

UPDATED DESIGN NARRATIVE FOR BUILDINGS A1, B AND C1

1. Building A1

Building A1 is the centerpiece of the Market Terminal development and will include approximately 450 residential units, extensive ground floor retail, three-levels of parking, and significant residential amenity space.

Building A1 consists of an eleven-story high-rise component and a six-story mid-rise component. Located at the south end, the taller portion of the building fronts visually on a proposed new public plaza, which is integrated with the public park to be constructed as part of the development immediately to the south along Florida Avenue. The configuration of the building and the plaza maximizes the solar exposure of the outdoor space, and allows the iconic building to serve as a visual entry marker for the neighborhood. The unique curvilinear shape of the building, to be clad in black vertically oriented composite metal panels, will be highly visible for pedestrians walking from the Metro along either Florida Avenue or 3rd Street to the south; for motorists on Florida and New York Avenues; and for riders of both Metro and Amtrak trains. The design and massing will be unique in the city, immediately accentuating the special and dynamic character of this redeveloping neighborhood.

The building directly addresses and activates the plaza in front of it with a dramatic glass-wrapped two-story lobby featuring a monumental stair. Within the lobby is a coffee shop with direct access to the plaza so that it can be operated either independently of the building or as one of the building's amenities, depending on market opportunities. Also adjacent to the main lobby is a commercial-style entrance to the building's large bike room. Similar to the coffee shop, the bike room may be operated as an independent retail enterprise where it can serve the

neighborhood (after the fashion of the Union Station bike facility), or it can be administered by building management if an independent operator is not available.

Above the bike room and adjacent to the upper level of the entrance lobby is one of the most unique features of the building: a large open portico that will visually connect the interior courtyard of Building A1 to the public plaza. This covered, all-weather space will be one of the primary amenity spaces for the building, featuring opportunities for large or small group or individual activities which will be both private and secure and yet help to activate the public plaza. The portico will offer views of the plaza from the apartment units that surround the internal courtyard of Building A1, while also offering a glimpse from the plaza into the landscaped courtyard.

Connected to, but architecturally distinct from the high-rise tower, will be a six-story mid-rise building, which extends north along 3rd Street. The design of this portion of the building will recall the more industrial/commercial character of the warehouse structures and market halls that characterized the neighborhood in the past. Various design elements and creative use of materials will be implemented to reflect the neighborhood's history, such as a long, continuous retail canopy along 3rd Street and double-height retail floor level, which are inspired by the deep canopies covering the existing truck loading docks on the site and nearby properties. This canopy will also serve as a balcony for the residential units above, providing a unique feature while protecting the units from the hub-bub of the street.

Contrasting with the high-rise component, the façade of the mid-rise component will have a strong horizontal design, which is also consistent with the former character of the block and the present character of this portion of the market neighborhood located two blocks to the east. The use of brick for lower floors and composite metal panels for the upper two floors

accentuates this horizontality. The design of the ground floor façade visually and physically connects the tower and midrise portions of the building, and also creates a consistent framework that will accommodate a varied mix of retail store frontages. All of these features, in concert with the street trees and roadway improvements of 3rd Street, will create a strong pedestrian-friendly streetscape and public space. The building's residential entrances, parking and loading, and utility infrastructure have been located to not interrupt the continuity, flexibility, and viability of the retail space.

The west façade of the midrise portion of the building is consistent, and horizontal in its design. With the brick and metal panel materials similar to the east façade, the building recalls the prevalent industrial and warehouse buildings that can be seen all along the Northeast rail corridor from Washington to Boston. The west and north facades of the high-rise component of the building are consistent with the rest of that tower, so that the unique and iconic character can be seen from all vantage points.

In addition to the amenity spaces in the main entrance lobby of the high-rise component and the adjacent open portico, indoor and outdoor resident amenity space will be provided on the roof of the high-rise. The amenities will include a community lounge within the penthouse structure as well as garden terraces, seating areas, gas grills, and a large fire pit on the open roof. The grand feature will be a curvilinear pool with cabanas and lounge areas. The roof amenity will offer views of the Capitol, much of the District skyline, and what is anticipated to be a bustling streetscape within the Florida Market neighborhood.

2. **Building B**

Building B is a six-story structure with approximately 125 residential units above ground floor retail. It is located at the southern end of the development with frontage on Morse Street

and the intersection of Morse with 3rd Street, but also extending west of the intersection to engage and define the public plaza. The building's predominantly orthogonal form, fenestration, and varied material palette have been carefully coordinated with the curvilinear and taller façade of Building A to create a unique, three-dimensional public space. The ground floor has been configured with a "maker space" on the far east end, the main residential entry slightly east of center, and a continuous retail space extending down Morse Street and wrapping around the west end and to activate the public plaza.

The exterior design of the building features a contemporary, European-inspired composition of vertically oriented windows and horizontal wall panels of either metal or fiber cement. In select locations, such as at the prominent west façade facing the public plaza and public park – as well as just off-center of the Morse Street façade – the building design uses recessed balconies to visually accent the volumetrically simple and refined whole. The recessed glazing surrounding the ground floor retail space and outdoor seating terrace allows the upper floors of the building to visually float above the plaza.

3. **Building C1**

Building C1 is a ten-story office building with ground floor retail. It is located at the intersection of 3rd Street and Morse Street with the majority of retail frontage along these respective streets. The east façade runs along the alley, with partial retail frontage, building amenity space, and access to the loading and parking facilities. The north façade meets building C2 at the ground level with a setback greater than 30 feet on the upper floors. The penthouse level provides opportunity for shared building amenity space and/or tenant space with prime views looking south to the Capitol Building with indoor/outdoor spaces.

The design of Building C1 is based on a contemporary reinterpretation of the old inventory of industrial architectural design. A perceptually weighty structure supports very light, large gridded window zones overlaid on the structural frame, allowing glimpses to see through the perimeter of the window zones to the red tones of the building cladding. Within the overall frame of the building massing are two-story exterior terraces cut into the massing. Located at the southwest and northeast corners, and occurring on alternating pairs of floors, these terraces serve two functions: framing prime views to the city (the southwest to the Capitol Building, the northeast to the Cathedral), as well as experientially connecting the tenants to the hustle of the streetscape below.

The base of the building features large zones of glazing for retail tenants, as well as an active building lobby. This space will provide more than just building access—rather, it will provide unique opportunity for the community to interface with the interior space and the surrounding retail, reinforcing the existing vibrant local culture. Architecturally it is wrapped in a continuous metal-clad “ribbon.” This ribbon serves as a means to both transition the weighty frame of the structure above to the ground, while physically distinguishing the retail base from the office floors above. This distinguishing factor is reinforced by setting the upper floors on the west façade back several feet, with a secondary setback at the second level. The second floor setback is also contained within the metal-clad “ribbon” serving as a stitch between the retail base and the upper floors, and also providing a panoramic terrace along the west façade to the retail streetscape below.