

# **Potomac Yard Design Advisory Committee Meeting (PYDAC)**

**Wednesday, June 20, 2012**

**7 p.m. – 9 p.m.**

**The Station at Potomac Yard Community Room**

650 Maskell Street

Alexandria, Virginia 22301

## Meeting Agenda

- I. Review and Approval of Draft May 9, 2012 Meeting Minutes
  
- II. Review and recommendation for Landbay K Amendment for North Pond (Pond 2)
  
- III. Review and recommendation for Landbay G Amendments
  
- IV. Potential Date/Time for Next Meeting:  
July 11, 2012 at 7:00 p.m. City Hall Sister Cities Conference Room 1101

**The Potomac Yard Design Advisory Committee (PYDAC)**

May 9, 2012

7:00pm to 9:00pm

The Station at Potomac Yard Community Room

**Committee Members in Attendance:**

Shawn Glerum  
Mike Grinnell  
Jason Rascoe  
Jason Albers  
Chris Bellanca

**Absent:**

Russell Kopp - Chair  
Anthony Dale  
Quynn Nguyen  
Jennifer Taylor

**City Staff:**

Gwen Wright, Division Chief, P&Z  
Colleen Willger, Urban Planner, P&Z  
Jessica McVary, Urban Planner, P&Z  
Beth Carton, Park Planner, RP&CA

**Applicant Representatives:**

Jonathan Johnson, Torti Gallas  
Brian O'Looney, Torti Gallas  
Robert Wallach, Torti Gallas  
Jim Woods, JBG  
Rafael Muniz, JBG  
Zachary Lette, LPDA  
Cathy Puskar, Walsh Colucci Lubeley Emrich & Walsh

**Community:**

none

**AGENDA ITEMS**

1. Approval of PYDAC Meeting Minutes from April 11, 2012
2. Introduction to Landbay K Amendment for North Pond (Pond 2)
3. Introduction to Landbay G Amendments

**CALL TO ORDER**

The meeting began at 7:00 p.m. A quorum for the meeting was established.

## **DISCUSSION**

- On a motion made by Mr. Glerum, seconded by Mr. Grinnell, the April 11, 2012 meeting minutes were approved.

### *Introduction to Landbay K Amendment for North Pond (Pond 2)*

- Mr. Zachary Lette, with Land Planning and Design Associates (LPDA), provided an overview of the proposed amendment to the North Pond located in Landbay K.
- Mr. Lette provided a brief history of the Landbay K approvals to date and described the current site conditions. He noted that park construction has commenced, underground utilities are in place, preliminary grading is complete and the belvederes are under construction. He also noted that the completion of the south pond is anticipated in approximately 90 days.
- Mr. Lette then provided an overview of the north pond approval process. He indicated that the north pond cannot be completed, as approved, due to property issues between Potomac Yard Development (PYD) and the Target property owner.
- Upon realizing that the north pond could not be constructed due to these issues, the design team took a step back to examine the basis for the original design and then proposed revisions to the north pond design.
- The proposed revisions relocate the pond completely on property owned by PYD. The primary difference between the approved and the proposed design is rather than gentle grades which provide a passive recreation area, bulkhead walls are now proposed on two sides of the pond to gain additional volume.
- Mr. Lette noted that the Landbay K amendment would be included on the June PYDAC agenda and public hearings are tentative scheduled for September.

### *Introduction to Landbay G Amendments*

- Ms. Puskar provided an overview of the proposed amendments to Landbay G on behalf of JBG and MRP, the Landbay G property owners. She noted that the property owners received interest from a major office tenant to locate in Landbay G, Block D, a block that was previously approved for a hotel use. To accommodate the office, the applicants propose to relocate the hotel to Block E and convert Block G to residential use.
- Ms. Wright clarified that the proposed amendments will include three regulatory actions, on which PYDAC will act. These actions include an amendment to CDD#10, a revision to Block D and a revision to Block H. Ms. Wright also noted that the proposed amendments will also require a Master Plan Amendment.
- Ms. Puskar then introduced the amendment proposed to Landbay G, Block H, which was previously approved to accommodate a small grocer, retail and residential units. The applicant proposes to amend the approval to accommodate a larger grocery store, 211 residential units and three levels of underground parking.
- Mr. Brian O'Looney then provided further detail on the amendments proposed for Block H. Mr. O'Looney indicated that they have attempted to stay true to the previously approved elevations and architectural identity, but have worked to refine specific building

elements, such as at the corner of East Glebe and Route 1. He noted that the storefront system was adjusted to conceal some of the store operations.

- Mr. Rascoe asked how much of the storefront will be inactive and Mr. O’Looney indicated that glazing will occur primarily at the bottom of the storefront system with transparent glass and awnings at the top of the system. He further noted that, as proposed, most of Glebe road will be transparent, while Route 1 will have transparent glass at the top of the window, with 8 foot cases in front of the window. Louvers are proposed at the top of the storefront system, which are proposed to be concealed by awnings.
- Mr. O’Looney also noted that they will be using the Coordinated Sign Program approved with the original Landbay G development special use permit to define the hierarchy in the storefront system.
- Mr. O’Looney highlighted the primary architectural revisions proposed, including a strengthened building corner along Main Line Boulevard and pulling the chamfered building wall closer to East Glebe Road to provide a noise buffer for the outdoor seating area.
- Ms. Wright mentioned that elsewhere in the City, staff has worked to encourage more active uses at the ground level, rather than blank facades and noted that two entrances are proposed.
- Mr. Muniz stated that they have tried to maintain the character of the approved Block H plans and noted that the location of the loading bay, garage entrance and residential lobby remain in the locations previously approved.
- Ms. Wright stated that staff wanted to provide an overview of the amendments and noted that they are all tentatively scheduled for the September public hearings.
- Mr. Albers asked if these amendments are proposed because a larger tenant has been identified.
- Ms. Wright reminded the members that PYDAC is a means to reach out to the community and asked members to notify the community of upcoming meetings to ensure active involvement.

### **NEXT STEPS**

- Ms. Wright stated that the next PYDAC meeting would be on June 13th.
- Meeting was adjourned at 8:45 pm.



## DEPARTMENT OF PLANNING AND ZONING

DATE: June 13, 2012  
TO: Potomac Yard Design Advisory Committee  
FROM: Planning Staff  
SUBJECT: Landbay K Amendment to North Pond (Pond 2)

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### Summary of Proposal

The applicant, Potomac Yard Development, LLC, (PYD) is requesting a major amendment to the existing development special use permit for Landbay K/ Potomac Yard Park. The proposal is currently being reviewed by staff.

The major amendment proposes to modify the approved layout of the north stormwater management pond and surrounding planting area north of the intersection of E. Glebe Road and Potomac Avenue. The proposal will also modify the promenade terminus by removing the steel pier and replacing it with a stepped plaza area.

Currently, there are two ponds: one owned by PYD and one owned by Landbay F. The goal had been to combine these two ponds into one larger body of water. However now the plan is to improve the pond on PYD land only and revise the pond on Landbay F when that development comes forward. Thus, the pond in Landbay K will be smaller and deeper than originally planned.

### Background

Landbay K/Potomac Yard Park is a linear park that covers approximately 24 acres and will connect Four Mile Run to Braddock Road. The main portion of Potomac Yard Park is bounded by the CSX railroad on the east, Potomac Avenue on the west, and is located between the existing Potomac Yard Retail Center movie theater southern parking lot and the new Route 1 Bridge. Three additional sections of the park include the rectangular athletic fields adjacent to Simpson Park, the south trail extending from the Route 1 Bridge south to Braddock Road, and the north trail which extends from the movie theater southern parking lot north to Four Mile Run.

Landbay K/Potomac Yard Park was approved by Planning Commission and City Council in June 2008 (DSUP# 2006-0013). The development special use permit (DSUP) was modified with the CDD amendments package in 2010 and is currently filed and approved as DSUP# 2010-0012. The approved plan includes active and passive open space including passive use plazas, a multi-use trail, fitness stations, playground, special events area, tennis courts, basketball courts, volleyball courts, multi-purpose fields, historic interpretive features and two stormwater management ponds.

Landbay K/Potomac Yard Park is currently under construction and is anticipated to be complete summer 2013.

### **Site Design**

The modified layout for the north pond incorporates the components of the original design in a revised configuration. The terminus of the promenade is maintained and re-envisioned.

#### **Pond**

- The proposed design will maintain the two existing ponds owned by PYD and Landbay F as separate water bodies. The existing berm will be maintained between the two ponds and will be planted with groundcover. The existing pond on the retail center property will not be modified at this time. The existing temporary pond will be expanded south towards E. Glebe Road and west towards Potomac Avenue. The west and south edges of the pond will have steep, concrete, abutments to accommodate the required water volume.
- The proposed design maintains the approved stormwater infrastructure and planted wetland shelf along the north and east edges of the pond. These edges will be sloped and planted.
- Staff will continue to work with the applicant to determine the appropriate outfall for the pond.

#### **Promenade/Terminus**

- The promenade will be maintained north of E. Glebe Road, but modified at the new plaza area. Staff is concerned that the linear nature of the promenade is less prevalent with the proposed modification. Staff will investigate relocating the pond poles to emphasize the linear design.
- A new plaza is designed as the terminus for the promenade. The sunken plaza is a mirror to the raised platform at the opposite end of the promenade by Custis Avenue. The plaza provides additional seating opportunities for the passive use.

#### Access

- The maintenance access to the pond water level will be maintained. The boat ramp will serve multiple purposes as an accessible route to the lower portion of the new plaza area and deck. An accessible route will be provided to the upper and lower portions of the plaza area.
- The future trail connection along the east side of Potomac Avenue will be maintained and will connect with the proposed new plaza area.

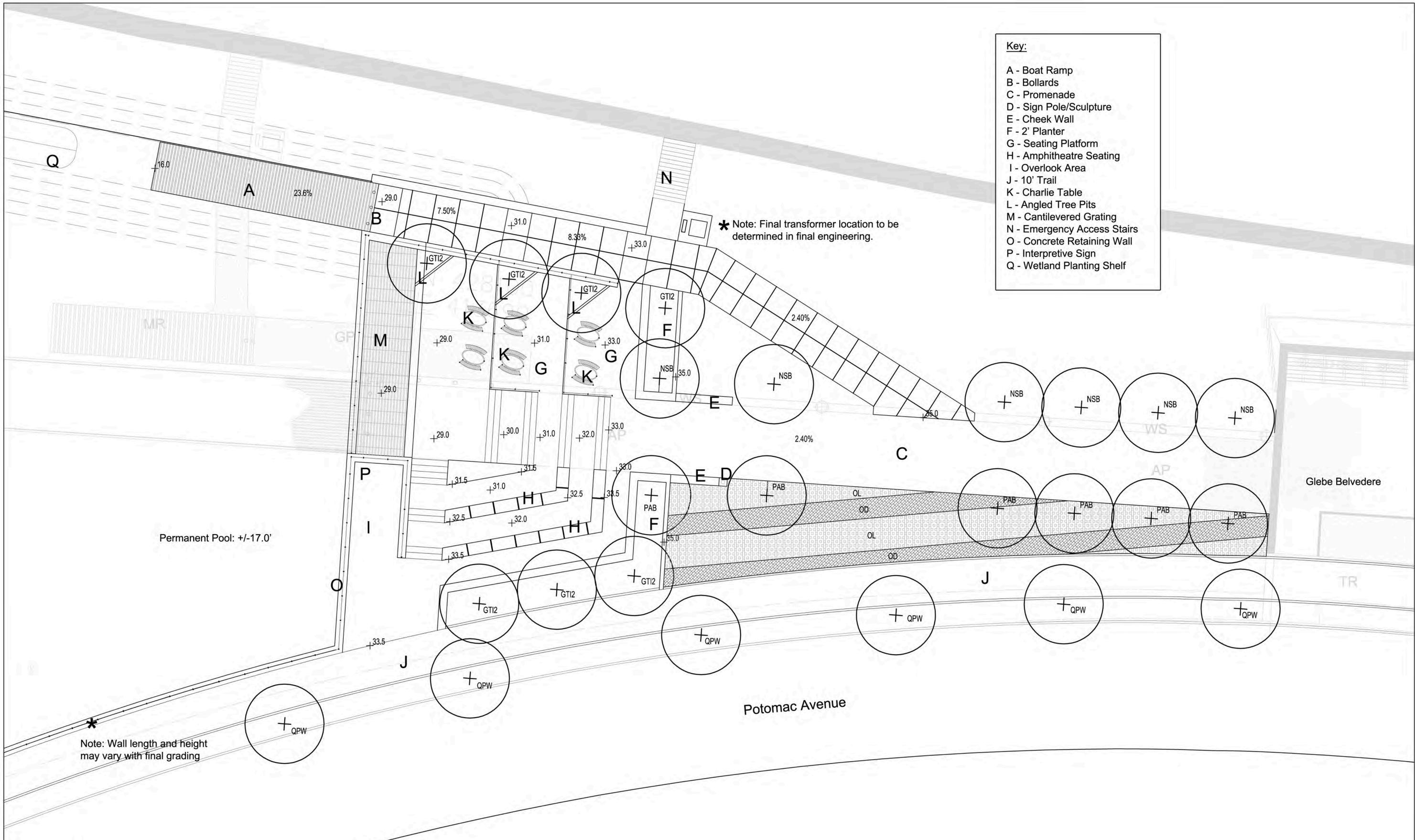
#### Planting

- Planting bands are included to mimic the rail patterns. Staff will continue to work with the applicant to determine appropriate plant species and bed alignments.
- Street trees will be provided along Potomac Avenue to continue the approved streetscape.

#### **Conclusion**

The applicant intends to resubmit the application in the near future with the intent to be heard by Planning Commission and City Council in the fall. Staff generally supports this amendment but will continue to work with the applicant on refinements.

- Key:**
- A - Boat Ramp
  - B - Bollards
  - C - Promenade
  - D - Sign Pole/Sculpture
  - E - Cheek Wall
  - F - 2' Planter
  - G - Seating Platform
  - H - Amphitheatre Seating
  - I - Overlook Area
  - J - 10' Trail
  - K - Charlie Table
  - L - Angled Tree Pits
  - M - Cantilevered Grating
  - N - Emergency Access Stairs
  - O - Concrete Retaining Wall
  - P - Interpretive Sign
  - Q - Wetland Planting Shelf

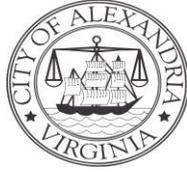


\* Note: Final transformer location to be determined in final engineering.

Permanent Pool: +/-17.0'

\* Note: Wall length and height may vary with final grading

**A** Plan View - Amphitheatre Concept  
Scale: 1'-0" = 10'-0"



## DEPARTMENT OF PLANNING AND ZONING

DATE: June 13, 2012  
TO: Potomac Yard Design Advisory Committee  
FROM: Planning Staff  
SUBJECT: Landbay G Amendments

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### SUMMARY OF PROPOSAL

The applicants, the JBG Companies and the Institute for Defense Analysis, are requesting several amendments to the Potomac Yard / Potomac Greens approvals. These amendments include:

- A Master Plan Amendment to increase the office square footage, retail square footage and residential units within Coordinated Development District #10, and to increase the maximum building height within Landbay G, Block D;
- A Text Amendment to increase the office square footage, retail square footage and residential units within Coordinated Development District #10;
- A Coordinated Development District Concept (CDD) Plan Amendment to increase the office square footage, retail square footage and residential units with Landbay G; and
- Amendments to Development Special Use Permit (DSUP) #2007-0022, as amended in DSUP#2011-0026, to permit office development instead of hotel in Landbay G, Block D and to increase the retail square footage permitted in Landbay G, Block H. Architectural modifications are also requested for both blocks.

In addition to the amendments requested to convert uses, the applicants have also requested a Master Plan Amendment to increase the building height in Landbay G, Block D. Currently, the maximum building height is 110 feet, as measured from the average finished grade to the roof line, per the November 2010 Potomac Yard Amendments. The approved development special use permit (DSUP) for Landbay G (DSUP #2007-0022) indicated that the building height for Block D, when measured from the average finished grade to the roof line was within the height limit. However, City Council granted approval of a special use permit to increase the height of the mechanical penthouse, from 110 feet to 117.4 feet. Therefore, the main roof line must remain within the 110 foot limit, unless a Master Plan Amendment is requested. The applicant is requesting a maximum height of 117.4 feet.

It is important to note that these amendments are requested to accommodate two specific tenants within Landbay G. The Institute for Defense Analysis (IDA) proposes to relocate from Mark Center to Block D and Giant Foods proposes to develop a flagship location on Block H. Although PYDAC is not required to make a formal recommendation on the Master Plan Amendment, Text Amendment and CDD Amendment, these amendments would result in changes to an approved Development Special Use Permit, which requires action by the Committee.

## **BACKGROUND**

The development special use permit (DSUP) for Landbay G, considered the “town center” of Potomac Yard, was approved by City Council in January 2009. The initial approval proposed nine buildings on eight blocks with a variety of uses, including office, retail, hotel and residential. As discussed in greater detail in the Landbay G DSUP staff report, provided as a separate attachment, the following densities were approved:

- 697,085 square feet of office;
- 182,915 square feet of retail;
- 623 hotel rooms (622,831 square feet);
- 14,009 square feet of hotel amenities; and
- 414 residential units (446,124 square feet).

Subsequent to the approval of the Landbay G DSUP, the North Potomac Yard Small Area Plan was approved. The adoption of the North Potomac Yard Plan, and associated rezoning, resulted in the desire to reallocate uses and densities within the southern portion of Potomac Yard.

In November 2010, City Council approved amendments to the Potomac Yard / Potomac Greens Small Area Plan and Coordinated Development District (CDD). The amendments, requested to ensure coordination between uses in North Potomac Yard (CDD #19) and Potomac Yard (CDD #10), reprogrammed retail density to be used for commercial or residential uses and increased density in Landbay G by an additional 32,000 square feet. The resulting density could be used for either 120,000 square feet of additional commercial uses or 120 additional residential units on Block F, and enabled the construction of a building of a height and mass consistent with the adjoining buildings in the Landbay.

The CDD Concept Plan was amended to include two scenarios, Alternate A and Alternate B. The following densities were identified for each alternative:

### Alternate A

- 712,000 square feet of office;
- 80,000 square feet of retail;
- 625 hotel rooms; and
- 534 multi-family units.

Alternate B

- 832,000 square feet of office;
- 80,000 square feet of retail;
- 625 hotel rooms; and,
- 414 multi-family units.

In March 2012, the applicants elected to pursue Alternate A, with the approval of an amendment to the Landbay G development special use permit (DSUP2011-0026). MRP received approval to convert the two-story retail building previously approved for Block F to a five-story multi-family residential building with 112 units. With this request, the applicant elected to pursue residential units on Block F, rather than the office square footage permitted under the November 2010 amendments and implemented Alternate A within the CDD Concept Plan.

**AMENDMENTS TO LANDBAY G DENSITIES**

As noted in the summary, the applicants propose to decrease the previously approved hotel square footage and increase the office square footage, retail square footage and residential units within Landbay G to accommodate the Institute for Defense Analysis (IDA) and Giant Foods. The following densities are proposed:

- 956,102 square feet of office;
- 104,431 square feet of retail;
- 200 hotel rooms; and
- 624 multi-family units.

**BLOCK D - DEVELOPMENT SPECIAL USE PERMIT AMENDMENT**

Background and Summary

Block D is approximately 1.88 acres and is located at the northern portion of Landbay G. It is bordered by North Potomac Yard to the north, Dogue Street to the east, East Glebe Road to the south and Main Line Boulevard to the west. The initial Landbay G approval proposed a 399-room hotel with ground-floor retail and an above-grade collector garage to serve the hotel, visitors to the Town Center Green and other retail within the Landbay. The building was designed to accommodate two different hotel operators and was envisioned as the “grand hotel” on the Town Center Green.

As previously described, the Institute for Defense Analysis (IDA) proposes to convert Block D from hotel to office square footage. IDA requests approval of an amendment to the Landbay G DSUP to construct approximately 400,000 square feet of office within two multi-story buildings. The proposal is currently being reviewed by staff to determine its consistency with the Potomac Yard / Potomac Greens Small Area Plan, CDD #10 and the Potomac Yard Urban Design Guidelines.

## Site Design

The overall site design remains consistent with the CDD Concept Plan, as it maintains the block size and street grid previously approved. The site design is also largely consistent with the approved development special use permit, although the porte cochere initially approved on East Glebe Road has been eliminated with the proposed amendment, a significant improvement to the streetscape. Some of the primary site design issues that staff is currently reviewing include:

- Location of garage entrances and loading: In the first concept submission, the applicant proposed a garage entrance and loading dock on Main Line Boulevard and a second garage entrance and loading dock on Dogue Street. The applicant has worked with staff to relocate the garage entrance and loading dock from Main Line Boulevard to Wesmond Drive on the northern portion of the site. The North Potomac Yard Small Area Plan identified Wesmond Drive as a “C” street, defined as a street which provides “a means of access and service entries to alleys as tertiary streets for the neighborhoods.” Due to this designation, Wesmond Drive is a logical location for the placement of the garage entrance and loading dock. However, access easements and written agreements have not been developed to date, which would enable access from the North Potomac Yard property to Block D.
- The extent of the garage entrances and loading dock on Dogue Street: The applicant proposes two curb cuts on Dogue Street to accommodate the loading dock, trash enclosure, a garage entrance for visitors and a garage entrance for employees. The first curb cut, which accommodates the loading dock, trash enclosure and visitor entrance, is approximately 54 feet in length, while the second curb cut, which accommodates the employee entrance, is 22 feet in length. To improve pedestrian safety and enhance the streetscape, staff recommends combining the employee and visitor entrances and providing controlled access within the garage.
- Staff has expressed concerns that the southeast building corner (East Glebe Road and Dogue Street) is eroded. To address this concern, staff has recommended that the applicant explore landscape designs to create a pedestrian-friendly plaza at this location or, alternatively, provide a streetwall at this corner.
- Staff requested additional information about how the small plaza areas along East Glebe and at the southeast corner will be designed including details on hardscape and landscaping treatments.

## Building Design

In the initial Landbay G approval, Block D was conceived as a grand hotel on the park and was designed using a more traditional vocabulary and materials palette. With this proposal, the applicant proposes a more contemporary design, consisting primarily of precast panels and glass. Some of the primary building design issues that staff is currently reviewing include:

- Exploring additional options to extend the building expression to the ground, particularly along Wesmond Drive and at the northwest corner of the building along Main Line Boulevard to further conceal the above grade parking structure.
- Increasing the contrast between the two office buildings by introducing a vertical expression on one building and a horizontal expression on the second building.
- Refining the glass element along East Glebe Road to wrap around the southeast and southwest corners, to enable the element to read as an embedded form.
- Identifying areas on the building façade where opaque, tinted or reflective glass are proposed, as the design guidelines restrict the use of reflective or darkly tinted glass on medium-sized office buildings.
- Staff is continuing to work with the applicant to ensure that facades longer than 200 feet, such as the northern façade, are articulated with vertical recesses or projections to break down the scale of the façade.
- Studying ways to tie the building to Alexandria's building fabric by using some brick or other material strategies.
- The projected entry element along East Glebe Road seems to conflict with the strong diagonal of the main façade of the building. Staff has recommended that the applicant explore other ways to assure that the front of the building meets the street appropriately and in a pedestrian-friendly way. Likewise, staff has recommended that the applicant continue to work with staff to ensure that the main entrance on East Glebe Road appears as a significant public entrance, pursuant to the Potomac Yard Design Guidelines for medium-sized office buildings.

### Parking

As briefly referenced, parking is proposed within one-level of below-grade parking and four levels of above-grade parking, accessed from Wesmond Drive and Dogue Street. While above-grade parking is typically discouraged, it is important to note that four levels of above-grade parking were approved on Block D in the Landbay G development special use permit, to serve as the collector garage for the Landbay.

With this application, the collector garage is eliminated and approximately 600 spaces are proposed to accommodate the office employees and visitors. Staff anticipates that the applicant will request approval to amend the office parking ratio approved within the Landbay G DSUP, which was 2.03 spaces per 1,000 square feet.

The applicant has screened the garage on the East Glebe, Main Line Boulevard and a portion of the Dogue Street elevations, and proposes a façade treatment at the northeast corner of the building. Staff is continuing to work with the applicant to refine the exposed garage on the Wesmond Drive elevation.

### Open Space

As previously noted, there is also a small open space area along East Glebe Road and at the southeastern portion of the site, which are sufficient due to the proximity of the Town

Center Green. Staff has requested that the applicant explore extending the streetwall at the southeast corner to anchor the space. Alternatively, staff has requested additional information to clarify how these small plaza areas will be designed, including details on hardscape and landscaping treatments.

#### Preferred Retail Location

The East Glebe Road frontage of Block D was identified as a preferred retail location in the Coordinated Development District Amendments approved in November, 2010 due to the site's proximity to the Town Center Green. In this case, retail is contrary to the applicant's security procedures, and therefore will not be provided with this application. However, they have agreed to provide active uses along the ground level, including the cafeteria, building lobby and meeting spaces, which will provide a level of activity similar to retail uses along the street.

#### Urban Design Guidelines

The site layout, building design and uses proposed are generally consistent with the Design Guidelines and staff continues to work with the applicant to refine site and building features. Staff anticipates that a formal application, which includes a greater level of detail, will be submitted in the next week. The formal application will be reviewed for compliance with the guidelines and presented to PYDAC during the July meeting for review.

#### Conclusion

The applicant is tentatively scheduled to submit a formal application for staff review in the next week. Block D is scheduled for the October Planning Commission and City Council hearings. During the September PYDAC meeting, the Committee will be asked to provide a recommendation.

### **BLOCK H - DEVELOPMENT SPECIAL USE PERMIT AMENDMENT**

#### Background and Summary

Block H is approximately 1.87 acres and is located at the northern portion of Landbay G. It is bordered by East Glebe Road to the north, Main Line Boulevard to the east, Seaton Avenue (and the Fire Station) to the south and Route 1 to the west. The initial Landbay G approval proposed approximately 51,000 square feet of ground-level retail space and 206 residential units. Approximately 19,000 square feet of the retail was proposed for a grocery store use, with the remaining square footage designed to accommodate a variety of retail tenants.

As previously described, the applicant requests approval of an amendment to the Landbay G DSUP to increase the retail square footage within Block H to approximately 60,000 net square feet to accommodate Giant Foods. In addition, the applicant requests

approval to increase the number of residential units on Block H from 206 to 211. The proposal is currently being reviewed by staff to determine its consistency with the Potomac Yard / Potomac Greens Small Area Plan, CDD #10 and the Potomac Yard Urban Design Guidelines.

### Site Design

The overall site design remains consistent with the CDD Concept Plan, as it maintains the block size and street grid as previously approved. Also, as discussed during the May 9th PYDAC meeting, very few changes from the approved site design are proposed. The primary site design changes that staff is currently reviewing include:

- The number of loading spaces has increased from four to five, thereby extending the size of the curb cut on Seaton Avenue. Staff has recommended that the applicant explore options to reduce the number of loading spaces and reduce the size of the curb cut on Seaton Avenue. Giant Foods has indicated that five loading spaces are necessary to accommodate operations and has agreed that if five loading spaces are provided within the building, on-street loading will not occur.
- Due to the “back of house” nature of the Seaton Avenue façade, staff has requested additional information to confirm that the delivery trucks can fit entirely within the loading spaces when the door is closed. To accommodate this request, the applicant is examining whether the building wall can be pulled toward the property line or if the length of the loading space can be increased within the building.

### Building Design

As also discussed during the May 9th PYDAC meeting, the building design remains largely consistent with the design approved in the Landbay G DSUP. The primary building design elements that staff is currently reviewing include:

- The curved building façade on the northeast corner of the building has been slightly altered in the current proposal. Staff has recommended that the applicant explore increasing the radius of the curve at this location to ensure that it is clearly perceived as a curved façade.
- As one large retailer is proposed, rather than several smaller retail tenants, there will be “back of house” interior functions which will be screened from the public right-of-way. Staff has requested that the applicant coordinate with Giant Foods to maximize the amount of transparent glass at the ground floor with functional visibility into the retail areas and clarify the locations where clear glass, transparent glass with backer, spandrel glass or louvers are proposed.

### Parking

Parking is proposed within two-levels of below-grade parking, accessed from Main Line Boulevard. The applicant proposes 471 spaces within the garage, 183 spaces to accommodate retail patrons and 317 spaces to accommodate residents and residential visitors. Similar to Block D, staff anticipates that the applicant will request approval to amend the retail parking ratio approved within the Landbay G DSUP, which were 2.58 spaces per 1,000 square feet.

### Open Space

As previously noted, the primary open space within Landbay G is provided in the Town Center Green. With this application, there are three open space areas; a small area at the corner of East Glebe Road and Route 1, a plaza area at the corner of East Glebe Road and Main Line Boulevard, and a private residential courtyard located in the center of the building. Additional details on the design and function of each open space area is anticipated in future submissions.

### Urban Design Guidelines

The site layout, building design and uses proposed are generally consistent with the Design Guidelines and staff continues to work with the applicant to refine site and building features. A formal application was submitted, and staff is currently reviewing the application for compliance with the guidelines.

### Conclusion

The applicant has submitted a formal application for staff review and is scheduled for the September Planning Commission and City Council hearings. During the July PYDAC meeting, the Committee will be asked to provide a recommendation.

**INSTITUTE FOR DEFENSE  
ANALYSES  
AT POTOMAC YARD**

CITY OF ALEXANDRIA, VA.  
PHASE II CONCEPT DESIGN

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KEY PLAN

REVISIONS	NO.	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

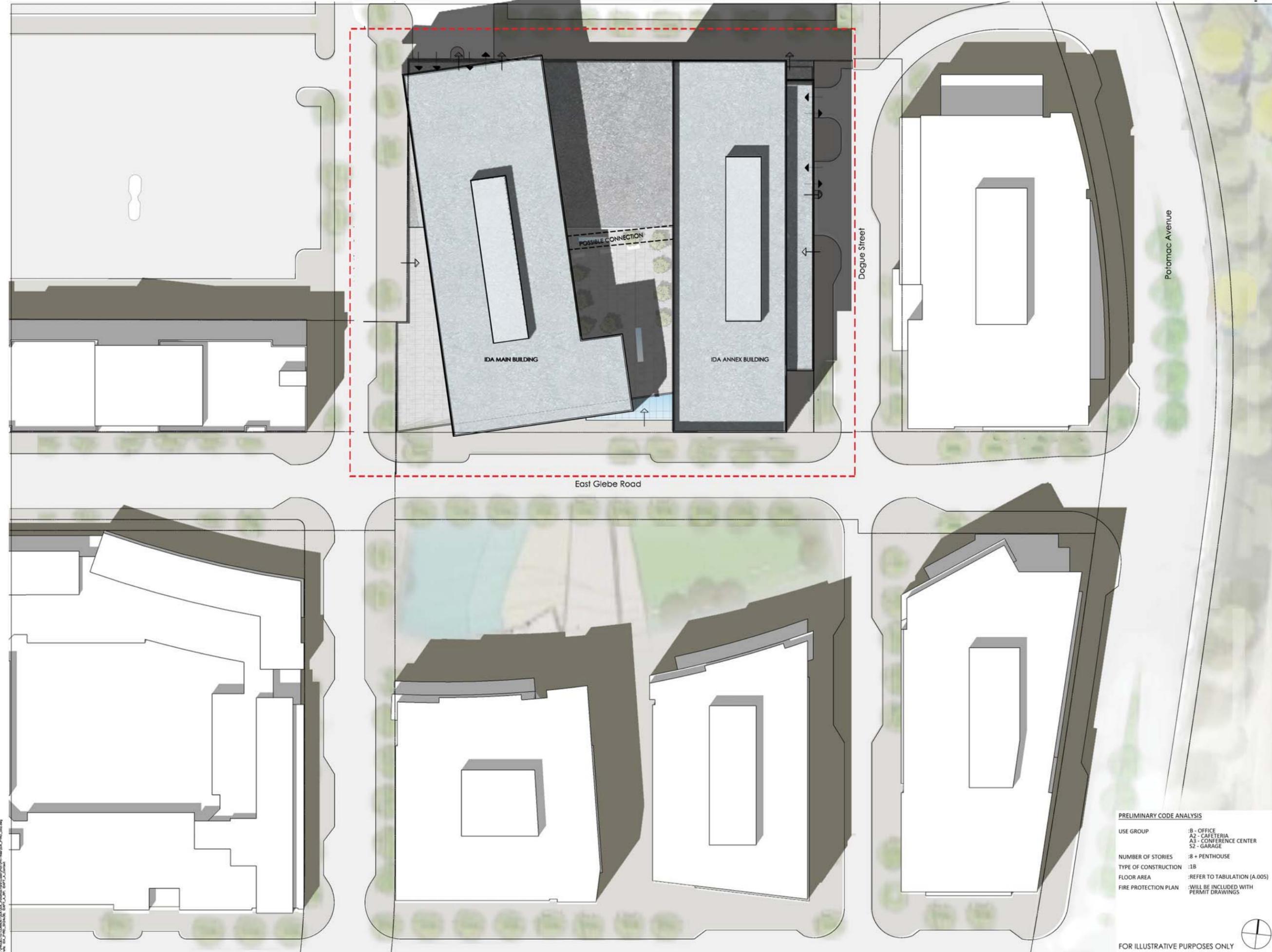
PROJECT NUMBER 11011.00

DATE 5/03/12

SCALE 1'-0"=30'-0"

DRAWING TITLE ILLUSTRATIVE SITE PLAN

DRAWING NUMBER A.002



**PRELIMINARY CODE ANALYSIS**

USE GROUP	:B - OFFICE A2 - CAFETERIA A3 - CONFERENCE CENTER S2 - GARAGE
NUMBER OF STORIES	:8 + PENTHOUSE
TYPE OF CONSTRUCTION	:1B
FLOOR AREA	:REFER TO TABULATION (A.005)
FIRE PROTECTION PLAN	:WILL BE INCLUDED WITH PERMIT DRAWINGS

FOR ILLUSTRATIVE PURPOSES ONLY



3:\work\2012\05\03\IDA\_PotomacYard\SitePlan\SitePlan\_A.002.dwg  
www.kgdarchitecture.com



CONSULTANT

SEAL & SIGNATURE

**INSTITUTE FOR DEFENSE  
 ANALYSES  
 AT POTOMAC YARD**  
 CITY OF ALEXANDRIA, VA.  
 PHASE II CONCEPT DESIGN

KEY PLAN

REVISION	NO.	DATE	DESCRIPTION

DATE	DESCRIPTION
3/27/2013	PHASE I CONCEPT DESIGN
5/03/2012	PHASE I CONCEPT DESIGN

PROJECT NUMBER 11011.00

DATE 5/03/12

SCALE N.T.S.

DRAWING TITLE 3D MASSING

DRAWING NUMBER **A.003**

FOR ILLUSTRATIVE PURPOSES ONLY

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SEAL & SIGNATURE

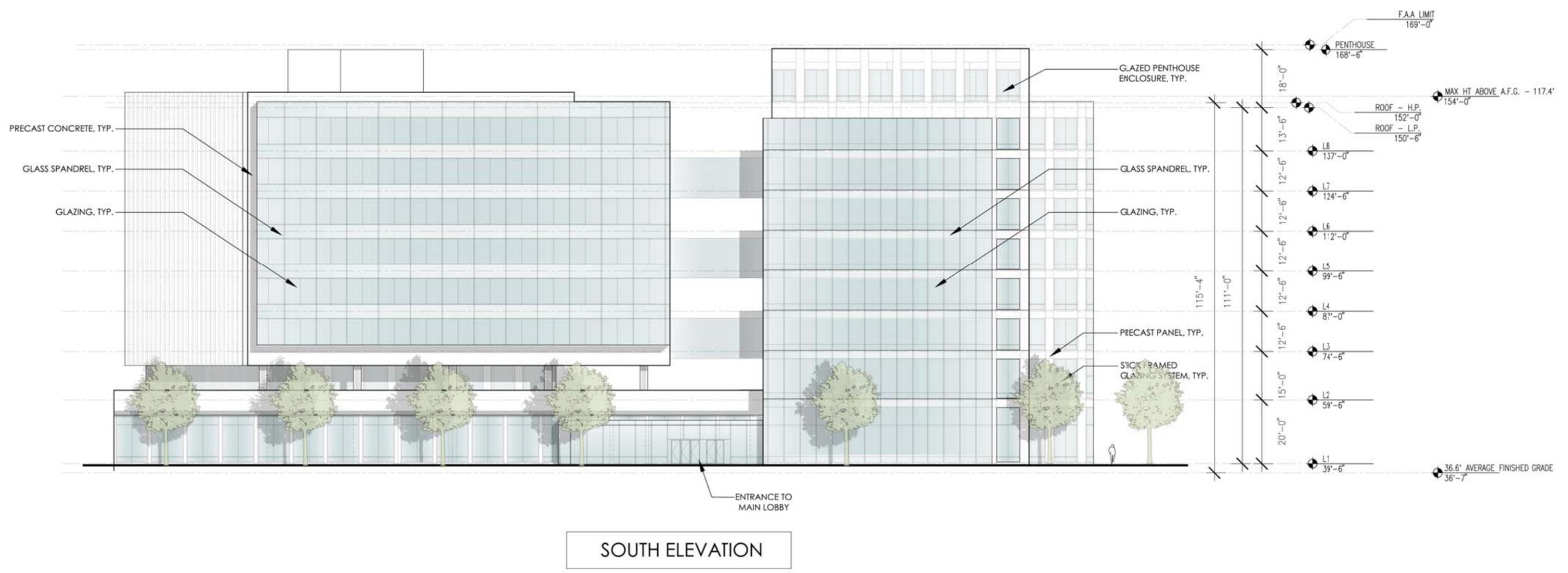
**INSTITUTE FOR DEFENSE  
 ANALYSES  
 AT POTOMAC YARD**  
 CITY OF ALEXANDRIA, VA.  
 PHASE II CONCEPT DESIGN

KEY PLAN

REVISIONS	NO.	DATE	DESCRIPTION
ISSUE			
DATE			
3/31/2012			PHASE I CONCEPT DESIGN
5/03/2012			PHASE II CONCEPT DESIGN

PROJECT NUMBER 11011.00  
 DATE 5/03/12  
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 DRAWING TITLE BUILDING ELEVATIONS

DRAWING NUMBER A.006  
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**SOUTH ELEVATION**



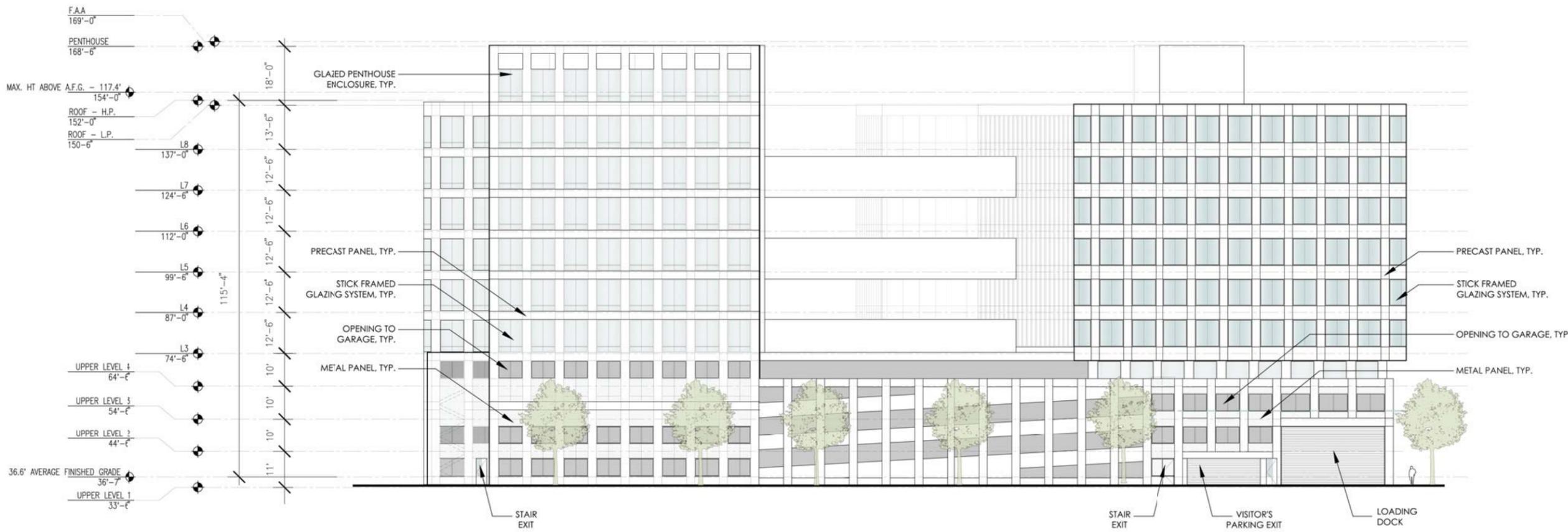
**WEST ELEVATION**

FOR ILLUSTRATIVE PURPOSES ONLY

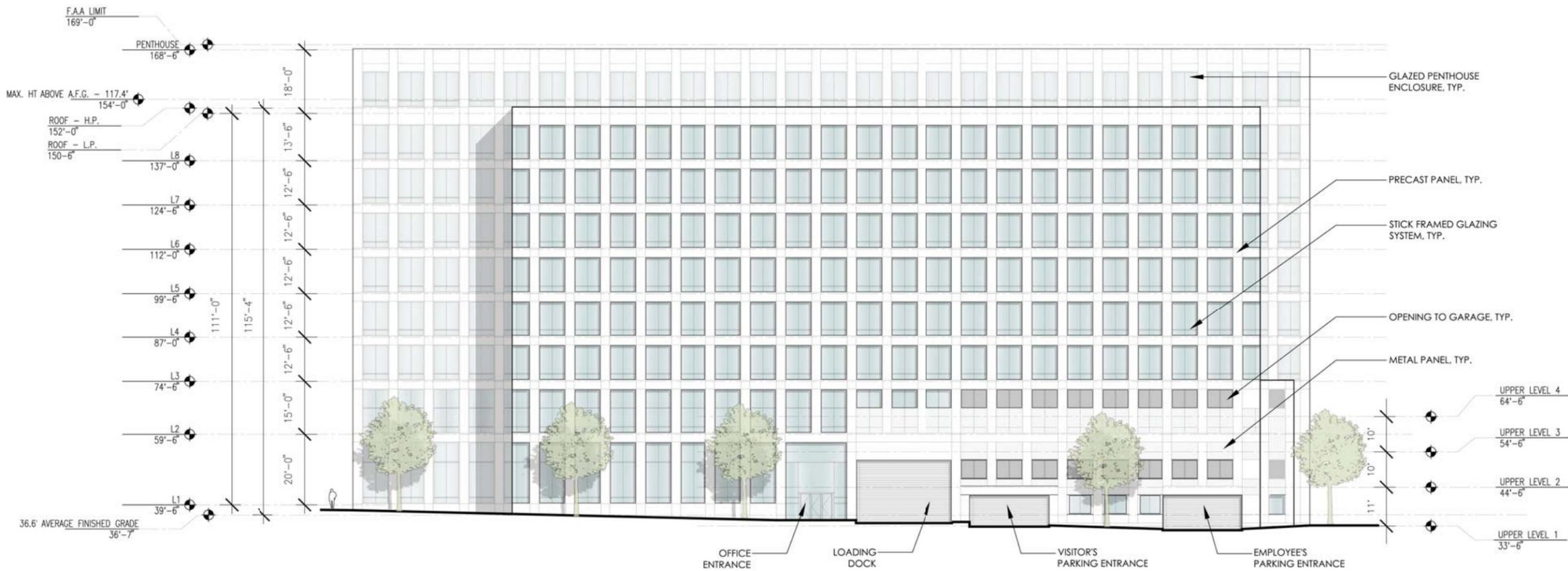


3:20:00 PM 5/3/2012 11:01 AM 11011.00.dwg  
 8A\_P100\_006.dwg May 02, 2012, 3:48 pm

**INSTITUTE FOR DEFENSE  
ANALYSES  
AT POTOMAC YARD**  
CITY OF ALEXANDRIA, VA.  
PHASE II CONCEPT DESIGN



**NORTH ELEVATION**



**EAST ELEVATION**

FOR ILLUSTRATIVE PURPOSES ONLY



**INSTITUTE FOR DEFENSE  
ANALYSES  
AT POTOMAC YARD  
CITY OF ALEXANDRIA, VA.  
PHASE II CONCEPT DESIGN**

KEY PLAN

REVISIONS  
NO. DATE DESCRIPTION

ISSUE  
DATE DESCRIPTION  
3/21/2012 PHASE I CONCEPT DESIGN  
5/03/2012 PHASE II CONCEPT DESIGN

PROJECT NUMBER 11011.00

DATE 5/03/12

SCALE 1'-0"=30'-0"

DRAWING TITLE

FLOOR DIAGRAM  
PLAZA / PARKING  
UPPER LEVEL 1

DRAWING NUMBER  
A.009  
8/4\_PFD\_009.dwg May 02, 2012, 1:35 pm



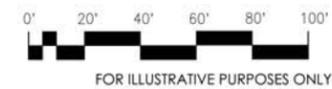
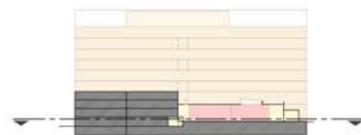
\*Building Structure and mechanical rooms are not shown.

PLAN @ +39.5'

East Glebe Road

Main Line Boulevard

Dogue Street



FOR ILLUSTRATIVE PURPOSES ONLY

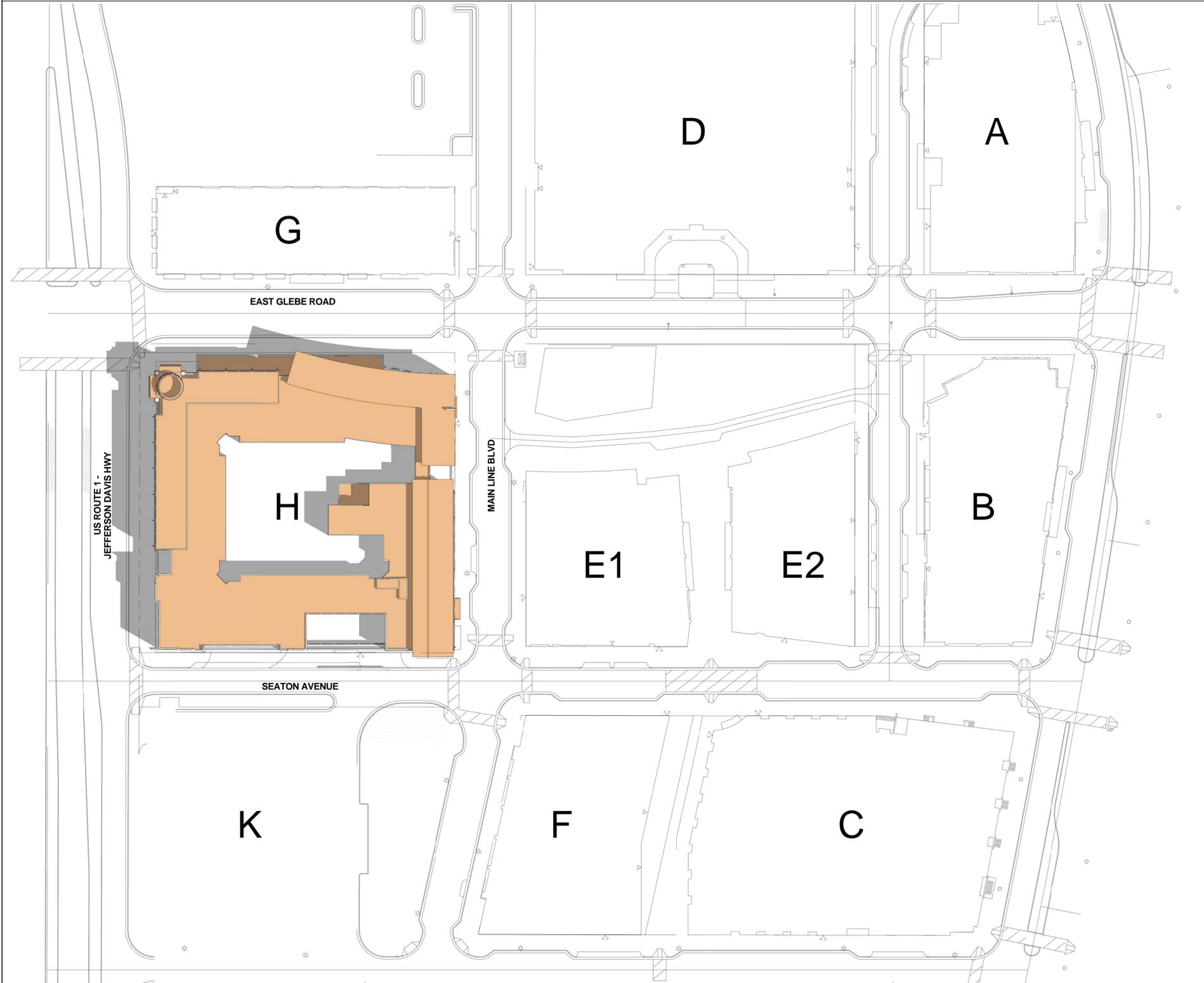
# POTOMAC YARD

## LANDBAY G - BLOCK H

### THE CITY ALEXANDRIA, VIRGINIA

#### DEVELOPMENT PRELIMINARY SITE PLAN SUBMISSION

JUNE 8, 2012



**1 Site Plan**  
1" = 50'-0"

#### SHEET INDEX

- A0.00 COVER SHEET
- A0.01 BUILDING DATA
- A1.01 GARAGE LEVEL 3 PLAN
- A1.02 GARAGE LEVEL 2 PLAN
- A1.03 GARAGE LEVEL 1 PLAN
- A1.04 1ST FLOOR PLAN
- A1.04A 1ST FLOOR MEZZANINE PLAN
- A1.05 2ND FLOOR PLAN
- A1.06 3RD FLOOR PLAN
- A1.07 4TH FLOOR PLAN
- A1.08 5TH FLOOR PLAN
- A1.09 LOFT FLOOR PLAN
- A1.10 ROOF PLAN
- A4.01 BUILDING SECTIONS
- A5.01 BUILDING ELEVATIONS
- A5.02 BUILDING ELEVATIONS
- A5.03 MASSING STUDY
- A5.04 ENLARGED ELEVATION

POTOMAC YARD  
LANDBAY G-  
BLOCK H

Potomac Yard Center  
2900 Main Line Blvd  
Alexandria, VA 22305

Torti Gallas and Partners, Inc.  
1300 Spring Street,  
4th Floor  
Silver Spring, MD 20910  
301.588.4800  
www.tortigallas.com

Owner  
The JBG Companies  
240.333.3600

Civil Engineer  
Christopher Consultants, Ltd  
703.273.6820

#### Key Plan

#### Issue

No. \_\_\_\_\_ Date \_\_\_\_\_

#### Revisions

No. \_\_\_\_\_ Date \_\_\_\_\_



NOT FOR CONSTRUCTION

#### Cover Sheet

Date  
June 8, 2012

Principal In Charge  
R.W., B.O.

Project Architect  
J.J.

Approved  
APV

Drawn  
J.J.

Job No.  
11277.PYH

Scale  
1" = 50'-0"

Drawing No.  
**A0.00**

BLOCK "H" AREA SCHEDULE				
FLOOR	BUILDING AREA (SF) <sup>1</sup>	DEDUCTIONS (SF) <sup>2</sup>	FLOOR AREA (SF)	USE
G3	43,795	43,795	0	Residential
G2	77,109	77,109	0	Residential
G1	78,300	78,300	0	Retail
1	65,553	9,119	56,434	Retail
	6,829	1,942	4,887	Residential
1 Mezzanine	8,289	292	7,997	Retail
2	51,221	975	50,246	Residential
3	52,221	683	51,538	Residential
4	51,749	683	51,066	Residential
5 ***	55,444	683	54,761	Residential
<b>Total</b>	<b>490,510</b>	<b>213,581</b>	<b>276,929</b>	

<sup>1</sup> Includes Covered Balconies <sup>2</sup> Includes Elevator, Stair & Mech Shafts, Garage, Garage Ramps <sup>3</sup> Includes Lofts

PARKING SCHEDULE AND AREA						
LEVEL	AREA (SF)	TYPE				TOTAL
		STANDARD	COMPACT	HYBRID	HC	
G1	78,300	147	30	0	6	183
G2	77,109	165	24	0	3	192
G3	43,795	85	11	0	0	96
<b>TOTAL PARKING SPACES</b>		<b>397</b>	<b>65</b>	<b>0</b>	<b>9</b>	<b>471</b>

BUILDING "H" MIX						
FLOOR	0B	1B	1+D	2B	UNITS/FLOOR	TOTAL UNITS
1	0	0	0	0	0	211
2	4	29	7	11	51	
3	3	32	7	12	54	
4	3	31	7	12	53	
5	1	22	18	12	53	
<b>TOTAL</b>	<b>11</b>	<b>114</b>	<b>39</b>	<b>47</b>		
<b>MIX</b>	<b>5%</b>	<b>54%</b>	<b>19%</b>	<b>22%</b>		

**APPROVED**

SPECIAL USE PERMIT NO. 2012-0013

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

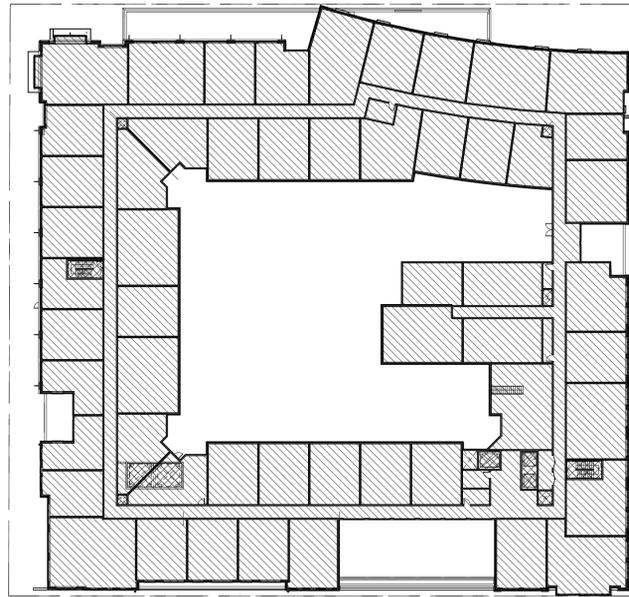
INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

PRELIMINARY SITE PLAN SUBMISSION

TORTI GALLAS AND PARTNERS, INC. POTOMAC YARD LANDBAY G- BLOCK H



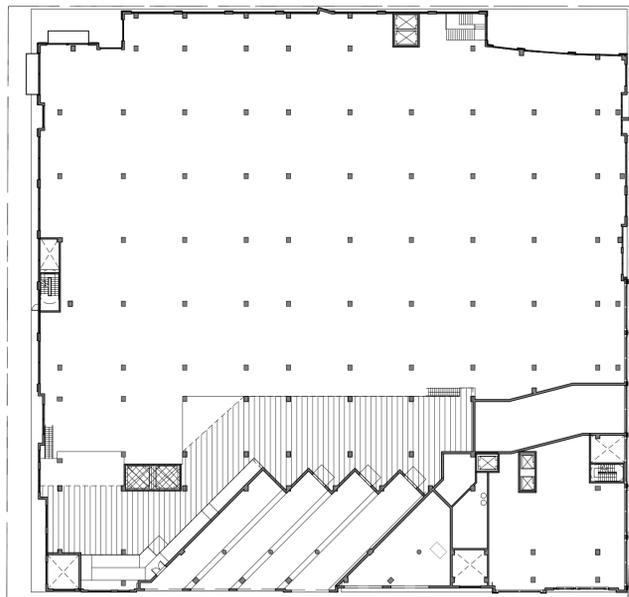
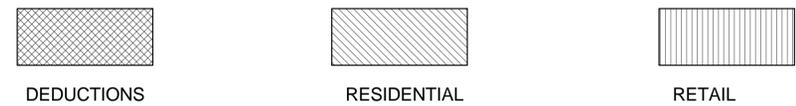
**1** 1st Floor Area Use Plan  
1" = 40'-0"



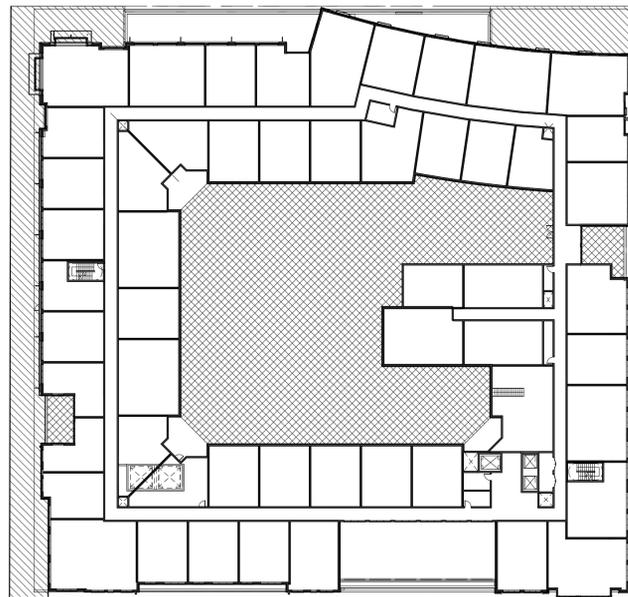
**3** 2nd Thru 5th Floor Area Use Plan  
1" = 40'-0"

BLOCK "H" AREA SCHEDULE				
FLOOR	BUILDING AREA (SF)*	DEDUCTIONS (SF)**	FLOOR AREA (SF)	USE
G3	43,795	43,795	0	Residential
G2	77,109	77,109	0	Residential
G1	78,300	78,300	0	Retail
1	65,553	9,119	56,434	Retail
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3	52,221	683	51,538	Residential
4	51,749	683	51,066	Residential
5 ***	55,444	683	54,761	Residential
<b>Total</b>	<b>490,510</b>	<b>213,581</b>	<b>276,929</b>	

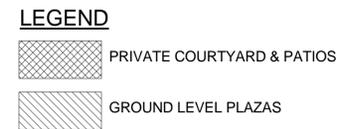
\* Includes Covered Balconies \*\* Includes Elevator, Stair & Mech Shafts, Garage, Garage Ramps \*\*\* Includes Lofts



**2** 1st Floor Mezz. Area Use Plan  
1" = 40'-0"



**4** Open Space Diagram  
1" = 40'-0"



- OPEN SPACE PROVIDED**
- PRIVATE COURTYARD & PATIOS = .40 ACRES
  - GROUND LEVEL PLAZAS = .14 ACRES

**APPROVED**  
SPECIAL USE PERMIT NO. 2012-0013  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

Key Plan

Issue

No. \_\_\_\_\_ Date \_\_\_\_\_

Revisions

No. \_\_\_\_\_ Date \_\_\_\_\_



NOT FOR CONSTRUCTION

Building Data

Date  
June 8, 2012

Principal In Charge  
R.W., B.O.

Project Architect  
J.J.

Approved  
APV

Drawn  
J.J.

Job No.  
11277.PYH

Scale  
1" = 40'-0"

Drawing No.

**A0.01**

PRELIMINARY SITE PLAN SUBMISSION

POTOMAC YARD LANDBAY G- BLOCK H

TORTI GALLAS AND PARTNERS, INC.



Potomac Yard Center  
2900 Main Line Blvd  
Alexandria, VA 22305

Torti Gallas and Partners, Inc.  
1300 Spring Street,  
4th Floor  
Silver Spring, MD 20910  
301.588.4800  
www.tortigallas.com

Owner  
The JBG Companies  
240.333.3600

Civil Engineer  
Christopher Consultants, Ltd  
703.273.6820

Key Plan

Issue

No. Date

Revisions

No. Date



NOT FOR CONSTRUCTION

Garage Level 3 Plan

Date  
June 8, 2012

Principal In Charge  
R.W., B.O.

Project Architect  
J.J.

Approved  
APV

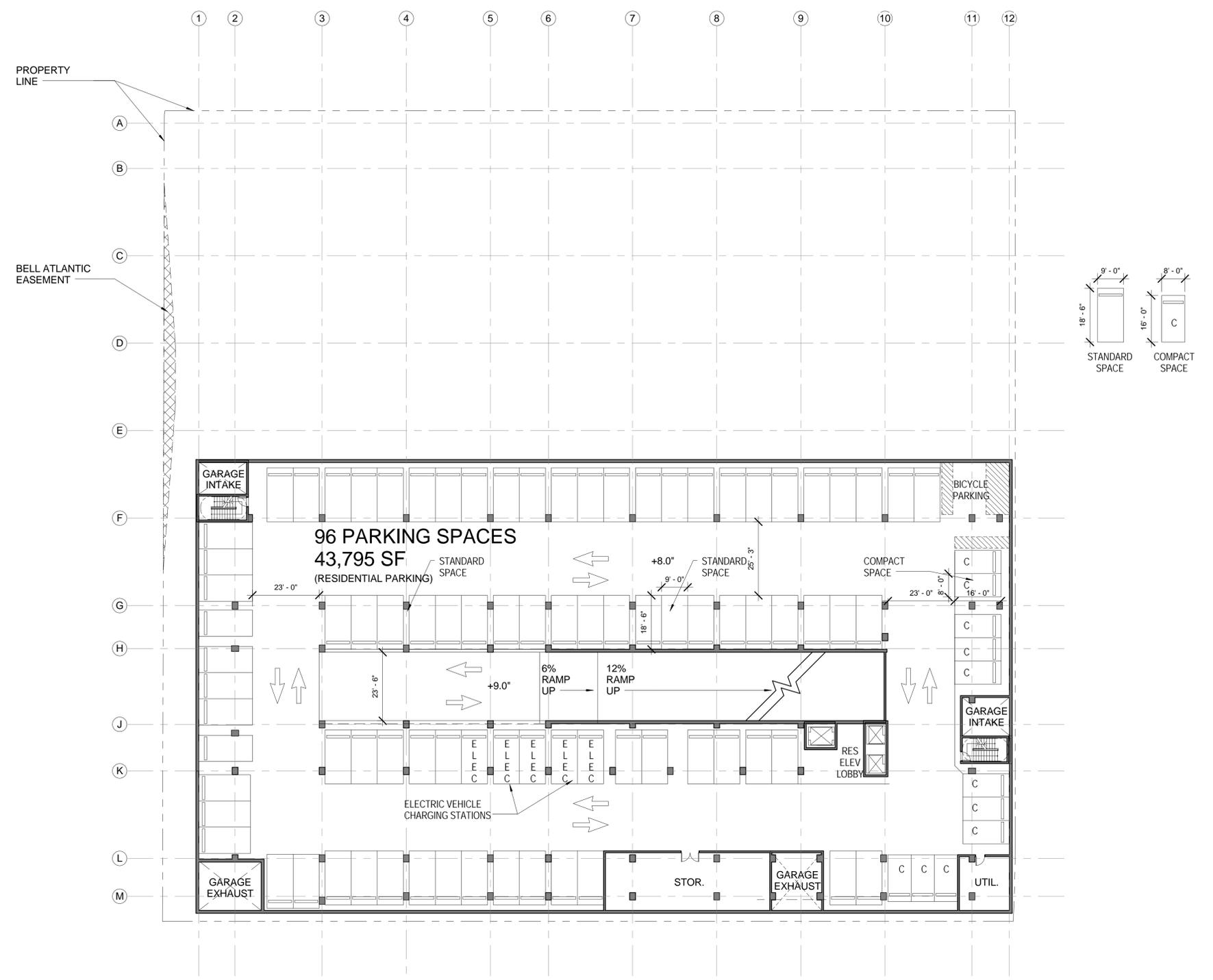
Drawn  
J.J.

Job No.  
11277.PYH

Scale  
1" = 20'-0"

Drawing No.

A1.01



**1 G3 Level**  
1" = 20'-0"

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. <u>2012-0013</u>	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
_____	PAGE NO. _____

PRELIMINARY SITE PLAN SUBMISSION

Potomac Yard Center  
 2900 Main Line Blvd  
 Alexandria, VA 22305

Torti Gallas and Partners, Inc.  
 1300 Spring Street,  
 4th Floor  
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 301.588.4800  
 www.tortigallas.com

Owner  
 The JBG Companies  
 240.333.3600

Civil Engineer  
 Christopher Consultants, Ltd  
 703.273.6820

Key Plan

Issue  
 No.                      Date

Revisions  
 No.                      Date



NOT FOR CONSTRUCTION

Garage Level 2  
 Plan

Date  
 June 8, 2012

Principal In Charge  
 R.W., B.O.

Project Architect  
 J.J.

Approved  
 APV

Drawn  
 J.J.

Job No.  
 11277.PYH

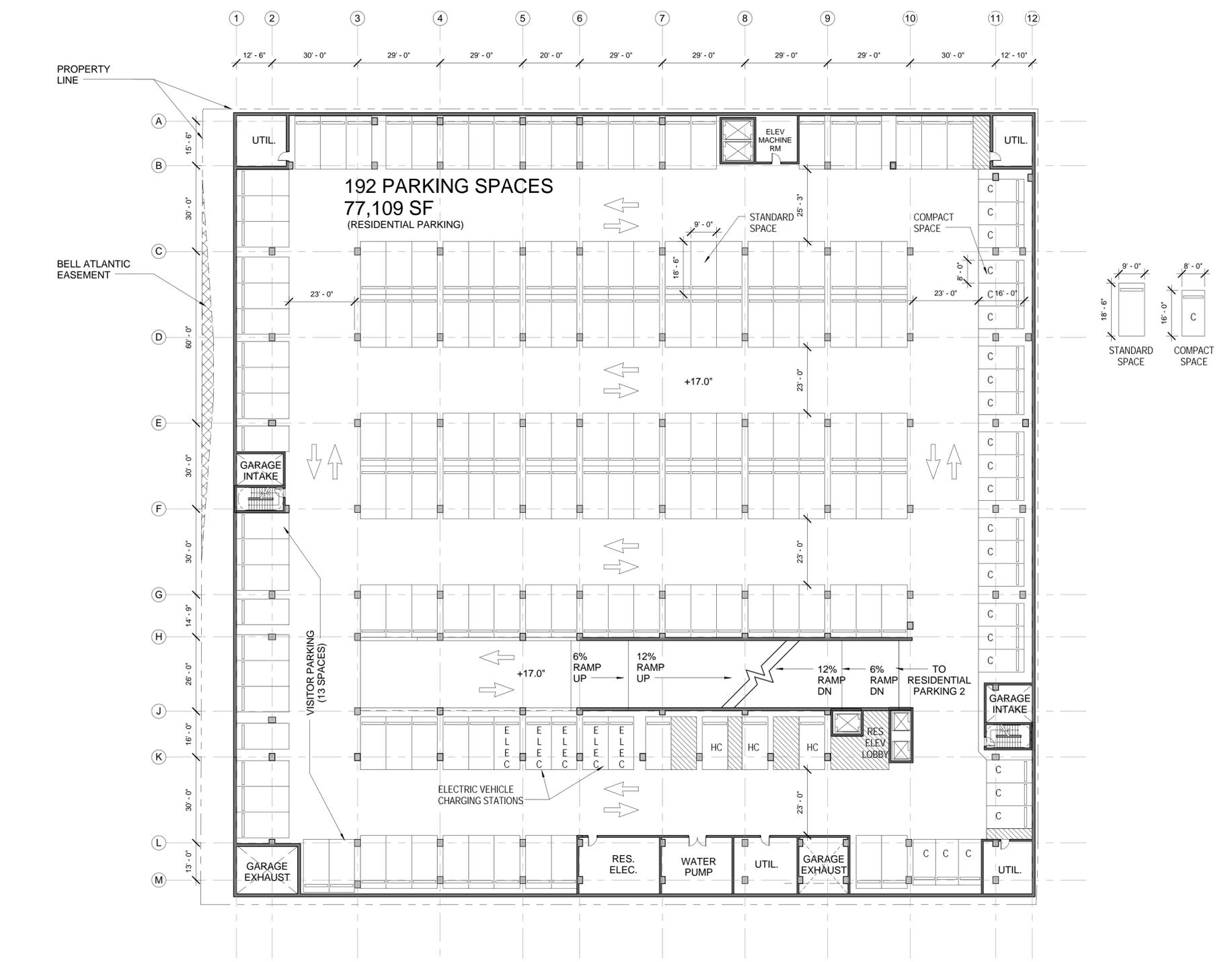
Scale  
 1" = 20'-0"

Drawing No.

A1.02

POTOMAC YARD LANDBAY G- BLOCK H

TORTI GALLAS AND PARTNERS, INC.



**1** G2 Level  
 1" = 20'-0"

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. 2012-0013	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
_____	PAGE NO. _____

PRELIMINARY SITE PLAN SUBMISSION

Key Plan

Issue  
No.                      Date

Revisions  
No.                      Date



NOT FOR CONSTRUCTION

Garage Level 1  
Plan

Date  
June 8, 2012

Principal In Charge  
R.W., B.O.

Project Architect  
J.J.

Approved  
APV

Drawn  
J.J.

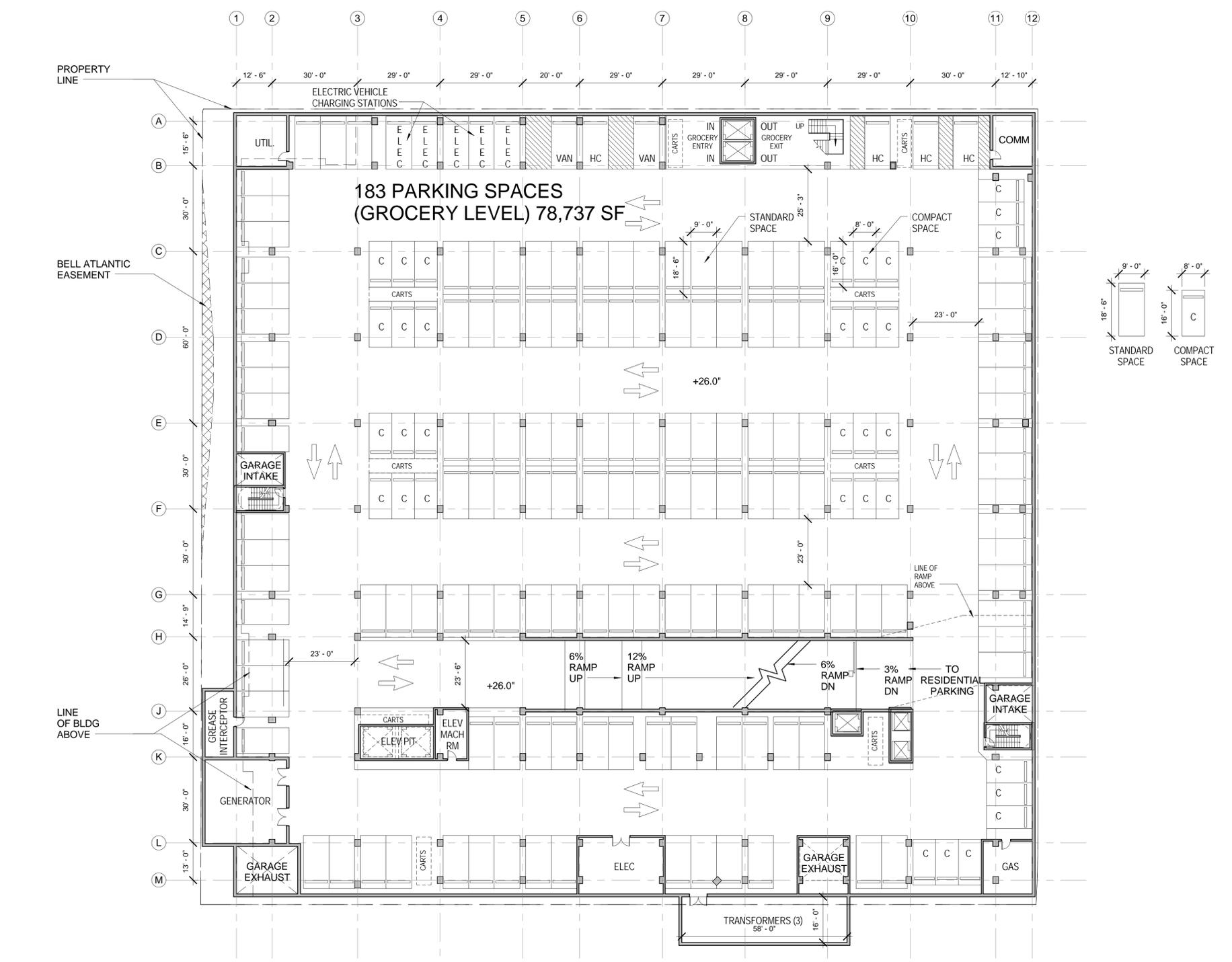
Job No.  
11277.PYH

Scale  
1" = 20'-0"

Drawing No.  
A1.03

POTOMAC YARD LANDBAY G- BLOCK H

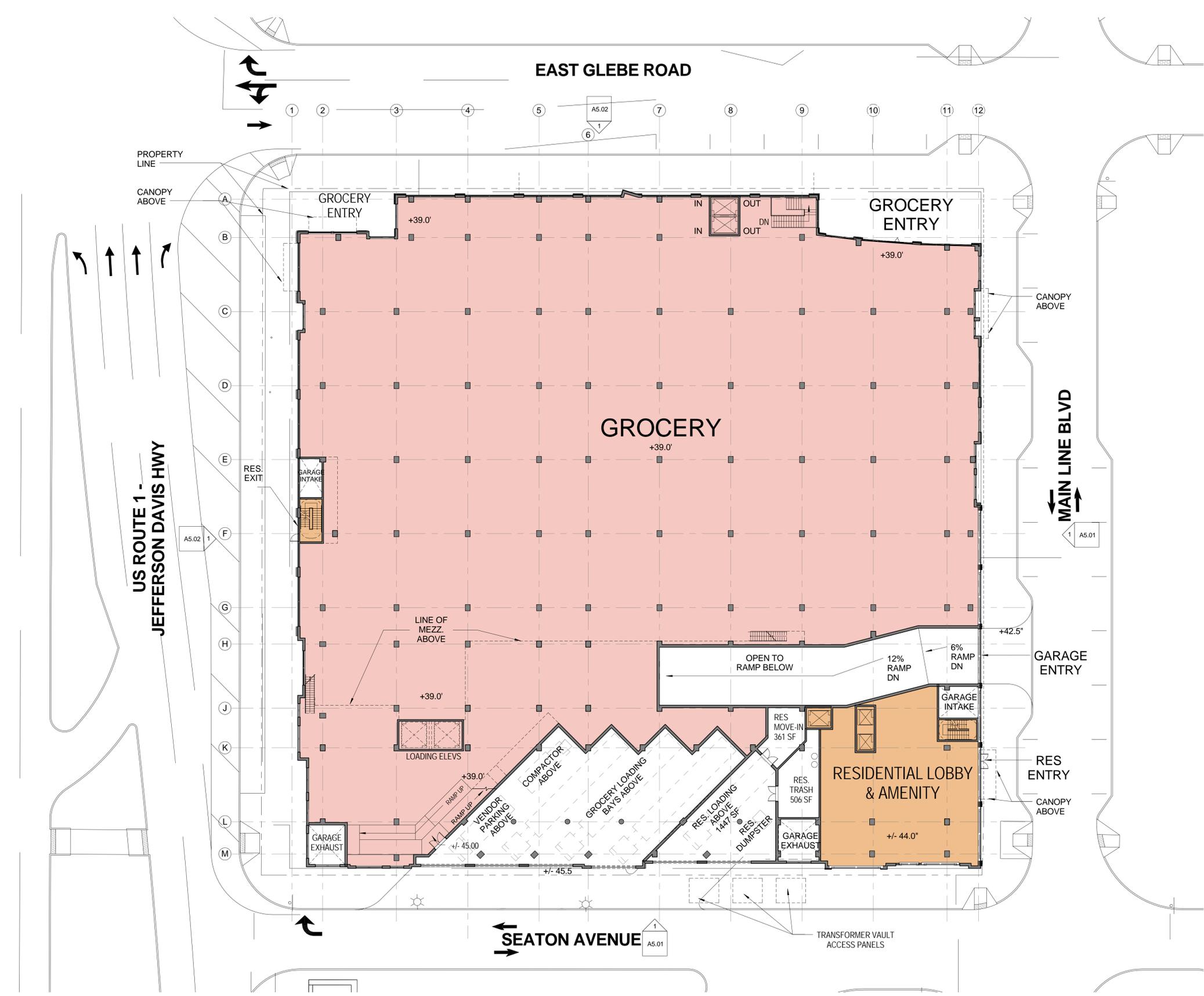
TORTI GALLAS AND PARTNERS, INC.



**1** G1 Level  
1" = 20'-0"

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. <u>2012-0013</u>	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
_____	PAGE NO. _____

PRELIMINARY SITE PLAN SUBMISSION



**1 1st Floor**  
1" = 20'-0"

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. 2012-0013	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

**POTOMAC YARD  
LANDBAY G-  
BLOCK H**

Potomac Yard Center  
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Alexandria, VA 22305

Torti Gallas and Partners, Inc.  
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4th Floor  
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301.588.4800  
www.tortigallas.com

Owner  
The JBG Companies  
240.333.3600

Civil Engineer  
Christopher Consultants, Ltd  
703.273.6820

Key Plan

Issue  
No. \_\_\_\_\_ Date \_\_\_\_\_

Revisions  
No. \_\_\_\_\_ Date \_\_\_\_\_



NOT FOR CONSTRUCTION  
**1st Floor Plan**

Date  
June 8, 2012

Principal In Charge  
R.W., B.O.

Project Architect  
J.J.

Approved  
APV

Drawn  
J.J.

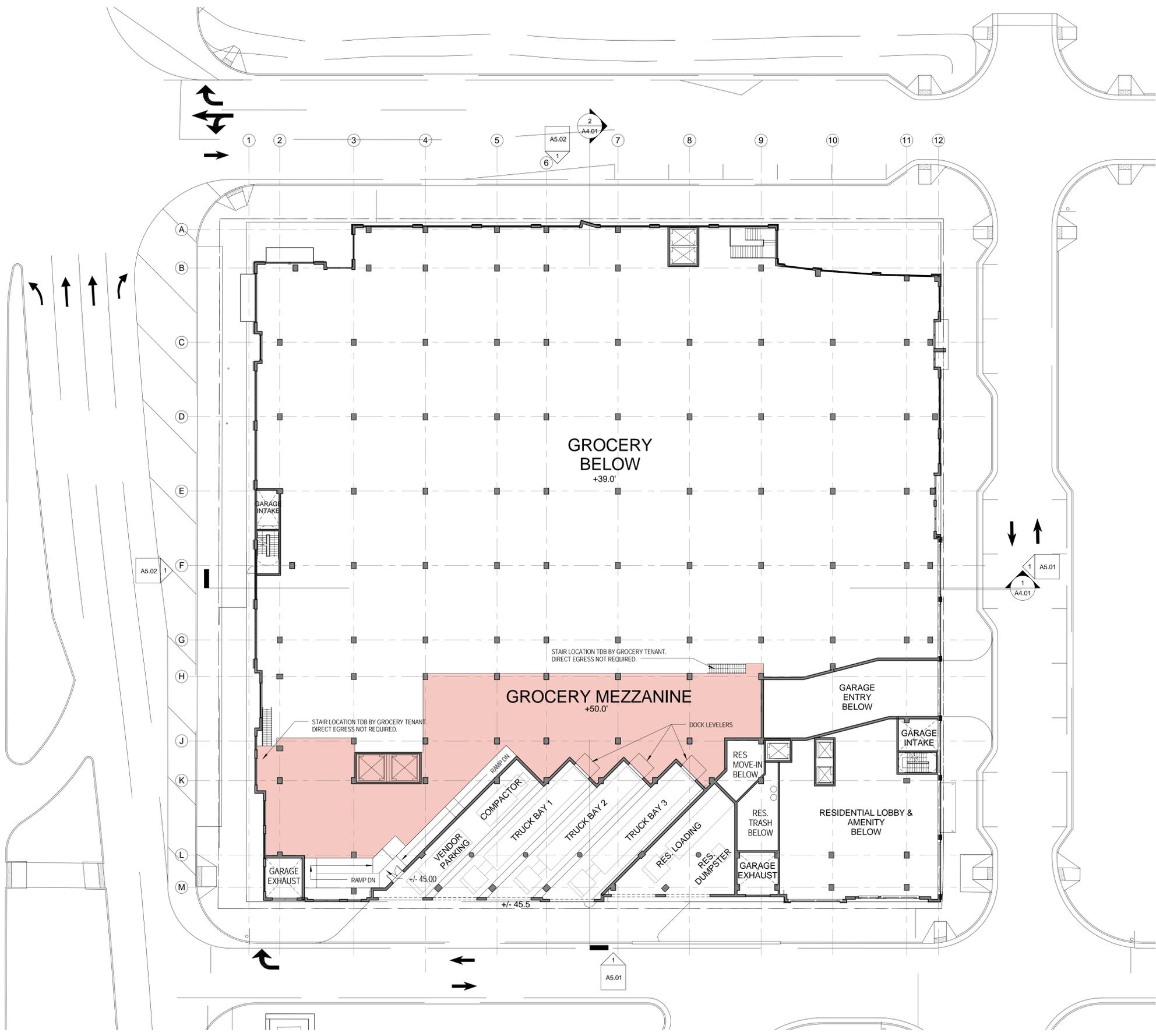
Job No.  
11277.PYH

Scale  
1" = 20'-0"

Drawing No.  
**A1.04**

PRELIMINARY SITE PLAN SUBMISSION

POTOMAC YARD LANDBAY G- BLOCK H  
TORTI GALLAS AND PARTNERS, INC.



**1** 1st Floor Mezz.  
1" = 20'-0"

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. 2012-0013	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____	

**POTOMAC YARD  
LANDBAY G-  
BLOCK H**

Potomac Yard Center  
2900 Main Line Blvd  
Alexandria, VA 22305

Torti Gallas and Partners, Inc.  
1300 Spring Street,  
4th Floor  
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301.588.4800  
www.tortigallas.com

Owner  
The JBG Companies  
240.333.3600

Civil Engineer  
Christopher Consultants, Ltd  
703.273.6820

**Key Plan**

**Issue**  
No. \_\_\_\_\_ Date \_\_\_\_\_

**Revisions**  
No. \_\_\_\_\_ Date \_\_\_\_\_



NOT FOR CONSTRUCTION

**1st Floor  
Mezzanine  
Plan**

Date  
June 8, 2012

Principal In Charge  
R.W., B.O.

Project Architect  
J.J.

Approved  
APV

Drawn  
J.J.

Job No.  
11277.PYH

Scale  
1" = 20'-0"

Drawing No.  
**A1.4A**

PRELIMINARY SITE PLAN SUBMISSION

POTOMAC YARD LANDBAY G- BLOCK H  
TORTI GALLAS AND PARTNERS, INC.

Potomac Yard Center  
2900 Main Line Blvd  
Alexandria, VA 22305

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Owner  
The JBG Companies  
240.333.3600

Civil Engineer  
Christopher Consultants, Ltd  
703.273.6820

Key Plan

Issue  
No.                      Date

Revisions  
No.                      Date



NOT FOR CONSTRUCTION

2nd Floor Plan

Date  
June 8, 2012

Principal In Charge  
R.W., B.O.

Project Architect  
J.J.

Approved  
APV

Drawn  
J.J.

Job No.  
11277.PYH

Scale  
1" = 20'-0"

Drawing No.

**A1.05**

POTOMAC YARD LANDBAY G- BLOCK H  
TORTI GALLAS AND PARTNERS, INC.



0B	0B LOFT	1B	1B LOFT	1D	1D LOFT	2B	2B LOFT	TOTAL
3	0	31	0	7	0	11	0	52

**APPROVED**

SPECIAL USE PERMIT NO. 2012-0013

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

**1** 2nd Floor  
1" = 20'-0"

PRELIMINARY SITE PLAN SUBMISSION



Potomac Yard Center  
 2900 Main Line Blvd  
 Alexandria, VA 22305

Torti Gallas and Partners, Inc.  
 1300 Spring Street,  
 4th Floor  
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 301.588.4800  
 www.tortigallas.com

Owner  
 The JBG Companies  
 240.333.3600

Civil Engineer  
 Christopher Consultants, Ltd  
 703.273.6820

Key Plan

Issue  
 No.                      Date

Revisions  
 No.                      Date



NOT FOR CONSTRUCTION

4th Floor Plan

Date  
 June 8, 2012

Principal In Charge  
 R.W., B.O.

Project Architect  
 J.J

Approved  
 APV

Drawn  
 J.J

Job No.  
 11277.PYH

Scale  
 1" = 20'-0"

Drawing No.

**A1.07**

POTOMAC YARD LANDBAY G- BLOCK H  
 TORTI GALLAS AND PARTNERS, INC.



4TH FLOOR UNIT TYPES								
0B	0B LOFT	1B	1B LOFT	1D	1D LOFT	2B	2B LOFT	TOTAL
3	0	31	0	7	0	12	0	53

**APPROVED**  
 SPECIAL USE PERMIT NO. 2012-0013  
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

PRELIMINARY SITE PLAN SUBMISSION

**1** 4th Floor  
 1" = 20'-0"

Potomac Yard Center  
2900 Main Line Blvd  
Alexandria, VA 22305

Torti Gallas and Partners, Inc.  
1300 Spring Street,  
4th Floor  
Silver Spring, MD 20910  
301.588.4800  
www.tortigallas.com

Owner  
The JBG Companies  
240.333.3600

Civil Engineer  
Christopher Consultants, Ltd  
703.273.6820

Key Plan

Issue  
No.                      Date

Revisions  
No.                      Date



NOT FOR CONSTRUCTION

5th Floor Plan

Date  
June 8, 2012

Principal In Charge  
R.W., B.O.

Project Architect  
J.J.

Approved  
APV

Drawn  
J.J.

Job No.  
11277.PYH

Scale  
1" = 20'-0"

Drawing No.  
**A1.08**

POTOMAC YARD LANDBAY G- BLOCK H

TORTI GALLAS AND PARTNERS, INC.



0B	0B LOFT	1B	1B LOFT	1D	1D LOFT	2B	2B LOFT	TOTAL
1	2	21	10	4	3	5	7	53

**APPROVED**

SPECIAL USE PERMIT NO. 2012-0013

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

**1** 5th Floor  
1" = 20'-0"

PRELIMINARY SITE PLAN SUBMISSION

Potomac Yard Center  
 2900 Main Line Blvd  
 Alexandria, VA 22305

Torti Gallas and Partners, Inc.  
 1300 Spring Street,  
 4th Floor  
 Silver Spring, MD 20910  
 301.588.4800  
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Owner  
 The JBG Companies  
 240.333.3600

Civil Engineer  
 Christopher Consultants, Ltd  
 703.273.6820

Key Plan

Issue  
 No.                      Date

Revisions  
 No.                      Date



NOT FOR CONSTRUCTION

Loft Level Plan

Date  
 June 8, 2012

Principal In Charge  
 R.W., B.O.

Project Architect  
 J.J

Approved  
 APV

Drawn  
 J.J

Job No.  
 11277.PYH

Scale  
 1" = 20'-0"

Drawing No.

**A1.09**

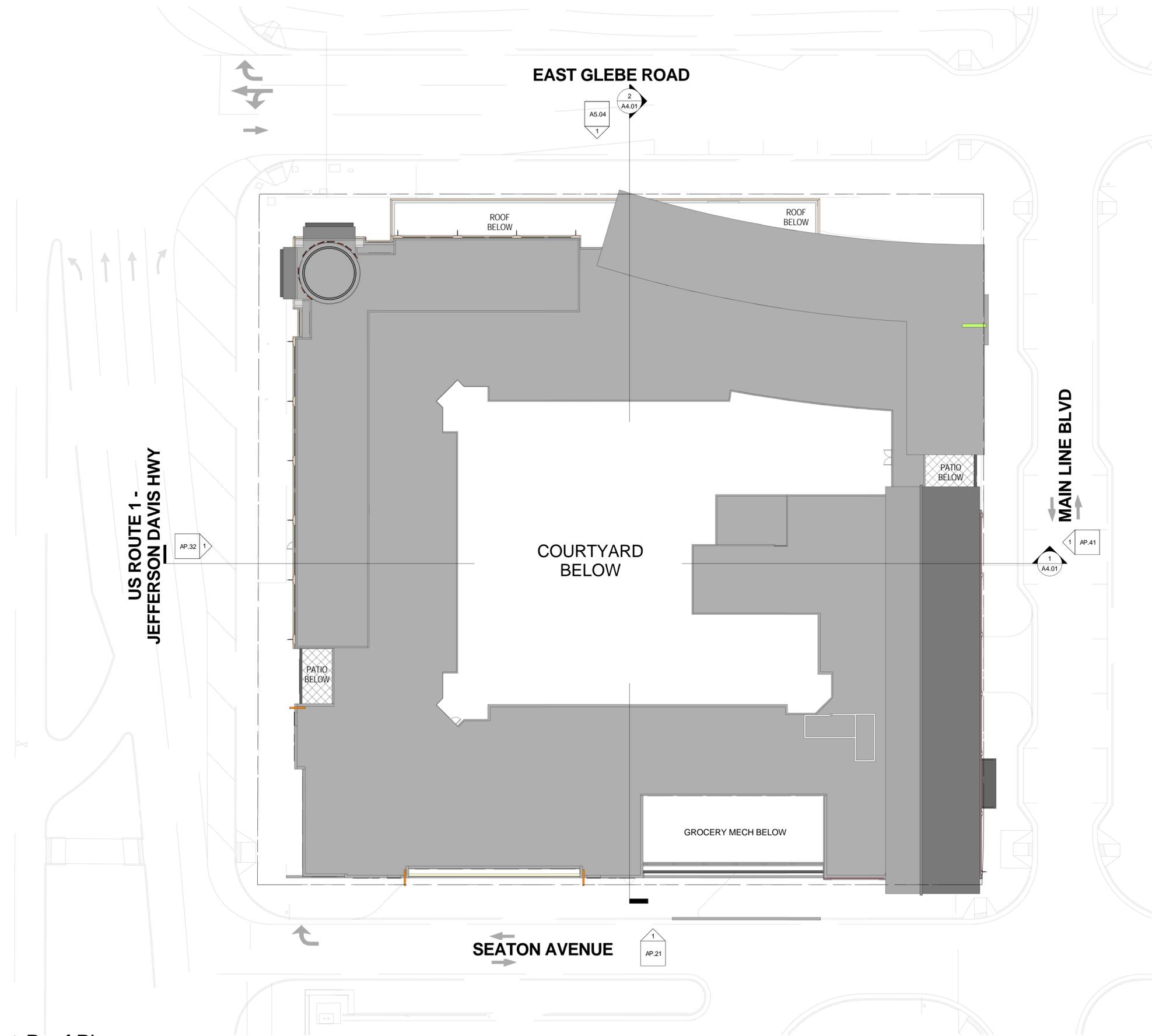
POTOMAC YARD LANDBAY G- BLOCK H  
 TORTI GALLAS AND PARTNERS, INC.



**1** Loft Level  
 1" = 20'-0"

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. <u>2012-0013</u>	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____	

PRELIMINARY SITE PLAN SUBMISSION



**1 Roof Plan**  
1" = 20'-0"

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. <u>2012-0013</u>	
DEPARTMENT OF PLANNING & ZONING	
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_____	PAGE NO. _____

PRELIMINARY SITE PLAN SUBMISSION

POTOMAC YARD  
LANDBAY G-  
BLOCK H

Potomac Yard Center  
2900 Main Line Blvd  
Alexandria, VA 22305

Torti Gallas and Partners, Inc.  
1300 Spring Street,  
4th Floor  
Silver Spring, MD 20910  
301.588.4800  
www.tortigallas.com

Owner  
The JBG Companies  
240.333.3600

Civil Engineer  
Christopher Consultants, Ltd  
703.273.6820

Key Plan

Issue  
No. \_\_\_\_\_ Date \_\_\_\_\_

Revisions  
No. \_\_\_\_\_ Date \_\_\_\_\_



NOT FOR CONSTRUCTION

Roof Plan

Date  
June 8, 2012

Principal In Charge  
R.W., B.O.

Project Architect  
J.J.

Approved  
APV

Drawn  
J.J.

Job No.  
11277.PYH

Scale  
1" = 20'-0"

Drawing No.  
**A1.10**

POTOMAC YARD LANDBAY G- BLOCK H

TORTI GALLAS AND PARTNERS, INC.

Key Plan

Issue	
No.	Date

Revisions	
No.	Date



NOT FOR CONSTRUCTION

Building Sections

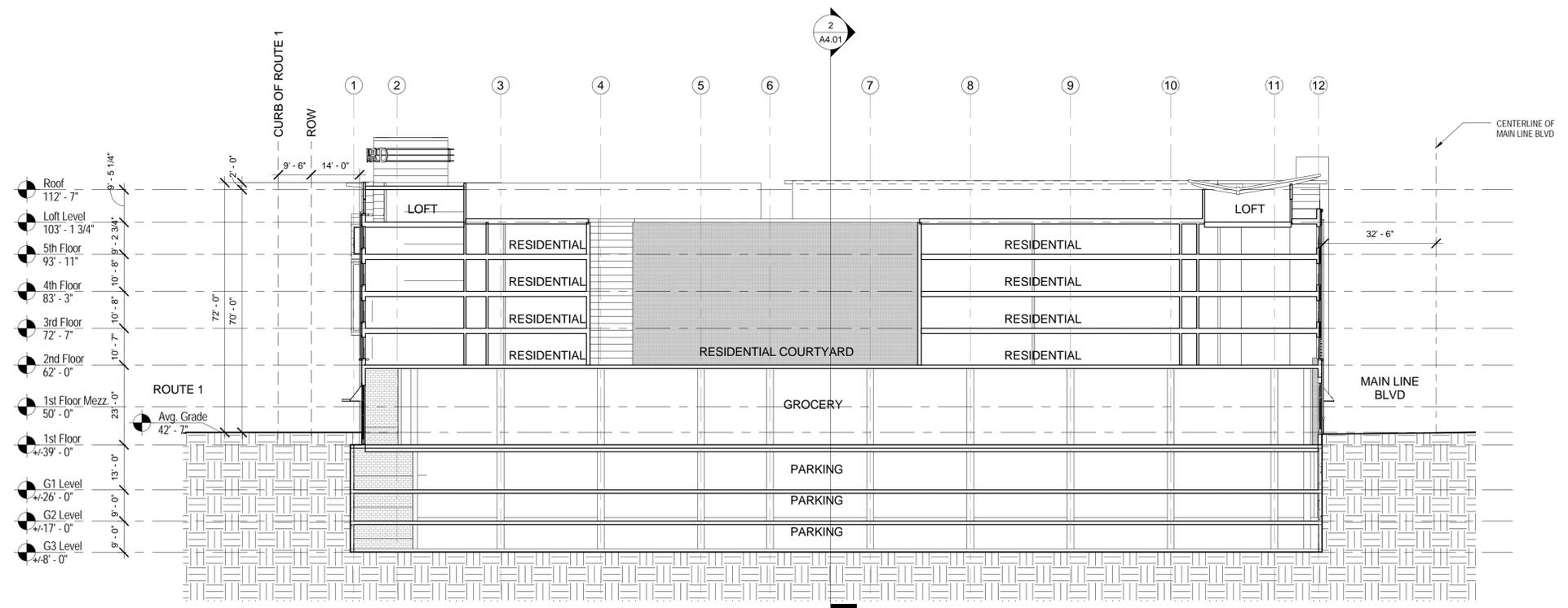
Date  
June 8, 2012  
Principal In Charge  
R.W., B.O.  
Project Architect  
J.J.

Approved  
APV  
Drawn  
J.J.

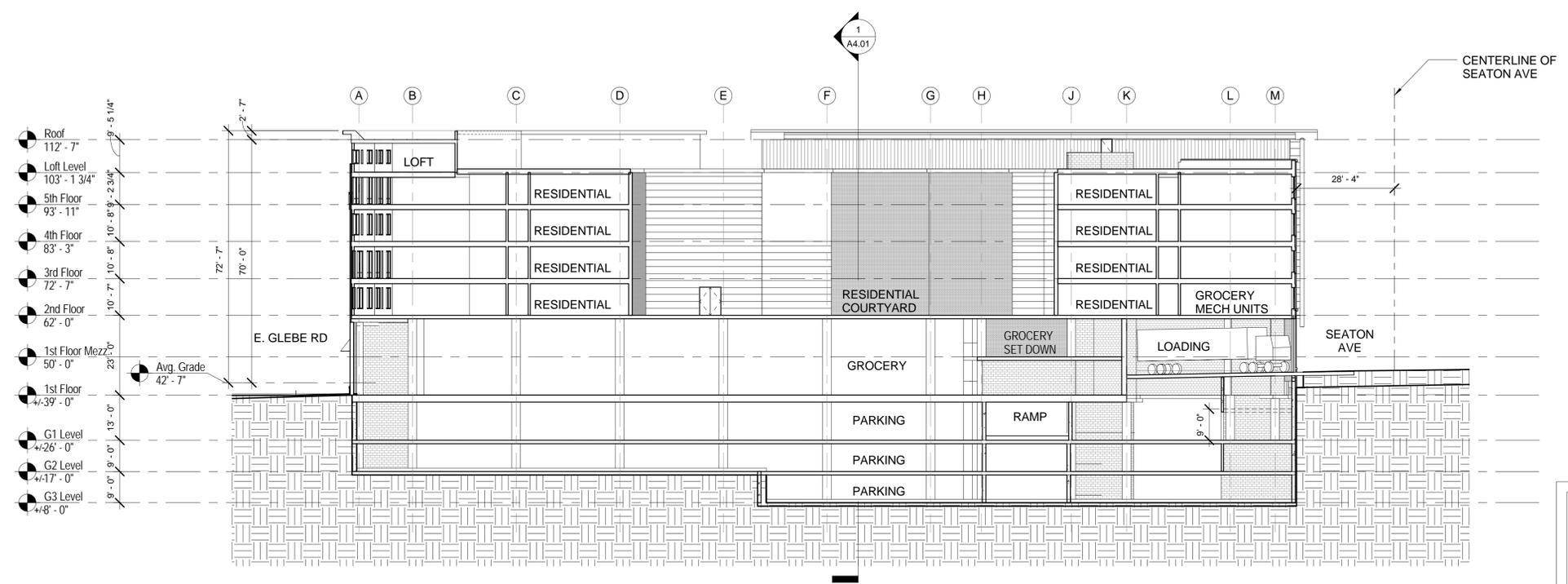
Job No.  
11277.PYH

Scale  
1" = 20'-0"

Drawing No.  
**A4.01**



**1** Building Section - East - West  
1" = 20'-0"



**2** Building Section - North - South  
1" = 20'-0"

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. 2012-0013	
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CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

PRELIMINARY SITE PLAN SUBMISSION

TORTI GALLAS AND PARTNERS, INC.

## STOREFRONT DESIGNATIONS

Storefront A – Transparent (Clear) glazing floor to 12'-6" +/-.  
 Storefront B - Transparent glass w/film backer, spandrel and/or display case from floor to 8' + AFF with transparent (clear) glazing above to 12'-6" +/-.  
 Storefront C - Transparent glass w/film backer, spandrel glass and/or display case from floor to 4' - 6" +/- AFF with transparent (clear) glazing above to 12'-6" +/-.  
 Storefront D – Transparent glass w/film backer, spandrel glass and/or display case floor to 12'-6" +/-.  
 Storefront E – Storefront area in front of Required Mechanical Intakes/Equipment requiring a greater proportion of louvers below 12'-6"

All storefronts have louvers between 12'-6" and top of masonry opening, covered by awnings as allowed by mech code.

East Glebe Road and northernmost bays on Jefferson Davis Highway and Main Line Blvd – Primarily Storefront A with some instances of Storefront D at stairs and elevators.

Remainder of Jefferson Davis Highway –Storefront B at public portion of store, and Storefront D at back of house and at stairs. Storefront E in front of Loading Dock Remainder of Main Line Blvd. – Mixture of Storefront A and Storefront Cat public portion of store, with Storefront D at back of house.

## MATERIAL LEGEND BLOCK "H"

01	TAN BRICK #1	13	METAL OVERHANG
02	TAN BRICK #2	14	METAL ROLL UP DOOR
03	GREY BRICK	15	WINDOW SYSTEM
04	RED BRICK	16	STOREFRONT SYSTEM
05	DARK RED BRICK	17	BANNER SIGN
06	ARCHITECTURAL BLOCK #1	18	FABRIC AWNING
07	ARCHITECTURAL BLOCK #2	19	SCUPPER & DOWNSPOUT
08	ARCHITECTURAL BLOCK #3	20	METAL LOUVER
09	CEMENT BOARD PANEL - PAINTED	21	TRIM-PAINTED
10	METAL	22	LOUVERS-PAINTED
11	METAL FIN	23	DARK/BLACK CHARCOAL BRICK
12	CANOPY - PAINTED	24	BURGUNDY BRICK

## POTOMAC YARD LANDBAY G- BLOCK H

Potomac Yard Center  
2900 Main Line Blvd  
Alexandria, VA 22305

Torti Gallas and Partners, Inc.  
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4th Floor  
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301.588.4800  
www.tortigallas.com

### Owner

The JBG Companies  
240.333.3600

Civil Engineer  
Christopher Consultants, Ltd  
703.273.6820

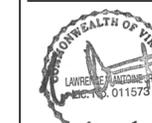
## Key Plan

## Issue

No.                      Date

## Revisions

No.                      Date



NOT FOR CONSTRUCTION

## Building Elevations

Date  
June 8, 2012

Principal In Charge  
R.W., B.O.

Project Architect  
J.J.

Approved  
APV

Drawn  
J.J.

Job No.  
11277.PYH

Scale  
1" = 20'-0"

Drawing No.

**A5.01**

## SIGNAGE LEGEND\*

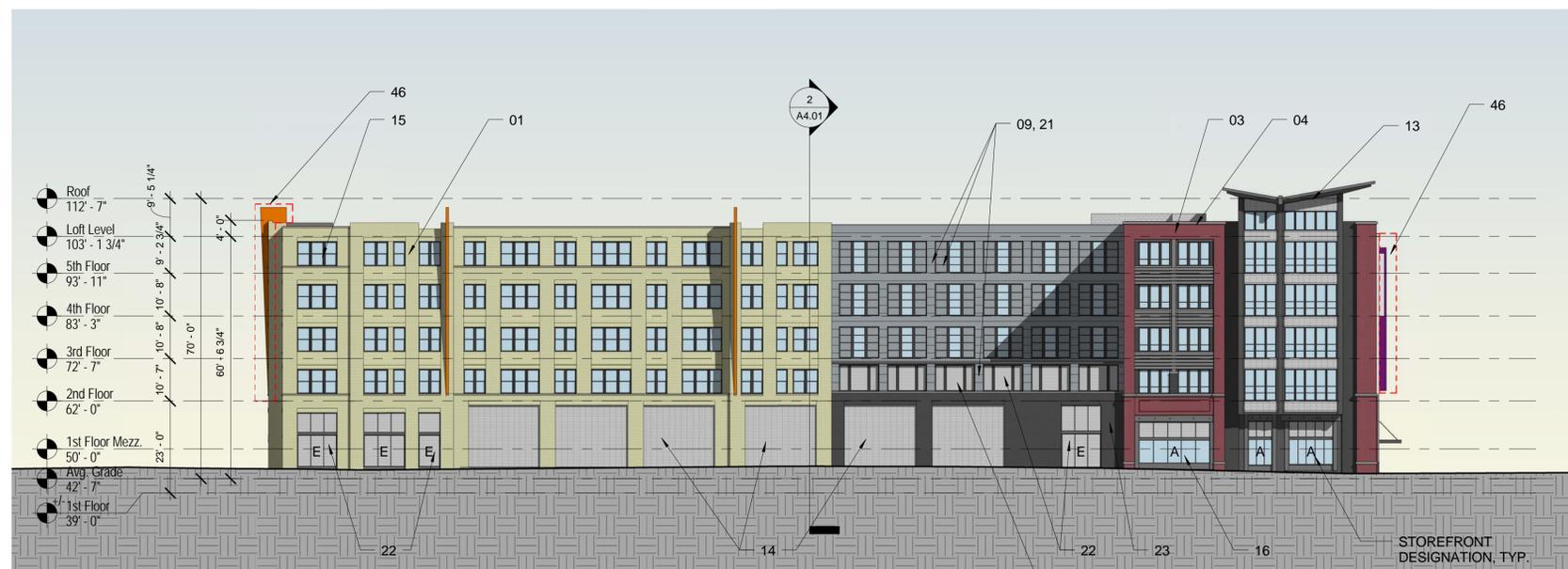
\*Per Potomac Yard Town Center Landbay G  
Coordinated Sign Program dated January 5, 2009

44	BUILDING IDENTIFICATION - (ID.4)
45	BUILDING MOUNTED DEVELOPMENT IDENTIFIER - (ID.5)
46	BUILDING IDENTIFICATION BLADE SIGN - (ID.5)
47	GROCERY TENANT PRIMARY SIGNAGE - (AA)
48	GROCERY TENANT AWNING SIGN - (CC)
49	GROCERY TENANT BLADE SIGN - (BB)
50	PARKING IDENTIFICATION - (PK.1)
51	PARKING IDENTIFICATION, WALL MOUNTED - (PK.2)



## 1 East - Main Line Blvd Elevation

1" = 20'-0"



## 2 South - Seaton Ave Elevation

1" = 20'-0"

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. 2012-0013	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
_____	PAGE NO. _____

PRELIMINARY SITE PLAN SUBMISSION

POTOMAC YARD LANDBAY G- BLOCK H

TORTI GALLAS AND PARTNERS, INC.

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## MATERIAL LEGEND BLOCK "H"

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11	METAL FIN	23	DARK/BLACK CHARCOAL BRICK
12	CANOPY - PAINTED	24	BURGUNDY BRICK

## SIGNAGE LEGEND\*

\*Per Potomac Yard Town Center Landbay G  
 Coordinated Sign Program dated January 5, 2009

44	BUILDING IDENTIFICATION - (ID.4)
45	BUILDING MOUNTED DEVELOPMENT IDENTIFIER - (ID.5)
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49	GROCERY TENANT BLADE SIGN - (BB)
50	PARKING IDENTIFICATION - (PK.1)
51	PARKING IDENTIFICATION, WALL MOUNTED - (PK.2)



1 West - Route One Elevation

1" = 20'-0"



2 North - East Glebe Rd Elevation

1" = 20'-0"

## POTOMAC YARD LANDBAY G- BLOCK H

Potomac Yard Center  
 2900 Main Line Blvd  
 Alexandria, VA 22305

Torti Gallas and Partners, Inc.  
 1300 Spring Street,  
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 301.588.4800  
 www.tortigallas.com

Owner  
 The JBG Companies  
 240.333.3600

Civil Engineer  
 Christopher Consultants, Ltd  
 703.273.6820

## Key Plan

## Issue

No. Date

## Revisions

No. Date



NOT FOR CONSTRUCTION

## Building Elevations

Date  
 June 8, 2012

Principal In Charge  
 R.W., B.O.

Project Architect  
 J.J.

Approved  
 APV

Drawn  
 J.J.

Job No.  
 11277.PYH

Scale  
 1" = 20'-0"

Drawing No.

A5.02

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. 2012-0013	
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SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
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DATE RECORDED _____	
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_____	PAGE NO. _____

PRELIMINARY SITE PLAN SUBMISSION

POTOMAC  
YARD  
LANDBAY G-  
BLOCK H

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Civil Engineer  
Christopher Consultants, Ltd  
703.273.6820

Key Plan

Issue  
No.                      Date

Revisions  
No.                      Date



NOT FOR CONSTRUCTION

Massing Study

Date  
June 8, 2012

Principal In Charge  
R.W., B.O.

Project Architect  
J.J

Approved  
APV

Drawn  
J.J

Job No.  
11277.PYH

Scale  
1 1/2" = 1'-0"

Drawing No.

A5.03



**1** Massing Study  
1 1/2" = 1'-0"

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. <u>2012-0013</u>	
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_____	PAGE NO. _____

PRELIMINARY SITE PLAN SUBMISSION

POTOMAC YARD LANDBAY G- BLOCK H  
TORTI GALLAS AND PARTNERS, INC.



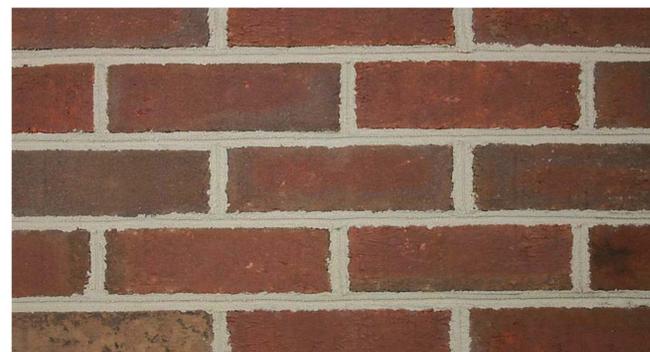
**1 Enlarged North Tower Elevation**  
1/4" = 1'-0"



**WATER TOWER PRECEDENTS**



**METAL CLADDING PRECEDENT**



**BRICK PRECEDENT**

**POTOMAC YARD  
LANDBAY G-  
BLOCK H**

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**Key Plan**

**Issue**

No.                      Date

**Revisions**

No.                      Date



NOT FOR CONSTRUCTION

**Enlarged  
Elevation**

Date  
June 8, 2012

Principal In Charge  
R.W., B.O.

Project Architect  
J.J.

Approved  
APV

Drawn  
J.J.

Job No.  
11277.PYH

Scale  
1/4" = 1'-0"

Drawing No.

**A5.04**

<b>APPROVED</b>	
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PRELIMINARY SITE PLAN SUBMISSION

POTOMAC YARD LANDBAY G- BLOCK H  
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