

Pentagon City March Public Workshop Report

- There were over 90 participants in the March public workshop; 35 participants completed a survey.
- There were no residents under age 24 participating; there were high levels of participation by homeowners in the 22202 area.
- There was less participation by those who work in Pentagon City and renters.
- 81% of participants self-identified their race or ethnicity as white or Caucasian.

Pentagon City March 22nd Workshop Report – Jannet Arevalo

- Green Ribbons as an important community benefit that could give Pentagon City an urban character.
- Concerns about the implementation and phasing of the Green Ribbons. Who will implement the Green Ribbon? If private developers will implement them, how to secure that the whole system will be implemented and not just portions of it.
- Importance and the incorporation of art in Public Spaces.
- Variety of ground-floor uses (not only retail) to reinforce indoor – outdoor connection.
- Appreciation for the economic analysis' presentation. (specially for developers within the group)

Pentagon City December March Workshop Report – Ryan Delaney

1. Variation in building height, setback, texture/façade/aesthetic and mix of residential (rental vs. missing middle condo or townhomes) is key to making Pentagon City interesting, inviting and resilient.
2. Maintenance, operations, and safety (from a design perspective) are key to the functionality of both the public realm (parks, privately owned public space) and the pedestrian network.
3. The PDSP plan must help create the “spark” or “soul” that makes Pentagon City a place and a neighborhood, not just a designation on the map.

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 March Workshop Report – Pablo

- Attendants: Renter at Crystal Houses. Land use attorney for Brookfield. Condo owner. Lisa Stengle from Arlington Schools. Renter.
- 1. Hayes St. Is the core of Pentagon City.** It has a lot of potential to become more pedestrian friendly. Attendants support moving traffic to one side while having open space in the other side, as oppose to having the green space in the middle of the traffic lanes. Attendants liked the idea of small kiosks along Hayes St.
 - 2. Pentagon City needs a destination space.** It should be a public space. Most of the attendants think Hayes St. could play this role, or a plaza area along Hayes St. Attendants highlighted the importance of dinning and restaurants to help create the destination space.
 - 3. Tree canopy** stock should be increased and improved. Attendants highlighted the importance of trees for shading. Ultimately improving walkability experience.

4. **Highlands Park is outdated**. The park needs to be upgraded to needs of modern times.
5. **Avoid canyon effect in buildings**. Stepbacks are important. Even a very small stepback is very effective.

Pentagon City March Workshop Report: Kathleen

- Favorite recent projects: Kennedy Center Expansion at the Reach, National Stadium and waterfront, Old Walter Reed site having old and new together, natural areas, Ballston and Mosaic Park, like water features, Long Bridge Esplanade, nature and trains, natural plantings
- Shade studies are really important – making sure native plantings can survive and thrive. Acknowledge that just like retail doesn't thrive everywhere, green doesn't thrive everywhere
- Should we put trees by the highway? Mixed feelings. Some think there is space, many think would be not a pleasant environment or that ecologically compelling
- Need to make sure there is safety along green ribbons in addition to connections, make sure that biking and walking with a young child would be safe and pleasant
- Maintenance really important – to remove invasive species, to ensure health of plants in addition to general maintenance

Pentagon City March Workshop Report: Kathleen

- Outdoor dining important along the green ribbon, but need to avoid private use of public space, would love to have public space feel seamless so it's like the park creeps onto development. Avoid gates and fences.
- Same flowing sidewalk that provides continuous access. Get wider entrances and narrow as go in, avoid steps where possible.
- Need variety in plantings and materials in building and site design
- Like roll-up doors and outdoor seating
- Green ribbon should mix adult and kids activities – frequently they feel separate
- Signage important – but don't rely on signage to make the ribbon feel public
- High retail bays needed
- Green ribbon as series of experiences and program – like Rose Kennedy Greenway

Pentagon City March Workshop Report: Kathleen

- Avoid blocky feeling in architecture, need variation, not just boxes
- Need the people density to support the vibrancy and level of activity we want to see on the sidewalks/green ribbon
- Density is a benefit in addition to providing benefits if it helps activate pedestrian spaces
- Get away from Ballston beige, don't overfocus on compatibility in building design
- Kimco site should be part of pedestrian network
- Generous sidewalk zones with planting beds – get setback for pedestrian zone if needed

Pentagon City March Public Workshop: Max

- Michael - Civic Association; Michelle - Transportation Staff, Robert, Caroline Density
- Can we sustain the proposed density?
- Scarce land in PC - competing interests
- Concern that there might be too much density and not meet the needs of residents
- How can we make density work for residents?
- Space for police, fire stations, schools, doctors offices and services to support PC and Crystal City
- Tie in community needs
- PC is changing rapidly, and we don't know the future needs yet

Pentagon City March Public Workshop: Max

Massing

- Importance in sculpting and shaping of buildings
- Increase green space
- Desire for taller buildings to create more green space on the ground level
- Ground plane has interesting things
- Schools
- Think broadly and expansively of programming
- Co-location of things, Co-designing spaces, multiple uses and multiple functions
- More creative about use of spaces
- Bike trail + native grasses + location to school
- Get out of the box, think broader

Pentagon City March Public Workshop: Max

This Planning Study is a big opportunity, there is a fear of not doing it well

- Fear that it will be less than what we could have done
- Important that it creates value and not just another concrete jungle
- Generational shift and opportunity for generational change
- Balance with ensuring plans are truly feasible
- If it becomes a priority at the County level, then it can become possible
- Great ideas of different things, but what do we actually need?
- Focus on needs
- “How do we want to use resources holistically?”

Pentagon City March Public Workshop: Max

Connections/Destinations

- More community/public amenities called out specifically: Black box theater? cultural destinations
- Concept of connection is important in Pentagon City: Physical; Ideas; Departments, working groups, community organizations
- Strengths of area: Metro Stations, Think about access points and magnets

Pentagon City March Public Workshop: Max

What are the destinations for green ribbons?

- What are the pieces that pull people along the ribbons
- Ridge to the river concept, San Francisco crosstown trail
- Branches that break off
- Connect PC to Crystal City
- Some green ribbon trails are already there, they just need to be better defined

- **What are things to call out, what is missing**
- Cultural placemaking destinations
- Entrance to Pentagon City Metro Stop
- Need to add an additional entrance?

Pentagon City March Workshop: Andrew

Attendees:

- Bailey Edelson – JBG Smith River House
- Taylor Lawch – JBG Smith Pen Place
- Nancy Iacomini – former planning commissioner
- Christopher Forinash – transportation planner with Nelson Nygaard
- Rick Carter – live in Arlington Ridge, masters in city planning though never used it
- Jane Siegel – co-chair, lives in Arlington Ridge
- Barbara Selfridge – Crystal City Civic Association
- Faizan Qureshi – JBG Smith River House, lives in Ballston
- Matt Mattauszek
- James Day

Pentagon City March Workshop: Andrew

- RC – wanted to know what JBG Smith thought about what was presented
 - BE – presentation laid out opportunities well, going higher is not always the answer, interested in finding the right building types for each site; important how public realm shapes development; public space on the side of a boulevard better than in the median
 - TL – presentation was a good primer; gives context to how we identify and prioritize benefits; need to understand what it is about massing people are about / where height is good
- RC – lives in Arlington Ridge, wants to make sure it's not so difficult to get to Pentagon City or people will go elsewhere (like Shirlington, with abundance of free parking, or Old Town) – not going to take a bus to get there; PC needs variety of restaurants

Pentagon City March Workshop: Andrew

- NI – fascinated with RC’s perspective on Shirlington, Old Town and why he likes them
 - RC – scale, variety, streetscape, feel comfortable, charm; PC could have charm, elements presented tonight could build it; Ballston had charm but lost it; Tysons is terrible; need gathering places
- BS – part of charm of other places is that they’re pedestrian friendly, not tall buildings along street
- RC – also doesn’t go to Crystal City, not enough/old parking

Pentagon City March Workshop: Andrew

- JS – when Metro came in, TOD was expected to provide choices to get people out of cars; transit in Shrlington doesn't support businesses; circulator idea could connect Arlington Ridge, Pentagon City, Crystal City, Shirlington; how about golf carts?; encourage creative thinking about transportation options; could we achieve Old Town feel? No, but green ribbons could create character
- NI – in addition to green is scale of the street and vistas; stepbacks need to happen at 3rd-5th floor, but agnostic about height behind the setback; when they built Ballston 40 years ago, 9th street greenway was similar concept to green ribbon now – pieces exist by Glebe – nice landscaped area and outdoor seating for restaurants

Pentagon City March Workshop: Andrew

- CF – hears RC about convenience of private vehicle and some trips cannot replace one mode with another easily; but also shift to bikes is growing and demand for parking continues to go down; green ribbon idea important to the success of the TSA site to integrate the neighborhood; appreciates that it's not all about the green ribbons but also making the streets work harder
- TL – driving parking ratios down has benefits to sustainability, but some equate less parking to less access (to Costco, mall); team should try to tease out specifics of time/demand for parking
- BS – concerned about bikeways just for bicycles; don't want to change streets to preclude other options, like golf carts / little vehicles; can't carry as much on a bike (in a backpack) as on other vehicles

Pentagon City March Workshop: Andrew

- JD – Clarendon has residential stacked on retail, different from, but good idea to incorporate into Pentagon Row
- RC – as resident adjacent to Pentagon City, need to look at the whole community, understand impacts on adjacent neighborhoods
- JS – are we connected to Long Branch Creek?
- RC – how do we get Pentagon employees to come over and spend time here?
- JS – before pandemic “Flair” 6-person vans were offering \$20 monthly subscriptions
- RC – 23rd street also has character

Pentagon City March Workshop: Kris

- Building Design: refrain from block-length buildings, use high quality traditional materials, unique shapes, more biophilic, avoid uniform height, visually eclectic architectural variety
- Create 3 types of richly planted pedestrian spaces: 1)wide sidewalks (min. 24') with significant planted understory and wider clear zone i.e. “Living Streets” 2)greenways-paseos, lush, interesting, quiet, public art, biophilic 3) POPS – café zones, carved out spaces near buildings
- clustered trees to support wildlife in lieu of equally spaced trees
- Property owners should allow a greater setback to provide more area in the public realm

Pentagon City March Workshop: Ben

- Met Park's opening for public use will be valued, but the park is compromised by extensive shadows from buildings, and poor visibility from street (though park's sense of enclosure is appreciated). Future parks should avoid these problems
- Appreciate how tonight's presentation integrates public space with development sites. It demonstrates why additional density or height may be justified to produce public spaces, but also some challenges of height/density that would need to be resolved through design. Wind is a real factor – a wind tunnel effect at 12th & Elm Streets has ripped the door off the Commonwealth Joe coffee shop several times.
- While shade is appreciated in summer in Arlington, it's important that public spaces have good solar access at other times of the year.
- Greatest heights ought to be at or near Army-Navy Drive where shadows will have less impact on key public spaces, and views from and to tall buildings may be most valuable

Pentagon City March Workshop: Ben

- Appreciate idea of signed trails to provide clear wayfinding into public spaces like MetPark and through Pentagon City to destinations like Long Bridge Park.
- Setbacks:
 - Facades built right to the sidewalk cause privacy challenges for interior use, and prevent using sidewalks for dining or other activity (examples at Potomac Yards cited). Ground level residential or office use should have a modest setback with landscaping for privacy. Retail/dining should have a setback suitable for dining etc.
 - The Crystal City guidelines fail to provide this – their build-to-line requirement is too strict to allow this transition zone that provides valuable social interaction at grade level.
 - Sidewalks at the Bartlett (Met Park) noted as just the right width for both circulation and outdoor seating
 - Step-backs of building volume at upper stories are appreciated, to improve pedestrian scale and solar access at street level. Met Park buildings provide a good example (along certain facades at least)

Pentagon City March Workshop: Ben

- Important to improve BOTH quality AND quantity of public space. Quantity is important to accommodate growing numbers of people, so that public space may be dispersed to be easily accessible throughout study area, and because we one park can not be all things to all people – need a variety of places. The PSMP insufficiently analyzes need for informal public space in Arlington. There is an ongoing equity analysis of informal public spaces that could inform Pentagon City plan (cited by Kari Klaus).
- Plan concepts of more green space along Hayes were appreciated = valuable location for it, good use of existing underutilized public area. This should be a near-term priority
- Need to advocate for County to reinvest revenue from 22202 back into 22202 for important goals like Hayes green space ... too much revenue is destined elsewhere in County
- Desire more emphasis on east-west connections in public realm/street framework, as north-south connections are already relatively good by comparison