



STAGE TWO PUD APPLICATION
VOLUME VI
PARCEL 1, MARKET SQUARE AND MARKET SHED

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OWNER
DISTRICT OF COLUMBIA
OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND
ECONOMIC DEVELOPMENT

MASTER DEVELOPER
HOFFMAN - MADISON DEVELOPMENT MANAGER, LLC

PARCEL 1 DESIGN ARCHITECT
KOHN PEDERSEN FOX ASSOCIATES

PARCEL 1 ARCHITECT OF RECORD
FOX ARCHITECTS

MARKET SHED ARCHITECT
MCGRAW BAGNOLI

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE BUREAU

LAND USE COUNSEL
HOLLAND & KNIGHT, LLP

CIVIL ENGINEER AND SURVEYOR
AMT CONSULTING ENGINEERS, LLC

RETAIL CONSULTANT
STREETSENSE

TRAFFIC AND TRANSPORTATION
GOROVE / SLADE ASSOCIATES

STRUCTURAL ENGINEER
THORNTON TOMASETTI

MEP ENGINEER
GHT

VISUALIZATION
INTERFACE MULTIMEDIA

DRAWING INDEX

NO. TITLE

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PARCEL 1



PARCEL 1

2 FLOOR BASE WITH 8 FLOOR TOWER
130' BUILDING HEIGHT

• OFFICE*	245,484 GSF	(236,095)** GSF
• RETAIL	12,491 GSF	(21,880)** GSF
TOTAL:	257,975 GSF	

*OFFICE NUMBERS REFLECT ALTERNATE 1 - PREFERRED OPTION

**NUMBERS IN PARENTHESES REFLECT OPTION WHERE THE NORTHERN PORTION OF SECOND FLOOR IS ALLOCATED TO RETAIL USE. THIS OPTION RESULTS IN APPROXIMATELY 9,400 ADDITIONAL GROSS SQUARE FEET OF RETAIL AND AN EQUIVALENT REDUCTION IN OFFICE USE.

Building Lot Area

	Market Square	1000 Maine	Total
Proposed Lot Area (SF)	26,400	32,744	
TOTAL			59,144

Building FAR Calculations

	Market Shed	1000 Maine	Total
	0.1	7.9	4.4
Proposed FAR Usage (SF)	1,690	257,975	259,665

Gross Floor Area Calculations

	Market Shed	1000 Maine
Gross Floor Area		
Ground Floor	1,690	24,515
Second Floor	0	21,965
Third Floor	0	23,618
Fourth Floor	0	27,010
Fifth Floor	0	26,967
Sixth Floor	0	26,967
Seventh Floor	0	26,967
Eighth Floor*	0	26,967
Ninth Floor	0	26,967
Tenth Floor	0	26,032
Penthouse	0	10,899
TOTAL	1,690	268,874.00

Tabulation above reflect Alternate 1 - Preferred Option

Alternate 2 option would add approximately 935 SF to overall building GSF

The parking garage ramp has been excluded from the ground floor GFA calculations

Projections over the Parcel line at Market Square have been included in the GFA calculations on the ground floor and the 2nd floor

Projections of the terracotta/metal fins have not been included in the GFA calculations

Vent shaft reduction of 212 sf has not been applied to all levels above ground floor

Parcel 1 Zoning

C-3-C

Penthouse Calculations

	Proposed
FAR	0.33
Habitable Penthouse (SF)	10,899
Mechanical enclosed and not enclosed areas (SF)	4,082
Total GFA (SF)	14,981

1000 Maine building height

Building Elevation (FT) - 130'	
Ground Floor	13'-0"
Main Roof	143'-0"
PH Roof - Habitable	159'-0"
PH Roof - Mechanical	161'-6"

Measuring pt. is 13'-0" at ground floor podium per approved Phase 1 PUD