



North Potomac Yard

3601 Potomac Avenue & 3601 Richmond Avenue

Text Amendment #2020-0001

CDD Concept Plan Amendment #2019-0008

Infrastructure Development Site Plan #2019-0043

Pump Station Development

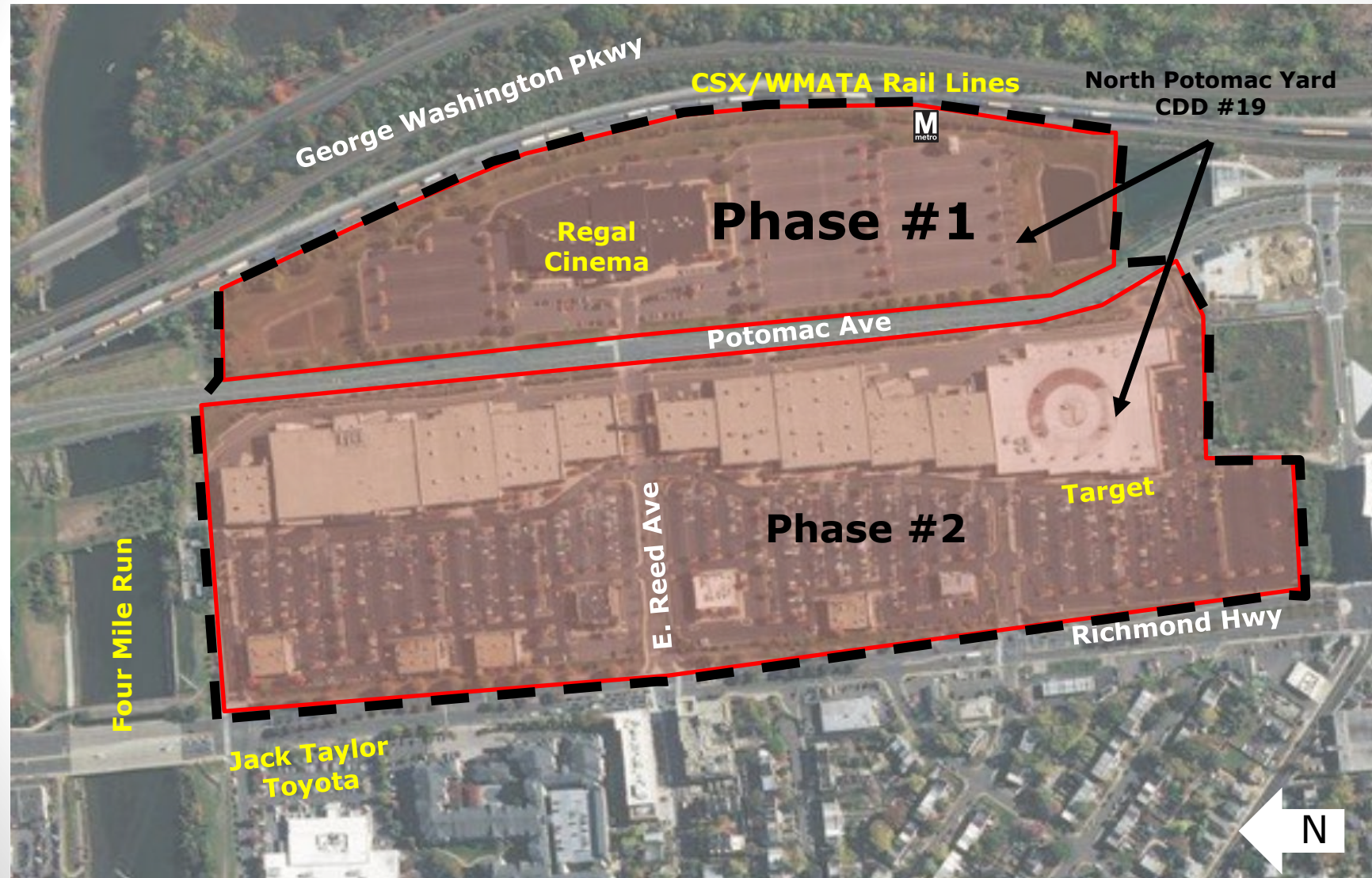
Special Use Permit #2020-0008

Planning Commission – June 2, 2020

Project Location

North Potomac Yard

CDD#2019-0008



Phase 1: NPY Review Process

- March 2020 (Approved):
 - Master Plan Amendments and Design Excellence Standards
- June 2020:
 - Text Amendment
 - CDD Concept Plan Amendment
 - Preliminary Infrastructure Site Plan
 - Pump Station Development Special Use Permit
- Fall - Winter 2020:
 - Master Plans for Environmental Sustainability & Parks and Open Space, Development Special Use Permits for each building

CDD Concept Plan Amendment & Text Amendment

Text Amendment:

- Update to references to the CDD Conditions and Small Area Plan
- Update the permitted Uses within CDD #19

CDD Concept Plan Updates:

- Land Use Map
- Building Heights
- Locations for affordable housing and Metro Station
- Increased density
- Framework streets and pedestrian connections



Small Area Plan:

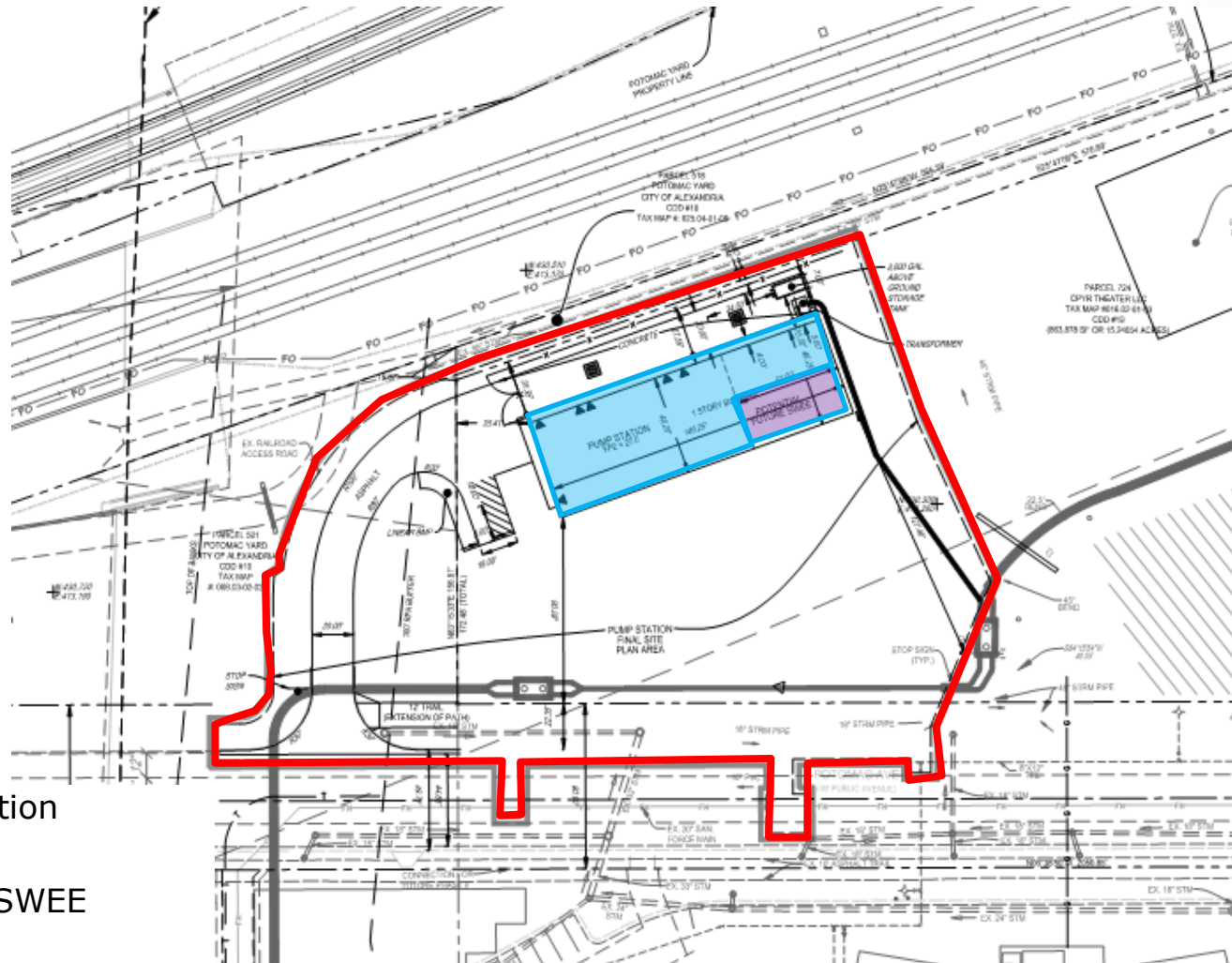
- Complies with North Potomac Yard Small Area Plan, as amended March 2020



Preliminary Infrastructure Site Plan (DSP)

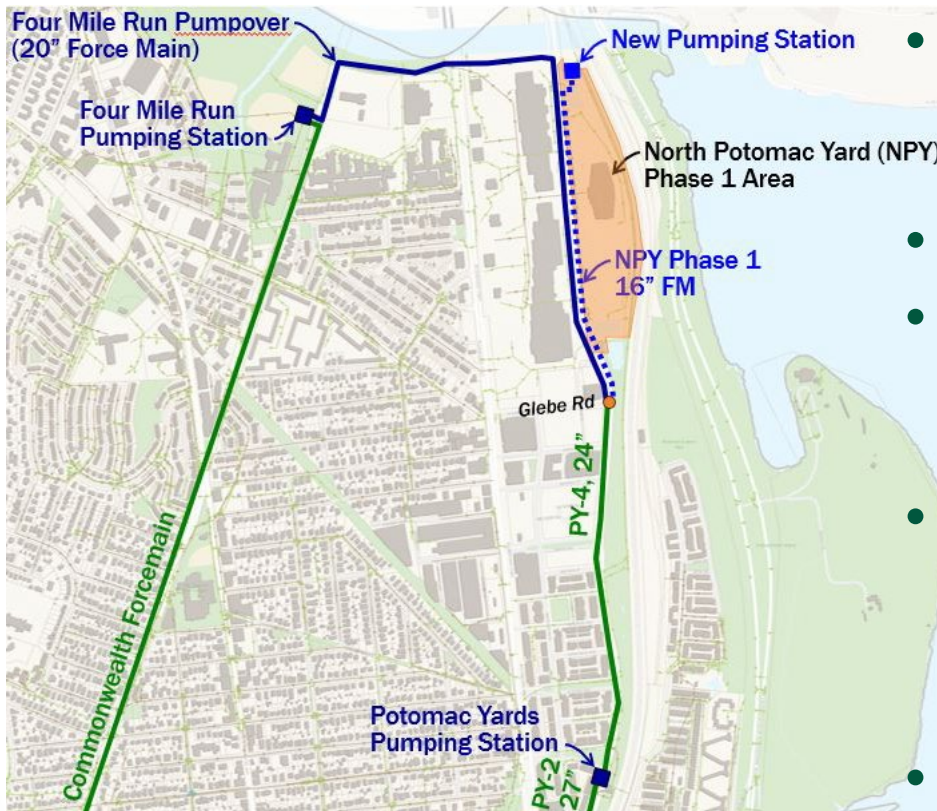
- Approval by Planning Commission
- Final Site Plan to include:
 - Delineation of pump station site plan from larger infrastructure site plan
 - Delineation of public vs. private roads
 - Interim streets, sidewalks, stormwater, lighting, landscaping and transit stops
 - Development blocks and location of underground parking footprints
 - Utilities for Phase 1
 - Common Design Elements and final streetscape design
- Final streetscape to be constructed with building DSUPs

Pump Station Development Special Use Permit



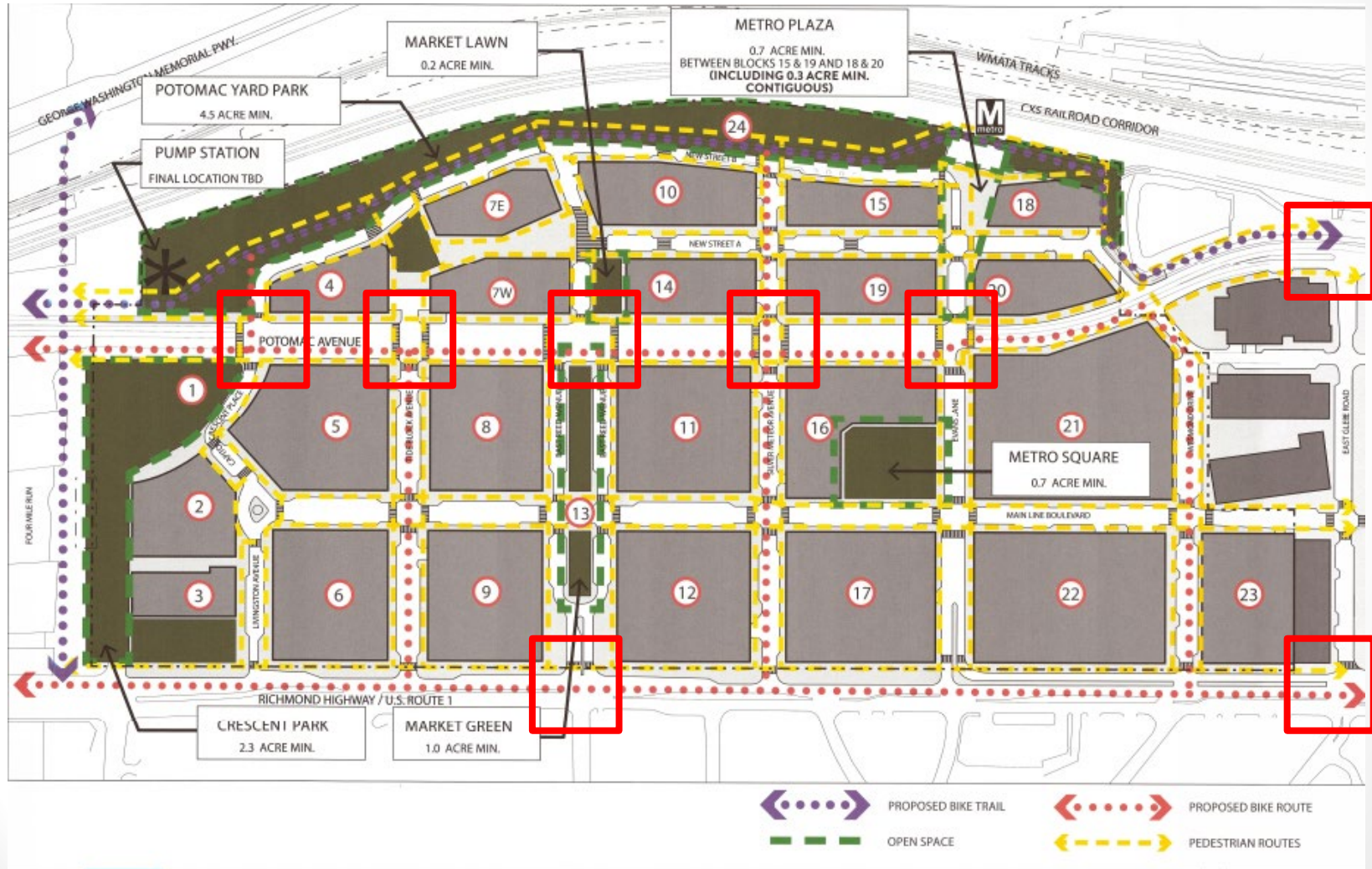
- Pump Station Footprint
- Potential SWEE Footprint

Wastewater Management & Sanitary Sewer



- New Pump Station to support redevelopment
- New Pipe connections
- No offsite improvements in Phase 1
- Phase 2 will require upgrades to offsite sanitary infrastructure
- Reductions in sewer tap fees to offset infrastructure construction costs

Transportation





Affordable Housing Contribution

2020 Amendment to Master Plan (City Council)

"New vision for inclusive growth requires intentionally developing a community which offers housing affordability"

Housing affordability to be achieved through a variety of tools, including:

- Housing Trust Fund contributions converted to achieve onsite units
- Partnerships with nonprofit developers
- Colocation of uses
- Bonus density



Affordable Housing Contribution

PHASE 1

\$2.6 M

Approximate Phase 1 contribution per approved CDD and proposed development; option to buy down units

+ Dedication of Block 23 no later than 2027

PHASE 2

Contributions on future development per approved CDD; option to buy down units

+ \$7.5M

Block 23 additional development value: ACPS/150-unit nonprofit affordable housing project (future RFQ)

+ \$5.0M

Developer contributions reprogrammed for affordable housing (prorated for first 2.5M sqft)

+ \$2.0 M

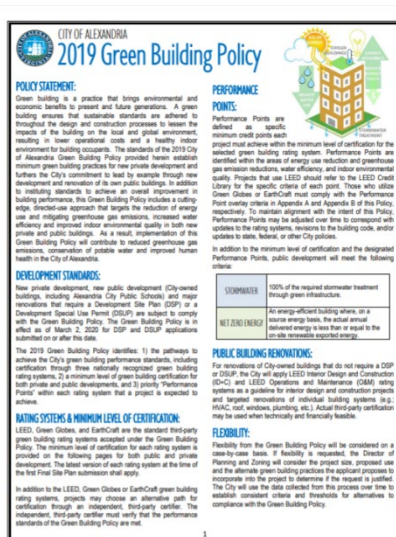
Developer contributions reprogrammed for affordable housing (prorated for development in excess of 2.5M sqft)

AHAAC approved Affordable Housing Plan on May 18

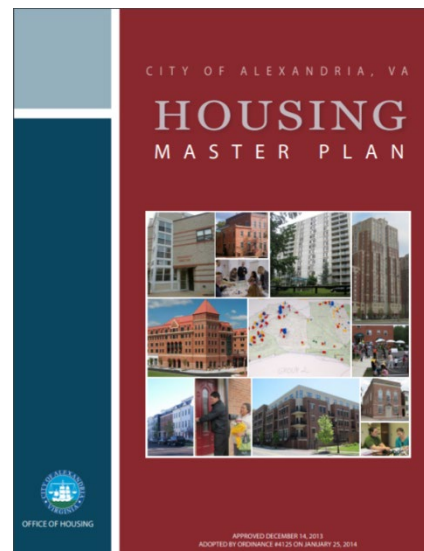
Consistency with City Policies

All future buildings will comply with the City's existing policies:

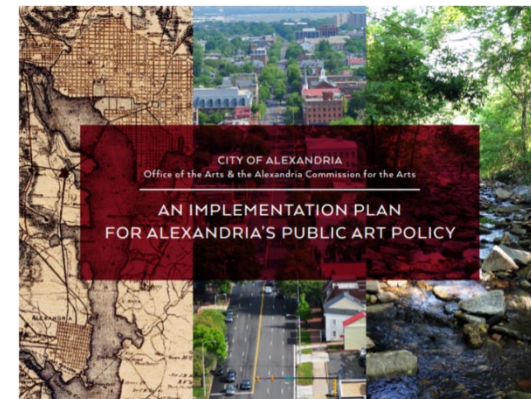
2019 Green Building Policy



Affordable Housing



Public Art



Community Engagement

Date	Meeting
November 14, 2019	Community Meeting
November 20, 2019	PYDAC – Project Introduction
February 5, 2020	PYDAC – Design Excellence
February 13, 2020	Community Meeting
March 4, 2020	PYDAC – Building Height/Mass/Scale
March 11, 2020	PYDAC – Building Height/Mass/Scale
April 22, 2020	Virtual Community Meeting
May 4, 2020	Virtual Community Meeting
May 6, 2020	Virtual PYDAC- Initial Building Architecture
May 13, 2020	Virtual PYDAC- Initial Building Architecture
May 18, 2020	Virtual Alexandria Affordable Housing Advisory
May 19, 2020	Virtual Community Meeting

- Mix of in-person and virtual meetings
- Live and recorded presentations



Community Benefits

- **Provided in Phase 1 and Phase 2**
- **Affordable Housing:**
 - \$7.5M in land value for Block 23
 - \$7M reallocated from other contributions
 - Per building contribution
- **Community Facilities:**
 - \$5M towards a new theater
 - \$15M towards a new school
 - Dedication of Block 23 for school, affordable housing or other public facility
- **Open Space:**
 - Design and construction of Potomac Yard Park
 - Design, construction and programming of Market Lawn and Metro Plaza
 - \$1.5M towards nearby playing fields
 - Construction of amenities and parks near Four Mile Run
- **Standard Benefits per Building DSUP**
 - Public Art
 - Bike Share
 - Transportation Management Plans
 - Affordable Housing

Conclusion

- Staff recommendation:
 - **approval** subject to compliance with all applicable codes and staff recommendations



Reference Slides



North Potomac Yard

CDD #2019-0008

Construction Phasing

