

Chapter 4

Land Use

RECOMMENDATIONS

Parking

- 4.21 Establish parking maximums.
- 4.22 Provide unbundled residential parking.
- 4.23 Establish parking ratios that reflect the transit-oriented nature of the development.
- 4.24 Require shared parking.
- 4.25 Locate parking below grade. A minimum of one level of underground parking is required for each block and/or building.
- 4.26 Screen above-grade parking with active uses for all street and park frontages.

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Open Space

- 4.27 Require the submission of a comprehensive Open Space Plan to identify the programming within each park-public open space.
- 4.28 The parks-open space required within the Framework Plan which consists of the following need to be implemented with the development of each neighborhood.
- Expanded open space at Four Mile Run to provide a meaningful connection to the City's open space network, consistent with the Four Mile Run Master Plan; (Crescent Park).
 - A finger park in the retail district (Market Green);
 - A rectangular plaza/urban square at the Metrorail station (Metro Square); and
 - An extension of Landbay-K to provide usable open space along the rail corridor and make a connection to Four Mile Run.

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Open Space

- 4.29 Require that Landbay K and Crescent Park be dedicated to the City as public parks, with an agreement for private maintenance in perpetuity. The remainder of the parks (Metro Square, Market Green) and the central open spaces are required to be privately-owned and privately maintained but accessible to the public through the provision of a perpetual public access easement.
- 4.30 A minimum of 15% of the plan area (excluding Landbay K) is required to be provided as ground level open space, with an additional 25% to be provided at either ground level or on rooftops. Blocks 2, 5 and 20 within the plan area will be required to provide additional open space due to the central ground level spaces within the blocks.
- 4.31 An internal open space-courtyard is required for Block 21 and encouraged within the remainder of the blocks.

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Open Space

- 4.32 Explore the possibility of collocating uses in open space, for example, entertainment, civic and cultural uses, historical interpretation, public art, and stormwater management.
- 4.33 Provide off-street shared-use paths in the open space at Four Mile Run and through Landbay K (Potomac Yard Park).
- 4.34 Provide public and private dog parks. Explore the possibility of locating these facilities , on roof tops.
- 4.35 The developer shall assist in the provision of playing fields off-site.
- 4.36 Employ sound urban forestry principles and practices to improve the City's tree canopy.
- 4.37 Explore the possibility of including interim active recreational fields as development is phased.

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Housing

- 4.38 Provide affordable and workforce housing units, both rental and for sale, throughout North Potomac Yard.
- 4.39 Offer a range of housing types to accommodate different household sizes and compositions, including studio, one, two and three bedroom units.
- 4.40 Incorporate green and sustainable designs and materials to enhance the interior living environment and to yield energy savings for residents.
- 4.41 Integrate universal design and or accessibility features to accommodate multiple life stages and abilities.
- 4.42 Explore opportunities for public, private and non profit collaborations to maximize the use of land and to leverage all available resources for the development of affordable and workforce housing, including public housing.

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USE	EXISTING ZONING ORDINANCE MINIMUMS	PROPOSED MAXIMUMS
Civic/Community Facilities	5.0/1,000 sq. ft. (community buildings, museums, libraries, or similar) 1.0 space/5 seats (church) 1.0 space/ 25 seats (elementary school) 2.0 spaces/classroom (day nursery-childcare)	Exempt
Hotel (per room)	1.0 space/2 rooms + 1.0 space/15 employees	1.0/1,000 sq. ft.
Office	1.7/1,000 sq. ft.	1.21/1,000 sq. ft.
Residential	1.3 spaces/unit (1 BR) 1.75 spaces/unit (2 BR) 2.2 spaces/unit (3+ BR)	1.0 spaces/unit*
Restaurant	1.0 space per 4 seats	3.5/1,000 sq. ft.
Retail/Grocery	4.35/1,000 sq. ft.	3.5/1,000 sq. ft.
Theatre	1.0 space/4 seats	Shared with office

*Note: Visitor parking may be required by the City as part of the development review process.

Table 2

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Block	Land Use	Maximum Permitted Development (Square Feet) ²	Permitted Retail (Square Feet)	Required Retail (Square Feet)	Permitted Hotel (Square Feet)	Minimum Permitted Height (Feet)	Maximum Permitted Height (Feet)
Block 1	Crescent Park						
Block 2	Residential	480,000	0	0	0	See note 2	250
Block 3	Hotel	0	0	0	170,000	See note 2	180
Block 4	Residential	255,000	0	0	0	See note 2	110-180
Block 5	Residential	510,000	0	0	0	See note 2	120-220
Block 6	Residential	235,000	25,000	0	0	West: 50 See note 2	East: 65-200
Subtotal		1,480,000	25,000	0	170,000		
Block 7	Residential/Office ¹	330,000	110,000	110,000	0	See note 2	120-180
Block 8	Residential/Office ¹	620,000	120,000	120,000	0	See note 2	120-250
Block 9	Residential/Office ¹	275,000	35,000	35,000	0	West: 50 See note 2	East: 65-180
Block 10	Residential/Office ¹	270,000	110,000	110,000	0	South: 90 North: See note 2	110-180
Block 11	Residential/Office ¹	750,000	120,000	120,000	0	See note 2	180-250
Block 12	Residential/Office ¹	320,000	40,000	40,000	0	West: 20-50 East: See note 2	65-180
Block 13	Market Green Park						
Subtotal		2,565,000	535,000		0		
Block 14	Office	135,000	5,000	5,000	0	50	50
Block 15	Office	160,000	20,000	20,000	0	90	110
Block 16	Residential/Office ¹	440,000	25,000	25,000	0	North: See note 2 South: 50-90	160
Block 17	Residential/Office ¹	320,000	40,000	0	0	Southeast: See note 2	65-140
Block 18	Office	180,000	25,000	25,000	0	Remainder: 20-50 90	
Block 19	Metro Square Park						
Block 20	Office	205,000	25,000	25,000	0	90	100
Block 21	Residential/Office ¹	340,000	60,000	40,000	0	90	110
Block 22	Residential/Office ¹	410,000	65,000	65,000	0	West: 50 See note 2	East: 65-130
Block 23	Residential/Office ¹	160,000	20,000	20,000	0	West: 50 90	East: 90-110
Subtotal		2,350,000	285,000				
Block 24	Landbay K						
Total		6,395,000	845,000		170,000		

Table 3

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Figure 6



Figure 7

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Figure 8

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Figure 11

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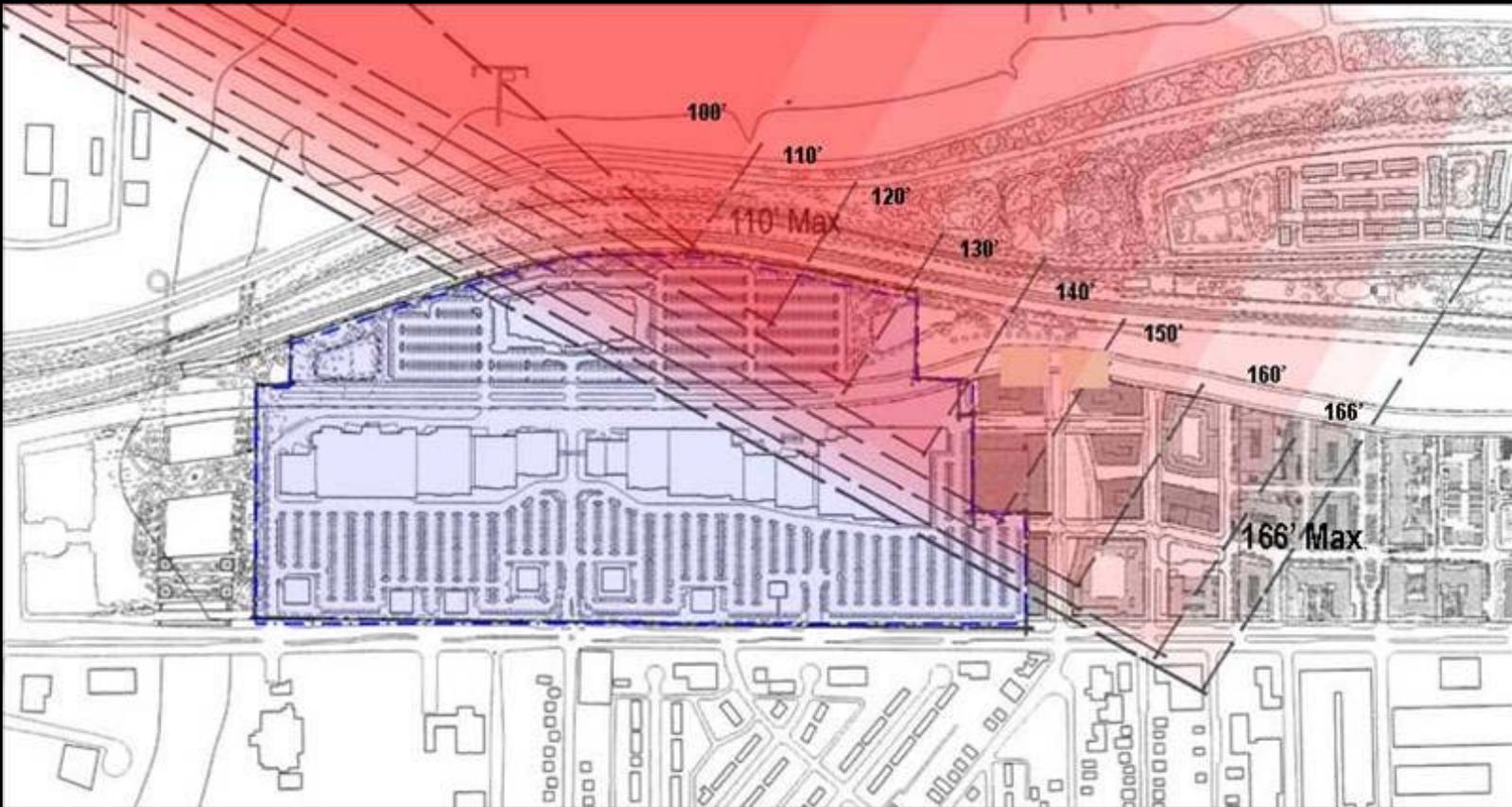


Figure 13

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Figure 14



Figure 15

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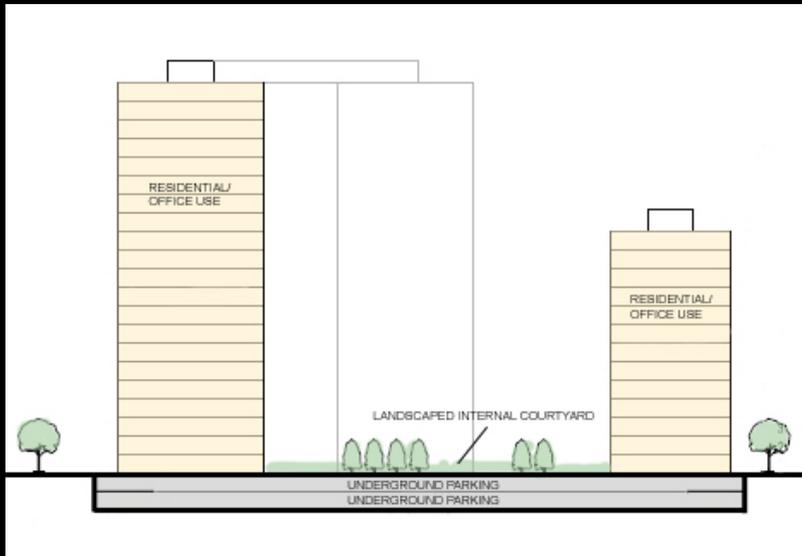


Figure 16

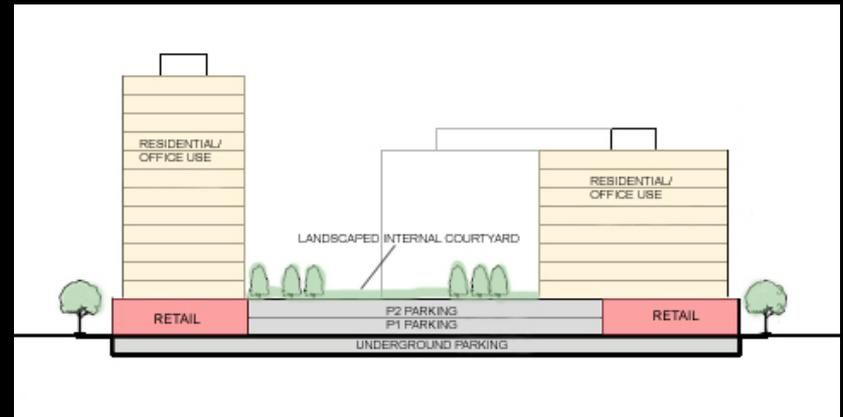
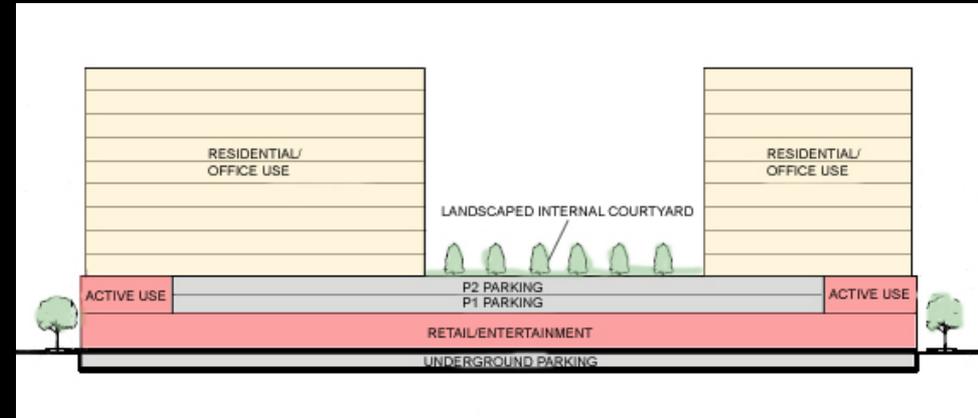


Figure 17

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Figure 18

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Figure 19

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Figure 20



Figure 21

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Figure 22

Chapter 5

Community Facilities



Chapter 5

Community Facilities

RECOMMENDATIONS

School

- 6.1 Adequate provision to accommodate an on- or off-site urban school, collocated with a child care facility, shall be addressed before the rezoning of the property.

Child Care

- 6.2 Require the provision of daycare facilities as part of the community facilities or mixed-use buildings.

Collocation, Flexibility and Development Incentive

- 6.3 To the greatest extent feasible, community facilities shall be collocated, and be designed to provide for flexible use of interior spaces.