



CRESTVIEW RETAIL

AIA | POTOMAC VALLEY CHAPTER DESIGN AWARDS 2015
COMMERCIAL ARCHITECTURE



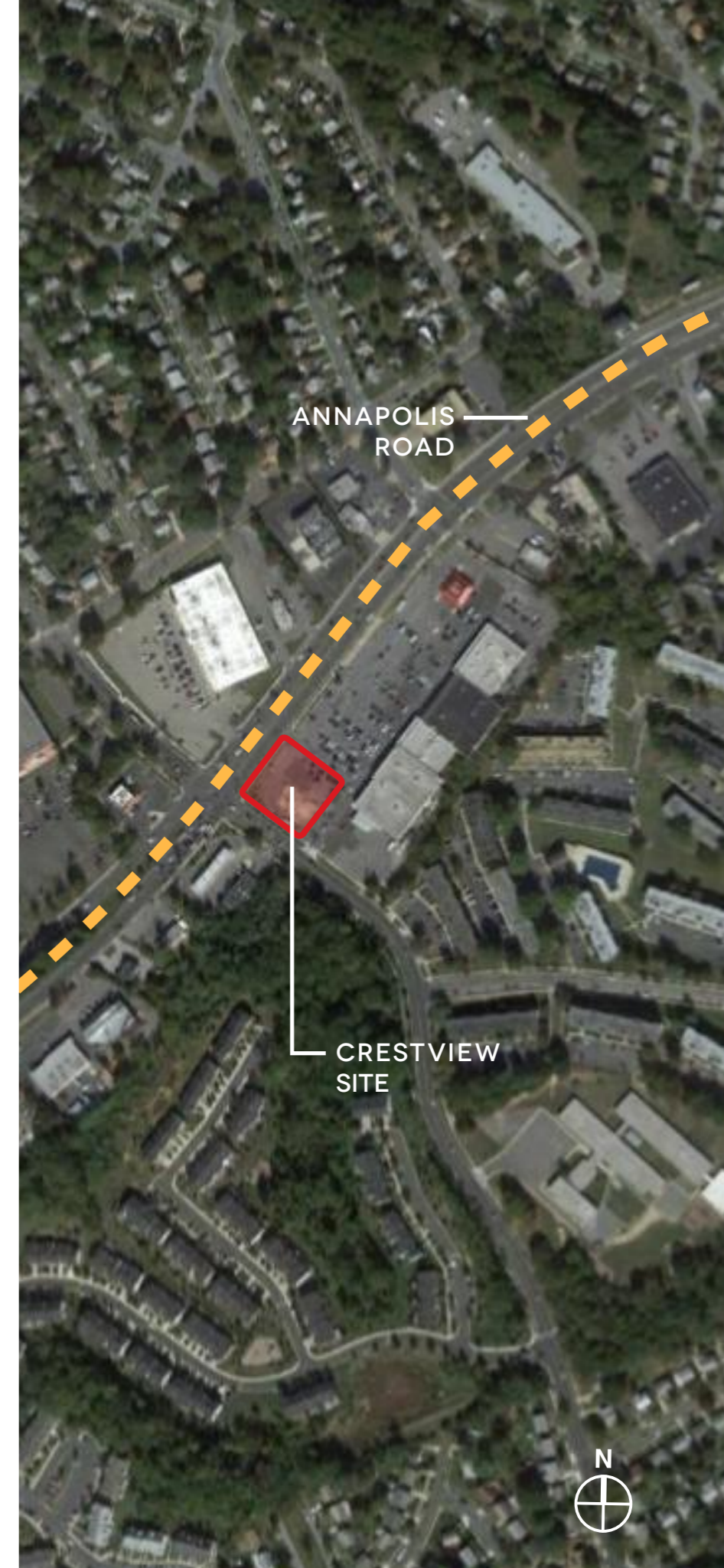
ANNAPOLIS RD. SECTOR PLAN - LONG-TERM VISION



EXISTING VACANT SITE



SITE LAND USE PLAN



TRANSITION TO A WALKABLE, TRANSIT-FRIENDLY CORRIDOR

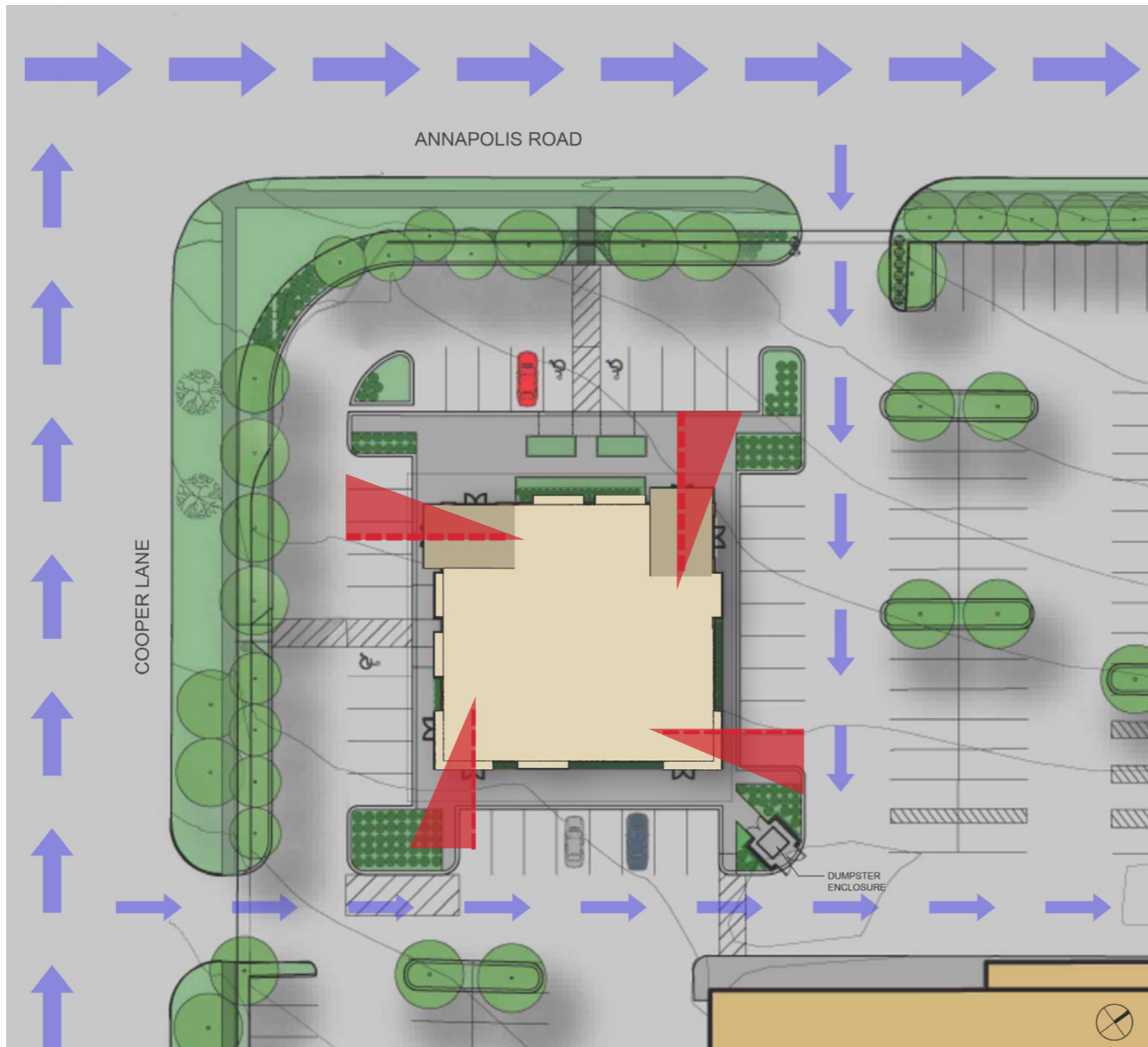
The 6,000-square-foot Crestview retail pad site is a bridge between today's existing non-descript, automobile-centric suburban shopping center and Prince George's County's approved Sector Plan, which envisions Annapolis Road as a walkable urban boulevard with higher density, mixed uses, and stronger housing options. The new building's siting complies with setback, signage, and other zoning

requirements of the Sectional Map Amendment. The architecture was developed with input from the County to strongly mark the present corner, while continuing to positively contribute to the evolving future streetscape. New sidewalks, extensive landscaping, and innovative storm water management were provided as part of an extensive County Review process.

Existing Annapolis Road aerial map shows big-box retail lining the corridor and the existing vacant Crestview site



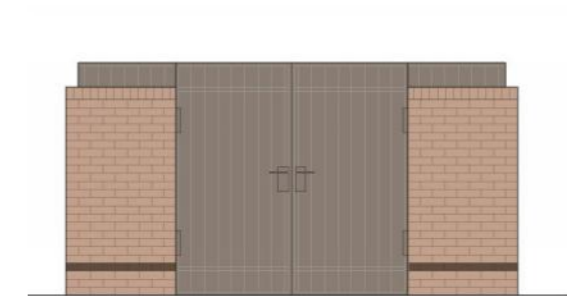
Cooper Lane Road facade, facing east



Site diagram illustrates 'pinwheel' effect of corner bay windows, which announce tenant entries.

DESIGN TENETS

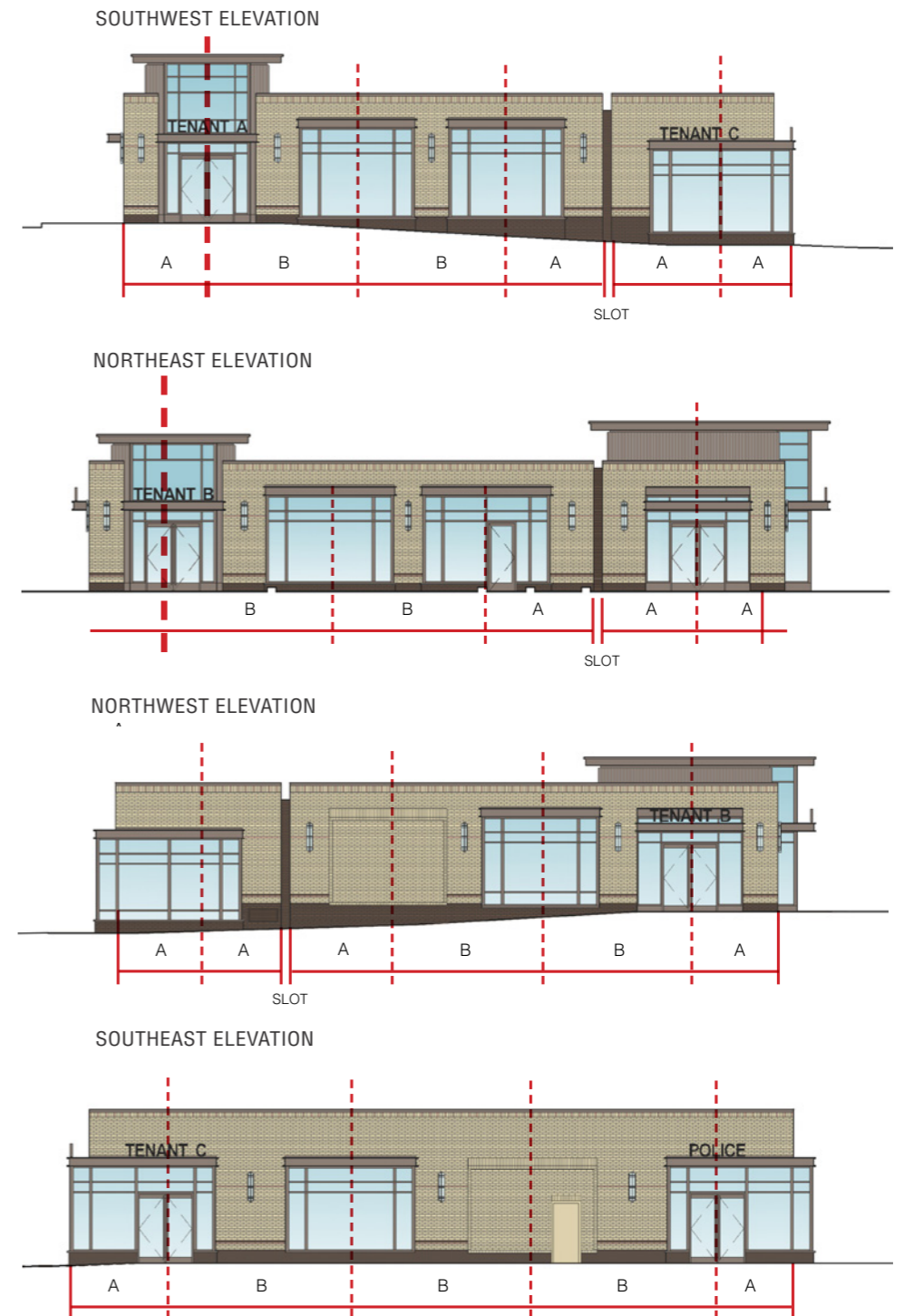
- All four facades are on display; the brick detailing and glazing continue on all sides.
- Site provides a landscaped public space accessible to retail tenants: an interpretation of an urban sidewalk in a suburban condition.
- Each space includes a corner bay, allowing tenants flexibility to choose frontage.
- Two of the corners have extended glass towers to establish a strong visual presence from the busy intersection for multiple primary entries.
- Piers along roadways provide the same function of county required 42" tall masonry wall while allowing visual and pedestrian porosity.
- Attention was paid to the required dumpster enclosure to ensure it matched building architecture.



Dumpster Elevation



Perspective of Annapolis Road facade, facing south



Masonry detailing adds visual interest without adding cost: a dark brick base provides a strong base for the building and, along with a vertical recess marking the roof overflow locations, allows the building to step down and accommodate the grade change across the site. Brick striping activates the façade and ties together different building elements. A simple cornice detail is created by a pattern of alternating brick colors – a contemporary take on the “moderne” cornices of the adjacent context.



Site overview depicts brick piers, new trees, and micro bio-retention structure



SUSTAINABILITY FEATURES

- Landscaping features provide:
 - 21 shade trees
 - 12,000 square feet of interior planting
 - 3 bio-retention structures
- All provided plantings are non-invasive species. Six of the nine new tree types are native and four of the six new shrubbery types are native.



Facing east from the corner of Annapolis Road and Cooper Lane Road

