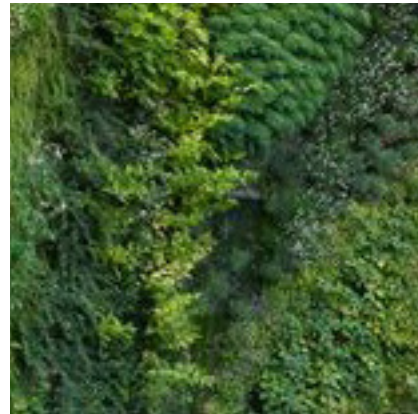


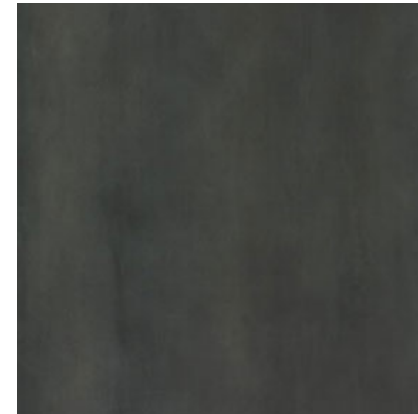
PRE-CAST CONCRETE
PANEL W/ LIGHT
AGGREGATE



GREEN WALL



GLAZED WALL -
SOLARBAN 60



METAL FRAME - EXTRUDED
ALUMINUM



LEED for Core & Shell v2009
The Wharf Phase II: Parcel 10
May 9, 2017



25 3 0 Sustainable Sites			Possible Points: 28
Y	?	N	
Y			Prereq 1 Construction Activity Pollution Prevention
1			Credit 1 Site Selection 1
5			Credit 2 Development Density and Community Connectivity 5
	1		Credit 3 Brownfield Redevelopment 1
6			Credit 4.1 Alternative Transportation—Public Transportation Access 6
2			Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms 2
3			Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles 3
2			Credit 4.4 Alternative Transportation—Parking Capacity 2
	1		Credit 5.1 Site Development—Protect or Restore Habitat 1
1			Credit 5.2 Site Development—Maximize Open Space 1
	1		Credit 6.1 Stormwater Design—Quantity Control 1
1			Credit 6.2 Stormwater Design—Quality Control 1
1			Credit 7.1 Heat Island Effect—Non-roof 1
1			Credit 7.2 Heat Island Effect—Roof 1
1			Credit 8 Light Pollution Reduction 1
1			Credit 9 Tenant Design and Construction Guidelines 1

5 3 2 Water Efficiency			Possible Points: 10
Y	?	N	
Y			Prereq 1 Water Use Reduction—20% Reduction
2	2		Credit 1 Water Efficient Landscaping 4
		2	Credit 2 Innovative Wastewater Technologies 2
3	1		Credit 3 Water Use Reduction 4

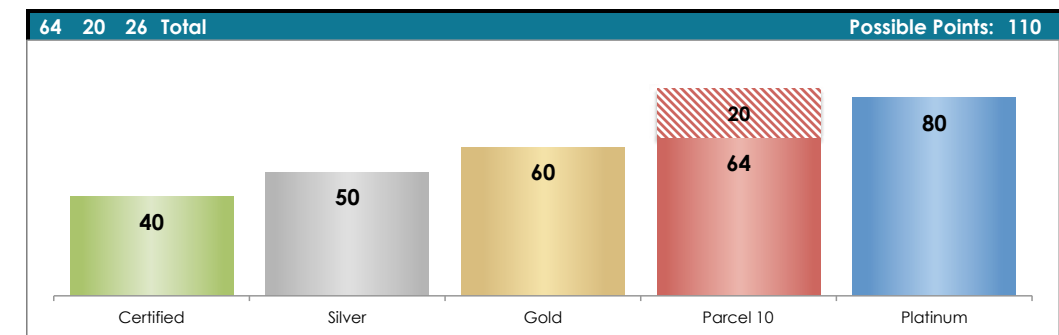
14 7 16 Energy and Atmosphere			Possible Points: 37
Y	?	N	
Y			Prereq 1 Fundamental Commissioning of Building Energy Systems
Y			Prereq 2 Minimum Energy Performance
Y			Prereq 3 Fundamental Refrigerant Management
6	3	12	Credit 1 Optimize Energy Performance 21
		4	Credit 2 On-Site Renewable Energy 4
2			Credit 3 Enhanced Commissioning 2
	2		Credit 4 Enhanced Refrigerant Management 2
1	2		Credit 5.1 Measurement and Verification - Base Building 3
3			Credit 5.2 Measurement and Verification - Tenant Submetering 3
2			Credit 6 Green Power 2

6 1 6 Materials and Resources			Possible Points: 13
Y	?	N	
Y			Prereq 1 Storage and Collection of Recyclables
		5	Credit 1 Building Reuse—Maintain Existing Walls, Floors, and Roof 5
2			Credit 2 Construction Waste Management 2
		1	Credit 3 Materials Reuse 1
2			Credit 4 Recycled Content 2
2			Credit 5 Regional Materials 2
	1		Credit 6 Certified Wood 1

7 4 1 Indoor Environmental Quality			Possible Points: 12
Y	?	N	
Y			Prereq 1 Minimum Indoor Air Quality Performance
Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control
	1		Credit 1 Outdoor Air Delivery Monitoring 1
	1		Credit 2 Increased Ventilation 1
1			Credit 3 Construction IAQ Management Plan—During Construction 1
1			Credit 4.1 Low-Emitting Materials—Adhesives and Sealants 1
1			Credit 4.2 Low-Emitting Materials—Paints and Coatings 1
1			Credit 4.3 Low-Emitting Materials—Flooring Systems 1
1			Credit 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products 1
	1		Credit 5 Indoor Chemical and Pollutant Source Control 1
	1		Credit 6 Controllability of Systems—Thermal Comfort 1
1			Credit 7 Thermal Comfort—Design 1
		1	Credit 8.1 Daylight and Views—Daylight 1
1			Credit 8.2 Daylight and Views—Views 1

6 0 0 Innovation and Design Process			Possible Points: 6
Y	?	N	
1			Credit 1.1 Innovation in Design: Exemplary Performance SSc4.1 1
1			Credit 1.2 Innovation in Design: Exemplary Performance MRc4 1
1			Credit 1.3 Innovation in Design: Exemplary Performance WEp1/c2 1
1			Credit 1.4 Innovation in Design: Green Cleaning 1
1			Credit 1.5 Innovation in Design: Exemplary Performance SSc2 1
1			Credit 2 LEED Accredited Professional 1

1 2 1 Regional Priority Credits			Possible Points: 4
Y	?	N	
	1		Credit 1.1 Regional Priority: EAc1 (40%)/ EAc2 (4pts) 1
	1		Credit 1.2 Regional Priority: SSc6.1 1
1			Credit 1.3 Regional Priority: SSc5.1 1
		1	Credit 1.4 Regional Priority: WEC2, MRc1 (75%) 1



2 FLOORS
38' BUILDING HEIGHT

MARITIME SERVICES

5,175 GFA



2

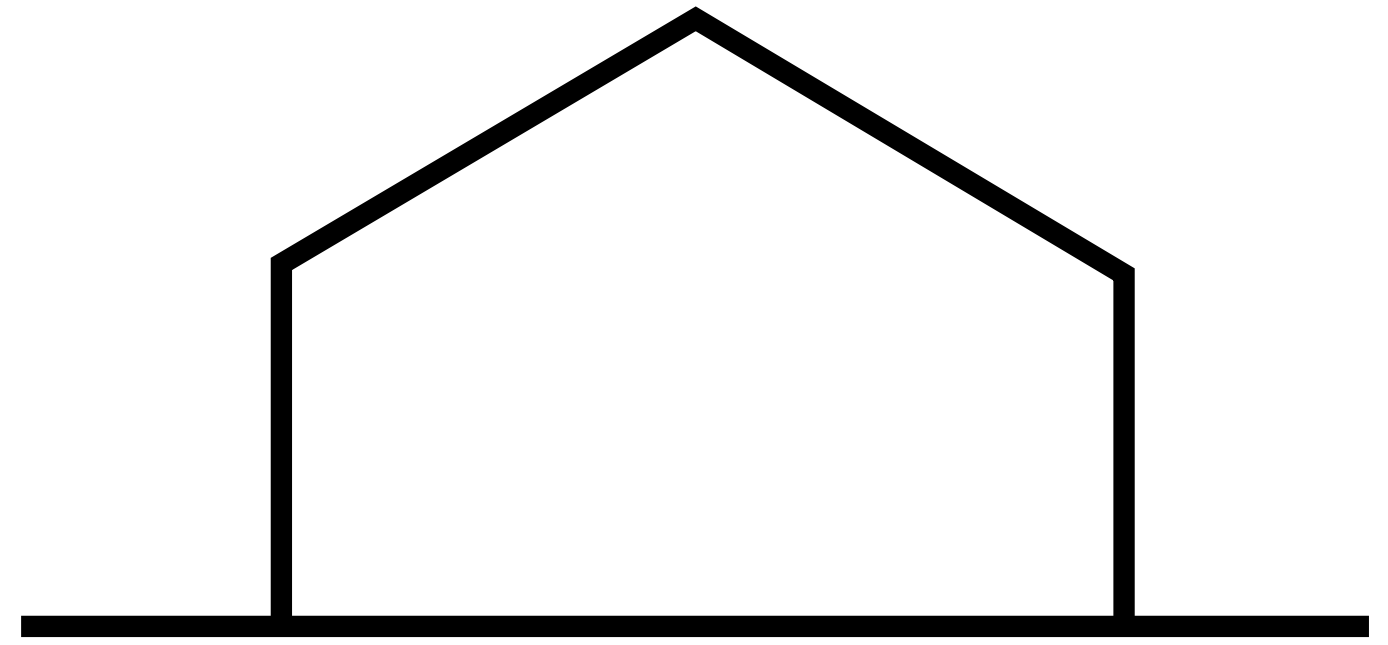
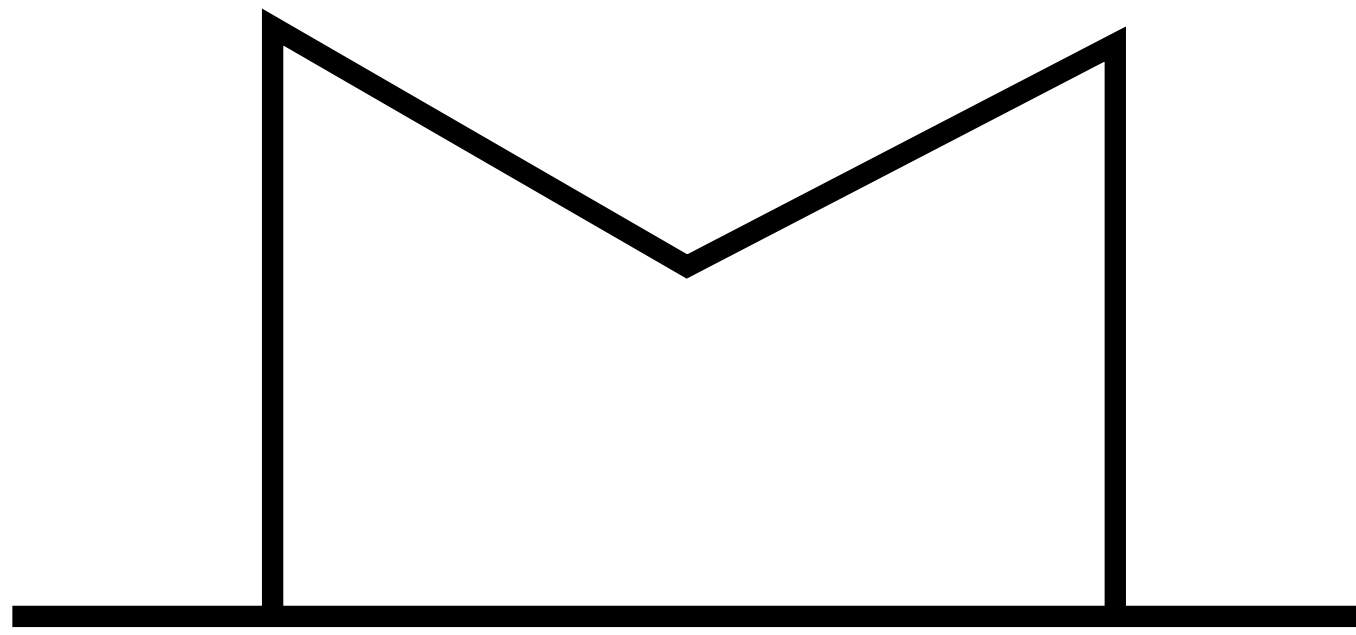
WATER BUILDING 3

DISTRICT
WHARF

HOFFMAN-MADISON WATERFRONT





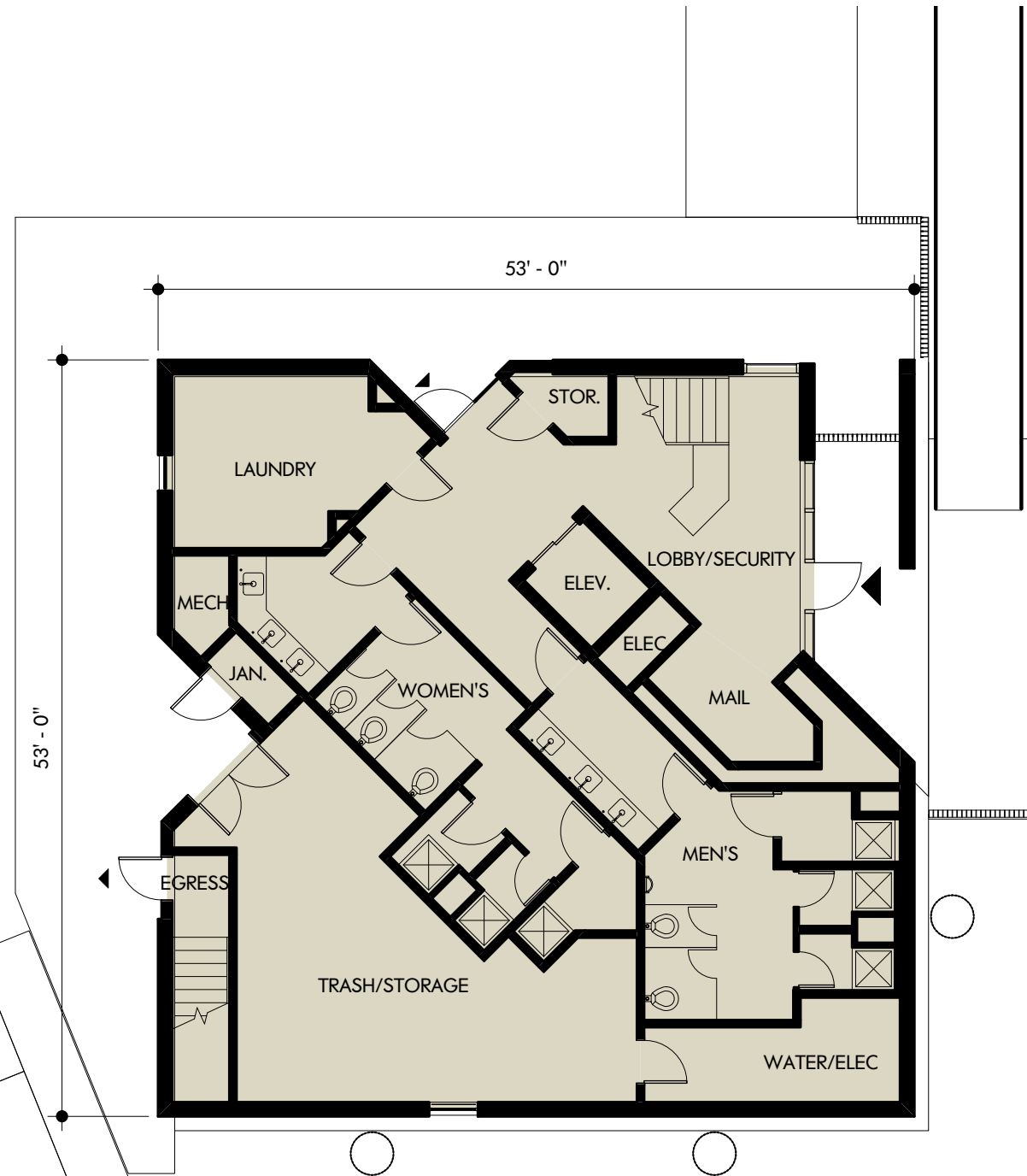


SIMPLE FORM



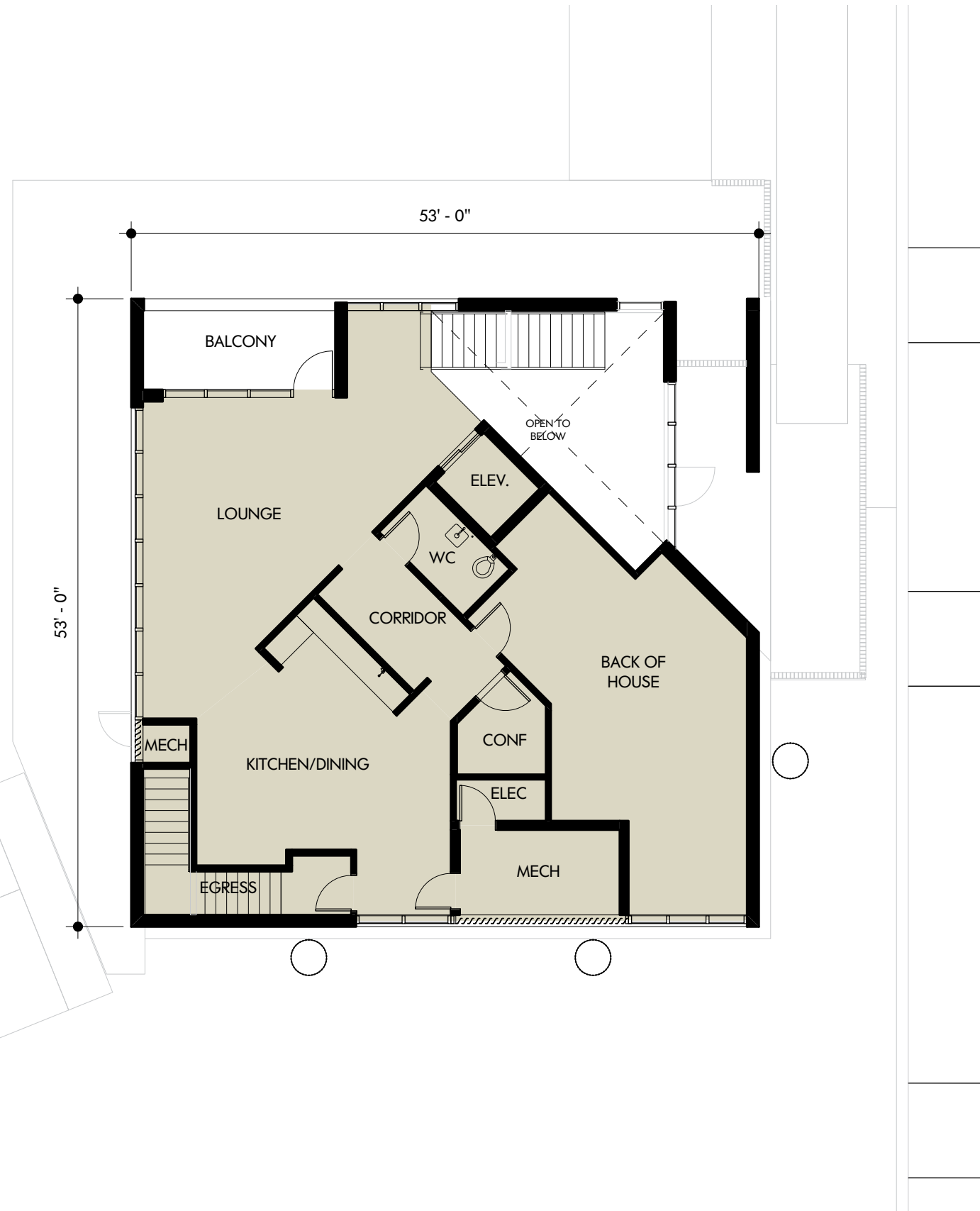




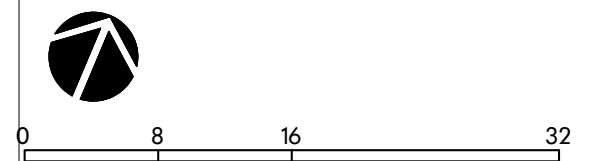


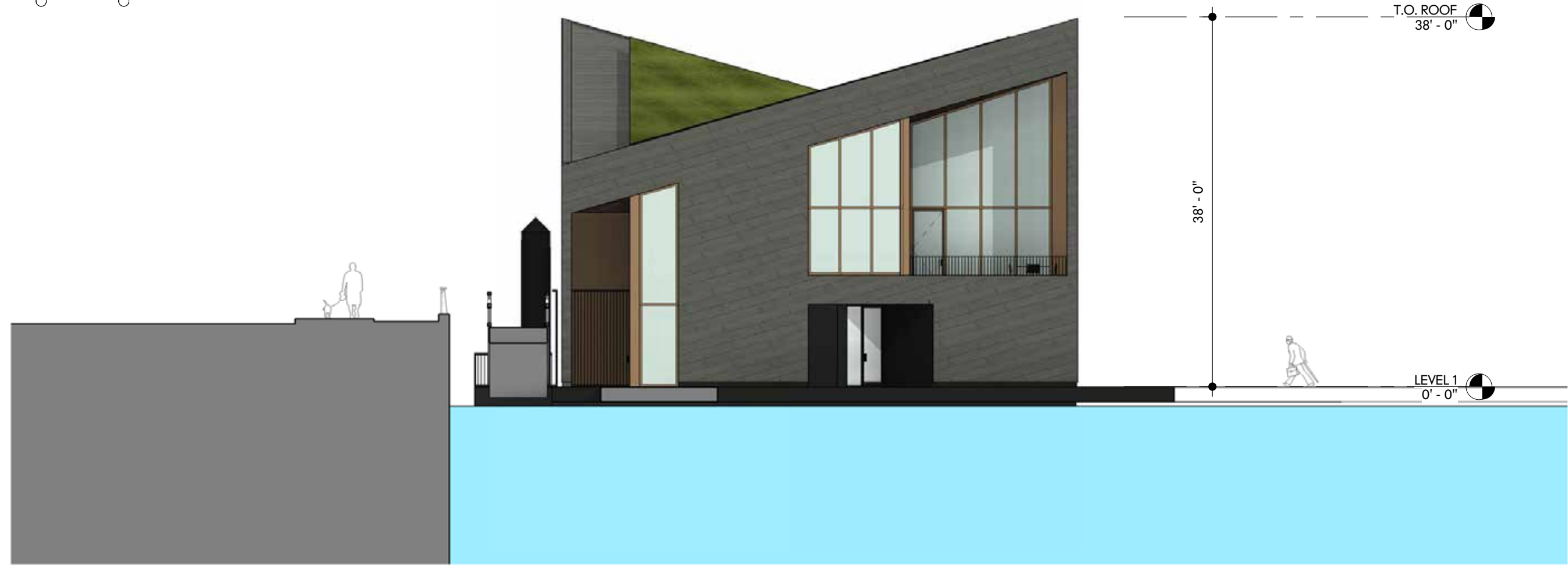
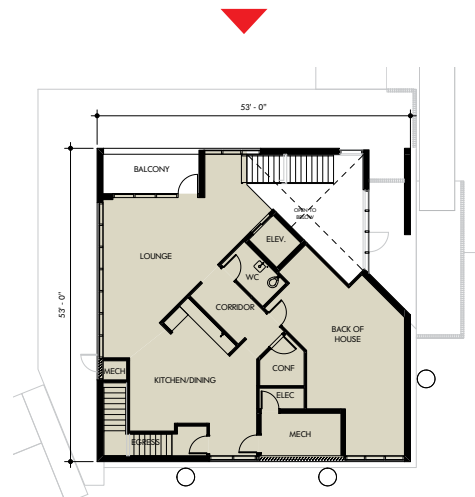
■ SERVICE / CORE/ OPERATIONS

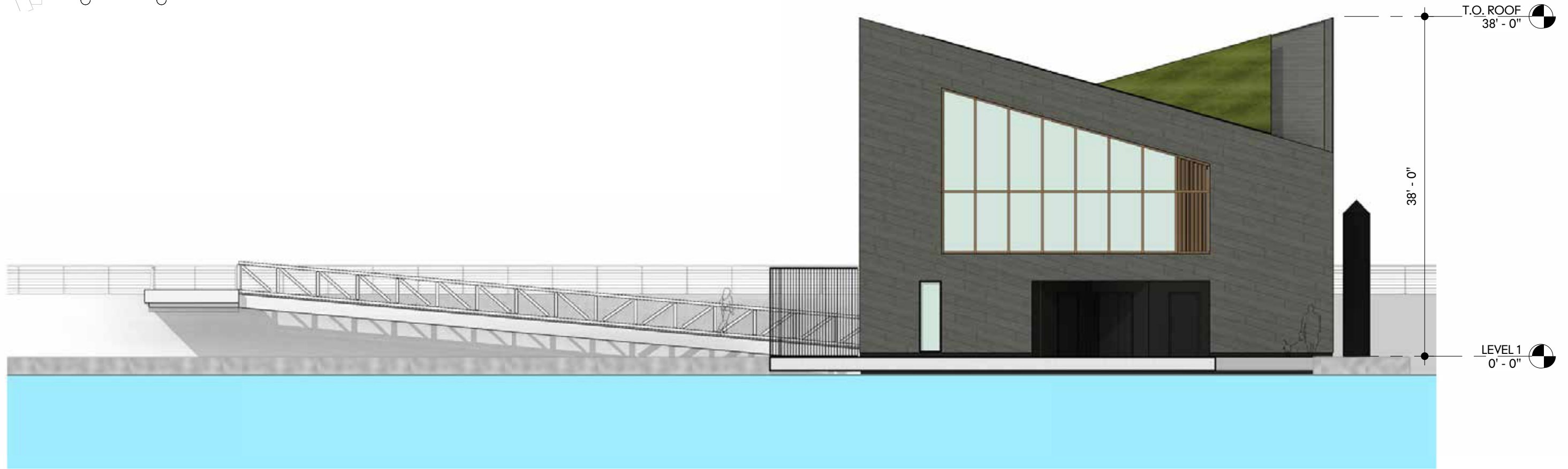
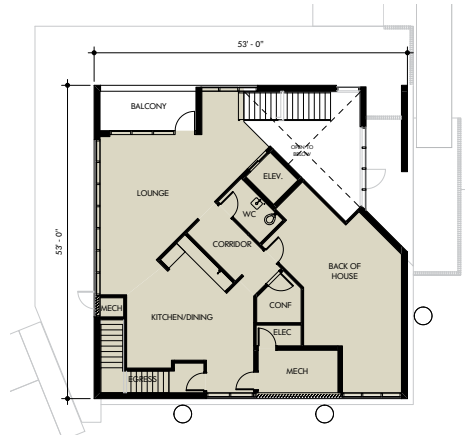


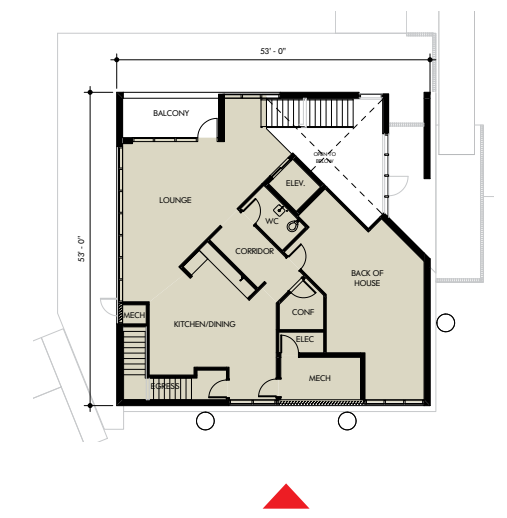
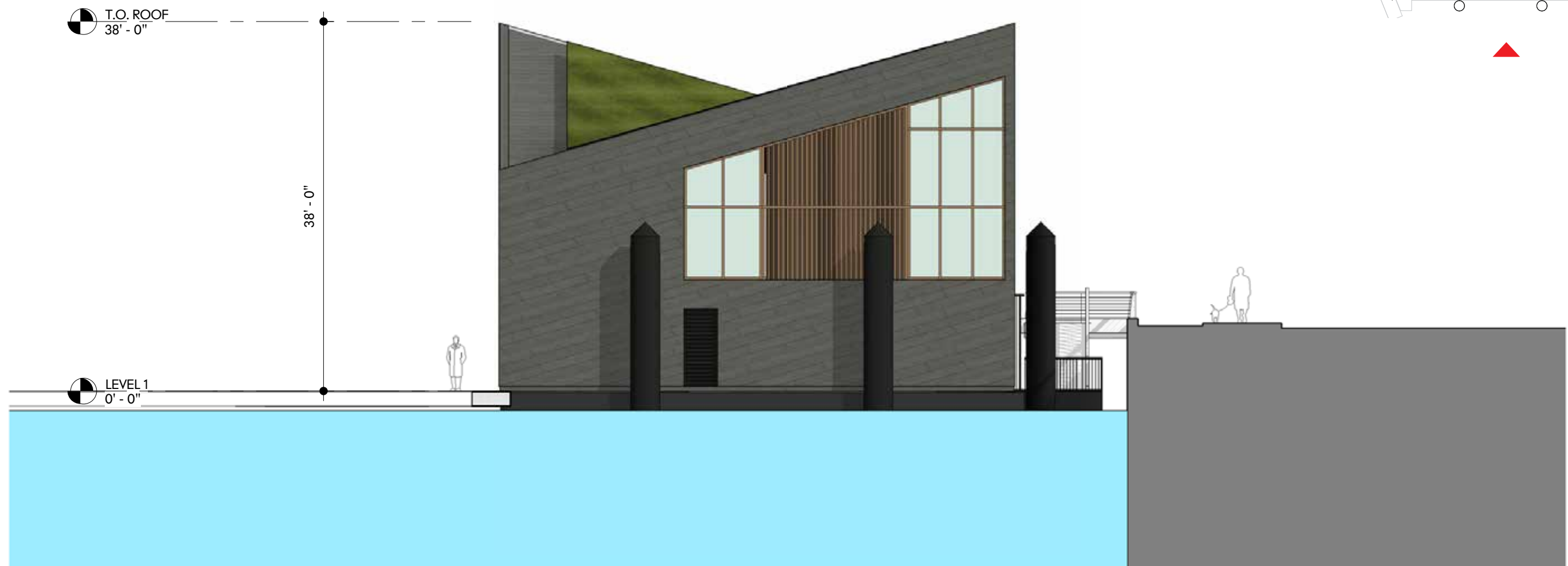


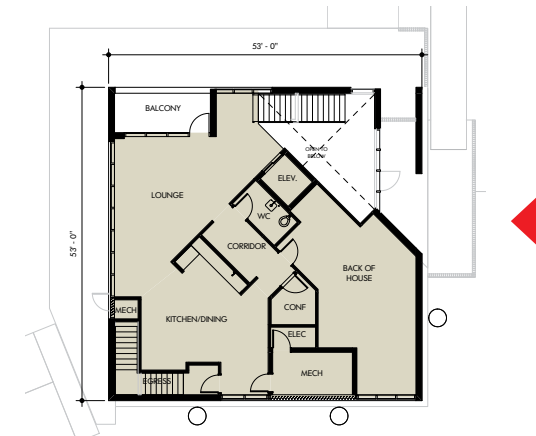
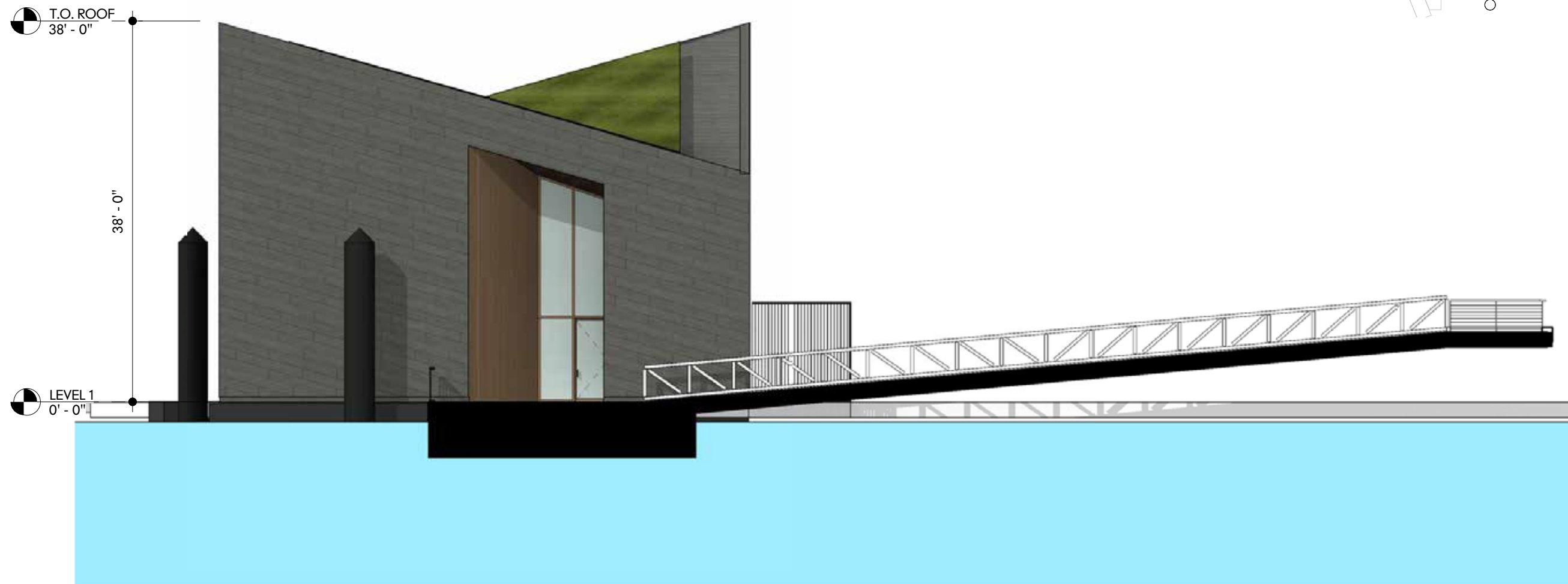
■ SERVICE / CORE / OPERATIONS

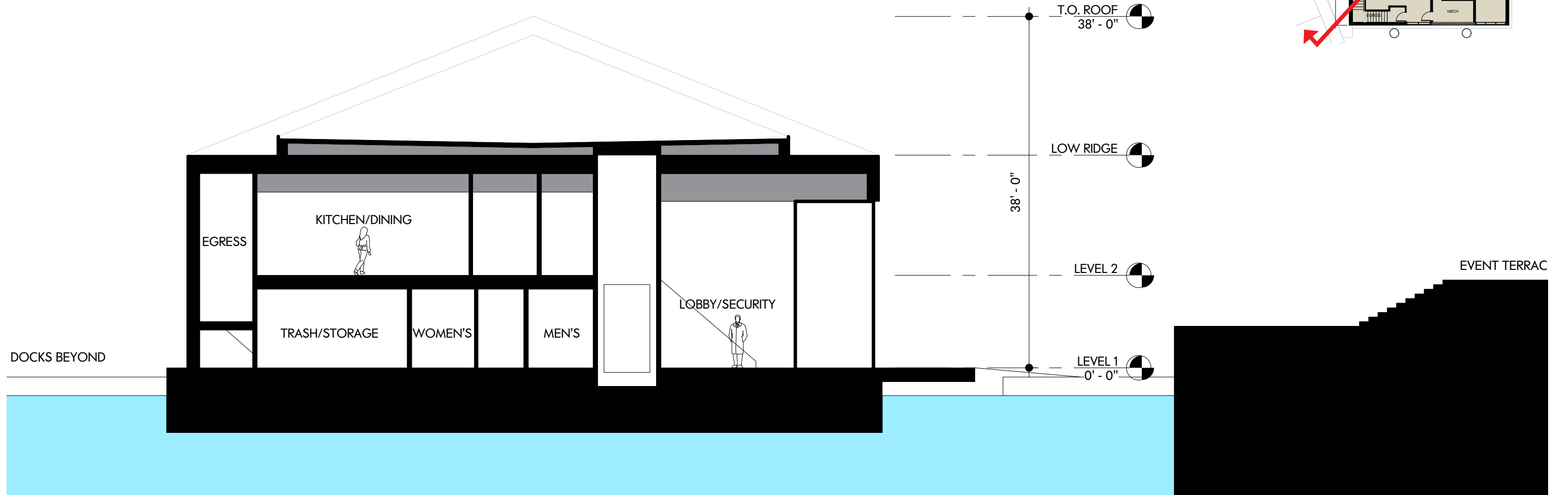


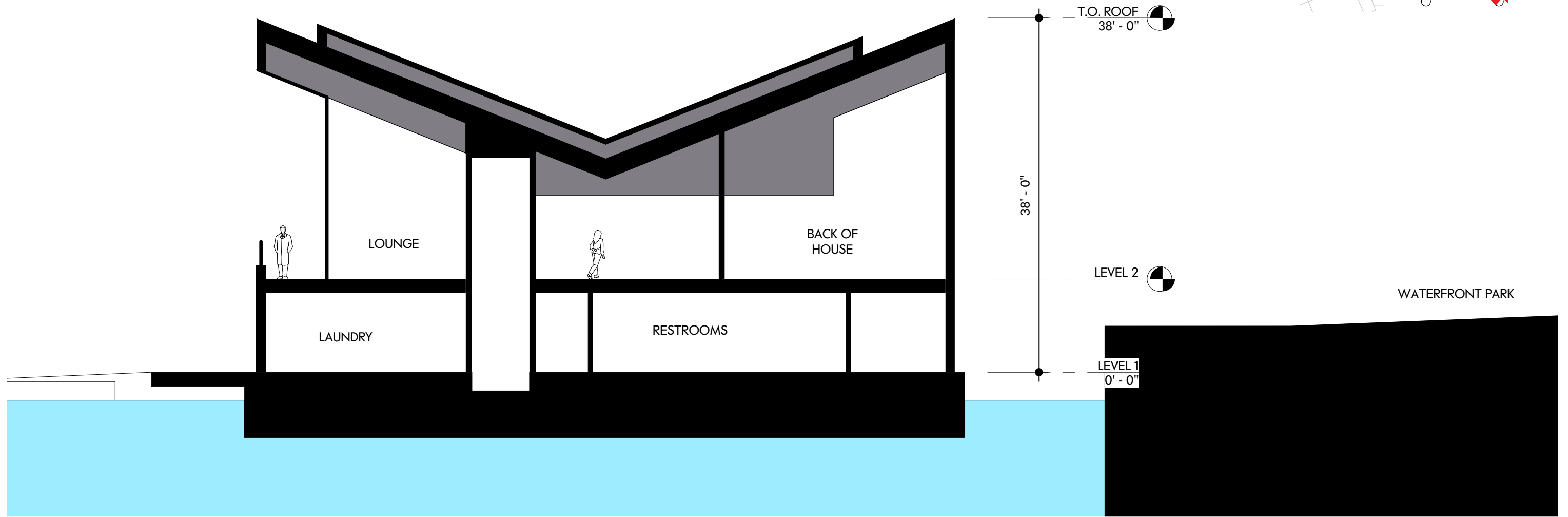


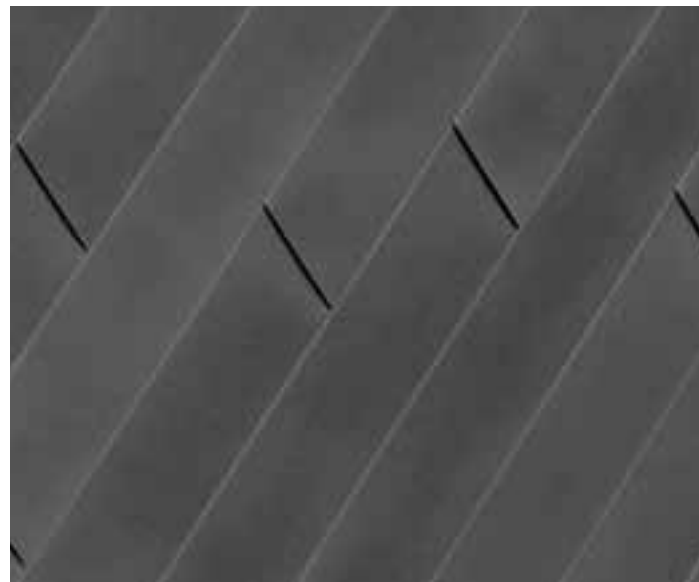












1. GREY METAL CLADDING



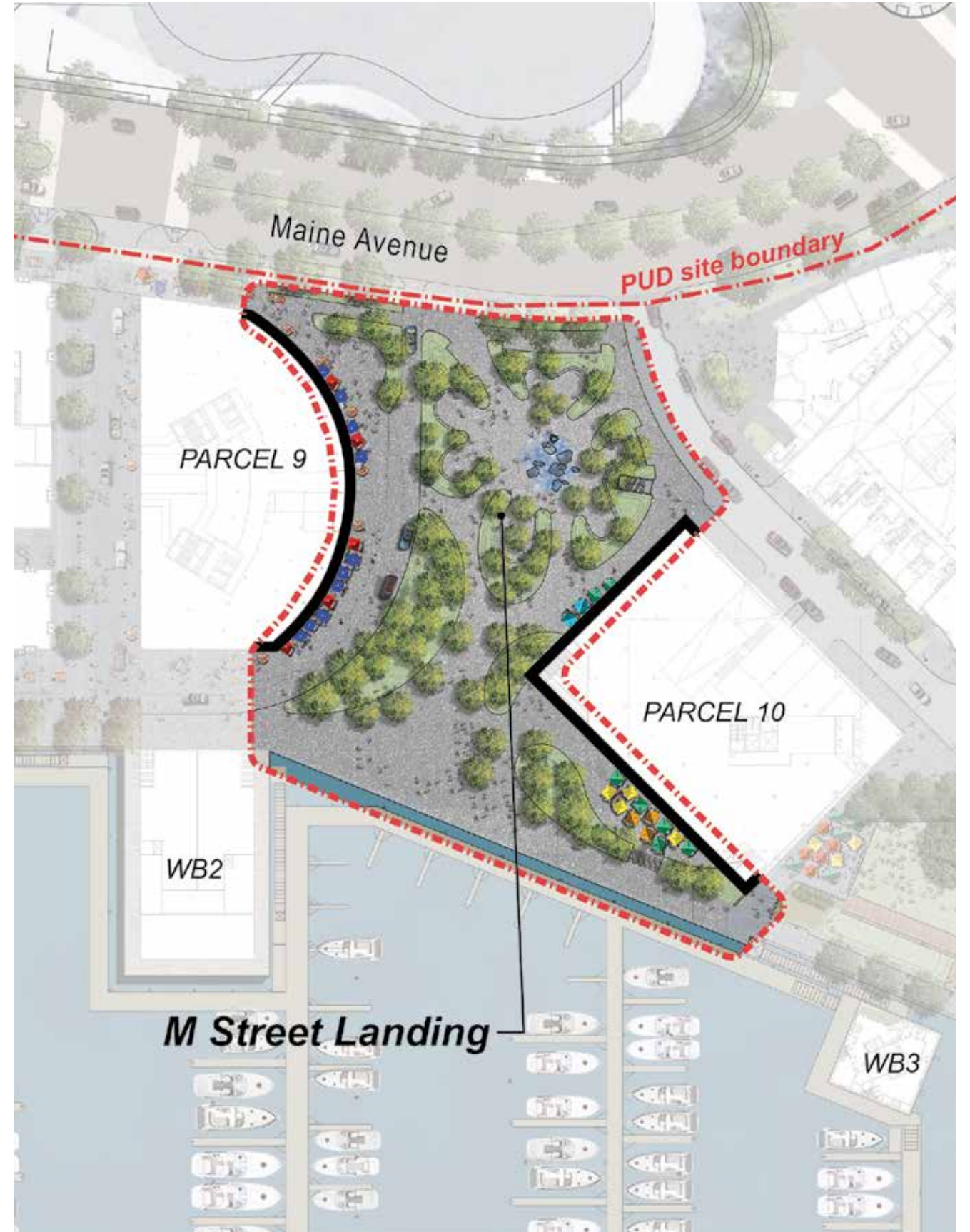
2. WARM METAL ACCENTS

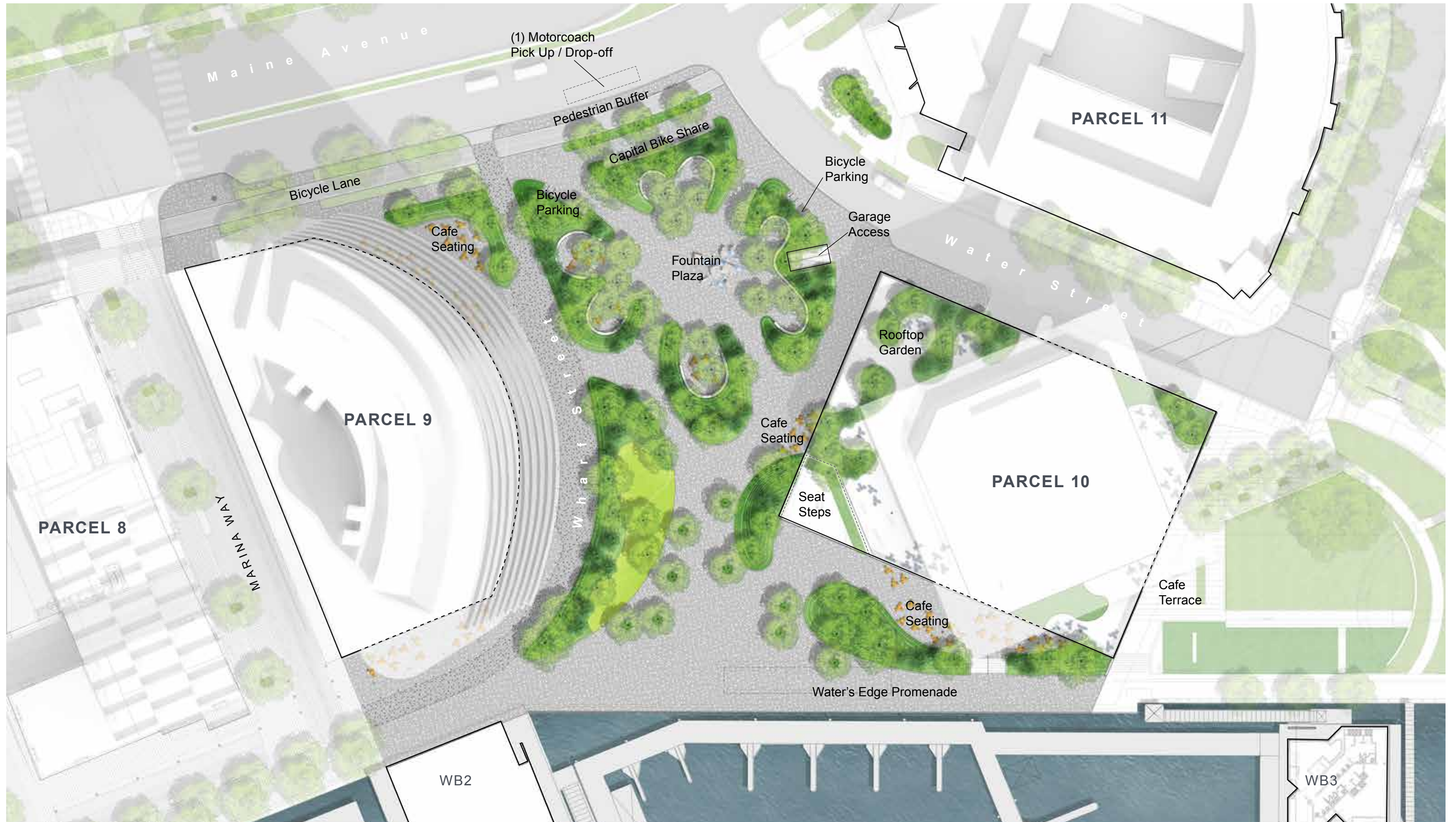


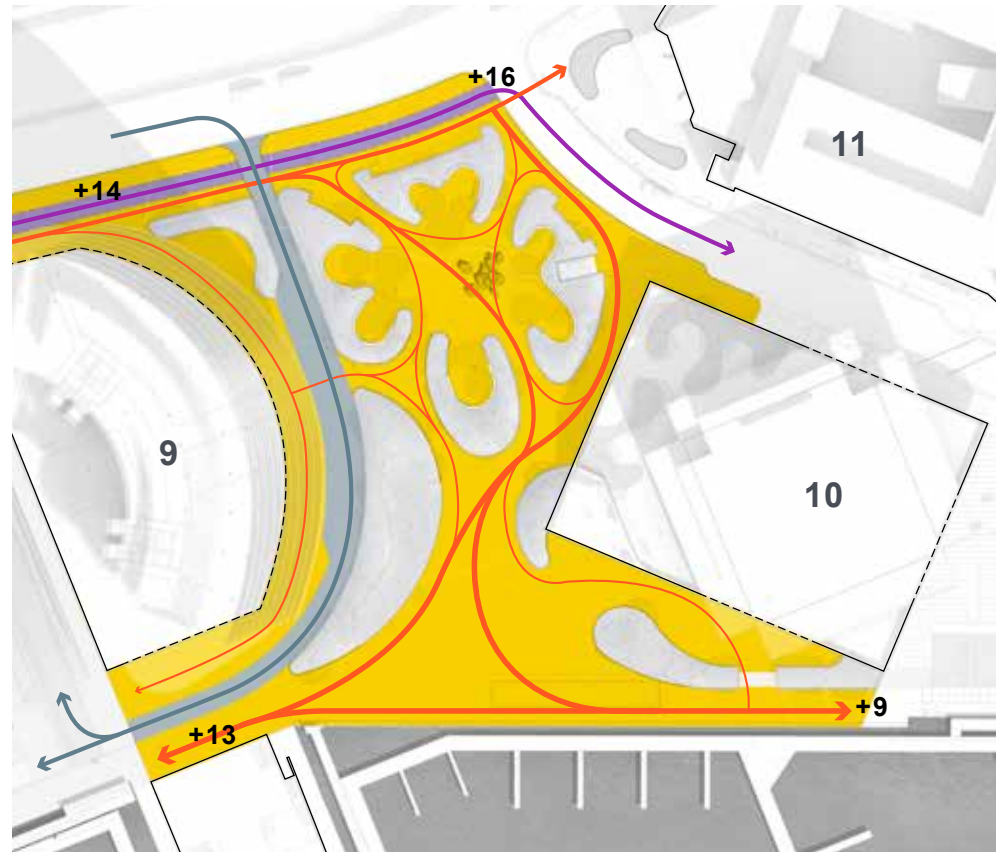
3. WARM METAL MULLIONS

3

OPEN SPACE



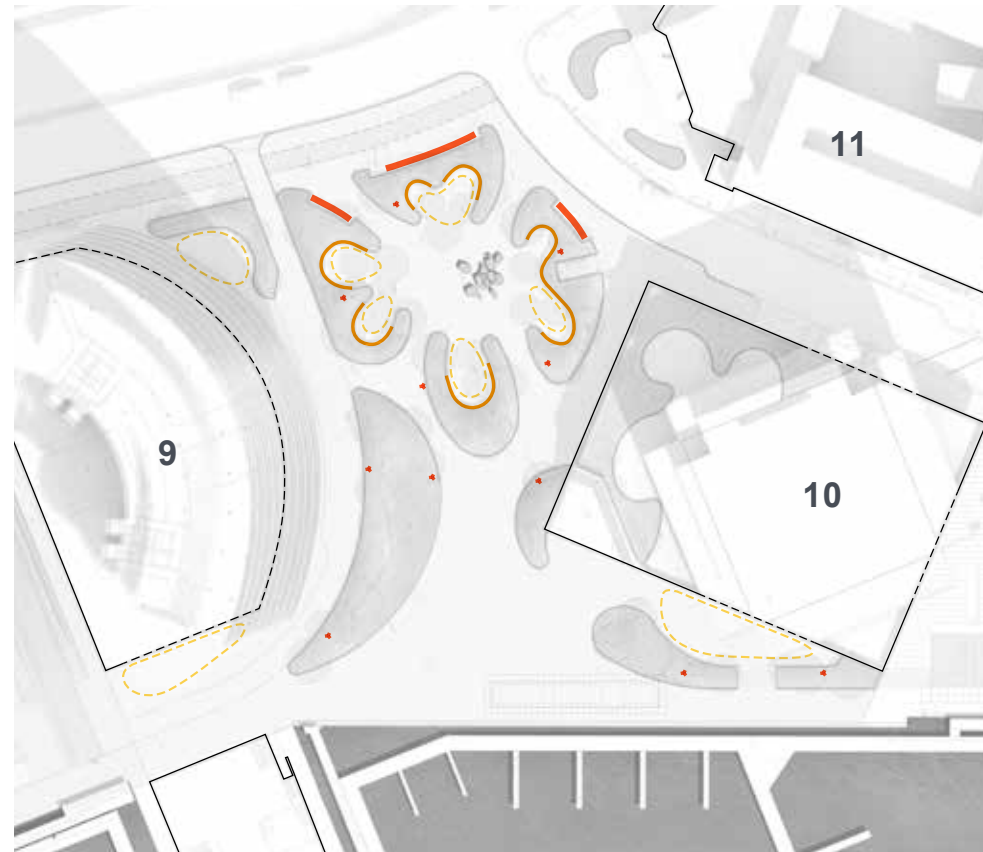




PAVEMENT & CIRCULATION

Circulation has been designed to shape memorable connections to the waterfront promenade through the site, including options to engage and enjoy Fountain Plaza, or walk around it if it is busy with activities. Rectangular concrete pavers are used in sweeps of both light and dark tones, with areas of solid tone that come together in an irregular patterning of dark and light.

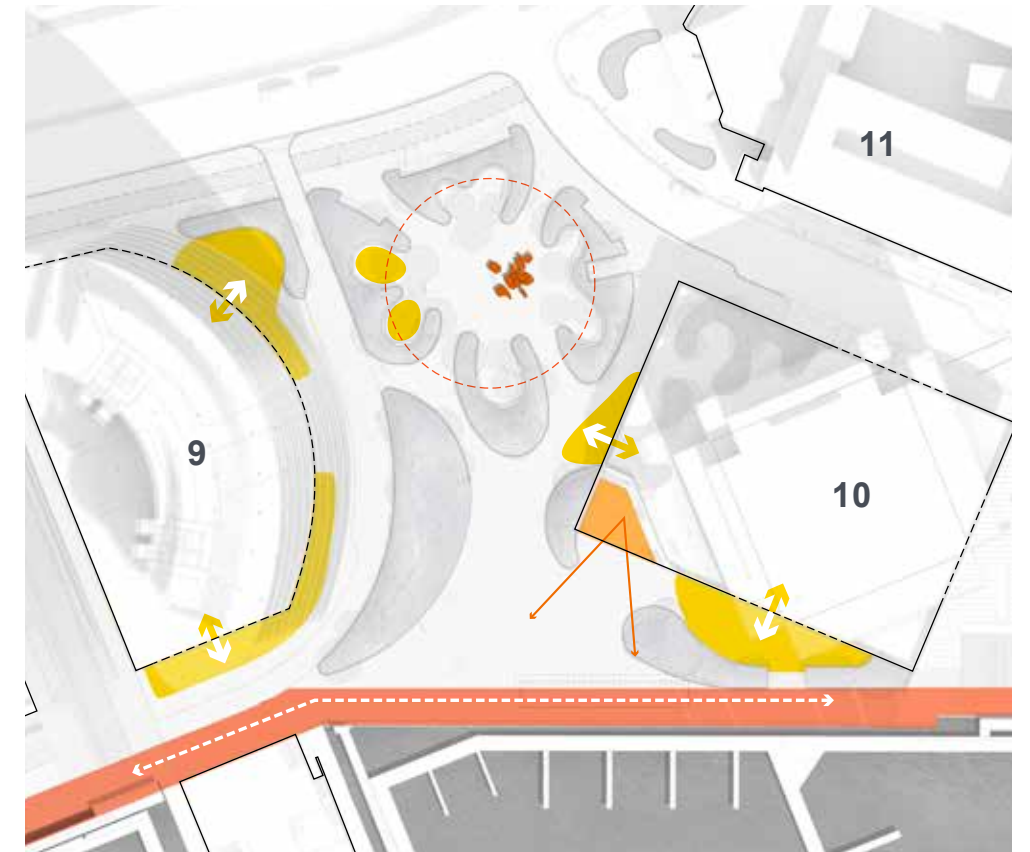
- Pedestrian Pavement
- Vehicular Pavement
- Bike Lane



FURNISHINGS

Site furnishings provide a range of options for different needs and weather. Precast concrete seat benches curve around the inside edge of planters and face toward the center of Fountain Plaza, as well as toward the waterfront and amphitheater. In the café spaces, and also elsewhere in the space moveable chairs and tables give visitors the chance to choose the perfect view and degree of sun or shade. Other important furnishings include bike racks and light poles that are at home with the other materials and details in the space.

- Movable Tables and Chairs
- Light Pole
- Bench
- Bike Rack/Bikeshare



PROGRAM

The site will feature an exciting mix of seasonal and year-round program. The water's edge promenade is a primary program along the south edge of the site. At the center of the space is the Fountain Plaza which will draw visitors in the summertime to splash and hang out. Café nodes near the buildings and also in the park will offer a chance for refreshment and relaxation. An amphitheater will offer a space for larger groups as well as the opportunity for daytime and evening performances.

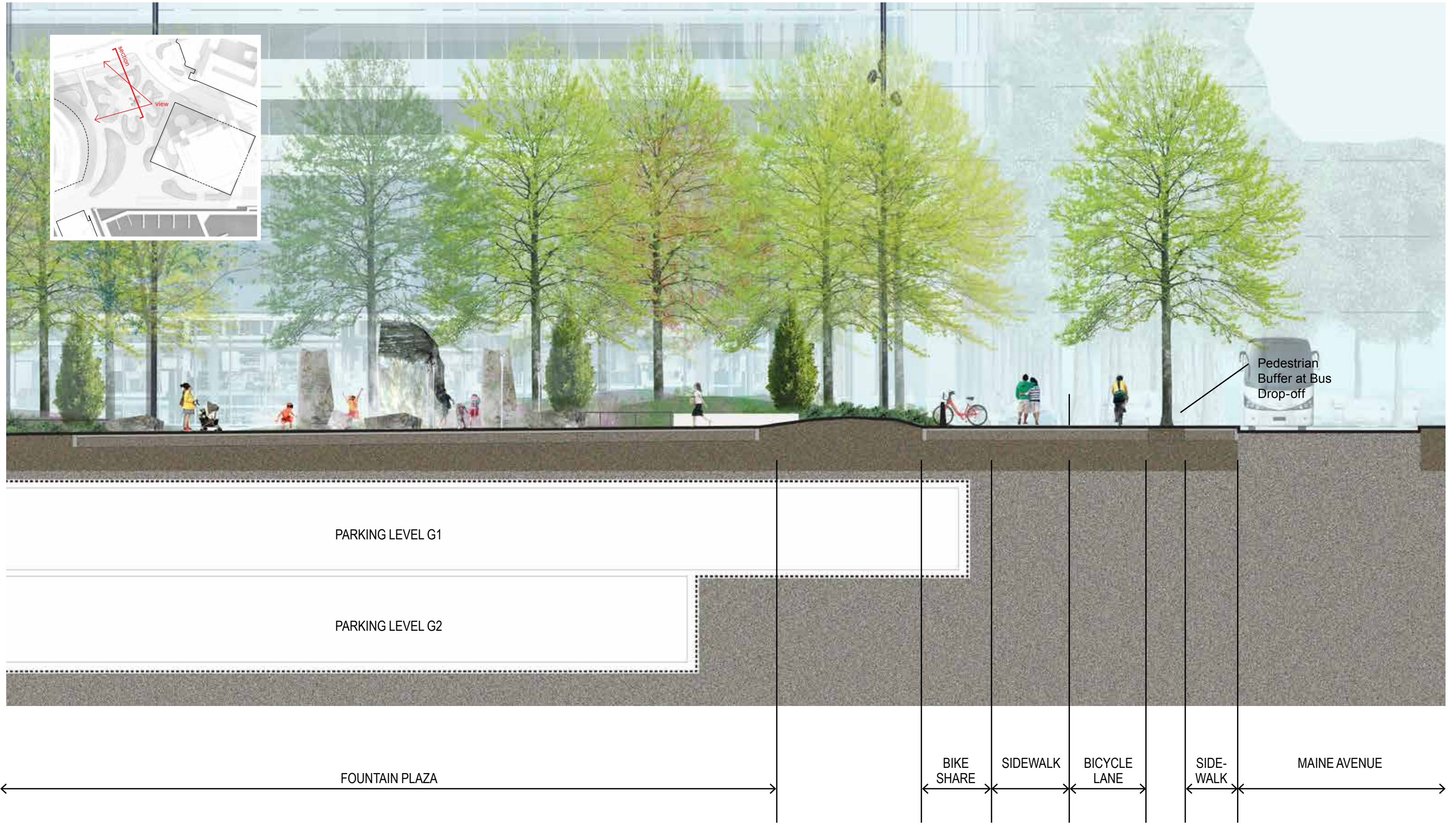
- Café Seating Areas
- Fountain Plaza
- Seat Steps
- Promenade



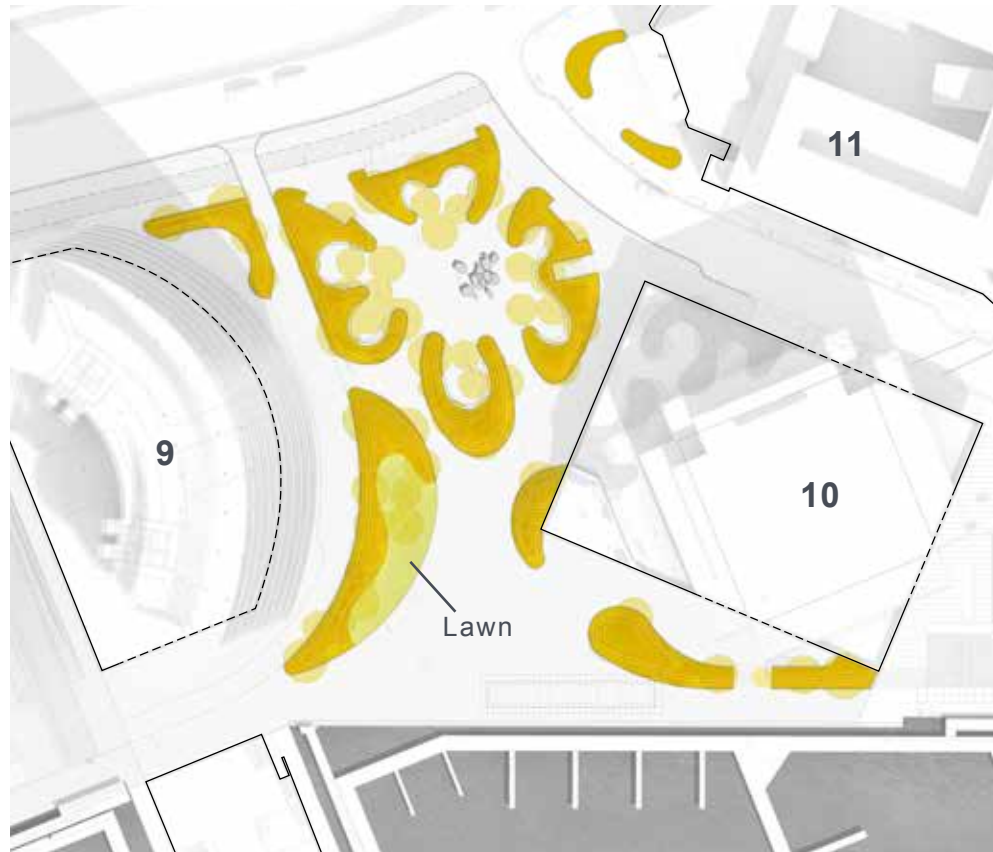
3.4

M Street Landing: Perspective View from Waterfront
STAGE TWO PUD SETDOWN SUBMISSION | MAY 12, 2017

DISTRICT
WHARF







PLANTING

A multi-season plant palette will enliven the space and offer different experiences by season. High canopy, broad-leafed trees such as Catalpa will cool shade in the summer. Strong fall colors for deciduous trees such ginkgo and spicebush, among others, will complement the consistent colors and varied textures of evergreens, including Chinese juniper and sweetbay magnolia. Different varieties of winter blooming witch hazel and showy summer blooming plants such as fothergilla and golden raintree will also contribute to the sense that the landscape offers something special to see in every season.



Carpinus betulus 'Fastigiata'



Koelruteria paniculata



Hamamelis jelena



Viburnum rhytidophylloides



Catalpa speciosa



Ginkgo biloba



Magnolia virginiana 'Green Shadow'



Juniperus chinensis 'Torulosa'



Fothergilla x intermedia 'Mount Airy'



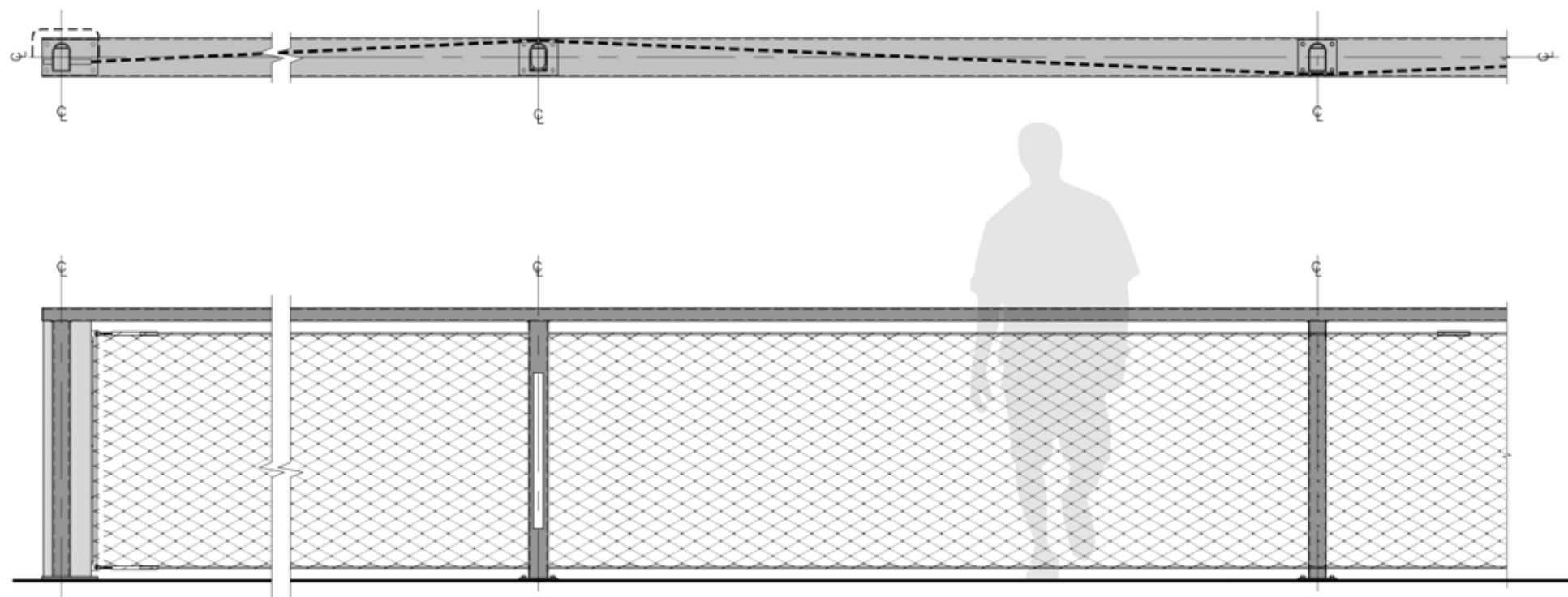
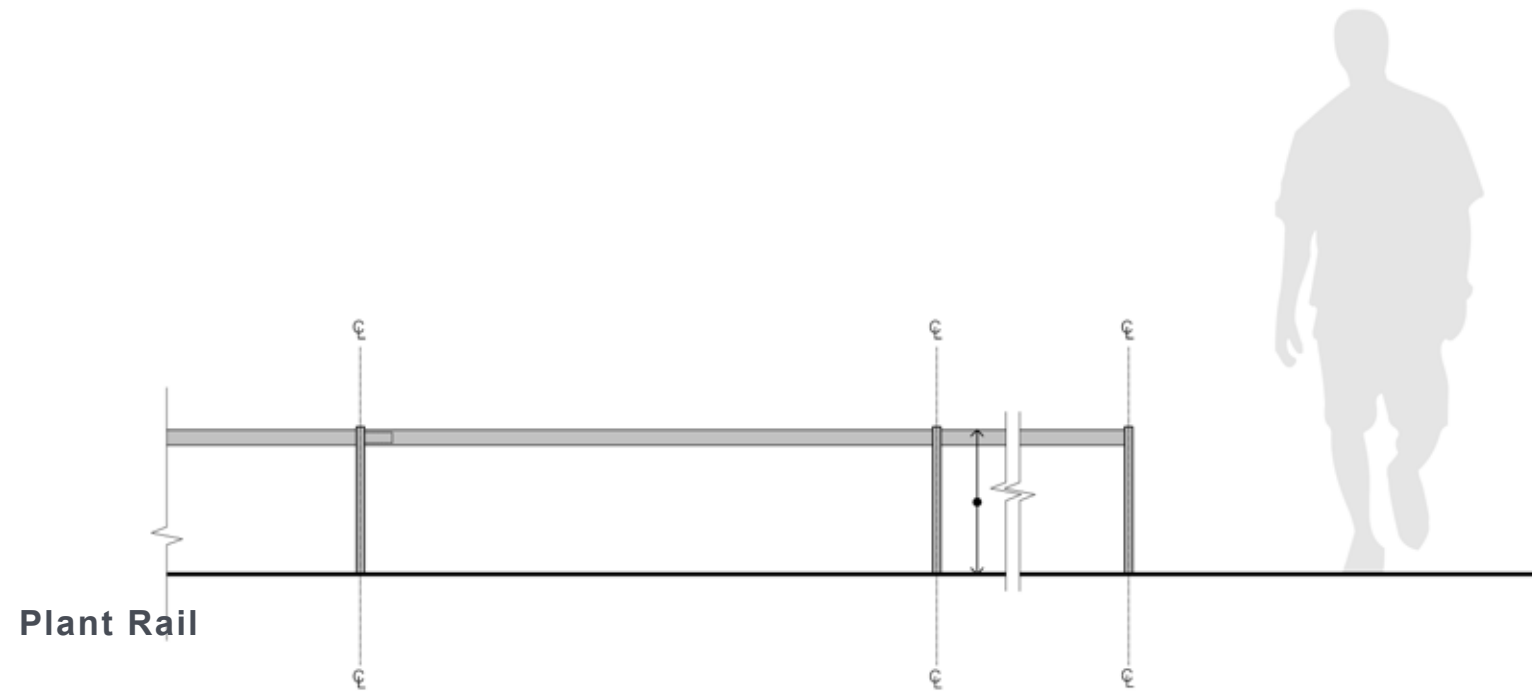
Hamamelis intermedia 'Arnold Promise'



Callicarpa americana



Lindera glauca





Litter and Recycling



Bike Rack



Precast Concrete Benches



Bollard



Capital Bikeshare



Movable Chairs and Tables