



## Attachment 2

### North Potomac Yard Small Area Plan Update Summary

June 2017

Land Use	<ul style="list-style-type: none"> <li>Phase 1: Office, Residential, Hotel, and ground floor retail (1.3 M sq. ft.)</li> <li><b>Total development (7.5M sq. ft.) has not changed since 2010.</b> Phase I has about 200,000 sq. ft. less than same area in 2010 Plan</li> <li>Emphasis on creating a vital retail street in Phase I to catalyze development in future phases</li> <li>Plan Area: Mix of residential and commercial office with concentrated areas for retail. Plan recommends flexibility for office anywhere within a ¼ mile of Metro station. Additionally, where viable ground floor retail may be allowed in alternative locations if consistent with intent of the Plan</li> <li>The area is zoned CDD#19</li> </ul>
Open Space	<ul style="list-style-type: none"> <li>Increased <b>Potomac Yard Park</b> by an additional minimum 1 acre from 2010 Plan; approximately 4.5 acres.</li> <li><b>New Metro Plaza</b> approx. 0.3 acres for the northern plaza. Creates a special place at the northern entrance. Total public realm (including flush streets and pedestrian zone approximately 0.7 acres</li> <li><b>New Market Lawn</b> at the terminus of E. Reed Ave. Approximately 0.2 acres</li> <li>Mid-block pedestrian connection from retail street to Potomac Yard Park</li> <li>Recommends <b>15%</b> ground level and an additional <b>25%</b> of ground and rooftop amenity space in the Plan area</li> </ul>
Heights	<ul style="list-style-type: none"> <li>Building Heights range from approximately 60-90ft across Phase I</li> <li>Plan recommends flexibility and variety of building height across blocks/buildings.</li> <li>Some height limits on the southern portion of the plan area are restricted by FAA flight path</li> <li>Heights west of Potomac Ave (Phase II) Consistent with 2010 Plan</li> <li>Requirements for buffers and scale transitions to existing residential to west of Route 1</li> </ul>
Affordable Housing	<ul style="list-style-type: none"> <li>Recommends utilization of Section 7-700 for bonus density up to 30%. Previously not allowed with 2010 Plan</li> </ul>
Transportation & Connectivity	<ul style="list-style-type: none"> <li>Connected street grid that creates urban/walkable, pedestrian-scale blocks</li> <li>Pedestrianization of Potomac Ave in Phase I, signalization at urban intervals and on- street parking</li> <li>Emphasis to maintain pedestrian character of Potomac Ave in Phase II and beyond; reduce crossing width for pedestrians/cyclists</li> <li>Maintain functionality of BRT to serve Plan area</li> <li>Allow flexibility to analyze location of dedicated BRT in Phase II</li> <li>Enhanced bike/pedestrian network and connectivity</li> <li>Phase I, multi-use path within extended Potomac Yard Park; existing Potomac Yard Trail on the west side of Potomac Ave remains</li> <li>Bike facilities on 3 east-west streets within Plan area</li> </ul>



<b>Community Facilities</b>	<ul style="list-style-type: none"> <li>Comprehensive Community facilities plan required to identify locations of community facilities</li> <li>0.7 acre site (Block 4) reserved for urban school site or other community facilities if not needed for school (2010 Plan)</li> <li>Plan recommends co-location of uses of Block 4, where feasible</li> </ul>
<b>Sustainability &amp; Stormwater</b>	<ul style="list-style-type: none"> <li>Plan requires a Sustainability Master Plan to provide plan area wide approach to achieving sustainability goals</li> <li>Prioritizes goals aligned with EAP</li> <li>Recommends performance standards and compliance with EAP as implemented through City policies</li> <li>Plan requires comprehensive/site-wide Stormwater Management Plan</li> <li>LEED ND required</li> </ul>

**Table 1: North Potomac Yard Plan Update - Proposed Development**

2017 Update	Total Plan Area (+/-69 acres)	Phase I only (+/-25 acres)
Office	1,930,000 sf	141,400 gsf
Residential	1,100,000 gsf	774,875 gsf
Flexible Office or Residential	3,401,300 gsf	
Retail	930,000 gsf	298,650 gsf
Hotel	170,000 gsf (300 rooms)	87,100 gsf (150 rooms)
Total SF	~7.5M gsf	~1.3M gsf
Open Space	~ <b>9.34 acres</b>	~ <b>5 acres</b>
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2010 PLAN	Total Plan Area (+/-69 acres)	
Office	1,930,000 sf	
Residential	1,100,000 gsf	
Flexible Office or Residential	3,395,000 gsf	
Retail	930,000 gsf	
Hotel	170,000 gsf (300 rooms)	
Total SF	~7.525M gsf	
Open Space	~ <b>7.84 acres</b>	(~3 acres – Phase I area)