



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of October 24, 2009

DATE: October 15, 2009

SUBJECT: SP #105 SITE PLAN AMENDMENT for Metropolitan Park Phase One, to amend condition #59 and to permit a temporary leasing office; premises known as 550 14th Road South (RPC #35-003-003, -004, and -005).

Applicant:

CLPF – Metropolitan One Venture, L.P.

By:

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

C.M. RECOMMENDATION:

Approve the site plan amendment to amend Condition #59 and approve a temporary leasing office, subject to all previous conditions, one (1) amended condition, #59, and one (1) new condition, #73.

ISSUES: The applicant requests approval of a site plan amendment to permit a temporary leasing office in the Metropolitan Park 1 building, and to amend Condition #59, in order to make it consistent with Condition #71. There are no issues identified.

SUMMARY: The applicant requests approval of a temporary leasing office in the Metropolitan Park 1 building, for the benefit of the Metropolitan Park 2 building for six (6) months from the date of issuance of a certificate of occupancy for the leasing office. The applicant also proposes to amend language in the Metropolitan Park 1 site plan condition #59 which requires site plan amendments for all conversions of retail uses to office uses, to be consistent with the approved site plan Condition #71, which permits the Zoning Administrator to approve office uses in the retail spaces or residential spaces that have direct street access. Therefore, staff recommends that the site plan amendment be approved, subject to all previous conditions, one (1) new condition, and an amended Condition #59.

BACKGROUND: The subject property is an apartment building (Metropolitan Park 1, also

County Manager: RC/GA

Staff: Peter Schulz, Planning Division, DCPHD

PLA- 5368

2. A.

known as The Gramercy) within the Pentagon City PDSP, and is located at the northeastern corner of South Fern Street and 15th Street South. The site plan was approved by the County Board on February 10, 2004. The building is complete and was issued a master certificate of occupancy in November 2008.

The leasing office, while located in Metropolitan Park 1, will be for the benefit of Metropolitan Park 2 (“The Millennium”). Metropolitan Park 2 was approved by the County Board on March 14, 2006. The building is nearing completion.

- To the north: Metropolitan Park 2 (“The Millennium”), an almost-completed high-rise apartment building zoned C-O-2.5, and a part of the Pentagon City PDSP.
- 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: Warehouses that are part of the Pentagon City PDSP, zoned C-O-1.5.
- To the south: 15th Street South. The Lofts at Crystal Towers and Crystal Towers are south of 15th Street South, zoned RA4.8 and designated on the GLUP “High-Medium Residential”.

Zoning: The entire parcel is zoned “C-O-2.5” Commercial Office Building, Hotel and Apartment District. Offices, including leasing offices, are permitted by the conditions of the site plan approval.

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 near the Aurora Highlands Civic Association. The Civic Association has not submitted comments to staff.

DISCUSSION: In 2004, the County Board approved Metropolitan Park 1 with two conditions pertaining to retail and office usage. Condition #59 stated that “any change in the use of the retail space from retail to office or other non-retail use shall require a site plan amendment.” Condition #71 then went on to say: “The developer agrees that commercial and/or professional offices such as medical, legal, insurance, philanthropic, real estate, banking, and others which, in the judgment of the Zoning Administrator, are of the same general character as those permitted in the “C-R”, “C-1” and “C-1-R” sections of the Zoning Ordinance and home occupation, as

determined by the Zoning Administrator may be permitted in the retail storefronts or those residential units which have direct street access at the developer's discretion to insure compatibility with residential tenants.”

The staff report for the approval of Metropolitan Park 1 indicated that the developer desired, and staff supported, the ability to have professional offices as well as retail. The ability to have professional offices is consistent with the *Metropolitan Park Design Guidelines*, and was also represented as a response to community concerns. The staff supplemental report in fact amended Condition #71 according to Planning Commission suggestions to add the phrase “at the developer's discretion”. It seems clear that the intent was to give flexibility to the developer in filling retail tenant space.

In addition, the applicant is requesting a temporary leasing office of approximately 1,300 square feet for a period of six months from the date of the certificate of occupancy for such use. The leasing office will be for the immediately adjacent Metropolitan Park 2 building, but located in one of the current commercial spaces in Metropolitan Park 1. This is similar to many other requests for temporary leasing offices, and six months is a reasonable period of time.

Therefore, staff recommends approval of the subject site plan amendment, subject to all previous conditions, with one (1) new condition and an amended Condition #59.

CONCLUSION: The proposal is consistent with the envisioned retail and office development for this site plan, and the *Metropolitan Park Design Guidelines*. Therefore, staff recommends approval of the subject site plan amendment, subject to all previous conditions, with one (1) new condition and an amended Condition #59.

Revised and New Conditions:

59. Retail Elements

- a. As part of a broad retail attraction and marketing plan for the entire development per the Metropolitan Park Design Guidelines (January 23, 2004) and the Metropolitan Park Project Booklet (November 12, 2003), the developer agrees to develop and implement a retail attraction and marketing plan for the 11,300 square feet of retail space located on the first floor of the residential building. The plan shall identify the types of retail desired, the marketing strategy to attract the retail, and strategies to retain the retail. The retail attraction and marketing plan (RAMP) shall be reviewed and approved by the County Manager or his designee before being submitted to the Zoning Administrator. The above-grade building permit shall not be issued until documentation has been provided to the Zoning Administrator assuring that the plan has been approved by the County Manager or his designee. ~~Any e~~Changes in the use of the retail space from retail to office or other non-retail use that are not consistent with the uses permitted in condition #71 shall require a site plan amendment.

73. The applicant agrees that the temporary leasing office as approved by the County Board on October 24, 2009 shall expire six months from the date of issuance of the certificate of occupancy for such use.

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	<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 th Street South subject to conditions and authorizes 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.
February 6, 1999	Accepted withdrawal of a site plan amendment to change the roof design at Pentagon Row.
April 10, 1999	Approved a comprehensive sign plan for Pentagon Row.
June 12, 1999	Approved a site plan amendment for a temporary rooftop leasing sign at 1200 S. Hayes St.
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.
June 9, 2001	Approved a site plan amendment for a comprehensive sign plan at 1201 S. Joyce Street (Pentagon Row).
July 28, 2001	Approved a site plan amendment for seasonal banners at 900 Army Navy Drive, 1101, 1201, 1301 South Joyce Street (Pentagon Row).
January 26, 2002	Approved a site plan amendment for live entertainment and dancing at Champps Americana with a County Board review in one (1) year (January 2003).
April 20, 2002	Approved a site plan amendment for live entertainment at 1301 S. Joyce Street (Sin-e) with a County Board review in one (1) year (April 2003).

September 14, 2002	Approved a site plan amendment for four (4) retail kiosks at 1201 S. Joyce Street, subject to two new conditions.
November 16, 2002	Approved a site plan amendment to amend Condition #50 for the Fashion Centre.
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.
January 17, 2003	Renewed a site plan amendment for live entertainment and dancing at Champps Americana with a County Board review in three (3) years (January 2006).
February 8, 2003	Amended a site plan amendment to amend the operating hours of an ice rink, subject to County Board review in one (1) year (February 2004).
April 26, 2003	Amended a site plan amendment to amend the permitted hours of live entertainment at 1301 S. Joyce Street (Sin-e) with a County Board review in three (3) months (July 2003).
July 19, 2003	Renewed a site plan amendment for live entertainment at 1301 S. Joyce Street (Sin-e) with a County Board review in three (3) years (July 2006).
February 7, 2004	Renewed a site plan amendment for an ice skating rink with a review in three (3) years (February 2007).
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).
July 9, 2005	Approved a site plan amendment (SP-5) to delete condition #50 at 1100 S. Hayes Street (Fashion Centre).
January 21, 2006	Renewed a site plan amendment for martial arts training and a comprehensive sign plan at 1201 S. Joyce Street (Champps Americana) with a County Board review in five (5) years (January 2011). [<i>Minutes may be incorrect</i>]
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).

July 8, 2006	Renewed a site plan amendment for live entertainment at 1301 S. Joyce Street (Sin-e) with a County Board review in five (5) years (July 2011).
October 18, 2006	Denied a site plan amendment for two (2) free standing signs at the Residence Inn at 550 Army Navy Drive.
February 24, 2007	Renewed a site plan amendment for an ice skating rink with a review in five (5) years (February 2012).
May 17, 2008	Approved a comprehensive sign plan for Met Park 1, and a revised condition 46.
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.
September 26, 2009	Approved a comprehensive sign plan for Met Park Phase 2 and amended condition #47.



SP #105
550 14th Road South
RPC: 35-003-003,35-003-004, 35-003-005

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.



Not To Scale

