

POTOMAC YARD

Planning Advisory Group



Meeting Goals

- Introduce each other
- Review PYPAG mission, process, groundrules, expectations, and roles
- Introduction to the PY property



Agenda

- Introductions
- Process and Schedule
- Introduction to Potomac Yard
- Mission
- Public Comment



BRIEFLY....

- Who you are
- The interests you represent
- Your hopes for the PYPAG
- Your fears about the PYPAG



PYPAG Process

- Seek consensus, not votes
- Focus on group learning and dialogue
- Facilitated discussions
- Minority opinions where desired



Groundrules

- Support process for common ground
- Everyone heard, respected
- Responsible to put ideas forward
- Group becomes fully informed
- Keep the broader community engaged



Groundrules Acceptable?

- Any changes or additions?



Expectations

- Attend meetings, catch up if not
- Arrive prepared
- Support process and each other
- Serve as conduit to community



Expectations Acceptable?

- Any changes or additions?



Chair Responsibilities

- Preside over meetings
- Spokesperson
- Planning and agendas



- Provide information
- Coordinate among parties
- Clarify City needs and decisions
- Direct consultants
- Take and consider advice



- Conceptual design for retail center
- Provide guidance on best practices
- Provide examples, develop drawings and models to support dialogue

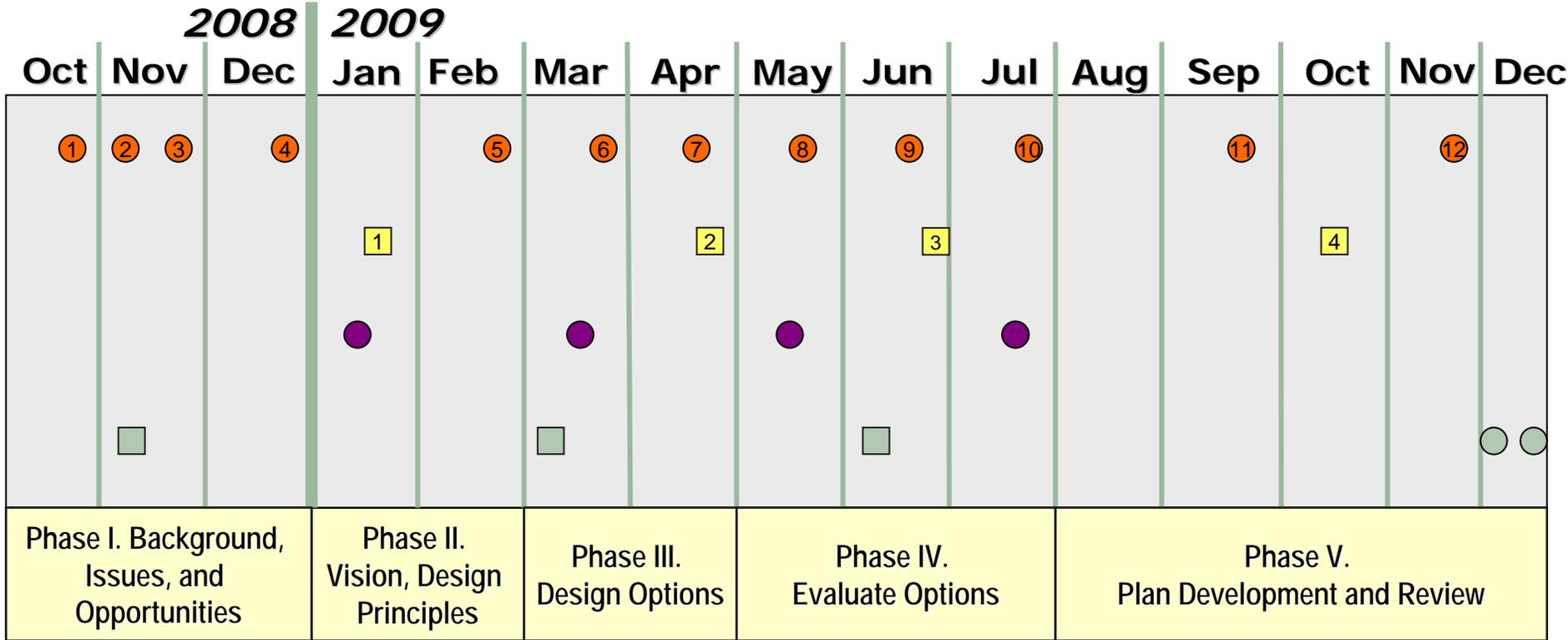


Facilitator

- Plan and facilitate process and meetings
- Ensure positive participation
- Ensure needed information is available
- Ensure all are heard
- Advocate for fair and open process
- Ombudsman for members



Potomac Yard Planning Work Program



KEY:

- Planning Advisory Group Meetings
- Community Workshops
- Metro Station Feasibility Work Group meetings
- Commission and Council Meetings
- Worksessions with Commission and Council

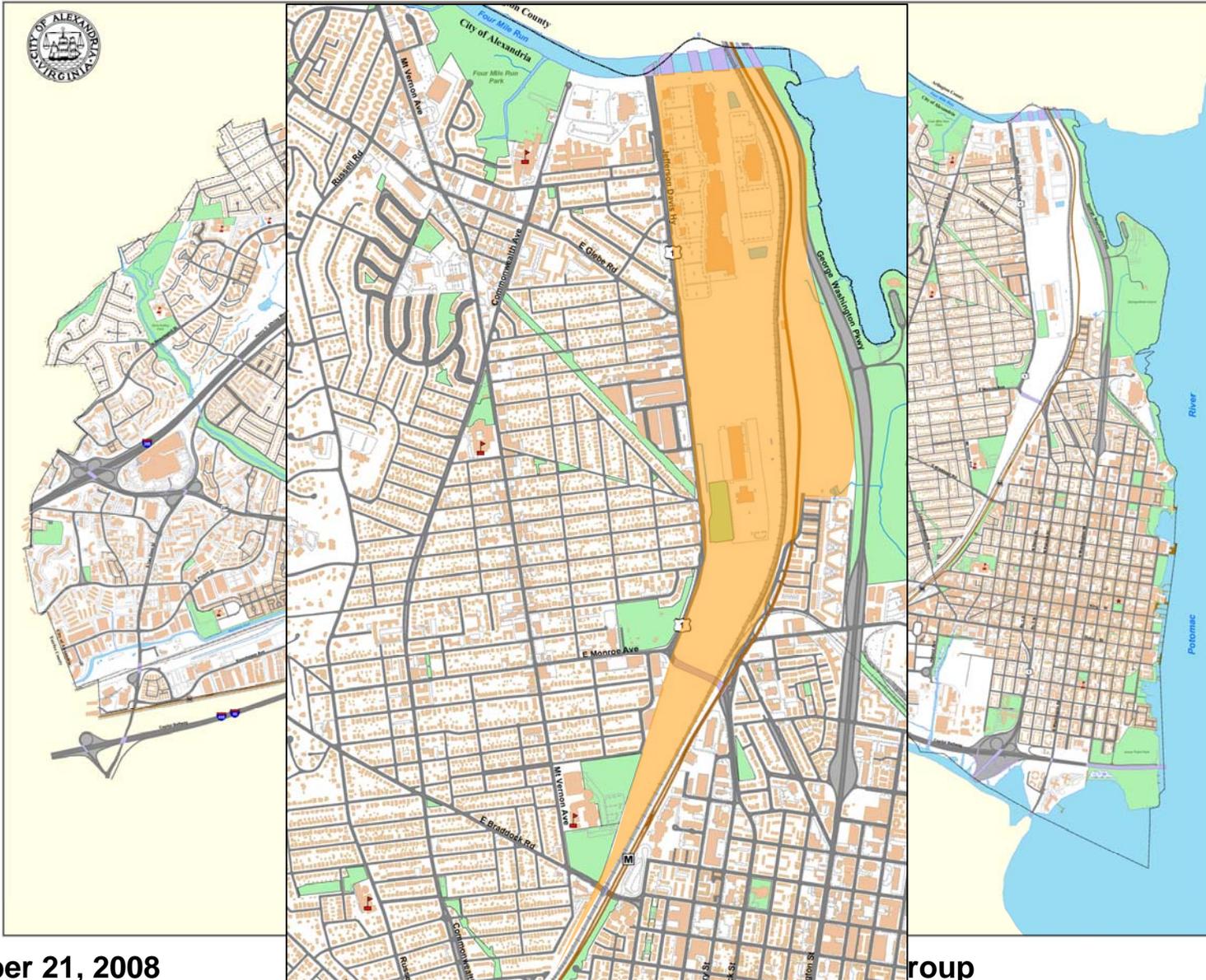


Upcoming PYPAG Meetings

- Site Tour, Saturday November 1
- November 18, 7 - 9 PM
- December 16, 7 - 9 PM



Context



October 21, 2008

Group



Potomac Yard Study Area / Context

Retail Center



Landbay H



Del Ray Community



October 21, 2008



Potomac Yard Planning Advisory C

Potomac Greens



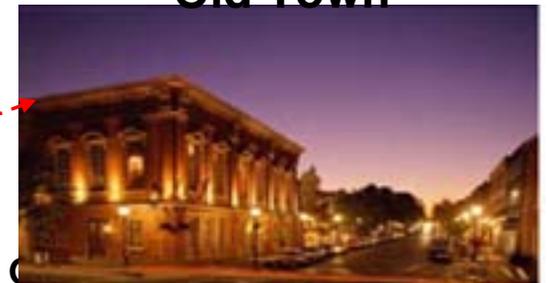
Landbay K



North East Community



Old Town

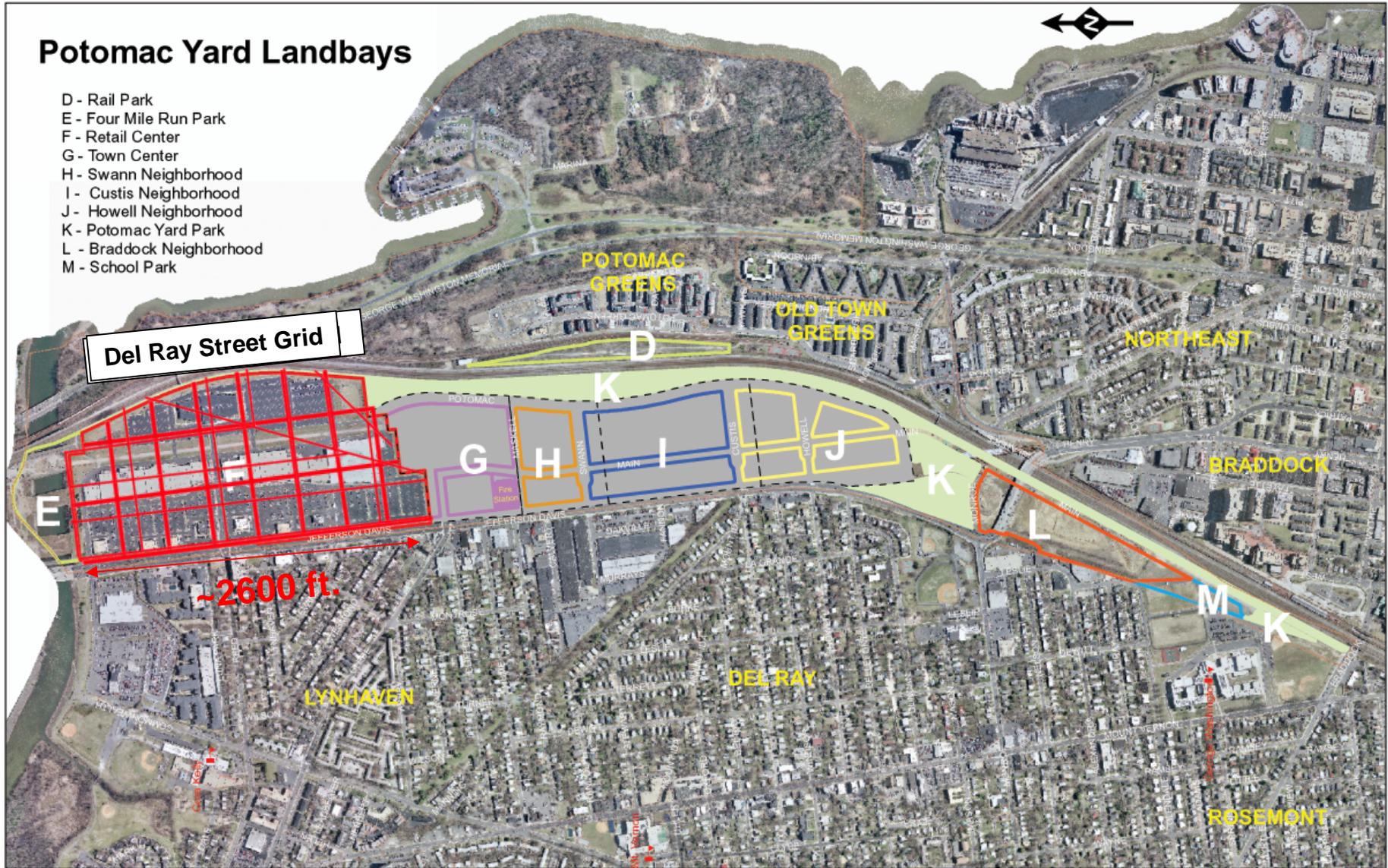




Size Comparison

Potomac Yard Landbays

- D - Rail Park
- E - Four Mile Run Park
- F - Retail Center
- G - Town Center
- H - Swann Neighborhood
- I - Custis Neighborhood
- J - Howell Neighborhood
- K - Potomac Yard Park
- L - Braddock Neighborhood
- M - School Park



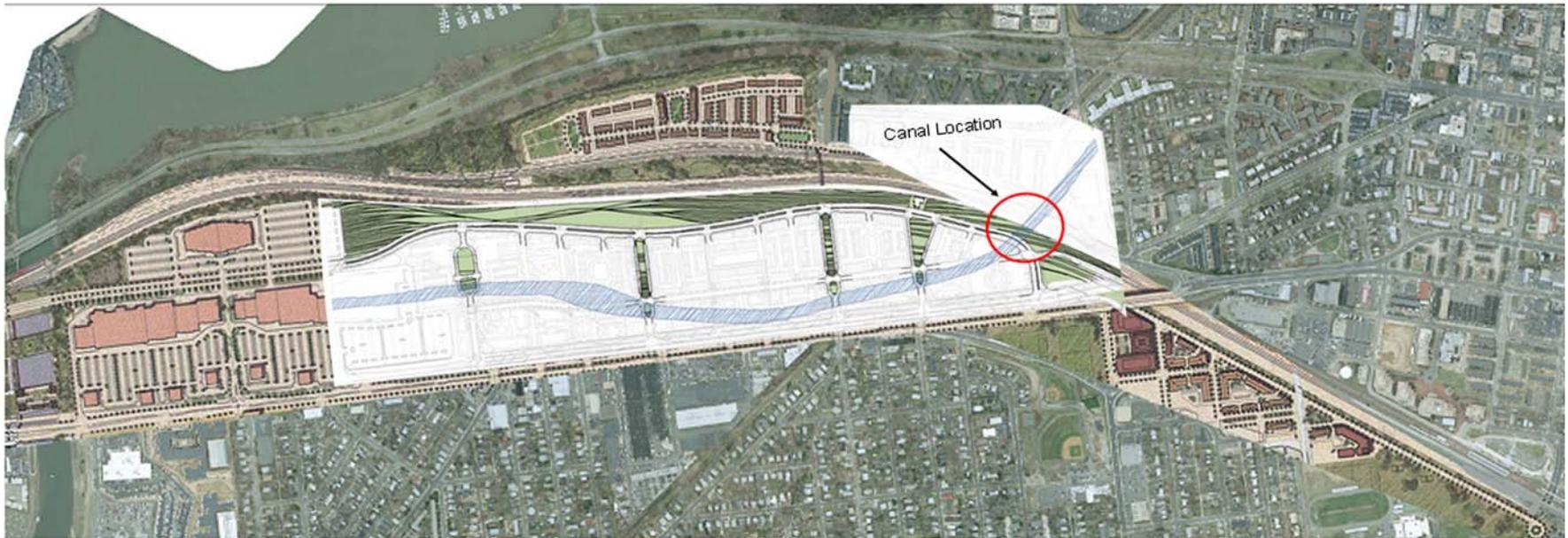


Size Comparison





History & Background





History & Background





Existing Zoning / Approvals

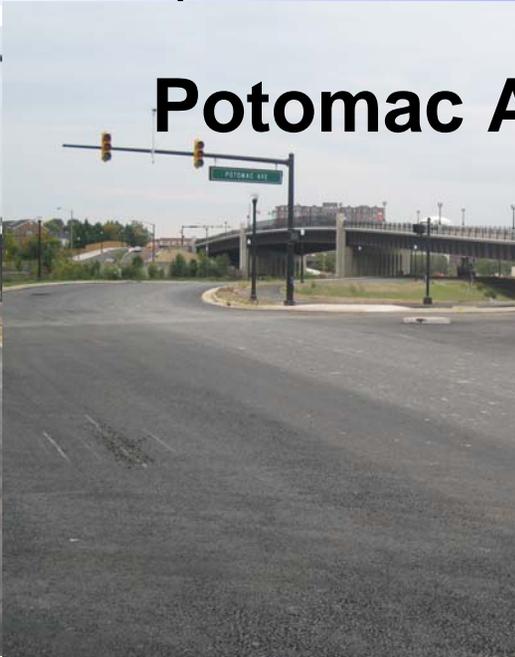
Potomac Yard Landbays

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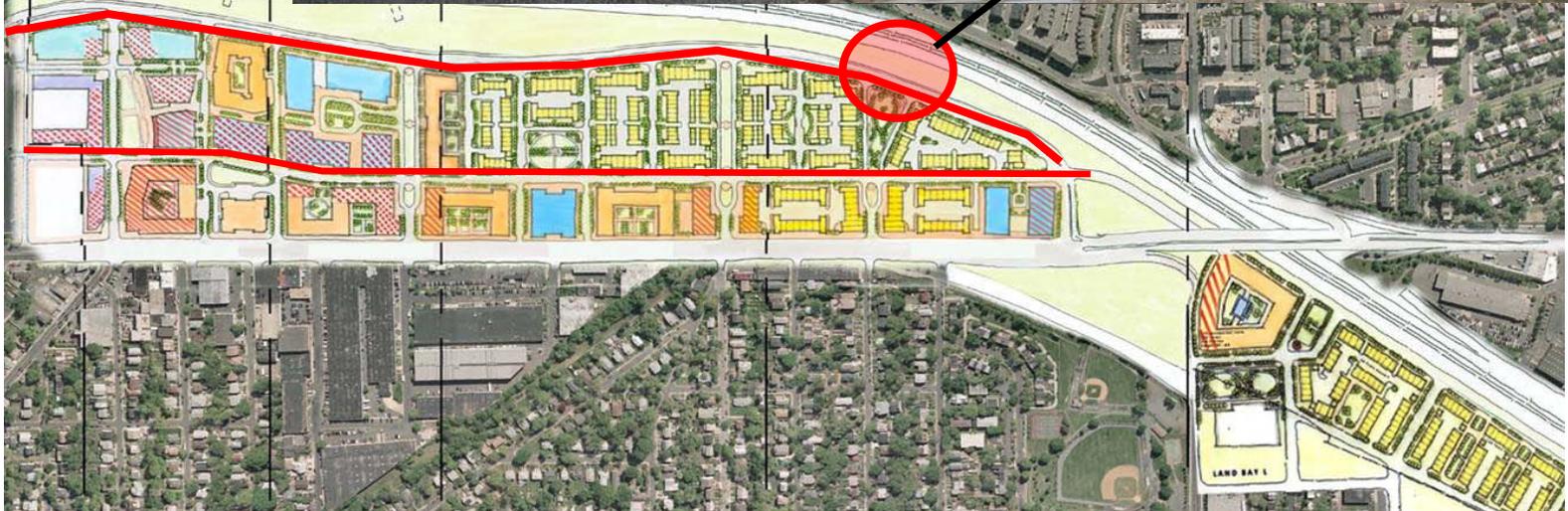
Infrastructure



Potomac A



Pump Station

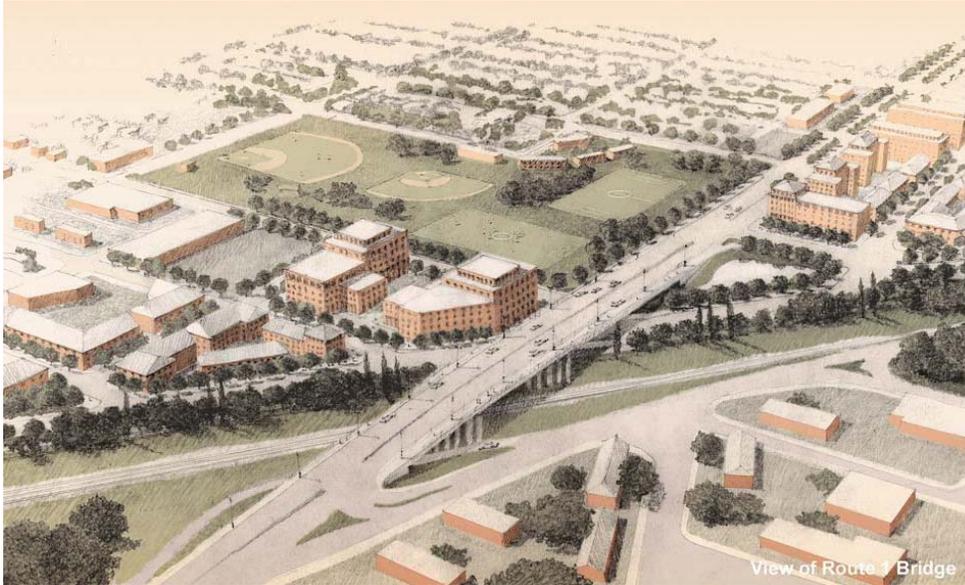


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Route 1 Bridge

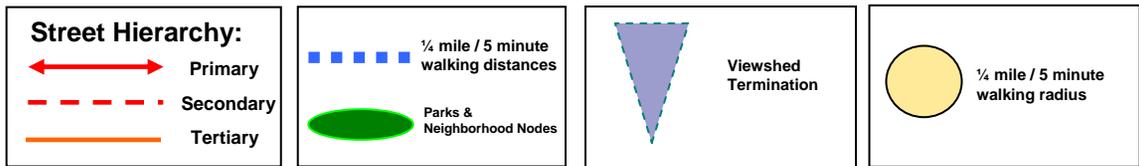
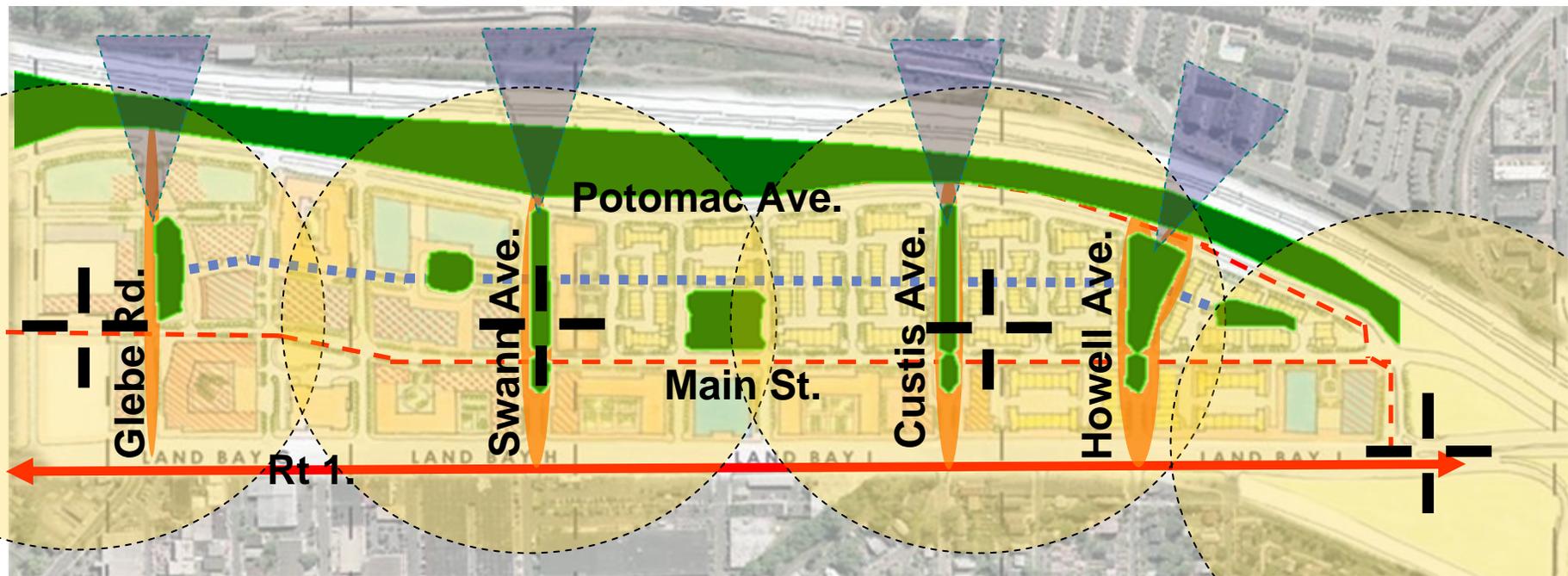


▪ **Ribbon Cutting- December 2008**





Framework Plan





Current Approvals / Proposals

- **Potomac Yard Linear- 24 Acres**





Landbay K

▪70% Passive Recreation

- Open Lawn
- Pedestrian Plazas
- Observation Platforms.

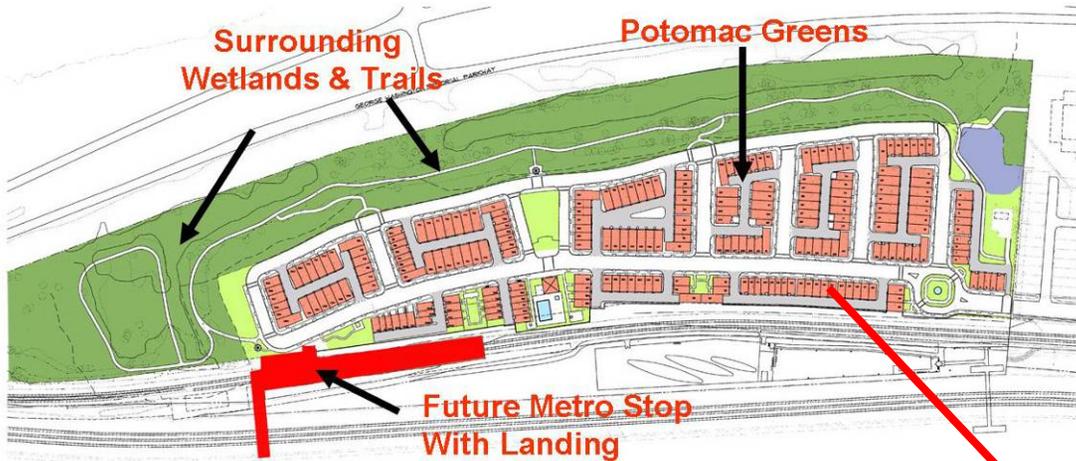
▪30% Active Recreation

- Two Basketball, Tennis, Volleyball Courts and Two Multi-purpose fields, Par course stations & fitness trails.
- Lawn with picnic areas, playground & vegetative buffer.





Potomac Greens



- Units- 227
- Complete- 83%

Inset of Potomac Greens





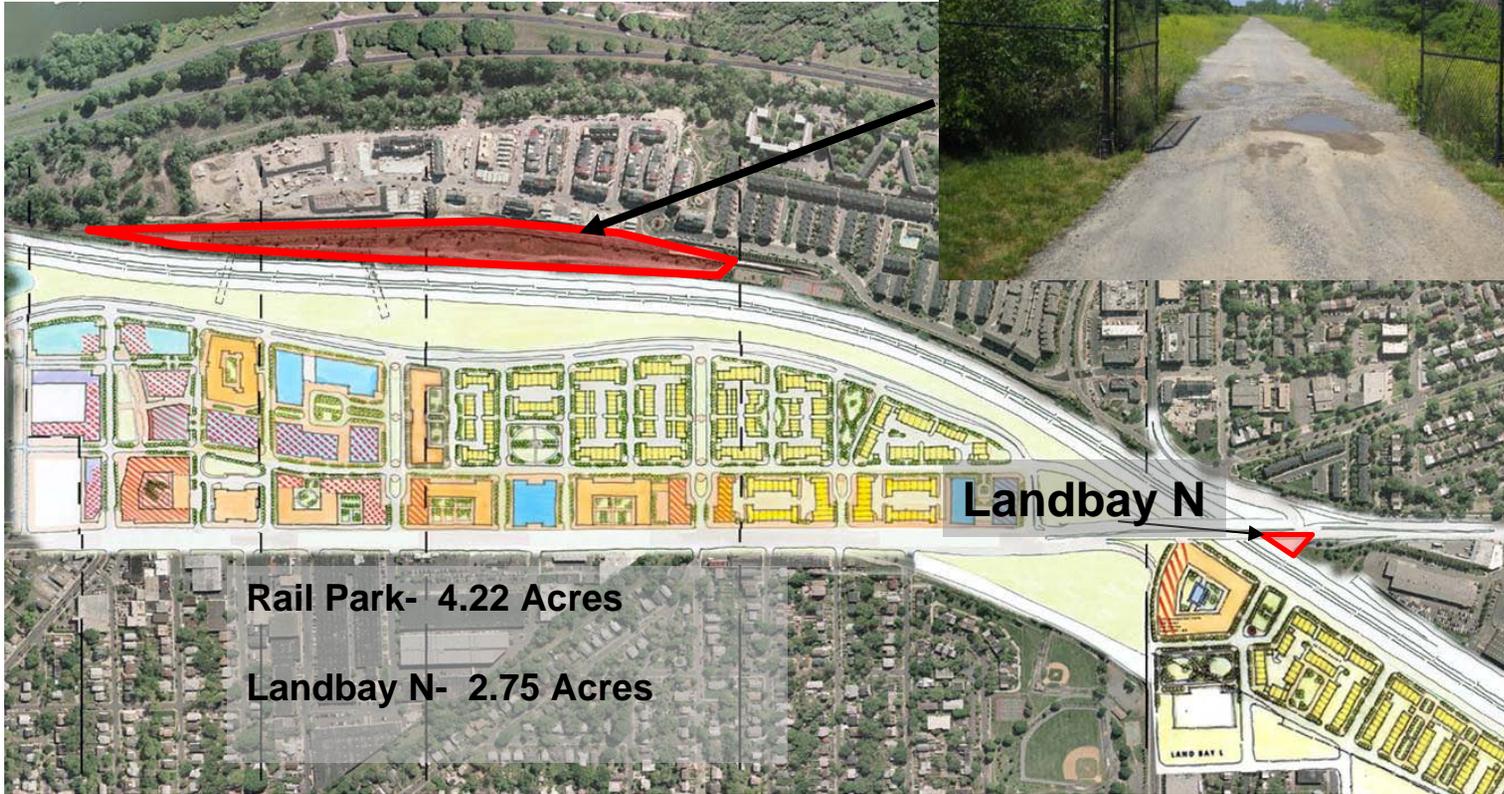
Potomac Plaza

- 15,000 sq ft. of Retail



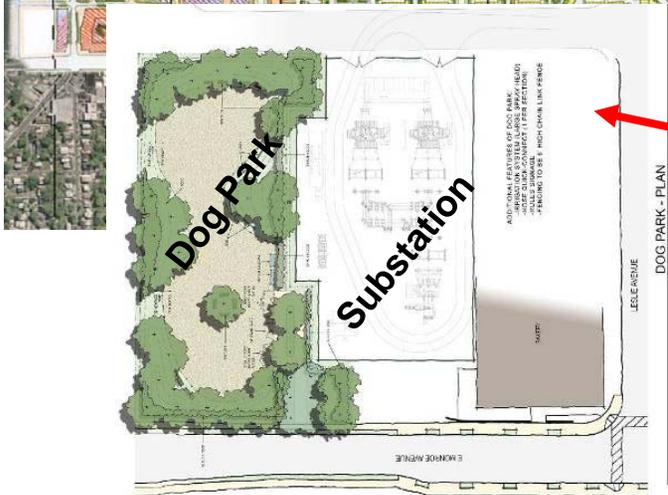
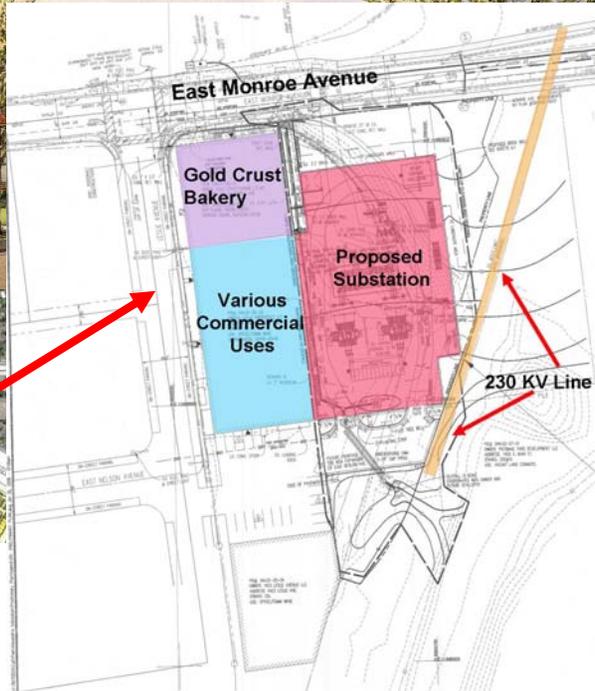
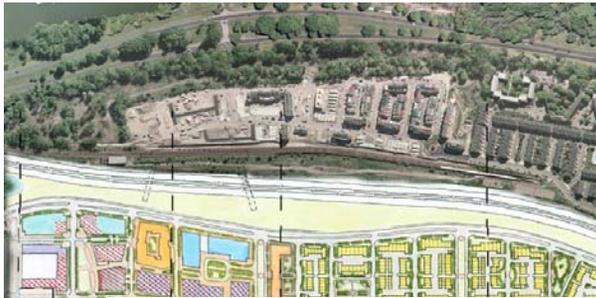


Landbay N, Rail Park





Monroe Avenue Substation – Dog Park





Partial Landbay I-J

I+J Approvals:

Dwelling Units: 679

Office Sq Ft: 275,000

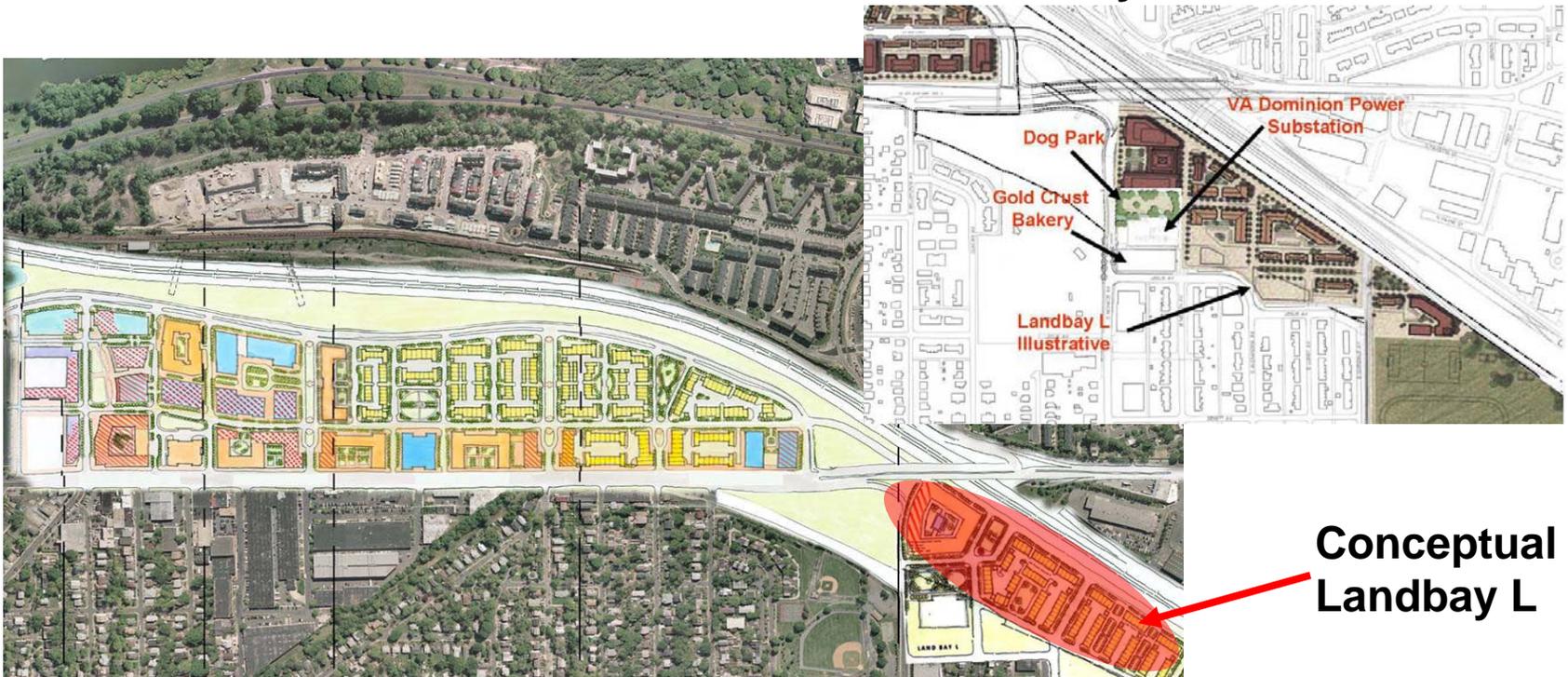
Retail Sq Ft: 25,000





Landbay L

Landbay L Illustrative





Landbay G

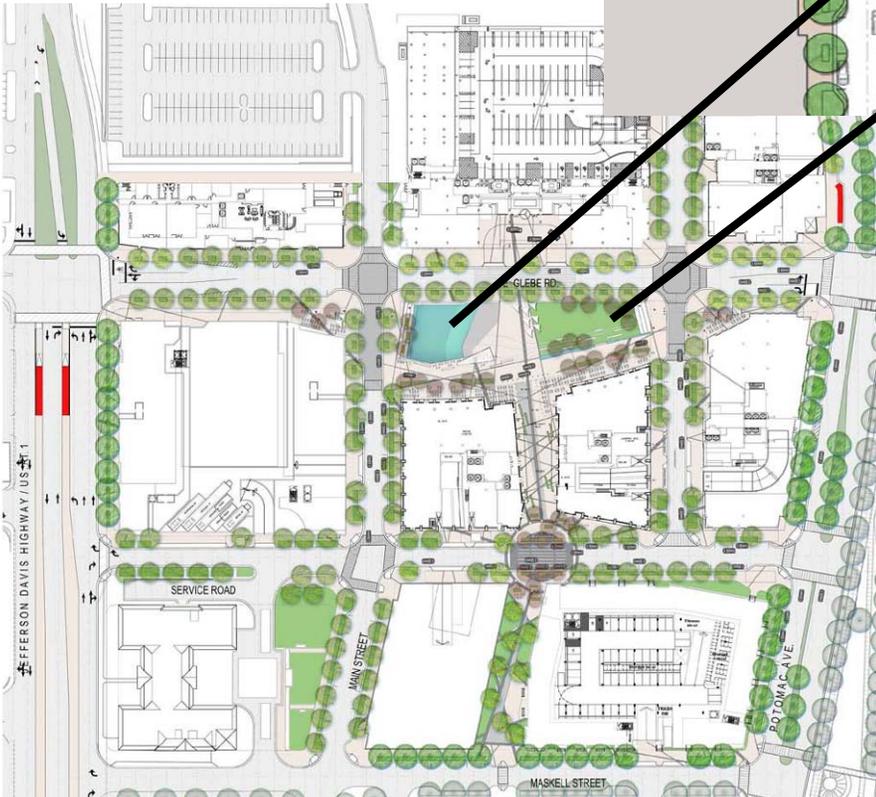
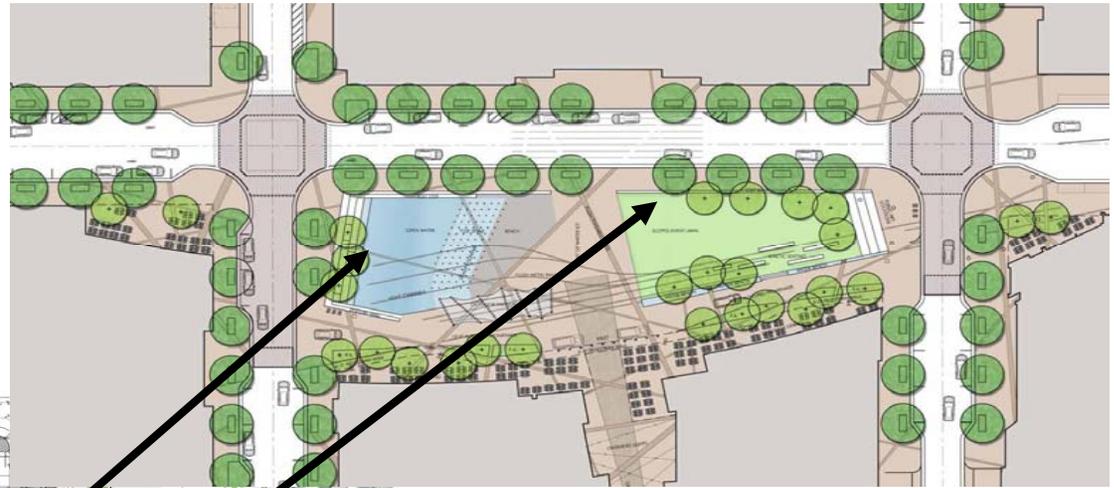
G Approvals:

Dwelling Units: 414

Office Sq Ft: 800,000

Retail Sq Ft: 80,000

Hotel Units: 625



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Landbay G



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Landbay F (Retail Center)



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36



Fire Station



- **Two Level Underground Garage**
- **9,100 Sq ft. of Open Space**
- **168,000 Sq ft. Office Building**



Conclusion / Moving Forward





Current Approvals / Proposals

Potomac Yard Landbays

- C - SAP Overlay
- D - Rail Park
- E - Four Mile Run Park
- F - Retail Center
- G - Town Center
- H - Swann Neighborhood
- I - Custis Neighborhood
- J - Howell Neighborhood
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Mission

- Identify the best feasible use for Potomac Yard
- Provide advice to City staff on the Potomac Yard Small Area Plan and associated zoning approvals



Expected Outcomes

- Overall design principles
- Land uses and amenities for landbay F
- Potential height and density increases for all landbays
- Possible transportation needs and solutions, including a new Metrorail station

POTOMAC YARD

Planning Advisory Group