

**PENTAGON CITY PDSP CONDITIONS  
AS APPROVED THROUGH JULY 11, 2009**

1. This site plan is approved subject to the submitted Site Plan, the Statement for the provision of Easements, Dedications and/or Construction and Improvement of Public and/or Community Facilities and the Pentagon City Urban Design Manual for Public Street and Pedestrian Areas as each of these documents may be amended by the following conditions.
2. The following is a summary of the approved uses and densities by Parcel for the Pentagon City Phased Development Site Plan, as approved by the County Board on July 11, 2009. Provided however, that: 1) Any of the 930 residential units allocated for Parcel 1D may be used on that parcel or on Parcel 3; and, 2) Any of the 300 hotel units allocated for Parcel 3 may be used on that parcel or on Parcel 1D.:

Parcel	Office GFA	Comm. GFA	Hotel Un.	Res. Un.	Park
1A/2A	-	300,000	-	830	-
1B/2B	172,000	1,019,300	450	-	-
1C	1,078,000	-	-	-	-
1D	-	-	882	930	-
2C	-	-	-	624	-
3	-	100,000 <sup>1</sup>	300	2,282	-
4	-	-	-	-	Park
5	-	2,500	-	820	-
<b>Totals</b>	<b>1,250,000</b>	<b>1,421,800</b>	<b>1,632</b>	<b>5,486</b>	<b>Park</b>

<sup>1)</sup> On February 21, 2009, the County Board approved a PDSP Amendment to permit up to 100,000 SF of ground floor retail density on Parcel 3, known as Metropolitan Park residential development.

3. Following the approval of the Phased Development Site Plan, the applicant will provide to the Zoning Administrator a revised Statement for the Provision of Easements, Dedications, and/or Construction and Improvement of Public and/or Community Facilities and a Pentagon City Urban Design Manual for Public Street and Pedestrian Areas, reflecting the changes and additions thereto by the approved site plan.
4. The existing sanitary and storm sewers between Army-Navy Drive and 15<sup>th</sup> Street South (west of Hayes Street), shall be removed, relocated or abandoned as required by the final site plan.
5. All water and sanitary sewer improvements shall be located within the pavement area of public streets or as otherwise approved by the Department of Public Works and shall be installed prior to the final street construction.

6. All electric and telephone conduits and if gas is available, gas trunk lines, shall be installed prior to the final street or sidewalks construction. All such trunks when constructed shall be for the ultimate Pentagon City development; and any capital costs, in addition to the Utility Company provisions allowed by the State Corporation Commission, shall be paid by the developer.
7. The developer shall prepare construction working drawings for all watermains serving the land defined in the Final Site Plan approval as indicated in the Phased Development Plan prior to development of any part of any parcel of land.
8. Trunk line water taps shall be constructed on a complete block face basis as required to serve proposed developments, to provide adequate fire protection and as required by street construction.
9. The developer shall provide necessary easements and locations for water meters that will not conflict with other utilities, structures, trees and subterranean construction.
10. The final sentence, "Such facilities will be constructed when streets or parts thereof in which such facilities will be located are built," of Item 6 in the "Statement for the Provision, etc." Page 2, shall be deleted.
11. The developer shall prepare construction working drawings for all sanitary sewers serving the land defined in the Final Site Plan approval as indicated in the Phase Development Plan prior to development of any part of any parcel of land.
12. Sanitary sewer service connections shall be located and installed by the developer concurrent with new street construction.
13. An erosion and sedimentation control plan for all construction sites shall be submitted as an element of final excavation permit request.
14. The developer shall construct the total frontage of street and sidewalk required on a block face commensurate with the first building construction on the block face. On corner lots, construction of the total block face frontage shall be required only on the longer side and the building site frontage only on the shorter side.
15. South Fern Street from 12<sup>th</sup> Street South, to 15<sup>th</sup> Street South, shall be designated U4R or U5, to be determined at the time of the first final site plan approval on the block. U4R and U5 are standard street cross sections and are detailed in the Urban Design Manual.
16. South Fern Street from 12<sup>th</sup> Street South, to Army-Navy Drive shall be designated U4R, U5 or be abandoned to be determined at the time of the first final site plan approval on the block.

17. South Eads Street from 12<sup>th</sup> Street, South, to Army-Navy Drive shall be designated U4R, U5 to be determined at the time of the first final site plan approval on the block.
18. If 12<sup>th</sup> Street, South, is constructed between South Joyce Street and South Hayes Street, no through movement will be permitted at South Hayes Street, except possibly for through bus movements.
19. The developer shall construct the north half of street section, sidewalks and median of South Joyce/15<sup>th</sup> Street—from South Hayes Street to South Joyce Street relocation. The street section between South Hayes Street and the private drive serving parcels 2B, 2C and 1B will be equivalent to U6R with an eight foot wide median.
20. The raised median of South Joyce Street from South Joyce Street relocation to Army-Navy Drive will be constructed by the developer, subject to the median breaks being determined at the time of final site plan.
21. 12<sup>th</sup> Street, South, from South Hayes Street to South Joyce Street, shall be shown in a dashed alignment, as indicated in the “schedule” and a note inserted on the plan indicating that this street section may either be eliminated or modified, to be determined at the time of the First Final Site Plan approval on the block. If 12<sup>th</sup> Street South is not constructed between South Hayes Street and South Joyce Street, that portion of the 12<sup>th</sup> Street utility corridor may be eliminated if all utilities in that corridor are abandoned and/or relocated.
22. The full street section and sidewalks on 12<sup>th</sup> Street, South, from South Hayes Street to South Fern Street shall be constructed by the developer.
23. The site plan note “two additional 12’ lanes by others” relating to South Hayes Street from Army-Navy Drive to 15<sup>th</sup> Street, South, will be deleted.
24. The developer shall construct the full street section and the median of South Fern Street from Army-Navy Drive to 12<sup>th</sup> Street, South, if determined necessary at the time of final site plan approval. Median openings will be determined and located at that time.
25. The developer shall be required to construct or pay the full cost of construction for the required barrier-free grade separations.
  - (a) Where a developer chooses not to construct a required barrier-free grade separation, the actual estimated cost of construction is to be determined by the County and established at the time of final site plan approval, and shall be placed with Arlington County in an escrow account for said construction. Such payment will be required prior to the approval of a building permit for the project and include the estimated actual construction cost projected to the estimated construction date.

- (b) Where a developer does not control both faces of a street at a crossover, one-half of the cost of construction shall be placed in an escrow account as stated in (a) above.
- 26. Deleted.
- 27. The developer shall construct the following bike trails, concurrent with sidewalk construction and at a design to be determined with the approval of the final site plan. The bike trail shall extend that existing bike route at South Joyce Street and Army-Navy Drive to South Fern Street at 15<sup>th</sup> Street, South, and provide connections to the Metro Station and the Aurora Hills Center and adjacent park.
- 28. All major sidewalks shall be a minimum 12 feet in width with an adjacent 8-foot planting area.
- 29. All minor sidewalks shall be a minimum of 10 feet in width with an adjacent 8-foot planting area.
- 30. The site plan shall be revised to indicate the following as major sidewalks:  
South 12<sup>th</sup> Street—South Hayes to South Fern Streets, south side (8-foot planting strip by others).
- 31. The site plan shall be revised to indicate 15<sup>th</sup> Street, South, from relocated South Joyce Street to South Hayes Street, south side, as a minor sidewalk.
- 32. Typical roadway section drawings on the site plan shall be revised to conform to the “Urban Design Manual.”
- 33. Location and extent of subterranean and/or air rights development within areas of easement or dedication shall be determined at the time of final site plan approval.
- 34. The applicant shall convey upon approval of the Phased Development Site Plan the area shown on approved Arlington County plans for South Hayes Street—18<sup>th</sup> Street, South, between Army-Navy Drive and South Fern Street.
- 35. The 5% CR notes on the site plan within office, hotel and apartment structures shall only be permitted with a commensurate reduction of density for the affected use.
- 36. The applicant shall notify the Zoning Administrator immediately following each sale of property as to the:
  - (a) Square feet of property sold.
  - (b) Local (Parcel number).
  - (c) Use and density committed by the sale.
- 37. The developer shall provide parking by the following formulas unless otherwise approved in the final site plan:

- (a) Apartment – One and one-eighth space per unit for the first 200 units, one space for each additional unit.
  - (b) Hotel – One space per unit.
  - (c) Office – 640 sq. ft. / each 1,000 sq. ft. of gross floor area (“C-O” Code).
  - (d) Commercial in major retail center, apartments and hotels—one space/200 sq. ft. of floor area (excluding common area not designated as commercial use).
  - (e) Commercial within office structure 640 sq. ft./each 1,000 sq. ft. of gross floor area.
38. The developer shall landscape all medians to the standards established in the Urban Design Manual for street trees.
39. The developer shall be required to maintain landscaping along sidewalks and shall either submit a landscape maintenance agreement or commit in writing to maintain this landscaping in those areas where it can clearly be established that the responsibility will be of the staff of a large, single user/owner.
40. Street trees shall be spaced at a minimum 50-foot interval.
41. Gingko and honey locus species are not acceptable and shall be deleted as suggested plantings.
42. The Urban Design Manual is a guide. The final site plan submission shall include a detailed planting, street furniture sidewalk plan and landscape plan for the project.
43. The developer shall, at the time of approval of the first of the final site plans, convey to the County the portion of the property indicated as “Parcel 4 Park” on the Phased Development Site Plan. This area contains approximately 13 acres including the area included in the adjacent streets and shall be conveyed in fee simple. An easement for the use of this parcel shall be conveyed to the County on approval of the Phased Development Site Plan. The deed for conveyance of the 13 acre park and the Deed of Covenant will be delivered to the County Attorney to be held in escrow and to formally accepted and recorded only upon the rezoning and site plan approval being upheld to be valid by final court decision.
44. The developer shall convey approximately 1.67 acres including the area in the adjacent street as indicated on the Phased Development Site Plan as “Aurora Hills Center” for library, fire station and community center use. Conveyance will be made immediately following approval of the Phased Development Site Plan.
45. The developer agrees to attempt to provide a nursing home located in Parcel 5. If such effort is unsuccessful by the time the first final site plan is approved, then approximately three acres, including related easement areas, shall be conveyed to the County for such purpose or for the purposes set out in Condition Number 45. Such acreage will be located in Parcel 5, and indicated on the Phased Development Site Plan.

46. The developer will attempt to provide 300 subsidized units for moderate-income elderly residents on site at locations within Parcel 5. Such locations shall be related to the Nursing Home Site in a manner which could allow the development of a campus-type facility providing a wide range of types of housing accommodations, group care and nursing home facilities for the elderly.

If efforts to provide such housing are unsuccessful by the time the first final site plan is approved, then the developer shall convey approximately three acres, including related easement areas, to the County for such purposes. Such acreage shall be located in Parcel 5 adjacent to the Nursing Home Site. The developer shall reserve the right to review and approve the site plans and building plans for the nursing home and housing units. Approval shall not be unreasonably withheld.

If the developer produces any part of the 300 units, the acreage to be conveyed to the County shall be reduced accordingly.

47. The conditions assigned to Final Site Plan approvals may include, but not be limited to, the conditions of Phased Site Plan approval.
48. Subject to the approval of the County Attorney, the deed of covenant submitted by the applicant (Attachment "A") shall be recorded prior to the first final site plan approval. The deed for conveyance of the 13 acre park and the Deed of Covenant will be delivered to the County Attorney to be held in escrow and to formally accepted and recorded only upon the rezoning and site plan approval being upheld to be valid by final court decision.
49. A storm water management plan for the site shall be submitted as a part of each final site plan.
50. At the time of final site plan, the owner shall make his best efforts to provide sites up to one acre in size coordinated with the buildings to offer urban park space for lunching and strolling, some portion of which may be in paved plaza.
51. The developer is encouraged to provide a plan at the time of final site plan for encouraging reduction in office parking by means of providing incentives for carpools and transit usage.
52. The developer is encouraged to develop the property in such a way as to improve the bus-rail transfer possibilities at the Pentagon City Metro Station.
53. Above-ground parking structures shall be discouraged.
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.

55. The provision of child care facilities shall be encouraged within the development.
56. In the applicant's document "statement for the provision of easements, dedications..." Number 5 relative to Urban Design Elements shall be revised to include a reference to the effect of: "Developer agrees to provide the urban design elements as the design is discussed in the applicant's accompanying document- "Urban Design Manual."
57. Page 1 of the Introduction to the Urban Design Manual submitted by the applicant shall be revised so that the last paragraph reads: "The parameters set forth in this study should not unduly restrict the designer's flexibility or imaginative architectural solutions on the various development parcels; however, the primary purpose of an identity, character and homogeneity should be paramount."
58. While the Urban Design Manual submitted by the applicant lists 11 desirable design objective (Pages 2-3) Numbers 1, 3 and 5 relating to integration of the walkway system shall be given the most attention.
59. Page 7 of the Urban Design Manual, Item 2, shall be revised to read, "Street furniture may consist of wood and masonry materials."
60. The applicant and staff shall provide to the County Board further information regarding:
  - (a) Lowering the pedestrian lighting to 13 feet.
  - (b) Lowering the street lighting below 35 feet in height.
61. Parking shall be provided for each building according to the approved parking ratio; however, this parking need not be located within the parcel designation of each building but must be located within the overall project.
62. Density allocation for all subdivisions of the site shall be based on approved density for the entire site. No additional density shall be allowed on any individual parcel formed by subdivision of the site.
63. The applicant agrees to remove all of the stockpiled material on the subject site within one (1) year. The applicant also agrees to remove the material from the area within the South 12<sup>th</sup> Street right-of-way and to hydroseed or provide other appropriate vegetative cover for all of the stockpiled material on the site in order to prevent soil erosion within sixty (60) days of the approval of the Phased Development Site Plan Amendment.

**Approved by the County Board on February 21, 2009 in association with  
FSP for Met Park 3 (applicable only to Metropolitan Park (Parcel 3 of  
PDSP))**

### **Future Polling Location**

1. The developer agrees to provide a polling space as part of the Phase 4 Metropolitan Park final site plan, that meets the requirements of the Electoral Board with respect to space requirements, dates of the year and times of day that it would be available, access, parking availability within existing on-street and retail/residential visitor parking facilities, ADA accessibility, and any other established criteria, for the life of the site plan or until such time as the Electoral Board notifies the developer and the County Manager in writing of its intention to permanently discontinue use of the building for a polling place. In the event that available space in Phase 4 is found not to be suitable by the Electoral Board or is not available because of repairs or rehabilitation or renovation, the County Manager may approve, if requested by the developer, an alternate location within previous or future phases of the Metropolitan Park development area that is acceptable to the developer and to the Electoral Board.

### **Public Planning Process for Future Park Phases**

2. The developer of Metropolitan Park Phase 6 agrees to participate in a public planning process, including utilizing its resources and expertise to develop, as the process deems, alternative park designs and uses, for that portion of the central park associated with Metropolitan Park Phase 6. The goal of the process is for the developer to work with PRCR staff, the Park and Recreation Commission, SPRC members, and interested Metropolitan Park residents to identify and assess the community's recreational needs and interests at that time and make revisions to the park's design, or reaffirm the existing design through the data and feedback from the above interested parties. The process shall allow for changes to be made to the original design and uses prescribed for the park space in the *Metropolitan Park Design Guidelines (dated January 23, 2004 and approved by the County Board on February 10, 2004)*, including, if deemed appropriate by the public process, the inclusion of more active recreational uses and amenities in that portion of the park associated with Phase 6. The public planning process may be initiated upon filing of the Metropolitan Park Phase 6 final site plan and shall be completed prior to approval by the County Board of the Phase 6 final site plan. If, as a result of the public planning process, revisions are recommended to the park's design, the revisions shall be incorporated into a revised conceptual design for that portion of the central park associated with Metropolitan Park Phase 6, which shall be approved as part of the final site plan for Phase 6.