

# Pentagon City April Workshop Report – ANDREW

1. There is an acute need for more casual use, unprogrammed space, which has been identified in this and multiple previous planning processes as most important to these neighborhoods—regardless of how that happens (within the existing VA Highlands footprint, expanded public spaces).
2. Any proposed new public spaces are dwarfed by the amount of private open (green) space lost to additional development.

# Supporting Takeaways

## 1. More Casual Use Space

1. VA Highlands athletic fields don't serve community needs, which are for more casual use, open spaces. (KK)
2. These communities have been very clear about their desire for more casual use spaces and more needed public space—through multiple planning processes. (EG)
3. Expansion or not, these casual use spaces are needed - expansion alone doesn't solve problems. (KK)
4. Casual use space has a greater value and provide more benefits to more people than spaces for specific uses (like the fields) where only some individuals benefit. (HS)
5. Need to focus on ecology, not just public space. (HS)

## 2. Net Loss of Open Space

1. River House, for example, has lots of private open space (“natural area”) on the property. Building on it means a net loss of open space, leading to an overall net loss for the district. [This has happened in Crystal City, too.) We should be targeted a net increase. (KK)
2. We shouldn't be afraid to ask more of property owners, whether it's dedication of space or contributions to off-site public space. (EG)
3. Residents lose access to open space when development happens, which means less open space per existing resident even before accounting for the additional residents that new development brings. (SM)

## 3. Equity

1. The people who most need additional public space aren't at these meetings. (HS)
2. Northern block of River House has 3.2 sq meters/capita open space (in the lower quarter in the County) and the southern block has 4.1 sq meters/capita (just above the lower quarter), indicating that existing open space is already not enough. There is also inequity in access related to income. (JH)

# Attendees

1. **Kari Klaus** – Aurora Highlands resident (20 years), on E2C2, co-chair Aurora Highlands community board
2. **Jon Huntley** – used to be a 22202 resident, economics/math focus, works at University of Pennsylvania
3. **Elizabeth Gearin** – Planning Commission member, planning background (housing and open space)
4. **Heather Spence** – grew up in 22202, involved in local civic association, background in ecology
5. **Scott Miles**

# Pentagon City April Workshop Report – Kris

## Key Takeaways

1. How does the future development impact overall jobs/housing balance?
2. Look more closely at the edges of the district for better transitions
3. Sculpt individual buildings to provide more light into public spaces
4. Equity can be best achieved through greater supply of affordable housing, bringing greater economic diversity into the immediate area
5. Re-routing of Joyce St and adding mixed use on west side is a positive development
6. Concern over the future of 11<sup>th</sup> Street across only one block (Brookfield site)
7. Focus public realm improvements on creating third places for people to interact

# Supporting Takeaways

## 1. Building Massing/Design

1. Interesting streetscapes aren't mutually exclusive with tall buildings; we can have density and livability in PC
2. Building podiums should be pedestrian scale and approachable
3. Good examples of these points and the major takeaway about variety are the Bartlett, Millennium, and Altair
4. Some concerns about market saturation of rental units, particularly luxury rental, and lack of middle income home ownership opportunities

## 2. Pedestrian Experiences

1. Defining neighborhood boundaries (PC, CC, National Landing) complicates the branding/wayfinding aspects of connectivity; connectivity of infrastructure will be key, as will pedestrian safety, specifically where the network intersects with Route 1.
2. Privately-owned public spaces must be explicitly identified as publicly accessible. Currently, many appear to be private, building-specific amenities. Branding/Wayfinding of the green ribbons can help.

## 3. Public Spaces/Green Ribbon

1. Thematic or physical connection to the Potomac is critical to developing PC's sense of place
2. Teardrop Park offers a good example of green ribbon: a hybrid approach to linear infrastructure and curvilinear biophilic design.

# Pentagon City April Workshop Report – Comprehensive Planning (Bethany) Key Takeaways

- Need to identify the need for additional schools and where they should go.
- How did we end up here? Need traditional planning parameters. Where is the transit and economic analysis? What is the timeline for a more rigorous analysis?
- Want to ensure this area is connected internally but also with the area east of Route 1 and the SF neighborhoods.
- The retail market is shaky, if this is a long term plan then need to consider the mall. If the mall closes or reduces in size, then what do we do with that space?
- Housing affordability should be encouraged and this may require higher buildings.
- What is this project's deliverables? Is it to simply show public/open space and building heights and density?

# Pentagon City April Workshop Report – Max Dickson (Biophilia)

1. Create a variety of experiences along the green ribbon and in new public spaces (potential to use varying scales, tree canopy, planting layout, architectural elements to create these moments)
2. Think about ‘outdoor rooms’. Places where a family, groups or individuals can go and feel like they have the park/space to themselves. Opportunities for picnics, hammocks, smaller gathering spaces.
3. Opportunities for people to experience nature and interact with it
  1. Children can climb trees, dig in dirt; bring wildlife and other ecological aspects into Pentagon City; break up the rectilinear feel with curvilinear paths
4. Balance biophilic elements with their cost and long-term maintenance
  1. Look through multiple lenses when implementing, biophilic elements need to be sustainable and need to last

# Supporting Takeaways

## 1. RiverHouse Site

1. Take into account the slope of the lawn between Virginia Highlands Park and the RiverHouse site – make sure it is accessible and usable as a space
2. Push higher densities to the north of the site – ensure there is a transition between the residential neighborhood in the south and the RiverHouse site

## 2. Pedestrian Experiences

1. Breaking up the megablocks and mall have the potential to create meaningful connections throughout Pentagon City. While some of these connections may not be part of the green ribbon, they could have just as much of an impact on connectivity and pedestrian experience

## 3. Public Spaces

1. Don't lose track of the little spaces in the community. While they may not be fully utilized / programmed the best, they are important in the larger public and green space network.



# Pentagon City April Workshop Report – Kathleen (Multimodal Transportation)

1. Need to ensure green ribbon – and any other access routes through sites that are not streets – are public and accommodate linear travel through a site, not just to a destination within. Need to be “aggressively public”
2. Important to think about connectivity in light of PenPlace site and process - PenPlace needs connectivity, and need to ensure that PenPlace plus these scenarios give us a multi-modal network with real connectivity
3. Multi-modal transportation is also part of equity – should be part of analysis, focus on connections to Columbia Pike as a matter of equity and transportation
4. The development process is not currently geared towards funding operations – even though that’s what we might need most in terms of transit (increasing frequency of Transitway service, off-peak hour transit)

# Supporting Takeaways

- Have clear guidelines/goals about pick-up and drop-off locations
- Ensure there's a crosswalk from Brookfield into PenPlace site along green ribbon at Fern
- Don't be over-deterministic about future conditions along Rte 1 or long-range transportation infrastructure that may change
- Need to produce enough housing that people can afford to live here, need to produce housing to reduce pressure on existing market-rate housing that is lower cost
- Need transportation analysis to explain how to navigate the transition in the area – including mode splits, character of new development/tenant, and infrastructure.
- Generally like the re-alignment of Joyce Street (vehicular) to connect at signal and provide expanded VA Highlands Park

# Pentagon City April Workshop Report – Jannet Arevalo – Comprehensive Planning

1. Importance of the current streets' activation, especially the revitalization of 12<sup>th</sup> St. as a center of local activity. (Not only focus on the 'green ribbons', and more focus on streets).
2. Create/Think of a long-term scenario where the Mall will be redeveloped.
3. Idea of 'Flexibility' in streets and open spaces. Flexibility not only in use, but in terms of preparing for future modes of transportation.
4. The importance of the arts & culture within the neighborhood and its relationship with equity and building community.

# Supporting Takeaways

## 1. Building Massing/Design

1. Not worried as much by density & height.
2. Advocacy for the missing middle and to include a variety of housing. (more homeownership)
3. Importance of the Urban Design, the first-floor use and its relationship with the outside.

## 2. Pedestrian Experiences

1. Importance of 12<sup>th</sup> St. as a center of local commercial activity.
2. Make sure that redevelopment in Hayes St. feels like a green ribbon and not like a median.
3. Incorporation of arts & culture into open spaces.

## 3. Public Spaces/Green Ribbon

1. Importance of accessibility to public spaces, especially for older community members.
2. Call for activities in public spaces that build a sense of community.

# Pentagon City April Workshop Report – Ben Carlson– Comprehensive Planning

Principal aspirations for each participant:

- Evan Pritchard – more walkable, connected
- Faizan (JBG) – experientially great for walking thanks to retail, biophilia
- Susan English (40 year Arlington Ridge Rd resident) – more walkable, endorses Green Ribbon idea. Retail and other destinations/things to do. Easy walk to Crystal City.
- Scott Miles (AHCA president, 20-year resident) – a nicer place to live
- Natasha – want a feel of community (today, too soulless). Also nature – not just biophilia aesthetic but also ecological health – birds, trees
- Mailika (NL BID) – public spaces should feel public. Affordable housing.
- Ked Whitmore – land use flexibility (make the land use table go away)

# Pentagon City April Workshop Report – Ben Carlson– Comprehensive Planning

- Natasha – reduce the abrupt transition from single family to high-rise. Wants to downsize from single-family and live in Pentagon City, so need affordable homeownership choices – not more of the endless luxury housing
- Ked – is there a way to encourage or mandate development of more for-sale housing? Currently County treats rental and condos the same, making it easy for developers to flip from one type to the other. Be aware that REITs inherently prefer rental because they have an adverse tax impact if properties are sold
- Susan – need places for community to happen, including community center(s), school(s). Won't have community unless we proactively make places for it. Need high density to pay for these. Pentagon owes County the lots north of Army-Navy Dr – it just “took” other land from the County. Maybe develop mixed-income veterans' housing on those lots.

# Pentagon City April Workshop Report – Ben Carlson– Comprehensive Planning

- Ked – desire land use flexibility for developers/owners beyond 5 year horizon. It is hard for developers to deliver high-quality public space (or otherwise devote a large share of community benefits to any one type of benefit) since its cost would mean diminishing other community benefits contributions. Thus County should partner on funding public spaces.
- Scott – want gentler scale transition from single family to Pentagon City.
- Faizan – avoid a heavy upfront proffer process that would overburden developers
- Natasha – dislike that the Pentagon Centre redevelopment phases deliver the public park last. We need a significant casual space that helps build community early in the phasing, and not fragmented.
- Susan – support for County doing more direct funding of infrastructure. The whole county owes 22202 for its accommodation of Amazon.

# Pentagon City April Workshop Report – Ben Carlson – Comprehensive Planning

- Mailika – create more walking connections internal to Pentagon City

## Summary themes:

- support for high density to help pay for improvements; though need scale transition to single-family neighborhoods
- important to proactively build sense of community by creating quality public space(s) early
- improved pedestrian connectivity essential
- affordable home ownership important
- timing of improvements is important