## Distinct Stages of Site Plan Review (Arlington County)

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

* Final Applications are reviewed by Long Range Planning and Site Plan Review Committees (as necessary), various Commissions, and finally the County Board
Approved in October 2019

Approved in December 2019

22022
Development Summary
December 2019

Approved Site Plans

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

Approved in October 2019

Approved in December 2019
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

Preliminary SP Applications
5. River House
6. 12th Street (Brookfield)
7. 101 12th Street
8. 2001 Richmond Highway
9. 2300 Crystal Drive/
   223 23rd Street
10. 2525 Crystal Drive
22002
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

Preliminary SP Applications
5 River House
6 12th Street (Brookfield)
7 101 12th Street
8 2001 Richmond Highway
9 2300 Crystal Drive/223 23rd 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

(Source: ZGF Architects LLP)
Stage 1: Several existing buildings are in the process of being leased or significantly renovated to accommodate the initial Amazon workforce.

Amazon currently occupies several floors in each building.

241 18th Street S.

2345 Crystal Drive
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

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

(Source: ZGF Architects LLP)
Pentagon City – Amazon’s Headquarters

Stage 2: Redevelopment of Metropolitan Park with Phases 6 and 7/8 (2 new buildings)
Stage 2: Redevelopment of Metropolitan Park with Phases 6 and 7/8 (2 new buildings)
Pentagon City – Amazon’s Headquarters

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
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