

# NATIONAL CAPITAL AREA

# realtor

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## Living Shape Complex For Foggy Bottom

Luigi Moretti, internationally reputed architect, referred to his design of the new, \$66 million Watergate apartment, hotel and office complex, to be constructed in Foggy Bottom, as one with a "living shape."

At a meeting held in the offices of the Riverview Realty Corporation, newly appointed selling and leasing agent of the Watergate project, Moretti told newsmen that the Watergate design was inspired by the beauty of the site and character of its surroundings.

The Watergate complex will consist of 3 apartment buildings, a residential hotel, an office building, community shopping facilities, including restaurants and a limited number of villas situated throughout the landscaped area.

Construction is expected to start on the first apartment building this fall.

The residential hotel will be located at the center of the complex and connected in a rough V-form to an office building with 200,000 sq. ft. fronting on Virginia Avenue. There will be three levels of underground parking providing a 1,250 car capacity. Riverview Realty Corporation, recently appointed selling and leasing agent, reported sales will be accepted this fall.

The Watergate project, designed in a series of curves, is planned to provide maximum visibility of the river and landscaping for those who will dwell in its more than 1,000 units.

The circular design of Watergate creates between the buildings a large garden area which provides a continuation of the natural green park along the Potomac. The continua-

tion of the park has been even more accentuated by opening several colonnades whose design is based on Renaissance Palladian style.

The open colonnades include the large lobbies of the buildings. In one building the central, open colonnade is enriched by a series of fountains running from the outside to the inside. It also contains a monumental staircase leading to the inner, lower levels containing the commercial facilities. The 160-ft. long open colonnade area and the two glassed-in lobbies facing it will contain antique and modern sculpture, giving a gallery-like appearance.

Some apartments will have wide terraces, again providing the projects typical "garden" continuity. The number of the apartments has been reduced from the original plan in order to give more spaciousness and provide better service. Roofs of the buildings will be completely landscaped and residents of the top floor will be able to enjoy individually designed terraces.

## Hampshire Gardens Sale By M. D. Stolar

The Hampshire Gardens Apartments located at Riggs Road and Eastern Avenue in nearby Prince Georges County, Md. was recently sold for over \$1,600,000.00 by Hampshire Gardens Associates, Boston based sellers, to a group headed by a Corporation of which local accountant, Leonard Tempchin, is President.

This project consists of fourteen separate garden type buildings containing a total of 134 two bedroom air conditioned apartments.

Local Realtor Morris D. Stolar of Stolar Realty Co. was the broker in the transaction.