

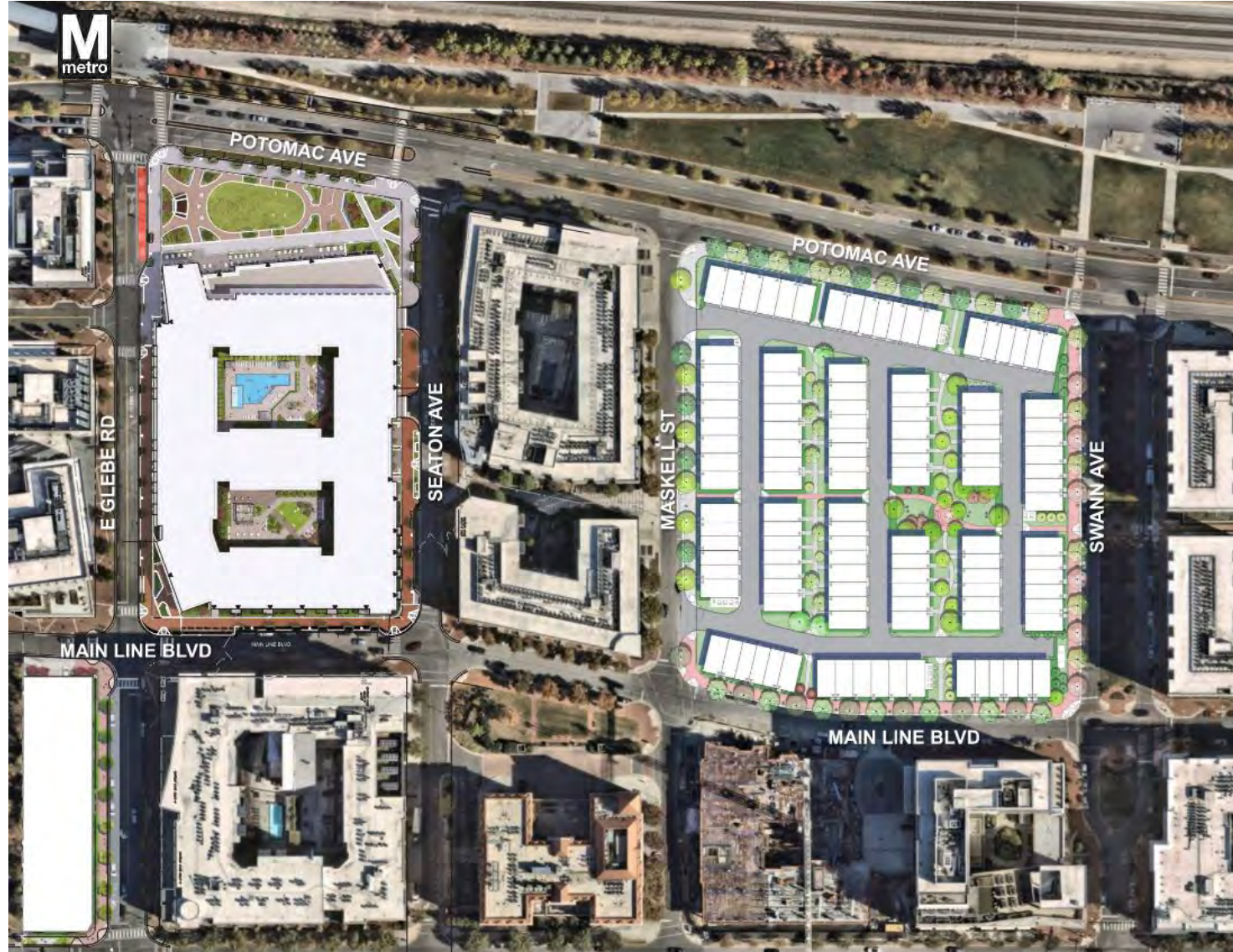
POTOMAC YARD

LAND BAY G & LAND BAY H DEVELOPMENT

OCTOBER 8th, 2025



SITE OVERVIEW – PREVIOUS PLAN

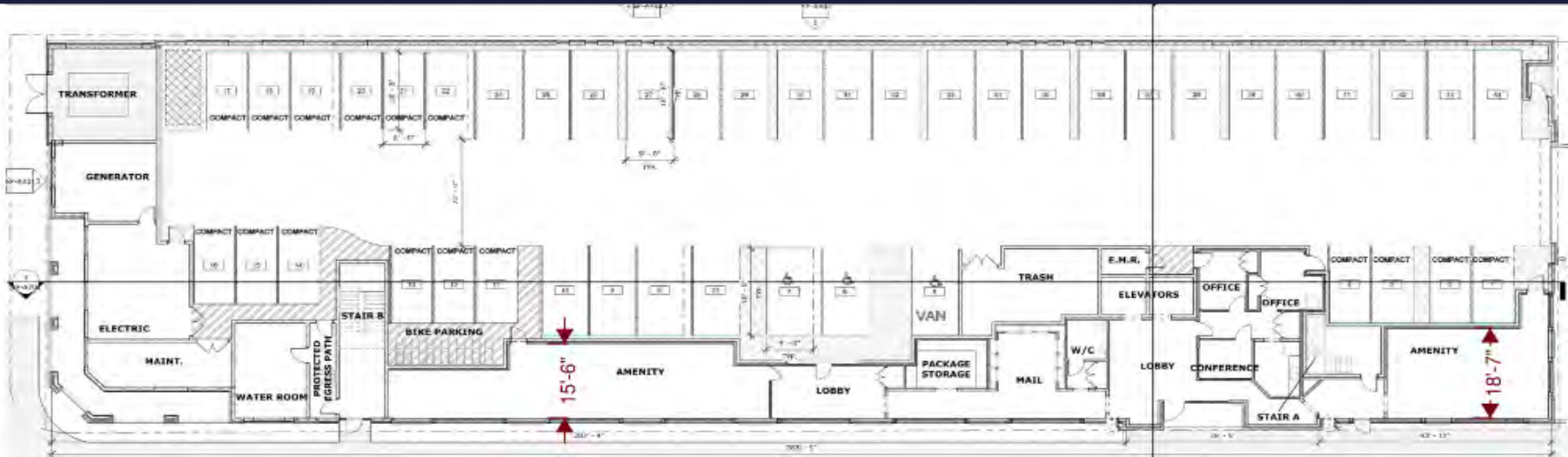


LANDBAY G – G AFFORDABLE HOUSING UPDATE

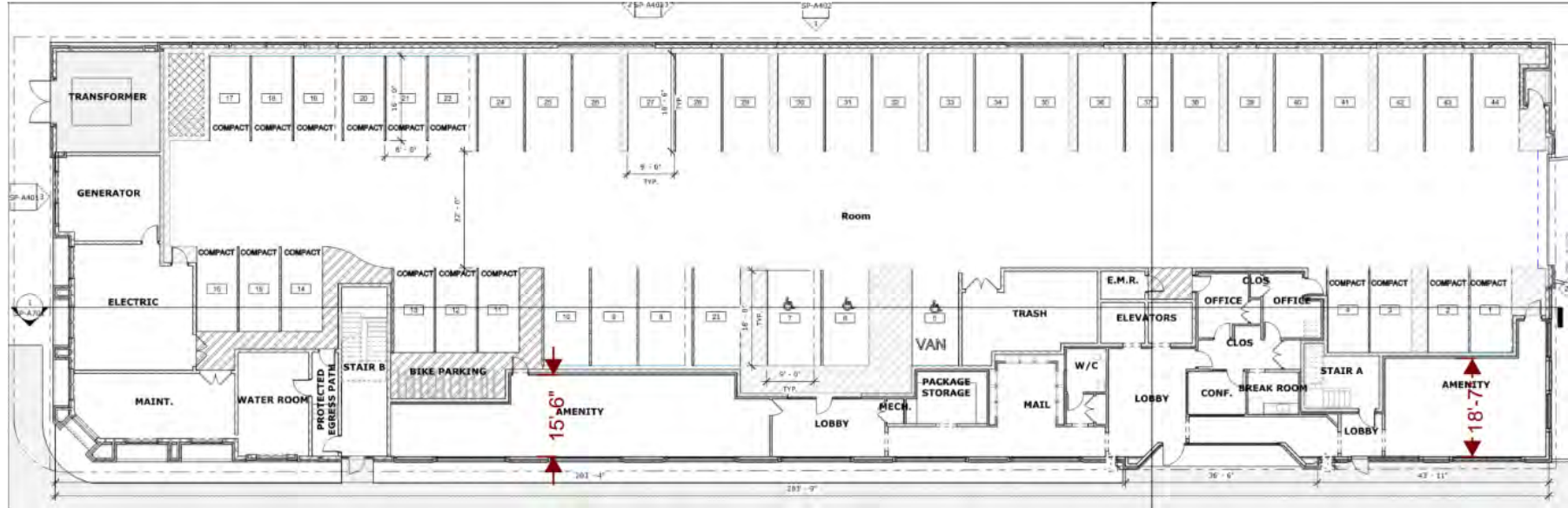


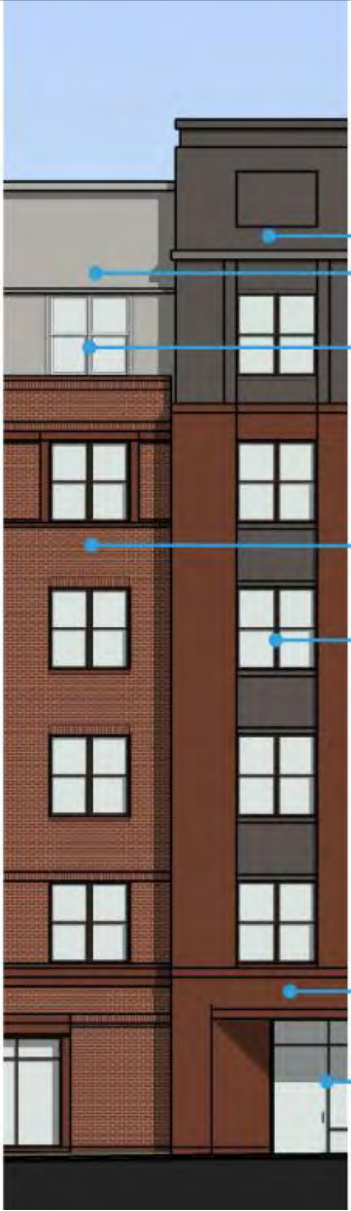
LANDBAY G – G – GROUND FLOOR

PREVIOUS



CURRENT





3.1 WINDOW SYSTEM 1
BRONZE



2.1 FIBER CEMENT SIDING 1
JAMES HARDIE RICH ESPRESSO



1.1 BRICK MASONRY 1
SHENANDOAH, LIGHT MORTAR



3.2 WINDOW SYSTEM 2
WHITE



2.2 FIBER CEMENT SIDING 2
JAMES HARDIE PEARL GRAY



1.2 BRICK MASONRY 2
SHENANDOAH, DARK MORTAR



4.1 METAL STOREFRONT
BRONZE

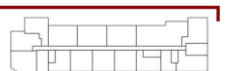


LANDBAY G – G – ARCHITECTURAL ELEVATIONS (NORTH)

PREVIOUS



CURRENT



POTOMAC YARD | LBG/H DEVELOPMENT

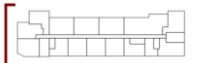
October 2025

LANDBAY G – G – ARCHITECTURAL ELEVATIONS (WEST)

PREVIOUS



CURRENT

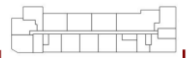


LANDBAY G – G – ARCHITECTURAL ELEVATIONS (SOUTH)

PREVIOUS



CURRENT

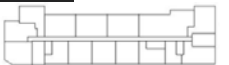


LANDBAY G – G – ARCHITECTURAL RENDERING (SOUTH-WEST)

PREVIOUS



CURRENT

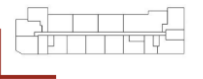


LANDBAY G – G – ARCHITECTURAL ELEVATIONS (SOUTH)

PREVIOUS



CURRENT



LANDBAY G – G – ARCHITECTURAL RENDERING (NORTH-EAST)

PREVIOUS



CURRENT



LANDBAY G – G – ARCHITECTURAL RENDERING (NORTH-WEST)

PREVIOUS



CURRENT



LANDBAY G – G – ARCHITECTURAL RENDERING (SOUTH-EAST)

PREVIOUS



CURRENT



LANDBAY G – G – ARCHITECTURAL RENDERING (SOUTH-WEST)

PREVIOUS



CURRENT

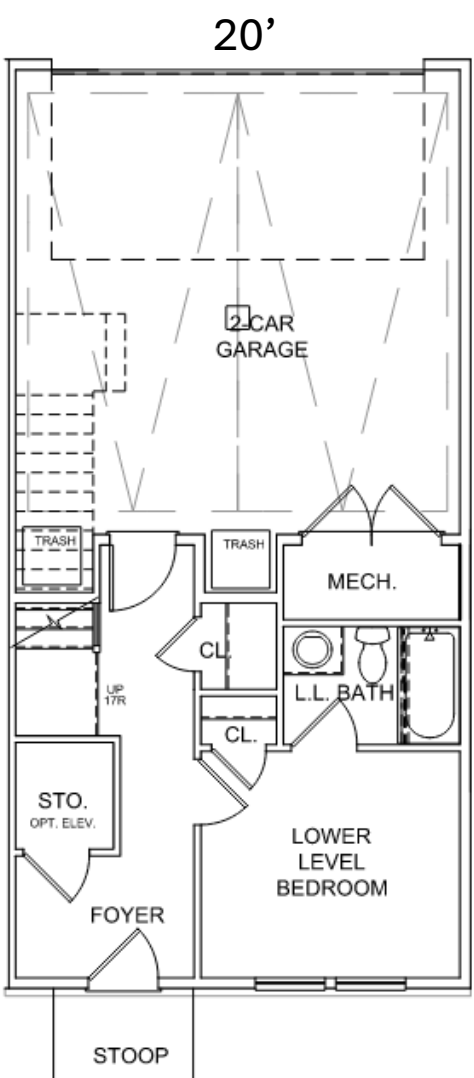
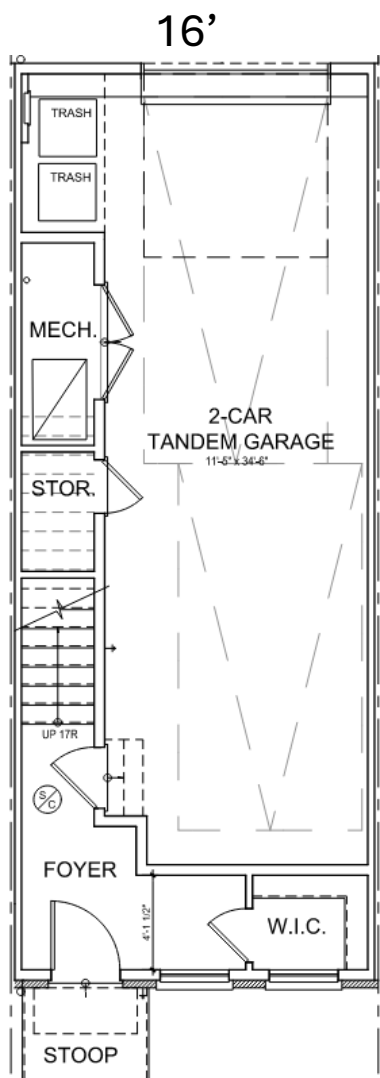




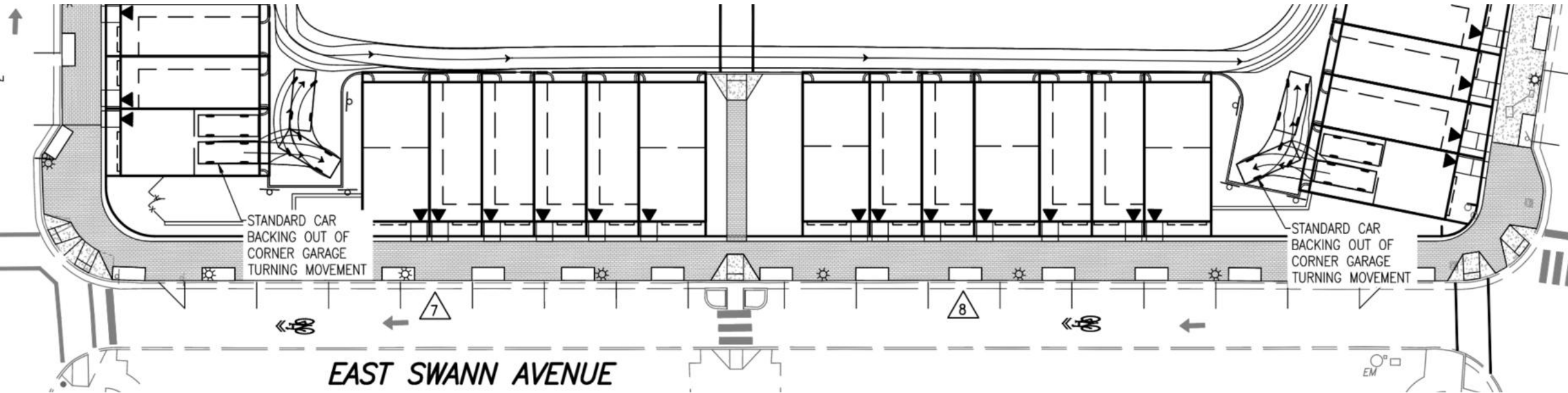
LANDBAY H FOR SALE TOWNHOMES UPDATE



LANDBAY H – GROUND FLOORS + TRASH LOCATION



LANDBAY H – CAR TURNING MOVEMENTS



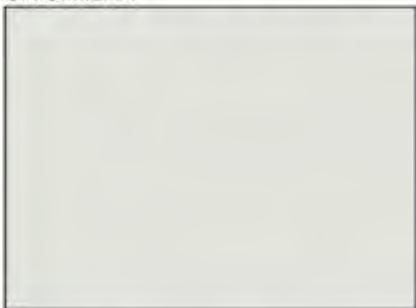
LANDBAY H – STYLE 1 MATERIALS BOARD



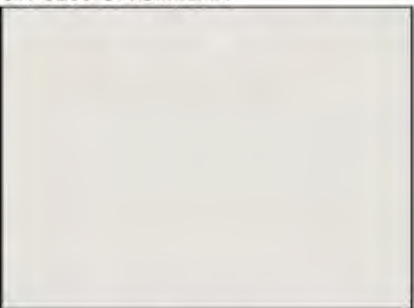
BRICK 1
(GENERAL SHALE) DANBURY
OR SIMILAR



HORIZ. SIDING & PANEL 1
(JAMES HARDIE) ARCTIC WHITE
OR SIMILAR



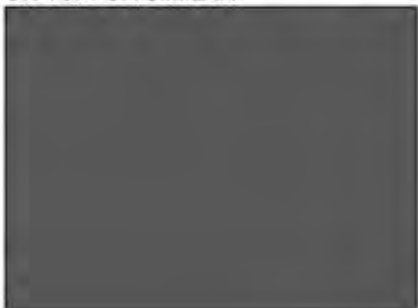
PAINTED TRIM 1
(SHERWIN WILLIAMS) SPARE WHITE
SW 6203 OR SIMILAR



WINDOW & EXT. DOOR
BLACK



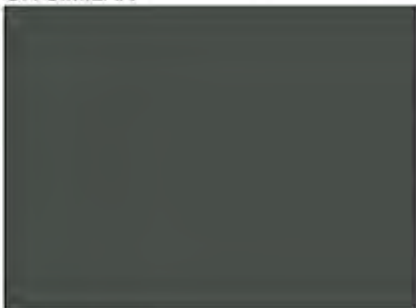
GARAGE DOOR
(SHERWIN WILLIAMS) PEPPERCORN
SW 7674 OR SIMILAR



BRICK 2
(GLEN-GERY) BELGIAN GREY
WIRECUT OR SIMILAR



HORIZ. SIDING & PANEL 2
(JAMES HARDIE) IRON GRAY
OR SIMILAR



PAINTED TRIM 2
(SHERWIN WILLIAMS) ROCK BOTTOM
SW 7062 OR SIMILAR



**GUTTERS, DOWNSPOUTS &
RAILINGS** BLACK



LANDBAY H – STYLE 2 MATERIALS BOARD



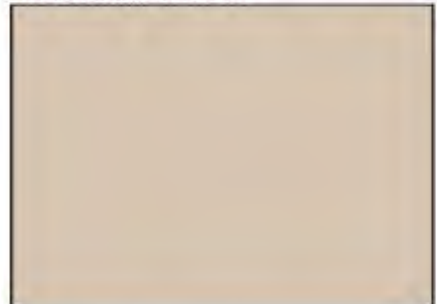
BRICK 1
(GLEN-GERY) DESERT BLEND VELOUR
OR SIMILAR



HORIZ. SIDING & PANEL 1
(JAMES HARDIE) NAVAJO BEIGE
OR SIMILAR



PAINTED TRIM 1
(SHERWIN WILLIAMS) SAND DOLLAR
SW 6099 OR SIMILAR



WINDOW & EXT. DOOR
BLACK



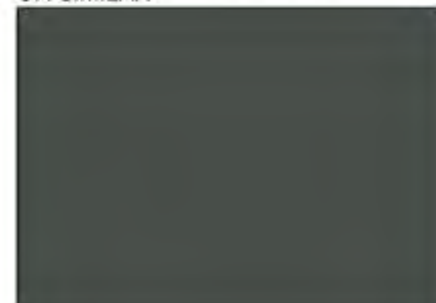
GARAGE DOOR
(SHERWIN WILLIAMS) PEPPERCORN
SW 7674 OR SIMILAR



BRICK 2
(GLEN-GERY) FULL RANGE WIRECUT
6024 OR SIMILAR



HORIZ. SIDING & PANEL 2
(JAMES HARDIE) IRON GRAY
OR SIMILAR



PAINTED TRIM 2
(SHERWIN WILLIAMS) ROCK BOTTOM
SW 7062 OR SIMILAR



**GUTTERS, DOWNSPOUTS &
RAILINGS** BLACK



LANDBAY H – STYLE 1 ARCHITECTURAL ELEVATIONS (PREVIOUS)

VARIATION 1

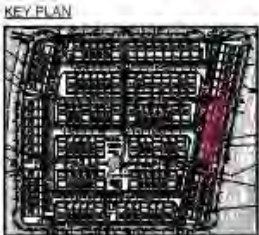


LANDBAY H – STYLE 1 ARCHITECTURAL ELEVATIONS (CURRENT)

VARIATION 2



VARIATION 3



LANDBAY H – STYLE 2 ARCHITECTURAL ELEVATIONS (PREVIOUS)

VARIATION 1



LANDBAY H – STYLE 2 ARCHITECTURAL ELEVATIONS (CURRENT)

VARIATION 2



LANDBAY H – STYLE 1 SIDE ARCHITECTURAL ELEVATIONS (NO CHANGE)



LANDBAY H – STYLE 2 SIDE ARCHITECTURAL ELEVATIONS

PREVIOUS



HI-VIZ

STANDARD

CURRENT



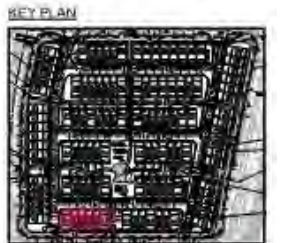
HI-VIZ

STANDARD

HI-VIZ STANDARD



LANDBAY H – STYLE 1 REAR ARCHITECTURAL ELEVATIONS (PREVIOUS)



LANDBAY H – STYLE 1 REAR ARCHITECTURAL ELEVATIONS (CURRENT)

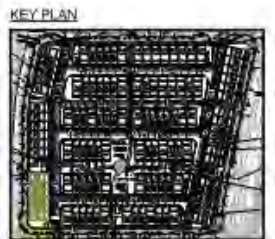
VARIATION 1



VARIATION 2

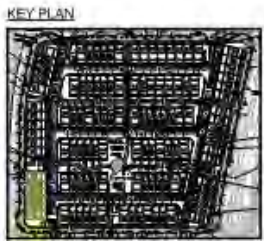


LANDBAY H – STYLE 2 REAR ARCHITECTURAL ELEVATIONS (PREVIOUS)



LANDBAY H – STYLE 2 REAR ARCHITECTURAL ELEVATIONS

VARIATION 1



VARIATION 2



LANDBAY H OPEN SPACE UPDATE

PREVIOUS



CURRENT



LANDBAY H OPEN SPACE UPDATE

PREVIOUS



CURRENT



POTOMAC YARD | LBG/H DEVELOPMENT

LANDBAY H OPEN SPACE UPDATE



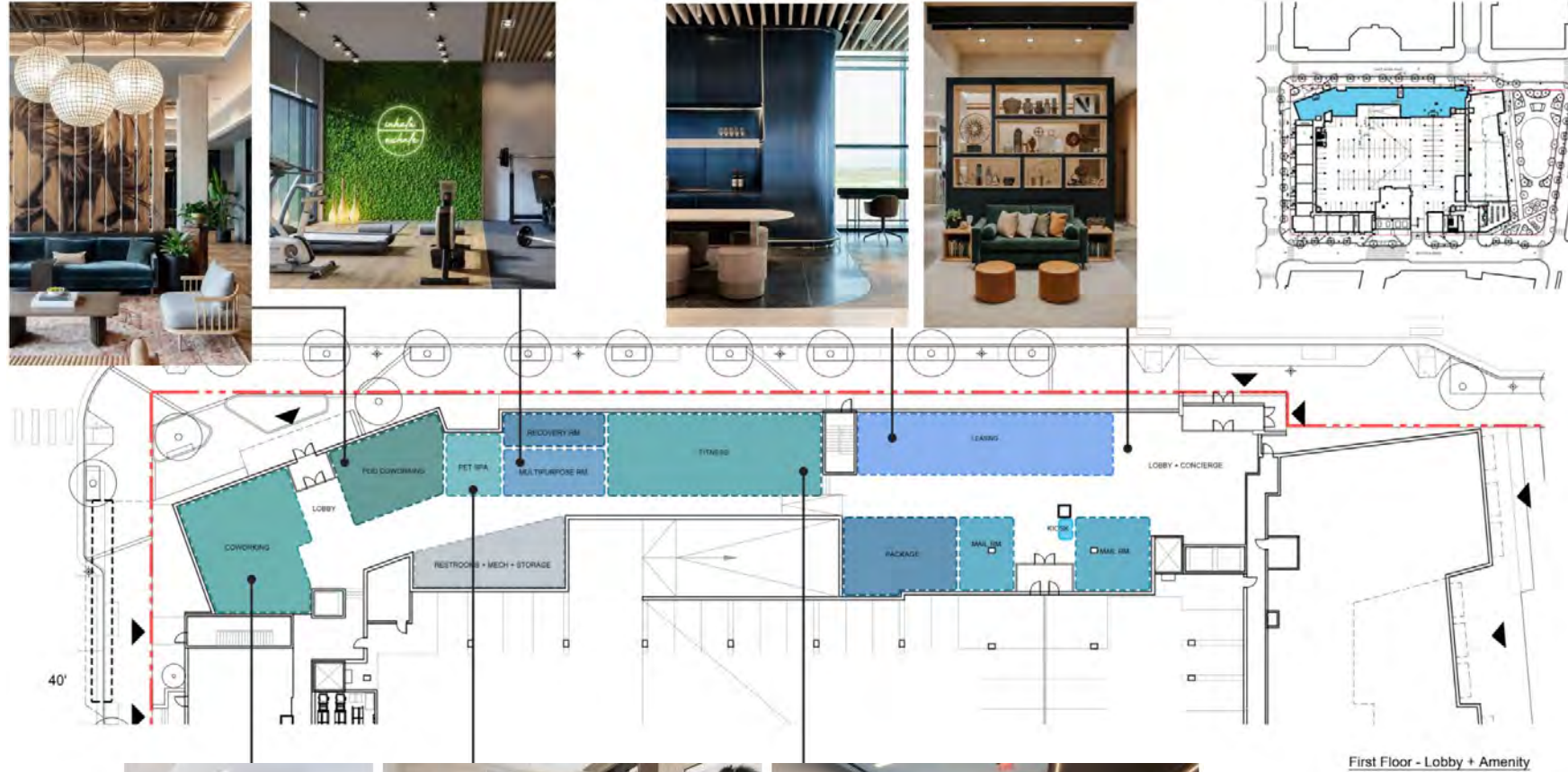




LANDBAY G - B+E MULTIFAMILY RENTAL UPDATE



LANDBAY G – B+E – PRELIMINARY AMENITY LAYOUT



LANDBAY G – B+E – LOBBY ENTRANCE RENDERING (POTOMAC & E.GLEBE)



LANDBAY G B+E – MATERIALS BOARD



PARTIAL ELEVATION
3/16" = 1' 0"

KEY PLAN



4.1 METAL RAILING
STATUARY BRONZE



1.1 BRICK 1
WHITE BRICK



1.5 MORTAR 1
WHITE



1.2 BRICK 2
MEDIUM GRAY



1.6 MORTAR 2
MEDIUM GRAY



4.1 METAL STOREFRONT
DARK BRONZE



1.3 BRICK 3
BLACK/CHARCOAL (GRAPHITE)



1.7 BRICK MORTAR 3
GRAPHITE



1.4 BRICK 4 (TO BE PAINTED)
TBD MURAL PAINT



3.1 VINYL WINDOW - BRONZE
3.3 VINYL DOOR - BRONZE



2.1 CEMENTITIOUS PANEL LAP 1
2.3 CEMENTITIOUS PANEL 3
LIGHT GRAY



2.2 CEMENTITIOUS PANEL 2
ESPRESSO



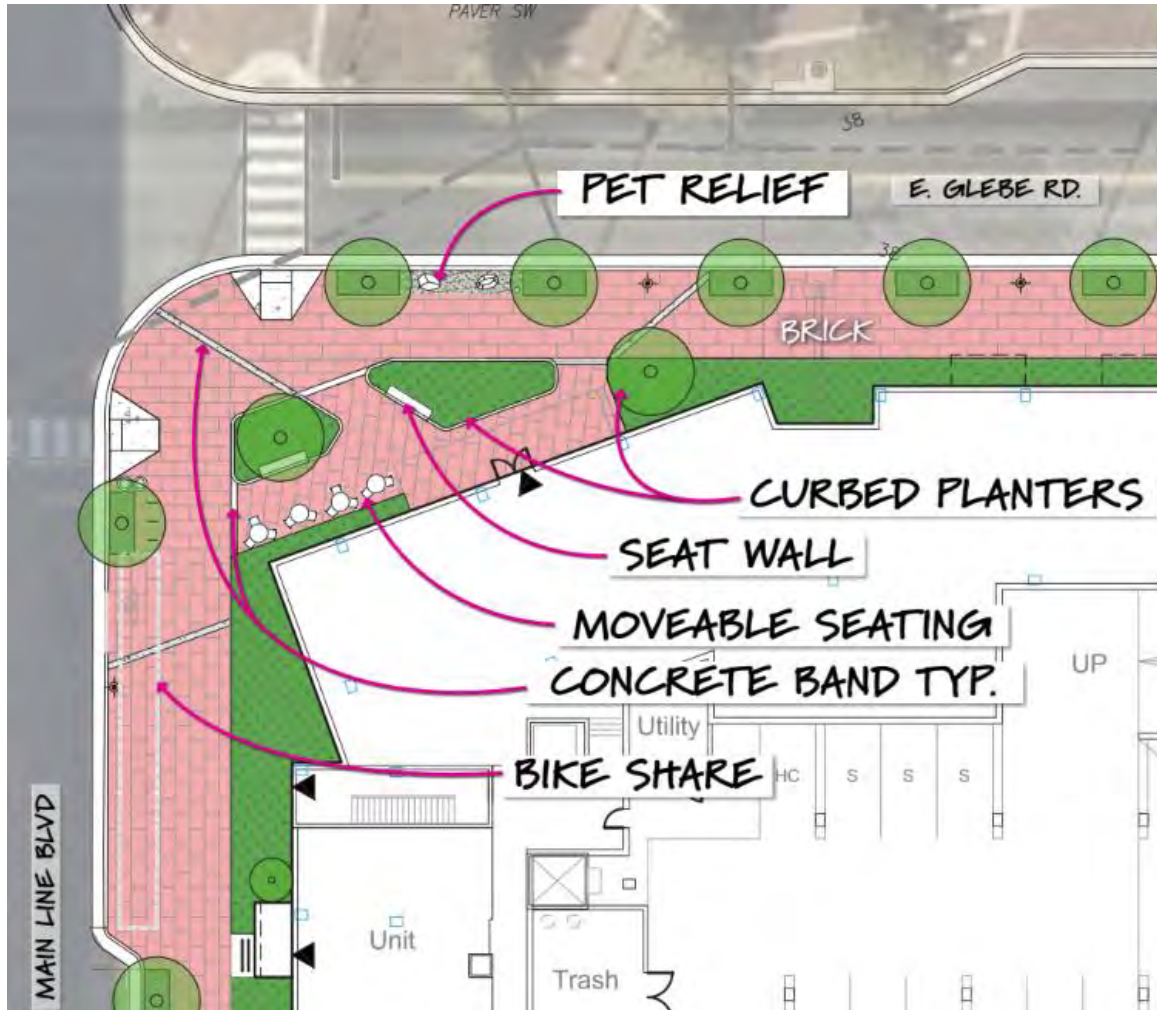
2.4 CEMENTITIOUS PANEL 4
MEDIUM GRAY



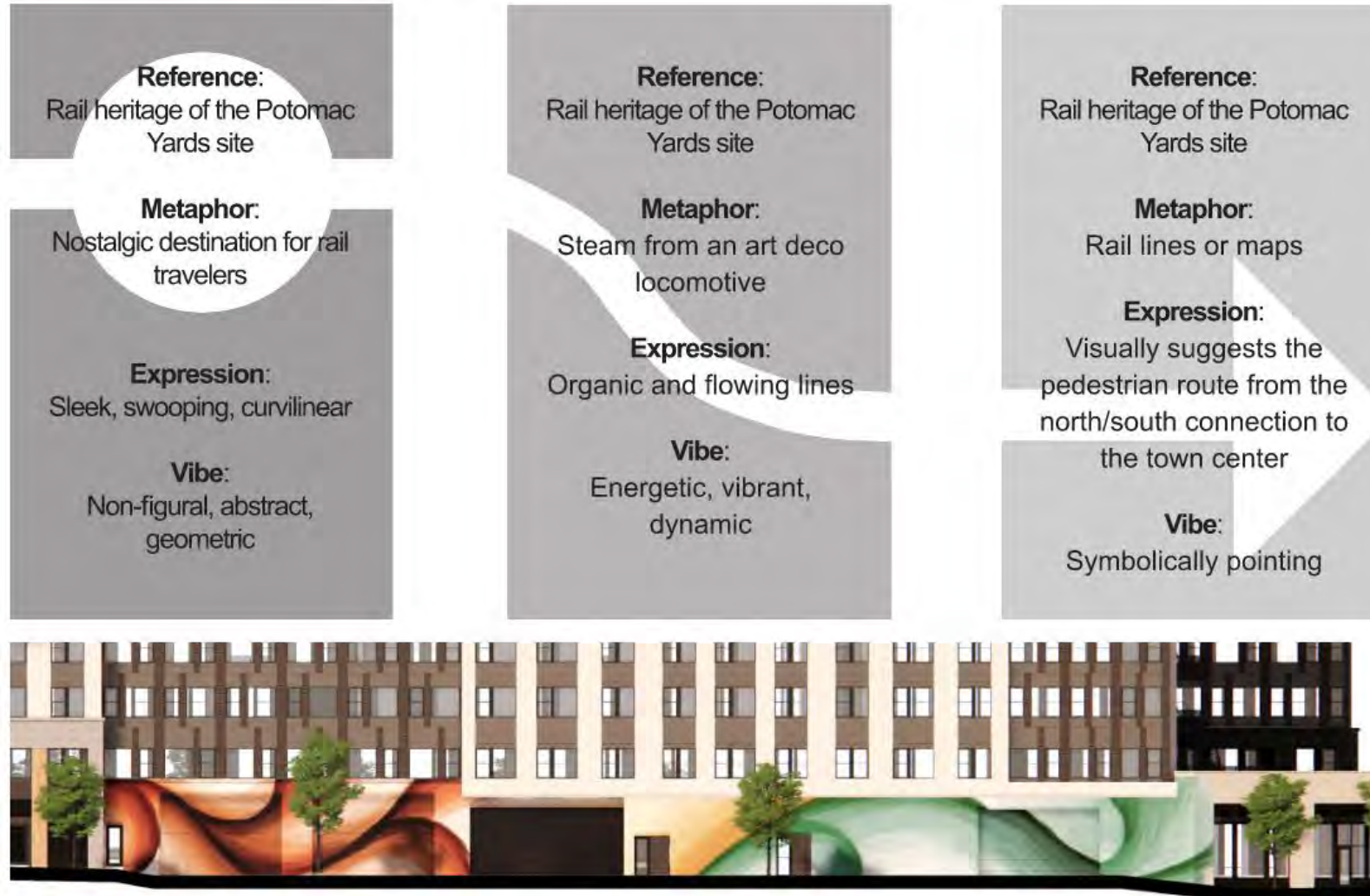
2.5 CEMENTITIOUS PANEL 5
WOOD ACCENT



LANDBAY G – B+E OPEN SPACE UPDATE – NW CORNER



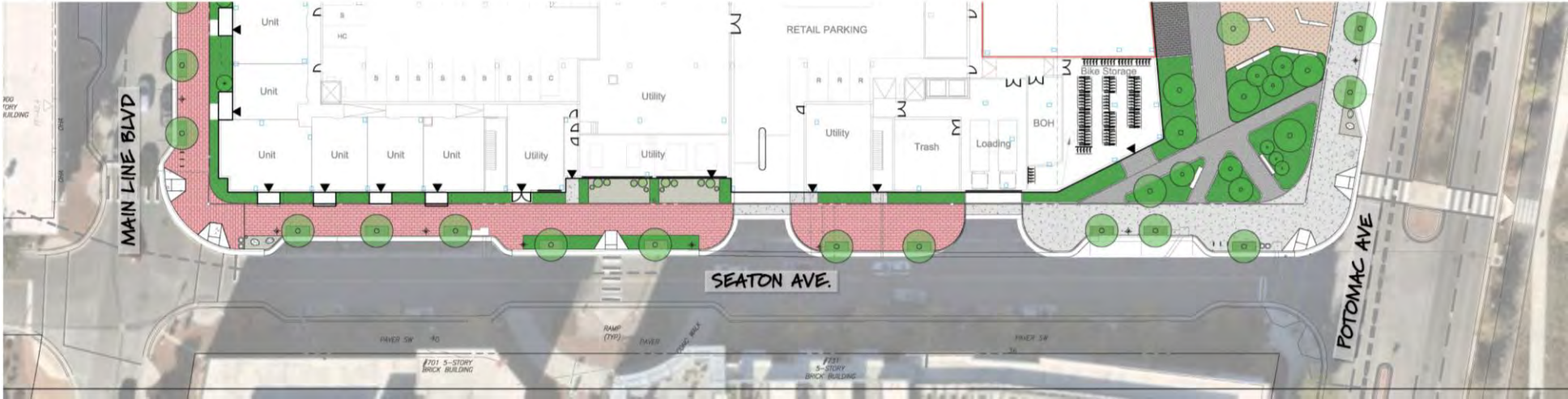
LANDBAY G – B+E MURAL UPDATE – SEATON AVE.



NOTE: ILLUSTRATIVE ONLY. THE FINAL MURAL DESIGN WILL BE DEVELOPED AND FINALIZED DURING FINAL SITE PLAN.

LANDBAY G – B+E OPEN SPACE UPDATE – SEATON AVE.

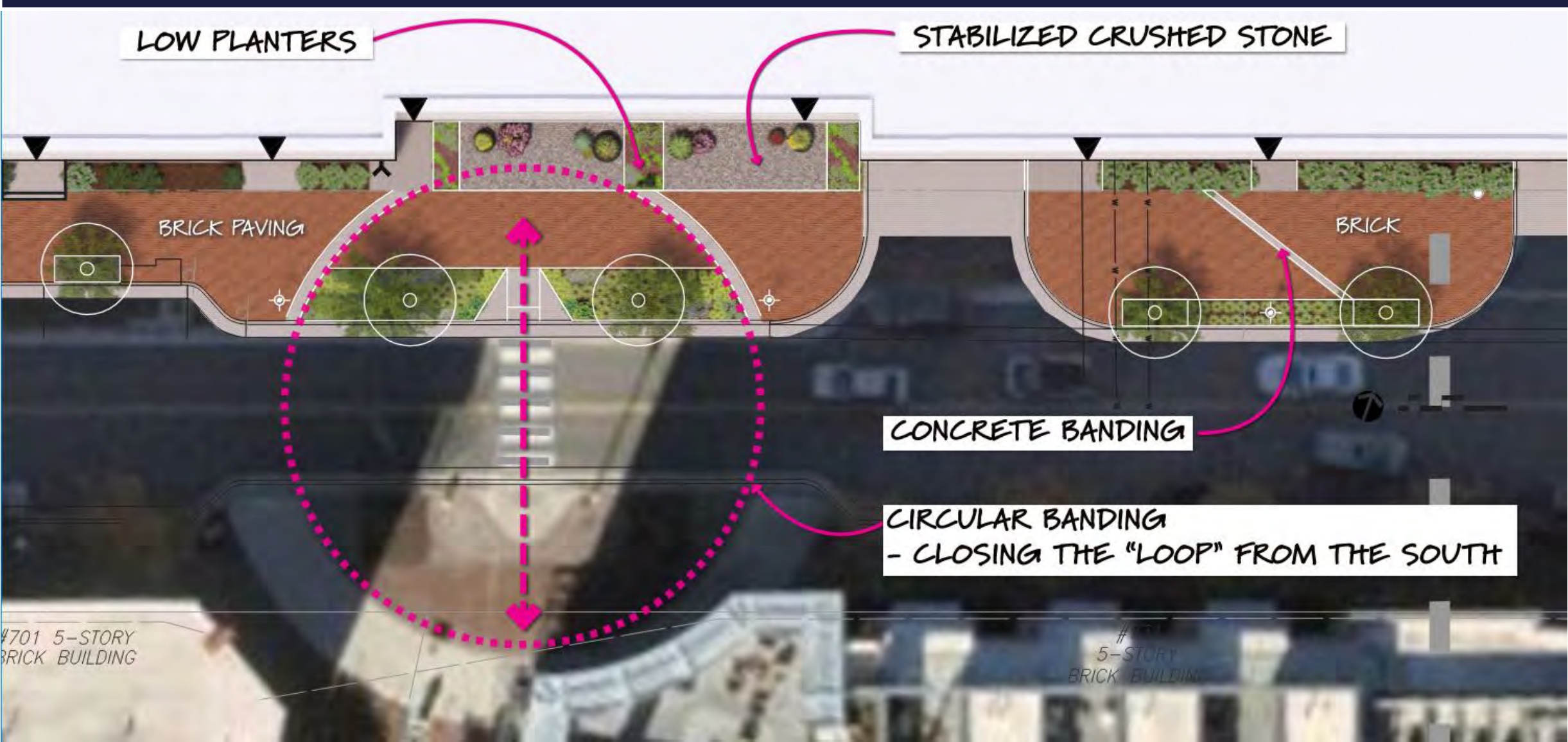
PREVIOUS



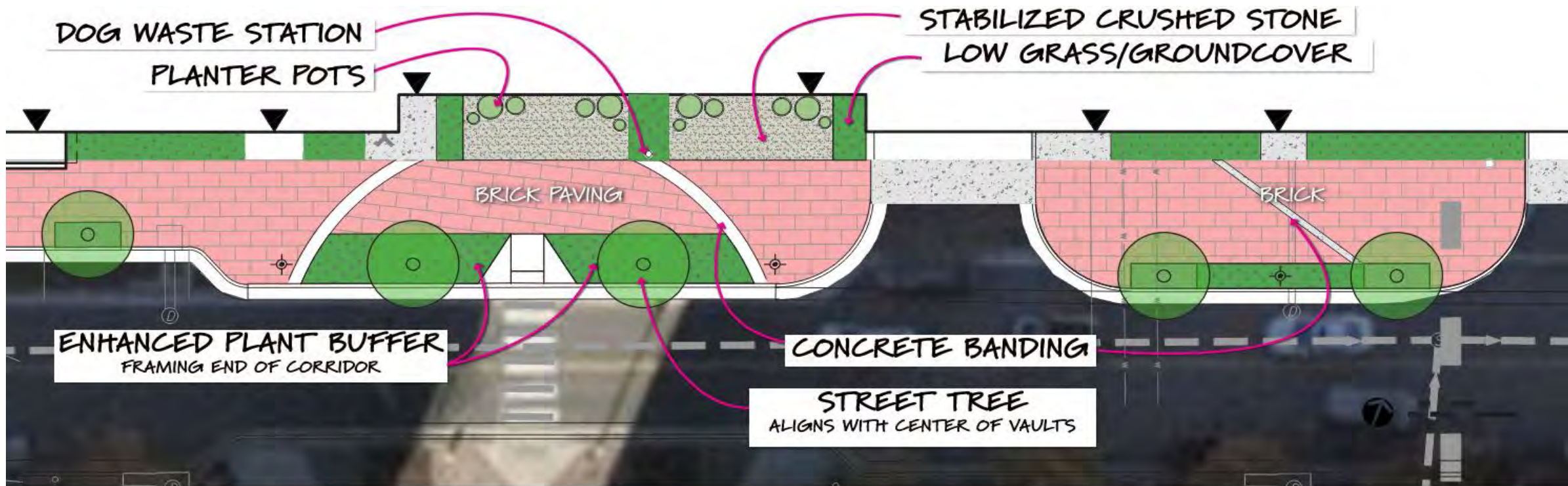
CURRENT



LANDBAY G – B+E OPEN SPACE UPDATE – SEATON AVE.



LANDBAY G – B+E OPEN SPACE UPDATE – SEATON AVE.



LANDBAY G B+E OPEN SPACE UPDATE – TOWN CENTER





LANDBAY G B+E –
OPEN SPACE COMPS

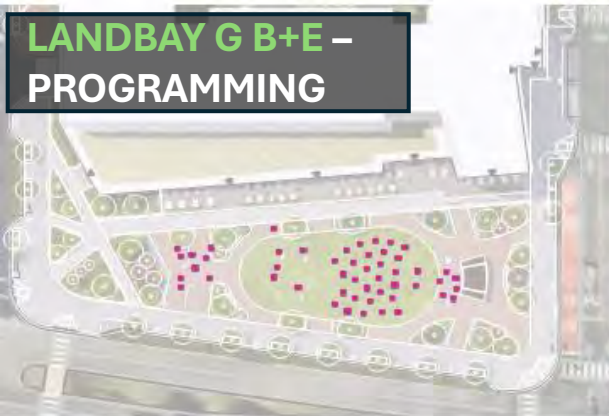


LANDBAY G B+E –
OPEN SPACE COMPS



**LANDBAY G B+E –
OPEN SPACE COMPS**





ACTIVITY+ MEET UP CAPACITY
+/- 60 PEOPLE ● = 6SF / AREA OF 1 PERSON



YOGA



SOCIAL HUB



MEET UP



PLAY



VENDORS + DINING CAPACITY
+/- 130 PEOPLE - +/- 12 VENDORS - +/- 7 FOOD TRUCK VENDORS ● = 6SF / AREA OF 1 PERSON



VENDORS



GATHER



COMMUNITY EVENT



MARKET



MOVIE NIGHT / PERFORMANCE CAPACITY
+/- 200 PEOPLE ● = 6SF / AREA OF 1 PERSON



CONCERT



GATHER



MOVIE NIGHT



PERFORMANCE









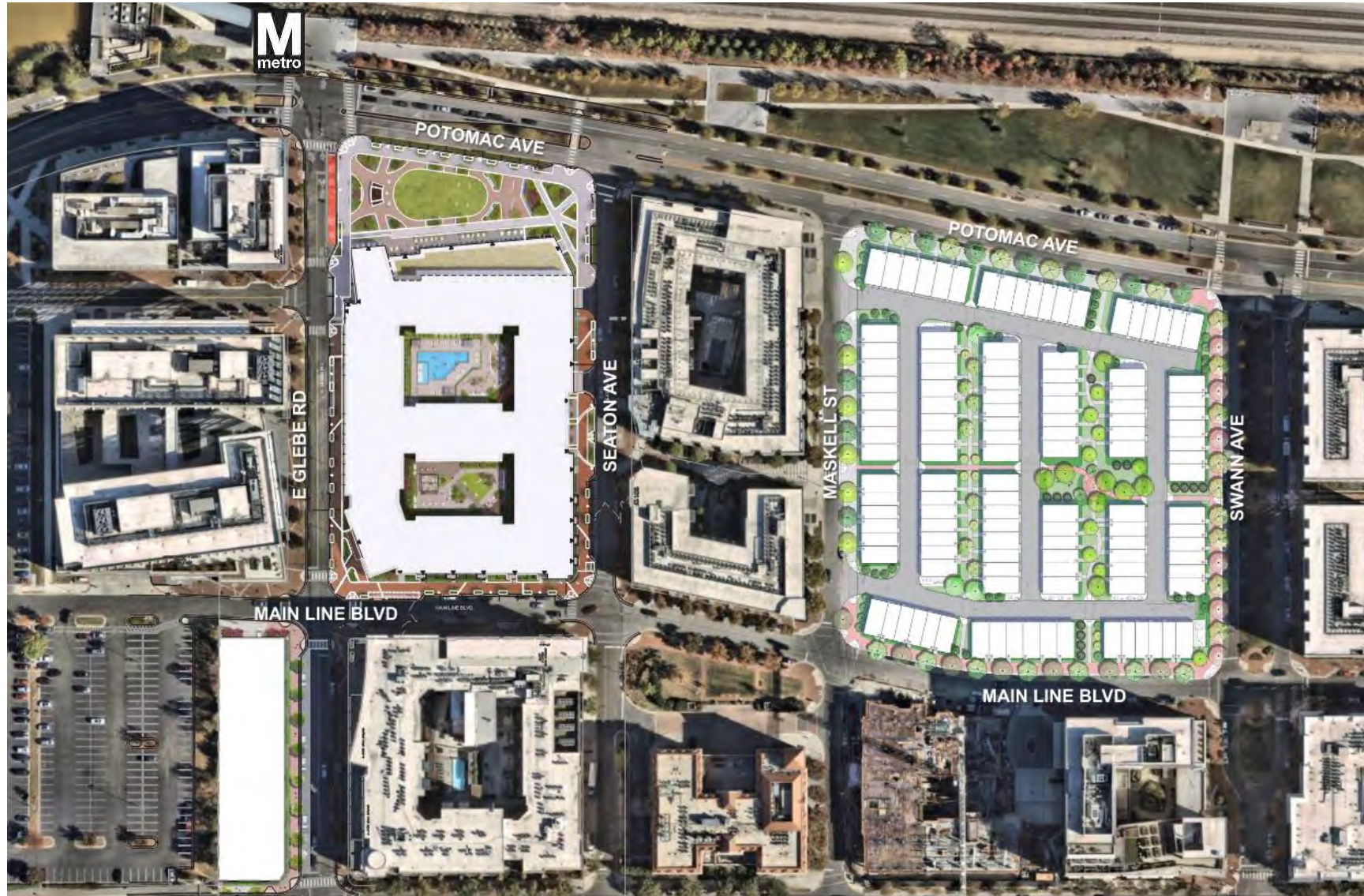
LANDBAY G B+E – MAINLINE AND SEATON RENDERING



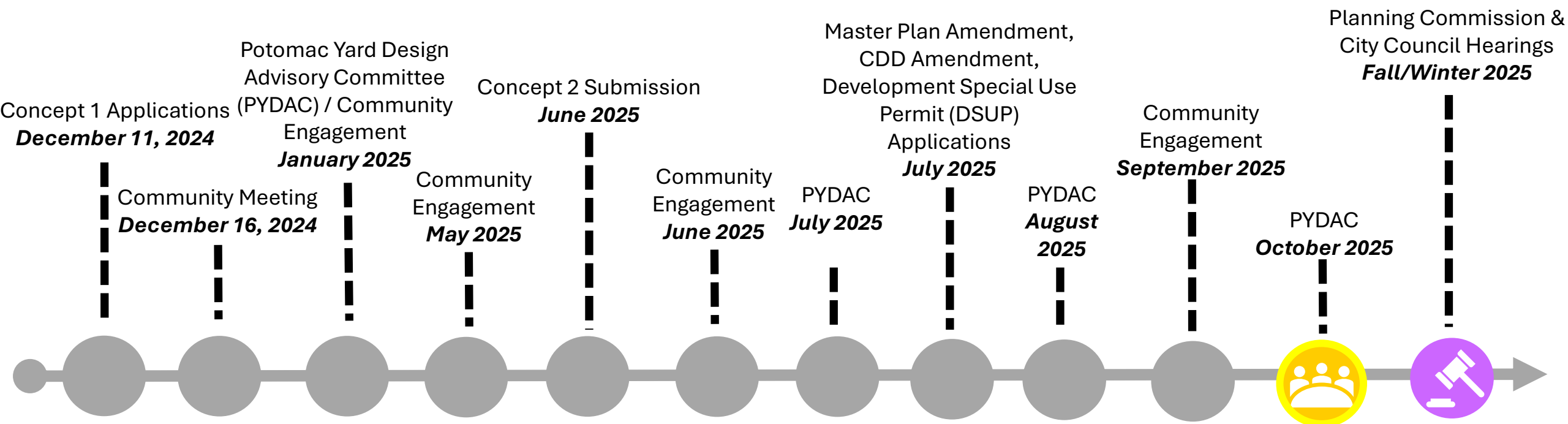




CURRENT PLAN



ENTITLEMENT PROCESS OVERVIEW



**Application Submission**

**Community Engagement**

**PYDAC Meeting**

**Public Hearing**

**Current Milestone**

(1) Schedule is preliminary and subject to change