

Presentation #2 – Site + Building Form

SPRC Online Engagement

September 9 - 22, 2024

RiverHouse

Rezoning (REZN22-00007)

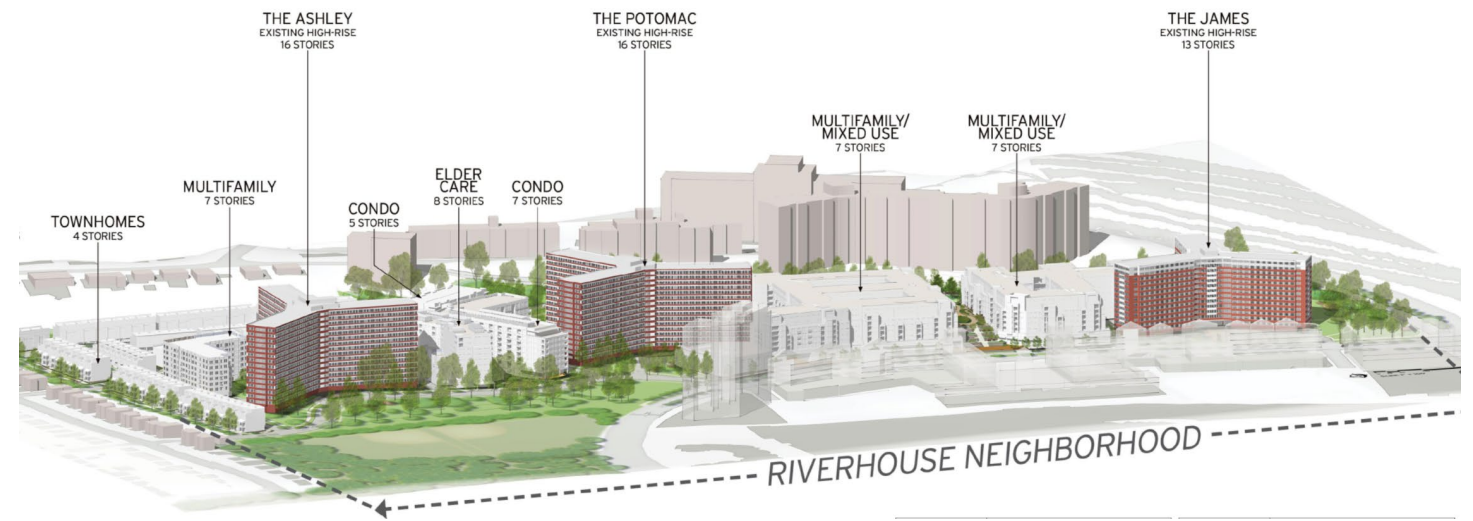
Phased Development Site Plan (SPLN23-00001)

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

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

Agenda

1. Sector Plan Development Framework: Site + Building Form
2. Impacts on the Primary Green Ribbon
3. Impacts on the N1/N2 Destination Public Space
4. Impacts on Tree Canopy Zones
5. Impacts on Sidewalk Frontages
6. Recap/Summary



Pentagon City Sector Plan (PCSP) Development Framework

A graphic with a green and brown geometric pattern. The text "Pentagon City Development Framework" is written in white, bold, sans-serif font.

Pentagon City Development Framework

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

PCSP: Building / Public Realm Edge



Sector Plan: Prioritization →

- Public place siting
- Green Ribbon routing
- Unobstructed view corridor
- Tree canopy zone/setback
- Building placement

PCSP: Building / Public Realm Edge, cont.

■ Build-to Band/Zones:

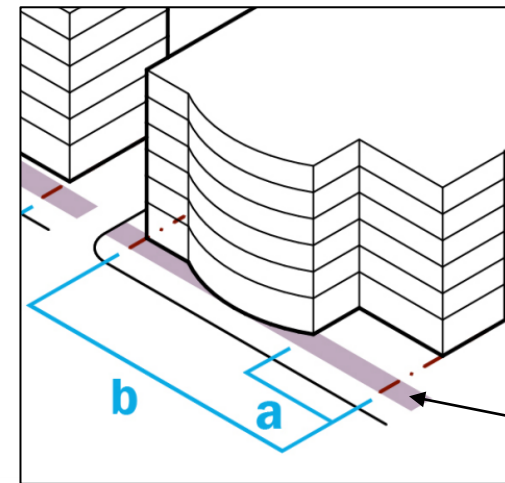
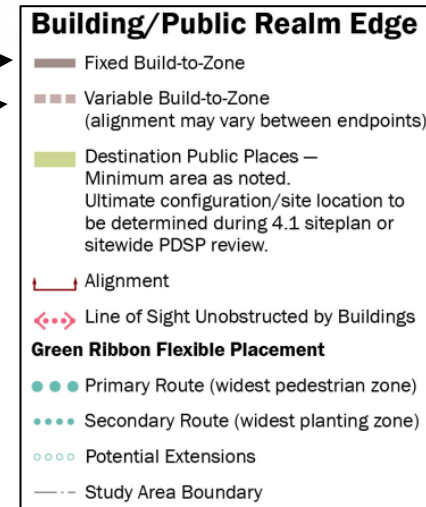
- Fixed
- Variable
 - **12 ft. max. zone** (from public spaces, biophilic features, etc.)

■ Frontage requirement:

- Building edge present within the zone for at least 55% of the parcel edge

■ Purpose:

- Enhance pedestrian experience
- Appropriately shape public spaces to create a distinctive sense of place



$$a \leq 0.45b$$

a = frontage without building edge
b = overall site frontage

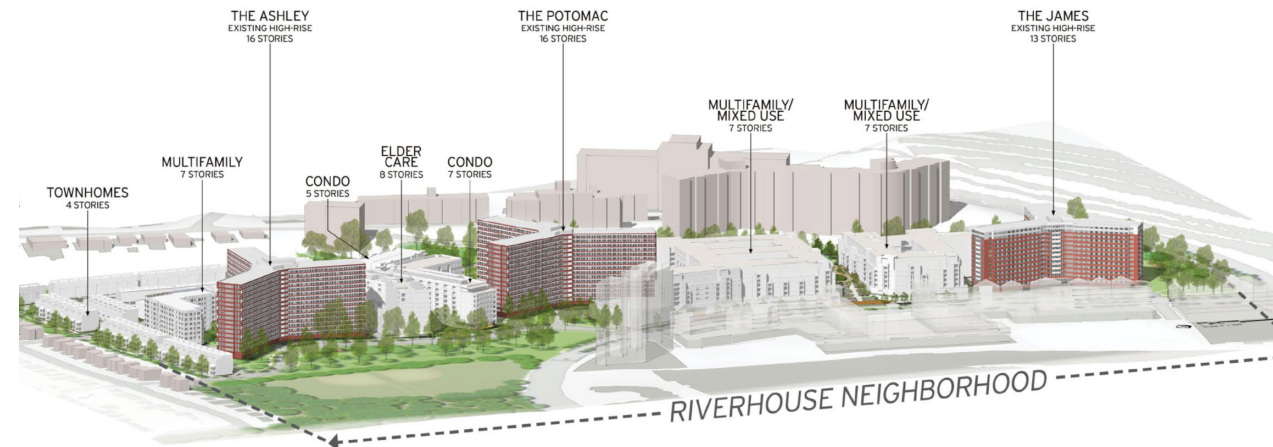
PCSP: Building Heights and Façade Lengths

PCSP Recommendations:

- Building heights should be **varied**
- **“Taller buildings unlock opportunities to increase the amount and quality of [new] public space”**
- Limit overall façade length to approximately **250 feet** for buildings under eight stories, and 300 feet for taller buildings
- Building heights comparison (stories):

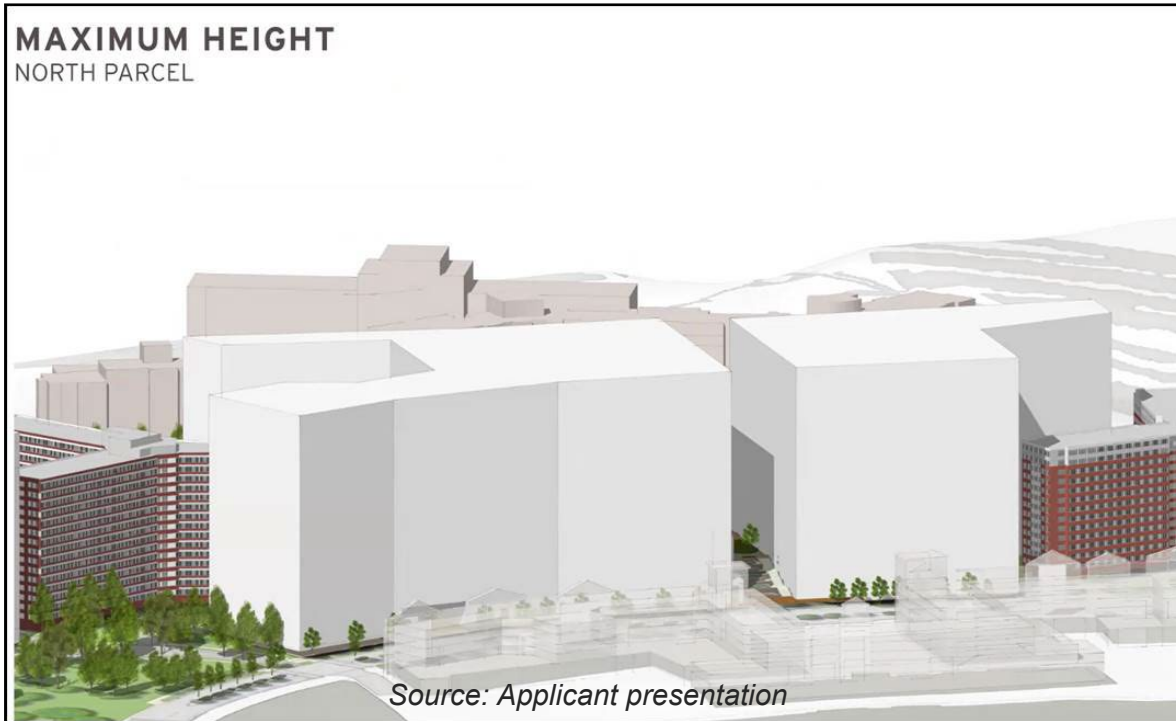
Building	Proposed Height	PCSP Max. Height
N1	7	12 - 20+ (250')
N2	7	12 - 20+ (250')
C1	7	16
C2	8	16
C3	7	20+ (250')
Land Bay S area	4 - 5	3 - 12

Proposed Site Layout



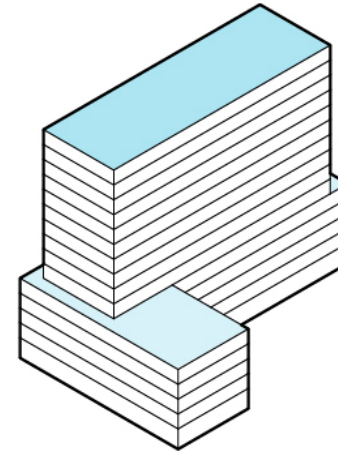
PCSP: Building Heights and Façade Lengths

NOT RECOMMENDED BY SECTOR PLAN



Monolithic building mass, footprints exceeding build-to zone and façade length recommendations

SECTOR PLAN ILLUSTRATIONS



Examples of appropriate building façade lengths, footprint sizes, and massing with upper floor setbacks

Proposal and Analysis: Key Issue Areas

Green Ribbon (Primary Route)

Building footprints encroach into public space

PCSP:

- Build-to zone max. = 12 ft

Impacts:

- Width reduced by 50%** between C2 and C3 ↔
- Circuitous, fragmented routing** around buildings
- Potential planting area lost

PCSP



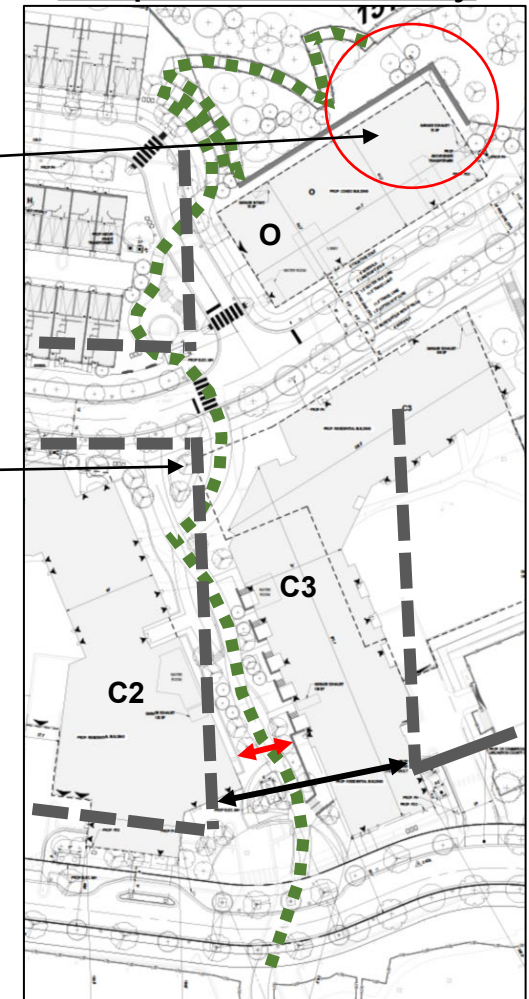
PCSP

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

Building/Public Realm Edge

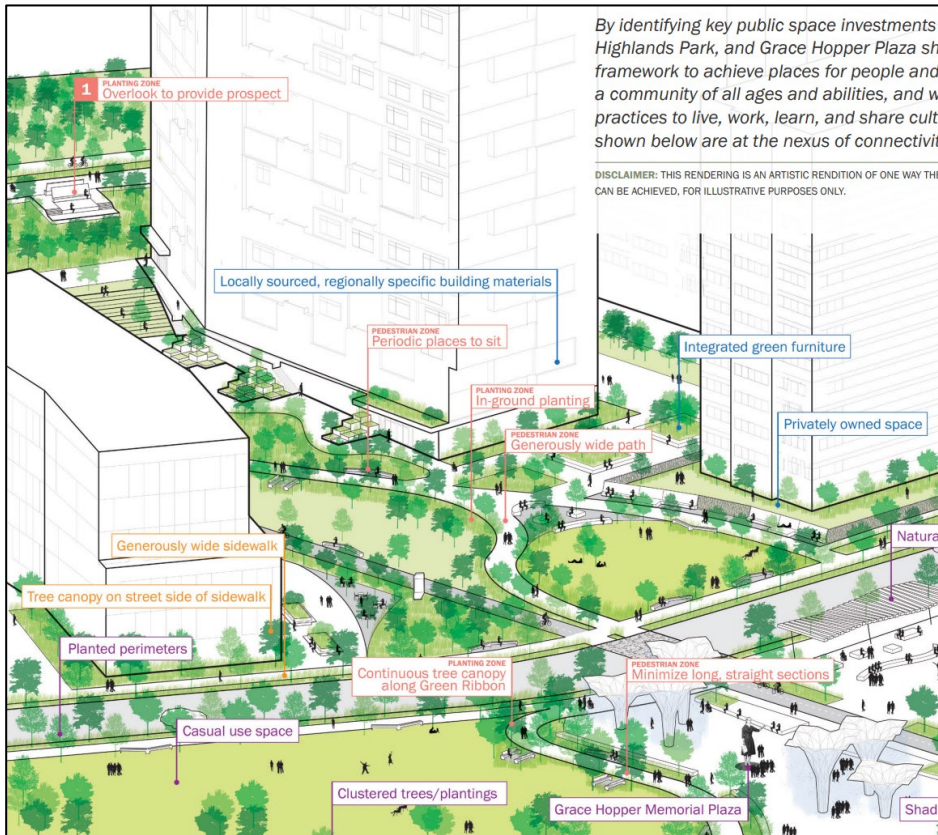
- Fixed Build-to-Zone
- Variable Build-to-Zone (alignment may vary between endpoints)
- Destination Public Places – Minimum area as noted. Ultimate configuration/site location to be determined during 4.1 siteplan or sitewide PDSP review.
- Alignment
- Line of Sight Unobstructed by Buildings
- Green Ribbon Flexible Placement**
 - Primary Route (widest pedestrian zone)
 - Secondary Route (widest planting zone)
 - Potential Extensions

Proposal w/ overlay

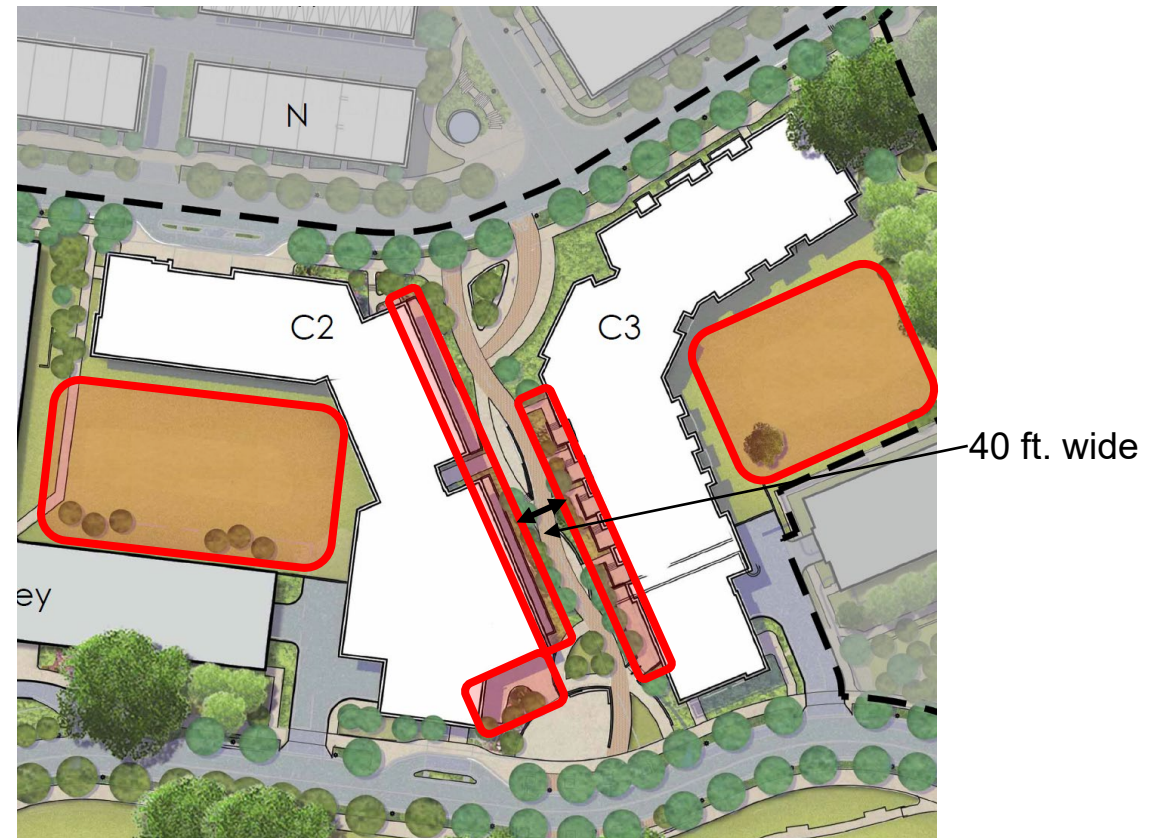


Green Ribbon (Primary Route) Constrained Segment

PCSP: Illustrative Rendering



Proposal w/ overlay



 Privatized areas

Green Ribbon (Primary Route)

Line of Sight Obstructed by Buildings

PCSP:

“The most important design element of the Green Ribbon across all sites is the **quality and continuity** of the connection—ensuring sightlines, the pathway, and the experience are **continuous, easy to navigate, and visible**”

Impacts:

proposed building placement **contradicts PCSP recommendations** for clear visual and physical connection, making it overly difficult to navigate between 15th Street and Virginia Highlands Park

PCSP



PCSP

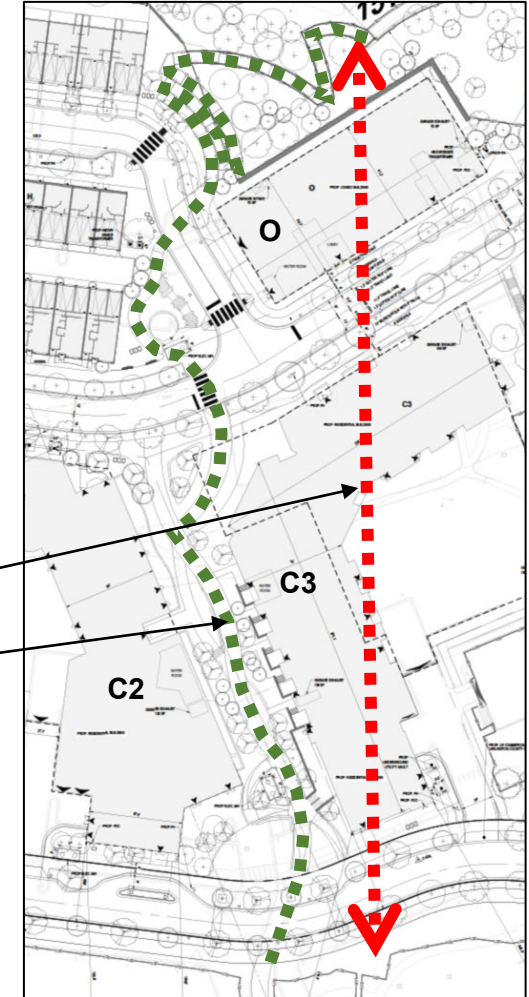
Building/Public Realm Edge

- Fixed Build-to-Zone
- - - Variable Build-to-Zone (alignment may vary between endpoints)
- Destination Public Places — Minimum area as noted. Ultimate configuration/site location to be determined during 4.1 siteplan or sitewide PDSP review.
- Alignment
- Line of Sight Unobstructed by Buildings

Green Ribbon Flexible Placement

- Primary Route (widest pedestrian zone)
- Secondary Route (widest planting zone)
- Potential Extensions

Proposal w/ overlay



N1/N2 Buildings

Excessive lengths/footprints; constrained public space

PCSP



Casual use space connecting to Green Ribbon and forested space along Lynn St.

Fixed Build-to Zone aligns with Westpost plaza

PCSP

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

Building/Public Realm Edge

- Fixed Build-to-Zone
- - - Variable Build-to-Zone (alignment may vary between endpoints)
- Destination Public Places – Minimum area as noted. Ultimate configuration/site location to be determined during 4.1 siteplan or sitewide PDSP review.
- Alignment
- ◀▶ Line of Sight Unobstructed by Buildings
- Green Ribbon Flexible Placement**
- Primary Route (widest pedestrian zone)
- Secondary Route (widest planting zone)
- Potential Extensions
- - - Study Area Boundary

Façade Length Limit = 250 feet

Proposal



N1/N2 Buildings

Excessive lengths/footprints; constrained public space

PCSP



60-ft. canopy zone not maintained; Green Ribbon pushed west; missing casual use space

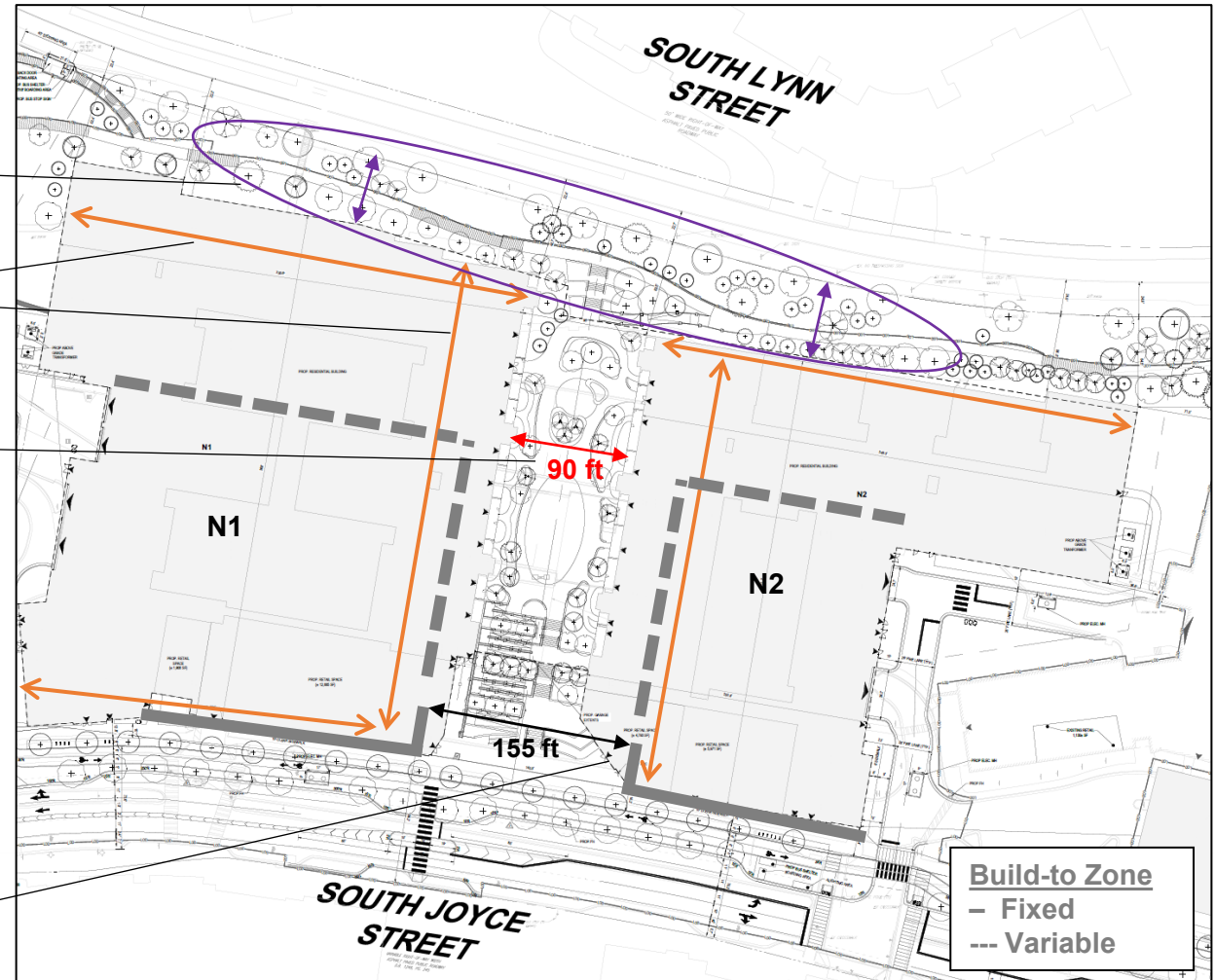
Façade lengths greatly exceed max.

Narrow plaza width

PCSP vs. Proposal

	PCSP	Proposal
Park/plaza space width	155 ft (+/-12 ft)	90 ft
Façade lengths	≤ 250 ft	>300 ft
Tree canopy/forested zone	60 ft	<60 ft

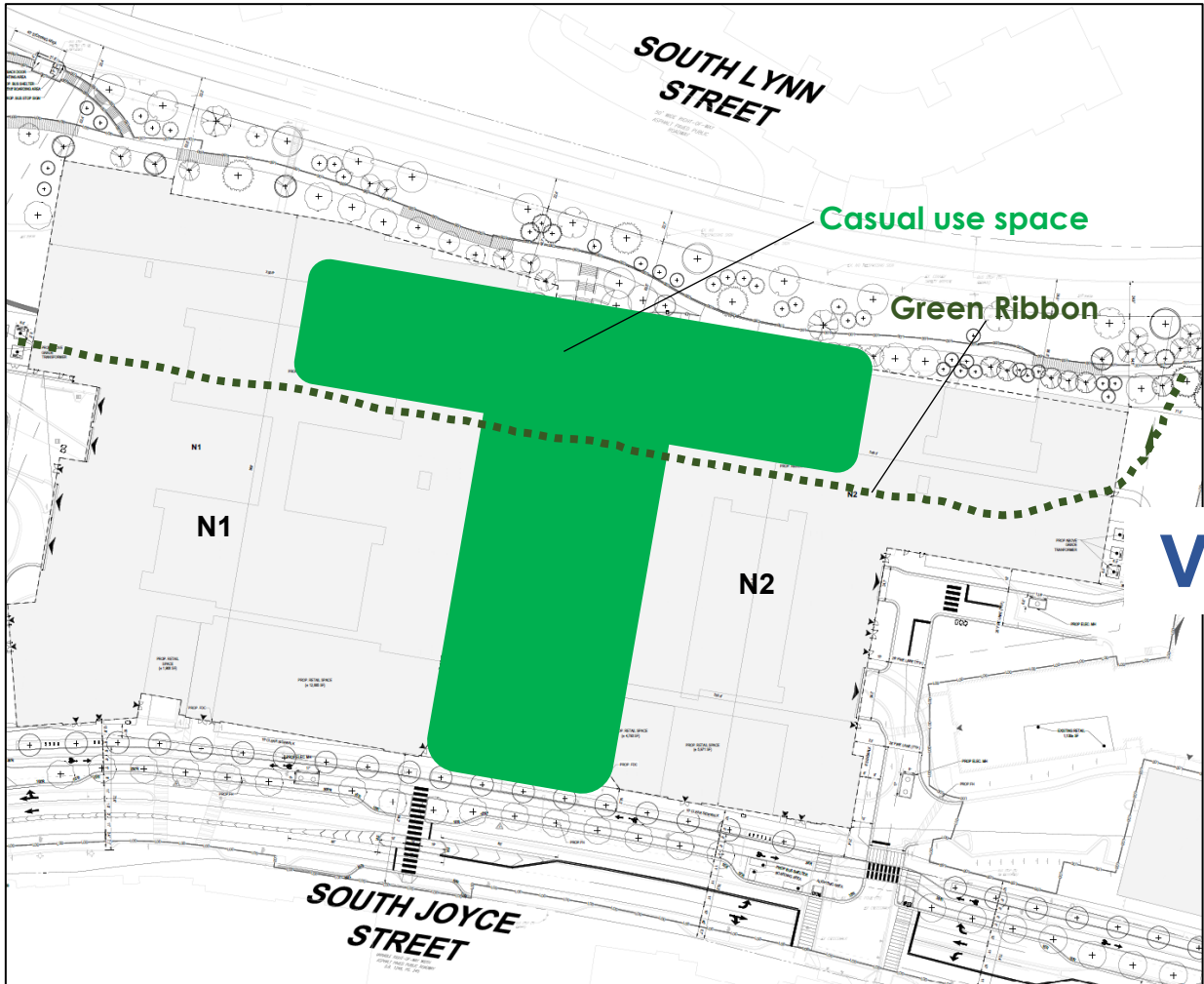
Proposal with Build-to Zone overlay



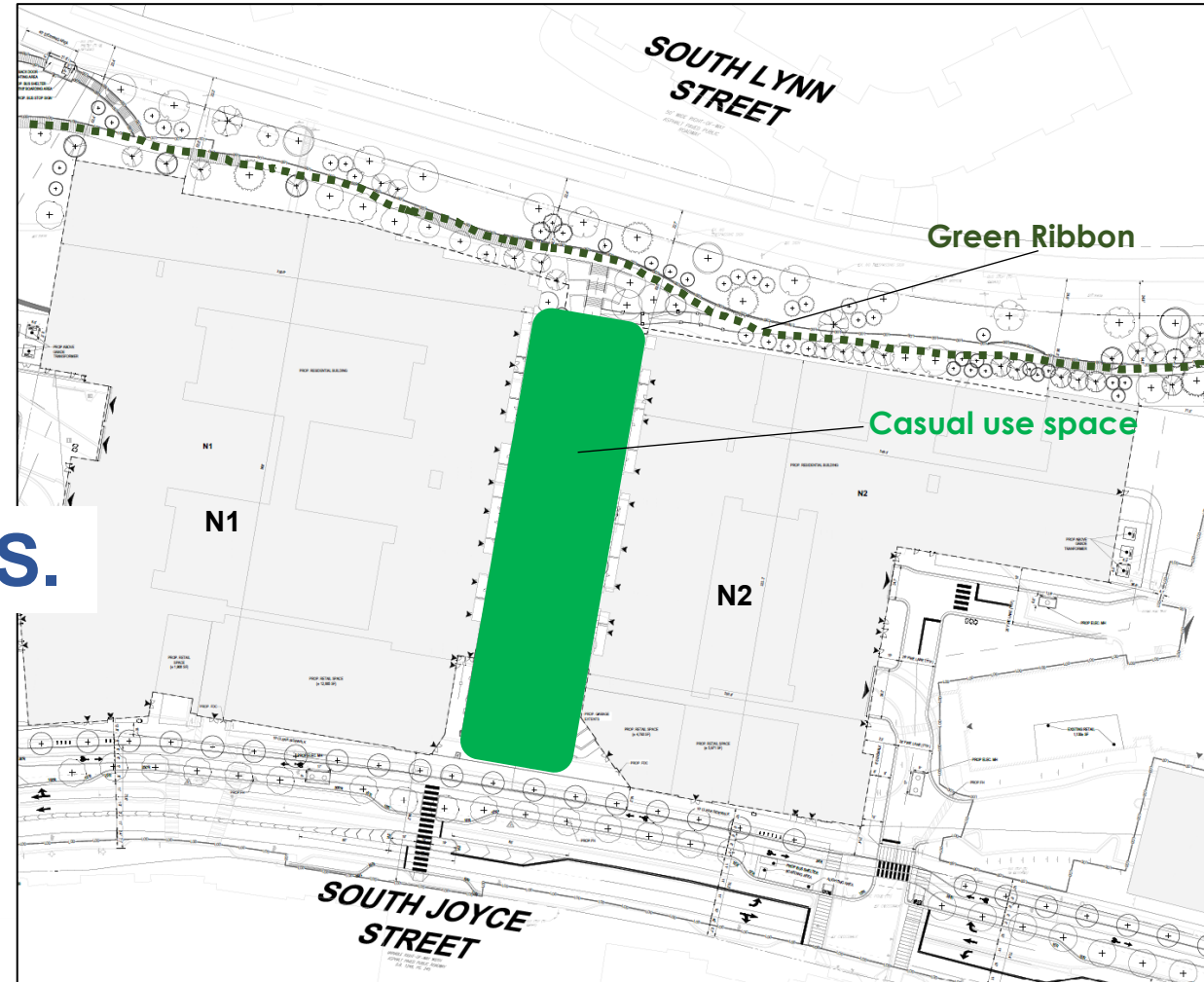
Building corners over Fixed Build-to Zone

N1/N2 Buildings

Casual Use Space/Green Ribbon: Sector Plan vs. Proposal



VS.



Proposal with Sector Plan-recommended configuration overlaid

Proposal

N1/N2 Buildings

Excessive lengths/footprints; constrained public space

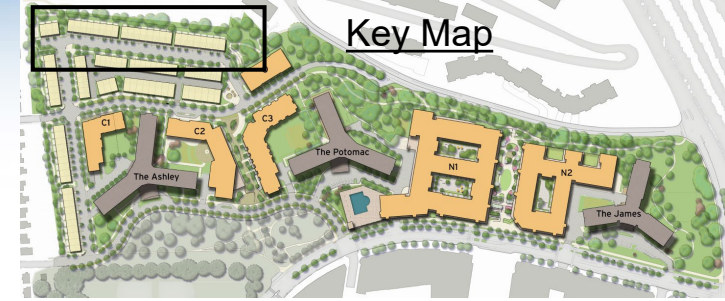
PCSP deviation impacts:

- Buildings encroach into potential forested/public space along the western lot line
- No casual use space provided west of N1/N2 buildings
- Counting Green Ribbon acreage towards park space vs. providing two distinct spaces
- Building corners on Joyce Street exceed Fixed Build-to Zone; lack recommended alignment with Westpost plaza
- Narrower destination public plaza space between the N1 and N2 buildings

Proposal and Analysis: Additional Discussion Areas

Land Bay S: Western Lot Line

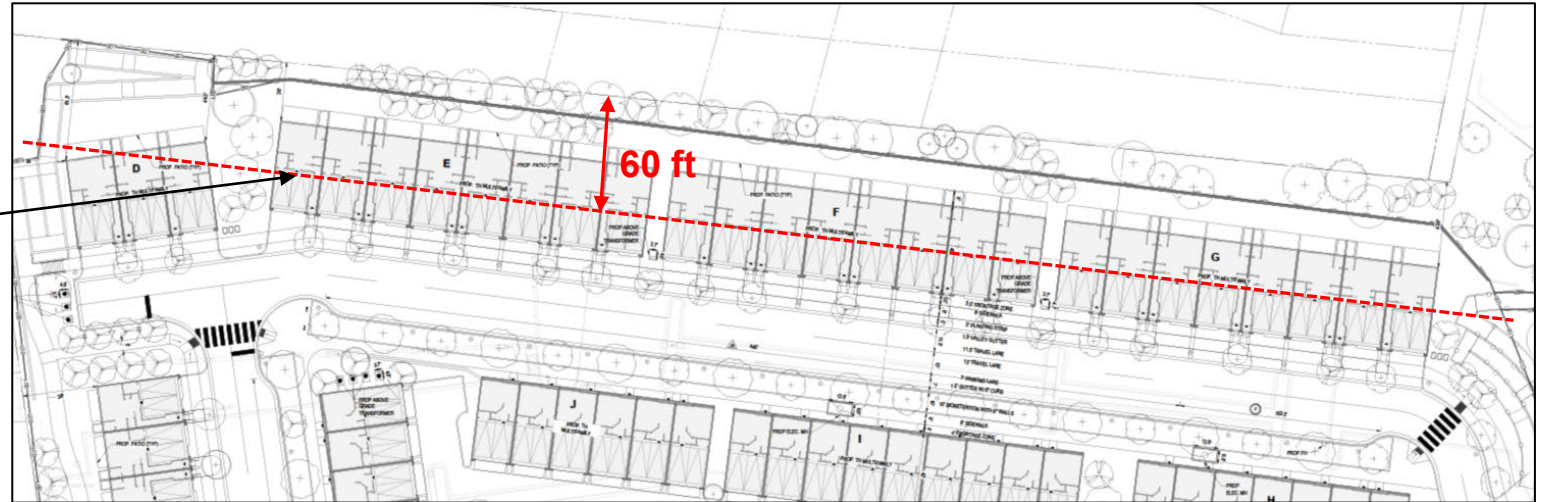
Buildings Encroach into Tree Canopy Area



Proposal

- PCSP: recommends 60 ft. canopy area for trees/plantings

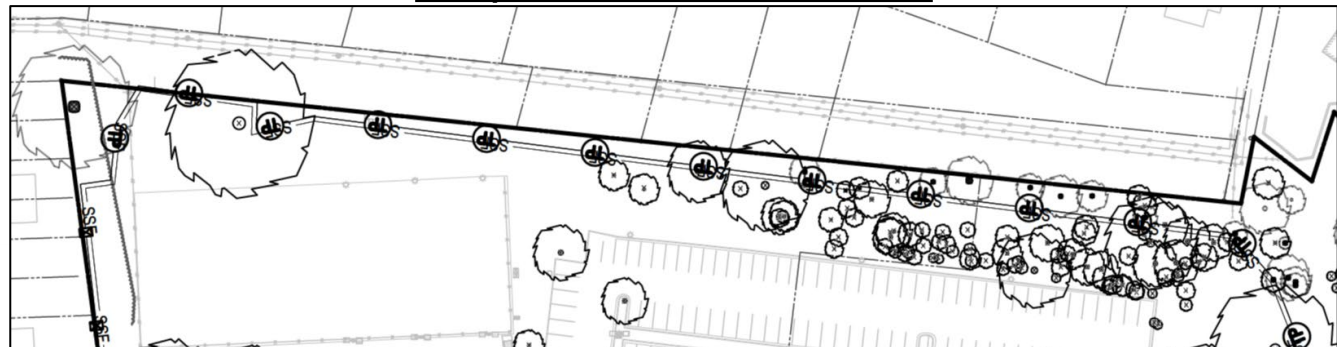
Existing RiverHouse tree canopy should be preserved (generally 60 feet from western lot line and generally 40 feet from southern lot line)



Impacts:

- Proposed townhouses encroach into canopy zone; ~30 ft vs. 60 ft setback from lot line
- Lost opportunity for maintaining/adding trees

Proposed Tree Removal



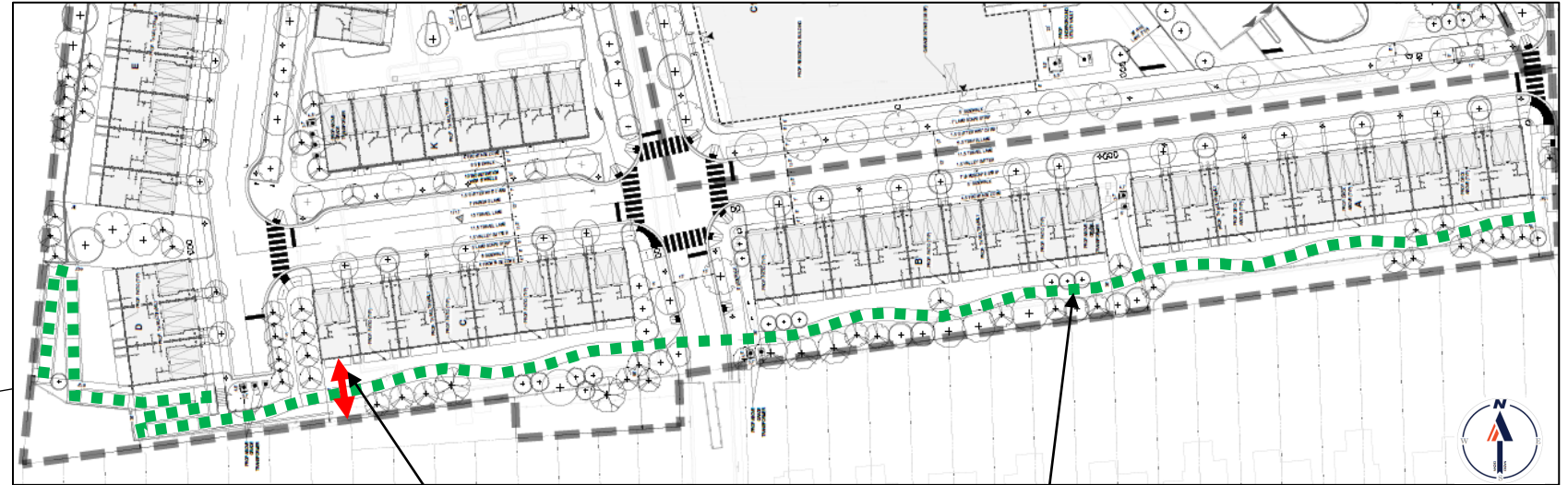
Land Bay S: Southern Lot Line

Green Ribbon Placement; Tree Canopy Area

PCSP



Proposal



Townhouse decks marginally encroach into tree canopy area / 40 ft. setback

Green Ribbon placement south vs. north of Build-to Zone

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

- Building/Public Realm Edge**
- Fixed Build-to-Zone
 - - - Variable Build-to-Zone (alignment may vary between endpoints)
 - Destination Public Places — Minimum area as noted. Ultimate configuration/site location to be determined during 4.1 siteplan or sitewide PDSP review.
 - Alignment
 - <-> Line of Sight Unobstructed by Buildings
- Green Ribbon Flexible Placement**
- Primary Route (widest pedestrian zone)
 - Secondary Route (widest planting zone)
 - Potential Extensions

N1 Building: Amenity Wing

Building edge does not engage S. Joyce Street sidewalk

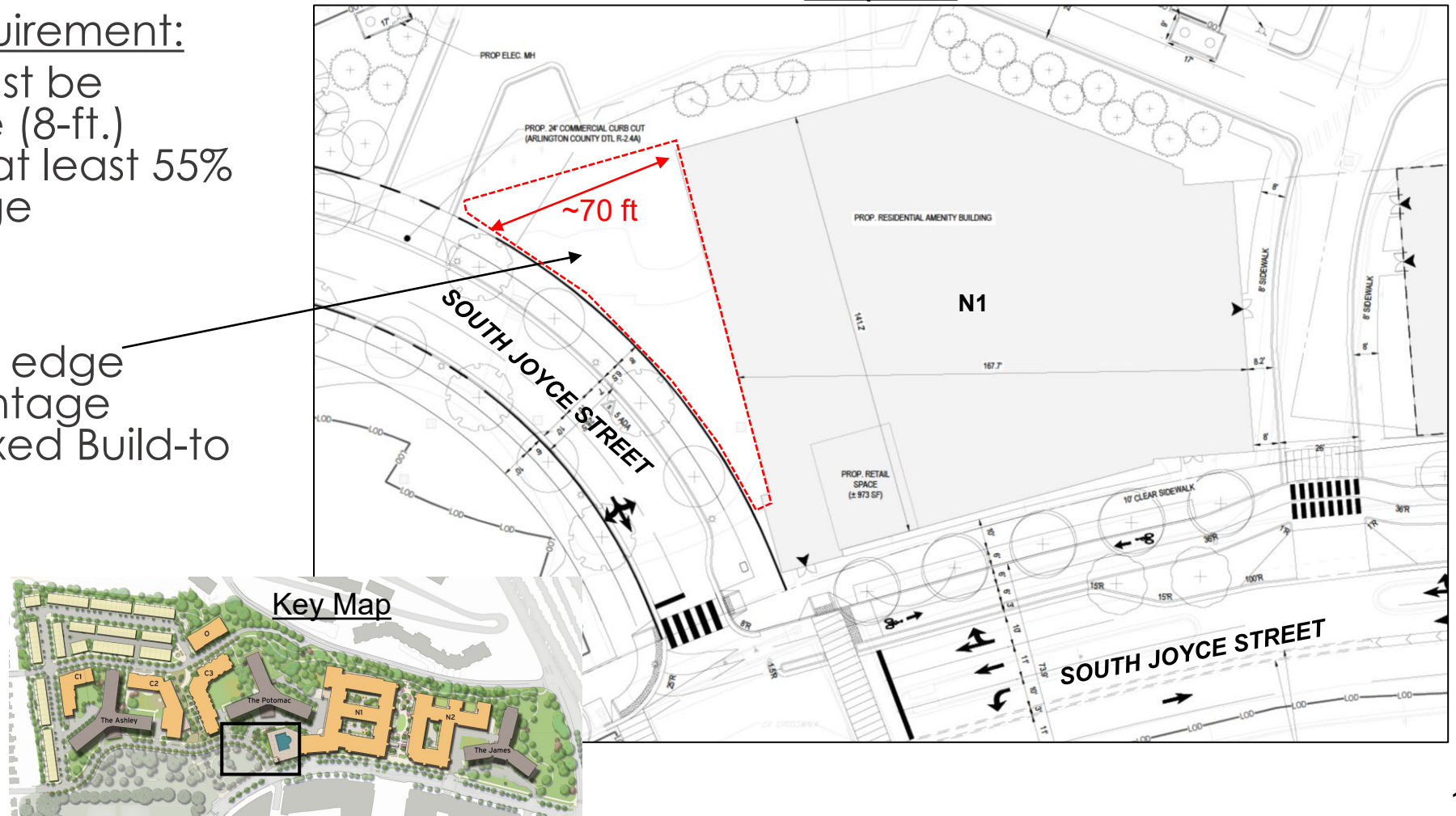
Proposal

PCSP - frontage requirement:

- Building edge must be present within the (8-ft.) build-to zone for at least 55% of the parcel edge

Impacts:

- Southern building edge doesn't meet frontage requirement or Fixed Build-to Line



C1 Building: West Façade

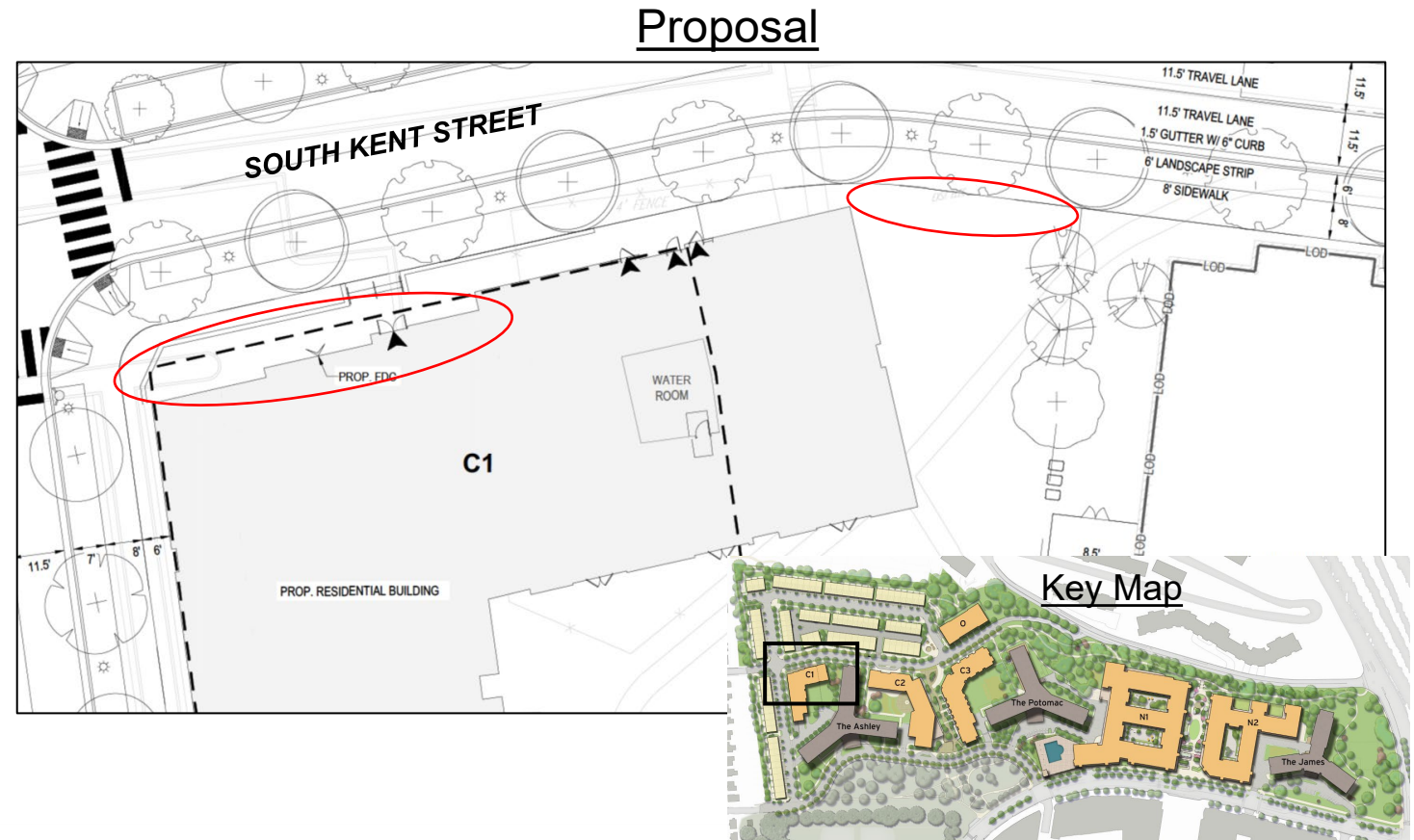
Building edge does not engage Kent Street sidewalk

PCSP - frontage requirement:

- Building edge present within the (8-ft.) build-to zone for at least 55% of the parcel edge

Impacts:

- Western building edge doesn't meet frontage requirement



Recap

Summary: Preliminary Issues/Discussion Topics

PCSP Principles / Recommendations:

- Buildings should be placed within the build-to zones
- Façade lengths should not exceed 250 feet
- Building heights should be varied; taller buildings unlock opportunities to increase the amount and quality of public space
- Increase tree canopy/plantings, and less building footprint, in [density] transition areas.
- Clear sightlines and easy navigation for pedestrians are the priority for all new access routes
- The most important design element of the Green Ribbon across all sites is the quality and continuity of the connection

Overall, staff is working with the applicant to:

- Prioritize public space layout/design; reduce building encroachment in public spaces
- Minimize or eliminate building placement and form deviations
- Encourage increased density through vertical building form

Example Survey Questions:

- **Public spaces (including the Green Ribbon) are key community benefits to be achieved via developer's request for additional density; given the above:**
 - Is the proposed building form and placement appropriate?
 - Are the quality, size, and orientation of public spaces appropriate?
 - What concerns do you have about the proposed site layout or building forms?

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