



## Legislation Details (With Text)

<b>File #:</b>	20-1059	<b>Name:</b>	
<b>Type:</b>	Land Use and Development (Planning Commission Items)	<b>Status:</b>	Passed
<b>File created:</b>	7/24/2020	<b>In control:</b>	Planning Commission
<b>On agenda:</b>	10/6/2020	<b>Final action:</b>	10/6/2020
<b>Title:</b>	<p>Master Plan Amendment #2020-00005 Coordinated Development District 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 Street Name Case #2020-00003 3601 Potomac Avenue and 3251 Potomac Avenue - North Potomac Yard Public Hearing and consideration of requests for: (A) an amendment to the North Potomac Yard Small Area Plan chapter of the Master plan to increase the allowable building height for blocks 15 and 18; (B) an amendment to the previously approved (CDD #2019-0008) CDD Coordinated Development Design Plan #19 to amend the North Potomac Yard Height Diagram for blocks 15 and 18 and add CDD Conditions to implement the Environmental Sustainability Master Plan; (C) a Subdivision request to subdivide the parcels for each block, Potomac Yard Park, the pump station and Metro Station; (D) Development Special Use Permit with site plan for a new office building with ground floor retail/commercial uses, modifications to the biodiversity standards of the landscape guidelines and height-to-setback requirement of Section 6-403(A), (Building 10); (E) a Development Special Use Permit with site plan for a new office building with ground floor retail/commercial uses, including a special use permit for additional mechanical penthouse height and a modifications to the biodiversity standards of the landscape guidelines and the height-to-setback requirement of Section 6-403(A) (Building 14); (F) a Development Special Use Permit with site plan for a multifamily residential building with ground-level retail/commercial uses, including modifications to the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A) (Building 15); (G) a Development Special Use Permit with site plan for a new office building with ground floor retail/commercial uses, including modifications to the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A) (Building 18); (H) a Development Special Use Permit with site plan for a multifamily residential building with ground-level retail/commercial uses, including modifications to the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A) (Building 19); (I) a Development Special Use Permit with site plan for an office building with ground floor retail/commercial uses, including a Special Use Permit for additional mechanical penthouse height, modifications to and the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A), (Building 20); (J) an Encroachment into the public right-of-way for building architectural features (Building 10); (K) an Encroachment into the public right of way for awnings (Building 20); (L) a Special Use Permit for a Tier 3 Transportation Management Plan (two multi-family buildings and four office buildings); and (M) consideration of a request to name three new streets to be constructed in North Potomac Yard; zoned: CDD #19/Coordinated Development District #19 (North Potomac Yard Small Area Plan). Applicants: CPYR Theater, LLC represented by M. Catharine Puskar, attorney; City of Alexandria (Subdivision Only)</p>		

**Sponsors:****Indexes:****Code sections:**

**Attachments:** 1. NPY Staff Report, 2. CDD2020-00004 Conceptual Design Plan, 3. DSUP2020-00013 Site Plan, 4. DSUP2020-00014 Site Plan, 5. DSUP2020-00015 Site Plan, 6. DSUP2020-00016 Site Plan, 7. DSUP2020-00017 Site Plan, 8. DSUP2020-00018 Site Plan, 9. NPY Additional Materials, 10. NPY Presentation

Date	Ver.	Action By	Action	Result
10/6/2020	1	Planning Commission	approved as amended	

Master Plan Amendment #2020-00005

Coordinated Development District 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

Street Name Case #2020-00003

3601 Potomac Avenue and 3251 Potomac Avenue - North Potomac Yard

Public Hearing and consideration of requests for: (A) an amendment to the North Potomac Yard Small Area Plan chapter of the Master plan to increase the allowable building height for blocks 15 and 18; (B) an amendment to the previously approved (CDD #2019-0008) CDD Coordinated Development Design Plan #19 to amend the North Potomac Yard Height Diagram for blocks 15 and 18 and add CDD Conditions to implement the Environmental Sustainability Master Plan; (C) a Subdivision request to subdivide the parcels for each block, Potomac Yard Park, the pump station and Metro Station; (D) Development Special Use Permit with site plan for a new office building with ground floor retail/commercial uses, modifications to the biodiversity standards of the landscape guidelines and height-to-setback requirement of Section 6-403(A), (Building 10); (E) a Development Special Use Permit with site plan for a new office building with ground floor retail/commercial uses, including a special use permit for additional mechanical penthouse height and a modifications to the biodiversity standards of the landscape guidelines and the height-to-setback requirement of Section 6-403(A) (Building 14); (F) a Development Special Use Permit with site plan for a multifamily residential building with ground-level retail/commercial uses, including modifications to the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A) (Building 15); (G) a Development Special Use Permit with site plan for a new office building with ground floor retail/commercial uses, including modifications to the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A) (Building 18); (H) a Development Special Use Permit with site plan for a multifamily residential building with ground-level retail/commercial uses, including modifications to the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A) (Building 19); (I) a Development Special Use Permit with site plan for an office building

with ground floor retail/commercial uses, including a Special Use Permit for additional mechanical penthouse height, modifications to and the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A), (Building 20); (J) an Encroachment into the public right-of-way for building architectural features (Building 10); (K) an Encroachment into the public right of way for awnings (Building 20); (L) a Special Use Permit for a Tier 3 Transportation Management Plan (two multi-family buildings and four office buildings); and (M) consideration of a request to name three new streets to be constructed in North Potomac Yard; zoned: CDD #19/Coordinated Development District #19 (North Potomac Yard Small Area Plan).

Applicants: CPYR Theater, LLC represented by M. Catharine Puskar, attorney; City of Alexandria (Subdivision Only)