



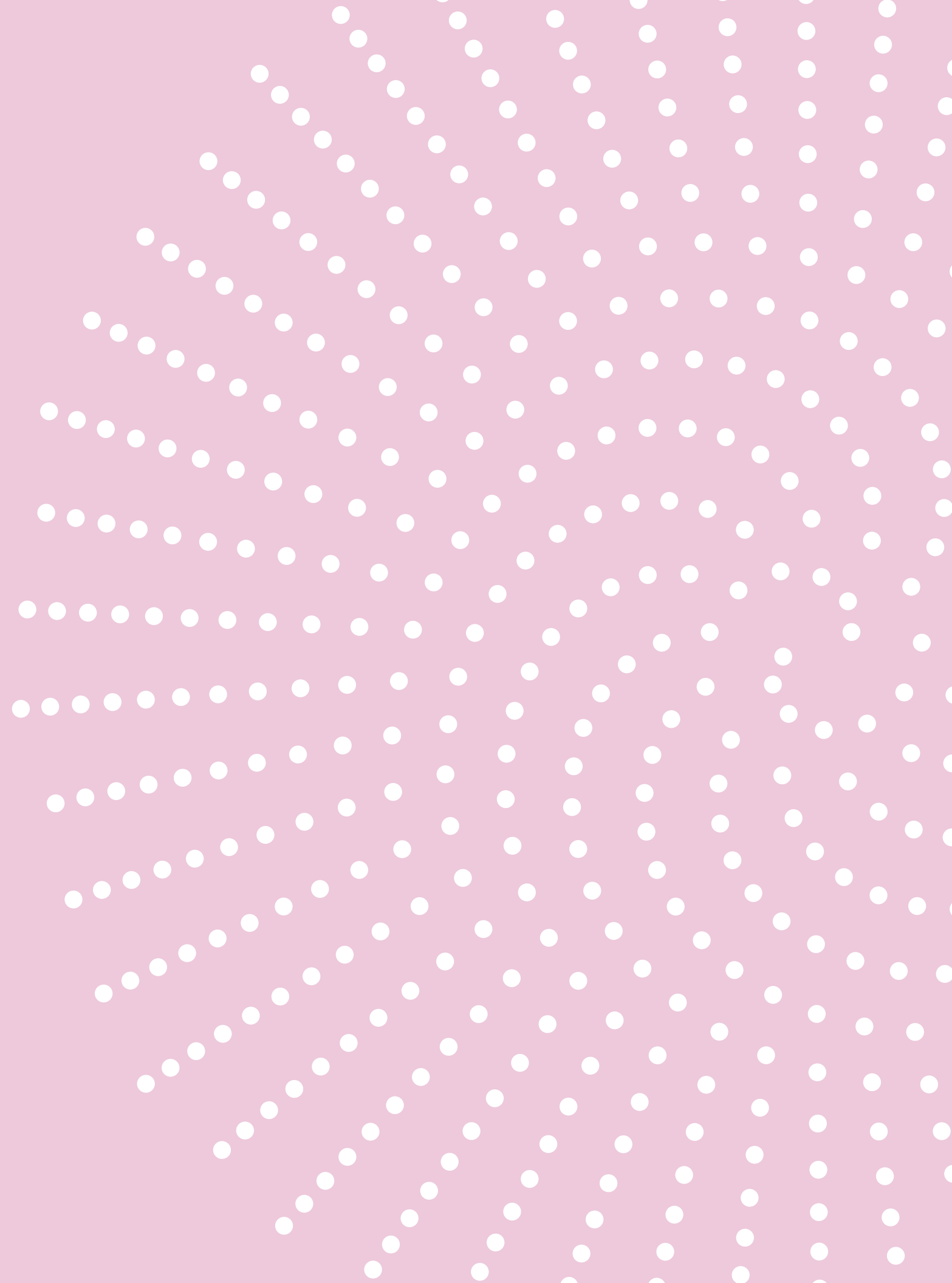
PenPlace

Amazon Arlington HQ

Site Planning Review Committee: SPRC #1

October 28, 2021

I. DESIGN CHANGES



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II. MASTER PLAN

III. ARCHITECTURE

IV. CIRCULATION & SITE DESIGN

V. SUSTAINABILITY

I. DESIGN CHANGES

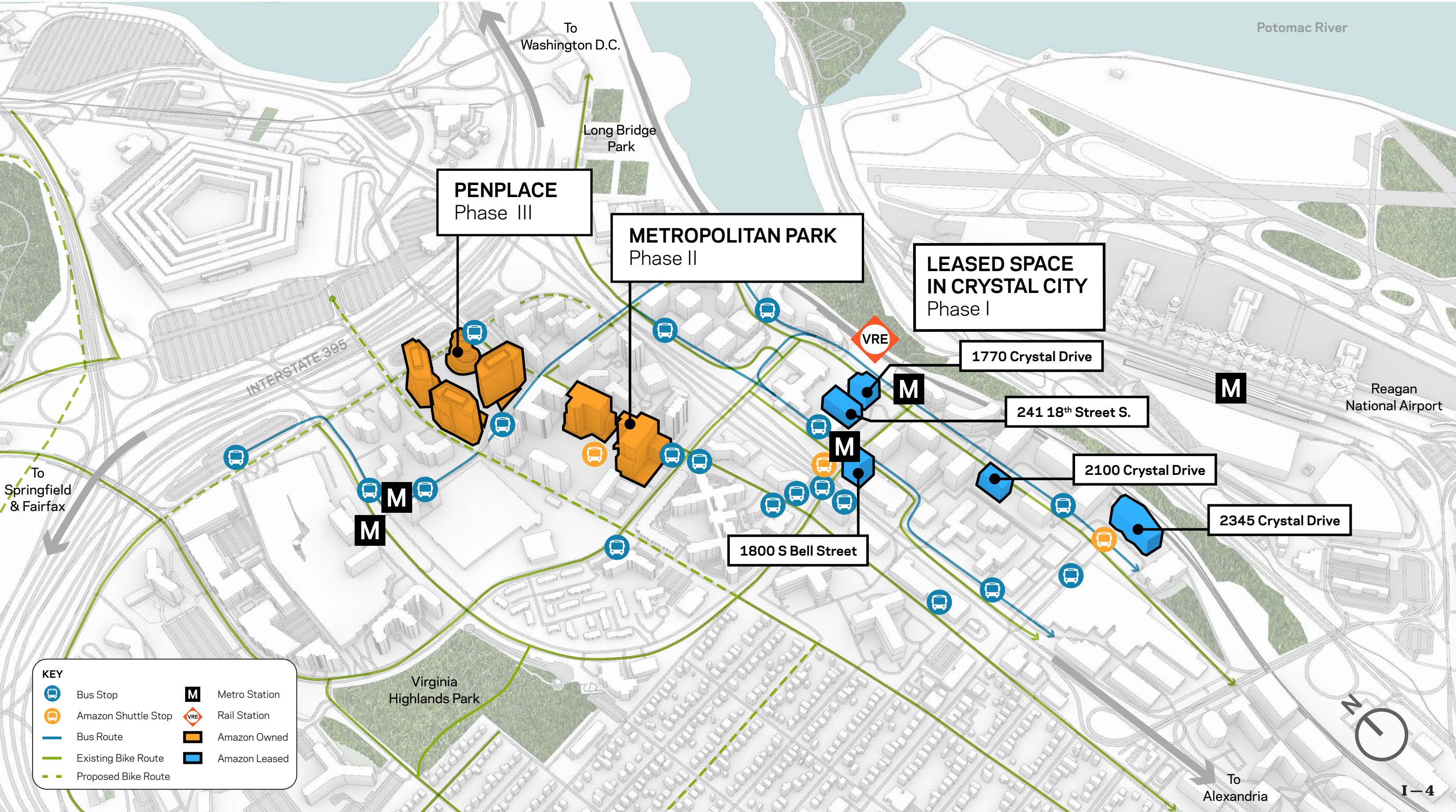
II. MASTER PLAN

III. ARCHITECTURE

IV. CIRCULATION & SITE DESIGN

V. SUSTAINABILITY

- **Amazon in Arlington County**
- **Design Precepts**
- **What We Heard at LRPC**
- **Design Updates**



KEY

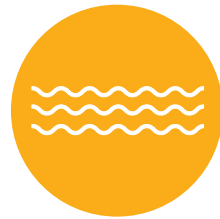
	Bus Stop		Metro Station
	Amazon Shuttle Stop		Rail Station
	Bus Route		Amazon Owned
	Existing Bike Route		Amazon Leased
	Proposed Bike Route		





Engage the Community

Contribute to sense of place and community vitality



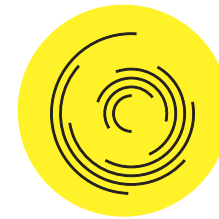
Be Resilient

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



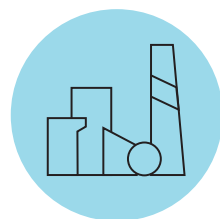
Be Open and Welcoming

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



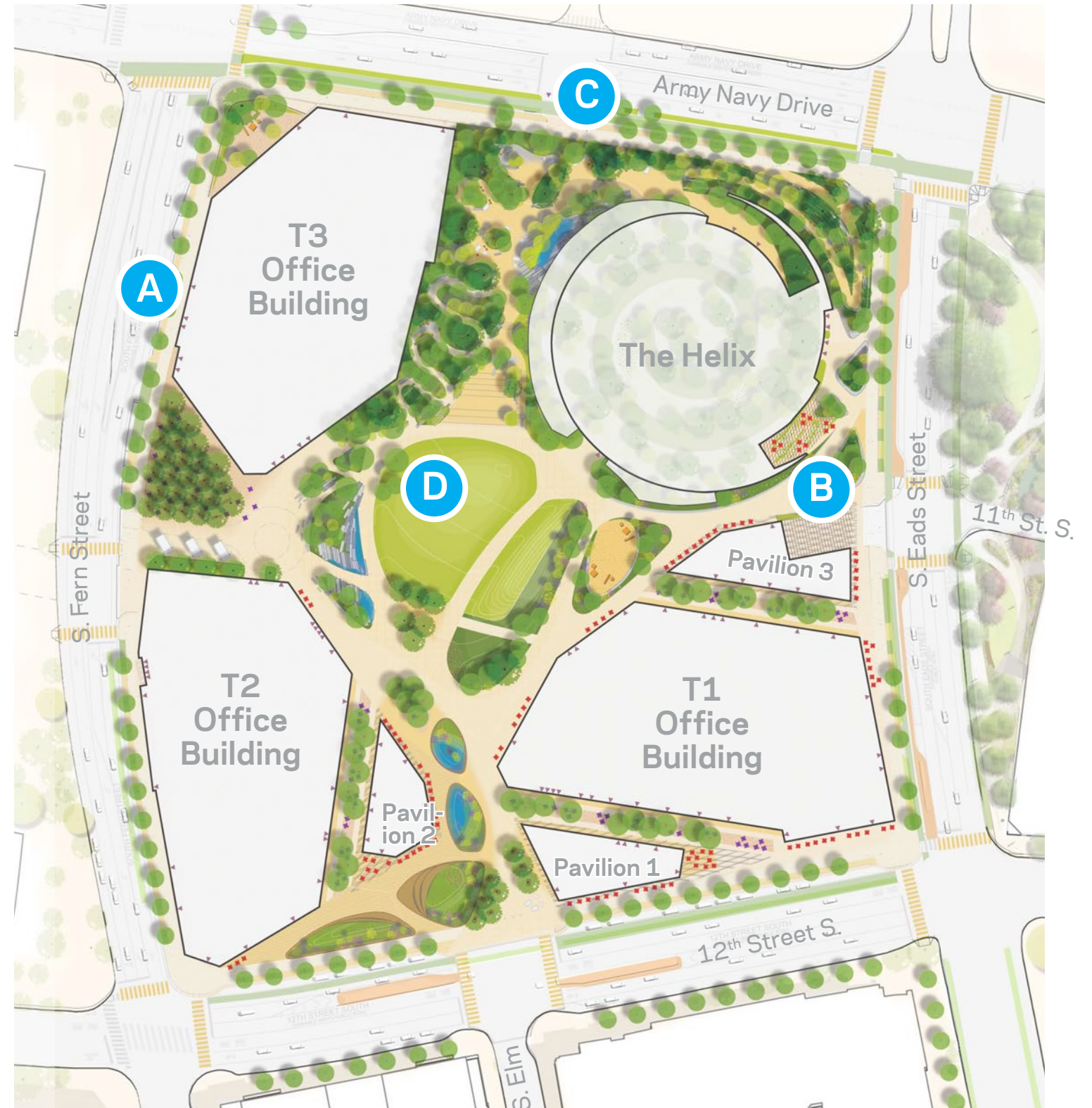
Delight and Surprise

Include the unexpected

What We Heard at LRPC

- A** *Strong desire for protected bike lanes on all 4 sides of PenPlace.*
- B** *Advocacy for east/west bike & micro-mobility solution through the site.*
- C** *Interest in additional, direct pedestrian connection to Army-Navy Drive.*
- D** *Support for significant planting area & desire for more planting diversity and biophilia.*

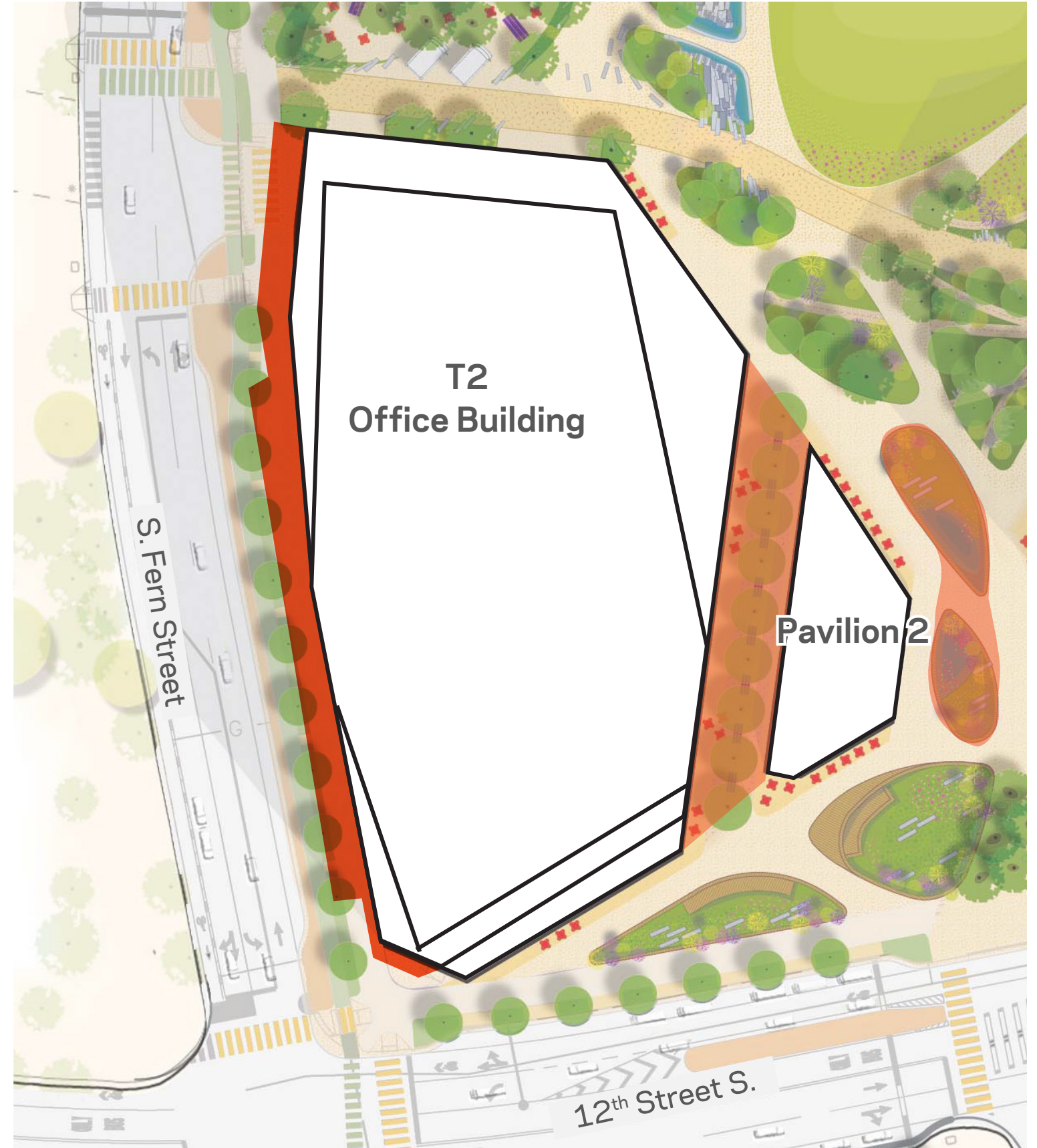
Previous Proposal



Current Proposal



- Shifted T2 & Pavilion 2 east 13'-2".

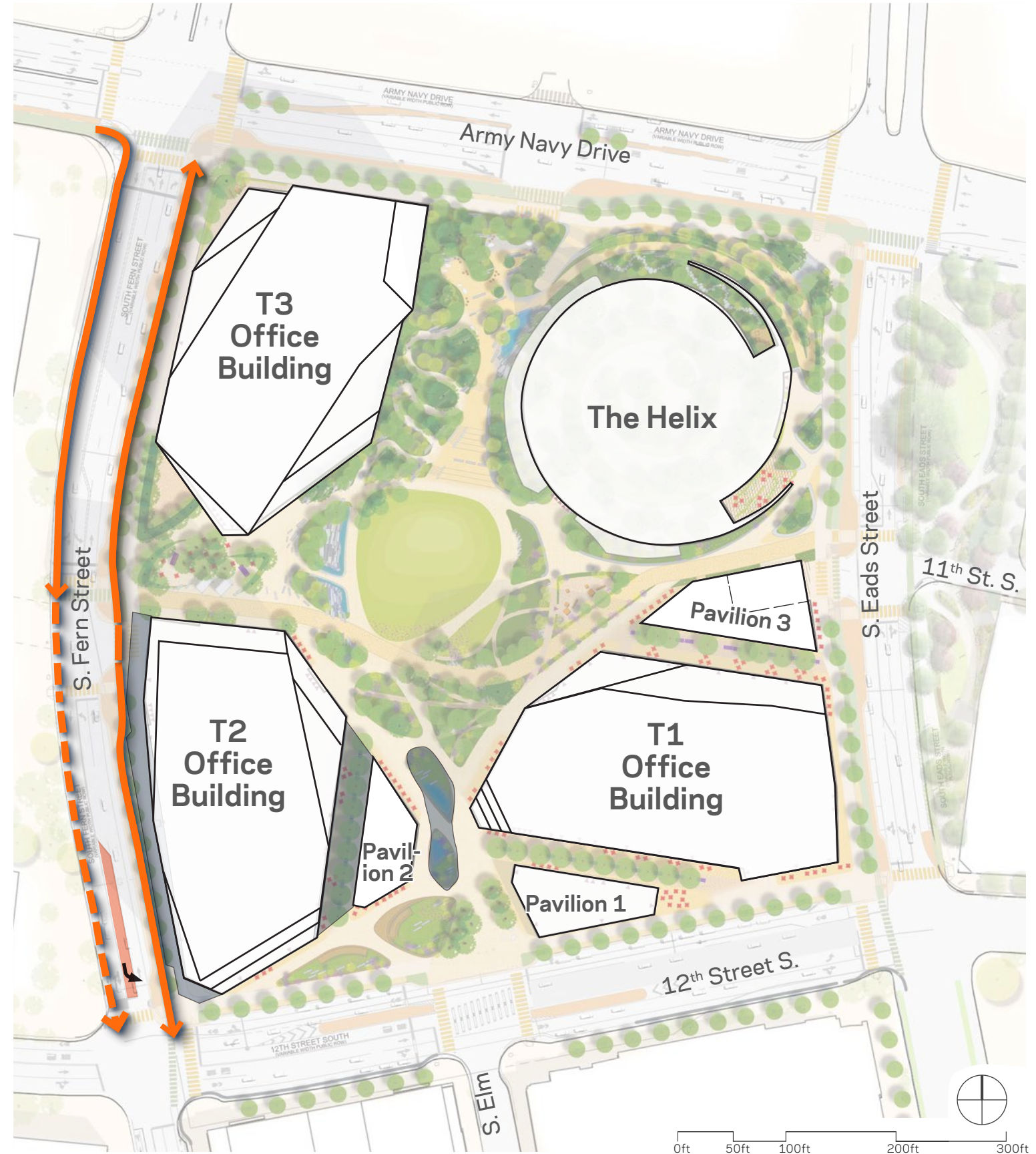


What's Changed

What's Changed since LRPC #3

Site Design Changes

- Shifted T2 & Pavilion 2 east 13'-2".
- Added protected bike lanes on S. Fern Street & southbound left turn lane.

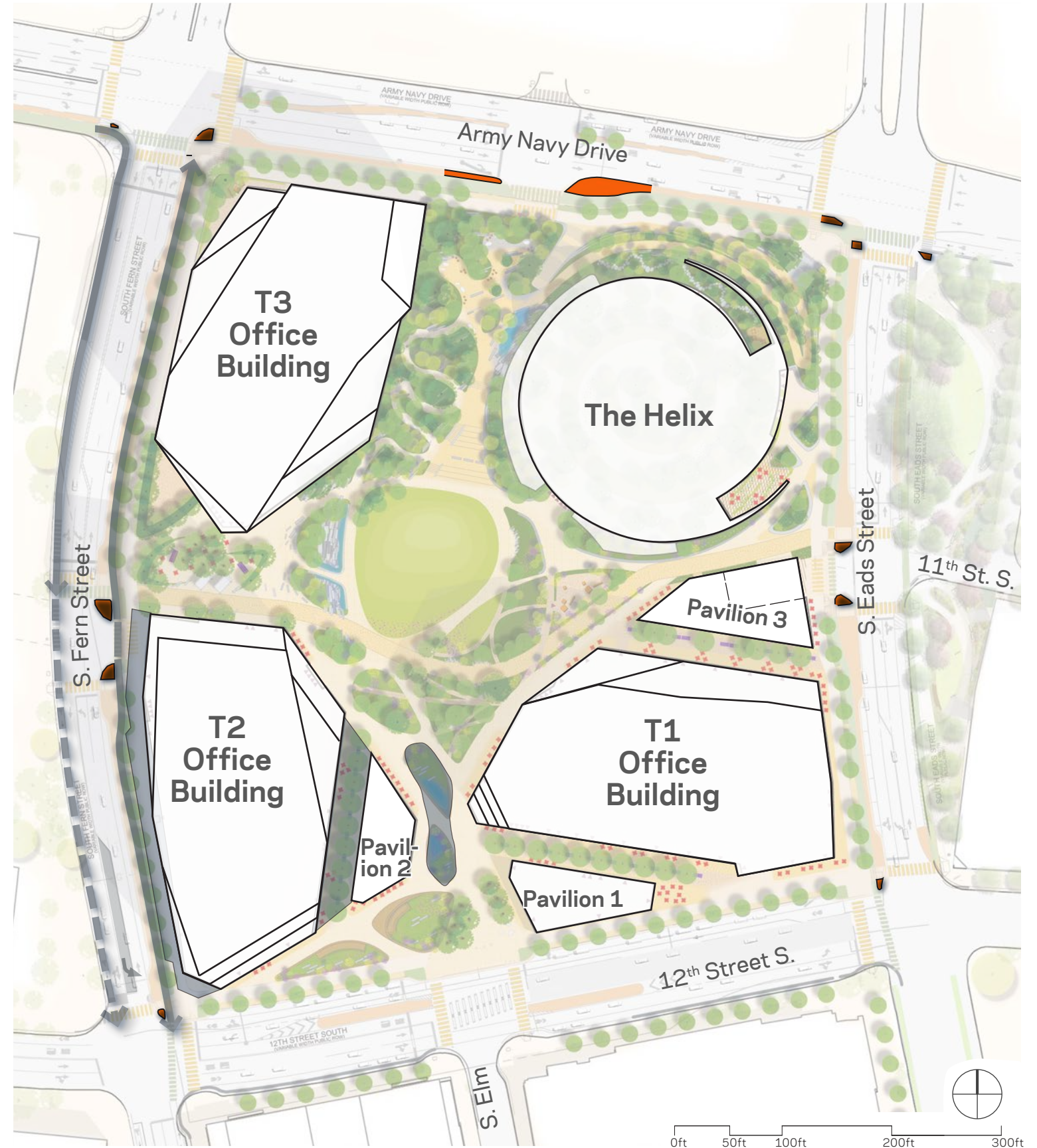


- Protected Bike Lane
- ← Protected Bike Lane (Phased Construction)

What's Changed since LRPC #3

Site Design Changes

- Shifted T2 & Pavilion 2 east 13'-2".
- Added protected bike lanes on S. Fern Street & southbound left turn lane.
- Included curb protection islands at all intersections.



What's Changed since LRPC #3

Site Design Changes

- Shifted T2 & Pavilion 2 east 13'-2".
- Added protected bike lanes on S. Fern Street & southbound left turn lane.
- Included curb protection islands at all intersections.
- Connects to proposed Cycle Track (Army Navy Drive) & Protected Bike Lanes (S. Eads Street)

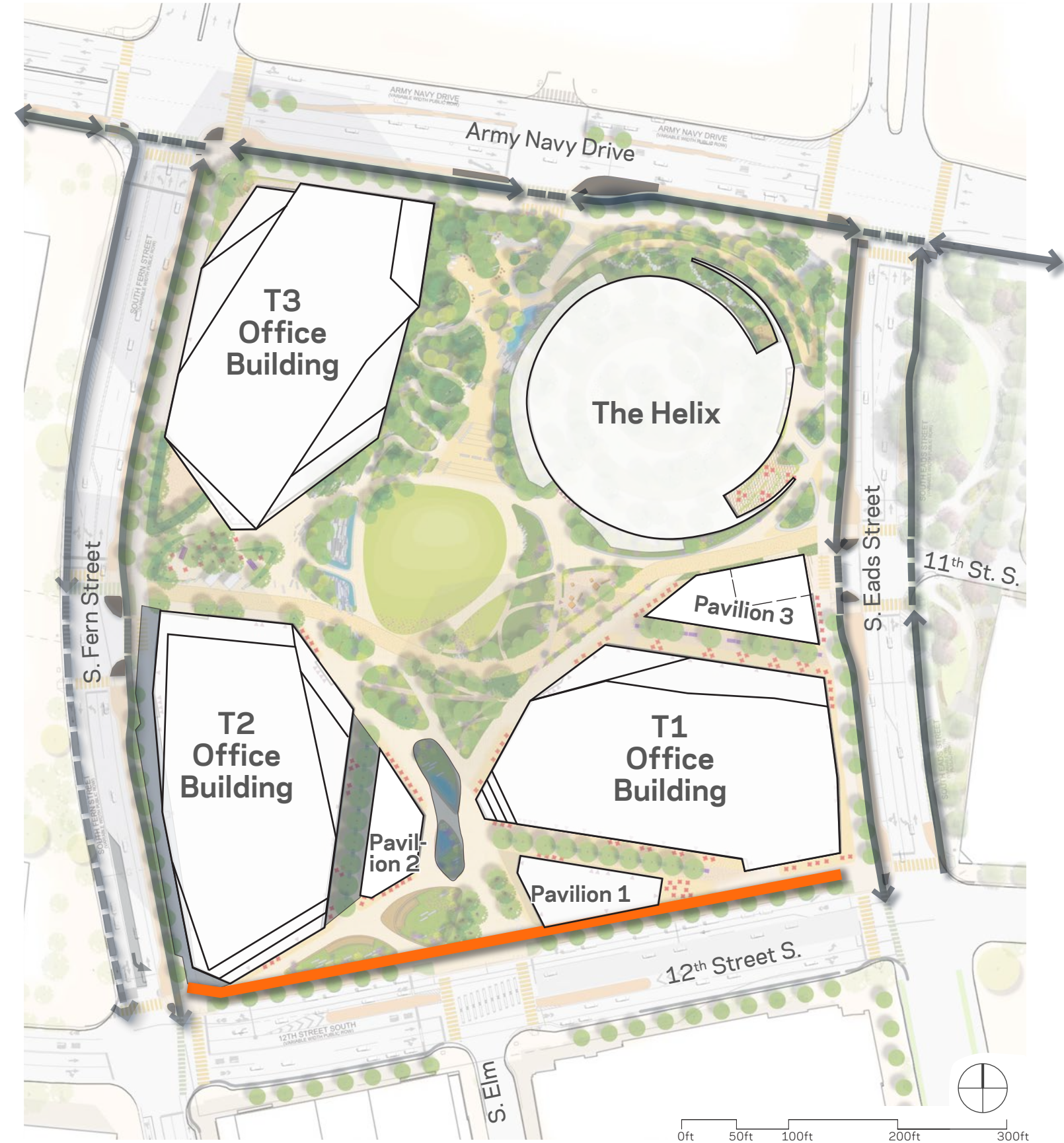


- ↔ Cycle Track
- Protected Islands
- Protected Bike Lane
- ← Protected Bike Lane (Phased Construction)

What's Changed since LRPC #3

Site Design Changes

- Added 2' of additional sidewalk on S. 12th Street to accommodate 12' clear zone.



What's Changed since LRPC #3

Site Design Changes

- Added 2' of additional sidewalk on S. 12th Street to accommodate 12' clear zone.
- Created new, 15' multi-modal east/west path through the site for pedestrian, bicycle and micro-mobility movement.



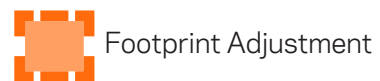
— Added Multi-Modal Path



What's Changed since LRPC #3

Site Design Changes

- Shifted T3 south 7' to accommodate right turn lane on Army-Navy Drive into the garage, improving eastbound vehicle movement.



What's Changed since LRPC #3

Site Design Changes

- Shifted T3 south 7' to accommodate right turn lane on Army Navy Drive into the garage, improving eastbound vehicle movement.
- Ground floor reorganization creates opportunity to design new entry courtyard for community facility, now in high visibility location near Army Navy Drive intersection with S. Fern Street.

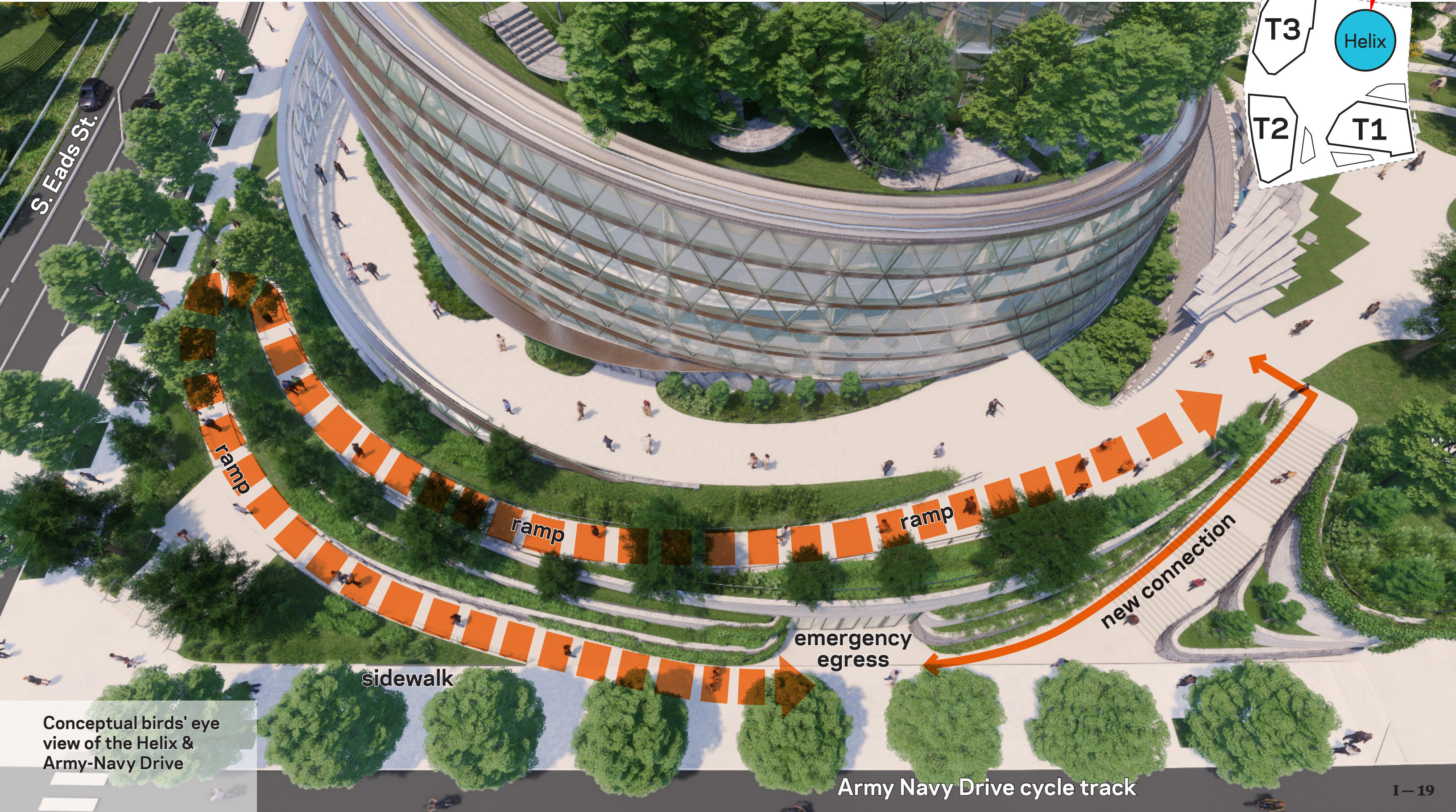


What's Changed since LRPC #3

Site Design Changes

- Shifted T3 south 7' to accommodate right turn lane on Army Navy Drive into the garage, improving eastbound vehicle movement.
- Ground floor reorganization creates opportunity to design new entry courtyard for community facility, now in high visibility location near Army Navy Drive intersection with S. Fern Street.
- **Childcare's outdoor play area moves to south side of T3. Fern Street Plaza redesign is underway.**





S. Eads St.

ramp

ramp

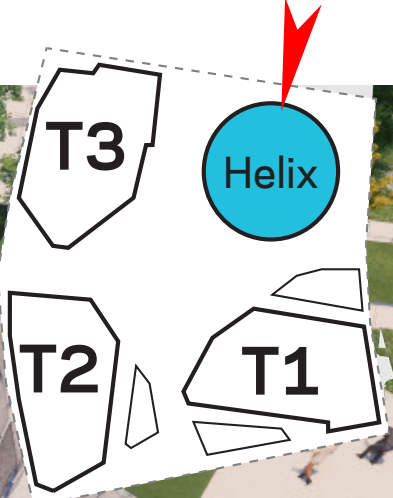
ramp

sidewalk

emergency egress

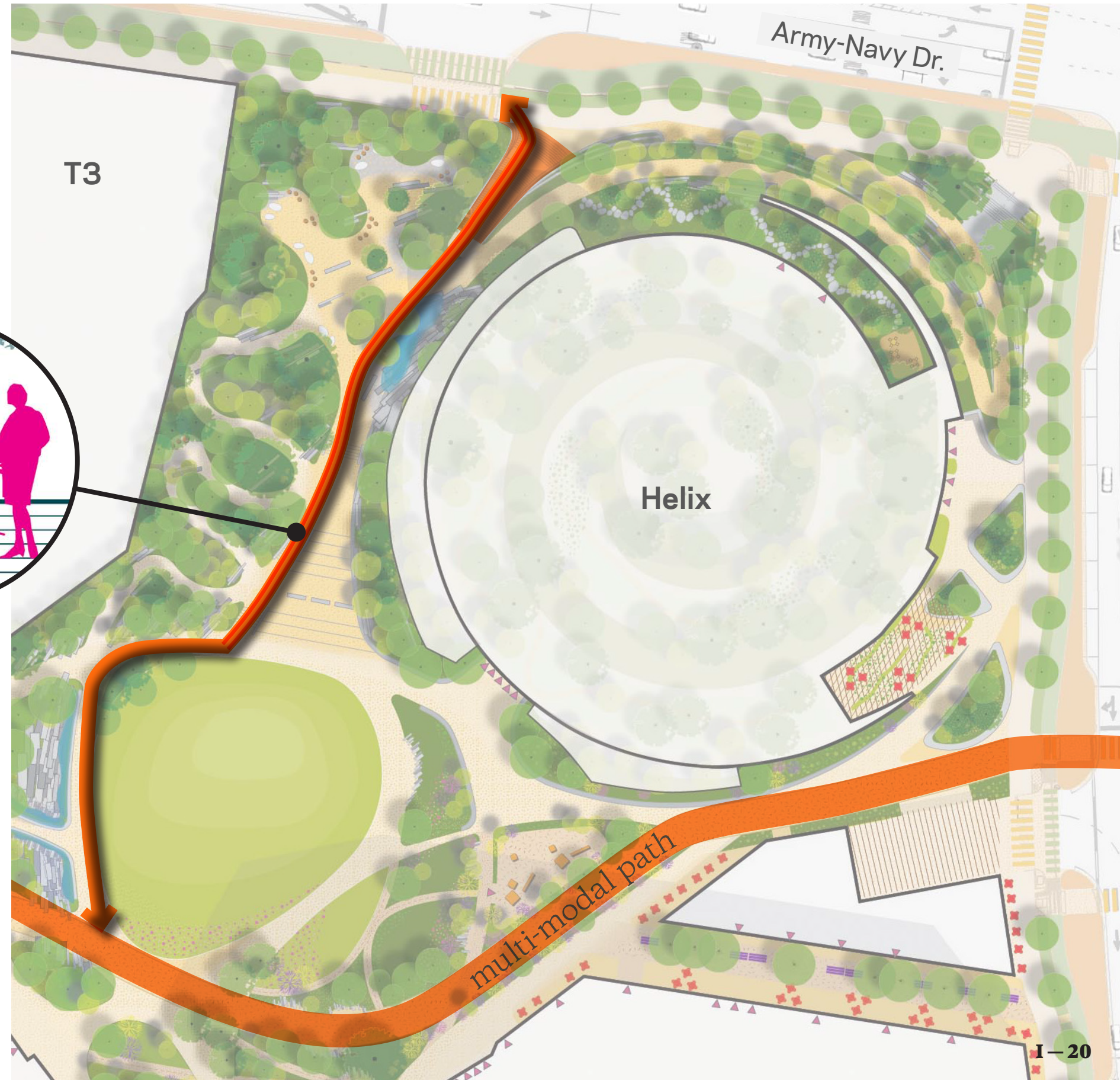
new connection

Army Navy Drive cycle track



Conceptual birds' eye view of the Helix & Army-Navy Drive

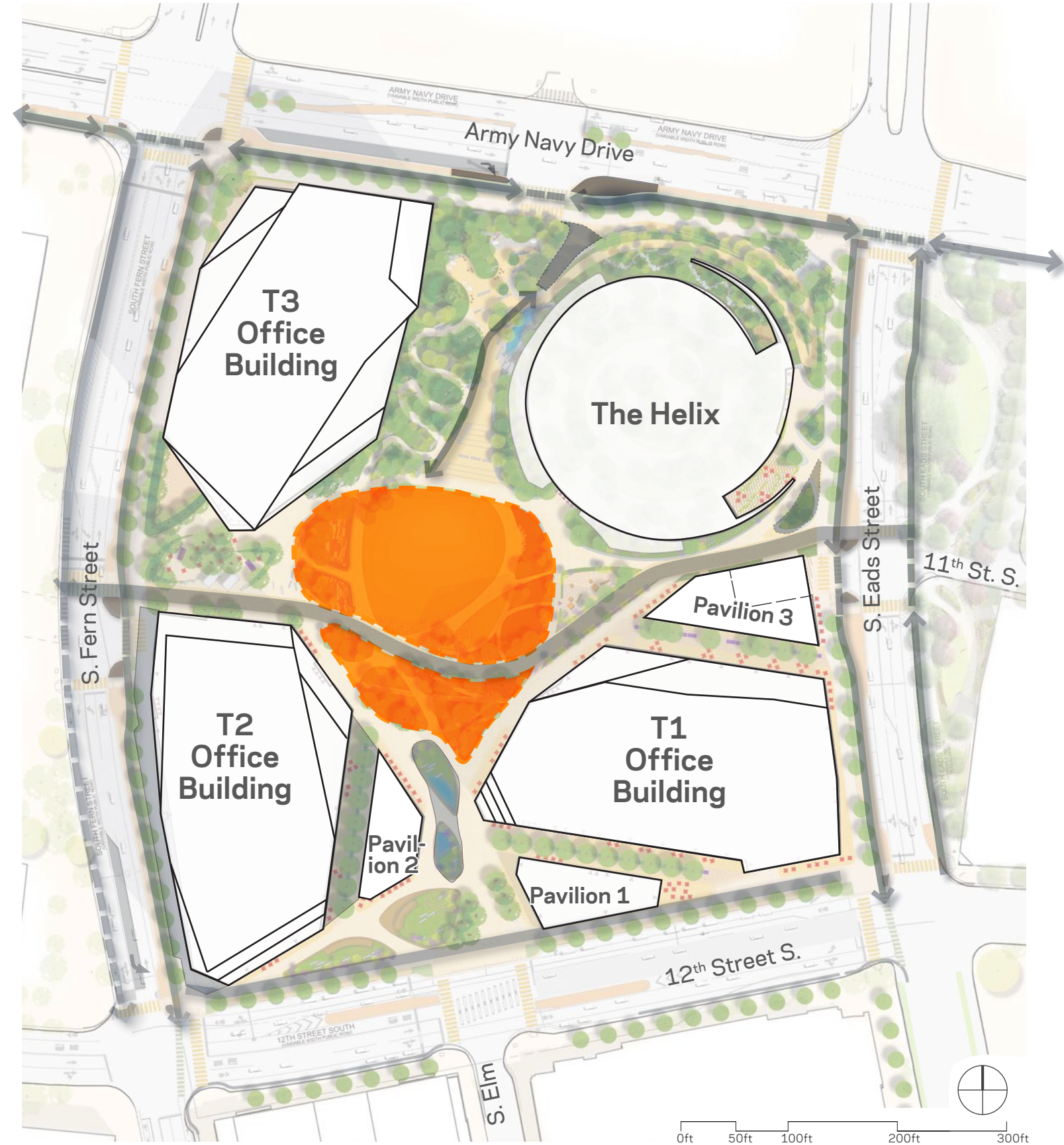
- Included Army-Navy Drive stair in updated site plan to add another north/south path.
- Added bike runnels to site stairs to allow north/south bike connectivity to Army Navy Drive.



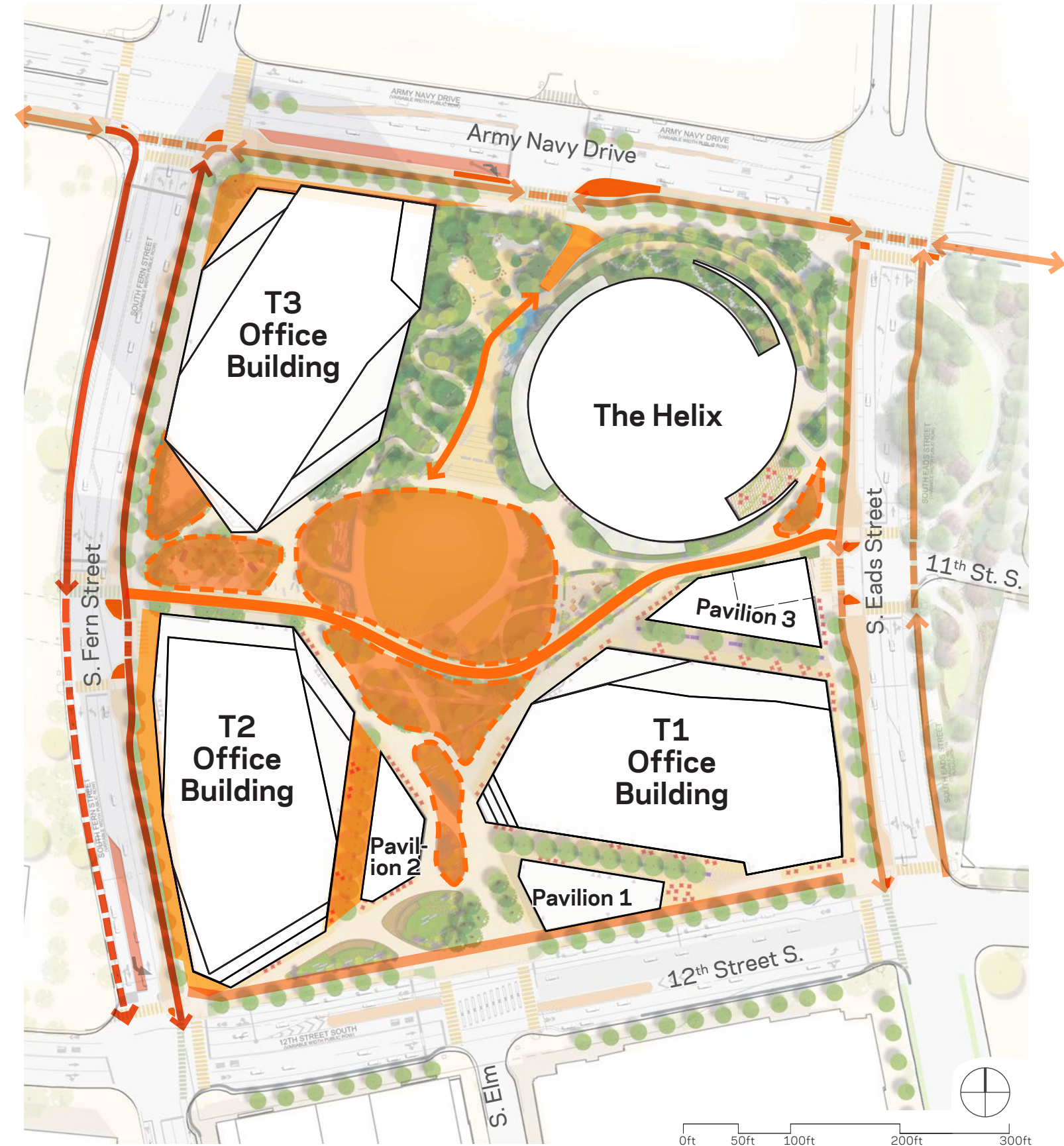
What's Changed since LRPC #3

Site Design Changes

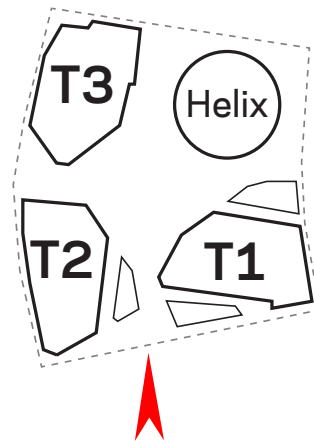
- Central Green redesigned to increase topographic and planting variety while maintaining original programming flexibility and capacities.



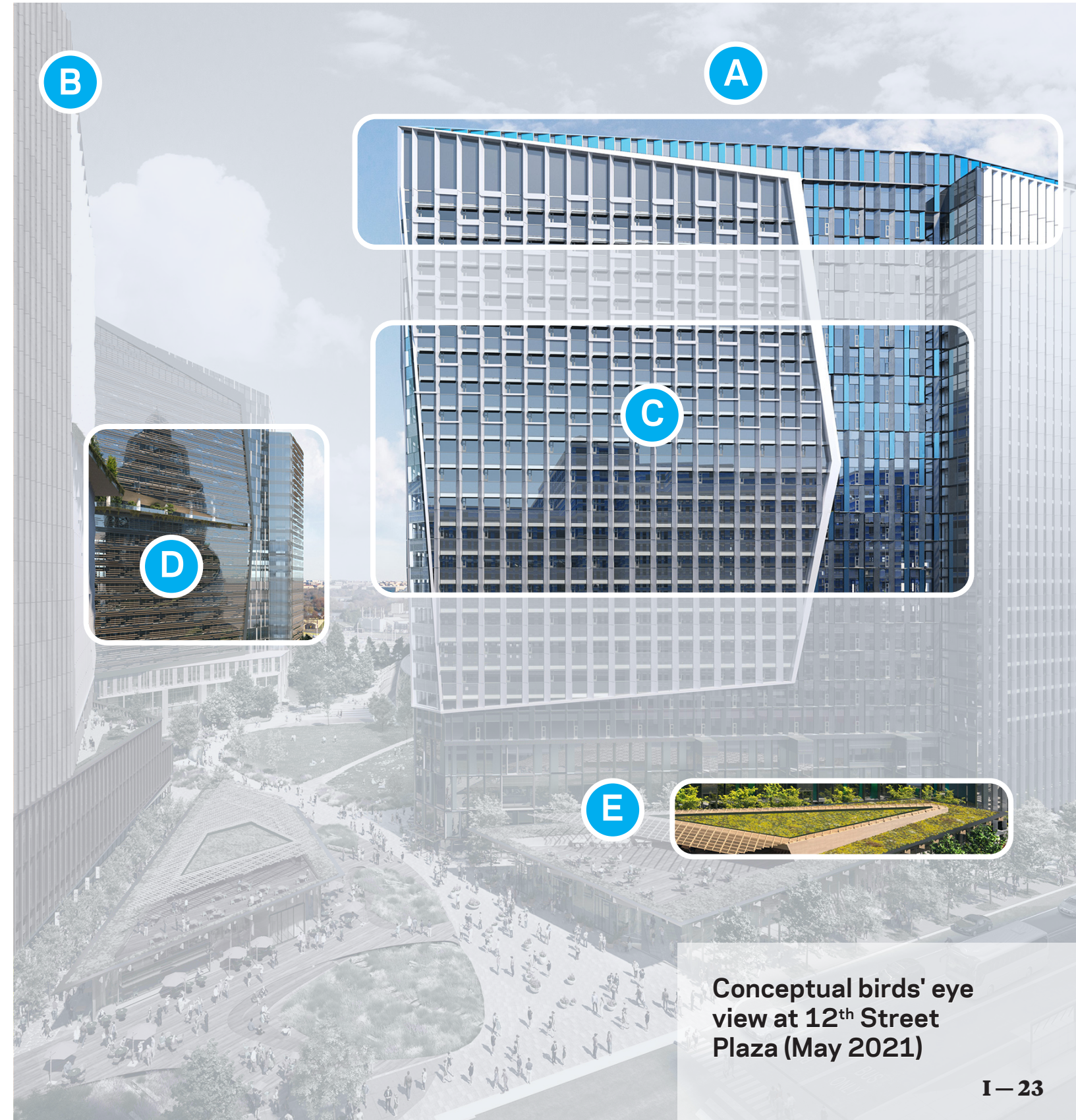
- Added protected bike lanes on S. Fern St. Included protection islands at all intersections.
- Added 2' of additional sidewalk on S. 12th St.
- Created new, 15' multi-modal east/west path through the site.
- Shifted T3 south 7' to accommodate right turn lane on Army-Navy Drive into the garage.
- Fern Street Plaza redesigned to safely accommodate east/west connection & childcare area.
- Included Army-Navy Drive stair in updated site plan to add another north/south path with bike runnels on site stairs to allow bike connectivity.
- Central Green redesigned to increase topographic and planting variety while maintaining original programming flexibility and capacities.



- A** *Need to continue to increase variety & visual interest at the rooflines. Can the office buildings be different heights?*
- B** *This is the right site for density and tall buildings.*
- C** *Explore varying the office building “middles” and create a clear base-middle-top for each office building.*
- D** *Study further sculpting of the office buildings to break down the massing.*
- E** *Can the office buildings incorporate elements of planting and 'green'?*



Previous Proposal

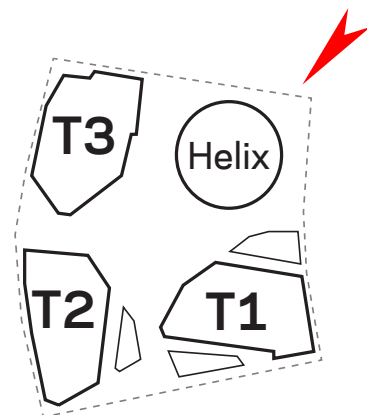
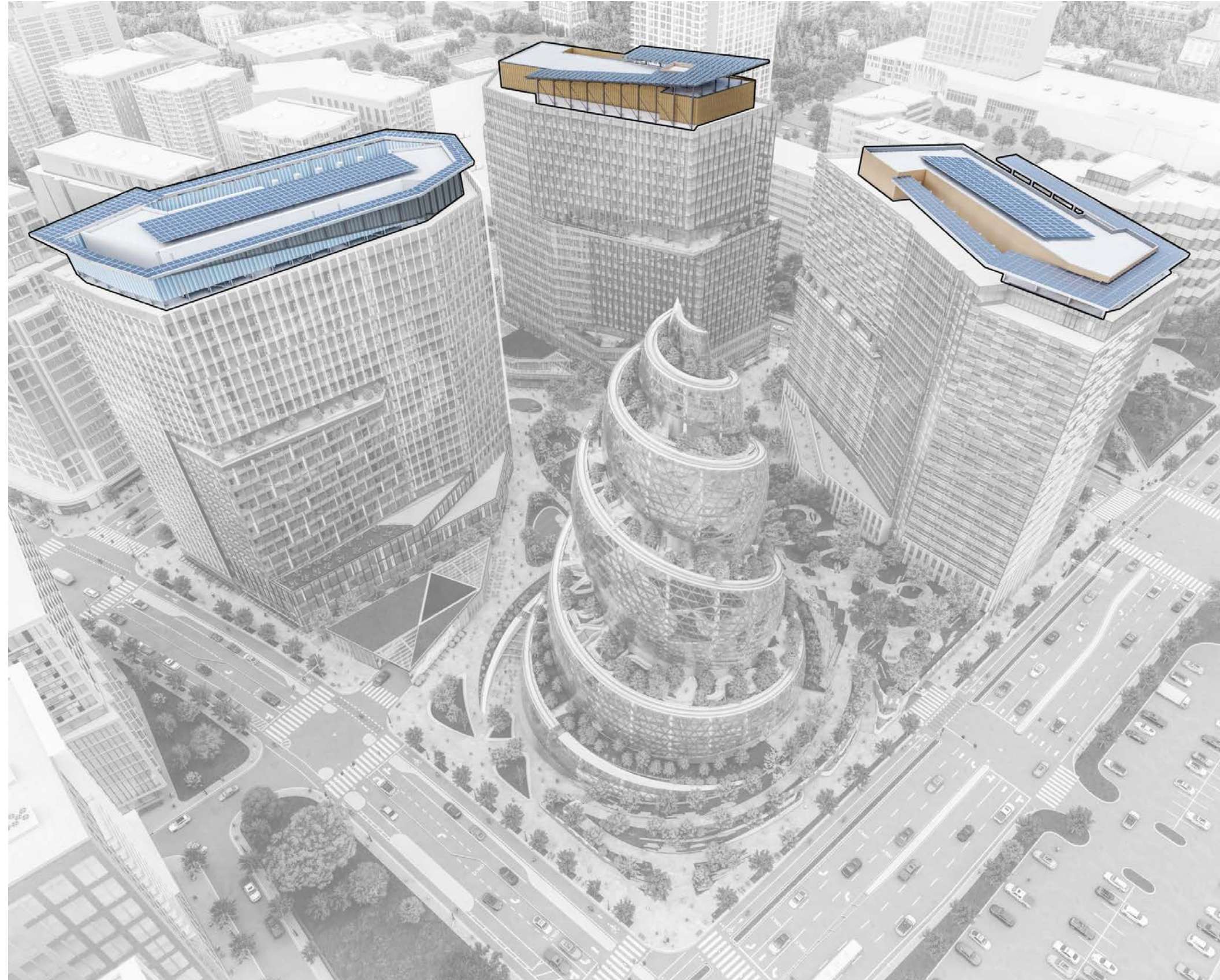


Conceptual birds' eye view at 12th Street Plaza (May 2021)

What's Changed since LRPC #3

Architecture & Massing Changes

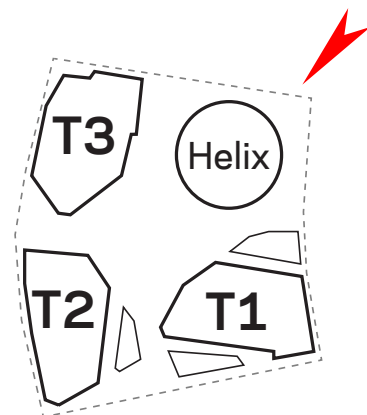
- Refined design of Office Building "tops" to include photovoltaic panels with differing skyline silhouettes.



What's Changed since LRPC #3

Architecture & Massing Changes

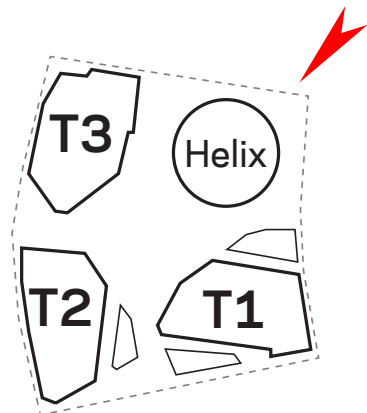
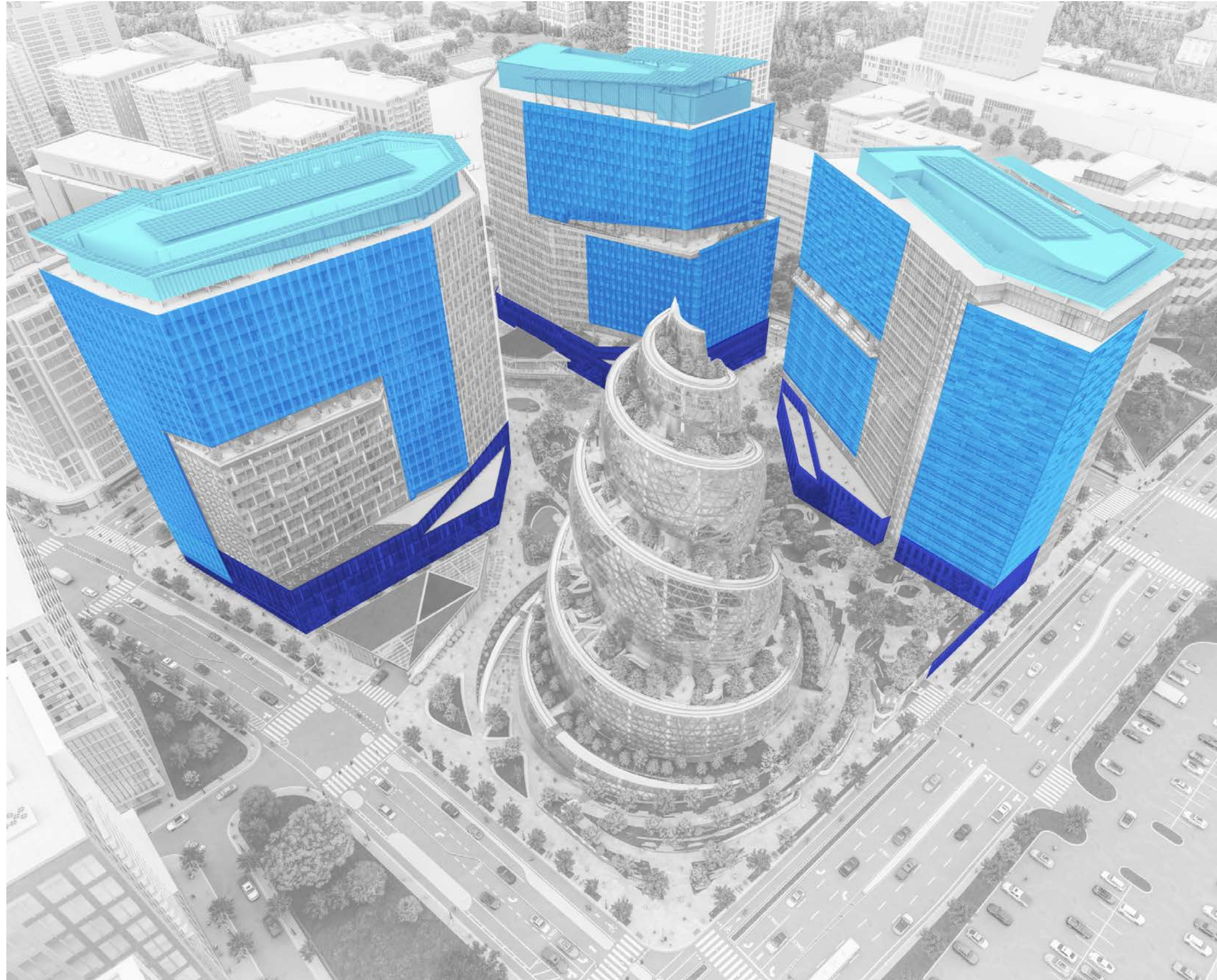
- Refined design of Office Building "tops" to include photovoltaic panels with differing skyline silhouettes.
- Increased the differentiation of the Office Buildings through several massing changes to vary facades.



What's Changed since LRPC #3

Architecture & Massing Changes

- Refined design of Office Building "tops" to include photovoltaic panels with differing skyline silhouettes.
- Increased the differentiation of the Office Buildings through several massing changes to vary facades.
- Revised massing to better distinguish base, middle and top for each Office Building.



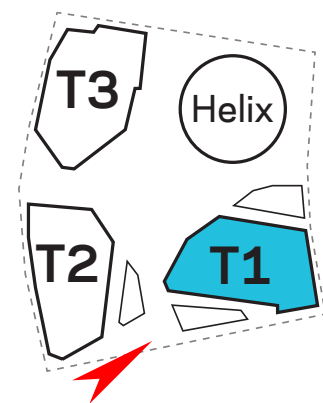
Previous Proposal



Current Proposal



Conceptual view of T1 from 12th Street sidewalk near Fern St.



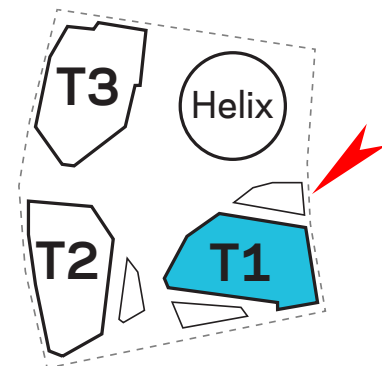
Previous Proposal



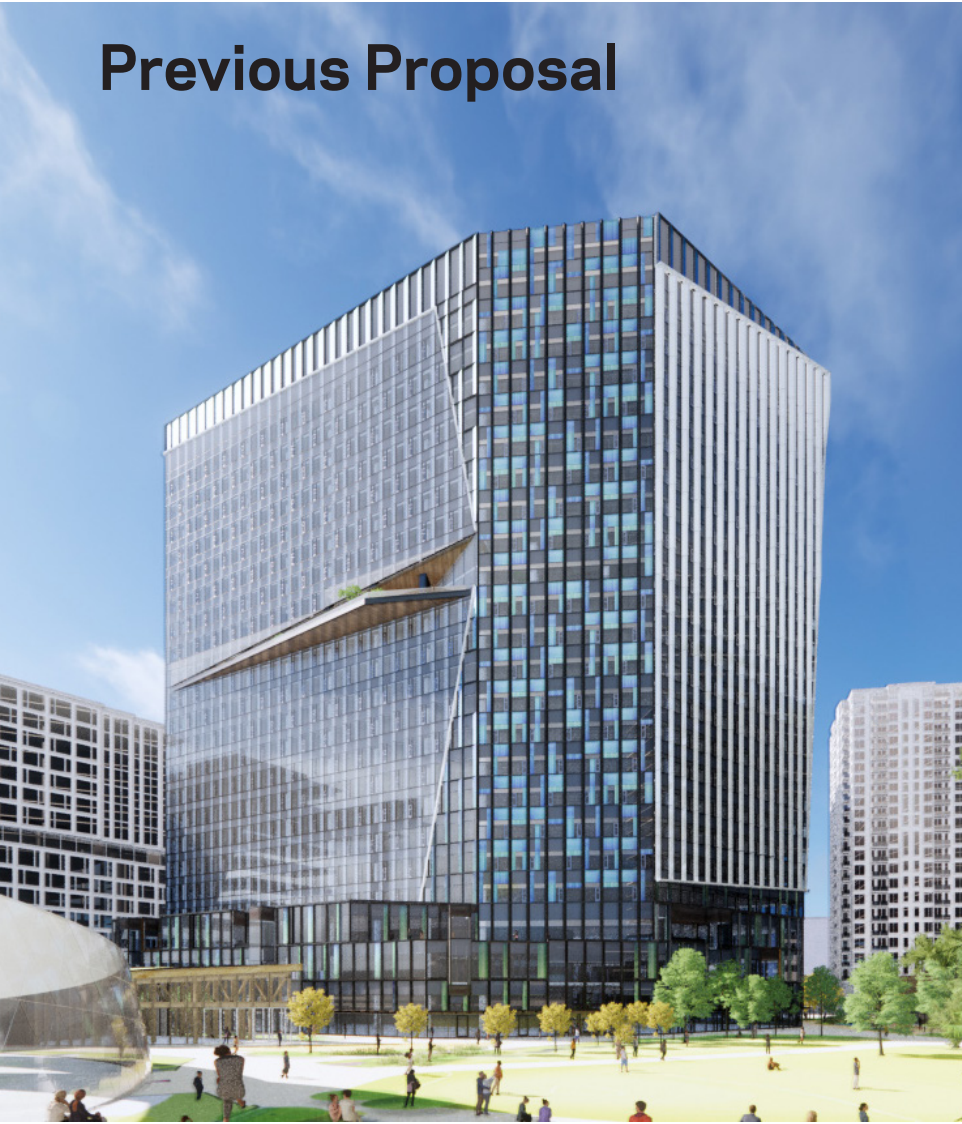
Current Proposal



Conceptual view of T1
S. Eads Street facades,
from the New Park
across the street



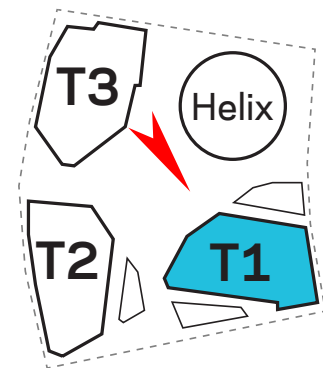
Previous Proposal



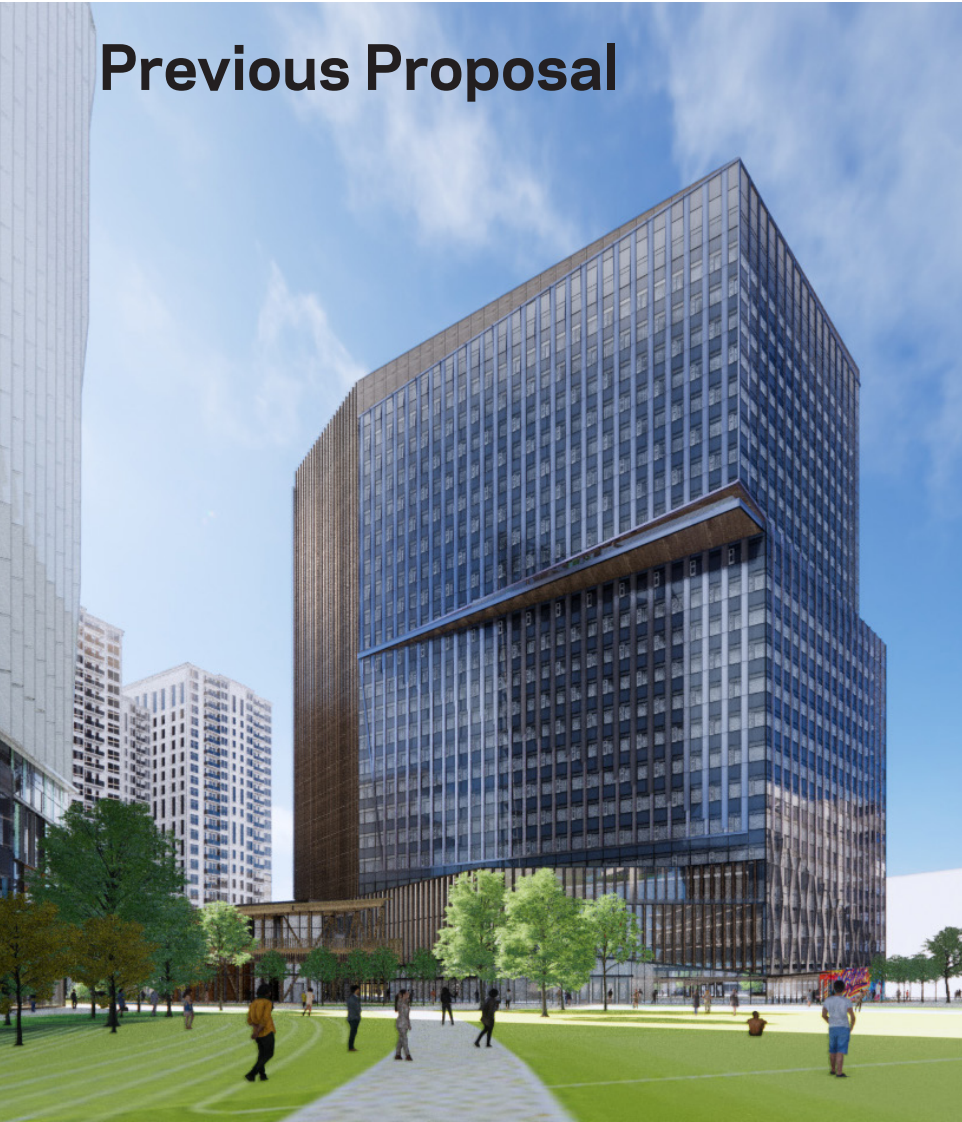
Current Proposal



Conceptual view of T1
looking southeast, across
the center of the site



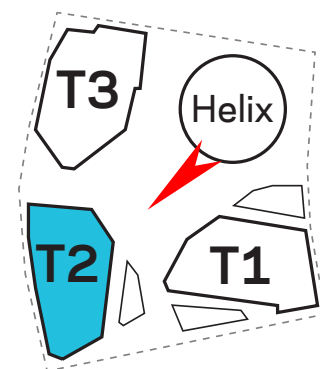
Previous Proposal



Current Proposal



Conceptual view of T2
looking southwest, across
the center of the site



Massing & Sculpting Changes Office Building "T2"

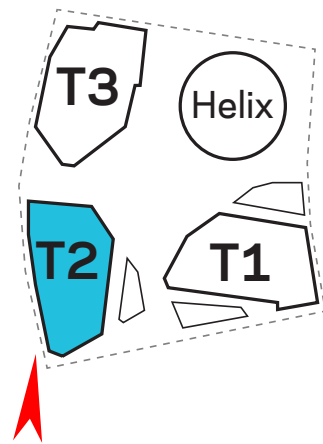
Previous Proposal



Current Proposal



Conceptual view of T2
looking northeast from S.
Fern Street near S. 12th



Massing & Sculpting Changes Office Building "T2"

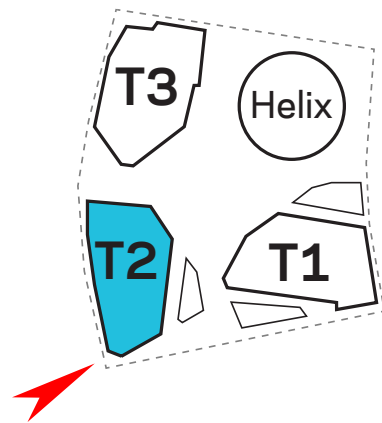
Previous Proposal



Current Proposal



Conceptual view of T2
looking east down S. 12th
Street from Fern Street



Massing & Sculpting Changes Office Building "T2"

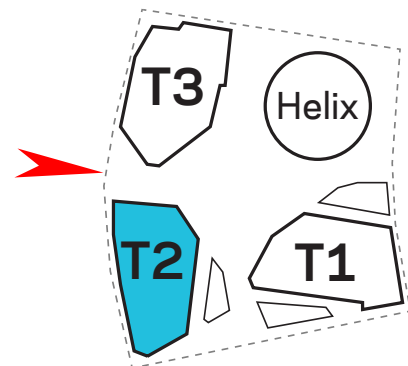
Previous Proposal



Current Proposal

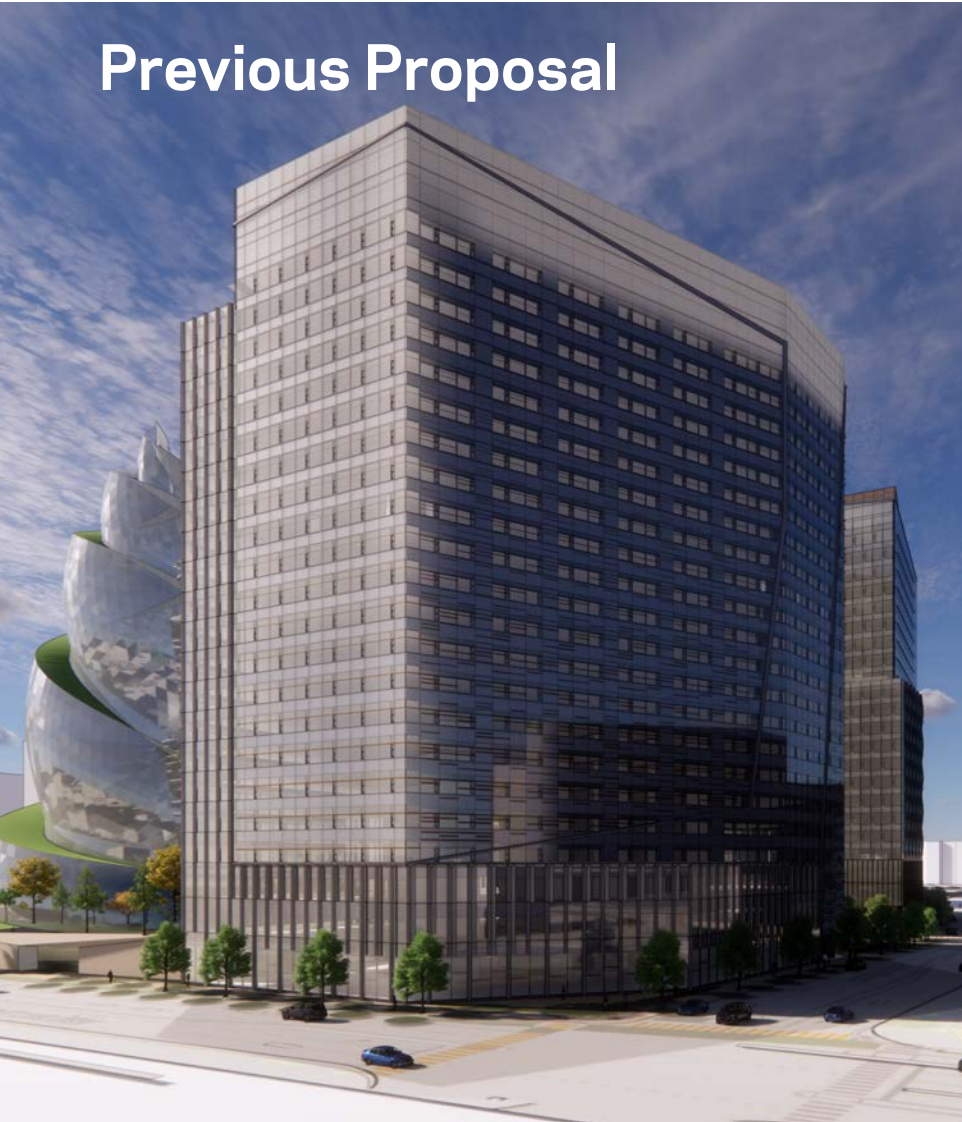


Conceptual view of T2
looking east near Fern
Street Plaza



Massing & Sculpting Changes Office Building "T3"

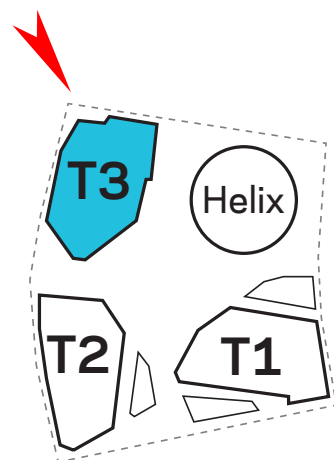
Previous Proposal



Current Proposal



Conceptual view of T3
looking southeast
across Army-Navy
Drive at Fern Street



Massing & Sculpting Changes Office Building "T3"

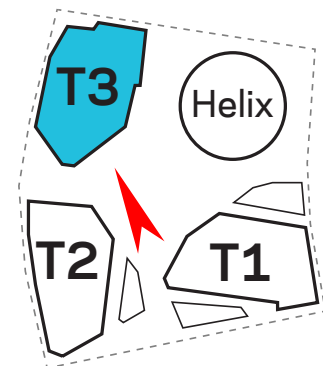
Previous Proposal



Current Proposal

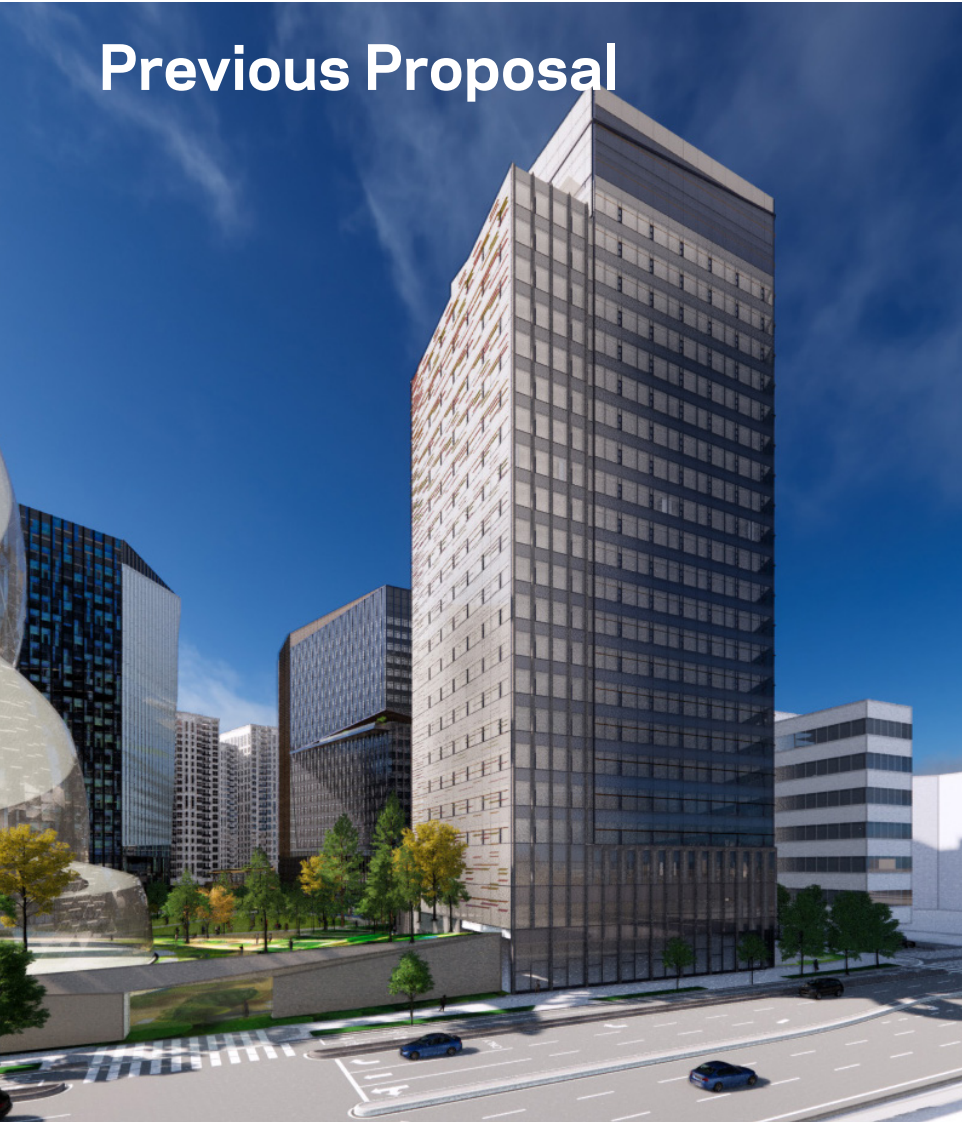


Conceptual view of T3
looking northwest across
the site



Massing & Sculpting Changes Office Building "T3"

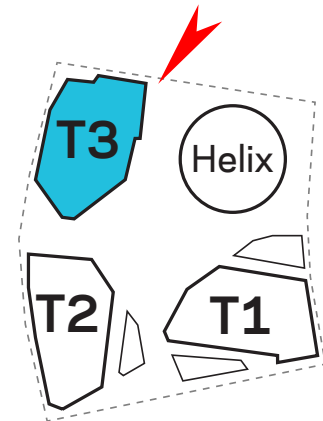
Previous Proposal



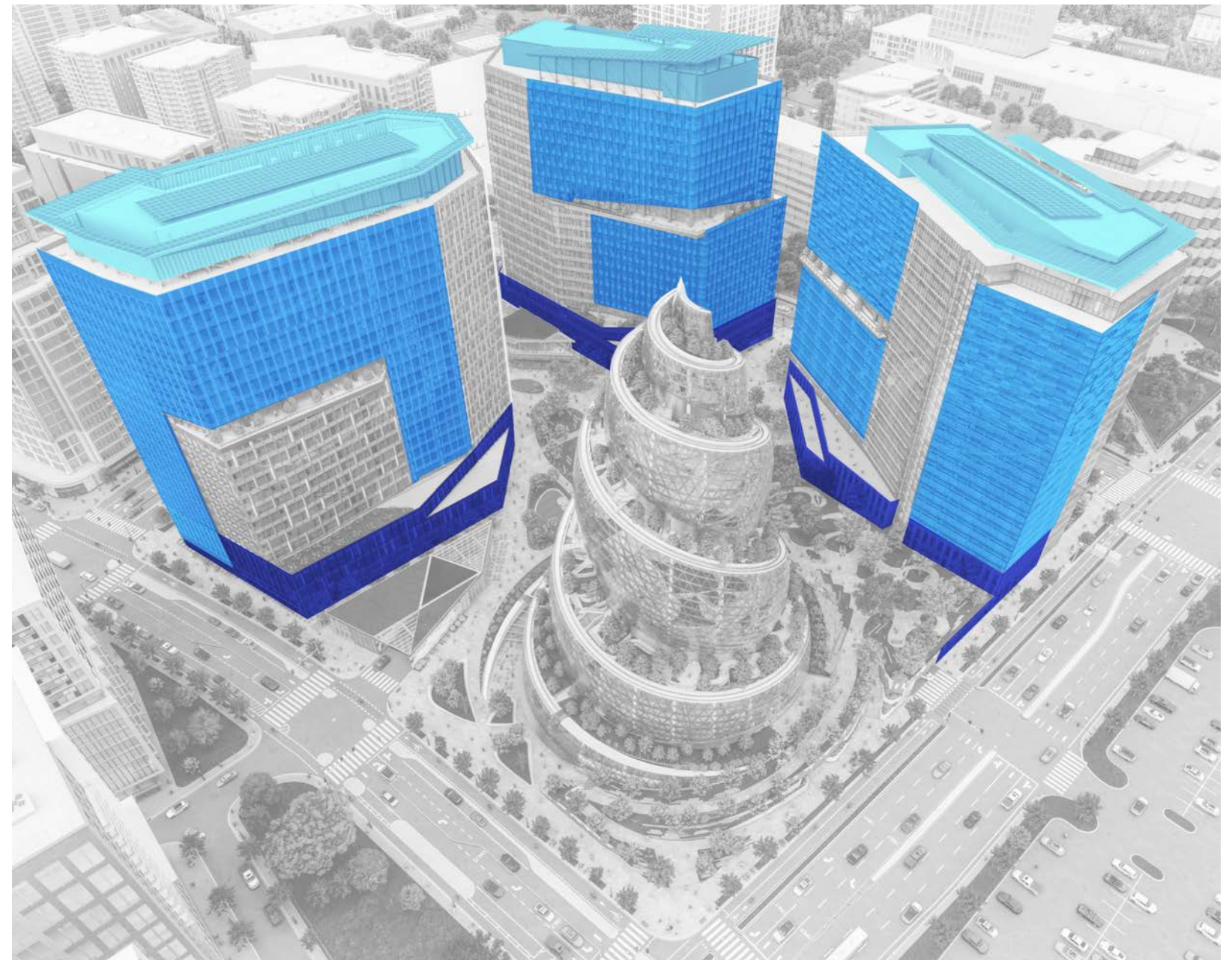
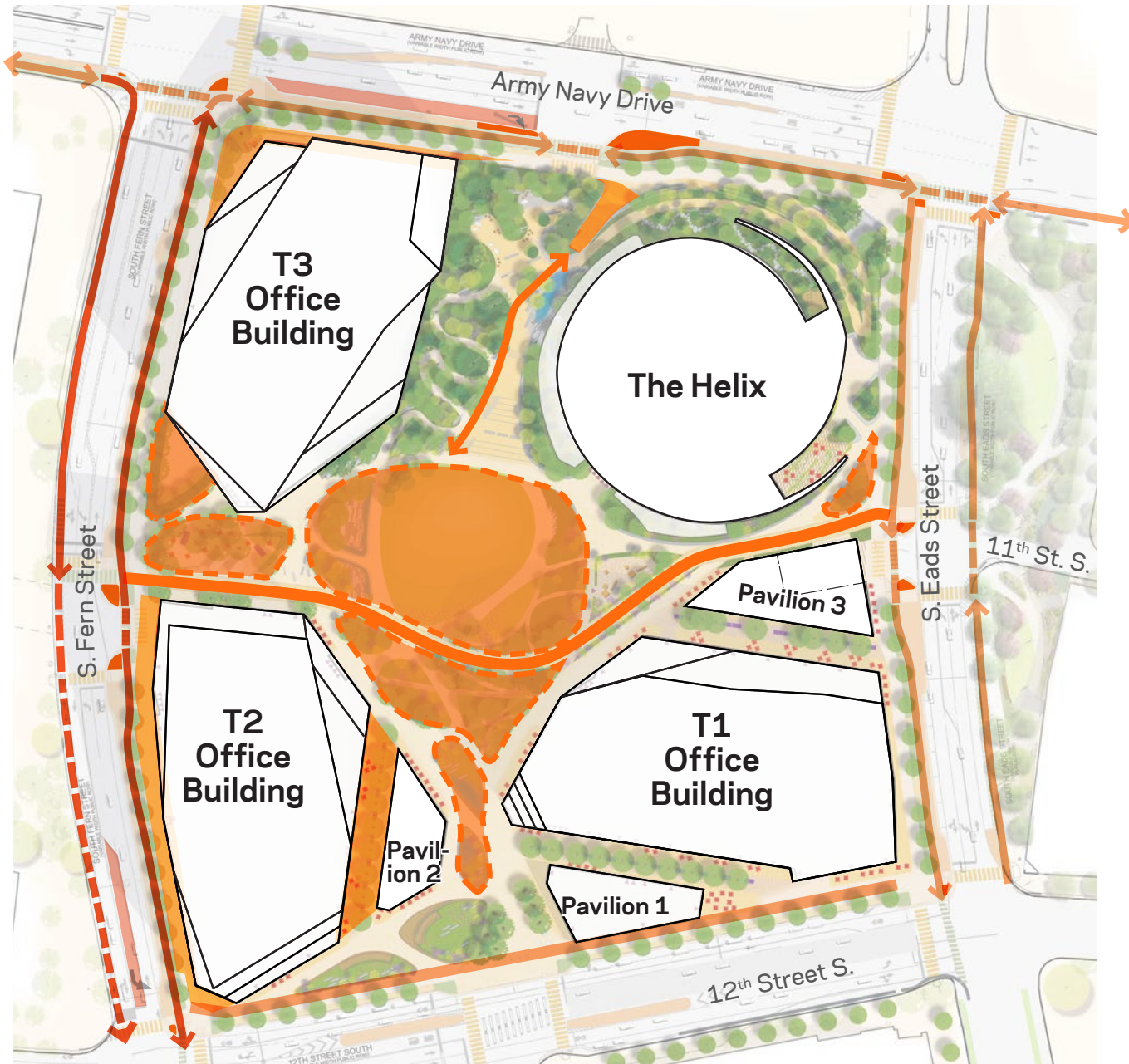
Current Proposal



Conceptual view of T3
looking south across
Army-Navy Drive



Summary of Design Changes Site & Architectural Design



Massing & Sculpting Changes Animation



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