

ARLINGTON COUNTY CIVIC FEDERATION (ACCF)

Dec 17, 2019

22202 Development Summary & Amazon Update

Current Development Activity

2

Distinct Stages of Site Plan Review (Arlington County)

	Conceptual Applications	Preliminary Applications	Final Applications*
Level of Plan Development	High level drawings and vision for how a particular site could redevelop	More refined set of plans depicting detailed elements of the proposal	Complete set of civil engineering, landscape, and architecture plans meeting County's submission requirements
Review Type	Cursory Review by Staff	Detailed review by staff	Public Review Process may begin (LRPC/SPRC)

* Final Applications are reviewed by Long Range Planning and Site Plan Review Committees (as necessary), various Commissions, and finally the County Board

December 2019

1	Crystal City Verizon Site
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2 Met Park (Phase 6-8)

3 Crystal Houses





Approved in
October 2019

2

Approved in
December 2019

3

4

22202

Development Summary

December 2019

Approved Site Plans

- | | |
|---|---------------------------|
| 1 | Crystal City Verizon Site |
| 2 | Met Park (Phase 6-8) |
| 3 | Crystal Houses |

Final Site Plan Applications

- | | |
|---|--------------------|
| 4 | 1900 Crystal Drive |
|---|--------------------|

22202

**Approved in
October 2019**



**Approved in
October 2019**

- Approved in
October 2019**

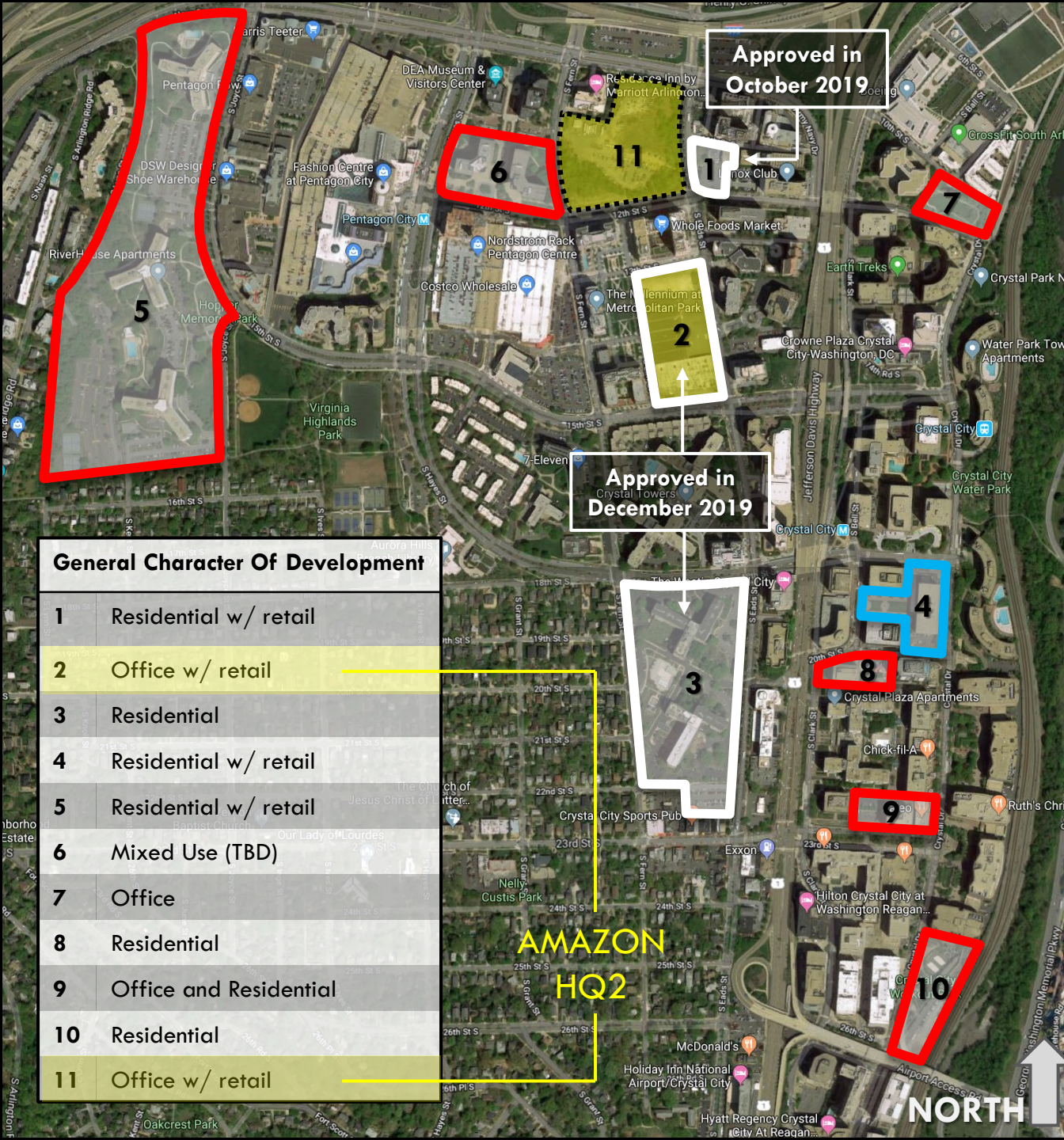
**Approved in
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22202 Development Summary

December 2019

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Final Site Plan Applications

- | | |
|---|--------------------|
| 4 | 1900 Crystal Drive |
|---|--------------------|

Preliminary SP Applications

- | | |
|----|--|
| 5 | River House |
| 6 | 12 th Street (Brookfield) |
| 7 | 101 12 th Street |
| 8 | 2001 Richmond Highway |
| 9 | 2300 Crystal Drive/
223 23 rd Street |
| 10 | 2525 Crystal Drive |

Future Applications

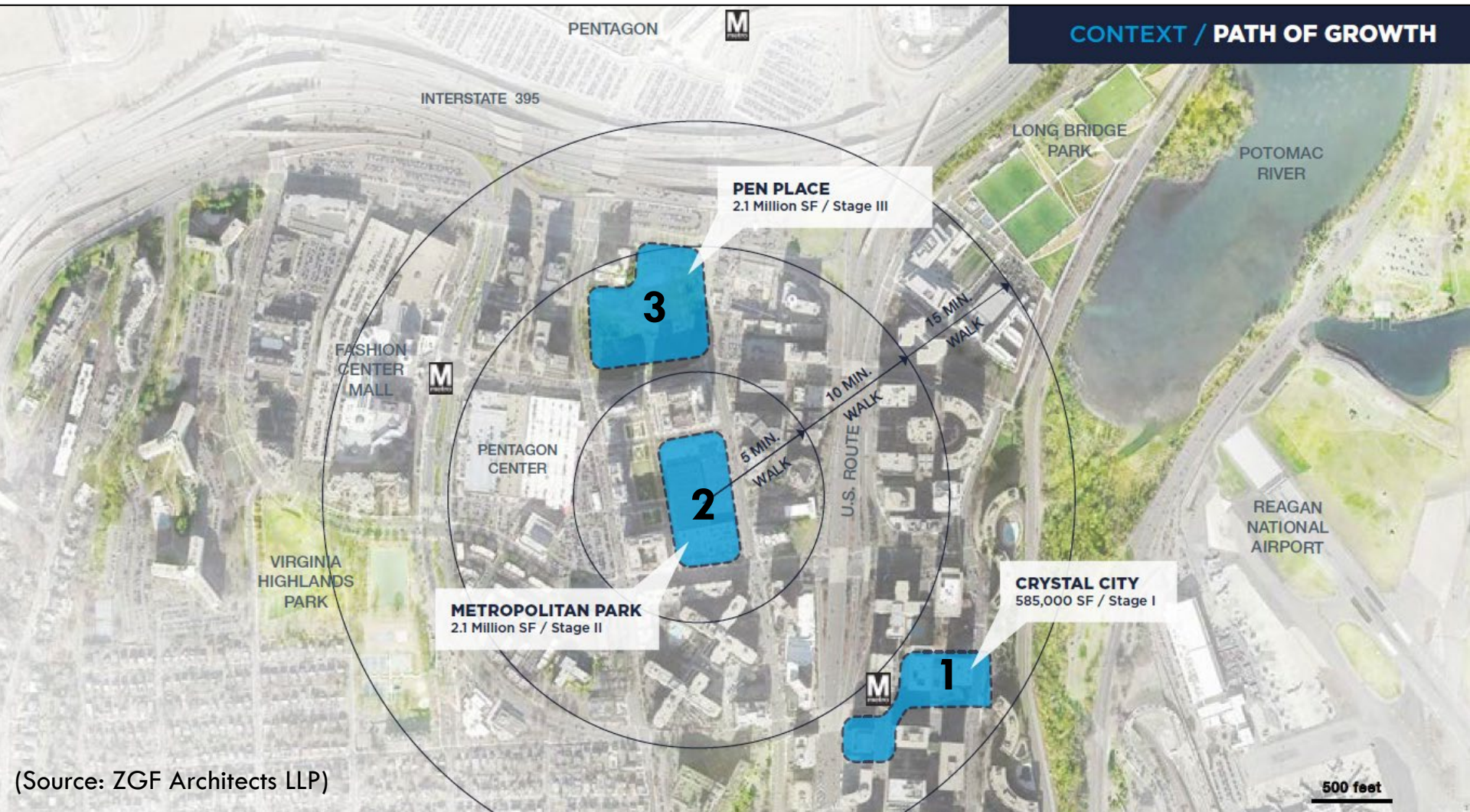
- | | |
|----|----------|
| 11 | PenPlace |
|----|----------|

General Character Of Development

- | | |
|----|------------------------|
| 1 | Residential w/ retail |
| 2 | Office w/ retail |
| 3 | Residential |
| 4 | Residential w/ retail |
| 5 | Residential w/ retail |
| 6 | Mixed Use (TBD) |
| 7 | Office |
| 8 | Residential |
| 9 | Office and Residential |
| 10 | Residential |
| 11 | Office w/ retail |

Amazon's Anticipated Growth

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Crystal City – Amazon's Interim Office Space

Stage 1: Several existing buildings are in the process of being leased or significantly renovated to accommodate the initial Amazon workforce



241 18th Street S.

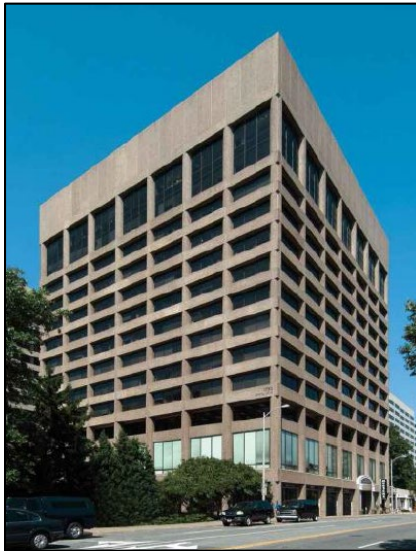


2345 Crystal Drive

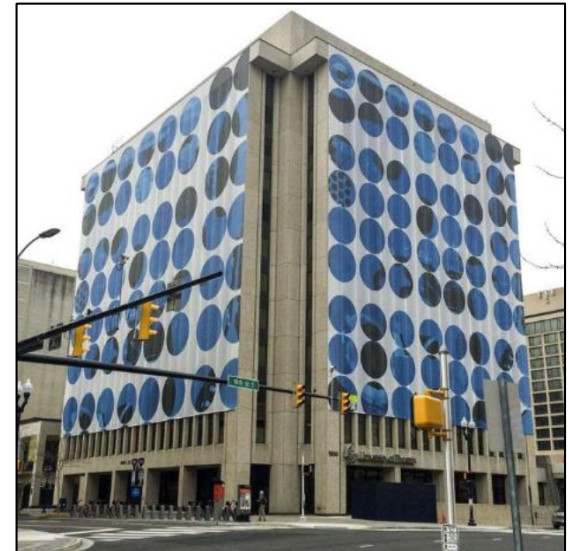
Amazon currently occupies several floors in each building

Crystal City – Amazon's Interim Office Space

Stage 1: Several existing buildings are in the process of being leased or significantly renovated to accommodate the initial Amazon workforce



1770 Crystal Drive



1800 S. Bell Street

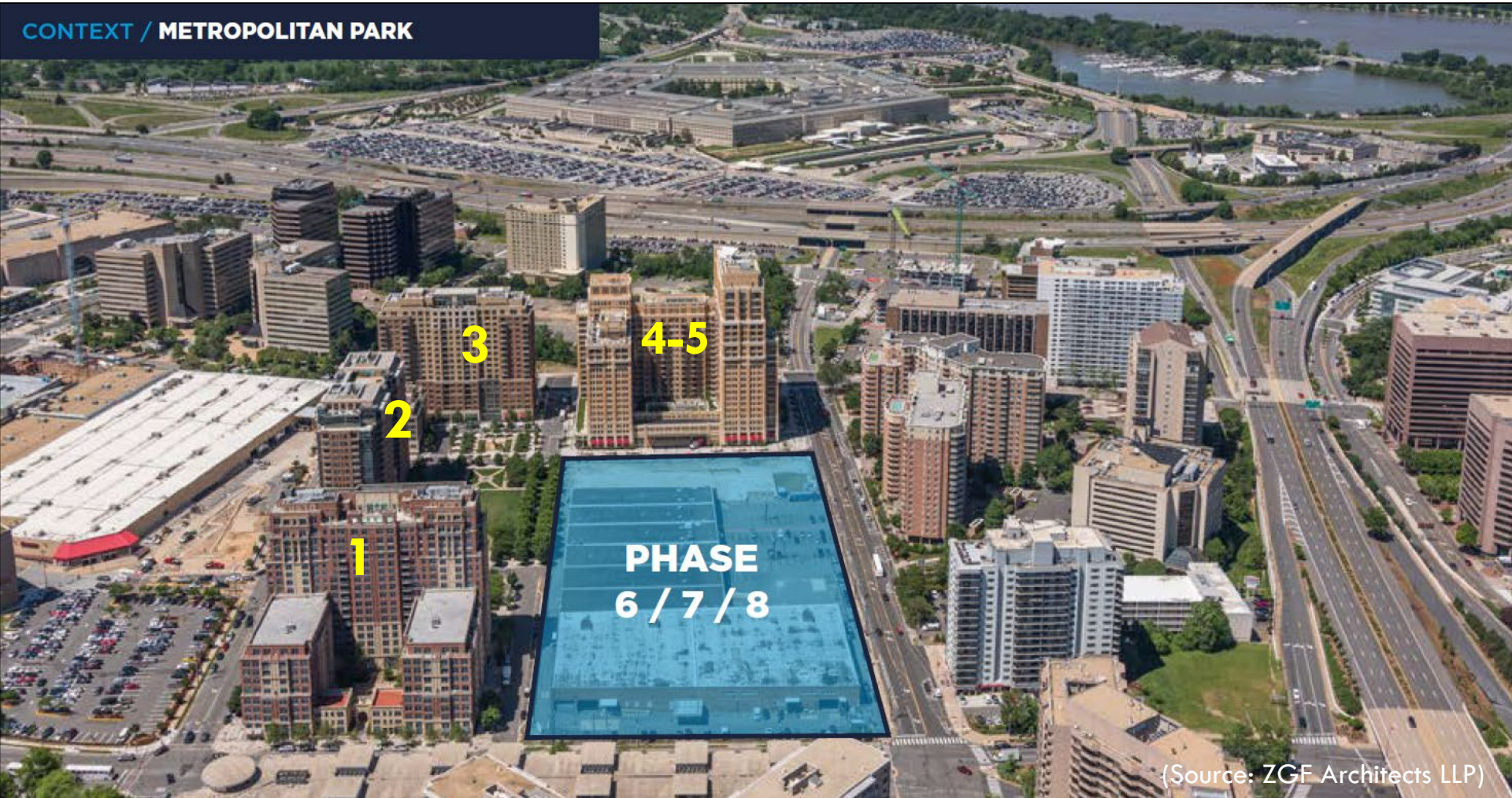
Anticipated completion: **Mid-2020** (Approximately 450,000 sf of space)

Pentagon City – Amazon's Headquarters

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Stage 2: Redevelopment of Metropolitan Park with Phases 6 and 7/8 (2 new buildings)

CONTEXT / METROPOLITAN PARK



(Source: ZGF Architects LLP)

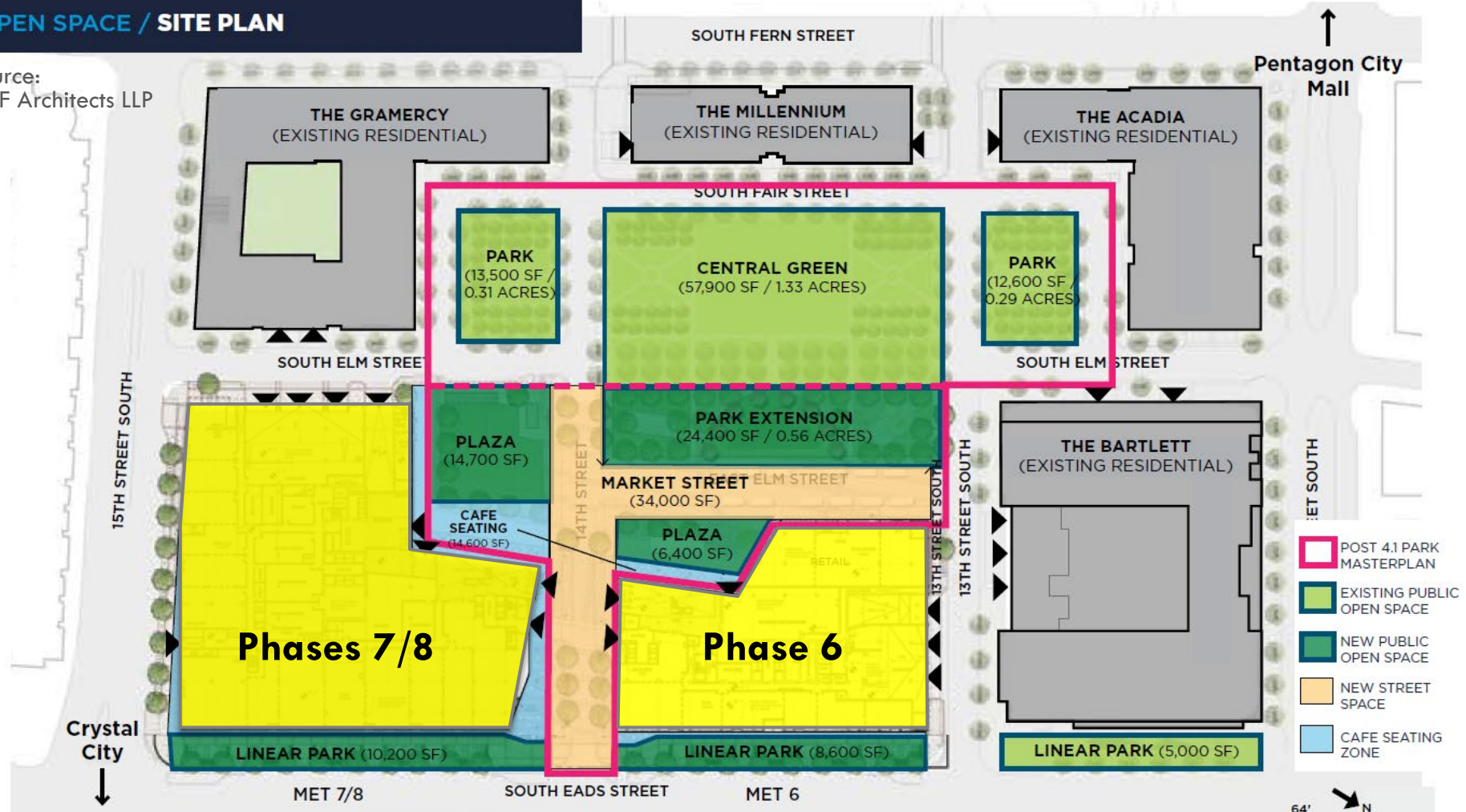
Pentagon City – Amazon's Headquarters

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Stage 2: Redevelopment of Metropolitan Park with Phases 6 and 7/8 (2 new buildings)

OPEN SPACE / SITE PLAN

Source:
ZGF Architects LLP



Pentagon City – Amazon's Headquarters

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Stage 2: Redevelopment of Metropolitan Park with Phases 6 and 7/8 (2 new buildings)

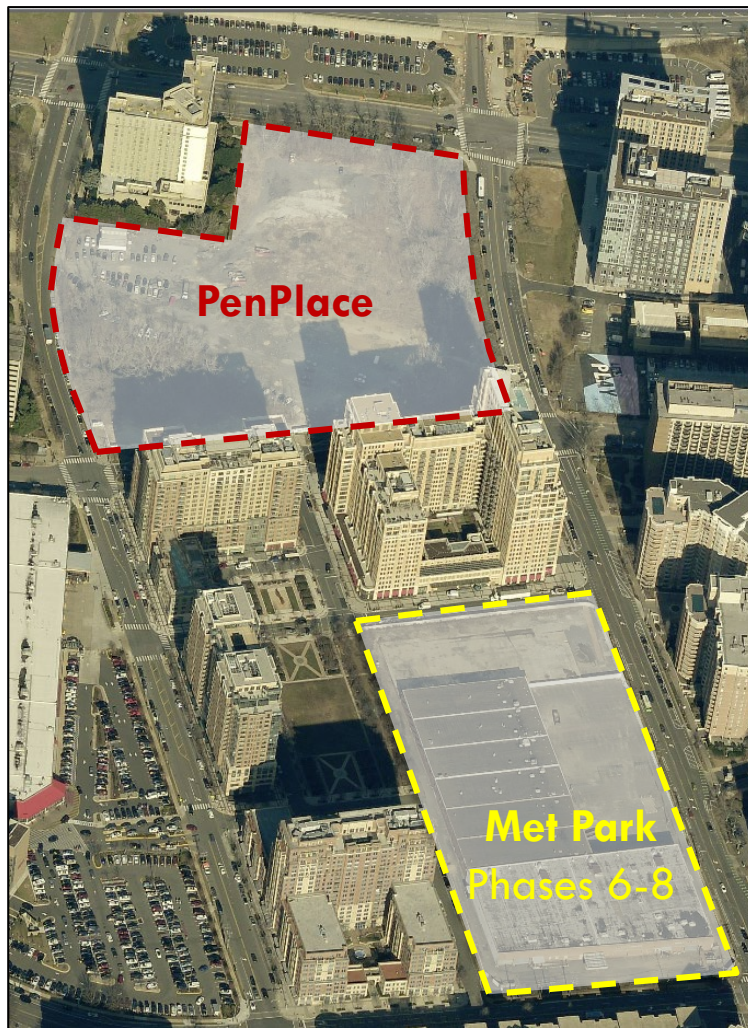


Proposed Renderings of Met Park 6-8 (Source: ZGF Architects LLP)

Pentagon City – Amazon's Headquarters

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Stage 3: Redevelopment of PenPlace (multiple new buildings – likely in phases)



2020 Outlook

Evaluation of PenPlace Master Plan to consider:

- 2013 adopted vision for the block
- Guidance developed through the Pentagon City (PDSP) Planning Study

Met Park 6-8 Final Plans & Construction

- Final Civil Engineering Plans, Building Plans, and Landscape Plans
- Start of Construction
- Anticipated completion in early 2023

Pentagon City – Next Steps

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Phased Development Site Plan (PDSP) will be updated through a planning study in 2020 to evaluate the local transportation network and its capacity to support future growth in this area



Thank You