
MULTI-FAMILY PROJECT EXPERIENCE



Eilan Residences San Antonio, Texas

The Residences at Eilan is a 540-unit multi-family residential complex at the core of the Eilan Town Center mixed use development. The seven-building complex is quite unique in that the design is meant to evoke the character and feeling of an Italian hill town in

Tuscany. The buildings are organized along a pedestrian street, much like a mews, with building entrances facing the street. Each of the residential structures sits atop of a 700-car parking structure and provides for direct access from the parking.



1616 King Street Washington, DC

Located in the heart of historic Old Town, Alexandria the 52 unit condominium project includes the renovation of a series of five townhouses set along King Street. The entrance to the condominium tower is set back and entered through a courtyard. Framed

with modern materials the entrance transmits a sense of contemporary living from the street. The building rises up 8 floors above an above grade parking structure that provides approximately 56 spaces and is set back 40' from the back of the townhouses.



River Point Washington, DC

The proposed site for River Point is located in one of the most important future locations in Washington, DC. The site represents one of the southern most private parcels in the District. River Point is a chance to create a special waterfront development along

the Anacostia River. The massing of the proposed buildings has been developed to maximize the light and views for the residents while reusing as much of the existing building fabric as is feasible. This project was done in association with Gensler.



Canal Place Alexandria, Virginia

Canal Place is a waterfront development located on the banks of the Potomac River and presently is only office space. Our work evaluated two of the office buildings for conversion to condominiums. The project entails converting commercial office buildings

to for sale condominium units. Special attention was paid to the waterfront views and terraces for each of the units. As part of this conversion additional retail/restaurant venues will also be included in the program redefinition into a mixed use project.

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Rock Spring Centre Bethesda, Maryland

MWAP was the consulting design architect and planner for this unique mixed use development located in Bethesda, Maryland. The project is designed as a Tuscan-style village with the retail and restaurants set along a pedestrian-oriented, grand boulevard. Res-

taurants will overlook a nature preservation area for beautiful vistas during daytime or nighttime dining. The retail street is designed with natural materials to replicate an Italian hill town with terra-cotta roofs and stone facades.



Canyon Ranch at Park Crest Tysons Corner, Vienna, Virginia

Interested in locating a new facility in the Metropolitan Washington, D.C. area, Canyon Ranch, the resort and spa hotel, requested us to develop a series of planning concepts to illustrate the possibilities for a new facility and 1300 additional condominium units. The

site was very steep and created many design opportunities. The program included a new hotel and spa and three additional residential buildings. The team produced three schemes and models.



Coral Harbour Marina and Resort New Providence Island, Bahamas

This master plan encompassed approximately 1,000 acres on the pristine southern shore of New Providence Island. The existing site had an abandoned golf course. The new master plan envisioned a series of development opportunities broken down into

discreet boundaries to facilitate the sale of development sites. The program included six hotels, marinas, two golf courses, an international commercial banking center and approximately 4,500 condominiums.



2144 California Street Washington, DC

MWAP prepared a feasibility assesment for the owner of the property to understand the potential for redevelopment of the 1940's structure located in the Kalorama Historic District of Washington, DC. The building is nice stories and contains approximately 113

residential units. The team spends some time understanding the ramifications of renovating the structure with tenants in place. Evaluations of all major systems was part of the study. New amenities were also proposed on the ground floor and rooftop.



Frisco Bridges Frisco, Texas

Frisco Bridges is a suburb community located just outside Dallas, Texas. This project invisioned a two phase development of a 4 story stick built structure wrapping a parking deck with 300 residential units and a second phase consisting of a 30 story tower

with another 300 units. The 5 story parking structure is designed to accomodate approximately 900 cars. The project site is located directly across from the Frisco Bridges Convention Center and Visitors Bureau.

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The Residences at Crescent Hill Louisville, Kentucky

The market rate residential rental buildings are in the shadow of The Southern Baptist Theological Seminary in the Crescent Hill neighborhood. The project is part of a larger Seminary wide master plan that identified this site for a residential development. The

ten building development is a two story stick built of approximately 200 units and some neighborhood retail. The design of the exterior is meant to reflect its location approximate to the seminary but still maintain a residential neighborhood feeling.



Windrose Place Lenox, Massachusetts

Set in the heart of the historic district of downtown Lenox, Massachusetts, this project will become a major focal area for the town. The six building, 50,000 sf development is a true downtown mixed use development housing retail, commercial

office and residential programs. The design of the project is characterized by the central plaza called Windrose Place. This area, designed to be the focal area of the project, will also satisfy the parking requirement.



Bay Harbour Master Plan Provincetown, Massachusetts

Located on the shore of Provincetown Harbor, the 7-acre parcel, once the home to a 1950's beach hotel, was master planned by MWAP for an exclusive single-family beach front community. The final master plan identifies 10 building lots and provides written

design guidelines for the architecture and landscape architecture, all of which were made covenants on each property. The residences were designed as prototypical residences for the waterfront and water view sites.



National Labor College Silver Spring, Maryland

The National Labor College solicited proposal from national developers to redevelop the remainder of their site and keep as many existing programs functioning. The National Labor College is really a training center and conference center for the

AFL-CIO. The final master plan envisioned approximately 3,500 residential units, 800,000 square feet of commercial office, a 150 room hotel, and approximately 150,000-sf of retail. The plan was developed to be phased.



Legacy Master Plan ¹ West Omaha, Nebraska

The Legacy Master Plan sets a framework for developing a plan with a strong local diversity of uses, and an emphasis on the value of the ecology and natural systems. The Legacy Plan, organized around a central town green, has office, retail and apartment

uses built around this central space. To the north, big box retail has optimal street frontage. To the south, the mixed-use development continues down to the residential neighborhood and boulevard.

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University of the District of Columbia Residence Halls Washington D.C.

Situated in heart of Washington, DC, the university is the only public higher education institution in the District. After the preparation of a detail master plan, the University accepted one of the recommendations to construct new residence halls on campus to

improve the student life environment and to assist in recruiting new students. The final design includes a two phase development program with a total 600 beds on campus. The residence halls also include recreational and educational program uses.



Southern Baptist Theological Seminary - Mullins Hall Louisville, Kentucky

Mullins Complex is approximately 125,000 square feet and when completed will create a "Residential College" nested in the predominantly Graduate-level Seminary. The final building will house 350 beds, student lounges, the Boyce College administra-

tion, faculty offices and meeting space. The historic importance of Mullins Hall is founded in the lineage of this building in the career of James Gamble Rogers who went on to design notably campuses and buildings at Yale, Columbia and Northwestern Universities.



Capella Hotel Washington, D.C.

The redevelopment of 1050 31st Street, NW, will entail the property's conversion from office to hotel use. The hotel will be one of the first urban US hotels operated under a six-star "Capella" flag and will provide an ultra-luxury hotel product suitable for the top tier

of business and leisure travelers, currently a significantly undeserved segment in Washington, DC. The property is planned includes 48 rooms, premium dining and lounge facilities, as well as a private board room.



Eilan Hotel San Antonio, Texas

The luxury 4-star Hotel, with 175 feature guest rooms, boasts a celebrity operated restaurant and bar, a day-spa, virtual golf rooms, an indoor lap pool, conference space, and ballroom. A connected dance hall with garden roof offers guests panoramic

views of the town. Guests can also enjoy these views from the 4th Floor Terrace as well as from the majority of the guest rooms. A two-story parking structure located under the hotel provides convenient parking.

Project Credits:

1 Indicates a project designed by Michael Winstanley, AIA AICP while the design director at Leo A Daly.