Metropolitan Park 6, 7/8
Phased Development Site Plan Amendment
Master Transportation Plan Amendment

Long Range Planning Committee
July 15, 2019
Background

Applications Made by JBGSmith:
1. Phased Development Site Plan Amendment to the Pentagon City Phased Development Site Plan (PDSP #105);
2. Master Transportation Plan (MTP) Amendment; and
3. Site Plans for two office buildings, Met Park 6 and Met Park 7/8
7/15 LRPC Meeting Purpose

1. Discuss proposed changes to the PDSP
2. Discuss proposed changes to the Master Transportation Plan
3. Consider if proposed changes are in the realm of consideration (and can be further evaluated with a subsequent Site Plan Review Committee review of the Site Plan applications)
1: Phased Development Site Plan (PDSP)
1. Proposed Phased Development Site Plan Amendments

A. Use: Amend the PDSP to change the use of the last 3 phases of Metropolitan Park from residential (with ground floor retail) to office (with ground floor retail);

B. Height: Amend the PDSP to permit two office buildings of up to 22 stories, instead of two residential buildings of up to 22 stories for Met Park Phases 6-8;

C. Density: Convert unused residential density allocated to the Met Park block to office gross floor area; and incorporate additional density to be achieved through community benefits.
Pentagon City PDSP

Originally Adopted 1976, the Pentagon City Phased Development Site Plan divided the tract into five parcels. Parcel 3 would eventually become Metropolitan Park.

Original (1976) Vision for Parcel 3 represented a broad mix of uses.

Met Park
PDSP Planning Goals and Objectives

1) Development should be compatible with existing and projected future growth.

2) **A desirable mix of uses** should be provided for a convenient live-work-shop relationship and for 24-hour vitality.

3) Lowest densities should be to the south, adjacent to SF Neighborhoods, **highest densities should be to north, east for ease of access to arterials & Metrorail**.

4) Community and recreation facilities should be located near existing residences.

5) A major retail center should be provided with a variety of commercial uses.

6) **Building heights should be varied to break up the skyline**.

7) Pedestrian circulation should be easy, and a balanced circulation system should be provided.
Pentagon City
Evolution Over Time
1976 - present

Pattern of reallocating development, esp. residential, to the north and east.
Metropolitan Park (Existing Conditions)
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.
1. Pentagon City PDSP Amendments

A. USE
Existing and Planned Principal Uses in Vicinity

Met Park; Phases 6, 7/8
Change of Use: Current use allocations in Pentagon City PDSP

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Use</th>
<th>Office GFA</th>
<th>Commercial GFA</th>
<th>Hotel Rooms</th>
<th>Residential Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A-2A</td>
<td>Pentagon Row</td>
<td>-</td>
<td>300,000</td>
<td>-</td>
<td>830</td>
</tr>
<tr>
<td>1B-2B</td>
<td>PC Mall</td>
<td>172,000</td>
<td>1,080,200</td>
<td>366</td>
<td>-</td>
</tr>
<tr>
<td>1C</td>
<td>Lincoln/Brooklfd</td>
<td>1,078,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>1D</td>
<td>PenPlace</td>
<td>1,809,000</td>
<td>50,000</td>
<td>599</td>
<td>-</td>
</tr>
<tr>
<td>2C</td>
<td>The Metropolitan</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>624</td>
</tr>
<tr>
<td>3</td>
<td>Met Park</td>
<td>-</td>
<td>100,000</td>
<td>-</td>
<td>3,212</td>
</tr>
<tr>
<td>4</td>
<td>VH Park exp.</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>5</td>
<td>Claridge, Southamton</td>
<td>-</td>
<td>2,500</td>
<td>-</td>
<td>820</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>3,059,000</td>
<td>1,532,700</td>
<td>965</td>
<td>5,486</td>
</tr>
</tbody>
</table>
Use Mix Within Met Park Site (Existing & Proposed)

• Phases 1-5
  – Planned for exclusively residential
  – 1,809 units constructed
    (equates to 2,037,506 square feet of residential density)
  -- 76,936 square feet of retail

• Proposed Phases 6 & 7/8
  – 2,082,566 square feet of office use
  – 67,000 square feet of retail
Metropolitan Park Design Guidelines (for Uses)

- *Design Guidelines* took residential use as a given based on past actions by the County Board which had shifted significant residential density to this block.

- *Guidelines* “Establish appropriate and complementary use adjacencies” and reference Tudor City (NYC) as an example of appropriate mixed-use environment.
Current and Proposed Mix Of Uses in Pentagon City PDSP

**Current Approved Pentagon City Use Mix**
- Residential: 53%
- Commercial: 14%
- Hotel: 6%
- Office: 27%

**Proposed Pentagon City Use Mix**
- Residential: 38%
- Commercial: 13%
- Hotel: 6%
- Office: 43%
Surrounding Metro Station Area (MSA) Use Mix

<table>
<thead>
<tr>
<th>RELATIVE USE MIX</th>
<th>RESIDENTIAL</th>
<th>OFFICE</th>
<th>RETAIL</th>
<th>HOTEL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pentagon City MSA, as approved</td>
<td>60.3%</td>
<td>23.0%</td>
<td>11.5%</td>
<td>5.2%</td>
</tr>
<tr>
<td>Pentagon City MSA, w/ Met Park 6-8 proposal</td>
<td>49.2%</td>
<td>34.6%</td>
<td>11.1%</td>
<td>5.0%</td>
</tr>
</tbody>
</table>

Proposed conversion to office use on Met Park 6-8 further rebalances the use mix across the greater Pentagon City Metro Station Area (MSA)
1. Pentagon City PDSP Amendments

B. HEIGHT
Metropolitan Park Height

- Metropolitan Park Design Guidelines: call for **three 22-story** residential buildings located at east end of site;
  - To be distributed among Met Park 4/5, 6, and 7/8;

- First 22-story building delivered with Phases 4/5 (The Bartlett)

- Proposed change would:
  - Add two office buildings of 22 stories;
    (Both located at east end of site)
  - Result in **three 22-story buildings** on Met Park, as planned
Met Park Design Guidelines Tapering Recommendations

• Lower building heights on 15th street to complement development across the street, provide variety at site edges;

• Tallest heights in project core (on Eads Street) to “anchor site”;

• Lower building heights on Fern Street.
Area Heights

Existing and Planned

Met Park; Phases 6, 7/8
## Comparison of Residential VS Office Heights

**Office** floor-to-floor ceiling heights are generally higher than **residential**

<table>
<thead>
<tr>
<th>Main Roof Heights (above average grade)</th>
<th>The Bartlett</th>
<th>Approved Met Park 6</th>
<th>Proposed Phase 6</th>
<th>Proposed Phase 7/8</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>243 feet</td>
<td>235 feet</td>
<td>300 feet</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>300 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Penthouse Heights</th>
<th>The Bartlett</th>
<th>Approved Met Park 6</th>
<th>Proposed Phase 6</th>
<th>Proposed Phase 7/8</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>21 feet</td>
<td>23 feet</td>
<td>23 feet</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>23 feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Stories*</th>
<th>The Bartlett</th>
<th>Approved Met Park 6</th>
<th>Proposed Phase 6</th>
<th>Proposed Phase 7/8</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>22 stories</td>
<td>22 stories</td>
<td>22 stories</td>
</tr>
</tbody>
</table>

* C-O-2.5 Zoning District heights are regulated in stories
Height Profile
(Planned with proposed amendment)
Height impact on Ground level (Met Park 6, 7/8)

Ground level continues to meet PDSP and Met Park Guidance:
- Public open space
- Retail uses
- Streetscape per design Guidelines and Eads Street Plan
1. Pentagon City PDSP Amendments

C. DENSITY
### Metropolitan Park Remaining Density

<table>
<thead>
<tr>
<th>Use</th>
<th>Total Density Allocated to Parcel 3</th>
<th>Built Density (does not include Met Park 6 as approved in 2016)</th>
<th>Remaining Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (units)</td>
<td>3,212</td>
<td>1,809</td>
<td>1,403</td>
</tr>
<tr>
<td>Retail (square feet)</td>
<td>100,000</td>
<td>76,936</td>
<td>23,064</td>
</tr>
</tbody>
</table>

Conversion factor previously used in Pentagon City:

1 dwelling unit = 1,100 square feet of Gross Floor Area

Remaining Density Calculation:

1,403 dwelling units = 1,543,300 square feet of Gross Floor Area
## Proposed Density

<table>
<thead>
<tr>
<th></th>
<th>Density Proposed by Applicant (GFA)</th>
<th>Available Density (as Currently Allocated in PDSP)(GFA)</th>
<th>Remaining Density to be Achieved through Community Benefits (GFA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>2,082,566</td>
<td>1,543,300</td>
<td>-</td>
</tr>
<tr>
<td>Retail</td>
<td>67,115</td>
<td>23,064</td>
<td>-</td>
</tr>
<tr>
<td>Total</td>
<td>2,149,681</td>
<td>1,566,364</td>
<td>583,317</td>
</tr>
</tbody>
</table>

- Not all of the proposed density can be achieved purely by conversion of use.
- Remaining density to be achieved through contributions to affordable housing initiatives, sustainable design elements, and other commitments to community facilities.
## Overall Phased Development Site Plan Density

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Floor Area Ratio (FAR)</td>
<td>2.23</td>
</tr>
<tr>
<td>(including Pen Place entitlements)</td>
<td></td>
</tr>
<tr>
<td>Resulting FAR with Proposed Amendment</td>
<td>2.34</td>
</tr>
<tr>
<td>Max. FAR Permitted in “C-O-2.5” Zoning</td>
<td>2.5</td>
</tr>
</tbody>
</table>

Proposed density will not exceed 2.5 FAR maximum permitted in the C-O-2.5 zoning district
2: Master Transportation Plan (MTP)
Adopted Master Transportation Plan (MTP)

Planned (dead-end) street segment was originally envisioned with Phases 7/8
Evolution of PDSP Transportation Network

PDSP Transportation Goals:
- Create a more regular, urban street grid
- Improve connectivity, mobility, and local access across all modes
- Accommodate future travel demand
22202 Transit and Traffic Trends

- 1980-2015 data for the 22202 Zip Code Area
- 20% reduction in average weekday traffic since 2000
- 18% reduction in Metrorail boardings since 2010
Principal Uses in vicinity

Met Park; Phases 6, 7/8
Staff Analysis

- Proposal follows PDSP massing and density recommendations dating back to 1976;
- Proposal continues to allow for the planned open space, street grid, pedestrian experience, and recommended tapering;
- The proposed changes in use, height, and density are in the realm of consideration and can be further evaluated through the review of a detailed site plan application (SPRC).
Next Meetings

• Site Plan Review Committee Meetings
  (all meetings start at 7 p.m. and held at DPR Conference Center)
  – July 29th
  – September 23rd, preceded by walking tour
  – October 14th
• Back-up slides
Background

Zoning

GLUP Designation
General Land Use Plan

- Currently residential slightly outweighs other uses
- With proposal use would shift to non-residential at that time
- 12th Street Study in work plan
2202 Development and Traffic Trends

- 1980-2015 data for the 22202 Zip Code Area
- Since 1980 additional of approx. 7M SF office space, 2M SF retail space, 6,900 residential units, and 3,600 hotel rooms
22202 Zip Code Sub Area:

• Included Neighborhoods:
  • Arlington Ridge
  • Aurora Highlands
  • Crystal City
  • Pentagon City
  • Potomac Yard

This Area Has a Population of Approximately 21,000* People. A Growth of About 26% Since the Year 2000.

* Population data based on 2009-2013 American Communities Survey Census Data.