

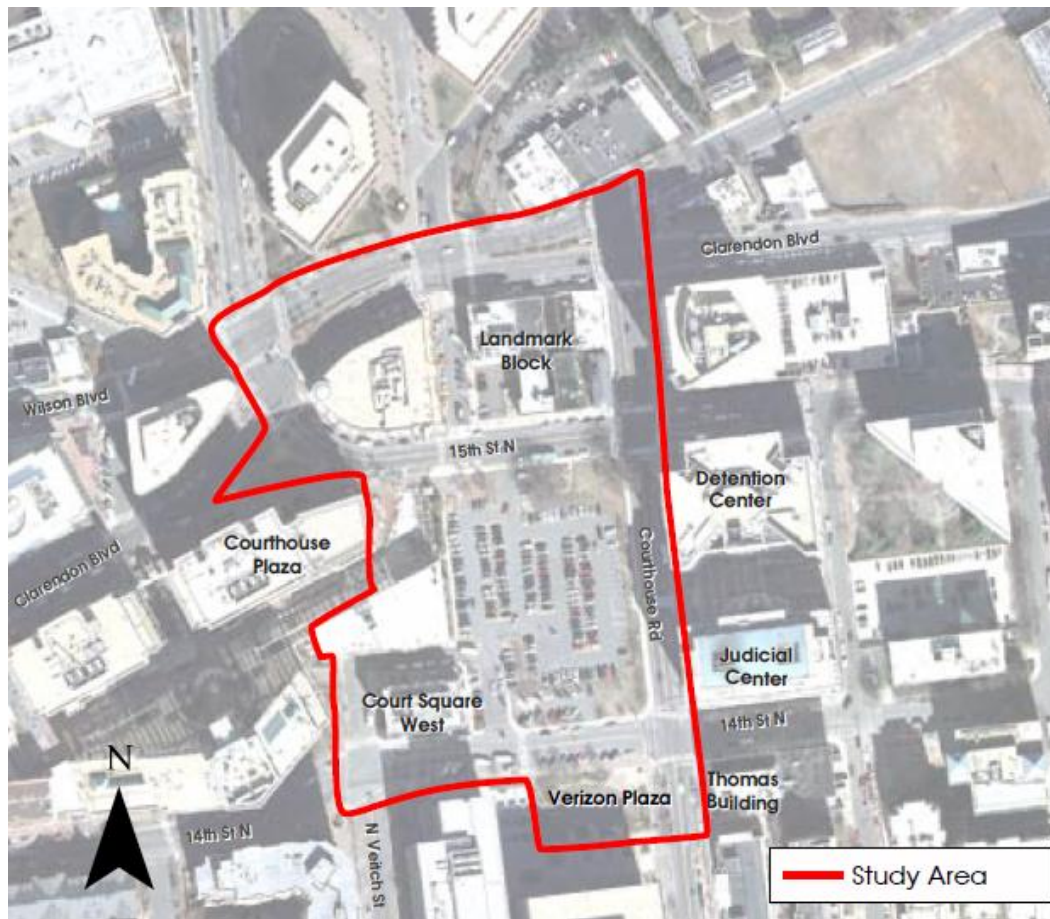
# Courthouse Square Community Workshop 3

WELCOME

# Courthouse Square

## DRAFT Design Concepts

July 23, 2014  
Community Workshop 3



# Courthouse Square Agenda

July 23, 2014  
Community Workshop 3

## AGENDA

7:00 – 7:10 – Introduction

7:10 – 7:45 – Courthouse Square Concept Presentation

7:45 – 8:30 – Breakout – Floating and Voting (big idea preferences)

8:30 – 9:00 – Design Concept Forum

9:00           Adjournment

# Courthouse Square Charge

July 23, 2014  
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1. Circulation
2. Open Space
3. Buildings
4. Cultural Resources
5. Sustainability

# Courthouse Square Schedule

July 23, 2014  
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## September

- 3 - Working Group 11 (tentative)
- 4 - Transportation Commission
- 9 - Transit Advisory Committee
- 9 - Economic Development Commission
- 10 - Pedestrian Advisory Committee
- 11- Housing Commission
- 17 - HALRB
- 17 - Working Group 12
- 22 - E2C2
- 23 - Parks and Recreation Commission
- 24 - Arts Commission
- 25 - Urban Forestry Commission

## October

- 6 - Bicycle Advisory Committee
- 15 - Working Group 13
- TBD – LRPC

## November

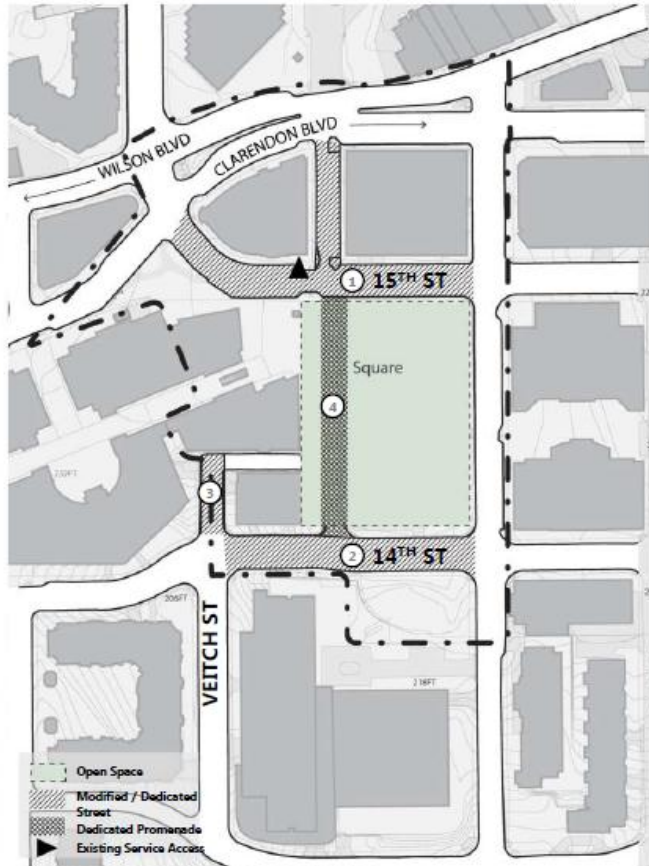
- 3 or 5 – Planning Commission

## December

- TBD – County Board

# Courthouse Square Analysis - Circulation

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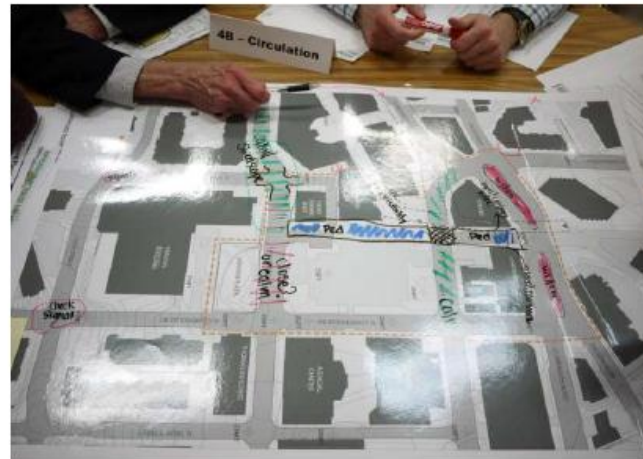


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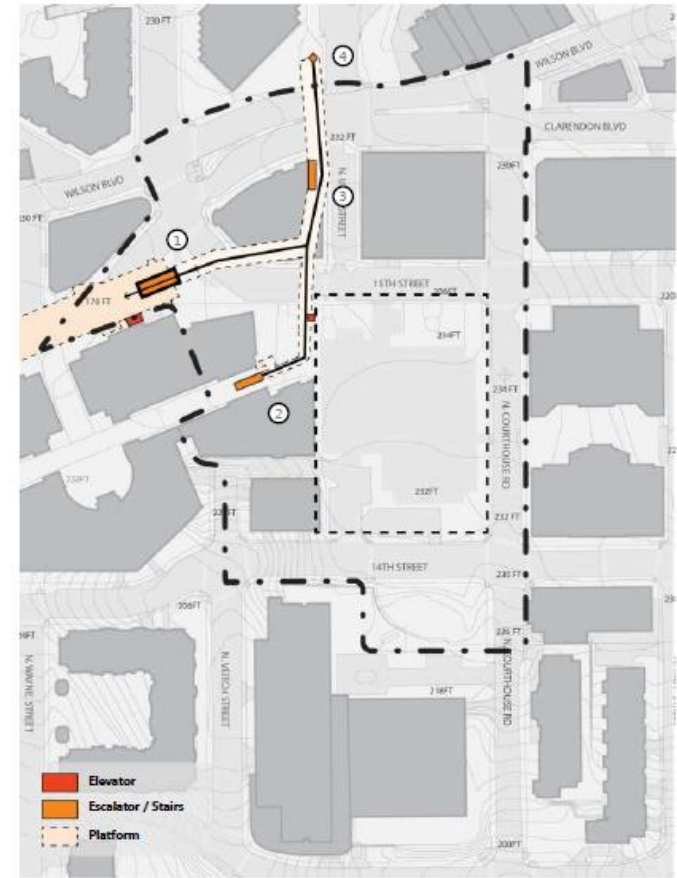
## CIRCULATION-PEDESTRIAN & VEHICULAR :

DP- CONNECT PEDESTRIAN CIRCULATION OF COURTHOUSE SQUARE TO IMPROVE PUBLIC TRANSIT ACCESS.

1. 15<sup>TH</sup> STREET BLOCKS SQUARE CONNECTION TO WILSON/CLARENDON BLVD
2. VERIZON DISCONNECTED FROM SQUARE BY 14<sup>TH</sup> STREET
3. N. VEITCH STREET OPPORTUNITY
4. N. UHLE EXTENDED AS PROMENADE
  - Rethink existing Strayer service access & street/sidewalk configuration



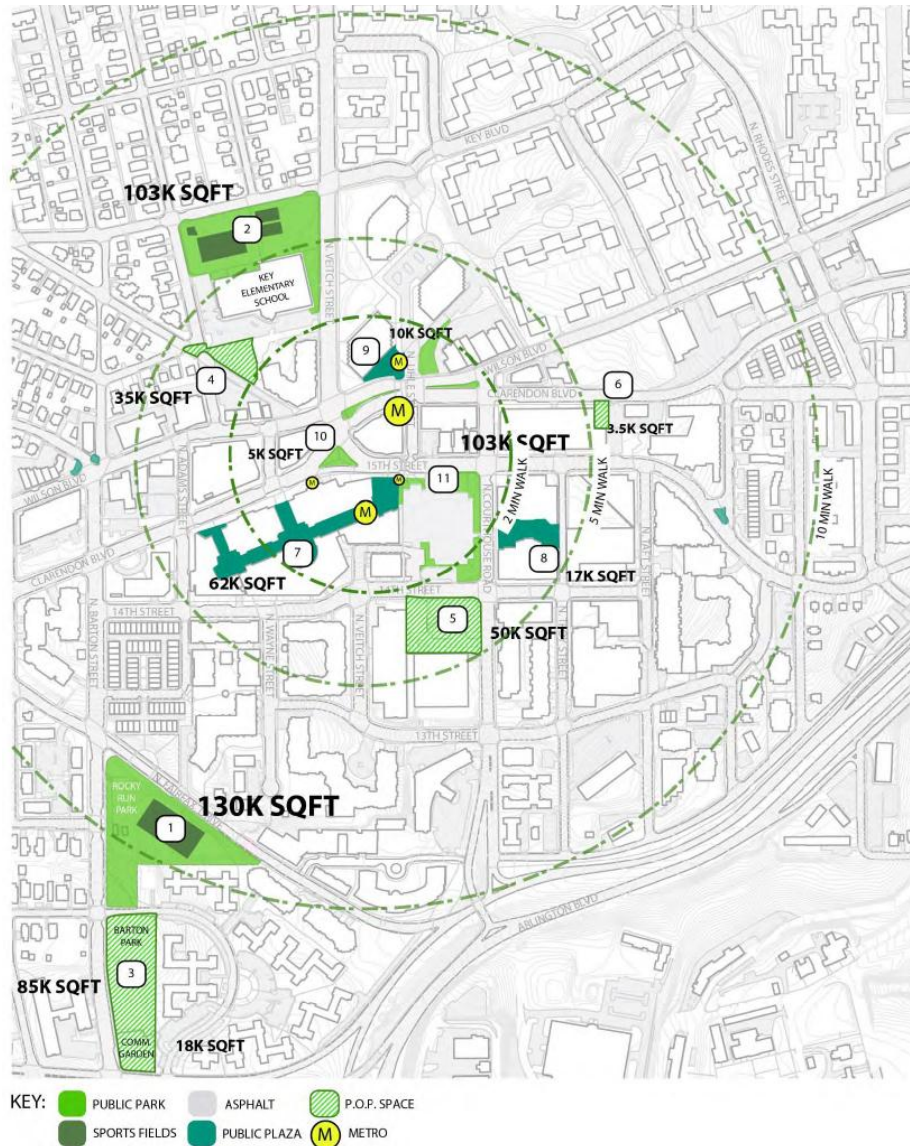
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# Courthouse Square Analysis – Open Space

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## OPEN SPACE, AND NATURAL RESOURCES: MISCELLANEOUS PUBLIC SPACE

- 11. COURTHOUSE PARKING LOT**  
ACTIVE WITH MARKETS ON WEEKENDS  
2 SHADE TREES WITH SEATING AND 3 HISTORIC MARKERS



- 9. COLONIAL OFFICES METRO PLAZA**  
METRO ENTRY AND CAPITAL BIKE SHARE DOCK  
PARTIALLY PAVED WITH MINOR FOLIAGE



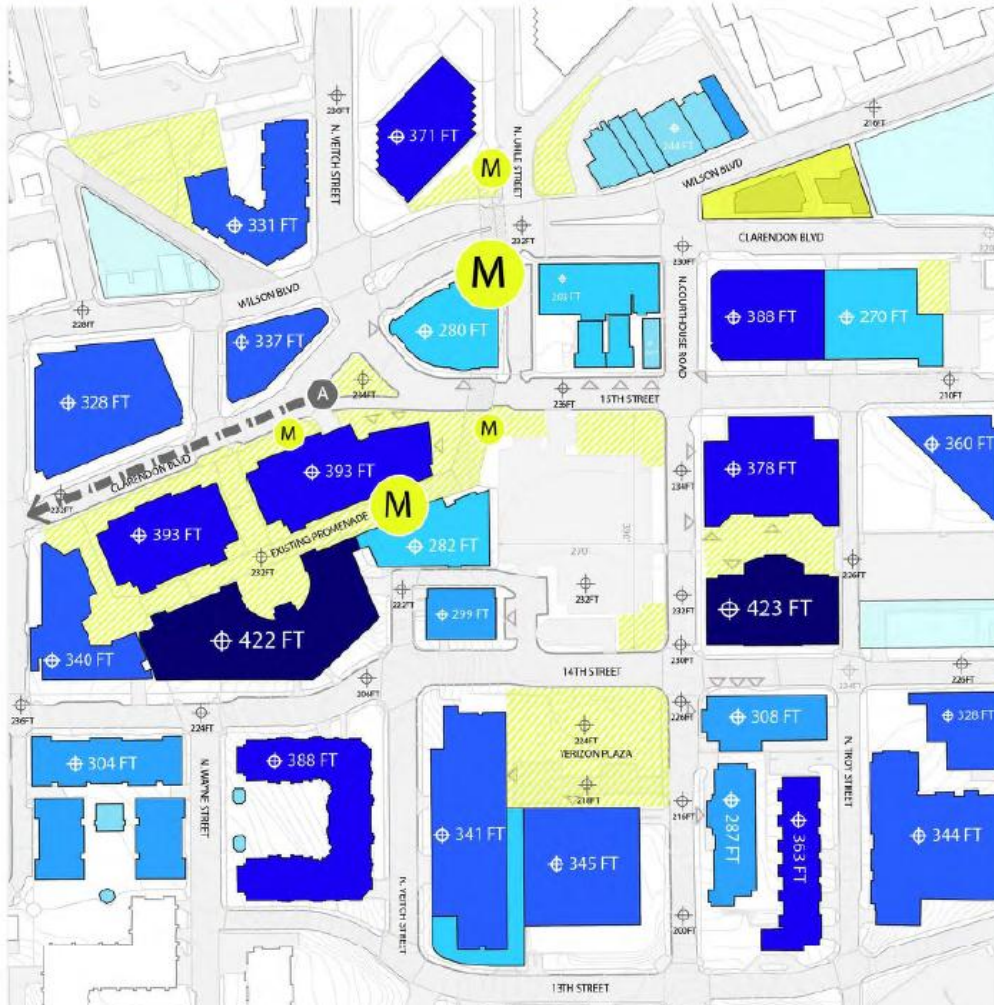
- 10. THE "PORK CHOP" MEDIAN**  
EMPTY W/ MINOR  
FOLIAGE SLATED FOR  
ADJUSTMENT



# Courthouse Square Analysis - Buildings

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- KEY:
- 14+ STORIES
  - 5+ STORIES
  - APPROVED BUILDING
  - SUB-GRADE PATHS
  - ▲ ENTRANCE
  - 10+ STORIES
  - 2+ STORIES
  - IN REVIEW BUILDING
  - STEEP TOPOGRAPHY CHANGE
  - 7+ STORIES
  - 1 STORY
  - PUBLIC SPACE
  - M METRO



**BUILDING LOCATION AND DESIGN**

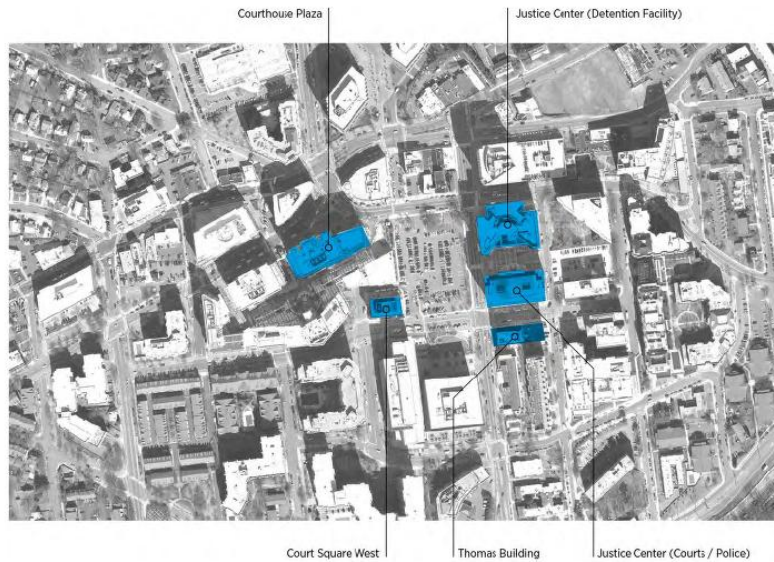
**ARCHITECTURAL STYLE**





# Courthouse Square Analysis - Sustainability

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## DISTRICT ENERGY NETWORKS/ STORMWATER MANAGEMENT

### DISTRICT ENERGY NETWORKS: PROGRESS SUMMARY

#### 1. ENERGY EFFICIENCY MEASURE

- ECONOMIC CALCULATORS HAVE BEEN DEVELOPED FOR USE IN APPRAISING MEASURES THAT ARE DEPENDENT ON ENERGY, COST, AND CARBON REDUCTION STRATEGIES

#### 2. DEVELOPMENT OF DYNAMIC THERMAL MODELS HAS BEEN INITIATED

- SPECIFIC BUILDING INFO AND DATA CAPTURED DURING VISIT WILL INFORM THE PRIMARY BUILDING GEOMETRY AS WELL AS SECONDARY BUILDING GEOMETRY (OUTSIDE PROJECT BOUNDARY) SECONDARY BUILDING GEOMETRY WILL BE USED TO ASSESS THE DISTRICT BOUNDARY INFLUENCE

#### 3. UTILITY CONSUMPTION DATA HAS BEEN PROCESSED

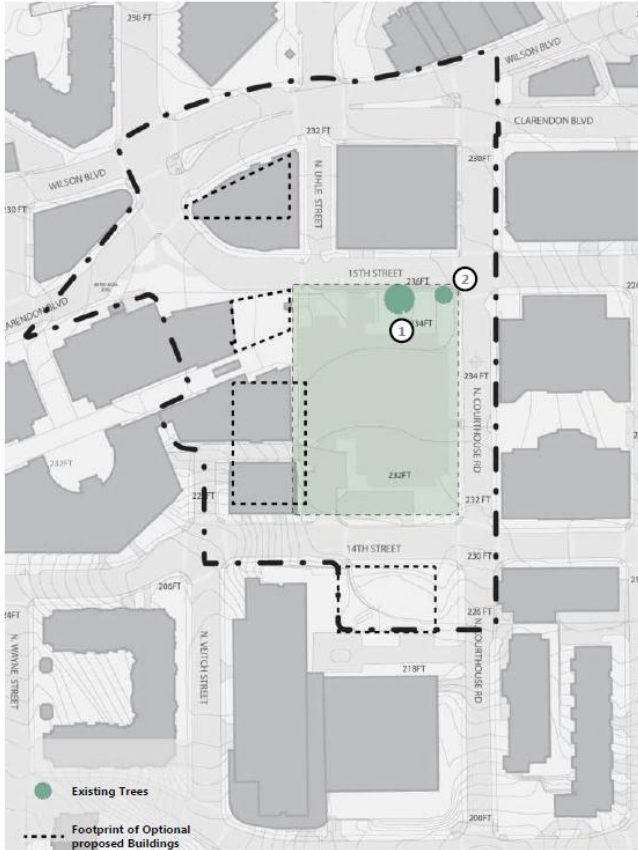
- MEASURED ENERGY USAGE OF THE BUILDINGS AND IT'S SYSTEMS ARE USED TO ADJUST THE INPUT PARAMETERS OF THE DYNAMIC SIMULATION MODEL

The screenshot shows a spreadsheet with columns for 'Year' (Year 1 to Year 15) and rows for various energy and financial metrics. The data is summarized in the following table:

Metric	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Annual Energy Cost Savings - Electricity	\$ 30,800	\$ 20,800	\$ 20,250	\$ 21,550	\$ 22,250	\$ 23,300	\$ 23,900	\$ 24,300	\$ 25,200	\$ 26,000	\$ 26,800	\$ 27,600	\$ 28,250	\$ 28,750	\$ 29,250
Annual Energy Cost Savings - Natural Gas	\$ 10,000														
Annual Energy Cost Savings - Other Fuel	\$ 1,000														
Annual O&M Cost	\$ 5,000	\$ 5,100	\$ 5,200	\$ 5,300	\$ 5,400	\$ 5,500	\$ 5,600	\$ 5,700	\$ 5,800	\$ 5,900	\$ 6,000	\$ 6,100	\$ 6,200	\$ 6,300	\$ 6,400
Replacement Cost	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Salvage Value	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Net Present Value	\$ 21,875	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Depreciation	\$ 3,750	\$ 7,250	\$ 5,875	\$ 6,175	\$ 6,750	\$ 7,250	\$ 7,750	\$ 8,250	\$ 8,750	\$ 9,250	\$ 9,750	\$ 10,250	\$ 10,750	\$ 11,250	\$ 11,750
Net Cash Flow	\$ (75,000)	\$ 23,550	\$ 22,075	\$ 21,375	\$ 20,850	\$ 20,400	\$ 19,900	\$ 19,400	\$ 18,900	\$ 18,400	\$ 17,900	\$ 17,400	\$ 16,900	\$ 16,400	\$ 15,900

# Courthouse Square Analysis – Cultural Resources

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**OPEN SPACE PROGRAM:**  
**DP-CELEBRATE COURTHOUSE SQUARE'S RICH HISTORY BY INTEGRATING RELEVANT EXISTING HISTORIC AND HISTORICAL ELEMENTS INTO NEW DESIGN CONCEPTS.**

## RESPECT LANDMARK TREES

**THE MOTHER & SOLDIER TREES ARE THE OLDEST RESIDENTS IN THE NEIGHBORHOOD.** CR

1. Soldier Tree
2. Mother Tree

Soldier Tree



Mother Tree



63

### Essential Historic Properties in Courthouse



Courthouse Manor



Colonial Village



Investment Building

### Historic Properties within the Study Area



Wakefield Manor



Lee Gardens North (Woodbury Park)



First Federal Savings and Loan Building

### Additional Cultural Resources Located within the Study Area



A Historic Marker within the Project Boundary



The Memorial Tree (aka the 'Soldier Tree')



The Mother Tree (listed as a notable tree in Figure 8)

### Historic Marker Text:

"During the Civil War, the Union built a series of forts to defend Washington, D.C. By 1865 there were 33 earthen fortifications in the Arlington Line. Fort Woodbury (1861) was part of this defensive strategy. Built east of this marker, this lunette was named for Major D. P. Woodbury, the engineer who designed and oversaw the building of the entire Arlington Line."



A marker for the Memorial Tree



A marker for the Mother Tree



# Courthouse Square

## Design Principles

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Community Workshop 3

1. Establish an identity for the square  
Courthouse Square is for >>>>>
2. Create an attractive accessible inclusive public space that accommodates and encourages civic discourse, and County identity.
3. Connect pedestrian circulation of Courthouse Square to improve public transit access.
4. Encourage optimal use of streets to achieve, an active public realm with safe pedestrian passage.
5. Incorporate sustainability best practices throughout all aspects of the development, with particular attention paid to energy and stormwater management in line with Arlington County's policies Identify opportunities for efficiencies from district level energy production.
6. Accommodate public and County parking needs through means that add value to the Courthouse Square area.
7. Preserve significant views both into and out of Courthouse Square.
8. Use existing topography to celebrate the plateau, ease pedestrian movements, and create a cohesive experience of the three-dimensional opportunities of the site.
9. Maximize the opportunity to create active frontage on Courthouse Square and the surrounding area.
10. Build on the existing activities of Courthouse Square to foster an 18 hour a day use throughout the week.
11. Create opportunities and infrastructure for public entertainment, public discourse, performance, and community gathering.
12. Celebrate Courthouse Square's rich history by integrating relevant existing historic and historical elements into new design concepts.
13. Integrate strategies for education, sustainability, social and physical health, and public art, throughout the area.
14. Foster new development that will be distinct to Arlington, and integrate accessible programs, perform sustainably, and embrace the civic nature and cultural significance of Courthouse Square.
15. Augment the existing tree canopy with additional plantings in new open space and streetscapes.

# Envision Courthouse Square Civic Engagement

July 23, 2014  
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Envision Courthouse Square - Civic Engagement  
Comment Summary (Updated 6/11/14)



COMMENT	MEETINGS	COMMENT FREQUENCY																			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Water feature, possibly ice rink, and kid play, possibly ecological type of fountain	OE2, ID																				
Promenade generally north-south (with extension)	OE1, OE2, WG3																				
Buildings to have Architectural/Artistic quality	WG1, OE2, OE1																				
Keep the historic trees	OE1, OE2, ID																				
Power/neutral lights for events	OE2, ID																				
Leaves space flexible to accommodate different types of events/gatherings, concerts	WG1, WG2, WG4, OE1, OE2, ID, OS																				
4 seasons of use	OE2, ID																				
Green infrastructure to capture stormwater	OE2, OE1, ID																				
Seating and cafes and kiosks	OE1, OE2																				
Form of grocery store/ market shed	WG2, WG3, WG5, OE1, OE2, ID, OS																				
No more memorials	OE2																				
Combination of sun and shade	OE1, OE2																				
Labyrinth like pattern	OE2																				
Activation of square through development very important	WG2, OE1, OE2, ID																				
Outdoor movies, night activities	OE1, OE2, WG4, OS																				
Rotating art installations	WG2, OE1, OE2																				
Lots of cobblestone	OE2																				
More Trees	WG2, WG3, OE1, OE2, ID																				
1842/84 use	OE1, WG2																				
Maximize Open Space	OE1, OE2																				
Marian sense of flow through open space	OE1																				
Create a 'cozy' open space (that enclosed) welcoming	OE1, OE2, WG2, WG3																				
Create sense of place	OE1, WG2, OS																				
Public Beach	OE1																				
Well managed spaces	OE1																				
Community town square, civic space, gathering space, all ages, third space, nexus	WG1, WG2, WG4, OE1, ID, OS																				
Tot lot, for children/parents	OE1																				
Connect the Plaza	OE1, OE2, WG3																				
Discourage People from sleeping in open space	OE1																				
Accessible for Food Trucks	OE2, OE1, OS																				
Connect to Rocky Run	OE1																				
More Green/Open/Open lawn Sculpture garden	OE1, OE2, ID																				
Interactive Museum	OE1																				
Outside Amphitheatre	OE2																				
Flexible government workspaces/modern court/ seat/ community business	OE1, WG1, WG2, WG4, ID, OS																				
Monumental Gateway	WG1, OE1																				
Reading Place/ Place to Sit/ Relax	WG2, ID, OS																				
Better connections from metro to square/ accessible/ walkable/urban/grass	WG1, WG2, WG3, OE1, OE2																				
Connect Judicial Center to Square	WG3																				
Portshop could be arrival focal point	WG3, OE3																				
Sober Square edges	OE1, WG3																				
Mixed Surface (hard/medium, soft)	WG4, OE2, ID																				
Street Noise Mitigation	ID																				
Transit Center for bus, metro, bicycle	WG2, ID																				
Keep connection to Judicial Center from new square	WG5																				
Open Space to be shaped by the judicial center	WG5																				
Open Space at the Landmark Block	WG5, OE2																				
Social Space	OS																				
No large gatherings/respect neighborhood peacefulness	OS																				



## Community Workshop

Help Arlington envision this area as great public space and civic center at the heart of the community.



Wednesday, March 26  
7:00 pm - 9:00 pm  
Key Elementary School Cafeteria

2300 Key Blvd, Arlington, VA 22201

Accessible from the Courthouse Metro Station



### Envision Change Now

Envision Courthouse Square is a community planning effort to re-imagine the County's civic center and create a great public destination.

- This is our future shared space. We want to get it right. And we need your help. We need to work together to create a vision that addresses the needs of Arlingtonians.
- A conceptual plan for open space, building location and design, circulation and cultural resources.
- A vibrant public space that celebrates our shared culture and diversity.
- An environment that recognizes the balance of life, work and play.
- A space that builds on our smart growth values as a community.

Be the voice that helps shape the heart of our community and the future of Arlington's future government presence.

### Contact

Can't attend? Have questions? Submit comments and questions on the project website.

Subscribe to receive updates into about the planning process.

Website: <http://ideas.arlingtonva.us/courthouse>  
Email: [envisioncourhousesquare@arlingtonva.us](mailto:envisioncourhousesquare@arlingtonva.us)

Arlington County Government provides consultation to private individuals who desire an advisory to the Department with respect to the City's vision and design of the Courthouse Square.





# Envision Courthouse Square

## Purpose of the Workshop

July 23, 2014

Community Workshop 3

# Envision Courthouse Square

## CONCEPT B

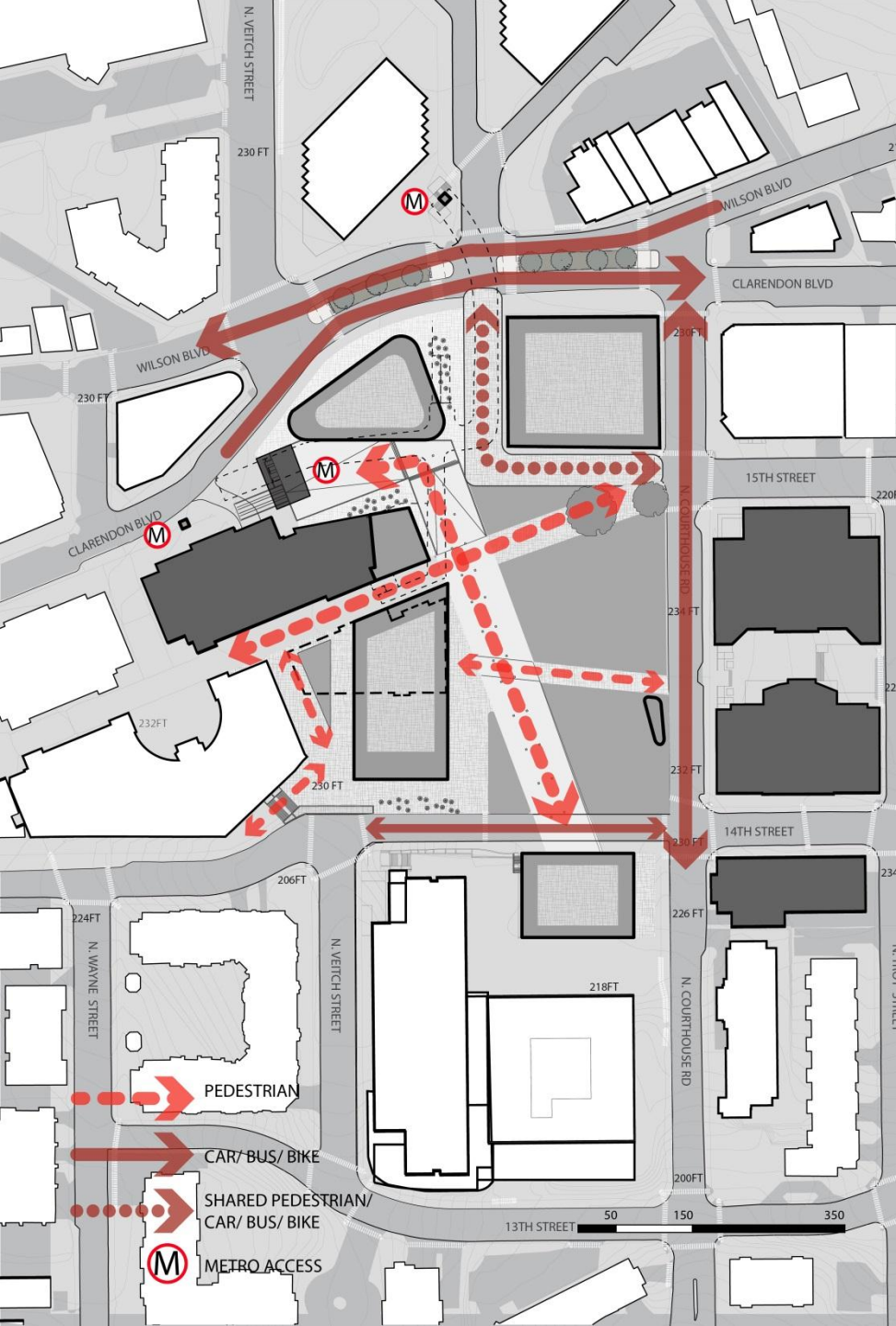
# Courthouse Square

## DRAFT Design Concepts

July 23, 2014  
Community Workshop 3

### Concept B





## Concept B

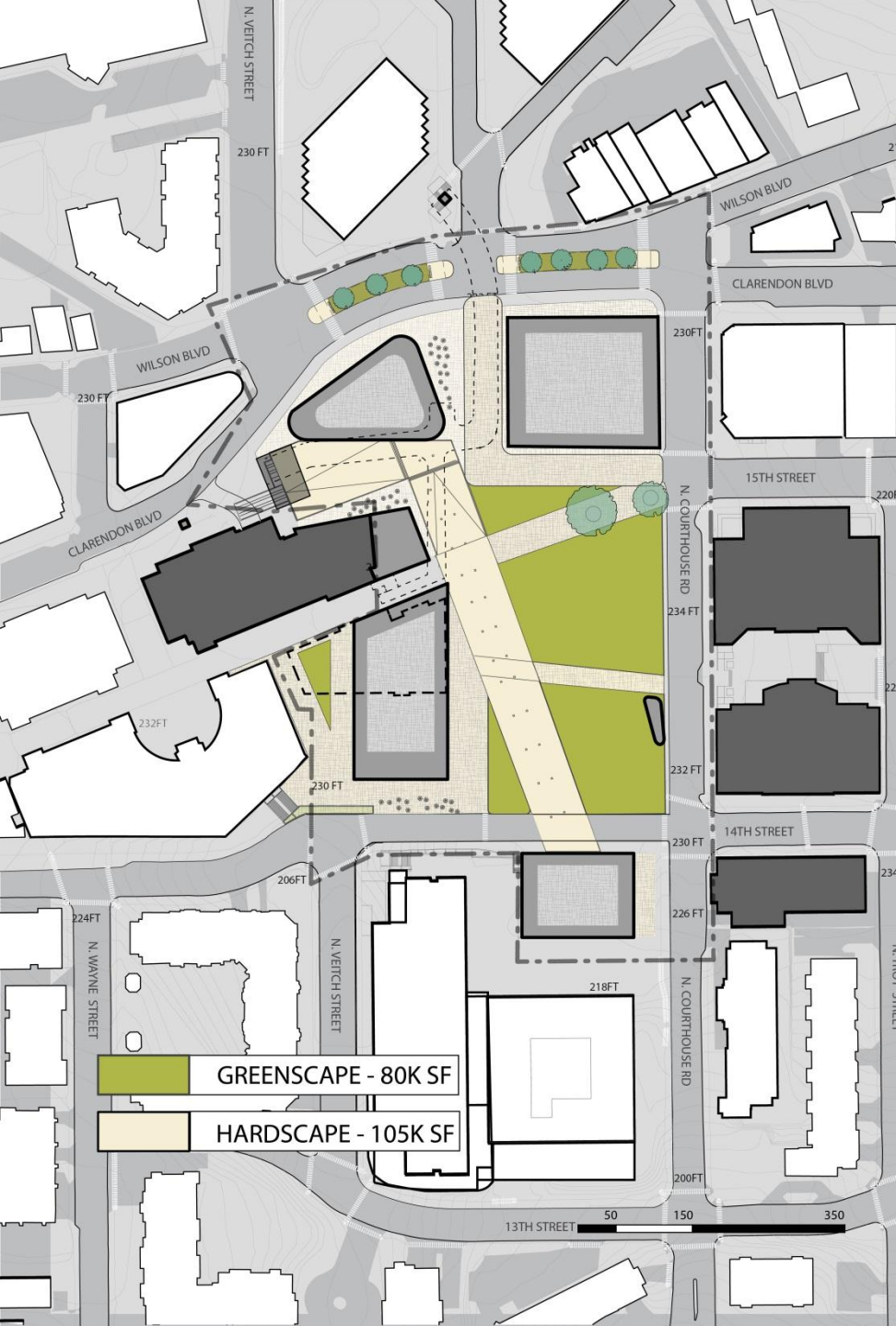
### Circulation

- 15<sup>th</sup> Street
  - Option for arrival plaza on 'pork chop' and 15<sup>th</sup> St.
  - Option for closure from Clarendon to Uhle St.
- Uhle Street
  - Nature of street between Clarendon and 15<sup>th</sup> St.
  - Pedestrian promenade, vehicular, or shared\
  - Pedestrian promenade between Strayer building and Verizon plaza
- 14<sup>th</sup> Street/Veitch Street
  - Pedestrian entry into Courthouse Plaza
- Wilson/Clarendon Boulevards
  - Narrow boulevards, consider median and sidewalk widths









## Concept B

### Open Space

- Arrival/Entry plaza on a combined ‘pork chop’ and 15<sup>th</sup> St. space
- Diagonal pedestrian promenade connects entry plaza to cultural building
- Nature of primary open space – Lawn/trees, hardscape/softscape, formal/passive?
- Pedestrian entrance/pocket park into Courthouse Plaza off of Veitch St.

Concept B

# Total Open Space

4.2 acres







*Open Air Market Tent*



*Madison Square Park, New York, NY*

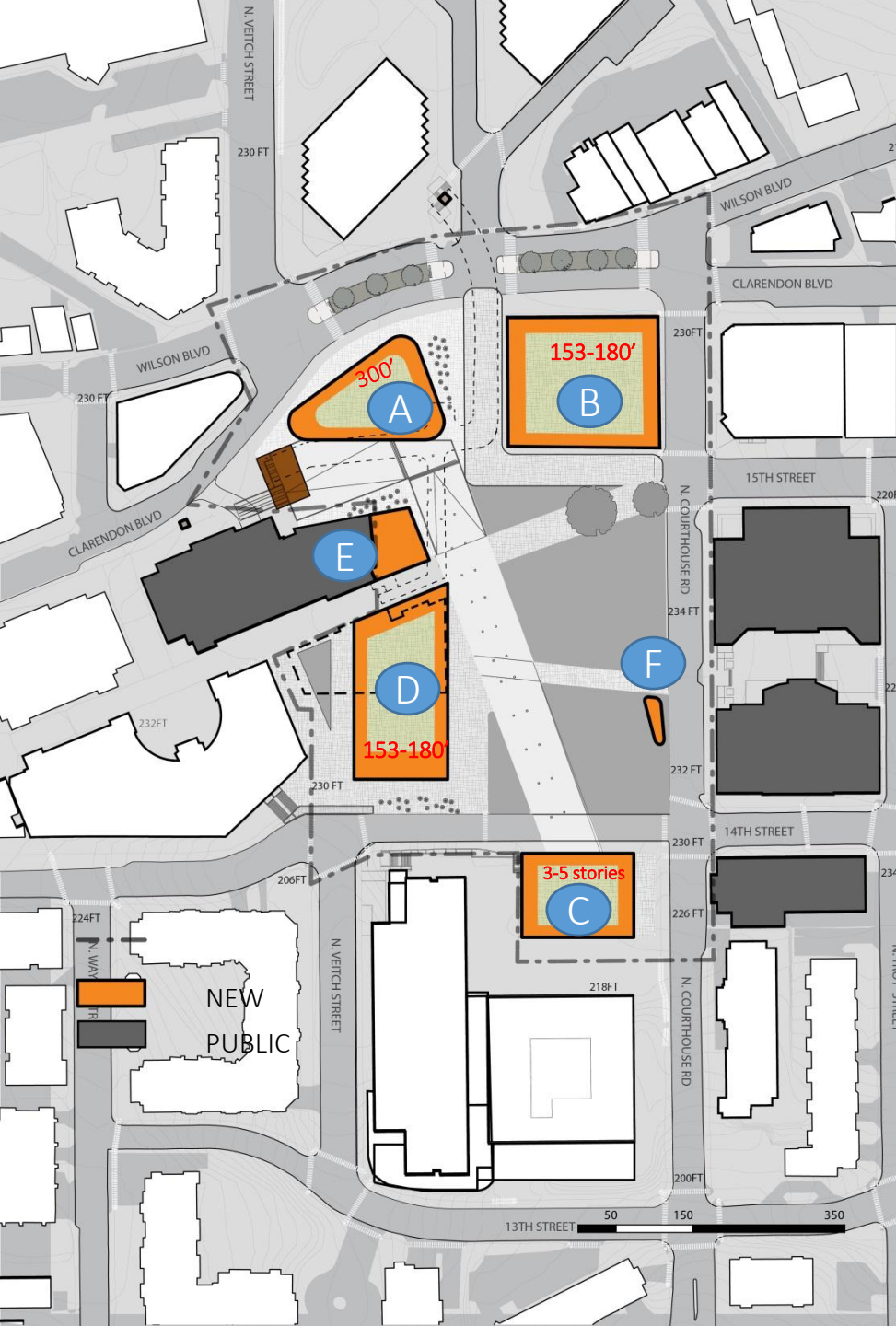


*Bishops Square, London UK*



*The Battery Bosque, New York, NY*





## Concept B Buildings

- A. Strayer Block – Private development, Strayer remains option (significant height?)
- B. Landmark Block – Private development, façade preservation option
- C. Verizon Plaza Site – Cultural facility or private development
- D. AMC/Court Square West Site – County building or private development
- E. 2100 Clarendon Frontage – Option, transparent retail, 2-3 stories, outdoor seating

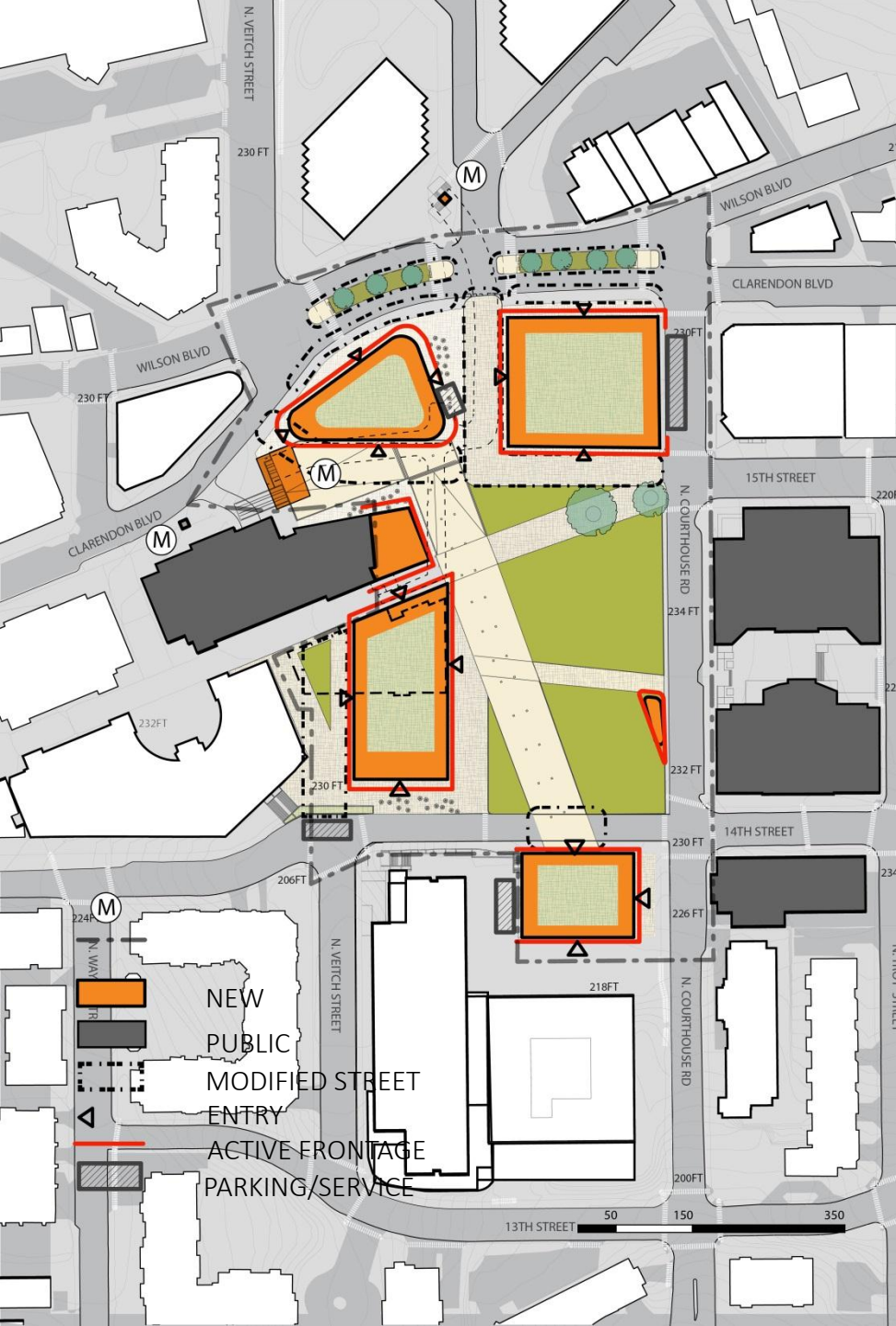






# Concept B

## Active Frontage and Access



# COURTHOUSE SQUARE CONCEPT B





# Envision Courthouse Square

## NEXT STEPS

# Courthouse Square

## Next Steps

July 23, 2014

Community Workshop 3

- September/October – Preferred concept outreach to committees, commissions, civic associations September
- October – LRPC
- November – Planning Commission
- December – County Board

# Courthouse Square

July 23, 2014  
Community Workshop 3

ENVISION COURTHOUSE SQUARE  
Workshop #3

Community

## Big Ideas: Share Yours. PARTICIPANT PREFERENCES CARD

- 1** Review the **Big Ideas to Advance** (*below*)  
These ideas are similar in all three design concepts. Each will be further studied prior to being incorporated into a preferred concept.
- 2** Review the **Big Ideas for Consideration** (*reverse side*)  
These ideas vary across design concepts. Each big idea and its variations are described on posters around the room. Review the descriptions, concept drawings and inspiration images. Ask your questions to subject matter experts at each station. When you're ready – circle your preferred variation of the idea.
- 3** View the **results**  
Results will be shared on the study's website after the parallel online survey closes in August.

### Big Ideas to Advance

CIRCULATION & OPEN SPACE	COMMENTS
Locate the new "square" on what is currently the parking lot.	
Place parking underground. Retain minimal surface parking.	
Preserve area for the "square": no major buildings on the north side of existing parking lot.	
Accommodate the Farmer's Market.	
Keep 14 <sup>th</sup> St open, but change the character to become more useful and attractive.	
Improve the multi-modal accessibility and streetscape on Wilson & Clarendon Blvds.	
Enhance the mid-block pedestrian connection from County government offices and future "square" to judicial center.	
Keep 15 <sup>th</sup> St open from N Uhle St to N Courthouse Rd.	
Improve the connection to Metro.	
Integrate sustainability elements with open space, circulation and building elements.	
Limit vehicular access to underground parking to the perimeter of the study area. Evaluate easy-to-find and pedestrian-friendly access to ensure a welcome sense of arrival.	

BUILDINGS, CULTURAL FACILITY & CULTURAL RESOURCES	COMMENTS
Analyze the Verizon Plaza as a building site – existing does not function well.	
Evaluate the placement of a County building at 300-400k sf. on County land, private land or a mix of these.	
County building sites may be considered for private development.	
Ensure high-quality design throughout the Courthouse area with architectural guidelines.	
Preserve veterans memorial markers. Examine alternative relocation sites within new "square" as part of park design.	
Preserve and enhance information related to Ft. Woodbury.	
Care for the Memorial Trees through natural lifespan.	

ENVISION COURTHOUSE SQUARE  
Workshop #3

Community

### Big Ideas for Consideration

Indicate your preferred "big ideas" by circling a description for numbers 1-16.

CIRCULATION & OPEN SPACE				
Big Idea	Design Concept A	Design Concept B	Design Concept C	COMMENTS
1	Open Space Type	Flexible Spaces	Garden Rooms	Promenade/ Green
2	Farmer's Market	Pop-up Market & Building	Market Tent	Multi-use Structure
3	Main Metro Entrance	Relocate to Elevator	New Grand Entrance	Relocate to Elevator
4	15 <sup>th</sup> Street N	Standard Street	Convert Street into Plaza	Shared Street
5	N Uhle St (North Segment)	Shared Street	Standard Street	Covered Promenade
6	N Uhle St (South Segment)	Shared Street	Pedestrian Promenadae	Pedestrian Path
7	N Veitch St & 14 <sup>th</sup> St N	Enhance Connection	Gateway Treatment	Gateway Treatment
8	14 <sup>th</sup> Street	Shared Street	Standard Street	Road Diet




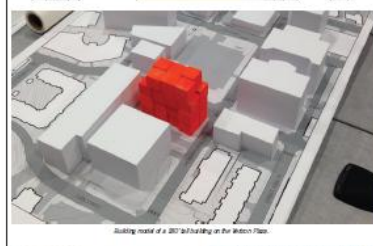

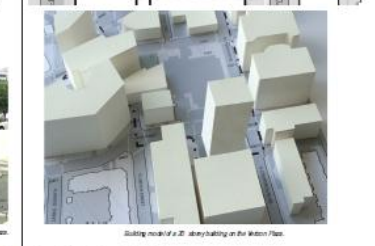

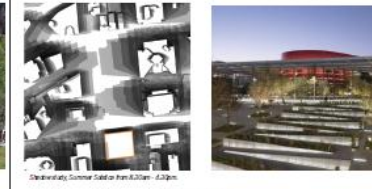
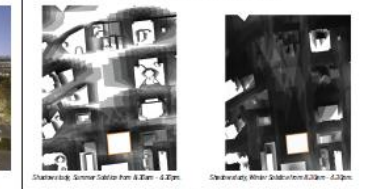
BUILDINGS & CULTURAL RESOURCES				
Big Idea	Design Concept A	Design Concept B	Design Concept C	COMMENTS
9	Façade Preservation & Re-Use	Façade Preservation	Building Re-Use	No Preservation
10	Strayer Block	Private Development – Standard Height	Private Development – Significant Height	Private Development – Link with Landmark
11	Landmark Block	Private Development – Significant Height	Private Development – Standard Height	Private Development – Link with Strayer
12	Verizon Plaza	County Facility – Standard Height	County Facility – Low Height	Private Development – Significant Height
13	Court Square West	Private Development – Standard Height	County Building – Combine with AMC	County Building – Extend Along 14 <sup>th</sup> St
14	AMC Theater	Private Development – Standard Height	County Building – Combine with Court Square West	Market Structure or Private Development
15	2100 Courthouse Plaza	Open to the Square	2-3 Story Retail Addition	Open to the Square

# Courthouse Square

July 23, 2014  
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## #12

## VERIZON PLAZA

<b>Concept A</b> <b>County Building - Standard Height</b>	<b>Concept B</b> <b>Cultural Facility - Low Height</b>	<b>Concept C</b> <b>Private Development - Significant Height</b>
<ul style="list-style-type: none"> <li>Footprint of about 18,500 square feet.</li> <li>Height of approximately 15 stories or up to 180'.</li> <li>Gross Floor Area of approximately 300,000 square feet.</li> <li>Includes active ground floor uses.</li> <li>Limited opportunity for tapering or sculpting to reduce visual impact.</li> </ul>	<ul style="list-style-type: none"> <li>Footprint of about 18,500 square feet.</li> <li>Low height of approximately 3-5 stories.</li> <li>Can accommodate limited County facilities or a cultural facility.</li> <li>Includes active ground floor uses.</li> <li>Acts as a terminus to pedestrian path network.</li> </ul>	<ul style="list-style-type: none"> <li>Footprint of about 18,500 square feet.</li> <li>Height of approximately 20 stories.</li> </ul>
		
 <p>Building model of a 20-story building on the Verizon Plaza.</p>	 <p>Building model of a 3-5 story building on the Verizon Plaza.</p>	 <p>Building model of a 20-story building on the Verizon Plaza.</p>
 <p>Sketch of an approximately 20-story building on the Verizon Plaza.</p>	 <p>Sketch of a 3-5 story building on the Verizon Plaza.</p>	 <p>Sketch of a 20-story building on the Verizon Plaza.</p>
<p><b>Considerations</b></p> <ul style="list-style-type: none"> <li>Prominent location at the south end of the square creates a strong axis suitable for an iconic building.</li> <li>Repurposes dead plaza area and brings activity to the south end of the study area.</li> <li>Iconic density could help fund improvements on the square.</li> <li>Facility could utilize parking at the Verizon building and under the square.</li> <li>Site can accommodate a 300,000 square foot County building.</li> <li>Bulky building will cast significant shadows on the square and could compromise views from adjacent buildings.</li> </ul>	<p><b>Considerations</b></p> <ul style="list-style-type: none"> <li>Lower height preserves neighboring views and does not cast significant shadows onto the square.</li> <li>Cannot accommodate a 300,000 square foot County building.</li> <li>Could accommodate a cultural facility with additional County offices or uses.</li> <li>Cultural use would anchor south end of the square and provide a terminus for pedestrian paths.</li> </ul>	<p><b>Considerations</b></p> <ul style="list-style-type: none"> <li>Economic development opportunity to fund the square by building on underutilized plaza.</li> <li>Blocks unattractive facades which currently dominate the south end of the study area.</li> <li>Cannot accommodate a 300,000 square foot County building.</li> <li>Tall building, while narrow, would cast a significant shadow on the square.</li> </ul>



# Courthouse Square Questions?

July 23, 2014  
Community Workshop 3