METROPOLITAN PARK
ARLINGTON COUNTY, VIRGINIA

Revised to incorporate design features recommended or conditioned by the Arlington County Planning Commission and Board as of February 10, 2004.

Revised to incorporate design features recommended or conditioned by the Arlington County Planning Commission and Board as of June 28, 2016.

Further Revised to incorporate design features proposed for approval by the Arlington County Planning Commission and Board - October 28th, 2019.

DESIGN GUIDELINES
Purpose and Intent

The Metropolitan Park Design Guidelines have been derived from design principles that were identified and discussed in a companion Project Book dated November 12, 2003. The guidelines in this book detail the pattern of development for this future residential community, and establish standards for streets, buildings, open space, and landscaping as a means of insuring quality and consistency as phased development proceeds over time.

This Design Guidelines document and its companion Project Book represent the evolution of Pentagon City planning and development and set the stage for the completion of the residential component of the Pentagon City Plan.

Sufficient detail is provided in the Design Guidelines document for the community and residents to know the quality of development which is expected, but not so rigid as to stifle design and innovation for the future.

The Design Guidelines insure a level of quality which can be easily referenced for future buildings.

This Design Guidelines document is to be adopted by reference into the County Board approval of the Planned Development Site Plan (PDSP) for Pentagon City.
PROJECT OVERVIEW:

- A comfortable urban environment well integrated with its surroundings.
- Walkable blocks set within a rational street grid.
- A central green for community enjoyment.
- Access to Metro and other mass transit.
- Well-detailed, carefully massed architecture meaningfully interacting with open spaces.
- Streets activated with ground floor retail, park uses and multiple street-level residential entrances.

Tudor City, NY

Bryant Park, NY
CREATING A GOOD URBAN PLACE:

Active Streets:
- Establish a logical matrix of pedestrian-friendly, walkable streets, which provide full access to all buildings and amenities.
- Create a consistent hierarchy of open spaces ranging from public to private, and from large to small, to accommodate a range of passive and active uses.
- Surround community parks with streets to underline their public character.
- Create a large community green that organizes the entire site.

Good Architecture:
- Incorporate special street-level details and materials to enhance the pedestrian experience.
- Sculpt buildings into a hierarchy of shapes to make a transition from the large scale to the small scale.
- Use buildings to create clearly defined outdoor spaces.

Green Spaces:
- Create a sense of community by designing outdoor spaces and sidewalks as gathering places.
- Design open spaces, both private and public, to accommodate passive and active recreational uses, from reading to frisbee playing.
- Line all streets and project edges with trees and greenery to lead pedestrians to its interior open spaces.

Pentagon City is strategically located in eastern Arlington County, close to Washington, D.C. and to Reagan National Airport. It is served by Metro, and is the location of very successful retail malls.

Planning efforts began in 1976 focused on transforming Pentagon City from an industrial suburb of Washington to a high density, mixed-use area with its own identity.

Metropolitan Park will complete Pentagon City’s residential component. ISI Services, Inc. has hired Robert A. M. Stern Architects to design Metropolitan Park as a well-balanced combination of buildings, open space, and ground floor activity applying traditional American planning principles.

This planning exercise provides a graceful template for patterns of surrounding futures development; integrating density and green open space into a hierarchical and well-organized street grid. Retail space incorporated into the design activates the streets and provides convenient services and ground-level buffering from existing commercial uses on the opposite side of local streets. Streetscapes interconnect to provide focal point views, and provide access to the central green.
The Site and its Context

The project site comprises a 16-acre warehouse facility that was built in the 1950s. A variety of uses exist in the area: largely vacant land to the north, high-rise apartments and a bank to the east across South Eads Street, high-rise and mid-rise residential buildings to the south across 15th Street, and a Costco warehouse store in the Pentagon Centre development to the west across South Fern Street. Pentagon Row and the Pentagon City Fashion Mall are located to the west, beyond Costco. Crystal City and Reagan National Airport are located farther to the east and southeast respectively. The adjacent road network operates at acceptable levels of service.

The site is located between two Metro stations. The Pentagon City Metro Station entrance is located at 12th Street and South Hayes Street, and the Crystal City Metro Station entrance is located at South Eads Street south of 13th Street.

Parks and recreation facilities in the area include an 11-acre active recreation park with ball fields to the west across 15th Street, the two-acre Grace Murray Hopper passive park in front of the River House also to the west across 15th Street, and the Pentagon Row Plaza park which hosts a skating rink during the winter months.

Current Development Patterns:

- Many wide streets and large blocks favor vehicles over pedestrians.
- Limited relationships between buildings and roads.
- Limited connection between open spaces and buildings.
- A suburban land use pattern that has recently reached urban density.
- Large, strategically located parcels of land that offer significant opportunities to carry out planned development.

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Planning Context

In 1997 the Pentagon City Planning Task Force outlined broad planning goals and objectives that led to the approval of an amended Phased Development Site Plan (PDSP) for the Pentagon City area located between South Joyce St., South Eads St., Army Navy Drive and 16th Street. A reconfiguration of residential densities with the approval of the Pentagon Row site plan in 1998 resulted in the assignment of 3,212 residential units and 882 hotel rooms to the two westernmost land bays in the Pentagon City PDSP: 2,282 residential units and 300 hotel rooms being allocated to Parcel 3 (the Metropolitan Park project site) and 930 residential units and 582 hotel rooms allocated to Parcel 1D (the largely vacant ten-acre parcel of land to the north of the project site). Buildout of the two parcels was to include the extension of 12th Street between South Fern Street and South Eads Street.

More recently, Arlington County has been exploring the possibility of locating a conference center on Parcel 1D. In response to this interest, the landowner filed a PDSP amendment on May 27, 2003 to permit a conference center use and office space on the property. In addition to the approved uses in the original PDSP, the landowner also requested flexibility in assigning these uses between Parcel 3 and Parcel 1D. Under the proposed amendment to the PDSP, the total number of residential units could be allocated to the Metropolitan Park project site.

The Pentagon Centre site (which includes Costco) located on the block north of 13th Street between South Hayes and South Fern Streets was not part of the approved Pentagon City PDSP. It could, however, be redeveloped in the future. Existing by-right zoning permits development at a 1.5 FAR.

The opportunity exists for both sides of South Fern Street to become an active, pedestrian-oriented retail corridor, where storefronts and sidewalks have a direct relationship to each other.

On February 14, 2002, the site plan for One Metropolitan Park was submitted to Arlington County for review and approval in the context of the approved PDSP allocation. The layout of this pending 4.1 site plan submission is the same as would be proposed under an amended PDSP.
The Site in Detail

The project site is co-owned by the Morris and Gwendolyn Cafritz Foundation and the H Street Building Corporation. KSI Services, managing partner of Pentagon East One, LLC, is the land lease holder of the entire sixteen-acre site that is identified as parcel 3 in the existing PDS. A variety of tenants currently hold long-term leases with the landowner for the existing warehouse space, including a car rental business, two office furniture stores, government offices and an Urgent Care medical clinic.

Project phasing for KSI’s proposed Metropolitan Park will be largely dependent upon the expiration of the existing long-term leases.

The project site is bounded on three sides by roads. Currently, 15th Street to the south is a six-lane facility that includes a right-turn, a left-turn and a through lane in both directions at South Fern and South Eads Streets. South Fern Street is a two-lane facility with turn lanes at 12th and 15th Streets, and at the southern entrance to Costco. South Eads Street is also a two-lane facility with turn lanes at 12th Street and 15th Street. At the present time, 12th Street does not exist between South Fern and South Eads Street.

An alley runs through the project site, generally in a north/south direction. Lease lines for the warehouse uses generally run east/west from the centerline of the alley to the public right-of-way on South Fern and South Eads Streets.

The site is served by utilities that are generally located within the public right-of-way at the site boundary.

Two concrete storm drain pipes that serve the Pentagon City area run along three sides of the warehouse property. A ninety-six inch pipe runs along the northern boundary of the warehouses, then runs south to a mid-point in South Eads Street where it junctions with an eighty-four inch pipe that extends northward from 15th Street.

SITE SUMMARY

The Site in Detail:

- Ownership
- Land Use
- Roads
- Infrastructure
Master Plan In Context: Scale 1"=400'

Planning Analysis, Scale 1" = 400'
- Vehicle Connectivity
- Pedestrian Connectivity

The diagram shows potential connectivity to the existing road and pedestrian systems.
PREFACE

METROPOLITAN PARK

Revised as of February 10, 2004
Revised as of ________, 2013
Revised as of June 28, 2016
October 28, 2019

DESIGN PRINCIPLES

Keys To A Good Urban Plan:

- Create a logical hierarchy of pedestrian friendly, walkable streets.
- Provide green pedestrian connections.
- Create strong visual axes for greater connectivity. Allow smaller streets to terminate their views with architecture.
- Provide controls for architecture and landscape design that will help reinforce a sense of community while allowing for variety.
- Create a clear hierarchy of massing.
- Establish appropriate and complementary use adjacencies.
- Keep service areas away from important public areas, if possible.

METROPOLITAN PARK

Tudor City Plan
Scale Comparison Scale: 1" = 400'

Stuyvesant Town Plan
Scale Comparison Scale: 1" = 400'

Tudor City, New York City
Parks provide a refuge for quiet activities.

Stuyvesant Town, New York City
Buildings edge the park across narrow streets, creating strong definition and a great central green.
Lower building heights at 15th street will compliment residential development on the opposite side of the street and provide variety at the site edges.

Three tall buildings in the project core will anchor the site and compliment existing development to the east.

Lower building heights at 15th street will compliment residential development on the opposite side of the street and provide variety at the site edges.
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 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 15th 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 shall be classified as primary, secondary, and tertiary.

- Primary streets are located around the perimeter of the development. They connect the proposed development with the surrounding Pentagon Center area. 12th Street shall be extended between South Fern and South Eads Streets. All primary streets shall be public or if there is structure below the street, it shall be private with public access easements.

- Secondary streets shall form a modified street grid pattern within the development between South Fern and South Eads Streets, and between 15th and 12th Streets. The north/south road shall be broken by the central park feature both to promote traffic calming and to maximize open space. All secondary streets shall be private with public access easements placed in them.

- Tertiary streets shall provide internal access for individual phases of the development. All tertiary streets shall be private with public access easements placed over them and where appropriate, the streetscape may incorporate unique design elements such as specialty paving, awnings, and landscaping to create settings for particular buildings.

- Street names, as shown are illustratives. Final names will be approved by Arlington county.
CIRCULATION

Vehicular, Pedestrian, Bicycle
The following improvements shall be made to enhance vehicular, pedestrian, and bicycle circulation:

• 12th, 13th, 14th and Elm Streets shall be constructed through the property to provide access for the development, and to break up the current superblock so that access through it is enhanced.
• Sidewalks shall be provided along both sides of streets, and around/through parks, with other pedestrian passageways provided as appropriate to enhance access into and through the site.
• Parking along both sides of the streets will be provided to the extent possible to accommodate short term visitors and retail customers, and to promote traffic calming as a means of enhancing the pedestrian experience. Parking on both sides of project streets may reduce the amount of park acreage.
• A bike lane shall be provided along 15th street.

ENTRANCES

Residential, Parking, Service

• Residential buildings shall have major entrances on interior secondary and tertiary streets, with dual access to primary streets as depicted on the exhibit (opposite page).
• Office buildings shall have major entrances at reasonable intervals so as to provide active ground floors while addressing security and access for office and ground floor tenants.
• Parking and service entrances shall be limited to tertiary streets and non-park-frontage secondary streets, or locations as determined through the site plan review process.
• Residential service and loading will be handled inside the building and managed so as to avoid blocking the street.
• Sufficient parking reserved for commercial users shall be provided in each phase of the development. In Phases 3 and 4, commercial parking will be consolidated to facilitate convenient access to all spaces by customers. Construction will be completed in the phase with which the parking spaces are associated.
Phased Development
Buildings, Streets and Open Space

Legend:
- Street construction to be implemented with current phase
- Street construction to be implemented with previous phase

Phase 6,7,8
Proposed buildout with new street grid pattern
### Overview

- Project phasing accommodates a maximum of 1,809 residential units, 2,100,000 square feet of office, and 145,000 square feet of retail. Total unit count and amount of office/commercial square footage shall be as approved by Arlington County in accordance with an amended PDSP. Unit count and office square footage within individual phases may fluctuate as long as the approved allocation for the project is not exceeded and massing and height guidelines are met.

- Project phasing is to occur over twelve to fifteen year period and honor existing long term leases held by current on-site tenants. Build out of the project in eight phases over this period of time provides for a realistic market absorption pace for residential units and office/commercial square footage.

- Each phase shall either include an open space amenity or it shall be proximate and accessible to an open space amenity developed with a previous phase.

- Half of the central park will be completed by the end of the third phase, including landscape and hardscape features, street furniture, and focal point/public art features.

<table>
<thead>
<tr>
<th>Phase</th>
<th>Residential Unit-Per FSP &amp; Office Sq. Ft.</th>
<th>Retail Sq. Ft.-Per FSP</th>
<th>Open Space</th>
<th>Streets</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>399 Res. Units</td>
<td>11,300</td>
<td>Park, approximately 0.31 Acre, Private courtyard amenity</td>
<td>Elm Street, Adjacent segment: streetscape improvements on West side and street improvements to face of curb to face of curb; 14th Street, adjacent segment. Right turn lane will be constructed with Phase 2, Tertiary street serving residential entrance.</td>
</tr>
<tr>
<td>2</td>
<td>300 Res. Units</td>
<td>8,119</td>
<td>Portion of &quot;Central Green&quot; park, approximately 1.33 Acre Master Plan Central Green, and Residential park associated with Phase 3 in the context of the overall landscape plan</td>
<td>South Fair Street, Alley on East side of Park providing temporary access, 13th Street, Adjacent Segment</td>
</tr>
<tr>
<td>3</td>
<td>411 Res. Units</td>
<td>16,350</td>
<td>Park, approximately 0.29 acre</td>
<td>Elm Street, Adjacent segment, 12th Street, Partial section of adjacent segment, Tertiary street serving residential entrance</td>
</tr>
<tr>
<td>4</td>
<td>699 Res. Units</td>
<td>41,167</td>
<td>Open space amenity, Linear Park on S. Eads St.</td>
<td>12th Street, partial section of adjacent segment, Tertiary street serving residential entrances</td>
</tr>
<tr>
<td>5</td>
<td>2,100,000 Sq. Ft. Office proposed</td>
<td>68,064 proposed</td>
<td>Portion of &quot;Central Green&quot; park, approximately .41 Acre Other open space amenity approximately 5,000 square feet</td>
<td>14th Street and South Elm Street Completion</td>
</tr>
<tr>
<td>6/7/8</td>
<td></td>
<td></td>
<td>TOTAL 1,809 Residential Units + 2,100,000 Sq. Ft. Office</td>
<td>145,000</td>
</tr>
</tbody>
</table>

Revised as of October 28, 2019
13th Street**
View Looking West

Planting at building base

Alternate: Hardscape up to building base
**The Phase 1 tertiary street will be officially designated 14th Road South per the adopted Transportation Plan.**

The Phase 3/Phase 4/Phase 5 tertiary street will be officially designated 12th Road South per the adopted Transportation Plan.
Open space within the core of the project shall comprise approximately 2 acres, be open to the public and be designed to accommodate a variety of passive and more active uses.

- A Central Green shall be designed as a continuously accessible ground plane made up of large and small open space components with a prominent north/south pedestrian connection that helps to organize the open space. As build-out occurs and community needs are assessed, this portion of the park may be programmed for a variety of active and passive recreation. Large and small open space areas shall therefore be sized to accommodate outdoor community gatherings, more active uses such as frisby toss and impromptu ball games with friends and family, recreation alternatives for small children, and passive uses such as sitting, strolling, and reading. A tot lot shall be incorporated into the open space plan.

- Smaller parks to the north, south and east of the central green shall be designed as integral parts of the residential components with which they are associated while at the same time providing an extension both visually and physically to the Central Green.

Landscaped courtyards located throughout the remaining areas of the site shall be designed to enhance the pedestrian experience either visually in the case of private courtyards or physically where pedestrians are expected to pass by on their way to other destination points.

Public plaza space will be incorporated into the development as appropriate, either within the Central Green or along primary street frontage.

All parks shall be designed to accommodate focal/public art features.
PUBLIC ART

- A public art concept plan shall be developed for Metropolitan Park, coordinated with the County Arts Commission, and approved by the County. At the time of approval of a final site plan for each phase, a contribution shall be made toward fulfilling the concept plan, either in the form of actual art or a monetary contribution to help provide public art in a later phase of the project. In anticipation of the development by others of a public art plan for the 10 acres located to the north of 12th Street-extended, a portion of Metropolitan Park's total public art contribution may be allocated to art endeavors on this adjacent parcel if such is determined to be appropriate during the art master planning process.

- A public art consultant shall be retained to develop the concept plan. Public art features may include sculpture, fountains, specially designed paving or building details that have been specifically designed to promote art in the public eye.

Consideration shall be given to location of public art in relation to urban plazas, parks and pedestrian connections that are within the development or along its periphery.

Examples Of Public Art
Height and Massing

The project site shall be organized around 3, 22-story buildings which will serve as anchors and reference points to the various phases in the development. Buildings shall generally taper with height variation and setbacks as they approach streets, to provide variety at the street level, to compliment established development on opposite sides of public streets and to enhance open spaces within the project. The principle for tapering up from existing low rise residential will be adhered to, and used where appropriate to enhance open space areas. The height of individual buildings shall be determined on a phase by phase basis once overall project density has been established by the County under an amended PDSP allocation. Height maximums shall be as indicated on the Framework Plan.

Individual buildings shall follow massing and stylistic strategies of traditional classical buildings, such as the division into base, shaft, and crown. Building material and color may vary from building to building so as to provide variety.

- The building base shall relate to the adjacent street and sidewalk and be scaled to enhance the pedestrian experience. The base may be characterized by light-colored masonry materials with a darker water-table and an articulated façade for first floor residential uses, and the addition of windowed facades for ground floor retail uses. Cornices may be used to differentiate the building base from the shaft. First floor height shall be a minimum of 18 feet.
- The shaft may be designed as a darker field with lighter accents so as to 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.
Architectural Elements

First floor facades shall be articulated to enliven the street and enhance the pedestrian experience.

- Street level residential shall feature individual entrances, views of courtyard open space and/or building articulation, to animate the façade and add interest to the streetscape.

- Street level commercial shall feature large windowed retail space with awnings and/or signage that varies with the commercial use.

Where balconies are provided, they shall be designed as an integral component of the façade.

Mechanical systems shall either be internalized within the building or be carefully designed to blend into the building façade.

Materials

- Masonry (light and dark brick) 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.

- Windows shall be aluminum or steel in the following configurations: casement, double hung, single hung, or slider. Color will be metallic or painted to accent the architecture.

- Balconies shall have articulated rails or low walls used in conjunction with a metal railing system.

- Loading doors shall be a solid metal horizontal slat door, painted to blend with the color of the building. Garage doors shall be solid metal or horizontal bar style designed to blend with the building façade.
Ground Floor Retail Characteristics

Approximately 145,000 square feet of retail space shall be located along Metropolitan Park’s South Fern Street, South Eads 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 for the ground floor 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 compliment 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.
**Signage**

Individual signs for residential buildings will be approved with each 4.1 site plan application. A temporary way-finding package shall be developed and shall remain in place until all secondary streets have been completed. Signage for the commercial portion of the development shall comply with the following guidelines or as regulated by the Arlington County Zoning Ordinance.

- Wall signs will be permitted within an area between the second story floor line and the first floor ceiling, within a horizontal band not to exceed three feet in height. In no case shall this band be higher than 20 feet or lower than 12 feet above the adjacent sidewalk.

- Letters shall not exceed 24 inches in height or width and 8 inches in relief.

- Company logos or names may be placed within the horizontal band noted above, or placed or painted within ground floor windows. Company logos or names shall not be larger than 9 square feet.

- Street addresses shall be placed at street entry doors using 6 inch tall non-cursive type lettering that no less than 6" tall, unless otherwise determined by County requirements.

- Shop signs (not more than 18 inches vertical by 3 feet horizontal with a minimum of 9 foot clear height above the sidewalk) may be wall mounted or hung from an overhang or awning.

- If lettering is applied to an awning, it shall be limited to the vertically hanging fabric on the curb side of the awning.

- Awning shall not have internal illumination.

- Prohibited signs shall include billboards, marquees, any kind of animation, roof and painted window signs (other than company logos), flat plexiglas box signs, and signs painted on the exterior walls of buildings. No flashing, traveling, animated, or intermittent lighting shall be on the exterior of any building whether such lighting is of temporary or long-term duration. Temporary “sandwich board” type signage shall be permitted as long as a minimum clear sidewalk width of 8 feet exists.
CONDITION 1 -- TREES IN RAISED TREE PITS WITH 10' CLEAR WALKWAY BETWEEN BACK OF PIT AND BACK OF WALK

CONDITION 2 -- TREES IN GRATES WITH 10' CLEAR WALKWAY BETWEEN BACK OF PIT AND BACK OF WALK
Streetscape Feature

Streetscapes shall be designed to provide a safe means of pedestrian circulation, easy access to buildings and amenities within the development and linkages to the greater Pentagon City community. Streetscape conditions may vary, adding to the pedestrian experience. However, consistency in sidewalks width, street tree species, tree pit details, and paving pattern details shall be maintained along individual streets.

- Street trees and ground plane planting shall be provided between sidewalks and street curbs to soften the interface between pedestrians and vehicles.
- Buildings shall meet the sidewalk along retail facades.
- Planting areas may be provided at the base of residential buildings where individual unit entrances, stoops, etc. exist, so as to soften and enrich the streetscape and enhance the residential character of the street.
- Street furniture such as benches and trash receptacles shall be provided along streets and within parks. Street furniture design may vary within parks. Street furniture design may vary within development. Benches, lighting (per Arlington County standards) and trash receptacles provided along the retail edges of South Fern and 12th Streets may differ, for instance, from those provided along the perimeter streets of 15th and South Eads Streets. Yet another street furniture package may be appropriate for park settings and building entrances situated along secondary and tertiary streets within Metropolitan Park. Consistency shall be maintained, however, along individual streets and within individual park components.
8" PAVER BAND CONT. AT B.O.C.

5'-1" WIDE PEDESTRIAN PASS-THROUGHS BETWEEN TREES, TYP.

STREET TREES SPADED PER ARLINGTON COUNTY STDS.

1/2 4'x4' SCORED CONCRETE PAVING OR PAVER FIELD

PAVER BANDS AT B.O.C. AND BACK OF PLANTING STRIPS

CONTINUOUS 5' WIDE PLANTING STRIP, OR 5'x12' PLANTER PIT, OR 5'x8' TREE GRATES.

CONDITIONS AT B.O.C. VARY

6'-10"

CONDITION 4--6' CLEAR WALKWAY BETWEEN BACK OF PLANTING AREA AND BACK OF WALK

10' CLR WALK AREA

10'-0"

4'-12' -15'

POSSIBLE OUTDOOR RETAIL AREA DEFINED IN PART BY SPECIAL PAVING

STREET TREES SPADED PER ARLINGTON COUNTY STDS.

PAVER BANDS AT F.O.B. AND ALIGNED WITH TREE PITS

STREET FURNITURE

FACE OF BUILDING

5' X 12' TREE PIT W/ 6' CURB SURROUND

1/2 4'x4' SCORED CONCRETE PAVING

CONDITION 5--TREES IN RAISED TREE PITS WITH LARGE PAVING AREA AT 12TH STREET RETAIL FRONTAGE

Revised as of October 28, 2019
CONDITION 6 -- TREES IN RAISED TREE PITS WITH LARGE AREA AT BACK OF WALK -- ALONG EADS STREET RESIDENTIAL AND COMMERCIAL FRONTAGE
Pedestrian Arcades will have a minimum height of 14 feet and will be lighted in accordance with Arlington County standards with wall sconces, down lighting, ceiling fixtures or some combination thereof. Arcade walls will be treated with the same building materials that are specified for other public portions of the building face.
PROPOSED INTERNAL CROSSWALK LOCATIONS
SECTION: TYPICAL STREET TREE PLANTING

* Depth of tree soil volume per current county standards.

SECTION: TYPICAL TREE PLANTING OVER STRUCTURE
Plant Materials Quality and Size

All plant material and methods of installation shall be in accordance with Arlington County standards and as set forth in this design manual. Plants shall be nursery-grown and specified in accordance with the latest edition of the American Standard for Nursery Stock (American Association of Nurserymen), ANSI Z60.1. Plants shall be true to species and variety, unless specifically noted otherwise, and shall be sound, healthy, vigorous, well branched and densely foliated when in leaf. Unless otherwise specified, street trees shall be a minimum of 4 to 4-1/2" caliper and spaced approximately 30’ on center.

Plant Materials and Soil Over Structure

Planting over structure shall be in accordance with Arlington County standards and as set forth in this design manual. Soil depth for trees shall be a minimum of four (4) feet, with one (1) foot of drain rock below and drainage as required. Required soil depth may be accomplished through mounding (where possible and/or practical), depressing/folding the structural slab, constructing retaining walls not to exceed 30” in height, or a combination of these methods. Soil mix shall be in accordance with Arlington County standards and as set forth in this design manual. Root enhancement practices (such as amended soil panels, root paths and/or structural soil) shall be specified by County staff for street tree plantings.
**Streetscape Plantings:**

*Deciduous Street Trees (canopy/shade trees)*
Acer rubrum 'Red Sunset' (Red Sunset Maple)
Gleditsia triacanthos var. inermis ‘Skyline’ (Skyline Honeylocust)
Platanus acerifolia ‘Bloodgood’ (Bloodgood Londonplane Tree)
Quercus cocinea (Scarlet Oak)
Quercus imbricaria (Shingle Oak)
Quercus lyrata ‘Highbeam’ (Highbeam Overcup Oak)
Quercus phellos ‘Hightower’ (Hightower Willow Oak)
Quercus rubra (Red Oak)
Tilia cordata (Littleleaf Linden)
Tilia tomentosa (Silver Linden)
Ulmus parvifolia ‘Bosque’ (Bosque Lacebark Elm)
Ulmus parvifolia ‘Allee’ (Alee Lacebark Elm)
Zelkova serrata ‘Green Vase’ (Japanese Zelkova)

*Tree pit groundcover plantings*
Arctostaphylos uva-ursi (Bearberry)
Gaultheria procumbens (Wintergreen)
Hypericum calycinum (Aaron’sbeard St. Johnswort)
Juniperus horizontalis cultivars (creeping junipers)
Liriope muscari (Lilyturf)

**Primary and Secondary Park Areas:**

*Deciduous Ornamental/Understory Trees*
Amelanchier canadensis (Serviceberry)
Lagerstroemia indica (Crape Myrtle)
Prunus x. yedoensis (Yoshino Cherry)

*Shrubs Azalea cultivars and hybrids*
Cotoneaster dammeri (Bearberry cotoneaster)
Ilex crenata (Japanese Holly)
Ilex glabra (Inkberry)
Ilex x meserveae ‘Blue Princess’ (Meserve hybrid Holly)
Juniperus chinensis ‘Sargentii’ (Sargent Juniper)
Prunus Laurocerasus (Cherry Laurel)
Taxus baccata ‘Repandens’ (Repandens Yew)
Taxus x media ‘Densiformis’ (Dense Yew)

**Pedestrian Alley in Central Green:**

*Canopy Trees*
See street tree list, plus:
Acer rubrum ‘Armstrong’ (Columnnar Red Maple)
Magnolia grandiflora ‘Greenback’ (Columnnar Southern Magnolia)

*Evergreen Trees*
Metasequoia glyptostroboides (Dawn Redwood)
Street Furniture Illustrative: Benches and Tables
Street Furniture Illustrative: Lighting and Trash Receptacles