

# North Potomac Yard Small Area Plan

A hundred years after we are gone and forgotten, those who never heard of us will be living with the results of our actions. - Oliver Wendell Holmes



City Council Public Hearing

May 15, 2010

# Policy Decisions—Planning, Land Use and Fiscal

## Planning Commission and City Council

- Master Plan—May
- Rezoning—June
- CDD Concept Plan—June
- TMP—June
- Design Guidelines—June
- Development Special Use Permits—tbd

## City Council

- Metrorail Station Financing
- Bond Issuance
- Developer Agreements
- Special Tax Districts (structure, rates, boundaries and other specifications)

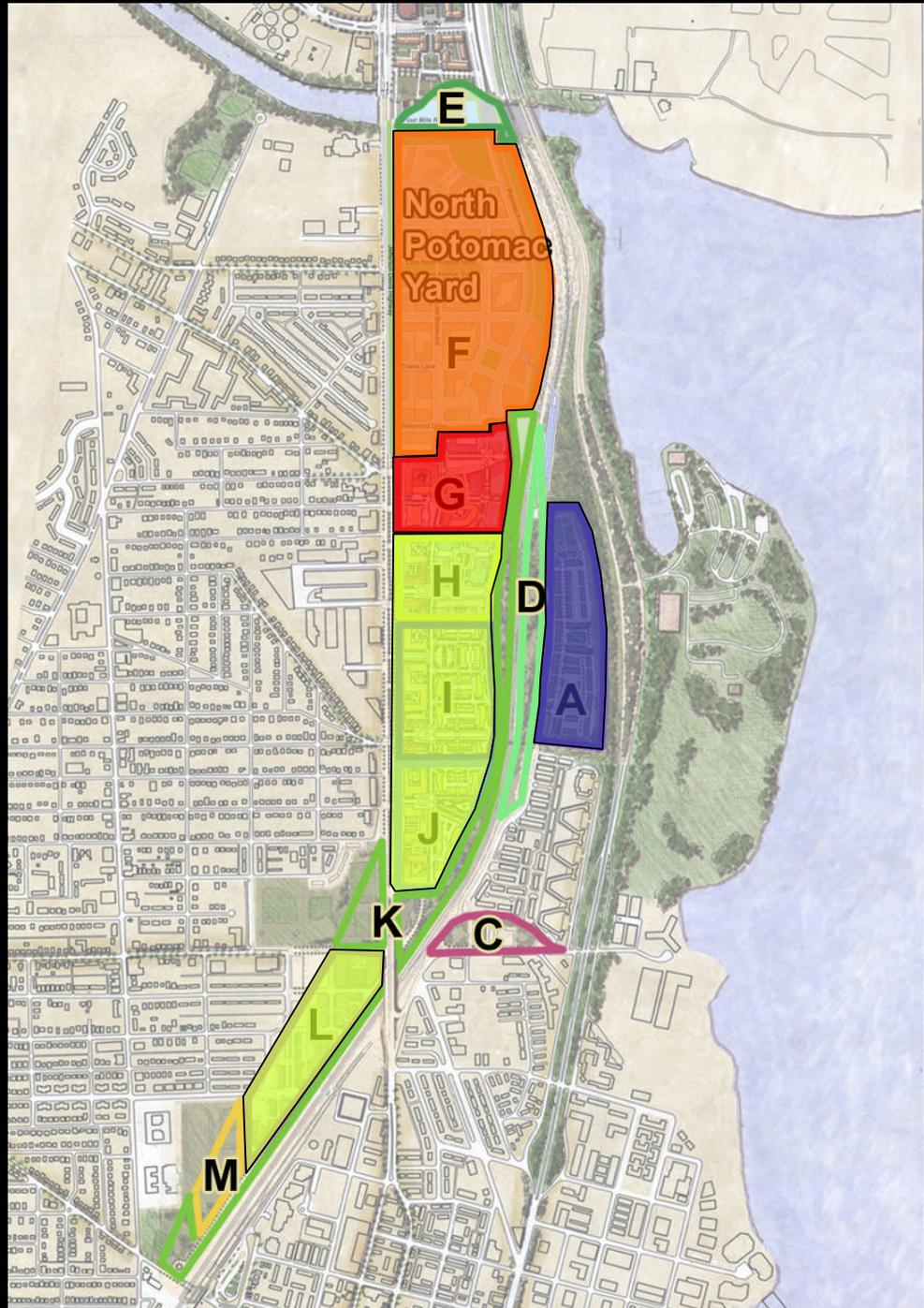
# Process

## Community Planning Process:

- 13 Advisory Group Meetings
- 7 Subcommittee Meetings
- 2 Summer Check-In Meetings
- 7 City Work Sessions
- 17 Greater Community Meetings
- 6 Metrorail Station Feasibility Work Group Meetings

# Context

-  Landbay F:  
CPYR/  
RREEF/  
McCaffery
-  Landbay G:  
MRP
-  Landbays H, I, J, L:  
PYD
-  Potomac Greens



# Overview of Small Area Plan



69.07 acres

## Existing

600,000 sq ft Retail  
Heights 50' to 77'



## Proposed

7.5 million sq ft  
Heights 65' – 250'

# Urban Design



# Comparisons

*Land Area*



North Potomac Yard --69.07 acres



Carlyle--76 acres

# Comparisons

*Density*



North Potomac Yard – 7,525,000 SF



Carlyle - 6,907,000 SF

# Master Plan Policy Questions

- Land Use
- Environmental Sustainability
- Community Facilities
- Retail
- Parking
- Transportation
- Metrorail Station Financing



# Proposed Land Use

Office: +/-2,200,000

Retail: 930,000

Hotel: 170,000

Residential: +/-4,200,000

Total: +/- 7,500,000

Height: 65' to 250' (block max and min according to graphic)

Open Space: 40% total, 15% at ground level

# Environmental Sustainability

- Minimum LEED Silver or comparable, or City's green building standards (greater)
- Area-wide sustainability through LEED-ND or similar
- Green roofs
- Stormwater management integrated in street and open space design
- Green Streets



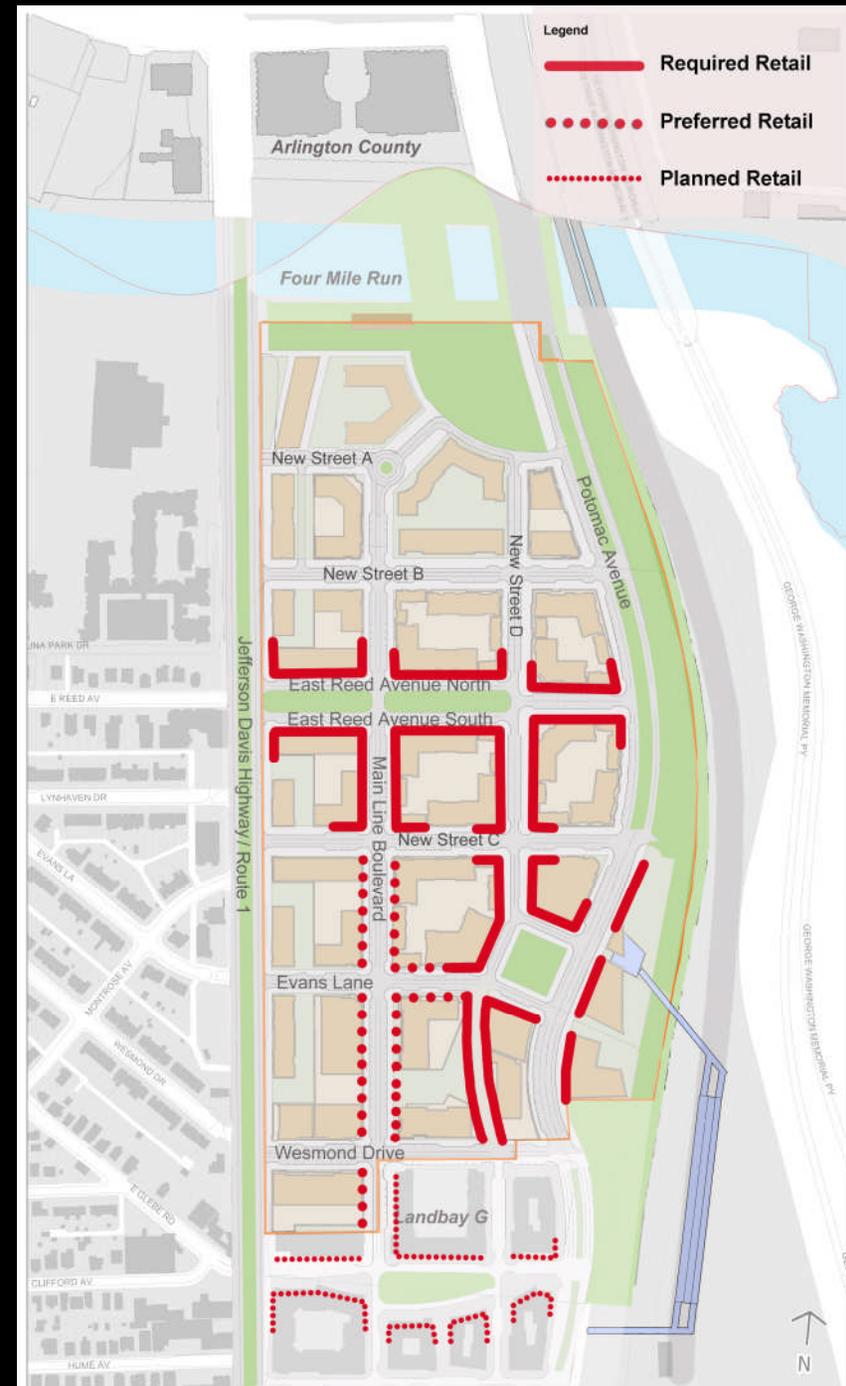
# Community Facilities

- School
- Live-performance theatre
- Child care in office buildings



# Retail Strategy

- 930,000 square feet
- Local and regional destination
- Required and preferred locations (connect to G and the Metro)
- Comprehensive retail marketing strategy
- District-wide management strategy
- Retail Storefronts – depths
- Retail Signage



# Parking

Figure 19. Below-Grade Parking.

Option 1

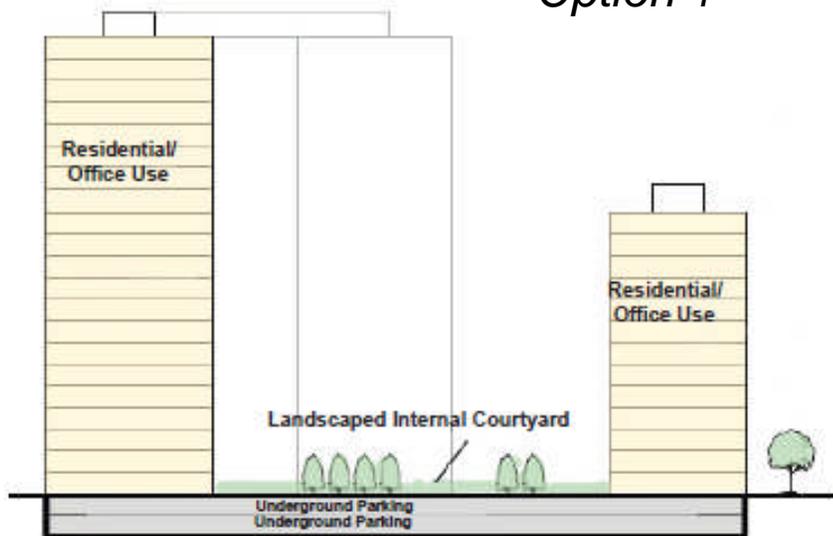


Figure 20 a. Embedded Parking

Option 2

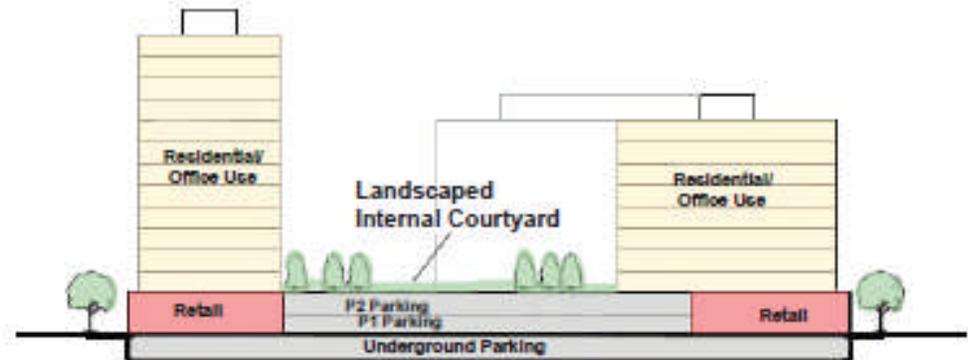
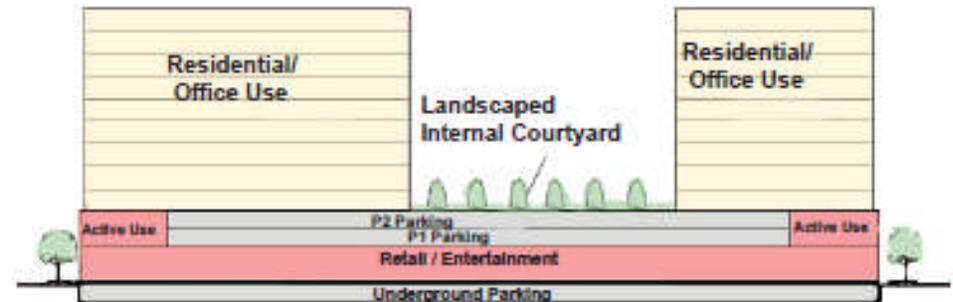


Figure 20 b. Embedded Parking above retail

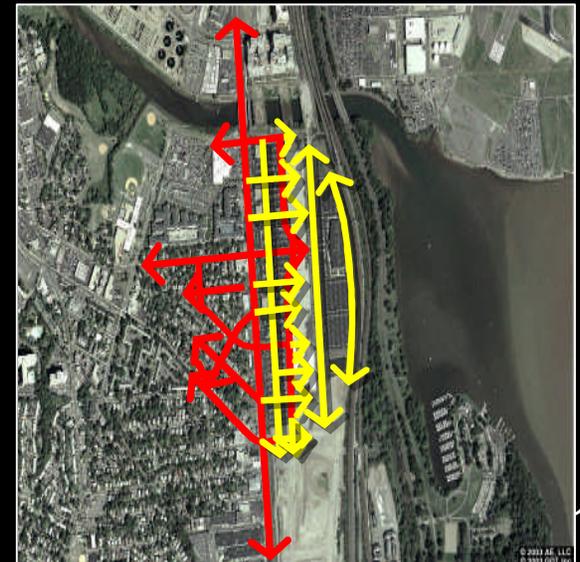
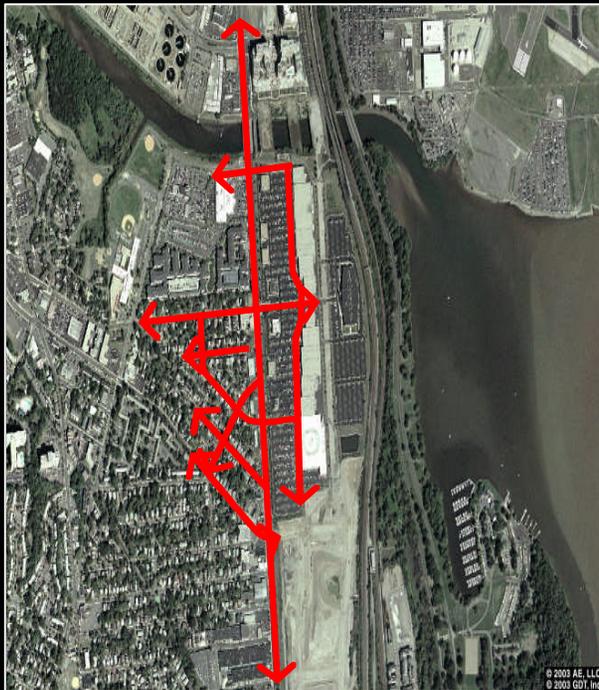
Option 3



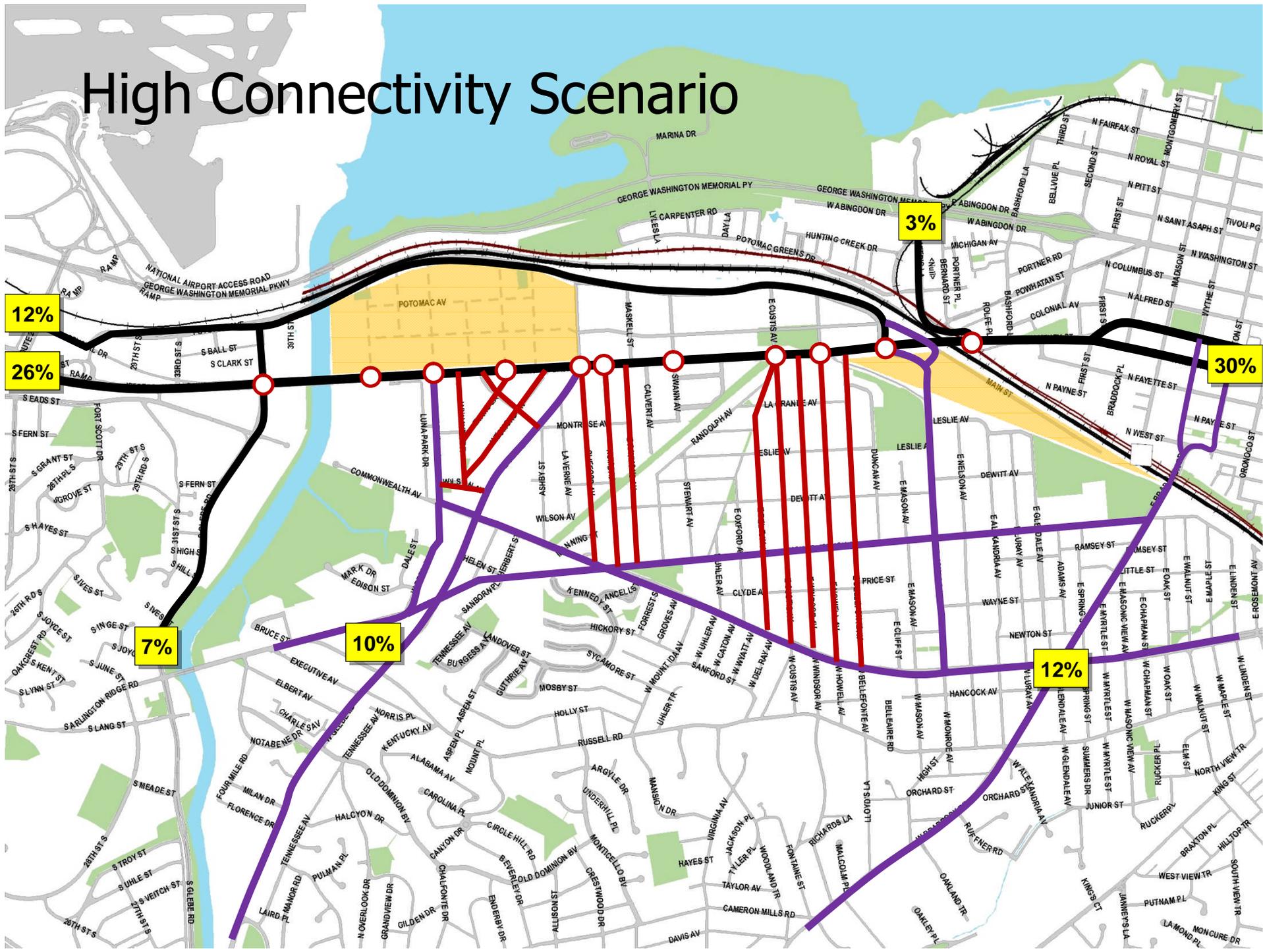
- Parking Maximums
- Shared Parking
- Minimum one level underground parking
- Some blocks required to have underground parking
- Above grade parking – active uses

# Infrastructure Transportation Network

- Local bus service
- Limited connectivity
- Incomplete bicycle and pedestrian network
- Metro Station
- Dedicated Transitway
- Robust local bus service
- Robust street grid
- Enhanced Bicycle and Pedestrian network (on and off street)



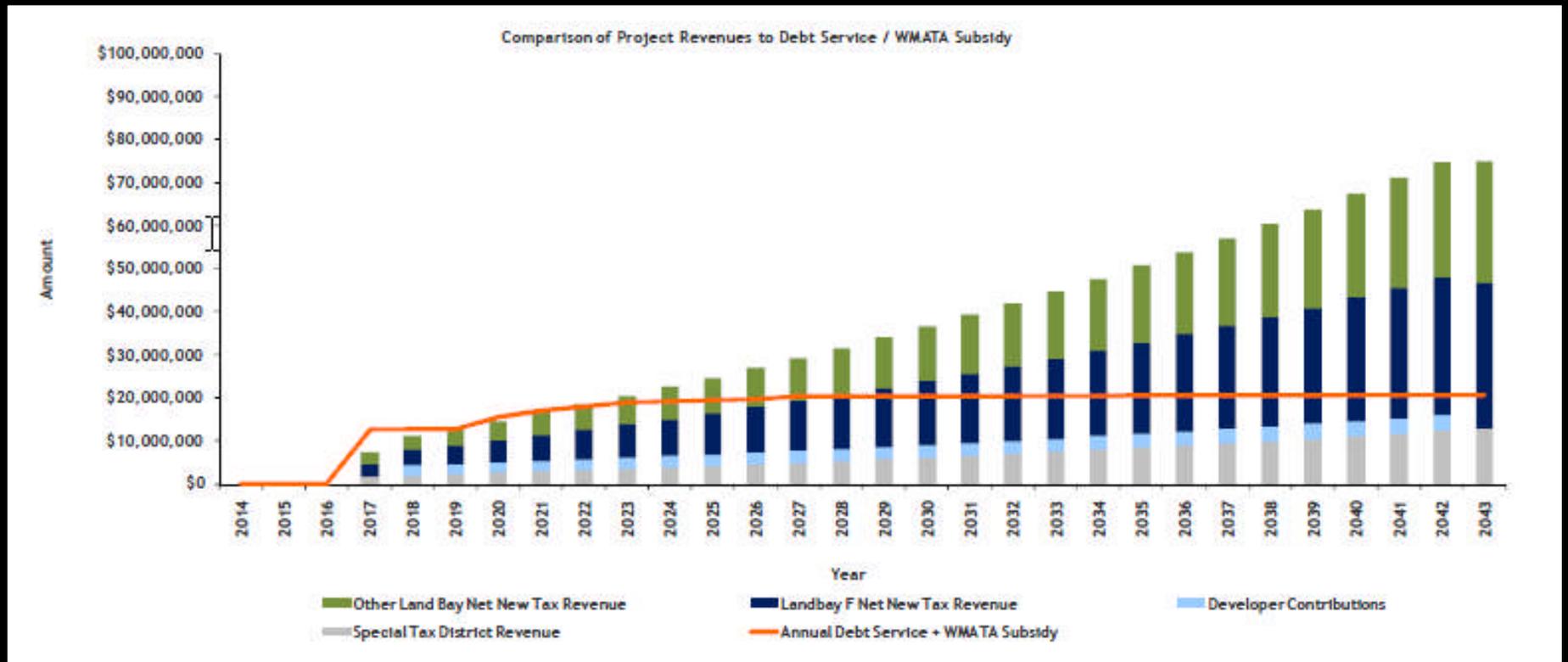
# High Connectivity Scenario



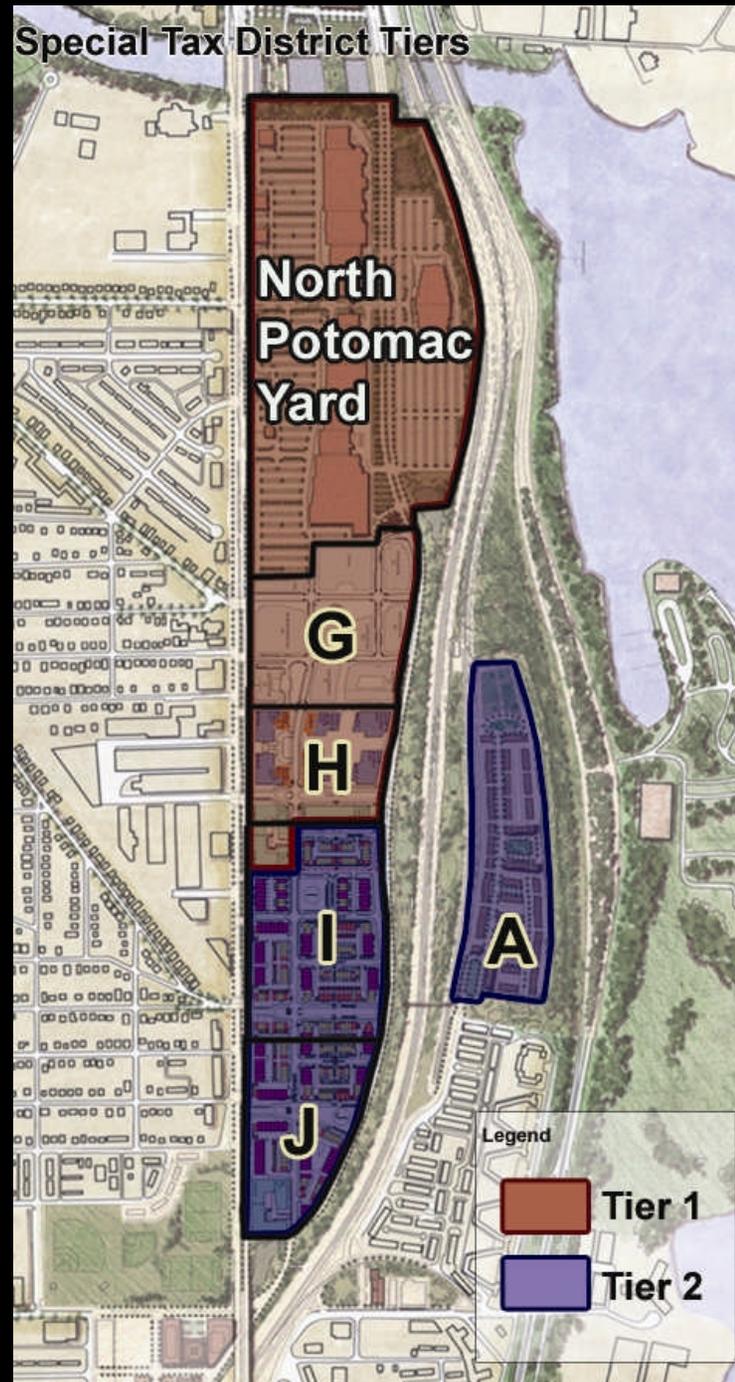
# Recommended Transportation Improvements in Plan

- Potomac Yard Metrorail Station
- Crystal City/Potomac Yard (CCPY) Transitway
- Local and Circulator Transit Service
- Neighborhood Protection Plan
- Potomac Avenue
- Fine-Grained Internal Street Network
- New Commuter and Recreational Bicycle/Pedestrian Facilities
- Improvements at the intersection of E. Glebe Road and Route 1
- New east-west connectivity or comparable street, circulation, and/or transit improvements, as part of any proposed development and any future planning efforts

# Funding a Metrorail Station



# Special Tax Districts

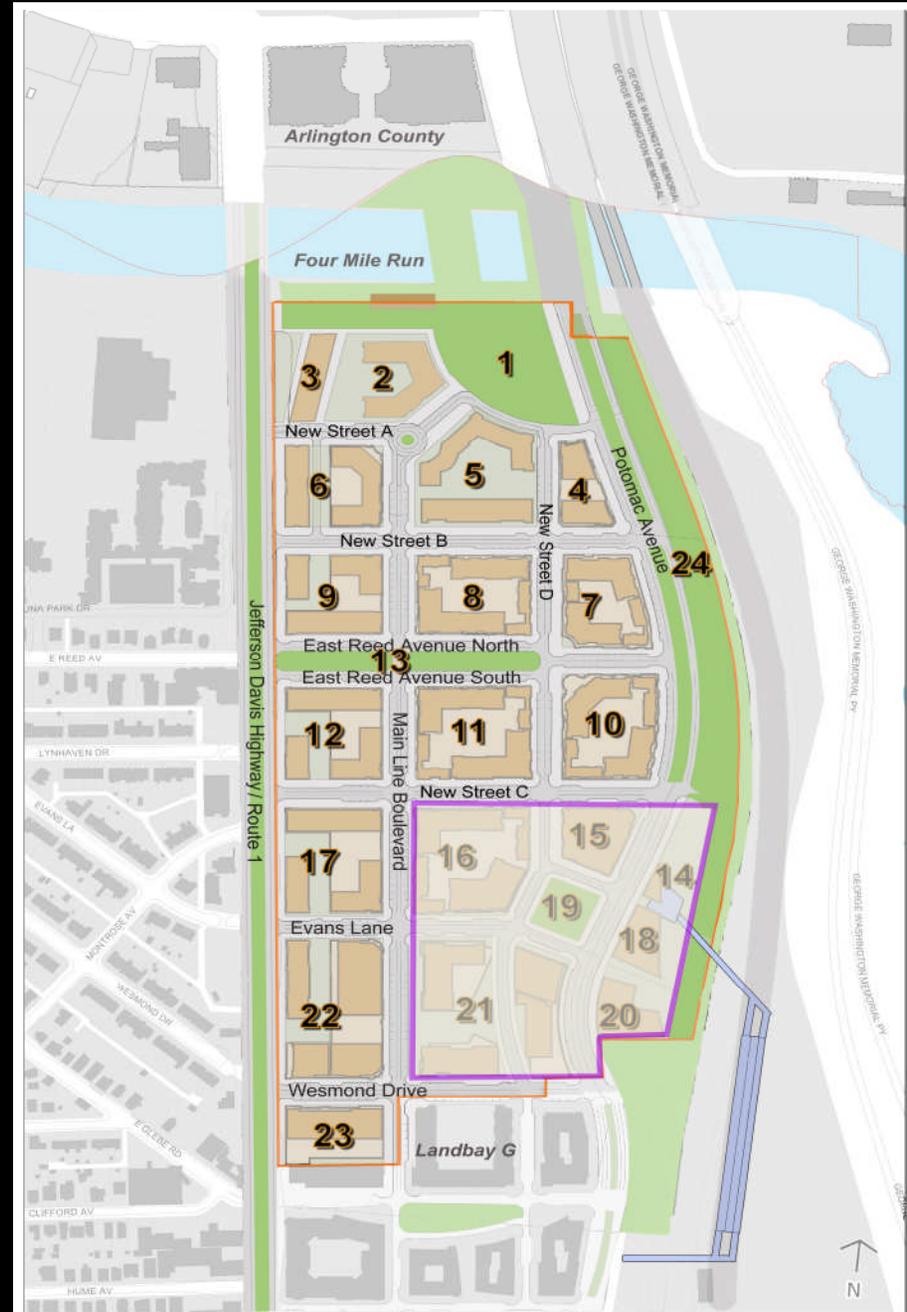


# Development-Rezoning Conditions

- Development Phasing
- Transportation Infrastructure
- Underground Parking
- Sanitary and Storm Sewer
- Green Infrastructure
- Open Space
- School Site
- Affordable Housing
- Theatre



# Development Phasing



# Questions and Discussion

City Council Public Hearing

May 15, 2010