

MARYLAND & D.C. CONSTRUCTION Elite

SUMMER 2025 — VOLUME 18 NO.2

Helbing Lipp Recny Architects Client Centered Approach and Legacy of Success for Over a Half-Century



Trinity Christian Lower School — Photo: Michael Galen

For over 50 years, Helbing Lipp Recny Architects (HLR Architects) has turned client visions into inspiring spaces. The idea that whatever one does should be done thoroughly is a

concept expressed in many ways, but perhaps best by German born architect Mies Van der Rohe, who once said, “God is in the detail.” This statement reflects the most important guiding

principle of their practice for one of the DC Metro area’s oldest, and well-respected firms: attention to the details of a client’s project from beginning to end, no matter how small. Believing great architecture begins with listening and understanding each client’s unique vision, Helbing Lipp Recny Architects creates spaces that foster connections, support their clients’ missions, and enrich the communities they serve.

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HELBING LIPP RECNY ARCHITECTS

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Founded in 1973 by Paul Salditt, David Lipp, and Tom Helbing, as Salditt Lipp and Helbing, the firm evolved over time, expanding from commercial work into religious and educational projects. To better serve their clients, they opened a branch in Charles Town, West Virginia. In 1998, John Recny joined the team, bringing a passion for religious architecture that helped shape the firm's direction. John became a partner in 2008. Renaming the firm to Helbing Lipp Recny Architects (HLR Architects) in 2013 to reflect John's leadership, they remained dedicated to ensuring principal involvement with a reputation for practical, ethical, and high-quality design. With Tom and David retiring by 2016, John continued moving the firm forward, and in the fall of 2024, HLR Architects merged with Sandbar Architecture, a Florida-based firm led by Daniel Edgell, who spent a year of his career with HLR. Dan-

iel brings a dynamic and forward-thinking leadership style to Sandbar Architecture and has maintained a strong connection to the firm's values of client service, design excellence, and hands-on principal involvement. Under Daniel's direction, Sandbar Architecture has developed a reputation for technical innovation, collaborative culture, and a diverse portfolio that spans the Eastern Seaboard.

In February of 2025, after more than four decades of architectural excellence and 25 years with HLR Architects, Principal John J. Recny, RA, NCARB, announced his retirement. "Looking back over these 25 years, what stands out most is the trust our clients placed in us to help realize their visions," reflects John. "From watching congregations celebrate their first service in a new sanctuary, to seeing students thrive in spaces we designed - these moments remind me why I chose this path in architecture. Working alongside dedicated colleagues and clients who became friends has been deeply rewarding. I'm particularly proud that our merger with Sandbar Architecture grew from these

same values of trust and integrity. While closing this chapter is bittersweet, I know these values will continue to flourish under the combined strengths of our firms." Daniel shared his own appreciation for John's legacy: "We are privileged to have the opportunity to work from the solid foundation he built over the last 25 years. His focus on nurturing client relationships and providing thoughtful, practical design solutions resonates deeply with our philosophy at Sandbar. We are committed to upholding HLR's tradition of excellence and to enhancing our collective strength." Under Daniel's leadership, the combined firm is poised for continued growth and innovation, building on a shared commitment to client service, technical rigor, and community impact. Daniel's history with HLR and his vision for the future ensure that the firm's legacy will not only endure but thrive in this new chapter.

Today, as HLR Architects continues their legacy of success, the firm is now under the leadership and direction of Aaron Margolis, AIA. With over two decades of architectural expertise and a proven track record of leading diverse projects across commercial, municipal, and multifamily residential sectors, Aaron heads up the Oakton, Virginia office as Director of Architecture – Mid-Atlantic. Originally from Massachusetts, Aaron holds a Master of Architecture degree from Boston Architectural College and a Bachelor of Science in Architectural Engineering Technology from the University of Hartford. He is a registered architect in DC,

Virginia, West Virginia, and Massachusetts, and a LEED Accredited Professional. Focusing on maintaining the firm's commitment to design excellence while expanding its capabilities in sustainable design and technological innovation, Aaron's approach combines strategic thinking with practical execution, ensuring projects consistently meet both design aspirations and financial objectives. "In the 10 years prior to joining HLR, my work was focused on multifamily projects in the DC region, five years with an award-winning design firm and another five with a luxury multifamily developer," explains Aaron. "This unique perspective on both the creative and practical sides of multifamily development positions us to thoughtfully expand HLR's existing multifamily portfolio in this growing sector."

Offering a comprehensive range of architectural services, from master planning and design to construction documentation and administration, HLR's expertise spans religious, educational, institutional, commercial, and medical projects. Long having served clients throughout Virginia, West Virginia, Maryland, and Washington, DC, with the Sandbar Architecture merger, the firm's reach now extends even further across the Eastern Seaboard, including Ohio and Florida. Boasting a proven track record of successful projects for faith communities, private schools, and mission-driven organizations, HLR Architects stands out in the Mid-Atlantic region for their deep expertise in a

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PROJECT PROFILE

Project: Pedersen Family Foundation Offices

Location: McLean, VA

Owner: Pedersen Family Foundation

Major Contractor: AllenBuilt, Inc.

Project Team:

- Structural: Top Level Engineering,
- MEP: FHC Engineering
- Lighting: C.M. Kling and Associates, Inc.
- Interior Designer: Solis Betancourt & Sherrill
- Green Wall: GSKY
- Tree, Green Wall plantings: Interior Landscapes

Description: The Pedersen Family Foundation's new office in McLean, Virginia, is a sophisticated, high-end interior fit-out that embodies the Foundation's mission to advance health and wellbeing through philanthropy. Designed for a core staff of six to eight, the 2,500-square-foot space supports daily grantmaking, collaboration, and stewardship of impactful charitable programs, all within an environment that is both highly functional and deeply inviting.

Upon entry, visitors pass through a welcoming "homecoming" entry arch and are greeted by a dramatic living green wall, immediately setting a tone of wellness and belonging. The biophilic concept is further expressed through a second green wall and a striking black olive tree, dramatically illuminated beneath a large central skylight. These natural elements bring vitality, tranquility, and a sense of rootedness to the heart of the office.

Throughout the space, a series of sky-inspired domes, hand painted to mimic constellations, add a poetic and contemplative dimension, connecting the Foundation's mission to the broader universe and inspiring wonder. The program includes private offices, open workspaces, a reading and library nook, a meeting area for board sessions or client gatherings, and a well-appointed kitchenette.



A single privacy booth, lined with softly backlit white Himalayan salt bricks, offers a serene, restorative retreat for confidential conversations. Every detail—from custom millwork to the harmonious palette of finishes—was carefully selected to balance residential warmth with professional needs, resulting in a space that feels intimate, comfortable, and distinctly home-like.

Description of Work, Challenges, and Unique Qualities: This project's primary challenge was to create a home-like, residential ambiance within a compact commercial footprint while integrating high-end features and supporting the Foundation's operational needs. The incorporation of two living green walls and a central black olive tree required precise coordination among design, engineering, and specialty contractors to ensure thriving plantings and seamless integration with the interior architecture.

The privacy booth, finished in luminous Himalayan salt bricks and backlit for a soft glow, demanded careful detailing to achieve both visual tranquility and acoustic privacy in an open office context. Custom millwork and premium finishes throughout required meticulous planning to maintain quality and cohesion.

The result is a unique, biophilic office environment that supports focused nonprofit work, fosters comfort and connection, and stands as a testament to the Foundation's values of care, excellence, and positive impact. The space is tailored for daily operations and occasional meetings, offering an inspiring setting that honors the important work being done within its walls.

Project Size: 2,500 SF tenant fit up

Date Started: 2023

Date Completed: Summer 2025



HELBING LIPP RECNY ARCHITECTS

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diverse portfolio of project sizes and types. “Our intentionally smaller size ensures every client benefits from hands-on principal involvement and truly personalized service,” states Aaron. “Our firm is blessed with a staff of passionate and energetic people, working in a collaborative studio environment.”

Along with a local staff that brings a commitment to ethical practice, practicality, and common sense to every project, now as part of Sandbar Architecture, HLR offers expanded resources, technical innovation, and a broader geographic reach. “This allows us to pursue larger and more complex projects while maintaining the close, relationship-driven approach that defines us,” adds Aaron. “Clients benefit from the best of both worlds: the agility and attention of a small firm, supported by the depth and capabilities of a larger, integrated team.”

With a philosophy rooted in a strong sense of responsibility to their clients and community, HLR believes great architecture begins with a thorough understanding of each client’s distinctive objectives and vision. “Every project is a partnership, built on open communication, transparency, and mutual respect,” says Aaron. “We strive to deliver design solutions that are inspiring, achievable, and grounded in real-world constraints.” This equates to HLR Architects’ commitment to find

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PROJECT PROFILE

Project: Sam Michaels Park Amphitheater (The AMP)

Location: Shenandoah Junction, WV

Developer: Jefferson County Parks and Recreation Department

Major Contractor: Minghini’s

Project Team:

- Structural Engineer: Top Level Engineering
- MEP Engineer: Comfort Design, Inc.
- Civil Engineer: Frederick, Seibert and Associates

Description: The AMP is a large outdoor amphitheater designed to serve Jefferson County and the surrounding region as a premier venue for concerts and entertainment. The amphitheater is sited at the base of a gently sloping hill, maximizing natural terrain for amphitheater-style seating. The master plan includes a permanent stage, support spaces (dressing rooms, offices), a separate building for restrooms, ticketing, and concessions, and a phased approach to construction. The seating accommodates up to 2,000 people: 500 fixed seats and 1,500 lawn seats.

Description of Work, Challenges, and Unique

Qualities: HLR Architects was initially hired in 2003 to develop a comprehensive master plan for the amphitheater. The challenge was to create a flexible, phased project that could be implemented as funding became available. After a long hiatus, the project was revived in 2017, and HLR responded by breaking the project into six manageable phases, starting with the amphitheater stage itself.

The design takes full advantage of the site’s natural slope, providing excellent sightlines and a natural amphitheater experience. The stage structure features a farm-like aesthetic, with a stone foundation, board-on-batten wood siding, a shed roof, and a prominent wood/steel truss spanning over 50 feet. The “thrust stage” design, with an orchestra pit that doubles as a story-telling area, enhances both performance and community use. The relaxed, familiar appearance harmonizes with existing

park buildings, while the use of durable, natural materials ensures longevity and low maintenance.

Project Size: Seating Capacity: 500 fixed seats + 1,500 lawn seats (total 2,000).

Dates:

Master Plan Completed: 2003

Phase 1A Project Start: December 6, 2017

Construction Start: May 16, 2018.

Phase 1A Completion/Dedication: May 28, 2019

Phase 2 Start: March 10, 2022

Phase 2 Completion: Spring/Summer 2025

Other Important Details:

- The project was developed in phases due to funding constraints, demonstrating flexibility and long-term vision.
- The amphitheater’s design incorporates accessibility features, including handicapped-accessible paths from parking to seating.
- The structure’s farm-like appearance and use of natural materials reflect the rural character of the region and the existing park buildings.
- The facility is now affectionately known as “The AMP” and has become a beloved venue for community events and concerts.

HLR Architects has also recently completed Phase 2 of the “The AMP” master plan to add a 2,800 SF multi occupancy restrooms/ ticket booth/ concession stand.



PROJECT PROFILE

Project: Immanuel Bible Church

Location: Springfield, Virginia

Owner: Trustees of Immanuel Bible Church

Major Contractor: Whitener & Jackson, Inc. (formerly Jack Bays, Inc.)

Project Team:

- Structural: Ehlert/Bryan, Inc.
- MEP: Potomac Energy Group, Inc.
- Civil: William H. Gordon Associates, Inc.
- AV: Clark Promedia
- Lighting: C.M. Kling and Associates, Inc.
- Hardware Consultant: DSS Chesapeake
- Geotechnical Engineer: PSI
- Waterproofing Consultant: Gale Associates, Inc.

Description: Immanuel Bible Church in Springfield, Virginia, is a vibrant congregation and K-8 private school that faced the challenge of expanding its facilities on a landlocked site. The project included 32,500 square feet of new construction and 59,000 square feet of renovation, transforming a complex of five interconnected buildings. The centerpiece was the enclosure of a central courtyard to create a dramatic, multi-use atrium for worship, performances, and gatherings, along with two new second-floor additions over existing classroom wings and an expanded narthex/foyer to enhance the church's presence and functionality.

Description of Work, Challenges, and Unique Qualities: HLR Architects developed a creative, phased solution that enabled Immanuel Bible Church and its K-8 school to remain fully operational throughout construction. The project was executed in five carefully sequenced phases:

- Phase 1: Construction of a second-floor addition over the south classroom wing, with renovations to the spaces below, providing much-needed educational space without expanding the building's footprint.
- Phase 2: Enclosure of the central courtyard to create a dramatic, multi-use atrium with a stepped roof and clerestory windows, as well as a second-floor addition over the north classroom wing. This new atrium became the heart of the campus, supporting gatherings, performances, and worship for 400–600 people.
- Phase 3: Renovation of the gymnasium, enhancing athletic and community programming.
- Phase 4: Expansion and structural modification of the narthex/foyer, creating a more welcoming and functional entry to the church.
- Phase 5: Renovation of the sanctuary, including new HVAC systems, improved air distribution, new finishes, retractable choir risers, a new baptistery enclosure, a "cloud" ceiling for improved acoustics, and large video screens.

This phased approach allowed the church and school to continue

their daily activities with minimal disruption, despite the site's landlocked constraints. The design overcame zoning and space limitations by building vertically and creatively reconfiguring existing spaces. The new atrium, topped with a striking 112-foot steeple, became a landmark for the community. Throughout all phases, HLR prioritized flexibility, accessibility, and the integration of advanced AV and lighting systems. The result is a revitalized, multifunctional campus that supports Immanuel Bible Church's mission and growth for years to come.

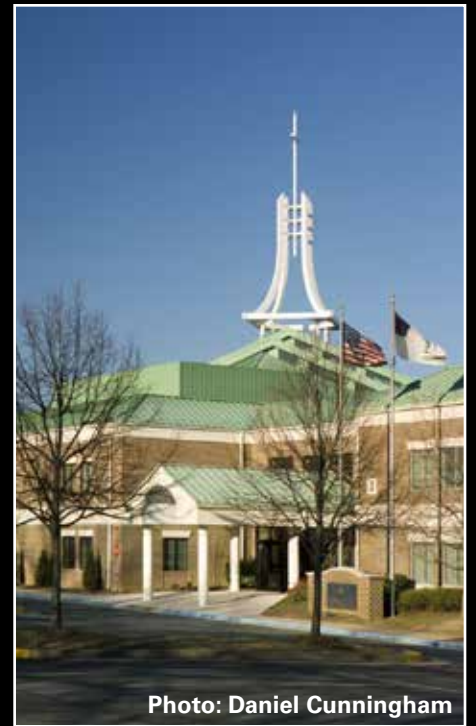


Photo: Daniel Cunningham

Most recently, HLR returned to fulfill the congregation's longstanding wish to renovate the sanctuary. Upgrades included new HVAC and air distribution for improved comfort, new drywall to refresh the space, retractable choir risers for flexibility, a new baptistery enclosure, a "cloud" ceiling for enhanced acoustics, and the installation of two large video screens. These improvements complete the re-visioning of the church's most prominent spaces.

Project Size: • New Construction: 32,500 sq. ft. • Renovation: 59,000 sq. ft. • Total Project: 91,500 sq. ft.

Date Started: 2003 // **Date Completed:** Major phases completed in 2008 and 2011

Other Important Details:

The expansion and renovation of Immanuel Bible Church provided essential new space for a growing congregation and its 450-student K-8 school, while establishing the church as a landmark in Northern Virginia. The striking central atrium, with its stepped roof and 112-foot steeple, gives the campus a commanding presence at a major intersection and serves as a vibrant hub for worship, performances, and community events.

Designed for maximum adaptability, the atrium features flexible seating, movable walls, a café area, dynamic glazing, advanced AV systems, and a below-grade recording studio. Careful phasing allowed church and school operations to continue uninterrupted throughout construction. The project's focus on flexibility, technology, and user experience has enabled Immanuel Bible Church to expand its ministry and strengthen its role as a community anchor.

PROJECT PROFILE

Project: Rivendell School
Location: Arlington, Virginia
Owner: Rivendell School
Major Contractor: Dittmar
Project Team:

- Structural: Meyer Consulting Engineers
- MEP: JB Wyble & Associates, PA
- Civil: Walter L. Phillips, Inc.

Description: Rivendell School is a unique K-8 Christian school in Arlington, Virginia. The school originally occupied an aging former church facility, using the sanctuary as a gym, the fellowship hall as an auditorium, and Sunday School spaces as classrooms. HLR Architects was engaged to review an initial plan for a small addition and interior modifications. After assessing the challenges, HLR proposed a more ambitious solution: replacing the old facility with a new, purpose-built school that could better serve the needs of a growing student body.



Photo: HLR Architects

Description of Work, Challenges, and Unique Qualities: HLR's design strategically placed the new building on the northern part of the site, allowing the existing school to remain operational during construction and avoiding the need for costly off-site relocation. The new facility features three major wings—a gymnasium, a classroom wing, and a centrally located auditorium inspired by the site's original chapel. Once the new building was complete, the old Sunday School wing was demolished and replaced with a sunny courtyard that doubles as an outdoor amphitheater. This phased approach minimized disruption and maximized the school's ability to serve students throughout the project.

Unique aspects include:

- Maintaining continuous school operations during construction
- Creating a flexible, light-filled courtyard and outdoor learning space
- Designing a new auditorium with references to the site's historic chapel

Project Size: Added/New Construction: 40,325 sq. ft.

Date Started: 2017

Date Completed:

- Phase 1 (New Building) Completion: 12/2020
- Final Completion (remaining demo, courtyard): 05/2021

Other Important Details:

The design allowed the school to stay on-site, saving time and money.

The new courtyard serves as both a gathering space and an outdoor amphitheater, enhancing the school's educational and community offerings.

The project demonstrates HLR's ability to deliver creative, phased solutions for educational clients with complex operational needs.



Photo: HLR Architects

HELHING LIPP RECNY ARCHITECTS

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elegant, practical solutions to complex challenges, as each project is tailored to the specific context and aspirations of the client. This is enhanced by the firm's ability to cultivate strong, lasting relationships with repeat clients, consultants, and contractors-built on trust, reliability, and open communication. "Collaboration is central to our process, and stewardship of our clients' resources guides every decision," continue Aaron. "Our ultimate goal is to create spaces that foster connection, support our clients' missions, and enrich the communities they serve."

Distinguished by a blend of creativity and technical rigor, HLR has earned a reputation for delivering high-quality, detail-oriented design that stands the test of time. "The goal of each project we undertake is a clear and concise design solution to your program requirements," states Aaron. "Our construction documents are excellent, and our designs are cognizant of the project budget. The result is architecture

that is not only beautiful and functional, but also meaningful and enduring—a reflection of our commitment to quality, innovation, and service."

Not surprisingly, the result of such commitment to project excellence is a very high repeat client rate and an ever-growing list of clientele. While Aaron and his team take pride in these strongly forged partnerships, they understand that the real measure of success is complete client satisfaction on every individual project, regardless of size or type, as evidenced by the following testimonials.

"We wisely chose Helbing Lipp Recny Architects to build our new church and are pleased to recommend them with no reservations." - Chloellen Miller, Move Team Co-chair, Immanuel Anglican Church

"Rivendell School has been delighted to work with Helbing Lipp Recny Architects (HLR) over the last few years. HLR Architects did an outstanding job, and we are absolutely thrilled with the result." - Byron List, Headmaster, Rivendell School

"We at Pleasant Valley are thankful for the guidance of HLR in making the church an even more welcoming place of worship." - Jim Vertrees, Chair of PVUMC Building Committee (past)

"Our resulting project outcome has demonstrated and confirmed your firm's level of professional expertise and attention to details and the needs of your client." - Robert Clontz, Building Committee Chairman Centreville Baptist Church

"We really value the expertise and services provided by Helbing Lipp Recny Architects and we recommend them, without qualification, to any organization that is in need of extremely competent and dedicated architects and construction consultants." - David N. Leach, Chief Operating Officer, Immanuel Bible Church

With roots dating back over a half-century, HLR Architects has certainly earned a reputation for architectural excellence second to none. Looking ahead, HLR Architects is focused on purposeful growth, design excellence, and maintaining the unmatched service that has always defined their practice. Continuing to offer their client-centric approach, the merger with Sandbar Architecture also allows HLR to expand its capabilities and geographic reach, pursuing larger and more intri-

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Centreville Baptist — Photo: Daniel Cunningham



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cate projects. “Even as we grow with Sandbar, every client continues to receive hands-on principal involvement and highly personalized service, the hallmark of our firm,” explains Aaron. Building

on their legacy of excellence in religious and educational design, HLR will explore expanding into new markets and building on their existing multifamily residential and adaptive reuse portfolios. “We also will be investing in technology, sustainability, and staff development to ensure we remain at the forefront of design innovation,” adds Aaron. “We are excited to build on our strong founda-

tion, embrace new opportunities, and continue creating spaces that make a lasting difference.”



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We extend our heartfelt thanks to every partner who has contributed to our success over the years.

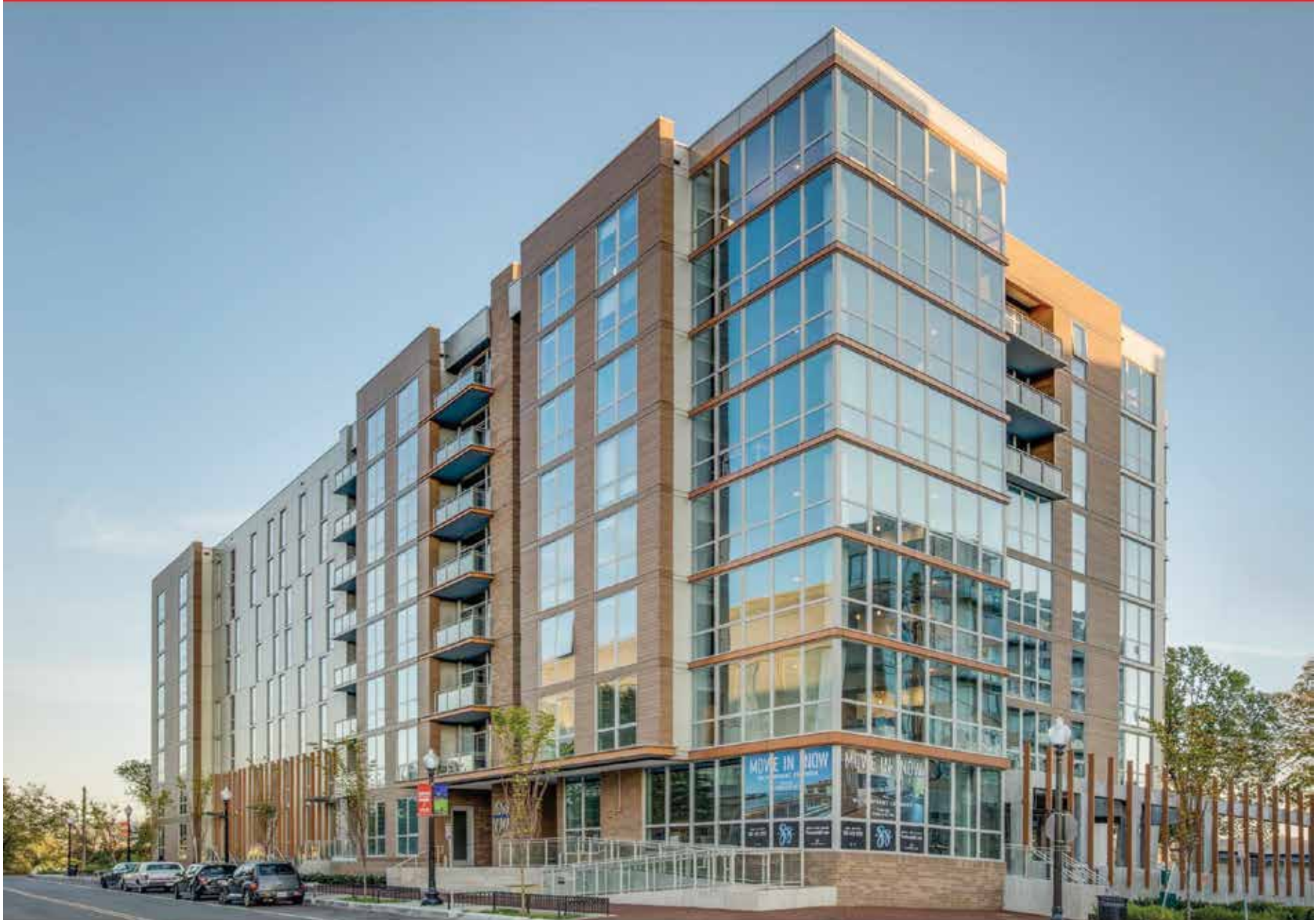
As we honor John Recny’s remarkable 40+ year legacy in architecture, including 25 years of dedication with **HLR Architects**, we celebrate the impact of his excellence and leadership, and we wish him well on his retirement.

Now, as part of the **Sandbar Architecture** family, we are excited to expand across the U.S. and grow with our talented team, building on a tradition of collaboration and innovation.

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emotive

A R C H I T E C T U R E



**POSSIBILITIES IN ARCHITECTURE THAT
CREATE ELEVATED HUMAN EXPERIENCES**

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EMOTIVE ARCHITECTURE

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In today's complex construction environment, successful projects require the involvement of all the stakeholders: the architect, the client, the consultants, the contractors, and the public. For one Washington, DC based Architecture and Interior Design firm, delivering thoughtful

design solutions through proactive service, technical excellence, and a team of dedicated professionals has created a culture of impressive collaboration and accountability. Since 2011, Emotive Architecture has been focused on their mission to explore the possibilities in architecture that create elevated human experiences through a straightforward and effective process: Listen. Engage. Respond. Execute. Complete.

Born from the vision of

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Peninsula 88 — Photo: Goranfoto



Peninsula 88 — Photo: Goranfoto

PROJECT PROFILE

Project: * PENINSULA 88 | 110-Unit Condominium; Mixed-use

Location: 88 V Street SW, Washington, DC

Developer: Capitol City Real Estate

Major Contractor: Donohoe Construction

Description: As the first residential project to break ground in the Buzzard Point area of Washington, D.C.'s southwest waterfront, Peninsula 88 played a pivotal role in the transformation of this emerging neighborhood. The 110-unit condominium development offers residents stunning waterfront views and near-360-degree panoramas of the city from its expansive roof deck, blending natural beauty with urban sophistication. Constructed with post-tensioned concrete for long-term durability and resilience, and earning LEED Silver certification for its commitment to sustainability, Peninsula 88 sets a high standard for modern, environmentally conscious living. Its exceptional design was recognized with the 2021 award for Best Washington/Baltimore High-Rise Condominium Community by Delta Associates.

The project also stands as a compelling example of Emotive Architecture's agility in the face of unforeseen regulatory challenges. Initially designed to meet 100-year flood zone requirements, the team was forced to swiftly pivot when local agencies began enforcing more stringent 500-year flood protection standards late in the design process. With zoning limits fixed and the client's programmatic needs unchanged, Emotive Architecture recalibrated the entire design within tight constraints—without impacting the construction schedule. By implementing inventive structural adaptations and maintaining close coordination with consultants and public agencies, the team delivered a code-compliant, resilient building without compromising its architectural integrity. Peninsula 88 reflects Emotive Architecture's strength in creative problem-solving, technical excellence, and people-centered design, demonstrating their ability to lead complex projects with clarity, confidence, and purpose.

Size: 165,000 sqft.

Services Rendered:

Architecture, Design through to Construction Administration

Date Started: 2016

Completion: Summer 2020

* The architectural services were performed in partnership with Eric Colbert and Associates.



EMOTIVE ARCHITECTURE

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Managing Principal, Aubrey Jason Grant, whose early exposure to architecture through his father, a Jamaican architect and practice owner, instilled in him a profound appreciation

for design and the built environment, Emotive Architecture has always been committed to shaping environments that resonate deeply with those who experience them. Moving to Washington, D.C., to pursue his studies at Howard University in 1993, Aubrey established his career in the D.C. area, gaining extensive experience at respected firms and honing his expertise in both base building

and interior architecture.

Driven by a desire to create a more human-centered design practice, Aubrey partnered with close colleagues Andre Bowen and Jamal Williams to establish Emotive Architecture in 2011. Both trained architects, Andre and Jamal made significant contributions to the firm's early development. "Andre's expertise in visualization and marketing helped shape the firm's brand identity, while Jamal's background in real estate development and his passion for how spaces shape people's identities and mindsets, provided strategic guidance rooted in community and culture," explains Aubrey Grant, Managing Principal. Today, Jamal continues to serve in an advisory capacity, as a Board member, supporting the firm's ongoing growth and evolution. Andre has since moved on to pursue other professional endeavors, and his contributions remain an important part of Emotive's foundation. "I am extremely grateful for their support and guidance, which helped bring the vision of Emotive to life," continues Aubrey.

Now headquartered in Dupont Circle, Emotive Architecture is powered by a team of nine talented professionals, bringing over 100 years of combined experience across a wide range of building typologies, including multi-family residential developments, mixed-use projects, commercial fit-outs, building renovations, police stations, and educational facilities. Their services include, but are not limited to Architecture, Bidding & Negotiation, Interior Architecture, Space Planning, Real Estate Consulting, Code

Compliance, Construction Management, Design-Build, Building Surveys, and BIM.

Undertaking every project with passion, intent, attention to detail, strong communication, and a spirit of collaboration, Emotive uses acuity to create impactful details through architecture that is absorbing, motivating, organic, transformative, impactful, vibrant, and expressive. "Our approach is all about listening and engagement," states Aubrey. "We believe that successful projects require the involvement of all the participants. Our firm's philosophy is grounded in a transparent approach that prioritizes rigorous planning and a deep respect for process, because we know that how a project is delivered is just as important as what gets built. Collaboration is our foundation, and whether it requires long hours, innovative problem-solving, or simply going the extra mile, we are fully committed to delivering on time and within budget."

This client-centric process is centered on Emotive's dedication to leading projects from inception to completion. "We believe in accountability in action. While we know that every project will encounter hurdles, we pride ourselves on staying ahead of issues, addressing them proactively, and having the honest conversations that ensure forward momentum," continues Aubrey. "Our clients value our unique ability to explore every potential solution without compromising design integrity. At Emotive, we don't just respond to challenges—we anticipate them." In fact, one of

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PROJECT PROFILE

Project: CYCLE HOUSE APARTMENTS | Mixed -Use Affordable Housing

Location: 1520 North Capitol Street, NW, Washington DC

Developer: Urban Green, LLC, Mark James

Major Contractor: Hamel Builders Inc. and Blueprint Robotics

Description: A 16,700sf mixed-use 18 unit residential and retail project in NW, Washington DC. It will be one of the District's first net-zero affordable housing buildings using Passive Haus techniques and will be LEED Gold when completed. The project is LITHC funded through the office of Deputy Mayor for Planning and Economic Development in Washington DC (DMPED). The structure is all wood framed construction utilizing panelized construction for speed and efficiency. The project adds units to the District of Columbia's housing stock complement, with commercial space to provide needed services for the neighborhood which helps to add to the walkability.

Services Rendered: Architecture, Design through to Construction Administration

Date Started: November 2023

Estimated Completion: Under construction (Fall 2025)



EMOTIVE ARCHITECTURE

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the most distinctive elements of Emotive's practice is an internal zero change order culture. "We understand that our clients value predictability, both in cost and schedule," adds Aubrey. "To ensure this, we conduct thorough internal reviews across all disciplines, reinforcing quality control at every stage." For larger, more complex projects, Emotive advocates for a layered approach by integrating third-party oversight through partners like Gilbane Building Company's Interdisciplinary Document Coordination (IDC) process, an industry-proven method that reduces RFIs and unexpected changes resulting in fewer surprises, lower costs, and stronger client satisfaction.

While bringing diverse knowledge and experience to every client and project, Aubrey and his team by no means believe in a one-size-fits-all strategy. "Every project has unique needs, and we approach each one with a fresh perspective," explains Aubrey. "We invest time in understanding our client's goals, the context of the project, and the challenges at hand. We then craft responses and design solutions that are not just efficient but precisely aligned with the project's objectives." This design approach is deeply rooted in Emotive's belief that that architecture is fundamentally about possibilities and the power to shape environments that inspire,

uplift, and endure. "We see our role not just as designers, but as co-creators, strategic partners who help shape communities and cultivate ecosystems through innovative, comprehensive design," states Aubrey. "Every project we undertake is approached with curiosity, discipline, and the belief that all challenges are surmountable."

With such focus on the client's needs, Emotive also trusts in a process with a purpose. "We always start from a place of simple," continues Aubrey. "So often a project can become unnecessarily complex at the very early stages, and this causes more problems than solutions. Emotive Architecture emphasizes the importance of following the right steps, in the right sequence, at the right time. We don't take shortcuts. Instead, we lead stakeholders through best practices, ensuring that every decision is strategic and every milestone is met with confidence." This also means Emotive is very intentional about how they work from the project's inception. "We believe that our drawings must tell a story," adds Aubrey. "If we tell the story well everyone will want to follow the story to its full conclusion. Also, our sets are clear and concise, capturing the more complex issues to help the Builder in his role. Our construction partners recognize us for producing comprehensive documentation, engaging in proactive coordination, and maintaining a practical, solution-driven approach throughout the design and construction process."

Having such a disciplined

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PROJECT PROFILE

Project: 3927 GEORGIA AVE, WASHINGTON, DC | Mixed-Use (Multi-family and Commercial)

Location: 3927 Georgia Ave, NW Washington, DC

Developer: 3927 Properties, LLC

Major Contractor: T&R Development LLC

Description: 3927 Georgia Ave is a mixed-use project which consists of retail on the ground floor, two floors of luminous office space, and six apartment units on the upper floors. The design also posed an interesting challenge with a 20-foot grade difference between the front and rear of the buildings with the rear at the higher elevation. We had to provide parking before we created the second floor.

We are grateful that the client allowed us creative freedom for the project. The expressive exterior design strategically reflects the interior spatial arrangement by organizing and layering windows, projections, and materials according to their corresponding spaces. Our services involved concept design to construction administration.



Services Rendered: Concept design through construction administration.

Project Type: Mixed-Use, Multifamily Residential

Size: 17,300 sqft

Date Started: 2019

Completed: 2021

Photo Credit: Goranfoto



PROJECT PROFILE

Project: WHINO I Restaurant and Art Gallery

Location: 4238 Wilson Boulevard, Second Floor, Arlington, VA

Developer: Art Whino, LLC

Major Contractor: Moderne Design Construction

Description: Emotive collaborated with this Gallery Owner to bring his vision of an art forward restaurant to life. The result is a dynamic 6,200 sf space where you are immersed in art while experiencing an eclectic menu and creative cocktails.

WHINO is a commercial interior renovation project for a lively, colorful restaurant with an art gallery. This design acts as a hub for creativity and community. The open layout encourages a dynamic interaction between diners and art, fostering a sense of connection and shared appreciation for art and food elevating the experience. The vibrant colors and eclectic mix of artwork create a welcoming and inviting atmosphere, while the industrial design elements add a touch of boldness and sophistication.

Size: 6,200sqft

Project Type: Commercial Interior Renovation

Date Started: 2019

Completion date: June 18, 2021



EMOTIVE ARCHITECTURE

Continued from page 12

and dynamic process that is flexible enough to adapt to real world conditions, Emotive believes the human side of their practice is equally important.

“We provide steady encouragement during construction stress points; we lead with empathy,” explains Aubrey. “Our clients know we’re not just designing buildings, we’re building relationships, grounded in trust, transparency, and mutual respect. At the end of the day, what our clients value most isn’t just what we create, but how we create together, with purpose, precision, and heart.”

Without a doubt, Emotive Architecture’s clients appreciate the time they take to fully understand their objectives and goals for a property or space, and they strive to engage them in a dynamic, inclusive, and creative partnership throughout the planning, design and construction process to achieve these goals. The following client quotes are a small sample of Emotive’s dedication to satisfaction on every project:

“Working with Aubrey Grant on Peninsula 88 was a remarkable experience, one that truly showcased his mastery of possibilities. Throughout the project, we encountered a myriad of challenges, from navigating regulatory hurdles to managing tight budgets and timelines. Aubrey approached each of these obstacles with creativity,

calm, and an unwavering commitment to excellence. What stands out most about Aubrey is his ability to explore every potential solution, ensuring that we always found the best path forward. His deep expertise, combined with a genuine understanding of how to create meaningful, impactful spaces, made all the difference. Peninsula 88 is a testament to his dedication—not just to the craft of architecture, but to creating environments that elevate the human experience and connect deeply with those who inhabit them.” - Vicki Johnston, Principal, Bartok Johnston – Peninsula 88

“I love the outcome of the design. Emotive are experts in imagining the new spaces/layout. They are very proficient in construction implications and the pitfalls of buildout. We really appreciated the moral support and encouragement at difficult moments of construction, and the fee leniency in light of the non-profit client.” - Martha Davis Community Development Solutions - ONE DC/Black Workers Center Renovation

“This was my first time working with a DGS project. I did not understand much about the DC process, but Emotive was always very quick to help me understand all the prework required for the project. Emotive knew everything necessary for design, and their approachable, workable style is great. Having a designer that knows how to work with a team while being rigid about architectural

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PROJECT PROFILE

Project: NIKE I Commercial Retail

Location: 700 H St, NE Washington, DC

Name of Developer: NIKE United

Major Contractors: LF Jennings, Inc

Description: Our team prepared detailed drawings for this commercial tenant fit-out that seamlessly integrated Nike's brand identity and created an inviting layout that encourages customers to shop with ease. The result is a retail space that is both aesthetically pleasing and functionally efficient, setting the stage for a successful Nike store on 700 H St.

Size: 16,801 sqft

Services Rendered: Commercial - tenant fit-out

Date Started: Spring 2022

Completion Date: 2023



EMOTIVE ARCHITECTURE

Continued from page 13

necessity, but also open-minded when finding a solution is what leads to success.” - Harvey C. Beckham, PE Managing Principal GPS Partners - ONSE- 3400 9th Street Tenant Improvement

“Communication throughout this project has been exceptional.” - Shelton Gordon Community Manager Dorchester House, Dorchester West & Citadel Apartments - Dorchester House Tier 29 Remodel

“This was a crazy project. I think y’all did a great job.” - Danny Hogenkamp CEO of Grassroots Analytics - 1502 3rd Street, NW Residence. New construction on an

irregularly shaped lot

As Emotive looks ahead, there is certainly plenty to be excited and optimistic about. While Aubrey and his team remain committed to a strong strategic plan moving forward, they understand that fostering a culture where every team member leads with confidence, accountability, and independence is crucial to success. “We know autonomy empowers, and that means working smart, with systems that support self-sufficiency and seamless collaboration,” states Aubrey. “It means building their knowledge and understanding, leading to confidence. By refining our internal processes, reducing micromanagement, and building leadership capacity, we create a space where individuals can thrive, and so can the team.”

To further their goals, Emotive will also continue

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PROJECT PROFILE

Project: 1522 RHODE ISLAND AVENUE | Multi-family Condominium
Location: 1522 Rhode Island Avenue, NE Washington, DC 20018
Name of Developer: Dorado Capital
Major Contractors: JAP Construction

Description: When the client approached us to do a second project with them, they presented a concept they purchased from the other seller of 50 uninspiring units within the allowable volume. We indicated to the client that the building would not sell or lease as presented and asked what his minimum unit count would need to be for the project to be successful. The result is 1522 Rhode Island Avenue is a thoughtfully designed five-story residential building with a penthouse, offering approximately 28 meticulously crafted units (2 more than the client requested). The facade showcases a dynamic interplay of angled projections and a play on materials and colours, carefully selected to enhance the building’s architectural sophistication. Inside, residents will be welcomed by a striking double-height lobby, where grid-configured openings frame intentional views, seamlessly blending form and function. Built with four levels of wood construction atop a concrete podium, the structure balances durability with contemporary elegance, creating a distinctive presence in the urban landscape.

Size: 26,368 sqft
Services Rendered: Concept design through permit documents
Date Started: 2024
Estimated Completion date: Fall 2025



PROJECT PROFILE

Project: THE ELLIOT | Multi-family Condominium
Location: 3255 Prospect St, NW Washington, DC
Developer: Robert Elliot
Major Contractor: Pizzano Contractors

Description: This 19,000-sf luxury condominium project consists of 4 stories above grade with private residential units, a mixed-use retail space at grade, and a single story below grade garage. The estimated construction budget was \$3.4 million. Located within the limits of the Georgetown Historic, the project team had to prepare documents and exhibits as required for Old Georgetown Board review and approval. The building structure consists of structural concrete and masonry walls with metal stud framed construction.

Services Rendered: Permit Approvals, Construction Documentation and Const. Admin.
Date Started: 2019
Completion date: October 2022
Photo Credit: Gauthier Photography



EMOTIVE ARCHITECTURE

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becoming a design-forward firm. “We feel that design needs strong technical support to be effectively executed,” continues Aubrey. “We really want everyone to recognize that we are design-led studio known for both excellence and creativity. That means seeking out opportunities, big or small, that deliver thoughtful, innovative design that resonates. At Emotive, design and performance are never separate, they are interwoven.” The result for Emotive will be smart growth with a purpose. “We look to attract clients who align with our values, vision, and commitment to quality,” continues Aubrey. “We do this by increasing visibility through events, outreach, and new platforms, deepening our client relationships and elevating communication strategies.”

Passionate about strengthening the business of architecture for all his colleagues as well as learning more about how Emotive can serve others, Aubrey remains dedicated to broadening the types of projects pursued and the regions served. “Emotive will always be about

bettering the built environment,” says Aubrey. “To us, architecture is about possibilities, and we strive to transform our clients’ visionary ideas into

tangible spaces, meticulously tailored to meet their specific needs, while understanding of each stakeholder’s goals and ensuring exceptional outcomes.”

PROJECT PROFILE

Project: LIONSHEAD I Multi-family Residential

Location: 3821 14th Street NW, Washington, DC 20011

Name of Developer: S2 Development

Major Contractor: Nicol Construction

Description: Showcasing a bold, bright facade, Lionshead captures the attention of passersby along 14th Street by having black window frames within a bright, yellow EIFS cladding. These projections assist in framing the building’s vestibule to provide an inviting entry. This 9-unit luxury urban styled condo includes a retail space at the lower level. The dark wooden floors of the units create an intimate atmosphere within the spacious interior layout. Uniquely placed windows of varied sizes and elevations create portals for light and shadows to cast in the space.

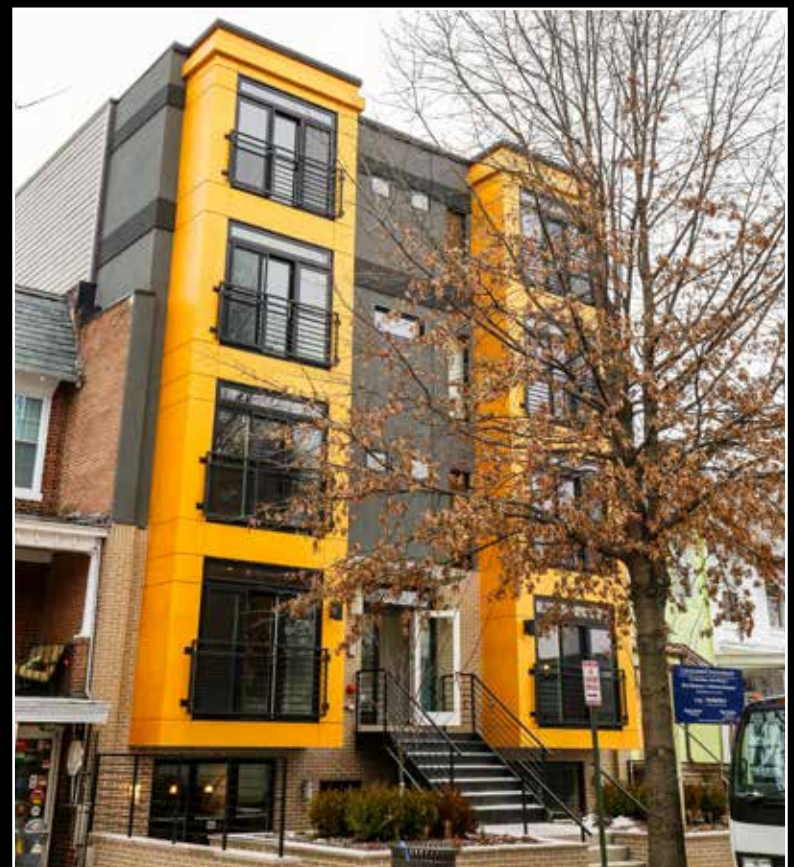
Size: 14,150 sqft.

Services Rendered: Concept design through to the preparation of construction documentation and contract administration.

Date Started: 2013

Completion: 2015

Photo Credit: Spielmann Studio



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Creating Places That Enhance
the Pedestrian Experience

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DAVID M. SCHWARZ
ARCHITECTS, INC.

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Ensuring design is a fluid exchange and a shaping of ideas between client and architect is not only an important part of the design process for one of Washington DC’s most respected design firms, it is also considered essential. Spanning a broad range of project types, united by a consistent emphasis on placemaking and collaboration, David M. Schwarz Architects (DMSAS) has been dedicated to creating sustainable, human-centered spaces that enhance the public realm and enrich community life for over 45 years.

Founded in 1978 and based in Washington, DC, DMSAS has enjoyed many milestones along the way. In 1984, the firm saw its first design architect commission, and only a year later was awarded their first major Healthcare design commission outside of Washington, DC. In 2000, DMSAS started their very successful Fellowships program, and in 2001 their first monograph was published, as well as their first university project opening at Yale University. In 2006, the one-of-a-kind holiday initiative known as GINGER-TOWN (gingertown.org) was founded, bringing together the leading architects, engineers, and contractors in the D.C. area with building enthusiasts to create a town made completely of gingerbread. Proceeds from this event benefit several community-focused DC Charities. The David M. Schwarz Foundation was be-

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PROJECT PROFILE

13 | U

PROJECT SIZE: 129 UNITS / 173,000 SF
START - COMPLETION DATE: 2013 - 2017
CONTRACTOR: BALFOUR BEATTY
CLIENT: THE JBG COMPANIES

PROJECT DESCRIPTION: Accommodating 129 rental apartments, ranging in size from 635 to 1,400 square feet, along with street level commercial uses, this new set of residences further enhances the vibrant U Street corridor. The residential lobby fronts onto U Street, flanked on each side by shop-fronts and retail entrances. Resident amenities include a club room, fitness area, below-grade parking, bicycle storage and a rooftop terrace. The building’s location takes advantage of numerous public transit options including several bus lines and the U Street/Cardozo Metro Station located directly across 13th Street.

13|U’s exterior design takes its cues from many of Washington, D.C.’s iconic apartment houses. Portions of the building’s U Street façade are setback above the 2nd floor, thus creating a series of narrower pavilions that sculpt the building’s massing and create a varied rhythm along U Street. The massing of the wider, center pavilion is further articulated with two end-bays and a central oriel projection that marks the entrance to the residential lobby. Two curving corners frame a second “front” to the building along 13th Street.



DAVID M. SCHWARZ
ARCHITECTS, INC.

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gun in 2007, and in 2013 the firm celebrated twenty-five years of master planning and architectural commissions in Fort Worth and the opening of Sundance Square Plaza. David Schwarz received the 2015 Richard H. Driehaus Prize at the University of Notre Dame, and the same year the firm published their third monograph with their fourth monograph published in 2022. Just a few of the notable projects spanning their history include Ballpark at Arlington, Sundance West (Ft. Worth), Worthington Hotel, Southlake Town Hall and Townhouses, American Airlines Center, Bass Hall, Severance Hall, Chateau St. John Vineyard, National Cowgirl Museum & Hall of Fame, The Smith Center, The Woodley, AC Hotel Spartanburg, E. Bronson Ingram Residential College, Dickies Arena, The Waycroft, Zeppos College, and the Rosewood Le Guanahani. As a full-service architectural and planning firm, DMSAS has experience across a broad and diverse body of work, including civic, institutional, cultural, commercial, residential, educational, sports, healthcare, and planning projects.

Seeing architecture as both a service and an art, DMSAS learned early on how buildings relate and positively contribute to their surroundings, and the defining role architecture can play in creating memorable institutions and truly sustainable neighborhoods that foster a genuine sense of humanity, com-

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PROJECT PROFILE

DOWNTOWN CROWN

PROJECT SIZE: 89,000 SF
START - COMPLETION DATE: NOVEMBER 2010 - JULY 2014
CLIENT: JBG ROSENFELD RETAIL
CONTRACTOR: FOULGER PRATT
CONSTRUCTION COST: \$31,500,000

PROJECT DESCRIPTION: Located along the Interstate 270 corridor and aligned with the future Corridor City Transitway, Downtown Crown is poised become a first rate transit-oriented community. The site, encompassing approximately 180 acres, is one of the last remaining large developable parcels in Montgomery County. Downtown Crown will add over 2,000 residential units of varying types as well as 320,000 SF of commercial and retail spaces in a variety of densities to the city of Gaithersburg, Maryland. The distinct but unified neighborhoods of the project will be knit together by pedestrian friendly streets, parks, and public spaces.

David M. Schwarz Architects was commissioned to design the exterior facades of over 89,000 SF of commercial space in the first phase of the project. By incorporating a mix of uses, a variety of building heights, and facades detailed with timeless building materials, Downtown Crown is designed to be reminiscent of a traditional urban neighborhood. The buildings designed by DMSAS draw from the building forms and uses that one would find in a long-established urban setting. These three free-standing retail/restaurant buildings and one multi-facade commercial block will contribute to the fabric of the neighborhood.



PROJECT PROFILE

THE WAYCROFT

PROJECT SIZE: 547,000 NSF / 887,500 GSF (INCLUDES PARKING) 491 RESIDENTIAL UNITS

START - COMPLETION DATE: JUNE 2015 - MARCH 2020

CLIENT: SAUL CENTERS, INC.

CONTRACTOR: CLARK CONSTRUCTION

CONSTRUCTION COST: \$235,000,000

PROJECT DESCRIPTION: The Waycroft is a mixed-use development comprised of 491 residential units above 62,000 SF of street-level retail, and 3 levels of below-grade parking located on a 2.79-acre, full block site in Ballston, Arlington, Virginia. The broad curve of the building's primary facade creates a dramatic landmark within the area's CBD. The project creates an appropriate gateway for the Ballston community, linking and transitioning the dense commercial core with the nearby low-scale residential neighborhood.

Developed as a single structure, given the need for internal connections for servicing and accessing resident amenities, The Waycroft is experienced as a series of three buildings, each with distinctive architectural expressions and materials. The Hayes, the tallest, overlooking the corner of Wilson and Glebe and facing the Ballston CBD, derives its design from the art deco style, responding to the broad curve of the site. The five-story Blake extends along Tazewell Street, creating a lower scale that is compatible with the townhomes across from it. Two cast stone "porch" expressions, setback 15' from the building face break the facade into three smaller elevations, each with distinguishing brick colors and trim details. The Woodford with its own residential lobby entrance on Glebe Road, adapts a classic apartment house massing of symmetrical end bays linked by two recessed wings to a central façade.



DAVID M. SCHWARZ ARCHITECTS, INC.

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munity, and common purpose. Operating within a cohesive and collaborative studio environment, the firm recognizes that each project is the product of its context and believes in designing places for people through careful attention to questions of scale, materials, and detail while remaining consistent with the needs of the client and the nature of the site.

This commitment to understanding the uniqueness of each site and project lies at David M. Schwarz Architects core philosophy of Discovery. With the goal of uncovering an overall set of project expectations, they work with the client to define the program, budget, scope and quality to meet their needs. Employing thorough site analysis, assessment of design options, and considerations of context, DMSAS develops an understanding of the surrounding community, including the emotional and historical setting. Designing through an option-based process, the DMSAS team studies multiple approaches to the layout and the expression of the project in close collaboration with their clientele. This process yields buildings that achieve the client's programmatic and budgetary desires, respond to their context, and enhance the pedestrian environment.

Following the Discovery phase, DMSAS establishes the scale and relationship of project components and the character

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DAVID M. SCHWARZ
ARCHITECTS, INC.

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of the project during Schematic Design, exploring options, vetting each, and developing only the most appropriate. Also, during this phase, compliance with LEED sustainability certification criteria is evaluated. For David M. Schwarz Architects, sustainability is about creating buildings that endure, and their design philosophy is rooted in the belief that truly sustainable architecture must be durable, flexible, and efficient. By focusing on these principles, DMSAS ensure that their buildings not only meet today’s needs but continue to serve future generations.

Once Schematic Design is approved, documents are prepared to describe the size and character of the facility, including complete drawings, details and design specifications of the appearance of the exterior façade and all interior spaces. At this Design Development phase, first costs and life-cycle costs of the design and materials are considered. The firm works with its clients and contractors to select materials for their durability and aesthetic appeal. This often includes a high-quality mix of brick and stone that develops a patina as the building ages, and DMSAS spends significant time studying the details of how materials transition. It is also at this phase that the amazing talent and innovation of the firm are on full display. At DMSAS, their

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PROJECT PROFILE

THE WOODLEY

PROJECT SIZE: 283,000 SF / 212 UNITS
START - COMPLETION DATE: APRIL 2011 - MAY 2014
CLIENT: THE JBG COMPANIES
CONTRACTOR: CLARK CONSTRUCTION
CONSTRUCTION COST: \$88,000,000

PROJECT DESCRIPTION: The Woodley is a new-construction eight-story, high-end rental apartment building adjacent to Connecticut Avenue. DMSAS served as exterior design architect, working in collaboration with VOA of Chicago, who was responsible for the unit plans, and Cooper Carry, who served as architect of record. At the time DMSAS inherited the project, building permits had been acquired and the project had a fixed floor area ratio, so the design team worked creatively within tightly established parameters; the massing transformed from the original U-plan to a modified H-plan.

The red brick and limestone facade echoes the historic Wardman Park Hotel and the grand apartment buildings along Connecticut Avenue. The building employs a symmetry that upon first glance seems rigid, but at closer look reveals eccentricities reminiscent of many traditional apartment buildings where the interior spaces inform window groupings and their arrangement on the facade. Each facade is unique, responding to its setting. Private outdoor space was considered a necessary luxury, and most units include inset balconies or spacious terraces. An exclusive penthouse level defined by symmetrical pavilions and a colonnade expands the available space for entertaining.



PROJECT PROFILE

SOPHIA BETHESDA

PROJECT SIZE: 330,000 SF
START - COMPLETION DATE: SEPTEMBER 2019 - SEPTEMBER 2024
CLIENT: DUBALL, LLC
CONTRACTOR: HITT CONTRACTING
CONSTRUCTION COST: \$80,000,000

PROJECT DESCRIPTION: Rising 22 stories, St. Elmo Apartments will punctuate the growing skyline in Bethesda’s Woodmont Triangle neighborhood. The mixed-use building provides 276 rental apartment units and 5,600 SF of retail space at the ground floor. An adjacent through-block passage is expanded into a pleasant public space, providing a new amenity for the neighborhood.

The exterior expression takes cues from Art Deco precedent, but freshens the look and feel of the building with larger areas of glass and a taughtness of detailing in the balance of horizontal and vertical elements. The primary facade is punctuated with a tall fin that gives the building visual distinction from its surrounding neighbors when viewed from a distance.



DAVID M. SCHWARZ
ARCHITECTS, INC.

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design studio is a true studio, a wide-open, organic environment for creative architecture. From back of napkin brainstorming to scale models – actual 3D models – their projects come to life in full view, the designs evolve, and everyone can feel free to push, prod, question and compliment. As the project moves from the construction document phase through final completion, DMSAS remains hands-on and available to their clientele. Providing their clients review and advisory services, DMSAS helps ensure that the architectural design intent, established in the earlier phases, is faithfully executed in the final project.

Although there is continuity in quality between DMSAS projects, each is unique to its client. The firm does not come to projects with answers on hand. Rather, DMSAS engages its clients in exploratory study that seeks economical and long-lasting solutions to complex questions. Enjoying the challenges and unique issues each project type presents, DMSAS believes good design transcends typology, a commitment that provides significant value to the process and, ultimately, to their clients.

Having so many strengths that set them apart as elite, David M Schwarz Architects understands that their greatest asset is their amazing team. Committed to cultivating a cul-

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PROJECT PROFILE

CHEVY CHASE LAKE

PROJECT SIZE: 530 RENTAL & CONDO UNITS / 110,000 SF RETAIL
START - COMPLETION DATE: JULY 2015 - JULY 2023
CLIENT: BOZZUTO, CHEVY CHASE LAND CO.
CONTRACTOR: BOZZUTO CONSTRUCTION
CONSTRUCTION COST: \$223,000,000

PROJECT DESCRIPTION: Chevy Chase Lake is a multi-phase, mixed-use, transit-oriented development positioned along a new suburb-to-suburb light rail line just outside Washington, DC. Replacing a dated strip shopping center, the development's first two completed phases feature three architecturally distinct buildings totaling 531 residential units and 110,000 square feet of retail. Additionally, the development includes a one-acre neighborhood square and three levels of underground parking for residents and visitors.

The design of Chevy Chase Lake stands out due to its varying facade expressions, creating the appearance of nine distinct buildings arranged in three cohesive blocks. This thoughtful design employs diverse forms, materials, colors, and silhouettes that resonate with Connecticut Avenue's century-long tradition of distinguished apartment houses. The traditional forms and intricate architectural detailing played a crucial role in winning over neighborhood groups, facilitating the municipal approval process, and setting a higher bar for community engagement.



DAVID M. SCHWARZ ARCHITECTS, INC.

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ture and atmosphere of inclusion, DMSAS works to ensure that all employees are made to feel welcomed, valued, respected and heard. Each employee is appreciated for their unique talents, and they all feel a sense of belonging. Committed to the hiring, retention and promotion of racially and ethnically diverse employees, DMSAS is focused on providing an office culture where all employees have the opportunity to be successful and represented at all levels of the organization. The firm also provides a broad range of experiences and social activities, offers travel opportunities, and reimburses for intriguing educational programs and lectures. They also maintain a diverse calendar of in-house lectures, presentations, and speakeasies to provide a unique office studio and culture.

Actively preparing the next generation of architects and planners at all levels of their education, DMSAS supports childhood education and col-

lege preparatory programs in the building arts, Sponsoring an annual summer Internship & Traveling Fellowship Awards program since 2000, the firm offers fellowships as opportunities for students to enhance and broaden their academic experience through independent travel and research, and immersion in their process and working environment. Four of these prestigious schools of higher education include The Catholic University of America, The University of Maryland, University of Notre Dame, and Yale.

Helping to nurture these budding architects has always held a special place for DMSAS, as does a dedication to providing resources to actively support local arts, architecture, education and local organizations, not only enhancing the built environment in which they work, but also to give generously back to the community at large. Founded in 2007, The David M. Schwarz Architects Charitable Foundation supports non-profit events and organizations that improve the conditions of life, produce social and educational opportunities associated with architectural design, advance fine and

performing arts and the preservation of built environments, and promote the stewardship of our shared resources. Firm employees also participate annually in numerous events and programs, including Washington Architecture Foundation's CANstruction and Architecture in the Schools programs, DC-BIA Community Improvement Day, the Greater DC Cares Servathon, Phelps Architecture, Engineering and Construction High School Summer Session, Fannie Mae Walk for the Homeless and the JDRF Real Estate Games.

Even though they have a legacy of architectural and design excellence and a portfolio to match, DMSAS understands that meeting and exceeding the needs and goals of each client is paramount. To this end, there is no shortage of client comments that exemplify the total commitment DMSAS gives to ensuring project success and full client satisfaction.

"We could not be more thrilled with the new Alphaletta City Hall building. It has immediately become a source of pride for our citizens and its timeless quality will ensure it is around for many future generations to enjoy. It's a generational project. It will be here long after the rest of us are gone. And I do think it's one of those projects that will stand the test of time. It'll be studied by a lot of other cities" -Alphaletta Mayor David Belle Isle, during the City Hall grand opening Ceremony, December 15, 2014

"David Schwarz has done as much as any architect today to

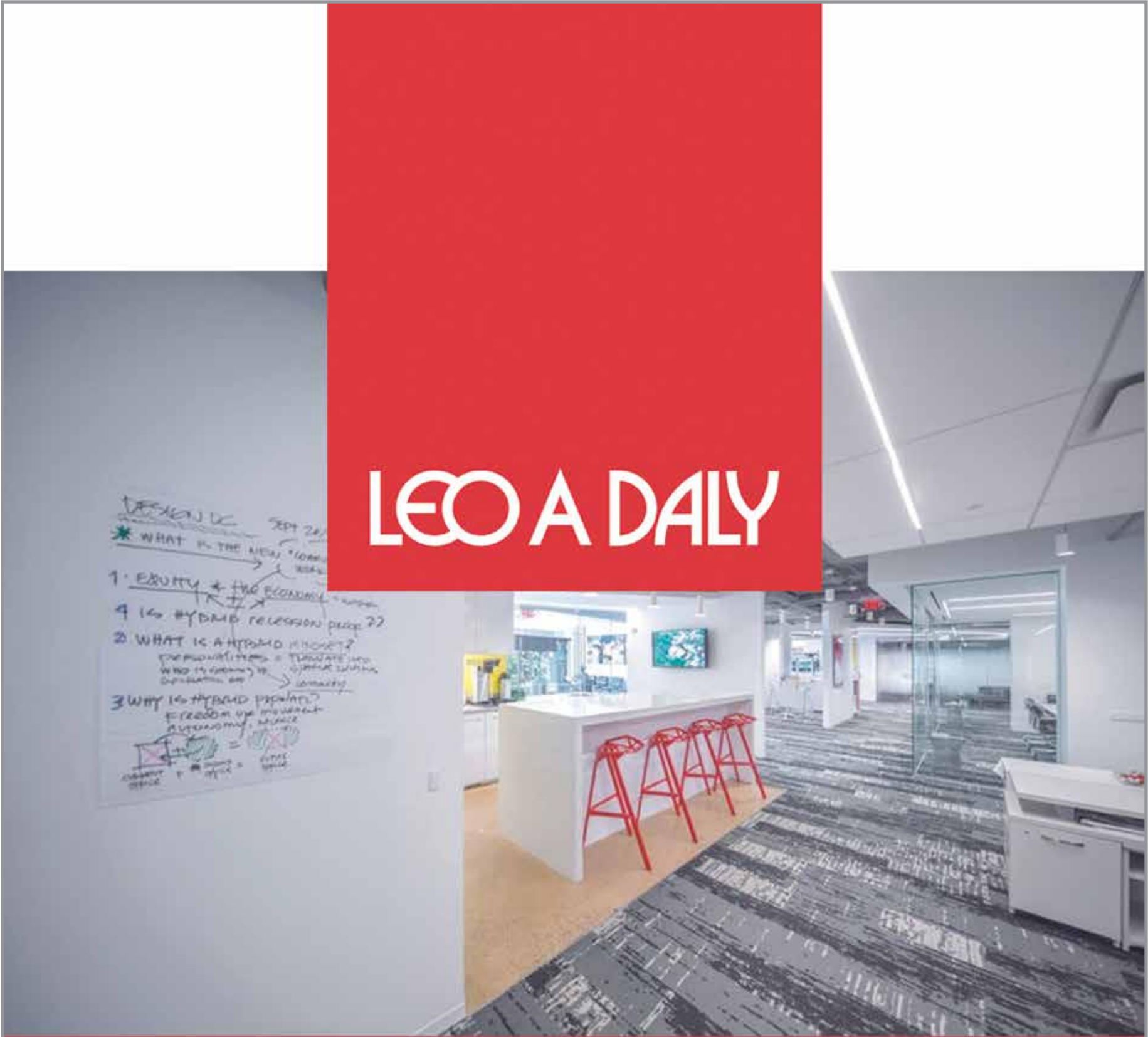
bring traditional architecture into public view, and to make it part of living, active communities. His work has a remarkable range that encompasses arenas, schools, concert halls, apartment houses, a major league baseball park, a hospital, libraries, museums, small-town streetscapes and a vibrant urban square. What these buildings have in common is that they all show how successfully new architecture designed in a traditional style can enrich the public realm. If there is any architect who truly understands the concept of place, it is David Schwarz. He sees every building he designs as having a responsibility not just to the people who will use it but to everyone who will see it." - Paul Goldberger, contributing editor at Vanity Fair and member of the Driehaus Prize jury

For over forty-seven years, David M. Schwarz Architects has been creating places that enhance the pedestrian experience. Crafting spaces that foster a sense of belonging, identity, and engagement, the firm remains committed to creating singularly unique solutions for each of their clients and projects. Serving their clientele with the finest in design and architecture, DMSAS knows their works are really judged by their contributions to their communities, and as such, have received dozens of awards over our nearly four decades of design and planning work across the country. As David M. Schwarz Architects look to the next half century, they remain poised to keep their rightful place as one of the most respected and talented in the design community.

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Sophia Bethesda, a collaboration with DMSAS, brings enduring elegance downtown.



Client Partnerships, Creative Solutions,
and Project Excellence
Through the Power of Design

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LEO A DALY

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LEO A DALY is an acclaimed architectural firm with a legacy spanning over a century. The firm's approach to design is unique, studying art and civilizations to create timeless and transformative solutions. This philosophy allows them to address the complex aesthetic and functional needs of their diverse clientele, building a reputation as a forward-thinking, diligent, and proven leader in the design and construction industry.

Founded on July 4, 1915, in Omaha, Nebraska, by Leo A. Daly, Sr., the LEO A DALY firm began with a commitment to modern, holistic design and exceptional client service. Daly's business acumen, problem solving skills, and innovative design solutions quickly set him apart and LEO A DALY soon became a leading Midwestern architecture practice specializing in schools, hospitals, and religious structures. Under the leadership of his son Leo Jr., the firm expanded significantly, pioneering an integrated, multidisciplinary design model in the 1950s. This collaborative process—uniting architects, engineers, planners, and interior designers—became an industry benchmark for excellence and efficiency despite early skepticism by other architecture firms.

A major turning point came when Leo Jr. secured classified military commissions, most notably the top-secret hardened Strategic Air Command's headquarters at Offutt AFB. This commission solidified LEO A DALY's reputation as a trusted design partner for the U.S. Military, leading to numerous high-security projects like Titan Missile Silos, and established LEO A DALY as a preferred A/E firm for the U.S. Military.

By the 1960s, the firm had become the third-largest A/E firm in the U.S., with 300 employees and international operations in South-

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PROJECT PROFILE

ROYAL SONESTA AT 20 MASS

Location: 20 Massachusetts Avenue, NW
Developer: The RMR Group
Completed: September 2023
Contractor: DPR Group

Description: This former federal office building at 20 Massachusetts Ave. in Washington D.C. was reimagined and rebuilt, becoming a 427,000-SF mixed-use development with office space, a luxury hotel — the Royal Sonesta Capitol Hill at 20 Mass — amenities and retail.

In the 1970s, Al Iudicello developed the building as a General Services Administration-leased headquarters for the Army Corps of Engineers. Known for years as the Casimir Pulaski Federal Building, the 260,000-square-foot block was later leased by U.S. Citizenship and Immigration Services, until that agency consolidated in a new 575,000-square-foot headquarters building in Camp Springs, Maryland.

LEO A DALY was commissioned to reinvent and redevelop the site into an innovative, urban mixed-use development. The revitalized building maximizes the site's floor-area-ratio by adding two floors and a penthouse, expanding the footprint of the overall building and completely rehauling the exterior and ground plane. The adaptive reuse re-stitched the existing building into an evolving urban context and created a vital new social and cultural hub for the neighborhood.

The new development combines ground-floor retail and restaurants to create a vibrant streetscape with an inviting entrance and pedestrian experience, a four-star hotel and Class-A office space with shared amenities between users, a penthouse ballroom, and an extensive green roof.

The architecture carefully balances the functional hierarchy of the vertically stacked program—retail, hotel and office. By utilizing sculptural massing clarity, the design enhances signature historic views along Massachusetts Avenue and respective views from Union Station to the southwest and west.



Photographer: Ron Blunt



Photographer: Ron Blunt

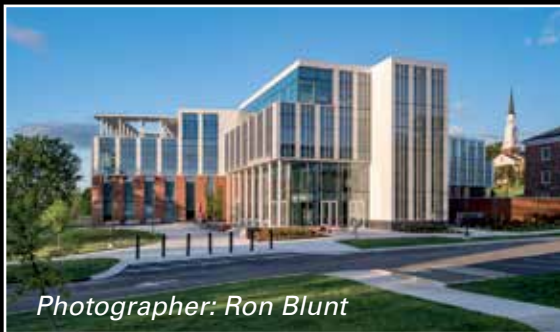
PROJECT PROFILE

UNIVERSITY OF MARYLAND, SCHOOL OF PUBLIC POLICY

Location: College Park, MD
Developer: University of Maryland
Completed: July 2022
Contractor: J. Vinton Schafer – Quandel

Description: The School of Public Policy, now Thurgood Marshall Hall, occupies a prominent site along US Route 1 - Baltimore Avenue, the main artery connecting College Park with the neighboring communities and the nation's capital. Located just steps from the upcoming Purple Line light rail station on Baltimore Avenue, the building allows students, faculty, staff and alumni to form connections throughout the National Capital Region and beyond.

The design concept is rooted in the spatial typology of the ancient Agora, the birthplace of democratic thought and public discourse. A cascading architectural form follows the natural slope of Chapel Field, forming an elegant edge to one of the signature open spaces on campus and shaping a carefully orchestrated sequence of interior spaces.



Photographer: Ron Blunt

Entrances on the east and west connect within a large, communal atrium designed to encourage chance meetings, informal study and interdepartmental collaboration. Layers of academic space are tied together visually and programmatically, creating a series of adaptable, flexible learning environments. Do Good Plaza, a shared outdoor event space on the building's east side, embraces the neighboring Purple Line station, establishing a welcoming new gateway into campus.

The architecture blends contemporary expressions of transparency and openness with materials and rhythmic elements found in the adjacent Georgian-inspired campus buildings. Brick cladding and white columns engage visually with Lee Hall to the north. The building's carefully sculpted massing frames views of two historic buildings – Rossborough Inn to the northeast and Memorial Chapel to the southwest – creating a window into the past as a foundation for the future of policymaking.



Photographer: Ron Blunt

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east Asia. In the 1970s, it was the first U.S. A/E firm invited to work in Saudi Arabia, designing the \$200 million Saudi Arabian National Guard headquarters. Over the next decade, the firm worked on projects for the U.S. government, and commercial clients in Southeast Asia, opening its first international office in Hong Kong, while also collaborating with the U.S. Military Corps of Engineers on infrastructure projects during the Vietnam War.

Leo Jr.'s leadership also extended into sustainability, chairing the AIA's energy-efficiency task force and earning the Edward C. Kemper Award in 1972 which recognizes a member who has had significant impact on the profession.

Leo A. Daly III took over as president in 1981, after establishing the firm's Washington, D.C. studio. He modernized the firm with investments in CAD technology, strategic planning, and organizational restructuring, reinforcing its global stature. His leadership continues to emphasize adaptability, collaboration, and design excellence as the firm moves into its second century. "Throughout our history we have adapted to changing business environments with energy and precision," explains Leo A. Daly III, FAIA, RIBA, FRAIA. "Adapting to change is part of our DNA. The key to achieving design excellence is the caliber of our design professionals. We strive to create a collaborative environment where our professionals can achieve shared brilliance."

Expanding by acquiring firms that complimented their business philosophy, core market sectors and key geographies, LEO A DALY'S experience and expertise increased as well as its studio locations. Today, LEO A DALY is celebrating its 110th year as one of the top architecture and engineering

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firms in the U.S. and it maintains a global presence with a diverse, award-winning portfolio in 91 countries, all 50 U.S. states, and the District of Columbia.

The firm comprises 360 professionals in 10 studios. It remains a champion of sustainable design practices through its adoption of AIA’s 2030 Initiative, AIA’s Materials Pledge, and SE (Structural Engineers) 2050 pursuing green building strategies including renewable energy solutions, carbon reduction, and environmental stewardship.

LEO A DALY provides professional architecture, interior design, engineering, and planning services in major markets, including Federal, Commercial, Civic, Education, Hospitality, Aviation, Industrial, Health and Wellness, Residential, and Engineering. The firm’s Washington, D.C. studio has served as the design or executive architect for many of the firm’s most renowned projects, including Ronald Reagan Washington National Airport, the Museums and Memorials Master Plan, the National World War II Memorial, the Saint John Paul II National Shrine, and the Chancery of the Embassy of Italy.

Today, this Washington, D.C. office continues to carry the legacy of LEO A DALY forward by upholding a core philosophy of constant improvement. The studio focuses on enhancing both their design processes and the final products to provide clients with the best possible service, innovation, and design solutions. “We bring a broad perspective to each client and project, design that is tailored and timeless,” says Rauzia Ally, Vice-President and Managing Principal of the Washington D.C. office. “To be effective, we incorporate humanities in our projects, not literally in terms of incorporating art, which we do, but more importantly by asking the right questions.” At

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PROJECT PROFILE

THE AYA

Location: 850 Delaware Avenue, SW
Developer: DC DGS
Completed: 2020
Contractor: Blue Skye Construction

Description:
The AYA is an affordable, short-term family housing site commissioned by the District of Columbia Department of General Services. Located in Ward 6, this neighborhood-based program provides a safe environment for families with access to service-enriched programming that will create stability, helping them exit homelessness. LEO A DALY worked with the city to provide an



affordable, safe environment for families to create stability. Recognizing that homelessness is a social issue, Leo A Daly’s projects have sought to provide housing within a building that promotes health and wellbeing. This project highlights in a positive way problems that society wishes to hide.

The Aya considers urban and interior context, creating spaces that encourage socializing, while drawing connections to the surrounding neighborhood. Crucial amenities like outdoor activity space, laundry facilities, and a federally qualified health service clinic provide humanity. Energy-efficient and sustainable features include a green roof and high efficiency windows, HVAC systems, and plumbing fixtures—creating a sense of “home” more than “institution”.

The joint venture team of LEO A DALY and Studio Twenty Seven Architecture respects the surrounding neighborhood, including the existing tree canopies, while maximizing daylighting and views for tenants. The building complements the developing southwest Washington, D.C., skyline and creates an optimal living experience for its tenants. The team engaged extensively with the community throughout the design process, resulting in thoughtful design embraced by the neighborhood.

The site includes fifty family housing units, with seven to ten units per floor. Each floor also contains community rooms, laundry facilities, private and family bathrooms and outdoor play areas. The design of each floor is characterized by a distinct organizing color, which improves the sense of community and provides simple wayfinding. Additional amenities include on-site parking, an indoor play and activity space, a conference room, a federally qualified health service clinic and an administrative space for staff and providers.

PROJECT PROFILE

R&F JIANGWAN NEW TOWN

Location: Harbin, China
Developer: R&F Properties
Completed: 2021

Description: Harbin Riverside District is a mixed-use development sited on the last piece of golden shoreline of the Songhua River in Harbin's urban core. The project excels in a people-centered approach, design innovation, originality and adoption of advanced technologies.



The project is in Youyi West Road, Daoli District, the core area of Harbin, which is nicknamed “The Ice City” and home to the annual Harbin Ice Festival. Formerly an underutilized green space on the riverfront, the project encompasses a public construction and residential area in a dense, urban neighborhood. The public development area consists of a four-story basement with a parking garage, and a seven-story shopping center anchoring three high-rise towers. A large-scale outdoor winter garden provides indoor/outdoor connectivity and space for dining or socializing with views of the waterfront.

The development creates a new urban quarter destined to be the center of vibrant experiences in the region and is a testament to a transformational placemaking design effort. The tallest tower is a mixed-use building delineated into commercial, office and hotel space. It includes a 350-key Ritz Carlton Hotel, which opened in 2022 as the largest Ritz Carlton Hotel in China, as well as Trophy office space. The tower’s facade is inspired by the ice crystals of the Songhua River, an iconic natural element of the ice city of Harbin, and a metaphor for the birth of new life. The volume of all three towers is composed of the main facade and the folded surface of the “Ice Crystal.” The “Ice Crystal” area spirals upwards, with a simple yet unique form, which, combined with the main facade, makes the tower fascinating to view from all angles.



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the core of this process is the firm’s ability to first listen to the client, as well as engage the community, and draw upon a broad view of human experience and critical analysis, to offer empathy-- exploring complex issues of identity, meaning, and society to formulate efficient, effective, and meaningful design solutions. “We consider ourselves excellent problem-solvers, down to the finest details of a project,” adds Andrew Graham, Senior Associate, Technical Director and Senior Architect. “We are experts at leading clients through complex challenges and highlighting key issues. The result is a strong relationship built on trust and transparency. During the modernization of George Washington University’s Corcoran School of Arts and Design, we integrated a fully functioning sprinkler system into grand, historic interior spaces. Most spaces are vaulted with intricate plaster detailing and required careful planning with the client and contractor to find interstitial spaces where pipes could be concealed.”

Creating inventive, thoughtful, and sustainable solutions, LEO A DALY works tirelessly every day knowing that they exist for their clients. “Design excellence permeates our thinking, defines our culture, and fuels our passion,” states Irena Savakova, Vice President, and Global Design Principal. “Architecture derives its identity from its context, the communities it serves and the uniqueness of their history and culture. As designers we are always focused on creating the best setting for people to engage, create memories, and flourish. We always rise to challenges to ensure the design is intact. On the 20 Mass project, we were not yet in design development when the pandemic hit. The team had to navigate client and community engagements, regulatory approvals and supply chain issues during unprecedented times.

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To maintain quality, we had to design creatively and adapt traditional implementation processes. Because of supply chain issues, late into the design process we explored and deployed SurePods, a modular construction methodology. These fully appointed bathroom modules were constructed in a fabrication plant in Florida and delivered to D.C. Each unit was fabricated with all fixtures and components, including curated art, and installed with a factory level precision, almost eliminating on site punch list time. Now the building ensures vibrant placemaking that brings vitality to the local community in a significant location next to the monumental core of the US Capitol.”

These clients, both internal and external, give LEO A DALY the opportunity to design and create great things. “The foundation of our approach is client-centered,” continues Gladys Courand, Studio Lead, Interior Design. “Working side-by-side with every level of stakeholder, we collaborate to serve their operational and business goals. Their vision, paired with our creativity and expertise, produces exceptional results.”

Taking this collaborative approach for each project, LEO A DALY is strengthened by bringing the right partners together, including the finest companies and consultants as well as members from their own nationwide network of offices. “Our integrated approach combines experts from every design discipline: architecture, engineering, planning, and interior design,” says Anya Grant, associate, Market Sector Leader – Higher

Education and Civic Market Sector Leader. “This harmony of design and process, pioneered by LEO A DALY, results in better project management and a more cohesive final design.”

Having such strong resources to draw from to complement their own in-house team, the Washington D.C. office of LEO A DALY also brings immense talent, knowledge and experience to every client and project. “We have an amazing team here in the D.C. office,” says Rauzia. “Everyone is very engaged in their specialty and passionate about their work. We all believe in each other, and that leads to not only a positive work environment but a fun one as well. We love what we do and own the positive impacts of our work.”

This fervent dedication to both each other and the client’s satisfaction has been the backbone of LEO A DALY’s vision to transform human experience through

the power of design. “We literally never stop learning, never stop exploring possibilities,” explains Andrew. “We believe in making design excellence the constant, and to us that means maximizing every design opportunity in everything we do.” Along with this mandate to be innovative by design, the firm maintains a commitment to constant improvement, setting new standards of design excellence. “We collaborate with our stakeholders to build spaces that support the well-being of their occupants while withstanding challenges,” adds David Zelig, Vice President and Director of Operations. “Truly great design is rooted in sustainability, and we strive to have less of an impact on our environment while amplifying energy efficiency.” Of course, for LEO A DALY, sustainable design is responsible design. “Sustainability is a core

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PROJECT PROFILE

ARLINGTON PUBLIC SCHOOLS, THE HEIGHTS BUILDING

Location: Arlington, VA
Developer: Arlington Public Schools
Completed: September 2019
Contractor: Gilbane

Description: LEO A DALY served as executive architect for the project, working closely with design architect BIG. The Heights expands and relocates two existing county-wide secondary programs (grades 6-12) into a single, five-story vertical building to support 775 students. Located within the dense, urban Rosslyn Ballston corridor of Arlington, Virginia, the school was designed to fit into its context while converging as much open green space for recreation as possible.

While the building’s mass responds to its urban context with a vertical organization and resulting efficiencies, its interior presents a different feel. For Arlington Public Schools, it was critical for students to perceive their school as a familiar, comfortable and connected community – a community where students and faculty are constantly mingling and are integrated into all of the aspects of school life.

The building was designed as a series of classroom bars rotated along a single hinge point. The rotation creates cascading green terraces leading from the educational spaces of the school to the athletic field. Beneath the rotated classroom bars is a series of large public levels with varying ceiling heights. The large and public functions of the building, including auditorium and gymnasium, are placed on these levels and accessible from the main street front along Wilson Boulevard.



Photographer: Laurian Ghinitou

PROJECT PROFILE

THE ELLIOTT

Location: Georgetown, D.C.
Developer: Bob Elliott
Completed: 2024
Contractor: Pizzano Contractors

Description: The Elliott is a boutique five-residence condominium that redefines modern urban living in the heart of historic Georgetown. With one residence per floor, each home offers privacy, spaciousness, and curated luxury, featuring bespoke Italian kitchens, oversized windows, and soaring ceilings. The design honors its unique context by blending the charm of its historic surroundings with clean, contemporary detailing and exceptional craftsmanship.

At its core, The Elliott celebrates a seamless transition between indoor and outdoor living, with garden rooms and terraces integrated into every unit. Thoughtfully scaled to complement its neighborhood, the building also contributes to community revitalization while offering residents tranquility, flexibility, and convenience. The Elliott is both a tribute to Georgetown's architectural legacy and a forward-looking model of refined urban living.

The residences offer one-to-three bedrooms, complete with Italian kitchens, white oak flooring, stone-finished bathrooms, 10-foot ceilings, and expansive double-hung windows. The penthouse spans 3,527 square feet and boasts a 1,200 square foot rooftop terrace with city views. Each unit is crafted for peace and quiet, providing its own terrace or garden room, with access to a shared garden on the property.



Photography: courtesy of Pizzano Contractors

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value of LEO A DALY, and the firm has championed sustainable practices and materials across the markets it operates in," continues Anya. "This translates to long-term returns for our clients and communities through high-performance buildings, improved open space and healthy interior environments. On the School of Public Policy, from project closeout to opening day and being on site for final project photography and after, we keep getting such positive feedback from users. We followed up with a post-occupancy evaluation to confirm that within an energy-efficient building we were able to provide users with abundant access to views and natural light and welcoming spaces conducive to learning and open discourse."

As an industry expert in understanding how design integration is created and implemented across a broad spectrum of project sizes and types, LEO A DALY strives to maintain reliable engagement through all phases of design. "Clear and concise communication with our clients from the inception of a project is paramount," states Gladys. "Collaboration and the art of listening to our clients is fundamental, and we know that our first job is to discover their needs in order to offer the holistic response to the challenges we encounter."

With such a successful portfolio of projects spanning eleven decades, it is no surprise that LEO A DALY has earned the gratitude and praises of so many clients over those years.

"This new building is a symbol of how we are taking on the responsibility of preparing and empowering the next generation of policy leaders and global citizens," - UMD President Darryll J. Pines at the Dedication ceremony for Thurgood Marshall School of Public Policy Building, designed by Leo A Daly

"It's always a great feeling to wrap up another successful project, but your team has made the entire process engaging. I appreciate your responsiveness and our candid communication on the importance of the data and am thrilled that you're as proud of the finished product as I am." - Iken-na Udejiofor, Administrator and Project Manager, Prince George's County Government

"This was a very challenging building with many site challenges and unforeseen conditions. The LEO A DALY team developed a great design for the space that met our programmatic needs and budget, while still respecting the historic fabric of the building. The team was very nimble and able to quickly come up with solutions when we ran across problems during construction. Top notch!" Adam Aaronson, Interim Associate Vice President for Facilities Planning, Construction, and Management, George Washington University, about the Corcoran School of Arts & Design

"Our stakeholders are thrilled with the quality of the design of the new SPP. The spaces are beautiful and multifunctional; the craft in the architecture builds on context to create a building of its place and time. Many have remarked to me that this is one of the best buildings we have on any of our campuses. I especially appreciate the leadership which Bill put in place.... Anya, Andrew and team have delivered complete documents which made for a smooth construction process. They are technically excellent, proactive, thorough, and responsive. It is a pleasure to work with professionals of this caliber." William E. Olen, Executive Director Planning & Construction

"The successful consensus building LEO A DALY facilitated for the design of three similar projects in Washington D.C. are powerful testaments of who they are and

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how they can elevate the process and the outcomes for this important project. We are confident this is the right team with the right process to lead the County and our citizens to uncover the right design solution.” - Jonathan R. Butler Director Office of Central Services, Prince Georges County, on the Men’s Transition Center Project

“To those of you that worked on the School of Public Policy building at the University of Maryland: First of all, thank you! You all did such an amazing job and thought of every detail, we are all so very impressed. As a School, we had been split up on campus for many years between four different buildings and for more than a decade the plan was to ‘move us to one building’. But to secure the funding and get the plans all OK’d through campus took a long time and a lot of work. When we were told it was coming together, our expectations rose but no one really had any idea how fantastic our building would turn out. We had seen renderings and floor plans but until we were in the space we couldn’t imagine how much atten-

tion was given to keeping it light, maximizing usable space, and creating a sense of community. You all knocked it out of the park! I really appreciate the fact that we are now all together and am enjoying how clean and spacious everything feels. I cannot imagine the hours you all put in - from the very beginning with wild weather swings, a pandemic, and changes and shifts in the plan - you all stayed the course and made our new building really feel like our new home. We are so excited to be moved in and I just wanted to let you know how much we appreciate all you did for us. Thank you!” Elizabeth Hinson, Associate Director | Office of Executive Programs, School of Public Policy, University of Maryland

For over one hundred years LEO A DALY has been creating change making solutions with their clients. As they look to their future, there is a good reason for optimism and excitement. With strategic goals and drivers in place, the firm is poised to continue setting the bar of excellence in design for the next century and beyond. “We have set exciting goals for LEO A DALY over the next several years, and one is to double our team firm wide, as well as to be the recognized design leader in our industry that positively impacts our communities,” explains Rauzia. With goals that are

both measurable and realistic, LEO A DALY also aspires to expand their engineering services, embrace change to adapt to their clients’ and market needs, remain a leader in sustainable design, recruit and retain the best talent, and leverage technology to improve efficiency and quality. As LEO A DALY’s diverse and creative teams continue to combine expertise in architecture, engineering and interiors to offer a holistic response to their clients’ challenges, it is sure that they will always create places that connect communities. “I learned from my grandfather, Leo A. Daly, Sr., and my father, Leo A. Daly, Jr., that LEO A DALY exists to serve

its clients,” states Leo A. Daly III, FAIA, RIBA, FRAIA.

As Edward Benes, P.E. Esq and current Chief Executive Officer states, “Our design practice is rooted in genuine, interactive collaboration. Together with our clients, we craft meaningful, inspiring environments that strike a balance between form and function, beauty and purpose. We are a resilient, 110-year-old design startup, deeply experienced, yet always evolving. We serve through active listening, a deep understanding of unique goals, and a commitment to transforming visions into timeless, enduring structures.”

LEO A DALY

*Thank you to
all who have
helped us achieve
our success!*



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