

BROOKFIELD PROPERTIES
12TH STREET LANDING
(601 & 701 12TH STREET)
DESIGN GUIDELINES
OCTOBER 3RD, 2023



CONTENT

DEVELOPMENT TEAM

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TABLE OF CONTENTS

Introduction-----3

- Vision and Planning Principles----- 4
- Sustainability----- 5
- Location----- 6
- Project Description----- 7
- Existing Site Conditions----- 8

Concept Plan-----9

- Urban Context----- 10
- Proposed Macro Site Plan----- 11
- Proposed PDSP Land Bays----- 12
- Building Height Variation----- 13
- Proposed Development Program----- 14
- Proposed Development Program----- 15

Streets / Transportation-----16

- Street and Path Network - Transit----- 17
- Street and Path Network - Bike----- 18
- Street and Path Network - Pedestrian Access Ways----- 19
- Existing Road Cross Sections----- 20
- Proposed Road Cross Sections----- 21
- Proposed Road Cross Section at S Fern Street - Interim-- 22

Open Space-----23

- Public Space Guiding Principles----- 24
- Public Space Areas----- 25
- Tree Canopy Coverage----- 26
- Concept - Public Space Strategy----- 27
- Concept - Primary Site Circulation----- 28
- Concept - Program Framework----- 29
- 1/2 Acre Park - Program Framework----- 30
- 1/2 Acre Park - Character----- 31
- Metro Access - Design Strategies----- 32
- 12th Street Threshold - Design Strategies----- 33
- Building Edge - Design Strategies----- 34
- Green Ribbon - Program Framework----- 35
- Green Ribbon - Character----- 36
- Green Ribbon - Design Strategies----- 37
- Node - Program Framework----- 38
- Node - Character----- 39
- Node - Design Strategies----- 40
- Streetscape - Program Framework----- 41
- Streetscape - Character----- 42
- Streetscape - Design Elements and Features - Biophilic Design----- 43
- Design Elements And Features - Furnishing + Seating---- 44

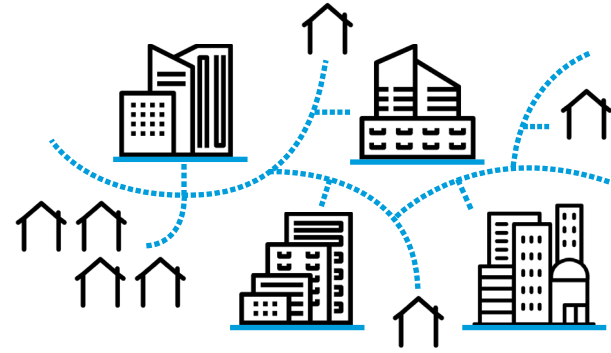
- Design Elements And Features - Street Furniture----- 45
- Design Elements And Features - Site Lighting----- 46
- Design Elements And Features - Paving----- 47
- Design Elements And Features - Planting----- 48
- Design Elements And Features - Sustainability----- 49

Architecture-----50

- Introduction----- 51
- Ground Floor Design----- 52
- Upper Floor Stepback & Sculpting----- 53
- Upper Floor Facade Variation----- 54
- Building Materials----- 55

INTRODUCTION

INTRODUCTION
VISION AND PLANNING 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.



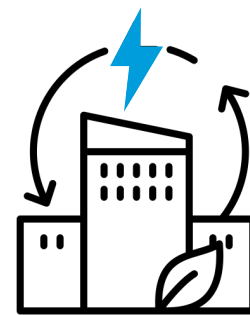
PLACES FOR NATURE

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

INTRODUCTION

LOCATION



INTRODUCTION

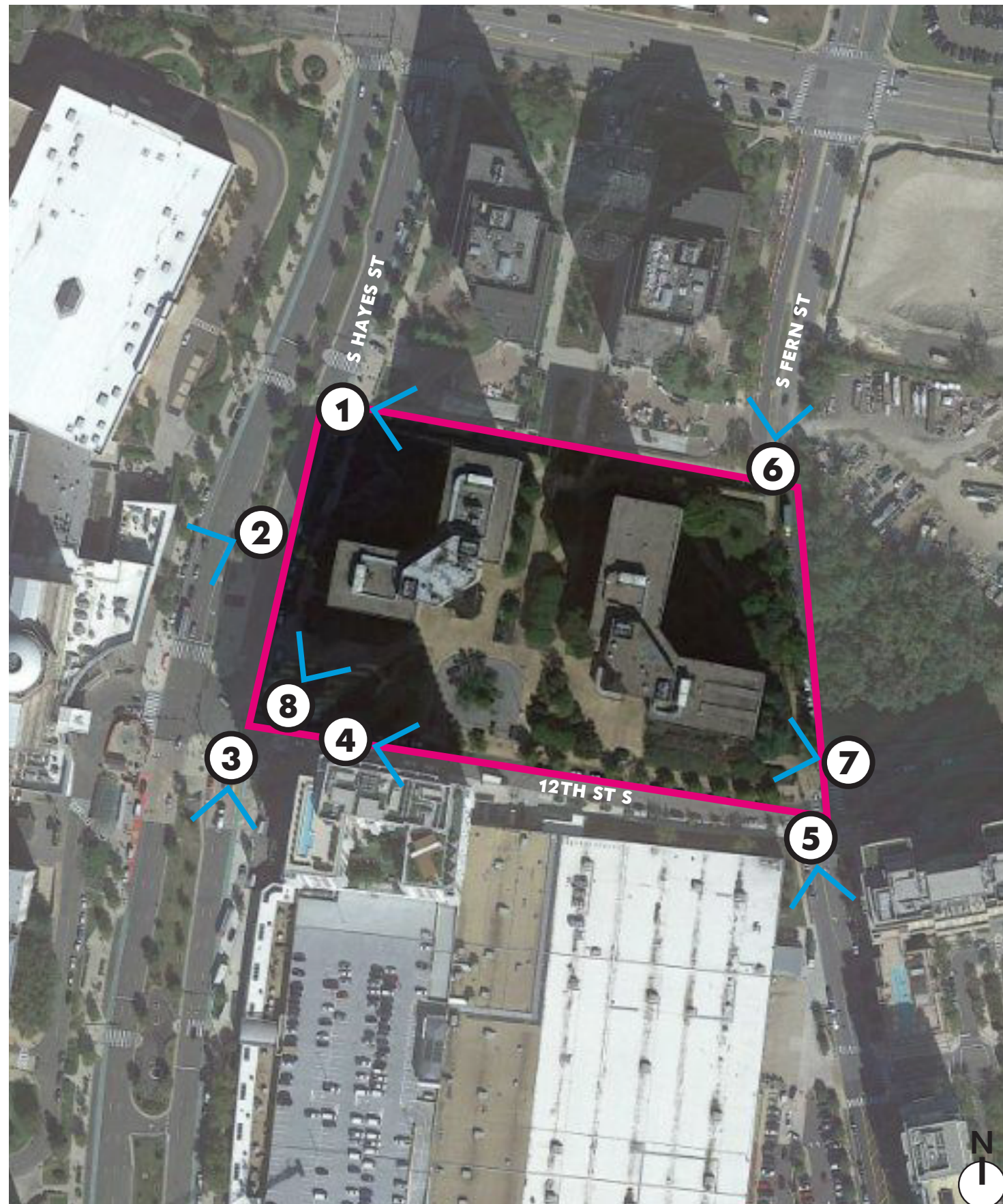
PROJECT DESCRIPTION



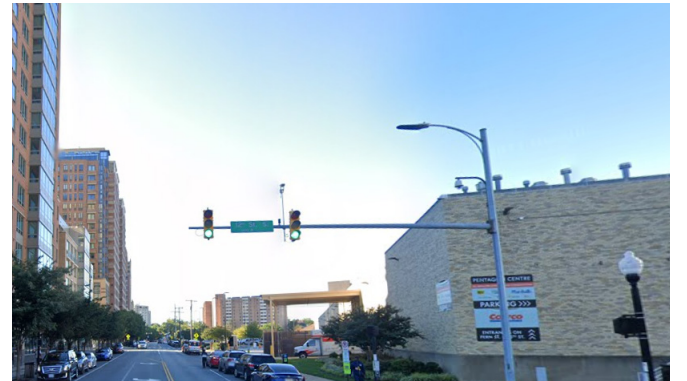
12th Street Landing is a prominent site within Pentagon City. The development vision for this site incorporates the goals of the Pentagon City Sector Plan and overall Arlington County policy. These include:

- Creating placemaking space that emphasizes the vibrant nature of Pentagon City
- Creating a true, connected urban fabric with active uses complementing the surrounding neighborhood
- Linking Metro to the network of open spaces and destinations through an inviting green ribbon across the site, with design that prioritizes pedestrian and cyclists
- Delivering community benefits called for in the Pentagon City Sector Plan
- Delivering sustainable and resilient design throughout the program

INTRODUCTION EXISTING SITE CONDITIONS



① S HAYES ST LOOKING EAST



⑤ S FERN ST LOOKING SOUTH



② FASHION CENTRE AT PENTAGON CITY



⑥ S FERN ST LOOKING NORTH



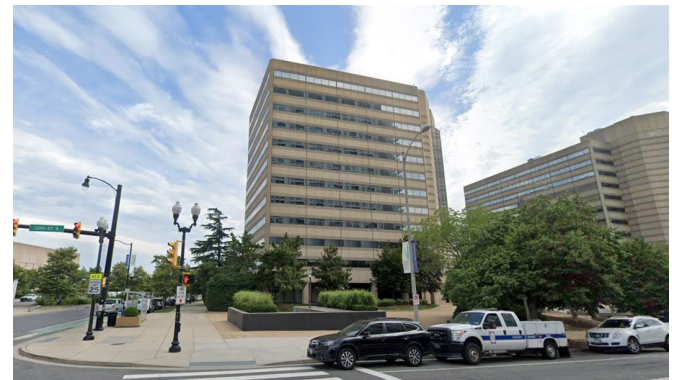
③ S HAYES ST LOOKING SOUTH



⑦ 12TH ST S LOOKING WEST



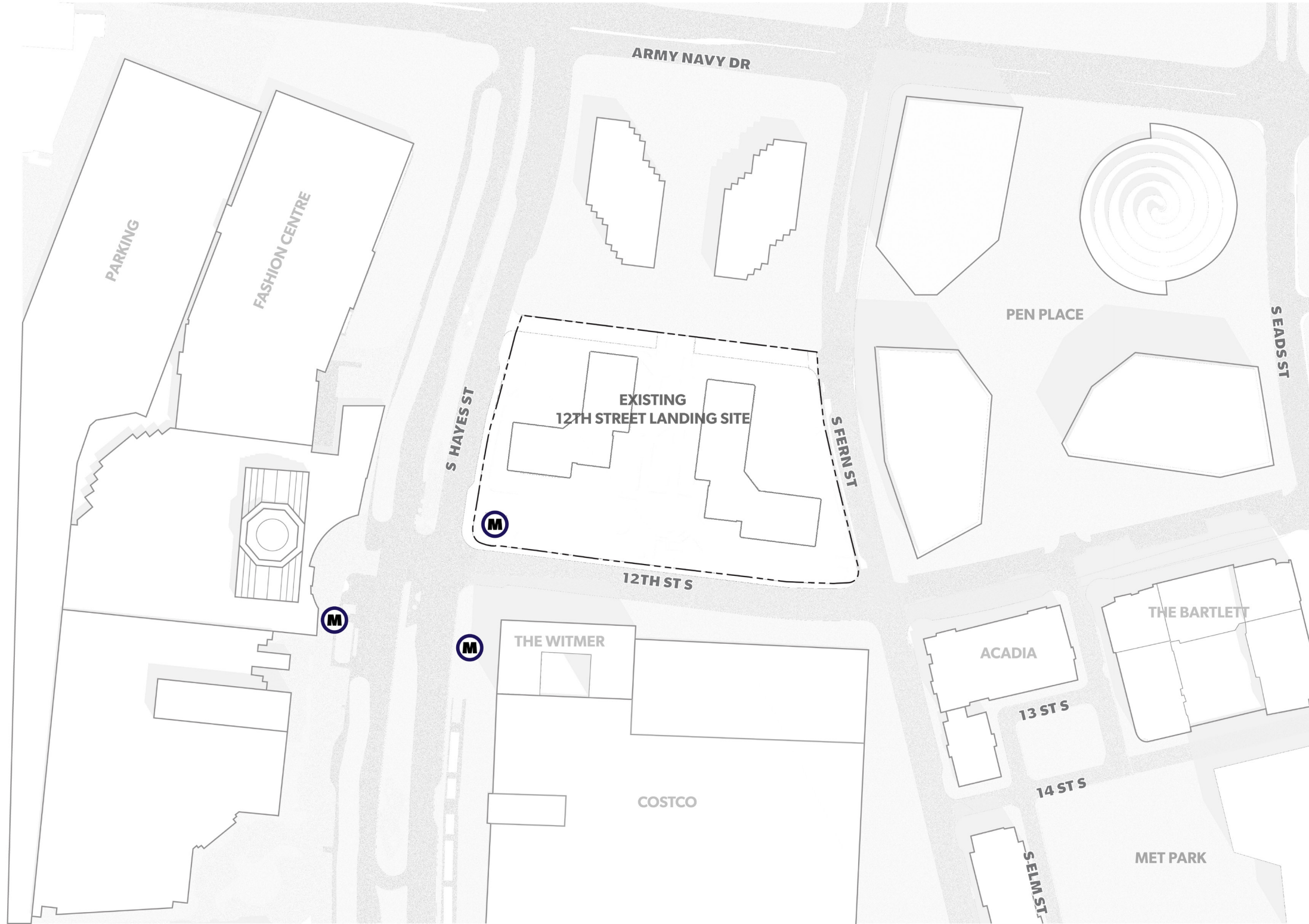
④ 12TH ST S LOOKING EAST





⑧ 12TH ST S & S HAYES ST ROAD INTERSECTION

CONCEPT PLAN

CONCEPT PLAN URBAN CONTEXT

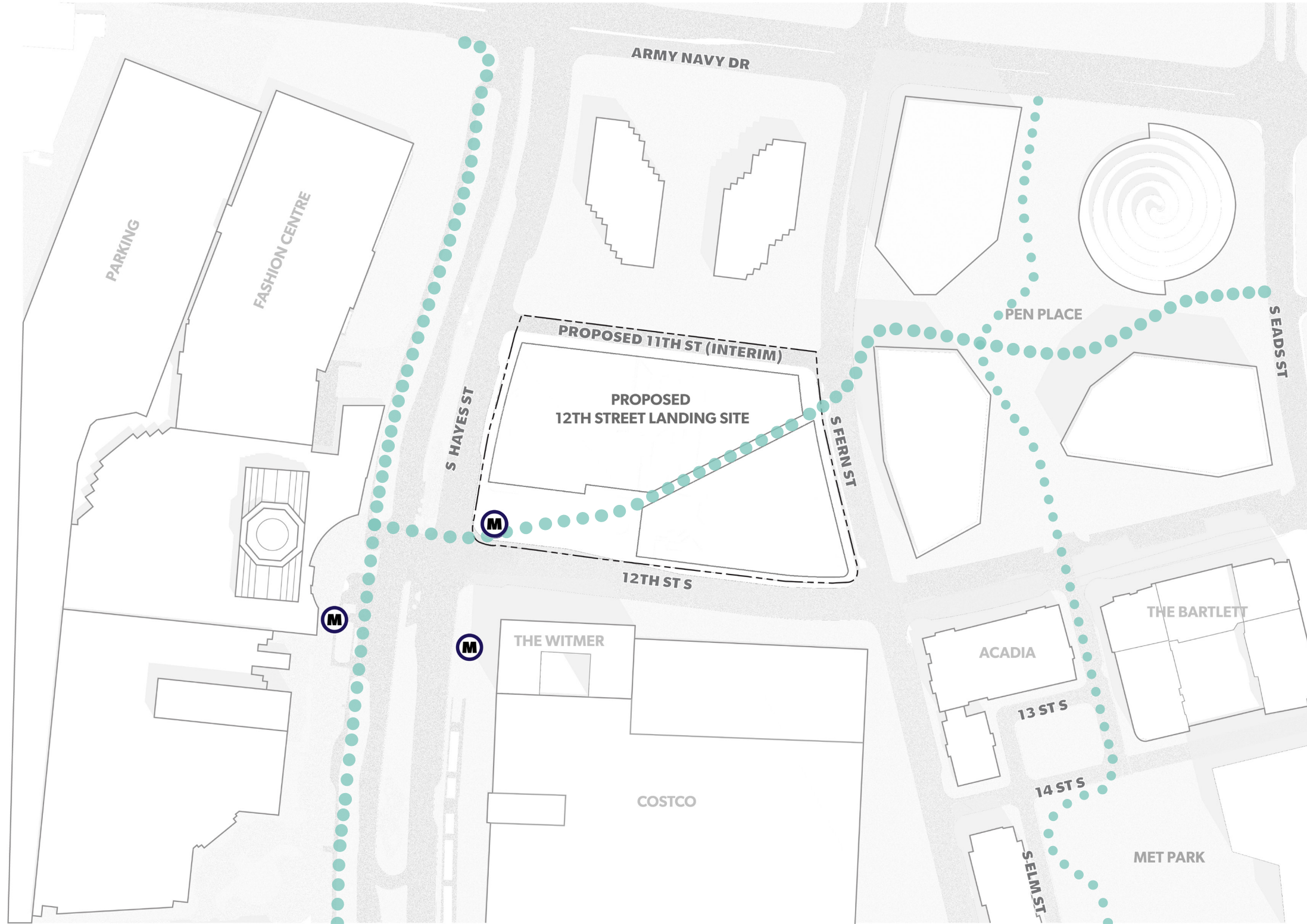


LEGEND





-  METRO ENTRANCES
-  PROPERTY LINE

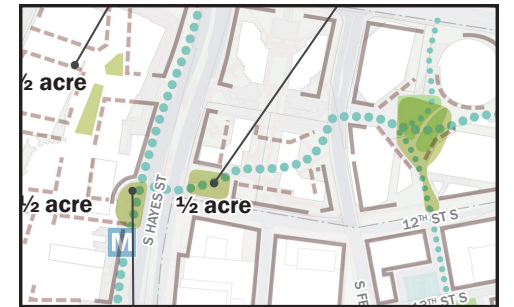


CONCEPT PLAN PROPOSED MACRO SITE PLAN



LEGEND

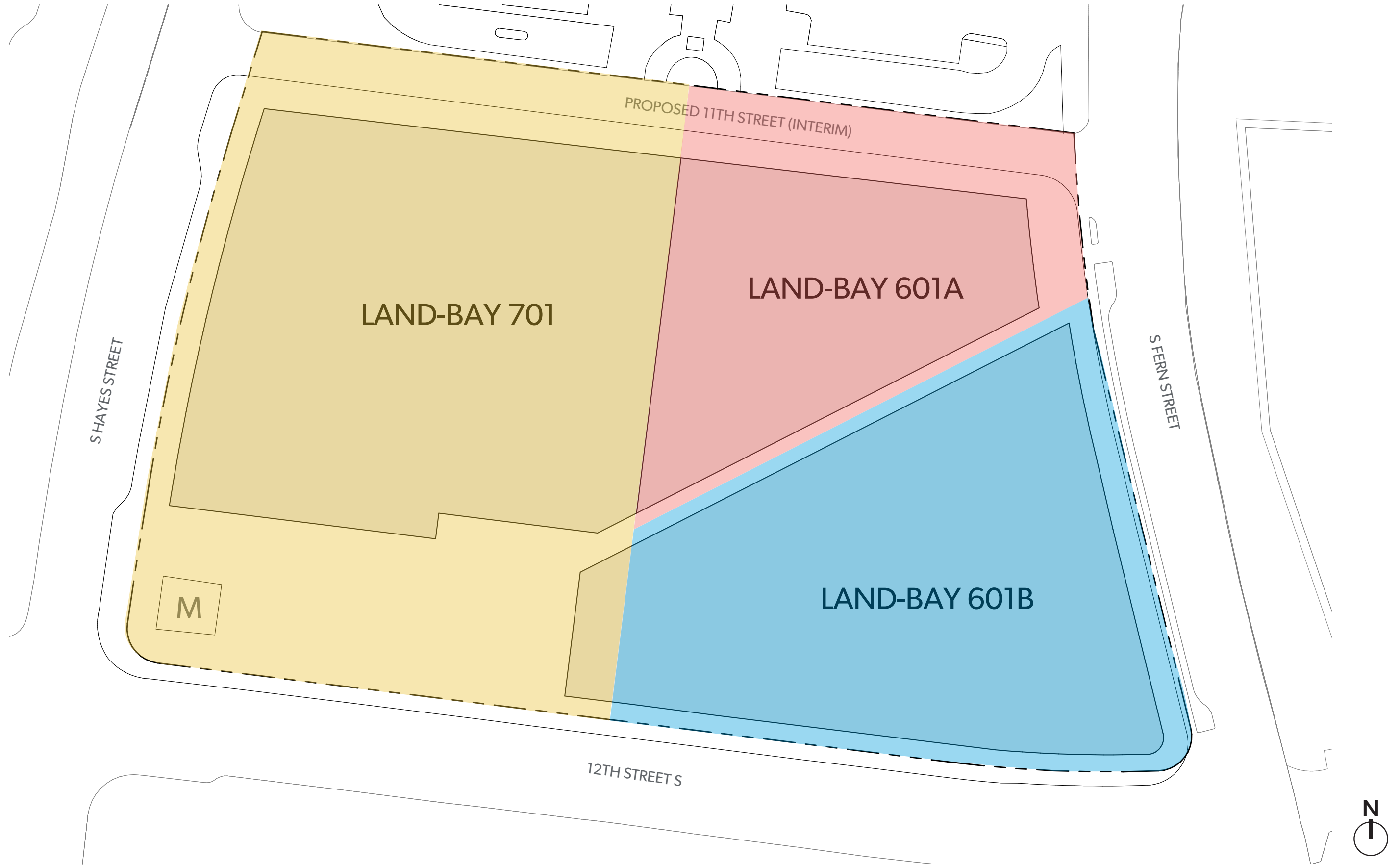
-  METRO ENTRANCES
-  PROPERTY LINE
-  GREEN RIBBON PATHWAY (FLEXIBLE PLACEMENT)
-  SECONDARY ROUTE

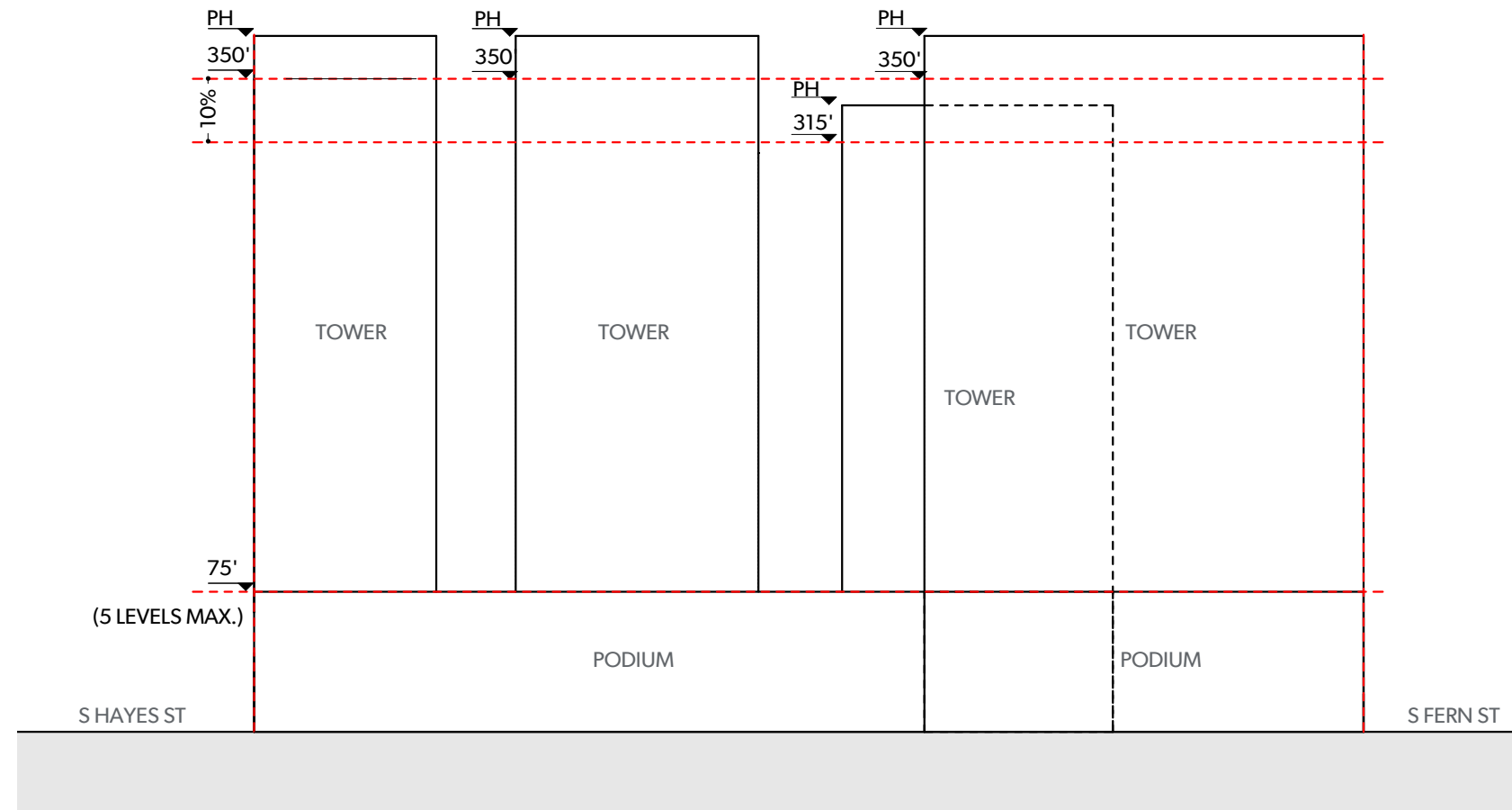


*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.109



CONCEPT PLAN
PROPOSED PDSP LAND BAYS





**HEIGHT DIAGRAM:
 MAXIMUM ALLOWABLE BUILDING HEIGHTS**

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.

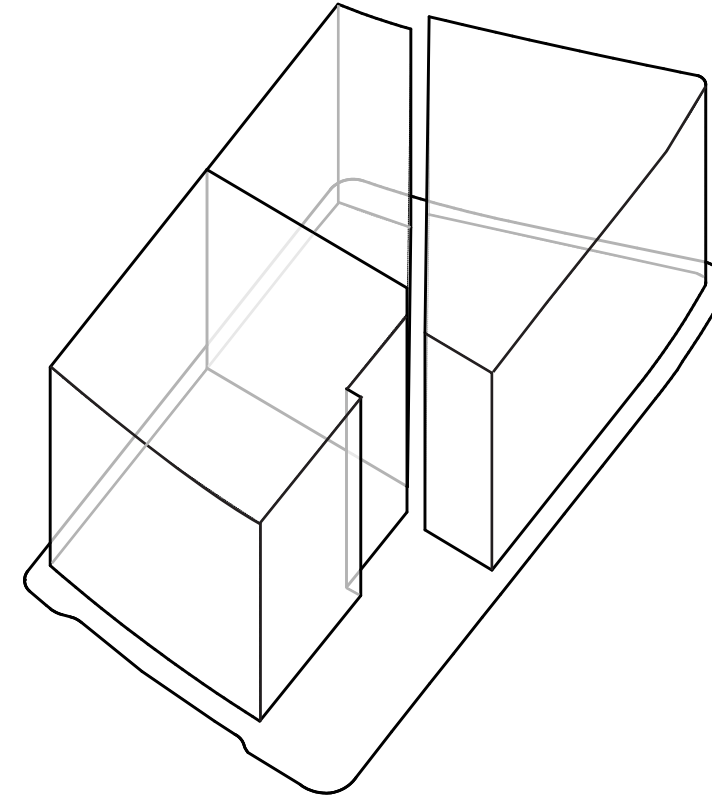
*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.122

**Appendix A
 Proposed Development Program**

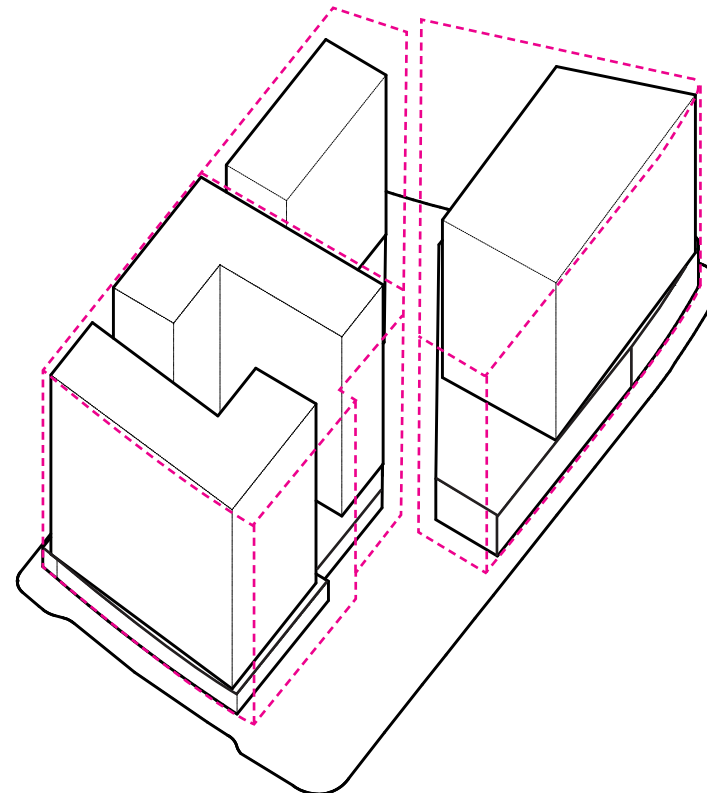
| Baseline Program | Primary Use | Residential GSF | Office GSF | Retail GSF | Hotel GSF | Total GSF | Approximate Unit/Key Count |
|------------------------|---------------|------------------|----------------|---------------|-----------|------------------|----------------------------|
| Phase A (Landbay 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 |
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| 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 |

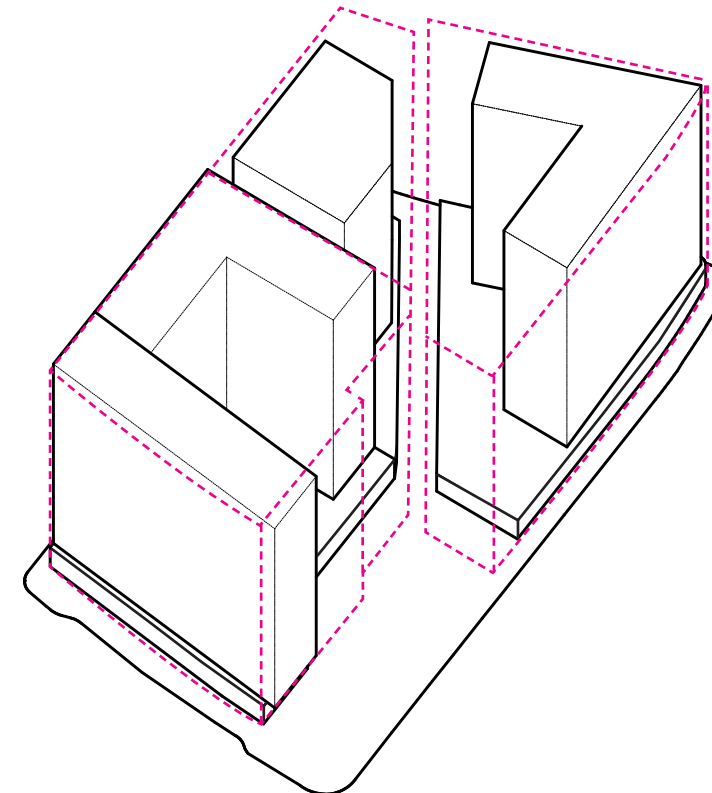
*Statement of Justification Letter, August 2023, Appendix A, p.4



BUILDING ENVELOPE



BASELINE PROGRAM



ALTERNATE PROGRAM

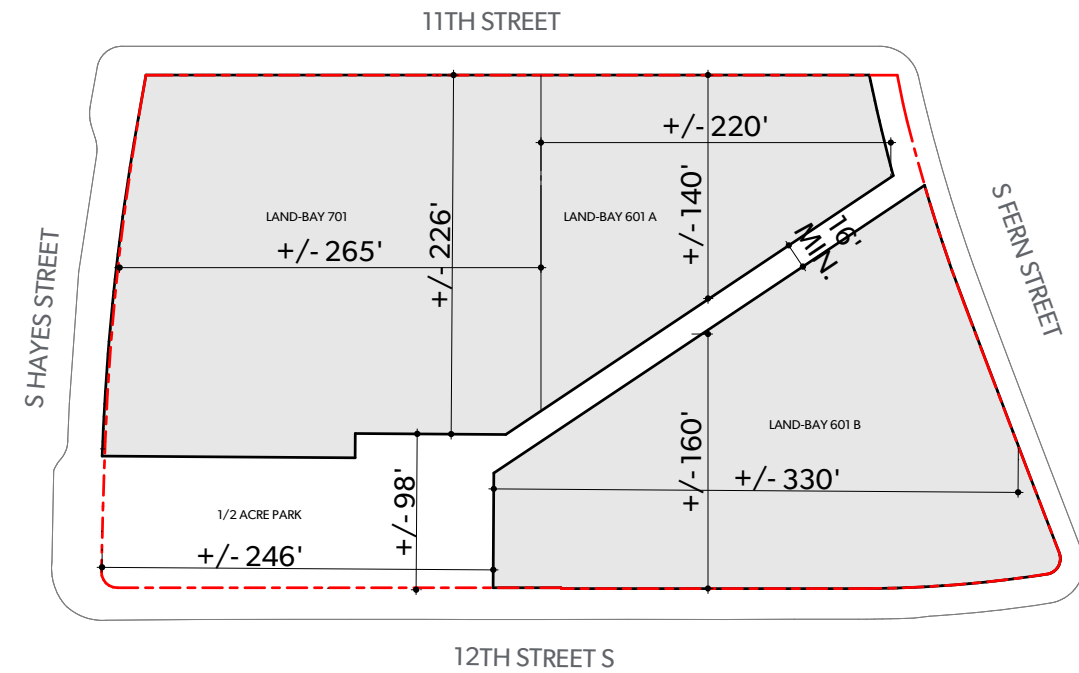
*Drawings are illustrative and examples only of potential development scenarios and massing. Images are conceptual in nature and subject to change.

**Appendix A
Proposed Development Program**

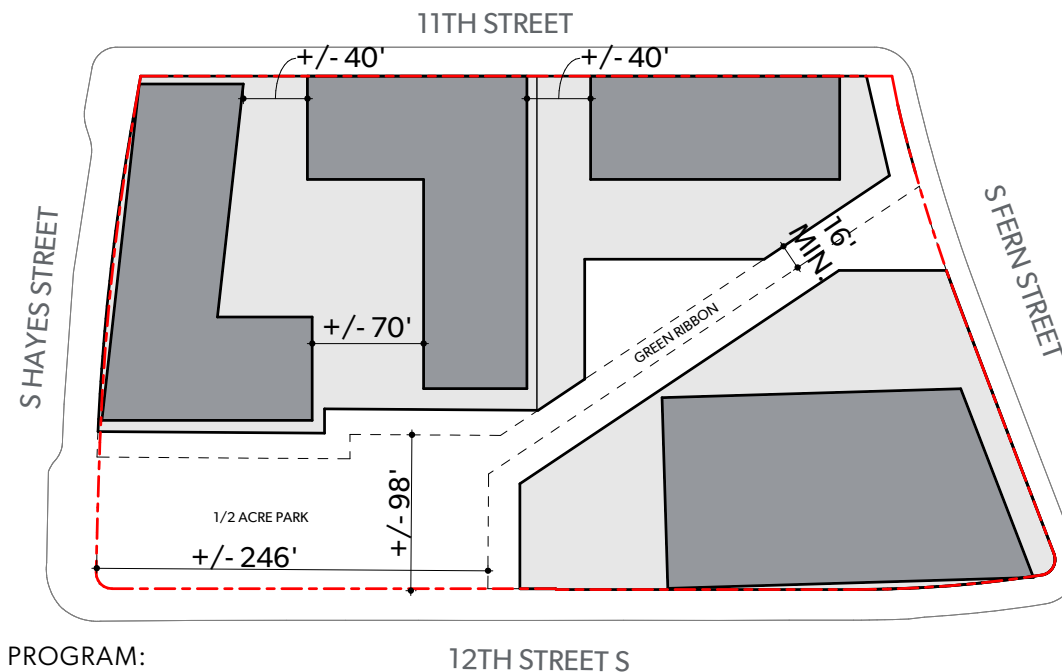
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*Statement of Justification Letter, August 2023, Appendix A, p.4



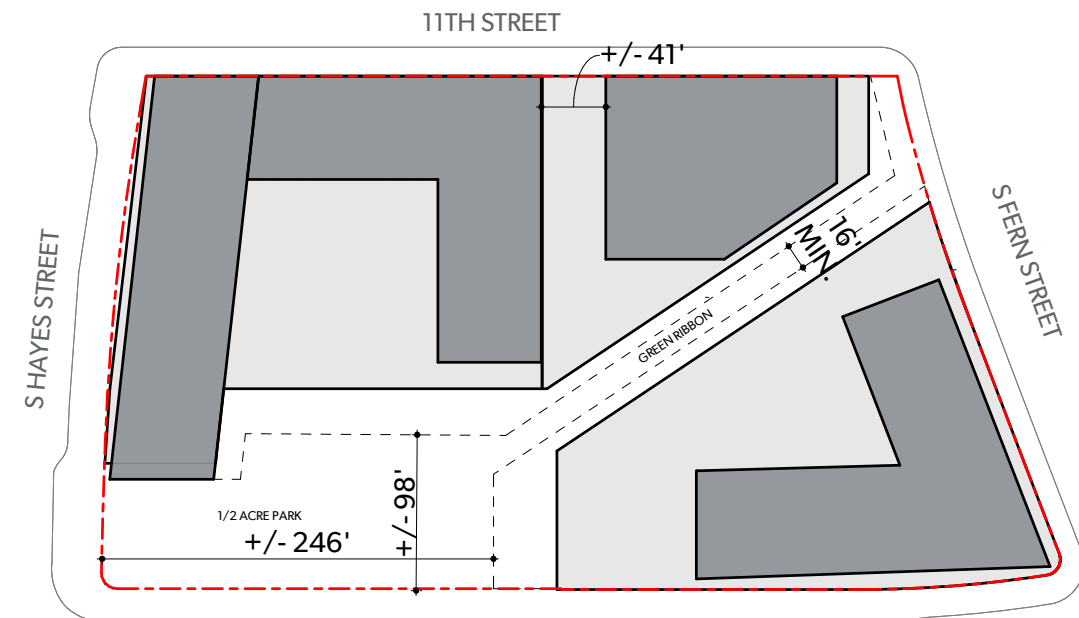
BUILDING ENVELOPE



BASELINE PROGRAM:
AT OR BELOW 5 LEVELS:
BUILDING COVERAGE RATIO = **72.6%**

ABOVE 5 LEVELS:
BUILDING COVERAGE RATIO = **40.1%**

BASELINE PROGRAM



ALTERNATE PROGRAM:
AT OR BELOW 5 LEVELS:
BUILDING COVERAGE RATIO = **73.6%**

ABOVE 5 LEVELS:
BUILDING COVERAGE RATIO = **41.5%**

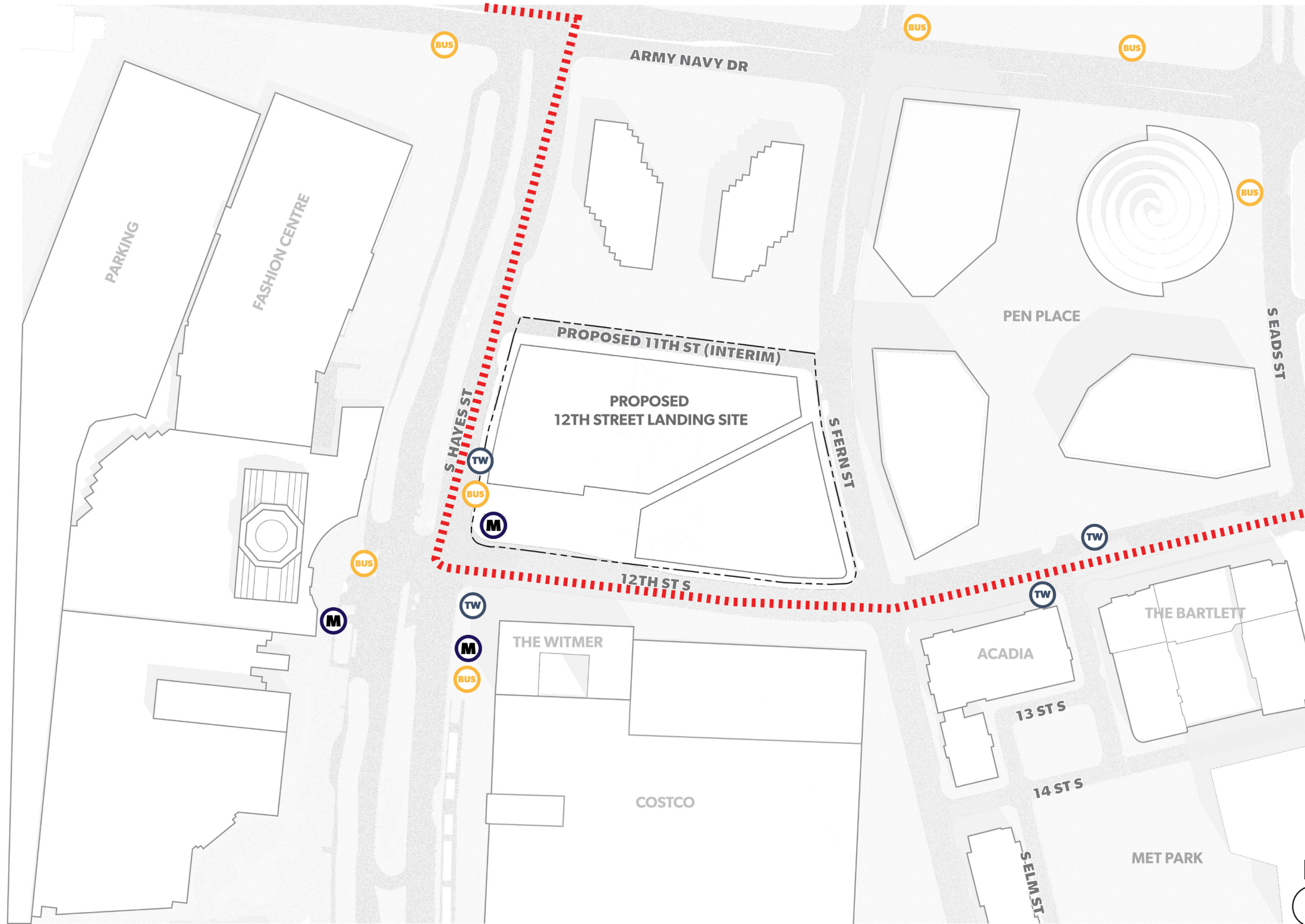
ALTERNATE PROGRAM

----- TRANSITION & POTENTIAL PROJECTION ZONE
----- BUILD-TO-LINE

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

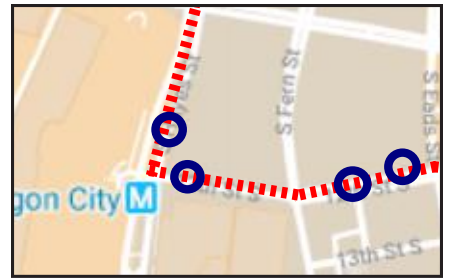
STREETS / TRANSPORTATION

STREETS / TRANSPORTATION STREET AND PATH NETWORK - TRANSIT



LEGEND

- METRO ENTRANCES
- PROPERTY LINE
- TRANSIT WAY (FUTURE)
- TRANSITWAY EXTENSION STOPS (FUTURE)
- BUS STOPS



*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.83

STREETS / TRANSPORTATION STREET AND PATH NETWORK - BIKE



LEGEND

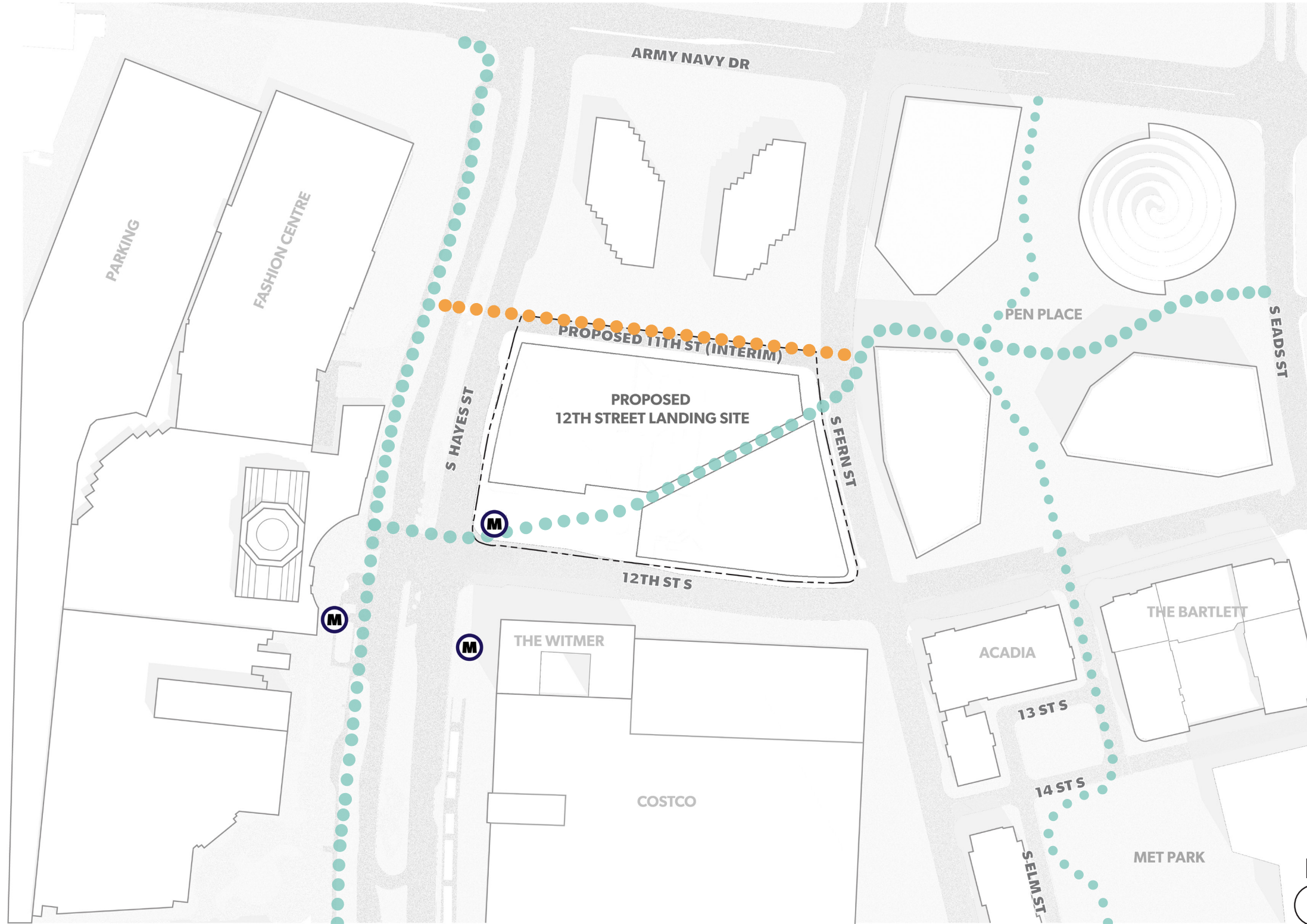
- METRO ENTRANCES
- PROPERTY LINE
- SEPARATED BIKEWAY (EXISTING OR UNDERWAY)
- SEPARATED BIKEWAY (POTENTIAL)
- BIKEWAY (EXISTING)
- FUTURE ANTICIPATED SHARROW

*POTENTIAL FOR SEPARATED BIKEWAY IN FINAL CONDITION ON 11TH ST








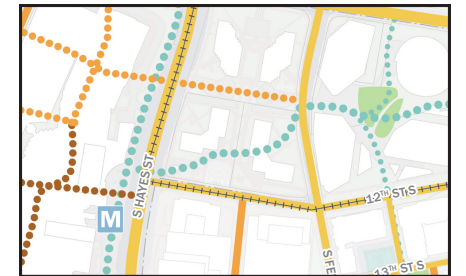
*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.91

STREETS / TRANSPORTATION STREET AND PATH NETWORK - PEDESTRIAN ACCESS WAYS



LEGEND

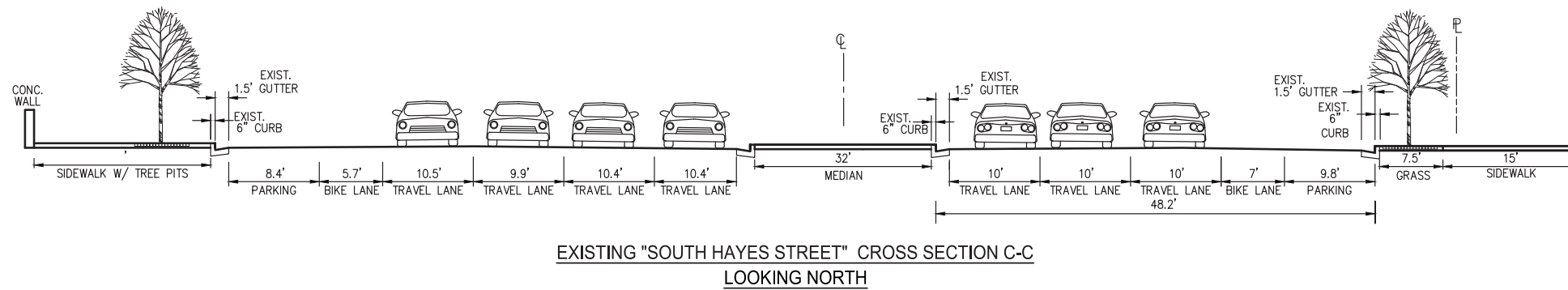
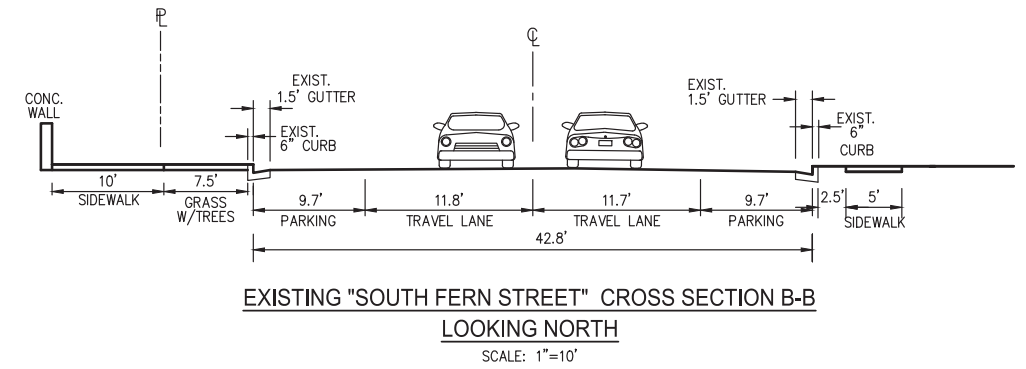
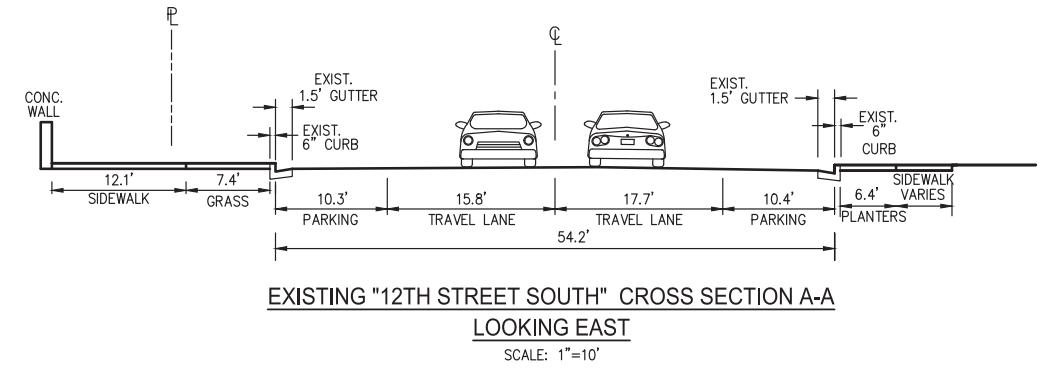
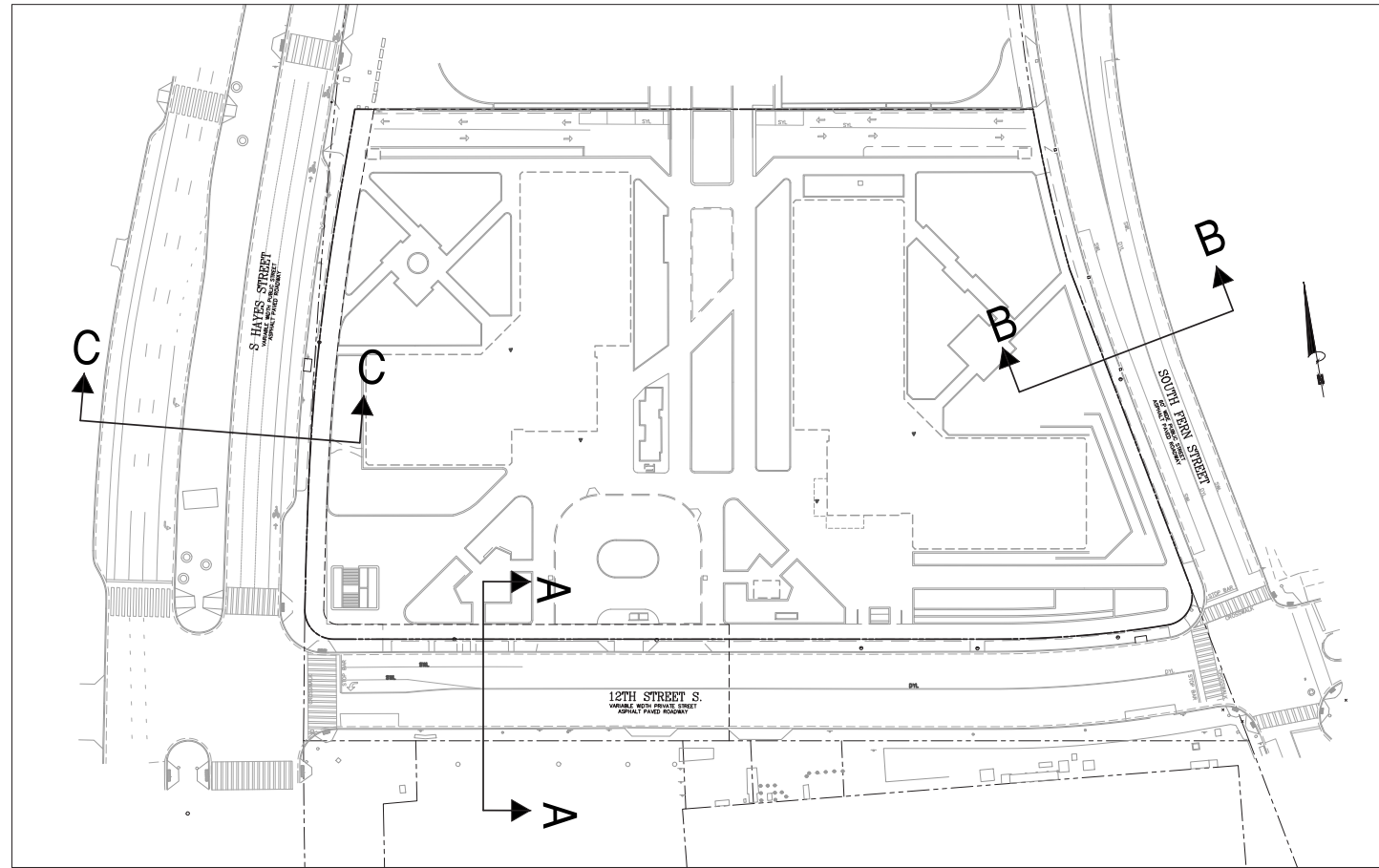
-  METRO ENTRANCES
-  PROPERTY LINE
-  GREEN RIBBON PATHWAY (FLEXIBLE PLACEMENT)
-  SECONDARY ROUTE
-  PROPOSED PUBLIC ACCESS WAYS



*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.71

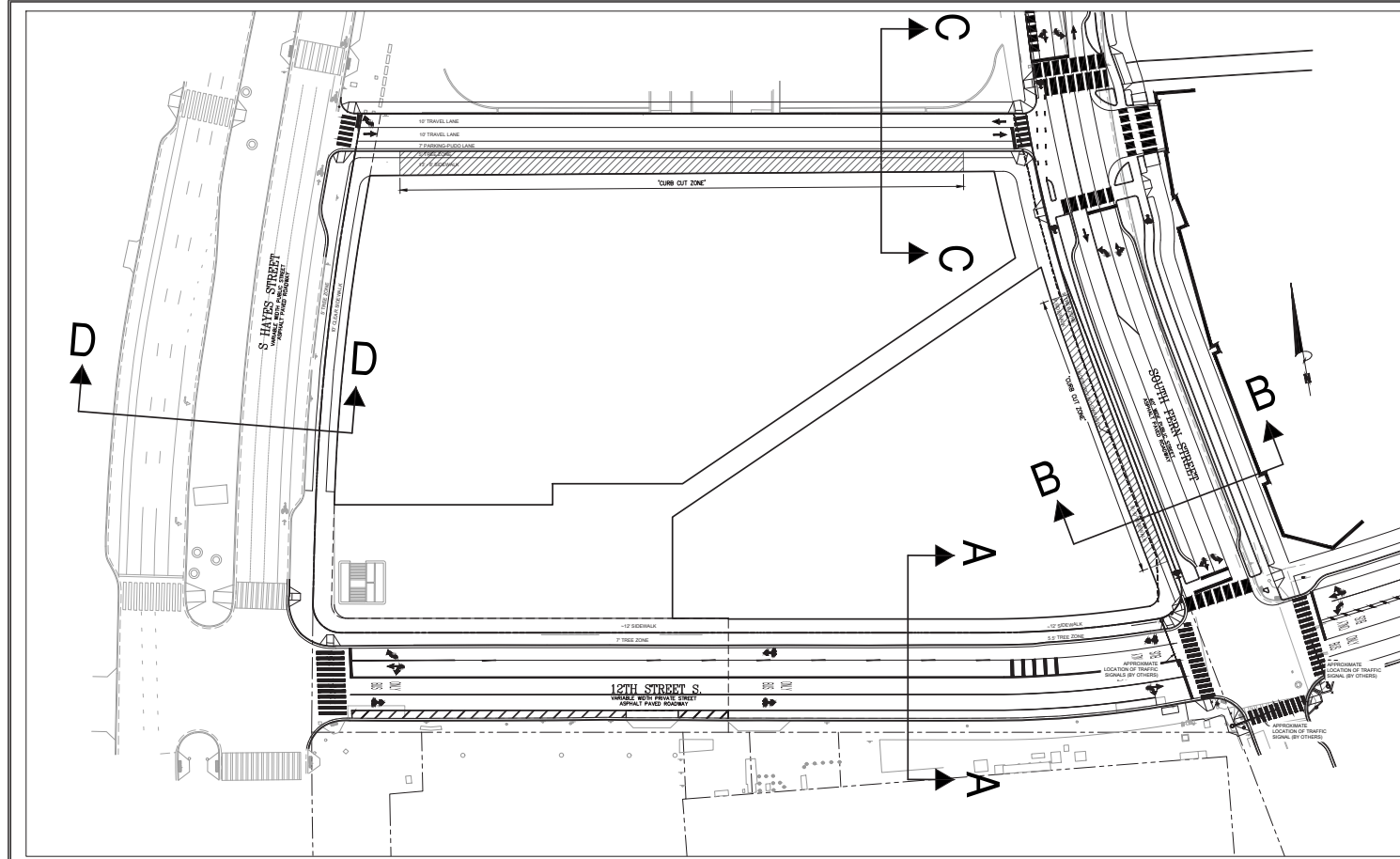


STREETS / TRANSPORTATION EXISTING ROAD CROSS SECTIONS

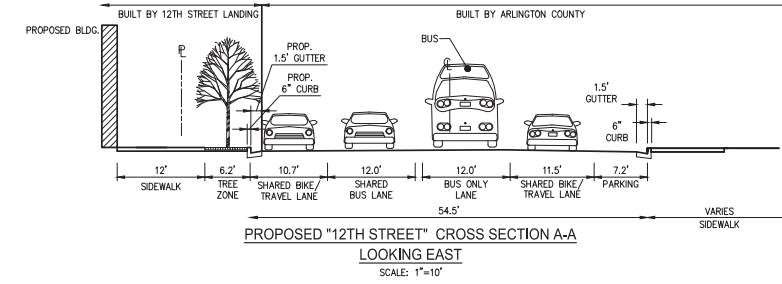


STREETS / TRANSPORTATION

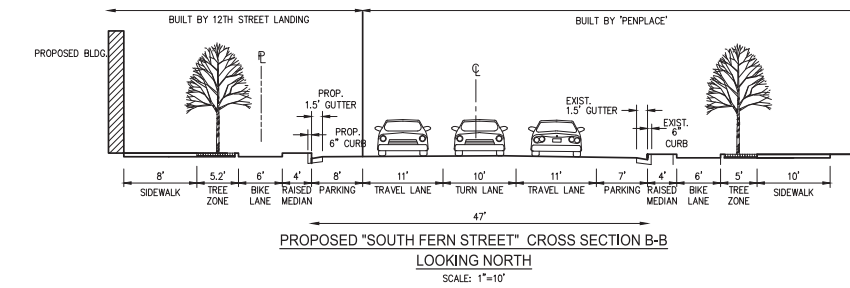
PROPOSED ROAD CROSS SECTIONS



SCALE: 1"=50'



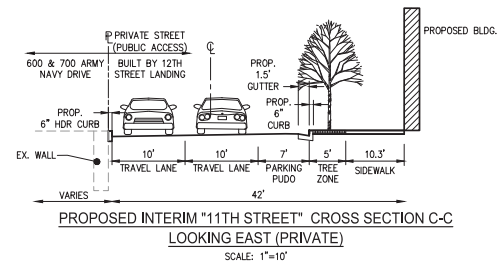
PROPOSED "12TH STREET" CROSS SECTION A-A
LOOKING EAST
SCALE: 1"=10'



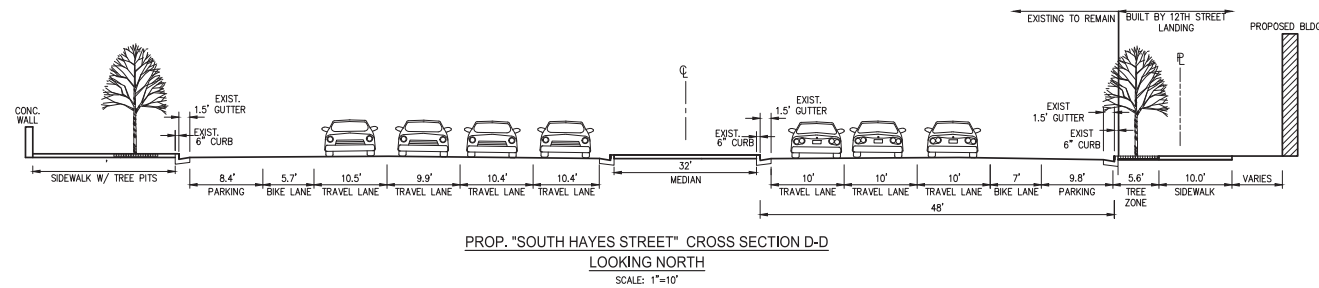
PROPOSED "SOUTH FERN STREET" CROSS SECTION B-B
LOOKING NORTH
SCALE: 1"=10'

ROADWORK NARRATIVE:

1. ALL CURB AND GUTTER ALONG THE DEVELOPMENT FRONTAGE SHALL BE REPLACED.
2. CONTRACTOR TO USE THERMOPLASTIC PAINT FOR PROPOSED ROADWAY STRIPING.
3. ALL NEW SIGNAGE PLAN FOR 12TH STREET, SOUTH FERN STREET, AND 11TH STREET TO BE DEVELOPED WITH FINAL DESIGN. EXISTING SIGNAGE ALONG SOUTH HAYES STREET SHALL REMAIN.
4. PROPOSED CROSS SECTIONS ARE BASED ON CURRENT CRYSTAL CITY SECTOR PLAN AND WILL BE SUBJECT TO CHANGE PER ARLINGTON COUNTY INFRASTRUCTURE PLANS.



PROPOSED INTERIM "11TH STREET" CROSS SECTION C-C
LOOKING EAST (PRIVATE)
SCALE: 1"=10'

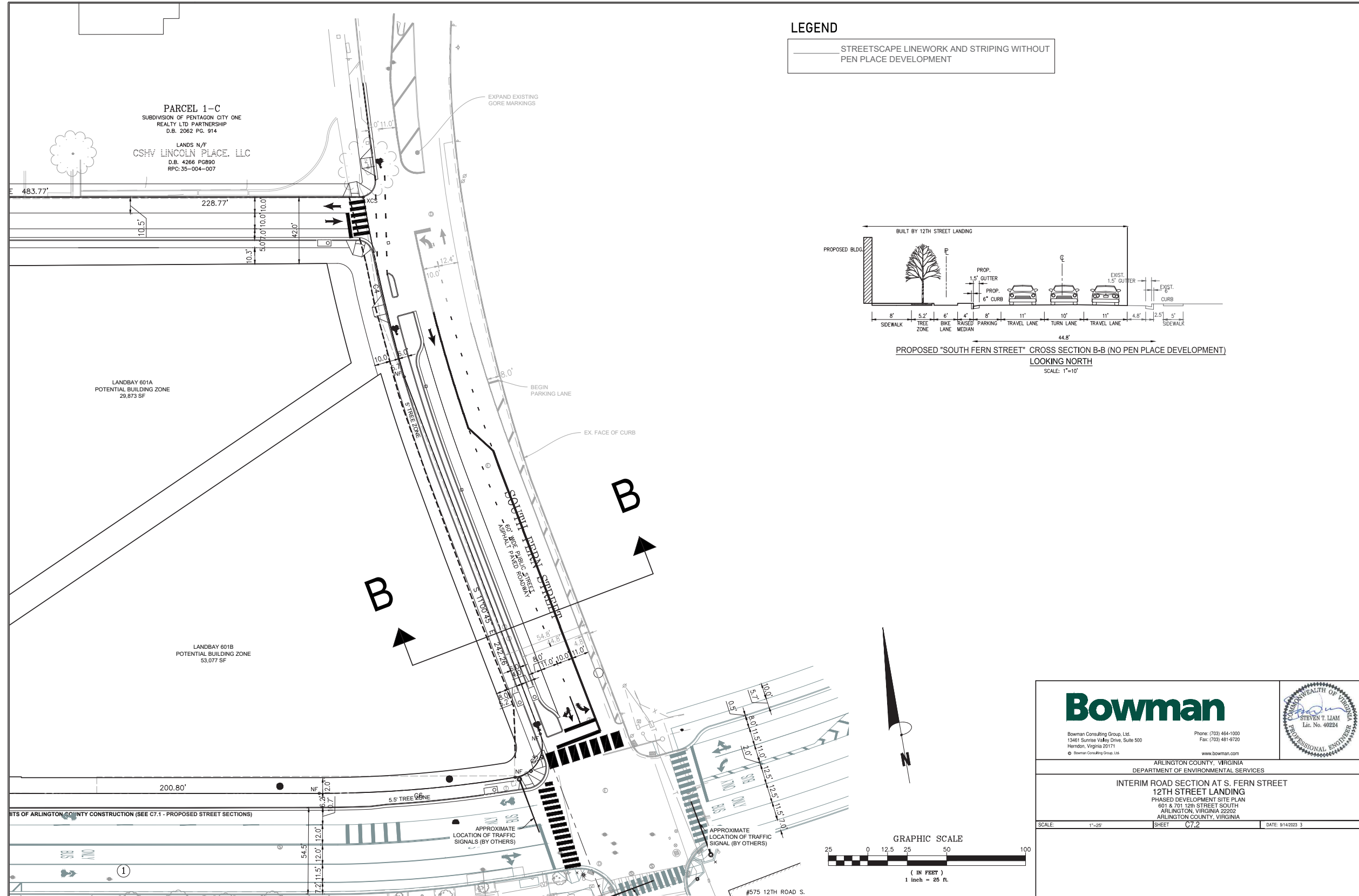


PROP. "SOUTH HAYES STREET" CROSS SECTION D-D
LOOKING NORTH
SCALE: 1"=10'

| | | |
|---|-------------|------------------|
| | | |
| <p>Bowman Consulting Group, Ltd. 13481 Sunrise Valley Drive, Suite 500 Herndon, Virginia 20171 © Bowman Consulting Group, Ltd.</p> <p>Phone: (703) 464-1000 Fax: (703) 481-9720 www.bowman.com</p> | | |
| <p>ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES</p> <p>PROPOSED STREET SECTIONS 12TH STREET LANDING PHASED DEVELOPMENT SITE PLAN 801 & 701 12TH STREET SOUTH ARLINGTON, VIRGINIA 22202 ARLINGTON COUNTY, VIRGINIA</p> | | |
| SCALE: AS SHOWN | SHEET: C7.1 | DATE: 09/22/2023 |

Call file name: P:\030202 - USA_Site - 601 and 701 South 12th St\030202-01-024 (ENR) - 601 and 701 South 12th Street\Engineering\Plan\030202-01-024-ROAD_VS.dwg

STREETS / TRANSPORTATION PROPOSED ROAD CROSS SECTION AT S FERN STREET - INTERIM



OPEN SPACE

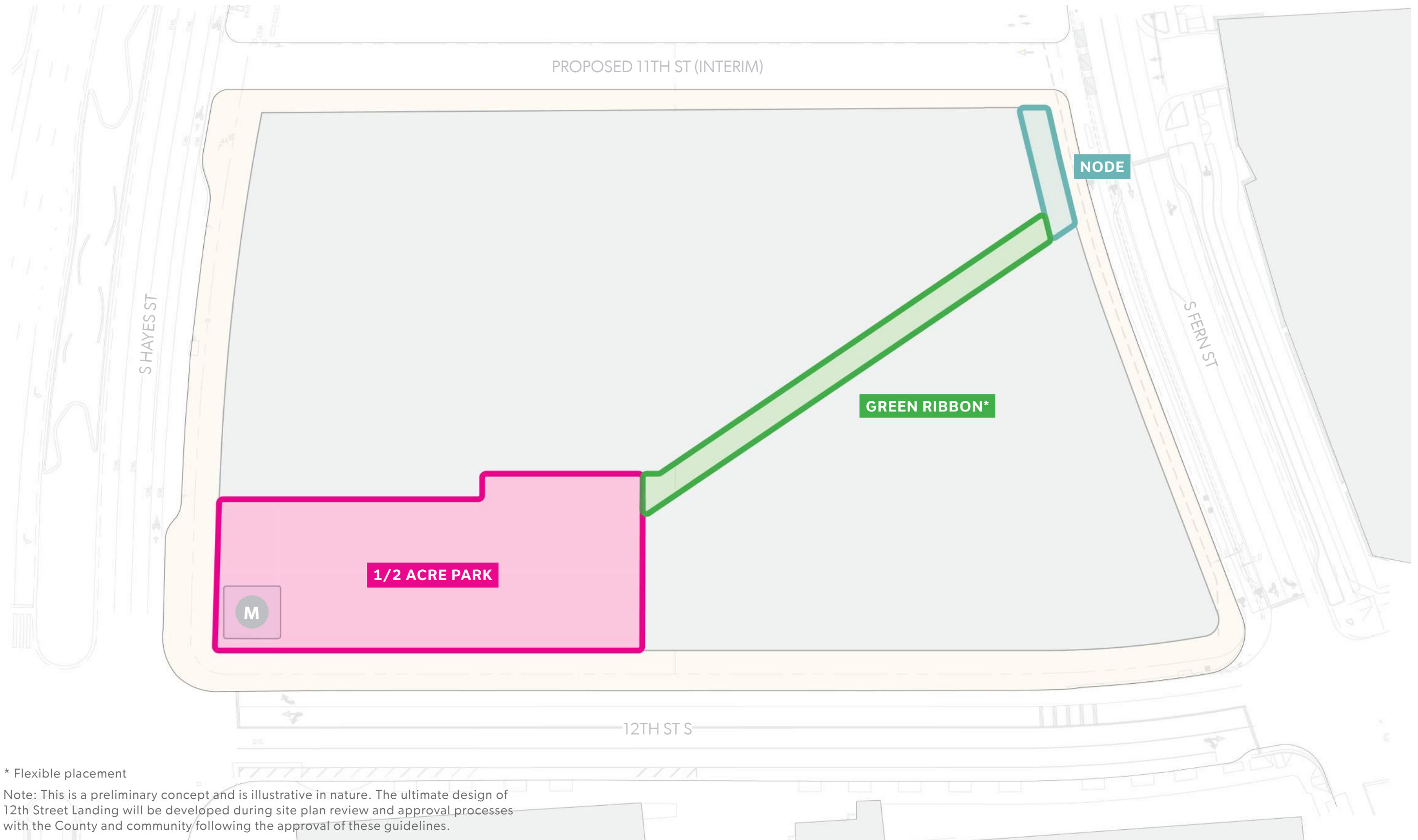
12th Street Landing will offer publicly accessible open space which will include: a ½ acre park at the southwest corner of the site, a Green Ribbon connection, and a node at the northeast corner. All site areas will feature a nature-based and biophilic design.

The design of public space will meet the following key principles as articulated in the Pentagon City Sector Plan:

- **Coordinating at a District Scale:** Complete missing links to support Pentagon City as a cohesive neighborhood connected to the broader 22202 community.*
- **Places for People:** Fill streets and public spaces with people enjoying community.*
- **Places for Nature:** Create spaces for nature to thrive so that biophilia is part of the everyday experience of the district.*

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

OPEN SPACE
PUBLIC SPACE AREAS



* 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 TREE CANOPY COVERAGE



20%

TREE CANOPY

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



5%

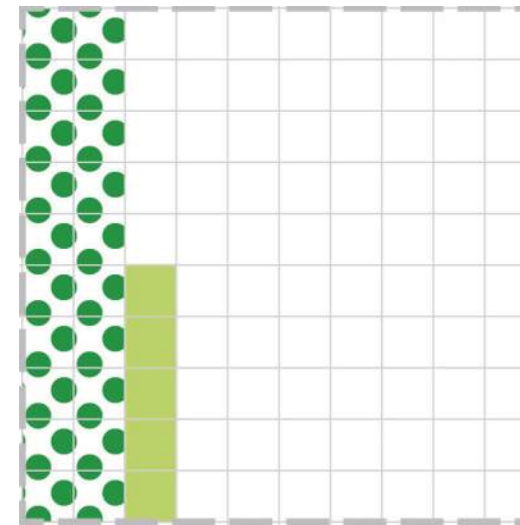
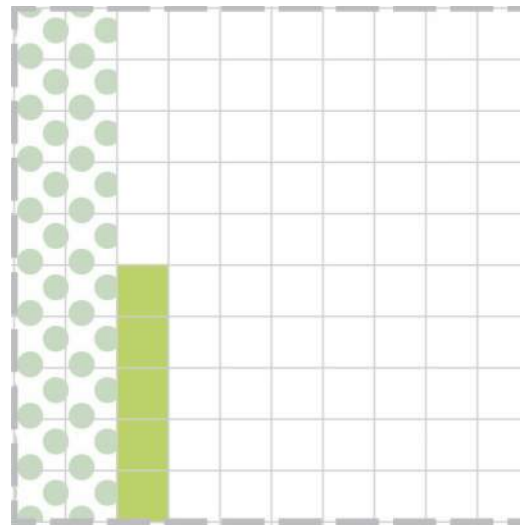
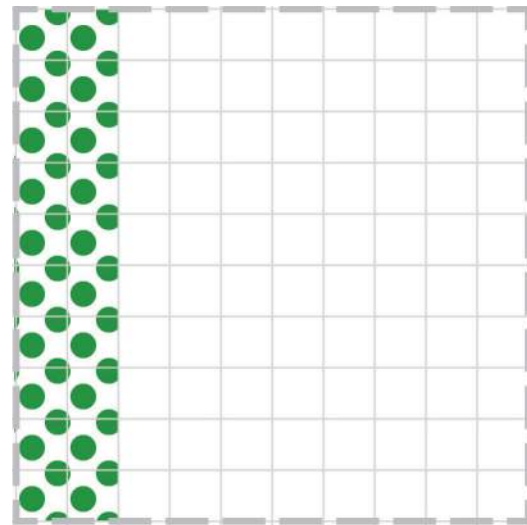
ADDITIONAL VEGETATION

Including alternatives like green roofs



25%

TREE CANOPY AND VEGETATION TOTAL



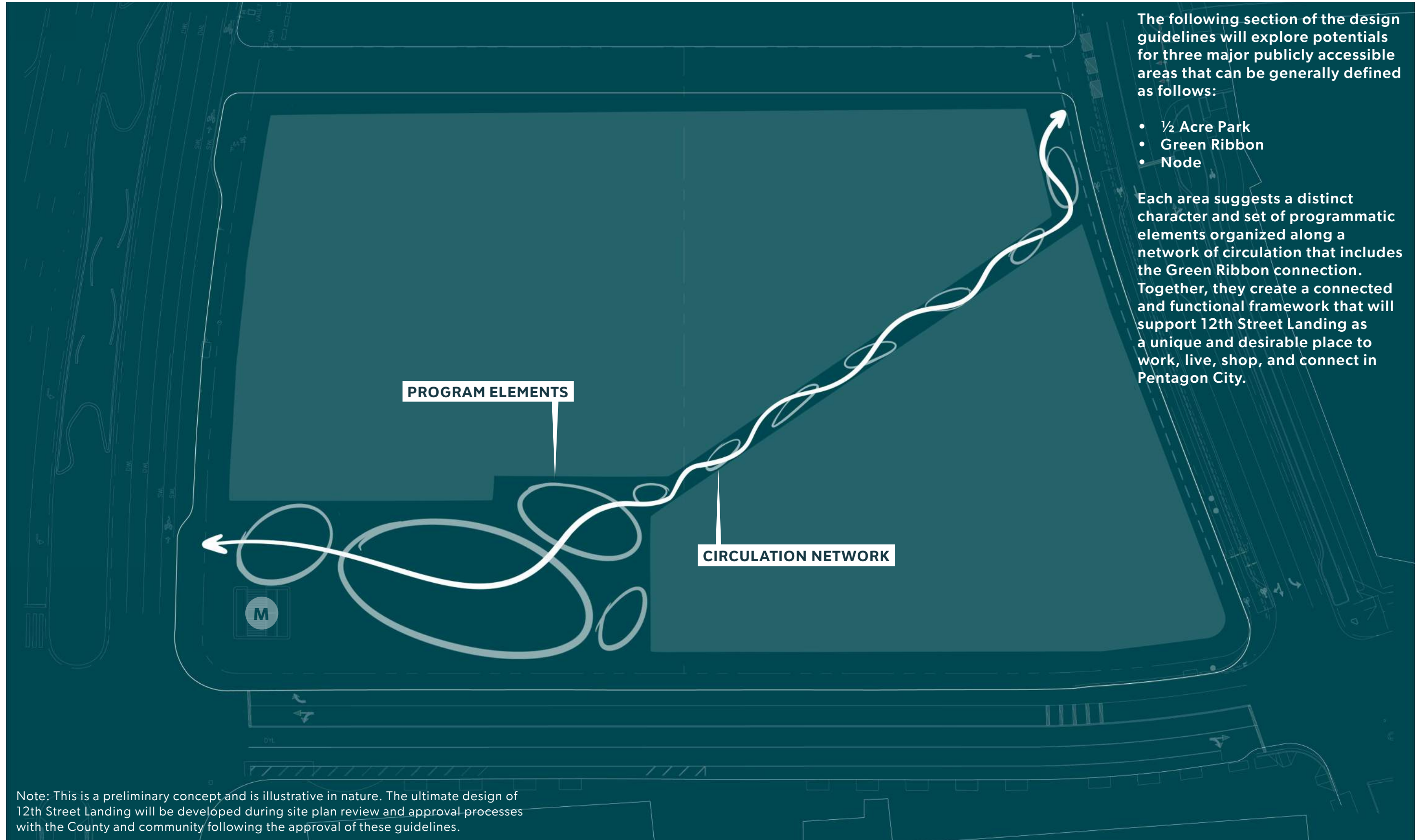
----- LIMIT OF DISTURBANCE WITHIN CURB

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.*

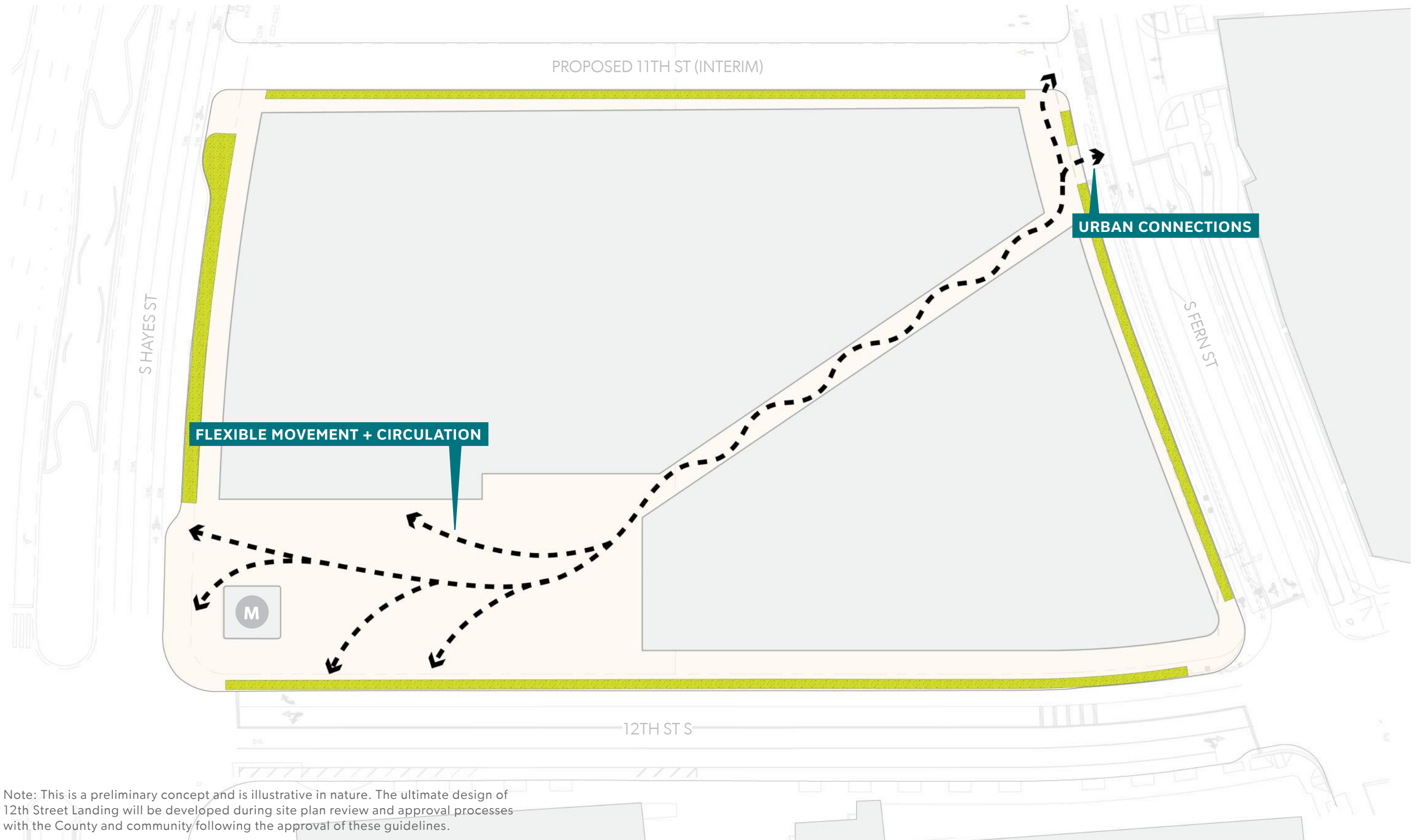
*Pentagon City Sector Plan. Arlington, Virginia, February 2022. Chapter 1.4 p. 60

OPEN SPACE

CONCEPT - PUBLIC SPACE STRATEGY

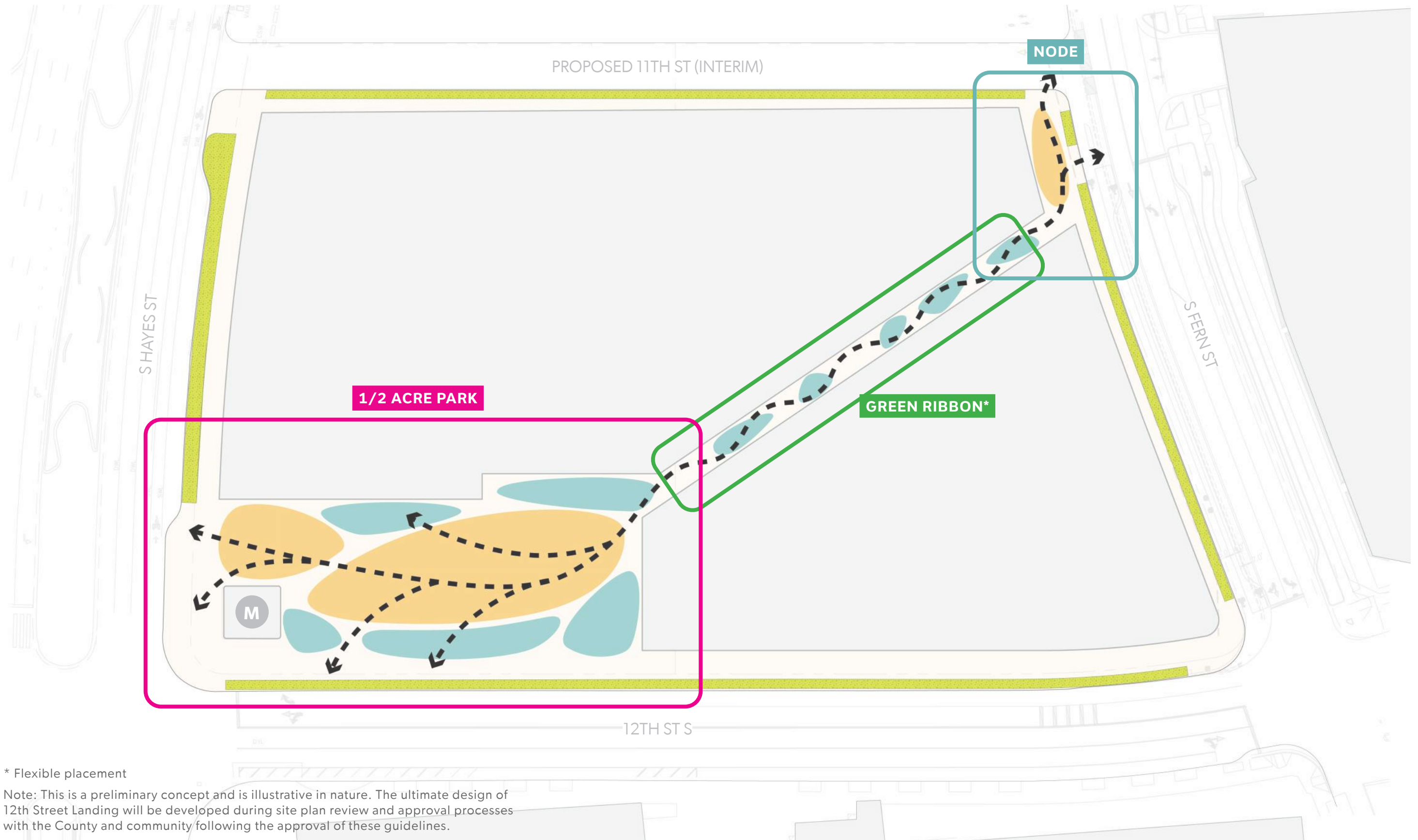


OPEN SPACE CONCEPT - PRIMARY SITE CIRCULATION



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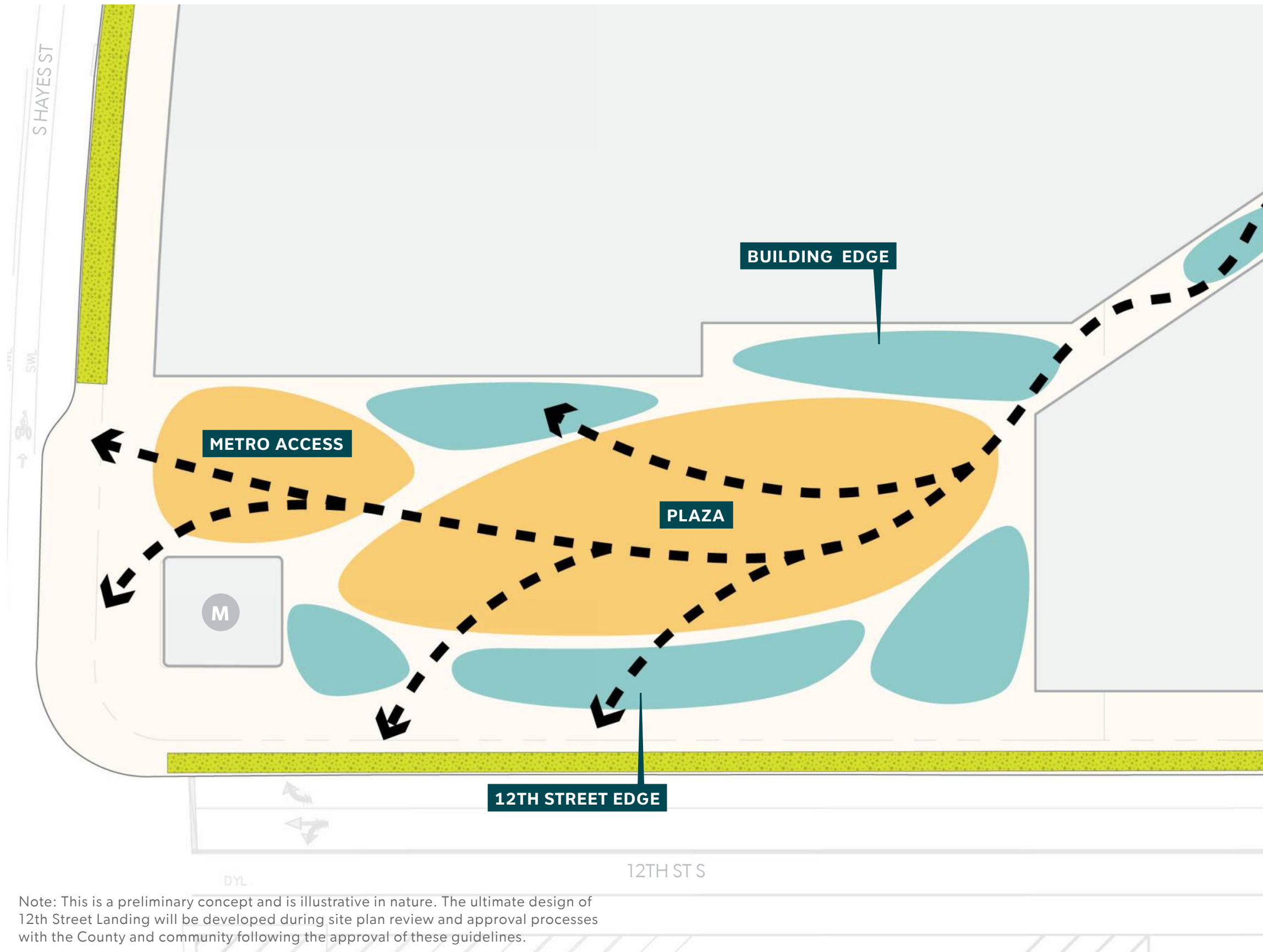
OPEN SPACE CONCEPT - PROGRAM FRAMEWORK



* Flexible placement

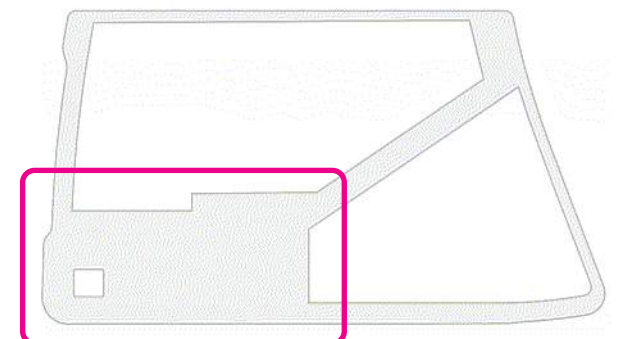
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OPEN SPACE
1/2 ACRE PARK - PROGRAM FRAMEWORK



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
- Building Edge: a zone supporting activity adjacent to ground floor uses (including retail, retail equivalent, and other uses) featuring planting and publicly accessible seating



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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, and a building edge.



POROUS PLANTING



ACTIVE BUILDING EDGES



URBAN CONNECTIONS



IDENTIFYING ELEMENTS



PLANTERS WITH SEATING



DISCOVERABLE MOMENTS

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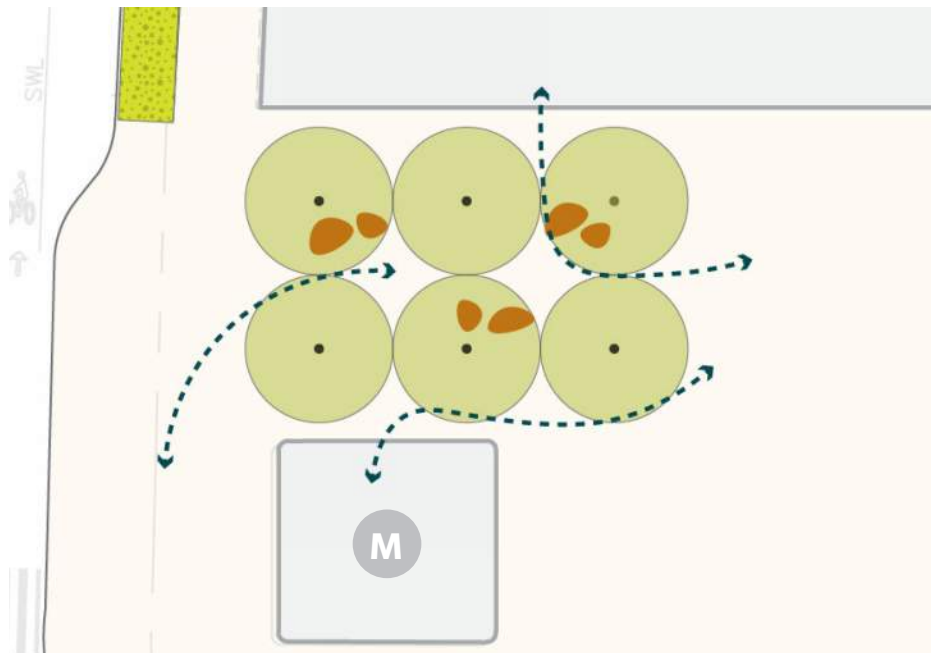
TREE GROVE



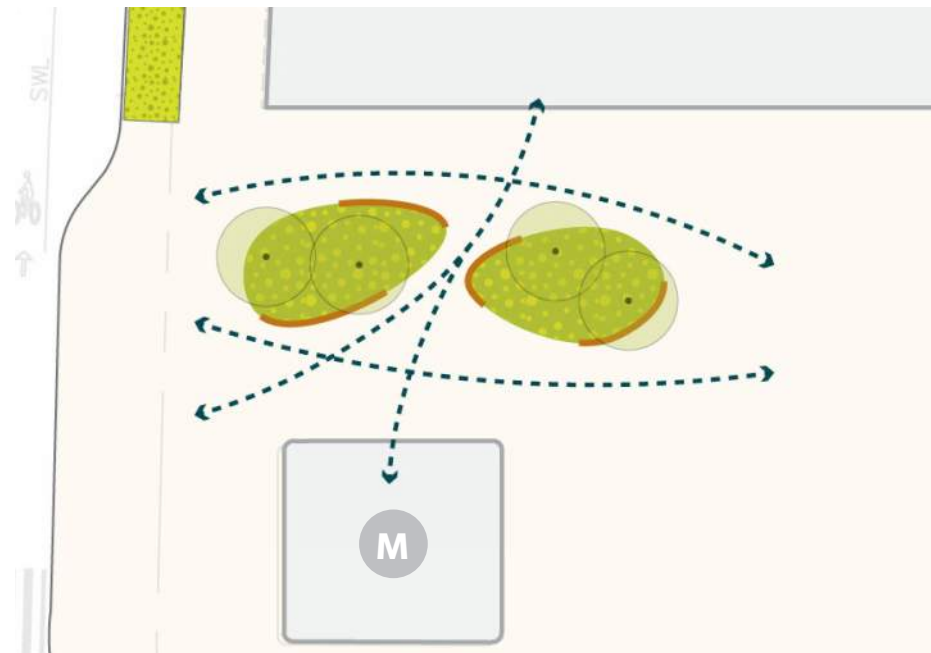
PLANTERS WITH SEATING



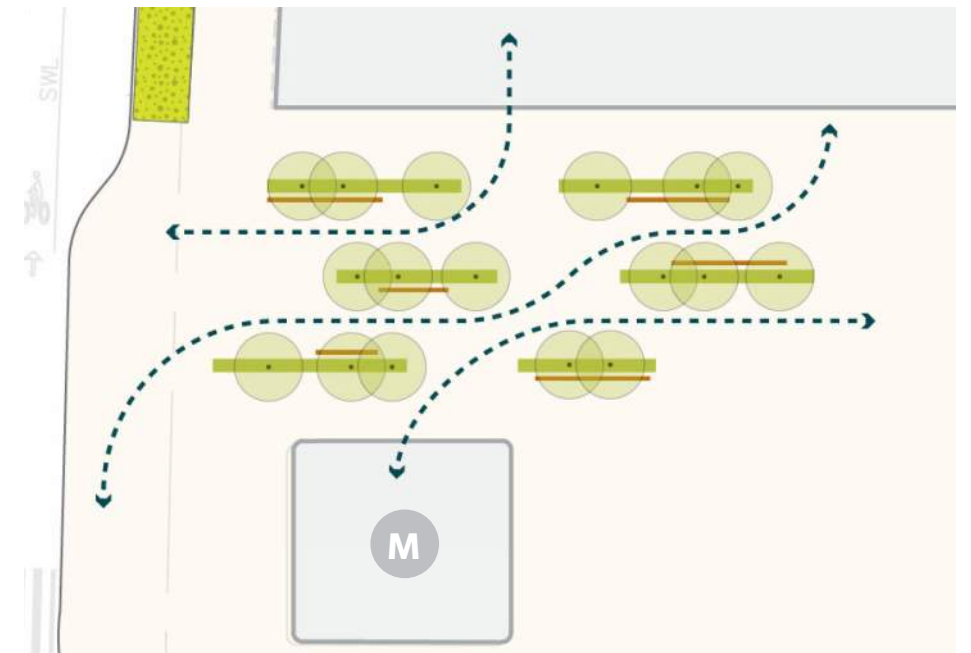
FLEXIBLE HARDSCAPE



- High canopy to provide shade and visibility
- Flexible movement



- More defined circulation routes
- Zones of activity and seating defined by planters



- Smaller planting areas and dispersed seating
- Flexible movement

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OPEN SPACE
12TH STREET THRESHOLD - DESIGN STRATEGIES



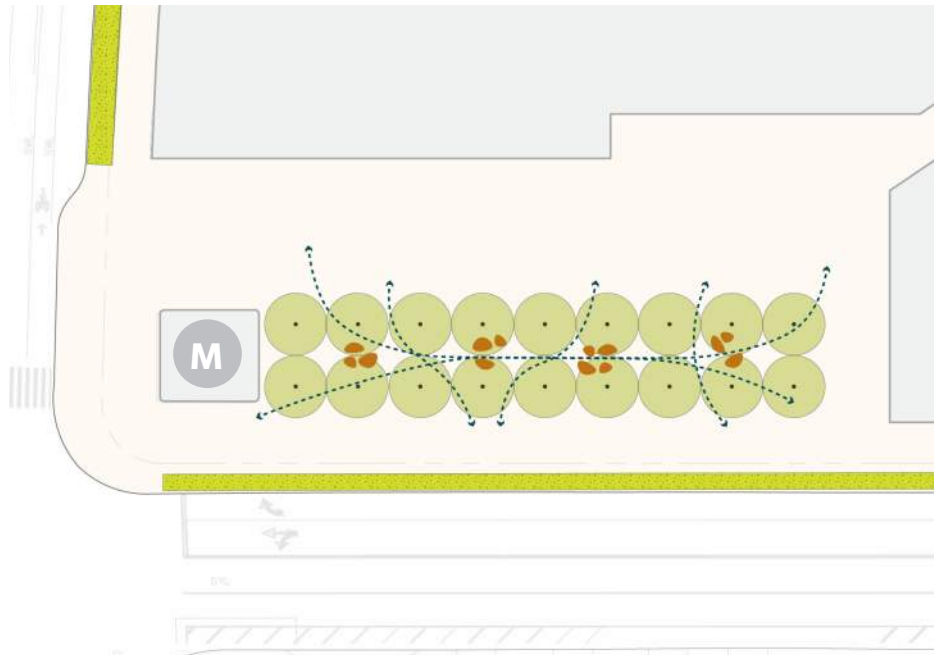
TREE GROVE



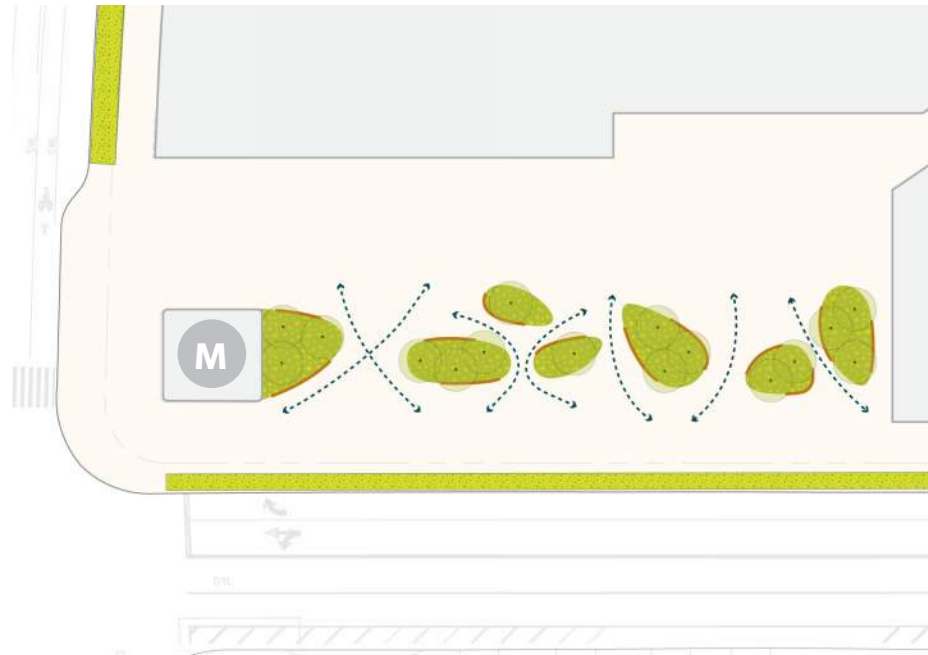
PLANTERS WITH SEATING



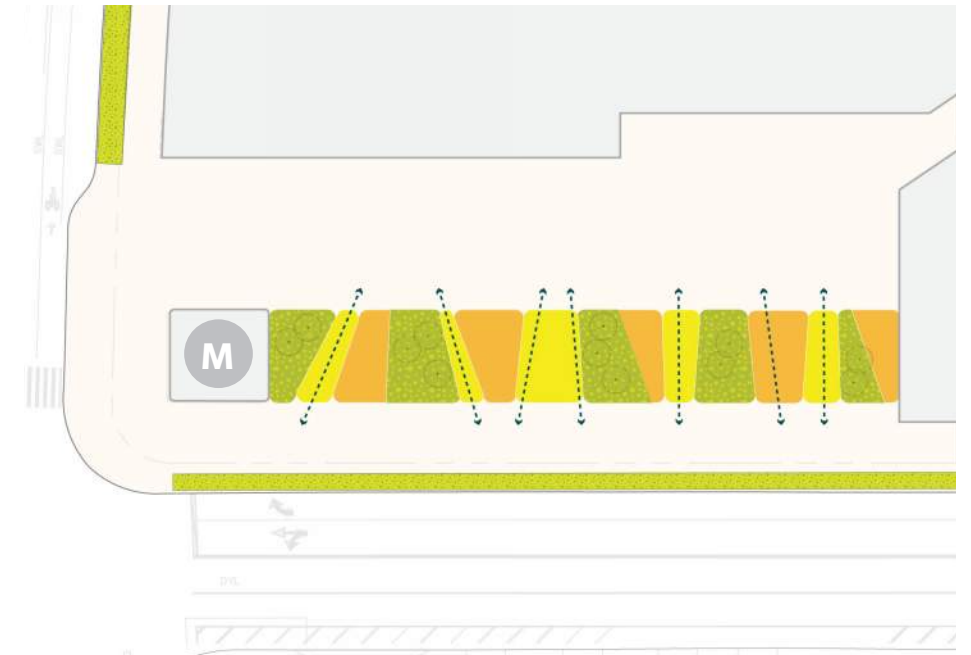
PLANTED EDGE



- High canopy to provide shade and visibility
- Flexible movement

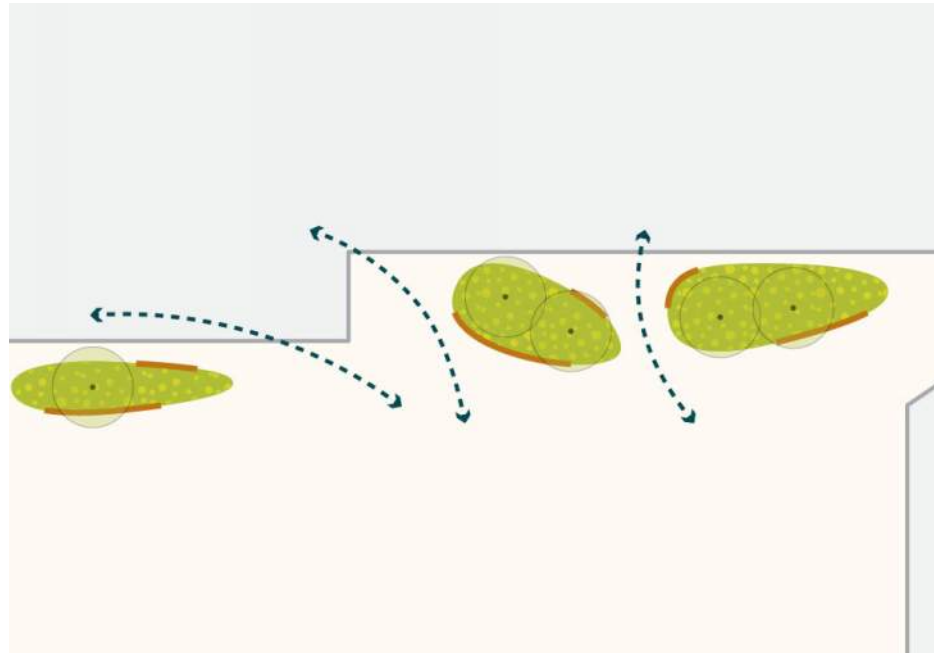


- Porous edge for numerous sidewalk connections
- Seating clusters activate plaza + sidewalk

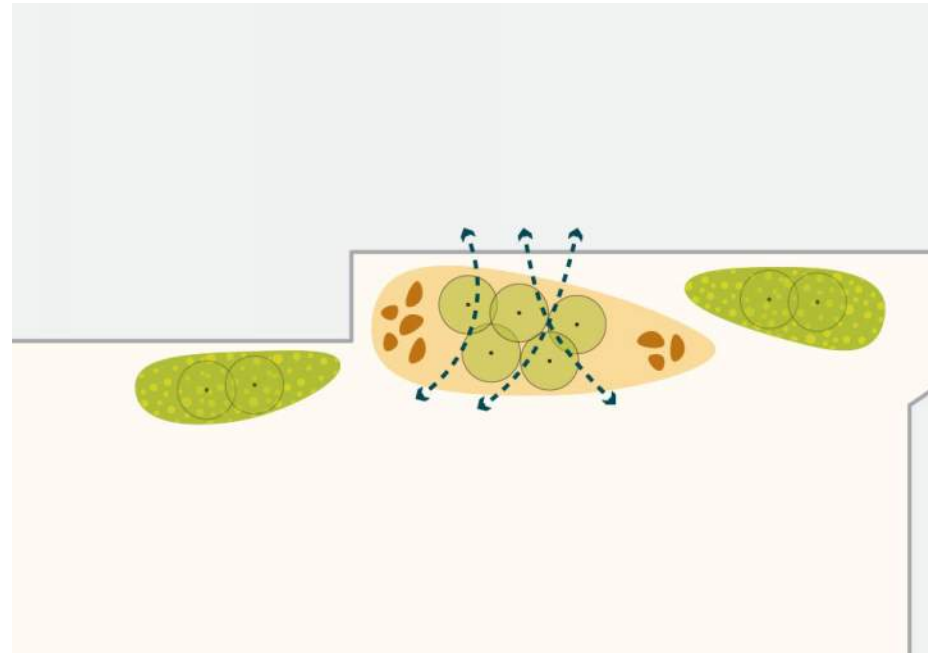


- Alternating planting with zones of activity
- Defined paths of travel

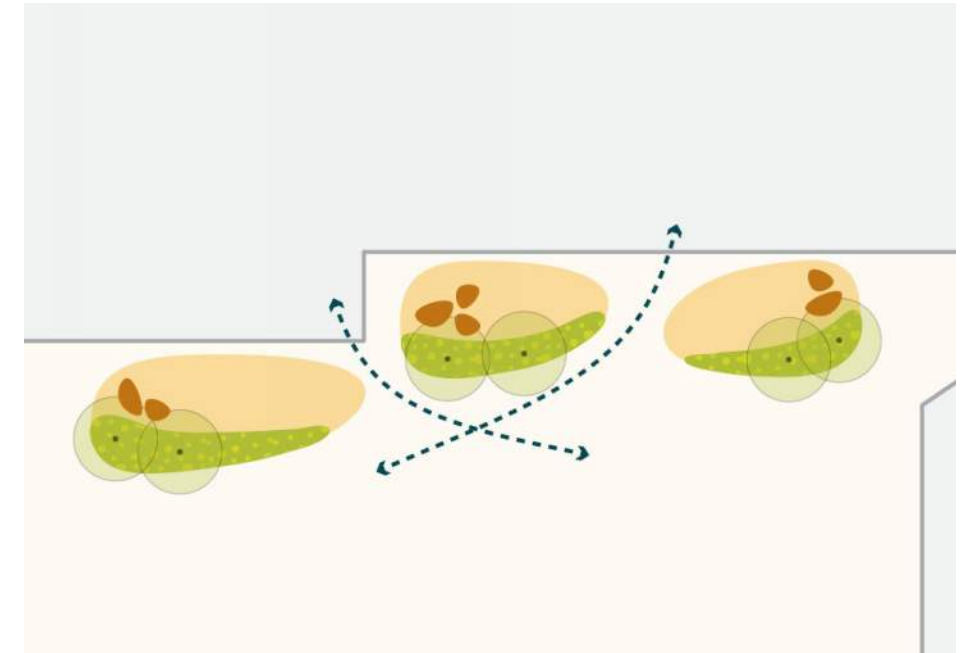
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- Clearly defined circulation areas
- Seating along planting edges



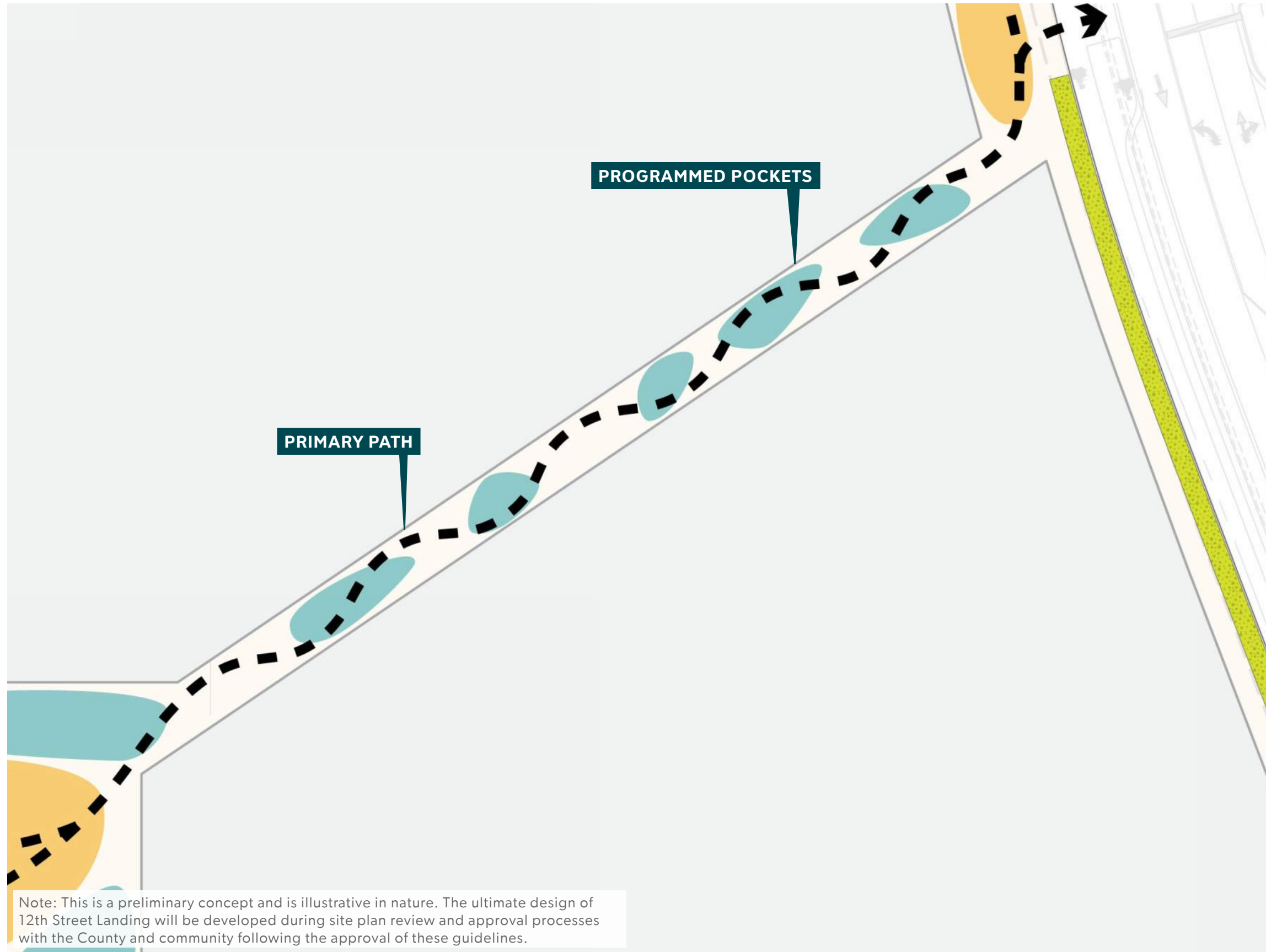
- Zones of activity and seating defined by planters
- Flexible circulation



- Pockets create zones for activity at building edge
- Clearly defined circulation areas

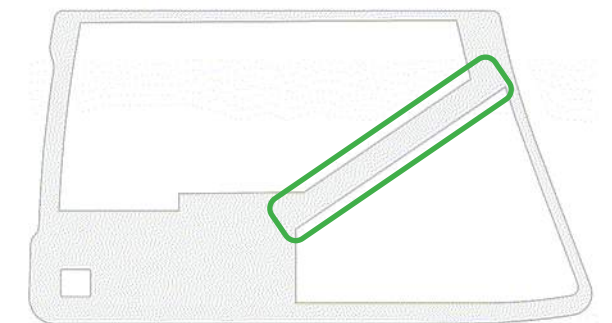
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OPEN SPACE
GREEN RIBBON - PROGRAM FRAMEWORK



The Green Ribbon passes through 12th Street Landing, connecting Pen Place to the northeast with the Pentagon City Metro Station and Hayes Street corridor to the southwest. Through intentional design strategies, the following program objectives will be addressed in this zone of the site:

- **Primary Path:** woven together with planting zones and program pockets to promote safety for pedestrians and slow multi-modal movement while enhancing connectivity through the site
- **Program Pockets:** areas of program that might include small gathering spaces, furnishings, planting, lighting elements, or other moments of pause along the primary path



OPEN SPACE GREEN RIBBON - CHARACTER



LAYERED PLANTINGS



SEATING OPPORTUNITIES



CLEAR CIRCULATION



FRAMED VIEWS



LAYERS OF ACTIVITY



MULTIMODAL CIRCULATION



CAFE SEATING

The Green Ribbon will address the following program objectives: a primary path and program pockets.

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GENTLE JOG



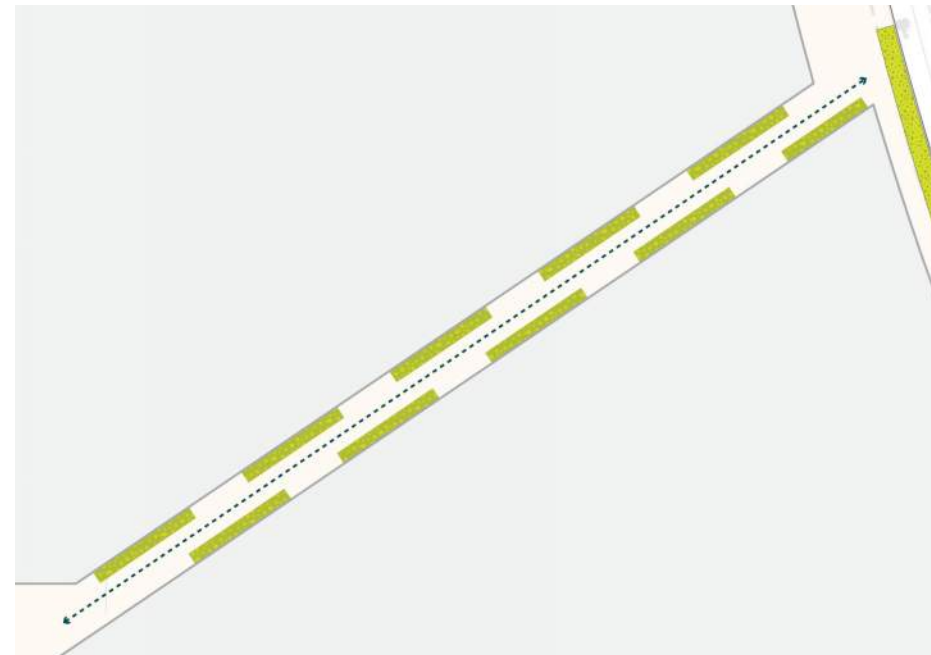
PLANTED GREENWAY



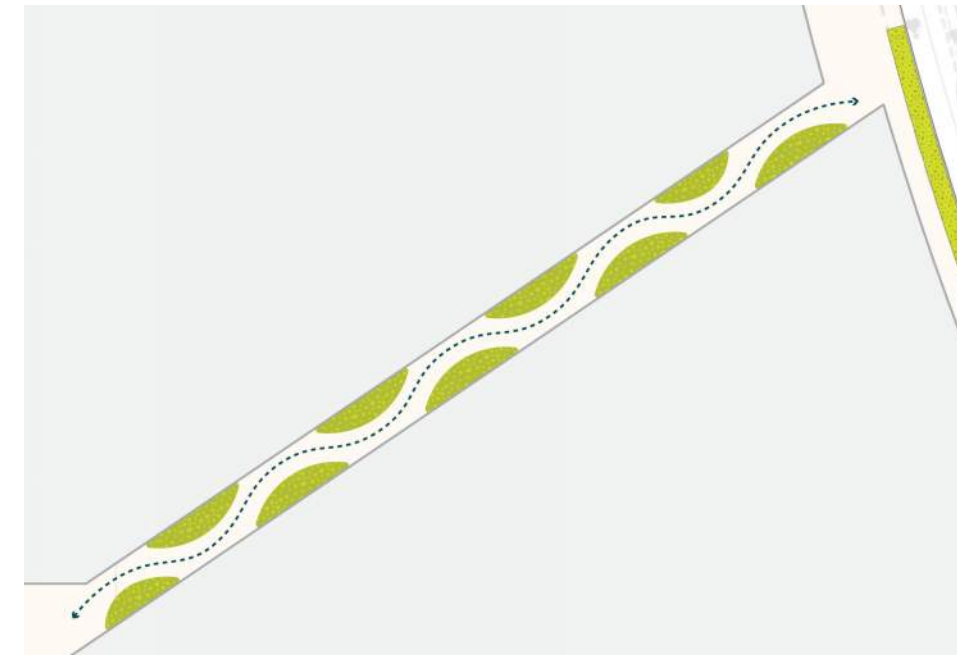
MEANDERING PATH



- Broadly sweeping paths and planting guiding circulation to primary connections for adjacent building program.



- Direct circulation with areas for seating and connections to adjacent building program along the edges

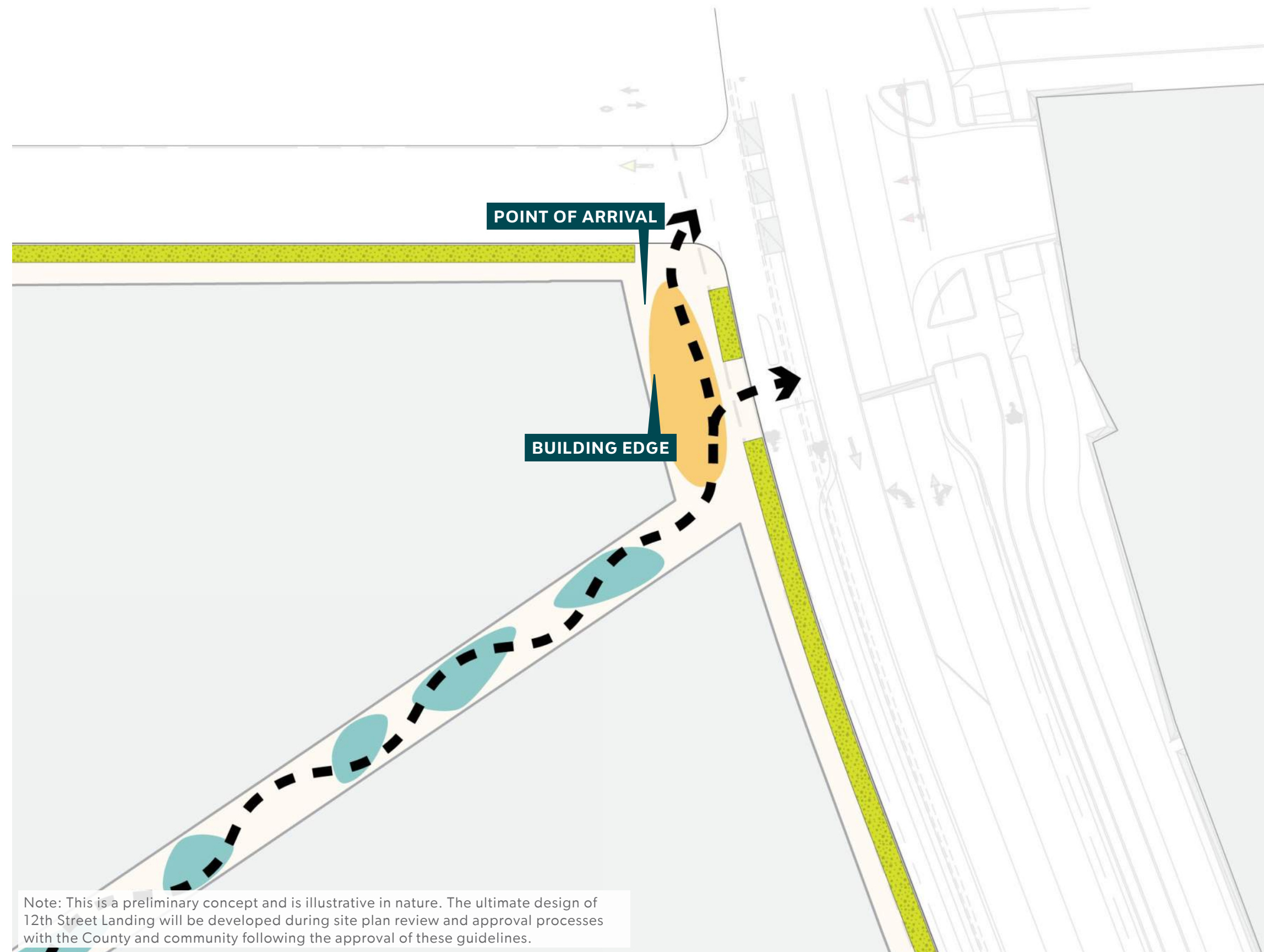


- Meandering path and thickened planting areas directing circulation to areas of connection for adjacent building program

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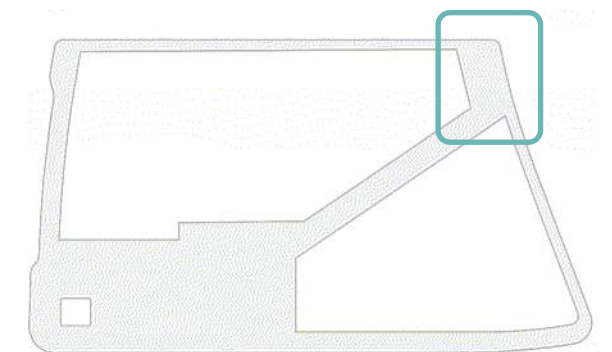
OPEN SPACE

NODE - PROGRAM FRAMEWORK

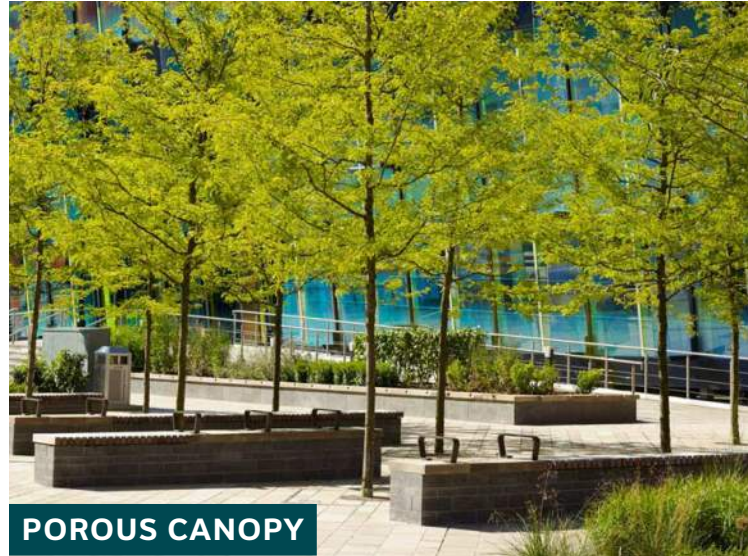


The Node is located at the northeastern corner of the site and is the first point of arrival when crossing the intersection at Fern Street and 11th Street. Clear paths of circulation that safely direct pedestrians will be prioritized in the design of this site area. Through intentional design strategies, 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; a node along the Green Ribbon
- Building Edge: a zone supporting activity adjacent to ground floor uses (including retail, retail equivalent, and other uses) featuring planting and publicly accessible seating



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.



POROUS CANOPY



URBAN CONNECTIONS



CLEAR MOVEMENT AND CIRCULATION



PLANTED PLAZA



ACTIVE RETAIL EDGES



SEATING NOOKS

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

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- Clearly defined circulation areas
- Seating nooks carved out of planting



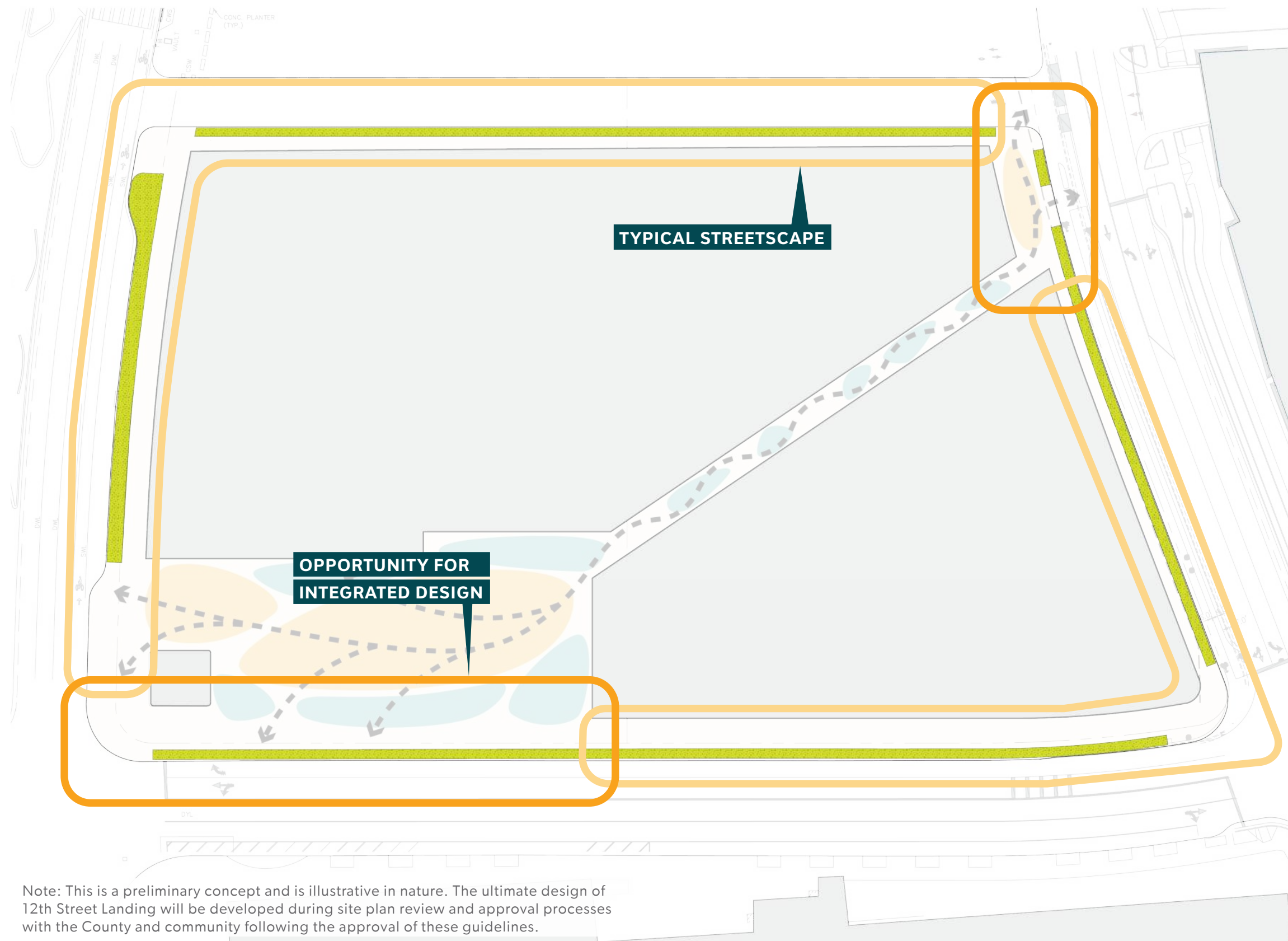
- Clearly defined circulation areas
- Seating along planting edges



- High canopy to provide shade and visibility
- Flexible movement

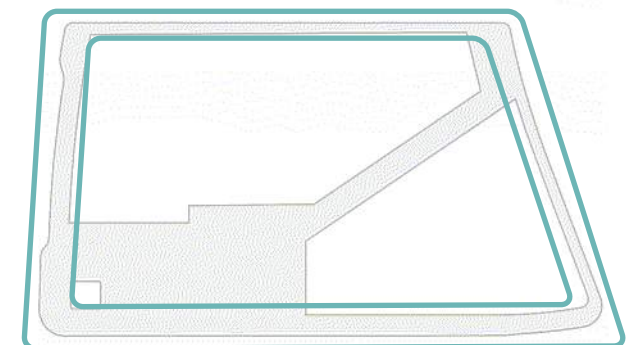
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OPEN SPACE
STREETScape - PROGRAM FRAMEWORK



The site has active streetscapes on four sides. Through intentional design strategies, the following program objectives will be addressed in this zone of the site:

- 12th Street: an active retail street with wide 12' clear sidewalks and tree zones to buffer the transit way. There is an opportunity for an expanded streetscape area along the 1/2 Acre Plaza.
- South Fern Street: a multimodal street with 8' min. clear sidewalks and tree zones with periodic access to adjacent parking and bike lane. There is an opportunity for an expanded streetscape area along the Node.
- Hayes Street: an active street with 10' clear sidewalks and continuous tree zones to buffer the transit way.
- 11th Street: a new complete street with 10' clear sidewalks and tree zones to enhance pedestrian comfort.



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OPEN SPACE STREETScape - CHARACTER



CLEAR MOVEMENT AND CIRCULATION



EXPANDED STREETScape



INTEGRATED DESIGN



AMENITY ZONE



URBAN CONNECTIONS



ACTIVE EDGES

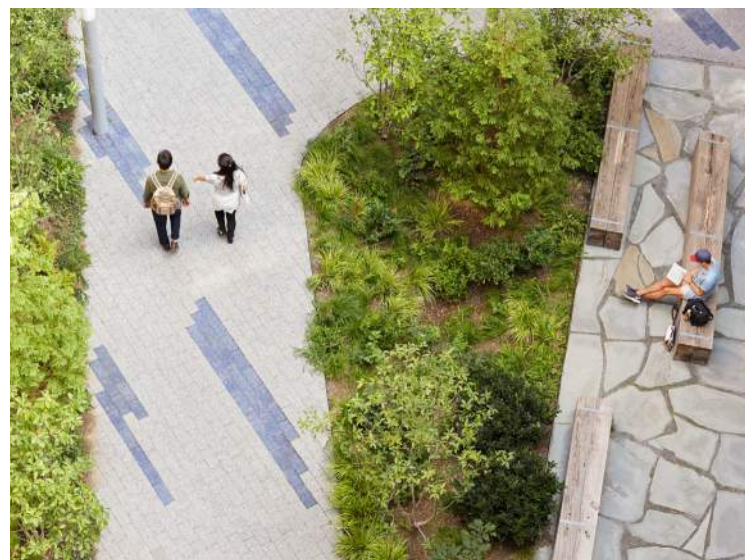
The streetscapes will address various street frontages and conditions and may range from typical design to integrated with adjacent plazas.

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OPEN SPACE

DESIGN ELEMENTS AND FEATURES - BIOPHILIC DESIGN

Biophilia and Biophilic Design Approaches in Public Spaces create more nature-based experiences in Pentagon City for all of who live, work, visit, and share culture here. Improving streetscapes can help ensure biophilia is integral to the daily life and navigation of the district. The Green Ribbon, a new signature network of biophilic walking paths connecting public spaces, destinations, and transit throughout Pentagon City and greater 22202. *



*Pentagon City Sector Plan. Arlington, Virginia, February 2022. Executive Summary, p. 100

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OPEN SPACE

DESIGN ELEMENTS AND FEATURES - FURNISHING AND SEATING

Site furniture will be present throughout the site to support pedestrian comfort, clarify program and spatial organization, and to define a unique identity at 12th Street Landing. Diverse furniture selection will create an inviting and engaging pedestrian experience. Elements may include benches, planters, café furnishings, and flexible multi-use furnishings.

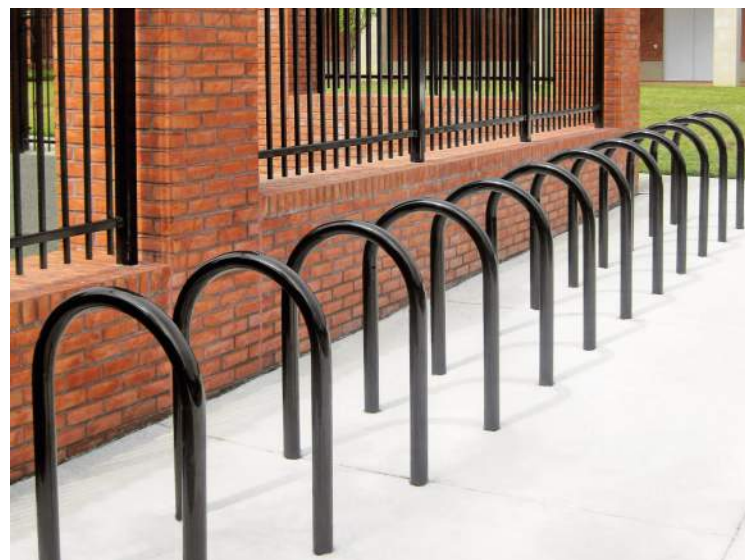


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OPEN SPACE

DESIGN ELEMENTS AND FEATURES - STREET FURNITURE

Street furniture will be provided along the sidewalks to enhance the streetscape experience. Elements may include benches, trash receptacles, bike racks, and bollards. Street furniture will be complementary with 12th Street Landing’s overall design language and will meet Arlington County’s standard requirements.



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OPEN SPACE

DESIGN ELEMENTS AND FEATURES - SITE LIGHTING

12th Street Landing will be well-lit using a combination of street lighting and landscape lighting at a range of scales. The lighting strategy will ensure pedestrian safety while striving to meet appropriate energy efficiency standards. Lighting may include pole lighting, bollard and path lights, and accent lighting to highlight different program areas and needs.



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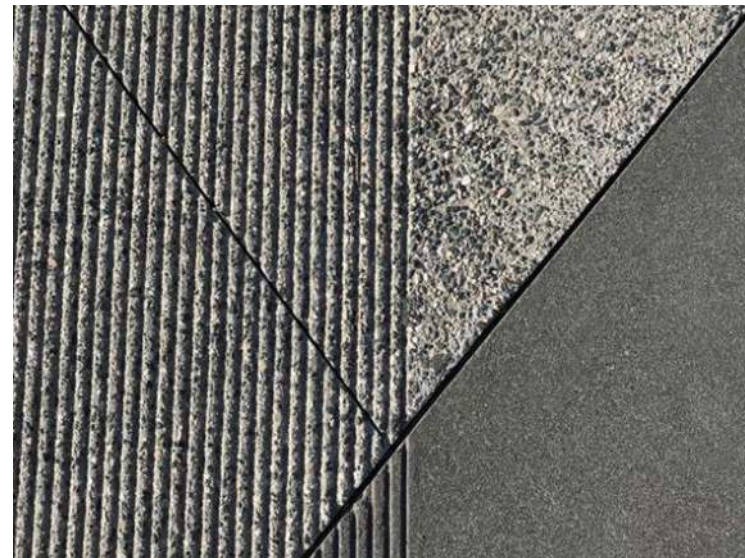
OPEN SPACE

DESIGN ELEMENTS AND FEATURES - PAVING

Paving materials will be integral to creating legible circulation throughout the site and an identity for 12th Street Landing's public realm. The paving strategy at 12th Street Landing will clearly identify circulation spaces, building entrances, outdoor café zones, and other distinct publicly accessible program elements.

The incorporation of the Green Ribbon offers a unique opportunity for the paving at 12th Street Landing. The Green Ribbon may vary in width as it threads through the site. A variety of strategies will be employed along its length coordinating intent and adjacent programming and uses.

Paving materials may include and are not limited to: cast-in-place concrete, unit pavers, stone screenings, brick or wood decking.



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OPEN SPACE

DESIGN ELEMENTS AND FEATURES - PLANTING

Creating an intentional strategy for locating trees and planting on the site is critical to the achievement of 12th Street Landing's overall goals and to the organization of an engaging public realm. A varied planting strategy incorporating ground cover, shrubs, and trees will create visual interest and variety on site. A diverse selection of plant species native and adaptive to the region will be incorporated, including species from Arlington County's recommended tree species list. Across the site, deciduous, evergreen, and perennial plants will provide seasonal variety.

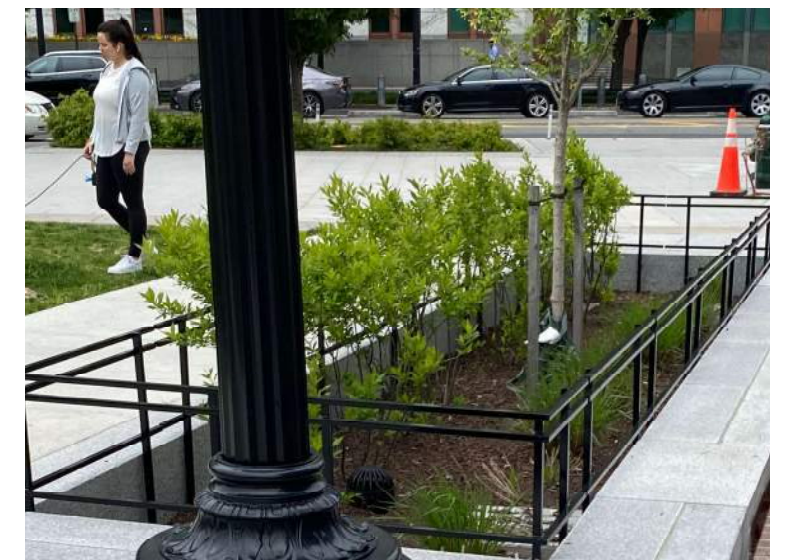


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OPEN SPACE

DESIGN ELEMENTS AND FEATURES - SUSTAINABILITY

Best management practices will be utilized to manage stormwater on site. Plantings will be designed to reduce irrigation requirements and address urban heat island effects on site. Localized strategies such as rain gardens or well-distributed planting areas may be employed to integrate sustainable principles into the overall design of 12th Street Landing's public space components. Use of native plants will provide multiple benefits, including increasing habitat areas and improving human access to nature within an urban environment.



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ARCHITECTURE



Crystal City, Arlington, VA



Pentagon City, Arlington, VA



Rosslyn, Arlington, VA

The following elements should be considered when determining architectural form and quality of future buildings at the 12th Street Landing site:

- Sustainable Design
- Building/public realm edge
- Ground floor design: safe, convenient, inclusive, active, green
- Retail and active edges
- Upper floor stepbacks & sculpting
- Upper floor facade variation

The following pages contain precedent imagery that address these design considerations and show several possible ways that these considerations may be met. These precedents are shown for the purpose of illustrating ways in which the individual elements addressed above may be incorporated into building design, but should not be read as examples of how the overall buildings at 12th Street Landing may ultimately be designed

5. BUILDING HEIGHT AND FORM GUIDELINE 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.



101 Lincoln Avenue
Bronx, NY - Brookfield Properties



One Blue Slip
Brooklyn, NY - Brookfield Properties

4.4 Ground Floor Design: Safe, Convenient, Inclusive, Active, Green

Throughout Pentagon City, the Plan continues Arlington County’s goal of maximizing the presence of **active ground floor uses along primary pedestrian streets and walks**. See 4.5, Retail and Active Edges, for more guidance in coordination with the Arlington County Retail Plan on priority locations for future retail.

As the Arlington County Retail Plan highlights, the format and needs of successful retail continues to evolve and concentrate. Ground floor design cannot only depend on retail uses to be successful and attract pedestrians. For areas designated “Green” in the Arlington County Retail Plan—**free from retail use and design standards**—buildings should meet these design standards that aim to **build strong indoor-outdoor connections** while also respecting privacy needs of different uses. These design guidelines are meant to help enable long-term flexibility for a variety of retail, community-serving, and other uses at the ground level of mixed use buildings. While there are recommended dimensions included in these guidelines, they are meant to establish a range; the dimensions and circulation of a given site may require going outside these dimensions, but should still advance the guiding principles, including pedestrian-oriented and biophilic design.

Policy Approach

- Include entrances frequently, aiming for every 50–75 feet. Where residential uses front the street, individual entrances are encouraged. Where there is a significant entryway for non-residential or retail uses, such as a hotel lobby, major office lobby, or cultural space, longer spacing is appropriate.
- Provide **transparent glazing that allows for views in and out of space** (following recommendations in the County Retail Plan) while addressing bird safety challenges where possible.
- When facing primary pedestrian streets, public parks/plazas or the Green Ribbon, ground floor facades should not extend more than 20 feet horizontally without **transparent glazing, public art, or a significant biophilic feature** like a planted green wall. When a biophilic feature or public art is provided, the remaining ground floor facade should have increased levels of transparency and high-quality design.
- Buildings should be sited to provide intermittent **transitional space between sidewalk passage corridor and new building façades for at least half of their frontage**. This space can usefully serve dining or other program at active uses, and provide occupiable landscape (gardens, patios, stoops, porches) at passive uses (residential, office, education, institution), adding amenity and flexibility for ground level uses. For residential uses, stoops, porches, or front gardens of at least 4 feet deep should be provided, including along the Green Ribbon, to provide a transition zone, more opportunities for biophilia, and more space for community interaction.



Three Halley Rise
Reston, VA - Brookfield Properties

5. BUILDING HEIGHT AND FORM GUIDELINE 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.



Halley Rise Block D1 - Reston, VA
Morris Adjmi - Brookfield Properties



The Yards, Parcel G2
Washington, DC - Brookfield Properties

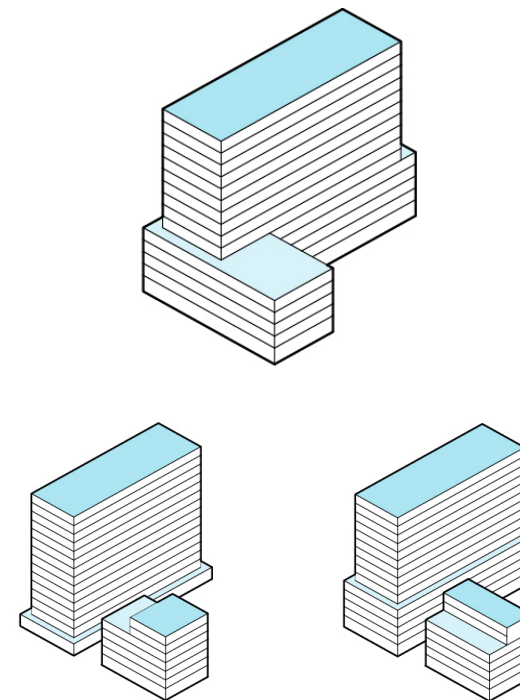
4.6 Upper Floor Stepbacks & Sculpting

Building composition is encouraged to include a base section rising one or more stories that primarily impacts the street experience, and an upper section with more flexible form options. The transition between base and upper levels offers important opportunities for terraces or other intermediate surfaces that can provide useful outdoor space, advance sustainability and biophilia goals, mitigate scale and/or shadow impacts, and/or contribute to attractive architectural composition.

Policy Approach

- Compose **façades facing public rights of way to include a “base” of one to five stories, distinct from any upper floor massing.** The base may be distinguished by material, changes in plane, differences in extent of transparency, or other compositional approaches. At ground level, include transparency, entrances, and other features as per 4.4 and 4.5.
- Encourage **stepbacks of upper stories** from the street façade and/or other edges **especially at lower levels** (approx. 2–5 stories above grade) to support:
 - Direct sun access to public realm
 - Reinforce human scale of street
 - Planted roof surfaces with vegetation visible from street level and/or upper floors

- Green roofs or other facilities managing stormwater and preventing solar heat gain
- Dispersal of downward windflow away from sidewalks
- Occupiable outdoor space
- Space intervals between building towers that preserve views
- **Stepbacks at higher levels** are also welcome for usable outdoor space, green roofs, architectural composition, or other purposes
- Stepbacks count toward façade plane variation called for in 4.7.
- See also **Building Coverage** section 1.5 for limitations on floor area above 5th floor



Example apportioning of massing among one or more buildings on site.

- Multiple options for allocating volume up to 5 stories and above 5 stories
- Allocation may be distributed among multiple buildings on common site



2001 South Bell Street
Arlington, VA - STUDIOS Architecture

5. BUILDING HEIGHT AND FORM GUIDELINE

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.

4.7 Upper Floor Façade Variation

Variations in building façade plane are encouraged for compositional interest, human scale, and to expand opportunities for usable outdoor space, plantings, and shading that contribute to biophilia and sustainability. Building stepbacks described in 4.6 contribute to these goals, but this guideline applies a further level of variation at finer scale. Prominent vertical composition lines—which may be marked by variations described above, and/or variations in material—are also required periodically to help transition large scale building volumes to human scale.

Terraces and balconies provide one useful means of accomplishing this variation, whether recessed into or projecting beyond a primary façade plane.

Policy Approach

- For building façade area up to six stories above grade, some of the façade area should be displaced at least six inches from the prevailing adjacent façade plane(s) to provide relief. Design strategies such as enclosed projecting bays, open projecting balconies, recessed balconies, window surrounds, exterior building shading, stepbacks per guideline 4.6, and other variations of façade surface are all appropriate to achieve this goal.
- Terraces, balconies, and other upper floor outdoor areas help provide amenities for building occupants and biophilic experiences. These design elements can also be a feature of building design, and are encouraged throughout the district. These elements are encouraged within the footprint of the building site, with no limitation on size where they do not encroach into the public right of way.

- Limit overall façade length to approximately 250 feet for buildings under 8 stories, and 300 feet for taller buildings. Follow design guidelines to break up massing, including introducing prominent vertical composition lines, providing mid-block connections, shifting building materials or design, and/or providing major building entrances.
- On first five stories of residential buildings, include additional vertical composition lines.
- Buildings should consider bird-aware design to mitigate the threats of fatal bird strikes on building glass. Areas of particular emphasis involve spaces where reflectivity and invisibility can present threats including:
 - building glass below 50 feet on most facades,
 - glass on building corners, and
 - glass throughways.



Bankside
Bronx, NY - Brookfield Properties



Origin Apartments - Ballston
Arlington, VA - Brookfield Properties



The Yards Parcel G1
Washington, DC - Brookfield Properties

5. BUILDING HEIGHT AND FORM GUIDELINE

BUILDING MATERIALS

- **MASONRY** - BRICK, CEMENTITIOUS PANELING
- **GLASS** - CURTAINWALL, STOREFRONT, WINDOWS
- **METAL** - PANELS, TRIM, SIDING

