



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

NOVEMBER 5, 2015 - PREHEARING SUBMISSION



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

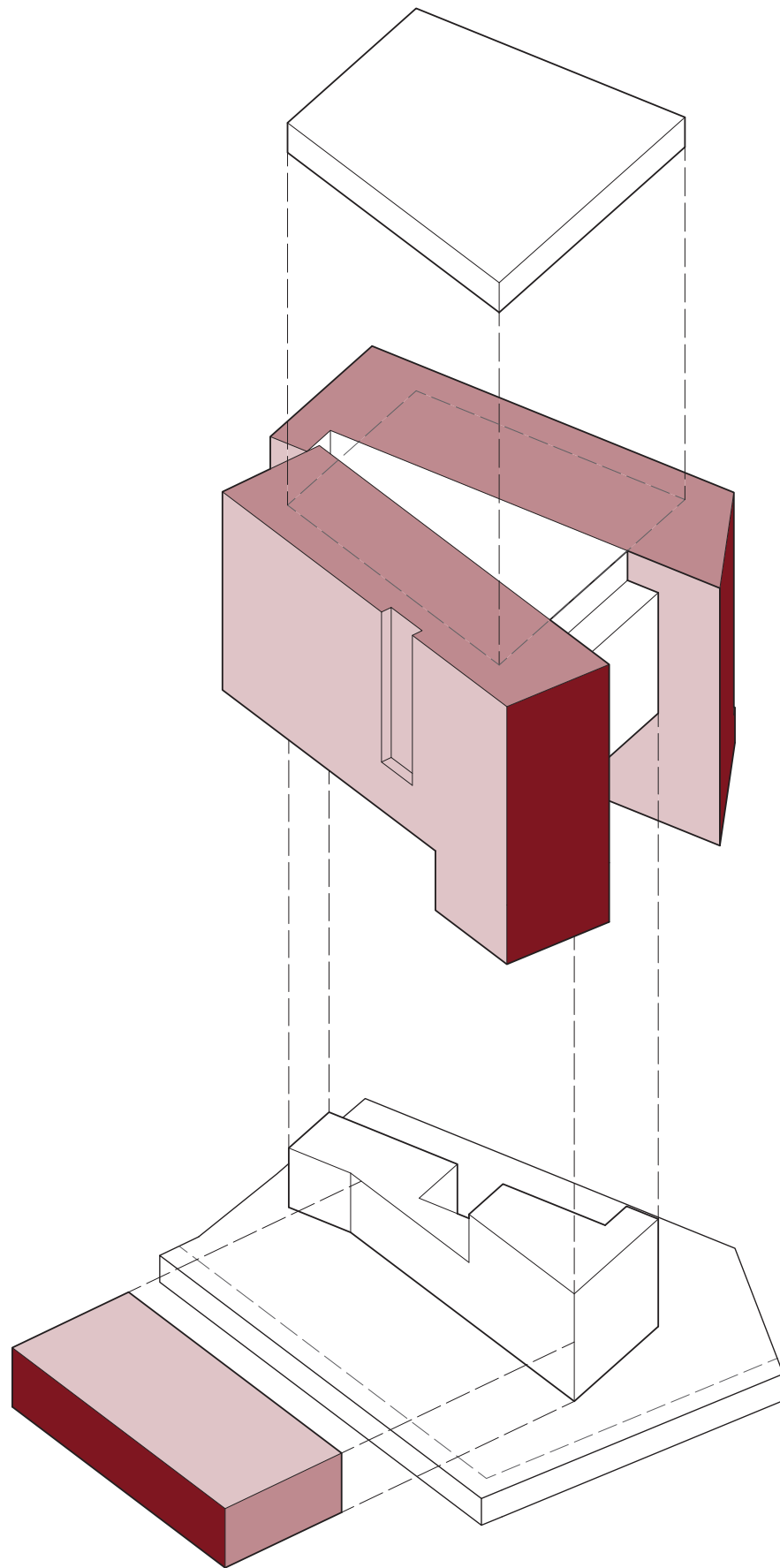
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PARCEL 1 **PROJECT NARRATIVE**

Parcel 1 is a new, state-of-the-art, trophy office building. The Parcel 1 office building, also known as 1000 Maine Ave, is part of the larger Wharf development along the southwest waterfront. A Stage 1 PUD was completed for the entire site in 2011 and Stage 2 PUDs have been completed for Parcels 2 through 5, Parcel 11, and all adjacent public spaces and piers. Construction of this first phase of The Wharf began in April of 2014 and is projected to complete in summer/fall of 2017. This Stage 2 PUD includes Parcel 1, the Market Shed and the Market Square area.

Parcel 1 will be built above a two story parking garage that extends below Parcels 1 through 5. One of the three primary vehicular entrances to this garage is located beneath Parcel 1. This garage is fully entitled and is currently under construction.

The Office building is bounded by Maine Avenue on the North, Market Square on the West side, the Wharf Promenade and Washington Channel to the South, and Blair Alley and Parcel 2 - a mixed use cultural/residential building - on the East side. The total gross square footage of the above grade building on ten levels is 232,787 SF, which includes approximately 12,925 SF of retail, a large two story lobby and a four story atrium on the ground floor. The second floor west office bar connects to the elevator lobby though an open bridge that spans through the main lobby.

The design concept of the building connects two different office bars, running north south and opening over the waterfront, with a four story atrium overlooking the Washington Channel and a two story lobby on Maine Avenue. The loading dock and garage ramp are located on the east alley, while the main office building entry is located on Maine Avenue. The retail entries are located around the west facing the Market Square areas and the south facing the Wharf promenade, framing the south atrium entry. The atrium is four stories high and above, floors 5 – 10 have deeper office plates. The office tower on the west bar sets back 5' from Market Square to break the massing of the office building and retail base in order to dialogue better with the Market Square and Fish Market areas.

The office building program includes retail, back of house functions, mechanical areas and a property management office on the ground floor. A modern fitness center is located on the second floor and outdoor terraces, accessible from the office space, are located on the 3rd, 5th and 10th floors. The PH level includes mechanical areas, amenities - including commercial or retail space - and outdoor terraces.

The envelope at the two-story base of the building, shall consist of a storefront system with ultra-clear glass and two-tone glazed rain-screen terracotta panels or stone. **Alternatively, metal panels in similar colors may be used in lieu of terracotta.** Areas around the main entry, on Maine Ave, will be stone clad, while the 4 story atrium on the south will have a point load connection ultra-clear glass curtain wall. The main office tower envelope shall consist of a curtain wall with high performance insulated glass and 2 coat Duranar type dark gray painted aluminum extrusions. Two-tone glazed terracotta fins and horizontal bands will provide 24'H x 10'W two story frames on the curtain wall panels. **An alternate finish for the fins being evaluated is painted metal panels.** The glass units will be capped horizontally and butt glazed vertically. The terracotta panels will be installed on aluminum panels, incorporated in the curtain wall units. Shadow boxes will mark the slab edges at alternate floors where the terracotta or metal horizontal frame is not present. Cut outs on the 5th and 9th story will offer the opportunity for private tenant terraces while the Penthouse level will include two landscaped terraces and a curtain wall enclosure around the amenities areas with high performing IGU. The back of house and mechanical areas and wells, on second floor and Penthouse level will be surrounded by a custom louvered screen wall. Both the penthouse and the roof levels will have areas of extensive green roof.

1000 Maine shall pursue a minimum of USGBC LEED Gold C&S certification.