

3401 WATER STREET, NW

REVISED CONCEPT SUBMISSION - OG 21-047 / HPA 21-088

SUBMITTED BY ECA FOR DECEMBER 03, 2020 OGB MEETING



PREVIOUS SUBMISSIONS BY BBGM ARCHITECTS:

OCTOBER 6, 2016 - OGB MEETING - OG 16-375 (CONCEPT-REVIEW)

DECEMBER 1, 2016 - OGB MEETING - OG 16-375 (CONCEPT-REVIEW)

JANUARY 5, 2017 - OGB MEETING - OG 16-375 (CONCEPT-REVIEW - APPROVED)

JANUARY 23, 2017 - CFA MEETING - OG 16-375 (CONCEPT-REVIEW - APPROVED)

FEBRUARY 7, 2019 - OGB MEETING - OG 19-169 (CONCEPT-EXTENSION - APPROVED)

FEBRUARY 21, 2019 - CFA MEETING - OG 19-169 (CONCEPT-EXTENSION - APPROVED)

JUNE 6, 2019 - OGB MEETING - OG 19-185 (REVISED CONCEPT - DD REVIEW)

OCTOBER 3, 2019 - OGB MEETING - OG 19-185 (REVISED CONCEPT - DD REVIEW)

NOVEMBER 7, 2019 - OGB MEETING - OG 19-185 (REVISED CONCEPT - DD REVIEW)

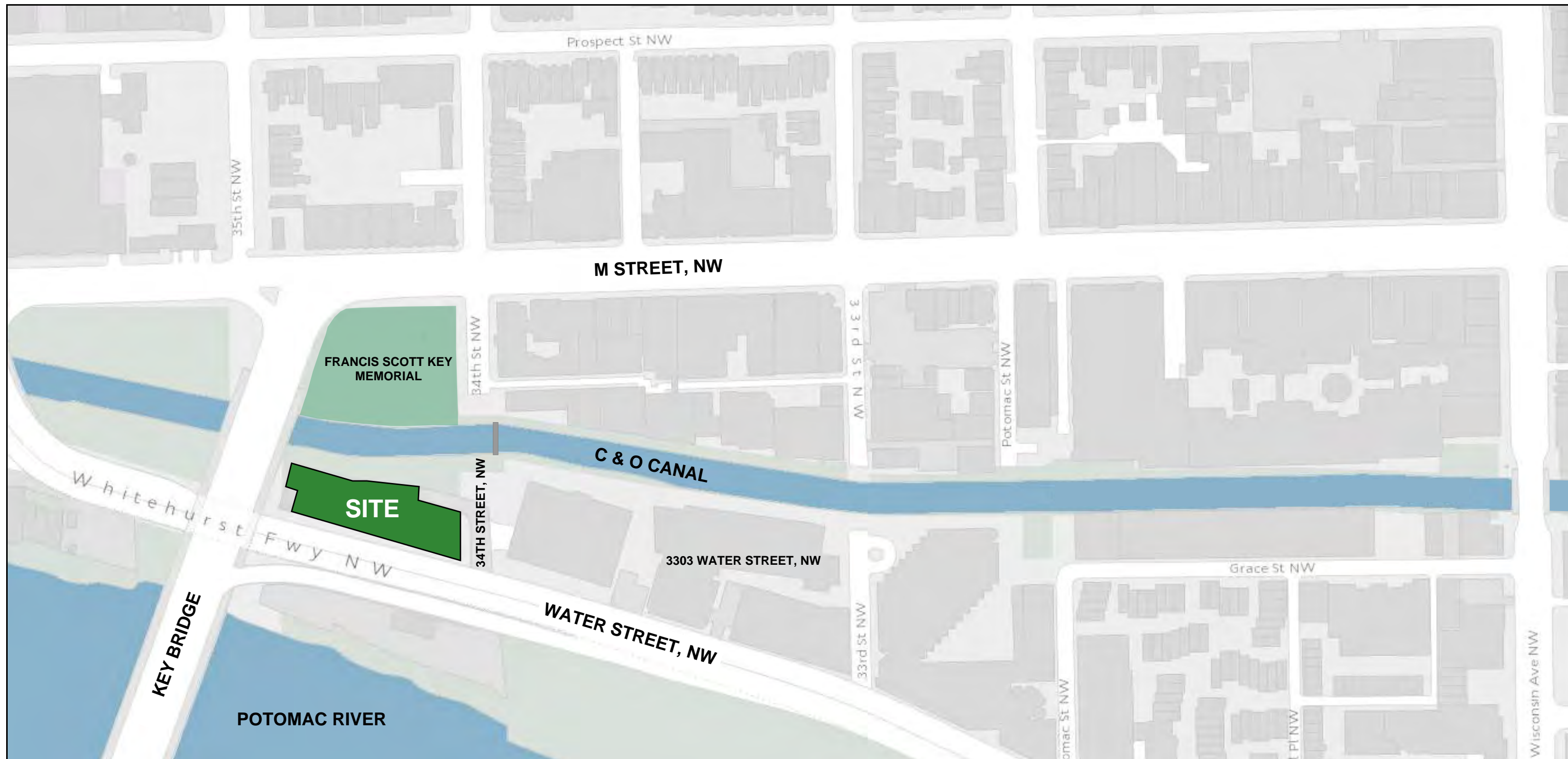
DECEMBER 3, 2019 - OGB MEETING - OG 19-185 (REVISED CONCEPT - DD REVIEW)

FEBRUARY 6, 2020 - OGB MEETING - OG 19-185 (DD REVIEW - APPROVED)

APRIL 21, 2020 - CFA MEETING - OG 19-185 (DD - APPROVED)

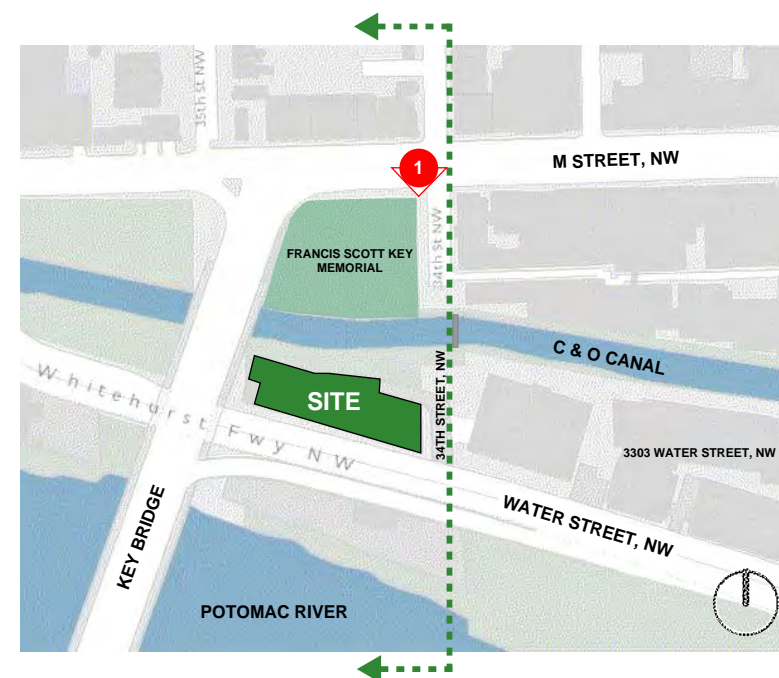
RATIONALE FOR ADDITIONAL BUILDING HEIGHT

1. Preserves entire fabric of the existing historic building by keeping the roof.
2. Protects the structural integrity of the historic walls and parapets.
3. Enhances the proportion and relationship of the new building to the existing historic building.
4. Directly connects the building to the Canal via a pedestrian walkway.
5. Minimizes negative impacts to the surrounding neighborhood and structures, including the Whitehurst Freeway.
6. Additional 4'-6" of building height is minimally perceptible in surrounding context.





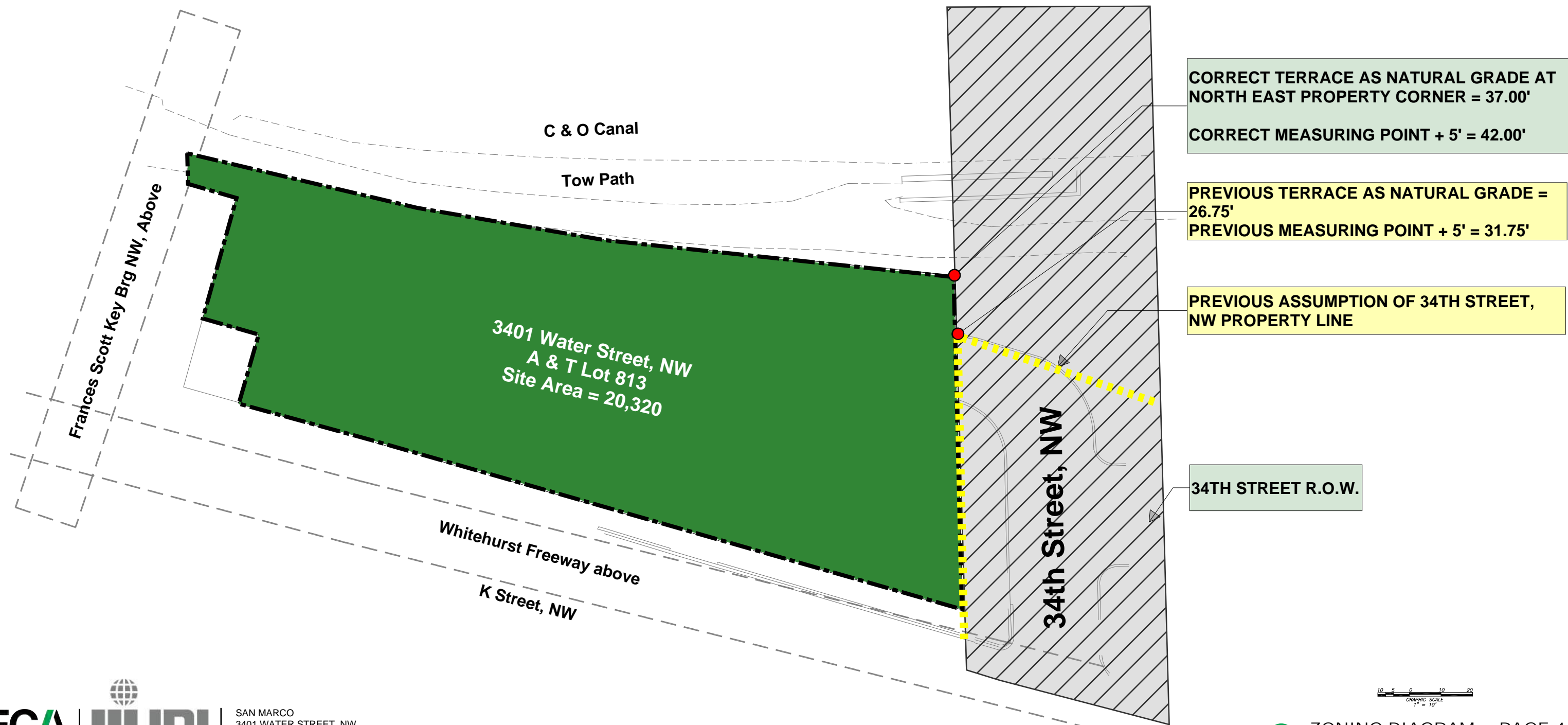
CANAL SECTION PROPOSED

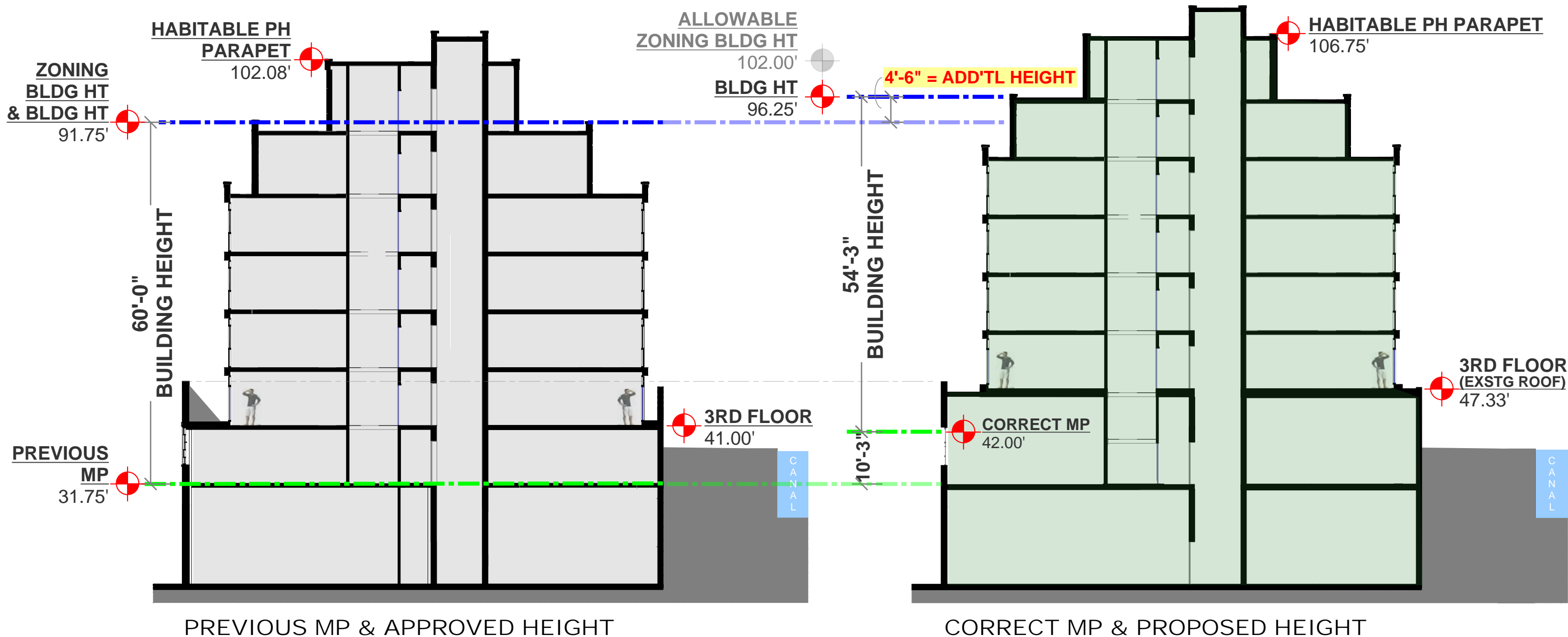


VIEW #1 LOOKING SOUTH ON 34TH STREET, NW

RULING FOR REVISED BUILDING MEASURING POINT (ZONING)

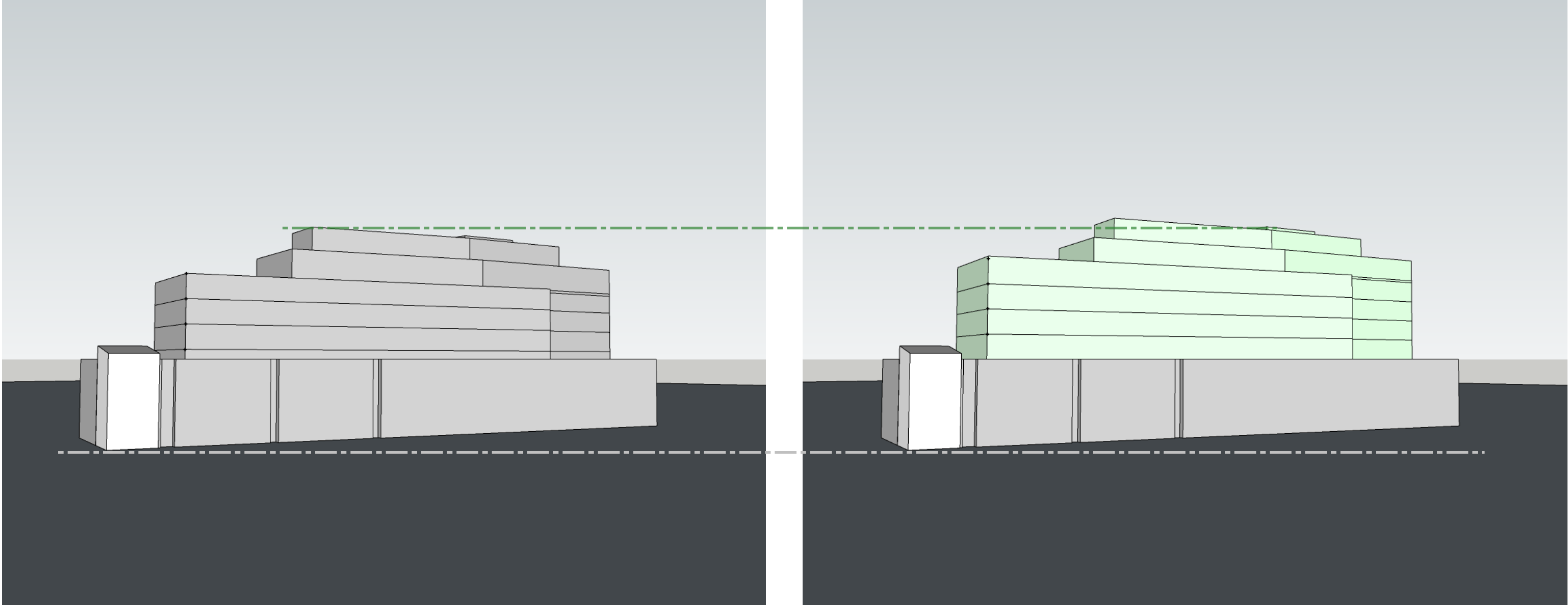
- Zoning Regulation - Subtitle B, Section 307.3, allows the height of buildings limited to 60’ to be measured starting at a terrace set at 5’-0” maximum above natural grade.
- 34th Street, NW property extends beyond the subject property
- Starting elevation is at 37’ - northeast corner of the subject property abutting 34th Street, NW.





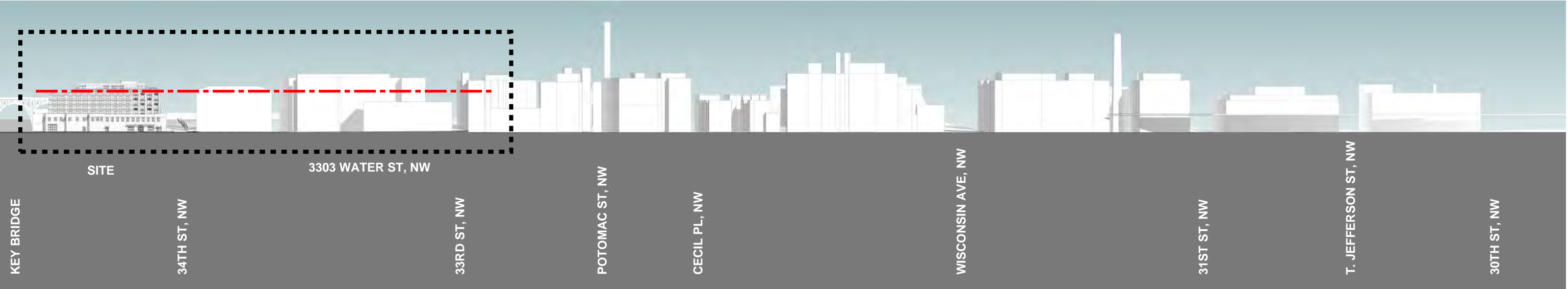
PREVIOUS HEIGHT

PROPOSED HEIGHT

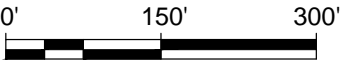


MODEL VIEWS TAKEN FROM IDENTICAL VANTAGE POINT - SIMLAR TO VIEW FROM KEY BRIDGE FACING NORTHEAST

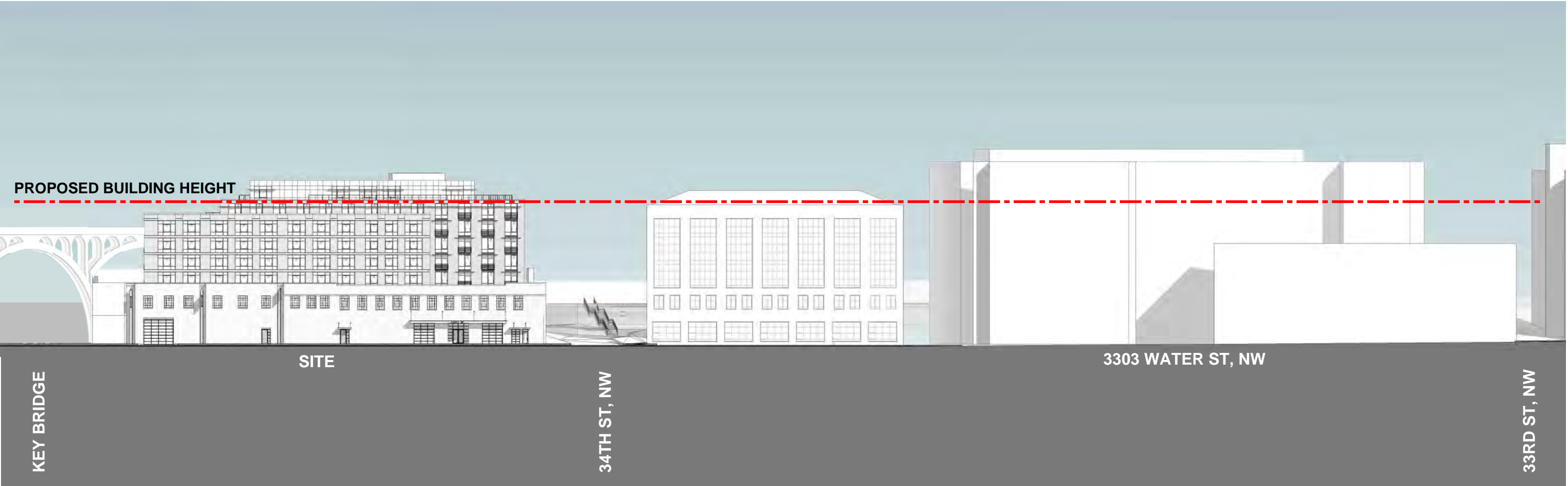
----- INDICATES HEIGHT COMPARISON



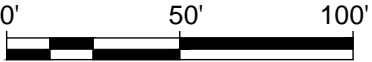
WATER STREET ELEVATION PROPOSED



----- INDICATES PROPOSED BUILDING HEIGHT AT 54'-3" ALIGNS WITH ADJACENT OFFICE BUILDING



ENLARGED WATER STREET ELEVATION PROPOSED





PROPOSED SOUTH ELEVATION



PREVIOUS SOUTH ELEVATION



PROPOSED SOUTH ELEVATION WITH FREEWAY IN FOREGROUND



PREVIOUS WEST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PREVIOUS NORTH ELEVATION



PREVIOUS EAST ELEVATION



PROPOSED EAST ELEVATION



CANAL BRIDGE



PLAN CONCEPT







EAST ELEVATION



SOUTH ELEVATION



THANK YOU !



SOUTH FACADE FACING EAST



NORTH FACADE FACING EAST



SOUTH & EAST FACADES FACING WEST



NORTH FACADES FACING WEST



SITE: 3401 WATER STREET, NW

34TH STREET, NW

EXISTING CONDITIONS BELOW FREEWAY



SOUTH FACADES FACING EAST



SOUTH & EAST FACADES FACING WEST



NORTH FACADE FACING WEST



NORTH FACADE FACING WEST TOWARD KEY BRIDGE



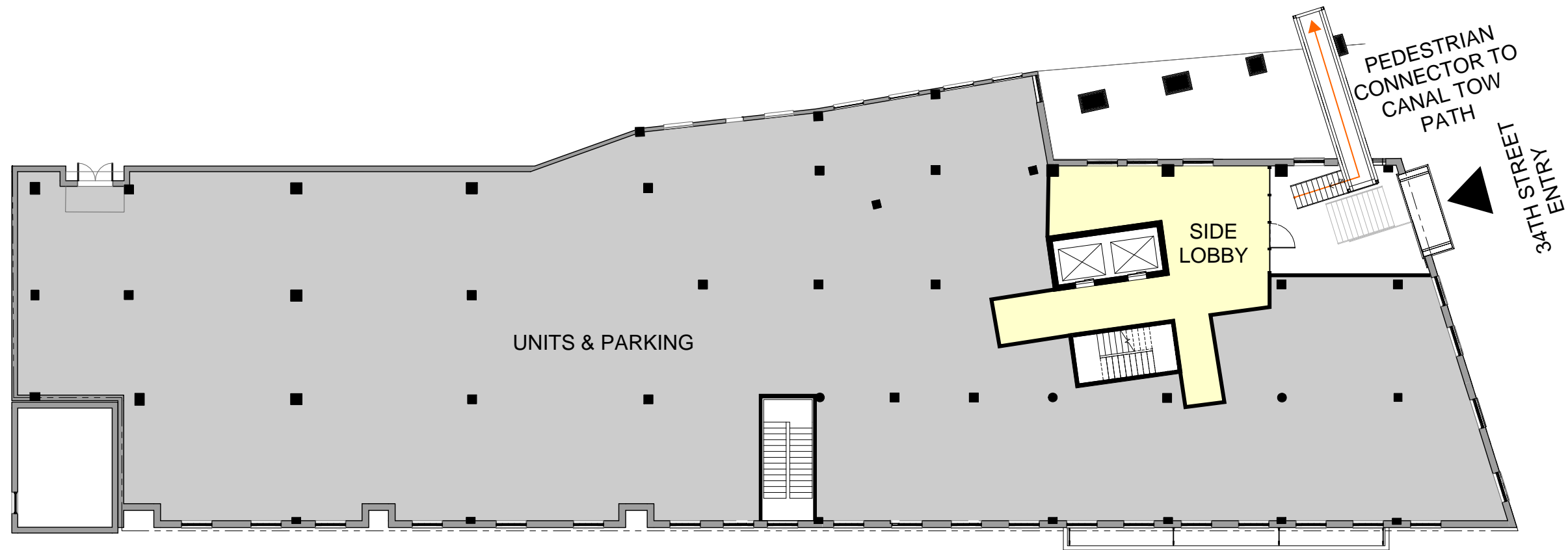
NORTH FACADE FACING SOUTHWEST FROM ACROSS CANAL



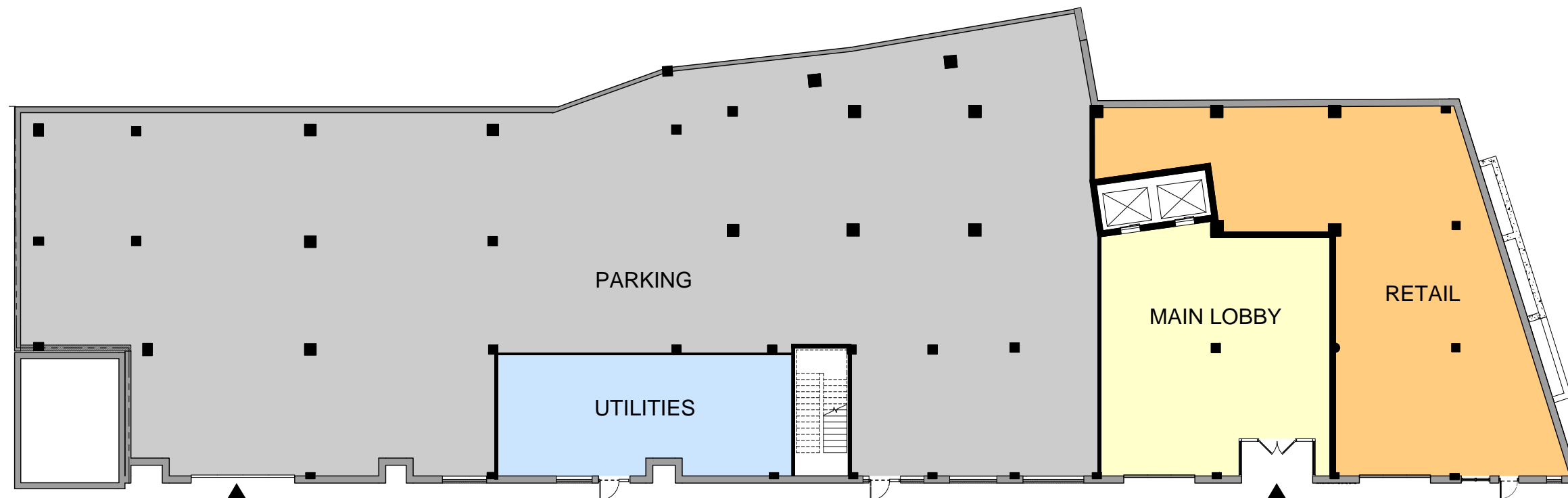
FACING SOUTH TO 34TH STREET, NW



KEY	
LOW, MEDIUM & HIGH DENSITY RESIDENTIAL	<div style="width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></div>
FEDERAL PUBLIC, MIXED-USE, COMMERCIAL, INSTITUTIONAL & INDUSTRIAL	<div style="width: 20px; height: 10px; background-color: pink; border: 1px solid black;"></div>
PARKS & OPEN SPACE	<div style="width: 20px; height: 10px; background-color: green; border: 1px solid black;"></div>



2ND FLOOR PLAN



1ST FLOOR PLAN