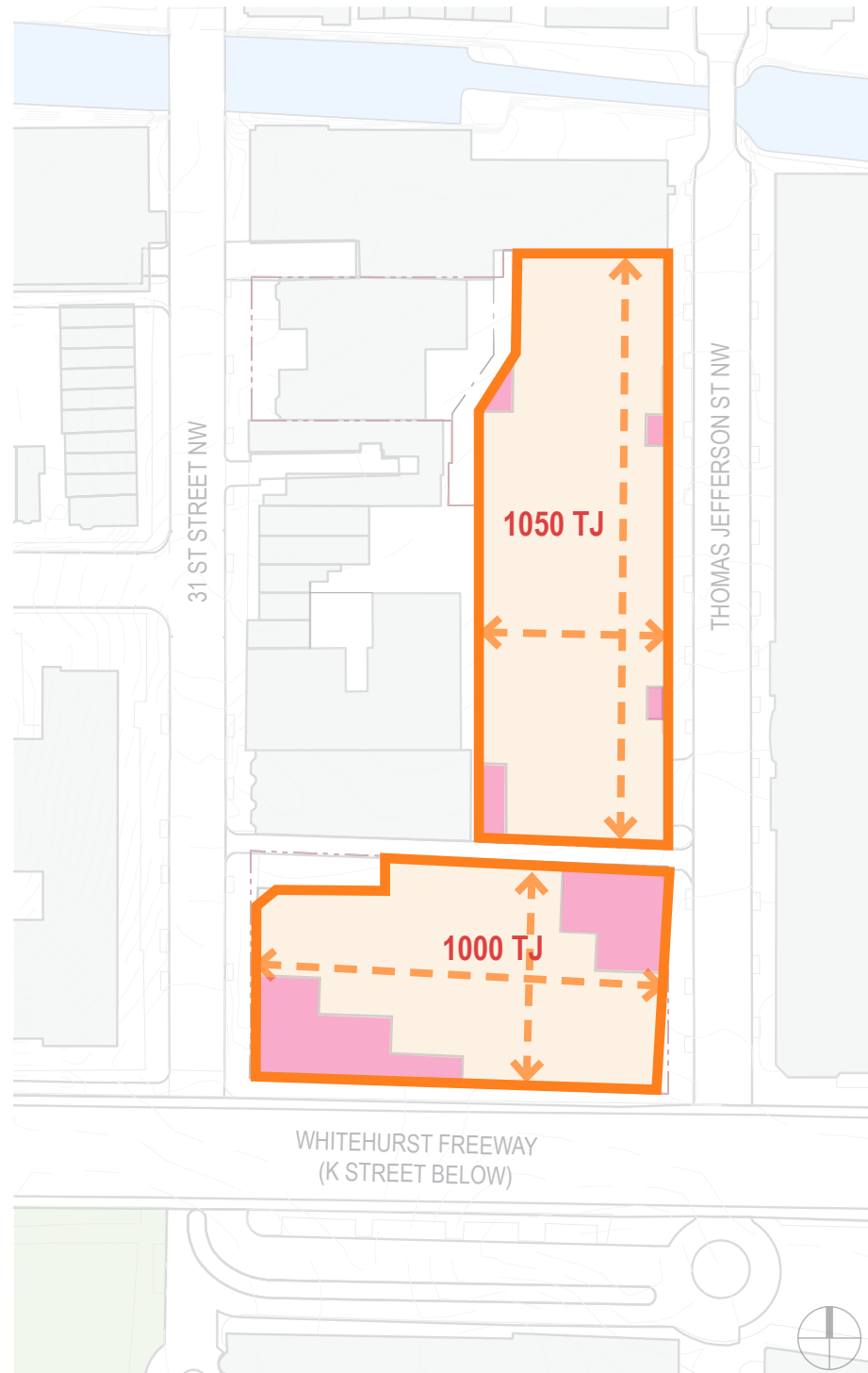


FOUNDRY BUILDING

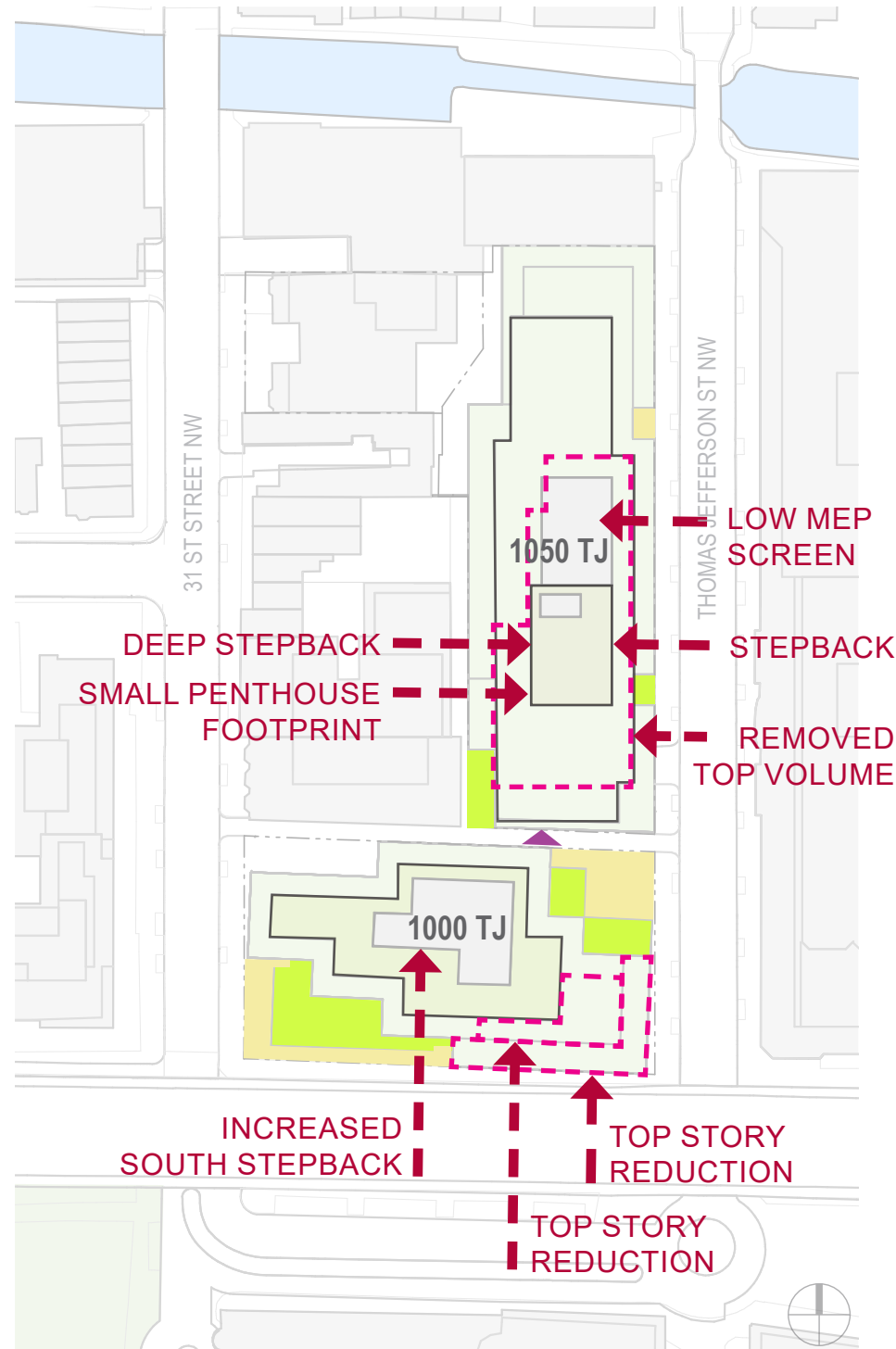


WATERFRONT CENTER

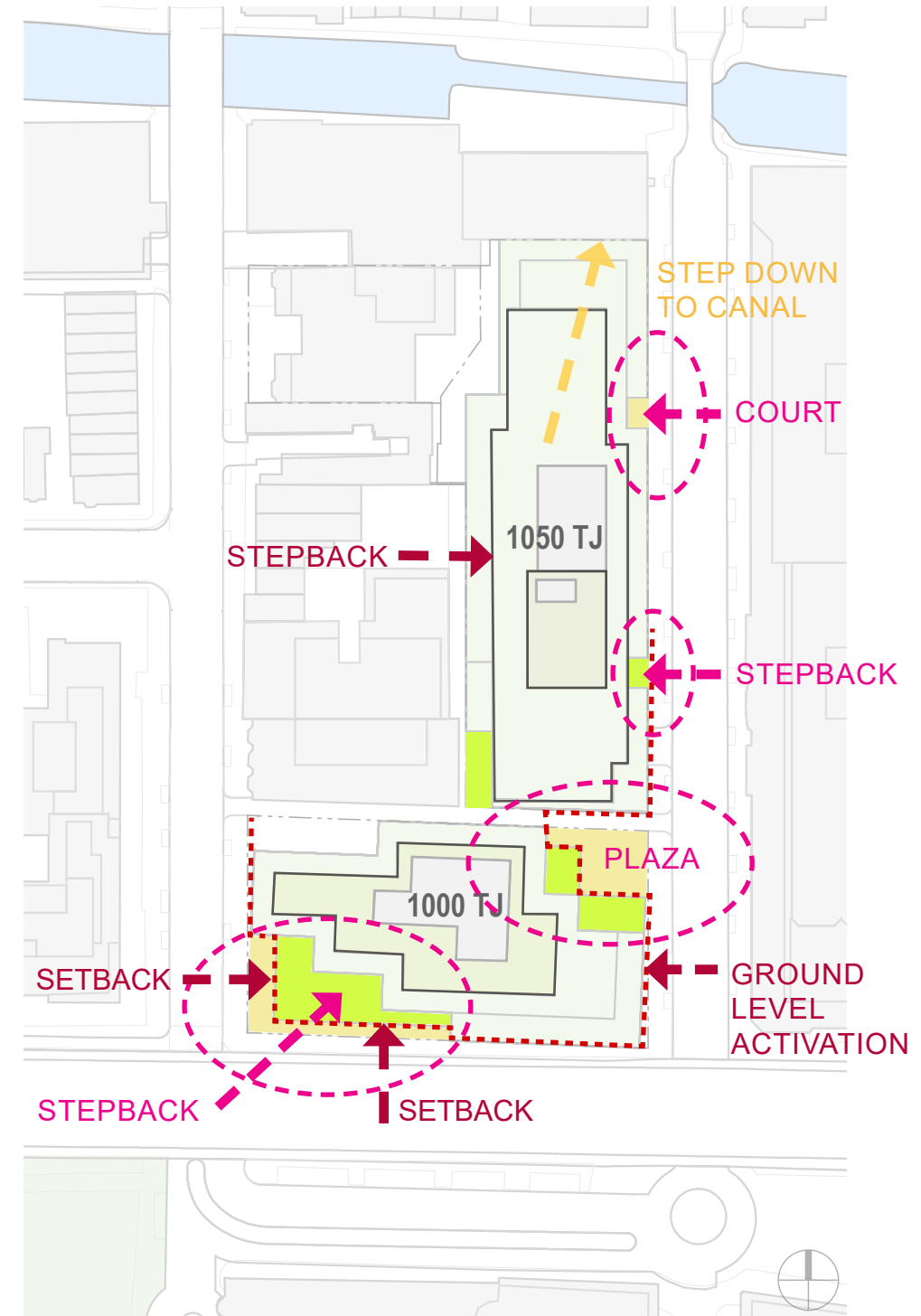




EXISTING CONDITIONS

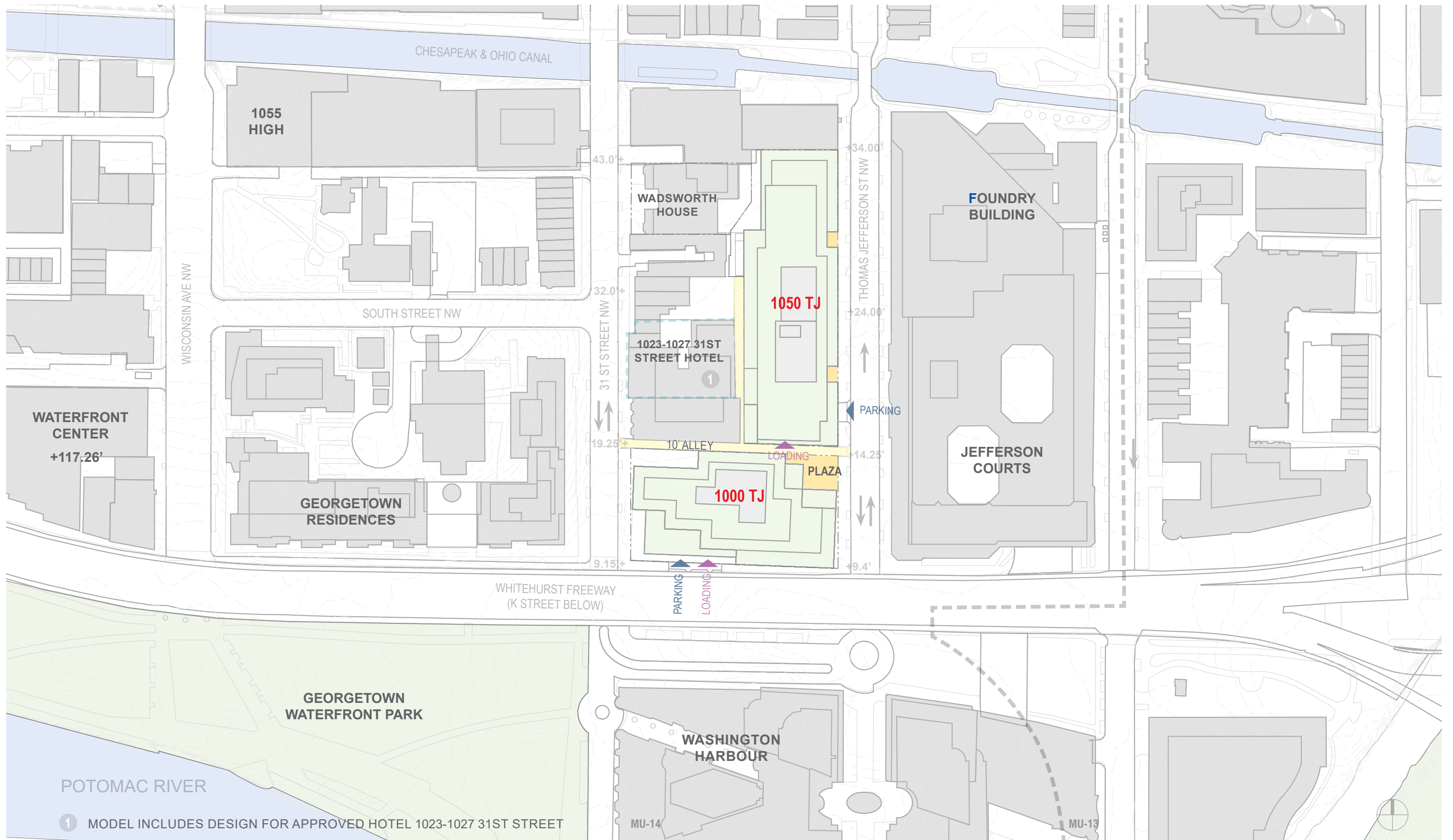


DESIGN MODIFICATIONS  
SINCE JANUARY PROPOSAL



APPROVED APRIL PROPOSAL





① MODEL INCLUDES DESIGN FOR APPROVED HOTEL 1023-1027 31ST STREET





VIEWED FROM SOUTHWEST - 1



VIEWED FROM SOUTHEAST - 2

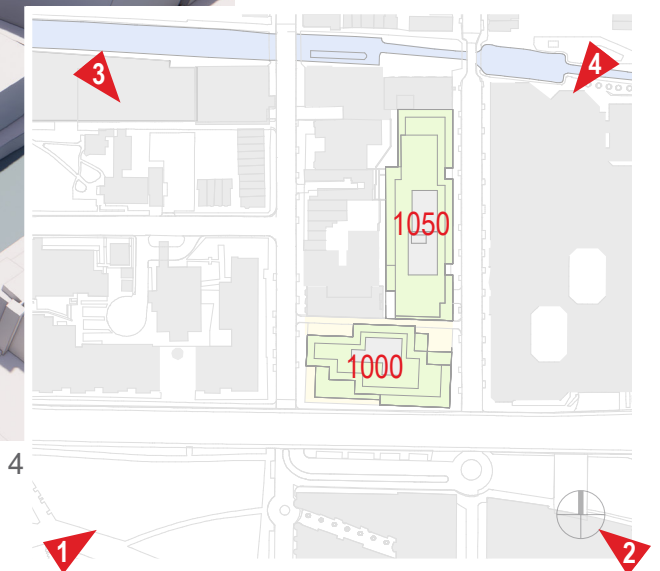


NORTHWEST AERIAL VIEW - 3



NORTHEAST AERIAL VIEW - 4

1000 AND 1050 TJ



1 MODEL INCLUDES DESIGN FOR APPROVED HOTEL 1023-1027 31ST STREET









GEORGETOWN WATERFRONT PARK



SOUTHWEST CORNER VIEW



PODIUM SOUTHWEST CORNER VIEW





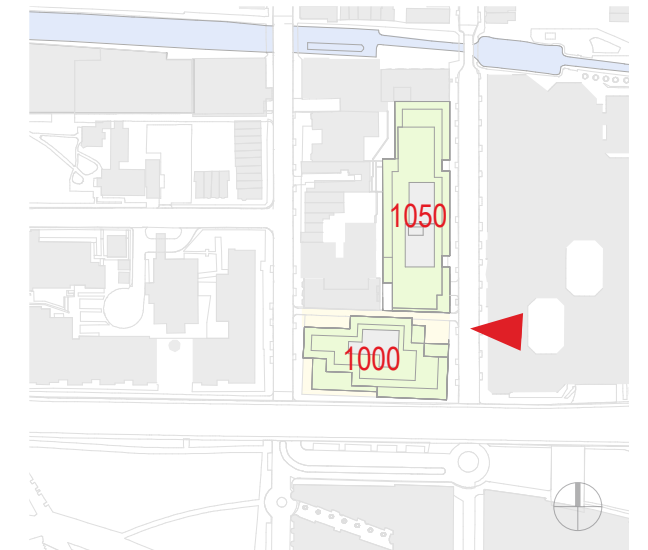
1000 AND 1050 TJ VIEWED ALONG THOMAS JEFFERSON



1000 TJ NORTHEAST PLAZA VIEW



1000 TJ NORTHEAST PLAZA AERIAL VIEW







VIEWED FROM THE WHITEHURST FREEWAY: LOOKING EAST - 1



VIEWED FROM THE WHITEHURST FREEWAY: LOOKING WEST - 2



VIEWED FROM THE RIVER: LOOKING NORTH - 3







WATERFRONT CENTER  
 T/MAIN ROOF EL: 117.3'  
 T/PENTHOUSE EL: 135.3'

RITZ-CARLTON RESIDENCES  
 T/MAIN ROOF EL: 105.75'  
 T/PENTHOUSE EL: 119.75'

PROPOSED 1000 TJ:  
 T/MAIN ROOF EL: 106.3'  
 T/PENTHOUSE EL: 118.3'; 126.3'

JEFFERSON COURTS

NOTE: BUILDING ELEVATION REFERENCES ARE ABOVE SEA LEVEL

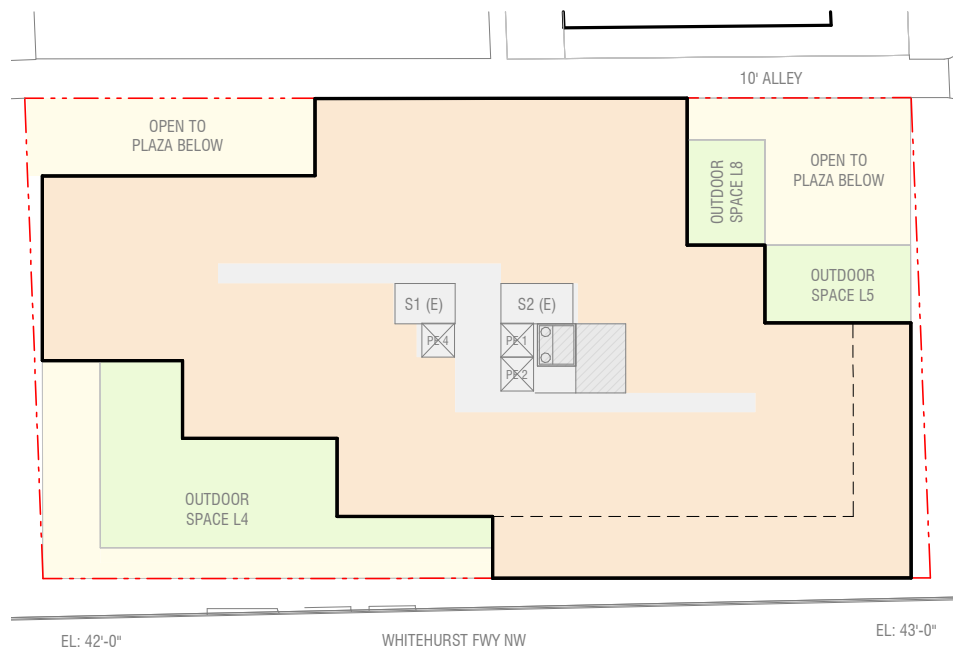
K STREET NW, SOUTH ELEVATION



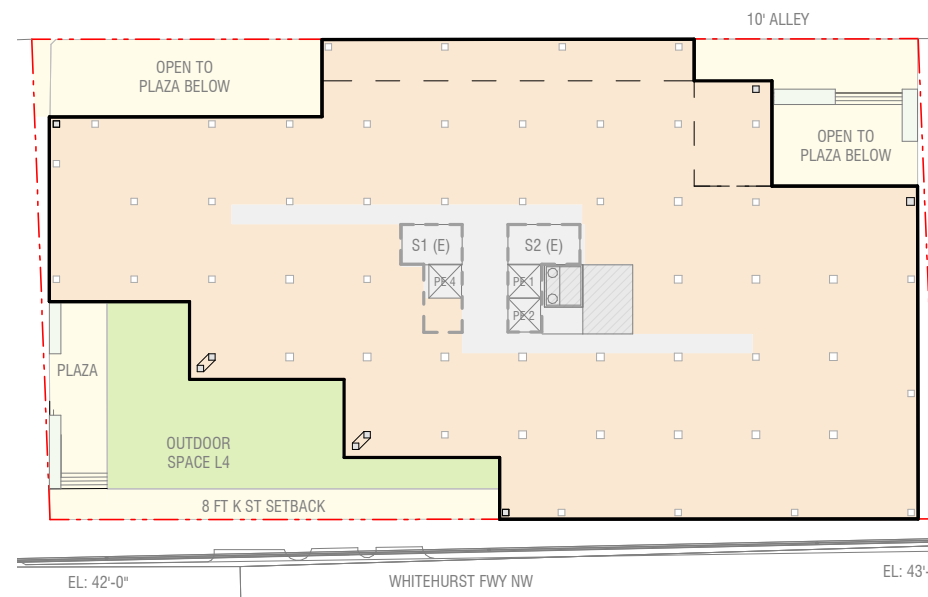
T/PENTHOUSE EL: +119.75'  
 RITZ-CARLTON  
 RESIDENCES

ENLARGED SOUTH ELEVATION

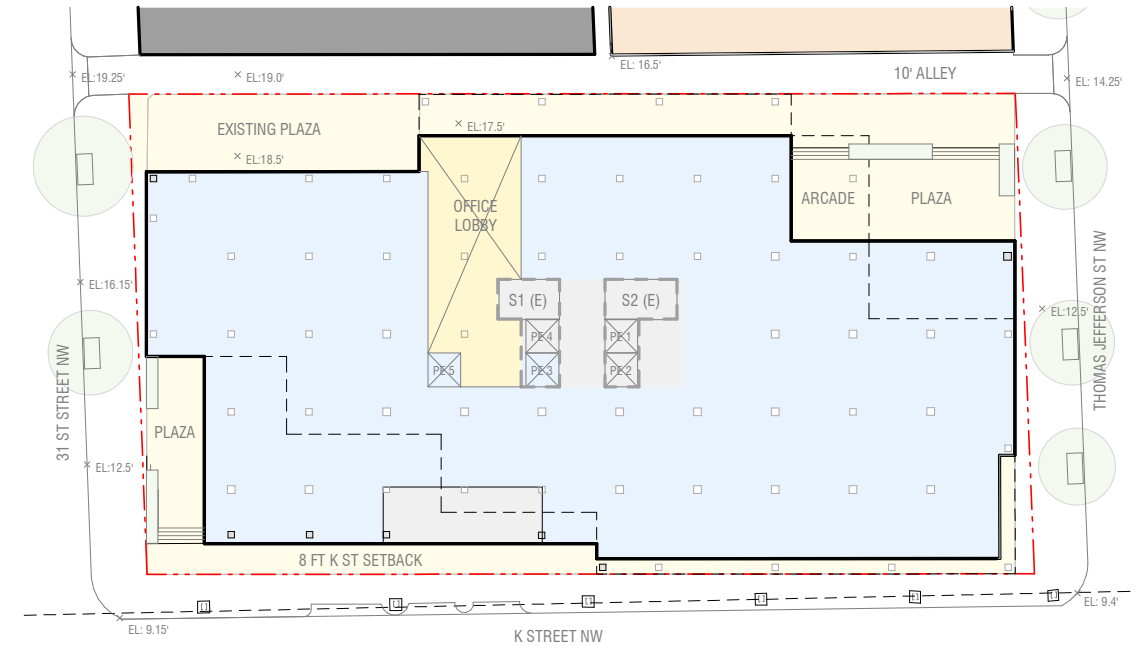




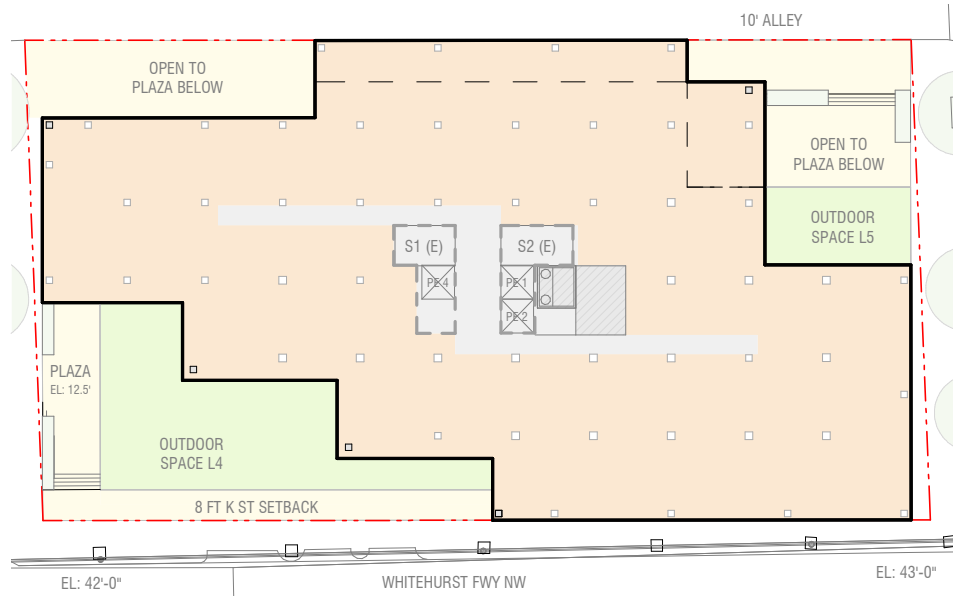
**LEVELS 8**



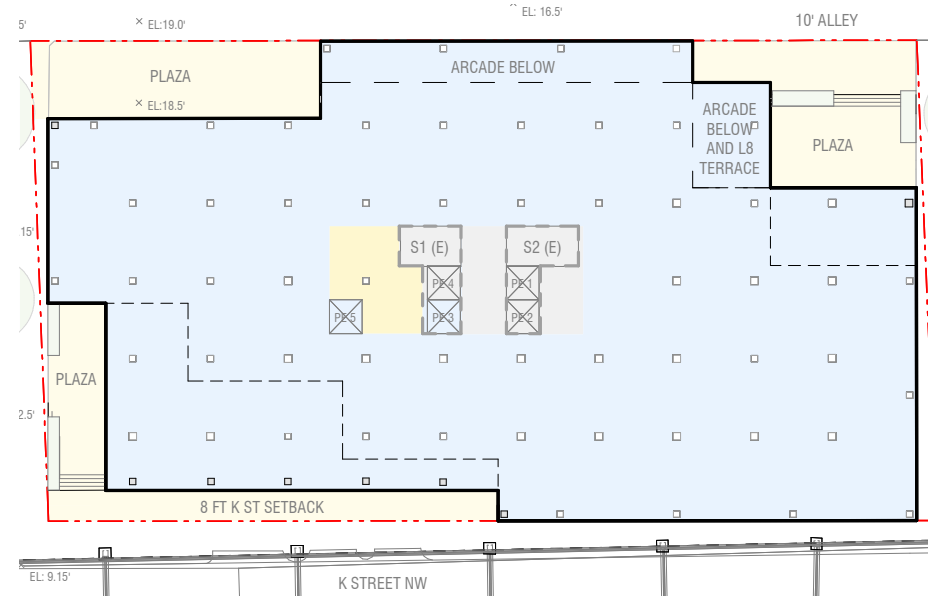
**LEVEL 4**



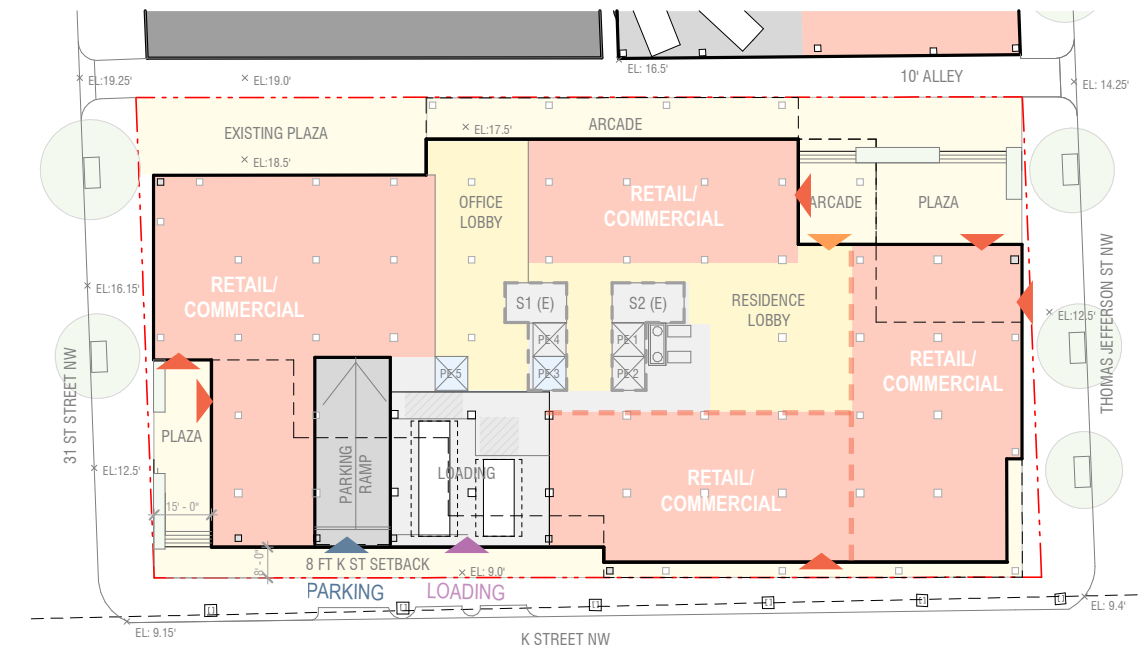
**LEVEL 2**




**LEVELS 5-7**



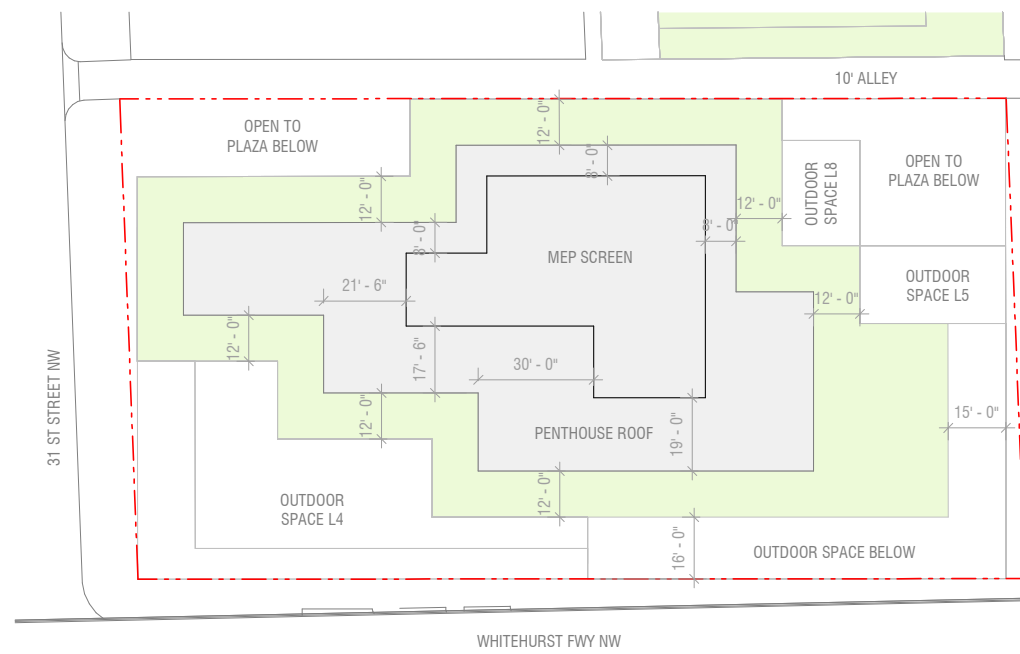
**LEVEL 3**



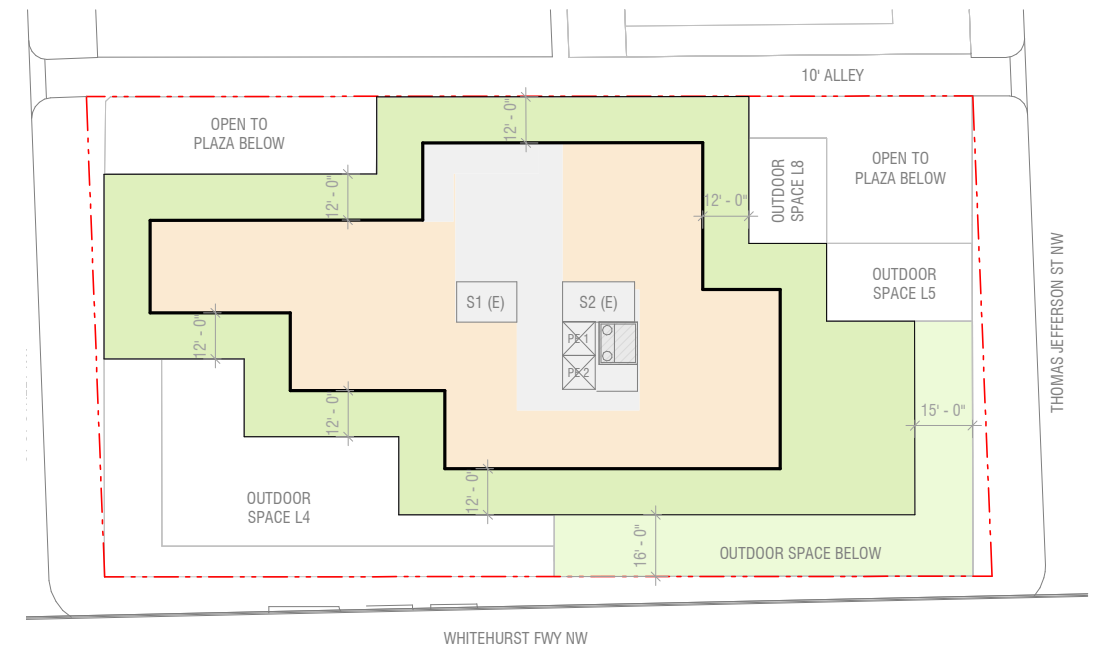
**LEVEL 1**

SCALE: 1" = 50'-0" 





**ROOF PLAN**



**PENTHOUSE LEVEL**



**LEVEL 9**







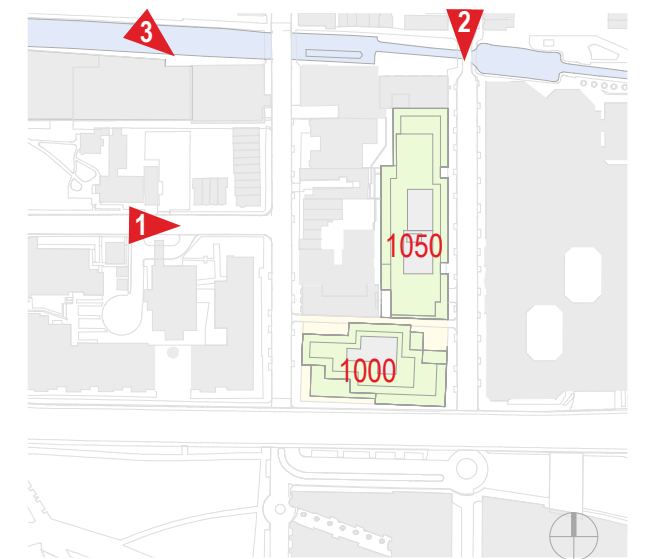
VIEWED FROM SOUTH STREET - 1



THOMAS JEFFERSON CANAL BRIDGE - 2



NORTHWEST AERIAL VIEW - 3







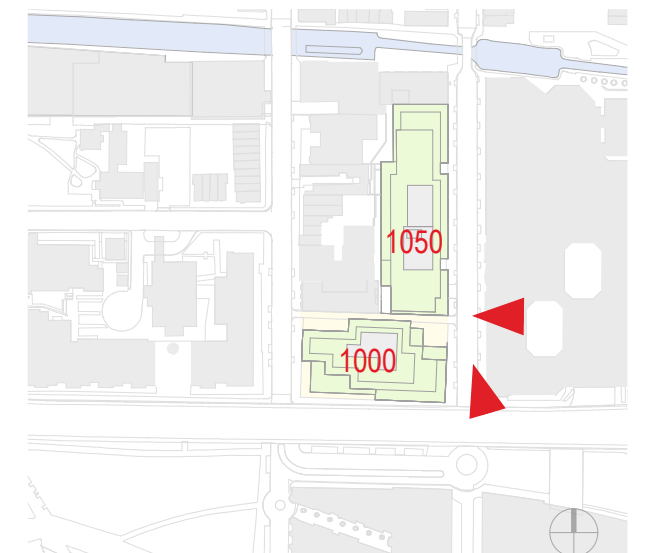
1050 TJ VIEWED ALONG THOMAS JEFFERSON, LOOKING NORTH



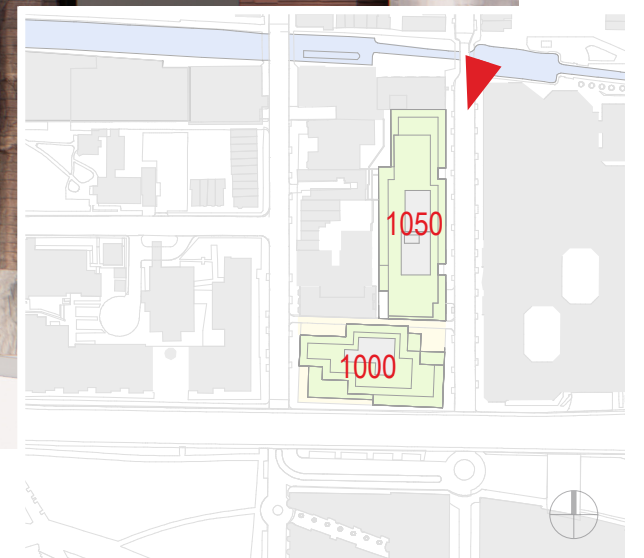
1050 TJ VIEWED ALONG THOMAS JEFFERSON, LOOKING SOUTH



1050 TJ TYPICAL BAY ELEVATION VIEW











NOTE: BUILDING ELEVATION REFERENCES ARE ABOVE SEA LEVEL

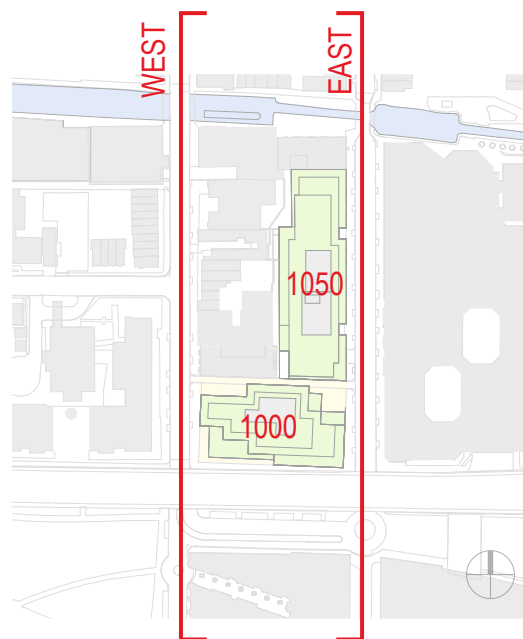
THOMAS JEFFERSON STREET NW, EAST ELEVATION



NOTE: BUILDING ELEVATION REFERENCES ARE ABOVE SEA LEVEL

31ST STREET NW, WEST ELEVATION

① MODEL INCLUDES DESIGN FOR APPROVED HOTEL 1023-1027 31ST STREET





1050 TJ MATERIAL CONSIDERATIONS



METAL PANEL



NEUTRAL BRICK



RED BRICK

1000 TJ MATERIAL CONSIDERATIONS

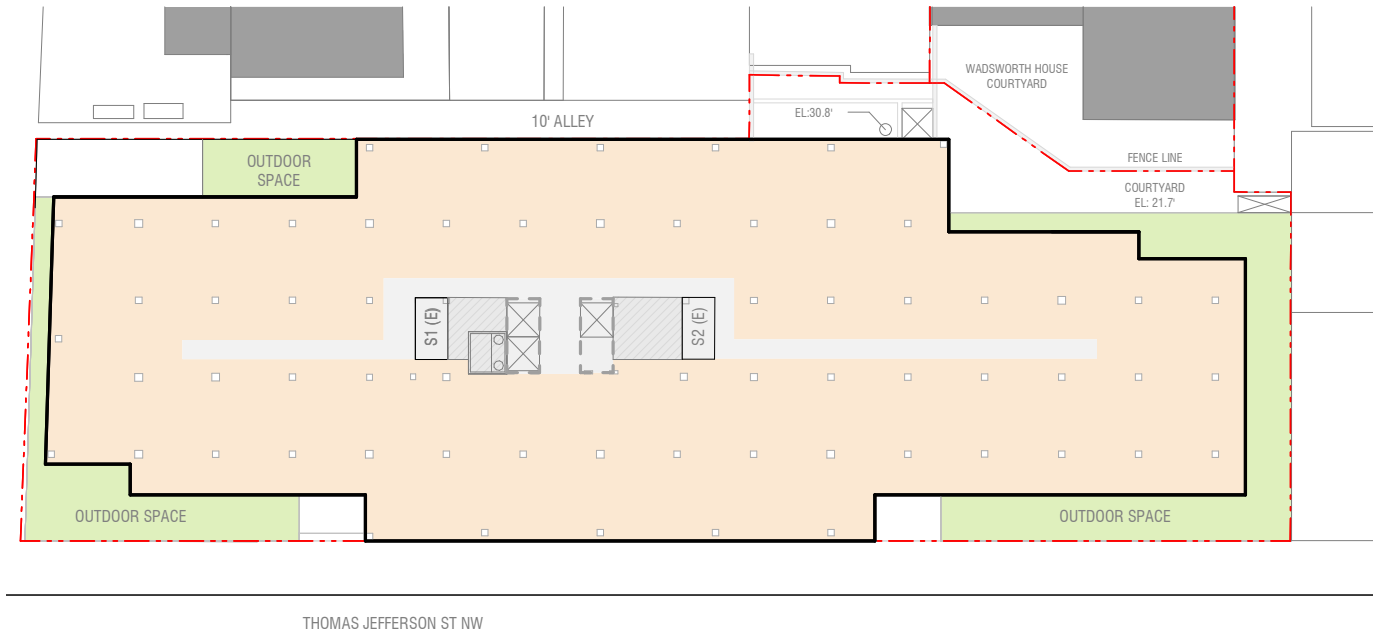


METAL PANEL

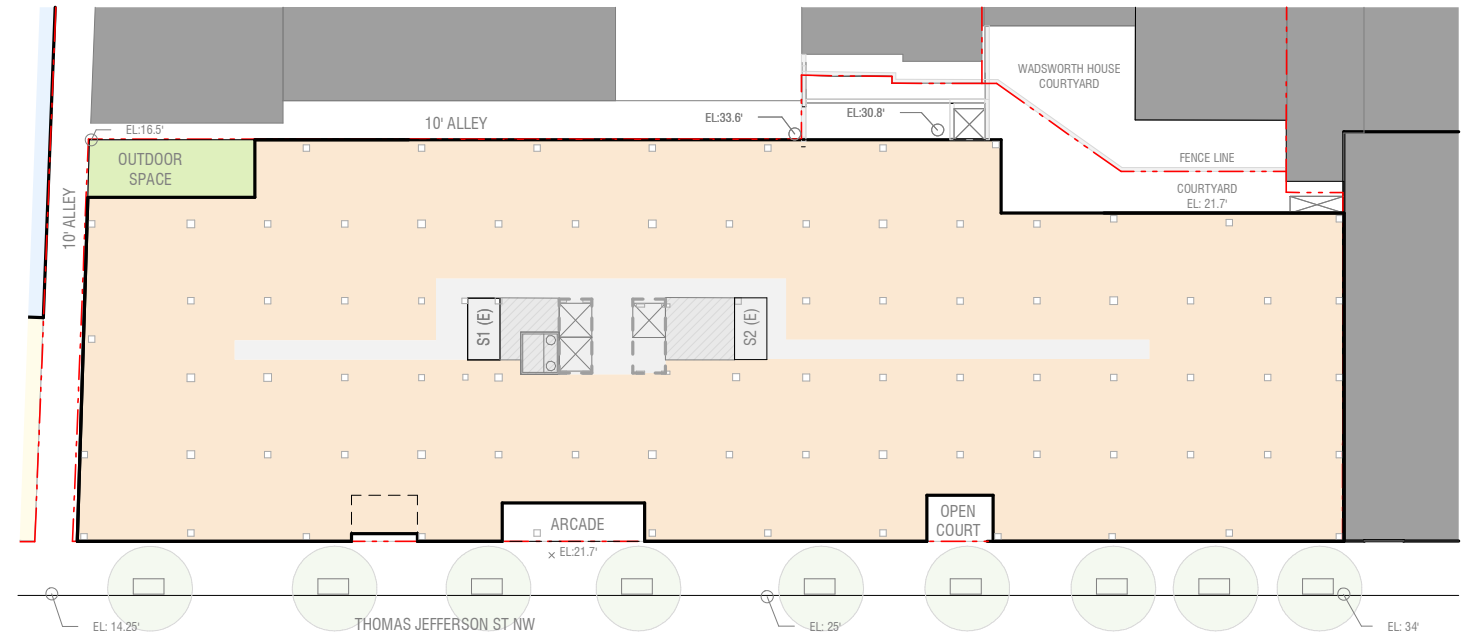


GLAZED RED BRICK

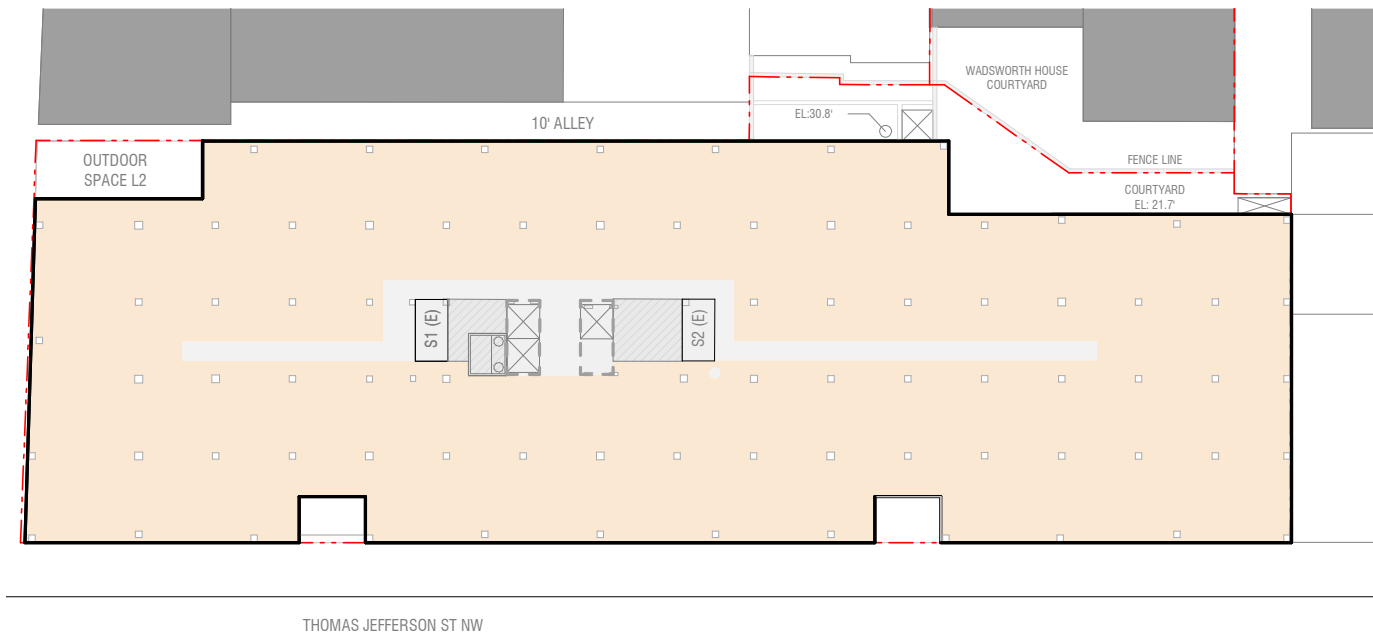




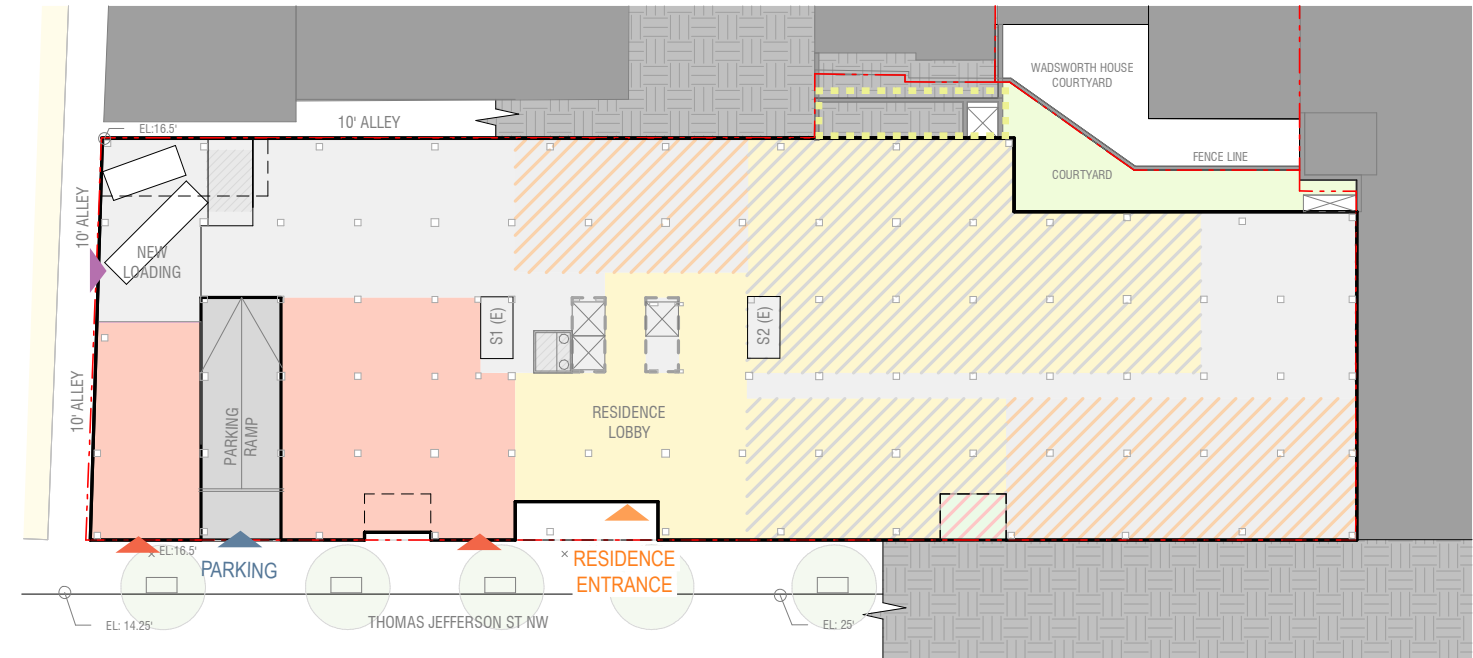
**LEVEL 7**




**LEVEL 2**



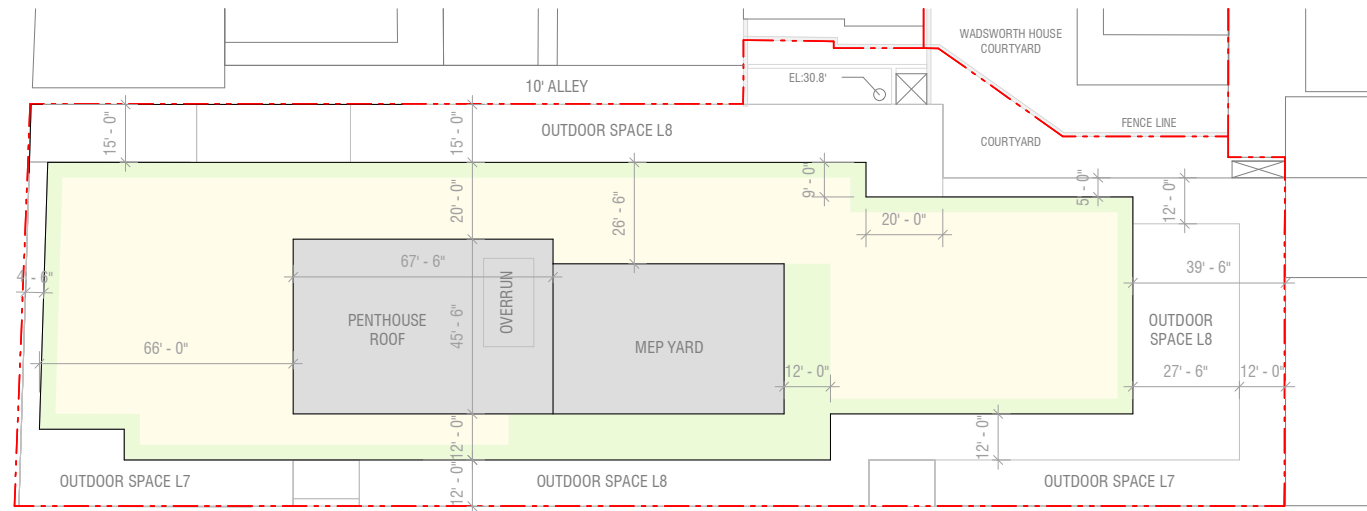
**TYPICAL LEVEL 3-6**



**LEVEL 1**

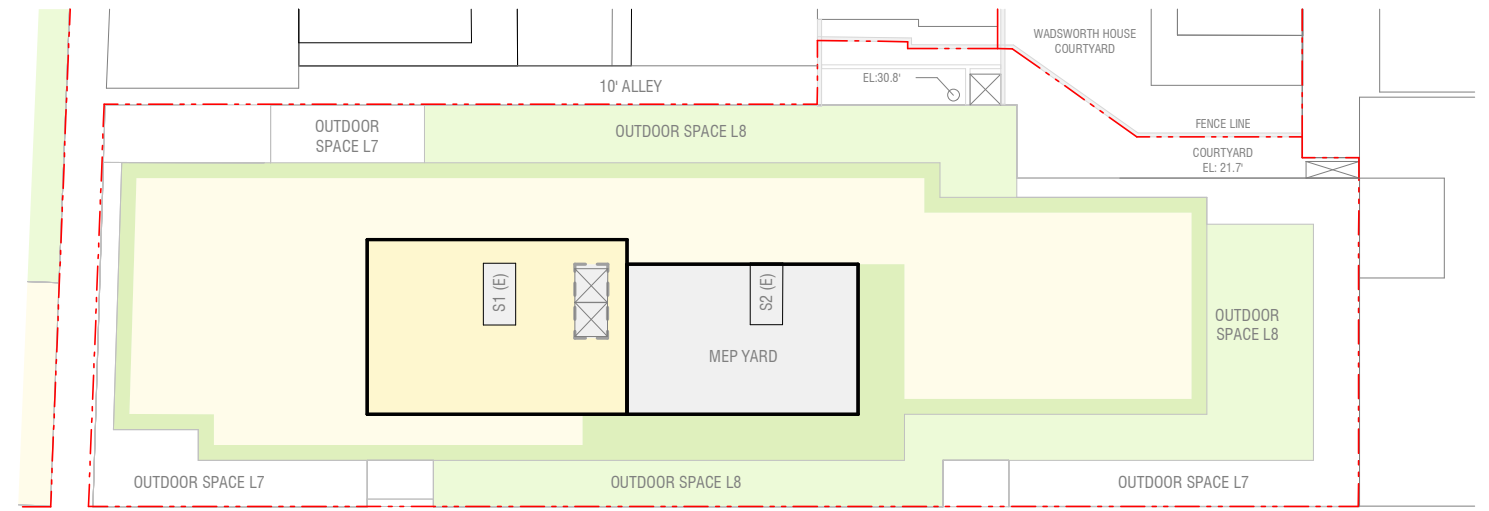
SCALE: 1" = 50'-0" 





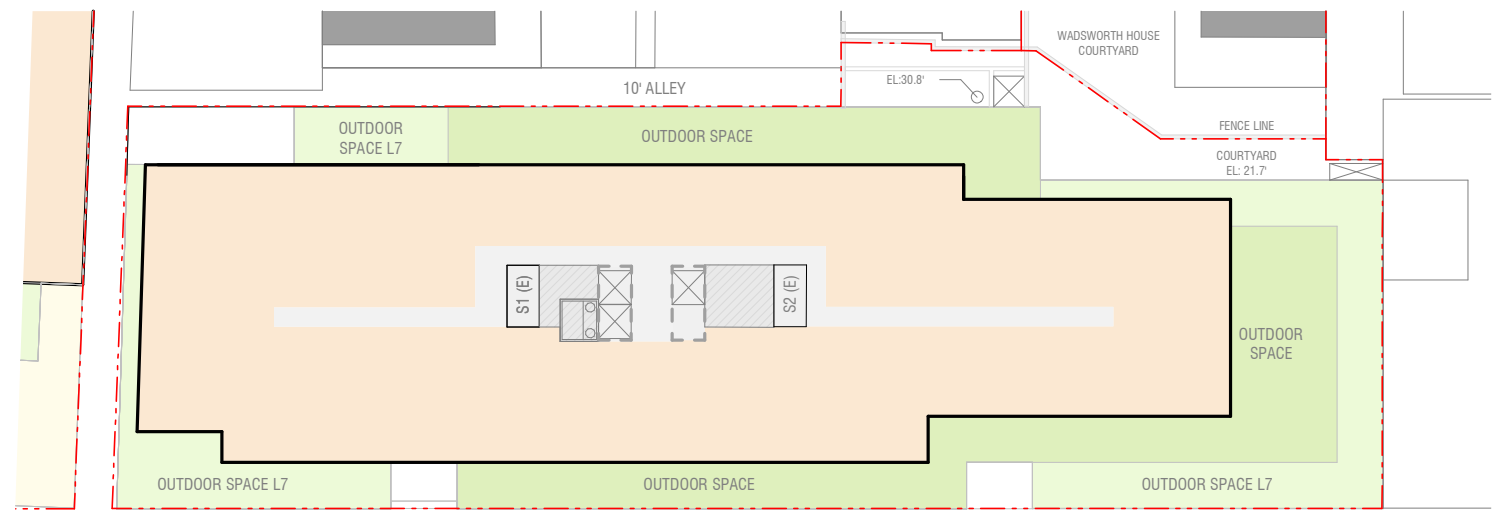
THOMAS JEFFERSON ST NW

**ROOF LEVEL**



THOMAS JEFFERSON ST NW

**LEVEL 9**



THOMAS JEFFERSON ST NW

**LEVEL 8**

SCALE: 1" = 50'-0"

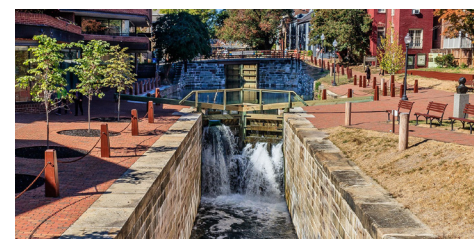




- N NTS
- SERVICE ENTRANCE / EXIT
- BUILDING ENTRANCE
- GARAGE / LOADING ENTRANCE
- TREE - FAIR CONDITION
- TREE - GOOD CONDITION
- PEDESTRIAN CIRCULATION
- BIKE LANE



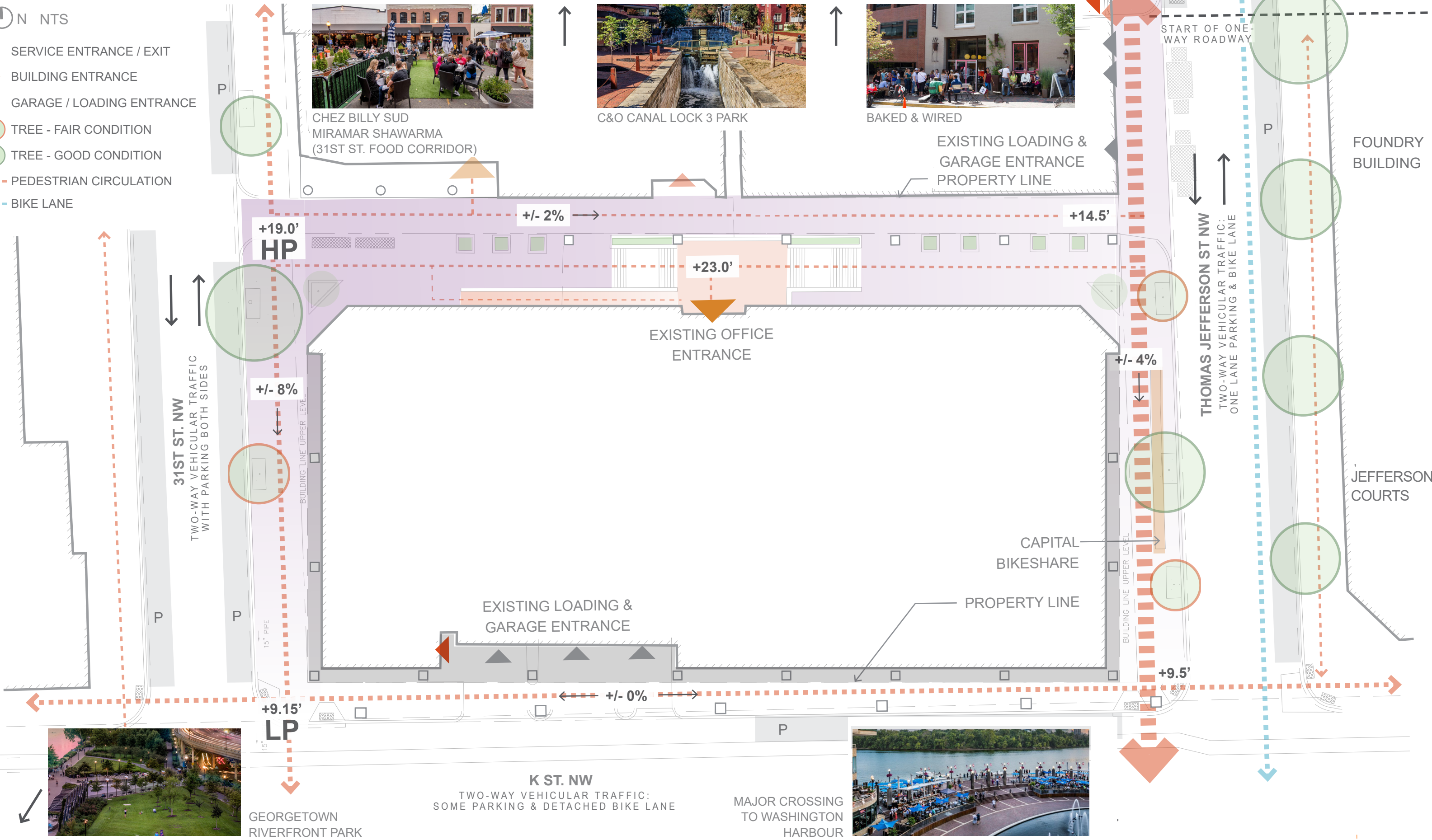
CHEZ BILLY SUD  
MIRAMAR SHAWARMA  
(31ST ST. FOOD CORRIDOR)



C&O CANAL LOCK 3 PARK



BAKED & WIRED



1000 & 1050 THOMAS JEFFERSON

WASHINGTON DC

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EXISTING CONDITIONS

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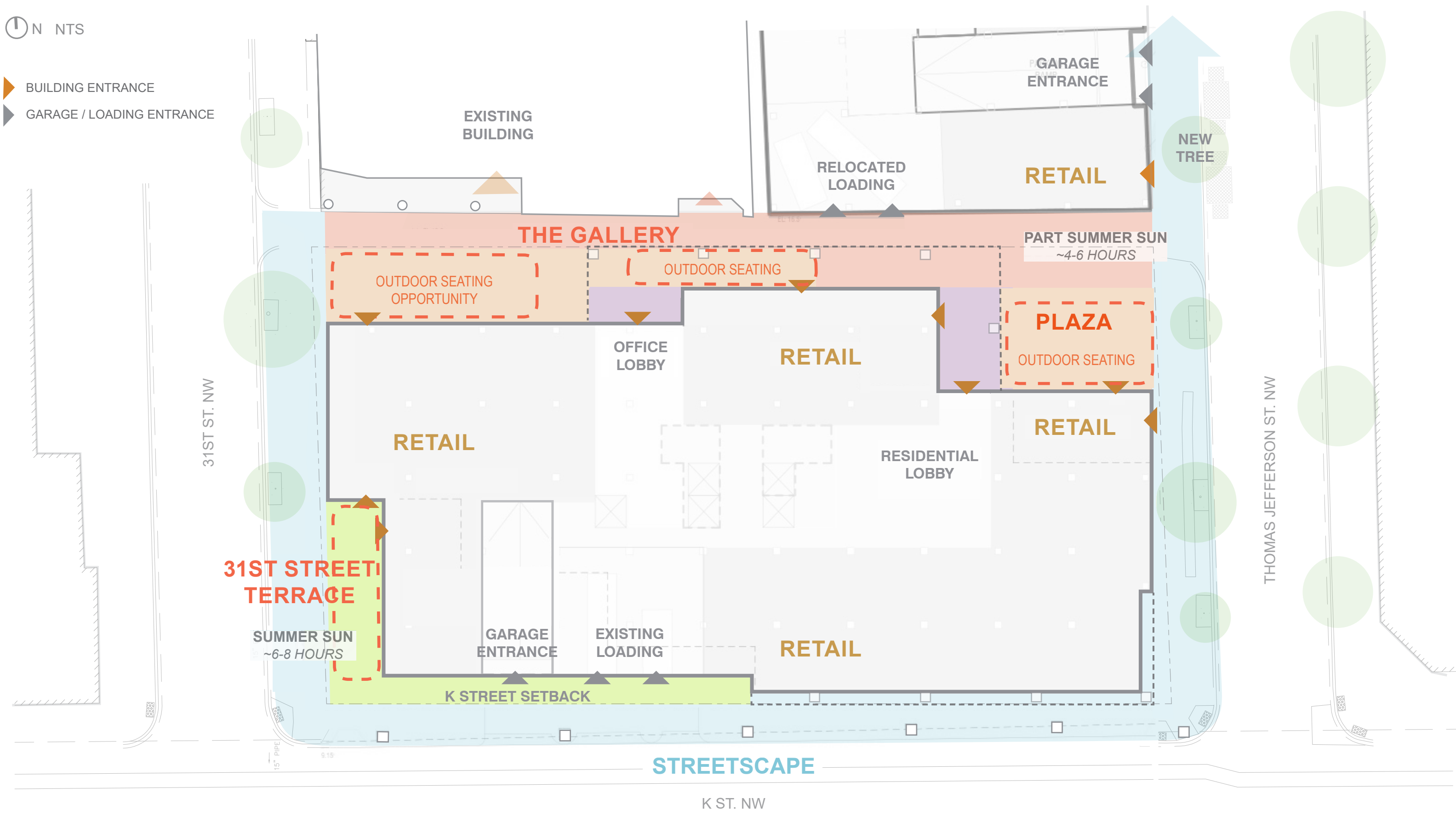
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architects





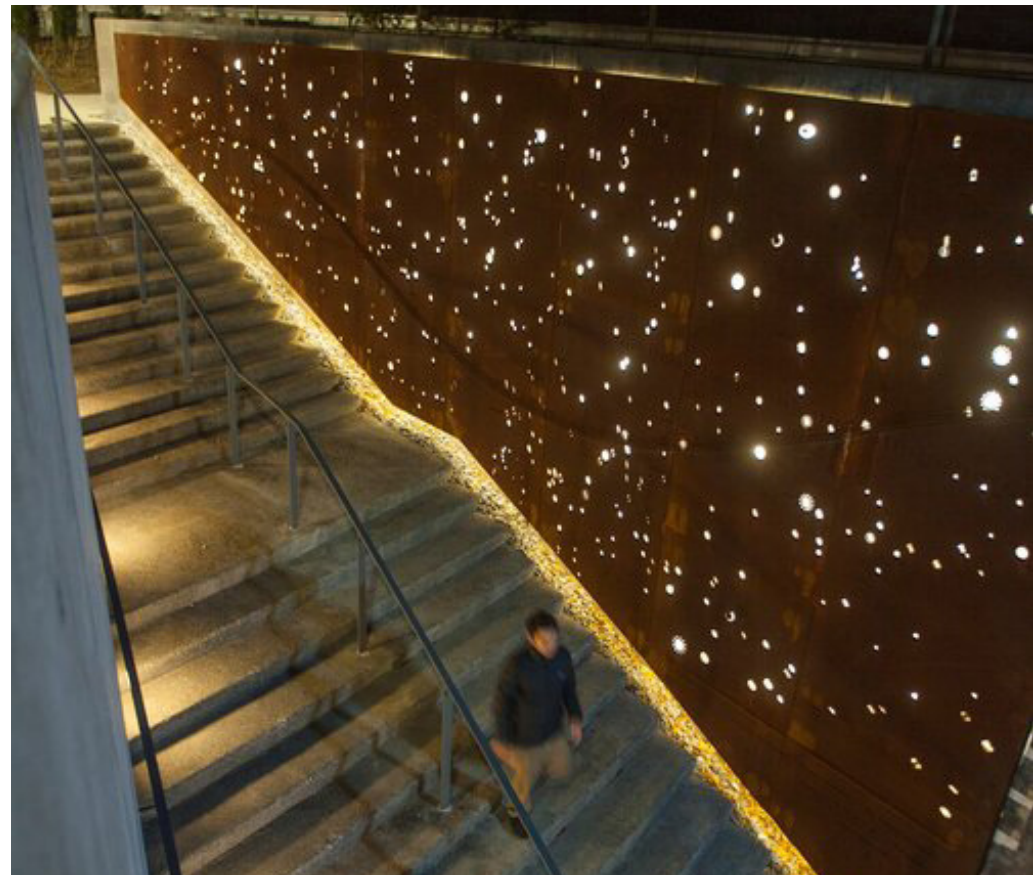




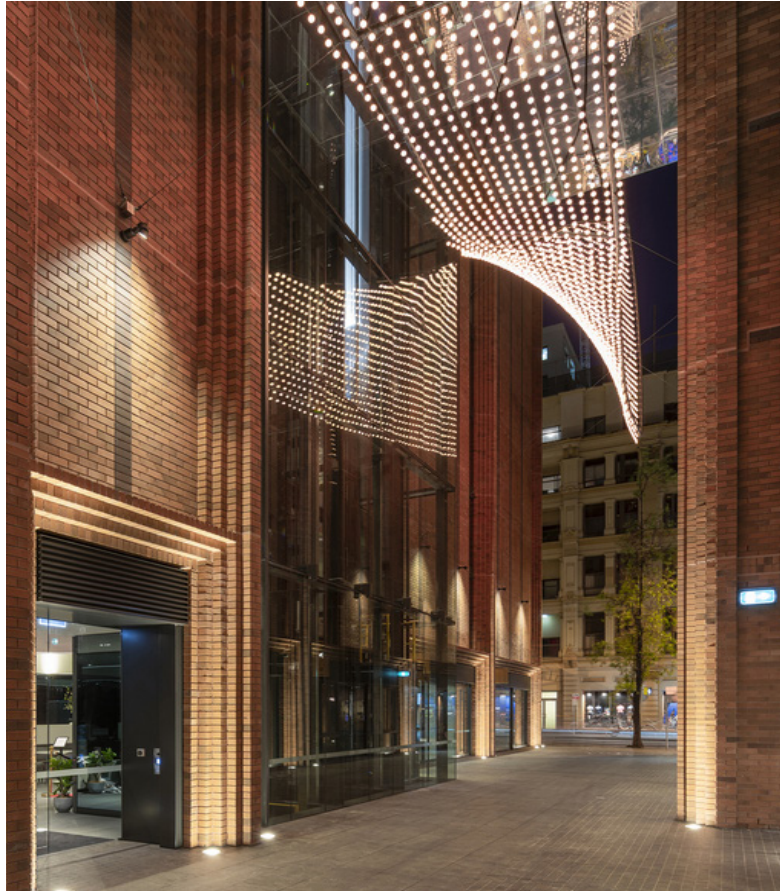
CLIMBING GREENERY WATER STREET | OVS



FLEXIBLE RETAIL SPACES



INTEGRAL LIGHTING



OVERHEAD CANOPY & LIGHTING



VERTICAL PLANTING



END-GRAIN WOOD BLOCKS



WRAPPED CEILING & COLUMNS



EXISTING ALLEY SEASONAL PLANTINGS

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CONCEPT IMAGERY: THE GALERY

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STEPPED PLAZA & SEASONAL PLANTING GALLERY 64 | OVS



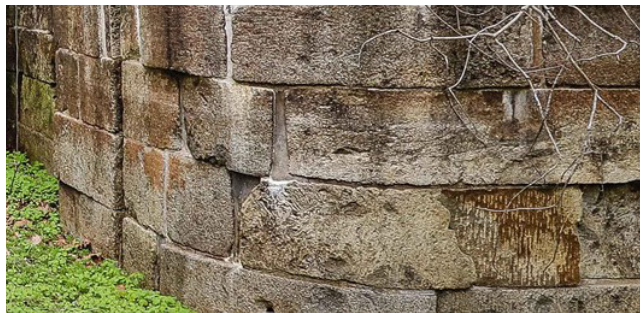
TERRACED EXTERIOR RETAIL SPACES



COMPLETE STREETSCAPE NORTH OF SITE ON 31ST ST. NW



VERTICAL GREENING



EXISTING C&O CANAL WALLS



TRADITIONAL MATERIALS REIMAGINED



ELEVATED PLAZA & PLANTING SPACES

1000 & 1050 THOMAS JEFFERSON

WASHINGTON DC

CFA SUBMISSION/ APRIL 18 HEARING

CONCEPT IMAGERY: 31ST TERRACE & STREETSCAPES

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