

Site Plan #105 (PenPlace)

Block bounded by Army Navy Drive, S. Eads Street, S. Fern Street, and 12th Street S.
(RPC # 35003031, 35003032, 35003436, and 35003438)

Site Plan Review Committee (SPRC)

December 6, 2021



Presentation Outline

1. Proposed Architecture

- A. Pentagon City Phased Development Site Plan (PDSP)/Adopted PenPlace Design Guidelines
- B. Draft Pentagon City Sector Plan

2. Proposed Public Space

- A. Pentagon City Phased Development Site Plan (PDSP)/Adopted PenPlace Design Guidelines
- B. Draft Pentagon City Sector Plan



Proposed Architecture

Pentagon City Phased Development Site Plan (PDSP)/
Adopted PenPlace Design Guidelines

Architecture



Site Map



Building Form/Architecture

JANUARY 16, 2014



FX FOWLE / LAB

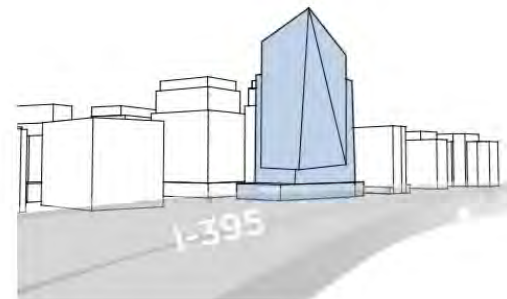
PenPlace DESIGN GUIDELINES

VORNADO
CHARLES E. SMITH

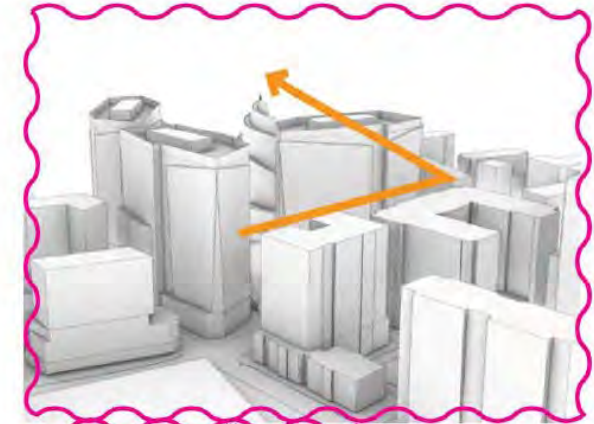
DESIGN OBJECTIVES



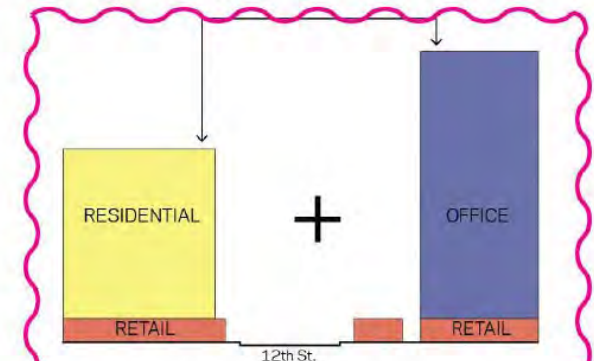
- 1 Street Edge Definition:
Buildings should be used to define street edges and open space.



- 3 Visual Landmark:
Create a visual landmark and gateway to Arlington from the Interstate



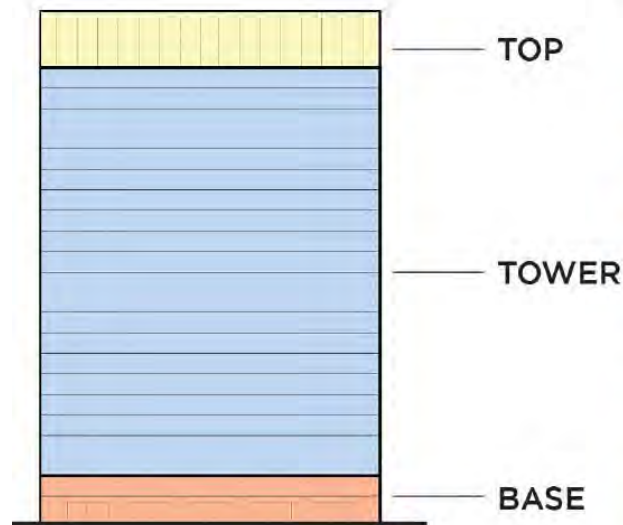
- 2 Vary Building Heights:
From a high point at the landmark building fronting the Interstate to lower contextual heights at 12th Street.



- 4 Pedestrian Scaled Design:
Create a pedestrian scaled, active retail corridor along 12th Street with continuous retail uses at the base that connect with and compliment the adjacent community, and a mix of uses above that complement and connect with the adjacent community

Building Form/Architecture

BUILDING DESIGN GOALS



GENERAL

- A broad range of architectural expression and diversity among the design of towers and tops is encouraged.
- Buildings should generally have a clearly defined base and roof edge so that the façade has a distinct base, middle, and top. The intent is to create building scale and design that relates to an individual person while also relating to the scale of surrounding buildings and promoting creative and distinctive architecture.
- The design of the building base and upper stories should be expressed in a manner that defines the pedestrian space at ground level, provides relief in the building massing, helps to distinctively articulate the skyline, and creates a relationship between the tower and main building entrances. *the movement of pedestrians at grade.*
- Fenestration, articulation and massing of all buildings should be designed to create visual interest, pedestrian scale, and rich streetscapes for adjacent public spaces.
- Buildings should be designed with high quality materials including glass, metal, brick, natural and cast stone, terra cotta, wood and architectural precast concrete.
- Vary materials, textures, patterns, colors, and details on building facades to reduce the perceived mass of large buildings.
- Buildings and facades should be well-proportioned and/or divided to minimize the perception of large or monolithic buildings.
- Special building elements and expressions such as towers and special entries should be used strategically at street intersections and vista terminations to provide interest along the block, add interest in the skyline/rooflines, and create a human-scale.
- Subtle lighting may be used to accent the architecture or special architectural elements (such as distinctive building rooftops).
- Buildings should be attractive and pedestrian friendly both from the interior and exterior of the block.
- Elements to avoid:
 - Minimal differentiation of the building facade between the building base and upper story design; and
 - Storefronts set back from sidewalks and public spaces, arcades and colonnades.

Building Form/Architecture

BUILDINGS / ARCHITECTURE

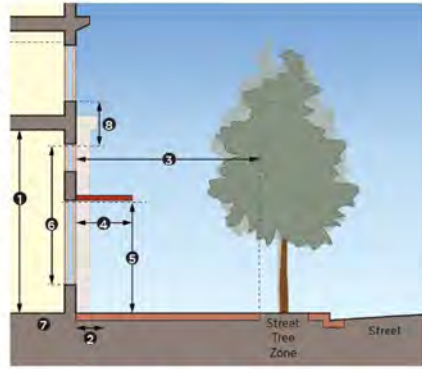
BUILDING FRONTAGE

BUILDING FRONTAGE

Retail and Commercial building frontage includes a number of features intended to support an active streetscape.

In order to be successful, retail frontage guidelines must identify, and promote building and facade elements characteristic of retail establishments in a robust urban setting. To that end:

- 1 Minimum clear height in retail space will be 15 feet.
- 2 A limited set of building frontage elements, such as bays, balconies, cornices, and blade signage may encroach and project across the sidewalk for a distance not to exceed 42 inches, so long as the designated sidewalk clear zone is not narrowed to less than six feet. Where they occur, supports for such structures should not encroach within the designated clear zone. Encroachments will be considered at final site plan.
- 3 Marquees, fixed canopies, and other over-head entry features may encroach beyond the sidewalk more than four feet, but should not project into or beyond the Street Tree and Furnishing zone.
- 4 Retail awnings may encroach and project across the sidewalk for a distance not to exceed six feet.
- 5 Retail awnings, marquees, fixed canopies, cornices, balconies, and other overhead projections must maintain a projecting minimum clear height of nine feet (10 feet is required for signs).
- 6 Provide display windows amounting to a minimum of 50% of the surface area of the ground floor facade, with the area between 3 and 8 feet above grade reaching a minimum of 80% transparency.
- 7 Retail floors should match the grade of exterior sidewalk to the extent feasible.
- 8 A continuous signage band above ground floor fenestration should be incorporated into the design of the facade.



PENPLACE DESIGN GUIDELINES

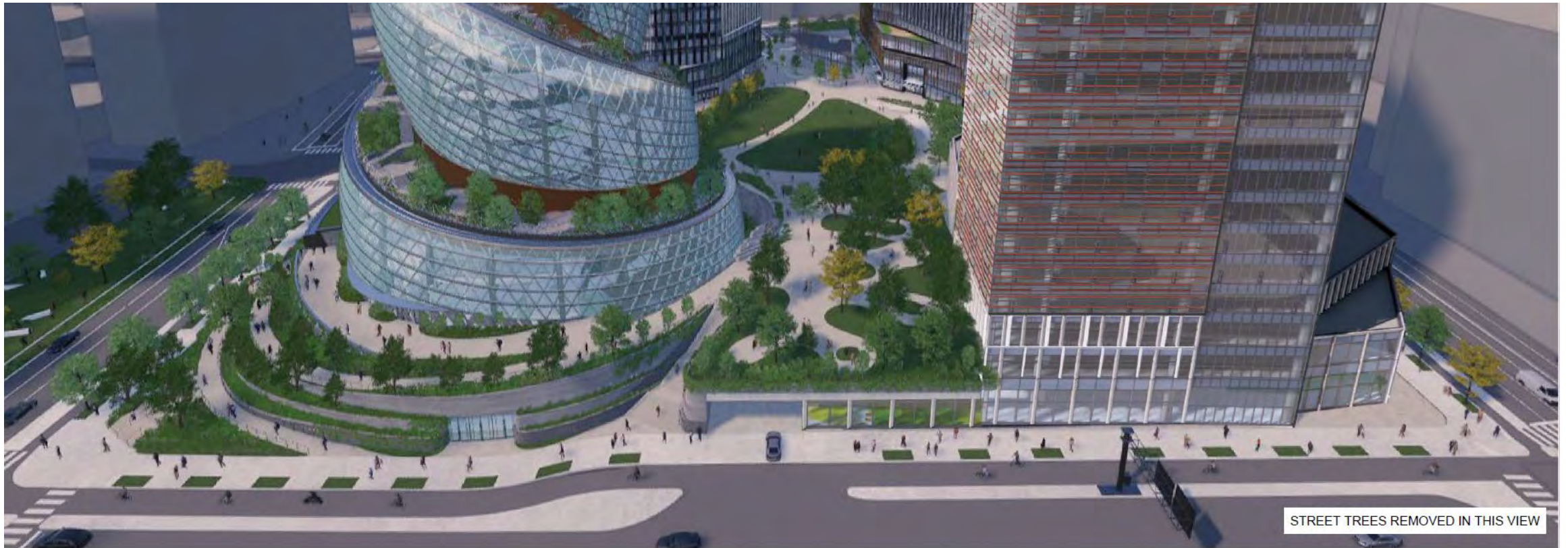


Typical Mews



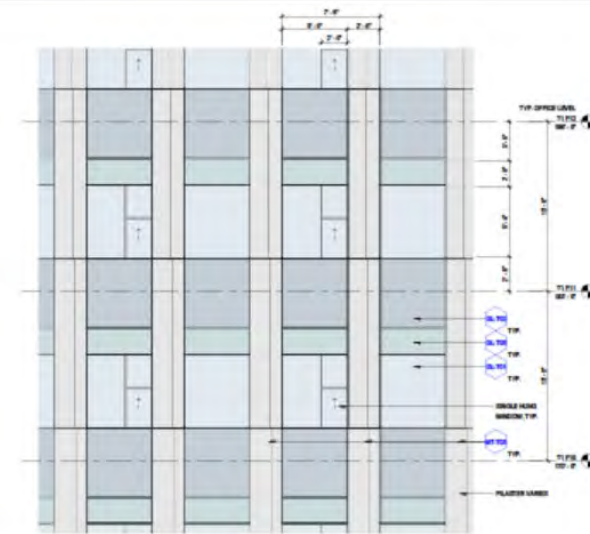
Pavilion 2 from 12th Street

Army Navy Drive Frontage

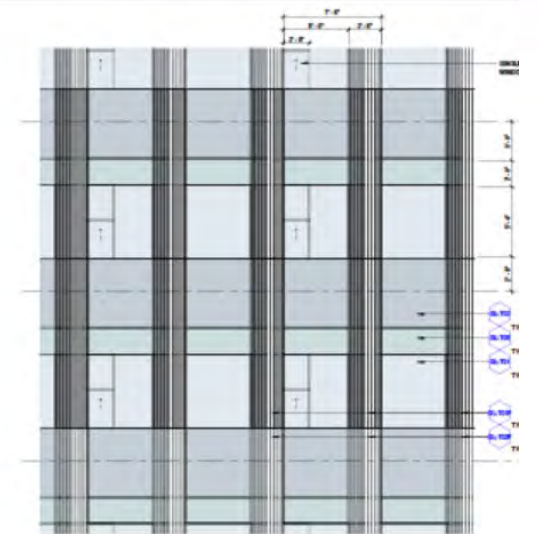


←ACHS Frontage→

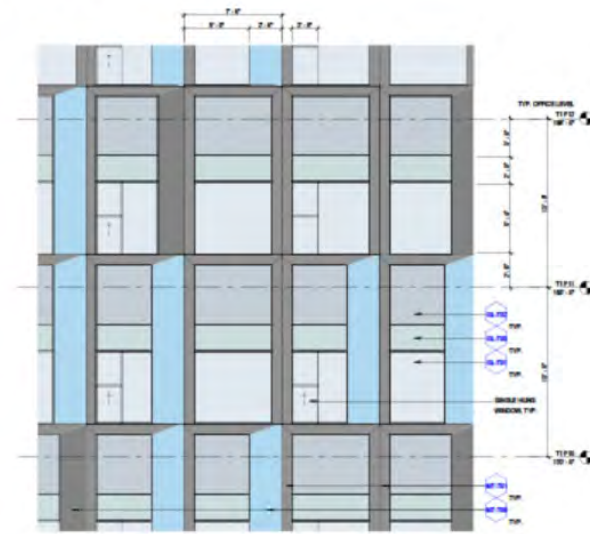
Amended Building Design—Tower 1



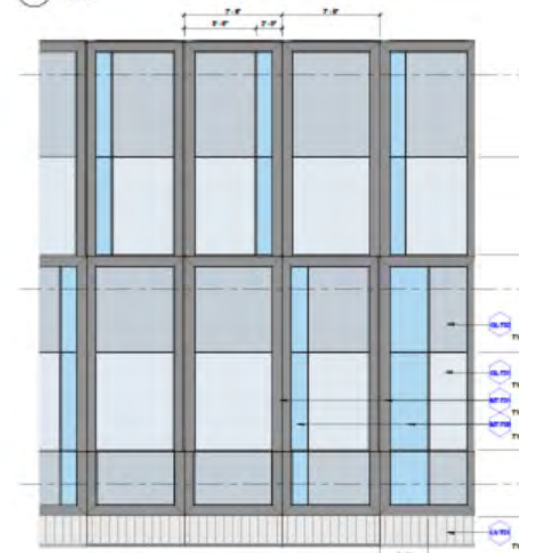
1 WALL TYPE 1-1
1/8"=1'-0"



2 WALL TYPE 1-3
1/8"=1'-0"

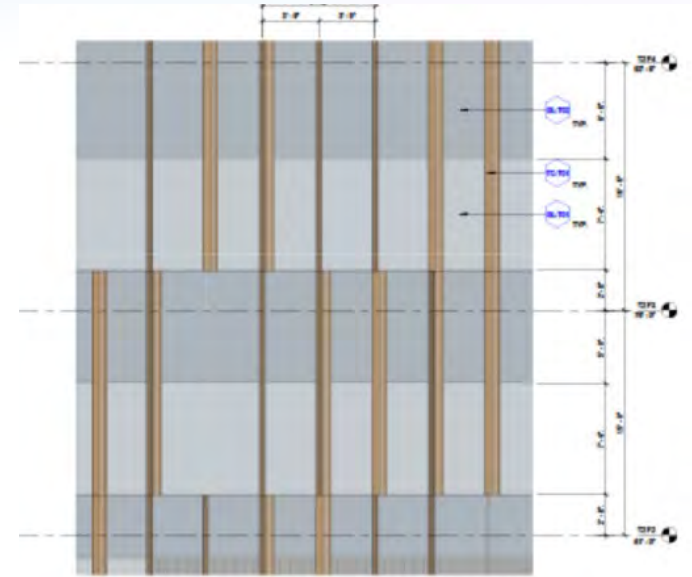


3 WALL TYPE 1-4
1/8"=1'-0"

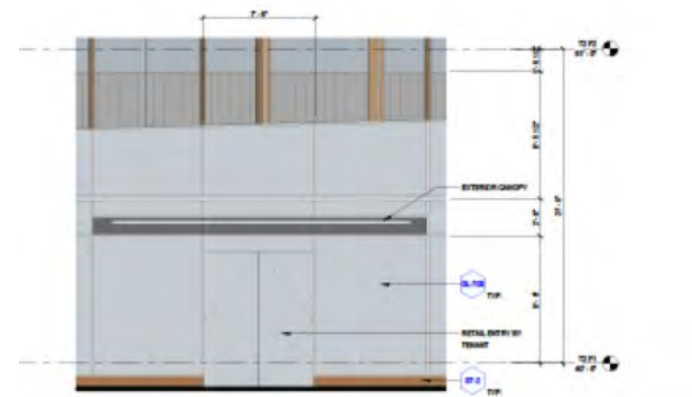


4 WALL TYPE 1-5
1/8"=1'-0"

Amended Building Design—Tower 2



WALL TYPE 2-5

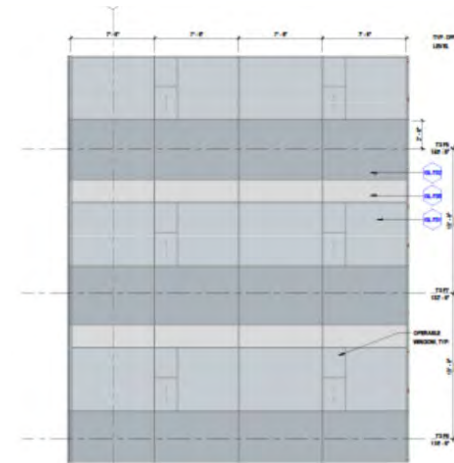


WALL TYPE 2-7

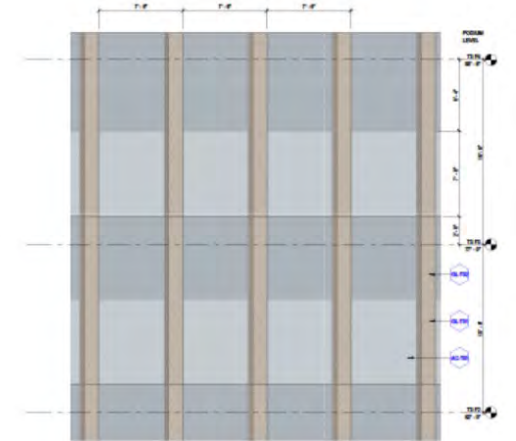
Amended Building Design—Tower 3



TOWER 3 - NORTH FACADE



1 WALL TYPE 3-4



2 WALL TYPE 3-5



3 WALL TYPE 3-6

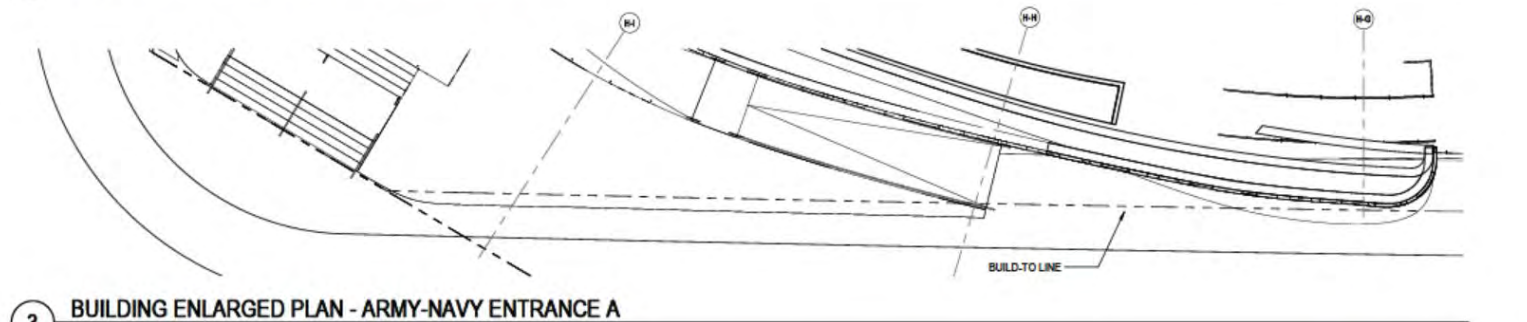


4 WALL TYPE 3-7

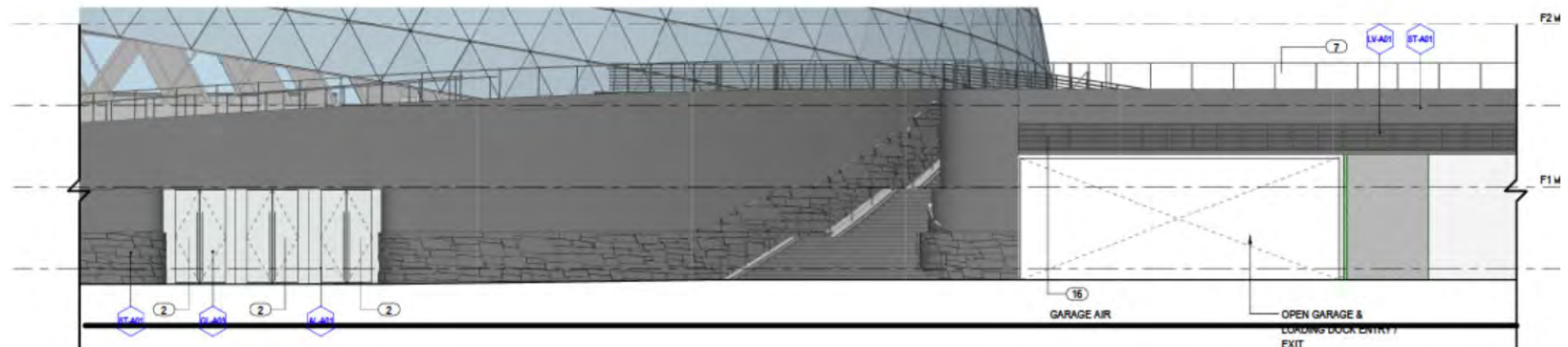
Helix



4 ENLARGED ELEVATION - ARMY-NAVY ENTRANCE A
1/8" = 1'-0"



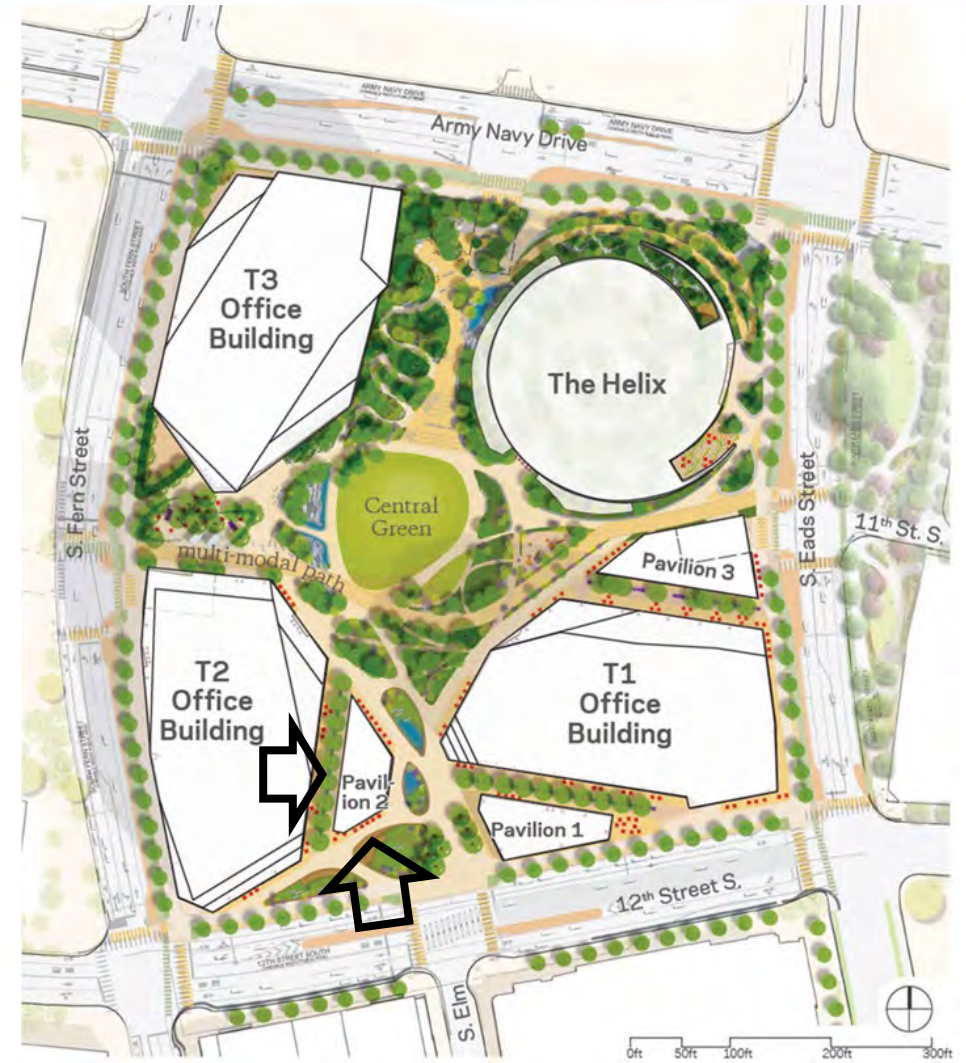
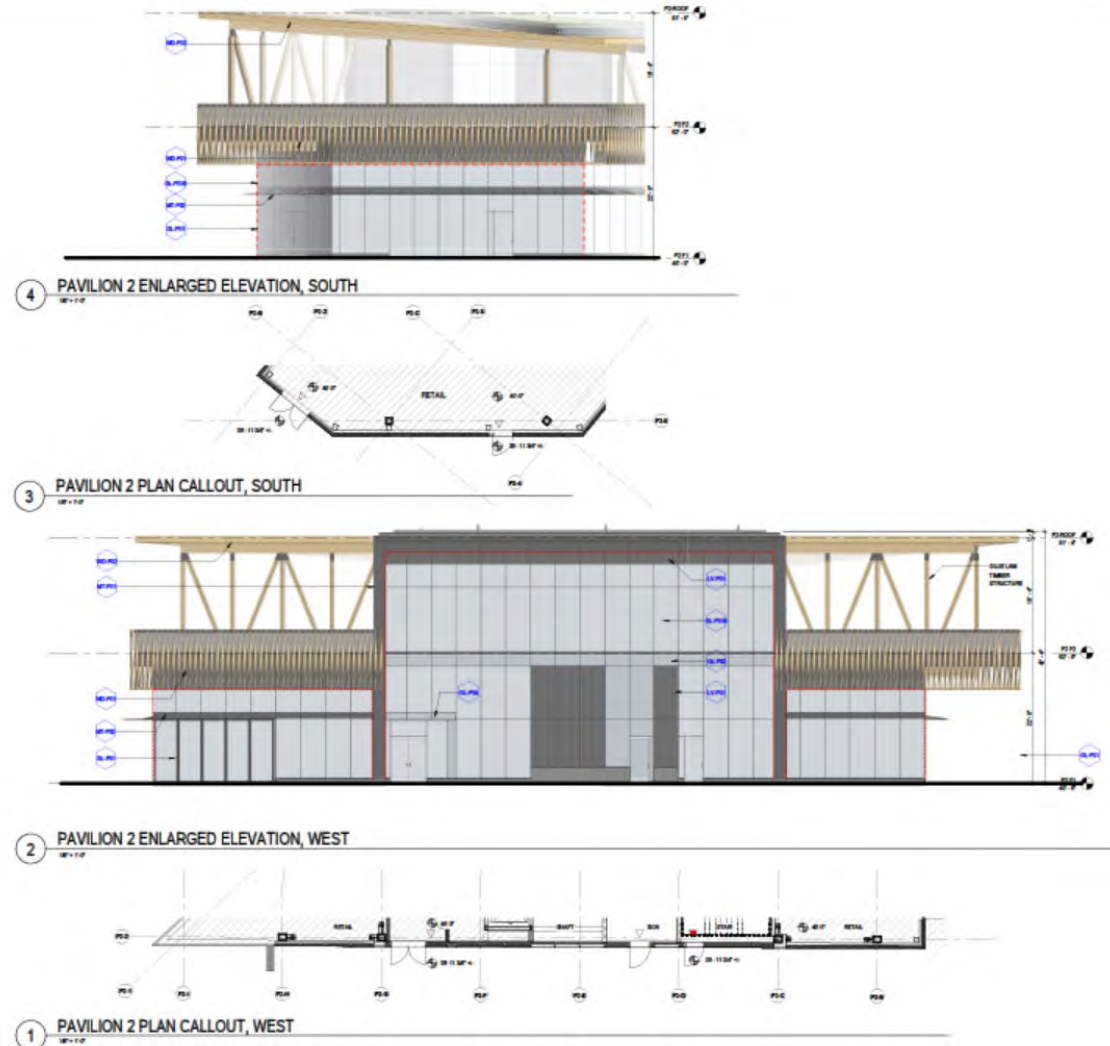
3 BUILDING ENLARGED PLAN - ARMY-NAVY ENTRANCE A



Pavilion 1

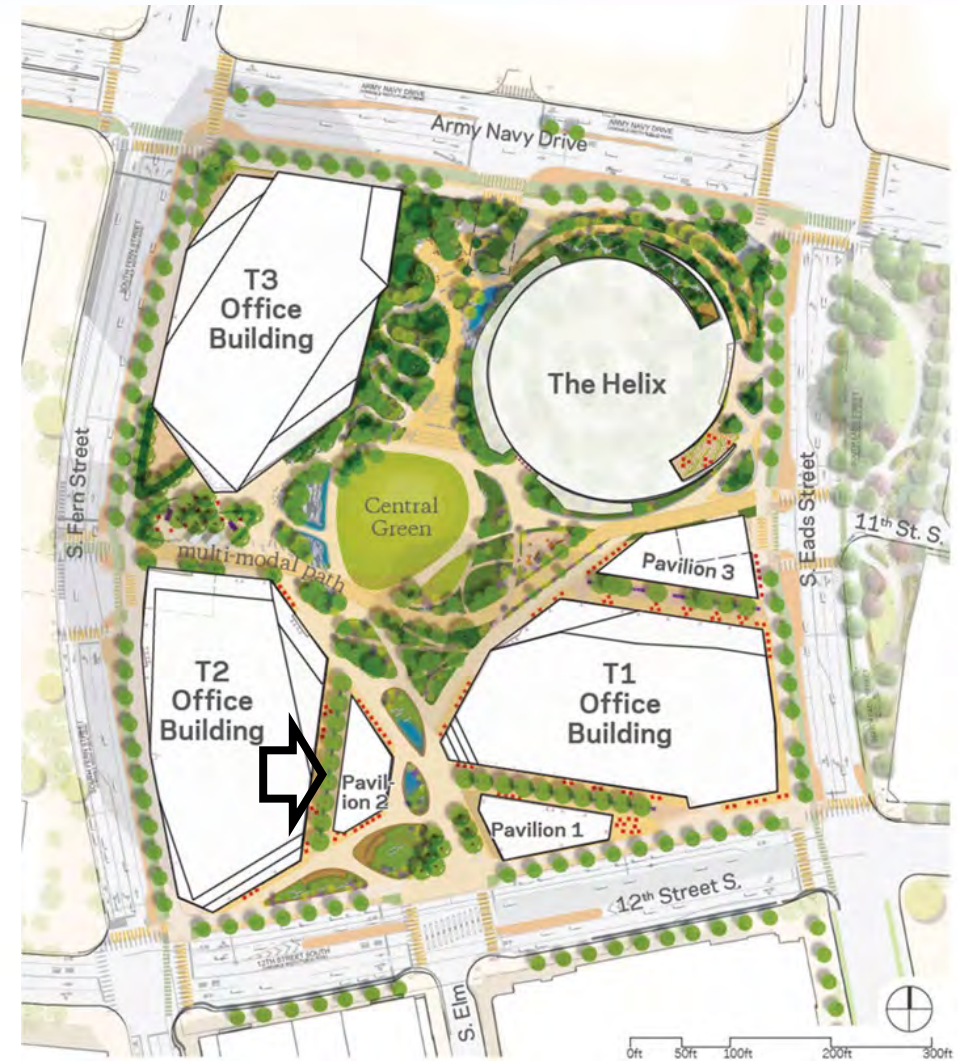


Pavilion 2

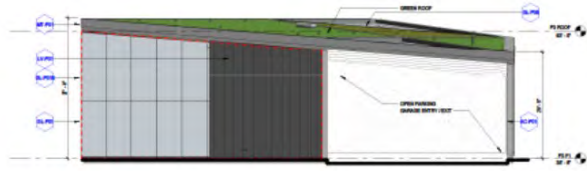


Pavilion 2 (and elsewhere)

- The active part of the louvers are above pedestrian height only



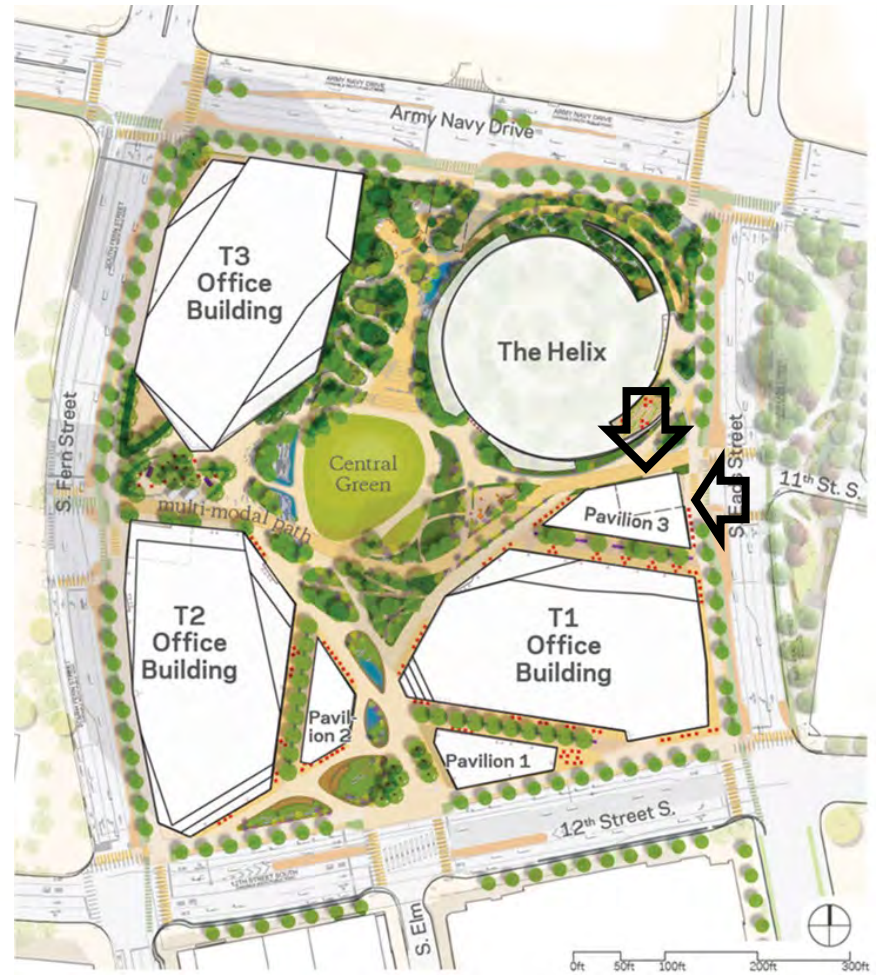
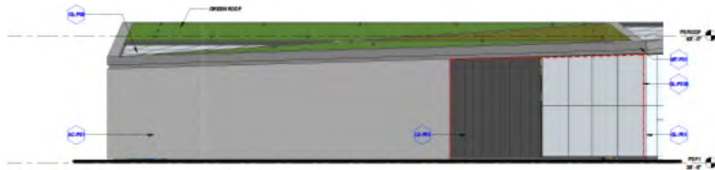
Pavilion 3



4 PAVILION 3 ENLARGED ELEVATION, EAST



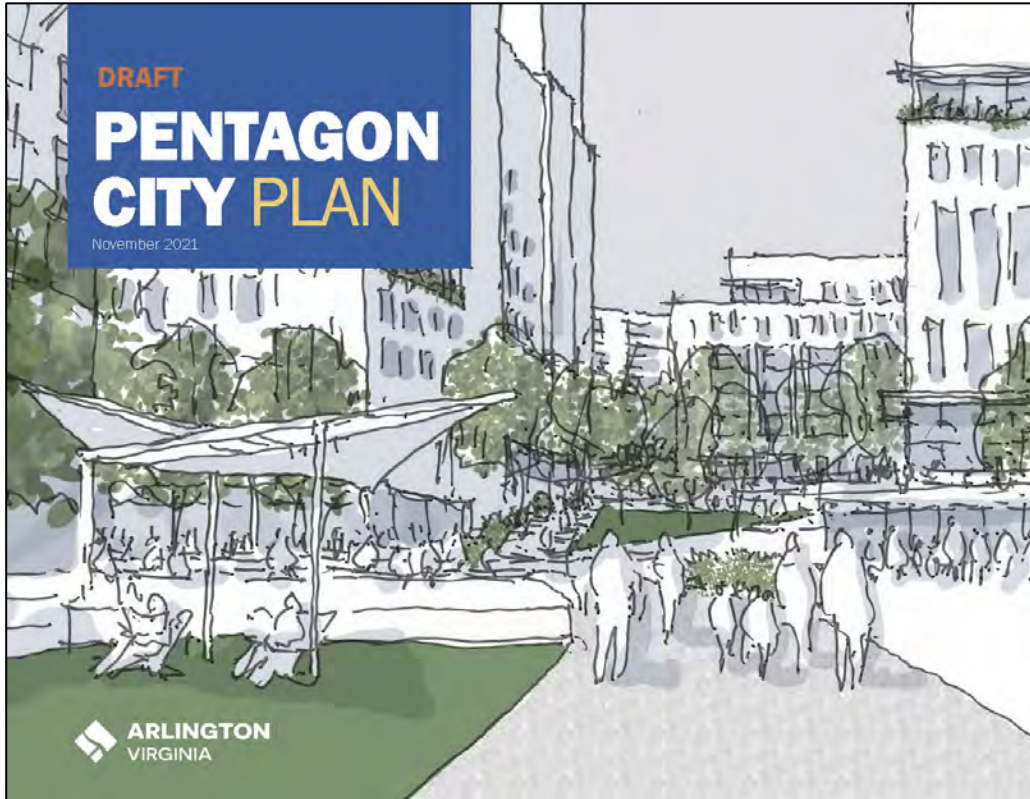
3 PAVILION 3 PLAN CALLOUT, EAST



Proposed Architecture

Draft Pentagon City Sector Plan

Pentagon City Planning Study



- Planning effort initiated in Summer 2020, prior to PenPlace filing (early 2021)
- 3rd Draft Sector Plan released in November 2021
- Public Hearings for final consideration of Plan anticipated in February 2022
- As the Sector Plan evolves, it will continue to be utilized in the review of the PenPlace proposal

Architecture

| | |
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Site & Building Form Standards

- Shape transition between public space, sidewalks, and development sites
- Emphasize overall building articulation, upper floor building sculpting, and ground floor activation
- Ensure shadow impacts of buildings on priority public spaces are minimized
- Greatest heights are located to the north using varied skyline for interest

Architecture

Building/Public Realm Edge

- Locate building facades to form a consistent edge along public streets and plazas
- Ensure at least 55% of the built-to-zone is achieved on each parcel (possibly through multiple buildings)



Building/Public Realm Edge

- Fixed Build-to-Zone
- - - Variable Build-to-Zone (alignment may vary between endpoints)
- ⋯ Destination Public Places— minimum area as noted (Park/plaza spaces may be located anywhere within dotted boundary)
- Minimum Dimension
- Alignment
- ◀▶ Line of Sight Unobstructed by Buildings
- Green Ribbon Preferred Placement
- Green Ribbon Flexible Placement
- Green Ribbon Potential Extensions (Flexible Placement)
- Study Area Boundary
- M Metro Station

Architecture

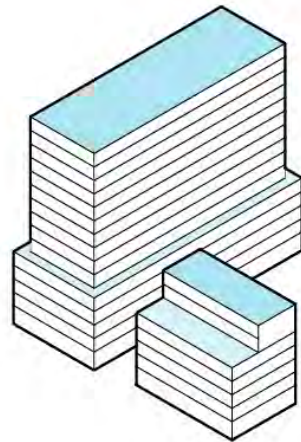
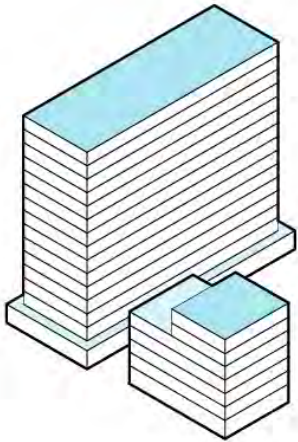
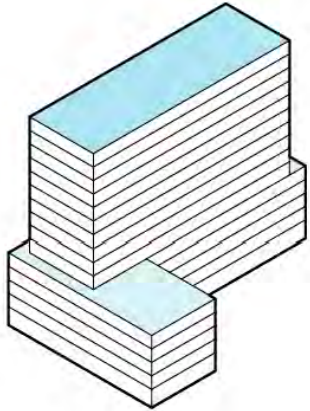
Ground Floor Activation

- Focus on building corners for retail/retail-equivalent uses
- Locate retail frontages in highly-visible, high-pedestrian volume locations (such as 12th Street or along green ribbon segments)
- Locate frequent entrances, achieve transparent glazing, and high-quality design



| RED* | GOLD* | BLUE* | GREEN |
|---------------------------------------|---------------------------------------|------------------------------|---|
| Design standards; exterior & interior | Design standards; exterior & interior | Design standards; exterior | No design standards** |
| Retail sales | Retail sales | Retail sales | All uses as permitted by the Zoning Ordinance |
| Food establishments | Food establishments | Food establishments | |
| Entertainment establishments | Entertainment establishments | Entertainment establishments | |
| Services | Services | Services | |
| Repairs | Repairs | Repairs | |
| | Retail equivalents | Retail equivalents | |

Architecture



Upper Floor Sculpting

- Distinguish base (1-5 stories) from upper levels by introducing:
 - Changes in building materials
 - Terraces/outdoor spaces
 - Changes in plane
 - Building step-backs
- Distinct architectural composition or façade variation

Proposed Public Space

Pentagon City Phased Development Site Plan (PDSP)/
Adopted PenPlace Design Guidelines

Public Space



Public Space

OPEN SPACE / PUBLIC SPACE GUIDING PRINCIPLES

A. COMPATIBILITY

1. *Development should create a sense of place both internal and external to the site. It should contribute to the sense of place and community vitality envisioned for the entire Pentagon City neighborhood.*

B. MIXED-USE DEVELOPMENT

2. *12th Street should be activated with ground floor retail uses and should include neighborhood-serving retail, restaurants, and services.*

D. OPEN SPACE

1. *Significant publicly accessible open space should be incorporated on Parcel 1D. In addition, a public plaza along 12th Street that is activated with retail and connected to transit nodes should be encouraged.*
2. *Open space should be well-designed, visible from the street, incorporate universal design principles, and provide permanent public access through a public access easement.*
3. *The design of public spaces should include links to established pedestrian connections created by surrounding development and access to existing and future transit nodes on and around the site.*
4. *Public spaces should be lighted in a manner that promotes safety, while minimizing unwanted impacts on surrounding uses and complying with appropriate Dark Sky and energy efficiency standards.*
5. *Publicly accessible recreational space should be provided on Parcel 1D or an adjacent site to help meet the recreational needs of employees, residents and visitors.*

F. OTHER ELEMENTS OF GOOD URBAN DESIGN

1. *The streetscape along 12th Street should be designed to complement proposed County transit improvements for the Pentagon City-Crystal City area.*
2. *On-street parking should be provided to the extent possible to accommodate short-term visitors and retail customers, providing a buffer between pedestrian and vehicular traffic which will enhance the pedestrian experience.*

H. ACCESSIBILITY

1. *Spaces, such as sidewalks, plazas, and parks, as well as buildings should be designed to be usable by all people. The needs of all potential users, regardless of ability, should be considered at an early stage of design to better ensure that barriers to access are eliminated and equitable use of all facilities and spaces is promoted.*

Public Space

OPEN SPACE / PUBLIC SPACE

GENERAL OPEN SPACE ANALYSIS



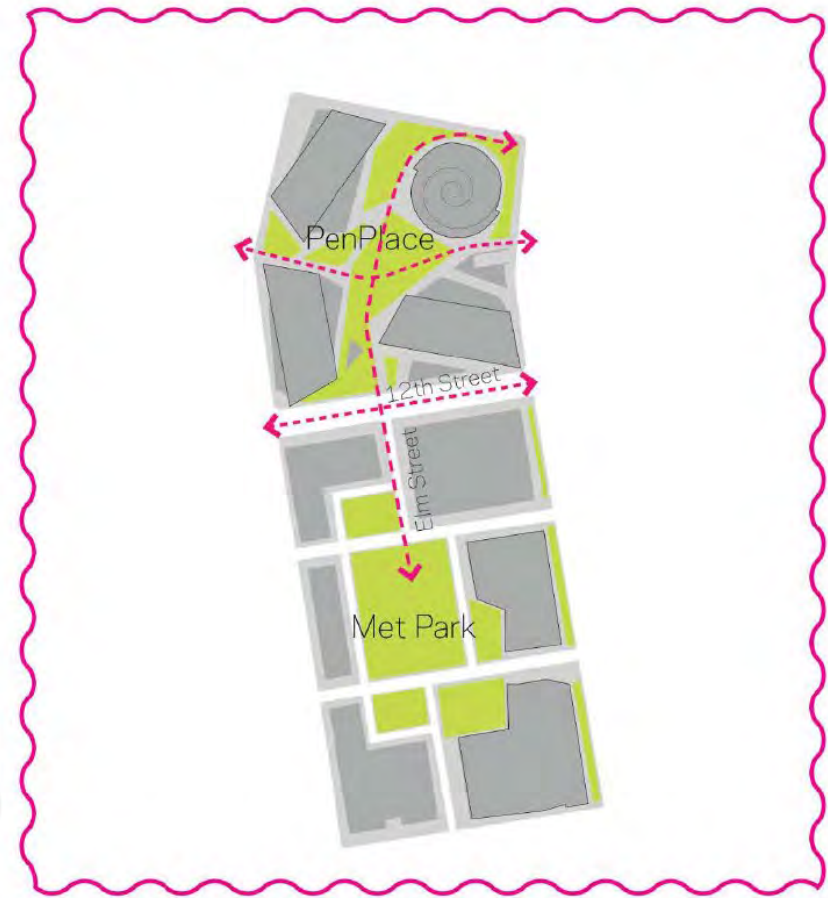
BLOCKS / STREETS



OPEN SPACE/
PUBLIC REALM



COMPOSITE DIAGRAM



COMPOSITE DIAGRAM

Public Space

Adopted Guidelines:

- Approx. 2 acres
- Divided by public streets
- Delivered building-by-building, with each individual building site plan



Public Space

~2.5 acres;

Does not include

Perimeter sidewalks,

Shy zones (café areas)

or walkways in retail
mews.



For discussion only, see applicant's presentation for latest designs.

Public space

Staff recommendations:

- Encourage the applicant to add greenery to the Plazas at Eads and Fern Streets; eliminate some redundant paths to link greenery together;
- Improve accessibility for all at north entrance to Park on Army Navy Drive.



End of ramp

End of Stairs

Proposed Public Space

Draft Pentagon City Sector Plan

Public Space

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Principles for Public Spaces

- Biophilic design approaches
- New parks, plazas, and casual use spaces
- Green Ribbons – new signature network of pedestrian pathways

Public Space



Parks and Plazas

- Public Places—
Minimum area as noted
(Park/plaza spaces may be located
anywhere within dotted boundary)
- Green Ribbon Preferred Placement
- Green Ribbon Flexible Placement
- Green Ribbon Potential Extensions
(Flexible Placement)

Public Space Design Objectives

- Maximize plantings across areas that are not heavily programmed
- Prioritize pedestrians and cyclists, and provide generously sized, inviting facilities
- Make public spaces welcoming and engaging from the street
- Encourage casual use spaces for impromptu use and connection with nature
- Create spaces that fit different age groups, needs, and experiences

Public Space



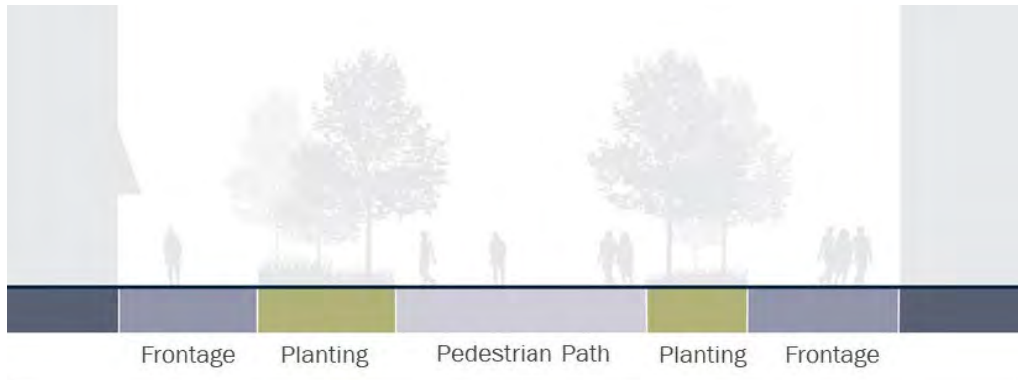
Parks and Plazas

- Public Places—
Minimum area as noted
(Park/plaza spaces may be located
anywhere within dotted boundary)
- Green Ribbon Preferred Placement
- Green Ribbon Flexible Placement
- Green Ribbon Potential Extensions
(Flexible Placement)

Public Space Design Objectives

- Provide 30-40% tree canopy
- Include biophilic plantings, including layering strategies, as part of the design of public spaces
- Achieve an urban character with a mix of paved and planted areas designed to support intensive use by diverse users
- Improve walking, transit, and biking access to the spaces

Public Space



Green Ribbons

- Involve various priority routes and flexible locations for PenPlace block
- Emphasis on east/west connectivity (through middle of the block) and to points south (linking back to 12th Street)
- Overall width should expand when approaching public parks or plazas
- Planting areas should be generous and layered to fulfill biophilic principles

Public Space & Architecture



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.



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.

Six Planning Principles

- The proposed PenPlace design responds to all six of the Sector Plan's Planning Principles
- Inclusion of the Community Highschool, daycare, ground floor retail, and access to the Helix building establish this block as a clear destination
- Combination of programmed and casual use spaces within the interior of the block support a welcoming environment
- Green Ribbon segments will enhance critical connections through this block

Public Space

- Park Master Plan Engagement #2 will launch soon:
- <https://www.arlingtonva.us/Government/Projects/Project-Types/Parks-Projects/PenPlace-Park-Master-Plan-Amendment>