

An architectural rendering of a park space. In the foreground, a paved path leads towards a large, open green lawn. Several people are depicted: some are sitting on a low wooden bench in the immediate foreground, others are walking or sitting on the lawn. The park is bordered by lush green trees and shrubs on the right side. In the background, modern high-rise buildings are visible under a clear sky. A large, semi-transparent 'DRAFT' watermark is oriented diagonally across the center of the image.

SCAPE LANDSCAPE ARCHITECTURE DPC

**PENPLACE
PARK MASTER PLAN AND DESIGN GUIDELINES**

MARCH 11, 2022 - DRAFT

TABLE OF CONTENTS

- **Site Context** 3
- **Community Engagement** 12
 - Public Space Engagement 1 16
 - Public Space Engagement 2 25
- **Draft Master Plan** 29
- **Design Guidelines** 64
 - Hardscape Materials and Circulation 66
 - Site Furniture 71
 - Lighting 78
 - Planting, Canopy Coverage & Topography 82
 - Sustainability 93

SITE CONTEXT

PART OF A REGIONAL PUBLIC SPACE NETWORK

PenPlace is uniquely situated within Arlington County between Pentagon City and Crystal City, adjacent to Washington, DC. Centered in a growing neighborhood with robust and expanding local and regional transportation networks, the site is easily accessible.

The location will also fill a critical gap in public space between Virginia Highlands and Long Bridge Parks to the southwest and northeast. In combination with Met Park immediately to the south and New Park at South Eads and Army Navy Drive to the east, there will be an incredible infusion of outdoor park amenities for the growing neighborhood. The Met Park Design Guidelines and Park Master Plan were adopted by the County Board in September 2020, adding 2.47 acres of publicly eased park area. The proposed PenPlace public space will add a meaningful 2.75 acres of publicly eased park area. There will be a total of 5.22 acres of public space between both developments.

PenPlace is the first conceptualized link of the Green Ribbons, a new signature network of biophilic walking paths connecting public spaces, destinations, and transit throughout Pentagon City and greater 22202. The Green Ribbons was adopted as part of the Pentagon City Sector Plan Update in February 2022.

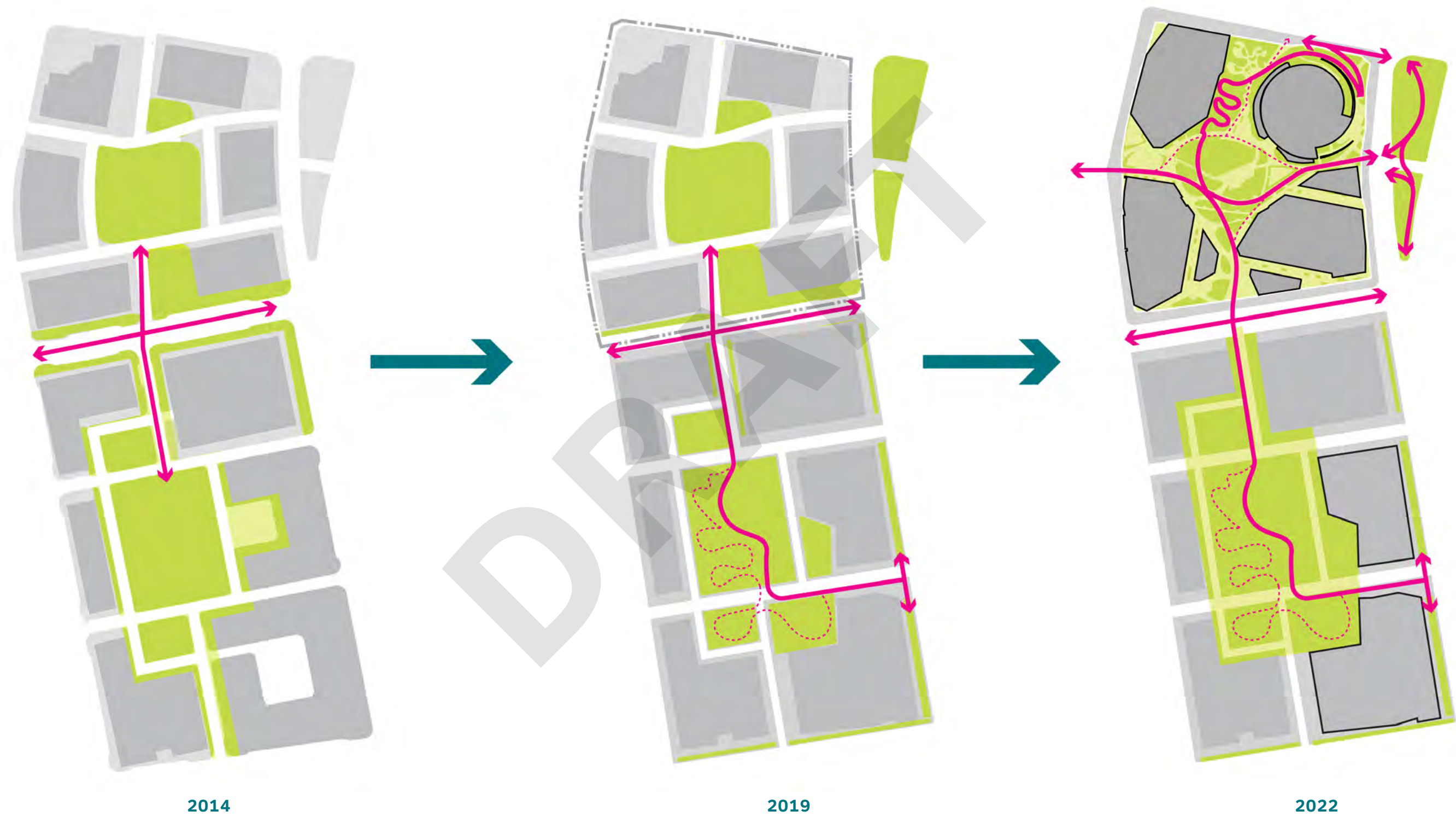


REGIONAL CIRCULATION



PENPLACE - ARLINGTON, VIRGINIA
CONTEXT

PARK NETWORK EVOLUTION



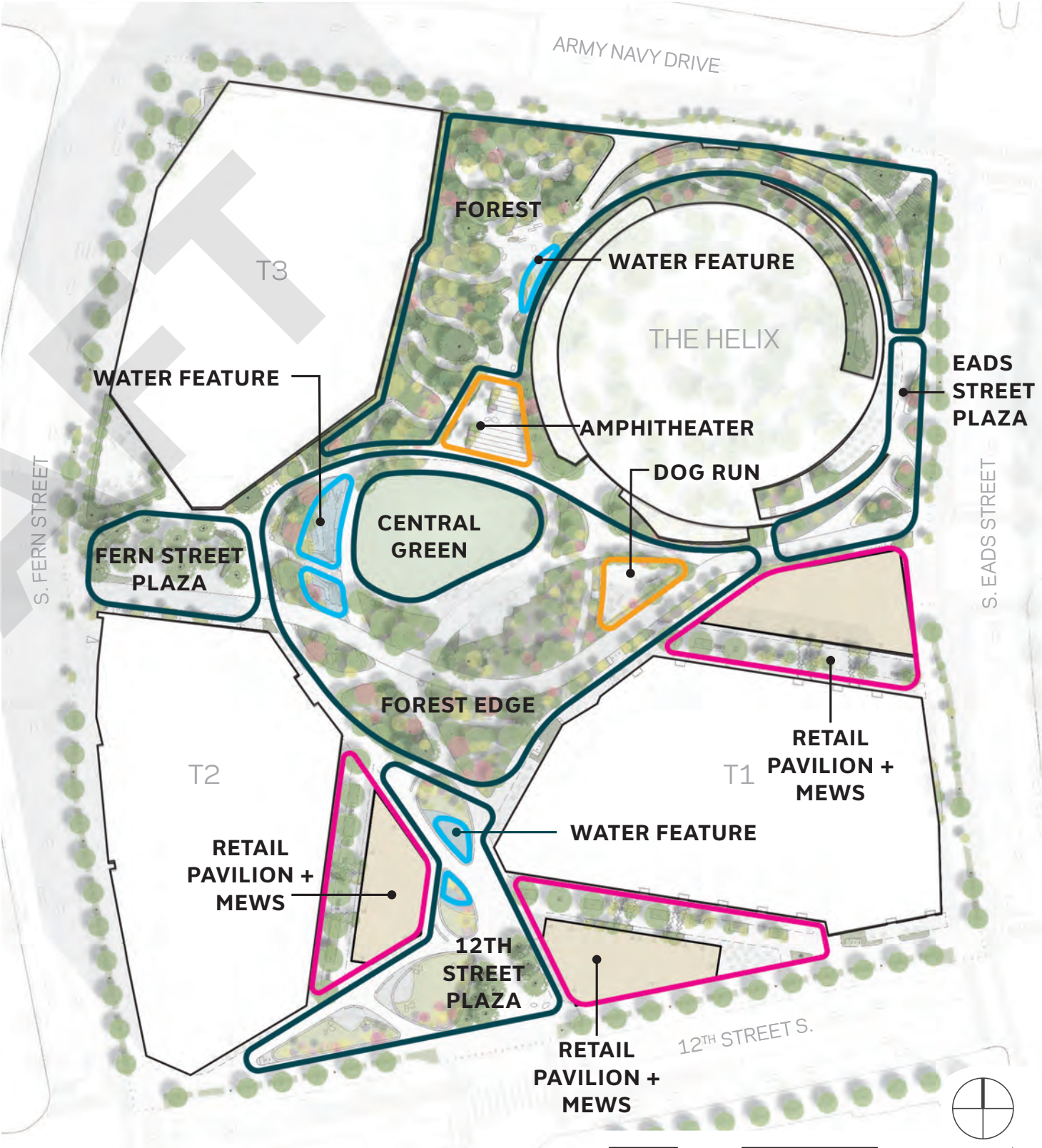
PDSP COMPARISON

PDSP 2014



PENPLACE - ARLINGTON, VIRGINIA
CONTEXT

PROPOSED CONCEPT



PUBLIC PARK EASEMENT

These public easements will be open to the public and programmed in coordination with the County.

-  **PUBLIC PARK EASEMENT**
~2.75 acres*
-  **SIDEWALK EASEMENT (W/IN BTL)**
~0.3 acres*
-  **BUILD TO LINE (BTL)**

* Does not include outdoor childcare area, ACHS entry plaza, shy zones, and perimeter sidewalk + utility easement areas located outside the build-to-line.



SCALE COMPARISONS

CITY CENTER - WASHINGTON D.C.



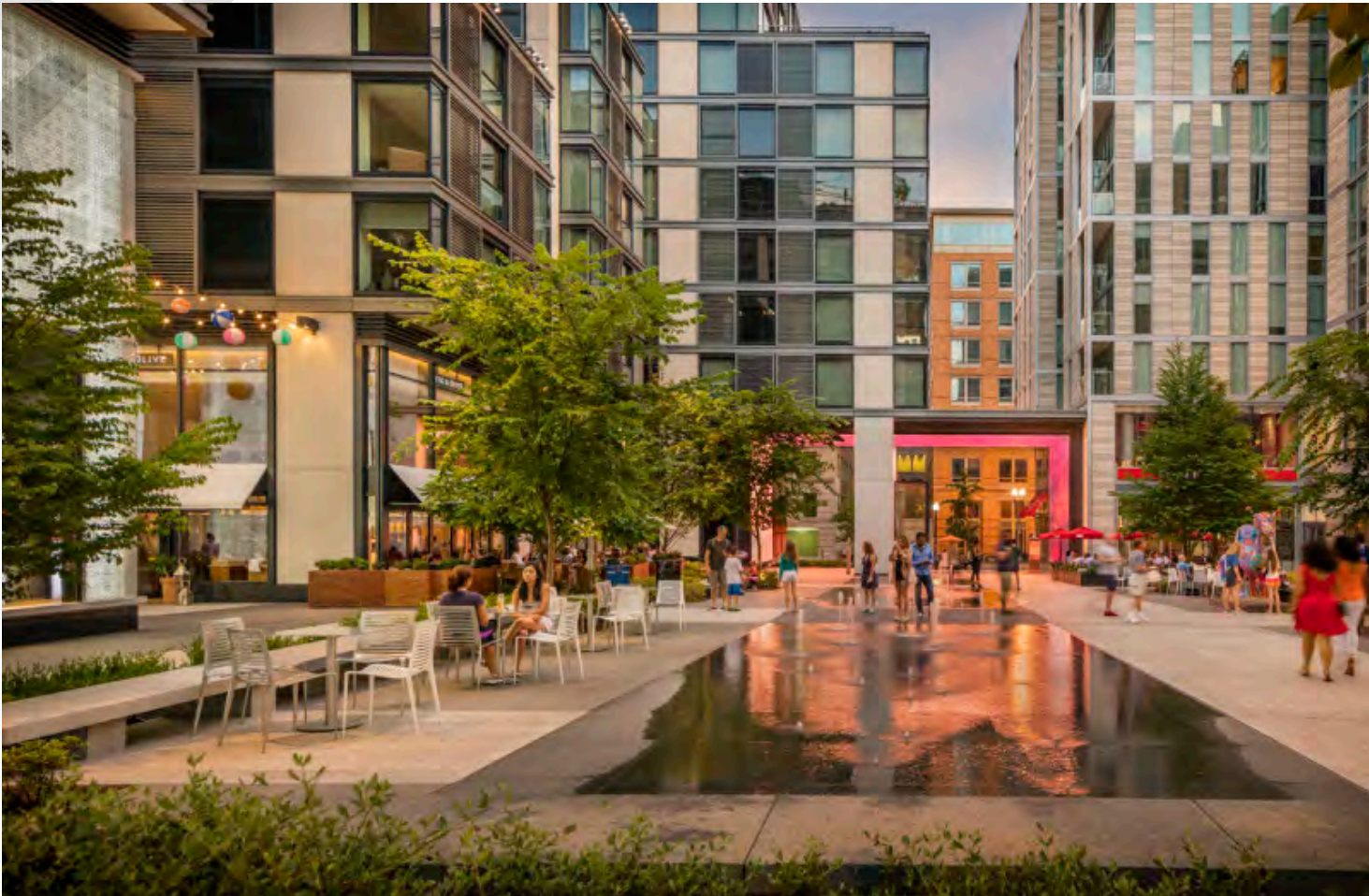
PENPLACE
10.4 ACRES
(2.75 ACRES - PUBLIC SPACE)



CITYCENTERDC
6.6 ACRES
(1.3 ACRES - PUBLIC SPACE)



PENPLACE - ARLINGTON, VIRGINIA
CONTEXT



SCALE COMPARISONS

CRYSTAL CITY WATER PARK



PENPLACE
10.4 ACRES
(2.75 ACRES - PUBLIC SPACE)



CRYSTAL CITY WATER PARK
2 ACRES



PENPLACE - ARLINGTON, VIRGINIA
CONTEXT



SCALE COMPARISONS

THE YARDS - WASHINGTON, D.C.



PENPLACE
10.4 ACRES
(2.75 ACRES - PUBLIC SPACE)



THE YARDS
6 ACRES
(5.3 ACRES - OPEN SPACE)



PENPLACE - ARLINGTON, VIRGINIA
CONTEXT



SCALE COMPARISONS

NATIONAL GALLERY OF ART SCULPTURE GARDEN - WASHINGTON, D.C.



PENPLACE
10.4 ACRES
(2.75 ACRES - PUBLIC SPACE)



**NATIONAL GALLERY OF ART
SCULPTURE GARDEN**
6.1 ACRES



PENPLACE - ARLINGTON, VIRGINIA
CONTEXT



COMMUNITY ENGAGEMENT

BUILDING ON A LEGACY OF REGIONAL PLANNING

The proposed draft master plan for PenPlace was deeply influenced by a robust and meaningful community engagement process.

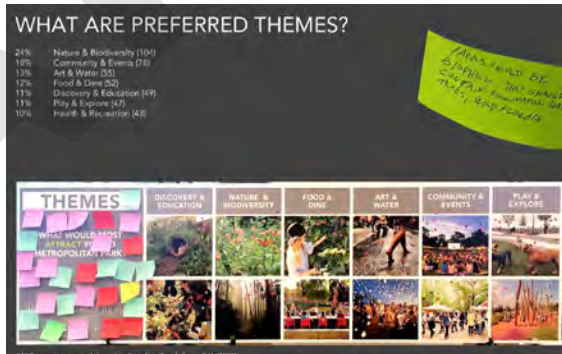
Built on a foundation of program elements and guiding principles outlined in the 2014 PDSP from a previous Public Space Engagement process, a subsequent public engagement process was kicked off for PenPlace in 2021. Through a series of four LRPC, four SPRC, and two Public Space Engagement opportunities, the community weighed in on many aspects of the public space design including circulation, programming, planting, site furnishings, and more.

For each of the Public Space Engagement opportunities, a slide deck and recorded video presentation were posted online followed by a three week comment period. During the comment period, members of the public had the opportunity to respond to open ended prompts, select preferences, and rate various aspects of the design. Community feedback was collected and summarized by Arlington County staff and utilized to inform design decisions and priorities for further iteration and explorations of the public space design.

Public Space Engagement 1, hosted from May 12, 2021 to June 2, 2021 focused on overall goals, programming, and site use and access. The second engagement opportunity, hosted from December 6, 2021 - December 27, 2021 solicited feedback related to the draft master plan and design guidelines.



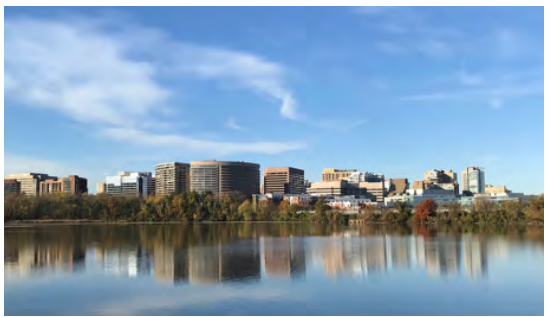
**PENPLACE OPEN SPACE
DESIGN GUIDELINE ADDENDUM
2014**



**MET PARK
MASTER PLAN PROCESS
2020**



**PENTAGON CITY SECTOR PLAN UPDATE
2022**



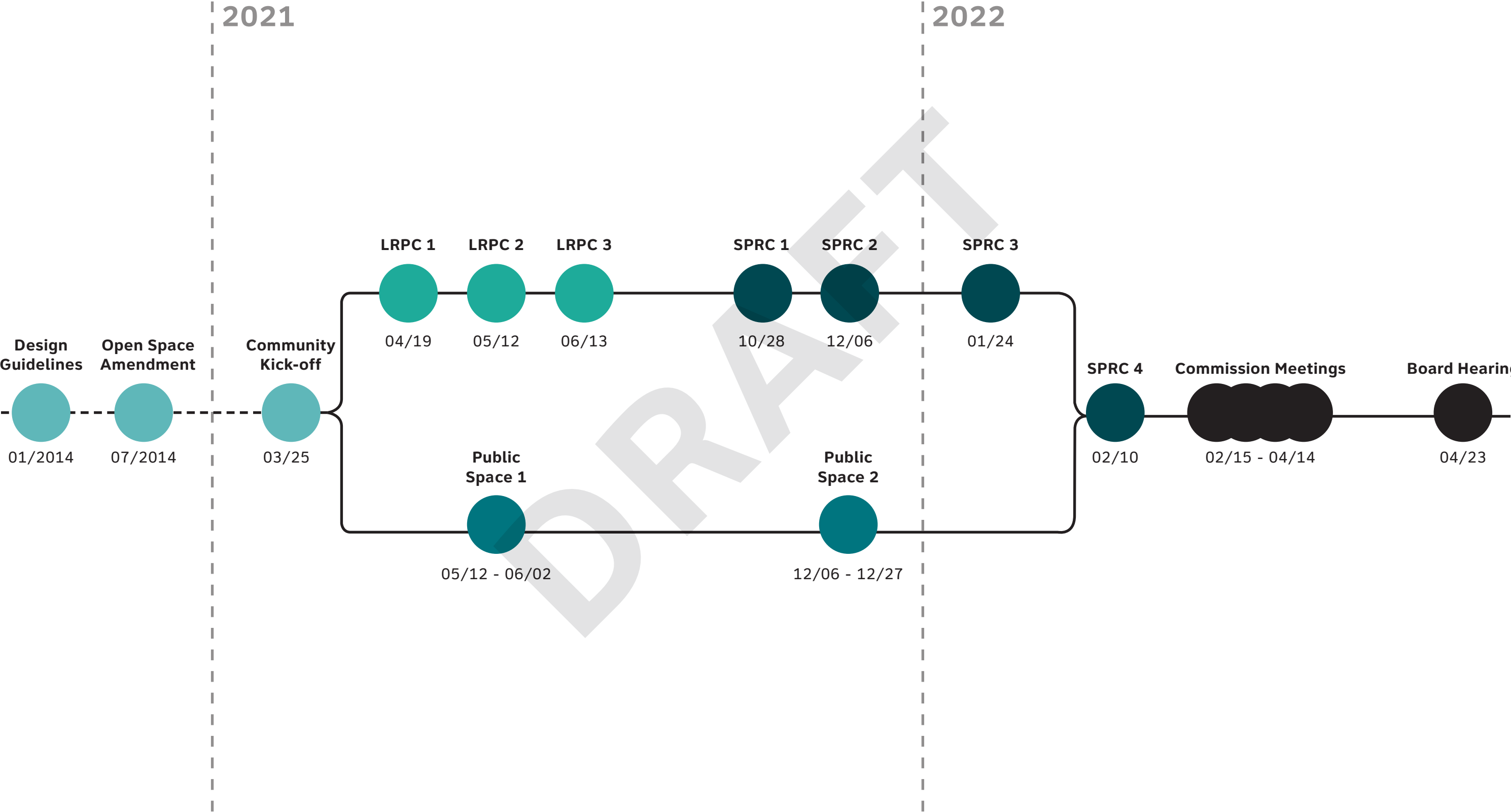
LIVABILITY22202
An Action Plan

**LIVABILITY 22202 ACTION PLAN
2019**



**NEW PARK AT SOUTH EADS
MASTER PLAN PROCESS
2021**

COMMUNITY ENGAGEMENT TIMELINE



PUBLIC SPACE ENGAGEMENT #1



PUBLIC SPACE ENGAGEMENT #1
MAY 12, 2021 - JUNE 2, 2021

163 RESPONSES

PUBLIC SPACE ENGAGEMENT #1

WHAT WE HEARD

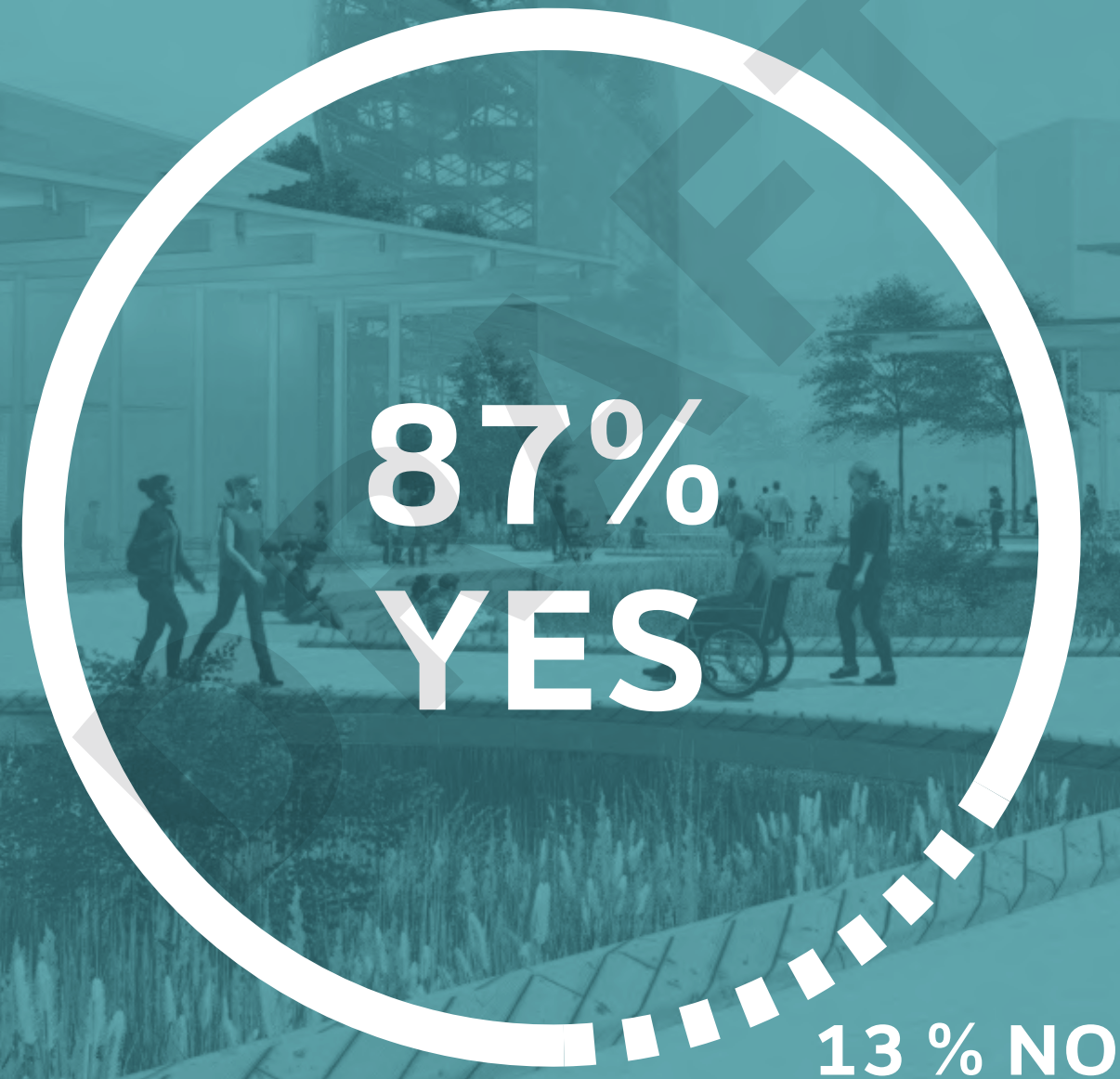
The first Public Space Engagement opportunity began with an overview of the previous planning and design efforts at PenPlace. Information on the contemporary context of the site and comparisons on previous iterations led into a presentation of how the proposed design of PenPlace would expand on previous desires and respond to new conditions to best serve the community. The remainder of the presentation included a concept overview and site walkthrough highlighting the primary program areas and guiding principles envisioned for PenPlace. Through the online comment period, this is a summary of the responses collected:

- Majority felt the proposed PDSP captured elements of the 2014 Open Space Design Guidelines
- Excitement for The Forest, Central Green, Water Features and the 12th Street Plaza + Meadow
- Excitement for flexible programming opportunities at the Central Green and desire for greater activation at Eads Street Plaza and Fern Street Plaza
- Desire for more planting areas



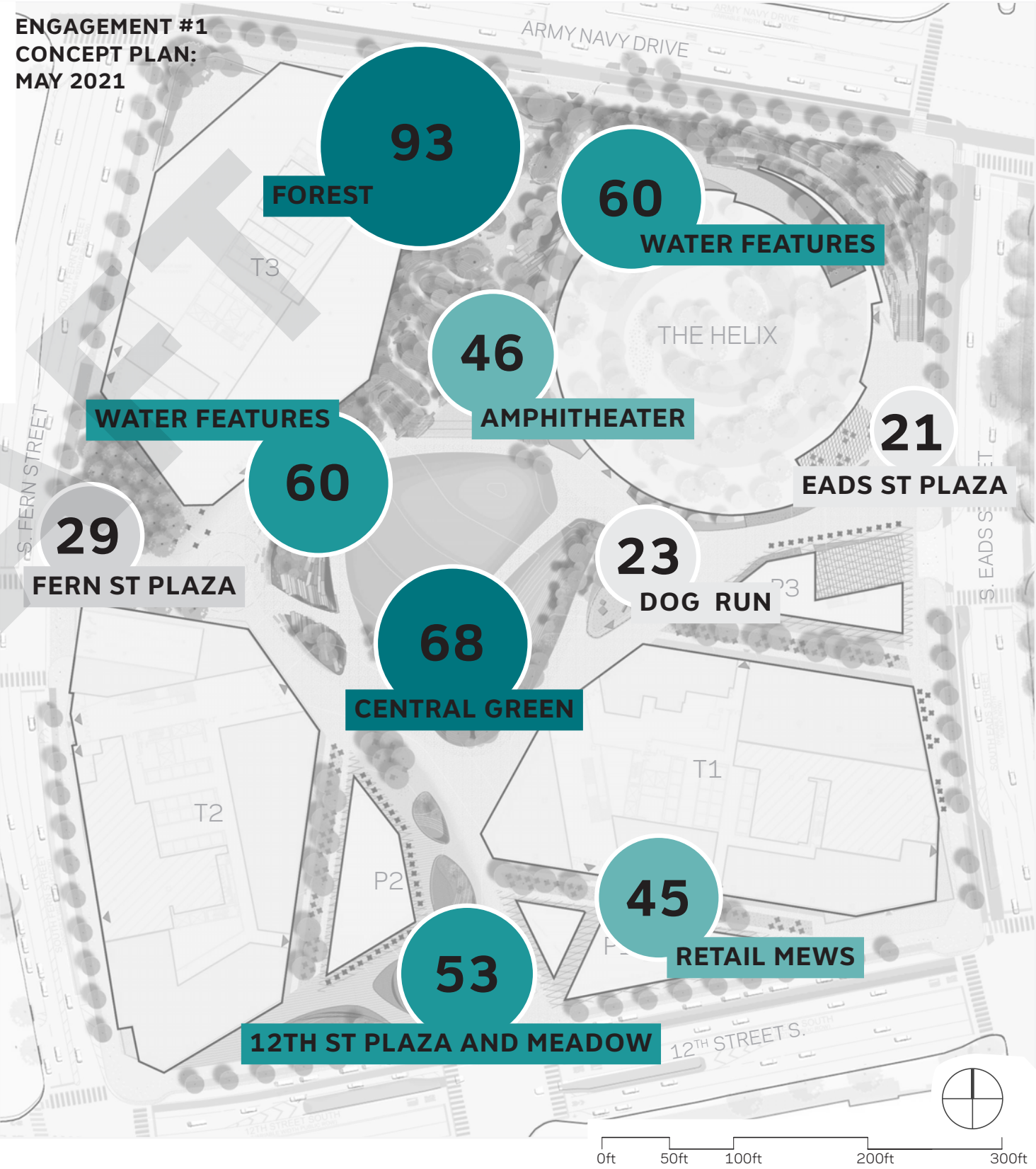
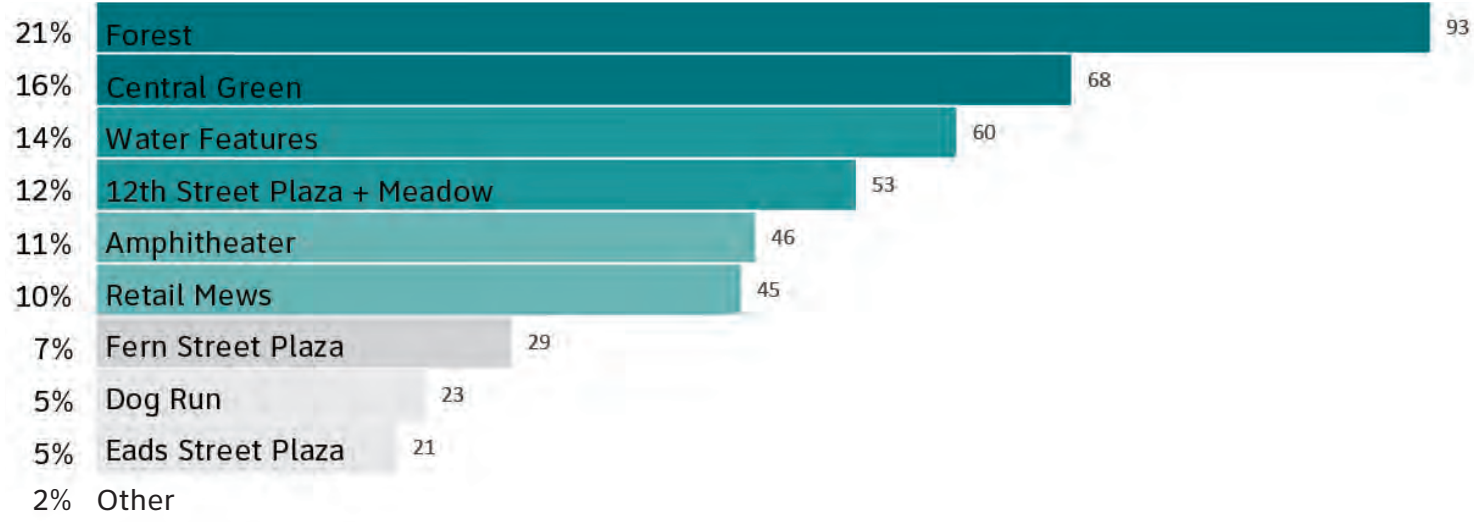
PUBLIC SPACE ENGAGEMENT #1

DO YOU FEEL THE PROPOSED DESIGN FOR PENPLACE CAPTURES THE ELEMENTS OF THE ADOPTED PENPLACE OPEN SPACE DESIGN GUIDELINES FROM 2014?



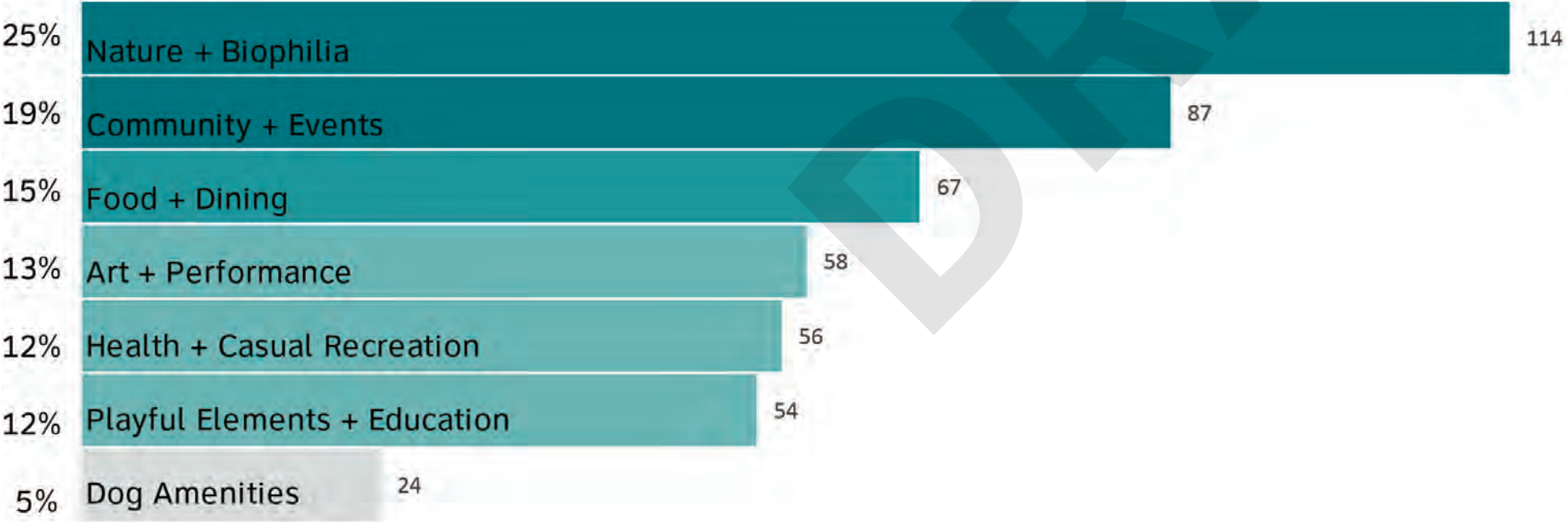
PUBLIC SPACE ENGAGEMENT #1

WHICH LOCATIONS ON THE SITE ARE YOU MOST EXCITED ABOUT?



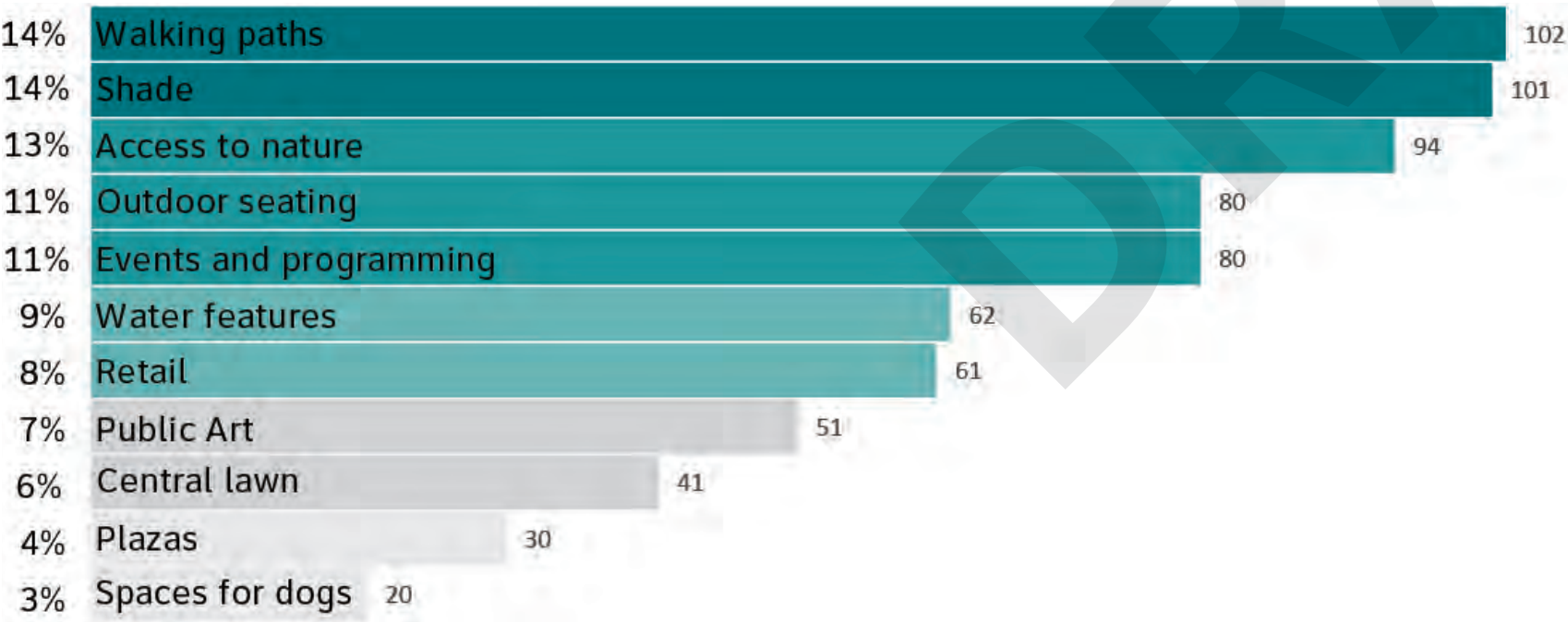
PUBLIC SPACE ENGAGEMENT #1

WHICH OF THE FOLLOWING THEMES ARE YOU MOST INTERESTED IN SEEING CAPTURED AT PENPLACE?



PUBLIC SPACE ENGAGEMENT #1

WHAT WOULD ENCOURAGE YOU TO VISIT PENPLACE MORE OFTEN OR STAY LONGER?



PUBLIC SPACE ENGAGEMENT #1

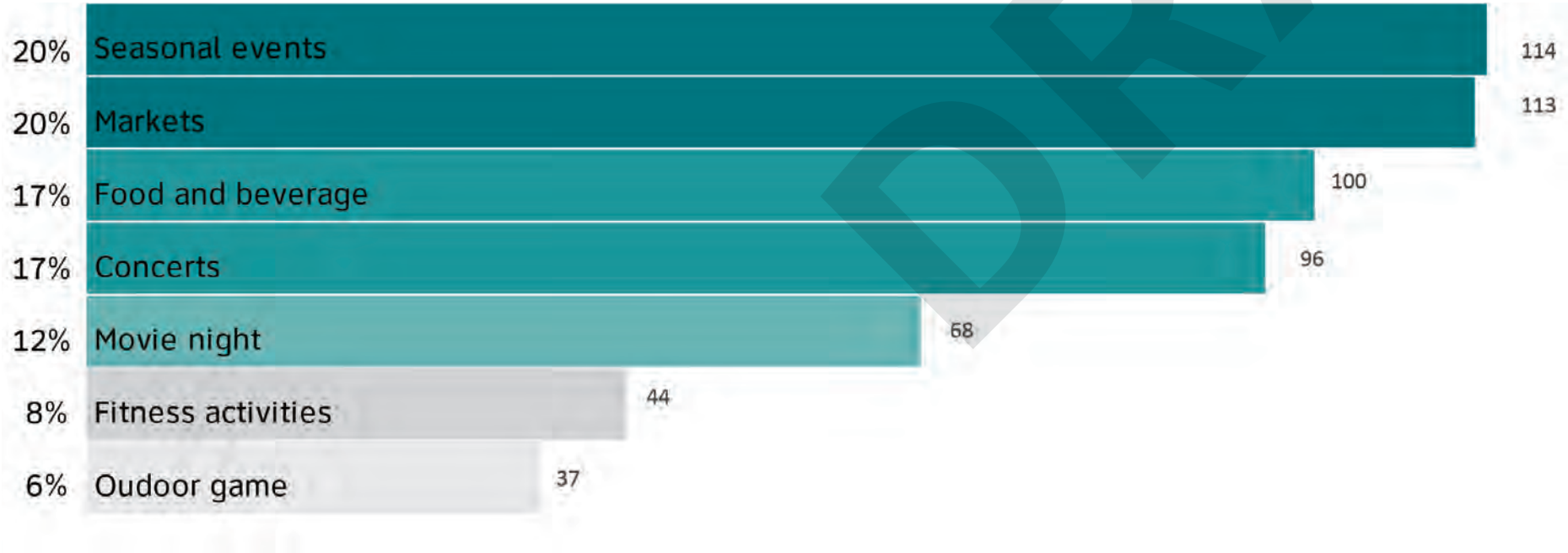
WHAT PROGRAMMING WOULD DRAW YOU TO PENPLACE ON WEEKENDS AND EVENINGS?



URBANSPEACE

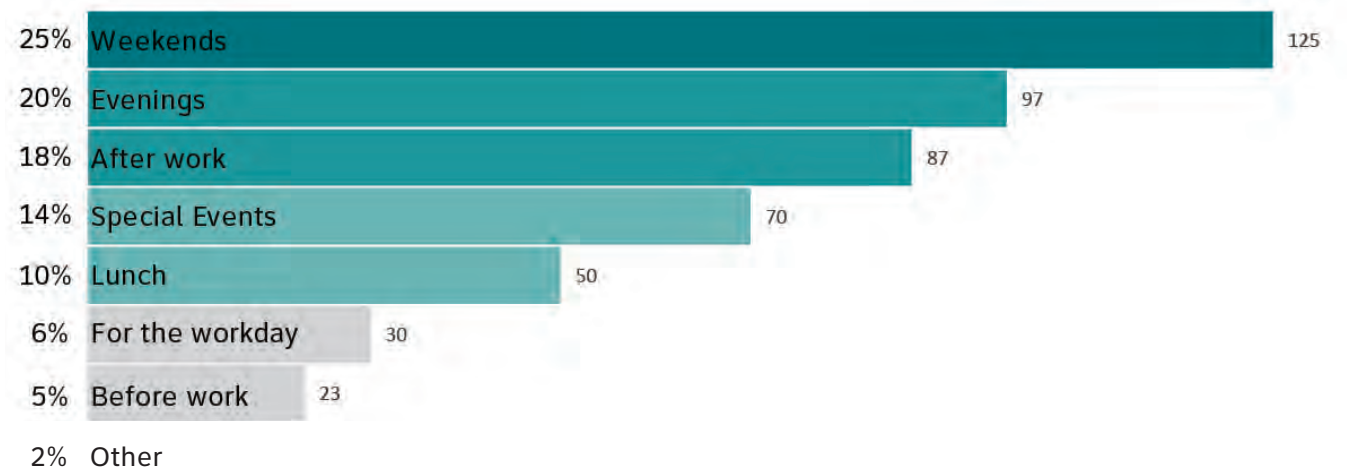


CAPITOL RIVERFRONT

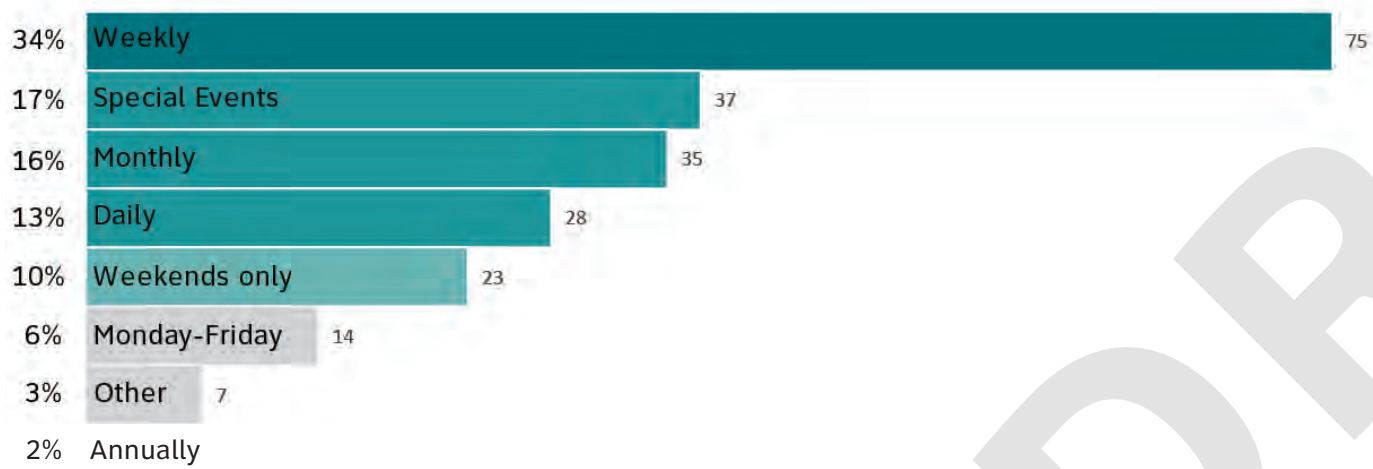


PUBLIC SPACE ENGAGEMENT #1

WHAT TIME OF DAY ARE YOU MOST LIKELY TO VISIT?



HOW OFTEN WOULD YOU BE LIKELY TO VISIT?

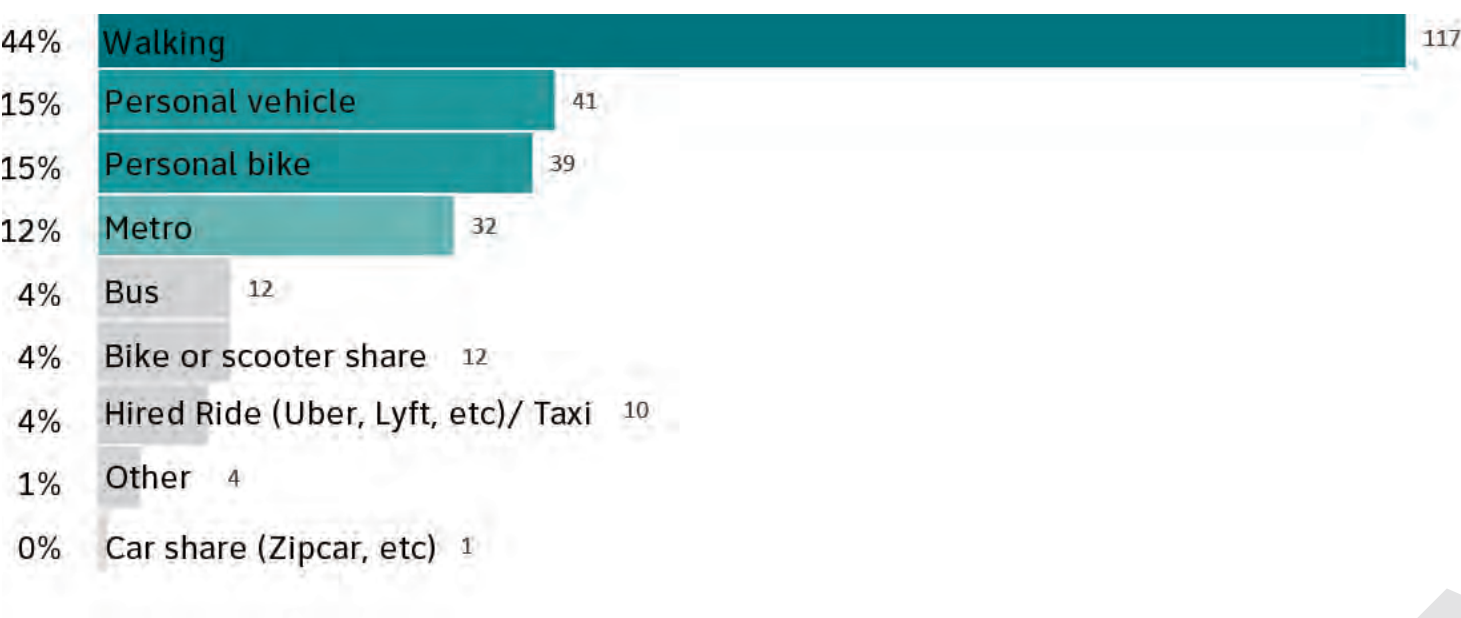


WHO WOULD YOU VISIT WITH?

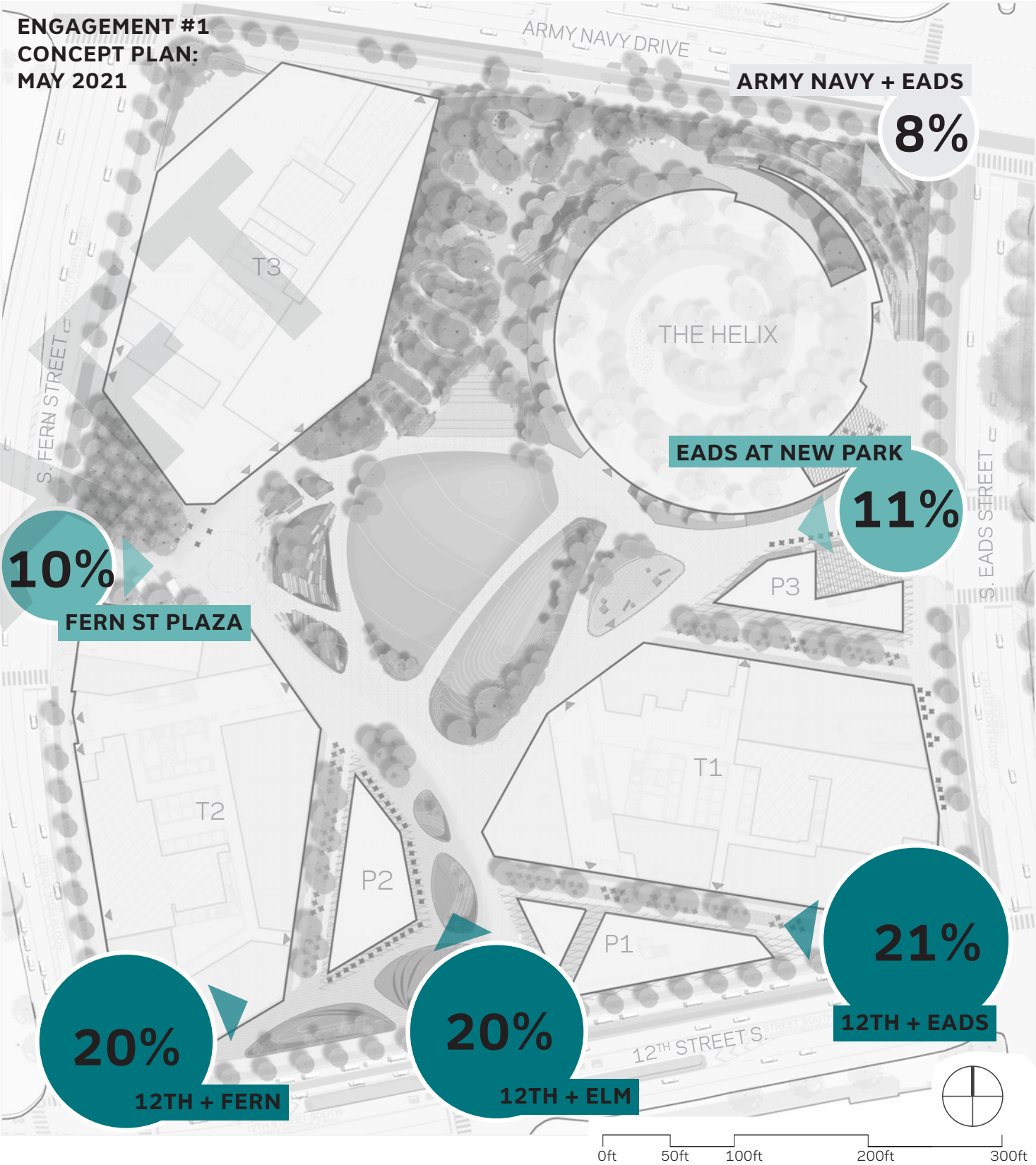


PUBLIC SPACE ENGAGEMENT #1

HOW DO YOU ANTICIPATE GETTING TO AND FROM?



WHERE WOULD YOU LIKELY ENTER THE SITE FROM?



PUBLIC SPACE ENGAGEMENT #2
DECEMBER 6, 2021 - DECEMBER 27, 2021

68 RESPONSES

PUBLIC SPACE ENGAGEMENT #2

WHAT WE HEARD

The second Public Space Engagement opportunity started with a recap of the feedback collected from the first engagement to set the foundation for discussing design changes and updates that addressed the community's desires. A comprehensive walkthrough of the revised final draft plan and design guidelines followed. Through the online comment period, this is a summary of the feedback collected:

- Majority feel comfortable about the overall progress displayed in the PenPlace Public Space final draft design as well as the range and variety of public amenities in the final draft design
- Excitement for The Forest, bike/pedestrian circulation, water features, and the 12th Street Plaza + meadow
- Excitement for flexible programming opportunities at the Central Green and the added Market Promenade
- Request to decrease hardscape and increase planting area

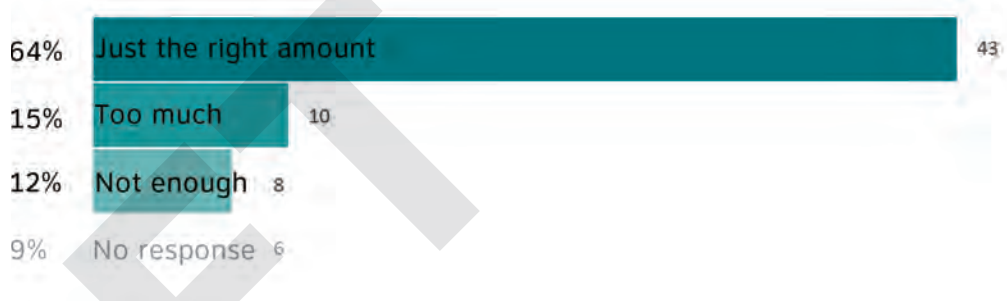


PUBLIC SPACE ENGAGEMENT #2

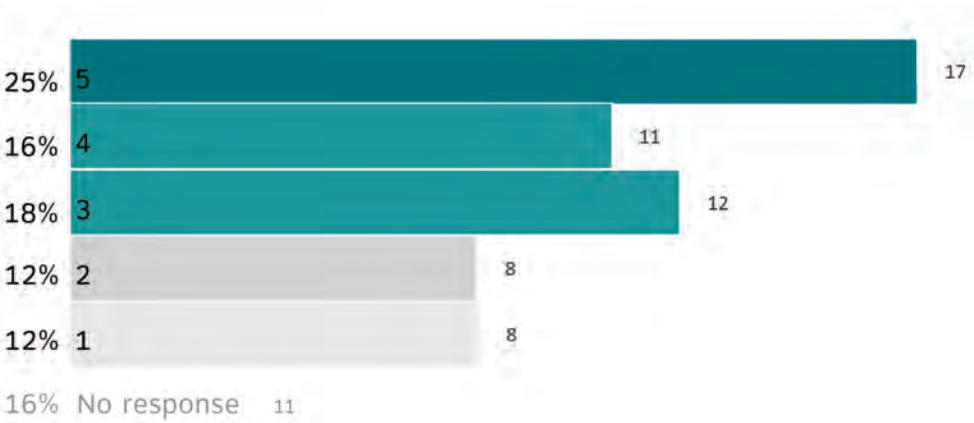
HOW WOULD YOU DESCRIBE THE RANGE AND VARIETY OF PUBLIC AMENITIES IN THE FINAL DRAFT DESIGN?



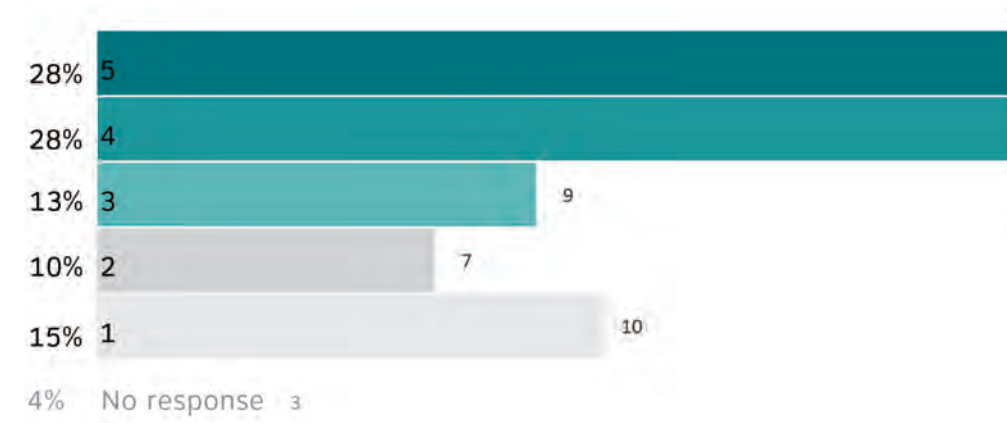
HOW DO YOU FEEL ABOUT THE RANGE AND VARIETY OF OUTDOOR EVENT AND PROGRAMMING OPPORTUNITIES THE PENPLACE PUBLIC SPACE COULD ACCOMMODATE?



HOW DO YOU FEEL ABOUT THE BALANCE BETWEEN POTENTIAL PROGRAMMING AND THE SIZE OF THE CENTRAL GREEN IN THE FINAL DRAFT DESIGN? (ON A SCALE OF 1 TO 5 WHERE 5 IS VERY BALANCED)



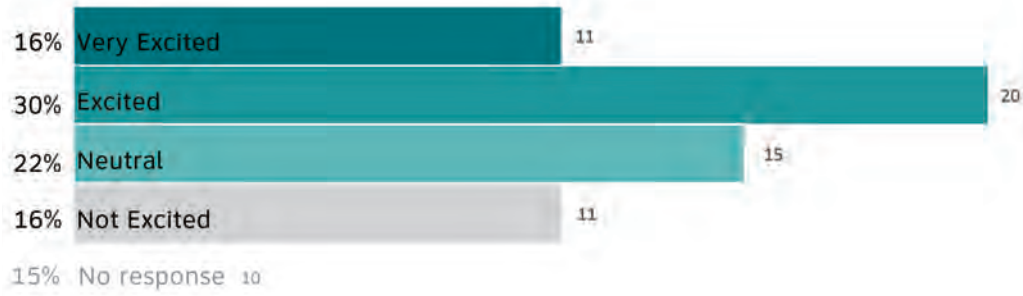
HOW COMFORTABLE DO YOU FEEL ABOUT THE OVERALL PROGRESS DISPLAYED IN THE PENPLACE PUBLIC SPACE FINAL DRAFT DESIGN? (ON A SCALE OF 1 TO 5 WHERE 5 IS VERY COMFORTABLE)



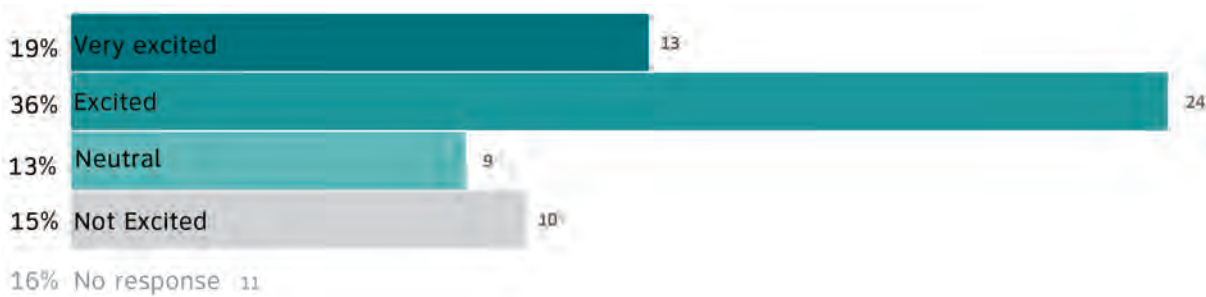
PUBLIC SPACE ENGAGEMENT #2

HOW DO YOU FEEL ABOUT...

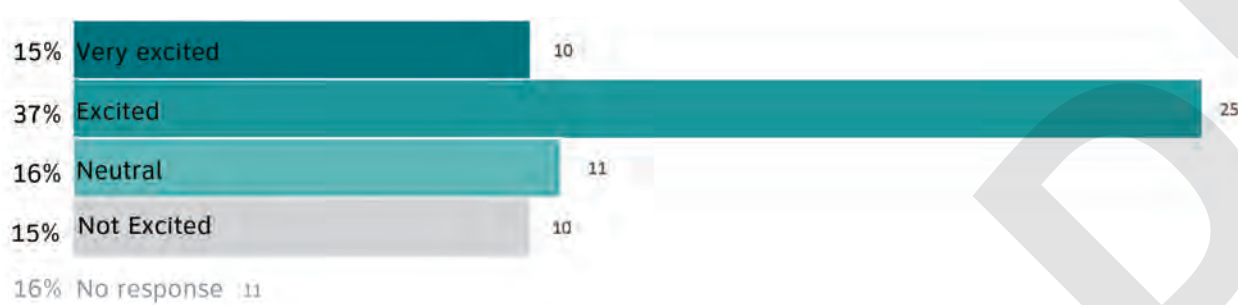
SITE FURNITURE?



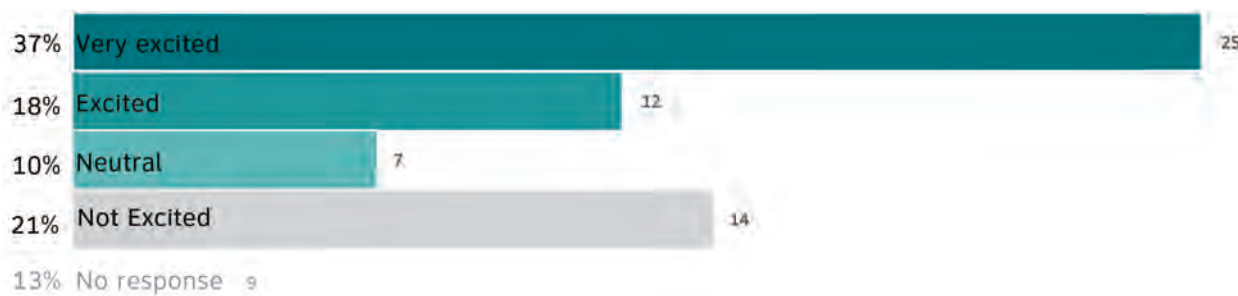
LIGHTING STRATEGY?



SITE CIRCULATION?



PLANTING?



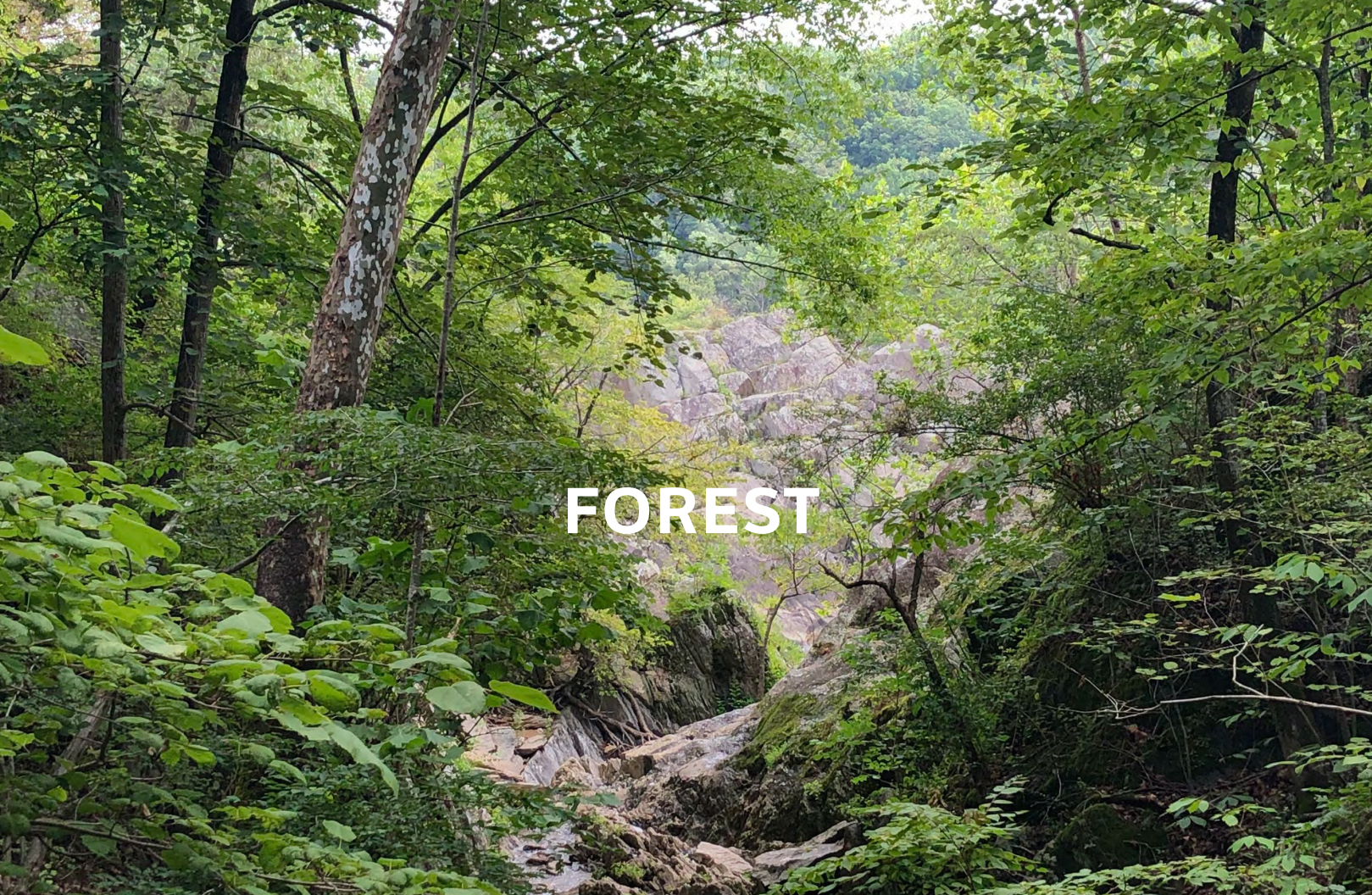
DRAFT MASTER PLAN

DRAFT CONCEPT PLAN

The concept for PenPlace was shaped by the desires and priorities brought forth by the Arlington County community through the engagement process. The public space at PenPlace will contribute 2.75 acres of new park areas to the neighborhood and will offer a myriad of opportunities for Arlingtonians, including spaces for leisure, relaxation, gathering, celebration, and contemplation.

Public art may be incorporated into the project and will move through a separate process.





FOREST



MEADOW



CASCADE / STREAM

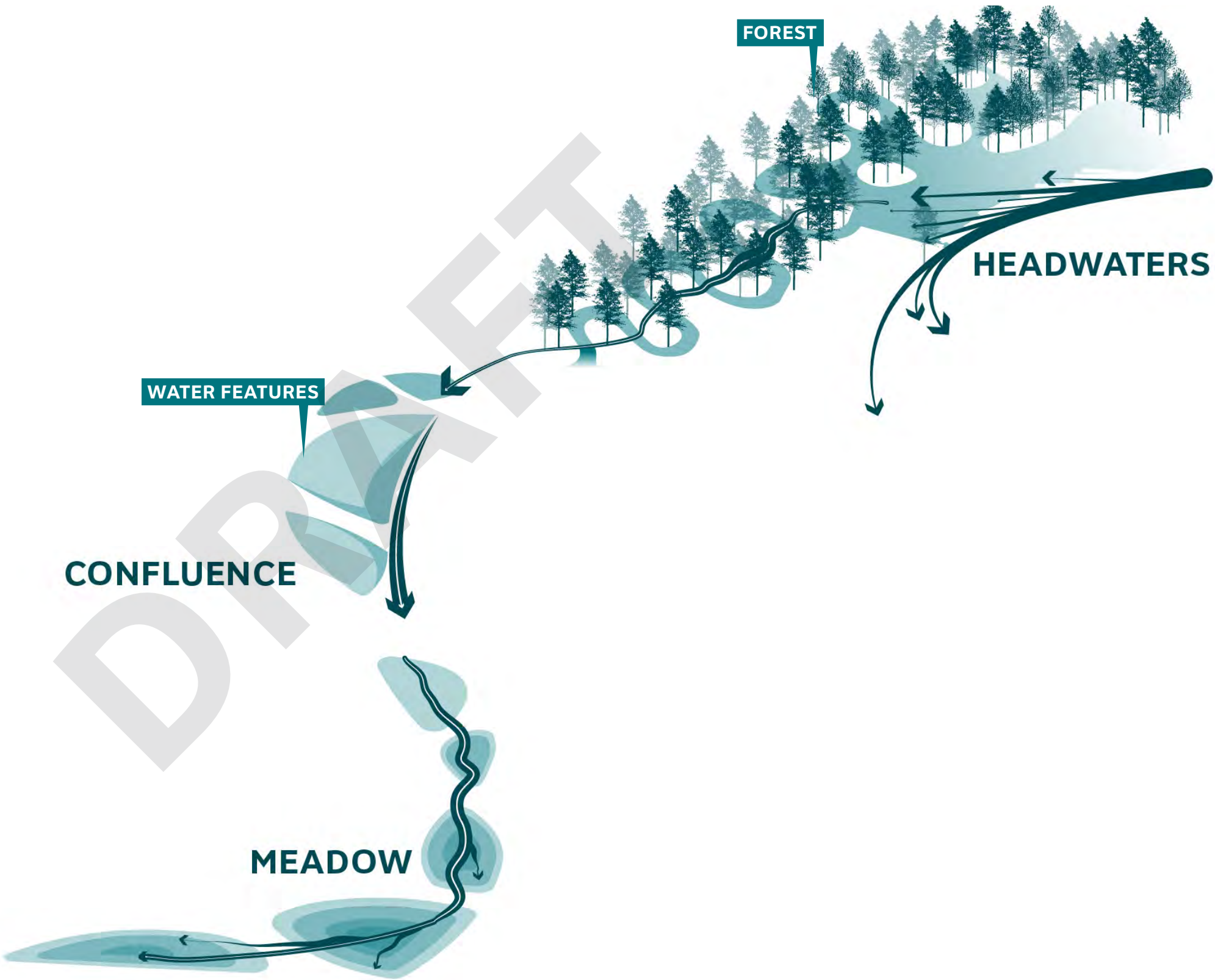


SUMMIT

ECOLOGICAL SPINE

Conceptually, the PenPlace design proposal is comprised of an ecological spine that frames programming opportunities throughout the site. Drawing from the site's history, in this ecological spine, 'a stream' threads the site north to south as a connective tissue along a primary circulation route.

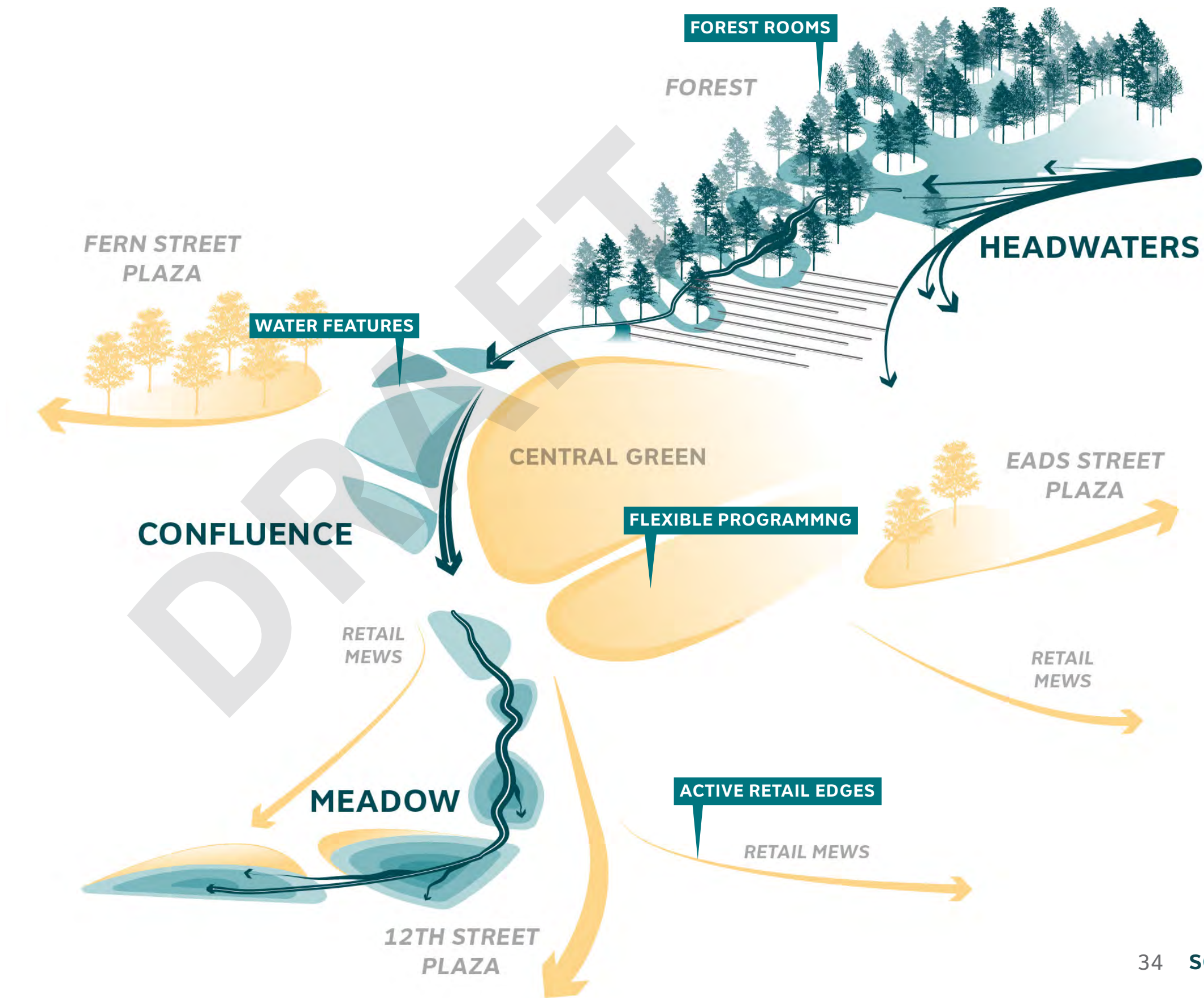
Along 'the stream' are a series of water moments. These water moments celebrate the site's past, draw inspiration from regional landscapes like Great Falls, and serve as unique elements providing character and wayfinding throughout the site.



PROGRAM POCKETS

The second component, program pockets, are moments of activity and program organized along the ecological spine. These spaces include areas with:

- active retail and seating opportunities
- casual recreation and fitness
- larger programmed events and performances
- smaller more intimate spaces for quiet reflection or small group gathering



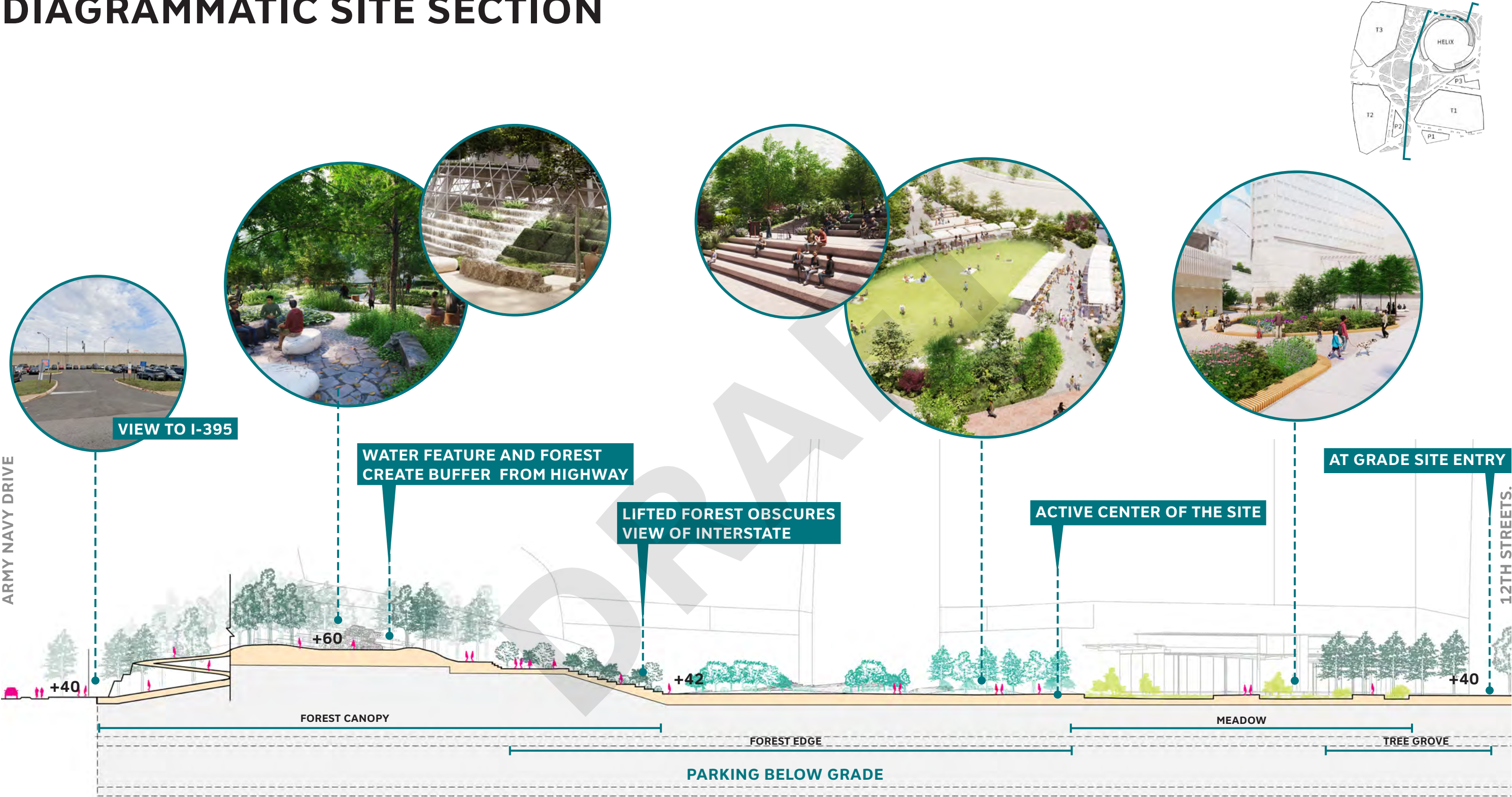
DRAFT CONCEPT PLAN

- 1 - 12TH STREET PLAZA
- 2 - MEADOW
- 3 - CENTRAL GREEN
- 4 - MARKET PROMENADE
- 5- WATER FEATURE
- 6 - FOREST EDGE
- 7 - MULTI-MODAL PATH
- 8 - DOG RUN
- 9 - FERN STREET PLAZA
- 10 - EADS STREET PLAZA
- 11 - AMPHITHEATER STEPS
- 12 - FOREST PATH
- 13 - FOREST ROOMS
- 14 - MID-BLOCK STAIR

--- PUBLIC PARK EASEMENT BOUNDARY



DIAGRAMMATIC SITE SECTION



SITE PROGRAM AREAS

1 12TH STREET PLAZA
~0.47 ACRES

2 CENTRAL GREEN
~1.22 ACRES

3 FERN STREET PLAZA
~0.21 ACRES

4 EADS STREET PLAZA
~0.13 ACRES

5 FOREST
~0.72 ACRES

TOTAL
~2.75 ACRES



12TH STREET PLAZA

~0.47 ACRES

The public space along 12th street will be activated through commercial use, a pollinator meadow and wet meadow, and the 12th Street Plaza with a seating grove situated below canopy trees. There will be ample circulation space and a variety of seating elements to welcome visitors traveling north from Met Park and from east and west along this active retail corridor. Outdoor café seating areas facing the plaza and retail mews will enliven the space and provide a joyous and invigorating atmosphere for the public realm.



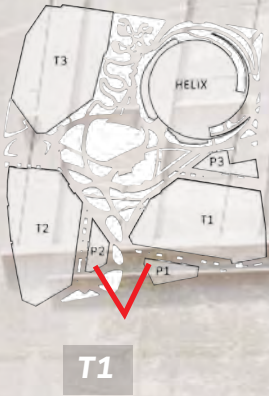
PENPLACE - ARLINGTON, VIRGINIA
DRAFT MASTER PLAN



12TH STREET PLAZA

‘Plaza/Meadow area has a good welcoming vibe, keeps this block from feeling “walled off” from the rest of the area.’

- Public Space 01 Feedback



T2

P2

MEADOW GET-DOWN

WOOD BENCHES

POLLINATOR MEADOW

ENTRY GROVE WITH
SCULPTURAL SEATING

12TH STREET PLAZA

'I love that you are prioritizing native plants and pollinators. We need to bring back several native bird species back to the area so every little bit helps.'
- Public Space 01 Feedback



P2

BACKED BENCH

MEADOW GET-DOWN

INCLUSIVE SEATING

ENTRY GROVE

POLLINATOR MEADOW

T1

12TH STREET PLAZA



POLLINATOR MEADOW

P2

T1

METAL TREE GRATES

SCULPTURAL SEATING



CENTRAL GREEN

~1.22 ACRES

The Central Green will be a place for public leisure, gathering, respite, celebration and community events. It features a lawn for lounging or throwing a frisbee, and will be bordered by the Market Promenade, Amphitheater, a decorative water feature, and a thick band of forest edge planting. These site areas are aptly paired to optimize flexibility and public programming throughout the center of the site. These areas may be assessed over time and the locations and the mix of plantings, natural or artificial turf, and hardscape may be adjusted depending on the usage of the spaces and maintenance required to support the desired activations. Just south of the lawn is the multi-modal path, which connects the Central Green with the greater Pentagon City Green Ribbons, and other site elements like the dog run, casual seating nooks in the forest edge planting, and the Fern and Eads Street Plazas.

DECORATIVE WATER FEATURE



FLEXIBLE LAWN



MARKETS



EVENTS



CENTRAL GREEN

EVERYDAY USE



THE HELIX

AMPHITHEATER

DOG RUN

MARKET PROMENADE

GAME TABLES

CENTRAL GREEN

FOREST EDGE

MULTI-MODAL
PATH

CENTRAL GREEN

MARKETS + EVENTS



THE HELIX

AMPHITHEATER

DOG RUN

MARKET PROMENADE

CENTRAL GREEN

FOREST EDGE

MULTI-MODAL
PATH

MARKET PROMENADE

EVERYDAY USE

'I look forward to a fun, vibrant new public space with calming areas to relax. Please use the space well by establishing some regular event planning for all ages.'

- Public Space 01 Feedback

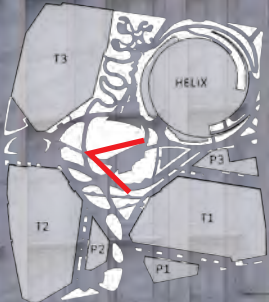
THE HELIX

MOVABLE TABLES
AND CHAIRS

STACKED SEATING

PLANTED FOREST EDGE

SEATING NOOKS



MARKET PROMENADE

'...break up the edges by including rocky features that bring in some of the wild, unexpected aspects of our regional landscape.'

- Public Space 01 Feedback



T2

CONFLUENCE WATER FEATURE

T3

PLAYFUL SEATING ELEMENTS

POP-UP GAMES

STACKED SEATING

DOG RUN



THE HELIX

SHRUBS + TREES
FRAME DOG RUN

DOG RUN

FENCE

NATURAL SEATING ELEMENTS



AMPHITHEATER



T3

POP-UP EVENTS

STAIRS WITH BIKE RUNNEL

SMALL PERFORMANCES

FLEXIBLE PLAZA

AMPHITHEATER SEATING

AMPHITHEATER

PERFORMANCES + EVENTS



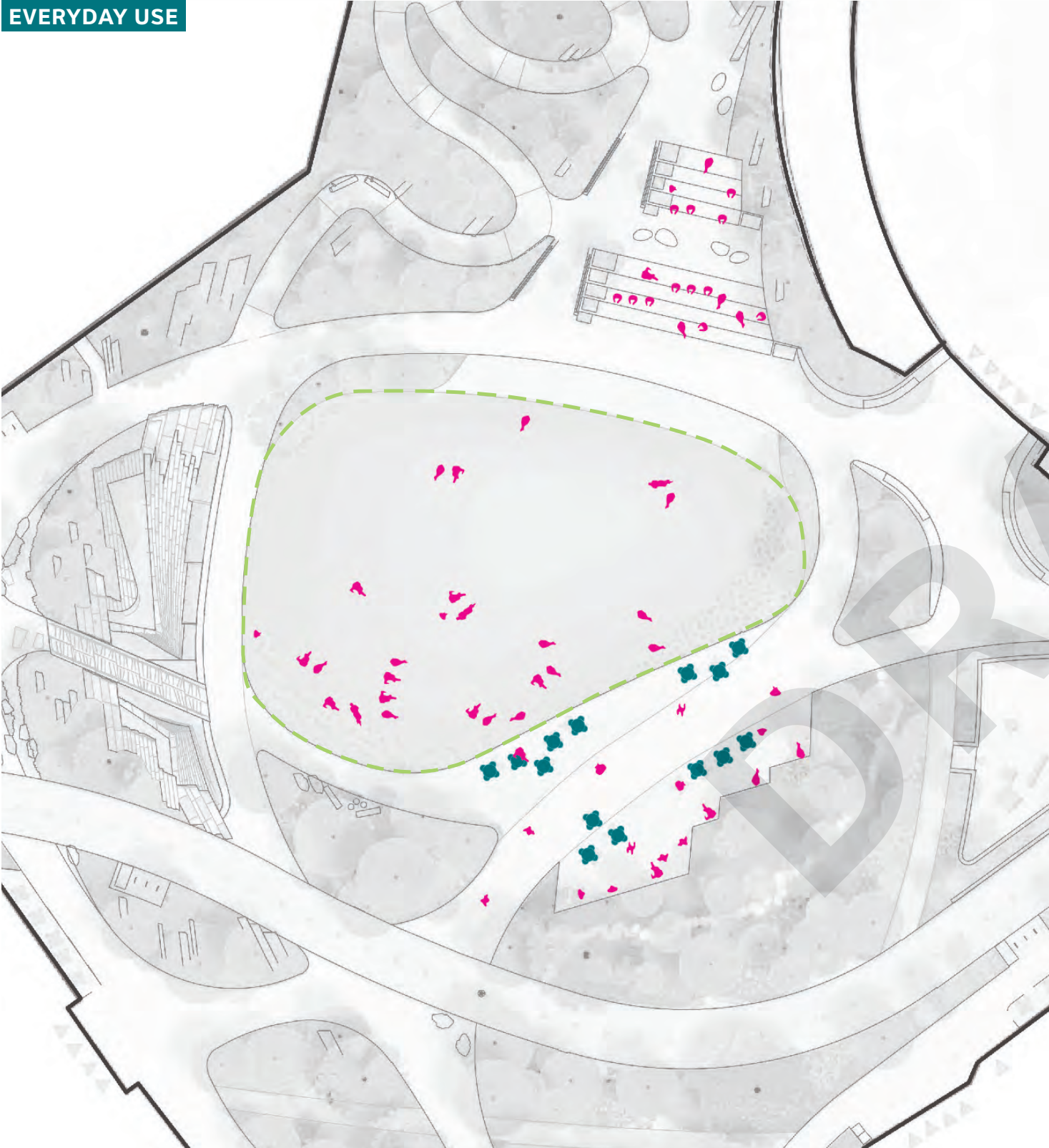
MOVIE NIGHT



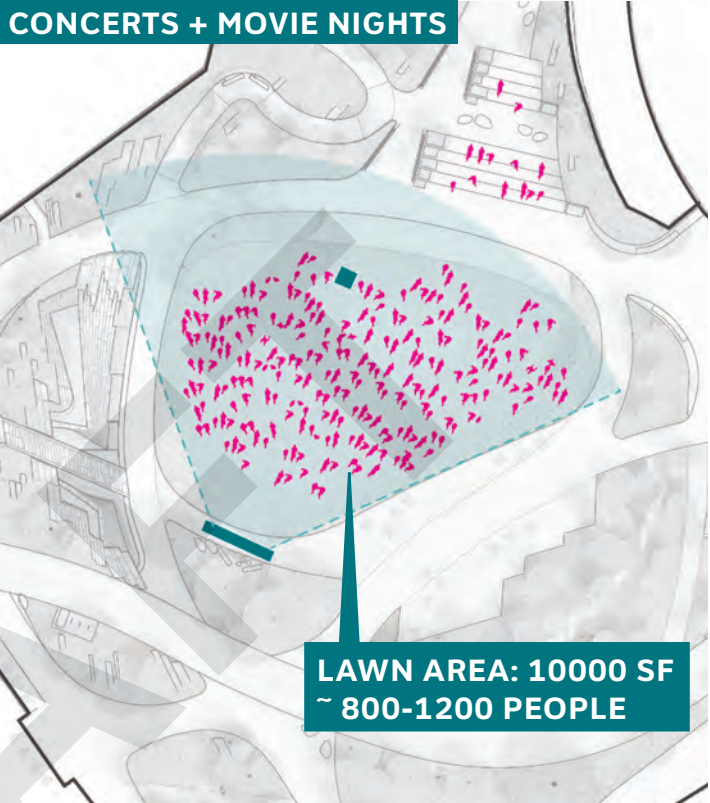
CENTRAL GREEN

PROGRAMMING + ACTIVATIONS

EVERYDAY USE



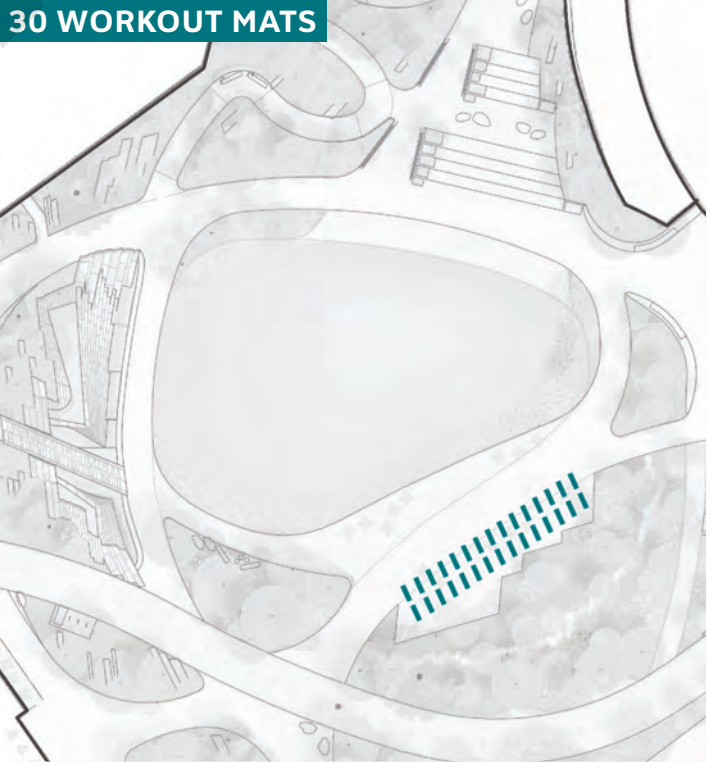
CONCERTS + MOVIE NIGHTS



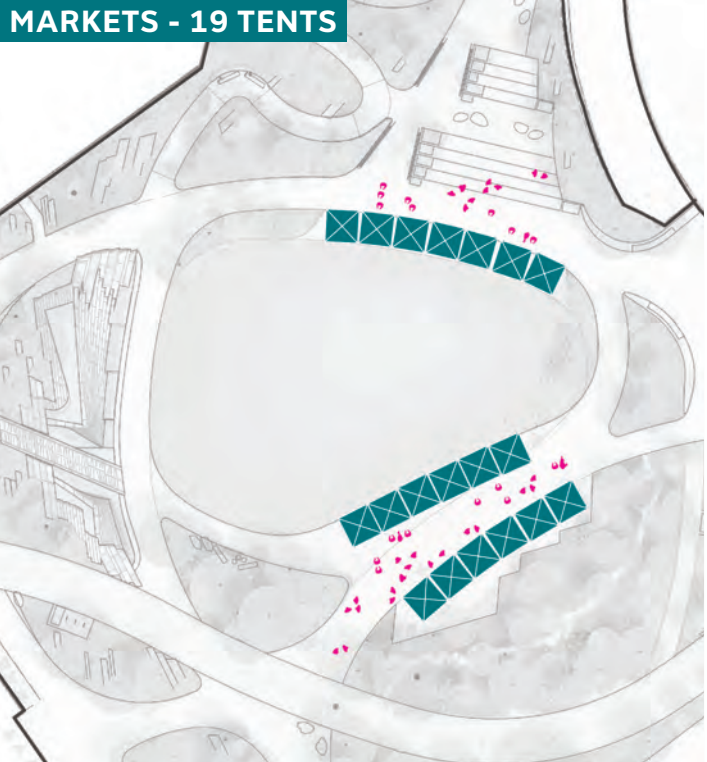
PERFORMANCES + POP-UP STAGE



30 WORKOUT MATS



MARKETS - 19 TENTS



FERN STREET PLAZA

~0.21 ACRES

The Fern Street Plaza welcomes people to the site from the west along the multi-modal path. The plaza, easily accessed to the north of the path, is characterized by a large grove of trees with a flexible use plaza below framed by planting on either side. Some plaza uses might include pop-up events or small markets, community classes (like bicycle repair workshops or outdoor art classes), temporary food carts, fruit carts, or coffee carts, or even as a gathering place for a race day packet pick-up. Fern Street Plaza also provides an opportunity for flexible outdoor space during lunch or for small gatherings or events.



FERN STREET PLAZA

'I love the diversity of spaces. There seems to be an area for every type of use.'

- Public Space 01 Feedback



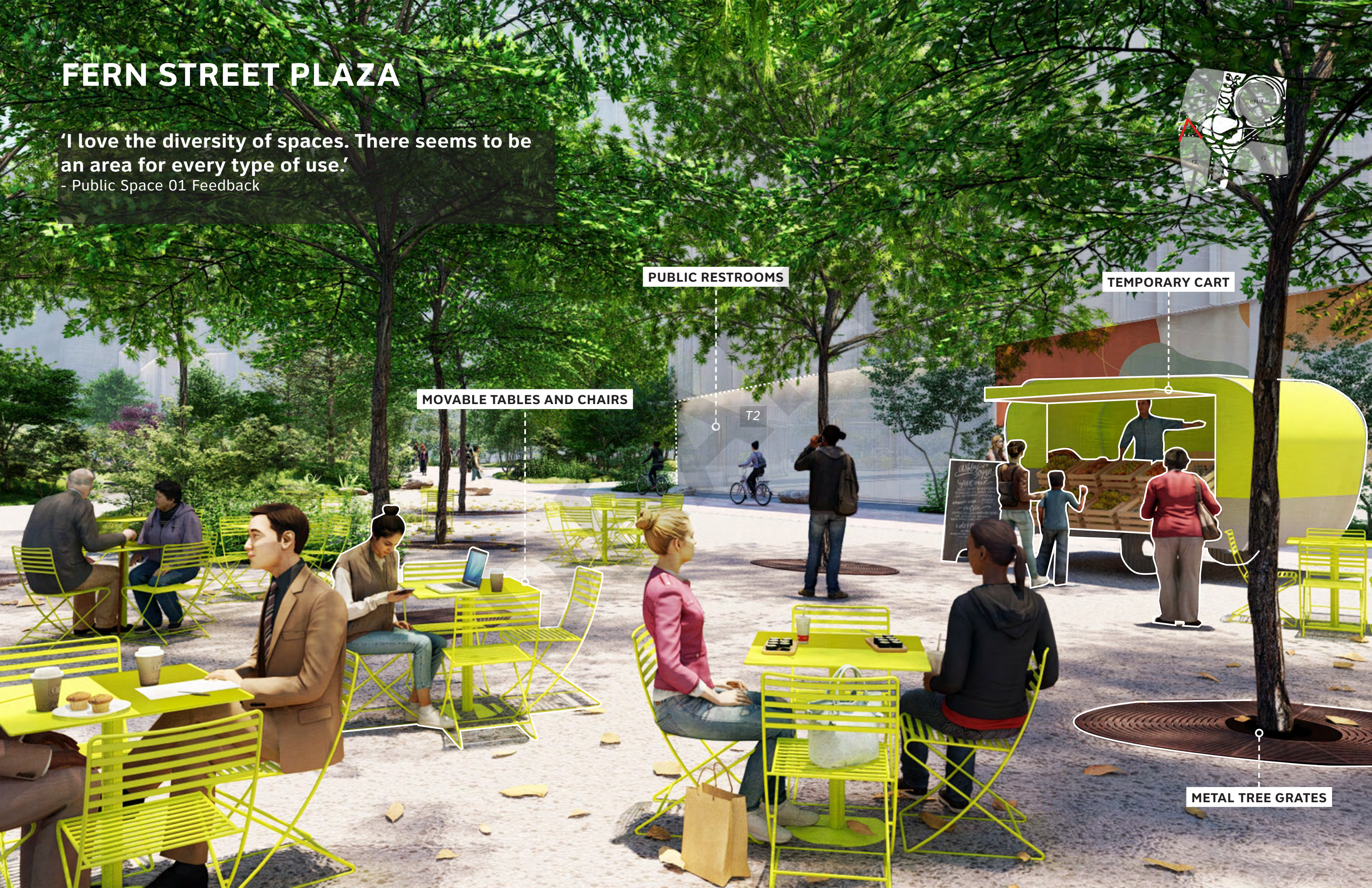
PUBLIC RESTROOMS

TEMPORARY CART

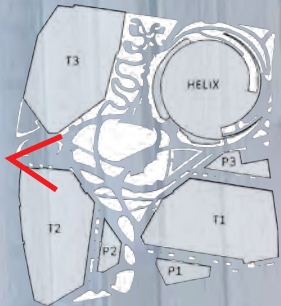
MOVABLE TABLES AND CHAIRS

T2

METAL TREE GRATES



FERN STREET PLAZA



T2

PLANTED BUFFER

TREE CANOPY

REPAIR STATION AND
MULTI-MODAL PARKING

MULTI-MODAL PATH



FERN STREET PLAZA



T3

MARKETS AND
POP-UP EVENTS

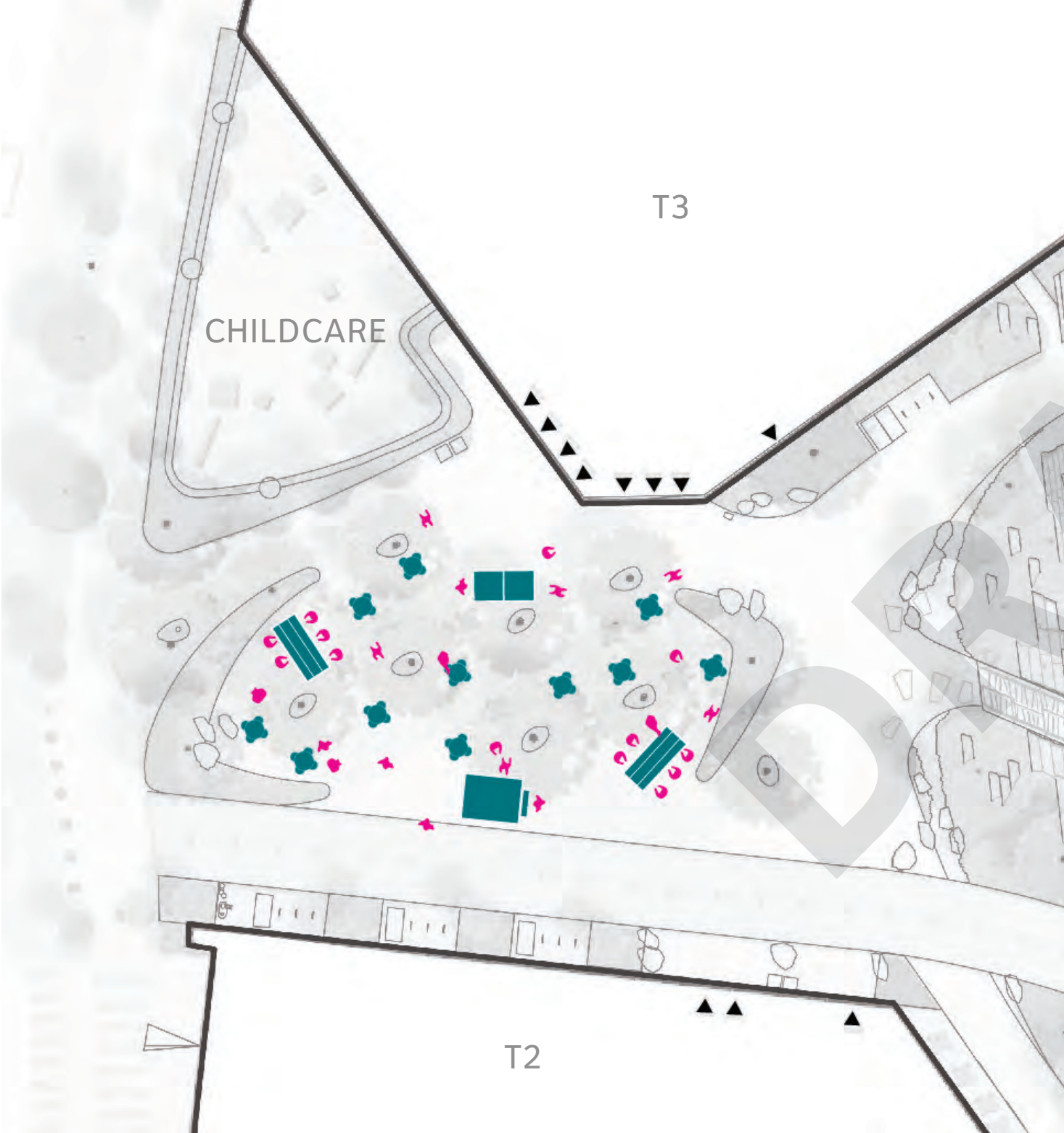
MULTI-MODAL PATH

CENTERLINE MARKERS

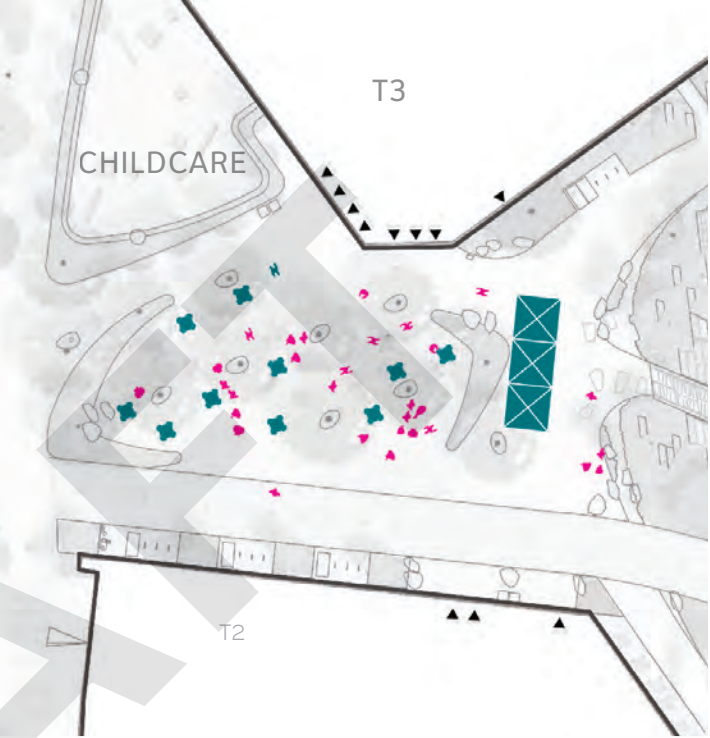
FERN STREET PLAZA

PROGRAMMING + ACTIVATIONS

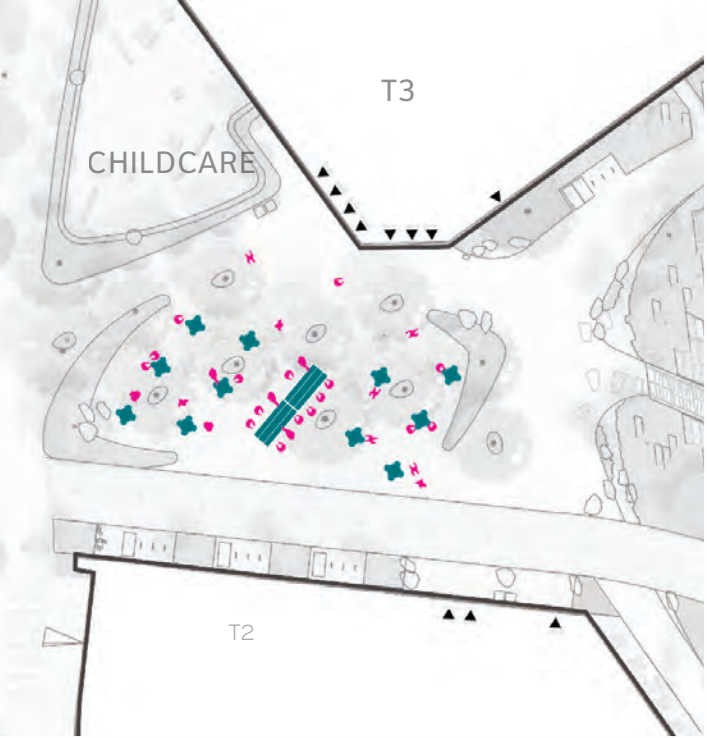
EVERY-DAY USE: OUTDOOR SEATING + TEMPORARY FOOD CART



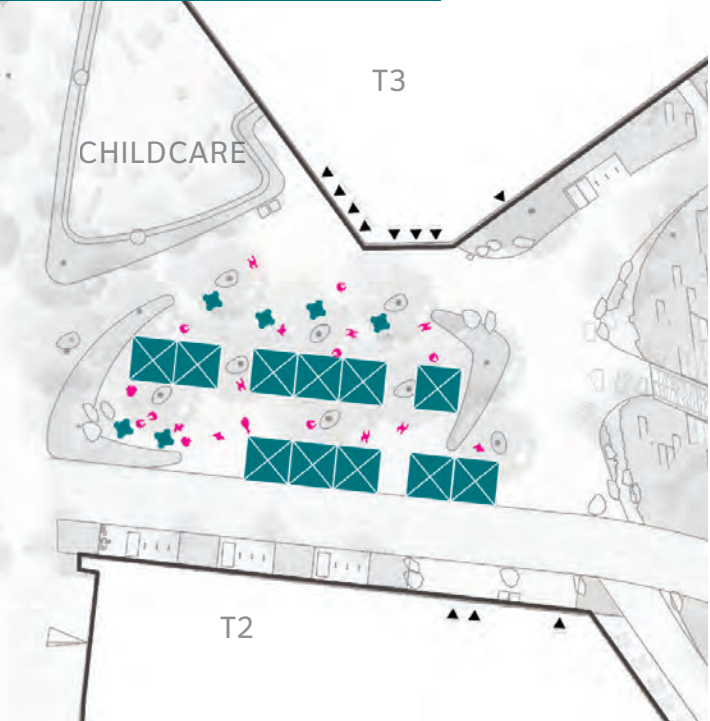
POP-UP EVENT - 3 TENTS



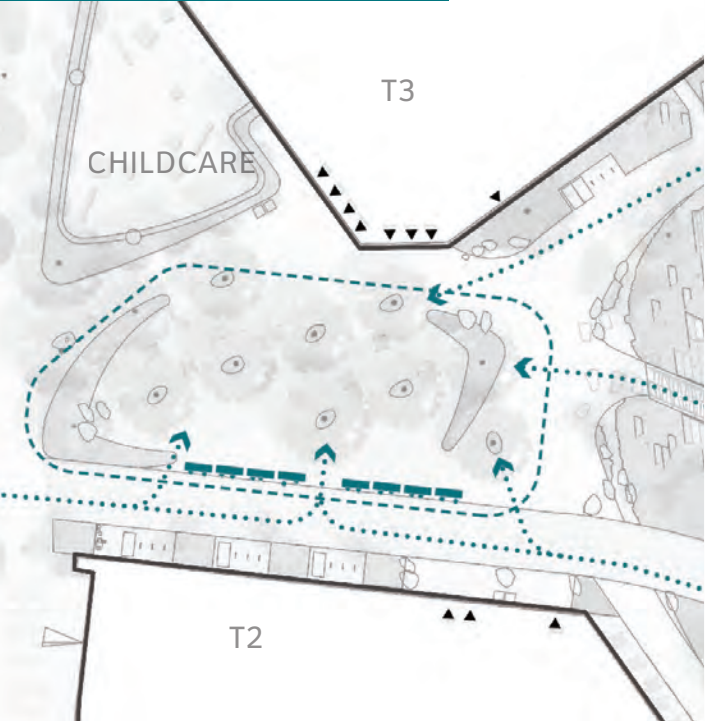
COMMUNITY CLASS



SMALL MARKET - 11 TENTS



RACE DAY PACKET PICK-UP

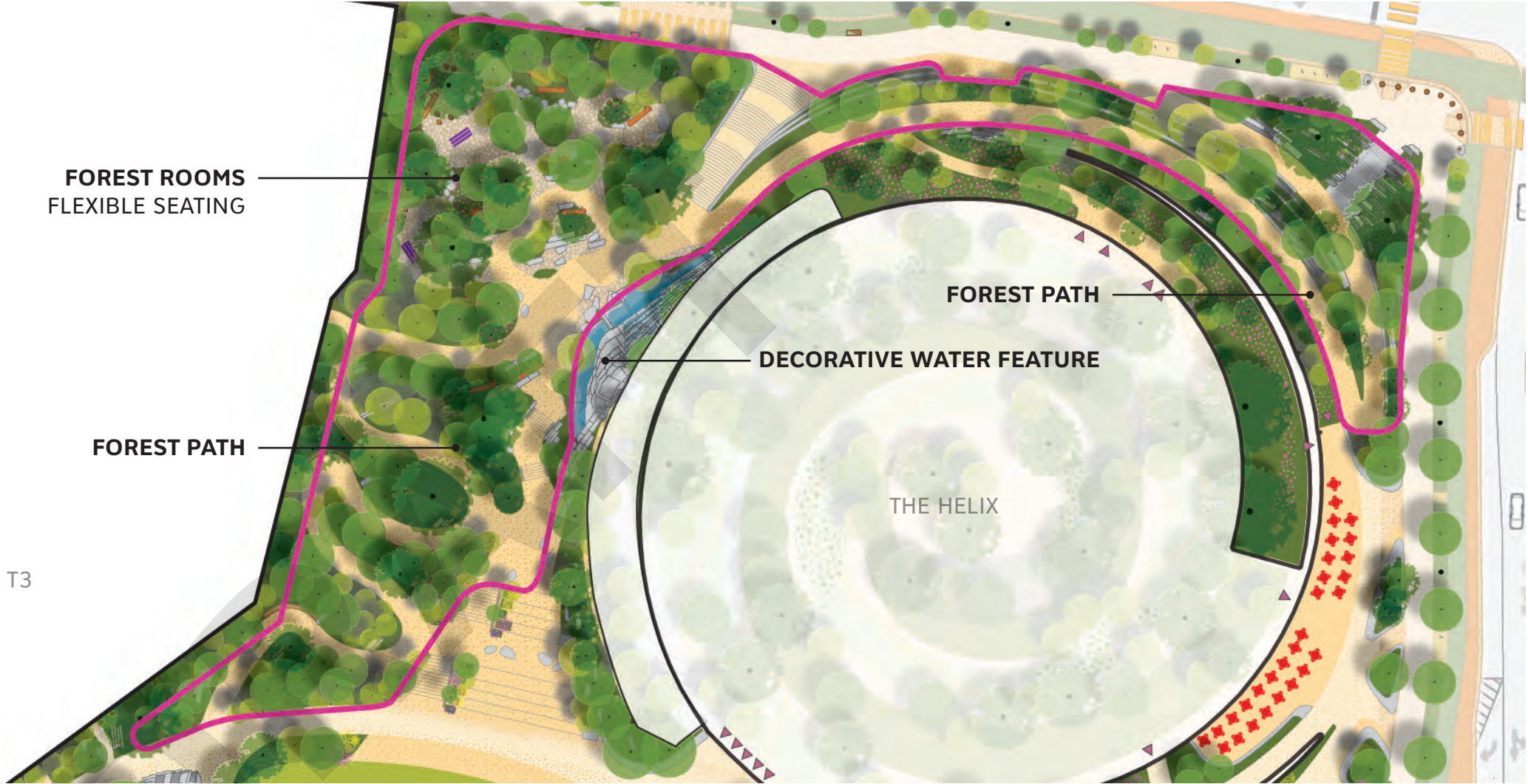


FOREST

~0.72 ACRES

The lifted Forest rises along the north edge of the site and is one of the most anticipated areas by the community. At the top of the meandering paths, one is rewarded by one of the most unique areas on the site - the forest plaza - where the forest opens up with a clearing at The Headwaters, a decorative water feature.

Adjacent the forest plaza, the Forest Rooms are tucked within the canopy and nestled around the forest understory planting. Entirely designed for public use, these rooms feature communal tables and natural seating elements for group socializing or individual contemplation.



SHADED SEATING



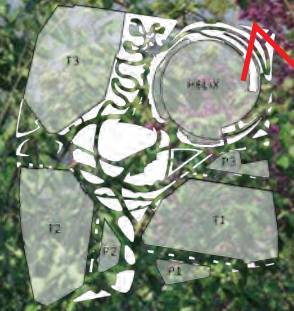
EDUCATIONAL OPPORTUNITIES



ARMY NAVY DRIVE ENTRANCE



FOREST PATH



PERIODIC SEATING ELEMENTS

ACCESSIBLE PATH

NATURE WALK



FOREST PATH



NATIVE SPECIES

REST AREAS AT
EXPANDED LANDINGS

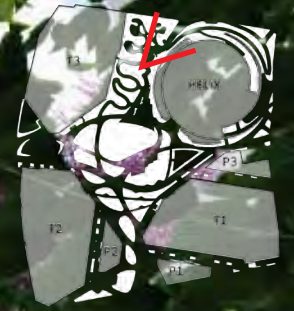
ACCESSIBLE PATH



FOREST PLAZA

' I love the idea of an immersive forest, I think that links so much of the rest of the park with the trees and water and seating but it just sounds amazing to have that peace and quiet and beauty right in this built up area, it just makes me really really happy.'

- Public Space 01 Feedback



HEADWATERS WATER FEATURE

FOREST PLAZA

NATURAL SEATING

FOREST ROOMS

'Quiet, with no programming, so I can listen to birdsongs.'

- Public Space 01 Feedback



DISCOVERABLE MOMENTS

COMMUNAL TABLES



FOREST ROOMS

'The more biophilic spaces the better. And among those, the more natural and immersive, the better.'

- Public Space 01 Feedback



SMALL FOREST ROOM

OUTDOOR MEETING

NATURAL ELEMENTS

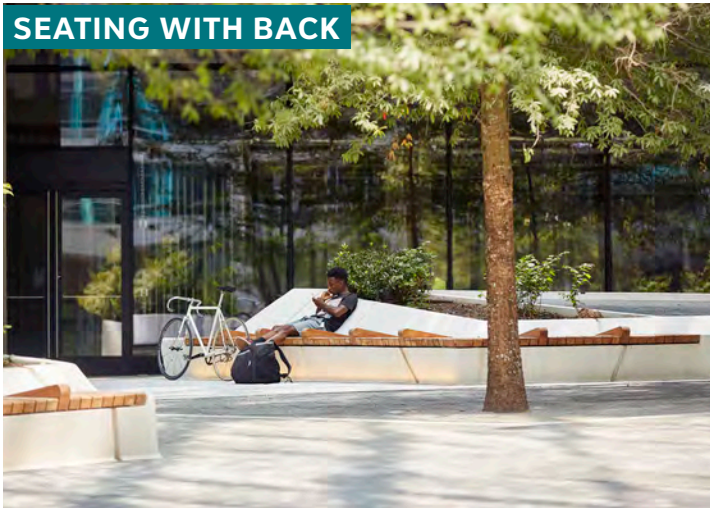
SCULPTURAL SEATING

EADS STREET PLAZA

~0.13 ACRES

The Eads Street Plaza is the gateway to the eastern edge of the multi-modal path. The plaza features sculptural planters with integrated seating elements connecting with the language of the Helix architecture adjacent and providing a comfortable and casual seating opportunity for people to relax in the sun and hang out or meet up with a group of friends. The plaza is also the nearest gathering point to the proposed bus stop on Eads Street, a connection point to the New Park at South Eads, and a location for retail seating for the restaurant at the base of the Helix.

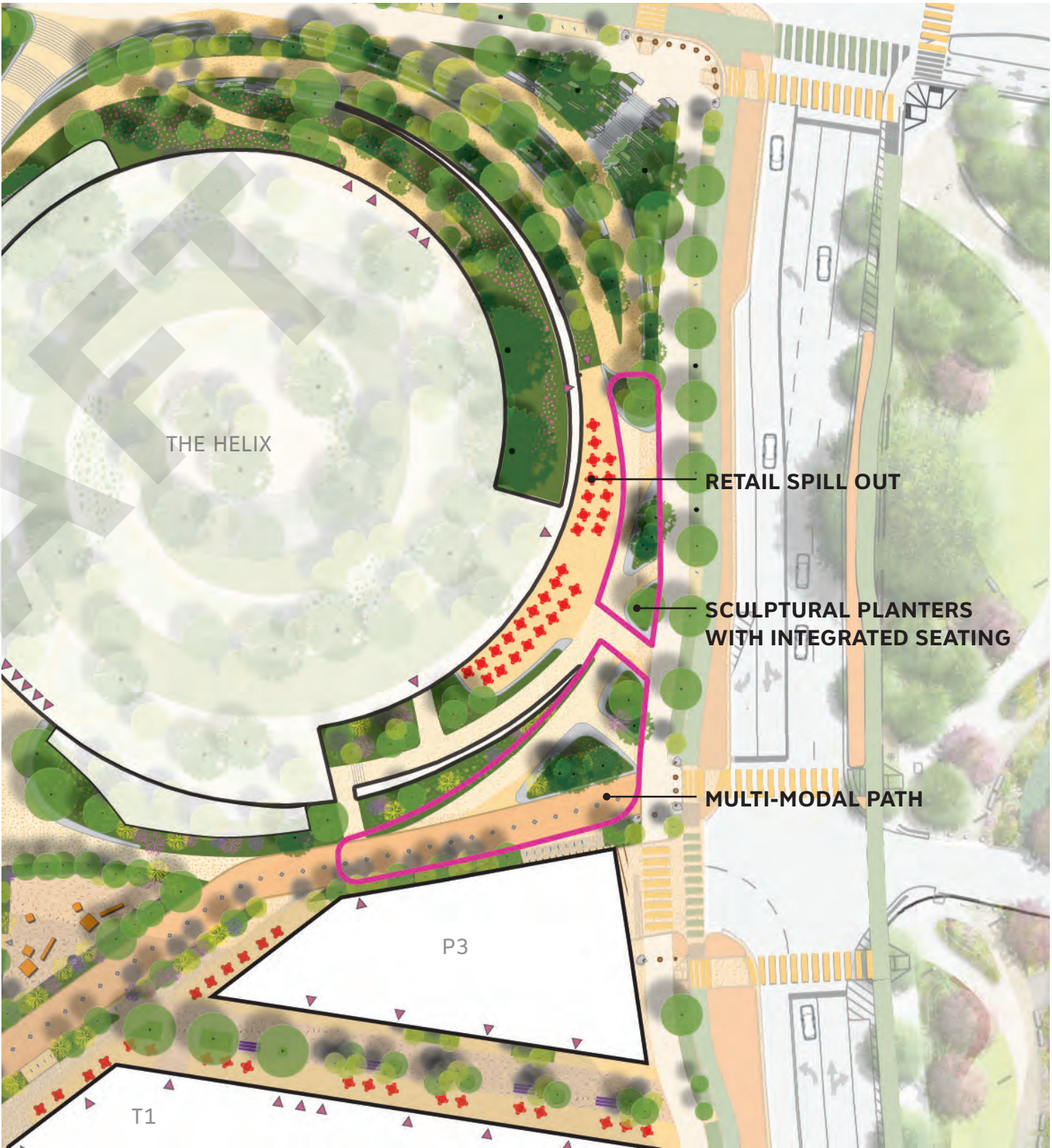
SEATING WITH BACK



MULTIMODAL PATH



EADS STREET ENTRANCE



EADS STREET PLAZA

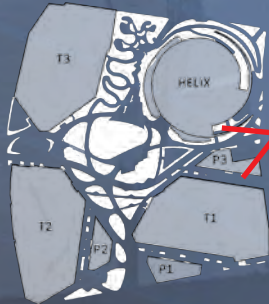
T2

BIKE REPAIR STATION AND
MULTI-MODAL PARKING

MULTI-MODAL PATH

SCULPTURAL PLANTERS WITH INTEGRATED SEATING

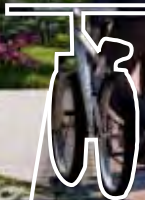
THE HELIX



PROTECTED BIKE LANE



EADS STREET PLAZA



BIKE REPAIR STATION
AND MULTI-MODAL PARKING

MULTI-MODAL PATH

SCULPTURAL PLANTERS WITH
INTEGRATED SEATING

DESIGN GUIDELINES

DESIGN GUIDELINES

The design guidelines consist of the many parts and pieces that when brought together achieve the overarching vision and goals for PenPlace. Each individual element has been thought about in terms of material, design, and function in the context of the intended use and programs around the site. These elements are unified and coherent across the design while also providing unique characters and identity to the different areas of the site.

These guidelines provide a foundation for design intent. The specific details, layouts, and configurations will be finalized through the 4.1 Site Plan and Final Landscape Plan.

HARDSCAPE MATERIALS AND CIRCULATION

Hardscape

The site paving and hardscape elements are intended to help intuitive navigation and understanding of the site. Cast-in-place concrete with a decorative finish will be the primary site paving, with unique textures or patterns used at special moments and programmatic zones around the site. These areas may play with scale or concentration of aggregates for cast-in-place applications or may be unit pavers depending on the use of that zone. Paving patterns and finishes may feel more urban and contemporary around the plazas and center of the site, and more natural and textured around The Forest and water features.

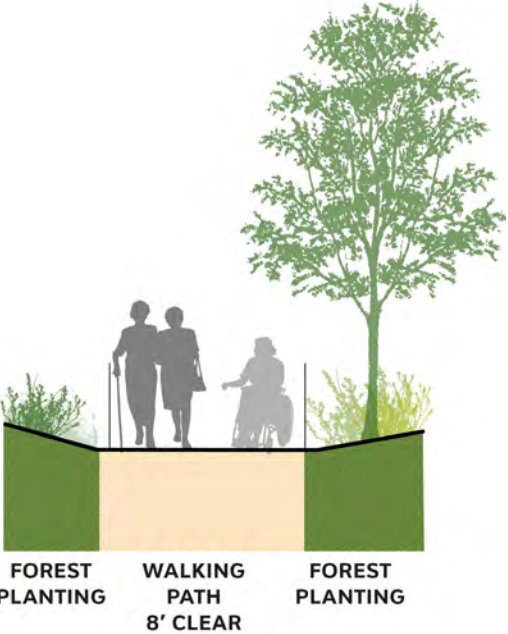
The multi-modal path will feature a distinct paving material or pattern with a paver edge to act as a visual cue and wayfinding strategy as this path threads through the site. This will help increase safety and serve as an orienting element through the space. A central marker will serve as a general indication of direction and is consistent with recommendations for the Pentagon City Green Ribbons as per the County Board-adopted Pentagon City Sector Plan (2022).

All path materials shall be ADA accessible and the sidewalk perimeter for PenPlace will meet Arlington County standards.

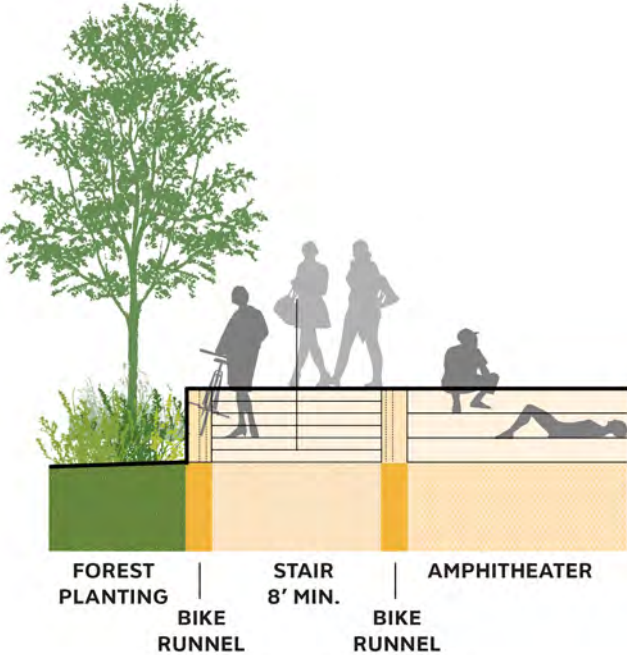
Circulation

Circulation around the site is intentionally designed based on the character and intent of the different routes. From 12th Street to the Central Green, a welcoming plaza pulls you into the site from this active retail corridor. The paths are wide and numerous to provide the porosity and flexibility for users shopping and moving from store to store. As a link in the Pentagon City Green Ribbon network, the multi-modal path provides clear and direct access from both the Fern and Eads Street Plazas to and through the center of the site. For individuals traversing North from the Central Green the meandering Forest path is intended as the primary path to Army Navy Drive and is fully accessible. This path is curvy to ensure an accessible slope as the path navigates a 20' grade change from the Central Green to The Forest and back down to Army Navy Drive. Coupled with this meandering path, is an immersive and dynamic botanical experience as one moves from the activity at the Central Green and Amphitheater to a space for contemplation and respite within the Forest Rooms and at the water feature.

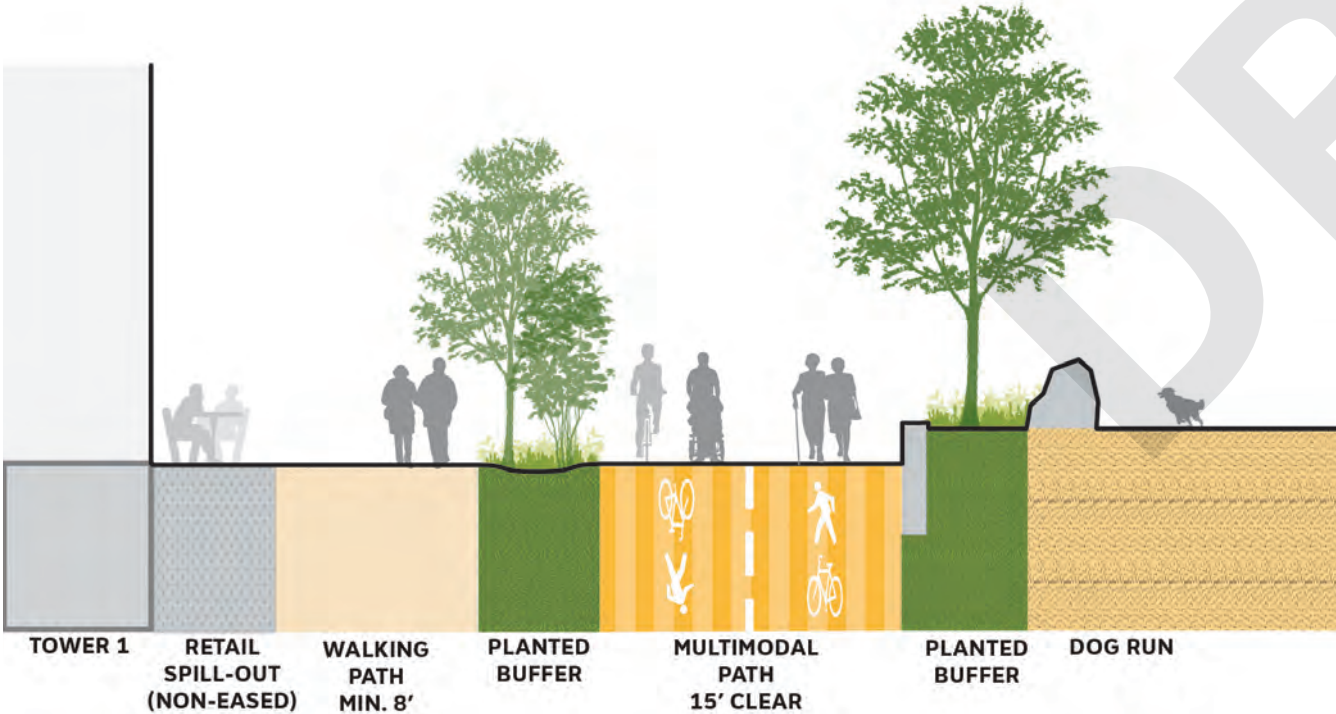
SITE CIRCULATION



NORTH - SOUTH (B)
PRIMARY MULTI-MODAL PATH
WALKING PATH

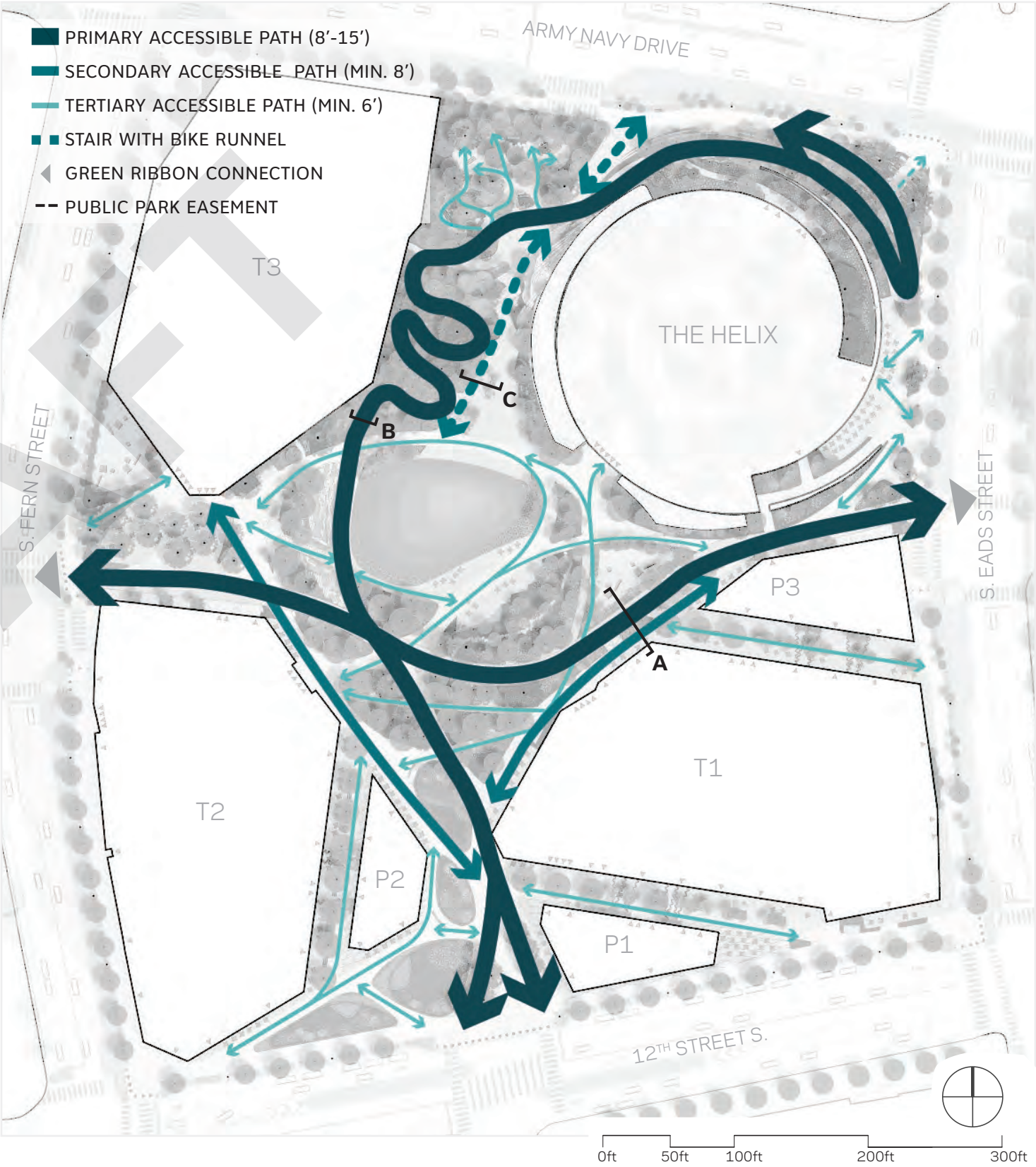


NORTH - SOUTH (C)
SECONDARY DIRECT PATH
WALKING PATH

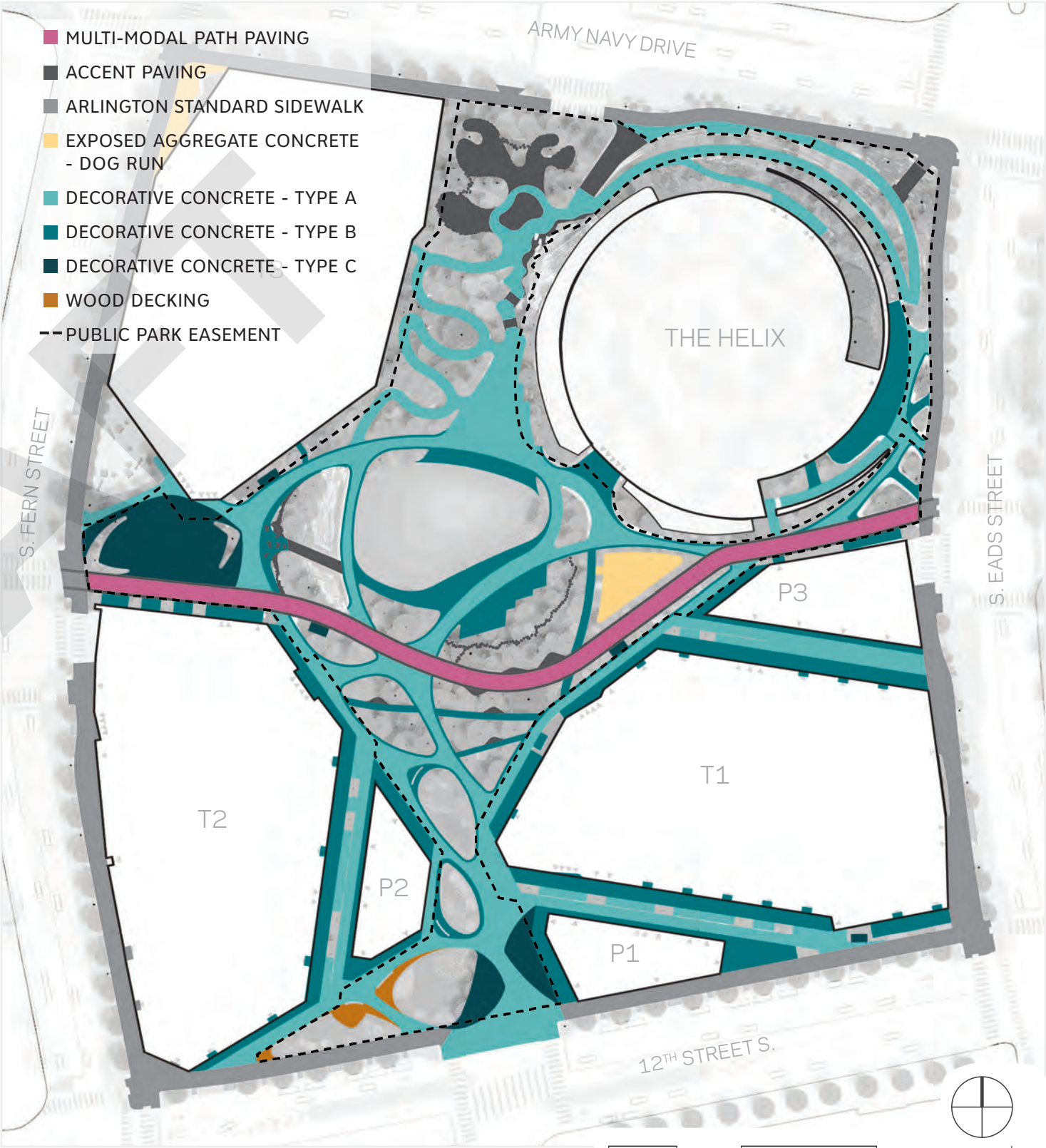
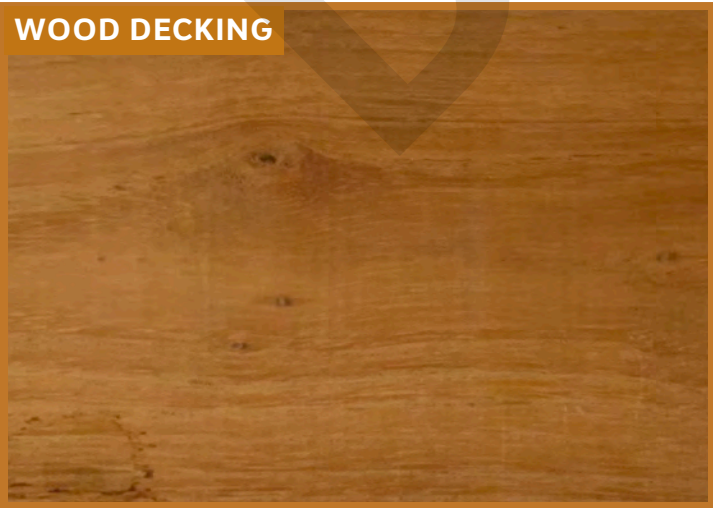
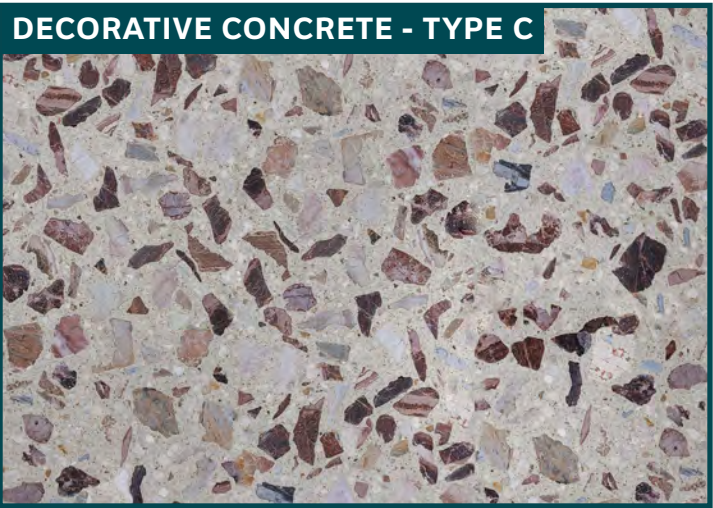
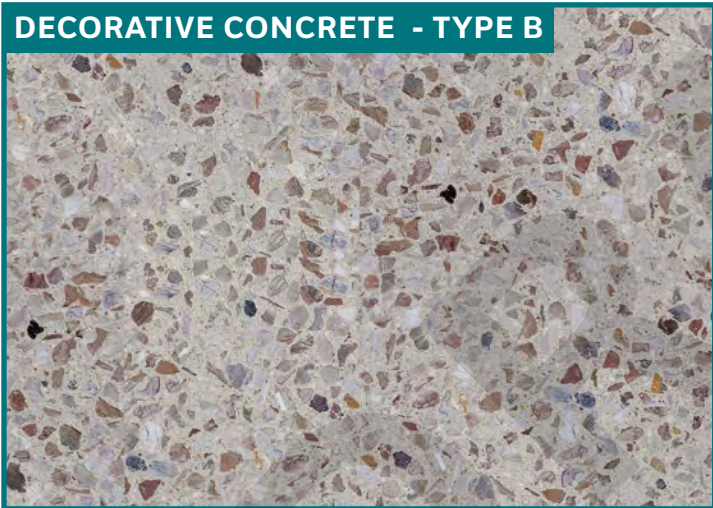


EAST - WEST (A)
PRIMARY MULTI-MODAL PATH
RIDING PATH

PENPLACE - ARLINGTON, VIRGINIA
DESIGN GUIDELINES



HARDSCAPE MATERIALS



MULTI-MODAL PATH

CENTRAL GREEN



SITE PATH

FOREST



SITE FURNITURE

PenPlace hosts a diversity of seating options carefully designed and selected based on different program amenities and characteristics throughout the site. These range from naturalistic elements nested within planting areas, to sunny sculptural planting beds with integrated seating elements; and from stepped seating opportunities at the Amphitheater and Market Promenade, to standard benches and flexible seating types like movable tables and chairs. The goal is to provide a wide range of seating options, such as backed and backless benches, for every user in locations both sunny and shaded across the site.

A suite of other site furnishings like bike racks, bike repair stations, trash receptacles, pet stations, handrails, and fences at the dog run and childcare area will enhance the functionality and use of the site.

SITE FURNISHINGS

TRASH / RECYCLING



BIKE RACK



DRINKING FOUNTAIN



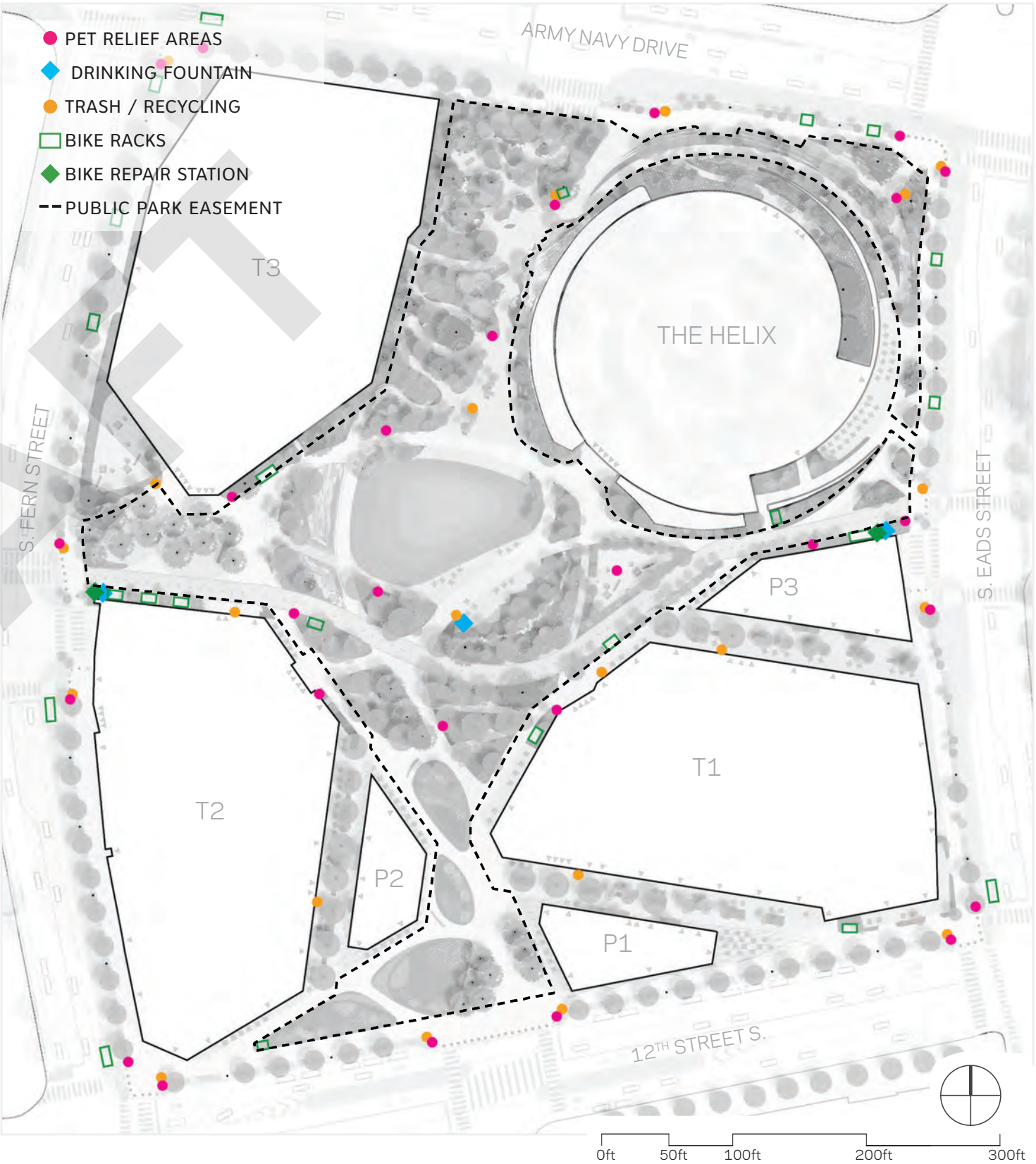
BIKE REPAIR STATION



PET RELIEF AREAS

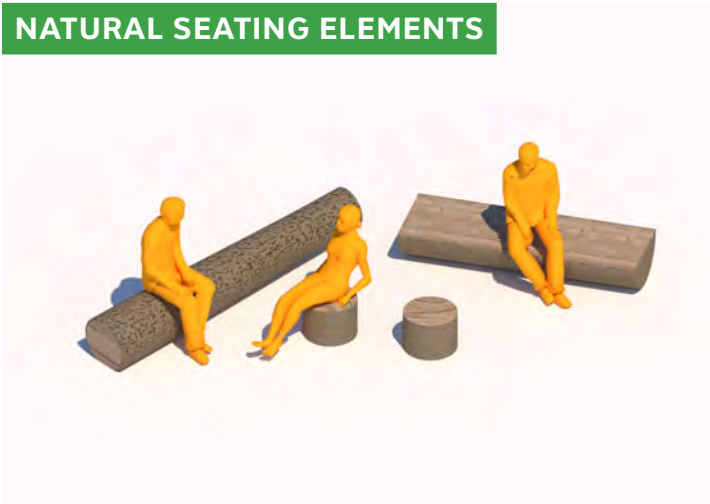


PET RELIEF AREAS



SEATING TYPOLOGIES

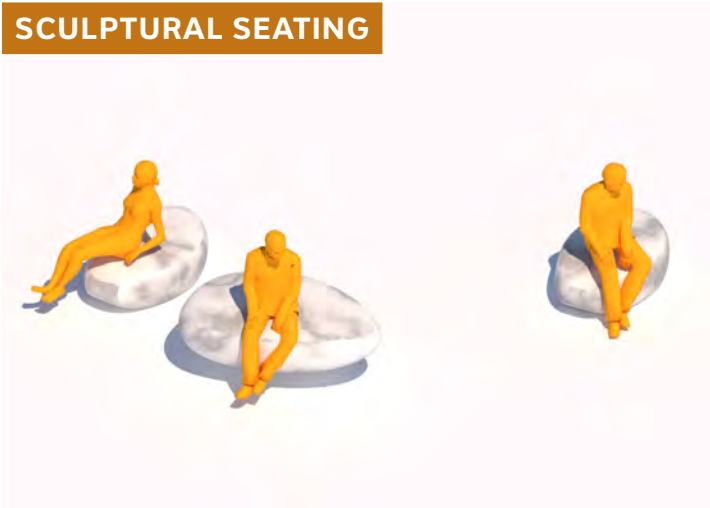
NATURAL SEATING ELEMENTS



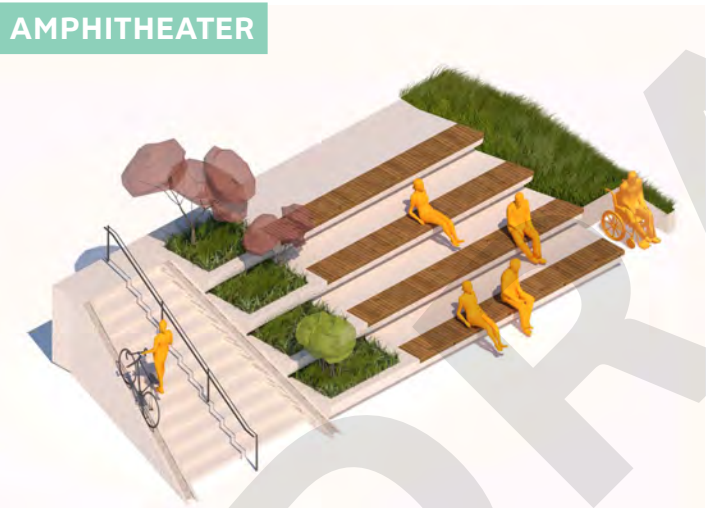
MOVABLE TABLES + CHAIRS



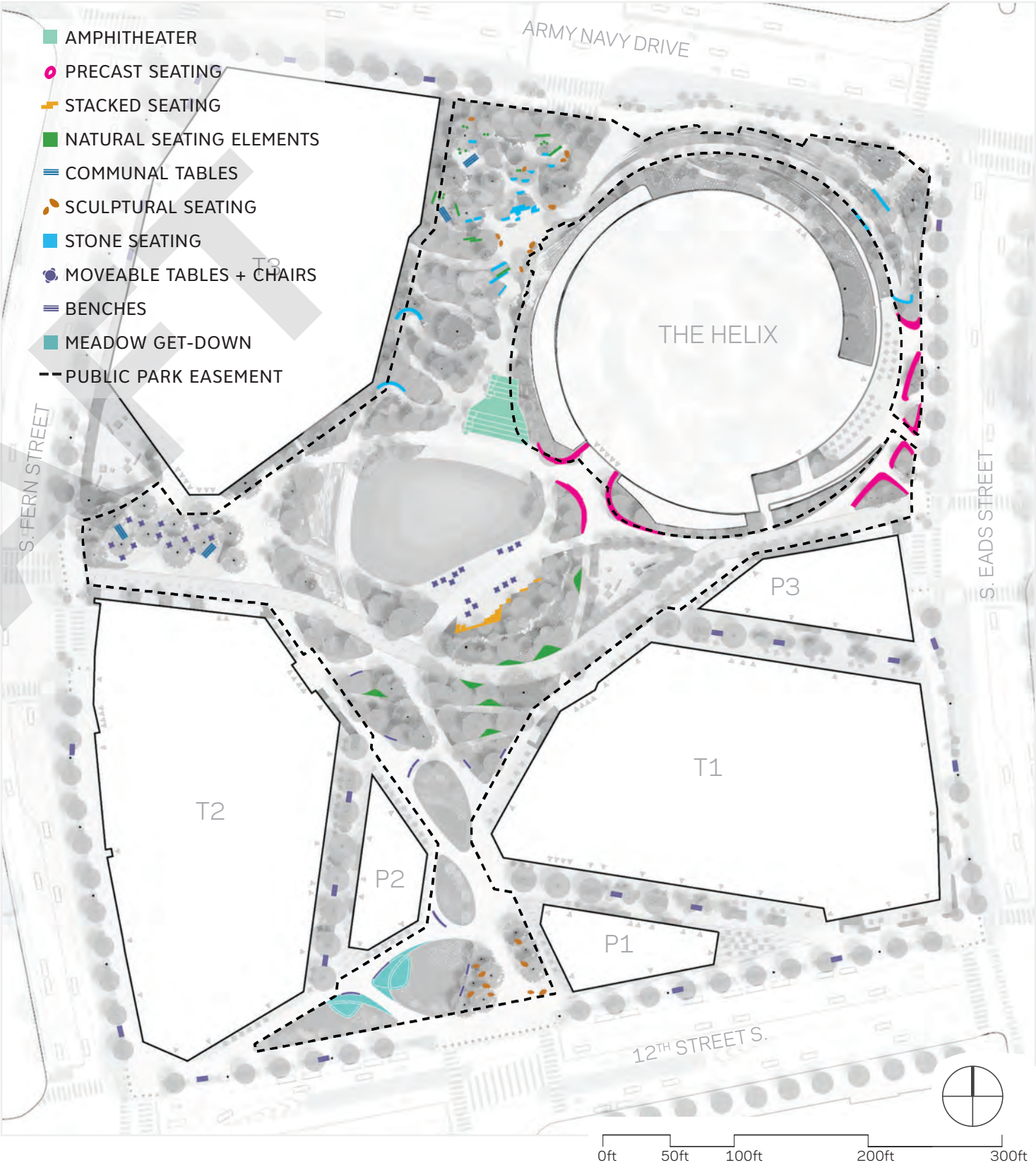
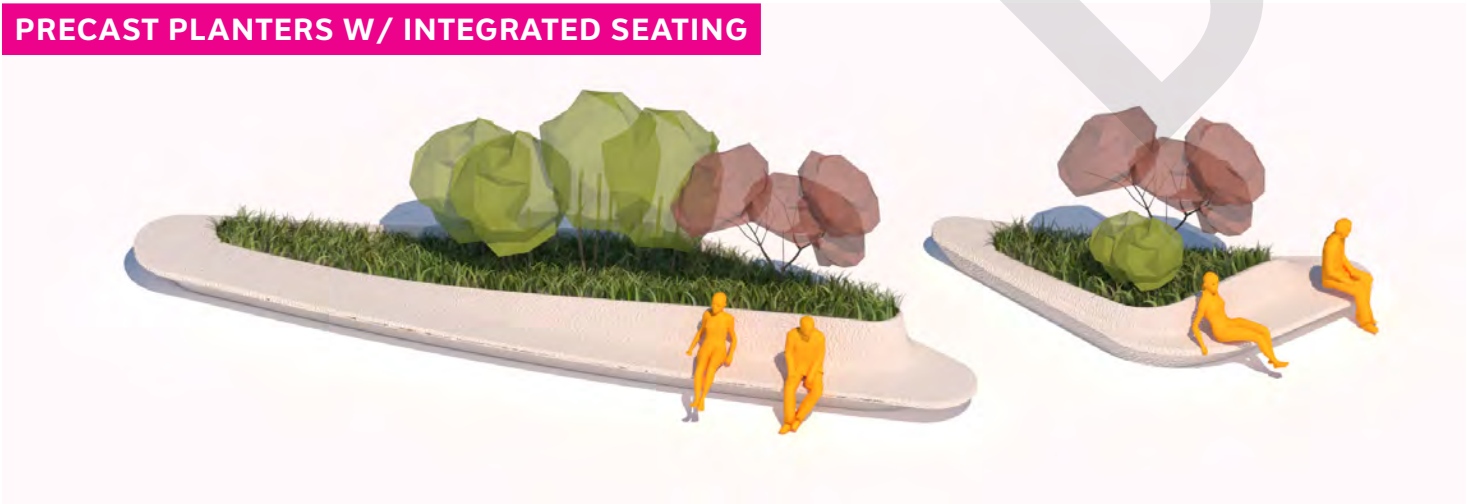
SCULPTURAL SEATING



AMPHITHEATER



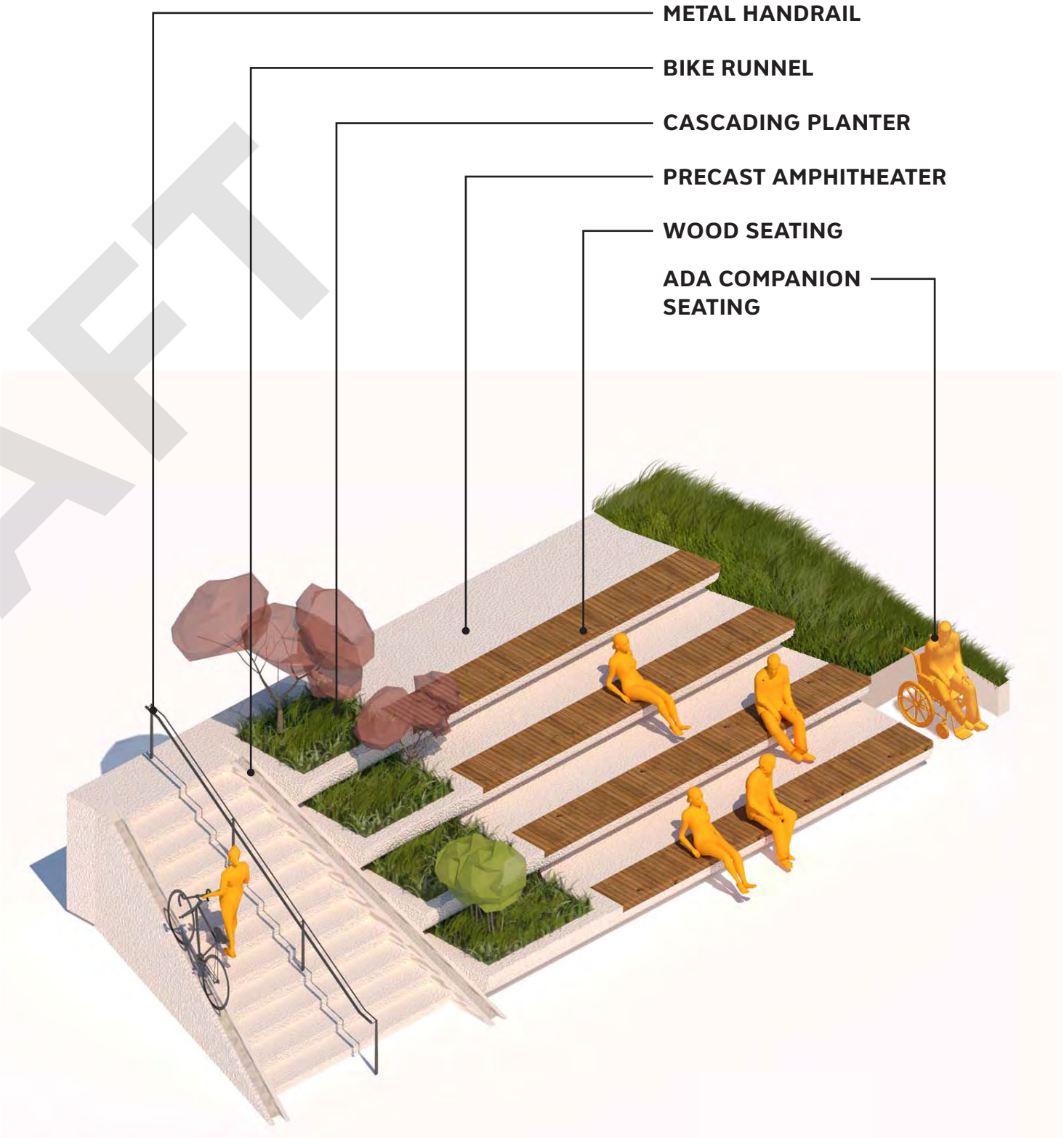
PRECAST PLANTERS W/ INTEGRATED SEATING



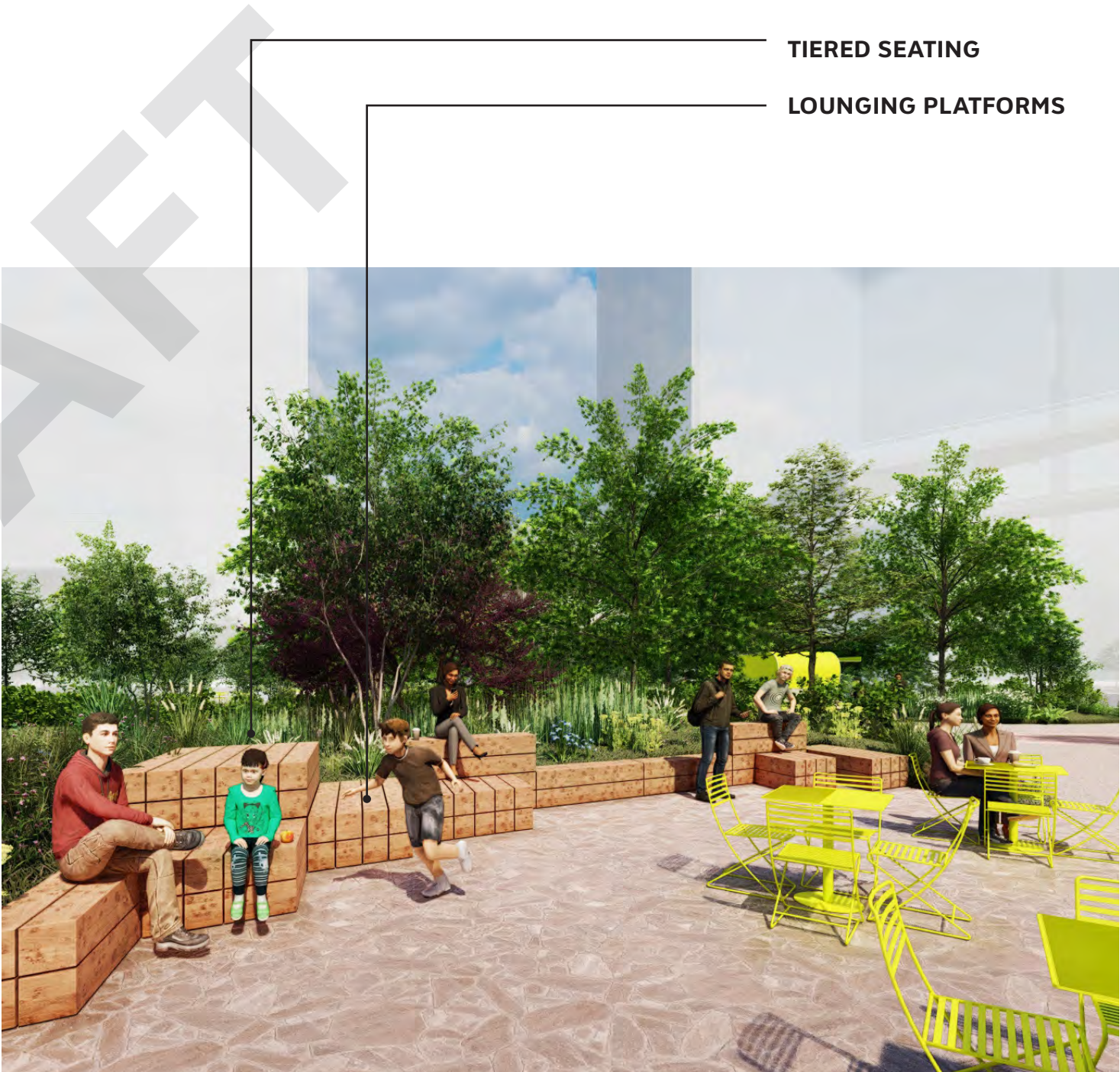
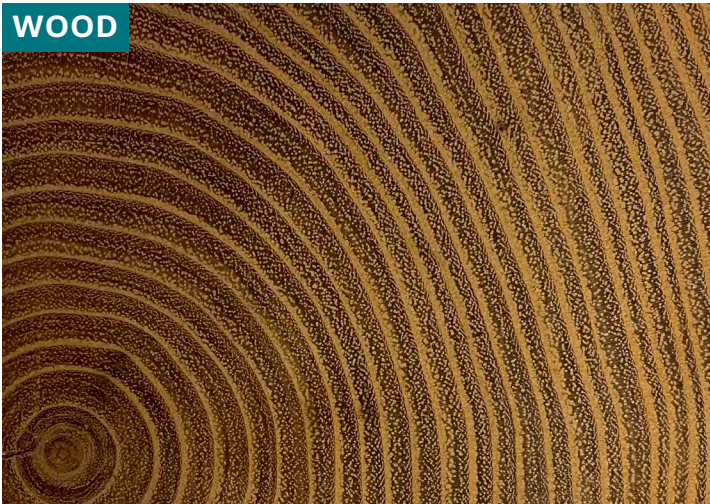
AMPHITHEATER



PENPLACE - ARLINGTON, VIRGINIA
DESIGN GUIDELINES

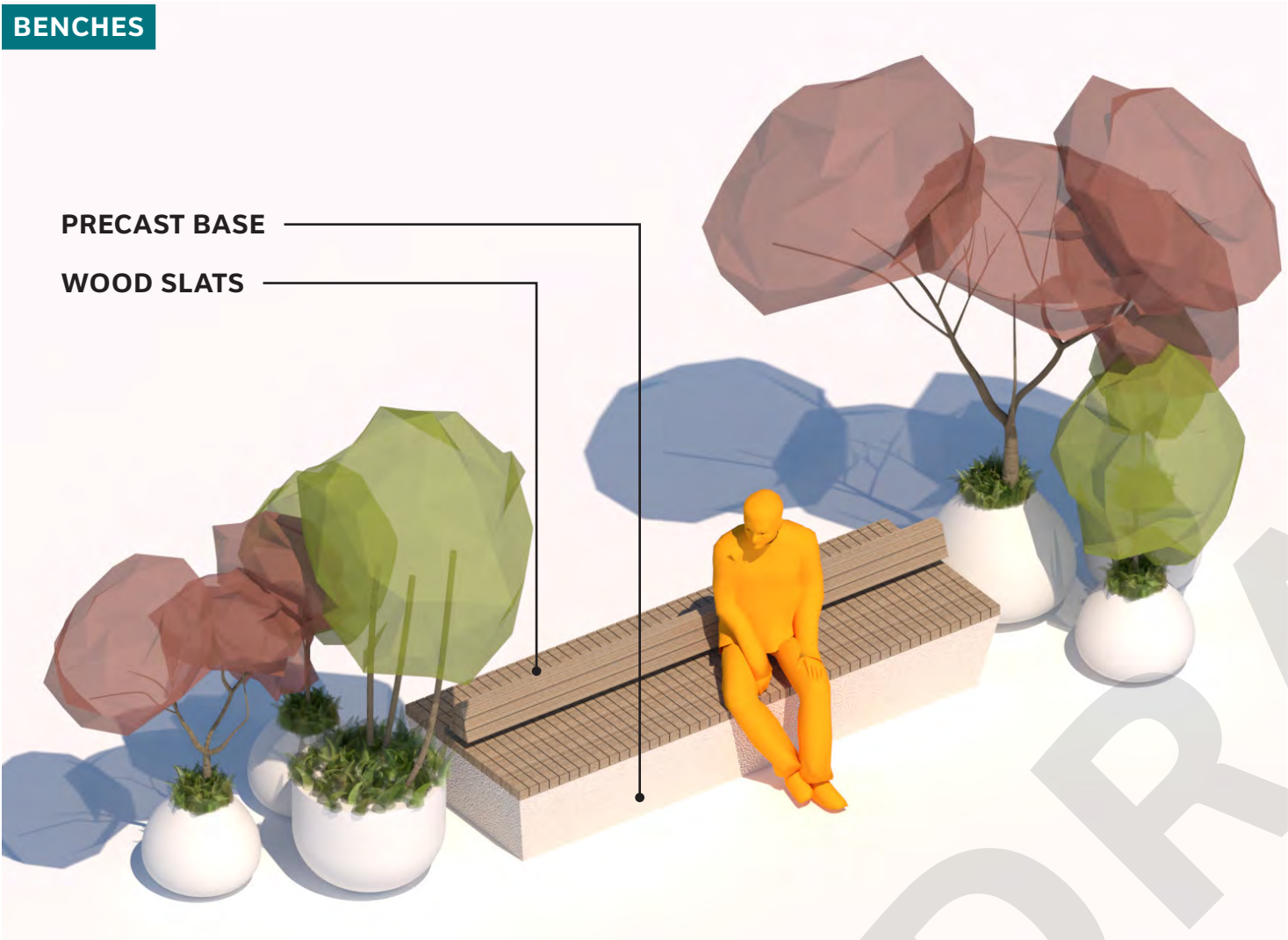


STACKED SEATING



FIXED SEATING

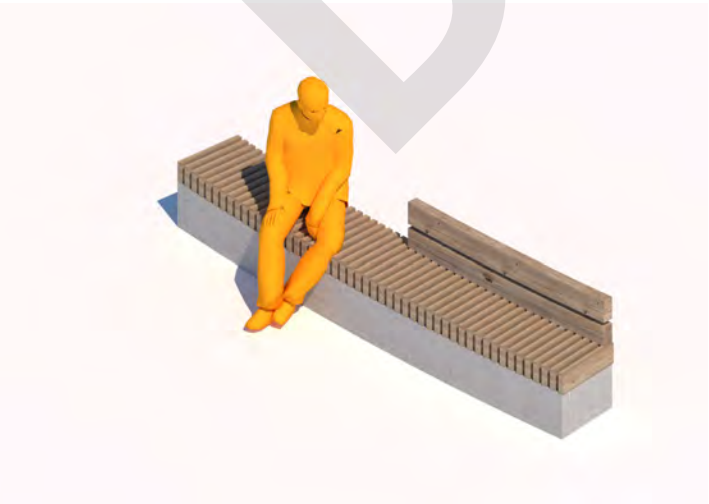
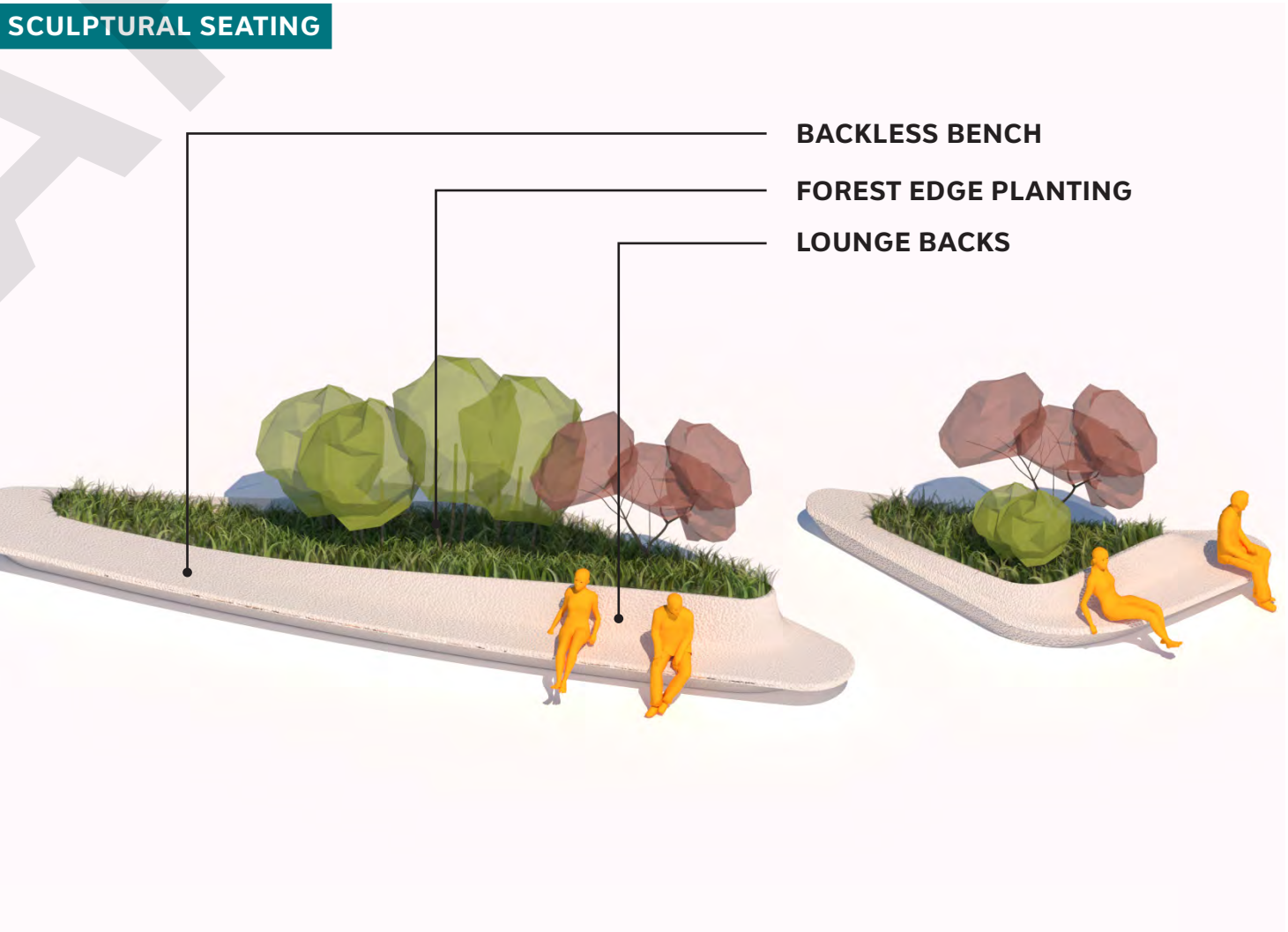
BENCHES



DECORATIVE CONCRETE

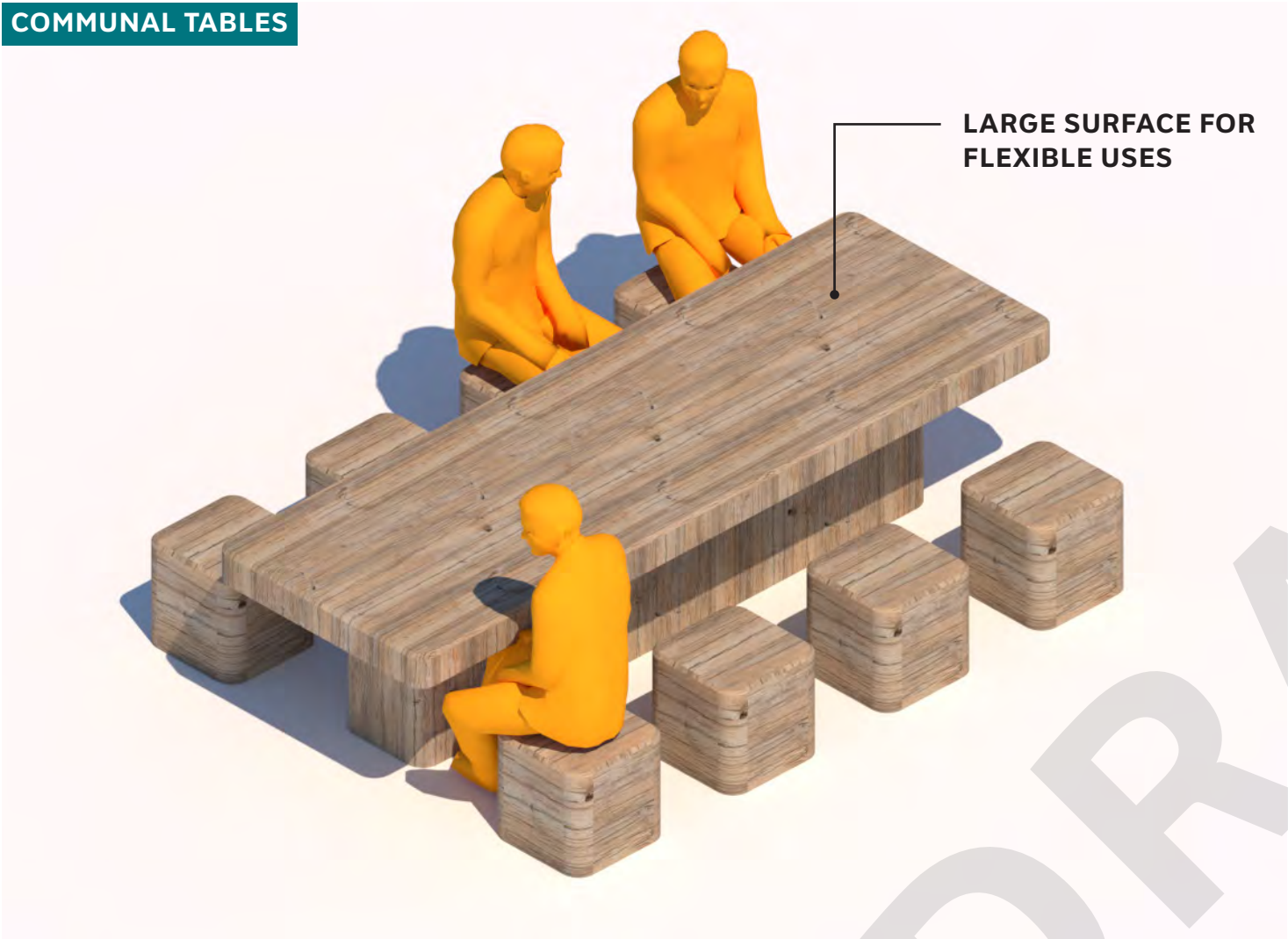


SCULPTURAL SEATING



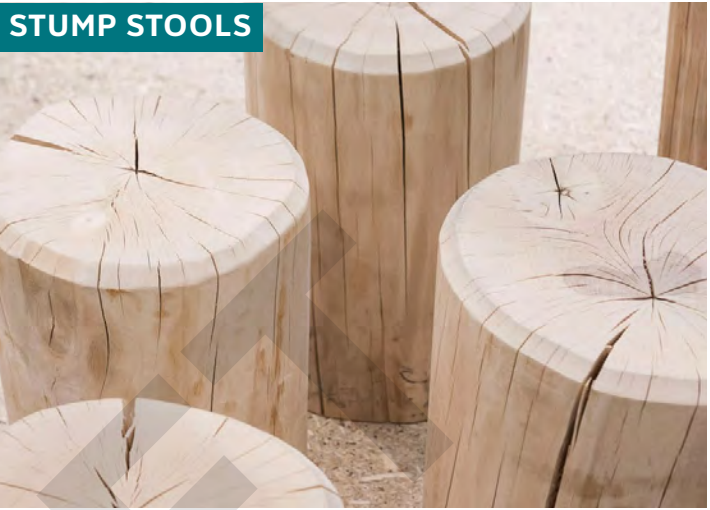
NATURAL ELEMENTS

COMMUNAL TABLES



LARGE SURFACE FOR FLEXIBLE USES

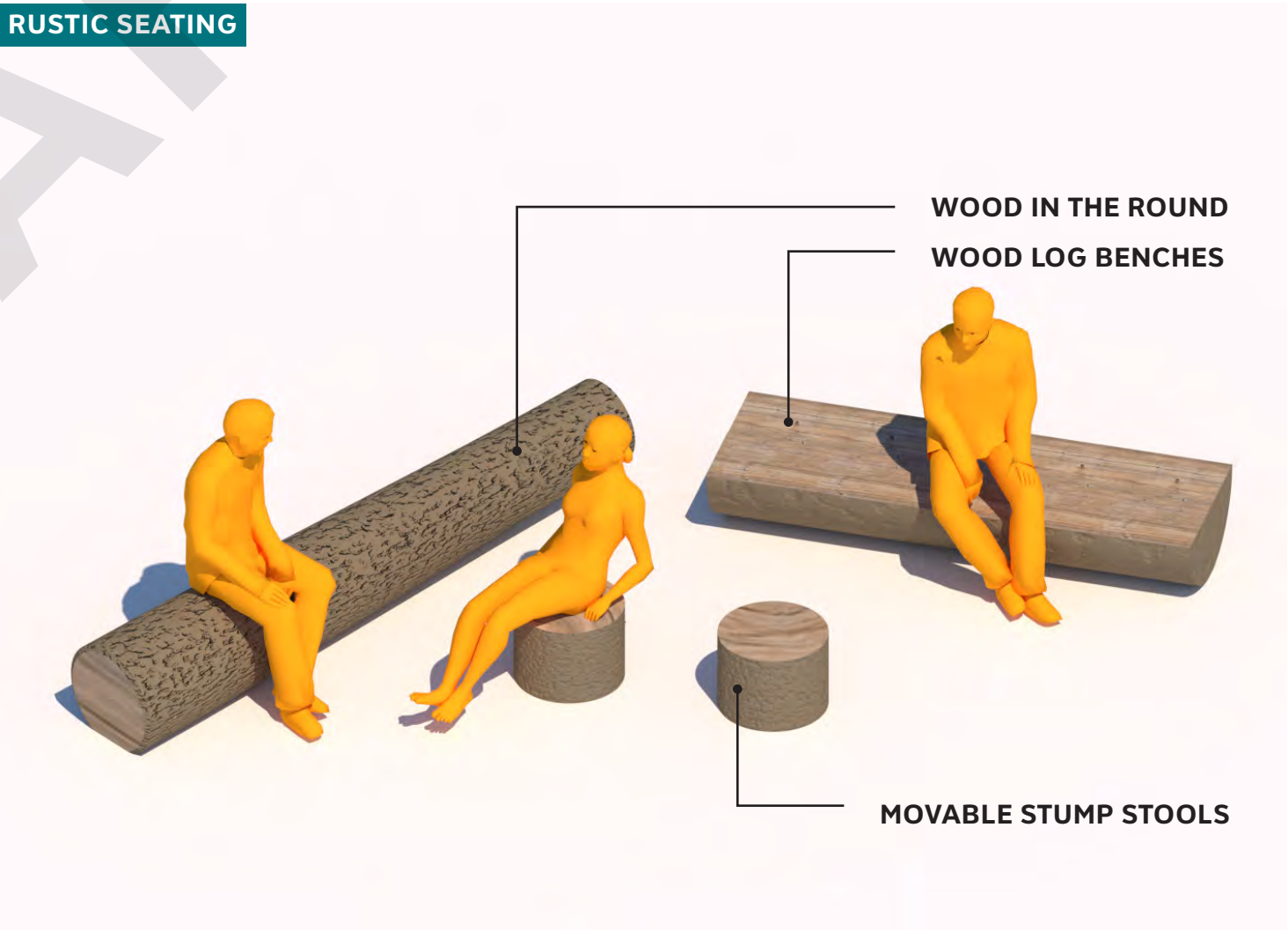
STUMP STOOLS



NURSE LOGS IN LANDSCAPE



RUSTIC SEATING



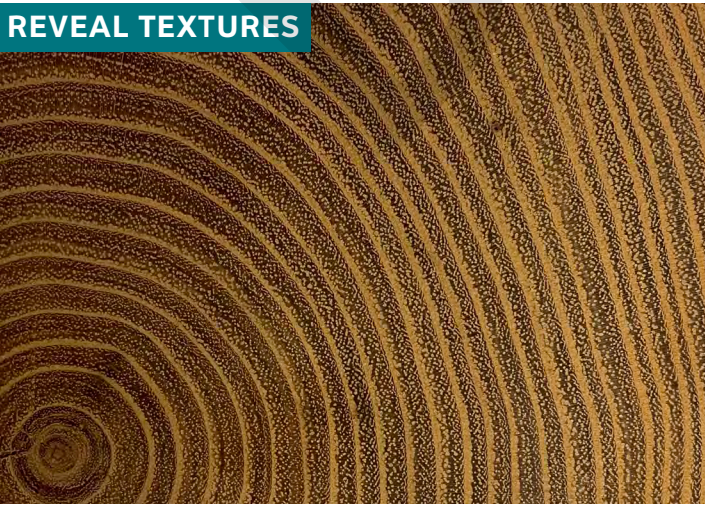
WOOD IN THE ROUND
WOOD LOG BENCHES

MOVABLE STUMP STOOLS

COMMUNAL TABLES



REVEAL TEXTURES



ADDITIONAL LANDSCAPE FURNITURE + FIXTURES

WATER FOUNTAIN



MOVABLE TABLES AND CHAIRS



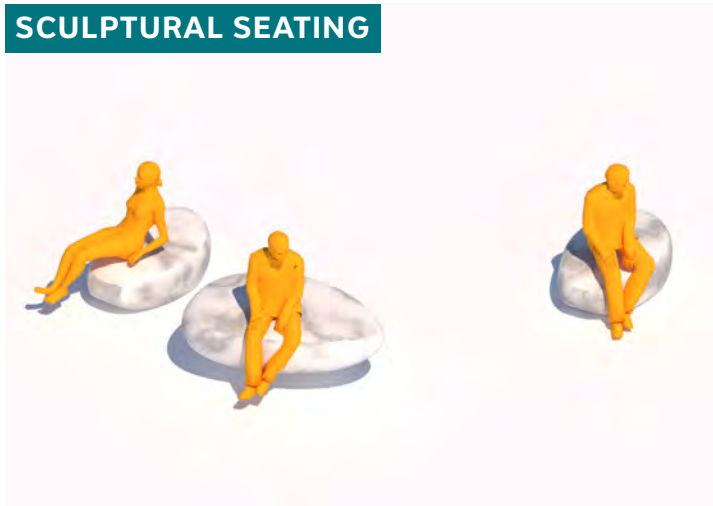
PET RELIEF AREAS



SIDEWALK BENCHES



SCULPTURAL SEATING



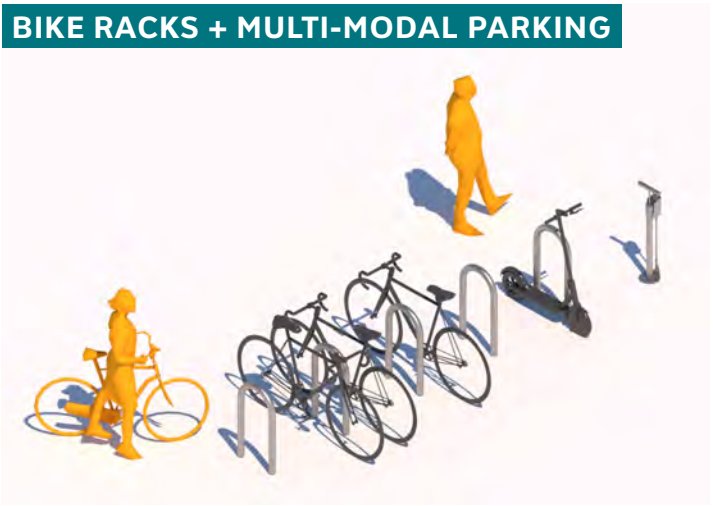
MOVABLE POTS



STONE SEATING



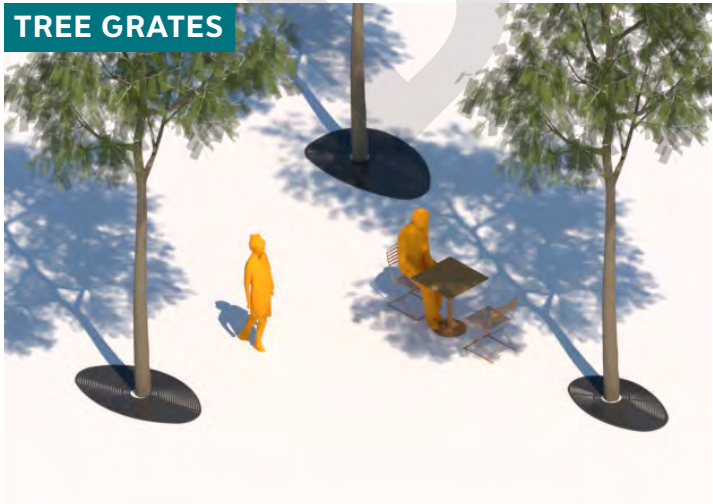
BIKE RACKS + MULTI-MODAL PARKING



SCULPTURAL SEATING



TREE GRATES



BICYCLE REPAIR STATION



FLEXIBLE GATHERING



LIGHTING

PenPlace will provide for safe and appropriate lighting across the site while also creating unique experiences for each program area. The primary paths will be the most brightly lit areas on site, while more atmospheric, integrated lighting will be incorporated at the Eads Street Plaza and Amphitheater. The Forest will have a series of low pole lights and tree up-lights, which will add a safe ambient glow to the Forest Rooms in the evenings. Playful lighting, like catenary lights, will be incorporated at the retail mews and Fern Street Plaza.

By utilizing Dark Sky compliant and energy efficient LED fixtures throughout the site, PenPlace will illuminate its evening activation zones to provide optimal visibility while minimizing the spill out of light to surrounding areas. A target illuminance level of 0.5 – 1.0 FC at grade for primary paths will ensure maximum safety and visibility in circulation zones with heavy foot traffic. Secondary paths and gathering spaces, with a target light level of 0.2 – 0.5 FC at grade, will offer safety and visibility in a more intimate setting. Park and building entries will target an average illuminance level of 5fc at 5' above grade to mark entry points and provide a heightened sense of visibility and safety at these locations. Lower illumination levels of 0.1 – 0.5 FC at grade will be provided at 'green' and planted zones to highlight natural features and give a soft glow to plantings.

LIGHTING STRATEGY

INTEGRATED LIGHTING



POLE LIGHTING



RAILING INTEGRATED LIGHTS



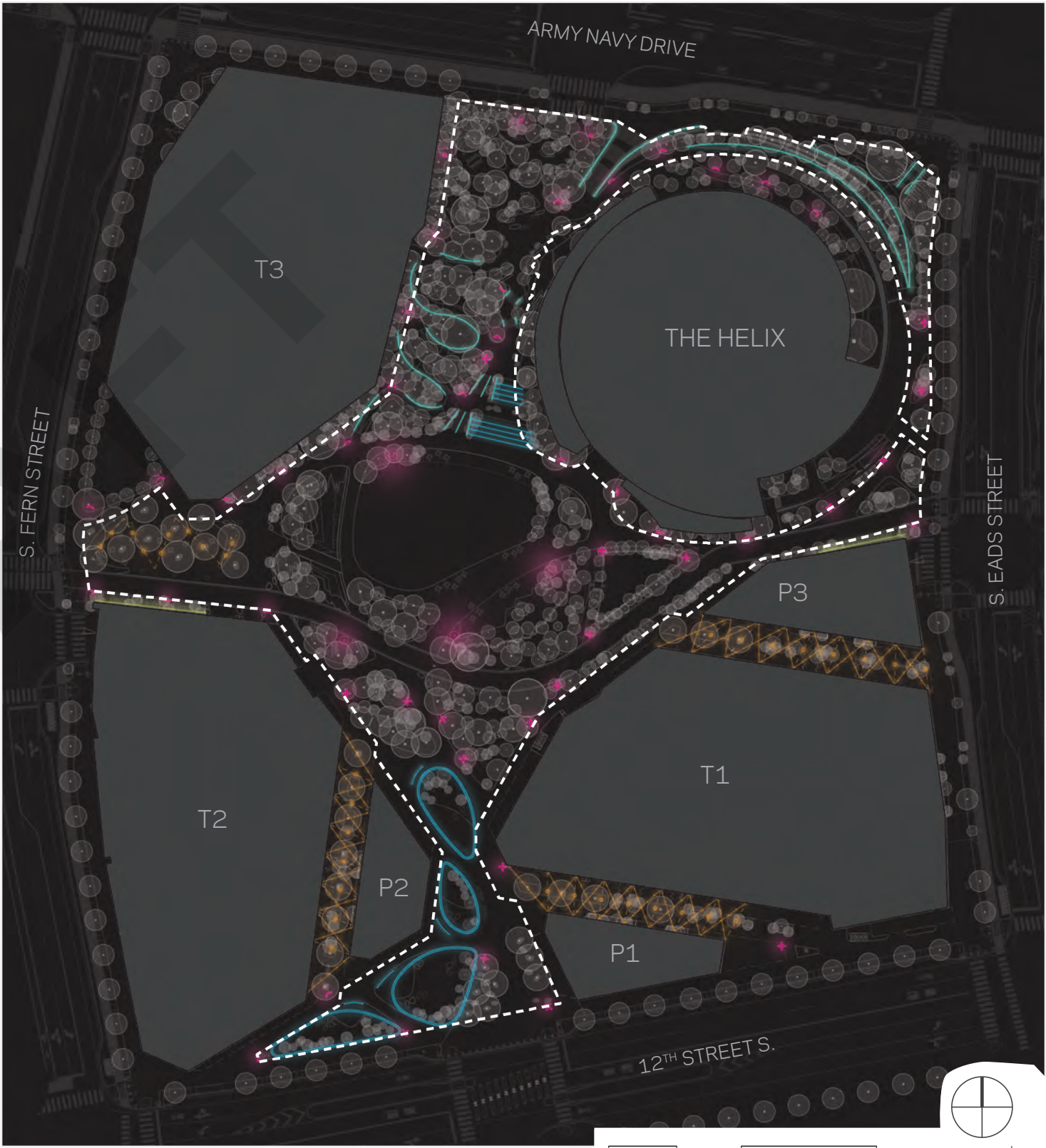
WALL WASH



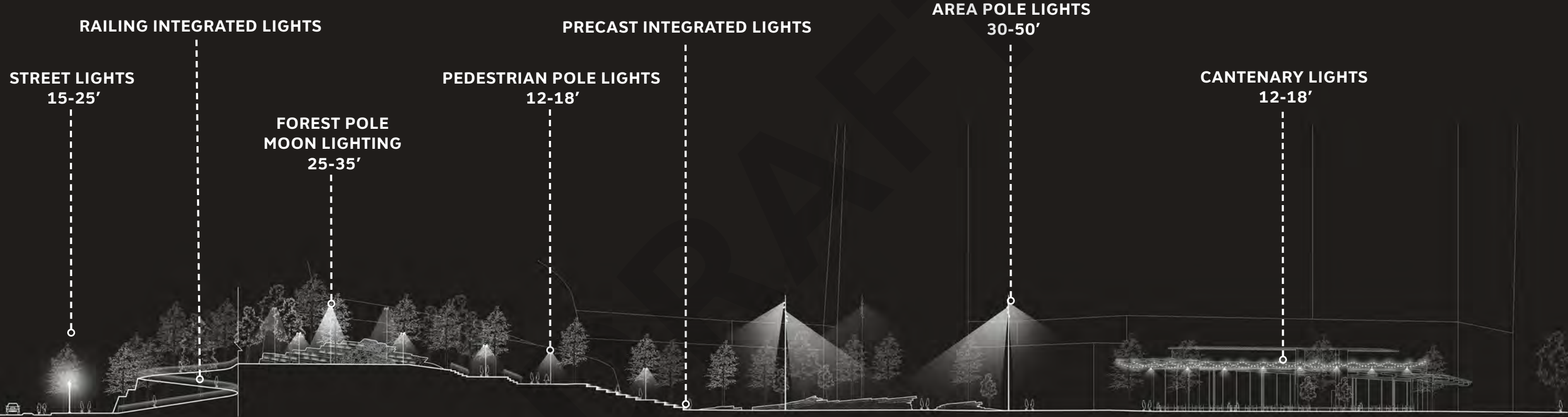
CATENARY LIGHTS



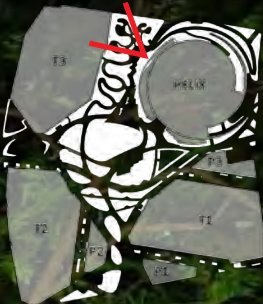
TEMPORARY FESTOON LIGHTING



LIGHTING STRATEGY



LIGHTING STRATEGY



PATH LIGHTS

TREE UPLIGHTS

PLANTING, CANOPY COVERAGE & TOPOGRAPHY

Planting and Canopy Coverage

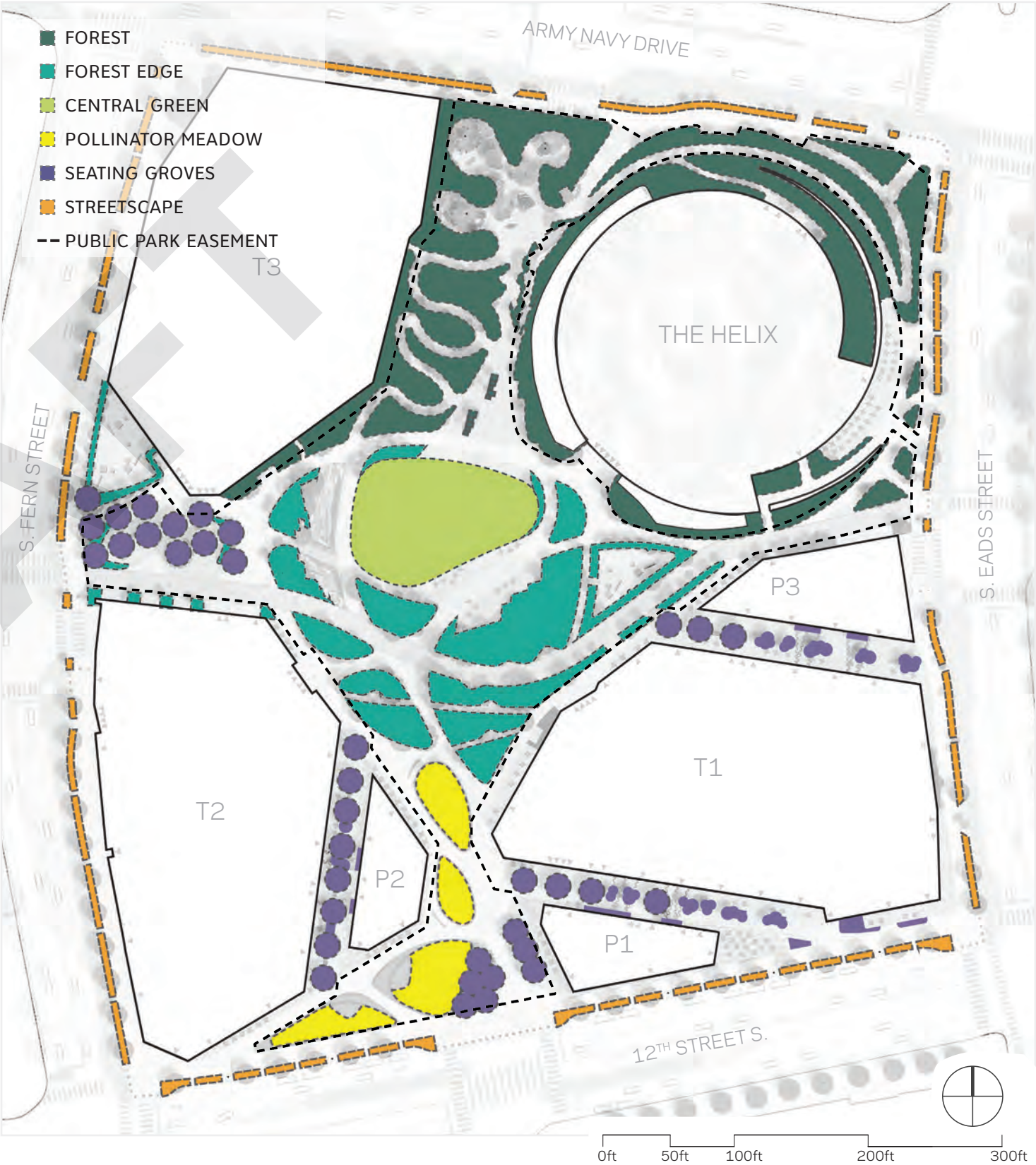
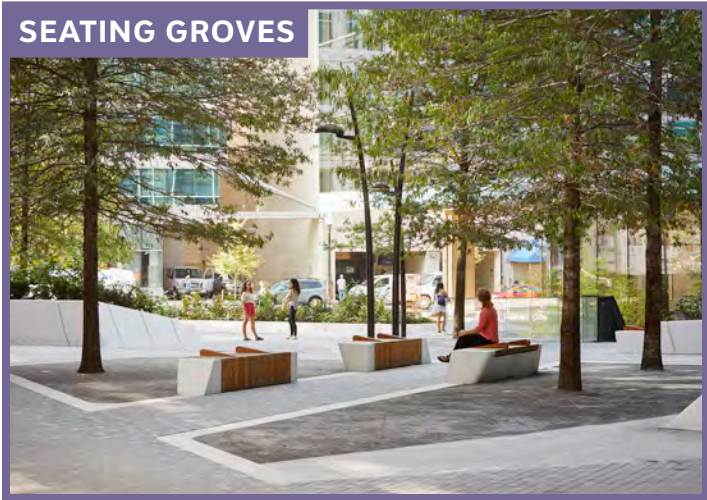
The design concept of the stream pulling north-south as an ecological spine is the organizing principle for the site planting palettes. It traverses from the lifted Forest, through the Confluence and Central Green to the meadow along 12th Street Plaza. The diverse range of planting experiences include a native forest canopy and understory in the north of the site, the Central Green lawn framed in the site center by a mid-sized canopy at the forest edge, the pollinator meadow in yellow flanking the 12th Street Plaza, and a series of seating groves throughout the site. The canopy coverage will work in concert with understory plantings to curate biophilic experiences for visitors and rich habitat value for the regional flora and fauna. As seasons change, planting colors and textures will create year-round interest while also celebrating the different characters of each site area.

The understory planting and tree canopy are key aspects of the public space amenity provided at PenPlace since access to nature and the shade provided by a rich tree canopy are critical for human and environmental well-being. The public space will have 30-40% planted surface area and over 40% tree canopy coverage as calculated using the Chesapeake Bay Preservation Ordinance guidelines.

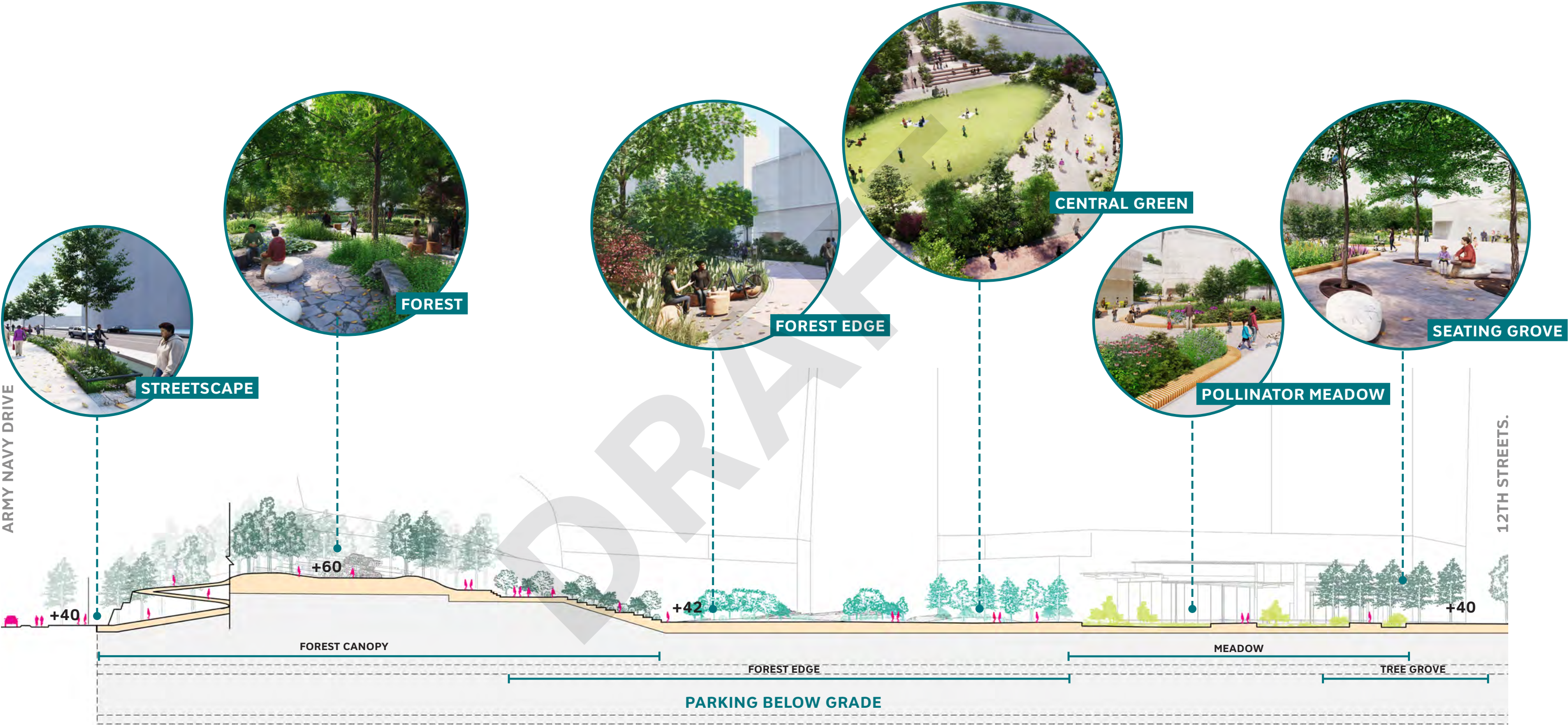
Topography

The lifted forest is an intentional topographic strategy that serves many functional purposes, while also adding to the overall diversity of experiences throughout the site. Functionally, the elevation allows us to accommodate one of the entries to the parking garage below on Army Navy Drive, while also creating a visual and noise buffer from the public space to the I-395 corridor to the north of Army Navy Drive. In turn, this sets the stage for The Forest to be an intimate and contemplative space, that also provides the elevation required to nestle an amphitheater facing south over the Central Green with views to the 12th Street Plaza. Another advantage of the lifted forest is the additional soil depth enabled above the parking garage, to allow for greater and richer plantings that contribute to species diversity and the biophilic experiences on site.

PLANTING STRATEGY



DIAGRAMMATIC SITE SECTION



MEADOW SEASONALITY

SUMMER



FALL



MEADOW SEASONALITY

WINTER



SPRING



FOREST SEASONALITY

SUMMER



FALL



FOREST SEASONALITY

WINTER



SPRING



FOREST UNDERSTORY

The Forest Understory articulates a varying atmosphere of openness and enclosure. Evocative of the Appalachian Cove Forest, large expanses of flowering ground cover and contrasting thickets of shrubs are united under a rich canopy.

The Forest Canopy reflects a successional mix of Virginia’s exceptional biodiversity with an emphasis on hardiness to urban conditions. Species include representatives from the Appalachian Cove Forest all the way to the Piedmont and Coastal Plain.

Note: Species shown are representative of design intent, see 4.1 plans for full list. Final species list to be developed as part of the Final Landscape Plan.



Phlox divericata,
Woodland Phlox



Polygonatum biflorum,
Solomon's Seal



Arctostaphylos uva-ursi,
Bearberry



PENPLACE - ARLINGTON, VIRGINIA
DESIGN GUIDELINES



Calycanthus floridus,
Sweet-Shrub



Aronia melanocarpa,
Black Chokeberry



Osmundastrum cinnamomeum,
Cinnamon Fern

FOREST CANOPY

Quercus alba,
White Oak



Carya cordiformis,
Bitternut Hickory



Acer leucoderme,
Chalkbark Maple



FOREST - EADS STREET PLAZA



Maclura pomifera "Whitesheidl",
Osage Orange



Sassafras albidum,
Sassafras



Rhus glabra,
Smooth Sumac



Vernonia noveboracensis,
New York Ironweed



Cercis canadensis,
Redbud



Comptonia peregrina,
Sweet Fern



FOREST EDGE UNDERSTORY

The forest edge understory works with the canopy to highlight the varied program. Charismatic species draw attention to The Confluence water feature, and shrubs give way to grasses and perennials around the lawn.

The forest edge Canopy responds to the varied program around the Central Green. Thickets of small trees collect around the lawn, while Tupelo and Sweetgum frame low areas for stormwater retention.

Note: Species shown are representative of design intent, see 4.1 plans for full list. Final species list to be developed as part of the Final Landscape Plan.



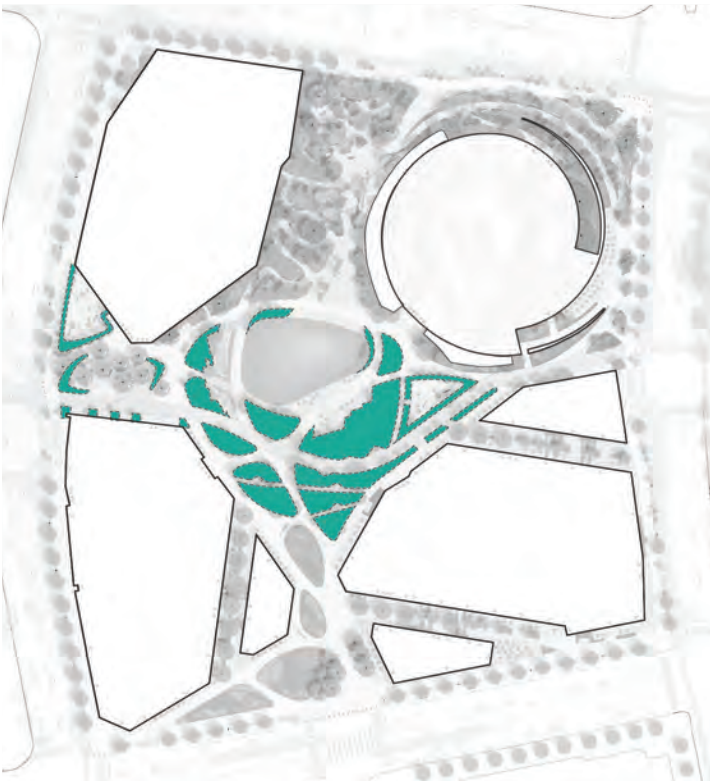
Magnolia macrophylla,
Bigleaf Magnolia



Amelanchier x grandiflora,
Serviceberry



Prunus serotina,
Black Cherry



PENPLACE - ARLINGTON, VIRGINIA
DESIGN GUIDELINES



Clethra alnifolia "Ruby Spice",
Summer Sweet



Viburnum dentatum "Chicago
Lustre", Arrowwood Viburnum



Matteuccia struthiopteris,
Ostrich Fern

FOREST EDGE CANOPY

Nyssa sylvatica,
Tupelo



Liquidambar styraciflua,
Sweetgum



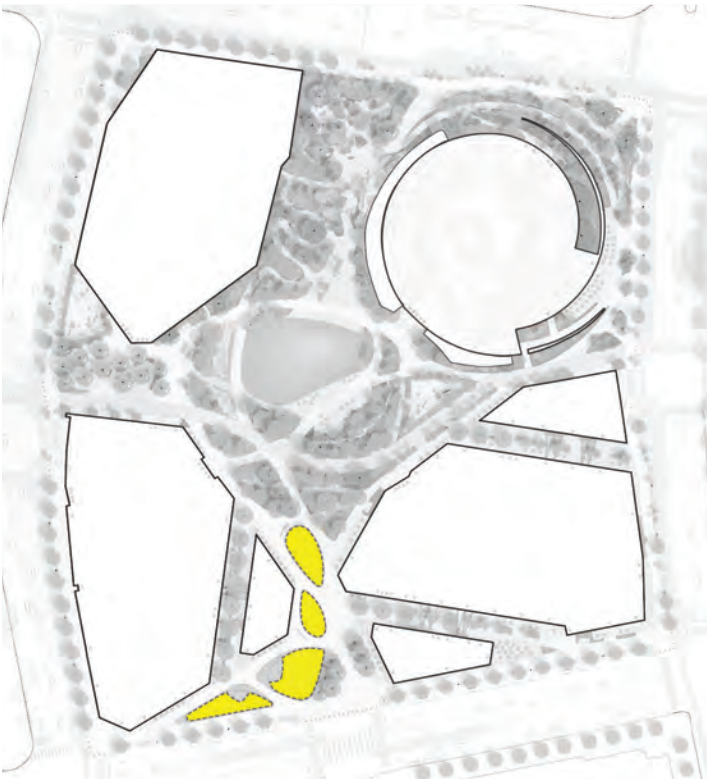
Quercus coccinea,
Scarlet Oak



POLLINATOR MEADOW

The pollinator meadow provides habitat for insect and bird species while providing year-round visual interest to visitors. Stormwater catchment prompts an ecotone of species responding to the gradient of moist and upland conditions.

Note: Species shown are representative of design intent, see 4.1 plans for full list. Final species list to be developed as part of the Final Landscape Plan.



PENPLACE - ARLINGTON, VIRGINIA
DESIGN GUIDELINES



Asclepias syriaca,
Common Milkweed



Asclepias tuberosa,
Butterfly Weed



Itea virginica 'Merlot',
Virginia Sweetspire



Verbena hastata,
Blue Vervain



Bouteloua gracilis,
Blue Grama



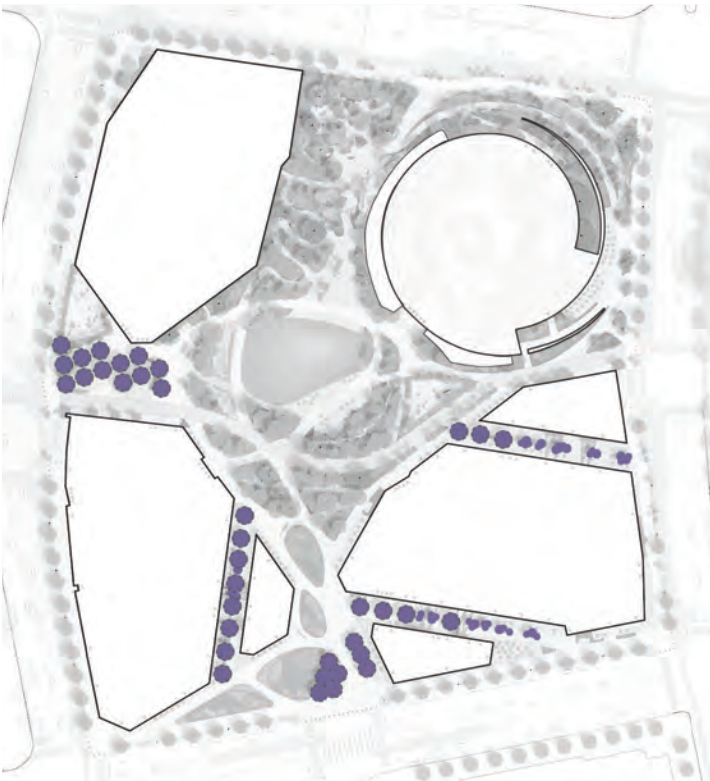
Aronia arbutifolia,
Red Chokeberry



SEATING GROVE CANOPY

The seating grove canopy is rich in oak species and other hardwoods, this lofty canopy provides comfort for the flexible program below. A rich red fall color will draw visitors in the autumn months

Note: Species shown are representative of design intent, see 4.1 plans for full list. Final species list to be developed as part of the Final Landscape Plan.



Quercus shumardii,
Shumard Oak








Acer x freemanii,
Freeman Maple



Nyssa sylvatica,
Tupelo



PARK TREES

CANOPY SIZE	20 YEAR COVERAGE	QUANTITY	20 YEAR COVERAGE TOTAL	PERCENT TOTAL
 LARGE	315	51	16,065	
 MEDIUM LARGE	250	53	13,510	
 MEDIUM	175	65	11,375	
 SMALL MEDIUM	110	136	14,960	
 SMALL	50	22	1,100	
TOTALS		327	55,089	46%

-  TREE OUTSIDE PUBLIC PARK EASEMENT
-  PUBLIC PARK EASEMENT BOUNDARY



SUSTAINABILITY

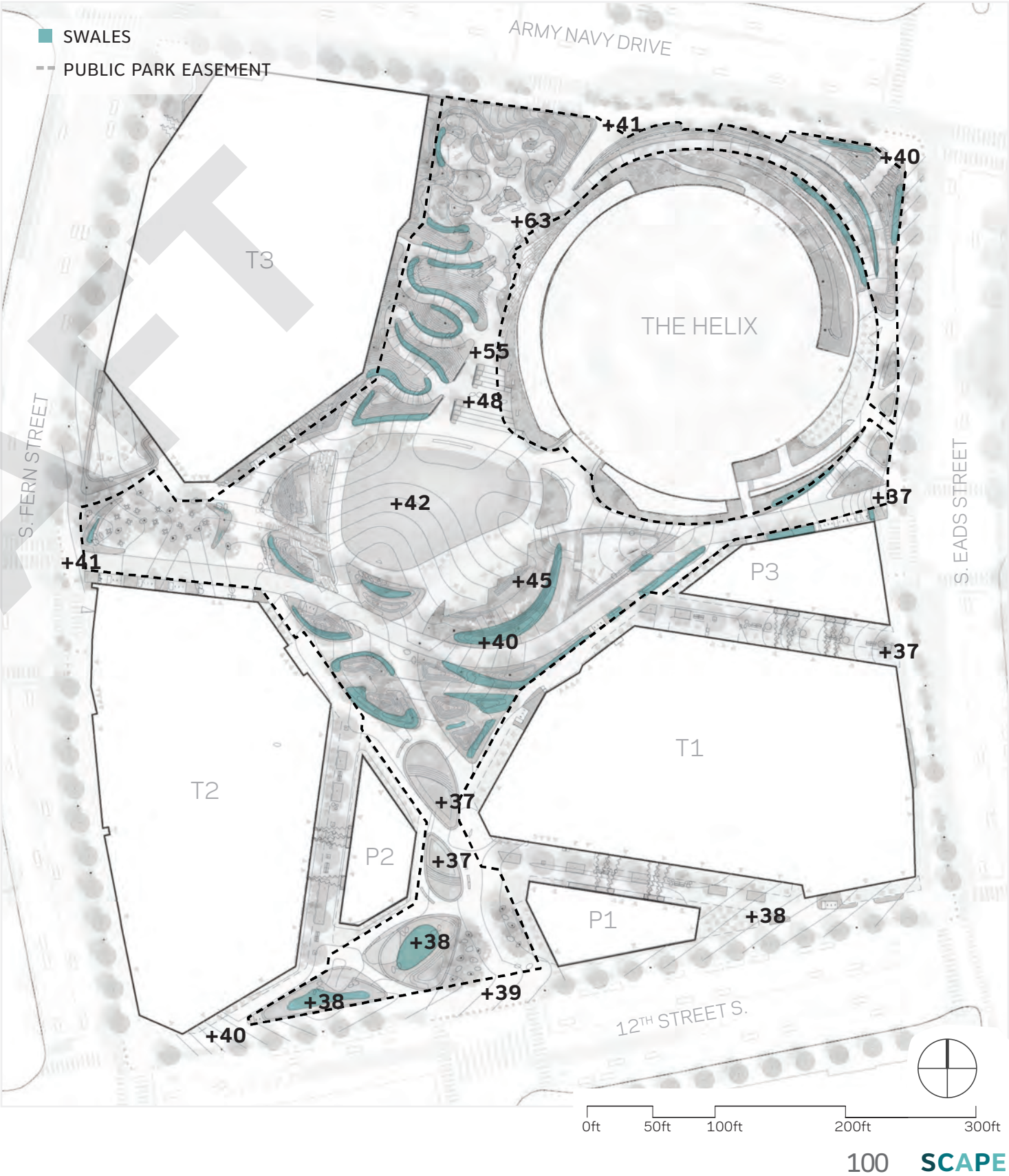
The planting concepts are inseparably linked with the stormwater strategies. Wherever possible, stormwater from both paved and planted areas will be captured and collected in cisterns for reuse. Routing stormwater collection through planting areas helps slow the speed of water, cool temperatures locally, and contribute to increased plant growth. Two areas that will showcase stormwater with a larger gesture through the planting selection and articulation of topography are the meadow at the 12th Street Plaza and the forest edge plantings along the multi-modal path.

Other best practices, like use of reclaimed materials, energy efficient lighting, universal design, and non-potable water for irrigation, are at the forefront of design at PenPlace. PenPlace's open space network will help mitigate the urban heat island, cultivate habitats, and provide spaces health and wellness. PenPlace creates a template for sustainable landscapes inspired by the larger regional context of its site.

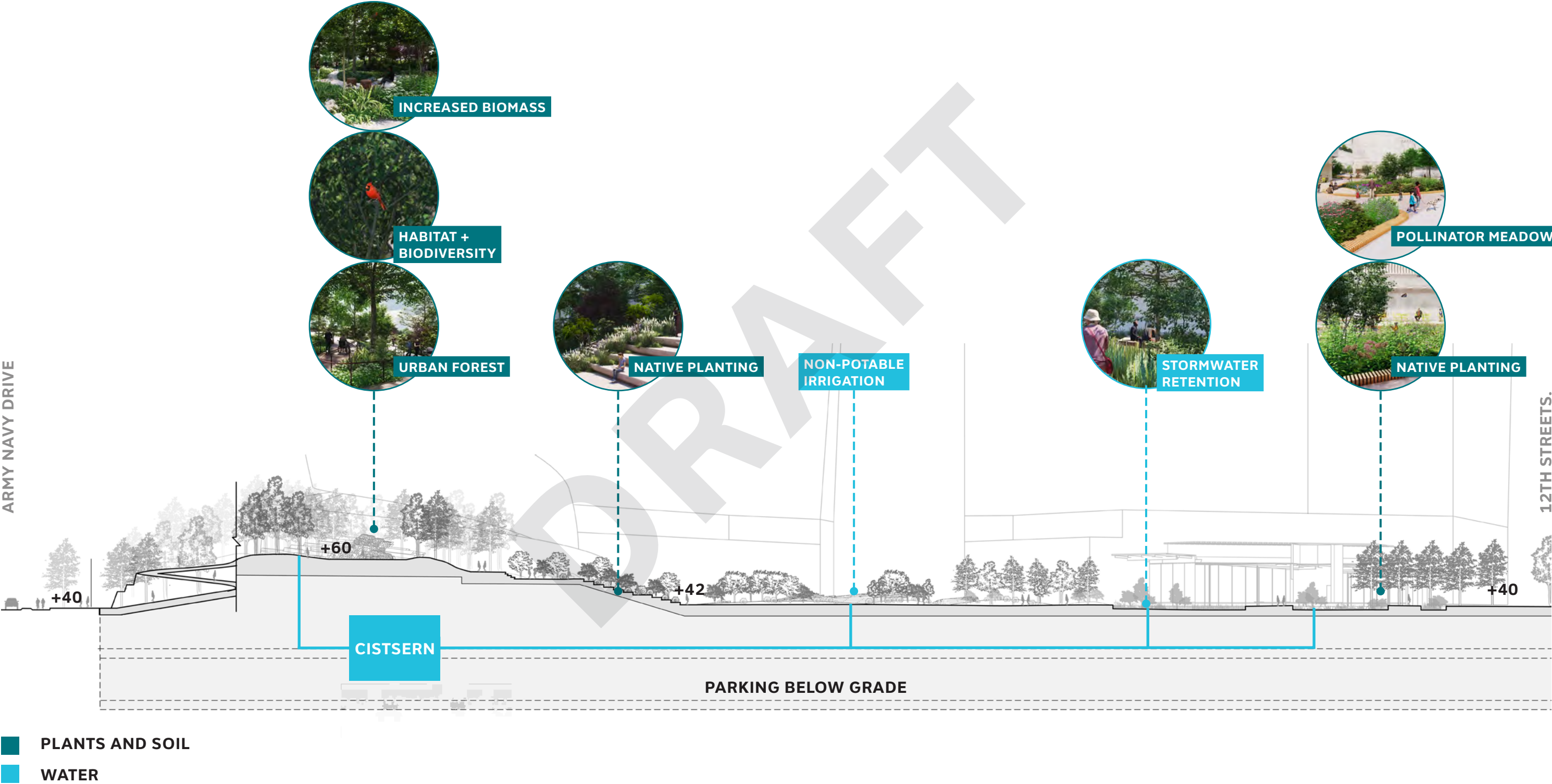
SITE GRADING + STORMWATER



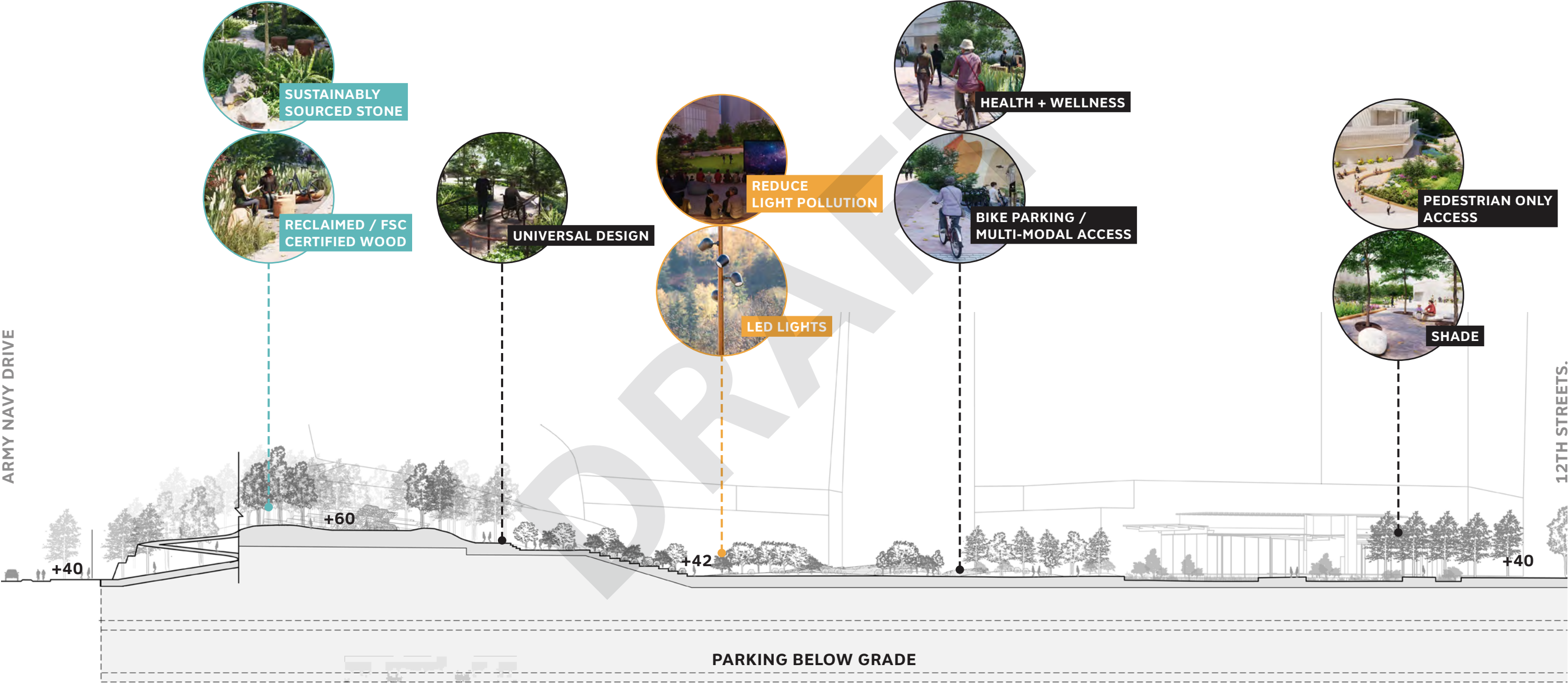
PENPLACE - ARLINGTON, VIRGINIA
DESIGN GUIDELINES



BEST SUSTAINABLE PRACTICES



BEST SUSTAINABLE PRACTICES



- MATERIALS
- LIGHT ENERGY
- HUMAN HEALTH

VIEW FROM FOREST TO CENTRAL GREEN



PARK SCENES



PARK SCENES

