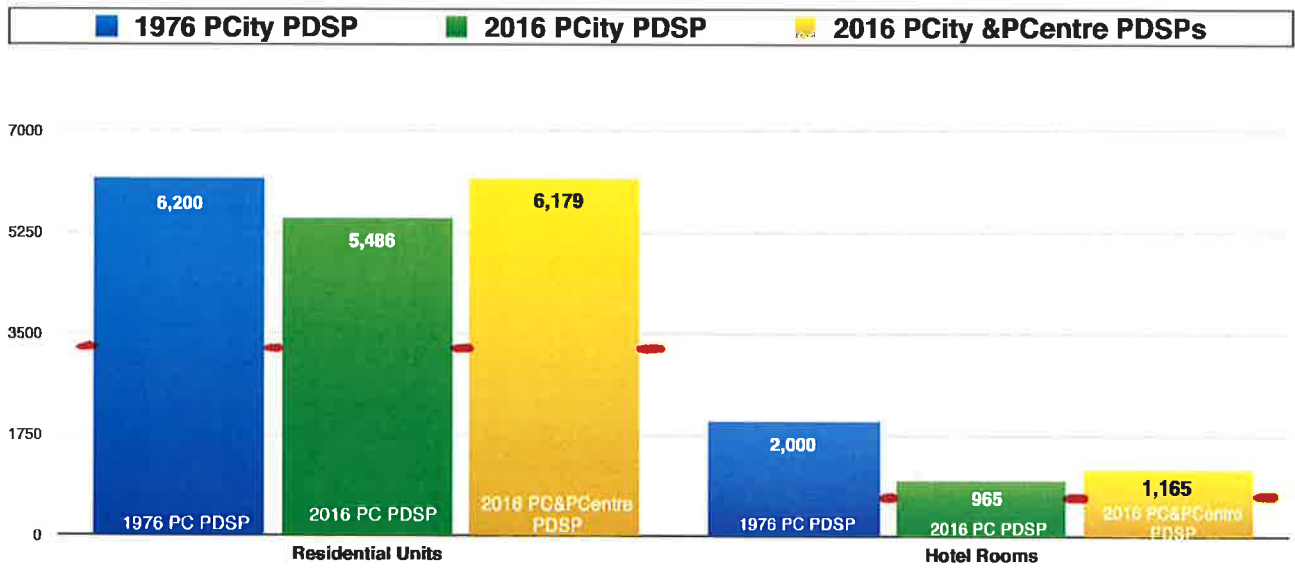
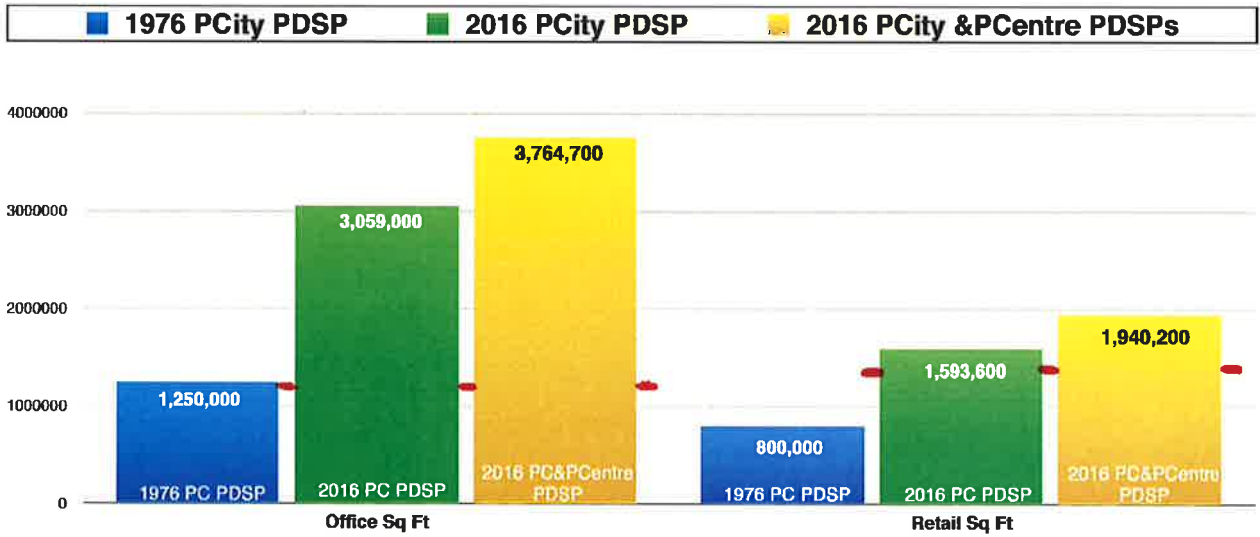


Pentagon City - Density Evolution (1976 – 2016)



— — Red dashes denote density built and occupied as of June 2016

**PENTAGON CITY
DENSITY
ALLOCATIONS**

PROJECT	LOCATION	office sq ft	retail sq ft	residential units	hotel rooms
Fashion Center Mall	Parcel 1B & 2B	172,000	1,080,200		366
Fashion Center Addtn	Parcel 1B & 2B		60,900		
Lincoln Plaza	Parcel 1C	1,078,000			
Metropolitan/ParcVista	Parcel 2C			624	
Claridge, Southampton	Parcel 5		2,500	820	
Pentagon Row	Parcel 1A & 2A		300,000	830	
MetPark #1 Kettler	Parcel 3			399	
MetPark #2 "	"			300	
MetPark #3 "	"			411	
MetPark #4-5 Vornado	"		100,000	699	
MetPark #6 "	"			577	
MetPark #7 "	"			393	
MetPark #8 "	"			433	
PenPlace & Marriott	Parcel 1D	1,809,000	50,000		599
Pentagon Centre #1	Costco Block		33,495	693	
Pentagon Centre #2-3	"	705,700	313,105		200

*

**2016 PENTAGON CITY
DENSITY BUILD-OUT
TOTALS**

		3,764,700	1,940,200	6,179	1,165
1976 PDSP Authorized Density		1,250,000	800,000	6,200	2,000

INFORMATION NEEDED TO ENABLE STRATEGIC PLANNING IN 22202

Reliable estimates of how many employee/commuters, shoppers and residents the eventual Pentagon City office and retail square footage, apartment and hotel units are likely to generate, along with the number of vehicles daily moving into, out of, and within 22202, all need to be developed, along with reliable estimates of the additional infrastructure, including transportation, public education and safety needs and associated costs created thereby. And the same needs to be done for Crystal City, taking into account growth to the south in Alexandria, particularly along the Jeff-Davis Corridor which will need to travel through 22202 on a daily basis.

1976 Pentagon City PDSP

February 25, 1976

1

1. This site plan is approved subject to the submitted Site Plan, the Statement for the provision of Easements, Dedications and/or Construction and Improvement of Public and/or Community Facilities and the Pentagon City Urban Design Manual for Public Street and Pedestrian Areas as each of these documents may be amended by the following conditions.
2. The following is a summary of the approved uses and densities by Parcel for the Pentagon City Phased Development Site Plan:

USE BY PARCEL - PENTAGON CITY

PARCEL	AREA	OFFICE SQ. FT.	COMMERCIAL SQ. FT.	HOTEL UNITS	APARTMENT UNITS
1	44.4 A	760,000	650,000	1,700	2,150
2	27.0 A	200,000	100,000	-	2,250
3	16.0 A	290,000	50,000	300	1,000
4	12.0 A	PARK	-	-	-
5	17.0	-	-	-	800 (1)
TOTAL	116.5	1,250,000	800,000	2,000	6,200

- 1) 600 Elderly Units, 300 of which will be subsidized
200 Low Rise Family Units
800 Total

Parcel Five shall include a three-acre site for a nursing home with up to 300 beds and 1.5 Ac. addition to the Community Center site.

3. Following the approval of the Phased Development Site Plan, the applicant will provide to the Zoning Administrator a revised Statement for the Provision of Easements, Dedications, and/or Construction and Improvement of Public and/or Community Facilities and a Pentagon City Urban Design Manual for Public Street and Pedestrian Areas, reflecting the changes and additions thereto by the approved site plan.
4. The existing sanitary and storm sewers between Army-Navy Drive and 15th Street, South (west of Hayes Street), shall be removed, relocated or abandoned as required by the final site plan.
5. All water and sanitary sewer improvements shall be located within the pavement area of public streets and shall be installed prior to the final street construction.
6. All electric and telephone conduits and if gas is available, gas trunk lines, shall be installed prior to the final street or sidewalks construction. All such trunks when constructed shall be for the ultimate Pentagon City development; and any capital costs, in addition to the Utility Company provisions allowed by the State Corporation Commission, shall be paid by the developer.
7. The developer shall prepare construction working drawings for all watermains indicated in the Phased Development Plan prior to development of any part of any parcel of land.
8. Trunk line water taps shall be constructed on a complete block face basis as required to serve proposed developments, to provide adequate fire protection and as required by street construction.
9. The developer shall provide necessary easements and locations for water meters that will not conflict with other utilities, structures, trees and subterranean construction.
10. The final sentence, "Such facilities will be constructed when streets or parts thereof in which such facilities will be located are built," of Item 6 in the "Statement for the Provision, etc.," Page 2, shall be deleted.
11. The developer shall prepare construction working drawings for all sanitary sewers indicated in the Phase Development Plan prior to development of any part of any Parcel of land.
12. Sanitary sewer services connections shall be located and installed by the developer concurrent with new street construction.
13. An erosion and sedimentation control plan for all construction sites shall be submitted as an element of the final site plan approval.
14. The developer shall construct the total frontage of street and sidewalk required on a block face commensurate with the first building construction on the block face. On corner lots, construction of the total block face frontage shall be required only on the longer side and the building site frontage only on the shorter side.
15. South Fern Street from 12th Street, South, to 15th Street, South, shall be designated U4R or U5, to be determined at the time of the first final site plan approval on the block. U4R and U5 are standard street cross sections and are detailed in the Urban Design Manual.