

PARK AT ARLINGTON RIDGE
ARLINGTON, VIRGINIA



Clubhouse Plaza Paving utilizes cost-effective application of patterned concrete in coordination w/ Arlington Co

Client: Gates, Hudson & Associates Inc.

Intent

LAPIERRE STUDIO was retained by the commercial property development group, headed by Gates Hudson Associates, to assist their construction contractor in resolving a variety of site plan approval and implementation issues related to protection of the riparian greenway and the effects of the new Community Clubhouse and 450-car Parking Building on its environmental quality and aesthetic asset value to the surrounding garden apartment community. While addressing the open space and riparian restoration issues, LAPIERRE was able to substantially reduce the total impervious paving areas, create a new urban entrance plaza, and introduce a new permeable-surface visitors parking area, which was key to the future success of the Owner's apartment leasing program. In the process of addressing and resolving a number of site grading, paving, planting, drainage, and subsurface drainage and runoff filtration issues, LAPIERRE identified ways to improve the existing adjacent public street curblines configuration. Working as a coordinated team, the Owner and Consultant were able to reduce the street roadway width, create an on-street shuttle-bus parking node, relocate and improve the public Metrobus stop and shelter, widen pedestrian streetscape and paving areas, and increased the net permeable landscape surface area; thus improving the greenscape available for pedestrian use, and reducing street paving areas which provides traffic calming benefits to the residential community. In addition, LAPIERRE provided on-site review and site improvement direction to the Owner's design/build renovation team that completed a \$40M rental community renovation/repositioning plan which included parking, sidewalks, and green space improvements, ADA accessibility improvements, and the first commercial implementation of Arlington County's current new patterned concrete paving standards, which were modified and enhanced to improve construction coordination-related issues as well as better integrating the standard pattern with the specific setting and architectural characteristics of this particular Project site.



Illustrative Site Plan, as built