

Arlington Ridge Civic Association (ARCA) Statement to the November 1, 2011 County Board/County Planning Commission Work Session Regarding PenPlace Guiding Principles

Summary

- PenPlace is part of our neighborhood.
- The Guiding Principles process did not produce a "Blue Sky" document.
- The Guiding Principles document seriously deviates not only from the three planning documents it was meant to consider, it no longer even resembles "smart growth." Please retain the broad goals for Pentagon City, which include a mix of uses to include residential, retail office and hotel, in any PenPlace development.
- Pentagon City has been designated a residential and Shopping Community, with deliberate limitations on office development and with a vision of a vibrant 24-7 live-work-play neighborhood.
- Please do not replicate the planning mistakes made in Rosslyn and Crystal City 40 years ago by creating a dark block in the middle of an urban neighborhood.
- Please do not move forward with any new development in our community without first constructing meaningful traffic data and baselines.
- Please ensure PenPlace development does not undermine the balance of the entire Pentagon City PDSP area, and set a precedent for piecemeal single use development.

Requested Action

We request the Arlington County Board return the Guiding Principles document to staff with a strong direction to:

- include the possibility of residential/mixed-use development;
- ensure PenPlace development does not undermine the balance of the entire Pentagon City PDSP area;
- offer a definitive numerical limit on additional density and height;
- offer specific policy guidance relating to the inevitable effects of PenPlace development on the rest of the community including a recommendation that baseline studies of traffic and air quality be completed prior to development.

We expect strong and clear guidance on how we are protected from the development of Parcel 1D setting precedent in this area if it is developed in isolation from review of the entire Pentagon City PDSP.

We request clarification from the County Board and County Planning Commission that the move from an emphasis on mixed-use development to single-use-office-towers represents a loss to our neighborhood.