

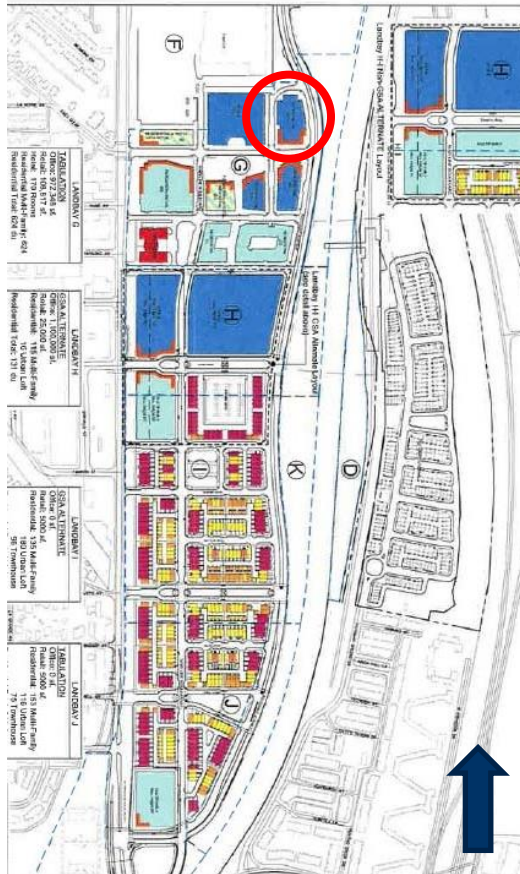
National Industries for the Blind

DSUP #2014-0028

City Council
September 12, 2015



Project Location



Potomac Yard



Landbay G – Town Center

Requests

- ❑ Amend DSUP #2007-0022
(Landbay G / Town Center approval):
 - to construct a new office building on half of Block A
 - to include an associated parking reduction

- ❑ Approve Modifications:
 - for allowable height to street centerline distance
 - for vision clearance

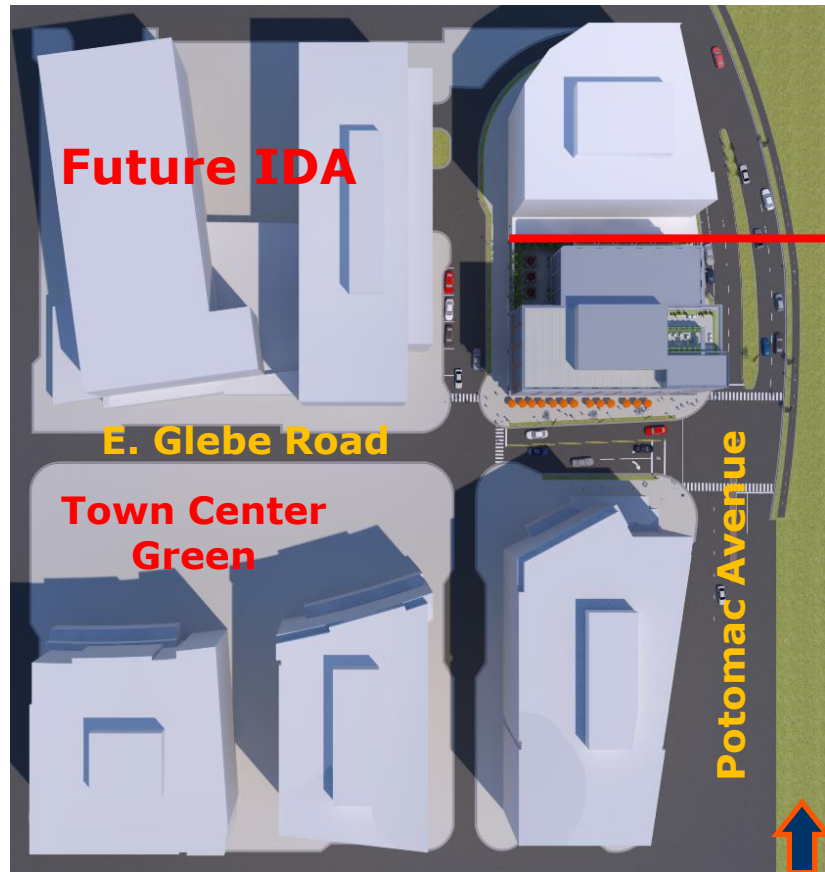


Project Description

- Construct new NIB headquarters building;
- Phase 1: 70,000 sq. ft.;
- Phase 2: 100,000 sq. ft.;
- 10,000+ sq. ft. of ground level retail;
- 110 feet in height;
- 138 below grade parking spaces;
- Roof top amenity space provided.



Project Description



Phase 2

A1

**A2
(NIB)**



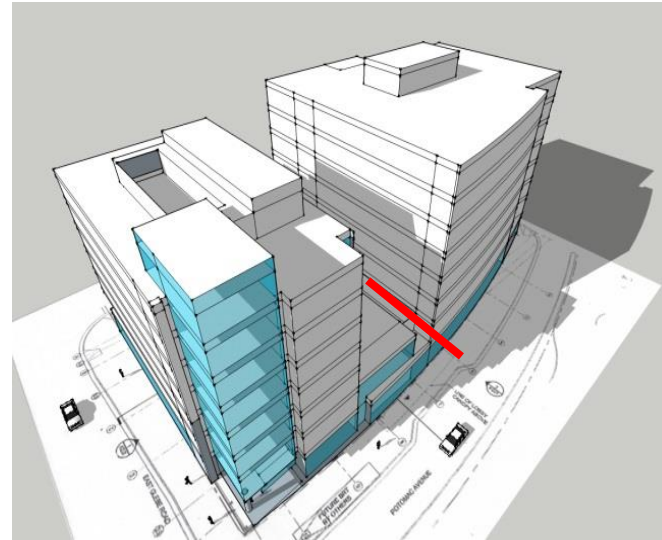
Phase 1

- Block A will be divided into two building sites, A1 and A2
- NIB proposes two phases

Building Evolution



Phase 2:
100K sq. ft. building
at left & future
building at right



Phase 1:
70K sq. ft. building

Building Design

- Corner Tower feature
- Activated first floor
- Two story base
- Glass and brick
- LEED Silver certification proposed



Looking north at the
southeast corner of the
building

PLANNING & ZONING

-
- DOQUE :**
64' PUBLIC RIGHT
OF WAY (CURRENTLY UNDER
CONSTRUCTION)
- LOADING**
- RETAIL**
- RETAIL**
- LOBBY**
- GARAGE ACCESS**
- 147'-7 3/8"
- 55'-0"
- 24'-0"
- 49'-2 1/2"
- 63'-5"
- 34'-0"
- 14'-4"
- 43'
- 119'-8"
- 108'-1 1/2"
- 128'-0 1/2"
- 27'-0 1/2"
- 12'-0"
- Dogue Street**
- Potomac Ave**
- Glebe Road**

Recommendation

- Planning Commission Recommend Approval;
- Potomac Yard Design Advisory Committee (PYDAC) recommended approval;
- Staff recommends approval with updated conditions.

