

Site Plan #105 (PenPlace)

Block bounded by Army Navy Drive, S. Eads Street, S. Fern Street, and 12th Street S.
(RPC # 35003031, 35003032, 35003436, and 35003438)

Site Plan Review Committee (SPRC)

February 10, 2022



Site Plan Mitigation

Background

Site Plan Mitigation from **Met Park 6/7/8**, the first half of Amazon HQ2, delivering in 2023:

- ~2 acre public space improvement to be designed, constructed, and maintained in perpetuity by Amazon (includes children's play areas and dog runs) and provided more public space than Met Park guidelines required;
 - Commitment included redesign, construction and maintenance of segments of the public space on adjacent properties owned by others;
- Completion of street network within Met Park with sidewalk and street tree improvements along all site frontages;
- LEED Platinum & Energy Star certification, including all electric and no use of combustible fuels except for emergency back-up power and commercial kitchen cooking purposes;
- \$20 million Affordable Housing cash contribution (already provided);
- Event space (capacity ~700) available at least 4 times per year for County sponsored events;
- ~2,500 linear feet of upgraded protected bike lanes on S. Eads Street (SB) and construction of protected bike lanes on both sides of 15th St. S. between S. Elm St. and Richmond Highway;
- Installation and maintenance of a 15-dock Capital Bikeshare station;
- Intersection improvements along S. Eads Street;
- 3 new traffic signals, one upgraded signal;
- TDM included more bicycle parking than required, ground floor secure bike rooms
- 3 new floating bus stops with shelters;
- Completion of the Eads Street Linear Park;
- Public art on-site or a monetary contribution.



Site Plan Mitigation

PenPlace Site Improvement Commitments:

- On-site public art or a contribution to public art in Pentagon City;
- ~2,650 linear feet of streetscape improvements around the entire block;
- 15' wide east west multi-use path through the site, part of Green Ribbon system;
- ~2,250 linear feet of protected bike lanes on S. Eads St. and S. Fern St. frontage;
- 3 New traffic signals;
- Floating bus stop and shelter on S. Eads Street;
- Installation and maintenance of Capital Bikeshare station;
- TDM program including bicycle parking in excess of AC requirements and ground floor bike rooms;
- Undergrounding of utilities.

Site Plan Mitigation

PenPlace Commitments Associated with Earning Additional Density:

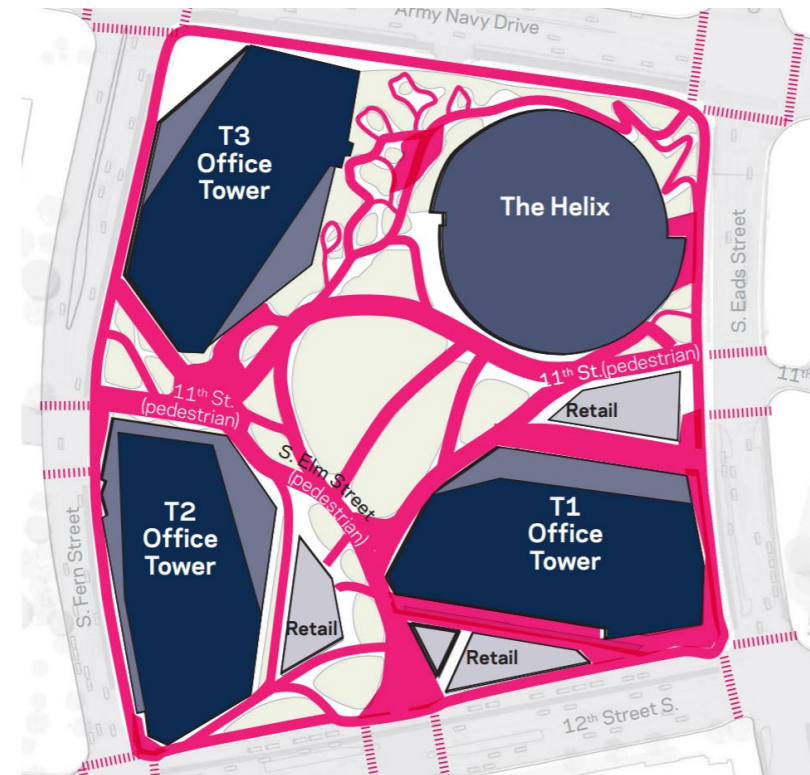
- Construct, easement to the County, and maintain ~2.75 acres of public space;
 - Exceeds 2 acres envisioned in the adopted 2013 PenPlace guidelines and 2014 adopted Park Design Guidelines;
- Community Facility for public use; in ground floor of T3
 - ~26,500 sf space in T3 building;
 - Up to 20,000 sf identified with the 2013 PenPlace PDSP approval
 - Construct, fit out, and rent-free lease to the County for a minimum of 30 years to accommodate a new home for Arlington Community High School (ACHS);
 - Parking permits for 50 vehicles;
 - ACHS underwent a parallel design process for internal fit out that included collaboration and focus groups with Arlington Public Schools staff, as well as ACHS administration, teachers and students
- Child care center open to public (3rd party operated);
- Significant cash contribution to Arlington County's Affordable Housing Investment Fund;
- Defined public access to Helix;
- Access to underground meeting center for County sponsored events;
- Sustainable design commitments in accordance with the Green Building Incentive Program (2020 update) including:
 - Developer commits to LEED Platinum certification, Energy Optimization Performance Improvement, ENERGY STAR building certification with a minimum score of 90 or equivalent approach for the Helix, a minimum of 6 items from the "Extra" list including Renewable Energy Plus Storage and Additional Energy Optimization (minimum 30% improvement over LEED v4 baseline), and Carbon Offsets

Wrap Up

Evolution of Project

February 2021

- T1-T3 Architecture seen by public and committees as boxy, uninspiring, same height;
- No relatively direct EW and NS circulation through site;
- Army Navy Drive ground level frontage had only garage/loading entrance, little pedestrian interest.



Evolution of Project

Present

- Rethought T1-T3 architecture;

T1



T2

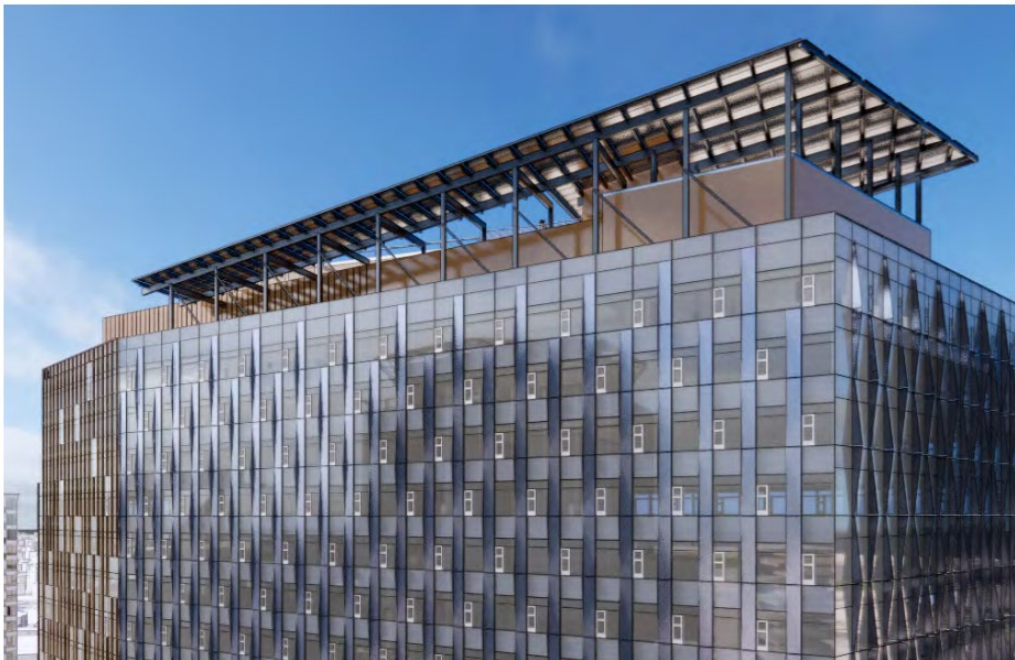


T3



Evolution of Project

- Present
 - T1-T3 Rooflines incorporate solar panels, each in a different configuration to add rooftop interest;



Evolution of Project

- Present

- East-west 15' foot shared use path for connectivity through the site;
- North-South connection direct to middle of Army Navy Drive.

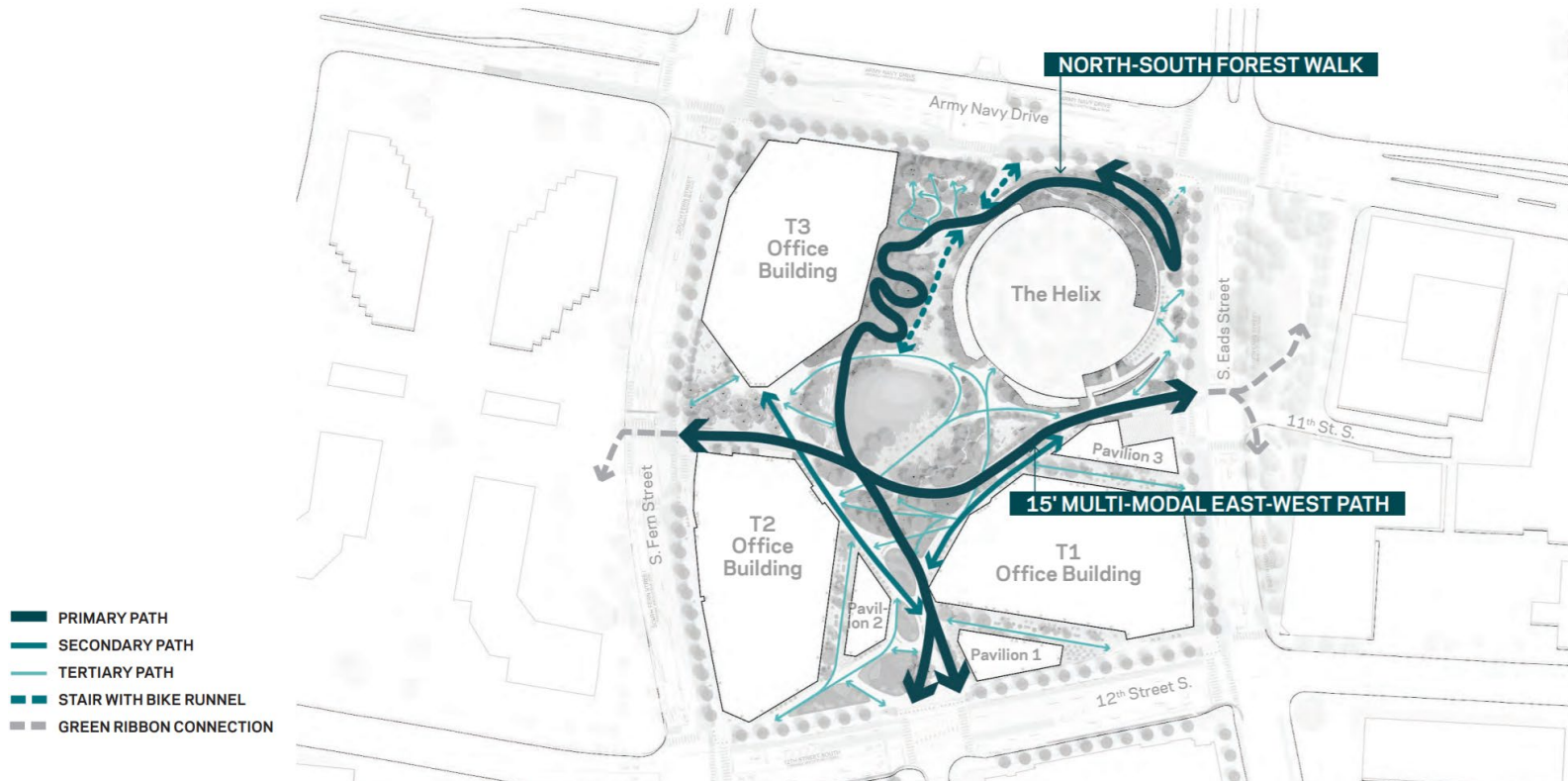
PenPlace

Landscape Design
Site Circulation

amazon

nbbj

SCAPE



Evolution of Project

- Present
 - Army Navy Drive added High School frontage (windows on street) and a mid block stair to forest walk and interior of site.

PenPlace

What We Heard at SPRC #2
Street Elevations — Army Navy Drive



nbbj

SCAPE

GOROVE SLADE
Transportation Planners and Engineers



Army Navy Drive frontage, including an accessible ramp and stair connection to the Forest Plaza.

Evolution of Project

- Arterial streets surrounding the block revised to best mitigate the site's impacts and maintain the regional transportation network, given there are no internal streets, and added separated north- and southbound bike lanes on Fern Street;
- Increased the size (~2.5 acres to ~2.75 acres) of public space, increased the tree canopy, and increased planted areas in the public spaces from the original submitted plan.

Upcoming Public Review

February 15, 2022: Disability Advisory Committee

March 10, 2022: Housing Commission

March 15, 2022: Parks and Recreation Commission

March 24, 2022: Forestry and Natural Resources Commission

March 28, 2022: C2E2

March 28, 2022: Transportation Commission

April 4, 2022: Planning Commission

April 23, 2022: County Board