



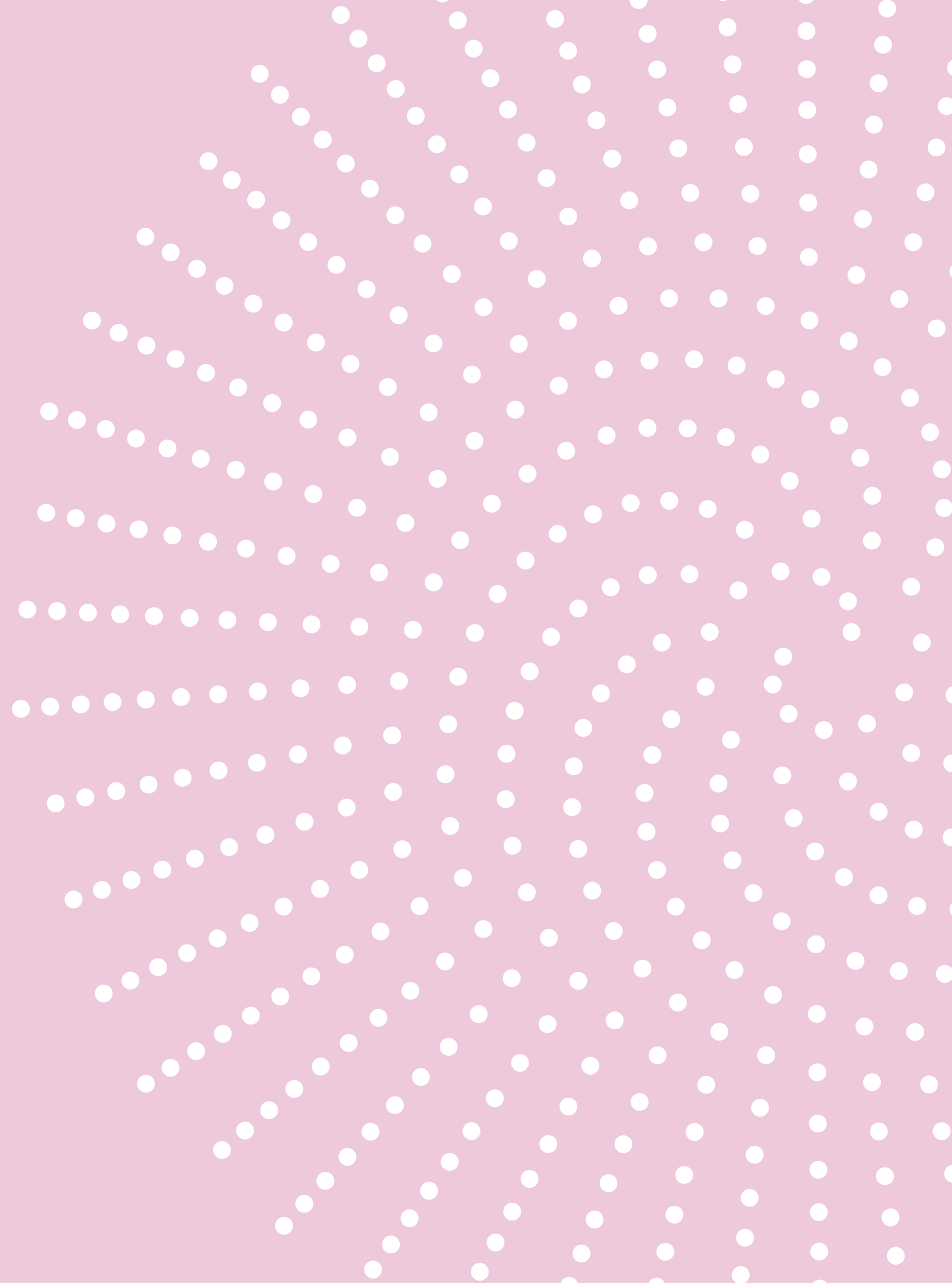
PenPlace

Amazon Arlington HQ

Site Plan Review Committee: SPRC #1

October 28, 2021

II. MASTER PLAN



I. DESIGN CHANGES

II. MASTER PLAN

III. ARCHITECTURE

IV. CIRCULATION & SITE DESIGN

V. SUSTAINABILITY

- **Neighborhood Context**
- **Master Plan Evolution**
- **Project Overview**

Neighborhood Context

Existing Conditions (2019)



(HOTEL SINCE DEMOLISHED)

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

Neighborhood Context

Building on a Legacy of Regional Planning



PENPLACE DESIGN GUIDELINES
2014

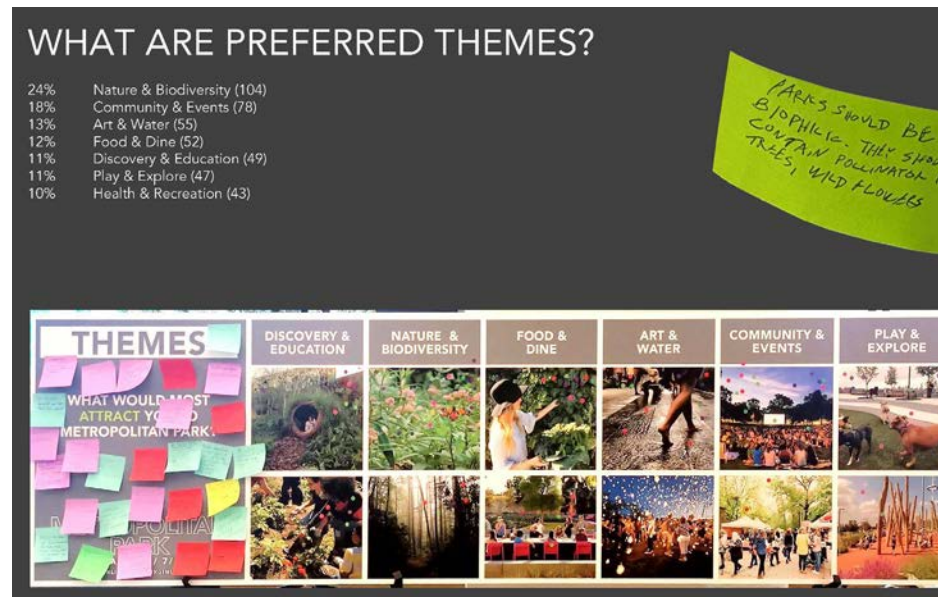


PENPLACE OPEN SPACE
DESIGN GUIDELINE ADDENDUM, 2014

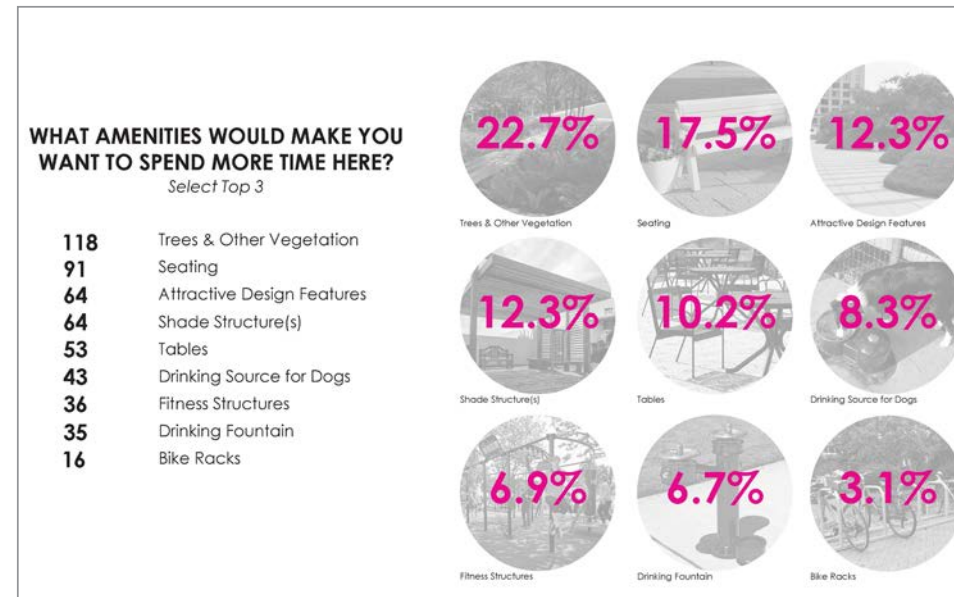


LIVABILITY2202
An Action Plan

LIVABILITY 2202 ACTION PLAN
2019



MET PARK
MASTER PLAN PROCESS, 2020

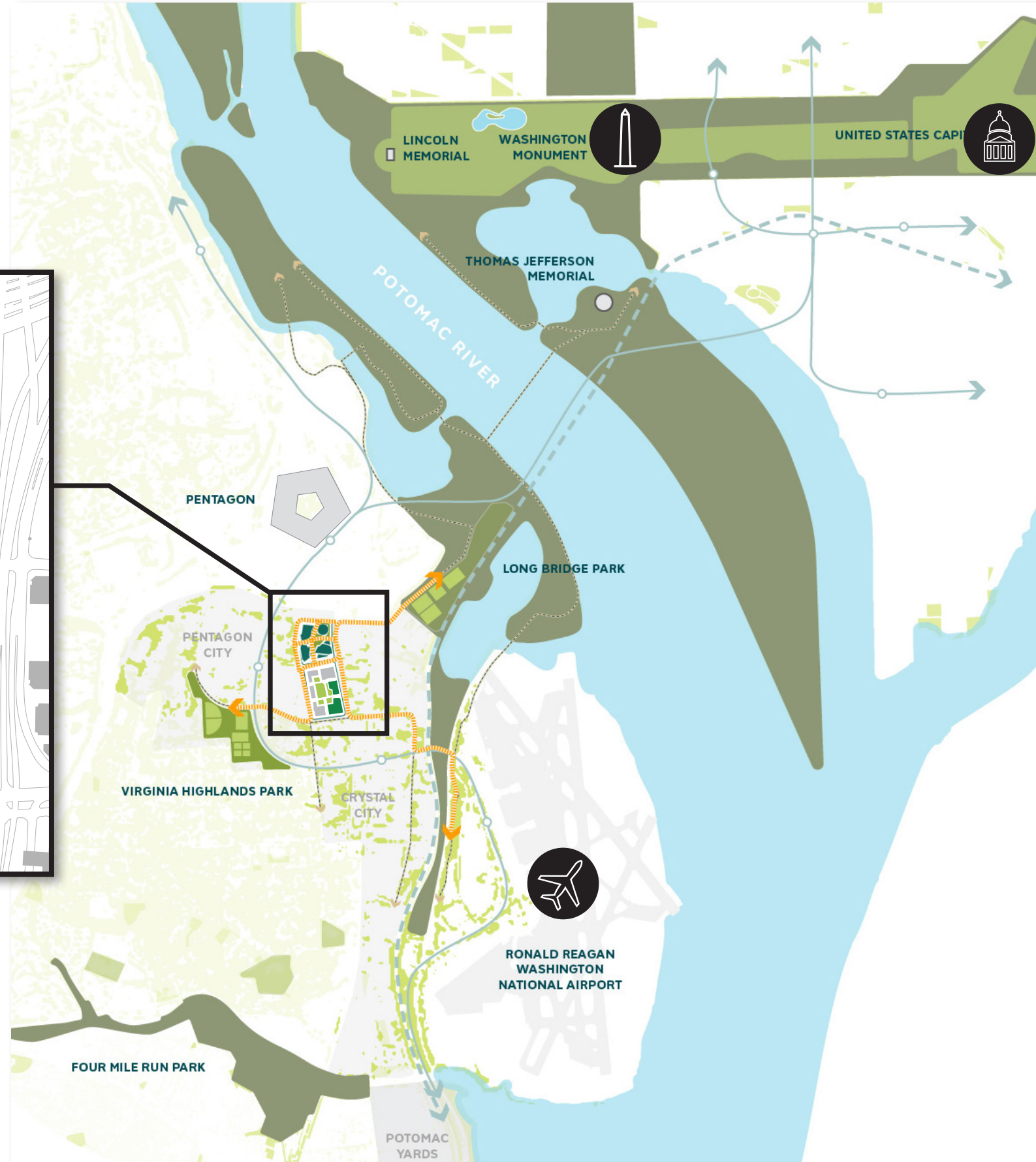
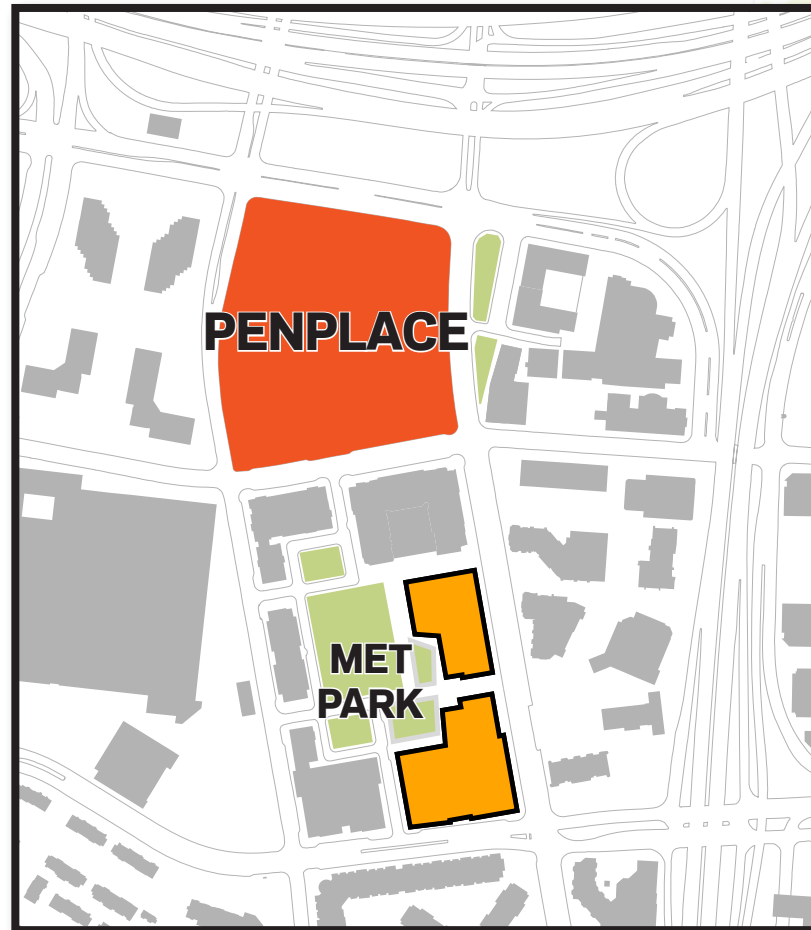


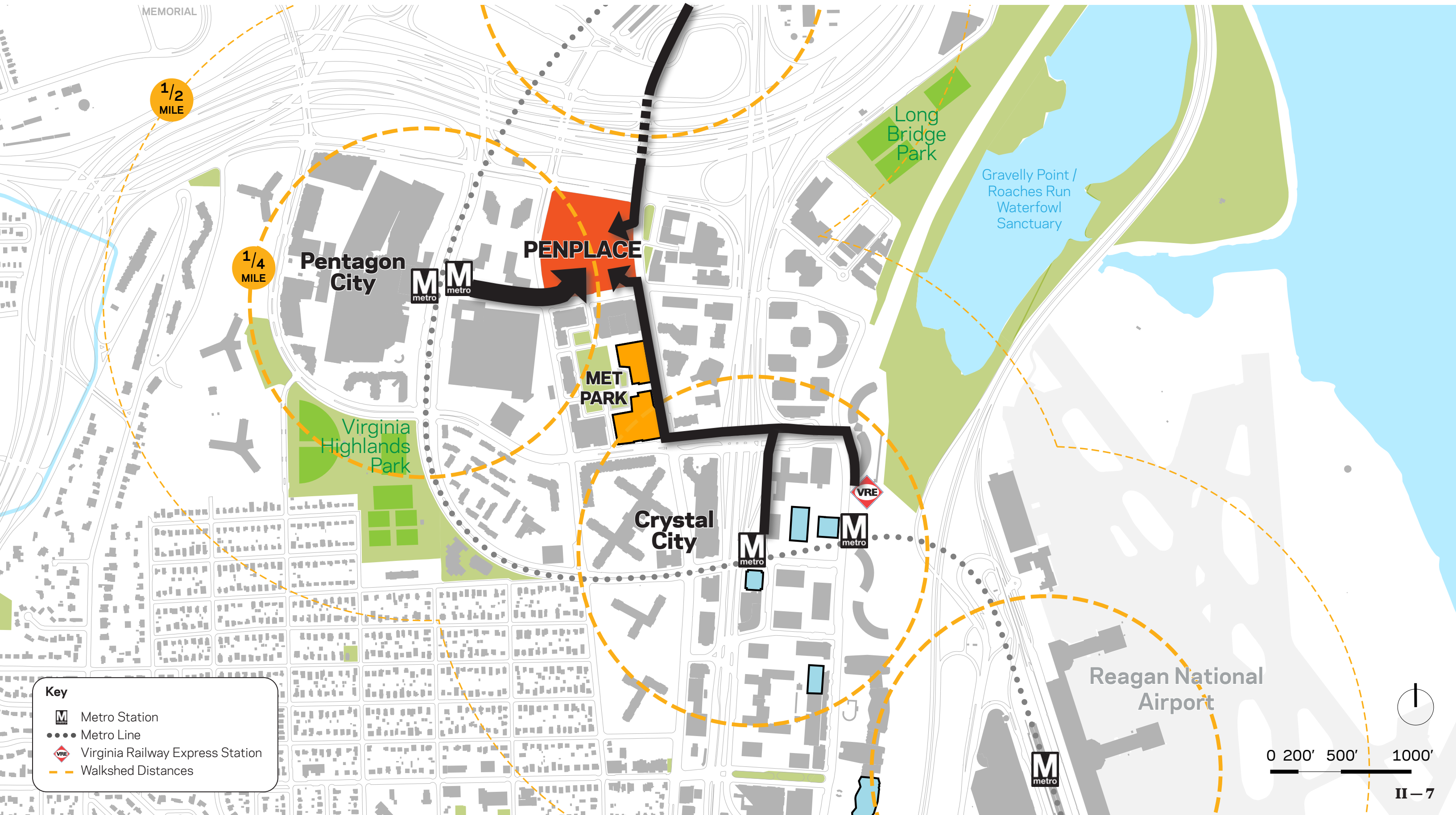
NEW PARK AT SOUTH EADS
MASTER PLAN PROCESS, 2021



PENTAGON CITY PLAN,
ON-GOING

PenPlace

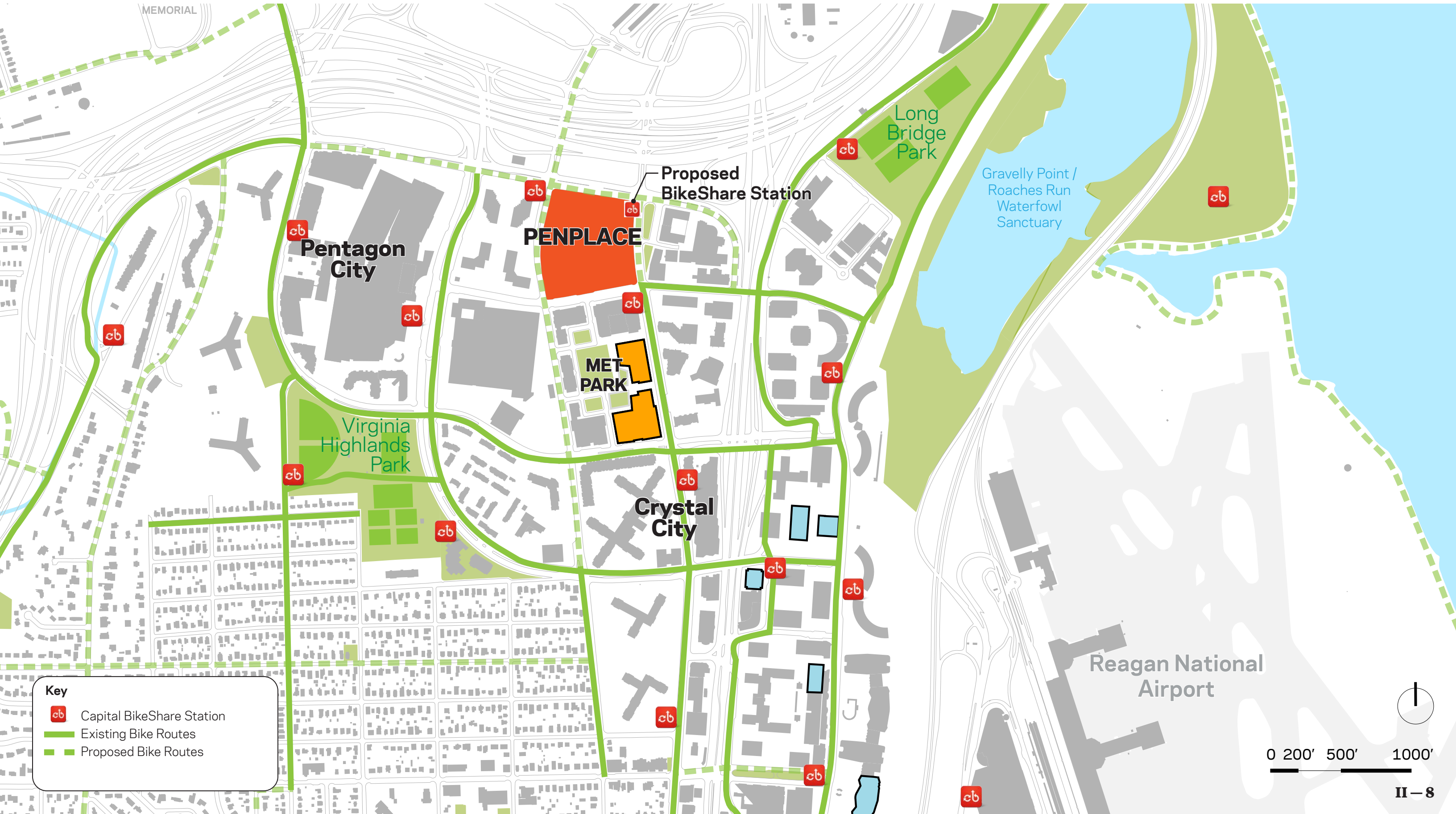




Key

- Metro Station
- Metro Line
- Virginia Railway Express Station
- Walkshed Distances

0 200' 500' 1000'

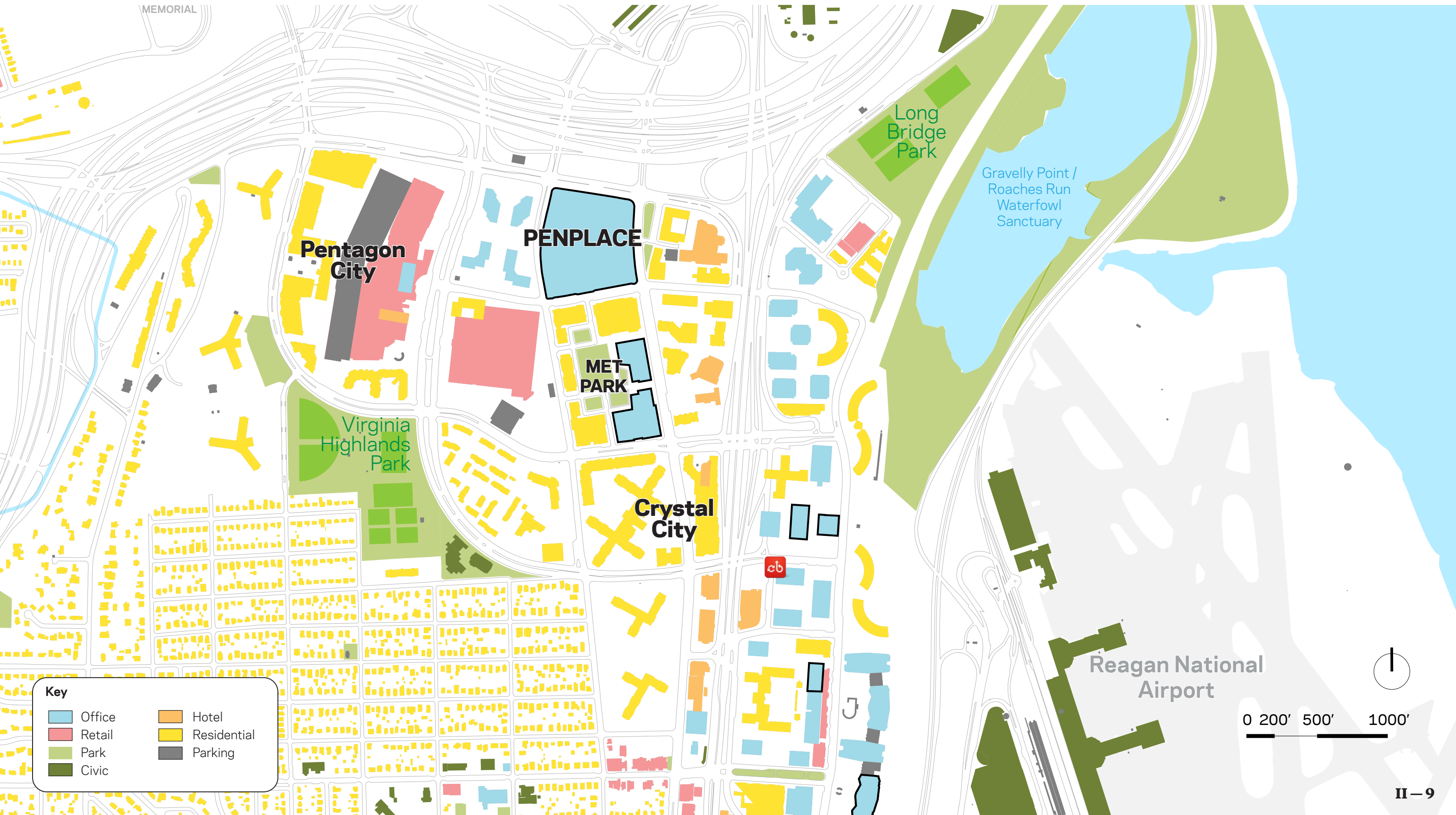


Key

- Capital BikeShare Station
- Existing Bike Routes
- Proposed Bike Routes

0 200' 500' 1000'

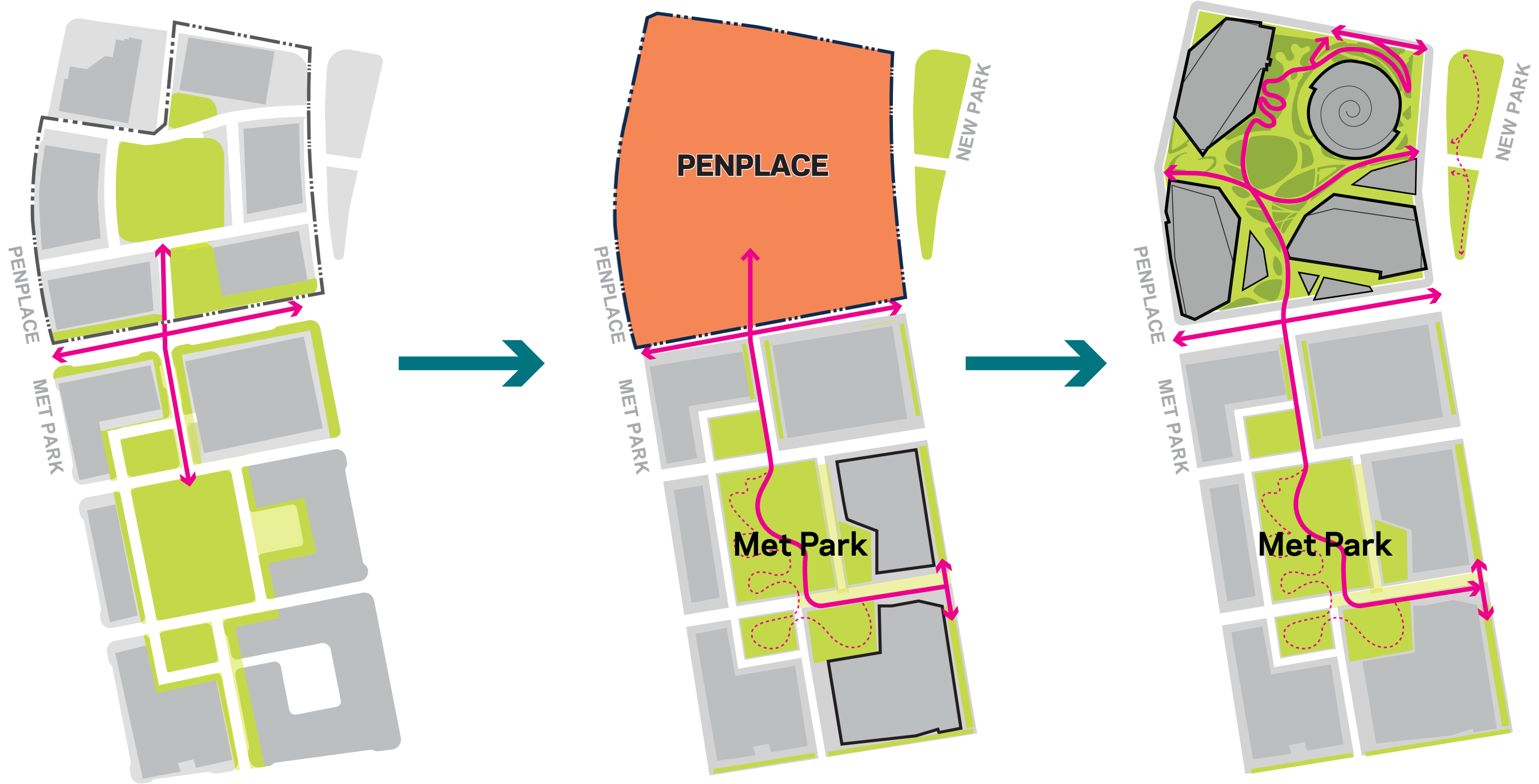




Key

	Office		Hotel
	Retail		Residential
	Park		Parking
	Civic		

0 200' 500' 1000'

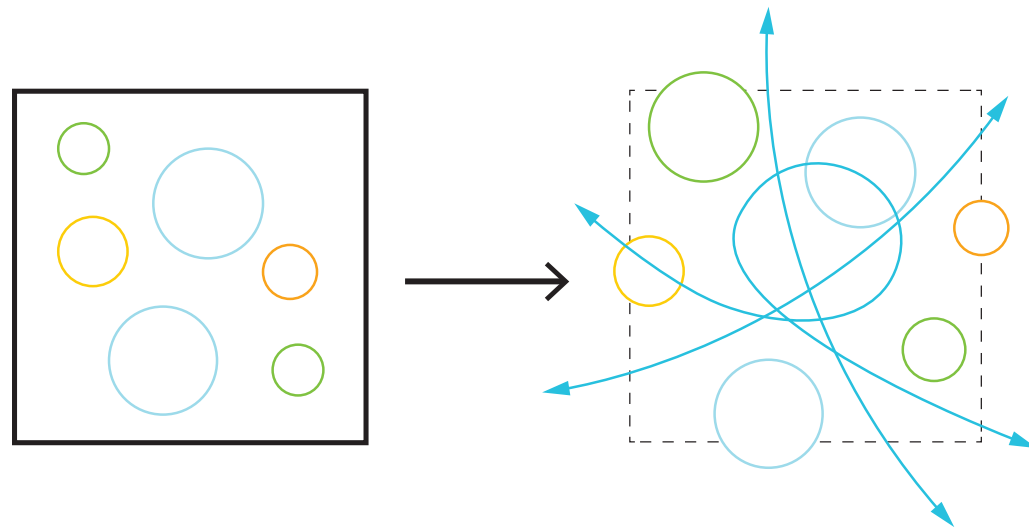


2013 Original PenPlace Master Plan

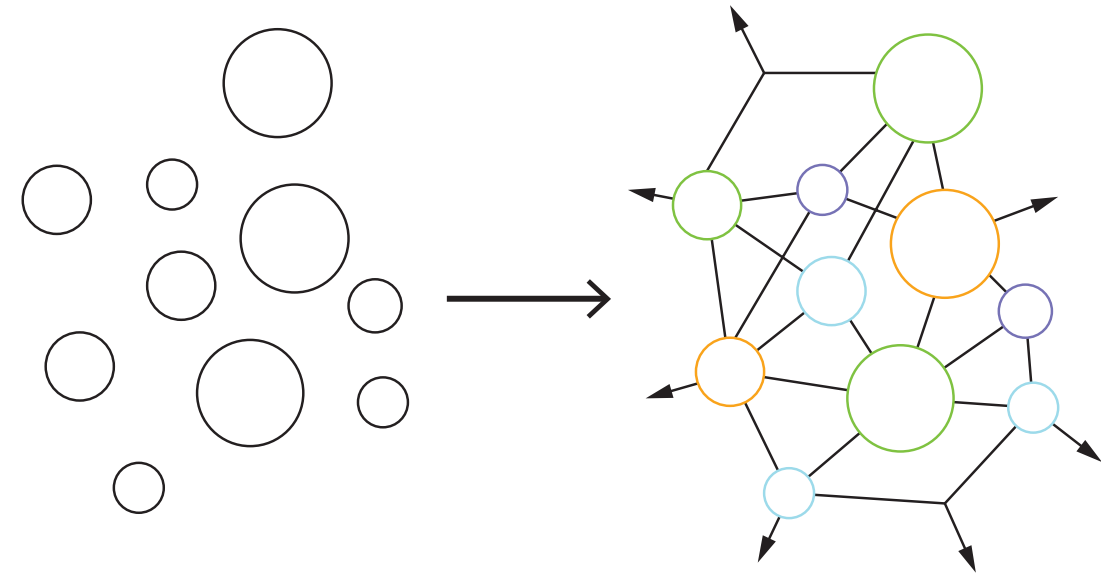
2020

2021 Proposed PenPlace Master Plan

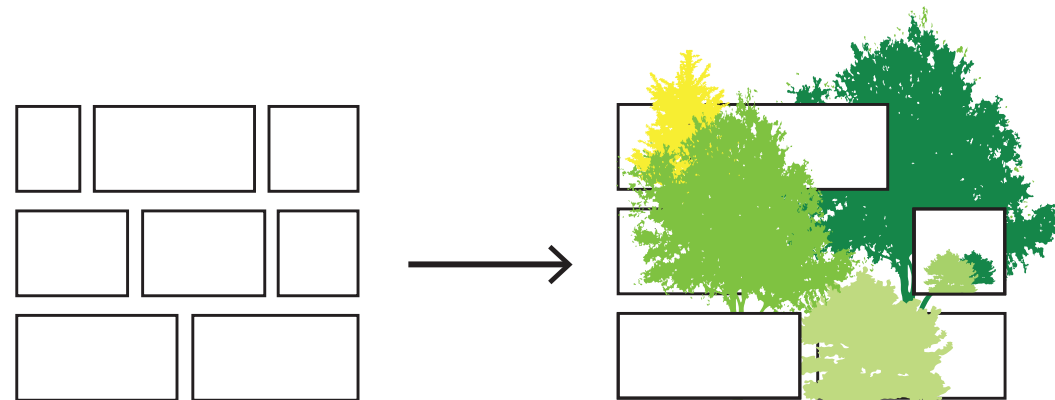
From Campus...to Neighborhood



From Insular...to Connected

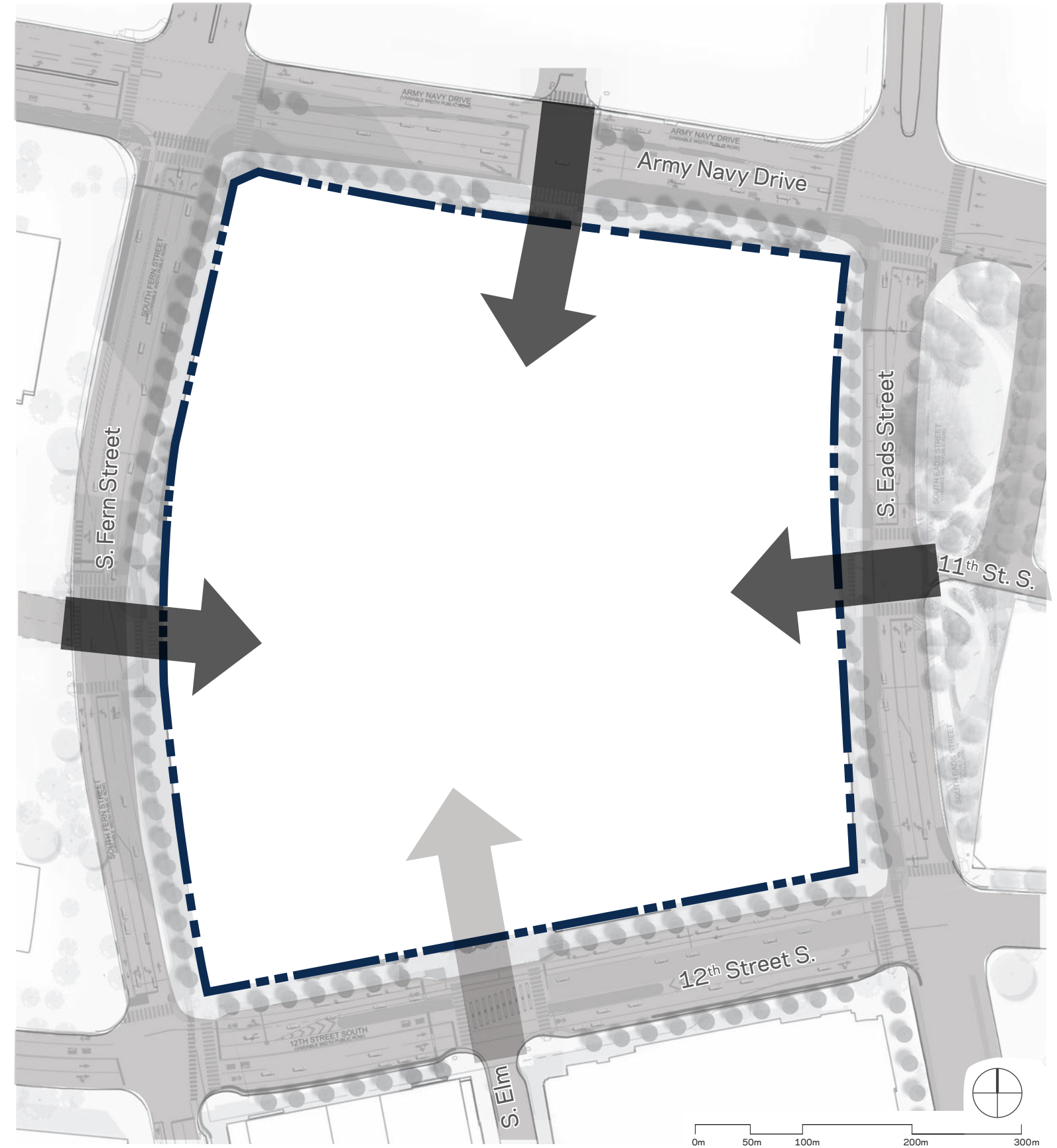


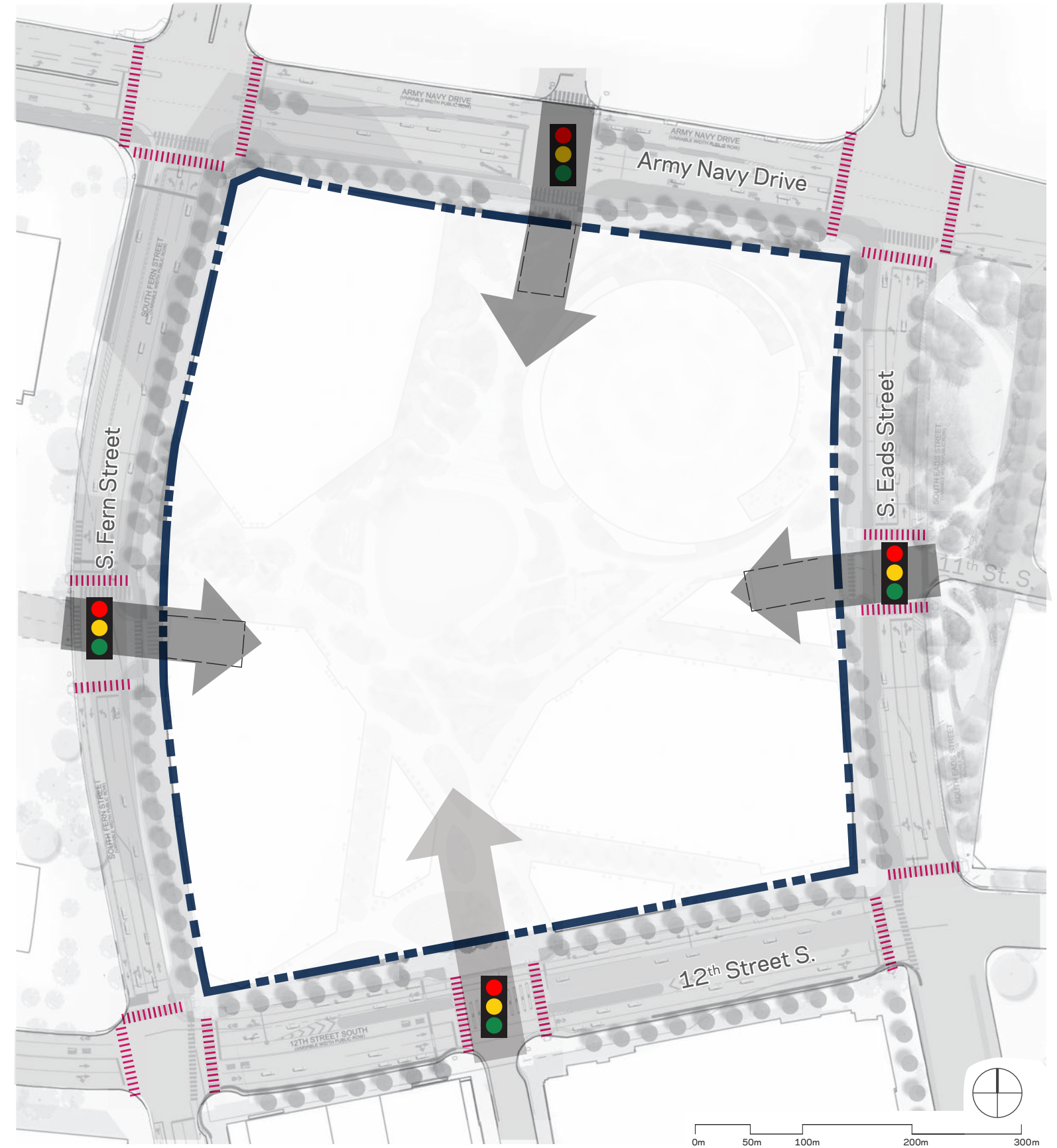
From Urban...to Enhanced by Nature



Master Plan Evolution

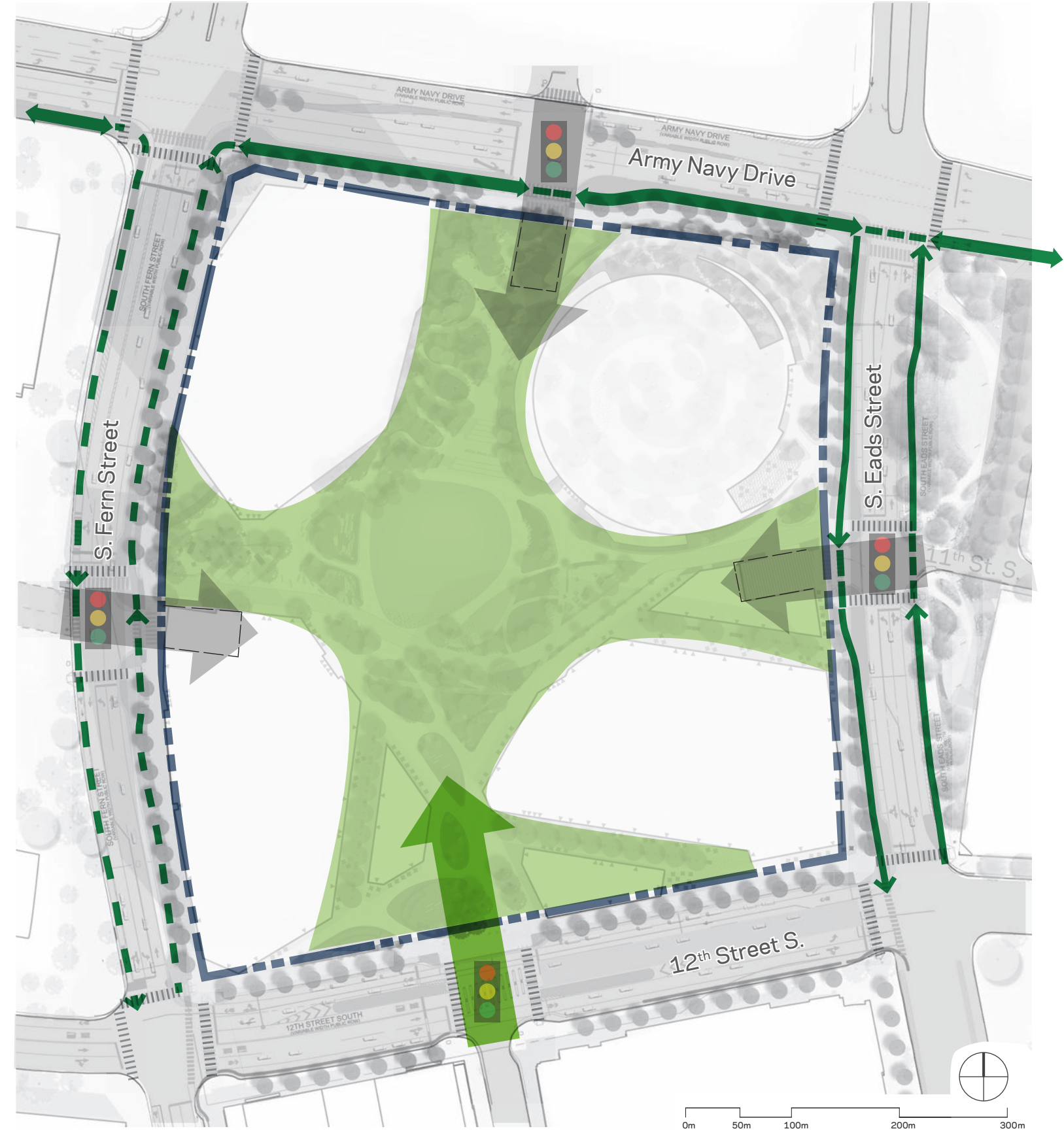
Existing Context








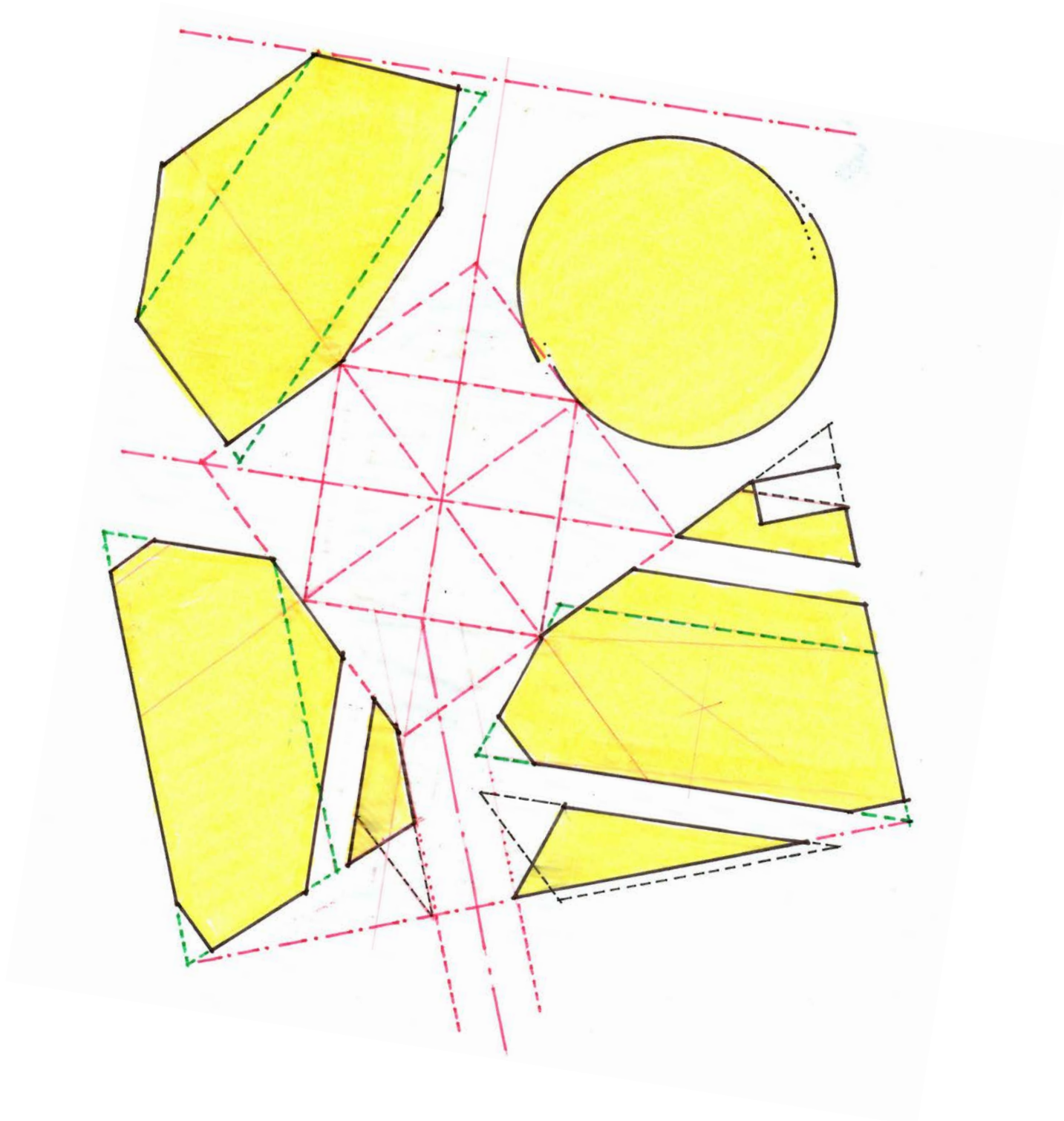
Master Plan Evolution

Open Space



-  Protected Cycle Track
-  Protected Bike Lane
-  Proposed Bike Routes
(Not Previously Included)

Site Planning Diagram



Master Plan Evolution

Pedestrian & Micro-Mobility Movement

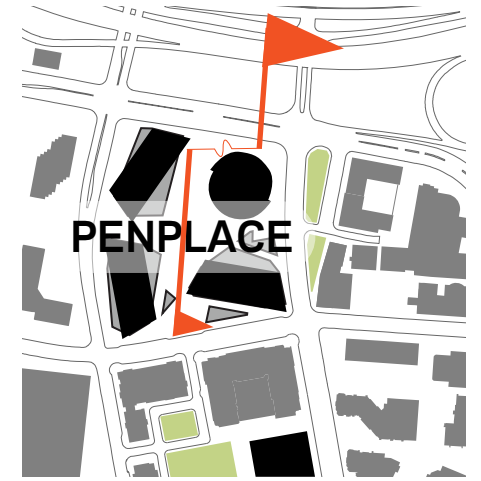


- Protected Bike Lane
- Protected Bike Lane (Phased Construction)

Master Plan Evolution

Landscape Concept & Topography

- Landscape predominantly built on roof deck
- Lifting the Forest enables an increased soil depth for an enhanced tree canopy
- The Forest creates a visual and noise buffer from the interstate



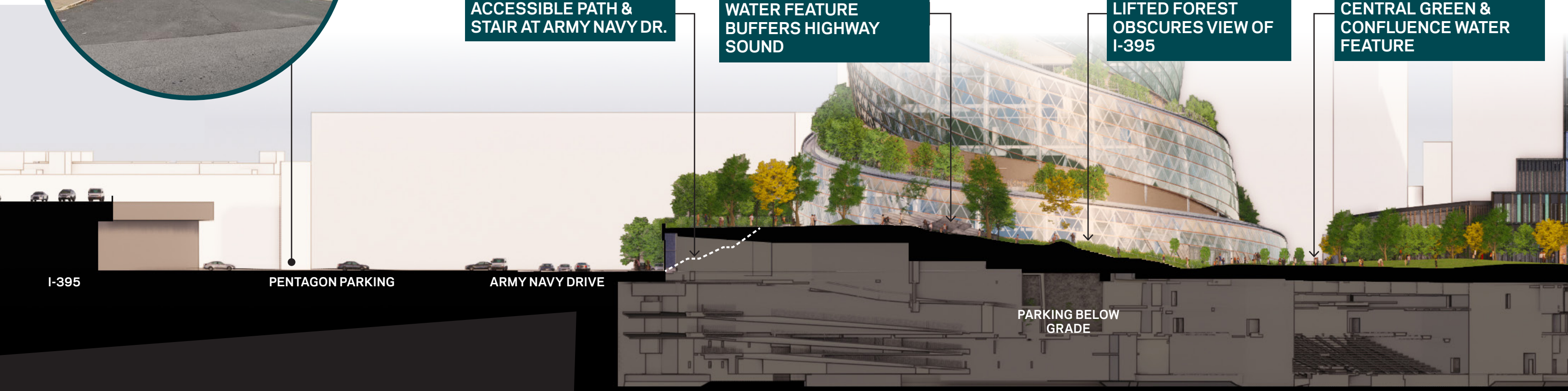
ARMY NAVY AND I-395

ACCESSIBLE PATH & STAIR AT ARMY NAVY DR.

WATER FEATURE BUFFERS HIGHWAY SOUND

LIFTED FOREST OBSCURES VIEW OF I-395

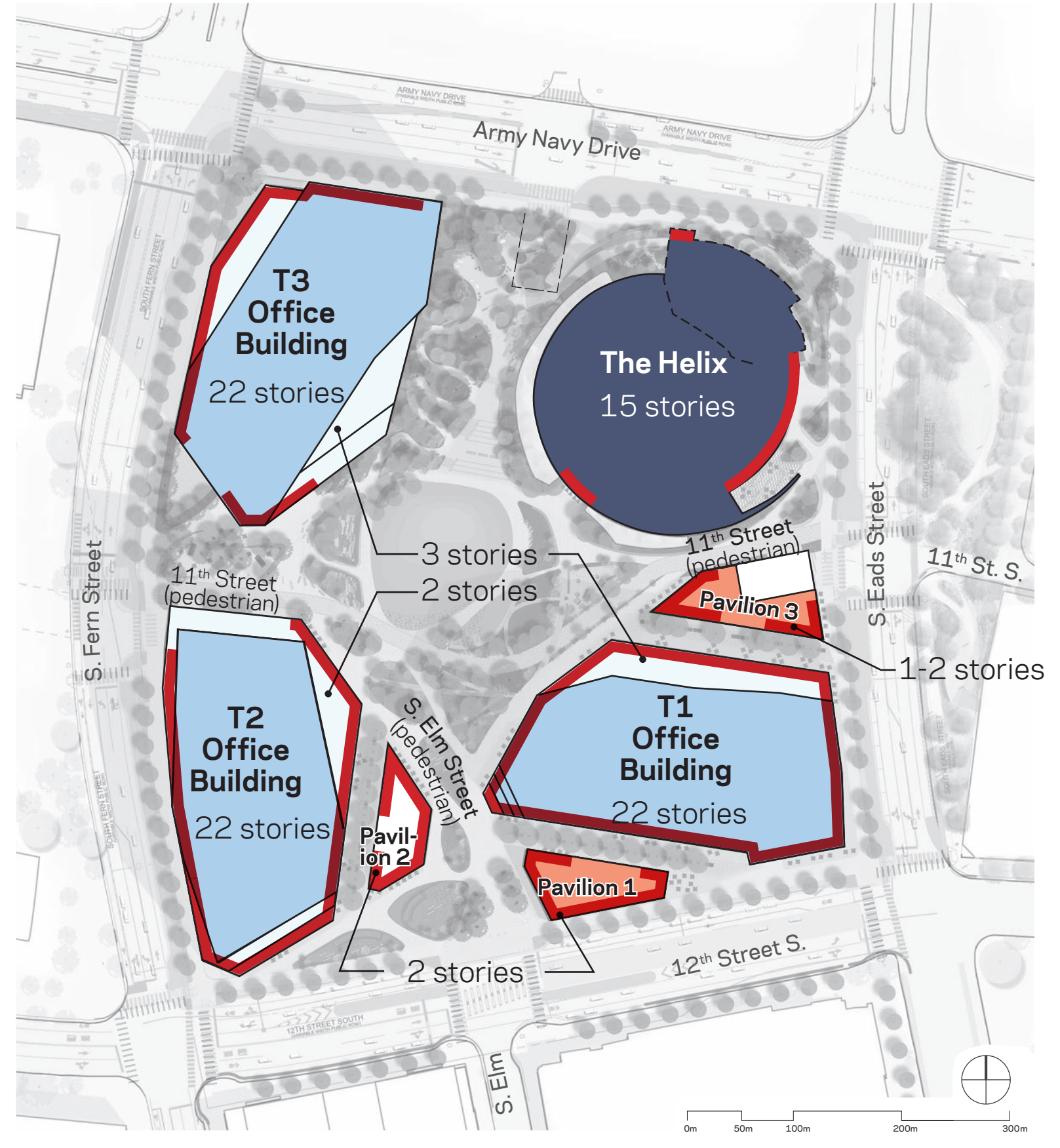
CENTRAL GREEN & CONFLUENCE WATER FEATURE



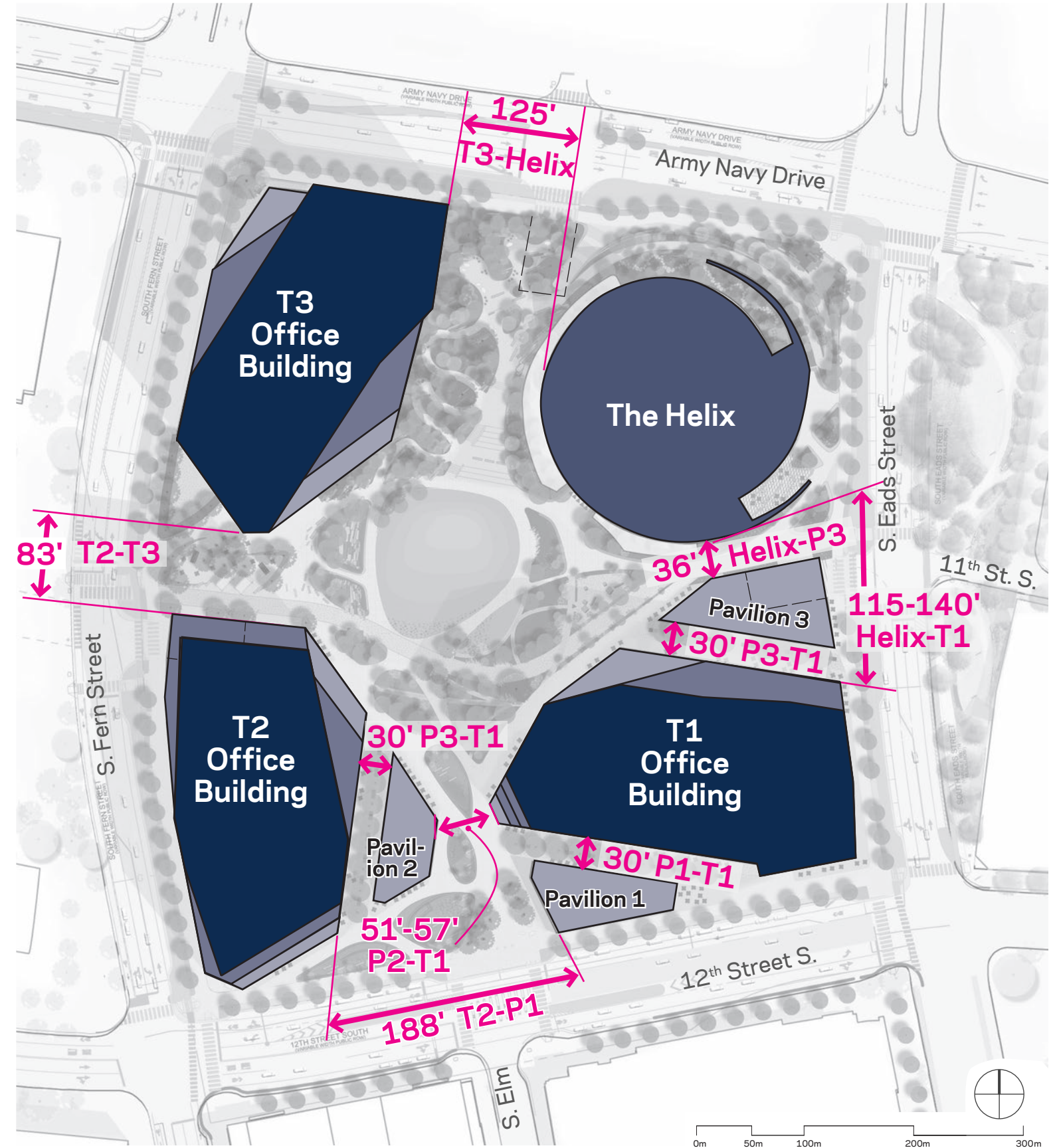
Total Office Area	~2.8M SF
Helix Area	~388,000 SF
Retail Area	~100,000 SF
Community Facility Area:	~20,000 SF
Structures	3 Office Buildings 1 Helix / Amenity Building 3 Retail Pavilions
Sustainability Commitments	LEED Platinum Powered by 100% Renewable Energy
Open Space	2.5 Acres Public Open Space
Connectivity	Pedestrian & Bike Friendly



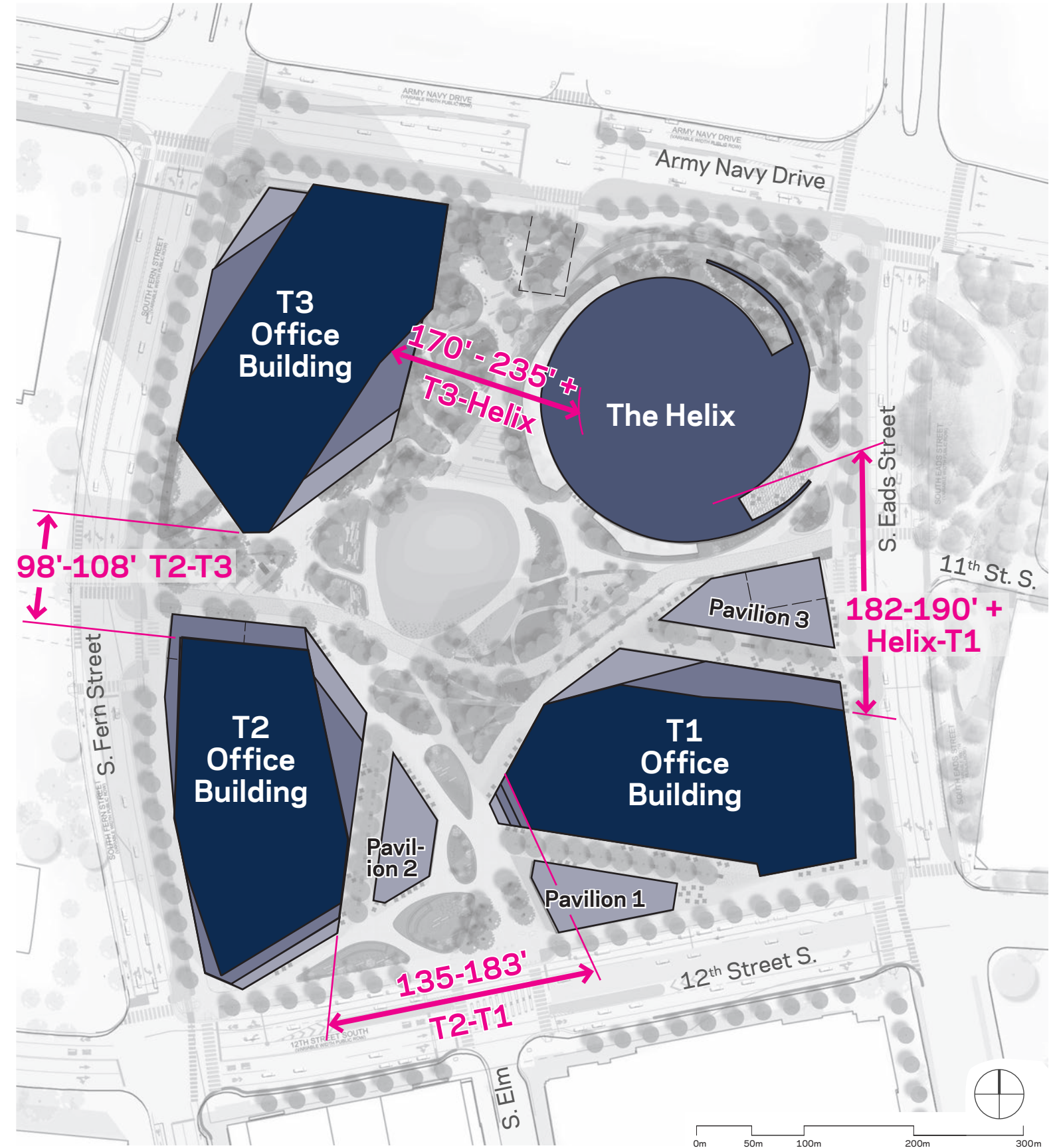
- 3 Office Buildings, 22 stories
 - 3-4 story podiums, with ground floor retail
 - mid-level terraces
 - roof decks
- Helix, ~15 stories
- 3 Pedestrian-scale Retail Pavilions, 1-2 stories

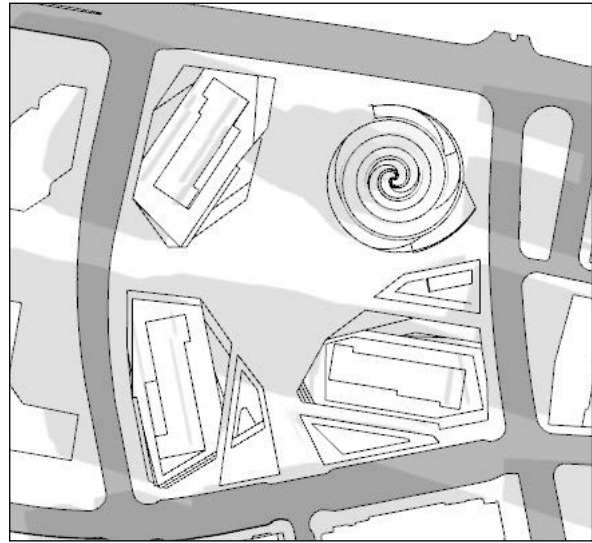


- *Wide open, viewsheds into and through site*
- *Gracious urban plaza spaces drawing people into the public open interior*
- *Urban retail mews create pleasant, two-sided shopping passages*

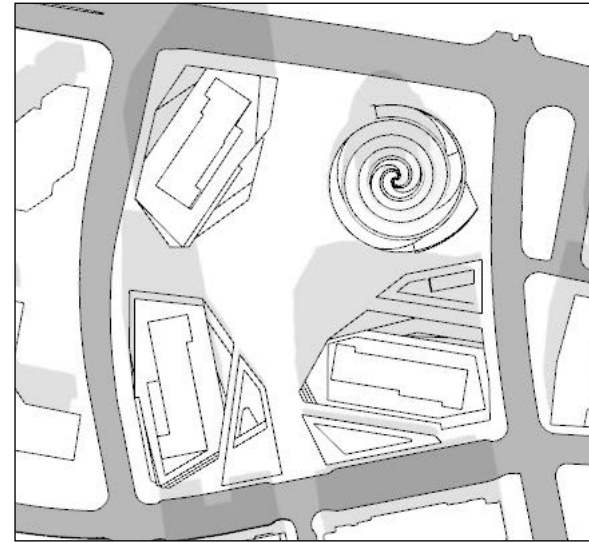


- *Wide open, viewsheds into and through site*
- *Building massing steps back to increase tower spacing and maximize light into central urban landscape*

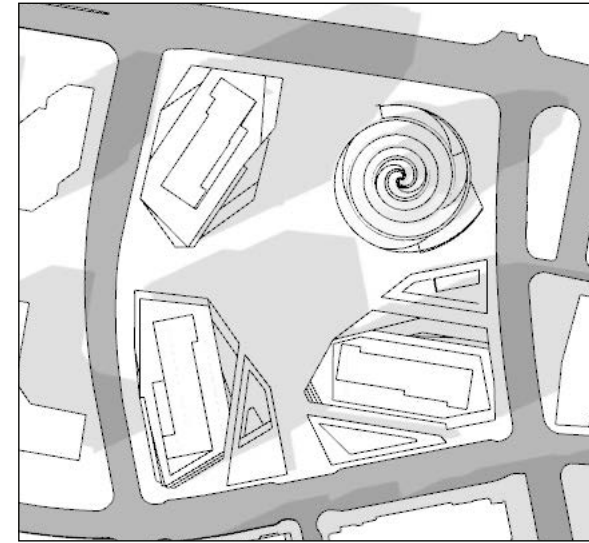




9 AM



12 PM



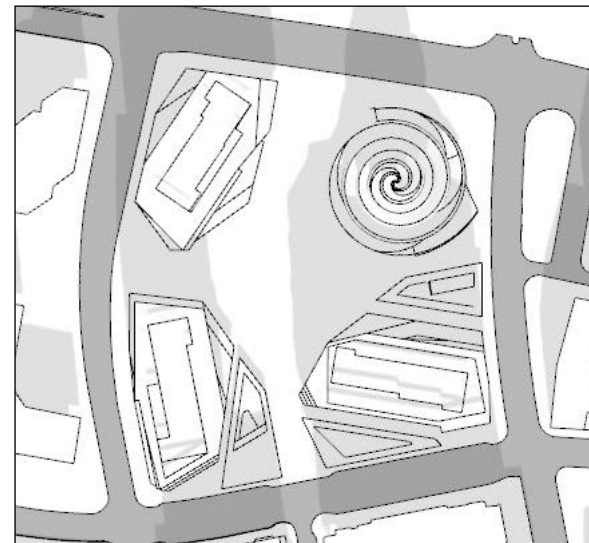
3 PM

Summer Solstice - June 21

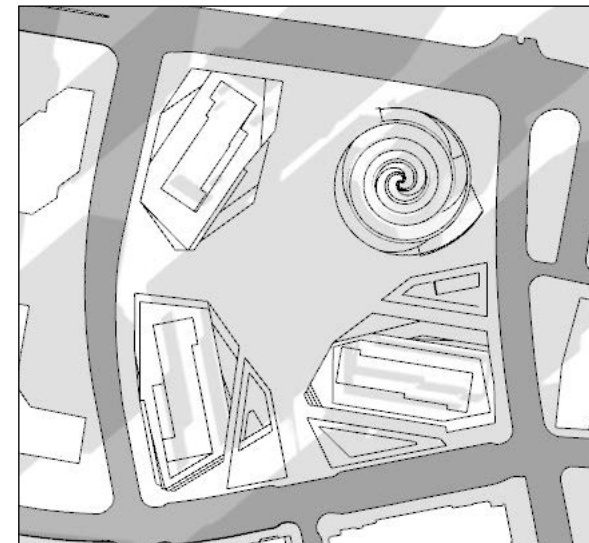
- Amphitheater in full sun, summer mornings
- Central Green offers both sun and shade at noon lunch hour
- Significant shade cast mid-afternoon
- Lifted Forest in full sun at noon lunch hour



9 AM



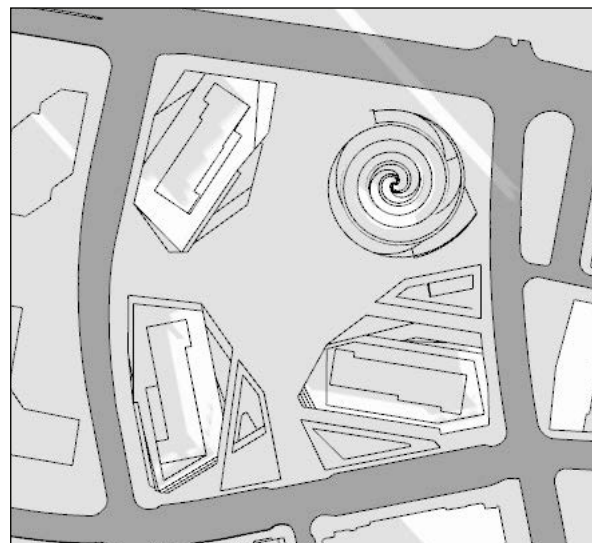
12 PM



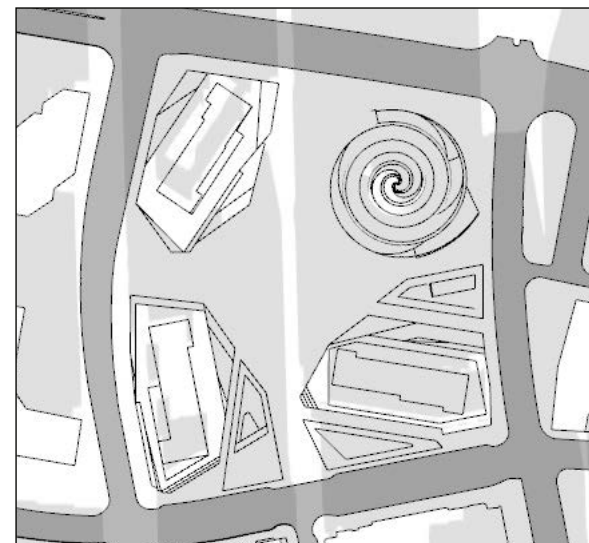
3 PM

Equinox - March 20 / September 22

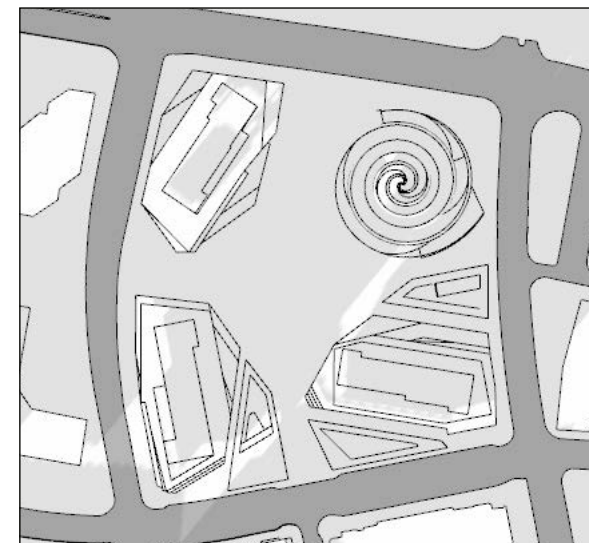
- Amphitheater in partial sun, morning hours
- Central Green offers both sun and shade at noon lunch hour
- Significant shade cast mid-morning and mid-afternoon
- Lifted Forest offers both sun and shade at noon lunch hour



9 AM



12 PM



3 PM

Winter Solstice - December 21

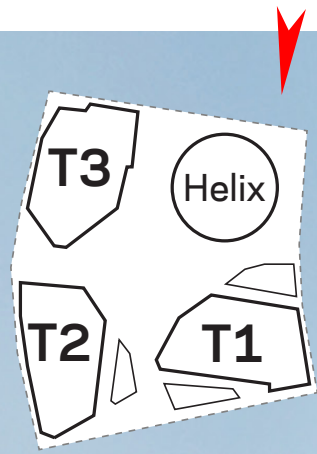
- Glimpses of sun across site at noon lunch hour
- Significant shade cast mid-morning and mid-afternoon

- Ability to accommodate all previous programming + additional opportunities
- Variety of open spaces: both quiet & active, supporting a mix of activities
- Central Green provides opportunity for large gatherings
- Activated by retail & building lobbies
- 3 exterior-facing plazas (12th Street, Fern Street & Eads Street)
- Additional entry opportunities from 3 corners of the site (SW, SE & NE)



Project Overview

Master Plan Vision



Conceptual view from I-395, near S. Eads Street and Army-Navy Drive, looking southwest.

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