

3000 Potomac Avenue

ENC #2016-0005

SUP #2016-0035

City Council

September 17, 2016



Site Location

**Landbay G –
Town
Center**



Original DSUP Approval

DSUP2014-0028

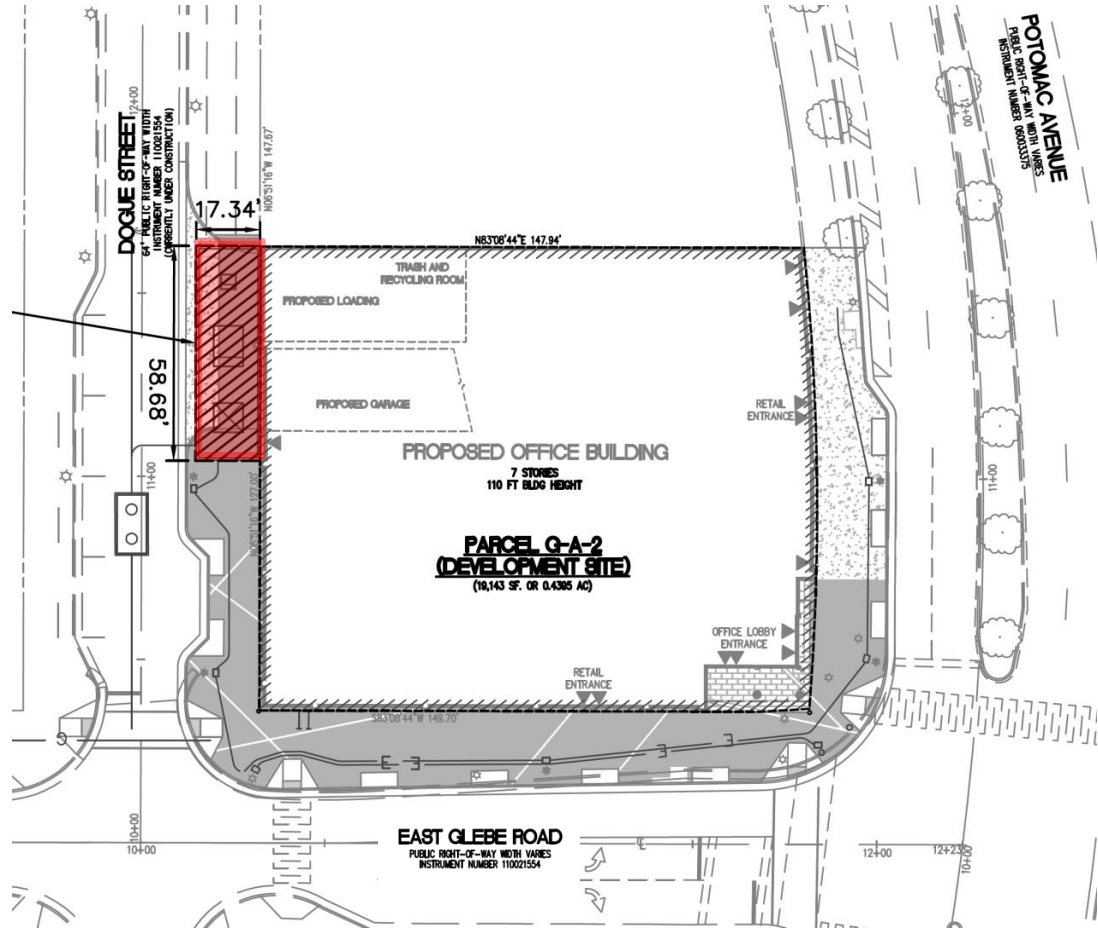
(Approved in September 2015)

- Construction of new NIB headquarters building
- Building includes:
 - 90,000 SF of office
 - 10,000 SF of ground level retail
- 110 feet in height
- 180 below grade parking spaces



ENC#2016-0005 (Utility Encroachment)

Request for an Encroachment into the Dogue Street right-of-way for the construction of an electrical transformer vault.



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- Proposed encroachment area is **1,018 square feet** (17' x 59' approx.)
- Encroachment is located fully below grade
- Encroachment located below the sidewalk and garage driveway apron on the east side of Dogue Street
- Consist of 3 vault hatches
- Applicant is conditioned to cover the grating with materials to match the surrounding brick sidewalk to the extent possible
- Staff recommends **approval**



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(Parking Reduction)

3000 Potomac Avenue – Block A2

USE	NET SQUARE FOOTAGE	ON-SITE PARKING ALLOCATION	NUMBER OF SPACES REQUIRED
Office (NIB)	52,548 SF	81	81 (Based on ratio approved with DSUP2014-0028)
Medical Office (Medical Services)	37,000 SF	99	185
Retail	9,918 SF	0	26 (Spaces to be parked off-site on Block B temporarily and Block E long-term)
Total Parking in Garage	99,466 SF	180	-

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- Applicant has provided examples of medical offices in the region that are parked at comparable ratios
 - Allocated parking for two medical offices in Tysons: 2.5 and 3.25 spaces / 1,000 SF
 - Observed parking for medical office near Washington Union Station: 1.7 spaces / 1,000 SF
- Applicant indicated intention to work with owners of Blocks A1 and B for lease of temporary parking spaces
 - Staff condition may require the acquisition of temporary or permanent parking spaces after 18-month review
- Staff recommends **approval**





Potential Off-Site
Parking Locations