

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



Joint City Council and Planning Commission Work
Work Session

February 23, 2010

Agenda

- Overview of Small Area Plan
- **Development Conditions**
- Potomac Yard Planning Advisory Group Update
- **Metrorail Station**
- Questions and Discussion



Overview of Small Area Plan



69.07 acres

Existing

600,000 sq ft Retail
77' max, most 50' or below



Proposed

7.5 million sq ft
Max heights range from 65
to 250

Proposed Land Use



Office: 2,000,000

Retail: 930,000

Hotel: 170,000

Residential: 4,400,000

Total: +/- 7,500,000

(Approximate balance based on occupancy. Still under evaluation.)

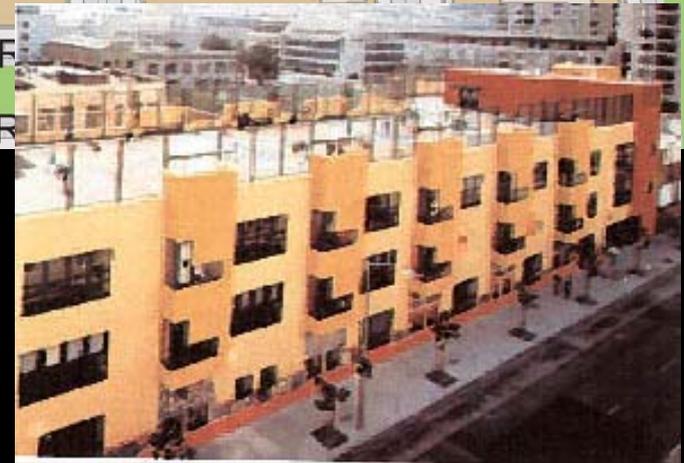
Potomac Yard Land Use



On-Going Coordination

- School Site
- Flexible Metro Zone
- National Park Service
- Infrastructure
 - Sanitary and Storm Sewer
 - Transit
 - Roadway Connectivity

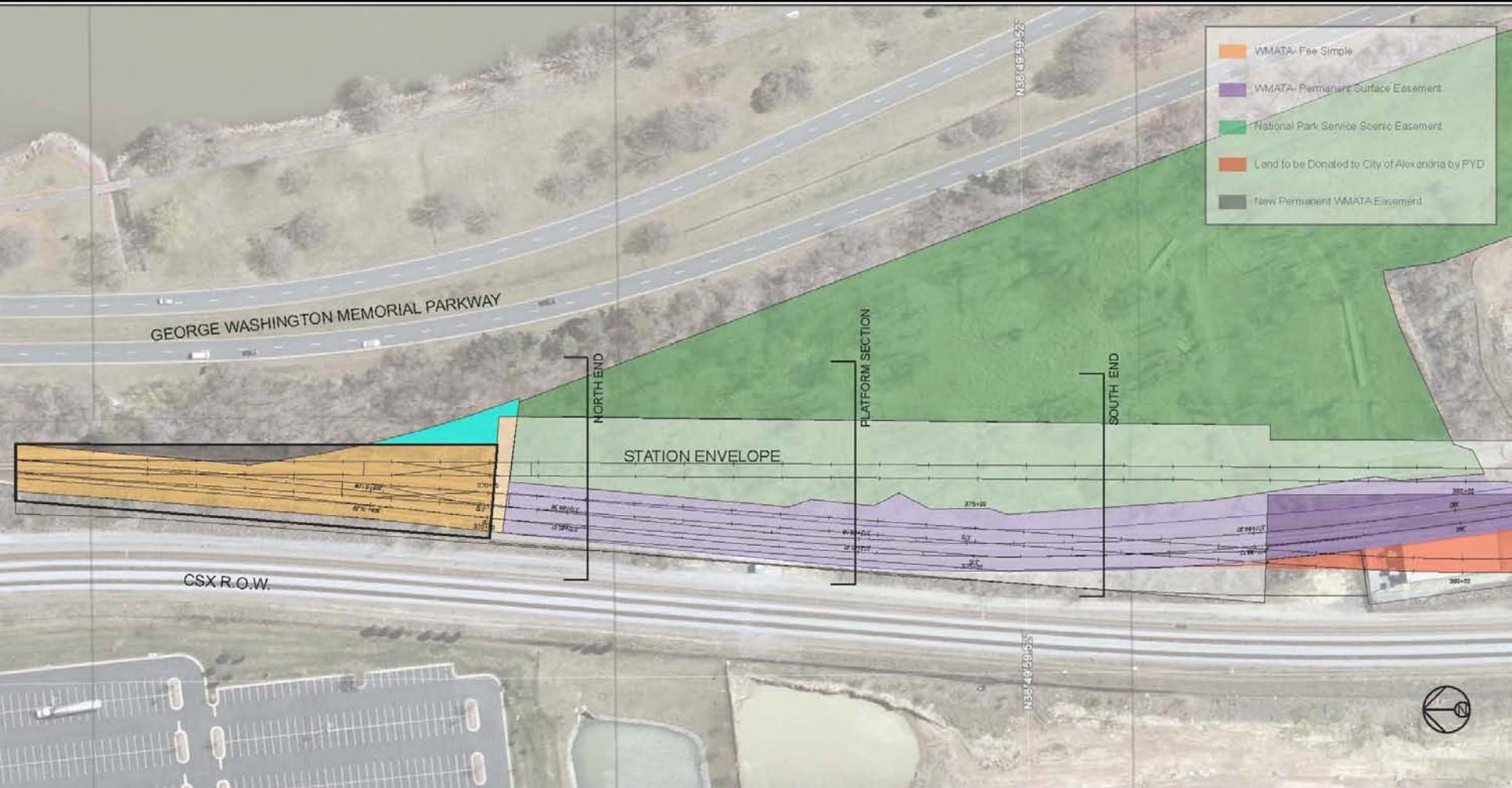
School Site



Flexible Metro Zone



National Park Service

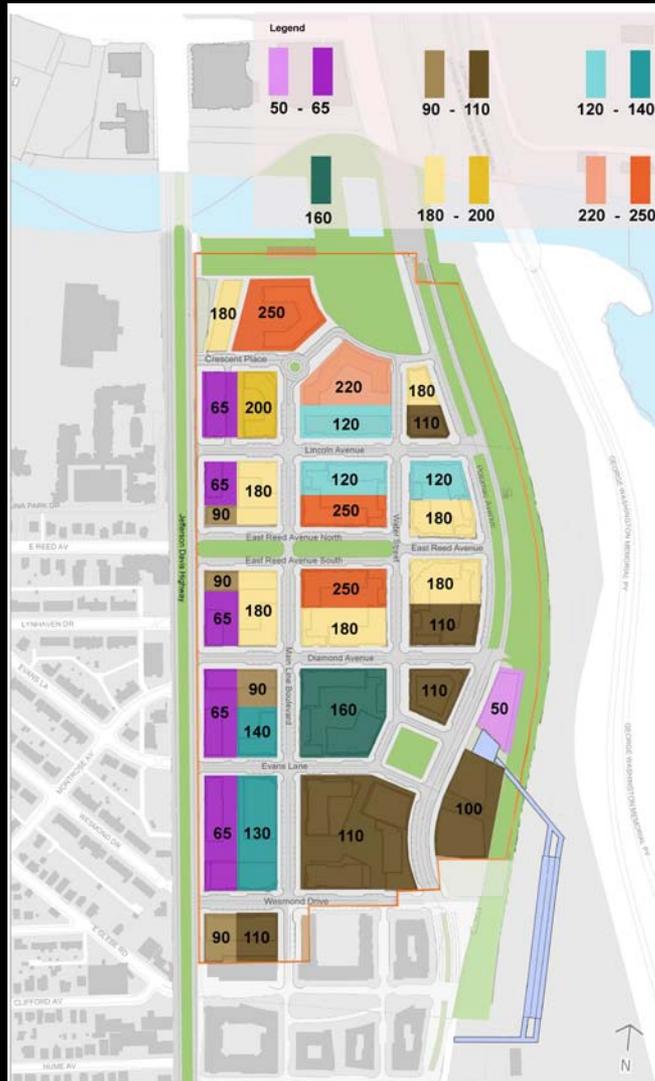


National Park Service

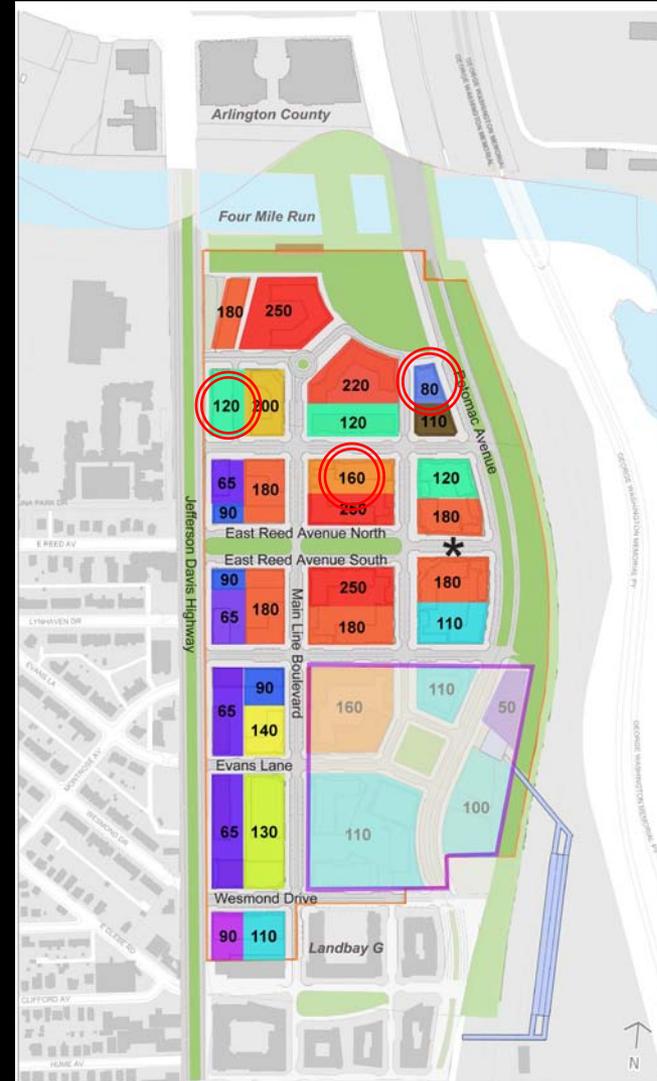
- Building Signage
- Building – Site Lighting
- Design of the Metrorail Station Platform/Canopy
- Landscaping –Screening
- Building Heights
- Building Design
- Member of Potomac Yard Design Advisory Committee

National Park Service and Heights

Working Draft Heights



Proposed Revised Heights



Infrastructure

Sanitary and Storm Sewer

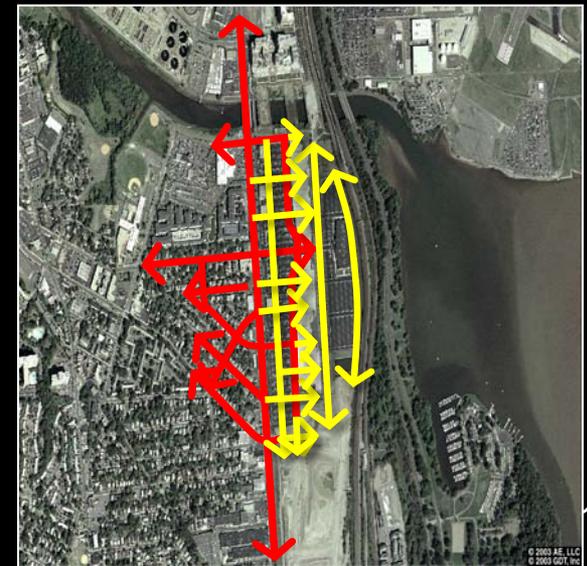
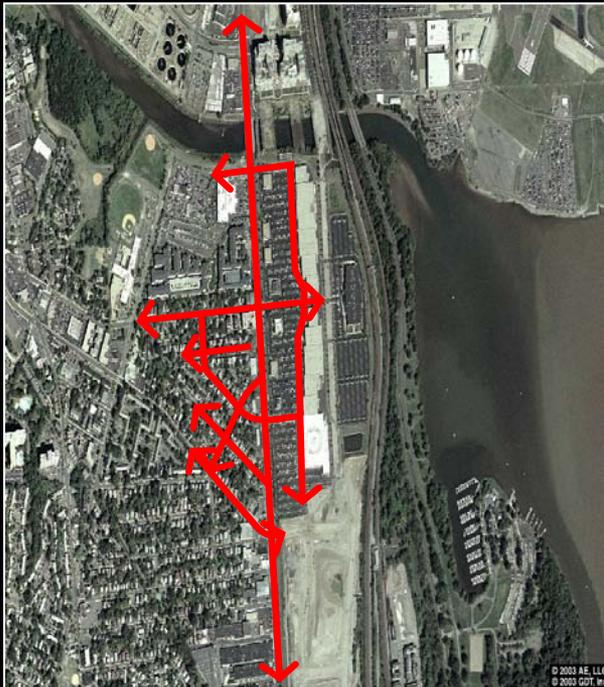
- Conveyance
- Treatment
- Storm water Management

Infrastructure High Capacity Transit

- On-going Coordination with Arlington
- Funding

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)



Development-Rezoning Conditions

- Transportation Infrastructure
- Underground Parking
- Sanitary and Storm Sewer
- Green Infrastructure



Development-Rezoning Conditions

- Open Space
- School Site
- Affordable Housing
- Theater



Future Applications

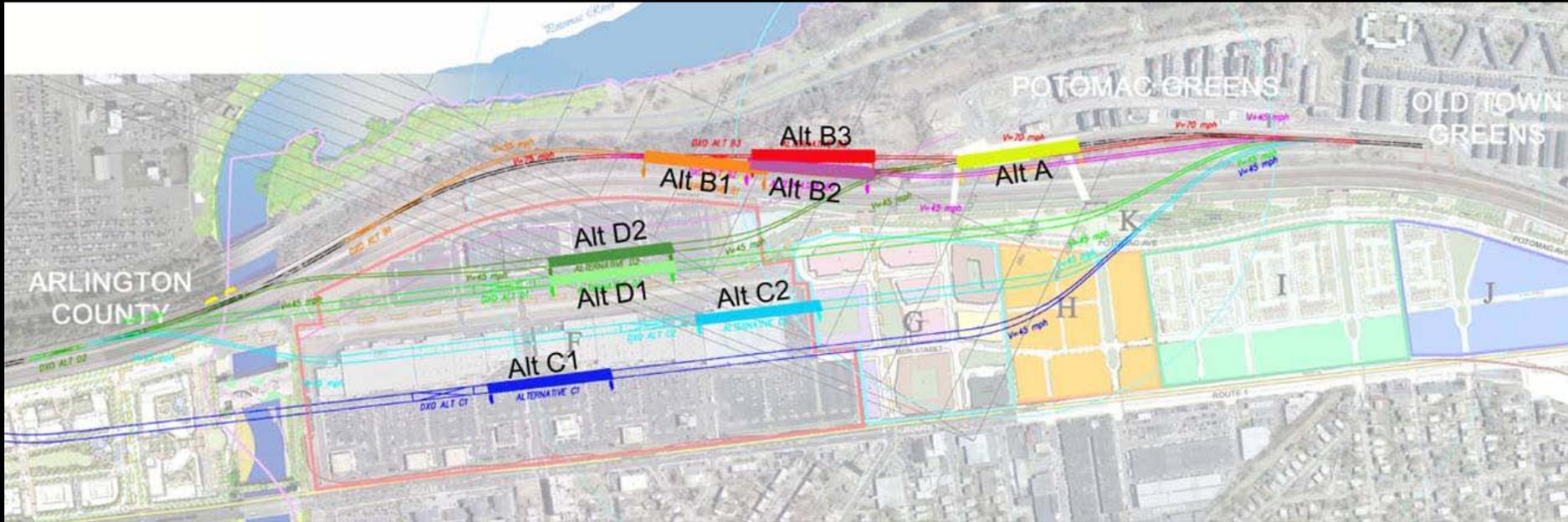
- MPA – Master Plan Amendment
- **Map Amendment**
- Text Amendment
- **CDD – Conceptual Design Plan**
- TMP – Transportation Management Plan SUP

Potomac Yard Planning Advisory Group

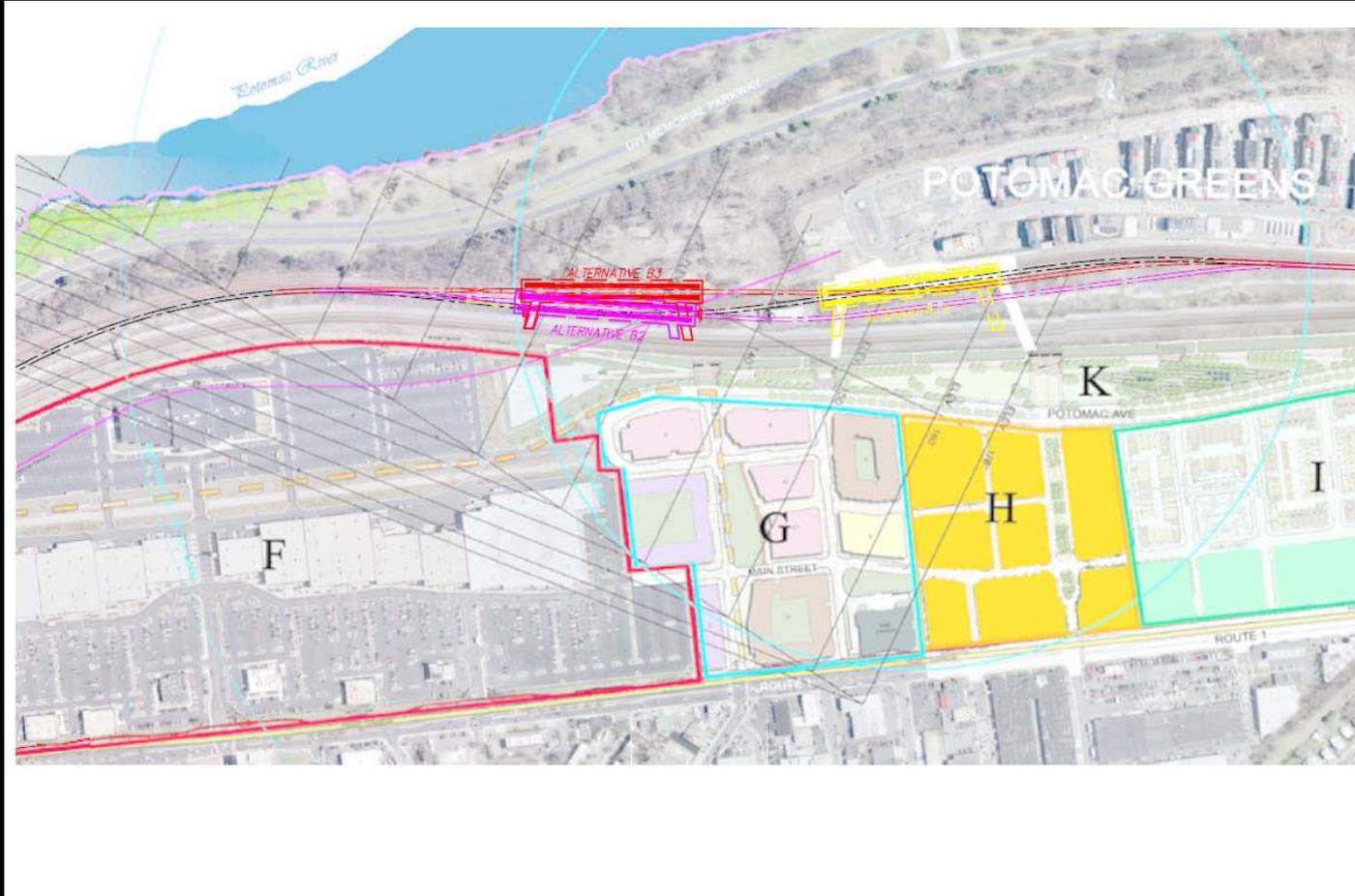
- Create Potomac Yard as a **model of environmental sustainability** for its site planning, infrastructure, and buildings.
- Create an **economically sustainable** development.
- Promote **excellence in design** with a new standard in architecture, urban design, and materials that creates a compelling and lasting identity.
- Create a **vibrant and diverse mixed-use community** that provides options for living, working, shopping, recreation, culture, and civic uses for a wide range of incomes and ages.
- Pursue a **comprehensive multi-modal approach to transportation** based on a highly walkable urban environment, minimal automobile use impact, and a maximum use of existing and new Metro stations.
- Create attractive **landscaped streets and a network of usable open spaces** and parks with a strong connection to Four Mile Run and the Potomac.
- Provide **connections and transitions appropriate to and protective of the character of surrounding neighborhoods**.



Metrorail Station Feasibility Analysis

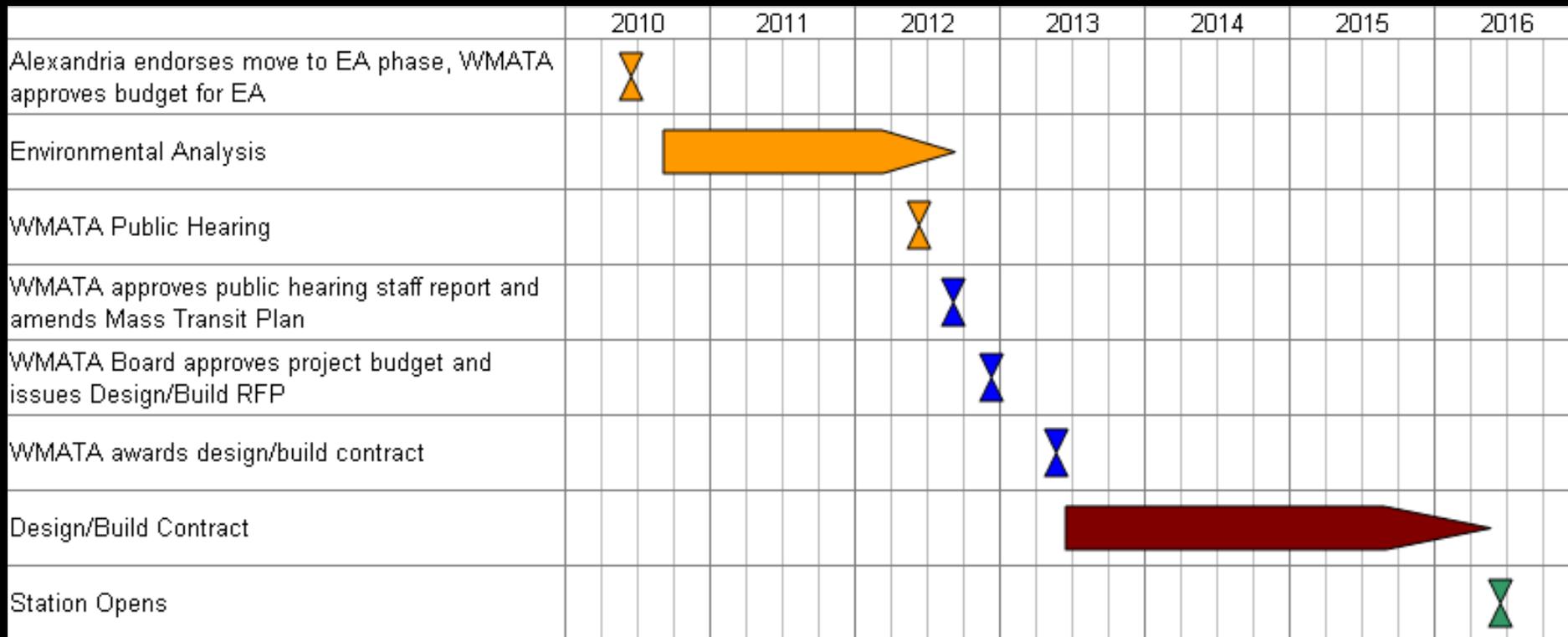


Remaining Station Location Alternatives

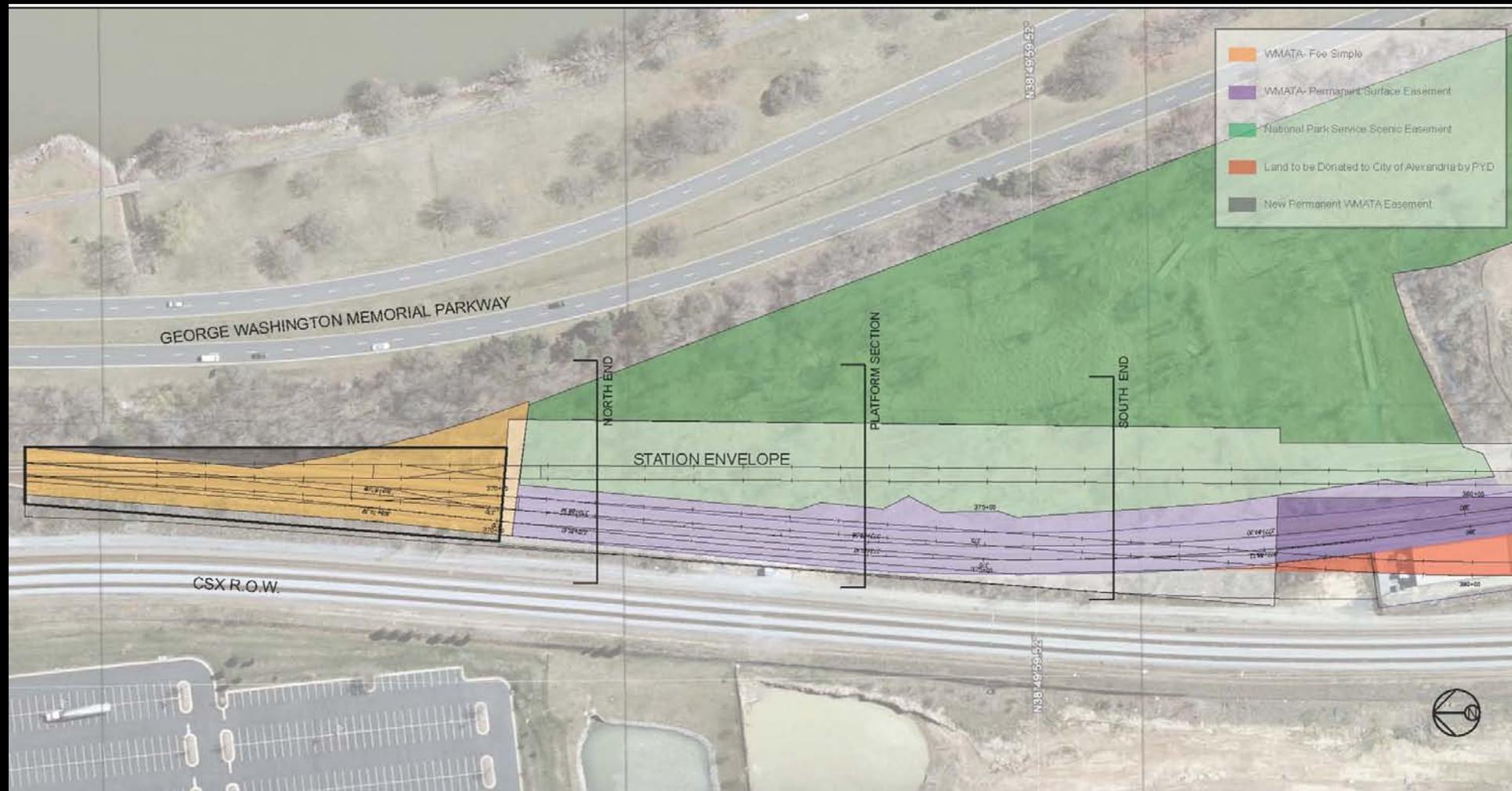


Alt A – Existing Reservation
Alt B – Northern Stations

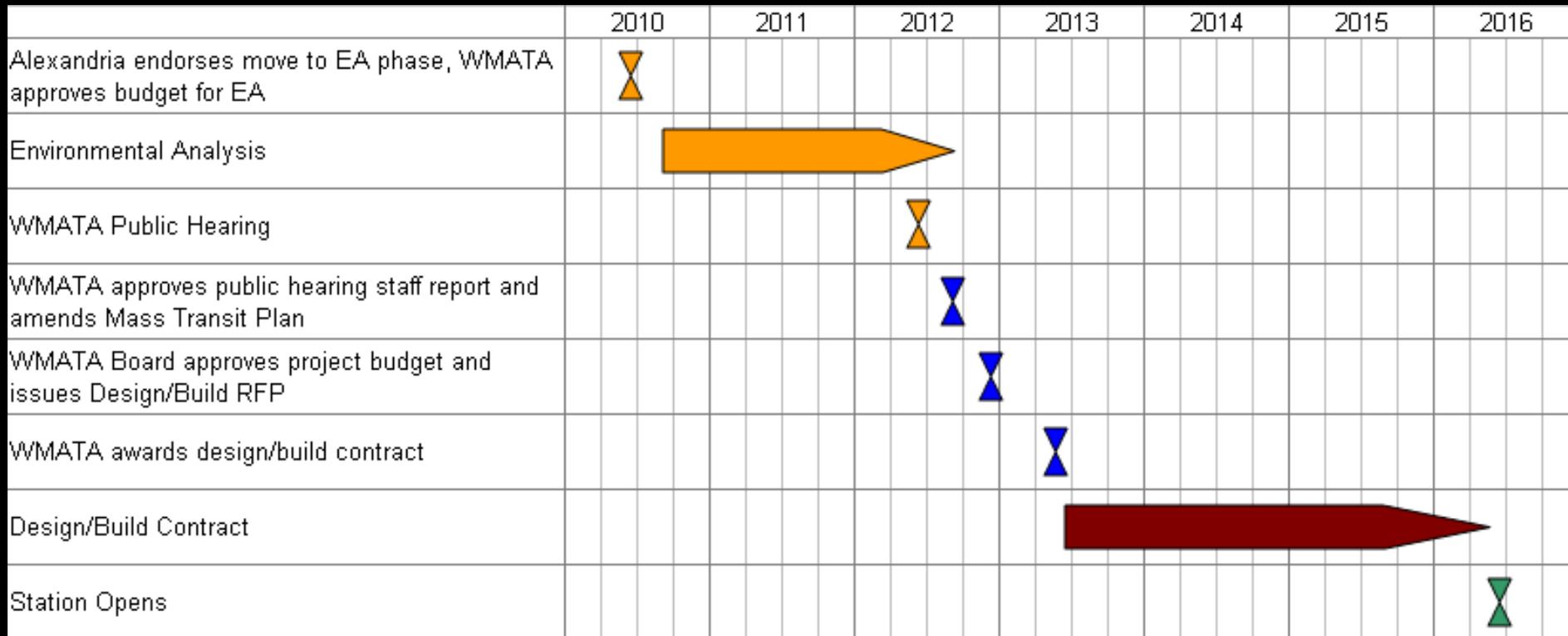
Schedule and Timing of Station



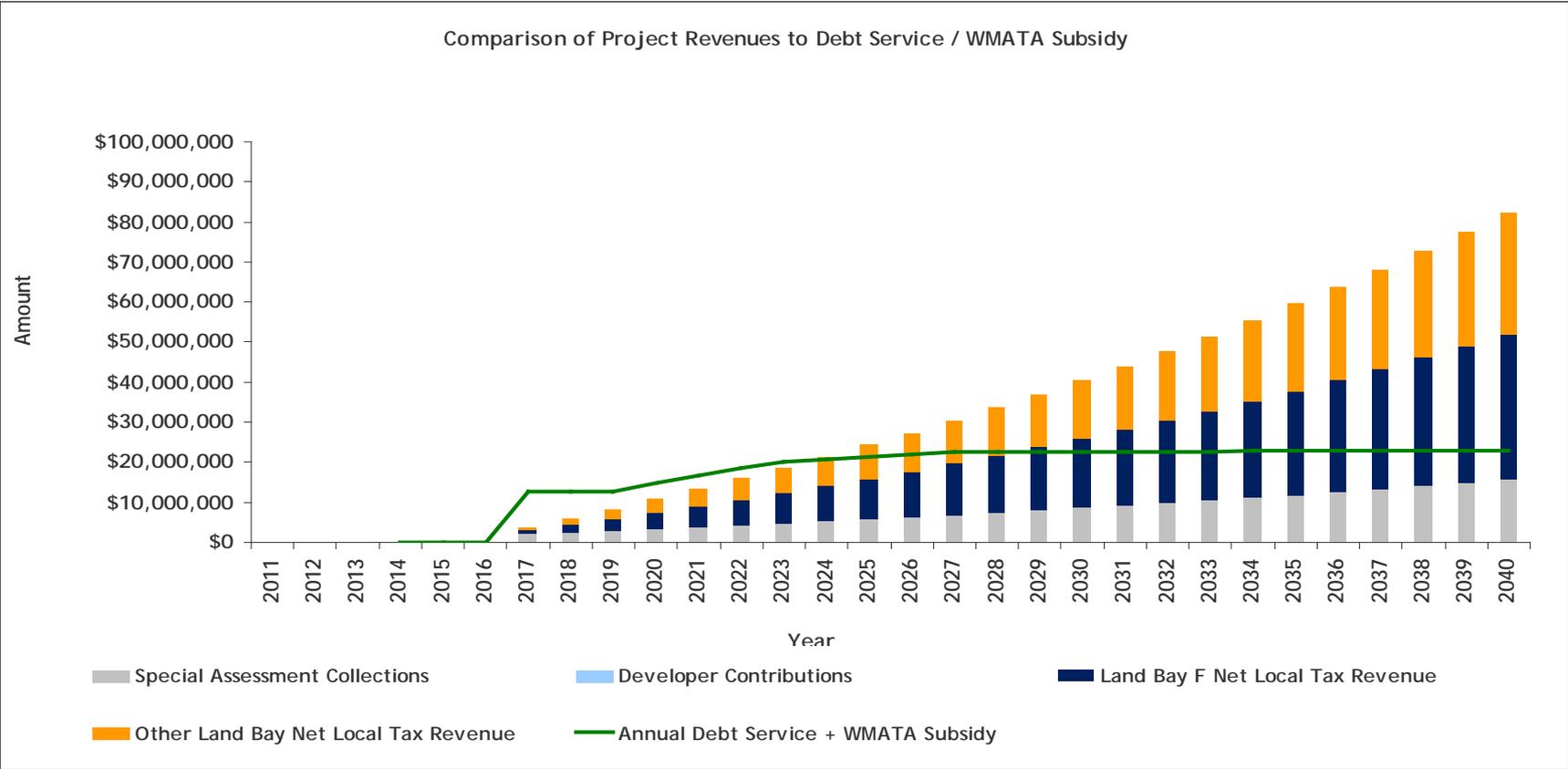
Station Real Estate Requirements (Northern Alternatives)



Schedule and Timing of Station



Funding a Metrorail Station



Questions and Discussion

Joint City Council and Planning Commission Work Session
February 23, 2010