

RiverHouse Neighborhood

Community Kickoff Meeting

Arlington County Planning Division
Arlington County Planning Commission

July 26, 2023



Meeting Agenda:

1. Welcome and Introductions

2. Staff Presentation

- a. Review of Pentagon City Sector Plan Recommendations for Site –**
Matt Mattauszek, CPHD Planning
- b. Overview of Submitted Applications –** Adam Watson, CPHD Planning
- c. Overview of Review Process and Timelines –**
Matt Pfeiffer, CPHD Planning
Jim Lantelme, Planning Commission
Daniel Weir, Planning Commission

3. Applicant Presentation – Vision for Site

Faizan Qureshi, JBG-Smith

4. Breakout

- a. In-Person feedback stations**
- b. Remote online feedback form**



Pentagon City Sector Plan Refresher

Matt Mattauszek, CPHD Planning



Pentagon City Sector Plan (Adopted in 2022)

Among other things, includes:

- Updated vision and planning principles for Pentagon City
- Conditions under which additional density may be appropriate
- Expectations for urban design, public space, and community benefits of new development
- Regulatory framework for considering major site plan applications



Pentagon City Sector Plan (Components)

Core components of the Plan (Development Framework)

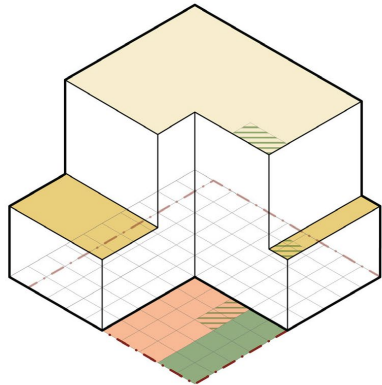
- Will be discussed over the coming months
- Beginning with site-wide analysis of key issues
- Subsequently, focusing on individual spaces, buildings, and other topics of interest

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Pentagon City Sector Plan Components

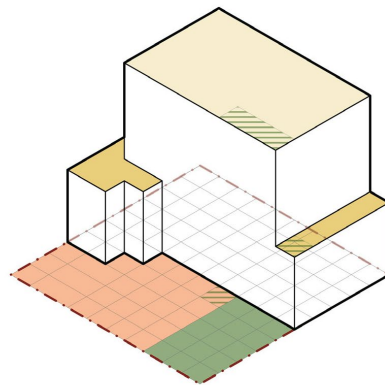
Vegetation and Building Lot Coverage

≤ 55% building over 5 stories



PDSP Area
North of 15th Street

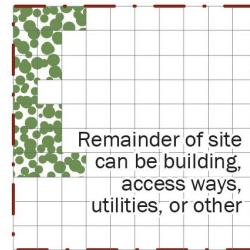
≤ 40% building over 5 stories



RiverHouse
and PDSP Area South of 15th Street

- Minimum Planted Landscape Area/
Tree Canopy
- Additional Vegetation at ground
and/or upper levels
- Maximum Building Coverage
- Flexible paved or planted Surface,
Private and/or Public Access

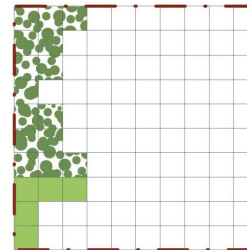

≥15%
Tree Canopy



Site Boundary

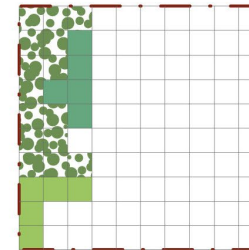
RiverHouse must include greater than or equal to 20% tree canopy on-site, and then fulfill the requirements for additional vegetation.


≥5%
Additional
At- or Near-
Grade Vegetation



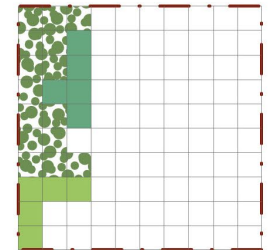
Site Boundary


≥5%
Additional
Vegetation
*Including Alternatives
Like Green Roofs*



Site Boundary


≥25%
Tree Canopy
and Vegetation
(On-Site) Total



Site Boundary

RiverHouse must include greater than or equal to 30% tree canopy and vegetation totals within the limits of disturbance for each phase of development.

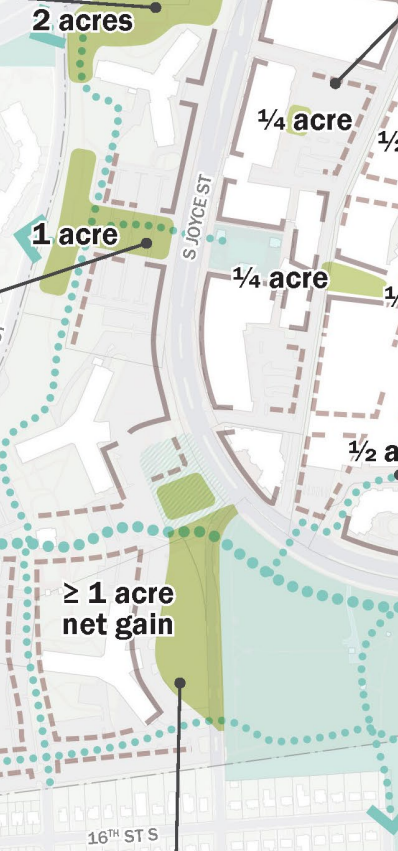
Public Spaces

Potential dedication of existing green space coupled with County land on the northern edge of RiverHouse along Army Navy Drive, connecting to Prospect Hill Park

Additional casual use space connecting S. Joyce Street and Pentagon Row Plaza to Green Ribbon network and forested open space fronting S. Lynn Street. Final open space configuration and balance between casual use and forested spaces will be considered in conjunction with the proposed development. As depicted on this map, the tower separation reflects maximum building heights permitted in this Plan and may decrease if proposed site plan represents significantly lower building heights.

Existing RiverHouse tree canopy should be preserved (generally up to 60 feet from western lot line and generally up to 40 feet from southern lot line)

Vehicular access to be maintained on 15th Street (south of Lynn Street)



A redesigned Grace Hopper Park could include a building with amenity uses, casual use spaces, and public art commemorating the legacy of Grace Hopper. The relocation of S Joyce Street could enable expansion of Virginia Highlands Park. A future master planning process for the park could identify needed facilities and amenities.

Ground Floor Activation

RED*	GOLD*
Design standards; exterior & interior	Design standards; exterior & interior
Retail sales	Retail sales
Food establishments	Food establishments
Entertainment establishments	Entertainment establishments
Services	Services
Repairs	Repairs
	Retail equivalents

* Other uses as permitted in the Zoning Ordinance may be approved, on a case-by-case basis



Pedestrian Pathway Network

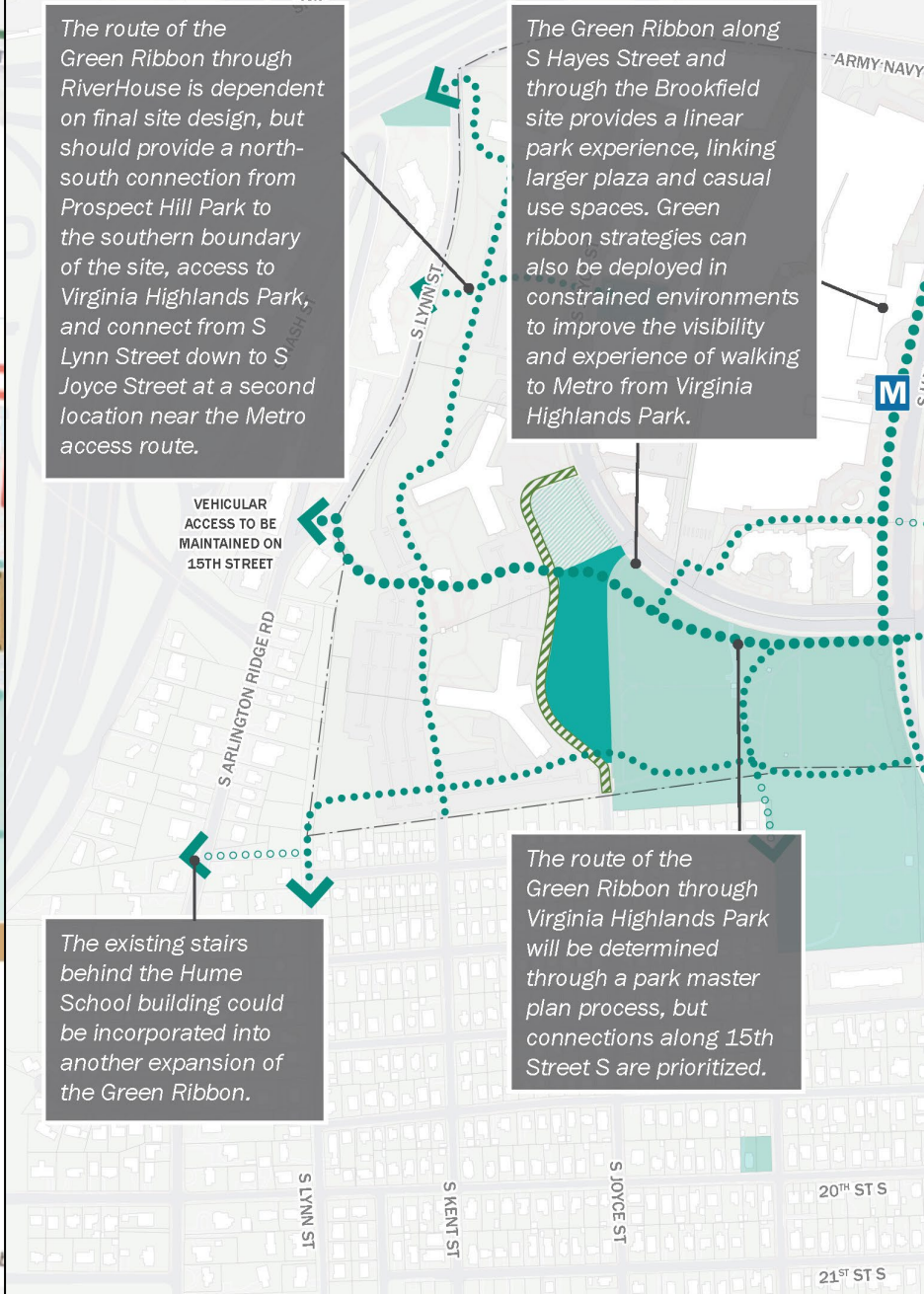
The route of the Green Ribbon through RiverHouse is dependent on final site design, but should provide a north-south connection from Prospect Hill Park to the southern boundary of the site, access to Virginia Highlands Park, and connect from S Lynn Street down to S Joyce Street at a second location near the Metro access route.

The Green Ribbon along S Hayes Street and through the Brookfield site provides a linear park experience, linking larger plaza and casual use spaces. Green ribbon strategies can also be deployed in constrained environments to improve the visibility and experience of walking to Metro from Virginia Highlands Park.

VEHICULAR ACCESS TO BE MAINTAINED ON 15TH STREET

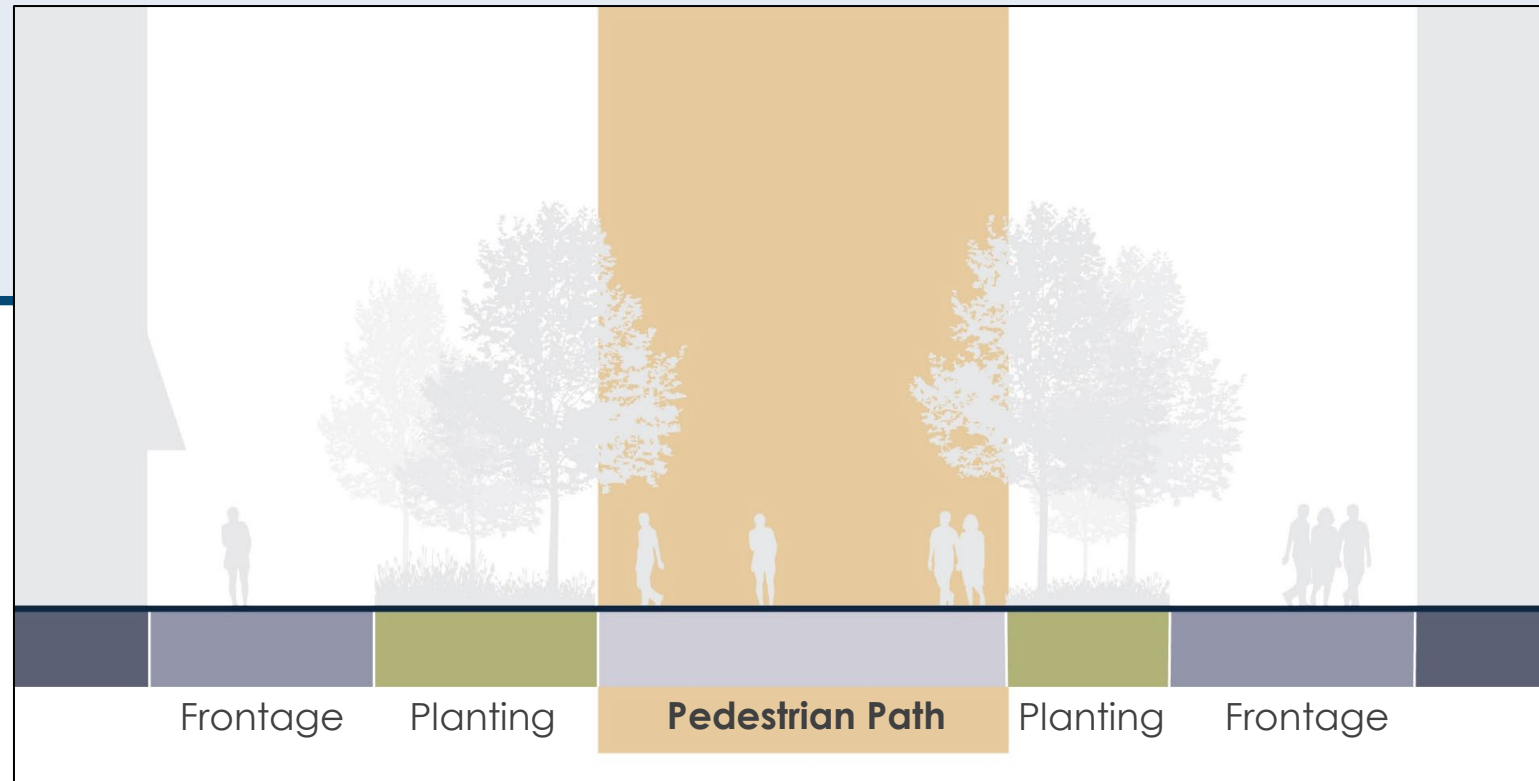
The existing stairs behind the Hume School building could be incorporated into another expansion of the Green Ribbon.

The route of the Green Ribbon through Virginia Highlands Park will be determined through a park master plan process, but connections along 15th Street S are prioritized.



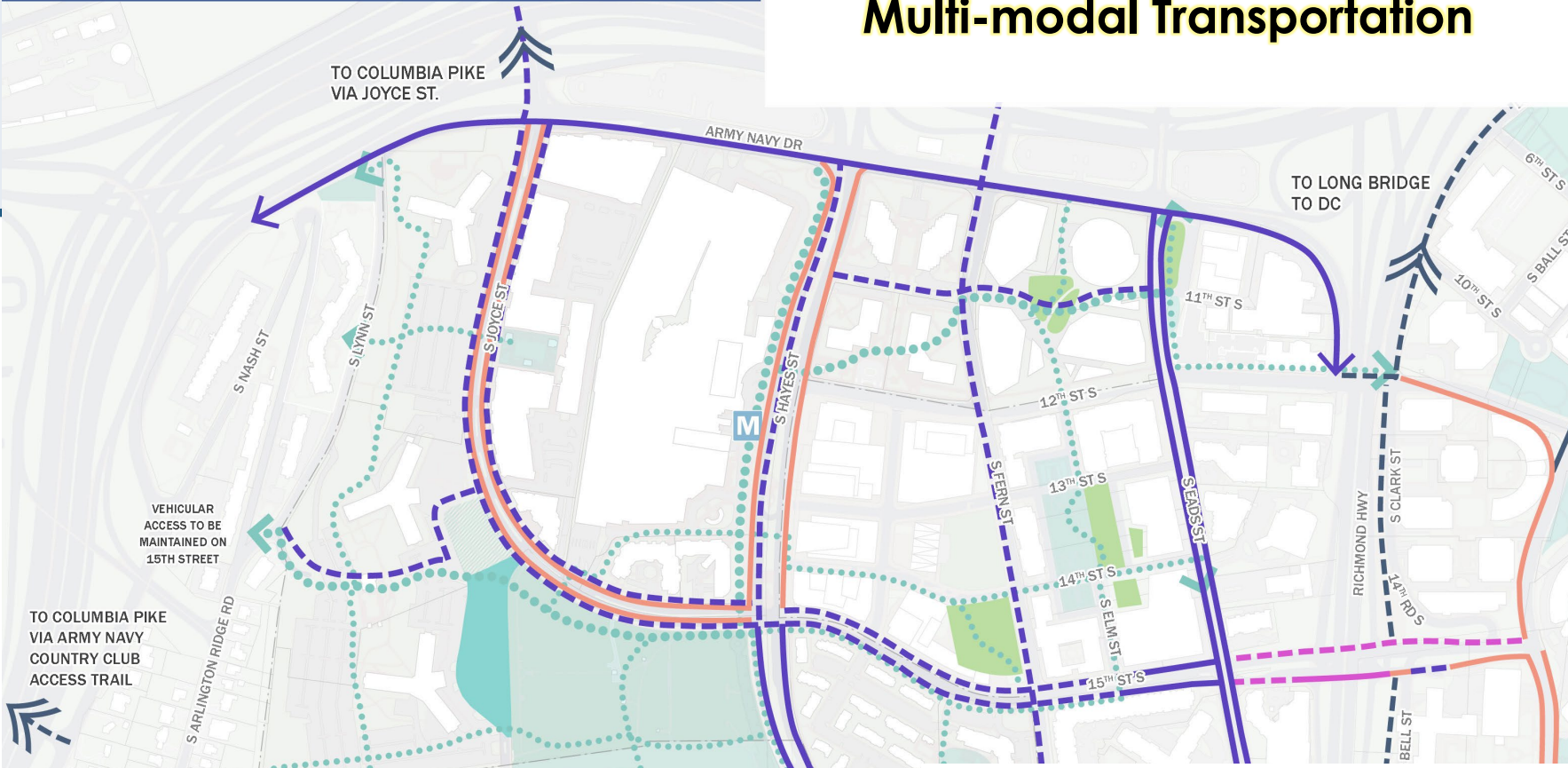
Pedestrian Pathway Network ("Green Ribbon")

- Informed by various descriptions and illustrations provided in the Sector Plan and Appendix
- Links and expands into more significant biophilic public spaces and frontage zones
- Site-specific design will be important topic for Site Plan Review Committee (SPRC)
- RiverHouse Neighborhood represents more than a linear mile of this pathway



POTENTIAL BIKE NETWORK

Multi-modal Transportation



RiverHouse Parcel

Easement up to 30 feet wide along the S Joyce Street frontage to enable creation of biophilic streetscape, including protected bicycle facilities.

New access ways should connect to Arlington Ridge and Aurora Highlands.

Realignment of S Joyce Street provides space for expanded park and new buildable frontage.



Fashion Centre and Westpost Block

Future access ways that provide connection through the site. Should align with future connections at Brookfield and Pentagon Centre.

Emphasis on pedestrian access to Metro through and across the block.

Potential Bike Network

- Separated Bikeway (Existing or Underway)
- - - Separated Bikeway (Potential)
- Buffered Bikeway (Existing)
- - - Buffered Bikeway (Potential)
- Bikeway (Existing)
- - - Trail or Multi-Use Path (Existing)
- - - Trail or Multi-Use Path (Potential)

Green Ribbon Flexible Placement

- Primary Route (widest pedestrian zone)
- ⋯ Secondary Route (widest planting zone)
- ⋯⋯⋯ Potential Extensions
- Study Area Boundary
- M Metro Station

RECOMMENDED MULTI-MODAL IMPROVEMENTS BY STREET

STREET	TYPICAL WIDTH	PLANNED & PRIORITY IMPROVEMENTS		
		PEDESTRIANS	BIKES	TRANSIT, CURBS, CARS
S Joyce Street	100' north of 15th Street <i>Recommendation: add 30' easement along western edge to accommodate broader sidewalk, physically separated bikeway, potentially two-way from Army Navy Drive to S Hayes Street. Relocate S Joyce Street to the west south of 15th Street S to enable contiguous expansion of Virginia Highlands Park.</i>	Minimum 8' clear zone for passage along sidewalks. Provide safer crosswalks at non-signalized crossing locations, including at Green Ribbon. Could reduce crossing distance through curb extensions, additional rapid flashing beacons where appropriate Integrate green ribbon with siting and design of new buildings to make walkways comfortable and inviting	Consider adding separated bikeway through reallocation of lanes or associated with development at River House. Coordinate with improved bike facilities north of Army-Navy Drive connecting to Columbia Pike Implement a low-stress bicycle route on realigned S. Joyce Street, or via a parallel off-street connection	To prevent excessive traffic speed, consider narrowing roadway at spot locations with transit stops/parking pinch points

Overview of Submitted Applications

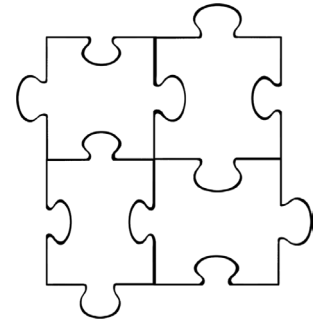
Adam Watson, CPHD Planning



Terminology

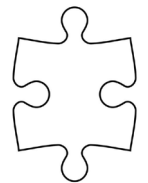
Phased Development Site Plan (PDSP):

- Allows for **coordinated (re)development** of large sites (>20 acres) in the form of a **general plan** for land uses, public facilities, transportation, and utilities
- **Guides future development** proposals and approvals for the site
- **Establishes the total density and Final Site Plan (“Land Bay”) areas**
- Pentagon City Sector Plan: **RiverHouse should be required to submit a PDSP** concurrently with final site plan applications



Final Site Plans (“Land Bays”):

- Governs the **specific building/site design, improvements, and permit timing of a Land Bay** within the PDSP
- **Approval is required prior to the issuance of a building permit** for the PDSP project or project part.
- Typically **expires** if not constructed in 3 years



PDSP: Proposal Summary

- **Site divided into four (4) land bays**

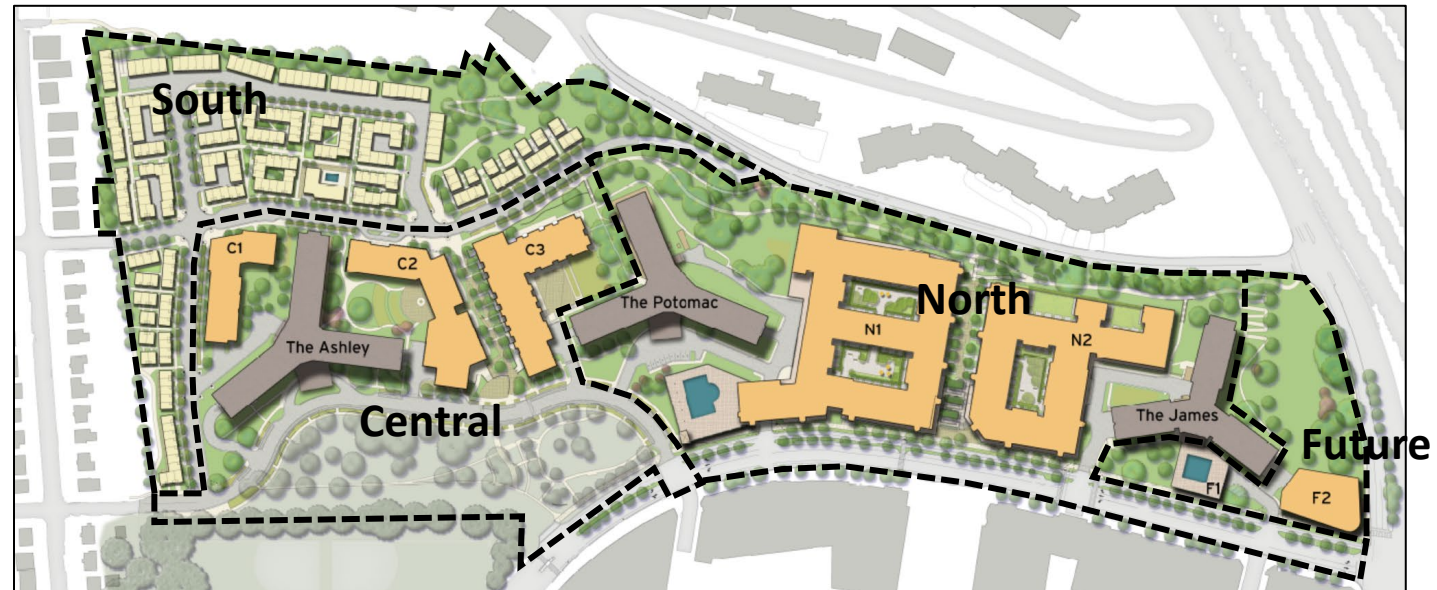
- South
- Central
- North
- Future (not filed)

- **Overall Density**

- Dwelling units per acre (du/ac)

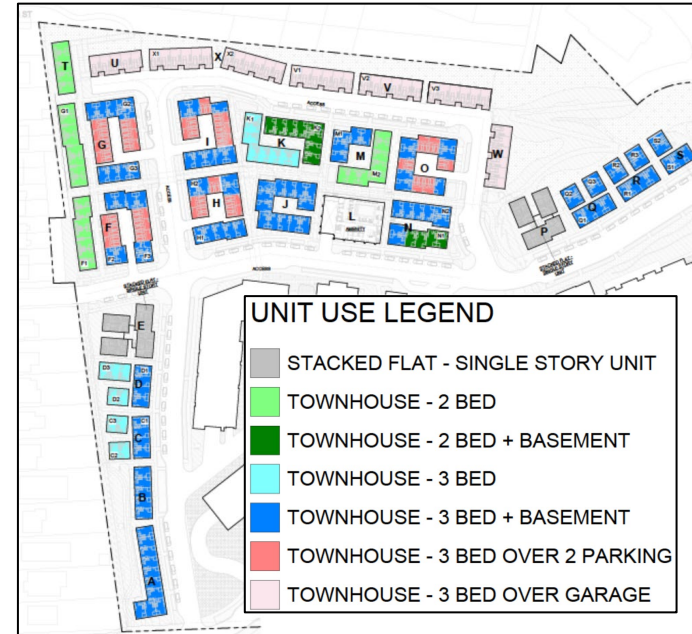
Site Area (PDSP)	36.6 acres
Existing Density (45.8 du/ac)	1,676 units
Base Density (72 du/ac)	2,604 units
Max. Density (150 du/ac)	5,426 units
Proposed Density (92.4 du/ac)	3,344 units
New retail (N1 & N2)	27,759 sf
Add. Density Requested (du)	740 units

PDSP Land Bays:



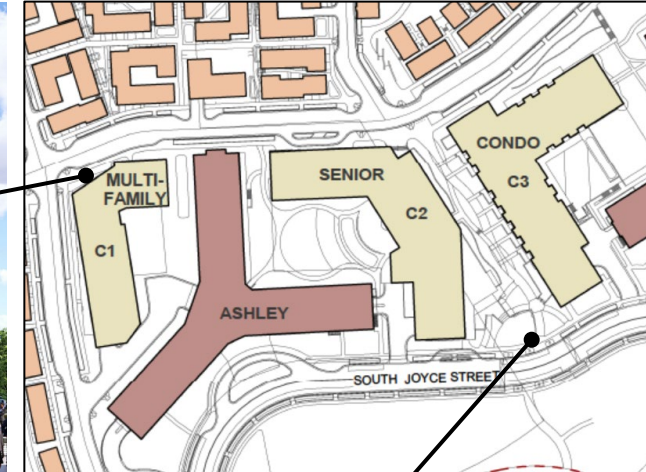
Land Bay S: Summary

- **Townhouse & stacked flats infill**
 - 3 - 4 stories in height
 - 265 dwelling units
 - Parking: 0.66 spaces per unit (176 spaces total)



Land Bay C: Summary

- “Ashley” building to remain (577 du; 0.6 sp./du.)
- New infill development:
 - **“C1” Multifamily Residential (7 stories)**
 - 102 units
 - 57 parking spaces (0.56 sp./du.)
 - **“C2” Elder Care/Senior Housing (8 stories)**
 - 233,960 sf (185 units)
 - 136 parking spaces (0.74 sp./du.)
 - **“C3” Multifamily Condo (7 stories)**
 - 164 units
 - 257 parking spaces (1.57 sp./du.)
- **South Joyce Street: realigned segment**
- **Virginia Highlands Park: dedicated area (expansion)**



Land Bay N: Summary

- “Potomac” & “James” buildings to remain
 - Potomac: 647 units; 0.52 sp./du.
 - James: 452 units; 0.46 sp./du.
- New infill development:
 - **“N1” Multifamily Residential/Ground Floor Retail**
 - 551 units; 14,680 sf retail
 - 510 parking spaces
 - 276 residential (0.5 sp./du.)
 - 15 retail (1 per 1,000 sf)
 - **“N2” Multifamily Residential/Ground Floor Retail**
 - 401 units; 13,079 sf retail
 - 395 parking spaces
 - 201 residential (0.5 sp./du.)
 - 13 retail (1 per 1,000 sf)
- **South Joyce Street: streetscape and separated bikeway**



Review Process

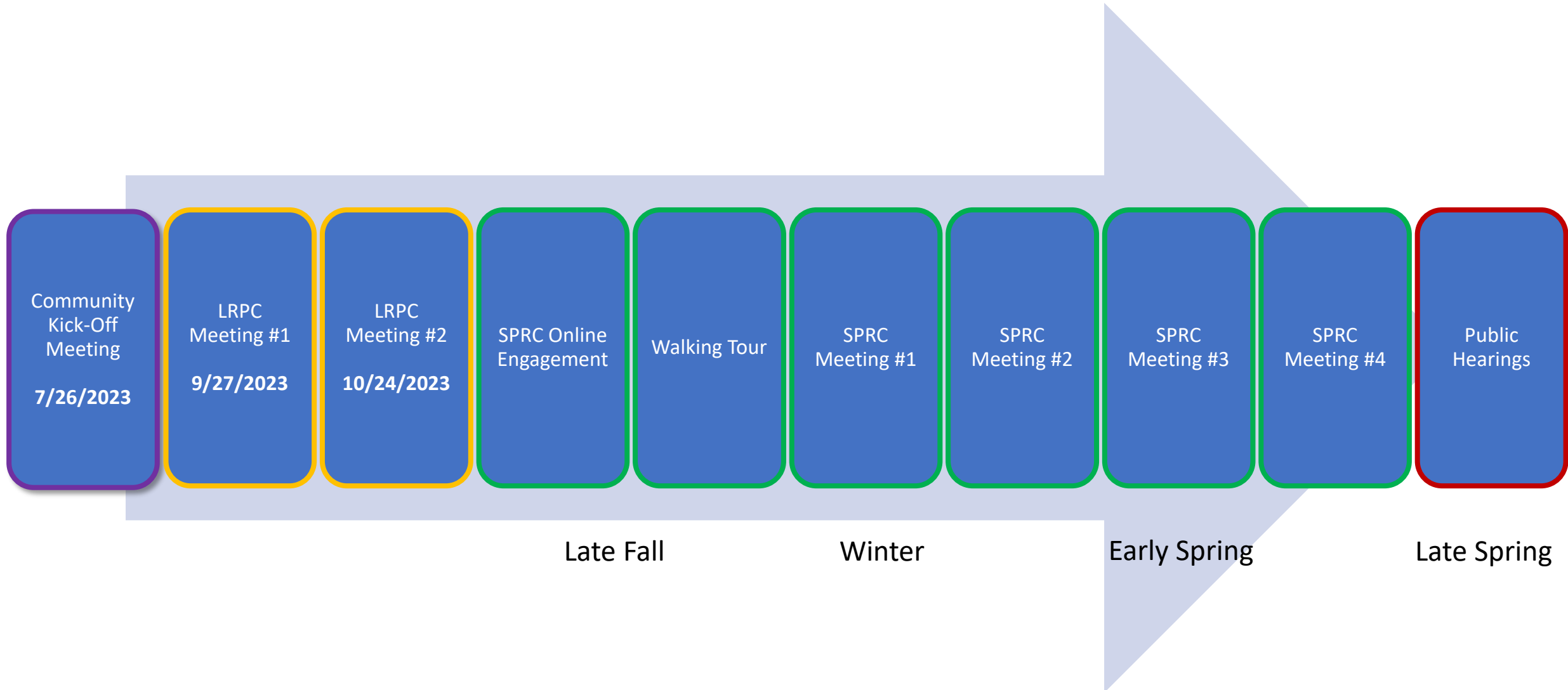
Matt Pfeiffer, CPHD Planning

Jim Lantelme, Planning Commission

Daniel Weir, Planning Commission



Review Process Outline



Long-Range Planning Committee Process

- The Long-Range Planning Committee is a committee of the Planning Commission charged with reviewing new land use policies, sector plans, and phased development site plans.
- LRPC membership will include planning commissioners, liaisons from standard County Board and County Manager-appointed commissions and committees, and representatives from impacted and abutting civic associations, HOA's and Condo Associations.

LRPC Meeting #1

Landbay Delineation

Site Layout

Street Network

Density and Use Mix

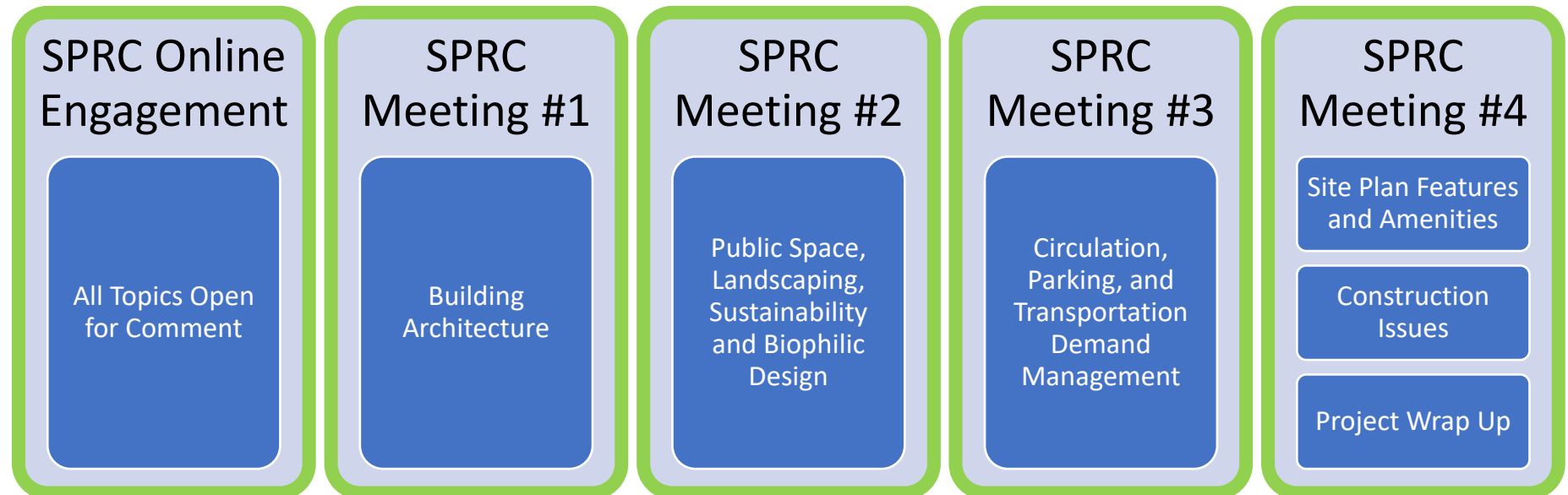
Building Height

LRPC Meeting #2

Refinements to Project to Address Comments

Site Plan Review Committee Process

- The Site Plan Review Committee is a committee of the Planning Commission charged with reviewing site plan projects, identifying issues, and working towards resolution.
- SPRC membership will include planning commissioners, liaisons from standard County Board and County Manager-appointed commissions and committees, and representatives from impacted and abutting civic associations, HOA's and Condo Associations.



Breakout



Breakout

- **Online Engagement – For those of us joining via Teams**
- **In-Person Engagement Stations**
 - Transportation – Please share your questions, priorities, or concerns about:
 - Bike and pedestrian connections
 - Street connections/network
 - Land Use – Please share your questions, priorities, or concerns about:
 - Density
 - Building Height
 - Site Design/Layout
 - Public Space and Environment - Please share your questions, priorities, or concerns about:
 - Parks
 - Plazas
 - Pathways
 - Tree canopy, vegetation, and conservation
 - Other (write in independently)

**Please provide feedback focused on broad aspirations/areas of concern
for redevelopment of River House Site!**