



## ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item  
Meeting of July 21, 2008

### SUPPLEMENTAL REPORT

**DATE:** July 21, 2008

- SUBJECT:**
- A. GP-317-08-1 GENERAL LAND USE PLAN AMENDMENT: from “Service Industry” (Wholesale, storage, and light manufacturing uses, including those relating to building construction activity) to “Medium” Office-Apartment-Hotel (up to 2.5 F.A.R. Office Density, up to 115 units/acre Apartment Density, up to 180 units/acre Hotel Density) for a property known as 1201 South Hayes Street and 1200 South Fern Street (RPC #35-004-001), generally located in the area bounded by 12<sup>th</sup> Street South, South Fern Street, 15<sup>th</sup> Street South, and South Hayes Street.
  - B. Z-2536-07-1 REZONING: PL Pentagon LLC c/o Kimco Realty Corporation from “M-1” (Light Industrial Districts) to “C-O-2.5” (Commercial Office Building, Hotel and Apartment Districts); 1201 South Hayes Street and 1200 South Fern Street (RPC #35-004-001).
  - C. SP #297 PHASED DEVELOPMENT SITE PLAN: PL Pentagon LLC c/o Kimco Realty Corporation, construct approx. 776,982 sq ft office, approx 327,070 sq ft retail, approx. 600 dwelling units, approx. 250 hotel rooms; 1201 S. Hayes St., 1200 S. Fern St., (RPC #35-004-001)

**DISCUSSION:** This supplemental report amends Phased Development Site Plan Conditions #5, #23 and #42 to clarify the agreed upon intent. In addition, a condition has been added requiring that the applicant work with staff to edit and revise the urban design guidelines within 60 days of County Board approval of the PDSP.

Retail Floor Area:

- 5. (a) The developer agrees that upon final build-out of the Phased Development Site Plan, approximately 327,070 square feet, or no less than ~~5%~~ 321,005 sq ft of the

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

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

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

PLA-5005

337,900 square feet of floor area existing on site at the time of approval of the Phased Development Site Plan, shall be constructed consistent with the Pentagon Centre Guiding Principles dated January 29, 2008, as retail space at locations identified in the Phased Development Site Plan consistent with the plans dated February 22, 2007, Revised April 26, 2007, Revised June 1, 2007, Revised June 25, 2007, Revised May 12, 2008 and Revised June 27, 2008, and the Pentagon Centre Urban Design Guidelines dated July 16, 2008, unless otherwise approved by the County Board. The floor area shall be constructed in a retail grid to allow for the flexible build-out of the proposed retail space in accommodation of retail tenants with varying needs of retail square footage.

- (b) The developer agrees to develop a Retail Attraction and Marketing Plan for the retail space proposed with each Final Site Plan.
- (c) Retail uses shall be identified at the time of the Final Site Plan approval.

*Affordable Housing Ordinance*

23. For each subsequent Phase of the PDSP,

- (a) The developer agrees to comply with the terms and conditions of the Arlington County Affordable Housing Ordinance or such other affordable housing requirement for new development in effect at the time of Site Plan approval for each phase of development for the density up to the maximum permitted under the GLUP designation of "M-1" (allowing a maximum of 1.5 FAR (1,097,809 sq ft)).
- (b) The developer agrees that ~~consistent with~~ the requirement of the Arlington County Affordable Housing Ordinance for an additional affordable housing contribution where a GLUP amendment is necessitated by proposed development ~~for~~ applies to any density above the previous GLUP designation allowing a maximum of 1.5 FAR ~~up to a maximum of 2.5 FAR.~~ Accordingly, the density above 1.5 FAR, up to a maximum of 2.5 FAR as enabled by this PDSP and accompanying GLUP amendment (estimated as 731,873 sq ft of GFA), shall be subject to the County's policy in effect at the time of site plan approval for affordable housing contributions for projects where it was anticipated that the GLUP would be changed, as well as the policy for calculating the conversion of units per acre to GFA.

*Retail Shopping Carts*

42. The developer agrees to make its best effort to work with management of all existing retail tenants on-site currently using shopping carts Costco to develop a management and retrieval program for all shopping carts used by retail Costco customers prior to issuance of the first Certificate of Occupancy for Phase I of the Final Site Plan. The plan shall make clear the intent to keep the carts on-site with provisions to collect any carts found off-site in the immediately adjacent neighborhood.

*Pentagon Centre Urban Design Guidelines*

44. The developer agrees to work with staff to edit and finalize the Pentagon Centre Urban Design Guidelines dated July 16, 2008. The developer agrees to present the final version of the Pentagon Centre Urban Design Guidelines to the Site Plan Review Committee. The final version of the Guidelines shall be submitted to the Zoning Administrator no later than 90 days after approval of the Phased Development Site Plan.