



RIVERDALE PARK

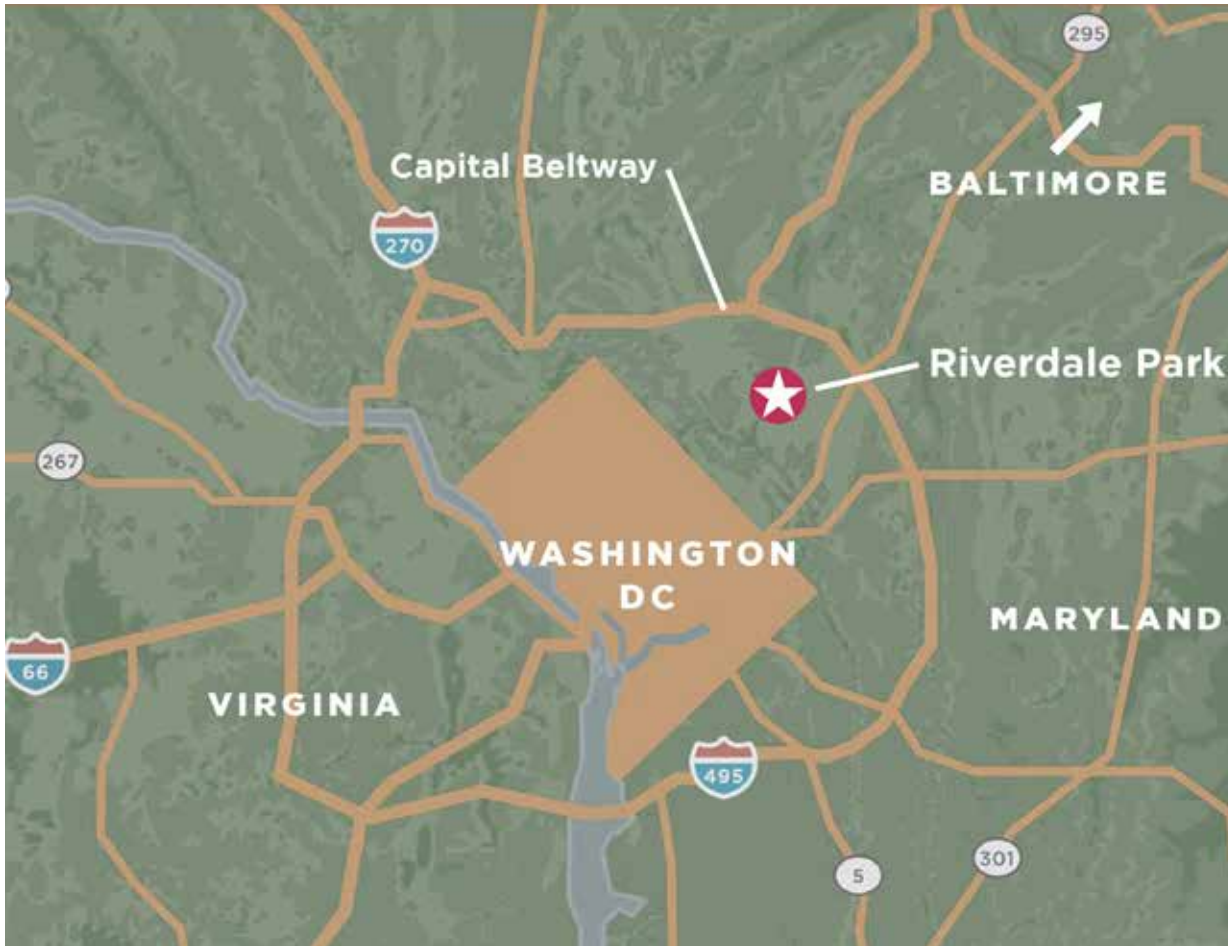
AIA MARYLAND | 2016 EXCELLENCE IN DESIGN AWARDS

To amplify the site for a community diverse in age, economic status, and leisure activities, Riverdale Park Station initiates a network of public open spaces combined with dense urban mixed-use: a Whole Foods Market and fitness club, ample street-level retail, a 120-key hotel, and nearly 1,000 residences ranging from townhomes to senior housing to market-rate multi-family.

The town-center concept design incorporates working, living, and care for the local environment. At the west end entrance, Gateway Park creates space for community events and a buffer from Route 1, as it leads into Van Buren Street. This main axis features fountains and park space down the center, and concludes at the Village Green, a quieter park primarily for residents. Both Gateway Park and the northeast pond area have preserved specimen trees and integrate storm water management. A new north-to-south hiking/biking trail follows the old trolley lines running through the project, expanding access and making use of previously established routes.

The buildings themselves flare out to a street grid optimized for connectivity to the surrounding neighborhoods and a relaxing pedestrian experience (one-way roads with bike lanes slow traffic). Each block has a dense program to activate the streetscape and create relationships between buildings and public space. Rather than traditional plans for surface parking lots, parking is provided throughout the site and blended into the architecture of surrounding buildings. The main-street design concept creates intriguing spaces for walking and lingering; a chief feature of the entire development is a plaza system created by chamfered or recessed corners at main intersections.

Above all else, the architecture creates a diverse design environment and community that can enhance life for the overall community surrounding Riverdale Park, and that can be responsive to different price-points and social needs.



PROJECT CONTEXT

Riverdale Park Station is located just outside Washington DC, within the Capital Beltway and with easy access to downtown. The site is two miles south of the University of Maryland and borders the towns of College Park and University Park.

Originally developed in the 1940s as temporary employee housing for an adjacent airplane factory, the site featured a trolley line, a general store, and a small school. Most historic elements had been torn down, but the site still contains the original ice house, which we were able to incorporate into the site plan and preserve for future research.



PHOTOS

left: Project Context

top: Erco Plant, Riverdale, circa 1945

bottom: Temporary Buildings, circa 1965



LINKAGES AND CONNECTIVITY

Prince George's County and Riverdale Park have strong transportation needs. Riverdale Park Station is walking distance to the College Park Metro Station, Riverdale Park MARC Station, and the incoming purple line at M-Square. We were mindful that the street grid and layout incorporate existing bus lines, and added a new circulator bus line as well. A bridge over the CSX railroad to the east finally provides an east-west connection across this area of Riverdale Park. For the substantial biking community, and to encourage more biking, there are new bike lanes moving north to south across the site, connecting to existing trail systems.

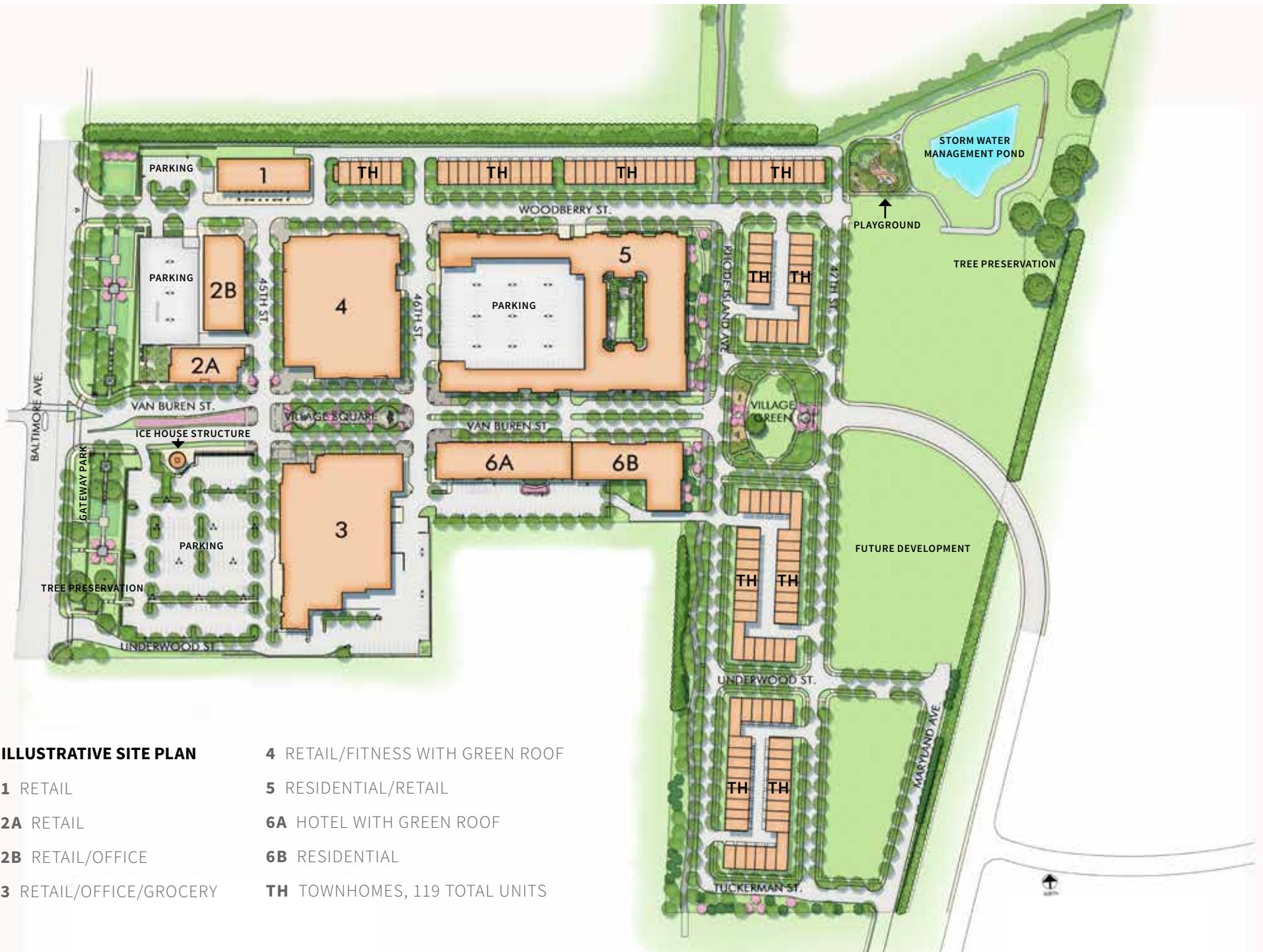


IMAGES

left: Transit Modes

top: Local Bus Routes

bottom: Project Access



ILLUSTRATIVE SITE PLAN

- 1** RETAIL
- 2A** RETAIL
- 2B** RETAIL/OFFICE
- 3** RETAIL/OFFICE/GROCERY

- 4** RETAIL/FITNESS WITH GREEN ROOF
- 5** RESIDENTIAL/RETAIL
- 6A** HOTEL WITH GREEN ROOF
- 6B** RESIDENTIAL
- TH** TOWNHOMES, 119 TOTAL UNITS

Aerial view from south-west demonstrating diverse profiles, arcades, and canopies of buildings 1, 2A, 2B, and 3; Village Square integration between buildings 3 and 4; minor amount of surface parking (permeable pavement for storm water absorption); and the structure preserving the historic ice house on Van Buren Street. All retail meets or exceeds disabled accessibility requirements; 20% of residences, including townhomes, are visitable.



North-east view of Building 2B at the corner of 45th Street and Woodberry Street, showing wooden storefront and metal cornice details.



Double-hung wooden windows contrast with a ribbon window and recessed plaza at the north-west corner of Building 3 (view from Village Square at Van Buren Street).



At the project's main intersection of Van Buren and 45th streets, 3 buildings with recessed corners form a broad plaza.



North-east corner of Building 6B at Van Buren and Rhode Island Avenue, where traditional residential abuts one of the hiking/biking trail.



Looking west, an aerial view of Village Square, an activated public space including fountains and gazebo.

