ARCHITECTS ANONYMOUS

PROPOSED ADAPTIVE REUSE - FOUR MILE RUN DURON PAINT STORE

4109 Mt Vernon Avenue
ALEXANDRIA, VIRGINIA

PREFACE

- The City of Alexandria purchased four properties along Mt. Vernon Avenue abutting Four Mile Run.
- Three of the existing buildings were demolished and the remaining building was kept with the anticipation that it could be modified for public use in support of the Four Mile Run Park.
- At some point, the City determined that funding to rehabilitate the building was not possible and the alternative to demolish the building was contemplated.

ARCHITECTS ANONYMOUS

- A group of design professionals who live and work in Arlington & Alexandria believes that there is a better alternative to demolishing this structure.
- The following are ideas of how this building and site can be renovated and reused to turn this otherwise blighted property into a facility that would serve the community and serve as a gateway into the Four Mile Run Park.
- We are presenting this unsolicited, pro bono study to the City and Community for consideration.

4 MILE RUN MASTER PLAN

EXISTING SITE

NORTH BUILDING ELEVATION
SOUTH BUILDING ELEVATION
Primary building entry with Arlandria Community Art Mural.
WEST CORNER AT BUILDING ENTRY.
EAST BUILDING ELEVATION AT LOADING DOCK
NORTH (LONG) & WEST BUILDING ELEVATIONS
EXISTING CONDITION

PROPOSAL

- Building to be renovated as a simple, multi-purpose facility.
- Designed as a seasonal, fair-weather, day-time use facility requiring no AC or heating with limited electrical and water service.
- Site work to use recycled materials and designed to be built in phases.

SITE CONCEPT

- Create a new community plaza at the north side as series of linked “rooms” that can be developed in phases.
- Fence between the site and the recreational field will be removed.
- Gateway marker signposts at each end of the site along Mt Vernon Ave.

PROPOSED SITE DESIGN

BUILDING INTERIOR

- Open north side of building (facing plaza) with large opening for natural ventilation & light.
- Relocate exterior mural into the interior.
- Remove ceiling, paint walls, seal concrete floor slab.
- Renovate Restrooms for ADA compliance.
- Add light tubes and skylights to bring daylight into the interior.

LEGEND

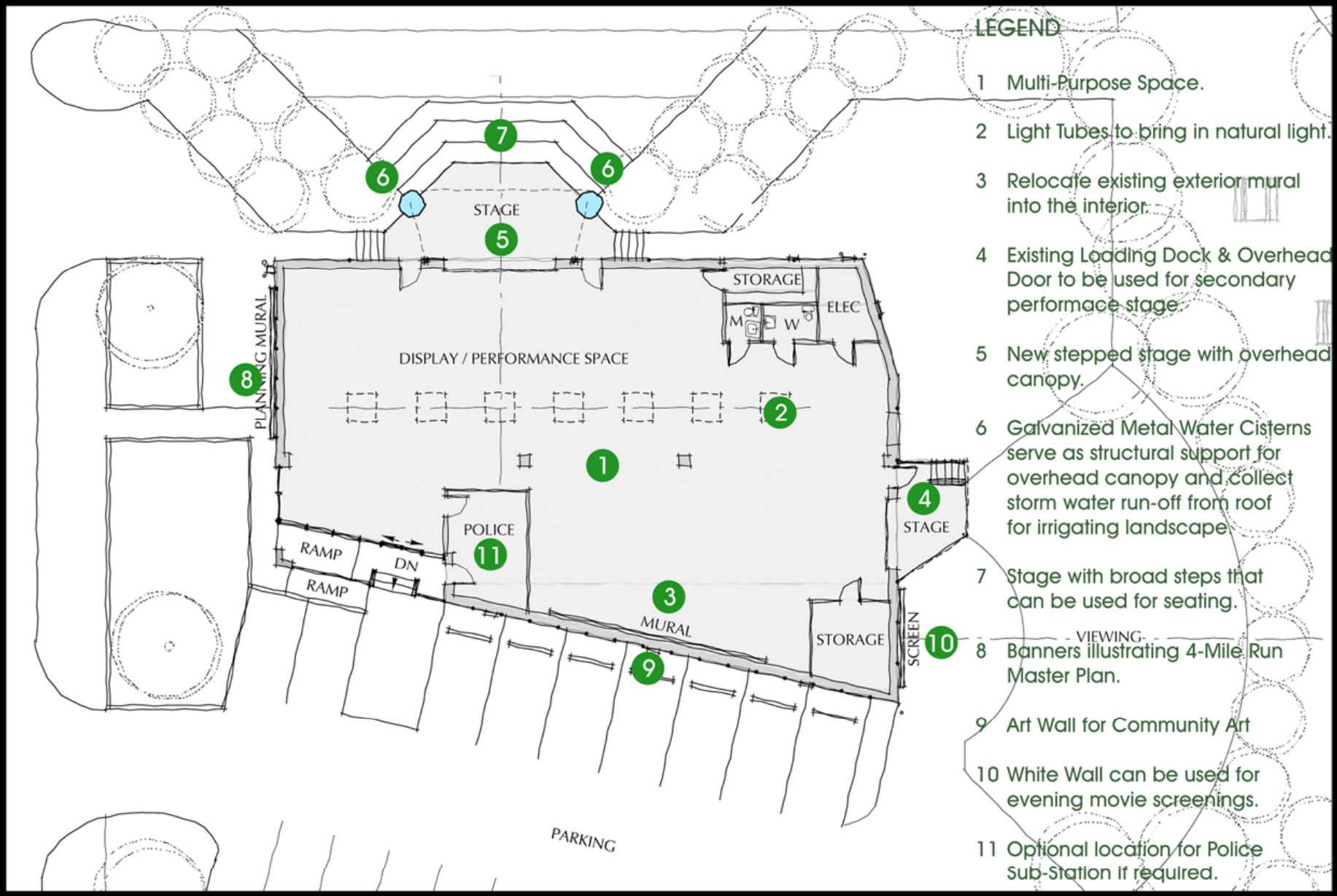
1 Existing DURON Building

Designed to be used as a daytime, seasonal building. It will have no HVAC or lighting except those provided by natural daylight.

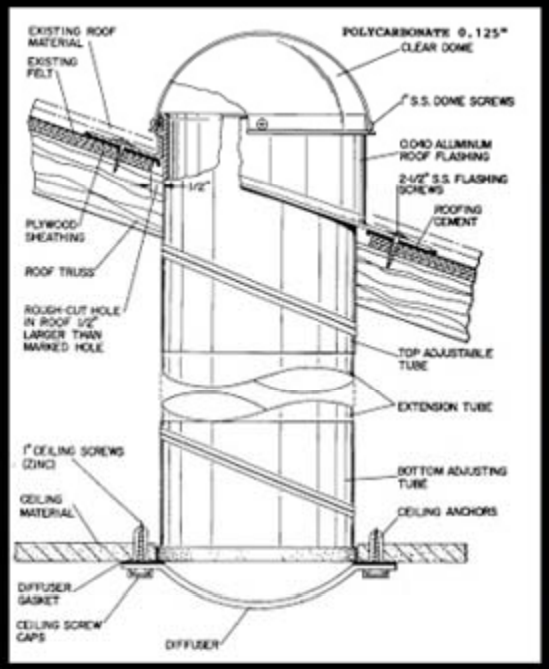
It will be designed as a simple enclosure to allow it to be used by the community for any number of purposes:

Exhibition Space
Cultural Center
Community Meeting Hall
Indoor & Outdoor Perfomance Venue
Classroom
Public Restroom Facility
Temporary Storage for an Outdoor Market

DURON BUILDING


LEGEND
1 Multi-Purpose Space.
2 Light Tubes to bring in natural light.
3 Relocate existing exterior mural into the interior.
4 Existing Loading Dock & Overhead Door to be used for secondary performace stage.
5 New stepped stage with overhead canopy.
6 Galvanized Metal Water Cisterns serve as structural support for overhead canopy and collect storm water run-off from roof for irrigating landscape.
7 Stage with broad steps that can be used for seating.
8 Banners illustrating 4-Mile Run Master Plan.
9 Art Wall for Community Art
10 White Wall can be used for evening movie screenings.
11 Optional location for Police Sub-Station if required.
STAGE
STORAGE
ELEC
M
W
DISPLAY / PERFORMANCE SPACE
PLANNING MURAL
POLICE
RAMP
DN
RAMP
MURAL
STORAGE
SCREEN
VIEWING
STAGE
PARKING
IMAGE BY ROBERT LARSON

FLOOR PLAN



DAYLIGHT HARVESTING

EXISTNG INTERIORS

PROPOSED RENOVATION

INDOOR PERFORMANCES

BARN DOORS

PROPOSED RENOVATION

CULTURAL EVENTS

BUILDING EXTERIOR

- Building painted in bold colors and the walls used as outdoor display space for art & information on the Four Mile Run Master Plan.
- Construct a new stage in front of the north opening with broad risers that can be used for seating.
- Stage is flanked by large corrugated steel cisterns to capture rainwater from the roof to for site irrigation. These tubes will also support a canopy over the stage.
- Loading dock at east-side will be reconfigured for use as secondary stage.

LEGEND

2 Building Exterior:

To be painted in bold colors to mark this building and site as a community activity center.

Building walls to be decorated with rotating community art either painted directly on the walls or hung as banners.

Wall facing Mt Vernon Avenue will exhibit images of the 4-Mile Run Master Plan.

BUILDING AS ART & INFORMATION

BEFORE

POSSIBILITIES

LEGEND

3 Building Loading Dock

Can be used as a performance stage.

Adjacent side wall painted white to act as a screen of community midnight movie screenings.

4 Lawn Area

For picnics and seating for movies and performances.

LOADING DOCK

EXISTING NORTH SIDE

OUTDOOR PERFORMANCE

MIDNIGHT MOVIES

LEGEND

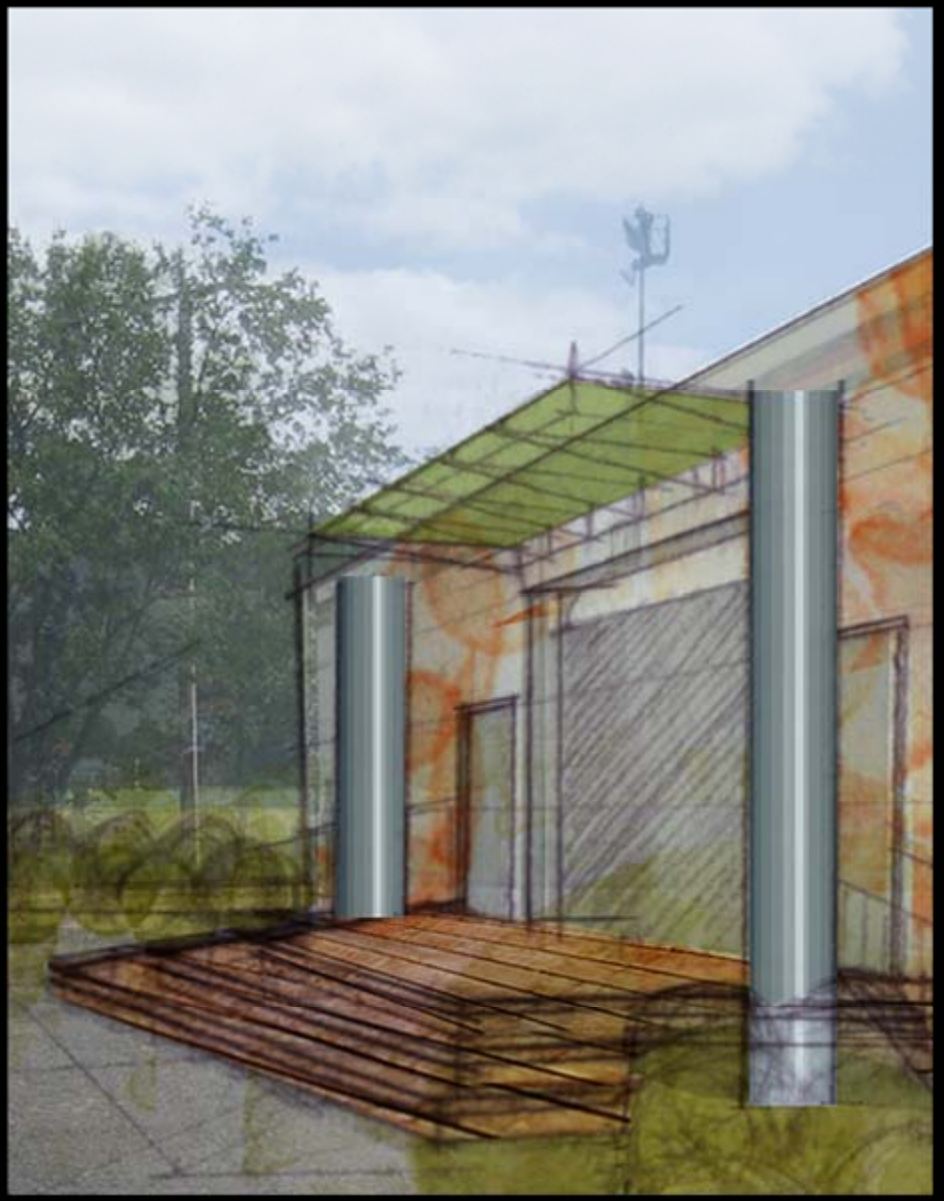
5 New Barn Door & Raised Covered Stage

Can be used as a performance stage.

Steps around stage can be used for seating when stage not used.

Canopy supported by large metal cisterns that will collect rain run-off from the building roof where it will be stored and used for local irrigation.

FRONT & CENTER



CISTERNS & STAGE

OUTDOOR PERFORMANCES

LEGEND

6 Community Plaza

To be used as a outdoor community living room. It will be designed for multi-purpose uses such as:

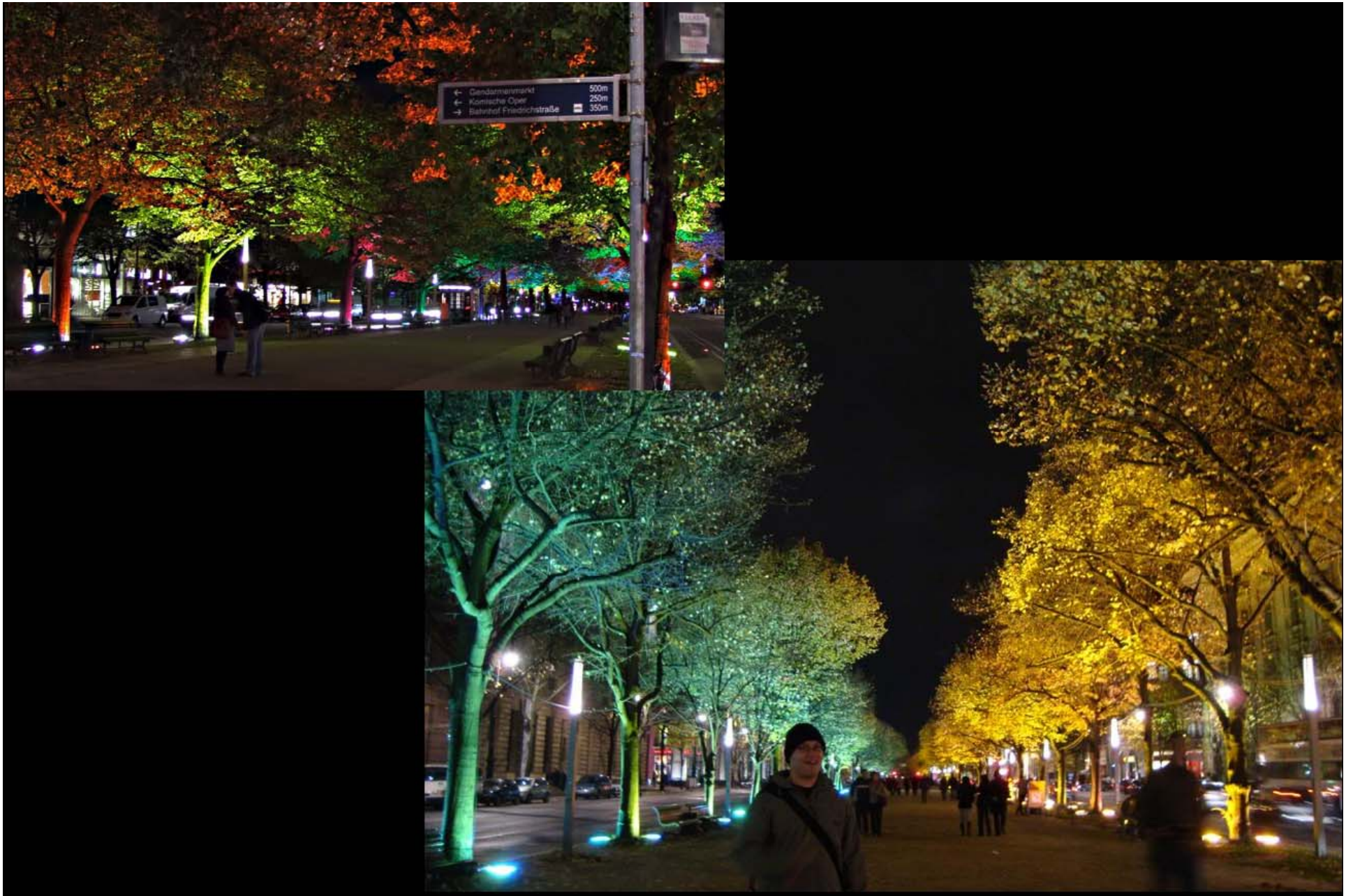
- Farmers Market
- Arts & Crafts Fair
- Outdoor Performances
- Cultural Events
- Picnic Area

Designed in 3 outdoor rooms that can be developed in phases.

COMMUNITY PLAZA

BANNERS & SIGNPOSTS

NIGHT LIGHTING



NIGHT LIGHTING - TREES

NIGHT LIGHTING - BUILDING

LEGEND

7 Raised Planter Beds

Designed to be portable and designed to provide seating along the perimeter.

Can serve as a nursury area cared for by volunteers to grow native plants for re-planting in other areas of the Four Mile Run Restoration Area.

LANDSCAPE FEATURE

RAISED PLANTERS

LEGEND

8 Rain Gardens

Will treat surface water run-off and provide a demonstration area to provide public awareness of environmental sustainablity issues.

SITE SUSTAINABILITY

RAIN GARDEN

LEGEND

9 Plaza Paving & New Walkways

Inexpensive, sustainable paving for plaza surfaces and new walkways to connect this facility to the playing field and the Four Mile Run Trail network.

RECYCLED PAVING

PLAZA PAVING ALTERNATIVES

RECYCLED CONCRETE

LEGEND

10 Entry Markers

Community Art to serve as gateway sign posts that mark the enty to this facility.

10 Art Walk

Additional art pieces can be placed in other locations to designate those areas as an event place or to simply serve as singposts along the trail network.

COMMUNITY ART

ART SIGNPOSTS & ART WALK

EXISTING SITE

MR
RENOVATION

OUTDOOR MARKET – YEAR 1

OUTDOOR MARKET – YEAR +5

ENDLESS POSSIBILITIES

ARCHITECTS
ANONYMOUS
Lynn Alsmeyer-Johnson, AIA, LEED AP
Richa Bansal, Associate AIA
Karen Conkey, AIA, LEED AP
Judy Guse-Noritake, AIA, LEED AP
Carter Jones, AIA, LEED AP
Stephen Kulinski, AIA
Robert Larson, AIA
Joseph Lavigne, AIA
Bruce LeLacheur, AIA, LEED AP
Marlin G. Lord, AIA
Rebecca Mezny, LEED AP
Rae Noritake, AIA
Jillian Penndorf, LEED AP
SPECIAL ASSISTANCE BY
Elliot Rhodeside, FASLA, Principal
Kevin Fisher, Principal
Rhodeside & Harwell, Inc.
Landscape Architects
Joe McCoy, AIA, Four Mile Run Task Force