NORTH POTOMAC YARD

Phase I Redevelopment/
VA Tech Innovation Campus

Design Excellence Standards - PYDAC
EXISTING CONDITIONS

PHASE I

EXISTING CONDITIONS

REGAL CINEMA

US ROUTE 1

POTOMAC AVE

E REED AVE

E GLEBE RD

GW PARKWAY

WMATA BLUE/YELLOW LINE

CSX ROW

4 MILE RUN

POTOMAC YARD CENTER

POTOMAC YARD CENTER

PHASE I

NORTH POTOMAC YARD › PHASE I SITE
ELKUS MANFREDI ARCHITECTS › APRIL 22, 2020
PHASE 1 APPROVED LAND USE

[Diagram showing land use plan with various sections labeled.

Legend:
- Office
- Residential
- Mix of Office and Residential
- Academic

Additional notes:
- Street names are subject to change through the DSUP process with a street name application to be submitted at a later date.
- Preliminary plan includes:
  - Four Mile Run
  - George Washington Memorial Pwy.
  - Office
  - Residential
  - Retail
  - Mixed use
  - Open space

Details:
- Pump station: final location TBD
- Blocks 15, 16, 18-21 per approved
- Conceptual design plan
- Amendments and revisions

[Project details and contact information]

NORTH POTOMAC YARD › PHASE 1 SITE
ELKUS MANFREDI ARCHITECTS › APRIL 22, 2020
### Building Area by Block and Land Use

<table>
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<tr>
<th>Block</th>
<th>Units</th>
<th>Office SF</th>
<th>Academic SF</th>
<th>Retail SF</th>
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MAJOR OPEN SPACES

POTOMAC YARD PARK
APPROX 4.5 ACRES

METRO PLAZA
APPROX 0.3 ACRES -
0.7 ACRES INCLUDING
STREETSCAPE

MARKET LAWN
APPROX 0.2 ACRES
OPEN SPACES WITH AT GRADE BLOCK OPEN SPACE

NORTH POTOMAC YARD › PHASE I SITE
OJB LANDSCAPE ARCHITECTURE › APRIL 22, 2020
PHASE 1 BELOW GRADE PARKING [FULL BUILDOUT]

MAX PARKING RATIOS

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<th>Use</th>
<th>CDD Maximums</th>
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<td>1.2 SP/1000</td>
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<td>1.21 SP/1000</td>
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PARKING PERMITTED - CDD MAXIMUM

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<th>Units</th>
<th>Office SF</th>
<th>Academic SF</th>
<th>Retail SF</th>
<th>Residential 1.0 sp/unit</th>
<th>Office 1.21 sp/1000</th>
<th>Academic 1.2 sp/1000</th>
<th>Retail 3.5 sp/1000 sf</th>
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USE CDD MAXIMUMS

RESIDENTIAL
1.00 SP/unit

RETAIL
3.50 SP/1000

ACADEMIC
1.2 SP/1000

OFFICE
1.21 SP/1000

BELLOW GRADE PARKING

BUS LOOP ABOVE
PHASE 1 BIKE FACILITIES

- 10' EXISTING PATH
- 12' SHARED USE PATH
- SHARED USE PATH - CROSSING
- PARK ROAD SHARROW
- 7' SILVER METEOR BIKE LANES
- BIKE PATH CROSSING

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Issue Date: 17 April 2020
PHASE 1 BUILDING FABRIC & GATEWAYS
Composite Massing

NORTH POTOMAC YARD › PHASE I SITE
ELKUS MANFREDI ARCHITECTS › APRIL 22, 2020
PROJECT LOCATION

ACADEMIC BUILDING I

ACADEMIC BUILDING II (FUTURE)

ACADEMIC BUILDING III (FUTURE)
SITE PLAN

BUILDING 1 ACADEMIC
BUILDING AREA: 300,000 SF

BUILDING HEIGHT:

BUILDING 1

C-1.1
C-2.4

BUILDING 2

C-1.1
C-1.2

BUILDING 3

C-1.1
C-1.2

NORTH POTOMAC AVE

PLANTER
LAWN
COLORED CONCRETE
PAVERS
CONCRETE
ASPHALT
PERMEABLE PAVERS
SEATWALL
CURB
BOLLARD
REMOVABLE BOLLARD

PLANTERS W/ GRANITE OR PRECAST CURBS
HOKIE STONE SEATWALLS
UNIT Pavers
TRENCH DRAINS
BIORETENTION W/ BRIDGE

INNOVATION CENTER

NORTH POTOMAC AVE
MASSING CONCEPT
A NATURALLY SHAPED FORM THAT EMBRACES RENEWABLE ENERGY AND URBAN ENVIRONMENT

1. Zoning Envelope
2. Slice Massing Towards Sun
3. Maximize Solar Radiation Potential
4. Complete Shape of Gem
5. Curve and Lift Massing Responding to Urban Context

COMPUTATIONAL DESIGN TOOL

COMPARE Solar Radiation Potential, Select The Best Option that is balanced among PV output, Program Efficiency and Aesthetics
A “SOLAR POWER PLANT”

Various PV Strategies Applied To The Massing That Is Already Optimized For Solar Radiation, Providing A Total Of 641,037 Kwh Annual Electricity Generation
HIGH PERFORMANCE SKIN

1. Develop a Kit of Parts Library for the Unitized Curtain Wall System
   - Insulation
     - Double Glazing
     - Triple Glazing
     - Vacuum Insulated Glass
   - Opacity
     - Electrochromic Glass
     - Switchable Glass
     - Frit Glass
   - Photovoltaic
     - Horizontal PV Fins
     - BIPV
     - PV Screen
   - Solids
     - Vertical Fins
     - Partial Opaque
     - Shadow Box
   - Operable Window
   - Louvers
   - Perforated Metal Panels
   - Ventilation

2. Set Up Performance Criteria for Each Facet
   - SE VIEW
     - Renewable Energy Potential
     - Daylighting Potential
     - Solar Heat Gain (Desirable)
   - SW VIEW
     - Quality Views

3. Select Best Kit of Parts Combination for Each Facet
   - Skin color palette extracted from Hokie Stone walls in Virginia Tech Blacksburg campus
   - View from South
   - View from Southwest
   - View from Northwest
STREET VIEW
FROM NORTHEAST CORNER

C-1.1
C-1.2
C-2.1
C-3.1
C-6.1
C-6.2
C-6.3
C-6.4
C-6.5
C-6.6
AERIAL VIEW
FROM SOUTHEAST CORNER
Composite Massing
BLOCK 10
SITE PLAN

ZONING TABULATIONS

TOTAL RETAIL: 26,935 SF
TOTAL OFFICE: 204,576 SF

BUILDING HEIGHT
MAXIMUM HEIGHT PERMITTED = 115’ NORTH TOWER
95’ SOUTH TOWER

BUILDING HEIGHT PROVIDED = 114’-2” NORTH TOWER
92’ SOUTH TOWER
**Exterior Elevation Keynote Legend**

- MASONRY VENEER TYPE 01 - BRICK/STONE
- MASONRY VENEER TYPE 02 - STONE BASE
- METAL TRIM TYPE 01 - Aluminum
- METAL TRIM TYPE 02 - Aluminum
- METAL TRIM TYPE 03 - SPANDREL
- ARCHITECTURAL LOUVER TYPE 01
- METAL WALL PANEL TYPE 01 - Aluminum
- METAL WALL PANEL TYPE 02 - SPANDREL
- METAL WALL PANEL TYPE 03 - PENTHOUSE SCREENWALL
- METAL WALL PANEL TYPE 04 - PENTHOUSE SCREENWALL
- METAL CANOPY
- CURTAIN WALL
- WINDOW SYSTEM TYPE 01 - CURTAIN WALL

**Dimensions**

- 33.85' ABOVE SEA LEVEL
- 115'-0" MAX ZONING HEIGHT
- 114'-2" ABOVE AVG GRADE BUILDING HEIGHT
- 3'-0"

**Levels**

- LEVEL -1
- LEVEL 01
- LEVEL 02
- LEVEL 03
- LEVEL 04 N
- LEVEL 05 N
- LEVEL 06 N
- LEVEL 07 N
- LEVEL 04 S
- LEVEL 05 S
- LEVEL 06 S
- LEVEL 07 S
- ROOF N
- ROOF S

**Elevations**

- -24'-0"
- -15'-0"
- 0"
- 18'-0"
- 45'-0"
- 106'-4"
BLOCK 10
NW CORNER | VIEW FROM EAST REED

C-1.1
C-1.2
C-2.1
C-2.2
C-2.3
C-6.1
C-6.2
BLOCK 14 SITE PLAN

ZONING TABULATIONS

TOTAL RETAIL: 17,761 SF
TOTAL OFFICE: 244,816 SF
BUILDING HEIGHT PROVIDED: 115'-0”
NORTHWEST CORNER
SOUTHEAST CORNER
PEDESTRIAN LEVEL VIEW
NORTH POTOMAC YARD

Building 15

HORD COPLAN MACHT

APRIL 29, 2020
OVERALL MASSING DIAGRAM
TOTAL UNIT COUNT: 202
PROPOSED BUILDING HEIGHT: 84.79'
NORTH POTOMAC YARD

Building 18

HICKOK COLE

APRIL 29, 2020
BLOCK 18
SITE PLAN

ZONING TABULATIONS

TOTAL RETAIL: 10,869 SF
TOTAL OFFICE: 118,798 SF

BUILDING HEIGHT
MAXIMUM HEIGHT PERMITTED = 90'
BUILDING HEIGHT PROVIDED = 86'
TOTAL UNIT COUNT: 254
PROPOSED BUILDING HEIGHT: 85.0'
NORTH POTOMAC YARD

Building 20

ELKUS MANFREDI ARCHITECTS

APRIL 29, 2020
GROUP 2: 15, 18, 19, 20
OFFICE AREA: 146,240 sf
RETAIL AREA: 9,750 sf
BUILDING HEIGHT: 89' - 6 1/2"

NORTH POTOMAC YARD › PHASE I BUILDING CONCEPTS
ELKUS MANFREDI ARCHITECTS › APRIL 29, 2020
NORTHWEST CORNER

Building Massing

NORTH POTOMAC YARD › PHASE I BUILDING CONCEPTS
ELKUS MANFREDI ARCHITECTS › APRIL 29, 2020
SOUTHWEST CORNER

Building Massing

NORTH POTOMAC YARD › PHASE I BUILDING CONCEPTS
ELKUS MANFREDI ARCHITECTS › APRIL 29, 2020