



Welcome to the PenPlace Community Kick-Off

The meeting will begin shortly

March 25, 2021

Meeting Agenda

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1. Welcome & Introductions
2. Pentagon City Planning Background
3. PenPlace Proposal
4. Public Review Process/Schedule
5. Closing Remarks & Next Steps
6. Open House Session with Break Out Rooms

WELCOME & INTRODUCTIONS

March 25, 2021

Community Meeting for PenPlace

Online Planning Resources

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1. Crystal City and Pentagon City Adopted Policies
2. Demographics, Transportation Updates, and more

<https://projects.arlingtonva.us/neighborhoods/crystal-city-development/>

Crystal City – Pentagon City Planning at a Glance

We're working to transform the Crystal City-Pentagon City corridor into a more inviting, lively and walkable community with more ground floor retail, better quality office space and more housing options. Our strategies for realizing this vision include significant public and private reinvestment in the area, encouraging higher density development, improving streets and sidewalks, upgrading open space and increasing public transit options.

Base Realignment and Closure (BRAC): This area of Arlington was hard hit by the federal Department of Defense's Base Realignment and Closure (BRAC) process. We initiated an intensive community planning effort to address a projected loss of 13,000 jobs and looming office vacancies of 3.2 million square feet as a result of BRAC decisions.

Transportation Improvements: Transportation investments and improvements are needed to accommodate future growth and ensure the continued ease of movement throughout the congested U.S. 1 corridor. This will require a robust combination of transit options and street improvements. The Crystal City Potomac Yard Transitway, a joint project between Arlington County and the City of Alexandria, will provide faster, more reliable bus service. Improvements to Crystal City streets will improve safety and access for people who walk, bike, ride transit and drive.

- Development History (Crystal City and Pentagon City)
- Crystal City Sector Plan: Innovative Community Planning

Planning History

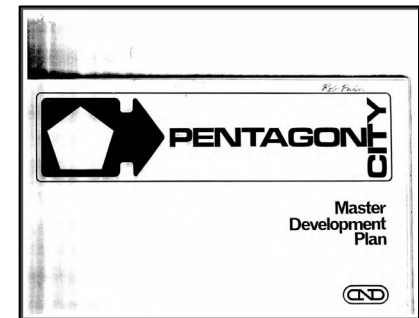
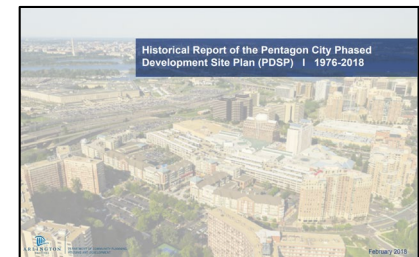
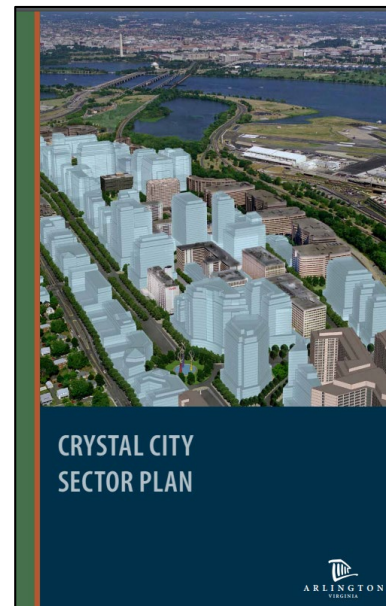
Arlington's smart growth approach to planning and building community has been the backbone of our success for more than four decades. During the early 1970s, Arlington planners began to focus high-density, mixed-use development around what would become the two Metrorail Corridors, with the Pentagon City and Crystal City stations along the U.S. 1 corridor. Comprehensive studies and plans laid the foundation to allow for development while preserving the character of Arlington's residential neighborhoods in what was the beginning of smart growth and transit-oriented development in Arlington. The vision for Crystal City - Pentagon City aligns with these principles.

A number of plans provide guidance for specific sites and areas, including:

- Potomac Yard Phased Development Site Plan (PDSP) and Design Guidelines (2000)
- Metropolitan Park Project Booklet (2003)
- Metropolitan Park Design Guidelines Updated 2016 | Original (2004)
- Historical Report of the Pentagon City PDSP - 1976-2018: Part 1 | Part 2

Urban Design and Guidelines for Future Development

The Crystal City-Pentagon City corridor is the heart of Arlington's business district, encompassing



Online Planning Resources

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1. Pentagon City Planning Study

<https://projects.arlingtonva.us/plans-studies/pentagon-city-planning-study/>

The screenshot shows the homepage of the Pentagon City Planning Study website. At the top is a blue navigation bar with links for Neighborhoods, Planning, Projects, Plans & Studies, Programs, Building, and Data & Research. Below this is a secondary menu with links for Comprehensive Plan, Land Use & Urban Design, CIP, Environment, Parks & Open Space, Transportation, and Utilities. The main heading is "Pentagon City Planning Study" with a "Return to Pentagon City Planning Study Homepage" link. A large aerial photograph of the Pentagon City area is featured, with the text "Developing a comprehensive vision and framework for the future of the Pentagon City area." Below the photo is a paragraph of text about the project's context and goals, followed by a list of resources including "Planning Study Scope". To the right of the photo is a "Subscribe" section with an email input field and a "Submit" button. Below that is a "Contact Us" section with contact information for Matt Mattauszek and Jessica Margarit, including phone numbers and email links, and social media icons for Twitter and Facebook. A "Quick Links" section lists "Documents", "Pentagon City Neighborhood Page", and "Crystal City-Pentagon City Planning at a Glance". At the bottom, there is a "Meetings and Events" section with a calendar icon for March 22nd (Monday) and a link to a "Pentagon City Planning Study: Community Workshop (virtual)" at 6:30 pm. A "Process, Study Area and Timeline" section is partially visible at the bottom left.

The screenshot shows the "Pentagon City Planning Study: Documents" page. The title is "Pentagon City Planning Study: Documents". Below the title is a list of document links: "Planning Study Scope", "Transportation Analysis", "Interim Stakeholder Interview Report – Draft Under Review", and "Results of 'Submit-A-Slide' Exercise". A "Meeting Documents" section follows, listing "Community Workshop #3" (Feb. 15, 2021) with links for "Presentation" and "Breakout group notes", and "Monthly Focus Group Meeting" (Feb. 11, 2021) with a link for "Presentation: Focus Group #6". Another "Monthly Focus Group Meeting" (Jan. 14, 2021) is listed with a link for "Presentation: Focus Group #5". A "Monthly Focus Group Meeting" (Dec. 10, 2020) is listed with a link for "Presentation: Focus Group #4". A "Community Workshop #2" (Dec. 9, 2020) is listed with links for "Presentation" and "Breakout group notes". Finally, a "Monthly Focus Group Meeting" (Nov. 19, 2020) is listed at the bottom.

Online Planning Resources

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1. Amazon in Arlington
2. PenPlace Project Page

<https://www.arlingtonva.us/amazon/>

The screenshot shows the 'Amazon in Arlington' project page. The navigation bar includes: Residents, Business, Environment, Government, Transportation, Projects & Planning, Newsroom. The main heading is 'Amazon in Arlington'. Below it is a 'National Landimg Rendering' of modern high-rise buildings. A sub-heading reads 'Brings Long-term Community Investment and Improvement'. The text states: 'Amazon chose Arlington County to establish a major new headquarters. Amazon will locate in parts of Pentagon City and Crystal City in Arlington and Potomac Yard in Alexandria. The company will invest more than \$2 billion to establish its new headquarters, which will create at least 25,000 high-wage jobs over the next 12 years.' A 'Hear from Amazon:' section lists: 'Latest Blog: From the Ground Up (Preliminary development plans)' and 'Amazon in Arlington FAQ'. The page is divided into three columns: 'Project Information' (listing application filings, addresses, and related transportation projects), 'Community Engagement' (listing updates, meetings, and contact info for Brian Moore), and 'Learn More' (listing fact sheets, infographics, and virtual learning series).

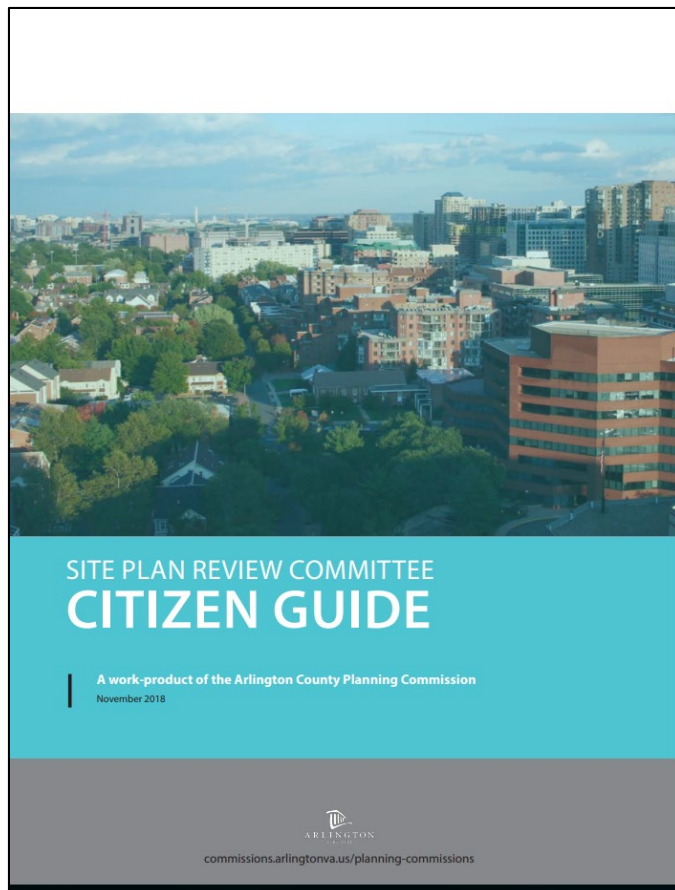
<https://projects.arlingtonva.us/projects/pen-place-2021/>

The screenshot shows the 'PenPlace' project page. The navigation bar includes: Neighborhoods, Planning, Projects, Plans & Studies, Programs, Building, Data & Research. The main heading is 'PenPlace'. Below it is 'Site Plan #105' and 'Location'. The text states: 'The approximately 11-acre site is located in Pentagon City within the Aurora Highlands neighborhood. The site is bordered by Army Navy Drive (north), South Eads Street (east), 12th Street South (south), and South Fern Street (west). It is adjacent to the Crystal City Civic Association and I-395.' A 'Status' section reads 'Under Review' and 'This reports the status related to Site Plan Review Process only (Administrative Regulation 4.1)'. The 'About the Project' section describes the next phase as a proposed redevelopment of the PenPlace block, submitted on February 2, 2021. It includes details on 3.3 million square feet of space, three 22-story office buildings, and a destination-oriented building called 'The Helix'. An 'Image Gallery' shows an aerial view of the site. A 'Contacts' section lists 'Planning' (Matt Mattauszek), 'Media' (Jessica Margarit), 'Developer' (JBG Smith), and another 'Developer' (Acorn Development).

Online Planning Resources

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1. Site Plan Review Committee: A CITIZEN GUIDE



<https://commissions.arlingtonva.us/planning-commission/sprc/citizens-guide/>

Advisory Groups & Commissions

Search our websites

Apply County Board Community Groups Meetings

Site Plan Review Committee – A Citizen’s Guide

Planning Commission Home

The Site Plan Review Committee (SPRC) – A Citizen’s Guide is an operating guide for the committee as well as an information resource for the public. These procedures are intended to facilitate the gathering of community input from the many community stakeholders impacted by site plans and to provide guidance to the Planning Commission.

Full document: [Site Plan Review Committee \(SPRC\) – A Citizen’s Guide](#)

Table of Contents

- [About the SPRC](#)
- [About this Guide](#)
- [When is a Site Plan Development an Option?](#)
- [Role of the SPRC in the Site Plan Review Process](#)
- [Civic Engagement: The Arlington Way](#)
- [The SPRC Discussion: What Happens at Meetings](#)
- [The SPRC Conversation: Identifying Consensus Views and Areas for Further Discussion](#)
- [Principles of Urban Design](#)
- [SPRC & Development Policy](#)
- [Summary of Major Tasks of the SPRC](#)

Committees

- [Site Plan Review](#)
- [Long Range Planning](#)
- [Zoning](#)

Quick Links

- [Site Plan Review Process](#)
- [Educational Events](#)
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- [Current Site Plans](#)
- [Commission Bylaws](#)
- [Annual Reports](#)
- [Department of Community Planning, Housing and Development](#)
- [Private Development Projects](#)

Contact

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PENTAGON CITY PLANNING BACKGROUND

March 25, 2021

Community Meeting for PenPlace

Pentagon City Planning Context

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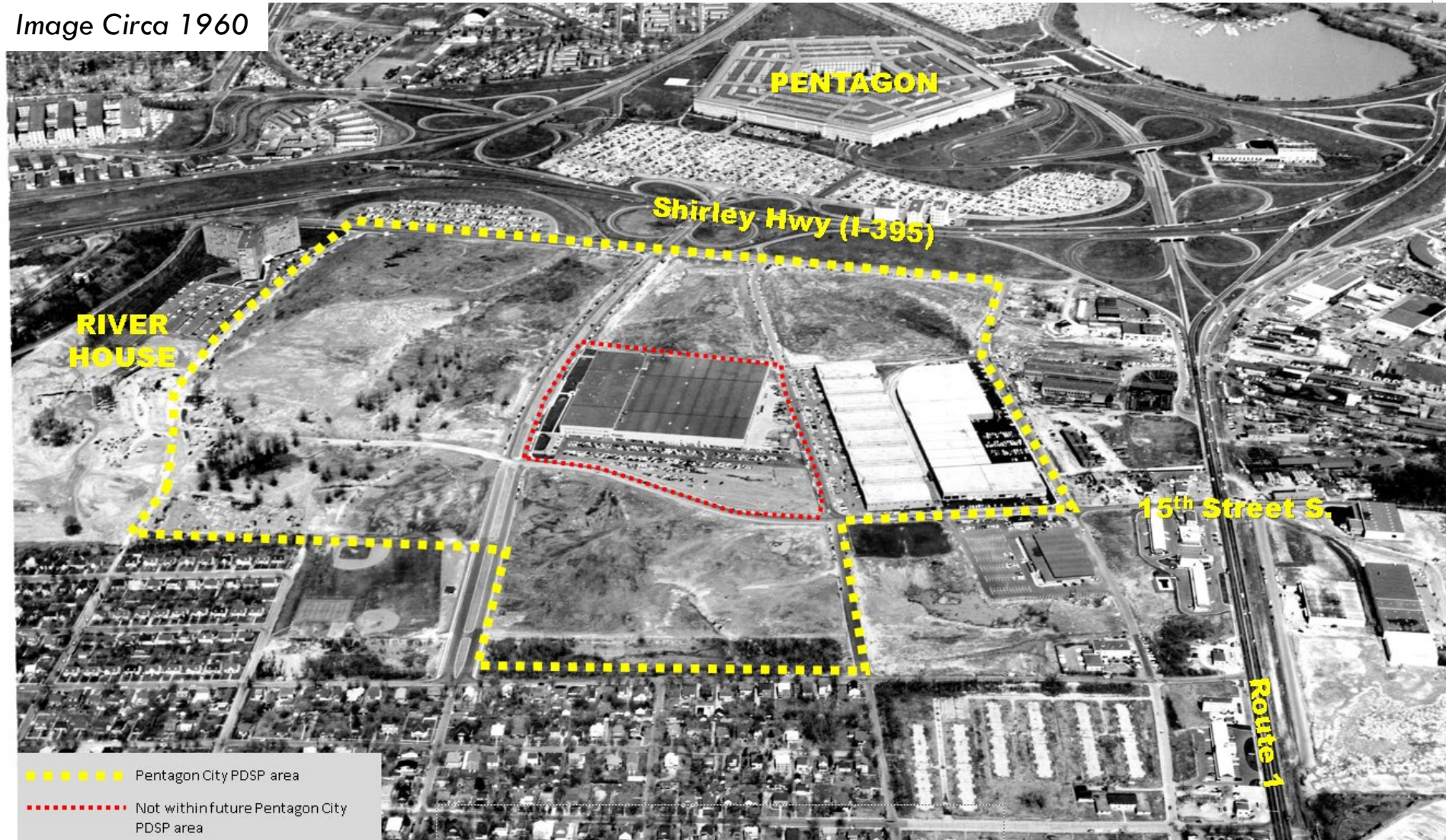


Pentagon City

Pentagon City PDSP - Background

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Image Circa 1960

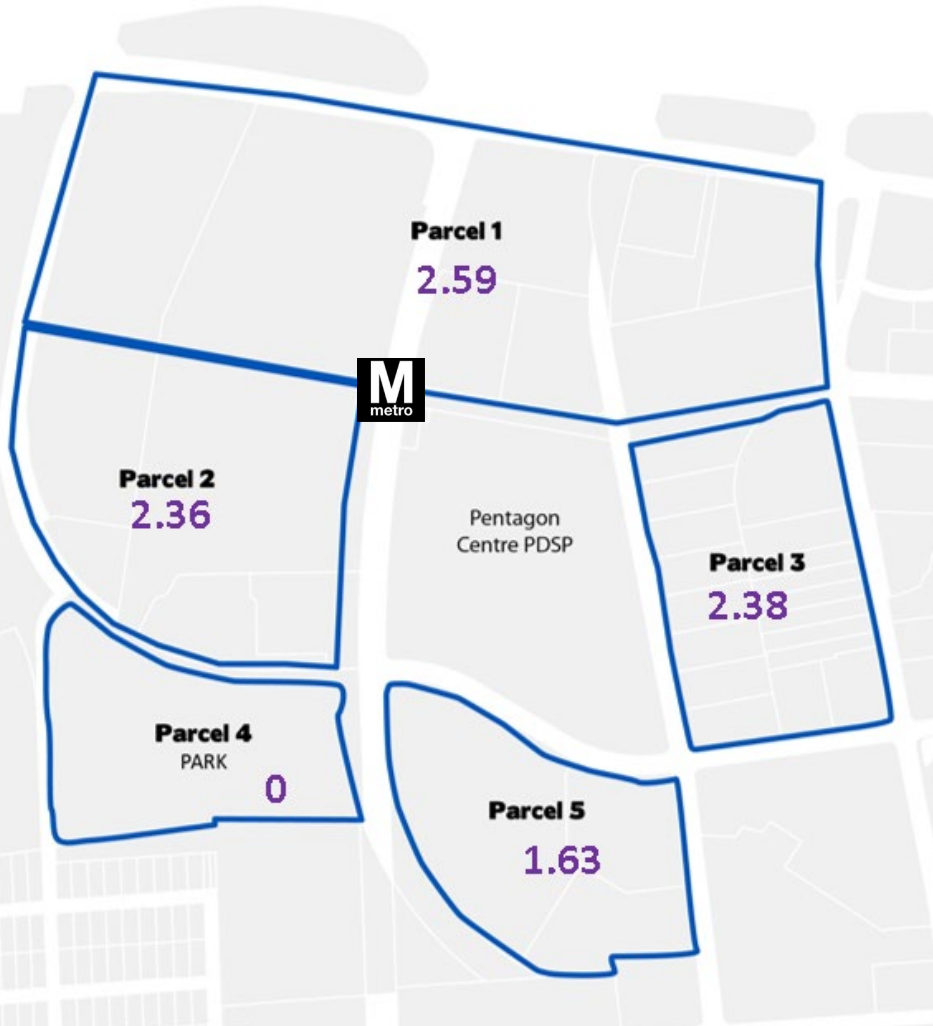


PDSP Planning Goals and Objectives

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- 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

1976 Master Development Plan (MDP)



	OFFICE GFA	COMMERCIAL GFA	HOTEL ROOMS	RESIDENTIAL UNITS
Parcel 1	760,000	650,000	1,700	2,150
Parcel 2	200,000	100,000	-	2,250
Parcel 3	290,000	50,000	300	1,000
Parcel 4	-	-	-	-
Parcel 5	-	-	-	1,100 ¹
TOTAL	1,250,000	800,000	2,000	6,500²

¹ The original approval included on Parcel 5: 600 elderly units, (300 of which will be subsidized) and 200 low-rise family units, for a total of 800 units. Parcel 5 also included a nursing home with up to 300 beds. To be consistent with how Condition #2 treats the 300-bed nursing home in all pertinent County Board actions on the PDSP from 1984 and beyond, these 300 beds are reflected as 300 units in this table.

² The 6,500 units reflects the inclusion of the 300-bed nursing home, as explained in footnote 1.

Overall PDSP FAR: 2.10 (in 1976)

1.11 Estimated FAR (floor area ratio) per Parcel

Pentagon Centre PDSP

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- **16.8 acre site excluded from the surrounding Pentagon City PDSP**
- Majority of the site initially developed in 1994 as an adaptive reuse of the former Western Electric building

Pentagon Centre PDSP



The Witmer (2019)



The Milton (2023)

- In 1997, Pentagon City Task Force established a number of planning principles for this block (among others which applied to the Pentagon City area as a whole)
- Guiding principles were developed in 2008 as part of LRPC discussions in response to a PDSP and site plan application (also included changes to the GLUP and zoning designations)



Pentagon Centre PDSP - 2008 (Phase III)

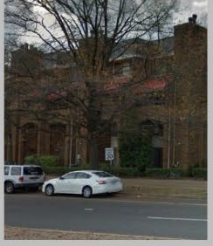


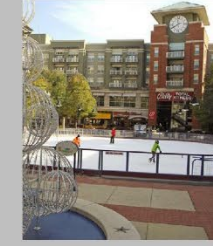







Pentagon Centre PDSP - 2015 (Phase III)

PDSP Evolution Over Time

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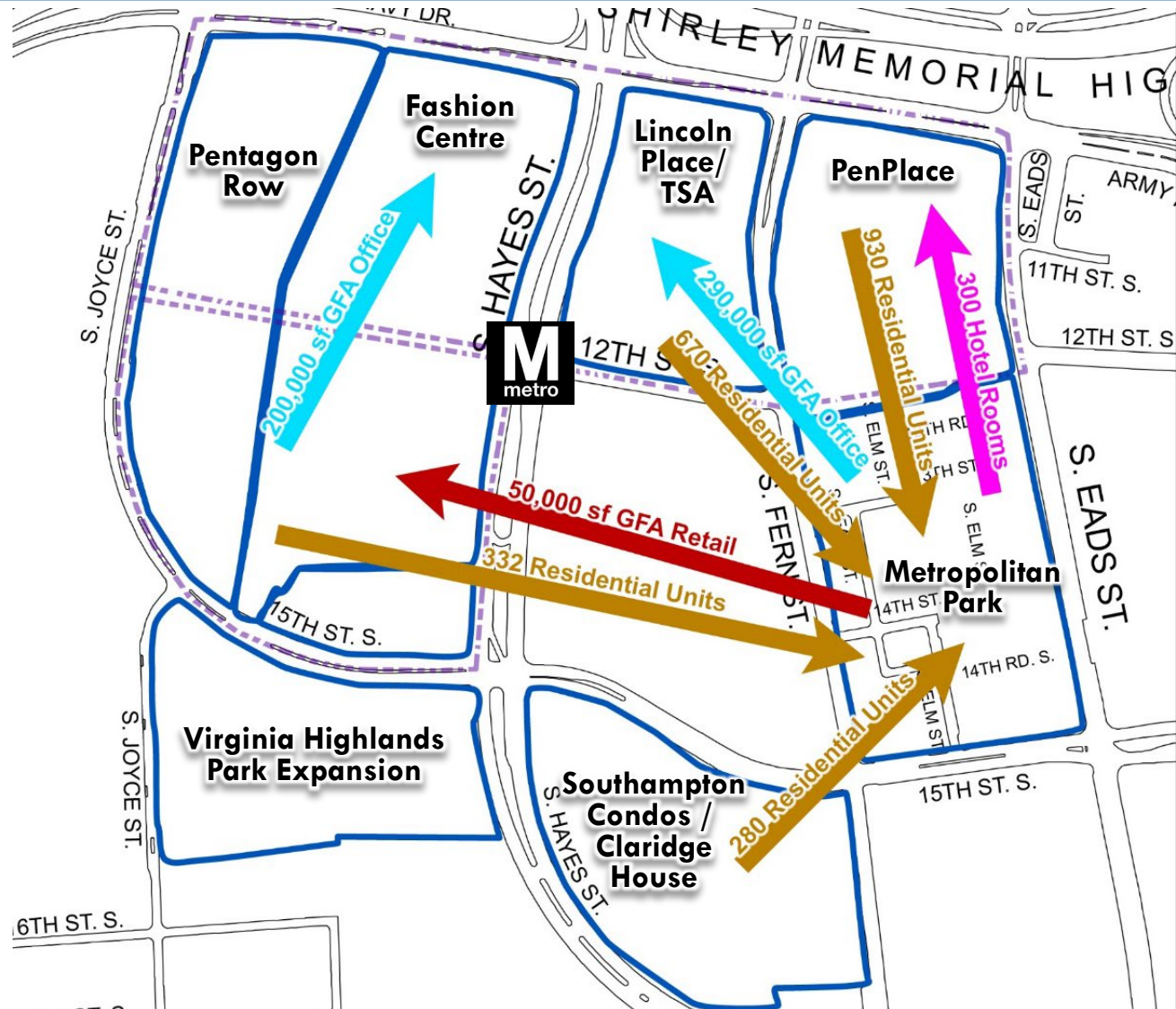
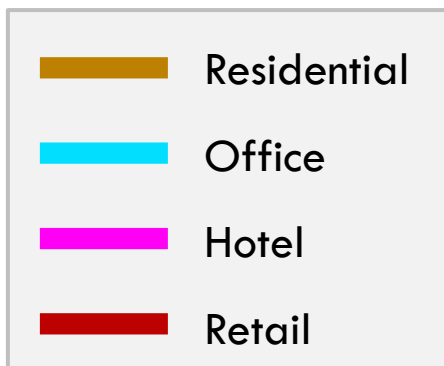
County-Board Approved Pentagon City PDSP Amendments
(which resulted in the reallocation of density or change in use)

<p>1977 Southampton & Claridge House</p> 	<p>1982 Office Tenant Prospect</p> 	<p>1984 Pentagon City Mall</p> 	<p>1997 Pentagon Row</p> 	<p>2009 Metropolitan Park Retail</p> 	<p>2009 Parcel 1D/3 Relationship</p> 	<p>2013 Pentagon City Street Retail</p> 	<p>2013 PenPlace</p> 	<p>2019 Metropolitan Park 6-8</p> 
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PDSP Evolution Over Time

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- Pattern of reallocating development rights across the PDSP area generally shifted density to the north and east



PDSP Evolution Over Time

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Net Change Across Pentagon City PDSP | 1976-2019 Amendments

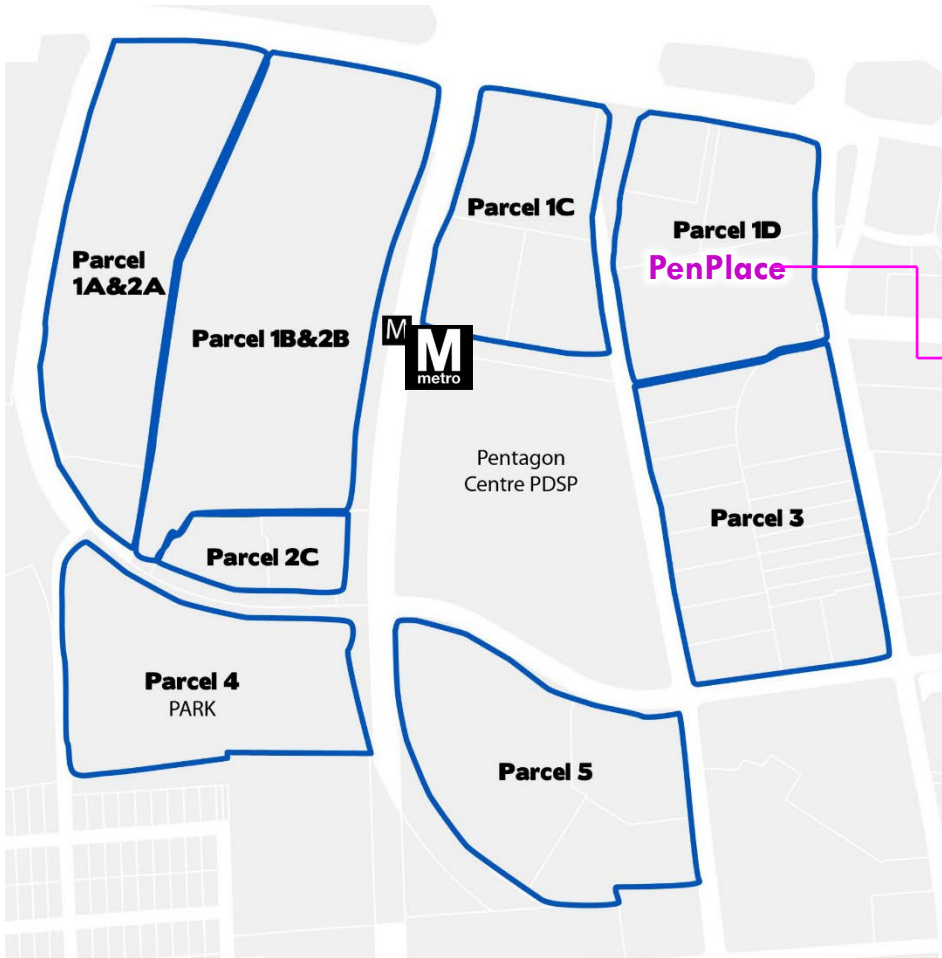
	OFFICE GFA	COMMERCIAL GFA	HOTEL ROOMS	RESIDENTIAL UNITS
1976 – Original Approval	-	-	-	-
1977 Amendment – Southampton and Claridge House (Parcel 5)	-	-	-	-
1982 Amendment – Office Tenant Prospect	-	-	-	-
1984 Amendments – Pentagon City Mall (Parcel 1B&2B)	-	+ 219,300	(368)	-
1997 Amendment – Pentagon Row (Parcel 1A&2A)	-	+ 300,000	-	(1,014)
2009 Amendment Metropolitan Park Retail (Parcel 3)	-	+ 100,000	-	-
2013 Amendment – PenPlace (Parcel 1D) ¹	+ 1,809,000	+ 50,000	(583)	-
2013 Amendment – Pentagon City Mall (Parcel 1B&2B)	-	+ 60,900	(84)	-
2019 Amendment – Metropolitan Park Office (Parcel 3)	+ 2,082,566	+ 43,936	-	(1,403)
TOTAL²	+ 3,891,566	+ 776,636	(1,035)	(2,417)

1: Approval allows for 300 residential units in lieu of equal amount of office GFA

2: Total Commercial GFA includes 2,500 GFA commercial space that was approved for Parcel 5 between 1984-1997

PDSP Evolution Over Time

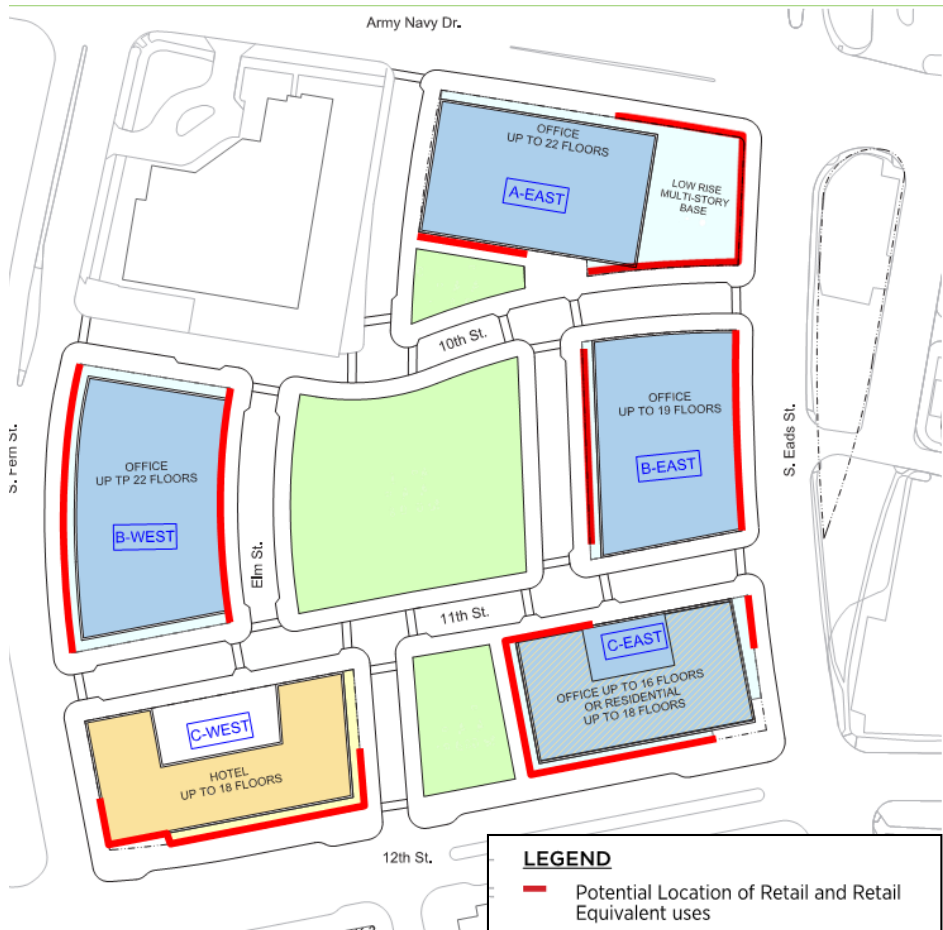
Approved PDSP Density by Parcel (Remaining Unbuilt)



Parcel 1A-2A Pentagon Row	• 3,000 SF Commercial
Parcel 1B-2B PC Mall	• 9,935 SF Commercial
Parcel 1C Lincoln/Brookfield	• 33,128 SF Office
Parcel 1D PenPlace	<ul style="list-style-type: none"> • 1,809,000 SF Office • 50,000 SF Commercial • 300 Hotel Rooms
Parcel 2C The Metropolitan	• 0
Parcel 3 Met Park	• 0
Parcel 4 VH Park exp.	• 0
Parcel 5 Claridge, Southampton	• 58 Residential Units
TOTAL Approved, Not Yet Built	<ul style="list-style-type: none"> • 58 Residential Units • 1,842,128 Office • 62,935 SF Commercial • 300 Hotel Rooms

PDSP Evolution Over Time

Approved 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
- Design guidelines were further developed in 2014 in support of this vision

APPLICANT PRESENTATION

March 25, 2021

Community Meeting for PenPlace

PLANNING COMMISSION REVIEW PROCESS AND SCHEDULE

March 25, 2021

Community Meeting for PenPlace

Planning Commission Review

The Planning Commission's review will be divided into three stages:

1. A review by the **Long Range Planning Committee** (LRPC) to consider whether amendments to the Pentagon City Phased Development Site Plan (PDSP) are in the realm of possibility,
2. A review by the **Site Plan Review Committee** (SPRC) of the proposed site plan for PenPlace, and
3. Consideration by the full **Planning Commission** of the PDSP amendments and proposed site plan.

LRPC Review of Pentagon City PDSP

- The goal of the LRPC's review is to consider whether amendments to the PDSP are in the realm of possibility and under what conditions amendments might be feasible.
- A PDSP establishes a general framework for how large parcels of land will develop.
- LRPC will also consider the proposal's consistency with the updated vision for Pentagon City (as expressed through the current planning study and its guiding principles/objectives)
- The LRPC does not consider the fine-grain details of future site plans. All site-specific elements are considered during the Site Plan Review Committee process.

LRPC Review of Pentagon City PDSP

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- The review of the Pentagon City PDSP will include stakeholders from:
 - Neighboring Civic Associations
 - Other property owners on the block
 - Other County commissions
- First LRPC Meeting: Monday, April 19, 7:00 PM
- Second LRPC Meeting: Wednesday, May 12, 7:00 PM
- Additional LRPC Meetings will be scheduled, if necessary, to ensure all topics are addressed

Goals of the Site Plan Review Committee (SPRC) Process

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1. Enable public review of the PenPlace site plan.
2. Provide a forum for understanding, examining, and discussing the site plan proposal prior to Transportation, Planning, and other Commissions, as well as County Board hearings and associated actions.
3. Provide an opportunity to encourage the applicant to make improvements to the site plan.
4. Provide an opportunity to identify where consensus may exist and where outstanding issues may remain.

Goals of the Site Plan Review Committee (SPRC) Process

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- The SPRC will include stakeholders from:
 - Neighboring Civic Associations
 - Other property owners on the block
 - Other County Commissions
- SPRC engagement will begin once LRPC discussions have concluded

Park Master Planning (PMP) Process

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- As Committee meetings begin to take place this spring, the Park Master Planning (PMP) process will be initiated to:
 - Review the updated vision for the public space on this block
 - Ensure the open space proposal is compatible with the site plan review taking place through the concurrent LRPC/SPRC discussions
- PMP engagements will include:
 - Online engagement opportunities with narrated videos
 - Online questionnaires to solicit additional feedback
 - Conclude with virtual Commission briefings, prior to the ultimate consideration by the County Board (with site plan)

CLOSING REMARKS & OPEN HOUSE SESSION

March 25, 2021

Community Meeting for PenPlace

Closing Remarks

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Upcoming Schedule:

Long Range Planning Committee:

1. Monday, April 19th @ 7pm
2. Wednesday, May 12 @ 7pm

Project website will have tonight's presentations and other resources associated with the proposed PenPlace site plan application

<https://projects.arlingtonva.us/projects/pen-place-2021/>

Neighborhoods Planning Projects Plans & Studies Programs Building Data & Research

PenPlace

Site Plan #105

Location

The approximately 11-acre site is located in Pentagon City within the Aurora Highlands neighborhood. The site is bordered by Army Navy Drive (north), South Eads Street (east), 12th Street South (south), and South Fern Street (west). It is adjacent to the Crystal City Civic Association and I-395.

Status

Under Review

This reports the status related to Site Plan Review Process only (Administrative Regulation 4.1).

About the Project

The next phase of Amazon's HQ2 is a proposed redevelopment of the PenPlace block in Pentagon City. The applicants, Acorn LLC and JBG Smith, acting as Amazon's development consultant, submitted a proposed site plan application on February 2, 2021.


The proposal includes approximately 3.3 million square feet divided across four buildings.

- Three 22-story office buildings with ground floor retail
- One destination- and amenity-focused building called "The Helix," a unique biophilic double helix structure with plantings native to the Mid-Atlantic region.

In addition, the proposal includes a 2.5-acre public open space, detached retail pavilions, and underground vehicular access. Specific details of the open space will be evaluated through a Park Master Plan process.

Buildings will be designed for LEED Platinum certification and tailored towards achieving the County's Community Energy Plan goals. In addition, the project would contribute to the County's utility fund, public art, and streetscape improvements.

Image Gallery



Contacts

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Media

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Developer

JBG Smith
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Developer

Acorn Development
416-499-4900

Break Out Room Topics

30

1. Open Space
2. Transportation
3. Land Use & Planning
4. Architecture & Design



County staff and members of the applicant's design team will be in each break out room to capture feedback and answer questions

Thank You