

12th Street Landing PDSP Amendment

January 29, 2024

Long Range Planning Committee (LRPC) Meeting #1

Site Plan #105

601 & 701 12th Street South



LRPC Agenda Topics

This Meeting:

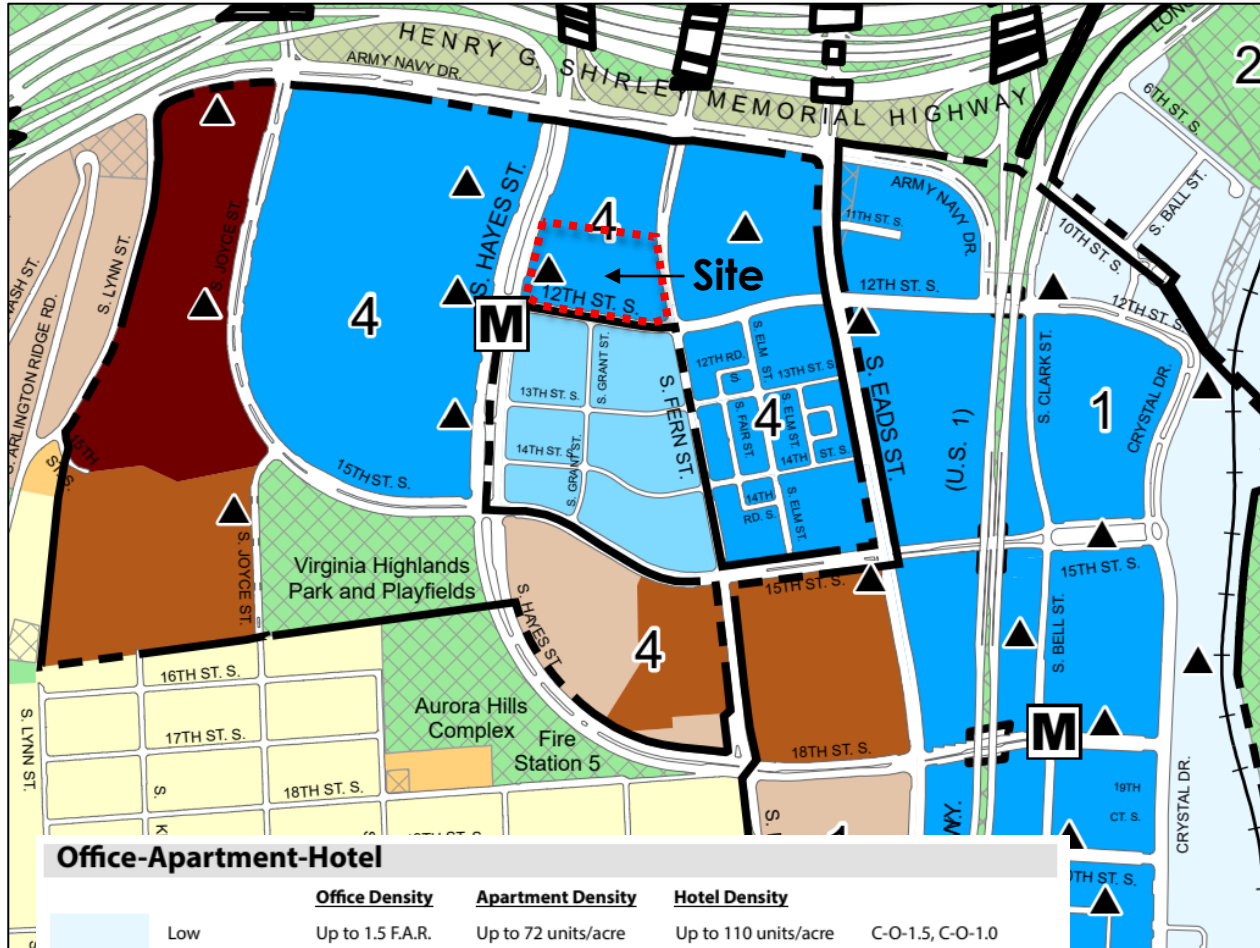
1. Staff presentation:
 1. Background and Process Overview
 2. Proposed Density/Use mix and Public Space /Site Layout
 3. Pentagon City Sector Plan Guidance
 4. Staff Assessment
 5. Next Steps
2. Developer Presentation
3. LRPC Discussion of
 1. Proposed density/Use Mix
 2. General Building design/Site Layout
 3. Public Spaces/Green Ribbon

Next (2nd) LRPC Meeting

1. Follow up from Meeting # 1
2. Transportation
3. Sustainability
4. Phasing
5. Community Benefits

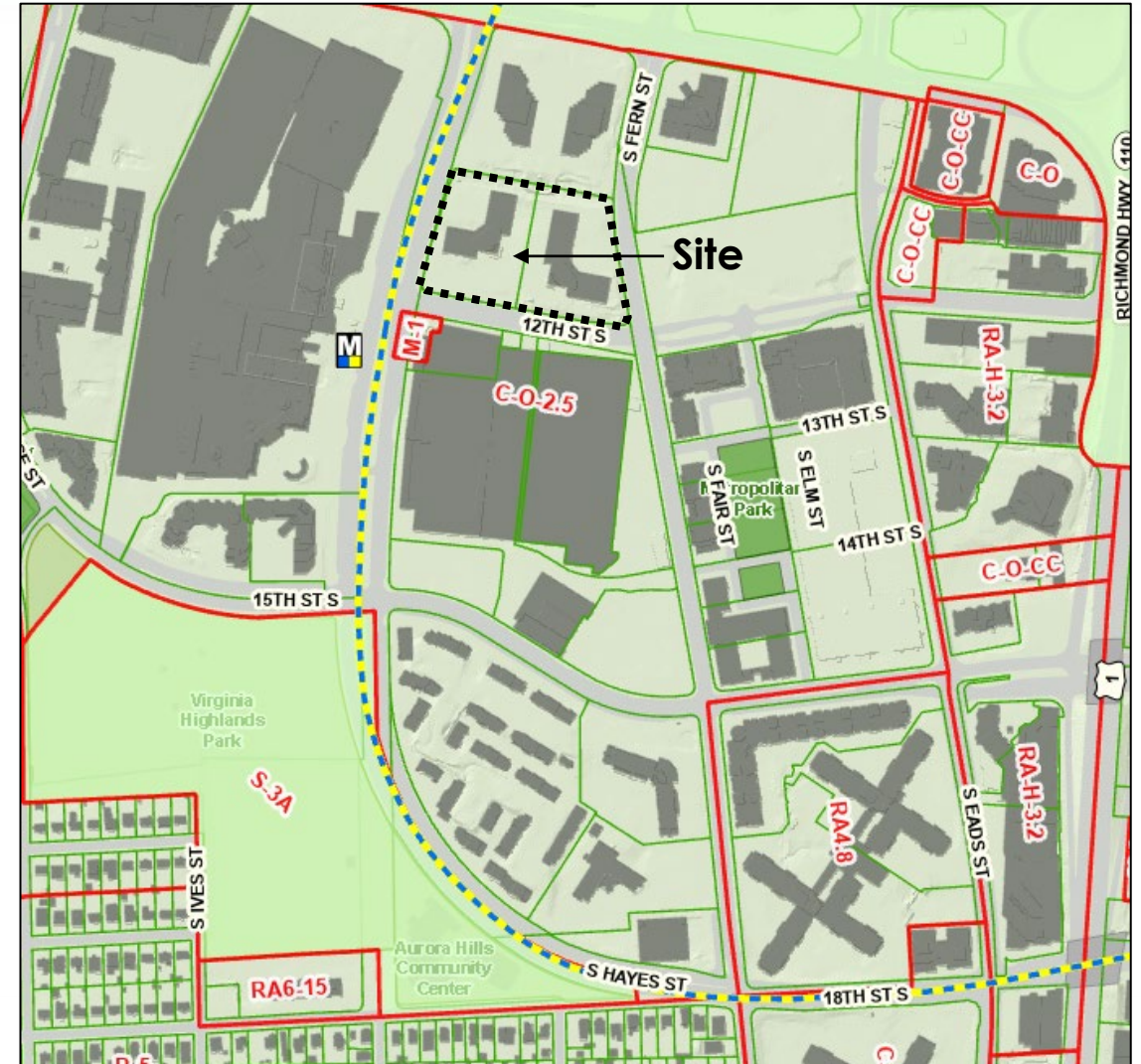
Background and Process Overview

General Land Use Plan and Zoning Districts



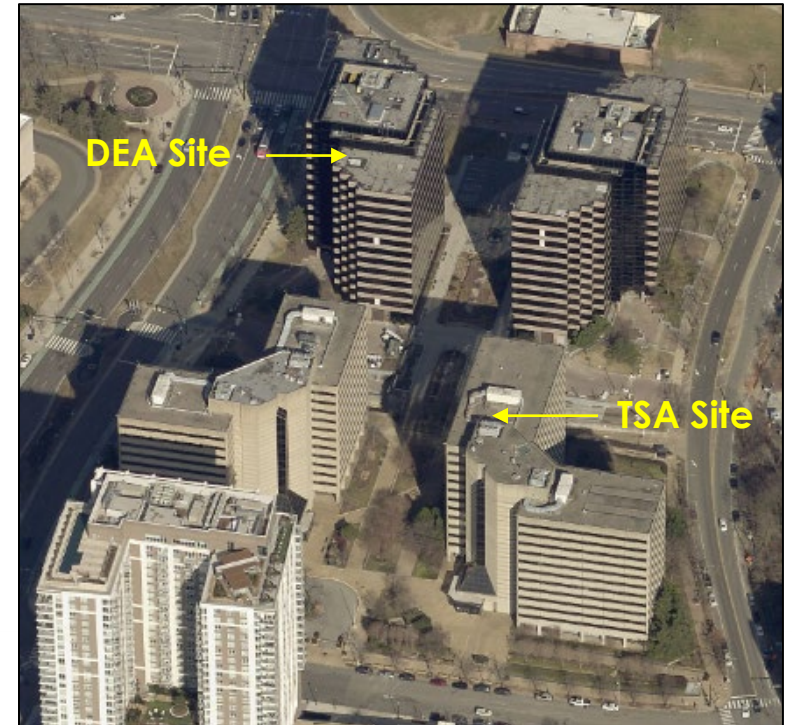
Office-Apartment-Hotel

	<u>Office Density</u>	<u>Apartment Density</u>	<u>Hotel Density</u>	
Light Blue	Low Up to 1.5 F.A.R.	Up to 72 units/acre	Up to 110 units/acre	C-O-1.5, C-O-1.0
Medium Blue	Medium Up to 2.5 F.A.R.	Up to 115 units/acre	Up to 180 units/acre	C-O-2.5
Dark Blue	High Up to 3.8 F.A.R.	Up to 4.8 F.A.R.	Up to 3.8 F.A.R.	C-O, C-O Crystal City, C-O Rosslyn, RA-H-3.2



Background

- Pentagon City PDSP #105 originally approved in 1976
- Parcel 1C (Lincoln Park) contains DEA and TSA office buildings (bordered by Fern Street, 12th Street, Hayes Street, and Army Navy Drive)
- Individual Site Plans approved in 1979 and 1981 permit the existing 12-story office buildings, former site of TSA headquarters until 2021
- Any subsequent redevelopment will be guided by the Pentagon City Sector Plan, adopted February 2022



An Introduction to the Process

- Developer is requesting to amend the Pentagon City PDSP to **entitle potential density scenarios involving future projects;**
- Therefore, this initial (voluntary) step does not include a specific building – rather, a general envelope within which future projects could be proposed for further review
- The 2022 Pentagon City Sector Plan includes guidance for this site's density, land use, open space, and transportation elements
- Additional expectations may also be established through this process for purposes of guiding the review of future site plans.

Product of this Process

This initial process will help establish parameters for the review of future site plans by documenting the following:

- Amended Conditions of the Pentagon City PDSP (specific to this site);
- Overall expectation of community benefits for each scenario;
- Phasing approach for the delivery of community benefits and site amenities;
- General civil engineering plans for site;
- Design Guidelines capturing the Sector Plan's vision and intent for this site

Proposed Density & Land Use Mix

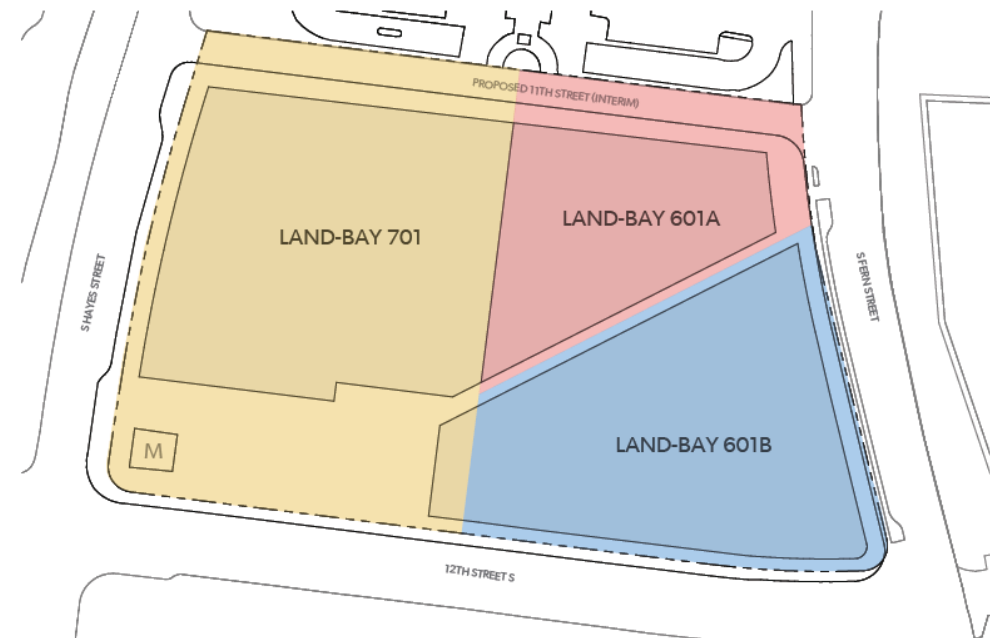
PDSP Proposal

- Demolish the existing two office buildings
- Establish 3 distinct land bays for future phasing
- Two redevelopment scenarios, each comprised of 4 new buildings and relying on the same land bay approach

Baseline Program	Primary Use	Residential GSF	Office GSF	Retail GSF	Hotel GSF	Total GSF	Approximate Unit/Key Count
Phase A (Landbay 701)	Residential 1	520,000		22,000		542,000	578
	Residential 2	469,366		11,000		480,366	511
Total Phase A		989,366	0	33,000	0	1,022,366	1,089
Phase B (Landbay 601A)	Condo	190,000		14,000		204,000	164
Phase C (Landbay 601B)	Office		527,000	23,000		550,000	
Total		1,179,366	527,000	70,000	0	1,776,366	1,253

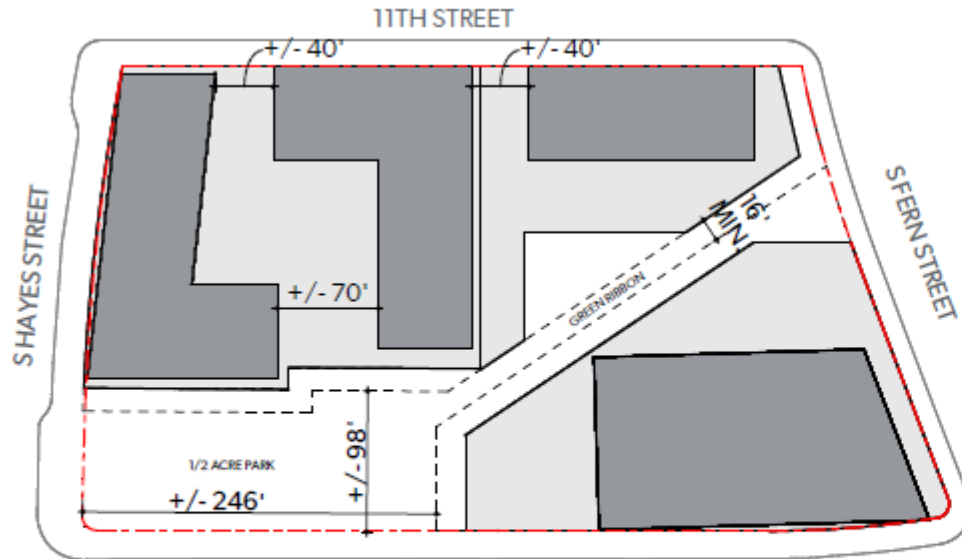
Alternative Program	Primary Use	Residential GSF	Office GSF	Retail GSF	Hotel GSF	Total GSF	Approximate Unit/Key Count
Phase A (Landbay 701)	Residential 1	520,000		22,000		542,000	578
	Residential 2	469,366		11,000		480,366	511
Total Phase A		989,366	0	33,000	0	1,022,366	1,089
Phase B (Landbay 601A)	Hotel			14,000	190,000	204,000	200
Phase C (Landbay 601B)	Residential 3	527,000		23,000		550,000	586
Total		1,516,366	0	70,000	190,000	1,776,366	1,875

CONCEPT PLAN
PROPOSED PDSP LAND BAYS



PDSP Proposal: 2 Redevelopment Scenarios

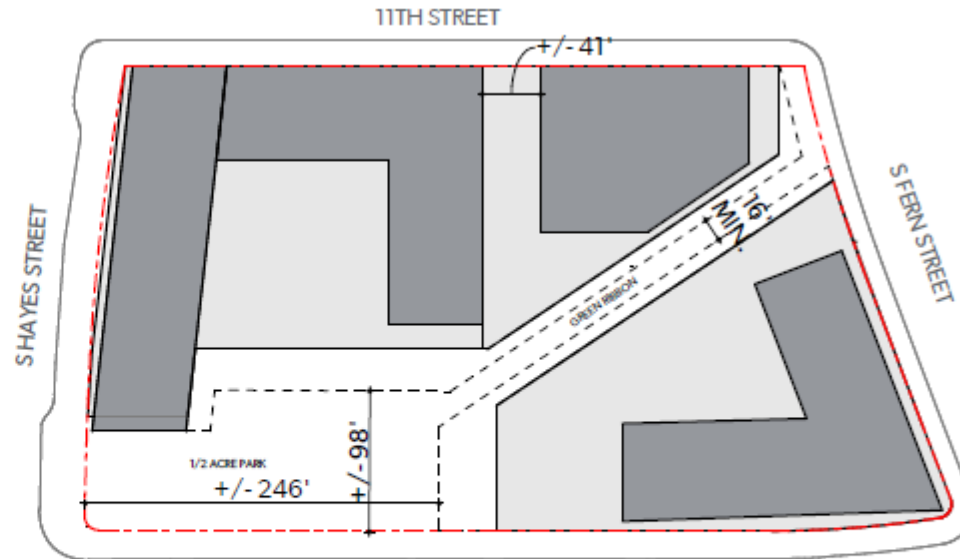
Scenario 1: Baseline Program



BASILINE PROGRAM:
AT OR BELOW 5 LEVELS:
 BUILDING COVERAGE RATIO = 72.6%

ABOVE 5 LEVELS:
 BUILDING COVERAGE RATIO = 40.1%

Scenario 2: Alternate Program



ALTERNATE PROGRAM:
AT OR BELOW 5 LEVELS:
 BUILDING COVERAGE RATIO = 73.6%

ABOVE 5 LEVELS:
 BUILDING COVERAGE RATIO = 41.5%

TRANSITION & POTENTIAL PROJECTION ZONE

BUILD-TO-LINE

Note: Developer is proposing maximum extents of possible footprints, not actual finished footprints

PDSP Proposal: Public Park & Green Ribbon



LEGEND

- STUDY AREA
- M** METRO ENTRANCE
- GREEN RIBBON CONNECTOR (FLEXIBLE PLACEMENT)
- SECONDARY ROUTE



*Pentagon City Sector Plan. Arlington, Virginia, February 2022, p.109

*Drawings are illustrative and examples only of potential development scenarios and massing. Images are conceptual in nature and subject to change

Pentagon City Sector Plan Guidance

Sector Plan – Overview

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- 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



Sector Plan – Guiding Principles

The Pentagon City Planning Study established six guiding principles for future development and investment in the study area. Because of the importance of connecting and integrating future development in Pentagon City into the broader Richmond Highway Corridor and 22202 area, the principles also address the broader district as a whole. Supporting elements help further explain how the principles may apply. The performance metrics help evaluate progress towards the guiding principle; they may usefully inform review of individual projects, but are more importantly a measure of success for the study area as a whole.

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.

Sector Plan – Land Use and Density

- Guidance for site's land use mix (p. 44):
 - On any **development parcel** throughout the study area **which will likely have multiple new buildings** the **land use mix is unconstrained** within this Plan's allowable uses as such flexibility will enable property owners strategically respond to future market conditions or other factors. An exception to this may include ground level retail or other **active use which may be expected** per Section 4.5. of the Sector Plan:
 - Where **multiple office buildings** are proposed, at least one **additional building with a significant residential, hotel or weekend/evening destination use** should be already present or proposed.
- Guidance for site's density: Maximum 9 FAR (p.50)

Sector Plan – Building/Site Layout and Design

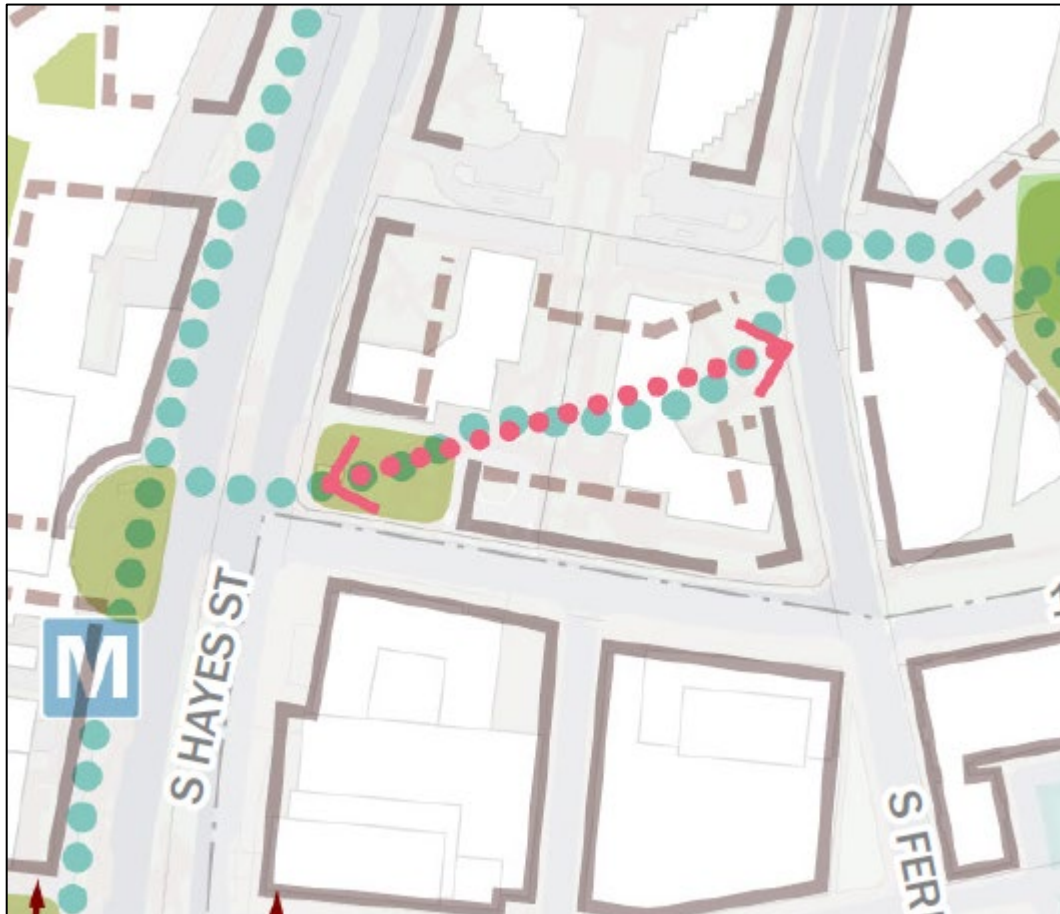


Brookfield Summary

- Density limited to 9 FAR
- Required submission of a MMTA to consider appropriate Multimodal trip generation, mode split, and transportation capacity
- Public realm recommendations and access ways include:
 - Creation of Green Ribbon through site, including public plaza space accessible from Metro totaling at least 0.5 acre;
 - Public access route along the 11th Street S alignment; and
 - Southbound separated bicycle facility along S. Fern Street with easement up to 12 feet wide.
- Building coverage recommendations:
 - 75% maximum building coverage at and below 5 stories
 - 55% maximum building coverage over 5 stories
 - 25% minimum planted area, comprised of 20% minimum tree canopy, within the limits of disturbance for new projects
- Appropriate location for tallest building heights
 - If a multi-building development is pursued, 10–20% height difference between at least two buildings
 - Follow design guidelines for building height in Section 4.2

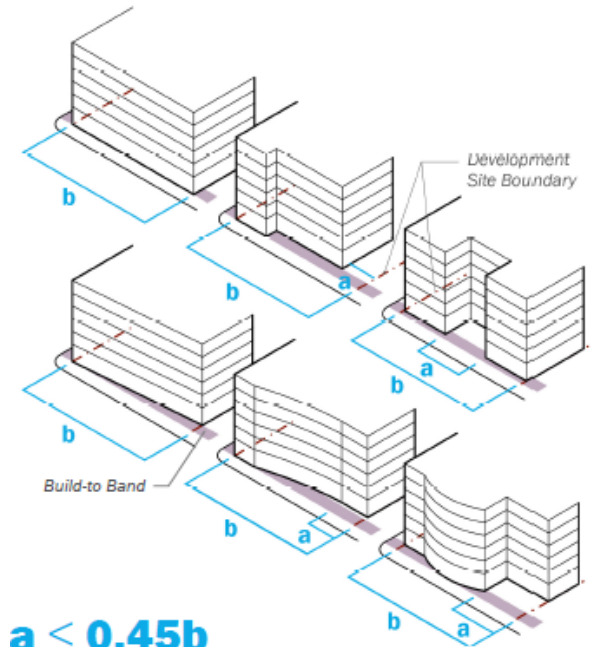
Sector Plan – Building/Public Realm Edge

- Sector Plan establishes a Fixed Built-to-Zone along S. Hayes St., 12th St., and S. Fern St.
- ■ ■ Remaining portions of the property rely on a more variable built-to-zone



Building/Public Realm Edge

- Fixed Build-to-Zone
- Variable Build-to-Zone (alignment may vary between endpoints)
- ◀◀◀ Line of Sight Unobstructed by Buildings
- Public Places — Minimum area as noted
- Green Ribbon Flexible Placement**
- ● ● Primary Route (widest pedestrian zone)
- ● ● Secondary Route (widest planting zone)
- ○ ○ Potential Extensions
- Study Area Boundary
- M Metro Station

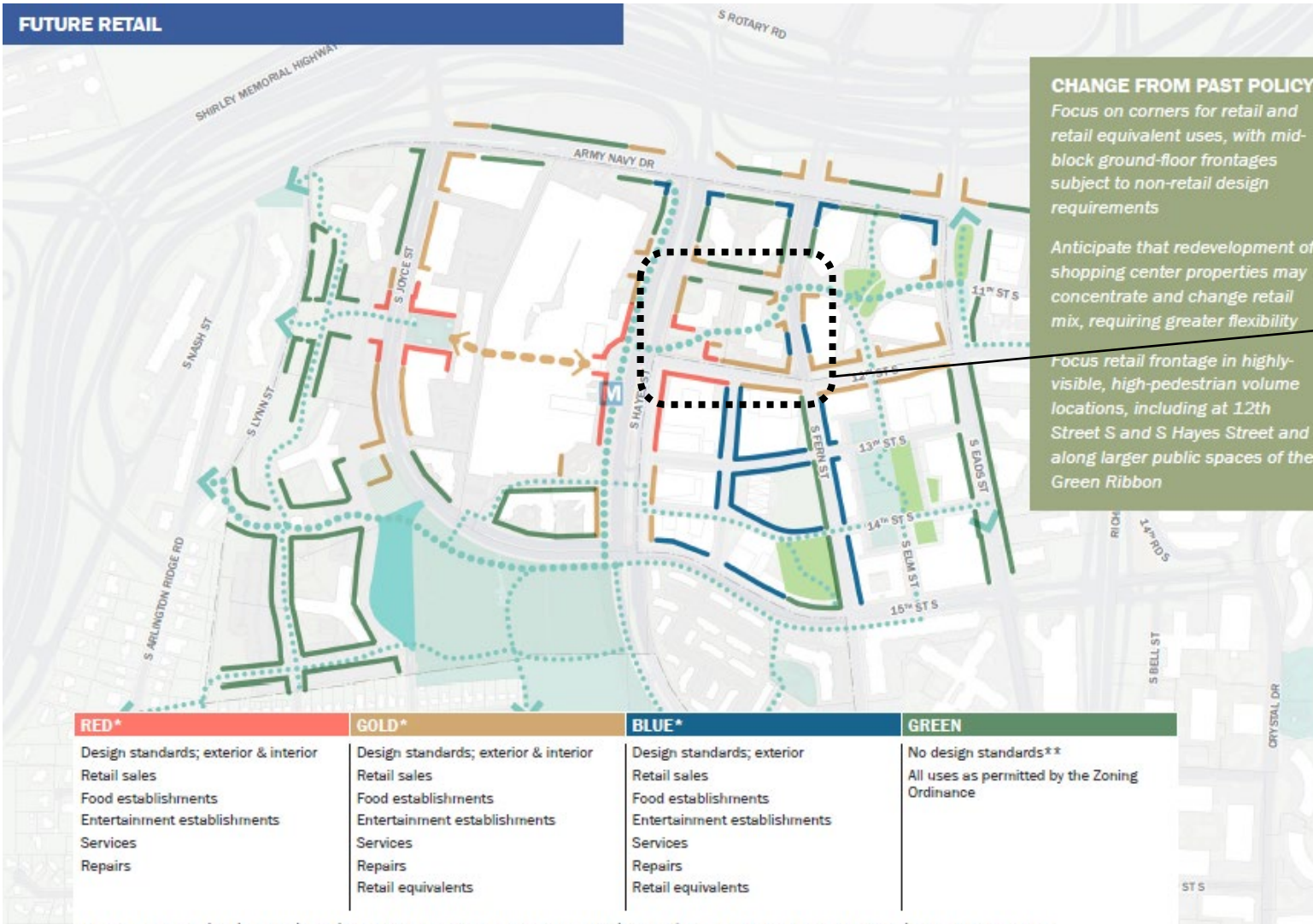


$$a \leq 0.45b$$

a = frontage without building edge
b = overall site frontage

- Multiple options for placing façade **within 8' build-to-band**
- Occupy at least **55% of site frontage per block**
- Accessible public space is excluded from overall site frontage

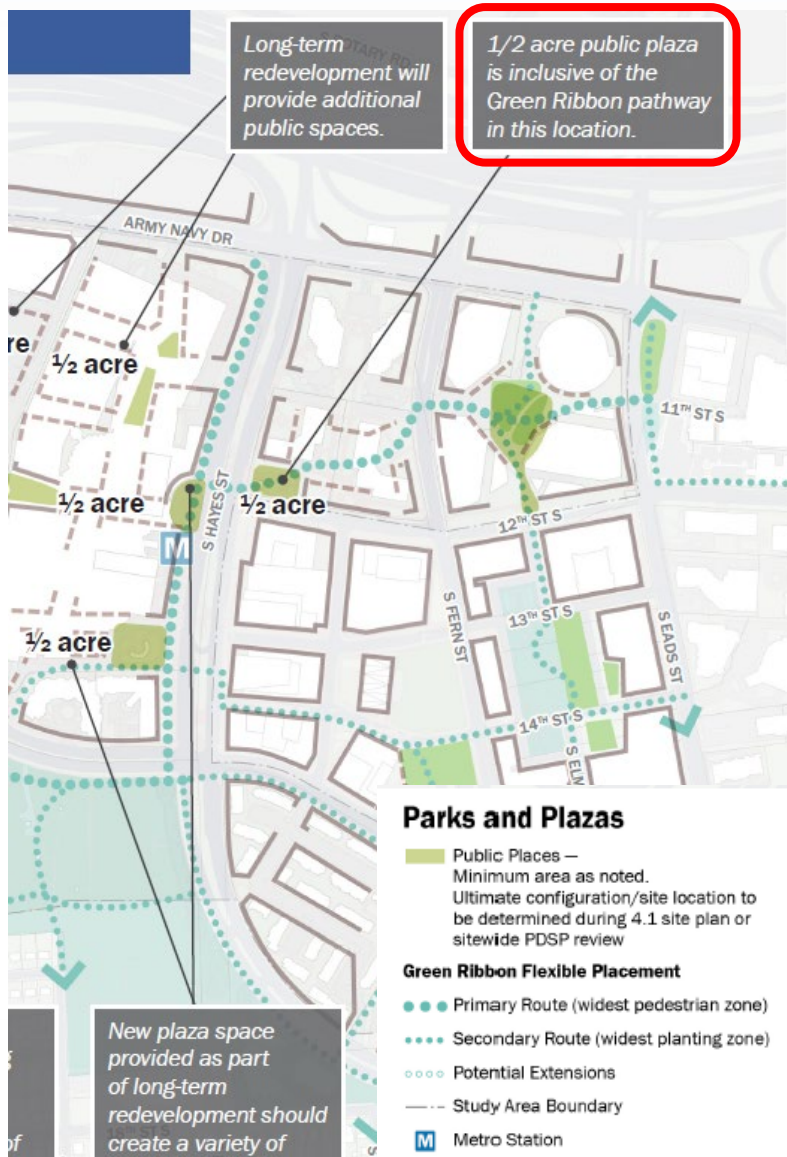
Sector Plan – Ground Floor Uses



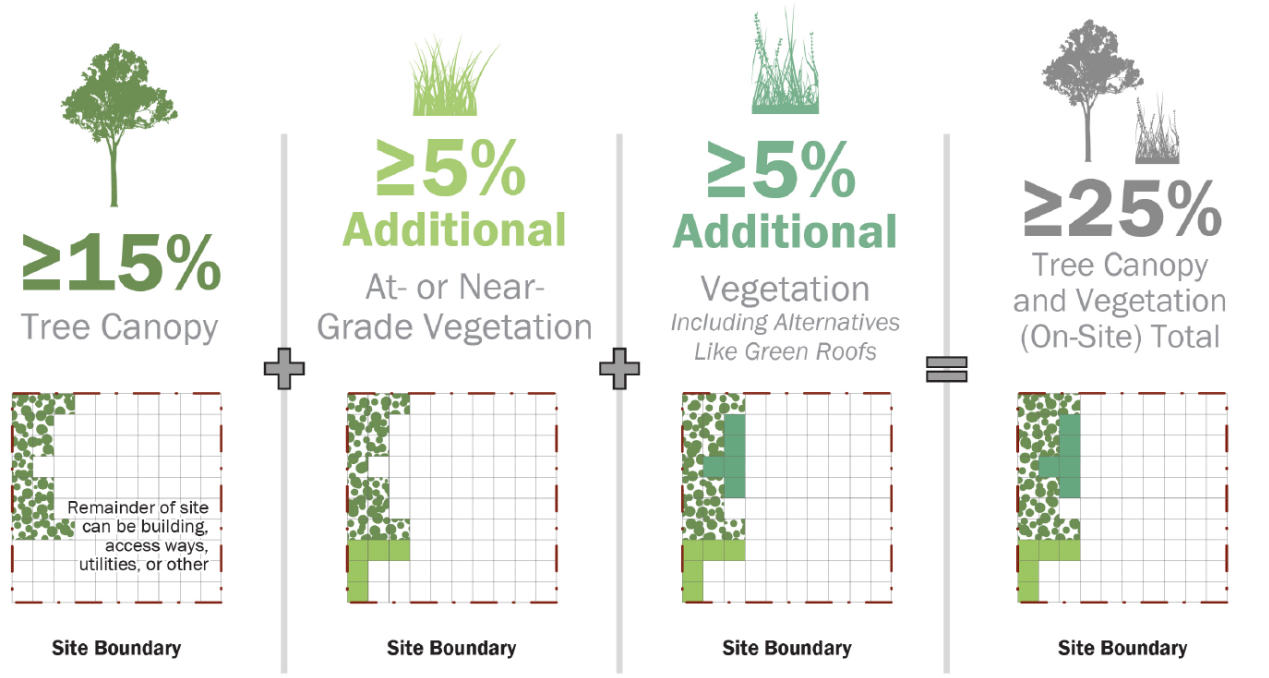
Ground Floor Activation

- Focus on building corners for retail/retail-equivalent uses
- Locate retail frontages in highly-visible, high-pedestrian volume locations (such as 12th Street or along green ribbon segments)
- Locate frequent entrances, achieve transparent glazing, and high-quality design

Sector Plan - Public Space & Site Vegetation



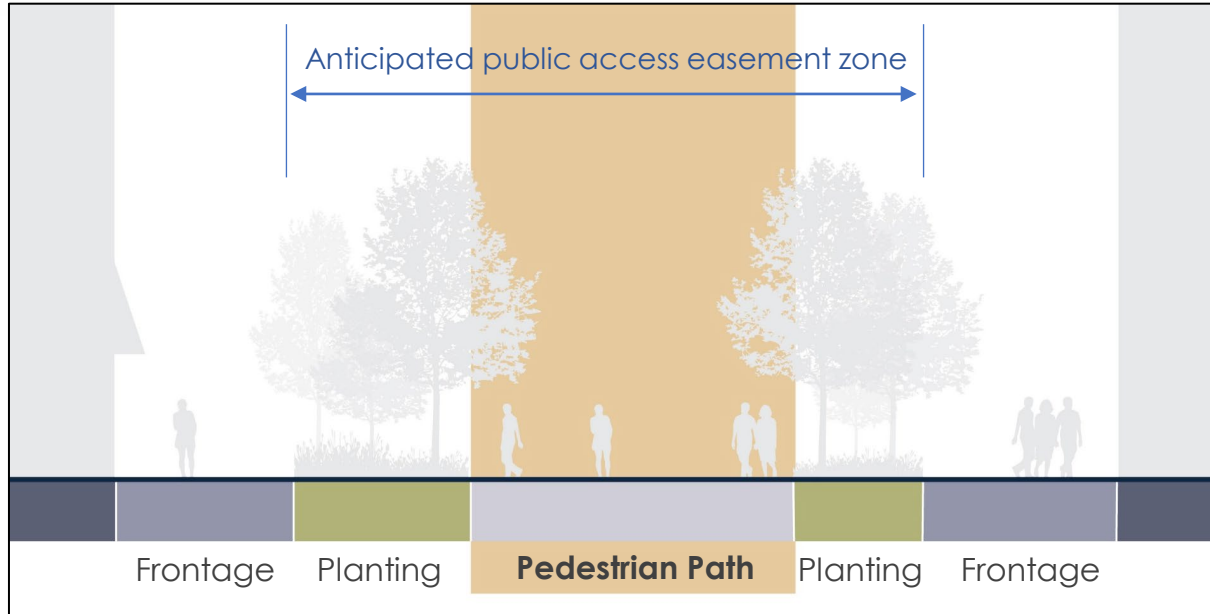
The expectations for planted area are cumulative, must be achieved within the private property's limits of disturbance (specific to each phase of development) and may rely on associated segments of the Green Ribbon delivered with each phase. To help achieve the larger Pentagon City and Arlington County Forestry and Natural Resources Master Plan goal of at least 20% tree canopy, sites may include adjacent right-of-way, public plaza's associated with each phase of development, or commitments to preserve existing tree canopy/add new tree canopy elsewhere on their property.



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

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

Sector Plan – Green Ribbon (Pedestrian Pathway)



Green Ribbon Design Guidelines

- Additional Design Guidelines for the Green Ribbon are included in the Appendix, including different design strategies appropriate for the varied contexts and sites the Green Ribbon will pass through in order to create a continuous, cohesive network.
- The **clear pedestrian path** should have a width of 8 to 12 feet, although wider areas may be possible or needed where the Green Ribbon comes to a plaza, Metro entrance, or other high-volume pedestrian space. Narrower widths may be possible on limited segments. On private property, the pedestrian path should incorporate biophilic features such as permeable pavers, natural analogues, or others that respond to the development context. On public right-of-way, the path must comply with County standards.
- **Planting areas** should be generous and layered to fulfill biophilic principles. The approach to planting should take into account seasonal variation, native species, and environmental benefits such as stormwater as appropriate to a site.
- Tree canopy is prioritized wherever feasible. The Green Ribbon will contribute to achieving over 20% tree canopy throughout Pentagon City.
- Planting can be provided in many formats, whether in-ground or in planters. Planters may integrate seating or delineate outdoor dining areas.
- Lighting, wayfinding, and amenities like drinking fountains help support safe, easy to navigate travel along the Green Ribbon.
- At a **typical width of at least 16 feet along the Green Ribbon**, the more than three miles of new walks shown in the diagram would represent more than four acres of net new park space in Pentagon City. This is exclusive of the parks, plazas, and existing sidewalk areas the Green Ribbon passes through.

Staff Assessment

Staff Assessment - Proposed Density

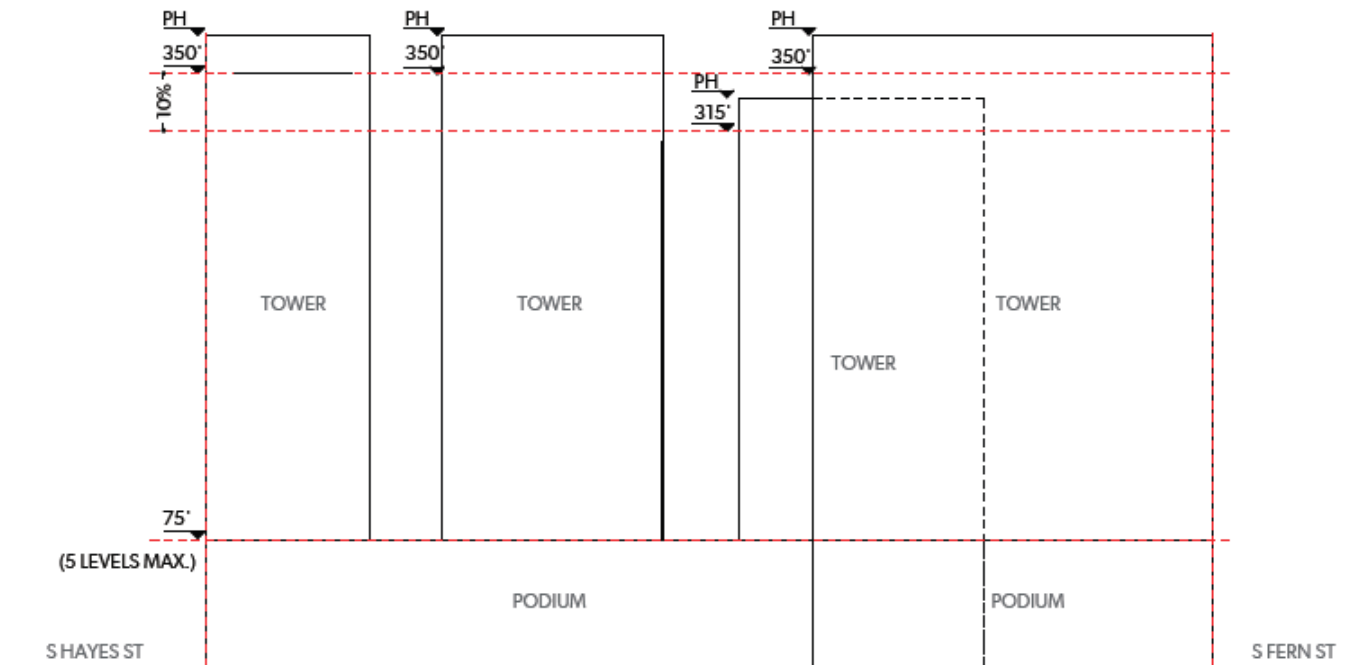
Existing Allocated Density (Gross Floor Area)	Total Proposed Density (GFA)	Total New Density to be earned through ACZO Sec. 15.5.9
563,108 square feet (s.f.)	1,776,366 s.f.	1,213,158 s.f.

Site Area	Total Proposed Density	Total Allowable Density Per ACZO and Sector Plan
197,374 s.f. 4.5 acres	9.0 FAR 1,776,366 s.f.	9.0 FAR 1,776,366 s.f.

Staff Assessment – Proposed Building Heights

- Sector Plan
 - Max. 350 feet excluding penthouses, mechanical, parapets, architectural elements;
 - 10%-20% variation between at least two buildings

- From developer's proposed draft design guidelines:



Staff Assessment – Proposed Sustainability

Sector Plan



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.

Performance Metrics

- Progress toward Community Energy Plan goals
- Deployment of innovative new strategies to meet Community Energy Plan goals

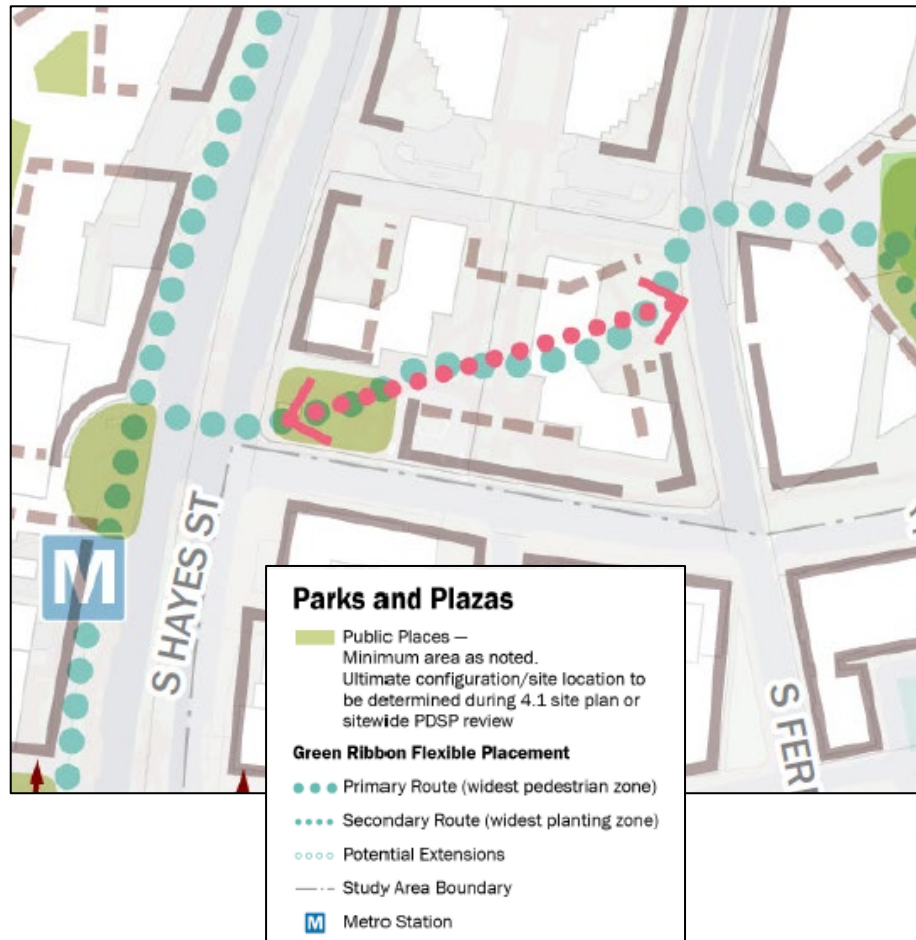
Proposed Design Guidelines

DESIGN PRINCIPLES:

1. Sustainable, resilient, and biophilic design*
2. Buildings designed to LEED Gold*
3. Compliance with the Arlington County 2020 Green Building Incentive Policy**

Staff Assessment – Proposed Public Spaces

Sector Plan building frontages:



From developer's Design Guidelines:



Staff Assessment – Proposed Public Spaces

- PDSP proposal generally conforms to the minimum ½ acre public park at the corner of 12th Street and S. Hayes Street
- Design guidelines should clarify that private café/outdoor seating areas are not to encroach into the public space delivered by the Green Ribbon
- Design of the public park will occur through the SPRC process once formal redevelopment applications are submitted.
- PDSP should reinforce the expectation that the public park will be designed, constructed, and maintained by the applicant
- Subsequent phasing plans and Park Master Plan will confirm how the public space and green ribbon segments are delivered through incremental development of this site (including guidance for any temporary conditions prior to the delivery of future phases)

Staff Assessment - Major Policy Concerns

- The PDSP proposal does not at this time confirm which site features and community benefits may be delivered through each phase of redevelopment on this site (expected to have fuller discussion for 2nd LRPC);
- It is unclear from the submitted materials if the proposed segment of the Green Ribbon on this block meets all of the design standards and intent expressed through guidance found in the Sector Plan
- Tower step-backs and proximity of each building's podiums will need to be revisited during the site plan review stage to confirm they are meeting the intent of the Green Ribbon environment on this primary path between the Pentagon City metro and adjacent PenPlace block
- Additional streetscape elements will be addressed at LRPC #2, including limiting any potential curb cuts to only occur along the new 11th Street (ensuring other modes of travel are prioritized along 12th Street, S. Fern Street, and S. Hayes Street).

Public Review Process

- 2 LRPC meetings to be held on SPRC nights (Mondays/Thursdays)
- LRPC #2 will focus on transportation, phasing, and community benefits
- Public Hearings anticipated in the Spring

