

Metropolitan Park Phases 4 & 5

SPRC #6

April 18, 2013

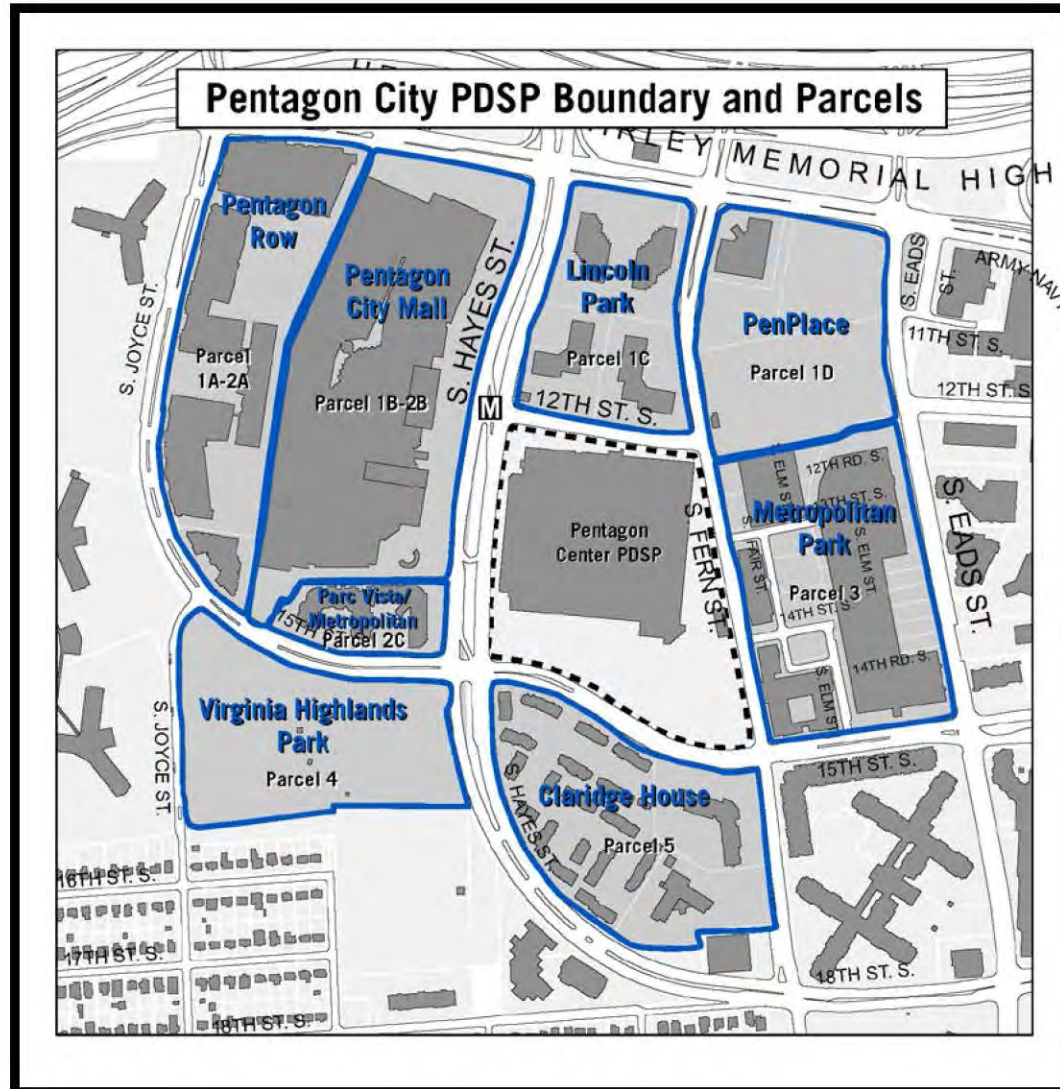
Aaron Shriber, DCPHD

Community Benefits

- Affordable Housing
 - Options per the Zoning Ordinance
- Transportation
 - Street Improvements
 - 12th Street South Improvements
 - 13th Street South Improvements
 - Streetscape Improvements
 - 12th Street South
 - South Eads Street
 - 13th Street South
 - South Elm Street
 - TDM Plan
- Utilities
 - Improvements and undergrounding contribution
- Green Building
 - LEED Certification and energy efficiency commitments
- Public Art
 - Contribution towards installation within Metropolitan Park
- Grocery Store

- Specific Conditions Will Address:
 - Construction phasing
 - Vehicle staging, parking, and routing
 - Community liaison
 - Construction hours of operation
 - Maintenance of site

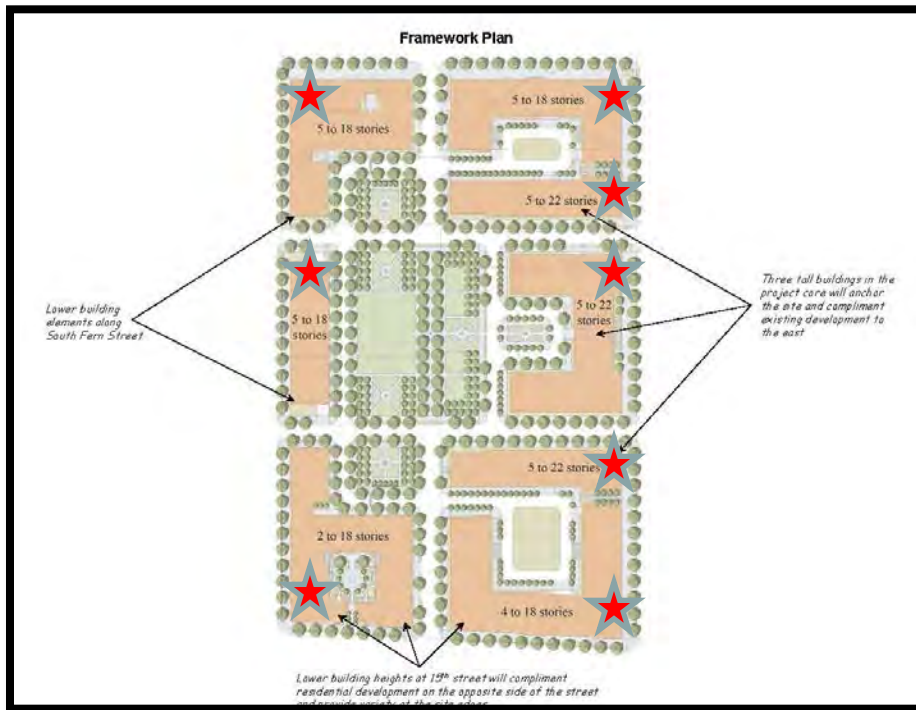
Pentagon City PDSP



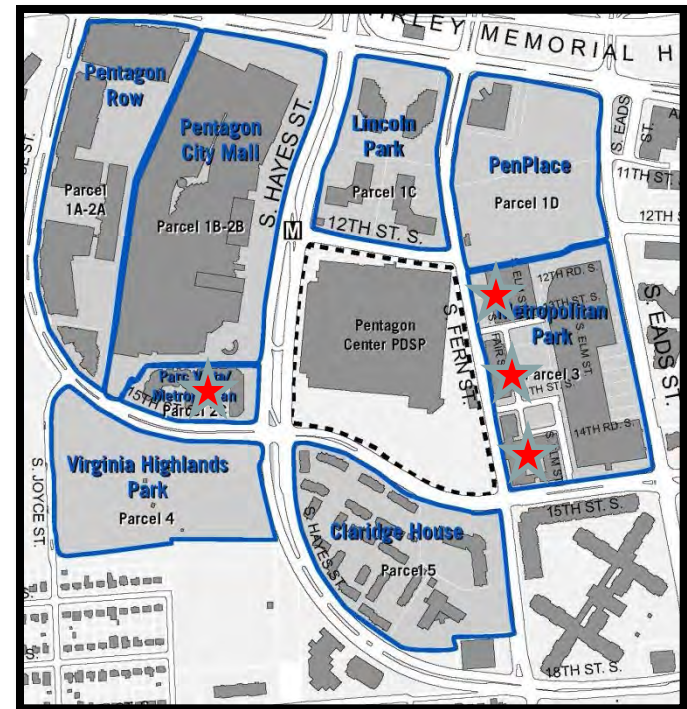
Condition #54

“At the time of final site plan, building heights of up to 22 stories for not more than four apartment and/or hotel buildings shall be considered, for the purpose of improving the overall design without increasing density.”

Building Height



★ Metropolitan Park Design Guidelines Recommended Buildings Greater than 16 Stories

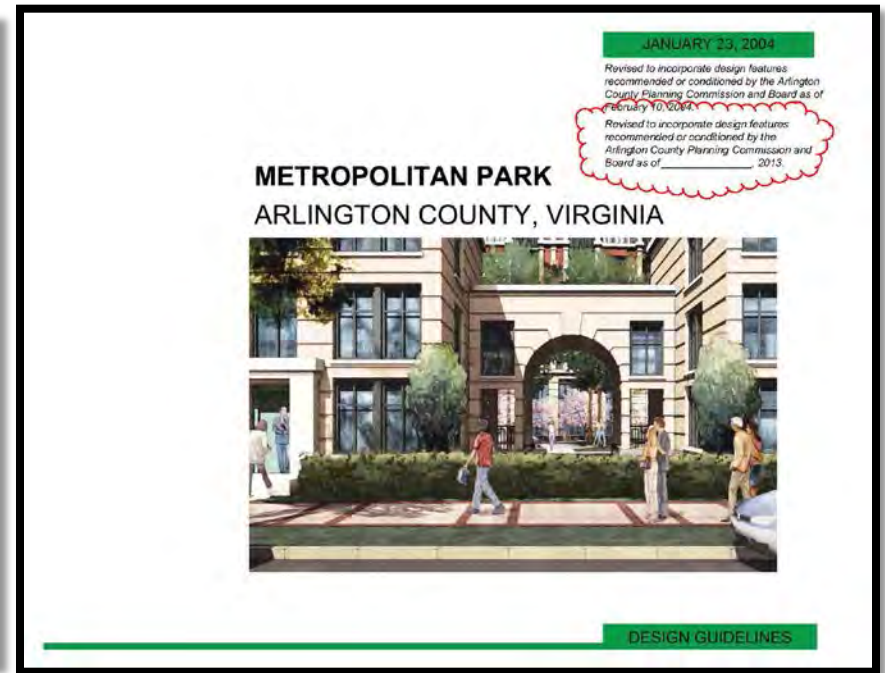


★ Existing Buildings in Pentagon City Greater than 16 Stories

Metropolitan Park Design Guidelines

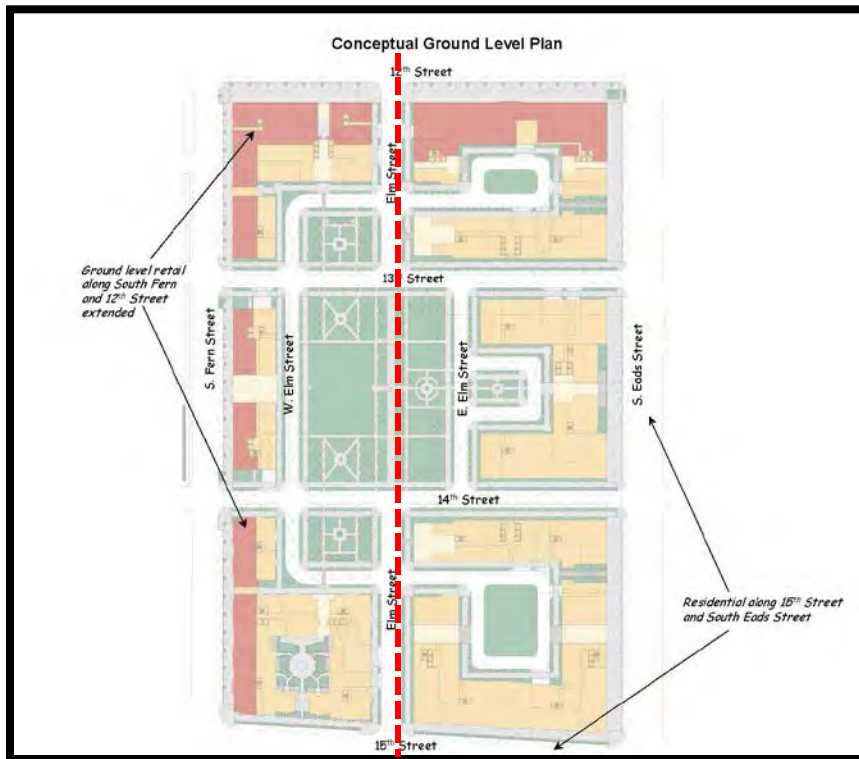


Existing

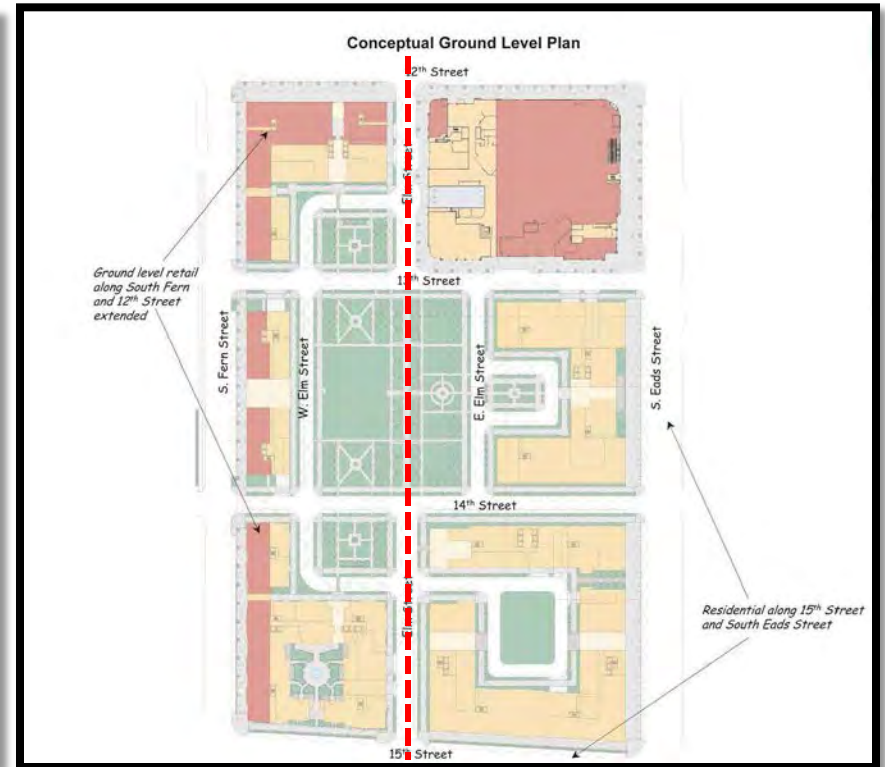


Proposed

Metropolitan Park Design Guidelines

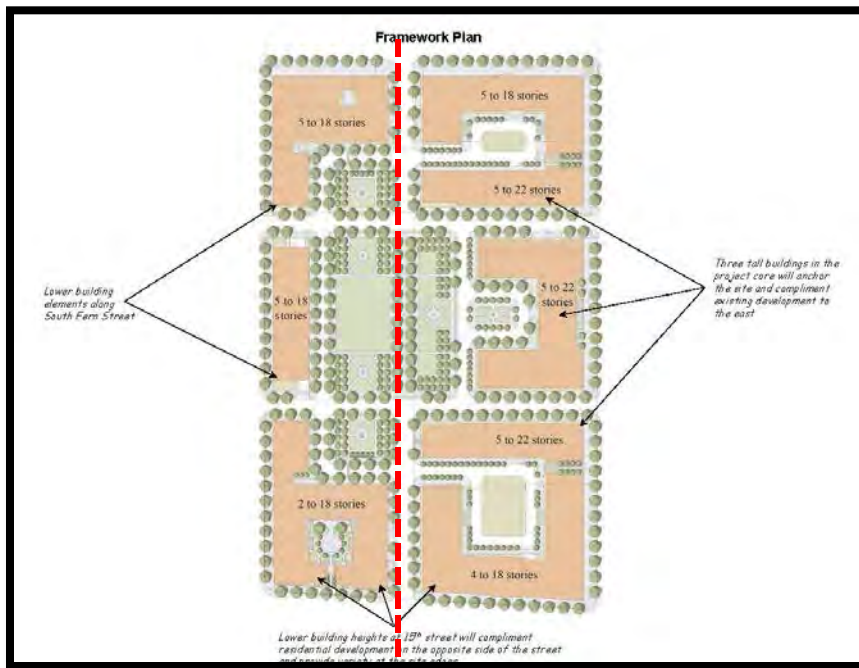


Existing

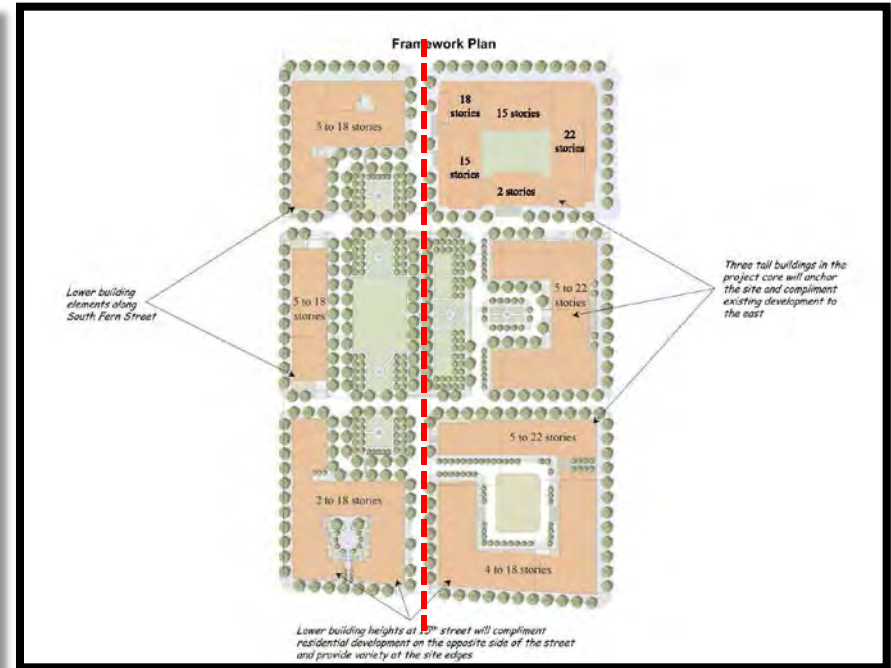


Proposed

Metropolitan Park Design Guidelines



Existing



Proposed

- Transparency along streets
- Store entrance operations
- Outdoor café areas
- Outdoor display of merchandise
- Grocery cart management
- Parking
- Loading