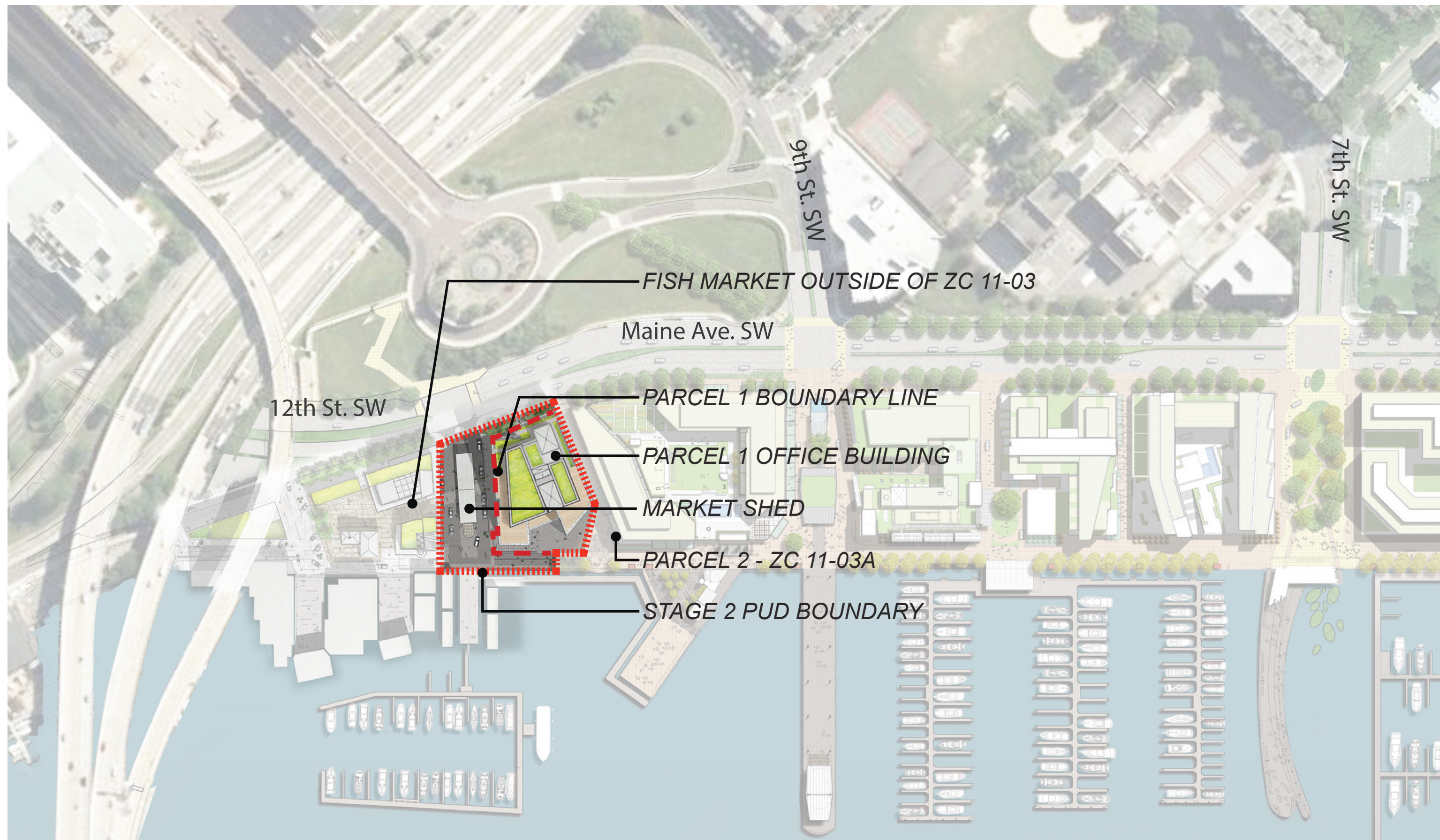
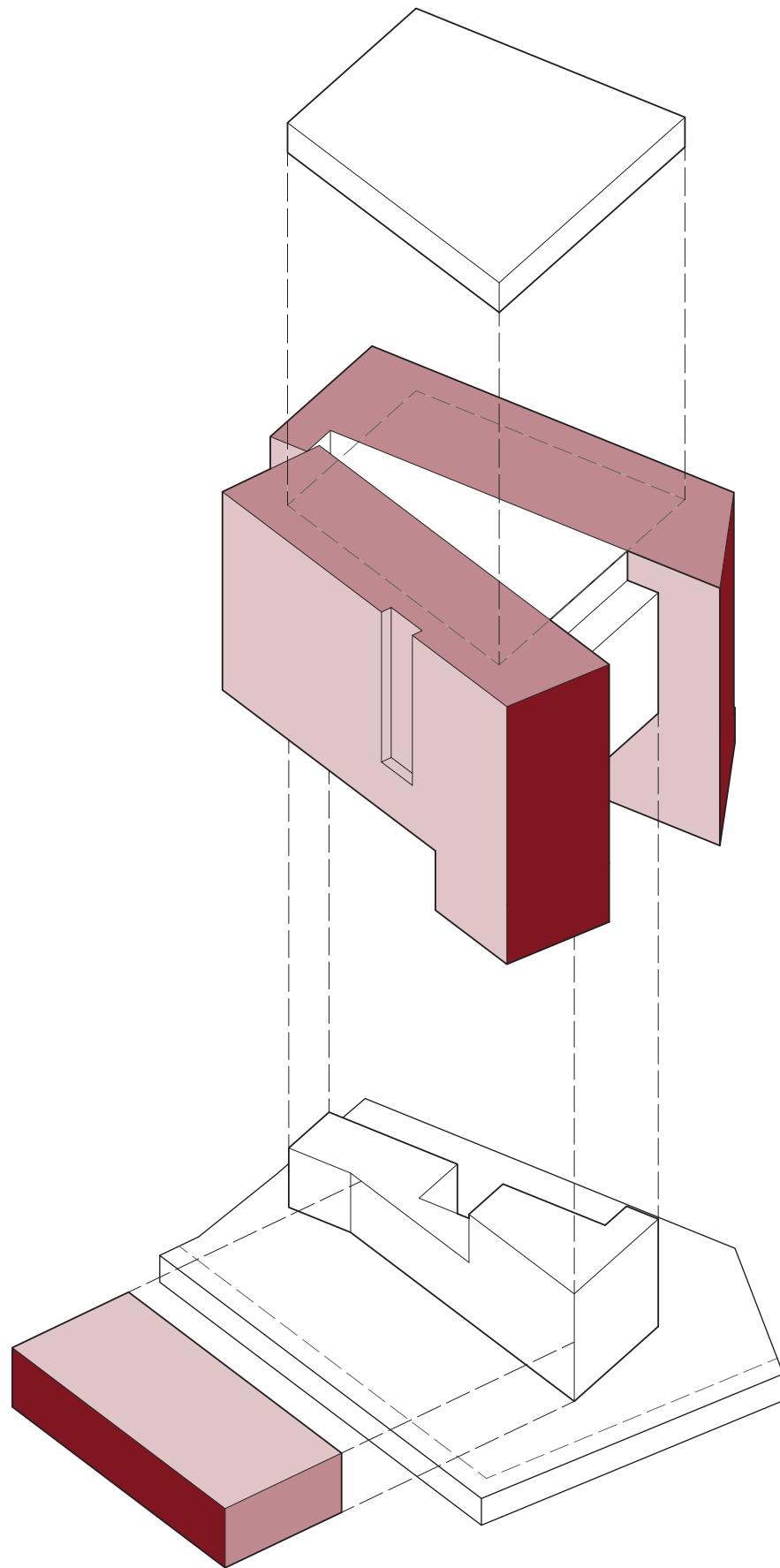






PARCEL 1 **PROJECT NARRATIVE**

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 the 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 257,012 SF, which includes approximately 12,491 SF of retail, a large two story lobby and a three story atrium on the ground floor. The second floor west office/retail 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 three 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 Market Square and the south facing the Wharf promenade, framing the south atrium entry. The atrium is three stories high and floors 4 – 10 have deeper office plates above the atrium. 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 the main lobby 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 and amenities - including commercial or retail space.

The envelope at the two-story base of the building consists of a storefront system with glass and two-tone glazed rain-screen terracotta panels or stone clad piers. Alternatively, metal panels in similar colors may be used in lieu of terracotta on the southern retail areas. Areas around the main entry, on Maine Avenue, will be stone clad with a stone aggregate or mylar thread water wall to the east to enliven and activate the pedestrian experience. The three story atrium on the south and the two story main lobby entry will have a point load connection glass curtain wall. The main office tower envelope consists of unitized curtain wall with high performance insulated glass and dark gray painted aluminum extrusions. Two-tone glazed terracotta fins and horizontal bands provide 24'H x 10'W, two story frames on the curtain wall panels. Alternate finishes for the fins currently being evaluated are painted metal panels or a combination of terracotta and metal extrusions. The glass units will be structurally butt glazed. The terracotta panels will be installed on supporting metal frames, incorporated in the curtain wall units. Shadow boxes will mark slab edge locations. 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 amenity areas with high performing IGU's. The back of house and mechanical areas and wells, on second floor and Penthouse level will be surrounded by a dark grey louvered screen wall. Both the penthouse and the roof level will have areas of extensive green roof.

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

