

Presentation #1 – Overview and Land Use

SPRC Online Engagement

September 9 - 22, 2024

RiverHouse

Rezoning (REZN22-00007)

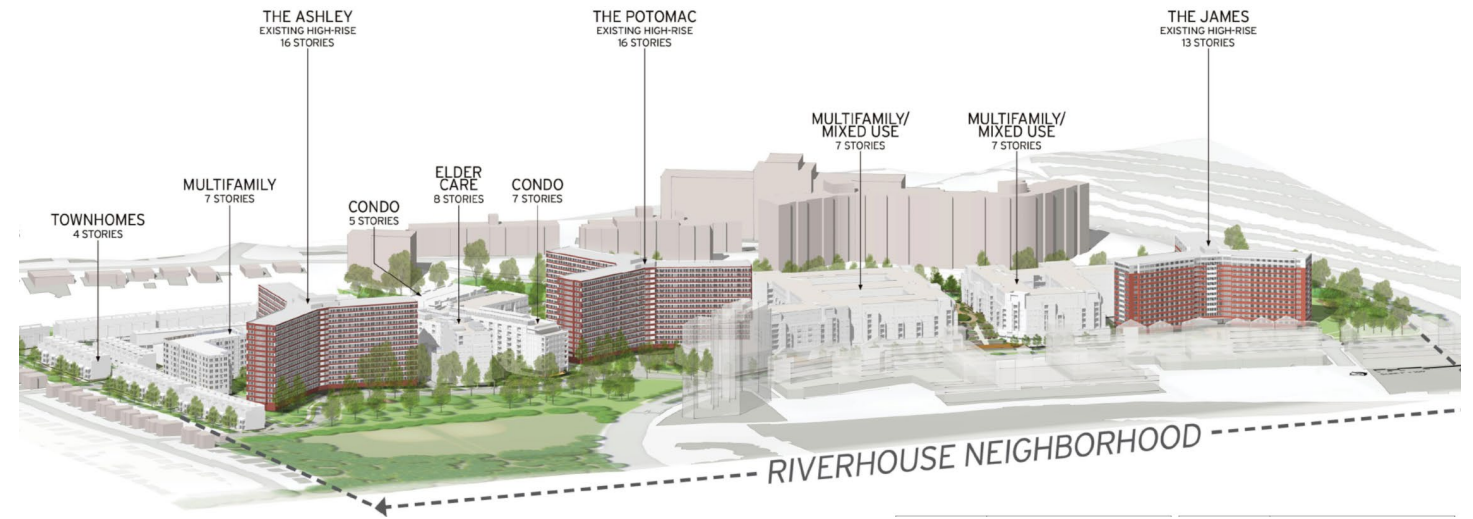
Phased Development Site Plan (SPLN23-00001)

Final Site Plans (SPLN23-00002, -00003, -00004)

(RPC#s 35-010-023, -032, -033)

Agenda

1. Public review process/timeline
2. Site location
3. General Land Use Plan (GLUP)
4. Rezoning
5. Pentagon City Sector Plan (PCSP)
6. Proposed Site Layout/Land Bays
7. Phased Development Site Plan (PDSP) proposal
8. Density analysis
9. Community benefits (preliminary)
10. Summary



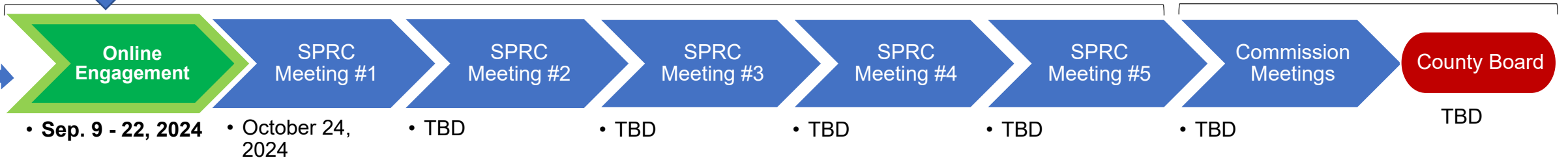
Public Review Process and Schedule



We are here

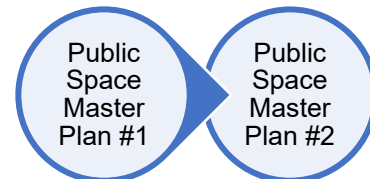
Site Plan Review Committee (SPRC)

Public Hearings



• All Topics

• Discussion Topics:
• TBD



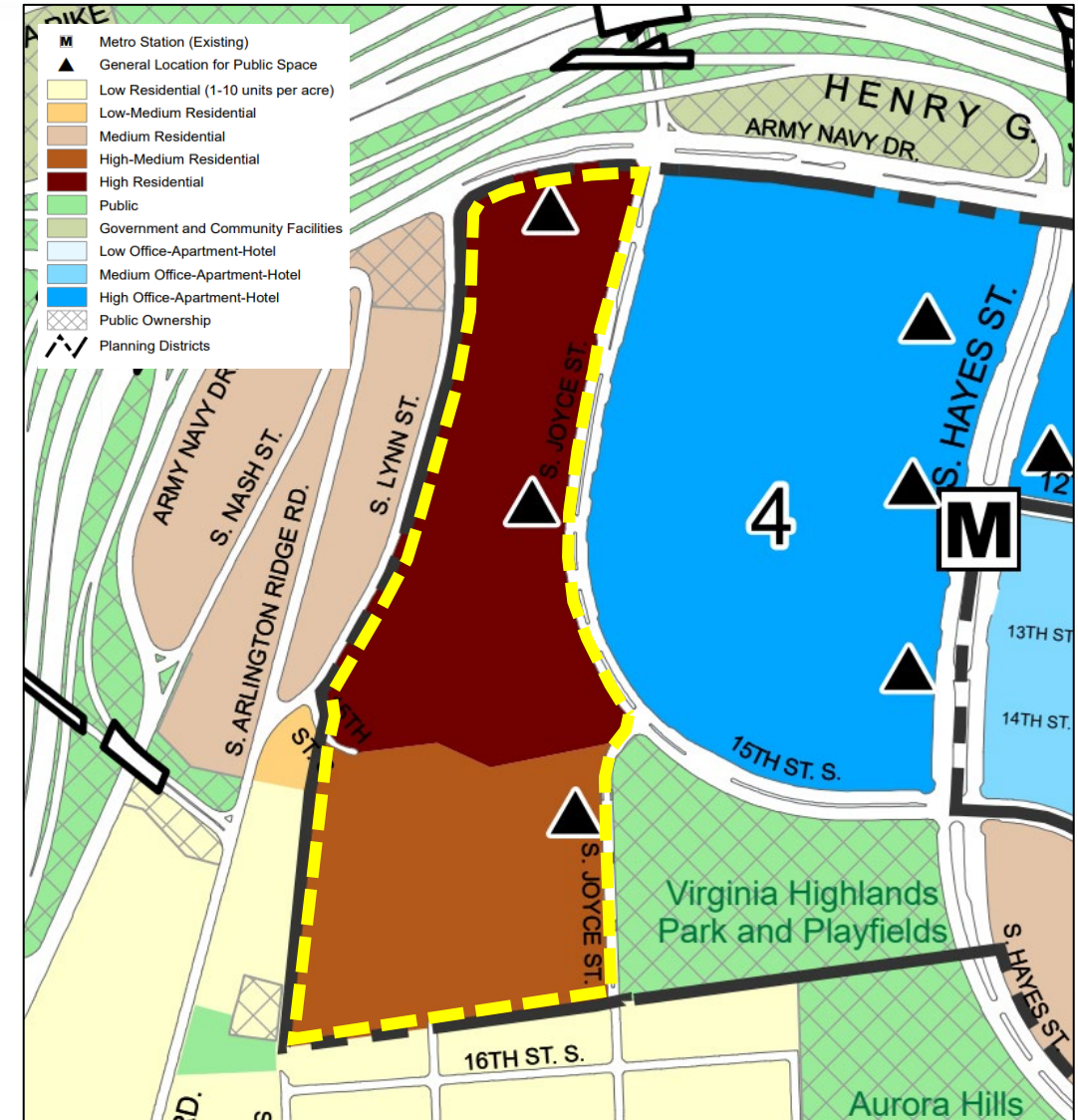
Concurrent public space planning process, will focus on proposed parks (excluding VHP) – Dates: TBD

RiverHouse: Site Location



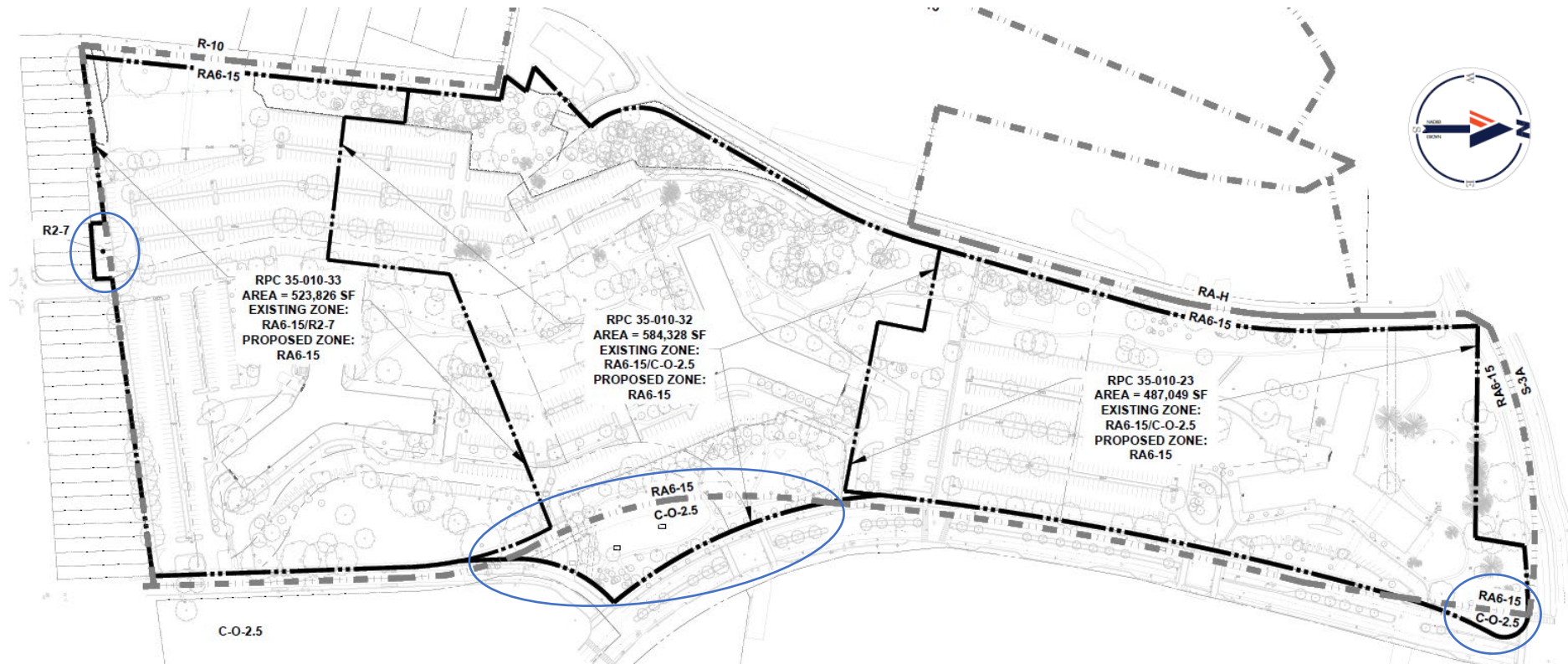
General Land Use Plan (GLUP)

- “High-Medium” and “High” Residential
- Note 4: Pentagon City Coordinated Development District
- RiverHouse Site: Base density set using previous “Medium” Residential designation (72 du/ac)



Rezoning

- Existing zoning:
R2-7, RA6-15, and
C-O-2.5
- Proposed zoning:
RA6-15 only
- **Rezoning is
consistent with the
Sector Plan
guidance**



LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ZONING LINE

Pentagon City Sector Plan (PCSP or “Sector Plan”)

Vision and Guiding Principles

VISION

Pentagon City, together with Crystal City, will be a dynamic downtown for Arlington and the region, and a neighborhood where everyone is welcome and able to live regardless of race, income, age, and immigration status.

The redevelopment of Pentagon City will strengthen the entire 22202 community, diversify housing options, prioritize robust multi-modal transportation options, and embrace biophilic design that makes nature a universal part of the everyday experience of the area.

GUIDING 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.

Supporting Elements + Performance Metrics

PCSP – Development Framework

A graphic with a green and grey geometric pattern of triangles. The text "Pentagon City Development Framework" is written in white, bold, sans-serif font, centered on the graphic.

Pentagon City Development Framework

- **Land Use and Development**
- **Transportation**
- **Public Space**
- **Site + Building Form**

Zoning – Article 9. Special Planning Area Regulations

§9.6. Pentagon City Coordinated Redevelopment District

- Advances the goals of the PCSP
- Allows the County Board to approve a specific land use mix, and additional height and/or density when a project:
 - **helps achieve the Planning Principles** specified in the PCSP; and
 - is consistent with other applicable policy guidance, such as **providing certain features, design elements, services, or amenities identified in the PCSP**; and
 - **adheres to the PCSP development framework for land use, transportation, public spaces, and site + building form**
- Sets limits for maximum density and building heights
- Establishes permitted uses (beyond those for RA6-15 (§6.1/§6.5))

PCSP – Land Use and Development

- Max. Density = **150 dwelling units per acre** (du/ac)
- Public realm recommendations and access ways include:
 - **Expansion of Virginia Highlands Park** (VHP);
 - Creation of **at least 3 acres of additional public space** across the overall site (excluding new VHP area);
 - Creation of **Green Ribbon segments** throughout the site; and
 - Easement up to 30 feet wide for **South Joyce Street streetscape and separated bikeway**.
- **Building height should be varied** and arranged to **provide solar access** (unobstructed daylight) to new and existing public spaces
- Building height and massing should be lowest along southern and western site boundary
- **Max. building height** ranges = **3 stories - 250 ft.**, depending on location

PCSP – Land Use and Development

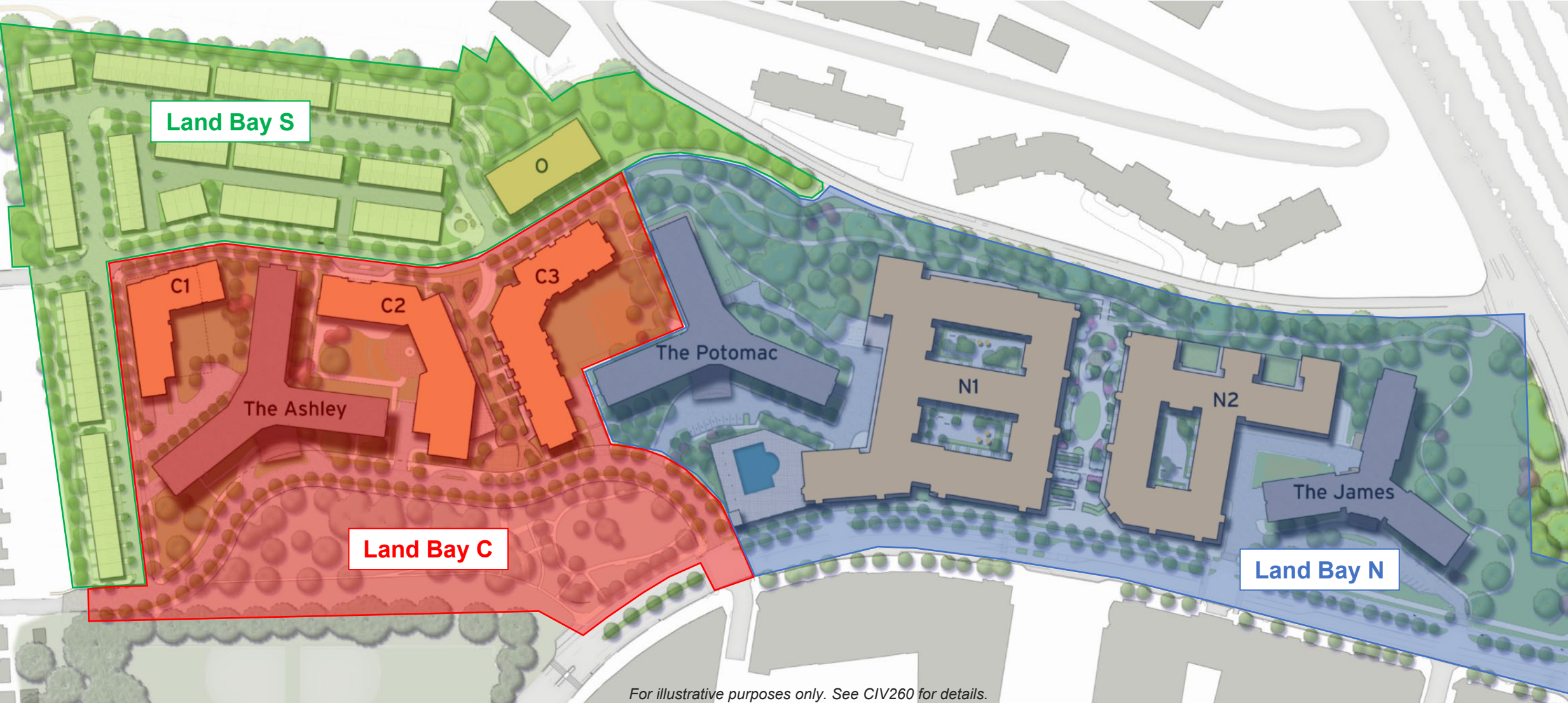
Community Benefits / Priorities:

- **Expansion of Virginia Highlands Park** through land dedication, **construction of realigned segment of S. Joyce Street**, and **interim improvements to Grace Hopper Park** associated with the new street alignment;
- Creation of **Green Ribbon segments** throughout the site;
- Creation of **additional public space** on the site totaling **at least 2.5 acres**;
- **Easement up to 30 feet wide for S Joyce Street** streetscape and **protected bicycle facility**; and
- **On-site committed affordable housing** units: at least 10% of net new residential density above the base density

Note: Separately, the PCSP sets additional baseline criteria for site plans, such as LEED Gold certification and use of bird-friendly materials

Proposal and Analysis

Proposed Land Bays and Site Layout



For illustrative purposes only. See CIV260 for details.

Proposed PDSP - Density Summary

PDSP Totals:

- Site area: 36.62 acres
- Residential: **88 units per acre**
 - Existing: 1,676
 - New: 1,515
 - TOTAL: 3,191
 - Reduced by 363 units since LRPC
- Retail: **28,730 sf**
 - Update: proposed urgent care use within N1 retail space
 - Reduced by 1,229 sf since LRPC



Proposed Residential Units					Proposed Max. Building Height
Land Bay	Building	Initial Plans	Revised Plans	Change	
Existing-to-remain Development					Stories
N	James - Multifamily	452	452	0	13
N	Potomac - Multifamily	647	647	0	16
C	Ashley - Multifamily	577	577	0	16
SUBTOTAL - Existing		1,676	1,676	0	
New Development					
N	N1 - Multifamily	551	551	0	7
N	N2 - Multifamily	401	365	-36	7
C	C1 - Multifamily	102	102	0	7
C	C2 - Elder Care	185	185	0	8
C	C3 - Multifamily Condo	164	162	-2	7
S	Townhouses	265	118	-147	4
S	O - Multifamily Condo	0	32	32	5
F*	F2 - Multifamily	210	0	-210	7
SUBTOTAL - New		1,878	1,515	-363	
TOTAL		3,554	3,191	-363	

Proposed Non-Residential/Retail GFA (sq. ft.)				
Land Bay	Building	Initial Plans	Revised Plans	Change
Existing-to-remain Development				
N	James - Retail	2,200	2,200	0
SUBTOTAL - Existing		2,200	2,200	0
New Development				
N	N1 - Urgent Care	14,680	15,766	1,086
N	N2 - Retail	13,079	10,764	-2,315
SUBTOTAL - New		27,759	26,530	-1,229
TOTAL		29,959	28,730	-1,229

* Land Bay F and associated buildings were removed from the proposal

Preliminary Community Benefits Proposal

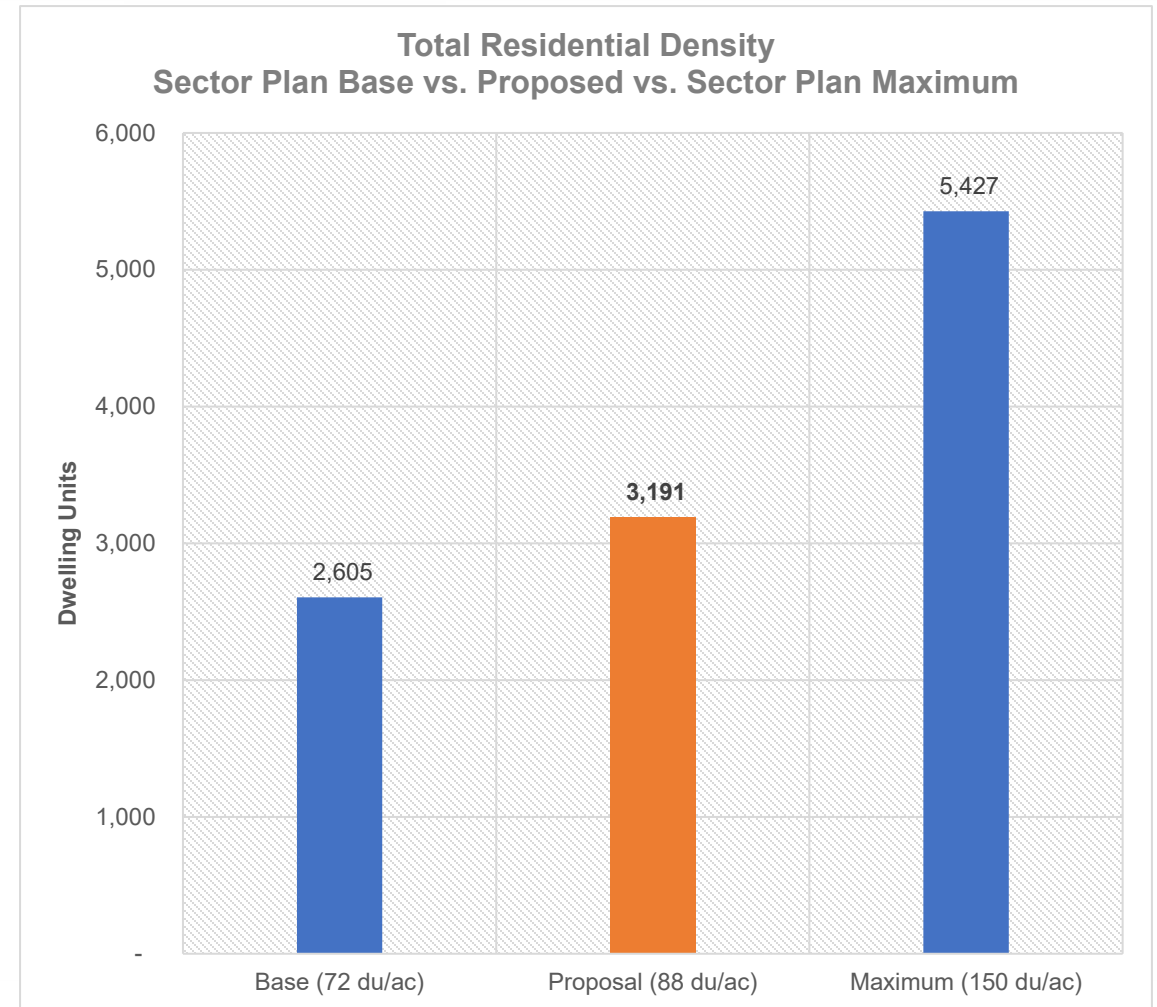
Additional Density Requested = 586 units

Preliminary Proposal:

- Green Building Incentive Policy: 0.25-FAR-level commitments for the N1 and N2 buildings only
- Affordable Housing (10% of net new units):
 - Approximately 48 CAFs (excluding base zoning requirement)
- Public Spaces:
 - Green Ribbon segments (construction and easements)
 - N1/N2 Park/Plaza (construction and easements)
 - “James Park” (design only and fee simple dedication)
 - VHP expansion (fee simple dedication)
- Transportation:
 - South Joyce Street protected bikeway
 - Realignment of South Joyce Street

PDSP Density and Development - Analysis

- The proposed density is disappointing given the allowable density maximum for the site and County goals for increasing housing production, multimodal ridership, and community benefits, etc.
- The applicant is not maximizing allowable building height or density
- An abundance of proposed low- to mid-rise buildings impact the quality of the Green Ribbon, plaza/park spaces, and potential planted areas as building mass extends horizontally instead of vertically
- Proposing taller, slimmer buildings (in appropriate locations) would allow for equal or greater density with less impact on signature public spaces



Summary: Preliminary Issues/Discussion Topics

- Overall, staff is working with the applicant to:
 - **Prioritize public space layout/design; reduce building footprints/encroachment (Green Ribbon and N1/N2 Public Space)**
 - **Minimize or eliminate site + building form deviations**
 - **Encourage increased density through vertical building form**

- More specific issues identified by staff include:
 - Buildings:
 - Footprints exceed build-to band limits (N1, N2, C3)
 - Façade lengths exceed maximums (N1 and N2)
 - Encroach into tree canopy areas along the southern and western lot lines (N1, N2, O, Townhouses)
 - Edges do not meet frontage min. requirements or engage the sidewalk (N1 Amenity, C1)
 - Impacts: diminished public space and Green Ribbon segments; narrow spaces; less opportunity for planted or forested space

 - Green Ribbon (primary route) through Land Bay S and C:
 - Lacks unobstructed sight line
 - Overly circuitous; difficult to navigate
 - Missing crosswalks; too many street crossings
 - Pathway narrower than recommended
 - Impacts: undermines Sector Plan Principals for connectivity/cohesion, equity, transportation, and people-centric design

 - Transportation:
 - Insufficient pedestrian and bike path width; separated bikeway not provided through primary Green Ribbon route
 - Overly high parking ratios and compact parking ratios
 - Porte-cocheres disrupt sidewalks (Land Bay C)
 - Separated bikeway design/extents (Joyce Street)
 - Impacts: Undermines PCSP Principles for supporting bikes/peds. and creating car-free households

Online Engagement Topics

- Land Use
- Site + Building Form
- Architecture
- Transportation
- Public Spaces and Biophilia
- Community Benefits
- Others?

For more information visit:

Project webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/RiverHouse>

Adam Watson

Arlington County - Planning Division

Awatson@arlingtonva.us

703-228-7926

Daniel Weir (SPRC Chair)

Planning Commission

dweir@commissions.arlingtonva.us