



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of September 26, 2009**

**DATE:** September 8, 2009

**SUBJECT:** SP #105 SITE PLAN AMENDMENT for a Comprehensive Sign Plan for Metropolitan Park Phase Two, and modification of the Comprehensive Sign Plan development condition; premises known as 1221, 1301 and 1311 S. Fern St. (RPC #35-003-006, -007, and -008).

**Applicant:**

CLPF – Metropolitan Two Venture, L.P.

**By:**

Benjamin Danforth, Agent/Attorney  
6045 Wilson Boulevard, Suite 100  
Arlington, Virginia 22205

**C.M. RECOMMENDATION:**

Approve the site plan amendment for a comprehensive sign plan, subject to all previous conditions and modified Condition #47 (Comprehensive Sign Plan).

**ISSUES:** The applicant requests approval of a site plan amendment for a comprehensive sign plan. No physical changes are proposed to the approved site plan, and there are no issues associated with the proposed site plan amendment.

**SUMMARY:** The applicant requests approval of a comprehensive sign plan that includes signs that do not conform to the Arlington County Zoning Ordinance, Section 34 (*Nameplates, Signs, And Other Displays Or Devices To Direct, Identify, And Inform*). Staff supports the applicant's comprehensive sign plan proposal, given the size of the residential building, the expanse of building along four (4) frontages/streets, the consistency with the signage approved in Metropolitan Park Phase One, the subtlety of the proposed sign design, and the limited overall sign square footage. The proposal is consistent with the *Metropolitan Park Design Guidelines* and *Sign Guidelines for Site Plan Buildings*, and is in harmony with the envisioned development

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

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

Staff: Jack Thompson, Planning Division, DCPHD  
Robert Gibson, DES, Transportation Division

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of this area and the quality and detail of the entire project. Therefore, staff recommends that the site plan amendment be approved, subject to all previous conditions, and one (1) revised condition.

**BACKGROUND:** The subject property, a 2.57 acre site, is part of Parcel C within the Pentagon City PDSP, and is located at the southeastern corner of South Fern Street and 13<sup>th</sup> Street South. On March 14, 2006, the County Board approved the Final Site Plan (SP-9) for Metropolitan Park Phase Two. The approval included 300 dwelling units and 8,119 square feet of ground floor retail in Parcel 3. Metropolitan Park Phase Two is currently under construction, but nearing completion.

Along with the final site plan for the first phase of development on Parcel 3, the developer submitted, and the County Board approved, the conceptual plan for the redevelopment of all of Parcel 3, as required by the original PDSP conditions, including urban design guidelines, called the *Metropolitan Park Design Guidelines (January 23, 2004)*. The *Metropolitan Park Design Guidelines* explain the design criteria for the subject site, in the larger context of Parcel 3. These guidelines provide specific standards and examples for building and landscape design, including streetscape standards and landscaping details, phasing, open space, retail development, signs, streets and circulation, and building massing. Staff has reviewed the sign recommendations outlined within the *Metropolitan Park Design Guidelines* and found the applicant's proposal to be consistent with those goals/recommendations.

- To the north: The future 12<sup>th</sup> Street South extension (between S. Ferns and S. Eads Street) and construction site of Three Metropolitan Park, a 411-unit, 16,530 square feet of ground floor of retail, apartment building approved in 2009 and zoned "C-O-2.5." The site is currently developed with a warehouse structure built in the 1950s which houses two tenants, DHL Express and Danker Furniture. To the north of the future 12<sup>th</sup> Street South extension, an open, largely vacant property known as Parcel 1D of the Pentagon City PDSP. The 17-story Marriot Residence Inn is located at the northwestern corner of Parcel 1D, at the intersection of South Fern Street and Army Navy Drive. Parcel 1D is designated three-fourths "High-Medium Residential" and one-fourth "Medium" Office-Apartment-Hotel on the GLUP and zoned "C-O-2.5."
- To the west: South Fern Street and the approved Pentagon Centre PDSP, currently developed with several retail stores and restaurants, including Costco. The block is designated "Medium Office-Apartment-Hotel" on the GLUP and zoned "C-O-2.5."
- To the east: South Eads Street and several high-rise apartment buildings (including Bennington Apartments, Warwick House I & II, and Hampton House) designated "High" Residential on the GLUP and zoned "RA-H-3.2."
- To the south: One Metropolitan Park and 15th Street South. The Lofts at Crystal

Towers and Crystal Towers are south of 15th Street South.

- Zoning: The entire parcel, which includes the 2.57-acre subject site, is zoned “C-O-2.5” Commercial Office Building, Hotel and Apartment District.
- Land Use: The General Land Use Plan designates the site with a striped pattern 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). The Pentagon City area has a note (Note 4) stating, “This area was designated a “Coordinated Development District” on 2/9/74.”
- Neighborhood: The site is located in the Aurora Highlands Civic Association.

**DISCUSSION:** With the exception of seven (7) proposed signs, which require County Board action for modification from Zoning Ordinance requirements, the remainder of the applicant’s proposed comprehensive sign plan conforms to Zoning Ordinance Section 34 with regard to placement, size, lighting, and could otherwise be approved administratively. As noted, the modifications include: One (1) proposed projecting parking/directional garage sign requires modification for exceeding the maximum permitted size of a parking garage sign and for including the development’s name; five (5) of the six (6) proposed building identification signs require modification for exceeding the maximum number of permitted building identification signs, which is one (1), and; one (1) loading sign requires modification as such signs are not addressed in the Zoning Ordinance.

The table below calculates the maximum allowable square footage permitted under the current standards for all combined signs within the Metropolitan Park Phase Two project:

<b>Building Length @ Street Frontage/Public Right-of-Way</b>	<b>Linear Feet</b>
13 <sup>th</sup> Street South	72’
South Fern Street	266’
14 <sup>th</sup> Street South	72’
South Fair Street	266’
<b>Total Length at Street Frontage/ Public Right-of-Way</b>	<b>676’</b>

Based on the building length at the street frontage/public right of way, the maximum permitted sign area is 676 square feet. The applicant’s total comprehensive sign plan proposal is 235’-26”, which is well below the maximum allowable sign area.

The following table sets forth the details for the proposed signs included within the applicant’s proposed comprehensive sign plan for Metropolitan Park Phase Two:

**Metropolitan Park Phase 2 (SP#105) - Proposed  
Comprehensive Sign Plan 9.3.2009**

<b>Sign Type/Text</b>	<b>Location</b>	<b>Sign Dimensions</b>	<b>Sq. Ft. per Sign</b>	<b>Quant. of Signs</b>	<b>Materials</b>	<b>Top of Sign Height from A.S.E. (ft) ASE=39.67</b>
<b>Site Signs</b>						
Type 1/ Building ID/ THE MILLENNIUM	Building mounted - 1st Floor - S. Fern St. and S. East St. (main and rear entrances)	18'' x 24''	36.0 sf	2	Painted Dark Gray	12'-2"
Type 2/ Directional Sign/ THE MILLENNIUM ENTRANCE	Building mounted – 2 <sup>nd</sup> Floor – Corner of S. Fern St. and S. 13 <sup>th</sup> St.	11' x 1'8"	11.0 sf	1	Internally illuminated blade sign. Dark metallic silver.	32'-2"
Type 3/ Plaque / THE MILLENNIUM AT METROPOLITAN PARK	Building mounted - 1st Floor - S. Fern St. and S. East St. (main and rear entrances)	1'-6'' x 1'-6''	0.75 sf	2	Painted Dark Gray	7'-6"
Type 3/ Plaque / KETTLER	Building mounted - 1st Floor - S. Fern St. and S. East St. (main and rear entrances)	1'-6'' x 1'-6''	0.5 sf	2	Painted Dark Gray	7'-6"
Type 4/ Address/ BUILDING ADDRESS	Building mounted - 1st Floor S. Fern St. and S. East St. (main and rear entrances)	15 3/8'' x 6''	0.65 sf	2	Painted Dark Gray	5'-6"
Type 5/ LOADING DOCK ID	Building mounted - 1st Floor – S. 14 <sup>th</sup> St. (loading dock)	9'' x 7'-1 1/4''	5.5 sf	1	Painted Dark Gray	15'-7"
Type 6/ ENTRANCE and EXIT ONLY	Building mounted - 1st Floor - S. 13 <sup>th</sup> Street (parking)	8'' x 3'-10''	2.6 sf	2	Metallic Silver	6'-8"
Type 7/ Plaques/LOADING DOCK/ PARKING/ NO SMOKING	N/A	4'-0'' x 4'' (Load/Park) 8'' x 16'' (No Smoke)	2.66 sf 0.88 sf	2 3	Painted Dark Gray	N/A
Subtotal S.F.			105.46 sf			
<b>Retail Signs</b>						
Retail A / Sign Band	Building Retail front - 1st Floor - S. Fern Street	6'-0'' x 18''	9.0 sf	8	Dark Gray	16'-4"
Retail B / Blade Sign	Building Retail front - 1st Floor - S. Fern Street	2'3'' x 16''	3.0 sf	8	Dark Gray	15'-11"
Retail C / Plaque	Building Retail front - 1st Floor - S. Fern Street	1'-6'' x 1'-6''	1.6 sf	8	Dark Gray	16'-2"
Retail D / Logo/Tenant Sign	Building Retail front - 1st Floor - S. Fern Street	3'' x 2'-0''	0.5 sf	18	Color or etched vinyl	N/A
Retail E / Hours	Building Retail front - 1st Floor - S. Fern Street	1'-0'' x 1'-0''	1.0 sf	8	Dark Gray	N/A
Retail F / Address	Building Retail front - 1st Floor - S. Fern Street	10'' x 6''	0.5 sf	8	Dark Gray	N/A
Subtotal			129.80 sf			
<b>TOTAL S.F.</b>			<b>235.26 sf</b>			

The following signs do not meet the Zoning Ordinance requirements, and therefore must be approved by the County Board:

1. Projecting Parking/Directional Garage Sign: The applicant is proposing one (1) directional sign, 18.4 square feet, located along at the northeast corner of S. Fern Street and S. 13<sup>th</sup> Street. The proposed sign will be an internally illuminated blade sign, with pushed-through letters backed with translucent white acrylic, accent bars at top and bottom and brushed aluminum clad faces. The top of the sign is 32'2" from A.S.E., which is below the minimum 35-foot rooftop sign height. The proposed projecting parking/directional garage sign requires modification for exceeding the maximum permitted size of a parking garage sign and for including the development's name.
2. Building Identification Signs: The applicant is proposing a total of six (6) building identification signs, with three (3) along S. Fern Street and three (3) along S. Fair Street. The signs will consist of two (2) predominant building identification signs, one above each principal centralized door entrance along S. Fern Street and S. Fair Street. Each door sign will have an individual total of 36' square feet and have 3" deep brushed stainless steel halo-lit channel letters. The signs will be illuminated by stationary white LED lights, and the letters will be mounted offset from oversized metallic silver painted back plates to be mounted on a 7¼" thick steel angle. The remaining four (4) signs will be plaques, with two (2) each located near the respective door entrances of S. Fern Street and S. Fair Street. The plaques will read, "THE MILLENNIUM AT METROPOLITAN PARK" and "KETTLER". Each aluminum plaque will measure 18" x 18", or 2'3" square feet, and will be painted Dark Gray with photo-etched logo graphics filled silver. Five (5) of the six (6) proposed building identification signs require modification for exceeding the maximum number of permitted building identification signs, which is one (1).
3. Loading Sign: The applicant is proposing a 5'6" square foot, building-mounted, "LOADING DOCK" sign along the building's south side, or S. 14<sup>th</sup> Street frontage. The sign will consist of ½" thick aluminum letters painted dark gray to match the window mullion. The proposed loading sign requires modification as such signs are not addressed in the Zoning Ordinance.

As noted, the remainder of the applicant's proposed comprehensive sign plan conforms to the Zoning Ordinance with regard to placement, size, and lighting. Staff supports the applicant's requested comprehensive sign plan, to include those signs listed above, all of which are consistent with the *Metropolitan Park Design Guidelines* and *Sign Guidelines for Site Plan Buildings*. The proposed signs are high-quality, subtle, and will compliment the building and neighborhood. Staff supports the additional building identification signs as they will improve visibility for pedestrians and vehicles travelling along South Fair Street and South Fern Street. It should be noted that four (4) of the six (6) signs are small plaques which are ancillary and customary for such buildings. Staff also supports the proposed directional/parking sign due to the intricacy of the overall Metropolitan Park design, which includes eight (8) separate phases, and multiple buildings, each with their own parking facilities. Further, the proposed parking/directional sign is nearly identical, in size, height and design, to the directional parking

signs approved for Metropolitan Park Phase One. The proposed sign will help to establish one type of parking/directional sign for motorists/visitors. Lastly, staff supports the request to add a Loading Dock sign to the building as it will be minimal in appearance, yet functional in directing visitors as well as service and delivery personnel, thus encouraging delivery trucks to use the loading dock. Loading signs are not addressed in the Zoning Ordinance.

**CONCLUSION:** Staff supports the applicant's comprehensive sign plan proposal for Metropolitan Park Phase Two. The proposal is generally consistent with the envisioned development of this area, the quality and detail of the entire Metropolitan Park project, and the *Metropolitan Park Design Guidelines* and *Sign Guidelines for Site Plan Buildings*. Therefore, staff recommends that the County Board approve the site plan amendment for the comprehensive sign plan, subject to all previous conditions, with one (1) revised condition, #47;

**Revised Condition:**

47. The developer agrees to develop and submit a comprehensive sign plan and that all exterior signs (including identification and directional signage) shall be consistent with the guidelines contained in "Sign Guidelines for Site Plan Buildings," the *Metropolitan Park Design Guidelines (January 23, 2004)* and the *Metropolitan Park Project Booklet (November 12, 2003)* and with Section 34 of the Zoning Ordinance. The Zoning Administrator shall determine whether the signs meet the standards of the guidelines and the Ordinance. No sign permits will be issued until a comprehensive sign plan is approved. The developer agrees to obtain approval from the Zoning Administrator of the comprehensive sign plan before the issuance of the first Certificate of Occupancy and shall include both temporary and permanent wayfinding signs. All proposed rooftop signs, defined as all signs that are 35 feet or more above the ground, shall require a site plan approval or amendment.

The developer further agrees, without limiting the foregoing, that the only types of retail signs that shall be permitted shall be consistent with types of signs permitted by Section 34 of the Zoning Ordinance and the *Metropolitan Park Design Guidelines (January 23, 2004)* and the *Metropolitan Park Project Booklet (November 12, 2003)* and shall include: building wall signs; blade signs; window signs; carved, painted or sculptural signs; canopy or awning signs; logo signs; and, permanent quotes on building walls and blade signs.

Individual tenants must apply for and obtain sign permits, including the design, colors, and materials of the signs, which shall be reviewed by the Zoning Administrator or his designee to ensure consistency with the comprehensive sign plan.

The developer further agrees that the signs shall be of the same materials, dimensions, text, and location as shown on the Comprehensive Sign Plan for Two Met Park/Site Plan #105, dated April 21, 2009, and revised on September 4, 2009, by Art Display Company and presented to and approved by site plan amendment by the County Board on September 26, 2009. Minor changes to the approved signs may be approved administratively by the Zoning Administrator. For the purposes of the preceding sentence, minor changes shall include only the following: (i) a minor adjustment in the location of the sign to meet field

conditions (less than 1 foot in any direction); or (ii) a minor change in the area of the sign (less than 5%), as long as the total allowable sign area for the entire Comprehensive Sign Plan does not exceed 235.26 square feet; or (iii) a change in the name of the tenant on the sign, where the lettering area does not increase in size. All other changes to the approved signs will require site plan approval or amendment.

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, 15<sup>th</sup> 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 15<sup>th</sup> Street South) and along north side of 15<sup>th</sup> 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 <sup>th</sup> Street South (northeast corner of 12 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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	<p>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.</p> <p>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.</p> <p>Approved a Final Site Plan amendment to amend the boundaries of Parcel 2C.</p>
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 <sup>th</sup> 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.

July 11, 2009

Approved Pentagon City PDSP Amendment to permit 930 residential units allocated for Parcel 1D to be used either on that parcel or on Parcel 3, and to permit 300 hotel units allocated for Parcel 3 to be used either on that parcel or on Parcel 1D.