



March 29, 2022

Honorable Katie Cristol, Chair
Arlington County Board
Ellen M. Bozman Government Center
2100 Clarendon Blvd, Suite 300
Arlington, VA 22201

Re: Pen Place Site Plan

Dear Chair Cristol:

Members of the Forestry and Natural Resources Commission (FNRC) participated in the Pen Place Site Plan Review Committee and the FNRC received a presentation from the applicant at our March 24 meeting. The commission appreciates the responsiveness of the applicant to many of the issues raised during the SPRC process, as well as the incorporation of key elements from the recently adopted Pentagon City Sector Plan.

This is an exciting project on many levels, and has the potential to transform Pentagon City. Creating a welcoming, well maintained public space in the midst of the significant proposed density will be critical to the success of this project. The overall concept of creating the four openings to the public space, the circulation through the space, incorporating water and natural plant communities, as well as the central green works well in this configuration.

Of particular note, the commission supports:

- 1) including adequate soil depth to support mature trees in the forest walk
- 2) incorporating bird friendly glass
- 3) focusing on locally native plantings
- 4) striving to significantly increase the tree canopy once the plantings have matured

The commission acknowledges the important contribution of the 2.75 acres of public space resulting from this project. However, given the tremendous increase in density that will result from this project, we urge consideration of community benefits to help mitigate the impact of the increased density to include a contribution to additional public park spaces elsewhere in the county. Recognizing the increased demand on our existing parks, the 2019 Public Spaces Master Plan calls for the acquisition of an additional 30 acres of public space over a ten-year period. We must find creative tools to meet this goal, and contributions to a fund to help finance additional purchases is an opportunity that should be aggressively pursued.

We appreciate this opportunity to share our views.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Klingelhofer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Phil Klingelhofer, Chair
Forestry and Natural Resources Commission

Cc: Members, Arlington County Board
Members, Planning Commission
Mark Schwartz, Arlington County Manager
Claude Williamson, Director, Department of Community Planning, Housing and
Development