

# Metropolitan Park 6, 7/8

  
ARLINGTON  
VIRGINIA

ZGF

County Board  
December 14, 2019

# Introduction

## Applications:

1. Master Transportation Plan Amendment;
2. Phased Development Site Plan Amendment to the Pentagon City Phased Development Site Plan (PDSP #105);
3. Site Plans for two office buildings, Met Park 6 and Met Park 7/8;
4. Site Plan amendments for Met Park Phases 1-3; and
5. Utility Vacations.

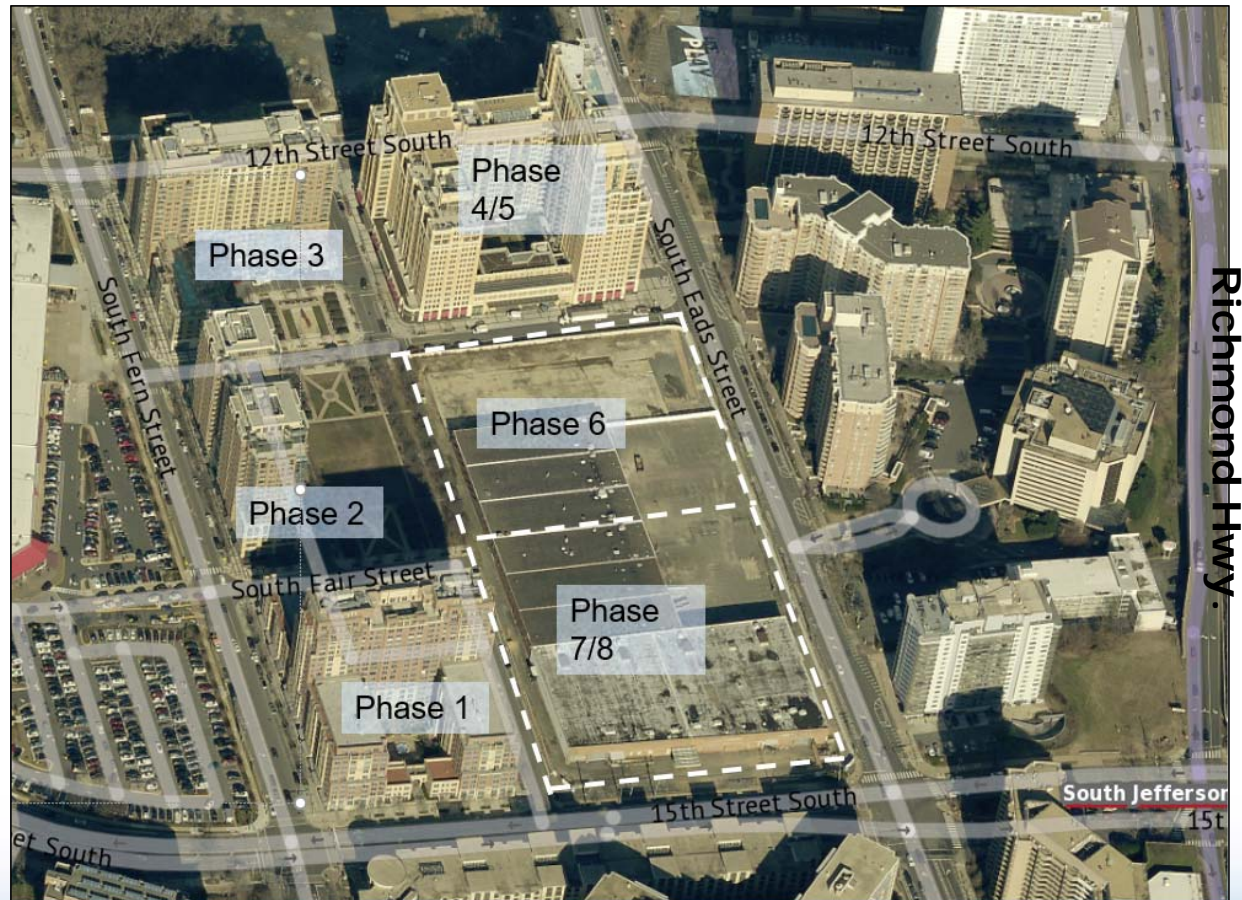


# Background—Pentagon City



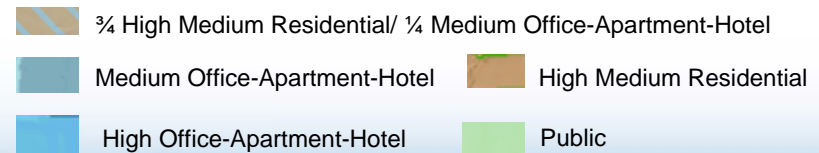
— Pentagon City PDSP Area  
- - - Not within future Pentagon City PDSP area

# Metropolitan Park (Existing Conditions)





## Zoning

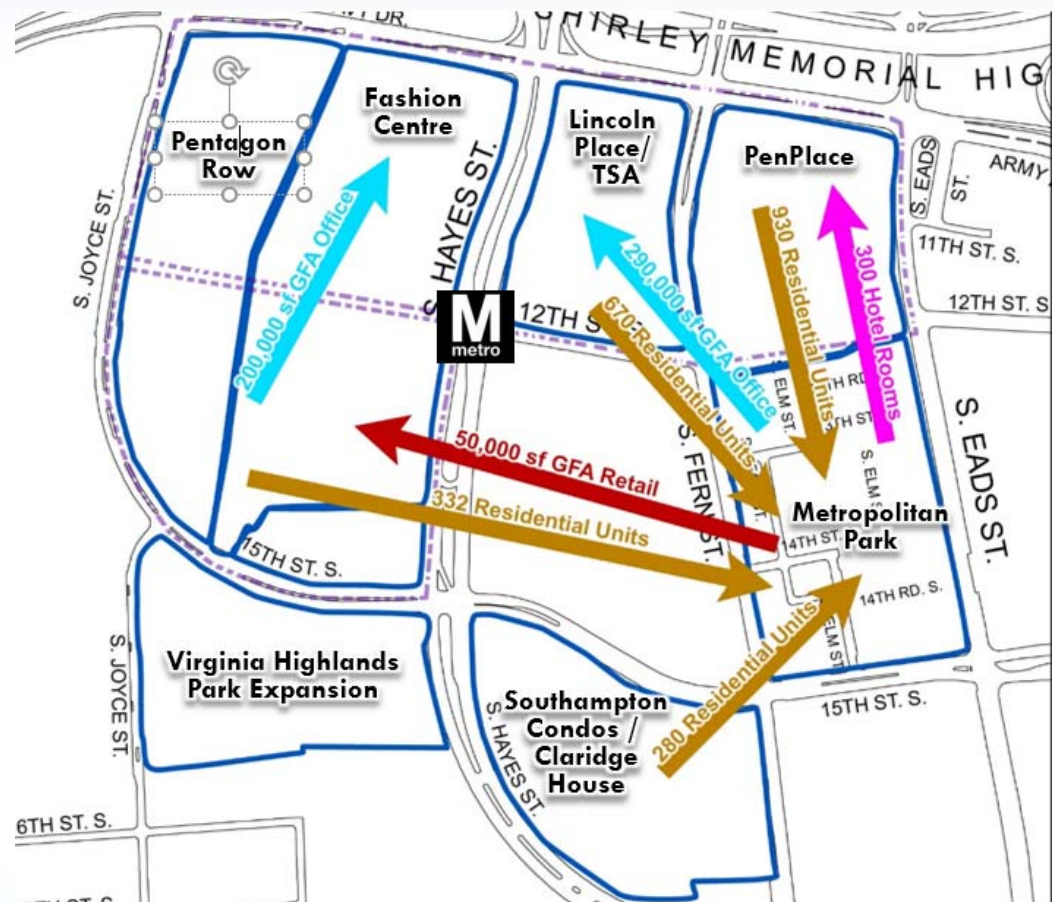
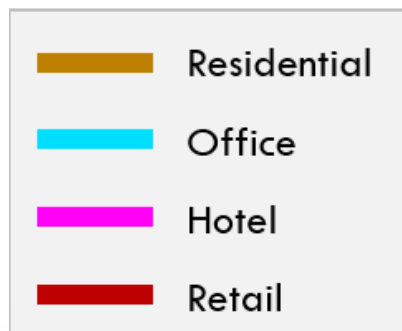


# PDSP Planning Goals and Objectives

- 1) Development should be compatible with existing and projected future growth
- 2) **A desirable mix of uses** should be provided for a convenient live-work-shop relationship and for 24-hour vitality
- 3) Lowest densities should be to the south, adjacent to SF Neighborhoods, **highest densities should be to north, east for ease of access to arterials & Metrorail**
- 4) Community and recreation facilities should be located near existing residences
- 5) A major retail center should be provided with a variety of commercial uses
- 6) **Building heights should be varied to break up the skyline**
- 7) Pedestrian circulation should be easy, and a balanced circulation system should be provided

# Pentagon City Evolution Over Time 1976 - present

Pattern of reallocating development,  
esp. residential, to the north and east.





# Metropolitan Park Design Guidelines

JANUARY 23, 2004

*Revised to incorporate design features recommended or conditioned by the Arlington County Planning Commission and Board as of February 10, 2004.*

*Revised to incorporate design features recommended or conditioned by the Arlington County Planning Commission and Board as of June 28, 2016.*

## METROPOLITAN PARK

ARLINGTON COUNTY, VIRGINIA



DESIGN GUIDELINES

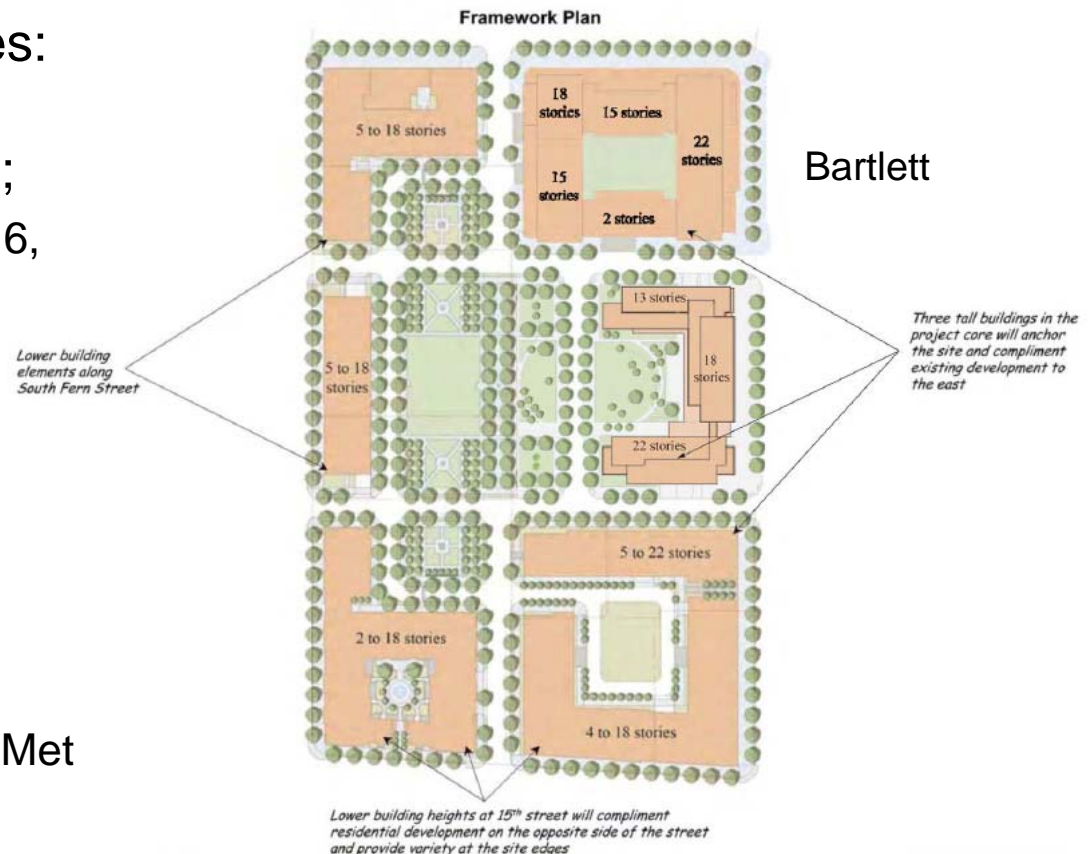
## Project Overview

- A comfortable urban environment well integrated with its surroundings
- Walkable blocks set within a rational street grid
- A central green for community enjoyment
- Access to Metro and other mass transit
- Well-detailed, carefully massed architecture meaningfully interacting with open spaces
- Streets activated with ground floor retail, park uses and multiple street-level residential entrances.

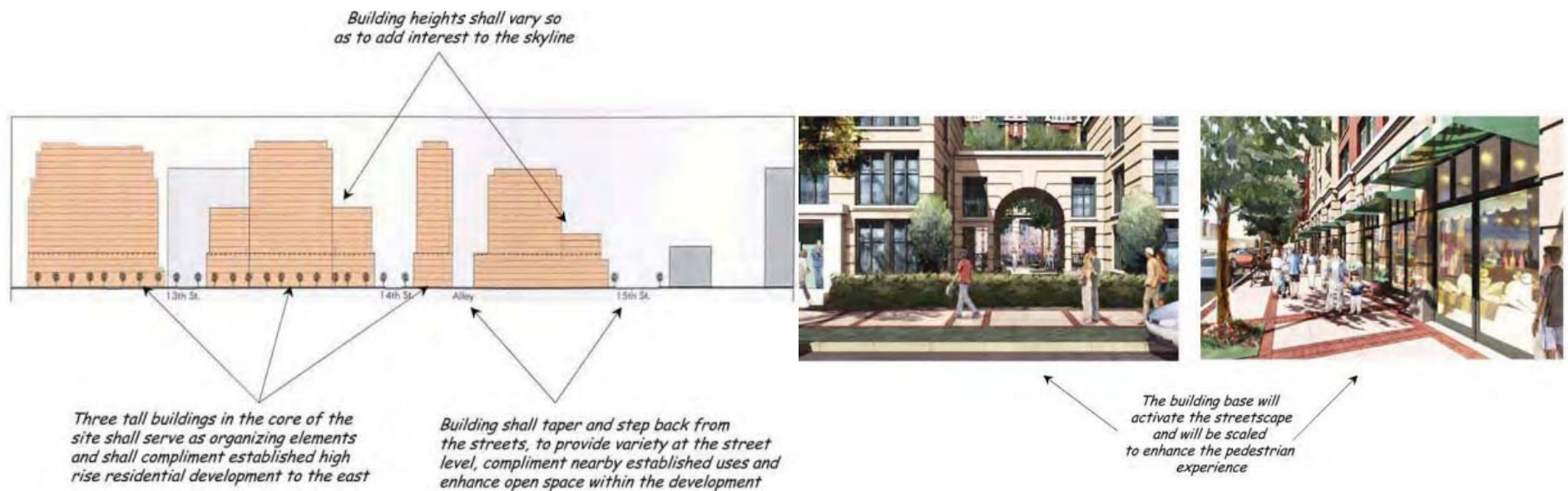


# Design Guidelines: Height

- Metropolitan Park Design Guidelines: call for **three 22-story** residential buildings located at east end of site;
  - To be distributed among Met Park 4/5, 6, and 7/8;
- First 22-story building delivered with Phases 4/5 (The Bartlett)
- Proposed change would:
  - Add two office buildings of 22 stories; (Both located at east end of site)
  - Result in **three 22-story buildings** on Met Park, as planned



# Design Guidelines: Massing



# MTP Amendment

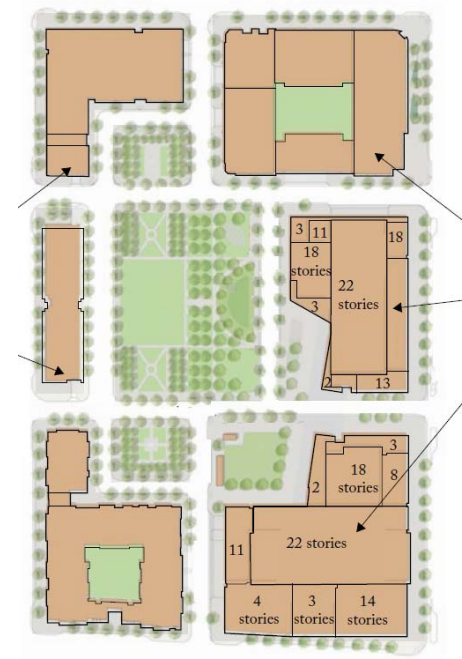
- Remove 14<sup>th</sup> Road South, East of South Elm Street



1-Pentagon City/Metropolitan Park Area  
20-Bike Share Stations (see MTP Bicycle Element Appendix F for additional detail)



Existing



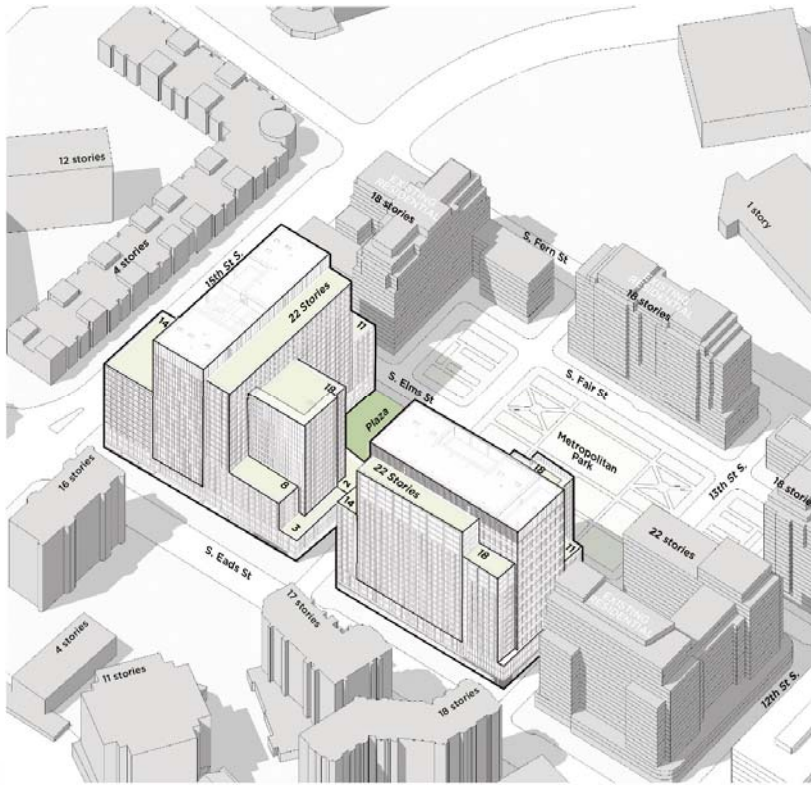
Proposed



## Proposed Phased Development Site Plan Amendments

- A. Use:** Amend the PDSP to change the use of the last 3 phases of Metropolitan Park from residential (with ground floor retail) to office (with ground floor retail);
- B. Height:** Amend the PDSP to permit two office buildings of up to 22 stories, instead of two residential buildings of up to 22 stories for Met Park Phases 6-8; and
- C. Density:** Convert unused residential density allocated to the Met Park block to office gross floor area; and incorporate additional density to be earned.

# Site Plan: Proposed Height and Massing

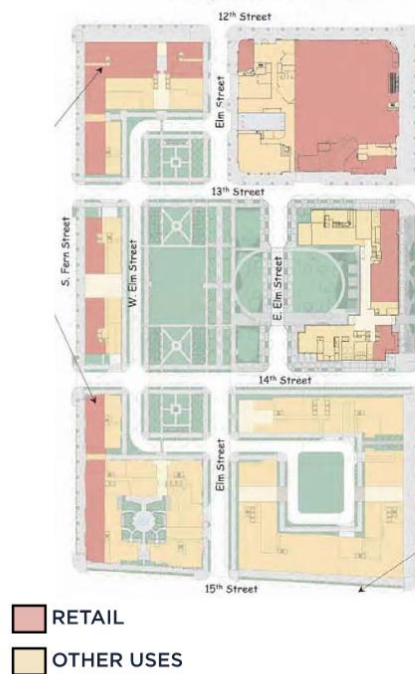


# Design Guidelines: Ground Level Plan and Open Space

- *Design Guidelines*

ALL RESIDENTIAL

Conceptual Ground Level Plan



METROPOLITAN PARK PHASES 6 / 7 / 8

- Applicant's Proposal

RESIDENTIAL AND OFFICE

Conceptual Ground Level Plan





# Proposed Architecture





# Architectural Detail



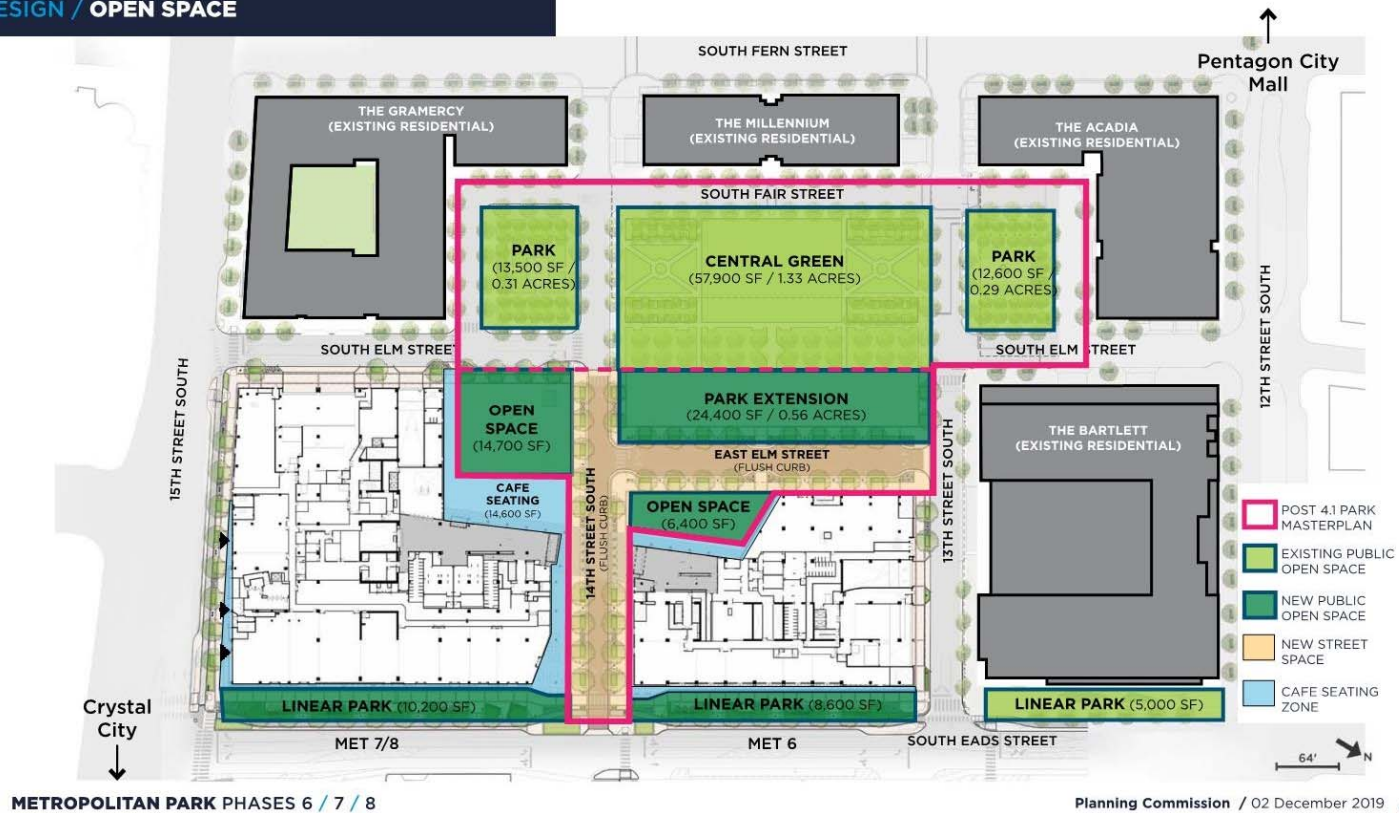
## Proposed Public Open Space

- Applicant constructing and providing easement for last required segment of open space per the Design Guidelines (approx. 18,000 s.f.) and, in addition:
- Additional ~5,400 s.f. public open space w/ Met Park 6 and;
- ~13,000 s.f. open space Met Park 7/8;
- All will be part of master planning process
  - Constructed and maintained by applicant



# Public open space layout

## DESIGN / OPEN SPACE



# Requested Modification of Zoning regulations

- Additional Density of 585,747 square feet;
- Parking Modification to approx. 1 space/1,125 s.f. g.f.a;
- Modification of Penthouse height from 23 feet to 29.5 feet;
- Exclusions from Gross Floor Area for below-grade storage, air shafts, areas open to below (mezzanine areas).

# Site Plan Features and Amenities

## Standard amenities

- 3 new traffic lights
- Protected bike lanes around site
- Granting, constructing, maintaining new public open spaces on site
- 3 Bus Islands w/shelters
- \$7.5 mil. Base AHIF contribution
- TDM
- \$225k Public art (contribution or on-site)
- Constructing, maintaining new public streets
- Streetscape, utility undergrounding
- In-Building wireless

## Amenities associated with request for additional density

- LEED Platinum
- \$12.5 Million AHIF contribution
- Public use of event space
- Off-site transportation improvements
- \$14 million constructing and maintain adjacent Met Park segments owned by others



## Phases 1, 2 & 3 SP Amendment

- Elimination of SP Conditions in Phases 1-3 that required dedication of streets when last building completed.

# Public Engagement

- July 10, 2019: Community Meeting;
- July 15, 2019: Long Range Planning Committee;
- July 29, 2019: Site Plan Review Committee (SPRC) #1;
- September 23, 2019: SPRC #2;
- October 14, 2019: SPRC #3;
- October 28, 2019: Environment and Energy Conservation Commission (E2C2);
- November 19, 2019: Disability Advisory Commission;
- November 19, 2019: Parks and Recreation Commission;
- November 25, 2019: Transportation Commission;
- December 2, 2019: Planning Commission;
- December 5, 2019: Citizens Advisory Commission on Housing.

## Conclusions

- Applications advance principles of:
- GLUP
  - Pentagon City PDSP
  - Metropolitan Park Design Guidelines
- Additional density above base is appropriately mitigated and building massing is carefully designed
  - Mitigation based on adopted policies as the MTP, PSMP, and AHMP
- Proposed zoning modifications are appropriate for the site and result in better design



## **Recommendation**

- Recommend Approval of Items A-D and Vacations