

# PenPlace

Final Site Plan

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Pen Place Background and adopted Planning Guidance

July 22, 2021

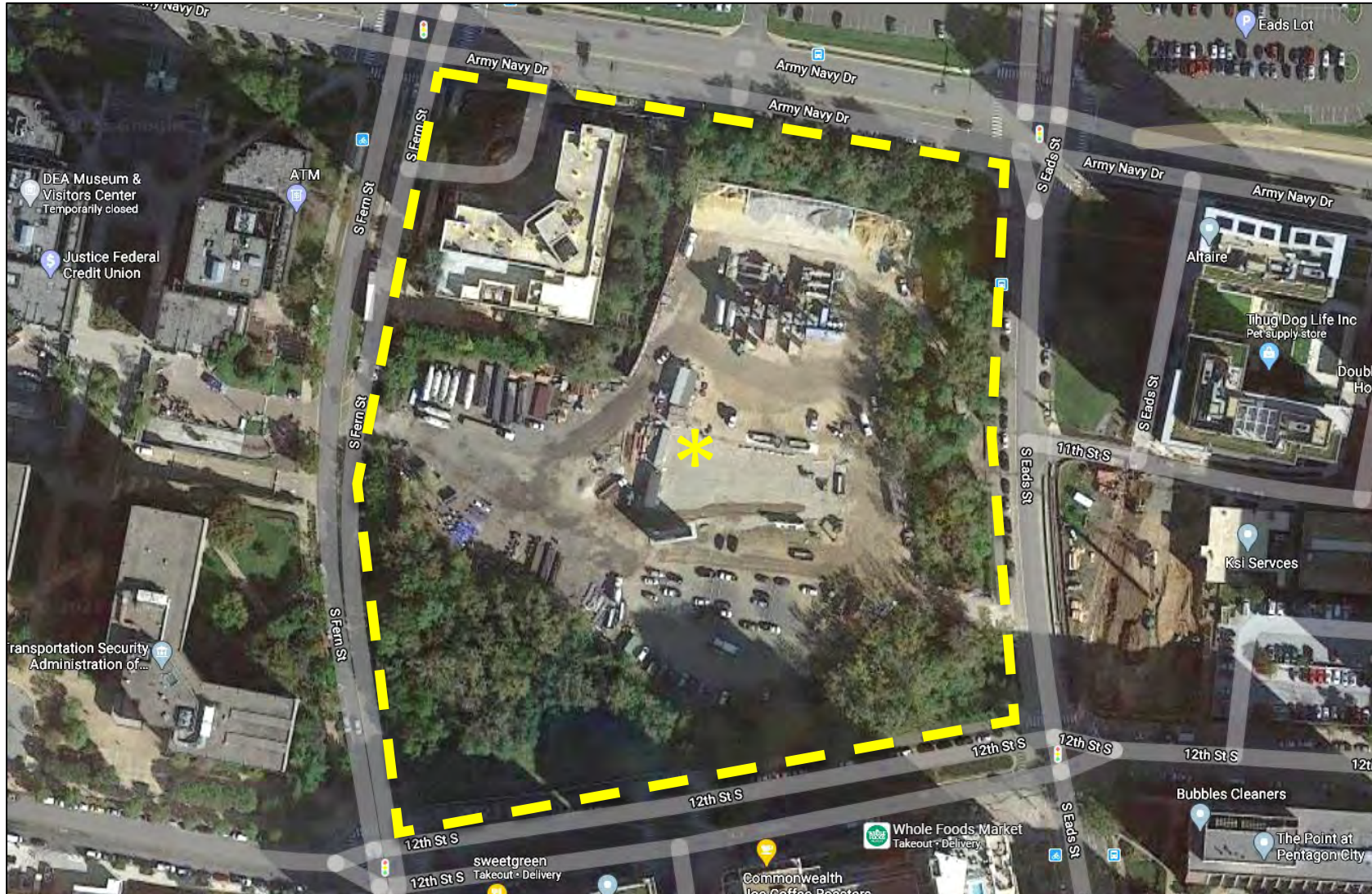
# Background

Planning Guidance for PenPlace site, from general to the specific:

- 1) General Land Use Plan designation;
- 2) Site Zoning;
- 3) Pentagon City Phased Development Site Plan, as amended;
- 4) PenPlace Design Guidelines, adopted and proposed revisions;
- 5) Miscellaneous (e.g. Arlington Retail Plan, Commercial Parking Study)

# Site Context

## Plan View



# Site Context

Bird's Eye View Looking East





# Site Context

## Zoning



# Planning Background

## Pentagon City PDSP Area

Image Circa 1960



# Planning Background

## Pentagon City PDSP Planning Goals and Objectives:

- 1) **Development should be compatible** with existing and projected future growth
- 2) A **desirable mix of uses** should be provided for a convenient live-work-shop relationship and for **24-hour vitality**
- 3) Lowest densities should be to the south, adjacent to SF Neighborhoods, **highest densities should be to north & east** for ease of access to arterials & Metrorail
- 4) **Community and recreation facilities** should be located near existing residences
- 5) A **major retail center** should be provided with a variety of commercial uses
- 6) **Building heights should be varied** to break up the skyline
- 7) Pedestrian circulation should be easy, and a **balanced circulation** system should be provided



# Planning Background

## Supporting Design Guidelines for PenPlace



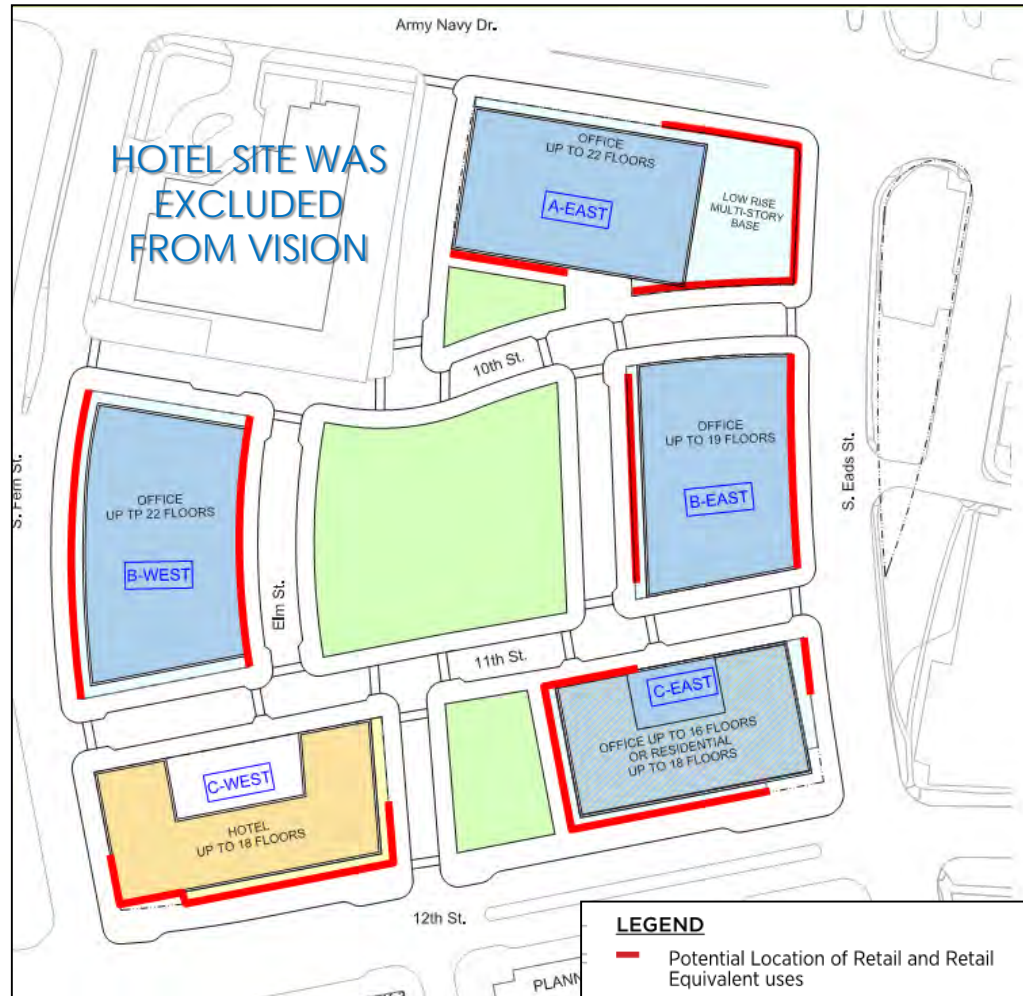
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PenPlace DESIGN GUIDELINES

- Detailed design guidelines were further developed in 2014 in support of this vision
- In the absence of any site plan activity, however, the guidelines were never implemented
- Proposed Revised guidelines will now incorporate the Residence Inn by Marriott hotel site for a more comprehensive vision

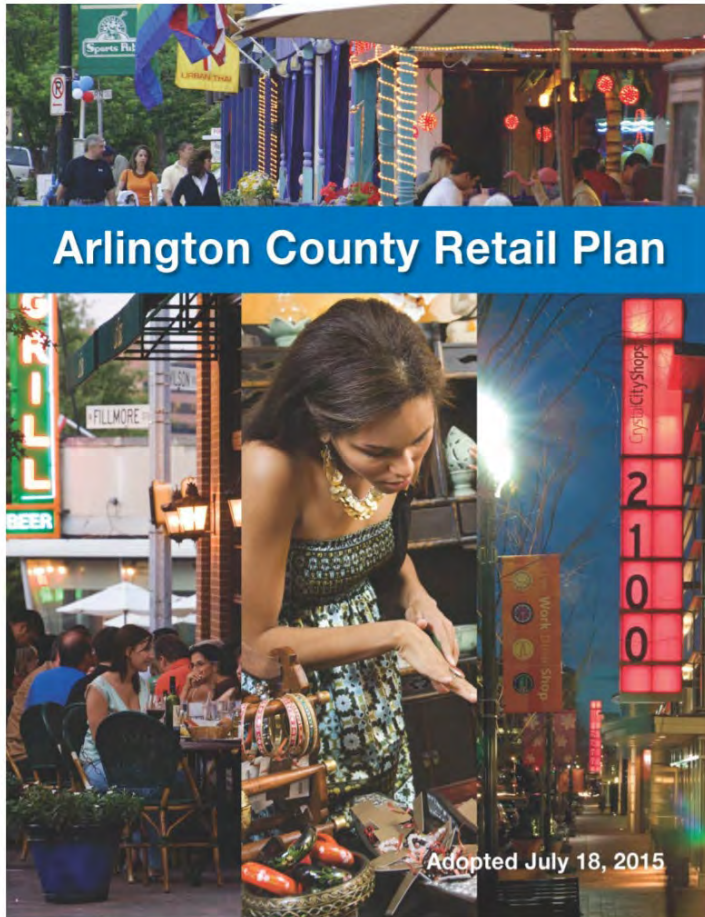
# Planning Background

## Approved (Current) Vision and Site Layout for PenPlace (2013)



- The 2013 Approved Concept Plan calls for future buildings around the perimeter of the site while the center of the block is reserved for a publicly accessible open space, framed by several new public roadways
- Most of the allocated density is represented by office use, with the southwest corner assigned for hotel use and possibility of residential available on the southeast corner
- Building heights were envisioned to range between 18 stories and 22 stories
- Potential for a community facility of up to 20,000 SF within the block

# Other



- Commercial Parking Study 2013
- Green Building Bonus Density Incentive Program