

projects

Gross Area:

560,000 SF

468 Units

5,000 SF of retail

163,486 SF garage with 421 spaces

Developer:

Archstone

Services:

Master Planning

Architecture

Interior Architecture

Construction Administration

Project Description:

First +M is a 558,911 SF multi-family development with 468 rental units ranging from studios to 3 bedroom units. The project also features 5,000 SF of ground floor retail and 3 levels of below-grade parking.

The design team focused on creating a sense of discovery for residents at every turn as they progress through the building from the sidewalk to their individual unit. The building features a dynamic interplay of banded, curved and scored precast, paired with 5 different types of brick and Glass Curtain wall. The ground floor uses dark bronzed Alucobond panels, matched with sidewalk pavers and planters to create additional interest at the pedestrian level.

A diverse pallet of high-end materials was carefully used in the public spaces to highlight an amenity-rich program in order to create a defined sense of place within the community. The extensive amenity spaces include: rooftop deck and pool, fitness center, pet spa, media café, library, indoor/outdoor movie theater, ground floor and rooftop grilling stations, music rooms, coffee bars, commercial grade show kitchen, bicycle repair station and landscaped patio.

Award of Excellence for Best Washington DC Apartment Community, Delta Associates, Archstone First + M

First +M

Washington, D.C.

