



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of January 24, 2009**

**DATE:** January 15, 2008

**SUBJECT:** SP #105 PENTAGON CITY PHASED DEVELOPMENT SITE PLAN AMENDMENT. Request to Advertise “On the County Board’s Own Motion” public hearings on a proposed amendment to the Pentagon City Phased Development Site Plan (PDSP) to permit up to 100,000 square feet of retail density on Parcel 3, known as the Metropolitan Park development, which is the block bounded by South Fern Street, 15<sup>th</sup> Street South, South Eads Street, and future 12<sup>th</sup> Street South. (RCP #35-003-001, -002, -003, 004, -005, -006, -007, -008, -009, -010, -011, -015, -016, -017, -018, -019, -020, -021).

**C.M. RECOMMENDATION:**

Authorize the advertisement of public hearings for a Pentagon City PDSP Amendment to permit up to 100,000 square feet of ground floor retail density on Parcel 3, known as the Metropolitan Park residential development, concurrent with future public hearings by the Planning Commission and County Board for the Phase 3 Metropolitan Park final site plan.

**ISSUE:** This proposed PDSP amendment fulfills and formally documents the intent of the approved *Metropolitan Park Design Guidelines (February 10, 2004)* by establishing an overall retail capacity of up to 100,000 square feet on Parcel 3 of the Pentagon City PDSP. The designation of an overall retail capacity for the entire parcel will provide clear direction to current and future site plans proposed within the Metropolitan Park PDSP. Implementation of the amendment will also serve to rectify the discrepancy that currently exists between the retail densities previously approved by final site plans for Parcel 3 and the retail capacity currently available by the PDSP. No issues have been identified.

**SUMMARY:** As proposed, the amendment would permit up to 100,000 square feet of retail density on Parcel C of the Pentagon City PDSP, which contains the residential development known as Metropolitan Park. The amendment reflects a vision shared by the County and the community for a mix of residential, ground floor retail, and community service uses within the Metropolitan Park neighborhood. The amendment is consistent with previously approved policies, guidelines, and development including: the *Metropolitan Park Design Guidelines*

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Carol Ann Perovshek, DCPHD, Planning Division

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(2004); the Metropolitan Park Phase 1 final site plan (2004); and the Metropolitan Park Phase 2 final site plan (2006). The amendment clarifies the retail goals and objectives identified by the community during the conceptual planning process for Metropolitan Park and later approved by the County Board in the *Metropolitan Park Design Guidelines (2004)*. The proposed PDSP amendment is in accordance with the building envelopes set forth in the *Design Guidelines* and the retail uses already approved as part of the Phase 1 and Phase 2 final site plans in Metropolitan Park. Additionally, the establishment of an overall retail capacity for Parcel 3 will serve to guide and validate the inclusion of ground floor retail and community service uses within the remaining phases of Metropolitan Park (Phases 3 through 8), provided these uses do not exceed 100,000 square feet.

#### **DISCUSSION:**

The Pentagon City PDSP laid the foundation for a long term effort to build a mix of office, retail, residential and hotel uses, public open spaces, and a new network of streets within the approximately 116 acres that make up the greater Pentagon City community. As part of the larger Pentagon City planning process that occurred through the 1980s and 1990s, Parcel 3 was identified to serve as the prime residential component within the larger mix of uses in the PDSP. The 16-acre parcel, currently known as the Metropolitan Park development, is designated a combination of three-fourths “High-Medium Residential” (3.24 FAR residential) and one-fourth “Medium Office-Apartment-Hotel” (2.5 FAR office; up to 115 units per acre for apartments; and up to 180 units per acre for hotels) on the General Land Use Plan. It is zoned “C-O-2.5” Commercial Office Building, Hotel and Apartment District. The current PDSP density allocations for Parcel 3 include 2,282 residential units and 300 hotel units.

Arlington County encourages an active and vibrant pedestrian realm in many areas throughout the County, particularly in high-density, mixed-use districts and along commercial corridors adjacent to Metro stations. In these districts, ground floor retail is encouraged in order to activate the street and create walkable streets that provide local residents, visitors and businesses with essential services allowing them to meet their daily needs nearby. The “C-O-2.5” District provides for high-density, mixed-use development, and in these and other developments within the Metro Transit Corridor a significant portion of Arlington’s recently created retail space occurs in the ground floor of medium to high-density mixed-use development located in Metro station areas. The Metropolitan Park development is located within 1,200 feet of the Pentagon City Metro Station and provides an ideal opportunity for ground floor retail and realizing the County’s goal of “walkable urbanism.” Therefore, the community and staff took purposeful actions at the time that the *Metropolitan Park Design Guidelines* were developed to plan for up to 100,000 square feet of ground floor retail within the 16-acre development block with the intent of creating a convenient, attractive and more complete community.

In 2002, KSI Services Inc. submitted a development proposal for Parcel 3 in the form of the Phase 1 Metropolitan Park final site plan. In addition to the site plan, KSI was asked to develop a detailed concept for the entire 16-acre block that would identify the location of buildings, streets and parks and establish design standards to guide the pattern of development, ensuring quality and consistency, as the multi-phased residential development progressed over time. The applicant worked with staff and the community over the course of a year to develop the

document entitled the *Metropolitan Park Design Guidelines*. The *Design Guidelines* proposed a residential community containing a maximum of 3,212 residential units and up to 100,000 square feet of ground floor retail, which would be built in eight phases over the course of twelve to fifteen years. As the residential and retail densities proposed by the *Design Guidelines* were not consistent with the current PSDP, the *Design Guidelines* intended that a future PDSP amendment be implemented to designate additional residential units and retail square footage to Parcel 3.<sup>1</sup> Each of the eight buildings was envisioned as having the ability to accommodate ground floor retail space that would serve the residents of the building and the larger Metropolitan Park community. The Design Guidelines envision primary retail uses generally located along the South Fern Street and 12<sup>th</sup> Street South frontages, with secondary retail and personal and professional services locating along secondary and tertiary streets as well as the interior park space. The exact amount of ground floor retail in each building shall be determined by each final site plan.

On February 10, 2004, the County Board concurrently approved the *Metropolitan Park Design Guidelines* and the Phase 1 Metropolitan Park final site plan. The Phase 1 site plan included 399 residential units and 11,300 square feet of ground floor retail. Approximately two years later, on March 14, 2006, the County Board approved the Phase 2 Metropolitan Park final site plan, which contained 300 residential units and 8,119 square feet of retail. To date, 699 residential units and 19,419 square feet of ground floor retail space have been approved on Parcel 3. Currently, staff is in the process of reviewing the Phase 3 Metropolitan Park final site plan, which proposes to add 411 residential units and 16,350 square feet of ground retail to Parcel 3.

The residential and retail uses approved in the Metropolitan Park Phase 1 and Phase 2 final site plans as well as those proposed in the Phase 3 final site plan are consistent with the uses permitted by special exception in both the “High-Medium Residential” and “Medium Office-Apartment-Hotel” districts, and are supportive of the planning goals set forth in the *Metropolitan Park Design Guidelines (2004)*. However, because Parcel 3 has an eight phase, fifteen year build-out period and is part of the larger Pentagon City PDSP, staff recommends, for consistency and clarification purposes, that a PDSP amendment be implemented to establish an overall retail density of up to 100,000 square feet for Parcel 3. The provision of up to 100,000 square feet of ground floor retail density per a PDSP amendment would coincide with the County’s ongoing and evolving goal of facilitating a high quality environment by simultaneously providing an expanded range of goods and services to residents, visitors and workers, and enhancing the vibrancy and activity levels on the street. The purpose of the amendment would be three fold: 1) It codifies the agreed upon retail objectives for the site which are set forth and approved in the *Metropolitan Park Design Guidelines(2004)*; 2) It provides clear and documented direction as to the amount and location of retail in future development proposals; and 3) It supports County objectives related to the role retail and other community services play in creating appealing, convenient, and thriving mixed-use districts. Staff intends that the proposed PDSP amendment be heard concurrently with the Phase 3 Metropolitan Park final site plan proposal when it comes before the County Board in February 2009.

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<sup>1</sup> The *Metropolitan Park Design Guidelines*, as approved February 10, 2004, page 18 states: “The total unit count and amount of retail square footage shall be as approved by Arlington County in accordance with an amended [Pentagon City] PSDP.”

The Request to Advertise is the first step in the PDSP amendment process. Authorizing the advertisement of an amendment does not imply that the County Board supports the proposed change. If the County Board authorizes the advertisement, public hearings for the PDSP amendment by the Planning Commission and County Board will be scheduled for dates concurrent with the public hearing dates for the Phase 3 Metropolitan Park final site plan. Letters are sent to the civic associations and Neighborhood Conservation Advisory Committee representatives notifying them of the proposed amendment. Staff also initiates an analysis of land use and planning issues related to the PDSP amendment, and will develop and present a final recommendation to the County Board based on this analysis.

**CONCLUSION:** Staff recommends that the County Board authorize the advertisement of public hearings for the proposed Pentagon City PDSP Amendment to permit up to 100,000 square feet of ground floor retail density in the Metropolitan Park residential development, for public hearings on dates concurrent with future public hearings by the Planning Commission and County Board for the associated Phase 3 Metropolitan Park final site plan.

