



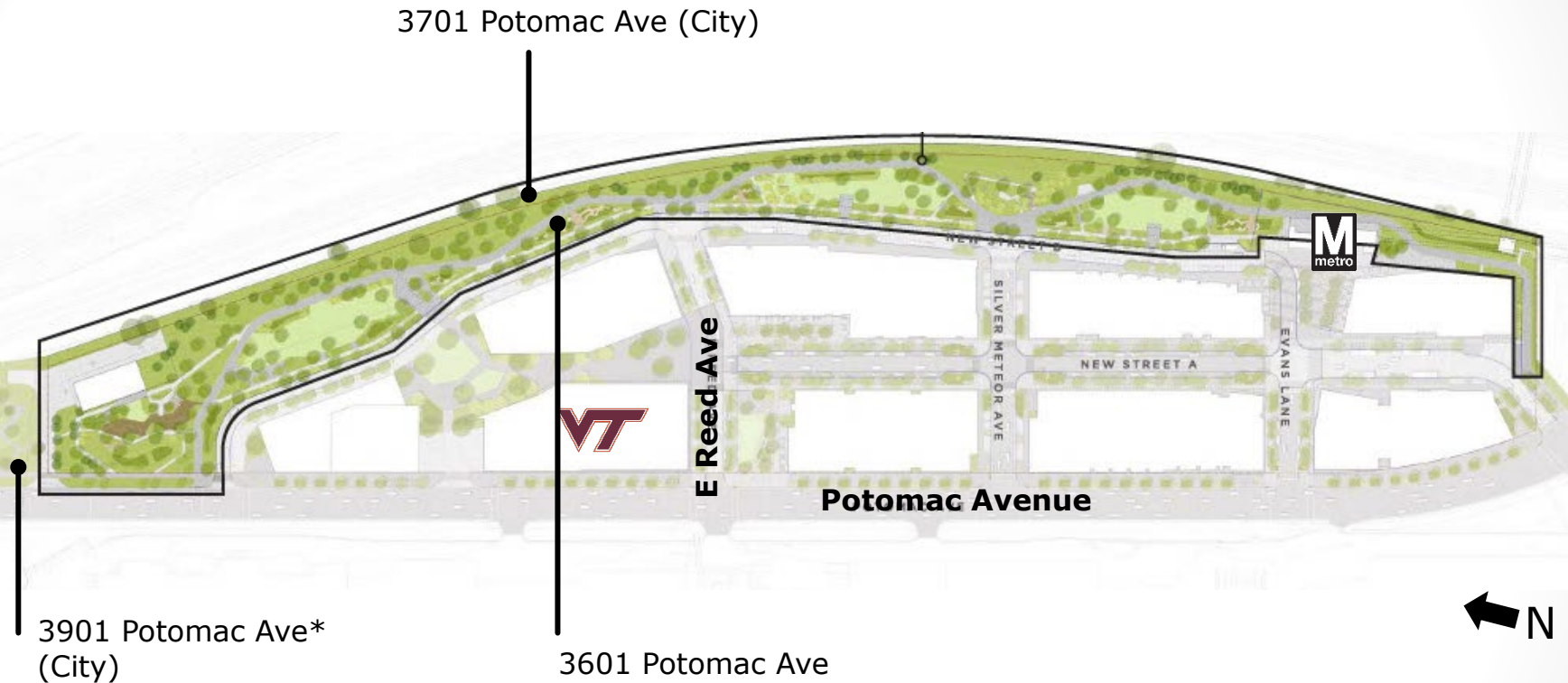
North Potomac Yard Potomac Yard Park

3601 Potomac Avenue
3701 Potomac Avenue
3901 Potomac Avenue

Development Special Use Permit #2020-10025

Planning Commission – December 1, 2020

Project Location



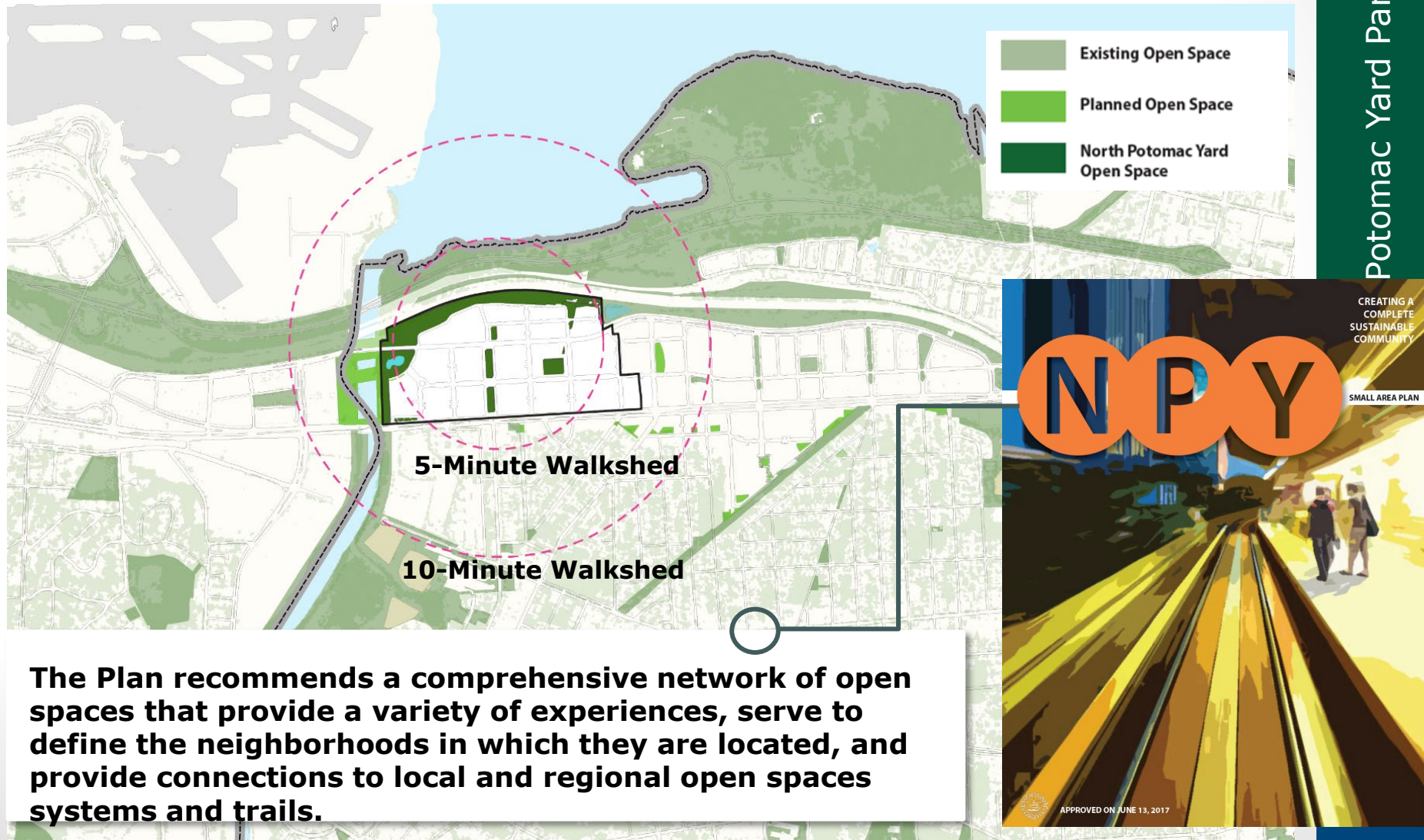
Phase 1: NPY Review Process

- 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 (Approved):
 - MPA & CDD Concept Plan Amendment; Subdivision Request; Street Naming Case; TMP SUP; and Seven Building DSUPs (Buildings 10, 14, 15, 19, 18, 20 and VT)
- December 2020:
 - Pump Station DSUP #2020-10024;
 - Potomac Yard Park DSUP #2020-10025
 - Coordinated Sign SUP #2020-0043

Project Description

- Construction of a new approximately 4.6-acre public park to include, areas for natural play, shade structures, areas for active and passive recreation.
- Coordinated with the following NPY approvals
 - DSP2019-0043 (NPY Infrastructure Site Plan)
 - DSUP2020-10024 (Pump Station DSUP)
 - DSUP2020-0008 (NPY Pump Station Site Plan)

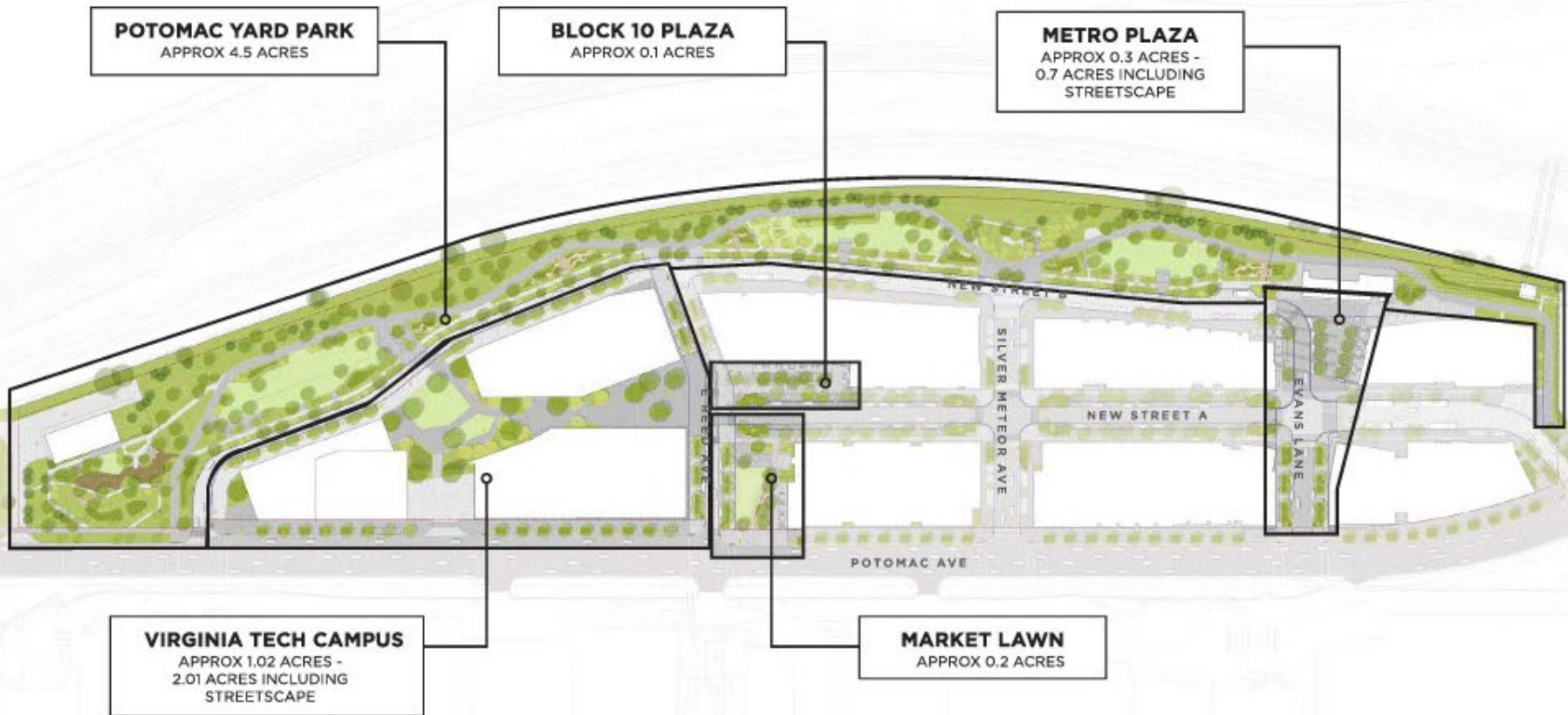
North Potomac Yard Small Area Plan



North Potomac Yard Phase 1 Open Space Plan



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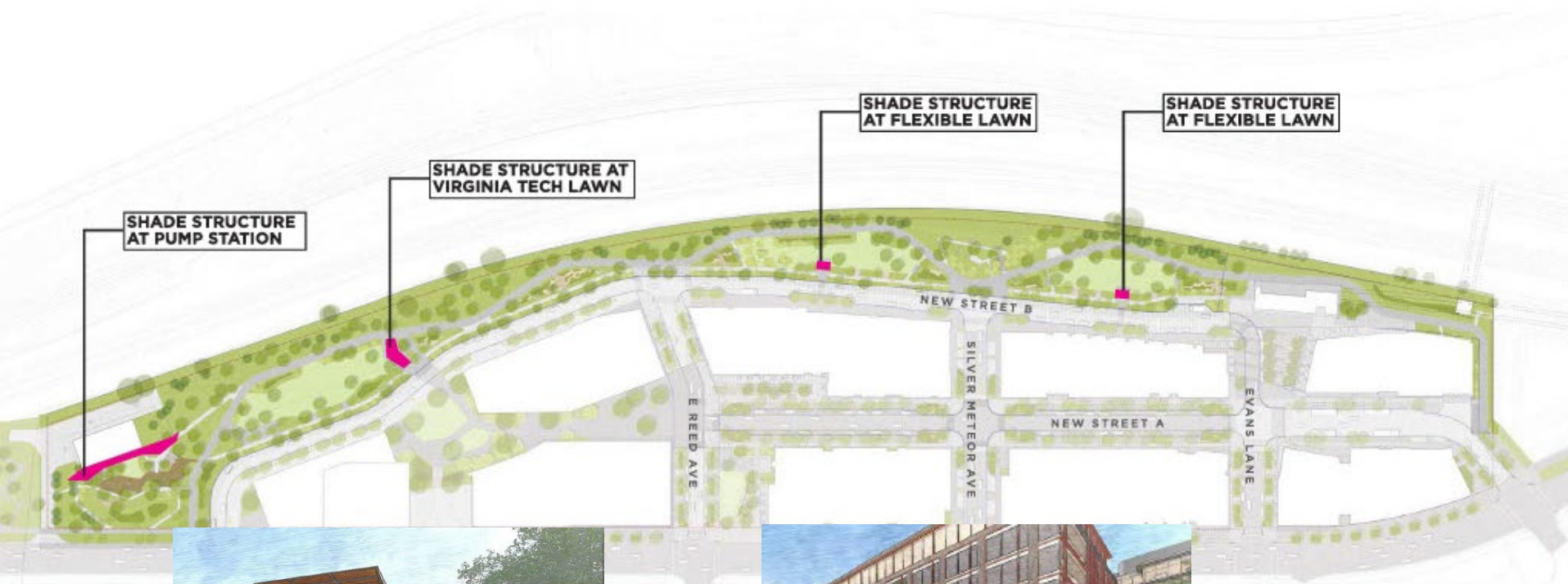
Potomac Yard Park

Open Lawn Areas



Potomac Yard Park

Shade Elements



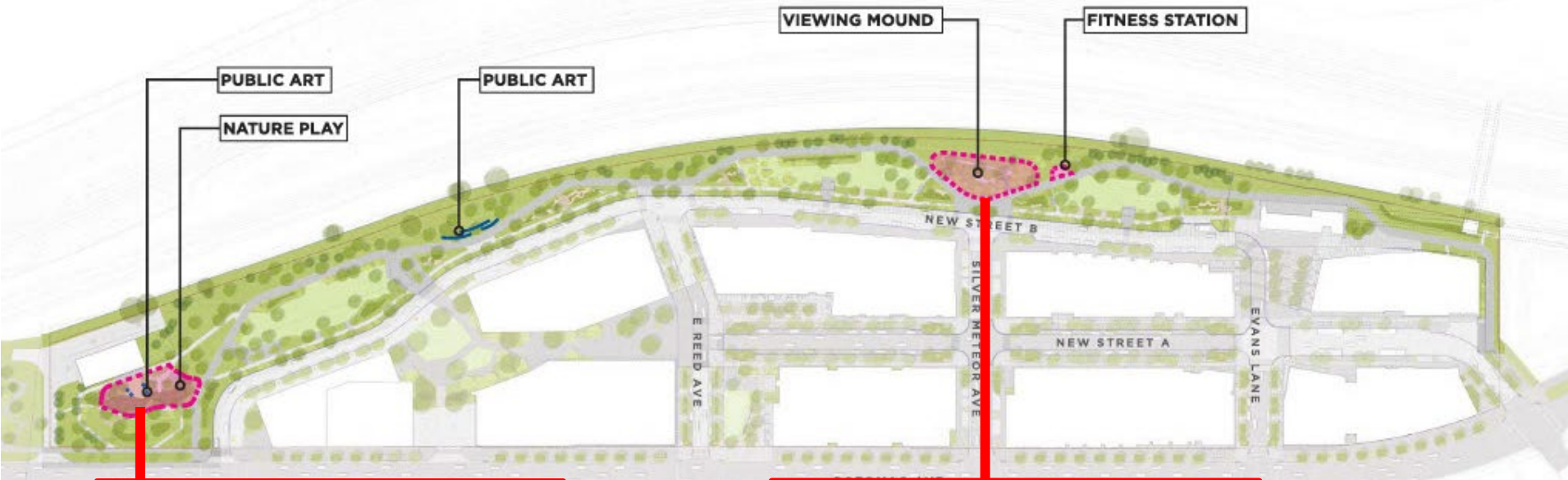
SHADE STRUCTURE AT VIRGINIA TECH LAWN



Potomac Yard Park

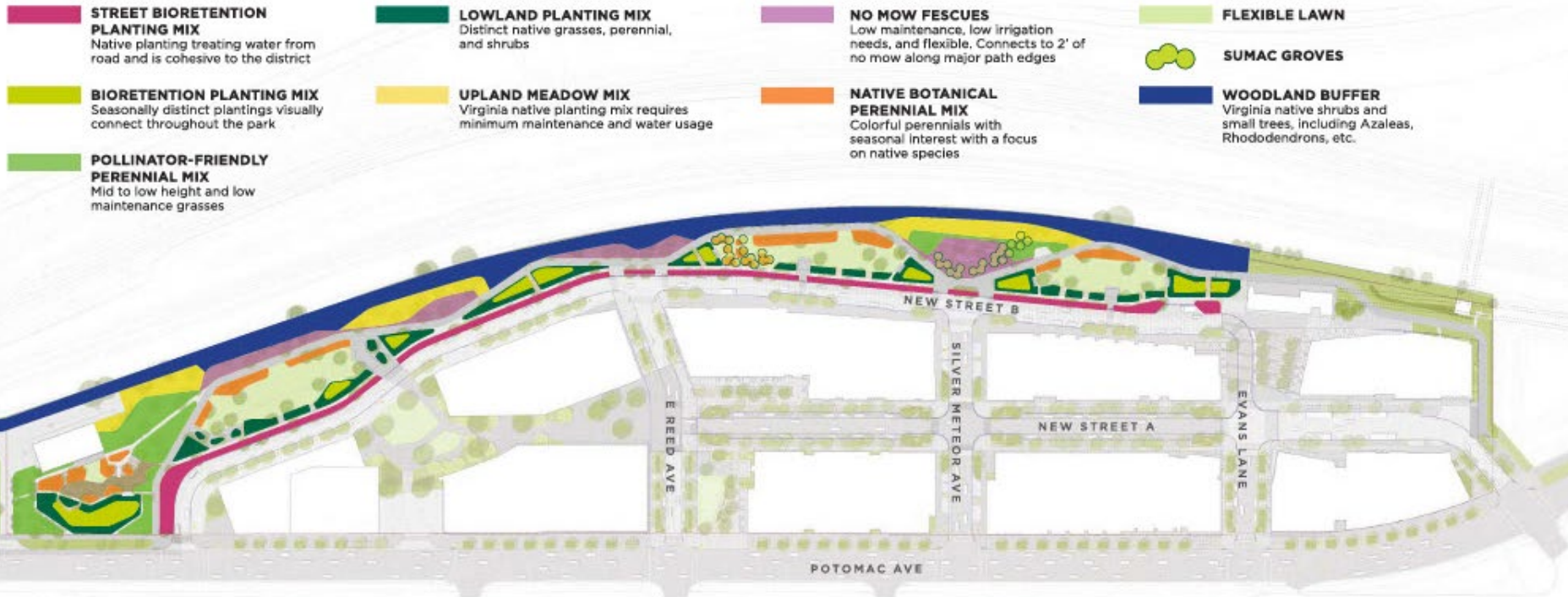
Park Features & Common Elements

Incorporates site features consistent with Phase I redevelopment including site furnishings, lighting, trash receptacles



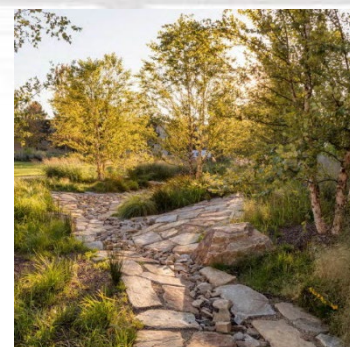
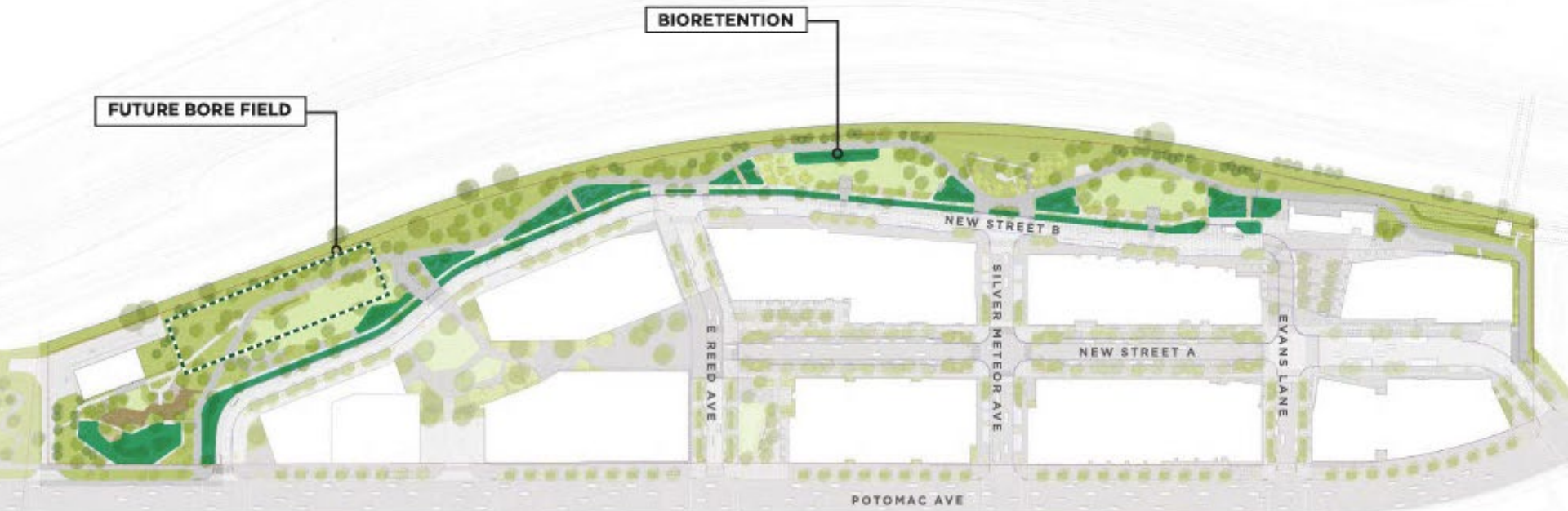
Potomac Yard Park

Planting Strategies & Biodiversity

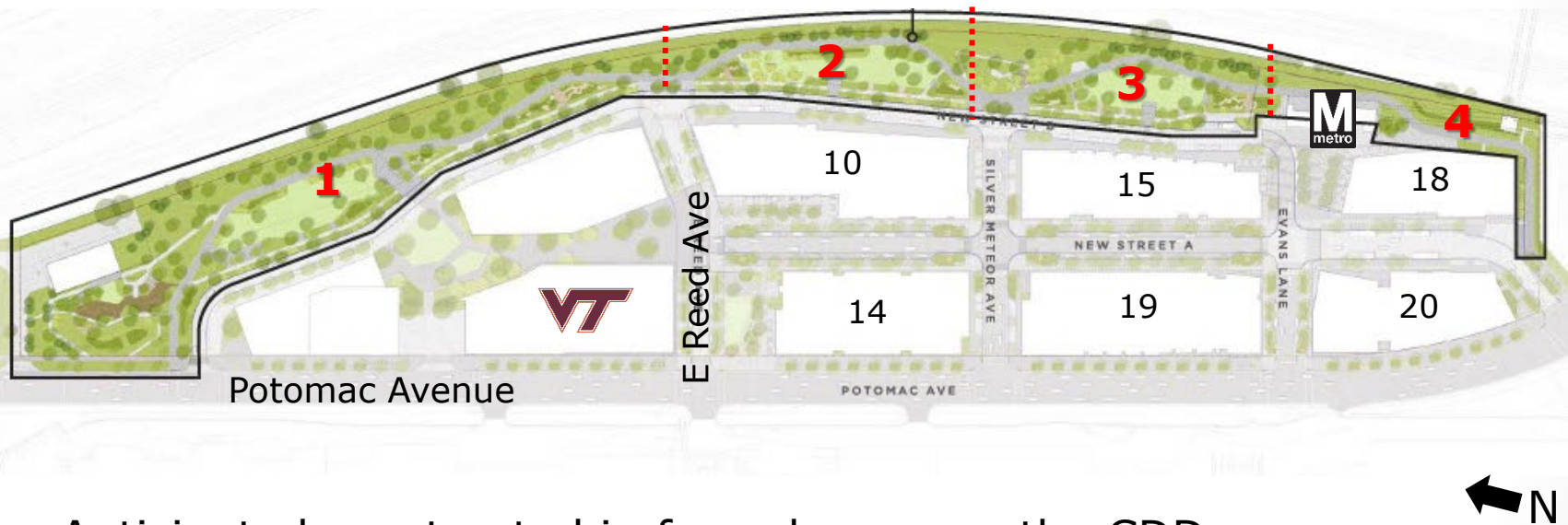


Potomac Yard Park

Integrated Sustainability



Park Construction Phasing

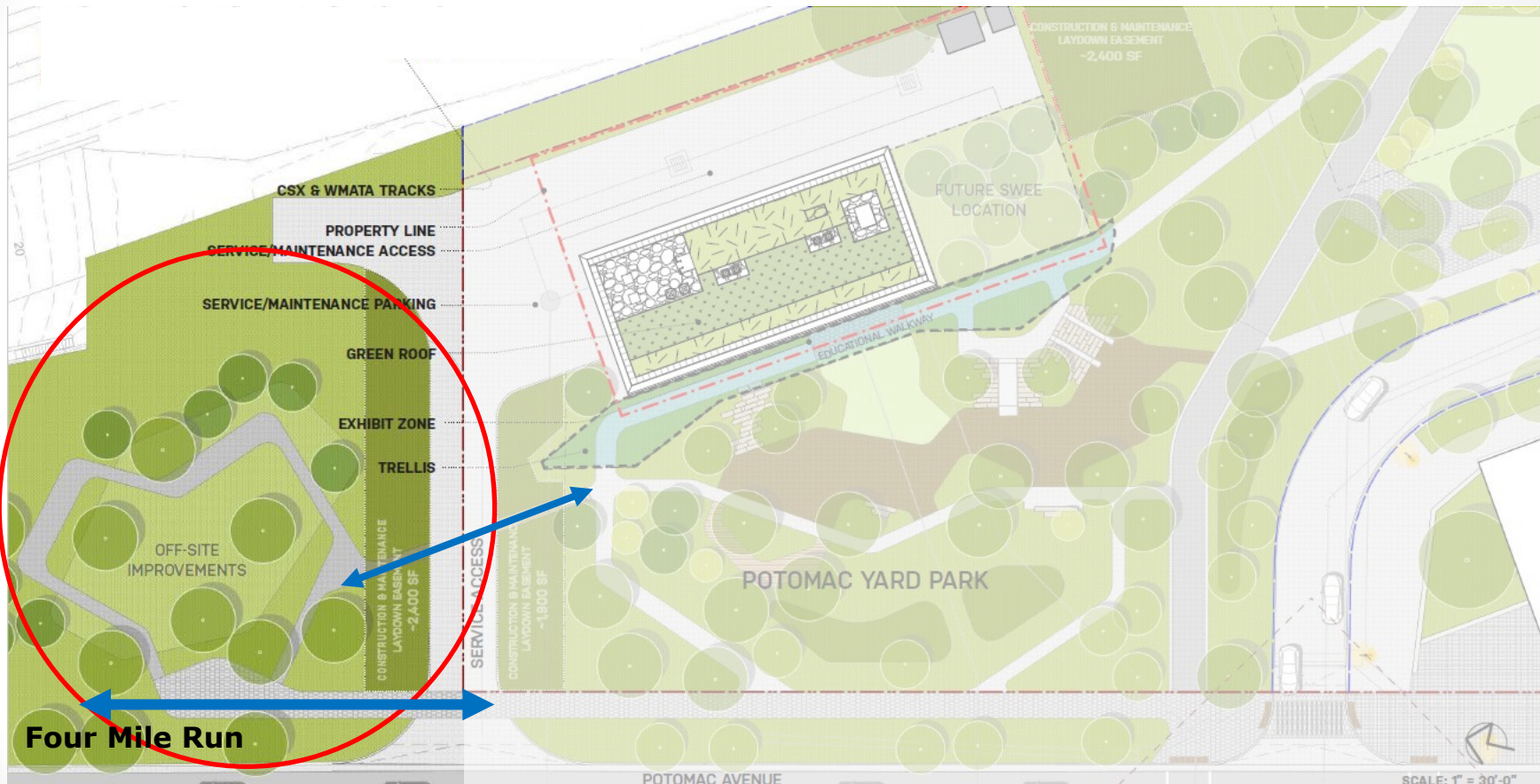


Anticipated constructed in four phases per the CDD

- Phase 1: Constructed with VT Building 7
- Phase 2: Constructed with Building 10
- Phase 3: Constructed with Buildings 15 or 19*
- Phase 4: Constructed with Buildings 18 or 20

* Or within 18 months of completion of WMATA easement area.

RPA Improvements



Improvements required per Infrastructure Site Plan DSP2019-0043

- Timing of installation will be coordinated with CSX construction projects



Community Engagement

- 33 Total Potomac Yard Meetings
- 3 PYDAC Meetings for Potomac Yard Park
- 3 PRC Meetings for Potomac Yard Park
 - July 9, 2020
 - October 15, 2020
 - November 19, 2020

Project Benefits

- Approximately 4.6 acres new public park for a range of users
- Active, passive, and programmable open areas
- Provides improved connections to Four Mile Run
- RPA Improvements
- \$300,000 Public Art Contribution

Conclusion

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

