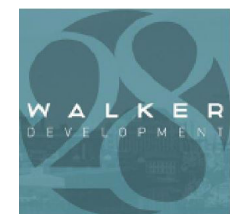


MC HENRY ROW



LSCdesign
Kimley»Horn

TEAM INTRODUCTION



Mark Sapperstein
28 Walker Development

Owner



Jonathan Wehri
LSC Design

Architect



Michael Casey
Kimley Horn

Civil/Landscape Design

PANEL COMMENTS

URBAN DESIGN AND ARCHITECTURAL REVIEW PANEL | OCTOBER 20, 2016

Urban Design

- Strengthen axial relationships to clarify use of space
- Clarify vehicular circulation to new parking
- Consider hotel layout and relationship to waterfront

Landscape design

- Continue allee of trees to address pedestrian experience
- Clarify continuity of pedestrian experience with adjacent sites
- Provide an axial element to respond to traffic circle

Building Design

- Consider relationship of office and hotel lobbies to plaza
- Reconsider structured parking as driver for size/shape of building
- Consider visual elements to identify axial termination

PROJECT OVERVIEW

6 Story office building

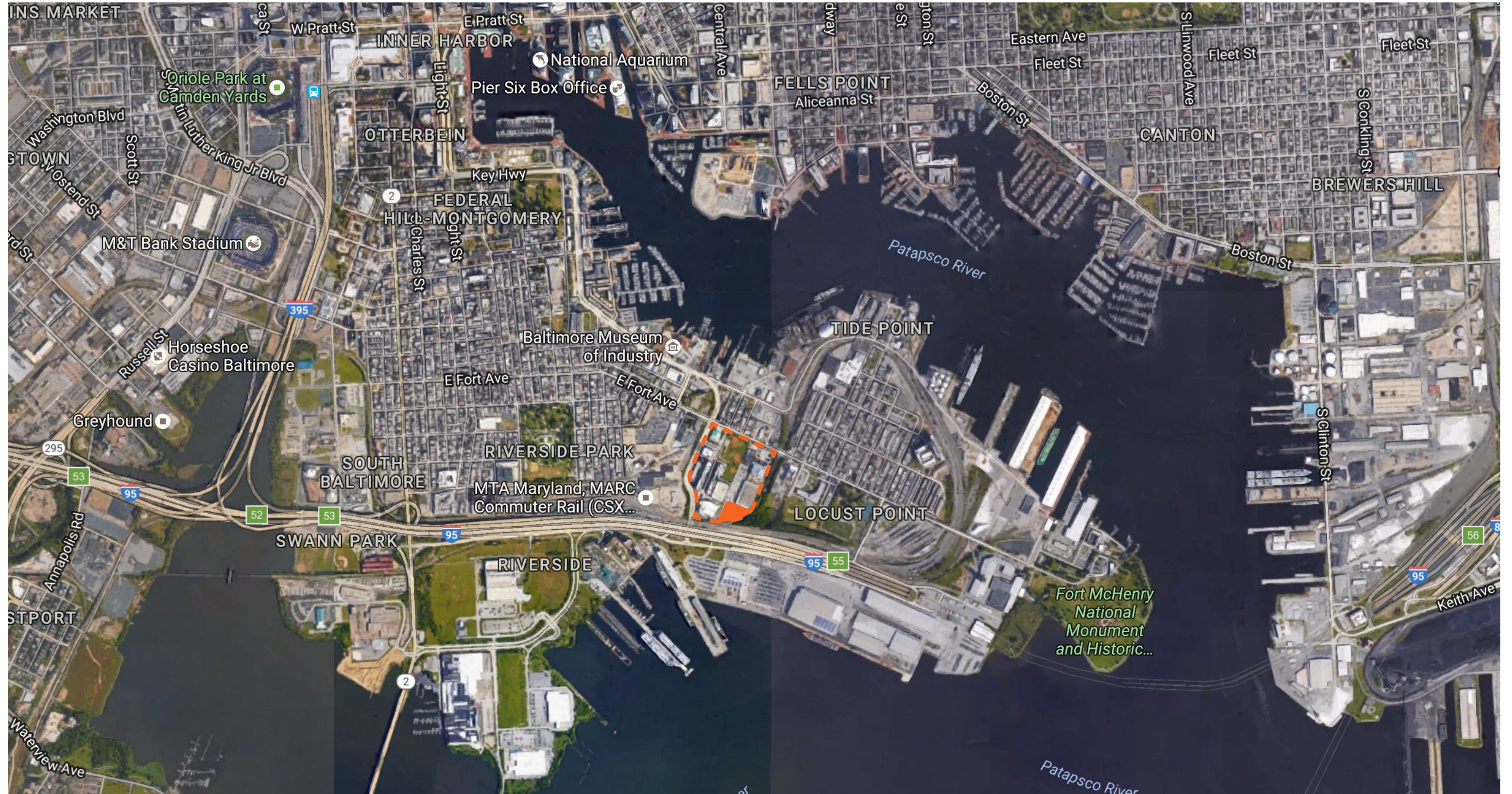
- 1 Floor of structured parking
- 5 Floors of leasable office space at 22,000sf/each = 110,000sf total
- Ground floor entrance lobby
- Common core
- Ground level connection to existing parking garage
- Roof Terrace

8 Story hotel

- Main floor amenity/service - 12,000sf
- 7 Floors of rooms - 10,000sf/each = 70,000sf total
- Porte cochere drive through
- Courtyard amenity

PROJECT LOCATION

MCHENRY ROW



MCHENRY ROW

CONTEXT



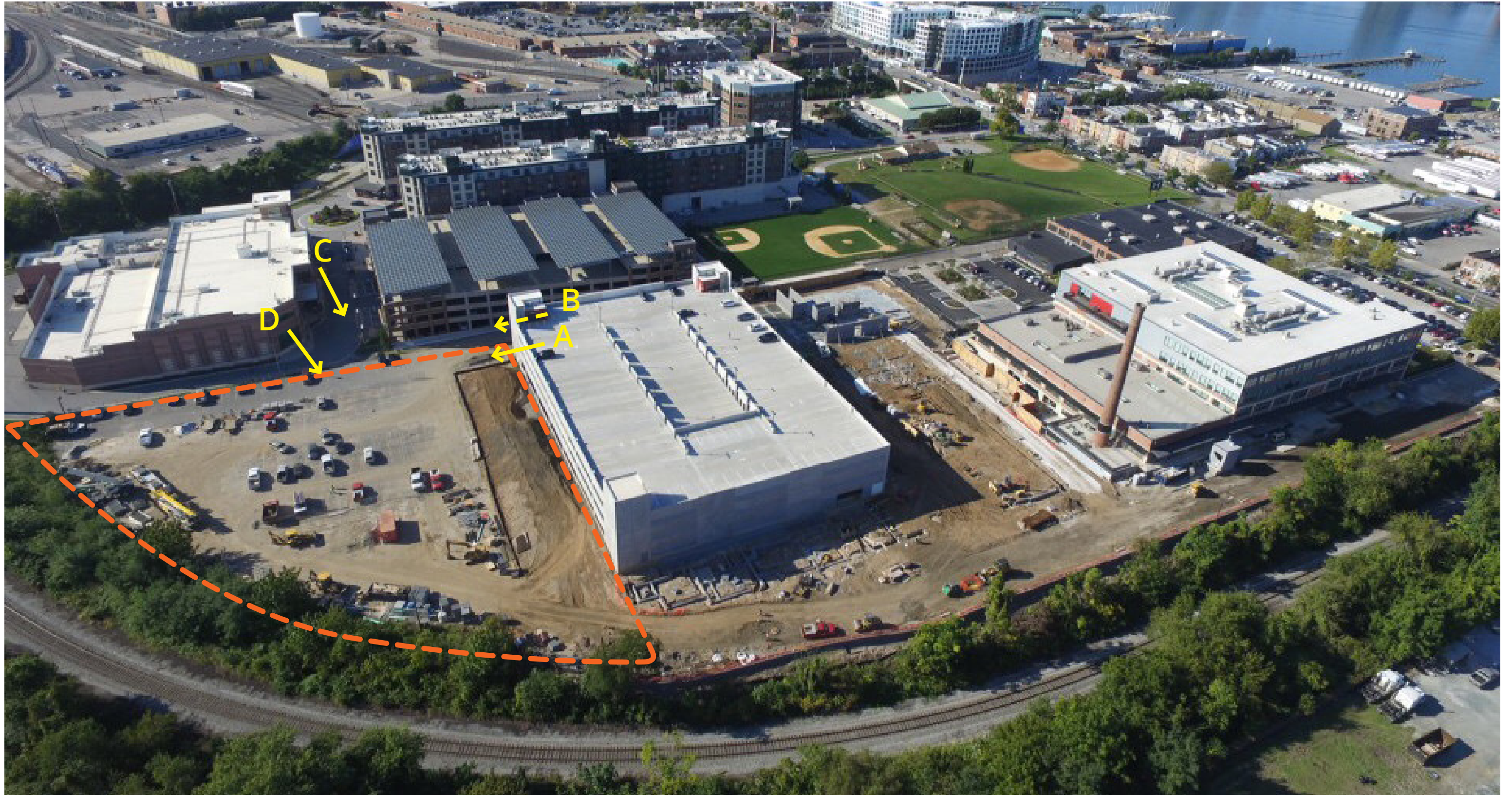
MCHENRY ROW

CONTEXT



MCHENRY ROW

BUILDING SITE



MCHENRY ROW

BUILDING SITE



SITE PLAN

EXISTING SITE



SITE PLAN

WHERE WE WERE



SITE PLAN

PROPOSED OVERALL SITE

UPDATED 11.10.2016



SITE PLAN

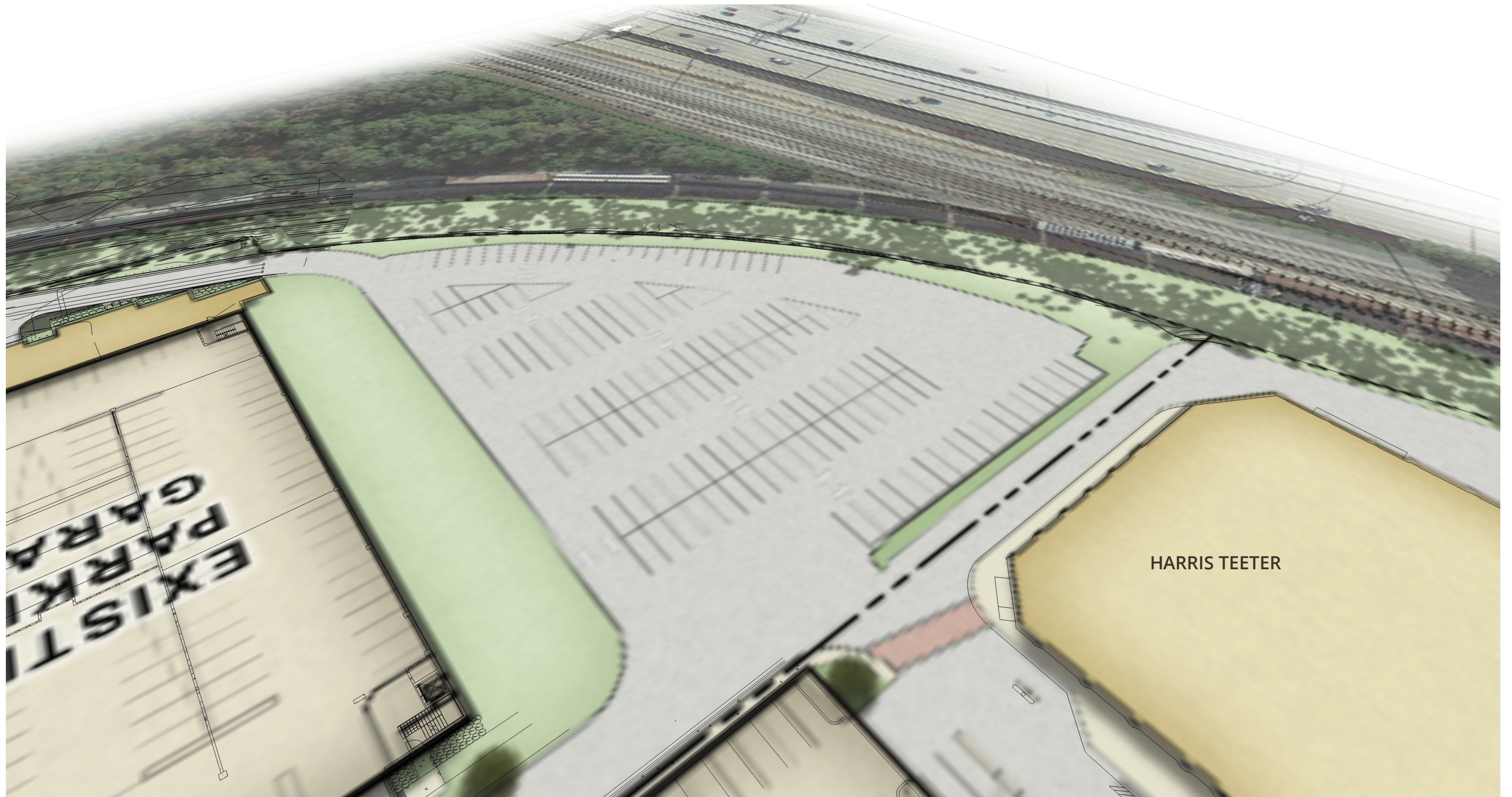
PEDESTRIAN / VEHICULAR CIRCULATION

UPDATED 11.10.2016



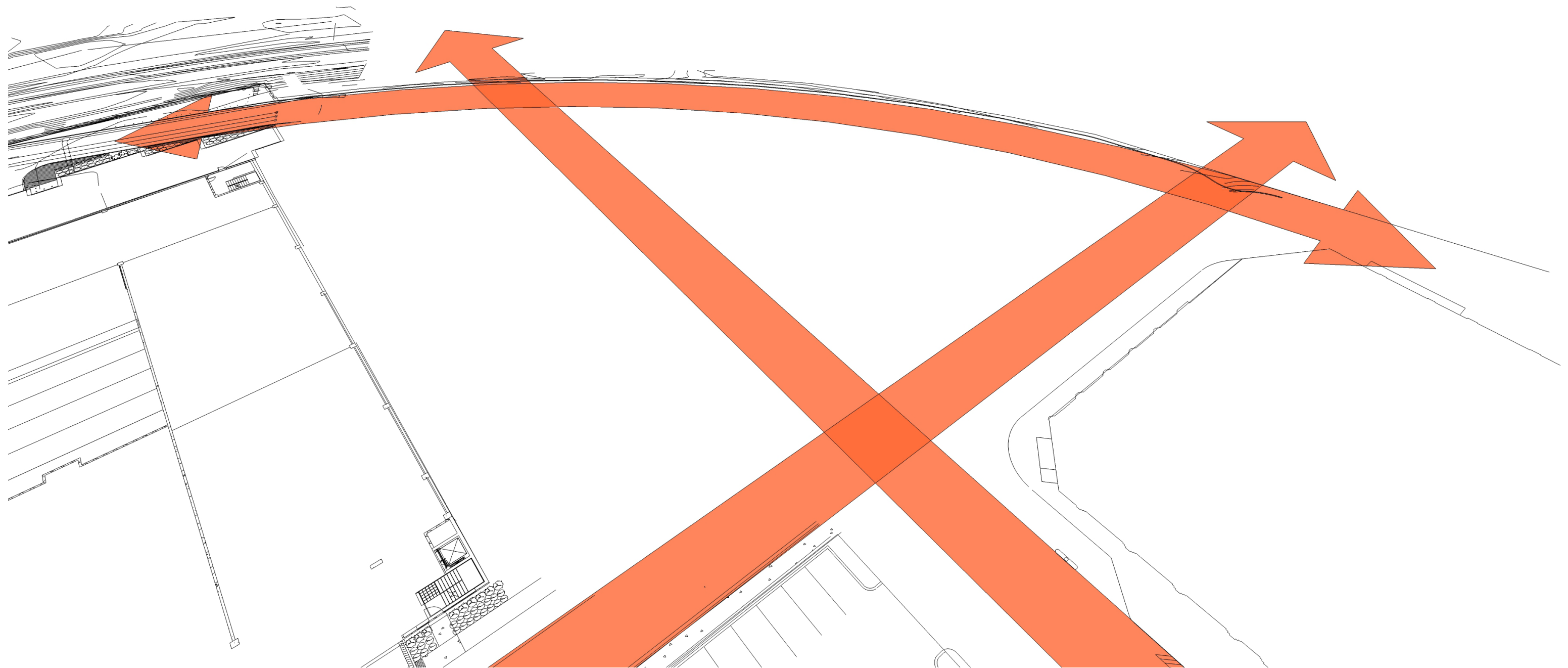
MASSING DEVELOPMENT

EXISTING



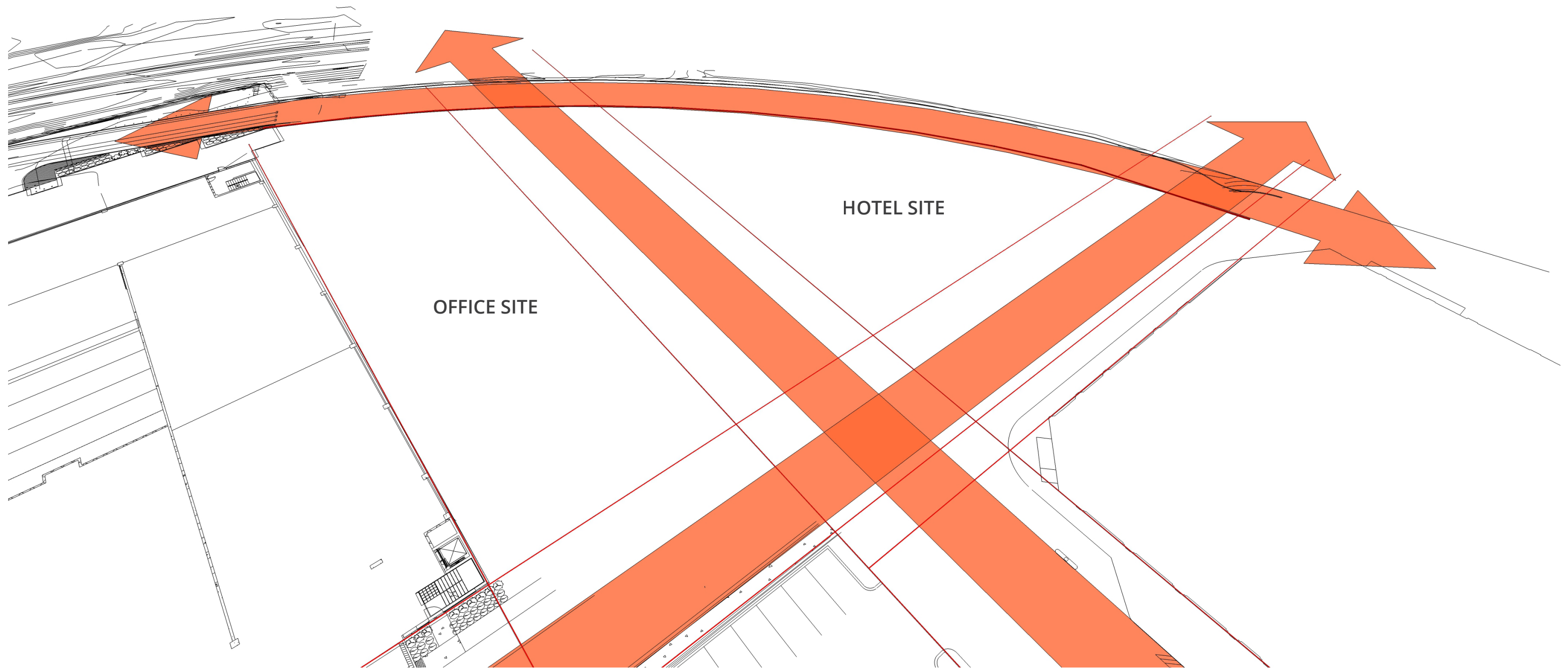
MASSING DEVELOPMENT

EXISTING ROAD AXIS



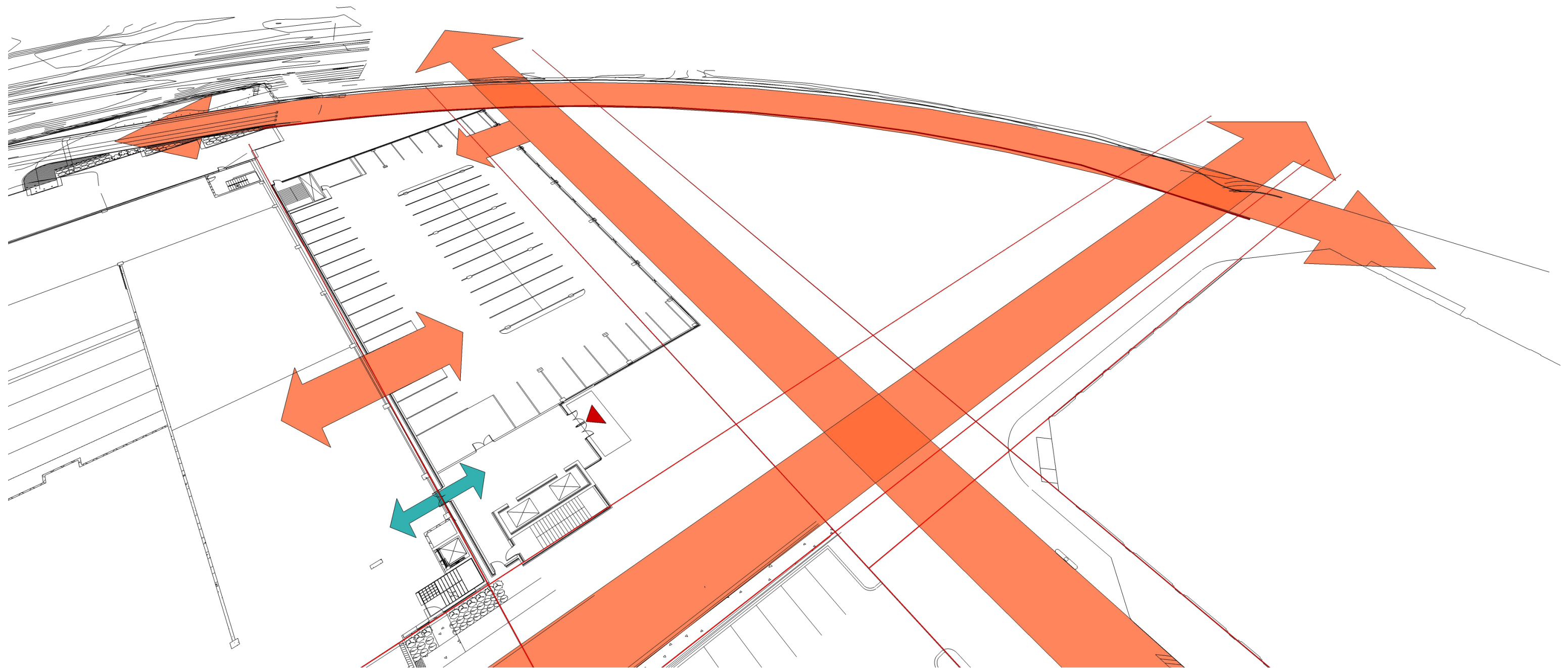
MASSING DEVELOPMENT

ADJACENT BUILDING EDGES



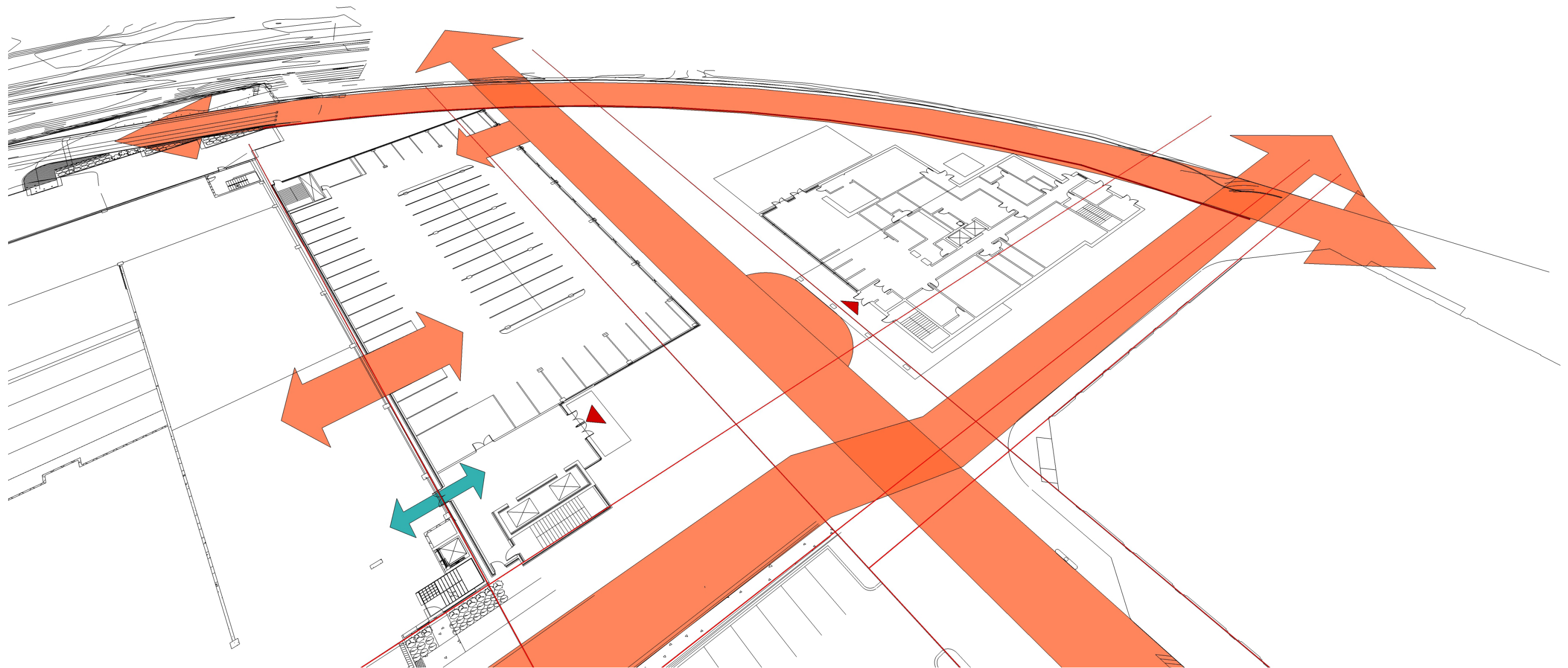
MASSING DEVELOPMENT

STRUCTURED PARKING FOOTPRINT



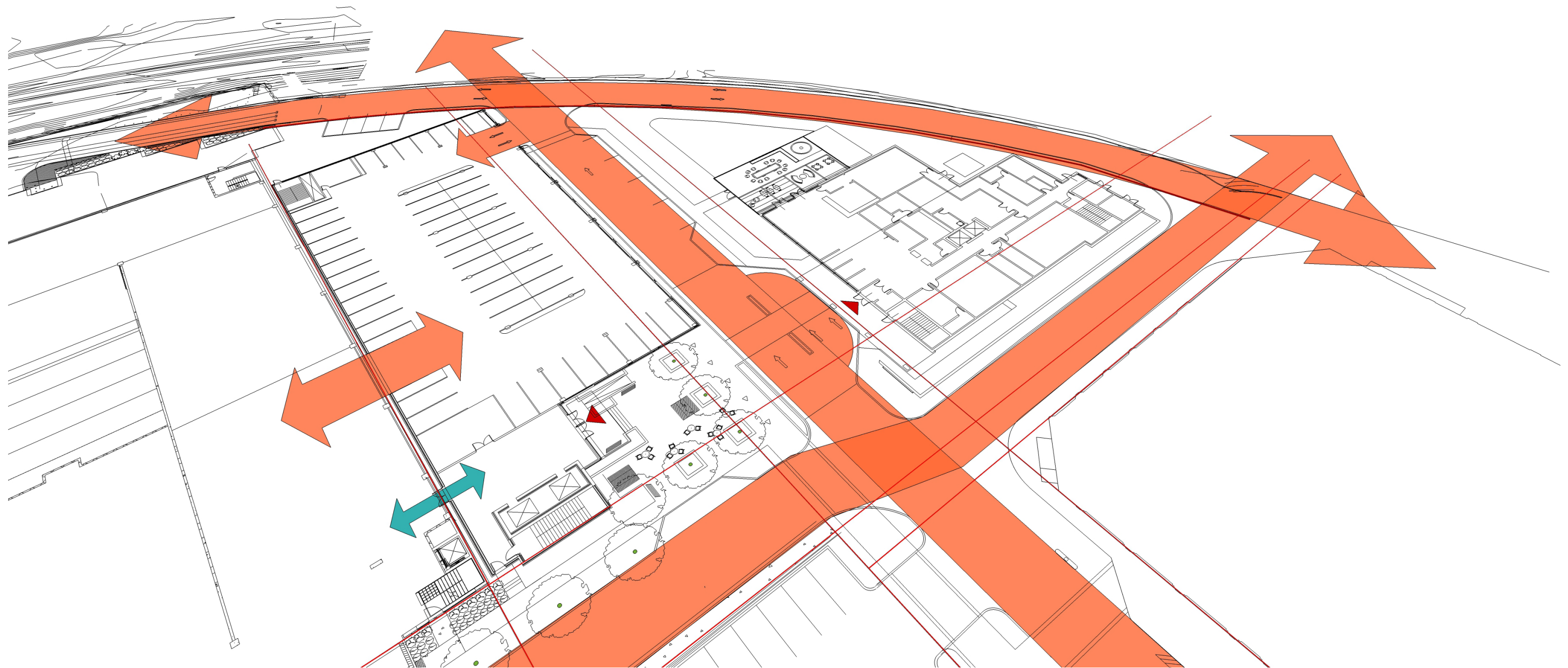
MASSING DEVELOPMENT

HOTEL FOOTPRINT



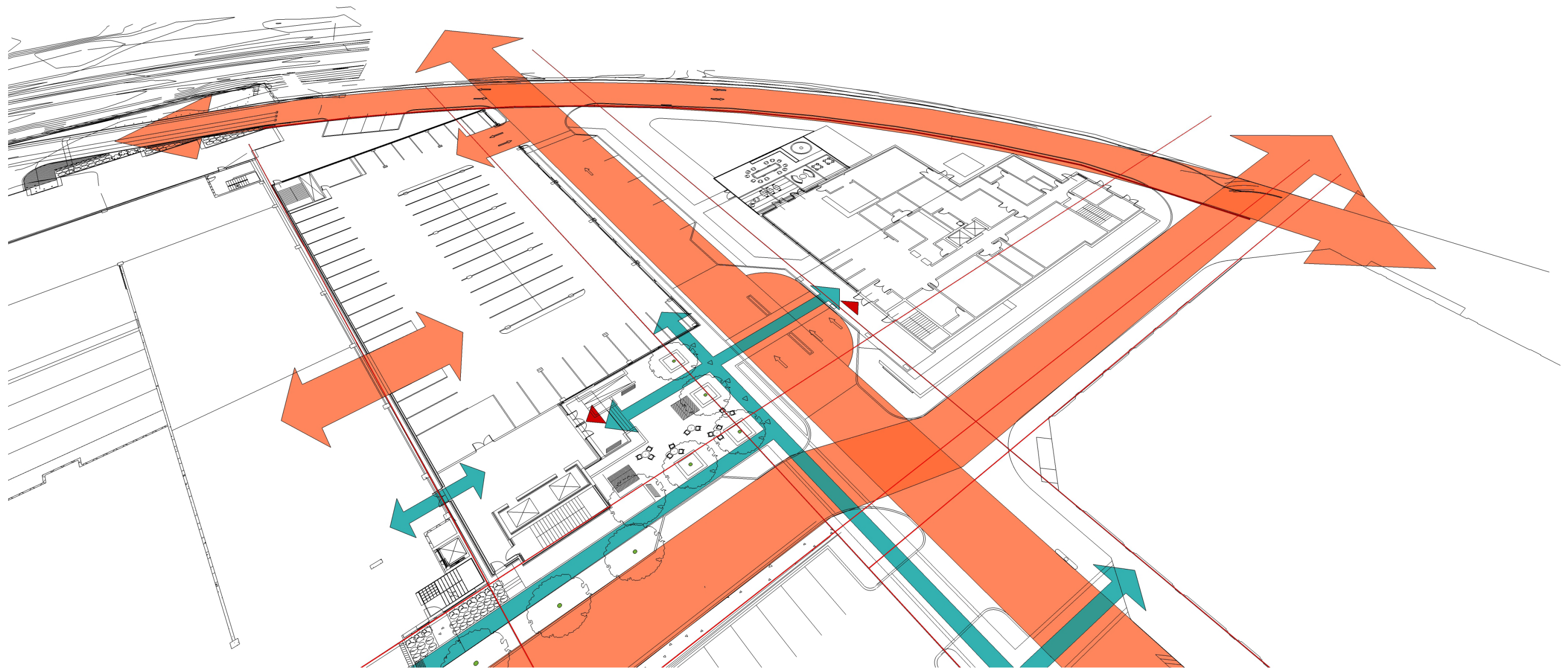
MASSING DEVELOPMENT

SITE DETAIL



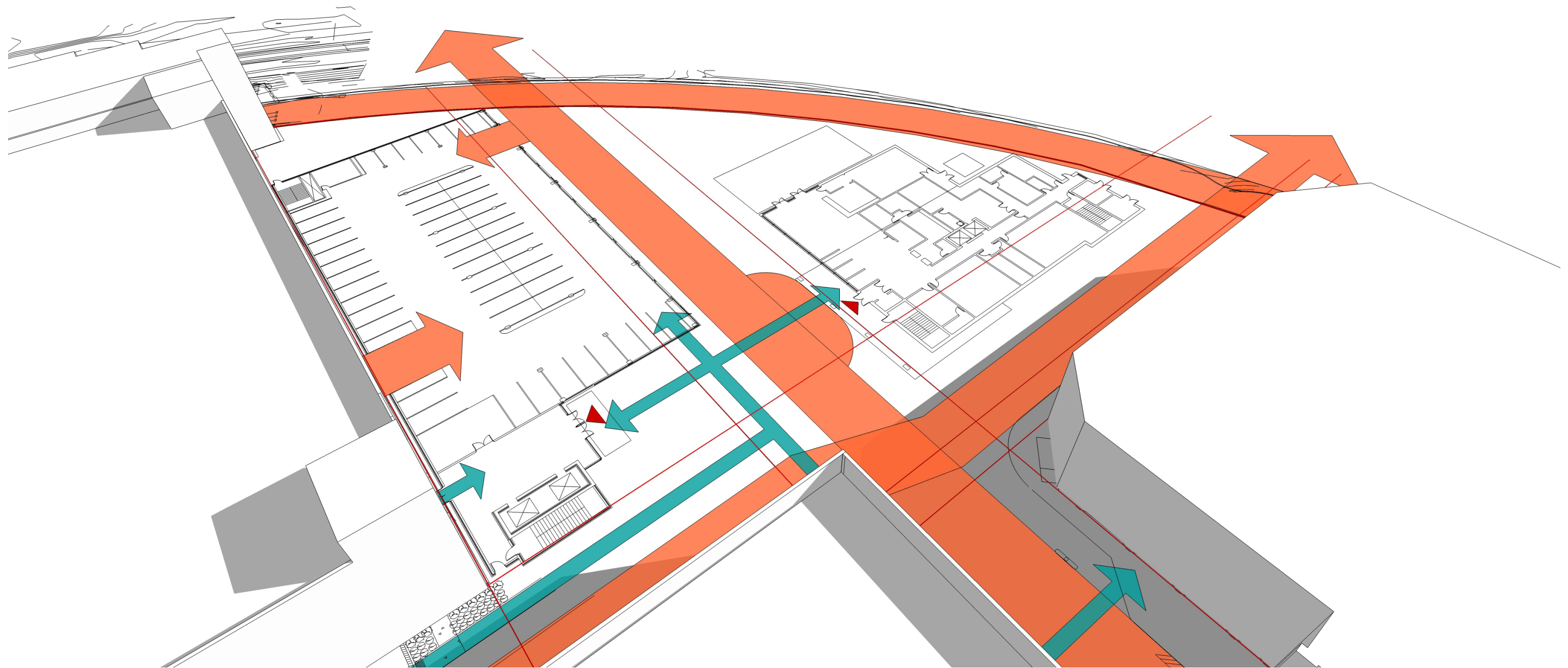
MASSING DEVELOPMENT

PEDESTRIAN AXIS



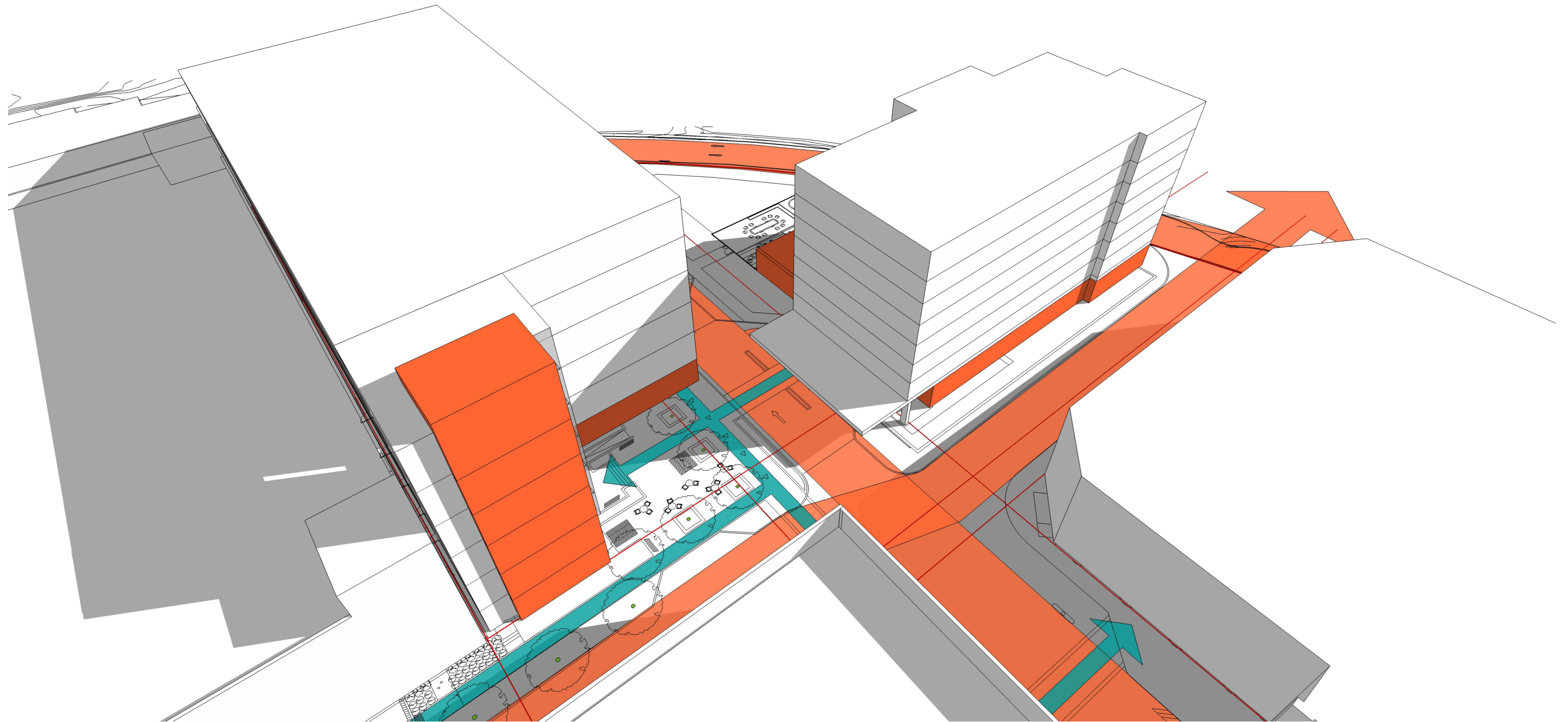
MASSING DEVELOPMENT

ADJACENT MASSING



MASSING DEVELOPMENT

MASSING



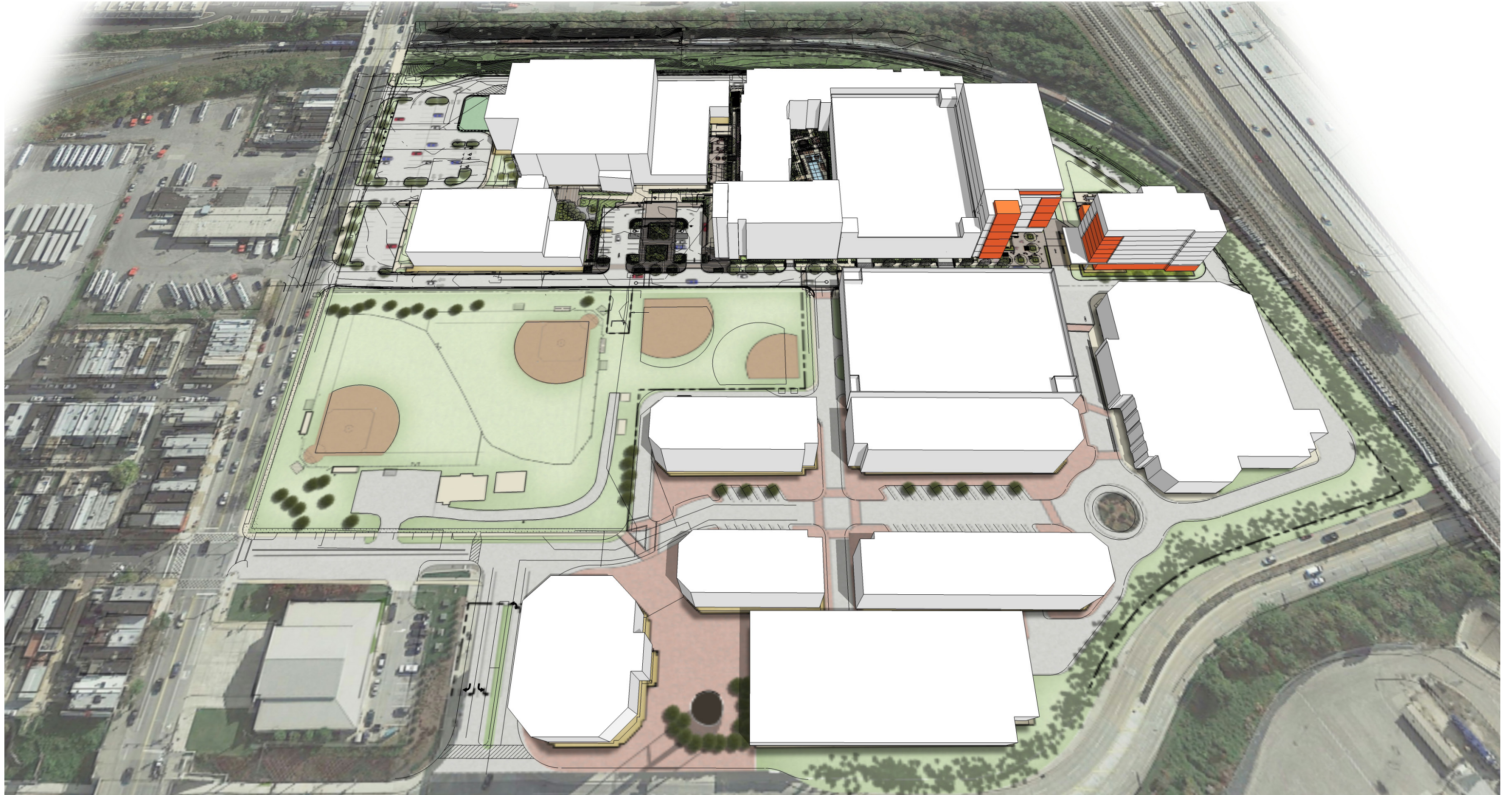
MASSING DEVELOPMENT

AXIAL REFERENCES



MASSING DEVELOPMENT

OVERALL MASSING



SITE PLAN

PREVIOUS SITE DETAIL



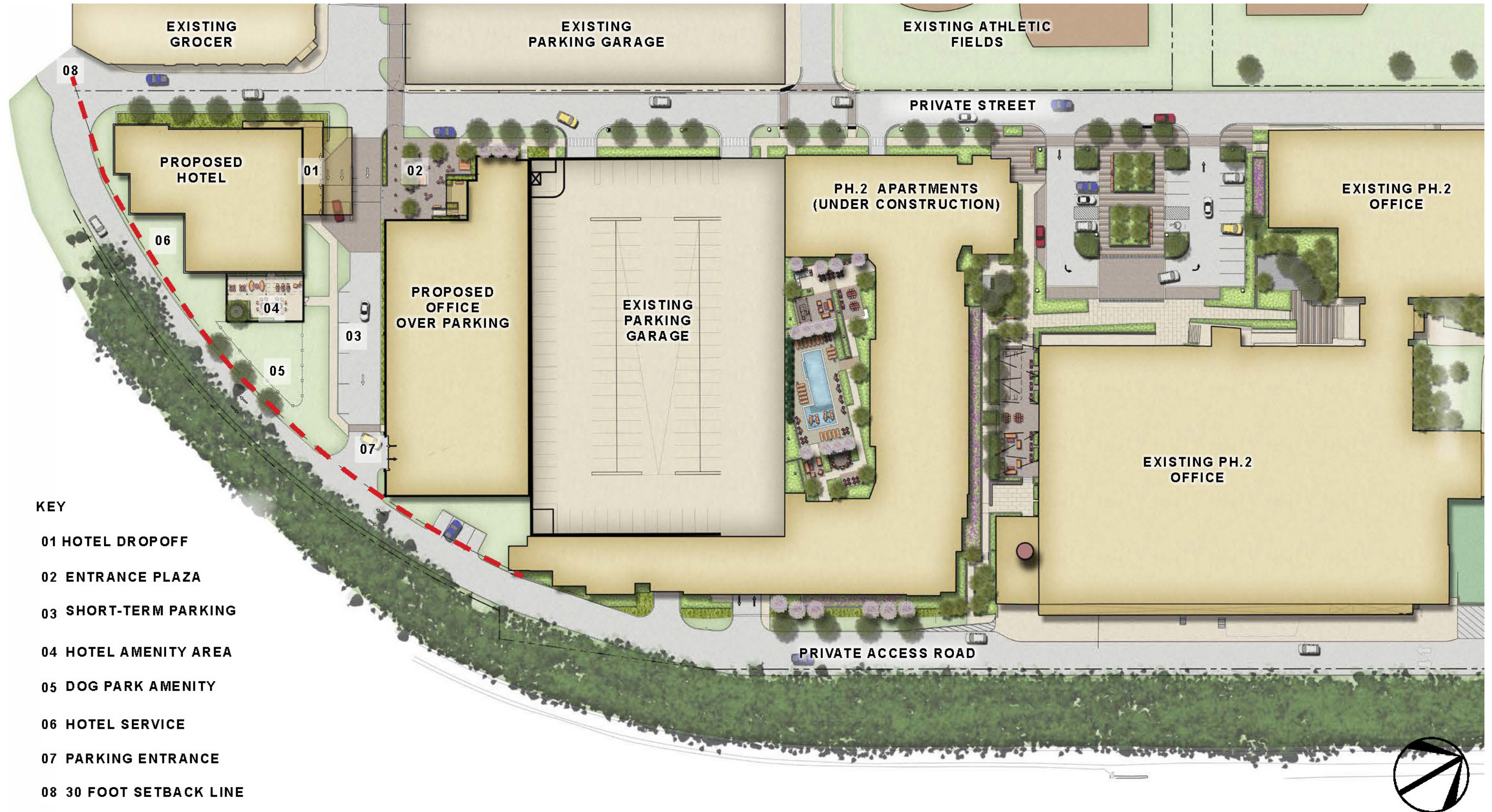
KEY

- 01 HOTEL DROPOFF PLAZA
- 02 OFFICE ENTRANCE PLAZA
- 03 SHARED HOTEL / OFFICE MOTORCOURT
- 04 HOTEL AMENITY AREA
- 05 DOGPARK AMENITY
- 06 HOTEL SERVICE
- 07 PARKING ENTRANCE
- 08 30 FOOT SETBACK LINE

SITE PLAN

PROPOSED SITE DETAIL

UPDATED 11.10.2016



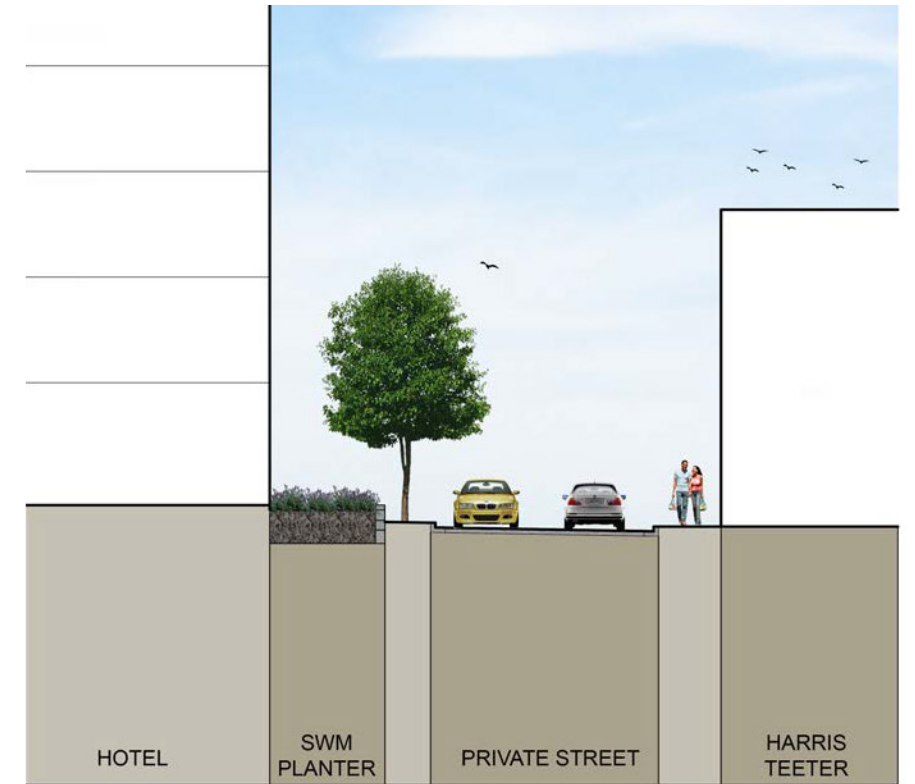
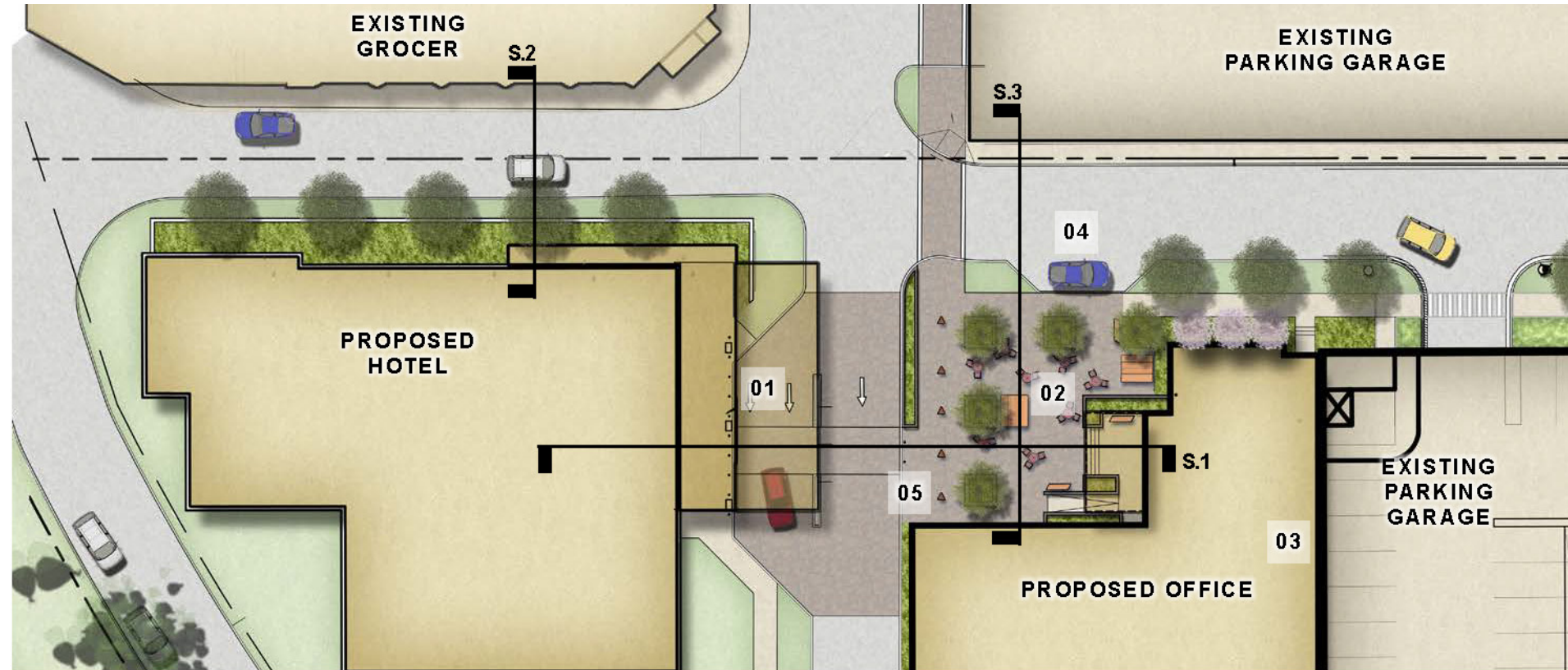
KEY

- 01 HOTEL DROPOFF
- 02 ENTRANCE PLAZA
- 03 SHORT-TERM PARKING
- 04 HOTEL AMENITY AREA
- 05 DOG PARK AMENITY
- 06 HOTEL SERVICE
- 07 PARKING ENTRANCE
- 08 30 FOOT SETBACK LINE

LANDSCAPE PLAN

HOTEL DROPOFF AND OFFICE ENTRANCE PLAZA

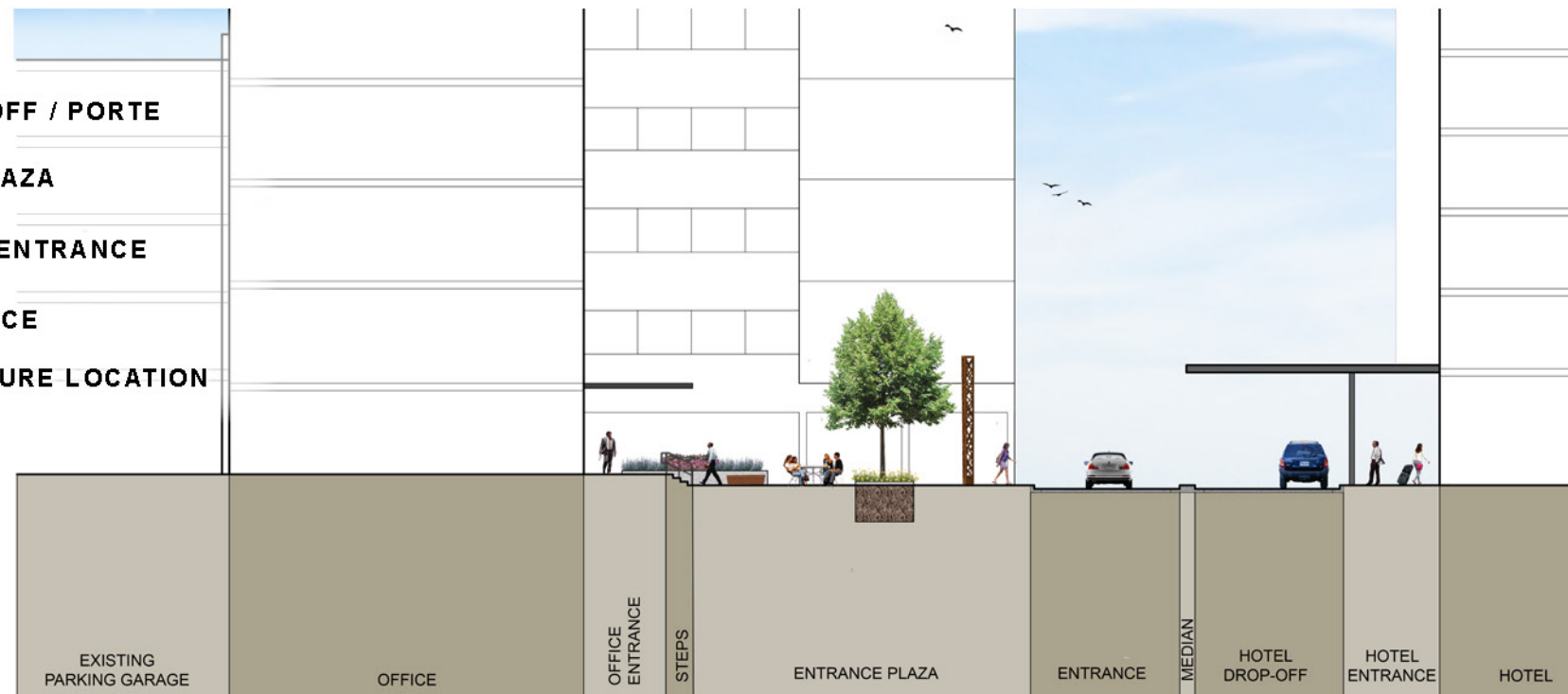
UPDATED 11.10.2016



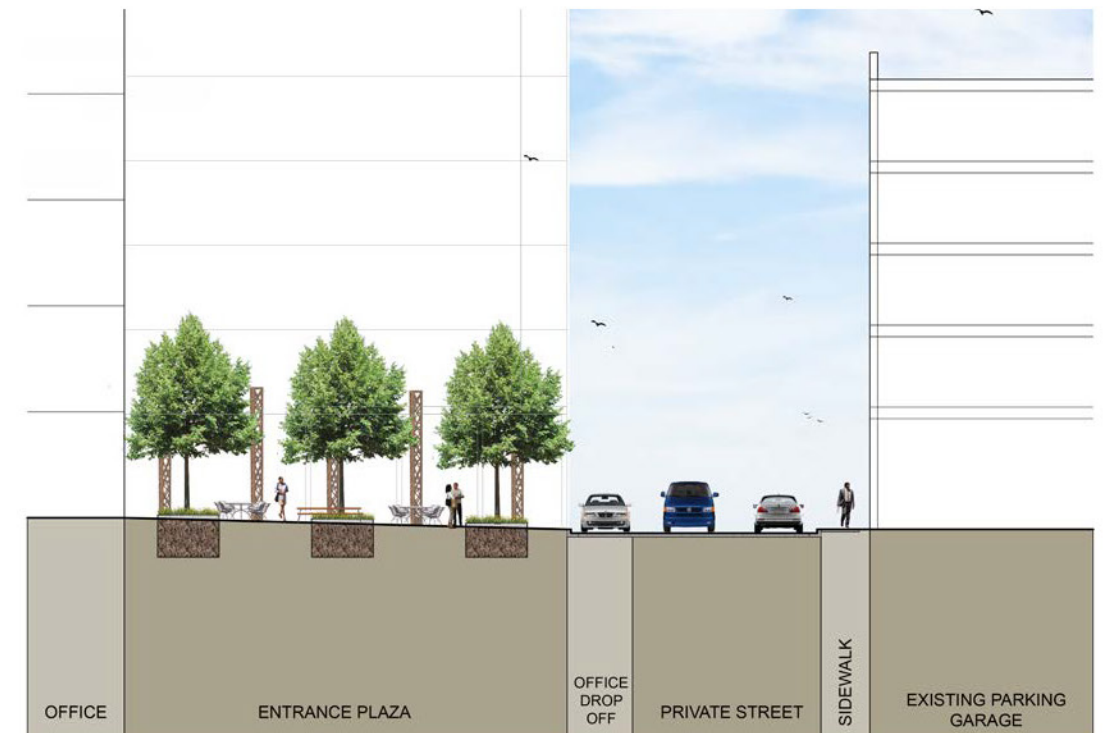
2. HOTEL - GROCCER - CROSS SECTION

KEY

- 01 HOTEL DROPOFF / PORTE COCHERE
- 02 ENTRANCE PLAZA
- 03 OFFICE MAIN ENTRANCE
- 04 DROPOFF SPACE
- 05 ART / SCULPTURE LOCATION



1. HOTEL DROPOFF / ENTRANCE PLAZA LONGITUDINAL SECTION



3. ENTRANCE PLAZA - CROSS SECTION

LANDSCAPE PLAN

HOTEL AMENITY AREA

UPDATED 11.10.2016



1. HOTEL AMENITY AND PRIVATE ACCESS DRIVE - CROSS SECTION

KEY

- 01 PRIVATE HOTEL AMENITY
- 02 DOG PARK AMENITY
- 03 HOTEL SERVICE
- 04 PARKING GARAGE ENTRANCE
- 05 SHORT TERM HOTEL PARKING
- 06 ENTRANCE PLAZA



LANDSCAPE PRECEDENTS

MCHENRY ROW EXISTING FINISHES AND FURNISHINGS



BANDED CONCRETE UNIT PAVERS



DECORATIVE SCORED CONCRETE PAVEMENT



DECORATIVE STONE PAVEMENT



RUBBED CONCRETE WALLS



IPE-CLAD CONCRETE WALLS



WOOD-CLAD BENCH



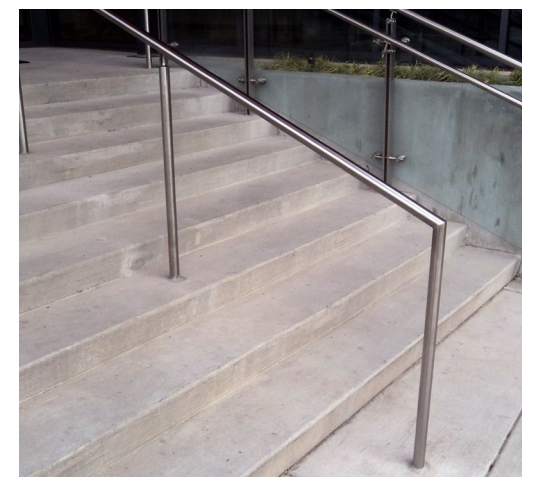
PICNIC TABLE AND BENCH



WASTE RECEPTACLE



PEDESTRIAN BOLLARD



METALWORK - STAINLESS STEEL

LANDSCAPE MATERIALS

TREE AND SHRUB PLANTING PALETTE



RIVER BIRCH



HONEY LOCUST



GINKGO TREE



LITTLE LIME HYDRANGEA



VIRGINIA SWEETSPIRE



YELLOW DRIFT ROSE

LANDSCAPE MATERIALS

ORNAMENTAL GRASS AND GROUNDCOVER PLANTING PALETTE



FEATHER REED GRASS



FOUNTAIN GRASS



MAIDEN GRASS



SWITCH GRASS



LILY TURF



ST. JOHNS WORT



ST. JOHNS WORT - FLOWER

LANDSCAPE MATERIALS

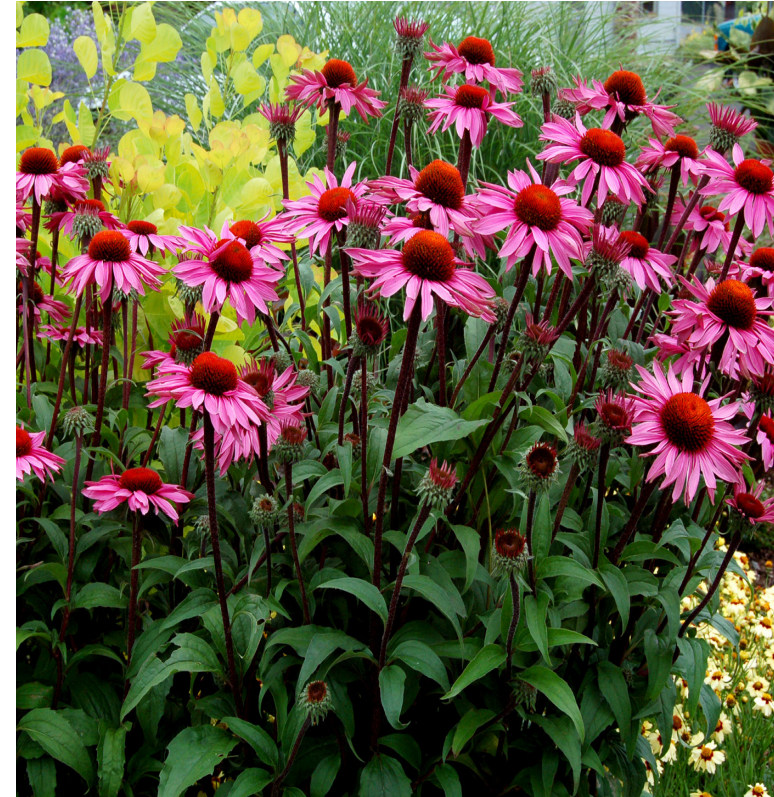
BIORETENTION PLANTING PALETTE



BLUE SWITCHGRASS



CARDINAL FLOWER



CONEFLOWER



IRIS



CHRISTMAS FERN



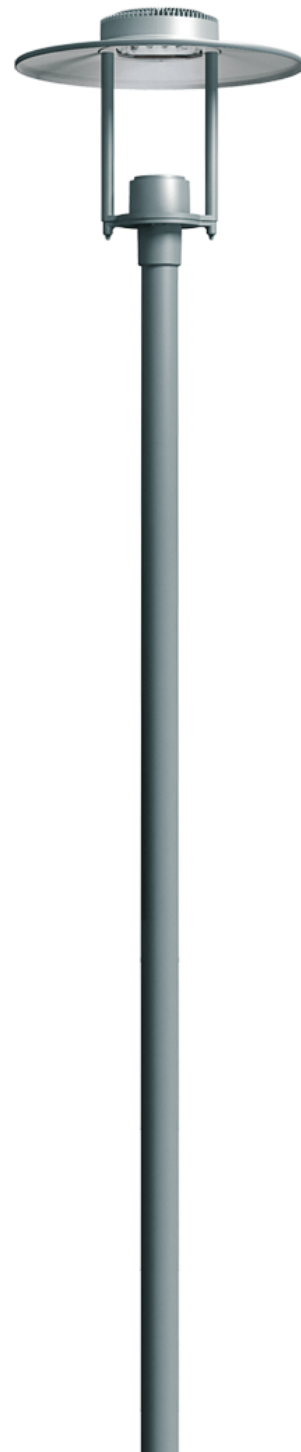
WINTERBERRY



INKBERRY

LANDSCAPE MATERIALS

LIGHTING ELEMENTS



ORNAMENTAL POLE LIGHT



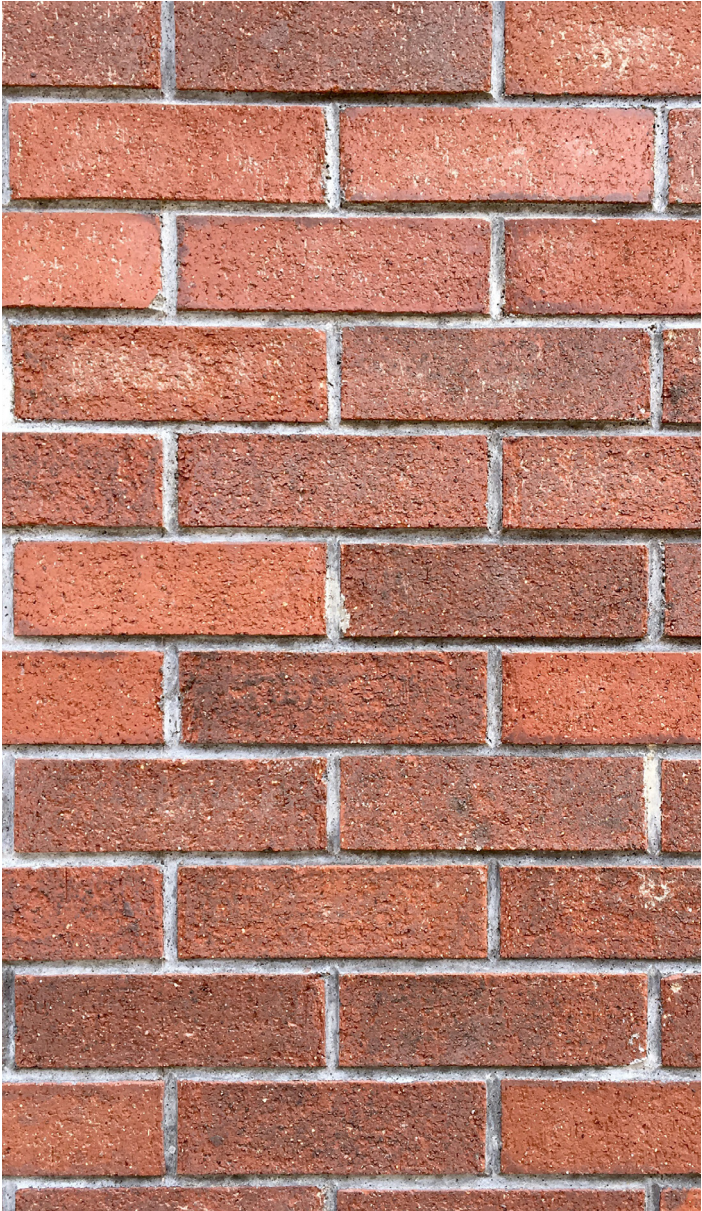
BOLLARD LIGHT

SKIN MATERIALITY

OFFICE



MONUMENTAL BASE



BRICK



WAREHOUSE STYLE WINDOWS



VEGETATIVE SCREENS



CORRUGATED METAL PANELS

HOTEL PROTOTYPE

EXTERIOR - COURTYARD BY MARRIOTT

UPDATED 11.10.2016



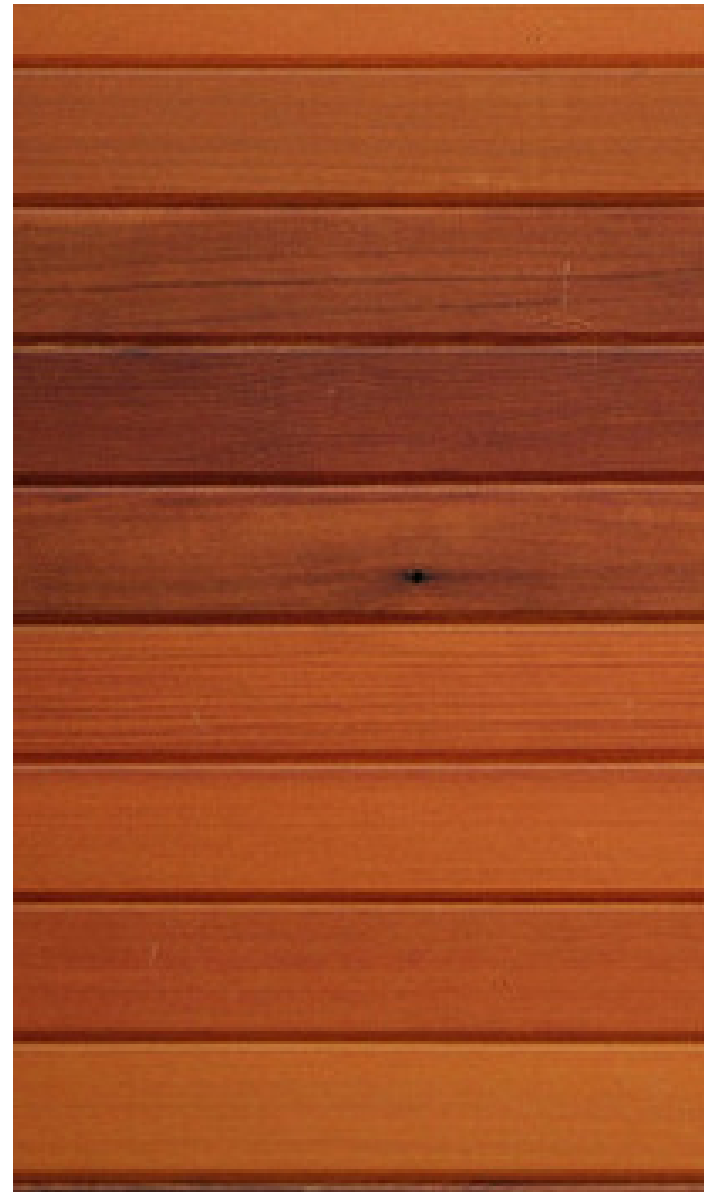
SKIN MATERIALITY

HOTEL

UPDATED 11.10.2016



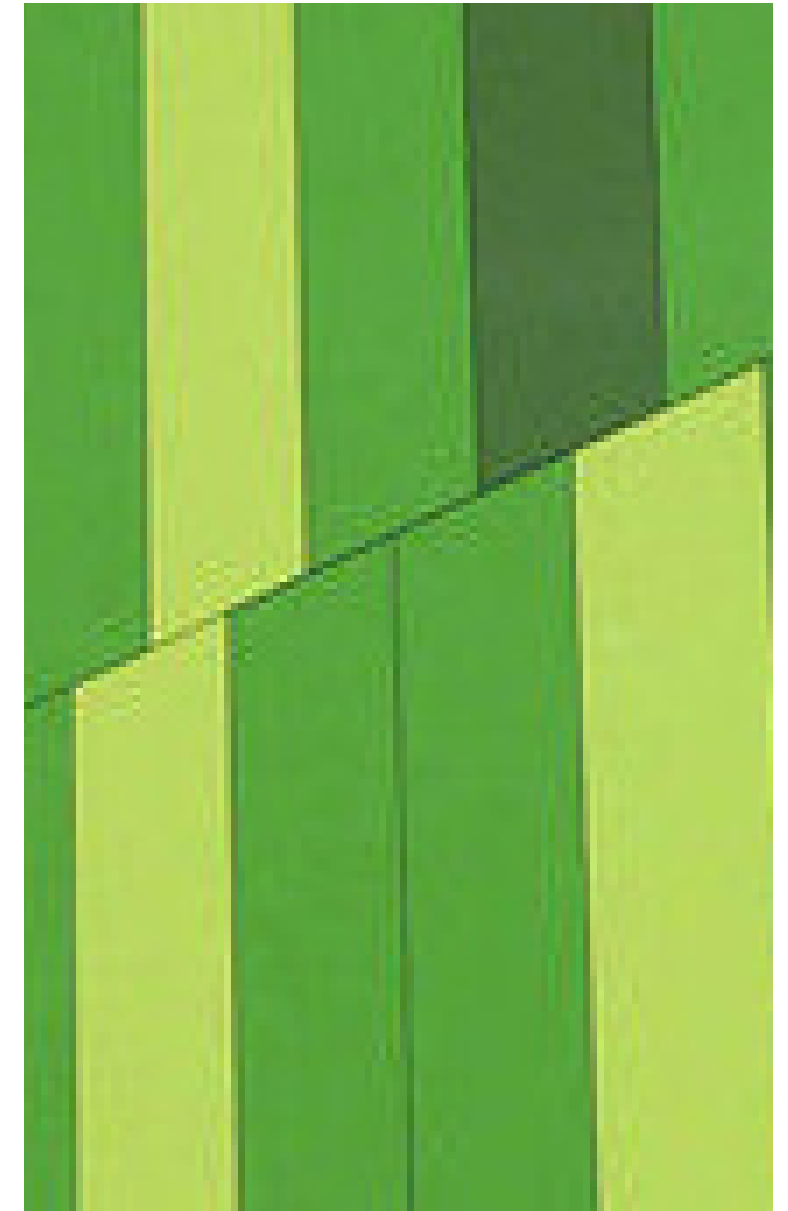
CULTURED STONE



WOOD



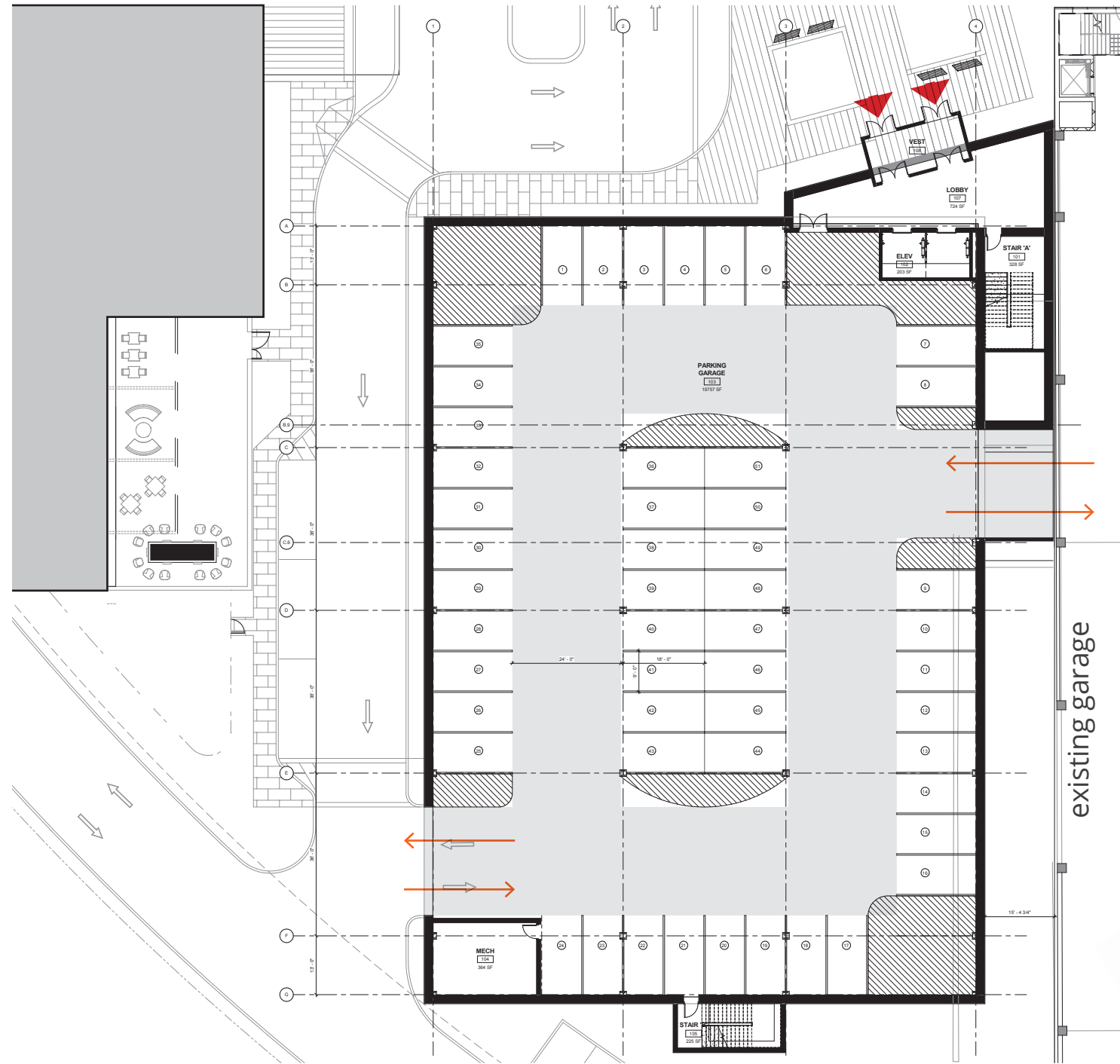
WHITE EIFS



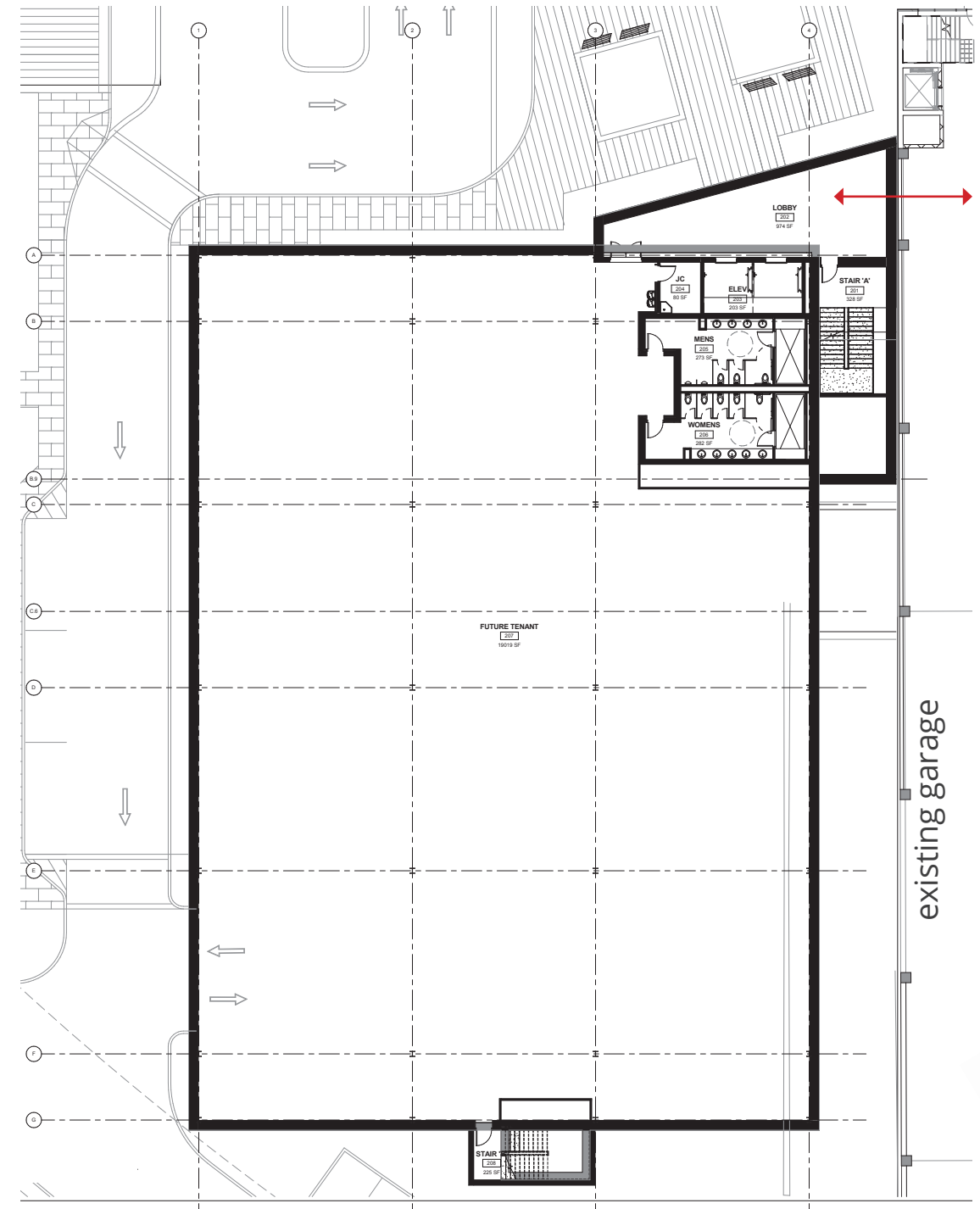
METAL PANEL ACCENTS

FLOOR PLANS

WHERE WE WERE



MAIN FLOOR

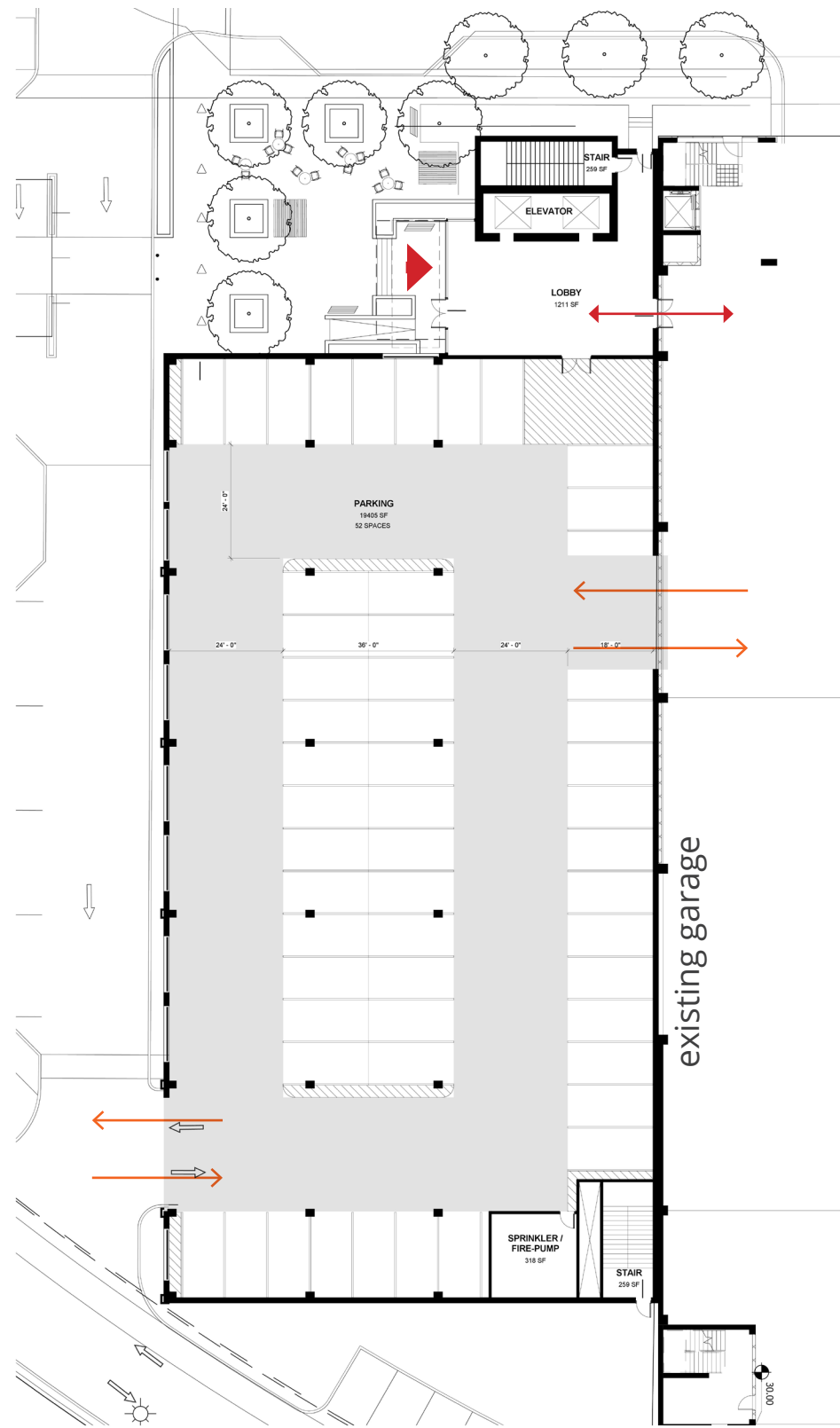


UPPER FLOORS

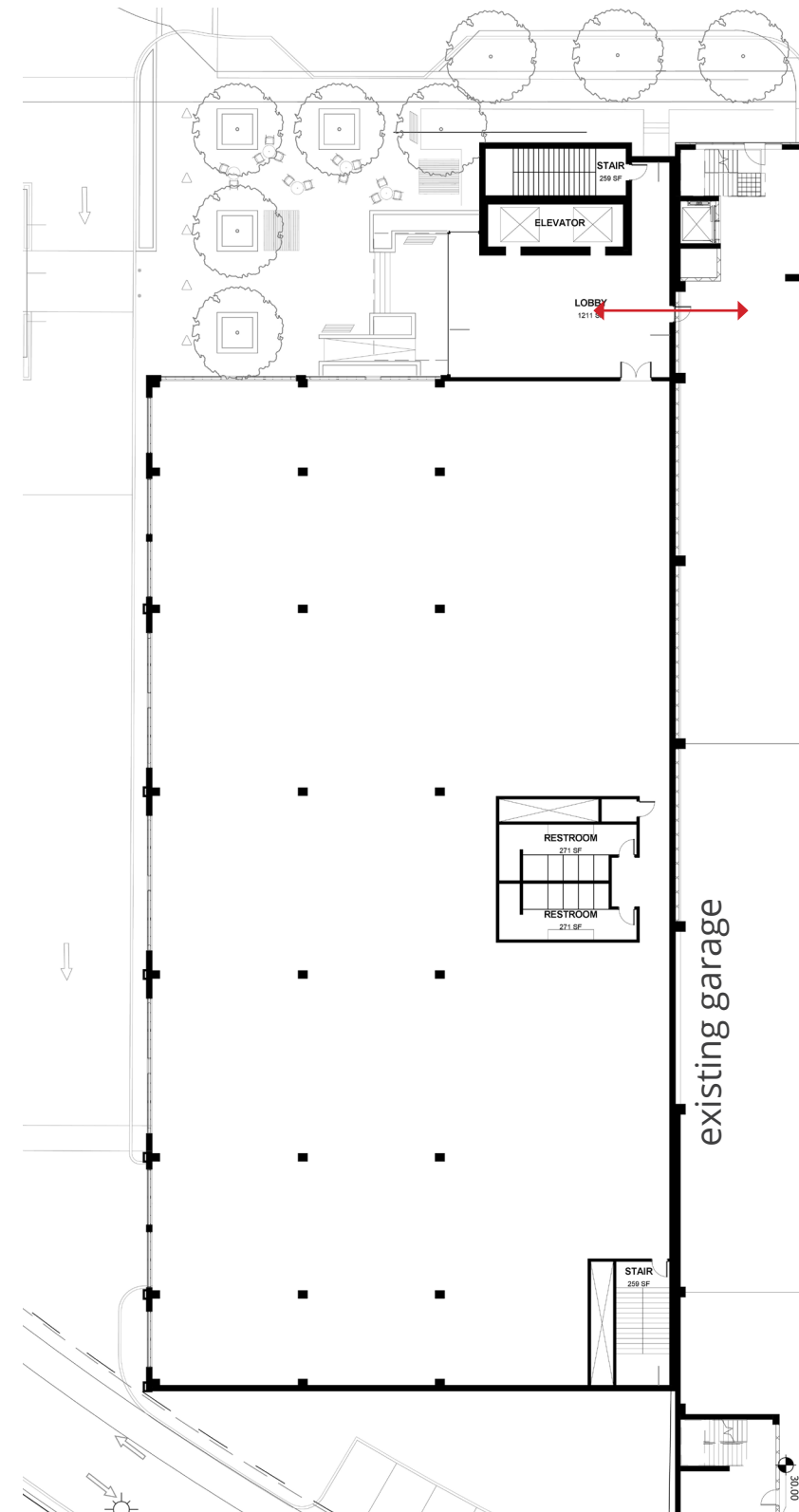
FLOOR PLANS

OFFICE

UPDATED 11.10.2016



FIRST FLOOR



UPPER FLOORS

FLOOR PLANS

WHERE WE WERE



FIRST FLOOR



UPPER FLOORS



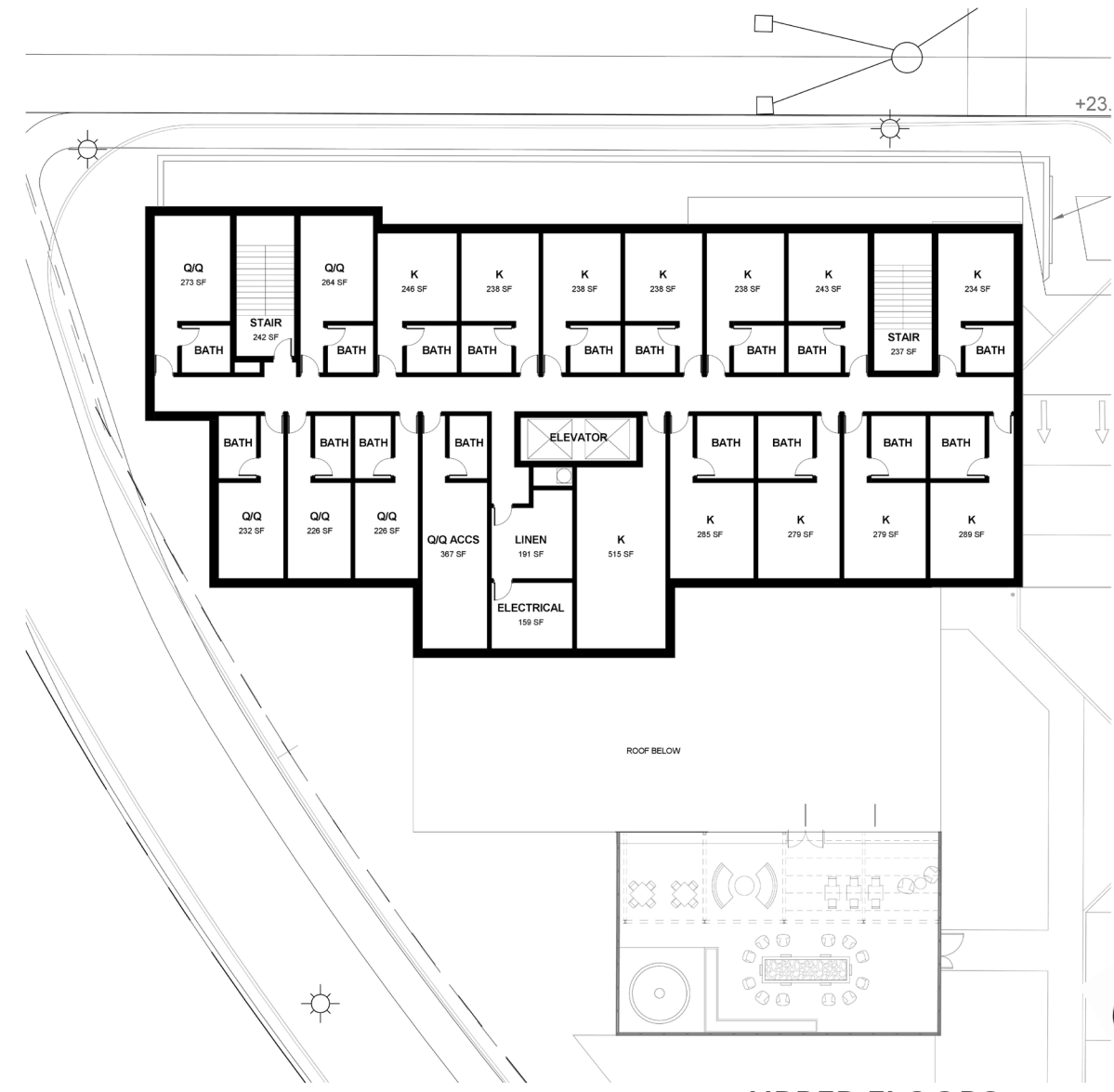
FLOOR PLANS

HOTEL

UPDATED 11.10.2016



FIRST FLOOR



UPPER FLOORS

EXTERIOR CHARACTER

FROM NORTHWEST

UPDATED 11.10.2016



EXTERIOR CHARACTER

WEST APPROACH

UPDATED 11.10.2016



EXTERIOR CHARACTER

NORTH APPROACH

UPDATED 11.10.2016

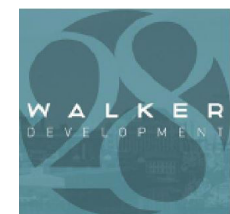


EXTERIOR CHARACTER

FROM SOUTHEAST



MC HENRY ROW



LSCdesign
Kimley»Horn