METROPOLITAN PARK
PHASES 6 / 7 / 8
SITE PLAN REVIEW COMMITTEE
23 SEPTEMBER 2019
SPRC #1 FOLLOW-UP ITEMS:

• Refinement of Materials
• Crown expression
• Building 6 Massing
• Accessibility
• Meeting Center

FOR SPRC #3:

• Retail Merchandising
• Sustainability
CONTEXT / PATH OF GROWTH

PEN PLACE
2.1 Million SF / Stage III

METROPOLITAN PARK
2.1 Million SF / Stage II

CRYSTAL CITY
585,000 SF / Stage I

REAGAN NATIONAL AIRPORT
POTOMAC RIVER
LONG BRIDGE PARK
U.S. ROUTE 1
INTERSTATE 395
PENTAGON CENTER
FASHION CENTER MALL
PENTAGON
VIRGINIA HIGHLANDS PARK
MALL
PEN PLACE
2.1 Million SF / Stage III

CONTEXT / PATH OF GROWTH

WALK
WALK
WALK
10 MIN.
5 MIN.
5 MIN.
15 MIN.
10 MIN.
5 MIN.
500 feet

METROPOLITAN PARK PHASES 6 / 7 / 8
PHASE 6 / 7 / 8
SPRC #1 FOLLOW UP / METS 6 MATERIALS

- Vision and Spandrel Glass
- Metal Panel 1 - Light Grey
- Metal Fin - Copper
- Metal Panel 2 - Medium Gray
- Colored Glass Fins
- Terracotta - Dark Charcoal
SPRC #1 FOLLOW UP / METS 78 MATERIALS

Vision and Spandrel Glass

Terracotta 1 - Dark Charcoal

Metal Fin - Copper

Metal Panel 1 - Light Grey

Metal Screen - Copper

Metal Fins
SPRC #1 FOLLOW UP / BUILDING CROWN
SPRC #1 FOLLOW UP / BUILDING CROWN
SPRC #1 FOLLOW UP / BUILDING CROWN

1. Eads and Army Navy Drive
2. Eads & 18 Street
3. Virginia Highlands Park

METROPOLITAN PARK PHASES 6 / 7 / 8
Mets 6 from 15th and Eads

Mets 6 from 12th and Eads
When creating products, services, and workspaces Amazon thinks about customers of all abilities and was recently recognized by the American Foundation for the Blind for their work in this area.

**Project Specific:**

- Accessible routes from Pentagon City Metro Station, Metroway Station, and adjacent bus stops.
- All sidewalks on site slope less than 2%.
- Power door operators at all building lobbies and garage elevator lobbies.
- Accessible way-finding signage throughout
Public Space Considerations

Marco Antonio Rivero, Department of Parks and Recreation (DPR)
September 23, 2019
Site Area/Context

- Nearby Parks & Publicly Accessible Spaces (within a $\frac{1}{2}$ mile radius)
  1. Long Bridge Park
  2. Metropolitan Park
  3. Virginia Highlands Park
  4. Grace Murray Hopper Park
Site Area/Context

1. Long Bridge Park

- Amenities include (but are not limited to):
  - Casual Use Spaces
  - Drinking Fountains
  - Esplanade
  - Parking
  - Playground
  - Rain Gardens
  - Restrooms (including accessible restrooms)
  - Three (3) Synthetic, Lighted Rectangular Playing Fields
  - Walking Paths
  - Coming Soon: New Aquatics & Fitness Center, Casual Use Space, and Esplanade Extension
Site Area/Context

2. Metropolitan Park

- Amenities include (but are not limited to):
  - Casual Use Spaces
  - Drinking Fountains
  - Public Art
Site Area/Context

3. Virginia Highlands Park

- Amenities include (but are not limited to):
  - Lighted, Athletic Courts (Basketball, Tennis) and Sand Volleyball Court
  - Casual Use Spaces
  - Charcoal Grill
  - Drinking Fountains
  - Gazebo
  - Two (2) Lighted, Adult Softball Fields, One (1) Synthetic, Lighted Rectangular Field, One (1) Natural Grass, Rectangular Community Field
  - Parking
  - Paved Trail
  - Petanque Courts
  - Picnic Shelter (and tables)
  - Two (2) Playgrounds
  - Restrooms (including accessible restrooms)
  - Sprayground
4. Grace Murray Hopper Park

- Amenities include (but are not limited to):
  - Casual Use Spaces
  - Decorative Water Feature
  - Public Art
  - Walking Paths
Nearby Privately Owned Spaces

Examples:
1. Pentagon Row Plaza
2. Crystal City Water Park
Metropolitan Park Design Guidelines (2004, 2013, 2016) and Previous Site Plan Considerations

- Two acre publicly accessible park (includes a “Central Green”)
- Mix of “passive” and “active” uses
- Prominent north/south pedestrian connection
- Tot-lot shall be incorporated
- Public plaza space incorporated either within Central Green or along prominent street frontage
- Accommodate public art
- Separate play space for dogs
- Shade structure, unique seating, gardens
Level of Service (LOS) – Public Spaces Master Plan (PSMP) (2019)

- The Public Spaces Master Plan (PSMP) utilizes two (2) types of standards:

  1. The population-based standards indicate how many of each amenity Arlington may need between now and 2035 or has enough of a particular amenity.

  2. The access-based standards indicate where Arlington needs more or fewer of each type of amenity.

- Used in combination, these tools provide a snapshot of the LOS provided by current public space amenities and a roadmap for addressing the future number and location of amenities.
Level of Service (LOS) – PSMP (2019)

Examples:

**Basketball Courts:**
- 1/3,000 residents; additional two (2) basketball courts may be needed by 2035.

**Community Gardens:**
- 1/30,000 residents; additional two (2) community gardens may be needed by 2035.

**Off-Leash Dog Parks:**
- 1/25,000 residents; additional three (3) dog parks may be needed by 2035.
Casual Use Spaces

- "The objective is to ensure that casual use spaces are considered to be an intentional, integral part of Arlington's public space system. Casual use spaces should not be leftover after other uses are accommodated; these spaces should be purposefully designed and designated as part of the public space system."

- "Some casual use spaces, such as forested or landscaped areas, are available at all times, while others, such as fields with community use or school grounds, are available for casual use when they are not being used for other purposes."

- Casual Use Spaces
  - Examples
    - Accessible forested areas
    - Accessible landscaped areas
    - Esplanades
    - Fields with community use
    - Grill/picnic areas (including shelters)
    - Open lawn with/without seating
    - Plazas
    - School grounds
  - Park Master Plans
    - “New park master plans developed by the County should include intentionally designed casual use spaces.”
      (Priority Action #5, 1.3.)

- Design Guidelines for Privately-Owned, Public Spaces (pgs. 235-243)
  
  - "The purpose of these design guidelines is to provide direction on the design and function of these spaces. The guidelines are meant to be used in coordination with other applicable County policies and regulations with the goal of achieving safe, accessible, comfortable and enjoyable spaces for everyone. These guidelines are also meant to facilitate biophilic planning and promote ways for people to regularly access and connect with nature."

  - Six Focus Areas:
    1. Planning and Layout
    2. Access and Circulation
    3. User Comfort
    4. Landscaping
    5. Amenities
    6. Signage
Park Master Planning Considerations

- There will be separate, **park master planning processes** anticipated for each park space determining what amenities are considered for Metropolitan Park and other nearby development areas (i.e. PenPlace and the Teardrop Parcels next to 400 11th Street South).

- Staff will work with the various communities, the respective developers, and interdepartmentally to provide a vision and design guidelines for public spaces.
Park Master Plan and Associated Design Guidelines

- Post-approval, a community engagement process will shape the Park Master Plan (PMP) and associated Design Guidelines for the public space areas located on the Metropolitan Park site.
  
  - **Coordination with the Developer’s design firm(s)** to manage the planning, design and community engagement process. Potential design firm(s) to be evaluated by the County prior to the Developer’s final selection.

  - **Potential Community Engagement Process** (based on previous successful processes)
    - Approximately three (3) engagement opportunities ("Collaborate" level)
    - Background/data, visioning exercises, initial collection of community feedback
    - Provide two (2) or more concepts for the park design
    - Provide a refined concept plan and introduce park design guidelines
    - Online questionnaire(s) to collect County-wide feedback (during engagement period)
    - Park and Recreation Commission, Urban Forestry Commission, and Public Art Committee Review
    - County Board Consideration of the final PMP and associated Design Guidelines
Thank you.

- **Casual Use Spaces**
  
  - **Examples**
    - Accessible forested areas
    - Accessible landscaped areas
    - Esplanades
    - Fields with community use
    - Grill/picnic areas (including shelters)
    - Open lawn with/without seating
    - Plazas
    - School grounds
  
  - **Park Master Plans**
    - “New park master plans developed by the County should include intentionally designed casual use spaces.” (Priority Action #5, 1.3.)

---

**Casual Use Space Design Characteristics**

Casual use spaces should be designed to include many of the following characteristics:

<table>
<thead>
<tr>
<th>Open</th>
<th>Natural</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Unobstructed or minimally obstructed (e.g., minimal fencing)</td>
<td>- Host to substantial natural features, trees, vegetation, landscaping and/or grass</td>
</tr>
<tr>
<td></td>
<td>- Usable and occupiable</td>
</tr>
<tr>
<td></td>
<td>- Available to the public, at least at specified times</td>
</tr>
<tr>
<td></td>
<td>- Visible from surrounding areas</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Flexible</th>
<th>Visible</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Designed to promote multiple types of casual use to attract diverse populations and support inclusivity in the County</td>
<td>- Intentionally designed, rather than leftover, spaces</td>
</tr>
<tr>
<td></td>
<td>- Equipped with features that encourage use (e.g., benches, picnic tables and walking paths)</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
OPEN SPACE
OPEN SPACE / APPROACH

METROPOLITAN PARK PHASES 6 / 7 / 8

SPRC Meeting #2 / 23 September 2019 / 34
OPEN SPACE / APPROACH

METROPOLITAN PARK PHASES 6 / 7 / 8 SPRC Meeting #2  /  23 September 2019

OPEN SPACE DESIGN

STUDIO39

Park Lawn & Landforms

VALUE (Reduced Quality)

BASELINE (High Quality)

PREMIUM (Upgraded Quality)
OPEN SPACE / EADS STREET LINEAR PARK
OPEN SPACE / EADS STREET LINEAR PARK
• Very Walkable - Walkscore of 84
• Approximately 7 minute walk from Pentagon City Metrorail Station
• Approximately 9 minute walk from Crystal City Metrorail Station
• Approximately 10 minute walk from VRE Station
• Served by 18 bus routes including Metroway
• Well-connected pedestrian and bicycle network with improved facilities around the site.
- Scoped with the County & VDOT
- 31 intersections studied
- Assumes Route 1-to-Grade and other approved development in vicinity
- Coordinating with County Staff on appropriate mitigations
• Includes the design and installation of three (3) traffic signals, with signalized pedestrian crossings:
  • 13th Street S & S Eads Street
  • 15th Street S & S Elm Street
  • 14th Street S & S Eads Street

• Includes phasing and geometric changes to (1) intersection
  • 15th Street S & S Eads Street.
• Parking and loading access from 13th Street S and S Elm Street
• Approximately 1,885 office parking spaces (1 per 1,109 GSF)
• Approximately 65 retail parking spaces (1 per 800 GSF)
• 3 Loading Berths proposed for Building 6 (2 Required)
• 4 Loading Berths proposed for Building 7/8 (3 Required)
• TNC (Uber/Lyft) pick-up/drop-off areas on S Eads Street and E Elm Street

• Daycare drop-off along E Elm Street

• On-street parking on S Eads Street and 15th Street S, and E Elm Street

• Far-side bus stops proposed on S Eads Street at 13th Street S and 15th Street S
**TRANSPORTATION / PEDESTRIAN ACCESS**

- Sidewalk and streetscape improvements surrounding site including:
  - Extension of 14th Street S and E Elm Streets
  - Installation of sidewalks and street trees on 13th Street S and S Elm Street
  - Widened sidewalks and installation of street trees on 15th Street S and S Eads Street

- 14th Street S and E Elm Street proposed with flush curbs.

- Building lobbies and daycare located along park frontage

- Retail entrances primarily located along S Eads Street and 15th Streets
- Southbound Eads Bikeline upgraded to a protected lane (currently buffered).
- Dedicated bike lane maintained on 15th Street
- Dedicated ground-floor entrances to long-term bicycle parking
- 500 long-term bicycle parking spaces proposed (346 required)
- 120 short-term bicycle parking spaces proposed (120 required)
- 58 showers proposed (46 required)
- 750 lockers proposed (700 required)
Eads Street Protected Bikeway

Current / Buffered bike lane with flexi posts.

Proposed / Protected Bikeway with curb.
TRANSPORTATION / 15TH AND EADS

15th and Eads / Protected Intersection

Protected Intersection / Chicago, IL