Introduction

Applications:
1. Master Transportation Plan Amendment;
2. Phased Development Site Plan Amendment to the Pentagon City Phased Development Site Plan (PDSP #105);
3. Site Plans for two office buildings, Met Park 6 and Met Park 7/8; and
4. Site Plan amendments for Met Park Phases 1-3.
Background—Pentagon City
Metropolitan Park (Existing Conditions)
Guiding Documents

Zoning

GLUP Designation

C-O-2.5

¾ High Medium Residential/¼ 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
Pentagon City
Evolution Over Time
1976 - present

Pattern of reallocating development, esp. residential, to the north and east.
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.
Design Guidelines: 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
Design Guidelines: Massing

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

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

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

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

- Remove 14th Road South, East of South Elm Street

1-Pentagon City/Metropolitan Park Area
20-Bike Share Stations (see MTP Bicycle Element Appendix F for additional detail)
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; and

C. **Density:** Convert unused residential density allocated to the Met Park block to office gross floor area; and incorporate additional density to be earned.
Proposed Height and Massing
Design Guidelines: Ground Level Plan and Open Space

- **Design Guidelines**

- **Applicant’s Proposal**
Proposed Architecture
Architectural Detail
Proposed Public Open Space

• Applicant constructing and providing easement for last required segment of open space per the Design Guidelines (approx. 18,000 s.f.) and, in addition:
  • Additional ~5,400 s.f. public open space w/ Met Park 6 and;
  • ~13,000 s.f. open space Met Park 7/8;
• All will be part of master planning process
  – Constructed and maintained by applicant
Public open space layout
Requested Modification of Zoning regulations

• Additional Density of 585,747 square feet;
• Parking Modification to approx. 1 space/1,100 s.f. g.f.a;
• Modification of Penthouse height from 23 feet to 29.5 feet;
• Exclusions from Gross Floor Area for below-grade storage, air shafts, areas open to below (mezzanine areas).
Phases 1, 2 & 3 SP Amendment

• SP Condition amendment related to dedication of streets requirement and timing
  o 13th Street South
  o South Elm Street
Mitigation

Site Plan Mitigation
• 3 new traffic lights
• Protected bike lanes around site
• Granting, constructing, maintaining new public open spaces on site
• 3 Bus Islands w/shelters
• $7.5 mil. Base AHIF contribution
• TDM
• $225k Public art (contribution or on-site)
• Constructing, maintaining new public streets
• Streetscape, utility undergrounding
• In-Building wireless

Mitigation associated with request for additional density
• LEED Platinum
• $12.5 Million AHIF contribution
• Public use of event space
• Off-site transportation improvements
• $14 million constructing and maintain adjacent Met Park segments owned by others
Public Engagement

- July 10, 2019: Community Meeting;
- July 15, 2019: Long Range Planning Committee;
- July 29, 2019: Site Plan Review Committee (SPRC) #1;
- September 23, 2019: SPRC #2;
- October 14, 2019: SPRC #3;
- October 28, 2019: Environment and Energy Conservation Commission (E2C2);
- November 19, 2019: Disability Advisory Commission;
- November 19, 2019: Parks and Recreation Commission;
- November 25, 2019: Transportation Commission;
- December 2, 2019: Planning Commission;
- December 5, 2019: Citizens Advisory Commission on Housing.
Conclusions

• Applications advance principles of:
  – Pentagon City PDSP
  – Metropolitan Park Design Guidelines
• Additional density above base is appropriately mitigated and building massing is carefully designed
  – Mitigation based on adopted policies as the MTP, PSMP, and AHMP
• Proposed zoning modifications are appropriate for the site and result in better design
Recommendation

• Recommend Approval of Items A-D