

Potomac Yard Amendments Landbay G – Block D (Institute for Defense Analyses)

CDD Concept Plan Amendment #2012-0004

Master Plan Amendment #2012-0004

Text Amendment #2012-0006

DSUP #2012-0008

City Council
December 15, 2012

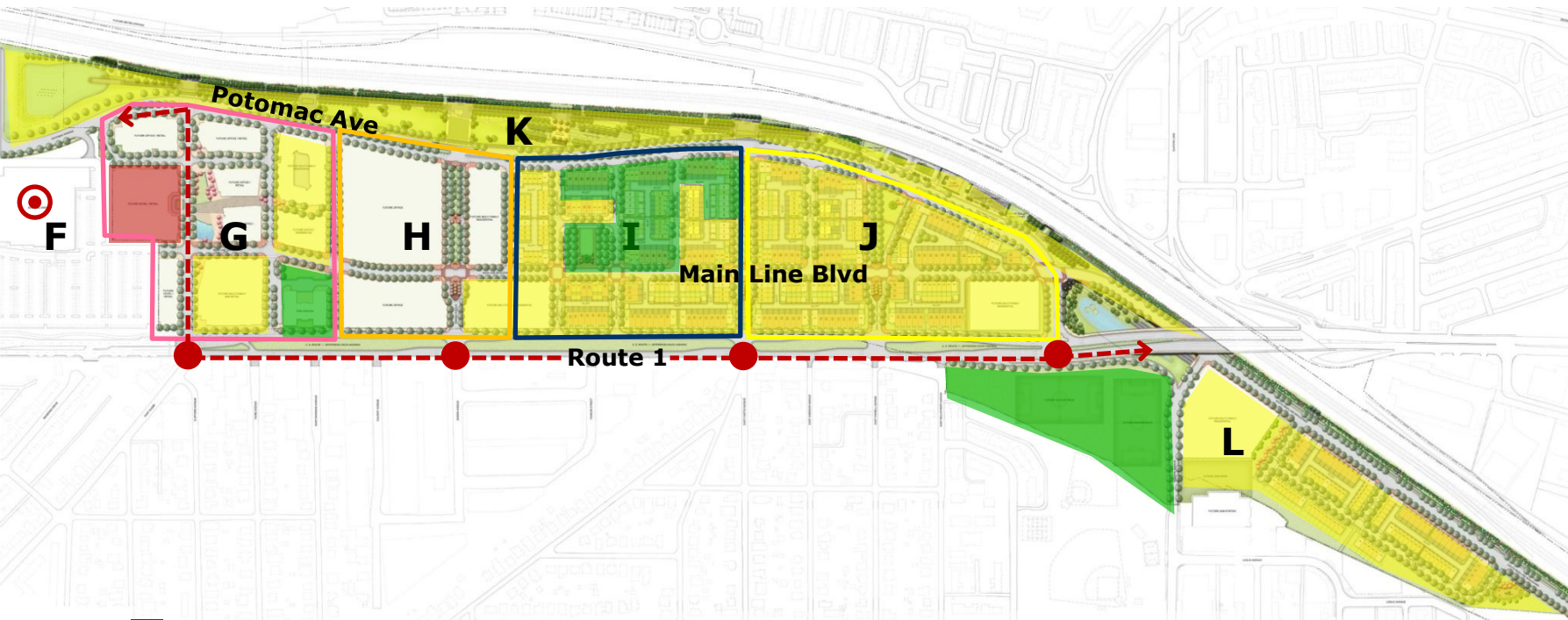


Requests for Approval

- Potomac Yard Amendments
 - Text Amendment
 - Master Plan Amendment
 - CDD Concept Plan Amendment
- Landbay G, Block D
 - Amendment to existing DSUP
 - Special Use Permit to increase mechanical penthouse height
 - Modifications and Encroachment



Potomac Yard Development



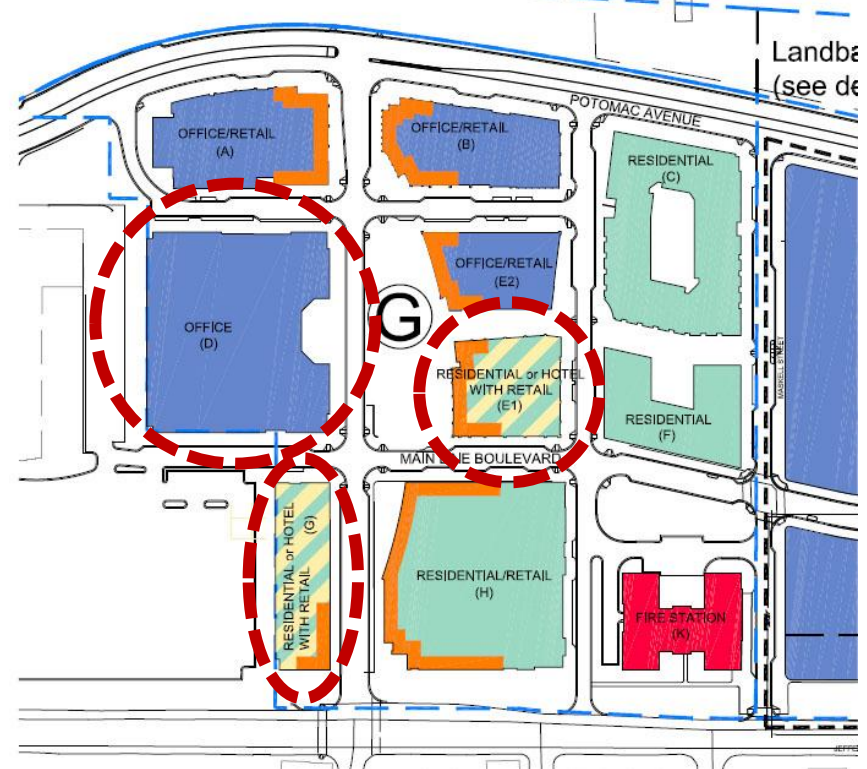
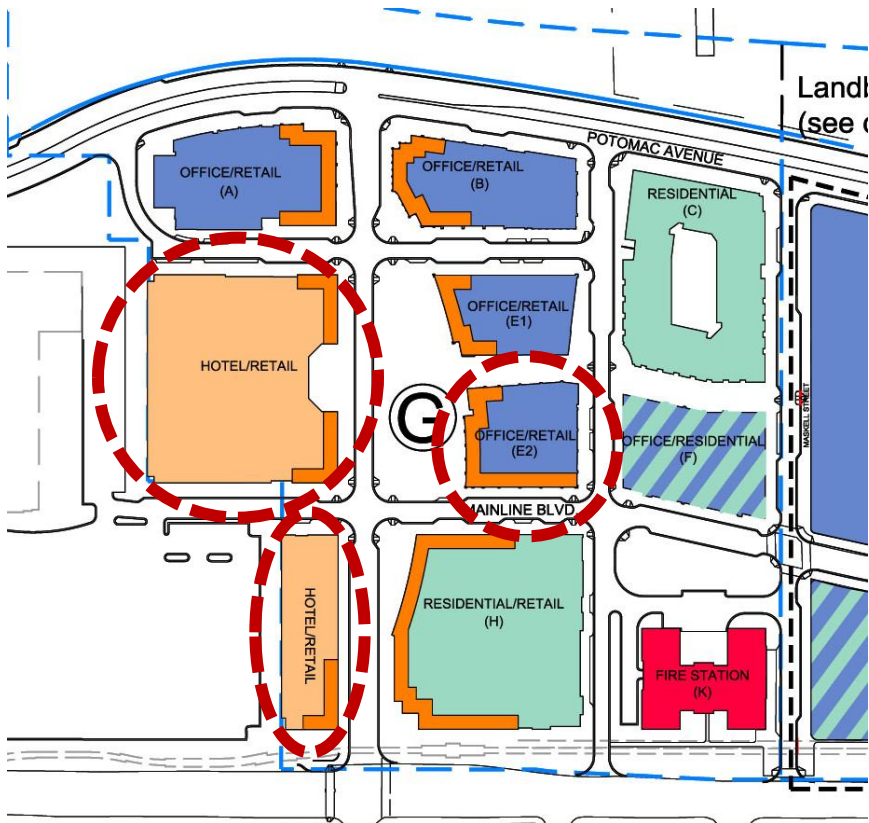
- Site
- Constructed
- Under Construction / Recently Approved
- Transitway Stop
- ⋯ Transitway Route



Potomac Yard Amendments

Approved Uses

Proposed Uses



Block D: Hotel/Retail to Office

Block G: Hotel/Retail to Residential/Retail or Hotel/Retail

Block E1: Office/Retail to Residential/Retail or Hotel/Retail

Potomac Yard Amendments

Use	Approved (Nov 2010)	Proposed	Change
Office	712,000 SF	972,346 SF	+260,346 SF
Retail	80,000 SF	108,817 SF	+28,817 SF
Hotel	625 rooms	170 rooms	-455 rooms
Residential	534 units	624 units	+90 du

No increase in total net floor area

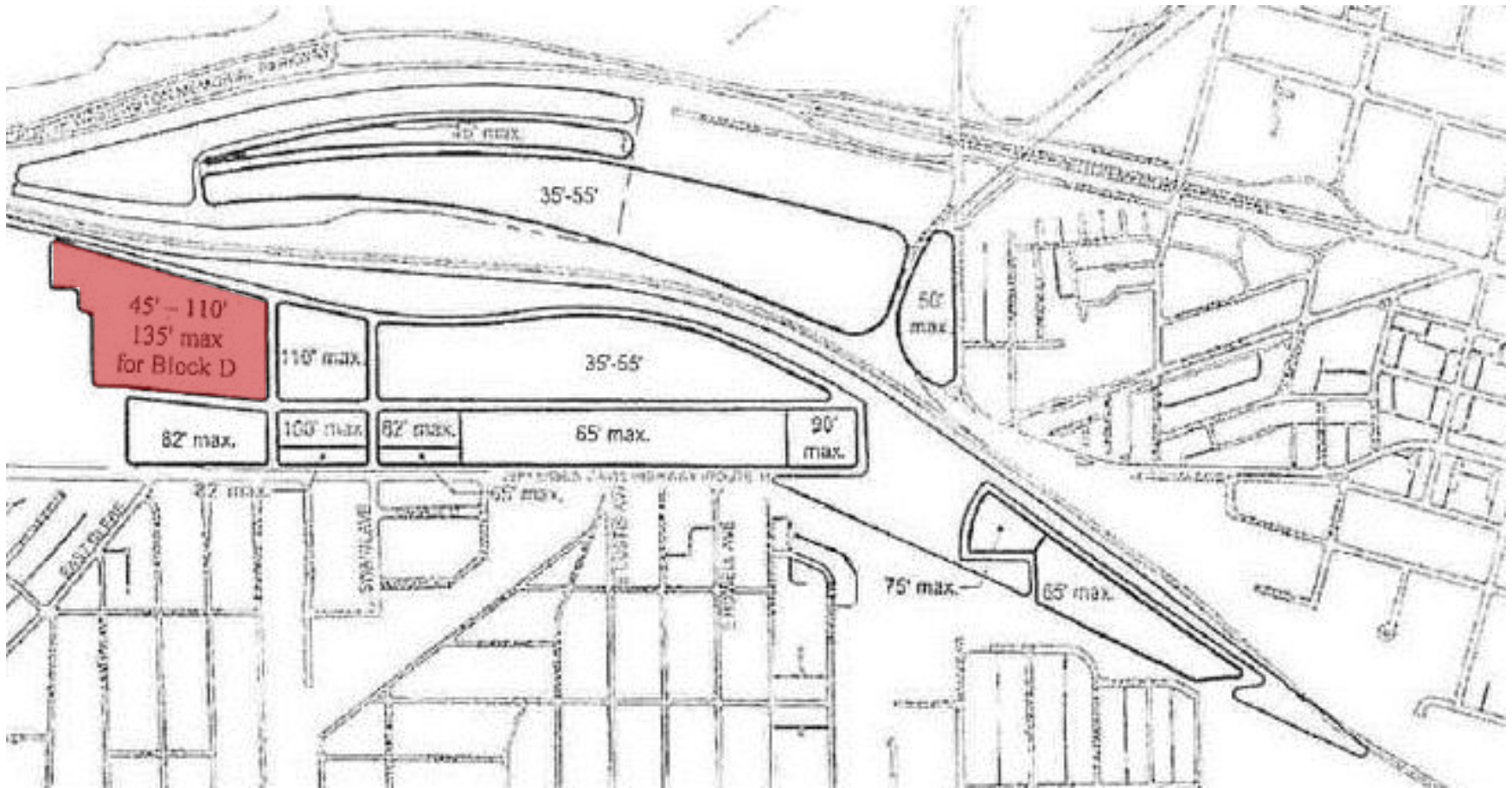
Increase in Office, Retail, and Residential

Decrease in Hotel floor area

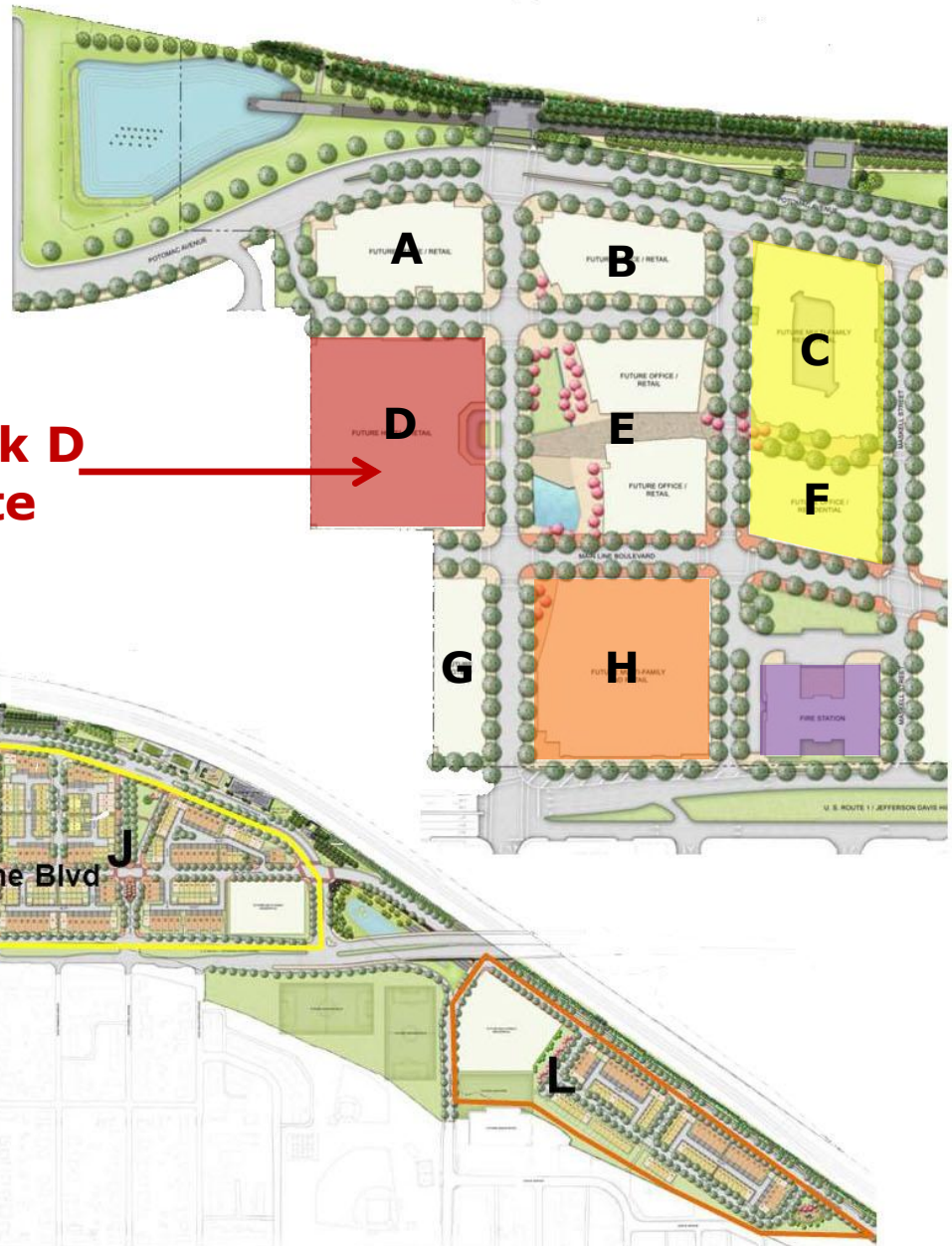


Potomac Yard Amendments

- Landbay G, Block D - 110 Ft to 135 Ft



Site Context



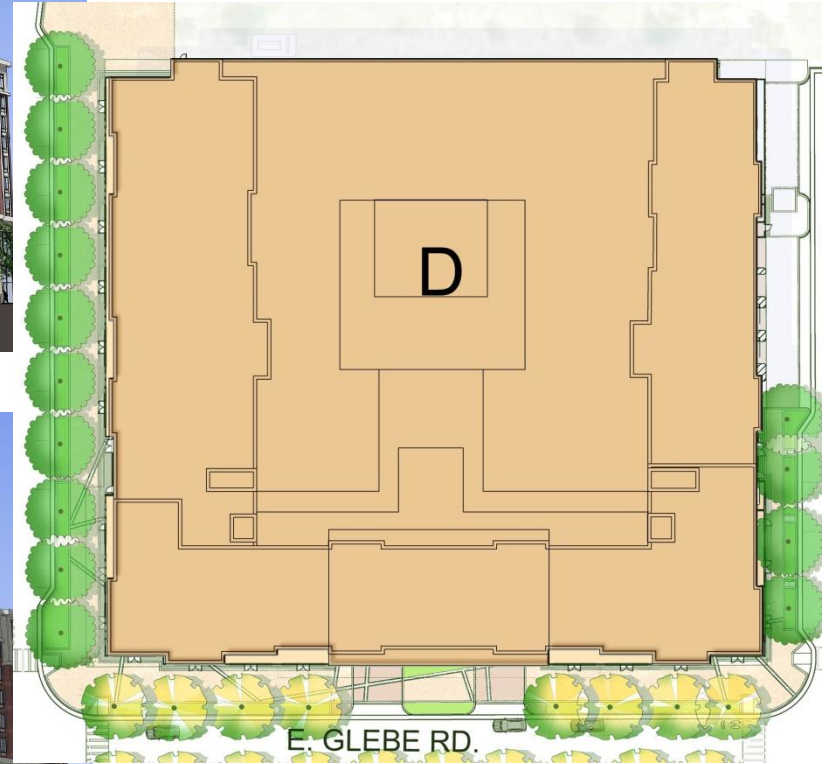
Site History



Previous Approval – View from the Southwest



Previous Approval – View from the Southeast



Previous Approval – Site Plan



Project Description

- Two connected office towers
- 580 parking spaces
 - 4 levels above-grade and 1 below-grade



Key Issues

- Building Design
 - Activation of Streetscape
 - Relationship to Town Center Green
 - Screening Above-Grade Parking
- Parking
- Traffic
- Site Access
- Federal Aviation Administration



Building Design



Proposed Office Towers – View from the Southwest

Building Design



Proposed Office Towers – View from the South

Building Design



Proposed Office Towers – View from the Northeast



Parking

- Amend parking ratio for office uses:

	Previously Approved Ratio	Proposed Ratio
Office	2.03 spaces / 1000 SF	1.16 spaces / 1000 SF

- Consistent with the North Potomac Yard maximum parking ratio for office uses
- Participation in the Potomac Yard TMP
- Proximity to transit
- Provision of surface spaces until Potomac Yard Metrorail is operational

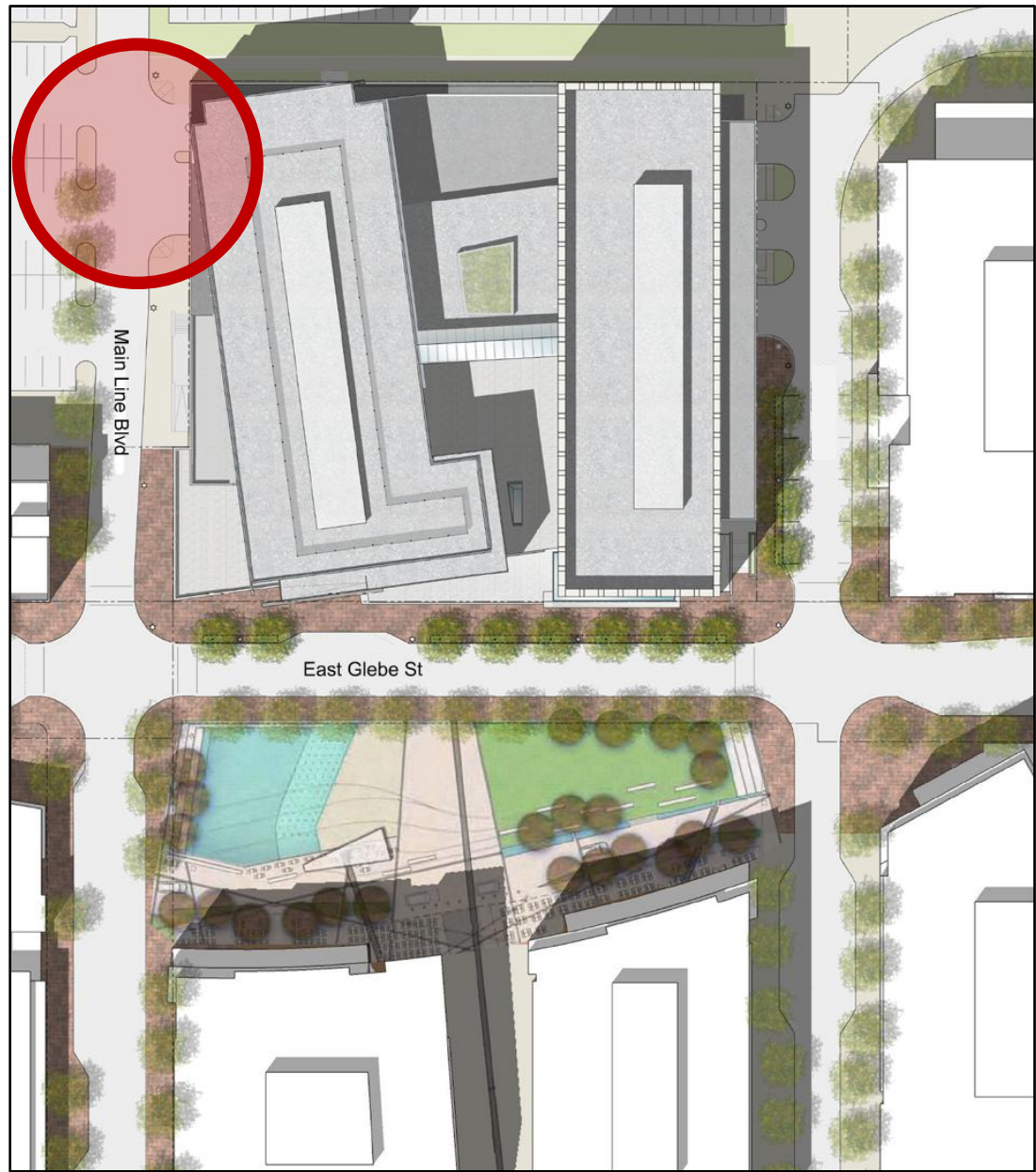


Traffic

- Updated Traffic Analysis submitted based on Landbay G land use changes
 - 60 additional trips in the AM peak hour
 - 23 fewer trips in the PM peak hour
- One-block from Route 1 Transitway Stop
- Multiple garage access points to disperse traffic
 - Access to Route 1 via Glebe Road
 - Access to Potomac Avenue via both Glebe Road and Dogue Street



Site Access



Proposed Site Plan

Federal Aviation Administration



Community Outreach

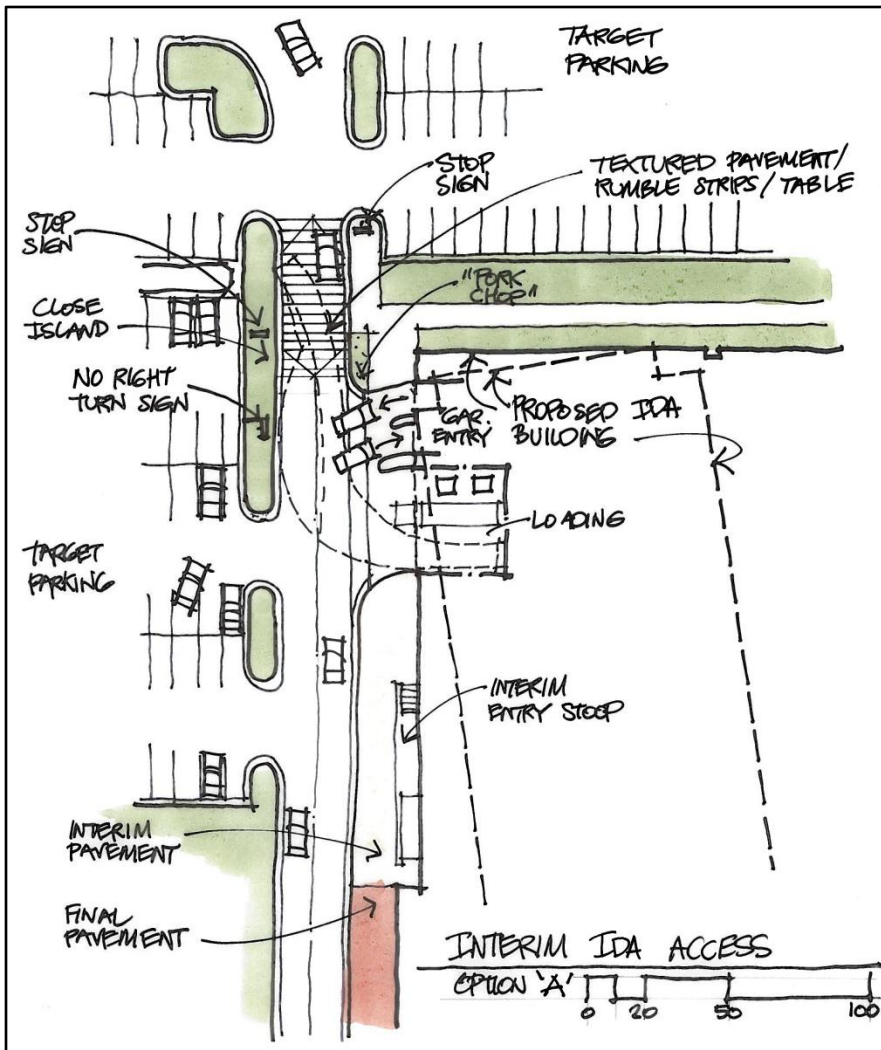
Date	Meeting
May 9, 2012	Potomac Yard Design Advisory Committee
June 20, 2012	Potomac Yard Design Advisory Committee
July 25, 2012	Potomac Yard Design Advisory Committee
August 30, 2012	Del Ray Citizens Association
October 4, 2012	Potomac Yard Residents
November 28, 2012	Federation of Civic Associations



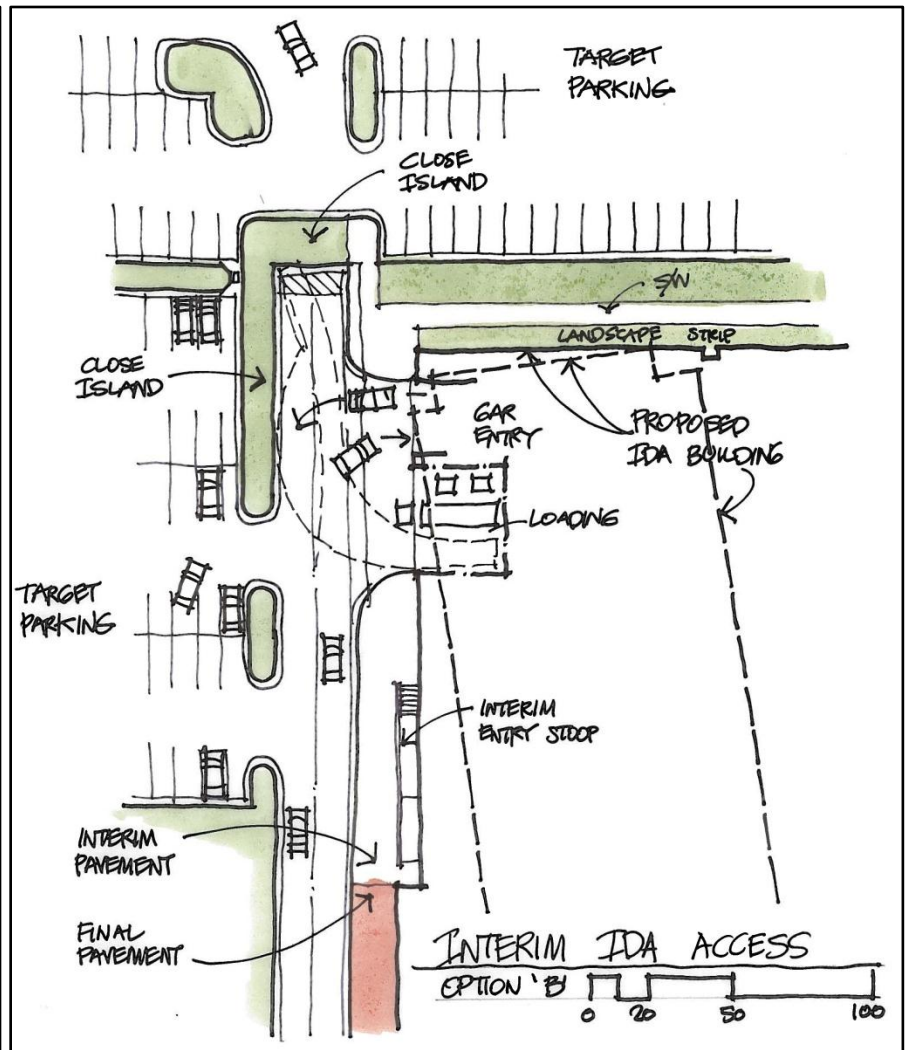
Conclusion



Site Access



Option A: Traffic Calming Measures



Option B: Closure of Main Line Boulevard