Metropolitan at Pentagon City
Arlington, VA

PRACTICE AREA
Multifamily

CLIENT
Kettler

STATUS
Completed 2002

SERVICES
Architecture

AWARDS
Northern Virginia Building Industry Association
Award of Merit

PROGRAM
280,000-sf, 15-story, 325-unit luxury apartment complex with 2 levels of underground parking.

DESCRIPTION
The Metropolitan at Pentagon City is the residential cornerstone of the new “Main Street” in Pentagon City. The community includes 325 well-appointed homes billed as the “ultimate apartments”. The $35 million facility incorporates amenities to complement the “live, work, and play” environment. Project features include: Floor plans ranging from one-bedroom and one-bath to three-bedroom and 2.5-baths, a fully equipped fitness center and outdoor swimming pool and two levels of below-grade parking.

Logistically, the project was challenging with little laydown area and highly trafficked areas bordering the site. In order to avoid disruptions to ongoing operations, the project team created a detailed site logistics and safety plan to facilitate traffic flow leading to the adjacent Mall/parking. In addition, the team monitored construction activities to minimize the impact to neighboring tenants of an apartment building and Ritz-Carlton hotel. Construction activities were performed in phases to allow for turnover of floors beginning in December 2001, with the final floors completed in April 2002.