

# Pentagon Centre (SP#297)

## Phase I Site Plan Amendments

SPRC #4

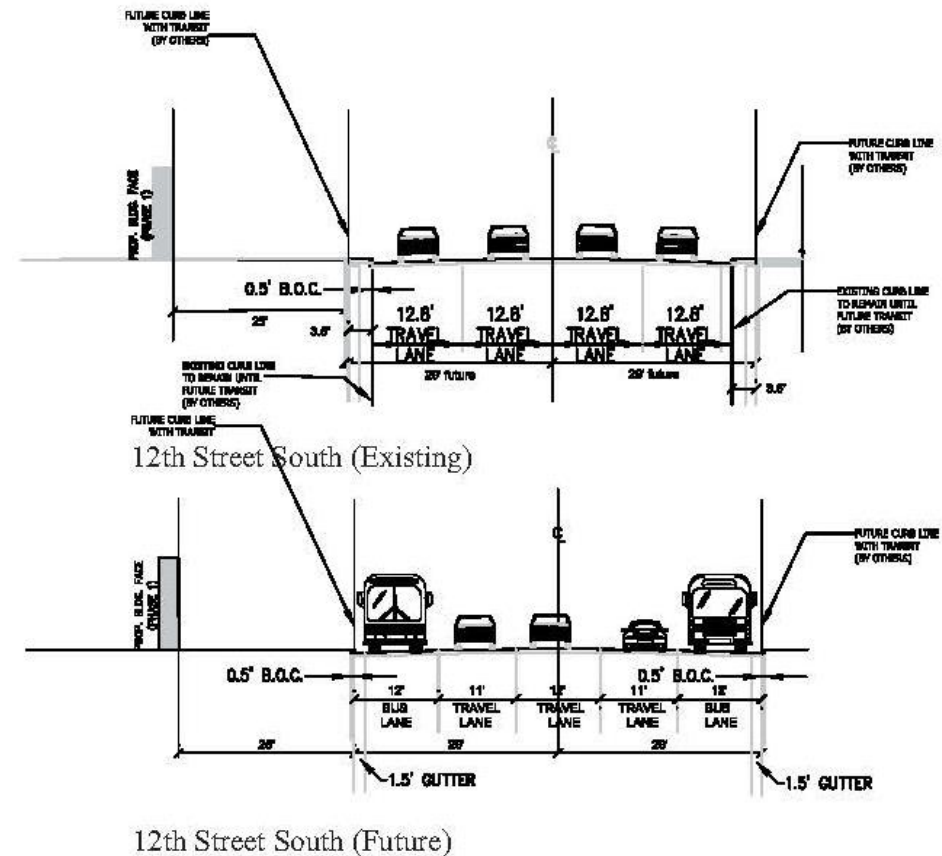


# Meeting Agenda

- Review of relevant design guidelines
- Presentation of current proposal and revisions since last meeting
- Committee discussion on requested site plan changes

# Pentagon Centre PDSP Design Guidelines - Concept Plan

- Street Classification
  - Establishes street hierarchy (e.g. arterial, service, etc...) for existing and proposed streets
- Street Sections
  - Defines minimum street widths and location of streetscape elements
- Circulation, Pedestrian Routes, and Access
  - Defines vehicle, parking, service and pedestrian access for each phase of development
- Open Space
  - Utilize green roofs on residential buildings to provide opportunities for open space
- Parking
  - Maintain existing surface and structured parking and add new structured parking to accommodate retail tenants





# Pentagon Centre PDSP Design Guidelines - Streetscape and Landscape Guidelines

## Streetscape Dimensions and Organization

- Sets streetscape widths, including tree pits and sidewalks for all adjacent and new interior streets
- Design should be compatible w/ County redesign of Metro Station plaza, enhance multimodal character of the site, and allow opportunities for café seating along S. Hayes Street

## Streetscape Characteristics

- Incorporate visually attractive elements, including decorative paving, planters, and lighting to contribute to the identity of the area and promote pedestrian activity

Location	Streetscape Width	
	Approved	Proposed
12th Street South - Building A	24.5	<b>27</b>
South Hayes Street - Building B	34	34
South Hayes Street - Building C	19	<b>29</b>
15th Street South - Building C	16.5	16.5
15th Street South - Building D	16.5	16.5

# Pentagon Centre PDSP Design Guidelines - Streetscape and Landscape Guidelines

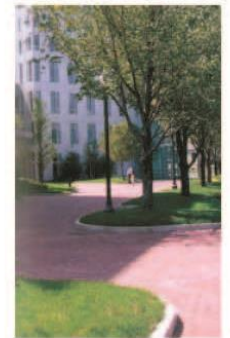
- Sidewalk and Walkway Paving
  - Material should complement adjacent architecture and use accents to assist with pedestrian orientation
- Lighting
  - Lighting should be consistent with building architecture and other streetscape elements
- Public Art
  - Consider a public art feature at the 12<sup>th</sup> and S. Hayes intersection
- Newspaper Boxes, Benches and Seating, Trash Receptacles, Bicycle Racks
  - Provide consistent and compatible styles for streetscape elements throughout the site, particularly at the Metro Plaza and near transit stops



Tree grates and street trees with sidewalk paving



Varied textures of paving add character and scale for pedestrians.



Lighting alternatives; street lighting to define the site area and community, bollard lights to lower the scale to pedestrian, lighting integrated into landscaped areas.



# Pentagon Centre PDSP Design Guidelines - Streetscape and Landscape Guidelines

- Landscaping

- Utilize landscaping to relieve the mass and scale of structures, frame outdoor spaces, and create a sense of place
- Provide landscaping along building facades facing parking areas, streets, and public plazas
- Utilize landscaping to anchor corners of buildings and enhance the pedestrian environment
- Site and street trees should be used for shading and screening with a mature and high canopy spread to allow visibility of buildings and retail spaces
- Coordinate openings in landscape design to provide clear views into the site



Open space with varied landscape styles to match the activities. Terraced for seating and outdoor concerts in the park, organized to break down the scale of the buildings.



Seating and walkways with landscaped area to provide variety throughout the site to complement the projects design and pedestrian use.



Provide large open space with trees, shrubs, grass, seasonal color.

# Applicant's Presentation

Proposed Pentagon Centre Phase I Site Plan Amendments