

ENLIVEN AT DC METRO

Reston, VA



20190714

Typology

Mixed-Use Master Plan
Office
Apartments | Retail
Hospitality
Condominiums | Retail
Townhomes

Facts

Office Building Area: 653,200 sq. ft.
Retail: 25,400 sq. ft.
Hospitality: 176 Keys
Number of Units: 744 du
Parking: 3,281 spaces

The metro mixed-use concept is envisioned as a neighborhood-oriented gathering place within a thoughtfully executed mixed use context. A strong urban design framework forms the basis for optimizing building and spatial synergy by emphasizing engaging streetscapes, creating safe pedestrian corridors of connectivity and providing design features that create a sense of place. The internal streets and interconnected retail lined pedestrian focused spaces lay the groundwork for a new community identity. The plan is centered around a strong and seamless pedestrian experience from the Metro to the community's public central village green. Immediately outside the Metro bridge a four-story plaza space redirects the pedestrian views towards the public green space within the community core. The Metro plaza flow influences Phase 1 residential and hotel buildings architecture. The buildings gently bend announcing the Metro portal and interior plaza. The proposed concept creates two mixed use urban blocks: the east block with a mainly pedestrian public green in the center and the west block parking podium with office and residential and private central court. The project massing orients the built bulk towards highway 267 and step down towards the south edge, Sunrise Valley Drive and single-family homes across the street. The two main blocks connect reinforcing the existing urban grid connecting the neighborhood to the Metro and beyond.

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