

**SITE PLAN REVIEW COMMITTEE
MEETING AGENDA**

DATE: Monday, May 14, 2012
TIME: 7:00 – 8:30 p.m.
PLACE: 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, 10th 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

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

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)

AGENDA: Third Meeting—May 14, 2012

- 1) Meeting introduction
- 2) Site design and characteristics presentation (Applicant)
- 3) Summary of outstanding issues relating to site design and characteristics (Staff)
- 4) SPRC Discussion

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 12th 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 12th 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).

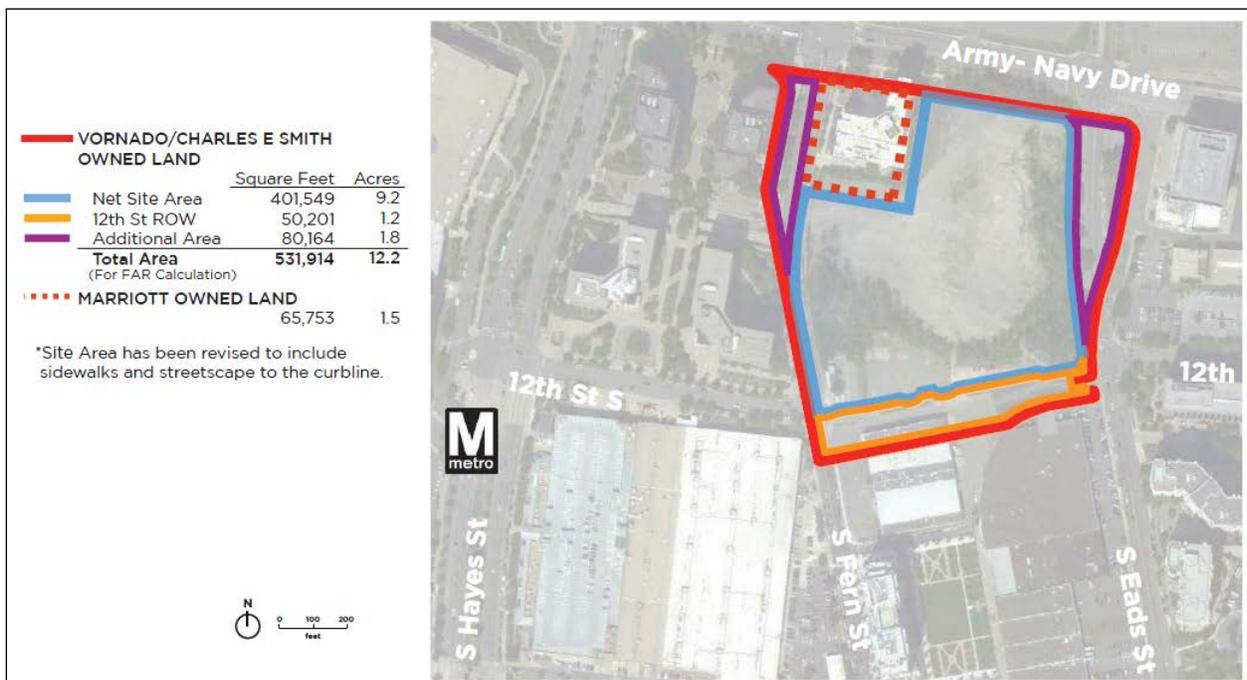
To the west: Immediately adjacent, 16-story Marriott Residence Inn. Across S. Fern Street, 12-story office buildings (MCI Buildings and Lincoln Place).

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 12.2¹ acres (actual site area) of land owned by Vornado/Charles E. Smith.



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

Under the proposed site plan amendment, a segment of 12th 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 12th Street South. The two proposed buildings along this segment of 12th Street would also have ground-floor retail.

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
SITE AREA ²	531,914 sq ft (12.21 Ac)
Site Area Allocations	
Office/Commercial	460,046 sq ft (10.56 Ac)
Hotel	71,868 sq ft (1.65 Ac)
Density ³	
Office/Commercial ⁴	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
PDSP Max. Permitted Density ⁵	1.33 FAR
PDSP Max. Permitted Office/Commercial Density	0.00 FAR
PDSP Max Permitted Hotel Density ⁶	1.33 FAR
Building Height ⁷	
Average Site Elevation	39.10 ft
Commercial Office Building #1	

² 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.

³ 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.

⁴ 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 12th Street South. The specific amount of retail will be identified through the site plan review process for this project.

⁵ Assumes density transfer between Parcel 1D and Parcel 3.

⁶ Assumes hotel room conversion factor of 800 sf /hotel room.

⁷ Penthouse height not specified in application.

	Proposed
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
Main Roof Height	291.0 ft
Dept. of Defense Office Building #2	
Main Roof Elevation	200.10 ft
Main Roof Height	161.0 ft
Hotel	
Main Roof Elevation	178.10 ft
Main Roof Height	139.00 ft
“C-O-2.5” Max. Permitted Main Roof Height (Office)	
	12 stories
“C-O-2.5” Max. Permitted Main Roof Height (Hotel)	
	16 stories
Parking	
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
Standard Site Plan Office/Commercial Parking Ratio	
	1 space/580 sq ft
“C-O-2.5” Required Hotel Parking Ratio	
	1 space/room
LEED Score	
	TBD
Coverage	
	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:

Building	Gross Floor Area (sf)	Building Height (ft)
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
TOTAL	2,091,600	--

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,⁸ and bonus density provisions for extraordinary community benefits.

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, 12th 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 12th 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

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

ground-floor retail along this portion of 12th 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 12th 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.

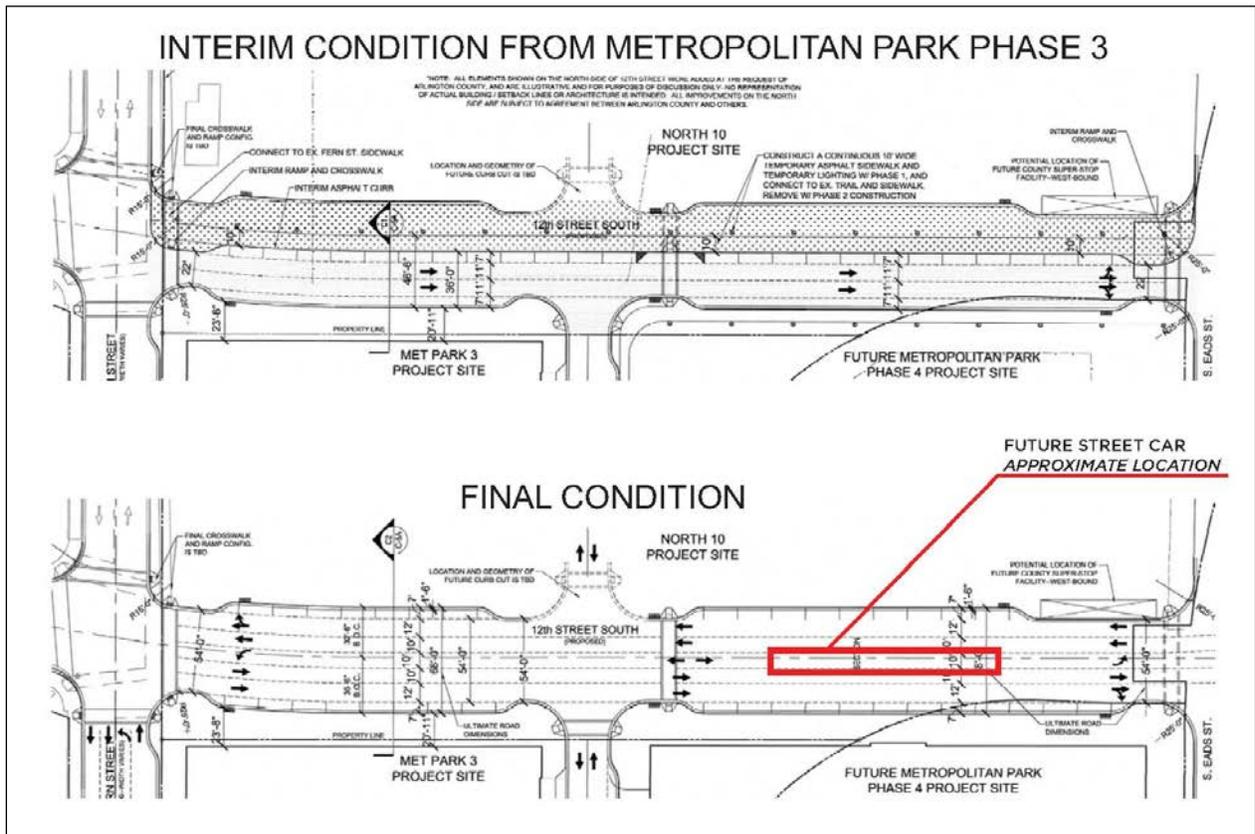
Transportation:

Streets: The site consists of the following street frontages: Army Navy Drive, South Fern Street, 12th 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 12th Street South. The site is also served by existing Arlington Transit (ART) bus routes (ART 9A, 9E and 10A) focused on 15th Street and

Eads Street. The ART 10A with service between Pentagon and Hunting Towers is currently routed along 15th Street, while the ART 9A and 9E currently run along Eads Street with service between the Pentagon and Alexandria.

Located adjacent to the site, 12th Street South is identified as part of Arlington County’s “Primary Transit” network. With the full build out of 12th 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 12th 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 15th 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 12th 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 Associations would be given an opportunity for brief presentations at the second meeting of the SPRC.

The second SPRC meeting was held on April 26, 2012 at the Aurora Hills Community Center. At that meeting, staff made a presentation on secure facilities and the Arlington Ridge Civic Association (ARCA) was given an opportunity to present their concerns with the PenPlace proposal. Staff's presentation touched upon varying federal secure facilities standards, as well as the County's office mix and how the need for secure facilities relates to that mix. The impact of secure facilities and how varying security standards affect site design were also presented to the SPRC.

The ARCA presentation addressed a number of the neighborhoods concerns, including the correlation of increased development and potential traffic issues, building heights, and overall density. ARCA also raised a number of their desires for the planning of the PenPlace site, which included a dynamic mixed-use development and 12th Street South, a single acre of active open space on the site that residents could use, seven (7) day a week and evening activity on the site, limited secure office that fronts on Army/Navy Drive instead of internal to the site, and limited parking.

The Aurora Highlands Civic Association representative to the SPRC indicated the importance of a dynamic 12th Street South, the importance of service commercial uses on the site, additional activity along Fern and Eads Streets, good use of open space, options for the transit way, and architectural design that is different. Another neighborhood representative to the SPRC living in Crystal City indicated that the design on 12th Street South is very important, that there should be access and circulation on the PenPlace site, and that they were not opposed to height and density.

The SPRC raised concerns about the site design of the PenPlace proposal and the overall impact by accommodating secure facilities on the site. Site design was raised as a key element and members indicated that any related issues should be addressed prior to contending with additional issues at SPRC meetings. The SPRC would like to examine a variety of options on the site, including: one (1) versus two (2) secure office buildings, the option of secure versus non-secure facilities, and a variety of building dispositions for secure facilities on the site.

In response to initial concerns about the PenPlace proposal, the third meeting of the SPRC has been reserved to discuss site design and characteristics. Although some members of the community have continued concerns about the guiding principles developed in the Long Range Planning Committee (LRPC) process and discussed at the November 1, 2011 joint County Board/Planning Commission Work Session, staff will use the principles to inform the site plan review process. As these principles are translated into physical form during the PDSP amendment review process, all parties will continue to seek a more refined application of the principles in terms of density, building heights and configurations, secure facilities, and use mix.

At the conclusion of the SPRC process, staff's recommendation to the County Board on the PDSP amendment proposal will consider the guiding principles for the site, existing policies for Pentagon City, as well as opportunities and impacts related to major transportation systems and infrastructure investment planned for the area.

In regard to site design and characteristics for the third meeting of the SPRC, staff has outlined the areas in which the PenPlace proposal is deficient in meeting the related principles. Deficiencies include:

Guiding Principles

A. Compatibility

1. Development should create a sense of place both internal and external to the site. It should contribute to the sense of place and community vitality envisioned for the entire Pentagon City neighborhood.
2. High quality urban design and architectural design should define the site.
7. Development at the ground plane should be designed at a pedestrian scale, creating visual interest and variety.
9. Development should realize the vision for 12th Street as a fully activated retail and transit-oriented corridor.

D. Open Space

1. Significant publicly accessible open space should be incorporated on Parcel 1D. In addition, a public plaza along 12th Street that is activated with retail and connected to transit nodes should be encouraged.
2. Open space should be well-designed, visible from the street, incorporate universal design principles, and provide permanent public access through a public access easement.
3. The design of public spaces should include links to established pedestrian connections created by surrounding development and access to existing and future transit nodes on and around the site.

E. Circulation & Pedestrian Routes

2. A north-south connection should be provided to connect Army Navy Drive and 12th Street.

F. Other Elements of Good Urban Design

2. On-street parking should be provided to the extent possible to accommodate short-term visitors and retail customers, providing a buffer between pedestrian and vehicular traffic which will enhance the pedestrian experience.

SPRC Neighborhood Members for this Site Plan:

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