

**BROOKFIELD PROPERTIES**

# **12<sup>TH</sup> STREET LANDING**

**(601 & 701 12TH STREET)**

**LRPC 2**

APRIL 1, 2024



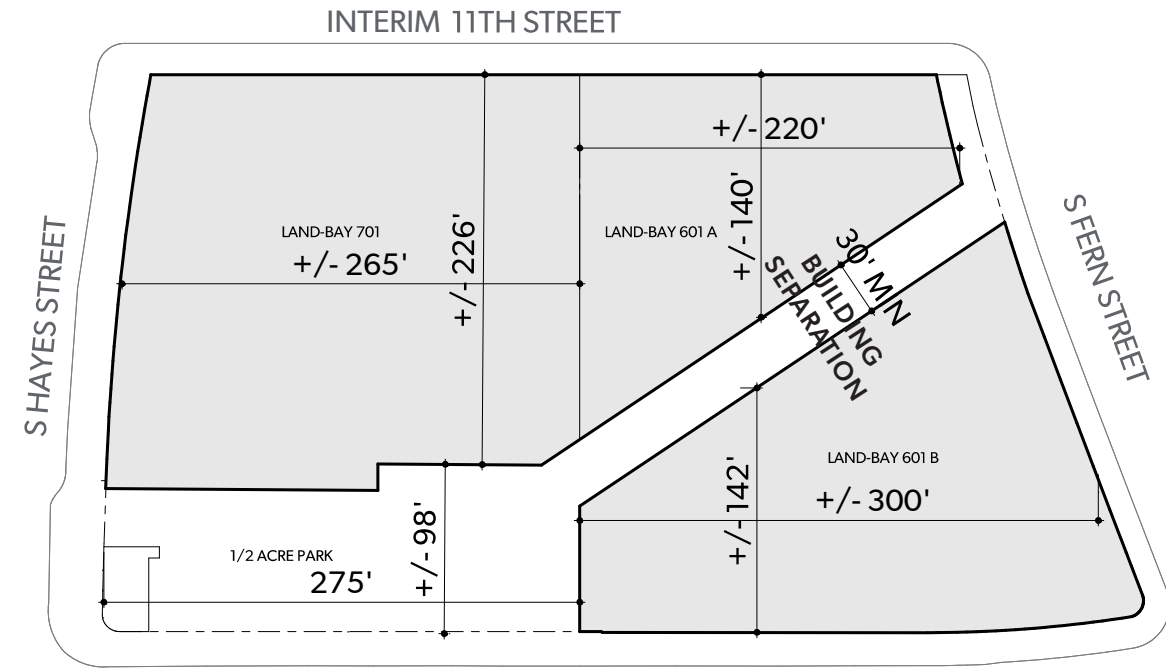
# LRPC 1 FOLLOW-UP N/S CONNECTION

**Appendix A  
 Proposed Development Program**

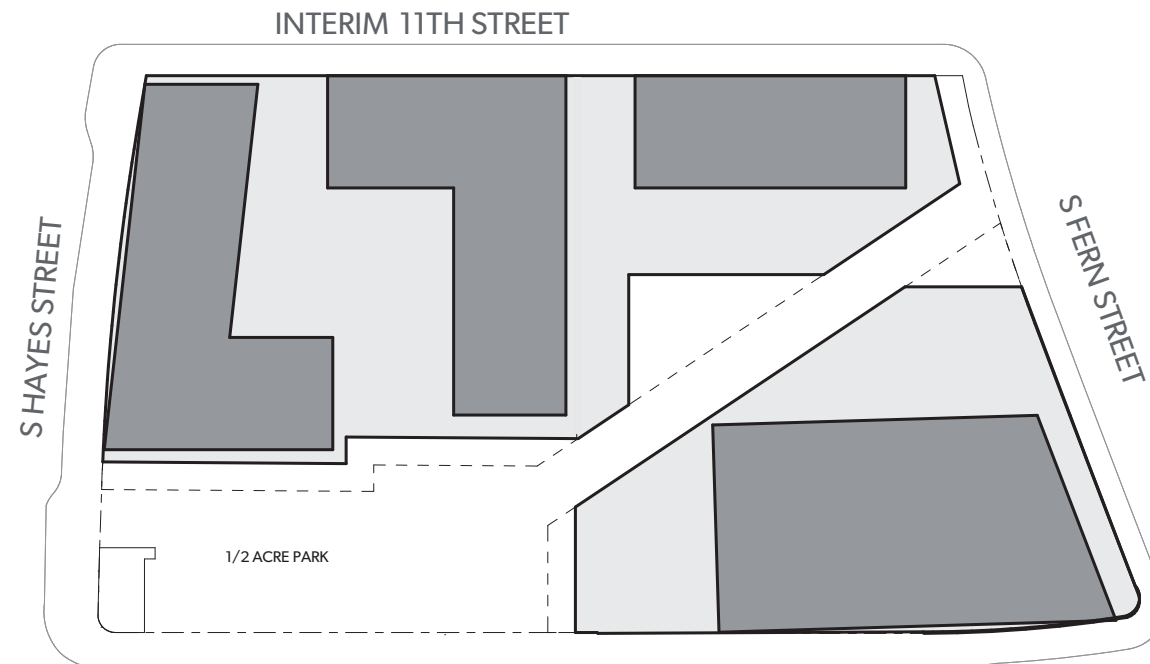
Baseline Program	Primary Use	Residential GSF	Office GSF	Retail GSF	Hotel GSF	Total GSF	Approximate Unit/Key Count
Landbay 701	Residential 1	520,000		22,000		542,000	578
	Residential 2	469,366		11,000		480,366	511
<b>Total Landbay 701</b>		<b>989,366</b>	<b>0</b>	<b>33,000</b>	<b>0</b>	<b>1,022,366</b>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

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

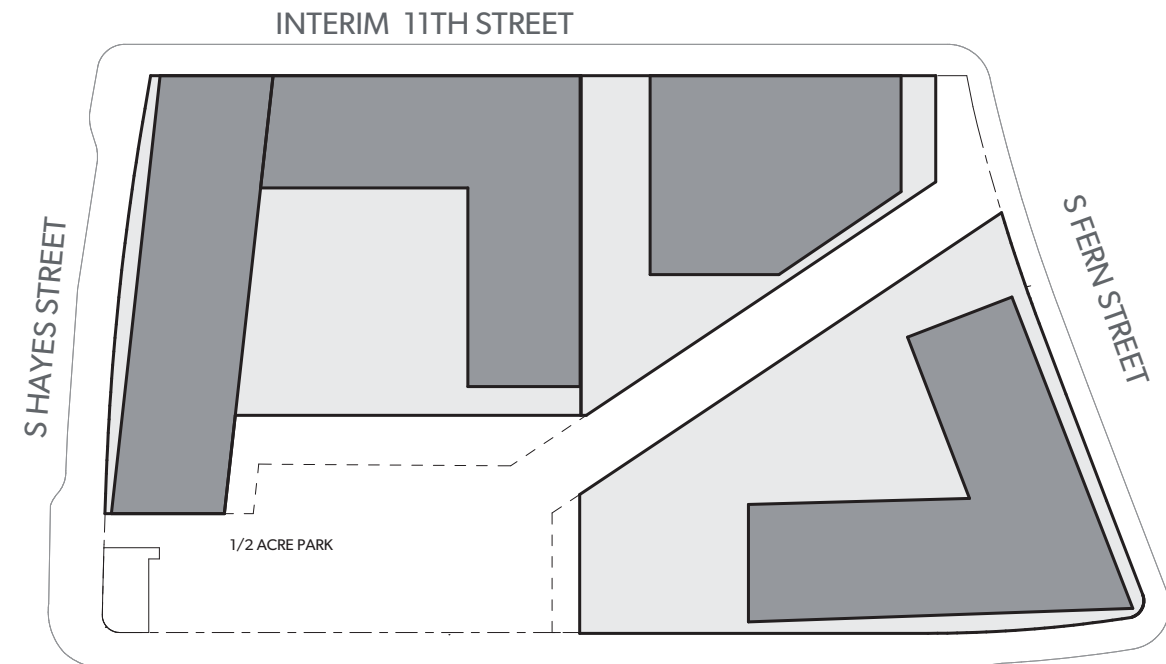
\*Statement of Justification Letter, March 2024, Appendix A, p.4



12TH STREET S  
 ZONING ENVELOPE



12TH STREET S  
 BASELINE PROGRAM



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

12TH STREET S  
 ALTERNATE PROGRAM

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

----- BUILD-TO-LINE

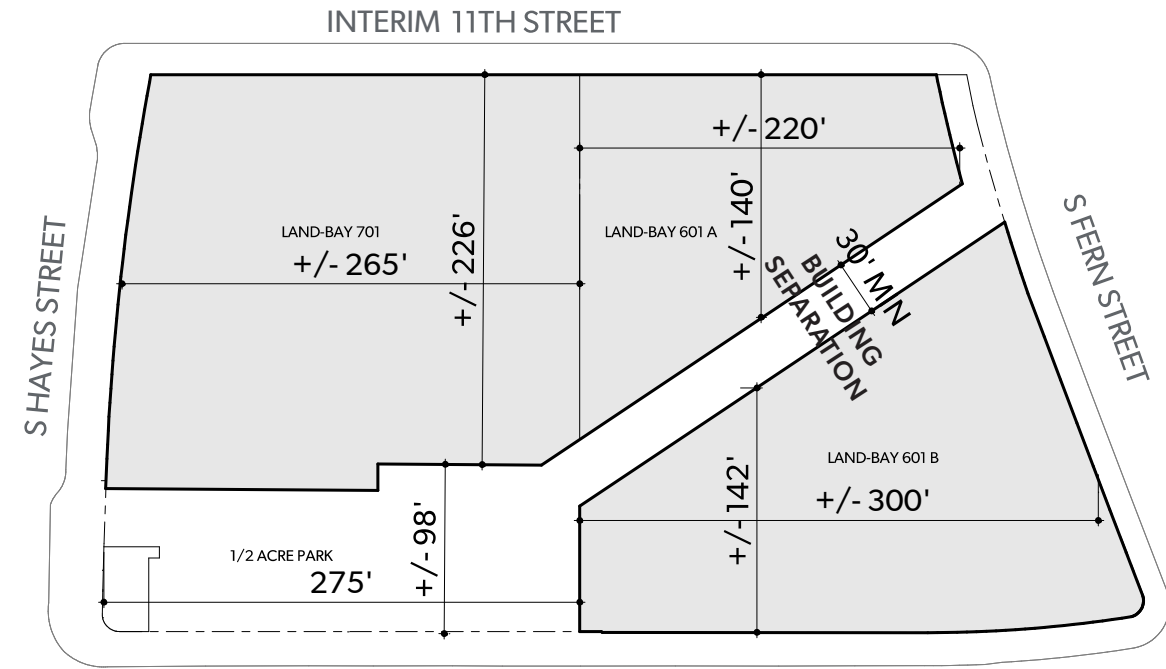
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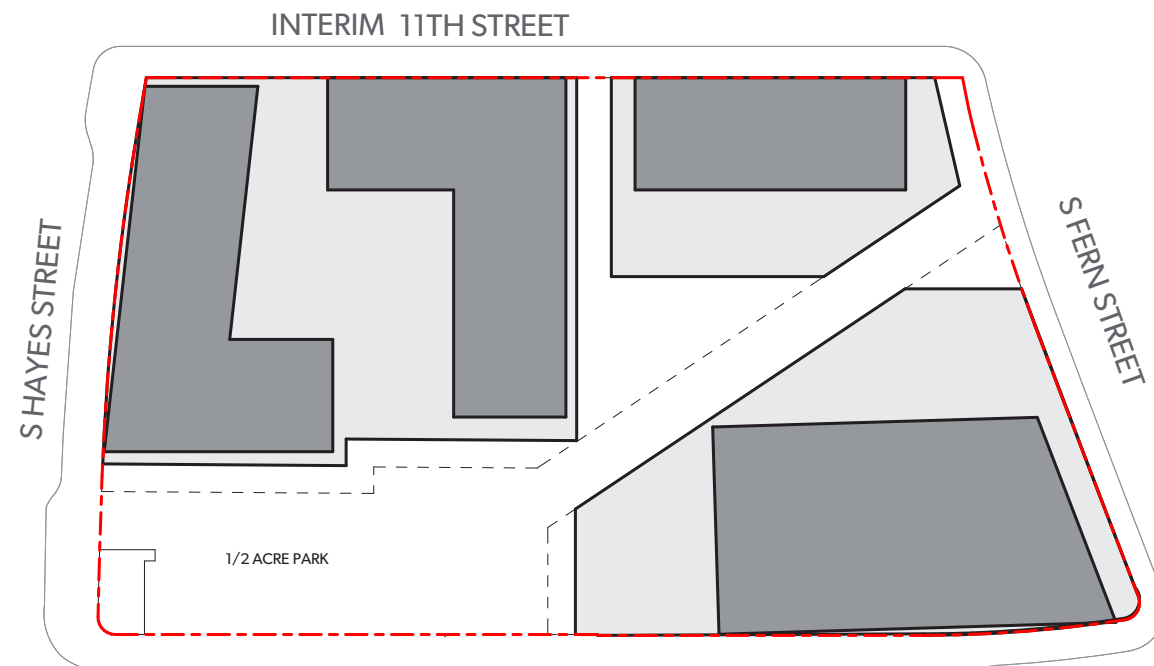
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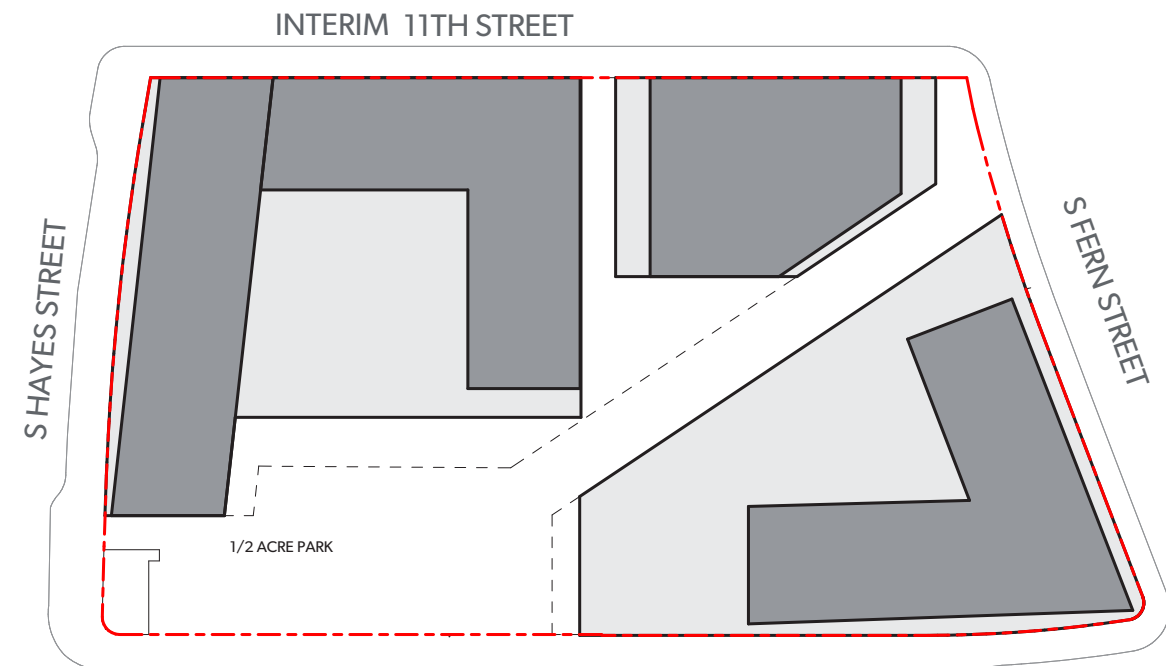
\*Statement of Justification Letter, March 2024, Appendix A, p.4



12TH STREET S  
 ZONING ENVELOPE



12TH STREET S  
 BASELINE PROGRAM



12TH STREET S  
 ALTERNATE PROGRAM

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 AT OR BELOW 5 LEVELS:  
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ABOVE 5 LEVELS:  
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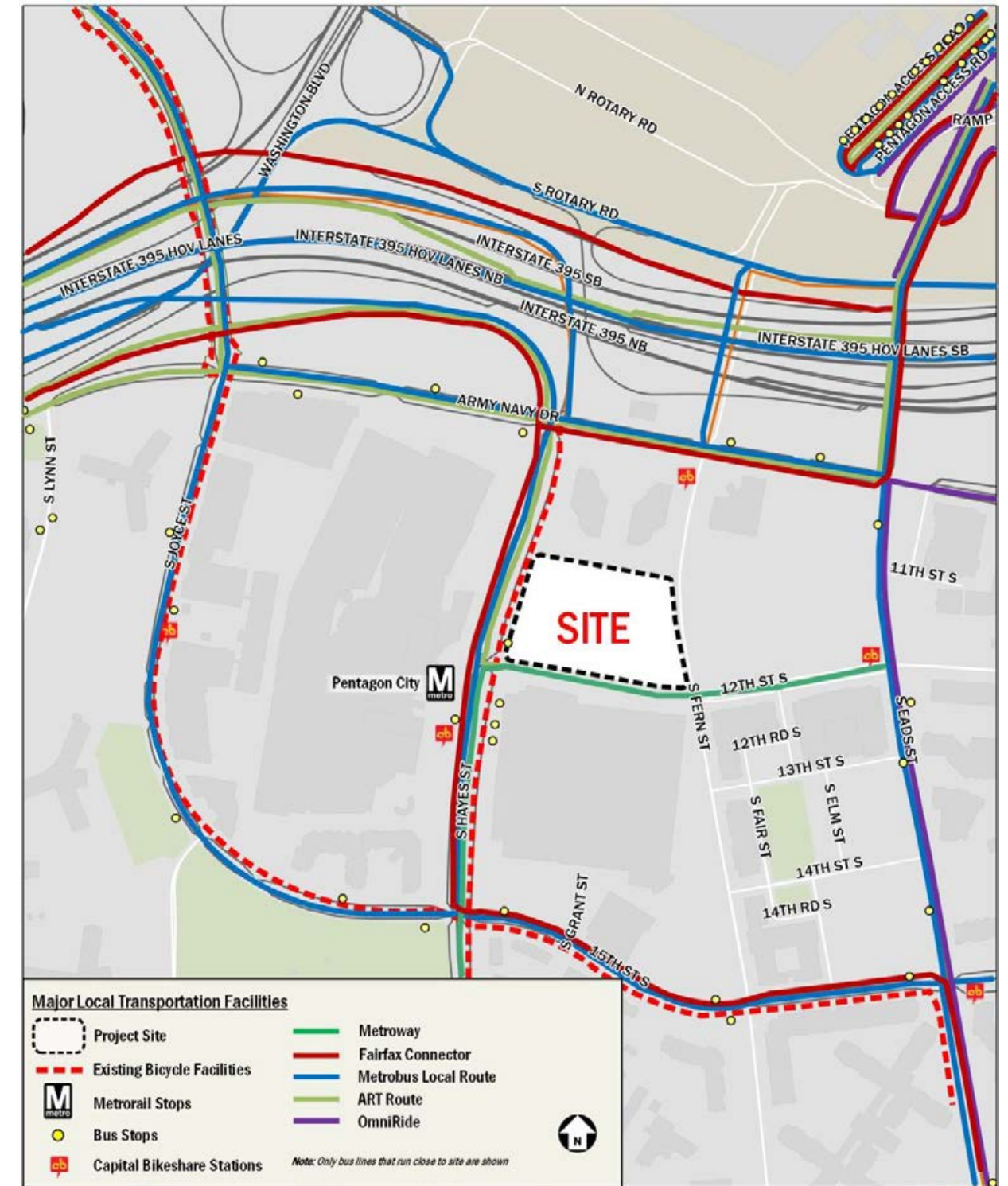
--- BUILD-TO-LINE

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# TRANSPORTATION

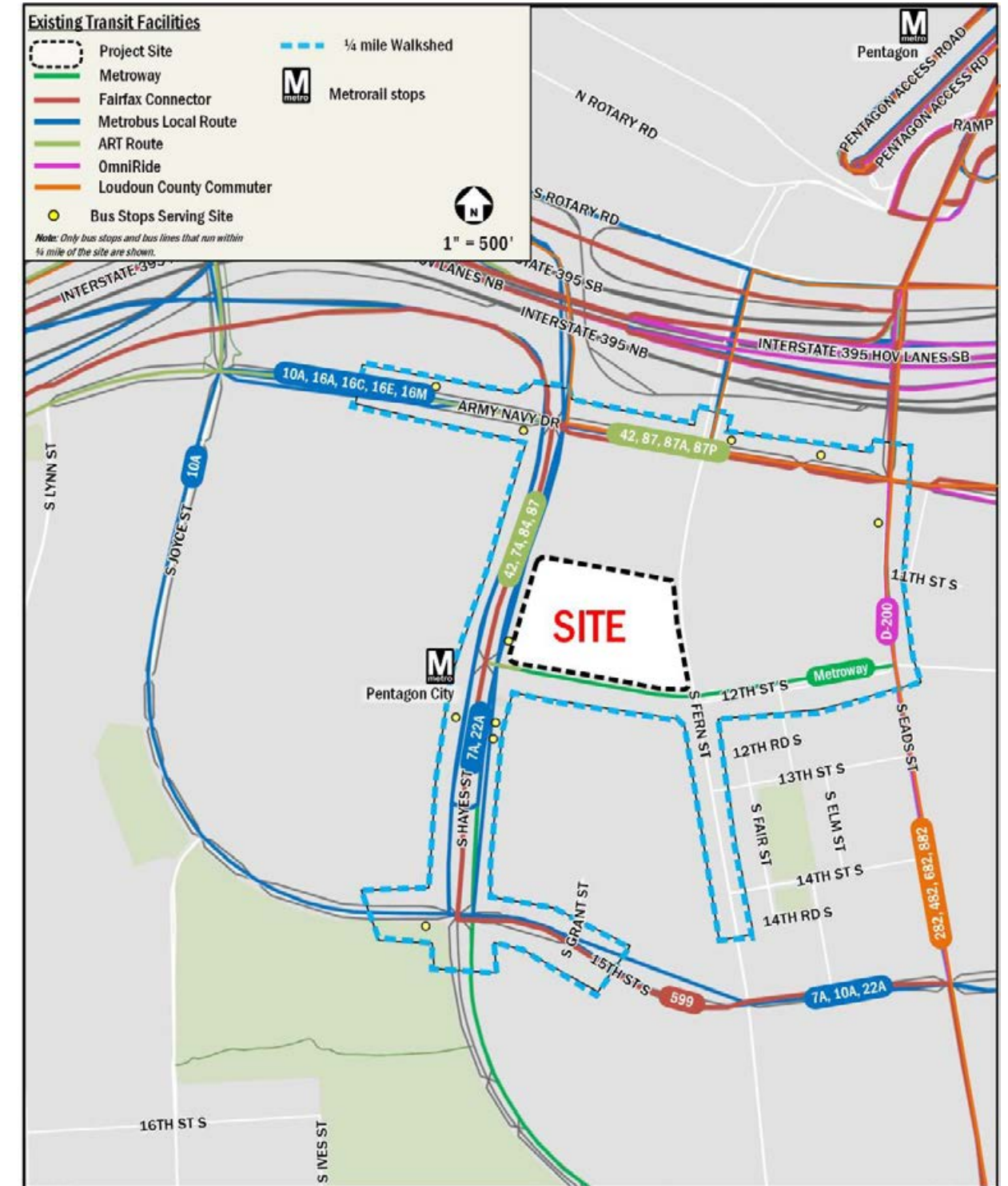
## Transportation Overview

- Located directly adjacent to the Pentagon City Metro station, which is located less than 0.1 miles from the site, and 0.7 miles from the Crystal City VRE Station
- Ten (10) bus stops within ¼ mile
- Well-connected pedestrian and bicycle network
  - Improvement in pedestrian facilities in and around site
  - Access to several existing on- and off-street bicycle facilities
- On-site parking proposed in an off street, below-grade garage
- Long- and Short-term bicycle parking will be provided
- Will include Transportation Management Plan



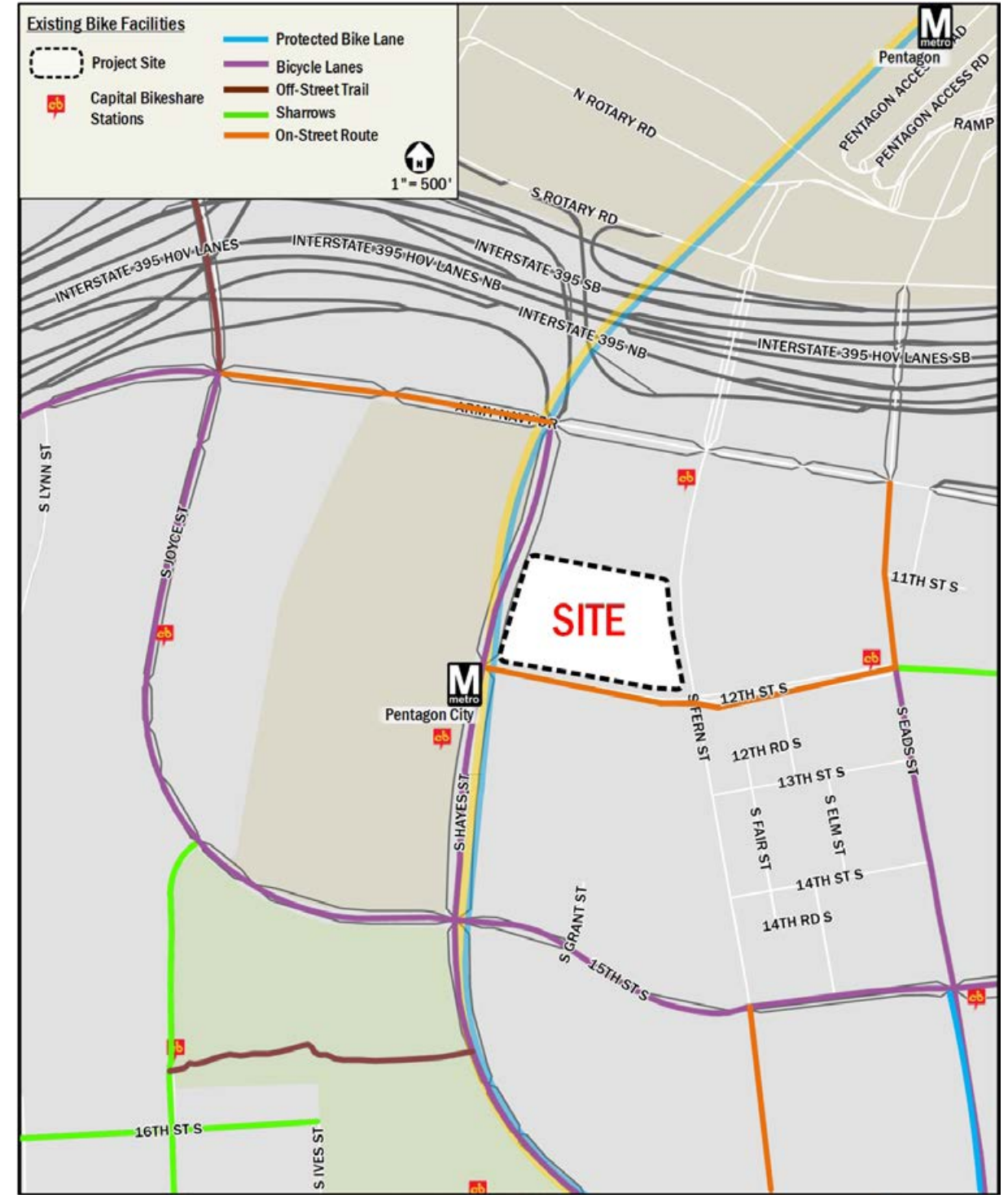
## Transit Facilities

- 10 bus stops within ¼ mile radius
- Served by 21 bus routes including:
  - Metrobus (7A, 10A, 16A, 16C, 16E, 16M, 22A)
  - Metroway
  - Arlington Transit (ART 42, 74, 84, 87, 87A, 87P)
  - Fairfax Connector (599)
  - Loudoun County Commuter (LDT 282, 284, 682, 482, 882)
  - OmniRide (D-200)
- Pentagon City Metro Station (0.1 miles walking distance)
  - Blue Line
  - Yellow Line
- VRE Station (0.7 miles walking distance)
- Planned Nearby Improvements (by others):
  - Transitway extension to Pentagon City (12<sup>th</sup> Street S)
  - Dedicated transit-only lane on Army Navy Drive
  - Modified bus stop on S Hayes Street as part of transitway extension



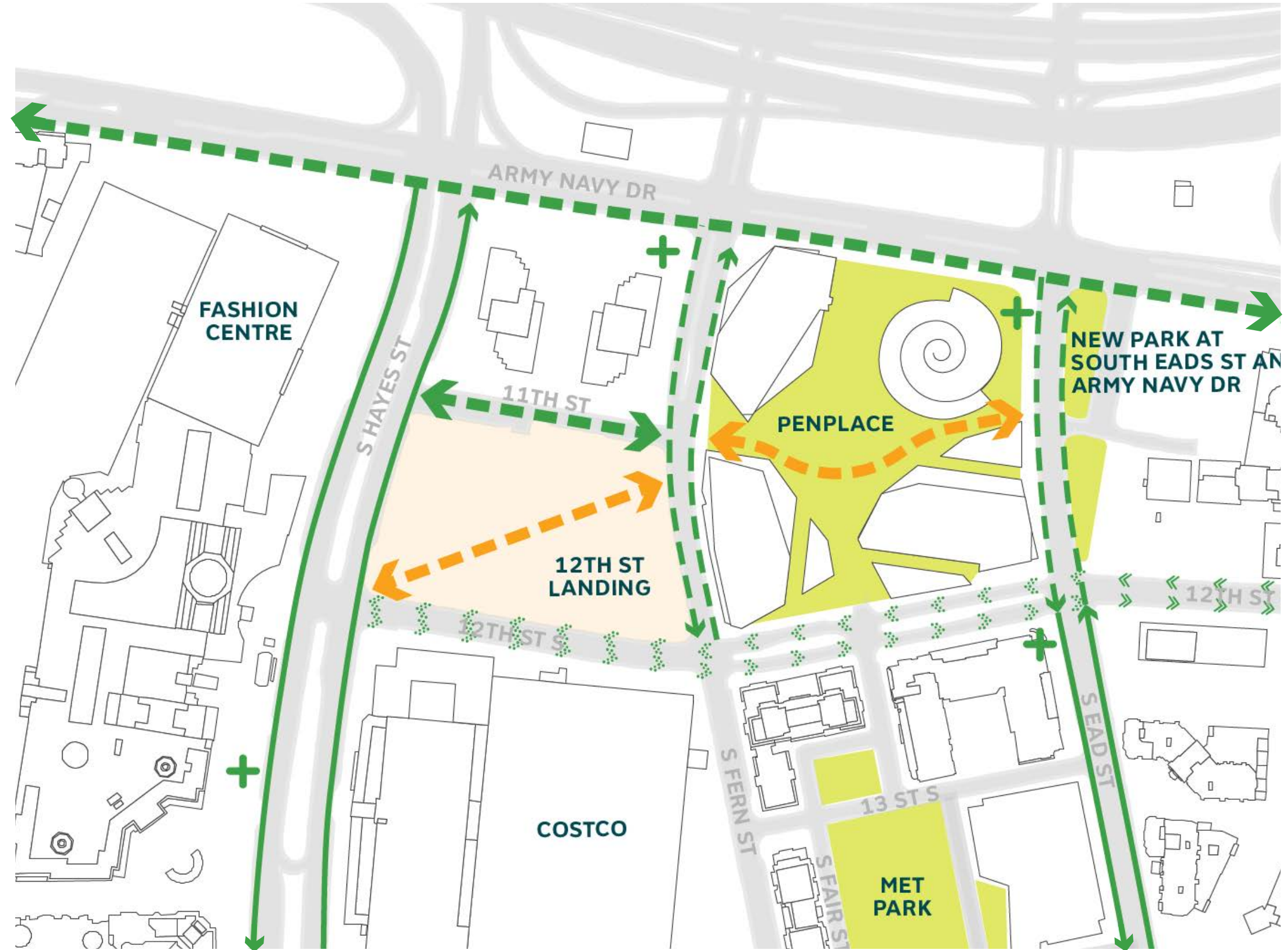
# Bicycle Facilities









- Bike lanes along:
  - S Eads Street
  - S Hayes Street
  - S Joyce Street
  - 15<sup>th</sup> Street S
- Three (3) Capital Bikeshare locations with ¼ mile
- Planned Nearby Improvements (by others):
  - Install buffered bike lanes on east side of S Eads Street from Army Navy Drive to 12<sup>th</sup> Street S
  - Install a NB protected bike lane along the eastern side of S Fern Street
  - Install a SB protected bike lane along the western side of S Fern Street between Army Navy Drive and 11<sup>th</sup> Street S
  - Install shared bike lanes on 12<sup>th</sup> Street S from S Hayes Street to S Clark Street/Long Bridge Drive
  - Install separated two-way cycle track on the south side of Army Navy Drive between S Joyce Street and 12<sup>th</sup> Street S

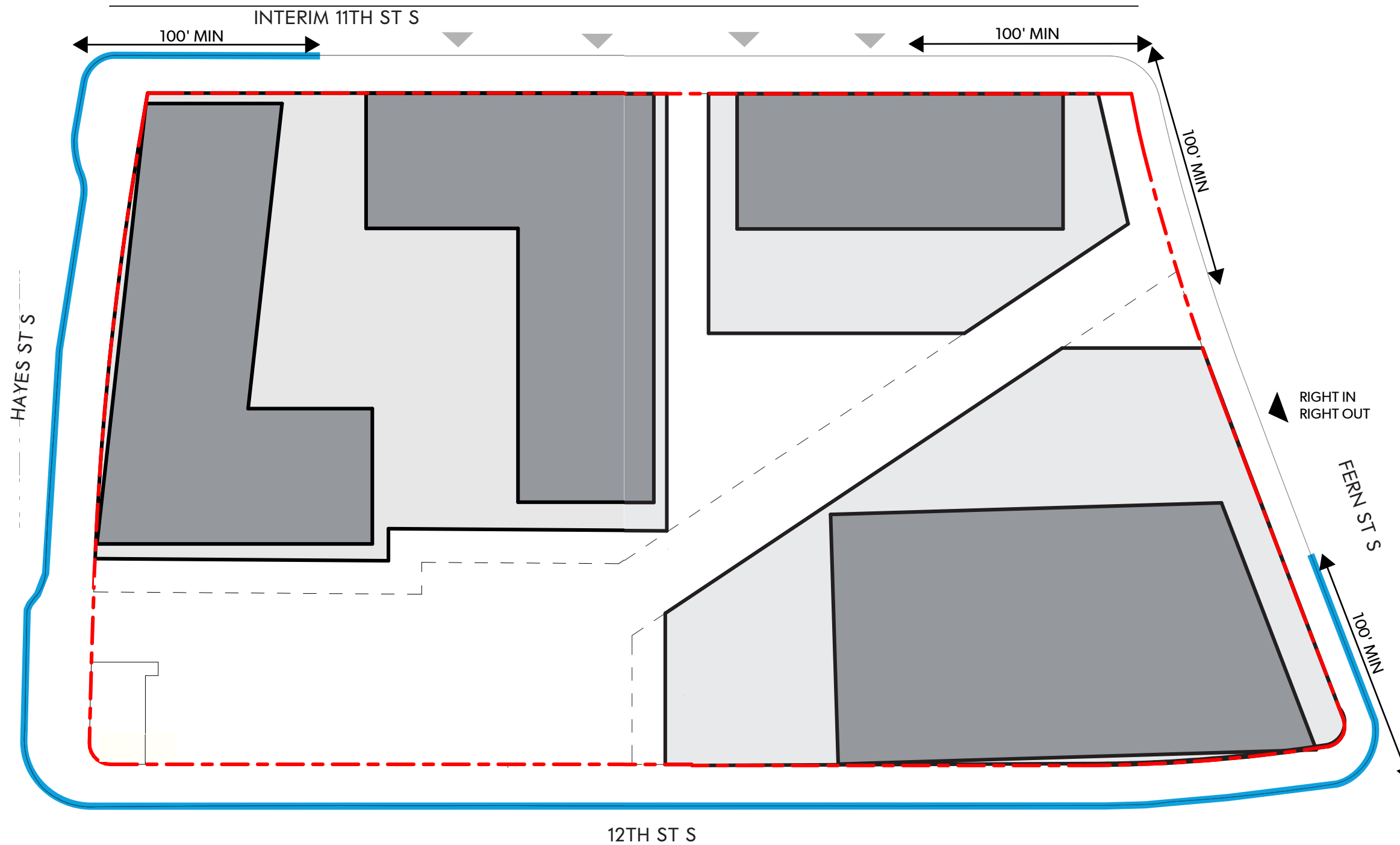




# TRANSPORTATION BICYCLE FACILITIES - EXISTING AND FUTURE



- LEGEND**
-  EXISTING BIKE LANE (1-WAY)
  -  FUTURE BIKE LANE (1-WAY)
  -  EXISTING CYCLE TRACK (2-WAY)
  -  FUTURE CYCLE TRACK (2-WAY)
  -  GREEN RIBBON
  -  SHARROW (EXISTING / FUTURE)
  -  CAPITAL BIKESHARE STATION
  -  PUBLIC GREEN SPACE



- NO CURB-CUT ZONE —
- DISTANCE TO INTERSECTION ↔
- PARKING OR SERVICE ENTRY ▾
- SERVICE ONLY ENTRY ▾

\*Locations shown are conceptual and will be determined at final site plan

- APPROX. 1.76M GSF DEVELOPMENT OVER 4 TOWERS
- +/-1,750 LF OF CURB FRONTAGE (7-8% FOR ACCESS)

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# TRANSPORTATION LOADING/SERVICE EXAMPLES - ISSUES TO AVOID



LOADING BLOCKING DRIVE-LANE



LOADING BLOCKING DRIVE LANE & PARKING



LAY-BY IN MEDIAN/TURN LANE



LOADING BLOCKING DRIVE-LANE



LOADING INTERRUPTING TRAFFIC



LAY-BY IN DRIVE LANE



LOADING BLOCKING PARKING & DRIVE-LANE

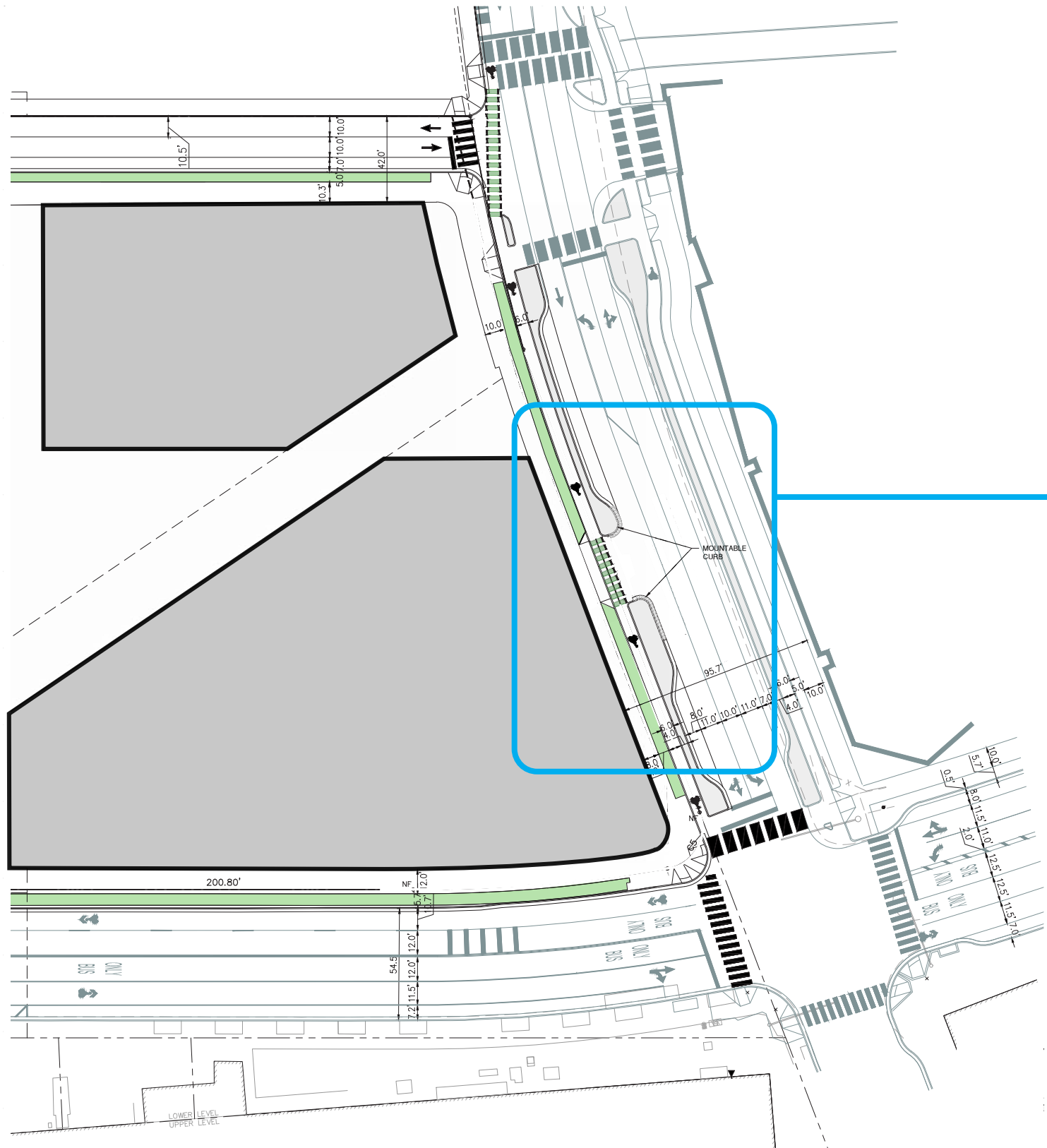


LOADING GOODS ACROSS BIKE LANE



LOADING GOODS ACROSS BIKE LANE

# TRANSPORTATION FERN ST LOADING/SERVICE - PROPOSED



- RIGHT-IN ENTRY/ RIGHT-OUT EXIT
- HEAD-IN / HEAD-OUT OPERATION
- INTERNAL LOADING AND MANEUVERING

# PHASING

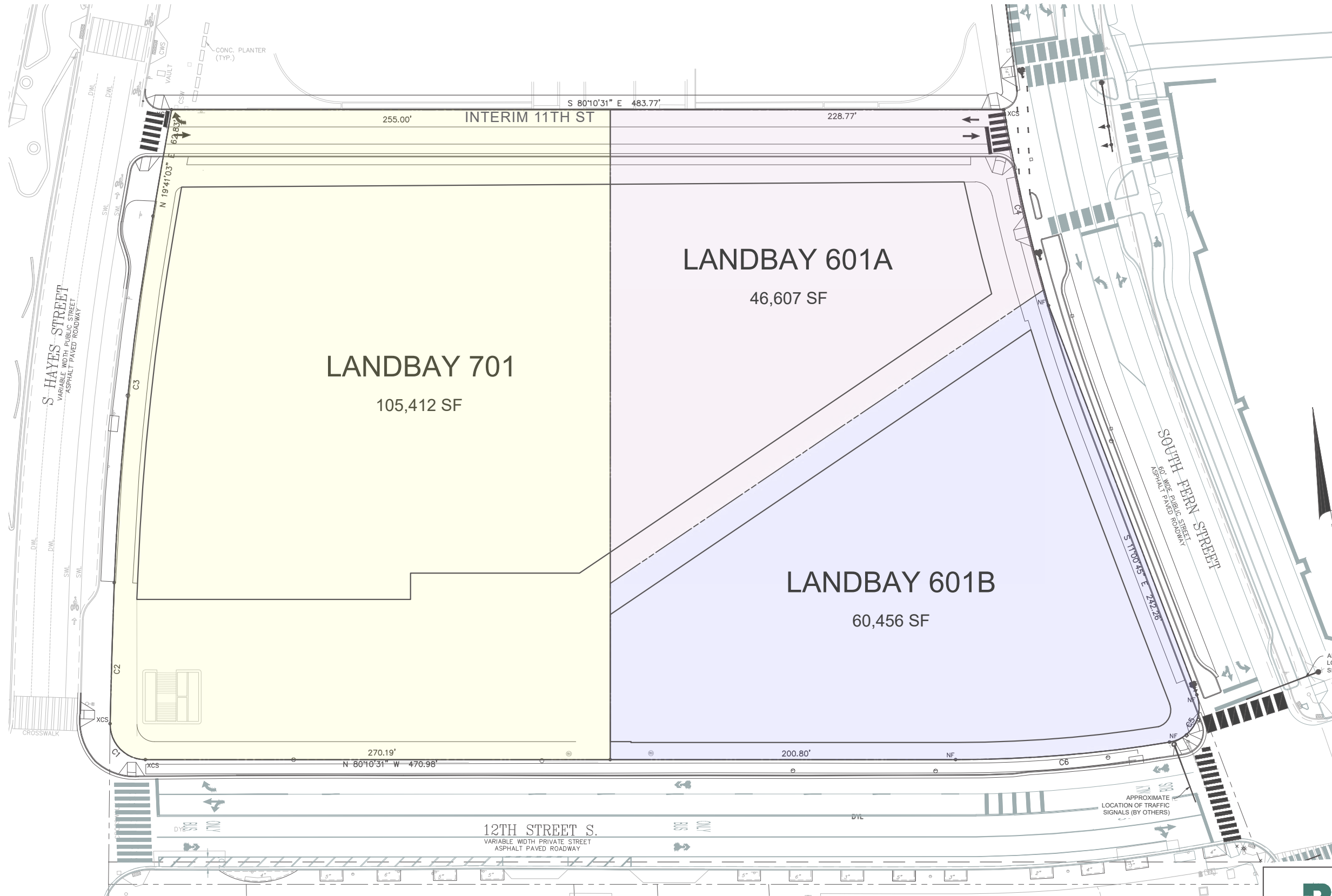
# EXISTING SITE CONDITIONS SITE PLAN



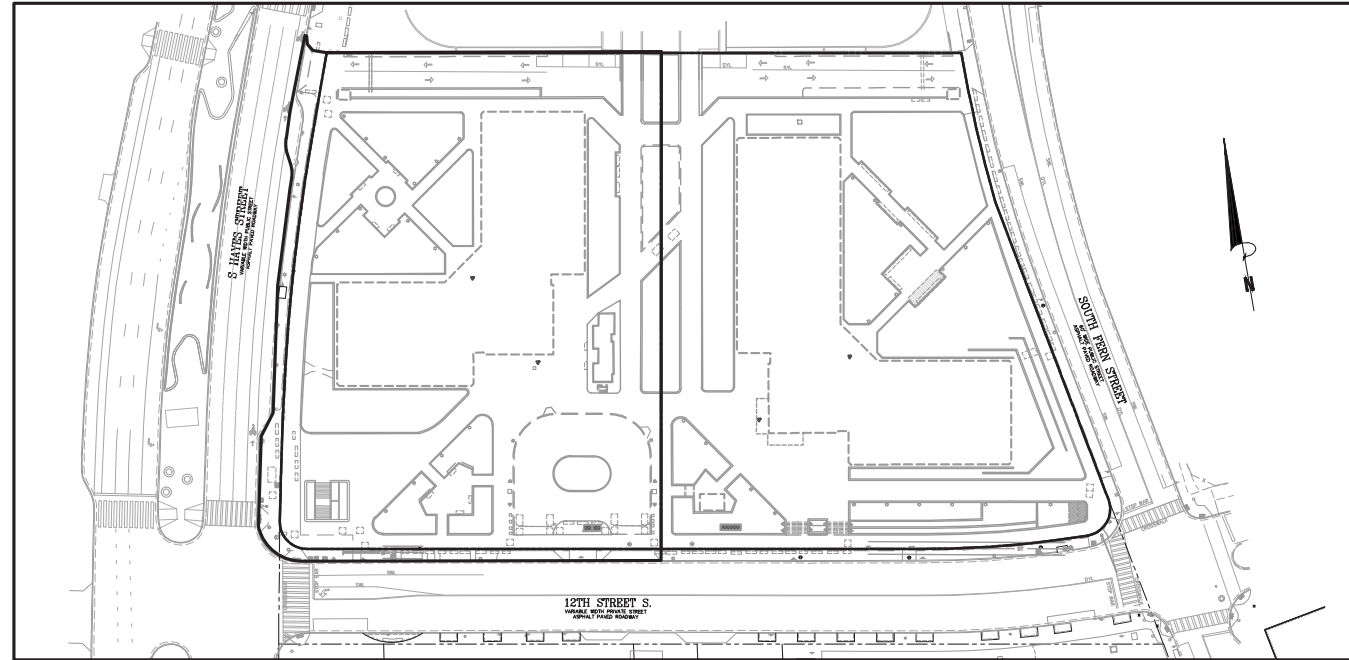
**PROPERTY LINE**

**BELOW GRADE GARAGE EXTENTS**

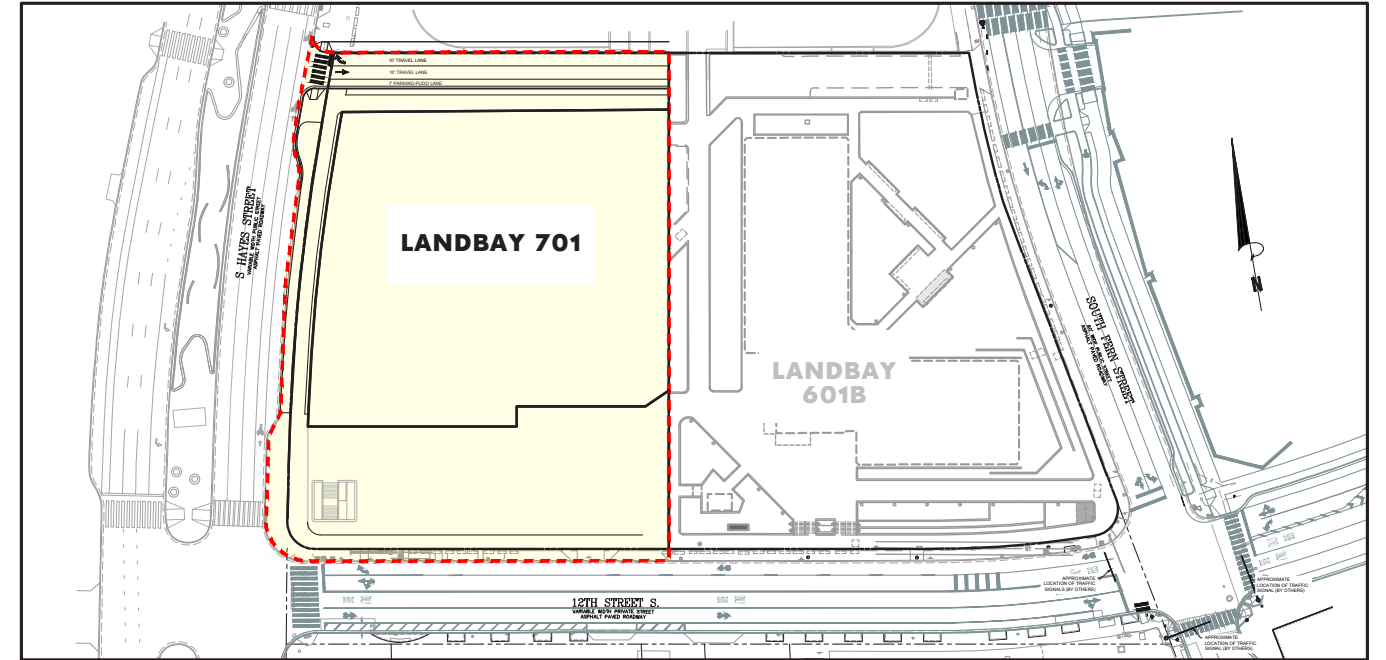




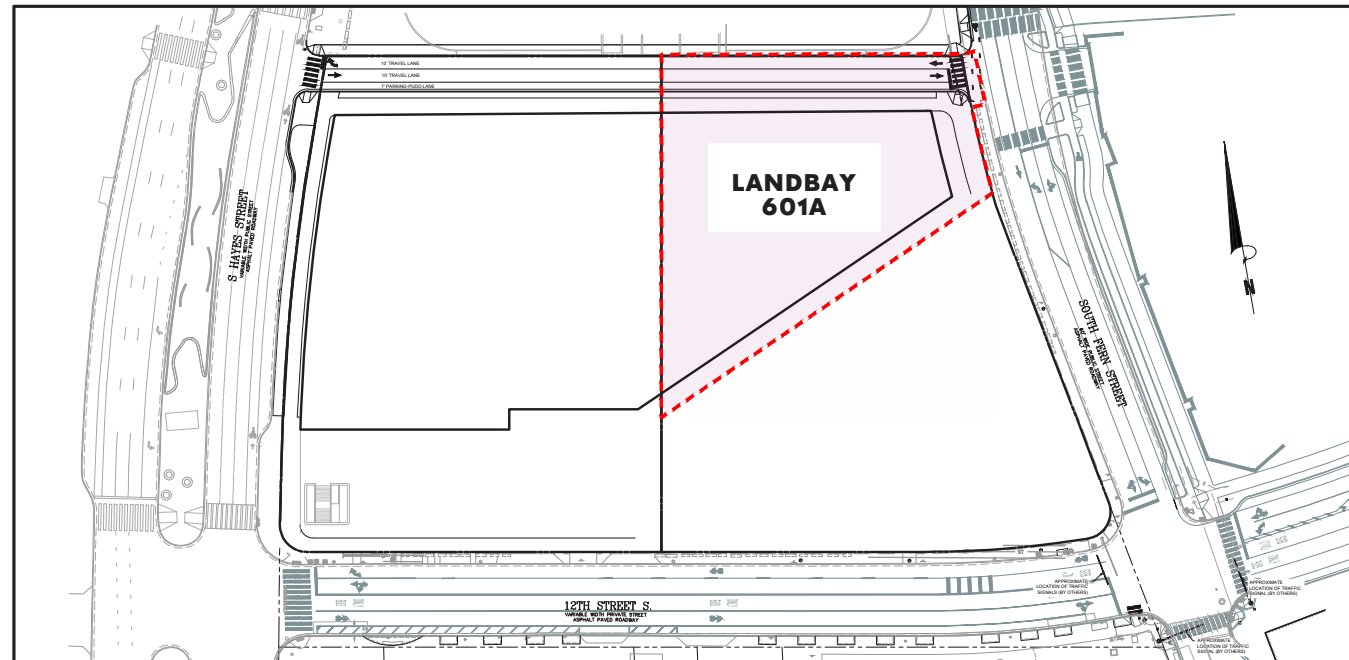
# PHASING PROPOSED DEVELOPMENT PROGRAM



**EXISTING CONDITION**

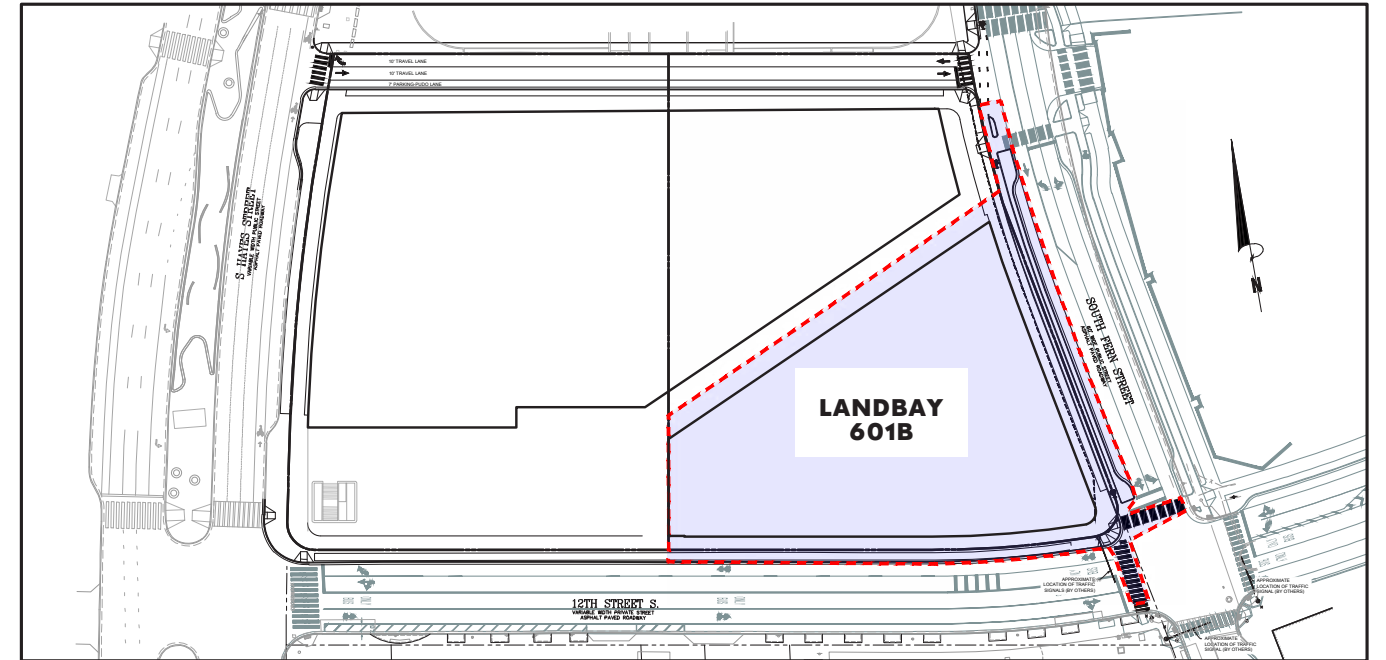


**LANDBAY 701**



**LANDBAY 601A**

\*Note: Green Ribbon Link to be in place following the first of 601A or 601B



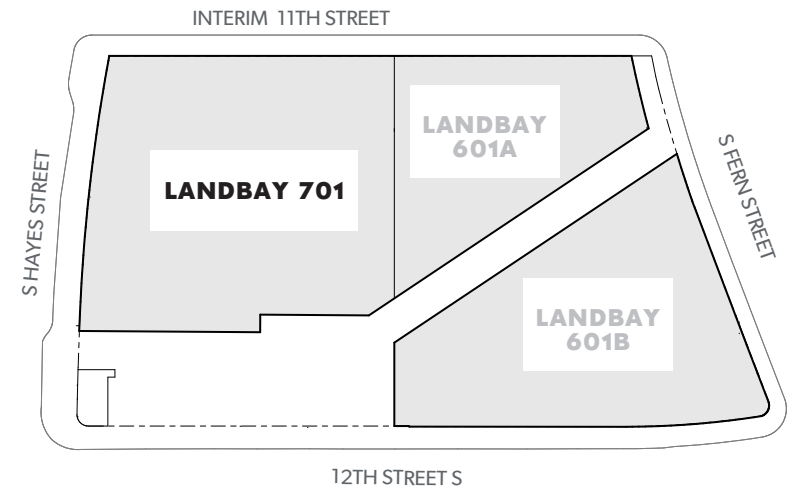
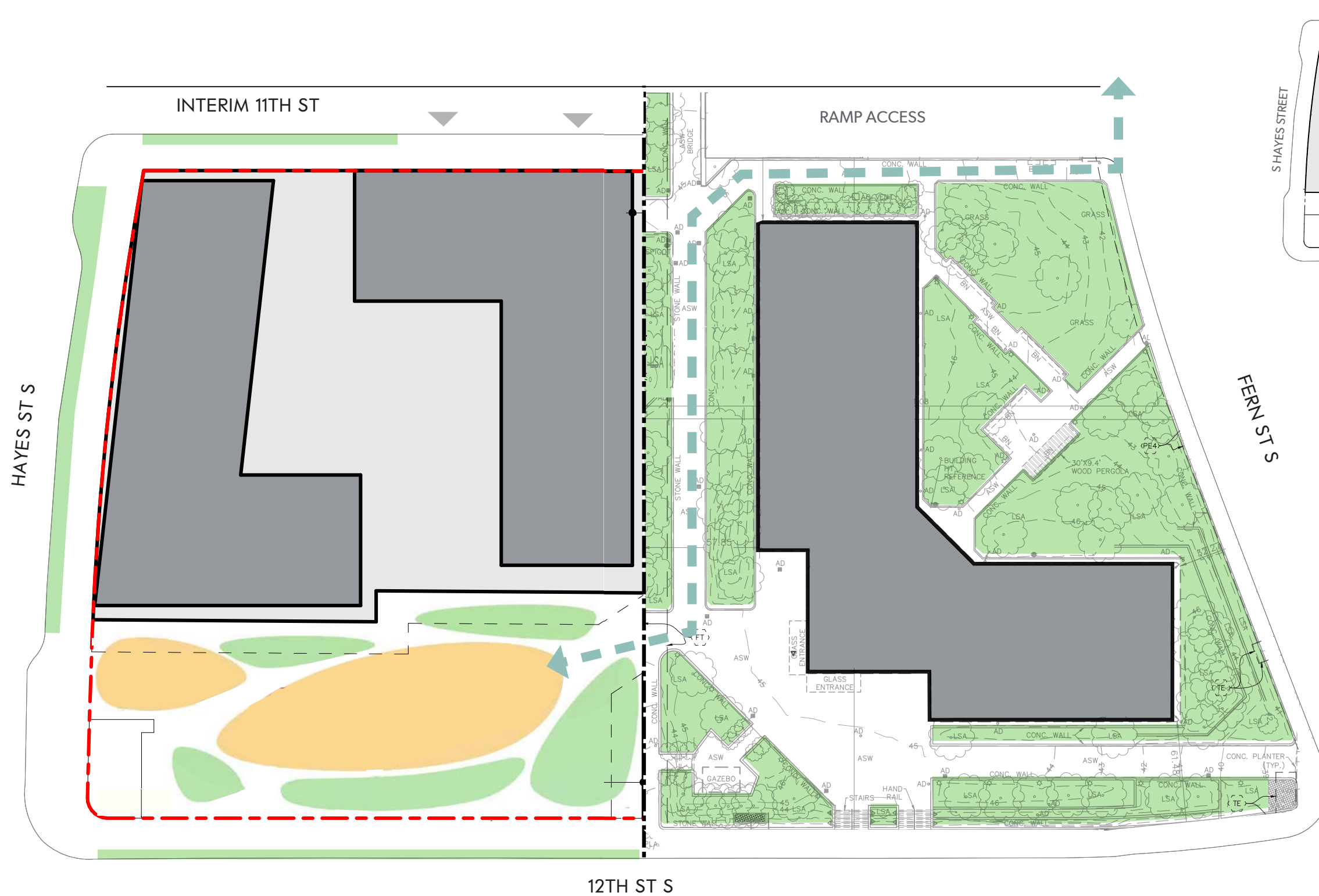
**LANDBAY 601B**

\*Note: Green Ribbon Link to be in place following the first of 601A or 601B





# PHASING PLAN LANDBAY 701 PLAN - BASELINE PROGRAM

APRIL 2024

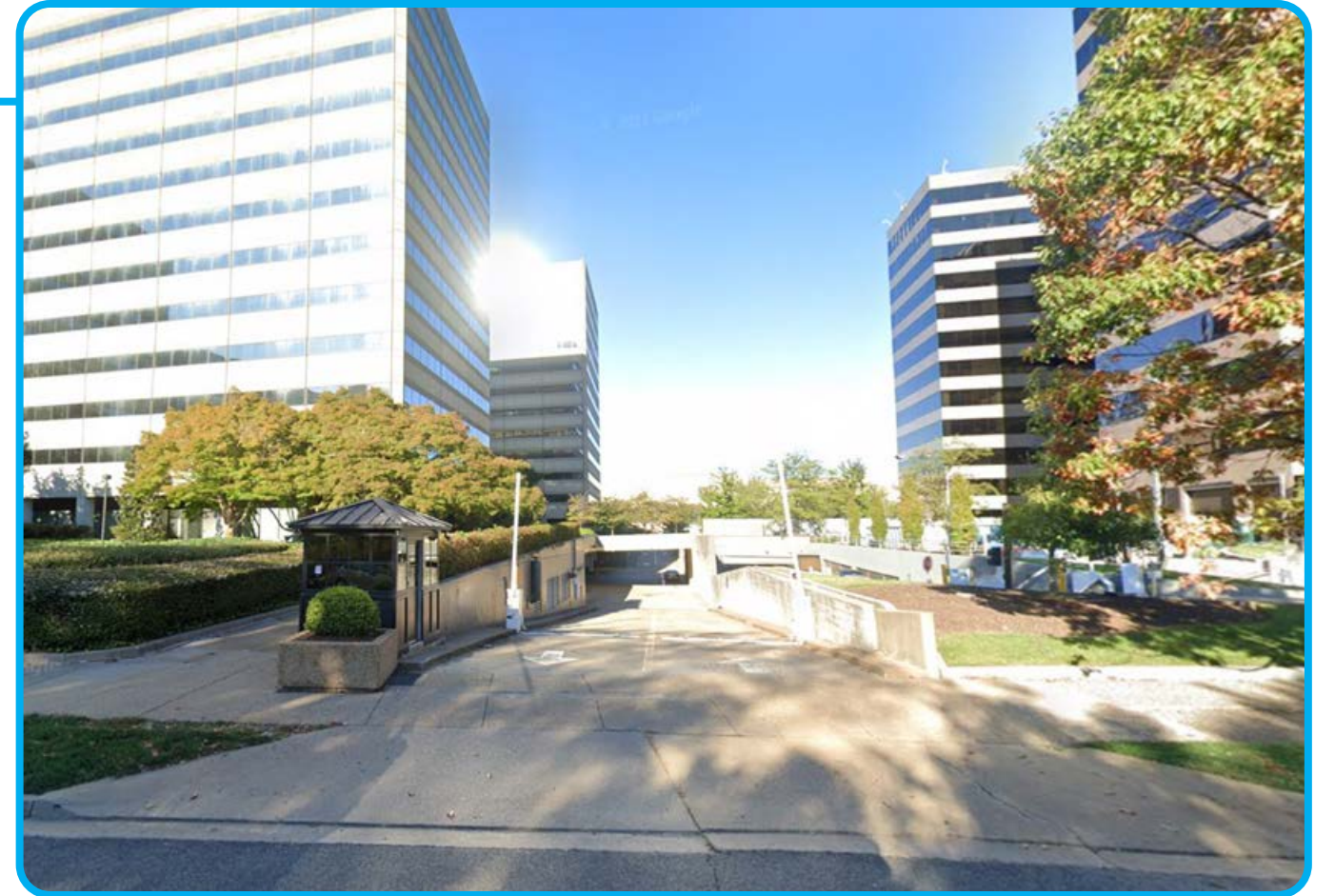
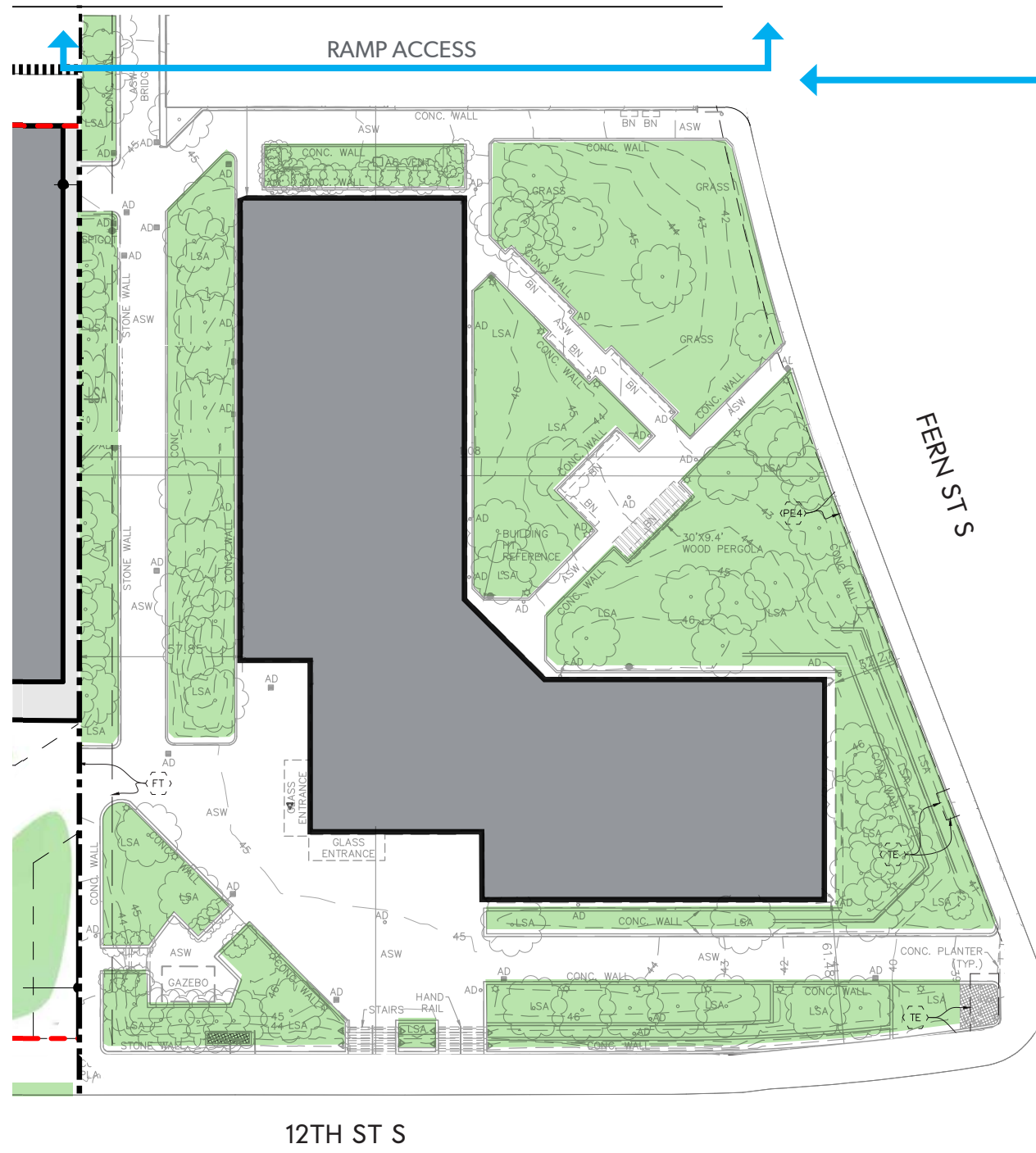


- INTERIM PATHWAY PROVIDED THROUGH EAST PARCEL
- PUBLIC PLAZA IN PLACE WITH LANDBAY 701
- LANDBAY 701 STREETScape IN PLACE
- LANDBAY 701 PORTION OF INTERIM 11TH STREET IN PLACE

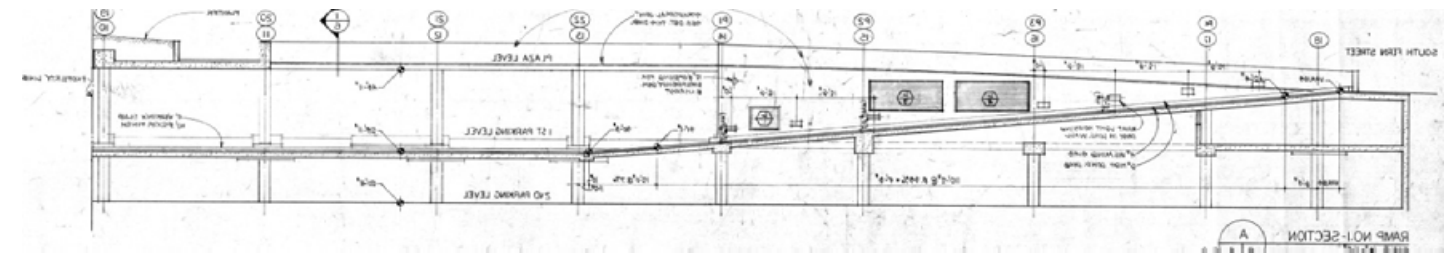
- PARKING OR SERVICE ENTRY 
- SERVICE ONLY ENTRY 

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# PHASING PLAN 601 PARKING AND LOADING ACCESS



**FERN ST 601 PARKING AND LOADING ACCESS**

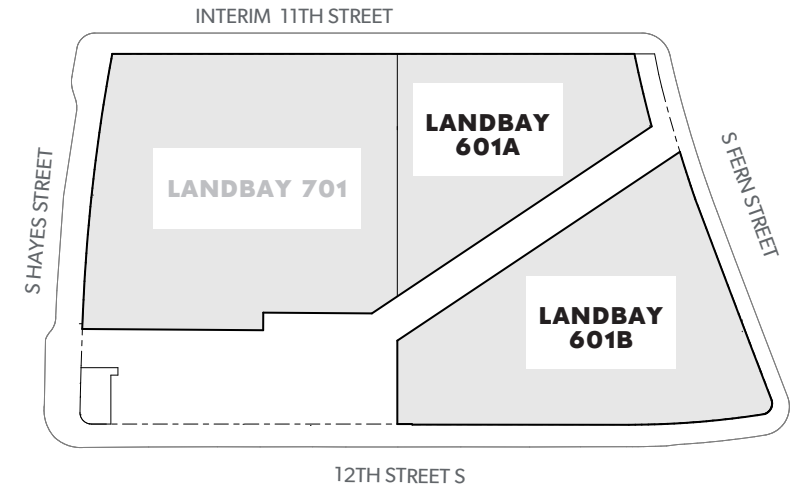
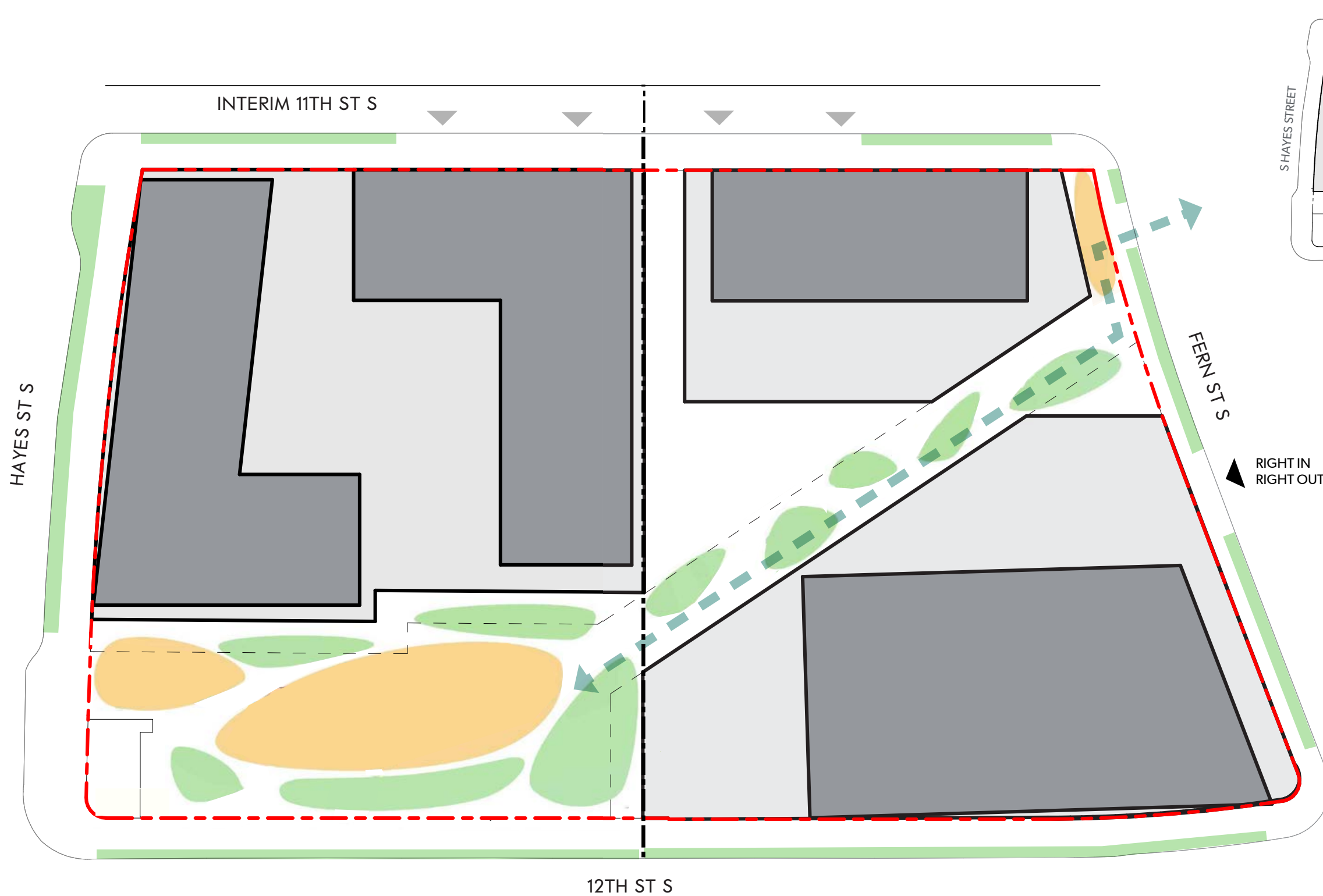


**601 PARKING AND LOADING SECTION**

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# PHASING PLAN LANDBAY 601A & 601B PLAN - BASELINE PROGRAM

APRIL 2024



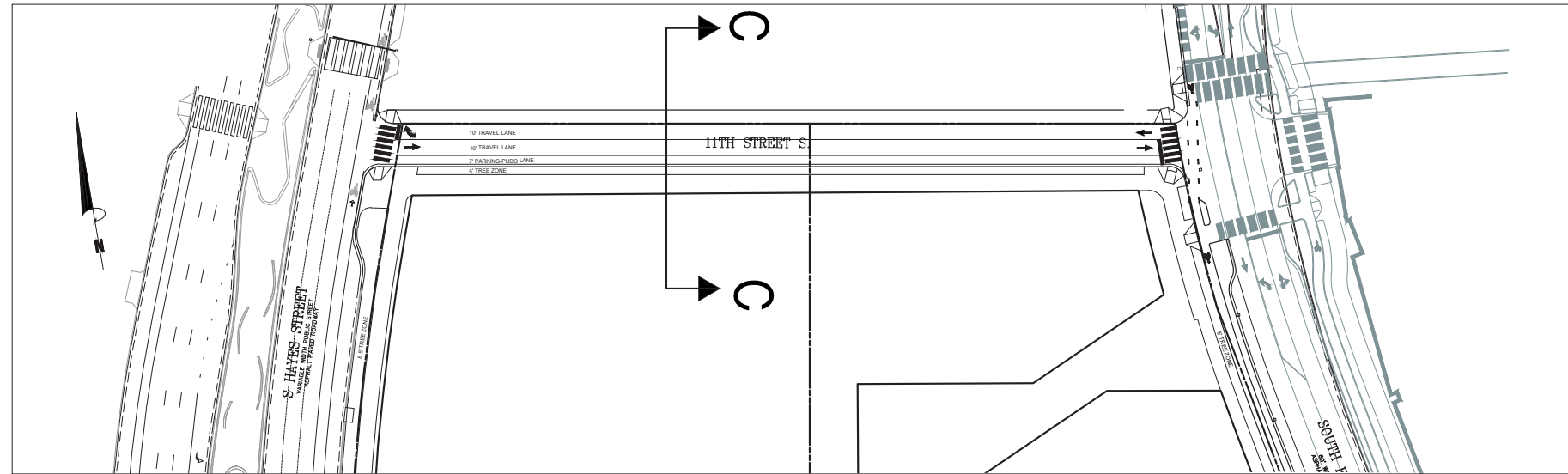
- LINK IN PLACE W/ 1ST OF 601A OR 601B
- PUBLIC PLAZA PROVIDED IN 701
- NODE IN PLACE
- ALL STREETScape IN PLACE
- INTERIM 11TH STREET CONNECTS E-W
- BIKE LANES IN PLACE

RIGHT IN  
RIGHT OUT

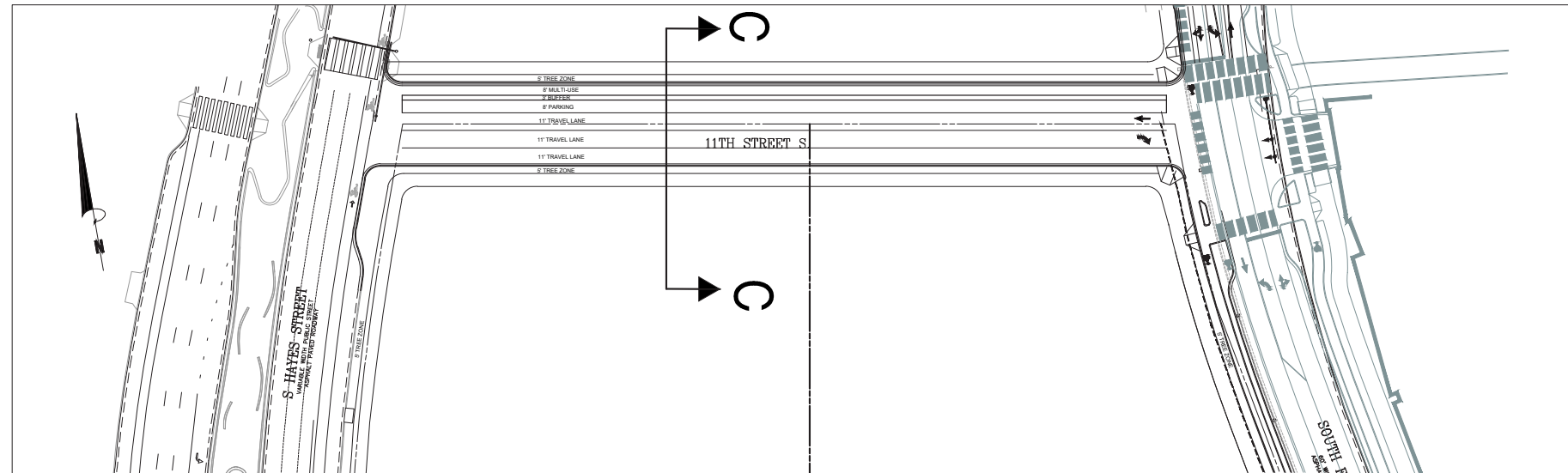
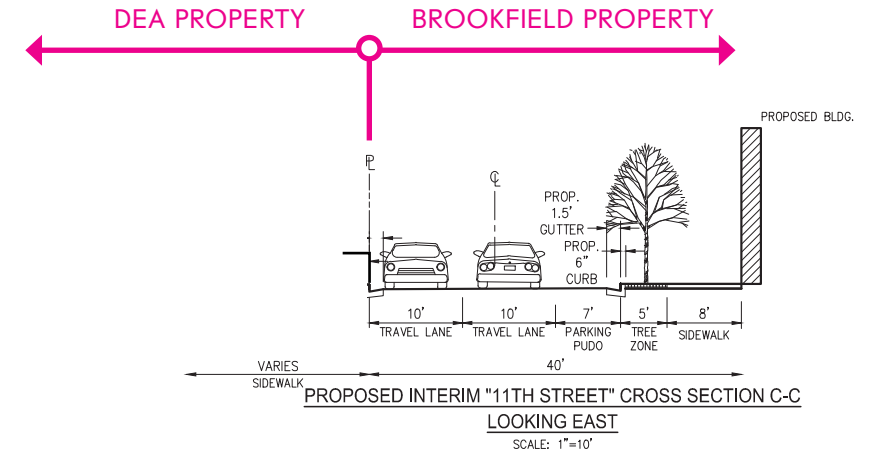
- PARKING OR SERVICE ENTRY 
- SERVICE ONLY ENTRY 

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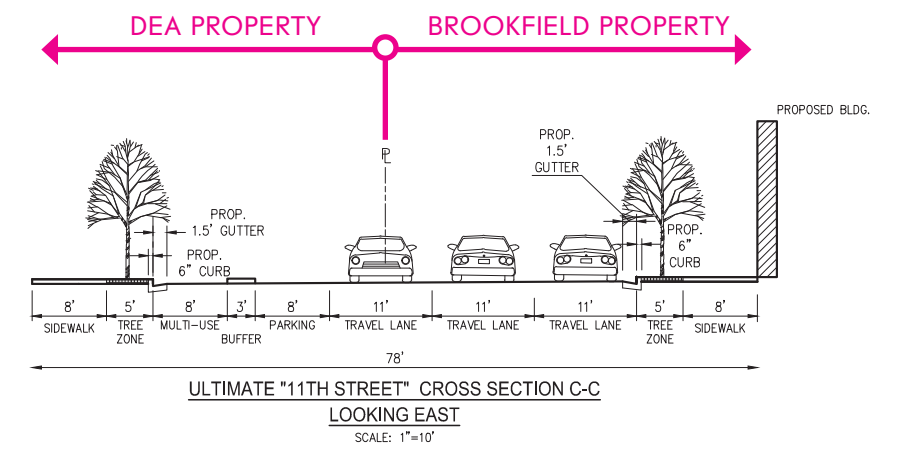
# PHASING 11TH ST S - INTERIM & ULTIMATE CONDITION



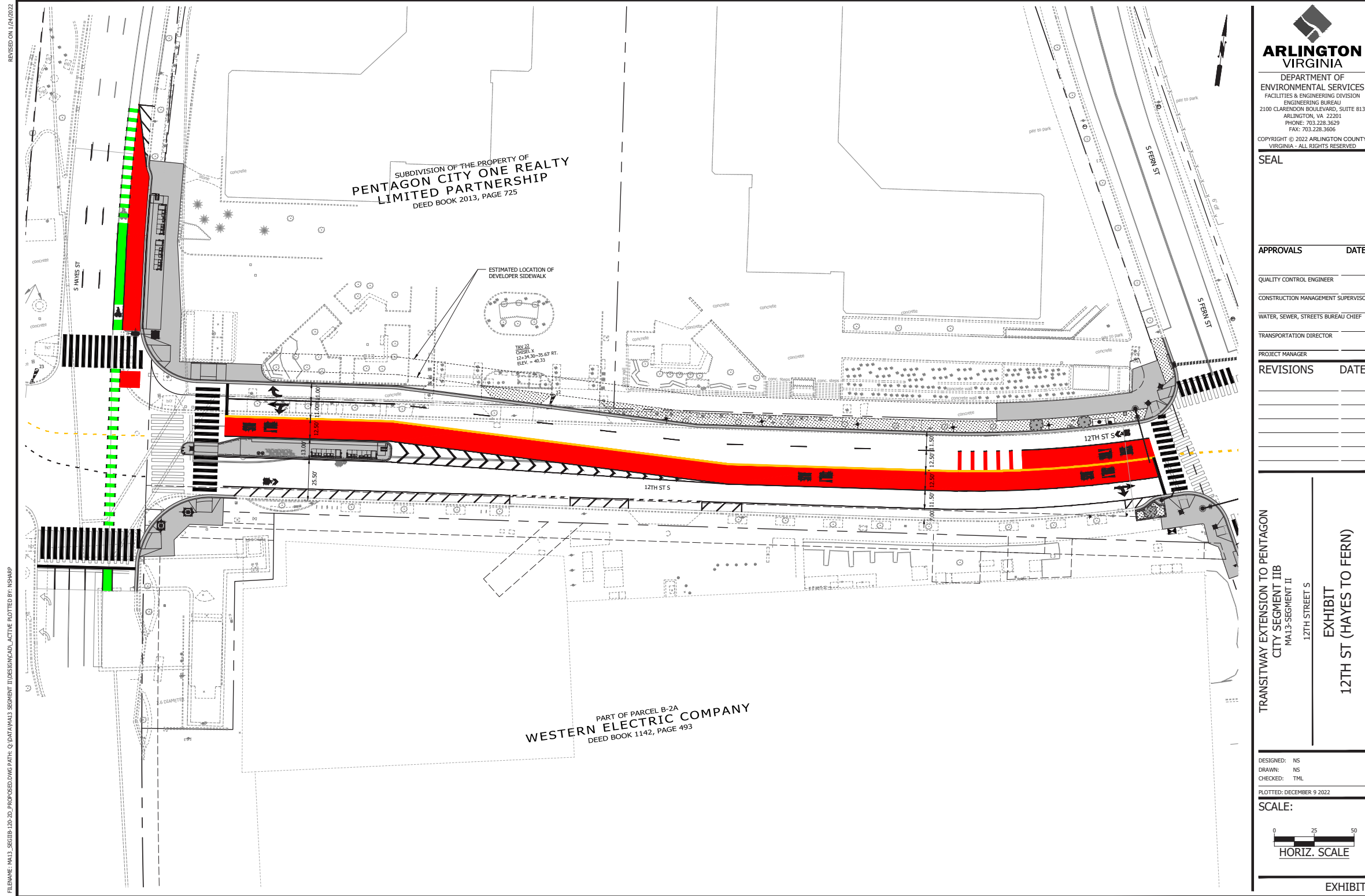
PROPOSED INTERIM "11TH STREET"  
SCALE: 1"=50'



PROPOSED ULTIMATE "11TH STREET"  
SCALE: 1"=50'



# TRANSPORTATION COUNTY PRELIMINARY PLAN - 12TH ST TRANSITWAY - 12/13/22



ARLINGTON VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES  
FACILITIES & ENGINEERING DIVISION  
ENGINEERING BUREAU  
2100 CLARENDON BOULEVARD, SUITE 813  
ARLINGTON, VA 22201  
PHONE: 703.228.3639  
FAX: 703.228.3606  
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SEAL

APPROVALS      DATE

QUALITY CONTROL ENGINEER \_\_\_\_\_

CONSTRUCTION MANAGEMENT SUPERVISOR \_\_\_\_\_

WATER, SEWER, STREETS BUREAU CHIEF \_\_\_\_\_

TRANSPORTATION DIRECTOR \_\_\_\_\_

PROJECT MANAGER \_\_\_\_\_

REVISIONS      DATE

TRANSPORTWAY EXTENSION TO PENTAGON CITY SEGMENT IIB MA13-SEGMENT II 12TH STREET S EXHIBIT 12TH ST (HAYES TO FERN)

DESIGNED: NS  
DRAWN: NS  
CHECKED: TML  
PLOTTED: DECEMBER 9 2022

SCALE:  
0 25 50  
HORIZ. SCALE

EXHIBIT

- PRELIMINARY COUNTY PLAN - CURRENTLY STILL IN DEVELOPMENT
- PROJECT TEAM WILL CONTINUE TO COORDINATE WITH COUNTY AS PLAN DEVELOPS
- PROJECT DESIGN WILL BE DEVELOPED IN MORE DETAIL DURING 4.1 SITE PLAN PROCESS

FILENAME: MA13\_SEG113\_2D\_PROPOSED.DWG PATH: C:\DATA\MA13\_SEG113\_2D\_ACTIVE\_PLOTTED BY: NSHARP

# COMMUNITY BENEFITS

## AT THE BROOKFIELD SITE, SITE PLAN CONDITIONS AND COMMUNITY BENEFITS TO ENABLE HIGHER DENSITY REDEVELOPMENT SHOULD INCLUDE:

- LINEAR PARK EXPERIENCE THROUGH SITE
- PUBLIC PLAZA ACCESSIBLE FROM METRO
- PUBLIC ACCESS ROUTE ALONG INTERIM 11TH ST S
- SOUTH-BOUND SEPARATED BIKE LANE ALONG FERN ST
- 12 FT WIDE EASEMENT ALONG FERN ST
- 10% NET NEW ON-SITE AFFORDABLE HOUSING
- INFRASTRUCTURE IMPROVEMENTS
- GREEN BUILDING / SUSTAINABILITY

### COMMUNITY BENEFIT FUNDING POTENTIAL AND PRIORITIES

All sites within the Sector Plan study area have nearly reached the limits of what their existing zoning district or PDSP allocation(s) would permit; however, those that have not should be able to achieve utilization of that residual development without triggering the requirement to achieve Sector Plan goals associated with major redevelopment.

Sites that do seek to redevelop in accordance with the recommendations of the Sector Plan will be expected to earn the amount of additional density permitted by this Sector Plan through providing the community benefits expressed by the Plan. For purposes of calculating the base of any amounts of additional density to be earned, the existing PDSP allocation for properties within the Pentagon City PDSP will be used and the existing GLUP designation (72 dwelling units/acre) for the RiverHouse property that is located outside of the PDSP boundary will be utilized. Regardless, any redevelopment proposal that seeks to exceed either the density permissions of their zoning district, in the case of RiverHouse, and the PDSP allocations for all other properties within the Sector Plan study area, will be expected to redevelop, and earn additional density, in a manner consistent with the recommendations of the Plan.

Increased density is only appropriate where it achieves the goals of this plan, including goals for community benefits. Community benefits may include the value of relevant on-site improvements, including public spaces and affordable housing units, or cash contributions to provide certain benefits off-site, such as Green Ribbon segments on County property. In general, public realm infrastructure improvements deserve high priority. Providing space for public facilities such as an expanded library or community center in the ground story of new buildings could also represent a qualifying community benefit that helps achieve the Sector Plan goals.

All redevelopment will have to mitigate its own impacts and include any necessary infrastructure improvements, including rebuilt streetscapes, new sidewalks, and utility infrastructure as needed.

As a planning principle, green building is an expected feature of new development for each site. Exceptional green building performance may be considered a community benefit during the SPRC process.

#### Policy Approach

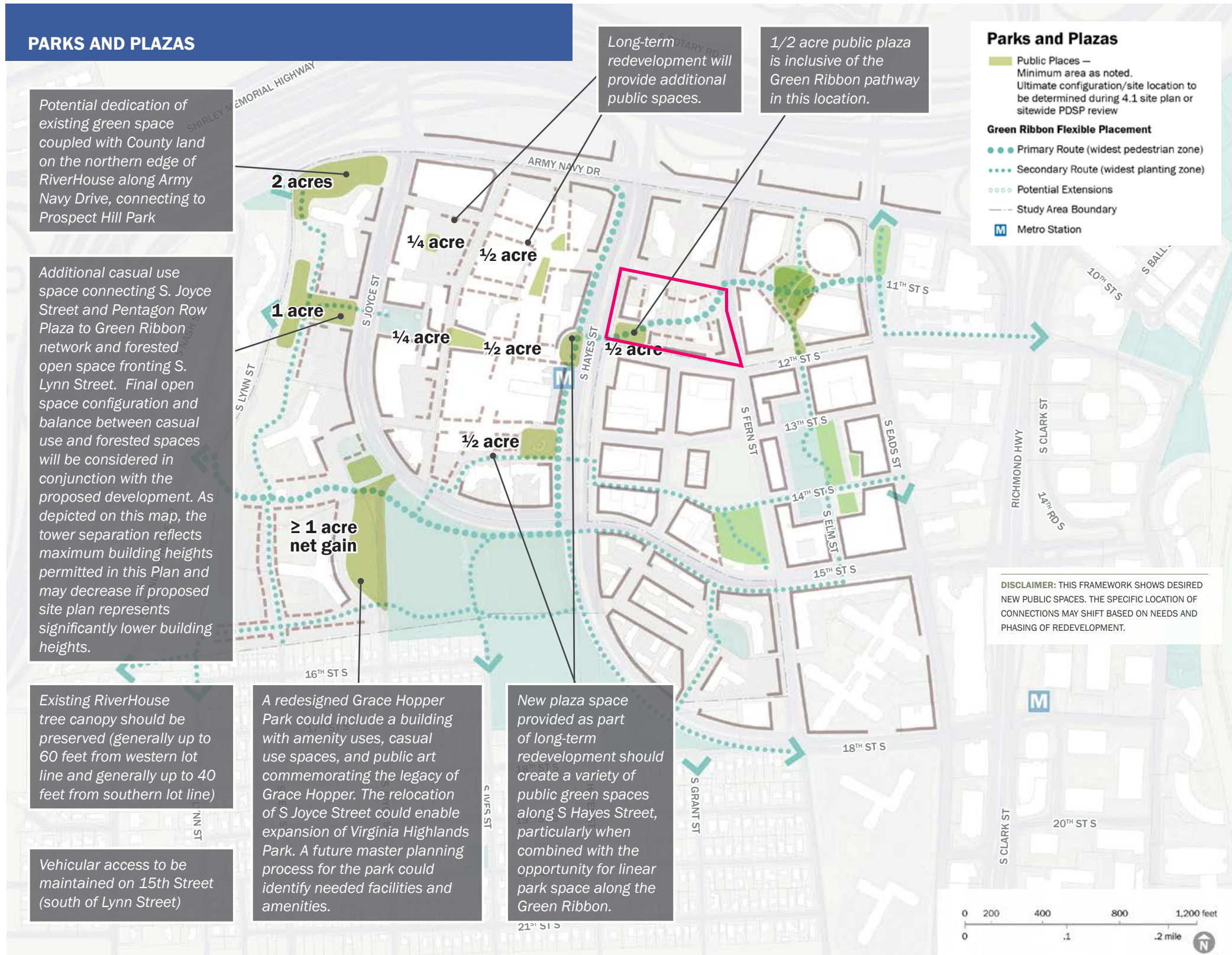
This Sector Plan establishes core community benefits as a baseline for redevelopment. There is greater certainty on these required benefits for near-term sites, whereas later-to-develop sites will likely provide more benefits by way of funding, as opposed to in-kind contributions. Large sites such as RiverHouse, Westpost (Pentagon Row), and Fashion Centre should be required to submit a Phased Development Site Plan (PDSP) for community benefits, concurrently with their site plan applications, which would help track the gradual implementation of the Sector Plan and incremental establishment of required community benefits. All applications will be reviewed by staff and the County Board approves site plans with any conditions of approval.

\*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.55

- **At the Brookfield site, site plan conditions and targeted community benefits to enable higher density redevelopment should include:**
  - Creation of Green Ribbon through site, including public plaza space accessible from Metro totaling at least 0.5 acre;
  - Public access route along the 11th Street S alignment;
  - Southbound separated bicycle facility along S. Fern Street with easements up to 12 feet wide; and
  - At least 10% on-site committed affordable housing units.

\*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.56

COMMUNITY BENEFITS  
PARKS AND PLAZAS

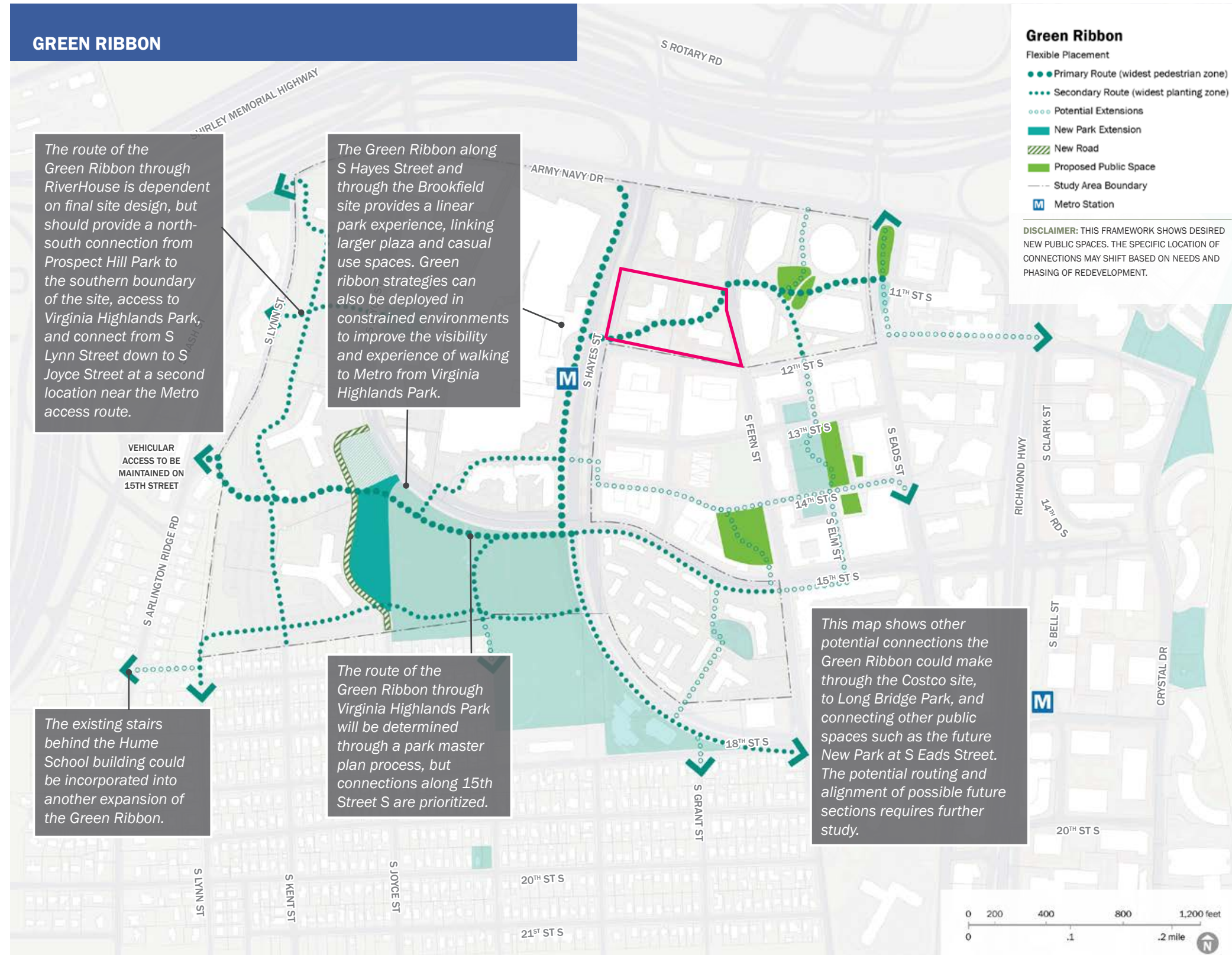


• PUBLIC PLAZA INCLUSIVE OF GREEN RIBBON

• LOCATED AT THE CORNER OF 12TH ST S AND S HAYES ST

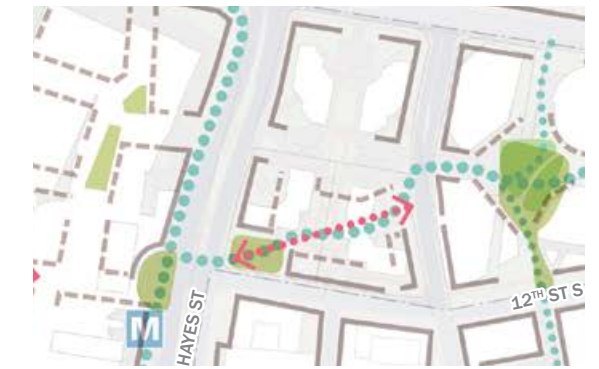
\*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.109





• LINEAR PARK EXPERIENCE

• LINE OF SIGHT ABOVE PODIUM



\*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.125

