

**ARTICLE 6.5. RA6-15, MULTIPLE-FAMILY DWELLING DISTRICT**

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**§6.5.Y. Pentagon City Coordinated Redevelopment District**

Properties in the area designated as the Pentagon City Coordinated Redevelopment District on the General Land Use Plan may be developed in accordance with the requirements of §9.6

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**ARTICLE 7.12. C-O-2.5, MIXED USE DISTRICT**

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**§7.12.Y. Pentagon City Coordinated Redevelopment District**

Properties in the area designated as the Pentagon City Coordinated Redevelopment District on the General Land Use Plan may be developed in accordance with the requirements of §9.6

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**ARTICLE 9.6. PENTAGON CITY COORDINATED REDEVELOPMENT DISTRICT**

**§9.6.1. Purpose**

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The purpose of the Pentagon City Coordinated Redevelopment District is to encourage mixed-use development of office, retail and service commercial, hotel and multi-family dwelling uses within the area designated as the Pentagon City Coordinated Redevelopment District on the General Land Use Plan. The goal of this district is to advance the vision of the Pentagon City Plan, including:

- A.** The creation of a dynamic downtown for Arlington and the region, and a neighborhood where everyone is welcome and able to live regardless of race, income, age, and immigration status; and
- B.** The redevelopment of Pentagon City that strengthens the entire 22202 community, diversifies housing options, and embraces biophilic design that makes nature a universal part of the everyday experience of the area.

**§9.6.2. Applicability**

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The provisions of this subsection shall apply to all properties which meet all of the following requirements:

- A.** The property is located in either the RA6-15 district or the C-O-2.5 district;
- B.** The property is located within the Pentagon City Coordinated Redevelopment District as specified on the General Land Use Plan; and
- C.** The property is designated as one of the following land use designations on the General Land Use Plan:
  - 1. High Office-Apartment-Hotel,
  - 2. Medium Residential,
  - 3. High-Medium Residential, or
  - 4. High Residential.

**§9.6.3. Conformance with the Pentagon City Plan**

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**A. Provision of increased height and density**

Subject to the approval of a site plan as specified in §15.5, the County Board may permit additional height and density above that provided in §6.5.5.C and §7.12.3.B where it finds as follows:

- 1. The development project helps achieve the Planning Principles specified in the Pentagon City Plan;
- 2. The development project is consistent with other applicable policy guidance for the Pentagon City Coordinated Redevelopment District, such as providing certain features, design elements, services, or amenities identified in the Pentagon City Plan; and
- 3. The development project adheres to the development framework identified in the Pentagon City Plan, including without limitation:
  - (a) land use and development,
  - (b) transportation,
  - (c) public spaces, and
  - (d) site and building form.

**§9.6.4. Maximum development threshold**

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- A.** Under no circumstances shall the County Board permit a density of more than 9.0 FAR for sites within the Pentagon City Coordinated Redevelopment District located in the C-O-2.5 district.
- B.** Under no circumstances shall the County Board permit a density of more than 150 dwelling units per acre for sites within the Pentagon City Coordinated Redevelopment District located in the RA6-15 district.
- C.** Under no circumstances shall the County Board permit a building height of more than 300 feet, exclusive of mechanical penthouses and parapet walls.

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