



ARLINGTON COUNTY, VIRGINIA

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

DATE: September 18, 2009

SUBJECT: SP #105 SITE PLAN AMENDMENT for temporary special event use including circus and horse show and related tent, storage, preparation, performance and gathering spaces; located at 1197 South Fern St., Army Navy Drive and South Fern St., (RPC: 35-003-012, 35-003-014 and 35-003-032). Modifications of zoning ordinance requirements include but are not limited to parking and height as well as other modifications as necessary to achieve proposed development plan.

Applicant:

VNO Pentagon Plaza LLC

By:

Walsh Colucci Lubeley Emrich & Walsh, PC
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Approve the site plan amendment to the PDSP for a temporary special event circus and horse show expiring on November 15, 2009, including modification of zoning ordinance requirements, and subject to the conditions of the staff report, applicable to the special events use only.

ISSUE: This is a site plan amendment request to permit the temporary use of Parcel 1D of the Pentagon City Phased Development Site Plan for a performance and gathering space to include a circus and horse show and no issues have been identified.

SUMMARY: A site plan amendment is requested for Parcel 1D of the Pentagon City Phased Development Site Plan (PDSP) for a temporary special event, which expires on November 15, 2009, to include the circus and horseshow, Cavalia. The subject site area is currently undeveloped but is planned for development with hotel and residential uses under the PDSP. The proposed site plan amendment to the PDSP would permit the temporary special event on

County Attorney: _____

County Manager: _____

Staff: Samia Byrd, DCPHD, Planning Division
Robert Gibson, DES, Transportation Division

PLA-5362

private property, Parcel 1D of the Pentagon City PDSP, and would provide for modification of zoning ordinance requirements for parking, height, and the placement of trailers. Proposed plans for the circus and horseshow were initially submitted in July 2009 to the Special Events Committee and subsequently to CPHD with tent construction to commence August 17 for performances scheduled to begin on September 11, 2009. Cavalia began the tent construction without any associated permits and a stop work order was issued. It was determined that County Board approval is required to permit the use on the site, and because the submission of information was provided not until late July, the proposed site plan amendment could not be reviewed by the County Board until its meeting date of September 26, 2009. Cavalia's promoters had already sold tickets for the event, and consistent with administrative practice that allows an entity to move forward if trying to comply with regulatory ordinance, the circus and horseshow has been issued a Building Permit and a temporary Certificate of Occupancy effective until September 29, 2009.

Upon approval of the proposed site plan amendment, the event would be permitted to remain on-site until November 15, 2009. It is anticipated that a sell-out performance would comprise 2,000 attendees, with seven (7) performances scheduled weekly from Tuesday through Sunday. The applicant proposes a parking management plan and waste management plan that would mitigate any potential transportation and waste related impacts in conjunction with the temporary special event. Further the requested modifications to zoning ordinance requirements for parking, height, and placement of trailers would not have a significant adverse impact on the surrounding community or any significant long-term impacts on future development of the site. Therefore, staff recommends that the site plan amendment to the PDSP be approved for the temporary use of the property for a special event circus and horseshow subject to the conditions of the staff report, applicable to the special events use only.

BACKGROUND: The subject property, Parcel 1D of the Pentagon City PDSP (SP #105) was originally approved for future development with up to 930 residential units and 882 hotel units. However, in July 2009, the County Board approved a PDSP amendment that would permit the 930 residential units to be used either on Parcel 1D or on Parcel 3, and 300 hotel units now allocated for Parcel 3 to be used either on that parcel or on Parcel 1D. The northwestern corner of Parcel 1D is currently developed with a 16-story, 299 room Marriott Residence Inn approved by Final Site Plan to the PDSP in 1989. Following is additional information about the subject site.

Site: Parcel 1D is located in the Pentagon City block bound by Army Navy Drive to the north, S. Fern Street to the west, 15th Street South, to the south, and S. Eads Street to the east. It is comprised of approximately 12 acres of undeveloped land bordered by thick vegetation and fencing with surrounding land uses as follows:

To the north: 16-story Marriott Residence Inn.

To the west: 12-story Lincoln Place residential development; 12-story MCI #1 and #2 office buildings.

To the east: Crystal City’s 400 Army Navy Drive, 10-story residential development; 2-story Verizon Virginia-Crystal City

To the south: Parcel 3 of the Pentagon City PDSP approved for Metropolitan Park I, II and III residential developments, each at 18-stories. Metropolitan Park III is proposed immediately south of the subject site, but is currently developed with single-story warehouses.

Zoning: “C-O-2.5” Commercial Office Building, Hotel and Apartment District.

General Land Use Plan Designation: “Medium” Office-Apartment-Hotel (2.5 FAR Office, up to 115 units/acre Apartment, and up to 180 units/acre Hotel).

Neighborhood: Aurora Highlands Civic Association.

DISCUSSION: Zoning Ordinance provisions do not address the temporary use of private property for special events. As the proposed site is currently under an approved PDSP, a special exception site plan amendment to the PDSP would be required to permit the site to be utilized for uses other than those approved under the PDSP and inconsistent with the site’s “C-O-2.5” zoning and Medium “Office-Apartment-Hotel” General Land Use Plan designation. While the site is proposed for future hotel and residential development, the temporary use of the site for a special event circus and horseshow does not preclude in any way or adversely impact the use of the site for future site plans consistent with the PDSP.

Cavalia, a Cirque De Soliel style circus and horseshow that has been touring major cities in North America and Europe since 2003, has temporarily located on the subject site. The circus and horseshow, which opened performances to the public on September 11, 2009, has been granted a Building Permit and temporary Certificate of Occupancy for structures on-site based on plans submitted in July 2009. This temporary Certificate of Occupancy expires on September 29, 2009 and was issued to permit the circus until such time as County Board review of the subject proposal could occur. The approval of the proposed site plan amendment to the PDSP would permit Cavalia to remain on-site until November 15, 2009, which includes performances continuing through October 31, 2009 and time for disassembly. It is anticipated that there would be a total of seven (7) performances per week, six (6) days a week as follows:

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2:00 pm		8:00 pm	8:00 pm	8:00 pm	8:00 pm	3:00 pm
						8:00 pm

To accommodate Cavalia, the site would be temporarily occupied by related tent, storage, preparation, and performance and gathering spaces; specifically, eight (8) tents, six (6) trailers, and four (4) stations of portable toilets, and several storage containers. The big top performance tent, the largest of the eight (8) tents, is approximately 100 feet in height with 2,000 arena-style

seats. Connected to this big top tent by tunnels would be a tent for concessions and a rendezvous tent for VIP ticket holders. The remaining tents proposed on-site would support the operations of the event including providing: stables for the horses; an area for warm up; artist tents for the human performers; and a kitchen. The six (6) trailers on-site provide a ticket box office, food preparation area, storage for hay, and administrative offices for the event; two (2) additional mobile trailers akin to motor homes would provide for temporary on-site housing of a Head Chef and Stable Manager. A majority of the staff are housed in hotels in the nearby area. Attached is a site plan depicting the layout of the structures on site.

Transportation: Pedestrian and vehicular access to the site, as well as parking would be sufficient and subject to a parking management plan so as not to adversely impact the neighborhood. The applicant proposes a parking plan to meet the needs of the event through the use of shared parking consistent with goals and policies identified in the Master Transportation Plan (MTP). A total of 926 parking spaces, both on and off-site are proposed as provided in the table below and Attachment B.

Location	Type	Location	Number Of Spaces
1149 S. Fern Street.	Reserved VIP	On-site	100
1201 S. Fern Street	Reserved	Off-site	135
1410 S. Eads Street	Reserved	Off-Site	65
Pentagon 1 - Army Navy Drive	Unreserved – Free	Off-Site	427
Pentagon 2 - Army Navy Drive	Unreserved – Free	Off-Site	199
Total			926

For each scheduled performance, 100 parking spaces would be provided on-site through managed parking, while 826 spaces would be provided off-site through shared parking agreements established between the applicant and adjacent property owners. The shared parking spaces, though dedicated to other uses, are expected to be sufficient to meet the needs of the circus, with its limited show hours. The proposed shared parking spaces experience their peak use during the day time, accommodating office uses while Cavalia performances would occur only on nights and weekends, when the need for office parking on the adjacent properties is low. Further, the applicant proposes to deploy staff to manage the off-site parking and would provide a walking map on its website directing patrons from off-site parking locations to the site (Condition #4).

Additionally, as the subject site is located one (1) block west of the Pentagon City Metro station, it is anticipated that many patrons would arrive by Metro. To further encourage Metro use by attendees, the applicant has agreed to add information to their web page promoting the use of the Metro as a means of transportation to and from the performances (Condition #4).

Utilities: Adequate water and sanitary sewer capacity is available to serve the proposed use. The applicant received a right-of-way permit for temporary water and sanitary service connections to use an existing fire hydrant to provide water service to the structures on-site. In addition, the applicant has connected to the sanitary sewer system via a temporary adapter into

the top of an existing manhole to discharge waste into the County system for treatment. All the animal waste from the site is being hauled off site by a waste management contractor and is prohibited from being discharged into the County's sanitary sewer system. To help monitor and assess appropriate fees for Cavalia's use of Arlington County utilities, DES has installed a temporary water meter to the fire hydrant connection.

Modification of Use Regulations: Modification of use regulations are requested as follows:

Height – The height of the tents ranges from a minimum of 28 feet to a maximum of 100 feet for the big top tent. The maximum permitted height by site plan in “C-O-2.5” is up to 12 stories for office and up to 16 stories for residential buildings by site plan. As the proposed structures, namely the tents, are not otherwise addressed in the zoning ordinance, a modification is requested to allow tents of up to 100 feet for the proposed temporary circus and horseshow. The height of the proposed tents would have little adverse impact on the neighborhood from a ground level perspective as the site is well screened by the thick vegetation of its borders. Heights of buildings surrounding the property range from 164 to 184 feet. Some surrounding residential properties would possibly have a view down on the tents and structures on the site, which would be a visual improvement from the existing vacant, undeveloped site.

Trailers – Six (6) trailers would be located on-site for the duration of the Cavalia performance. Per Section 31.A.2 of the Zoning Ordinance, “trailer parking is prohibited in any district except that one (1) may be parked or stored in an approved enclosed garage or accessory building; provided that no living quarters shall be maintained, or any business practice, in the trailer while such trailer is parked or stored.” As the proposed trailers do not meet this provision, a modification of use regulation is required. The temporary trailers would be located on the perimeter of the site and sufficiently screened so as not to adversely impact the neighborhood or create a negative visual impact.

Parking – The Zoning Ordinance requires that assembly uses, such as the circus and horseshow, be provided at a ratio of one (1) parking space for every three (3) attendees. With the event proposed to seat a total of 2,000 people for a sold-out show, 667 parking spaces would be required on-site. To provide parking for the event through a mix of on-site and off-site shared parking as outlined on page 4, a modification of use is required, as all of the parking needs can't be met on-site through dedicated parking and to uses parking spaces dedicated to other uses as required per Section 33 of the Zoning Ordinance.

CONCLUSION: It is proposed that a temporary circus and horseshow, Cavalia, occupy parcel 1D of the Pentagon City PDSP for a limited time until November 15th. There is no significant adverse land use or planning impacts anticipated as a result of the temporary use of the site for this purpose. Further the anticipated transportation related issues in association with Cavalia have been addressed, as a suitable parking plan has been proposed, and with the accessibility of Metro to the site, it is anticipated that public transit will be heavily utilized. The proposed modifications of use regulation to accommodate the height of the tents, location of trailers, and parking would not have a significant adverse impact on the surrounding community as they are temporary with no anticipated long-term impacts to future development planned for the site

under the PDSP. Therefore staff recommends that the PDSP amendment be approved to allow the temporary use for special events for a period of 60 days, subject to the following conditions, applicable to the special events use only.

The following conditions # 1-7 are applicable to the special events use only, to include a circus and horseshow, Cavalia:

1. The applicant (as used herein, applicant shall include VNO Pentagon Plaza, LLC, or the operator or owner of any special event on the site, including Cavalia) agrees that the site plan amendment to the PDSP (SP #105) for a temporary special event, located at 1197 S. Fern Street, shall automatically expire on November 15, 2009 without further action by the County Board. The applicant further agrees that no structures associated with a temporary special event shall remain on the aforementioned property after November 15, 2009. Subsequent temporary events on site shall require review and approval by the County Board.
2. The applicant agrees to comply with all requirements of County and State Ordinances, the Environmental Health Bureau, and the Fire Marshal, the Police Department and the Alcohol Beverage Control Board.
3. The applicant agrees to obtain the Zoning Administrator's approval of details of the off-site parking agreement prior to issuance of the Certificate of Occupancy and to implement the agreement for the duration of the event. The details shall include, but not be necessarily limited to: the locations and number of parking spaces, evidence of the property owner's agreement, use of staff to assist with parking, and promotion of customer use of Metro. The details of the agreement shall be sufficient to enable the Zoning Administrator to find that the parking for the temporary event will not have a substantial adverse effect on traffic safety or congestion.
4. The applicant agrees to include on its web page a walking map showing how attendees of Cavalia shall access the site from all off-site parking locations and the Pentagon City Metro station. The applicant further agrees to promote on its website the use of Metro as a means of transportation to and from the site. This information shall be prominently featured on the applicant's web page.
5. The applicant agrees to apply for and obtain approval from the Department of Environmental Services (DES) of all appropriate right-of-way permits for all temporary utility connections to Arlington County's water and sanitary sewer systems prior to issuance of the Certificate of Occupancy. The applicant also agrees to pay all associated fees identified by DES required by the right-of-way permit for the use of Arlington County utilities.

6. The applicant agrees to identify an on-site community liaison who shall be available during the hours of the business operation. The liaison shall have full authority to immediately address compliance with site plan conditions and other community concerns, and to receive and respond to community communications regarding the temporary special event circus and horseshow. The name and telephone number of the liaison shall be provided to the Aurora Highlands Civic Association and the Zoning Administrator prior to issuance of the Certificate of Occupancy and when/if the designated liaison changes.
7. The applicant agrees that animal waste produced from activities on-site will not be discarded into the County's sanitary or storm water sewer systems. The applicant agrees to contract to have the waste hauled off-site and disposed of appropriately, and upon request by the County Manager or designee, to provide evidence of such contract.

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 12th Street South (northeast corner of 12th 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 12th 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 15th 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, 1997.
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.