

National Industries for the Blind

MPA #2018-0001

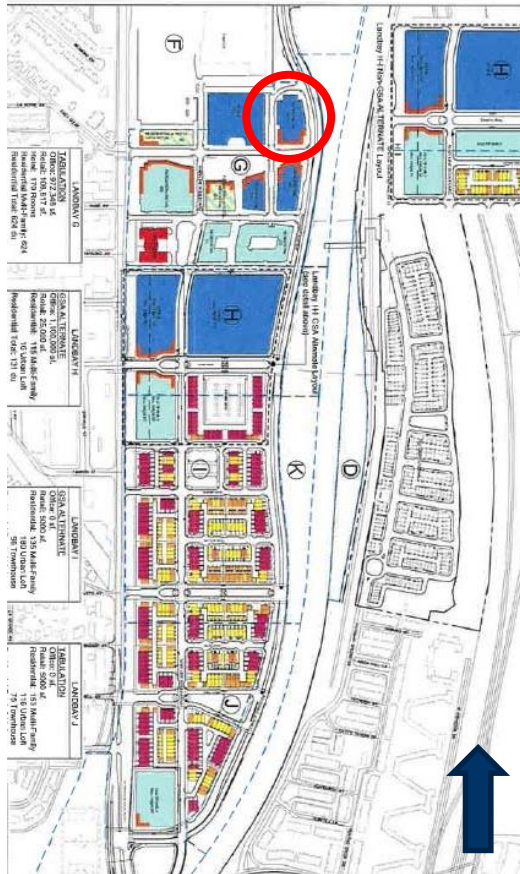
DSUP #2018-0008

Planning Commission

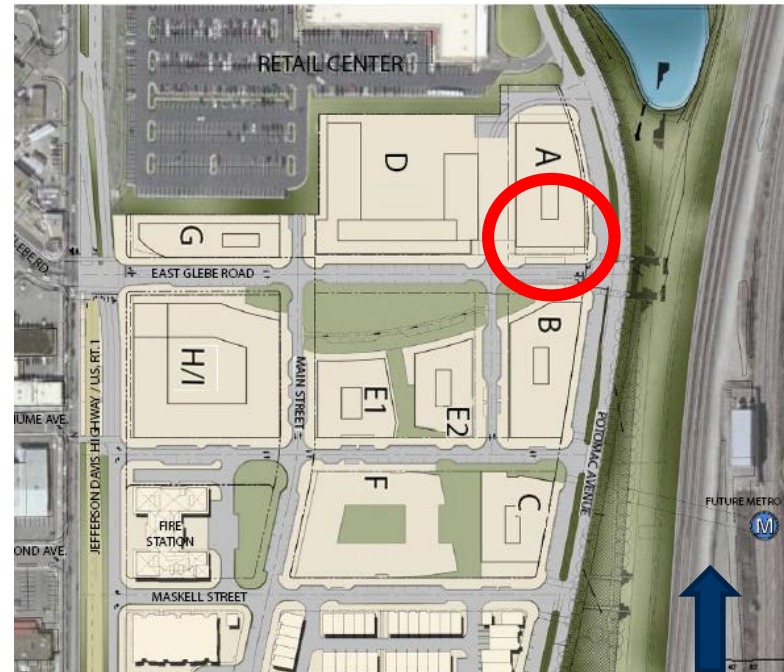
June 5, 2018



Project Location



Potomac Yard



Landbay G – Town Center

Requests

- ❑ Amendment to the Potomac Yard / Potomac Greens Small Area Plan:
 - to increase the allowable building height on Block A.

- ❑ A Development Special Use Permit:
 - to amend the building height;
 - to include a parking reduction;
 - To modify the height to street centerline distance.



Building Height

- Increase building height from 110 to 117 feet.



*Looking north at the
southeast corner of the
building*

Parking Reduction

Current / Approved Parking Ratios

USE	Approved Parking Allocation & Ratio	Proposed Parking Allocation & Ratio	Compared to new ratio range
NIB Professional office	81 / 1.53 →	70 / 1.33	(.25 – 1.50)
Kaiser Medical Office	99 / 2.68 →	99 / 2.68	N / A
Retail/Specific Commercial	26 / 2.58 →	10 / 1.00	(.25 – 3.0)
Total (on-site)	180 →	179	-

Recommendation

- Potomac Yard Design Advisory Committee offered support;
- Potomac Yard Citizens Association supports the amendments.
- Staff recommends approval with updated conditions.