Metropolitan Park 6, 7/8

Site Plan

Site Plan Review Committee
July 29, 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
Pentagon City Phased Development Site Plan Boundary
Metropolitan Park (Existing Conditions)
Background

• July 15, 2019 : Long Range Planning Committee meeting
  – Topic was PDSP-level and MTP-level changes to Met Park Phases 6-8:
    • Change of Use
    • Height
    • Density
  – Conclusion was they were in the realm of possibility with detailed review of a site plan for building tapering, etc.
SPRC Discussion

Site Plans for two office buildings, Met Park 6 and Met Park 7/8

• New plan for Met Park 6 would replace approved residential plan from 2016
Guiding Documents for site

From General to specific
Guiding Documents

Zoning

GLUP Designation

- 3/4 High Medium Residential/ 1/4 Medium Office-Apartment-Hotel
- Medium Office-Apartment-Hotel
- High Medium Residential
- High Office-Apartment-Hotel
- Public
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
Metropolitan Park Design Guidelines

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.
Retail Plan

• Eads Street is “Green” (retail and retail equivalents are optional, lower transparency recommendations)
Requested Modification of Zoning regulations

- Additional Density of ~583,000 square feet
- Parking Modification to approx. 1 space/1,000 s.f. g.f.a
- Exclusions from Gross Floor Area for:

<table>
<thead>
<tr>
<th>Type</th>
<th>Gross Floor Area requested to be excluded (Both buildings combined) in square feet</th>
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<tbody>
<tr>
<td>Building Service (below grade)</td>
<td>46,762</td>
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<tr>
<td>Daycare</td>
<td>12,474</td>
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<tr>
<td>Open To Below/Atriums</td>
<td>140,504</td>
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<tr>
<td>Air Shafts</td>
<td>18,794</td>
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<tr>
<td>Storage (below grade)</td>
<td>13,258</td>
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</tbody>
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Met Park 6-8 Site Plans

SITE DESIGN AND ARCHITECTURE
Metropolitan Park Design Guidelines

• General massing/tapering advice:
  – “Three tall buildings in the project core will anchor the site and complement existing development in the east”
  – “Lower building heights at 15th Street will complement residential development on the opposite side of the street and provide variety at the site edges.”
  – Lower heights on Fern Street
Design Guidelines--Massing

Building heights shall vary so as to add interest to the skyline.

Three tall buildings in the core of the site shall serve as organizing elements and shall compliment established high rise residential development to the east.

The building base will activate the streetscape and will be scaled to enhance the pedestrian experience.

Building shall taper and step back from the streets, to provide variety at the street level, compliment nearby established uses and enhance open space within the development.
Design Guidelines

FRAMWORK PLAN

The following key features will be an integral part of Metropolitan Park’s development plan:

- The street grid shall provide for the extension of 12th Street and construction of 13th and 14th Streets between South Fern and South Eads Streets.
- A park feature shall approximate 2 acres in size and be accessible to the public.
- Building heights shall vary throughout the development generally tapering up from lower density residential development. The number of stories portrayed on the Framework Plan reflect locating all of the approved residential units between 12th Street and 15th Street. The actual number of stories may vary slightly with the approval of the 4.1 site plans. Maximum heights are indicated in each phase of development.
- Ground floor retail shall be provided along South Fern Street and 12th Street extended.
- Sidewalks shall be provided along both sides of streets and parks with other pedestrian passageways provided as appropriate to enhance access into the site. Final landscape design and the exact location of street trees will be determined at the time of site plan review and approval.
Design Guidelines -- Architecture

Individual buildings shall follow massing and stylistic strategies of traditional classical buildings, such as the division into base, shaft, and crown. Building material and color may vary from building to building so as to provide variety.

- The building base shall relate to the adjacent street and sidewalk and be scaled to enhance the pedestrian experience. The base may be characterized by light-colored masonry materials with a darker water-table and an articulated façade for first floor residential uses, and the addition of windowed facades for ground floor retail uses. Cornices may be used to differentiate the building base from the shaft. First floor height shall be a minimum of 18 feet.
- The shaft may be designed as a darker field with lighter accents so as to reinforce vertical and horizontal rhythms of the architecture and break the scale of the building.
- The building crown shall define the building at the skyline and shall incorporate as appropriate architectural elements to create a memorable image.

Architectural Elements
First floor façades shall be articulated to enliven the street and enhance the pedestrian experience.
- Street level residential shall feature individual entrances, views of courtyard open space and/or building articulation, to animate the façade and add interest to the streetscape.
- Street level commercial shall feature large windowed retail space with awnings and/or signage that varies with the commercial use.

Where balconies are provided, they shall be designed as an integral component of the façade. Mechanical systems shall either be internalized within the building or be carefully designed to blend into the building façade.

Materials
- Masonry (light and dark brick) with cast stone detailing shall be the predominant building material. The palette of materials may also include Rockcast, Precast, Atriscraft, pre-formed architectural details, and natural stone.
- Windows shall be aluminum or steel in the following configurations: casement, double hung, single hung, or slider. Color will be metallic or painted to accent the architecture.
- Balconies shall have articulated rails or low walls used in conjunction with a metal railing system.
- Loading doors shall be a solid metal horizontal slat door, painted to blend with the color of the building. Garage doors shall be solid metal or horizontal bar style designed to blend with the building façade.
Design Guidelines -- Architecture

Ground floor retail/retail equivalent uses:
• Differentiation among tenants through storefront design encouraged;
• 60-90% fenestration;
• Awnings and overhangs encouraged;
• Medical/dental offices encouraged.
Issues identified by staff

• Garage exhaust vents in façade adjacent to pedestrian area
Issues identified by staff

- Width of curb cuts for parking garage entrances and loading docks on Elm and 13th Streets