



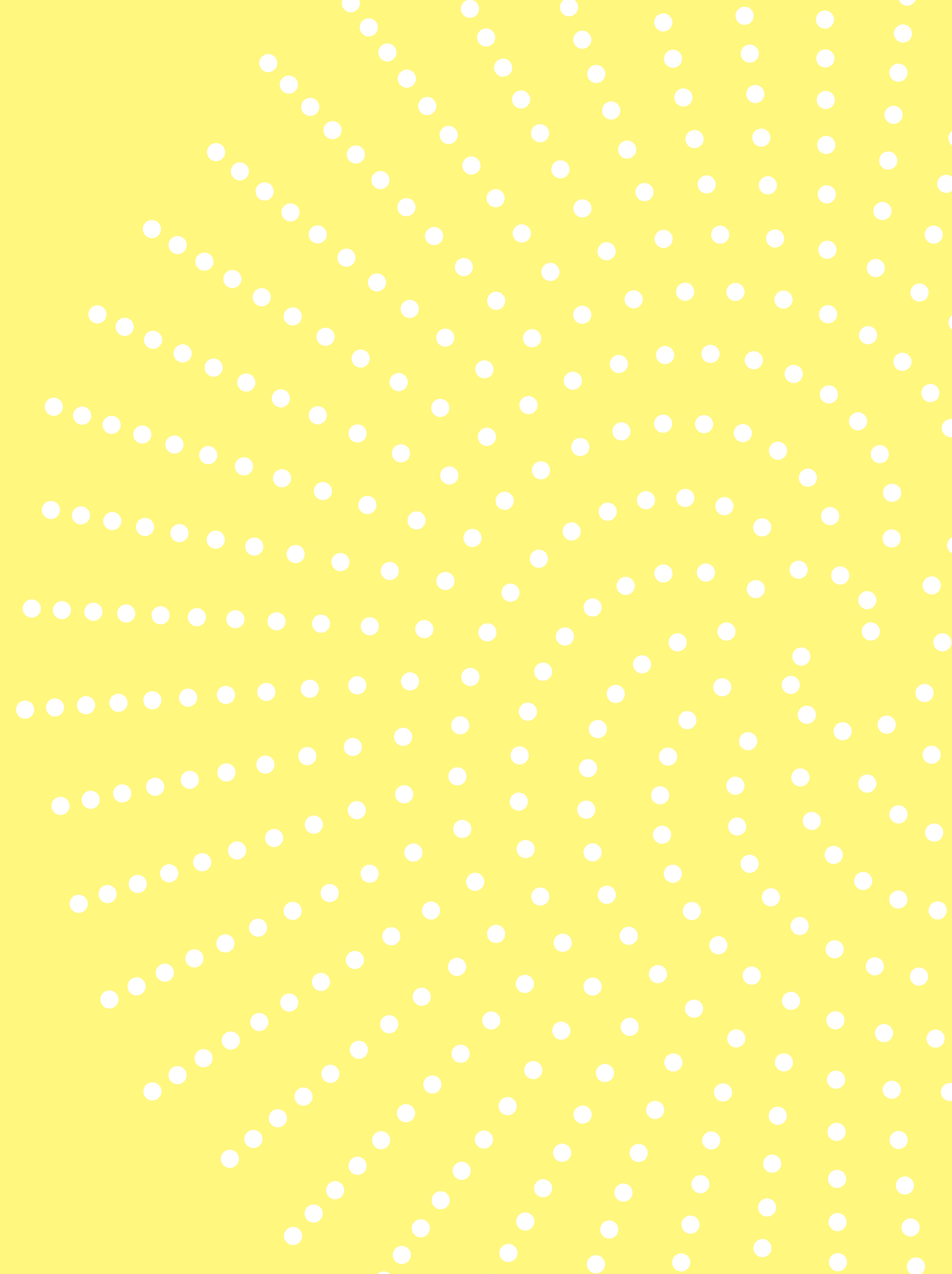
PenPlace

Amazon Arlington HQ

Site Plan Review Committee: SPRC #4
February 10, 2022

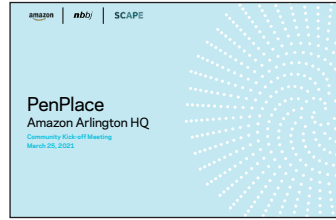


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Director, Amazon Global
Real Estate & Facilities



SPRC #4 Introduction Public Process

Community Kick-Off
March, 2021



Long Range Planning Committee
April - July, 2021



Park Master Plan Engagements
May & December 2021



Site Plan Review Committee
September 2021 - present



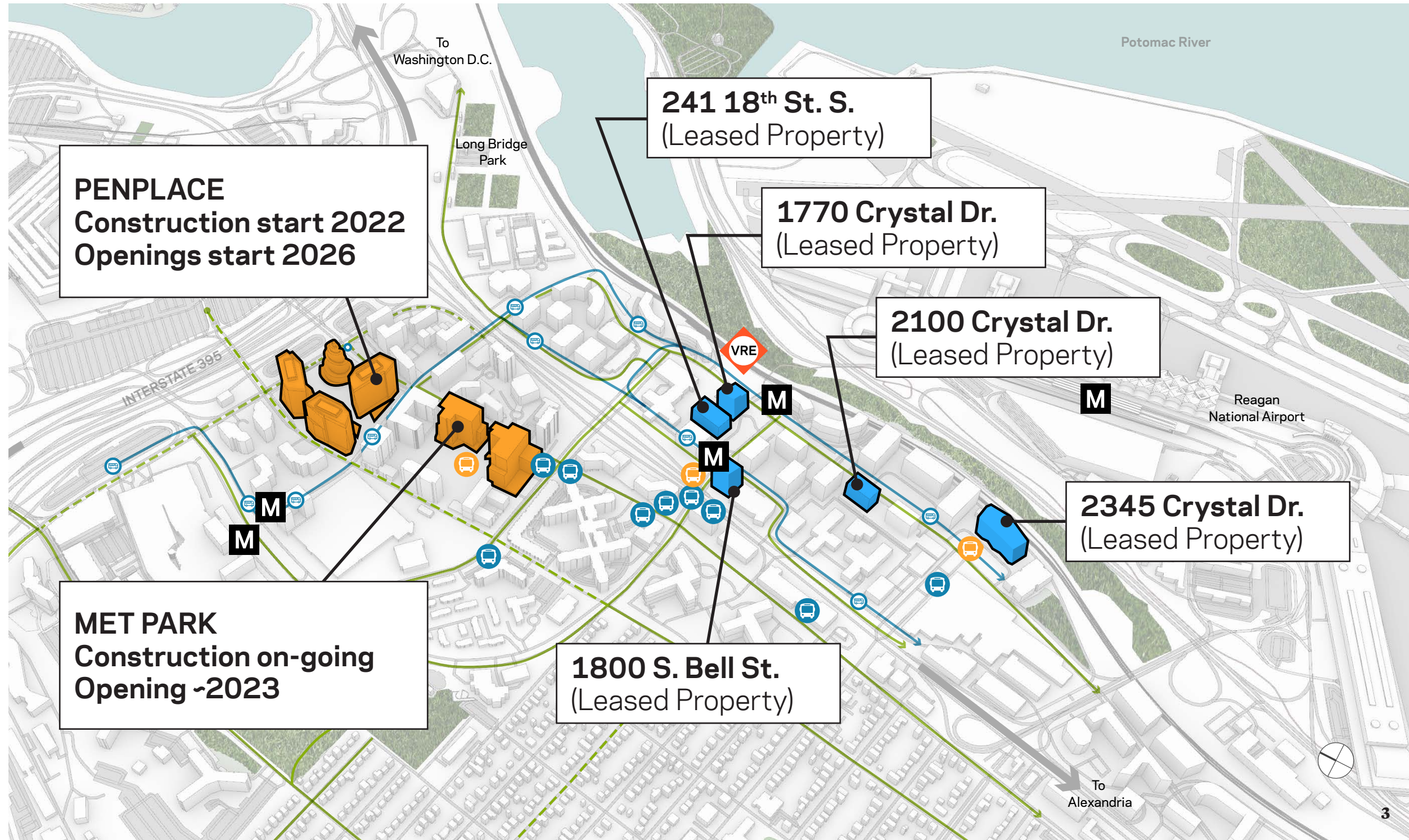
Material Boards Available for In Person Review:
1770 Crystal Drive lobby



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Director, Amazon Global
Real Estate & Facilities

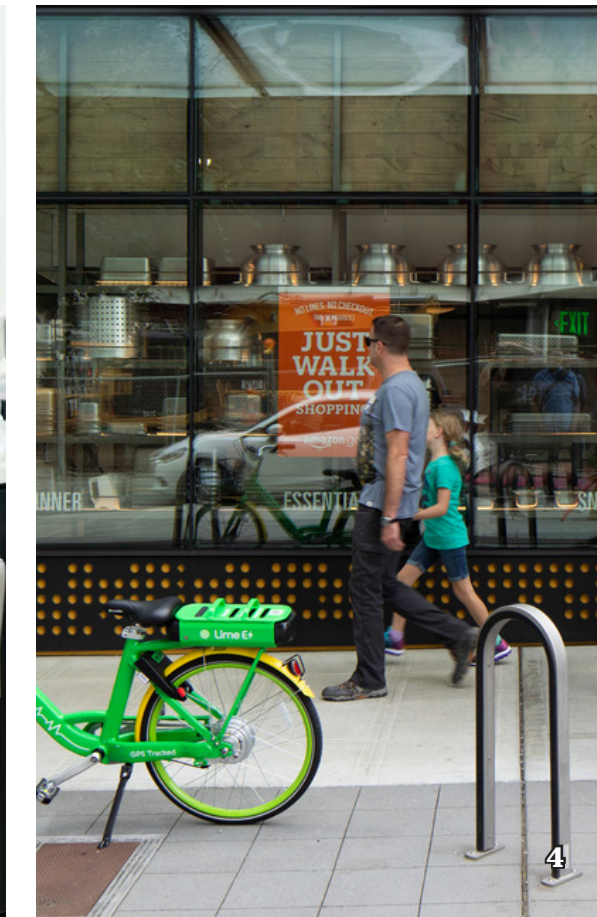


Amazon in Arlington County Development Timing



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Director, Amazon Global
Real Estate & Facilities

Amazon in Arlington County Retail Tenanting Strategy

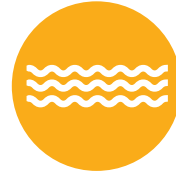


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Director, Amazon Global
Real Estate & Facilities



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

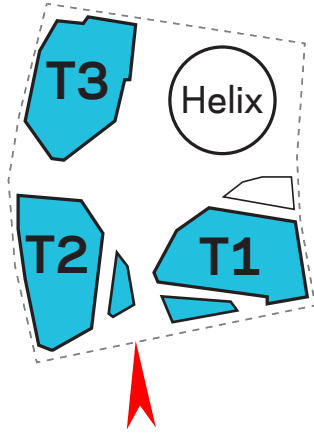


Delight and Surprise

Include the unexpected



Joe Chapman
Director, Amazon Global Real Estate & Facilities



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Director, Amazon Global
Real Estate & Facilities



12th Street South
streetscape, including
Office Buildings 2 & 1
(T2 & T1) and Pavilions 2
& 1 (P2 & P1)

Design Evolution: Architecture



John Savo
Principal in Charge
NBBJ

Design Evolution

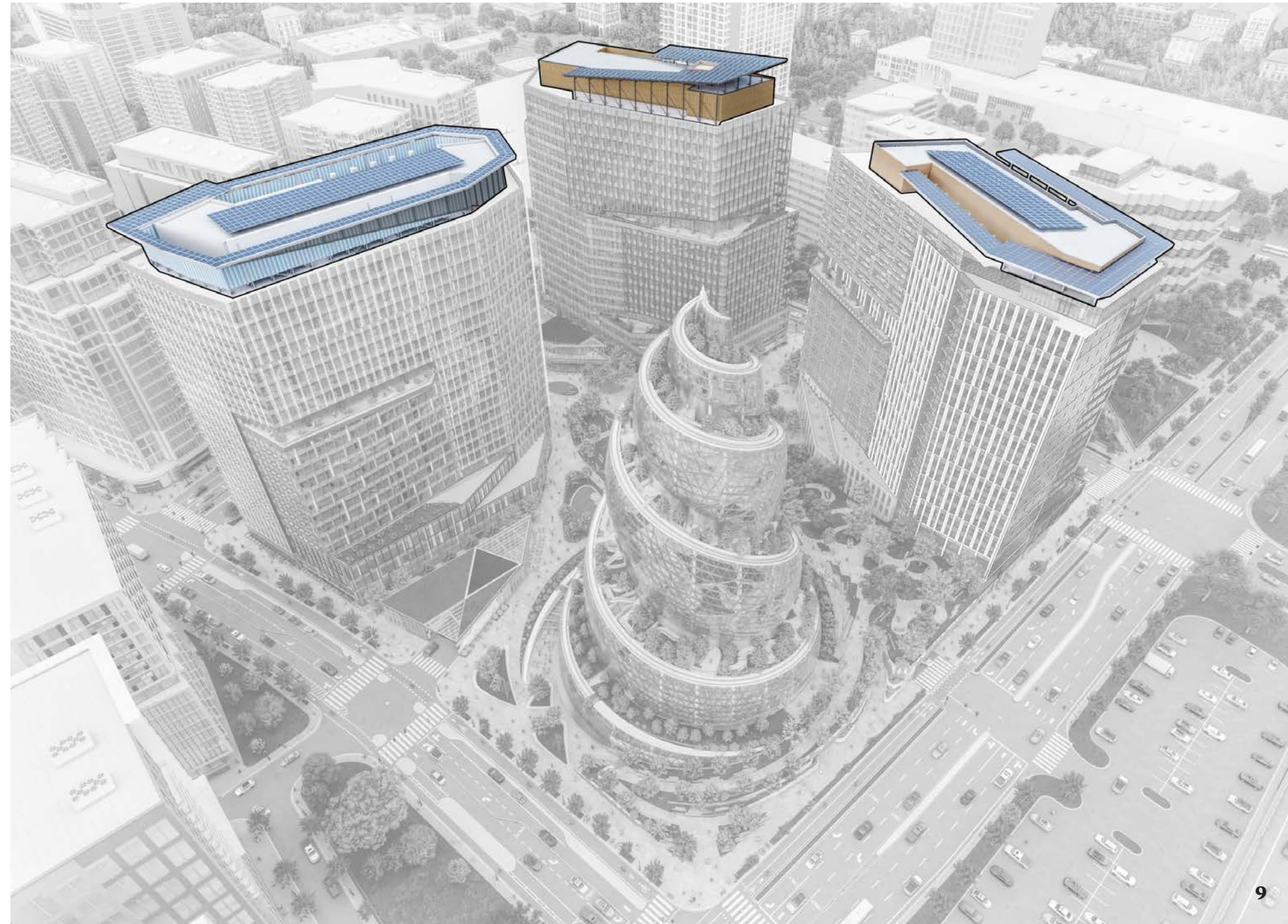
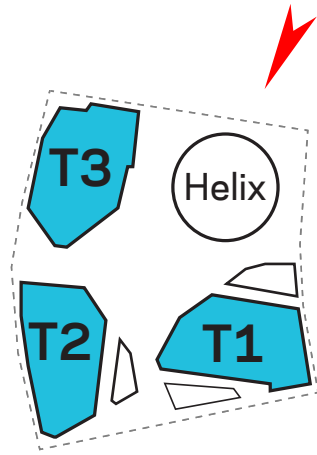
Architecture Changes across Site

- Moved Office Building #2 (T2) & Pavilion 2 to add protected bike lanes and a southbound left turn lane on S. Fern St.
- Added 2' of additional sidewalk on 12th St. South
- Created new, 15' multi-modal east/west path through the site
- Shifted T3 south 7' to accommodate right turn lane on Army Navy Dr. into the garage
- Redesigned ground floor & entries of Office Building #3 (T3) for High School
- Included Army Navy Drive stair (with bike runnel) in updated site plan to add another north/south path
- Modified all 3 Pavilions for new build-to lines



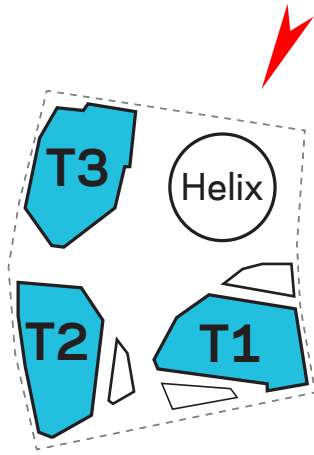
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Principal in Charge
NBBJ





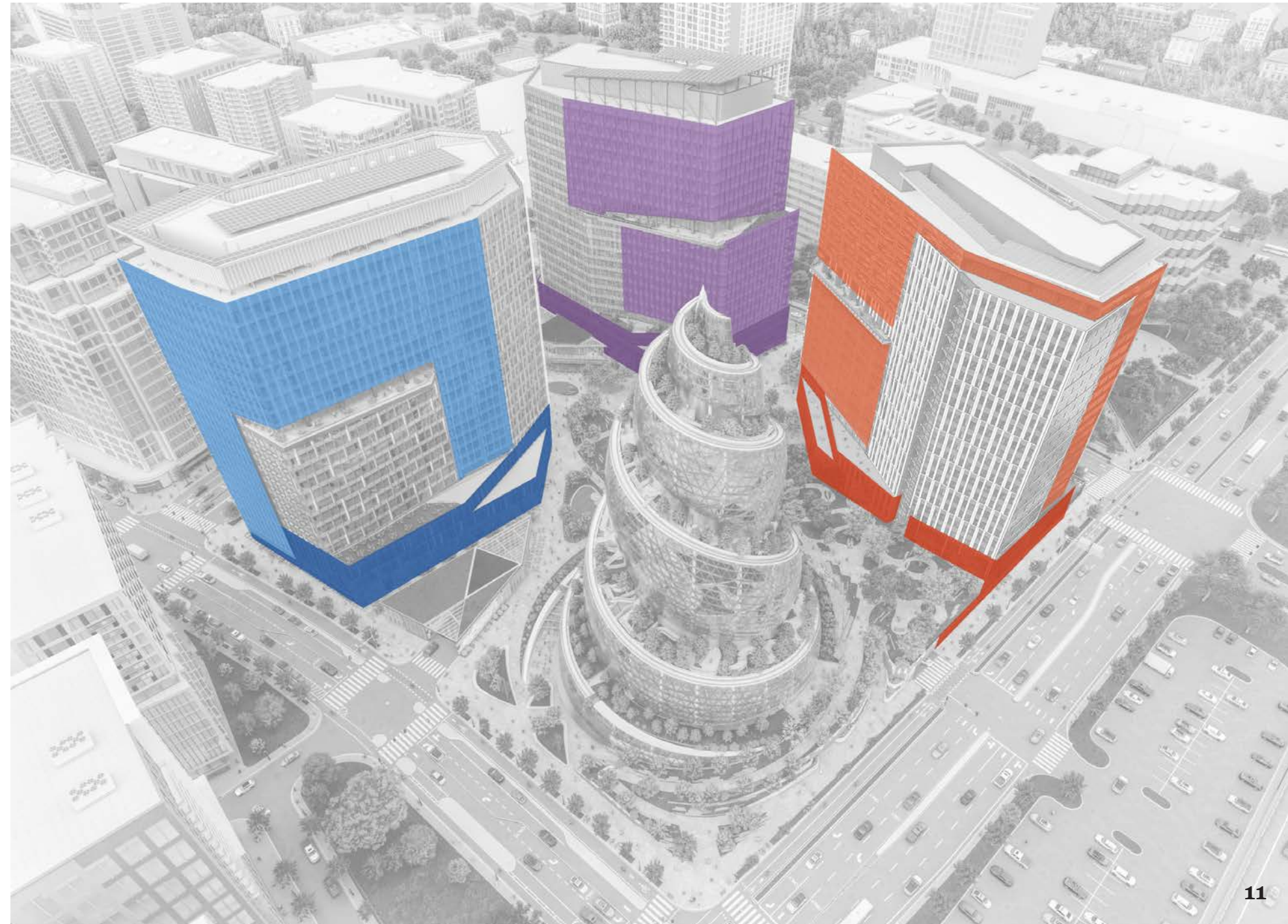
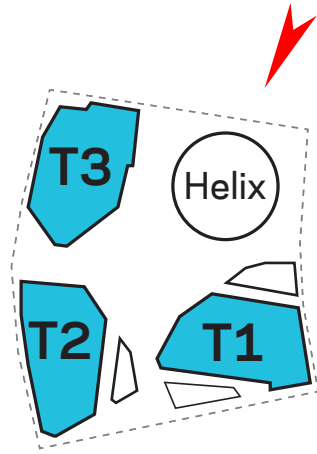
John Savo
Principal in Charge
NBBJ

Birds' eye view of PenPlace, looking southwest above intersection of S. Eads St. and Army Navy Drive



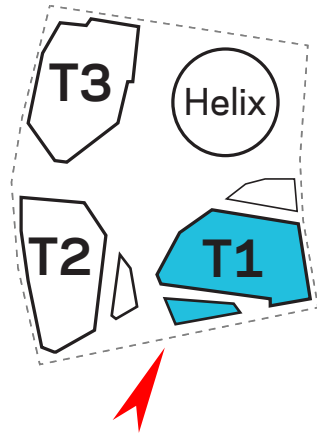
John Savo
Principal in Charge
NBBJ

Birds' eye view of PenPlace, looking southwest above intersection of S. Eads St. and Army Navy Drive

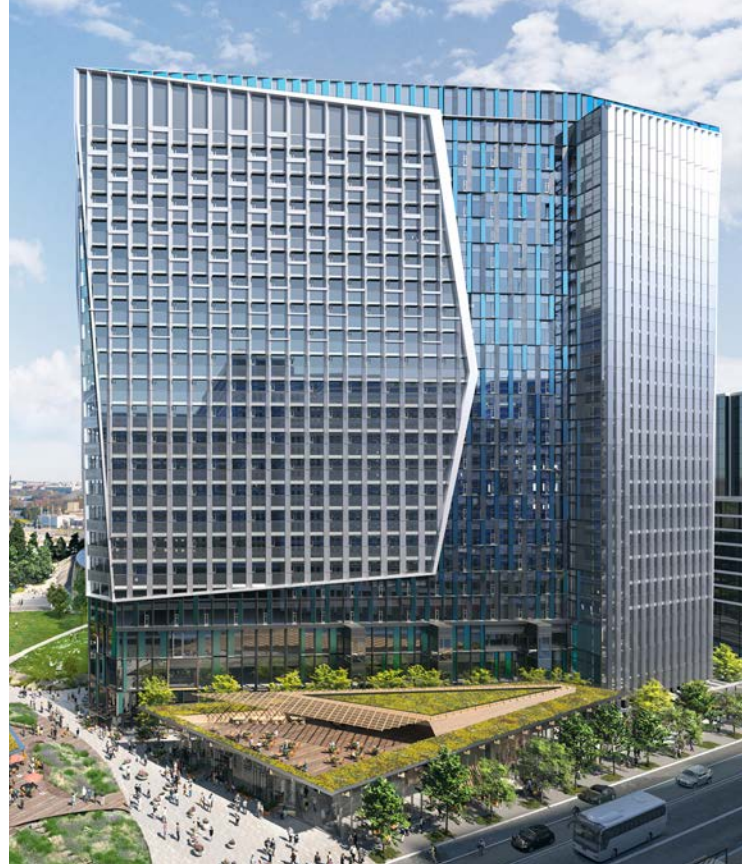


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Birds' eye view of PenPlace, looking southwest above intersection of S. Eads St. and Army Navy Drive



Community Kick-Off | March 2021



SPRC #4 Proposal | February 2022

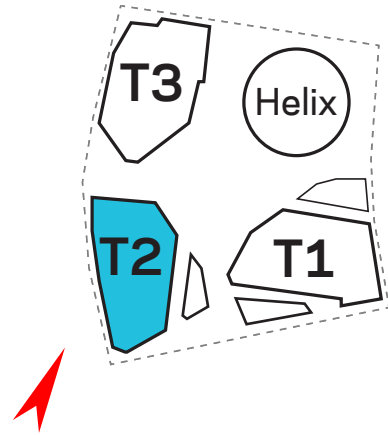


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Material Inspiration: Sunlight on the River

12th Street facade of Office Building #1 (T1) and Pavilion 1, near S. Elm Street



Community Kick-Off | March 2021



SPRC #4 Proposal | February 2022

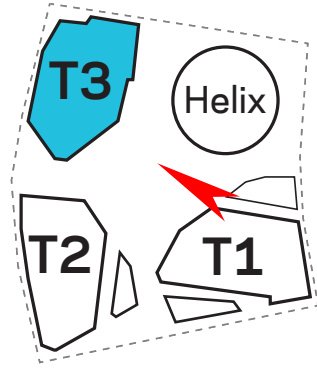


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Material Inspiration: Wind on the River

S. Fern Street facade of Office Building #2 (T2), looking northeast from 12th Street S.



LRPC #3 | July 2021



Material Inspiration: Landscape on the River

East facade of Office Building #3 (T3), looking northwest across Central Green

SPRC #4 Proposal | February 2022

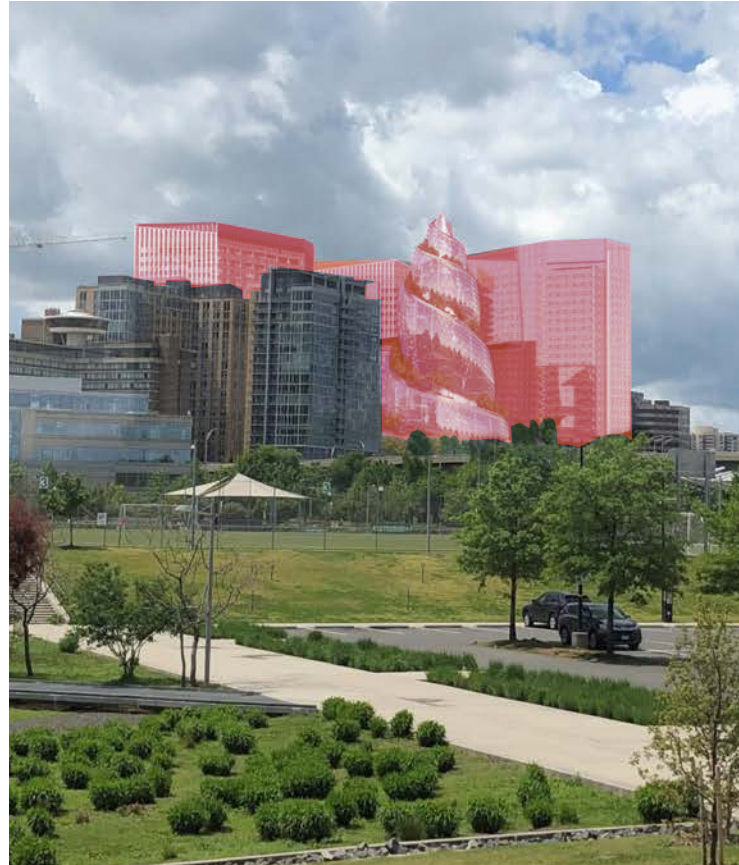


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Design Evolution Architecture — Skyline



LRPC #2 | May 2021



SPRC #4 Proposal | February 2022



Looking southwest across
Long Bridge Park in Arlington



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Principal in Charge
NBBJ

Design Evolution

Architecture — Materiality

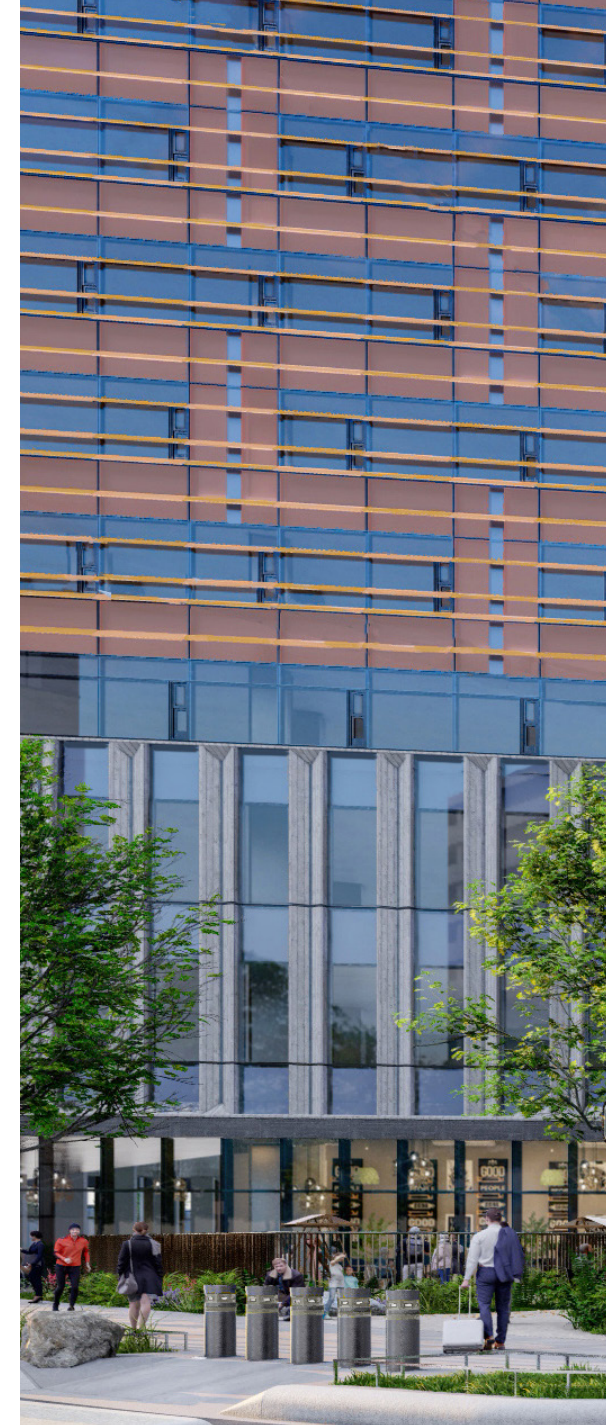
Office Bldg. 1 (T1)



Office Bldg. 2 (T2)



Office Bldg. 3 (T3)



Helix

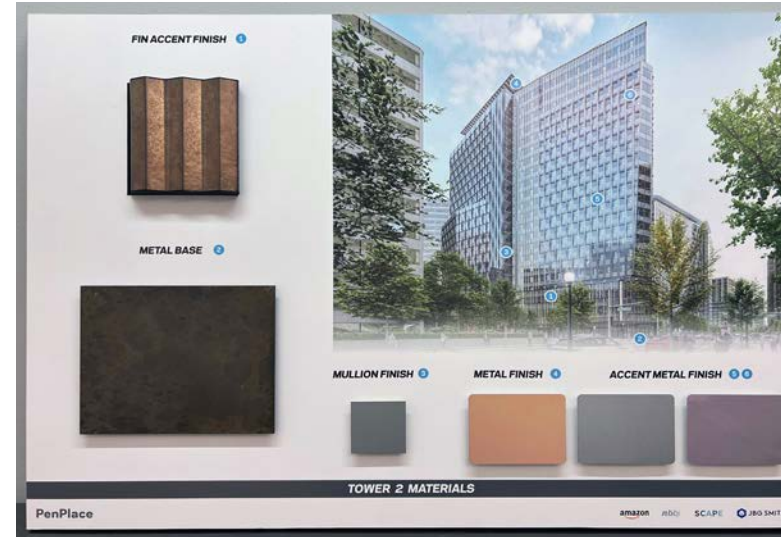


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Office Bldg. 1 (T1)



Office Bldg. 2 (T2)



Office Bldg. 3 (T3)



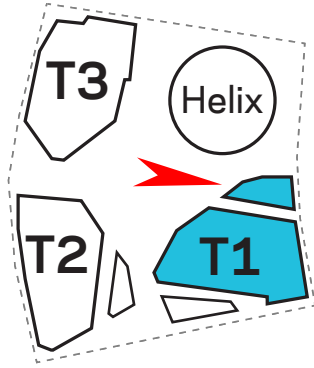
Helix



Pavilions (P1, P2 & P3)



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SPRC #3 Proposal | January 2022



John Savo
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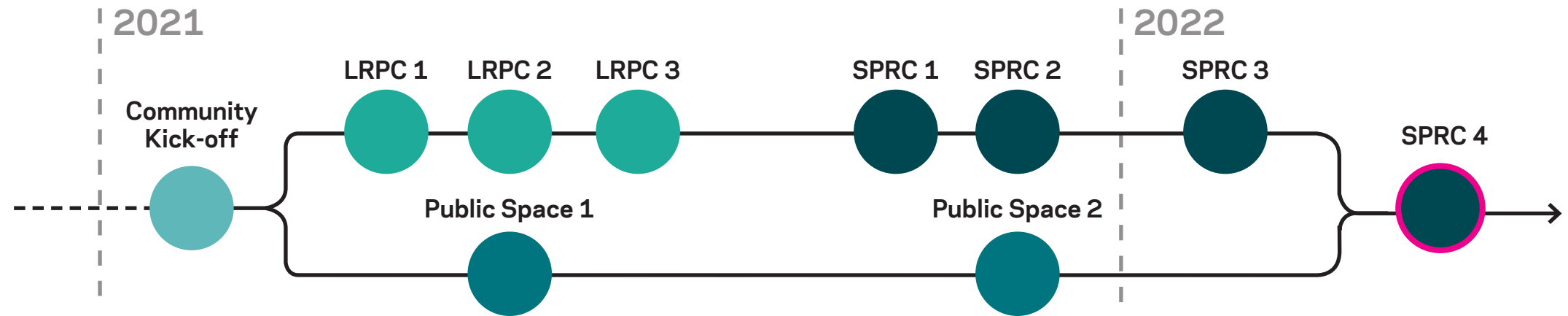
Conceptual view of
Pavilion 3 and Office
Building #1 (T1), the retail
mews and multi-modal
trail

Design Evolution: Landscape / Public Space



Grace Dials
Landscape Architect
SCAPE

Landscape Design Public Process



CIRCULATION



**PUBLIC PROGRAMMING +
ACTIVATION**



**NATURE +
BIOPHILIA**



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Landscape Architect
SCAPE

Landscape Design

Site Plan Comparison

PUBLIC SPACE EASEMENT - 2.5 ACRES

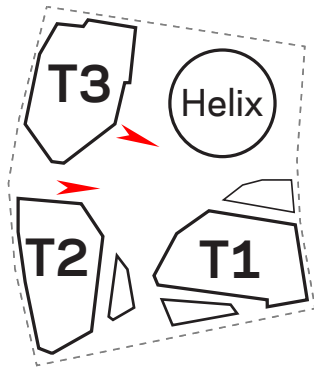


PUBLIC SPACE EASEMENT - 2.75 ACRES

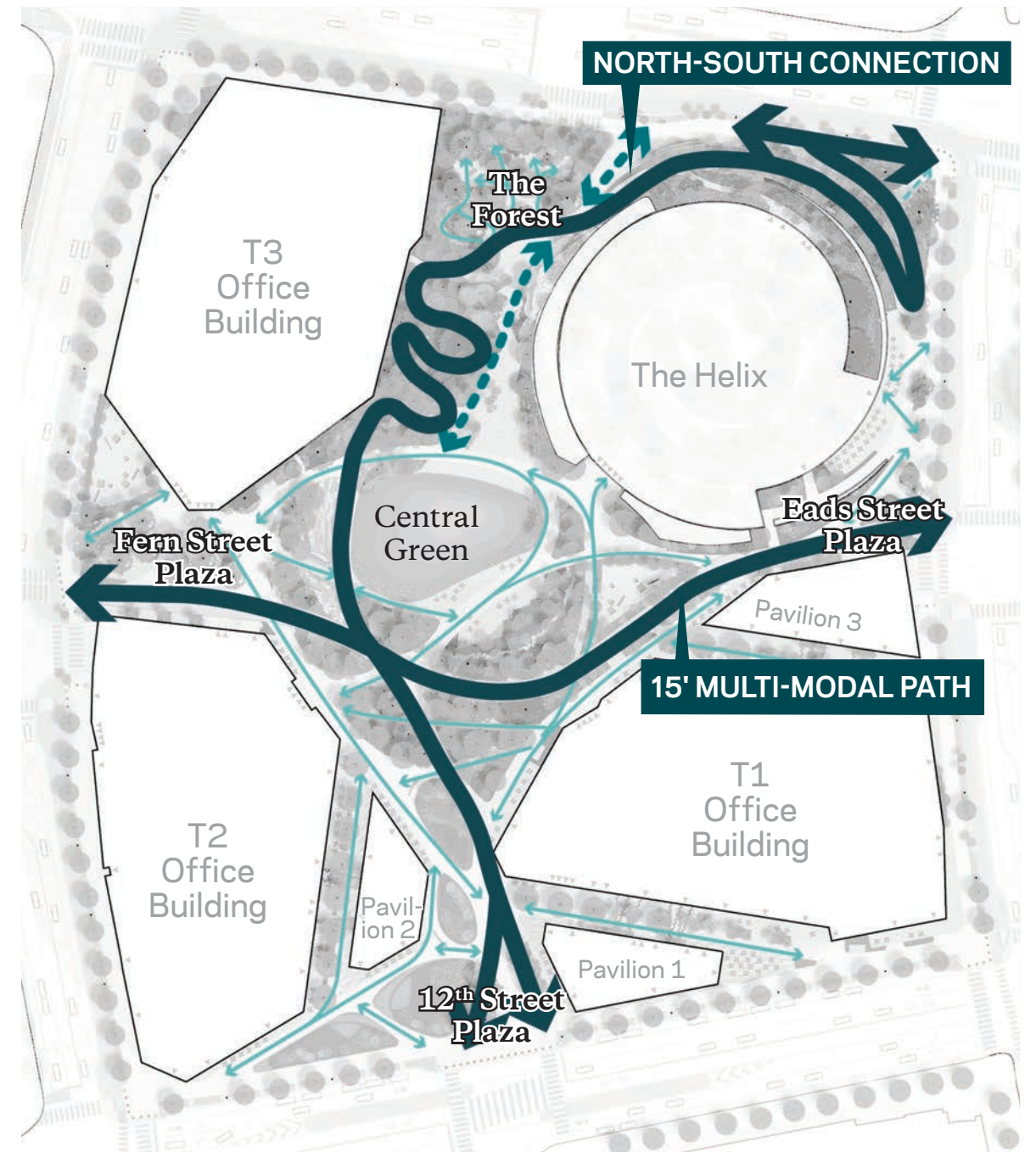


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Landscape Architect
SCAPE

Landscape Design Circulation

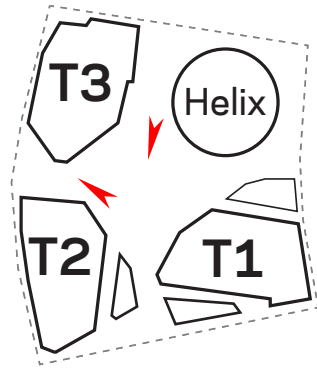


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Landscape Design

Public Programming + Activation



FERN STREET PLAZA - FLEXIBLE USE



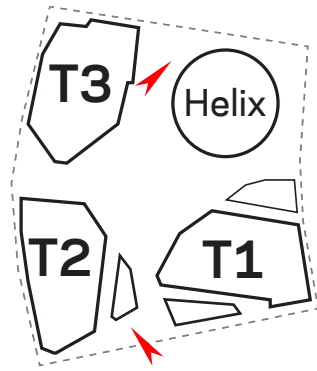
AMPHITHEATER OVERLOOKING THE CENTRAL GREEN



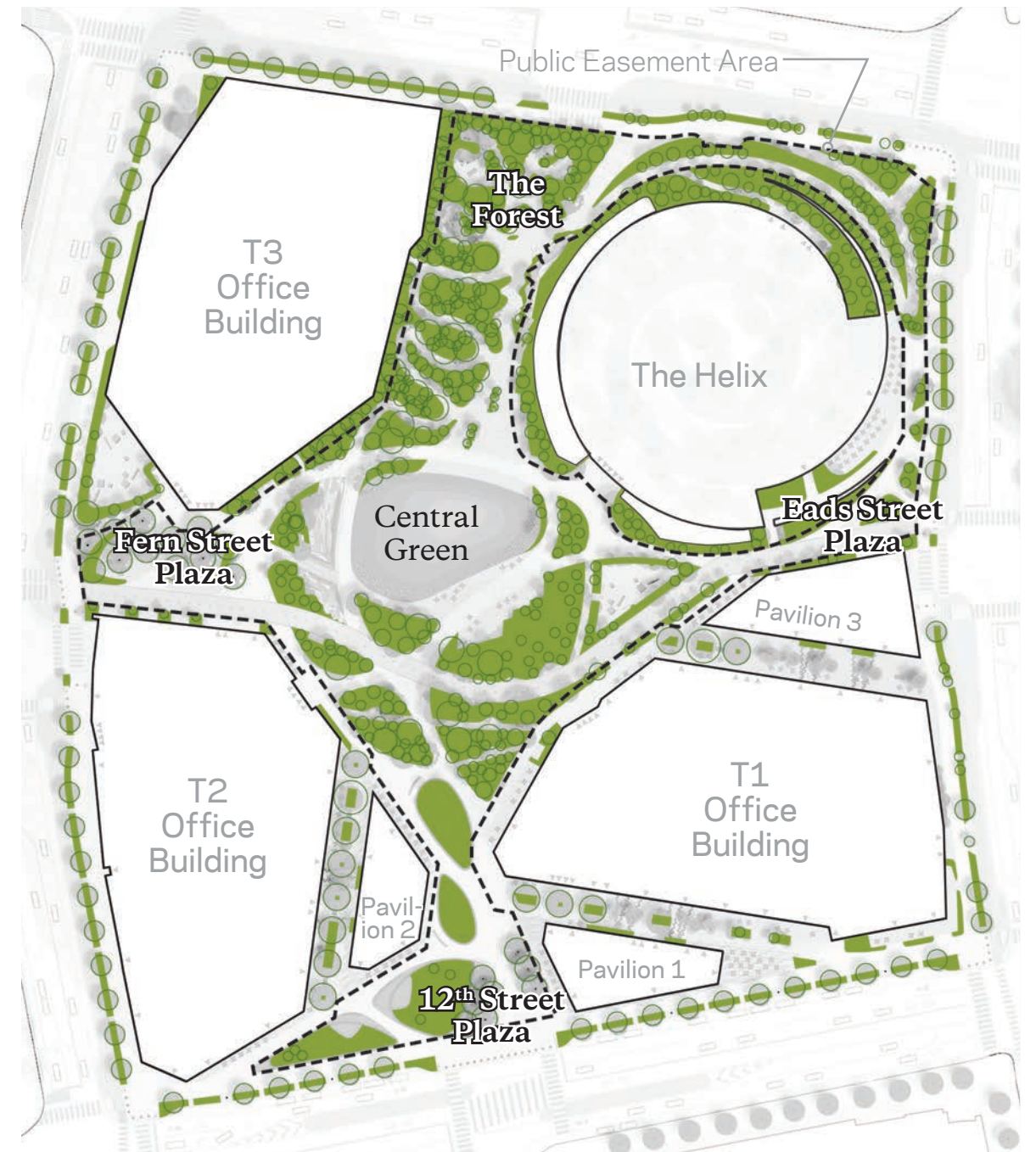
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Landscape Design

Nature + Biophilia — Understory Planting

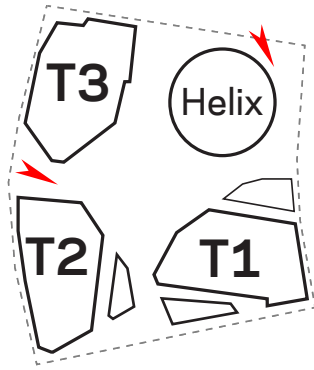


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Landscape Design

Nature + Biophilia — Tree Canopy



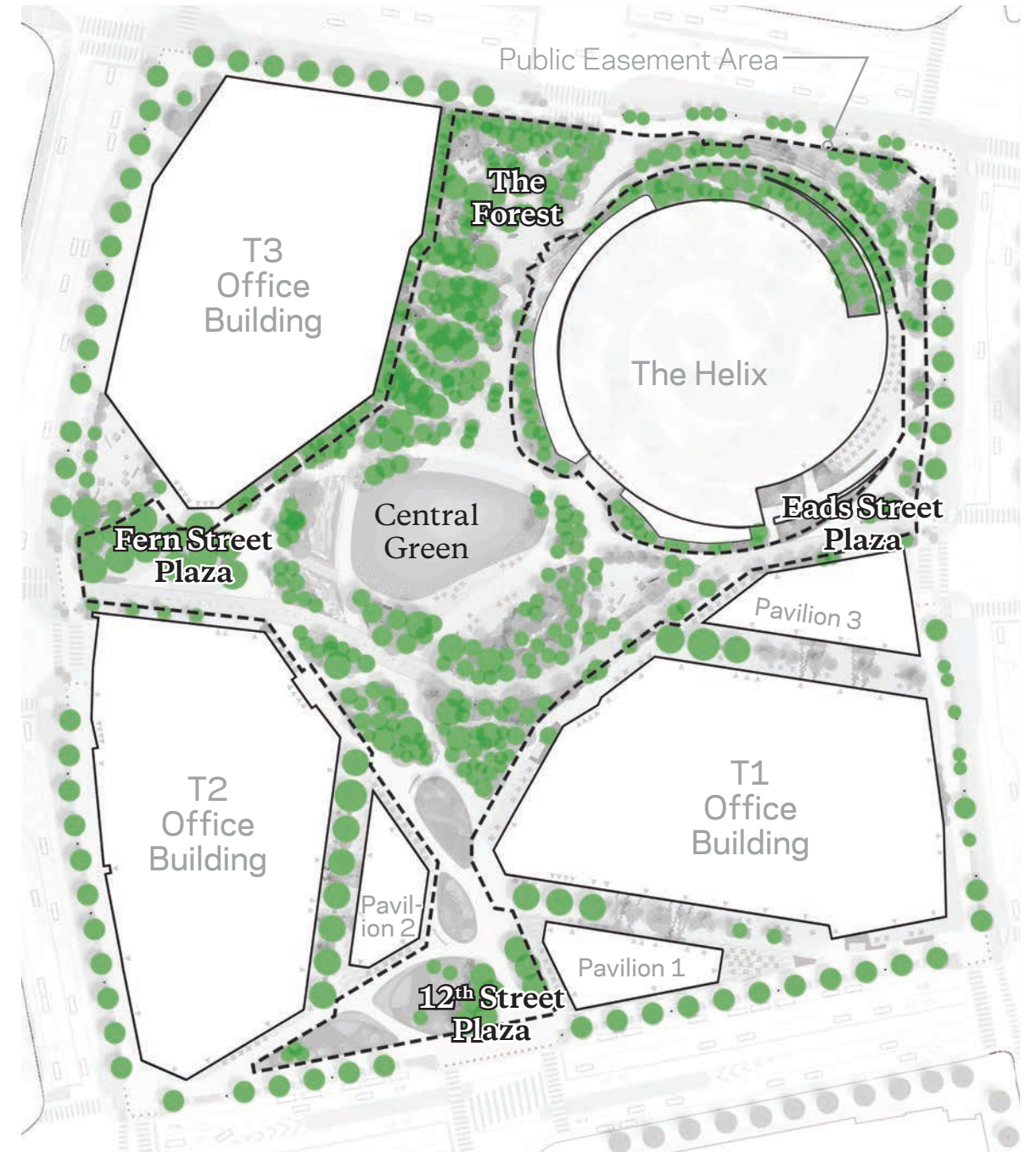
NATURAL CANOPY - FOREST WALK



URBAN CANOPY - FERN STREET PLAZA



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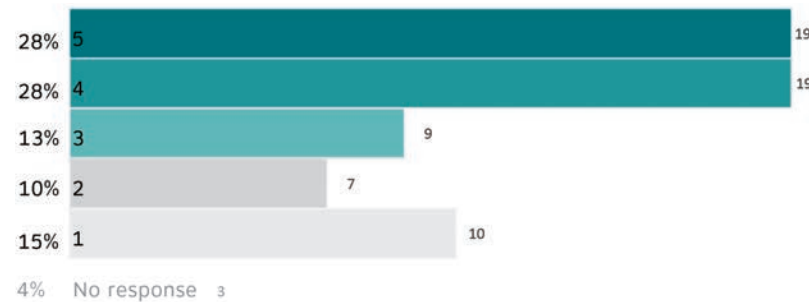


Landscape Design

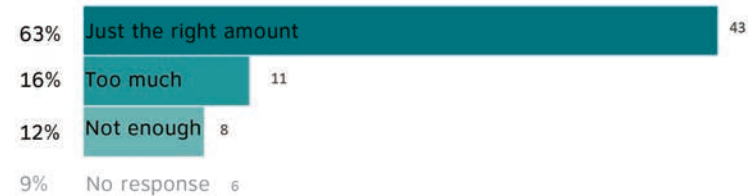
Public Space Engagement 2

HOW COMFORTABLE DO YOU FEEL ABOUT THE OVERALL PROGRESS DISPLAYED IN THE PENPLACE PUBLIC SPACE FINAL DRAFT DESIGN?

(SCALE OF 1 TO 5, 5 BEING MOST COMFORTABLE)



HOW WOULD YOU DESCRIBE THE RANGE AND VARIETY OF PUBLIC AMENITIES IN THE FINAL DRAFT DESIGN?

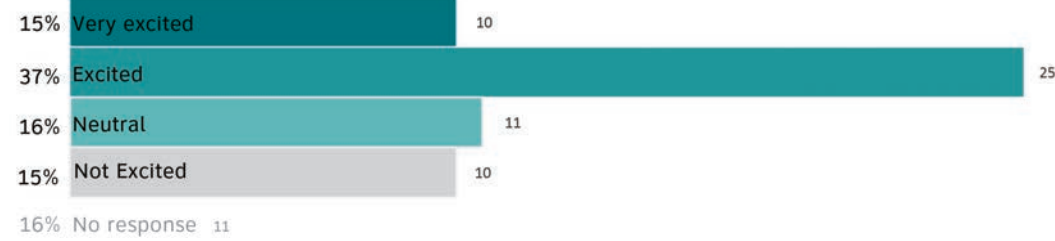


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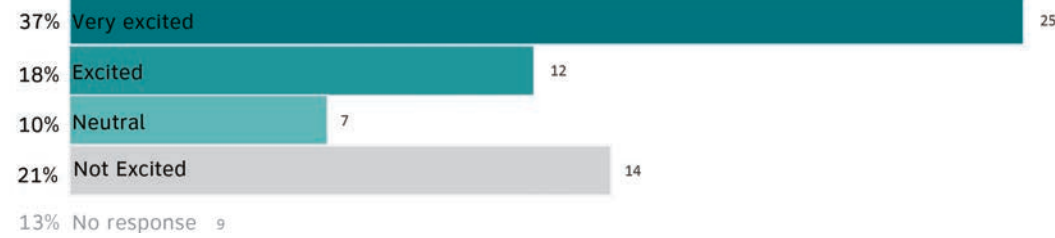


HOW DO YOU FEEL ABOUT...

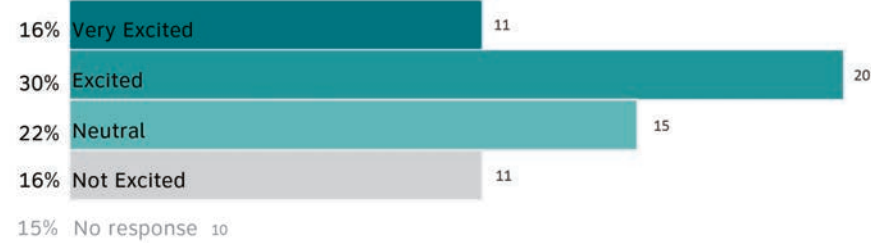
SITE CIRCULATION?



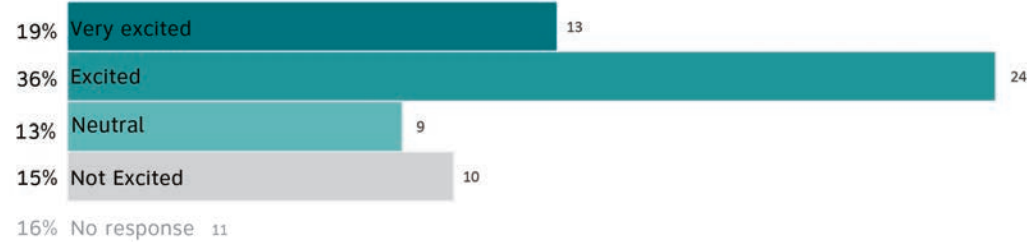
PLANTING?



SITE FURNITURE?

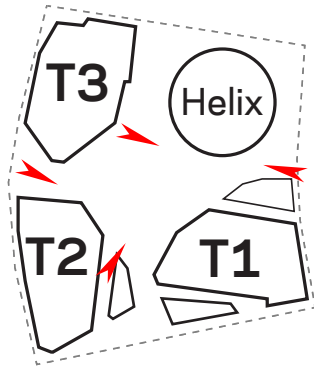


LIGHTING STRATEGY?



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Landscape Design Public Space



BOTANICAL FOREST WALK



EADS STREET PLAZA EASTERN ENTRANCE



SHADED, FLEXIBLE SEATING GROVE AT FERN STREET PLAZA

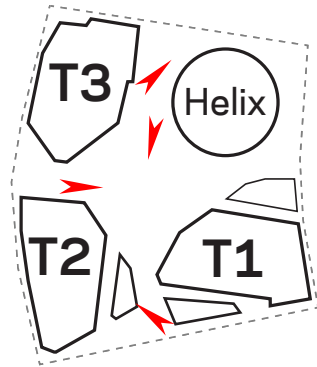


CENTRAL GREEN AND MARKET PROMENADE



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Landscape Architect
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Landscape Design Public Space



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