



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

MARCH 14, 2016 - SUPPLEMENTAL POST-HEARING SUBMISSION



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

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VISUALIZATION
INTERFACE MULTIMEDIA

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NO. TITLE

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PARCEL 1



PARCEL 1

2 FLOOR BASE WITH 8 FLOOR TOWER
130' BUILDING HEIGHT

• OFFICE	248,565 GSF	(239,176)* GSF
• RETAIL	12,491 GSF	(21,880)* GSF
TOTAL:	261,056 GSF	

*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	8.0	4.4
Proposed FAR Usage (SF)	1,690	261,056	262,746

Gross Floor Area Calculations

	Market Shed	1000 Maine
Gross Floor Area		
Ground Floor	1,690	24,652
Second Floor	0	22,102
Third Floor	0	23,829
Fourth Floor	0	27,343
Fifth Floor	0	27,284
Sixth Floor	0	27,284
Seventh Floor	0	27,284
Eighth Floor*	0	27,284
Ninth Floor	0	27,284
Tenth Floor	0	26,710
Penthouse	0	14,497
TOTAL	1,690	275,553.00

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	0.31
Habitable Penthouse (SF)	10,079
Mechanical enclosed and not enclosed areas (SF)	4,418
Total GFA (SF)	14,497

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