

## **PenPlace Proposal Moves to Review Process:**

The development of PenPlace is moving forward without County response to neighborhood concerns. Questions submitted by ARCA on November 1, 2011, on behalf of our membership, (add link to questions), have not yet been answered -- in spite of repeated reassurances by County staff.

On Tuesday, February 13, 2012 developer Vornado and County Staff presented to the Site Plan Review Committee (SPRC) a proposal for development of PenPlace that was the highest and densest of the massing study options offered last summer to the Long Range Planning Commission (LRPC). The plan presented is a 5 building complex of 2.1 million square feet of commercial space. There is no mixed residential use in the developer plan for this parcel.

This proposal requests the County Board grant an extraordinary exception from current zoning for this site; an exemption the Board has indicated they are tempted to make in order to receive millions in developer proffers for Long Bridge Park swimming facility, the Columbia Pike Trolley, and to a lesser degree affordable housing.

Under current zoning, Vornado is only allowed (by right) to build 930 residential units and a hotel with approximately 582 hotel rooms. If the extraordinary exception is approved the county board will grant Vornado the right to:

- Building heights of 330 feet total elevation. This is twice as high as the neighboring office buildings and Marriott Hotel equivalent to building heights more commonly associated with Rosslyn.
- 1,809,000 s.f. of office space (over half of which is DoD secure office with 82' security setbacks) This is more office space than exists in Mark Center, the secure office complex at the intersection of 395 and Seminary Road.
- They will convert hotel use to office, which drives additional traffic and which, per square foot, generates less revenue for the county.
- ARCA is concerned that if this extraordinary exception is approved, it will set a precedent allowing Vornado to redevelop other parcels they recently acquired in Pentagon City, including the 81 acre River House land.
- And most alarming, they will be granting 2265 parking spaces which result in 4500 trips per day to and from the site.

As with all development proposals, the developer is required to submit a Traffic Impact Analysis (TIA). The TIA submitted by Vornado is insufficient for a project of this scope: while the site sits almost directly on I-395, and proximity to 395 is a major justification of the developer for the increased density, the study does not include an analysis of I-395 and the capacity for the on and off ramps that lead to the site. ; another significant concern is the data utilized is more than 2 years old predates the Brac moves to the Mark Center that added additional strain to the 395 corridor and was collected in the first 2 weeks of January where traffic is often light; lastly, a separate neighborhood study leans heavily on County data that claims traffic on Arlington Ridge Road is actually lighter now than in 1970. As was

learned too late when Mark Center was built, a flawed traffic study that underestimates the amount of traffic can jeopardize the commute for hundreds of thousands of commuters.

Please call or email the Arlington County Manager, Barbara Donnellan 703-228-3120 or [<countymanager@arlingtonva.us>](mailto:countymanager@arlingtonva.us), and the Arlington County Board 703-228-3130 or [<countyboard@arlingtonva.us>](mailto:countyboard@arlingtonva.us), to express your concern over the lack of a rigorous and comprehensive transportation impact analysis, accompanied by a concrete mitigation plan designed to prevent impact to the surrounding community .