

North Potomac Yard Plan Update - At a Glance

April 2017

Background

The North Potomac Yard Small Area Plan was approved in June 2010. The Plan established the vision and guiding principles for the redevelopment of the approximately 70-acre site as a transit-oriented, mixed-use, walkable, sustainable community. The development approved by the 2010 Plan is based on the construction of the Potomac Yard Metro Station. The 2010 Plan provided the framework to determine funding sources for the Metrorail Station and potential phasing options for redevelopment of the Plan area.

Why a 2017 Update?

Fast forward 7 years and much of South Potomac Yard has been developed; the Metroway (BRT/Transitway) has been constructed; and the City has greater certainty about the Potomac Yard Metrorail Station location and funding sources. Additionally, market conditions have changed and there is better understanding of phasing potential within the Plan area.

In 2015, the North Potomac Yard developer representative, JBG Companies, indicated a desire to begin the process for Phase I redevelopment of North Potomac Yard, which would necessitate amendments to the 2010 North Potomac Yard Small Area Plan.

The proposal comes in response to the feasibility and availability of land on the site as leases for existing tenants will begin to expire over the next decade. This allows for more informed phasing projections than originally present in the 2010.

The Phase I proposal includes about 1.3M square feet of mixed-use development that would combine office, hotel, retail, and residential within a 1/4 mile of the new Metro station. Phase I anticipates development concurrent with the Metro Station opening. The 2017 Update retains 7.5M sq. ft. of development as originally approved.

North Potomac Yard Small Area Plan Update Process

In February 2016, City Council established the 12-member Ad Hoc North Potomac Yard Advisory Group to review potential amendments to the 2010 Plan. The North Potomac Yard Advisory Group ("AG") consists of (6) Resident Representatives, (5) Representatives from City Commissions and Committee, and (1) Business Representative. The AG convened in April 2016 and has conducted their reviews through monthly public Advisory Group Meetings, worksessions, workshops, and open houses. The Plan Update anticipates public hearings for Planning Commission and City Council in June 2017.

North Potomac Yard Update Summary

<p>Land Use</p>	<ul style="list-style-type: none"> ● Phase 1: Office, Residential, Hotel, and ground floor retail ● Total development has not changed since 2010. Phase I – approximately 1.3M sf. Difference of about 200,000 from same area in 2010 Plan ● Emphasis on creating a vital retail street in Phase I to catalyst development in Phase II and beyond ● Plan Area: Mix of residential and commercial office with concentrated areas for retail. Plan recommends flexibility for office anywhere within a ¼ mile of Metro station. Additionally, where viable ground floor retail may be allowed in alternative locations if consistent with intent of the Plan ● The area is zoned CDD#19
<p>Open Space</p>	<ul style="list-style-type: none"> ● Increased Potomac Yard Park by an additional minimum 1 acre from 2010 Plan; approximately 4.5 acres. ● New Metro Plaza approx. 0.3 acres for the northern plaza. Creates a special place at the northern entrance. Total public realm (including flush streets and pedestrian zone approximately 0.7 acres ● New Market Lawn at the terminus of E. Reed Ave. Approximately 0.2 acres ● Mid-block pedestrian connection from retail street to Potomac Yard Park ● Recommends 15% ground level and an additional 25% of ground and rooftop amenity space in the Plan area
<p>Heights</p>	<ul style="list-style-type: none"> ● Building Heights range from approximately 60-90ft across Phase I ● Plan recommends flexibility and variety of building height across blocks/buildings. ● Some height limits on the southern portion of the plan area are restricted by FAA flight path ● Heights west of Potomac Ave (Phase II) Consistent with 2010 Plan ● Requirements for buffers and scale transitions to existing residential to west of Route 1
<p>Affordable Housing</p>	<ul style="list-style-type: none"> ● Recommends utilization of Section 7-700 for bonus density up to 30%. Previously not allowed with 2010 Plan
<p>Transportation & Connectivity</p>	<ul style="list-style-type: none"> ● Connected street grid that creates urban/walkable, pedestrian-scale blocks ● Pedestrianization of Potomac Ave in Phase I, signalization at urban intervals and on- street parking ● Emphasis to maintain pedestrian character of Potomac Ave in Phase II and beyond; reduce crossing width for pedestrians/cyclists ● Maintain functionality of BRT to serve Plan area ● Allow flexibility to analyze location of dedicated BRT in Phase II ● Enhanced bike/pedestrian network and connectivity ● Phase I, multi-use path within extended Potomac Yard Park; existing Potomac Yard Trail on the west side of Potomac Ave remains ● Bike facilities on 3 east-west streets within Plan area

Community Facilities	<ul style="list-style-type: none"> • Comprehensive Community facilities plan required to identify locations of community facilities • 0.7 acre site (Block 4) reserved for urban school site or other community facilities if not needed for school (2010 Plan) • Plan recommends co-location of uses of Block 4, where feasible
Sustainability & Stormwater	<ul style="list-style-type: none"> • Plan requires a Sustainability Master Plan to provide plan area wide approach to achieving sustainability goals • Prioritizes goals aligned with EAP • Recommends performance standards and compliance with EAP as implemented through City policies • Plan requires comprehensive/site-wide Stormwater Management Plan

Table 1: North Potomac Yard Plan Update - Proposed Development

2017 Update	Total Plan Area (+/-69 acres)	Phase I only (+/-25 acres)
Office	1,930,000 sf	141,400 gsf
Residential	1,100,000 gsf	774,875 gsf
Flexible Office or Residential	3,401,300 gsf	
Retail	930,000 gsf	298,650 gsf
Hotel	170,000 gsf (300 rooms)	87,100 gsf (150 rooms)
Total SF	~7.5M gsf	~1.3M gsf
Open Space	~ 9.34 acres	~ 5 acres

2010 PLAN	Total Plan Area (+/-69 acres)
Office	1,930,000 sf
Residential	1,100,000 gsf
Flexible Office or Residential	3,395,000 gsf
Retail	930,000 gsf
Hotel	170,000 gsf (300 rooms)
Total SF	~7.525M gsf
Open Space	~ 7.84 acres (~3 acres – Phase I area)