

An architectural rendering of a park landing area. The scene is dominated by a large, open, sandy or light-colored paved area with a subtle grid pattern. In the foreground and middle ground, several stylized human figures in shades of pink and purple are engaged in various activities: walking, sitting on wooden planters, and playing. The planters are raised, rectangular structures containing greenery. Large, stylized trees with green foliage are scattered throughout the scene, some in the foreground and others in the background. The overall atmosphere is bright and inviting, suggesting a community-oriented outdoor space.

BROOKFIELD PROPERTIES

12TH STREET LANDING

(601 & 701 12TH STREET)

LRPC 1 - DRAFT

JANUARY 29TH, 2024

LRPC 1

- **INTRODUCTIONS**
- **EXISTING SITE CONDITIONS**
- **GUIDING PRINCIPLES**
- **CONCEPT PLAN**
- **BUILDING, HEIGHT & MASSING**
- **OPEN SPACE**

LRPC 2

- **TRANSPORTATION**
- **PHASING**
- **COMMUNITY BENEFITS**

BROOKFIELD PROPERTIES - 12TH STREET LANDING

INTRODUCTIONS

DEVELOPMENT TEAM

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Masterplan Architect

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Traffic

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Washington, DC 20036
T 202.296.8625

Sustainability

SBP
2701 Prosperity Ave
Fairfax, VA 22031
T 703.970.2890

Dry Utilities

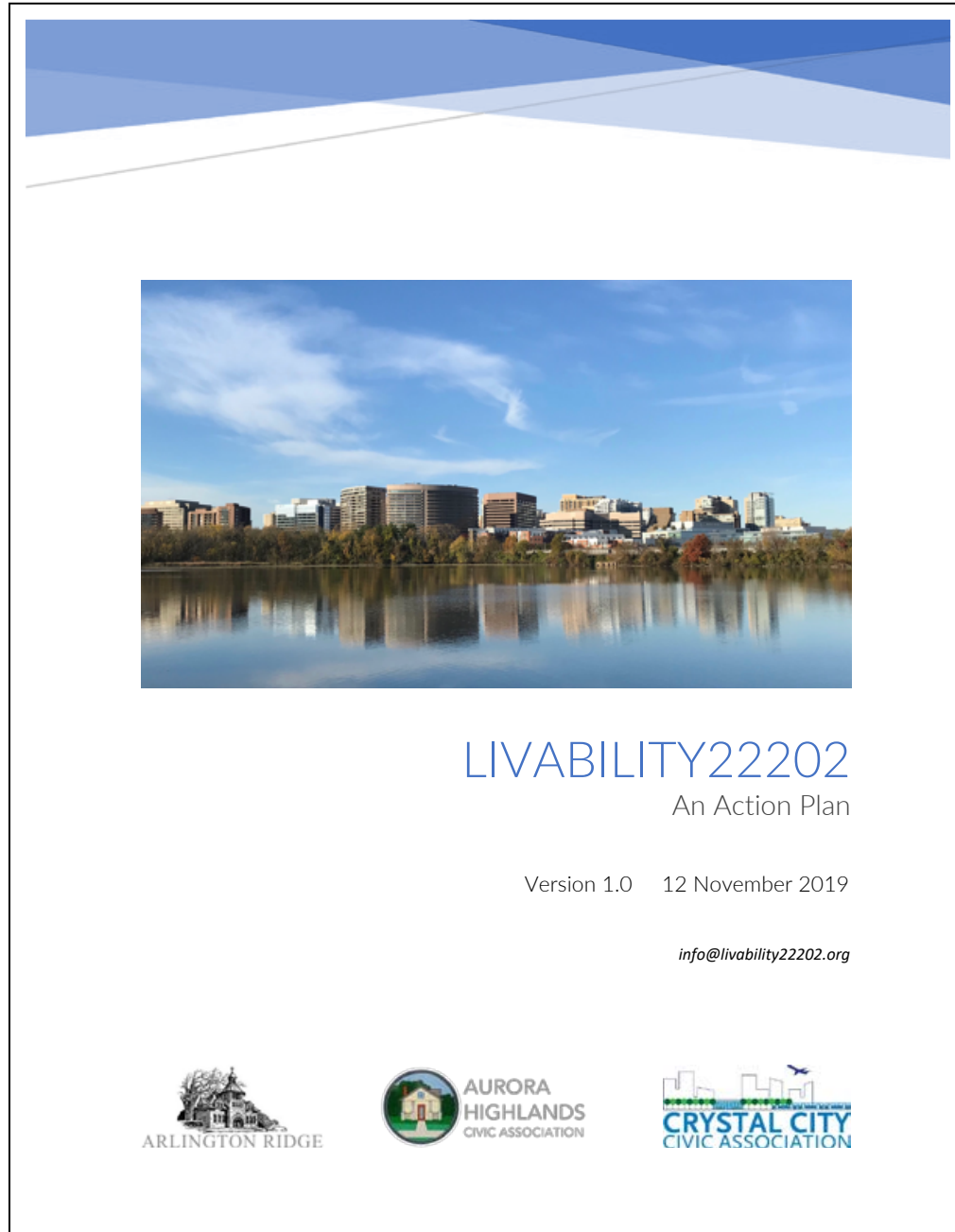
Davis Utilities
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Fairfax, VA 22033
T 571.334.8717

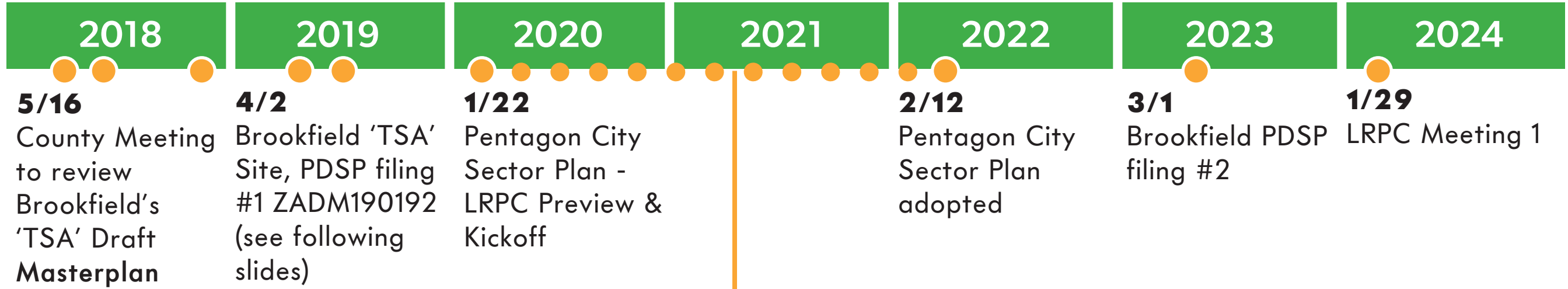
Land Use & Zoning Attorney

Venable LLP
8010 Towers Crescent Drive
Suite 300
Tysons, VA 22182



GUIDING PRINCIPLES





6/21
Brookfield Masterplan revised in respond to County feedback (see following slides)

6/23
Livability 22202 Framework & Action Plan

11/13
Amazon HQ2 announced

Planning Study Schedule (Months 13-17)

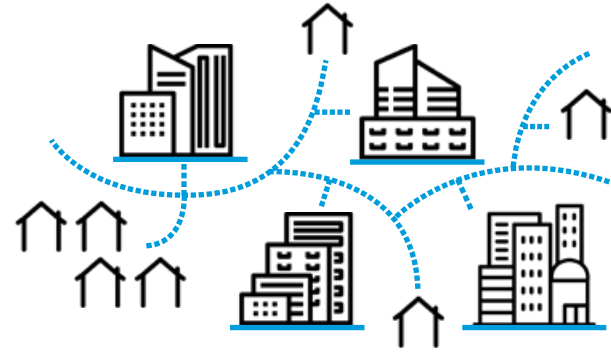


GUIDING PRINCIPLES
REFERENCE - 5/11/18 DRAFT MASTERPLAN





GUIDING PRINCIPLES PENTAGON CITY SECTOR PLAN - VISION AND GUIDING PRINCIPLES



COORDINATING AT A DISTRICT SCALE

Complete the missing links—physical and over time—to become a cohesive neighborhood connected to the broader 22202 community.



EQUITY

Welcome everybody from throughout the County, region and world to live, work, learn, and share culture.

Pentagon City, together with Crystal City, will be a dynamic downtown for Arlington and the region, and a neighborhood where everyone is welcome and able to live regardless of race, income, age, and immigration status.

The redevelopment of Pentagon City will strengthen the entire 22202 community, diversity housing options, prioritize robust multi-modal transportation options, and embrace biophilic design that makes nature a universal part of the everyday experience of the area.

*Pentagon City Sector Plan. Arlington, Virginia, February 2022, Executive Summary, p.ii



PLACES FOR PEOPLE

Fill streets and public spaces with people enjoying community.



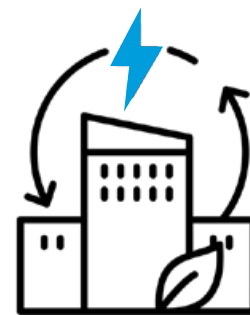
PLACES FOR NATURE

Create space for nature to thrive so that biophilia is part of the everyday experience of the district.



TRANSPORTATION

Provide safe, inviting transportation choices that make driving unnecessary.



GREEN DEVELOPMENT

Advance global standards for sustainable design as part of development.

*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.9

DESIGN PRINCIPLES:

1. Sustainable, resilient, and biophilic design*
2. Buildings designed to LEED Gold*
3. Compliance with the Arlington County 2020 Green Building Incentive Policy**

**THE FOLLOWING GOALS OF THE PENTAGON CITY SECTOR PLAN ARE CONSIDERED IN THE DEVELOPMENT OF THESE GUIDELINES:**

- Address the Arlington County Community Energy Plan (CEP 2019) goals***
- Creating biophilic pathways and incorporating nature*
- Address stormwater, heat island, and climate adaptation*



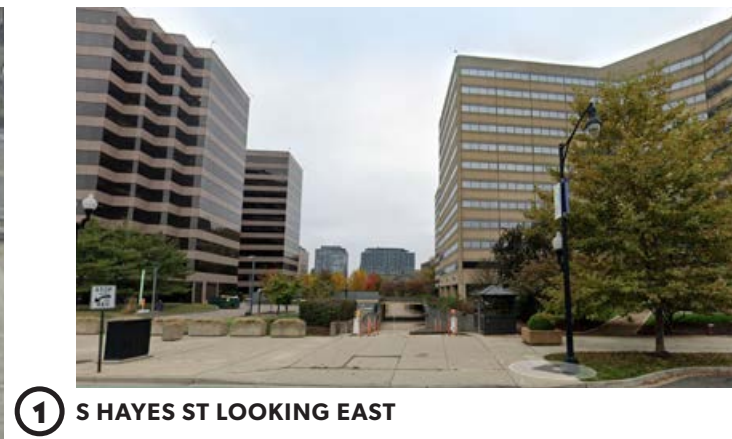
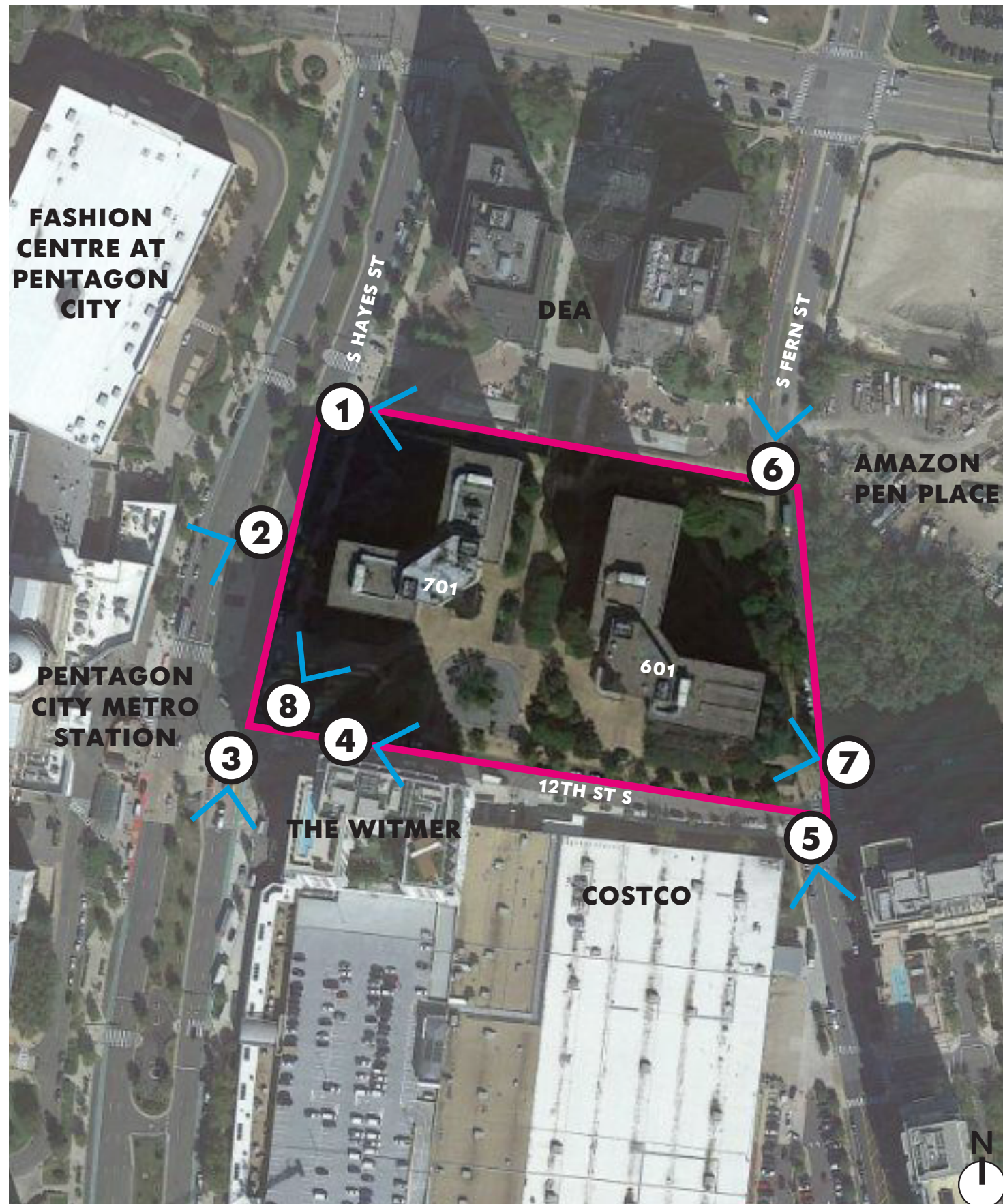
*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.120

**Zoning Ordinance. Arlington, Virginia, February 2022, Section 15.5.7.A.1

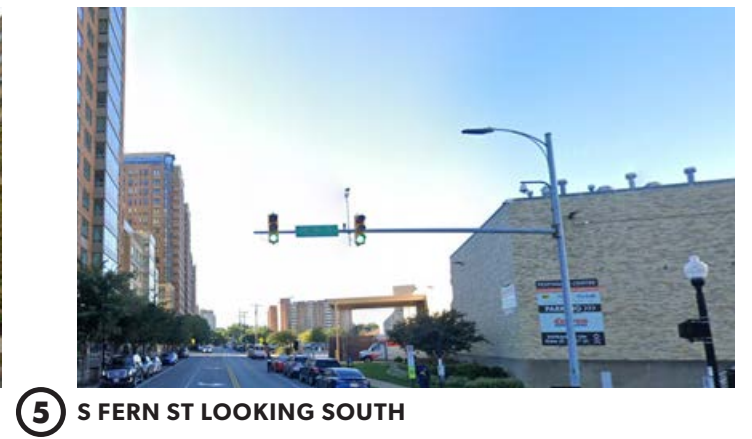
***Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.139

EXISTING SITE CONDITIONS

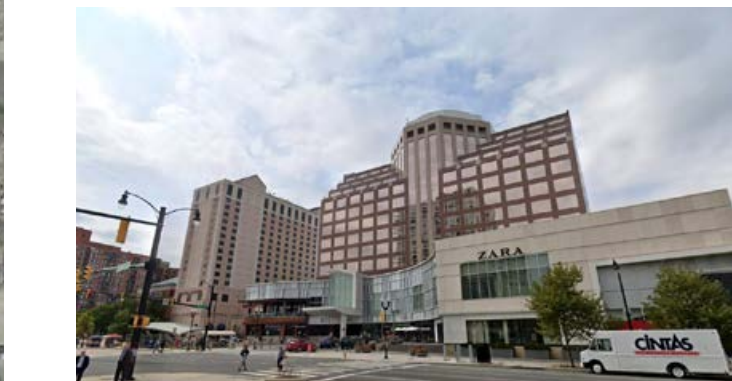
EXISTING SITE CONDITIONS SITE PHOTOS



① S HAYES ST LOOKING EAST



⑤ S FERN ST LOOKING SOUTH



② FASHION CENTRE AT PENTAGON CITY



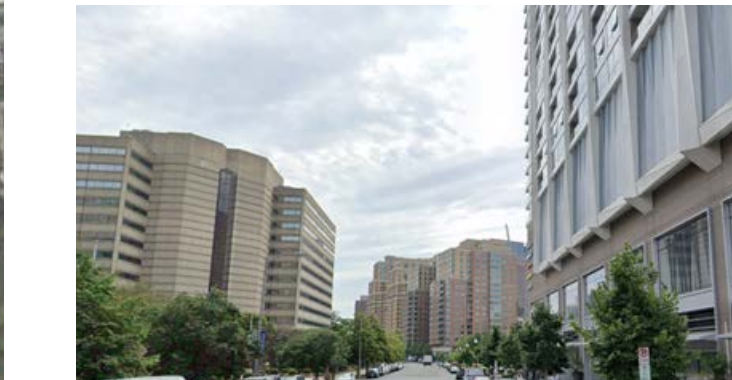
⑥ S FERN ST LOOKING NORTH



③ S HAYES ST LOOKING SOUTH



⑦ 12TH ST S LOOKING WEST

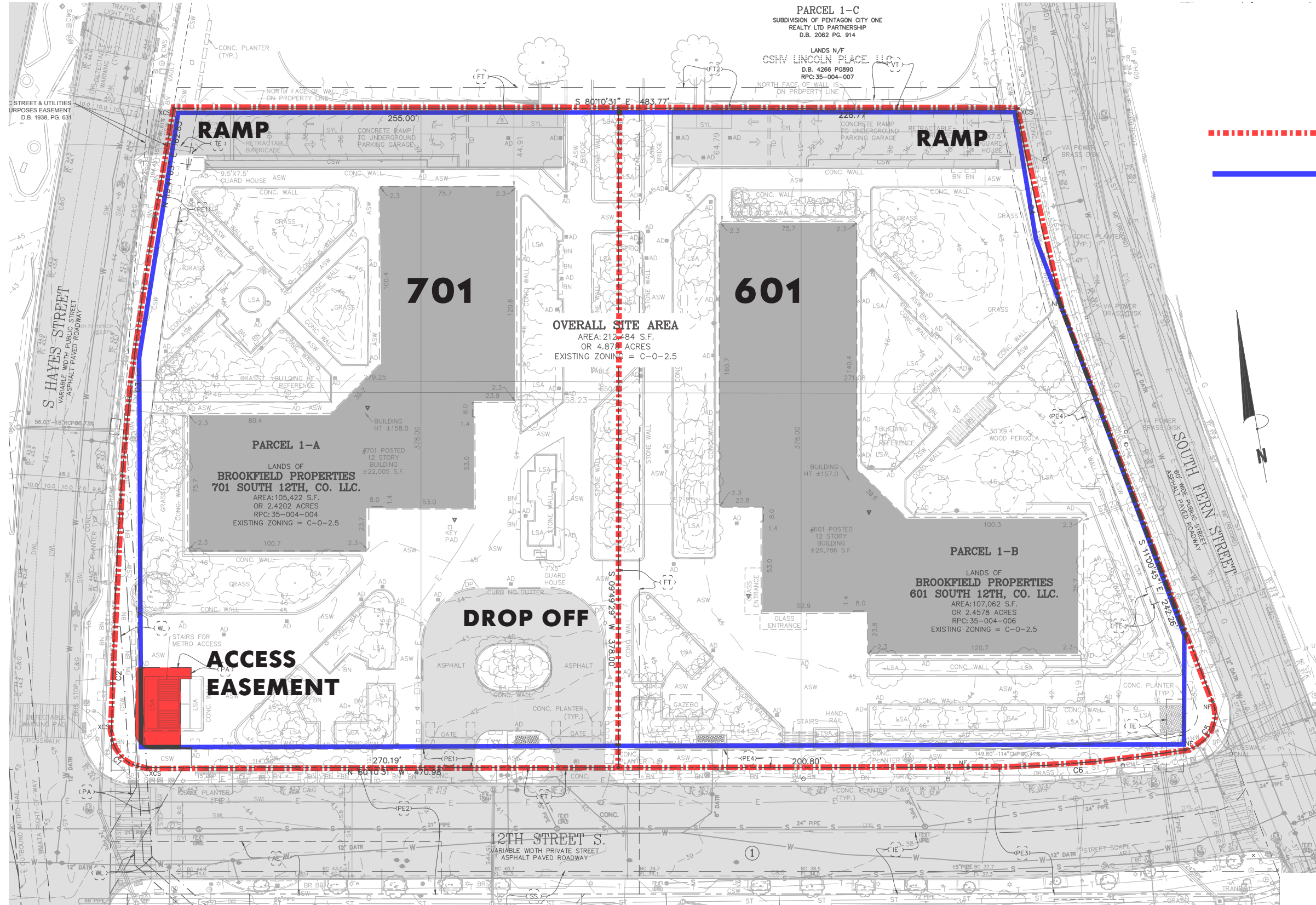


④ 12TH ST S LOOKING EAST



⑧ 12TH ST S & S HAYES ST ROAD INTERSECTION

EXISTING SITE CONDITIONS SITE PLAN

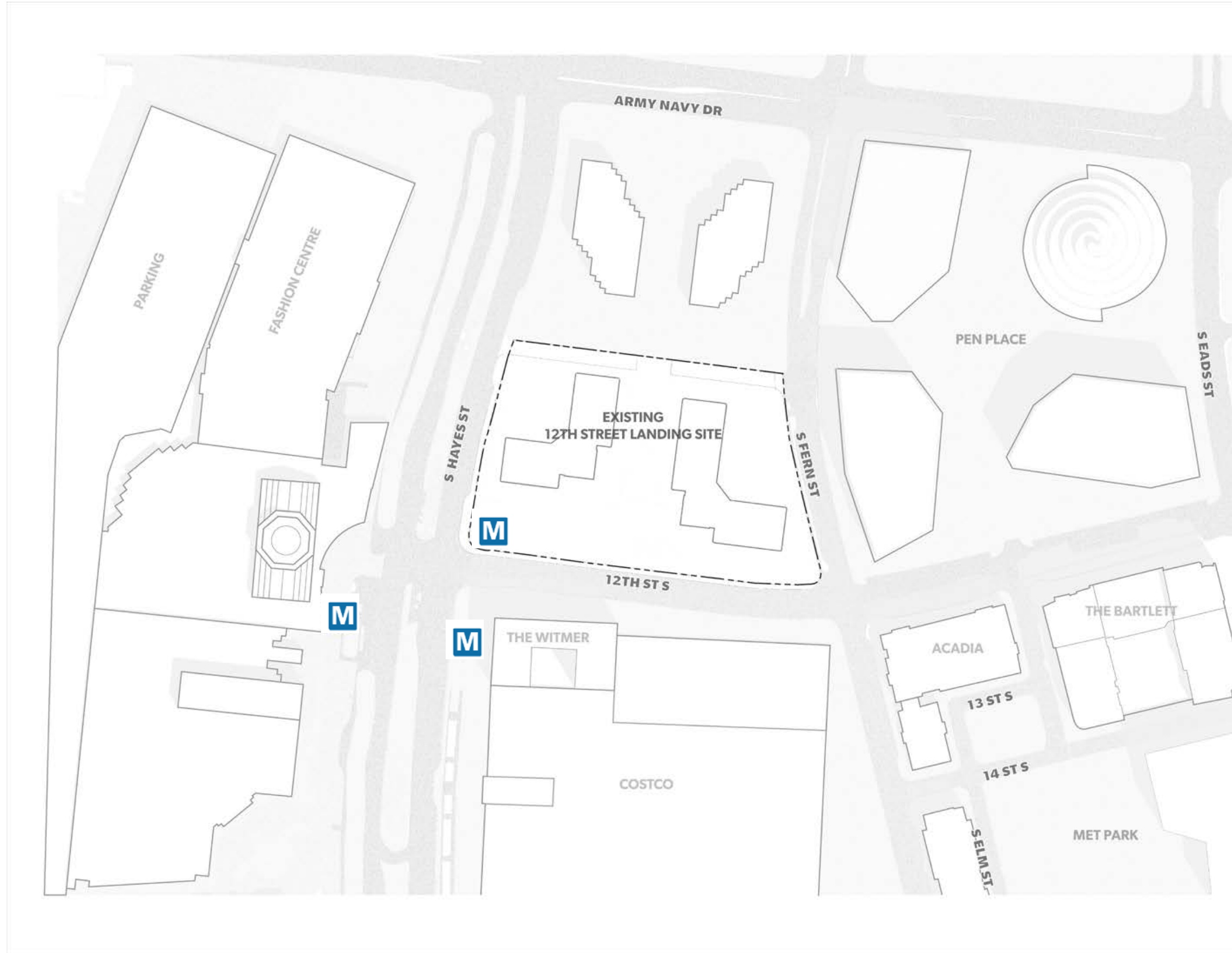


PROPERTY LINE

BELOW GRADE GARAGE EXTENTS



CONCEPT PLAN



LEGEND

- STUDY AREA
- M** METRO ENTRANCE
- ● ● GREEN RIBBON CONNECTOR (FLEXIBLE PLACEMENT)
- ● ● SECONDARY ROUTE





LEGEND

- STUDY AREA
- M** METRO ENTRANCE
- GREEN RIBBON CONNECTOR (FLEXIBLE PLACEMENT)
- SECONDARY ROUTE

*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.109



CONCEPT PLAN PROPOSED MACRO SITE PLAN



LEGEND

- STUDY AREA
- M** METRO ENTRANCE
- GREEN RIBBON CONNECTOR (FLEXIBLE PLACEMENT)
- SECONDARY ROUTE



*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.109

*Drawings are illustrative and examples only of potential development scenarios and massing. Images are conceptual in nature and subject to change





20%

TREE CANOPY

Equivalent to typical requirement
15% tree canopy + 5% vegetation at grade



5%

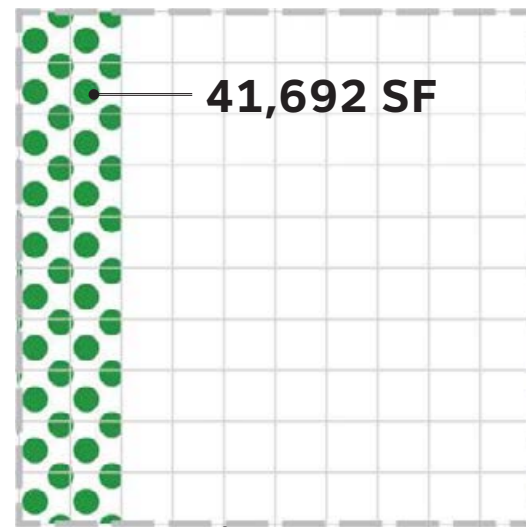
ADDITIONAL VEGETATION

Including alternatives like green roofs



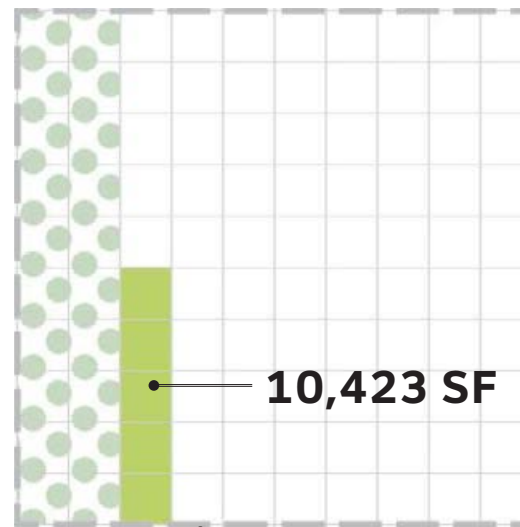
25%

TREE CANOPY AND
VEGETATION TOTAL

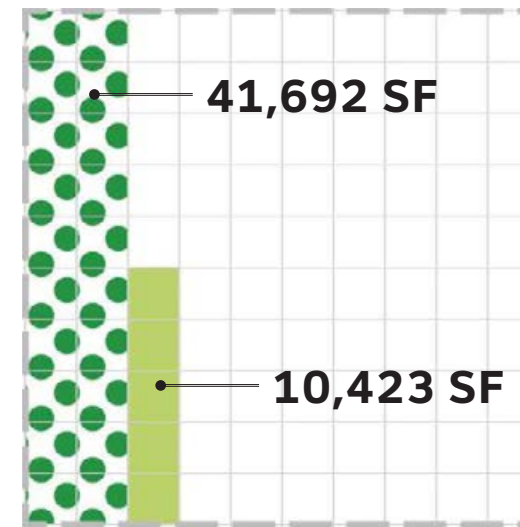


41,692 SF

208,460 SF



10,423 SF



41,692 SF

10,423 SF

--- LIMIT OF DISTURBANCE WITHIN CURB

12th St Landing will meet the planting requirements outlined in the Pentagon City Sector Plan: 25% minimum planted area, comprised of 20% minimum tree canopy, within the limits of disturbance for new projects.*

Tree canopy will include a mix of tree species. All trees counted for canopy coverage will have adequate soil volume.

*Pentagon City Sector Plan. Arlington, Virginia, February 2022. Chapter 1.4 p. 60

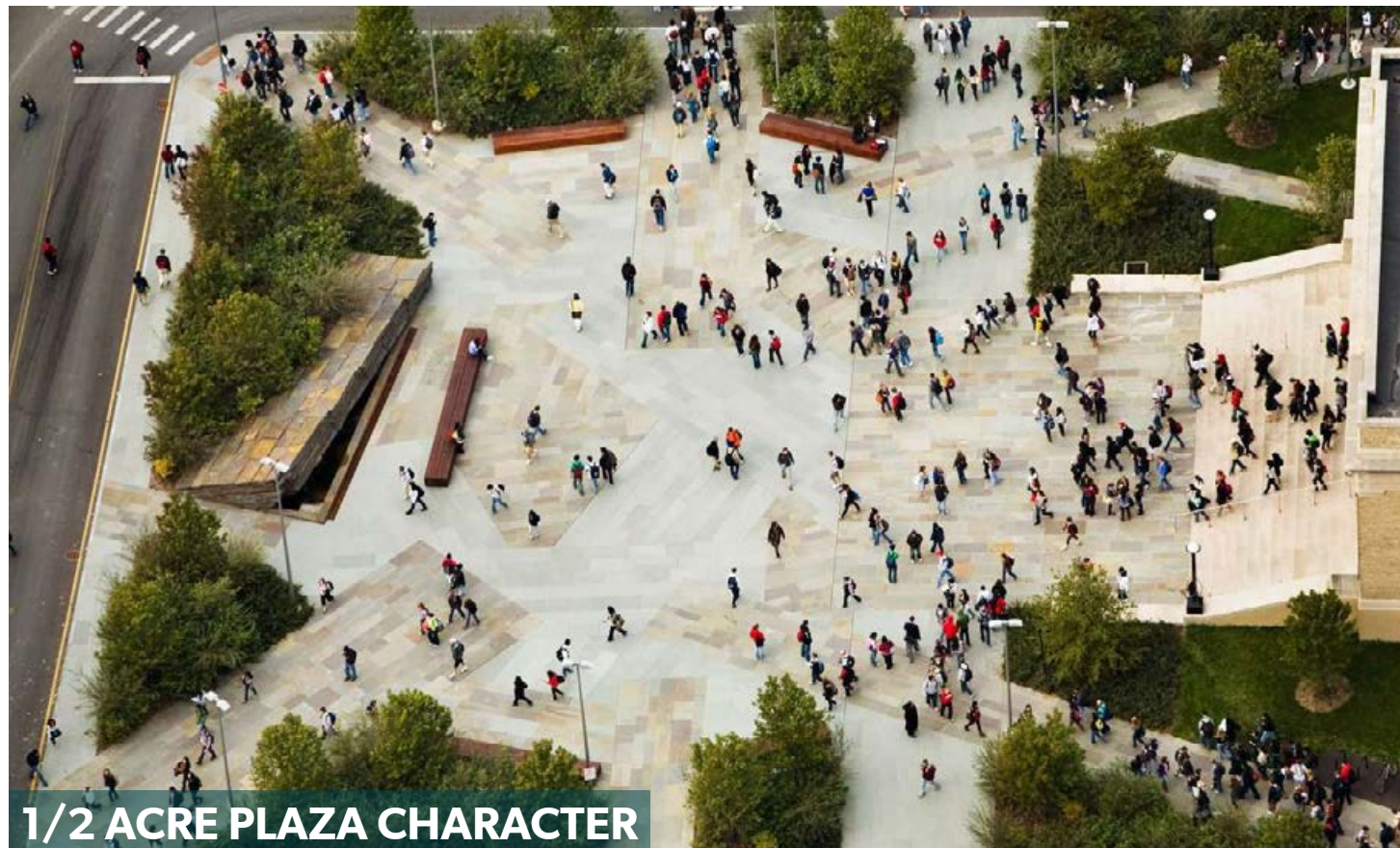
CONCEPT PLAN INDICATIVE TREE CANOPY CHARACTER



NODE CHARACTER



LINK CHARACTER



1/2 ACRE PLAZA CHARACTER



1/2 ACRE PLAZA CHARACTER

POTENTIAL BUILDING HEIGHT & FORM

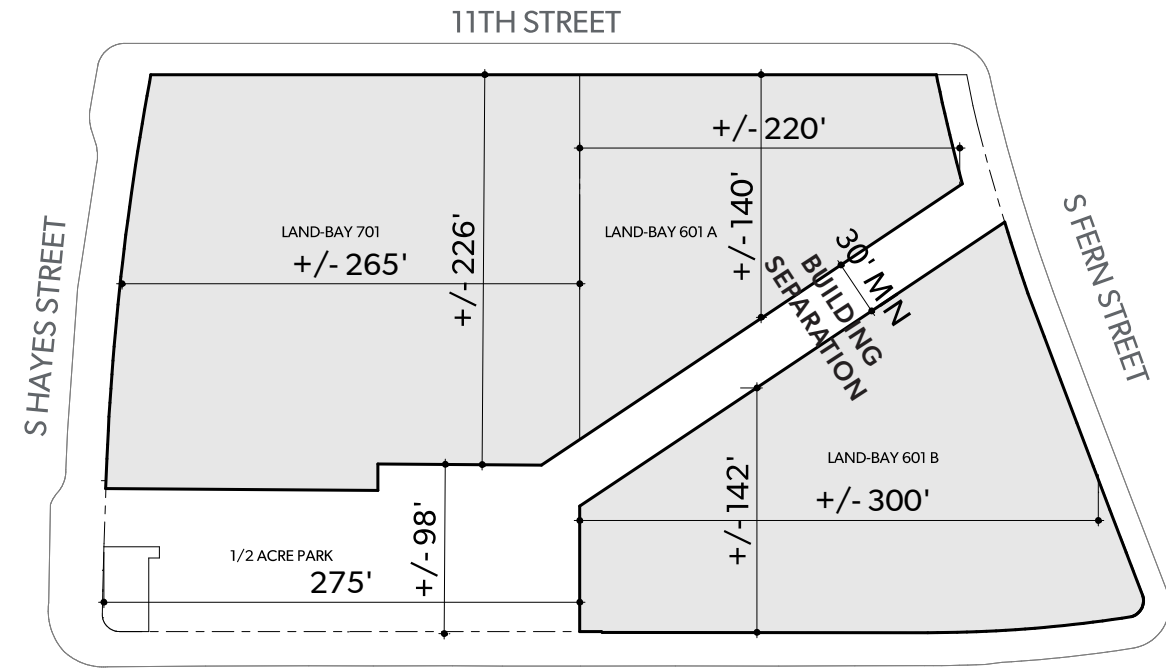
CONCEPT PLAN
PROPOSED DEVELOPMENT PROGRAM

**Appendix A
 Proposed Development Program**

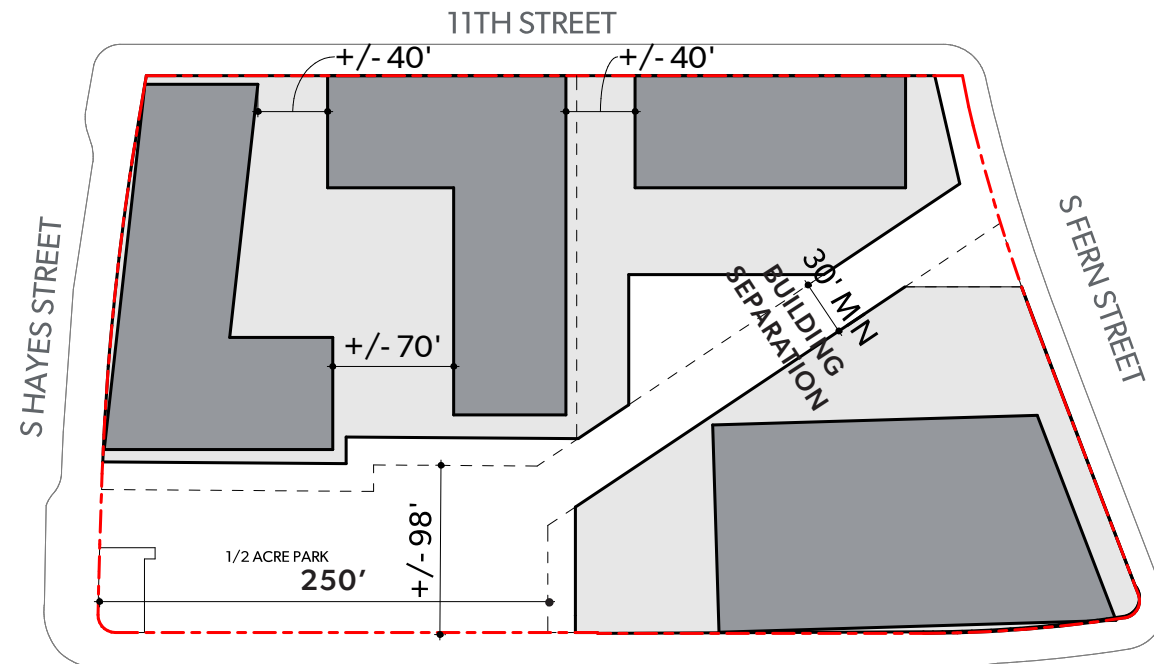
Baseline Program	Primary Use	Residential GSF	Office GSF	Retail GSF	Hotel GSF	Total GSF	Approximate Unit/Key Count
Phase A (Landbay 701)	Residential 1	520,000		22,000		542,000	578
	Residential 2	469,366		11,000		480,366	511
Total Phase A		989,366	0	33,000	0	1,022,366	1,089
Phase B (Landbay 601A)	Condo	190,000		14,000		204,000	164
Phase C (Landbay 601B)	Office		527,000	23,000		550,000	
Total		1,179,366	527,000	70,000	0	1,776,366	1,253

Alternative Program	Primary Use	Residential GSF	Office GSF	Retail GSF	Hotel GSF	Total GSF	Approximate Unit/Key Count
Phase A (Landbay 701)	Residential 1	520,000		22,000		542,000	578
	Residential 2	469,366		11,000		480,366	511
Total Phase A		989,366	0	33,000	0	1,022,366	1,089
Phase B (Landbay 601A)	Hotel			14,000	190,000	204,000	200
Phase C (Landbay 601B)	Residential 3	527,000		23,000		550,000	586
Total		1,516,366	0	70,000	190,000	1,776,366	1,875

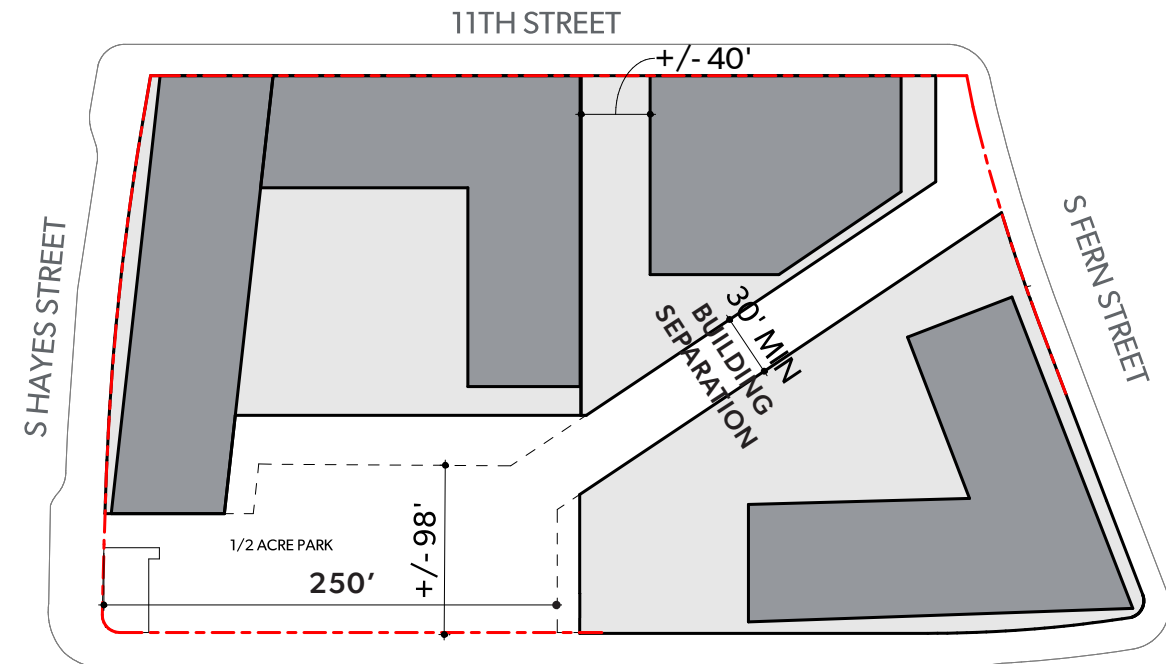
*Statement of Justification Letter, August 2023, Appendix A, p.4



11TH STREET
 12TH STREET S
 ZONING ENVELOPE



11TH STREET
 12TH STREET S
 BASELINE PROGRAM



11TH STREET
 12TH STREET S
 ALTERNATE PROGRAM

ALTERNATE PROGRAM:
 AT OR BELOW 5 LEVELS:
 BUILDING COVERAGE RATIO = **75% MAX**

ABOVE 5 LEVELS:
 BUILDING COVERAGE RATIO = **55% MAX**

--- BUILD-TO-LINE

*Drawings are illustrative and examples only of potential development scenarios and massing. Images are conceptual in nature and subject to change

The Pentagon City Sector Plan recommends height variation on certain multi-building sites. Development at 12th Street Landing will comply with these recommendation as shown in the illustration on this page.

Pentagon City Development Framework

1. Land Use and Development

Brookfield Summary

- Appropriate location for tallest building heights
 - If a multi-building development is pursued, 10-20% height difference between at least two buildings.

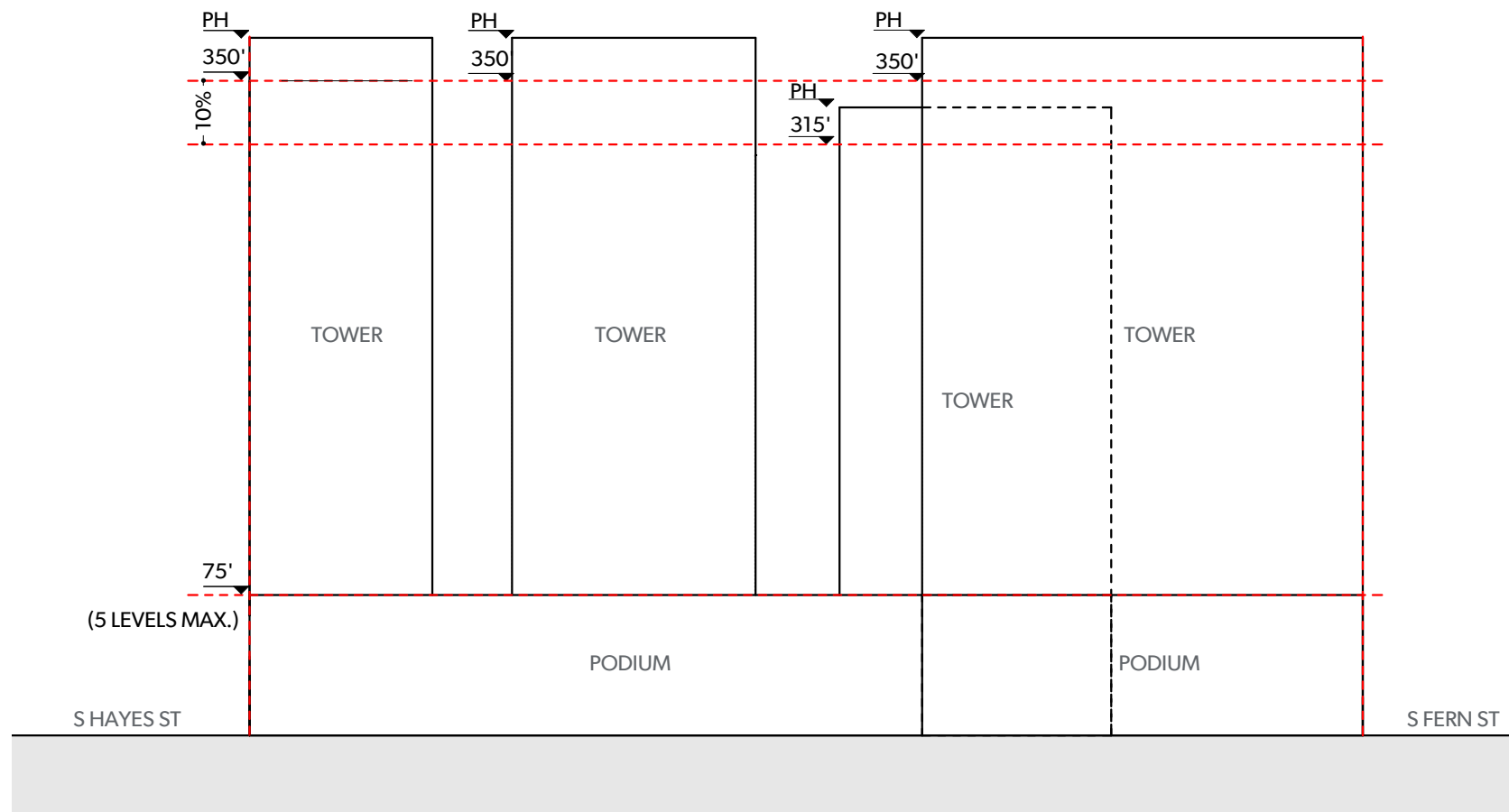
*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.50

4.2 Building Height

Policy Approach

- Generally within the study area, locate greatest building heights to the north, including opportunities to the northeast and northwest. Except as noted below for areas adjacent to R2-7 and R-10 zones and along S Lynn Street, building height will not exceed 350 feet, exclusive of mechanical penthouses, parapet walls, or non-occupiable, exceptional architectural features.

*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.122



**HEIGHT DIAGRAM:
 MAXIMUM ALLOWABLE BUILDING HEIGHTS**

GROUND FLOOR DESIGN

• **ACTIVE GROUND FLOOR USES**

Ground floor uses to further activate the pedestrian realm, including retail, retail equivalent, and spaces that serve those uses.

• **TRANSPARENT GLAZING**

Transparent glazing will allow for views in and out, thereby building strong indoor-outdoor visual connections. Bird friendly glazing at lower levels can help to mitigate bird strikes at glass facades.

• **TRANSITIONAL SPACE ALONG BUILDING FACE**

Site buildings to create intermittent transitional spaces between sidewalk passage corridor and new building facades, that create active and passive uses that promote community interaction.

*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.126



101 Lincoln Avenue
 Bronx, NY - Brookfield Properties



One Blue Slip
 Brooklyn, NY - Brookfield Properties



1900 Crystal Drive - Arlington, VA
 Cook Fox



Three Halley Rise
 Reston, VA - Brookfield Properties

UPPER FLOOR STEPBACK & SCULPTING

• **BASE DISTINCT FROM UPPER MASSING**

Distinct building base to address the pedestrian experience and reinforce the human scale at the street level.

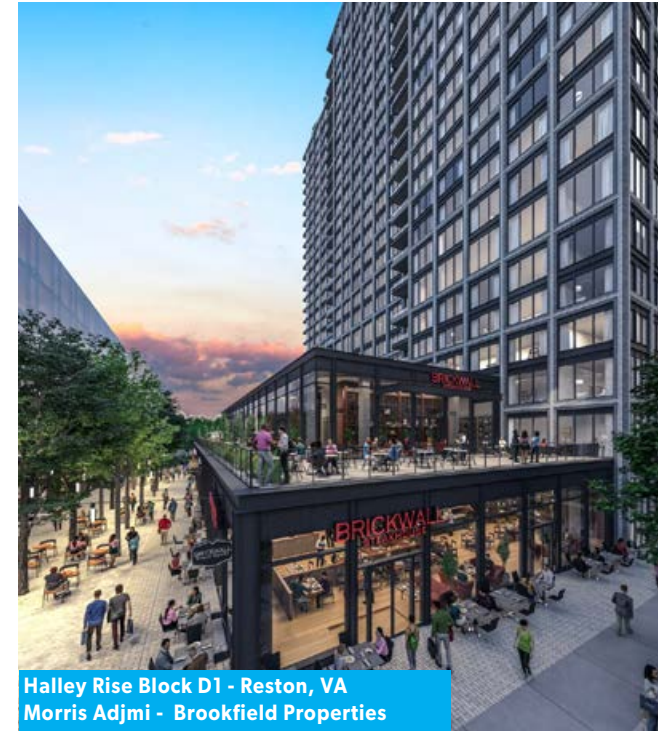
• **FLEXIBLE UPPER FORM**

Visual breaks and step back between base and towers that strengthens architectural scale and composition, while preserving daylight and views.

• **ENCOURAGE TERRACE USES AND PLANTING**

Transition zones between base and tower can provide opportunities for terraces or other intermediate surfaces that can provide useful outdoor space and potential green roofs.

*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.131



UPPER FLOOR FACADE VARIATION

• **VARIATION IN MATERIAL**

Variations in material to help transition large scale building volumes to a more human scale.

• **TRANSITION SCALE OF BUILDING**

Upper floor facade variations and relief in building facade plane provide compositional interest and further the relation to the human scale.

• **MINIMIZE OVERALL FACADE LENGTH**

Limiting overall facade lengths to help break up massing and help scale building volumes down.

*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.133

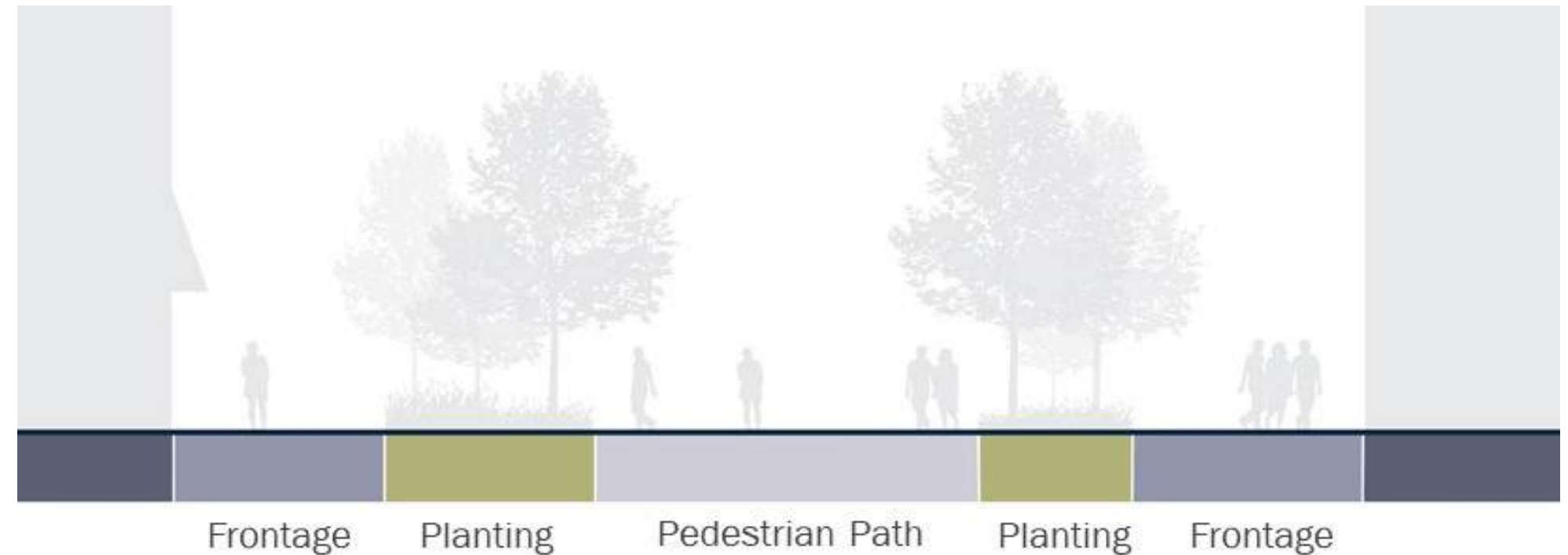


OPEN SPACE

Green Ribbon Design Guidelines

- Additional Design Guidelines for the Green Ribbon are attached in the Appendix, incorporating different design strategies appropriate for the varied contexts and sites the Green Ribbon will pass through in order to create a continuous, cohesive network.
- The **clear pedestrian path** should have a **width of 8 to 12 feet**, although wider areas may be possible or needed where the Green Ribbon comes to a plaza, Metro entrance, or other high-volume pedestrian space. Narrower widths may be possible on limited segments. On private property, the pedestrian path should incorporate biophilic features such as permeable pavers, natural analogues, or others that respond to the development context. On public right-of-way, the path must comply with County standards.
- **Planting areas** should be generous and layered to fulfill biophilic principles. The approach to planting should take into account seasonal variation, native species, and environmental benefits such as stormwater as appropriate to a site.
- Tree canopy is prioritized wherever feasible. The Green Ribbon will contribute to achieving over 20% tree canopy throughout Pentagon City.
- Planting can be provided in many formats, whether in-ground or in planters. Planters may integrate seating or delineate outdoor dining areas.
- Lighting, wayfinding, and amenities like drinking fountains help support safe, easy to navigate travel along the Green Ribbon.

GREEN RIBBON TYPICAL SECTION



Planting Zone

Width varies; generally **4' to 10'**

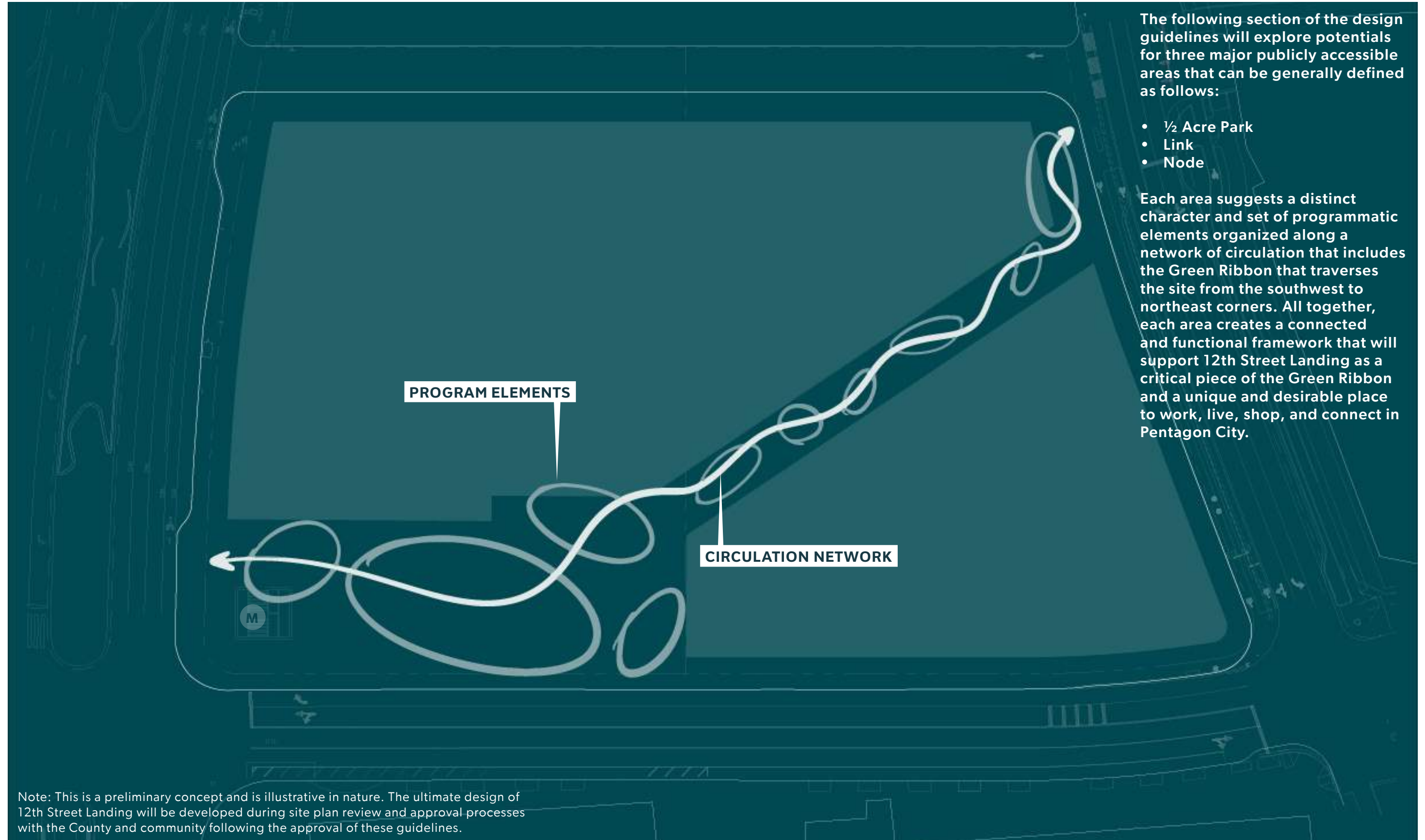
IN-GROUND PLANTING

Tree canopy is the preferred vegetation for the planting zone in the Green Ribbon, but will not be possible in all locations due to space, solar access, sightlines, or other factors. Where possible, tree pit designs should consider more organic shapes and lines, as well as other surface connections to adjacent Green Ribbon features.

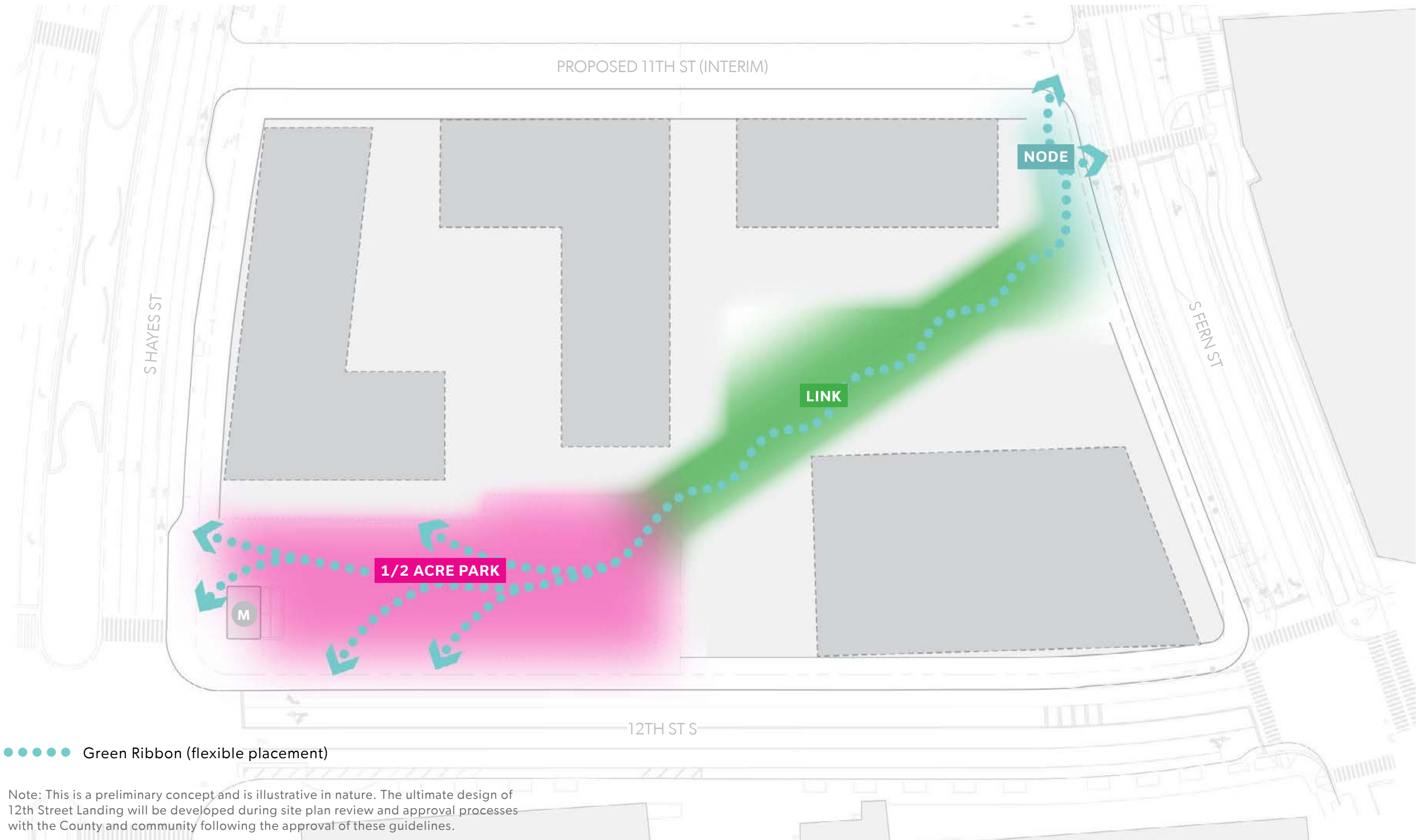
Planting along the Green Ribbon should be layered, maximize native species, and include seasonal variation.

OPEN SPACE

CONCEPT - PUBLIC SPACE STRATEGY



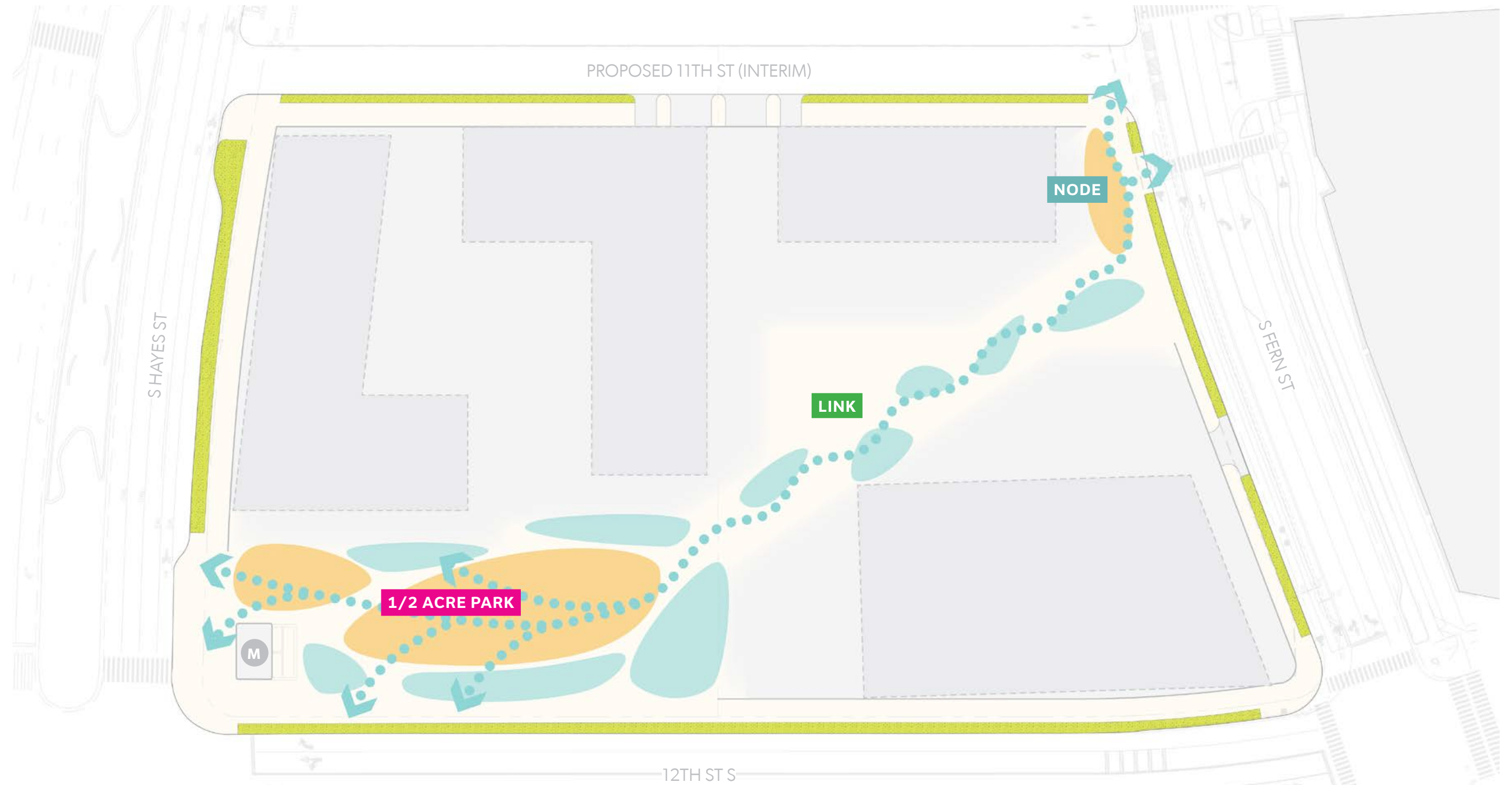
CONCEPT PLAN PUBLIC SPACE AREAS



●●●●● Green Ribbon (flexible placement)

Note: This is a preliminary concept and is illustrative in nature. The ultimate design of 12th Street Landing will be developed during site plan review and approval processes with the County and community following the approval of these guidelines.

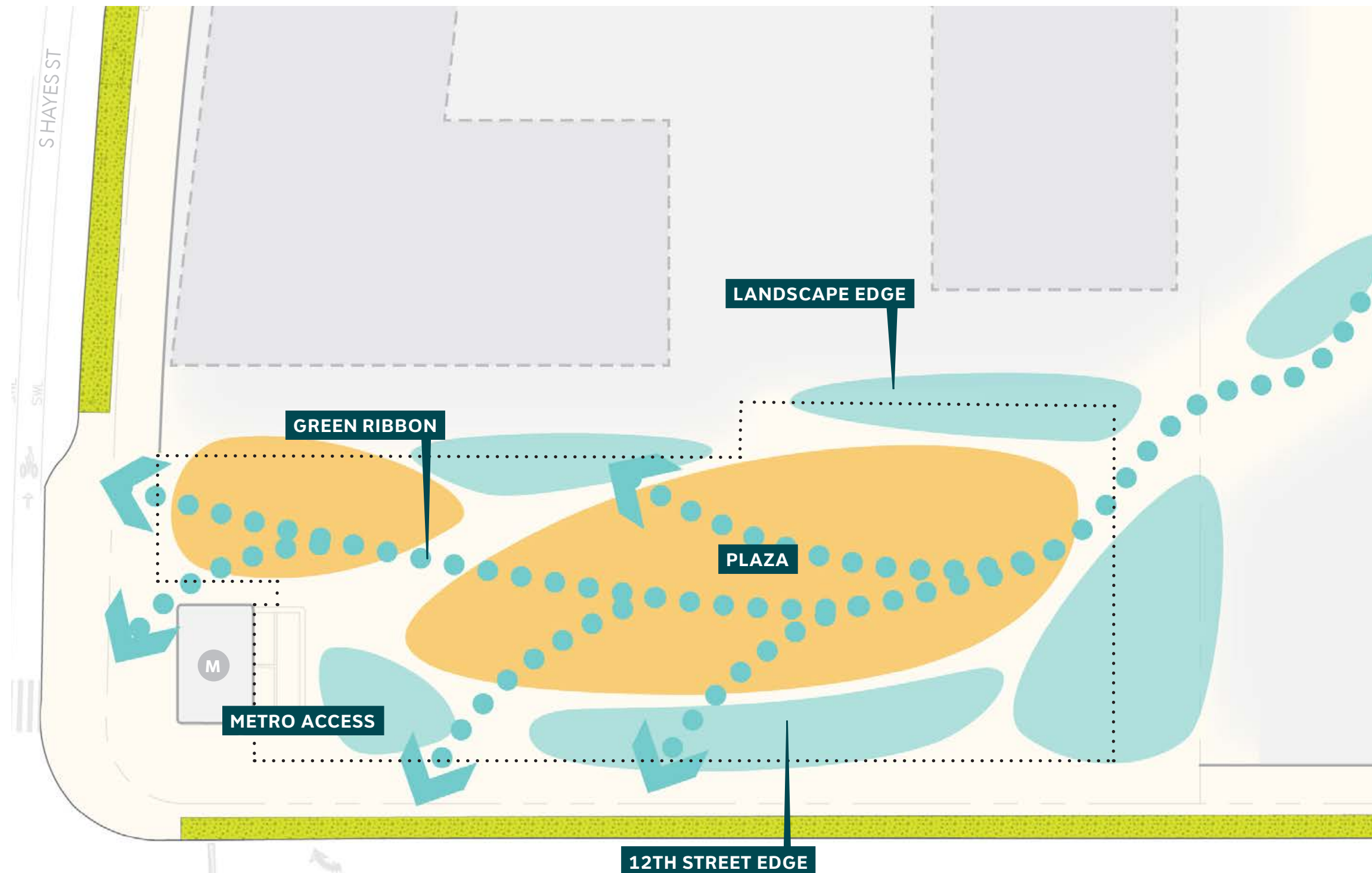
CONCEPT PLAN
CONCEPT - PROGRAM FRAMEWORK



●●●●● Green Ribbon (flexible placement)

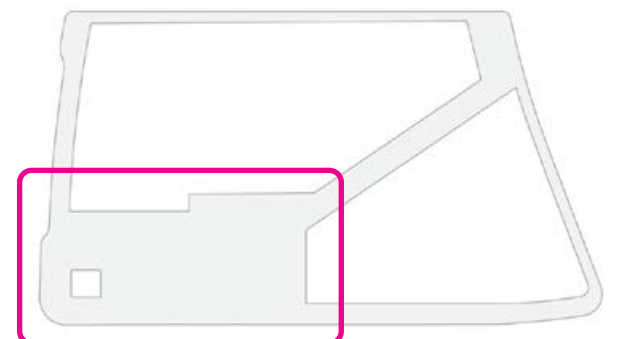
Note: This is a preliminary concept and is illustrative in nature. The ultimate design of 12th Street Landing will be developed during site plan review and approval processes with the County and community following the approval of these guidelines.

OPEN SPACE
1/2 ACRE PARK - PROGRAM FRAMEWORK



The 1/2 Acre Park is located at the southwest corner of the site. Anchored by the Pentagon City Metro Station, the park opens a significant portion of the site's southern edge to the 12th Street Transit corridor. Through intentional design strategies, the following program objectives will be addressed in this zone of the site:

- Plaza: an aggregated open space for pedestrians from 12th Street, the Metro, business establishments, residences, and the Green Ribbon connection
- Metro Access: an access point for commuters and visitors from the Pentagon City Metro Station
- 12th Street Edge: a porous edge featuring planting and public seating that acts as a threshold between the site and the 12th Street Transit corridor
- Landscape Edge: a zone supporting activity adjacent to ground floor uses (including retail, retail equivalent, and other uses) featuring planting and publicly accessible seating
- Green Ribbon: a primary circulation route leading to Pen Place through the Link



Note: This is a preliminary concept and is illustrative in nature. The ultimate design of 12th Street Landing will be developed during site plan review and approval processes with the County and community following the approval of these guidelines.

OPEN SPACE
1/2 ACRE PARK - CHARACTER



TREE GROVE



OPEN MOVEMENT AND CIRCULATION



FLEXIBLE HARDSCAPE

The 1/2 Acre Park will address the following program objectives: a plaza, metro access, a 12th Street edge, a building edge, and a Green Ribbon segment.



POROUS PLANTING



ACTIVE BUILDING EDGES



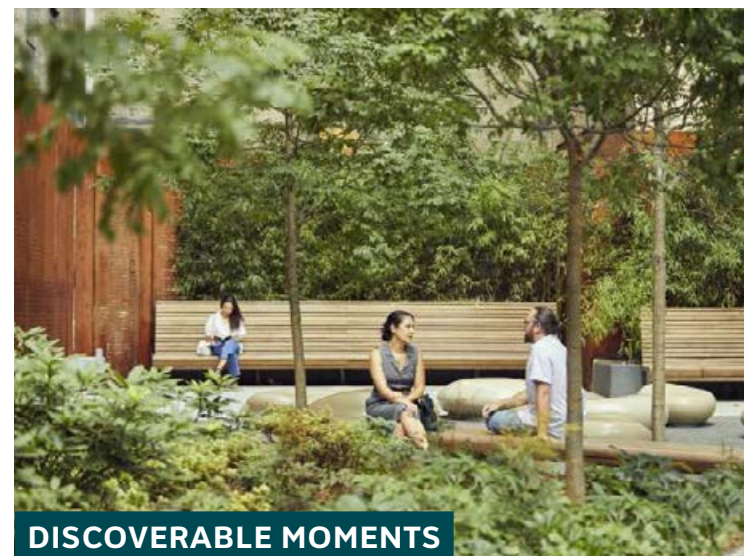
URBAN CONNECTIONS



IDENTIFYING ELEMENTS

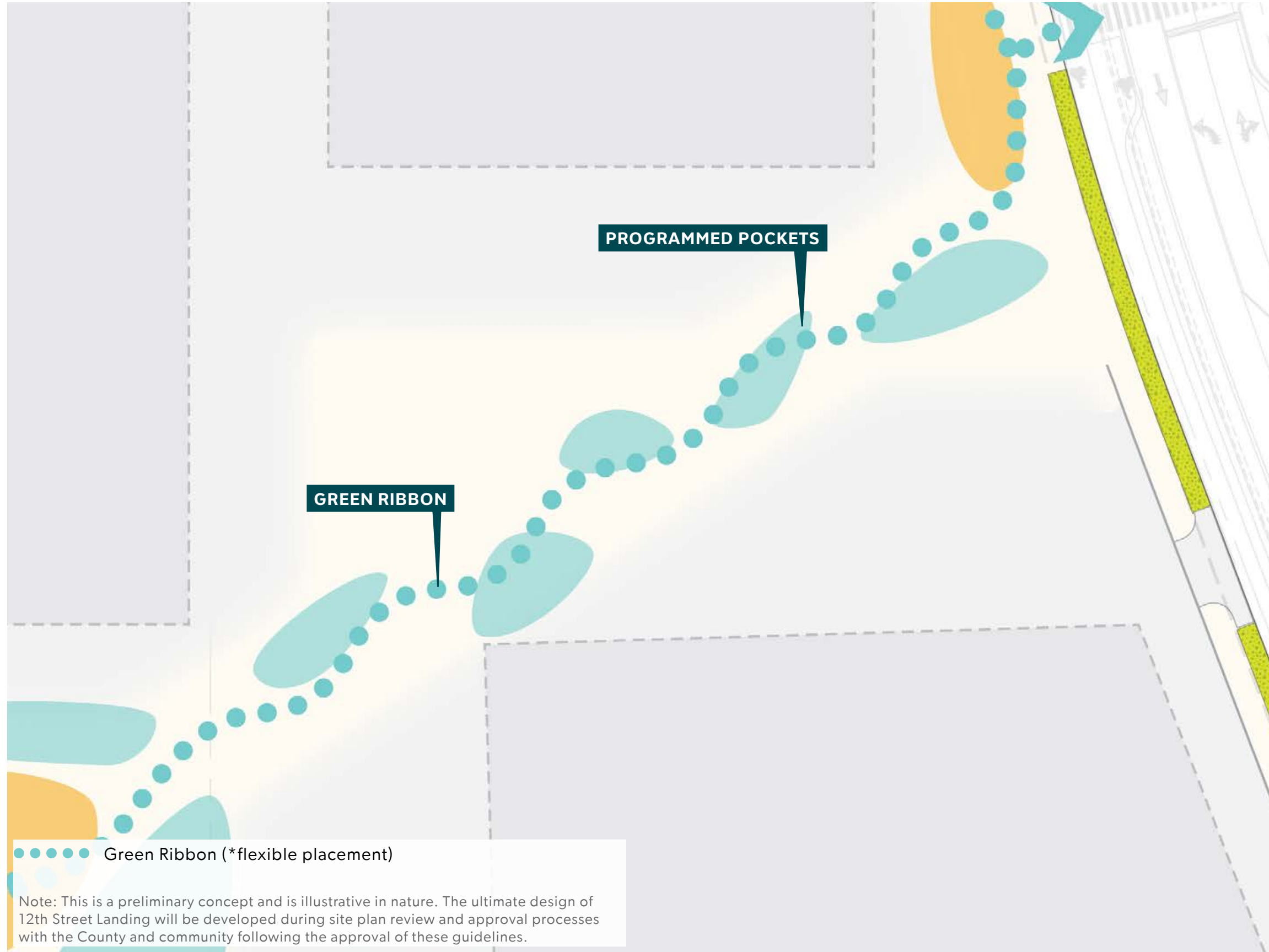


PLANTERS WITH SEATING



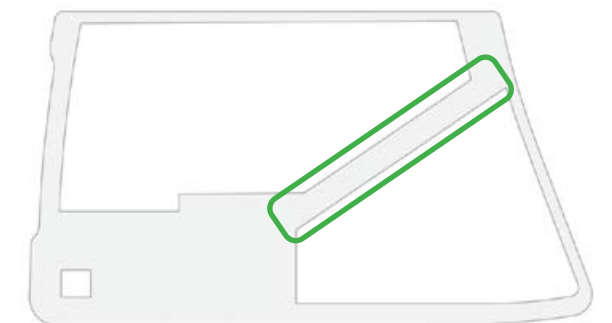
DISCOVERABLE MOMENTS

Note: Images on this page are provided as illustrative examples of design elements and principles discussed in this section. The ultimate design of 12th Street Landing will be developed during site plan review and approval processes with the County and community following the approval of these guidelines.



The Link is the critical connection through site that ties the 1/2 Acre Park to the Node. Clear paths woven together with planting zones and program pockets to promote safety for pedestrians and slow multi-modal movement while enhancing connectivity through the center of the site site will be prioritized in the design of this site area. Through intentional design strategies, the following program objectives will be addressed in this zone of the site:

- Green Ribbon: the primary circulation route connecting the 1/2 Acre Park, Pentagon City Metro Station, and Hayes Street corridor to the southwest to the Node and Pen Place to the northeast
- Program Pockets: areas of program that might include small gathering spaces, furnishings, planting, lighting elements, or other moments of pause along the Green Ribbon





LAYERED PLANTINGS



SEATING OPPORTUNITIES



CLEAR CIRCULATION



FRAMED VIEWS



LAYERS OF ACTIVITY



MULTIMODAL CIRCULATION

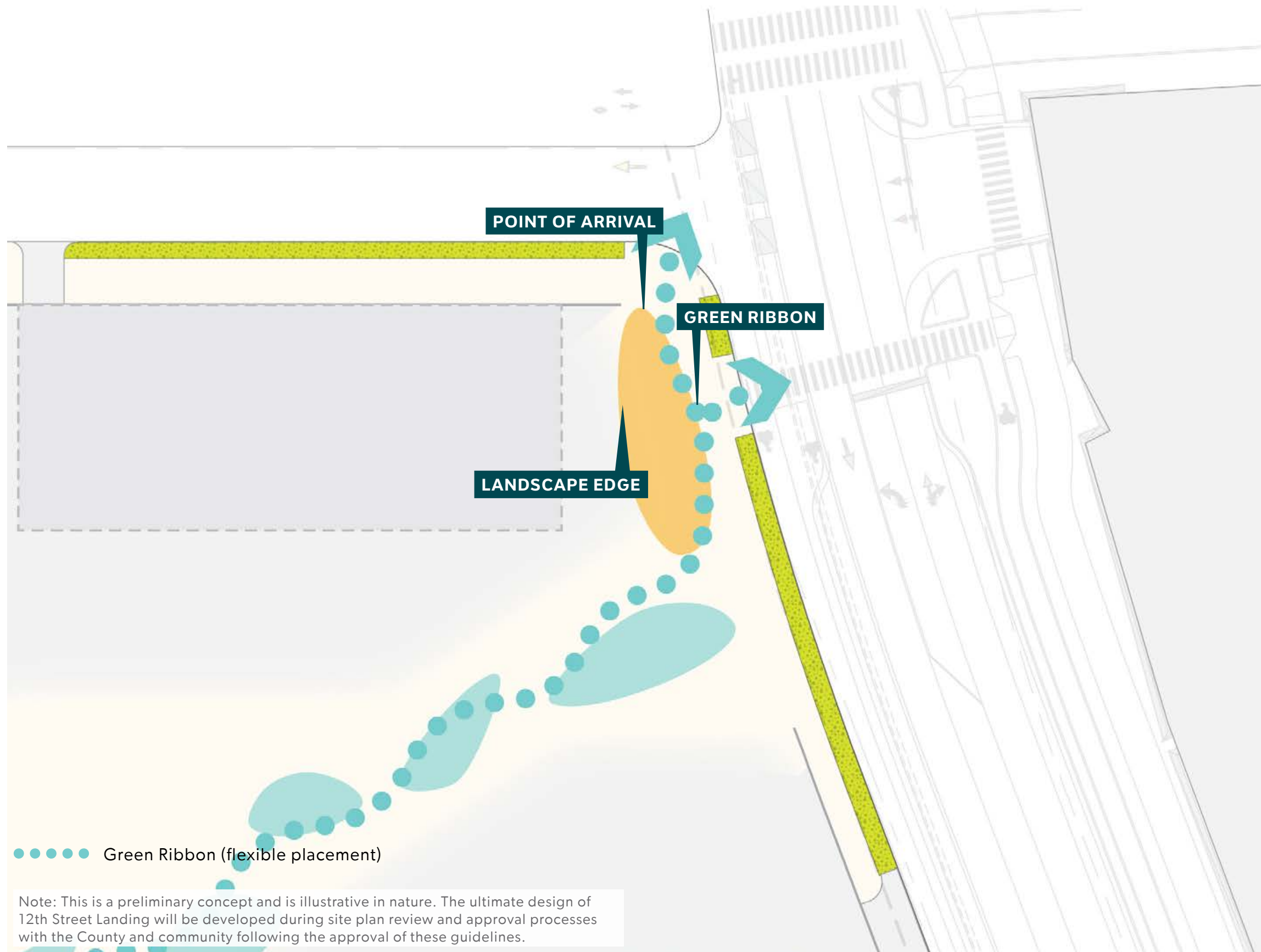


CAFE SEATING

The Link will address the following program objectives: a Green Ribbon segment and program pockets.

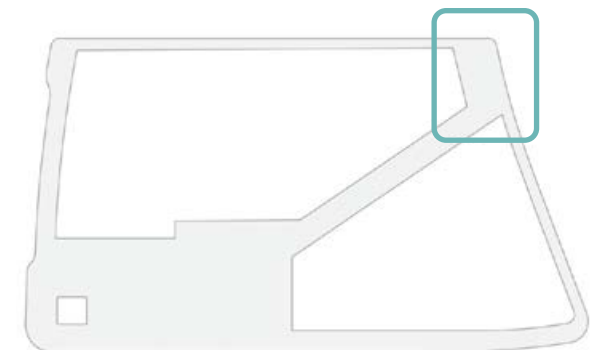
Note: Images on this page are provided as illustrative examples of design elements and principles discussed in this section. The ultimate design of 12th Street Landing will be developed during site plan review and approval processes with the County and community following the approval of these guidelines.

OPEN SPACE
NODE - PROGRAM FRAMEWORK



The Node is located at the northeastern corner of the site and is the first point of arrival when crossing the intersection at Fern Street and 11th Street. Clear paths of circulation that safely direct pedestrians will be prioritized in the design of this site area. Through intentional design strategies, the following program objectives will be addressed in this zone of the site:

- Point of Arrival: a moment of rest connecting 12th Street Landing visitors, Fern Street pedestrians, and Green Ribbon users
- Green Ribbon: a primary circulation route leading to the 1/2 Acre Park, Pentagon City Metro Station, and Hayes Street corridor through the Link
- Landscape Edge: a zone supporting activity adjacent to ground floor uses (including retail, retail equivalent, and other uses) featuring planting and publicly accessible seating





The Node will address the following program objectives: a point of arrival, Green Ribbon segment, and a building edge.

Note: Images on this page are provided as illustrative examples of design elements and principles discussed in this section. The ultimate design of 12th Street Landing will be developed during site plan review and approval processes with the County and community following the approval of these guidelines.

