



**American Physical Therapy Association (APTA)
3030 Potomac Avenue**

**Development Special Use Permit#2017-0017
Encroachment#2018-0004**

Planning Commission
June 5, 2018

Project Location



Project Description



- Seven (7)-story, 108,000 net SF office building for the new APTA headquarters on Block A1 of Potomac Yard Landbay G
- Building faced with glass, metal and precast concrete
- Publicly accessible plaza of over 5,000 square feet
- Sidewalks and street trees constructed along all frontages
- Parking and loading accessed from Dogue St, including 3-level, 179-space parking garage

Building Design



East perspective

Building Design



North perspective with stair tower element

APTA

DSUP2017-0017

Compliance with Master Plan



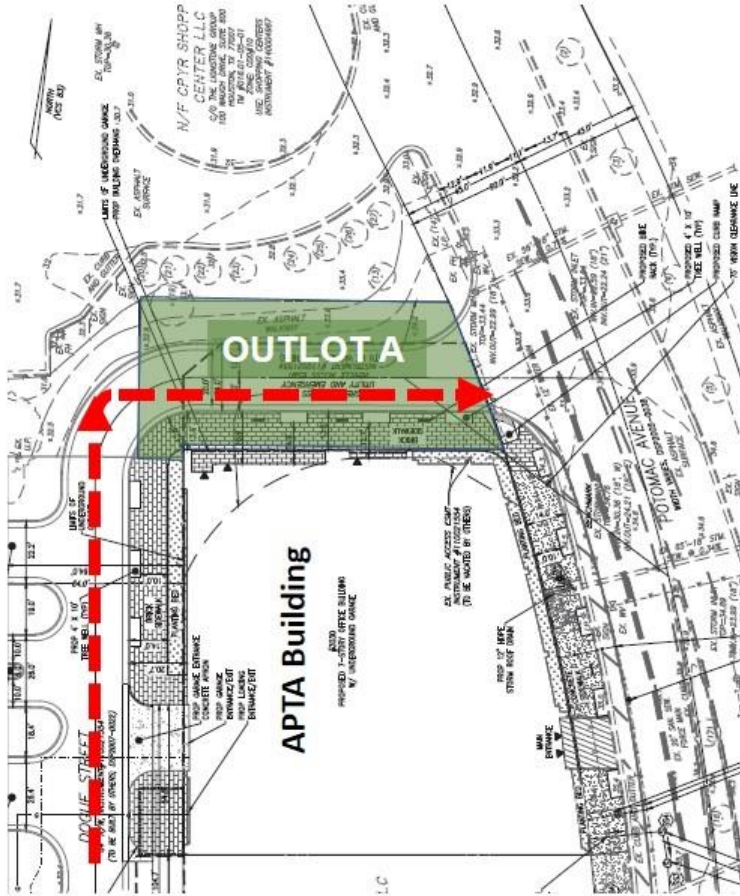
- Proposal completes Block A of Landbay G, and is consistent with the Potomac Yard / Potomac Greens Small Area Plan, Potomac Yard Design Guidelines and original Landbay G approval (DSUP2007-0022)
- The proposal contributes to the mixed-use "Town Center" with the addition of an office use in Potomac Yard
 - Building is to be constructed of high-quality materials with massing and scale that is pedestrian-friendly
 - Development will add to the urban street grid of Potomac Yard
- Proposal helps to implement the North Potomac Yard plan through the implementation of the preferred Wesmond Drive alignment



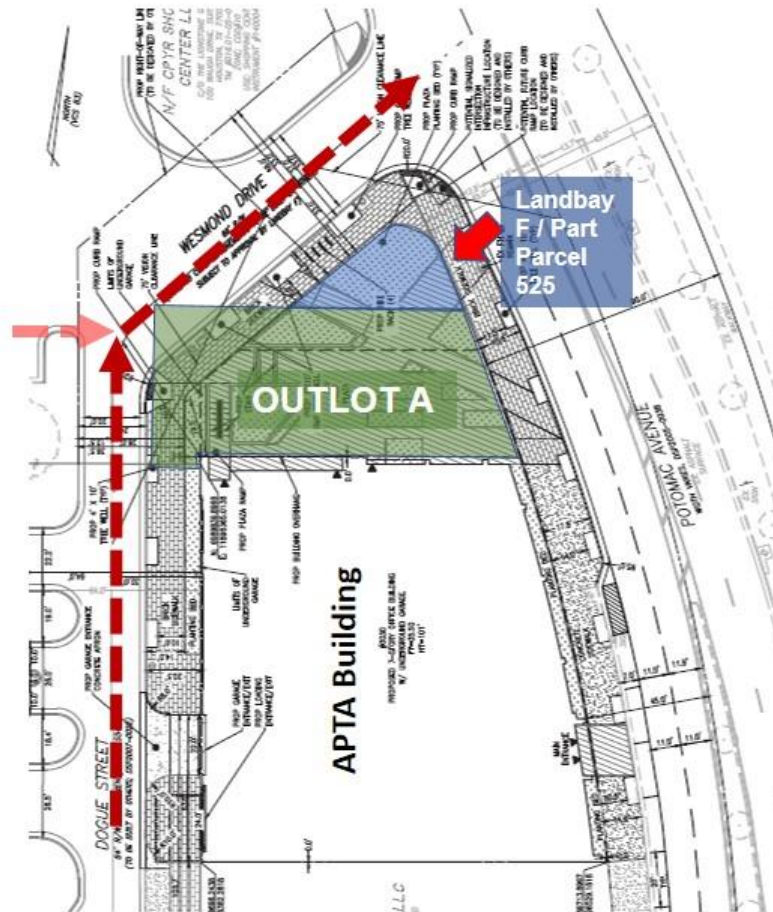
Modifications and DSUP Requests

- Height-to-setback modification
- Modification of the Landbay G shared parking ratios for office uses
 - Reduction from **2.03** spaces/1,000 SF to **1.66** spaces/1,000 SF (for Block A1 only)

Wesmond Drive Realignment

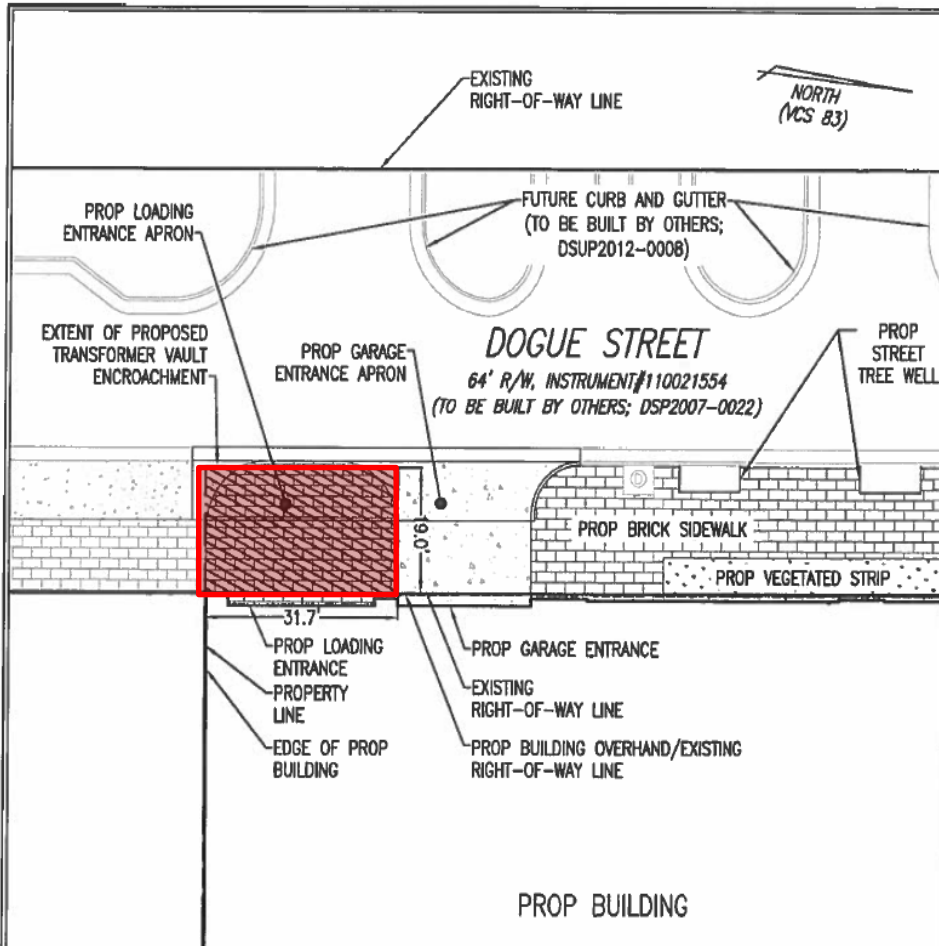


ALTERNATE (ORIGINAL) ALIGNMENT



PREFERRED ALIGNMENT

Encroachment (ENC2018-0004)



- Encroachment for a transformer vault under Dogue St approximately 600 SF (32' x 19')
- Vault hatch flush with sidewalk and covered with brick pavers to match adjacent sidewalk areas
- Request consistent with Landbay G approval and location of NIB vault under Dogue Street
- Location of vault allows for full development of publicly accessible plaza

Community

Potomac Yard Design Advisory Committee (PYDAC) Meetings

January 24, 2018

April 18, 2018

Community Meetings

May 30, 2018 (Staff presentation to the Federation of Civic Associations)

- Applicant presented twice at PYDAC
- Committee discussed building massing and siting, materials and location of transformer vault
- PYDAC endorsed project at April meeting
- Applicant contacted Potomac Yard Civic Association



Project Benefits

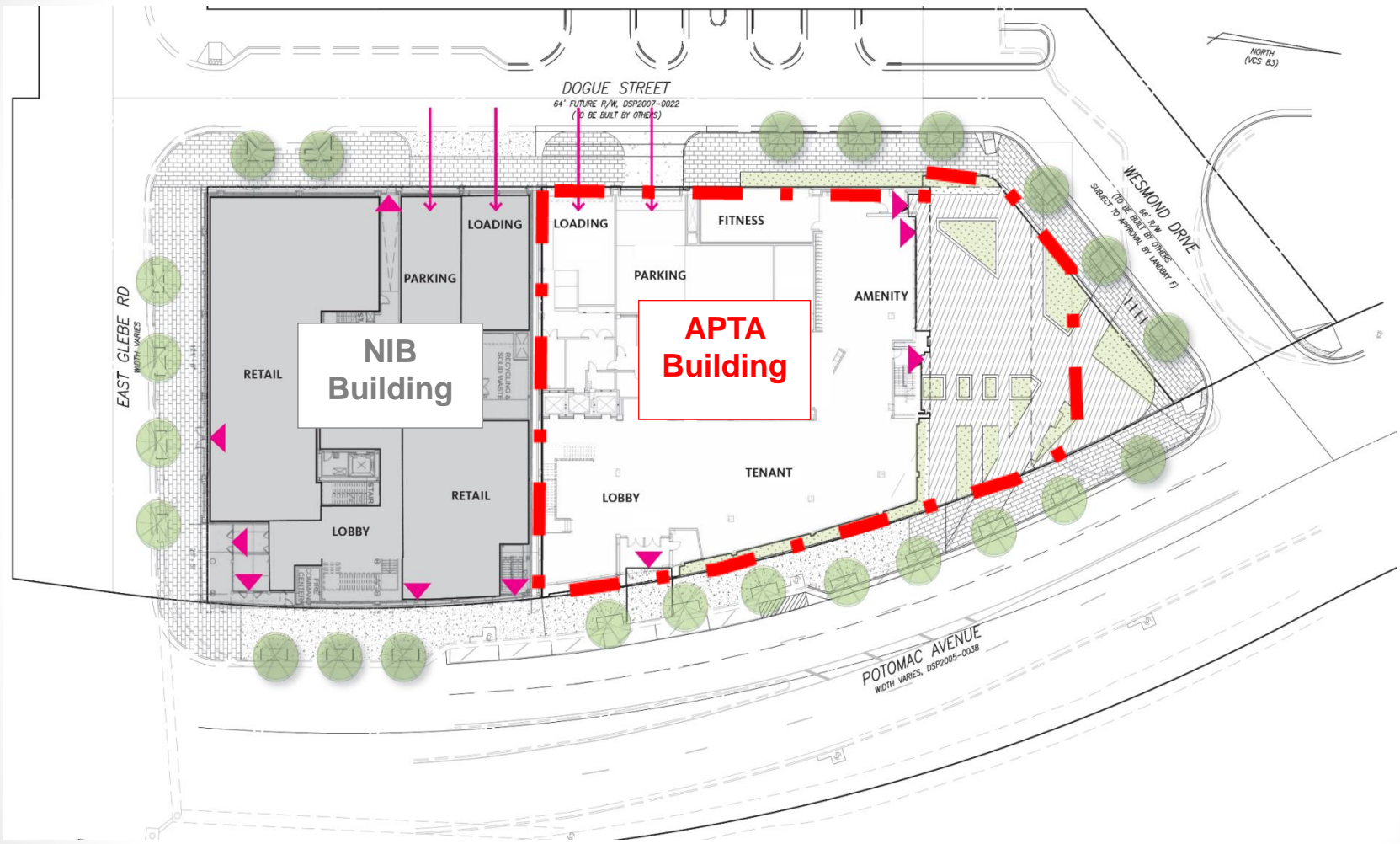
- A new office use in Potomac Yard in proximity to future Metrorail station
- Building will be constructed of high-quality materials, and with a high level of design refinement
- LEED Silver (or equivalent) green building certification
- The implementation of the Wesmond Drive realignment per the North Potomac Yard Small Area Plan
- Publicly accessible plaza with planting and seating areas and pathways that serve commuters and residents
- New brick (Dogue St and Wesmond Dr) and concrete (Potomac Ave) sidewalks and street trees will be constructed, including 3 BMP tree wells on Wesmond Drive
- A contribution of \$20,000 toward installation of a Capital Bikeshare station

Conclusion



APTA

DSUP2017-0017



DSUP2017-0017 APTA

