

Flexible Zone

The final design and configuration of the streets, blocks, buildings and open space within the Flexible Zone (Figure _____) will be determined as part of the development review process. The final configuration of the streets, open space, blocks and buildings shall be subject to the following goals:

1. An approximately .70 acre rectilinear shaped park shall be centrally located within the Flexible Zone. The park shall be surrounded on all sides by streets.
2. The approximately .70 acre centrally located park shall be framed by buildings on each side.
3. Potomac Avenue shall connect to the final Potomac Avenue right-of-way and alignment to the south of Landbay-F and the right-of-way and final alignment of Potomac Avenue to the north of the Flexible Zone.
4. The overall curvilinear nature of Potomac Avenue shall be maintained.
5. The shape of the buildings in plan and form within the Flexible Zone shall create a distinct and memorable three dimensional open space.
6. Buildings surrounding the park shall be required to provide a primary entrance facing the approximately .70 acre park.
7. Buildings on Potomac Avenue shall be required to provide a primary entrance facing Potomac Avenue. It is possible buildings may have more than one primary entrance.
8. Pedestrian bridge(s) within the Flexible Zone that access the Metrorail station shall be fully integrated into the design for the Metrorail station.
9. The alignment of Potomac Avenue will be such that Landbay K park is continuous, and any development pads east of Potomac Avenue shall be sufficient for market-acceptable floor plates and design.
10. The blocks and buildings within the Flexible Zone shall be subject to the minimum height and density provisions and other applicable zoning provisions and the North Potomac Yard Small Area Plan.
11. The streets shall be configured to accommodate transit and transit stations.
12. Buildings should be designed to integrate with transit stations.
13. The streets shall be configured to provide an interconnected street grid network and connect to streets outside the flexible zone.
14. Evans Lane shall connect from Main Line Boulevard to Potomac Avenue (relocated).