

Entry pavilion before renovation.

Courtesy of Bonstra | Harsign ARCHITECTS



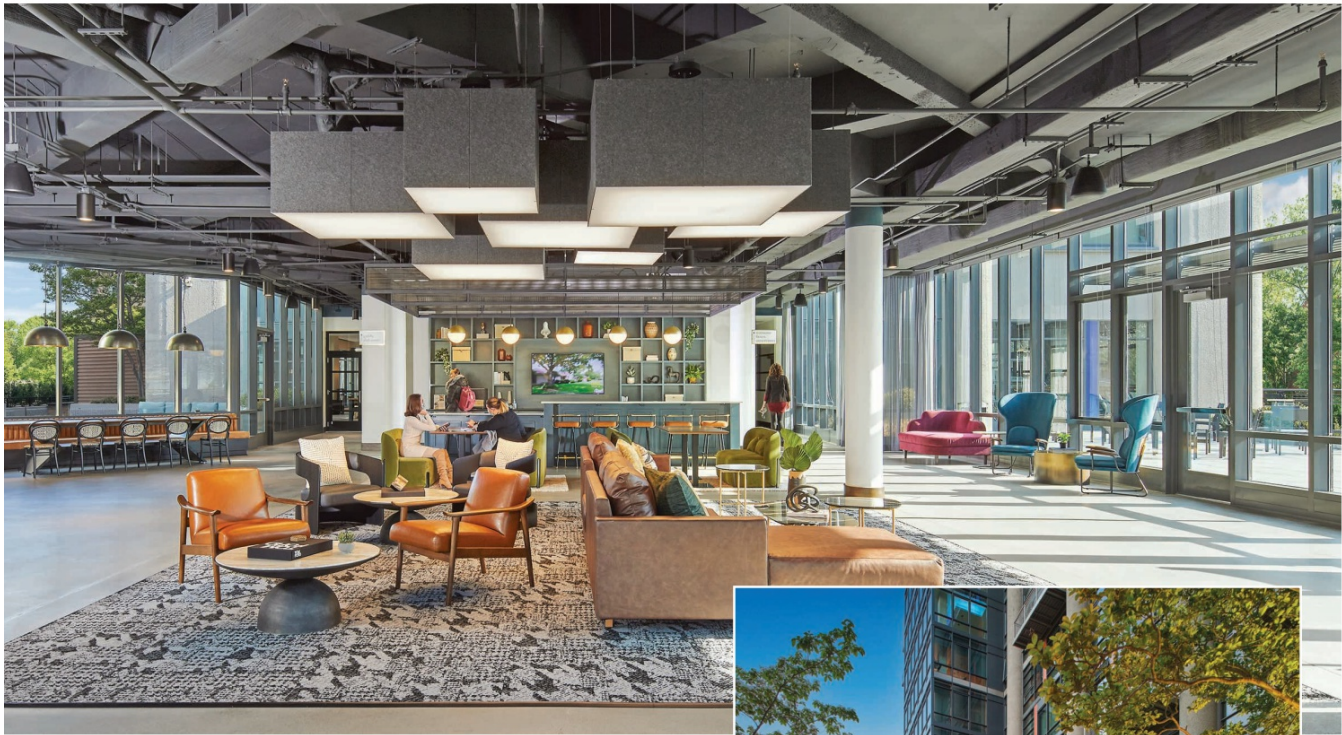
Entry pavilion linking the two renovated towers.

All Together Now

Multifamily Residential
Buildings

by Ronald O'Rourke

All photos for this project
© Anice Hoachlander, except as noted



Interior of entry pavilion with amenity spaces.

Washingtonian Award in Distinctive Residential Design

Park + Ford

Alexandria, VA

Bonstra | Haresign ARCHITECTS

Interior Designer: ESG Architecture & Design

Lighting Designer: Gilmore Lighting Design

Landscape Architect: Parker Rodriguez

Structural Engineer: Rathgeber-Goss Associates

Mechanical Engineer: Engenium Group

Electrical Engineer: Power Design, Inc.

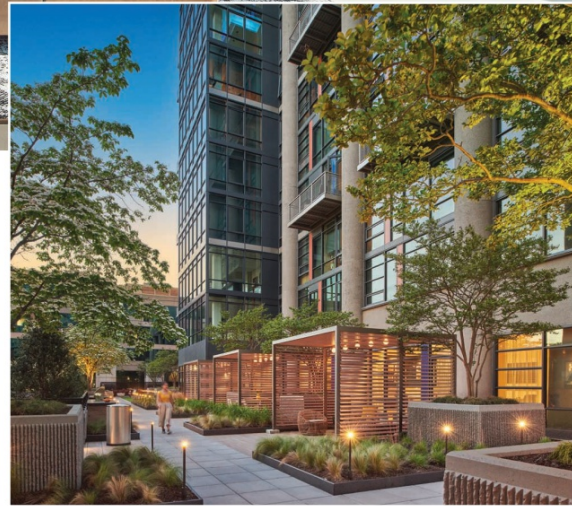
Plumbing Engineer: KTA Group, Inc.

Civil Engineer: Johnson Bernat Associates, Inc.

General Contractor: The Whiting-Turner Contracting Company

In Alexandria, Virginia, near the crossroads of I-395 and Route 7, **Bonstra | Haresign ARCHITECTS** has converted a pair of 1980s-era office buildings into residential structures offering 435 market-rate apartments with parking and an array of modern amenities. The project, called Park + Ford, is a case study in how to convert aging office buildings into multifamily residential structures.

Bonstra | Haresign's design retained 95% of the buildings' precast skin per the client's direction, while adding cantilevered balconies and an irregular array of colored panels that help activate the buildings' exteriors. "As noted by Carl Elefante, FAIA, LEED AP, the greenest buildings are ones that are already built," the firm said. "By reusing the buildings' concrete frames and existing parking structure, 75% of construction waste from the core and shell was eliminated, saving nearly 80% of existing embedded carbon." High-performance glazing and improved



Outdoor communal space.

mechanical systems increased the structures' energy efficiency by more than 40%.

More than a third of the units offer balconies or terraces. The buildings' single-story entrance structure was transformed into a glass-clad entry pavilion. The existing ground-floor plaza level—a dreary, concrete-dominated space—was redesigned to accommodate amenities, and a parking area in front of one of the buildings was transformed into a sunken terrace featuring a fountain wall, cabanas, grilling areas, turfed surfaces, and misting stations.

"Office buildings that have aged past their useful lives, with antiquated and deteriorated building systems, are scattered throughout urban areas in highly desirable locations," the firm said. "Most of these office buildings no longer can adapt to modern office technology and planning requirements. The project provides needed affordable market-rate housing in a transit-rich environment proximate to other services and the city."