



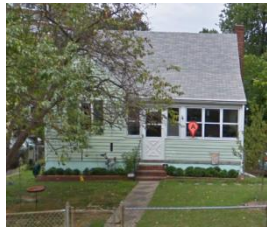
Arlington Ridge Civic Association

The Promise of PenPlace: Main Street for a community or more of the same...

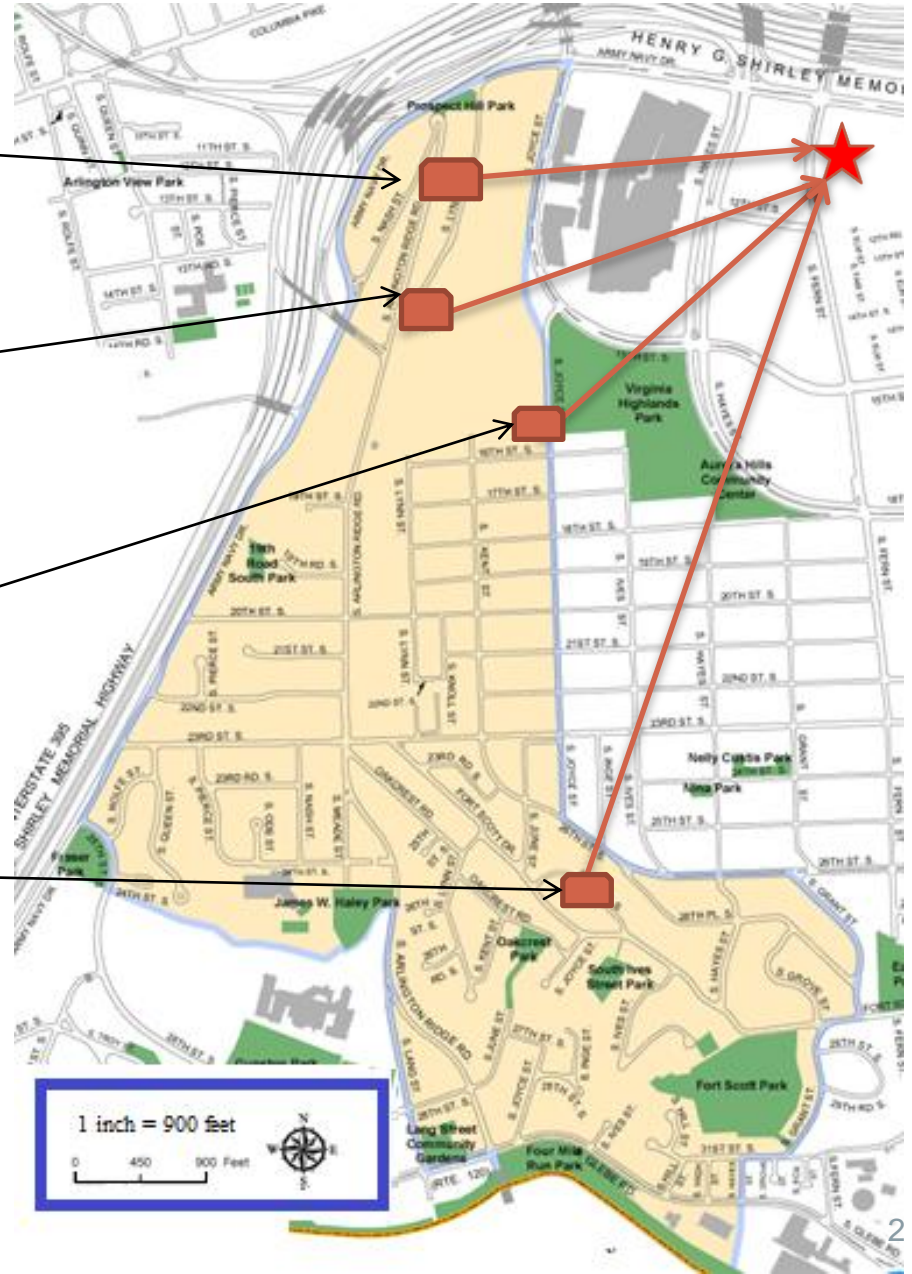
Build a Community not a Compound!

ARCA presentation to the SPRC April 26, 2012

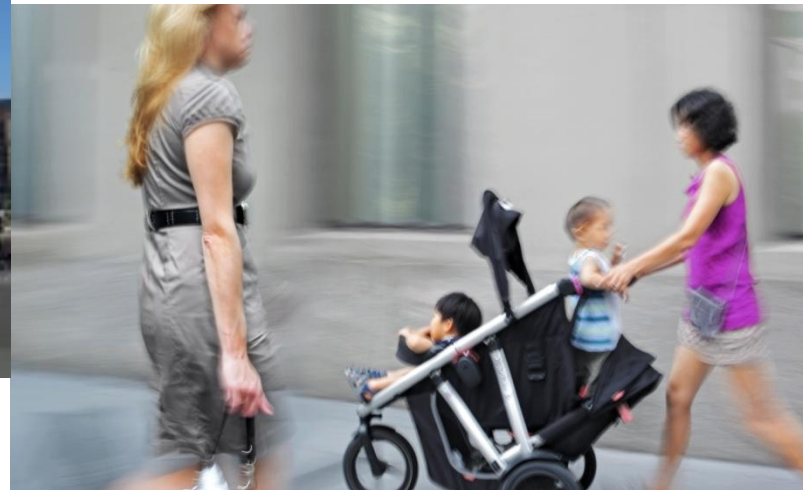
Arlington Ridge Civic Association



ARCA home owners live yards—not miles from PenPlace. PenPlace is part of our neighborhood

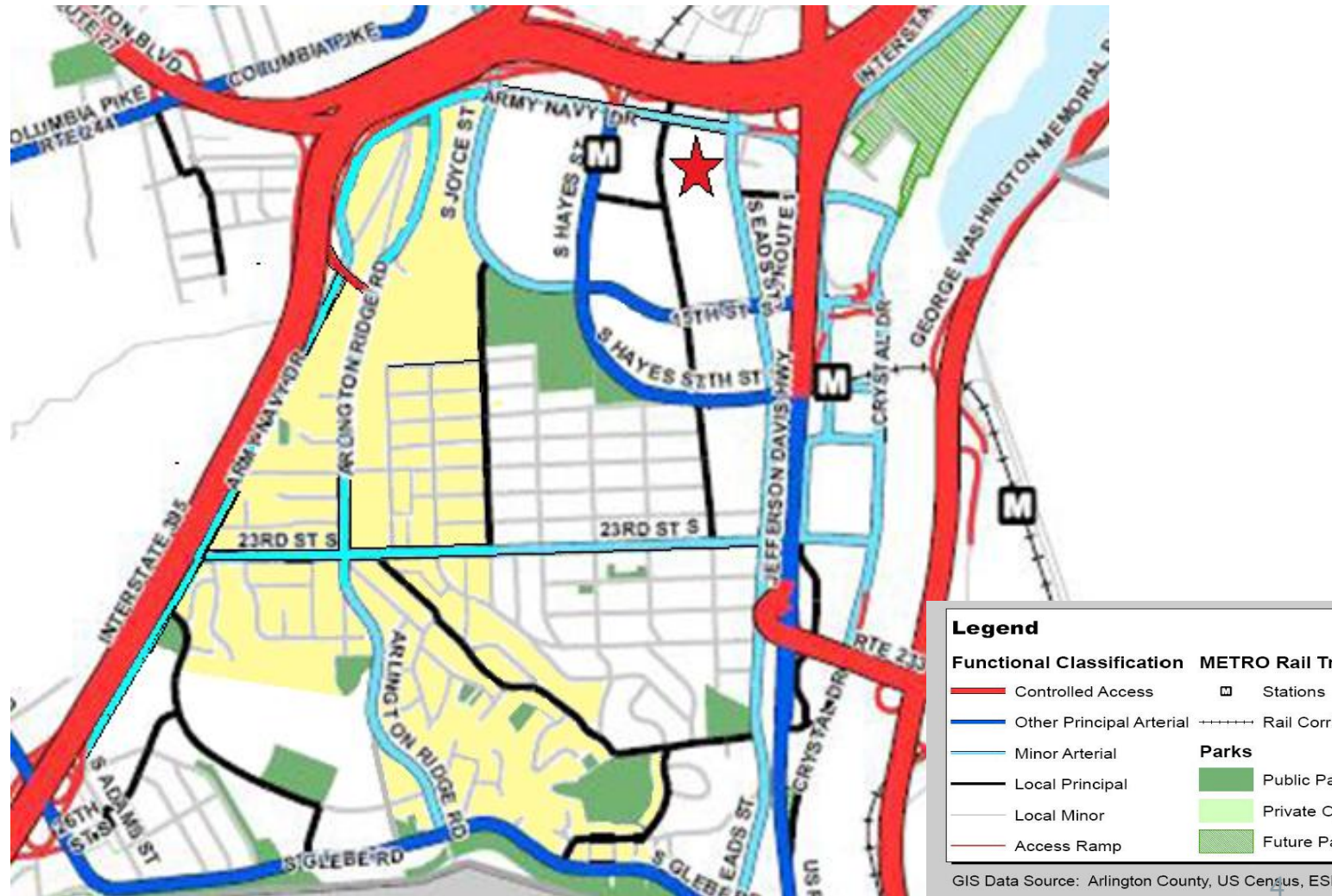


A neighborhood where we work, shop,
and where 1000s of families live



Aurora Hills is a Neighborhood Isolated:

Surrounded by Highways, Major Arterial Roads, The Pentagon, and the Airport. We feel the impact of traffic on our streets every day.



Can Development really *Decrease* traffic?

As juxtaposed in these two County slides, we are told to believe it will.

A closer look at the data tells us:

- 2011 Vehicle Traffic Counts utilized for these slides are 20% lower than counts provided to CCCRC for the same section of Ridge Road.
- The averaging methodology used by the County depresses the data.
- From 1975-2005 the number of vehicles traveling over the counting tube placed just south of I-395 on Ridge Road increased by 44%.
- The years showing the highest increase in traffic coincide with the development of Fashion Center and Pentagon Row.

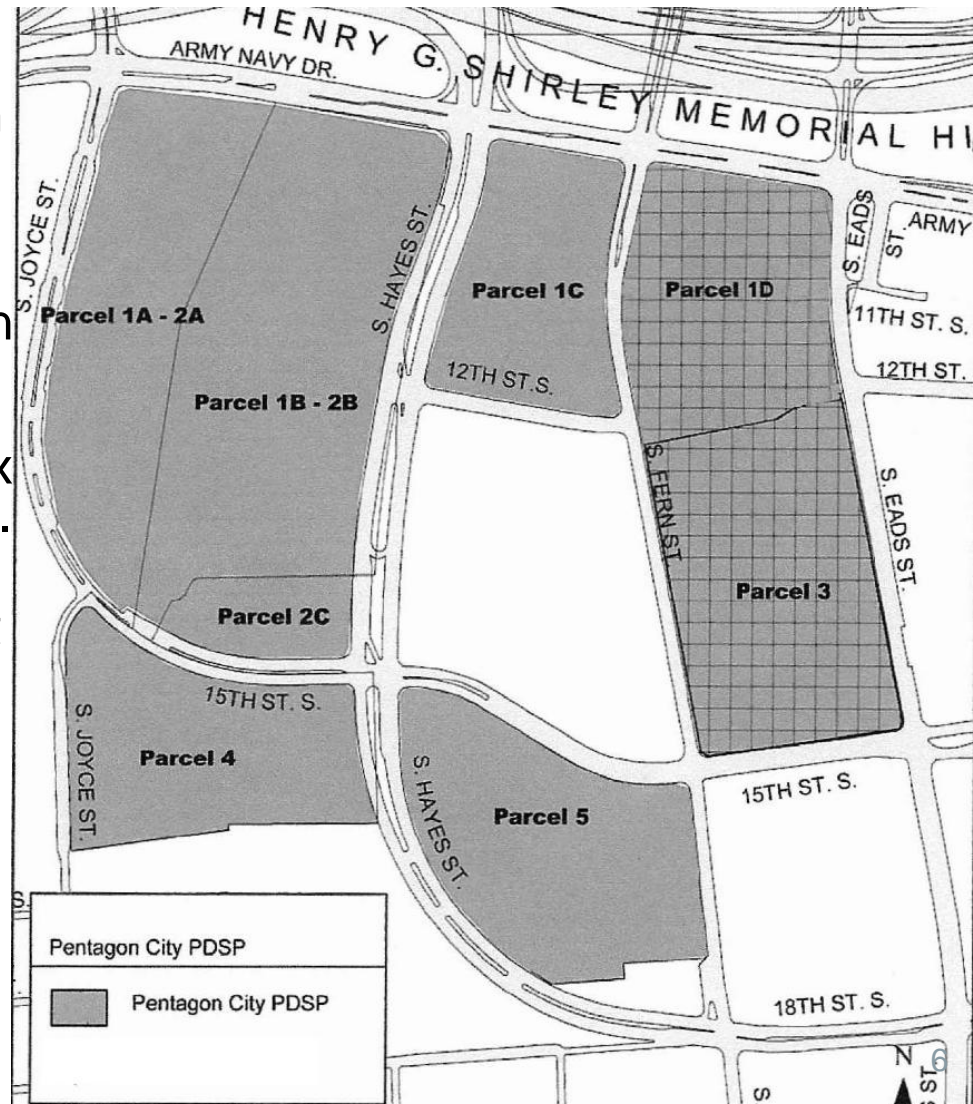


Pentagon City

Phased Development Site Plan (PDSP)

Is the underlying planning document that the developer would need to be granted an extraordinary exception to build PenPlace

- The PDSP recognized the likely development effects on our area and offered protections and made promises to the community.
- It was conceived in reaction to the Crystal City and Rosslyn designs of the 60s and 70s and emphasized mix of uses especially residential.
- Deliberately Limited Office use to 1.8 million square feet
- Developers took advantage of the most profitable uses first, using all the office.
- Amenities meant to benefit the neighborhood were deferred to the end



Parcel 1D: The Last Chance to Fulfill a Promise to the Community



and now that we have finally reached the last parcel, we are being told the PDSP is no longer relevant. And that we should go back in time and recreate the same planning mistake of the past that came to define Crystal City and Rosslyn as sterile and requiring millions in county spending to correct.

The Proposal on the Table

The Highest and Densest of County-prepared Massing Studies

- Single Use Mega Block
- Secure office compound uses the required 1 acre of open space to provide security buffer zones
- No internal road network
- No retail or residential on the 6 internal blocks to enliven the streets

The Result:

A secure office compound dark in the evenings and dead on weekends much as was done on the adjacent Lincoln Properties block in the 80's and Crystal City and Rosslyn in the 60'-70s



Does Twice as High equal Compatibility?

The applicant presented building heights as number of stories as compared to adjacent building stories to claim compatibility

However when considered in linear feet the new buildings would actually tower over the existing buildings and be seen throughout the single family neighborhood



The existing Marriot Residence Inn is 150' high. Two of the 4 proposed office towers are 291 feet high



Developer's Pen Place Proposal:

Seeking the Legal Entitlement to a wholesale change in the definition of our community.

- Precedent setting and undermines the integrity of all planning and zoning for the area.
- Few Specifics that would normally factor into the granting of these rights (e.g. no named tenant)
- Provides them massive flexibility, with few if any amenities for the community
- **Once granted the right to build this height and density cannot be taken away**

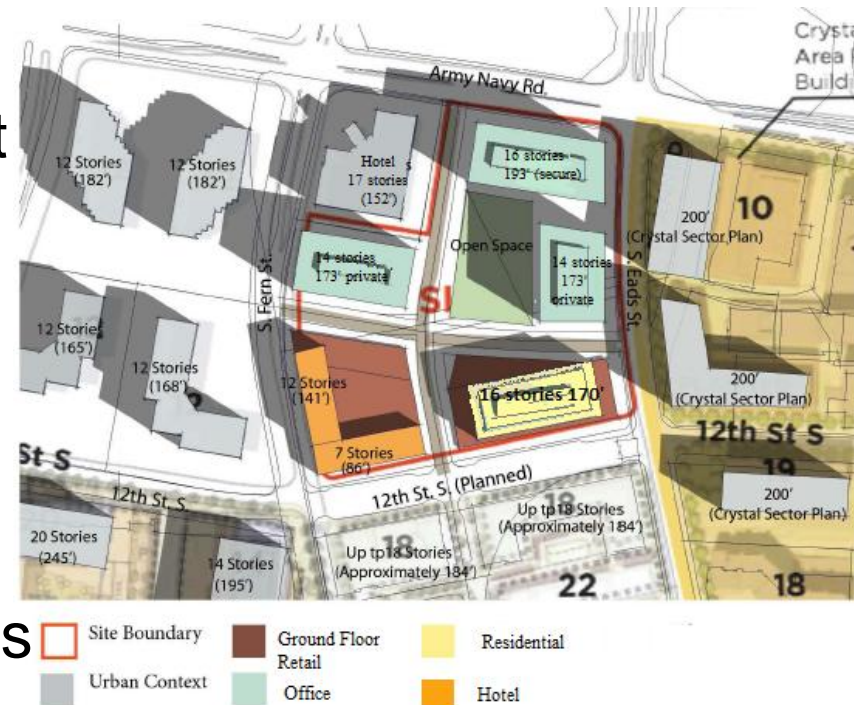
We ask you to develop a Community not a Compound

- Development compatible with our neighborhood and the Intention of the Pentagon City Metro Station Area



Create a Compatible Development

- Build public streets that bisect the mega block to create internal circulation
- Require a minimum of one residential building to activate the site on evenings and weekends
- Lower building heights to protect the character of the neighborhood



During Long Range Planning process, the County prepared over a dozen massing studies (similar to the modified one above) The Developer is asking for the highest, densest and least flexible.

Provide Amenities that serve families

- Create the Contiguous Acre of activated park space
 - Include a play area for children
 - Recreation and leisure areas for adult residents and office workers
- 24/7 Medical Services facility
- On site child care as recommended in the 1976 Pentagon City PDSP



Limit Secure Office on the site

- Limit Secure Office to a single building and locate it on Army Navy Drive
 - Reduces the disruption to 12th street and the interior of the site
 - Reduce the impact of Security Gates on traffic
 - Allow the remainder of the site to serve the community
- Have setbacks come from building footprint and density -- not the community's one acre park
 - Link density to setbacks, granting greater density for smaller, less disruptive 14' and grant less density for 82' setbacks



“Arlington’s “urban village” vision is somewhat in conflict with security design guidelines, especially setback, parking, and ground floor retail requirements embedded in site plan conditions.”
Arlington Economic Development

Reduce the Parking

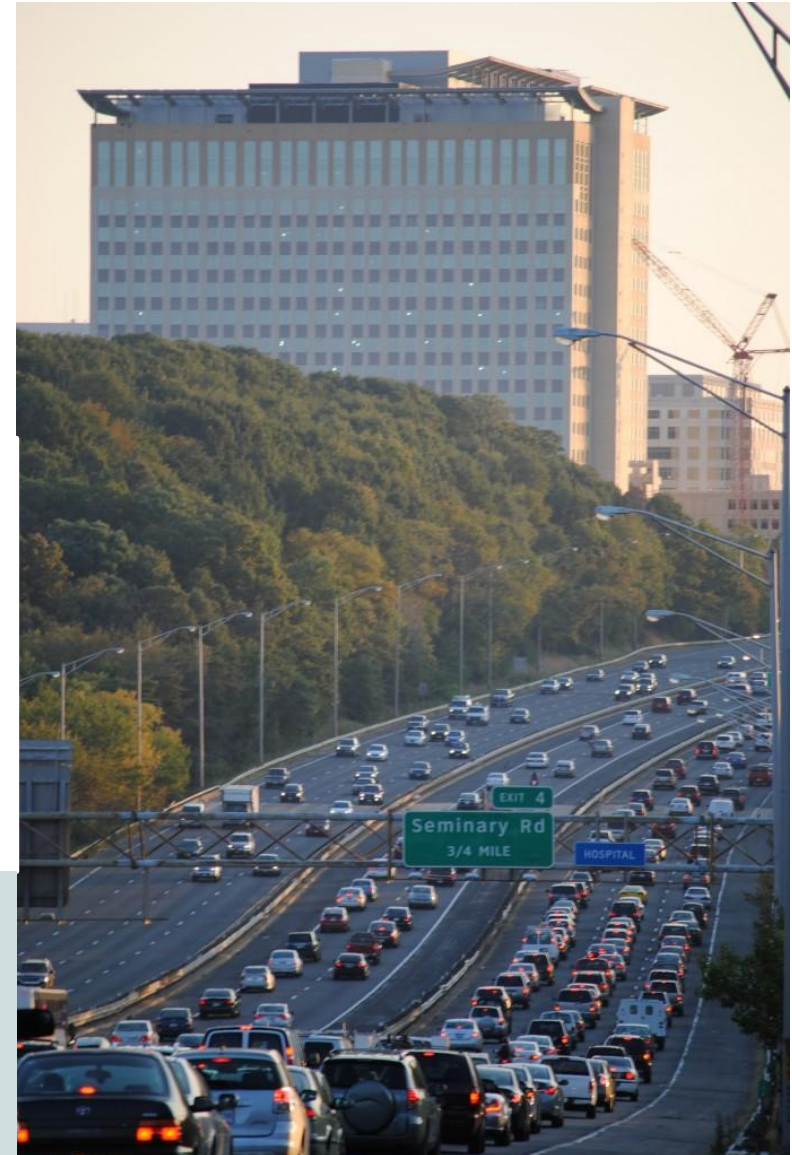
to reduce traffic and air pollution

If built as proposed, PenPlace would be bigger than Mark Center. The proposal has more square footage of office space and has more parking spaces than what is allowed by Federal law at Mark Center

- 2235 parking spaces at PenPlace will result in more than 4,500 trips daily to and from the site
- I-395 and the 14th Street Corridor is the most congested area in Virginia
- Spillover traffic will be felt on neighborhood streets as the other arterials and freeways are at capacity



The American Lung Association **State of the Air Report 2012** ranks Arlington as failing for ozone pollution –ozone pollution is primarily caused by tailpipe emissions from traffic



The Mark Center in Alexandria has less parking than PenPlace

In Conclusion --Protect our Neighborhood:

- Reduce the height and density to mitigate traffic and air pollution
- Reduce the impact of secure office buildings by limiting it to one building far from 12th street and the center of the site
- Add mix of uses including residential to activate the site and provide much needed community amenities
- Provide a true community serving park, with active play areas for children

Build a Community-Not a Compound!