

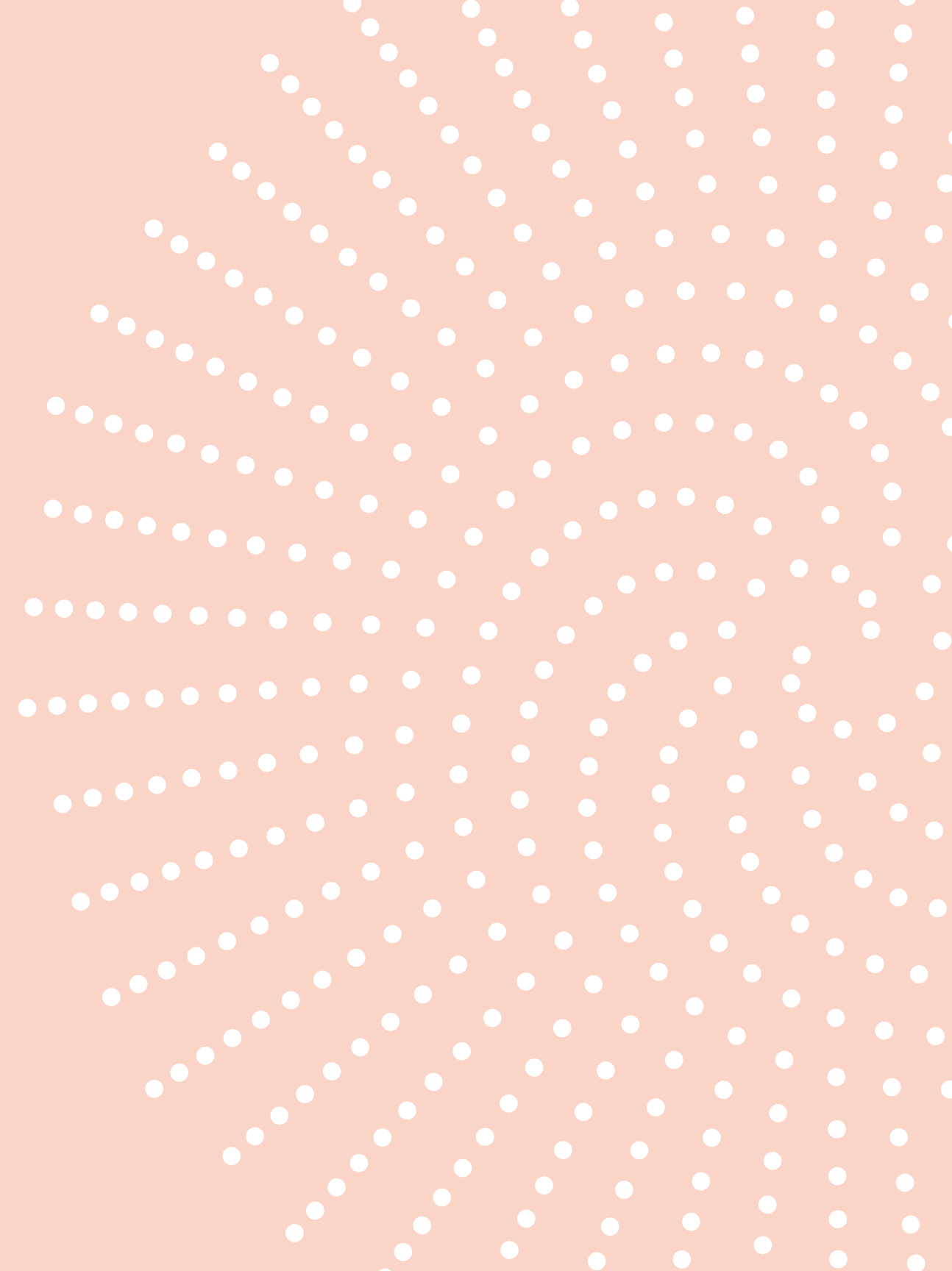


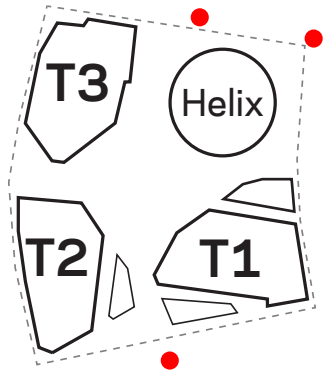
PenPlace

Amazon Arlington HQ

Site Planning Review Committee: SPRC #2

December 6, 2021





SPRC #1 Site Walking Tour
(October 28, 2021)

- 1. SPRC #1 Virtual Feedback**
- 2. Architecture Design**
- 3. Landscape Design**

What We Heard at SPRC #1



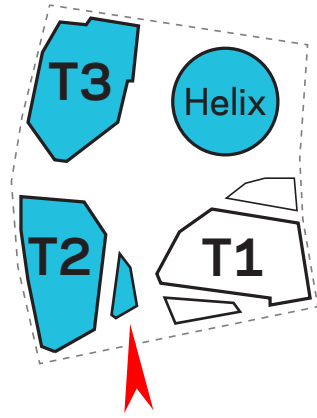
- Recognition of significant changes to architectural massing & building facades
- Support for updated site design and additions to bike/micro-mobility infrastructure
- Request for more detail about building materials & colors
- Significant interest in learning more about landscape design, including planting materials & site furniture
- Questions about ramping pathways through the Forest
- Advocacy for universal design and preference for "one path for all" to access Army Navy Drive
- Interest in learning more about sustainable design features
- Questions about PU/DO, including curbside management & character of garage entries

Office Buildings 1 & 2
(T1 & T2) seen from 12th
St. S. and S. Fern St.,
looking northeast

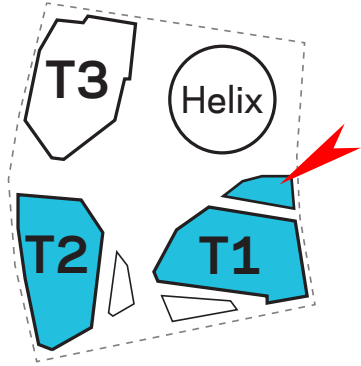
Architectural Design

Ground Floor

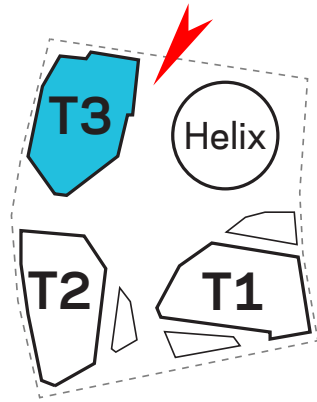
Virtual Tour - 12th Street South Plaza



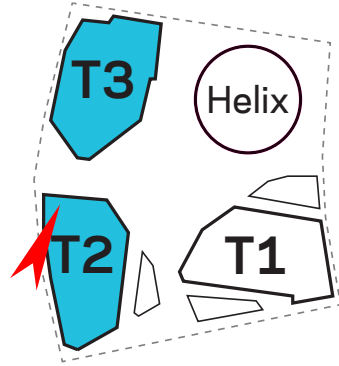
Conceptual view of Pavilion 2 and the 12th Street Plaza, looking north



Conceptual street facade view of Pavilion 3 and Office Building 1 (T1) at Eads Street Plaza, looking west



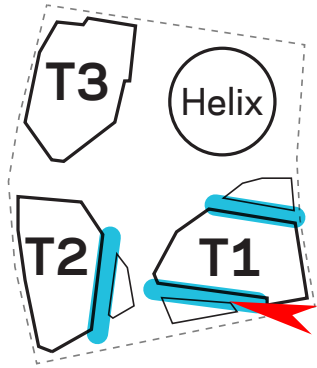
Conceptual street facade view of Army Navy Drive garage entry and Office Building 3 (T3), looking south at midblock



Conceptual street facade view of Office Building 2 (T2) garage entry on Fern Street, looking northeast

Ground Floor

Virtual Tour - Retail Mews



Typical view of retail mews experience, looking west between Pavilion 1 and Office Building 1 (T1)

Building Materials & Color

Office Building 1 ("T1")



STONE ACCENT



STONE BASE



PAINTED METAL



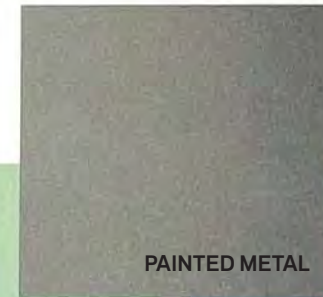
FRIT GLASS



CANOPY GLASS



PAINTED ACCENT



PAINTED METAL



PAINTED METAL



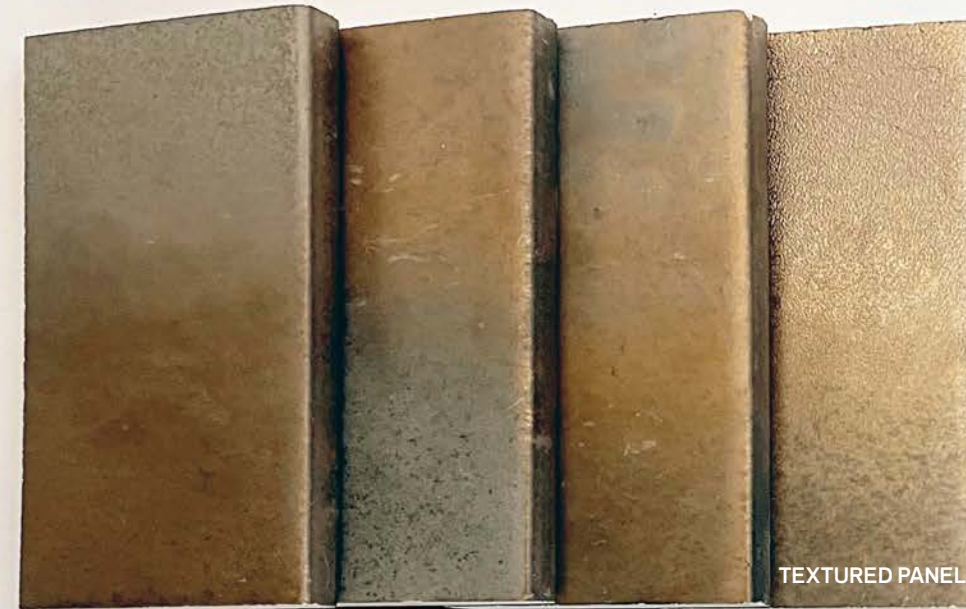
PAINTED METAL



PAINTED METAL

Building Materials & Color

Office Building 2 ("T2")

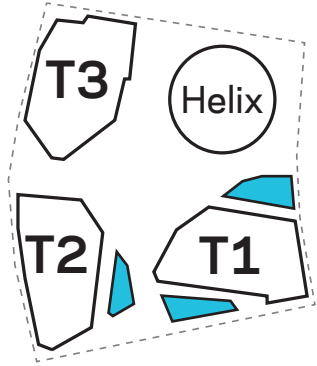


Building Materials & Color

Office Building 3 ("T3")



Building Materials & Color Pavilions



TIMBER STRUCTURE

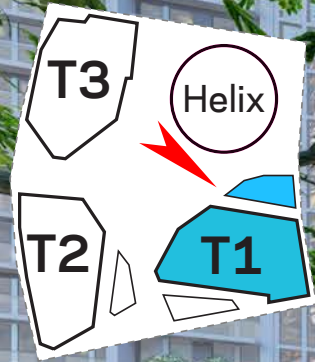
TIMBER SCRIM
WITH LOUVERS BEHIND



Timber and glazing retail pavilion structures offer terrace dining opportunities



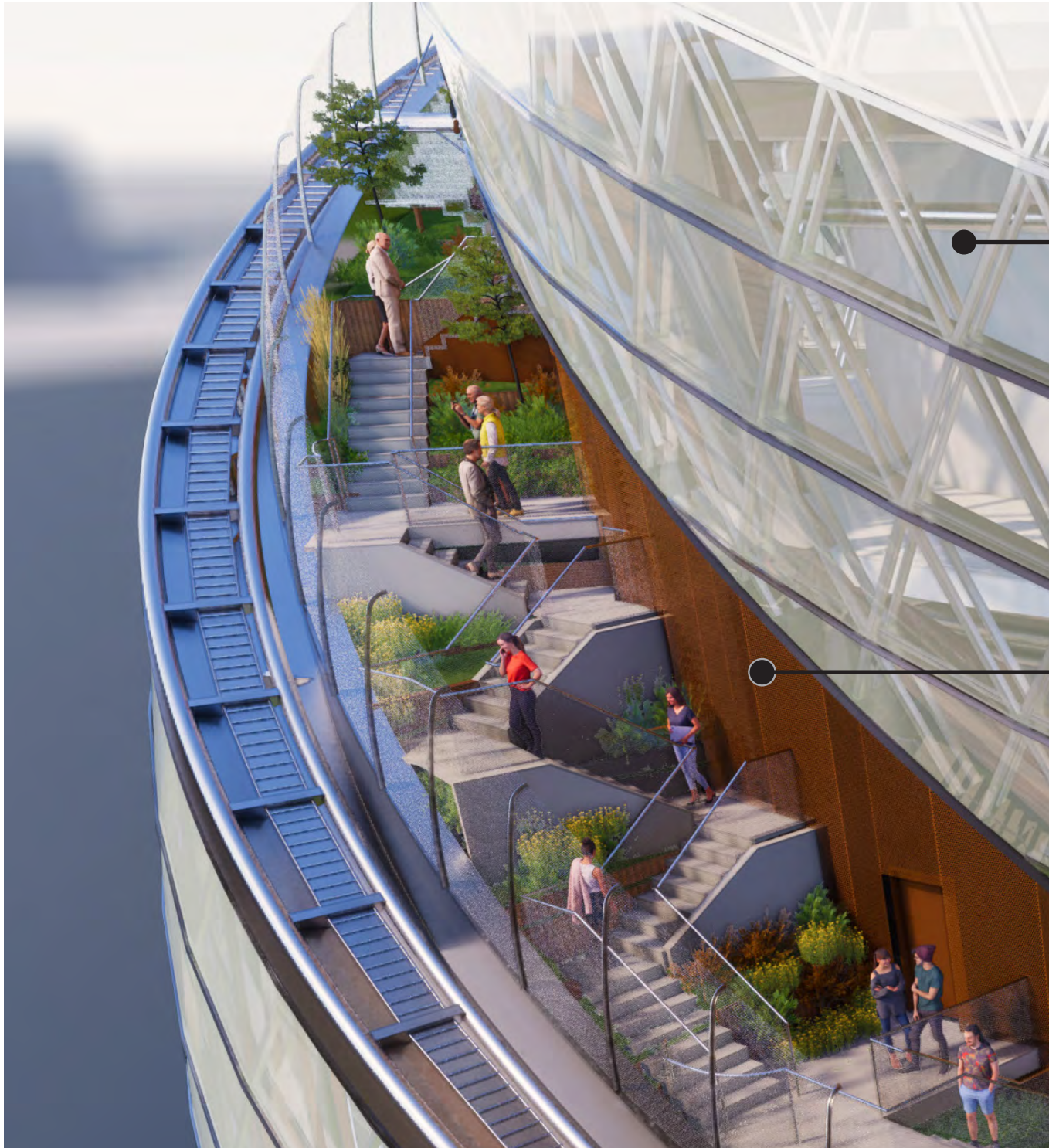
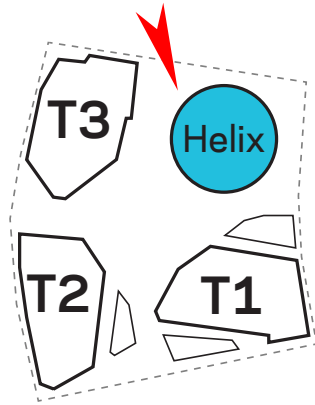
Upper level Pavilion 2 view looking north, toward the Helix



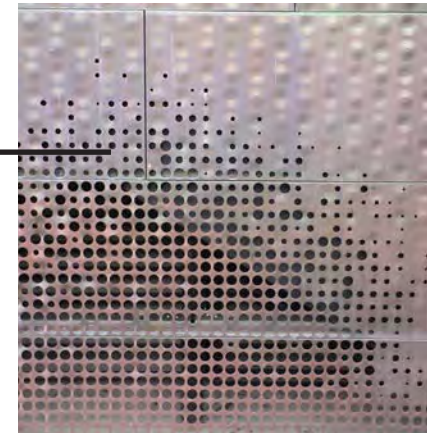
Conceptual view of
Pavilion 3, looking
southwest

Building Materials & Color

Helix



BIRDSAFE GLAZING

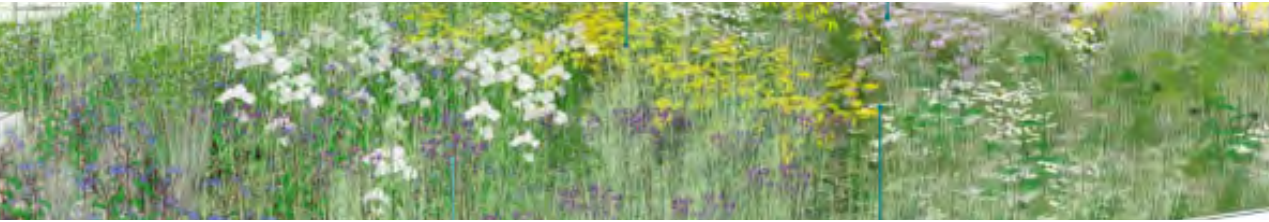


PERFORATED METAL PANEL WITH WARM FINISH

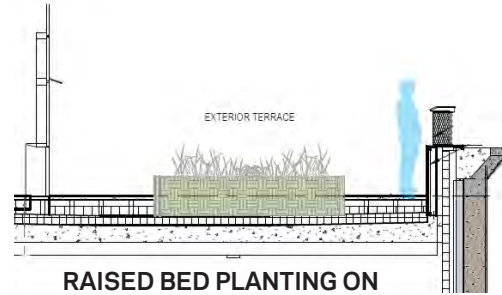
Active circulation of Hill Climb offers terrace viewpoints, which are connected to interior elevators for accessibility

Mid-Level Terraces & Green Roofs

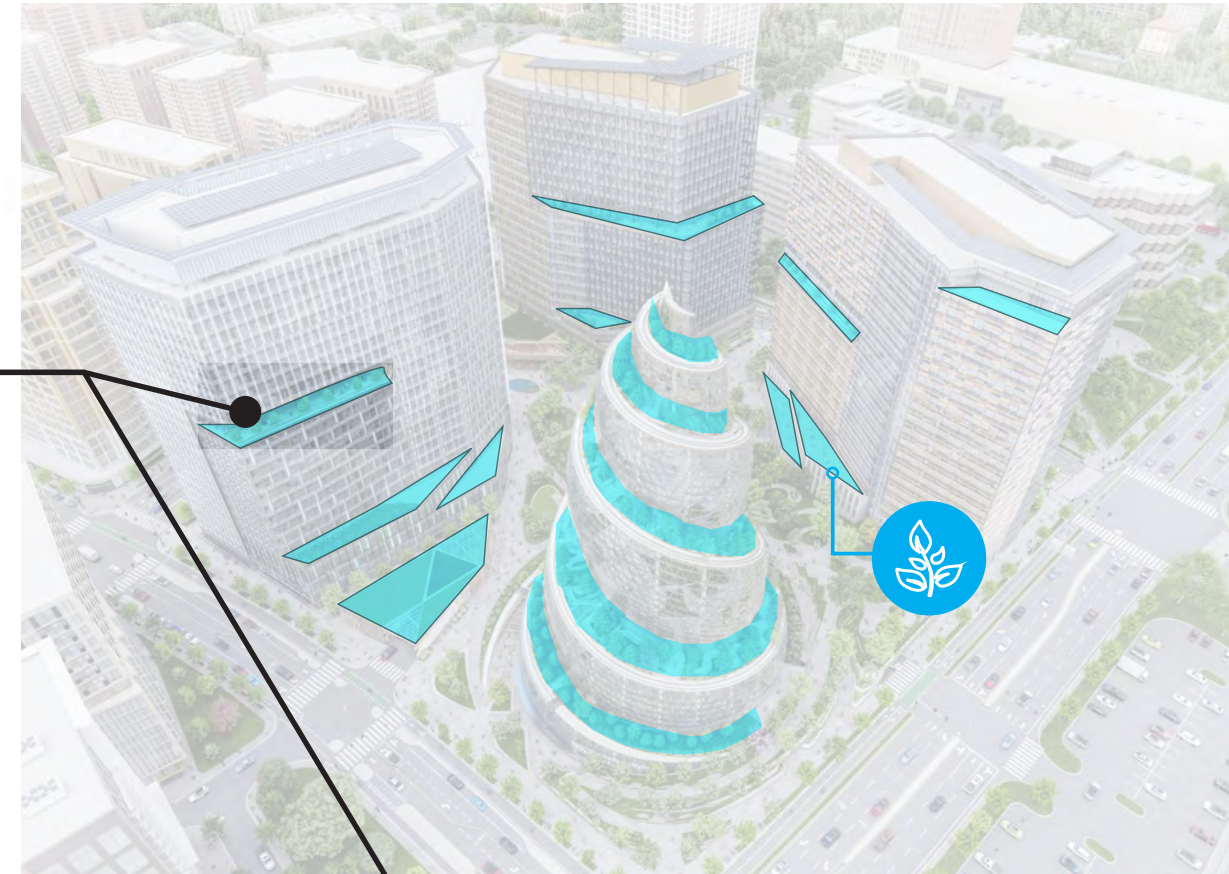
Opportunities for Greenery



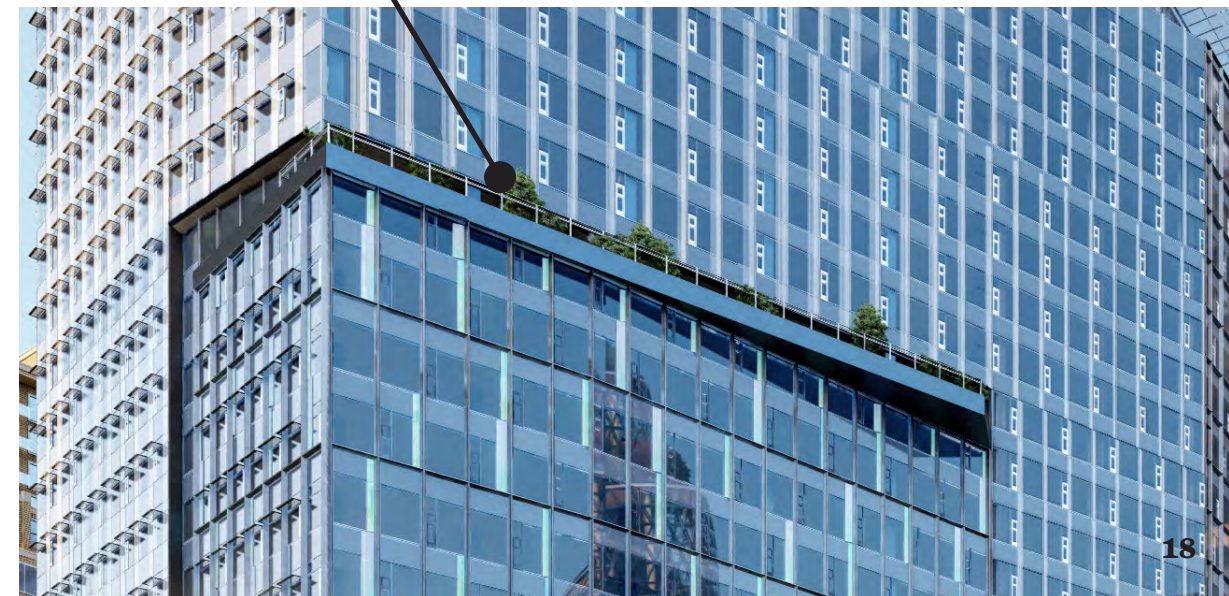
GREEN ROOF MEADOW



RAISED BED PLANTING ON TERRACES

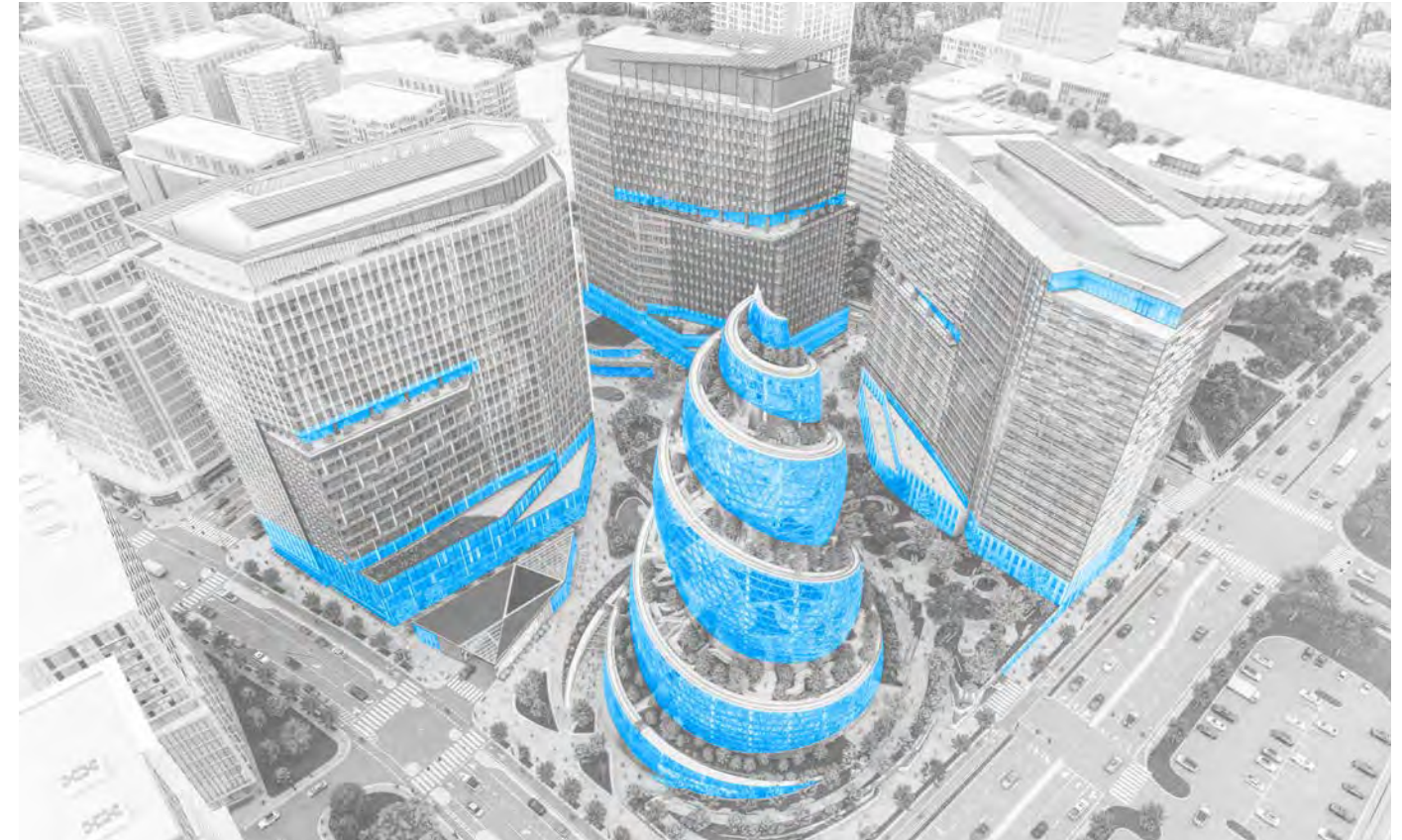
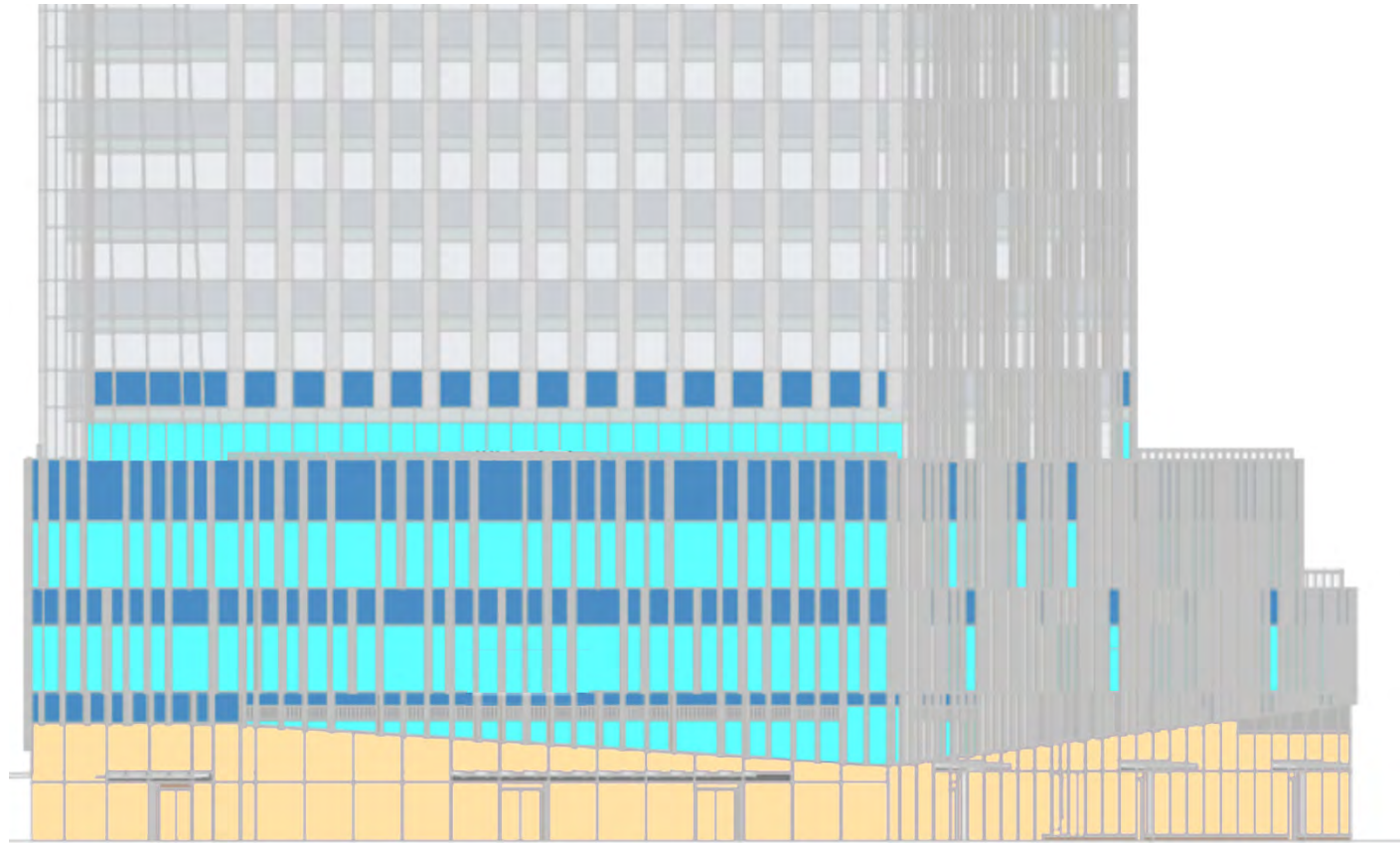


Green roof planting strategies are proposed for pavilion roofs (Pavilion 3 shown here)






Sustainable Design Details

Bird Safe Glass



Sample Tower Elevation

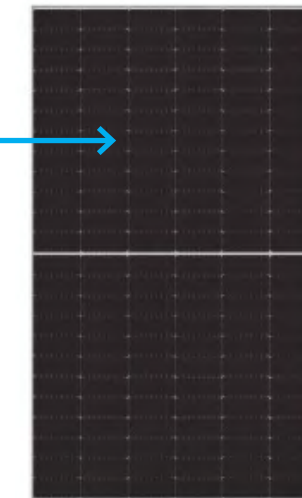
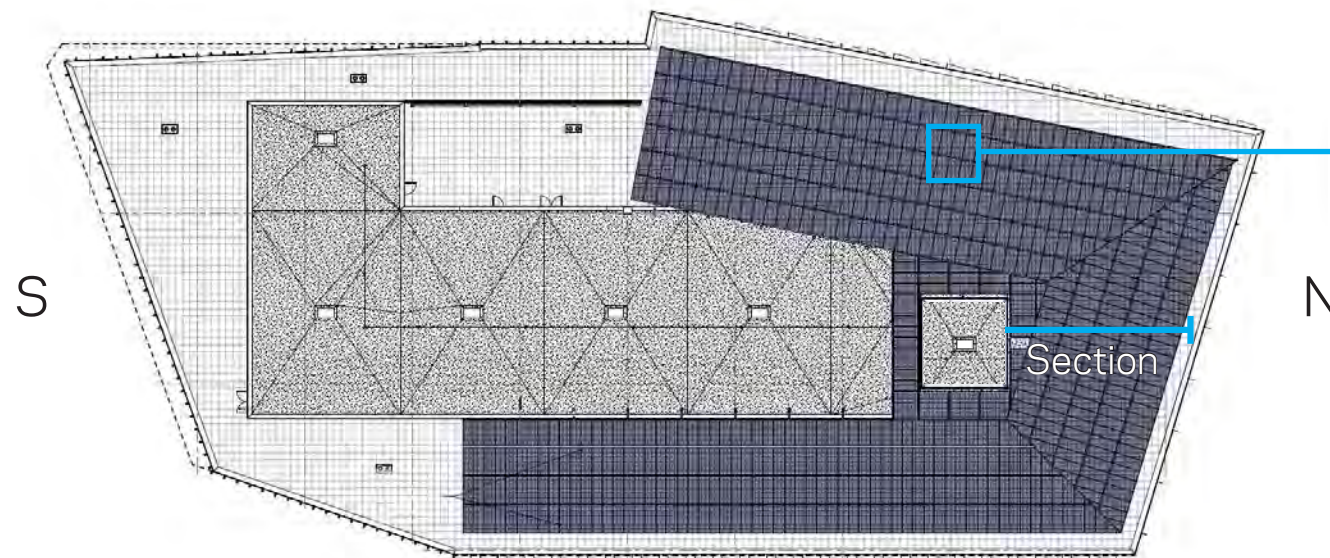
-  Arlington & High Risk Bird-Friendly Frit
-  Back Painted & Bird-Friendly Frit
-  Ground Floor Zone - Bird-Friendly Products under Evaluation



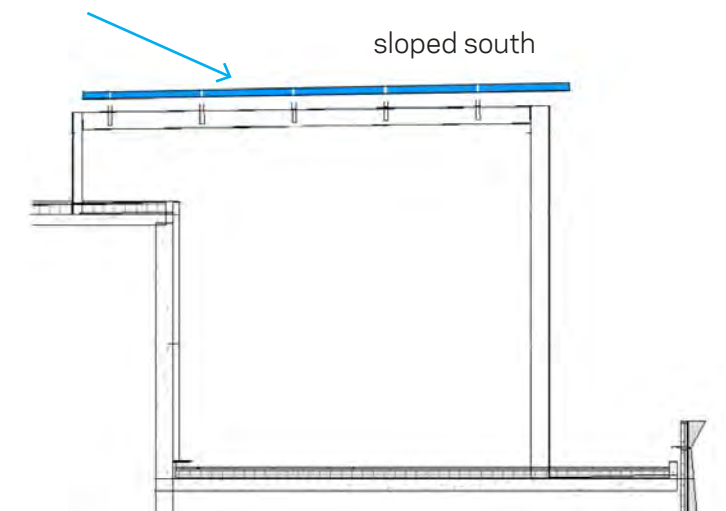
BIRD-FRIENDLY
PATTERN GLASS

Sustainable Design Details

Photovoltaic (PV) Detailing



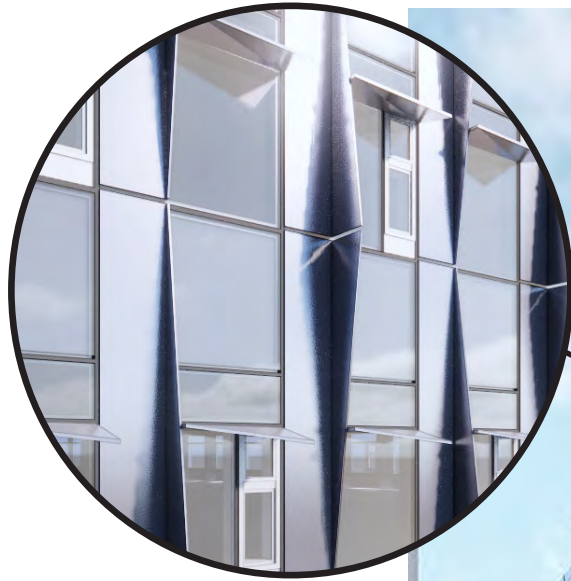
oriented length-wise for maximum energy gain



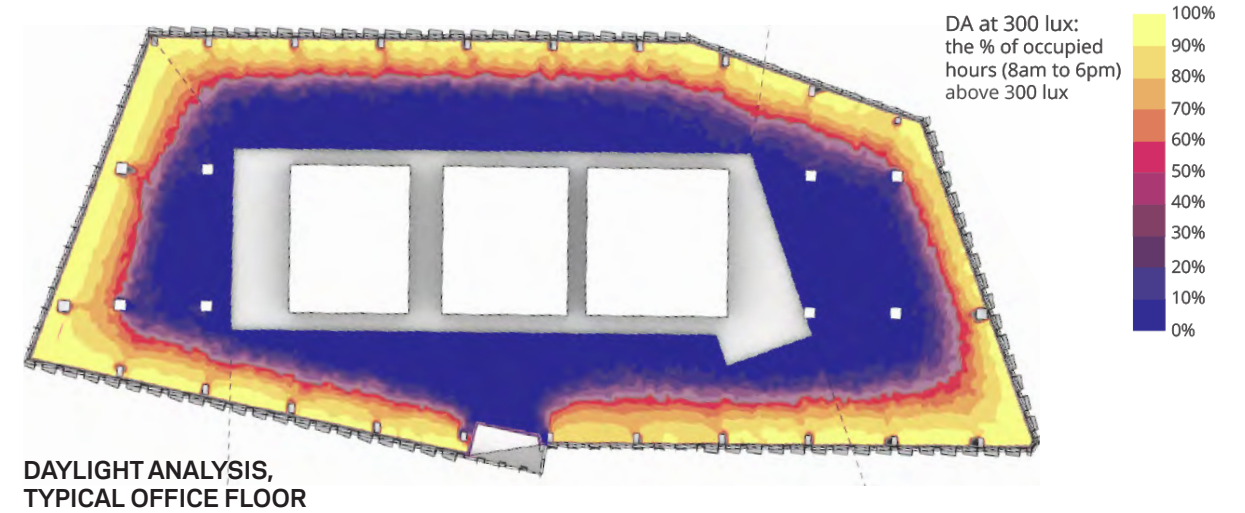
SECTION THROUGH PV

Sustainable Design Details

Energy Performance



FINS TAILORED TO SOLAR DIRECTIONS FOR VISUAL COMFORT & MAXIMIZED COOLING EFFECT



DAYLIGHT ANALYSIS,
TYPICAL OFFICE FLOOR

Landscape Design

- SPRC #1: focused primarily on the changes to architectural design & site organization
 - Interest in breakdown of space (planting, hardscape, retail spill-out)
 - Forest plaza planting density & pathways
 - Review of plant selection & biophilic value
- Concurrent Park Master Plan (PMP) process with virtual engagements
 - PMP #1 (May 2021) — Feedback included strong interest in flexibility of site design to support variety of programming
 - PMP #2 (starts week of December 6th) — Please participate [here](#) and learn more details about the landscape design!

SPRC #1 Proposal | October 2021



Discussions

- Interest in frequent programming and events on/around the Central Green
- Concern that lawn maintenance regime for intense use would preclude or disrupt events scheduled all year
- Need to balance heavy program use with lawn care and aesthetic

Design Goals

- Carve out space for more frequent and higher intensity activations at the center of the site
- Maintain a natural lawn area for casual gatherings, leisure and occasional events or activations

SPRC #2 / PMP #2 Proposal | December 2021



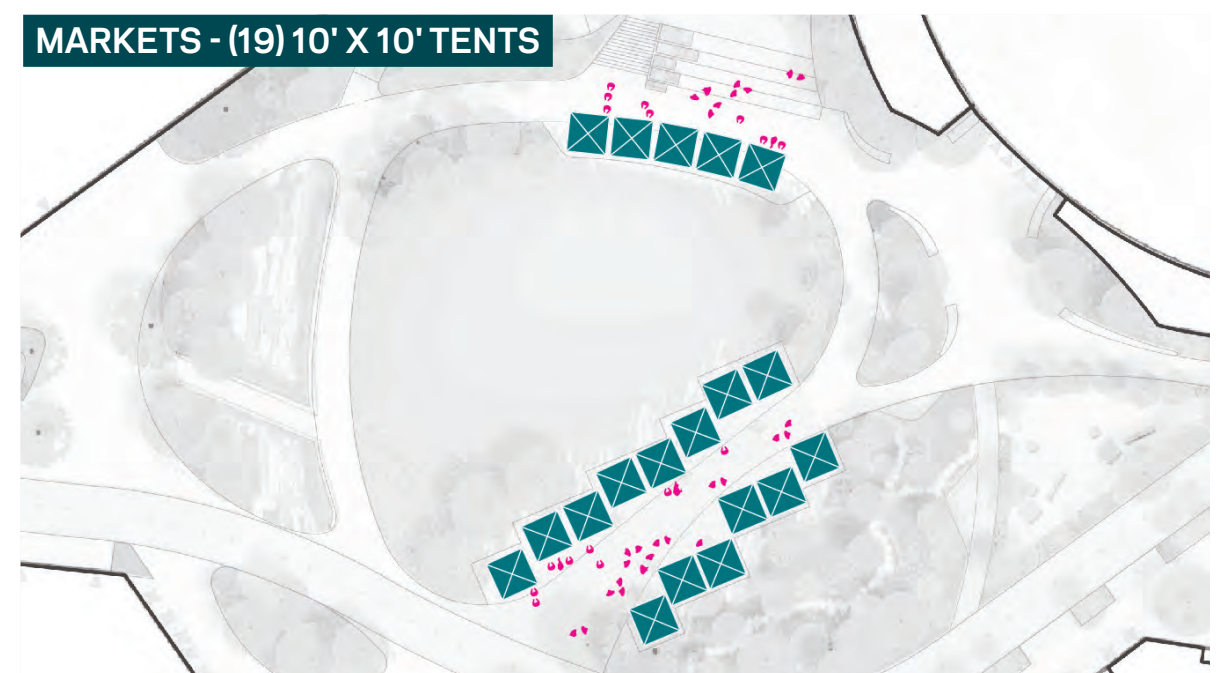
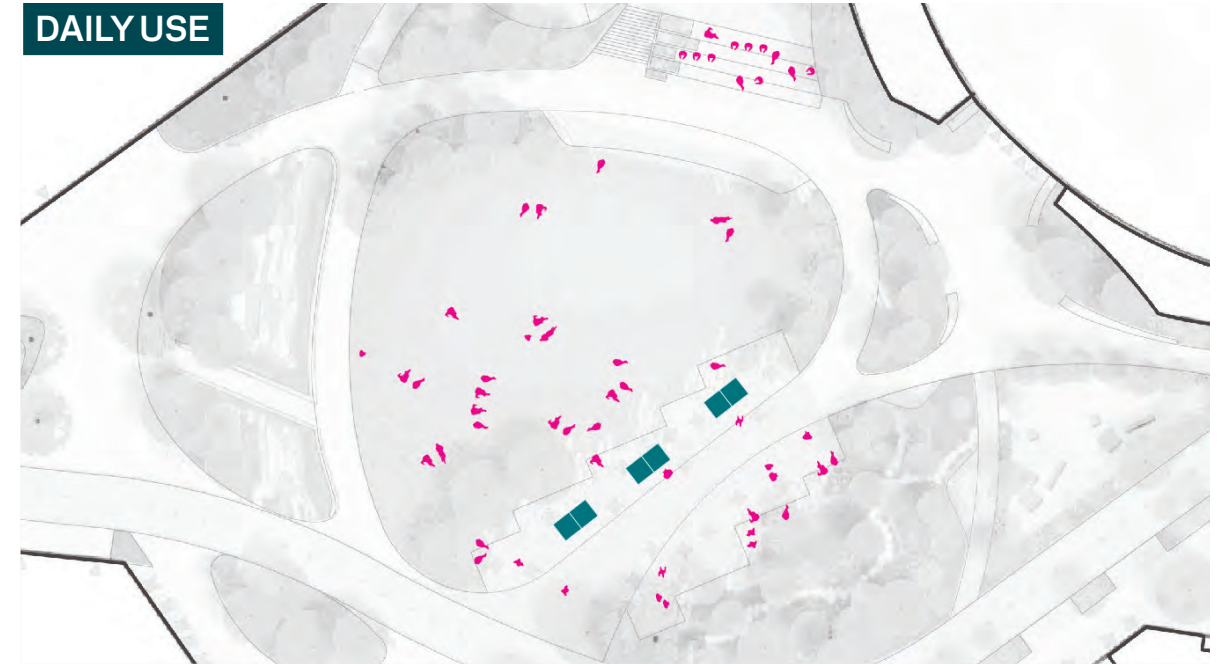
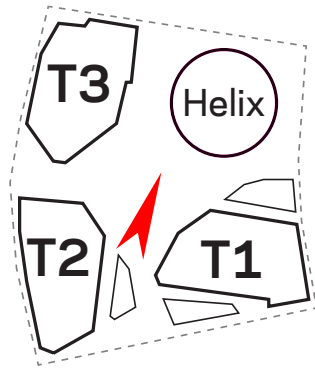
SPRC #1 Proposal | October 2021

SPRC #2 / PMP #2 Proposal | December 2021



Landscape Design

Market Promenade and Central Green



Landscape Design Proposed Site Plan

- 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



Landscape Design Easement Calculations

PUBLIC SPACE EASEMENT
~2.75 acres

SIDEWALK EASEMENT (WITHIN BTL)
~0.3 acres

SIDEWALK + UTILITY EASEMENT (OUTSIDE BTL)
~0.9 acres

TOTAL PUBLIC EASEMENTS
~3.95 acres

NON-EASED AREAS*
~1.0 acres

BUILD TO LINE (BTL)



* NON-EASED AREAS (I.E. OUTDOOR CHILDCARE AREA, CAFE DINING ZONES, SHY ZONES AND SOME WATER FEATURES)

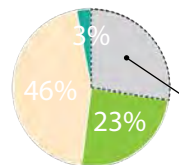
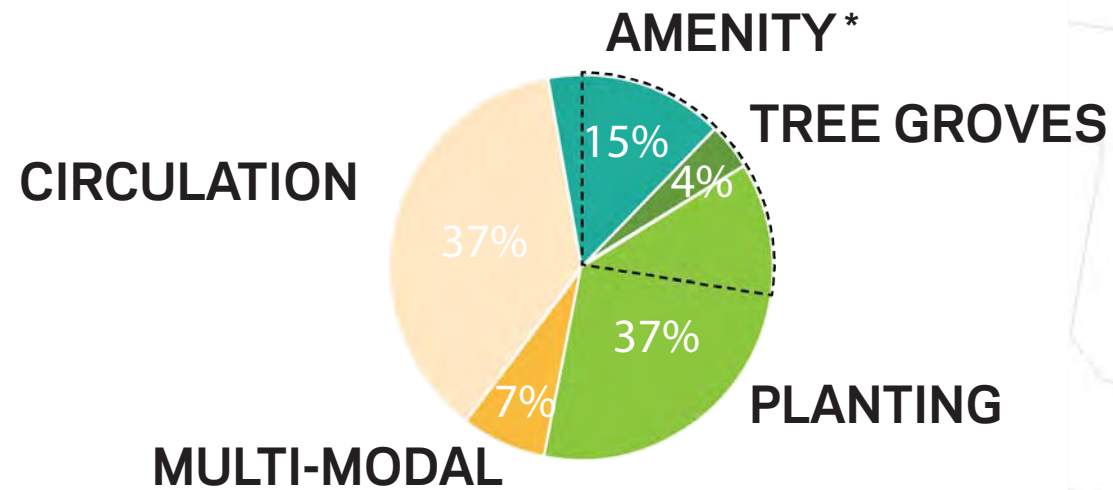
Landscape Design

Easement Calculations & Space Breakdown

PUBLIC SPACE EASEMENT
~2.75 acres

SIDEWALK EASEMENT (WITHIN BTL)
~0.3 acres

..... **BUILD TO LINE (BTL)**



28% ROADWAYS IN 2014 PDSP



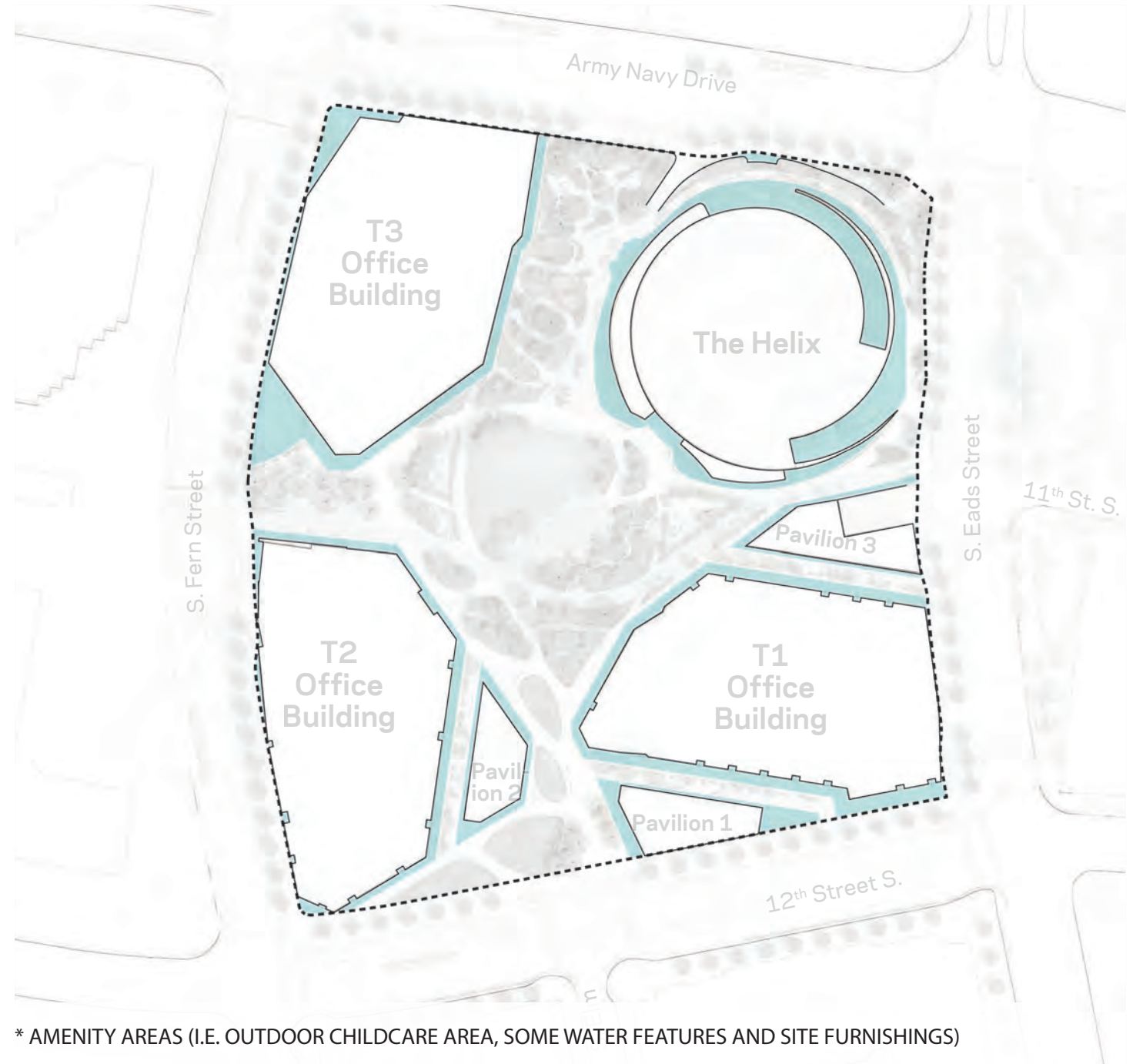
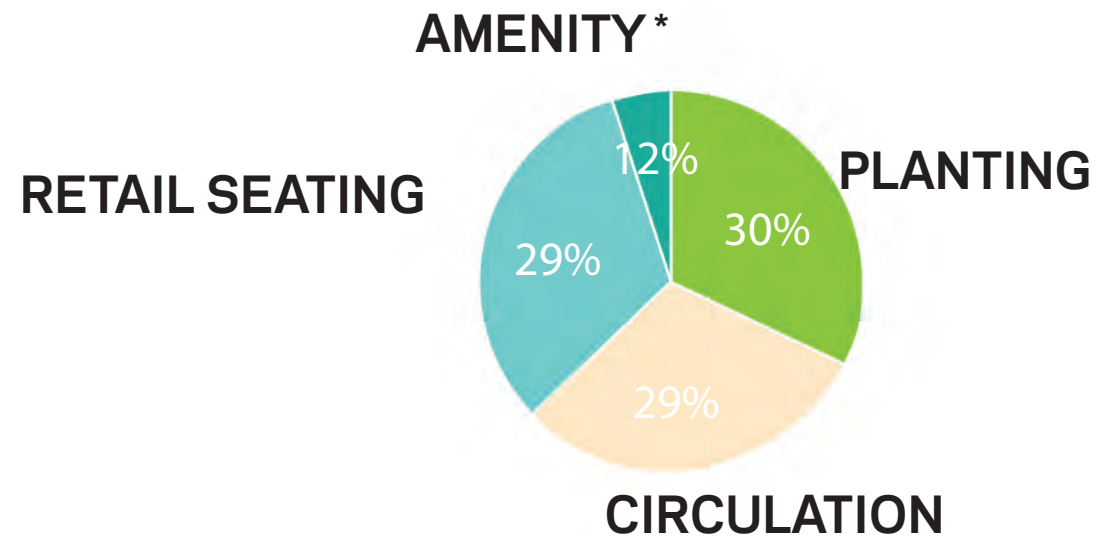
* AMENITY AREAS INCLUDE BIKE FACILITIES, AMPHITHEATER, PUBLIC SEATING, SITE FURNISHING, WATER FEATURES, DOG RUN, AND OTHER ZONES OF SPECIAL PROGRAM.

Landscape Design

Non-Easement Calculations

 **NON-EASED AREAS**
~1.0 acres

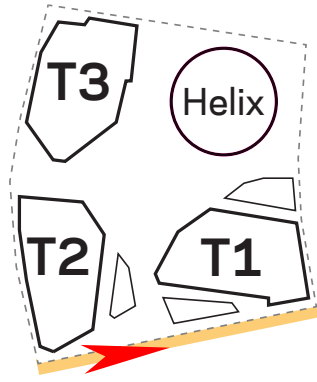
 **BUILD TO LINE (BTL)**



* AMENITY AREAS (I.E. OUTDOOR CHILDCARE AREA, SOME WATER FEATURES AND SITE FURNISHINGS)

Landscape Design

Typical Sidewalk: 12th Street South



Note: Architectural facade details are not shown in this image.

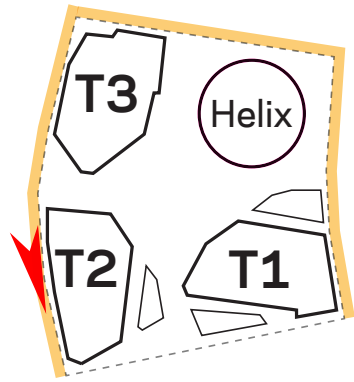


Conceptual view of 12th streetscape experience, looking west

12' CLEAR SIDEWALK
SIDEWALK EASEMENT

Landscape Design

Typical Sidewalk with Protected Bike Lane



Note: Architectural facade details are not shown in this image.



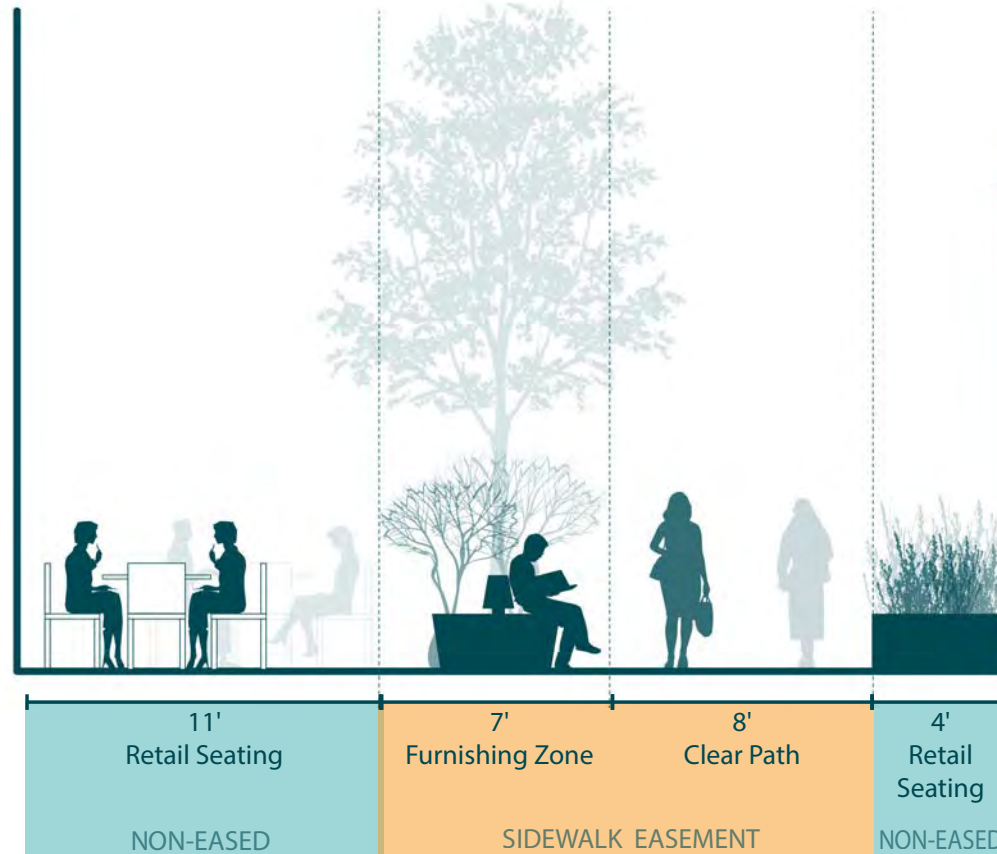
Conceptual view of S. Fern streetscape experience, looking south

SHY ZONE (0-5')
NON-EASED

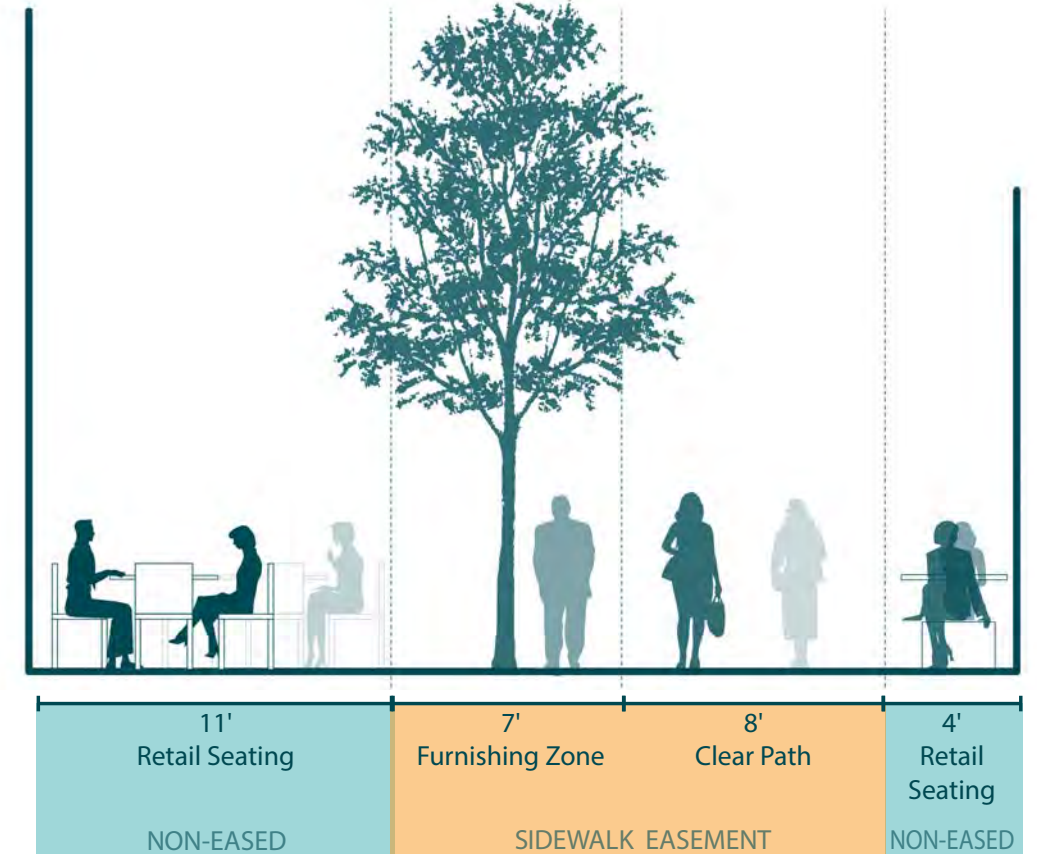
10' CLEAR SIDEWALK
SIDEWALK EASEMENT

Landscape Design

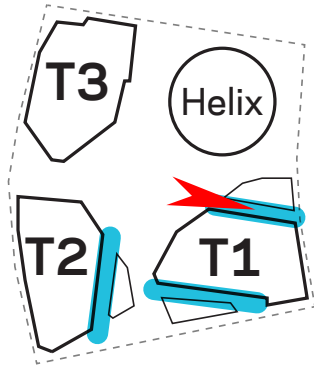
Sidewalk Easement: Retail Mews



A — Furniture or Movable Pots

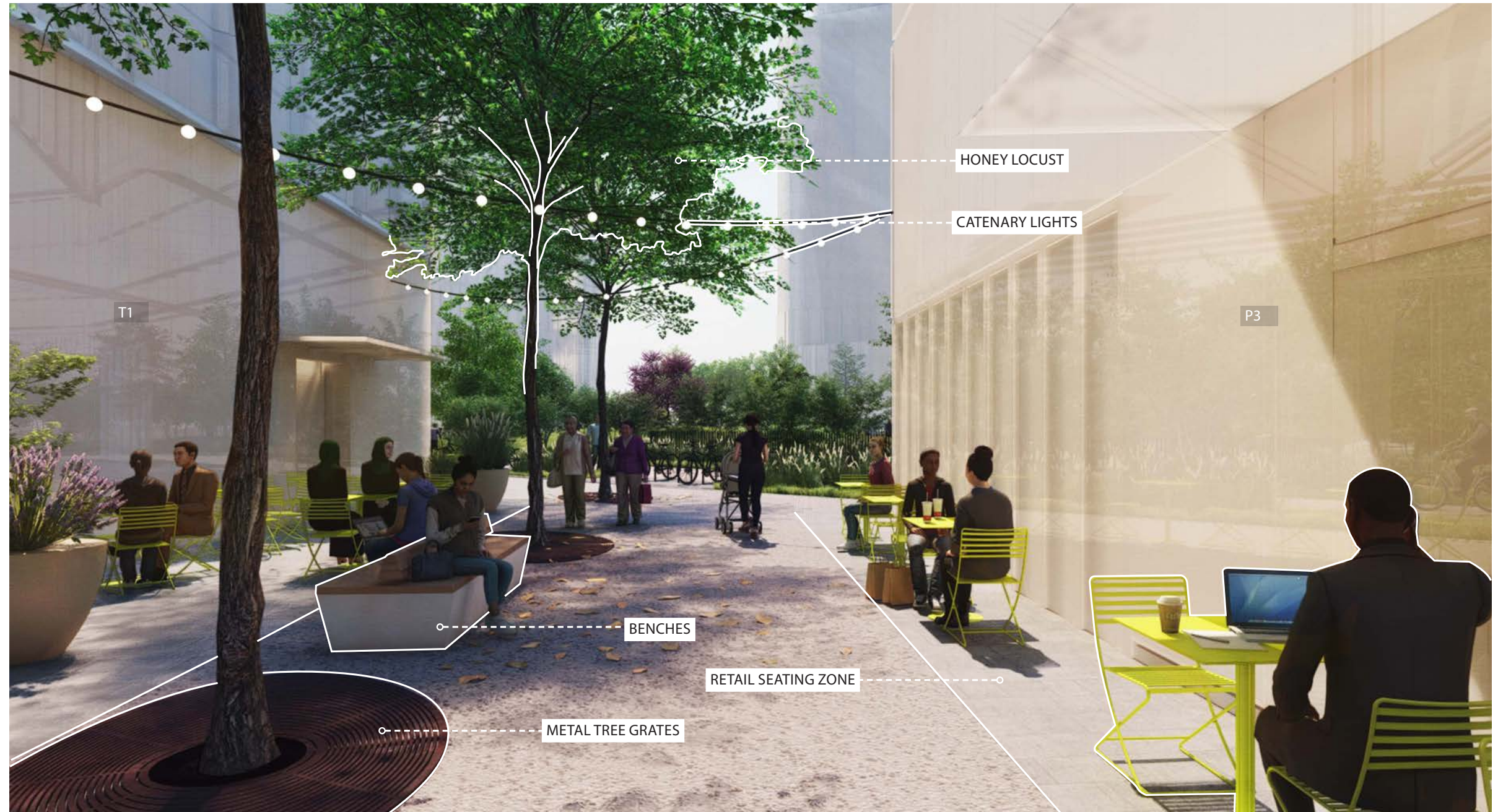


B — Trees in Tree Grates or At Grade Planters



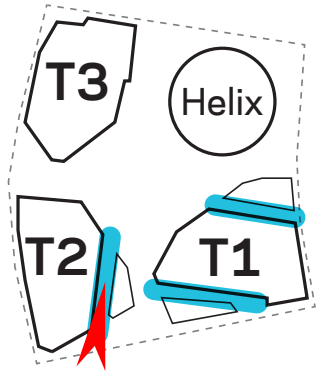
Note: Architectural facade details are not shown in this image.

Conceptual view of retail experience between Pavilion 3 & Office Building 1 (T1), looking toward S. Eads Street



8' CLEAR PATH

15' SIDEWALK EASEMENT

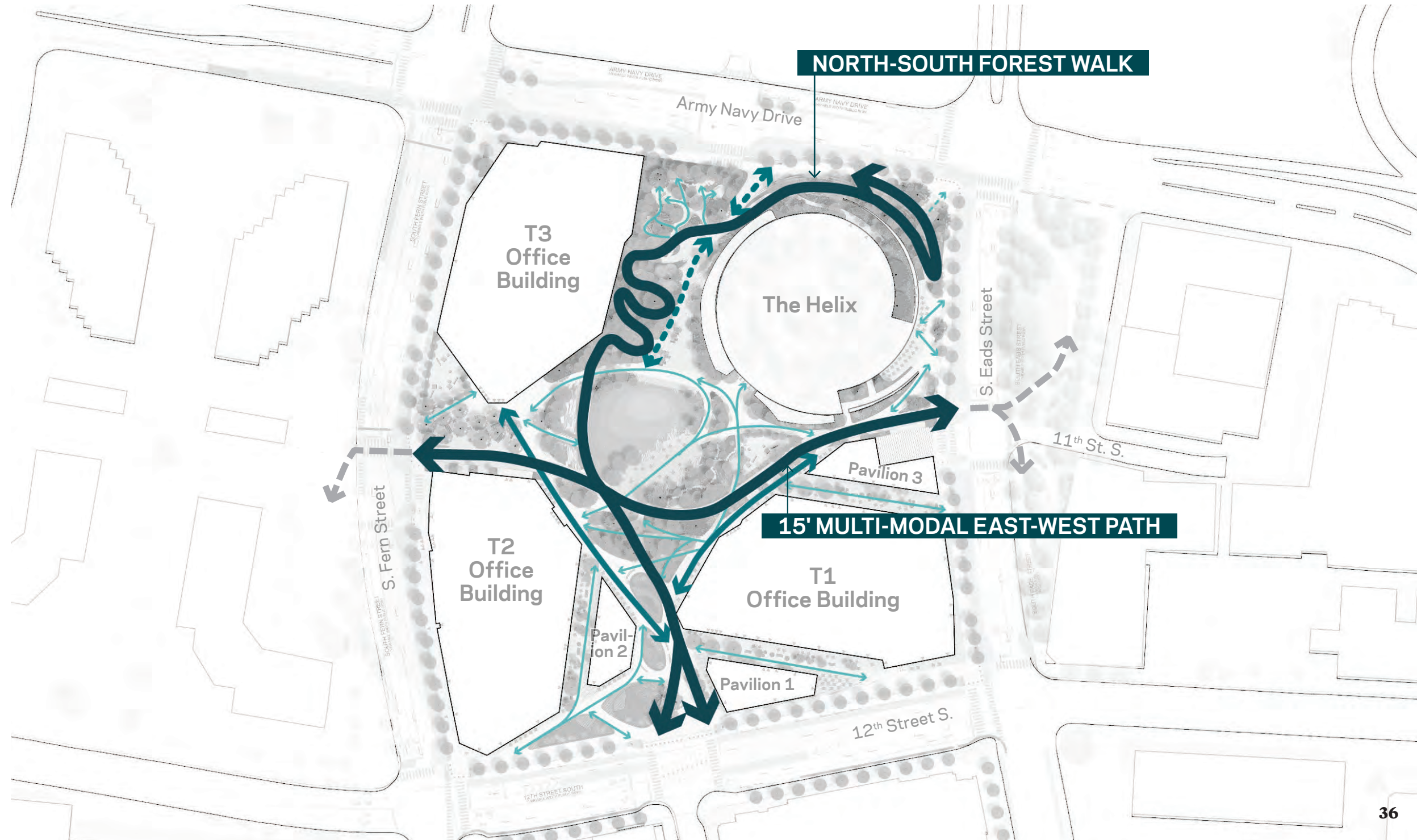


Note: Architectural facade details are not shown in this image.



Conceptual view of retail experience between Pavilion 2 & Office Building 2 (T2), looking north





- PRIMARY PATH
- SECONDARY PATH
- TERTIARY PATH
- STAIR WITH BIKE RUNNEL
- GREEN RIBBON CONNECTION

from Arlington County *Pentagon City Plan* (November 2021)

Continuous planting zone

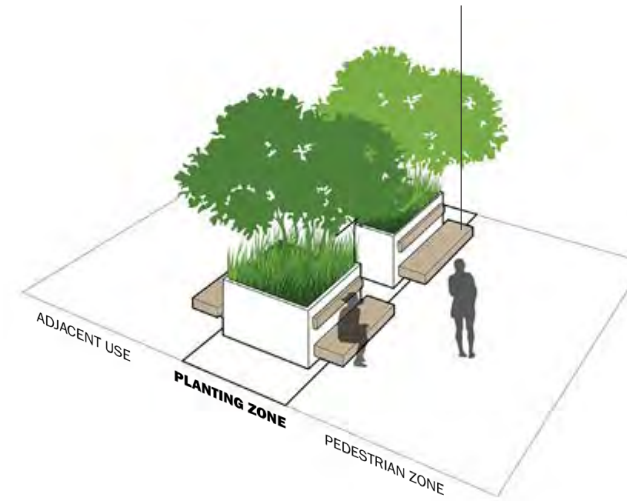


Pollinator Lawn
Height: Low

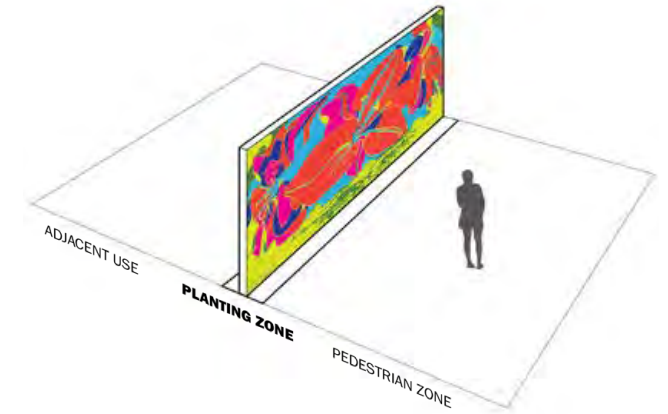
Variety of native or non-native, locally adapted species



Flowering Garden
Height: Medium



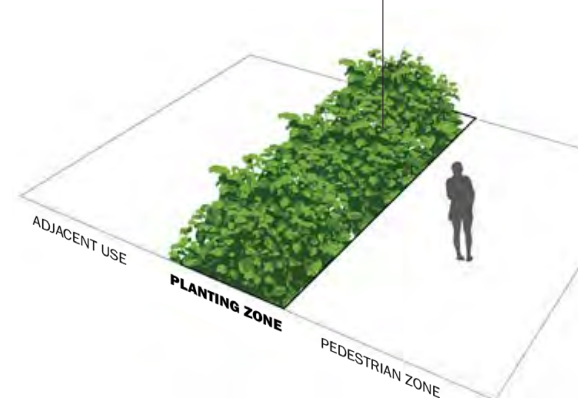
Planter with Seating



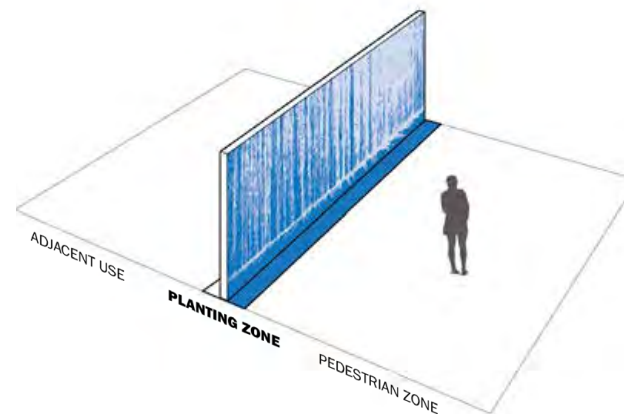
Mural

Irregular spacing, Groupings preferred

Variety of heights



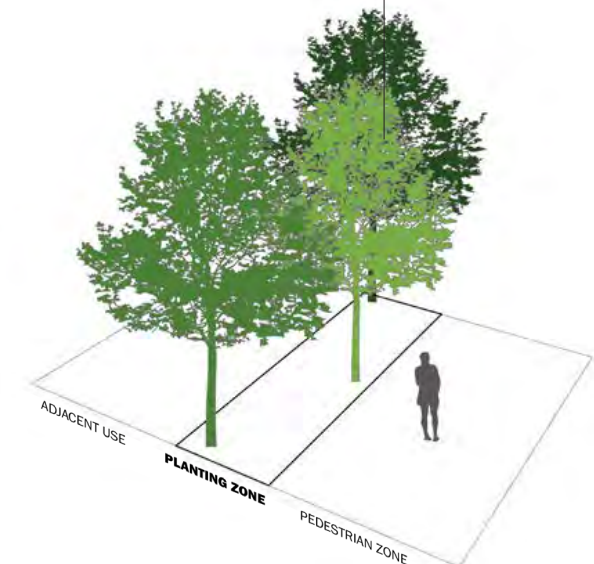
Shrub Plantings
Height: Tall



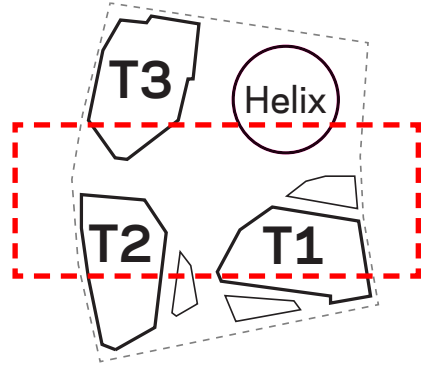
Water Feature



Seating Tucked in the Planting Zone



Tree Canopy

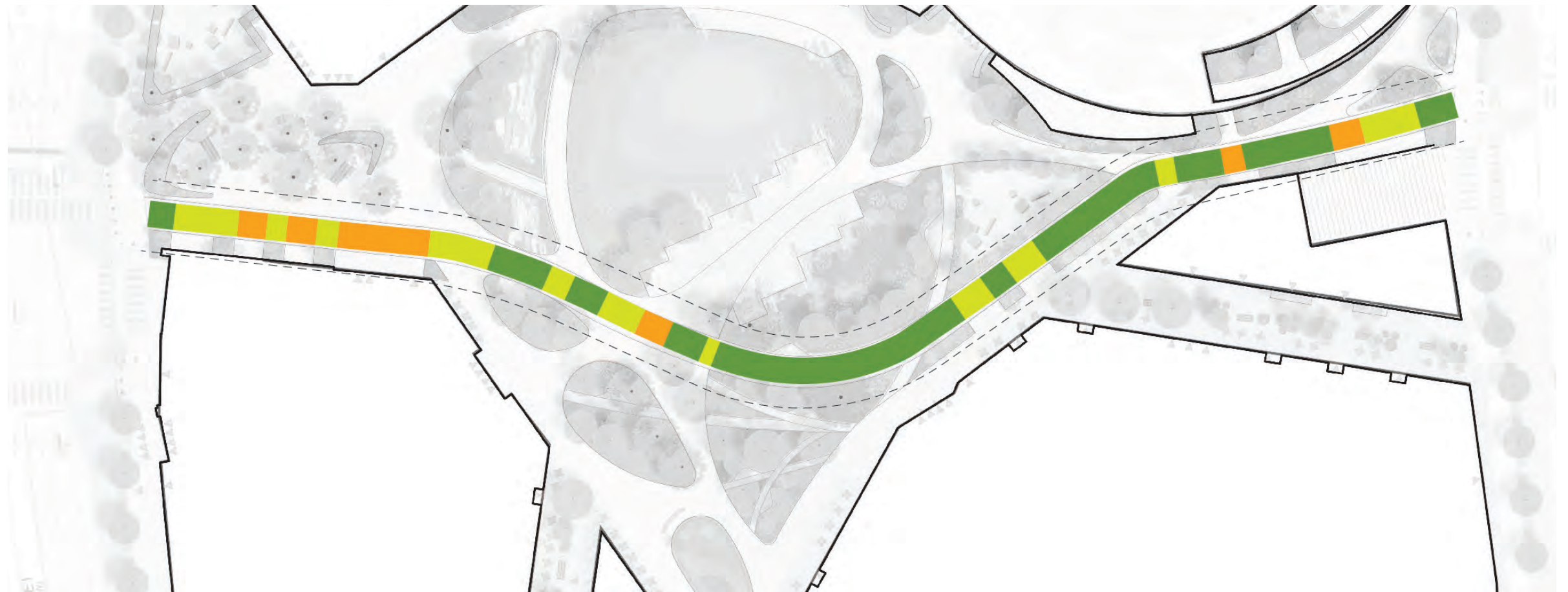


PLANTING ON 2 SIDES
53%
~350'

PLANTING ON 1 SIDE
32%
~215'

PLANTING ON NEITHER SIDE
15%
~100'

45 TREES WITHIN 10' OF RIBBON



Landscape Design

Multi-Modal Path

CENTER MARKERS

1' PAVER BAND

DISTINCTIVE PATH MATERIALS

SEATING NOOKS



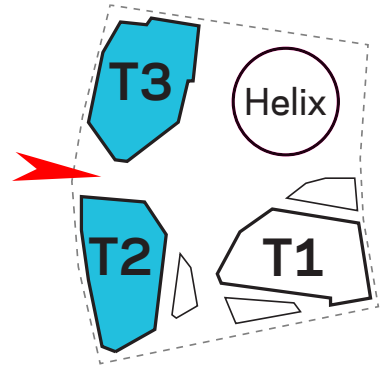
PLANTED
EDGE

15'
MULTI-MODAL PATH

PLANTED
EDGE

Landscape Design

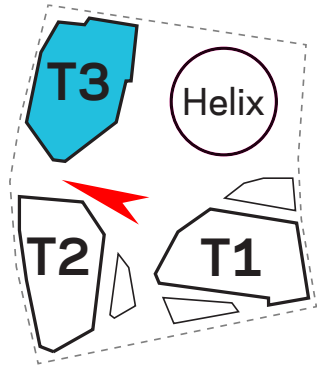
Multi-Modal Path at Fern Street



Conceptual view of multi-modal pathway near Fern Street Plaza, looking east

Landscape Design

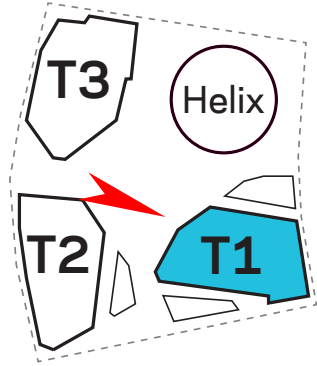
Multi-Modal Path at Fern Street Plaza



Conceptual view of multi-modal pathway and Fern Street Plaza, looking west

Landscape Design

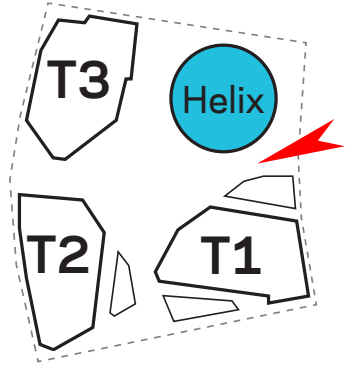
Multi-Modal Path in Forest Edge



Conceptual view of multi-modal pathway experience

Landscape Design

Multi-Modal Path at Eads Street Plaza

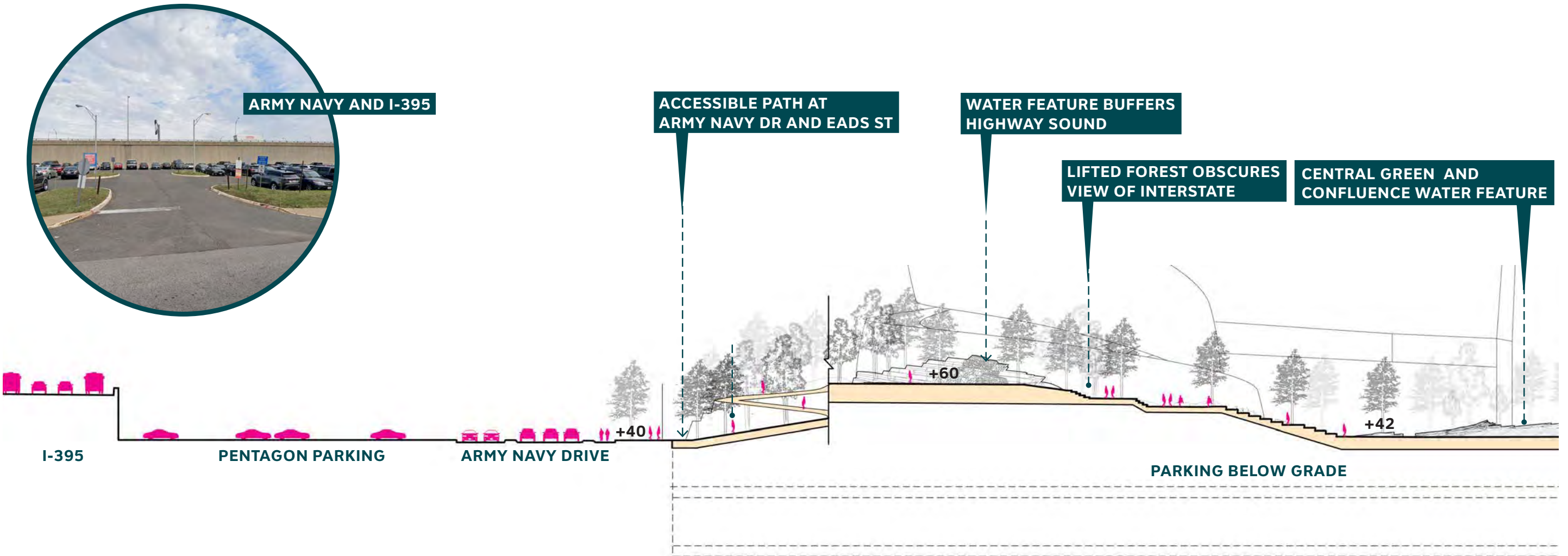
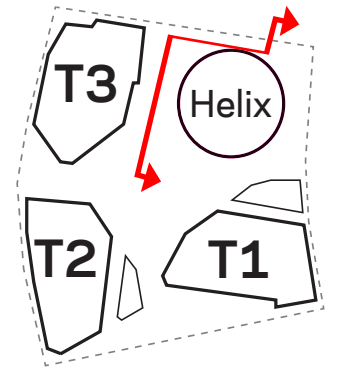


Conceptual view of multi-modal pathway and Eads Street Plaza, looking west

Landscape Design

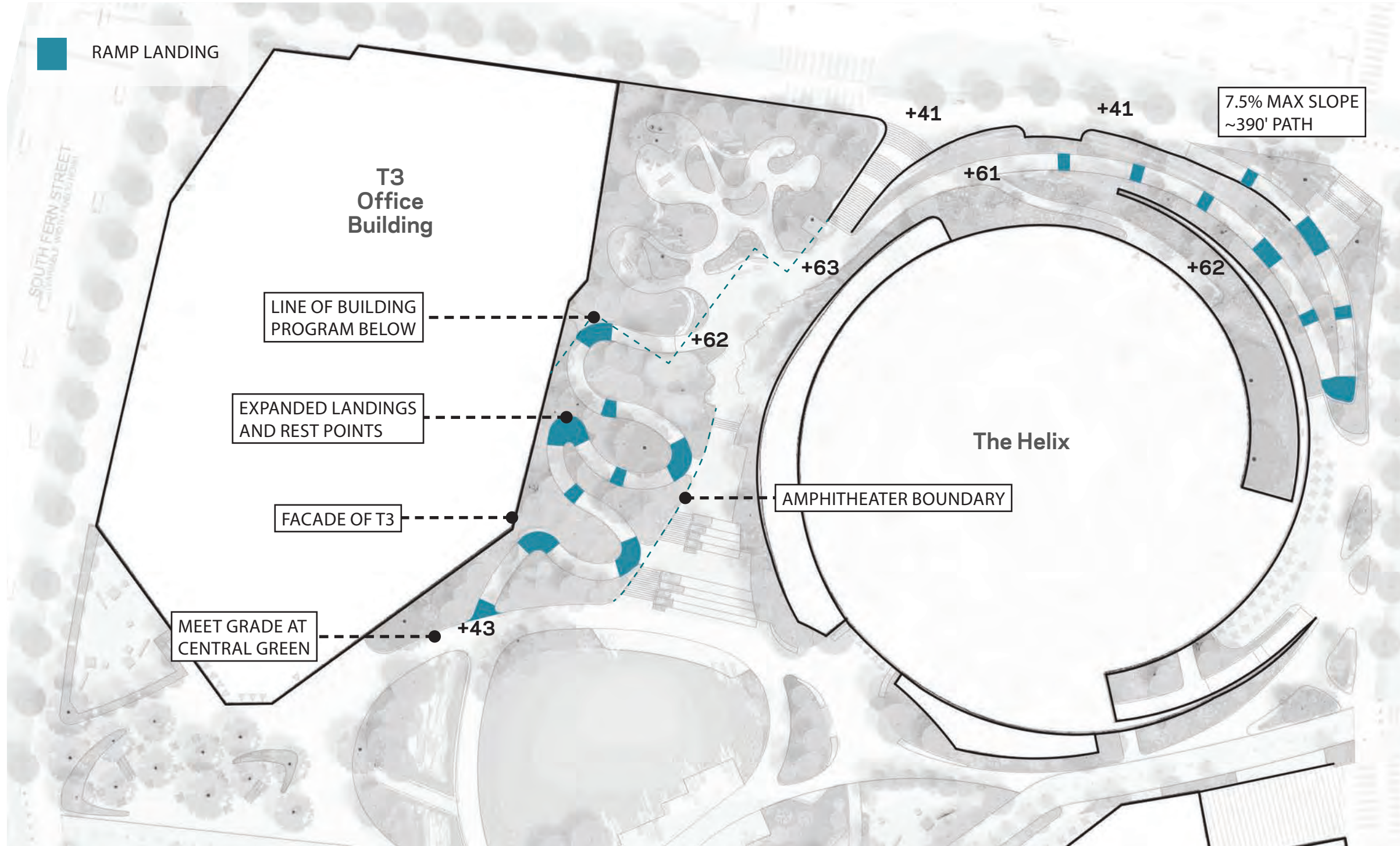
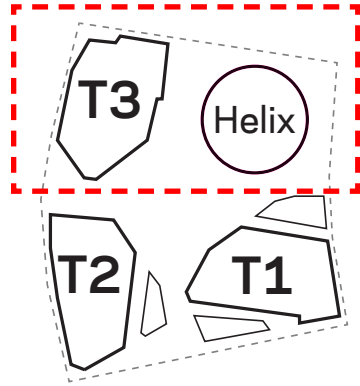
Benefits of the Lifted Forest

- Lifting the forest enables an increased soil depth for an enhanced tree canopy
- The forest creates a visual and noise buffer from the interstate



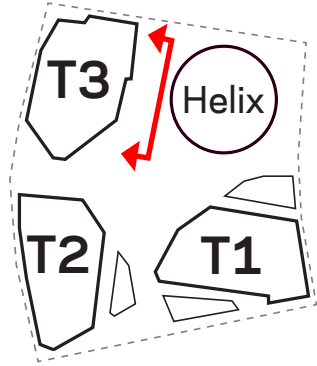
Landscape Design

Forest Path Parameters



Landscape Design

Forest Plaza Section



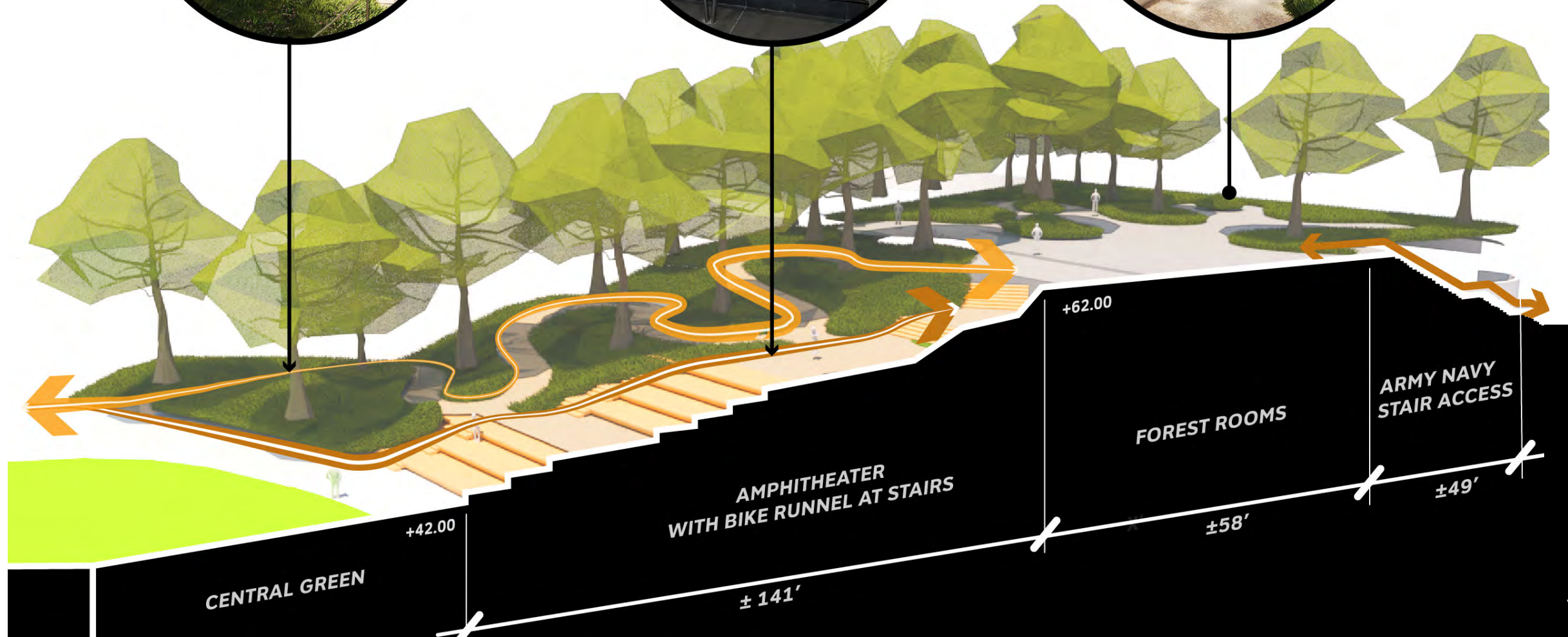
FOREST WALK:
AN ACCESSIBLE
BOTANICAL EXPERIENCE



AMPHITHEATER
WITH STAIRS AND
BICYCLE RUNNELS

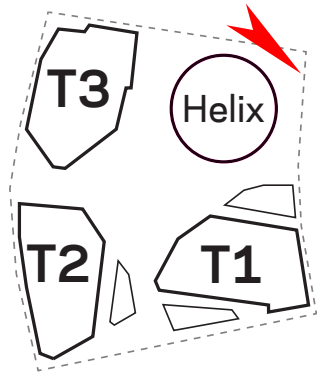


FOREST ROOMS:
IMMERSIVE AND
INTIMATE EXPERIENCE



Landscape Design

Forest Path near Army Navy Drive



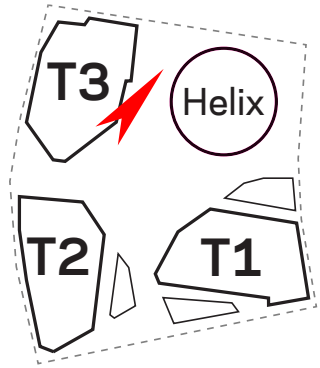
PERIODIC SEATING ELEMENTS

BIRD WALK

8' CLEAR ACCESSIBLE PATH

NATURAL SEATING ELEMENTS

Conceptual view of the immersive Forest experience on an accessible path



REST AREAS AT EXPANDED LANDINGS

8' CLEAR ACCESSIBLE PATH

Conceptual view of the immersive Forest experience on an accessible path