

2000 14th Street N

Arlington County SPRC-II
November 2026

PENZANCE SK+I ARCHITECTURE ParkerRodriguez BOHLER// VENABLE

** Rendering for illustrative purposes only*

VIEW FROM NATIONAL MALL





SHADOW STUDY - SPRING EQUINOX



MARCH 21ST - 9AM



MARCH 21ST - 12PM



MARCH 21ST - 3PM

SHADOW STUDY - SUMMER SOLSTICE



JUNE 21ST - 9AM



JUNE 21ST - 12PM



JUNE 21ST - 3PM

SHADOW STUDY - FALL EQUINOX



SEPTEMBER 21ST - 9AM



SEPTEMBER 21ST - 12PM



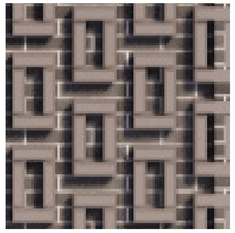
SEPTEMBER 21ST - 3PM

RENDERINGS - BIOPHILIA

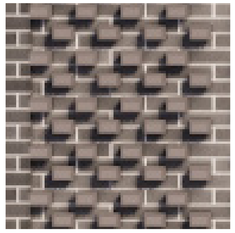


MATERIAL NARRATIVE

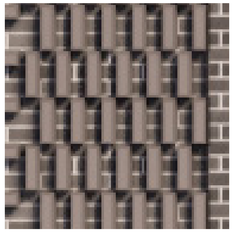
THE FOUR ELEMENTS



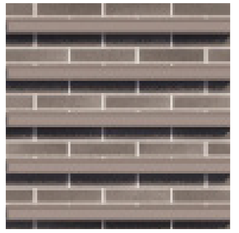
AIR



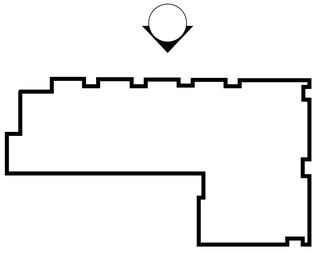
WATER



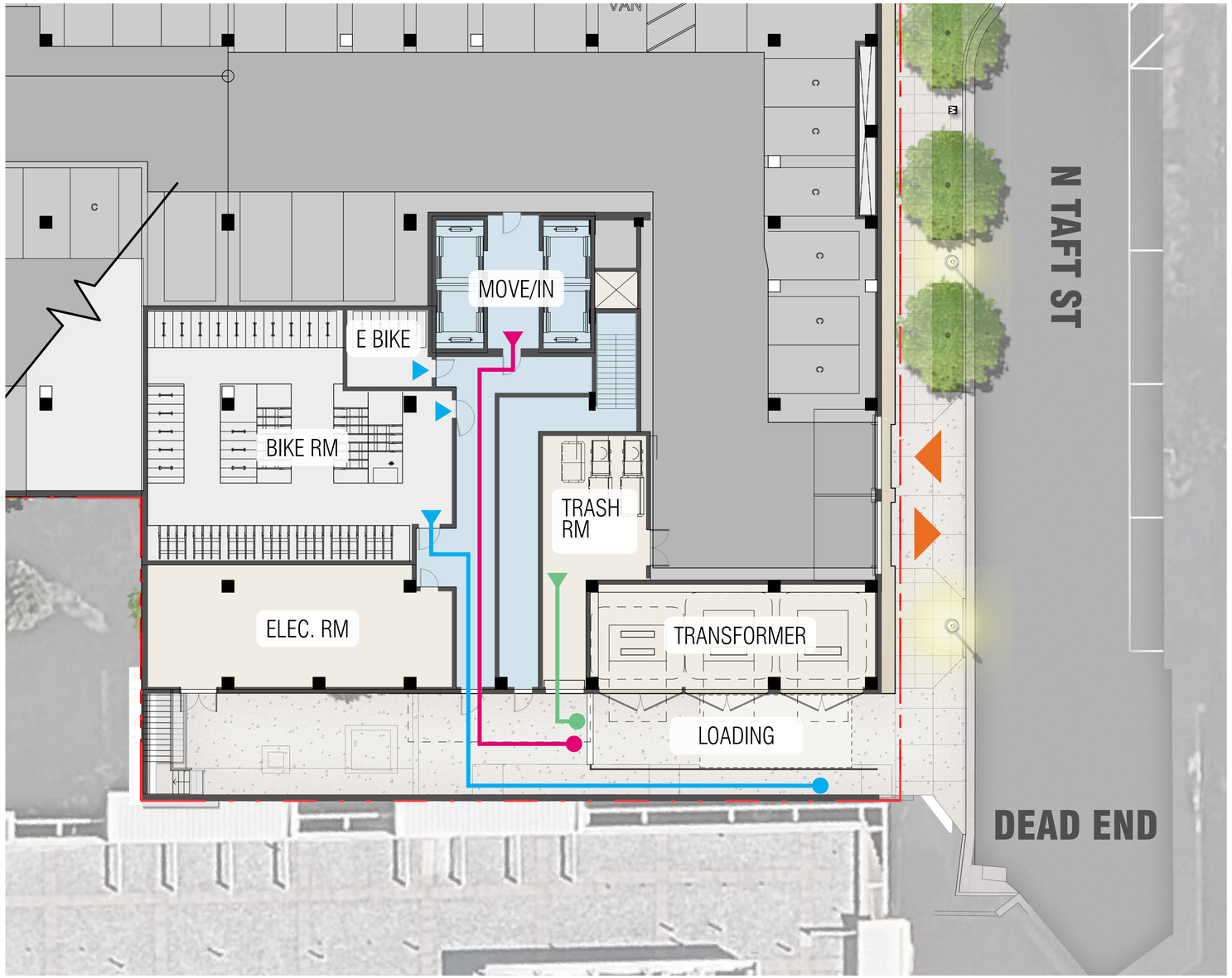
FIRE



EARTH



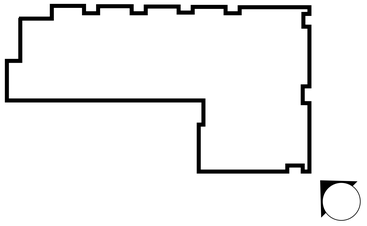
BUILDING SERVICE & BIKE ACCESS



- Bike Room Circulation
- Garage Entrance
- Move-in Circulation
- Trash Circulation

RENDERINGS - NEW SERVICE/LOADING





SERVICE/LOADING - BEFORE AND AFTER



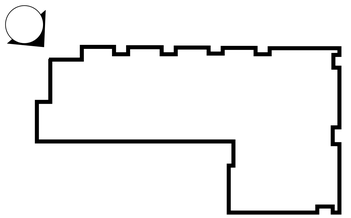
EXISTING



PROPOSED

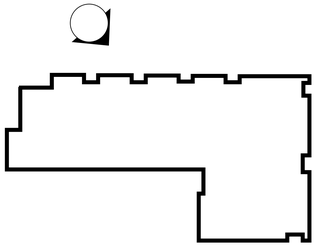
RENDERINGS - STREETSCAPE AT ENTRY





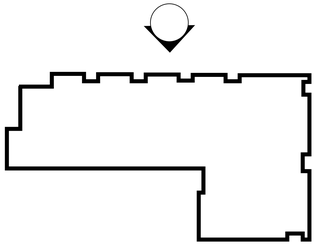
RENDERINGS - STREETSCAPE ON 14TH ST





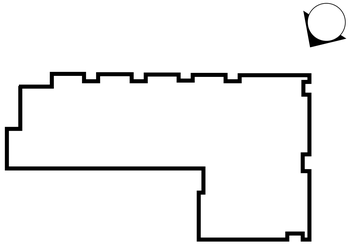
RENDERINGS - STREETSCAPE ON 14TH ST



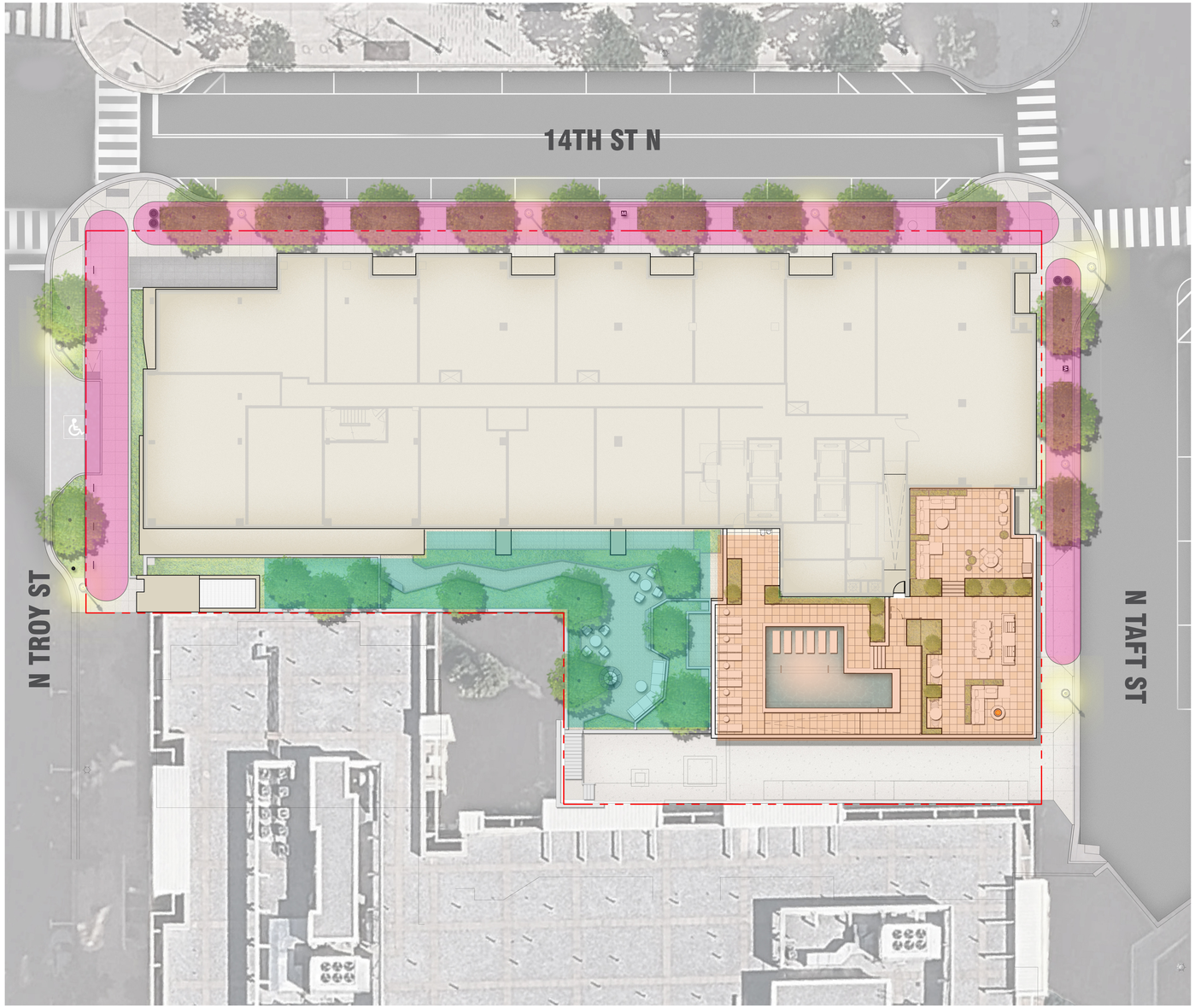


RENDERINGS - STREETSCAPE ON TAFT & 14TH





LANDSCAPE PLAN



STREETSCAPE

- Street trees shade pedestrians while providing environmental benefits
- Ample sidewalks encourage walking through the neighborhood and are compliant with the sector plan
- Curb extensions added at intersections improve pedestrian safety by shortening crossing distances
- Plantings along North Troy Street soften the streetscape
- Main entrance plaza with upgraded paving and canopy with plants
- Publicly accessible bicycle racks encourage alternative transportation use
- Street tree count doubled from 7 existing to 14 proposed trees accross the three surrounding streets

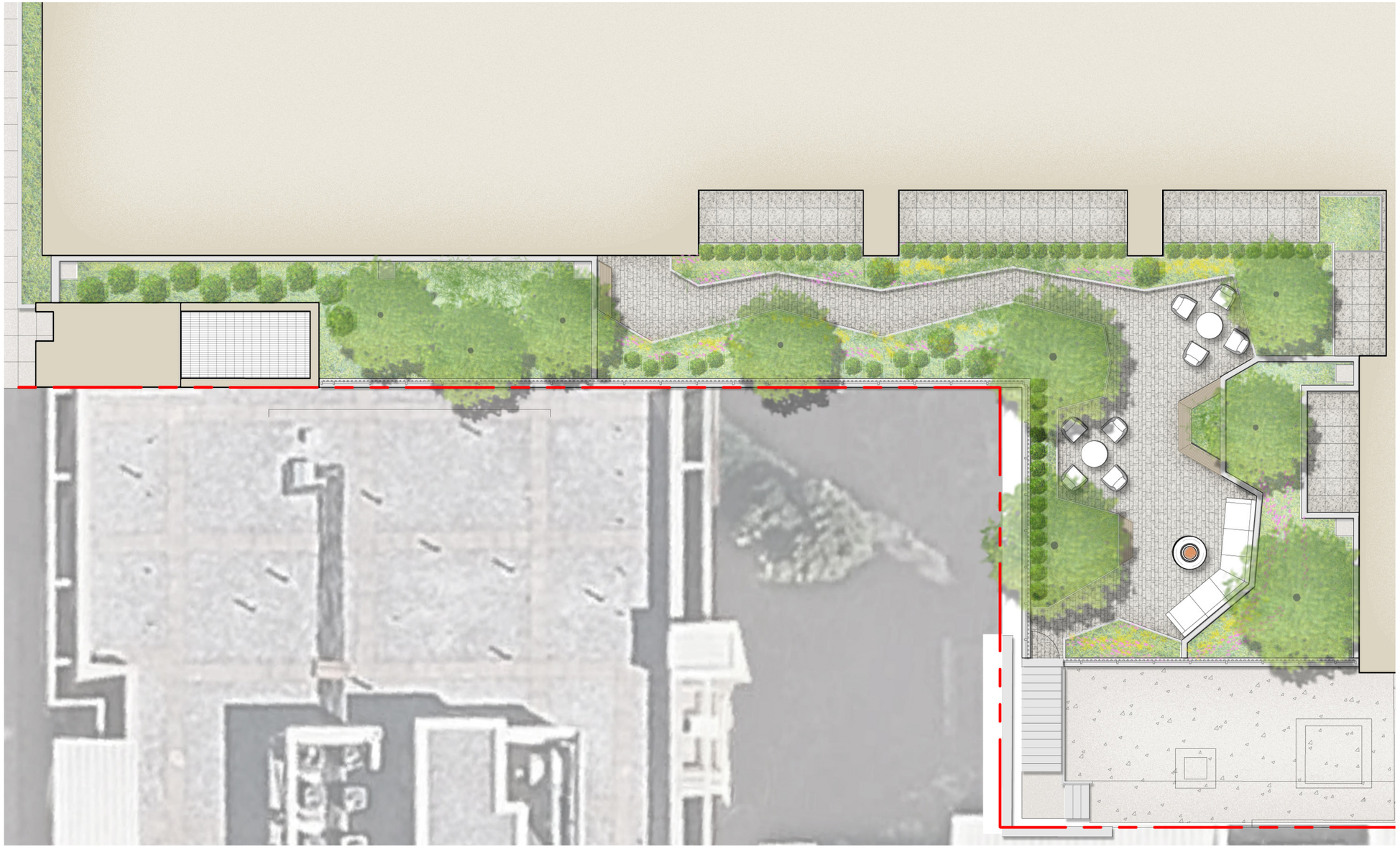
BUILDING COURTYARD GARDEN

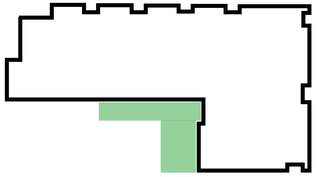
- Amenity space for residents with nature-inspired forms and natural materials
- Bioretention planters retain stormwater while providing native plants for pollinator insects and wildlife
- Tree canopy provides shade to the spaces and building, reducing urban heat island effect

BUILDING ROOFTOP TERRACE

- A series of outdoor rooms that encourage residents to experience the outdoors
- Outdoor dining and lounge spaces separated by lush plantings
- Expansive views of Arlington, DC and the National Mall
- Swimming pool for seasonal use by residents

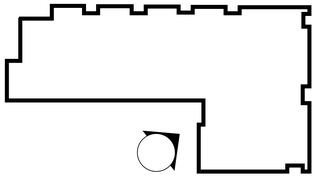
LANDSCAPE - GARDEN TERRACE





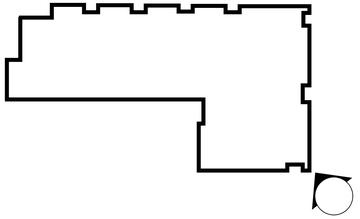
RENDERINGS - GARDEN TERRACE



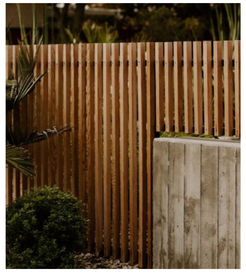
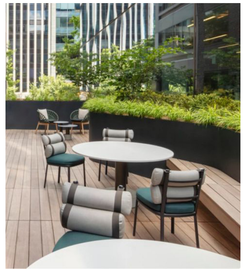


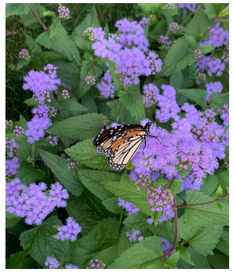
RENDERINGS - ROOF TERRACE



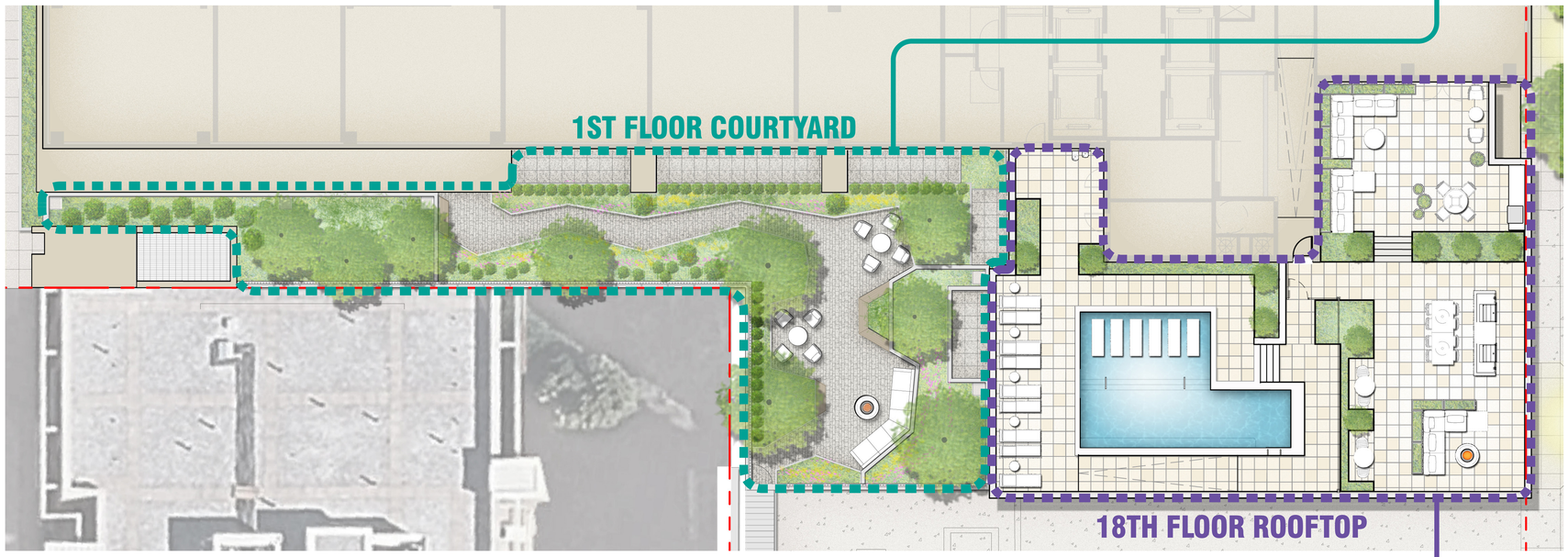


BIOPHILIC DESIGN

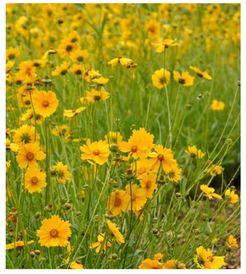
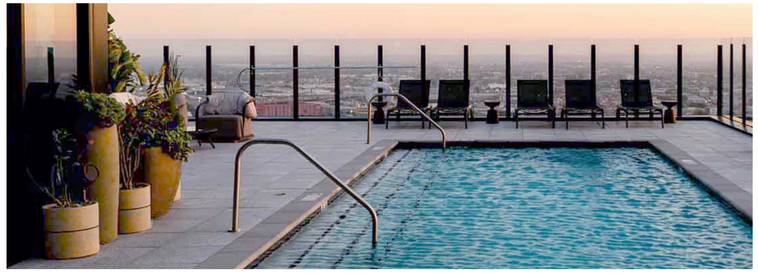











REFUGE

- Trees and plantings provide shade and cooling benefits
- Bioretention planters filter and retain stormwater
- Bent pathway and broken edges of the courtyard refuge mimic natural forms while creating a sense of discovery
- Spaces are designed for rest, contemplation, and interaction with nature
- Natural materials such as wood and stone add textural and tactile interest
- Lush and layered plantings feature a diverse palette, prioritizing locally native species
- Overhead tree canopy filters light while adding sound and movement

PROSPECT

- Rooftop amenity space allows a prospect over the surrounding city
- Provides a social gathering space for residents with lounge, dining and recreational areas
- Plantings feature flowing grasses and flowering pollinator-attracting species
- Outdoor kitchens add a gustatory function to the terrace
- Elevated pool terrace affords a place to enjoy summer breezes and dip in the cooling water

TRANSPORTATION OVERVIEW

1) 2000 14th Street N. is served by various transportation modes

a. 3 blocks to Court House Metro

b. Multiple bus lines

c. Connected to bike and ped facilities

2) Walk Score rates the 2000 14th Street N. site as Very Walkable, Bikeable Area, and Good Transit

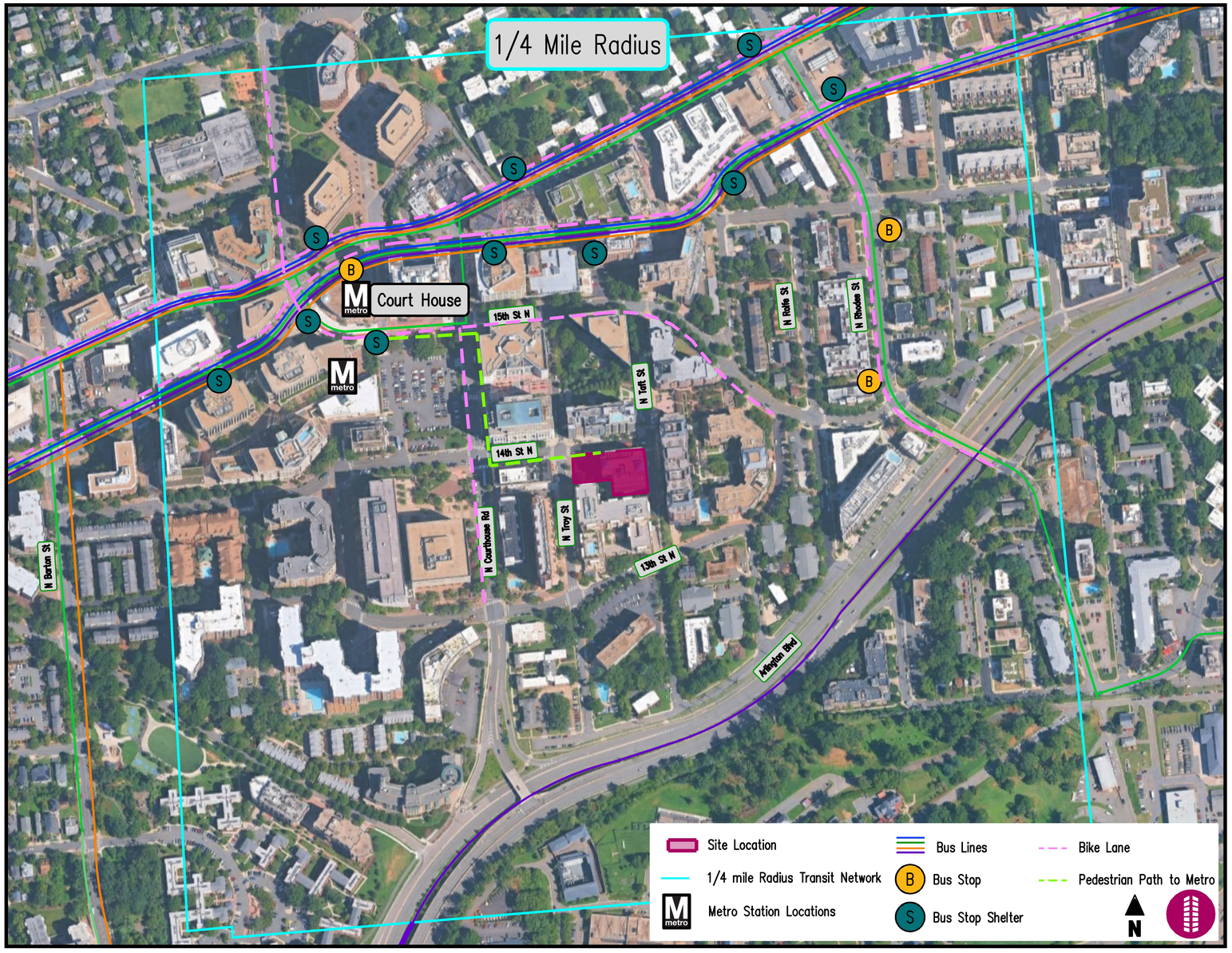
3) Upgrades to the streetscape consistent with County's policies and goals for pedestrian and bicycle safety

4) Bike room access on N. Taft Street

5) Vehicular access to the parking garage and a loading dock will continue to be provided on N. Taft Street

6) The proposed redevelopment, a residential building, will have less of an impact on the adjacent study intersections, compared to the existing office

7) Other than the frontage improvements and Transportation Management Plan, no other transportation improvements are necessary for mitigation



MULTIMODAL IMPROVEMENTS

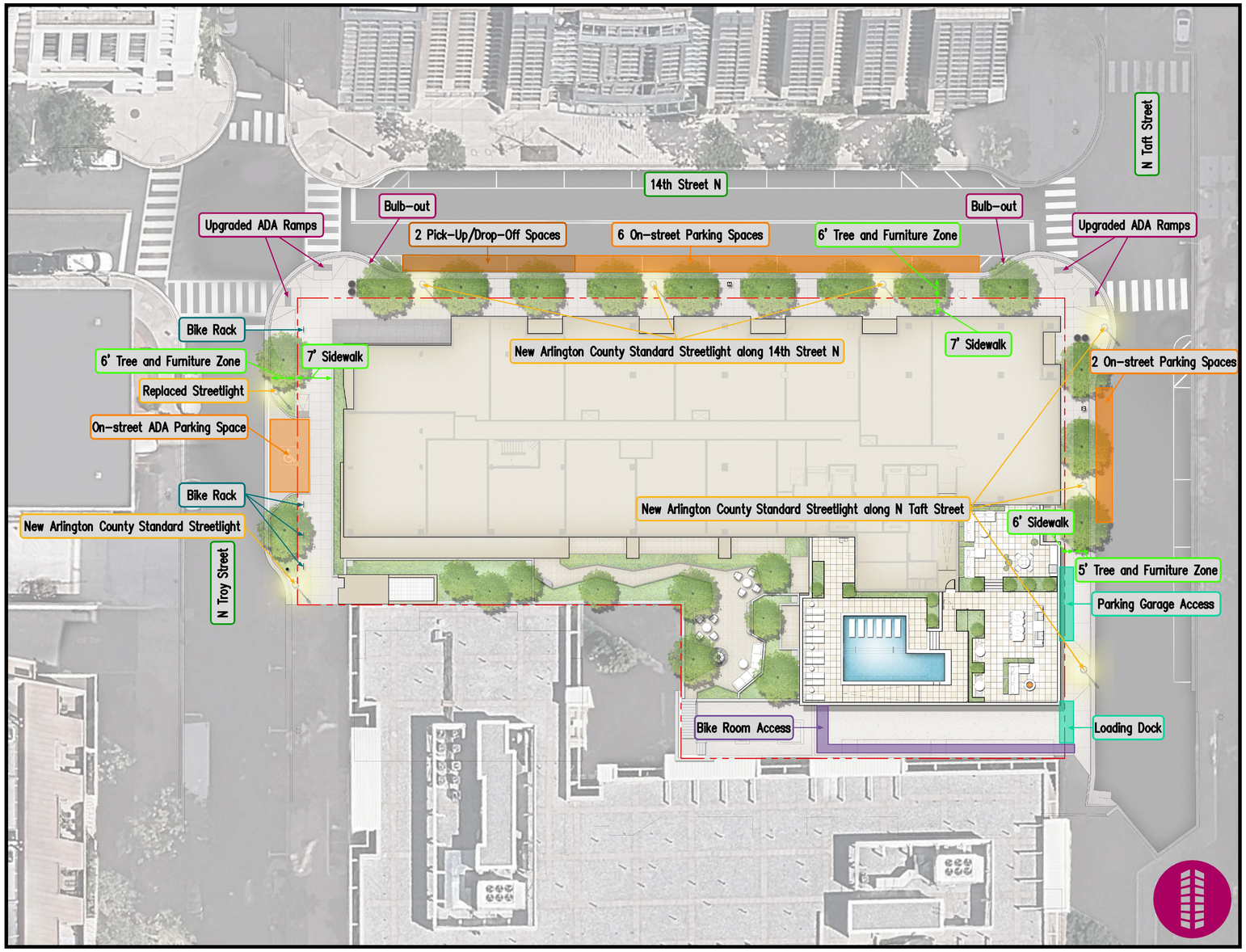
1) The proposed redevelopment, a residential building, will have less of an impact on the adjacent study intersections, compared to the existing office.

2) Other than the proposed frontage improvements and Transportation Management Plan, no other transportation improvements are necessary for mitigation.

3) 2000 14th Street N. is served by various transportation modes. The Court House Metro station is two blocks to the west of the site, bus lines operate along Wilson and Clarendon Boulevards, sidewalks line the streets in the Courthouse neighborhood, stripped bike lanes are on N. Courthouse Road and 15th Street N, and the street network efficiently connects motorists to their destinations. Bikeshare, electric scooters, and car-sharing services are also available for future residents of the site.

4) Walk Score rates the 2000 14th Street N. site as Very Walkable, Bikeable Area, and Good Transit.

5) The streetscape and access design of the proposed redevelopment considers the County's policies and goals for pedestrian and bicycle safety. Sidewalks will be rebuilt to appropriate widths. Vehicular access to the parking garage and a loading dock will continue to be provided on N. Taft Street.



TMP

The property management will operate a TMP with elements and strategies designed to encourage and support the use of the various non-auto transportation options in the Courthouse neighborhood, such as:

1) An active, ongoing relationship with Arlington Transportation Partners

2) Designate and keep current a member of building management as Property Transportation Coordinator

3) Contribute annually to ACCS

4) Provide a transportation information display in the lobby

5) Provide a Bicycle Facilities Management Plan

6) Prepare, reproduce and distribute, in digital or hard copy, materials provided by Arlington County, which includes site-specific transit, bike, walk, and rideshare related information, to each new residential lessee or purchaser, property management, or maintenance employee, from initial occupancy through the life of the site plan.

7) Provide one time, per person, to each new residential lessee or purchaser, property management, or maintenance employee, whether employed part-time or full-time, directly employed or contracted, who moves in or begins employment in the building throughout initial occupancy until the building reaches stabilization within 2 years of the First Certificate of Occupancy for Tenant Occupancy, the choice of one of the following:

a. $65.00 Metro fare on a SmartTrip card or successor fare medium (amount to be determined)

b. A one-year bikeshare membership

c. A one-year carshare membership

8) Provide, administer, or cause the provision of a sustainable commute benefit program for each on-site property management and maintenance employee

9) Provide, under a “transportation information” heading on the Developer and property manager’s websites regarding this development:

a. Links to the most appropriate ACCS and/or external transportation-related web page(s).

b. A description of key transportation benefits and services provided at the building

10. During the first year of start-up of the TMP and on an annual basis thereafter, the Developer shall submit an annual report describing the TDM related activities of the site

11. The Developer agrees to conduct or reimburse the County the full cost up to a maximum of $10,000 and participate in a transportation and parking performance monitoring study at two years, five years, and each subsequent five years after issuance of the First Certificate of Occupancy for Tenant Occupancy.

Reusing the existing garage shortens the construction schedule by ~6 months

Keeping the below-grade structure in place takes this work off the schedule:



~6 months

saved on the construction schedule

Activities avoided

- Below-grade excavation
- New Footings
- New Foundations
- Support of excavation (SOE)

…among other below-grade activities

Quieter for neighbors: below-grade work is typically the noisiest and most disruptive part of construction, and this site avoids it entirely



Thank You

Arlington County SPRC-II
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