

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)

January 24, 2022



Presentation Outline

- 1. Sustainability**
- 2. Transportation**
- 3. Construction/Phasing**

Pentagon City Sector Plan - 6 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.



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.



→ Focus of Tonight's Discussion

PCSP – Sustainability Guidance

Pentagon City Development Framework 39

1. Land Use and Development	40
1.1 <i>Future Land Use</i>	42
1.2 <i>Density and Value</i>	44
1.3 <i>Buildable Site Boundaries</i>	54
1.4 <i>Tree Canopy and Planted Areas (Site Coverage)</i>	56
1.5 <i>Building Coverage</i>	58
1.6 <i>Public Facilities</i>	60
2. Transportation	62
2.1 <i>Street & Path Network</i>	64
2.2 <i>Transit</i>	76
2.3 <i>Bicycle Facilities</i>	82
2.4 <i>Development and Transportation Trends</i>	88
2.5 <i>Transportation Demand Management (TDM)</i>	90
2.6 <i>Parking & Servicing</i>	92
2.7 <i>Vision Zero</i>	94
3. Public Space	96
3.1 <i>Biophilic Design</i>	98
3.2 <i>Tree Canopy and Biophilic Plantings in Public Spaces</i>	102
3.3 <i>Parks and Plazas</i>	104
3.4 <i>The Green Ribbon</i>	106
3.5 <i>Green Connections: 22202 and Beyond</i>	112
4. Site + Building Form	114
4.1 <i>Sustainable Design</i>	116
4.2 <i>Building Height</i>	118
4.3 <i>Building/Public Realm Edge</i>	120
4.4 <i>Ground Floor Design: Safe, Convenient, Inclusive, Active, Green</i>	122
4.5 <i>Retail and Active Edges</i>	124
4.6 <i>Upper Floor Stepbacks & Sculpting</i>	126
4.7 <i>Upper Floor Façade Variation</i>	129



GREEN DEVELOPMENT

Development in Pentagon City will advance global standards for sustainable design

Supporting Elements

- New buildings will be energy efficient, low carbon, and biophilic.
- Building reuse and passive design strategies are encouraged.
- Development sites will address stormwater, heat island effect, and other climate adaptation.

Sustainability – Proposed Application

- LEED Platinum Certification
 - Aligns with the guidance in the draft Pentagon City Sector Plan for LEED Gold as a baseline
- ENERGY STAR (or equivalent) certification minimum score of 90
- Energy saving of 30% over baseline
- 100% renewable energy through on-site & off-site sources
- 10% reduction of embodied carbon
- EV charging stations
- Minimize use of natural gas on-site
- Aligns with the guidance in the draft Pentagon City Sector Plan to utilize innovative strategies including electric buildings and EV charging stations

PCSP – Transportation Guidance

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TRANSPORTATION

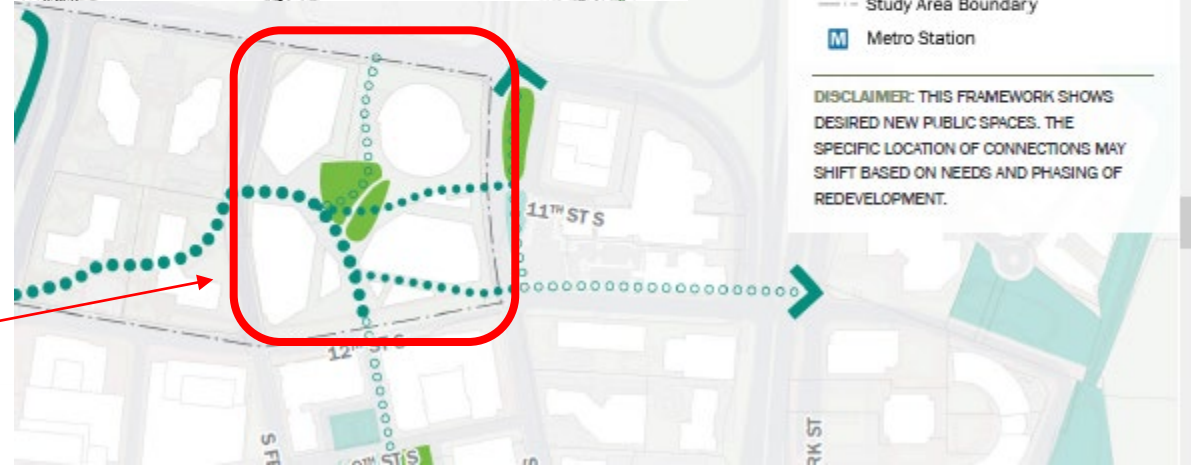
Provide safe, inviting transportation choices that make driving unnecessary

Supporting Elements

- Ridership of public transit, walking, and biking in Pentagon City will all increase.
- The pedestrian and bicycle network will be safe for all ages and abilities, protecting vulnerable users.
- There will be better walking, bicycling, and scooting connections to surrounding neighborhoods.
- Transit service frequency and access improvements will support local and regional travel.

Transportation – Proposed Application

- Transit rich environment
- No internal streets
- Internal paths for pedestrians and bicycles/scooters
 - 15' wide E-W multimodal path
 - N-S path includes stairs (with a tunnel) and ramps
 - aligns with the Green Ribbon indicated in the draft Pentagon City Sector Plan



Transportation – Proposed Application

- Streetscape improvements on all street frontages
- Minimum 10' clear width on all sidewalks
 - 12' clear width on 12th Street S
 - Aligns with the guidance in the draft Pentagon City Sector Plan for a minimum 8' clear zone
- Bicycle racks throughout the site for visitors
- Bicycle racks and showers in the buildings for employees

Transportation – Proposed Application

- Separated bicycle facilities on Army Navy Drive, S Fern St and S Eads St
 - Aligns with the guidance in the draft Pentagon City Sector Plan for Enhanced bicycle facilities on S Fern Street and separated bikeways on S Eads St
- Mitigation proposed to offset the increased future traffic generated by the proposed development
 - Changes to signal operations
 - Changes to street striping and/or geometry
- Installation of 3 traffic signals at garage access points
- All loading consolidated underground and accessed from Army Navy Drive
- 1,984 underground parking spaces
 - 1 space/1,523 SF GFA office use (1,823 spaces)
 - 1 space/1,098 SF GFA retail use (111 spaces)
 - 50 unreserved spaces for the high school
 - 15% maximum compact spaces

Transportation – Proposed Application

- Coordination with adjacent County project
 - Army Navy Drive Complete Street project
 - Construct 2-way separated bicycle facility on the south side of the street from S Joyce St to 12th Street S
 - Transitway extension (12th Street S.)
 - Construct center median bus stops at S Elm St and transit-only lanes to extend the existing Transitway route from Braddock Road to Pentagon City
 - Eads Street S.
 - Construct northbound separated bicycle facility from Army Navy Drive to 12th Street to extend the existing separated bicycle facilities on S Eads St

Construction Phasing

- Staff will work with the applicant on construction phasing and impacts to the public realm
- Maintenance of Traffic (MOT) and truck routing plans to be submitted and reviewed by staff
- Coordination with County and other private development construction projects