

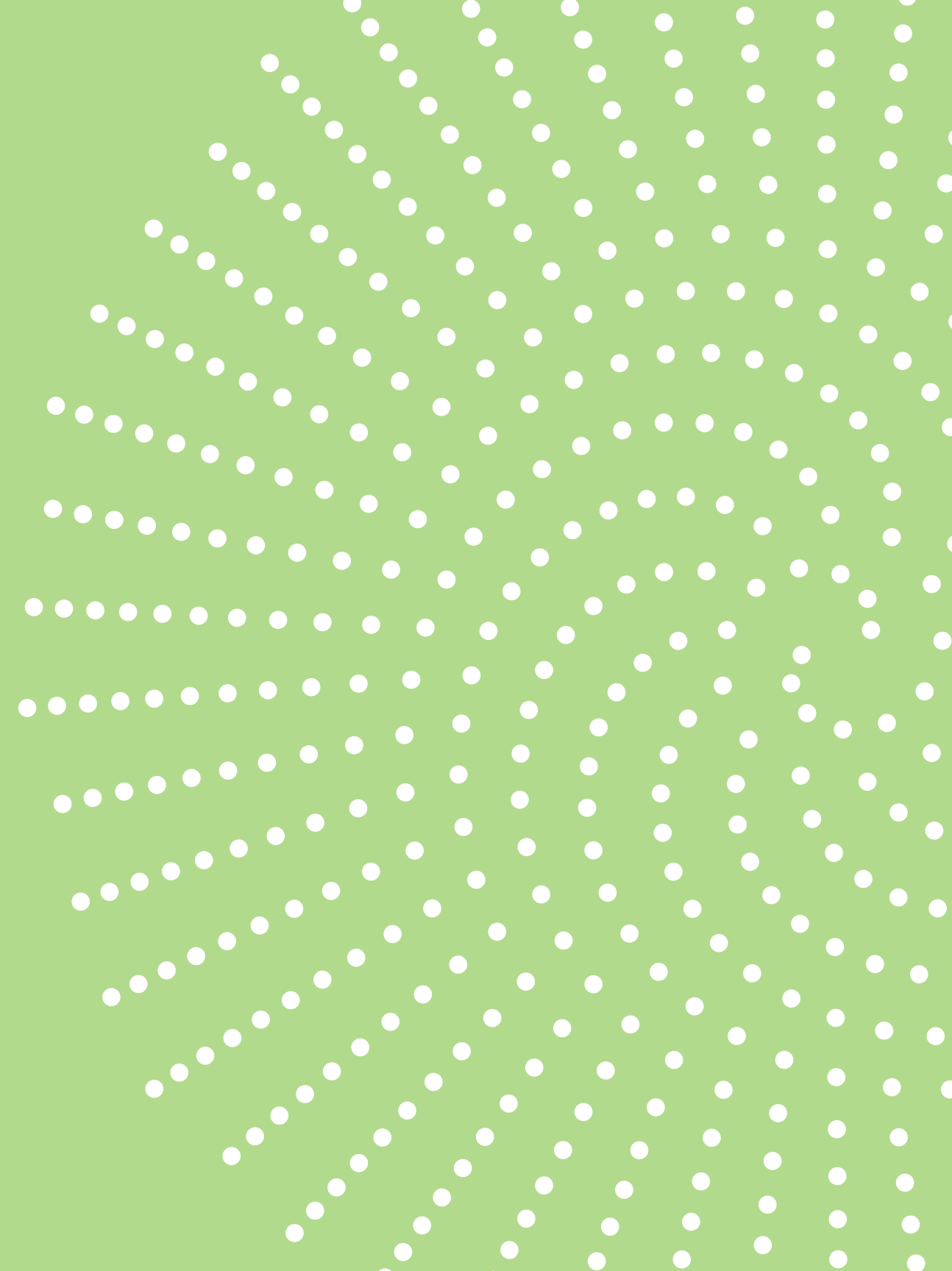


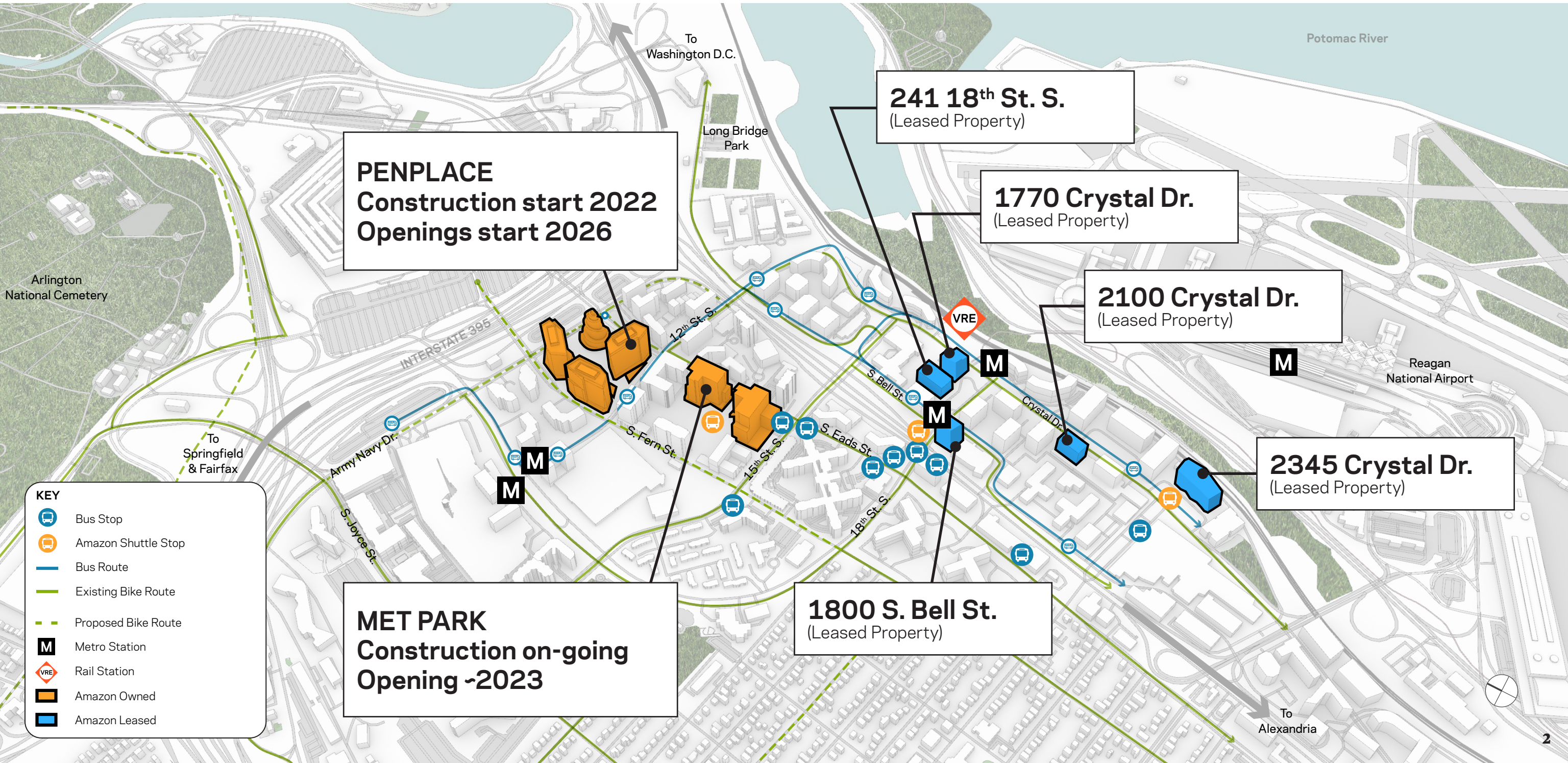
PenPlace

Amazon Arlington HQ

Parks and Recreation Commission

March 15, 2022





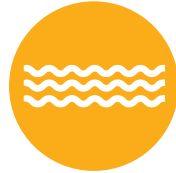
KEY

- Bus Stop
- Amazon Shuttle Stop
- Bus Route
- Existing Bike Route
- Proposed Bike Route
- Metro Station
- Rail Station
- Amazon Owned
- Amazon Leased



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





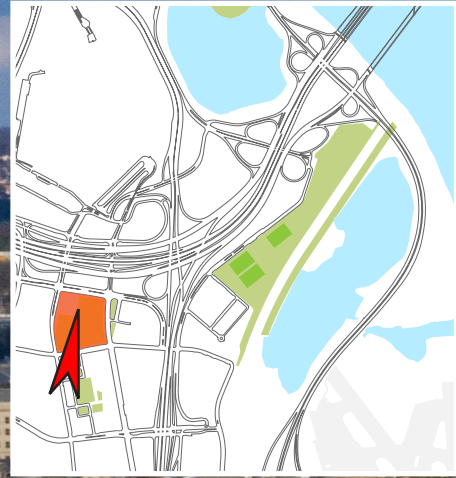
Celebrate the Unique Aspects of the Site

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



Neighborhood Context

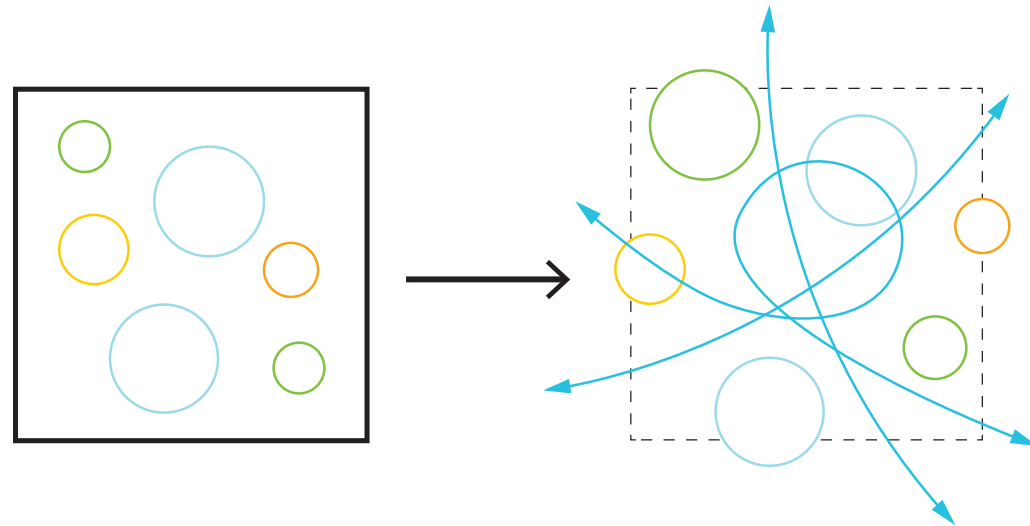
Existing Site Conditions (2019)



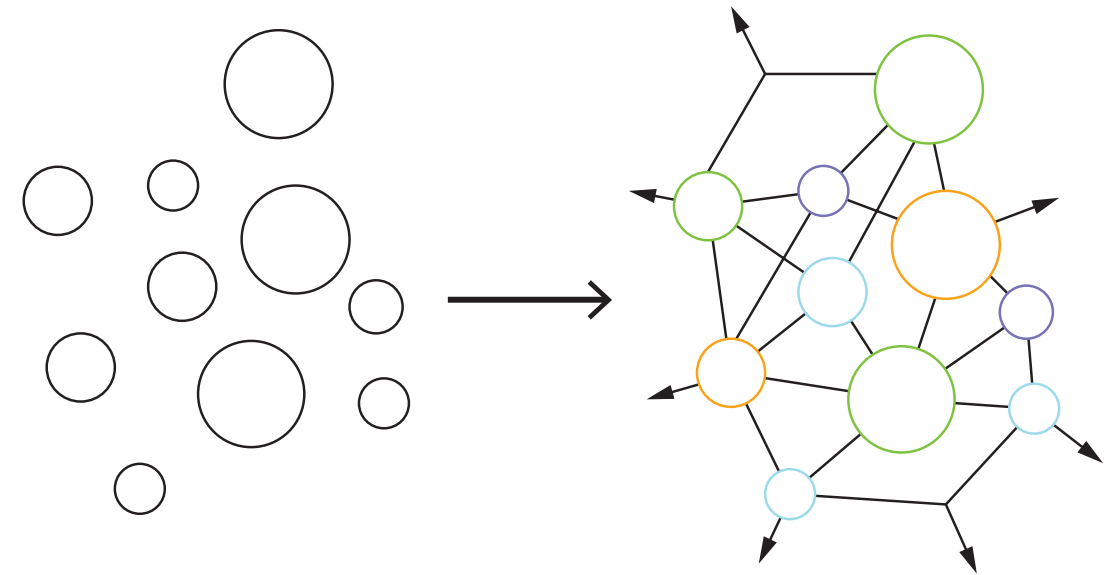
(HOTEL SINCE DEMOLISHED)

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

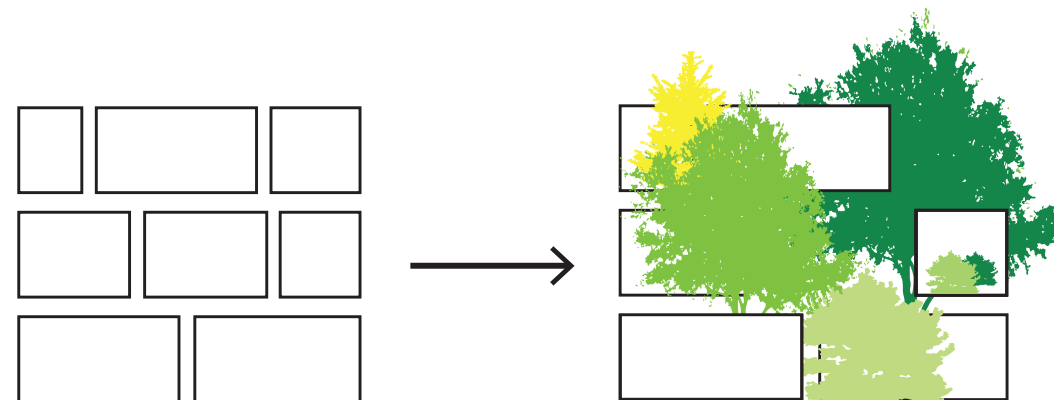
From Campus...**to Neighborhood**



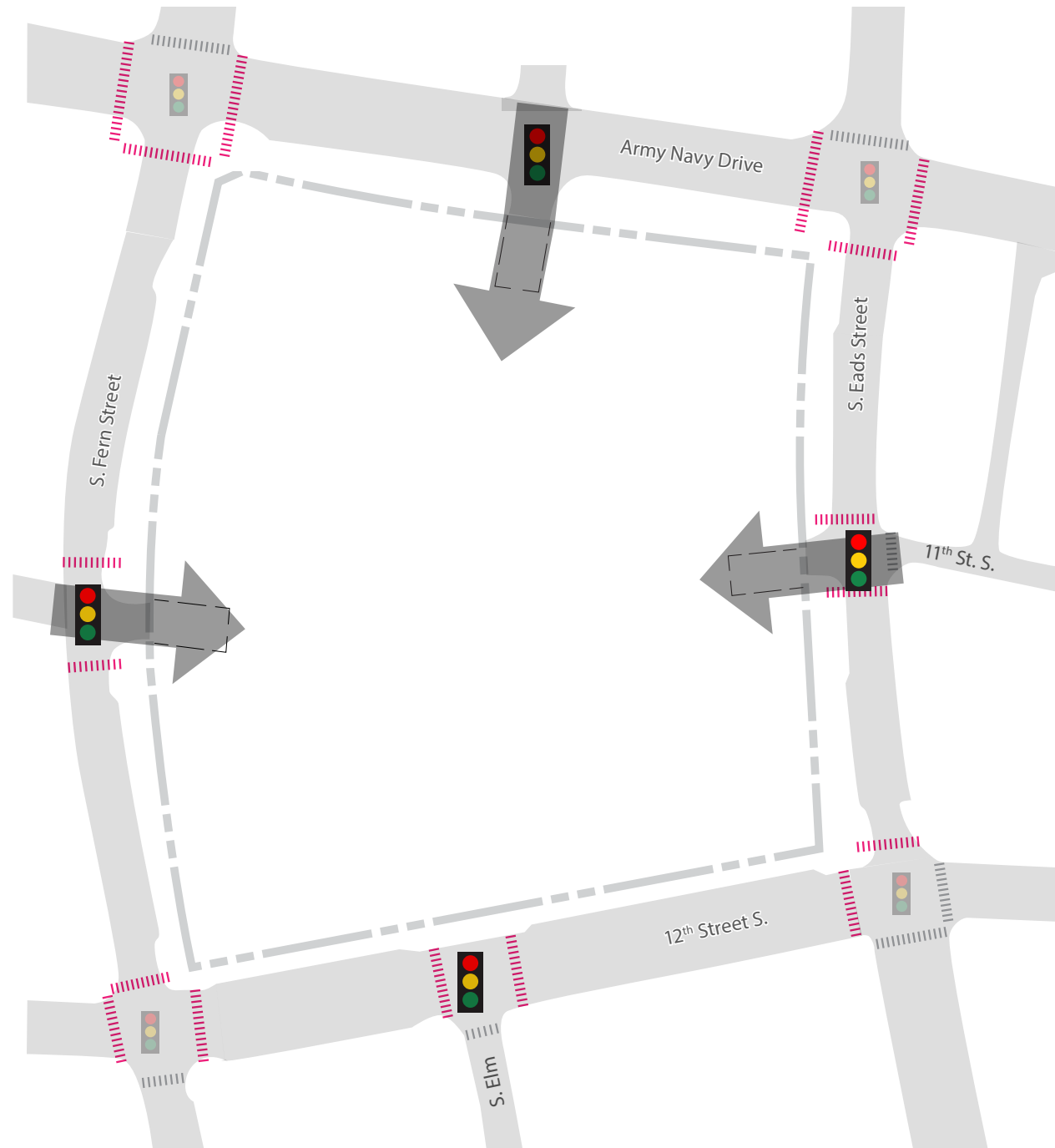
From Insular...**to Connected**



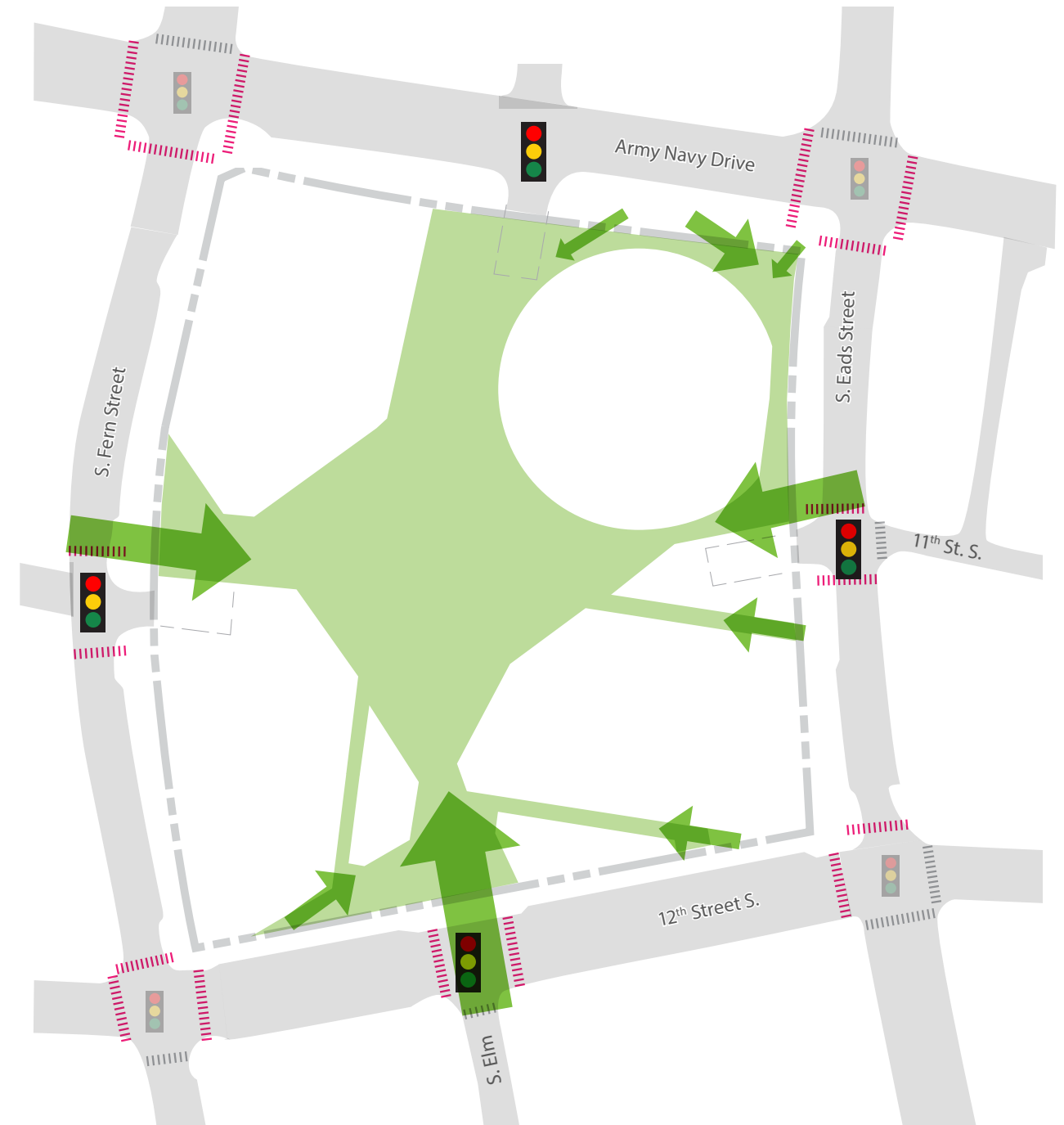
From Urban...**to Enhanced by Nature**



Vehicular Access

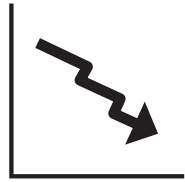


Open Space & Pedestrian Access



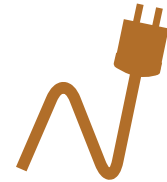
Total Office Area	~2,768,000 SF
Helix Area	~392,000 SF
Total Retail Area	~94,300 SF
Childcare Area	~14,600 SF
Arlington County High School Area	~26,500 SF
Structures	3 Office Buildings 1 Helix / Amenity Building 3 Retail Pavilions
Sustainability Commitments	LEED Platinum Powered by 100% Renewable Energy
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





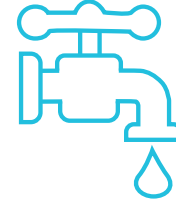
10%

Embodied Carbon
Reduction



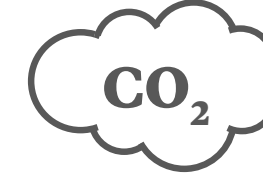
30%

Energy
Savings



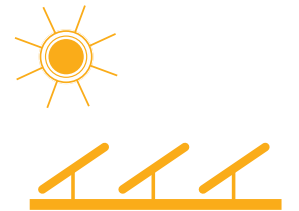
50%

Water
Savings



100%

Carbon
Emissions
Offset

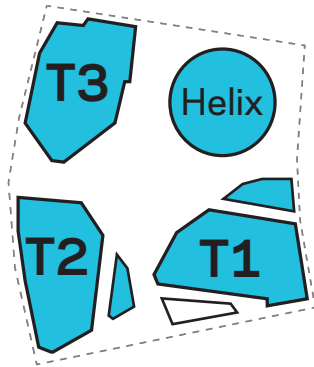


100%

Renewable Energy
On-Site & Local
Off-Site

Project Overview

Architecture



Neighborhood Context

Building on a Legacy of Urban Planning



PENPLACE DESIGN GUIDELINES
2014



PENPLACE OPEN SPACE
DESIGN GUIDELINE ADDENDUM, 2014

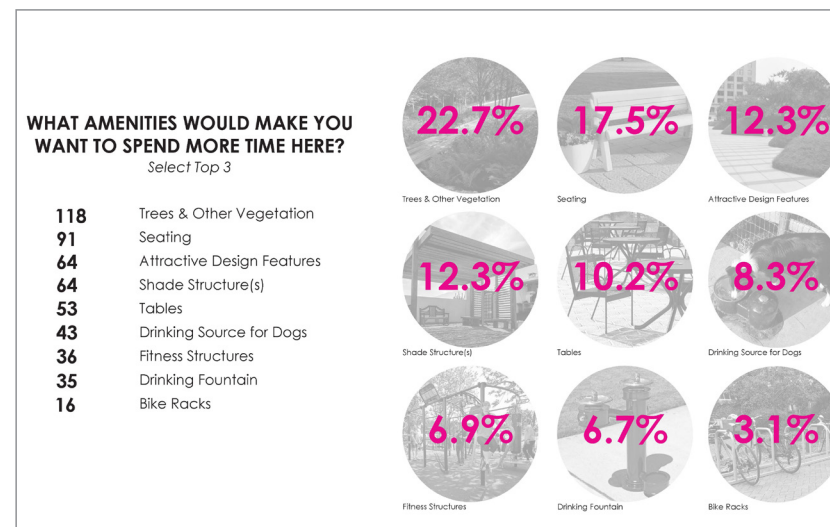


LIVABILITY2202
An Action Plan

LIVABILITY 2202 ACTION PLAN
2019



MET PARK
MASTER PLAN PROCESS, 2020



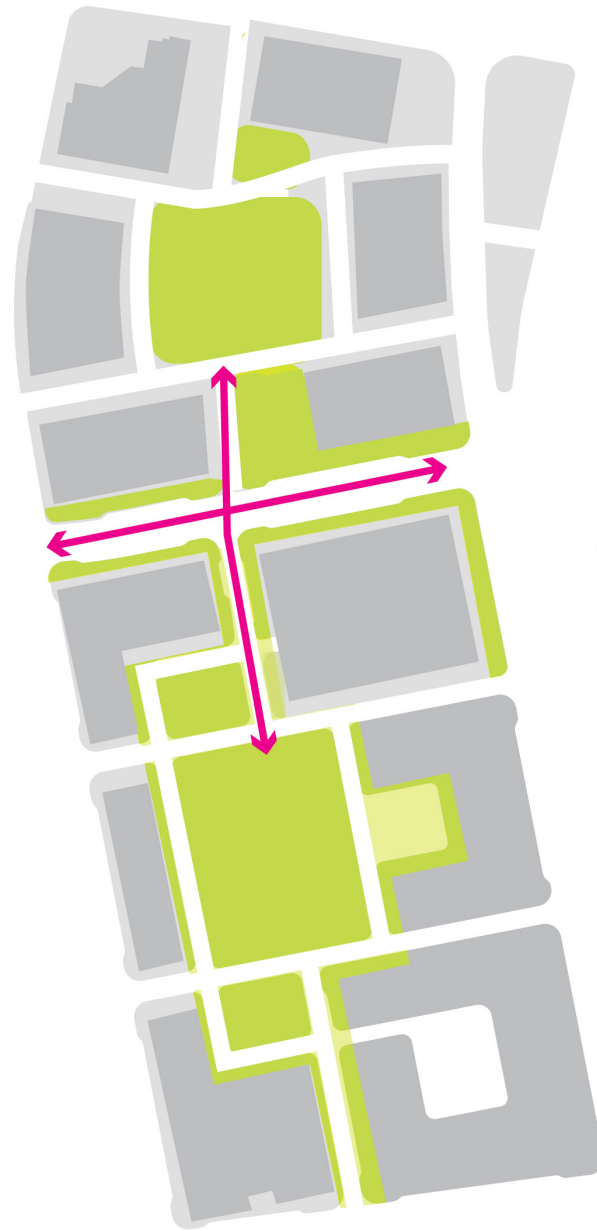
NEW PARK AT SOUTH EADS
MASTER PLAN PROCESS, 2021



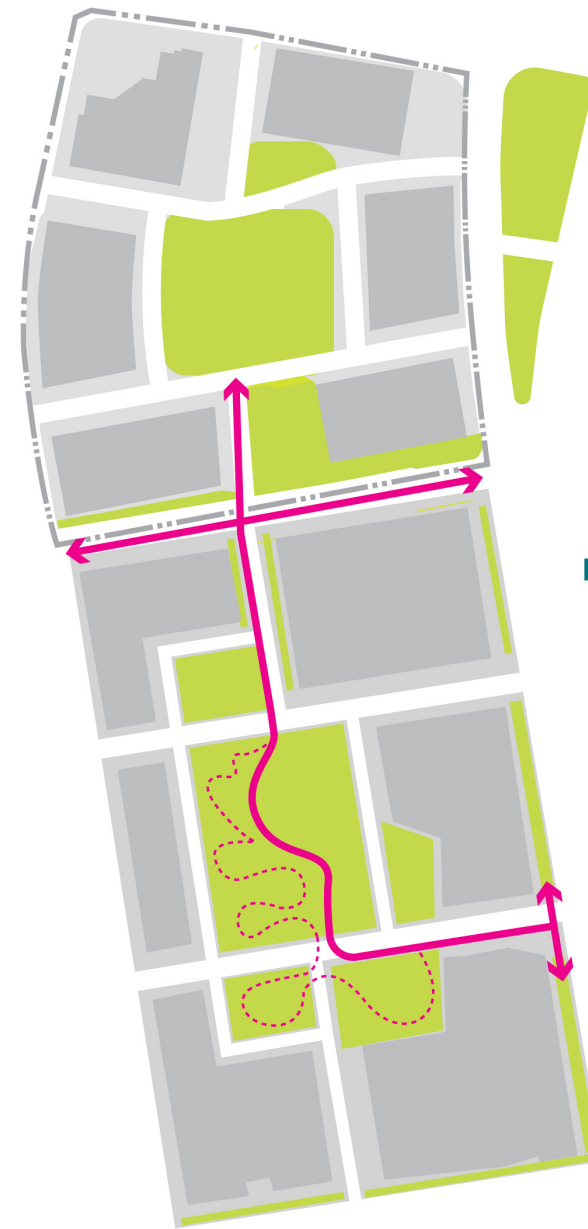
PENTAGON CITY SECTOR PLAN,
2022

Landscape Design

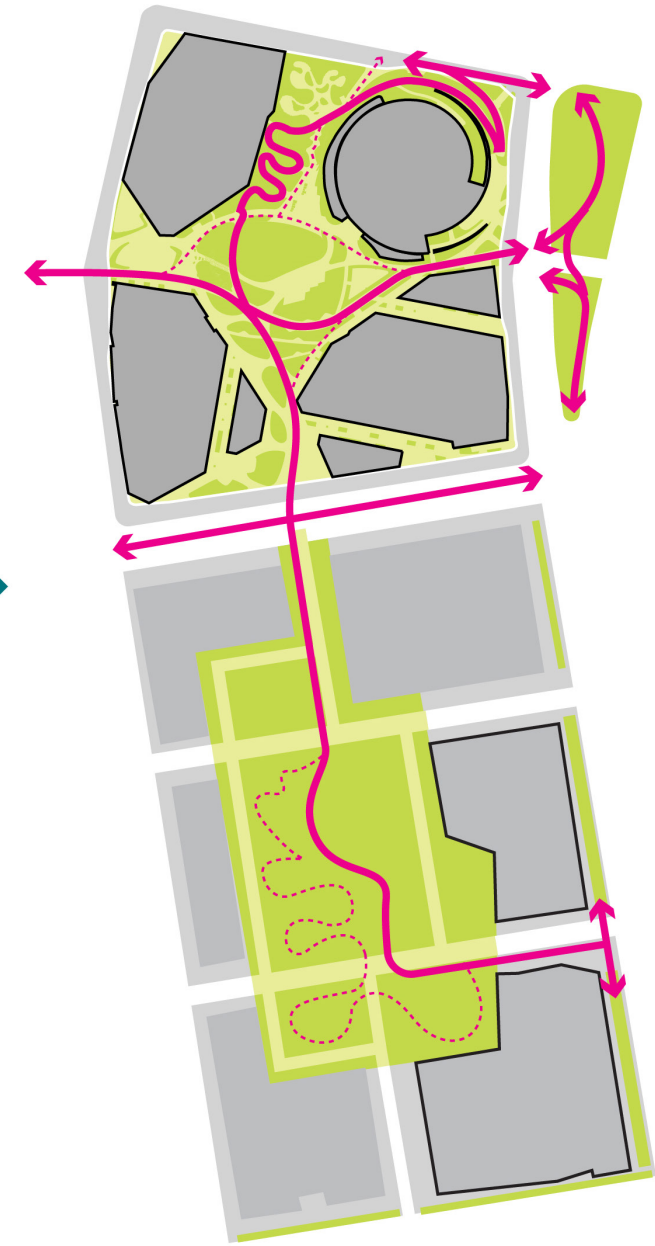
Park Network Evolution



2014

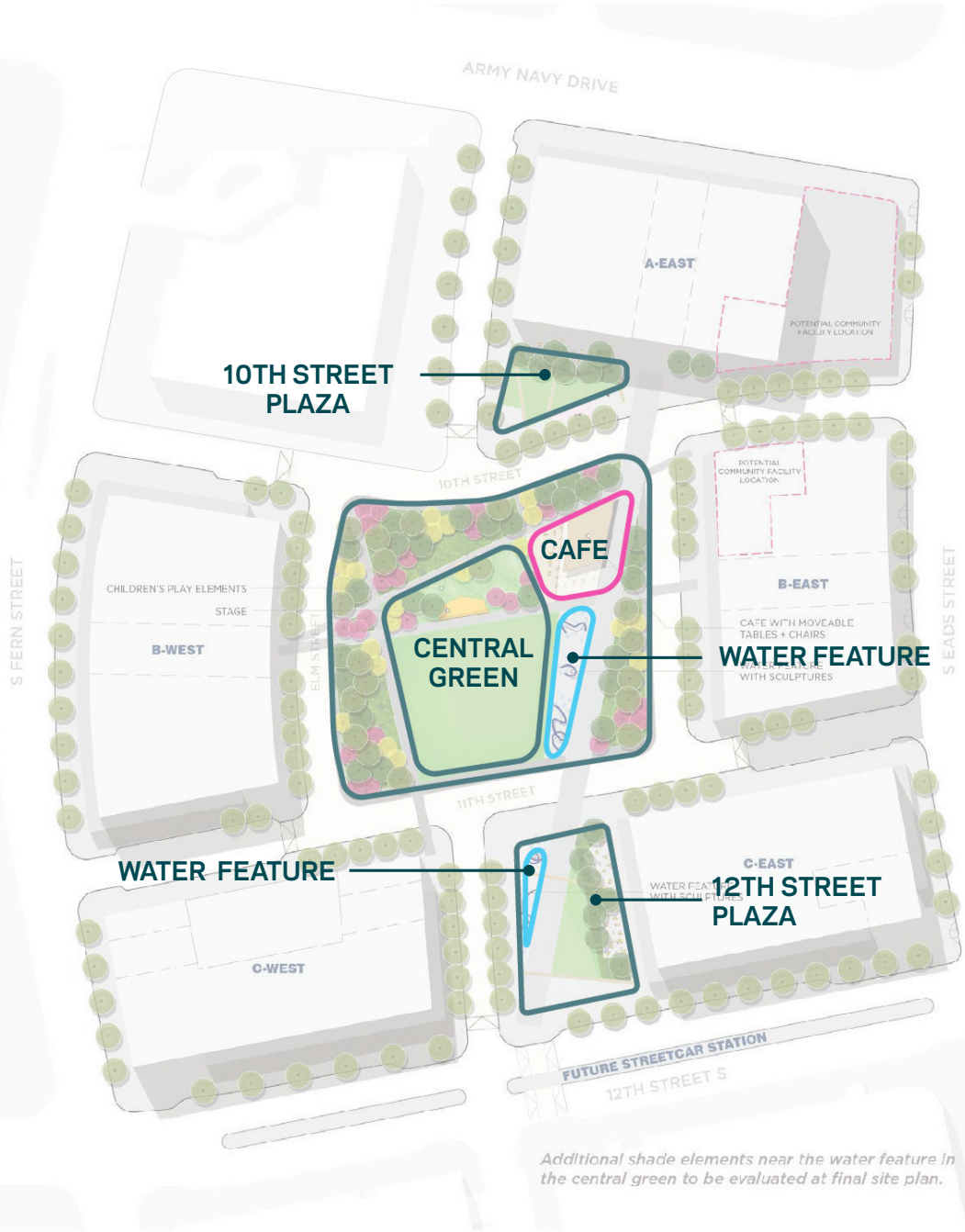


2019



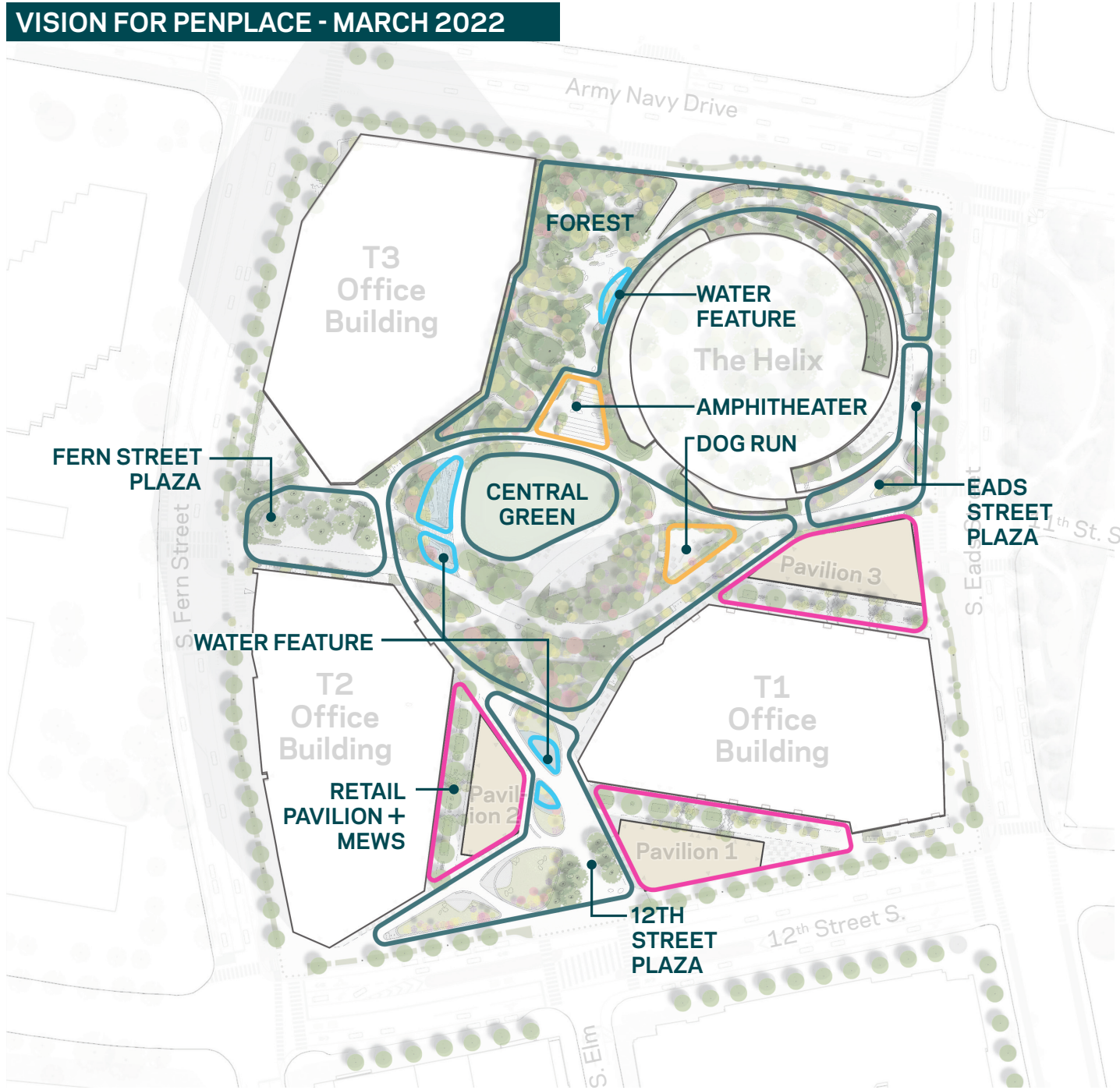
2022

PDSP 2014



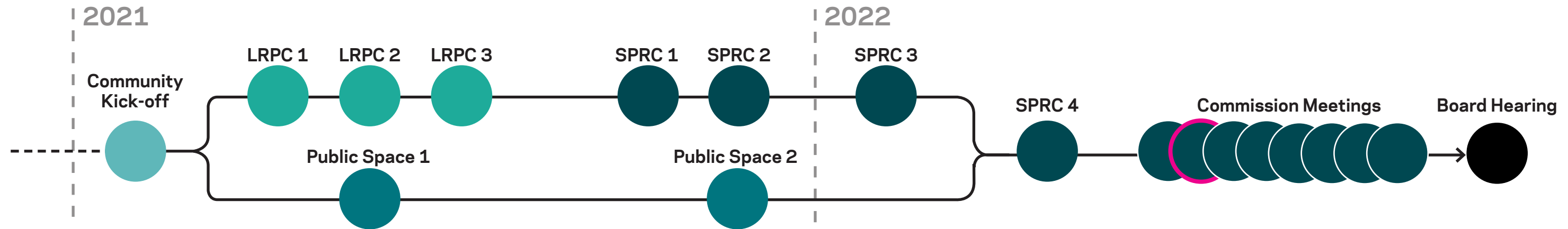
INFORMATION SOURCE: OLIN

VISION FOR PENPLACE - MARCH 2022



Landscape Design

Public Space Engagements



CIRCULATION



PUBLIC PROGRAMMING +
ACTIVATION



NATURE

Landscape Design

Site Design

PUBLIC PARK EASEMENT - 2.5 ACRES

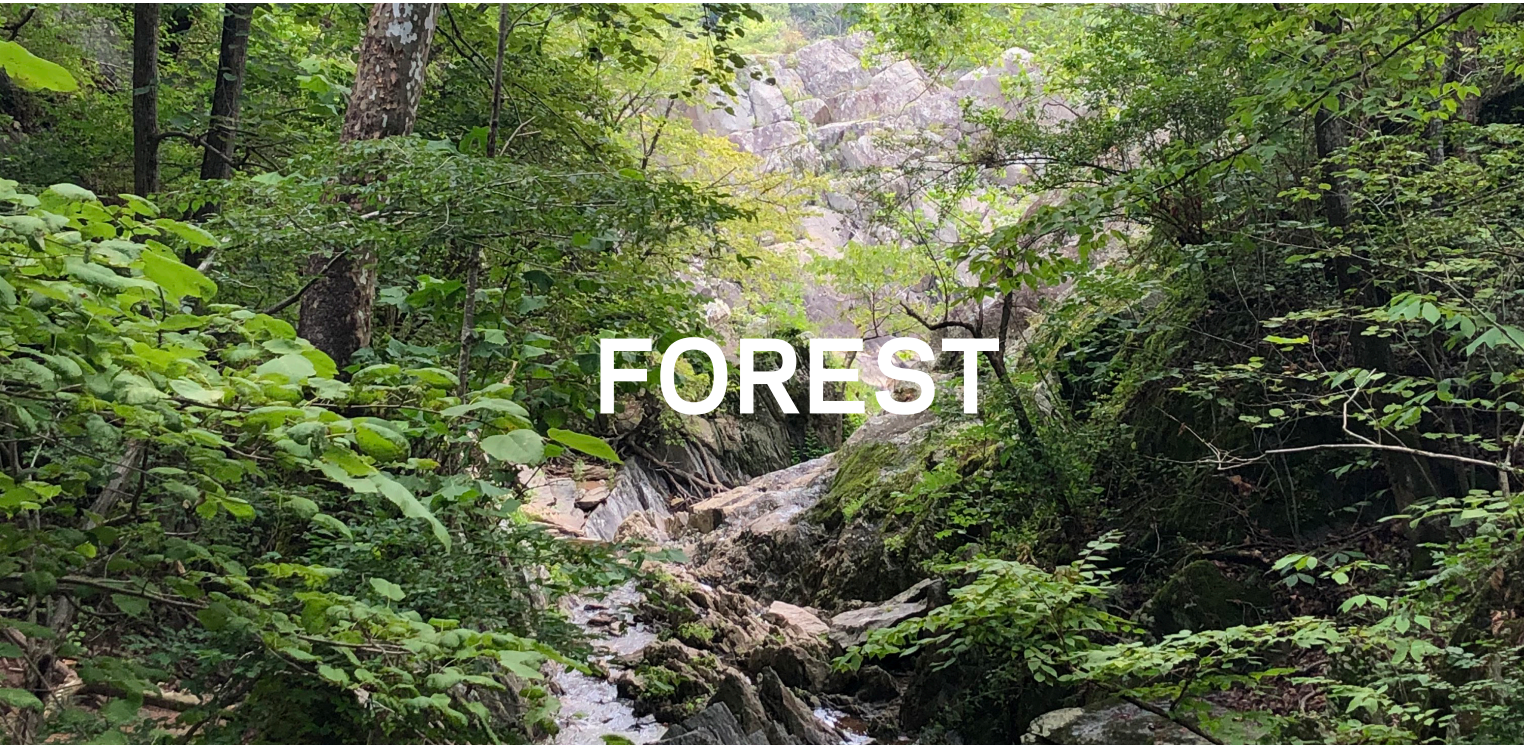
MAY 2021



PUBLIC PARK EASEMENT - 2.75 ACRES

MARCH 2022





FOREST



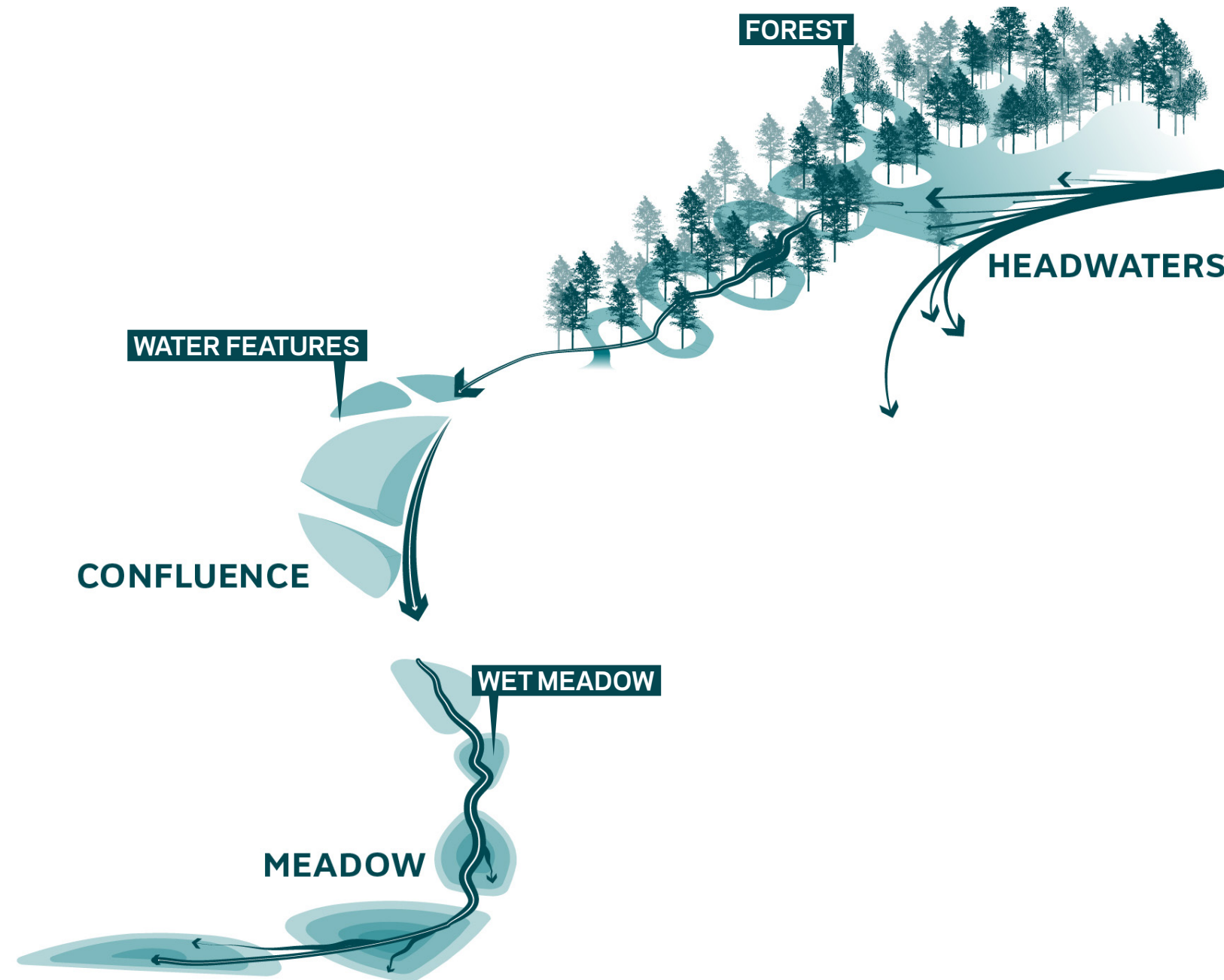
MEADOW

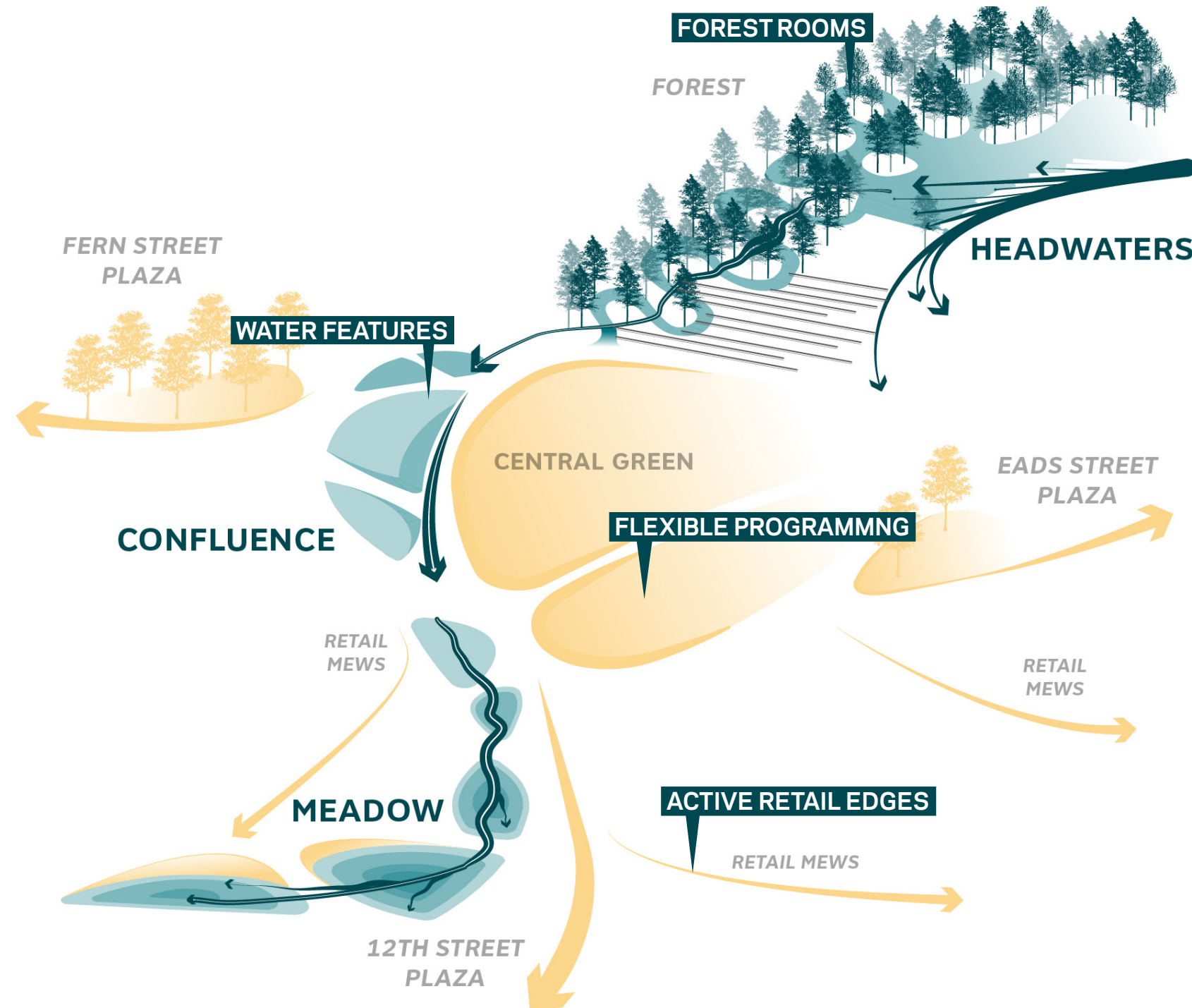


CASCADE / STREAM



SUMMIT

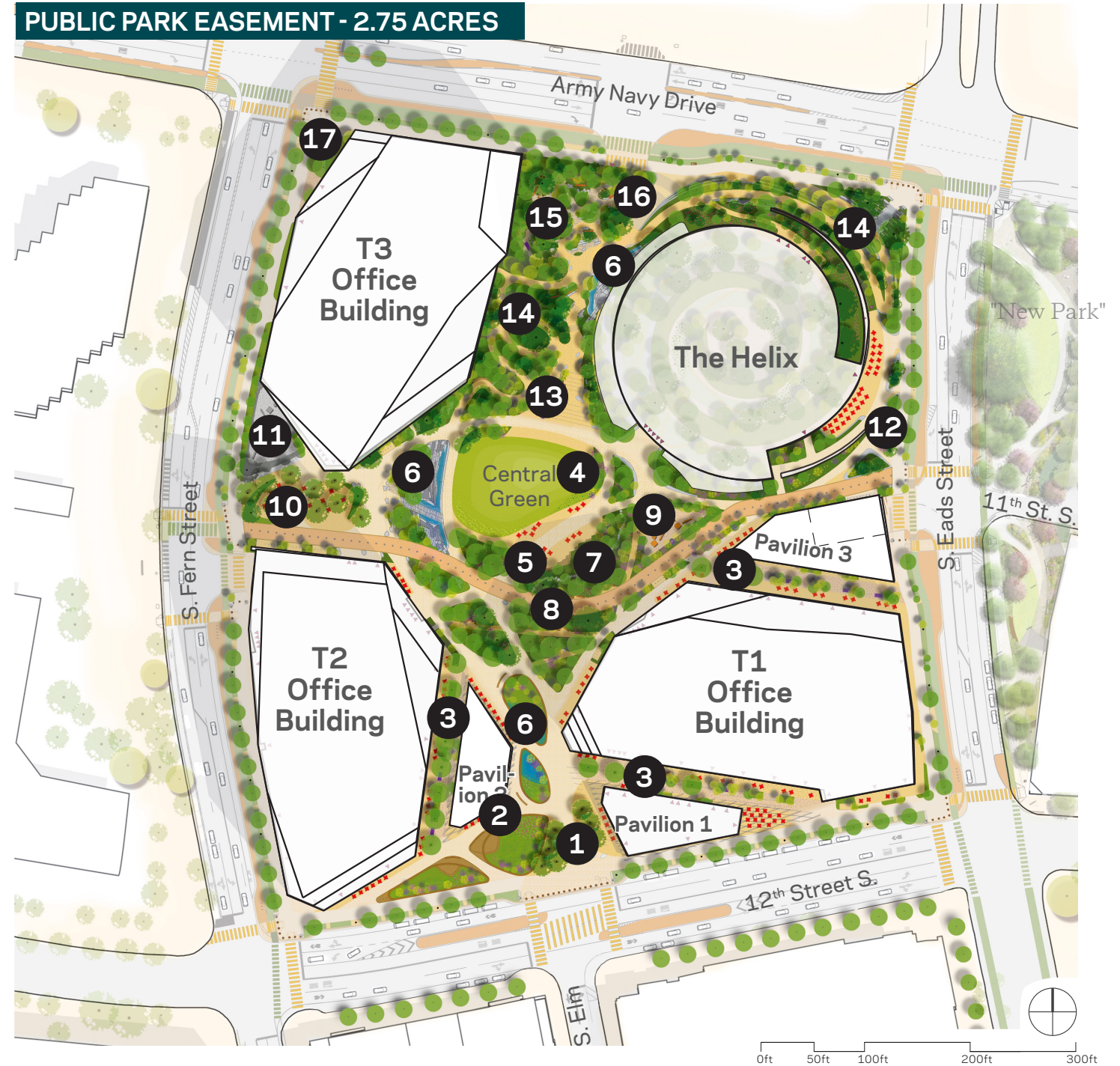




Landscape Design

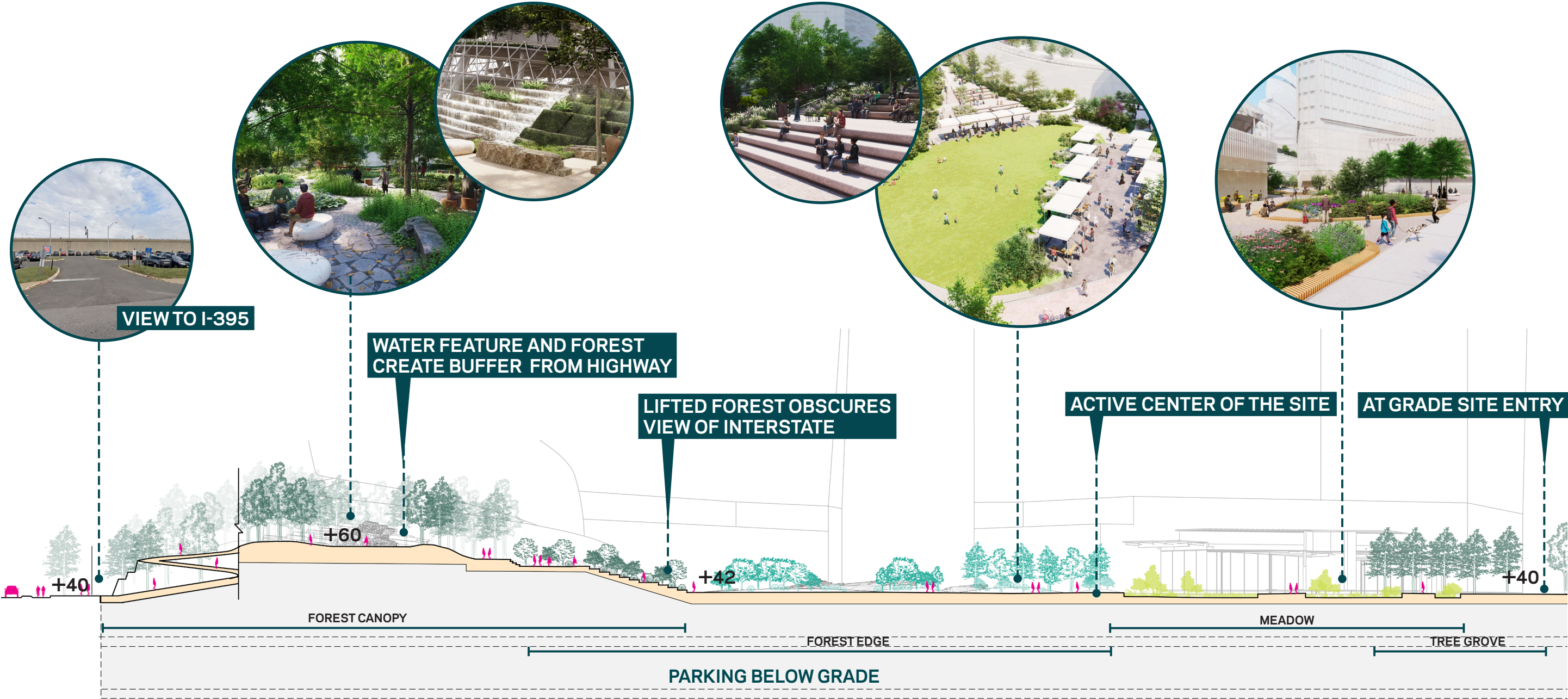
Program Areas

- 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



Landscape Design

Diagrammatic Site Section



Landscape Design

Urban Connections

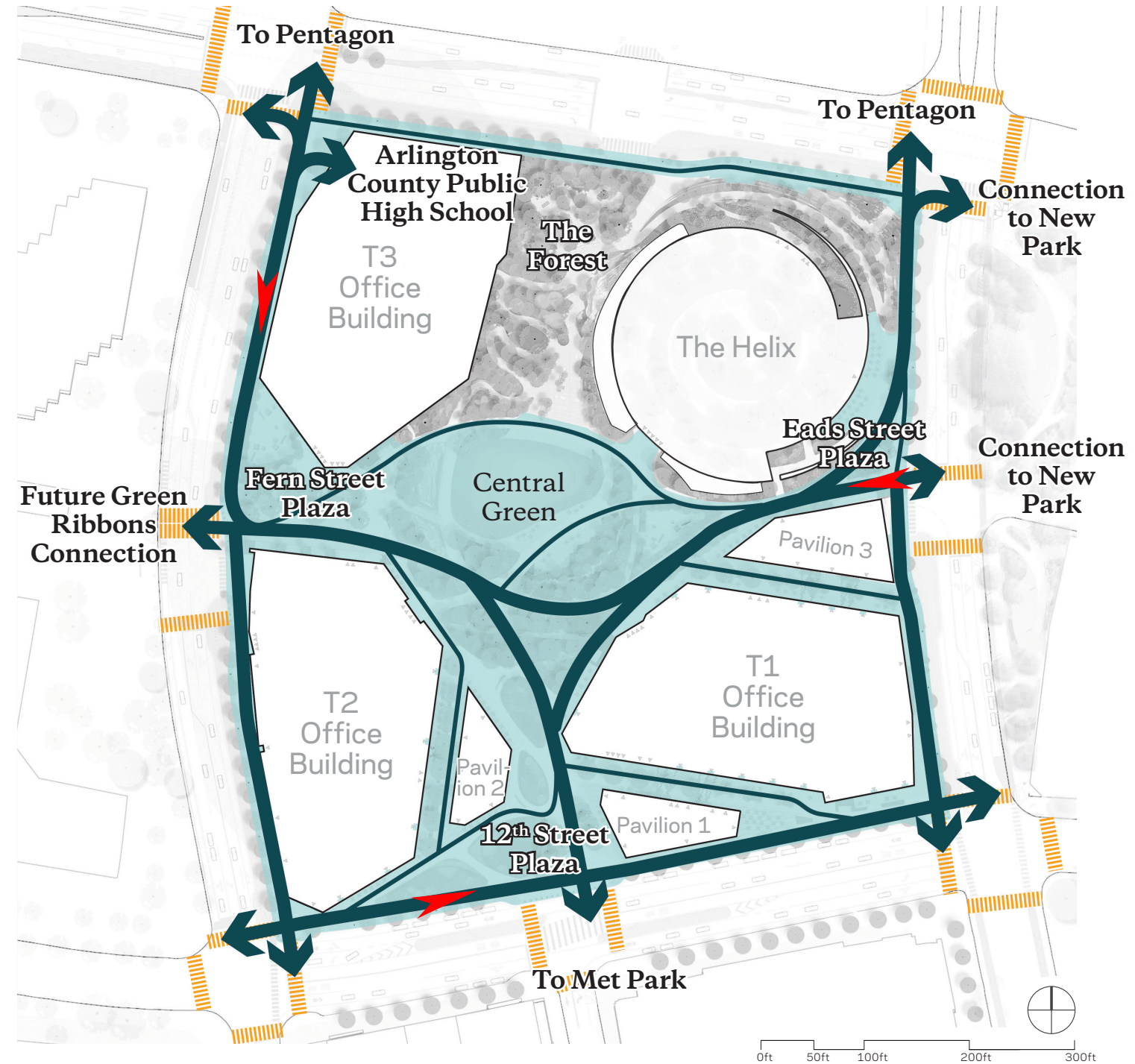
TYPICAL SIDEWALK (MIN. 10' CLEAR)



MULTI-MODAL PATH (MIN. 15' CLEAR)



TYPICAL 12TH ST. SIDEWALK (MIN. 12' CLEAR)



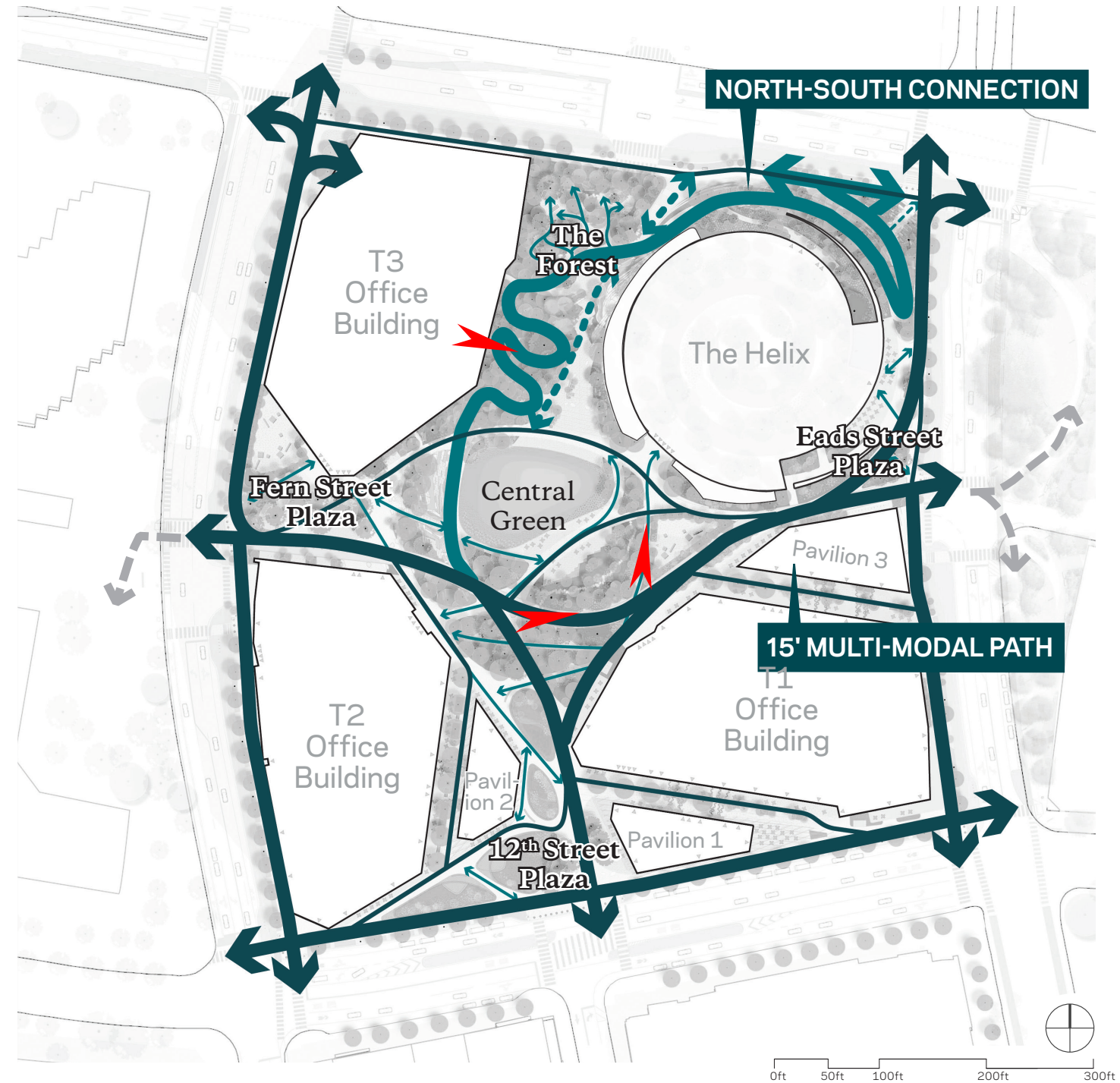
15' MULTI-MODAL ACCESSIBLE PATH

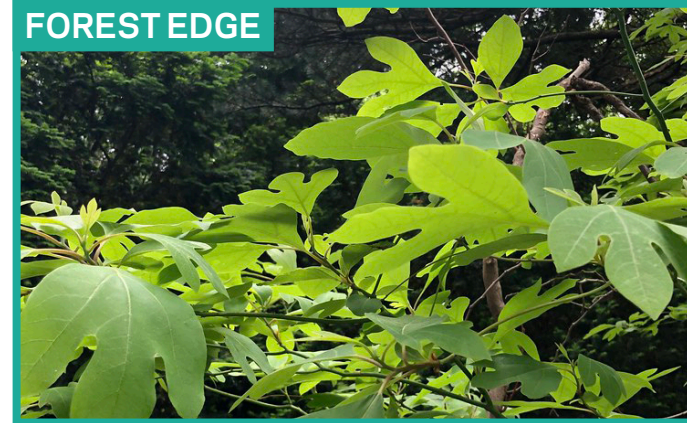


TERTIARY ACCESSIBLE PATH



FOREST PATH





CHESAPEAKE BAY PRESERVATION ORDINANCE
MEASUREMENT STANDARDS

~21% coverage on legal lot of record

~46% coverage for public park easement

NATURAL CANOPY



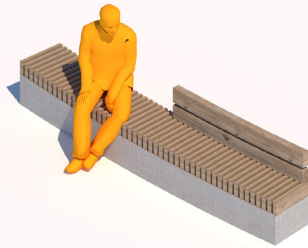
URBAN CANOPY



Landscape Design

12th Street Plaza

FIXED BENCHES



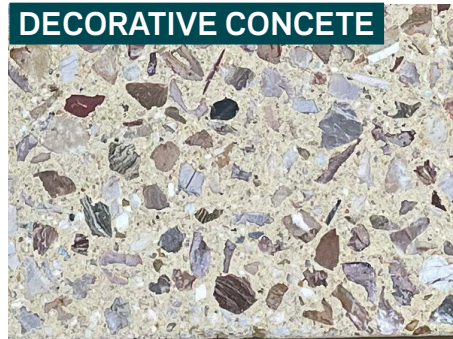
WOOD



LANDSCAPE STONE



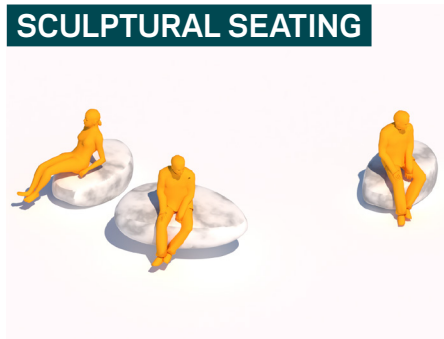
DECORATIVE CONCETE



TREE GRATES

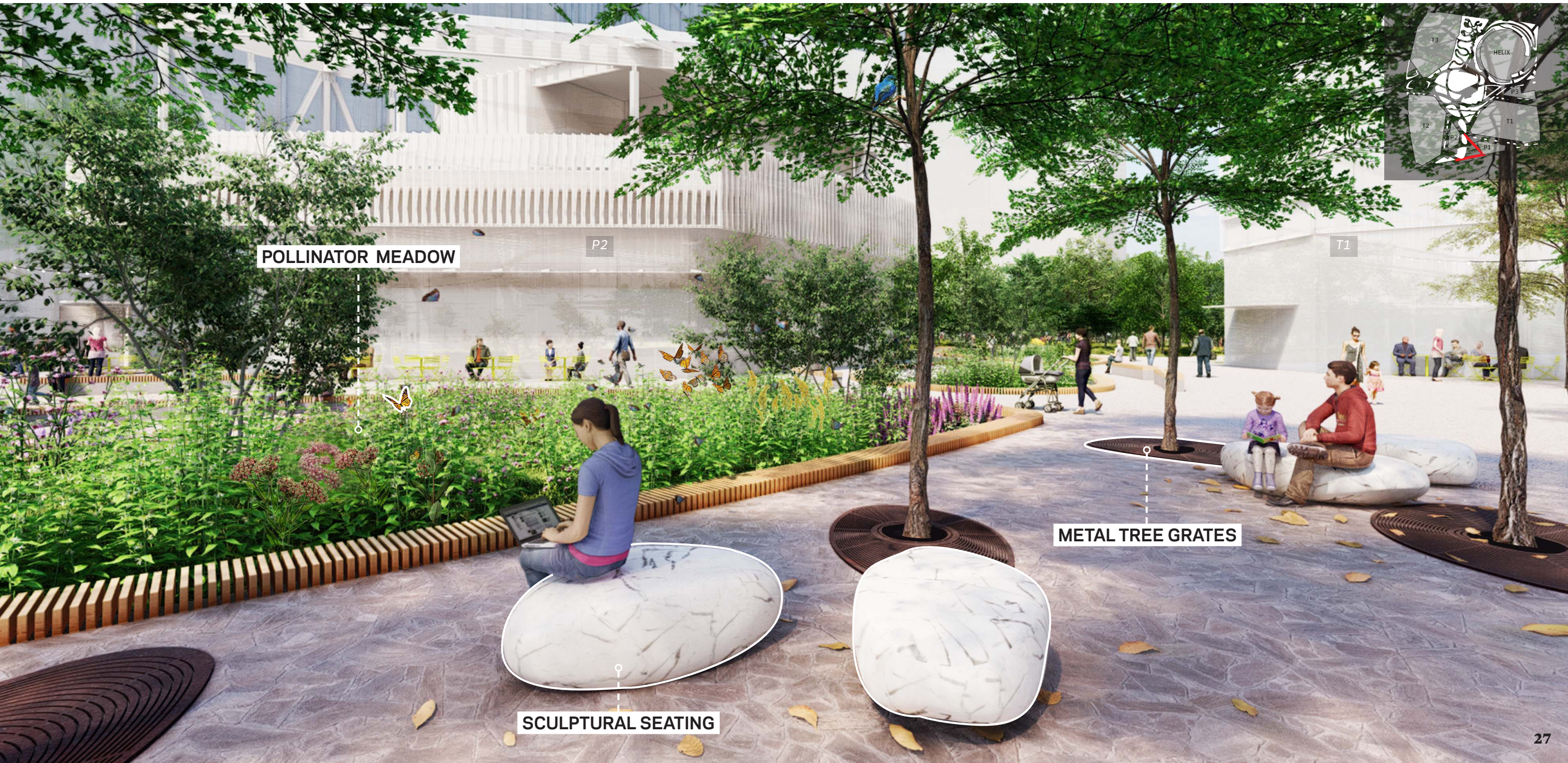


SCULPTURAL SEATING



12TH STREET PLAZA





POLLINATOR MEADOW

P2

T1

METAL TREE GRATES

SCULPTURAL SEATING



Landscape Design

Retail Mews: Typical Sections

MOVABLE PLANTERS



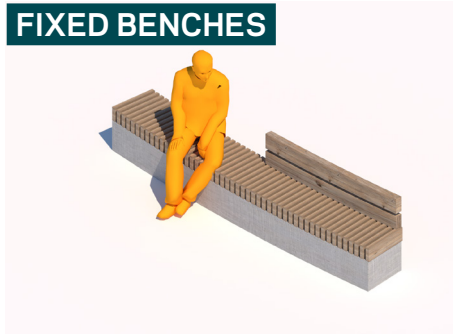
TREE GRATES



MOVABLE TABLES + CHAIRS



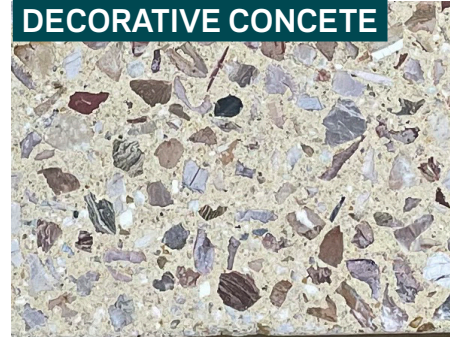
FIXED BENCHES



UNIT PAVERS



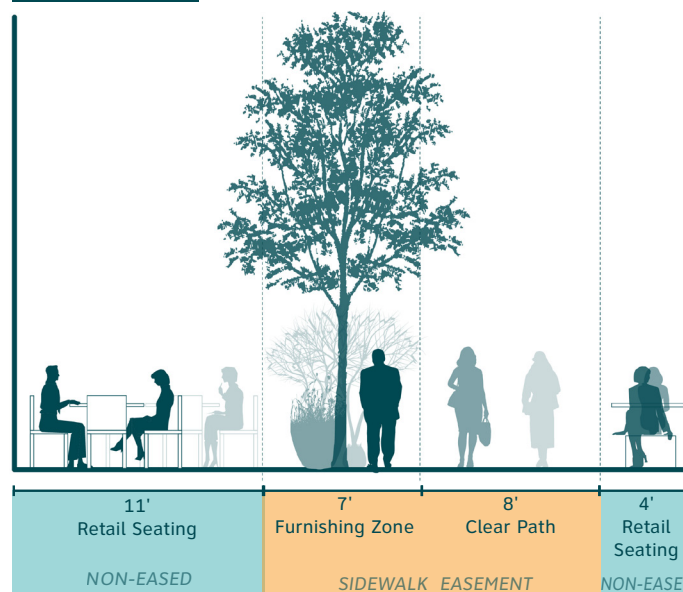
DECORATIVE CONCETE

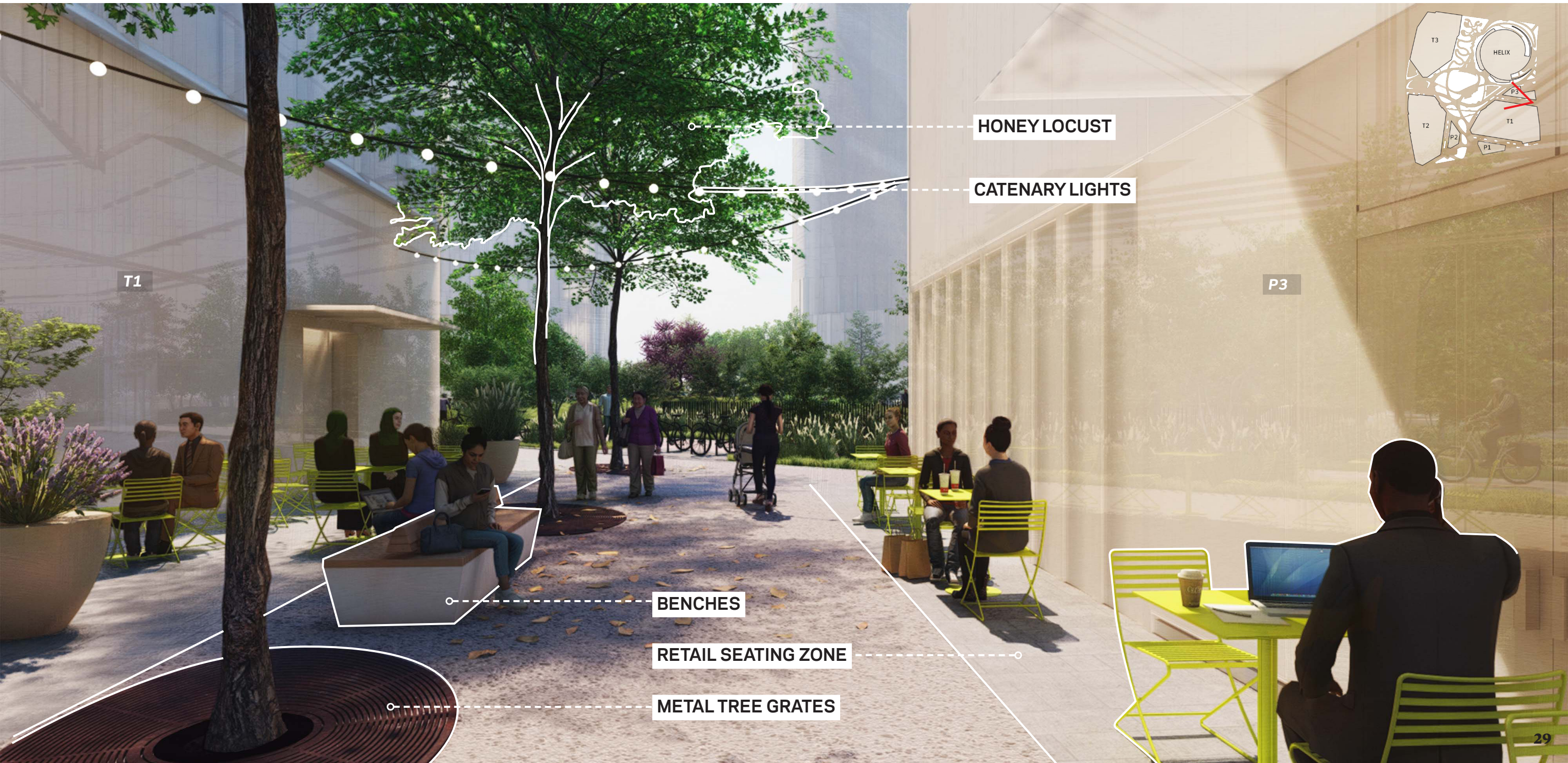


RETAIL MEWS



SECTION A





T1

HONEY LOCUST

CATENARY LIGHTS

P3

BENCHES

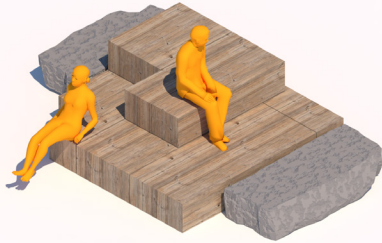
RETAIL SEATING ZONE

METAL TREE GRATES

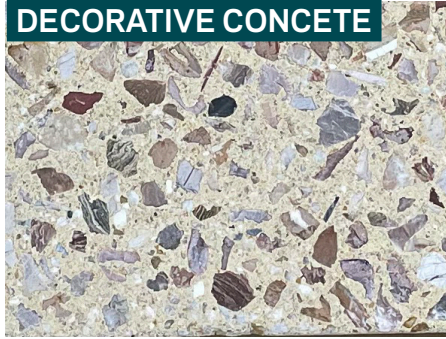
Landscape Design

Central Green

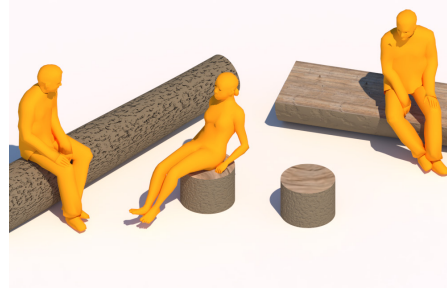
STACKED SEATING



DECORATIVE CONCETE



NATURAL SEATING ELEMENTS



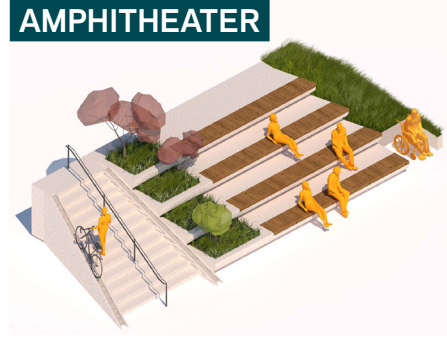
FOUNTAIN STONE



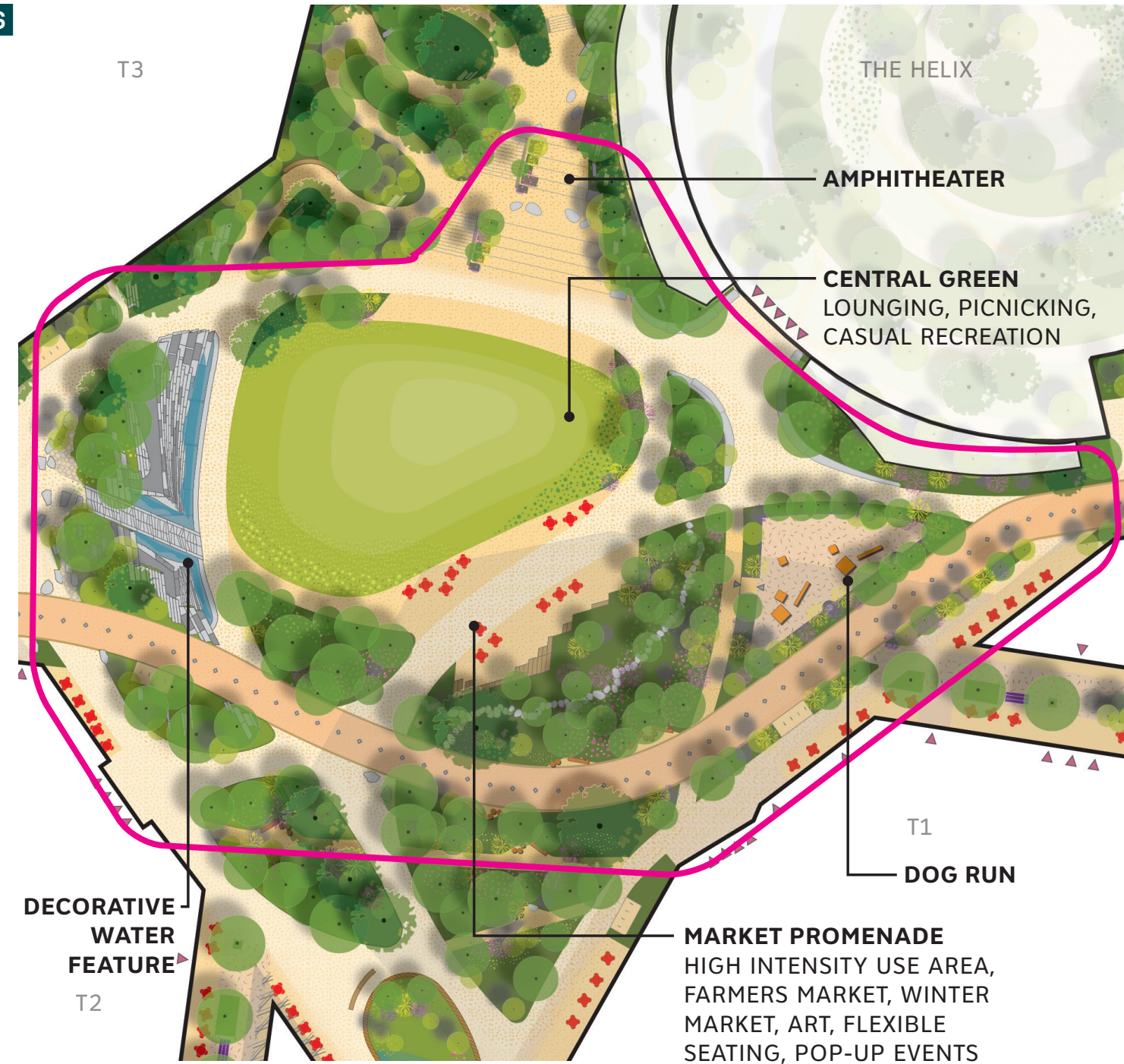
WOOD



AMPHITHEATER



CENTRAL GREEN



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



THE HELIX

MOVABLE TABLES
AND CHAIRS

STACKED SEATING

PLANTED FOREST EDGE

SEATING NOOKS

T1



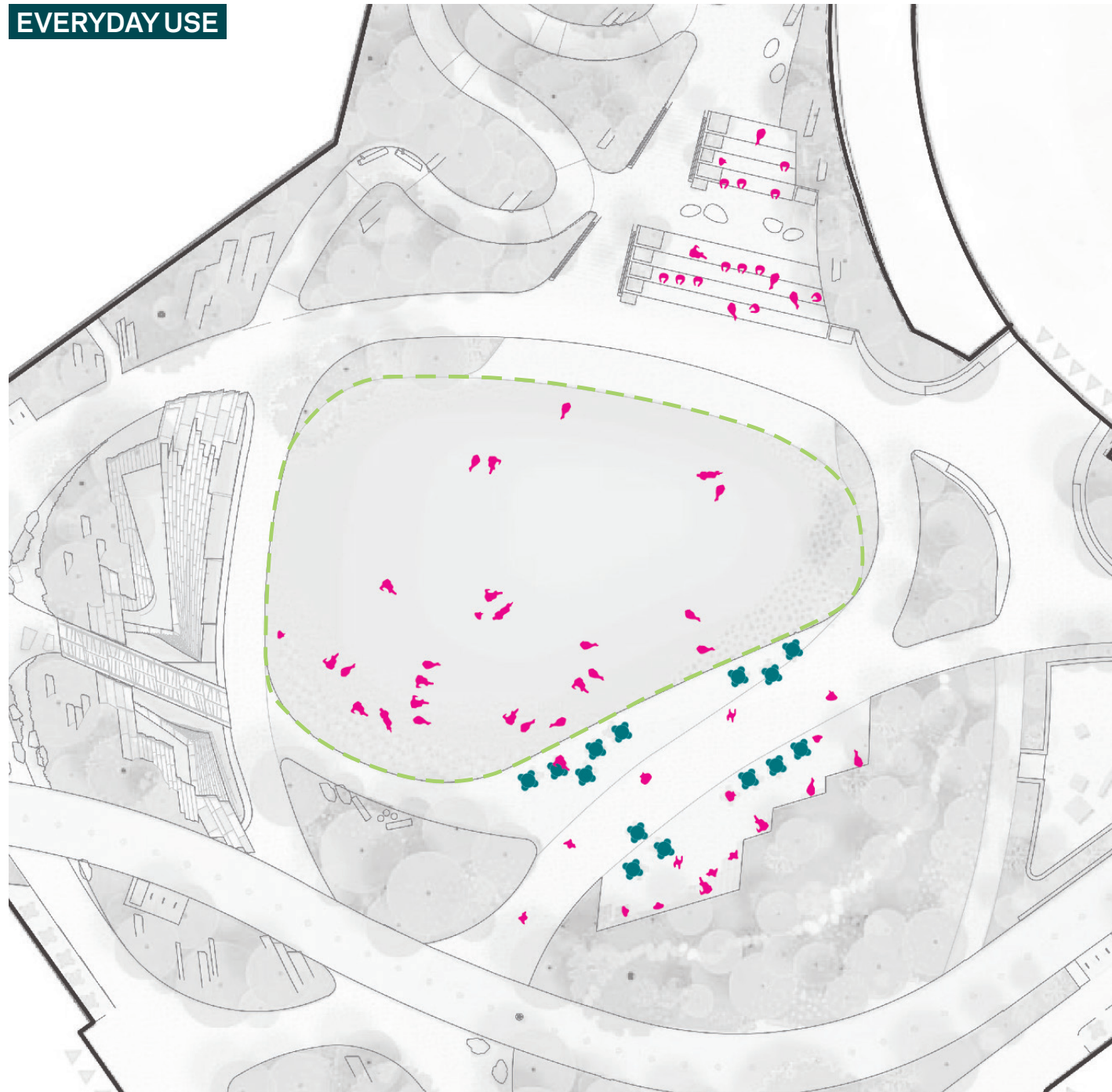




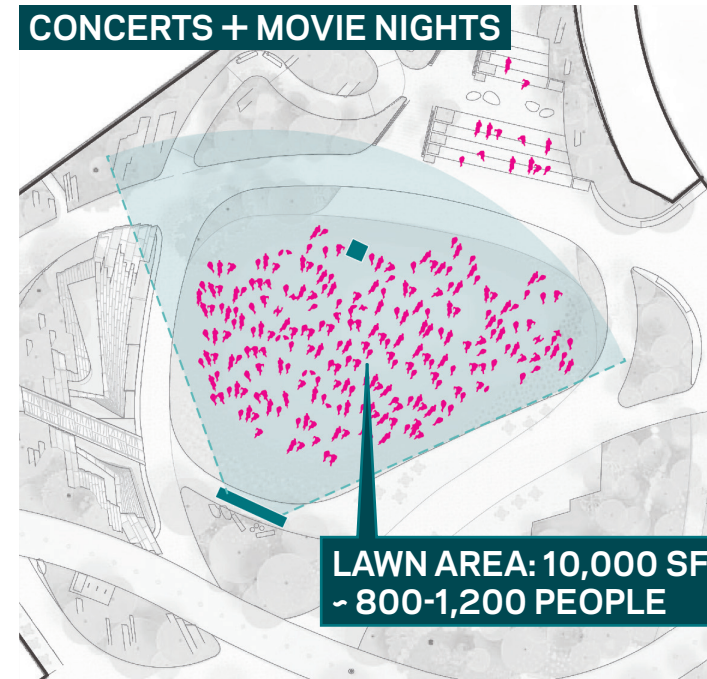
Landscape Design

Central Green Programming + Activations

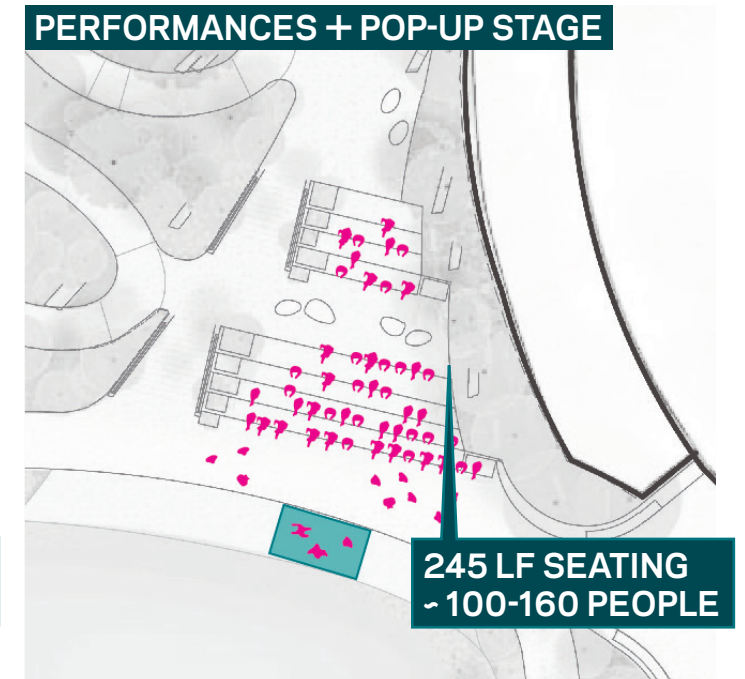
EVERYDAY USE



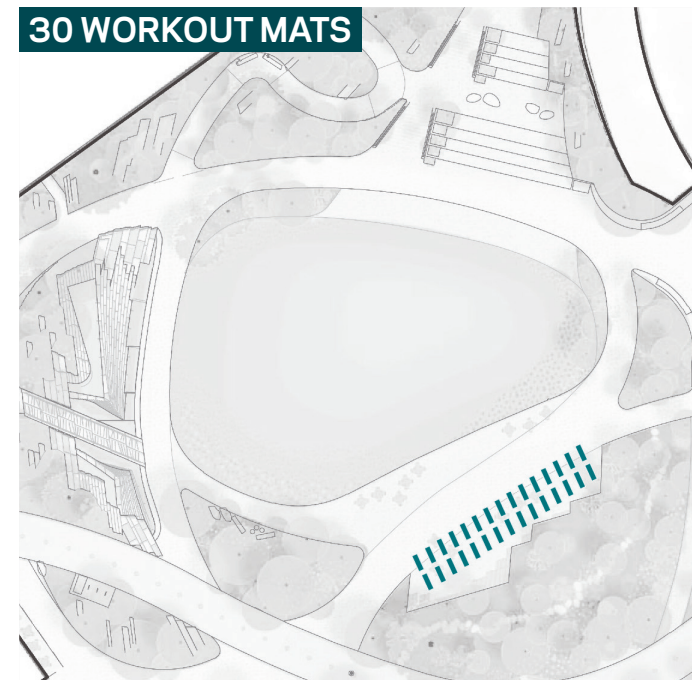
CONCERTS + MOVIE NIGHTS



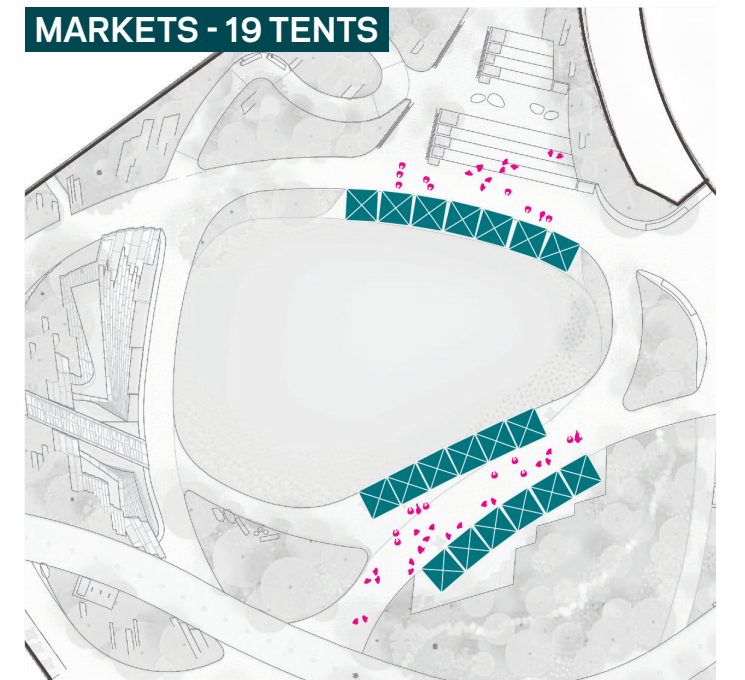
PERFORMANCES + POP-UP STAGE

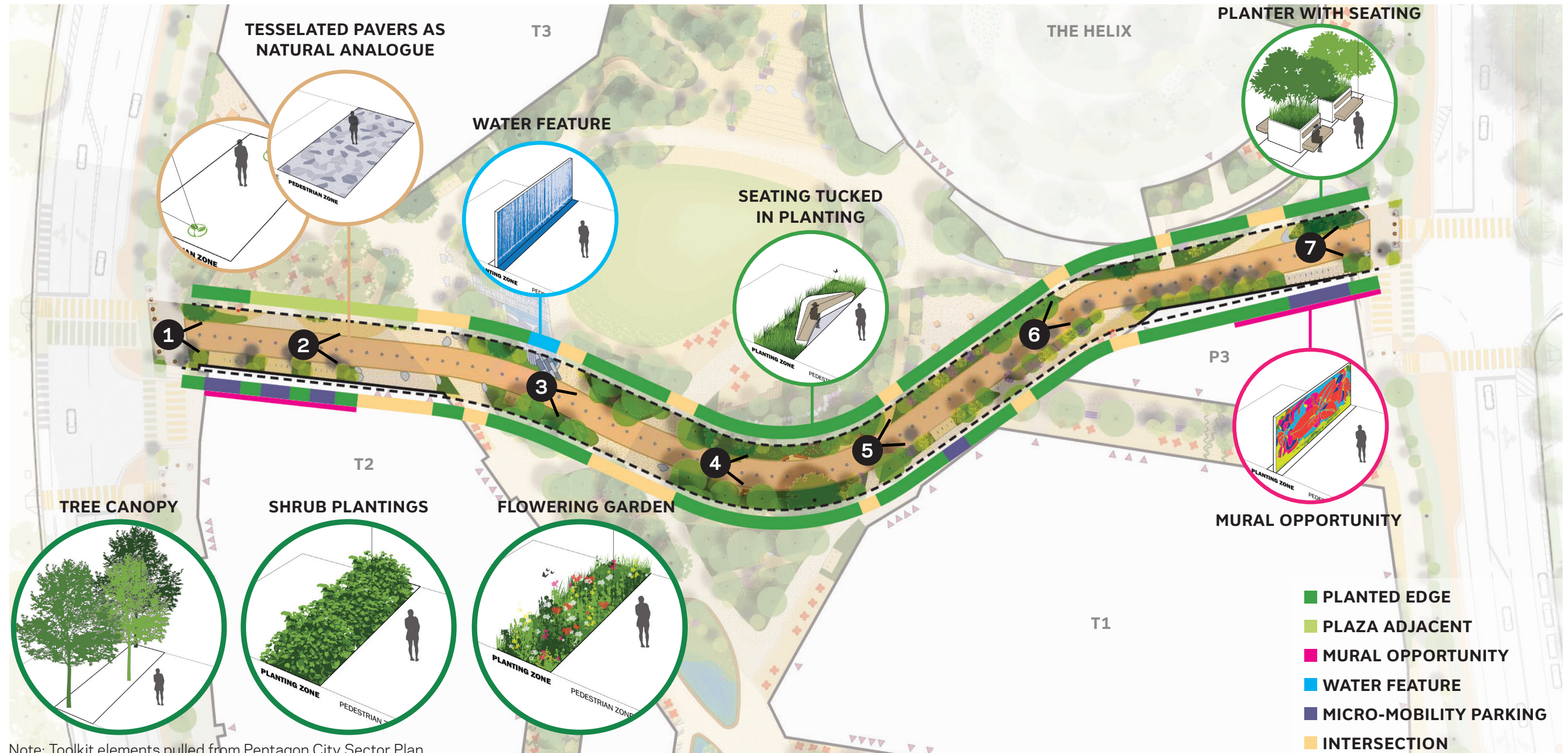


30 WORKOUT MATS



MARKETS - 19 TENTS





Note: Toolkit elements pulled from Pentagon City Sector Plan

Landscape Design

Multi-Modal Path at Fern Street



PLANTED BUFFER

TREE CANOPY

REPAIR STATION AND
MICRO-MOBILITY PARKING

MULTI-MODAL PATH

Landscape Design

Multi-Modal Path at Fern Street



FLEXIBLE PLAZA

MICRO-MOBILITY PARKING

MULTI-MODAL PATH

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 Pavillion 3



Landscape Design

Multi-Modal Path at Eads Street



RAISED PLANTER

REPAIR STATION AND
MICRO-MOBILITY PARKING

MULTI-MODAL PATH

Landscape Design

Fern Street Plaza

BIKE AMENITIES



DECORATIVE CONCETE



MOVABLE TABLES + CHAIRS



LANDSCAPE STONE



TREE GRATES



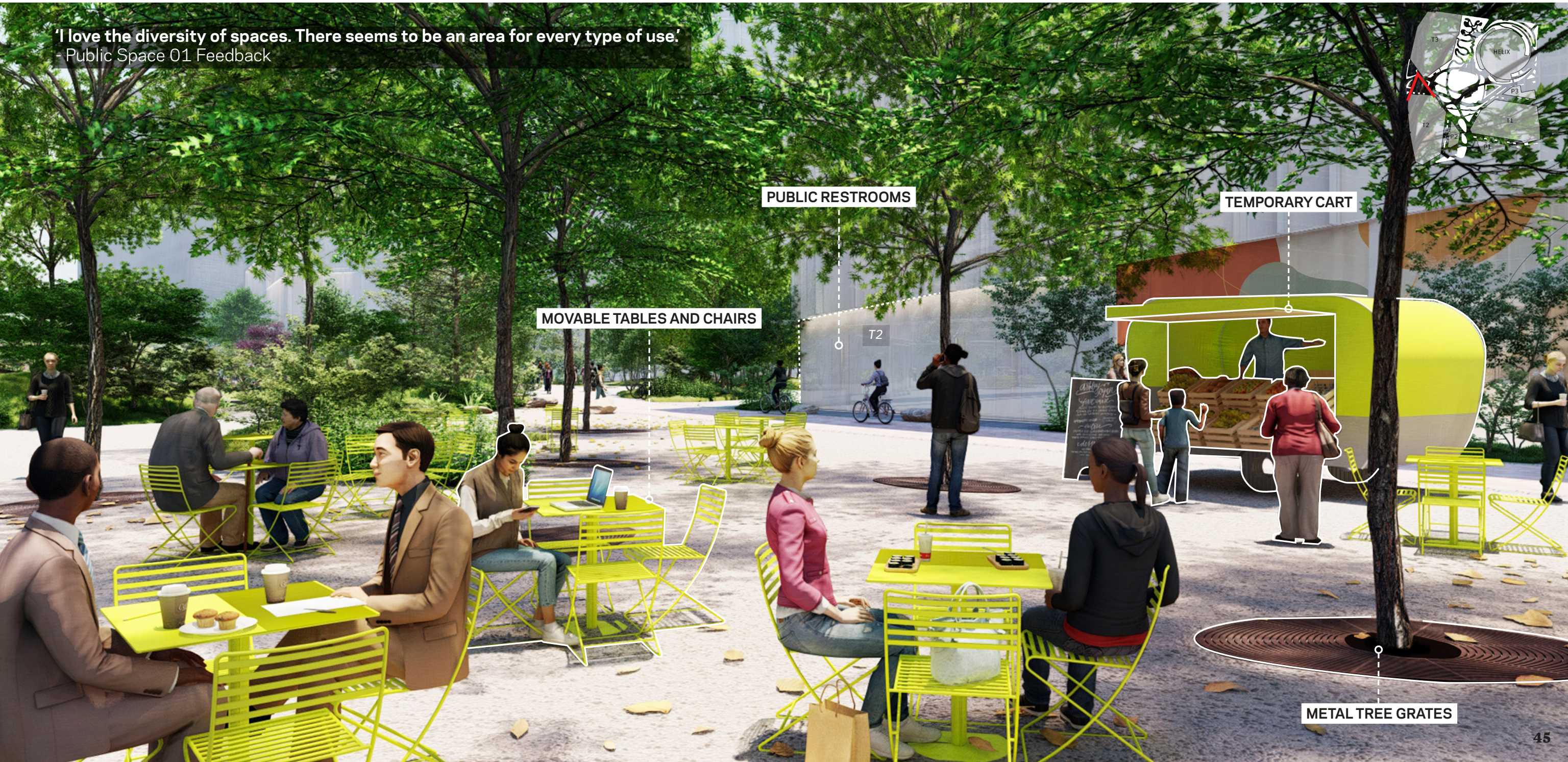
MULTI-MODAL PATH



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

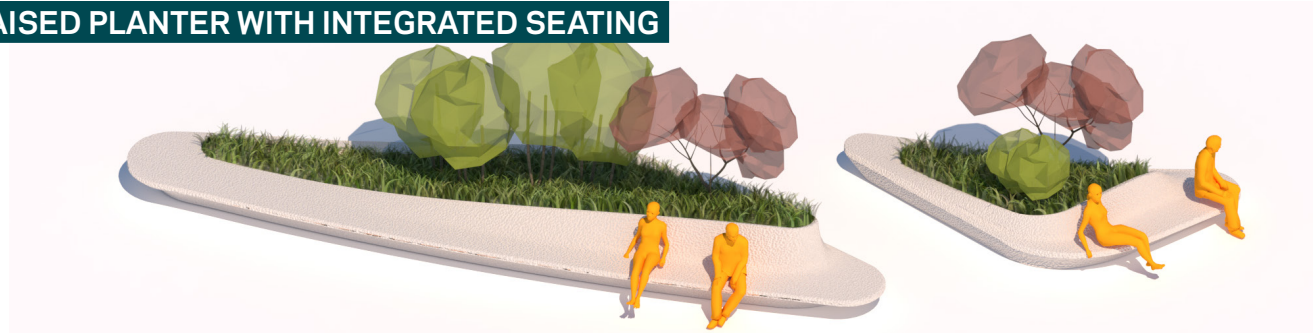
T2

METAL TREE GRATES

Landscape Design

Eads Street Plaza

RAISED PLANTER WITH INTEGRATED SEATING



MULTI-MODAL PATH



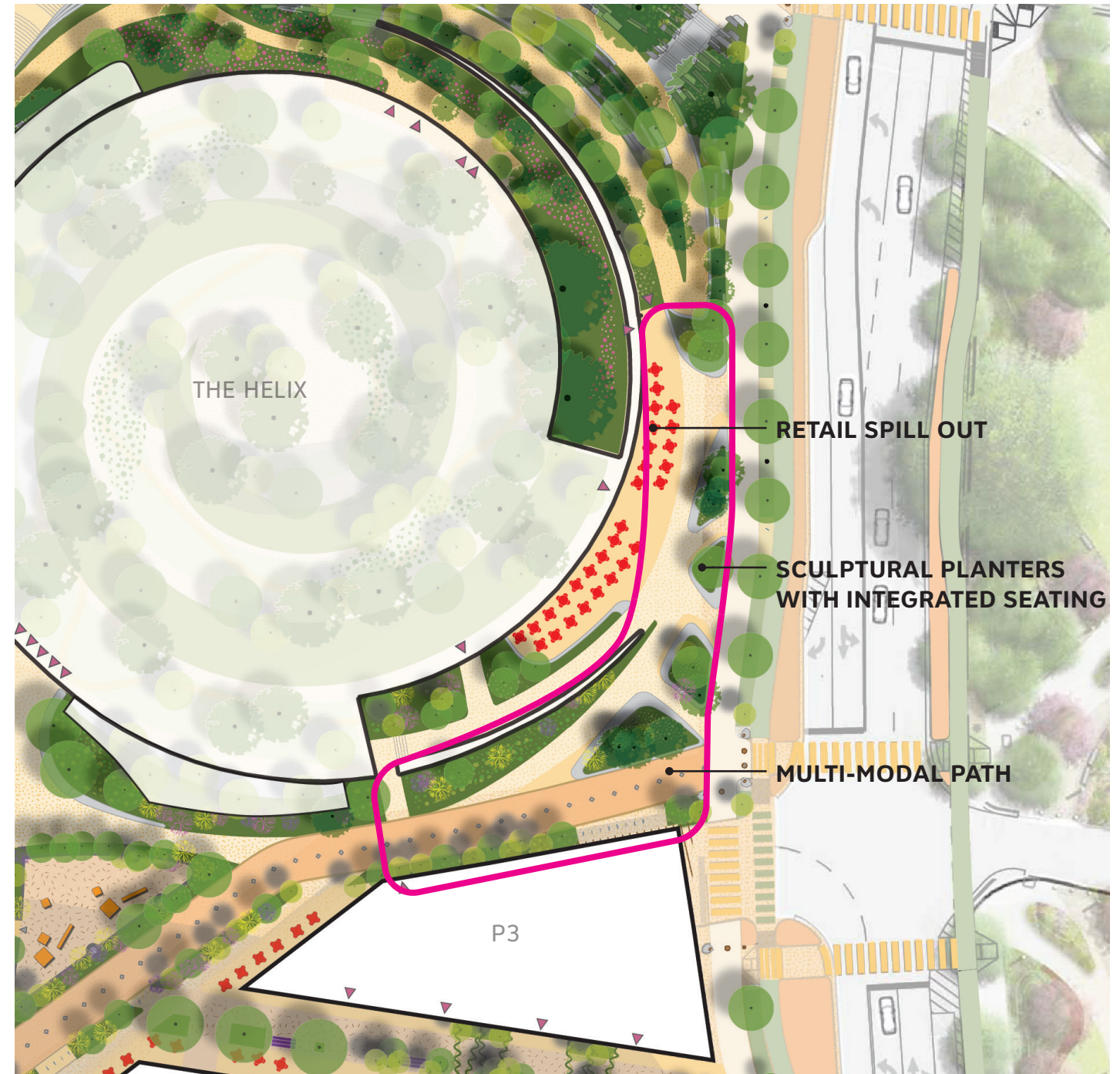
DECORATIVE CONCRETE



BIKE AMENITIES



EADS STREET PLAZA



Landscape Design

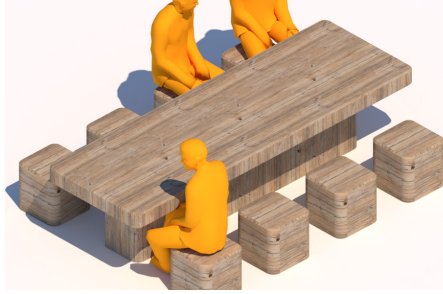
Eads Street Entrance



SCULPTURAL SEATING



COMMUNAL TABLE



WOOD



LANDSCAPE STONE



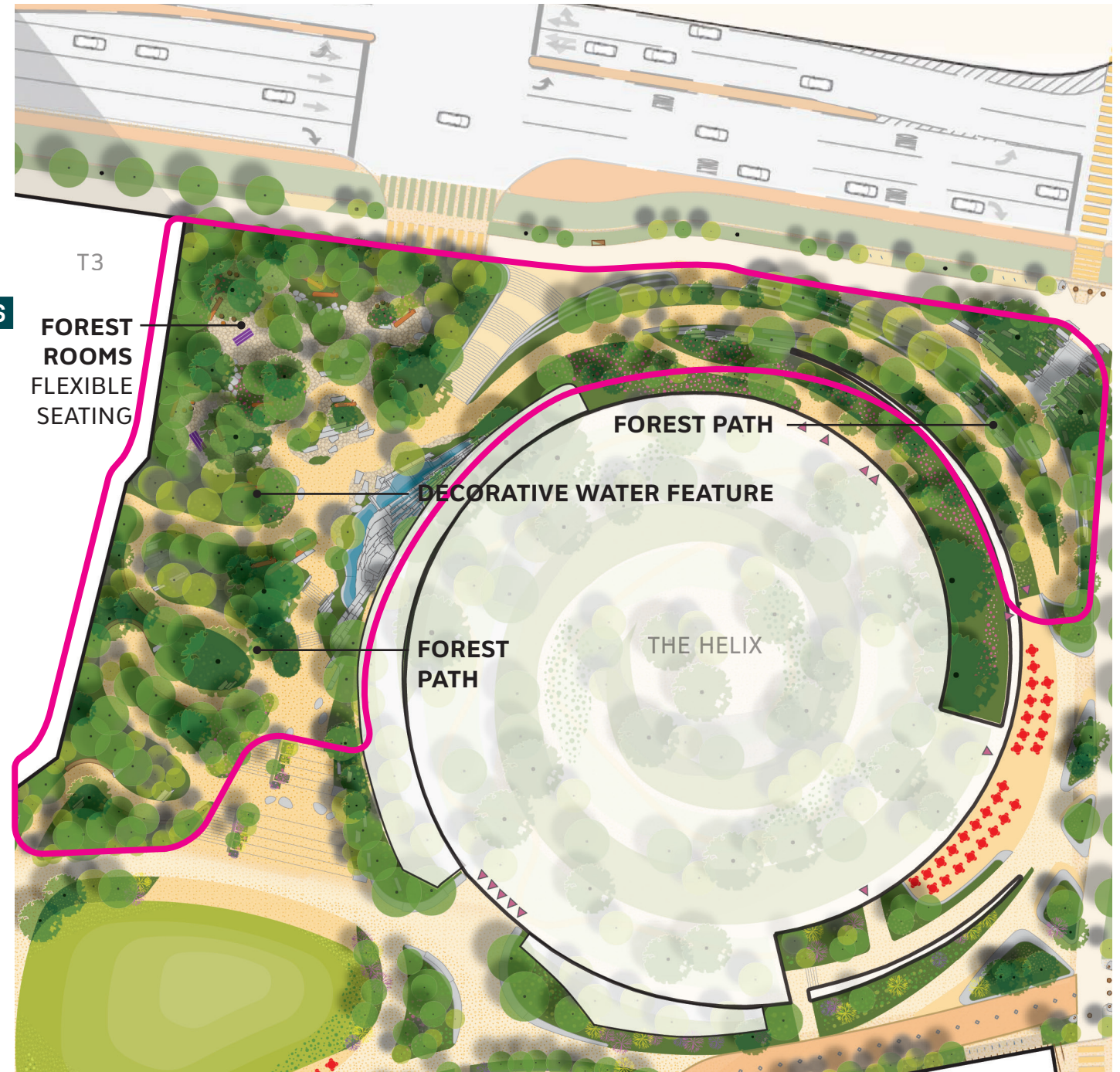
FOUNTAIN STONE



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



SMALL FOREST ROOM

OUTDOOR MEETING

NATURAL ELEMENTS

SCULPTURAL SEATING



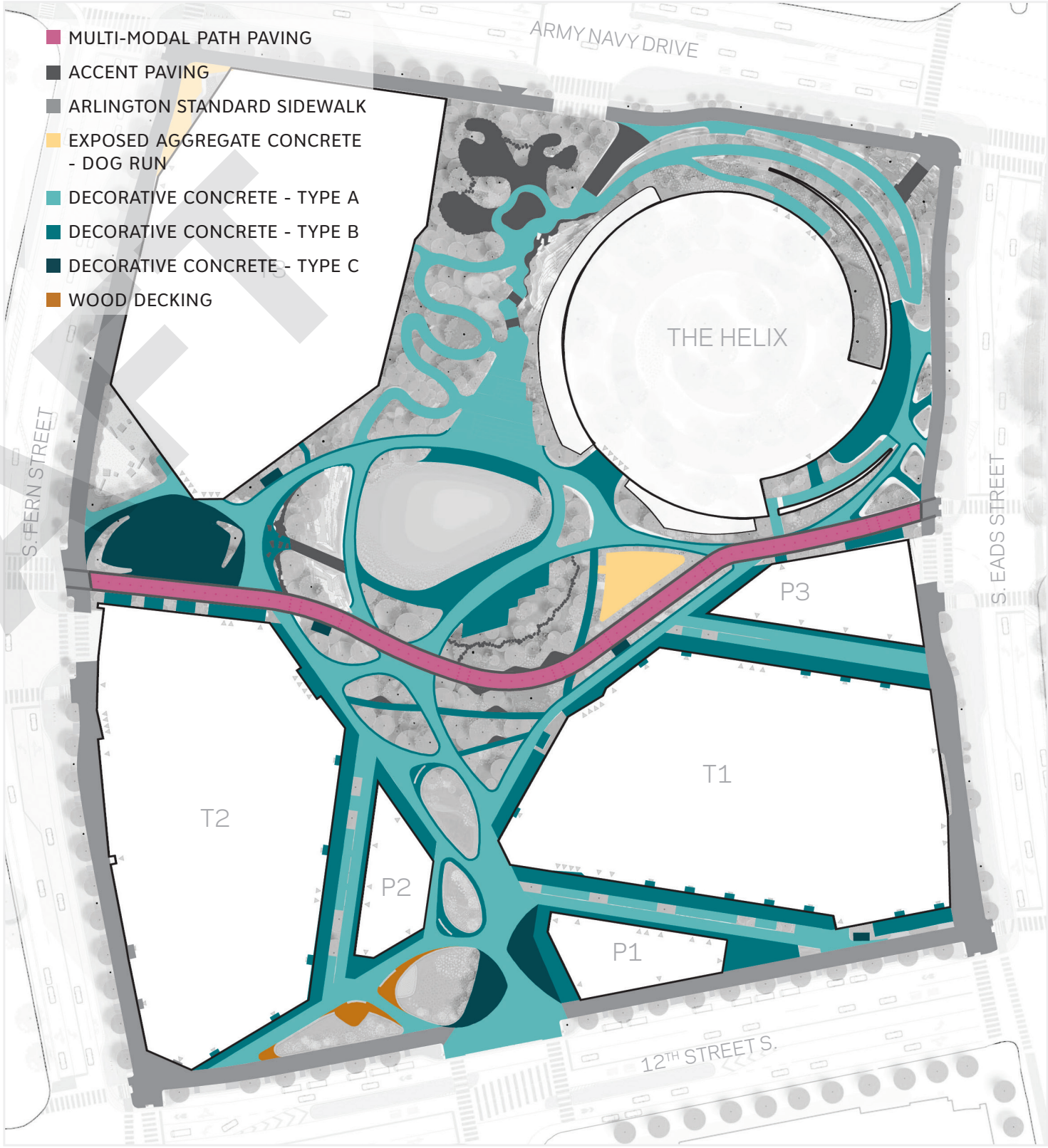
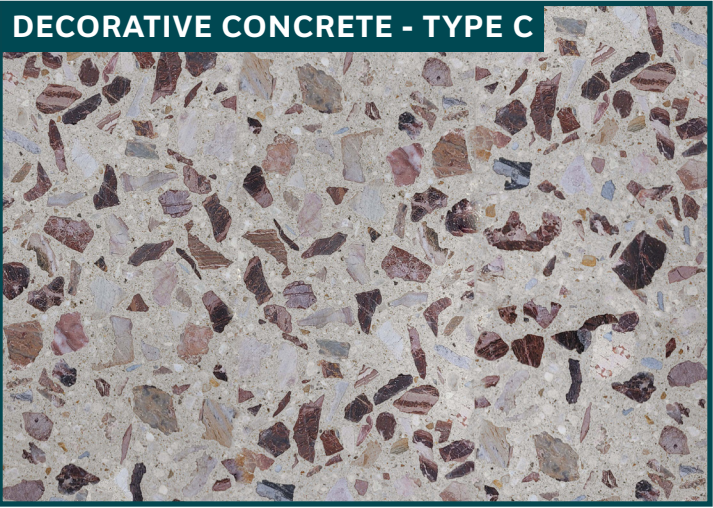
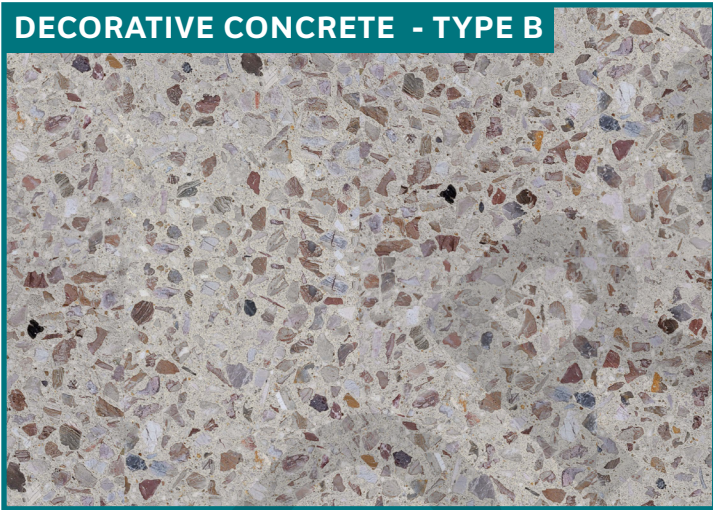
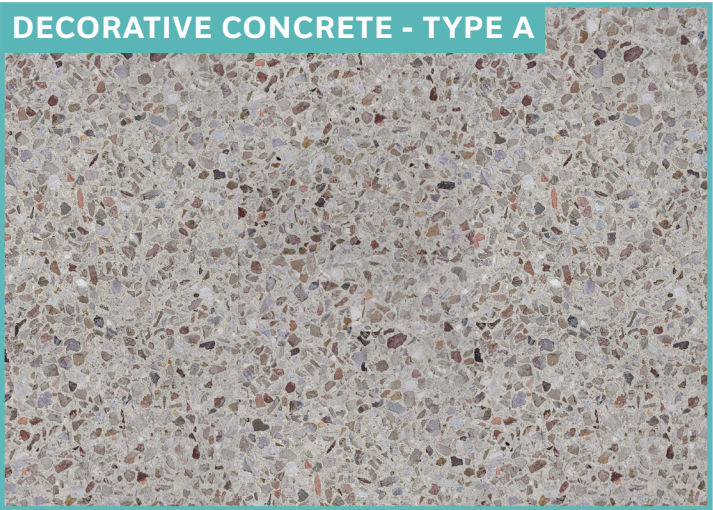
'I love the idea of an immersive forest, I think that links so much of the rest of the park with the trees and water and seating but it just sounds amazing to have that peace and quiet and beauty right in this built up area, it just makes me really really happy.'

- Public Space 01 Feedback



Appendix

HARDSCAPE MATERIALS



SITE FURNISHINGS

TRASH / RECYCLING



BIKE RACK



DRINKING FOUNTAIN



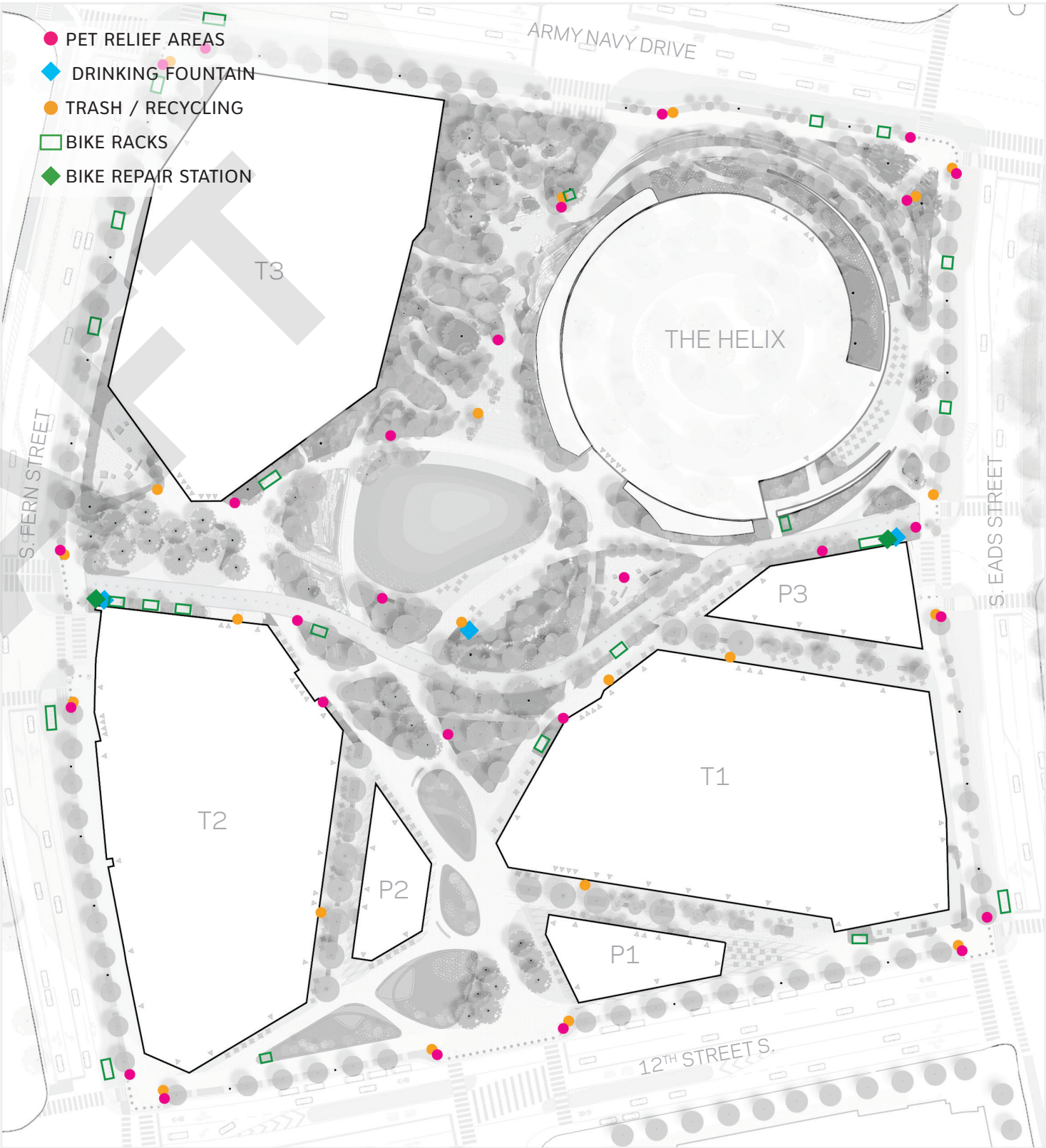
BIKE REPAIR STATION



PET RELIEF AREAS

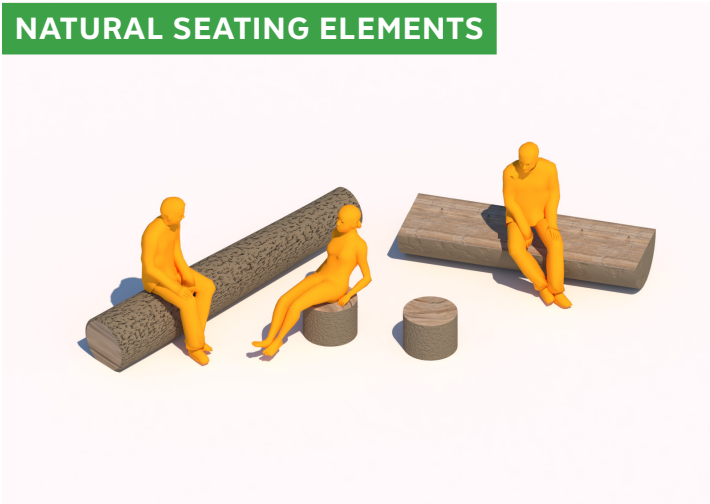


PET RELIEF AREAS



SEATING TYPOLOGIES

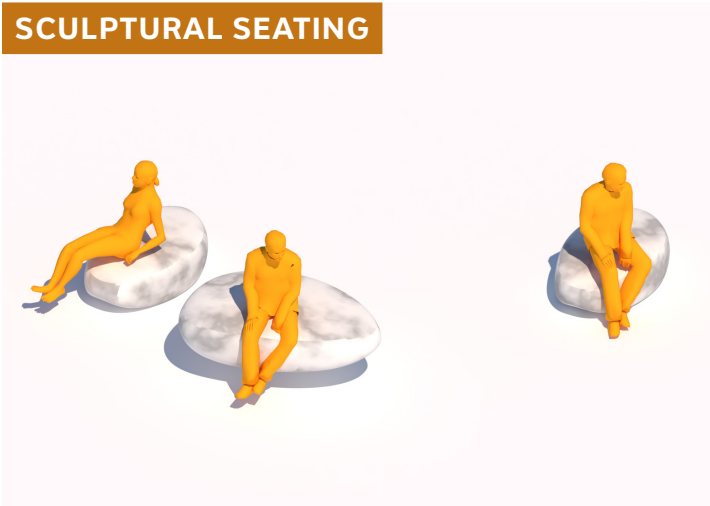
NATURAL SEATING ELEMENTS



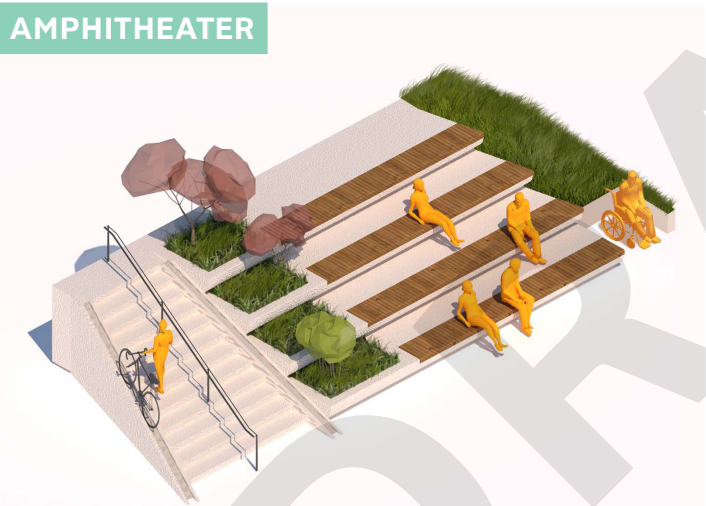
MOVABLE TABLES + CHAIRS



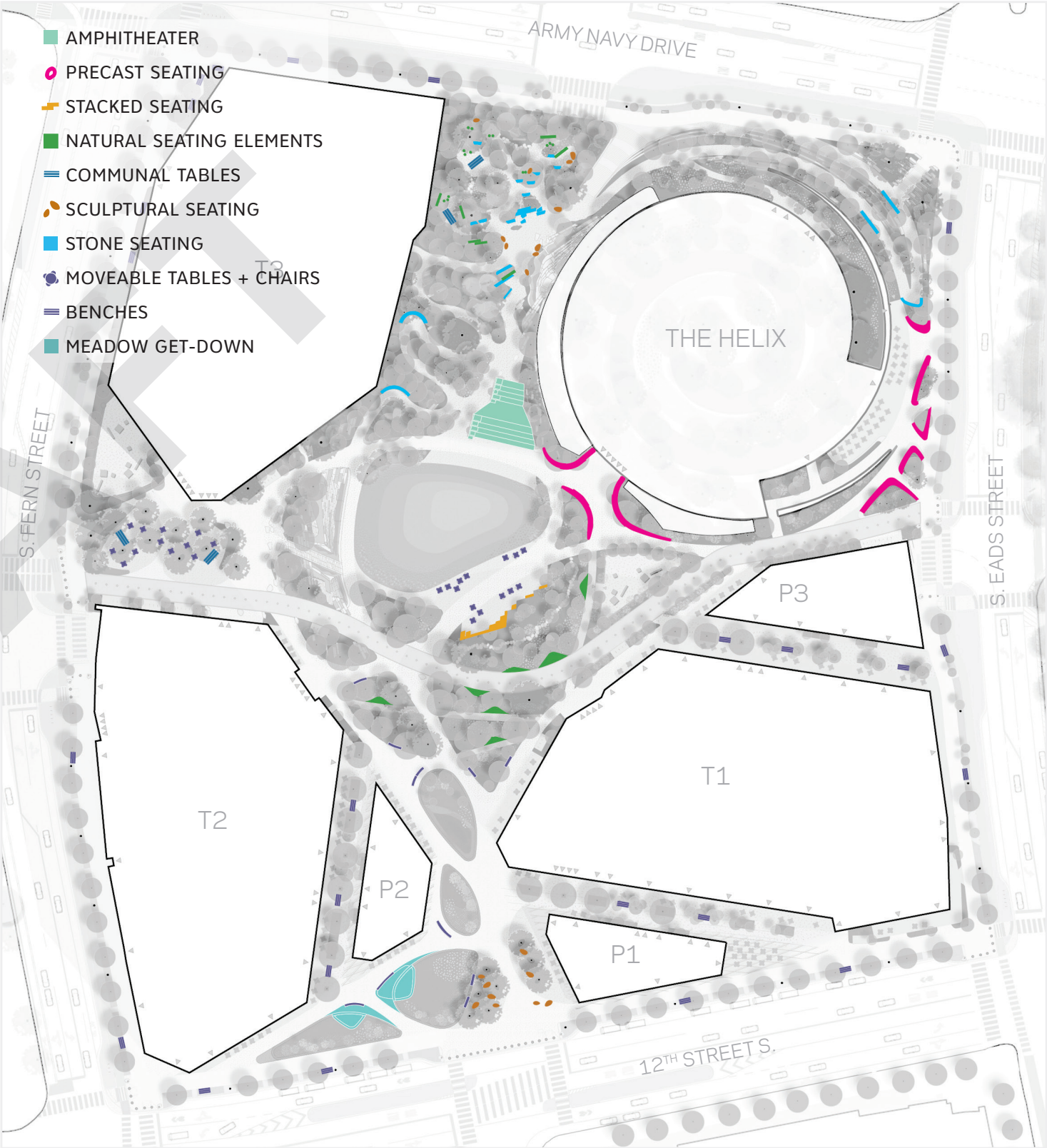
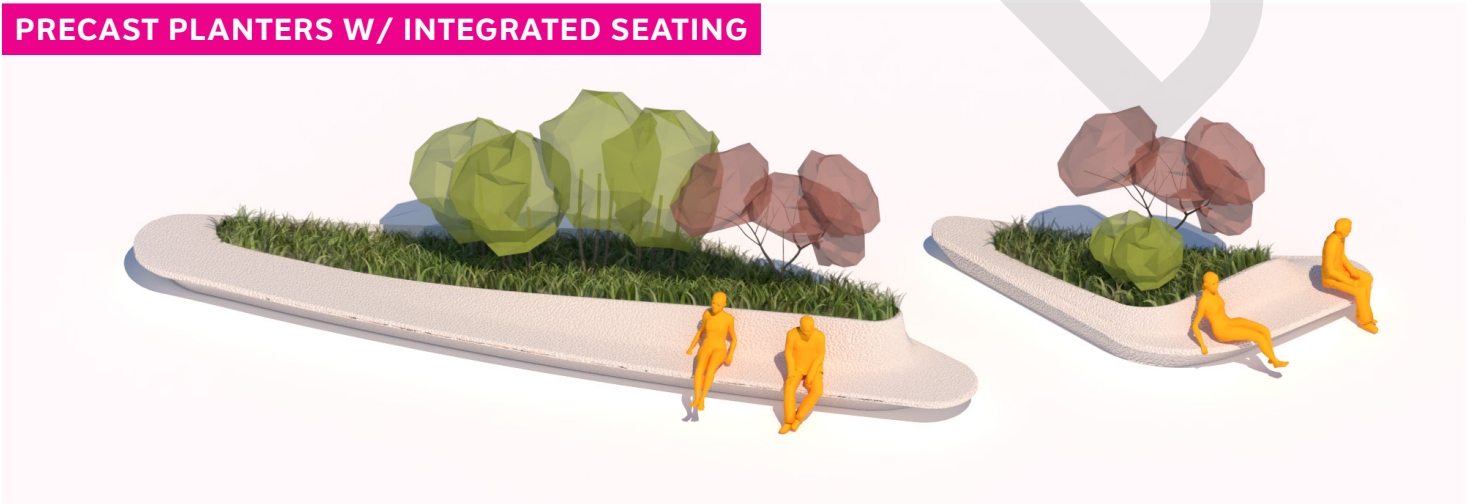
SCULPTURAL SEATING



AMPHITHEATER



PRECAST PLANTERS W/ INTEGRATED SEATING



LIGHTING STRATEGY

INTEGRATED LIGHTING



POLE LIGHTING



RAILING INTEGRATED LIGHTS



WALL WASH



CATENARY LIGHTS



TEMPORARY FESTOON LIGHTING

