



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of July 11, 2009**

DATE: June 30, 2009

SUBJECT: SP #105 PENTAGON CITY PHASED DEVELOPMENT SITE PLAN AMENDMENT to amend Condition #2 of the Pentagon City Phased Development Site Plan (PDSP) to permit the reallocation of density between Parcel 1D and Parcel 3; more specifically, to permit 930 residential units now allocated for Parcel 1D to be used either on that parcel or on Parcel 3, and to permit 300 hotel units now allocated for Parcel 3 to be used either on that parcel or on Parcel 1D. The subject parcels include 1197 S. Fern St., 501 and 525 15th Street South, 1200, 1232, 1400, 1410, 1420, 1430, 1440 and 1450 S. Eads St. (RPC # 35-003-001, -002, -011, -012, -014, -015, -016, -017, -018, -019, -020, -021, -032, -033).

Applicant:

VNO Pentagon Plaza LLC

By:

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C.M. RECOMMENDATION:

Approve the Pentagon City PDSP Amendment to permit 930 residential units now allocated for Parcel 1D to be used either on that parcel or on Parcel 3, and to permit 300 hotel units now allocated for Parcel 3 to be used either on that parcel or on Parcel 1D, subject to all previous PDSP conditions, with Condition #2 revised as shown in this report.

ISSUE: The proposed PDSP amendment provides a means for the applicant to fulfill the intent of the approved *Metropolitan Park Design Guidelines* by establishing an overall residential capacity of up to 3,212 residential units upon Parcel 3. The amendment would preserve the applicant's option to locate as many or as few of the 930 residential or 300 hotel units, on either parcel as it deemed appropriate, subject to County Board approval of a final site plan. No issues have been identified.

County Manager: _____

County Attorney: _____

Staff: Jack Thompson, DCPHD, Planning Division

PLA-5326

SUMMARY: As proposed, the PDSP amendment would permit the applicant the option to use some or all of the previously approved 930 residential units and 300 hotel units on either Parcel 1D or Parcel 3, with no change to the type or total of approved uses/units. As noted within the *Metropolitan Park Design Guidelines* (Page 18, *Overview*), “Project phasing accommodates a maximum of 3,212 residential units and 100,000 square feet of ground floor retail. Total unit count and amount of commercial square footage shall be as approved by Arlington County in accordance with an amended PDSP.” Metropolitan Park, an approved eight-phase 3,212-unit residential development, extends across the entire 16.24 acres of Parcel 3. The existing Pentagon City PDSP allocates only 2,282 residential units for all of Parcel 3. As anticipated in the *Metropolitan Park Design Guidelines*, by permitting the applicant to reallocate 930 residential units from Parcel 1D to Parcel 3, Metropolitan Park would be able to meet the approved 8-phase build-out of 3,212 residential units (2,282 + 930 = 3,212 residential units). Final Site Plan approval would be required for either parcel. Therefore, it is recommended that the PDSP amendment be approved subject to all previous conditions and amendment condition #2 of the PDSP approval.

DISCUSSION: Approved in 1976, 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, and Parcel 1D was identified as the prime hotel and secondary residential component, within the larger mix of uses in the PDSP. Parcel 3, known as the Metropolitan Park development, and Parcel 1D, presently only developed with the Marriott Residence Inn, are 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. Both parcels are zoned “C-O-2.5” Commercial Office Building, Hotel and Apartment District.

The current PDSP density allocations for Parcel 3 and Parcel 1D are:

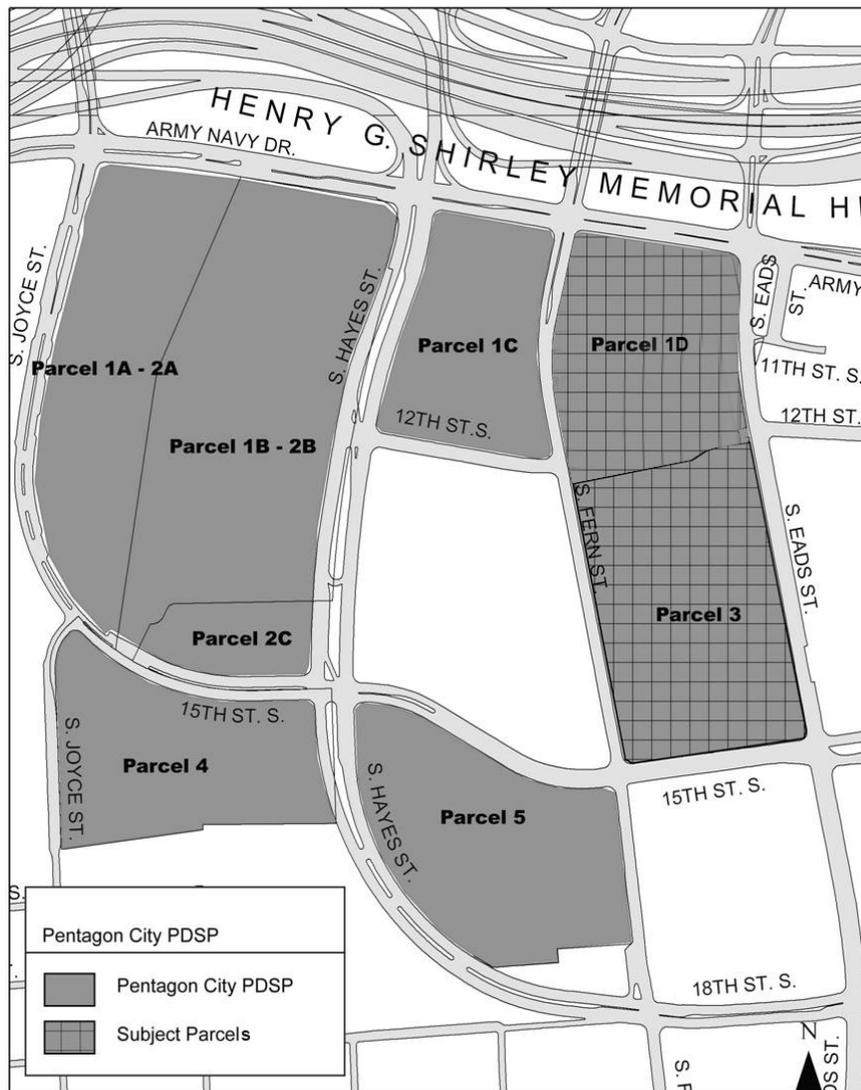
Parcel	Current Approval Office/Commercial GFA Hotel/Residential Units	Approved by Final Site Plan Office/Commercial GFA Hotel/Residential Units	Balance Remaining Office/Commercial GFA Hotel/Residential Units
1D	0 Office/0 Commercial 882 Hotel/930 Residential	0 Office/0 Commercial 300 Hotel/0 Residential	0 Office/0 Commercial 582 Hotel/930 Residential
3	0 Office/100,000 Commercial 300 Hotel/2,282 Residential	0 Office/35,769 Commercial 0 Hotel/1,110 Residential	0 Office/64,231 Commercial 300 Hotel/1,172 Residential

On February 10, 2004, the County Board approved the *Metropolitan Park Design Guidelines* and Conceptual Plan, which included a maximum of 3,212 residential units. The *Guidelines* anticipated this PDSP amendment and reallocation of density between Parcels 1D and Parcel 3. The applicant, VNO Pentagon Plaza LLC, owns all property on Parcel 1D and Parcel 3 except

for the Marriott Residence Inn on Parcel 1D, which uses more density than the property it occupies, and Metropolitan Park Phases 1-3, which is owned by Kettler, who has consented to this amendment. Both the Marriott Residence Inn and Metropolitan Park Phases 1-3 have obtained County Board approval for final site plans upon their respective parcels. Therefore, the applicant controls the remaining density within Parcel 1D and Parcel 3, as cited above under “Balance Remaining”.

In short, the PDSP amendment will provide the applicant with the ability to implement the agreed upon residential objectives for the site which are set forth and approved in the *Metropolitan Park Design Guidelines (2004)*. Although a reallocation of units would be made possible through this requested amendment, it should be noted that a Final Site Plan would still be required, which includes an extensive public review process, for the remaining phases of Metropolitan Park (Parcel 3), as well as for the undeveloped portions of Parcel 1D.

PENTAGON CITY PHASED DEVELOPMENT PLAN



COMMUNITY PROCESS:

- Planning Commission Recommendation: On June 29, 2009, the Planning Commission voted 9-0 to recommend approval of the requested PDSP amendment

CONCLUSION: The proposed PDSP amendment provides a means for the applicant to fulfill the intent of the approved *Metropolitan Park Design Guidelines* (dated January 23, 2004 and approved by the County Board concurrent with approval of One Metropolitan Park final site plan on February 10, 2004) by establishing an overall residential capacity of up to 3,212 residential units upon Parcel 3. Therefore, staff recommends that the Board approve the requested site plan amendment to revise the Pentagon City PDSP Amendment, to permit 930 residential units now allocated for Parcel 1D to be used either on that parcel or on Parcel 3, and to permit 300 hotel units now allocated for Parcel 3 to be used either on that parcel or on Parcel 1D, subject to all previous PDSP conditions, with Condition #2 revised as follows:

2. The following is a summary of the approved uses and densities by Parcel for the Pentagon City Phased Development Site Plan, as approved by the County Board on ~~December 18, 1997~~ July 11, 2009. Provided however, that: 1.) Any of the 930 residential units allocated for Parcel 1D may be used on that parcel or on Parcel 3; and, 2.) Any of the 300 hotel units allocated for Parcel 3 may be used on that parcel or on Parcel 1D.

Parcel	Office GFA	Comm. GFA	Hotel Un.	Res. Un.	Park
1A/2A	-	300,000	-	830	-
1B/2B	172,000	1,019,300	450	-	-
1C	1,078,000	-	-	-	-
1D	-	-	882	930	-
2C	-	-	-	624	-
3	-	<u>100,000</u> ¹	300	2,282	-
4	-	-	-	-	Park
5	-	2,500	-	820	-
Totals	1,250,000	1,342,800	1,632	5,486	Park

Footnote:

- 1: On February 21, 2009, the County Board approved a PDSP Amendment to permit up to 100,000 SF of ground floor retail density on Parcel 3, known as Metropolitan Park residential development.

PREVIOUS COUNTY BOARD ACTIONS:

February 25, 1976

Rezoned Pentagon City Tract - properties bounded on north by Army-Navy Drive; on west by South Joyce Street; on south by Arlington County property and 15th Street South; and on east by South Eads Street; excluding the Western Electric property - from "RA7-16," "RA6-15," "C-O," and "M-1" to "C-O-2.5."

Rezoned 1601 South Hayes Street (future fire station) from "RA7-16" to "S-3A." Rezoned 1500 block of South Hayes Street through to South Joyce Street including adjoining County owned property on South Joyce Street from "R2-7" to "S-3A." Rezoned 1500 and 1600 blocks to South Hayes through to South Fern Street from "RA7-16" to "RA4.8."

Rezoned 621 - 18th Street South from: S-3A" to "C-O-2.5."

Approved Pentagon City Phased Development Site Plan (PDSP).

January 8, 1977

Approved a PDSP Amendment to: 1) permit 20 additional low-rise family housing units in Parcel 5; 2) permit removal of 300 non-subsidized dwelling units for the elderly from Parcel 5 and relocate 280 such unit in Parcel 3; 3) permit submittal of landscape maintenance agreement prior to issuance of building permit instead of with final site plan submission; and 4) provide that park dedication be held in escrow until rezoning and site plan approval held valid by final court decision.

January 8, 1977

Approved Final Site Plan (SP-1) for Parcel 5 to include 300 subsidized housing units for the elderly, a 300-bed nursing home, and 200 low-rise family units.

October 15, 1977

Approved a PDSP Amendment to permit a temporary Metro-related parking lot until December 30, 1980 in area bounded by Army-Navy Drive, 15th Street South, South Joyce Street and South Hayes Street.

Approved Final Site Plan for a temporary Metro-related parking lot along the west side of South Hayes Street (between Army-Navy Drive and 15th Street South) and along north side of 15th Street South (between South Hayes and South Joyce Streets) until December 30, 1980.

June 3, 1978	Approved Final Site Plan Amendment for temporary Metro-related parking lot to eliminate the requirement for railroad ties or utility poles to separate parking aisles.
January 6, 1979	Approved Final Site Plan (SP-2) for a 12-story office building with approximately 253,534 square feet of gross floor area located at 701 12 th Street South (northeast corner of 12 th Street South and South Hayes Street).
January 5, 1980	Approved Final Site Plan Amendment (SP-2) to extend approved plan for one year to January 6, 1981.
January 3, 1981	Approved PDSP Amendment to the PDSP and the Final Site Plan for temporary Metro-related parking lot to extend for one year to December 31, 1981.
April 1, 1981	Approved Final Site Plan (SP-3) for 12-story office building with approximately 309,574 square feet of gross floor area located at 601 12 th Street South.
November 14, 1981	Approved an Amendment to the PDSP and the Final Site Plan for temporary Metro-related parking lot to extend for two years to December 31, 1983. Approved Final Site Plan to enlarge temporary Metro-related parking lot in the 1000-1300 block of South Hayes Street.
May 20, 1982	Approved PDSP Amendment to transfer 200,000 and 290,000 square feet of gross office floor area from Parcels 2 and 3, respectively, to Parcel 1, and the transfer of 670 dwelling units from Parcel 1 to Parcel 3. (Conditioned on agreement being reached with MCI for use of the transferred space.) Reduced office and commercial parking requirement unless otherwise approved in final site plans.
September 11, 1982	Approved PDSP Amendment to permit temporary uses accessory to construction (eating facilities) on Pentagon City Tract.
January 8, 1983	Accepted withdrawal of Amendment to PDSP and Final Site Plan to enlarge temporary Metro-related parking lot.
April 9, 1983	Approved Amendment to Final Site Plan (SP-4) to extend the approval for two years to April 1, 1985 for residential condominium at 801 15 th Street South.

June 4, 1983	Deferred Amendment to Final Site Plans (SP-2 and SP-3) for signs at MCI office buildings.
June 18, 1983	Approved Amendment to Final Site Plans (SP-2 and SP-3) for signs at MCI office buildings.
August 13, 1983	Accepted withdrawal of Amendment to Final Site Plans (SP-2 and SP-3) for a freestanding sign/sculpture at MCI office buildings.
December 10, 1983	Approved Amendment to PDSP and Final Site Plan for a temporary Metro-related parking lot located in the 1000-1400 block of South Hayes Street to July 30, 1984.
July 11, 1984	Approved a Phased Development Site Plan Amendment to redefine parcel boundaries, increase retail density, transfer 47,500 square feet of retail density from Parcel 3 to Parcel 1 and 2 and modify several conditions. Approved a Final Site Plan for a shopping mall (1,019,300 square feet), a hotel (450 units), an office building (172,000 square feet) and 4,173 parking spaces. Approved a Final Site Plan amendment to amend the boundaries of Parcel 2C.
August 18, 1984	Approved a Phased Development Site Plan amendment to reduce the number of hotel units on Parcels 1B and 2B from 600 to 450 and on Parcel 1D from 1,100 units to 882 units.
September 8, 1984	Approved a PDSP Amendment to extend the approval of a temporary eating facility.
July 13, 1985	Approved Final Site Plan (SP-6) for two 12-story office buildings containing 514,892 square feet of gross floor area on Parcel 1C.
September 7, 1985	Approved Amendment to Final Site Plan to increase the site area of the shopping center by 18,853 square feet, to relocate and/or reconfigure the hotel, office tower, department stores, mall and parking structures with no change in gross floor area or height and to relocate the pedestrian access to Metro through the parking garage.

December 7, 1985	Approved Amendment to Final Site Plan to delete Condition #49, referring to the County Board's approval of a 25, 000 square foot performing arts center.
October 1, 1988	Deferred a Site Plan Amendment request for a comprehensive sign plan to December 3, 1988 County Board meeting.
December 3, 1988	Deferred a Site Plan Amendment request for a comprehensive sign plan to January 7, 1989 County Board meeting.
February 11, 1989	Approved a Site Plan Amendment request for a comprehensive sign plan.
March 4, 1989	Approved Site Plan Amendment request for a daycare center at 600 Army-Navy Drive.
May 13, 1989	Approved Final Site Plan (SP-7) for a 300-unit, 16-story hotel with two levels of underground parking in Parcel 1D at 1001 South Fern Street (northwest corner of South Fern Street and Army Navy Drive).
October 7, 1989	Approved Site Plan Amendment (SP-5) to substitute planters and landscaping for louvers on parking garage at Pentagon City Mall.
September 8, 1990	Approved Site Plan Amendment (SP-4) to allow 320 square feet of temporary leasing banners at the Parc Vista apartments.
October 6, 1990	Approved Site Plan Amendment (SP-4) to convert 550 square feet of storage space in the Parc Vista apartments to medical office use.
August 10, 1991	Approved a Site Plan Amendment to permit the operation of a convenience store on the first floor.
November 16, 1991	Approved a Site Plan Amendment for a special exception permitting off-site stockpiling of material excavated from 4201 North Wilson Boulevard on premises known as 1001 South Fern Street.
May 16, 1992	Approved PDSP Amendment to permit the uses allowed on M-1 to continue until redevelopment occurs, for 10 years.

September 12, 1992	Approved PDSP Amendment to permit operation of temporary uses accessory to construction (i.e., eating facilities for construction workers, subject to original conditions and a review in three (3) years.
December 15, 1992	Approved the abandonment, conveyance, and relocation of South Joyce Street at 15 th Street South subject to conditions and authorize the Chairman to execute the deed conveying the abandoned right of way.
March 10, 1993	Approved Use Permit (U-2764-93-1) for a comprehensive sign plan for 17 signs at River House I, II, and III.
June 5, 1993	Approved PDSP Amendment (SP #105) to permit the 200 parking spaces required to be constructed in the former South Joyce Street right of way be converted to a landscaped open space and bus stop subject to conditions and a one (1) year review.
January 8, 1994	Approved Site Plan Amendment (SP-7) to amend Condition #43 to allow a brick and EIFS treatment to hotel façade in Parcel 1D.
April 9, 1994	Approved PDSP Amendment to permit the uses allowed on M-1 to continue until redevelopment occurs, subject to no new floor space being created outside the existing building envelop for a period ending on July 31, 2004.
June 10, 1995	Continued PDSP Amendment (SP #105) to permit the 200 parking spaces required to be constructed in the former South Joyce Street right of way be converted to a landscaped open space and bus stop subject to conditions and a one (1) year review.
September 9, 1995	Approved PDSP Amendment to permit operation of temporary uses accessory to construction (i.e., eating facilities for construction workers, subject to original conditions and administrative review in five years (September 2000).
June 4, 1996	Continued PDSP Amendment (SP #105) to permit the 200 parking spaces required to be constructed in the former South Joyce Street right of way be converted to a landscaped open space and bus stop subject to conditions and no further review.

February 8, 1997	Approved Site Plan Amendment (SP-2 and SP-3) to permit extension of the building entrance lobbies by 900 square feet each.
September 6, 1997	Took no action on General Land Use Plan Amendment to change the striping pattern in the Pentagon City PDSP.
October 4, 1997	Deferred a PDSP Amendment (SP #105) to amend Condition #2 of the PDSP and Final Site Plan (SP-8) for mixed use residential and retail development and associated parking to recessed meeting of December 18, 1977.
December 18, 1997	Approved PDSP Amendment (SP #105) to amend Condition #2 thereby adding 300,000 square feet of retail gross floor area to Parcel 1A/2A, reducing the number of residential units in Parcel 1A/2A from 2, 176 to 830 units, and reallocating 249 residential units from Parcel 1A/2A to Parcel 3. Deferred Final Site Plan (SP-8).
February 7, 1998	Approved Final Site Plan (SP-8) for a mixed use development that includes up to 300,000 square feet of retail, 830 residential units, and associated parking.
May 20, 2000	Accepted withdrawal of Site Plan Amendment (SP #105) to permit an urgent care center, hospital storage facility and print shop, including signage, at 1311 South Fern Street.
October 19, 2002	Deferred PDSP Amendment to permit the continuation of "M-1" uses to November 16, 2002.
November 16, 2002	Deferred PDSP Amendment to permit the continuation of "M-1" uses to December 7, 2002.
December 7, 2002	Approved PDSP Amendment to permit the continuation of "M-1" uses to expiration dates from December 31, 2005 through December 31, 2015.
February 10, 2004	Approved a Final Site Plan (SP-9) for 399 dwelling units and 11,300 square feet of ground floor retail in Parcel 3 (Metropolitan Park Phase 1).
March 14, 2006	Approved Final Site Plan (SP-9) for 300 dwelling units and 8,119 square feet of ground floor retail in Parcel 3 (Metropolitan Park Phase 2).

February 21, 2009

Approved Final Site Plan (SP-9) for 411 dwelling units and 16,350 square feet of ground floor retail in Parcel 3 (Metropolitan Park Phase 3). Approved PDSP Amendment (SP #105) to permit up to 100,000 square feet of ground floor retail density on Parcel 3, known as Metropolitan Park residential development.