

# Metropolitan Park 6, 7/8



**Site Plan Review Committee**

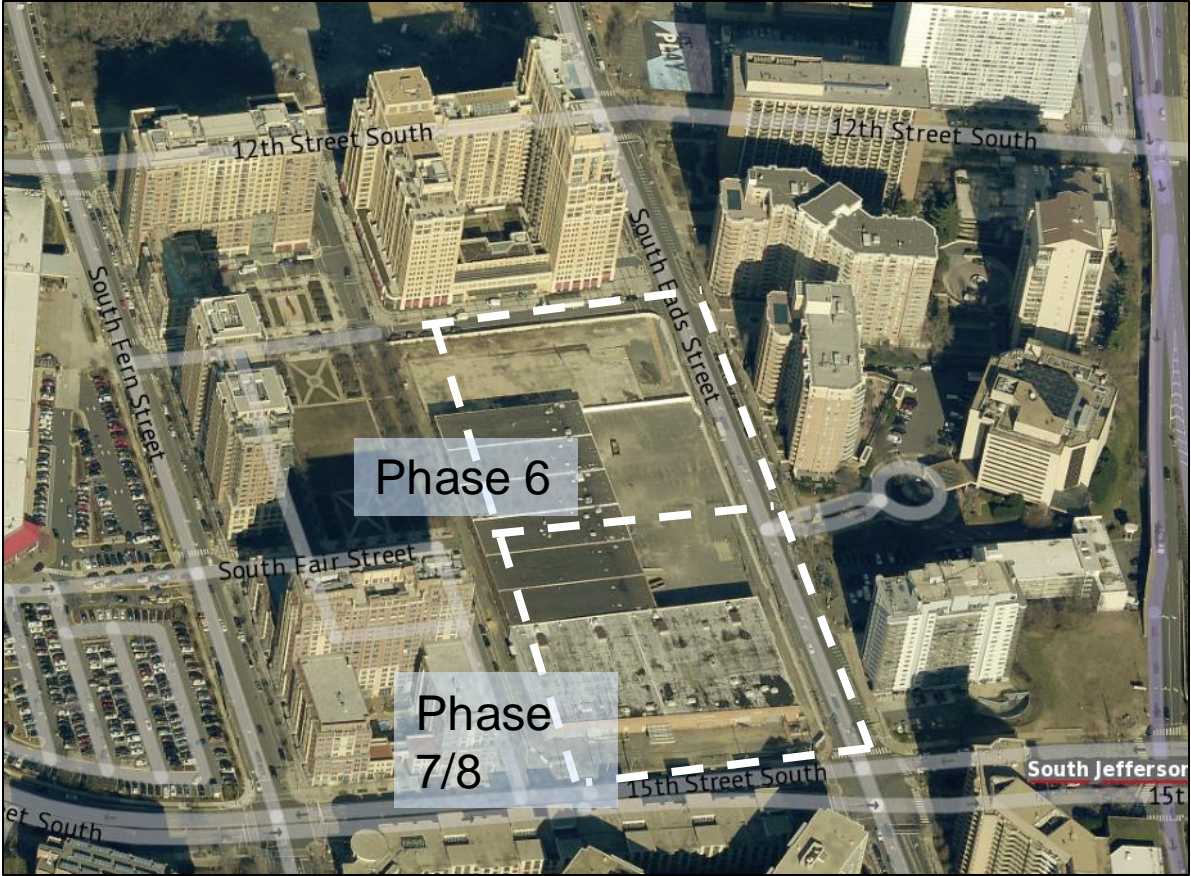
October 14, 2019

# Metropolitan Park Remaining Density

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

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

	Density Proposed by Applicant (GFA) (As of Sep. 2019)	Available Density (as Currently Allocated in PDSP)(GFA)	Additional Density to be Achieved through Contributions to Affordable Housing, Community Facilities, Open Space, and/or sustainable development (GFA)
Office	2,088,864	1,543,300	-
Retail	54,370	23,064	-
<b>Total</b>	<b>2,143,234</b>	<b>1,566,364</b>	<b>576,870</b>



- 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.

# Site Plan Mitigation

- Site Plan Mitigation *not* Associated with a request for Additional Density Includes:
  - Completion of planned street network.
  - Dedication of last part of the planned Central green.
  - Undergrounding of utilities.
  - On-site public art or a contribution to public art in Pentagon City.
  - Base Contribution to affordable housing, either cash or units.
  - Streetscape around site.