

PenPlace Public Space Area

Online Engagement #1

May 2021

ARLINGTON
VIRGINIA

DEPARTMENT OF PARKS
AND RECREATION



Agenda

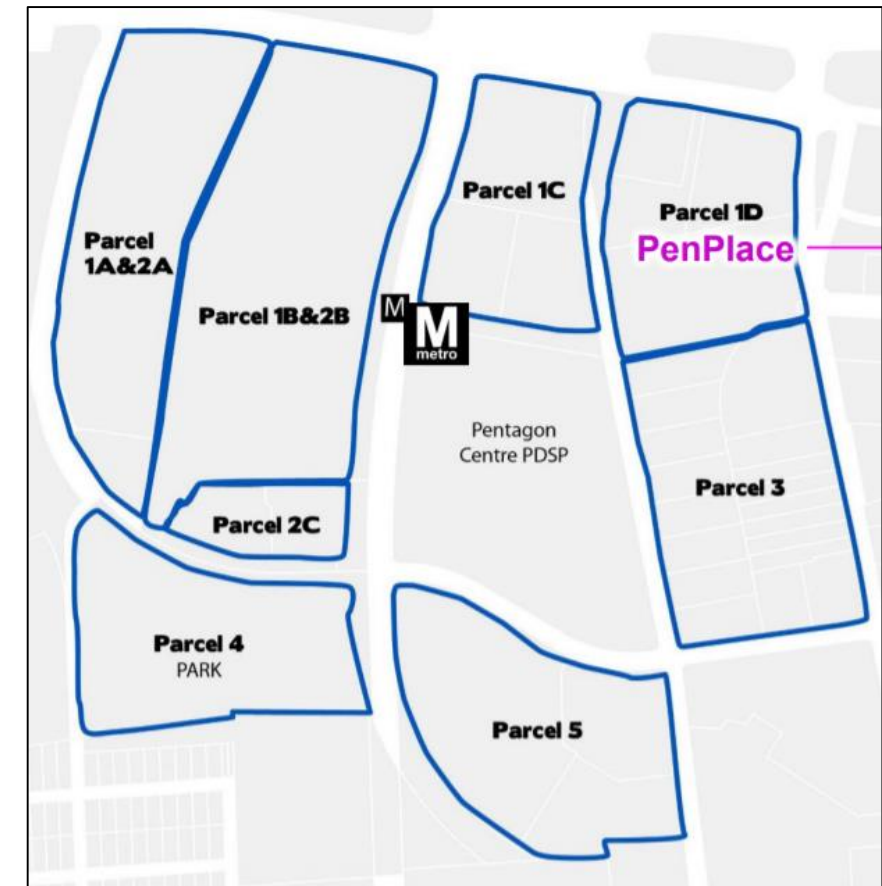
- Welcome
 - Introduction
 - PenPlace Design Guidelines
Open Space Addendum (2014)
 - What is a Park Master Plan?
 - Public Process
- Presentation by SCAPE Landscape
Architecture
 - Introduction
 - Planning History
 - Site Walk-Through



Introduction

Context for Planning

- **September 2013:** County Board approval of amended Phased Development Site Plan (PDSP) (SP #105)
- **July 2014:** Adoption of PenPlace Design Guidelines Open Space Addendum
- County is co-leading this effort with the development team to facilitate public engagement.



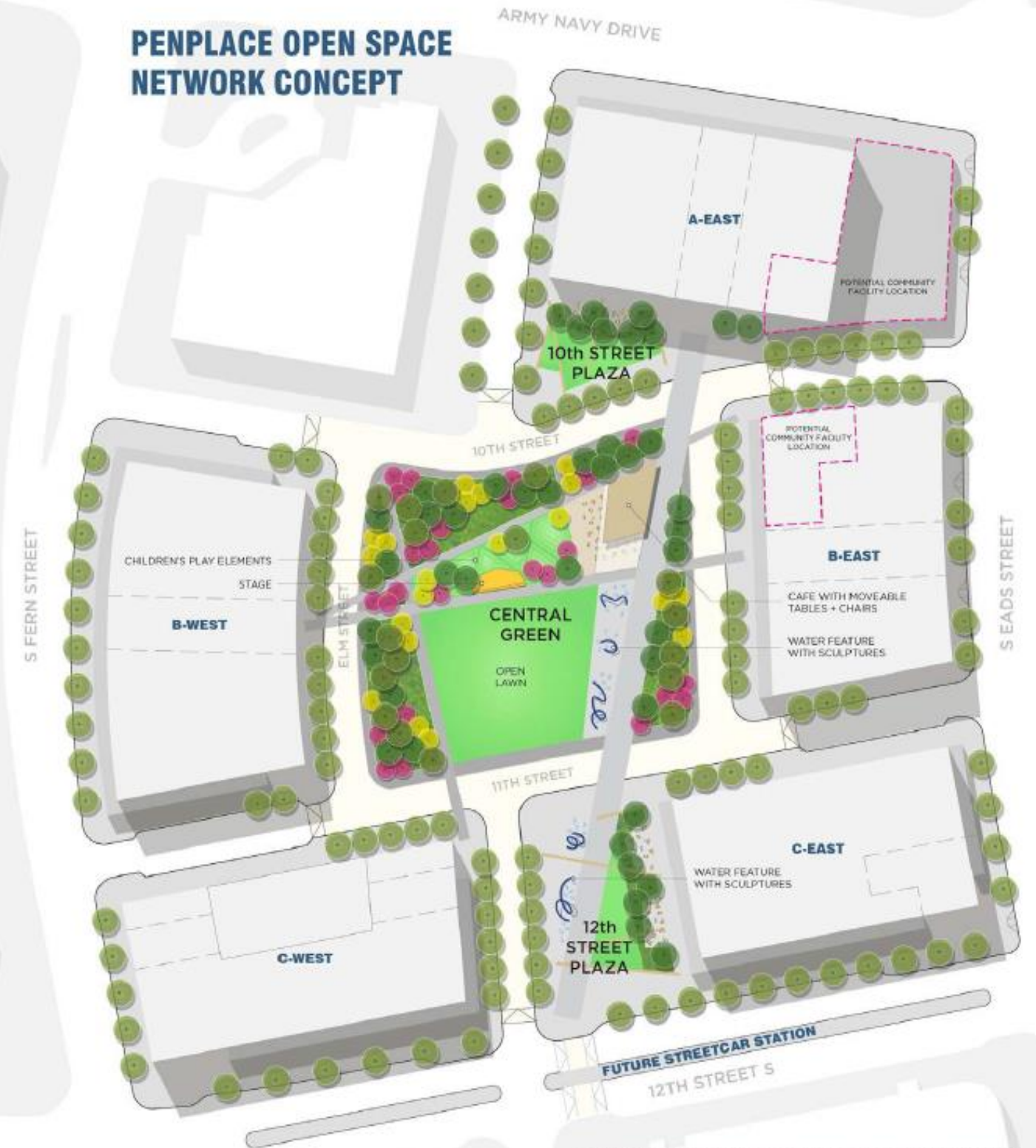
PenPlace Design Guidelines Open Space Addendum (2014)

- During the original PenPlace Design Guidelines Open Space Addendum public engagement process:
 - March – July 2014
 - Two Community Engagement Workshops and One Open House
 - Reviews by Park and Recreation Commission (PRC) and County Board



PenPlace Design Guidelines Open Space Addendum (2014)

PENPLACE OPEN SPACE NETWORK CONCEPT



INFORMATION SOURCE: OLIN

Additional shade elements near the water feature in the central green to be evaluated at final site plan.



What is a Park Master Plan?

- Policy and planning context and history
- Existing conditions analysis
- Community engagement process
- Master Plan
- Design Guidelines





Park Master Plan Examples



Public Process

- **Online Engagement #1**
 - Proposed Design Plan

- **Online Engagement #2**
 - Updated, Proposed Design Plan & Introduction of Design Guidelines

- May 2021

- Summer 2021

**Dates may be updated as needed.*





HQ2: PENPLACE ARLINGTON, VIRGINIA

PUBLIC SPACE ENGAGEMENT #1

MAY 12, 2021

SCAPE



AGENDA

- INTRODUCTION
- PLANNING HISTORY AND PDSP COMPARISON
- SITE DESIGN

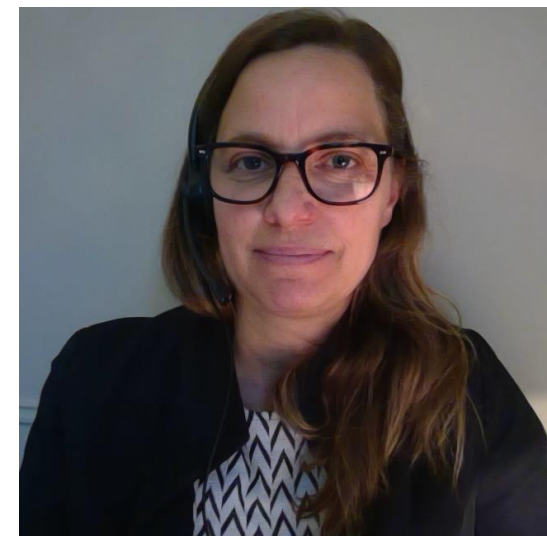


LEARNING FROM THE 2014 OPEN SPACE DESIGN GUIDELINES



Key Takeaways:

- Public, inclusive, safe and enjoyable open spaces for people
- Active ground level with robust retail program at 12th Street
- Strong pedestrian connections
- Incorporate art, performance, and live events
- Native plants, natural experiences, and seasonal interest
- Dedicated dog amenities
- Water features



BUILDING ON A LEGACY OF COUNTY PLANNING



LIVABILITY 22202 ACTION PLAN, 2019, COMMUNITY-LED PROCESS



PUBLIC SPACES MASTER PLAN, 2019



PENTAGON CITY PDSP, ONGOING

WHAT ARE PREFERRED THEMES?

24%	Nature & Biodiversity (104)
18%	Community & Events (78)
13%	Art & Water (55)
12%	Food & Dine (52)
11%	Discovery & Education (49)
11%	Play & Explore (47)
10%	Health & Recreation (43)

PARKS SHOULD BE BIOPHILIC. THEY SHOULD CONTAIN POLLINATOR FRIENDLY TREES, WILD FLOWERS

THEMES	DISCOVERY & EDUCATION	NATURE & BIODIVERSITY	FOOD & DINE	ART & WATER	COMMUNITY & EVENTS	PLAY & EXPLORE
WHAT WOULD MOST ATTRACT YOU TO METROPOLITAN PARK?						

MET PARK MASTER PLAN PROCESS, 2020

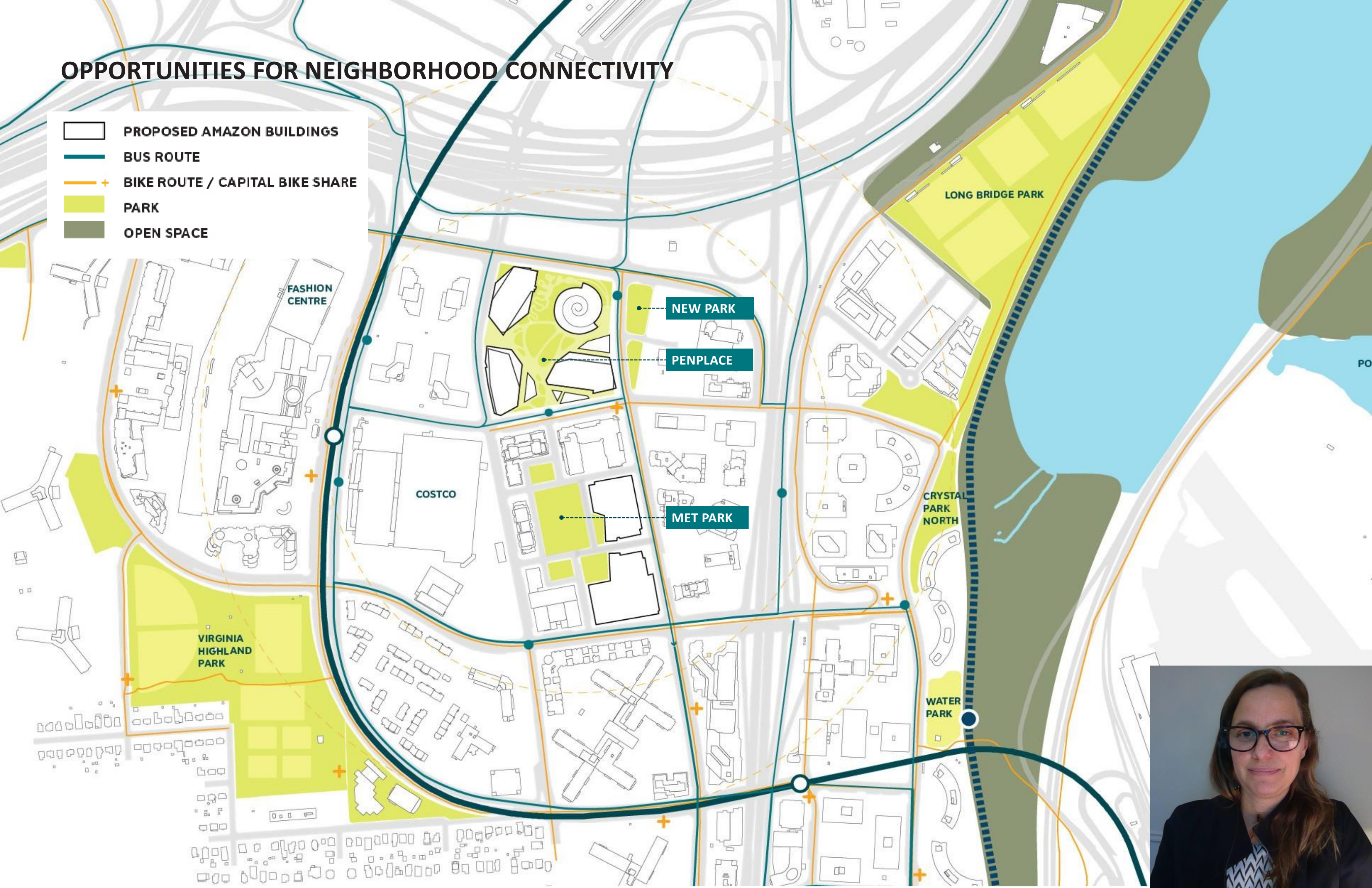


NEW PARK AT S. EADS MASTER PLAN PROCESS, ONGOING

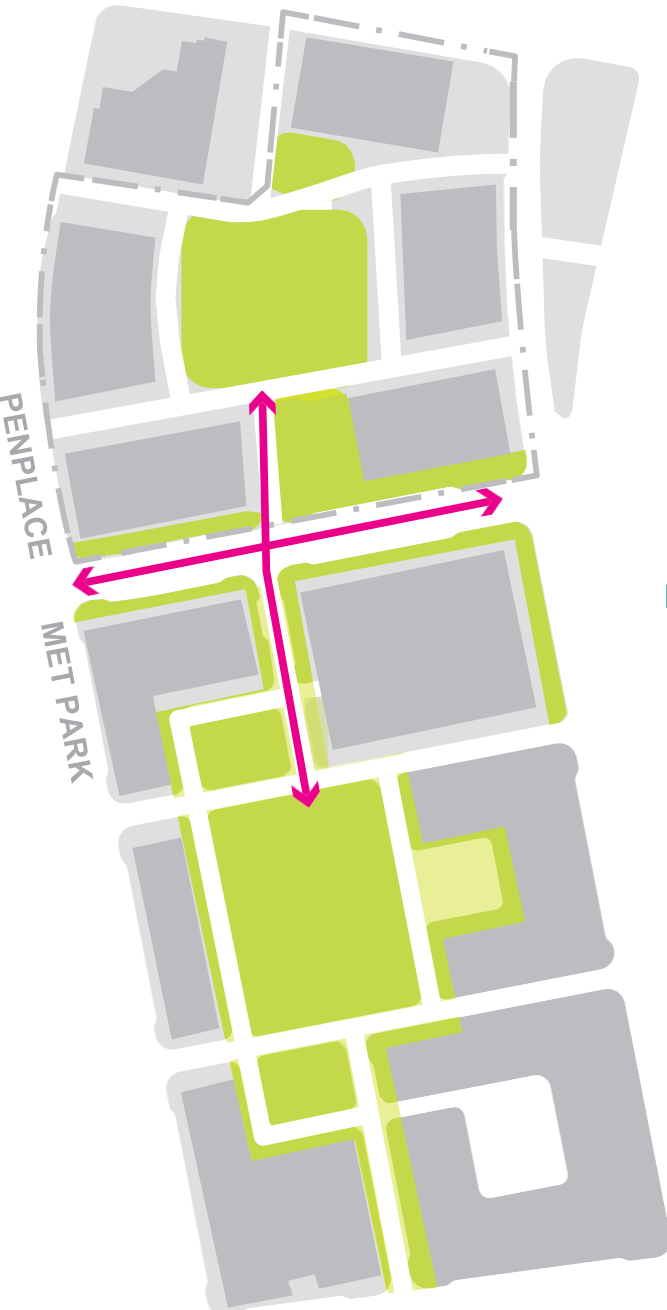


OPPORTUNITIES FOR NEIGHBORHOOD CONNECTIVITY

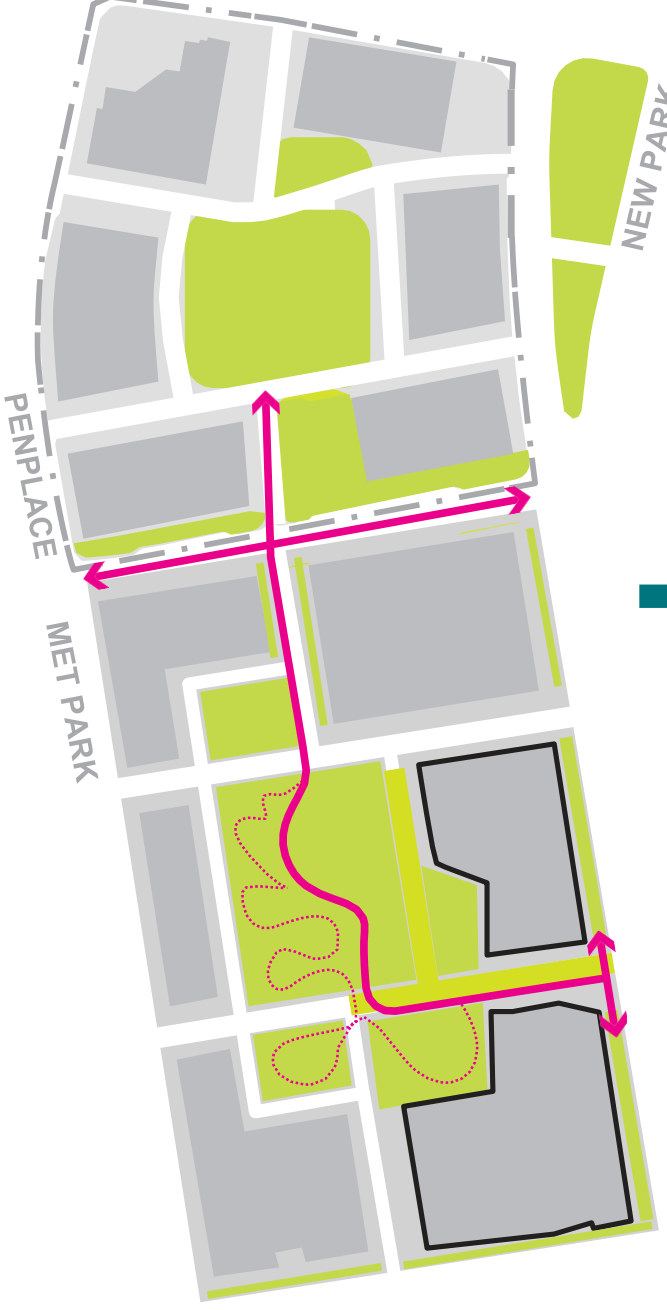
- PROPOSED AMAZON BUILDINGS
- BUS ROUTE
- BIKE ROUTE / CAPITAL BIKE SHARE
- PARK
- OPEN SPACE



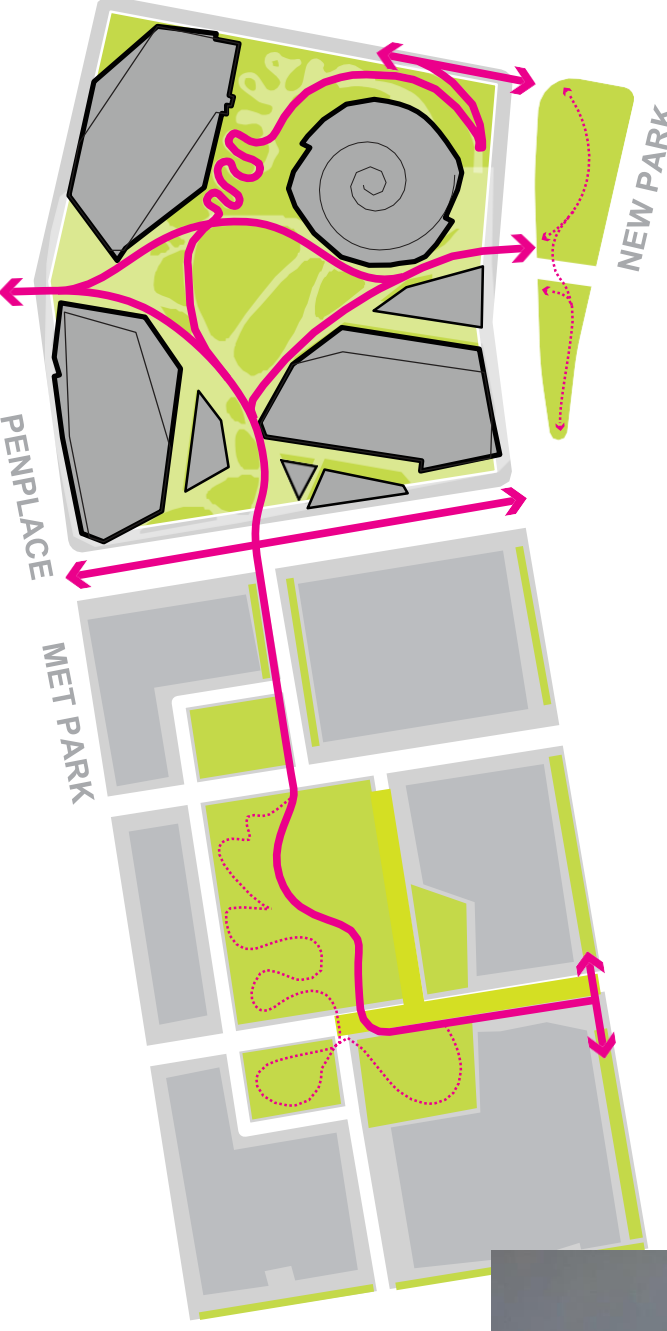
MASTER PLAN EVOLUTION



2013 PDSP



2020 MET PARK



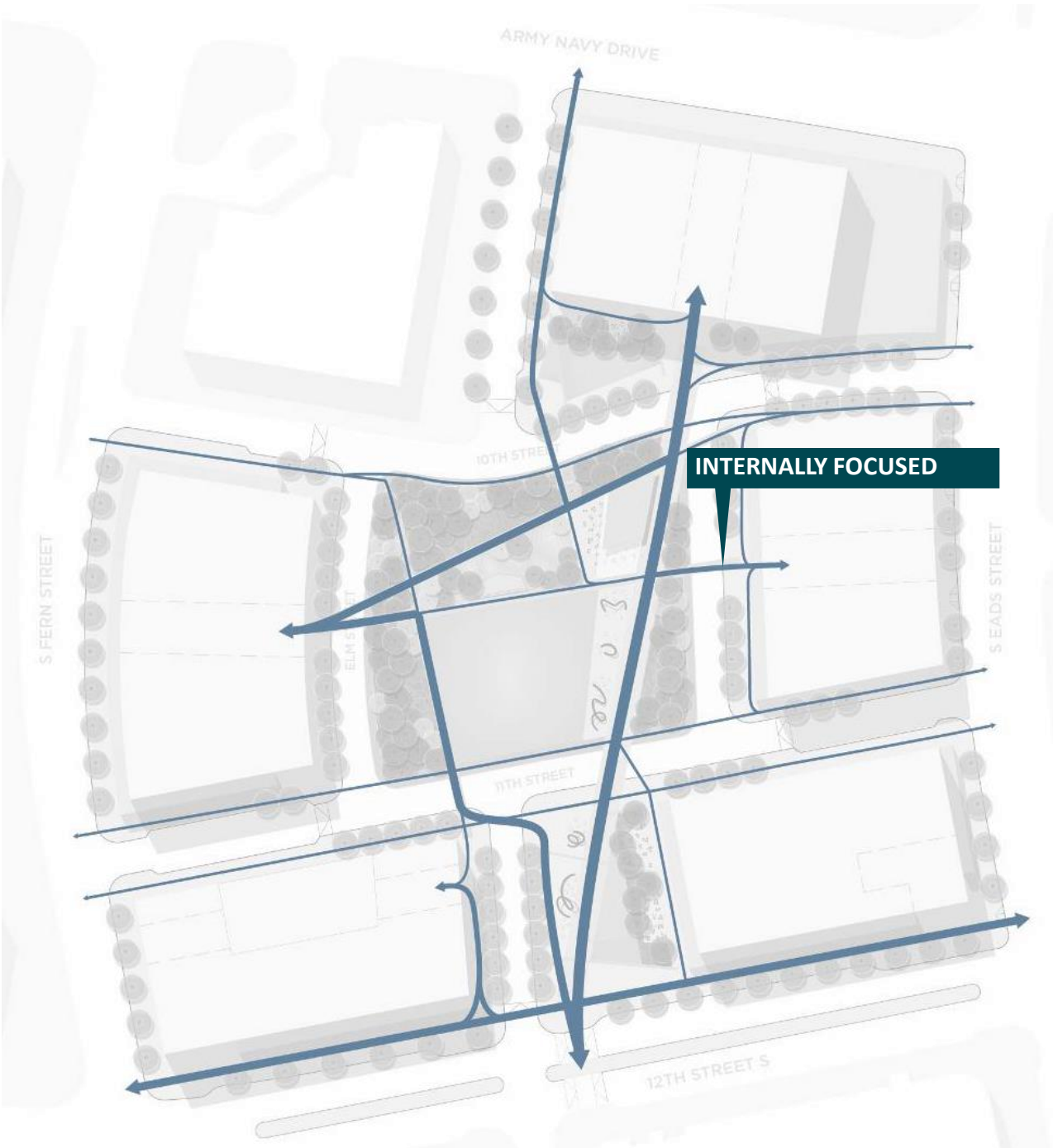
PENPLACEMENT



PDSP AND VISION COMPARISON - CIRCULATION

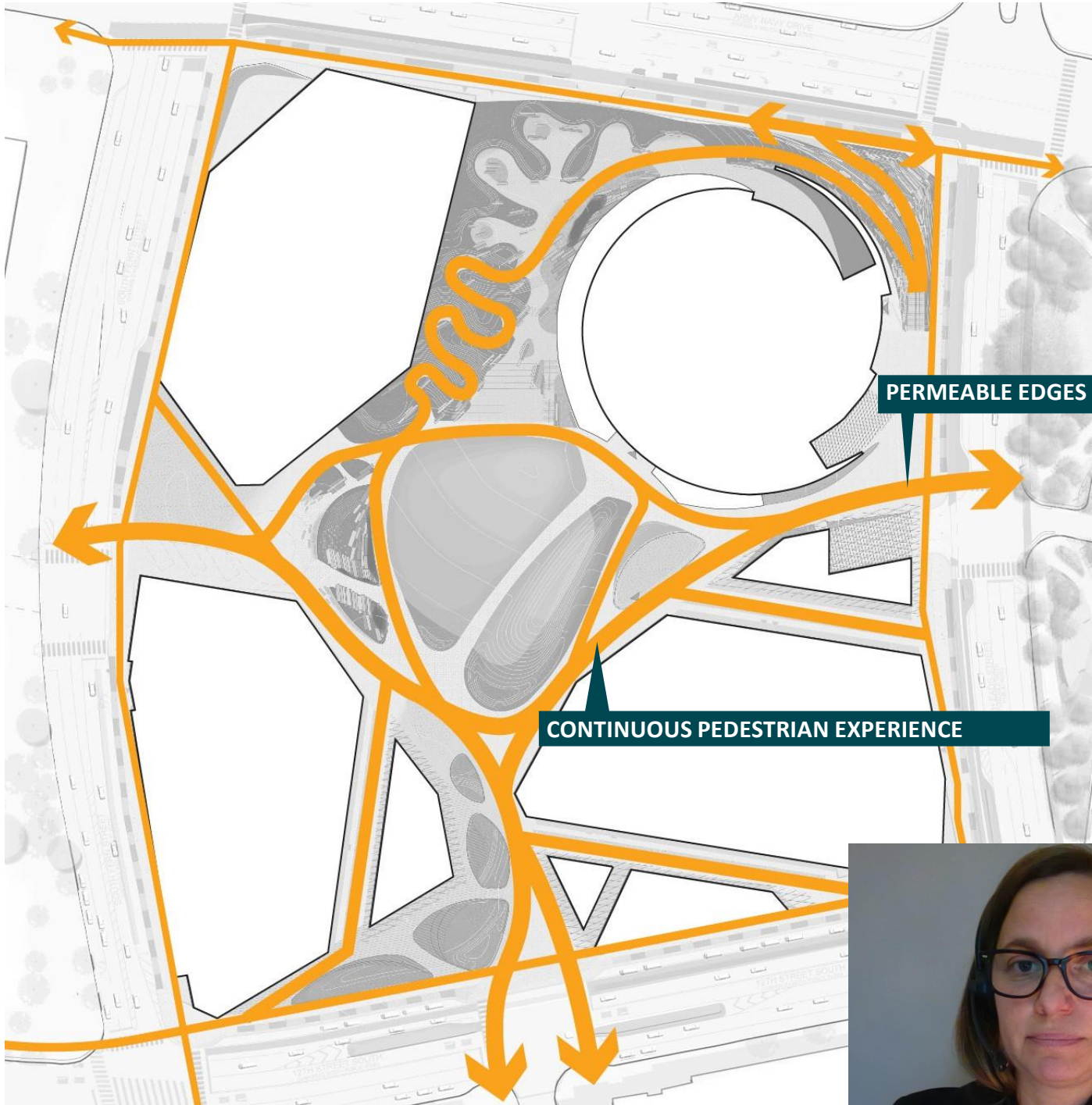
PDSP - OPEN SPACE CONCEPT

July 2013



VISION FOR PENPLACE

May 2021



PDSP AND VISION COMPARISON

PDSP - OPEN SPACE CONCEPT

July 2013

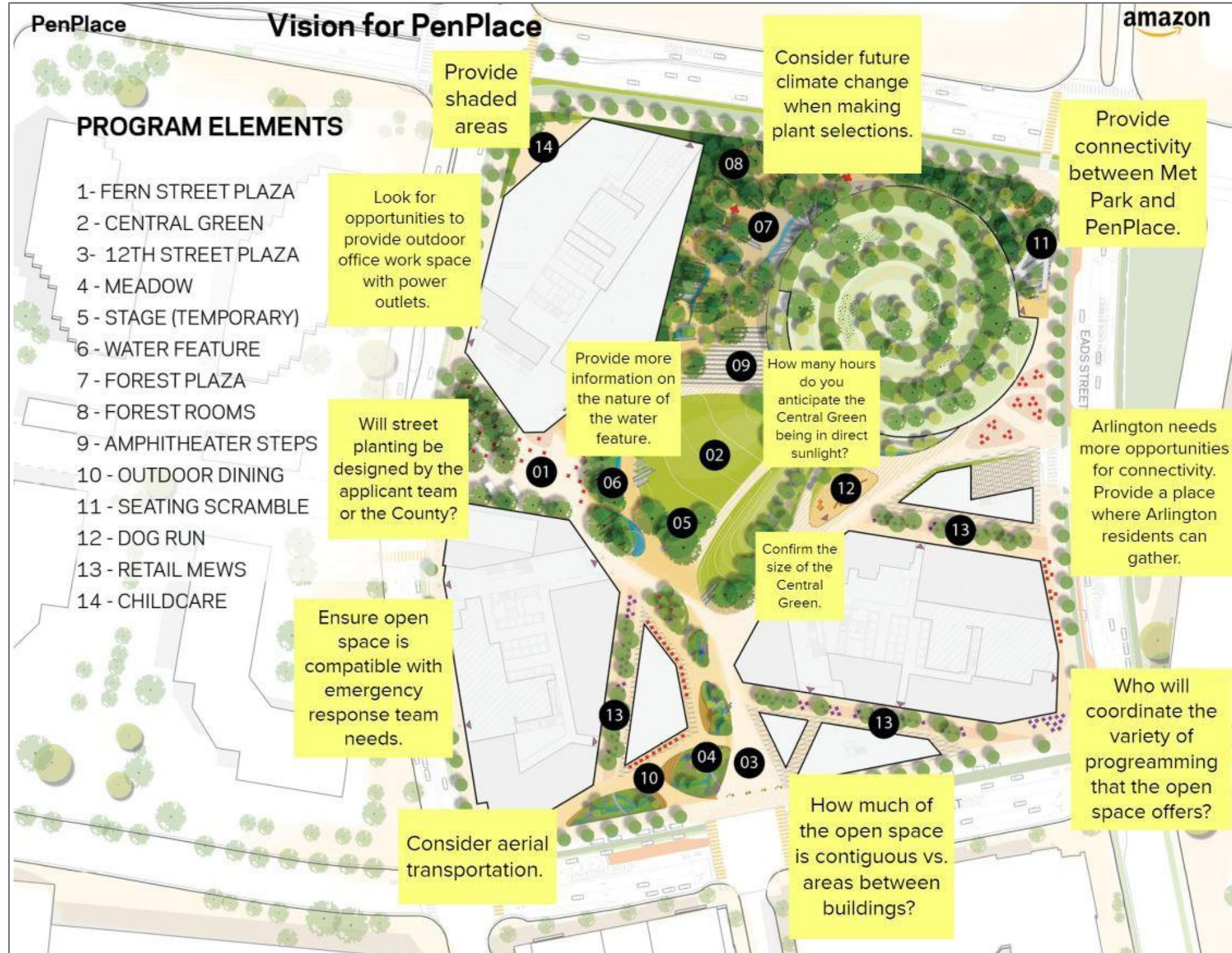


VISION FOR PENPLACE

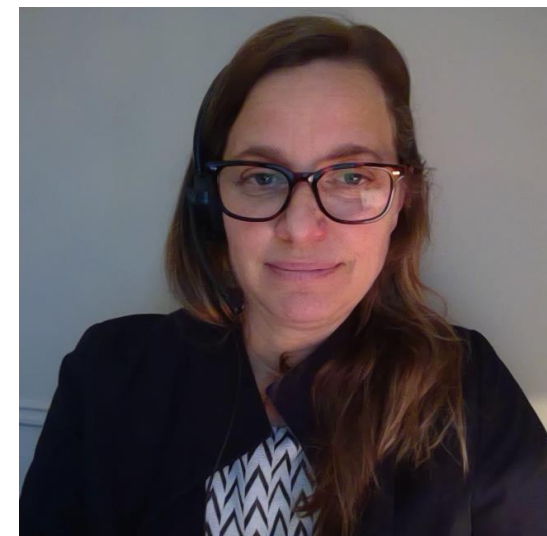
May 2021



4.1 PROCESS, HERE'S WHAT WE'VE HEARD TO DATE:

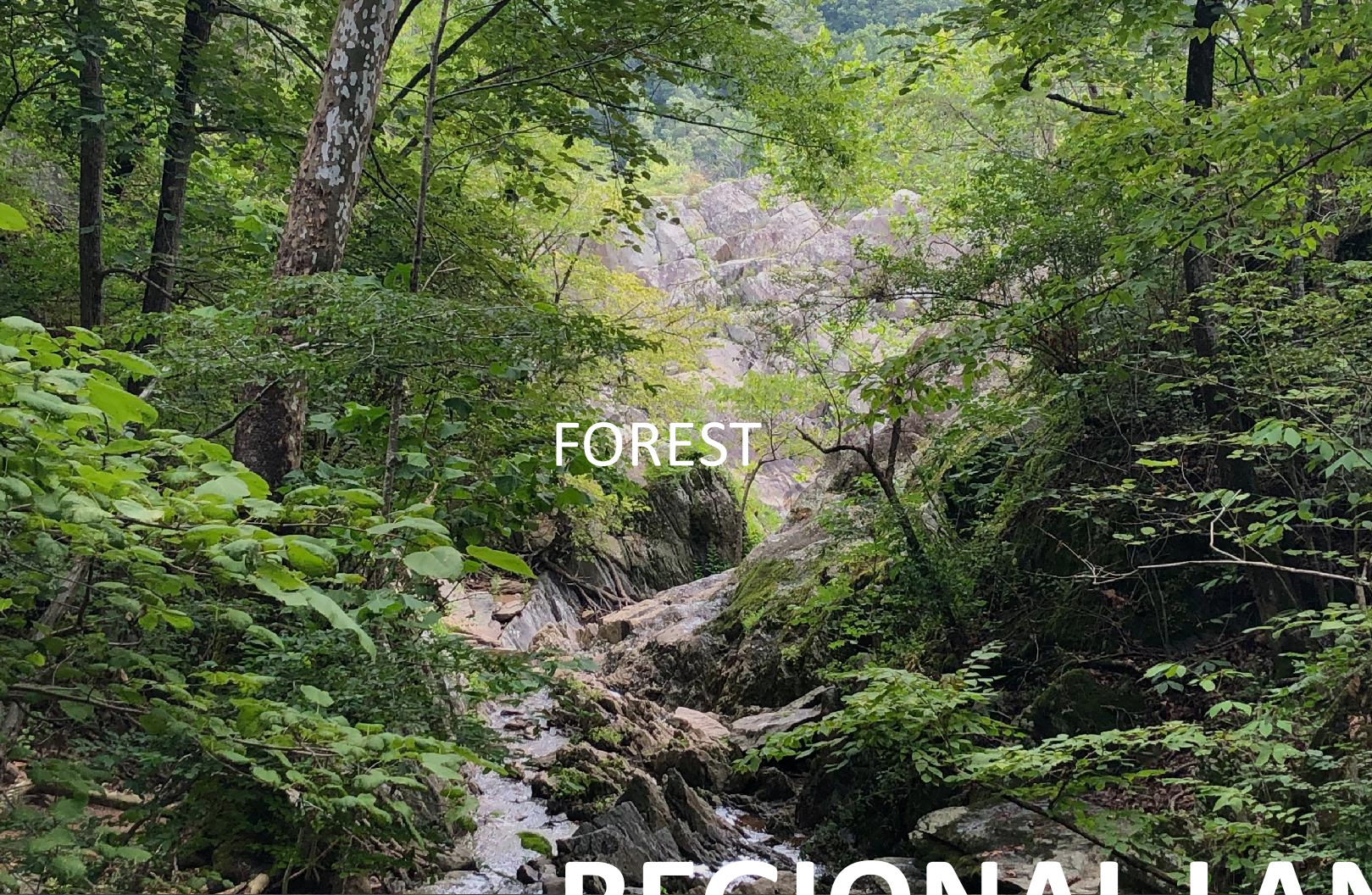


COMMUNITY KICKOFF
MARCH 25, 2021



SITE DESIGN





FOREST

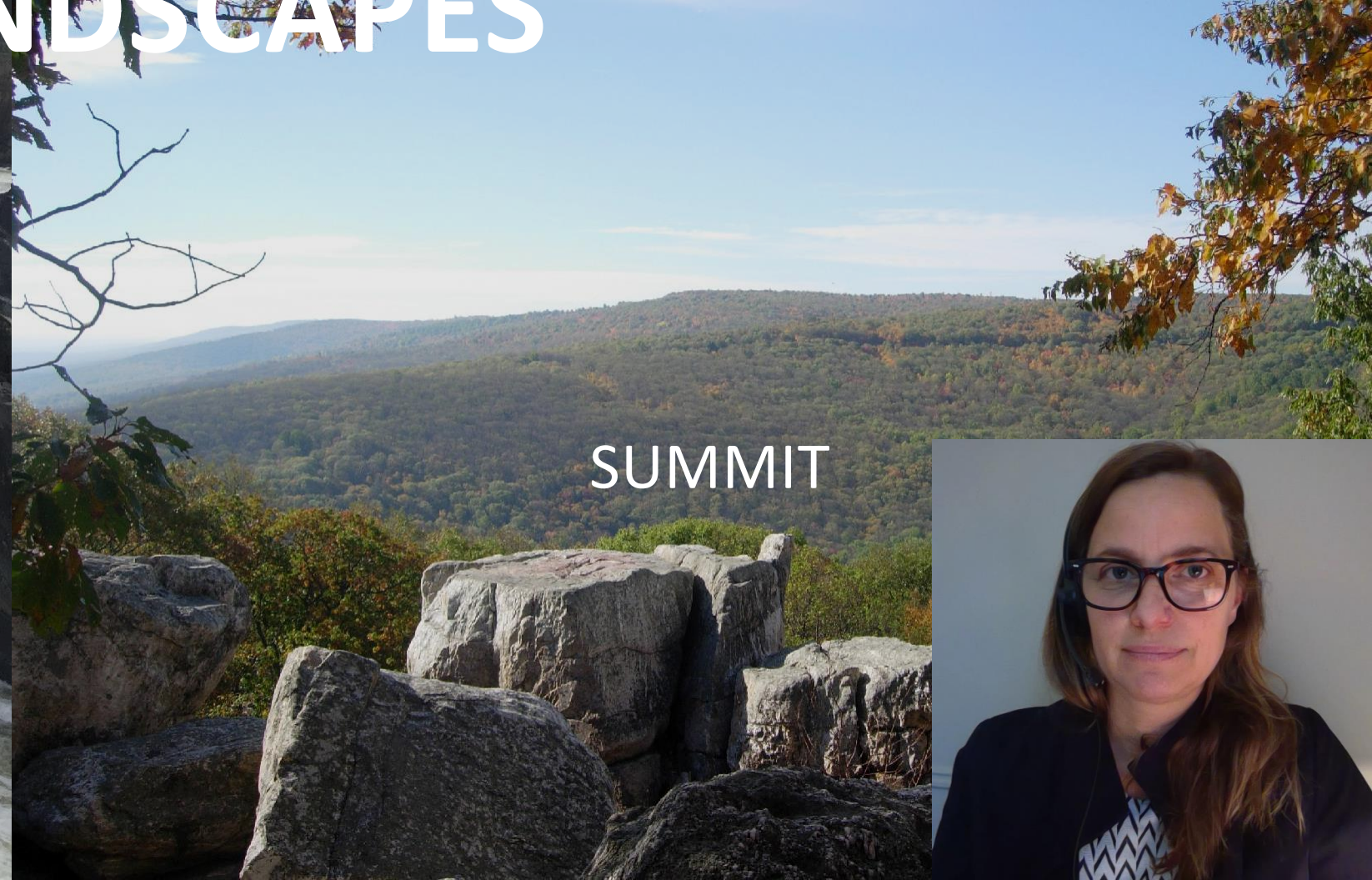


MEADOW

REGIONAL LANDSCAPES



CASCADE / STREAM



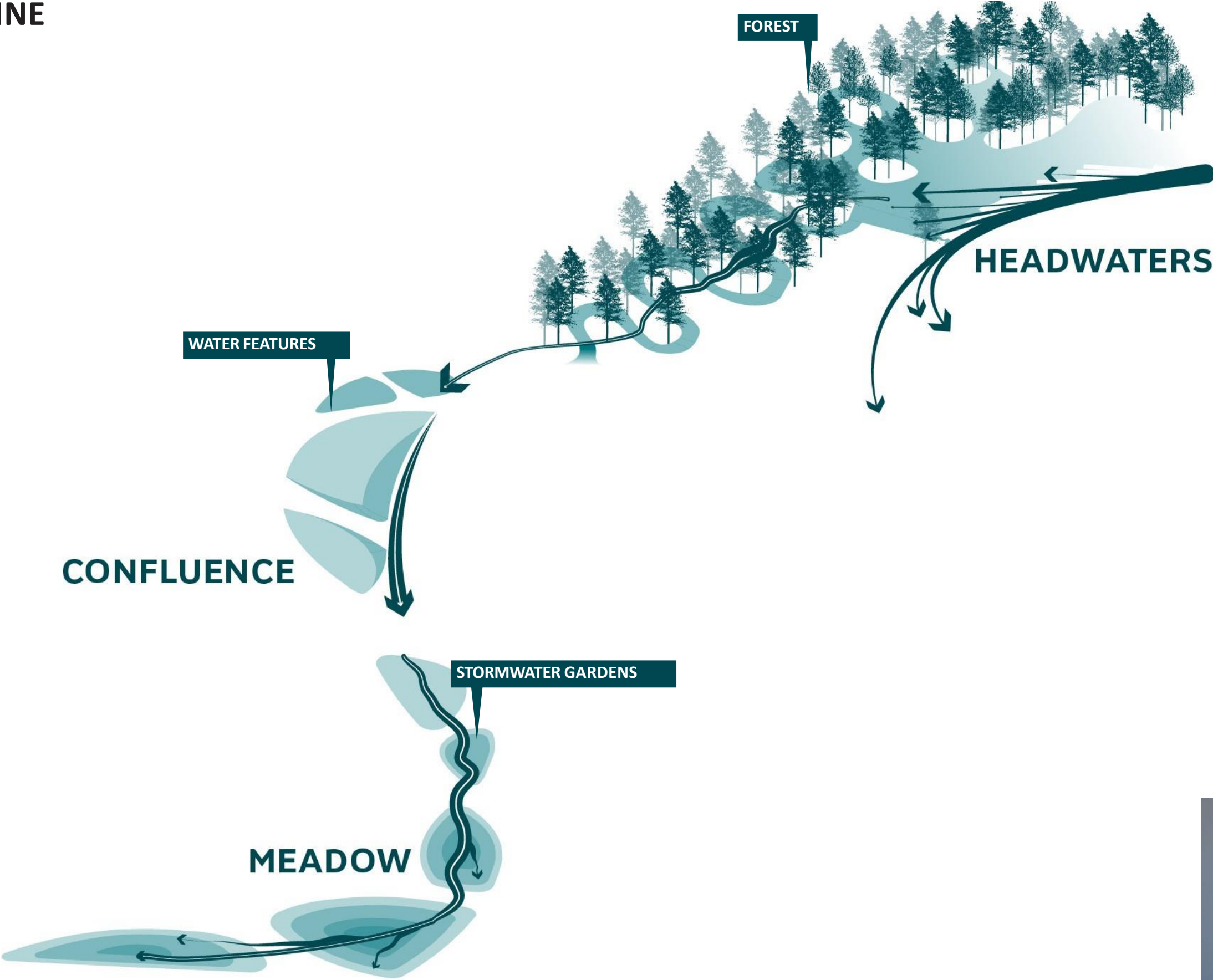
SUMMIT



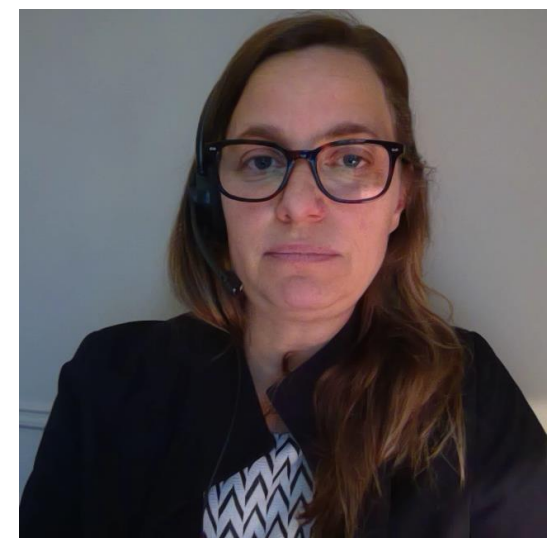
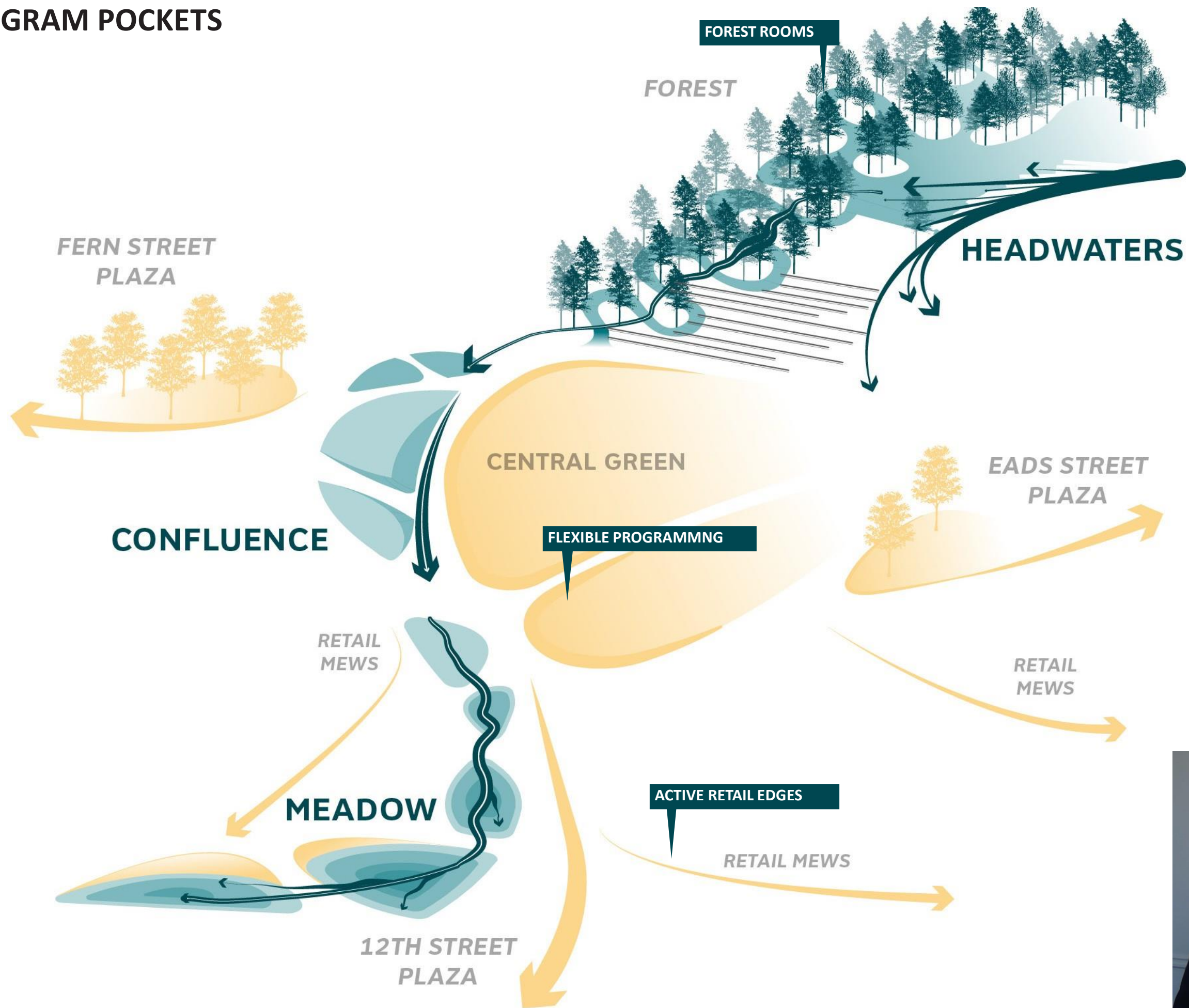
INTERPRETING WATER



ECOLOGICAL SPINE



SOCIAL PROGRAM POCKETS



VISION FOR PENPLACE

PROGRAM ELEMENTS

- 1 - 12TH STREET PLAZA
- 2 - MEADOW
- 3 - RETAIL MEWS
- 4 - CENTRAL GREEN
- 5 - WATER FEATURE
- 6 - DOG RUN
- 7 - FERN STREET PLAZA
- 8 - EADS STREET PLAZA
- 9 - AMPHITHEATER STEPS
- 10 - FOREST ROOMS
- 11 - SEATING SCRAMBLE



CONCEPTUAL PROGRAM ZONES

FOREST
~0.44 AC

AMPHITHEATER
~0.1 AC

FERN STREET PLAZA
~0.26 AC

CONFLUENCE WATER FEATURE

RETAIL MEWS

ARMY NAVY DRIVE

EADS STREET

EADS STREET PLAZA
~0.22 AC

DOG RUN
~0.05 AC

RETAIL MEWS

CENTRAL GREEN LAWN
~0.5 AC

RETAIL MEWS

12TH STREET PLAZA
~0.52 AC

12TH STREET

SELM STREET



SITE CIRCULATION AND STREETScape

- BIKE RACK PARKING (90 RACKS TOTAL)
- ▲ PARKING GARAGE/LOADING DOCK ENTRY
- ▲ BUILDING ENTRY PRIMARY
- CIRCULATION STAIR
- CONNECTION
- SECONDARY CIRCULATION
- NEW PARK CIRCULATION, BY OTHERS
- MET PARK CIRCULATION

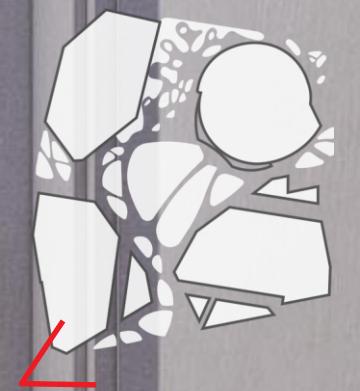


12TH STREET CORRIDOR

TOWER 2

HELIX

TOWER 1



ACTIVE RETAIL CORRIDOR

EADS ST.

PAVILION 1

PAVILION 2

RETAIL

CONNECTION TO METS

RETAIL

MEADOW

RETAIL

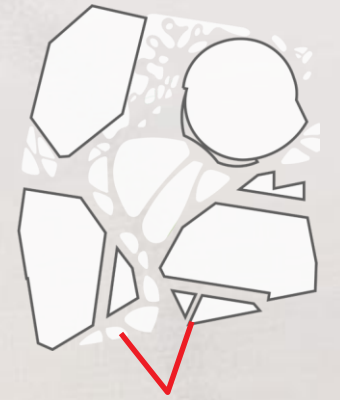
ONLY BUS
12TH ST.



12TH STREET PLAZA

TOWER 2

TOWER 3



TOWER 1

CENTRAL GREEN BEYOND

RETAIL MEWS

PAVILION 2

MEADOW 'GET DOWN'

12TH STREET PLAZA

PAVILION 1

RETAIL

CONNECTION TO MET PARK



12TH ST.



12TH STREET MEADOW AND MEWS

TOWER 1



PAVILION 2

RETAIL MEWS

OUTDOOR DINING

PAVILION 1

12TH ST

MEADOW PLANTING



12TH STREET MEADOW

TOWER 3

TOWER 1



PAVILION 2

PAVILION 1

MEADOW

WELCOMING ENTRY AT 12TH ST



SEATING GROVE + 12TH STREET PLAZA

TOWER 2



CONNECTION TO METS

RETAIL

PAVILION 2

FLEXIBLE SEATING



CENTRAL GREEN

TOWER 3

HELIX



FOREST

AMPHITHEATER

FERN ST PLAZA

CONFLUENCE FOUNTAIN

DOG RUN

CENTRAL GREEN

T2



CENTRAL GREEN

TOWER 3



CONFLUENCE FOUNTAIN

FOREST

HEADWATERS FOUNTAIN

AMPHITHEATER

TILTED LAWN



CONFLUENCE WATER FEATURE

TOWER 2



MEADOW

CONFLUENCE FOUNTAIN

FERN ST PLAZA

CENTRAL GREEN



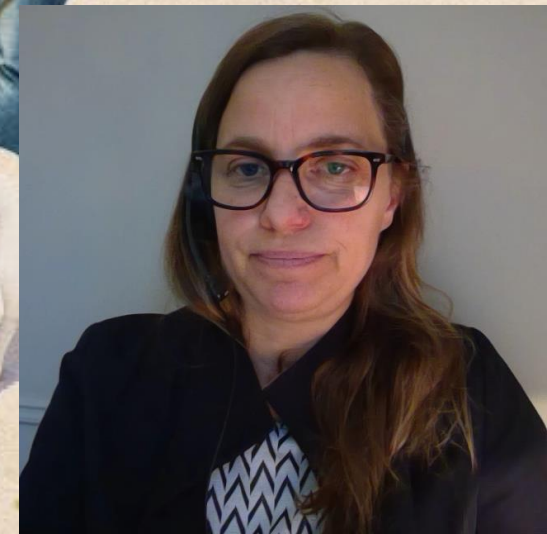
FERN STREET PLAZA



FERN STREET SIDEWALK

SEATING GROVE

CENTRAL GREEN

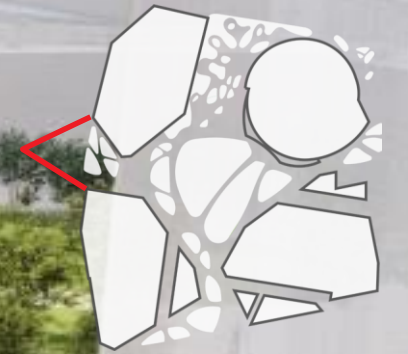


FERN STREET PLAZA

HELIX

TOWER 1

CONNECTION TO NEW PARK



TOWER 3

TOWER 2

MARKET AND FLEXIBLE SPACE OPPORTUNITIES

SEATING GROVE

FERN ST.



DOG RUN

TOWER 3

TOWER 2

CENTRAL GREEN

DOG RUN



AMPHITHEATER

TOWER 3



FOREST

HELIX

AMPHITHEATER

FERN ST PLAZA

CONFLUENCE FOUNTAIN

DOG RUN

CENTRAL GREEN

T2



AMPHITHEATER

TOWER 1

TOWER 2

TILTED LAWN

FERN ST PLAZA

CENTRAL GREEN



PATH TO FOREST

TOWER 3



FOREST

HEADWATERS FOUNTAIN

AMPHITHEATER



IMMERSIVE FOREST PATH



AMPHITHEATER

CENTRAL GREEN

ADA ACCESSIBLE PATH



FOREST PLAZA AND HEADWATERS

TOWER 3



HEADWATERS FOUNTAIN

ADA ACCESSIBLE PATH

SEATING NOOKS

FOREST PLAZA



FOREST ROOMS AT ARMY NAVY DRIVE



PLANT BUFFER SCREENS INTERSTATE

SEATING NOOKS



FOREST AT ARMY NAVY + EADS



SEATING NOOKS

PATH ENTRY AT ARMY NAVY

ARMY NAVY EDGE



NEW PARK AT EADS STREET

TOWER 1

CONNECTION TO CENTRAL GREEN

EADS ST.

NEW PARK AT S. EADS STREET AND ARMY NAVY DR (CURRENTLY IN DESIGN)



**PENPLACE, MET PARK,
AND NEW PARK**

PENPLACE

MET PARK

**NEW PARK AT S. EADS ST
AND ARMY NAVY DR
(CURRENTLY IN DESIGN)**



THANK YOU!

