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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.
CREATING A GOOD URBAN PLACE:

Active Streets:
- Establish a logical matrix of pedestrian-friendly, walkable streets, which provide full access to all buildings and amenities.
- Create a consistent hierarchy of open spaces ranging from public to private, and from large to small, to accommodate a range of passive and active uses.
- Surround community parks with streets to underline their public character.
- Create a large community green that organizes the entire site.

Good Architecture:
- Incorporate special street-level details and materials to enhance the pedestrian experience.
- Sculpt buildings into a hierarchy of shapes to make a transition from the large scale to the small scale.
- Use buildings to create clearly defined outdoor spaces.

Green Spaces:
- Create a sense of community by designing outdoor spaces and sidewalks as gathering places.
- Design open spaces, both private and public, to accommodate passive and active recreational uses, from reading to frisbee playing.
- Line all streets and project edges with trees and greenery to lead pedestrians to its interior open spaces.

INTRODUCTION

Pentagon City is strategically located in eastern Arlington County, close to Washington, D.C. and to Reagan National Airport. It is served by Metro, and is the location of very successful retail malls.

Planning efforts begun in 1976 focused on transforming Pentagon City from an industrial suburb of Washington to a high density, mixed-use area with its own identity.

Metropolitan Park will complete Pentagon City's residential component. KSI Services, Inc. has hired Robert A.M. Stern Architects to design Metropolitan Park as a well-balanced combination of buildings, open space and ground floor activity applying traditional American planning principles.

This planning exercise provides a graceful template for patterns of surrounding future development, integrating density and green open space into a hierarchical and well-organized street grid. Retail space incorporated into the design activates the streets and provides convenient services and ground-level buffering from existing commercial uses on the opposite side of local streets. Streetscapes interconnect to provide focal point views, and provide access to the central green.

METROPOLITAN PARK
Robert A.M. Stern Architects is a 140-person firm of architects, landscape architects, interior designers, and supporting staff. Over its thirty-four-year history, the firm has established an international reputation as a leading design firm with wide experience in residential, commercial, and institutional work. As the firm's practice has diversified, its geographical scope has widened to include current projects in Europe, Asia, South America, and throughout the United States. The firm has an extraordinary breadth of experience: from the houses of its early years to multifamily residential buildings, office buildings, urban mixed-use complexes, hotels and resorts, libraries, courthouses, performing arts centers, academic buildings, and hospitals.
Planning has been an integral part of Robert A.M. Stern Architects’ mission since its founding. Robert A.M. Stern started his career as an urban planner in the public sector, and his influential Subway Suburb project of 1976 was an innovative response to rebuilding inner-city neighborhoods. Stern has led the design effort on two of the most important recent planning projects. His firm was co-master planner of Celebration, Florida, a new town embodying all the strength and diversity of a town that evolved naturally, and masterminded the revival of New York’s 42nd Street. The firm’s work on 42nd Street, which won an AIA Honor Award in 1999, successfully showed the way to develop office, hotel, and residential uses while revitalizing New York’s most democratic retail and entertainment center in a manner true to its famous nature.
The Site and its Context

The project site comprises a 16-acre warehouse facility that was built in the 1950's. A variety of uses exist in the area: largely vacant land to the north, high rise apartments and a bank to the east across South Eads Street, high-rise and mid-rise residential buildings to the south across 15th Street, and a Costco warehouse store in the Pentagon Centre development to the west across South Fern Street. Pentagon Row and the Pentagon City Fashion Mall are located to the west, beyond Costco. Crystal City and Reagan National Airport are located farther to the east and southeast respectively. The adjacent road network operates at acceptable levels of service.

The site is located between two Metro stations. The Pentagon City Metro Station entrance is located at 12th Street and South Hayes Street, and the Crystal City Metro Station entrance is located at South Eads Street south of 15th Street.

Parks and recreation facilities in the area include an 11 acre active recreation park with ball fields to the west across 15th Street, the two-acre Grace Murray Hopper passive park in front of the River House also to the west across 15th Street, and the Pentagon Row Plaza park which hosts a skating rink during the winter months.
Planning Context

In 1997 the Pentagon City Planning Task Force outlined broad planning goals and objectives that led to the approval of an amended Phased Development Site Plan (PDSP) for the Pentagon City area located between South Joyce St., South Eads St., Army Navy Drive and 15th Street. A reallocation of residential densities with the approval of the Pentagon Row site plan in 1998 resulted in the assignment of 3,212 residential units and 882 hotel rooms to the two easternmost land bays in the Pentagon City PDSP: 2,282 residential units and 300 hotel rooms being allocated to Parcel 3 (the Metropolitan Park project site) and 930 residential units and 582 hotel rooms allocated to Parcel 1D (the largely vacant ten-acre parcel of land to the north of the project site). Buildout of the two parcels was to include the extension of 12th Street between South Fern Street and South Eads Street.

More recently, Arlington County has been exploring the possibility of locating a conference center on Parcel 1D. In response to this interest, the landowner filed a PDSP amendment on May 27, 2003 to permit a conference center use and office space on the property in addition to the approved uses in the original PDSP. The landowner also requested flexibility in assigning these uses between Parcel 3 and Parcel 1D. Under the proposed amendment to the PDSP, the total number of residential units could be allocated to the Metropolitan Park project site.

The Pentagon Centre site (which includes Costco) located on the block north of 15th Street between South Hayes and South Fern Streets was not part of the approved Pentagon City PDSP. It could, however, be redeveloped in the future. Existing by-right zoning permits development at a 1.5 FAR. The opportunity exists for both sides of South Fern Street to become an active, pedestrian-oriented retail corridor, where storefronts and sidewalks have a direct relationship to each other.

On February 14, 2002, the site plan for One Metropolitan Park was submitted to Arlington County for review and approval in the context of the approved PDSP allocation. The layout of this pending 4.1 site plan submission is the same as would be proposed under an amended PDSP.
Site Conditions and Leasing lines, Scale 1" = 200'

S. Fern Street

15th Street view of alley on project site

12th Street West of the project site
The project site is co-owned by the Morris and Gwendolyn Cafritz Foundation and the H Street Building Corporation. KSI Services, managing partner of Pentagon East One LLC, is the land lease holder of the entire sixteen-acre site that is identified as parcel 3 in the existing PDSR. A variety of tenants currently hold long-term leases with the landowner for the existing warehouse space, including a car rental business, two office furniture stores, government offices and an Urgent Care medical clinic.

Project phasing for KSI’s proposed Metropolitan Park will be largely dependent upon the expiration of the existing long-term leases.

The project site is bound on three sides by roads. Currently 15th Street to the south is a six-lane facility that includes a right-turn, a left-turn and a through lane in both directions at South Fern and South Eads Streets. South Fern Street is a two-lane facility with turn lanes at 12th and 15th Streets, and at the southern entrance to Costco. South Eads Street is also a two-lane facility with turn lanes at 12th Street and 15th Street. At the present time, 12th Street does not exist between South Fern and South Eads Street.

An alley runs through the project site, generally in a north/south direction. Lease lines for the warehouse uses generally run east/west from the centerline of the alley to the public right-of-way on South Fern and South Eads Streets.

The site is served by utilities that are generally located within the public right-of-way at the site boundary.

Two concrete storm drain pipes that serve the Pentagon City area run along three sides of the warehouse property. A ninety-six inch pipe runs along the northern boundary of the warehouses, then runs south to a mid-point in South Eads Street where it junctions with an eighty-four inch pipe that extends northward from 15th Street.
The diagram shows potential connectivity to the existing road and pedestrian systems.
Tudor City, New York City
Parks provide a refuge for quiet activities.

Stuyvesant Town, New York City
Buildings edge the park across narrow streets, creating strong definition and a great central green.

**DESIGN PRINCIPLES**

**Keys To A Good Urban Plan:**

- Create a logical hierarchy of pedestrian friendly, walkable streets.
- Provide green pedestrian connections.
- Create strong visual axes for greater connectivity. Allow smaller streets to terminate their views with architecture.
- Provide controls for architecture and landscape design that will help reinforce a sense of community while allowing for variety.
- Create a clear hierarchy of massing.
- Establish appropriate and complementary use adjacencies.
- Keep service areas away from important public areas, if possible.

**METROPOLITAN PARK**
Clay planning model: View from southeast

Clay planning model: Plan view

Metropolitan Park Concept Master Plan: 1" = 200'
Section through Elm Street and park facing East: 1” = 200’

Concept Master Plan Proposal

Metropolitan Park’s Concept Plan will accommodate either the approved PDSP allocation of density or a reallocation of density and additional retail space in accordance with the proposed PDSP amendment. Design of the 16-acre project site accommodates the total number of residential units envisioned for Land Bays 1D and 3 per the approved PDSP (3,212 units), as well as approximately 100,000 square feet of ground floor retail in key locations. The general pattern of community open space, streets, and entrances (building, parking, and service entrances) will remain the same whether the property develops with or without the transfer of density. The extension of 12th Street between South Fern and South Eads will also be completed.

The site organization revolves around the central green and the relationship of buildings to open spaces, and of buildings to pedestrian-oriented streets. Both these relationships are important to the making of a good urban place, not only for Metropolitan Park’s residents, but also for the greater community who will be drawn to the site to enjoy the community park, the neighborhood retail establishments, or simply to pass through the site to reach another destination.

One important goal of the master plan is to integrate the new buildings with the existing urban fabric. The existing buildings’ heights vary from relatively tall residential buildings to the east and south, to low commercial structures to the west. The lower buildings at the perimeter of the project site mediate the scale of the three 22-story core buildings that serve as anchor and reference point to the various phases in the project. This mediation also allows the Master Plan to provide variety at the site’s edges and relate to its neighbors, while still supporting a clear site organization.

Final individual building heights will be determined as site plans for each separate building are approved, while respecting the idea of a core constituted by three 22-story buildings.
Residential, Parking, & Service
The residential entrances are located along the project's main streets, and front on the community green, reinforcing their public character and organization. Primary streets and park frontage were avoided when locating parking and service entrances, choosing instead tertiary streets whenever possible.

Pedestrian and Vehicular Circulation
The project is conceived as a network of interconnected streets and pedestrian passages that make the project porous to its surroundings and encourage local foot traffic.
Long vistas invite the passer-by to the central community green, while pedestrian passages and see-through lobbies provide smaller-scale, more intimate glimpses into the project.
Conceptual Ground Level Plan

Scale: 1" = 200'

- RETAIL/ PROFESSIONAL OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL
Conceptual Ground Level Uses

- Retail along 12th and S.Fern Streets encourages an active street, and provides a buffer for lower-level residential units.

- Openings through the project reinforce its porous nature:
  - Pedestrian Allees
  - Public views of private courtyards.
  - Pass-through Lobbies.
  - Roads lined with street trees.

- Parks are designed to accommodate a variety of uses, from public to private.
Landscaping Plan
Scale: 1" = 200'-0"

Central Green
Scale: 1" = 100'-0"
Open Space and Landscaping

The open space plan for Metropolitan Park has been designed to serve the needs of the greater Pentagon City area as well as the needs of future on-site residents. A continuously accessible ground plane, similarity of materials, and open views unite various park components while the careful layout of walks and bosques creates spaces of different scales. Smaller, more articulated and sheltered spaces for passive activities exist alongside larger, more open areas for activities.

The Open Space components of the development have been designed to:

- Create a community gathering place and refuge for all neighbors;
- Provide an easily accessible and identifiable open space amenity for Metropolitan Park residents and the greater public;
- Provide view corridors on axis toward significant architectural features and focal planting arrangements as a means of creating both visual and physical connections;
- Provide a phased development that will appear “whole” as each phase is completed;
- Provide places for the potential display of public art

The two-acre community park is a central green composed of three primary spaces. A larger portion provides a lawn area suitable for a variety of more active uses.

A slightly smaller component includes lawn areas framed by flowering trees that create distinct but smaller use areas, and a circular focal point. A tree-lined pedestrian allee will separate these two portions of the central green.

The allee is comprised of tall, columnar trees placed at regular intervals with a linear green pedestrian space in between. This layout provides an opportunity to locate benches so as to overlook the adjacent lawn areas, and will establish a continuous north/south pedestrian axis through the property, visually extending Elm Street through from 15th Street to 12th Street. This wide visual connection to the surrounding streets and buildings reinforces the relationship of the open space with the larger community. The allee also serves the practical function of separating the Phase 2 portion of the park from the Phase 6 portion in response to existing leasing lines.

Building setbacks at the north and south ends of Phase II increase visual access between the central open space and the surrounding community.

Additional open spaces located across streets to the north, south and east of the central green visually expand the public areas of the site. Private landscaped courtyards enhance individual phases of the development.
Section A: 15th St - Facing West

Section B: South Fern St - Facing North

Section C: 12th St - Facing East

Section D: South Eads St - Facing South
Streetscapes are designed to provide a safe means of pedestrian circulation, easy access to buildings and amenities within the development, and links to the greater Pentagon City community, while contributing to a lively and rich pedestrian experience. This will be accomplished through:

- Street tree and ground plane planting between sidewalks and street curbs to soften the interface between pedestrians and vehicles. The trees create shade and a comfortable pedestrian scale.
- Street furniture located to provide seating and relaxation.
- Generous walk-widths in key locations to allow for easy pedestrian circulation and the opportunity for individual retail expression at ground level.
- Planting at building bases, when possible, to further soften and enrich the streetscape by providing

**Section E: 14th St - Facing East**

**Section F: East Elm St - Facing North**
Project Phasing

Metropolitan Park will be built in eight phases over an estimated 12 to 15 year period. Project phasing reflects the need to honor existing long term leases held by current on-site tenants and a realistic market absorption pace. Project phasing also reflects a commitment to provide an open space amenity with most phases of development. Over two thirds of the proposed community park will be completed by the end of the Phase 3. Sidewalk improvements and landscaping, and related road improvements will be completed as part of each phase. Residential unit counts demonstrate that a total of 3,212 can be accommodated under an amended PDSP. Density within individual phases could fluctuate as long as total number of units does not exceed this allocation.

- **Phase 1** is the subject of a pending 4.1 site plan submission. A total of 399 residential units and 10,960 square feet of neighborhood retail/service space along South Fern Street is proposed. A 0.31-acre portion of the community park is also proposed.

- **Phase 2**: 285 residential units with ground floor retail along South Fern Street. The largest portion of the community park, approximately 1.33 acres, will be developed in this phase.

- **Phase 3**: 425 residential units with ground floor retail along both South Fern Street and 12th Street-extended. A 0.29-acre portion of the community park will be developed.

- **Phase 4**: 342 residential units and extension of ground floor retail along 12th Street.

- **Phase 5**: 383 residential units. An open space courtyard will be developed in this phase.

- **Phase 6**: 520 residential units. The remainder of the community park (0.56 acres) will be developed.

- **Phase 7**: 383 residential units.

- **Phase 8**: 455 residential units. An open space courtyard will be developed in this phase.
First Phase Residential

One Metropolitan Park comprises the first phase of development and is the subject of a pending 4.1 site plan review submission. The following section provides a general overview of the official submission.

One Metropolitan Park will provide variety in architecture, interest to the eye, well-landscaped open space, public art and a combination of ground floor uses and sidewalk treatments that enhance the pedestrian environment. Located in the southwest corner of the project site, this first phase complements new development across 15th Street to the south and provides definition to a highly visible corner within the Pentagon City area.

One Metropolitan Park will contain a total of 399 residential units and 10,960 square feet of retail space. Rooftop and first floor amenities will include an outdoor pool and tanning deck, lap pool, business center, conference room, theater, billiards, party room, full service health club, club room and a private landscaped courtyard adjacent to the club room. Total parking for this phase will meet or exceed County standards and will be located underground. The County’s policy on affordable housing will be addressed with a contribution equal to 1% of the above-grade hard construction cost for Phase 1. A number of “green” building techniques have been incorporated into Phase 1.
Cellar Plan showing parking
Scale: 1" = 100'

Typical Floor Plan showing residential
Scale: 1" = 100'

Roof Level showing amenities
Scale: 1" = 100'
Project massing is key to the first phase. From the four-story loft units along 15th Street, the building rises to eight and nine stories before reaching its ultimate height of 18 stories. The building height falls again to five stories at 14th Street. This height variation provides for visual variety at the street level while at the same time supplying a comfortable pedestrian scale and an appropriate density.

Site design enhances and is sensitive to pedestrian needs. Sidewalk improvements and landscaping will be provided throughout this phase. Ground floor retail along South Fern Street, the proposed landscaped private courtyard along 15th Street and residentially-scaled street-level loft entries on 15th street will enhance the pedestrian experience. A covered pedestrian connection between South Fern Street and the building’s northern entrance will provide a convenient shortcut for residents and a charming park view to the passersby. The small park along 14th Street is the beginning of the open space system designed for the master plan.
PROJECT PHASE 1

Architectural Details

The building follows massing and stylistic strategies of traditional classical buildings, such as the division into base, shaft, and crown. The base is made of light-colored brick, with a darker water-table. It houses the retail stores, and its sculptural detailing creates a play of light to provide interest for pedestrians. The shaft is designed as a darker brick field, with both light brick and cast-stone accents creating vertical and horizontal rhythms and motifs that break the scale of the building. The crown, as the most representative part of the building, takes additional light brick and cast-stone detailing, as well as a pergola and other elements, to create a memorable image in the skyline.

The architectural details are being carefully considered. The retail signage and awnings are accommodated within the concept for the building base, thus bringing consistent interest and detail to the pedestrian experience. Also, mechanical systems are used as an integral part of the architecture, and required grills are worked into the façade’s design. Thus, they are not an add-on to a blank wall but take advantage of the façade articulation to blend into a consistent whole.
The park component of Phase 1 is designed to be an integral part of the greater Metropolitan Park open space system as it anchors the southern end of the development and provides a visual terminus for the north/south open space axis. The park will serve as an amenity for residents, guests and patrons of the building by providing spaces for strolling and reflecting, and a central focal point for more public interaction.

Park components will consist of the following:

- Perimeter walks that connect with sidewalks leading to the existing Pentagon City community, and that provide linkage to future phases of the open space network.
- Street trees planted between the roadway and walkway, to provide both physical and visual buffering;
- A central focal point providing the opportunity for a fountain or public art or other significant amenity. This park will also serve as the southern terminus for the overall open space plan.
- Double rows of “signature” flowering trees that provide visual interest and further enhance the pedestrian feel of the park.
- Benches to allow users the opportunity to sit, relax and reflect.
- Lawn panels for sitting in the warmth of the sun.
PROJECT PHASE I

Landscape Details

The courtyard component of this phase fulfills two primary objectives. It serves as an additional, welcoming amenity for the residents, guests and patrons of the building. It also provides a source of interest to the greater public through its visual connection to 15th street.

As an amenity, the courtyard will provide extensive landscaping and benches and seat wall height planters for sitting and relaxing. A fountain will provide a focal point for the courtyard.
PROJECT PHASE I

Landscape Details

Park furnishings and landscape materials in Phase I of the project will establish benchmarks in quality and design for phases that follow. An identity will be created for Metropolitan Park while at the same time repeating features that are common to the Pentagon City area. Streetlight fixtures that have become standard for the area, for instance, will be used throughout the development. Street furniture may vary, however, depending upon its retail, residential or open space setting. Such variation enlivens the streetscape and reflects the eclectic nature of the urban environment.

The images at the left reflect the overall atmosphere and feel that is intended for the Metropolitan Park development. These examples illustrate specific focal point features, and the manner in which plantings and site furniture can be used to frame and delineate space.
ABOUT KSI:

KSI Services, Inc. is one of Metropolitan Washington, DC’s largest diversified real estate development companies, specializing in land development, planned communities, multi-family housing, commercial mixed use and property management. KSI is consistently ranked in the “TOP 100” management companies by Builder Magazine and Professional Builder Magazine and has won numerous local and national awards to showcase their success.

KSI was founded in 1977 by Robert C. Kettler, a third-generation builder and developer. Mr. Kettler currently serves as Chairman of the firm, and Richard W. Hausler as President. KSI has developed communities that are home to nearly 30,000 people and have a total build-out value of over $10 billion.

KSI specializes in strategic planning, urban revitalization, value-creation in planned communities and apartment homes. The company also develops workplaces with atmosphere and retail centers that serve the local community.

KSI has proven its ability to work successfully with municipalities, planning staffs, consultants and community groups which are essential to the modern land development process. Consequently, the firm is recognized for its ability to move rapidly and efficiently, yet still maintain an unusually high level of quality in every phase of development. KSI’s Vision of Excellence has allowed the company to remain on the cutting edge of the land development and property management industries.

For more than two decades, KSI has developed only the highest quality communities and has met the challenges of developing and managing residential and commercial properties that enhance the communities they serve.

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