

An aerial photograph of the North Potomac Yard area. A large red outline highlights the main site, which is filled with numerous dark, rectangular structures, likely shipping containers or materials. The surrounding area shows a mix of open land, roads, and some buildings. The Potomac River is visible in the background.

North Potomac Yard

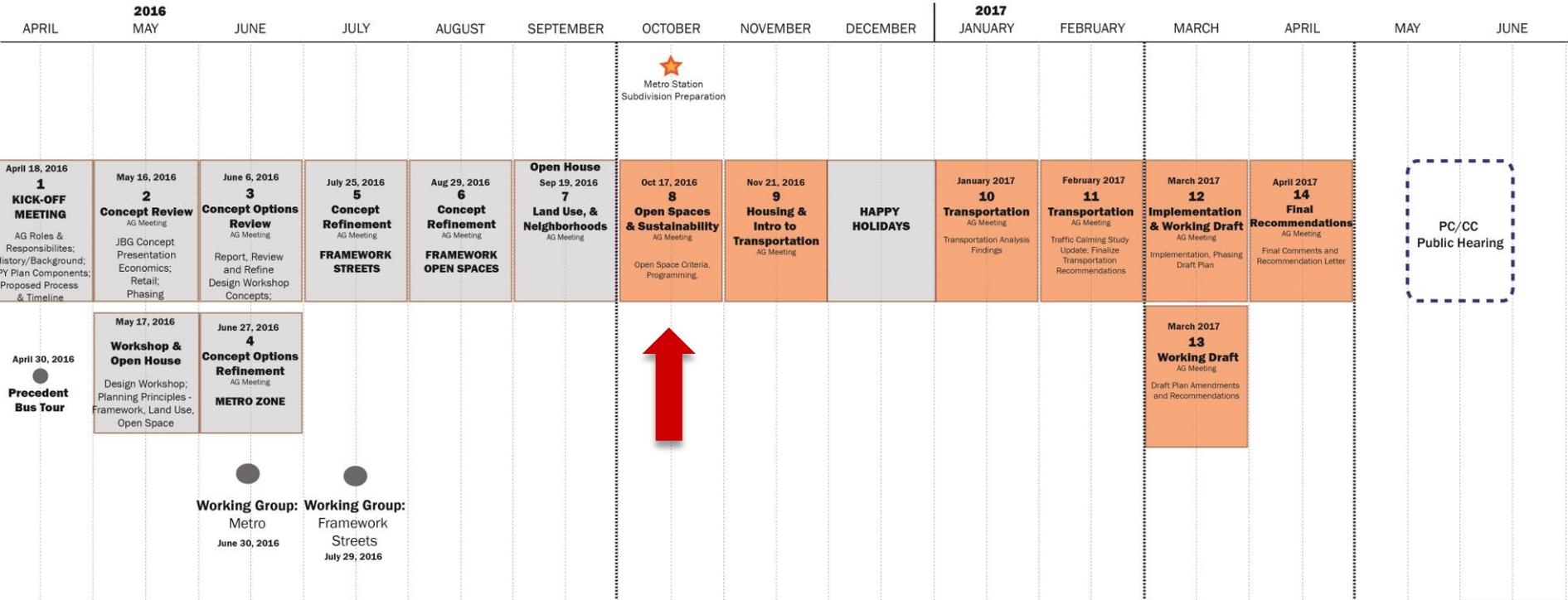
Advisory Group Meeting #8 | October 17, 2016

ADVISORY GROUP WORK PLAN

DRAFT

NORTH POTOMAC YARD UPDATE ADVISORY GROUP WORK PLAN - REVISED

September 15, 2016



MEETING AGENDA

Topic: Sustainability & Open Space

- Welcome & Debrief
- Briefing (20 min)
- Questions (10 min)
- Advisory Group Exercise (60 min)
- Report Out &
Public Comment (20 min)
- Next Steps

AG COMMENTS – LAND USE, HEIGHTS, DENSITY

- The proposed mix of uses should emphasize the intent of the 2010 Plan especially around the Metro. Office/mixed-use with entertainment uses that create activity during day and night.
- Consider other entertainment uses such as a performance/music venue as part of the entertainment mix.
- Can variety of building height and articulation be achieved with the construction types associated with Phase I buildings?
- Ensure that proposed heights in Phase I do not increase building heights in Phase II adjacent to Route 1.
- Provide flexibility in Plan should additional uses be demanded in future phases.
- Provide flexibility in future Phases to explore the max development threshold should conditions be amenable to additional density.
- Explore inclusion of bonus density.

SUSTAINABILITY

SUSTAINABILITY RECOMMENDATIONS

- Explore a minimum LEED Silver or comparable for buildings;
- Required plan area-wide sustainable approach through LEED-ND and provision of green roofs for new development;
- Explore Community Gardens;
- Required Stormwater Management integrated as part of the street and open space design;
- Water conservation measures;
- Strive to achieve carbon neutrality by 2030;
- Required Sustainability Plan as part of the first DSUP to achieve district-wide sustainability measures.

SUSTAINABILITY & INFRASTRUCTURE REQUIREMENTS

- Waster Management Master Plan
- Stormwater Management Plan
- Wastewater Management Plan
- Solid Waste Management



Pg. 67-69, North Potomac Yard Small Area Plan (2010)



OPEN SPACE

OPEN SPACES



Active Open Spaces – includes sports, exercise or active play; recreational facilities such as playgrounds, playing fields, and multipurpose areas; also includes areas for events, high activity/programming



Passive Open Spaces – used for relaxation, such as sitting or strolling; can include trails, picnic area, open areas for strolling/lounging



Social Open Spaces – for impromptu and organized gatherings; can include game elements and seating areas

REGIONAL OPEN SPACE NETWORK



REGIONAL OPEN SPACE ACTIVITY ZONES

A Active	N Natural
P Passive	S Social
* Infrastructure	



POTOMAC YARD EXISTING & PLANNED OPEN SPACES

Potomac Yard Metro – South Pavilion



Tennis & Basketball Courts



C/S

P

A*

P

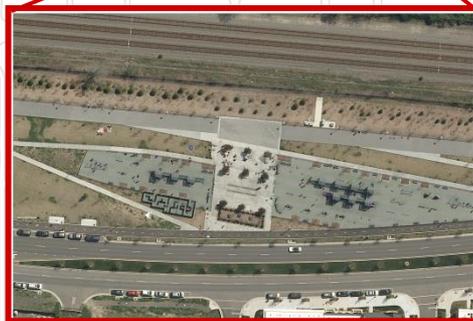
A

P

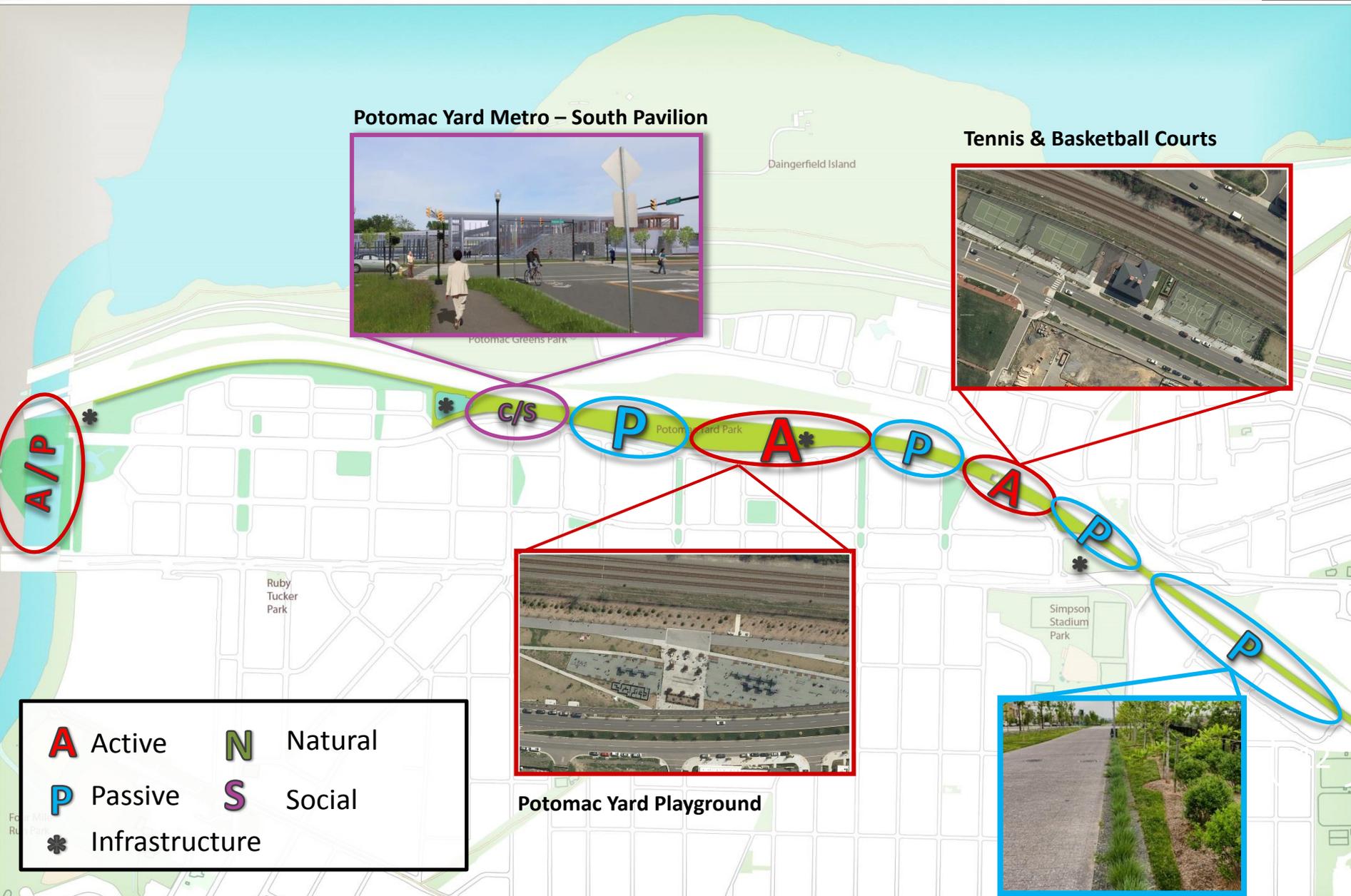
P

A/P

- A** Active
- N** Natural
- P** Passive
- S** Social
- * Infrastructure



Potomac Yard Playground



FOUR MILE RUN RESTORATION & URBAN DECK

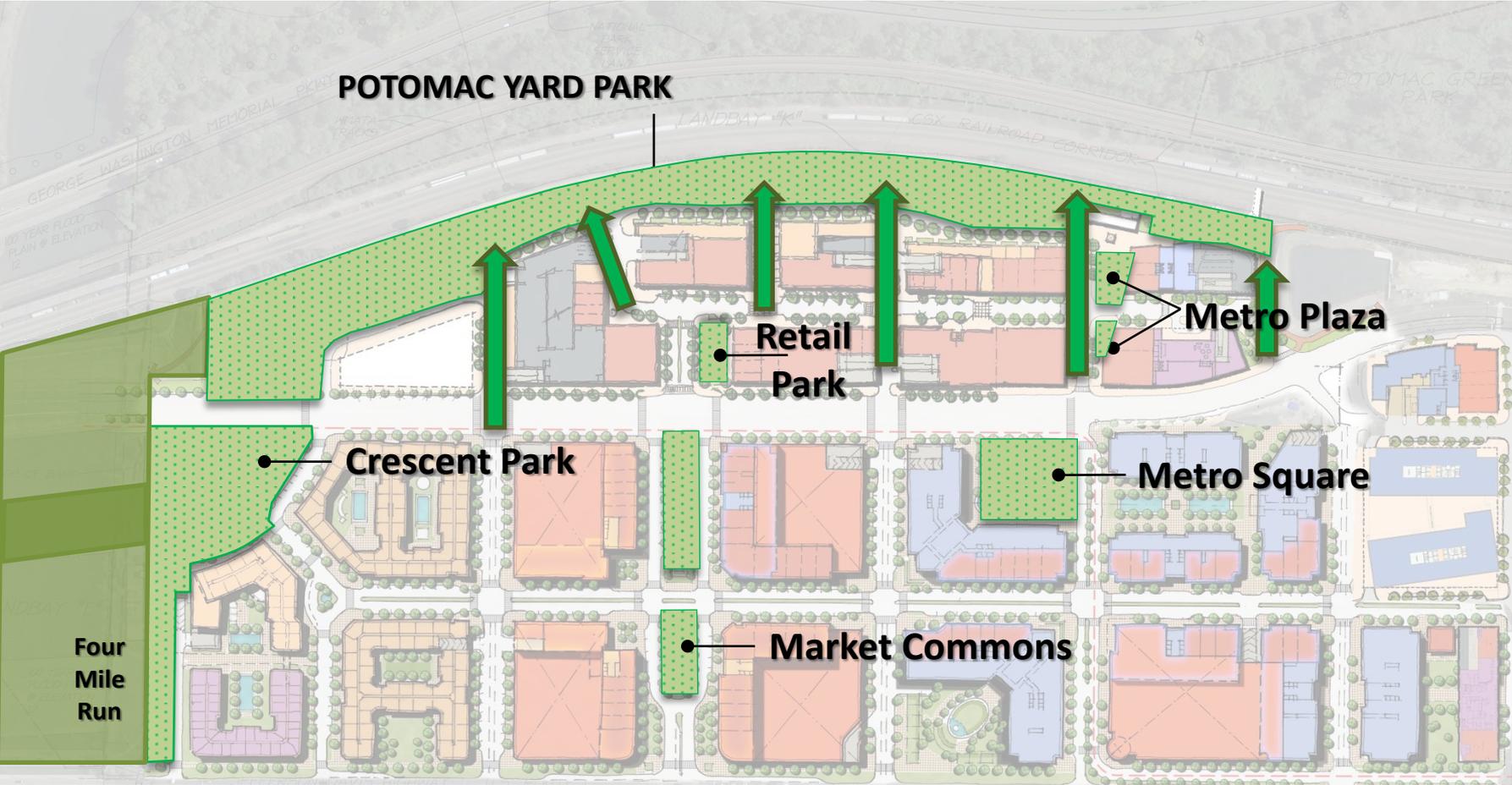
Characteristics:

Type: Active & Passive

- Urban Deck
- Active & Passive
- Gathering & Event Space



NORTH POTOMAC YARD OPEN SPACE NETWORK

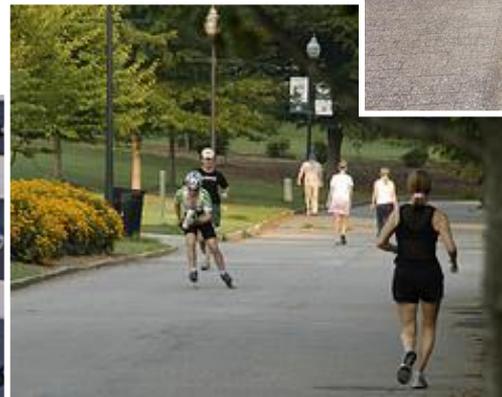


NORTH POTOMAC YARD OPEN SPACE NETWORK



NORTH POTOMAC YARD OPEN SPACE ASSUMPTIONS

- Continuous Promenade/Pedestrian Connection
- Sustainable Design
- Bike Trail
- Art
- History Interpretation
- Active, Passive, & Social Uses

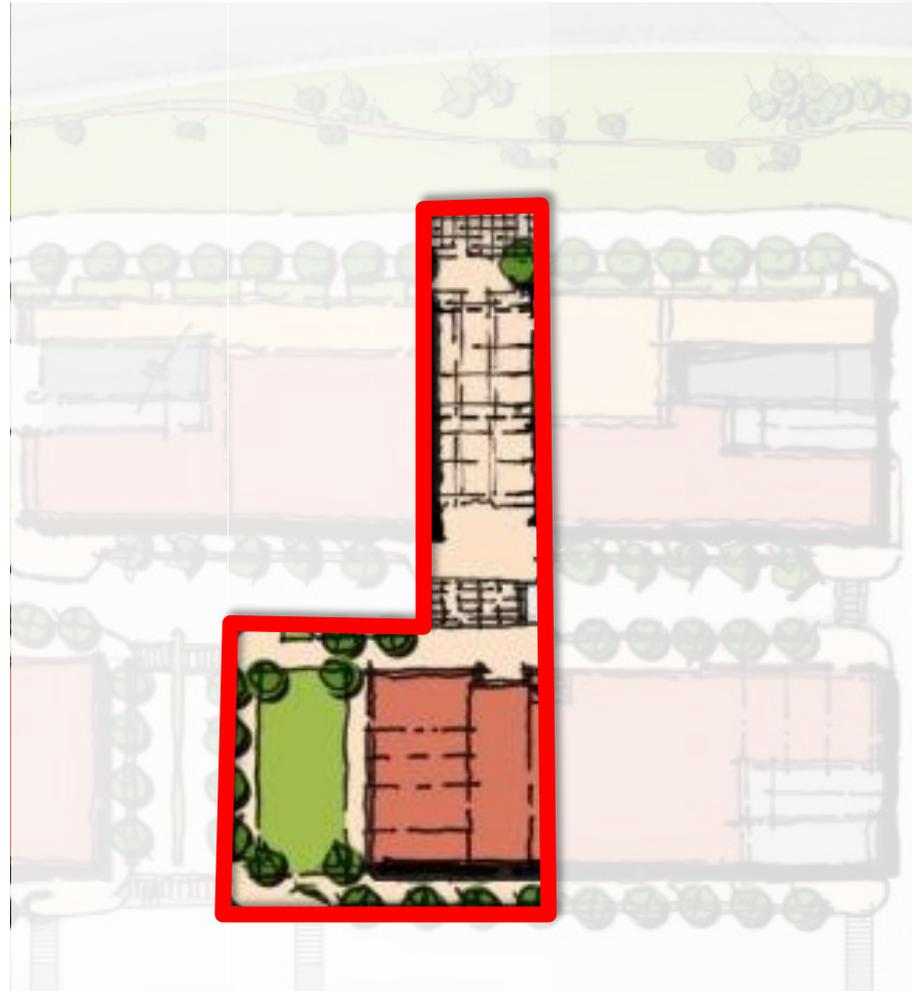


RETAIL PARK & MID BLOCK PASSAGEWAY

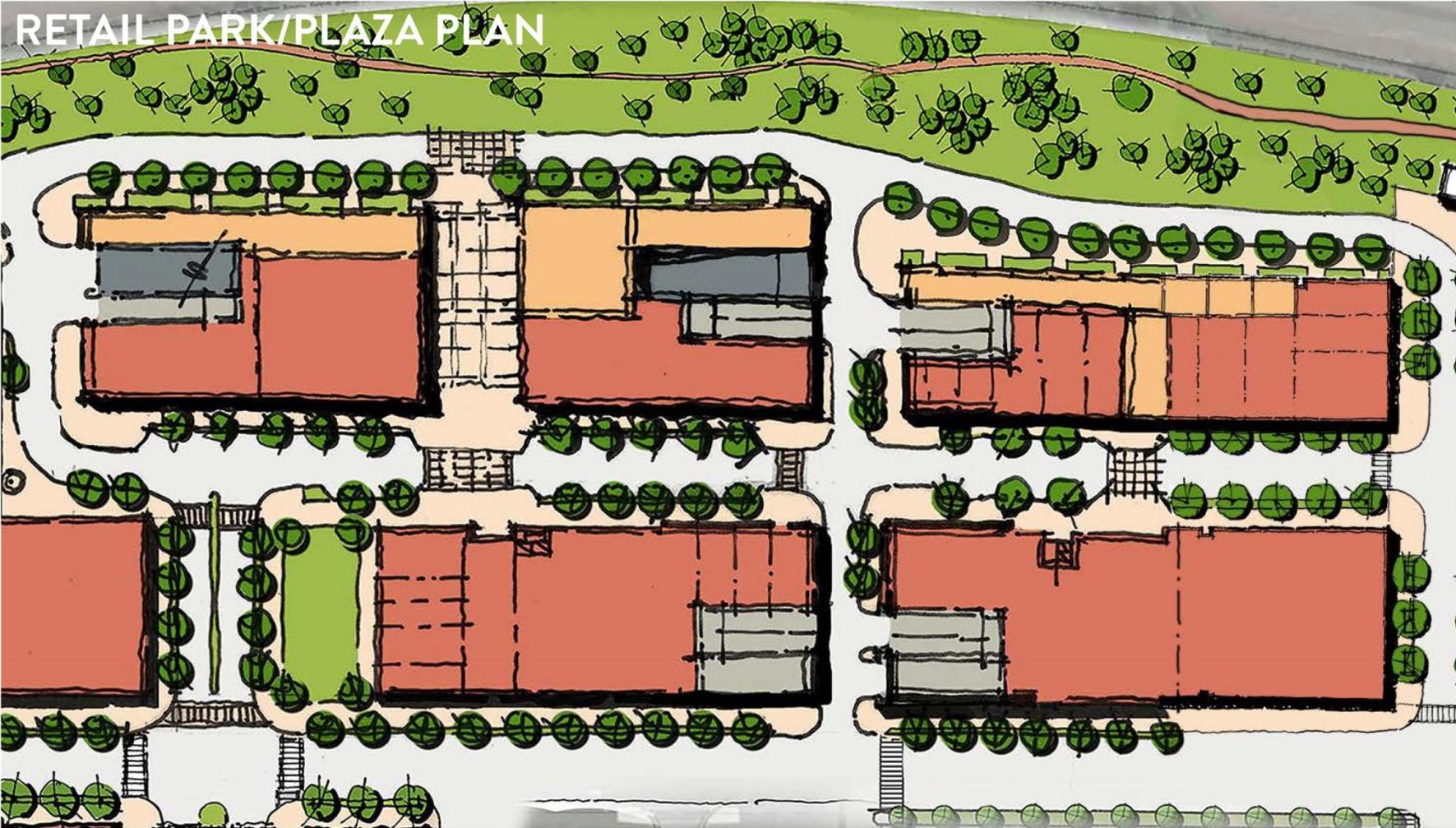
Characteristics:

Type: Active/Social

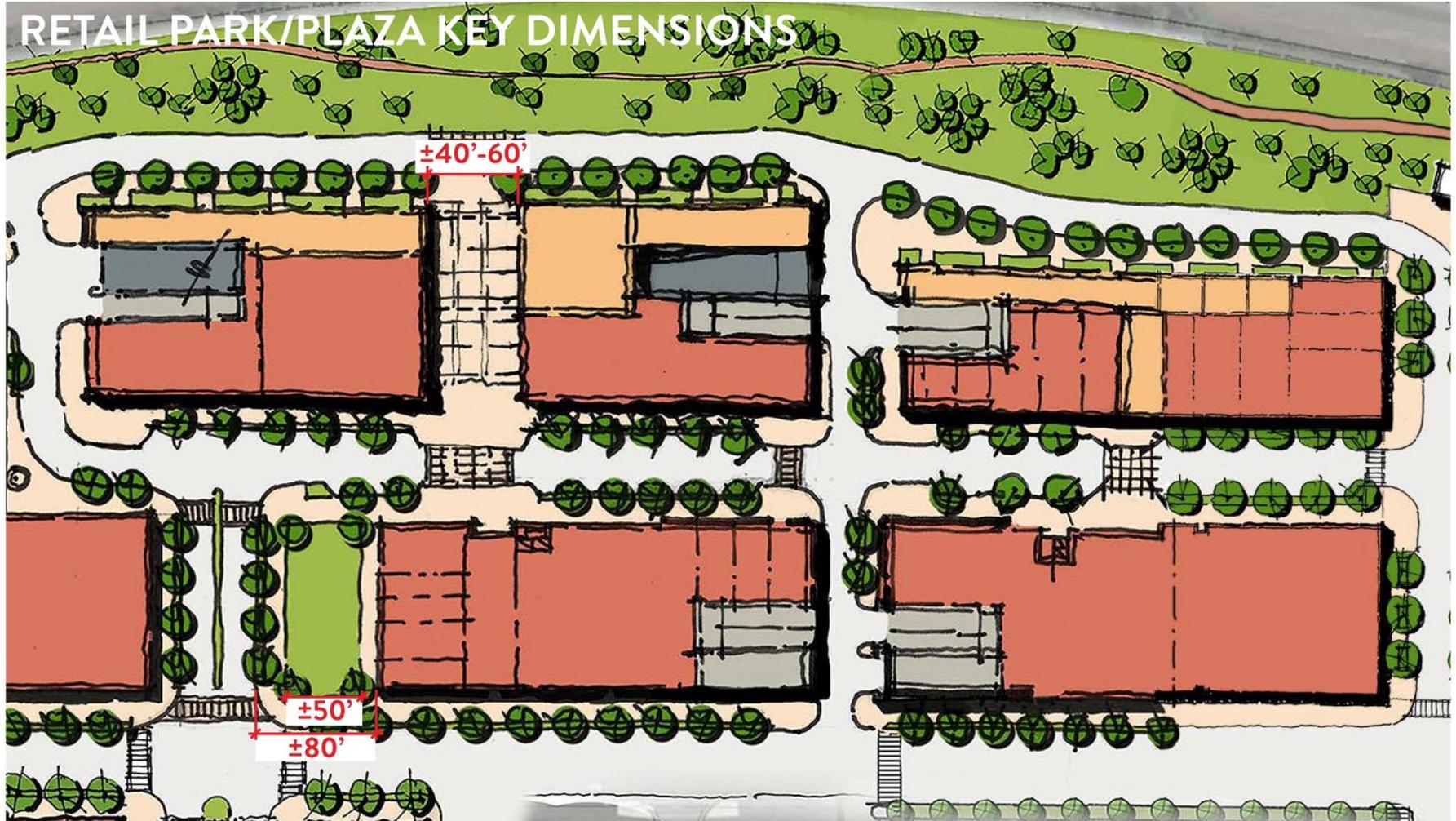
- Flexible
- Event Programming
- Outdoor dining & seating
- Hard & Landscaped



RETAIL PARK & MID BLOCK PASSAGEWAY

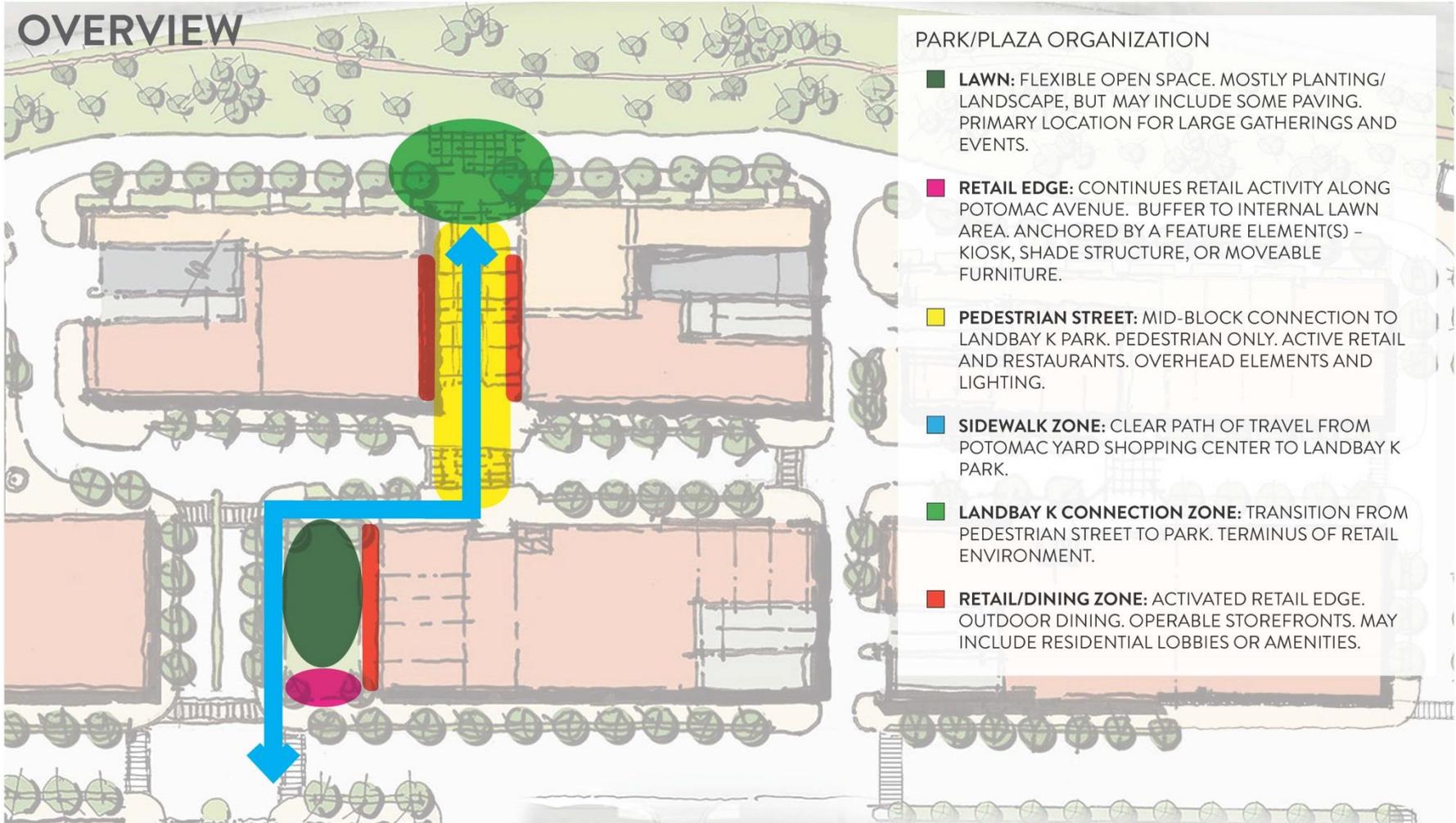


RETAIL PARK & MID BLOCK PASSAGEWAY



RETAIL PARK & MID BLOCK PASSAGEWAY

OVERVIEW



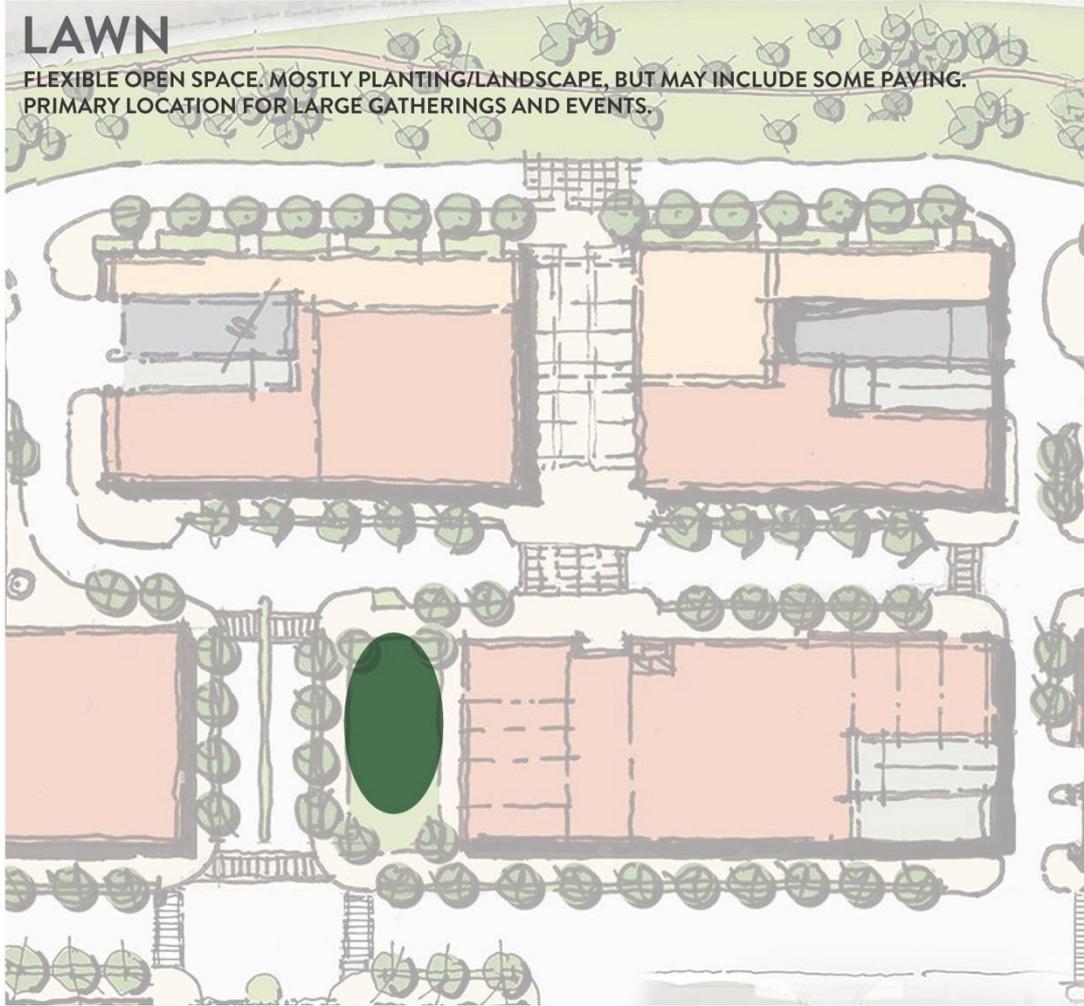
PARK/PLAZA ORGANIZATION

- **LAWN:** FLEXIBLE OPEN SPACE. MOSTLY PLANTING/ LANDSCAPE, BUT MAY INCLUDE SOME PAVING. PRIMARY LOCATION FOR LARGE GATHERINGS AND EVENTS.
- **RETAIL EDGE:** CONTINUES RETAIL ACTIVITY ALONG POTOMAC AVENUE. BUFFER TO INTERNAL LAWN AREA. ANCHORED BY A FEATURE ELEMENT(S) - KIOSK, SHADE STRUCTURE, OR MOVEABLE FURNITURE.
- **PEDESTRIAN STREET:** MID-BLOCK CONNECTION TO LANDBAY K PARK. PEDESTRIAN ONLY. ACTIVE RETAIL AND RESTAURANTS. OVERHEAD ELEMENTS AND LIGHTING.
- **SIDEWALK ZONE:** CLEAR PATH OF TRAVEL FROM POTOMAC YARD SHOPPING CENTER TO LANDBAY K PARK.
- **LANDBAY K CONNECTION ZONE:** TRANSITION FROM PEDESTRIAN STREET TO PARK. TERMINUS OF RETAIL ENVIRONMENT.
- **RETAIL/DINING ZONE:** ACTIVATED RETAIL EDGE. OUTDOOR DINING. OPERABLE STOREFRONTS. MAY INCLUDE RESIDENTIAL LOBBIES OR AMENITIES.

RETAIL PARK & MID BLOCK PASSAGEWAY

LAWN

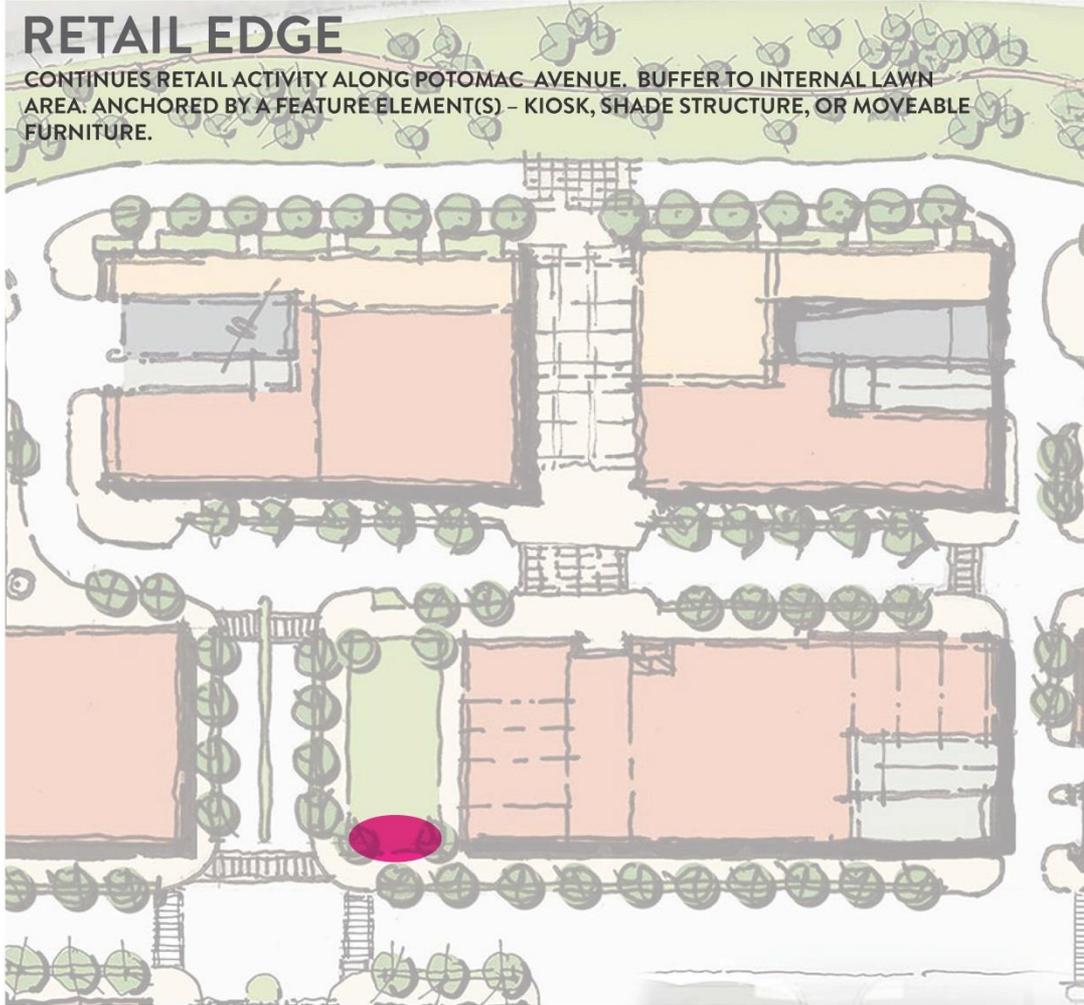
FLEXIBLE OPEN SPACE, MOSTLY PLANTING/LANDSCAPE, BUT MAY INCLUDE SOME PAVING.
PRIMARY LOCATION FOR LARGE GATHERINGS AND EVENTS.



RETAIL PARK & MID BLOCK PASSAGEWAY

RETAIL EDGE

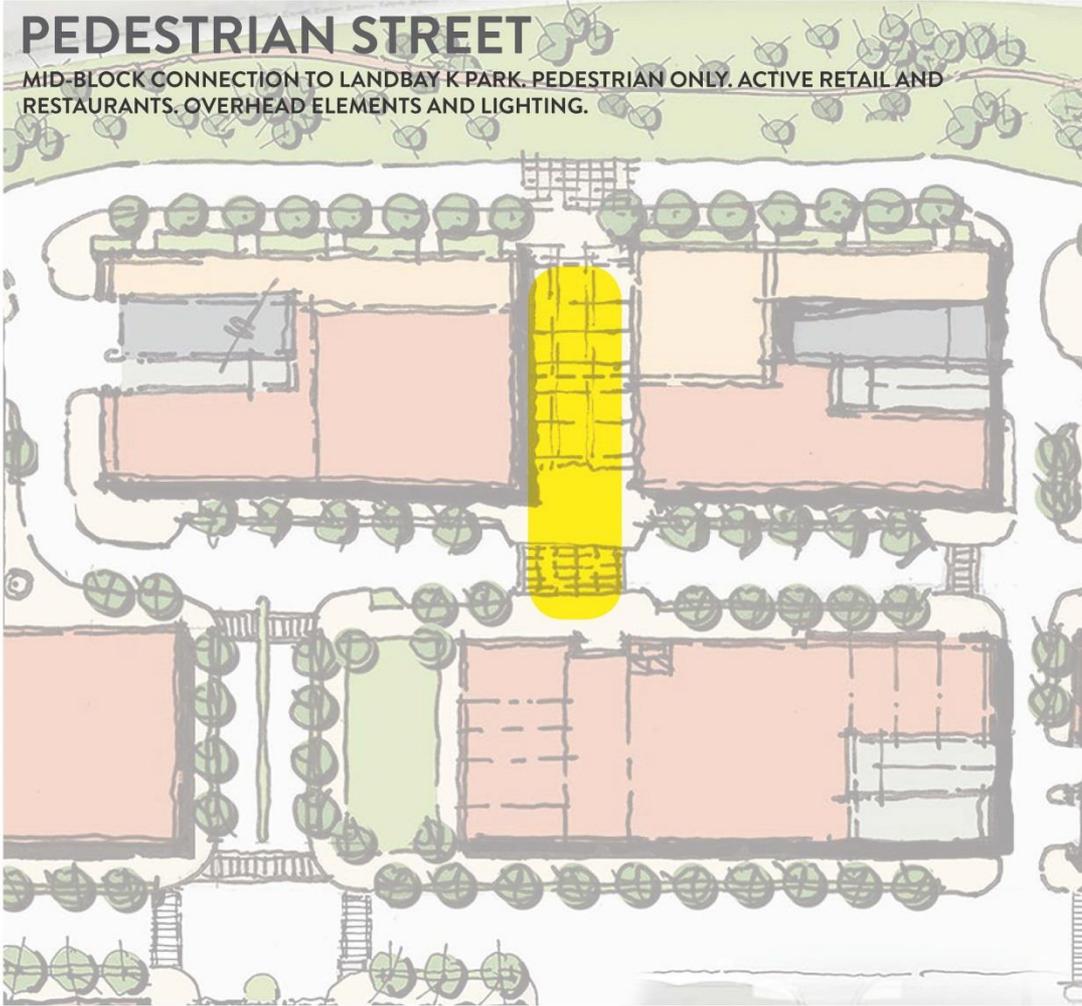
CONTINUES RETAIL ACTIVITY ALONG POTOMAC AVENUE. BUFFER TO INTERNAL LAWN AREA. ANCHORED BY A FEATURE ELEMENT(S) – KIOSK, SHADE STRUCTURE, OR MOVEABLE FURNITURE.



RETAIL PARK & MID BLOCK PASSAGEWAY

PEDESTRIAN STREET

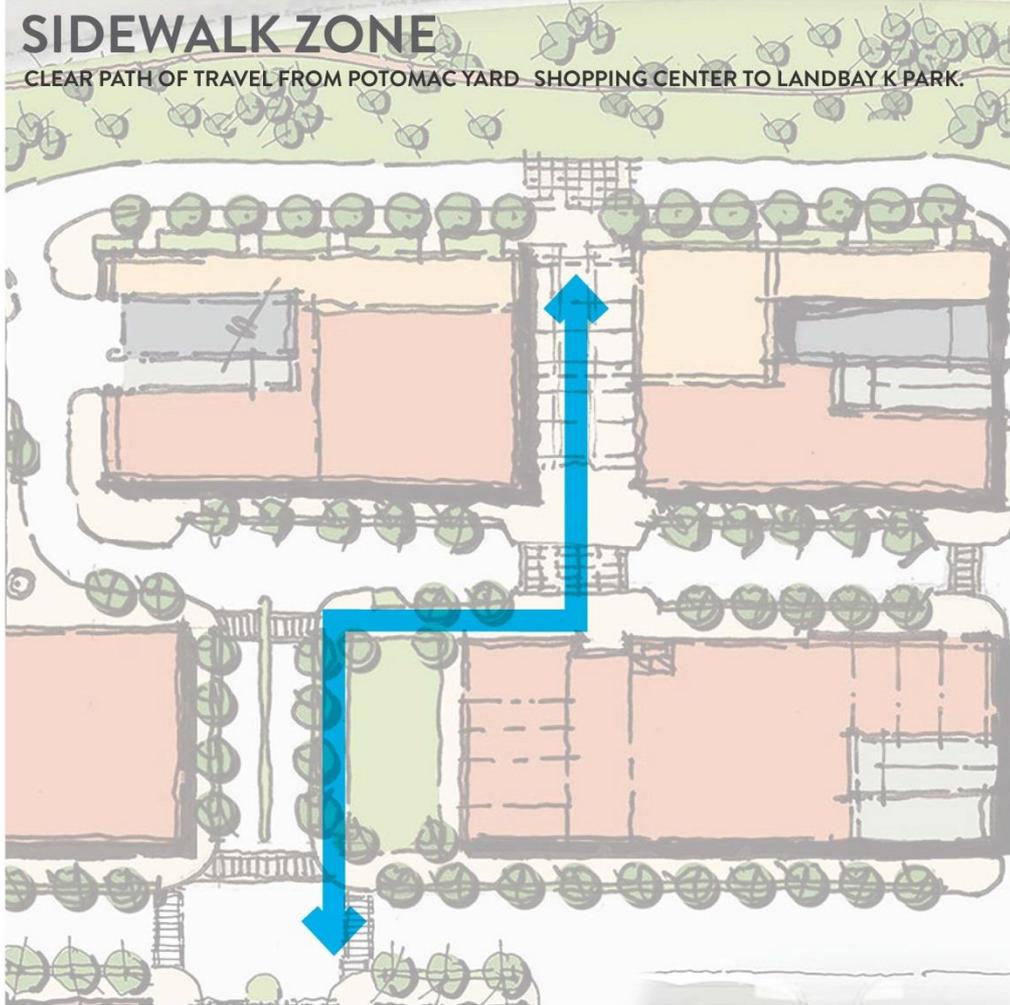
MID-BLOCK CONNECTION TO LANDBAY K PARK. PEDESTRIAN ONLY. ACTIVE RETAIL AND RESTAURANTS. OVERHEAD ELEMENTS AND LIGHTING.



RETAIL PARK & MID BLOCK PASSAGEWAY

SIDEWALK ZONE

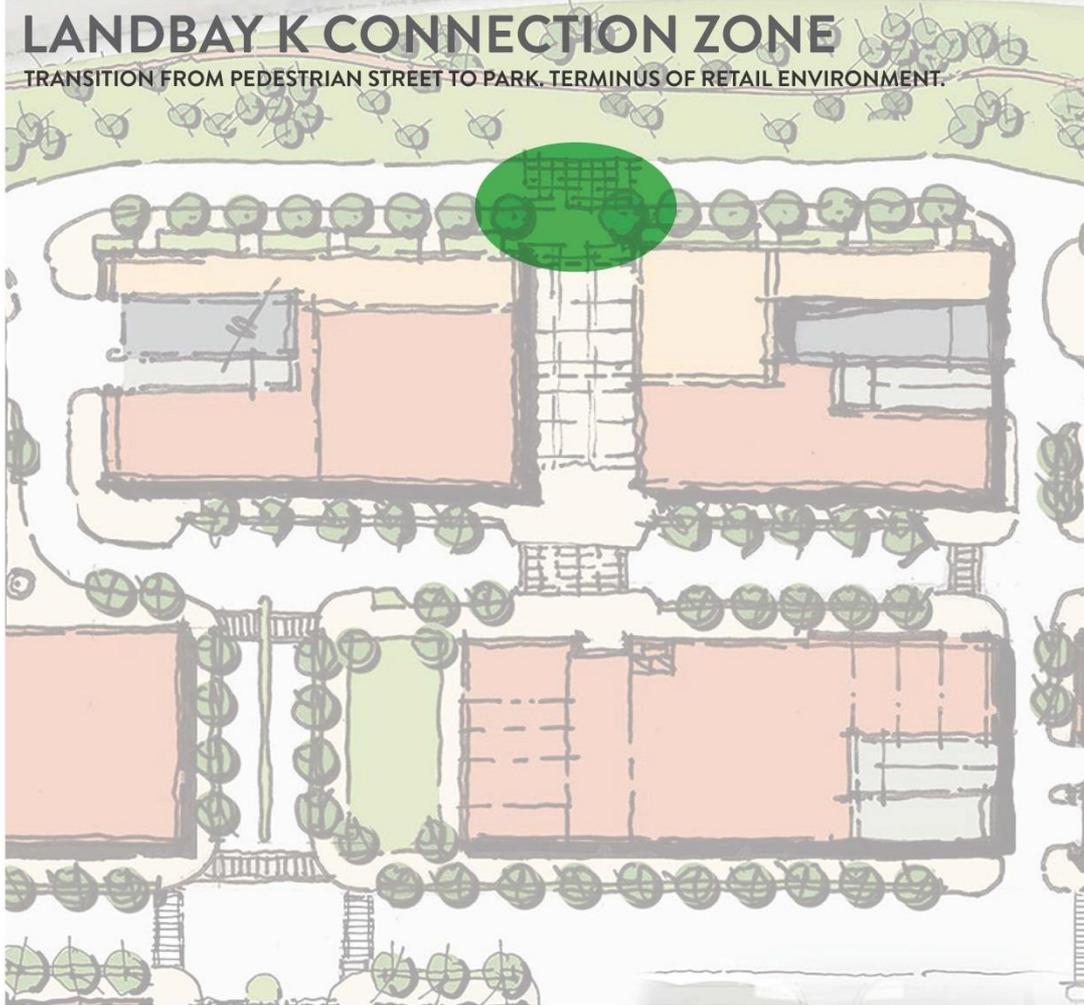
CLEAR PATH OF TRAVEL FROM POTOMAC YARD SHOPPING CENTER TO LANDBAY K PARK.



RETAIL PARK & MID BLOCK PASSAGEWAY

LANDBAY K CONNECTION ZONE

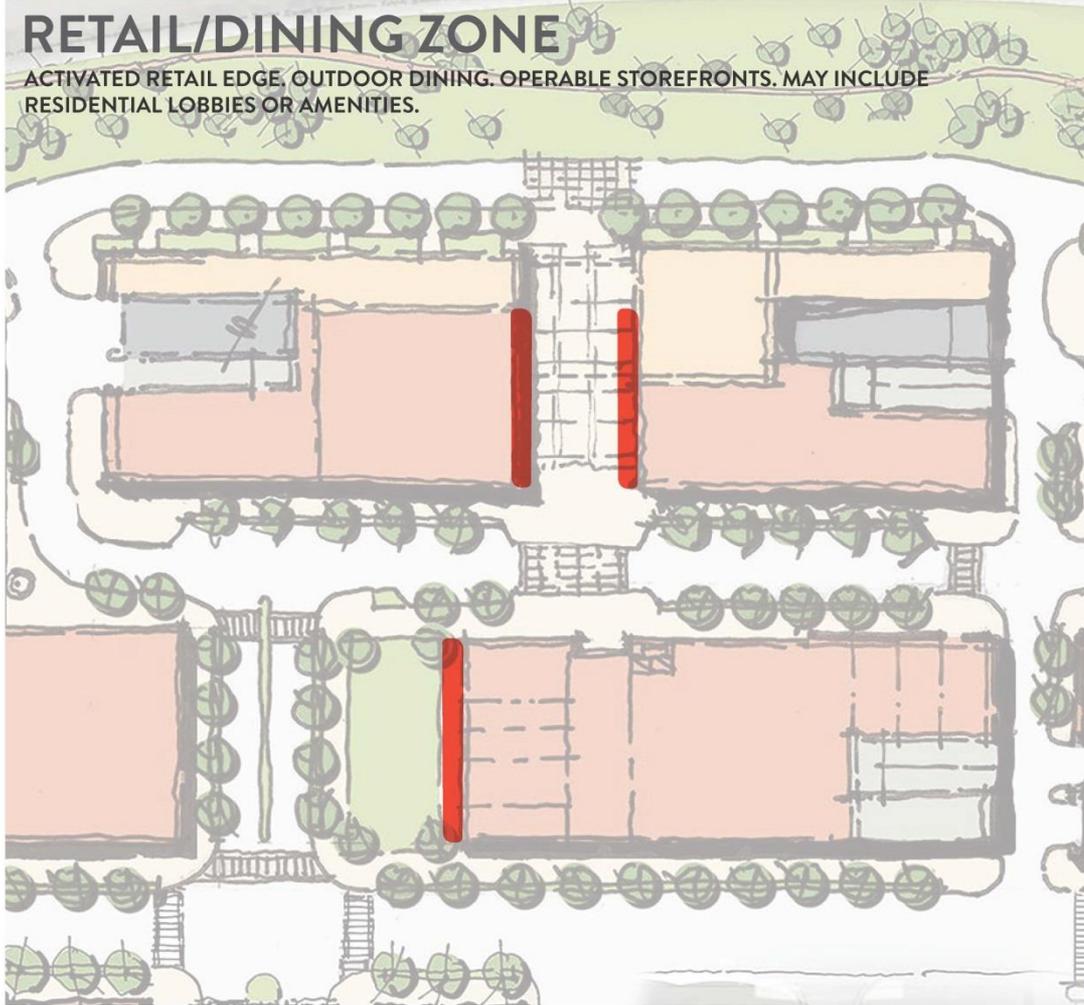
TRANSITION FROM PEDESTRIAN STREET TO PARK. TERMINUS OF RETAIL ENVIRONMENT.



RETAIL PARK & MID BLOCK PASSAGEWAY

RETAIL/DINING ZONE

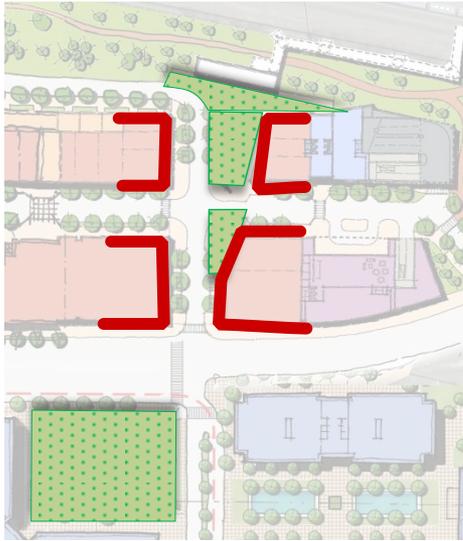
ACTIVATED RETAIL EDGE, OUTDOOR DINING. OPERABLE STOREFRONTS. MAY INCLUDE RESIDENTIAL LOBBIES OR AMENITIES.



PRECEDENT IMAGES



METRO PLAZA & METRO SQUARE



Characteristics:

Type: Social/Civic

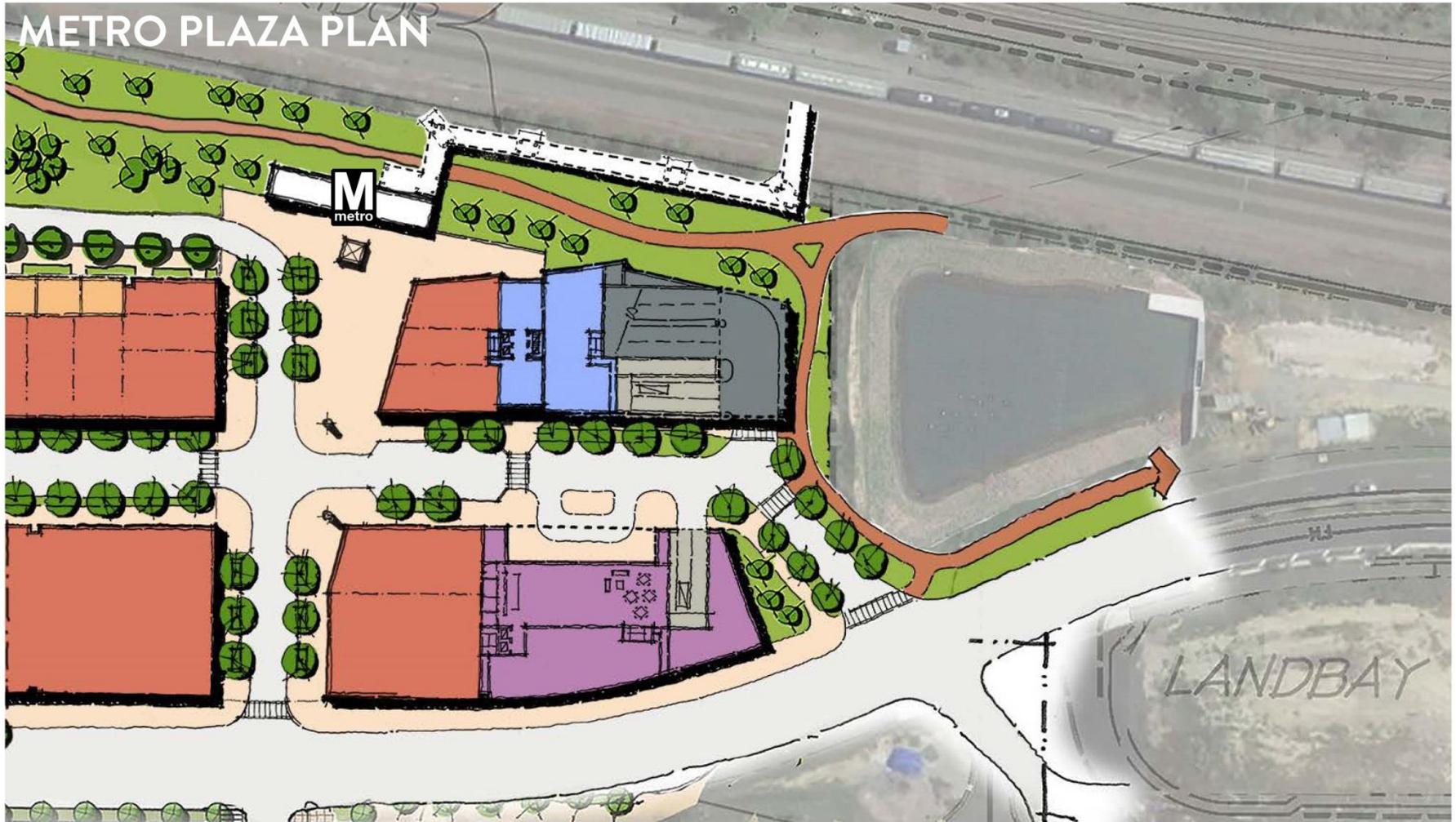
- Distinctive Arrival/Gateway
- Urban Plaza/Active
- Civic Place
- Defined

Considerations:

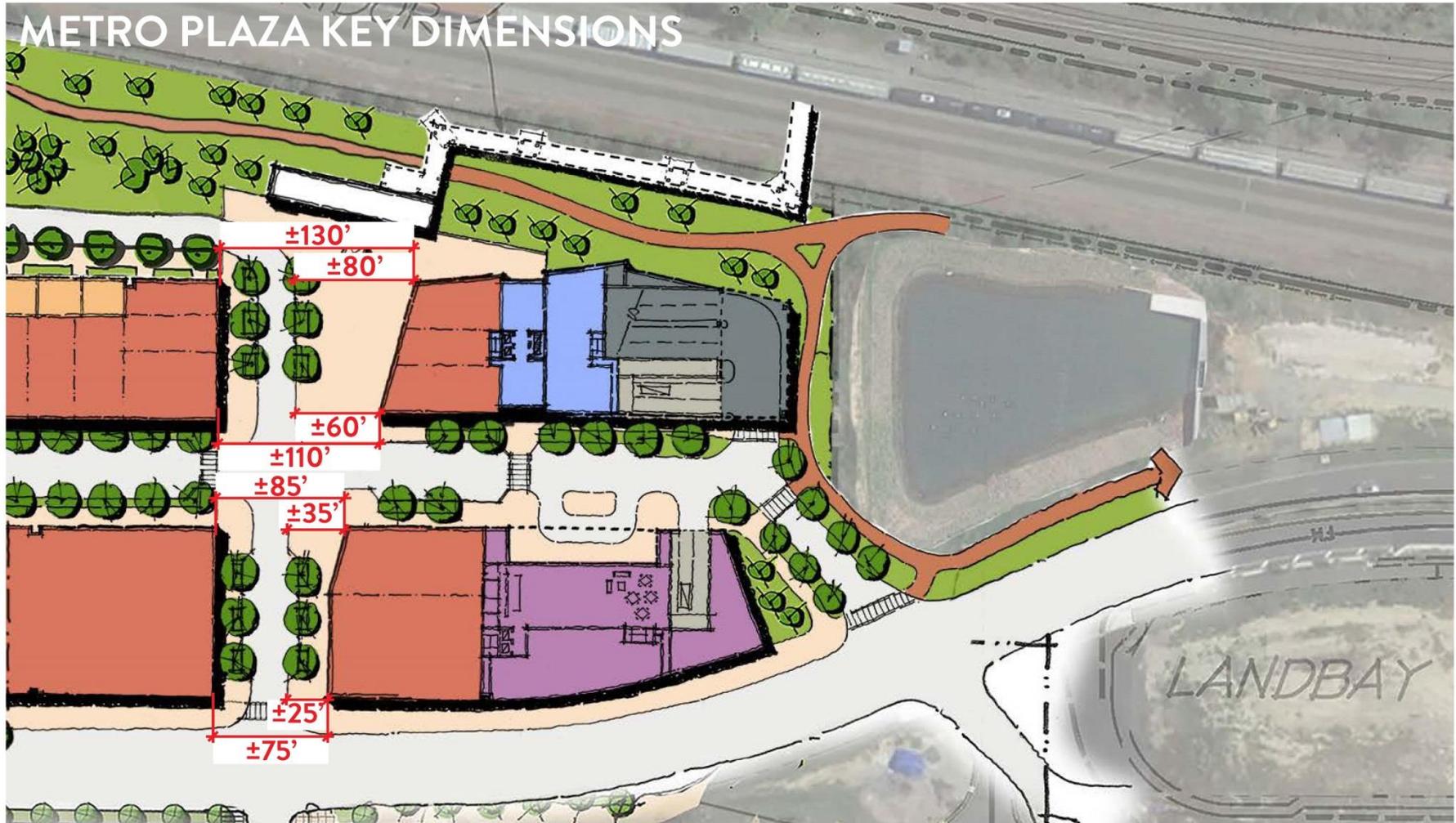
- Function
- Program Elements



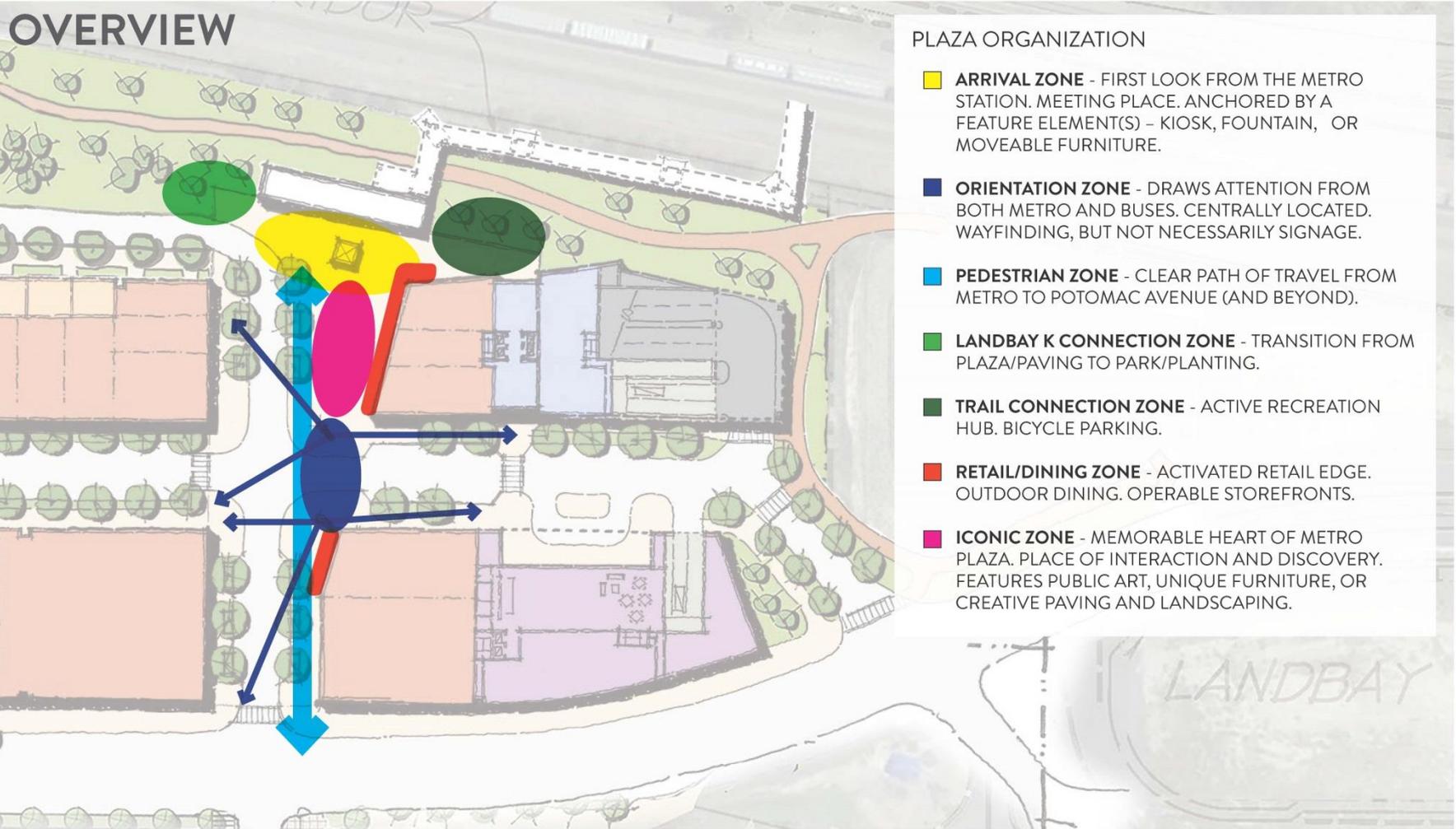
METRO PLAZA & METRO SQUARE



METRO PLAZA & METRO SQUARE



METRO PLAZA & METRO SQUARE



METRO PLAZA & METRO SQUARE

ARRIVAL ZONE

FIRST LOOK FROM THE METRO STATION. MEETING PLACE. ANCHORED BY A FEATURE ELEMENT(S) - KIOSK, FOUNTAIN, OR MOVEABLE FURNITURE.



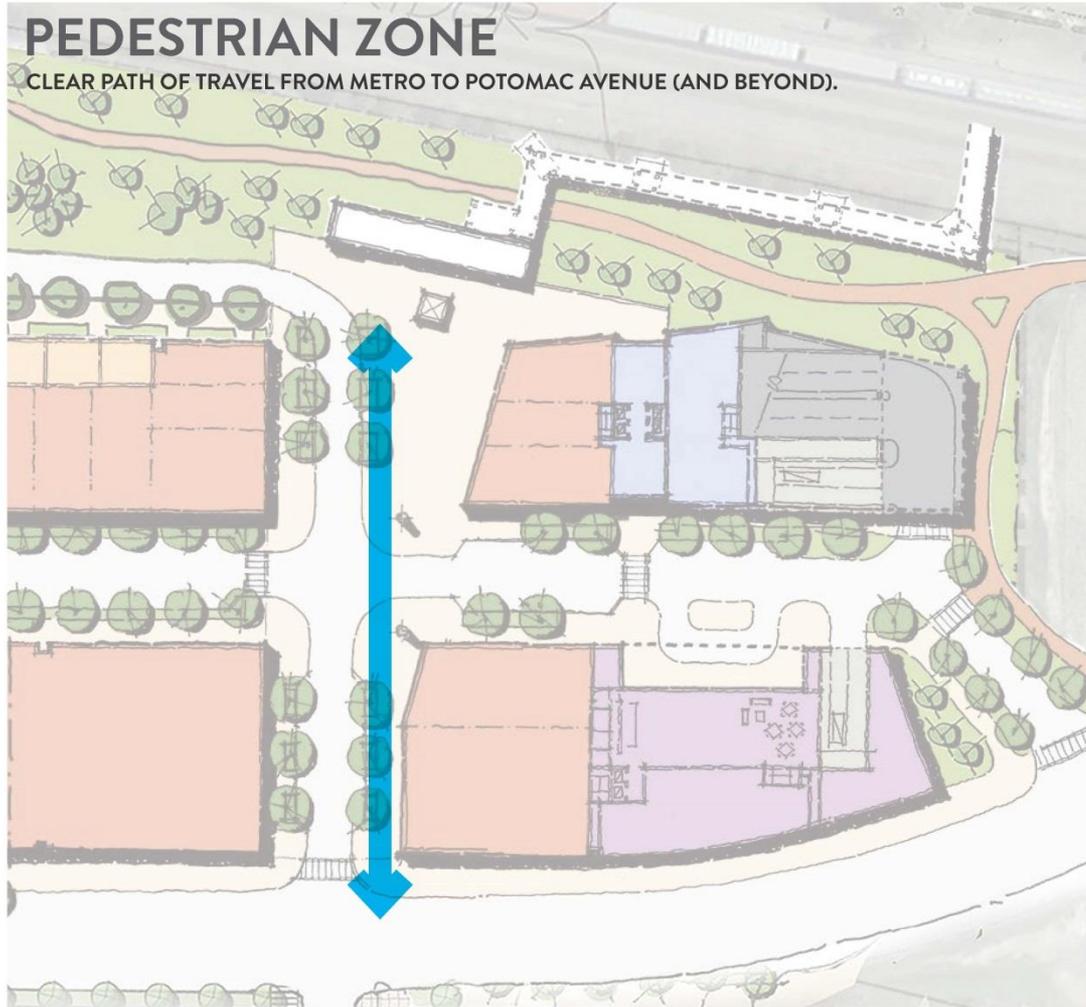
METRO PLAZA & METRO SQUARE

ORIENTATION ZONE

DRAWS ATTENTION FROM BOTH METRO AND BUSES. CENTRALLY LOCATED. WAYFINDING, BUT NOT NECESSARILY SIGNAGE.



METRO PLAZA & METRO SQUARE



METRO PLAZA & METRO SQUARE

LANDBAY K CONNECTION ZONE

TRANSITION FROM PLAZA/PAVING TO PARK/PLANTING.



METRO PLAZA & METRO SQUARE



METRO PLAZA & METRO SQUARE

RETAIL/DINING ZONE

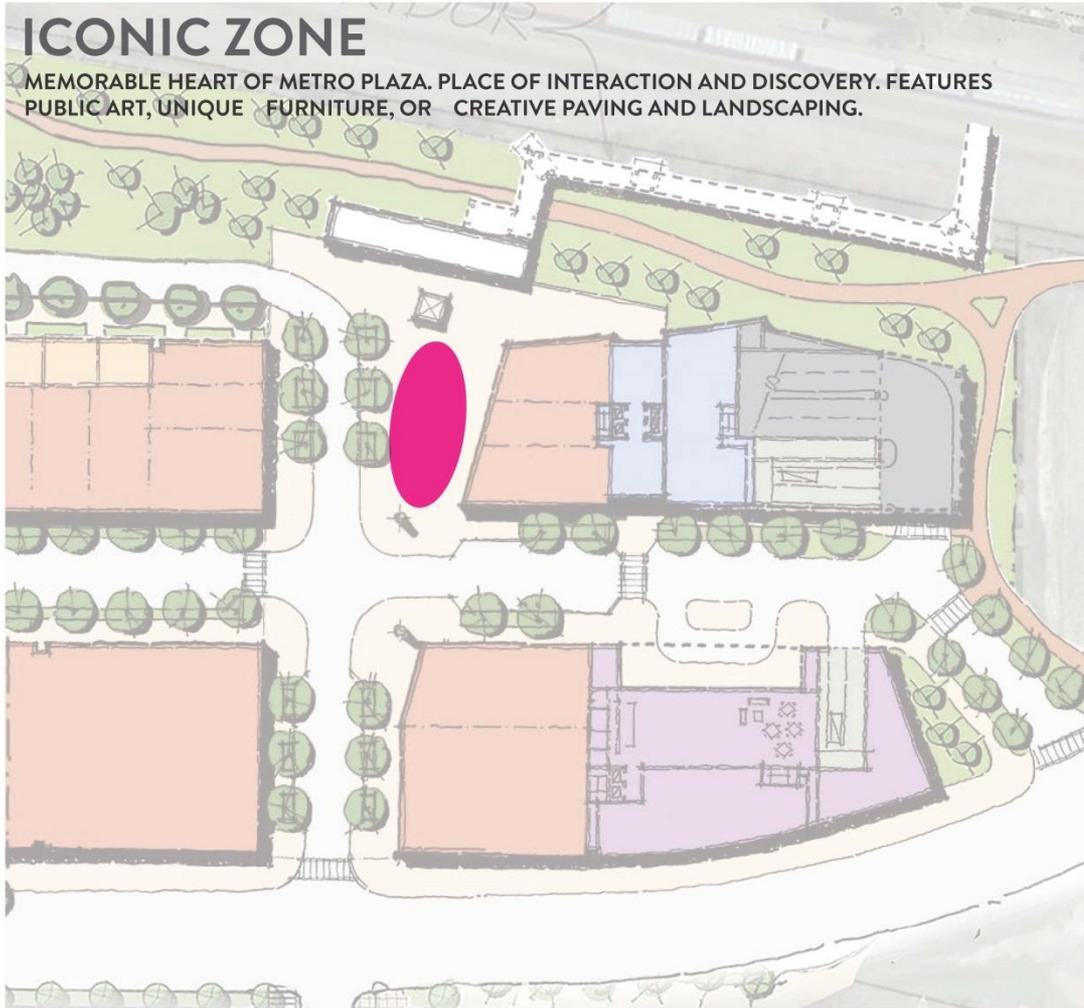
ACTIVATED RETAIL EDGE. OUTDOOR DINING. OPERABLE STOREFRONTS.



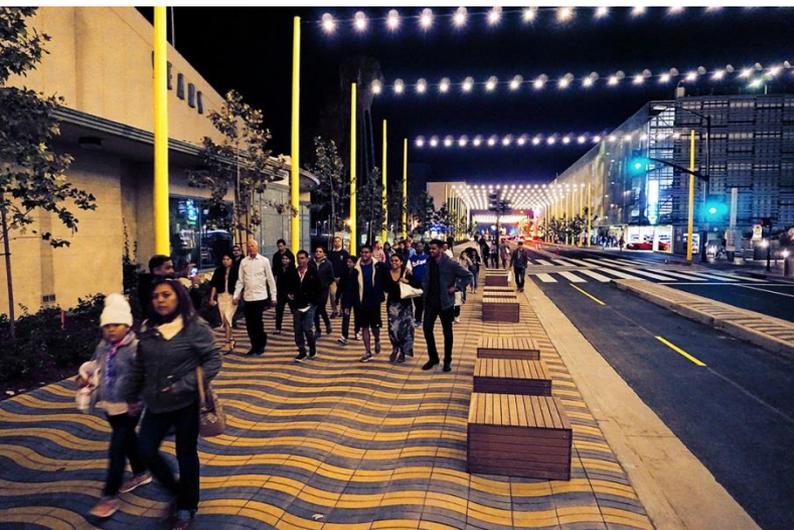
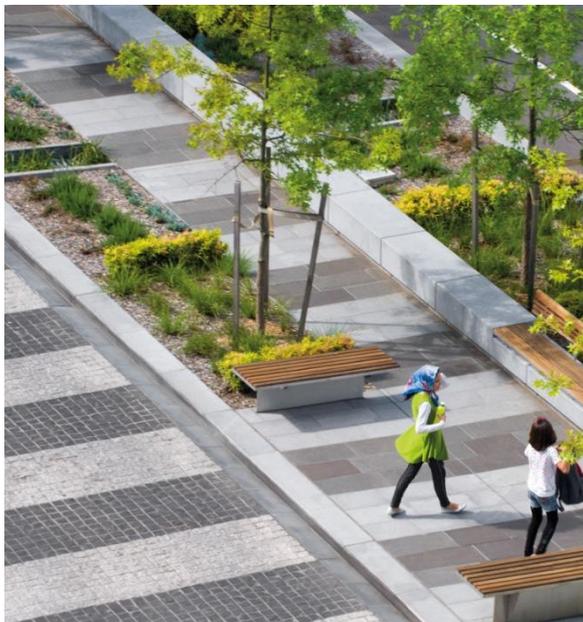
METRO PLAZA & METRO SQUARE

ICONIC ZONE

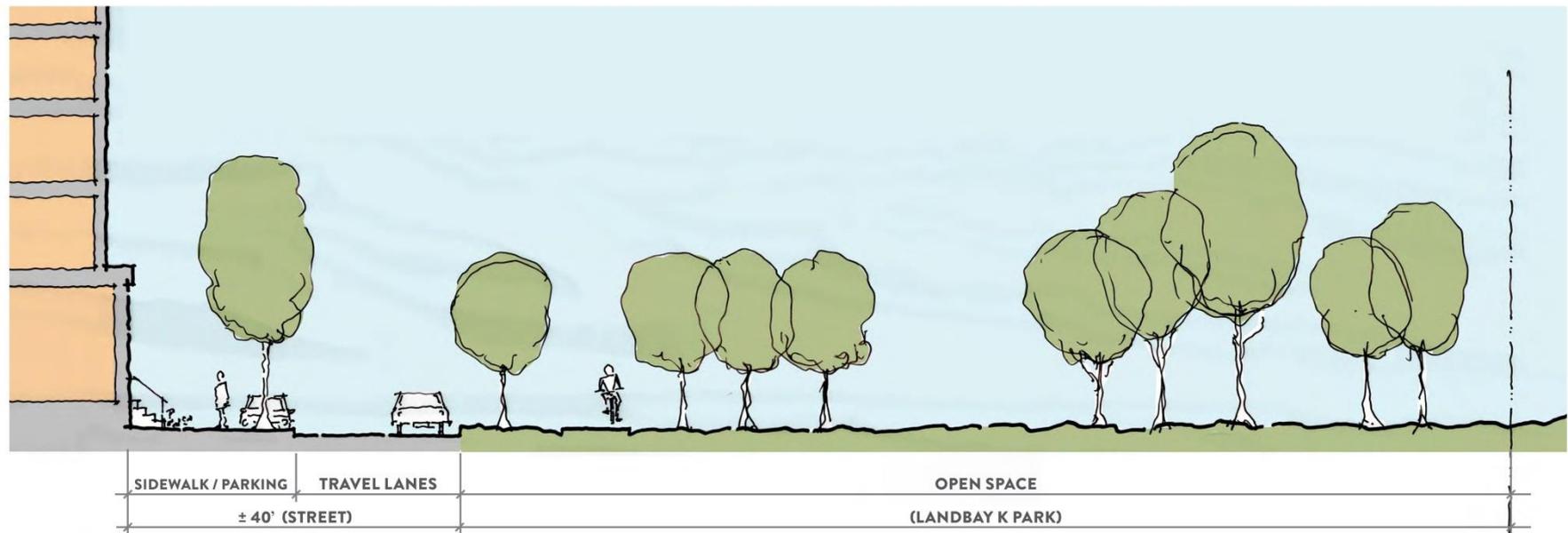
MEMORABLE HEART OF METRO PLAZA. PLACE OF INTERACTION AND DISCOVERY. FEATURES PUBLIC ART, UNIQUE FURNITURE, OR CREATIVE PAVING AND LANDSCAPING.



PLAZA PRECEDENT IMAGES



PARK ROAD ~ CHARACTER



PARK ROAD ~ CHARACTER



POTOMAC YARD PARK EXTENSION

Characteristics:

Type: Active & Passive

- Series of Rooms
- Active, Passive, Social, & Recreational Uses
- Sustainable/Green
- Contiguous to Existing Park



POTOMAC YARD PARK EXTENSION



Active Area

Passive Areas

Multi-Use Path

Arrival Area

Social Area

POTOMAC YARD PARK PRECEDENTS

Multiblock



Madrid RIO Park - Spain

Small Scale



Centre for Microsystems & Materials - Germany

Active Features



Kavelbod Waves - Denmark



Harvard Graduate Student Housing - USA



San Antonio River Walk - USA



Superkilen - Denmark



Place de Jaude - France

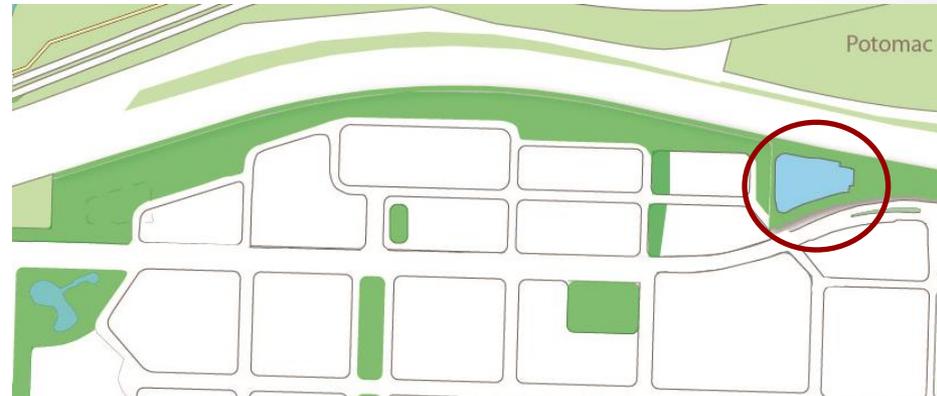


David Crombie Park - Canada

INFRASTRUCTURE

South Pond:

- Continuity of Potomac Yard Park
- Bicycle and Pedestrian Connections
- Incorporating the pond into overall park system

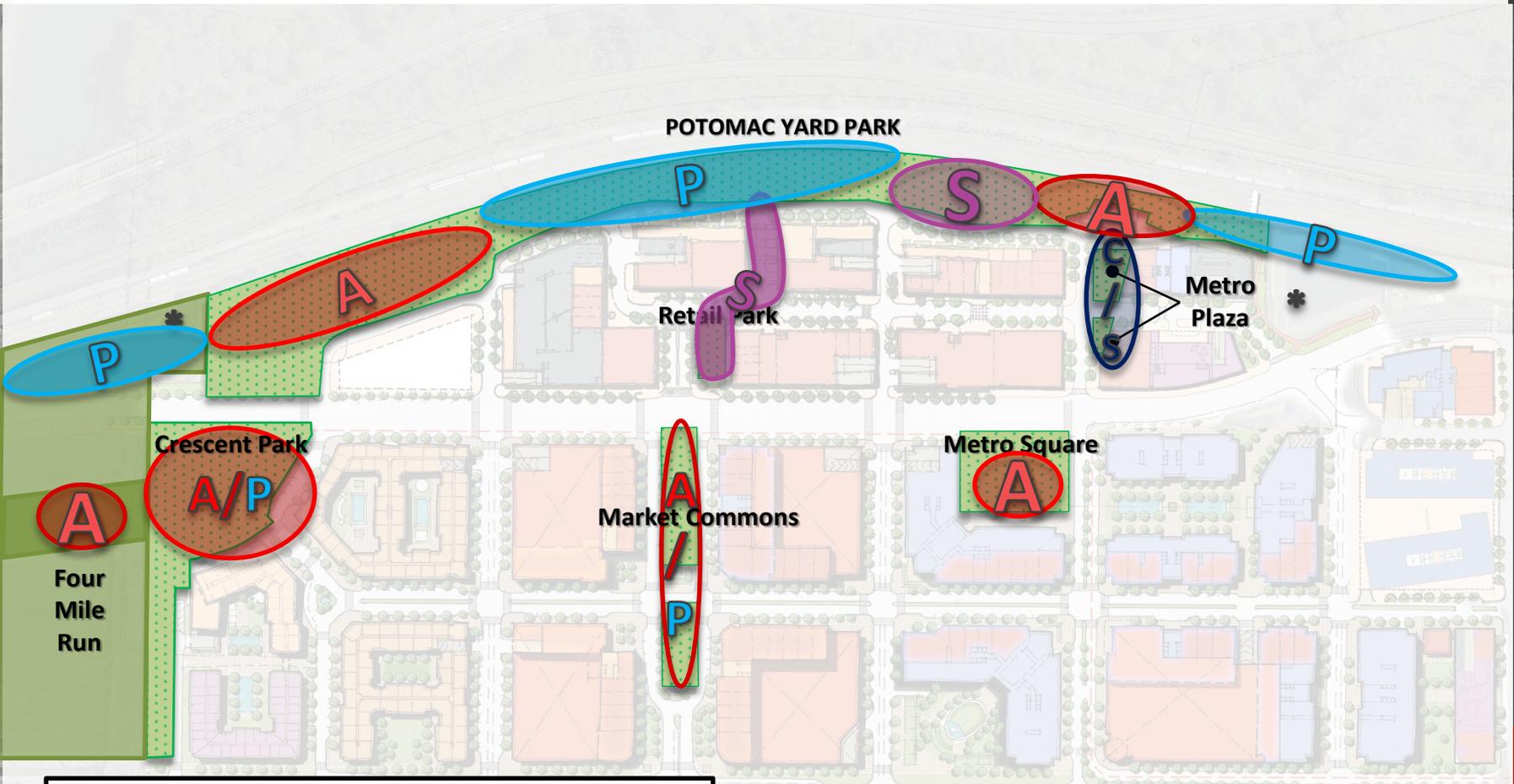


Pump Station:

- Integrated Design
- Green/Sustainable



NORTH POTOMAC YARD OPEN SPACE ACTIVITY



A	Active	C	Civic
P	Passive	S	Social
*	Infrastructure		



ADVISORY GROUP EXERCISE

PROGRAM ELEMENTS

Active

- Playground (2-5 years)
- Playground (5-12 years)
- Dog Park/Dog Run
- Tennis Courts
- Basketball Courts
- Futsal Courts
- Volleyball Courts
- Rectangular Athletic Field
- Diamond Athletic Field
- Outdoor Fitness Equipment

Social

- Picnic Areas
- Ping Pong Tables
- Bocce Courts
- Event Area
- Plaza Space
- Community Gardens
- Outdoor Dining

Passive

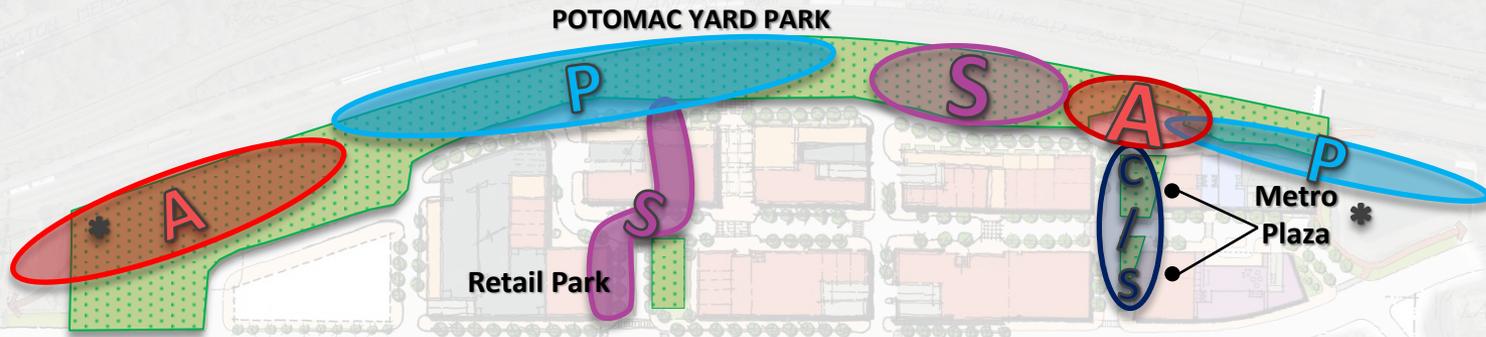
- Trails
- Walking Paths
- Seating
- Open Lawn

Civic

- Plaza Space
- Event Space



NPY PHASE I - OPEN SPACE ACTIVITY ZONES



- | | | | |
|----------|----------------|----------|--------|
| A | Active | C | Civic |
| P | Passive | S | Social |
| * | Infrastructure | | |

AG EXERCISE

1. Are the open space “rooms”/activity areas in the right places? What changes are needed?
2. What program elements do you want to see?
3. What are your thoughts on the character of “Park Road”?



REPORT OUTS

NEXT STEPS/UPCOMING MEETINGS

November Advisory Group Meeting #9

Monday, November 14th, Station at Potomac Yard

- *Follow-up Land Use, Heights, & Density*
- *Affordable Housing & Intro to Transportation*