Meeting Agenda

1. Welcome and Introductions
2. Opening Remarks
3. Pentagon City Planning Background
4. Metropolitan Park 6-8 Proposal
5. Planning Commission Review Process/Schedule
6. Open House Session with Stations
7. Closing Remarks & Next Steps
Online Planning Resources

1. Crystal City and Pentagon City Adopted Policies

2. Demographics, Transportation Updates, and more

https://projects.arlingtonva.us/neighborhoods/crystal-city-development/
Online Planning Resources

1. Amazon in Arlington

   https://www.arlingtonva.us/amazon/

2. Metropolitan Park Phases 6-8 Project Page

   https://projects.arlingtonva.us/projects/met-park-phases-6-8/

---

**Amazon in Arlington**

Brings Long-term Community Investment and Improvement

- Amazon plans to host large-scale office projects in the next few years.
- The Amazon campus will be a central feature of the community.
- The project will bring significant economic benefits to the community.

**Metropolitan Park Phases 6-8**

- 1400 S. Eads St. / 501 15th St. S.
- This development is part of the Metropolitan Park Phases 6 & 7.
- The site is located in the heart of Arlington, close to public transportation.
- The project features mixed-use development, including residential and commercial spaces.
- The project is expected to create new jobs and increase the community's vibrancy.

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**Image Gallery**

- Various images showcasing the development site.
- Includes aerial views, project renderings, and community engagement activities.

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**Community Engagement**

- Regular updates on the project's progress.
- Opportunities for community members to provide feedback and input.
- Meetings with project teams and representatives.

---

**Learn More**

- Project timeline.
- Key features and amenities.
- Contact information for project inquiries.

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**Project Information**

- Location:
  - 1400 S. Eads St. / 501 15th St. S.
  - Arlington, VA 22202
- Project Size:
  - Approximately 1 million square feet.
  - Includes a mix of residential and commercial spaces.

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**About the Project**

- The project is a significant part of the community's development strategy.
- It aims to create a lively and dynamic urban environment.
- The project will contribute to the community's economic growth.
- The project will include green spaces and sustainable design elements.

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**Contacts**

- For inquiries, please contact the project team.
- Media inquiries should be directed to the appropriate contact person.

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**Site Plan Review Schedules**

- Review dates and times provided for public participation.
- Information on how to submit comments and feedback.

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**Planning Commission Schedule**

- Dates and times for planning commission meetings.
- Information on how to submit proposals and applications.

---

**Schedule of Meetings**

- Meetings are open to the public.
- Announcements and updates on project progress.

---

**Neighborhood**

- Information on the neighborhood's demographics and characteristics.
- Community events and activities.

---

**Planning**

- Planning and zoning regulations.
- Information on development standards and guidelines.

---

**Projects**

- Overview of development projects in the area.
- Details on project status and progress.

---

**Parks & Recreation**

- Information on parks, trails, and recreational facilities.
- Programs and events.

---

**Progress**

- Project updates and progress milestones.
- Information on project milestones and deadlines.

---

**Building**

- Information on building codes and regulations.
- Resources for builders and developers.

---

**Data & Research**

- Research and data on community demographics and trends.
- Data on economic and social indicators.

---

**Neighborhood**

- Information on the neighborhood's demographics and characteristics.
- Community events and activities.

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**Planning**

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**Building**

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**Data & Research**

- Research and data on community demographics and trends.
- Data on economic and social indicators.
Online Planning Resources

1. Site Plan Review Committee: A CITIZEN GUIDE

https://commissions.arlingtonva.us/planning-commission/sprc/citizens-guide/

Advisory Groups & Commissions

Site Plan Review Committee – A Citizen’s Guide

The Site Plan Review Committee (SPRC), a Citizen’s Guide is an operating guide for the committee as well as an information resource for the public. These procedures are intended to facilitate the gathering of community input from the many community stakeholders impacted by site plans and to provide guidance to the Planning Commission.

Full document: Site Plan Review Committee (SPRC) – A Citizen’s Guide

Table of Contents

- About this guide
- When is a Site Plan Development an Option?
- Role of the SPRC in the Site Plan Review Process
- Civic Engagement: The Arlington Way
- The SPRC: What Happens at Meetings
- The SPRC: Conversation: Identifying Consensus Views and Areas for Further Discussion
- Principles of Urban Design
- SPRC & Development Policy
- Summary of Major Tasks of the SPRC

Contact

Site Plan Review Coordinator
2025 Crystal Drive
Arlington, VA 22204
703-234-1322

Site Plan Review
2025 Crystal Drive
Suite 700
Arlington, VA 22204
703-234-1322
PENTAGON CITY
PLANNING BACKGROUND

July 10, 2019
Community Meeting for Met Park 6-8
Pentagon City Planning Context
Pentagon City PDSP - Background

Image Circa 1960

- Pentagon City PDSP area
- Not within future Pentagon City PDSP area
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.
1976 Master Development Plan (MDP)

Overall PDSP FAR: 2.10 (in 1976)

Y.YY Estimated FAR (floor area ratio) per Parcel

<table>
<thead>
<tr>
<th>Parcel</th>
<th>OFFICE GFA</th>
<th>COMMERCIAL GFA</th>
<th>HOTEL ROOMS</th>
<th>RESIDENTIAL UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 1</td>
<td>760,000</td>
<td>650,000</td>
<td>1,700</td>
<td>2,150</td>
</tr>
<tr>
<td>Parcel 2</td>
<td>200,000</td>
<td>100,000</td>
<td>-</td>
<td>2,250</td>
</tr>
<tr>
<td>Parcel 3</td>
<td>290,000</td>
<td>50,000</td>
<td>300</td>
<td>1,000</td>
</tr>
<tr>
<td>Parcel 4</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Parcel 5</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1,100</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,250,000</td>
<td>800,000</td>
<td>2,000</td>
<td>6,500</td>
</tr>
</tbody>
</table>

1 The original approval included on Parcel 5: 800 elderly units, (300 of which will be subsidized) and 200 low-rise family units, for a total of 800 units. Parcel 5 also included a nursing home with up to 500 beds. To be consistent with how Condition 2 treats the 300-bed nursing home in all pertinent County Board actions on the PDSP from 1984 and beyond, these 300 beds are reflected as 300 units in this table.

2 The 6,500 units reflects the inclusion of the 300-bed nursing home, as explained in footnote 1.
Pentagon Centre PDSP

- 16.8 acre site excluded from the surrounding Pentagon City PDSP
- Majority of the site initially developed in 1994 as an adaptive reuse of the former Western Electric building
County-Board Approved Pentagon City PDSP Amendments (which resulted in the reallocation of density or change in use)
Pattern of reallocating development rights across the PDSP area generally shifted density to the north and east.
### PDSP Evolution Over Time

#### Net Change Across Pentagon City PDSP | 1976-2019 Amendments

<table>
<thead>
<tr>
<th></th>
<th>Office GFA</th>
<th>Commercial GFA</th>
<th>Hotel Rooms</th>
<th>Residential Units</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1976 – Original Approval</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>1977 Amendment</strong> – Southampon and Claridge House (Parcel 5)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>1982 Amendment</strong> - Office Tenant Prospect</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>1984 Amendments</strong> – Pentagon City Mall (Parcel 1B&amp;2B)</td>
<td>-</td>
<td>+ 219,300</td>
<td>(368)</td>
<td>-</td>
</tr>
<tr>
<td><strong>1997 Amendment</strong> – Pentagon Row (Parcel 1A&amp;2A)</td>
<td>-</td>
<td>+ 300,000</td>
<td>-</td>
<td>(1,014)</td>
</tr>
<tr>
<td><strong>2009 Amendment</strong> – Metropolitan Park Retail (Parcel 3)</td>
<td>-</td>
<td>+ 100,000</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>2013 Amendment</strong> – PenPlace (Parcel 1E) (^1)</td>
<td>+ 1,809,000</td>
<td>+ 50,000</td>
<td>(583)</td>
<td>-</td>
</tr>
<tr>
<td><strong>2013 Amendment</strong> – Pentagon City Mall (Parcel 1B&amp;2B)</td>
<td>-</td>
<td>+ 60,900</td>
<td>(84)</td>
<td>-</td>
</tr>
<tr>
<td><strong>TOTAL</strong> (^2)</td>
<td>+ 1,809,000</td>
<td>+ 732,700</td>
<td>(1,035)</td>
<td>(1,014)</td>
</tr>
</tbody>
</table>

1: Approval allows for 300 residential units in lieu of equal amount of office GFA
2: Total Commercial GFA includes 2,500 GFA commercial space that was approved for Parcel 5 between 1984-1997
Pentagon City Master Development Plan (as of 2019)

ESTIMATED DENSITIES:
Conversion Factor Method¹

<table>
<thead>
<tr>
<th>SITE AREA</th>
<th>DENSITIES (all of 2D)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Acres</td>
</tr>
<tr>
<td>Parcel 1A&amp;2A</td>
<td>16.1</td>
</tr>
<tr>
<td>Parcel 1B&amp;2B</td>
<td>24.8</td>
</tr>
<tr>
<td>Parcel 1C</td>
<td>9.6</td>
</tr>
<tr>
<td>Parcel 1D²</td>
<td>11.8</td>
</tr>
<tr>
<td>Parcel 2C</td>
<td>4.6</td>
</tr>
<tr>
<td>Parcel 3</td>
<td>16.0</td>
</tr>
<tr>
<td>Parcel 4</td>
<td>12.0</td>
</tr>
<tr>
<td>Parcel 5</td>
<td>17.0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>116.5</strong></td>
</tr>
</tbody>
</table>

NOTES:
1 - Hotel rooms converted into GFA using a conversion Factor of 725 gross square feet per hotel room. Residential units converted into GFA using a conversion factor of 1,380 gross square feet per residential unit.
2 - Parcel 1D converted into GFA using the mentioned conversion factor for Marriott twenty, actual hotel GFA used for Pentagone development as provided in final plan report.
3 - Individual parcel estimates are for the area listed in original Pentagon City MDP (2006), except for Parcel 1A&2A, 1B&2B, 1C, 1D, and 1G, which listed a area reflect those not in associated final site plan approved area listed in Development in the Amiss Corridor 2006.
6 - Based on Rule 9, at 132 acres, initial (parcels) collectively do not meet metropolitan area included as part of the Pentagon City MDP in 2006.

Overall PDSP FAR: 2.23 (all density)

Y.YY Estimated FAR (floor area ratio) per Parcel
PDSP Evolution Over Time

Approved PDSP Density by Parcel (Remaining Unbuilt)

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Details</th>
<th>Remaining Unbuilt</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A-2A</td>
<td>Pentagon Row</td>
<td>3,000 SF Commercial</td>
</tr>
<tr>
<td>1B-2B</td>
<td>PC Mall</td>
<td>9,935 SF Commercial</td>
</tr>
<tr>
<td>1C</td>
<td>Lincoln/Brookfield</td>
<td>33,128 SF Office</td>
</tr>
<tr>
<td>1D</td>
<td>PenPlace</td>
<td>1,809,000 SF Office</td>
</tr>
<tr>
<td></td>
<td></td>
<td>50,000 SF Commercial</td>
</tr>
<tr>
<td></td>
<td></td>
<td>300 Hotel Rooms</td>
</tr>
<tr>
<td>2C</td>
<td>The Metropolitan</td>
<td>0</td>
</tr>
<tr>
<td>3</td>
<td>Met Park</td>
<td>1,403 Res. Units (or 826 incl. MP 6)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>23,818 SF Comm. (or 14,153 incl. MP 6)</td>
</tr>
<tr>
<td>4</td>
<td>VH Park exp.</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>Claridge, Southampton</td>
<td>58 Residential Units</td>
</tr>
<tr>
<td>TOTAL Approved, Not Yet Built</td>
<td>1,461 Residential Units</td>
<td>1,842,128 Office</td>
</tr>
<tr>
<td></td>
<td></td>
<td>86,753 SF Commercial</td>
</tr>
<tr>
<td></td>
<td></td>
<td>300 Hotel Rooms</td>
</tr>
</tbody>
</table>
In 1997, Pentagon City Task Force established a number of planning principles for this block (among others which applied to the Pentagon City area as a whole)

Guiding principles were developed in 2008 as part of LRPC discussions in response to a PDSP and site plan application (also included changes to the GLUP and zoning designations)
Evolution of Pentagon City | Networks: Past, Present and Future
OPEN HOUSE SESSION

July 10, 2019  Community Meeting for Met Park 6-8
Open House Stations

1. Open Space
2. Transportation
3. Planning
4. Review Process
5. Housing
6. General Comments

County staff and members of the applicant’s design team will be at each station to capture feedback and answer any questions.

Community Feedback Form

Metropolitan Park 6-8

07/10/2019

Topic: ________________________________

Comments:

____________________________________

____________________________________

____________________________________

____________________________________
CLOSING REMARKS
Upcoming Schedule:

**Long Range Planning Committee:**
Monday, July 15th @ 7pm

**Site Plan Review Committee:**
1. July 29th @ 7pm
2. September 23rd @ 7pm
3. October 14th @ 7pm

Project website will have tonight’s presentation and many other resources associated with the proposed site plan

https://projects.arlingtonva.us/projects/met-park-phases-6-8/
Thank You