

**SITE PLAN REVIEW COMMITTEE**  
**MEETING AGENDA**

**DATE:** Thursday, April 26, 2012  
**TIME:** 7:00 – 8:30 p.m.  
**PLACE:** 2100 Clarendon Boulevard  
Aurora Hills Community Center  
735 18th Street South  
Arlington, VA 22202

**SPRC STAFF COORDINATOR:** Samia Byrd, 703-228-3525

- Item 1. Pentagon City Phased Development Site Plan (PDSP) Amendment (SP# 105) 7:00 pm – 8:30 pm**  
– PenPlace  
(RPC#s 35-003-012, -014, -032, -033)  
Scheduled to be heard no earlier than the September 2012 PC and CB meetings.  
*Jason Beske (CPHD Staff)*

The Site Plan Review Committee (SPRC) is comprised of Planning Commission members, representatives from other relevant commissions and several appointed citizens. The SPRC reviews all site plans and major site plan amendments requests, which are submitted to the County Board and the Planning Commission for consideration. The major responsibilities of the SPRC are the following:

1. Review site plan or major site plan amendment requests in detail.
2. Advise the Planning Commission by recommending the appropriate action in regard to a specific plan and any conditions, which it might determine to be necessary or appropriate.
3. Provide a forum by which interested citizens, civic associations and neighborhood conservation committees can review and comment on a particular plan, or the effects that the proposed project might have on the neighborhood.

In order to save copying costs, staff has selectively chosen the reduced drawings to be included in this package. The complete full size drawings are available for review in the Arlington County Zoning Office, 10<sup>th</sup> Floor, Courthouse Plaza, 2100 Clarendon Boulevard and also in the Central Library's Virginia Room, 1015 N. Quincy St., (703) 228-5990.

For more information on the Arlington County Planning Commission, go to their web site  
<http://www.arlingtonva.us/Departments/Commissions/plancom/PlancomMain.aspx?InsLinkID=978>

For more information on the Site Plan public review process, go to the Arlington County Planning Division's web site on Development Proposals/Site Plans  
[http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site\\_plans/CPHDPlanningApplicationsSite\\_plansMain.aspx](http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSite_plansMain.aspx)

To view the current Site Plan Review Committee schedule, go to the web site  
[http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site\\_plans/CPHDPlanningApplicationsSPRCSchedule.aspx](http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSPRCSchedule.aspx)

**ITEM 1**  
**Pentagon City PDSP Amendment (PenPlace)**  
(RPC#s 35-003-012, -014, -032, -033)

**AGENDA: First Meeting—February 6, 2012**

- 1) Informational Presentation
  - a) Overview of modified SPRC review process (Staff)
  - b) Debrief on November 1, 2011 County Board/Planning Commission work session including Draft Guiding Principles (Staff)
  - c) Land Use & Zoning background (Staff)
    - i) Relationship of project to existing zoning
      - (1) Requested bonus density, height, etc.
      - (2) Requested modification of use regulations
  - d) Presentation of Site Plan proposal (Applicant)

**AGENDA: Second Meeting—April 26, 2012**

- 1) Meeting introduction
- 2) Process summary (Staff)
- 3) Secure facilities presentation (Staff)
- 4) Civic Association presentation(s)

**Site Location:** The 12.2-acre is located in the Pentagon City Metro Station area on the block bounded by Army Navy Drive to the north, S. Eads Street to the east, the Metropolitan Park development to the south and S. Fern Street to the west.

**Applicant Information:**

**Applicant**

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**BACKGROUND:** An amendment is proposed to SP# 105, the 116-acre Pentagon City Phased Development Site Plan (PDSP) for Parcel 1D of the PDSP area. Parcel 1D comprises the block bounded by South Fern Street, Army Navy Drive, South Eads Street, and the future extension of 12<sup>th</sup> Street South with the Metropolitan Park site to the south. The PenPlace site comprises the majority of Parcel 1D, and does not include the existing Marriott Residence Inn property at the

northwestern portion of the block. Parcel 1D lies at the northeastern portion of both the area designated as the Pentagon City “Coordinated Development District” on February 9, 1974 and the Pentagon City PDSP boundary established by the Pentagon City Master Plan adopted in 1976.

At a joint work session between the County Board and Planning Commission in November 2011, the County Board provided feedback on the Draft Guiding Principles that were developed during the six-month Special Study for the PenPlace site. The Long Range Planning Committee reviewed the project over five meetings.

With the subject PDSP amendment, it is proposed that the approvals for Parcel 1D under the PDSP would change. The proposed amendment includes an increase in density, change in use including consideration of office use for the site, and an increase in the maximum permitted building heights.

**The following provides additional information about the site and location:**

Site: The subject site is located in the Pentagon City Metro station area on the block generally bounded by Army Navy Drive to the north, S. Eads Street to the east, the Metropolitan Park phased development (and future extension of 12<sup>th</sup> Street S.) to the south and S. Fern Street to the west. The surrounding land uses are as follows:



To the north: Immediately adjacent, 16-story Marriott Residence Inn. Across Army Navy Drive, Pentagon Reservation surface parking lots.

To the east: Across S. Eads Street, 10-story Lerner Enterprises office building, 15-story Doubletree Hotel, 2-story Verizon Virginia utility building, and 21-story Lenox Club residential building.

To the south: Immediately adjacent, ongoing future build out of Metropolitan Park development (Phases 3 and 4).

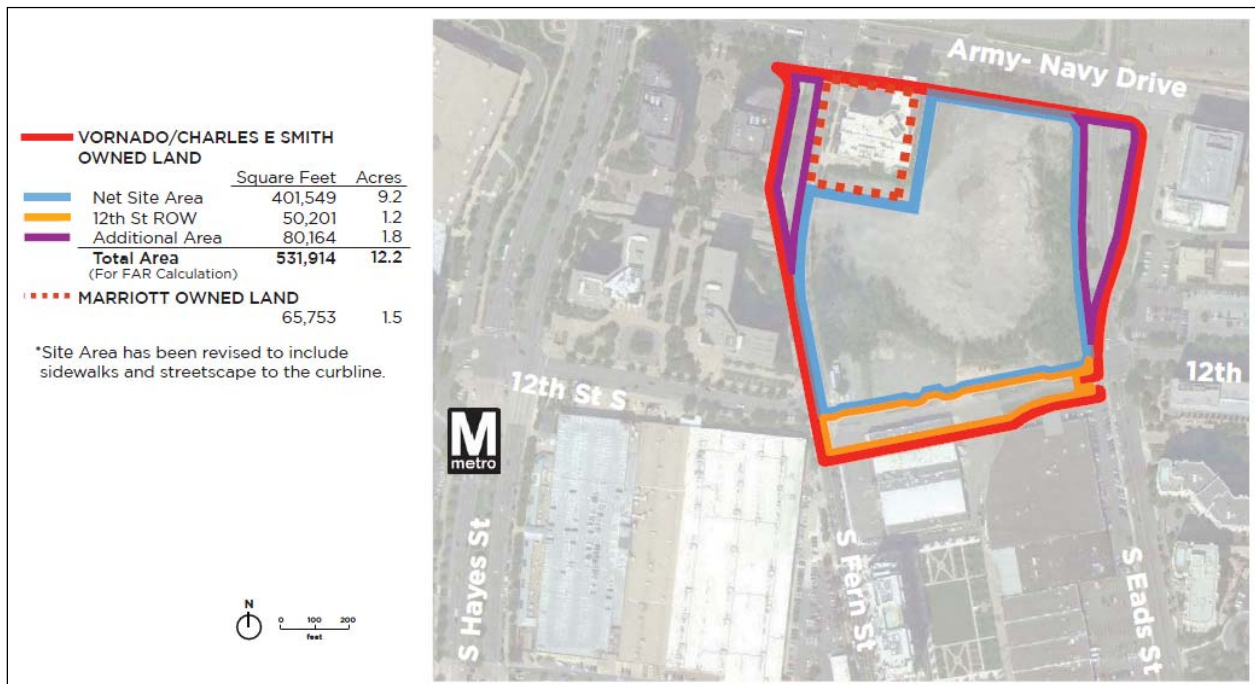
To the west: Immediately adjacent, 16-story Marriott Residence Inn. Across S. Fern Street, 12-story office buildings (MCI Buildings and Lincoln Place).

Zoning: “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts.

General Land Use Plan Designation: Three-fourths “High-Medium” Residential (maximum 3.24 FAR Residential) and one-fourth “Medium” Office-Apartment-Hotel (maximum 2.5 FAR Office, 115 units/acre Apartment, and 180 units/acre Hotel) development.

Neighborhood: Aurora Highlands Civic Association

**Existing Development:** The PenPlace site is currently vacant, with the exception of a trailer at the southwest corner of the property that houses a carryout establishment. Parcel 1D is a total of 10.2 acres. Within this, the PenPlace net site area comprises 9.2 acres (buildable area) from a total of 12.2<sup>1</sup> acres (actual site area) of land owned by Vornado/Charles E. Smith.



Under the proposed site plan amendment, a segment of 12<sup>th</sup> Street South would be completed, located between South Fern and South Eads Streets. In addition, the developer is proposing five buildings on the site, four primarily office buildings and a hotel along the future extension of 12<sup>th</sup> Street South. The two proposed buildings along this segment of 12<sup>th</sup> Street would also have ground-floor retail.

<sup>1</sup> A portion of the property – along S. Eads Street – is located outside of the Pentagon City PDSP area.

**Development Potential:** The following provides a summary of the approved density for Parcel 1D under the current Pentagon City Phased Development Site Plan and the proposed density under the subject PDSP amendment request.

Site Area: 531,914 sq ft	DENSITY ALLOWED FOR PARCEL 1D	DENSITY ALLOWED FOR PARCEL 1D ASSUMING TRANSFER WITH PARCEL 3	PROPOSED PDSP AMENDMENT
Pentagon City PDSP	<u>Hotel:</u> 882 rooms (300 rooms have been constructed – Marriott Residence Inn)  <u>Residential:</u> 930 units	<u>Hotel:</u> 1,182 rooms (300 rooms have been constructed – Marriott Residence Inn)	<u>Hotel:</u> 300 rooms (282,600 sf)  <u>Office:</u> 1,809,000 sf

**Proposed Development:** The following table is a preliminary statistical summary for the proposed Phased Development Site Plan amendment:

	Proposed
<b>SITE AREA<sup>2</sup></b>	531,914 sq ft (12.21 Ac)
<b>Site Area Allocations</b>	
Office/Commercial	460,046 sq ft (10.56 Ac)
Hotel	71,868 sq ft (1.65 Ac)
<b>Density<sup>3</sup></b>	
Office/Commercial <sup>4</sup>	1,809,000 sq ft
Hotel	282,600 sq ft
Total Office/Commercial FAR	3.40 FAR
Total Hotel FAR	0.53 FAR
Total Site Plan GFA	2,091,600 sq ft
Total Site Plan FAR	3.93 FAR
<b>PDSP Max. Permitted Density<sup>5</sup></b>	<b>1.33 FAR</b>
<b>PDSP Max. Permitted Office/Commercial Density</b>	<b>0.00 FAR</b>
<b>PDSP Max Permitted Hotel Density<sup>6</sup></b>	<b>1.33 FAR</b>
<b>Building Height<sup>7</sup></b>	
Average Site Elevation	39.10 ft
Commercial Office Building #1	
Main Roof Elevation	278.10 ft
Main Roof Height	239.0 ft
Commercial Office Building #2	
Main Roof Elevation	330.10 ft
Main Roof Height	291.0 ft
Dept. of Defense Office Building #1	
Main Roof Elevation	330.10 ft

<sup>2</sup> The site area for the PenPlace proposal does not encompass all of Parcel 1D. Parcel 1D includes the PenPlace site in addition to the existing Marriott Residence Inn property.

<sup>3</sup> Proposal requests conversion of 582 hotel rooms to office density. Balance of requested density is proposed as TDR density from properties located on the North Tract and Zoning Ordinance bonus density provisions including LEED certification and extraordinary community benefits.

<sup>4</sup> Retail use was not included as part of the PDSP amendment application that was filed in Fall 2010. However, throughout the long-range planning study for Parcel 1D, as specified in the Draft Guiding Principles, staff and the applicant agreed that there would be ground floor retail along 12<sup>th</sup> Street South. The specific amount of retail will be identified through the site plan review process for this project.

<sup>5</sup> Assumes density transfer between Parcel 1D and Parcel 3.

<sup>6</sup> Assumes hotel room conversion factor of 800 sf /hotel room.

<sup>7</sup> Penthouse height not specified in application.

	<b>Proposed</b>
Main Roof Height	291.0 ft
<b>Dept. of Defense Office Building #2</b>	
Main Roof Elevation	200.10 ft
Main Roof Height	161.0 ft
<b>Hotel</b>	
Main Roof Elevation	178.10 ft
Main Roof Height	139.00 ft
<b>“C-O-2.5” Max. Permitted Main Roof Height (Office)</b>	<b>12 stories</b>
<b>“C-O-2.5” Max. Permitted Main Roof Height (Hotel)</b>	<b>16 stories</b>
<b>Parking</b>	
Office Parking Spaces	2,010 spaces
Office Parking Ratio	1 sp/900 sq ft
Hotel Parking Spaces	225 spaces
Hotel Parking Ratio	0.75 sp/room
<b>Standard Site Plan Office/Commercial Parking Ratio</b>	<b>1 space/580 sq ft</b>
<b>“C-O-2.5” Required Hotel Parking Ratio</b>	<b>1 space/room</b>
<b>LEED Score</b>	TBD
<b>Coverage</b>	91,200 sq ft (17.1%)

**Density and Uses:** The subject site is zoned “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts and is designated as three-fourths “High-Medium” Residential (maximum 3.24 FAR Residential) and one-fourth “Medium” Office-Apartment-Hotel (maximum 2.5 FAR Office, 115 units/acre Apartment, and 180 units/acre Hotel) development, which is consistent with the site’s zoning. The following five buildings are proposed at a total FAR of 3.93:

<b>Building</b>	<b>Gross Floor Area (sf)</b>	<b>Building Height (ft)</b>
Office #1 (Commercial)	513,600	239
Office #2 (Commercial)	506,400	291
Office #1 (Department of Defense)	477,000	291
Office #2 (Department of Defense)	312,000	161
Hotel	282,600 (300 rooms)	139
<b>TOTAL</b>	<b>2,091,600</b>	<b>--</b>

The proposed uses are consistent with the Zoning Ordinance uses permitted under the “C-O-2.5” zoning district. However, the proposed uses are not consistent with the PDSP allocation for Parcel 1D, which currently permits 882 hotel rooms (300 have already been constructed) and 930 residential units. The requested density also exceeds the allocated density for Parcel 1D. Assuming that the anticipated density transfer with Parcel 3 (the Metropolitan Park block) directly to the south takes place, a total of 1,182 hotel rooms (less the 300 already constructed) would be permitted to be built on Parcel 1D. The applicant is proposing to convert the approval for 582 hotel rooms into office density and construct the remaining 300 hotel units in a hotel building. Assuming a hotel-to-office conversion ratio of 1 room to 800 square feet of office use, 582 hotel rooms would equate to 465,600 sf of office GFA. The applicant is proposing a total of 1,809,000 sf of office density. It is proposed that the additional 1,343,400 sf of additional office density would result from a combination of TDRs, bonus density for LEED certification,<sup>8</sup> and bonus density provisions for extraordinary community benefits.

<sup>8</sup> A specific level of LEED certification was not proposed in the PDSP amendment application, but will be determined during staff review.

**Site and Design:** The existing superblock is proposed to be divided primarily by two new east—west streets and a partial extension of Elm Street from the approved Metropolitan Park project located to the south of the PenPlace site. In addition, 12<sup>th</sup> Street S. is proposed to be extended between Parcel 1D and Parcel 3. The applicant is proposing to dedicate approximately 1.2 acres for this new street segment. The site area also includes approximately 1.8 acres of applicant-owned property that is within the S. Fern Street and S. Eads Street ROW.



Two buildings are proposed along the future 12<sup>th</sup> Street S. segment, a 300-unit, 12 story (139 feet) hotel with 15,000 to 28,000 square foot floor plates, and an 18-22 story (291 feet) commercial office building with 26,000 square foot floor plates. Although the application does not include ground-floor on this proposed street, discussions with staff and throughout the LRPC review process (Guiding Principles A.9, B.2, & E.3) have centered on the desire to have continuous ground-floor retail along this portion of 12<sup>th</sup> Street S. The applicant recently studied the amount of retail to incorporate and is currently proposing approximately 25,000 square feet of retail along this frontage.

Two secure office buildings are proposed in the center of the site, each with 26,000 sf floor plates and 82 foot setbacks (standoff distances). The office building along S. Fern Street is proposed at

18 to 22 stories (291 feet). The secure facility along S. Eads Street is proposed at 12 stories (161 feet). Guiding Principle A.5 discusses the importance of designing secure facilities with good urban design practices.

Finally, a second commercial office building is proposed at the intersection of Army Navy Drive and S. Eads Street. This building is planned with 26,000 sf floor plates and is proposed to be 18 floors and 239 feet tall.

Access to below-grade parking containing 2,235 parking spaces is proposed from both new internal streets and from Army Navy Drive. Guiding Principle E.3. recommends that all parking garage entrances and loading areas be located on secondary streets and not located along S. Fern Street, Army Navy Drive, S. Eads Street, and 12<sup>th</sup> Street S.

Open space areas are proposed throughout the site. Category D within the Guiding Principles provides guidance on open space areas for the site.

Specific building designs are not proposed with the subject PDSP amendment. Detailed designs would accompany a Final Site Plan proposal for a building or buildings. A Final Site Plan may or may not be filed for concurrent review with the PDSP amendment proposal currently under consideration.

**LEED:** The applicant proposes that the building would be certified under the U.S. Green Building Council's LEED program. No detailed architectural work has been completed on any of the proposed buildings. During the site plan review process for the subject PDSP amendment, the applicant's proposals for compliance with LEED (Core and Shell of New Construction) will be discussed with staff and a Scorecard submitted for each of the buildings proposed.

**Transportation:**

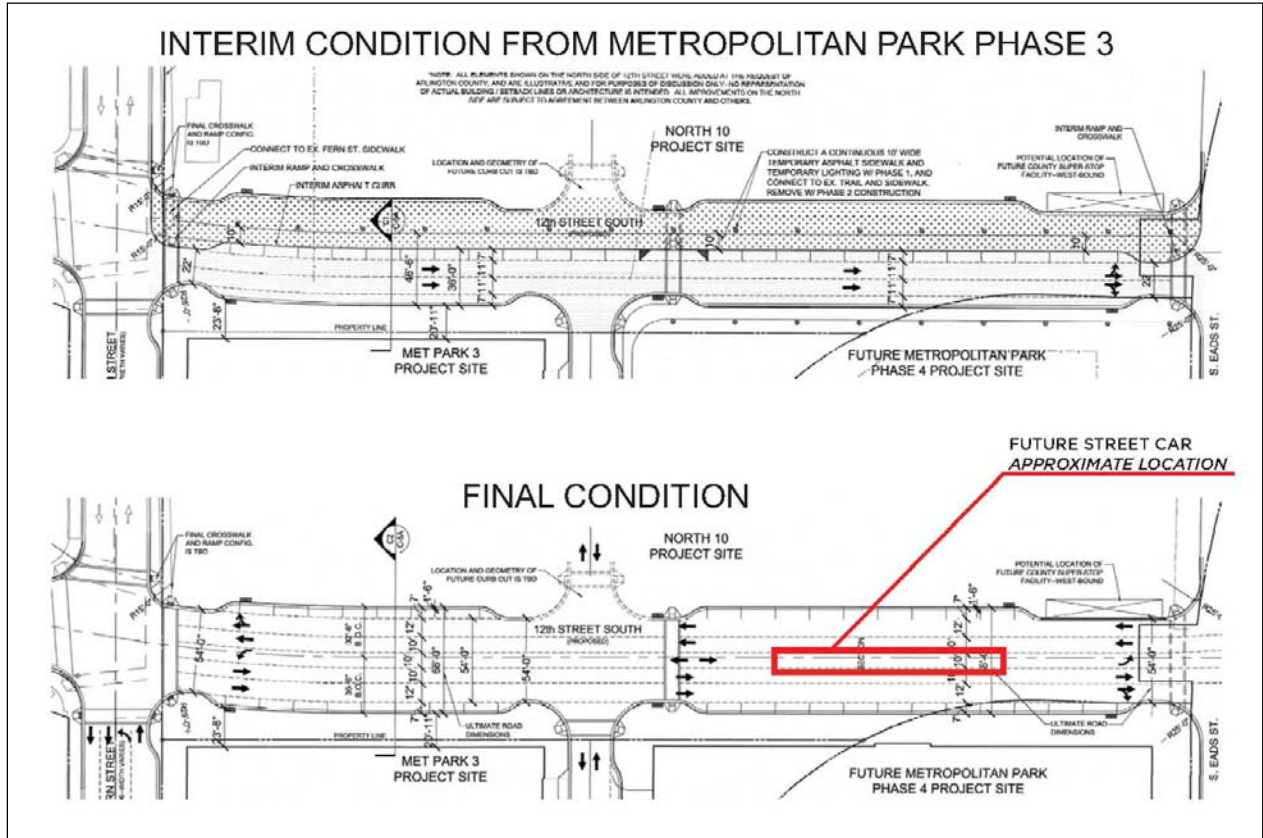
Streets: The site consists of the following street frontages: Army Navy Drive, South Fern Street, 12<sup>th</sup> Street, and South Eads Street. The *Master Transportation Plan* classifies South Fern Street, South Eads and Army Navy Drive all as a Type B Arterial (Primary Urban Mixed-Use). Twelfth Street South is identified as a portion of the County's "Primary Transit Network" and is intended to support dedicated transit as part of the Crystal City/Potomac Yards transit improvements. Arterial streets and interstates in the vicinity of the site include U.S. Route 1, Crystal Drive, Army Navy Drive, and I-395.

Public Transit: The project site is conveniently located between the Pentagon City and Crystal City Metrorail stations. Both stations are within walking distance; the Pentagon City station is located only one block to the west of the site along 12<sup>th</sup> Street South. The site is also served by existing Arlington Transit (ART) bus routes (ART 9A, 9E and 10A) focused on 15<sup>th</sup> Street and Eads Street. The ART 10A with service between Pentagon and Hunting Towers is currently routed along 15<sup>th</sup> Street, while the ART 9A and 9E currently run along Eads Street with service between the Pentagon and Alexandria.

Located adjacent to the site, 12<sup>th</sup> Street South is identified as part of Arlington County's "Primary Transit" network. With the full build out of 12<sup>th</sup> Street South, completing the missing link



between South Eads Street and South Fern Street, the street is planned to support dedicated transit lanes. Arlington County intends to provide high frequency transit service between Pentagon City and Potomac Yards utilizing dedicated transit lanes. The proposed ultimate cross section for 12<sup>th</sup> Street South will provide a 72-foot cross section including on-street parking that could support either a streetcar/light rail or a bus rapid transit system.



**Bicycle Access:** On-street bicycle lanes are provided on 15<sup>th</sup> Street South connecting Crystal Drive and South Joyce Street. In addition Arlington County is work to improve the bicycle facilities along Army Navy Drive with a dedicated cycle track.

**DISCUSSION**

**Modification of Use Regulations:** The following modifications to Zoning Ordinance requirements are requested with the subject site plan proposal:

- The following modifications for bonus density under the provisions of Section 36.H. are anticipated, however no specific bonus provision requests were detailed in the application:
  - LEED bonus
  - Affordable housing
  - Extraordinary community benefits

- Reduce the office parking ratio to (1) one space per 900 sq ft of office gross floor area from the one (1) space per 580 sq ft of office gross floor area, which is the standard site plan ratio for office/commercial use.
- Reduce the hotel parking ratio to 0.75 spaces per hotel room from the one (1) space per hotel room ratio required by the Zoning Ordinance.

**Approved Policies and Plans:** The subject site is guided by the *Pentagon City Master Development* of February 1976, the Pentagon City Phased Development Site Plan of 1976 (as amended), and the *Report of the Pentagon City Planning Task Force* of 1997. See the “Development Potential” section of this report for clarification on the specific use and density allocation for Parcel 1D under the Pentagon City PDSP (as amended).

*Transfer of Development Rights.* The applicant proposes to transfer density from parcels under County control on the North Tract. Staff is in the process of evaluating the amount of density that may be available for transfer to Parcel 1D. Under the County’s TDR Policy, in order for density to be transferred, the County Board must certify the density to be transferred by certifying both a “sending site” and a “receiving site.” The TDR Policy also states that additional density and other development rights associated with TDRs shall be subject to the limitations on maximum height and other building form regulations applicable to the receiving site, as provided for in the zoning district regulations, the GLUP, and other adopted plans for the area.

**Issues:** The following preliminary issues have been identified with the subject site plan amendment:

- TDR analysis related to the sending sites and receiving site.
- Large bonus density request and transportation analysis as linked to increase in density.
- Use-mix.
- Design of secure facilities.
- Reduced parking ratios for office and hotel uses.
- Location, amount and design of open space areas.
- Proposed building heights exceed permitted maximum heights for the site.
- Location of proposed parking entrances.
- Construction phasing, including timing for new segment of 12<sup>th</sup> Street S. and associated dedicated transit.

The first SPRC meeting for the subject PDSP amendment proposal was held on February 23, 2012. At that meeting, staff and the applicant provided an overview of the proposal for amend the PDSP for Parcel 1D. In addition, staff and SPRC members discussed the introduction of a modified SPRC process. It was ultimately determined that the subject proposal would follow the standard SPRC process with the exception that the Civic Association’s would be given an opportunity for brief presentations at the second meeting of the SPRC.

**SPRC Neighborhood Members for this Site Plan:**

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**Planning Commissioner Chairing this Item:**

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