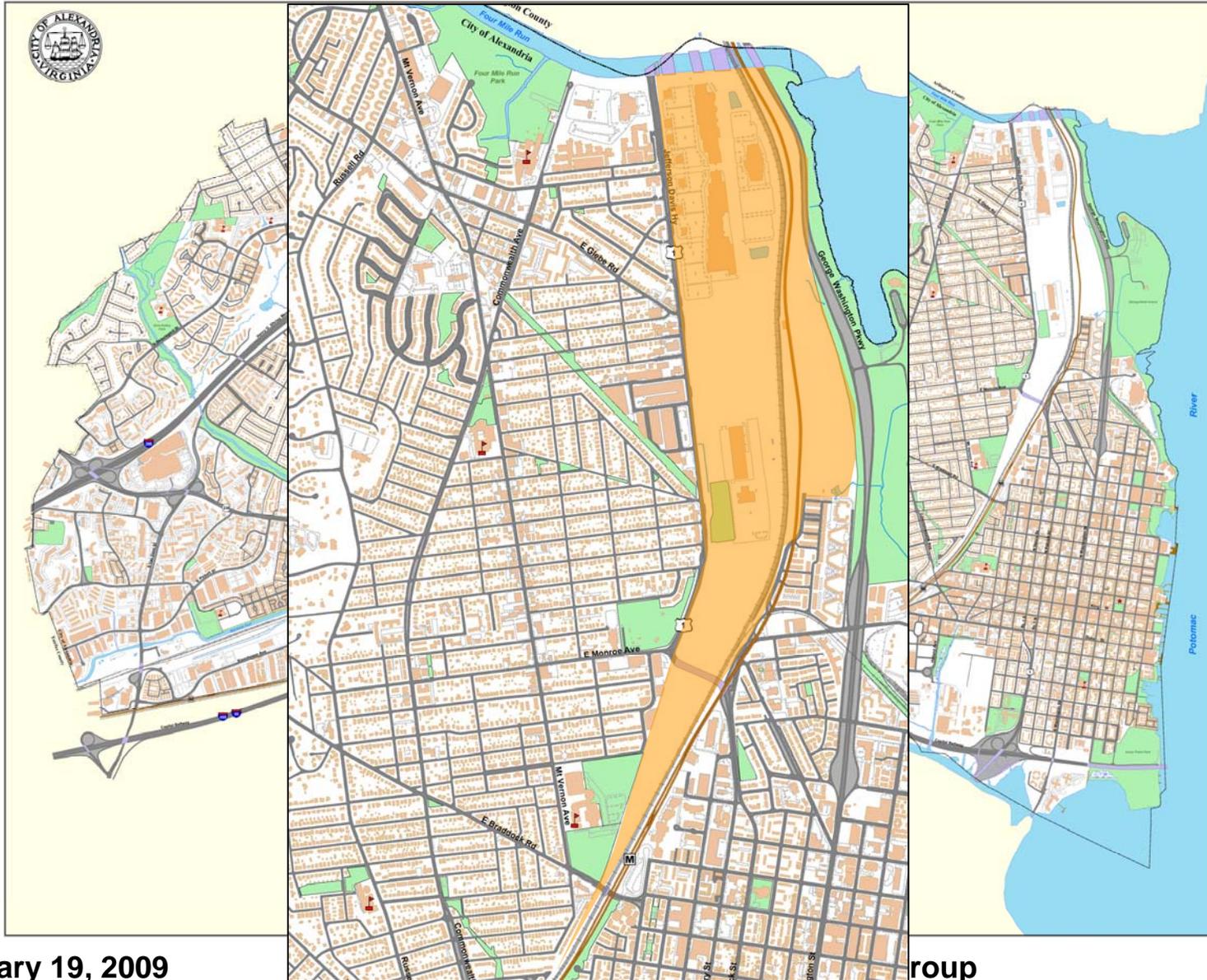






# Context



February 19, 2009

Group



# History

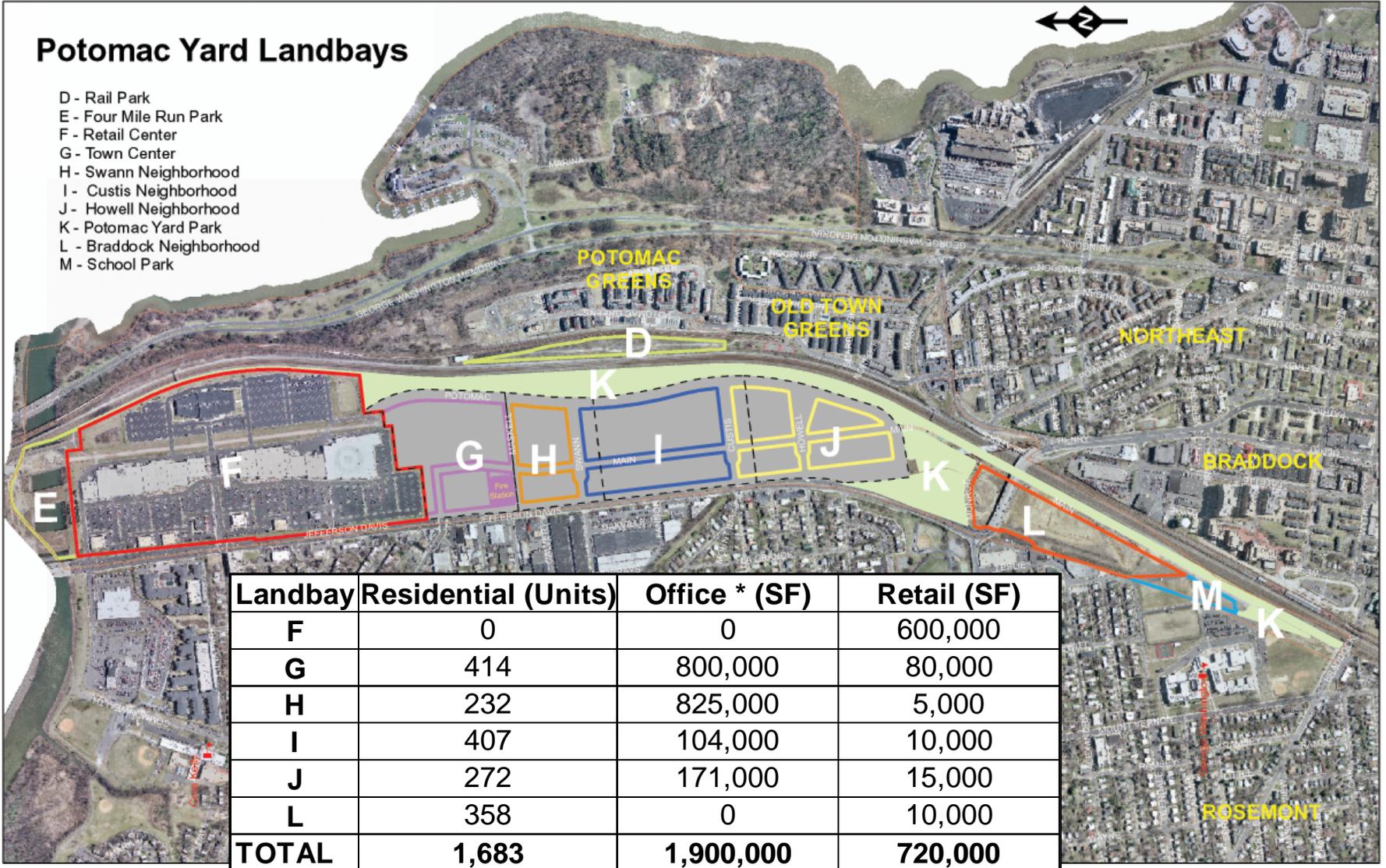




# Existing Zoning / Approvals

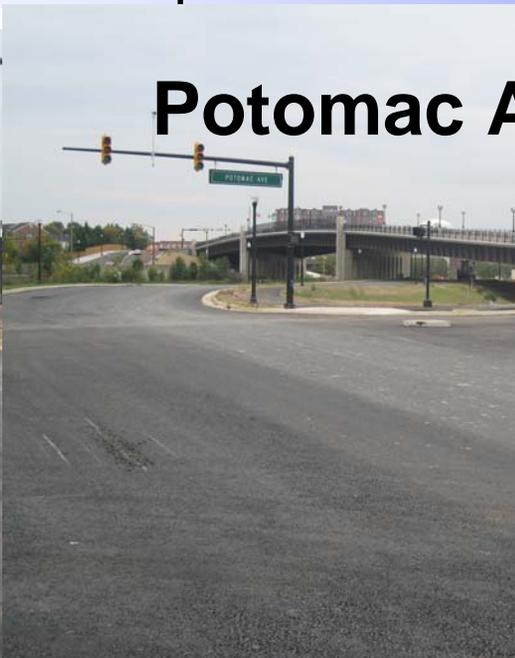
## Potomac Yard Landbays

- 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





# Infrastructure



February 19, 2009

Metrarail Station Feasibility Work Group



# Route 1 Bridge



▪ **Ribbon Cutting- December 2008**





# Landbay K

- **Potomac Yard Linear- 24 Acres**





# Landbay K

## ▪70% Passive Recreation

- Open Lawn
- Pedestrian Plazas
- Observation Platforms.

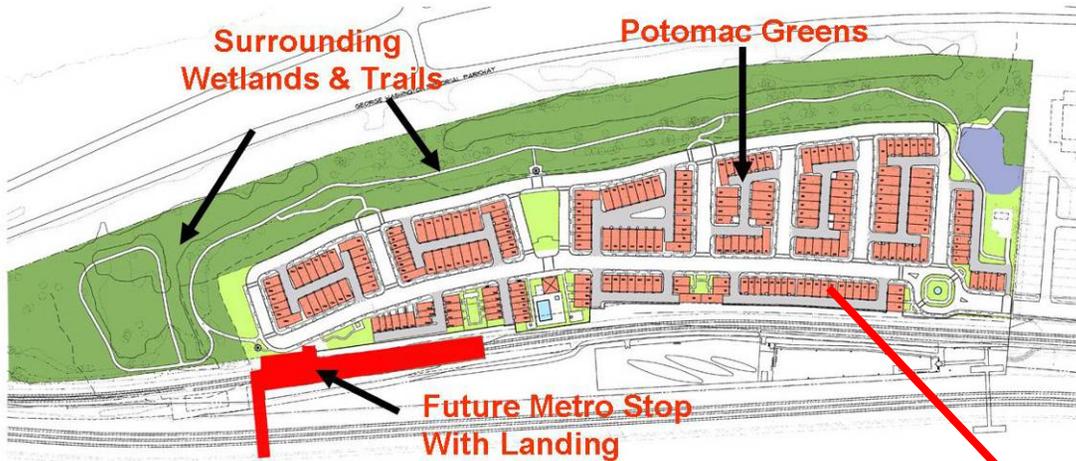
## ▪30% Active Recreation

- 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





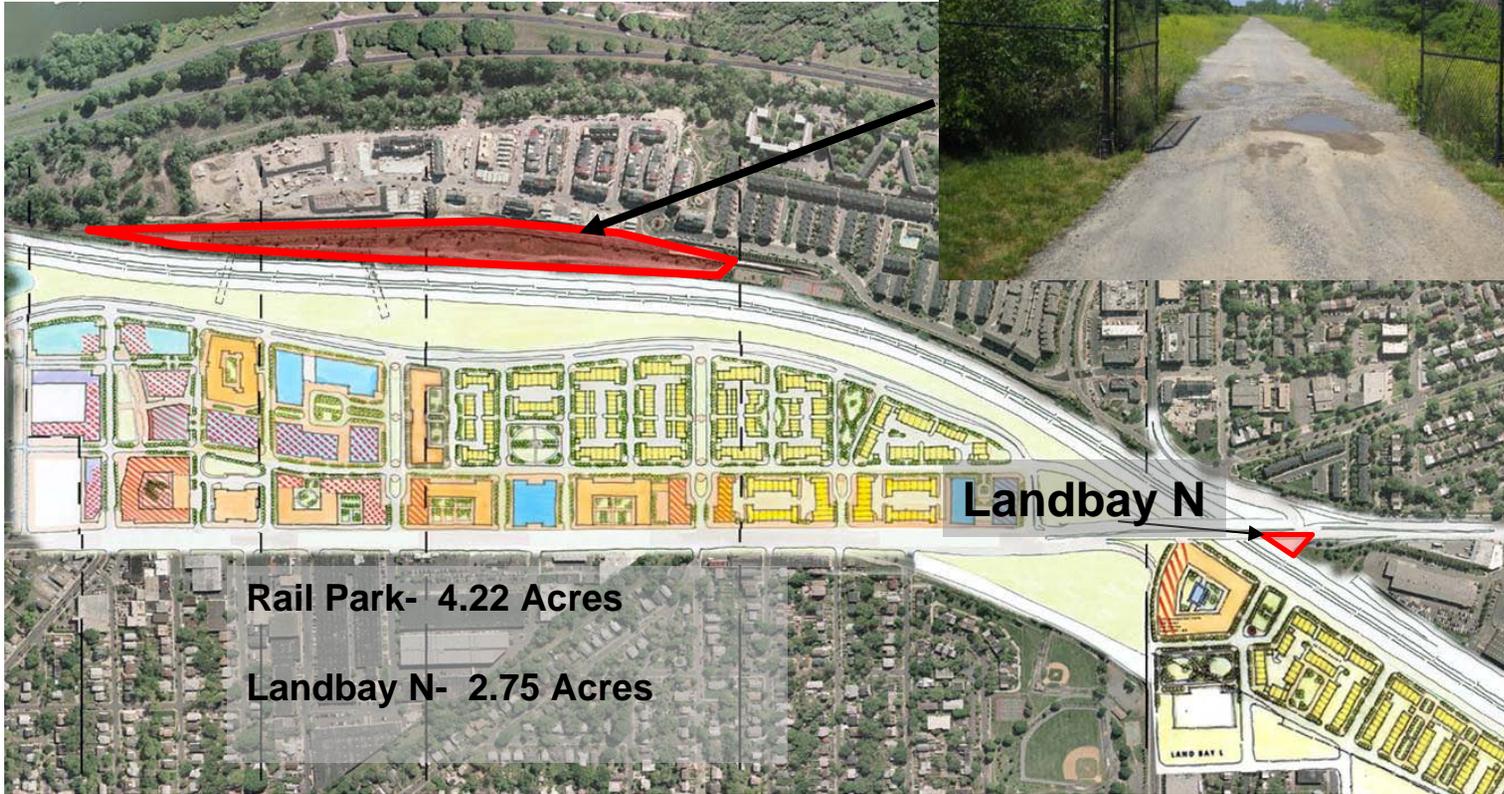
# Potomac Plaza

- 15,000 sq ft. of Retail





# Landbay N, Rail Park







# Partial Landbay I-J

## I+J Approvals:

Dwelling Units: 679

Office Sq Ft: 275,000

Retail Sq Ft: 25,000





# Landbay G

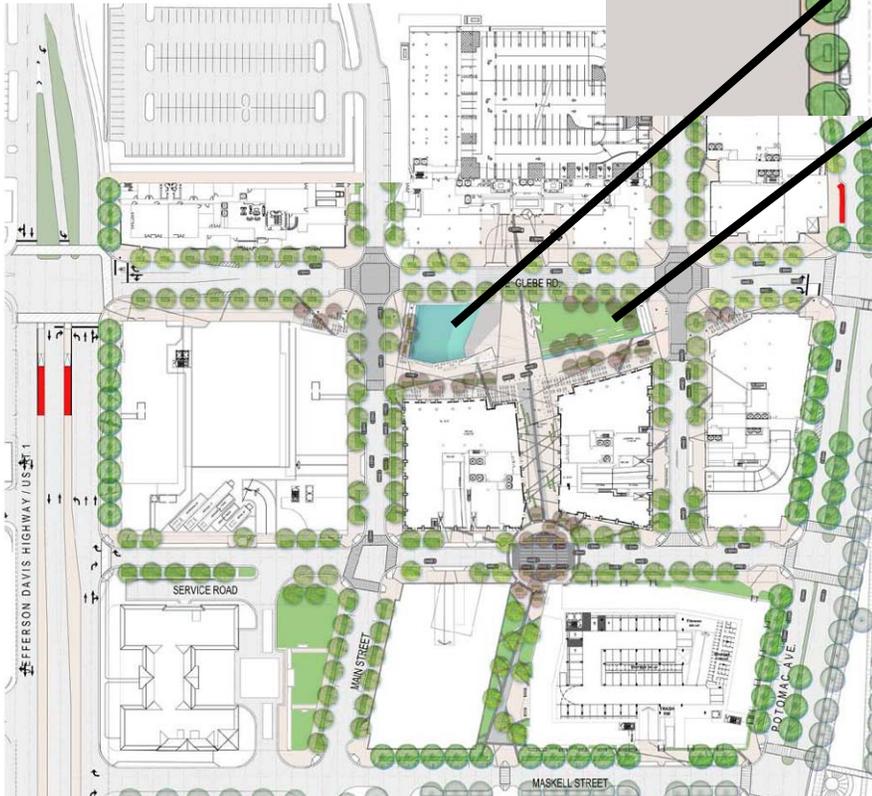
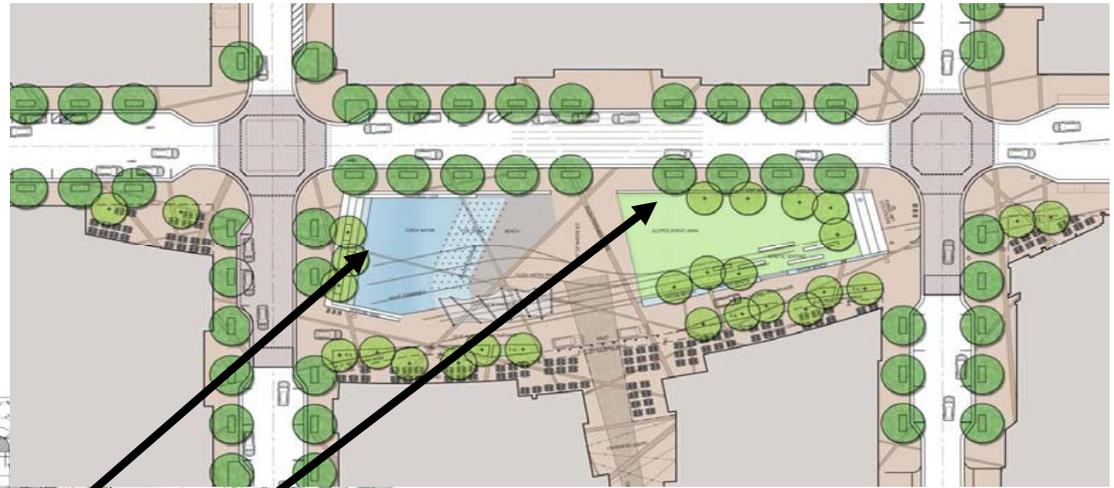
## G Approvals:

Dwelling Units: 414

Office Sq Ft: 800,000

Retail Sq Ft: 80,000

Hotel Units: 625





# Fire Station



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



# Landbay F (Retail Center)

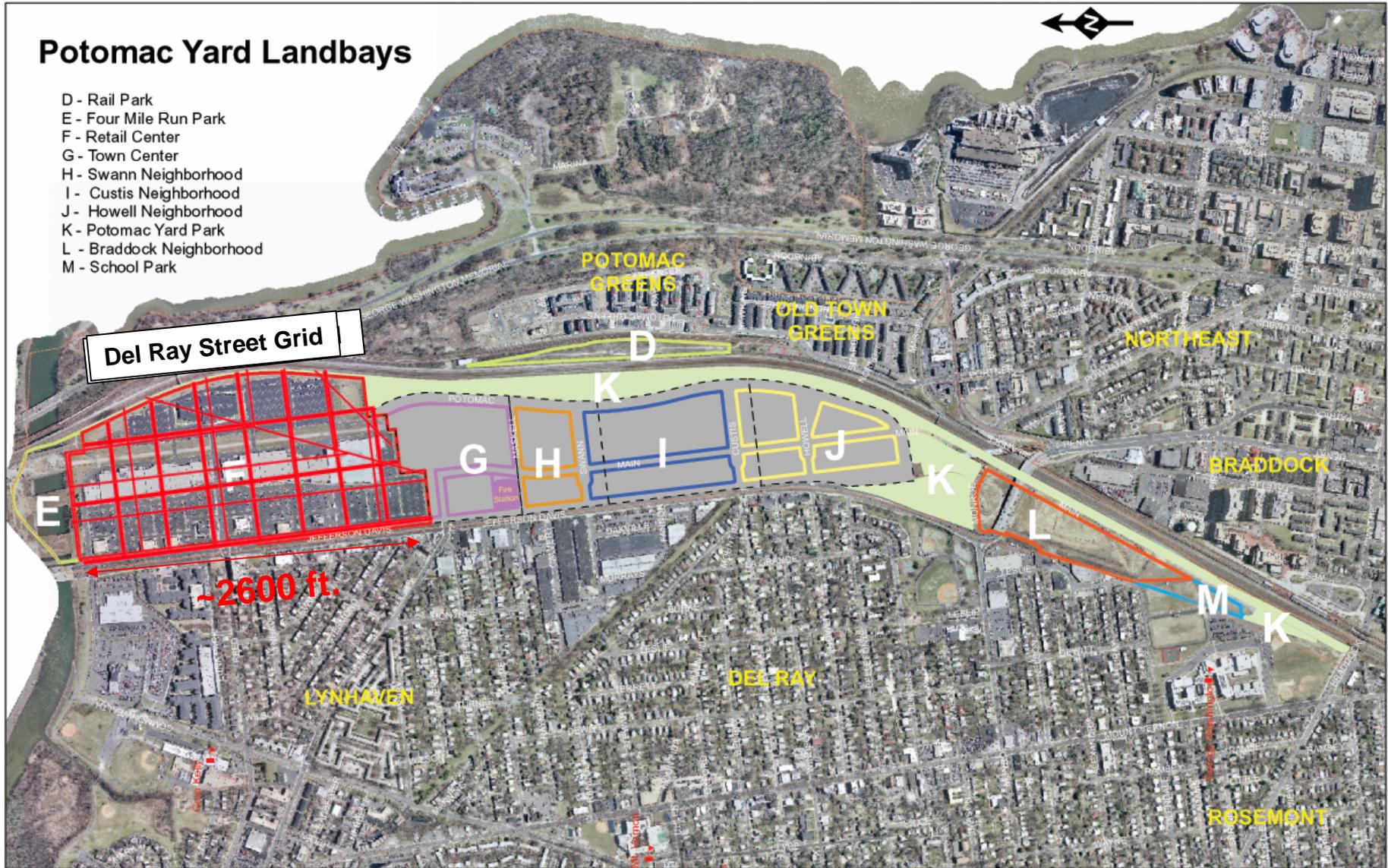




# Size Comparison

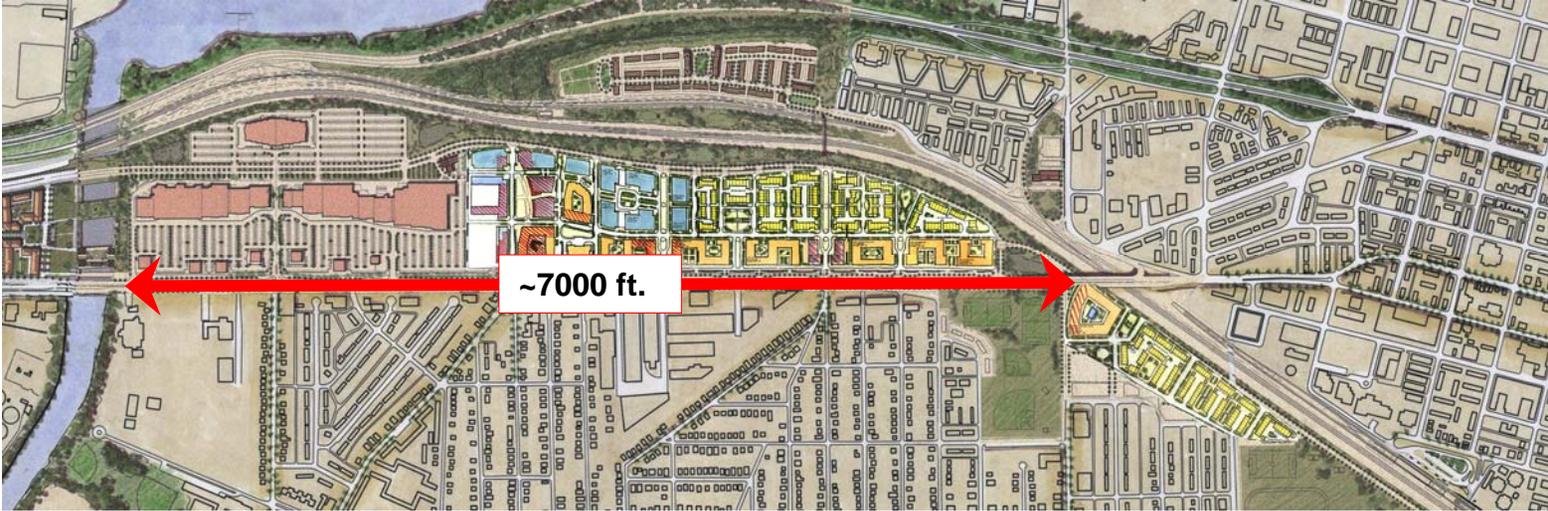
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# Size Comparison





# POTOMAC YARD

## Planning Advisory Group

- Began meeting October 2008

### **MISSION:**

- Identify the best feasible use for Potomac Yard (Landbays F and L focused)
- Provide advice to City staff on the Potomac Yard Small Area Plan and associated zoning approvals



# POTOMAC YARD

## Planning Advisory Group

### **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



# Conclusion / Moving Forward



