

CITY MARKET AT O

WASHINGTON, DC



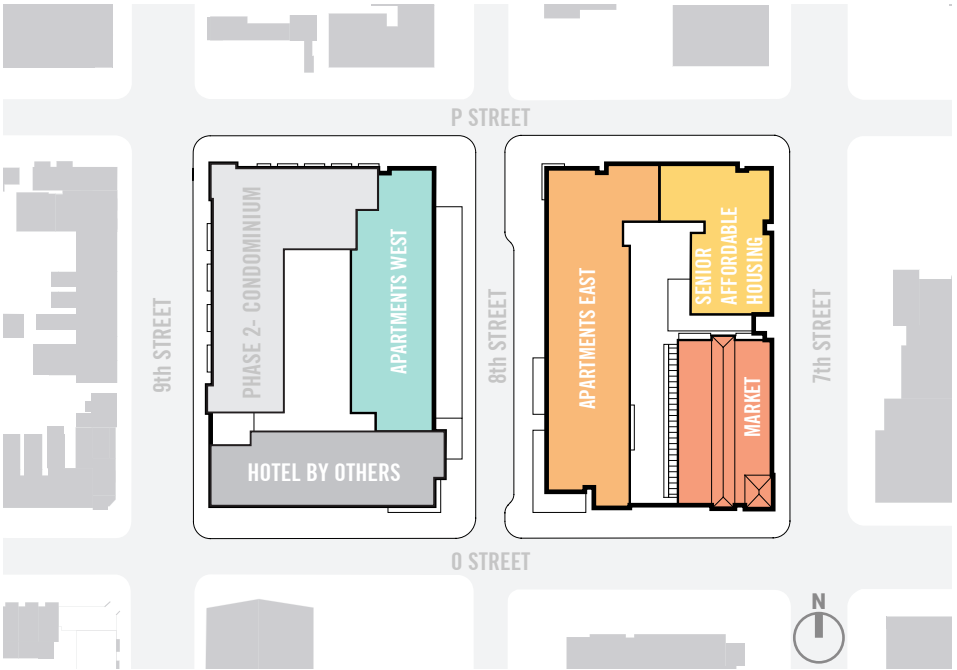
CONCEPT

DESIGN CONCEPT

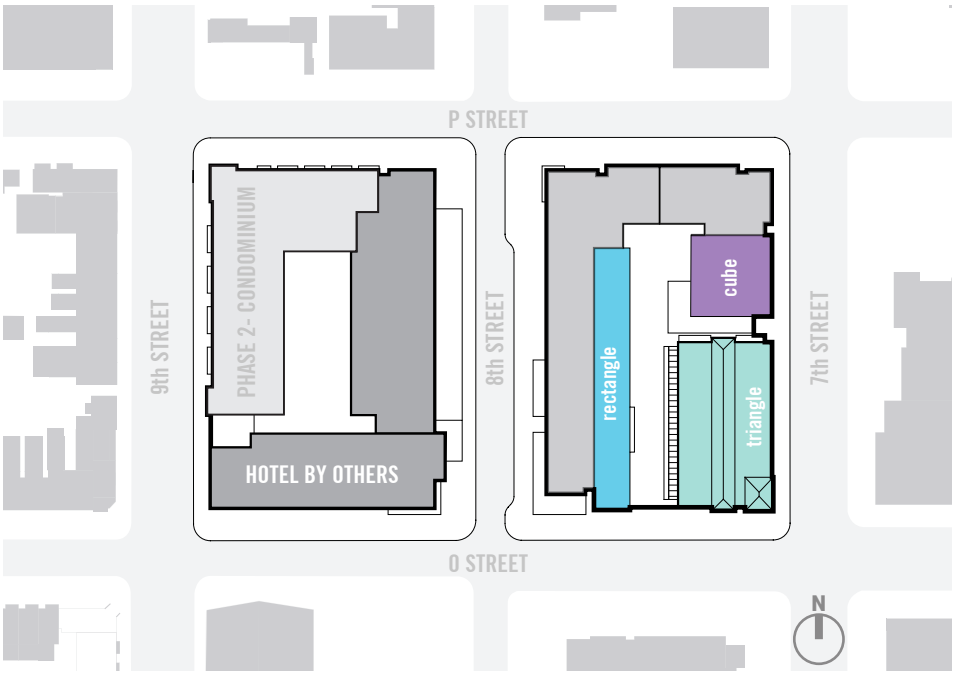
The project site is located in the Shaw neighborhood of Washington DC, two blocks north of the new convention center and along the border between Shaw's commercial and residential areas. Shaw is a neighborhood rich in history and character. The challenge for the architects was to scale the building to the neighborhood. The architects chose to feature the owner's diverse building program: large and small format retail tenants, two apartment buildings, an affordable housing program for resident seniors, and a future condominium building. Each program and use was given its own unique architectural identity and texture. The condominium will be completed in a subsequent construction phase (The architects master-planned the entire site but the hotel building was subsequently designed by a different architect).

HISTORIC O STREET MARKET

The historic O Street Market is an iconic neighborhood structure- one of only three 19th century food markets that remain in Washington DC. The architects embraced the historic market building in a unique way. Instead of replicating its forms and architectural styles, the approach taken was one of respect, scale and juxtaposition. The massing of the buildings around the market in the east courtyard engage the historic building in a geometric dialogue by placing rectangular and square (cubic) forms alongside it's triangular forms. Material, color and texture reinforce the juxtaposition. On a more subtle level, the architect created a soft corner at 8th and O Streets along the O street frontage –allowing the market tower to retain its stature and presence.



DESIGN CONCEPT



HISTORIC O STREET MARKET

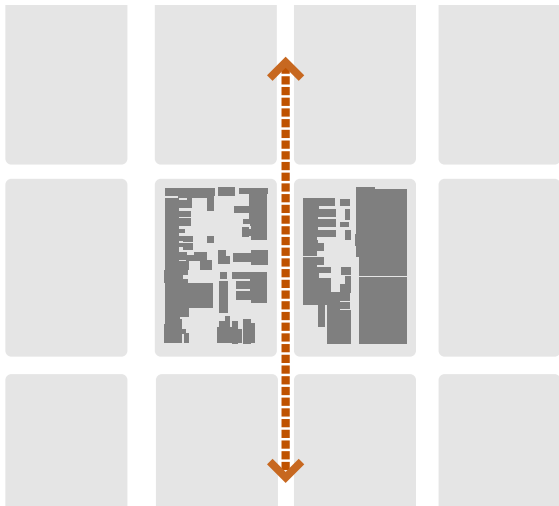
Apartments- East: Courtyard Facade



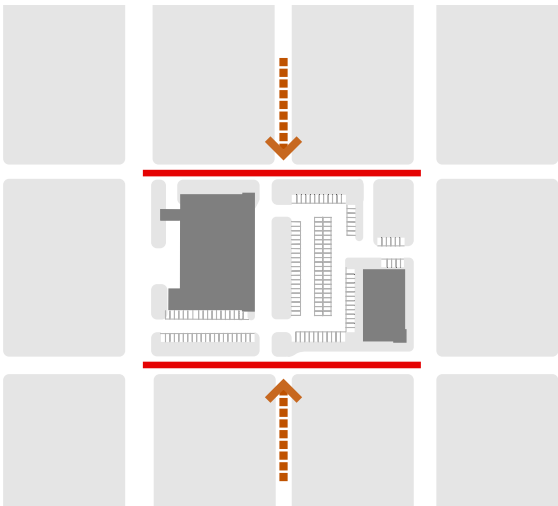
SITE DEVELOPMENT HISTORY

City Market at O in the historic Shaw neighborhood is a project with a significant cultural legacy. A portion of the original 8th street from the historic L'Enfant street plan was closed as part of an unfortunate development in the 1970's, during which a new single story supermarket was built on the site. 8th Street became a surface parking lot and street-facing loading docks were placed on historic 9th street.

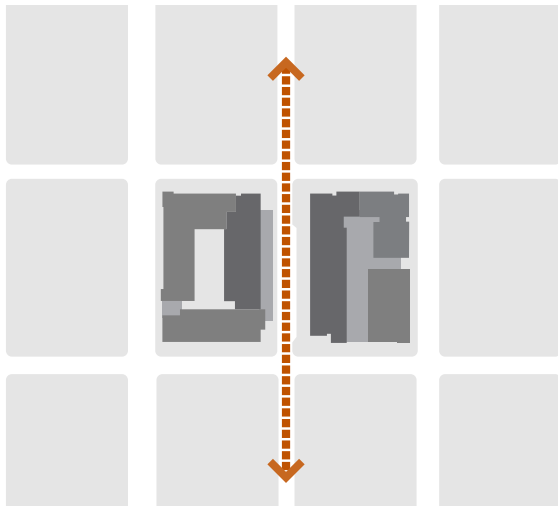
A crucial strategy for the redevelopment of the site was to reinstate 8th street and integrate it back into the D.C. grid with a more compatible combination of street-oriented uses and buildings. This required relocating the existing grocery tenant within the site. As the project encompasses two city blocks, it was possible to ramp down to a below grade loading area (below the grocery) to minimize its impact on the historic neighborhood.



1900 HISTORIC L'ENFANT STREET PLAN



1988 8TH STREET CLOSURE



2015 HISTORIC GRID REESTABLISHED





East Parcel: O Street Facade

RESTORATION

The O Street Market was built in 1881 for the Northern Liberty Market Company. The building has Italian Romanesque, Queen Anne, and Gothic Revival elements, but its most consistent decorative element is the deep corbels on all sides of the building. It was damaged during the 1968 civil disorder and was restored and rehabilitated in 1974, only to be abandoned again. During a heavy snow storm in 2003 the roof collapsed and the north wall was demolished to remove the debris.

As part of our restoration effort, the roof trusses and the north wall were redesigned based on historic photos of the market. The west wall was rebuilt to create a porous flow between the market and the modern grocery store. A skylight and window at the facade create a separation between the old and the new and allow for a transition into the tall market interior.



1970



2005



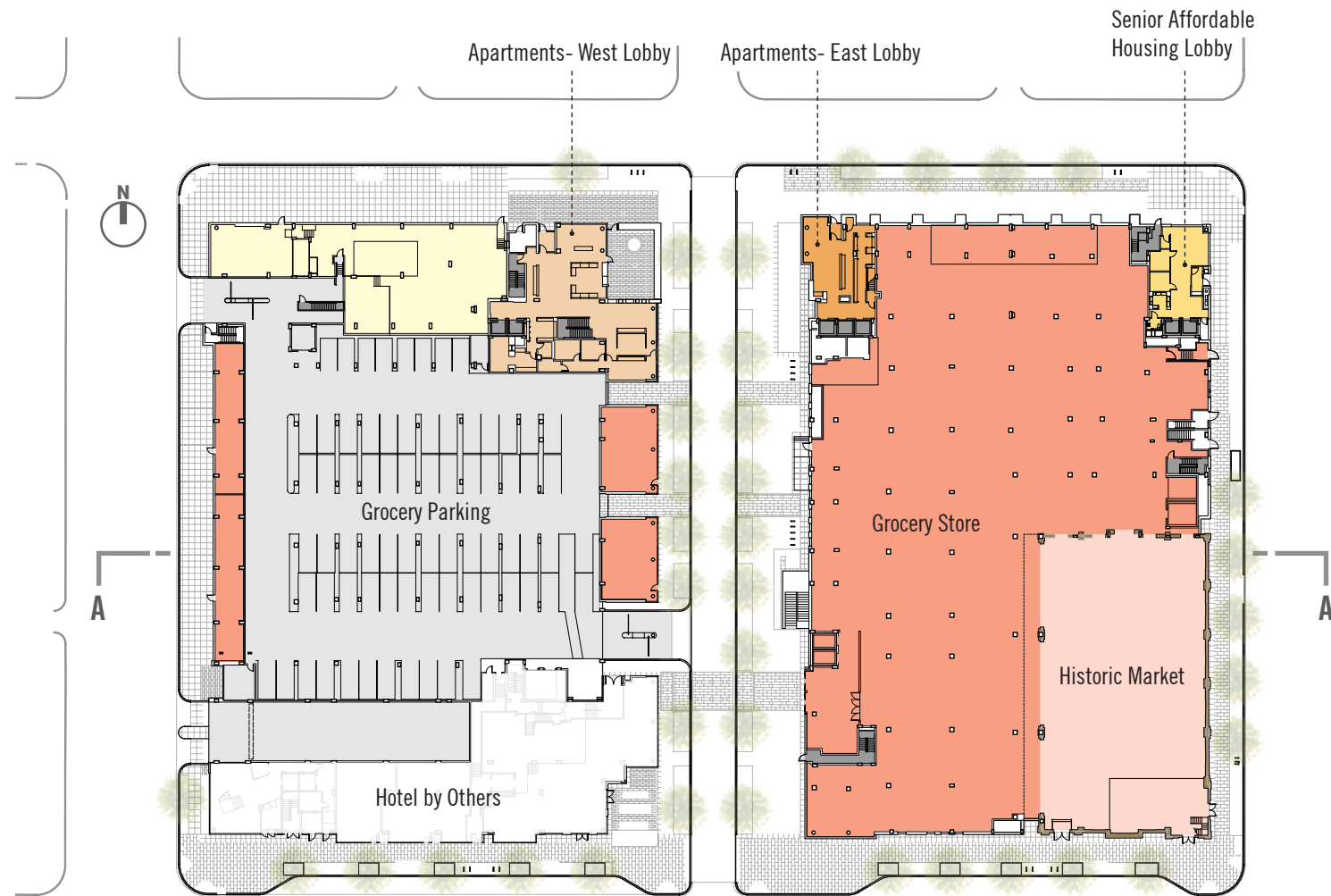
2012



2014







GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

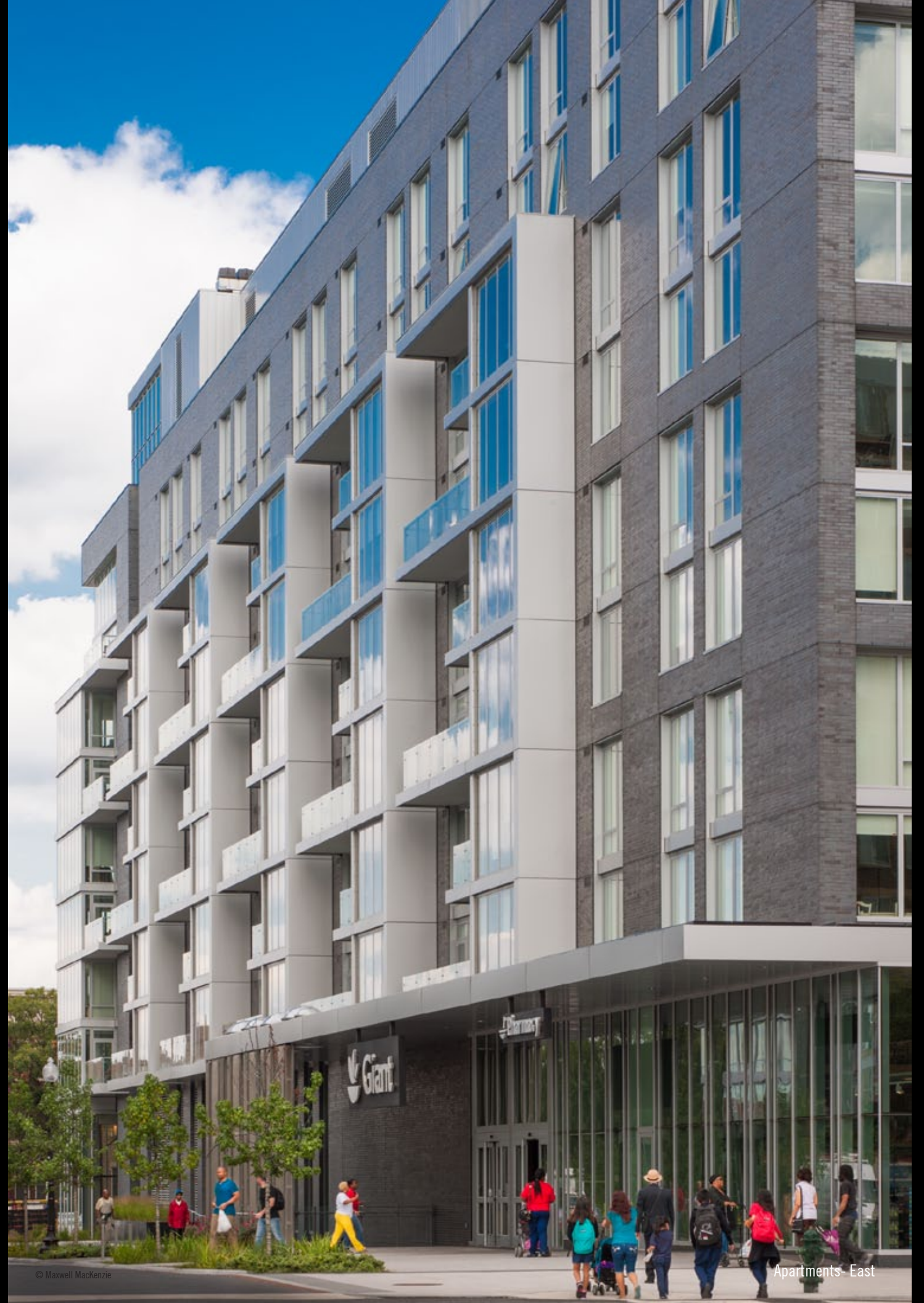
LEGEND

- Apartments-West
- Apartments-East
- Senior Affordable Housing
- Retail
- Historic Market
- Parking & Loading
- Phase 2 Condominium



SECTION A









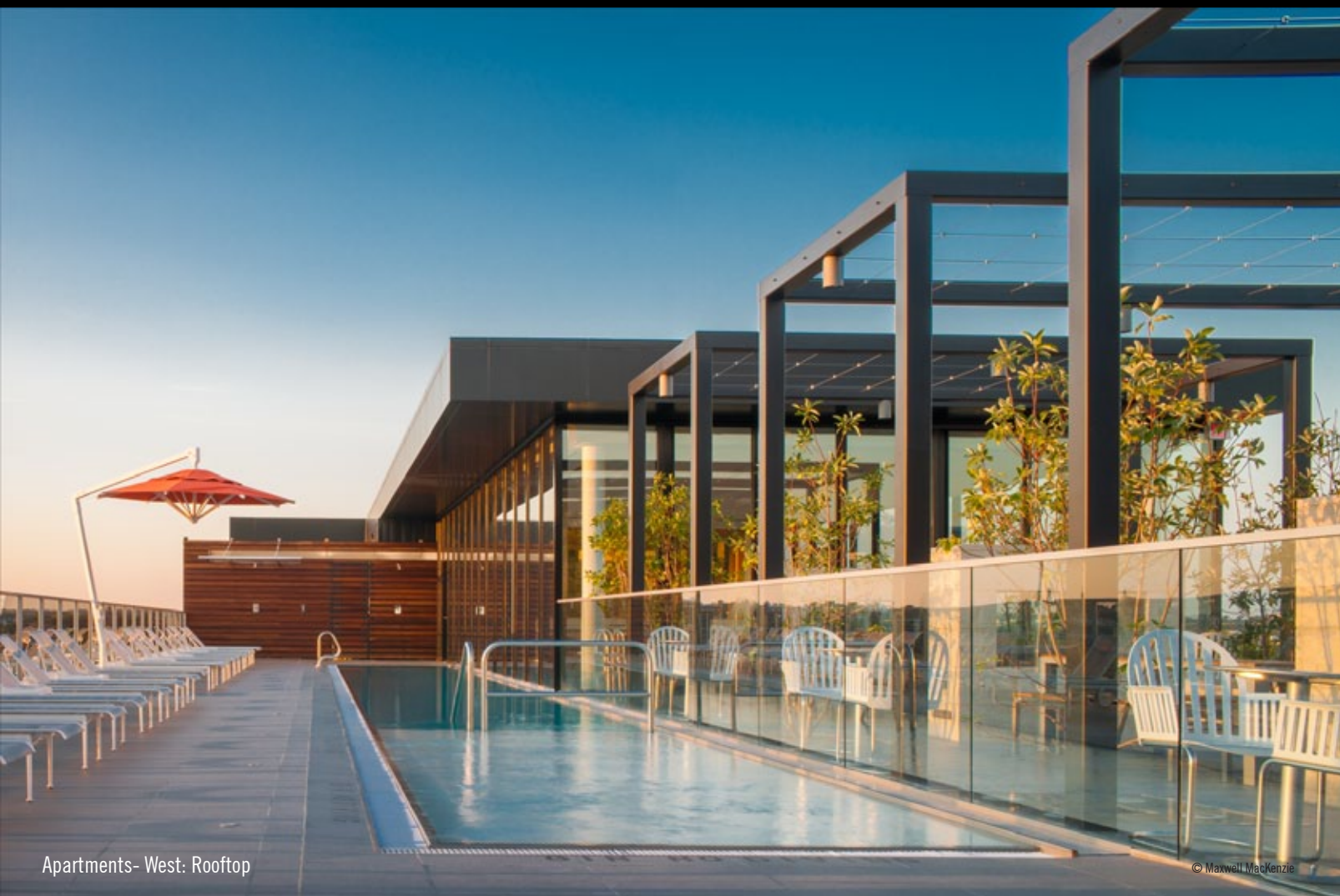
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PHASE 2
CONDOMINIUM

Restored 8th Street: Looking South



Apartments- West: Detail





Apartments- West: Rooftop

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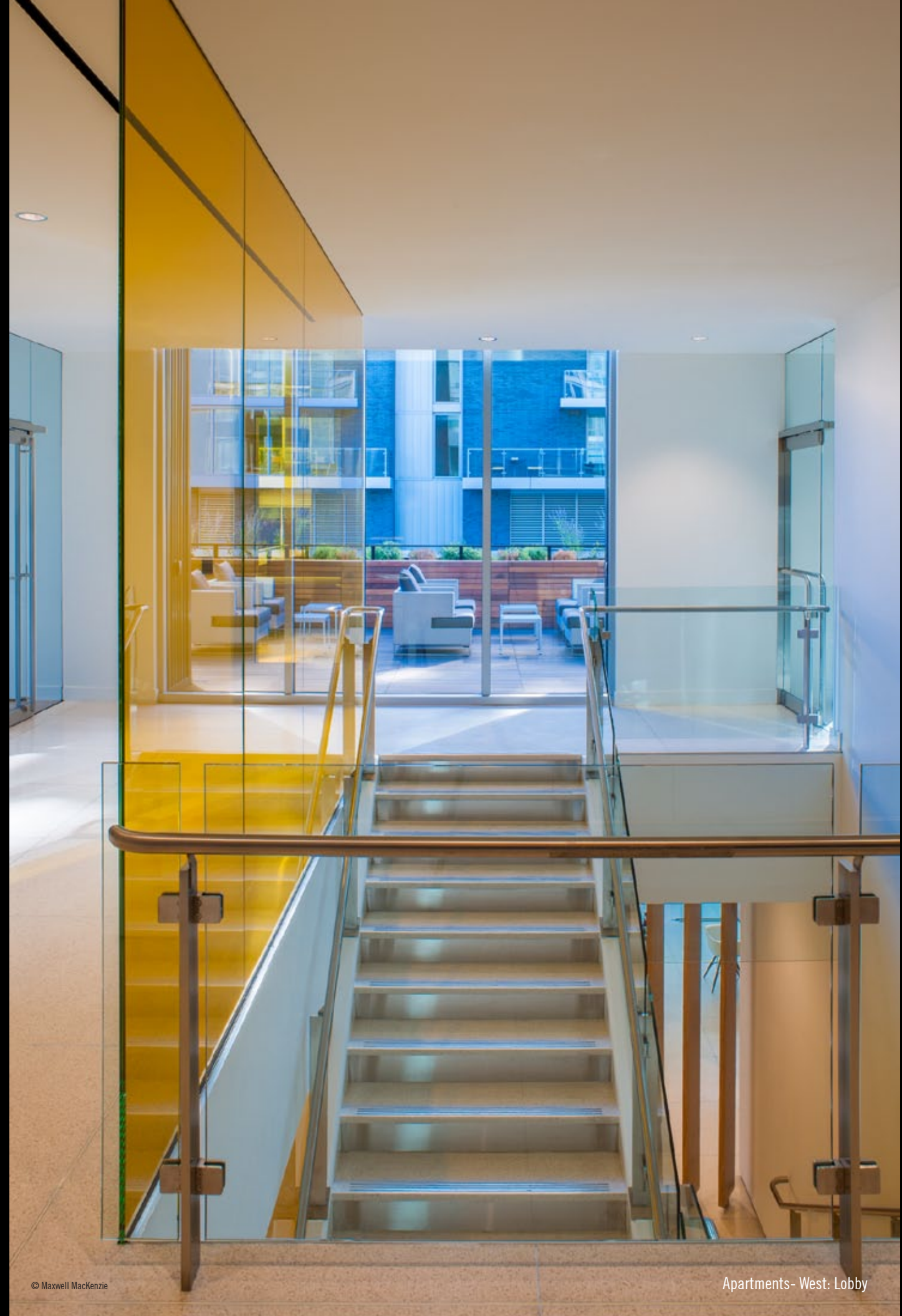
Apartments- West: Lobby

© Maxwell MacKenzie



Apartments- East: Amenity

© Mark Silva



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Apartments- West: Lobby

MATERIALS

In response to the existing market building, and to reinforce the individual buildings which form the program, a rich material palette was proposed. While the predominant material on the site is brick masonry, additional materials such as colored fiber reinforced-concrete panels, metal panels and polymer resin panels were used as primary materials for the ‘pavilions’ and as accent materials elsewhere on the site.



