

# 12<sup>th</sup> Street Landing

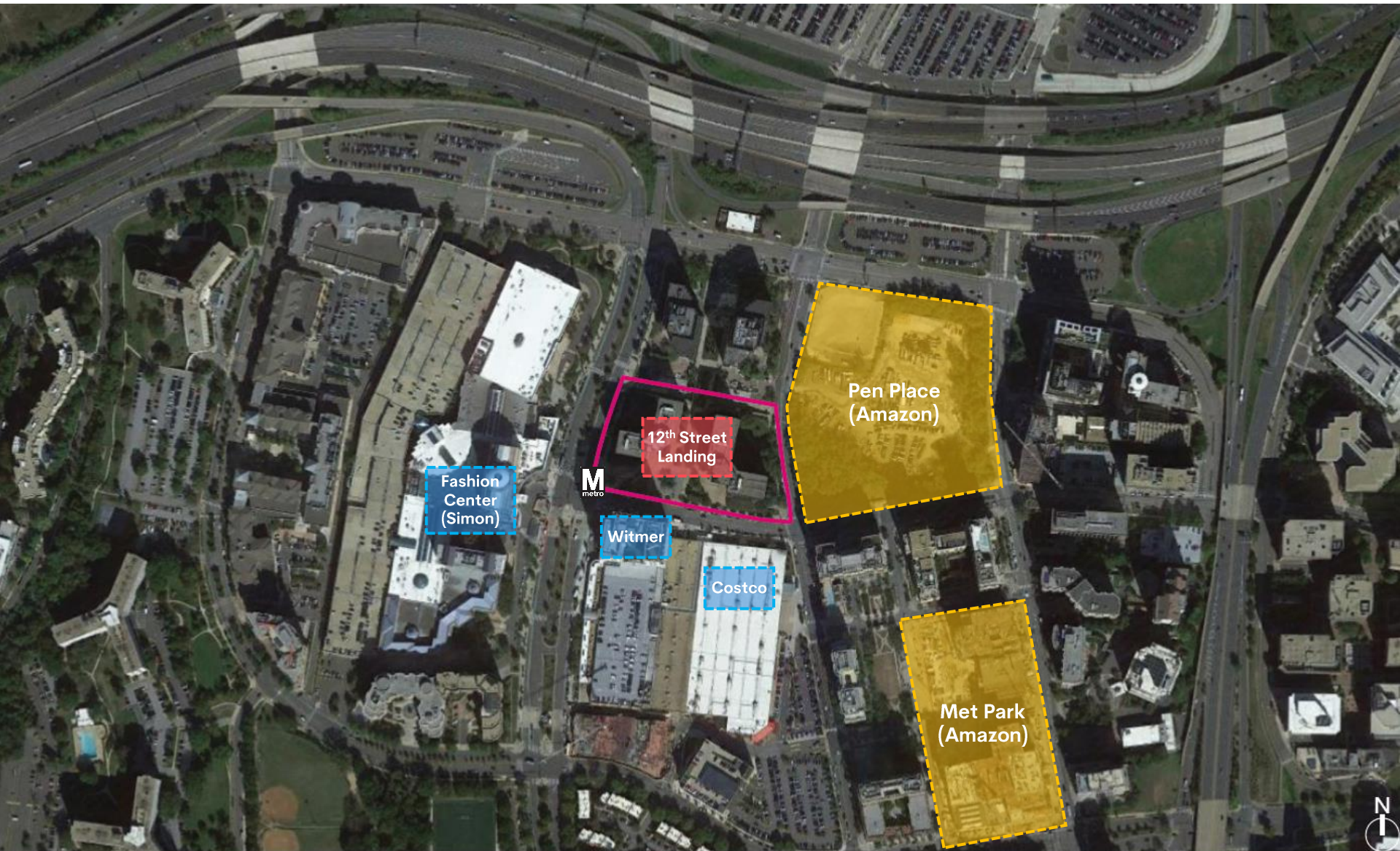
**Brookfield Properties**

Q3 2023



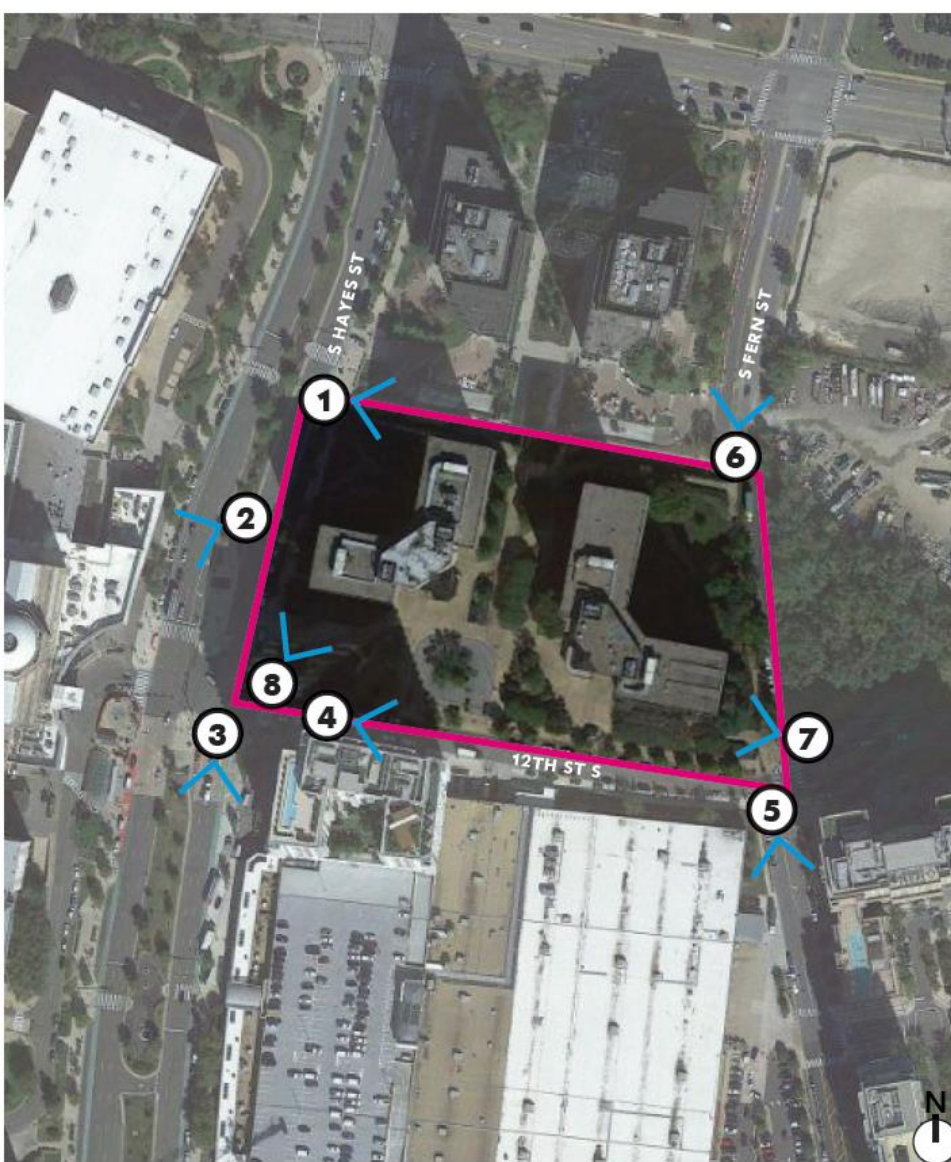


# Area Map





# Existing Conditions



① S HAYES ST LOOKING EAST



⑤ S FERN ST LOOKING SOUTH



② FASHION CENTRE AT PENTAGON CITY



⑥ S FERN ST LOOKING NORTH



③ S HAYES ST LOOKING SOUTH



⑦ 12TH ST S LOOKING WEST



④ 12TH ST S LOOKING EAST

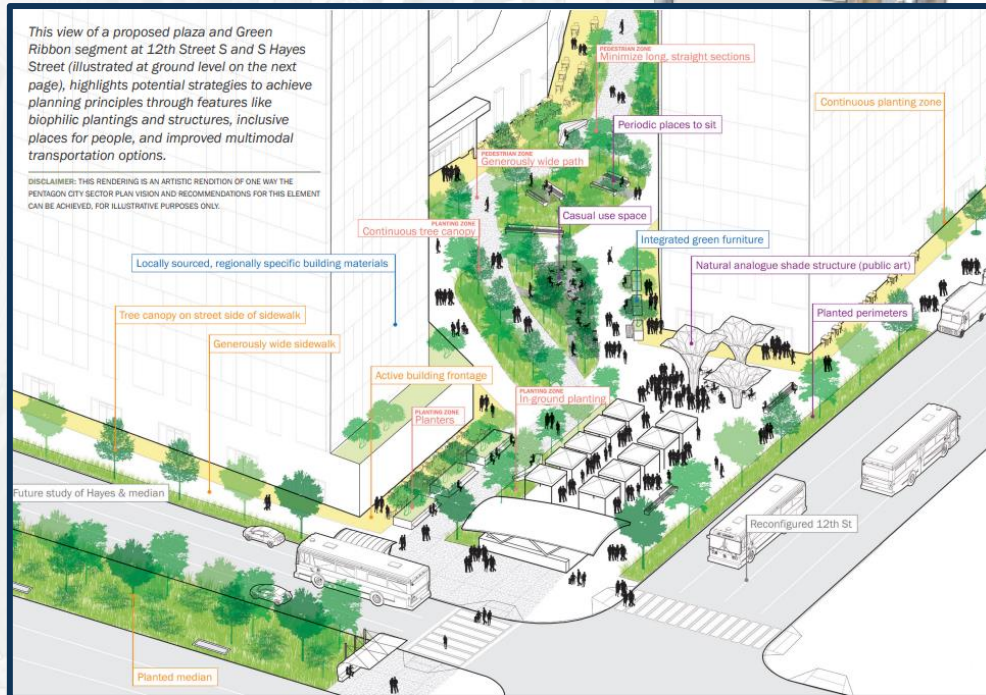


⑧ 12TH ST S & S HAYES ST ROAD INTERSECTION

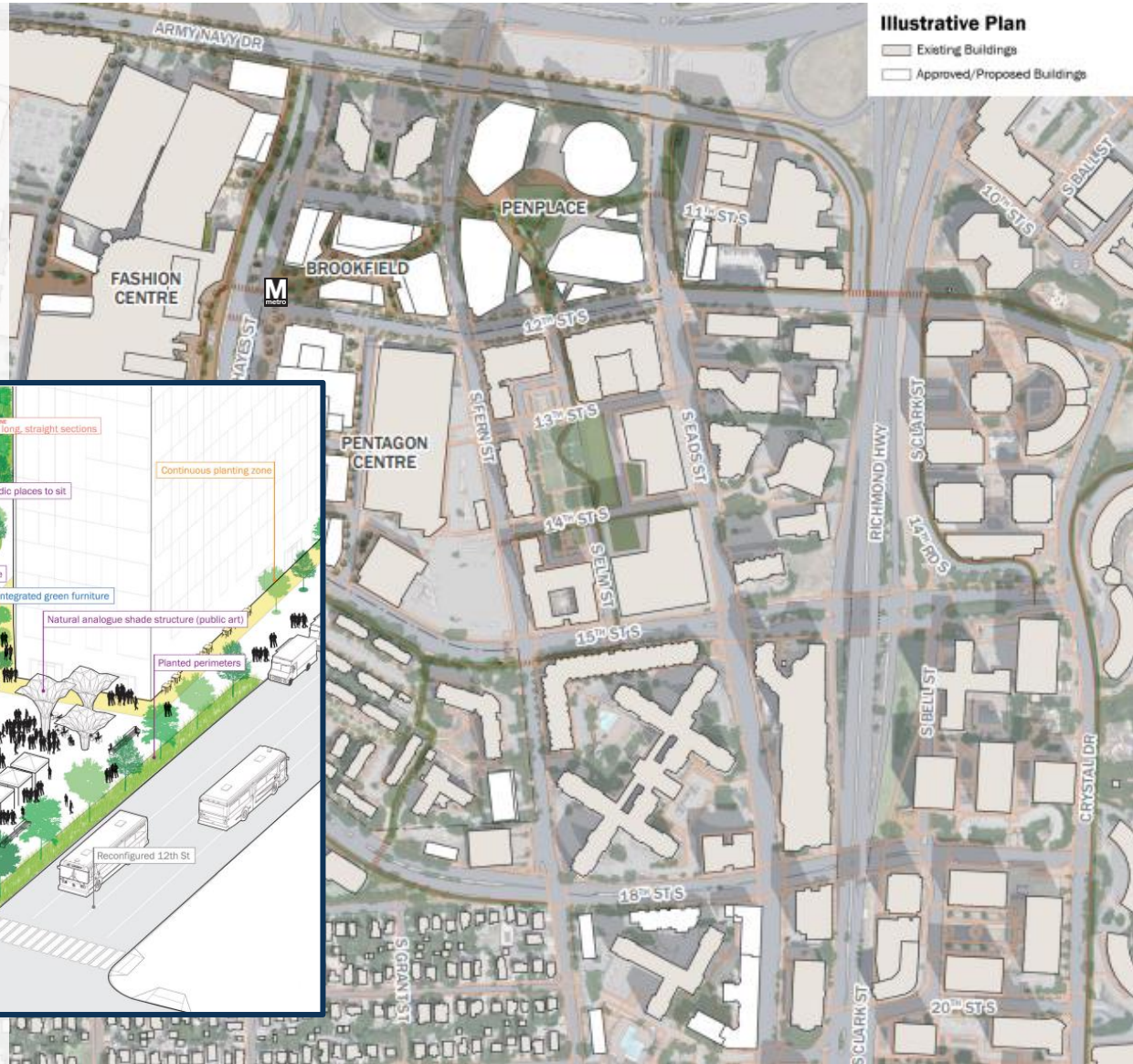


# Pentagon City Sector Plan

On Feb. 12<sup>th</sup>, 2022, the Arlington County Board approved the **Pentagon City Sector Plan**, the result of a two-year planning effort involving, staff, community representatives, local landowners, and other stakeholders. The Plan envisions the transformation of the former TSA Headquarters, now known as **12<sup>th</sup> Street Landing**, into a **new, dynamic mixed-use development** in the heart of National Landing



Conceptual rendering of Green Ribbon, from 2022 Sector Plan



# 12<sup>th</sup> Street Landing

12th Street Landing is a prominent site within Pentagon City. The development vision for this site **incorporates the goals of the Pentagon City Sector Plan** and overall Arlington County policy, including

- Creating **placemaking space** that emphasizes the vibrant nature of Pentagon City
- Creating a true, **connected urban fabric** with active uses complementing the surrounding neighborhood
- **Linking Metro** to the network of open spaces and destinations through an inviting **Green Ribbon** across the site, with design that **prioritizes pedestrians and cyclists**
- Delivering **community benefits** called for in the Pentagon City Sector Plan
- Delivering **sustainable and resilient design** throughout the program





# Landscape – Green Ribbon

The Green Ribbon will address the following program objectives: a primary path and program pockets.



LAYERED PLANTINGS



SEATING OPPORTUNITIES



CLEAR CIRCULATION



FRAMED VIEWS



LAYERS OF ACTIVITY



MULTIMODAL CIRCULATION

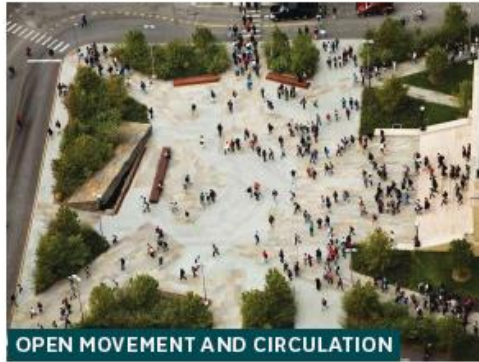


CAFE SEATING

Note: Images on this page are provided as illustrative examples of design elements and principles discussed in this section. The ultimate design of 12th Street Landing will be developed during site plan review and approval processes with the County and community following the approval of these guidelines.



# Landscape – ½ Acre Park



The ½ Acre Park will address the following program objectives: a plaza, metro access, a 12th Street edge, and a building edge.



Note: Images on this page are provided as illustrative examples of design elements and principles discussed in this section. The ultimate design of 12th Street Landing will be developed during site plan review and approval processes with the County and community following the approval of these guidelines.