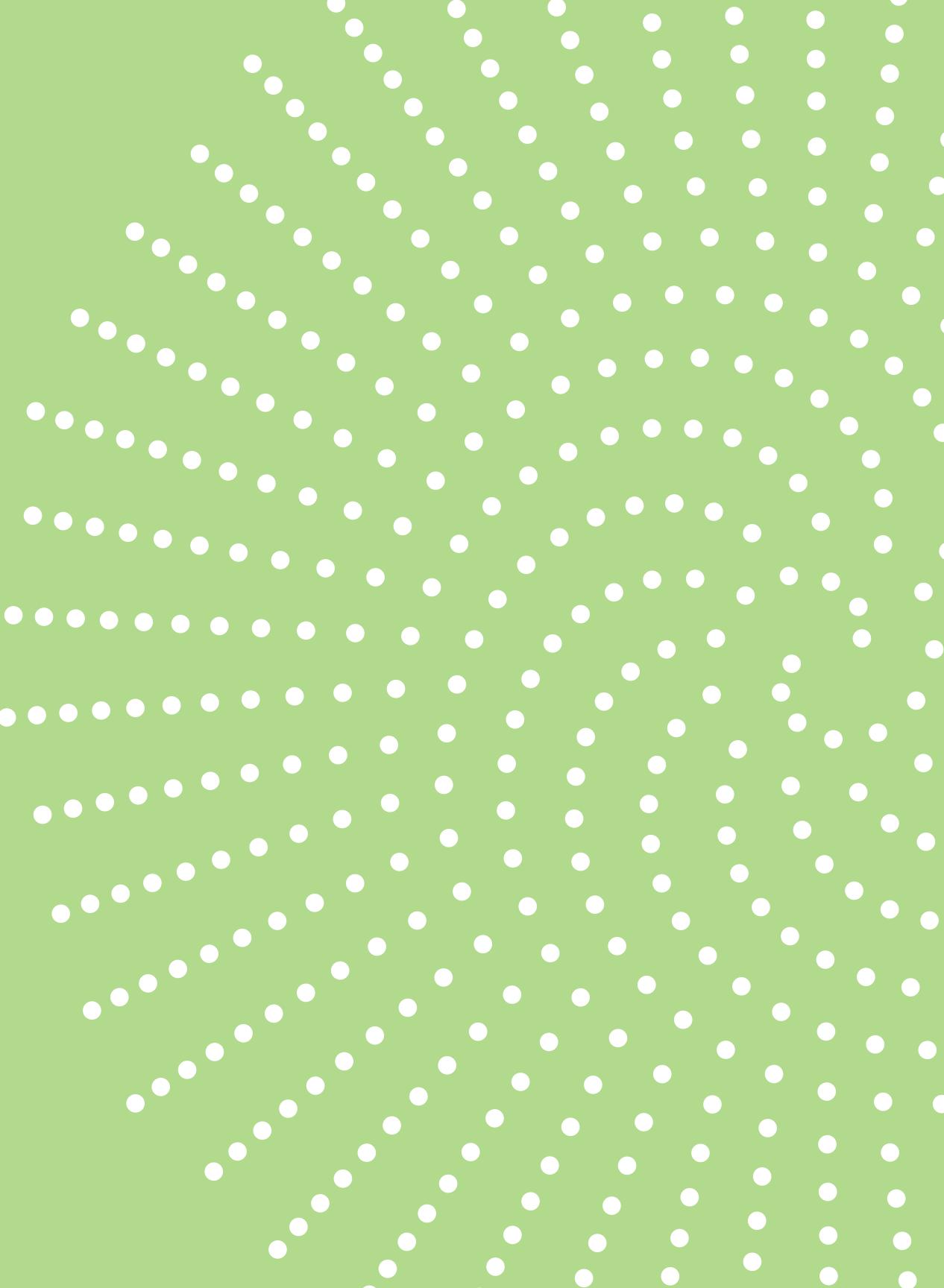


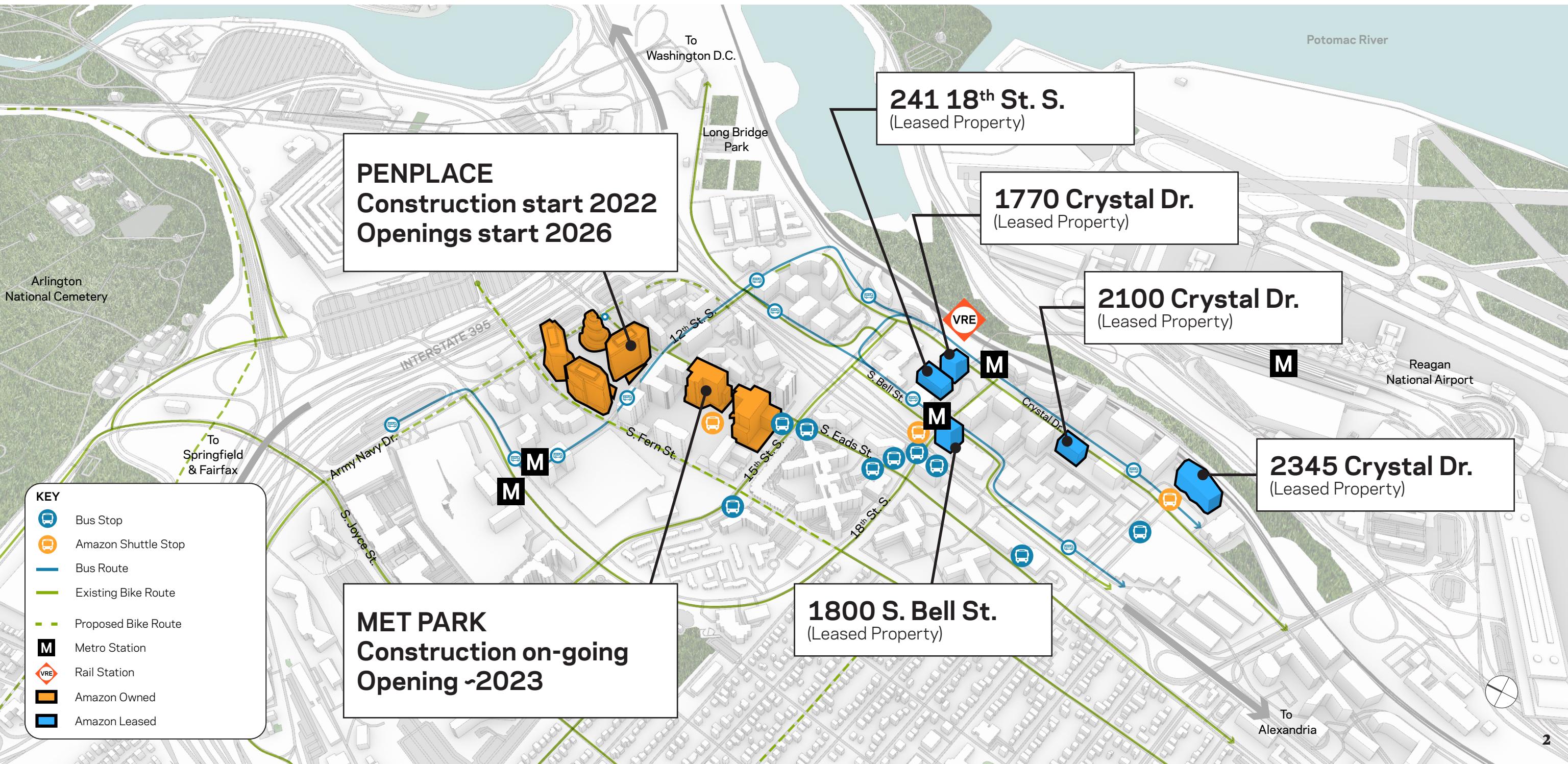
PenPlace

Amazon Arlington HQ

Parks and Recreation Commission

March 15, 2022







Engage the Community

Contribute to sense of place and community vitality



Be Resilient

Infuse with sustainable systems to support health and wellness



Make Connections

Create an enhanced streetscape and public realm integrated with multiple modes of transportation



Enrich the Public Realm

Create ample public space and foster a pedestrian-oriented environment



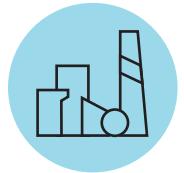
Be Open and Welcoming

Dedicate the ground level to public use and include neighborhood-serving retail, restaurant, and services as well as recreational opportunities



Be Accessible

Address the needs of all potential users, regardless of ability



Embrace Diversity in the Built Environment

Well-detailed, carefully massed architecture, meaningfully interacting with open spaces



Incorporate Nature

Design a landscape appropriate to the location that offers visual interest in all seasons



Celebrate the Unique Aspects of the Site

Unveil the history and special qualities of PenPlace and Pentagon City



Delight and Surprise

Include the unexpected



Incorporate Nature

- *health & wellness focus*
- *immersive experiences & spaces*
- *biophilic inspired architecture*
- *lush, diverse plantings*





Celebrate the Unique Aspects of the Site

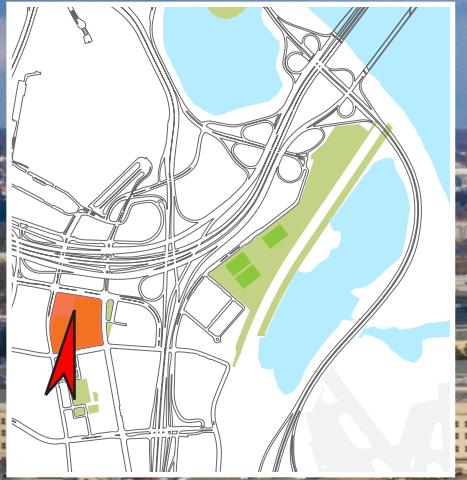
- *respond to the history & regional context*
- *incorporate native plant palette*
- *embody forward-looking legacy for Arlington*



Great Falls Park

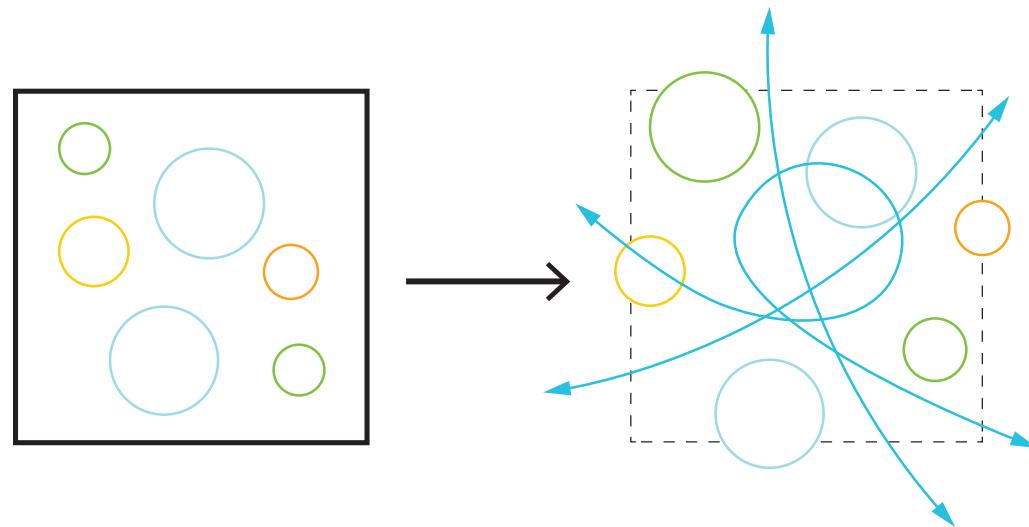
Neighborhood Context

Existing Site Conditions (2019)

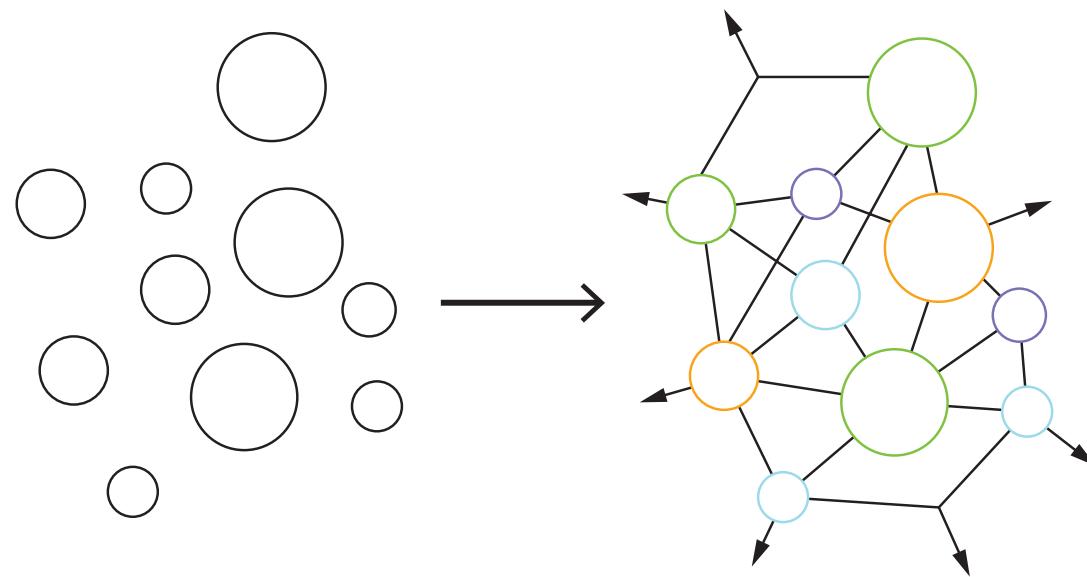


Looking across the PenPlace site to the Potomac River and Washington, D.C.

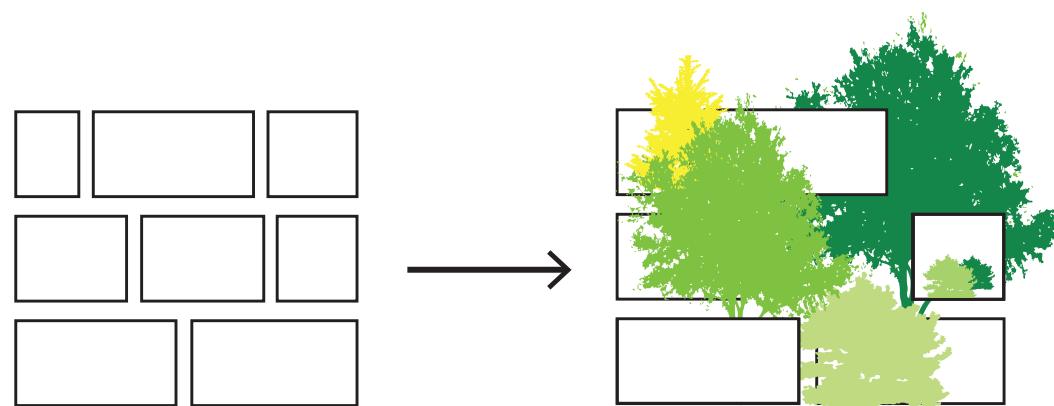
From Campus...**to Neighborhood**



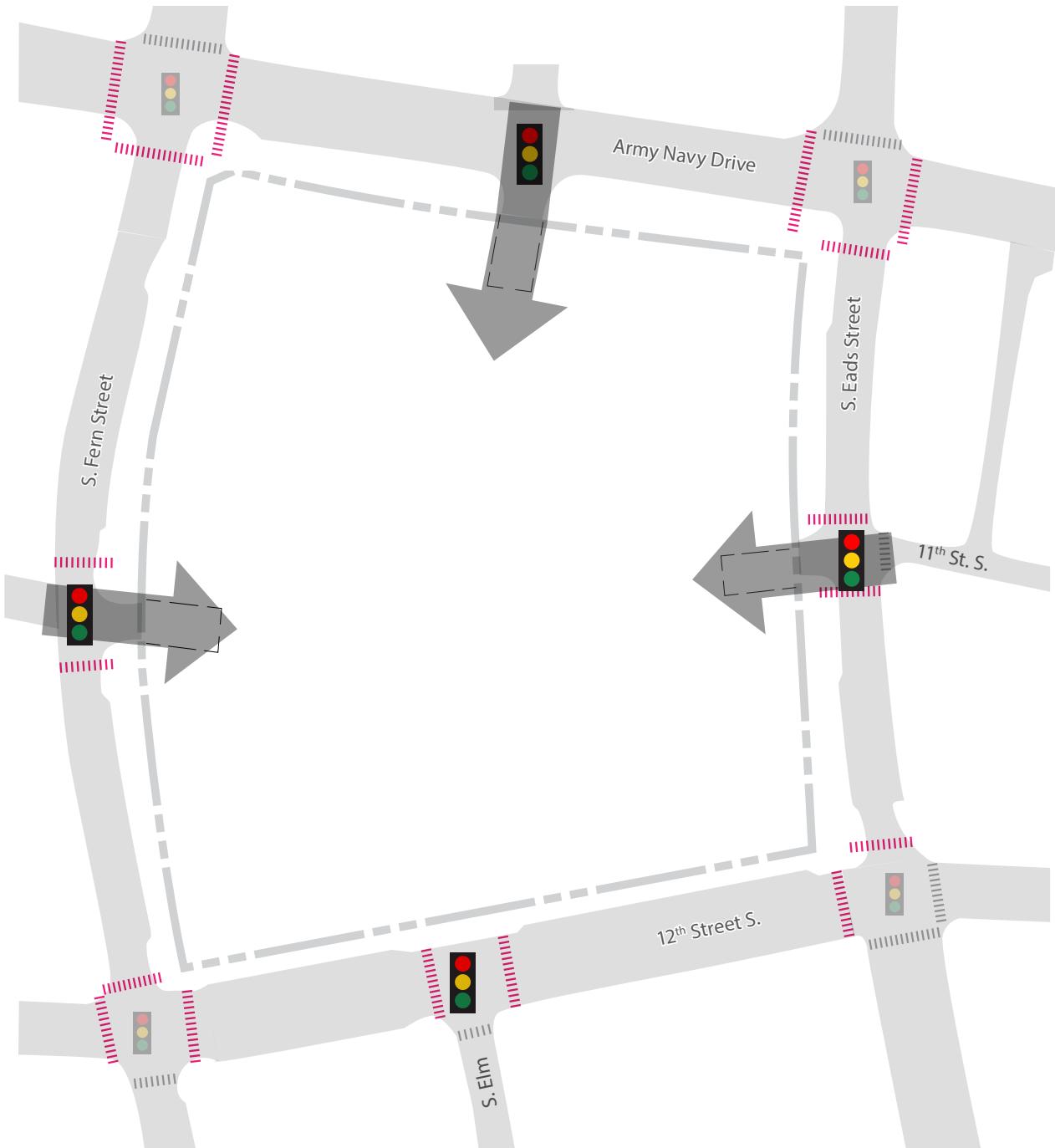
From Insular...**to Connected**



From Urban...**to Enhanced by Nature**



Vehicular Access

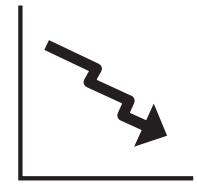


Open Space & Pedestrian Access

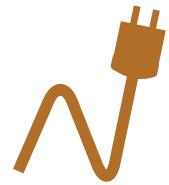


Total Office Area	~2,768,000 SF
Helix Area	~392,000 SF
Total Retail Area	~94,300 SF
Childcare Area	~14,600 SF
Arlington County High School Area	~26,500 SF
Structures	3 Office Buildings 1 Helix / Amenity Building 3 Retail Pavilions
Sustainability Commitments	LEED Platinum Powered by 100% Renewable Energy
Public Park Easement	2.75 Acres Public Park
Connectivity	Pedestrian & Bike Friendly, with New Bike & Transit Facilities
Centralized, Underground Parking & Loading	1,980 Total Stalls 7 Loading Bays & Service Areas

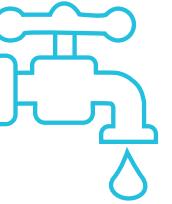




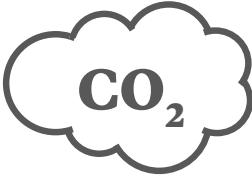
10%
Embodied Carbon
Reduction



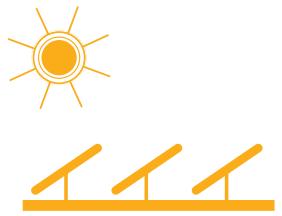
30%
Energy
Savings



50%
Water
Savings



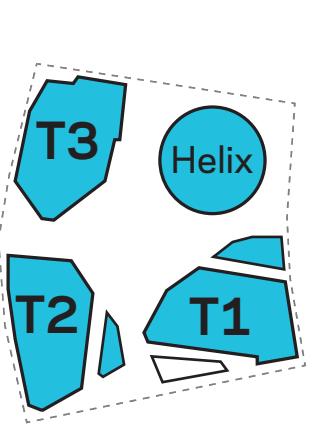
100%
Carbon
Emissions
Offset



100%
Renewable Energy
On-Site & Local
Off-Site

Project Overview

Architecture



Neighborhood Context

Building on a Legacy of Urban Planning



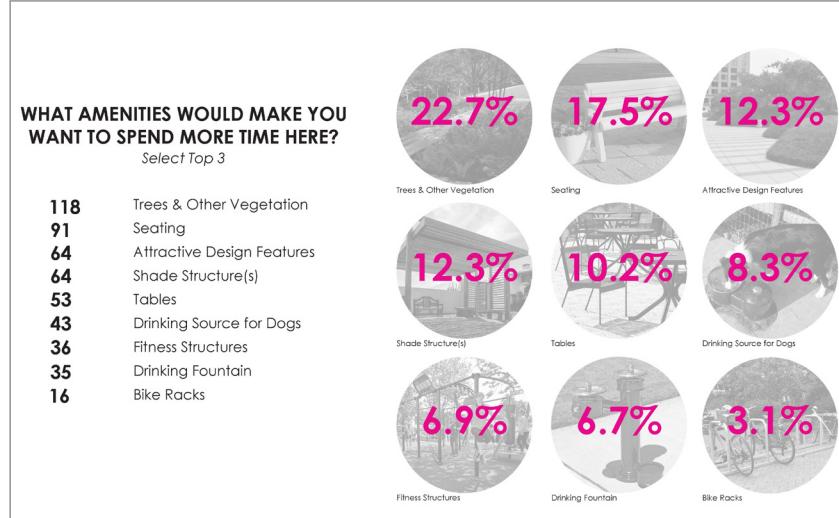
PENPLACE DESIGN GUIDELINES 2014



MET PARK MASTER PLAN PROCESS, 2020



PENPLACE OPEN SPACE DESIGN GUIDELINE ADDENDUM, 2014



NEW PARK AT SOUTH EADS MASTER PLAN PROCESS, 2021



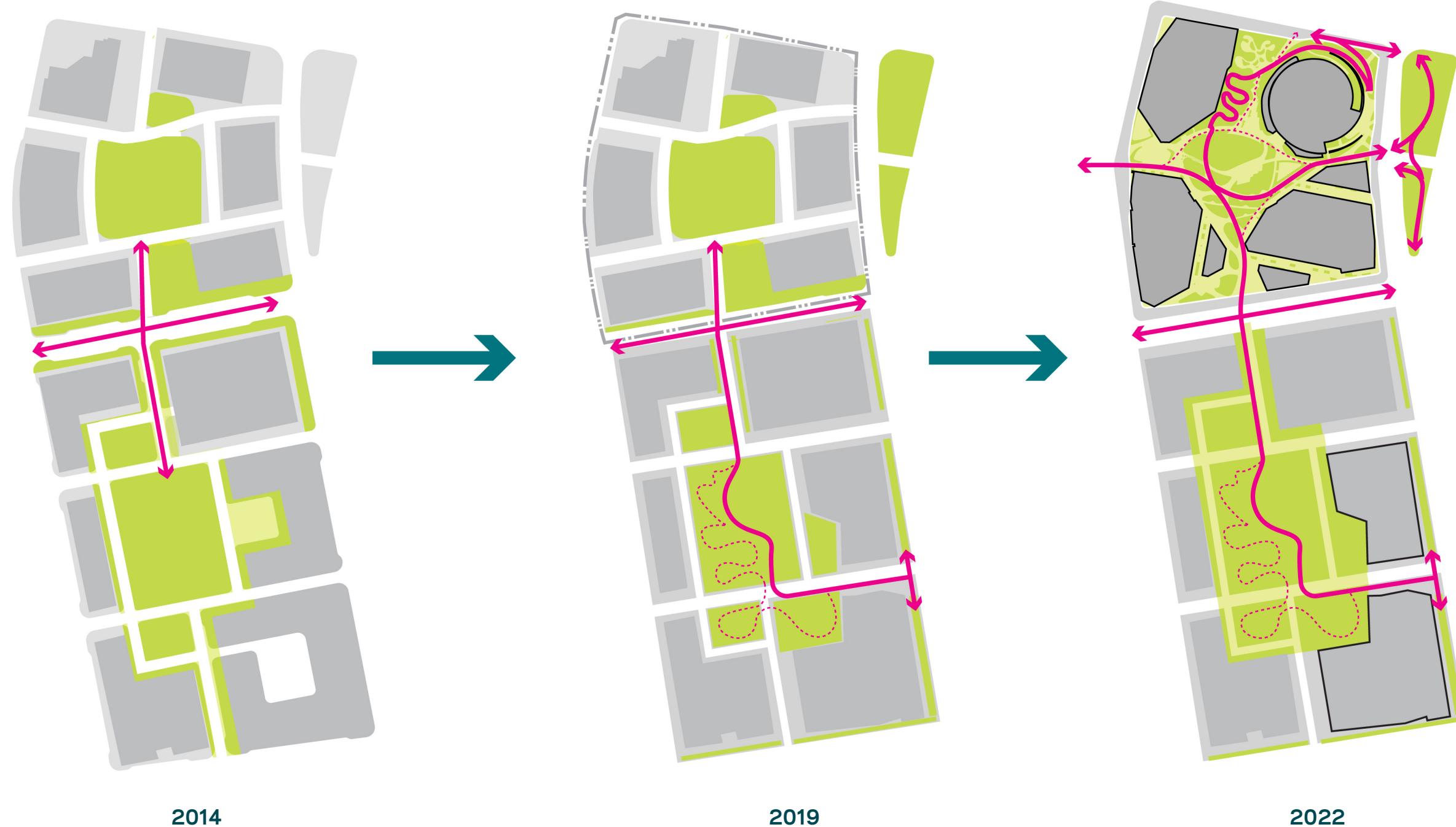
LIVABILITY 22202 ACTION PLAN 2019



PENTAGON CITY SECTOR PLAN, 2022

Landscape Design

Park Network Evolution

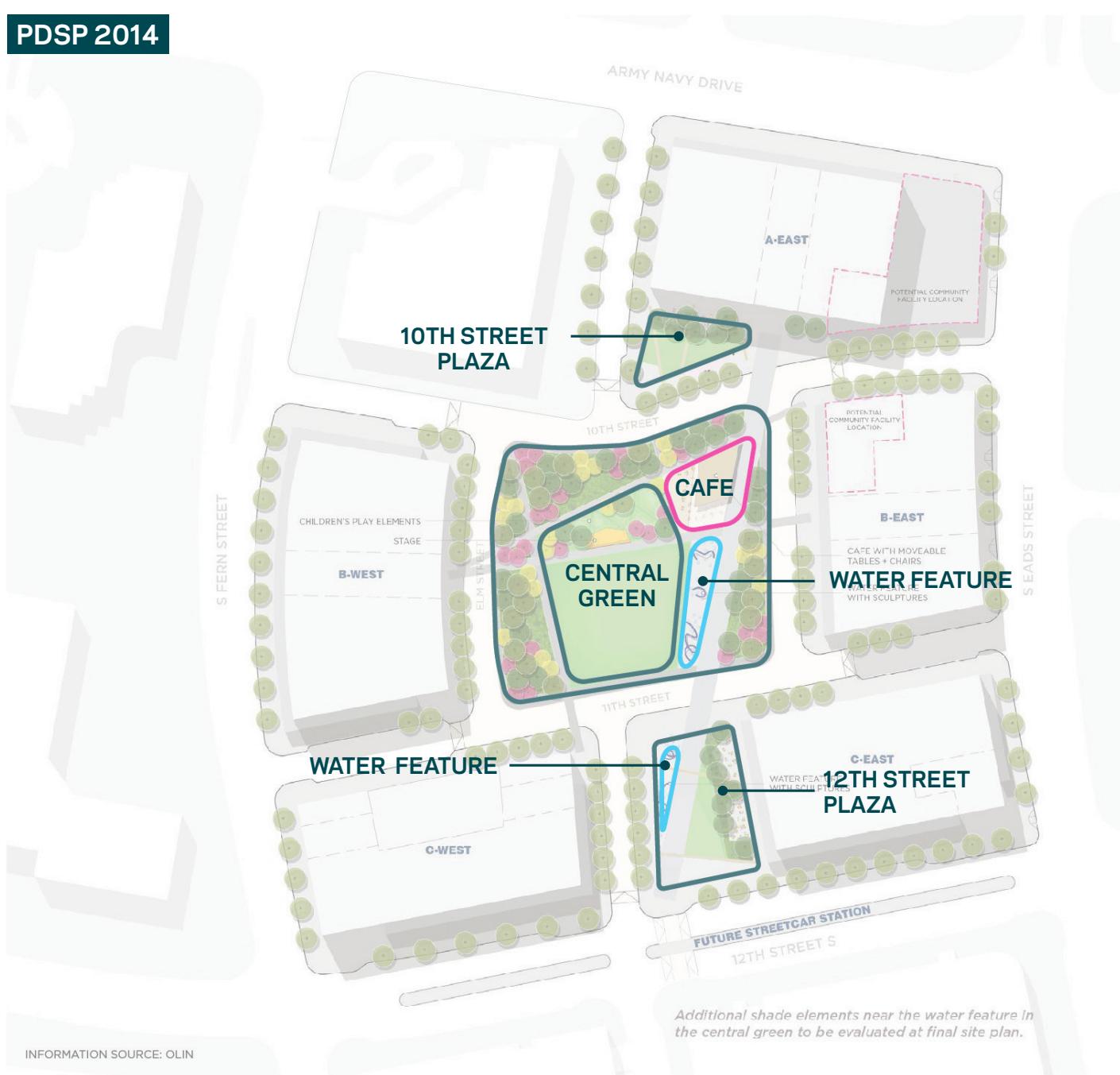


2014

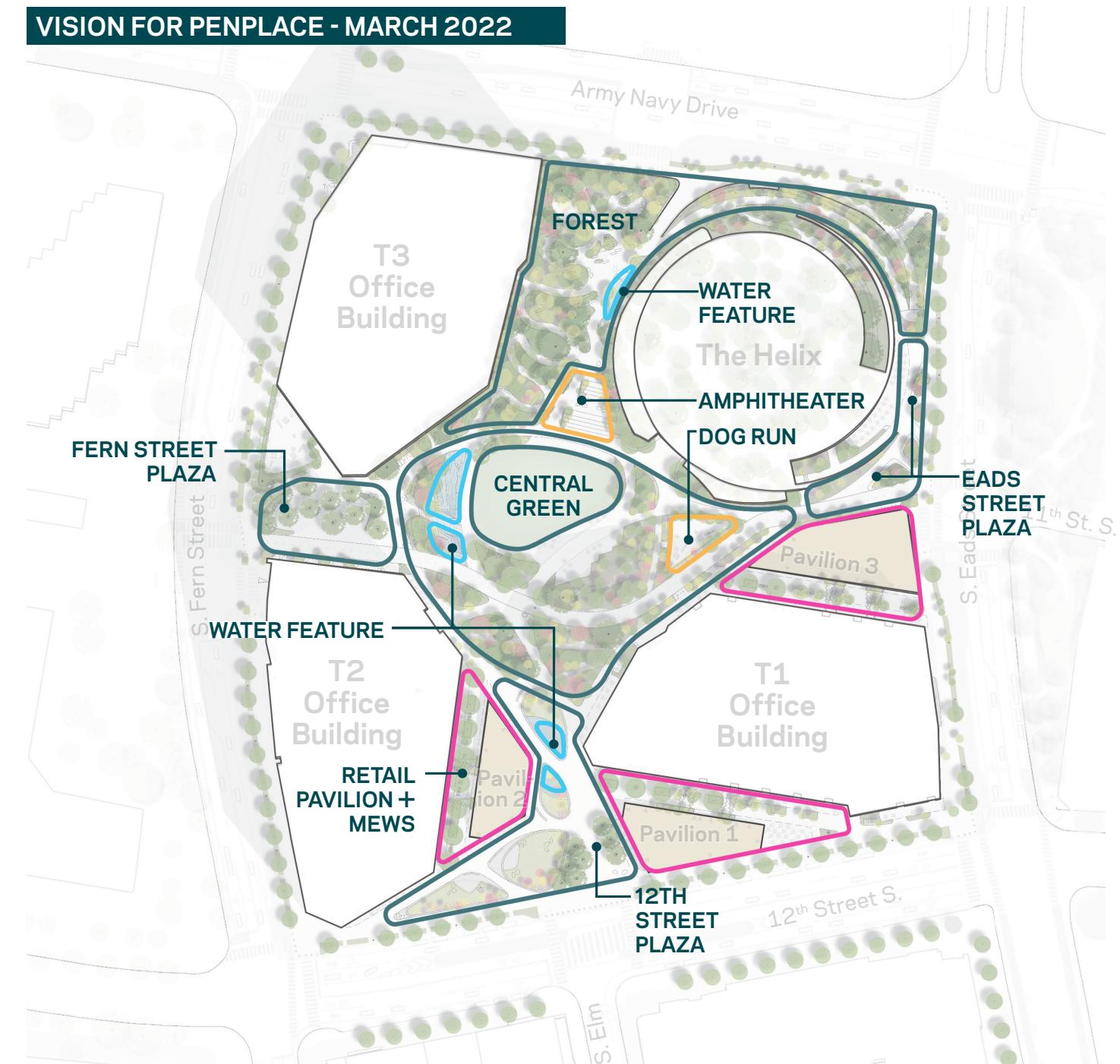
2019

2022

PDSP 2014

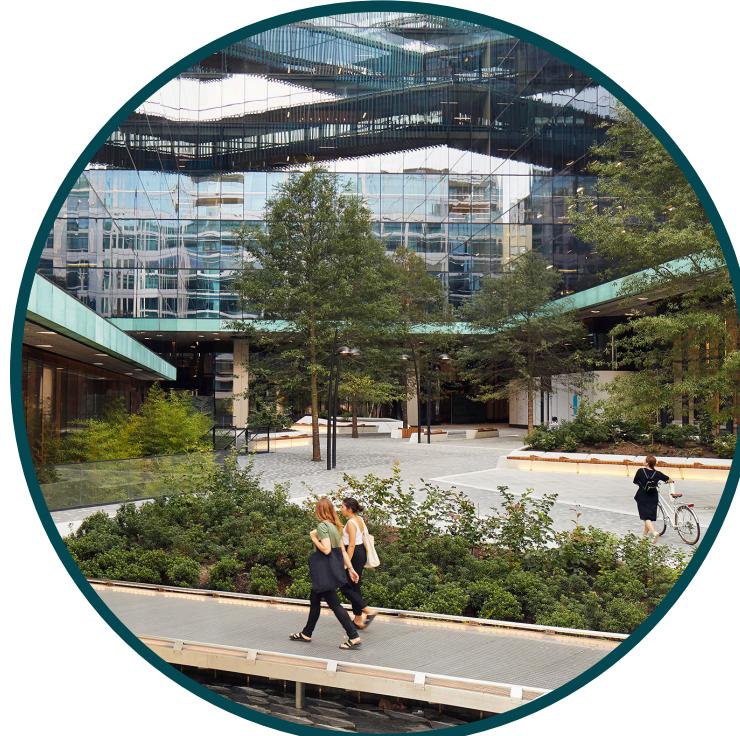
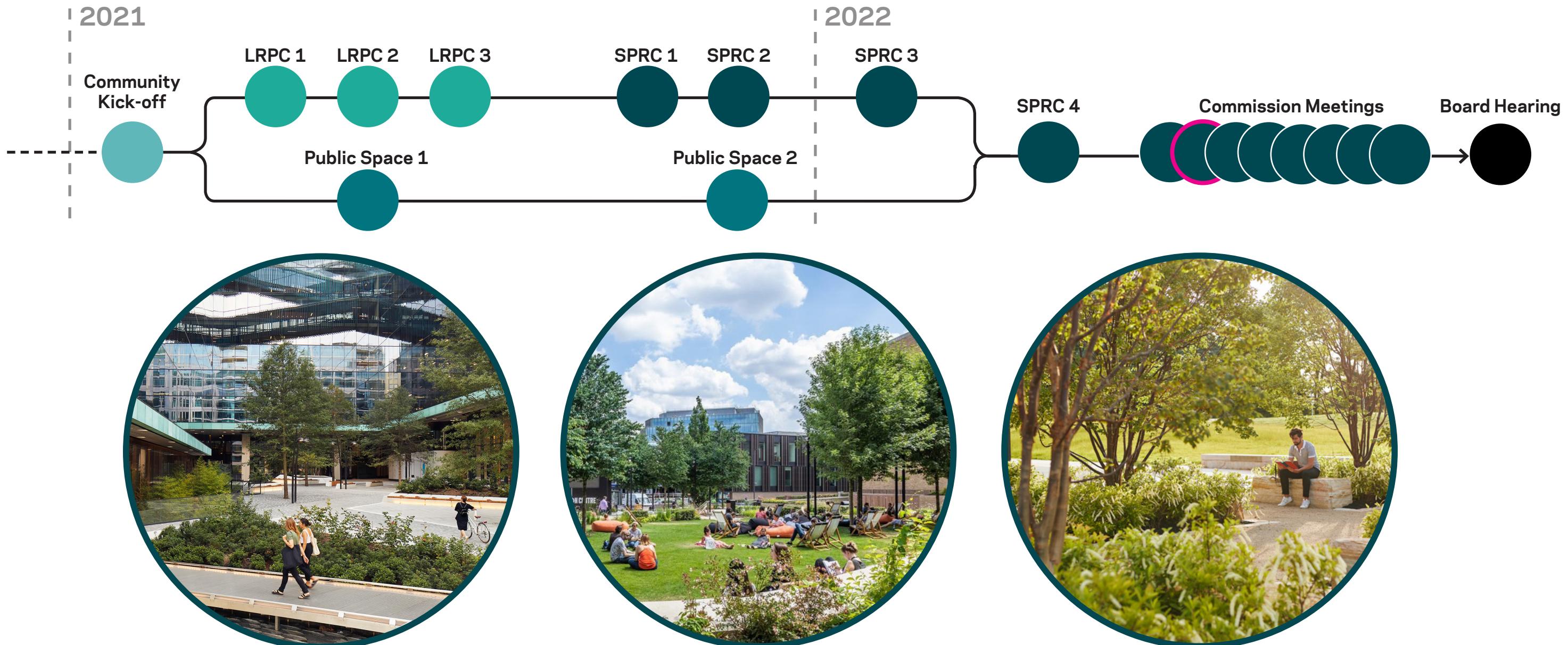


VISION FOR PENPLACE - MARCH 2022



Landscape Design

Public Space Engagements



CIRCULATION

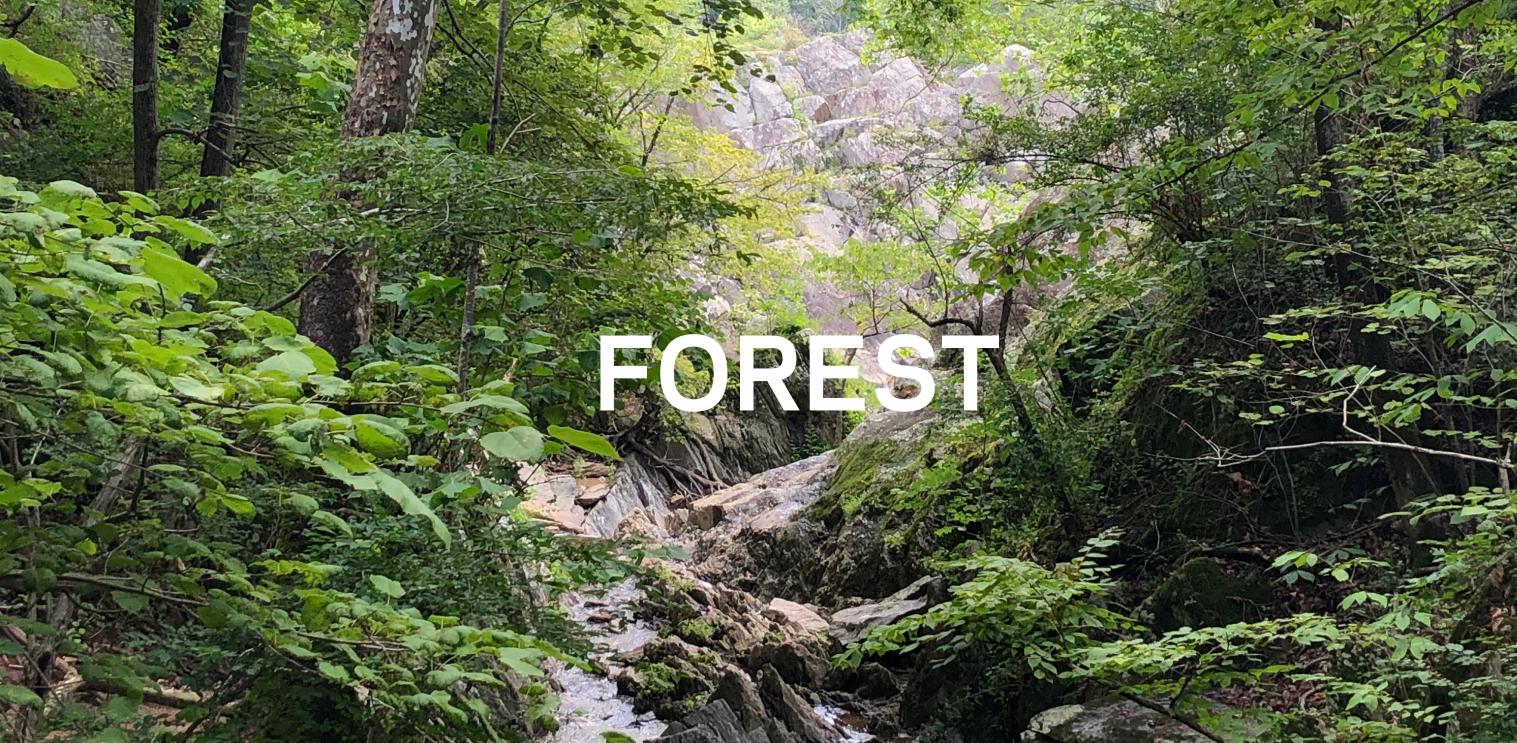


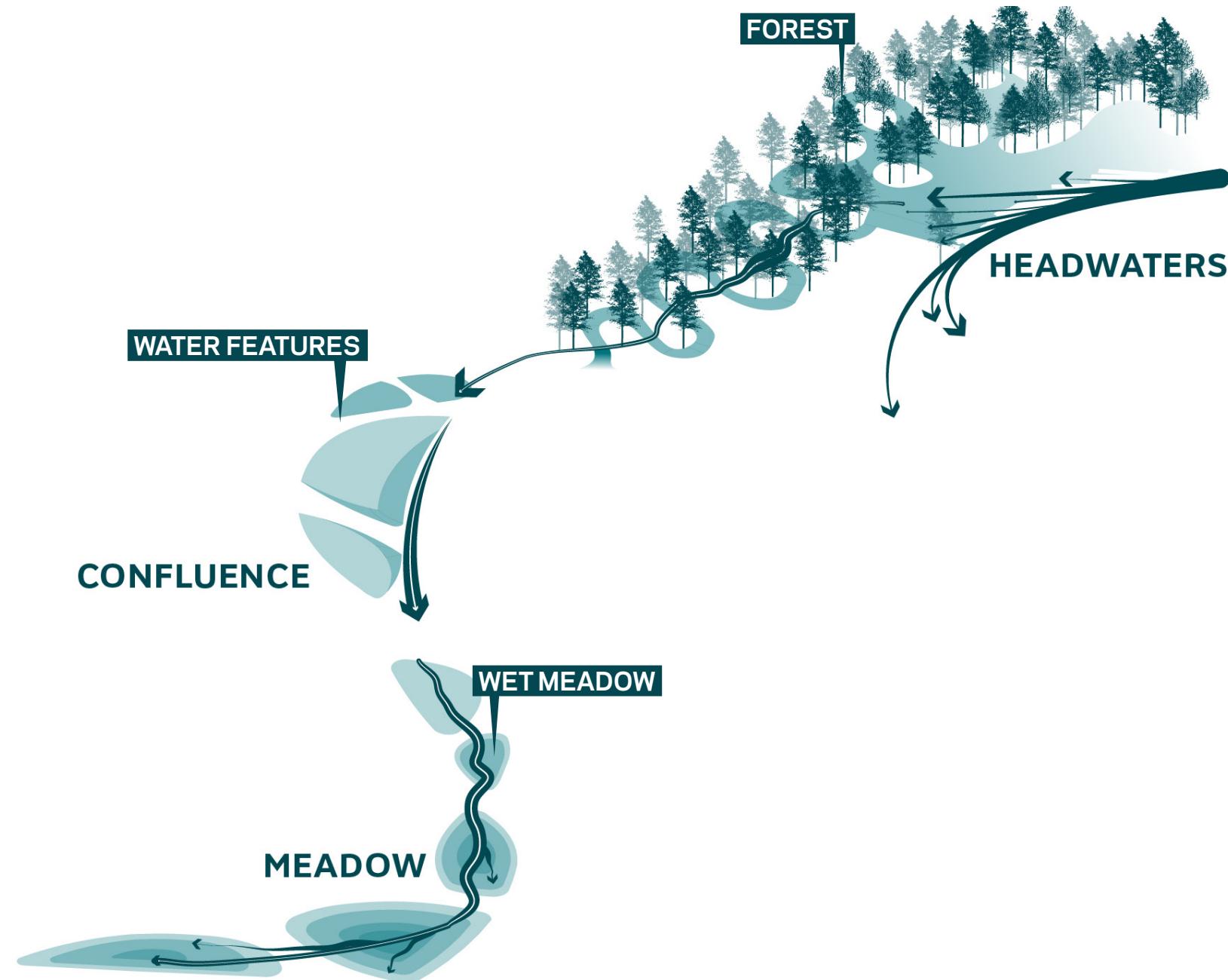
PUBLIC PROGRAMMING +
ACTIVATION

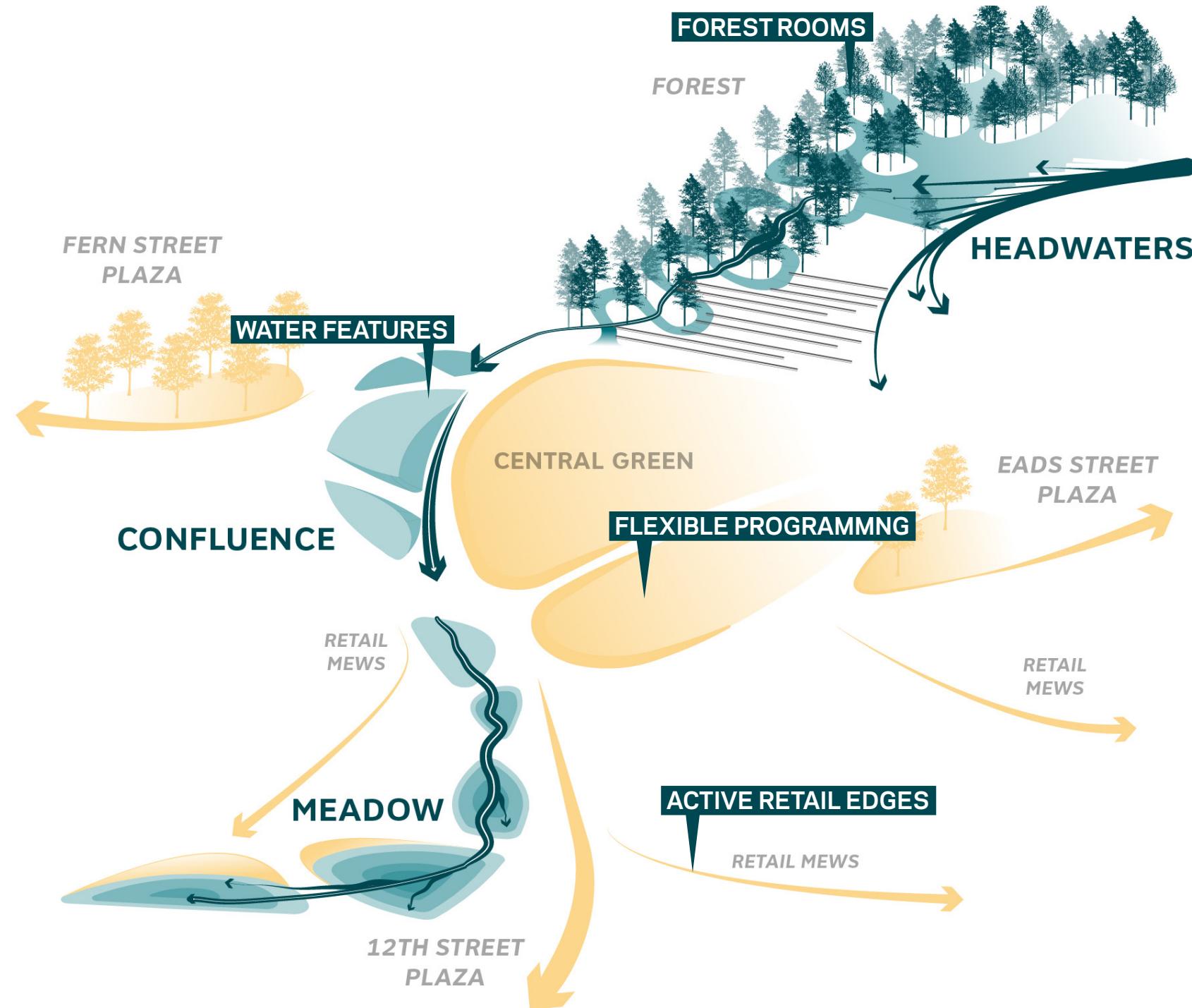


NATURE

PUBLIC PARK EASEMENT - 2.5 ACRES**MAY 2021****PUBLIC PARK EASEMENT - 2.75 ACRES****MARCH 2022**



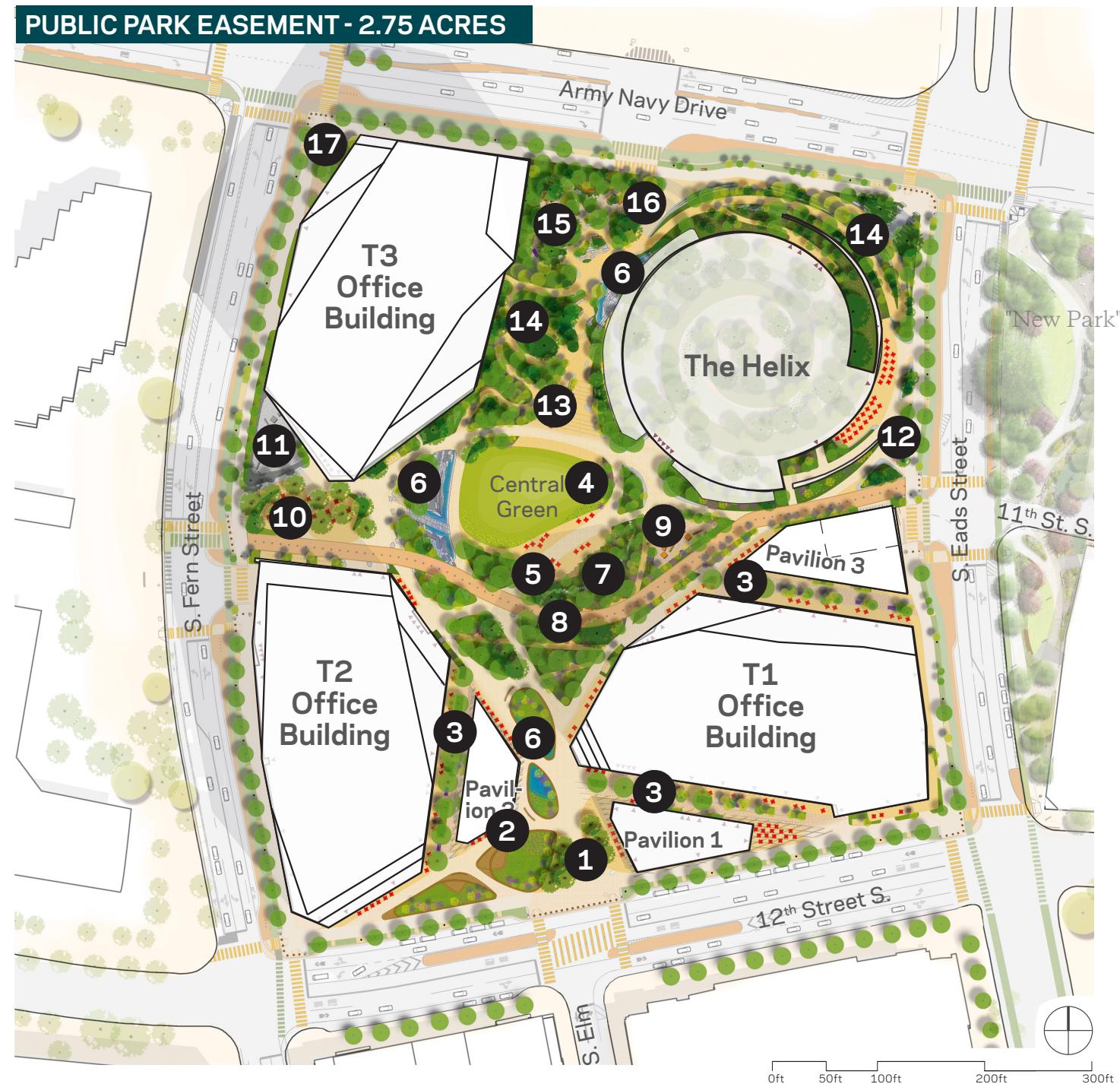


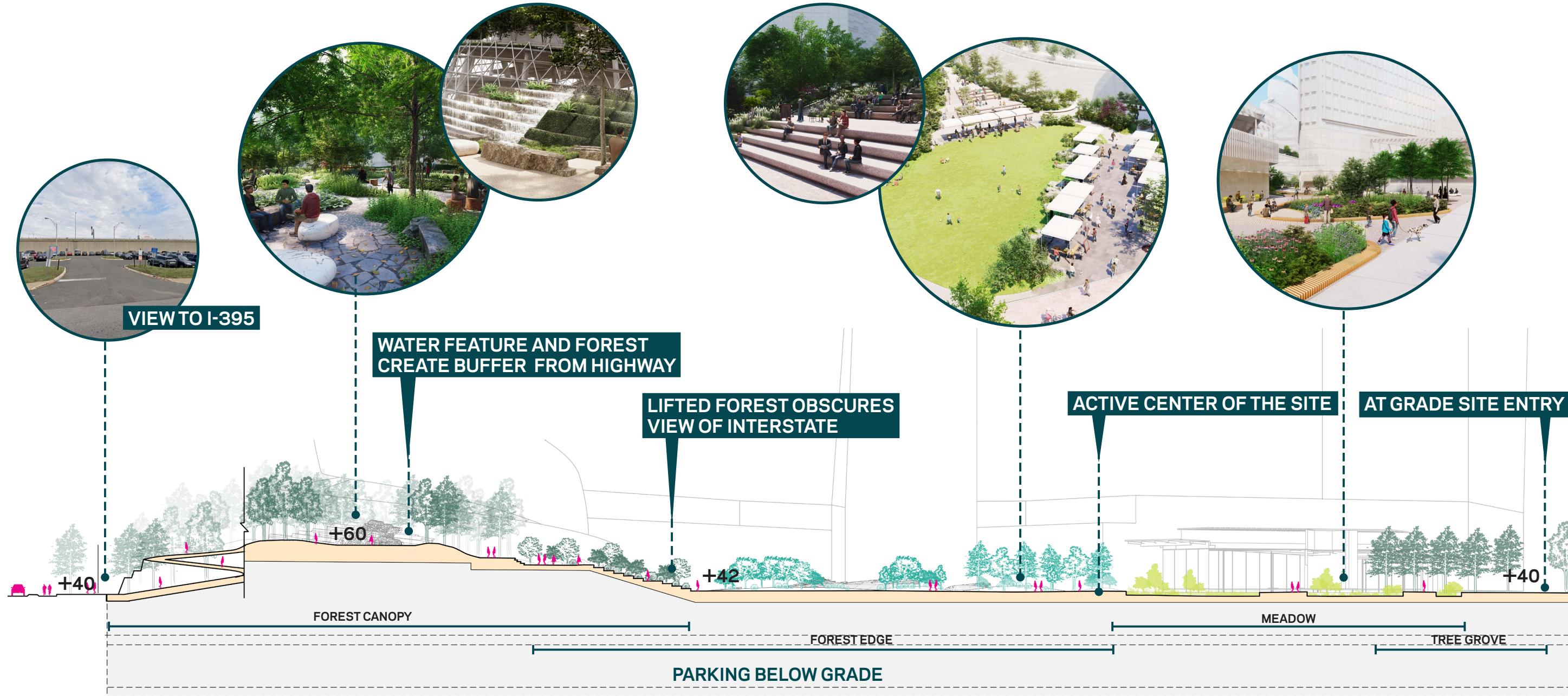


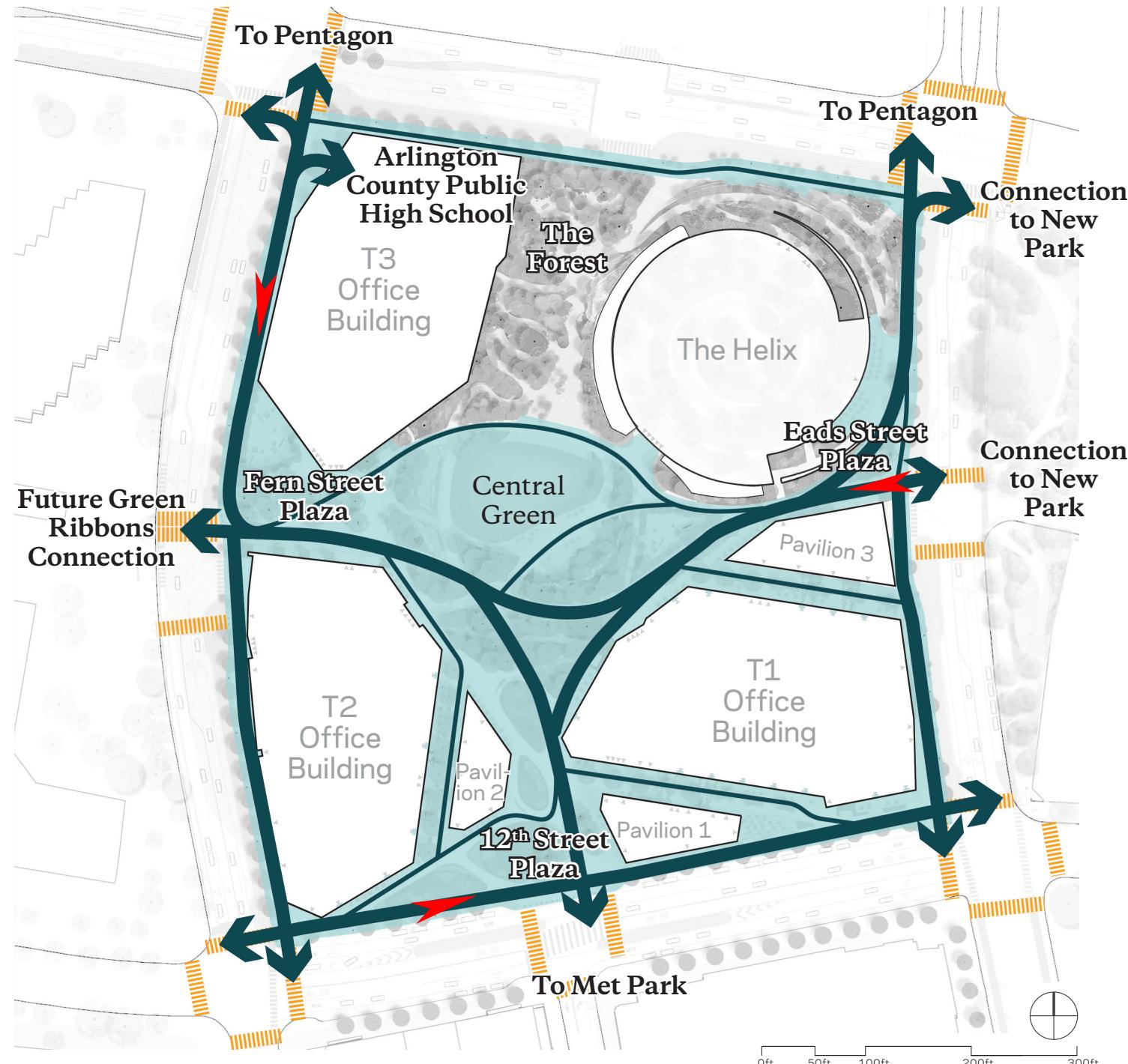
Landscape Design

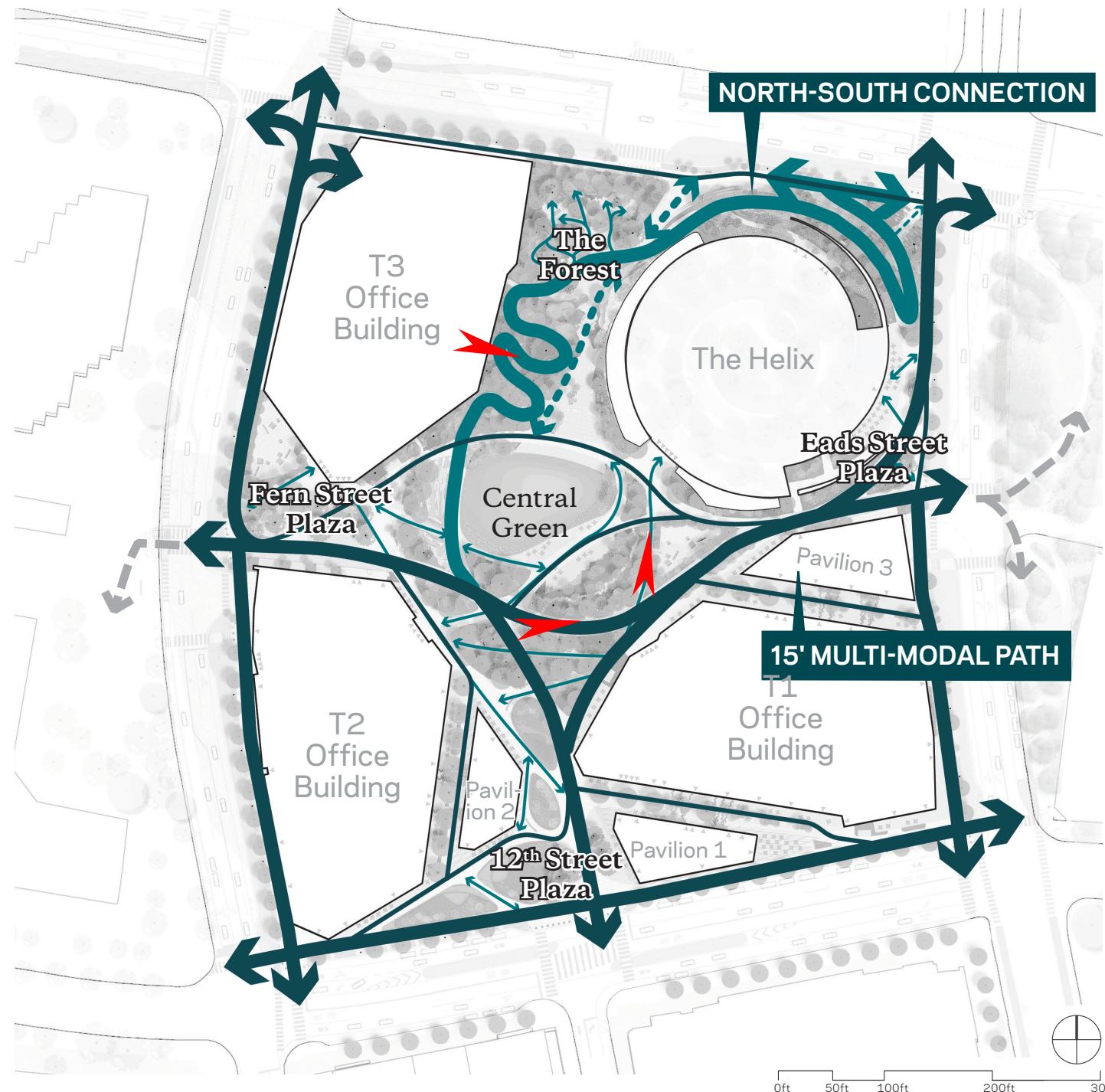
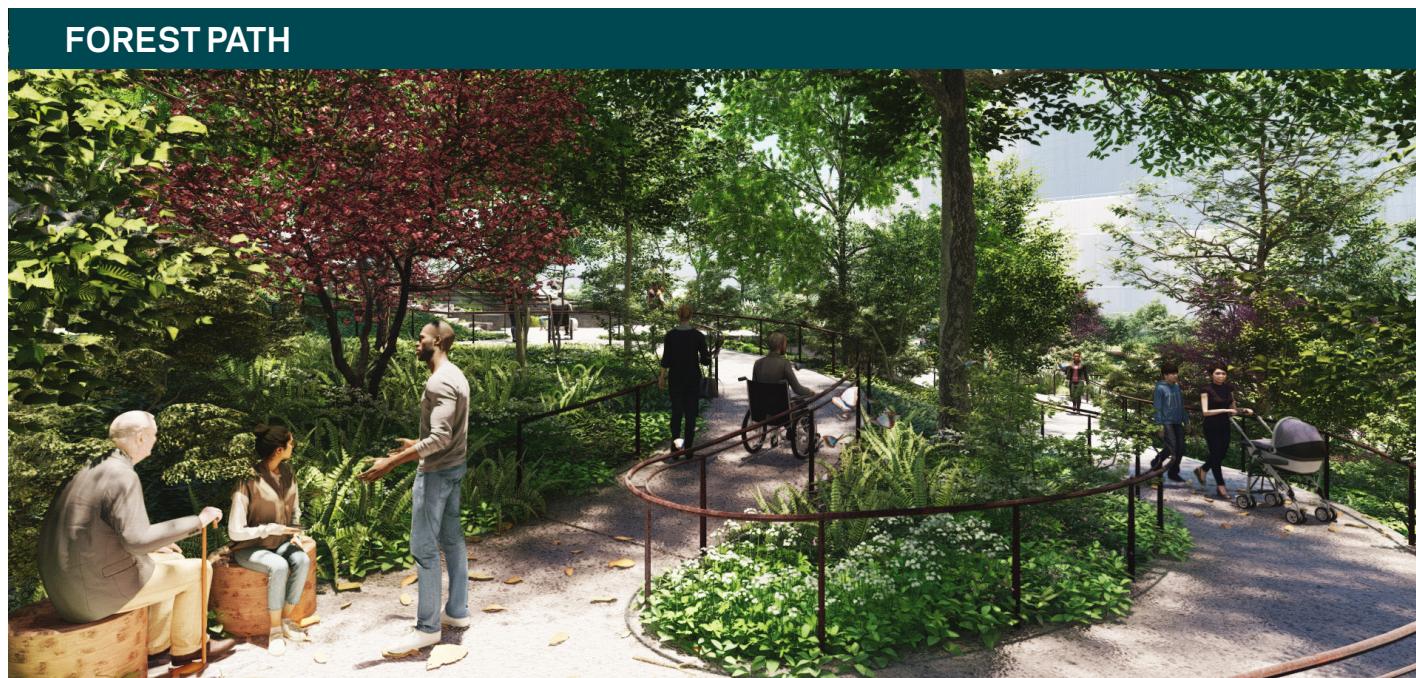
Program Areas

- 1 - 12TH STREET PLAZA
- 2 - MEADOW
- 3 - RETAIL MEWS
- 4 - CENTRAL GREEN
- 5 - MARKET PROMENADE
- 6 - WATER FEATURE
- 7 - FOREST EDGE
- 8 - MULTI-MODAL PATH
- 9 - DOG RUN
- 10 - FERN STREET PLAZA
- 11 - CHILDCARE SPACE - PRIVATE FACILITY
- 12 - EADS STREET PLAZA
- 13 - AMPHITHEATER STEPS
- 14 - FOREST PATH
- 15 - FOREST ROOMS
- 16 - MID-BLOCK STAIR
- 17 - ACHS COURTYARD











CHESAPEAKE BAY PRESERVATION ORDINANCE MEASUREMENT STANDARDS

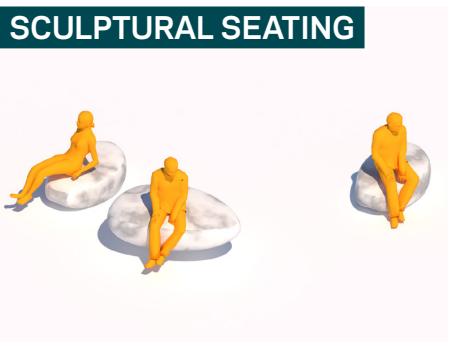
~21% coverage on legal lot of record

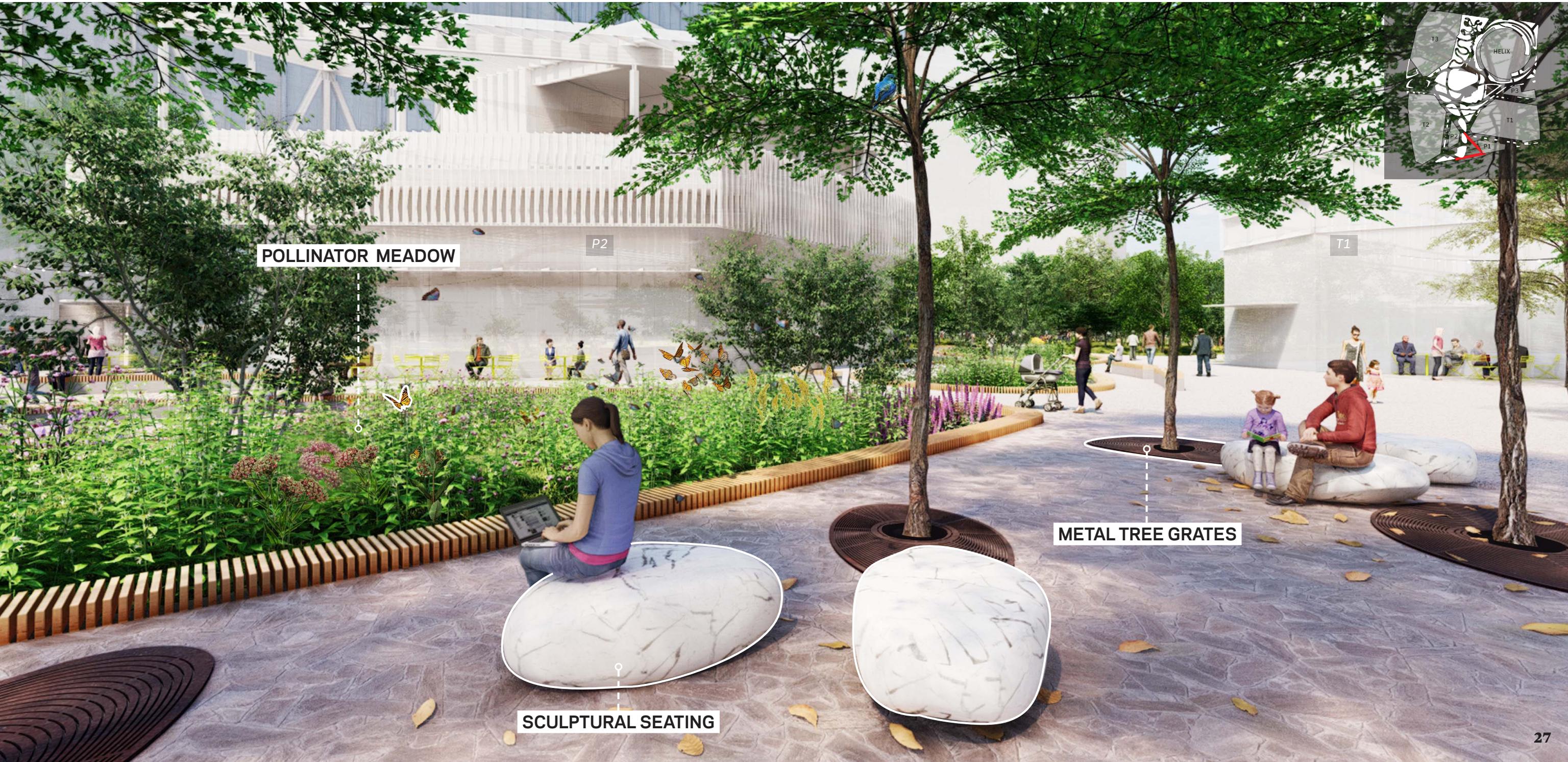
~46% coverage for public park easement



Landscape Design

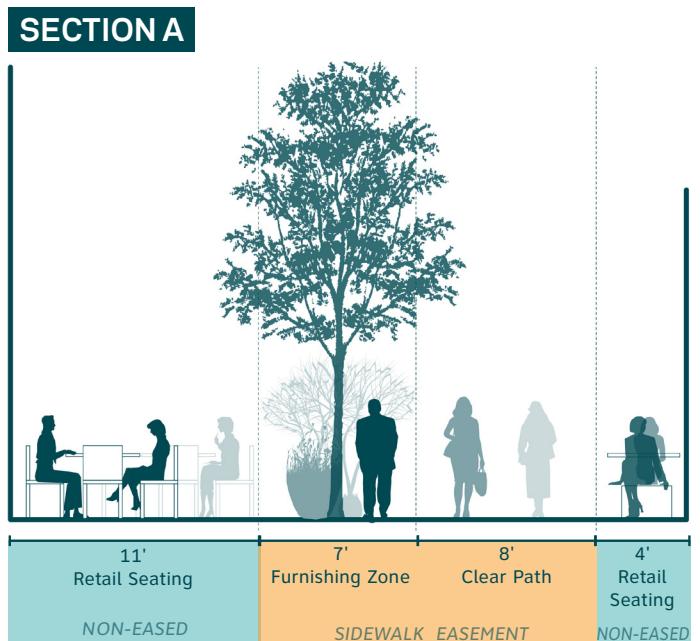
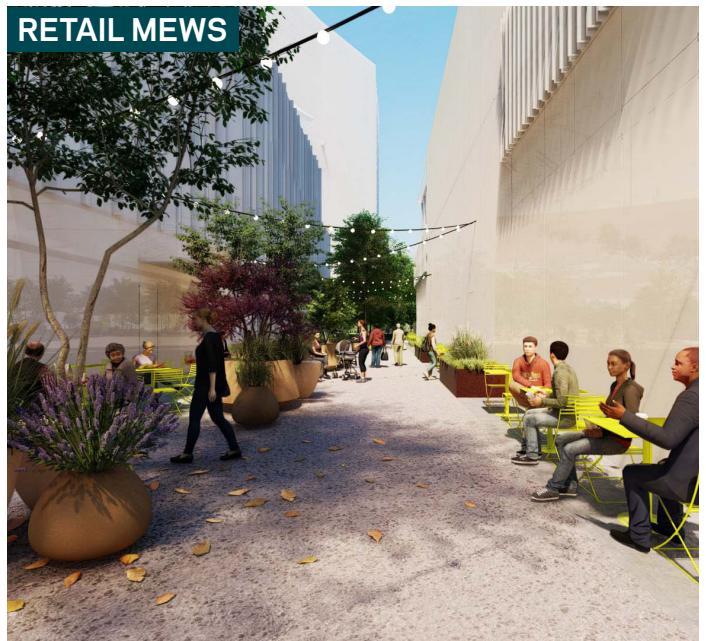
12th Street Plaza

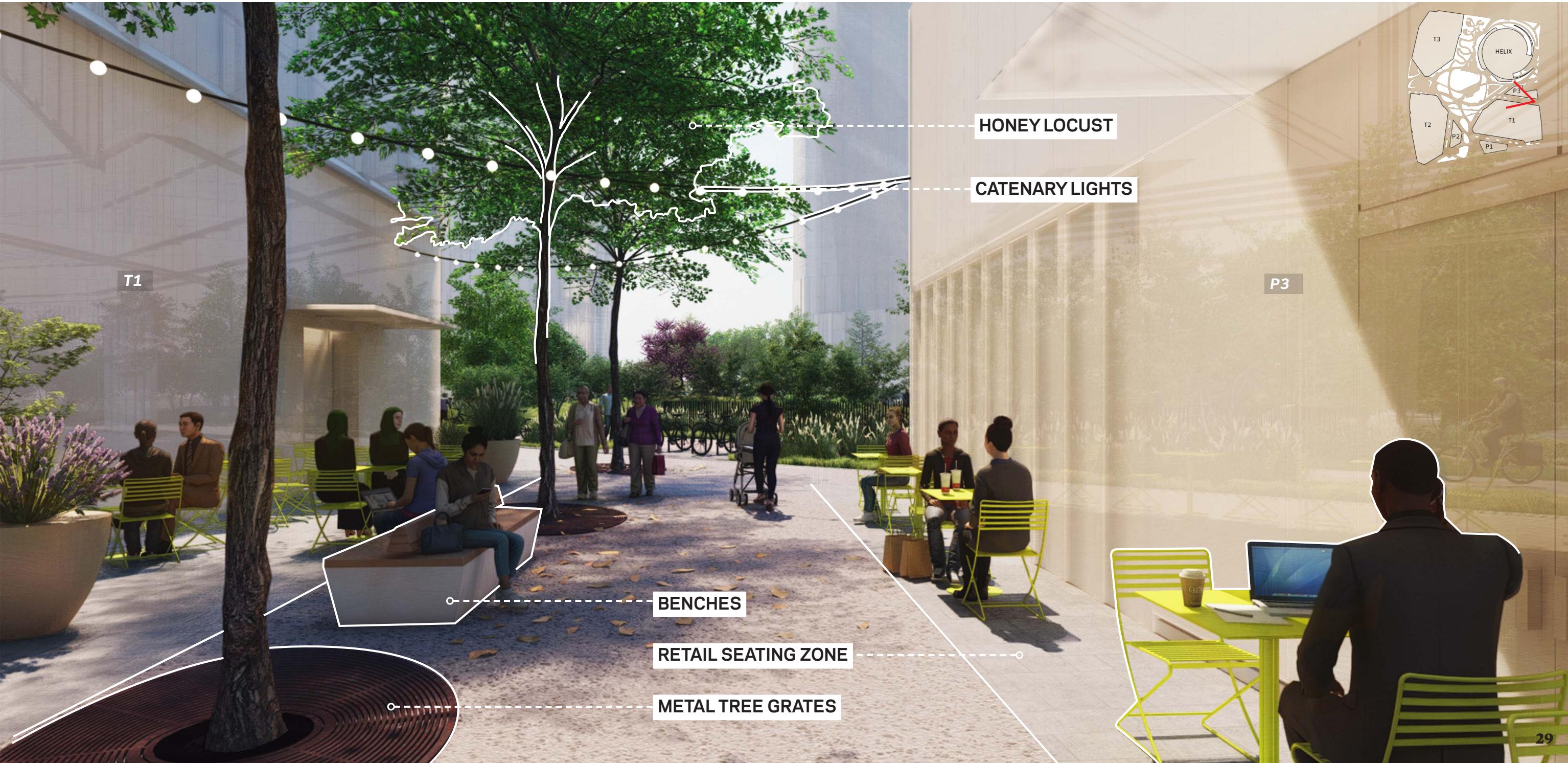




Landscape Design

Retail Mews: Typical Sections





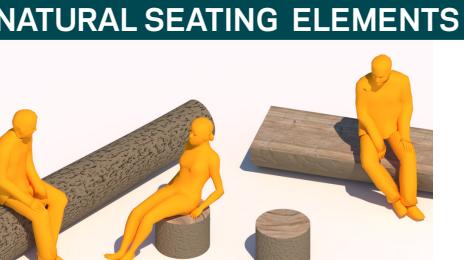
STACKED SEATING



DECORATIVE CONCRETE



NATURAL SEATING ELEMENTS



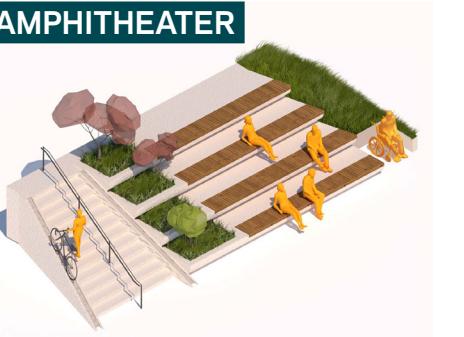
FOUNTAIN STONE



WOOD



AMPHITHEATER



CENTRAL GREEN



THE HELIX

AMPHITHEATER

CENTRAL GREEN
LOUNGING, PICNICKING,
CASUAL RECREATION

T1
DOG RUN

DECORATIVE
WATER
FEATURE
T2

MARKET PROMENADE
HIGH INTENSITY USE AREA,
FARMERS MARKET, WINTER
MARKET, ART, FLEXIBLE
SEATING, POP-UP EVENTS

Landscape Design

Central Green Everyday Use

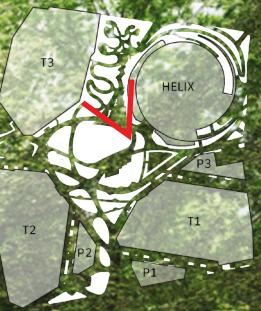


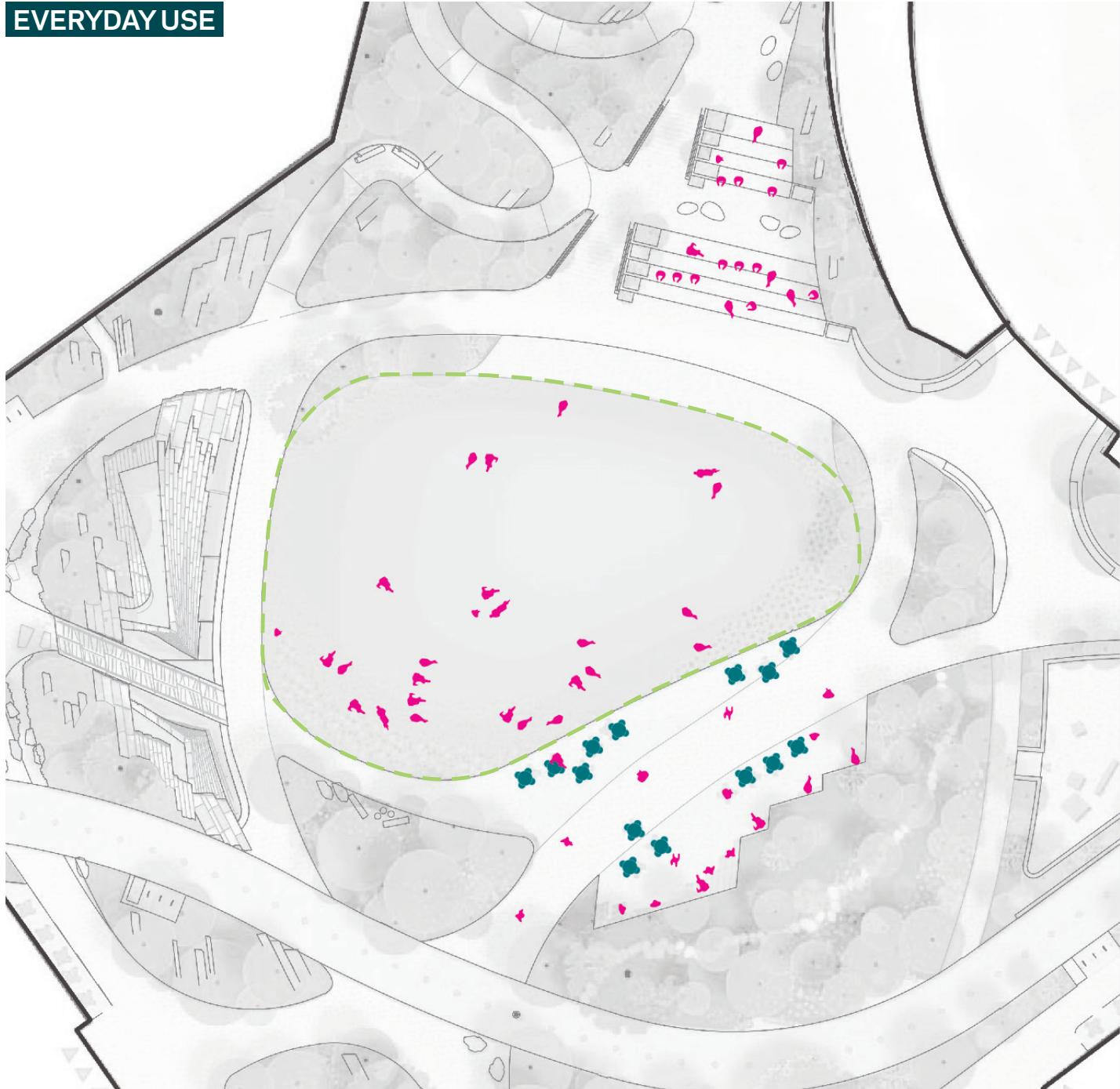
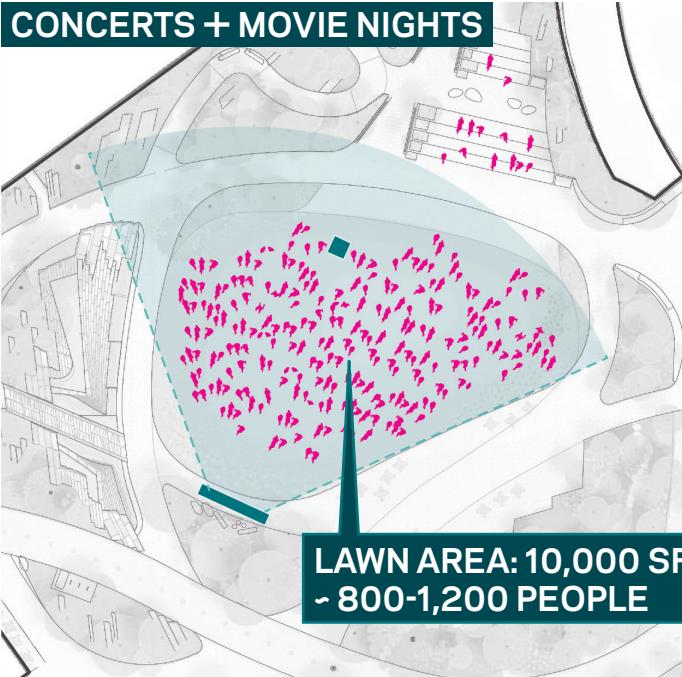
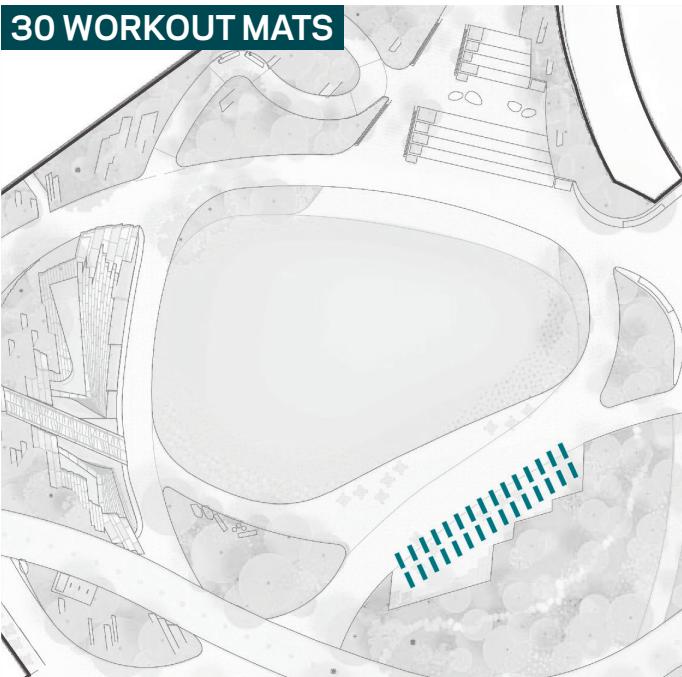
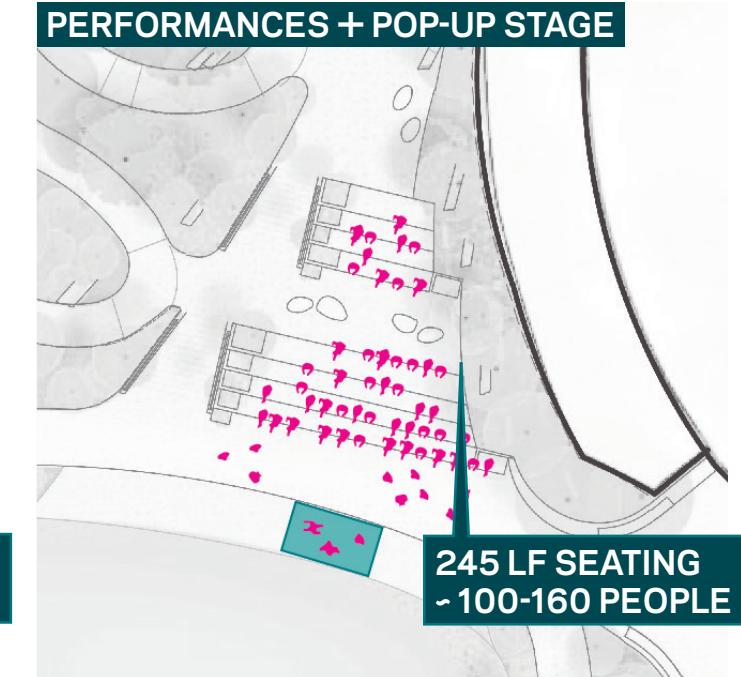
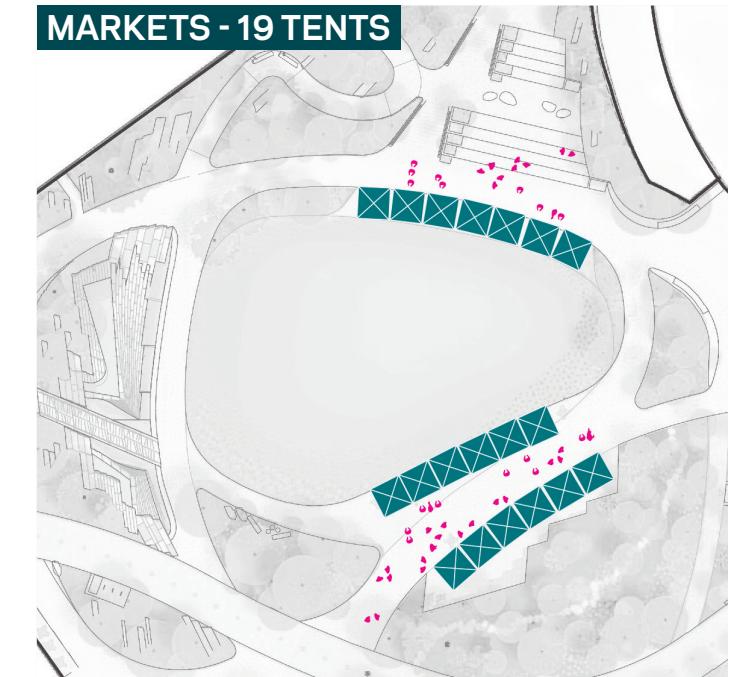
'I look forward to a fun, vibrant new public space with calming areas to relax. Please use the space well by establishing some regular event planning for all ages.'

- Public Space 01 Feedback







EVERYDAY USE**CONCERTS + MOVIE NIGHTS****30 WORKOUT MATS****PERFORMANCES + POP-UP STAGE****MARKETS - 19 TENTS**







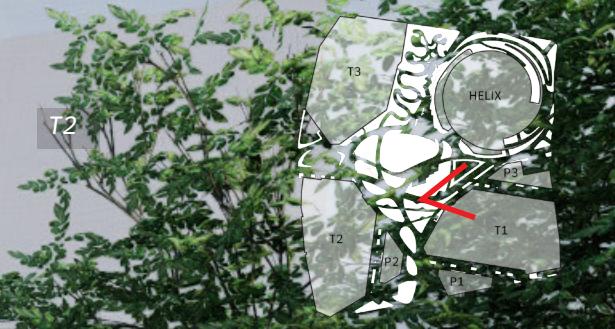
Landscape Design

Multi-Modal Path at Central Green



Landscape Design

Multi-Modal Path at Central Green



Landscape Design

Multi-Modal Path at Dog Run



Landscape Design

Multi-Modal Path at Pavilion 3

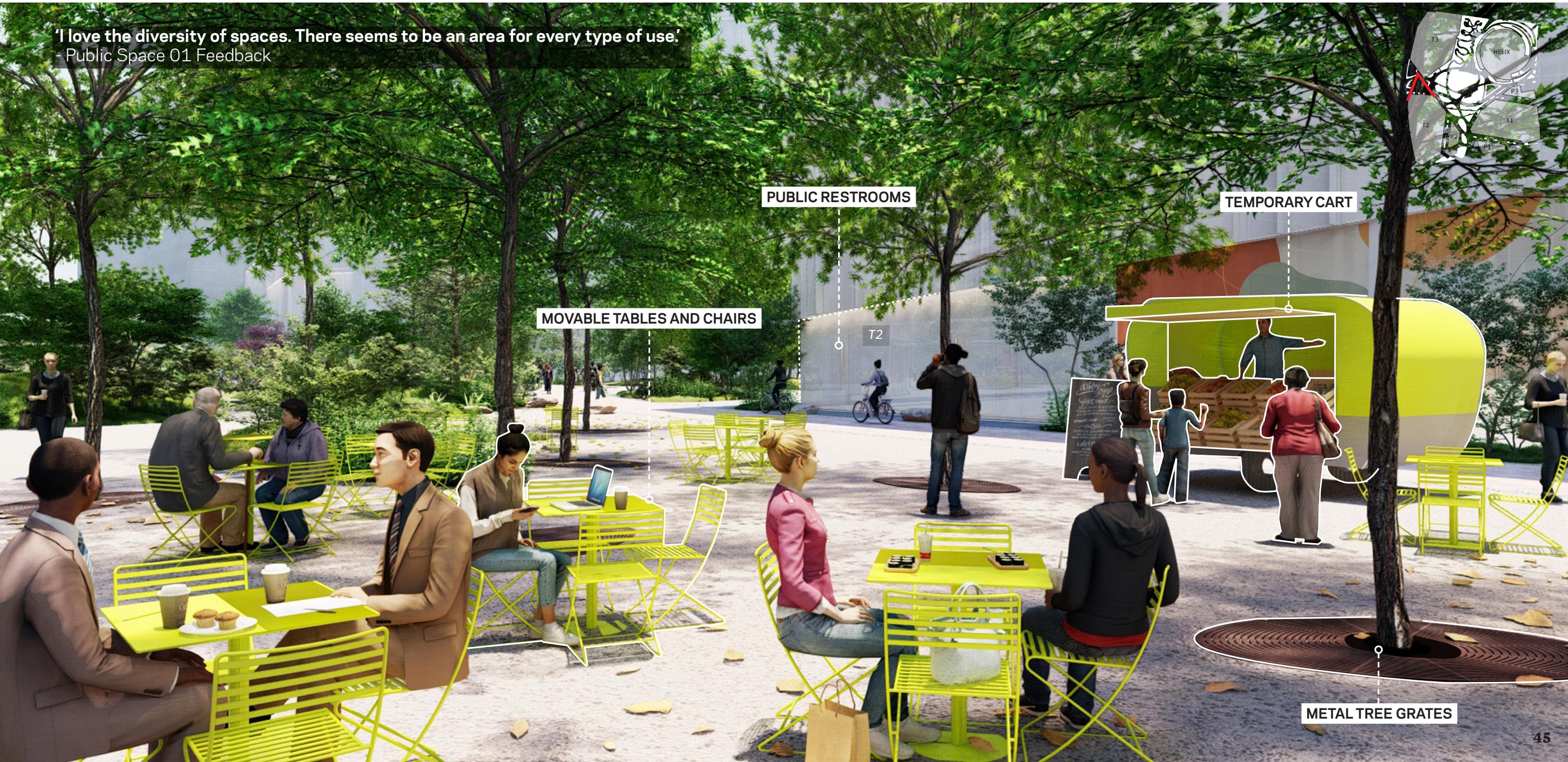


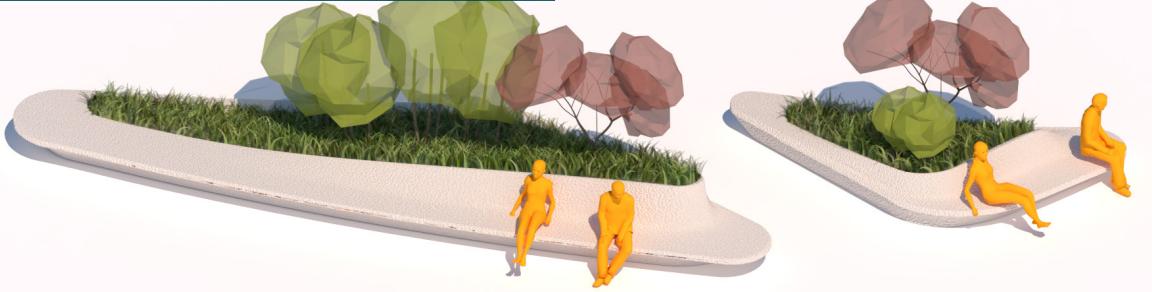
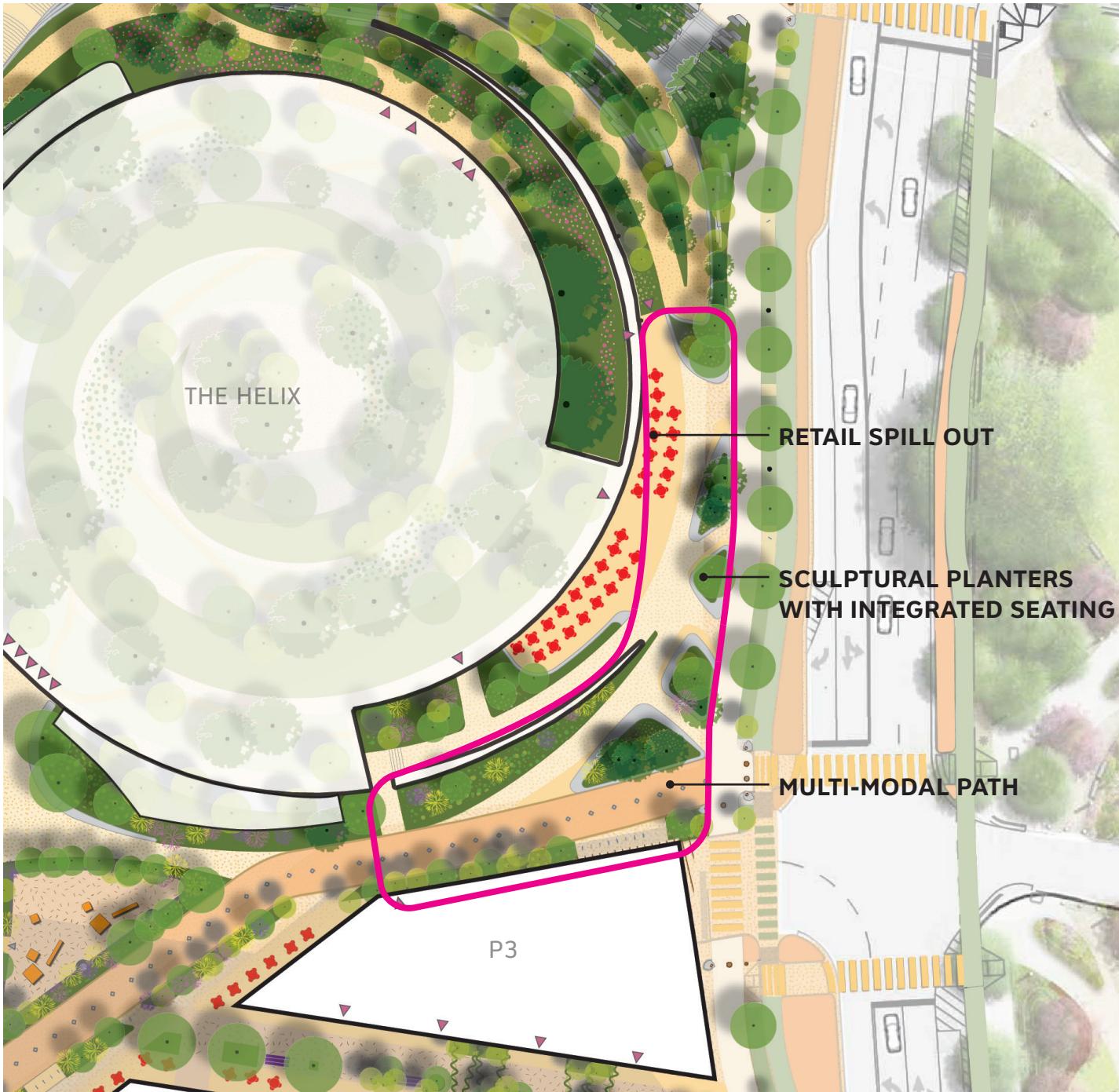


Landscape Design

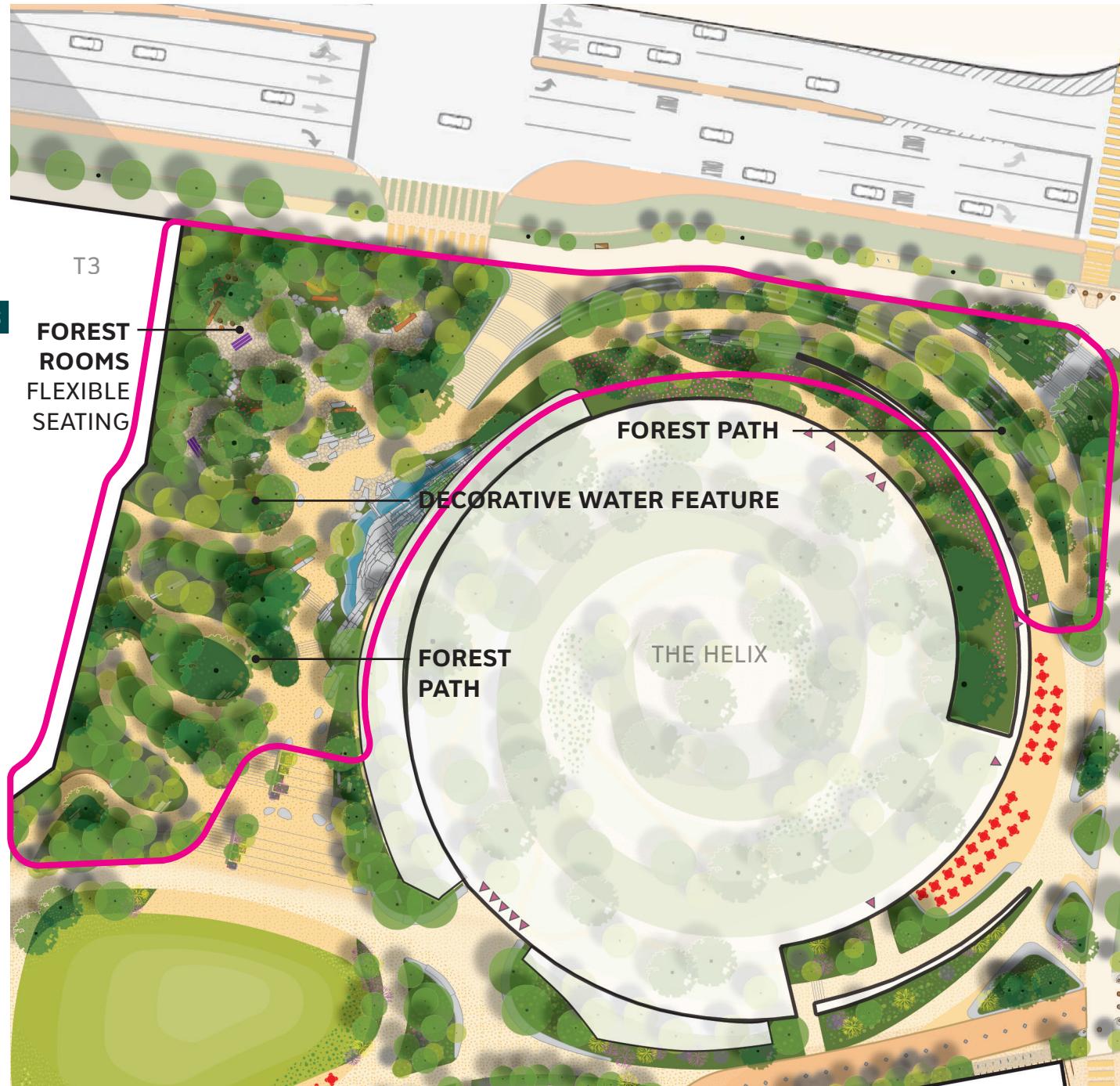
Fern Street Plaza





RAISED PLANTER WITH INTEGRATED SEATING**MULTI-MODAL PATH****DECORATIVE CONCRETE****BIKE AMENITIES****EADS STREET PLAZA**



SCULPTURAL SEATING**COMMUNAL TABLE****WOOD****LANDSCAPE STONE****FOUNTAIN STONE****NATURAL SEATING ELEMENTS****FOREST WALK**



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

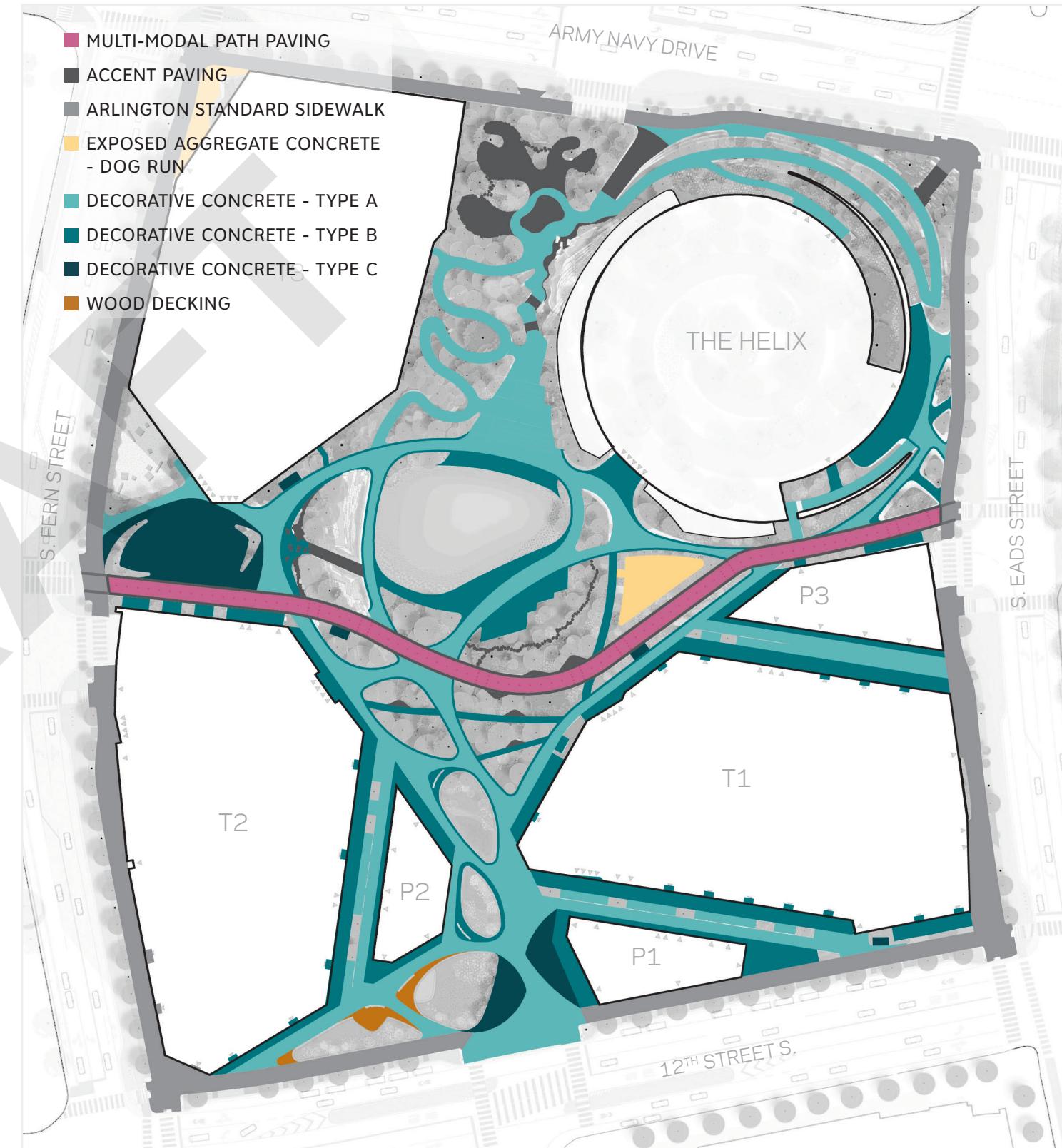
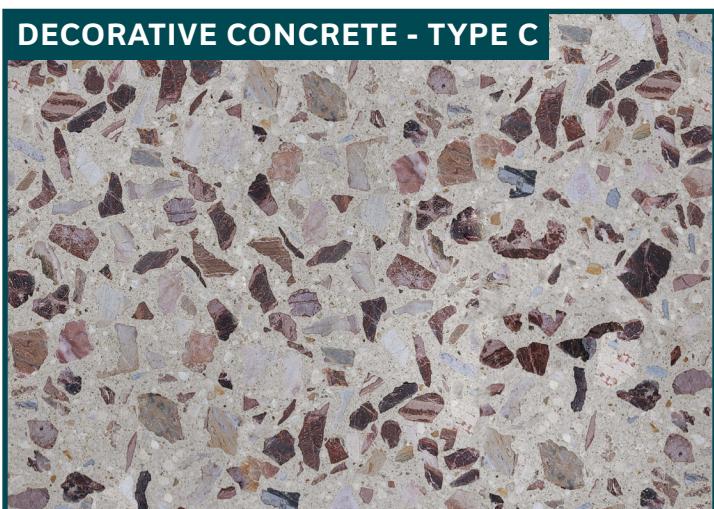
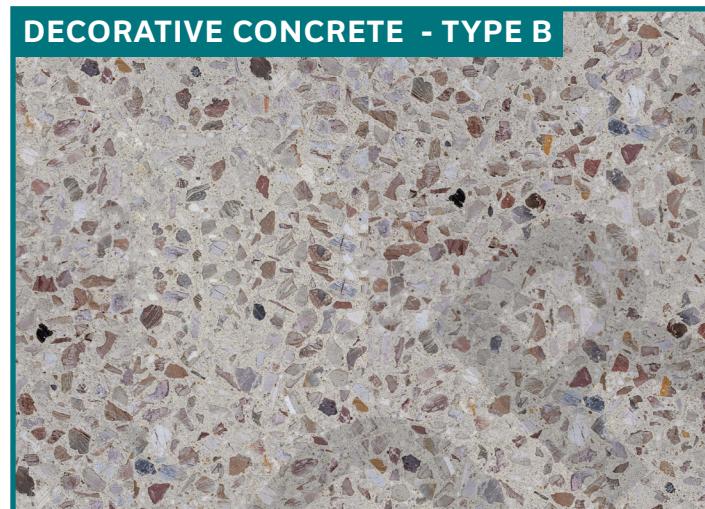
- Public Space 01 Feedback





Appendix

HARDSCAPE MATERIALS



SITE FURNISHINGS

amazon

nbbj

SCAPE

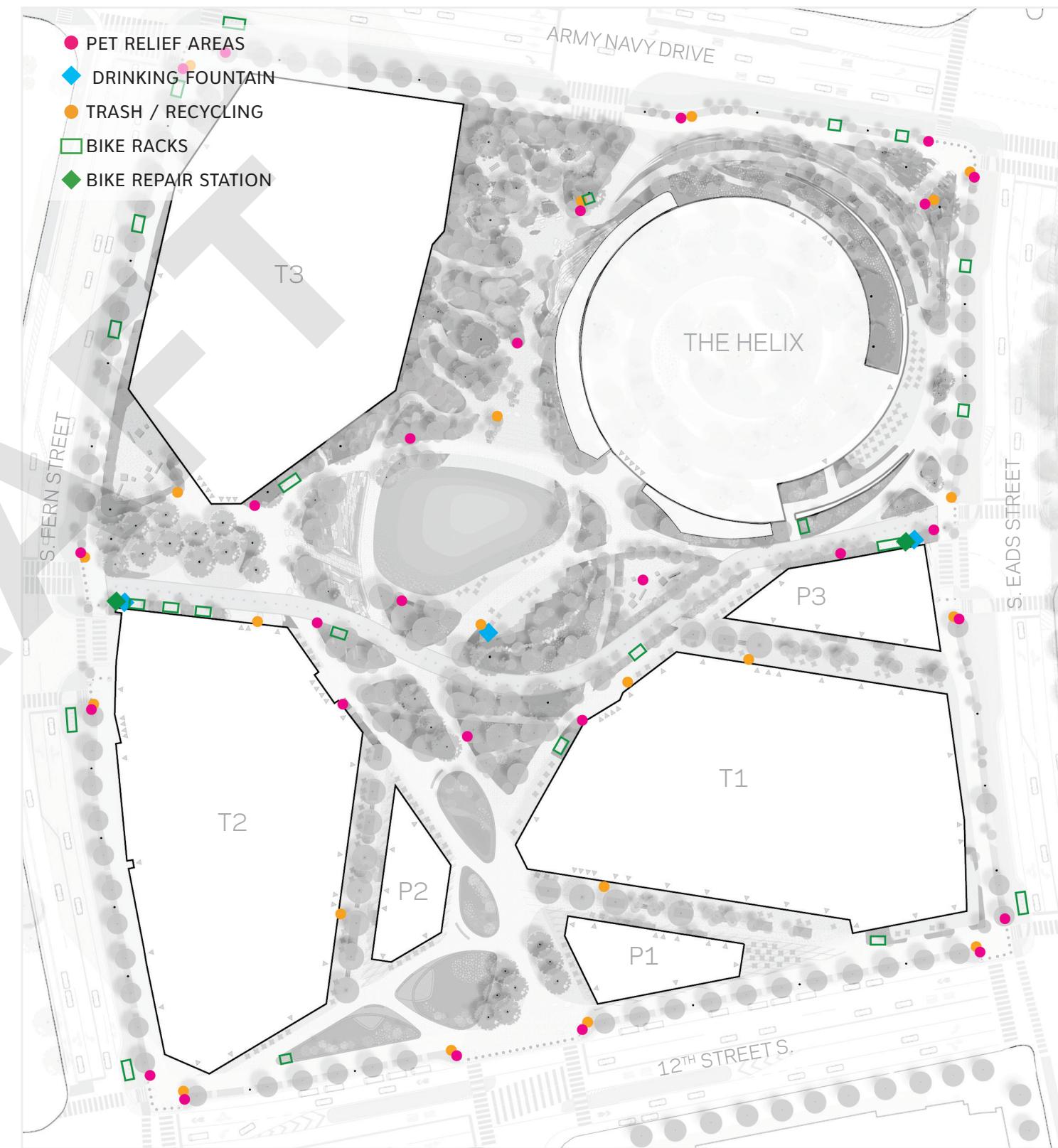
TRASH / RECYCLING



DRINKING FOUNTAIN



PET RELIEF AREAS

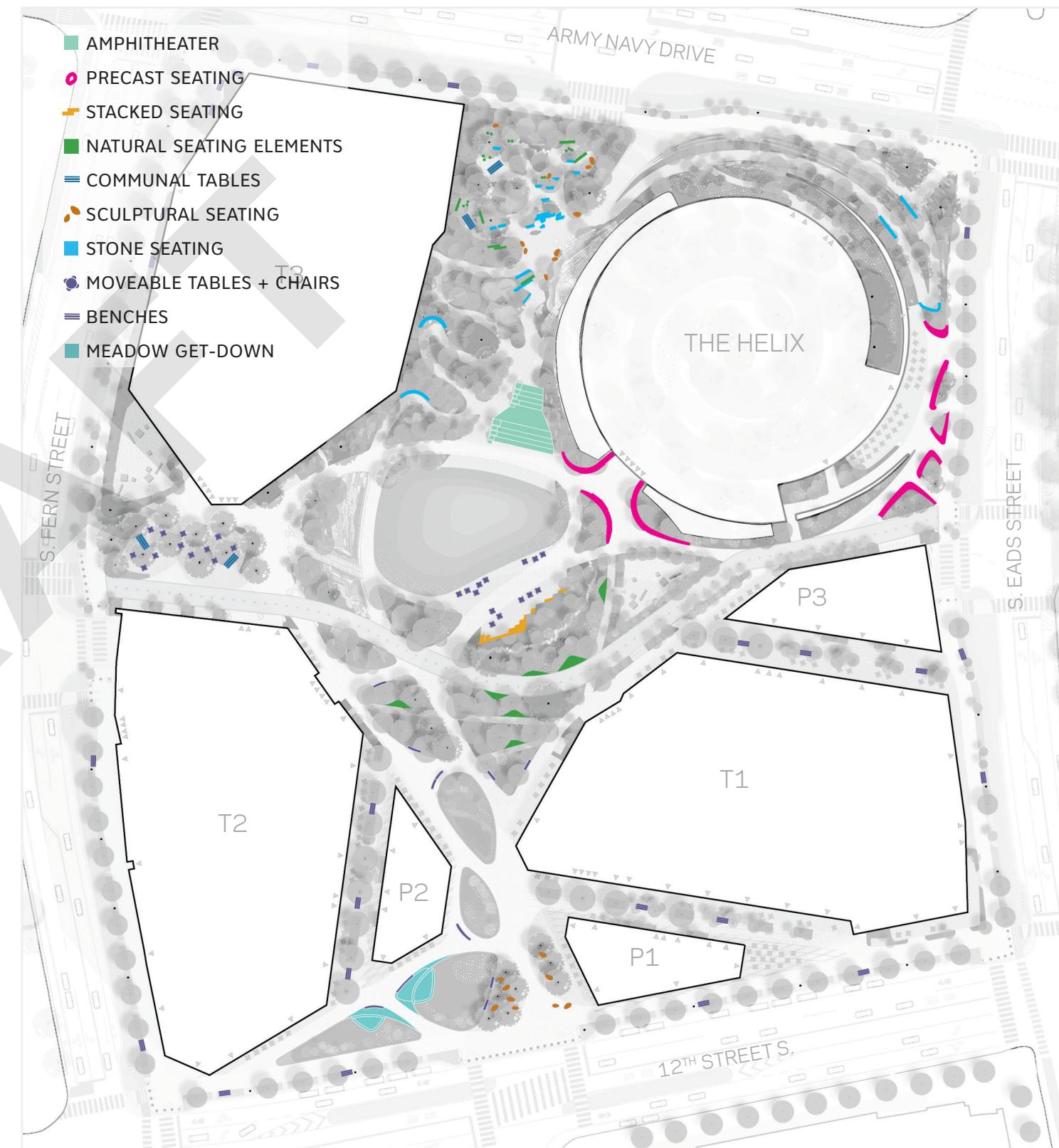
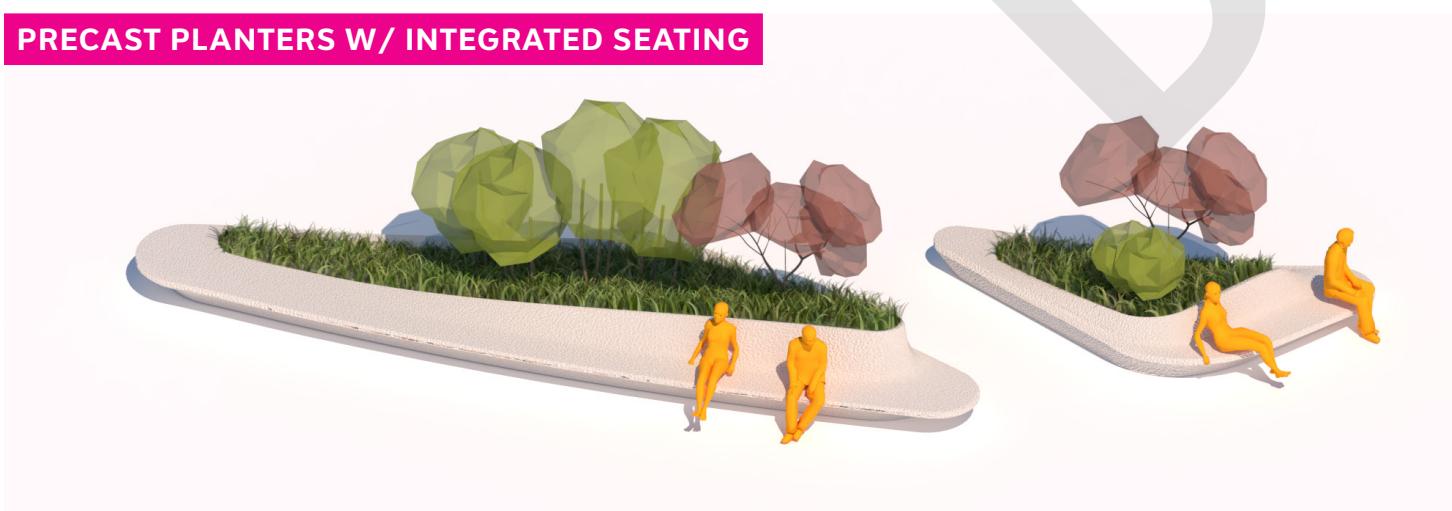
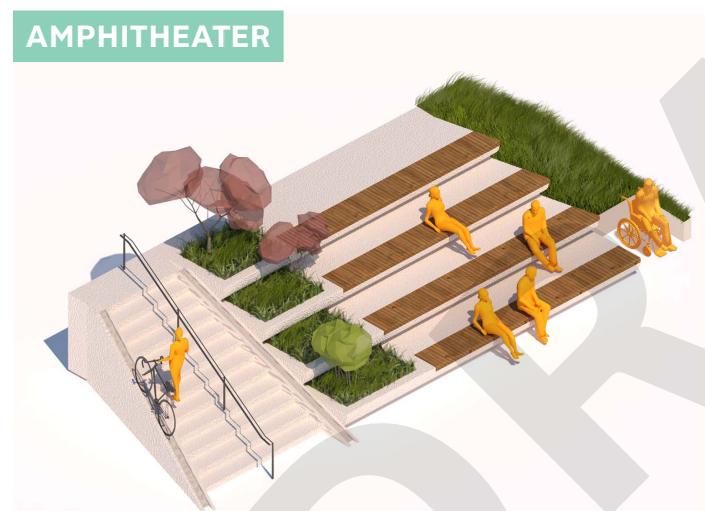
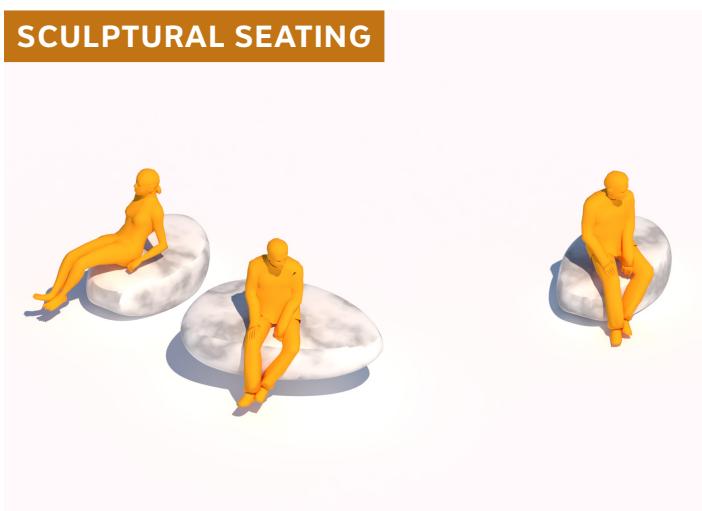
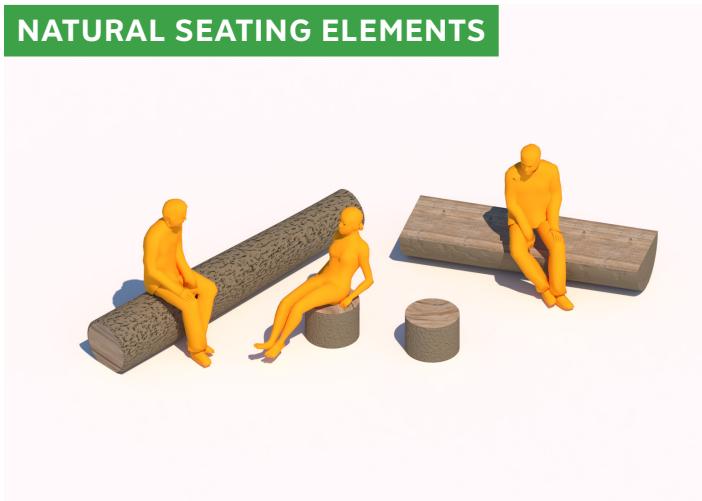


SEATING TYPOLOGIES

amazon

nbbj

SCAPE



LIGHTING STRATEGY

