



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of March 10, 2012

DATE: February 17, 2012

SUBJECT: SP #105-8 SITE PLAN AMENDMENT to modify the landscape plan for the plaza including expansion of the ice rink and associated modifications to the landscaping and addition of freestanding retail structures in the plaza located at 1101, 1201 and 1301 South Joyce Street and 900 Army Navy Drive (RPC# 35-005-031).

Applicant:

Street Retail, Inc.
1626 East Jefferson Street
Rockville, MD 20852

By:

Timothy S. Sampson
Walsh, Colucci, Lubeley, Emrich & Walsh
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Adopt the attached ordinance to approve a site plan amendment to SP #105-8, subject to all previously approved conditions, revised condition #57 and new conditions #69 and #70, with no further scheduled County Board review for the ice skating rink.

ISSUES: This is a site plan amendment to modify one (1) condition and add two (2) new conditions related to the urban plaza and associated ice skating rink at the Pentagon Row development in Pentagon City. This request for a site plan amendment was heard by the County Board at the January 21, 2012 meeting and deferred at the applicant's request related to the retail

County Manager:

BMD/GA

County Attorney:

CWM *GA*

Staff: Natalie Sun, DCPHD, Planning Division
Diane Probus, DPR, Planning Division
Robert Gibson, DES, Transportation Division

4.

structure proposed at the western portion of the plaza. No issues have been identified. Prior to the January 21 County Board hearing, the community expressed concerns related to the plaza improvements, including the proposal for two retail structures, synthetic turf, and general pedestrian access and connectivity. The community now supports the entire proposal, and staff has responded to expressed concerns regarding the artificial turf system and general pedestrian circulation with several new proposed conditions.

SUMMARY: Street Retail, Inc. requests a site plan amendment for the existing urban plaza within the Pentagon Row development, including expansion of the ice skating rink, extension of the operating season for the ice skating rink by one month, addition of two 800 square foot freestanding retail structures within the plaza, and other modifications to the plaza design. This request for a site plan amendment was heard by the County Board at the January 21, 2012 meeting and deferred for resolution of the number of proposed freestanding retail structures that would be supported in the plaza. The applicant has clarified that both of the proposed structures are necessary in order to economically support the plaza revitalization plan. Although staff's opinion is that inclusion of a single retail structure at the eastern portion of the plaza is preferable, staff is supportive of the overall plaza concept plan. Staff has worked with the applicant to streamline views into the plaza by revising the roofline of the proposed western structure from a gable to a flat roof. The community reevaluated their position regarding the proposed retail structures and is willing to support both structures in favor of the full scope of proposed improvements to the plaza. Staff is proposing amendments to condition #57 and the addition of two new conditions #69 and #70, with no further scheduled County Board review for the ice skating rink.

BACKGROUND: The plaza at Pentagon Row, which includes an ice rink, was approved in February 1998 as part of a site plan amendment to allow a mixed use residential and commercial development including 830 residential units, 300,000 square feet of commercial/retail space, and an approximately one-acre urban plaza and ice rink. The urban plaza is privately owned but publicly accessible, and is an amenity for the area and contributes to the vibrant streetscape at Pentagon Row (See Exhibit A). The ice rink is a seasonal use which operates from November through March.

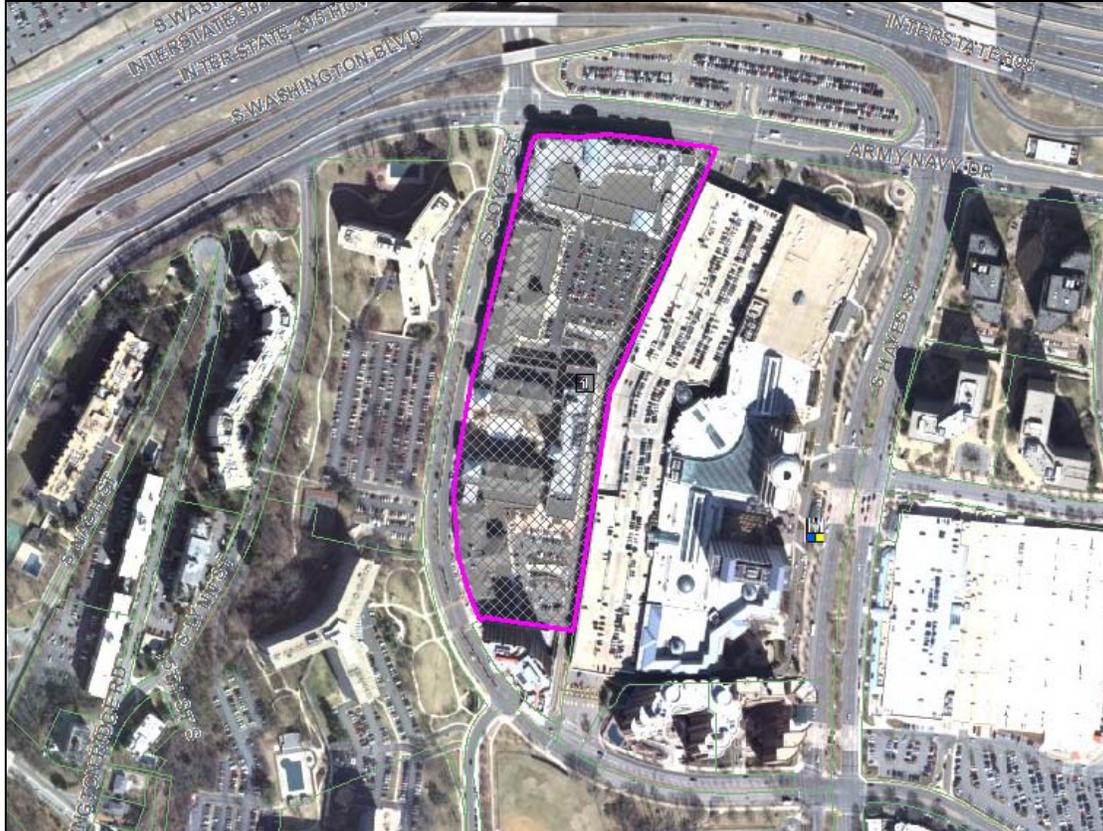
This application was first heard at the December 10, 2011 County Board Public Hearing, where the Board approved a deferral to the January 2012 meeting. The purpose of the deferral was to allow additional time for staff and the applicant to work through staff comments. On January 21, 2012, the County Board voted to defer the subject request to the March 10, 2012 County Board hearing to resolve issues related to the two proposed freestanding retail structures.

In February 2003, the County Board approved an amendment with a one-year review to extend the hours of operation for the ice skating rink from 12 p.m. to 9 p.m. daily to 9 a.m. to 10 p.m., Sunday through Thursday and 9 a.m. to 11 p.m., Friday, Saturday, federal holidays and the day before federal holidays. The County Board renewed the use in February 2004 with a review in three (3) years. In February 2007, the County Board renewed the use with a review in five (5) years. In February 2012, the County Board renewed the existing ice rink use with no further scheduled review.

The following is additional information about the site and location:

Site: Located in the Pentagon City Phased Development Site Plan area, the Pentagon Row site is 586,004 square feet (13.45 acres) and is generally bounded by Army Navy Drive to the north, the Fashion Center at Pentagon City to the east, South 15th Street to the south, and South Joyce Street to the west. The site has frontage on Army Navy Drive, South 15th Street, and South Joyce Street and is currently developed as a mixed-use development center with residential units, ground and second-level retail, below-grade parking, and surface parking. Adjacent and surrounding land uses include:

- To the north: Across Army Navy Drive are surface parking lots that are part of the Pentagon Reservation, zoned “S-3A” and designated “Government and Community Facilities” on the General Land Use Plan (GLUP).
- To the west: Across South Joyce Street is River House (by-right), a three-building residential development with two buildings at seventeen (17) stories each and one building at thirteen (13) stories. This site is zoned “RA6-15” and designated as “Medium Residential” on the GLUP.
- To the east: Directly to the east is the Fashion Centre Mall at Pentagon City (SP# 105), a three (3)-story shopping center, zoned “C-0-2.5” and designated three-fourths “High-Medium Residential” and one-fourth “Medium Office-Apartment-Hotel” on the GLUP.
- To the south: Across South 15th Street is the Virginia Highland Park and Playfields, zoned “S-3A” and designated “Public” on the GLUP.



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

General Land Use Plan Designation: Three-fourths “High-Medium Residential” (Maximum 3.8 FAR allowable office density, maximum 4.8 FAR apartment density, and maximum 3.8 FAR hotel density.), and one-fourth “Medium Office-Apartment-Hotel” (Maximum 2.5 FAR allowable office density, up to 115 units per acre apartment density, and up to 180 units per acre hotel density.).

Neighborhood: Aurora Highlands Civic Association. The Aurora Highlands and Arlington Ridge Civic Associations have both expressed support for the proposed plaza revitalization plan.

DISCUSSION: In February 1998, the County Board approved Final Site Plan #105-8 for the Pentagon Row development. As part of this original County Board approval for Pentagon Row, it was intended that the urban plaza would function year-round (See Exhibit A). Visual design elements such as decorative paver treatments were proposed and approved to further this objective. The plaza was designed to be intended for a variety of activities, including but not limited to, passive use for seating and dining. The ice skating rink was also approved as part of the plaza design. Condition #57 defines the operating period for the ice rink as November through March seven (7) days a week. The opening hours would be limited to from 9 a.m. to 10 p.m., Sunday through Thursday, and 9 a.m. to 11 p.m., Friday, Saturday, federal holidays and the day before federal holidays.

The applicant is requesting the following revisions to the approved landscape plan for the plaza (See Exhibits B and C) and amendment to condition #57 of the approved conditions:

1. Revitalize the urban plaza by revising the design to improve the pedestrian flow of the space, provide improved passive open space, and the following:
 - Expand the ice skating rink from its existing size of 57’ x 80’ to 57’ x 120’;
 - Add two retail structures in the urban plaza of up to 800 square feet each (for a total of 1,600 square feet, using unused retail gross floor area (GFA) from the approved Pentagon Row Final Site Plan; and
 - Provide additional improvements to the plaza associated with expansion of the ice rink and additional of retail structures.
2. Amend condition #57 to extend the operating season for the ice skating rink by one additional month, from November through March to October through March, weather permitting.

While the general proposal to revitalize the plaza to update this successful urban space was well-received by staff and the community, several concerns emerged during consideration of certain specific elements of the proposed revised landscape plan for the plaza. The first concern that will be discussed is the proposal for two retail structures, since this issue remained at the time of the County Board’s decision in January to defer the subject request.

New retail structures: The applicant is proposing two new freestanding retail structures, one at the northeastern corner of the plaza and the other at the southwestern section of the plaza (See Exhibits B and C). These small buildings would be designed for year-round use and the applicant's intent is to improve the vibrancy of the area with these venues. The applicant has successfully incorporated similar freestanding retail structures in other developments around the country.

Commercial/retail gross floor area. The amount of GFA needed for the proposed retail structures is within the available commercial GFA remaining for this project. The Final Site Plan approved on February 7, 1998 allows for 300,000 square feet of commercial GFA. As a result of subsequent approved Administrative Change requests that impacted the configuration and interior layout of the Pentagon Row buildings, the resulting constructed commercial GFA to date is less than 300,000 square feet. An analysis of the "Permit Plans" dated August 8, 2001 indicates that 4,481 square feet of the total 300,000 square feet of commercial/retail GFA has not been constructed. The applicant initially requested that the decorative freestanding retail structures consist of a maximum of 1,000 to 1,500 square feet of GFA, each, for a total maximum of 2,500 square feet. This 2,500 square feet of commercial GFA can be accommodated within the unused but approved commercial GFA for the project. Both staff and the community expressed concern about the size of the two proposed plaza structures, and the applicant is now proposing two retail structures each approximately 800 square feet in size for a maximum of 1,600 square feet in total.

Second retail structure. At the time of the January 2012 County Board hearing of this item, staff had concerns about the number and size of the proposed retail structures and recommended that only the one retail structure located at the northeastern area of the plaza be permitted at a maximum of 800 square feet in size. The application was deferred because the applicant indicated that the overall plaza revitalization plan would not be economically feasible if only one retail structure was approved as part of the plan.

Since January, staff has coordinated with the applicant and the community and also reevaluated staff's position about the second proposed retail structure along South Joyce Street. Staff had concerns about the retail structure that is proposed at the western end of the plaza since it would obstruct views into the plaza. Furthermore, staff believes that addition of a second retail structure is not necessarily critical to improve the vitality of the space and could cramp the openness of the plaza, taking away from pedestrian-accessible space. However, due to staff's and the community's support for the overall plaza concept – a substantial improvement over the current condition – staff is willing to support the second retail structure along South Joyce Street. Furthermore, in conducting additional detailed analyses related to accessibility within the plaza space, staff has determined that there is no significant reduction in "walkable" space between the existing plaza and the proposed plan (See Exhibits D and E). The proposed warm season plan has approximately 2,230 square feet more walkable space than the current plaza, and the proposed cold season plan has approximately 50 square feet less walkable area than the existing plaza. This minimal reduction of accessible space in the cold season plans is attributable to the request for a larger skating rink.

Since the January County Board hearing, the Aurora Highlands (AHCA) and Arlington Ridge (ARCA) civic associations now fully understand the applicant's concerns and in order to quickly and accurately capture overall community sentiment about the plaza and the two proposed retail structures, issued a survey to neighborhood email lists, with the agreement that both AHCA and ARCA would endorse the results of the survey. The survey asked the community if they would accept the additional retail space to allow the applicant to install the larger ice rink and carry out the full scope of the envisioned improvements. The survey responses resulted in 70 percent of the responses in favor of, and 30 percent opposed to, the plan and the two retail structures. A significant portion of those opposed responded that they did not view information that was publicly distributed or that they did not support any kind of development, and therefore were not expressing a choice for or against the subject proposal. Both AHCA and ARCA endorsed the survey results, with requests related to the artificial turf system and pedestrian circulation that are discussed in the issues section and elsewhere in this report. Staff is proposing new conditions, two of which address the synthetic turf system and lighting placement to improve access within the plaza. Staff is also including a condition to revise the roofline of the second retail structure from a gable roof to a flat roof, in order to better streamline views into the plaza (See Exhibit F). Staff still believes that the presence of only one structure is preferable but, for the reasons described above, is supportive of the entire plaza revitalization plan with the second structure.

The proposed freestanding retail structure at the eastern portion of the plaza would add to the vitality of the plaza, since the structure would be an engaging and unimposing pedestrian-scaled element at the interior of the plaza. At the eastern portion of the plaza, a new "room" would be created, and the retail structure would frame this room together with a proposed fire pit and associated seating areas.¹ Similarly, an outdoor room is proposed along South Joyce Street, anchored on one end by the new proposed retail structure and a new interactive fountain at the other end.

Staff and the community have also requested that the applicant investigate the opportunity to utilize some of the underutilized ground floor area in the existing DSW Shoe Warehouse entry space for additional retail use as a means of fulfilling the applicant's goals of enhancing the vitality of the plaza. The applicant has contacted DSW but due to contractual obligations, the ground floor area would not be able to be modified to accommodate another retail tenant. However, the applicant is investigating opportunities with DSW to enhance the exterior of the ground level space.

After much analysis and extensive coordination with the community, staff is supportive of the two proposed retail structures. Staff is recommending a new condition #69 that will govern the new plaza design, requirements that the freestanding retail structures be designed to be as transparent as possible and that the proposed structure along South Joyce Street be designed with a flat roof.

Expansion of ice skating rink: Due to the success and popularity of the ice skating rink, the applicant would like to expand the rink while ensuring ample pedestrian accessibility and

¹ This site plan amendment request does not, however, include approvals for any new outdoor cafes within the plaza. Any requests for new outdoor cafes in the plaza would need to be submitted individually for administrative review and approval, per Condition #68.

connectivity throughout the plaza (See Exhibit C). The applicant is proposing to expand the ice rink lengthwise by 40 feet. In the applicant's original proposal, the expansion would result in the elimination of the two existing planters at the eastern end of the plaza with no replacement open space provided. Based on comments from staff and the community about the need for lawn area for passive recreational use, the applicant worked on a comprehensive concept design for the entire plaza that addressed potential impacts of an expanded ice rink and responded to various staff and community concerns. One of the new design elements in the proposed design associated with the expansion of the ice rink is the applicant's proposal to include artificial turf in the general central plaza area during the "warm" season, which is defined in the subject request as the period when the ice rink would not be in operation (See Exhibit B).

Staff believes that expansion of the ice rink to the proposed size does not, in itself, result in impeded pedestrian accessibility and connectivity within the plaza. During the "cold" season, defined in this application as the period when the ice rink would be in operation, passive use of lawn areas for activities such as eating and dining are more limited in contrast to the "warm" season. Pedestrian accessibility and openness of the plaza as a result of the expanded ice rink are discussed in the following sections. Staff supports the applicant's request to expand the existing ice rink to the proposed size of 57 feet by 120 feet.

Synthetic turf concept: The applicant is proposing the use of synthetic turf for a portion of the at-grade open space area of the plaza. The primary reason that artificial lawn area is proposed in lieu of natural turf is the physical constraint of the proposed expanded ice skating rink. Natural turf would not survive the "cold" season with an ice rink placed on top of the lawn. It is staff's and the community's desire to provide usable green space within the plaza area, and the current proposal with artificial turf would provide 4,000 square feet of lawn area, 775 square feet more area than is provided by the existing planters with sod that, as currently designed, are not very accessible to the public. Second, synthetic turf can be more easily maintained than a natural grass treatment, and would also eliminate the need for pesticides, fertilizers, irrigation, weed control, aeration, and other maintenance requirements that would cause the lawn area to be unavailable for public use at certain times of the year. Rain will also drain off artificial grass quickly. Staff and the applicant recognize that the artificial turf concept has certain limitations, including greater heat gain than natural grass (though hardscape would also have higher heat gain than natural turf), the need for washing, and high initial capital investment.

The community has given much thought to the proposed artificial turf concept and, prior to the January 21, 2012 County Board hearing, has concluded that natural lawn is preferable. However, since the January hearing, the community has continued to evaluate the proposed plaza revitalization plan and is accepting of the synthetic turf solution, with the request that heat retention be mitigated. Staff has analyzed the option of using artificial turf and believes that it is the most viable option, since it achieves staff's and the community's desire to have accessible "softscape" areas for passive recreational use. Synthetic turf is a treatment that is increasing in use in urban projects nationwide and contrary to popular belief, can be a tasteful amenity for an urban plaza. Synthetic turf is a non-abrasive surface that plays like natural grass. It is very durable and can withstand virtually unlimited play unlike natural turf. The shape, texture, feel and spacing of the synthetic grass fibers are all designed to resemble real grass. Throughout

Arlington, artificial turf has been used successfully on a number of playfields, including on school property, Barcroft Park, Greenbrier Park, and the new Long Bridge Park.

Since the January 2012 hearing, staff has also added proposed conditions of approval related to specifications of the synthetic turf, with the goal of attaining a high quality material that can be used safely in hot weather. Furthermore, staff is recommending a condition that will allow for temporary shade structures that may be erected to provide shade within the turf area. These shade structures are proposed for use as needed, during all day events and otherwise during the warm season.

Other revisions to the plaza design concept: In association with the proposed improvements described above, and as part of the overall revitalized plaza design concept, several new features are proposed in addition to the changes described above:

- Year-round organized seating areas – Benches organized around the lawn (“warm season”) and ice skating rink (“cold season”);
- “Cold season” bleachers for an elevated viewing experience of the ice skating rink;
- Revised tree placement and design – Enlarged surface area of all new tree pits from existing 6’ x 6’ dimension to 8’ x 8’ (10’ x 10’ where possible). Expanded tree pits (tree trenches) below grade to promote healthier root systems;
- Improved specialty pavers;
- Interactive water feature located at the western portion of the plaza; and
- Fire pit located at the eastern portion of the plaza.

Staff believes that these enhanced elements and new design features are an improvement over the current plaza design and supports the components of proposed design as discussed above. Staff is adding revised condition language that requires that the details of the water feature and other elements be worked out during the review of the final landscape plan.

CONCLUSION: The proposed site plan amendment to expand the Pentagon Row ice skating rink and revise the overall concept design for the urban plaza will result in a more vibrant urban plaza that will be a greater asset to the community, nearby employees, and other visitors to the plaza. Condition #69 addresses the design of the retail structures; specifications for the artificial turf system; inclusion of temporary shade structures; and improved lighting placement. This new condition also would require the developer to provide the Aurora Highlands Civic Association with a copy of the proposed final landscape plan prior to submission to the County for review and approval. A new condition #70 would require the developer to repair/replace damaged portions of the South Joyce Street sidewalk in front of the plaza as part of the plaza reconstruction.

Due to the popularity and success of the ice skating rink, staff also supports the proposed extension of the operating season by one month, to start in October. Staff supports the addition

of a both retail structures, each at a maximum size of 800 square feet.. Therefore, staff recommends that the County Board adopt the attached ordinance to approve the subject site plan amendment, subject to all previously approved conditions, revised condition #57 and new conditions #69 and #70, with no further scheduled County Board review for the ice skating rink.

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated June 27, 2011 for Site Plan # 105-8, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in Staff Report[s] provided to the County Board for its March 10, 2012 meeting, and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment subject to numerous conditions as set forth in the Staff Report[s]; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on March 10, 2012 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan approved on February 7, 1998 as amended by the Revised Site Plan Amendment Application as defined below:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance;
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated June 27, 2011 for an amendment to Site Plan # 105-8, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements on file in the Office of Zoning Administration (which drawings, etc... are hereafter collectively referred to as "Revised Site Plan Amendment Application"), for a Site Plan Amendment to change the approved plaza and to revise one (1) condition and add two (2) new conditions for the parcels of real property known as RPC# 35-005-031 located at address 1101, 1201, and 1301 South Joyce Street, approval is granted, and the parcels so described shall be used according to the Site Plan as approved by the County Board on February 7, 1998 as amended by the Revised Site Plan Amendment Application, subject to all previous conditions, with condition 57 amended as follows and new conditions 69 and 70:

Note: Where a particular County office is specified in these conditions, the specified office includes any functional successor to that office. Where the County Manager is specified in these conditions, "County Manager" includes the County Manager's designee. Whenever, under these conditions, anything is required to be done or approved by the County Manager, the language is understood to include the County Manager or his or her designee.

57. Revised condition #57: The area of the urban plaza designated for the ice skating rink shall be constructed of a permanent decorative paver treatment. The developer agrees that the ice rink may be open to the general public during the months of ~~November~~ October through March, ~~9:00 a.m. to 10:00 p.m.~~, Sunday through Thursday, and ~~9:00 a.m. to 11:00 p.m.~~, Friday, Saturday, federal holidays and the day before federal holidays. The developer agrees to work with the neighboring community and civic associations in identifying activities for the use of the plaza during off-season months. The developer agrees to submit plans for the use of the rink during off-season periods to the Zoning administrator prior to the Certificate of Occupancy for the space. The operation of the ice rink and other off-season uses shall comply with the Arlington County Noise Ordinance.

The following new conditions # 69-#70 apply only to the developer's proposal to revise the plaza, as presented to and approved by the County Board on March 10, 2012.

69. **Plaza Revitalization Plan (2012).** The developer agrees to develop and implement landscape treatments in the plaza consistent with the conceptual landscape plan dated February 17, 2012 as presented to and approved by the County Board on March 10, 2012. The developer agrees to submit a copy of the new Final Landscape Plan for the plaza to the Aurora Highlands Civic Association for comment prior to submission of the plan for County Manager review and approval for consistency with this approval. The developer agrees to the following plan components and to submit the following for review and approval as part of a new Final Landscape Plan for the plaza:
- a. Three (3) copies of colored façade elevations at 24" x 36", which label the materials and colors for each exterior elevation of the retail/café structures, one (1) copy of black and white architectural elevations, and one (1) sample material board at no larger than 24" x 36", for review by the County Manager for consistency with this site plan approval. The submission shall be made to the Zoning Office. The developer further agrees to obtain the approval of the County Manager of the façade treatment of the retail structure as being consistent with the character of the structures as represented illustratively on the February 17, 2012 conceptual landscape plan as presented to and approved by the County Board on March 10, 2012, before the issuance of the Final Building Permit.
 - b. The developer agrees that the storefront for at least three sides of the retail/café structures shall have a minimum transparency of 50% as measured from floor to ceiling on the inside of the building. In addition, the portion of those three sides of the retail/café storefronts that are located between three and eight feet from grade are required to be at least 80% transparent. The purpose of this condition is to allow pedestrians to view the activity within the retail/café establishments and to allow patrons and employees of the retail establishments to view the activity in the plaza. "Transparency" shall mean using glass or other transparent exterior material offering a view into an area of the retail/café establishments where human activity normally occurs and shall not be satisfied by views into areas that are immediately blocked by display cases, the rear of shelving, interior walls, blinds, hallways, or the like. Provided that the exterior material is glass or other

transparent material, a tenant may apply to the County Board for a site plan amendment to grant an exception to this condition for a specified duration.

- c. The developer agrees that the western retail/café structure shall have a flat roof design.
 - d. As part of the Final Landscape Plan for the plaza, the developer agrees to locate lighting fixtures within the plaza in a manner which minimizes conflicts with pedestrian accessibility, subject to the need to provide appropriate safety and ambient lighting, and then to implement that lighting.
 - e. The developer agrees to install a high quality artificial turf/synthetic grass system designed for heavy foot traffic, which is designed to appear “natural,” and which can be used safely in hot weather.
 - f. As part of the Final Landscape Plan submission, the developer agrees to provide the following information with respect to the artificial turf/synthetic grass system that will be incorporated in the plaza:
 - i. Specification of the total lead content in yarn fibers;
 - ii. Specification as to the type and depth of base materials;
 - iii. Specification as to soil stabilizing fabric, if any, including permeability specification sheet & Material Safety Data Sheet ("MSDS"), if available;
 - iv. Specification of infill materials including specification sheet & MSDS, if available;
 - v. Specification of seaming materials and adhesives including specification sheet & MSDS, if available;
 - vi. Copy of manufacturer warranty for all materials for which such a warranty is provided;
 - vii. Design edge details and methods of installation;
 - viii. Specification as to cleaning and maintenance method(s) and frequency;
 - ix. Specification of the proposed plan for drainage of the affected area;
 - x. A minimum 12” by 12” sample of the exact artificial turf or synthetic grass surface materials to be used; and
 - xi. Specification for the provision of temporary shade structures that can be erected to provide shade within the artificial turf/synthetic grass portion of the plaza for use, as needed, during all day events and otherwise during the warm season.
70. The developer agrees, as part of the plaza reconstruction described in condition #69, to repair/replace portions of the South Joyce Street sidewalk, from the plaza to the back of curb along South Joyce Street, along the plaza frontage, that are damaged, to match the existing condition (poured concrete). The finish materials and aesthetic design of the repair/replacement shall match the existing design and materials and otherwise be consistent with Arlington County standards and in conformance with the approved

Engineering Plan for the project. This condition shall be fulfilled prior to the issuance of any certificate of occupancy for the freestanding plaza retail/café structures.

PREVIOUS COUNTY BOARD ACTIONS:

February 25, 1976

(Z-2064-75-4) 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."

(Z-2065-75-3) 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 through to South Fern Street from "RA7-16" to "RA4.8."

(Z-2066-75-4) 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 relocated 280 such units 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 units.

October 15, 1977

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

	Approved Final Site Plan for temporary Metro-related parking lot along the west side of South Hayes Street (between Army Navy Drive and 15th Street) and (along the north side of 15th Street) until December 30, 1980.
June 3, 1978	Approved an amendment to the Final Site Plan for Metro-related parking lot to eliminate the requirement for railroad ties of 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 and South Hayes Street).
January 5, 1980	Approved an amendment to the Final Site Plan (SP-2) to extend approved plan for one year to January 6, 1981.
January 3, 1981	Approved an amendment to PDSP and the Final Site Plan to extend a Metro-related parking lot for one year to December 31, 1981.
April 1, 1981	Approved Final Site Plan (SP-3) for a 12-story office building with approximately 309,574 square feet of gross floor area located at 601 12th Street South.
	Approved Final Site Plan (SP-4) for a 16-story residential condominium building containing 624 units located at 801 15th Street South.
November 14, 1981	Approved Amendment to PDSP and Final Site Plan to extend Metro-related parking lot 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 amendment to PDSP to transfer 200,000 and 290,000 square feet of gross floor area from Parcels 2 and 3, respectively, to Parcel 1, and the transfer to 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 Amendment to PDSP to permit temporary uses accessory to construction (eating facilities) on Pentagon City Tract.
July 10, 1982 September 11, 1982 November 6, 1982	Deferred Amendment to PDSP and Final Site Plan to enlarge temporary Metro-related parking lot westward along Army Navy Drive to South Joyce Street.
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 5, 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 to June 18, 1983.
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 or 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

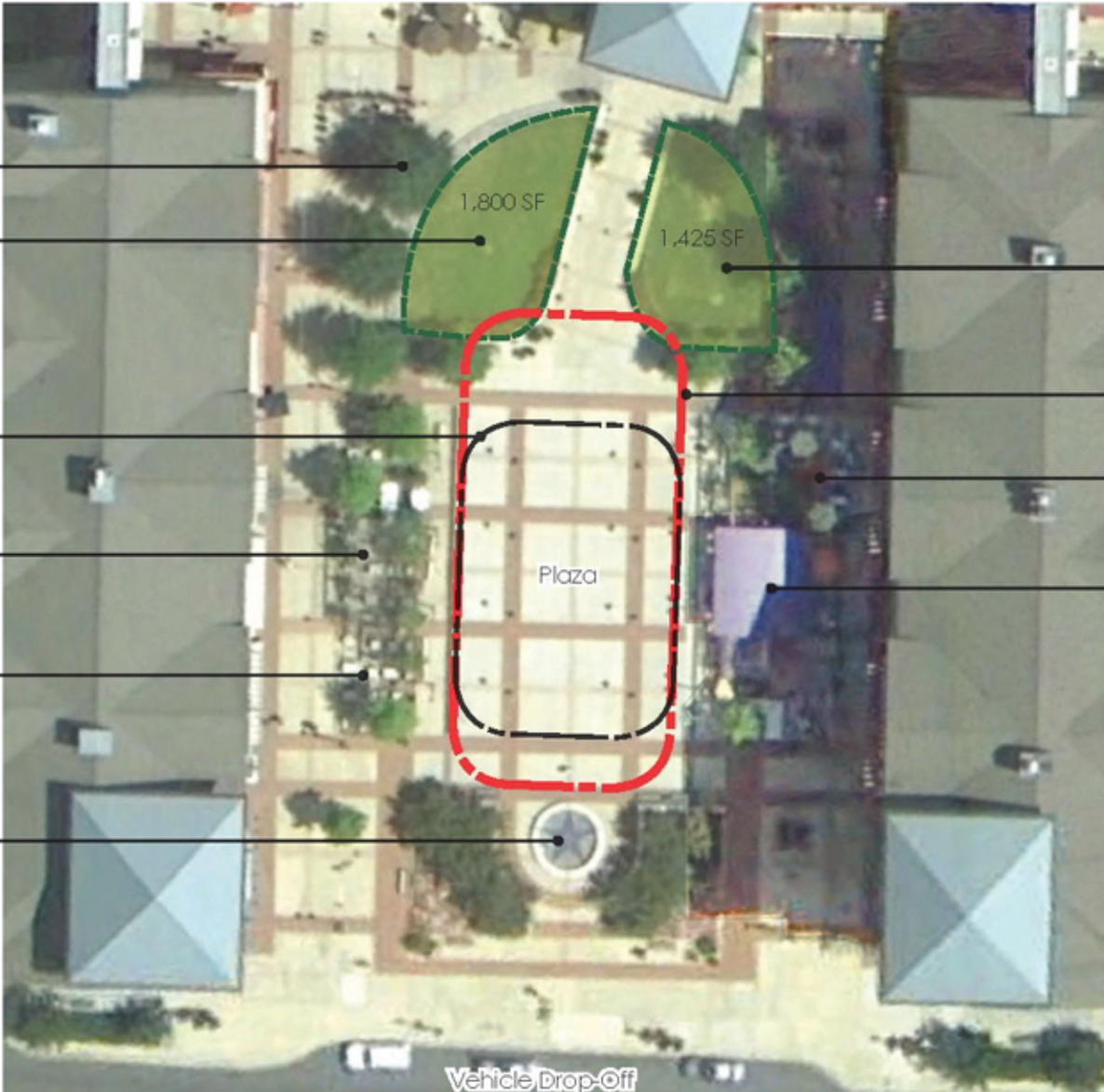
	office building (172,000 square feet) and 4,173 parking spaces.
	Approved a Final Site Plan amendment to amend the boundaries of Parcel 2C.
August 18, 1984	Approved a Phased Development Site Plan amendment to reduce the number of hotel units on Parcels 1B and 2B from 600 to 450 and on Parcel 1D from 1,100 units to 882 units.
September 8, 1984	Approved a Phased Development Site Plan amendment to extend the approval of a temporary eating facility.
July 13, 1985	Approved a Final Site Plan for two 120 story office buildings containing 514,892 square feet on Parcel 1C.
September 7, 1985	Approved a site plan amendment to increase the site are 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 a site plan amendment 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 the December 3, 1988 County Board meeting.
December 3, 1988	Deferred a site plan amendment request for a comprehensive sign plan to the January 7, 1989 County Board meeting.
January 7, 1989	Deferred a site plan amendment request for a comprehensive sign plan to the February 11, 1989 County Board meeting.
	Deferred to the March 4, 1989 County Board meeting a site plan amendment request to provide a day care center and an employee cafeteria, install a

	satellite dish antenna, and add an auditorium, at 600 and 700 Army Navy Drive.
February 11, 1989	Approved a site plan amendment request for a comprehensive sign plan.
March 4, 1989	Approved a site plan amendment request for a day care center at 600 Army Navy Drive. Applicant withdrew requests for employee cafeteria; satellite dish antenna and auditorium prior to legal advertisement.)
May 13, 1989	Approved a final site plan for a 300 unit, 16-story hotel with two levels of underground parking (SP-7) at (1001) South Fern Street.
October 7, 1989	Approved site plan amendment to substitute planters and landscaping for louvers on parking garage (SP-5) at Pentagon City Mall.
September 8, 1990	Approved site plan amendment to allow 320 square feet of temporary leasing banners for the 2 Parc Vista (SP-4). Continued temporary eating facility for two (2) years.
October 6, 1990	Approved a 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 site plan amendment (SP #105) 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 Rive House I, II and III.
June 5, 1993	Approved Phased Development Site Plan (SP #105) amendment 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 review in one (1) year.
January 8, 1994	Approved a site plan amendment (SP #7) to amend Condition #43 to allow a brick and EIFS façade treatment.
June 10, 1995	Continued PDSP (SP #105) to permit the 200 parking spaces required to be constructed in the former South Joyce Street right-of-way to be converted to a landscaped open space and bus stop subject to conditions and with a review in one (1) year.
June 4, 1996	Continued a PDSP (SP #105) to permit the 200 parking spaces required to be constructed in the former South Joyce Street right-of-way to be converted to a landscaped open space and bus stop subject to conditions and with no further review.
February 8, 1997	Approved a 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 a 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 Conditioned #2 of the PDSP and a Final Site Plan (SP #8) for mixed use residential and retail development and associated parking to the recessed meeting of December 18, 1997.
December 18, 1997	<p>Approved a PDSP Amendment to amend Condition #2 of the PDSP to reduce the number of residential units in Parcel 1A/2A to 830 units, add 300,000 square feet of commercial GFA to the PDSP in Parcel 1A/2A, and add 332 residential units to Parcel 3.</p> <p>Deferred a Final Site Plan request for a residential and commercial mixed-use development containing 300,000 square feet of retail and 830 residential units to February 7, 1998.</p>
February 7, 1998	Approve a Final Site Plan (SP #105, FSP #8) for a mixed use residential and commercial development on Parcel 1A/2A of the PDSP, to include 830 residential units, 300,000 square feet of commercial GFA, and an approximately one-acre urban plaza and ice rink.
April 10, 1999	Approved a site plan amendment for a comprehensive sign plan for Pentagon Row.
June 9, 2001	Approved a site plan amendment to amend the comprehensive sign plan for Pentagon Row to add three (3) signs.
July 28, 2001	Approved a site plan amendment to install seasonal banners on light poles, seven (7) days a week, 24 hours a day.
January 26, 2002	Approved a site plan amendment for live entertainment in a new restaurant, Champps, on Wednesday, Thursday, and Saturday and holidays from 9 p.m. – 1 a.m.
April 20, 2002	Approved a site plan amendment for Sine, for live entertainment 7 days per week, 9 p.m. to 1a.m.

September 14, 2002	Approved a site plan amendment to allow four (4) retail kiosks
January 17, 2003	Continued a site plan amendment for live entertainment for Champps Restaurant with a review in three (3) years (January 2005).
February 8, 2003	Approved a site plan amendment to expand the hours of the ice skating rink, subject to previous conditions and one amended condition with a review in one year (February 2004).
April 26, 2003	Renewed a site plan amendment for live entertainment for Sine Restaurant subject to all previous conditions with a review by the County Board in three (3) months.
July 19, 2003	Renew, a site plan amendment for Sine Restaurant subject to all previous conditions with a County Board review in three (3) years (July 2006).
February 7, 2004	Renew, a site plan amendment for the ice rink subject to all previous conditions, with a review in three (3) years (February 2007).
February 24, 2007	Renew, a site plan amendment for the ice rink subject to all previous conditions, with a review in five (5) years (February 2012).
December 10, 2011	Deferred a site plan amendment (SP#105-8) request to modify the landscape plan for the plaza to January 2012.
January 21, 2012	Deferred a site plan amendment (SP#105-8) request to modify the landscape plan for the plaza to March 2012.
February 11, 2012	Renew, a site plan amendment for the ice rink subject to all previous conditions, with no further County Board review.



**Existing Lawn
Area: 3,225 SF**

Shade Tree

Elevated Lawn

Existing Ice Rink
(57'x80')

Pergola

Outdoor Dining

Fountain

1,800 SF

1,425 SF

Plaza

Vehicle Drop-Off

Elevated Lawn

Proposed Ice Rink
(57'x120')

Outdoor Dining

Pergola with cover



**EXISTING SITE PLAN
PENTAGON ROW**

ARLINGTON, VIRGINIA

PAGE 1 February 17, 2012



Exhibit A

Prop. Planter Area: 1,432 SF

Existing Planter Area: 2,128 SF

Proposed Lawn Area: 4,000 SF

Existing Lawn Area: 3,225 SF



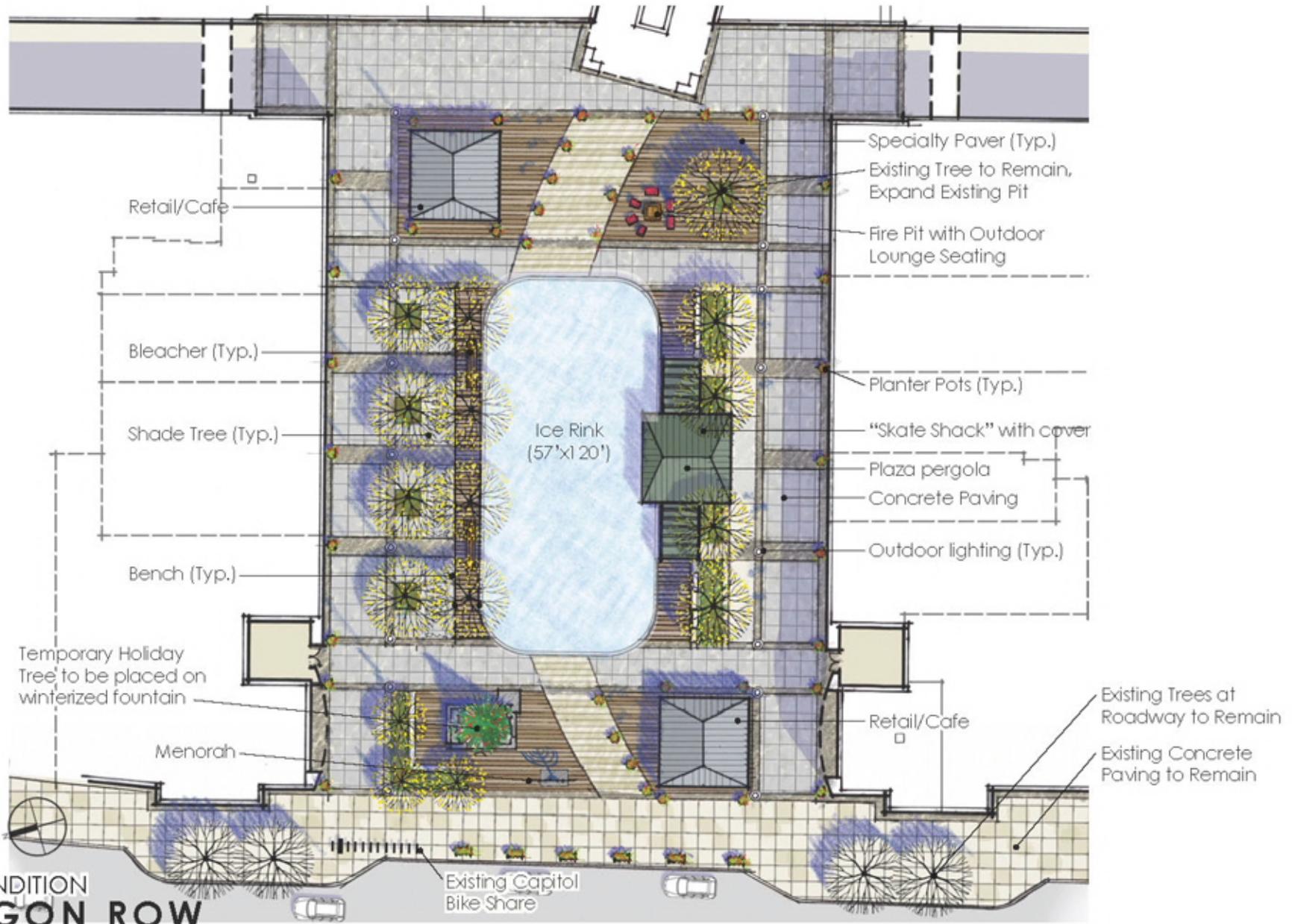
**SUMMER CONDITION
PENTAGON ROW**

ARLINGTON, VIRGINIA

PAGE2 February 17, 2012



Exhibit B



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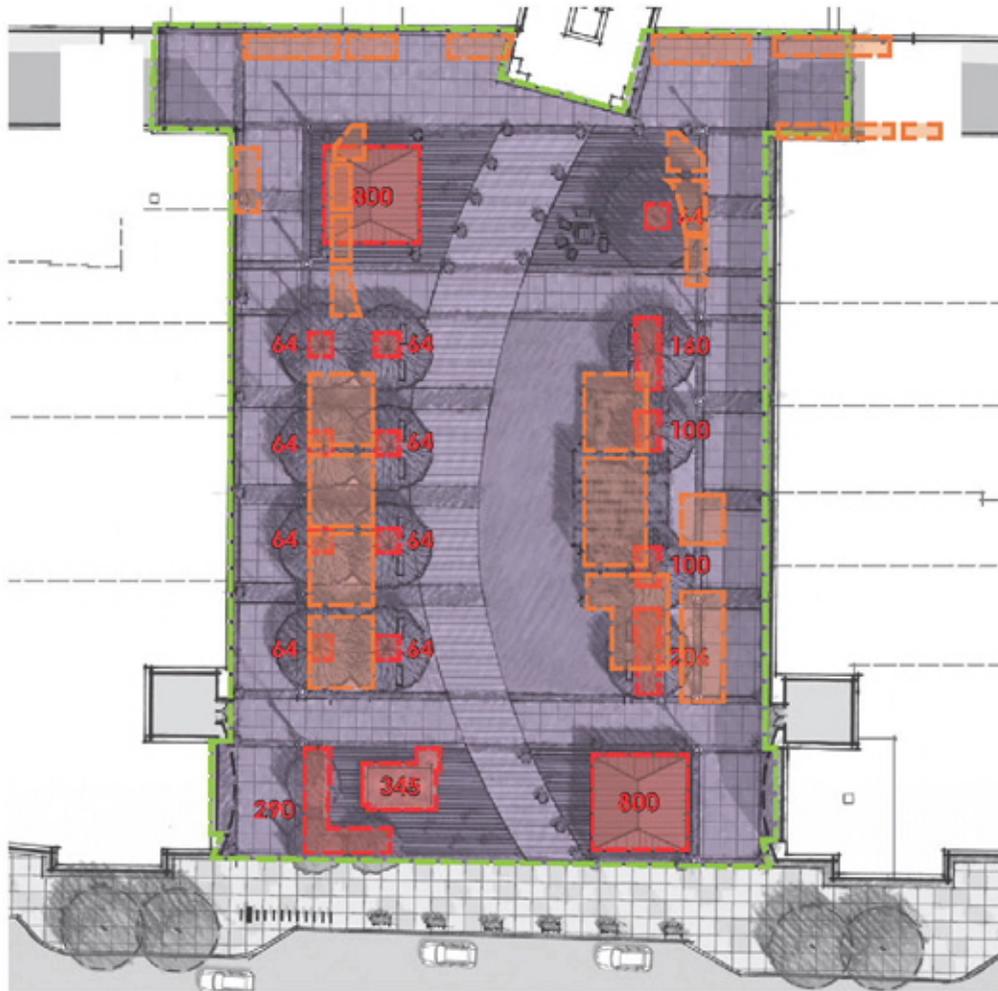
WINTER CONDITION PENTAGON ROW

ARLINGTON, VIRGINIA

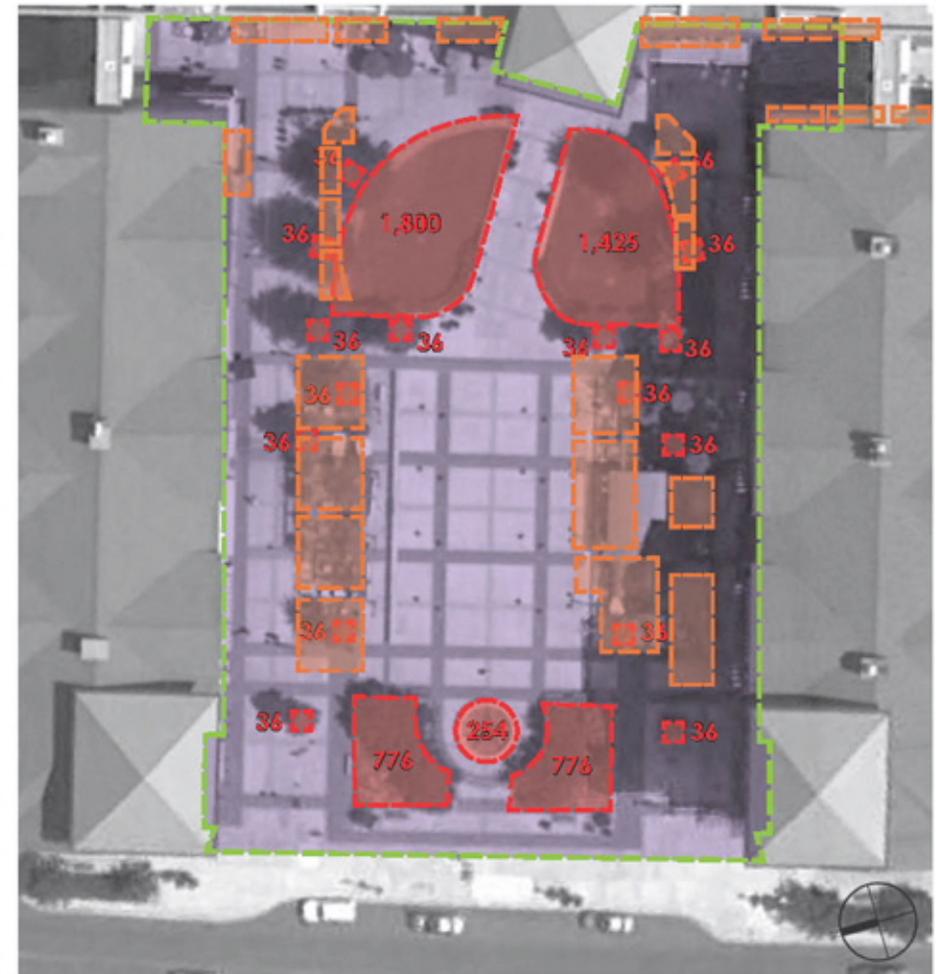
PAGE 3 February 17, 2012



Exhibit C



PLAZA AREA	39,816 SF
NON-WALKABLE SPACE	-3,377 SF
EXISTING OUTDOOR CAFES	-5,616 SF
WALKABLE SPACE	30,823 SF



PLAZA AREA	39,816 SF
NON-WALKABLE SPACE	-5,607 SF
EXISTING OUTDOOR CAFES	-5,616 SF
WALKABLE SPACE	28,593 SF

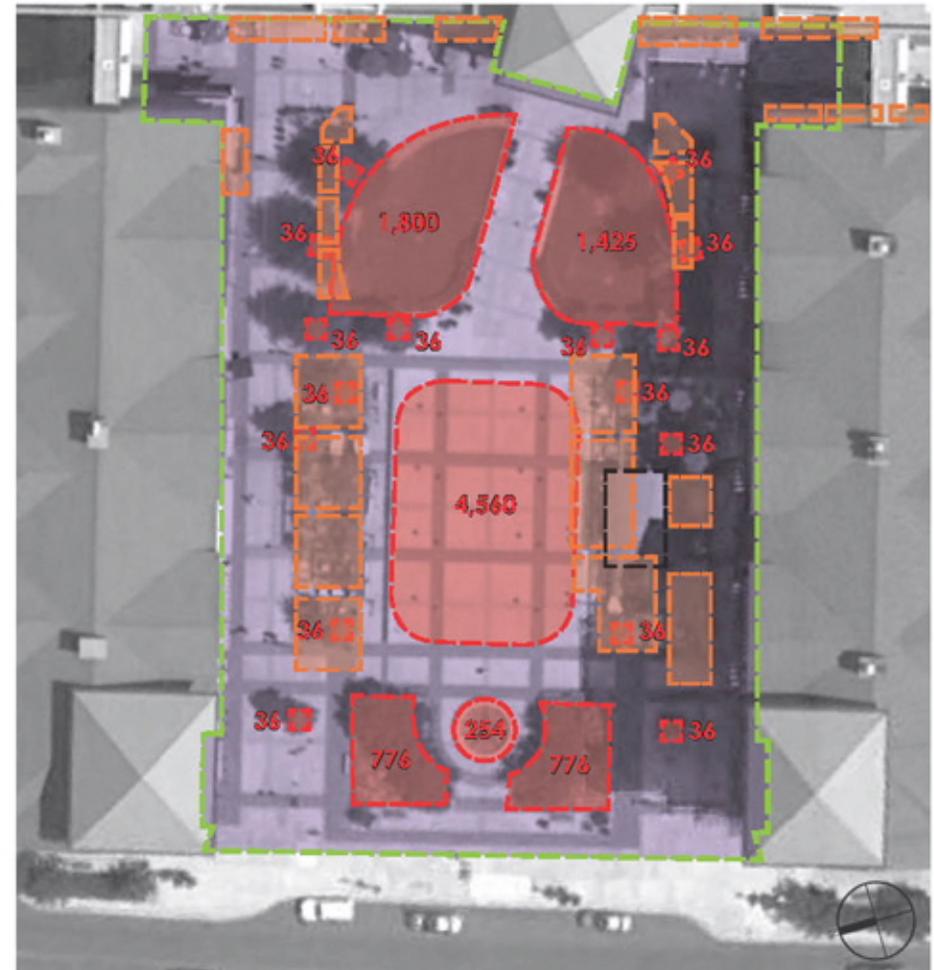
PHYSICAL ACCESSIBILITY DIAGRAM- SUMMER
PENTAGON ROW

ARLINGTON, VIRGINIA
 PAGE 7 February 17, 2012

Exhibit D



	PLAZA AREA	39,816 SF
	NON-WALKABLE SPACE	-10,767 SF
	EXISTING OUTDOOR CAFES	-5,616 SF
	WALKABLE SPACE	23,433 SF



	PLAZA AREA	39,816 SF
	NON-WALKABLE SPACE	-10,717 SF
	EXISTING OUTDOOR CAFES	-5,616 SF
	WALKABLE SPACE	23,483 SF

PHYSICAL ACCESSIBILITY DIAGRAM- WINTER PENTAGON ROW

ARLINGTON, VIRGINIA

PAGE 8 February 17, 2012



EXISTING VIEW



PROPOSED VIEW

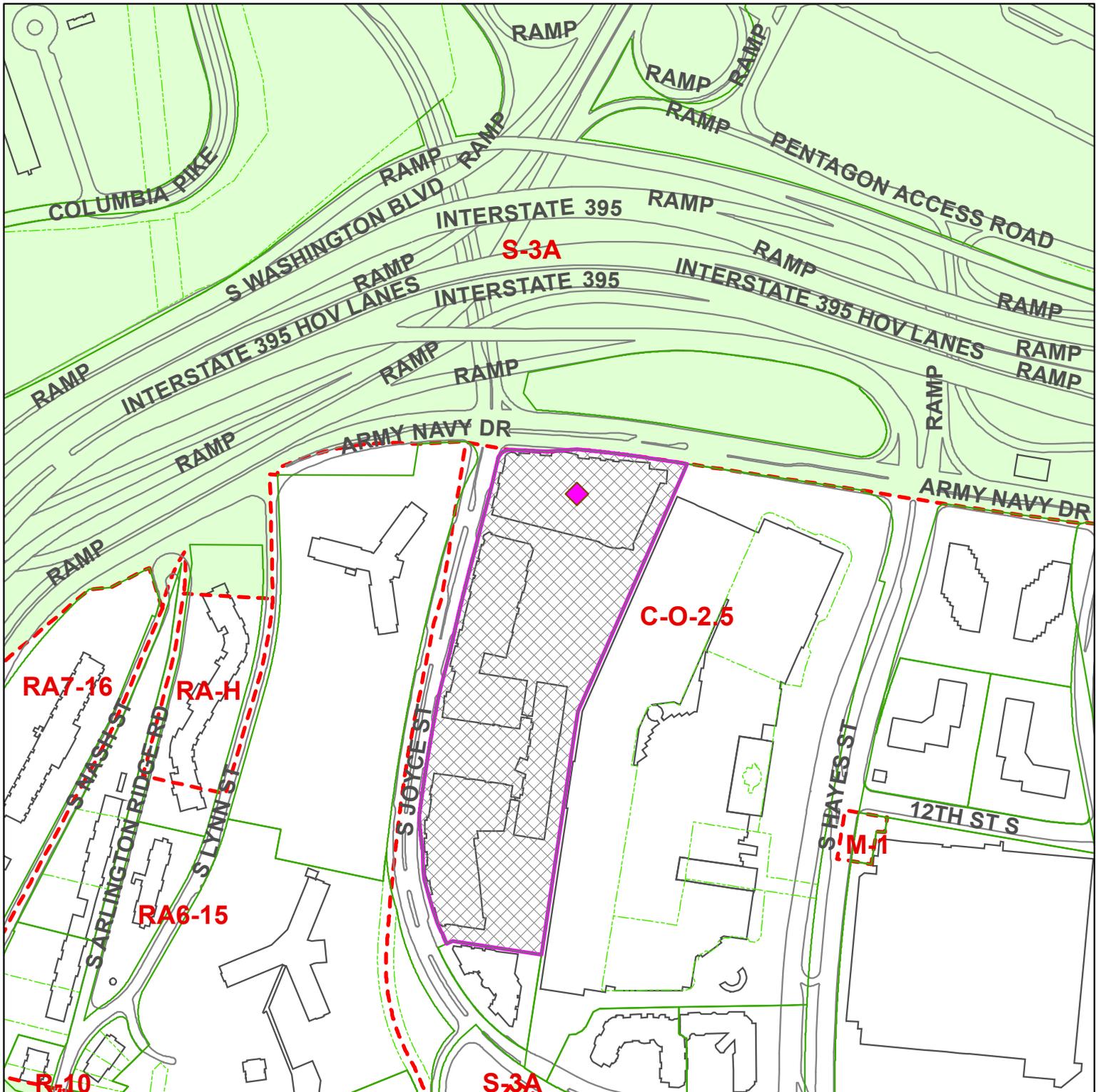
EXISTING & PROPOSED VIEW CORRIDOR FROM JOYCE STREET INTO PLAZA
PENTAGON ROW

ARLINGTON, VIRGINIA

PAGE 11 February 17, 2012



Exhibit F



SP#105-8

1101, 1201 and 1301 S. Joyce Street and 900 Army Navy Drive

RPC# 35-005-031



 Case Location(s)
 Scale: 1:4,582

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