

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

Pentagon Centre, 1201 S. Hayes Street and 1200 S. Fern Street (SP #297)

SPRC Meeting #6

July 13, 2015

Planning Commissioners in Attendance: Steve Sockwell, Chair; Brian Harner; Jane Siegel; Rosemary Ciotti; Erik Gutshall; James Schroll; Ginger Brown; Nancy Iacomini

MEETING AGENDA

This was the sixth SPRC meeting for SP #297, Pentagon Centre. The SPRC Chair for this item, Steve Sockwell, opened the meeting. The applicant presented revisions to building architecture for Building A as well as changes to the overall PDSP that occurred since the start of the public review process. Staff provided responses to questions raised in previous meetings. Chair Sockwell utilized the staff summary of outstanding issues as a starting point for committee discussion. Following the presentations, the SPRC discussed the following topics.

SPRC DISCUSSION

Building Architecture

- One committee member expressed a preference for the current Building B design over the new proposal
- Applicant was asked to consider extending fenestration down the 12th Street façade of Building A to cover above grade parking instead of using light/pleats feature
- Concern expressed that proposed park near Building D will be repository for shopping carts.

PDSP Phasing and Community Benefits

- Outstanding concern expressed about phasing of community benefits (e.g., provision of large open space) being linked to the demolition and redevelopment of Costco. This constraint pushes back receipt of benefits proposed in later phases of development, which may never come. Why can't we have Costco AND open space? This shouldn't be an either/or situation.

Revised Urban Design Guidelines

- Building D is not consistent with design guidelines
 - Not exactly. Phases I and II provide for an above grade parking in the first two phases of development. By Phase III, this building would be redeveloped and/or converted to other uses.

- Be sure to include land uses for proposed buildings, they are not shown now.

Parking, Transportation, and Site Circulation

- Not supportive of this much above grade parking here. Doubtful that open space near garage will be active/used.
 - Applicant indicated that today, there is a lot of lunchtime traffic at Costco and suspects the park will be actively used by shoppers.
- Improved sidewalks and streetscape is an open space element, consider that S. Fern does have some value. Be clear about what improvements are in each phase of the project.
 - Staff will detail Pentagon Centre streetscape improvement that are delivered with each Phase 1 building as part of the Phase 1 Final Site Plan staff report.
- Why above grade parking in Building B and other locations now?
 - Proposal previously had parking underneath public ROW
- Proposing upgrades to Costco parking now?
 - Yes
- What is the current usages of on-site bike parking?
 - 4 storage areas for bikes and 2 outdoor racks are about 50% utilized now
- Above grade parking contributes to congestion in private alley/14th Street; lots of movement by people and cars
- Request for more specific analysis of Metro usage, like done for PenPlace. Concern expressed about traffic impact on 22202 area code.
 - Staff comparison is against an approved project (not a blank slate as for PenPlace) and there have not been significant changes in overall traffic with proposed amendment
 - Staff will post memo on 2015 Trip Generation Comparison for public review
- Is Pentagon City Metro operating at full capacity now?
 - No. However, it has to go through the Rosslyn pinch point, which is at capacity. WMATA is working on addressing larger issue at Rosslyn already.
- Any there any built-in assumptions that can be made regarding the order of land uses provided here? (e.g., residential before office or vice-versa)
 - Residential uses are most flexible with regard to people's choices from a transportation perspective
 - Pentagon City station is well balanced; trips are not "peak-y" and occur all day long

General Comments

- Too much is expected to be accomplished in this process. Moving forward, please clearly lay out changes in land use and associated square footage.
- Additional information requested on the following:
 - Talk about history of guiding principles and how they apply to various phases of project
 - Provide a table for PC highlighting changes to design guidelines

NEXT STEPS

There are no additional SPRC meetings scheduled for the project. The next steps will be the various boards and committee reviews, including public hearings at the Planning Commission and County Board in September 2015. The exact meeting dates have not yet been set.