

April 19, 2023

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Arlova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard, Suite 1000
Arlington, VA 22201

Re: Statement of Justification Letter – 12th Street Landing PDSP
Property: 601 and 701 12th Street S (RPCs #35-004-006 and -004) (“12th Street Landing”)
Owner/Applicant: Brookfield Properties 601 South 12th Co. LLC and Brookfield Properties 701 South 12th Co. LLC

Dear Ms. Vonhm:

This firm represents Brookfield Properties 601 South 12th Co. LLC and Brookfield Properties 701 South 12th Co. LLC (the “Applicant”), each an affiliate of Brookfield Properties and title owners of 601 and 701 12th Street (together, the “Property”). On behalf of the Applicant, please accept this letter as a statement of justification for a new Phased Development Site Plan (“PDSP”) to permit the development of 12th Street Landing.

Current Conditions

The Property consists of two parcels with an aggregate site area of approximately 212,484 square feet or 4.878 acres (however, the site area for density purposes for this application is 197,374 square feet or 4.53 acres). The Property is zoned to the C-O-2.5 Zoning District and planned for High Office-Apartment-Hotel use under the Arlington County General Land Use Plan. It is located entirely within the boundaries of the Pentagon City Coordinated Redevelopment District and is therefore subject to the recently approved Pentagon City Sector Plan (the “Sector Plan”).

The Property is also subject to the Pentagon City PDSP – SP #105 – which was originally approved by the Arlington County Board in February 1976 and has subsequently been amended numerous times. Within the PDSP area, the Property is located on the block known as Lincoln Park or Parcel 1C, which also includes the DEA site. For Parcel 1C, the PDSP permits development of 1,078,000 square feet of office GFA. Two Special Exception Site Plans – SP #105, SP-2 and SP-3, approved by the Arlington County Board in January 1979 and April 1981, respectively –

Arlova Vohnm
April 19, 2023
Page 2

permit development of the Property with two 12-story office buildings with a total of 563,108 square feet of office GFA.¹

Pursuant to Special Exception Site Plans SP #105, SP-2 and SP-3, the Property is currently developed with two high-rise office buildings. The buildings served as headquarters to the Transportation Security Administration (“TSA”) until the agency relocated elsewhere in March 2021. Because the buildings and the Property’s overall site design are outdated, they have not been marketed to new tenants and have remained largely vacant since the TSA’s departure.

Proposed Development

The Applicant proposes to demolish the existing buildings and fully redevelop the Property with a mix of uses consistent with the Sector Plan. The proposed development will be located in three land bays: 701, 601 A, and 601 B. Land Bay 701, located on the northwest portion of the Property, has an area of 105,422 square feet or 2.42 acres. Land Bay 601A, located on the northeast portion of the Property, has an area of 43,997 square feet or 1.01 acres. Land Bay 601B, located on the southeast portion of the Property, has an area of 63,065 square feet or 1.45 acres. The proposed development will be constructed in three phases, each consisting of one land bay and open space: Phase A (Land Bay 701), Phase B (Land Bay 601A), and Phase C (Land Bay 601B).

The development program will be finalized at the site plan stage. However, Appendix A to this Letter provides an overview of the baseline and alternative development programs being considered by the Applicant. At the moment, the Applicant requests approval of the overall PDSP density and intensity consistent with the maximum allowed by the Sector Plan: 9 FAR (approximately 1,767,000 square feet of GFA based on a site area of 197,374 square feet). The Applicant further requests the ability to allocate density among the various buildings and uses at the site plan stage.

The proposed development will result in significant improvements to the Property and benefit the Pentagon City community. Indeed, to enable the requested density increase, the proposed development will provide community benefits on-site, consistent with the recommendations of the Sector Plan. The Applicant will work with Staff throughout the PDSP process to determine and define the general parameters of the community benefits package to be implemented through future 4.1 site plan processes.

¹ Special Exception Site Plan SP #105, SP-6, approved by the Arlington County Board in July 1985, permits the development of the remaining 514,892 square feet of office GFA in Parcel 1C, which corresponds to the two 12-story office towers located at the DEA site.

Arlova Vohnm
April 19, 2023
Page 3

Application Summary

To facilitate the 12th Street Landing redevelopment, the Applicant is hereby applying for a new PDSP. In the future, the Applicant will apply for site plans for Land Bays 701, 601 A, and 601 B.

We look forward to working with County Staff on this transformative project. Thank you for your consideration of this request and please do not hesitate to contact me with any questions. As always, thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Kedrick N. Whitmore". The signature is fluid and cursive, with a large initial "K" and "W".

Kedrick N. Whitmore

cc Richard Fericola

**Appendix A
 Proposed Development Program**

Baseline Program	Primary Use	Residential GSF	Office GSF	Retail GSF	Hotel GSF	Total GSF	Approximate Unit/Key Count
Phase 1							
1A	Residential	520,000		22,000		542,000	578
1B	Residential	460,000		11,000		471,000	511
Total Phase 1		980,000	0	33,000	0	1,013,000	1,089
Phase 2							
2A	Condo	190,000		14,000		204,000	164
2B	Office		527,000	23,000		550,000	
Total Phase 2		190,000	527,000	37,000	0	754,000	164
Total		1,170,000	527,000	70,000	0	1,767,000	1,253

Alternative Program	Primary Use	Residential GSF	Office GSF	Retail GSF	Hotel GSF	Total GSF	Approximate Unit/Key Count
Phase 1							
1A	Residential	520,000		22,000		542,000	578
1B	Residential	460,000		11,000		471,000	511
Total Phase 1		980,000	0	33,000	0	1,013,000	1,089
Phase 2							
2A	Hotel			14,000	190,000	204,000	200
2B	Residential	527,000		23,000		550,000	586
Total Phase 2		527,000	0	37,000	190,000	754,000	786
Total		1,507,000	0	70,000	190,000	1,767,000	1,875