

January 25, 1999

TO: The County Board of Arlington, Virginia

FROM: William T. Donahue, County Manager

APPLICANT: River House Corporation

BY: William B. Lawson, Jr., Attorney

Lawson & Frank

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SUBJECT: SP #105 Site Plan Amendment Request to change the roof design to a flat roof and to permit a comprehensive sign plan; on premises known as parcel 35-005-018 (Pentagon Town Center).

RECOMMENDATION: Withdraw the request to change the roof design to a flat roof, and defer the request for a comprehensive sign plan to the County Board meeting of March 13, 1999.

DISCUSSION: On December 18, 1997, the County Board amended the Pentagon City Phased Development Site Plan (PDSP), and on February 7, 1998 approved a Final Site Plan, to permit on Parcel 1A/2A, located adjacent to South Joyce Street and Army Navy Drive, 830 residential units and 300,000 square feet of commercial GFA, as follows:

- Four (4) buildings containing retail on primarily the first floor levels, with approximately four levels of residential above; and one 17-story residential tower.
- 300,000 square feet of retail, including a grocery store, drug store, health and fitness facility, restaurants, and neighborhood and community retail.
- 830 residential units, including 511 units constructed above the retail and 319 units located in the 17-story tower.
- Approximately one-acre urban plaza and ice rink.

The applicant has submitted a comprehensive sign plan which includes project identification, wayfinding and directional signs, as well as retail tenant sign criteria. Condition #39 of the approved Site Plan requires that the comprehensive sign plan be reviewed by the Site Plan Review Subcommittee (SPRS) as well as the County Board. The comprehensive sign plan is scheduled to be reviewed by the SPRS on January 28, 1999. The applicant has agreed to a one-month deferral in order to allow adequate time for staff and SPRS to analyze the request. It is recommended that the proposed comprehensive sign plan be heard by the County Board on March 13, 1999.

The applicant has also requested a site plan amendment to modify the roof design of Buildings A and C. The approved site plan calls for a pitched roof design similar to the roof design that would remain on Buildings B and D. The proposed modification is for a flat roof design which would enable the applicant to meet the 70 foot building height limitation required of type 3A residential construction. This request first came to the attention of staff as an administrative request. While the proposed height of buildings A and C with the flat roof design would be below the approved height for the buildings, and therefore within the scope of administrative approval, staff believed that its review by the SPRS and the Pentagon City Task

Force was necessary because of the significant discussion on the project's design, including the buildings' roof design, during the public review process. If supported by the SPRS and the Pentagon City Task Force, then staff would administratively approve the request. The applicant submitted a site plan amendment request as an alternative in case staff denied the administrative request. This proposal was reviewed by the SPRS on January 21, 1999, and was supported by members of the SPRS and the Pentagon City Task Force. Staff concurs with the SPRS that the flat roof design, with its additional architectural embellishments, offers an interesting design alternative for Buildings A and C, and adds variety to, and breaks up the scale of, the project. The applicant adequately responded to staff and SPRS concerns regarding screening of rooftop mechanical equipment. Staff has administratively approved the modified roof design. The applicant therefore requests, and staff recommends, that this component of the site plan amendment be withdrawn.

In conclusion, staff recommends that this site plan amendment for a change in the roof design to a flat roof be withdrawn, and that the comprehensive sign plan request be deferred to the County Board meeting of March 13, 1999.