CRYSTAL CITY
AND PENTAGON CITY
PLANNING BACKGROUND
Overview

1. Crystal City Sector Plan Primer

Crystal City – Pentagon City Planning at a Glance

We’re working to transform the Crystal City-Pentagon City corridor into a more building-friendly and walkable community with reimagined 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.

Real Estate Investment (REIA) firm is backing the vision with new construction in Crystal City. The plan’s overall strategy includes:

- High-density, mixed-use development
- Improved public transportation
- Enhanced pedestrian and bicycle access

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 on high-density mixed-use development around what would become the Lee Metrorail Station, which is the Penrose City and Crystal City stations along the U.S. 1 corridor. The master plan for Crystal City was developed in 1973, setting the stage for the growth and transformation of Crystal City-Pentagon City (CC-PG) with these principles:

- A number of plans provide guidance for specific sites and areas, including:
  - Metropolitan Park Guidelines (2005)

Urban Design and Guidelines for Future Development

The Crystal City-Pentagon City corridor is the heart of Arlington’s business districts, encompassing...
1. Crystal City Sector Plan Primer
Crystal City Sector Plan - Outline

- **Purpose** of the Crystal City Sector Plan
- Key elements of the future vision;
- The integral role of transportation to the plan’s success; and
- Plan implementation and monitoring
Crystal City - Background

Downtown Washington, D.C.

Washington National Airport

Development by Decade

20 million SF developed before Sector Plan initiated
Crystal City - Background
Starting Points

- Base Realignment and Closure (BRAC) action of 2005 to decentralize and relocate federal agency offices

- Major impact on Crystal City buildings and jobs in a compressed timeline:
  - estimated 3.2 million SF GFA (approx. 13,000 jobs)

- High cost of inaction (impacts on office, hotel, retail, etc.)

Affects on Crystal City submarket:
- 69 DoD-related leases
- 25 office buildings
- 30% of Office Inventory
Define a preferred future vision for Crystal City that builds from existing assets and amenities

Fundamentally rethink and transform the area’s public realm to make Crystal City an even greater place

Locate additional development potential and building height in the right places

County support future growth with necessary infrastructure investments (transportation and transit investments, and public space projects)

Plan for the 2050 timeframe
A Complete, Urban Community

- Coordinate streets, sidewalks and public open spaces to work together to make a great place
- Better mix of uses (more residential), 18/7 vitality, and neighborhood centers
- Ensure new development in Crystal City is designed for people first (human scale)
- Enhance transit choices to provide attractive options to driving alone
- Incorporate sustainability into all aspects of future development
- Preserve the integrity of surrounding established neighborhoods
- Ensure Crystal City’s long-term economic sustainability
Sector Plan Highlights

Distinctive Features of the Crystal City Sector Plan:

1. Rebalancing the Use Mix (more residential!)
2. Creating and Moving Streets
3. Adding High Frequency, High Capacity Surface Transit
4. Enabling Redevelopment of Major Existing Assets (Buildings)
5. Providing More Public Open Space (and making it more Public)
6. Establishing Environmental Sustainability and Energy Goals
Illustrative Concept Plan
Illustrative Concept Plan

existing

planned
Rebalancing Use Mix

GOALS of More Residential
(especially in the core)

- An active, 18-hour per day street life
- Provide customer base for retail and service providers
- Maximize the utility of transit infrastructure
- Achieve a broader range and diversity of housing types and price points
- Aggressive affordable housing goals
- Sustainability – providing more options to live where you work
- Supports the other goals for Crystal City as a civic and cultural center
Creating and Transforming Streets

Adding and Repositioning Streets will help to:

- Create a more regular, urban street grid
- Improve connectivity, mobility, and local access across all modes
- Simplify the network for ease of travel
- Better accommodate surface transit
- Create land for new blocks (and development)
- Recover land for open space opportunities
- Convert one-way to two-way travel
Creating and Transforming Streets

Crystal Drive Two-Way Conversion
Creating and Transforming Streets

Demolition of Elevated Clark Street Bypass
Creating and Transforming Streets

Enhanced Surface Transit in Crystal City will help to:

- Serve planned development
- Complement existing transit service
- Link Arlington County activity centers
- Improve mobility for the transit-dependent population
- Increase transit mode share
- Support environmental sustainability
- Contribute to community identity
- Accommodate future travel demand
Creating and Transforming Streets

Crystal City Primer

Before

Crystal City Potomac Yard Transitway
Peak Hour Exclusive Lanes

After
Public Open Space

The amount of high-quality, accessible public open space in Crystal City should be increased, with particular emphasis on improving usability and program:

- Increase from 10.6 to acres 11.8 acres
- Greater public control
- More even geographic distribution
- Enhanced sidewalks linking spaces
- Every building within a 3-minute walk
- Open spaces phased over time;
- Continually explore opportunities to add more open space
- County Master plan efforts to design each park

Crystal City Sector Plan: pages 78-79
Environmental and Energy Goals

• One of first County sector plans to include stated goals for sustainability, (seek “Silver” or better for new projects)

• Energy efficiency | behavior and education

• District Energy | Crystal City Integrated Energy Master Plan

• Low-Impact Development | permeable paving, bio-retention, etc.

• Increase urban tree canopy | native trees, drought-tolerant plants

• Grey water recycling for non-potable uses

• Farmers markets, low, and moderate-income households, etc. and

• Certified “LEED-Neighborhood Development” Plan (by USGBC)
Redeveloping Major Buildings

Replacing This...........

400 Army Navy Drive

..........With This
2. Pentagon City PDSP Primer
Pentagon City PDSP - Outline

- **Purpose** of the Pentagon City PDSP
- Adopted **Goals and Objectives**; and
- PDSP **Evolution** over Time
Cafritz-Tompkins Group (CTG) approached County about creating a Master Development Plan (MDP)

MDP project consultant team of Dewberry, Nealson & Davis Engineers, Architects, Planners, and Surveyors

Process also involved representatives of neighborhood and civic groups, and County agencies

Starting in Sept. 1972, the Pentagon City Policy Guidance Committee created MDP in 3.5 years

“New-Town-in-Town” Concept

In February 1976, County Board approved MDP (or PDSP) and rezoning for the Pentagon City Tract
PDSP Planning Goals and Objectives

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

Overall PDSP FAR: 2.10 (in 1976)

Y.YY Estimated FAR (floor area ratio) per Parcel

<table>
<thead>
<tr>
<th>Parcel</th>
<th>OFFICE GFA</th>
<th>COMMERCIAL GFA</th>
<th>HOTEL ROOMS</th>
<th>RESIDENTIAL UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 1</td>
<td>760,000</td>
<td>650,000</td>
<td>1,700</td>
<td>2,150</td>
</tr>
<tr>
<td>Parcel 2</td>
<td>200,000</td>
<td>100,000</td>
<td>-</td>
<td>2,250</td>
</tr>
<tr>
<td>Parcel 3</td>
<td>290,000</td>
<td>50,000</td>
<td>300</td>
<td>1,000</td>
</tr>
<tr>
<td>Parcel 4</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Parcel 5</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1,100²</td>
</tr>
</tbody>
</table>

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 500 units in this table.

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

- 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
PDSP Evolution Over Time

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

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

1976-1988
Office Tenant (TSA)
Virginia Highlands Park
Southampton Condominiums

1988-1999
Pentagon City Mall
Marriott Hotel

1999-2009
Pentagon Row
Metropolitan Park (Phases 1-2 & Open Space)

2009-2019
Metropolitan Park (Phases 3-5)
# PDSP Evolution Over Time

## Net Change Across Pentagon City PDSP | 1976-2019 Amendments

<table>
<thead>
<tr>
<th>Amendments</th>
<th>Office GFA</th>
<th>Commercial GFA</th>
<th>Hotel Rooms</th>
<th>Residential Units</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1976 – Original Approval</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>1977 Amendment</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>1977 Amendment –</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Southampton and Claridge House (Parcel 5)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>1982 Amendment –</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Office Tenant Prospect</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>1984 Amendments</strong></td>
<td>-</td>
<td>+ 219,300</td>
<td>(368)</td>
<td>-</td>
</tr>
<tr>
<td>1984 Amendments –</td>
<td>-</td>
<td>+ 219,300</td>
<td>(368)</td>
<td>-</td>
</tr>
<tr>
<td>Pentagon City Mall (Parcel 1B&amp;2B)</td>
<td>-</td>
<td>+ 219,300</td>
<td>(368)</td>
<td>-</td>
</tr>
<tr>
<td><strong>1997 Amendment</strong></td>
<td>-</td>
<td>+ 300,000</td>
<td>-</td>
<td>(1,014)</td>
</tr>
<tr>
<td>1997 Amendment –</td>
<td>-</td>
<td>+ 300,000</td>
<td>-</td>
<td>(1,014)</td>
</tr>
<tr>
<td>Pentagon Row (Parcel 1A&amp;2A)</td>
<td>-</td>
<td>+ 300,000</td>
<td>-</td>
<td>(1,014)</td>
</tr>
<tr>
<td><strong>2009 Amendment</strong></td>
<td>-</td>
<td>+ 100,000</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Metropolitan Park Retail (Parcel 3)</td>
<td>-</td>
<td>+ 100,000</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>2013 Amendment</strong></td>
<td>+ 1,809,000</td>
<td>+ 50,000</td>
<td>(583)</td>
<td>-</td>
</tr>
<tr>
<td>2013 Amendment –</td>
<td>+ 1,809,000</td>
<td>+ 50,000</td>
<td>(583)</td>
<td>-</td>
</tr>
<tr>
<td>PenPlace (Parcel 1D)</td>
<td>+ 1,809,000</td>
<td>+ 50,000</td>
<td>(583)</td>
<td>-</td>
</tr>
<tr>
<td>2013 Amendment –</td>
<td>+ 1,809,000</td>
<td>+ 50,000</td>
<td>(583)</td>
<td>-</td>
</tr>
<tr>
<td>Pentagon City Mall (Parcel 1B&amp;2B)</td>
<td>-</td>
<td>+ 60,900</td>
<td>(84)</td>
<td>-</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>+ 1,809,000</td>
<td>+ 732,700</td>
<td>(1,035)</td>
<td>(1,014)</td>
</tr>
</tbody>
</table>

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
Pattern of reallocating development rights across the PDSP area generally shifted density to the north and east.
PDSP Evolution Over Time

Pentagon City Master Development Plan (as of 2019)
Development Yield Comparison (estimated SF)

- **1972 By Right Yield**: 9.9 MM SF
  - Residential: 53%
  - Office: 29%
  - Hotel: 12%
  - Retail: 6%

- **1976 Pentagon City PDSP**: 10.7 MM SF
  - Residential: 67%
  - Office: 13%
  - Hotel: 8%

- **2019 PDSP (as amended)**: 11.3 MM SF
  - Residential: 53%
  - Office: 31%
  - Hotel: 15%

Legend:
- Residential
- Office
- Hotel
- Retail
PDSP Evolution Over Time

Pentagon City Master Development Plan (as of 2019)

Estimated Densities:
Conversion Factor Method

<table>
<thead>
<tr>
<th>SITE AREA</th>
<th>DENSITIES (all of 1D)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 1A&amp;2A</td>
<td>16.1</td>
</tr>
<tr>
<td>Parcel 1B&amp;2B</td>
<td>24.8</td>
</tr>
<tr>
<td>Parcel 1C</td>
<td>9.6</td>
</tr>
<tr>
<td>Parcel 1D</td>
<td>11.3</td>
</tr>
<tr>
<td>Parcel 2C</td>
<td>4.6</td>
</tr>
<tr>
<td>Parcel 3</td>
<td>16.0</td>
</tr>
<tr>
<td>Parcel 4</td>
<td>12.0</td>
</tr>
<tr>
<td>Parcel 5</td>
<td>17.0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>116.5</td>
</tr>
</tbody>
</table>

NOTES:
1 - Hotel rooms converted into GFA using a conversion factor of 725 square feet per hotel room and residential units converted into GFA using a conversion factor of 2,500 square feet per residential unit.
2 - Hotel rooms for Parcel 1D converted into GFA using a hotel conversion factor for hotel rooms only, actual hotel GFA is 40% of 500,000 sf development, as provided in final site plan report.
3 - Individual parcel and total site area reflects a stated in original Penton City MDP (2019), except for Parcel 1A&2A, 1B&2B, 1C, 1D, and 2C, where stated site area is from associated final site plan approved in Development in a Metro Core zone (2005).
4 - Based on Note 3, at 116 acres, individual parcel areas collectively do not match total site area included as part of the Pentagon City MDP in 1997.

Overall PDSP FAR: 2.23 (all density)

Y.YY Estimated FAR (floor area ratio) per Parcel
# PDSP Evolution Over Time

## Overall Approved PDSP Density (as of 2019)

<table>
<thead>
<tr>
<th></th>
<th>Office GFA</th>
<th>Commercial GFA</th>
<th>Hotel Rooms</th>
<th>Residential Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total PDSP Approved¹</td>
<td>3,059,000</td>
<td>1,532,700</td>
<td>965</td>
<td>5,486</td>
</tr>
<tr>
<td>Total Built</td>
<td>1,216,872</td>
<td>1,445,947</td>
<td>665</td>
<td>4,025</td>
</tr>
<tr>
<td>Total Approved, Unbuilt</td>
<td>1,842,128</td>
<td>86,753</td>
<td>300</td>
<td>1,461</td>
</tr>
<tr>
<td>Percentage Built</td>
<td>39%</td>
<td>94%</td>
<td>69%</td>
<td>73%</td>
</tr>
<tr>
<td>Percentage Unbuilt</td>
<td>61%</td>
<td>6%</td>
<td>31%</td>
<td>27%</td>
</tr>
</tbody>
</table>

Notes:
1- Includes development on Parcel 3 (Metropolitan Park) up through and including Phases 1-5; does not include Phases 6-8.
PDSP Evolution Over Time

Approved PDSP Density by Parcel (Remaining Unbuilt)

| Parcel 1A-2A | 3,000 SF Commercial |
| Parcel 1B-2B | 9,935 SF Commercial |
| Parcel 1C   | 33,128 SF Office   |
| Parcel 1D   | 1,809,000 SF Office |
|             | 50,000 SF Commercial |
|             | 300 Hotel Rooms    |
| Parcel 2C   | 0                   |
| Parcel 3    | 1,403 Res. Units    |
|             | (or 826 incl. MP 6) |
| Parcel 4    | 0                   |
| Parcel 5    | 58 Residential Units |
| TOTAL Approved, Not Yet Built | 1,461 Residential Units |
|            | 1,842,128 Office    |
|            | 86,753 SF Commercial |
|            | 300 Hotel Rooms    |
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).
PDSP Evolution Over Time
Pentagon City and Pentagon Centre

Evolution of Pentagon City | Networks: Past, Present and Future

TRANSPORTATION

1976

2019

FUTURE PLANNED

OPEN SPACE

39
PDSP Evolution Over Time
Pentagon City and Pentagon Centre

Evolution of Pentagon City | Composite Diagrams: Past, Present and Future

1976
2019
FUTURE PLANNED
PDSP Evolution Over Time

(Circa 2011)
PDSP Evolution Over Time

(Circa 2019)
PDSP Summary Highlights

- The 1976 Pentagon City PDSP grew the area’s development potential by almost 1 million additional SF, included a more diverse mix of approved land uses, and brought greater County control and community benefits via site plan process.

- PDSP amendments that increased certain types of land use yield were almost always done in tandem with decreases in allocations for other uses.

- Over time, PDSP amendments resulted in concentrating more development and density to the north and east, consistent with PDSP goals.

- The 1976 PDSP (2.1 FAR) and 2019 status (2.2 FAR) (w/ amendments) are both within the maximum limits of “C-O 2.5” Zoning.

- Except for Pen Place and Phases 6-8 of Metropolitan Park, the Pentagon City PDSP is almost fully built-out.
Pentagon City & Crystal City
Illustrative Plan
Thank You