

Exhibit C

ICONIC BUILDING ARCHITECTURE AND OPEN SPACE

Recognizing the dynamics of the site – the fracturing of the urban grid by the Anacostia River, the openness it creates and the importance of the views - the composition of the Phase I building is based on a U shaped mass oriented towards the water. But there is another dimension to the site, offered by its proximity to Nationals Park and its industrial heritage.

In response to these contrasting factors, the building was developed with two distinct languages. Facing the Esplanade, the southern and courtyard facades achieve an open, playful feel through the extensive use of glass and shading devices, while large balconies will afford expansive views. In contrast, the facades facing the open core – east, north and west facades - are more structured and grounded. Masonry planes, fenestration with double story reading, metal accents and railing, are all used to create a relationship with its important neighbor to the east, The Yards, and subtly recall the industrial heritage of the area.

But beyond integrating into the site, the role of the building is to create its own environment, its own experiences and set the benchmark for the rest of the development. There are unique corner elements that announce the building from the two main approaches: northeastern approach from 1st Street and The Yards Park and the western approach on Potomac Avenue. Bold architectural elements, such as folded planes and distinct fenestration patterns coupled with innovative use of material and a vibrant retail base will help create an iconic building.

Scale is used in response to the unique environs. One distinguishable characteristic of the site is the visibility it offers from afar, both from the Anacostia Park, but most importantly from the southern approach to Downtown from the Frederick Douglass Bridge. The architectural elements facing the river are larger in scale and more contrasting, setting the building apart from the more tern tonality on the Downtown background. The experience from the bridge or from an incoming watercraft will be that of an entry into a newly energized city.

Riverfront on the Anacostia offers a unique collection of urban spaces, green spaces, river activities, passive and active uses, and environmental elements that collectively make up a complex and exciting public realm. The open space plan is inspired by the concept of the "ecotone," an ecological term referring to the transitional zone between two ecosystems. As such, the landscape design celebrates the intersection of the urban or civic cultural landscape with the riparian zone of the riverfront. A diverse array of landscaped spaces creates conditions where urban culture and river ecology coexist and thrive. Civic spaces are provided for the movement, interaction, and recreational enjoyment of the local community as well as visitors. A new plaza and esplanade connects seamlessly to the string of riverfront public spaces to the north, including Diamond Teague Park and The Yards Park, establishing the next piece in the Anacostia River Walk System.

Riverfront Plaza: Riverfront Plaza is a primary civic node within the larger Anacostia Waterfront plan. It is a transformative nexus between the stadium and the waterfront, arrival space for the regional water taxi, and it is the visual terminus to the strong esplanade axis from Yards Park, across The Yards Park Bridge, through Diamond Teague Park and ending in Riverfront Plaza. The plaza design offers a carefully choreographed composition of contrasting forms and overlapping uses to create an intensely activated pedestrian space. Its program includes

interactive water uses, outdoor dining, an iconic outdoor bar structure, shaded seating areas, a sunny lawn terrace for lounging, vibrant lighting, and an eclectic mix of seating elements including benches, dining and bar seating, steps, walls, benches, and sculpted objects.

Esplanade: From Riverfront Plaza, the esplanade continues southwest along the river to the proposed Florida Rock Pier, the southern 'anchor' of the esplanade. The esplanade has been designed to allow for its future expansion to reach potential development south of the Frederick Douglass Bridge. The design character of the esplanade is varied. Near Riverfront Plaza, the esplanade is perched above the bio- filtration gardens that flank the river's edge, creating 'front porch' views over the riparian plantings to the river. Through this zone, the esplanade hugs the adjacent restaurants and retail creating a vibrant mix of people walking, bike riding, outdoor dining, shopping, seating and lounging. Farther south, the esplanade transitions into another, very different type of space, the River Garden. Here, the esplanade unfolds toward the river offering broad, terraced gardens that step down to the water's edge. This is a space where the river environment and the urban environment intersect, with stairs, walls, and seating intermingling with native trees, grasses, and a playful sand beach. Brought together in this landscape, the urban hardscape and the native river landscape form a rich edge zone, "ecotone" that celebrates the energy of the urban scene, the beauty of the river, and the intersection of the urban and natural environments.

Florida Rock Alley: Florida Rock Alley is envisioned as a lively space animated by circulation shared by vehicles and pedestrians, bold paving, sparkling overhead-cable-lighting, plantings, dramatic views to the water and marina framed by the river garden, and the spilling of indoor uses onto outdoor spaces. The northern end of the corridor is activated by the flanking residential lobbies to the east and to the west. The southern end of Florida Rock Alley is completely pedestrian and bordered by restaurants with outdoor dining and public seating.

Industrial heritage: The project's public spaces are designed to include forms that both evoke the natural and industrial heritage of the site and advance the spirit of vibrant, contemporary urban life. Using the utilitarian concrete cubes salvaged from the Florida Rock Concrete Plant, the new landscape is linked to the past use of the site.

Environmental Stewardship: The various green spaces provide both gardens for human occupation and gardens dedicated to natural processes. Large bio-filtration gardens at the river's edge, populated with native riparian plant species, will cleanse run-off from the site and evoke the site's natural history as a riparian ecology.