

Adapting to change isn't always easy. When it comes to the built environment, a change in use often comes with a large amount of wasted materials and energy to create something shiny and new. This project seeks to redefine how we approach this process. Constructed in the 1980s at the outskirts of the City of Alexandria, a pair of 1980s 14-story office buildings towered over a parking structure with surface lots and stark plazas above.

Responding to the changing office market, the site was re-envisioned as a residential enclave with a day care on the lower level which benefits the neighborhood with services and enhanced public spaces. While the visual and functional changes to the buildings are impressive, the reimagining of the landscape makes it a place worth living in. Wind-swept plazas and exposed parking lots were transformed into a variety of lush, inviting, elegant, multi-level and multi-functional social spaces. This was not easy, as close coordination of loads, grades and access was required. Reuse of the concrete building frame, parking structure, plazas, planters, pavers and building skin diverted construction waste, saving embedded carbon. Enhancements to the landscape significantly increased biodiversity and pervious area while creating a more beautiful environment.



“THE GREENEST BUILDINGS ARE THE ONES THAT ARE ALREADY BUILT.”

CARL ELEFANTE | FAIA + LEED SP



**ASLA**  
POTOMAC  
2023 Awards

**Park + Ford**  
ParkerRodriguez

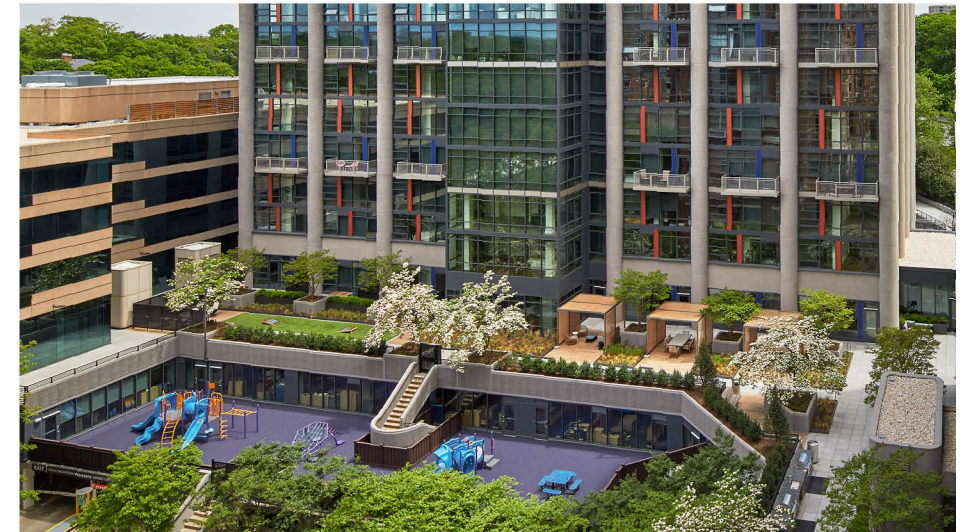
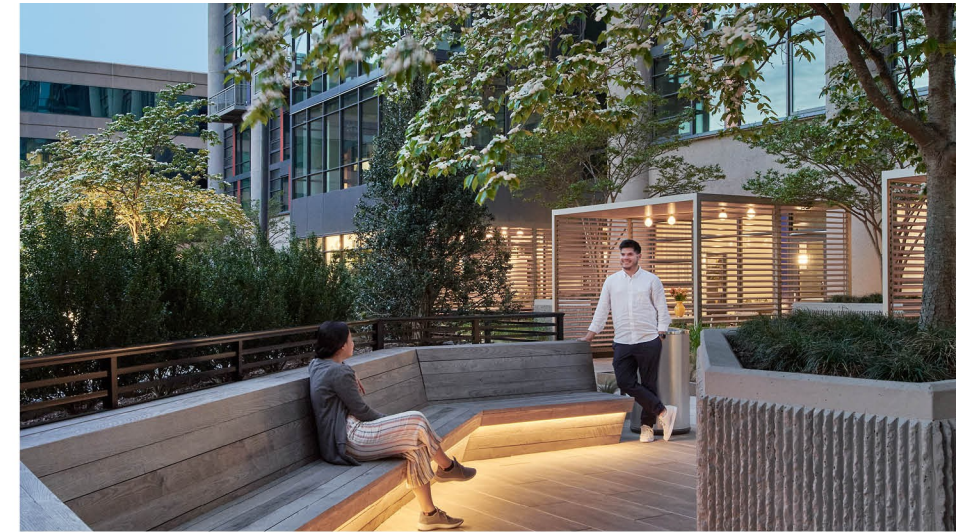














# PARK + FORD

## TEAM MEMBERS

ParkerRodriguez | Landscape Architect

Bonstra Haresign | Architect

Johnson + Bernat + Associates | Civil Engineer

Rathgeber/Goss Associates | Structural Engineer

ESG Architecture & Design | Interior Designer

Gilmore Lighting Design | Lighting Designer

LOWE | Developer

Anice Hoachlander | Photographer

Whiting-Turner | Contractor



**ASLA**  
POTOMAC  
2023 Awards

**Park + Ford**  
ParkerRodriguez