

THE FOGGY BOTTOM WATERGATE PROJECT

The following information, taken from a press release from Lavenson Bureau of Advertising, Inc. of Philadelphia for the Riverview Realty Corporation, is passed on to Bottomites for their information. Much of the information has been previously published and/or discussed at Association meetings since the announcement of the project.

The Watergate Project, known as the Garden City Within A City, is the first major design to be built in the United States by the internationally reputed architect, Luigi Moretti. He has, however, done similar complexes in Italy and other countries.

The \$66 million Watergate complex will consist of three apartment buildings, a residential hotel, an office building, community shopping facilities, including restaurants and a limited number of villas situated throughout the landscaped area. The first apartment building is expected to be under construction this fall in the triangular 10-acre setting.

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. The President of the Riverview Realty Corporation, recently appointed selling and leasing agent, reports that "several hundred individuals have expressed interest in apartments in Watergate".

The project is designed in a series of curves to provide maximum visibility of the river and landscaping for the residents of the more than 1,000 units. Moretti calls the design "a living shape"; a spokesman for the designer stated: "We may say that we have the pride of giving to Washington a residential complex worthy of standing among the most beautiful and refined in the U. S."

In one building the central, open Renaissance Palladian style 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-foot long open colonnade area and the two glassed-in lobbies facing it will contain antique and modern sculpture, giving it a gallery-like appearance. The roofs of the buildings will be completely landscaped and top floor residents will be able to enjoy individually designed terraces.

Some apartments will have wide terraces, again providing the project's typical "garden" continuity. The number of the apartments has been reduced in order to give more spaciousness and provide better service.

Associate Architects of the project are Corning, Moore, Elmore and Fischer, of Washington. The financing for Watergate has been arranged with the John Hancock Co. of Boston, through the Donald Richardson Co. of Washington.

Further information about the project is available by contacting Janet Yeager, Assistant Director of Public Relations, Lavenson Bureau of Advertising, Inc., 116 South Seventh Street, Philadelphia 6, Pa.
