



# **Washington Harbour 3000 K St NW Roof Terrace and Facade Renovation**

**May 13, 2021**

Prepared for:  
The U.S. Commission of Fine Arts for Old Georgetown Review

Prepared by:  
Foley & Lardner LLP

With the Assistance of:  
Gensler, Land Design





# Table of Contents

03

General Information / Design Narrative

04

Section 1: Context

07

Section 2: Site Information

14

Section 3: Design Proposal - Architectural Plans, Elevations & Materials

24

Section 4: Design Proposal - Landscape Axonometric, Perspective & Materials



# General Information

**PROJECT NAME**

Roof Terrace and Facade Renovation

**LOCATION**

Washington Harbour  
3000 K St NW

**SUMMARY**

The project is to renovate (2) existing Terraces on level 06, at 3000 K ST NW.

**OWNER**

WHDC Owner LLC

**TENANT**

Foley & Lardner LLP

**ARCHITECT**

Gensler

**LANDSCAPE ARCHITECT**

Land Design

**PROPOSED USE**

Existing Terrace Area: 12,973 SF  
Terrace Area of Renovation: 9,022 SF  
Existing Typical floor-to-floor height: 10’-2”  
Existing Maximum Building height: 98’-6”

**DESIGN NARRATIVE**

The proposed scope of work includes the renovation of (2) existing outdoor terraces on level 6 of an existing building. Size and intended use of terraces is not changing.

Scope of work includes:

North Terrace - New Covered Building Entries and Glazing. New decking and landscape. New furniture.

East Terrace - Storefront Entry Doors to Match Existing. New Screen walls. New decking and landscape. New furniture.



## SECTION 1

# CONTEXT



Context





Context





## SECTION 2

# SITE INFORMATION

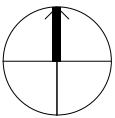


Site



Property line (Blue)

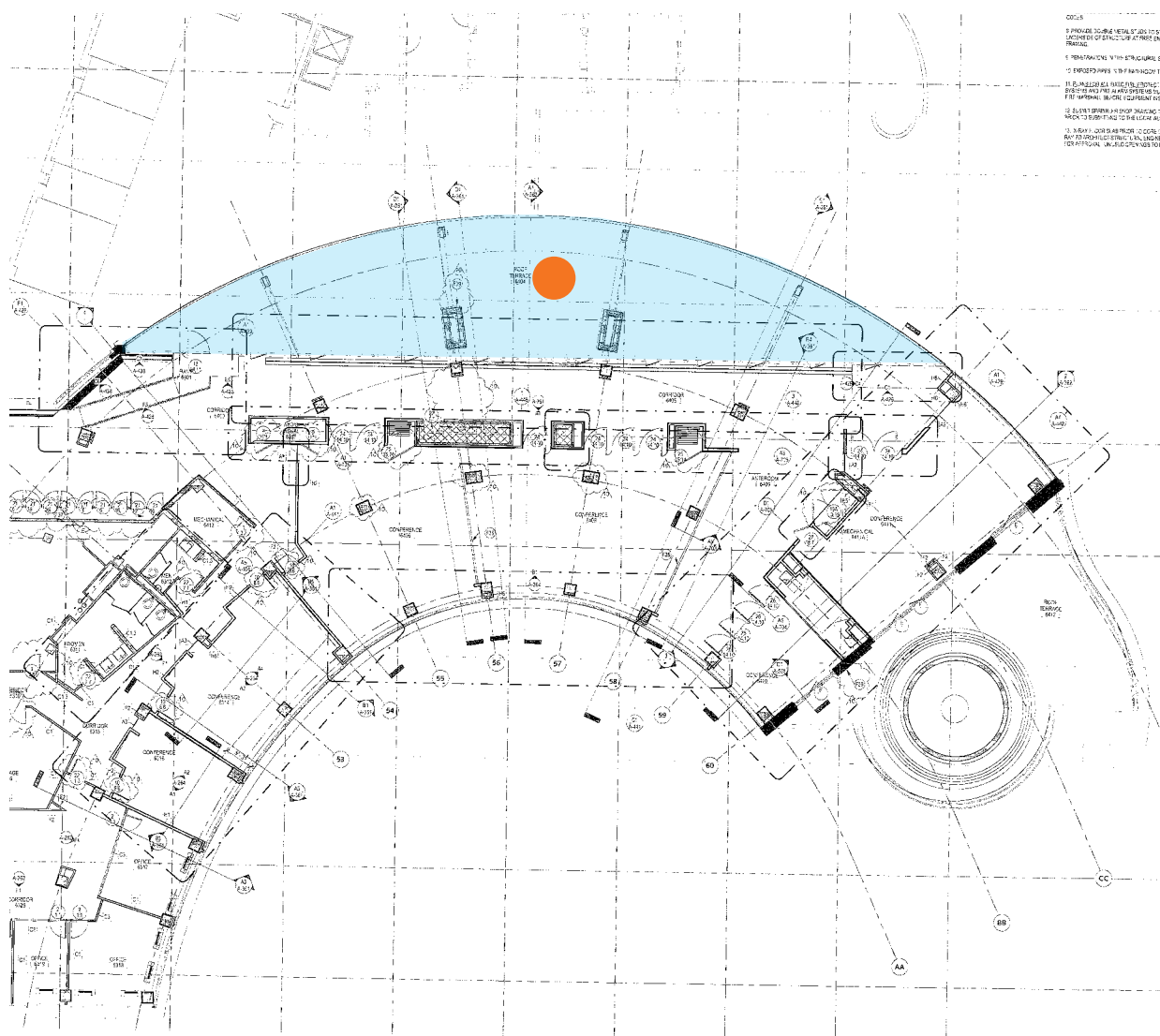
- North Terrace
- East Terrace



NORTH ARROW

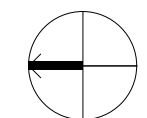


# Existing Plan



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2. PROVIDE TO BE A RETAIL STORE TO BE LOCATED AT THE END OF THE BUILDING  
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North Terrace  
East Terrace



0 5 10 20 NORTH ARROW



Views from Whitehurst Freeway NW



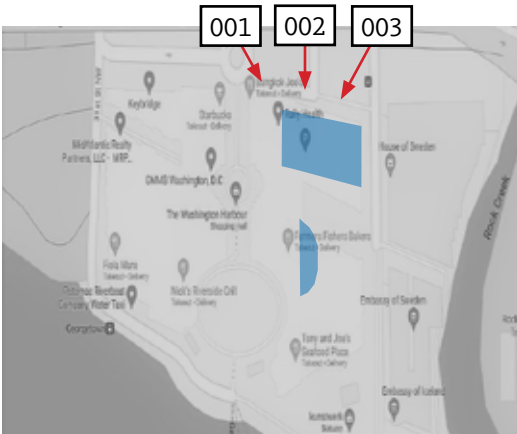
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002



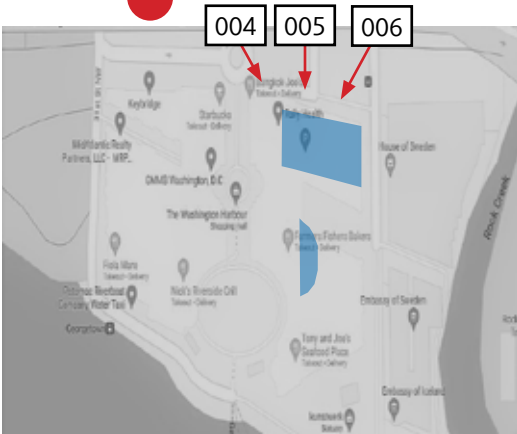
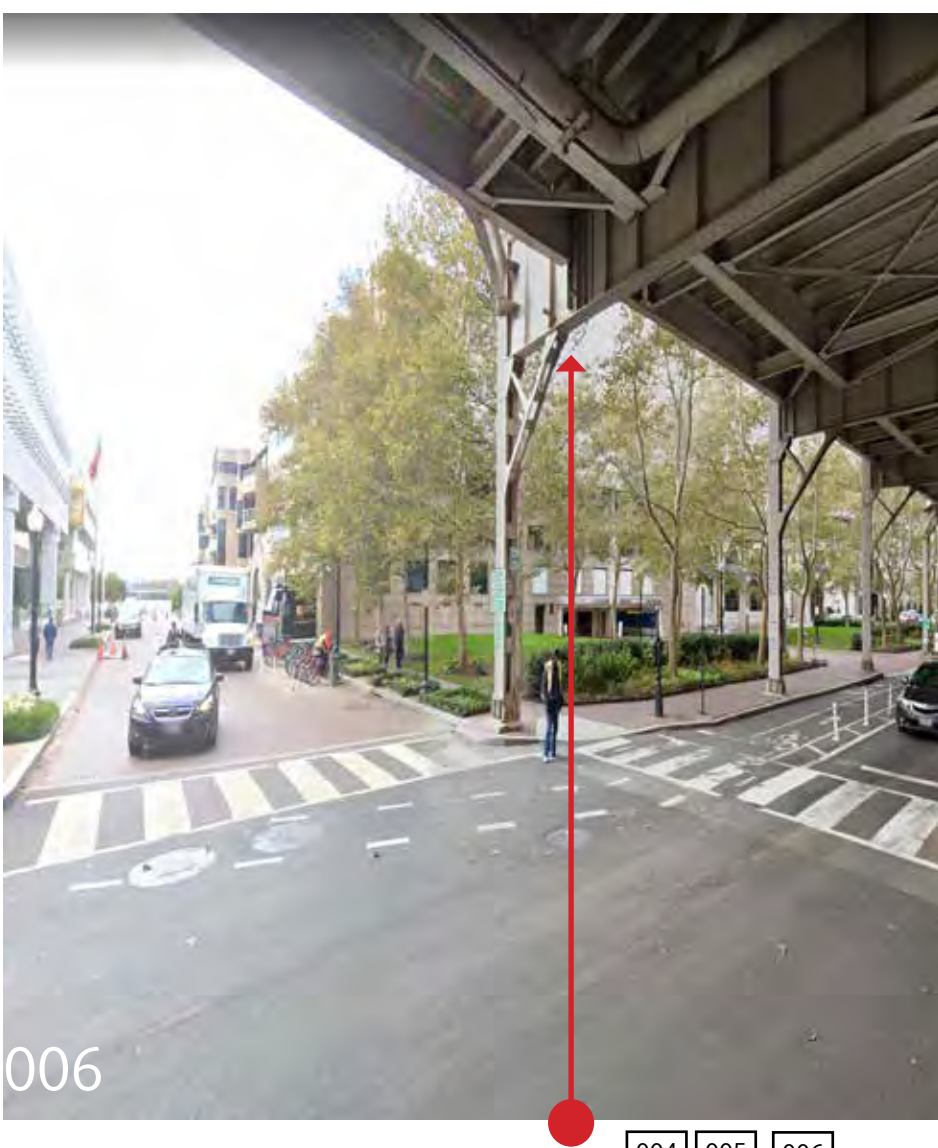
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- North Terrace
- East Terrace



Views from K Street NW



- North Terrace
- East Terrace



Views from 30th Street NW

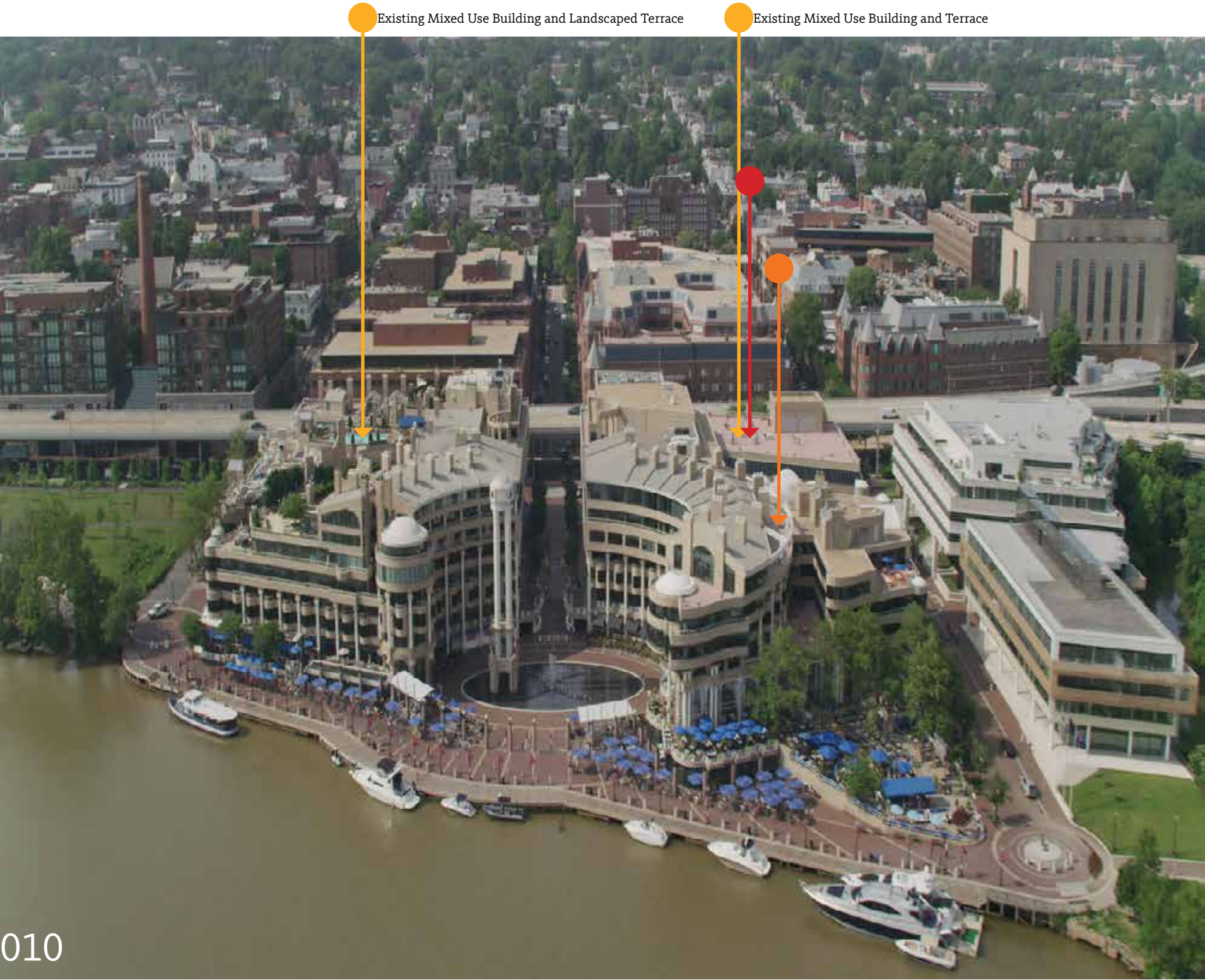


- North Terrace
- East Terrace

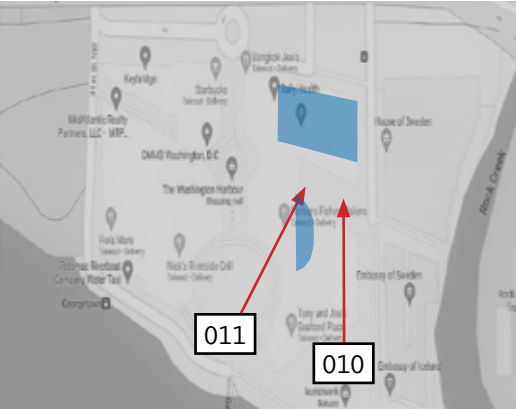




Aerial View



- North Terrace
- East Terrace





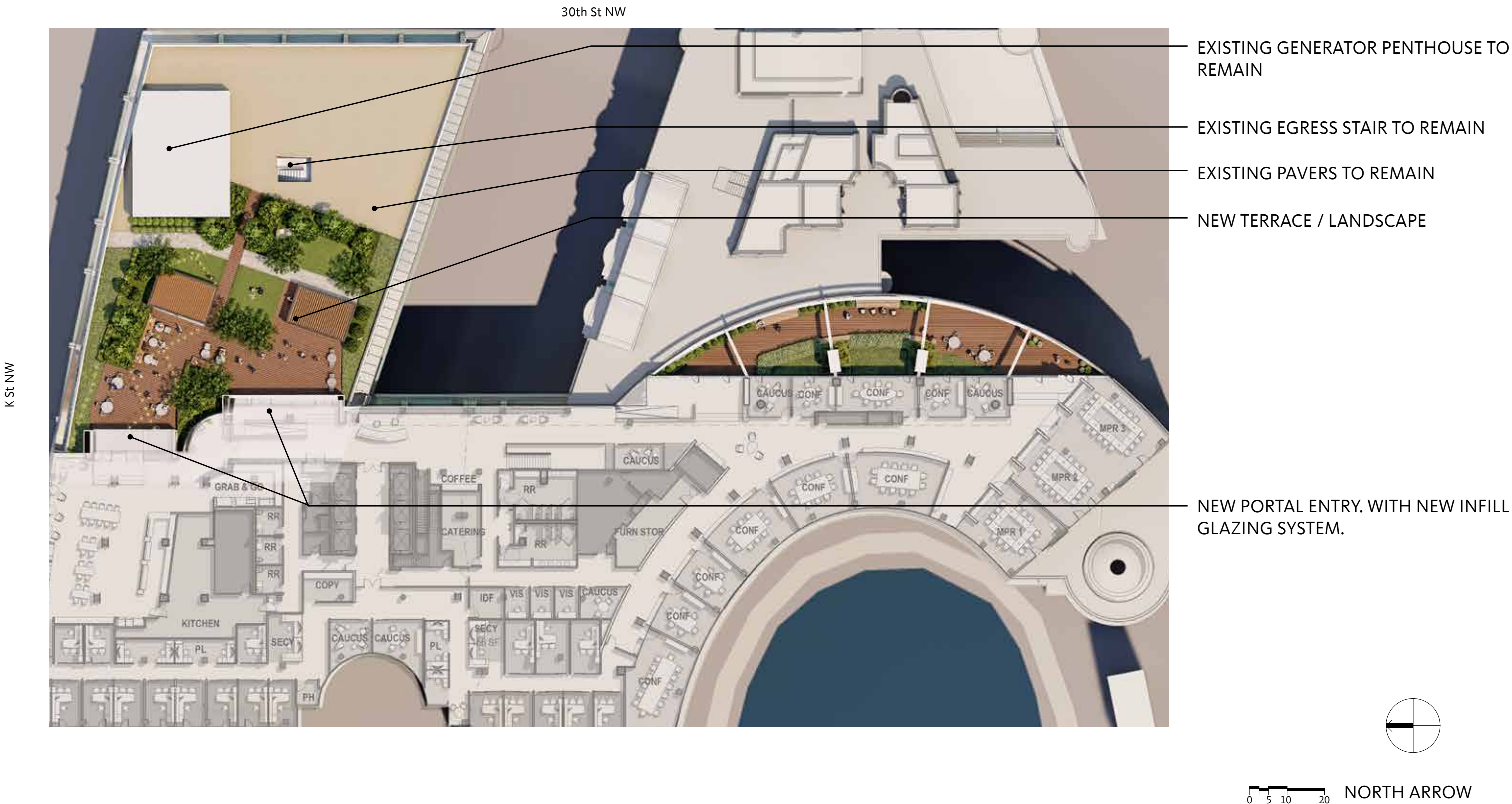
## **SECTION 3**

# **DESIGN PROPOSAL**

## **Architecture Plan Elevations & Materials**

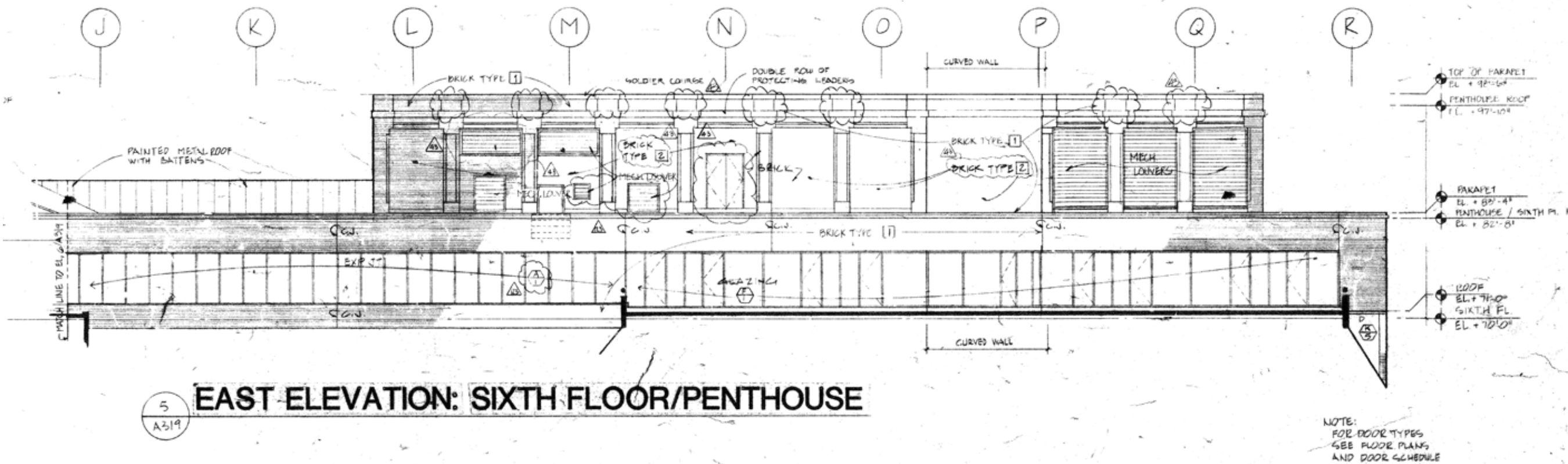


# Enlarged Floor Plan - Terrace





Architectural Elevation - East Elevation - Existing North Terrace



Existing Photos



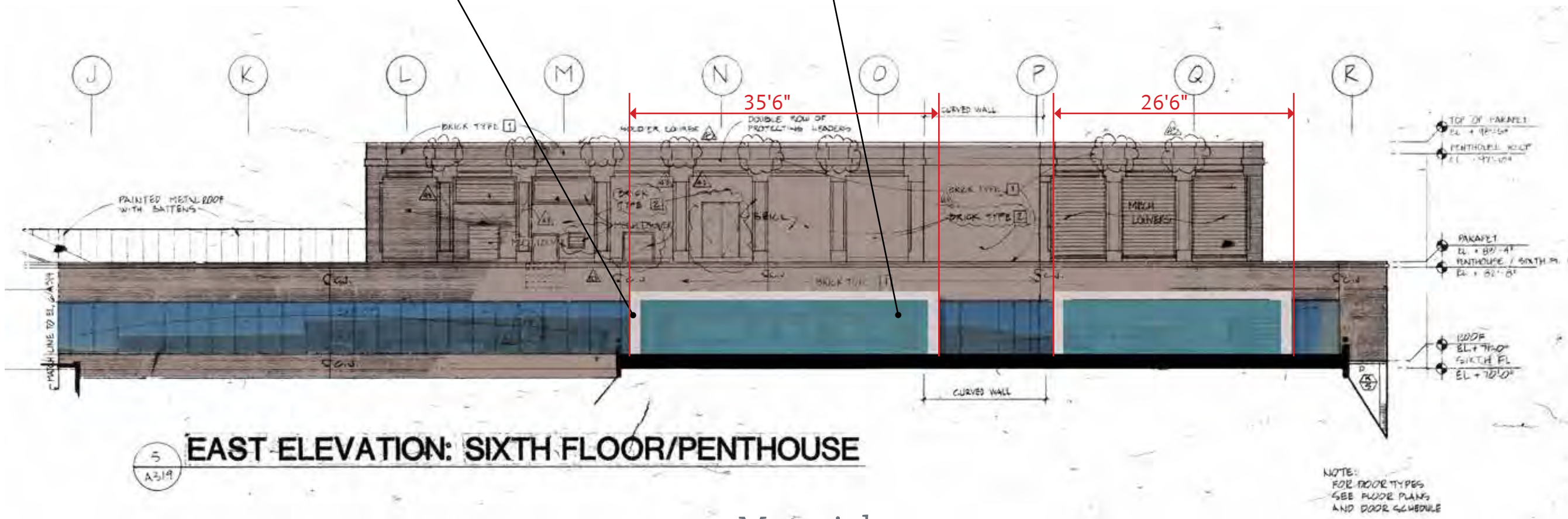


# Architectural Elevation - Portal Entry - Proposed North Terrace



01 - NEW PORTAL ENTRY. 4' PROJECTION FROM EXISTING FACADE.

02 - NEW CLEAR GLAZING SYSTEM



## Materials



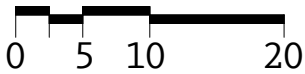
01. PORCELAIN PANELS



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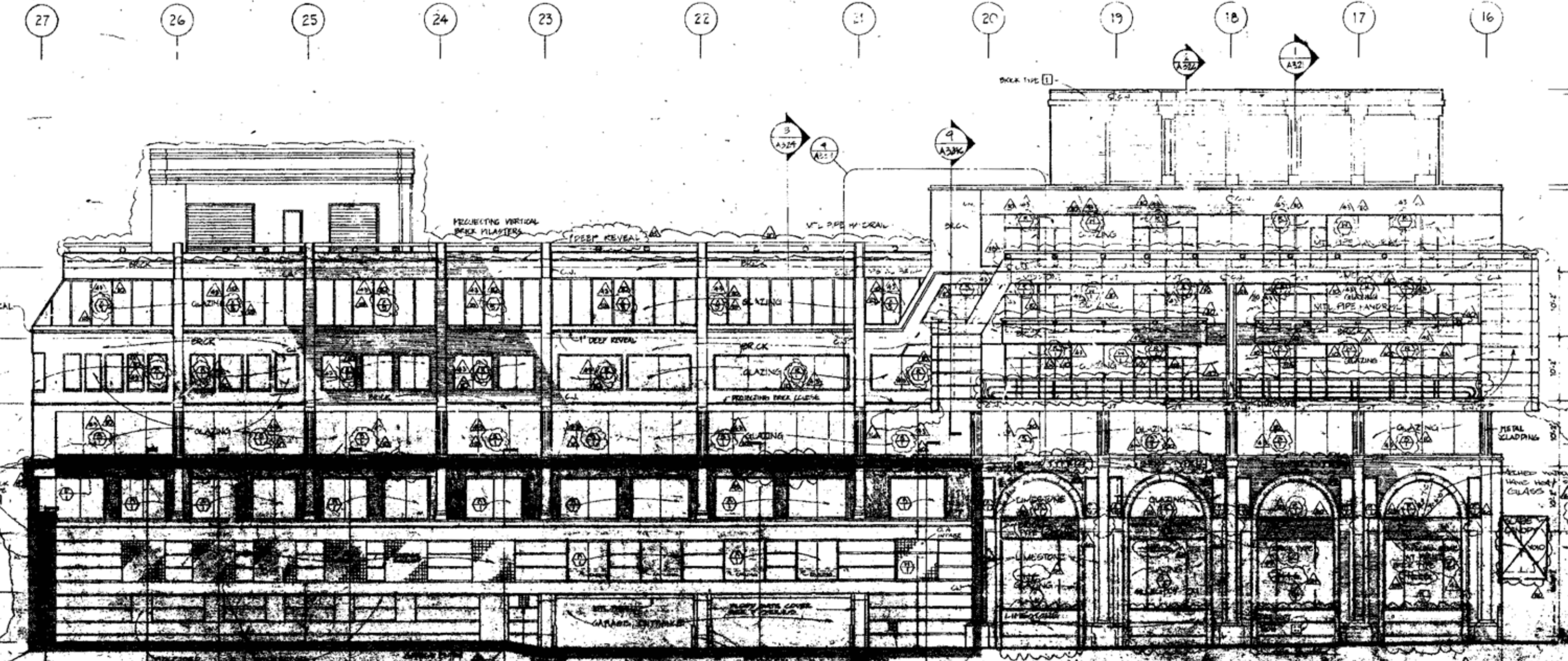


02. GLAZING





Architectural Elevation - K Street - Existing North Terrace



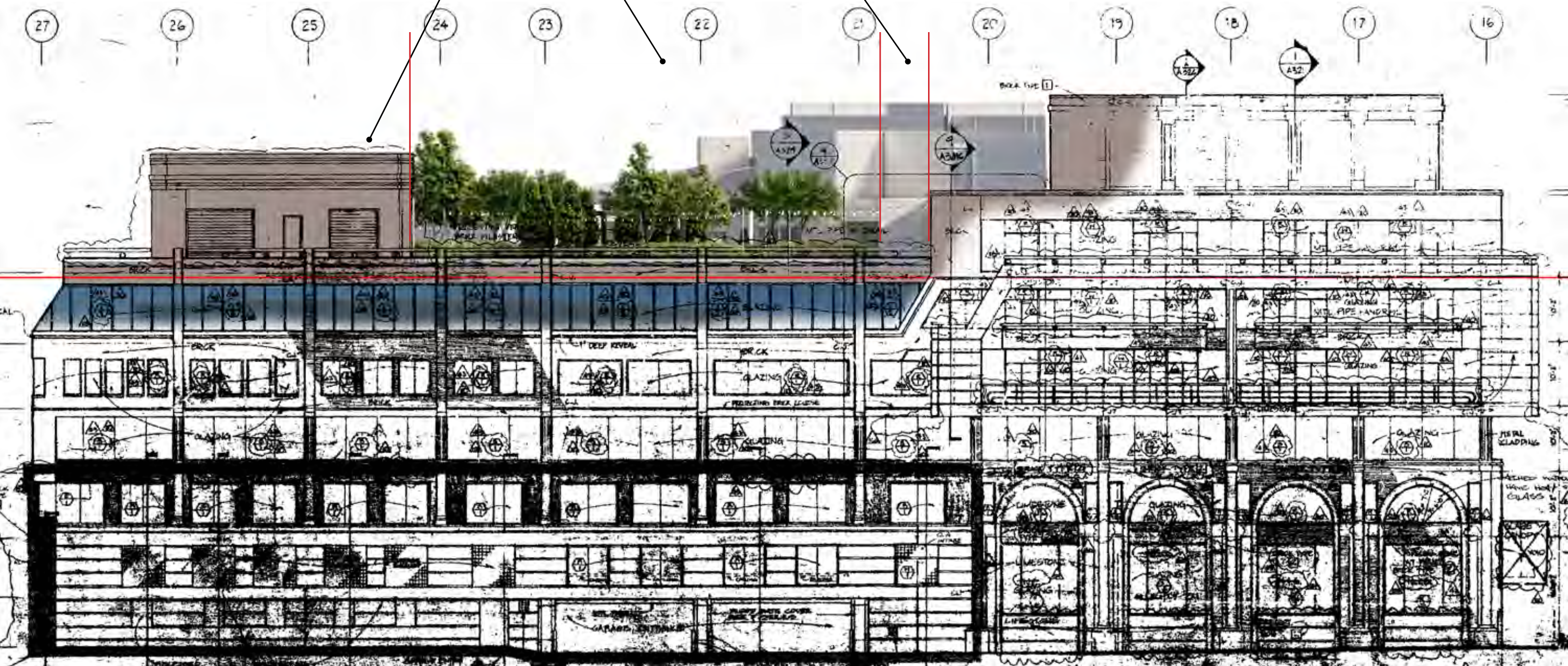
K Street - North Elevation



# Architectural & Landscape Elevation - K Street - Proposed North Terrace



NEW PORTAL ENTRY. 4' PROJECTION  
FROM EXISTING FACADE.  
NEW LANDSCAPE  
EXISTING GENERATOR PENTHOUSE



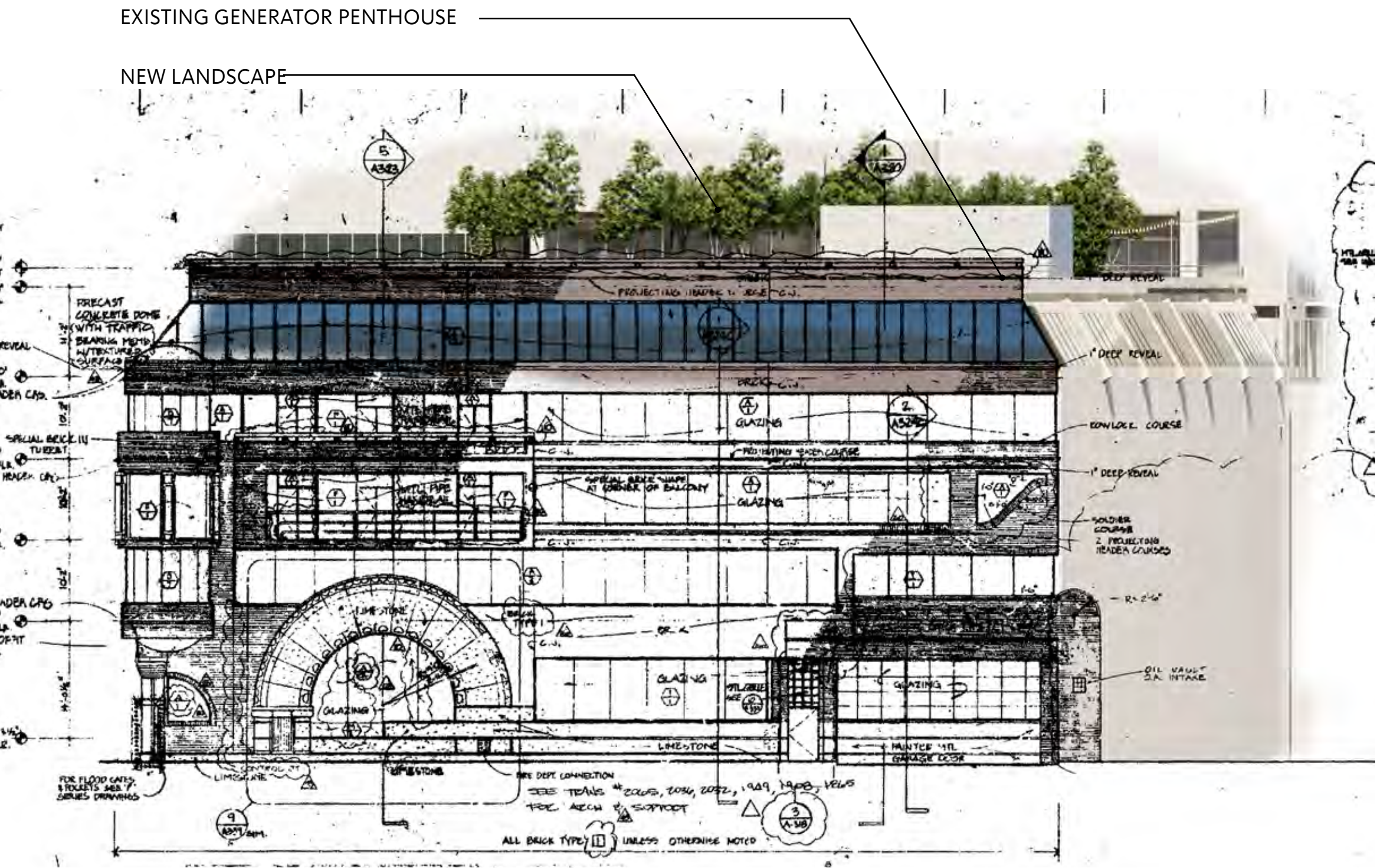
K Street - North Elevation







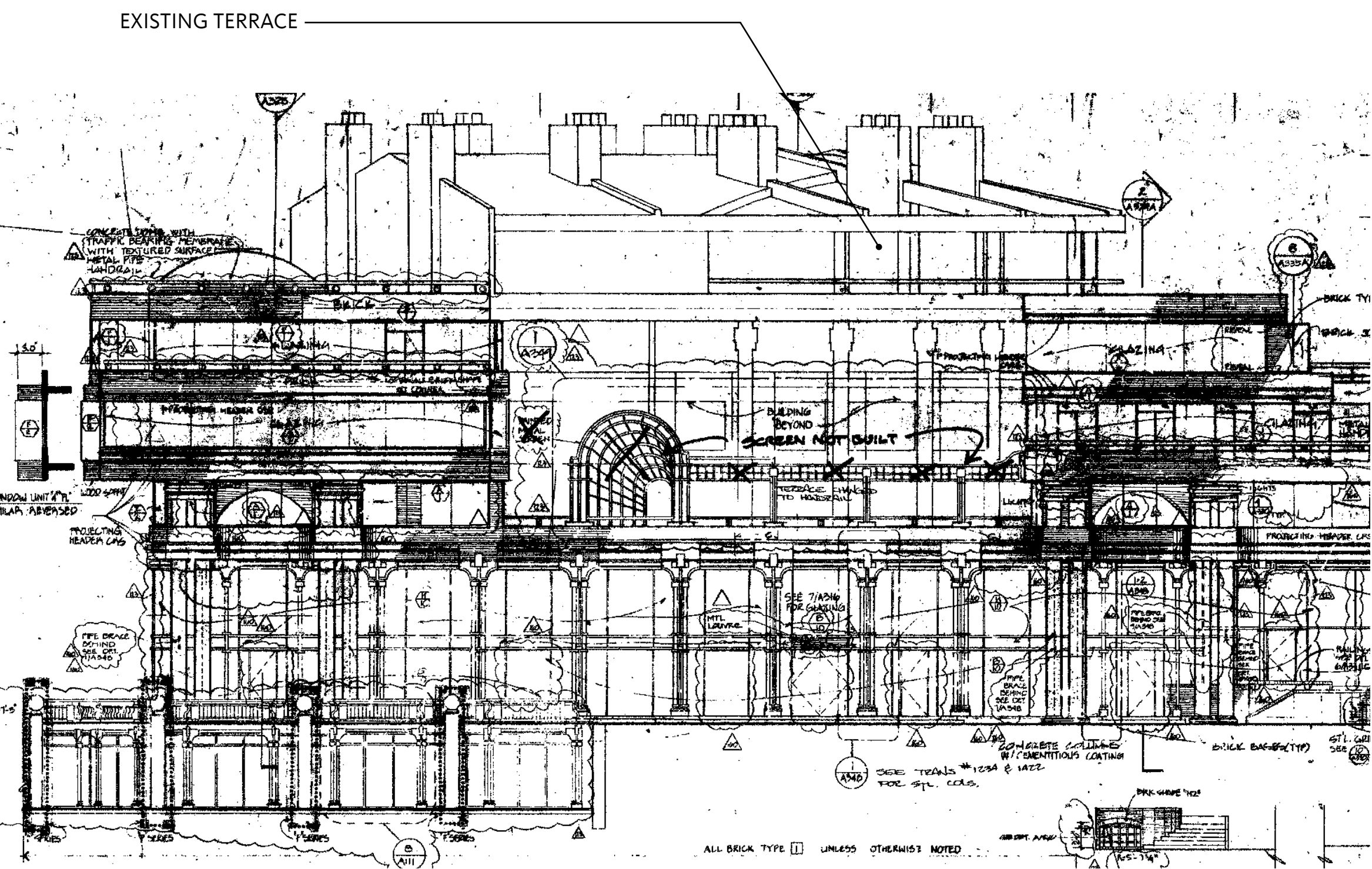
# Architectural & Landscape Elevation - 30th Street - Proposed North Terrace



30th Street - East Elevation

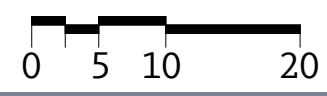


# Architectural Elevation - Potomac - East Terrace



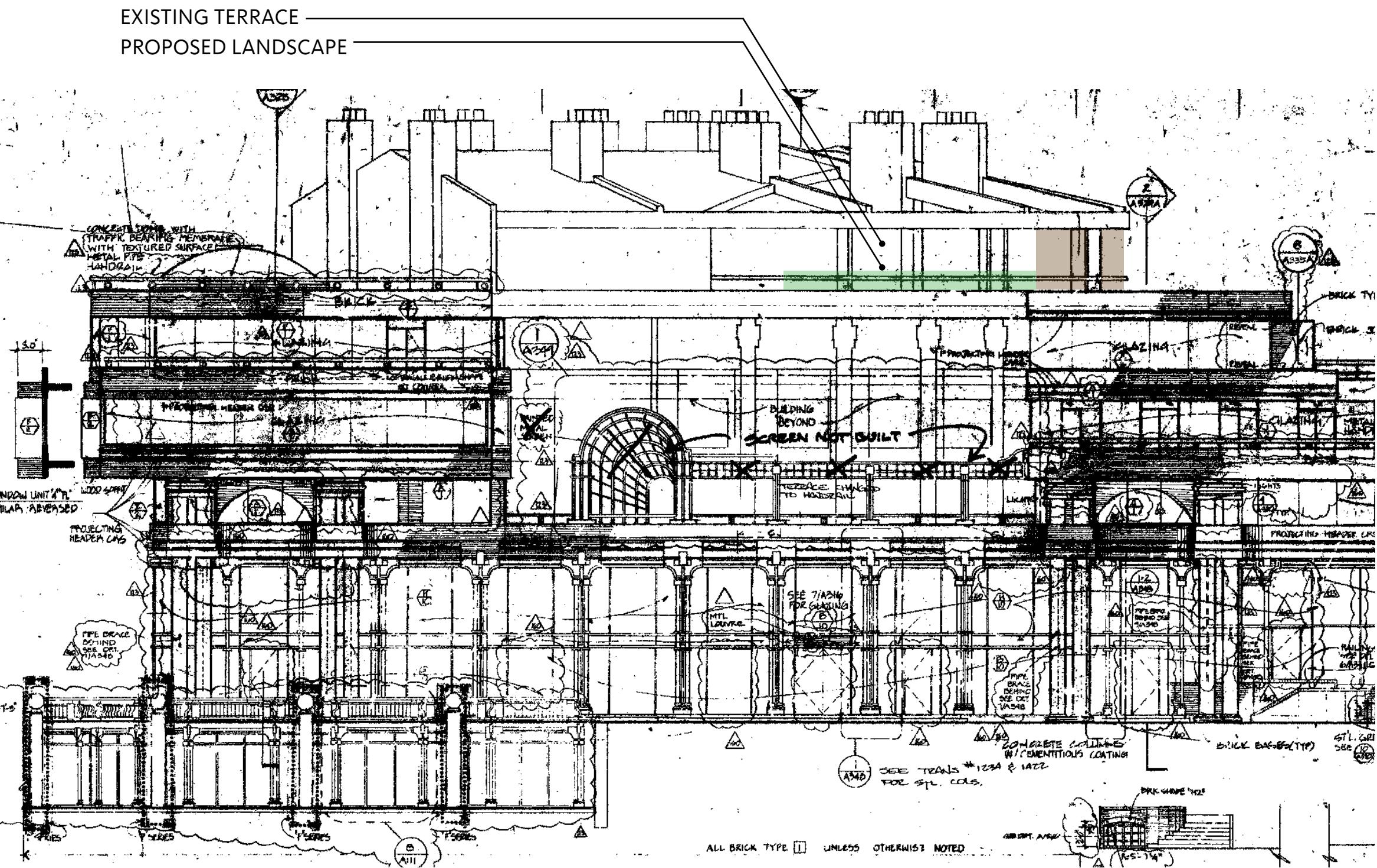
Existing Photos

## Potomac - South Elevation





# Architectural & Landscape Elevation - Potomac - Proposed East Terrace



Potomac - South Elevation



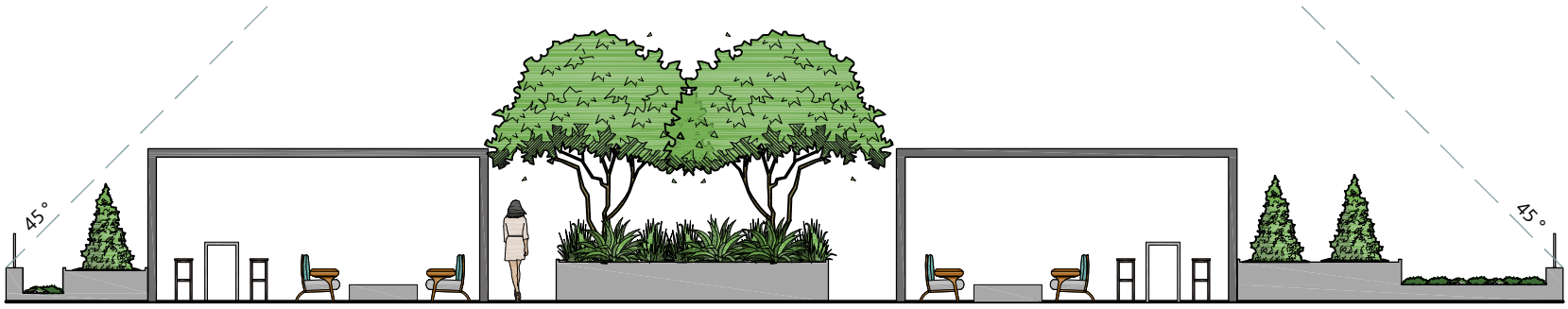
## SECTION 4

# DESIGN PROPOSAL

## Landscape Axonometric & Perspective

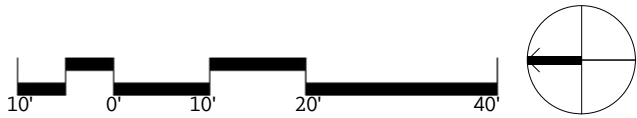


NORTH TERRACE - SECTIONS



1 SECTION A - A'  
NORTH TERRACE

SCALE: 3/32" = 1'-0"





NORTH TERRACE - MATERIALS





NORTH TERRACE - VEGETATION







**1** BIRD'S EYE  
NORTH TERRACE



**2** VIEW FROM LOBBY ENTRANCE  
NORTH TERRACE



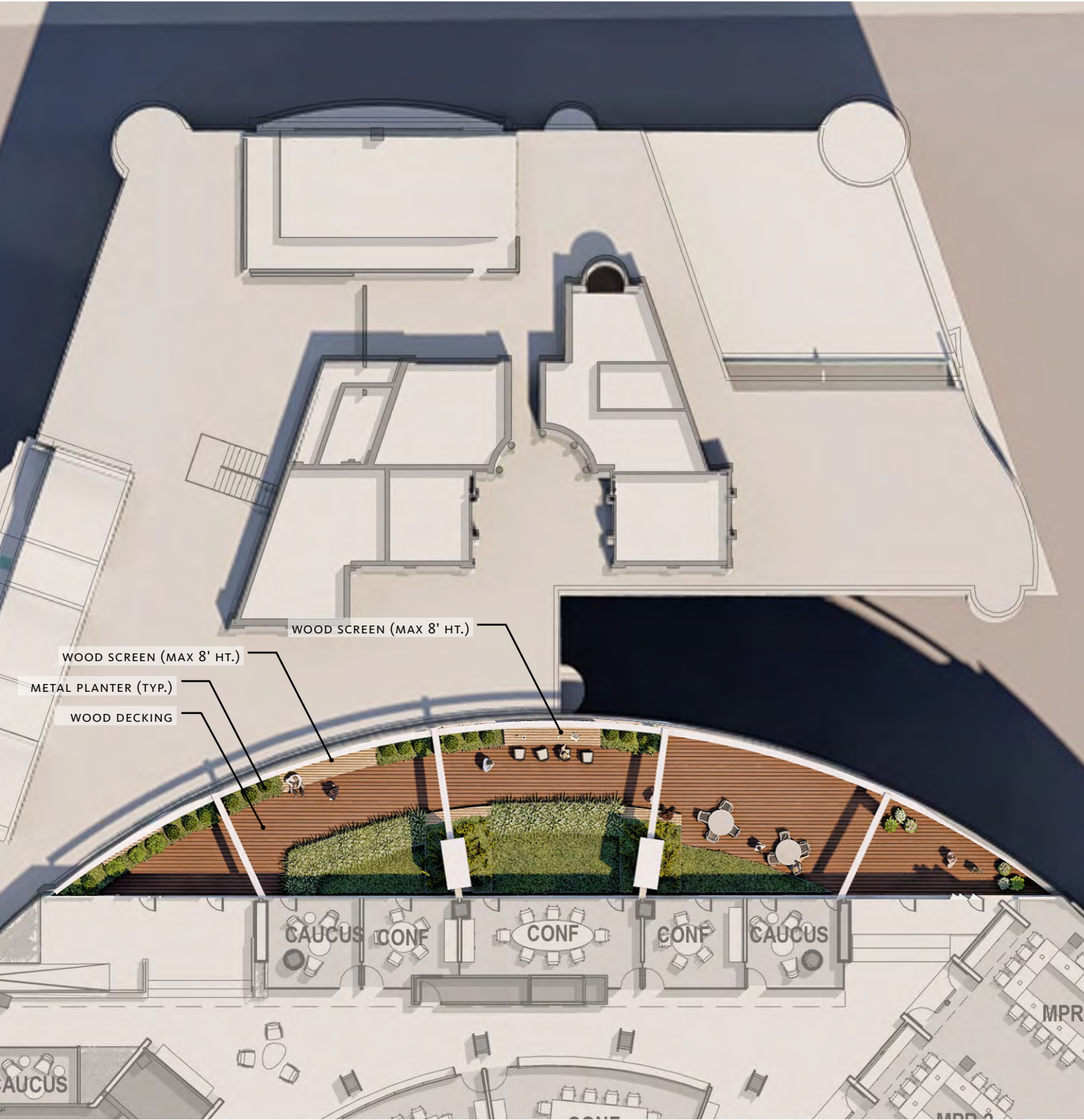
**3** VIEW FROM LOBBY ENTRANCE  
NORTH TERRACE



**4** VIEW FROM CAFE ENTRANCE  
NORTH TERRACE

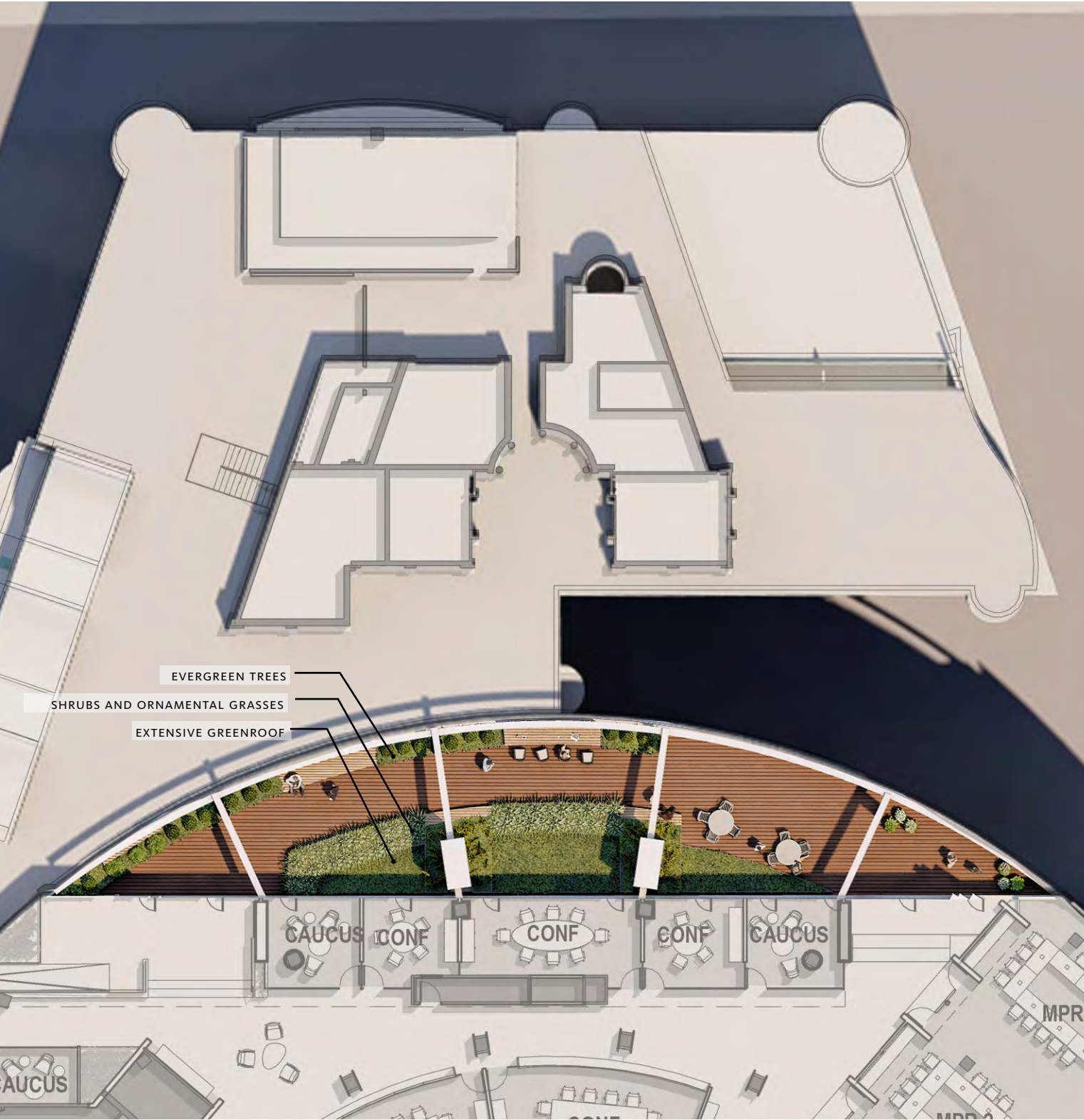


EAST TERRACE - MATERIALS





EAST TERRACE - VEGETATION



SHRUBS + ORNAMENTAL GRASSES



EXTENSIVE GREENROOF PLANTS



EVERGREEN TREES





**1** VIEW FROM LOBBY ENTRANCE  
NORTH TERRACE



**2** VIEW FROM LOBBY ENTRANCE  
NORTH TERRACE



**3** VIEW FROM CONFERENCE ROOM  
NORTH TERRACE



**4** VIEW FROM CONFERENCE ROOM  
NORTH TERRACE