

# 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

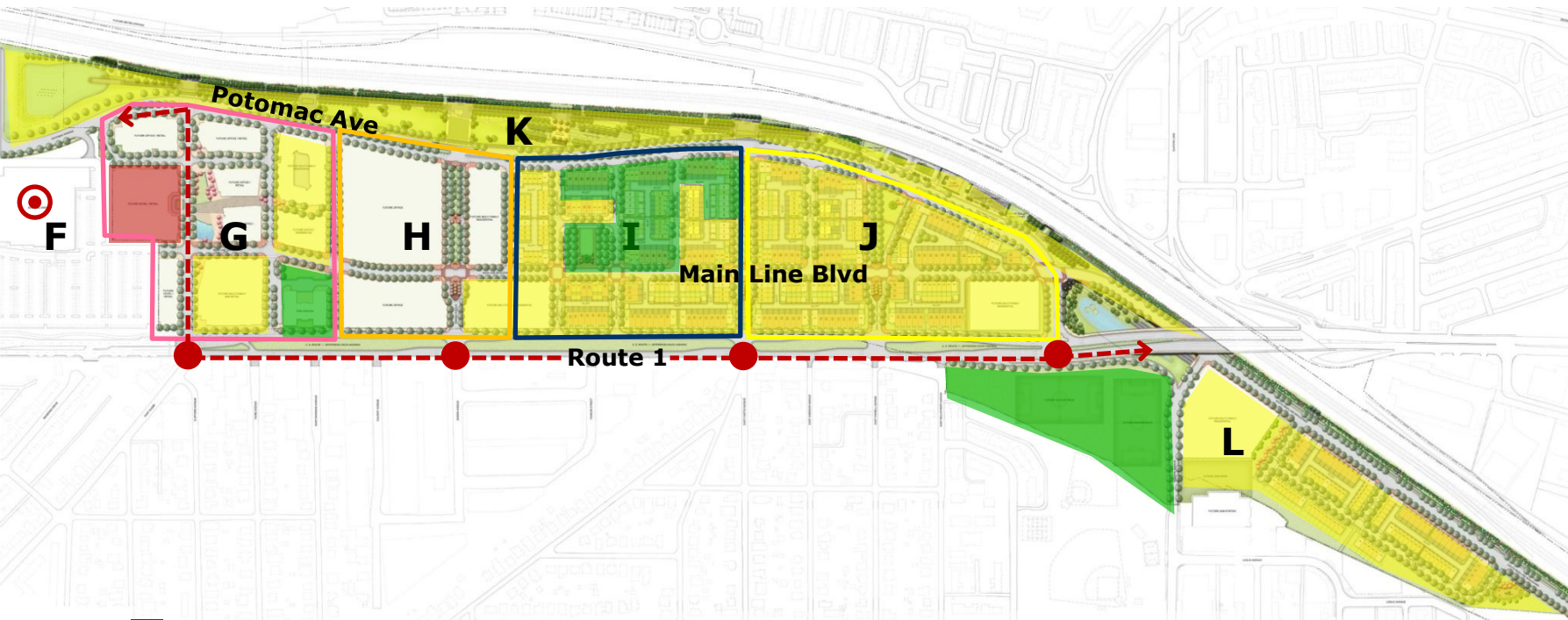


# Requests for Approval

- 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



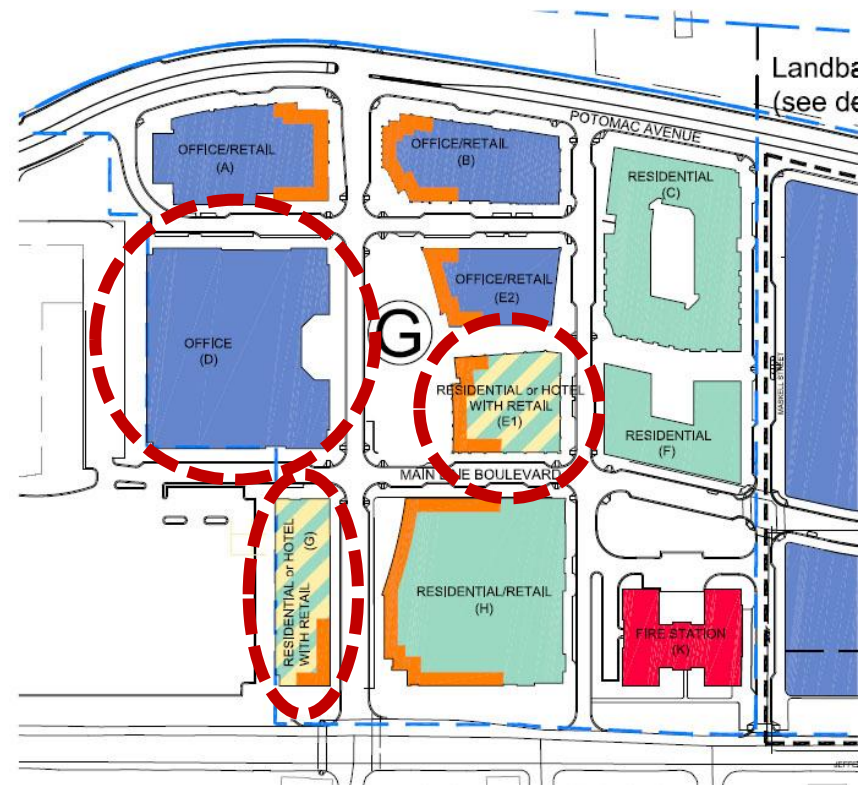
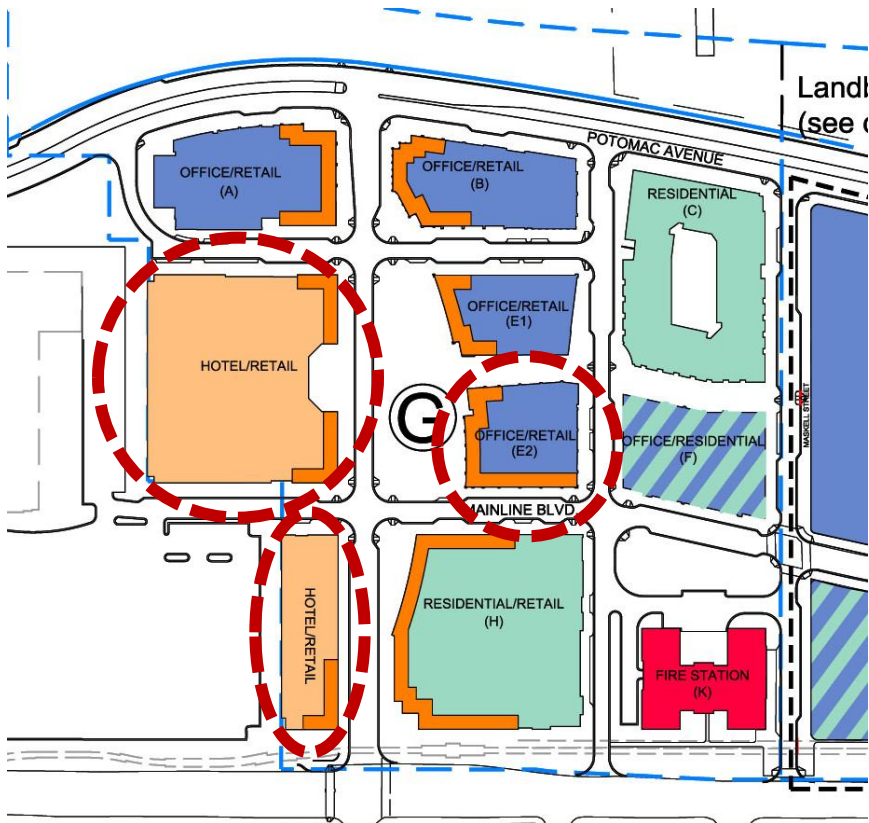
- Site
- Constructed
- Under Construction / Recently Approved
- Transitway Stop
- ⋯ Transitway Route



# 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

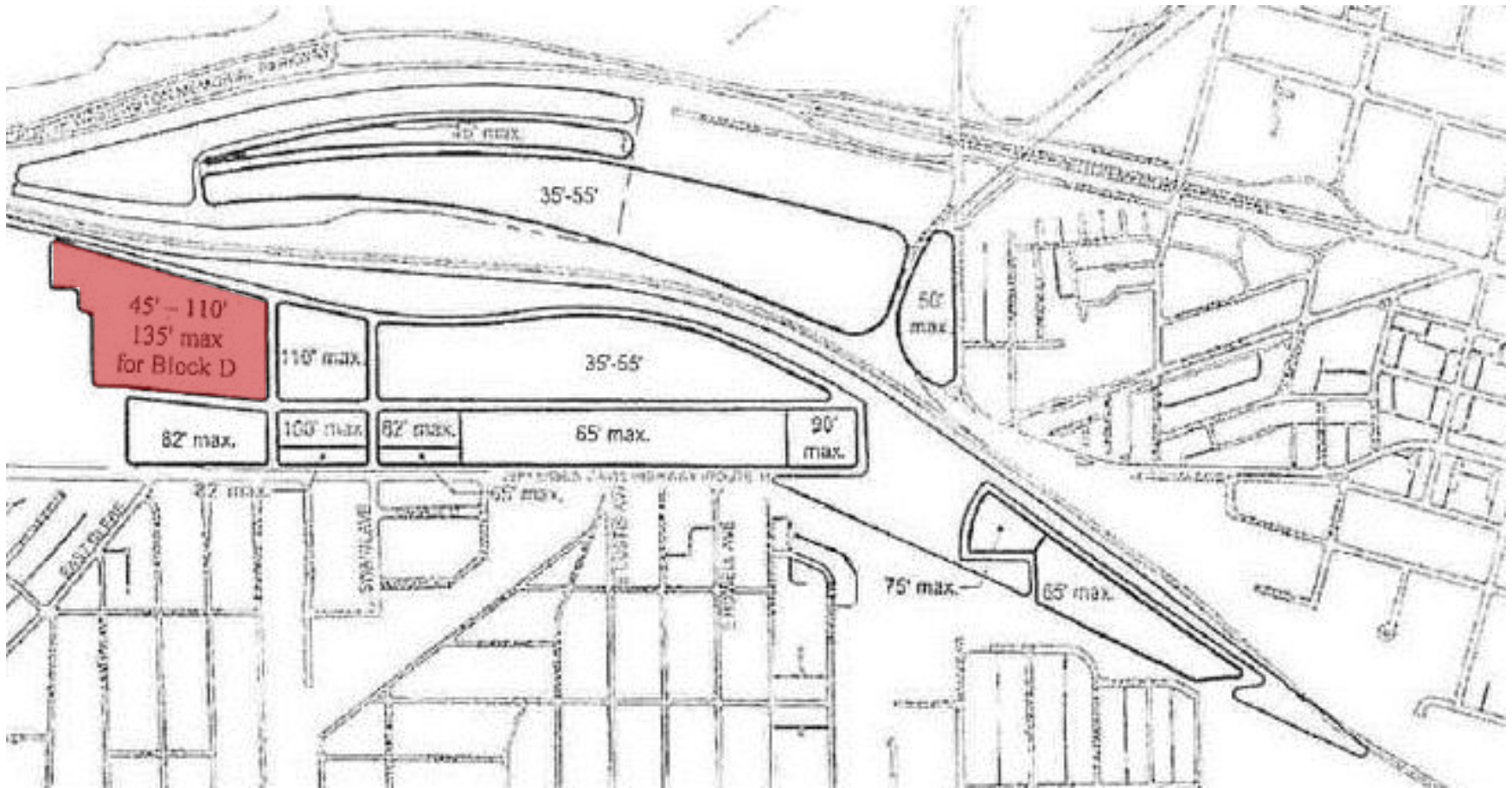
*Increase in Office, Retail, and Residential*

*Decrease in Hotel floor area*

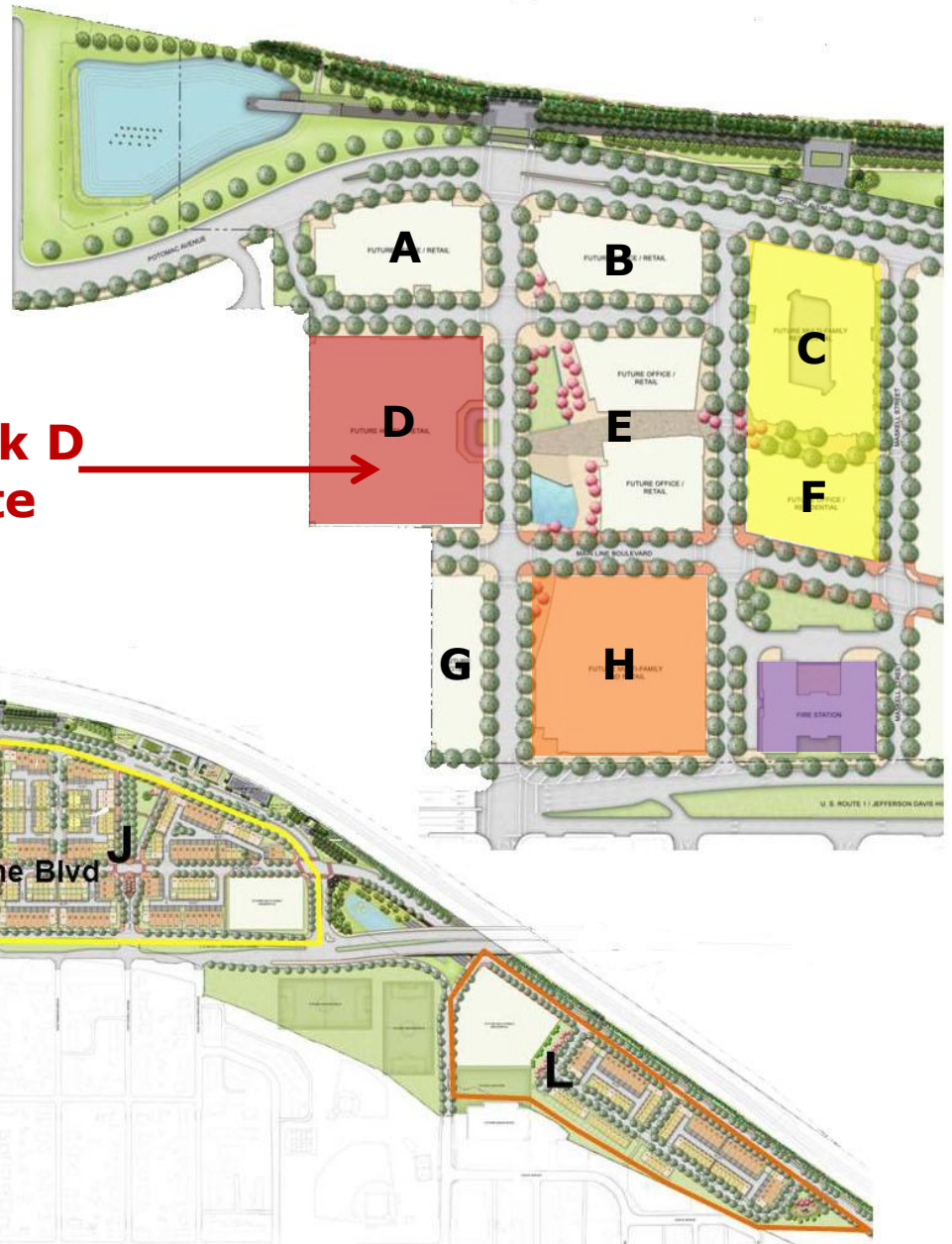


# Potomac Yard Amendments

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



# Site Context



**Block D  
Site**



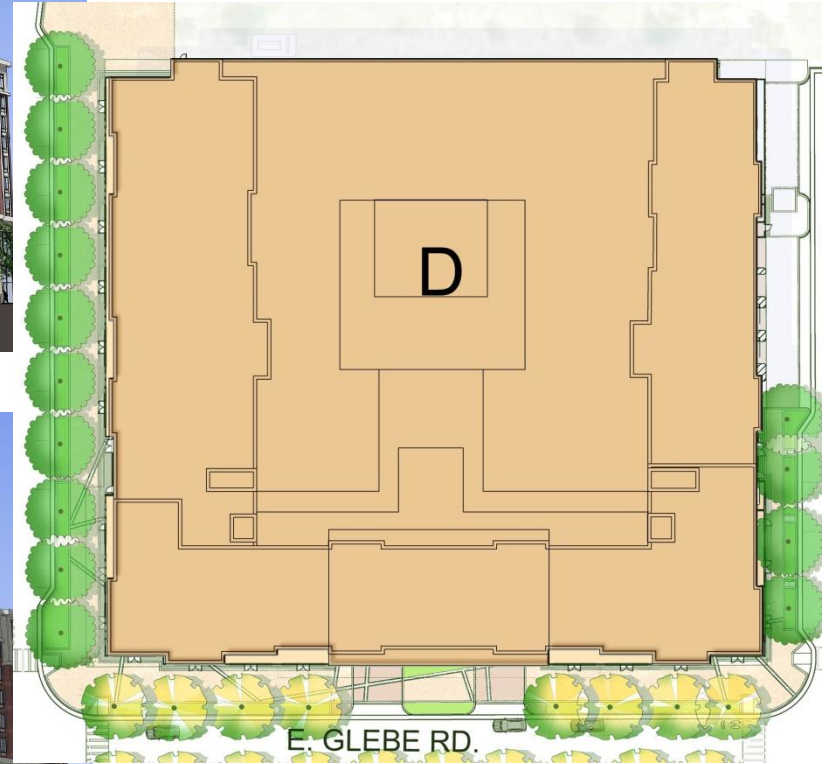
# Site History



*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

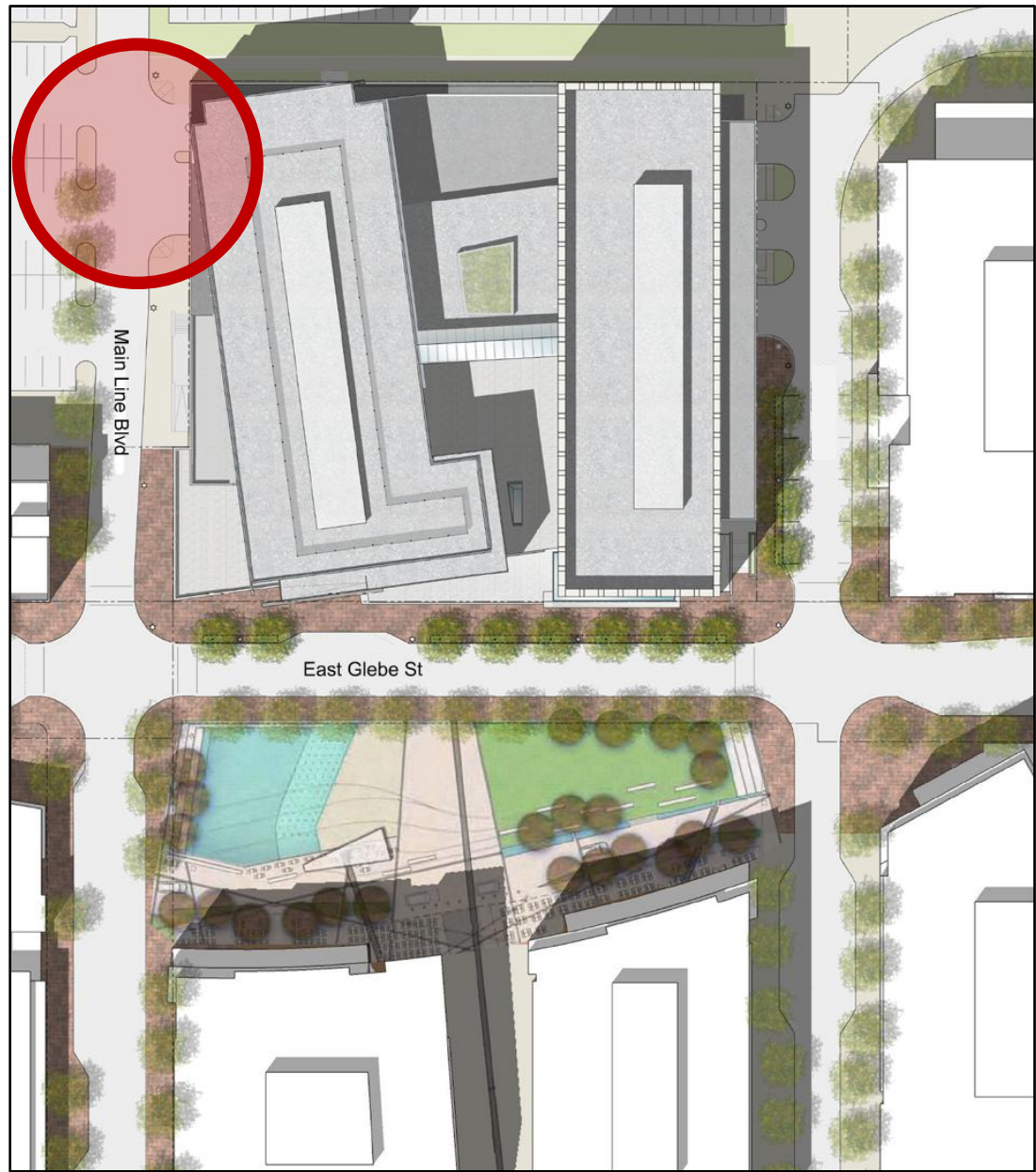


# Traffic

- 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

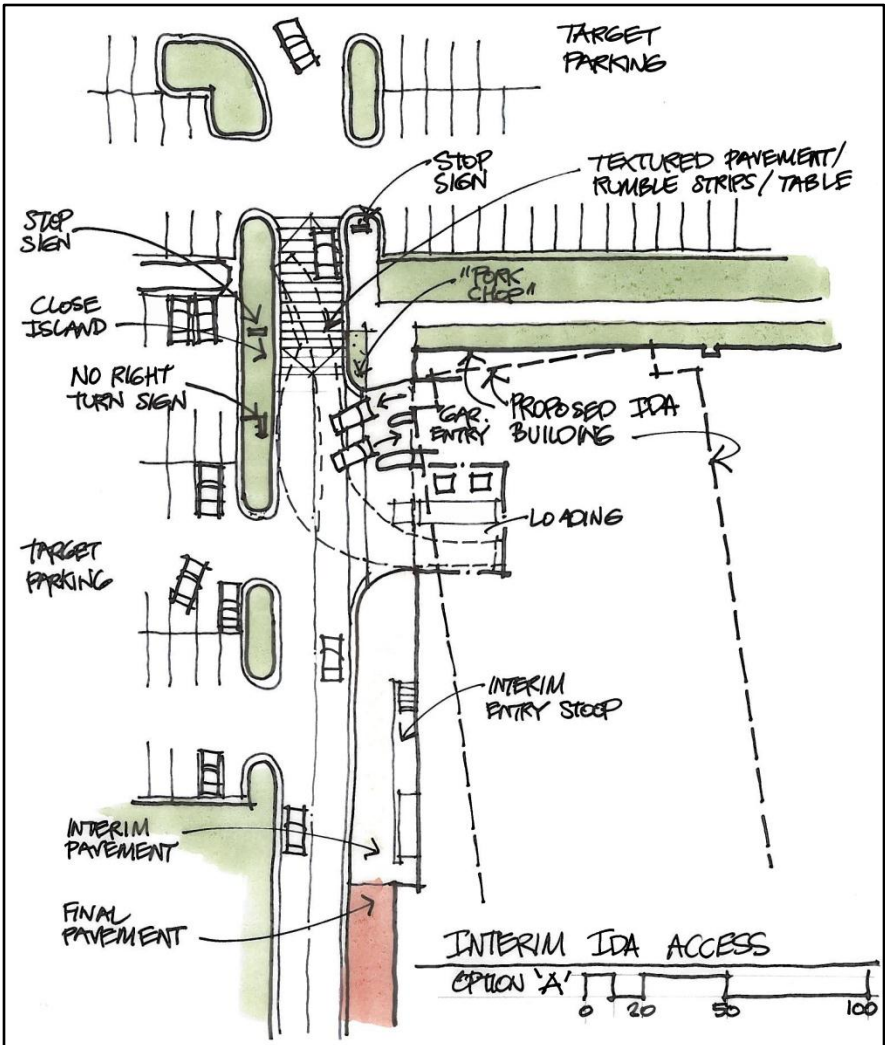


# Conclusion

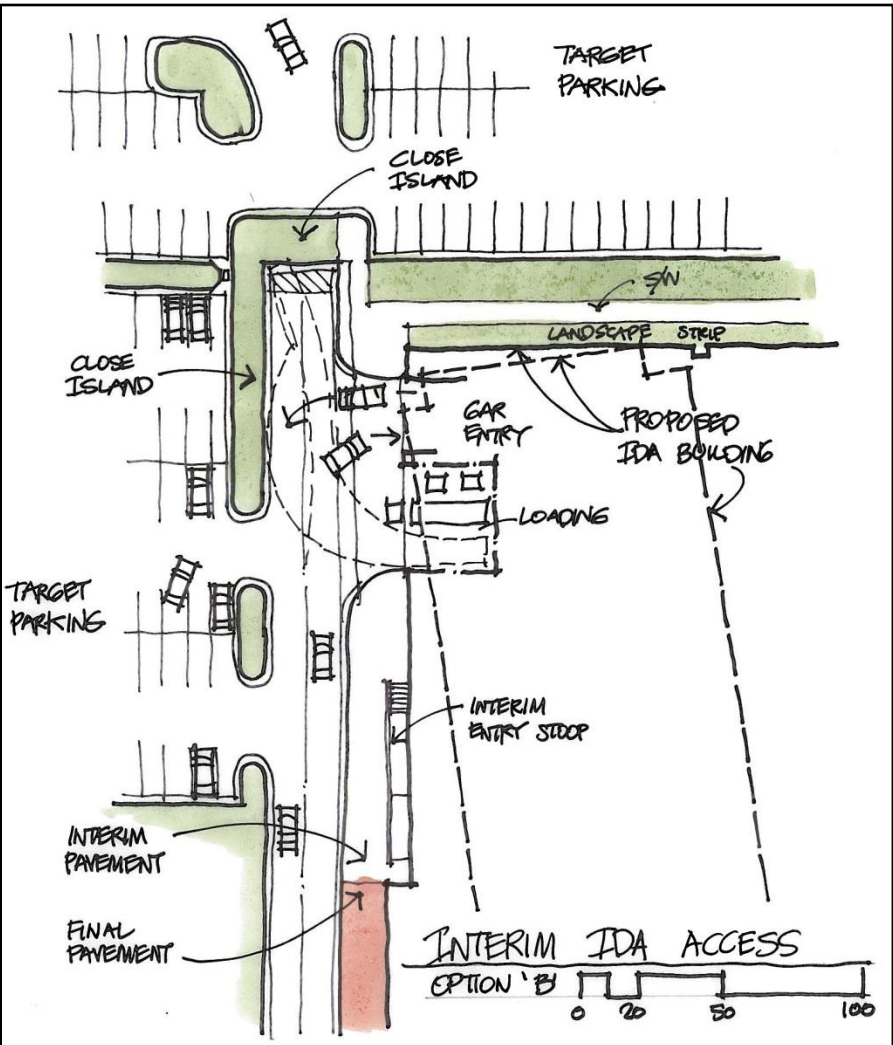




# Site Access



Option A: Traffic Calming Measures



Option B: Closure of Main Line Boulevard

