

# Pentagon Centre (SP#297)

## Phase I Site Plan Amendments

SPRC #5



# Meeting Agenda

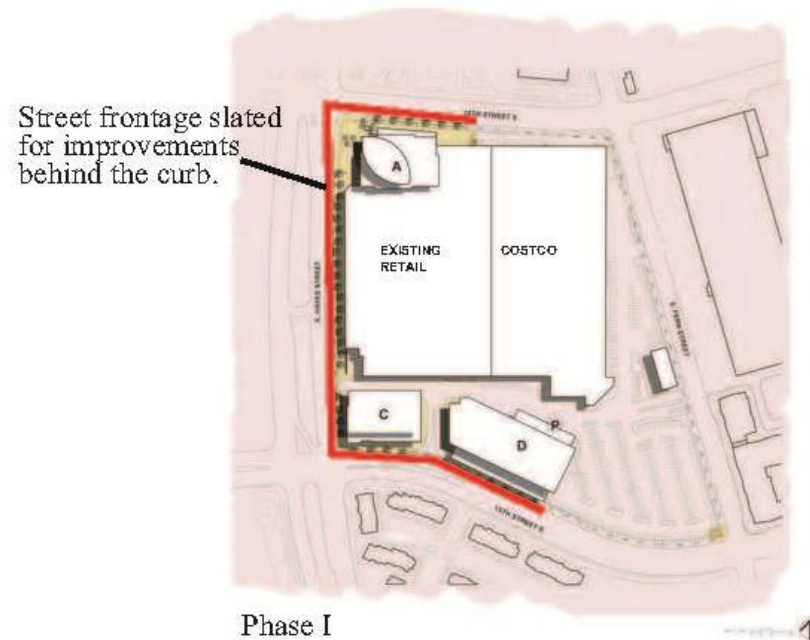
- Presentation of revisions to building architecture
- Review of relevant design guidelines
- Overview of proposed site plan benefits
- Committee discussion on requested site plan changes

# Pentagon Centre PDSP Design Guidelines - Concept Plan

## • Phasing

- Establishes the anticipated building footprint associated with each phase, within the context of existing development
- Phase I called for new buildings (A, C, D) flanking existing retail on site

- *Phase I:* Two new office buildings with ground floor retail fronting S. Hayes Street and an above grade parking garage fronted by two stories one office, and one retail on 15th Street South will be added to the existing site plan.



# Pentagon Centre Phase I Site Plan- Site Plan Benefits

- Standard Site Plan Benefits

- Utility Underground Fund Contribution
- Streetscape improvements
- Undergrounding of existing aerial utilities
- Transportation Demand Management (TDM) program
- Public Art Contribution
- Affordable housing contribution on the density within the existing GLUP (5% of the density between 1.0-1.5 FAR)

- Additional Site Plan Benefits

- Pentagon Center Commuter Store
- Contribution for Community Amenities (\$500,000)
- Façade Renovation of existing building along S. Hayes Street
- South Hayes Street improvements
- Entry landscaping at S. Fern and 15<sup>th</sup> Street South
- LEED Silver certification for the new residential buildings (Buildings A and C) with no request for additional density.

# Pentagon Centre PDSP and Phase I Site Plan Amendments - Next Steps

- SPRC Meeting #6 (7/13/15)
  - Complete SPRC agenda for Phase I Site Plan Amendments
  - Wrap-up on PDSP Amendment Request
- Planning Commission/County Board hearings anticipated in September 2015