

MANDARIN ORIENTAL HOTEL
WASHINGTON, DISTRICT OF COLUMBIA



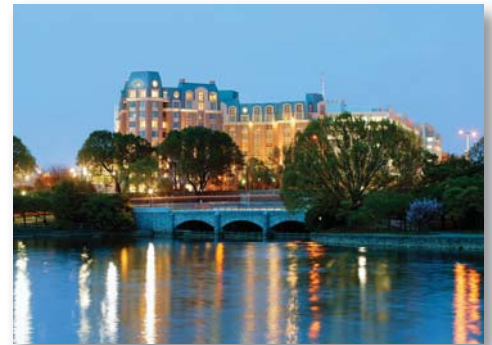
View of completed rooftop gardens and lawn

Client: The Portals Hotel Site, LLC, Mandarin Oriental Management, Inc.

Contractors: Armada/Hoffler Construction Co. (general contractor), BBGM (architect), Chapel Valley Landscape Company (landscape contractor), and Dewberry & Davis (civil engineer)

Intent

Known internationally for its family of world-class resort hotels, The Mandarin Oriental Hotel Group is building the District's first five-star luxury hotel. Focused on the business and special events market, the V-shaped hotel tower is oriented around a central garden terrace feature, which will provide intimate garden spaces, dining and meeting terraces, and a central lawn for garden receptions and events. Situated at the terminus of Maryland Avenue, and within sight of both the Jefferson Memorial and the Capitol dome, the project required special review and approval from the US Commission on Fine Arts, as well as numerous local agencies responsible for urban renewal and waterfront development. The design challenges involved the creation of a multi-terraced garden space located two full stories above the adjacent streetscape, while creating a continuous pedestrian link from Maryland Avenue, through the gardens, along a public concourse which crosses over Maine Avenue via a renovated railroad trestle bridge, and finally to the Washington Channel waterfront. Located directly above the main ballroom, the garden required special structural planning and the development of unique landscape details and construction methodology. Furthermore, a tight base-building budget and construction schedule, as well as a demand for a high level of detailing in accordance with MOH standards, influenced the final design development.



View from the Tidal Basin