	COMMERCIAL		HOTEL		RESIDENTIAL	
	RETAIL	OFFICE	AREA	ROOMS	AREA	UNITS
BLOCK 4*	SCHOOL SITE					
BLOCK 7	31,600				240,350	232
BLOCK 10/14	38,650				328,575	314
BLOCK 15	62,900					
BLOCK 18	18,800				208,950	193
BLOCK 19	115,800					
BLOCK 20	15,000	131,700	92,125	150		
BLOCK 8/11 (NEW RETAIL)	11,600					
SUBTOTAL BY USE	294,350	131,700	92,125	150	777,875	739
SUBTOTAL	426,050		92,125		777,875	
TOTAL	1,296,050					

* PER CDD: BLOCK 4 RESERVED FOR SCHOOL SITE

	COMMERCIAL		HOTEL		RESIDENTIAL	
	RETAIL	OFFICE	AREA	ROOMS	AREA	UNITS
BLOCK 4*	SCHOOL SITE					
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* PER CDD: BLOCK 4 RESERVED FOR SCHOOL SITE

THE JBG COMPANIES

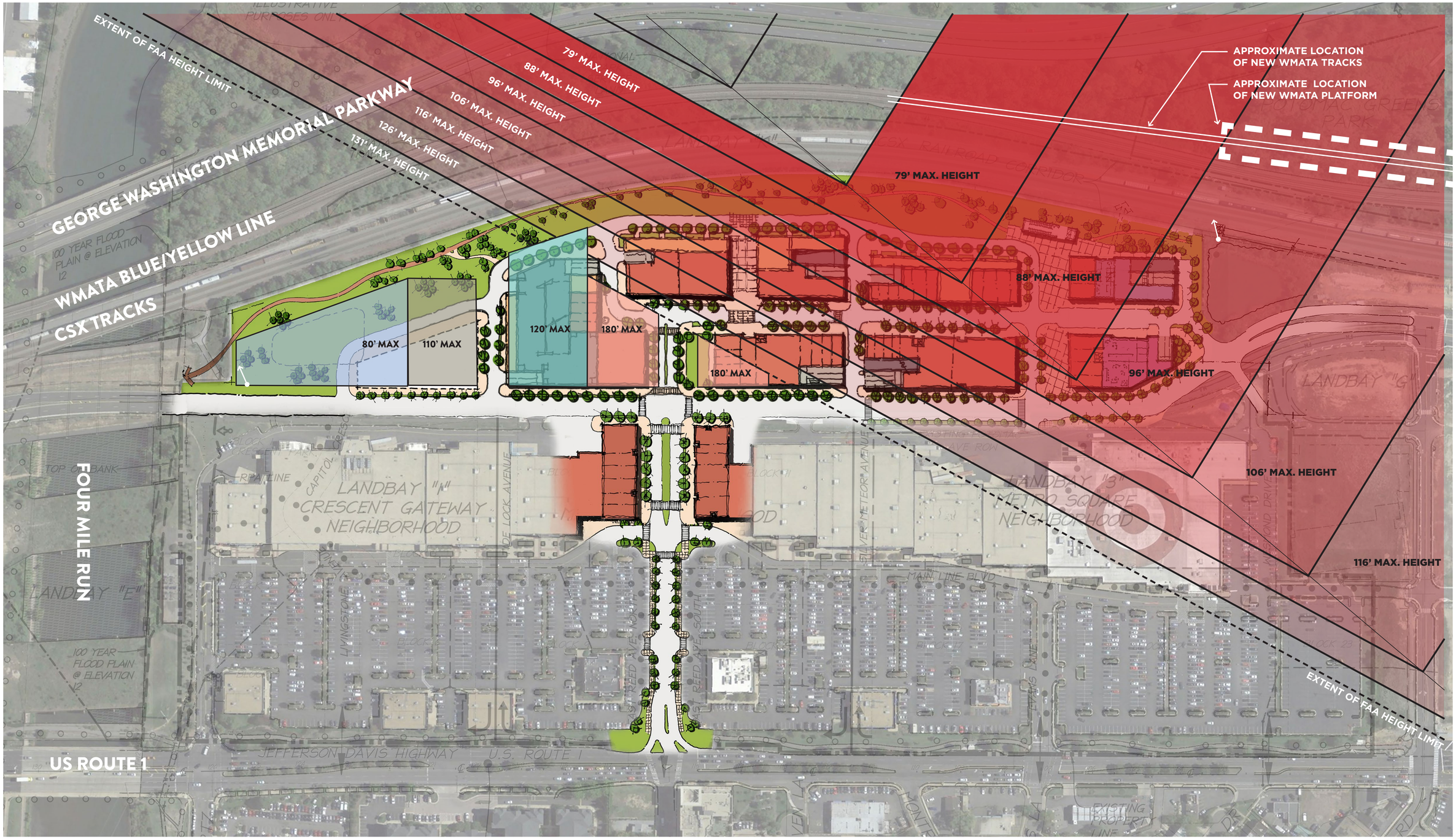
POTOMAC YARD | PARCEL ONE REDEVELOPMENT

UPPER LEVEL PLAN + YIELDS

50' 100' 200' 400'

streetsense.

September 16, 2016



THE JBG COMPANIES

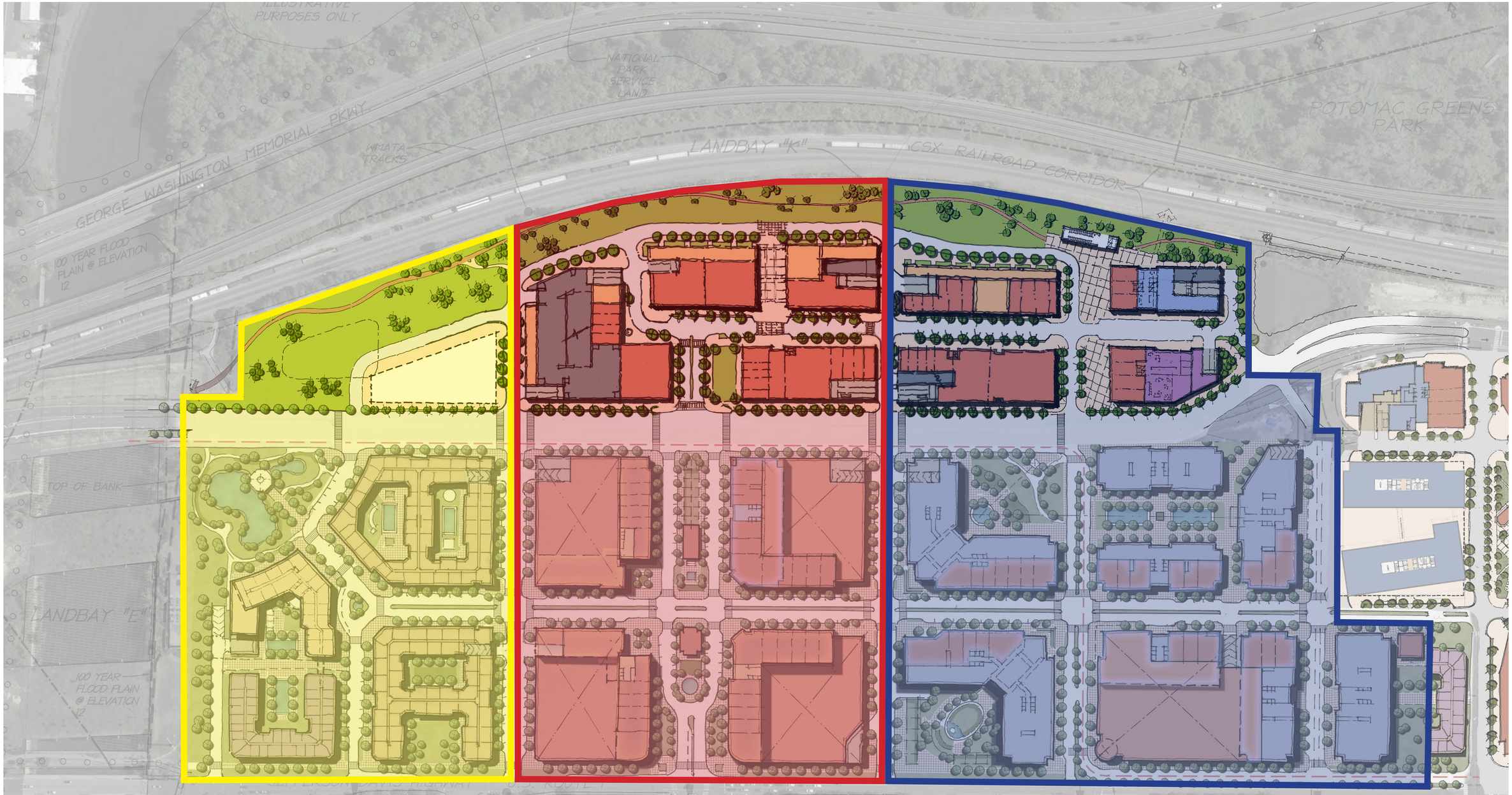
POTOMAC YARD | PARCEL ONE REDEVELOPMENT

MASTER PLAN HEIGHT CONSTRAINTS

50' 100' 200' 400'

streetsense.

September 16, 2016



THE JBG COMPANIES

FOR ILLUSTRATIVE PURPOSES ONLY

POTOMAC YARD | PARCEL ONE REDEVELOPMENT

NEIGHBORHOOD COMPARISON

50' 100' 200' 400'

streetsense.

September 16, 2016

RETAIL
OFFICE
HOTEL
RESIDENTIAL

APPROXIMATE LOCATION OF NEW WMATA TRACKS
APPROXIMATE LOCATION OF NEW WMATA PLATFORM

GEORGE WASHINGTON MEMORIAL PARKWAY
WMATA BLUE/YELLOW LINE
CSX TRACKS
FOUR MILE RUN
US ROUTE 1
POTOMAC AVENUE
LIVINGSTON AVENUE
TIDE LOCK AVENUE
EAST REED AVENUE
SILVER METEOR AVENUE
EVANS LANE
WESMOND DRIVE
E GLEBE ROAD
LANDBAY "K"
CSX RAILROAD CORRIDOR
POTOMAC GREENS PARK
NATIONAL PARK SERVICE LAND
WMATA TRACKS
100 YEAR FLOOD PLAIN @ ELEVATION 12
TOP OF BANK
ILLUSTRATIVE PURPOSES ONLY.

1
2
3
4 SCHOOL SITE
5 — 11 Levels ±110-120'
6 — 8 Levels ±80-90'
7 — 7 Levels ±80-85'
8 — 1 Level ±20' / 24 Levels ±250'
9 — 17 Levels ±180' / 1 Level ±20' / 8 Levels ±90'
10 — 7 Levels ±80-85'
11 — 19 Levels ±240' / 1 Level ±20'
12 — 15 Levels ±170' / 7 Levels ±90' / 2 Levels ±40'
14 — 7 Levels ±80-85'
15 — 2 Levels ±55'
16 — 12 Levels ±140-150'
17 — 7 Levels ±90' / 5 Levels ±65'
18 — 7 Levels ±78'
19 — 3 Levels ±60'
20 — 6 Levels ±85' / 6 Levels ±70'
21 — 7 Levels ±90' / 8 Levels ±100-105' / 8 Levels ±100-105'
22 — 9 Levels ±120-130' / 2 Levels ±40' / 4 Levels ±60'
23 — 7 Levels ±90'

TOTAL DEVELOPMENT: 7,525,000 sf total

Retail: 930,000 sf Office: 1,930,000 sf Residential: 1,100,000 sf Hotel: 170,000 sf Flex (Office or Residential): 3,395,000 sf

FUTURE PHASES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY — FINAL DESIGN TO BE DETERMINED

THE JBG COMPANIES

FOR ILLUSTRATIVE PURPOSES ONLY

POTOMAC YARD | PARCEL ONE REDEVELOPMENT

50' 100' 200' 400'

streetsense.

September 16, 2016