

# PenPlace

Phased Development Site Plan (PDSP) Amendment

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Long Range Planning Committee (LRPC)

May 12, 2021

# Presentation Outline

- Purpose of Long Range Planning Committee (LRPC) Review
- Pentagon City Planning Study
- Staff Analysis
- Key Questions for LRPC

# Purpose of LRPC Review

1. Discuss proposed changes to the Pentagon City Phased Development Site Plan (PDSP) – 4.19.21
2. Assess consistency with on-going Pentagon City Planning Study
3. Consider if the PenPlace proposal is in the realm of consideration and can be further evaluated with a subsequent Site Plan Review Committee (SPRC) and Park Master Planning (PMP)

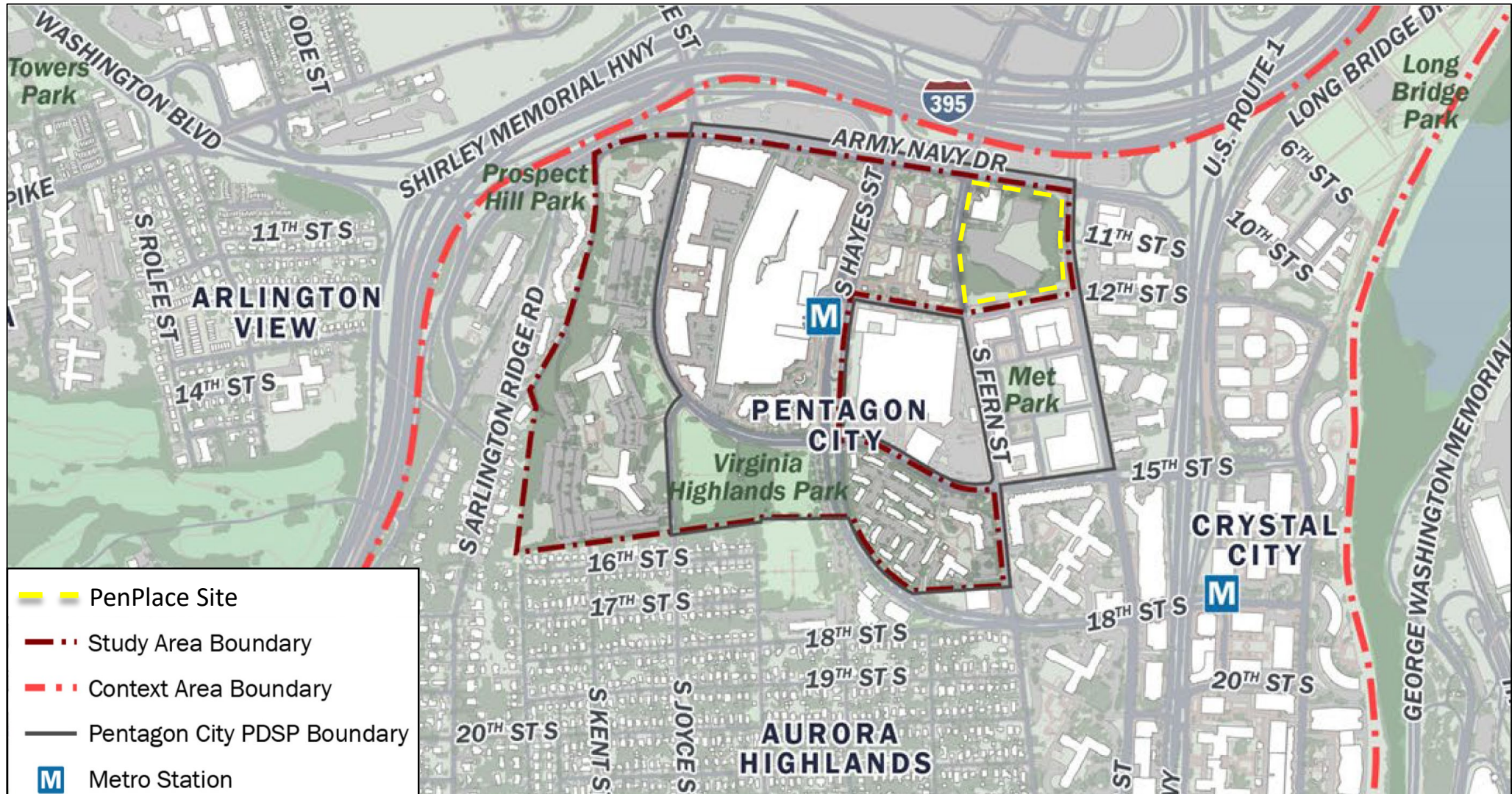
# Site Context

Bird's Eye View Looking East



# Site Context

## Pentagon City Planning Study



# Pentagon City Planning Study Purpose

1. Define Pentagon City's capacity for future growth by evaluating alternative redevelopment scenarios and resulting impacts on capacity of the existing, committed, and planned transportation system, infrastructure, public spaces and community facilities.
2. Develop vision for infrastructure to support development and achievement of community benefits (by balancing those which are clearly defined and those which should remain flexible)

# Pentagon City Planning Study Focus Group

Broad membership enabled key stakeholders to provide a sounding board for strategic issues and offer pragmatic in-depth evaluation

## **Consultant Team:**

- Goody Clancy: Ben Carlson, Kathleen Onufer
- W-ZHA: Sarah Woodworth
- OLIN: Skip Graffam, Andrew Dobshinsky

## **County Staff**

- CPHD Planning: Matt Mattauszek, Ebony Dumas, Pablo Lopez
- CPHD Urban Design: Kris Krider
- DES Development: Joanne Gabor
- DES Transportation: Michelle Stafford
- DPR Development: Marco Rivera, Irena Lazik, Ryan Delaney
- AED Real Estate: Jill Hunger, Marc McCauley
- APS Facilities: Michael DePalma, Lisa Stengle

## **Commissions/Organizations:**

- Planning/Co-Chairs: Jane Siegel, James Lantelme
- Transportation: Darren Buck
- Parks & Rec: Shruti Kuppa
- National Landing BID: Robert Mandle

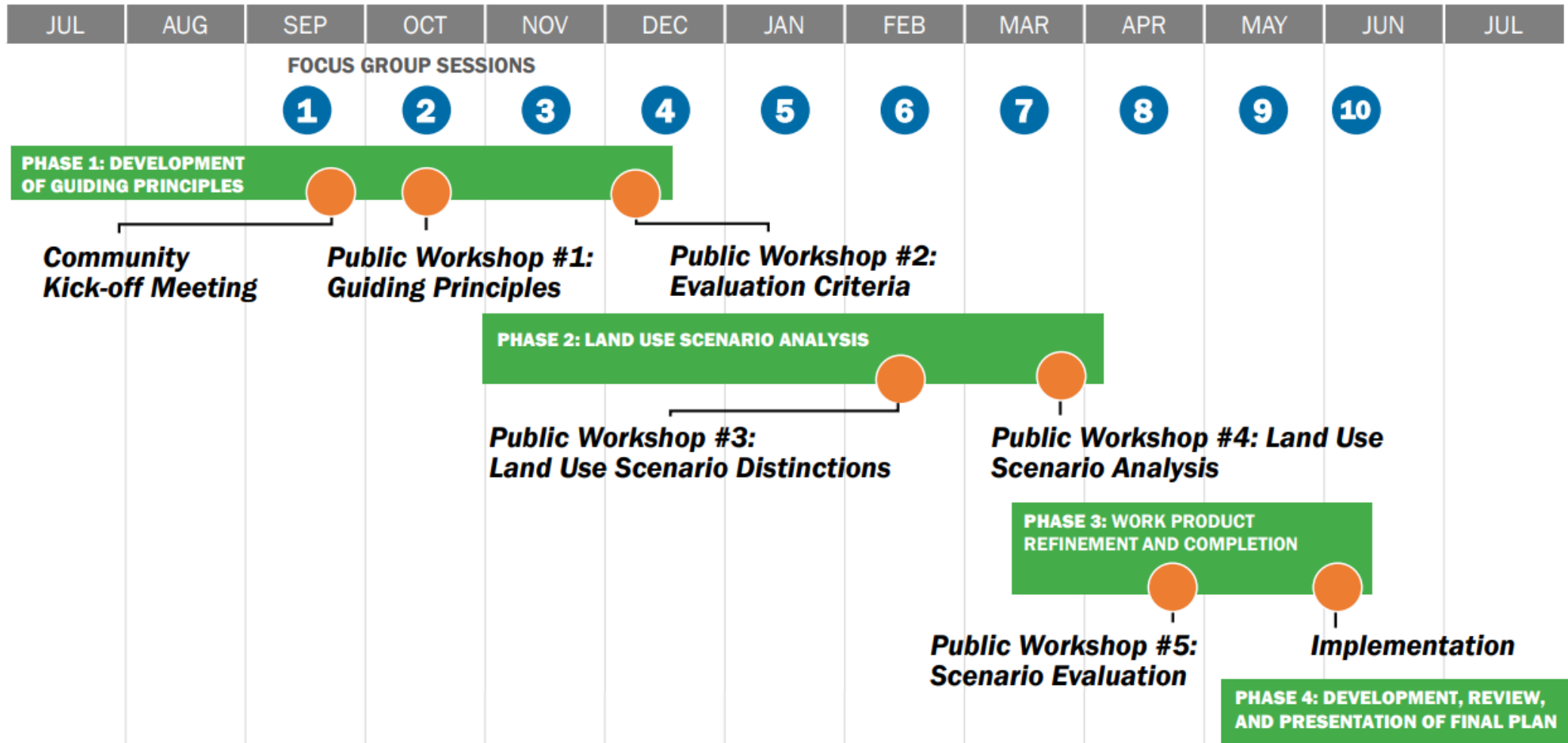
## **Citizen/Neighborhood Groups**

- CCCRC: Christer Ahl
- Crystal City: Judy Freshman
- Arlington Ridge: Arthur Fox
- Aurora Highlands: Ben D'Avanzo
- Pentagon City Renter: Jane Green
- Condo Owners and Renters Coalition: Nicole Merlene

## **Study Area Participating Property Owners:**

- FRIT (Pentagon Row): Jay Brinson
- Simon (PC Mall/Fashion Centre): Tim Fox
- Brookfield (TSA): Rich Fernicola
- JBG Smith (PenPlace): Taylor Lawch
- Dweck (Metropolitan): Nora Dweck
- Vucich (Regency Care): Derek Vucich
- JBG Smith (River House): Andy VanHorn

# Pentagon City Planning Study Schedule





# Pentagon City Planning Study

## Key Study Elements for Consideration in PenPlace Review

- A. Guiding Principles
- B. Envisioned Public Realm Improvements
- C. Multi-modal Approach to Support Future Growth

# Guiding Principles

Pentagon City Planning Study

# PCPS: Purpose of Guiding Principles

- Identify core community values that should guide future decisions on major changes affecting community quality of life
- Capture intent and spirit of the ongoing planning effort to inform how best to achieve vision incrementally
- Assist in reaching difficult compromises where competing priorities may exist



# PCPS: Guiding Principles

## 1 THEME: BETTER CHOICES THAN DRIVING

**Pentagon City will offer safe, inviting transportation choices that make driving unnecessary.**

### Supporting Elements

- Ridership of public transit, walking, and biking in Pentagon City will all increase.
- The pedestrian and bicycle network will be safe for all ages and abilities, protecting vulnerable users.
- There will be better walking, bicycling, and scooting connections to surrounding neighborhoods. Neighbors continue to have driving options.



*Pollinator Corridor image courtesy of Lloyd Ecodistrict*

# PCPS: Guiding Principles

## 2

### THEME: PLACES FOR PEOPLE

## The streets and public places of Pentagon City will be alive with people enjoying nature and community

### Supporting Elements

- Streetscapes, ground floor building design, and public spaces will encourage walking, outdoor activity, leisure, and services.
- Because of biophilic design approaches, all residents/workers/visitors will experience nature in Pentagon City.



# PCPS: Guiding Principles

## 3 THEME: GREEN DEVELOPMENT

### Pentagon City development will advance global standards for sustainable design

#### Supporting Elements

- New buildings will be energy efficient, low carbon, and/or biophilic.
- Building reuse and passive design strategies are encouraged.
- Development sites will address stormwater, heat island effect, and other climate adaptation.



# PCPS: Guiding Principles

## 4 THEME: EQUITY

**Pentagon City will welcome more people from throughout the region and world to live, work, learn, and share culture**

### Supporting Elements

- Development will help support a community of all ages and abilities, with increased affordable housing. A new walkable elementary school will become a center of the broader 22202 community.
- The design of spaces and mix of uses will help realize Arlington's commitment to equity and welcome non-white people and cultural practices.



Seating Area  
Francis A. Gregory  
Library  
D.C.

*Image courtesy of Arlington County*

# PCPS: Guiding Principles

## 5 THEME: COORDINATION AT THE DISTRICT SCALE

**Pentagon City will fill the missing links – physical and over time – to become a cohesive neighborhood connected to the broader 22202 community**

### Supporting Elements

- Large parcels and varied redevelopment timelines could create missing links in critical infrastructure and gaps in quality of the public realm.
- Improvements need to happen beyond the scale of the individual building or block – through larger coordinated efforts with the collaboration, financial, and planning tools need to support them. May require new strategies.
- Development in Pentagon City should connect to and strengthen the broader National Landing and 22202 community.





# Public Realm Improvements

Pentagon City Planning Study

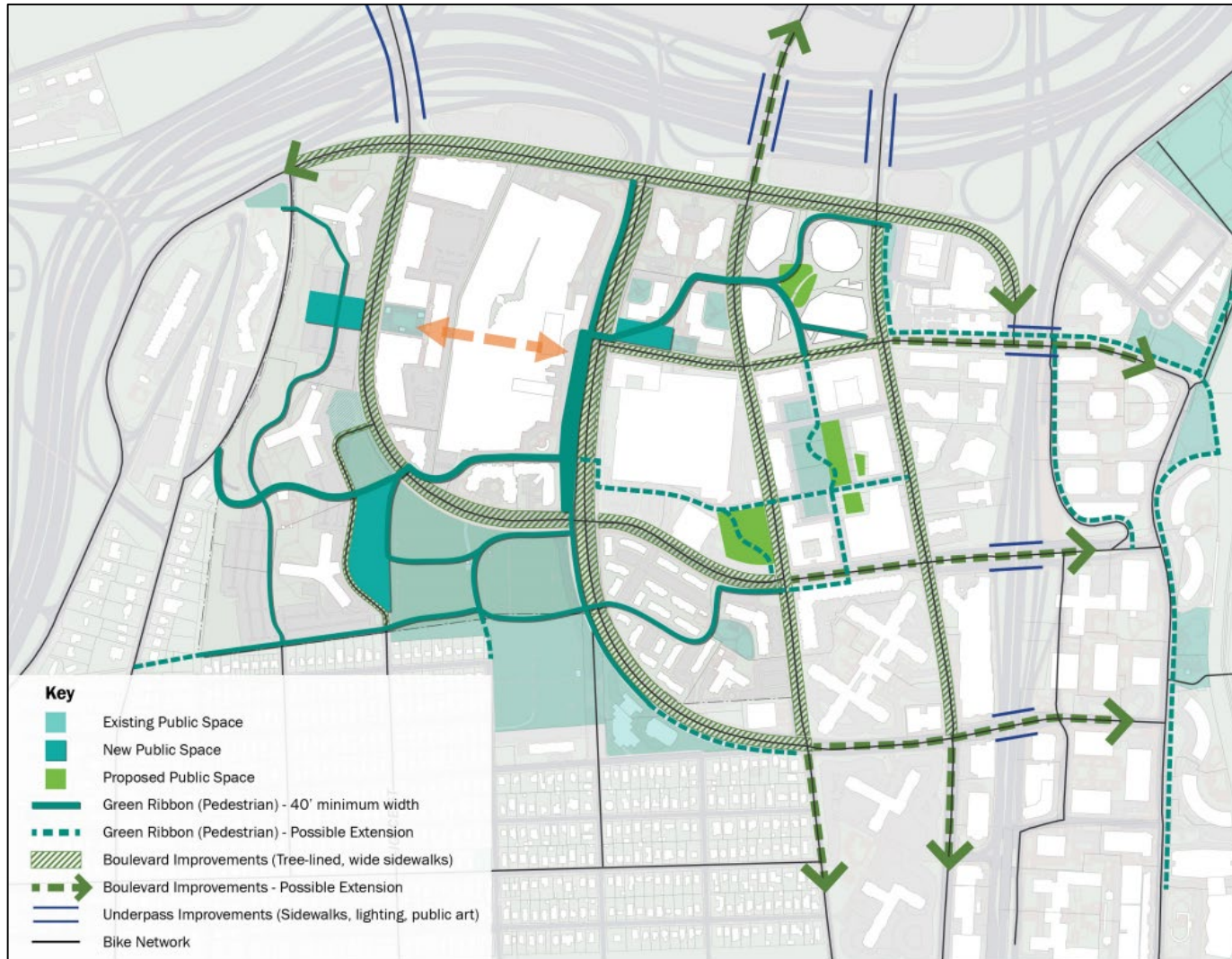
# PCPS: Envisioned Public Realm Improvements

- Create a “branded” **route with a unique identity**
- Provide sinuous path through **interiors of superblocks**
- Connect existing (retrofit) and proposed (new) green spaces **along path geared toward pedestrians**
- Focus on **Joyce, Fern, and internal passages**

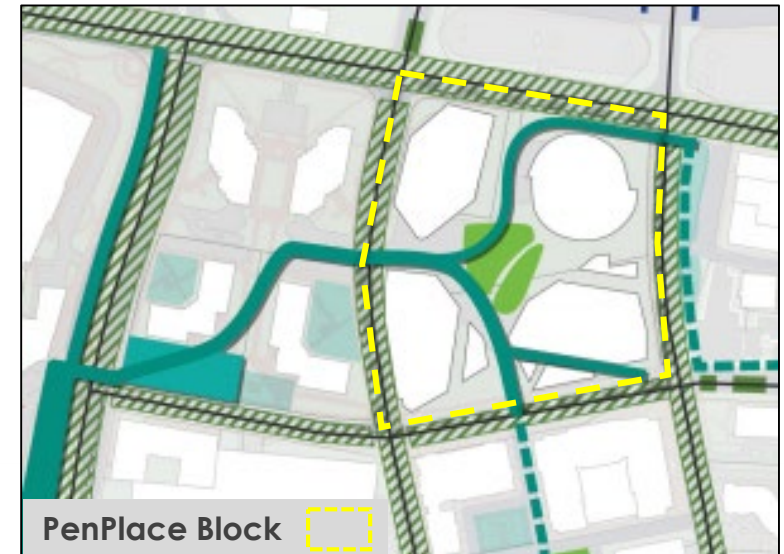


## Green Ribbon Concept

# PCPS: Envisioned Public Realm Improvements



- Ensure green connections are delivered through redevelopment when possible and through County investment in other areas
- Coordinated effort to bridge resources and improve access across Route 1
- Distinguish between near-term possibilities and long-term goals



# Multi-Modal Approach

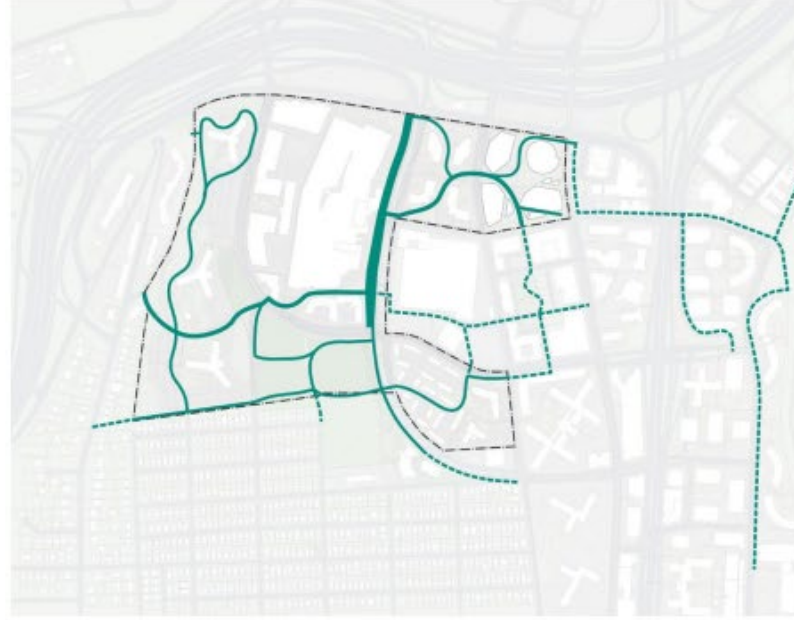
Pentagon City Planning Study

# PCPS: Multi-Modal Approach

- Design guidelines should coordinate between streetscape improvements along public roadways and supporting pedestrian connections
- Broad range of options for all modes will be critical to minimizing need for vehicles in the area
- Access and availability need to be convenient and clearly visible for residents and visitors



**Green the Boulevards**



**Make Green Ribbons**



**Improve Connections to Neighbors**

# PCPS: Multi-Modal Approach

## GREEN THE BOULEVARDS

### A More Walkable & Greener Joyce, Fern, & Eads



# Other Considerations

Pentagon City Planning Study

# PCPS: Emphasis on Biophilia

## Biophilic and sustainable design also affect massing.

- Requirements for upper-level balconies, terraces or other useable and/or plantable outdoor space
- Façade shading strategies



Edith Green - Wendell Wyatt Federal Building (Portland)  
SERA Architects and Cutler Anderson Architects

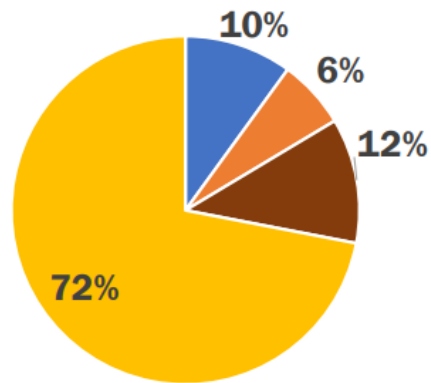


# PCPS: Progression of the Land Use Mix

## Land use mix: Pentagon City PDSP + RiverHouse

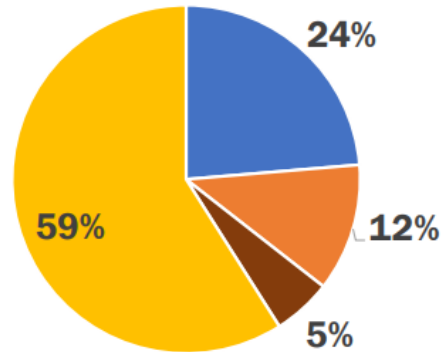
Built and approved (does not include Pentagon Centre)

Original 1976 plan



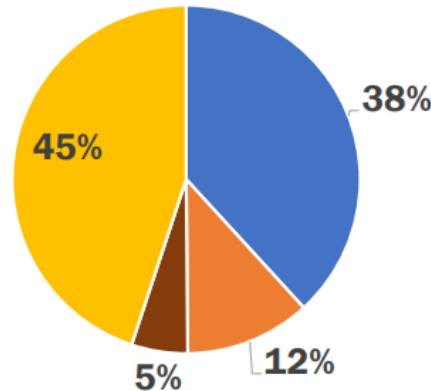
12.5 Million square feet

2018 (pre-Amazon)



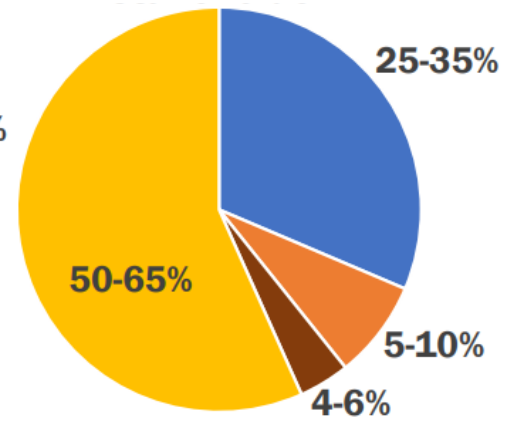
12.8 Million square feet

Today



13.4 Million square feet

Future – potential range informed by modeling,



Approximately 21 Million square feet



Assumes historical PDSP allocation of uses for PenPlace as the current proposal has not yet been approved

# Staff Analysis

Pentagon City Planning Study

# PCPS: Staff Analysis

	PDSP Guiding Principles	Is the PenPlace Proposal Consistent?
1	Pentagon City will offer safe, inviting transportation choices that make driving unnecessary	<b>Yes.</b> Block layout prioritizes other modes of travel (beyond vehicular) across the site and the block perimeter. Site also benefits from close proximity to Metro & Transitway.
2	The streets and public places of Pentagon City will be alive with people enjoying nature and community	<b>Yes.</b> Central open space will be publicly accessible (via easement), surrounded by retail and office uses.
3	Pentagon City development will advance global standards for sustainable design	<b>Yes.</b> Current proposal achieves LEED Platinum with commitments to 100% renewable energy.
4	Pentagon City will welcome more people from throughout the region and world to live, work, learn, and share culture	<b>Yes.</b> The unique office/retail environment is expected to achieve this but the Helix building will further serve as a destination for many within the region.
5	Pentagon City will fill the missing links – physical and over time – to become a cohesive neighborhood connected to the broader 22202 community	<b>Yes.</b> The internal block configuration helps establish an east-west connection. The north/south connection should be further reinforced so that it provides convenient access between 12 <sup>th</sup> Street and Army Navy Drive.

# PCPS: Staff Analysis

	Public Realm/Multi-Modal Vision	Is the PenPlace Proposal Consistent?
6	Help contribute necessary segments to complete green ribbon path through interior of Pentagon City's large blocks	<b>Yes.</b> PenPlace represents the eastern-most segment of the envisioned Green Ribbon concept for Pentagon City.
7	Ensure opportunities for multi-modal access and connectivity are provided with redevelopment	<b>Yes.</b> At grade connections for various modes are represented by the proposal.

*Note that the Pentagon City Planning Study has not yet reached any conclusions on building heights, land uses, and/or densities as of the date of this meeting.*

# LRPC Discussion

After initially considering the historical Pentagon City PDSP & Design Guidelines, and now the guidance included in the on-going Pentagon City Planning Study:

Is the PenPlace proposal in the realm of consideration and can be further evaluated with a subsequent Site Plan Review Committee (SPRC) and Park Master Planning (PMP)?

1. Use Mix and Density
2. Building Heights
3. Street Network

# Next Steps

- **Park Master Planning 1<sup>st</sup> Engagement:** May 12 - 26
- Provide your feedback, comments, and questions by visiting the [Project Page](#) or reaching through the contacts below

## County Staff

### Project Planners:

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## Planning Commission

### LPRC Chairs:

Elizabeth Gearin  
[egearin@egearin.com](mailto:egearin@egearin.com)

Leonardo Sarli  
[lsarli@me.com](mailto:lsarli@me.com)