CONCLUSION

“We shape our buildings, thereafter they shape us”

Winston Churchill

If Churchill is right, then what he said about building is also true about neighborhoods and cities.

At the end of this exploration, this thesis still leaves a number of questions about the process of urban design & planning, the biggest of which concerns the process where a designer or a group of people is commissioned to master plan a city or a large community and attempts to replicate an evolutionary process that takes decades and centuries to develop. Yet, planners and designers are asked to do that all the time.

Given the demand, rate, and magnitude of development pressures, it is appropriate to commission those professionals with this arduous and overwhelming task. The alternative is the suburban sprawl witnessed throughout the country. In retrospect, this was one of the reasons the topics of this thesis were and still are so compelling. It is compelling to go through the process of creating a well integrated community. To examine whether one can simulate, in a period of 9 months, the character and charm of a spontaneously evolving city successfully, without committing the common mistakes of producing a contrive, rigid, static and improvisational free environment. It is compelling to model the process after a natural and evolutionary process such as geomorphology and produce urbanmorphology. While the solutions and answers offered by this thesis are, as in any design exercise, debatable, it is the objective of this thesis to make convincing arguments that the questions asked are valid and legitimate.

What is learned and/or reaffirmed from this exercise is that cities, in form and in function, are derived from their utilitarian origins as well as their extensive historical experience. Designers, where successful, manage to develop urban form into its highest value by basing their design on the respect and understanding of both natural and human social needs. This thesis argues that urban form and planning configurations ought to be versatile and suitable for change and growth. This thinking ought to be pervasive and effective from the regional level, through the neighborhood level, and down to the dwelling unit level.
Ziad Elias Demian is a founding partner of demian/wilbur ‘architects. He brings over 18 years of experience in architecture, urban design and planning. His experience ranges from large scale urban design projects to single family residential design projects. His work includes local, national and international projects. Mr. Demian started his career at Skidmore, Owings & Merrill, where he worked on large scale urban projects. While at Ritter Architects, he designed & managed a number of complex commercial and institutional projects. Prior to establishing Demian + St. Leger, Mr. Demian was the lead Designer at Cooper Carry, a large architecture and planning firm, where he led teams of design professionals during the development of new planned communities, new town centers and large mixed-use and retail urban centers. In addition to architectural and urban design services, Mr. Demian provides development consulting services for a number of development and investments companies in local as well as national markets.

Project Experience
Invader Lands Ltd. BHP Building - Port of Spain, Trinidad
Corporate Office 93,625 sq. ft.

Pikerun Building – 4707 Columbia Pike - Arlington, VA
This approximately 90,000 SF mixed use project is comprised of two levels of basement parking, 17,000 SF of ground level retail space and a 3 level, 71 residential condominiums. The project is in approval process.

1300, 1302, 1306 Childress Street – Washington, DC.
Approximately 12,000 SF, two story, 10 residential units condominiums building. Project in approval process.

2713 Ontario Road – Washington, DC.
Approximately 6,000 SF, 5 ½ story condominium building includes a variety of unit types. 3 flat units below a 2 level unit and a 3 level unit. Project completed in 2005

Shell Housing , Abuja, Nigeria
A new community in Abuja including 216 dwelling units of townhouses, condominiums, community center and a wide range of recreational facilities.

Sofitel Hotel – Abuja Nigeria.
This 130 room, 5 star hotel is placed on a hill with a commanding view of the new capital and designed to be a landmark for the city. The scope of work also includes a stand alone restaurant, spa and long stay apartment. Project is in contract negotiation.

The Global Cardinal Center – Douala, Cameroon.
A 200 room hotel & resort overlooking the Atlantic Ocean. Completion 2008

Victoria Ave Office Conversion, Port of Spain, Trinidad. 6,500 SF
Two Rivers Public Charter School, Washington, DC. 12,000 SF
Kakar Residence, Potomac, Maryland. 20,000 SF
Chimtas Green, Abuja Nigeria. 40 acres
Victoria Ave Office Conversion, Port of Spain, Trinidad. 6,500 SF

Additional Project Experience (prior to Demian+St. Leger)
The Old Wax Museum Project - Washington, DC
This design project is in response to an RFP by the District of Columbia. The Design approach was focused on meeting the city’s stated goals of creating a viable, livable and vibrant neighborhood. The program consists of 773 residential units with a mix of townhouses, loft apartments, condominiums, public & private amenities and approx. 60,000 SF of street retail including a major anchor.

Master Planning
Albemarle Place – Town Center, Charlottesville, Virginia
Southwood Commercial Master Plan , Tallahassee, Florida
Jacksonville’ South Bank , Jacksonville, Florida
Home Street District , Jacksonville, Florida

The New Town Plan of Auyare , Venezuela
Santa Cruz Town Center, Caracas, Venezuela

Retail/Entertainment
La Coruna Retail Center , La Coruna , Spain
Santa Cruz Town Center, Caracas, Venezuela
Coralwood Mall , Cape Coral , Florida

Mixed Use Building
Home Square , Jacksonville, Florida
Merchant Row I , Tallahassee, Florida
Merchant Row II , Tallahassee, Florida
Four Oaks Building , Tallahassee, Florida
The U.S. News & World Report Building, Washington, DC
101 North Clematis Street, West Palm Beach, Florida

Office Building
Parkstone , Fairfax, Virginia
Home Square office Building, Jacksonville, Florida
Landerbrook Office Building, Phase I , Mayfield, Ohio
Ryland Homes Corporate Headquarters , Columbia, Maryland
IBM Tower, Baltimore, Maryland
The World Bank Competition, Washington DC

Freddie Mac Data Center Expansion, Reston, Virginia
Air Force office of Scientific Research, Arlington, Virginia
Green Acres School , Rockville , Maryland