

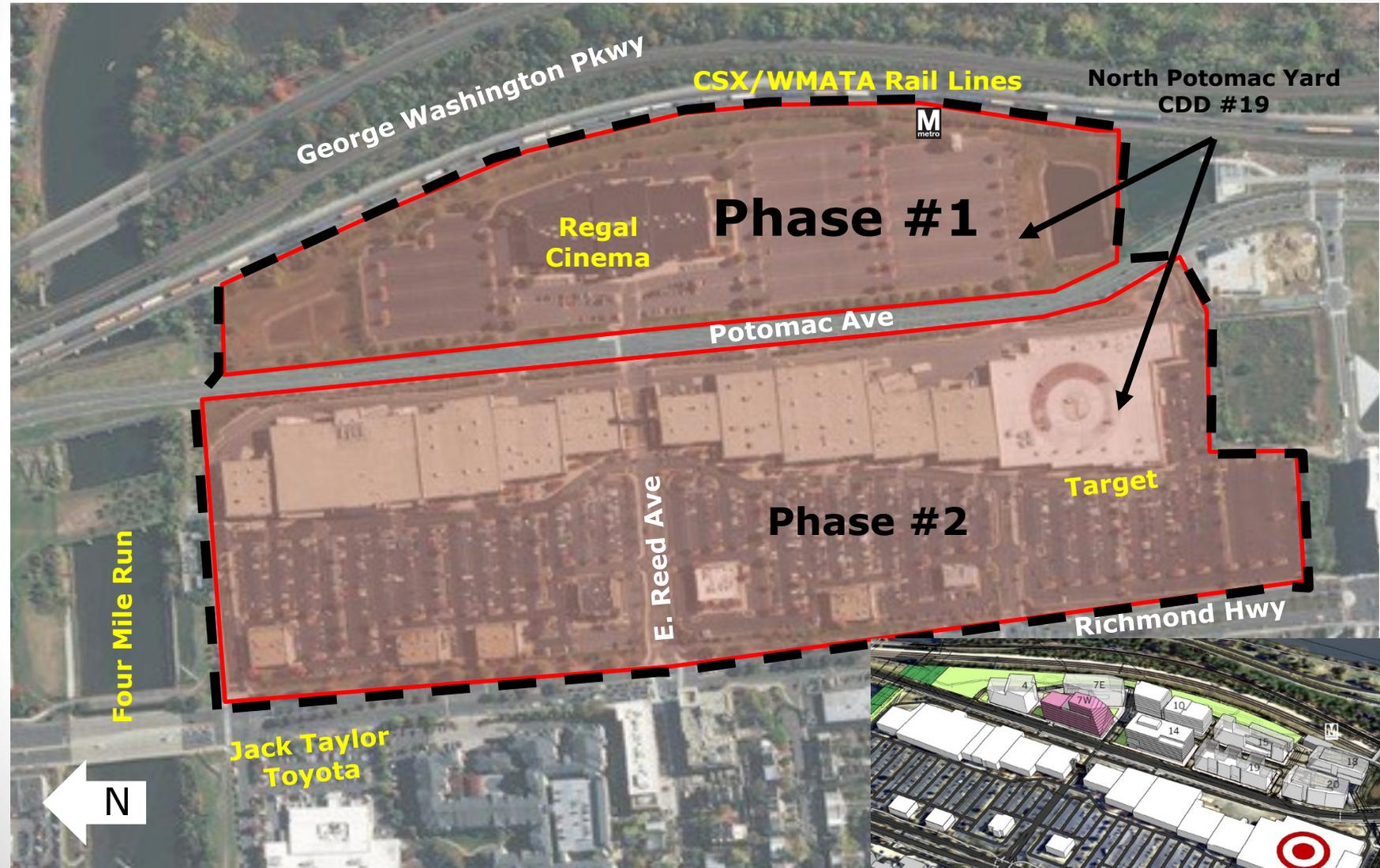
North Potomac Yard

3601 Potomac Avenue

Master Plan Amendment #2020-00005 , CDD Concept Plan Amendment #2020-00004 , Development Special Use Permit #2020-00012 (Building 7w), Development Special Use Permit #2020-00013 (Building 10), Development Special Use Permit #2020-00014 (Building 14), Development Special Use Permit #2020-00015 (Building 15), Development Special Use Permit #2020-00016 (Building 18) , Development Special Use Permit #2020-00017 (Building 19), Development Special Use Permit #2020-00018 (Building 20), Encroachment #2020-00004 (Building 10), Encroachment #2020-00005 (Building 20) , Transportation Management Plan Special Use Permit #2020-00042 ,and Transportation Management Special Use Permit #2020-00060

City Council– October 17, 2020

Project Location





Phase 1: NPY Review Process

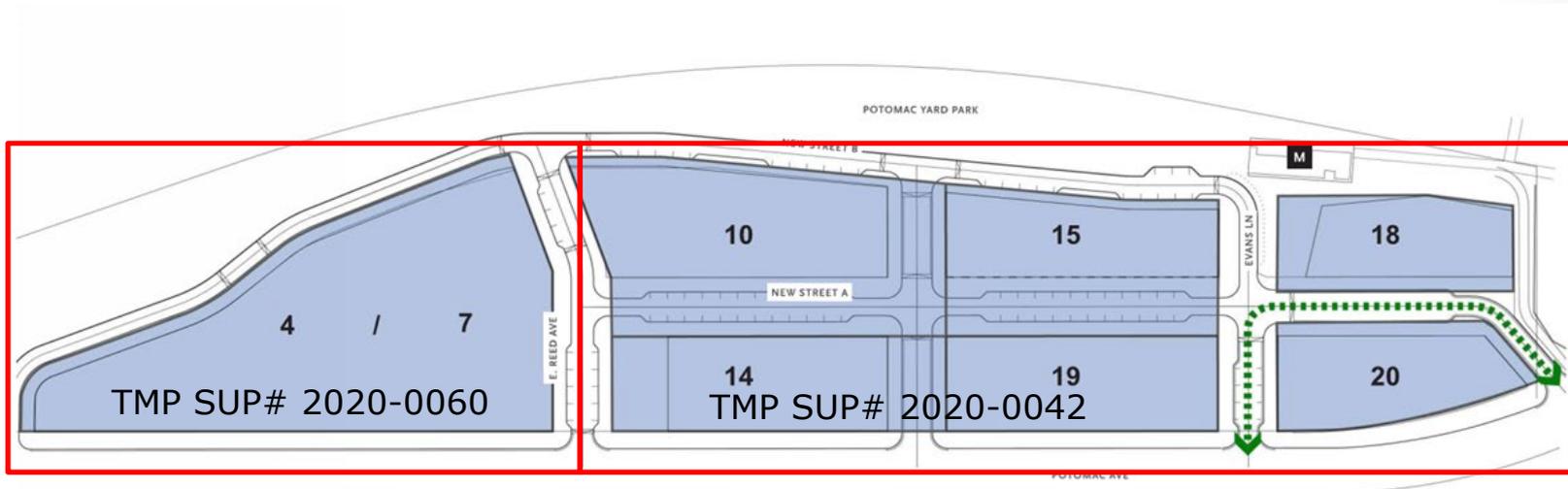
- March 2020 (Approved):
 - Master Plan Amendments and Design Excellence Standards
- June 2020 (Approved):
 - CDD Concept Plan Amendment, Text Amendment, Preliminary Infrastructure Site Plan, and Pump Station DSUP
- October 2020:
 - MPA & CDD Concept Plan Amendment
 - Subdivision Request
 - Street Naming Case
 - TMP SUP
 - Seven Building DSUPs: Buildings 10, 14, 15, 19, 18, 20 and VT
- Winter 2020/2021:
 - Potomac Yard Park DSUP, Pump Station Building Architecture, Coordinated Sign SUP

Master Plan and CDD Concept Plan Amendments



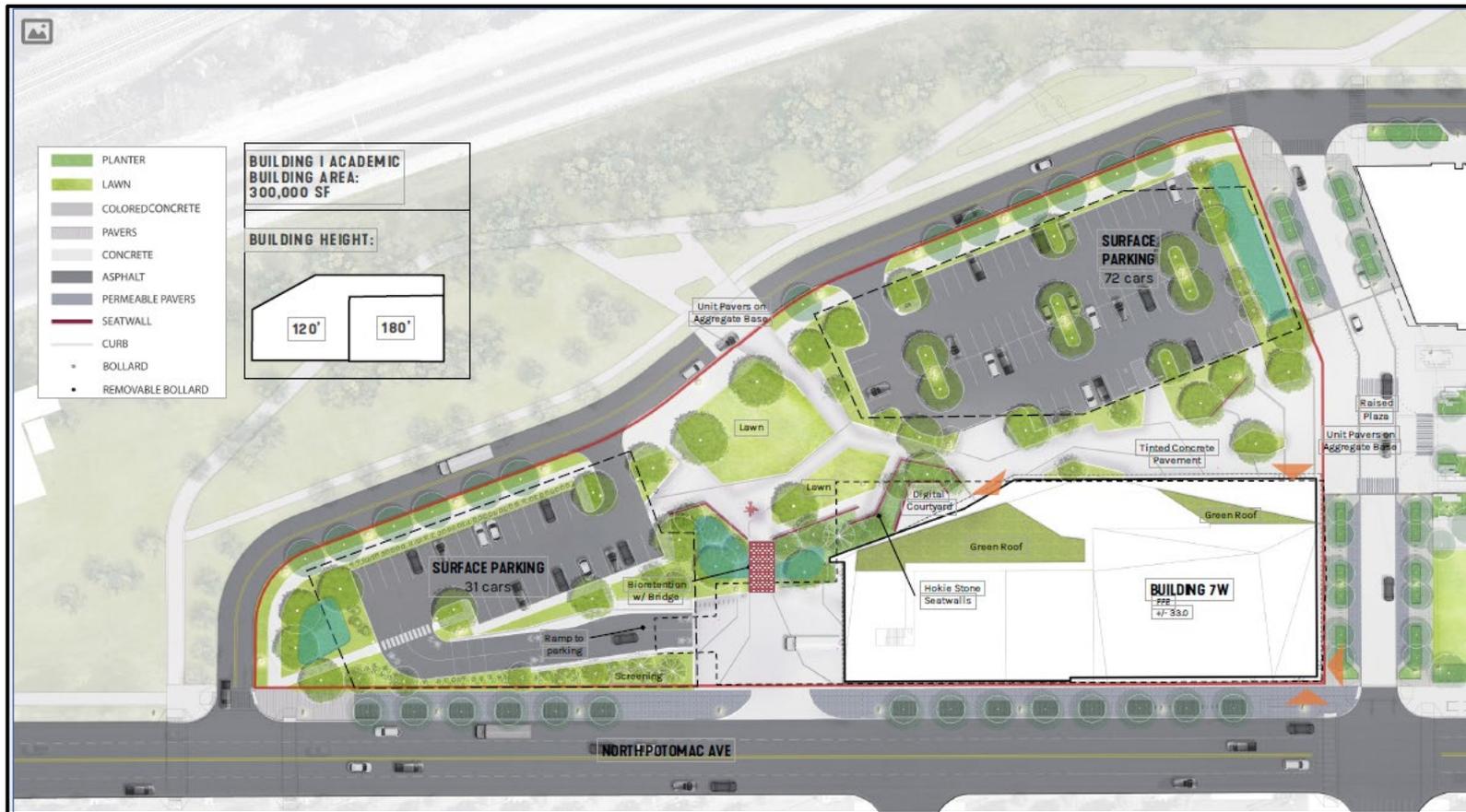
Building	Current Height	Proposed Height
15	85'	95'
18	90'	115'

TMP SUPs & Shared Parking



Block	Total (SF)	Maximum Parking per CDD	Proposed Parking
4 and 7*	600,000	720	500
10	239,726	338	425
14	247,852	332	213
15	180,172	264	306
18	162,568	216	134
19	220,033	342	182
20	156,010	214	119
Totals	1,806,361	2,426	1,879

Virginia Tech Interim Parking

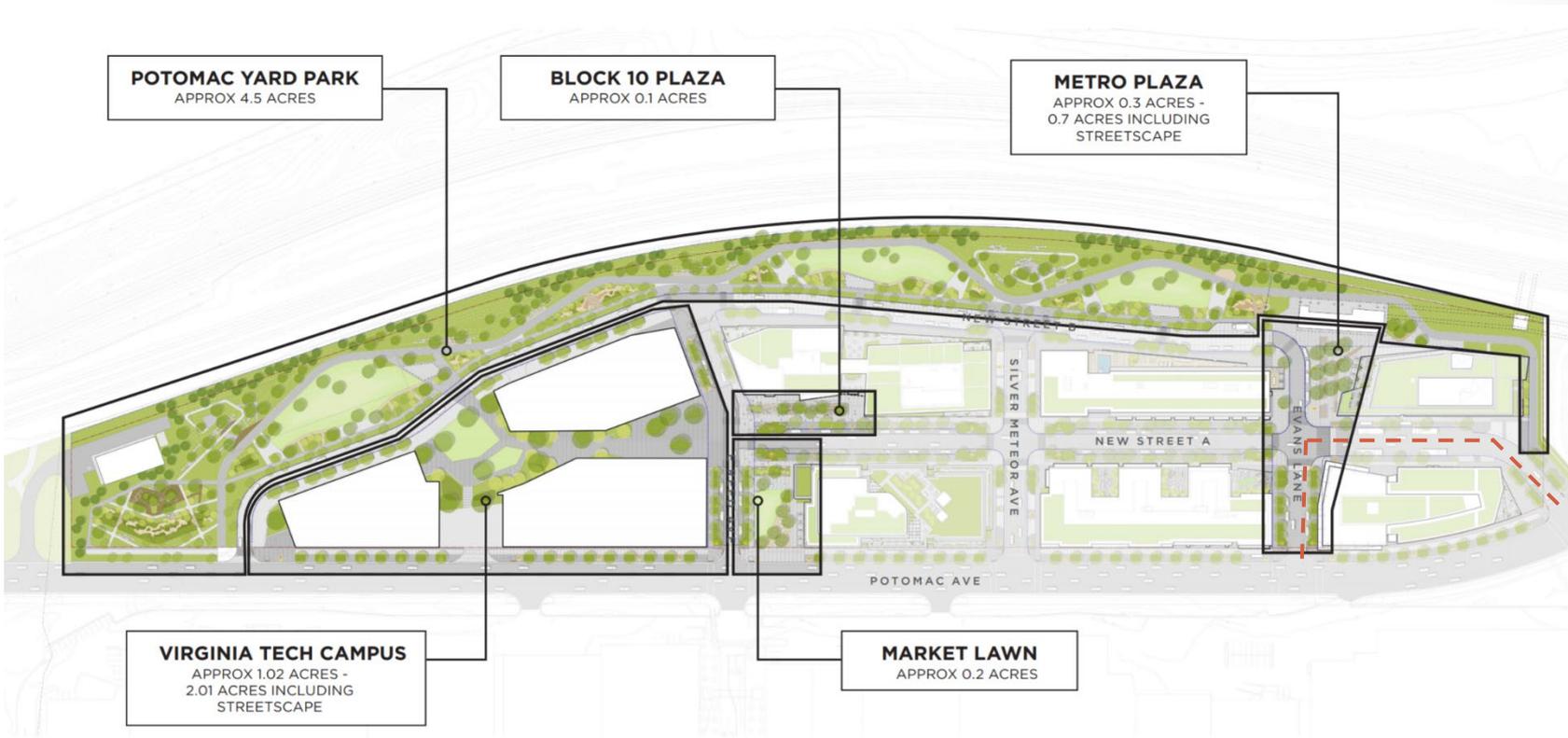


Street Network

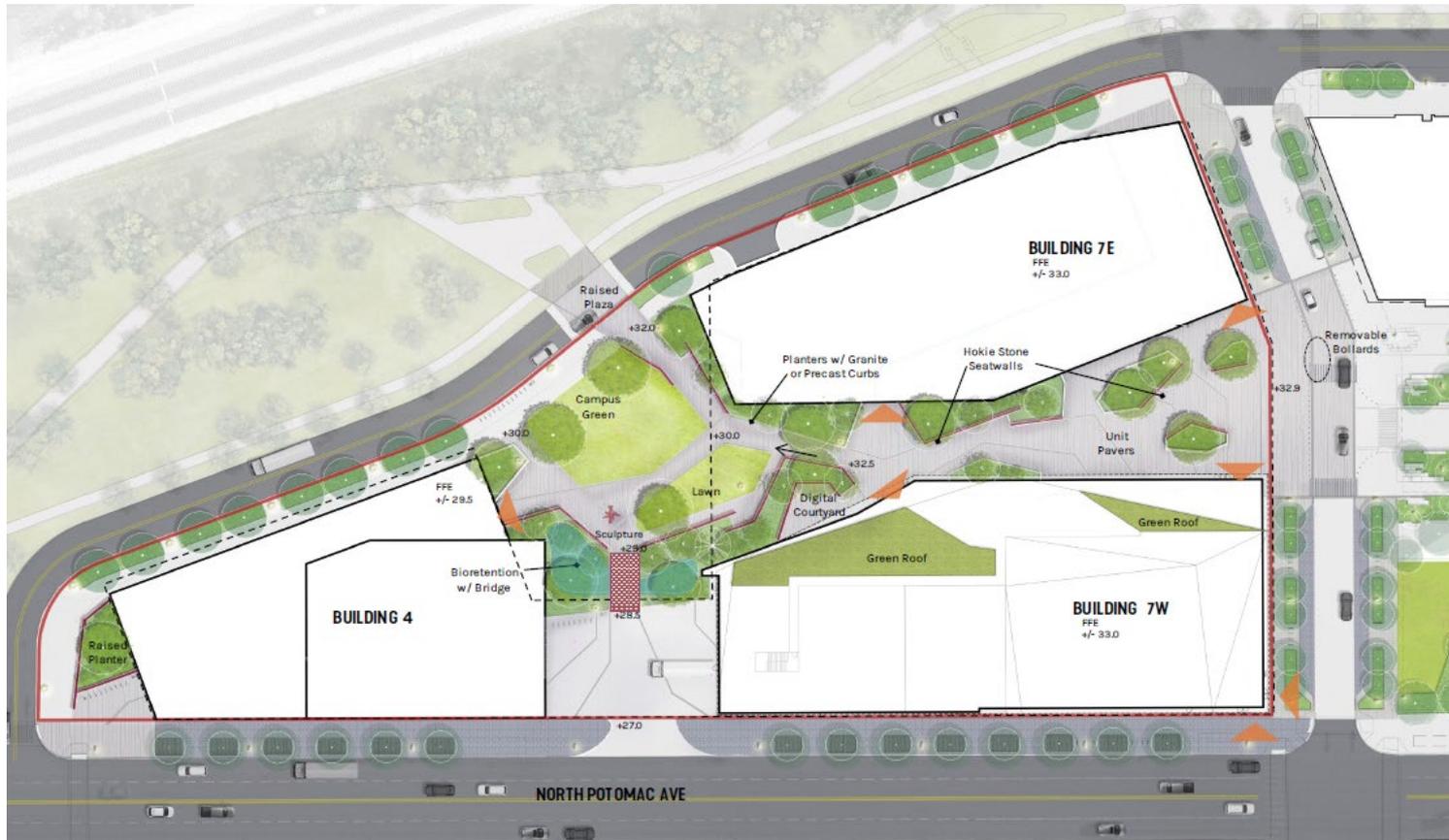


- PUBLIC STREET
- PRIVATE STREET
- CITY MAINTENANCE
- APPLICANT MAINTENANCE

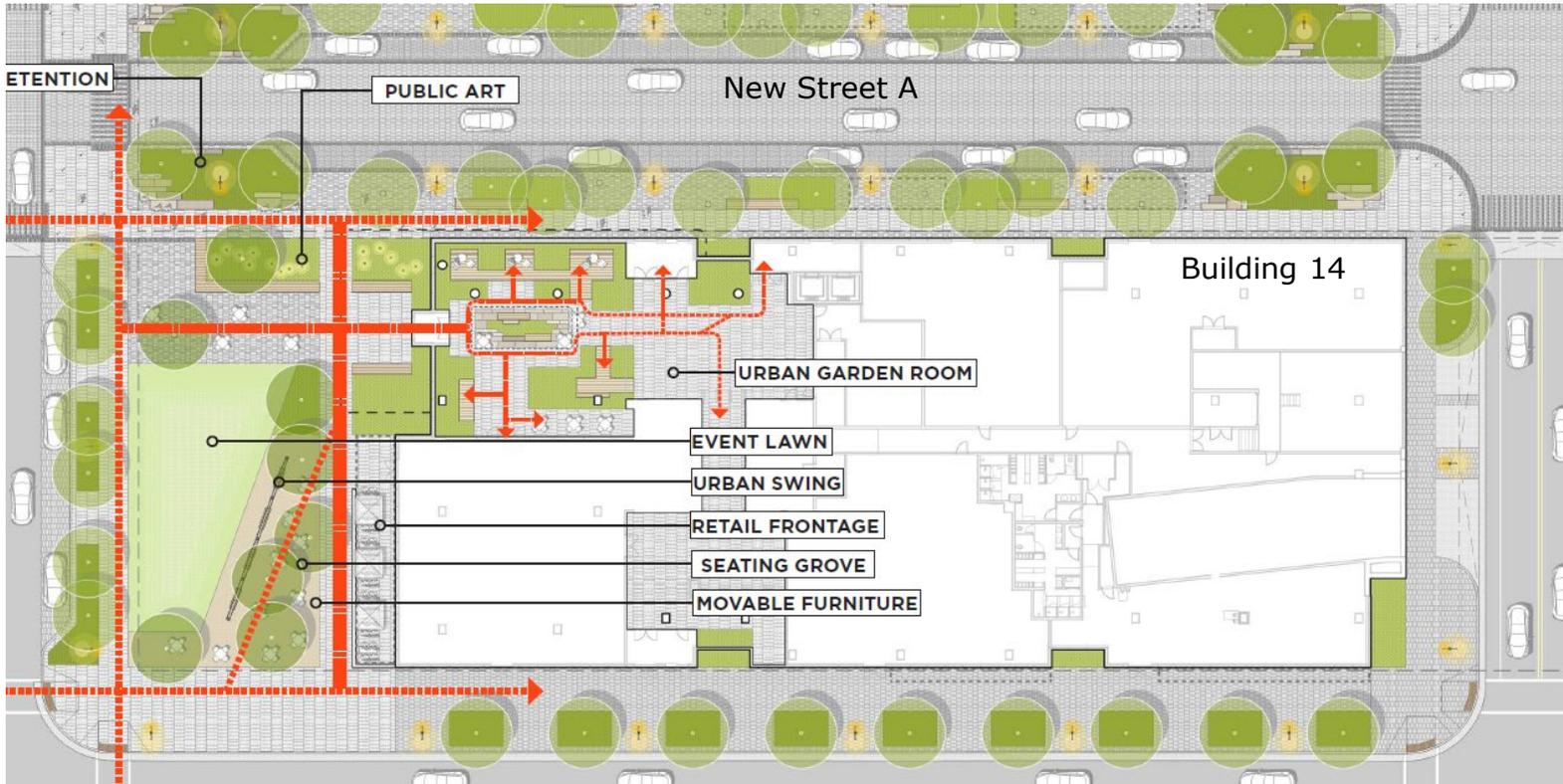
Open Space & the Public Realm



Virginia Tech Campus Open Space



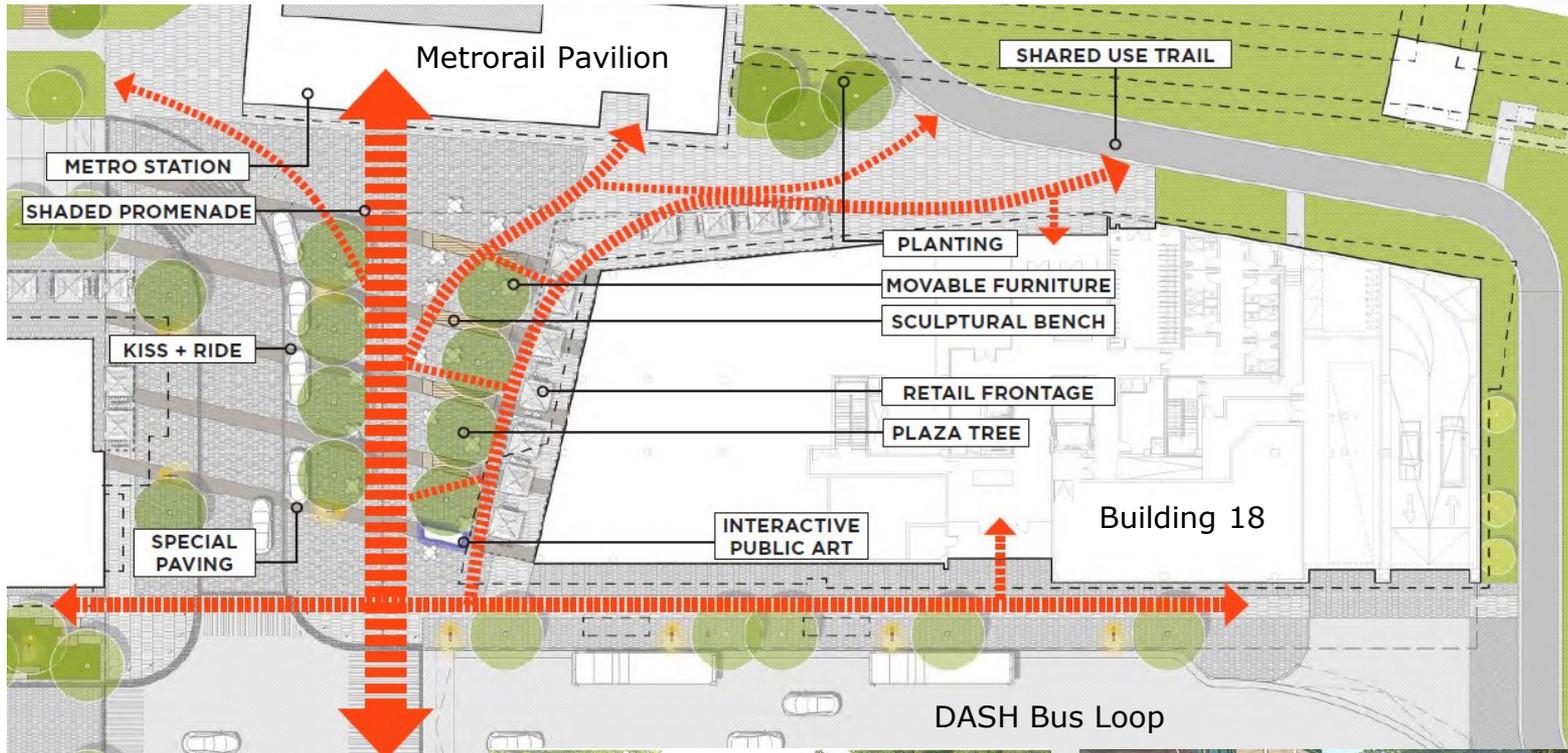
Market Lawn



New Street A: Retail Street



Metro Plaza



Consistency with City Policies

Environmental Sustainability Master Plan

2019 Green Building Policy

Affordable Housing

Public Art

REVISED

ENVIRONMENTAL SUSTAINABILITY MASTER PLAN
North Potomac Yard
Alexandria, Virginia

CITY OF ALEXANDRIA
2019 Green Building Policy

POLICY STATEMENT:
Green building is a practice that brings environmental and economic benefits to present and future generations. A green building reduces the environmental impacts associated with the design and construction processes, the impacts of the building on the local and global environment, and its long-term operational costs and its healthy indoor environment for building occupants. The standards of the 2013 City of Alexandria Green Building Policy provide better standard minimum green building practices for new development and building the City's commitment to lead by example through new development and renovation of its own public buildings. In addition to building standards, to achieve an overall improvement in building performance, the Green Building Policy includes a rating system, which can approach that targets the reduction of energy use and reducing greenhouse gas emissions, increased water efficiency and improved indoor environmental quality in both new private and public buildings. As a result, implementation of the Green Building Policy will contribute to reduced greenhouse gas emissions, conservation of potable water and improved human health in the City of Alexandria.

DEVELOPMENT STANDARDS:
New private development, new public development (City-owned buildings, including government City Public Buildings, and major renovations), major renovation of a Commercial Site Plan (OSP) or a Commercial General Use Permit (CGUP) and major renovation with the Green Building Policy. The Green Building Policy is effective as of March 21, 2020 for OSP and CGUP applications submitted on or after this date.

The 2019 Green Building Policy identifies: 1) the parameters to achieve the City's green building performance standards, including certification through three nationally recognized green building rating systems; 2) a minimum level of green building certification for high private and public developments; and 3) publicly Performance Points" within each rating system that a project is expected to achieve.

RATING SYSTEMS & MINIMUM LEVEL OF CERTIFICATION:
LEED, Green Globes, and EarthCam are the standard third-party green building rating systems accepted under the Green Building Policy. The minimum level of certification for each rating system is provided on the following page for both public and private developments. The total number of each rating system at the time of the final Site Plan submission shall apply.

In addition to the LEED, Green Globes or EarthCam green building rating systems, projects may choose an alternative path for certification through an independent, third-party auditor. The independent, third-party auditor must verify that the performance standards of the Green Building Policy are met.

PERFORMANCE POINTS:
Performance Points are defined as specific, measurable goals that will be achieved through green building rating system. Performance Points are awarded when the goals of energy use reduction and greenhouse gas emission reduction, water efficiency, and indoor environmental quality. Projects that are LEED Gold level or the LEED Gold Plus level or the specific criteria of each point. Those who utilize Green Globes or EarthCam must comply with the Performance Point criteria on Appendix A and Appendix B of this Policy, respectively. To be eligible for award with the Performance Points, the project must be eligible for the completed certification to the rating system, according to the building code, and the building is open, leased, or other City policies.

In addition to the minimum level of certification and the designated Performance Points, public development will meet the following criteria:

STANDARDS	100% of the required alternative treatment through green infrastructure.
NET ZERO ENERGY	At least one LEED Gold building project or at least one net-zero energy building, the actual annual performance energy score that is equal to the on-site renewable energy output.

PUBLIC BUILDING RENOVATIONS:
All renovations of City-owned buildings that do not require a OSP or CGUP. The City will apply LEED Interior Design and Construction (ID+C) and LEED Operations and Maintenance (O+M) rating systems as a guideline for interior design and construction projects and for major renovations of residential building systems (e.g., PWR, bus, wireless, parking, etc.). Actual net-zero energy projects may be used when technically and financially feasible.

FLEXIBILITY:
Flexibility from the Green Building Policy will be considered on a case-by-case basis. If flexibility is requested, the Director of Planning and Zoning shall consider the project case, proposed use and the alternate green building practices the applicant proposes to incorporate into the project to determine if the request is justified. The City will also take the date submitted from the process start time to establish consistent criteria and thresholds for alternatives to compliance with the Green Building Policy.

OFFICE OF HOUSING

APPROVED DECEMBER 14, 2019
ACCEPTED BY ORDINANCE BY 2020 JANUARY 20, 2021

CITY OF ALEXANDRIA, VA
HOUSING MASTER PLAN

OFFICE OF HOUSING

APPROVED DECEMBER 14, 2019
ACCEPTED BY ORDINANCE BY 2020 JANUARY 20, 2021

CITY OF ALEXANDRIA
Office of the Arts & the Alexandria Commission for the Arts

AN IMPLEMENTATION PLAN FOR ALEXANDRIA'S PUBLIC ART POLICY

Building 10: Office



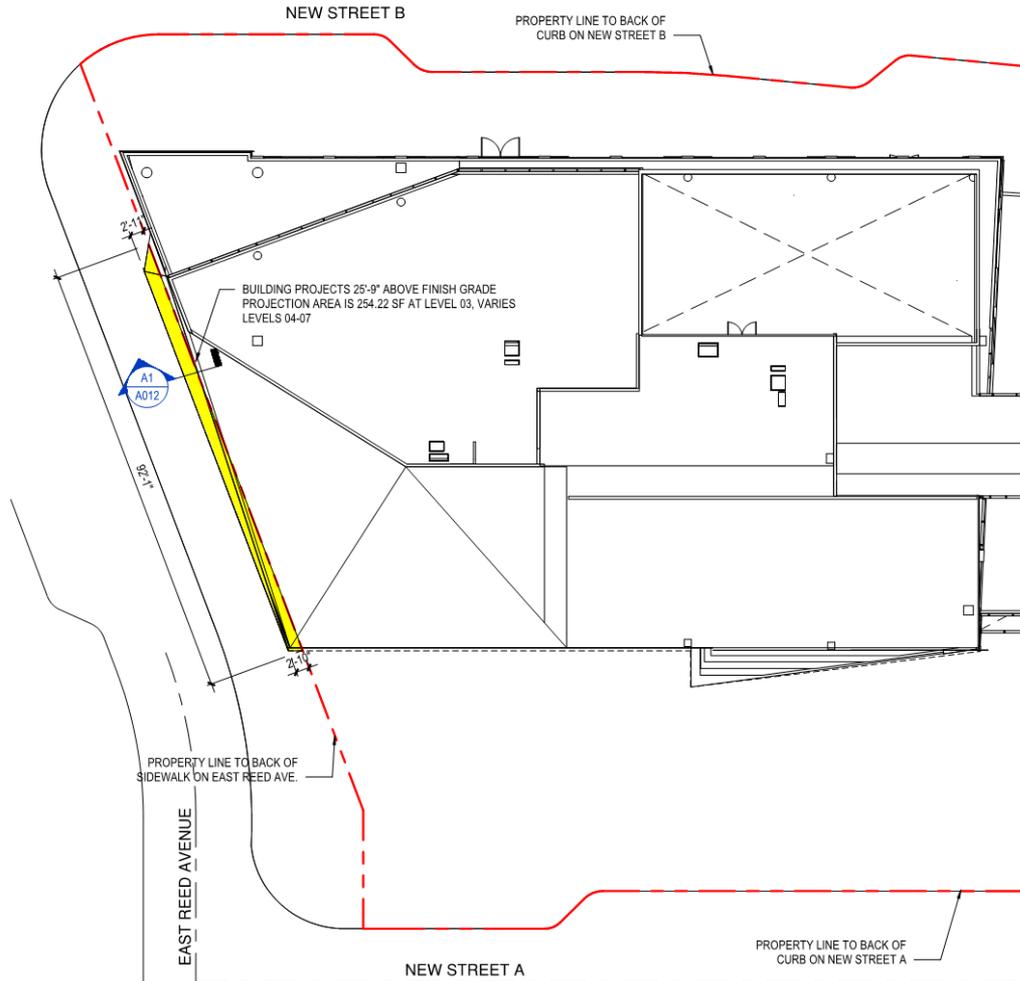
Building 10: Office



North Tower



Building 10: Encroachment



B4 ZONING - PROJECTION PLAN

1" = 20'-0"

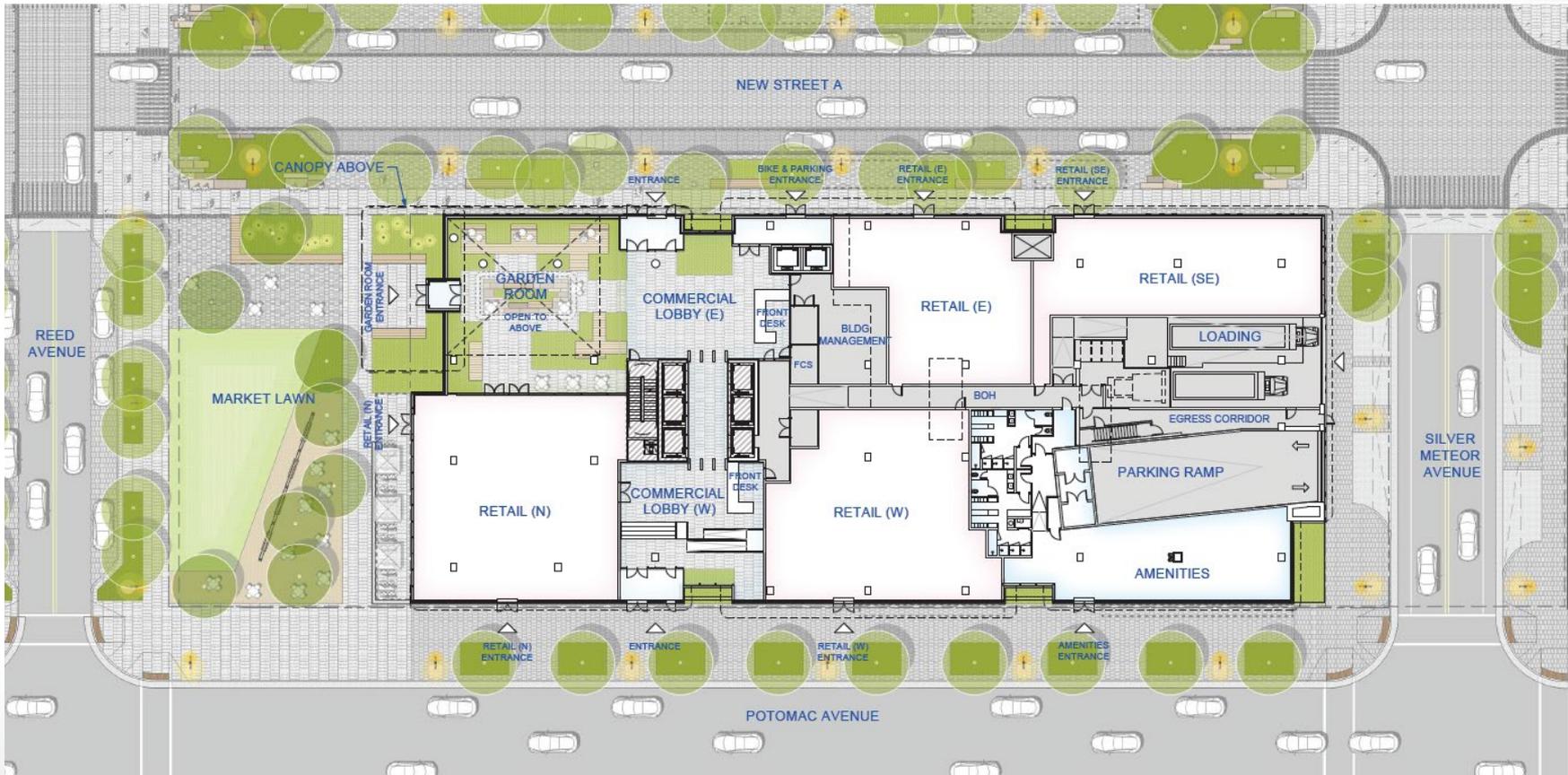
South Tower



Building 14: Office



Building 14: Office



Building 14: Office

North Potomac Yard



Potomac Avenue

Building 14: Office



Building 15: Residential



Building 15

North Potomac Yard



Building 15: Residential



Building 15: Residential



Building 19: Residential



Building 19: Residential



Building 19: Residential



Building 19: Residential



Building 18: Office



Building 18 Site Plan



Building 18: Office



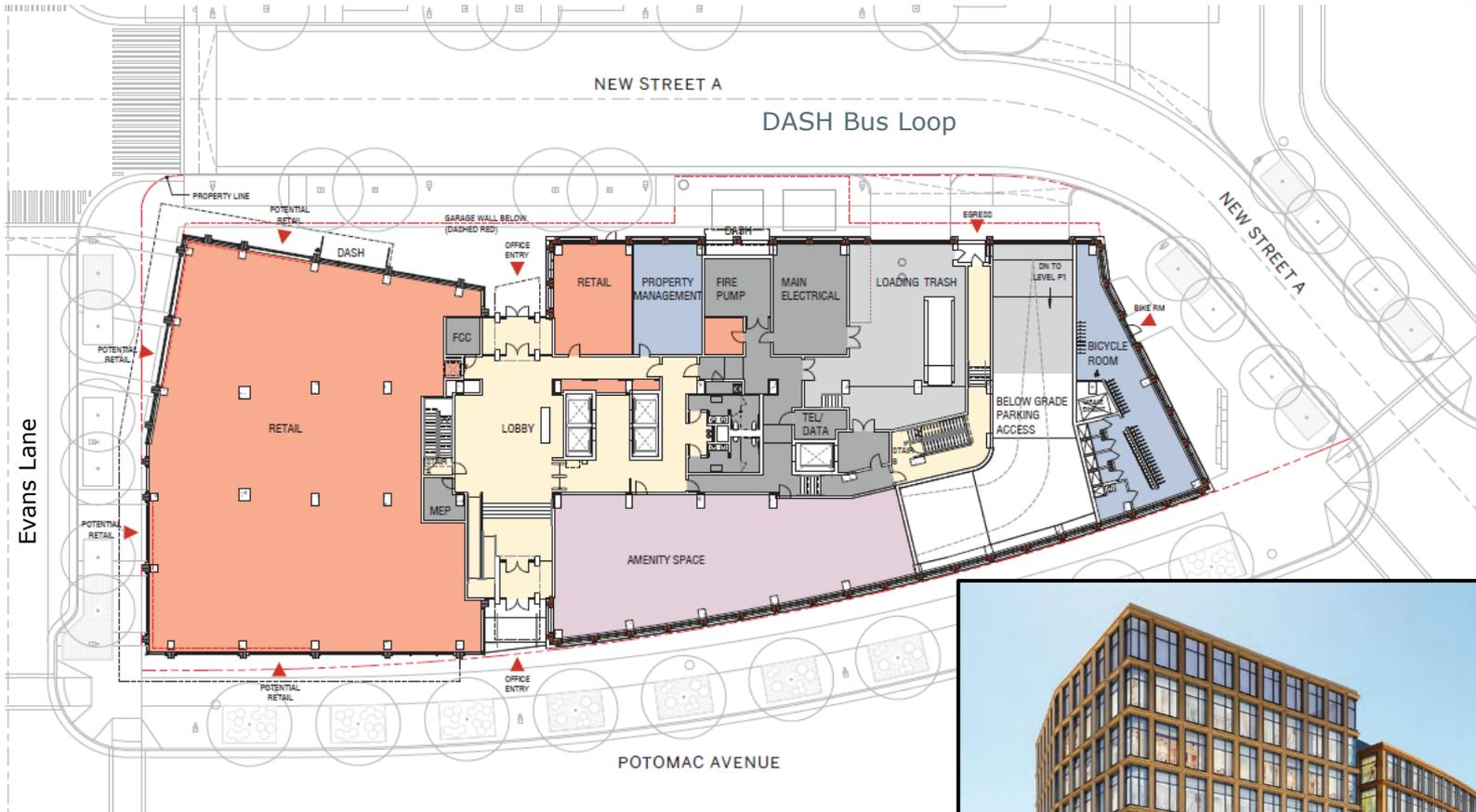
Building 18: Office



Building 20



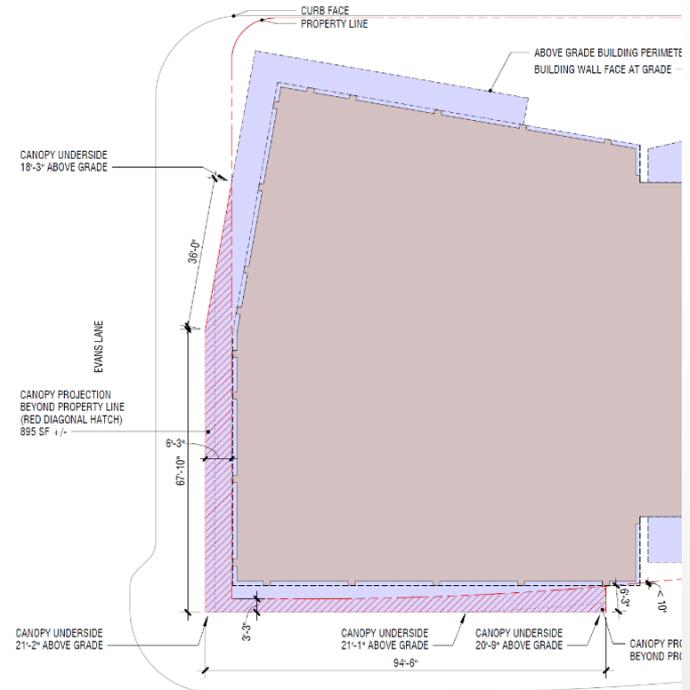
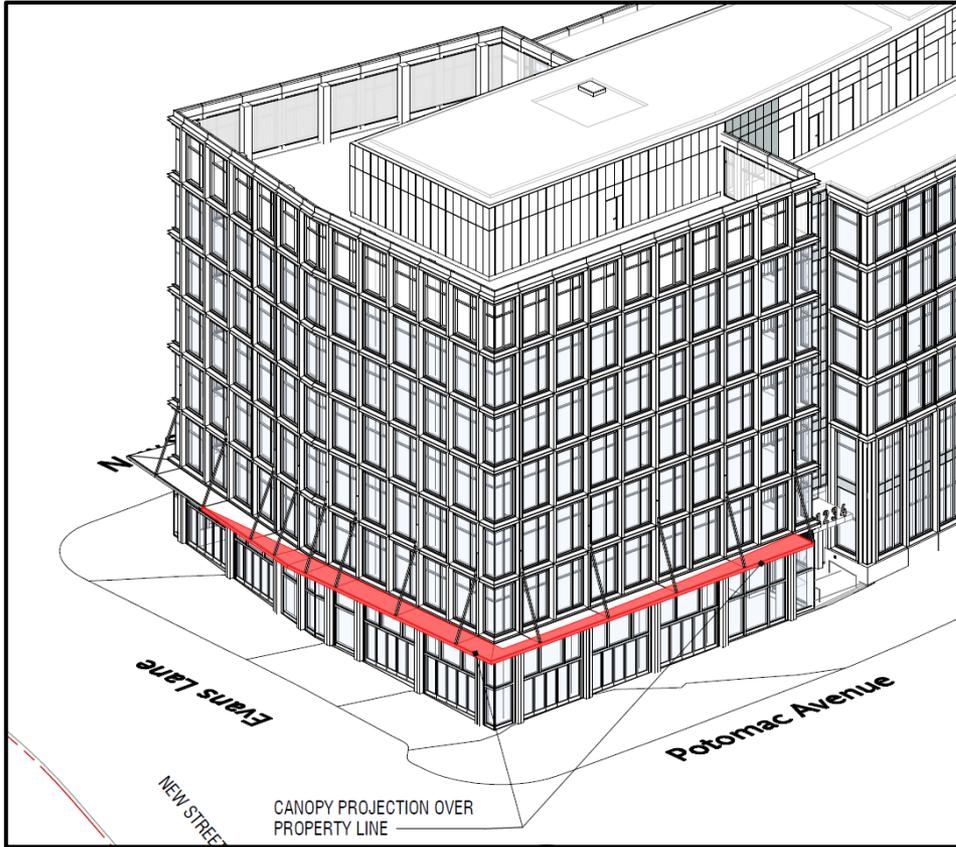
Building 20: Office



Building 20: Office

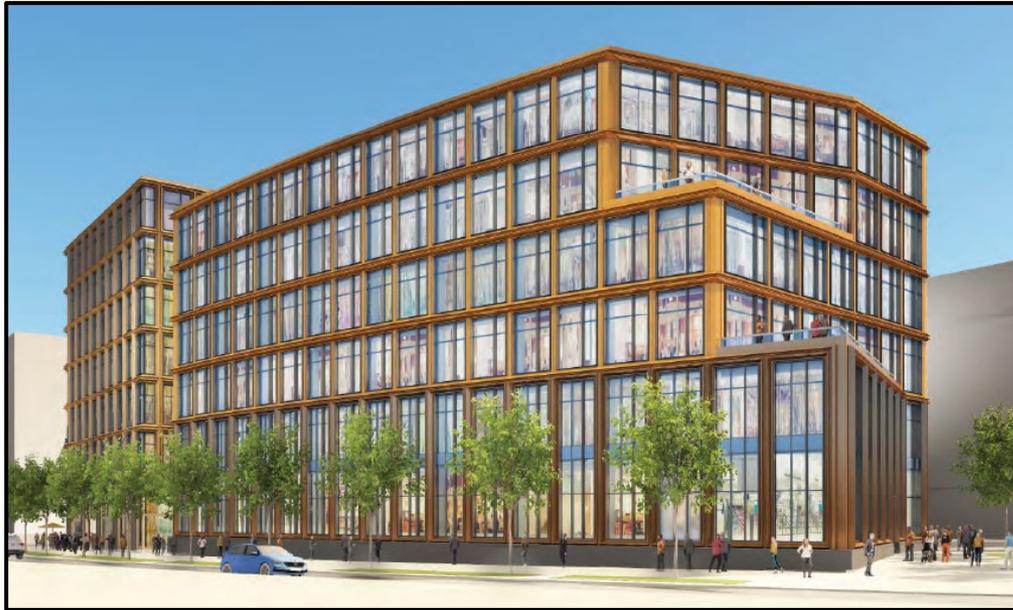


Building 20 Encroachment



1 PROJECTION DIAGRAM
SCALE: 1" = 20'-0" A201

Building 20: Office



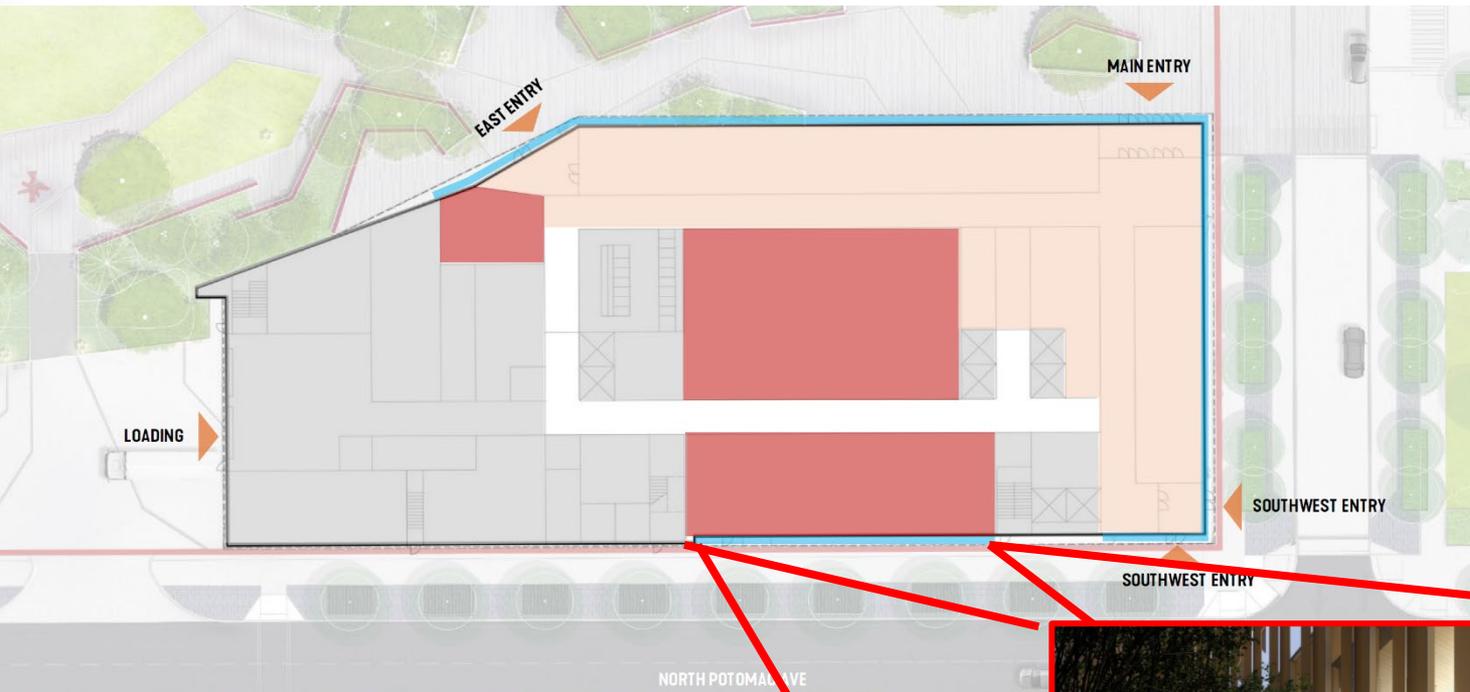
Virginia Tech Building 7w



Virginia Tech Campus



VT Ground Floor Activation



7w Building Design



7w Building Design





Next Steps

- If approved:
 - Final Site Plan Process
 - Building Permits
 - Phased building construction over period of up to seven years
- Ongoing Site Work:
 - Theater Demolition
 - Infrastructure DSP



Community Engagement

- 31 Meetings over 11 months
 - 11 Potomac Yard Design Advisory Committee Meetings
 - 6 Community Meetings
 - 6 Previous Planning Commission and City Council Meetings
 - 2 Alexandria Affordable Housing Advisory Committee Meetings
 - 2 Environmental Policy Commission Meetings
 - 2 Parks and Recreation Commission Meetings
 - 2 Board of Architectural Review Meetings



Community Benefits

- **Standard Benefits per Building DSUP**
 - Public Art
 - Bike Share
 - Transportation Management Plans
 - Affordable Housing
- **Affordable Housing:**
 - \$7.5M in land value for Block 23
 - \$7M reallocated from other contributions
 - Per building contribution
- **Community Facilities:**
 - \$5M towards a new theater
 - \$15M towards a new school
 - Dedication of Block 23 for school, affordable housing or other public facility
- **Open Space:**
 - Design and construction of Potomac Yard Park
 - Design, construction and programming of Market Lawn and Metro Plaza
 - \$1.5M towards nearby playing fields
 - Construction of amenities and parks near Four Mile Run

Conclusion

- City Staff recommends **approval** subject to compliance with all applicable codes and the recommended conditions.





Voting Structure

- Master Plan Amendment #2020-00005 & CDD Concept Plan Amendment #2020-00004
- Building 7w: DSUP #2020-00012
- Building 10: DSUP #2020-00013 and Encroachment ENC#2020-00004
- Building 14: DSUP #2020-00014
- Building 15: DSUP#2020-00015
- Building 19: DSUP #2020-00017
- Building 18: DSUP #2020-00016
- Building 20: DSUP #2020-00018 and Encroachment ENC #ENC 2020-00005
- TMP SUP #2020-00042 (CYPR Theater, LLC)
- TMP SUP #2020-00060 (Virginia Tech)