



POTOMAC YARD

LAND BAY G & LAND BAY H DEVELOPMENT



SITE OVERVIEW – PREVIOUS PLAN



Toll Brothers
America's Luxury Home Builder™



POTOMAC YARD | LBG/H DEVELOPMENT

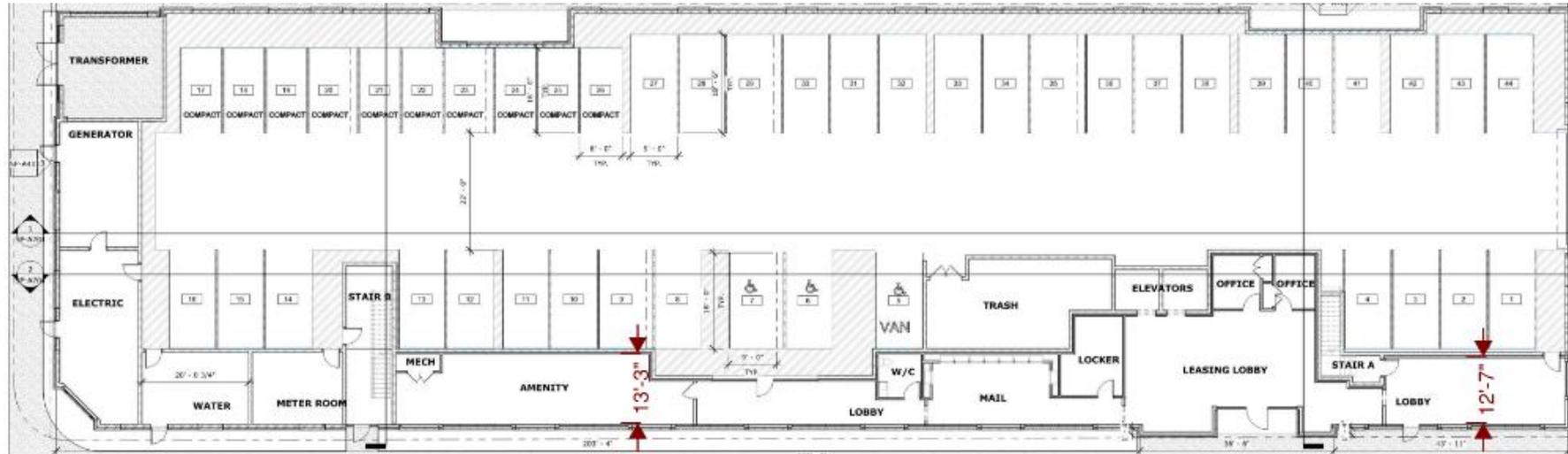


LANDBAY G – G AFFORDABLE HOUSING UPDATE

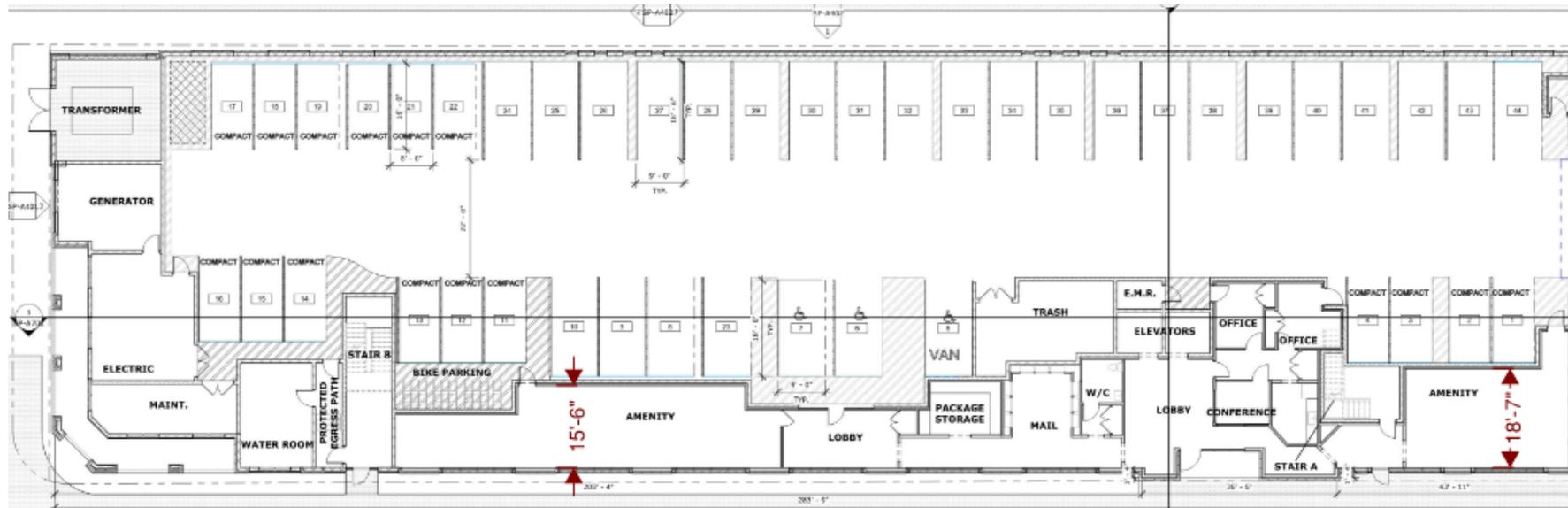


LANDBAY G - G - GROUND FLOOR

PREVIOUS



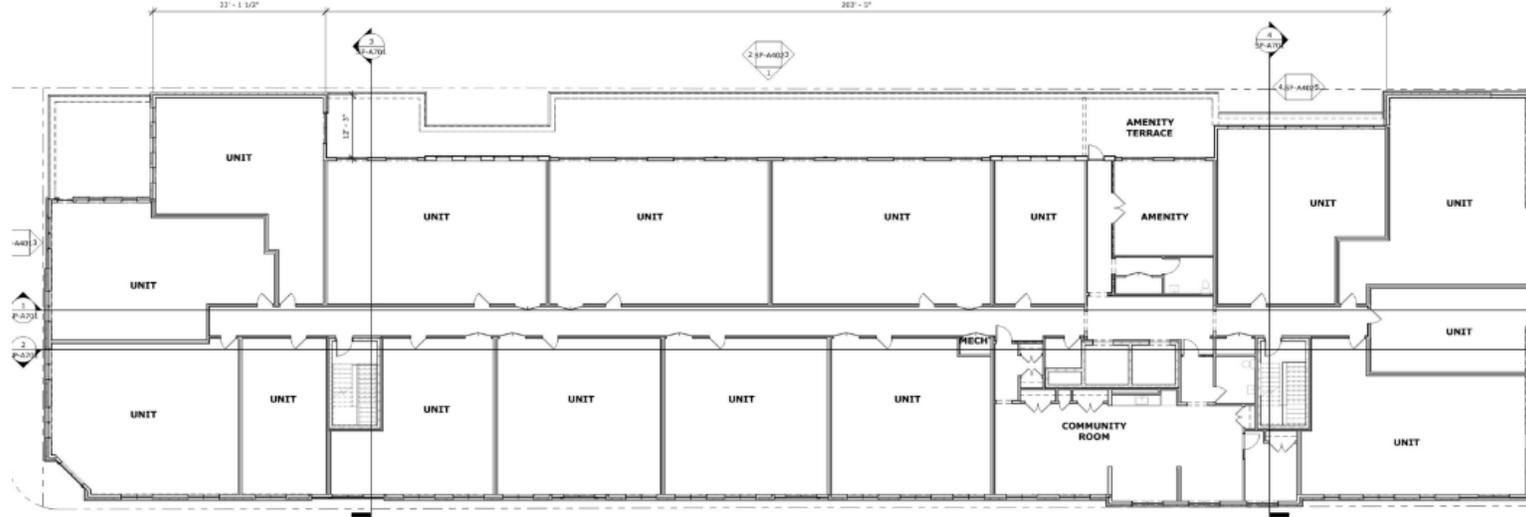
CURRENT



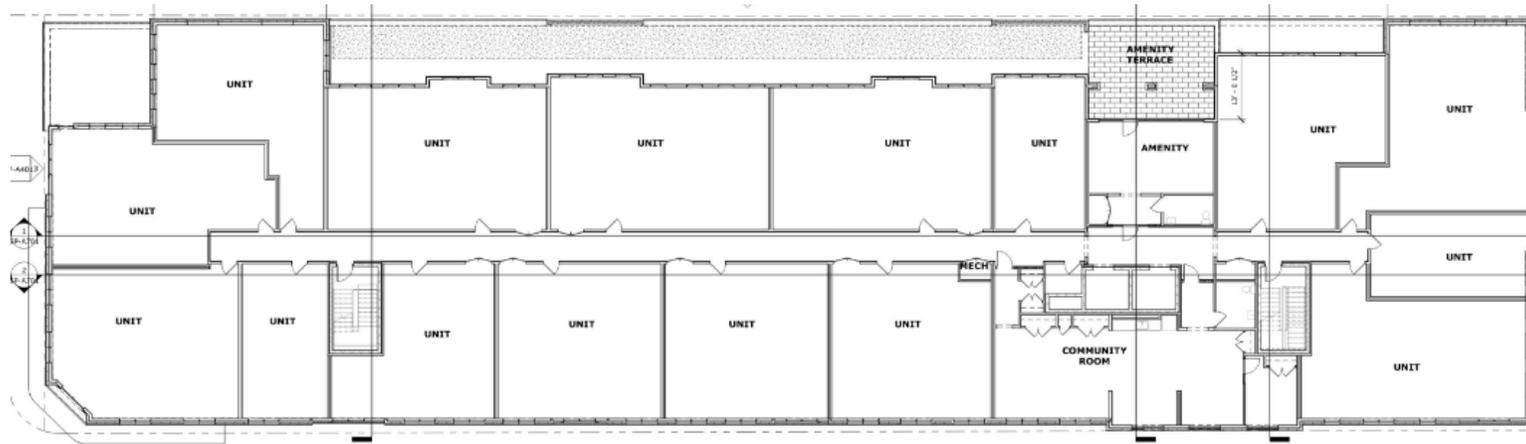
POTOMAC YARD | LBG/H DEVELOPMENT

LANDBAY G - G - SECOND FLOOR

PREVIOUS

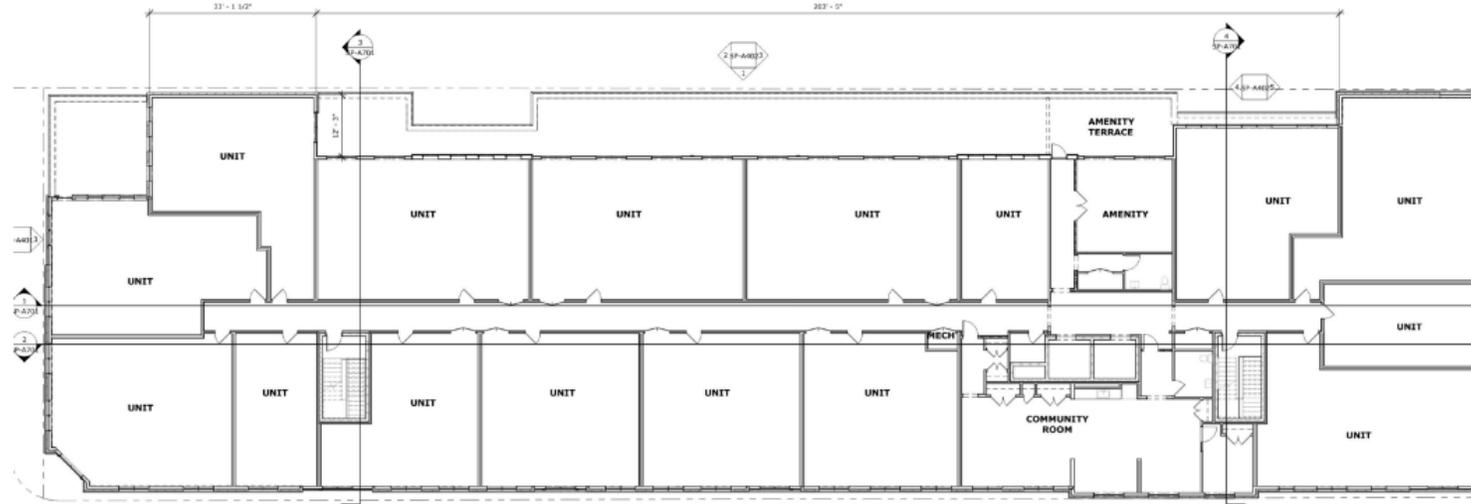


CURRENT

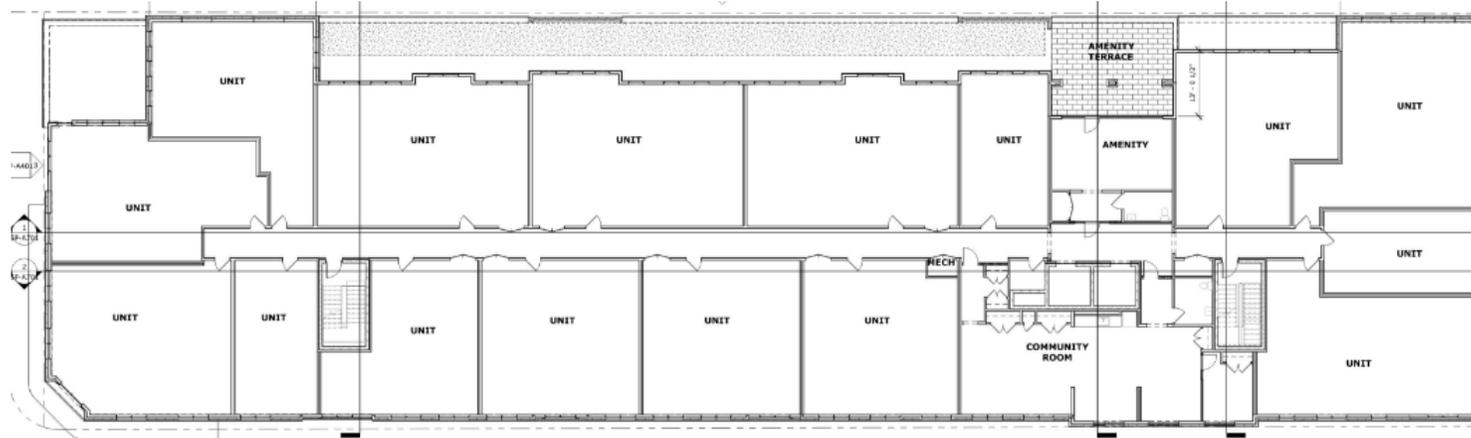


LANDBAY G - G - TYPICAL FLOOR

PREVIOUS



CURRENT



LANDBAY G – G – AMENITY PRECEDENT IMAGES



LANDBAY G – G – ARCHITECTURAL ELEVATIONS (NORTH)

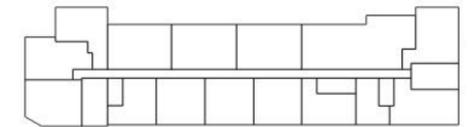
PREVIOUS



CURRENT



- MATERIAL LIST -**
- E-2P CEMENTITIOUS PANEL: HARDIE PEARL GRAY
 - E-9P CEMENTITIOUS PANEL: HARDIE RICH ESPRESSO
 - E-17 STOREFRONT; AS SCHEDULED
 - E-21 ROLLING OVERHEAD GRILLE
 - V-10 Brick with Buff Mortar
 - V-11 Brick with Dark Mortar
 - V-12 Soldier Course with Buff Mortar
 - V-15 Rowlock Course with Dark Mortar



LANDBAY G – G – ARCHITECTURAL ELEVATIONS (EAST)

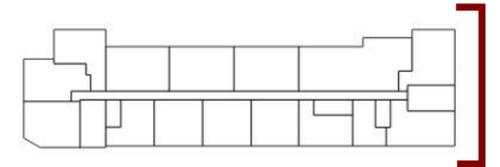
PREVIOUS



CURRENT



- MATERIAL LIST -**
- E-2P CEMENTITIOUS PANEL: HARDIE PEARL GRAY
 - E-9P CEMENTITIOUS PANEL: HARDIE RICH ESPRESSO
 - E-17 STOREFRONT; AS SCHEDULED
 - E-21 ROLLING OVERHEAD GRILLE
 - V-10 Brick with Buff Mortar
 - V-11 Brick with Dark Mortar
 - V-12 Soldier Course with Buff Mortar
 - V-15 Rowlock Course with Dark Mortar



LANDBAY G – G – ARCHITECTURAL ELEVATIONS (WEST)

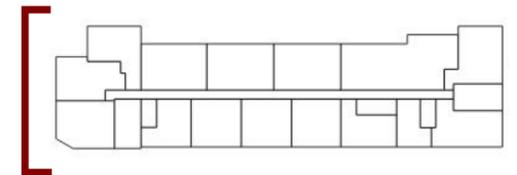
PREVIOUS



CURRENT



- MATERIAL LIST -**
- E-2P CEMENTITIOUS PANEL: HARDIE PEARL GRAY
 - E-9P CEMENTITIOUS PANEL: HARDIE RICH ESPRESSO
 - E-17 STOREFRONT; AS SCHEDULED
 - E-21 ROLLING OVERHEAD GRILLE
 - V-10 Brick with Buff Mortar
 - V-11 Brick with Dark Mortar
 - V-12 Soldier Course with Buff Mortar
 - V-15 Rowlock Course with Dark Mortar



LANDBAY G – G – ARCHITECTURAL ELEVATIONS (SOUTH)

PREVIOUS

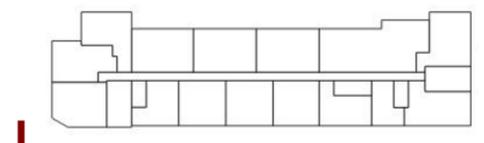


CURRENT



MATERIAL LIST -

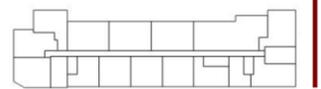
- E-2P CEMENTITIOUS PANEL: HARDIE PEARL GRAY
- E-9P CEMENTITIOUS PANEL: HARDIE RICH ESPRESSO
- E-17 STOREFRONT; AS SCHEDULED
- E-21 ROLLING OVERHEAD GRILLE
- V-10 Brick with Buff Mortar
- V-11 Brick with Dark Mortar
- V-12 Soldier Course with Buff Mortar
- V-15 Rowlock Course with Dark Mortar



LANDBAY G – G – ARCHITECTURAL RENDERING (REAR NE)

PREVIOUS

CURRENT



LANDBAY G – G – ARCHITECTURAL RENDERING (REAR NW)

PREVIOUS



CURRENT

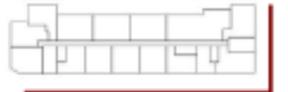


LANDBAY G – G – ARCHITECTURAL RENDERING (FRONT SE)

PREVIOUS



CURRENT

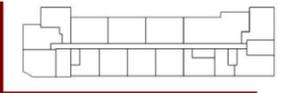


LANDBAY G – G – ARCHITECTURAL RENDERING (FRONT SW)

PREVIOUS



CURRENT



LANDBAY H FOR SALE TOWNHOMES UPDATE



LANDBAY H – PLAN IN CONTEXT

MASKELL STREET



MAIN LINE BOULEVARD

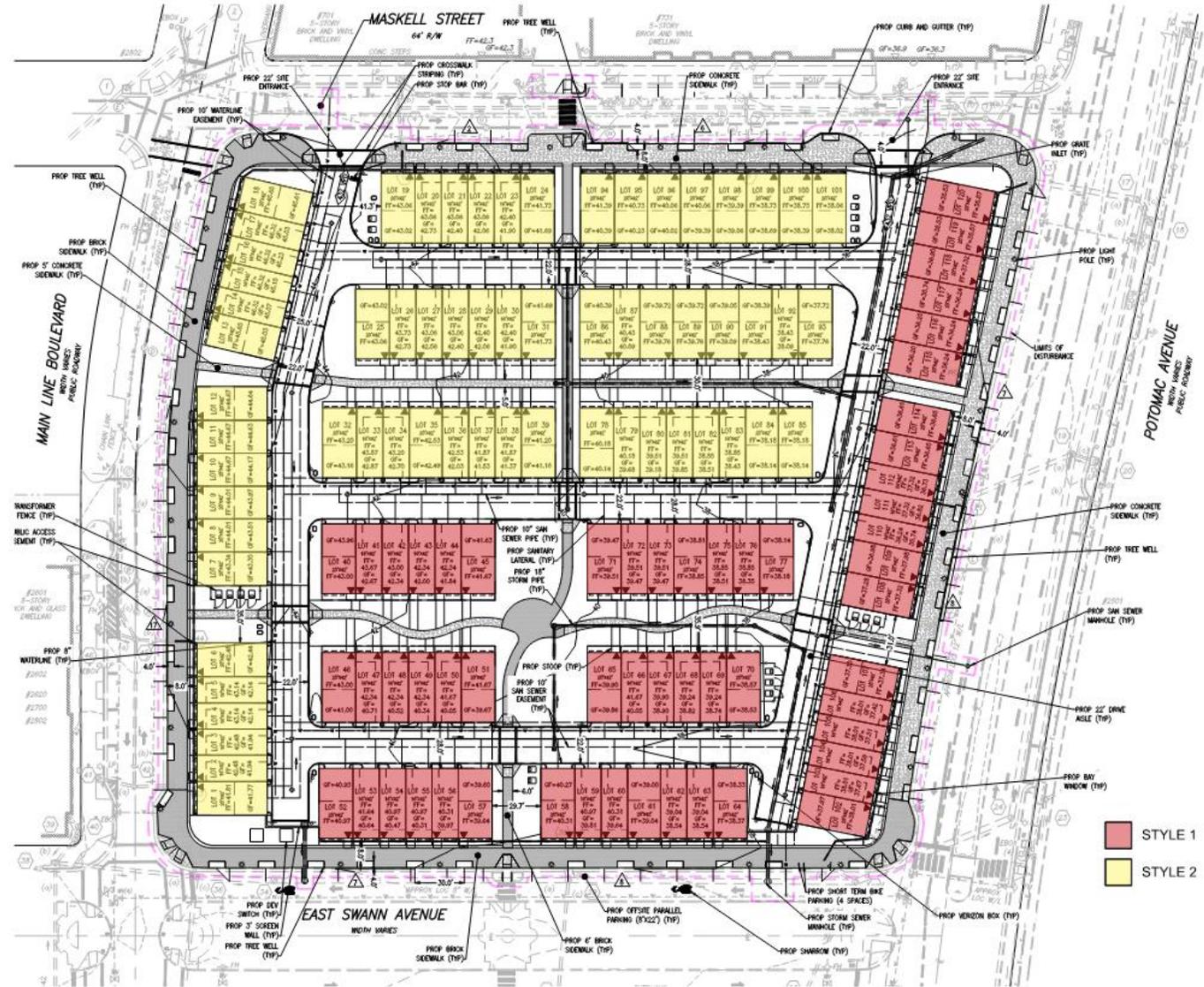


POTOMAC AVENUE



EAST SWANN AVENUE

LANDBAY H - DESIGN STYLES



LANDBAY H - TYPE 1 ARCHITECTURAL ELEVATIONS

PREVIOUS



CURRENT



MATERIAL LIST -

- 1.1 BRICK 1 - LIGHT RED
- 1.2 BRICK 2 - DARK RED
- 1.3 BRICK 3 - WHITE
- 1.4 BRICK 4 - BEIGE
- 2.1 FIBER CEMENT PANEL - DARK GRAY
- 2.2 FIBER CEMENT PANEL - LIGHT GRAY
- 2.3 FIBER CEMENT SIDING - DARK GRAY
- 3.1 METAL CANOPY
- 4.1 PRECAST CONCRETE



LANDBAY H - STYLE 2 ARCHITECTURAL ELEVATIONS

PREVIOUS



CURRENT



MATERIAL LIST -

- 1.1 BRICK 1 - LIGHT RED
- 1.2 BRICK 2 - DARK RED
- 1.3 BRICK 3 - WHITE
- 1.4 BRICK 4 - BEIGE
- 2.1 FIBER CEMENT PANEL - DARK GRAY
- 2.2 FIBER CEMENT PANEL - LIGHT GRAY
- 2.3 FIBER CEMENT SIDING - DARK GRAY
- 3.1 METAL CANOPY
- 4.1 PRECAST CONCRETE



LANDBAY H - STYLE 1 SIDE ARCHITECTURAL ELEVATIONS

PREVIOUS



CURRENT



HI-VIZ

STANDARD

MATERIAL LIST -

- 1.1 BRICK 1 - LIGHT RED
- 1.2 BRICK 2 - DARK RED
- 1.3 BRICK 3 - WHITE
- 1.4 BRICK 4 - BEIGE
- 2.1 FIBER CEMENT PANEL - DARK GRAY
- 2.2 FIBER CEMENT PANEL - LIGHT GRAY
- 2.3 FIBER CEMENT SIDING - DARK GRAY
- 3.1 METAL CANOPY
- 4.1 PRECAST CONCRETE

HI-VIZ
 STANDARD



LANDBAY H - STYLE 2 SIDE ARCHITECTURAL ELEVATIONS

PREVIOUS



CURRENT



HI-VIZ

STANDARD

MATERIAL LIST -

- 1.1 BRICK 1 - LIGHT RED
- 1.2 BRICK 2 - DARK RED
- 1.3 BRICK 3 - WHITE
- 1.4 BRICK 4 - BEIGE
- 2.1 FIBER CEMENT PANEL - DARK GRAY
- 2.2 FIBER CEMENT PANEL - LIGHT GRAY
- 2.3 FIBER CEMENT SIDING - DARK GRAY
- 3.1 METAL CANOPY
- 4.1 PRECAST CONCRETE

HI-VIZ STANDARD



LANDBAY H - REAR ARCHITECTURAL ELEVATIONS

PREVIOUS



CURRENT



MATERIAL LIST -

- 1.1 BRICK 1 - LIGHT RED
- 1.2 BRICK 2 - DARK RED
- 1.3 BRICK 3 - WHITE
- 1.4 BRICK 4 - BEIGE
- 2.1 FIBER CEMENT PANEL - DARK GRAY
- 2.2 FIBER CEMENT PANEL - LIGHT GRAY
- 2.3 FIBER CEMENT SIDING - DARK GRAY
- 3.1 METAL CANOPY
- 4.1 PRECAST CONCRETE



LANDBAY H OPEN SPACE UPDATE

PREVIOUS



CURRENT



LANDBAY H OPEN SPACE UPDATE

PREVIOUS



CURRENT



LEGEND:

-  PAVING TYPE 1
-  PAVING TYPE 2
-  CONCRETE PAVING
-  ASPHALT ROAD
-  PLANT BED
-  LAWN

LANDBAY H OPEN SPACE UPDATE







LANDBAY G - B+E MULTIFAMILY RENTAL UPDATE



LANDBAY G – B+E – GROUND FLOOR

PREVIOUS

CURRENT



LANDBAY G – B+E – THIRD FLOOR

PREVIOUS



CURRENT



LANDBAY G – B+E – ARCHITECTURAL ELEVATIONS (POTOMAC AVE)

PREVIOUS



CURRENT



- MATERIAL LIST -**
- 1.1 BRICK 1
 - 1.2 BRICK 2
 - 1.3 BRICK 3
 - 1.4 BRICK 4/CMU
 - 1.5 MURAL (TO BE DESIGNED BEFORE FSP APPROVAL)
 - 2.1 CEMENTITIOUS PANELIZED FAÇADE LAP TYPE 1
 - 2.2 CEMENTITIOUS PANELIZED FAÇADE LAP TYPE 2
 - 2.3 CEMENTITIOUS PANELIZED FAÇADE TYPE 3
 - 2.4 CEMENTITIOUS PANELIZED FAÇADE TYPE 4
 - 2.5 CEMENTITIOUS PANELIZED FAÇADE TYPE 5 (WOOD ACCENT)
 - 3.1 CANOPY
 - 4.1 METAL RAILING

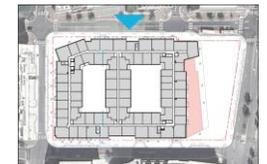


LANDBAY G – B+E – ARCHITECTURAL ELEVATIONS (E.GLEBE RD)



MATERIAL LIST -

- 1.1 BRICK 1
- 1.2 BRICK 2
- 1.3 BRICK 3
- 1.4 BRICK 4/CMU
- 1.5 MURAL (TO BE DESIGNED BEFORE FSP APPROVAL)
- 2.1 CEMENTITIOUS PANELIZED FAÇADE LAP TYPE 1
- 2.2 CEMENTITIOUS PANELIZED FAÇADE LAP TYPE 2
- 2.3 CEMENTITIOUS PANELIZED FAÇADE TYPE 3
- 2.4 CEMENTITIOUS PANELIZED FAÇADE TYPE 4
- 2.5 CEMENTITIOUS PANELIZED FAÇADE TYPE 5
- (WOOD ACCENT)
- 3.1 CANOPY
- 4.1 METAL RAILING

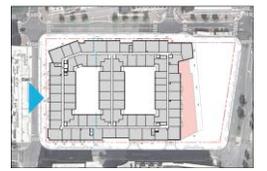


LANDBAY G – B+E – ARCHITECTURAL ELEVATIONS (MAINLINE BLVD)

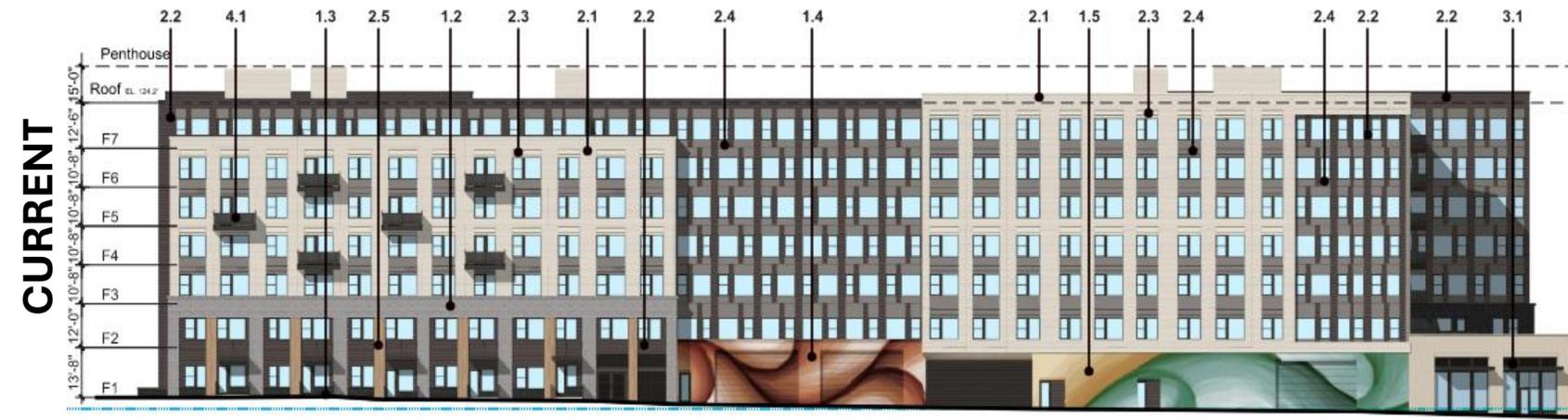


MATERIAL LIST -

- 1.1 BRICK 1
- 1.2 BRICK 2
- 1.3 BRICK 3
- 1.4 BRICK 4/CMU
- 1.5 MURAL (TO BE DESIGNED BEFORE FSP APPROVAL)
- 2.1 CEMENTITIOUS PANELIZED FAÇADE LAP TYPE 1
- 2.2 CEMENTITIOUS PANELIZED FAÇADE LAP TYPE 2
- 2.3 CEMENTITIOUS PANELIZED FAÇADE TYPE 3
- 2.4 CEMENTITIOUS PANELIZED FAÇADE TYPE 4
- 2.5 CEMENTITIOUS PANELIZED FAÇADE TYPE 5 (WOOD ACCENT)
- 3.1 CANOPY
- 4.1 METAL RAILING

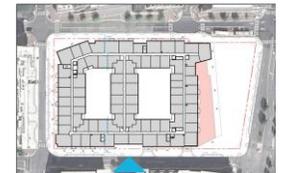


LANDBAY G – B+E – ARCHITECTURAL ELEVATIONS (SEATON AVE)



MATERIAL LIST -

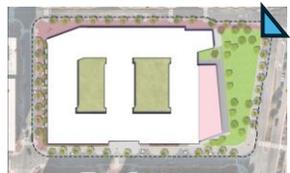
- 1.1 BRICK 1
- 1.2 BRICK 2
- 1.3 BRICK 3
- 1.4 BRICK 4/CMU
- 1.5 MURAL (TO BE DESIGNED BEFORE FSP APPROVAL)
- 2.1 CEMENTITIOUS PANELIZED FAÇADE LAP TYPE 1
- 2.2 CEMENTITIOUS PANELIZED FAÇADE LAP TYPE 2
- 2.3 CEMENTITIOUS PANELIZED FAÇADE TYPE 3
- 2.4 CEMENTITIOUS PANELIZED FAÇADE TYPE 4
- 2.5 CEMENTITIOUS PANELIZED FAÇADE TYPE 5 (WOOD ACCENT)
- 3.1 CANOPY
- 4.1 METAL RAILING



LANDBAY G – B+E – ARCHITECTURAL RENDERINGS (POTOMAC & E.GLEBE)

PREVIOUS

CURRENT

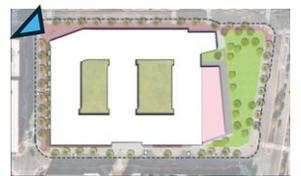


LANDBAY G – B+E – ARCHITECTURAL RENDERINGS (E.GLEBE & MAINLINE)

PREVIOUS



CURRENT

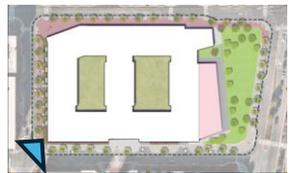


LANDBAY G – B+E – ARCHITECTURAL RENDERINGS (MAINLINE & SEATON)

PREVIOUS



CURRENT

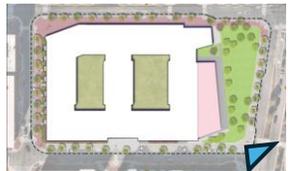


LANDBAY G – B+E – ARCHITECTURAL RENDERINGS (SEATON & POTOMAC)

PREVIOUS



CURRENT

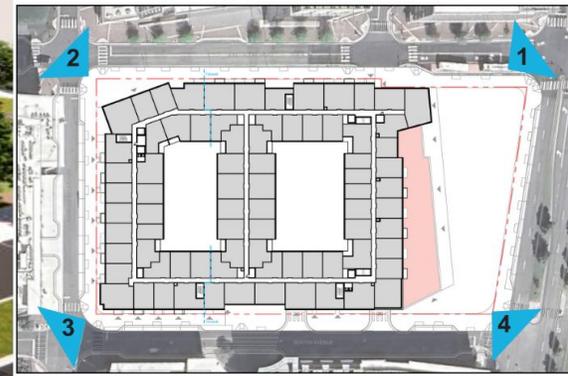




2. Northwest Corner



4. Southeast Corner



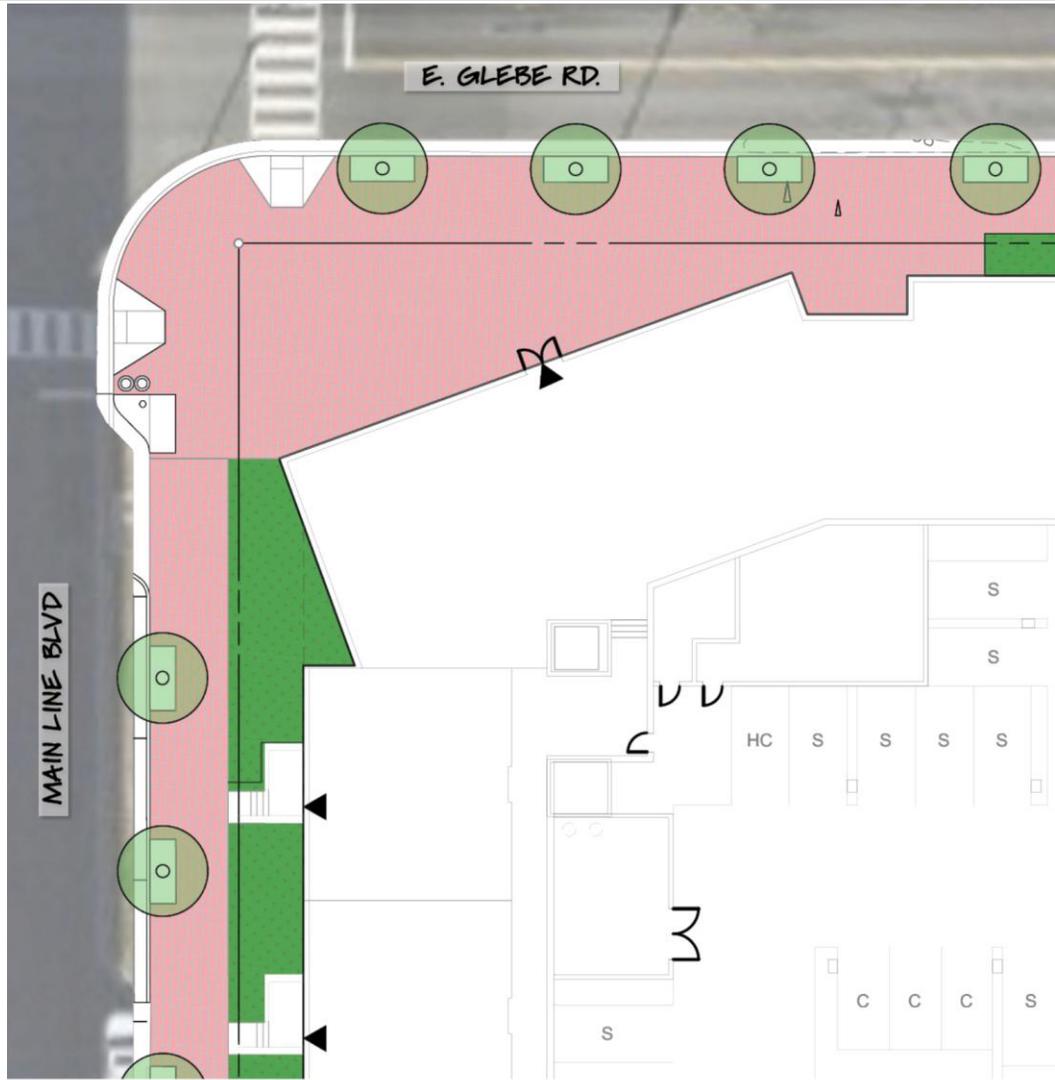
1. Northeast Corner

3. Southwest Corner



POTOMAC YARD | LBG/H DEVELOPMENT

LANDBAY G – B+E OPEN SPACE UPDATE – NW CORNER

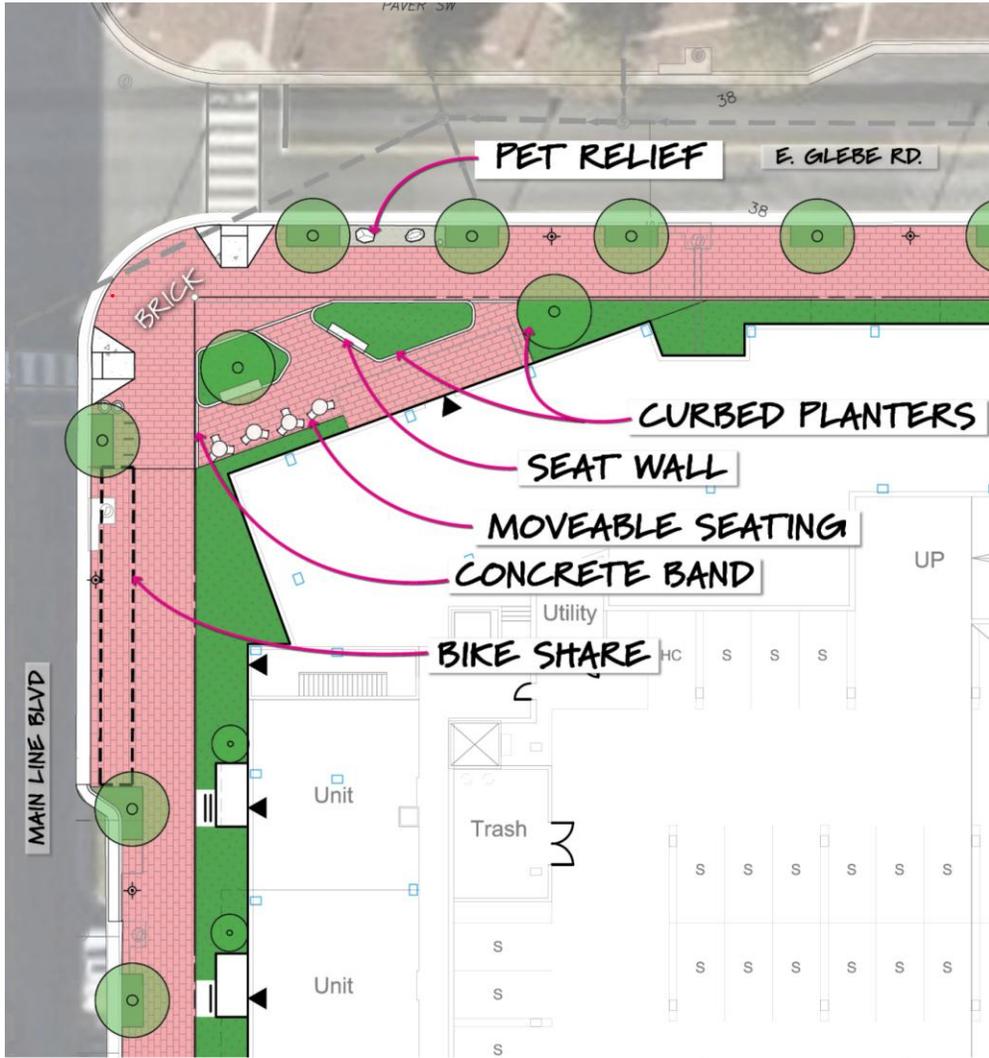


PREVIOUS



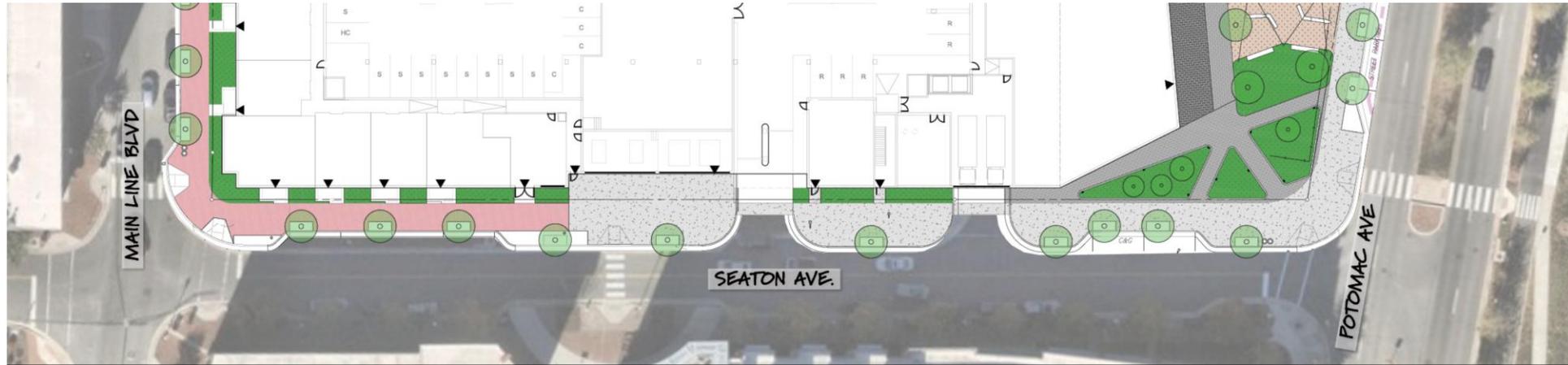
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LANDBAY G – B+E OPEN SPACE UPDATE – NW CORNER

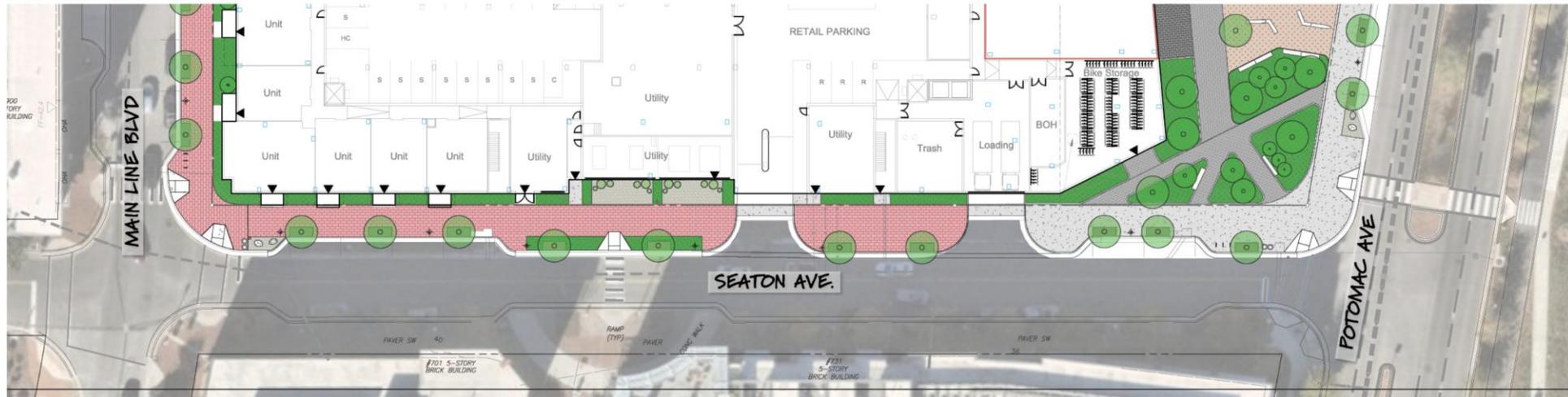


LANDBAY G - B+E OPEN SPACE UPDATE - SEATON AVE.

PREVIOUS

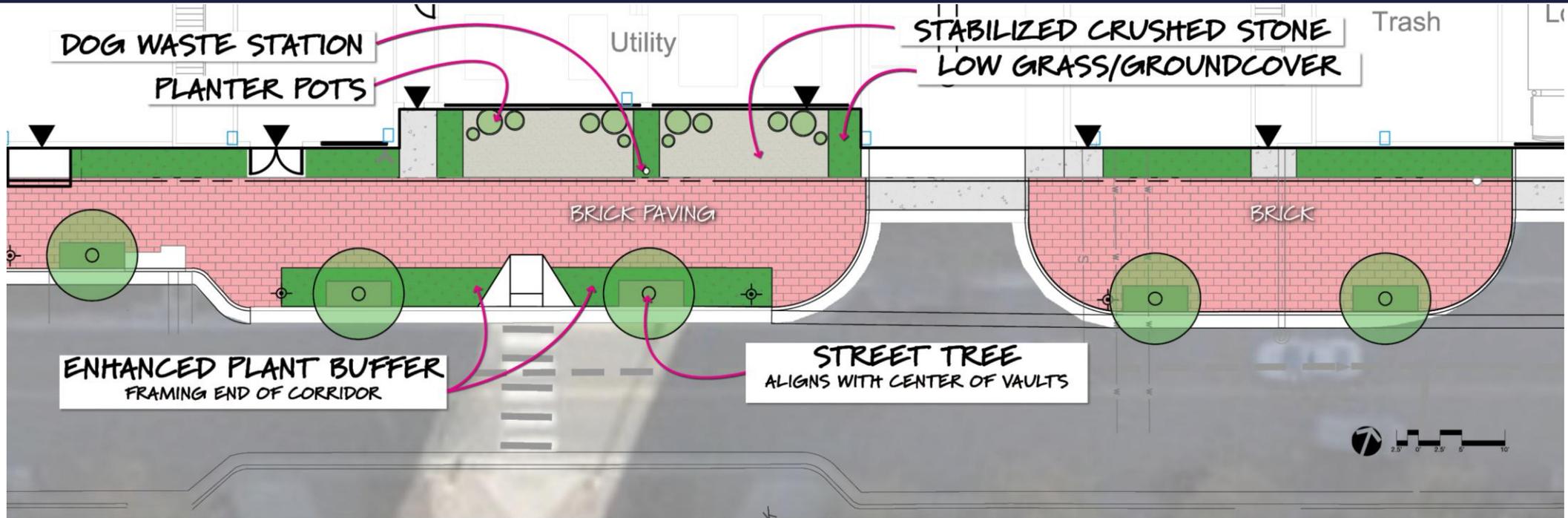


CURRENT



POTOMAC YARD | LBG/H DEVELOPMENT

LANDBAY G – B+E OPEN SPACE UPDATE – SEATON AVE.



LANDBAY G B+E OPEN SPACE UPDATE – TOWN CENTER



PREVIOUS



CURRENT

POTOMAC YARD | LBG/H DEVELOPMENT





LANDBAY G B+E – PROGRAMMING



ACTIVITY+ MEET UP CAPACITY
 +/- 60 PEOPLE ● = 6SF / AREA OF 1 PERSON



YOGA



SOCIAL HUB



MEET UP



PLAY



VENDORS + DINING CAPACITY
 +/- 130 PEOPLE - +/- 12 VENDORS - +/- 7 FOOD TRUCK VENDORS ● = 8SF / AREA OF 1 PERSON



VENDORS



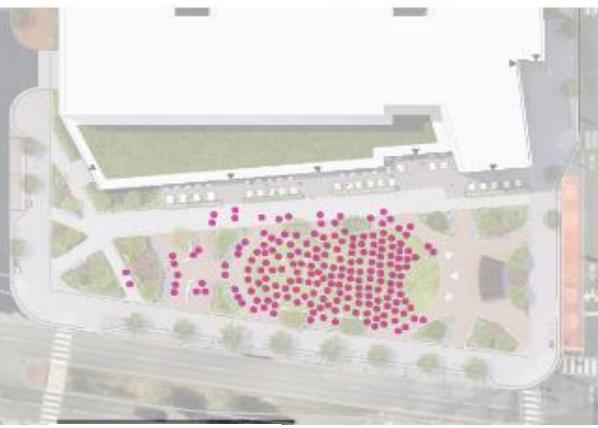
GATHER



COMMUNITY EVENT



MARKET



MOVIE NIGHT / PERFORMANCE CAPACITY
 +/- 200 PEOPLE ● = 8SF / AREA OF 1 PERSON



CONCERT



GATHER



MOVIE NIGHT



PERFORMANCE

LANDBAY G B+E – TOWN CENTER RENDERING
MARKET PROGRAMMING



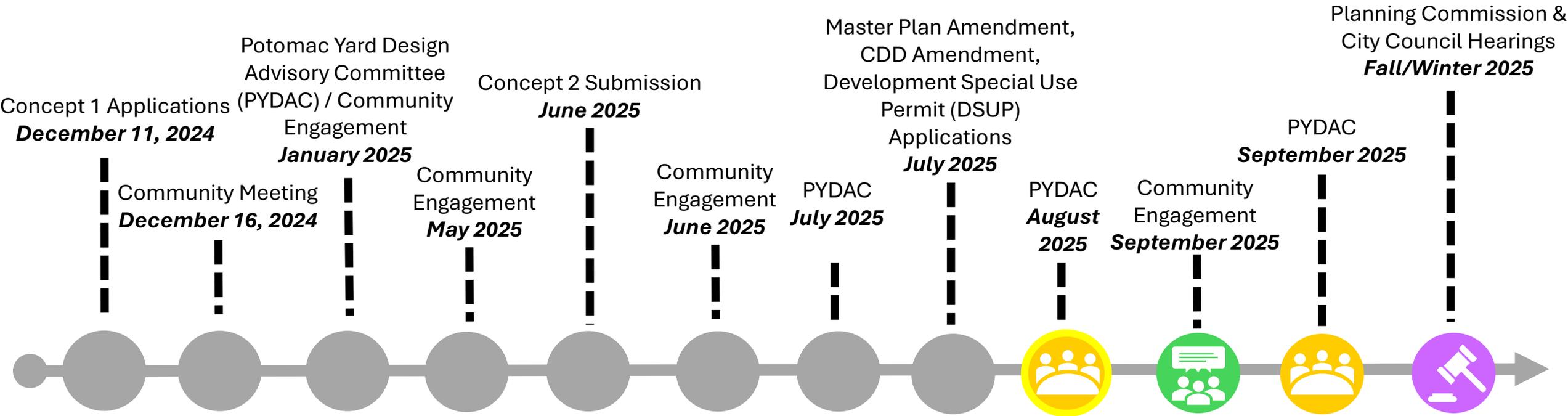
LANDBAY G B+E – TOWN CENTER RENDERING
MOVIE NIGHT PROGRAMMING



CURRENT PLAN



ENTITLEMENT PROCESS OVERVIEW



 **Application Submission**
 **Community Engagement**
 **PYDAC Meeting**
 **Public Hearing**
 **Current Milestone**

(1) Schedule is preliminary and subject to change