



Potomac Yard Landbay H West Silverstone

Master Plan Amendment #2018-0008

Text Amendment #2018-0014

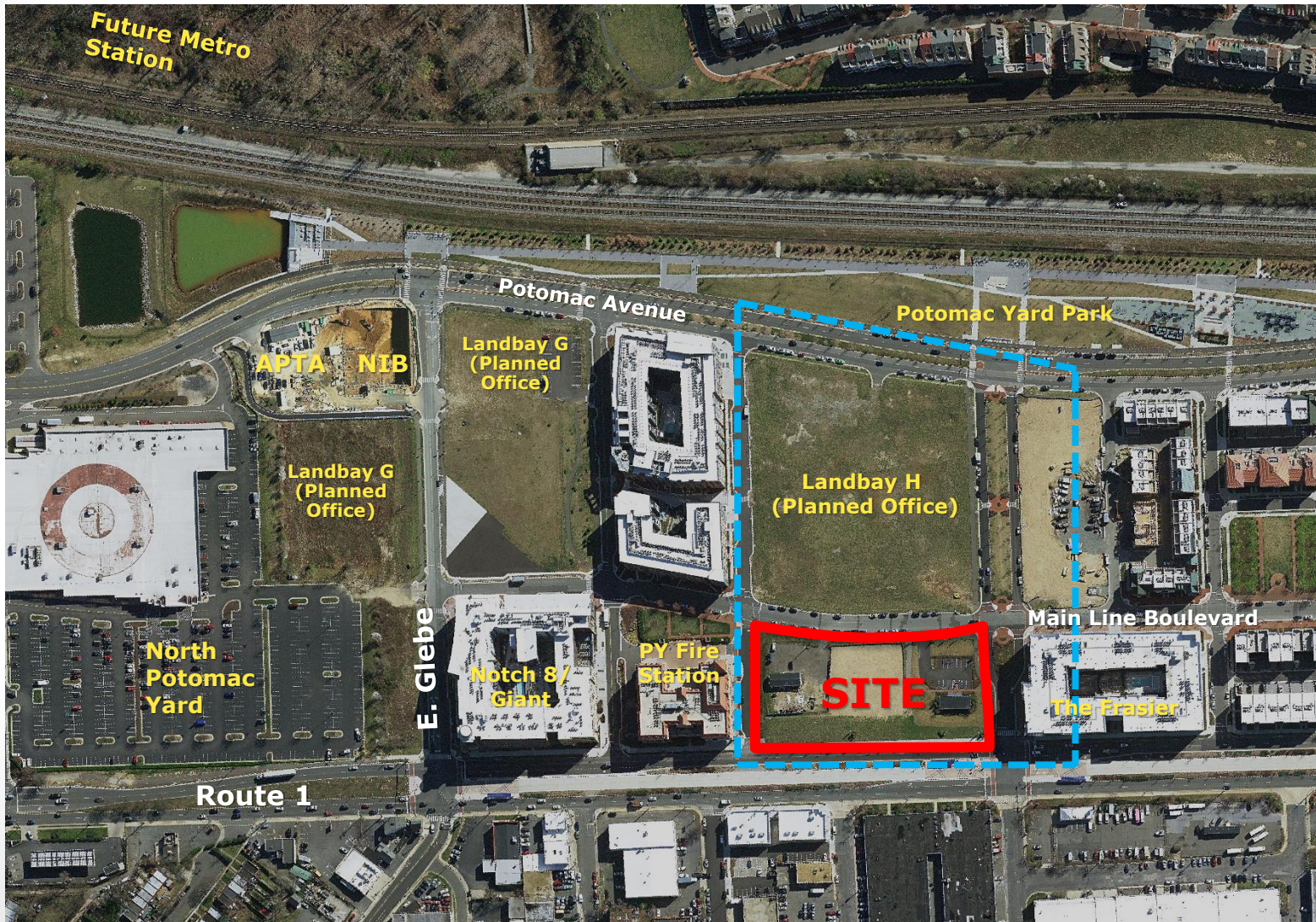
CDD Concept Plan Amendment #2018-0006

DSUP #2018-0002

City Council

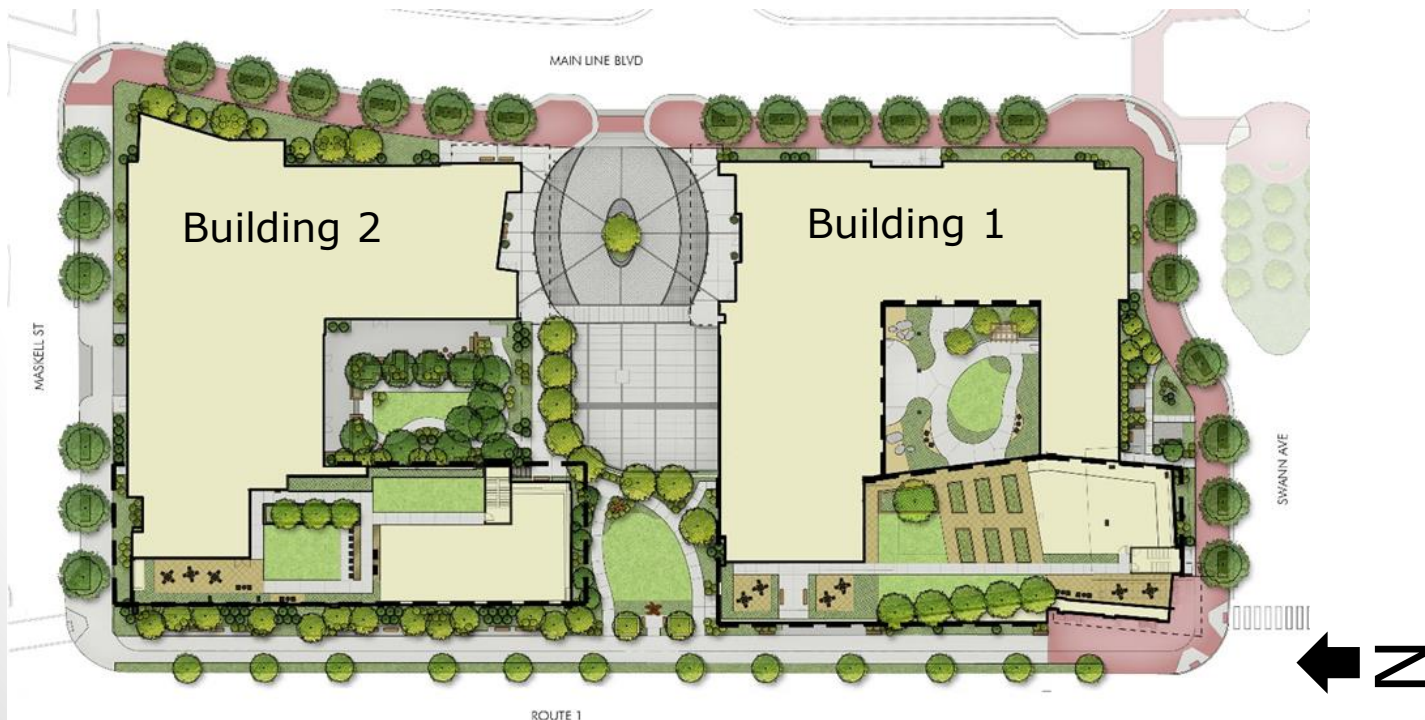
November 17, 2018

Project Location



Project Description

- Assisted Living/Memory Care – Building 1 (South)
 - 186 rooms with 7 on-site affordable units
 - Ground floor retail
 - Heights of approximately 92' (Route 1) and 110' (Mainline Blvd.)
- Independent Living – Building 2 (North)
 - 146 units
 - Heights of approximately 79' (Route 1) and 96' (Mainline Blvd.)
- 325,000 SF with up to 150 Independent Living dwelling units
- 274 below-grade parking spaces



Land Use Requests

- Master Plan Amendment
 - Allow Home for the Elderly use and amend office square footage
- Text Amendment
 - Amend CDD#10 zoning table to add Home for the Elderly use and amend office square footage
- CDD Concept Plan Amendment
 - Reduce the amount of office square footage and add Home for the Elderly use in Landbay H
- Development Special Use Permit
 - Modifications for vision clearance and height-to-setback ratio
 - Special use requests for bonus height per Section 7-700, an additional penthouse for each building, penthouse height greater than 15 ft, loading space reduction, and increase in parking

Site Layout

- Street wall variety
 - Setback and architectural design
 - Building break with pedestrian way
 - Internalized vehicular access, drop-off/pick-up
- Consistency with PY Design Guidelines
- Variety of resident courtyards at multiple levels
 - Open space exceeds requirements



Building Design:

Building 1 – Assisted Living / Memory Care & Retail

Route 1 – View Looking NE



Building Design:

Building 1 – Assisted Living / Memory Care & Retail

Swann Avenue – View Looking NW



Building Design:

Building 2 – Independent Living

Route 1 – View Looking SW



Building Design:

Building 2 – Independent Living

Main Line Boulevard– View Looking SE



Community Outreach

Public Meetings:

- January 2018: Potomac Yard HOA meeting
- April 2018: Commission on Aging
- June 27, 2018: PYDAC Meeting
- August 20, 2018: PYCA Meeting
- September 19, 2018: PYDAC Meeting
- October 4, 2018: AHAAC Meeting

Community Benefits

Affordable Housing

- Provision of seven on-site affordable units
- Auxiliary grant level
- Includes rental cost and care
- \$19-25 million value

Community Benefits

- Diversification of housing types in Potomac Yard
- Provision of high-demand assisted living and memory care units
- \$20,000 bikeshare contribution
- On-site public art installation
- LEED Silver Building
- Increased open space within Potomac Yard

Conclusion

- Planning Commission recommends **approval** of the Master Plan and CDD amendments and the DSUP subject to compliance with all applicable codes and conditions.

