This document provides a comprehensive review of the Pentagon City Phased Development Site Plan (PDSP) over the past 40 years, including all County Board actions related to land use and density allocations. It establishes a common core of knowledge pertaining to the PDSP evolution to date, including transportation improvements, public open spaces, and community facilities in Pentagon City. The content provided also addresses regular inquiries from Planning Commission, community, and others regarding status of PDSP, especially related to recent final site plan reviews.

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1976-2018

Part 5: Assessment of original and approved densities for Pentagon City PDSP
Part 1:
Background and Foundational Planning Context
1976 Pentagon City PDSP area
(Circa 1960)
Origins of the Pentagon City PDSP (or Master Development Plan)

- 116 acres of mostly undeveloped land
- Size, location, and access
- Surrounding areas starting to transform beginning 1960s, Metro arrives in July 1977
- Owners sought to improve development climate for tract
- Coordinated planning + development could offer County more benefits than unplanned growth
The Pentagon City Policy Guidance Committee: 1972-1976

- Cafritz-Tompkins Group (CTG) approached County about creating a Master Development Plan (MDP)

- MDP project consultant team of Dewberry, Nealsen & Davis Engineers, Architects, Planners, and Surveyors (1972)

- Process also involved representatives of neighborhood and civic groups, and County agencies

- Starting in Sept. 1972, the Pentagon City Policy Guidance Committee created MDP in 3.5 years

- “New-Town-in-Town” Concept

- In February 1976, County Board approved MDP (or PDSP) and rezoning for the Pentagon City Tract
Pentagon Tract
Existing Conditions
1972

Owned by Western Electric Co.
(outside of PDSP area)
Pentagon Tract Existing Zoning 1972

Owned by Western Electric Co. (outside of PDSP area)
### Schedule "A"

**Zoning Computations**

**No Site Plan Approval Required**

<table>
<thead>
<tr>
<th>Parcel No.</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zoning</strong></td>
<td>M-2</td>
<td>M-1</td>
<td>C-0 (C-1-0)</td>
<td>RA 7-16 (RA 14-26)</td>
<td>RA 6-15</td>
</tr>
<tr>
<td><strong>Lot Area</strong></td>
<td>3.07 Acres 133,933 S.F.</td>
<td>15.91 Acres 693,000 S.F.</td>
<td>23.87 Acres 1,039,700 S.F.</td>
<td>17.34 Acres 755,322 S.F.</td>
<td>61.20 Acres 2,665,724 S.F.</td>
</tr>
<tr>
<td><strong>Coverage</strong></td>
<td>83% Allowable 111,133 S.F. Actual</td>
<td>93% Allowable 628,200 S.F. Actual</td>
<td>56% Allowable 592,252 S.F.</td>
<td>56% Allowable 422,980 S.F.</td>
<td>56%</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>75' = 7 Stories</td>
<td>75' = 7 Stories</td>
<td>25' = 3 Stories</td>
<td>25' = 3 Stories</td>
<td>75' = 8 Stories</td>
</tr>
<tr>
<td><strong>Yield</strong></td>
<td>777,931 S.F.</td>
<td>2,675,773 S.F. 600,000 S.F.</td>
<td>1,746,696</td>
<td>(2,000 S.F. of lot area req./2½ rms.) (1,060 S.F. of lot area req./2½ rms.)</td>
<td></td>
</tr>
<tr>
<td>Office Retail Comm.</td>
<td>1,177,627 (1963 d.u.)</td>
<td>378,000 S.F. (378)</td>
<td>378,000 S.F. (2538)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apts. Hotel</td>
<td>1,177,627 S.F. (1,963 Rooms)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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**Total Yield Based on Existing Zoning**

- **Apartments** 2,916,000 S.F. (2,916 d.u.)
- **Commercial Retail** 600,000 S.F.
- **Office** 5,200,400 S.F.
- **Hotel** 1,177,627 S.F. (1,963 Rooms)

**Total:** 9,894,027 S.F.
1974 General Land Use Plan Amendments
(Feb. 9, 1974)

- Designation of Coordinated Development District (CDD) for future PDSP area (Note 4)
- Land Use designation “Undetermined” for the CDD Area
- Addition of “N” as ‘Appropriate Nursing Home Site’
- Anticipated Expansion shown for Virginia Highlands Park
1976 Pentagon City Master Development Plan
(Original PDSP Approval; 2/19/1976)

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Office GFA</th>
<th>Commercial GFA</th>
<th>Hotel Rooms</th>
<th>Residential Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 1</td>
<td>760,000</td>
<td>650,000</td>
<td>1,700</td>
<td>2,150</td>
</tr>
<tr>
<td>Parcel 2</td>
<td>200,000</td>
<td>100,000</td>
<td>-</td>
<td>2,250</td>
</tr>
<tr>
<td>Parcel 3</td>
<td>290,000</td>
<td>50,000</td>
<td>300</td>
<td>1,000</td>
</tr>
<tr>
<td>Parcel 4</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Parcel 5</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1,100</td>
</tr>
</tbody>
</table>

TOTAL: 1,250,000 | 800,000 | 2,000 | 6,500

1 The original approval included on Parcel 5: 600 elderly units, (300 of which will be subsidized) and 200 low-rise family units, for a total of 800 units. Parcel 5 also included a nursing home with up to 300 beds. To be consistent with how Condition #2 treats the 300-bed nursing home in all pertinent County Board actions on the PDSP from 1984 and beyond, these 300 beds are reflected as 300 units in this table.

2 The 6,500 units reflects the inclusion of the 300-bed nursing home, as explained in footnote 1.

Pentagon City PDSP Site also Rezoned to “C-O-2.5” on 2/19/1976
1976 Pentagon City Master Development Plan
Use Mix Comparison

1972 By Right Yield Potential Use Mix
- Residential: 29%
- Office: 53%
- Hotel: 12%
- Retail: 6%
- Total: 9.9 Million SF

1976 Pentagon City PDSP Use Mix
- Residential: 67%
- Office: 13%
- Hotel: 15%
- Retail: 8%
- Total: 10.7 Million SF
1977 General Land Use Plan Amendments
(June 4, 1977)

- Three-fourths “High-Medium” Residential and One-fourth “Medium” Office-Apartment-Hotel (Pentagon City Parcels 1, 2 and 3)
- “Medium” Residential (Pentagon City Parcel 5)
- Nursing Home designation moved from Parcel 2 to Parcel 5
2015 Aerial Image
Pentagon City Master Development Plan Area

Parcel 1A & 2A
Pentagon Row

Parcel 1B & 2B & 2C
Pentagon City Mall
And
The Metropolitan

PARCEL 4
Park

PARCEL 5
Southampton
Condos &
Claridge House/
Elder Care

PARCEL 1C
Lincoln
Place &
Brookfield

PARCEL 1D
PenPlace &
Residence
Inn

PARCEL 3
Metropolitan
Park
Planning Goals and Objectives of the PDSP (p. 24 of MDP)

1. Development should be compatible with existing and projected future growth

2. A desirable mix of uses should be provided for a convenient live-work-shop relationship and for 24-hour vitality

3. Lowest densities should be to the south, adjacent to SF Neighborhoods, highest densities should be to north and east for ease of access to arterials and Metrorail

4. Community and recreation facilities should be located near existing residences

5. A major retail center should be provided with a wide variety of commercial uses

6. Building heights should be varied to break up the skyline

7. Pedestrian circulation should be easy, and a balanced circulation system should be provided

The adopted land use plan for the site will permit an overall development consisting of:

- 1,250,000 gross square feet of office
- 800,000 square feet of retail commercial
- 2,000 hotel rooms
- 5,900 apartment units (which should include a minimum of 300 marketable dwelling units specifically designed for elderly housing and must include a minimum of 200 “family” units of a low to medium rise character containing multiple bedrooms)
- 300 units of subsidized elderly housing
- 300 bed nursing home
- A public park consisting of approximately 11 acres
Part 2:
Evolution of the Pentagon City PDSP 1976-2018
Aerial Imagery
Evolution of the Pentagon City PDSP | 1976

- Pentagon City Metro Station
- Western Electric Co.
- S. Hayes St. being rerouted to follow Metro to Crystal City
- Va. Highlands Park
- River House
- VEPCO Substation
- Army Navy Dr.
- 15TH ST. S.
- 18TH ST. S.
- S. JOYCE ST.
- S. EADS ST.
- S. FERN ST.
- VEPCO Substation
- Pentagon City and Environs

NOT TO SCALE
Evolution of the Pentagon City PDSP | 1976-1988
Evolution of the Pentagon City PDSP | 1988-1999
Evolution of the Pentagon City PDSP | 2009-2018

Metropolitan Park Phases 2-5 and Open Space

Pentagon City PDSP Boundary
Development Boundary

Pentagon Centre Garage

12th Street Constructed

Met. Park 2-5
Part 3:
Evolution of the Pentagon City PDSP | Planned Transportation and Open Space 1976

LEGEND

- PDSP Planned Streets (1976 Adopted Plan)
- Existing Streets
- Area not included in PDSP (Pentagon Centre)
- Existing Parkland 1976
- Planned Parkland in PDSP

Adopted Land Use Plan 1976

NOT TO SCALE
Evolution of the Pentagon City PDSP | Summary of Key Transportation and Open Space Goals

1976

PENTAGON CITY PDSP UPDATE | 1976-2018
### ADDITIONAL BENEFITS NOT PLANNED FOR IN 1976 PDSP

- Approx. .36 miles of new streets, 2 miles of bike lanes, improved bus service, lighting, infrastructure, & pedestrian tunnel

### Evolution of the Pentagon City PDSP | Transportation Improvements 1976-2018

<table>
<thead>
<tr>
<th>Completion Date</th>
<th>Project Description</th>
<th>Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1977-88</td>
<td>12th St. between S. Hayes &amp; S. Fern</td>
<td>Parcel 1C (TSA)*</td>
</tr>
<tr>
<td>1988-99</td>
<td>S. Joyce St. &amp; 15th St. Realignment</td>
<td>Parcels 1A-2A (Pentagon Row), 1B-2B (Mall), 2C (Multi-family)*</td>
</tr>
<tr>
<td>1999</td>
<td>Pedestrian Connection</td>
<td>Parcel 1B-2B (Mall)*</td>
</tr>
<tr>
<td>2008</td>
<td>S. Elm St., S. Fair St., 14th Rd. &amp; 14th St. S.</td>
<td>Parcel 3 (Met Park 1)*</td>
</tr>
<tr>
<td>2010</td>
<td>S. Fair St. &amp; 13th St. S.</td>
<td>Parcel 3 (Met Park 2)*</td>
</tr>
<tr>
<td>2014</td>
<td>S. Hayes Multimodal from Army Navy Dr. to 15th St. S.</td>
<td>County</td>
</tr>
<tr>
<td>2014</td>
<td>S. Hayes St. Protected Bike Lanes from 15th St. to S. Fern St.</td>
<td>County</td>
</tr>
<tr>
<td>2014</td>
<td>18th Street Protected Bike Lane 15th St. South to S. Fern St</td>
<td>County</td>
</tr>
<tr>
<td>2015-16</td>
<td>S. Elm St. between 13th &amp; 12th St. S. Fair St. &amp; 12th Rd.</td>
<td>Parcel 3 (Met Park 3)*</td>
</tr>
<tr>
<td>2016</td>
<td>12th St. between S. Fern &amp; S. Eads</td>
<td>Parcel 3 (Met Park 4-5)*</td>
</tr>
<tr>
<td>2016</td>
<td>S. Elm St. between 13th &amp; 12th St.</td>
<td>Parcel 1C (TSA) Originally built in 1984*</td>
</tr>
<tr>
<td>2016</td>
<td>Pedestrian Tunnel Renovation from NE corner of S. Hayes &amp; 12th St. to Metro Station</td>
<td></td>
</tr>
</tbody>
</table>

* Developer Funded

Note: Shaded cells indicate streets not originally planned in 1976 PDSP

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**Legend**
- **Built Streets (Planned in PDSP)**
- **Built Streets (Not Planned in PDSP)**
- **Existing Streets (Context)**
- **Existing Building Footprint**
- **PDSP Boundary**

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**NOT TO SCALE**

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**PENTAGON CITY PDSP UPDATE | 1976-2018**
**Evolution of the Pentagon City PDSP | Transportation Improvements**

**FUTURE PLANNED**

- **Approx. 0.65 mile of new streets, 2.5 miles of bike lanes, improved bus service, lighting, infrastructure, and new Metro elevator**

### Project Description | Status | Implementation
--- | --- | ---
12th Street South from South Fern Street to South Eads Street | Partial Complete | Parcel 1D (PenPlace) & 3 (Met Park)*
South Eads Street Complete Street South Eads Street between Four Mile Run and Army Navy Drive | Planned/Pilot Complete 2014 | County
PenPlace PDSP | Approved | Parcel 1D*
Met Park PDSP- Phase 6 S. Elm & 14th St. | Approved/Construction | Parcel 3*
Pentagon Centre PDSP (shown for context only) (approx. 2,500 LF streets) | Approved | N/A
Army Navy Drive Complete Street between South Joyce Street and 12th Street South | In Design | Adopted FY 2017 – FY 2026 Capital Improvement Plan
Pentagon City Metro Station Second Elevator, west side of South Hayes Street at 12th Street South | In Design | Adopted FY 2017 – FY 2026 Capital Improvement Plan
12th Street Complete Streets and Project & Extension of the Crystal City Potomac Yard Transitway to Pentagon City Metro on S. Hayes St. | In Design | Adopted FY 2017 – FY 2026 Capital Improvement Plan

* Developer Funded

Note: Shaded cells indicate streets not originally planned in 1976 PDSP

**LEGEND**
- Built Streets (Planned in PDSP)
- Built Streets (Not Planned in PDSP)
- Unbuilt Streets (Not Planned in PDSP)
- Existing Streets
- Existing Building Footprint
- Unbuilt Building Footprint
- PDSP Boundary

**NOT TO SCALE**
Evolution of the Pentagon City PDSP | Parks, Recreation, & Public Facilities 1976-2018

ADDITIONAL BENEFITS NOT PLANNED FOR IN 1976 PDSP

- Approx. 3 acres of public open space

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Project Description</th>
<th>Completion Date</th>
<th>Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Park</td>
<td>Virginia Highlands Park Expansion (approx. 13 a)</td>
<td>1988-90</td>
<td>County (Parcel 4)</td>
</tr>
<tr>
<td>Private Open Space with Public Access Easement</td>
<td>Pentagon Row Plaza (approx. .85 a)</td>
<td>2002</td>
<td>Parcels 1A-2A- Pentagon Row*</td>
</tr>
<tr>
<td>Private Open Space with Public Access Easement</td>
<td>Met Park Open Spaces (approx. 2 a)</td>
<td>2008-16</td>
<td>Parcel 3- Met Park 1-3*</td>
</tr>
<tr>
<td>Community Facility</td>
<td>Aurora Hills Library &amp; Senior Center</td>
<td>1976-1980</td>
<td>County (Outside PDSP)</td>
</tr>
<tr>
<td>Community Benefits</td>
<td>300 Subsidized Housing Units for Elderly, 240 Bed Nursing Home (Regency Care), 200 Low-Rise Family Units</td>
<td>1976-1980</td>
<td>Parcel 5*</td>
</tr>
<tr>
<td>Community Facility</td>
<td>Fire Station 5</td>
<td>2008</td>
<td>County (Outside PDSP)</td>
</tr>
<tr>
<td>Private Open Space with Public Access Easement</td>
<td>Hopper Memorial Park (approx. 1.5 a) outside PDSP</td>
<td>2001</td>
<td>Parcels 1A-2A- Pentagon Row, 500K for park improvements*</td>
</tr>
<tr>
<td>Private Sidewalk with Easement</td>
<td>South Eads Street Linear Park (streetscape and cafe seating)</td>
<td>2016</td>
<td>Parcel 3-Met Park 4-5</td>
</tr>
</tbody>
</table>

* Developer Funded
Note: Shaded cells indicate streets not originally planned in 1976 PDSP

LEGEND
- Built Public Open Space
- Adjacent Public Park Space (outside PDSP)
- PDSP Boundary
- Streets
- Existing Streets
- Existing Building Footprint
- Existing Public Facility (Outside PDSP)
Evolution of the Pentagon City PDSP | Parks, Recreation, & Public Facilities

FUTURE PLANNED

ADDITIONAL BENEFITS NOT PLANNED FOR IN 1976 PDSP
• Approx. 7.5 acres above 1976 PDSP goals, additional 20,000 SF Community Facility

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Project Description</th>
<th>Approval Date</th>
<th>Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Private Open Space with Public Access Easement</td>
<td>Met Park 6 Central Open Space with dog park, playground, &amp; lawn (approx. .6 a)</td>
<td>2016</td>
</tr>
<tr>
<td>2</td>
<td>Private Open Space with Public Access Easement</td>
<td>PenPlace Open Spaces (approx. 2 a)</td>
<td>2013</td>
</tr>
<tr>
<td>3</td>
<td>Public Open Space</td>
<td>Pentagon Centre Open Spaces (approx. 2.5-3 a) (shown for context only)</td>
<td>2008-16</td>
</tr>
<tr>
<td>4</td>
<td>Community Facility</td>
<td>Planned for up to 20,000 SF to be located on A-East or B-East</td>
<td>2013</td>
</tr>
<tr>
<td>5</td>
<td>Public Park</td>
<td>Virginia Highlands Park Plan to illustrate improvements to park over time.</td>
<td>On hold</td>
</tr>
</tbody>
</table>

Note: Shaded cells indicate streets not originally planned in 1976 PDSP
Evolution of the Pentagon City PDSP | Networks: Past, Present and Future
Evolution of the Pentagon City PDSP | Composite Diagrams: Past, Present and Future

1976

2018

FUTURE PLANNED