



Amstel Square

Virginia Beach, VA

Client: Beach Development Group 2

Completion: 2010

Role: Site Master Plan - Architect - LEED AP

Composed of 73,000 square feet of high quality retail and office space, including four out-parcels on 10 acres, Amstel Square is a vibrant mixed-use development setting high standards for commercial development. Designed for a coherent and contemporary architectural character, and combined with sustainable energy use strategies, the site and buildings will serve as a community asset as well as an innovative investment strategy. The site layout is based on the “Town Center” approach, using the buildings and trees as back-drop for a visual environment that creates a unique sense of place.

Project Design Guidelines include human-scale place-making elements such as landscaped site focal points, old-growth trees, outdoor plazas, and building integrated signage and way-finding. A pedestrian friendly site plan is connected to the surrounding residential neighborhoods using wide continuous side-walks accessing transit stops, bike paths, and site-to-building entries. Important site design innovations include on-site Filterra Bio-Retention, and ground-water recharge of storm-water run-off. Parking and storefront lighting is designed for high visibility and low light pollution. Building orientation on the site is coordinated with high-performance ultra-clear glazing and solar control screens to create maximum transparency and daylight, while controlling heat gain and glare.

The office building is designed for market relevant, “A” quality, office space delivering significant energy savings. Raised access data flooring, displacement HVAC, and super-insulated rain-screen facades with excellent daylight and views provide the functional best-practices for today’s work environment.



234 Liberty Street

Harrisburg, PA 17101

717.230.9660

Fax 717.230.9664

www.oparchitecture.com