



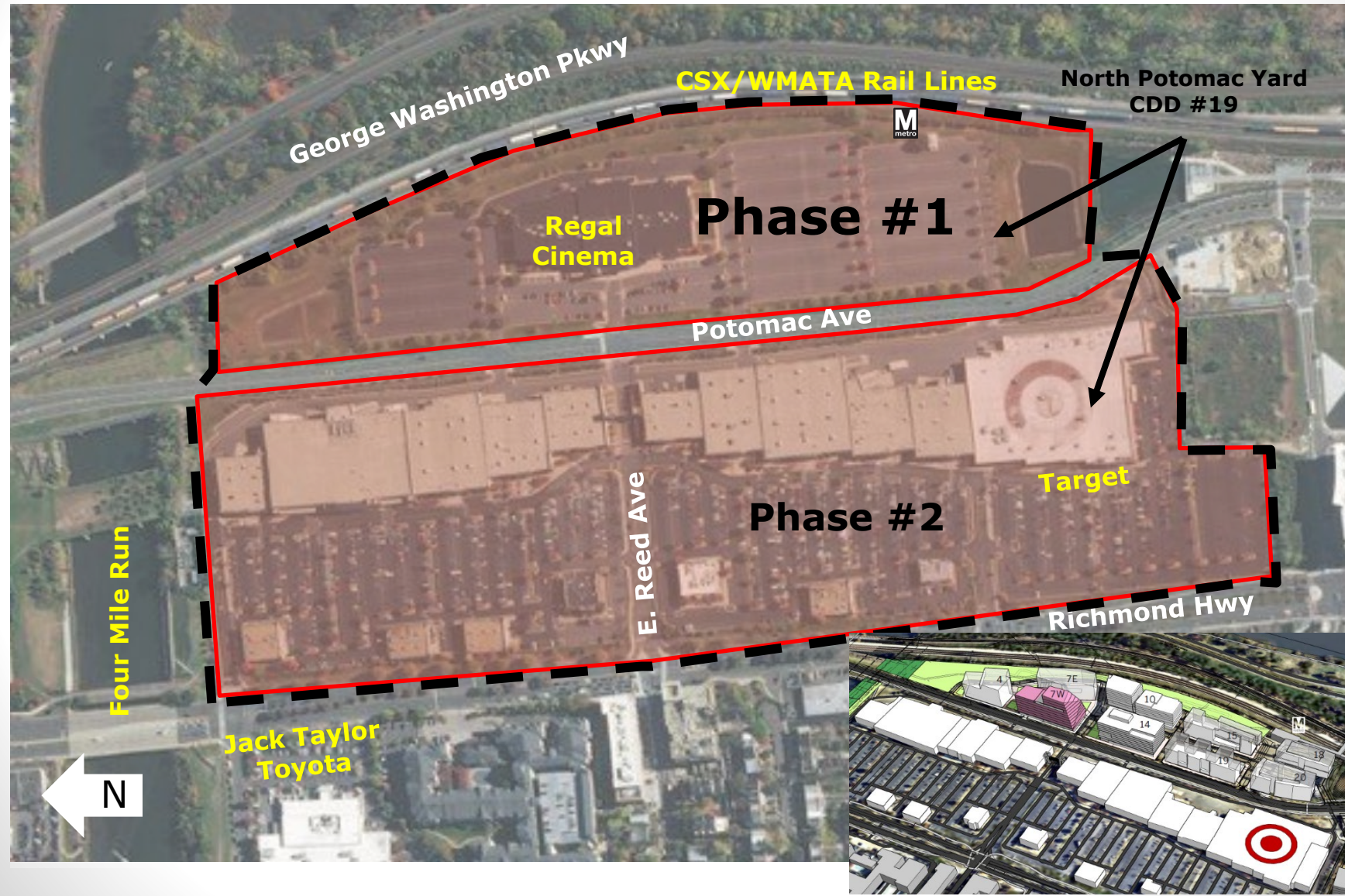
North Potomac Yard

3601 Potomac Avenue & 3251 Potomac Avenue

Master Plan Amendment #2020-00005 , CDD Concept Plan Amendment #2020-00004 , Subdivision #2020-00004 , Development Special Use Permit #2020-00013 (Building 10), Development Special Use Permit #2020-00014 (Building 14), Development Special Use Permit #2020-00015 (Building 15), Development Special Use Permit #2020-00016 (Building 18) , Development Special Use Permit #2020-00017 (Building 19), Development Special Use Permit #2020-00018 (Building 20), Encroachment #2020-00004 (Building 10), Encroachment #2020-00005 (Building 20) , Transportation Management Plan Special Use Permit #2020-00042 , Transportation Management, Street Naming Case #2020-00003

Planning Commission – October 6, 2020

Project Location



Phase 1: NPY Review Process

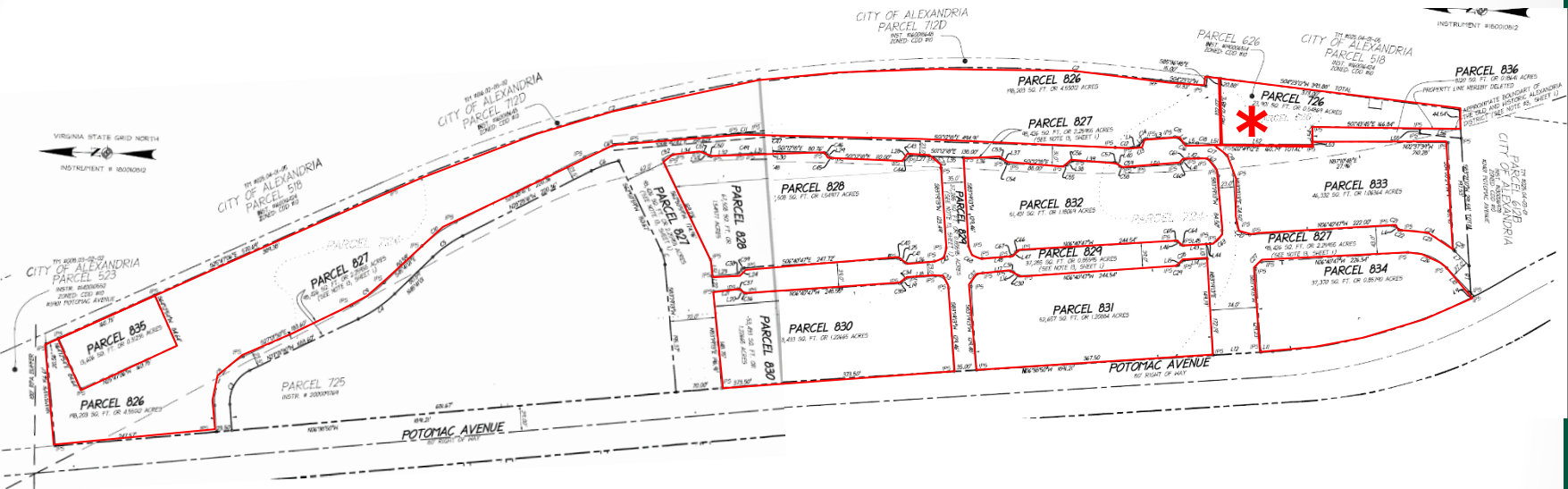
- March 2020 (Approved):
 - Master Plan Amendments and Design Excellence Standards
- June 2020 (Approved):
 - CDD Concept Plan Amendment, Text Amendment, Preliminary Infrastructure Site Plan, and Pump Station DSUP
- October 2020:
 - MPA & CDD Concept Plan Amendment
 - Subdivision Request
 - Street Naming Case
 - TMP SUP
 - Seven Building DSUPs: Buildings 10, 14, 15, 19, 18, 20 and VT
- Winter 2020/2021:
 - Potomac Yard Park DSUP, Pump Station Building Architecture, Coordinated Sign SUP

Master Plan and CDD Concept Plan Amendments



Building	Current Height	Proposed Height
15	85'	95'
18	90'	115'

Subdivision

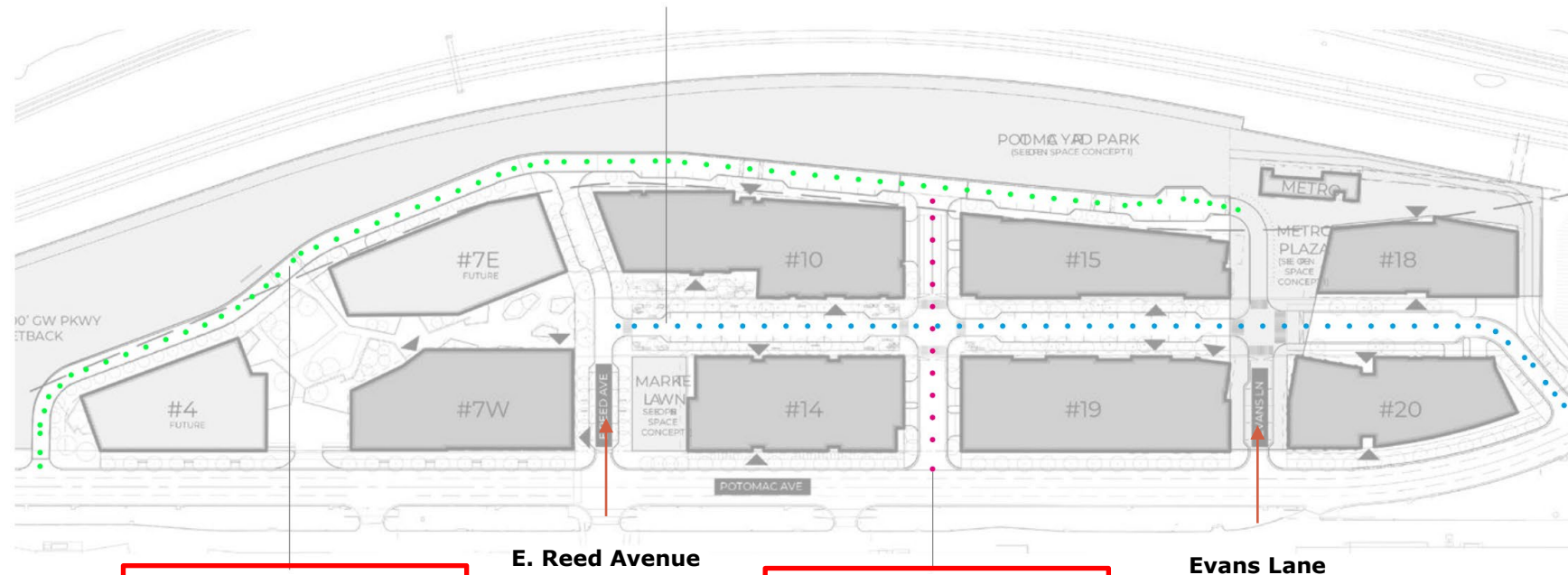


North Potomac Yard

Street Naming Case

Exchange Avenue

The intersection of 'live, work and learn' for an exchange of energy and ideas



University Drive

Wraps around the VT campus

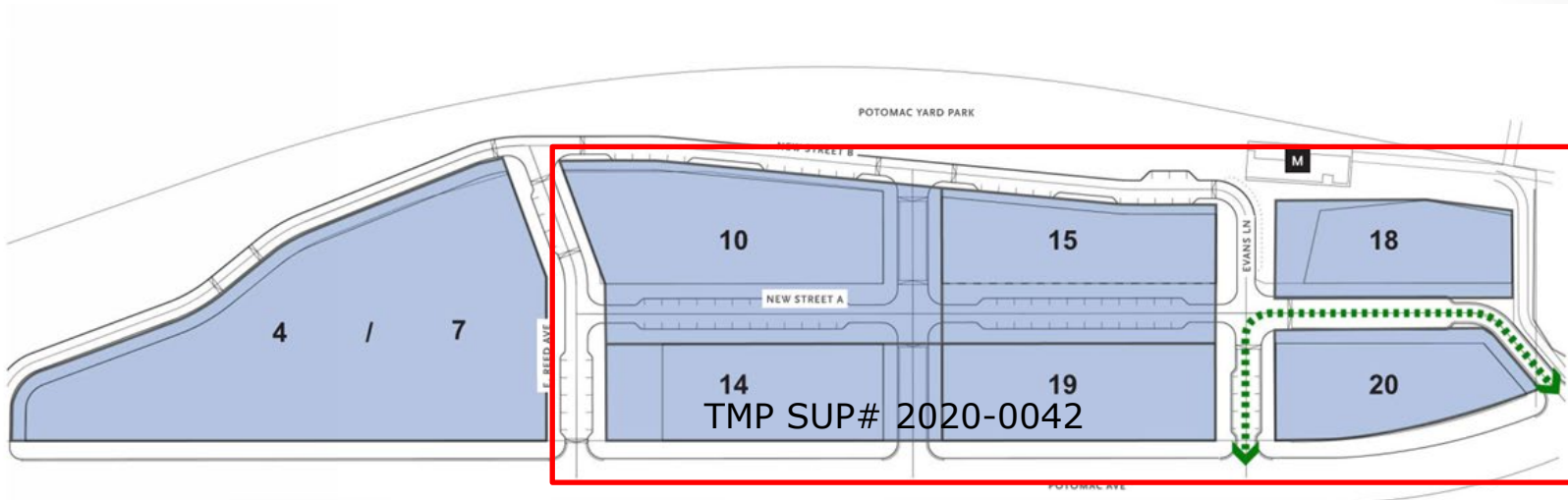
E. Reed Avenue

Bridge Street

A connector, physically and functionally

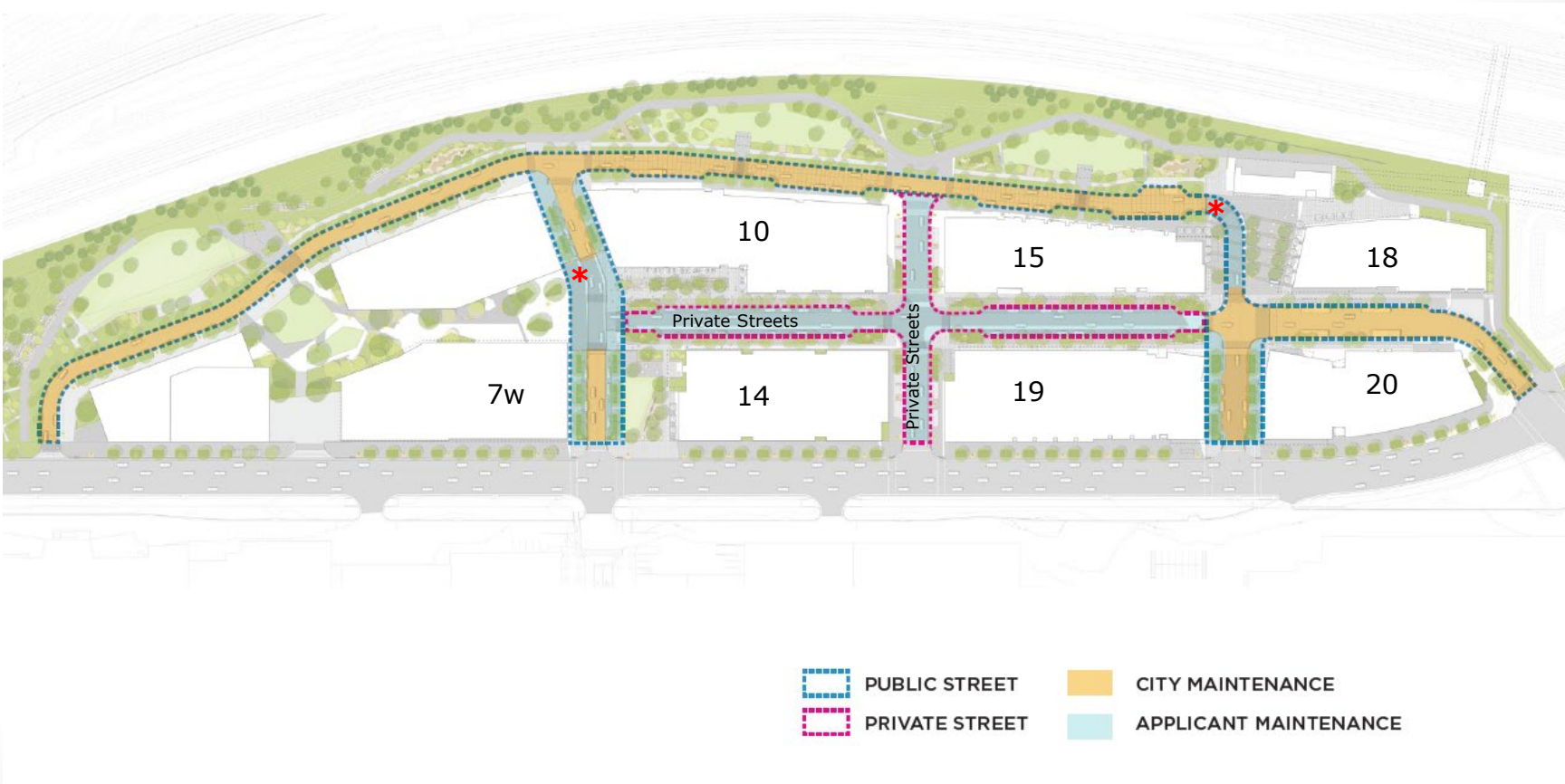
Evans Lane

TMP SUP & Shared Parking

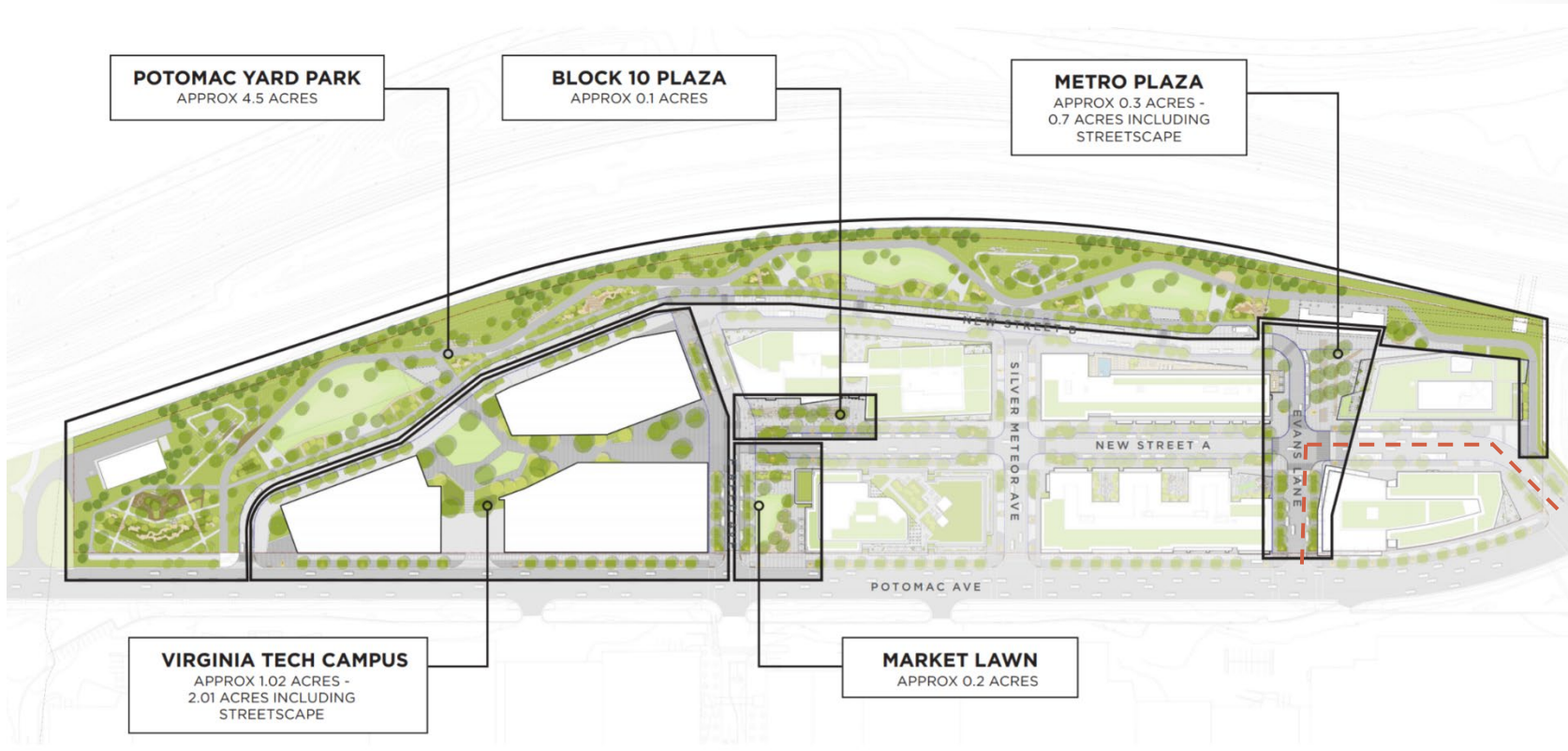


Block	Total (SF)	Maximum Parking per CDD	Proposed Parking
4 and 7*	600,000	720	500
10	239,726	338	425
14	247,852	332	213
15	180,172	264	306
18	162,568	216	134
19	220,033	342	182
20	156,010	214	119
Totals	1,806,361	2,426	1,879

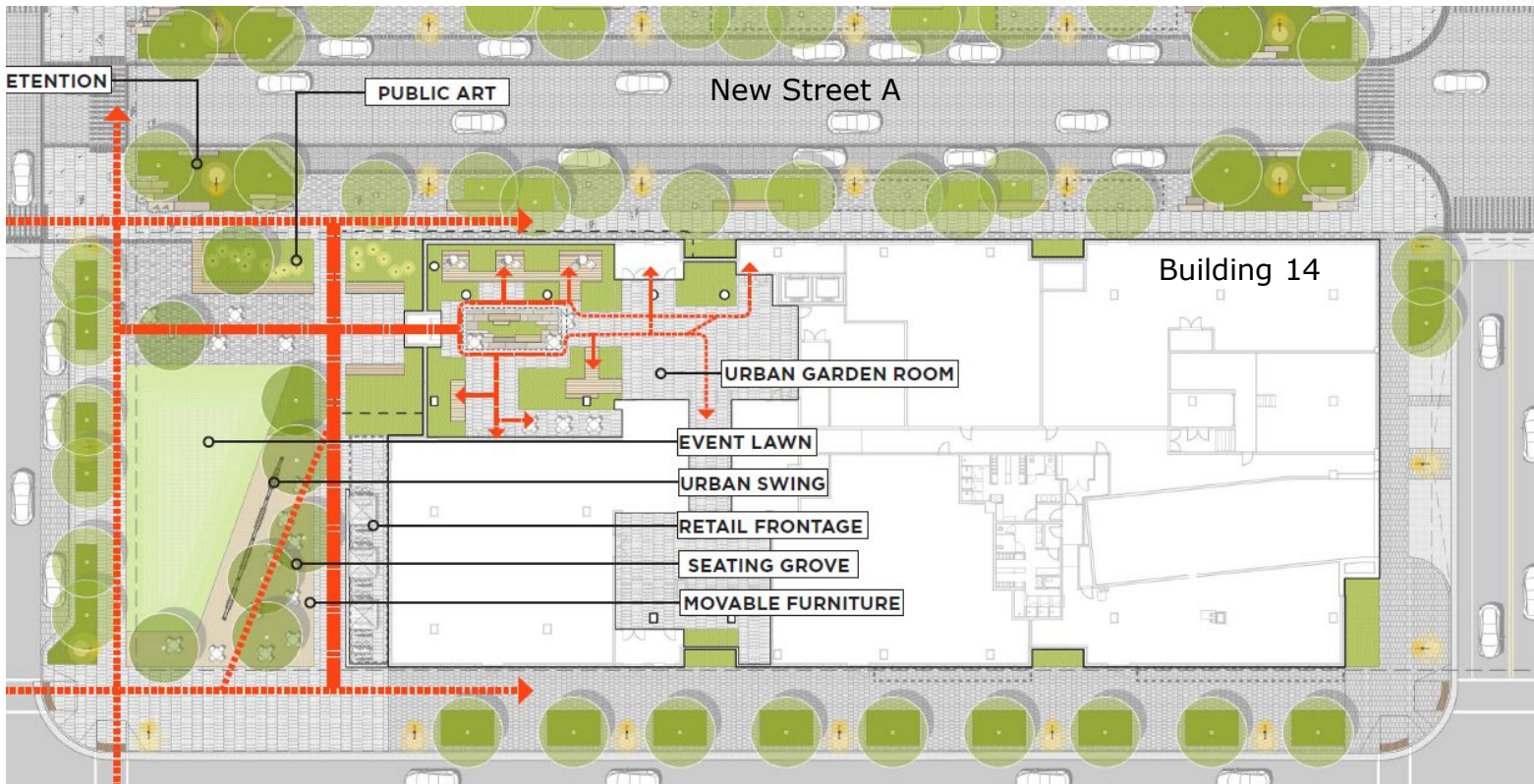
Street Network



Open Space & the Public Realm



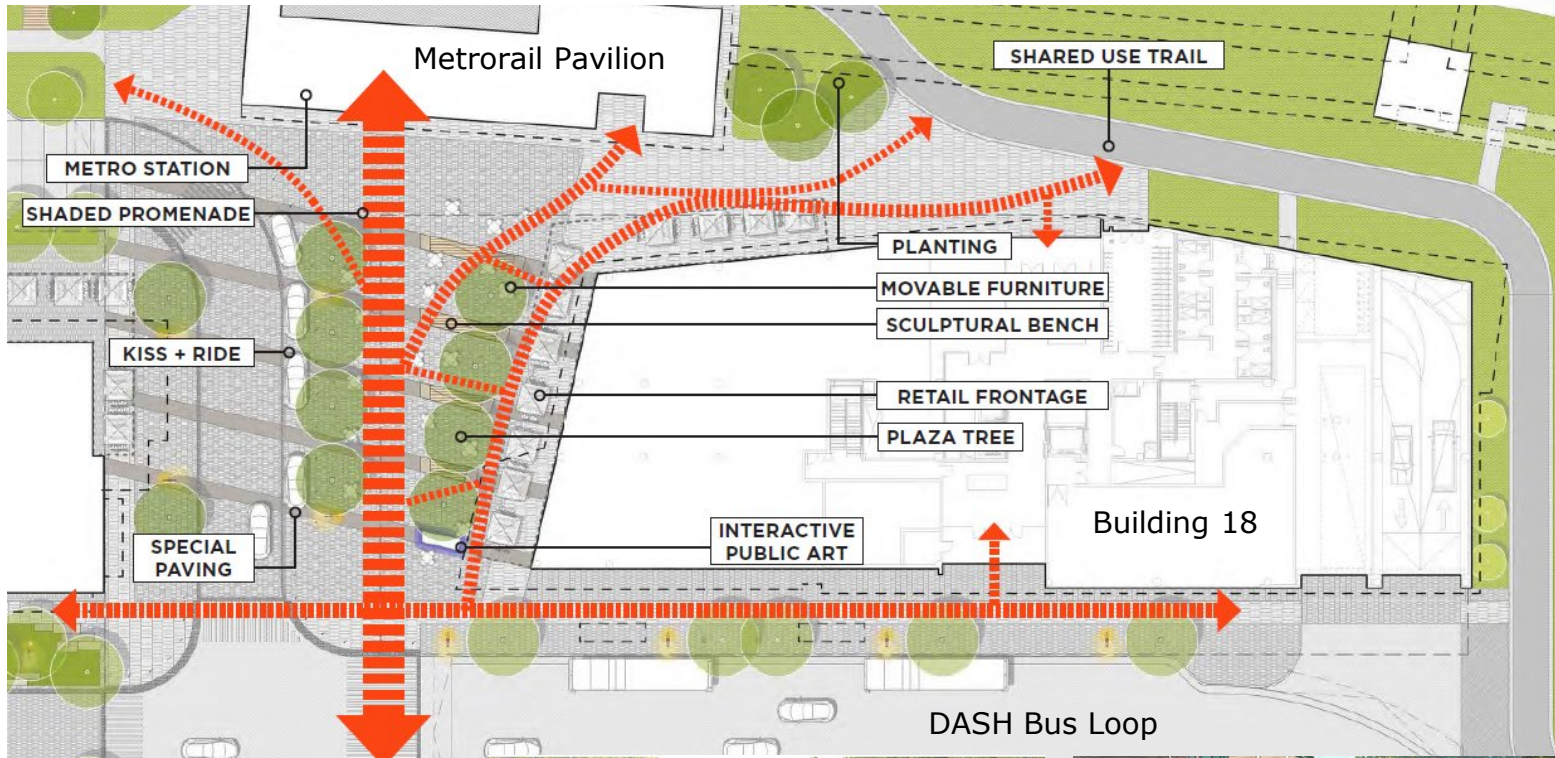
Market Lawn



New Street A: Retail Street



Metro Plaza



North Potomac Yard



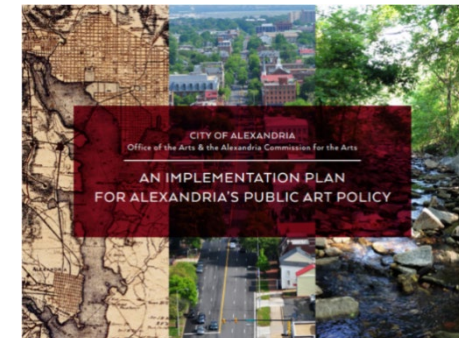
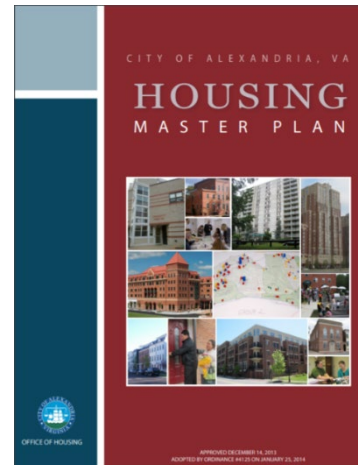
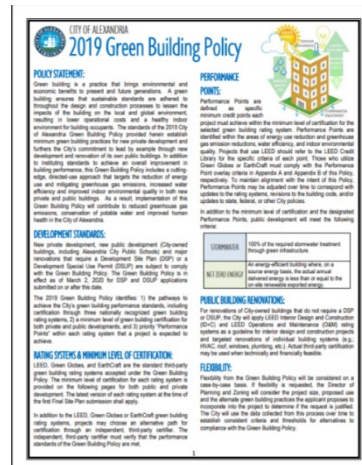
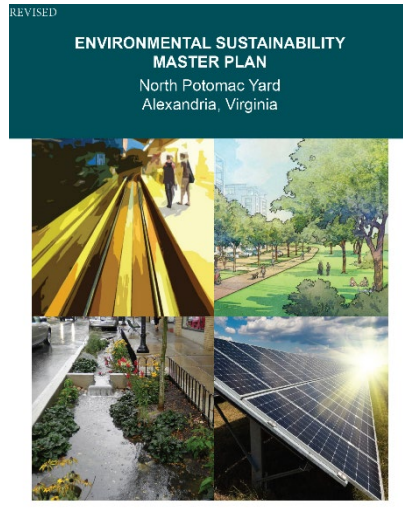
Consistency with City Policies

Environmental
Sustainability
Master Plan

2019 Green
Building
Policy

Affordable
Housing

Public Art



North Potomac Yard

Building 10: Office



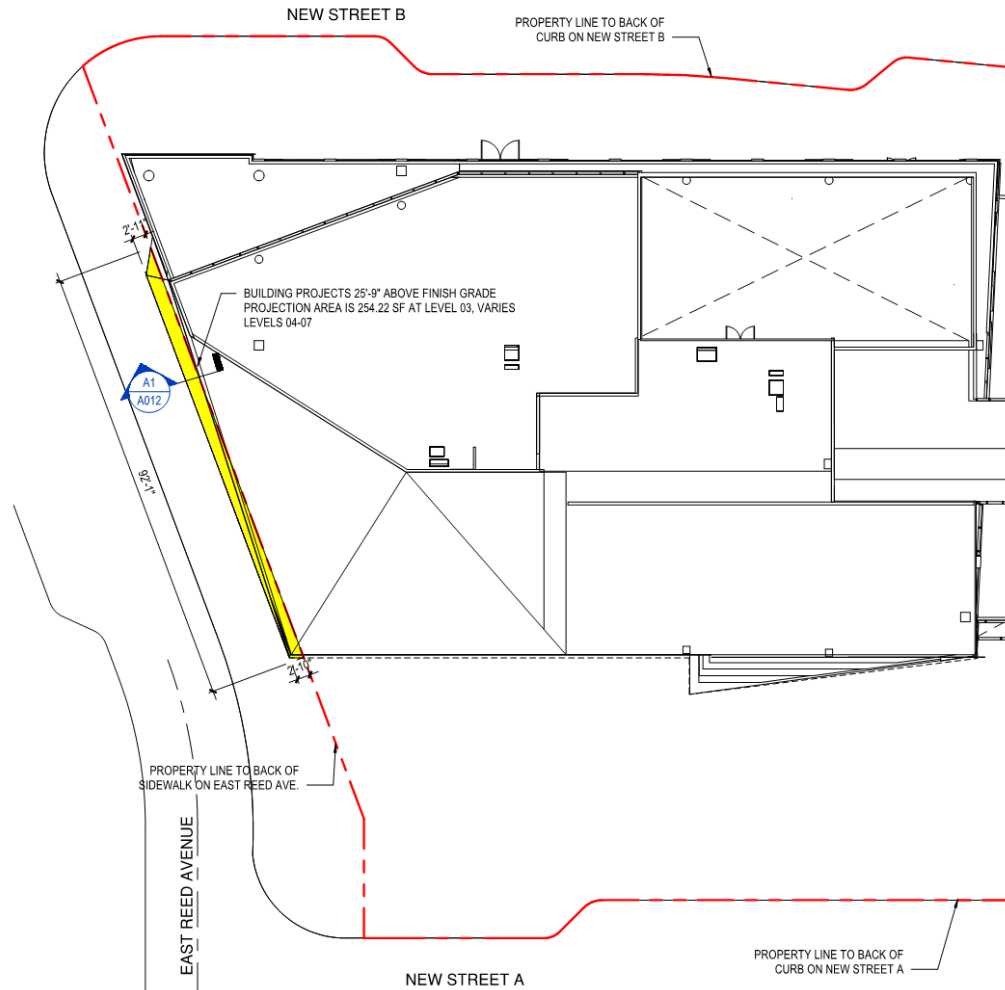
Building 10: Office



North Tower



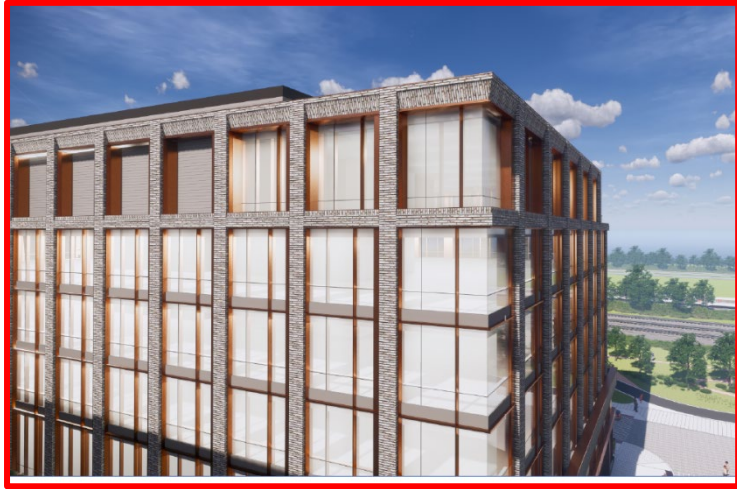
Building 10: Encroachment



B4 ZONING - PROJECTION PLAN

1" = 20'-0"

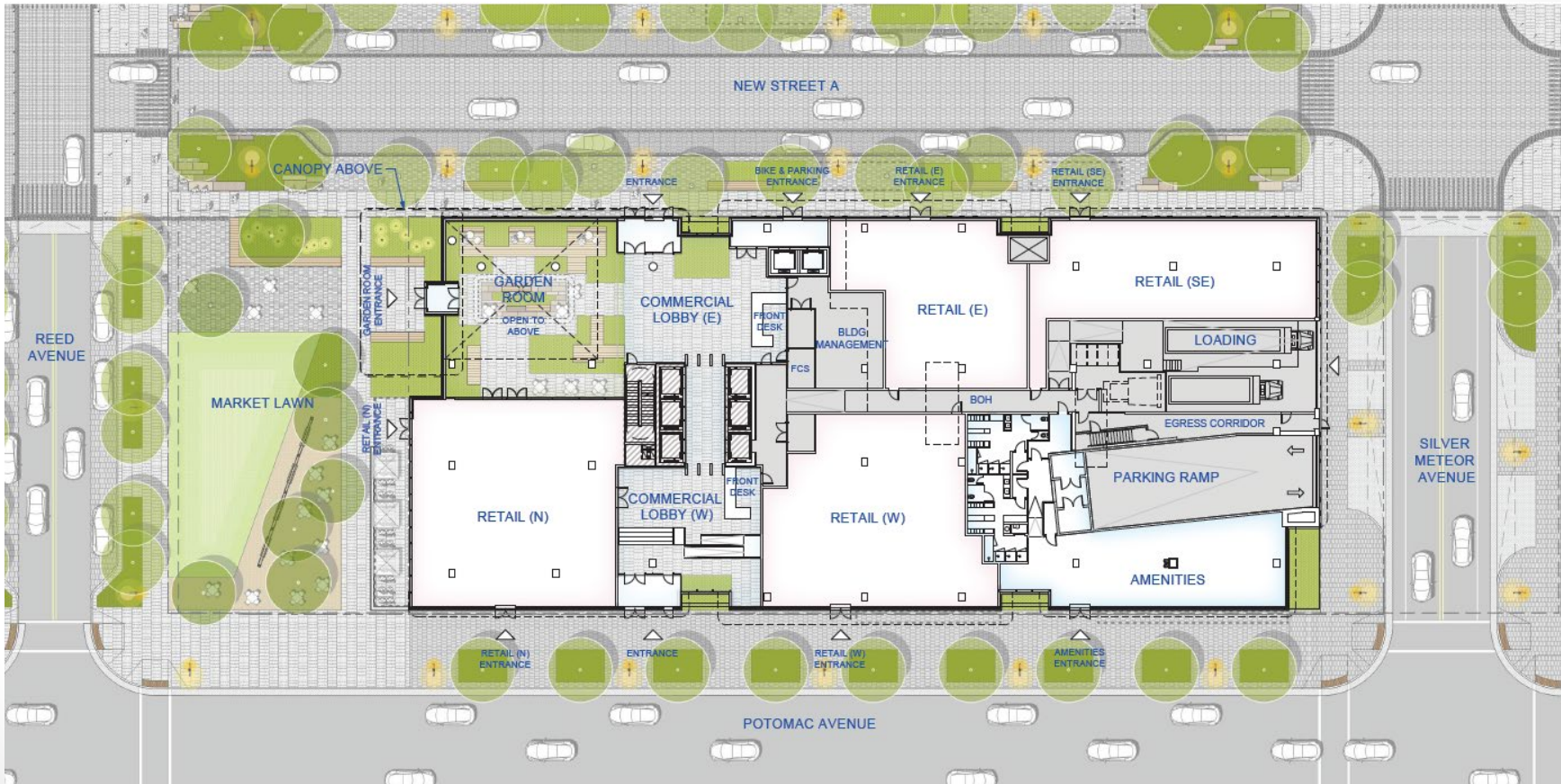
South Tower



Building 14: Office



Building 14: Office



Building 14: Office

North Potomac Yard



Potomac Avenue

Building 14: Office



Building 15: Residential



Building 15

North Potomac Yard



Building 15: Residential



Building 15: Residential



Building 19: Residential



North Potomac Yard

Building 19: Residential



North Potomac Yard

Building 19: Residential



North Potomac Yard

Building 19: Residential



Building 18: Office



Building 18 Site Plan



Building 18: Office



Building 18: Office

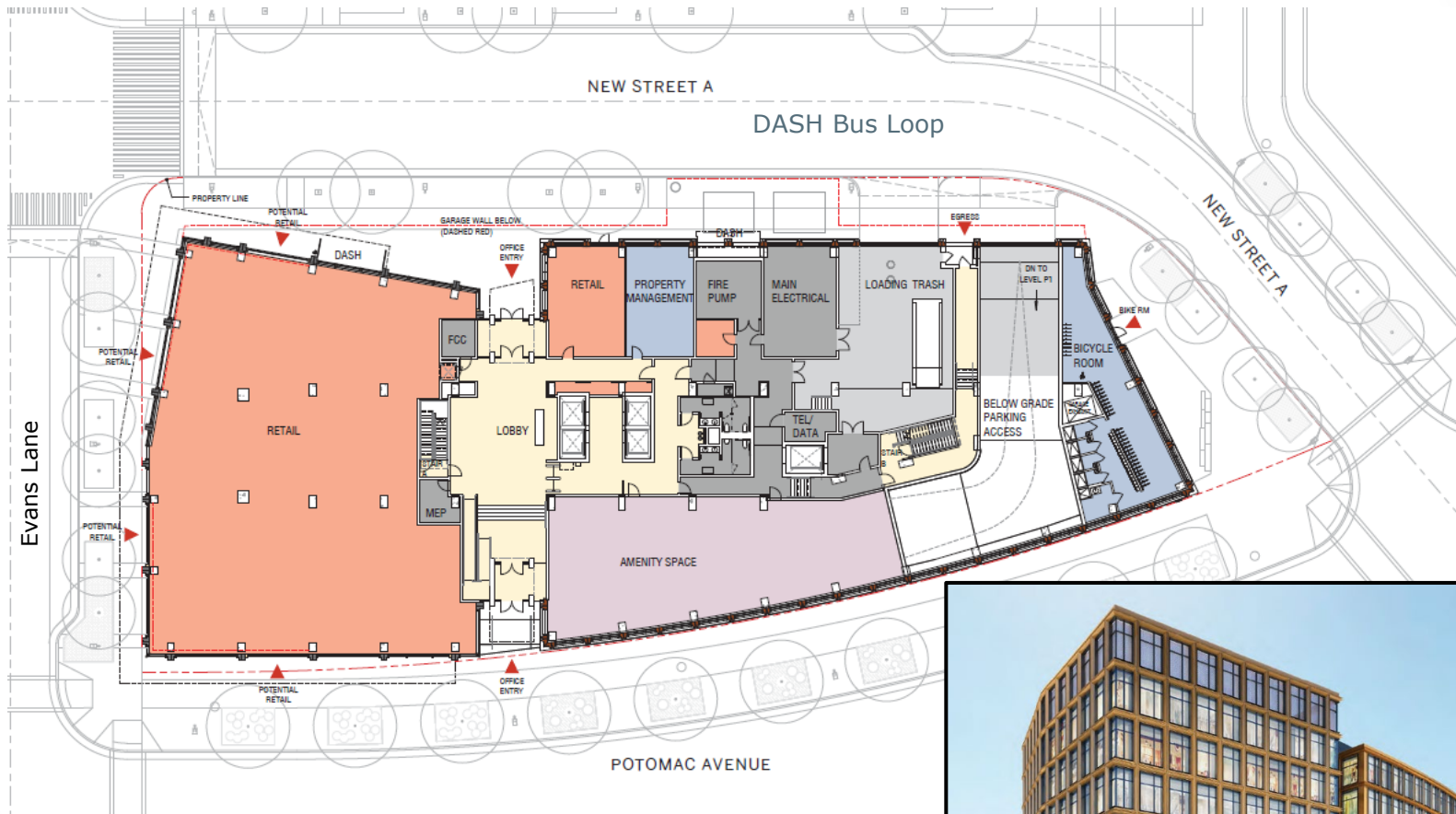
North Potomac Yard



Building 20



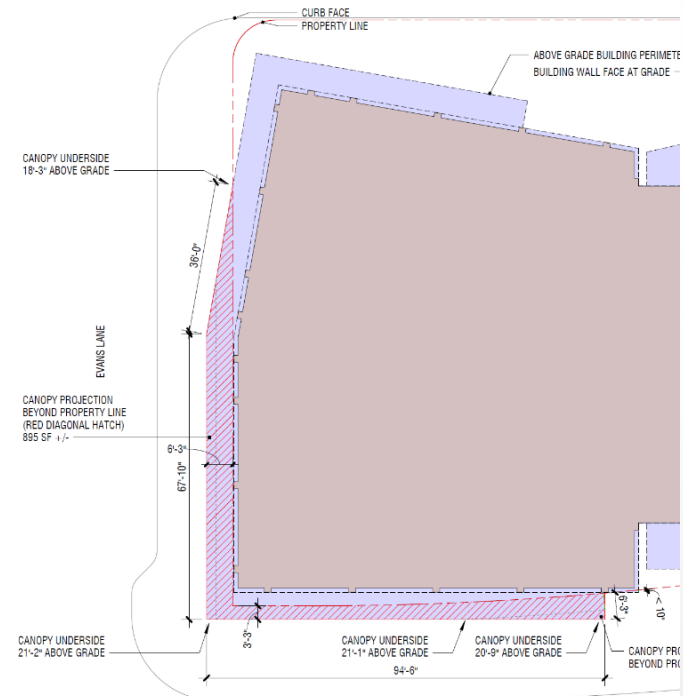
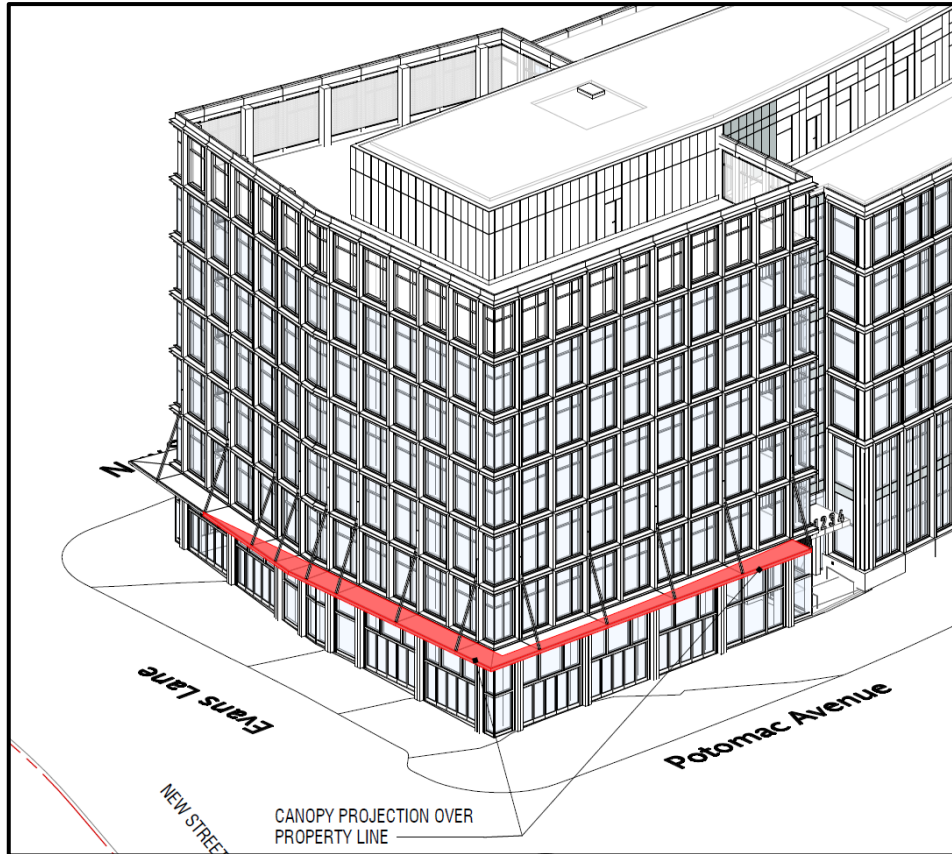
Building 20: Office



Building 20: Office



Building 20 Encroachment



1 PROJECTION DIAGRAM
SCALE: 1" = 20'-0"
A201

Building 20: Office



Next Steps

- If approved:
 - Final Site Plan Process
 - Building Permits
 - Phased building construction over period of up to seven years
- Ongoing Site Work:
 - Theater Demolition
 - Infrastructure DSP

Community Engagement

- 31 Meetings over 11 months
 - 11 Potomac Yard Design Advisory Committee Meetings
 - 6 Community Meetings
 - 6 Previous Planning Commission and City Council Meetings
 - 2 Alexandria Affordable Housing Advisory Committee Meetings
 - 2 Environmental Policy Commission Meetings
 - 2 Parks and Recreation Commission Meetings
 - 2 Board of Architectural Review Meetings

Community Benefits

- **Standard Benefits per Building DSUP**
 - Public Art
 - Bike Share
 - Transportation Management Plans
 - Affordable Housing
- **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

Conclusion

- City Staff recommends **approval** subject to compliance with all applicable codes and the recommended conditions.



Voting Structure

- Master Plan Amendment #2020-0005 & CDD Concept Plan Amendment #2020-0004
- Subdivision SUB#2020-0004
- Street Naming Case: SNC #2020-0003
- Building 10: DSUP #2020-0013 and Encroachment ENC#2020-0004
- Building 14: DSUP #2020-0013
- Building 15: DSUP#2020-0014
- Building 19: DSUP #2020-0017
- Building 18: DSUP #2020-0016
- Building 20: DSUP #2020-0018 and Encroachment ENC #ENC 2020-0005
- TMP SUP #2020-0042 (CYPR Theater, LLC)