Pentagon City Phased Development Site Plan (PDSP) Update Planning Study

Long Range Planning Committee (LRPC)

January 22, 2020
Outline

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2. Study Approach
3. Planning & Transportation Study Areas
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Purpose of Pentagon City Study

1. Assess the capacity of the transportation network and other local infrastructure and community facilities necessary to support future growth;

2. Define/update the vision, goals, policies, land uses, density, planning and urban design guidelines; and

3. Develop framework to inform the County Board’s consideration of potential future amendments to the Arlington County Zoning Ordinance, General Land Use Plan, and the Pentagon City PDSP.
Study Approach – Efficient Use of Time & Resources

1. Staff has already prepared a summary of existing conditions
   - Historical Summary of Pentagon City (planning & development)
   - HQ2 Application (demographics, market conditions, etc.)
   - 22202 Transportation (2018/2019 update to 2015 data/findings)

2. Multi-Modal Transportation Analysis is underway
   - Initiated in November 2019 with data collection effort
   - Captures the entire Route 1 corridor
   - Will inform planning study & help test land use scenarios

3. Livability Considerations already prepared
   - 22202 Neighborhoods developed a cohesive set of priorities
   - Findings shared with staff and consultants (inform the scope)
Study Approach

Phases of Work

Phase 1: Development of Guiding Principles
Phase 2: Preliminary Planning and Design
Phase 3: Work Product Refinement and Completion
Phase 4: Review and Presentation of Final Plan

Overall Timeline

• Approximately 12 months (from kick-off)
• County Board briefings/work session at mid-way point
• Anticipated to conclude in early 2021
What’s Included?

- Most of Pentagon City PDSP parcels (except for Met Park)
- River House site (west of S. Joyce St)

What’s Excluded?*

- Pentagon Centre PDSP Block
- Properties west of S. Lynn Street

* Properties outside the study area will still inform analysis (previous developments, PDSP, etc.)
Transportation Study Area

Pentagon City Area Map

Highlighted Area Generally Bounded by:
- Army Navy Drive to the North
- Crystal Drive to the East
- Glebe Road to the South
- Eads St/Fern St/18th St/15th St to West
- Int. of Army Navy and S Lynn St included
Funding Structures

Transportation Analysis:

• RK&K Consultants (already underway)
• $550,000 budget (funded by the County)

Staff Resources:

• Over 30 staff representing four County departments and APS
• Estimated cost of over $500,000 (funded by the County)

Planning Study:

• Consultant team (TBD)
• $475,000 budget (funded by participating PC property owners)
Community Engagement Process

Broad Outreach

• Public workshops, open houses, “check-in” meetings
• Open to everyone at key milestones of the process
• Supplemented by web-based engagements

Defined Group of Stakeholders:

• Smaller group to meet more regularly as a sounding board for information, strategic issues, and presentations
• Serve as liaisons to help determine how to most effectively engage their respective groups
• Representation from each 22202 neighborhood, Key Appointed Commissions (Planning/Transportation/Parks & Rec/Economic Development), and participating Pentagon City property owners
Anticipated Schedule/Next Steps

January 2020
• Solicitation for consulting services is shared with firms
• Memo of Agreement (MOA) considered by County Board
• MOA executed by County Manager

February 2020:
• Proposals for consulting services are submitted
• Community stakeholders are identified
• County staff reviews and selects winning firm/team

March 2020:
• Planning Process Kicks-off
• County & Consultants initiate Phase 1 of the Study
Elements of Livability Embedded in the Scope

Preliminary Resources for Consultants Will Include:

• Livability Framework
• Livability Action Plan

Scope of Work Will Involve:

• Evaluation of future land use scenarios based on key criteria (capacity/demand on public facilities, neighborhood transitions, sustainability)
• Establishment of Urban Design Guidelines (public realm priorities, near-term/long-term physical objectives)
• Development of implementation strategies (guidance for desired community benefits to inform future site plans)
• Creation of a new Plan Document for Pentagon City (memorialize updated vision, current feedback, and guidance)