



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of December 14, 2019

#### **SUPPLEMENTAL REPORT—REVISED CONDITION**

**DATE:** December 13, 2019

**SUBJECT:** SP #105-9 Major Site Plan Amendment Met Park 6 and 7-8

- B. SP #105 Phased Development Site Plan Amendment to amend Conditions #2 & 54 of the Pentagon City Phased Development Site Plan with regard to Parcel 3 (Metropolitan Park), located at 1201-1429 S. Fern Street; 1232- 1450 S. Eads Street, 520 12th Street S.; and 501 and 525 15th Street S. (RPC# 35-003-001 through -008, -015 through -021, -023; -840; and -PCA).
- C. SP #105; SP-9 Site Plan Amendment for Metropolitan Park Phases 6, 7 & 8; to construct two 22-story office buildings of approximately 2.152 million square feet of gross floor area including ground floor retail and retail equivalent uses, with a shared underground parking garage, and modifications of use regulations including required parking, additional density, exclusions from gross floor area, penthouse height and other modifications as necessary to achieve the proposed development plan, located at 1232- 1450 S. Eads Street and 501 and 525 15th Street S. (RPC#35-003-001 and -002; -015 through -021, and -023).
- D. SP #105; SP-9 Site Plan Amendments for Met Park Phases 1,2 & 3, to amend site plan conditions requiring the developers/owners to convey in fee simple to the County certain internal streets in Metropolitan Park, located at 1201-1429 S. Fern Street (RPC# 35-003-003 through -008; and -PCA).

**DISCUSSION:** Following distribution of the original staff report dated December 11, 2019, revisions to Condition #58 were deemed appropriate to further clarify how the public use space

County Manager:

County Attorney:

Staff: Peter Schulz, DCPHD, Planning Division  
Joanne Gabor, DES, Transportation Division

Matt Mattauszek, DCPHD, Planning Division

b.,

Marco Rivero, DPR

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could be utilized for certain events. The language below provides the additional guidance that will allow for this public use space to be adequately utilized by the County.

Revised Condition #58:

**58. Public Use of Event Space (For the Life of the Site Plan)**

Prior to issuance of the last Certificate of Occupancy for Tenant Occupancy, the Developer agrees to make the event space (“Event Space”) within the building available at no charge to the County at least 4 times per year for single day ~~County sponsored events~~ internal County government events, single day County hosted events, and single day County sponsored events such as Arlington Public Schools graduations and similar events, and events held by state government departments and agencies, the Metropolitan Washington Council of Governments and other regional governmental bodies, institutions of higher education, and non-profit organizations providing services in the County, as approved by the County Manager (“Users”), after office hours (Monday – Friday after 7:00 pm) and any time on weekends and national holidays. ~~If the event space~~ The County shall give the Developer 45 days notice of the desired date for use of the Event Space and the proposed event. If the Event Space is not available as requested, the Developer agrees to provide Users with alternative days and times for a day and time reasonably close to the requested day or time. The Developer agrees to designate an Event Space liaison, and to provide and keep current, the contact information of the liaison to the County Manager, to coordinate with the User for scheduling and use of the Event Space. The Developer agrees to provide, at no charge, on-site parking garage access, restroom access, use of available audio visual equipment, and break down and custodial services, including cleaning, for use of the Event Space.