

# 11141 GEORGIA AVENUE

WHEATON, MD

## *THE GEORGE*

A five-story, mid-1960's office building located at a critical intersection in Wheaton, Maryland had reached the end of its useful life. Its outdated, inefficient systems were no longer code compliant or configured for current standards. Though no longer suited to meet the needs of today's commercial office environment, the building's 60' width was ideal for a double-loaded corridor, and its location in a rapidly redeveloping and transit-rich district made it a perfect candidate for adaption to residential use.

The existing structure's concrete structural frame and footings provide nearly two and a half times the required live loads for today's multifamily residential buildings, allowing for the addition of seven floors. The resulting sleek 12-story 194-unit apartment tower responds to the noted decrease in land available through increased density, providing a mix of efficient and cost effective market rate and affordable apartments targeted toward young professionals interested in an affordable "urban" living experience. This infusion of tenants, in turn, serves as an economic incubator for the new Wheaton Central Business District. The George is also the first project planned and approved under the newly adopted "Wheaton Commercial Business District Vicinity Sector Plan".

The design incorporates the original brick façades of the existing building, the windows proportion and rhythm of which is repeated and adapted cohesively into the contemporary expansion. Retention of the existing building also accelerated the overall construction time by eight months and resulted in less waste ending up in landfills. A carefully selected palette of materials and surface treatments clads the new structural steel frame, knitting together old and new into an integrated composition. A strong vertical element at the northwest corner establishes a contemporary identity and highlights the entry along the street. Just inside, the residential lobby and leasing office, provide an active, lit, '18 hour' presence to the street. On the south facade, a metal grid creates a strong graphic statement that unifies the original and added structures, while a four-foot bay projection on the north façade further increases area and caps the building with a full floor amenity block, featuring a club and game room, fitness center, and expansive rooftop terrace.

Particularly due to increase in intensity of use, proximity to Metro, reuse of existing structure and masonry skin, and water conservation, the project has achieved LEED certification.

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NEWLY TRANSFORMED TOWER, FACING NORTHEAST ACROSS GEORGIA AVENUE



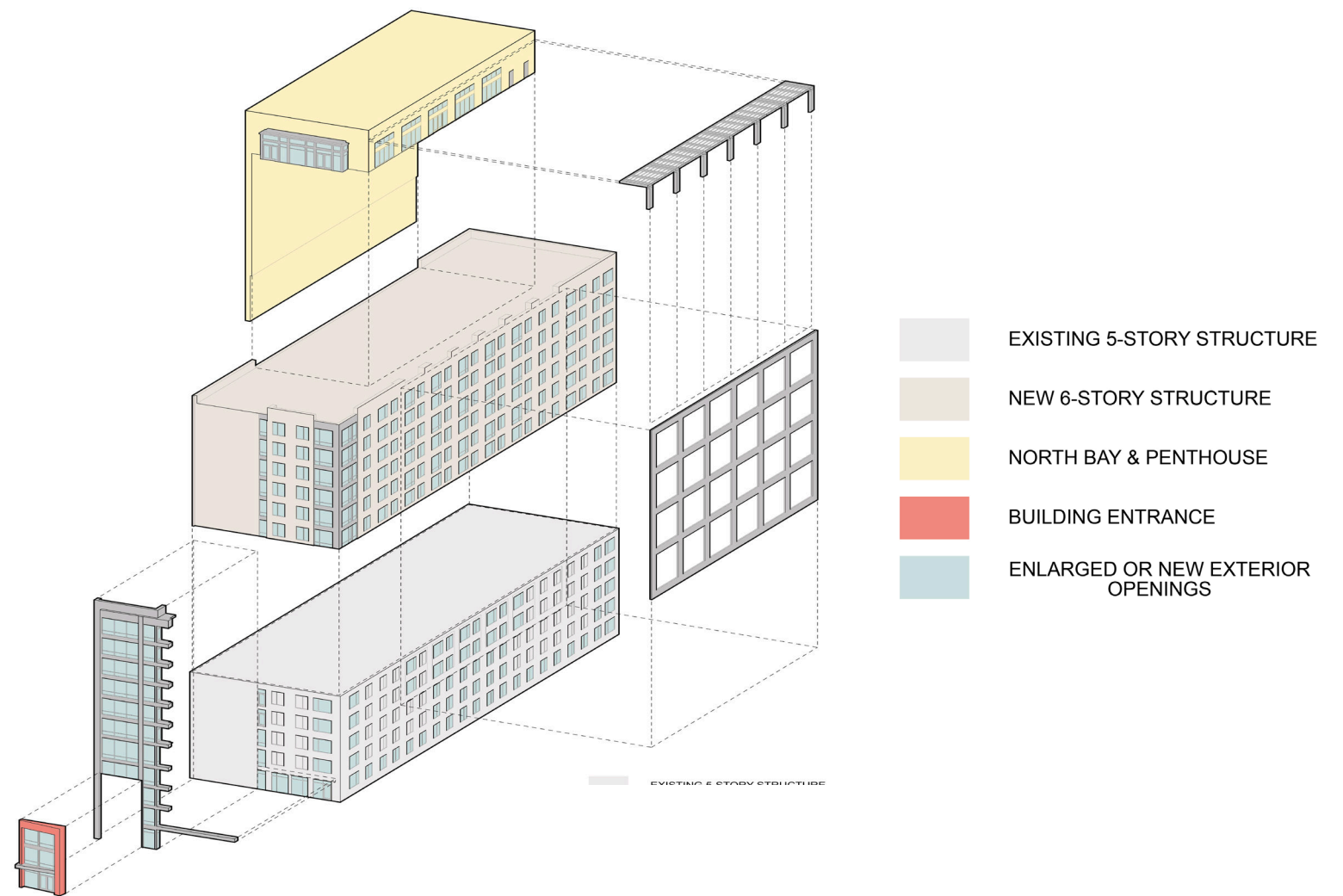
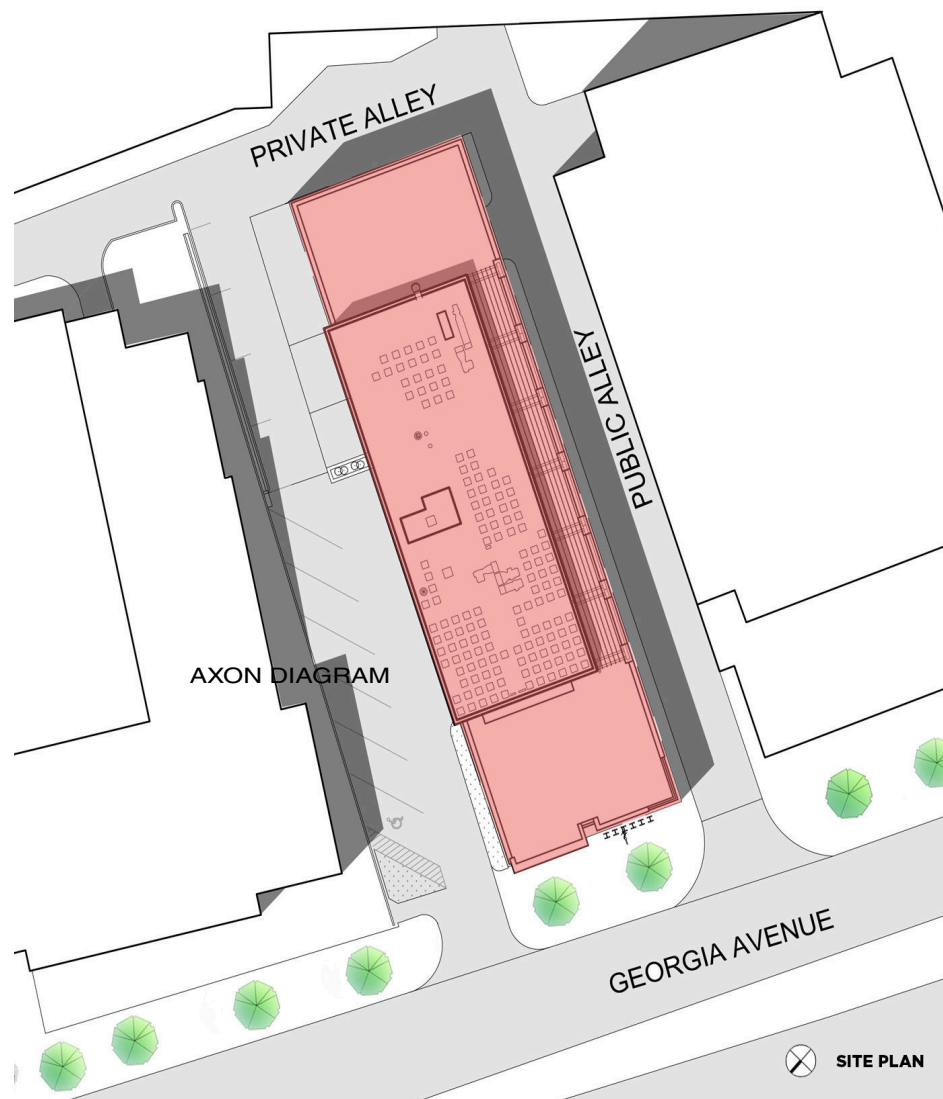
SOUTH FACADE TRELLIS AND GRID DETAIL



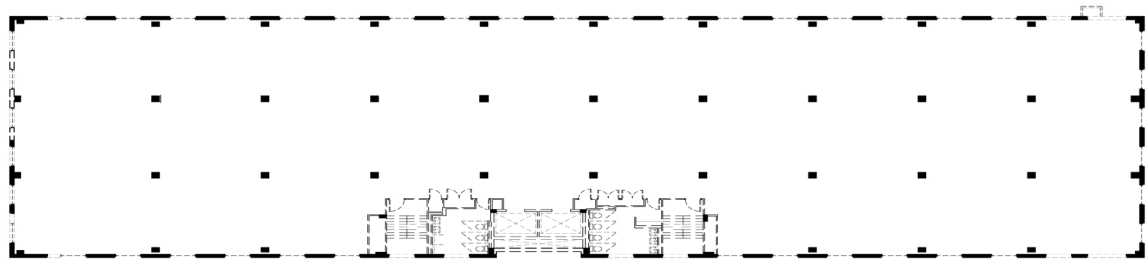
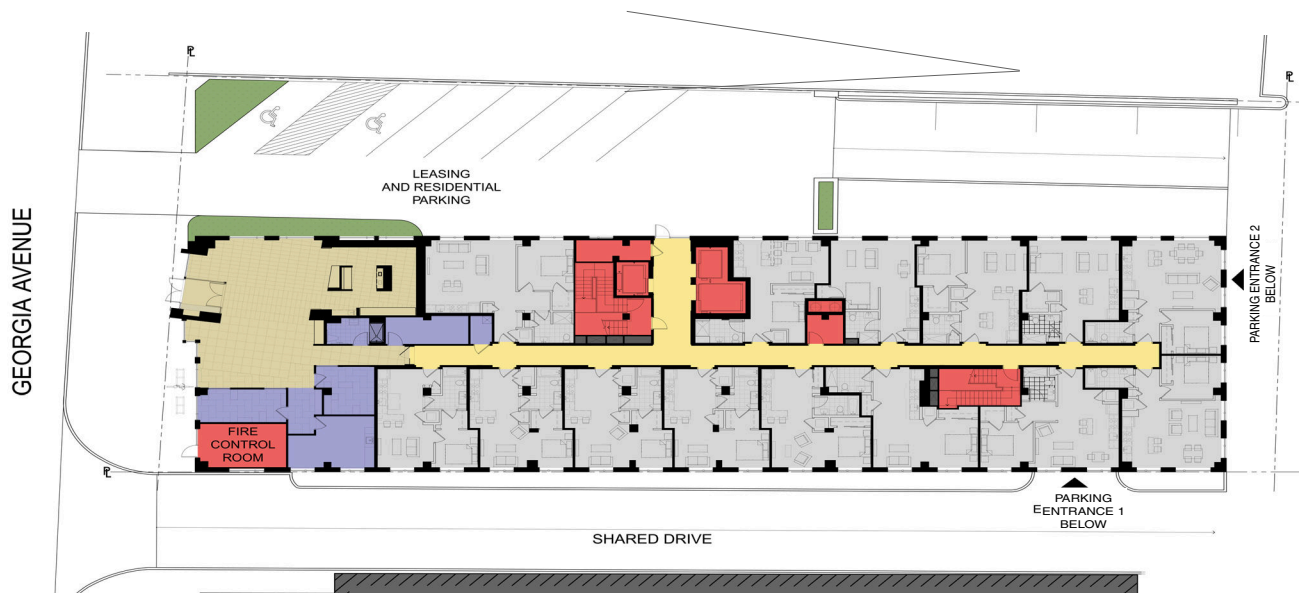
THE EXISTING 5-STORY, 1960S OFFICE BUILDING

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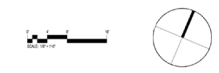




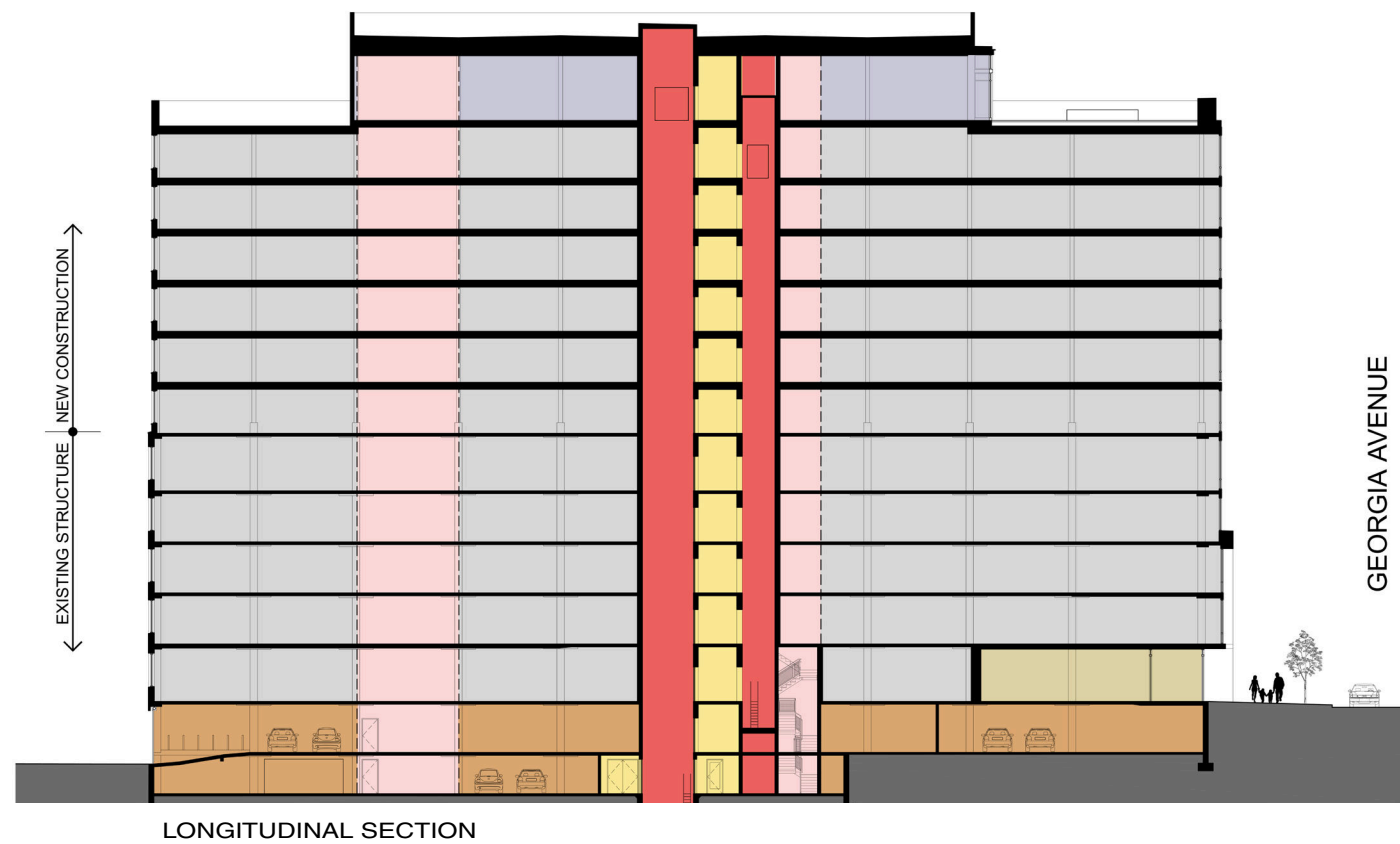




- LOBBY
- LEASING OFFICE
- DWELLING UNITS
- AMENITY SPACE
- OUTDOOR TERRACE
- CORE ELEMENTS
- CORRIDOR











BEFORE: GEORGIA AVENUE SKYLINE + STREETScape



BEFORE: LOBBY

AIA POTOMAC VALLEY EXCELLENCE IN DESIGN AWARDS 2016



AFTER: BUILDING ENTRANCE















