METROPOLITAN PARK
PHASES 6 / 7 / 8
SITE PLAN REVIEW COMMITTEE
29 JULY 2019
PART OF THE NEIGHBORHOOD, NOT A CAMPUS

Engage the Neighborhood

Enrich the Public Realm

Incorporate Nature

Connectivity

Embrace Diversity in the Built Environment

Open & Welcoming

Celebrate the Unique Aspects of the Site

Be Resilient

Be Accessible

Delight and Surprise
Highest densities should be to north and east for ease of access to arterials & Metrorail.

Building heights should be varied to break up the skyline.

-Pentagon City PDSP

Three tall buildings in the core of the site shall serve as organizing elements and shall compliment established high rise residential development to the east.

Sculpt buildings into a hierarchy of shapes to make a transition from the large scale to the small scale.

-Met Park Design Guidelines

Provide a mix of uses by balancing office, residential, retail, cultural, and civic uses. Create a more even balance between residential and office uses and daytime and evening populations.

Use building massing and elevations to create and frame the public realm and to preserve and enhance views within the public realm.

-Crystal City Sector Plan
FLOOR PLANS / TYPICAL FLOOR
DESIGN / VIEW NORTH FROM THE PLAZA
EXTERIOR DESIGN
Individual buildings shall follow massing and stylistic strategies of traditional classical buildings, such as the division of base, shaft, and crown.

The building base will activate the streetscape and will be scaled to enhance the pedestrian experience.

The shaft may reinforce vertical and horizontal rhythms of the architecture and break the scale of the building.

The building crown shall define the building at the skyline and shall incorporate as appropriate architectural elements to create a memorable image.

Building material and color may vary from building to building so as to provide variety.

Masonry with cast stone detailing shall be the predominant building material. The palette of materials may also include Rockcast, Precast, Arriscraft, pre-formed architectural details and natural stone.

-Met Park Design Guidelines
EXTERIOR DESIGN / TERRACES

BUILDING 6 FROM PARK

BUILDING 6 TERRACE
The Gramercy

The Bartlett

The Acadia

The Millenium

MET PARK COLOR PALETTE
EXTERIOR DESIGN / METS 78 MATERIALS

- Vision and Spandrel Glass
- Aluminum Louver
- Terracotta 1 - Dark Charcoal
- Terracotta 2 - Light Grey
- Glass Fins
- Amenity Tower Screen
**EXTERIOR DESIGN / METS 6 MATERIALS**

- Vision and Spandrel Glass
- Terracotta 2 - Light Grey
- Terracotta 1 - Dark Charcoal
- Glass Fins

**METROPOLITAN PARK PHASES 6 / 7 / 8**

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RETAIL BASE
The street grid shall provide for the extension of 12th Street and construction of 13th and 14th Streets between South Fern and South Eads Streets.

A park feature shall approximate 2 acres in size and be accessible to the public.

Building heights shall vary throughout the development generally tapering up from lower density residential development. The number of stories portrayed on the Framework Plan reflect locating all of the approved residential units and office/commercial square footage between 12th Street and 15 Street. The actual number of stories may vary slightly with the approval of the 4.1 site plans. Maximum heights are indicated in each phase of development.

Ground floor retail shall be provided along South Fern Street and 12th Street extended.

Sidewalks shall be provided along both sides of streets and parks with other pedestrian passageways provided as appropriate to enhance access into the site. Final landscape design and the exact location of street trees will be determined at the time of site plan review and approval.

Streets activated with ground floor retail, park uses, and multiple street-level entrances.

Storefronts shall be readily identifiable, and differentiation among tenants through individual signage and storefront design shall be encouraged.

Awnings and overhangs will be encouraged and shall be made of canvas cloth or equivalent, metal or glass.

-Met Park Design Guidelines

Encourage a diverse mix of retail spaces to maintain and attract local retail and neighborhood services.

-Crystal City Sector Plan
Ground Floor Retail Characteristics

- Approximately 100,000 square feet of ground floor retail space shall be located along Metropolitan Park's South Fern Street and 12th Street frontage.
- Storefronts shall be readily identifiable, and differentiation among tenants through individual signage and storefront design shall be encouraged.
- The street façade shall be composed as a simple plane with limited jogs and inclination interrupted only by streets, pedestrian arcades providing access to the interior of the development, and lobby access for designated residential buildings.
- The maximum floor to floor story height limit shall be 24 feet.
- The ground floor façade shall have between 60 and 90 percent fenestration (glass doors shall count toward this requirement), measured as a percentage of the façade that is between 2 and 10 feet above the fronting sidewalk.
- Awnings and overhangs will be encouraged. Where such is provided:
  - There must be a minimum clear height of 10 feet above the sidewalk.
  - Awnings shall be made of canvas cloth or equivalent, metal or glass.
  - Quarter cylinder configurations shall be discouraged.

- Windows and doors
  - Windows shall be made of anodized aluminum, wood, clad wood, vinyl, or steel.
  - Window glass shall be clear or tinted. No reflective glass shall be utilized. Specialty windows may utilize stained, opalescent, or glass block but shall not be a predominant feature.
  - Doors shall be made of wood, clad wood, steel, glass, aluminum and shall match or complement the storefront windows.
  - There shall be functioning entry door(s) along the street façade at intervals not greater than 80 feet.

- Recognizing the community's desire to encourage commercial which helps to sustain the residential development, the developer will prepare a Retail Attraction and Marketing Plan (RAMP) and will encourage professional offices (such as doctors and dentists) to locate within the first floor retail areas.

- Ground floor commercial space in Phases 2 through 8 shall be serviced by loading facilities that are internal to the building.
RETAIL BASE / FACADE APPROACH

Met Park

PLAZA
ACTIVE RETAIL
RETAIL BASE / FACADE APPROACH
INTEGRATED AUTONOMOUS
SERVICE

15TH STREET SOUTH
14TH STREET
13TH STREET SOUTH
SOUTH ELM STREET
SOUTH EADS STREET

RETAIL
HYBRID
INTEGRATED

ACTIVE RETAIL
AUTONOMOUS

DAYCARE
INTEGRATED

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Retail expression is integrated with the building above.

Building architecture lands.

Tenant zone.

Continuous louver band.

**INTEGRATED**

An integrated storefront strategy imposes the base building architecture onto the retail tenant facades. Retail expression and branding is carefully coordinated with the base building vision.

Retail expressions is related to the building above.

Building architecture lands.

Tenant zone.

Continuous louver band.

**HYBRID**

A hybrid storefront allows the base building to land, creating a framework for retail storefront infill. Retail tenants are encouraged to make facade alterations within the retail design guidelines by adding exterior dressings, signage, lighting, materials, and canopies.

Retail is independent from the building above.

Building architecture lands.

Tenant zone.

Continuous louver band.

**AUTONOMOUS**

An autonomous storefront strategy ignores the base building and allows retail tenants to have complete freedom to design their own storefront.
**METROPOLITAN PARK PHASES 6 / 7 / 8**

**SPRC Meeting #1 / 29 July 2019**

**RETAIL BASE / INTEGRATED FACADE**

- Copper Fins
- Continuous Louver Band
- Retail Canopy Sign
- Storefront System
- Terracotta 1 - Dark Charcoal

**RETAIL / 15TH & EADS**

- Metal Retail Canopy with Infill (wood, glass, colored panels, etc.)
- Retail Blade Sign
- Cafe Seating Zone
- Protected Bike Lane
RETAIL BASE / HYBRID FACADE

Copper Fins
Continuous Louver Band
Retail Canopy Sign
12' - 0" Clear Sidewalk
Cafe Seating (flexible space for seating, outdoor rooms, and pavilions)

Terracotta 1 - Dark Charcoal
Metal Retail Canopy with Infill (wood, glass, colored panels, etc.)
Retail Blade Sign
Window Sign
Retail Infill Panel
Storefront System
Shy Zone (cafe seating, plantings, benches, etc.)

METROPOLITAN PARK PHASES 6 / 7 / 8
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METROPOLITAN PARK PHASES 6 / 7 / 8

RETAIL BASE / AUTONOMOUS FACADE

RETAIL / 14TH STREET

- Overhead Catenary Lights
- Terracotta 1 - Dark Charcoal
- Covered Cafe Seating
- Column, Smooth Rubbed Architectural Concrete

- Copper Fins
- Retail Sign
- Continuous Louver Band
- Storefront System
- Shy Zone
- Protected Bike Lane
LRPC FOLLOWUP

METROPOLITAN PARK PHASES 6 / 7 / 8
FOLLOWUP / FRAMING THE CENTRAL GREEN

ORIGINAL

CURRENT

PROPOSED

New Public Open Space

Phase 1

Phase 2

Phase 3

Phase 4/5

Phase 6

Phase 7/8

The Gramercy

The Acadia

The Millennium

The Bartlett

NEW PUBLIC OPEN SPACE - 61,200 SF

NEW PUBLIC OPEN SPACE - 64,300 SF

Height Concentration

Planned Park Extents

New Public Open Space

Phase 6

Phase 7/8

Phase 6
SOLAR STUDY / SPRING & FALL

APPROVED MASSING

88% SHADED

PROPOSED MASSING

64% SHADED

9am

12pm

3pm

1% SHADED

0% SHADED

72% SHADED

72% SHADED

SUN

SHADE
SOLAR STUDY / SUMMER

APPROVED MASSING

22% SHADED

PROPOSED MASSING

46% SHADED

9am

0% SHADED

12pm

45% SHADED

3pm

SUN

SHADE

METROPOLITAN PARK PHASES 6 / 7 / 8

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SOLAR STUDY / WINTER

APPROVED MASSING

100% SHADED

PROPOSED MASSING

100% SHADED

9am

12pm

3pm

47% SHADED

84% SHADED

46% SHADED

84% SHADED

SUN

SHADE
FOLLOWUP / SETBACKS AND TAPER
FOLLOWUP / EADS STREET STREETWALL

KEY PLAN

PROPOSED

APPROVED

METROPOLITAN PARK PHASES 6 / 7 / 8 SPRC Meeting #1 / 29 July 2019
FOLLOWUP / EADS STREET STREETWALL

KEY PLAN

EXISTING RESIDENTIAL
APPROVED

EXISTING RESIDENTIAL
PROPOSED

APPROVED MET 7/8
APPROVED MET 6
THE BARTLETT

PROPOSED MET 7/8
PROPOSED MET 6
THE BARTLETT

METROPOLITAN PARK PHASES 6 / 7 / 8