

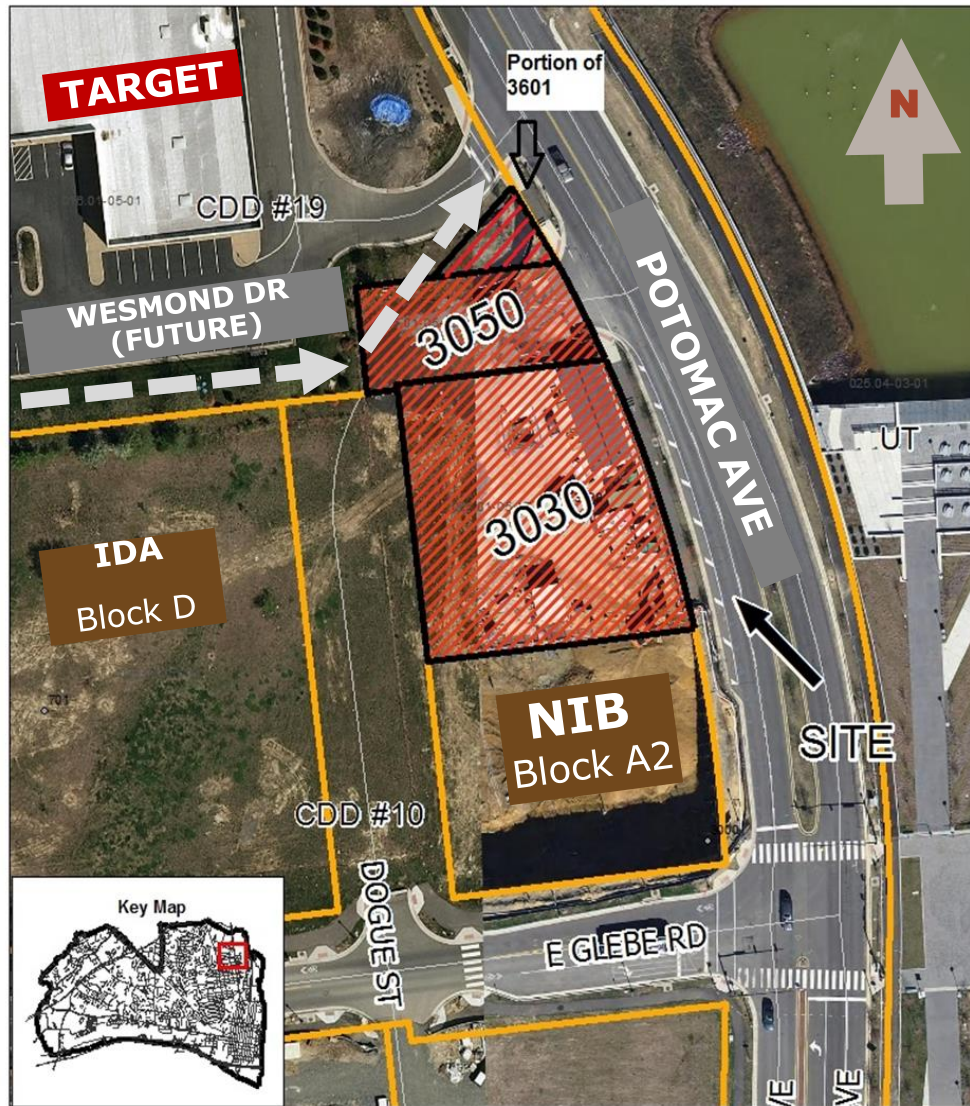


**American Physical Therapy Association (APTA)  
3030 Potomac Avenue**

**Development Special Use Permit#2017-0017  
Encroachment#2018-0004**

City Council  
June 23, 2018

# Project Location



# Project Description



- Seven (7)-story, 108,000 net SF office building for the new APTA headquarters on Block A1 of Potomac Yard Landbay G
- Building faced with glass, metal and precast concrete
- Publicly accessible plaza of over 5,000 square feet
- Sidewalks and street trees constructed along all frontages
- Parking and loading accessed from Dogue St, including 3-level, 179-space parking garage





# Building Design



East perspective



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DSUP2017-0017

# Building Design



North perspective with stair tower element



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APTA

DSUP2017-0017

# Compliance with Master Plan

- Proposal completes Block A of Landbay G, and is consistent with the Potomac Yard / Potomac Greens Small Area Plan, Potomac Yard Design Guidelines and original Landbay G approval (DSUP2007-0022)
- The proposal contributes to the mixed-use “Town Center” with the addition of an office use in Potomac Yard
  - Building is to be constructed of high-quality materials with massing and scale that is pedestrian-friendly
  - Development will add to the urban street grid of Potomac Yard
- Proposal helps to implement the North Potomac Yard plan through the implementation of the preferred Wesmond Drive alignment



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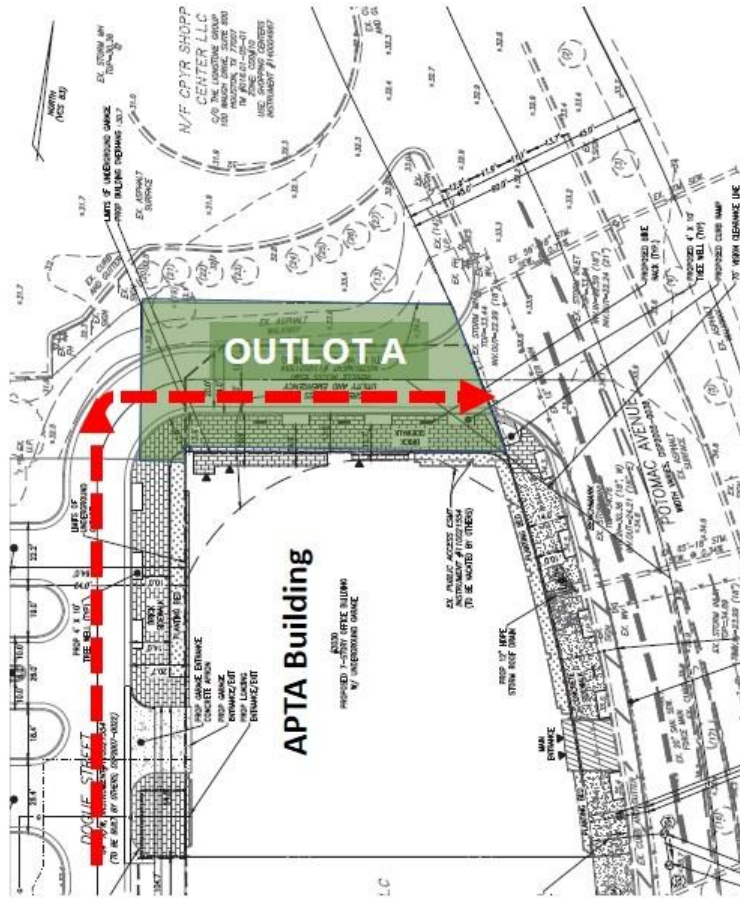




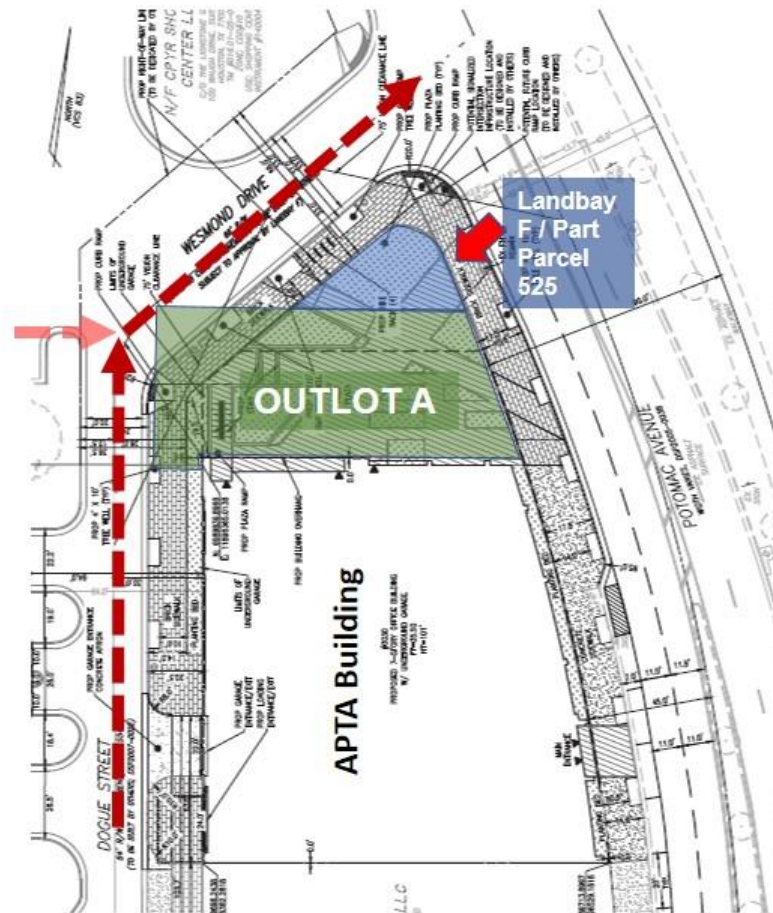
# Modifications and DSUP Requests

- Height-to-setback modification
- Modification of the Landbay G shared parking ratios for office uses
  - Reduction from **2.03** spaces/1,000 SF to **1.66** spaces/1,000 SF (for Block A1 only)

# Wesmond Drive Realignment



ALTERNATE (ORIGINAL) ALIGNMENT

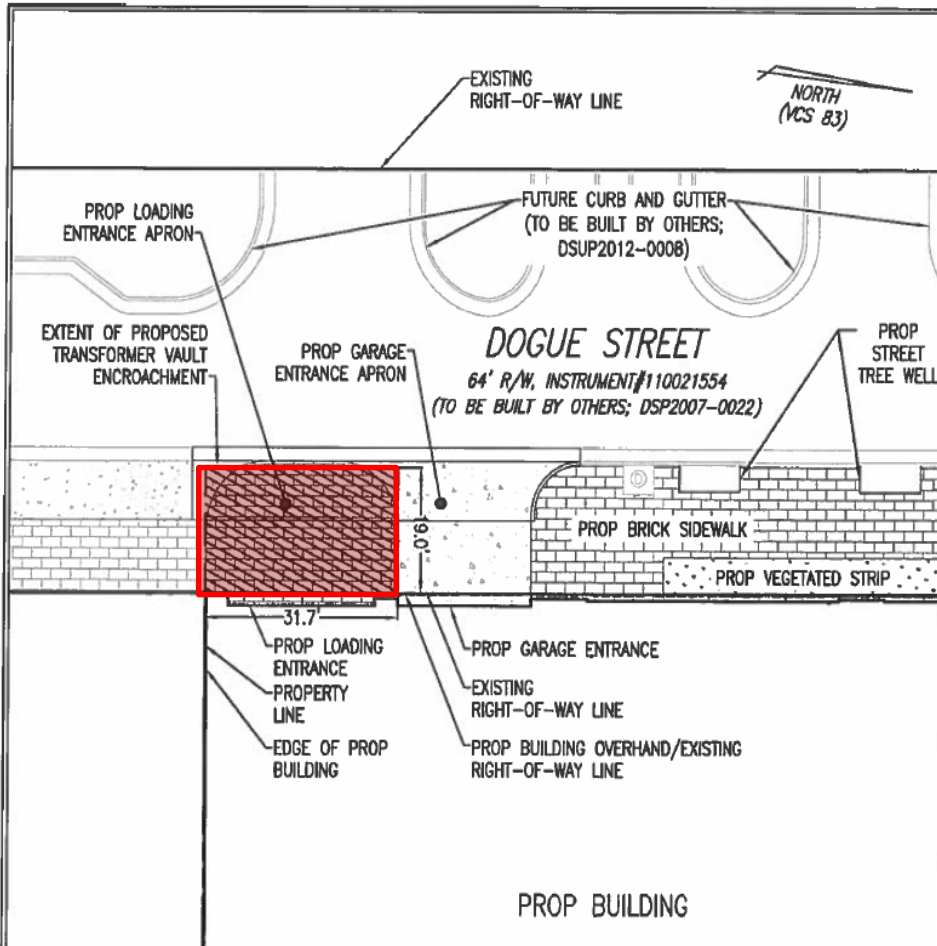


PREFERRED ALIGNMENT



# Encroachment

(ENC2018-0004)



- Encroachment for a transformer vault under Dogue St approximately 600 SF (32' x 19')
- Vault hatch flush with sidewalk and covered with brick pavers to match adjacent sidewalk areas
- Request consistent with Landbay G approval and location of NIB vault under Dogue Street
- Location of vault allows for full development of publicly accessible plaza

# Community

## Potomac Yard Design Advisory Committee (PYDAC) Meetings

January 24, 2018

April 18, 2018

## Community Meetings

May 30, 2018 (Staff presentation to the Federation of Civic Associations)

- Applicant presented twice at PYDAC
- Committee discussed building massing and siting, materials and location of transformer vault
- PYDAC endorsed project at April meeting
- Applicant contacted Potomac Yard Civic Association



# Project Benefits

- A new office use in Potomac Yard in proximity to future Metrorail station
- Building will be constructed of high-quality materials, and with a high level of design refinement
- LEED Silver (or equivalent) green building certification
- The implementation of the Wesmond Drive realignment per the North Potomac Yard Small Area Plan
- Publicly accessible plaza with planting and seating areas and pathways that serve commuters and residents
- New brick (Dogue St and Wesmond Dr) and concrete (Potomac Ave) sidewalks and street trees will be constructed, including 3 BMP tree wells on Wesmond Drive
- A contribution of \$20,000 toward installation of a Capital Bikeshare station



# Conclusion

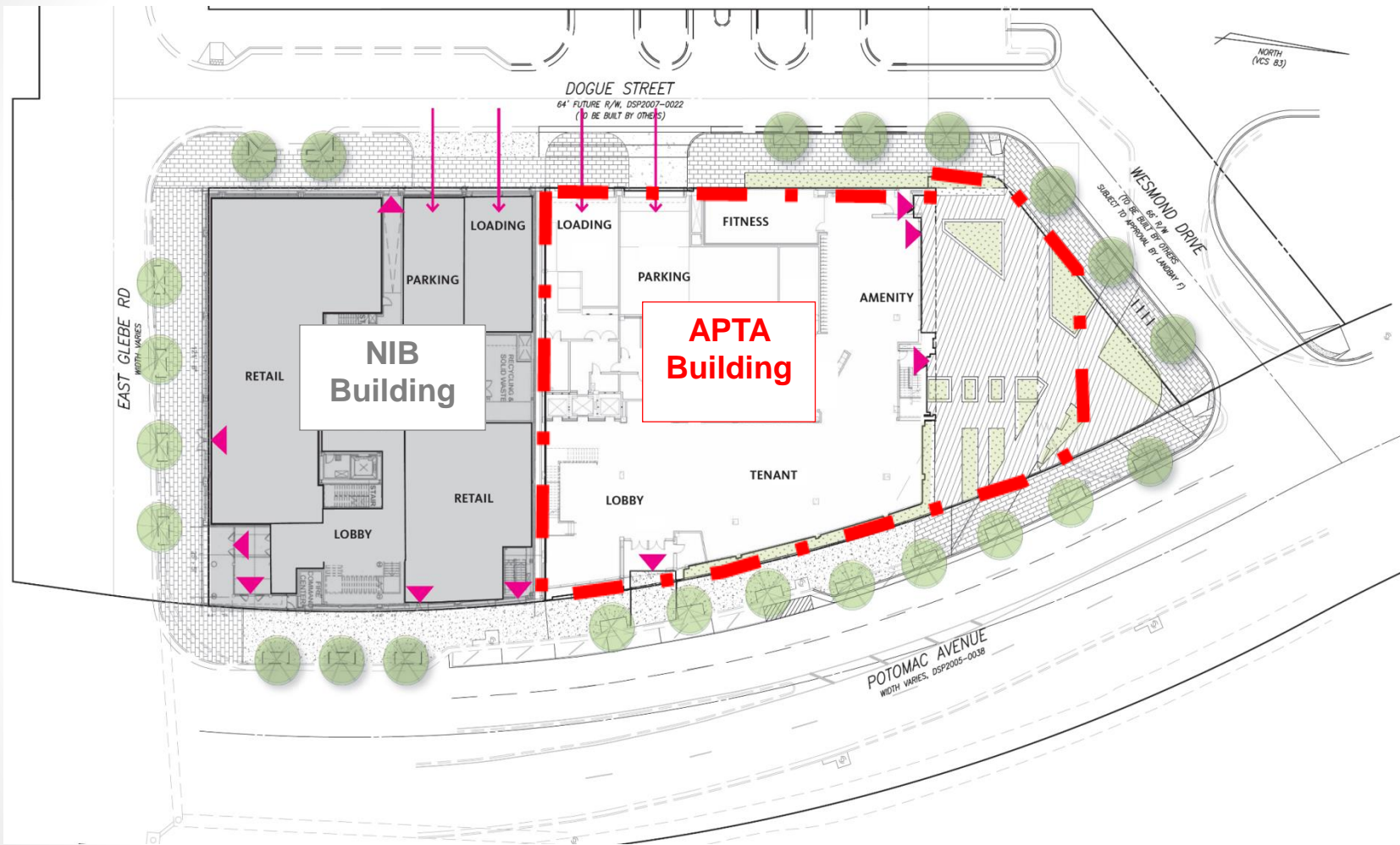


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