
MIXED USE MASTER PLANS



Poplar Point Master Plan Washington, DC

This master plan was prepared for a Washington, DC, developer and was stimulated by the agreement between the District of Columbia and the National Park Service, giving the District control of the redevelopment of 110 acres along the Anacostia River. The

National Design Award - SARA

challenge was to create a meaningful mixed use development in an area of Anacostia that currently has no context. The solution focused on the creation of a new arts district anchored on the water by a private modern art museum and a public exhibition building.



Ponce Paradise Ponce, Puerto Rico

Ponce Paradise is a master plan and design that encompasses 821 acres of pristine land located in Ponce, Puerto Rico. The area spans from the Caribbean Sea in the South to the Ponce city center in the North. It is adjacent to the Ponce Airport, a commercial

seaport, and Ponce Hilton, as well as being one hour from the San Juan Metropolitan area and thirty minutes from Caguas. There are opportunities for hotels, master planned residential communities, golf, casino, commercial, and retail shopping center.



Potomac River Transportation Master Plan Virginia, Maryland & Washington, DC

Three economic drivers and, consequently, three populations to consider transporting include general commuters, tourism, and the Department of Defense. Several major ferry stops would serve multiple networks, such as Navy Yard and National Airport.

*Award of Honor - AIA Maryland
Presidential Citation - AIA DC*

One of the keys to optimizing a water based transportation system is to provide smooth (and dry) connections to existing land based public transit systems already in place. Examples include the DC Circulator, the King Street Trolley and the Airport bus circulator.



Eilan Village San Antonio, Texas

MWAP was the lead architect and planner of a multi-disciplinary team responsible for the planning and design of *Eilan* - San Antonio's newest town center. The proposed development, covering over 120 acres, is a self-sustaining LEED certified mixed-

use development with over 1.5 million-SF of multi-family, office, retail, hotel and entertainment features. MWAP is also responsible for the design and construction of a significant portion of the buildings central to the master plan.

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Buzzard Point Master Plan Washington, DC

Following the District of Columbia's framework plan, MWAP developed a master plan for the southwest district of the city. Our plan focuses on two major aspects of the redevelopment of this district, the first being transportation. The second aspect of our

plan illustrates the importance of connecting the program and local events together to create an arts and entertainment network. The plan encourages pedestrian mobility and good urban design to give the neighborhood a lively and robust environment.



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.



Parcel 15 - St E's East Washington, DC

St. Elizabeths East Phase I is a mixed-use master planned development established as part of a public-private partnership with the District of Columbia. The project goals are to develop a 567K SF mixed-use project on the campus known as Parcel 15. The project

would feature two residential buildings totaling 288 units, including 151 set aside as affordable. The project will also include a 200K SF office building, a 125-room hotel and up to 50K SF of ground-floor retail.



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.



Pickett Place Alexandria, Virginia

Pickett Place is a mixed use development that includes approximately 24 acres in west Alexandria located near major arterial highways including Interstate 95. Pickett Place's first phase covers 15 acres and could include up to 2.1 million square feet. The

project also includes a central park, a site for school or civic use, 164,000 square feet of affordable housing and 230,000 square feet of retail. The second phase, which comprises 9 acres and an additional 1 million square feet of development.

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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.



The Vineyards of Queen Anne Kent Island, Maryland

The project entailed a competition for the 25 acres site at the foot of the Key Bridge on Kent Island. The mixed use development project is planned in support of the Chesapeake Bay Beach Club which is a wedding venue and conference center. The

master plan calls for 120 room hotel, a boat house/bar, a winery, a vineyard, national restaurant chains, and local retail in support of the weddings. The vineyard is a working show vineyard that would produce wine for the weddings.



Downtown Development Plan Los Alamos, New Mexico

WAP organized a two-day workshop to engage property owners to create new re-developed scenarios for the downtown area. The goal of the project was to define a plan for growth without jeopardizing existing occupied buildings and create a denser,

vibrant downtown district to capitalize on the clear market demand for housing and retail supported by the population employed by the National Laboratory.



Fannie Mae Headquarters Relocation Plan Washington, DC

This project entailed the strategic planning and site evaluation for Fannie Mae's 2 million-SF headquarters in downtown Washington, D.C. The planning team identified approximately 40 potential sites worthy of consideration as possible

consolidation sites. From this evaluation we were able to identify 5 sites worthy of further consideration. As one of his tasks Mr. Winstanley coordinated discussions between Fannie Mae and the DC Office of Planning regarding the 5 sites.



Rock Spring Centre Bethesda, Maryland

WAP is 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.