

Potomac Yard Small Area Plan Update

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

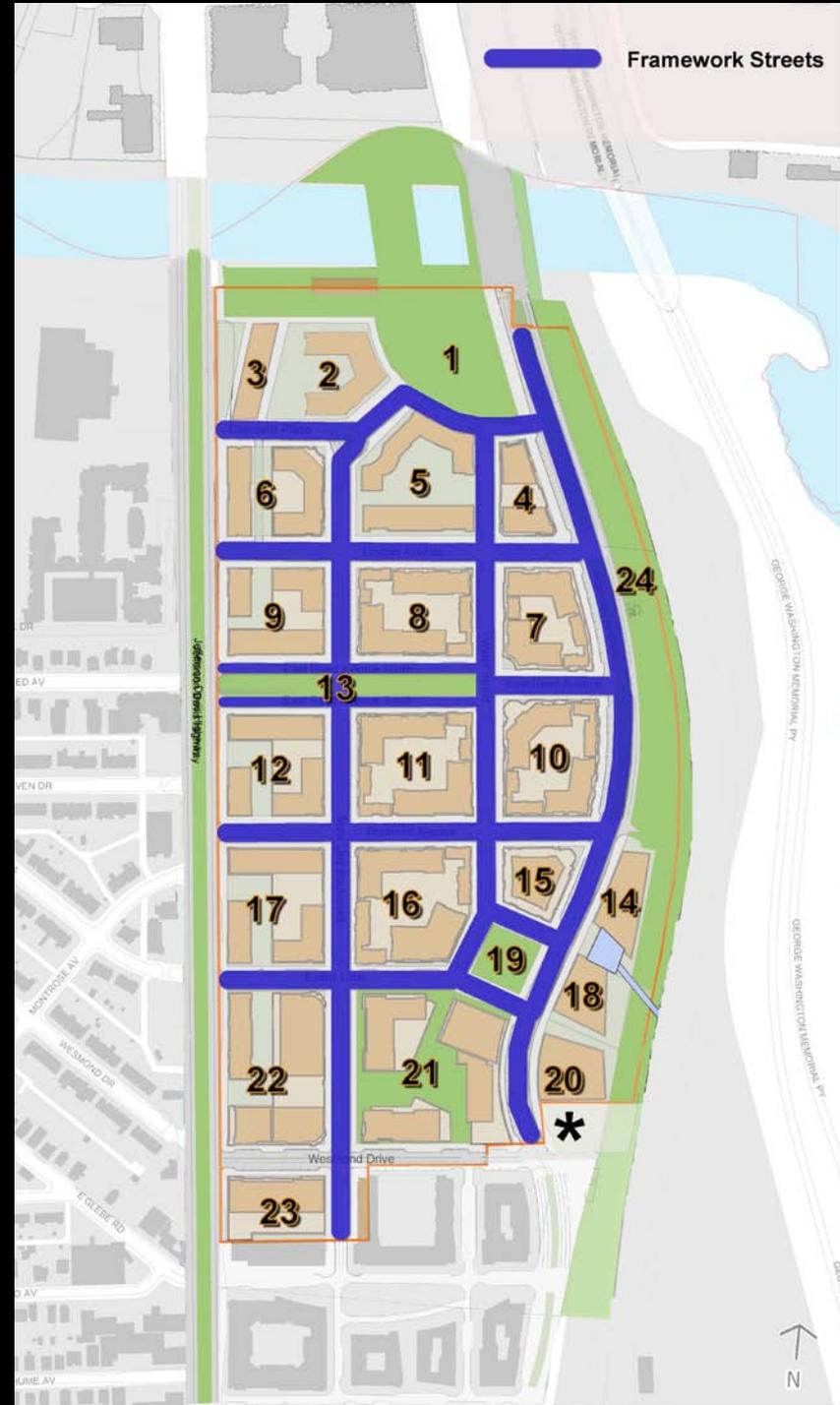


**City Council Work Session
November 24, 2009**

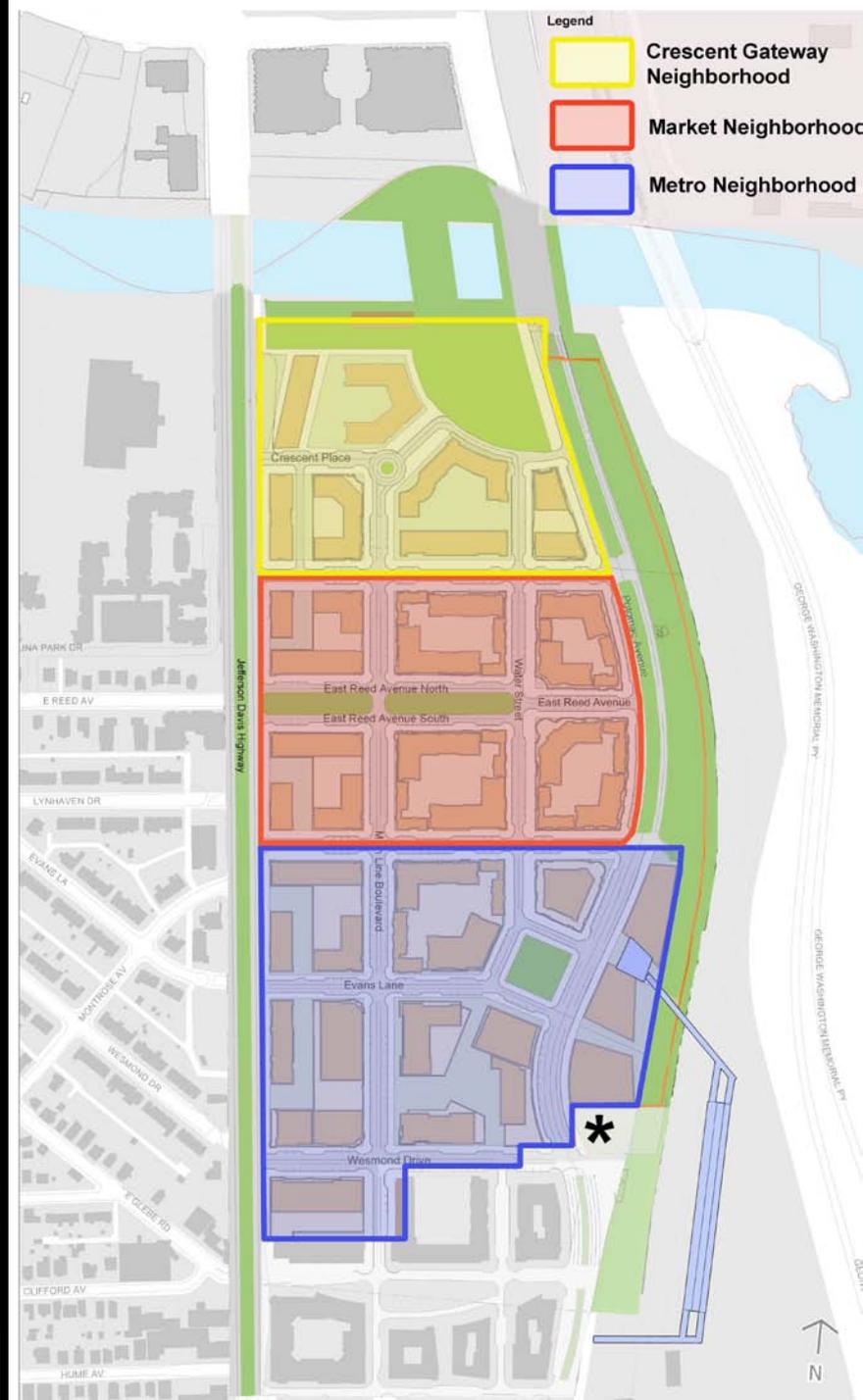
Transportation Master Plan

"The City expects that any amendment to the Potomac Yard/ Potomac Greens Small Area Plan which results in an increase in density beyond what is currently approved will include reasonable provisions to address the development and funding of an additional Metrorail Station"

Framework Plan



Neighborhoods



Land Use Plan



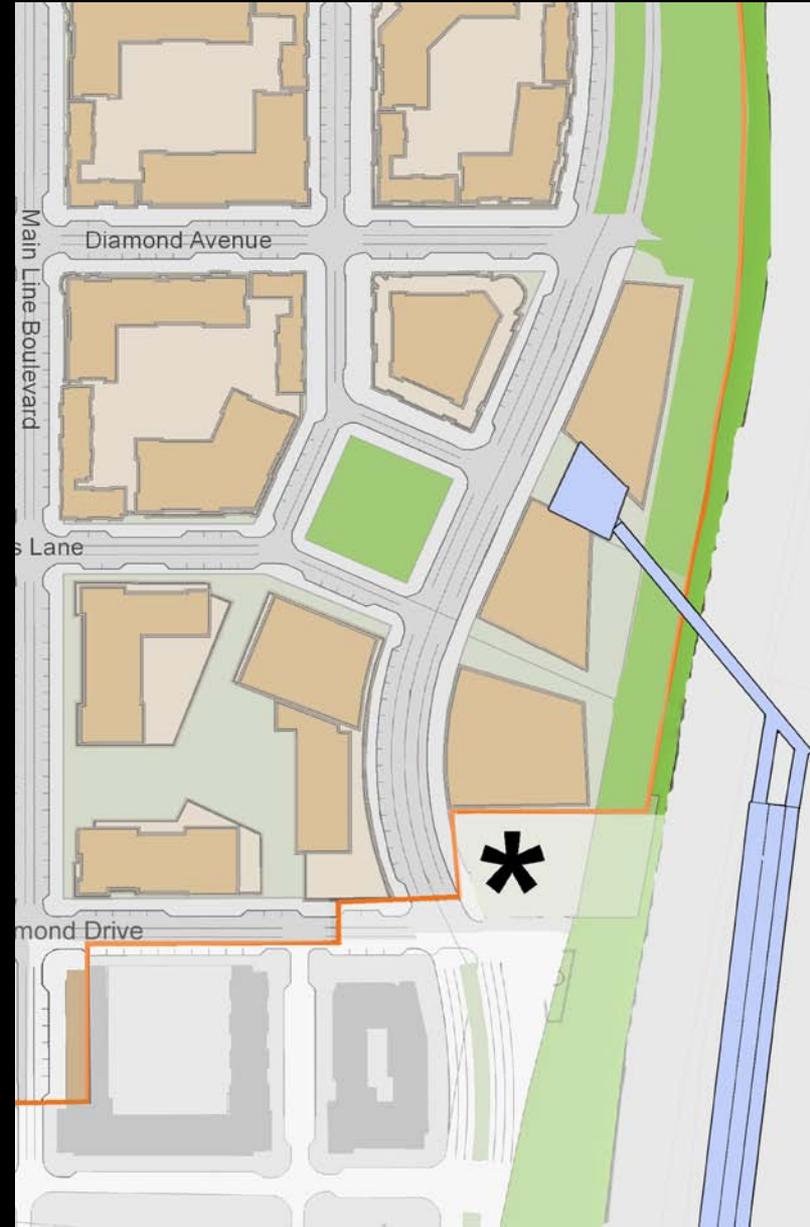
Retail Plan



Building Heights



Metrorail Station – Transit Hub

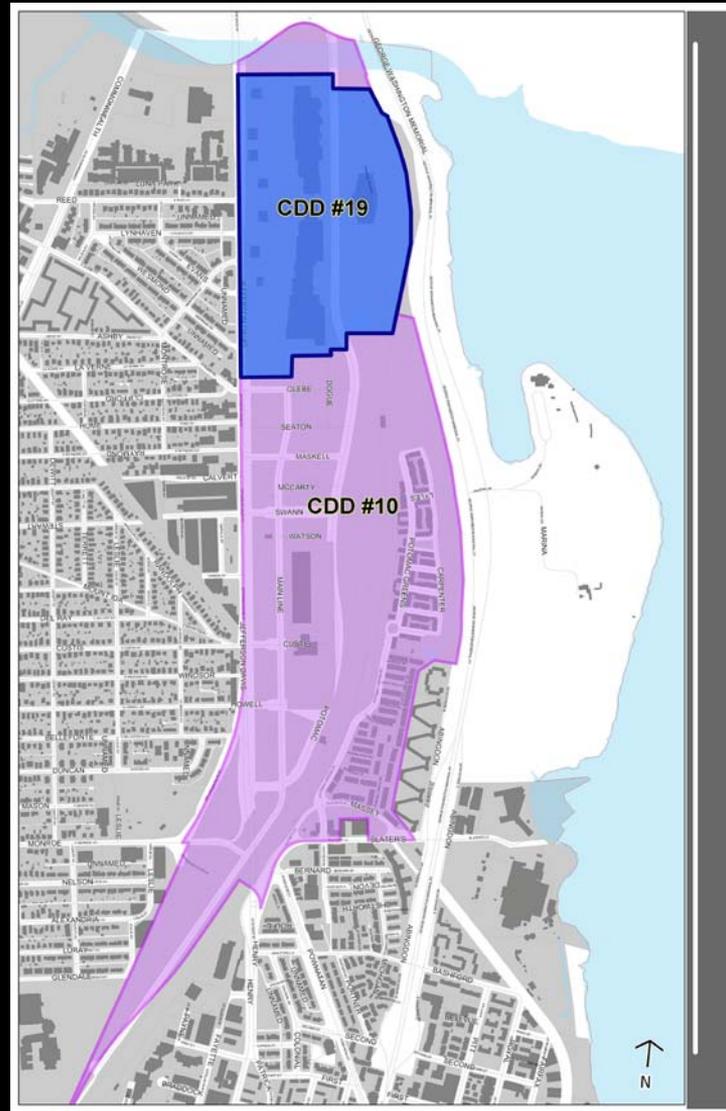


Development Summary

Block	Land Use	Maximum Permitted Development (Square Feet)	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 Remainder: 20-50	65-140
Block 18	Office	180,000	25,000	25,000	0	90	110
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 East:	90-110
Subtotal		2,350,000	285,000				
Block 24	Landbay K						
Total		6,395,000	845,000		170,000		

Master Plan vs Rezoning

- City establishes vision for North Potomac Yard, but does not concurrently process a rezoning (i.e. Braddock and Landmark/Van Dorn)



North Potomac Yard - Next Steps

- Potomac Yard Planning Advisory Group Meetings 11/30 and 12/15
- Draft II North Potomac Yard Small Area Plan released 12/09
- Metrorail Station Feasibility Work Group Meeting 12/14
- Docket Delivery and Final Draft Plan released 1/22/2010
- Joint Planning Commission and City Council Work Session—1/26 (*tentative*)
- February 2 Planning Commission hearing
- February 21 City Council hearing