



DEVELOPER GROSVENOR  
ARCHITECTS BRINSTOOL + LYNCH, SHOP  
LAND USE COUNSEL HOLLAND & KNIGHT  
CIVIL ENGINEER BOHLER  
LANDSCAPE ARCHITECT SCAPE  
TRAFFIC CONSULTANT GOROVE-SLADE

# MARKET TERMINAL: BUILDING A-2

SECOND STAGE PUD LOT 846 IN SQUARE 3587

ZONING COMMISSION PUBLIC HEARING PRESENTATION 6.17.19

ZONING COMMISSION  
District of Columbia  
CASE NO.15-27A  
EXHIBIT NO.26A1





GROSVENOR

Grosvenor Americas has developed property in the following North American markets:



1. Vancouver, B.C.

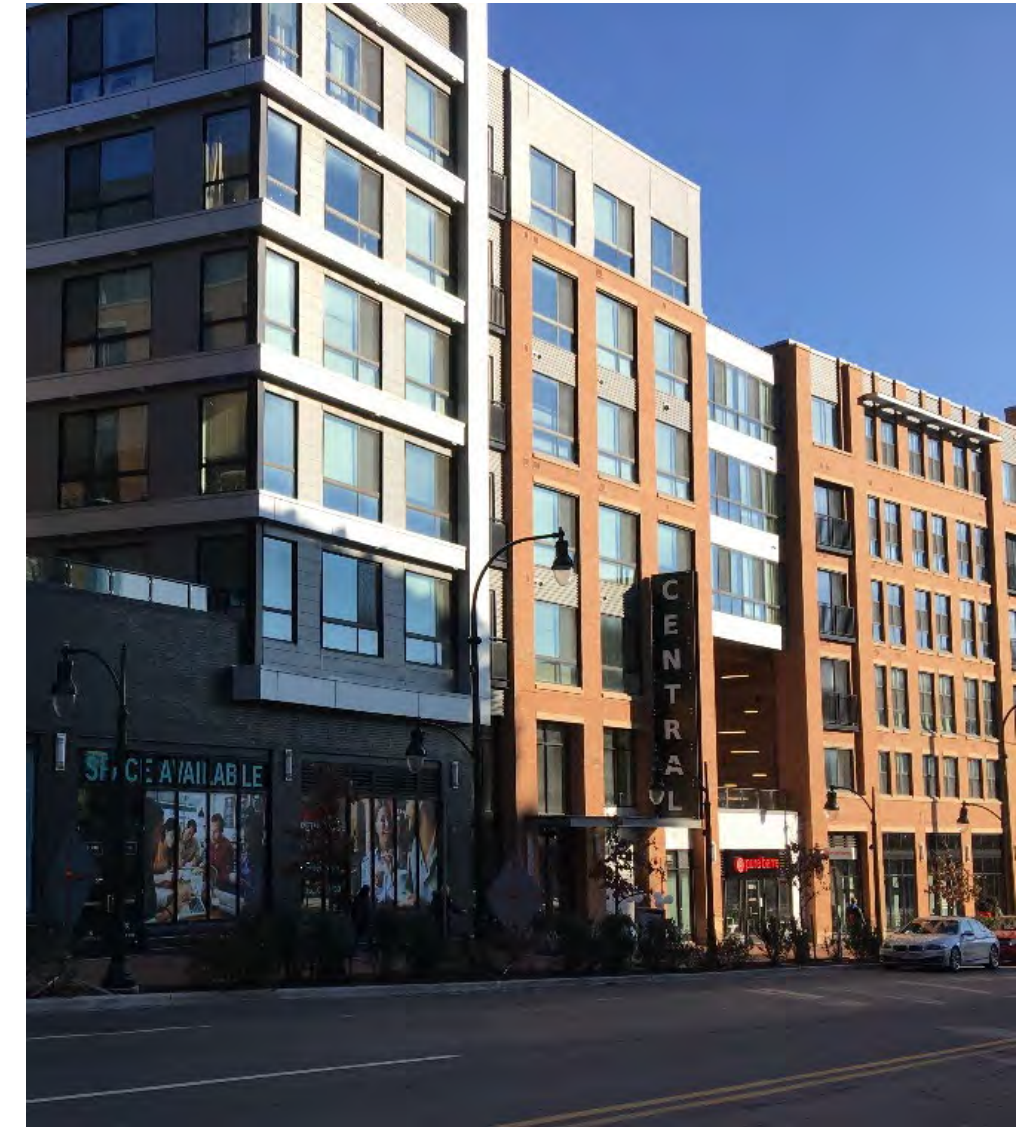
2. Calgary, AB

3. San Francisco Bay Area

4. Washington, D.C.



# DC Metropolitan-Area Development Portfolio - Delivered Projects



District (2012)  
14<sup>th</sup> Street  
125 Apartments  
18,000 SF Retail

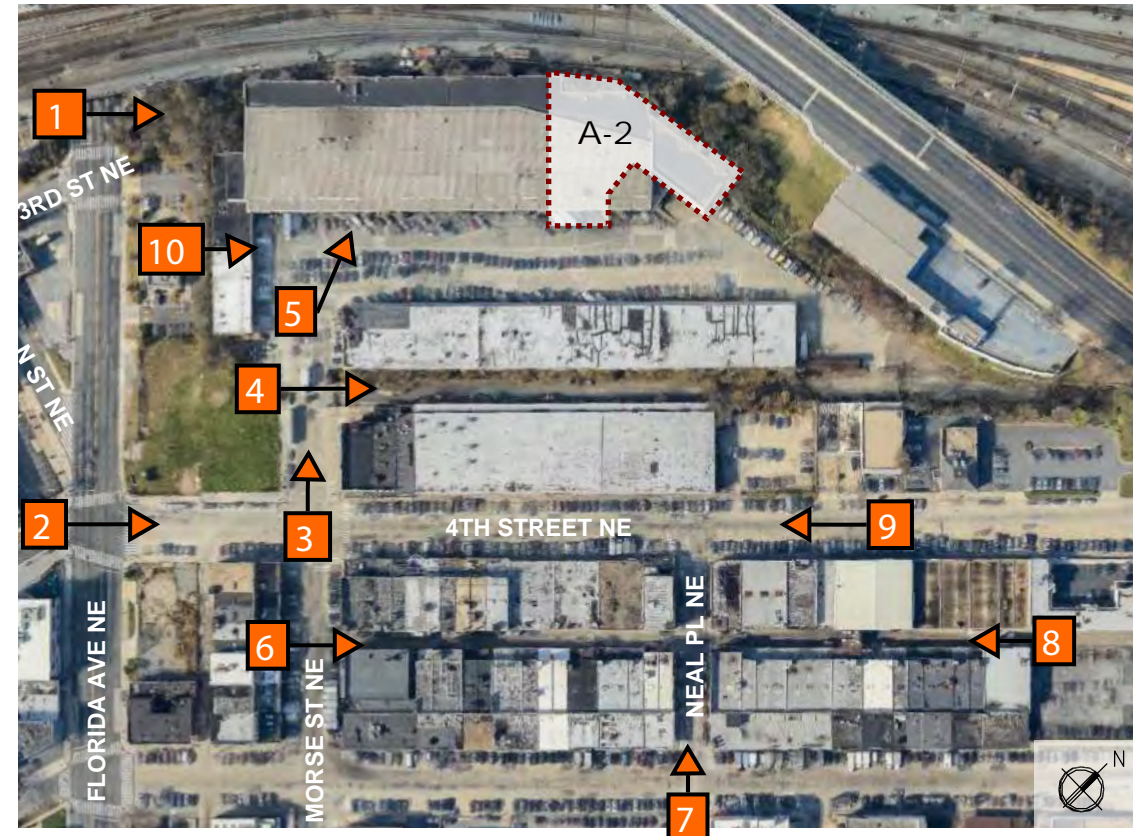
F1RST (2017)  
Capital Riverfront  
325 Apartments  
21,000 SF Retail

Central (2017)  
Downtown Silver Spring  
243 Apartments  
15,000 SF Retail

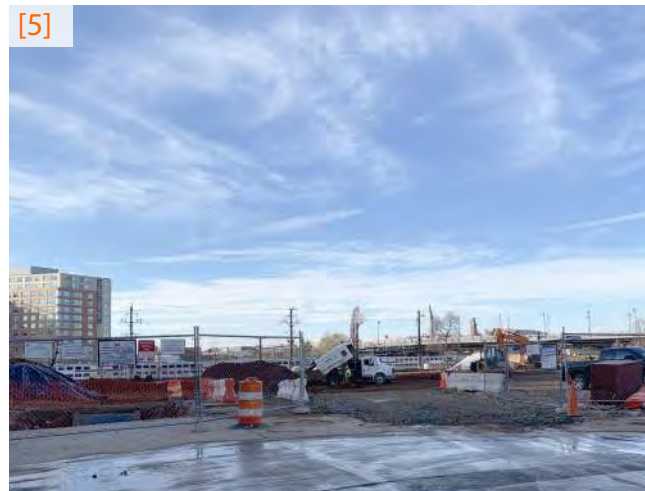




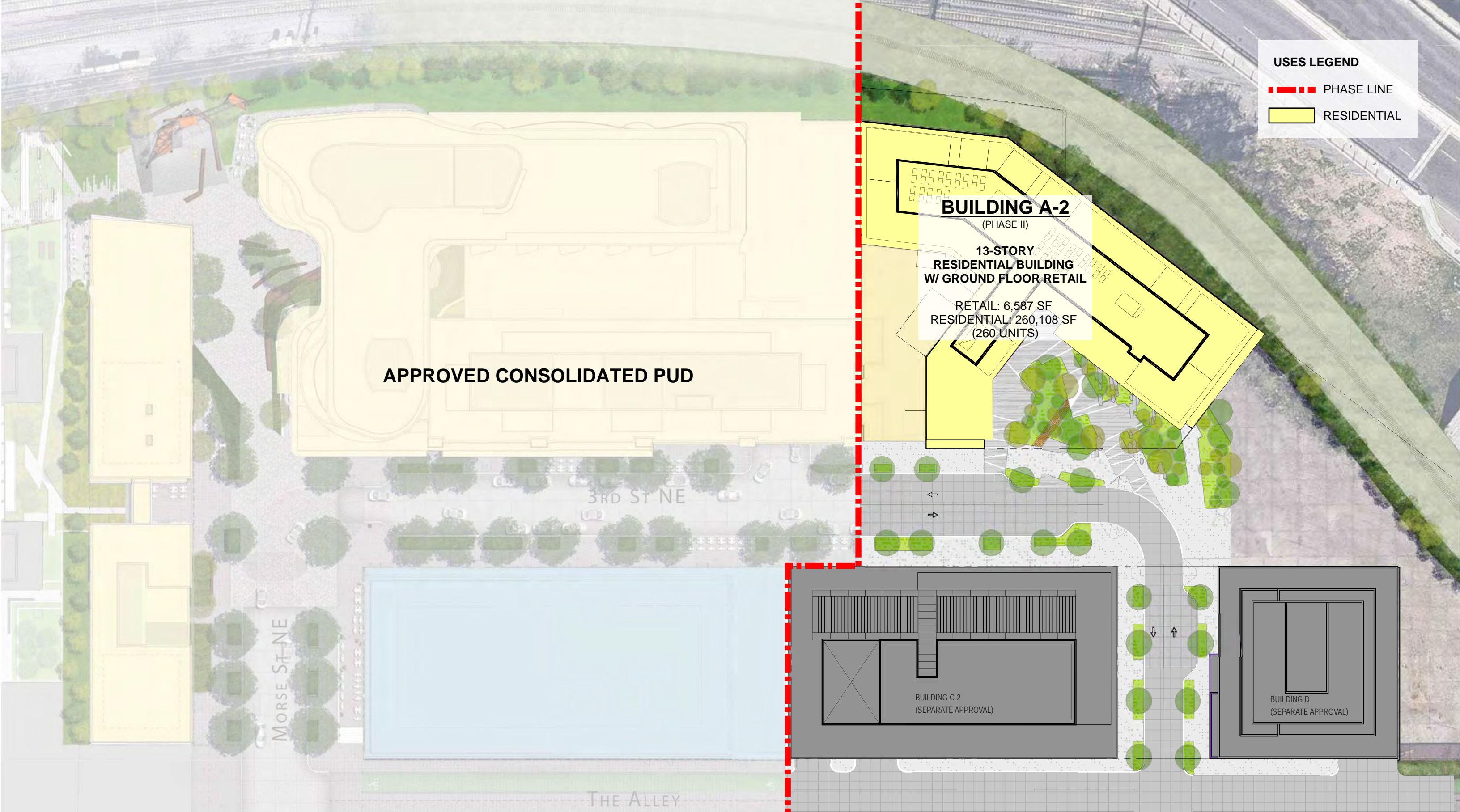




KEY PLAN





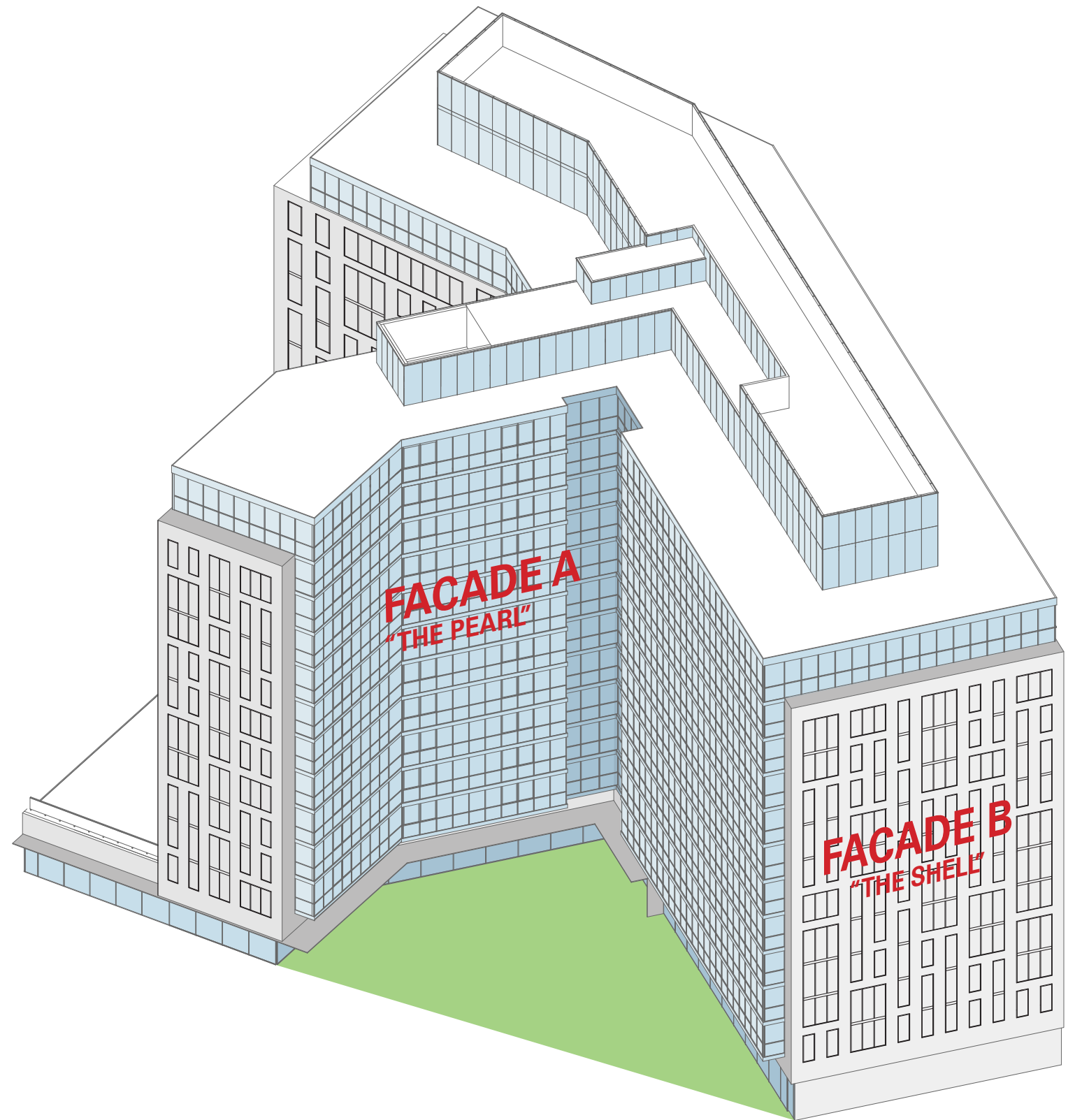
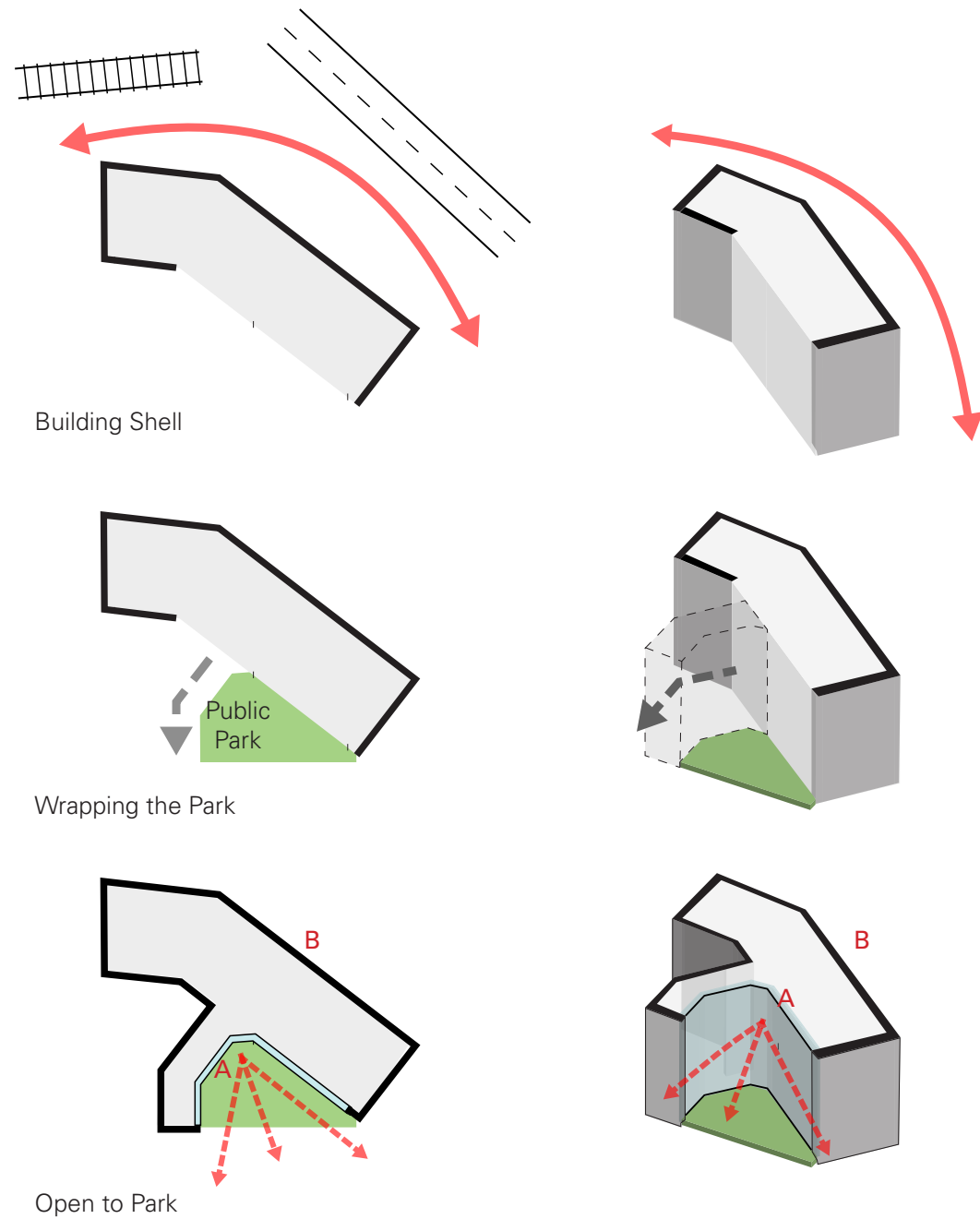




The design of building A-2 is a response to the urban conditions that surround the site. The façade of the building is broken out into two distinct designs that is very similar to concept of an oyster – the soft, elegant pearl surrounded by a tougher and harder shell.

The façade overlooking Neal Place Park, or the pearl façade, consists of mostly glass. This contributes to the more serene atmosphere of Neal Place Park, whereas the shell façade that surrounds Neal Place Park, shields the pearl from the tougher and grittier city lifestyle especially since the train tracks and New York Avenue are just feet away from the personal oasis of the park.

The 'shell façade' will consist of masonry and glazing – appropriate materials to protect the softer glass façade. In addition to creating the oyster effect, the building façade is a contemporary interpretation of industrial materials, which are reminiscent of Union Market's past.





# BUILDING A-2: ARCHITECTURAL RENDERINGS

JUNE 17, 2019







JUNE 17, 2019

VIEW FROM NEAL PLACE





JUNE 17, 2019

VIEW FROM NEAL PLACE





JUNE 17, 2019

VIEW FROM NEAL PLACE - EVENING





JUNE 17, 2019

VIEW FROM 3RD ST.





JUNE 17, 2019

VIEW FROM NY AVE





JUNE 17, 2019

VIEW FROM NY AVE

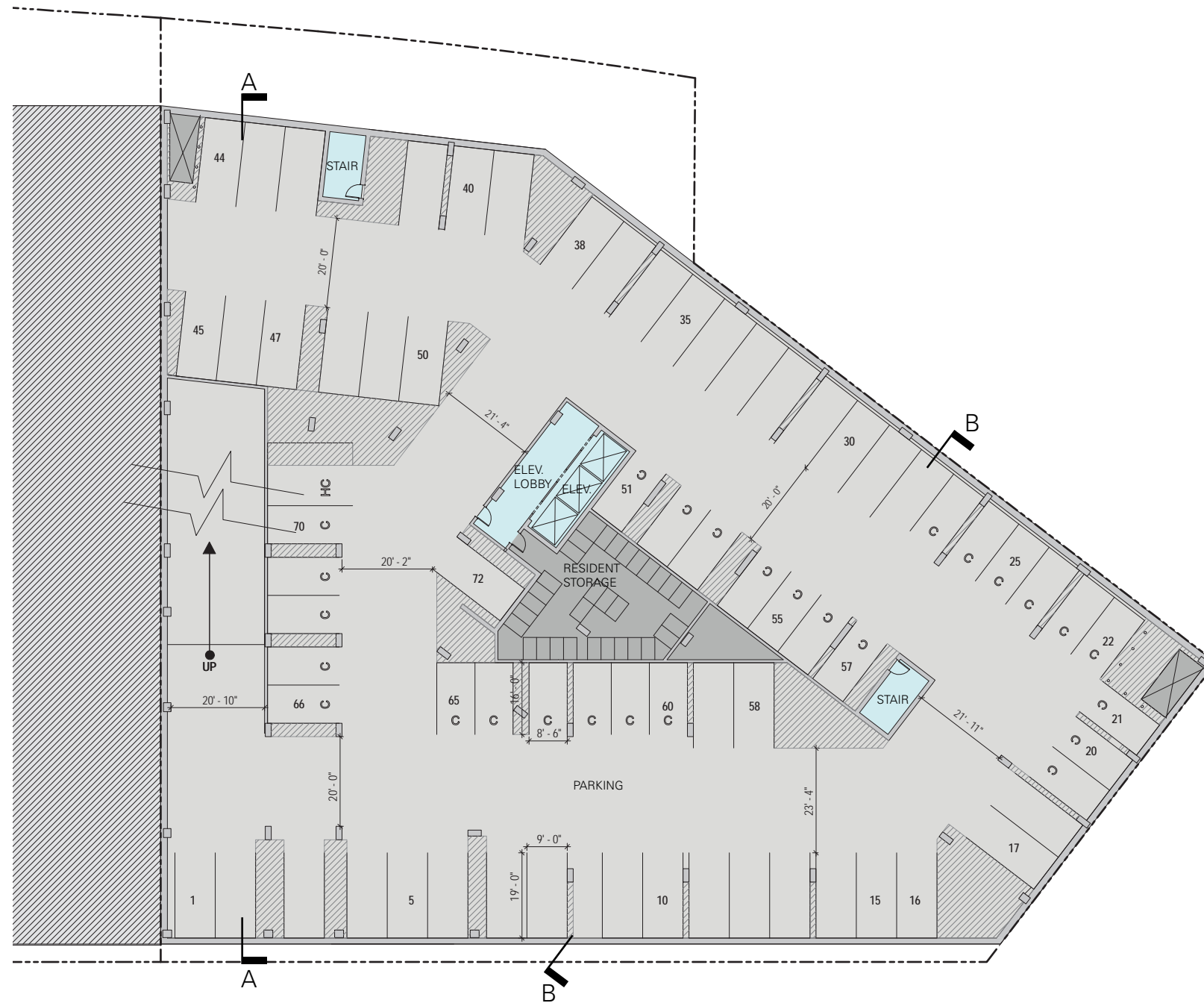


# BUILDING A-2: ARCHITECTURAL PLANS & ELEVATIONS

JUNE 17, 2019





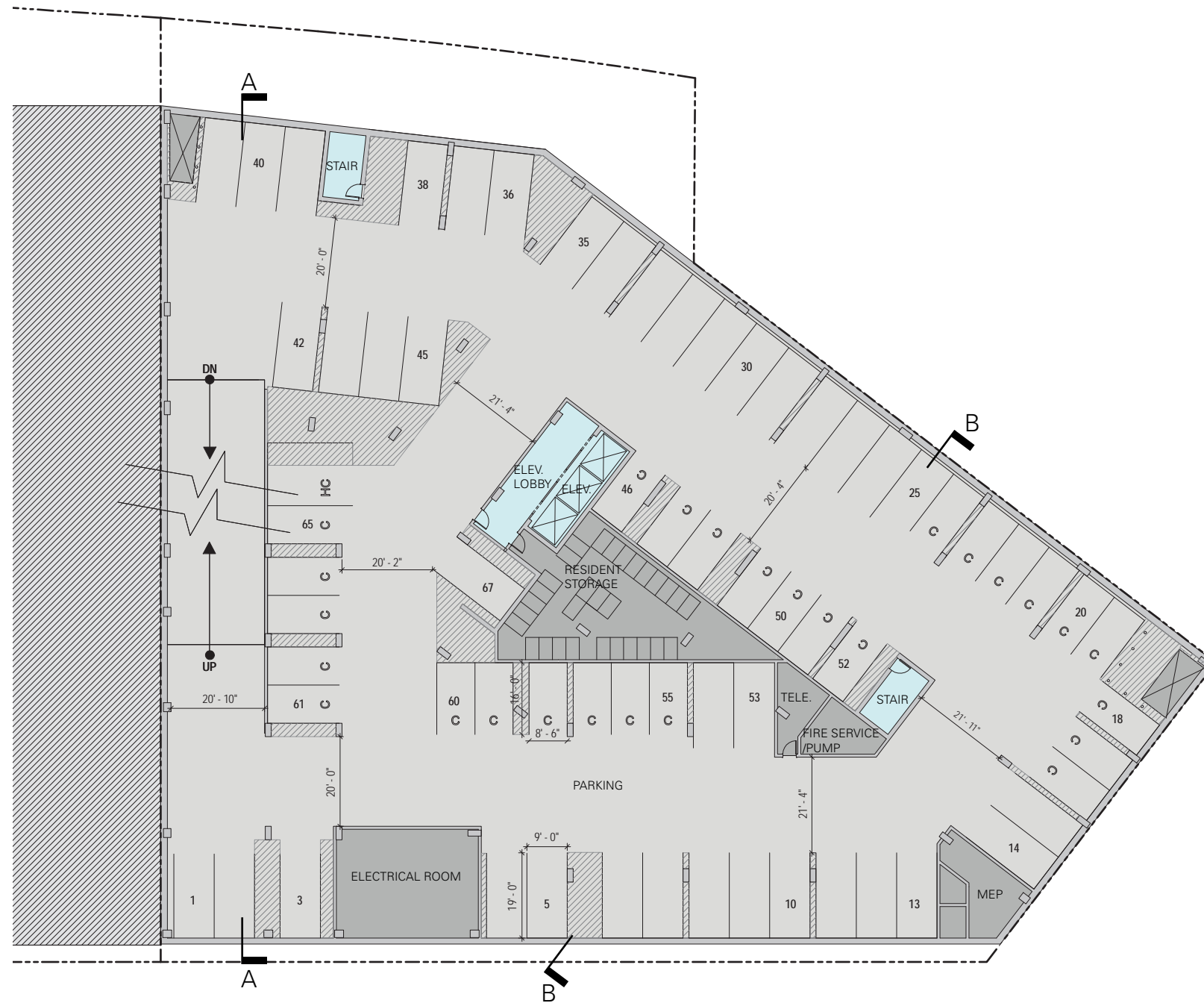


- Notes:
- 1) Retail size and layout, Interior partition locations, number, size and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 2) The exterior elevations including door and window sizes and locations are preliminary, shown for illustrative purposes only. Final layouts may vary.
  - 3) Parking space layouts is shown for illustrative purposes only. Final layouts may vary.
  - 4) Final location of green roof area subject to change.
  - 5) Materials shown are for illustrative purposes and may vary in color due to manufacturer availability, pricing, and other factors.
  - 6) Three (3) EV charging stations will be provided in garage for building A2.

JUNE 17, 2019

PLAN - GARAGE LEVEL 2



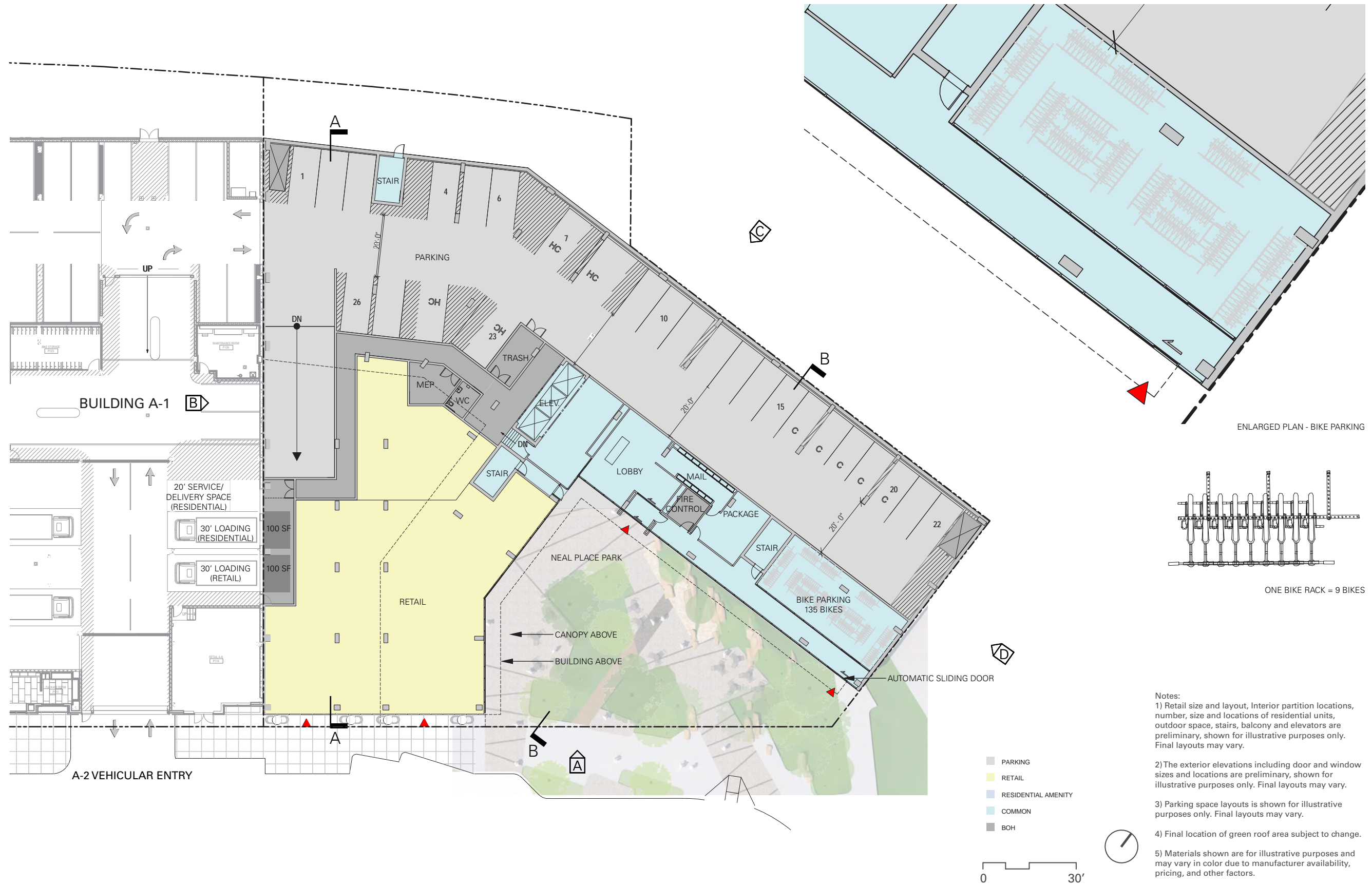


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PLAN - GARAGE LEVEL 1



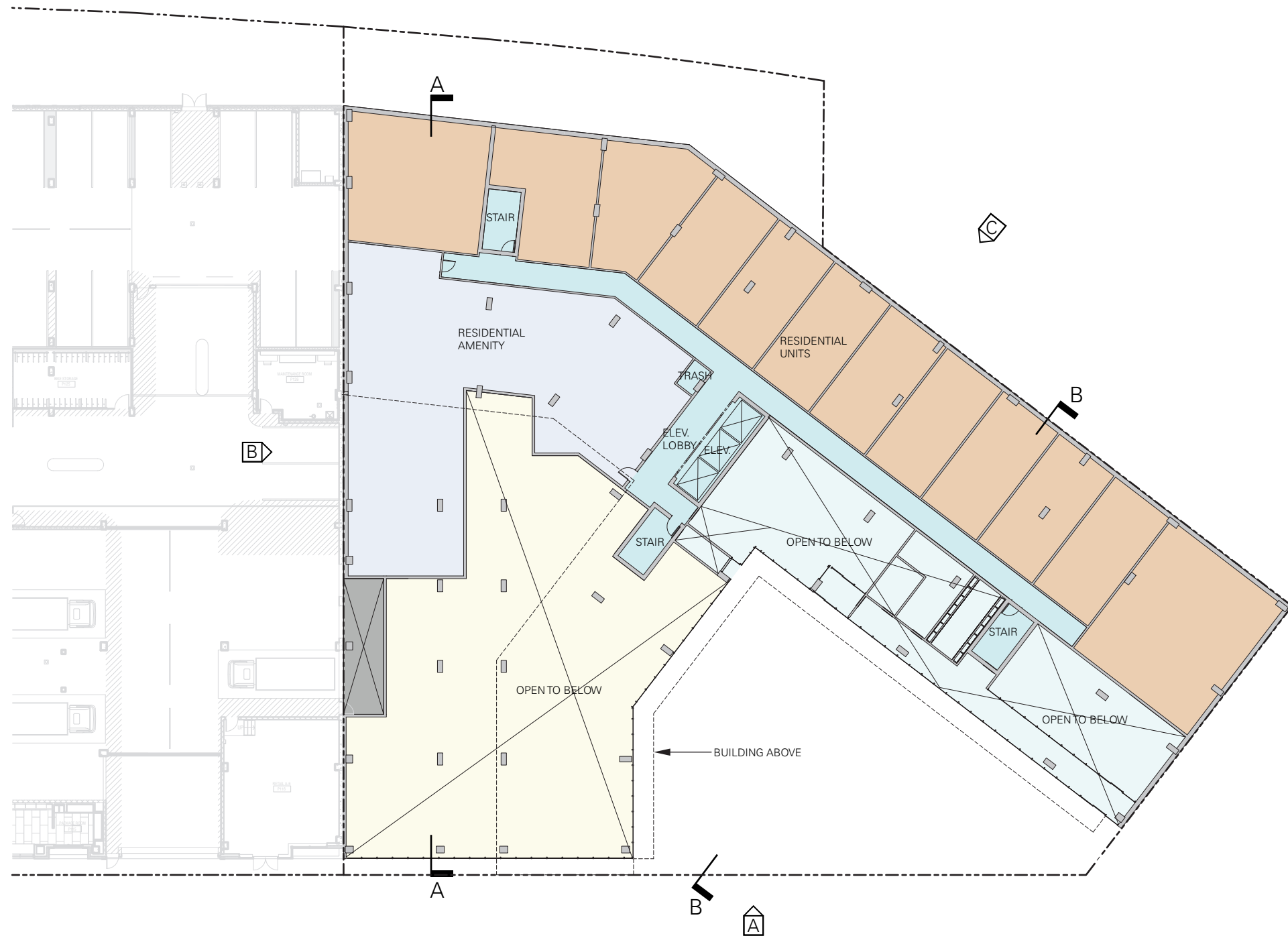


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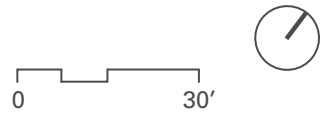
PLAN - GROUND FLOOR

JUNE 17, 2019





- PARKING
- RETAIL
- RESIDENTIAL AMENITY
- COMMON
- BOH
- RESIDENTIAL UNIT

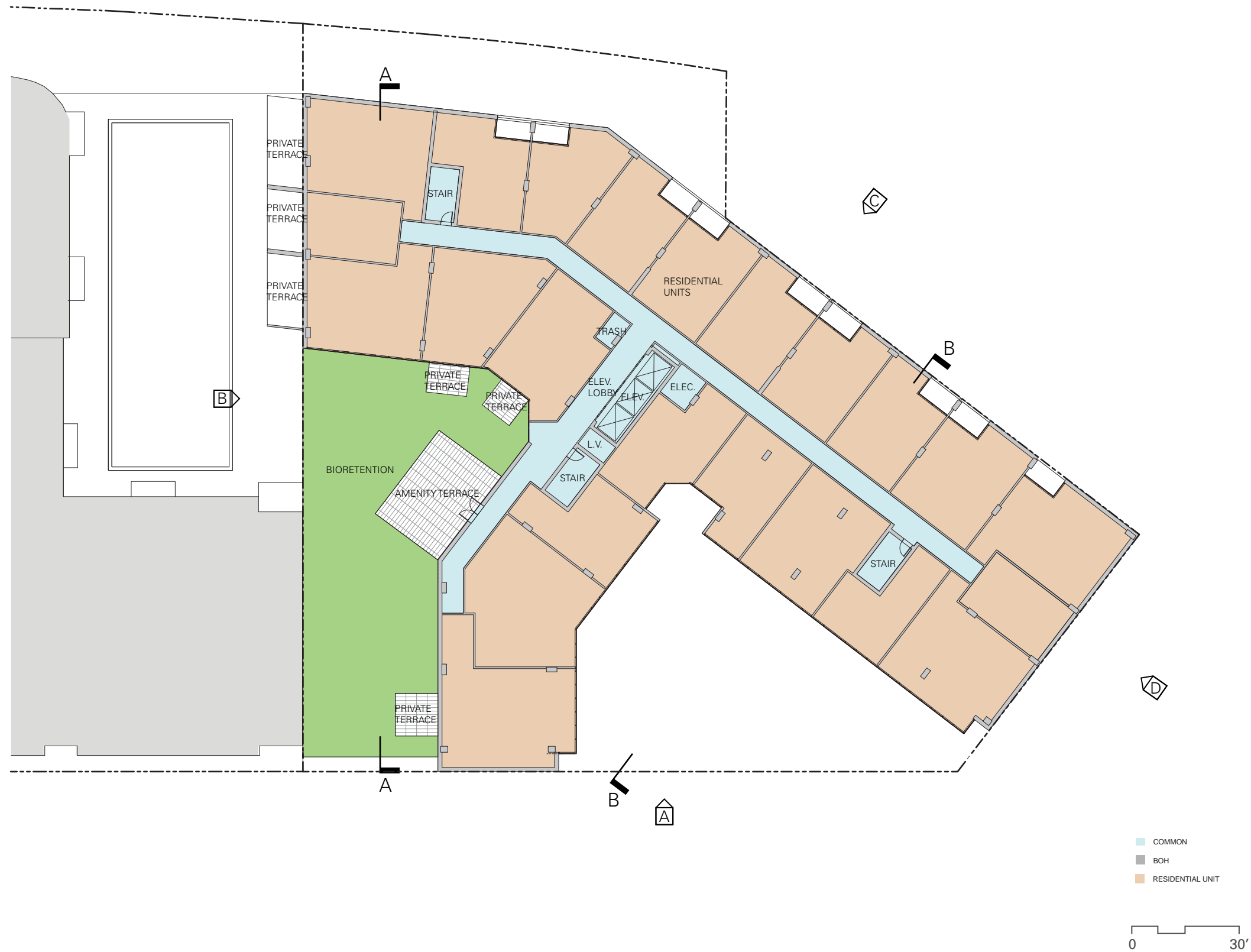


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PLAN - SECOND FLOOR





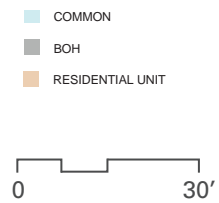
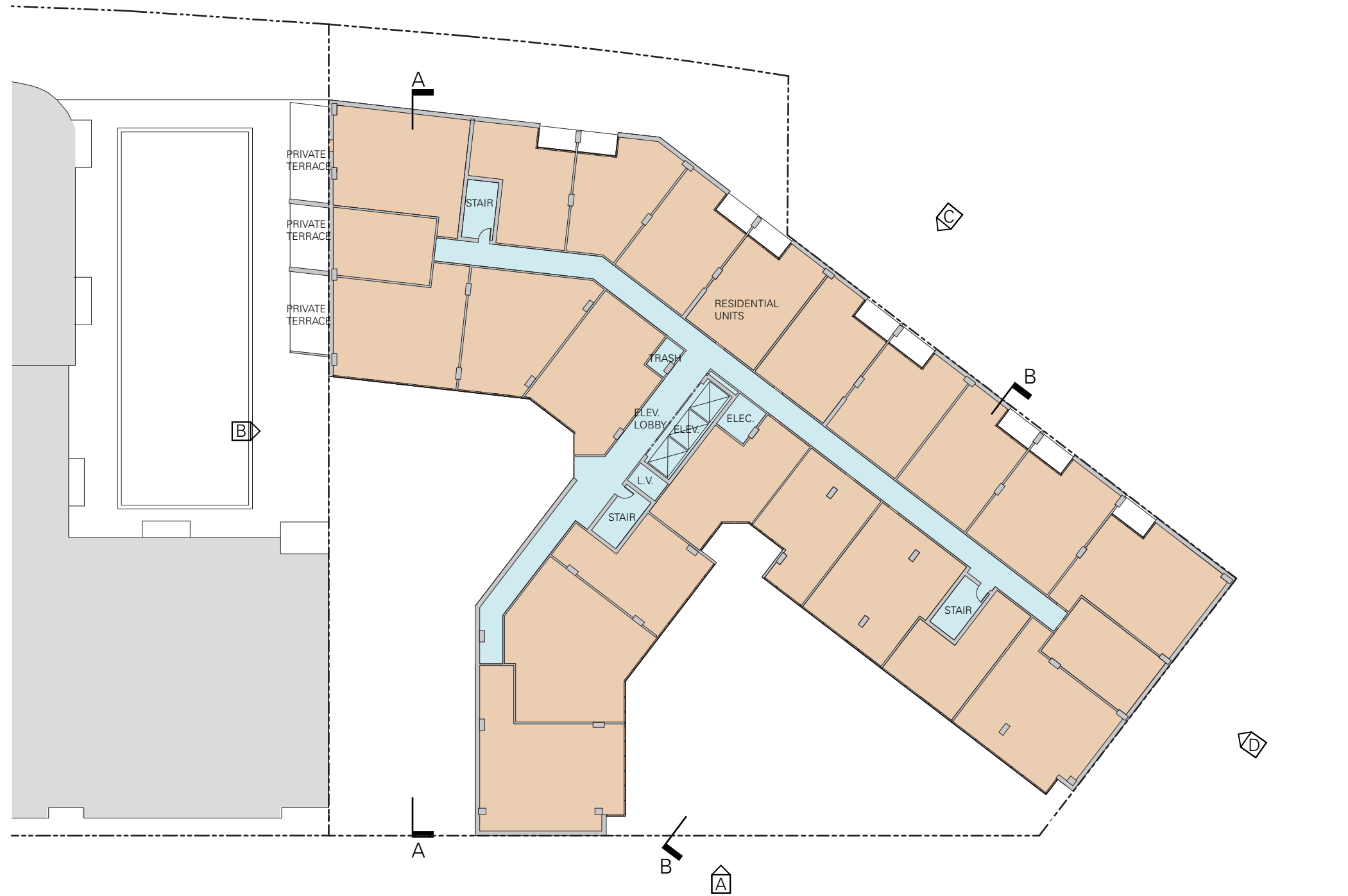


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PLAN - THIRD FLOOR





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PLAN - TYPICAL FLOOR