

An aerial photograph of the Potomac Yard development in Arlington, Virginia. The image shows a large, modern multi-story building complex with a mix of office and residential spaces. The architecture features clean lines and large windows. In the foreground, there are parking lots and some greenery. The Potomac River is visible in the background, along with other urban areas. The overall tone of the image is professional and modern.

# POTOMAC YARD

## LAND BAY G & LAND BAY H DEVELOPMENT



# LBH – TOWNHOME PARTNER – TOLL BROTHERS

## The Toll Brothers Advantage



PRESTIGIOUS  
LOCATIONS



UNRIVALED  
CHOICE



DISTINCTIVE  
ARCHITECTURE



EXTRAORDINARY  
EXPERIENCE

1967

Founded

24

States

60+

Markets

NYSE:  
TOL

Publicly Traded on New York  
Stock Exchange

11x

Fortune World's Most  
Admired Companies™ list

Fortune  
500

Company

Builder  
of the Year

2x National Builder of the  
Year-Professional Builder  
Magazine

National Builder of the  
Year-Builder Magazine



Union Park at McLean | McLean, VA



Metro Walk at Moorefield Station | Ashburn, VA



Valley & Park | Reston, VA

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# LBG-G AFFORDABLE HOUSING PARTNER – WESLEY HOUSING

Wesley Housing's mission is to build up communities with quality affordable housing and resident services.

Wesley Housing communities are filled with over **4,700 individuals** of all ages and ethnic backgrounds. As their advocates, we work to find and create opportunities that allow them to build better and brighter lives

## Our Track Record

- Own **42 communities (3,000+ units)** across Virginia and D.C., including:
  - The region's first barrier-free housing community
  - The region's first affordable housing for people with chronic illness





# PREVIOUSLY PROPOSED PLAN



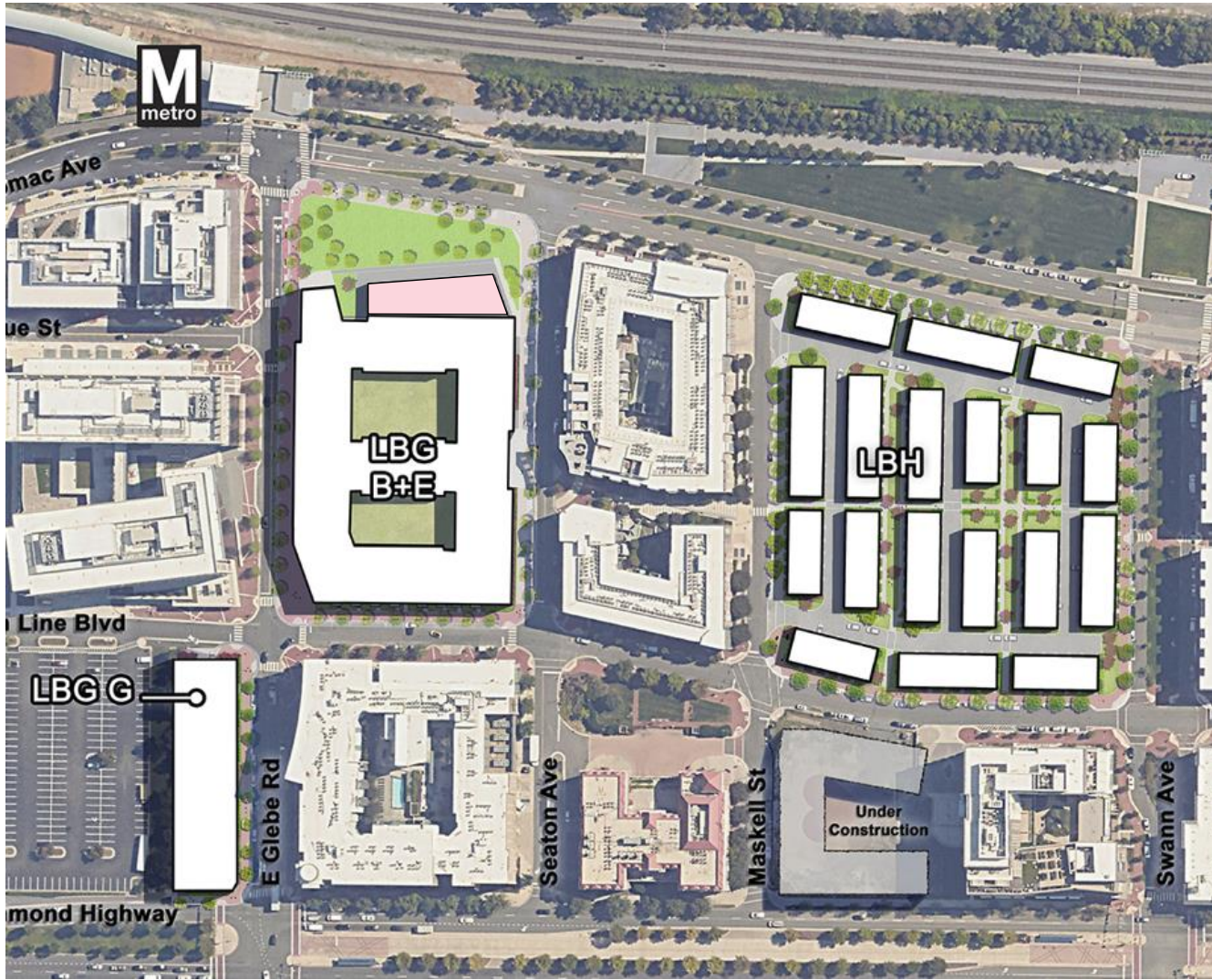
## Community Feedback Responses

- Open space across land bays G & H
- Retail activation at Metro
- Additional details on affordable housing

(1) Rendering is illustrative and subject to change.



# UPDATED PROPOSAL



## Community Feedback Responses

- Open space across land bays G & H
  - ✓ Adjusted site layouts to provide intentional community-focused open space on both sites
- Retail activation at Metro
  - ✓ Added 12K SF of ground floor retail on LBG-B+E designed to attract community focused users (coffee shops, restaurants, fitness operators, etc.)
- Additional details on affordable housing
  - ✓ 80% of units will be family sized (2's & 3's) with a target average AMI of ≤ 60%

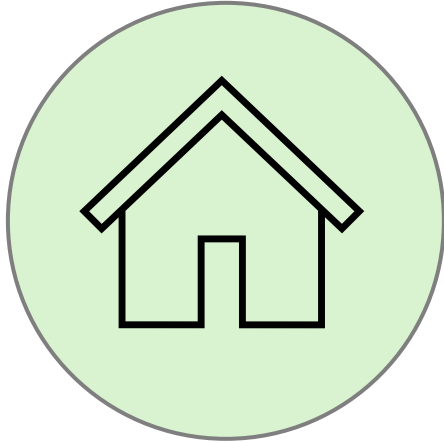
(1) Rendering is illustrative and subject to change.



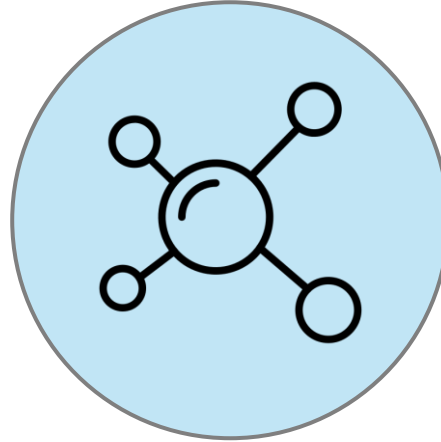
# MASTERPLANNING PRINCIPLES

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## HOUSING FOR ALL



## CONNECTIVITY



## NEIGHBORHOOD SERVING





# LBH PROPOSED PLAN – FOR SALE TOWNHOMES



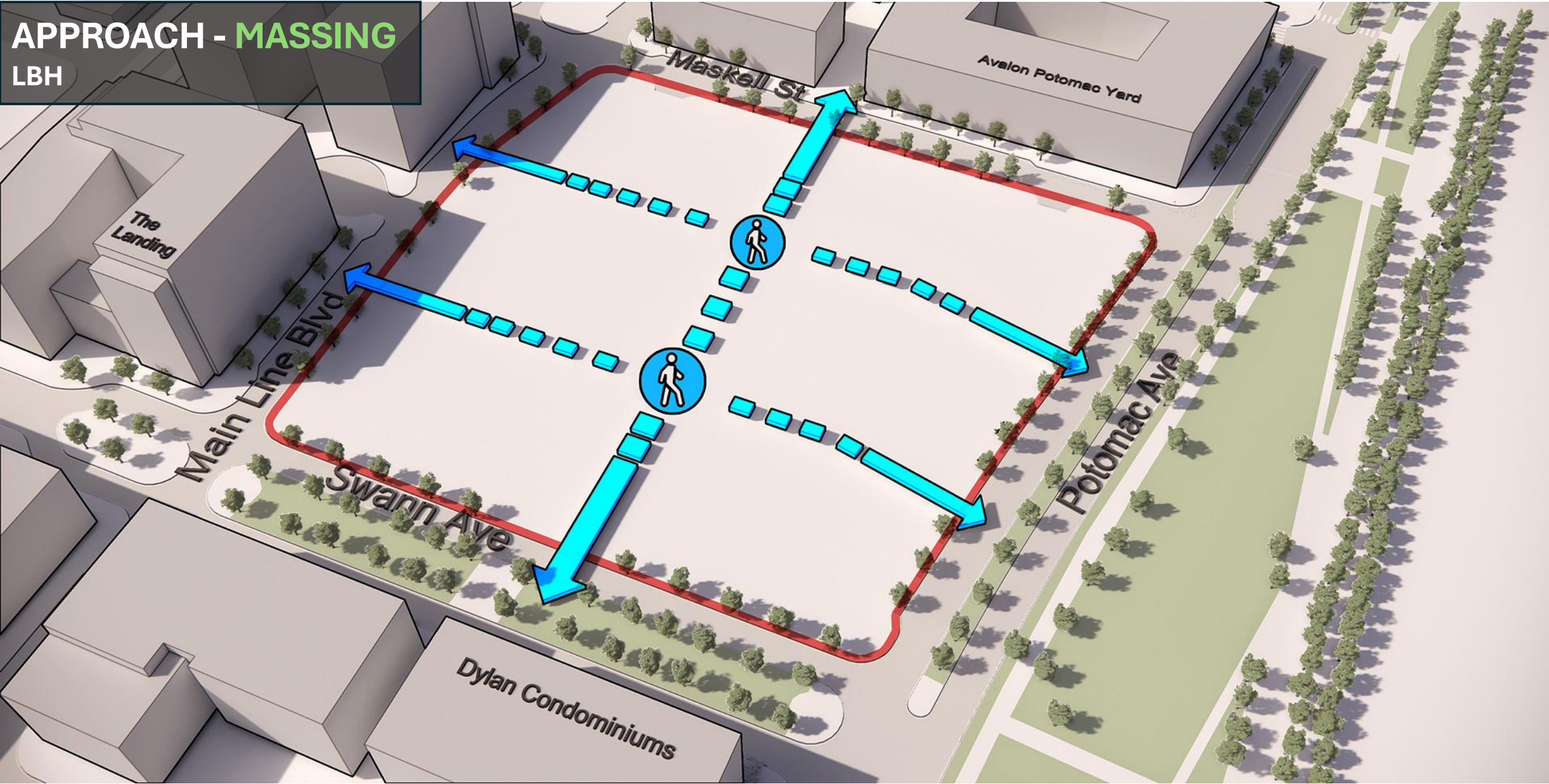




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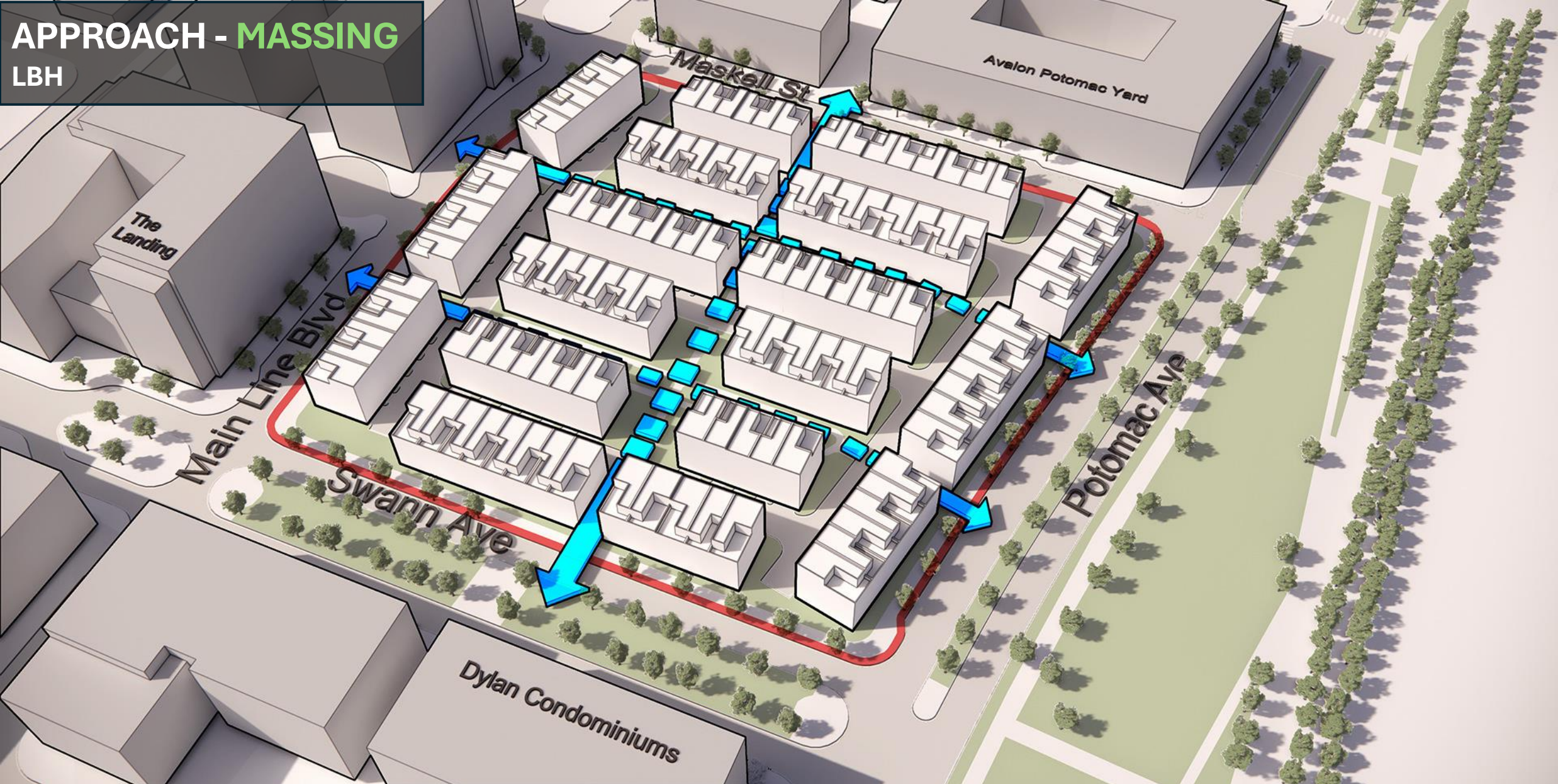
LBH





APPROACH - MASSING  
LBH





# APPROACH - MASSING

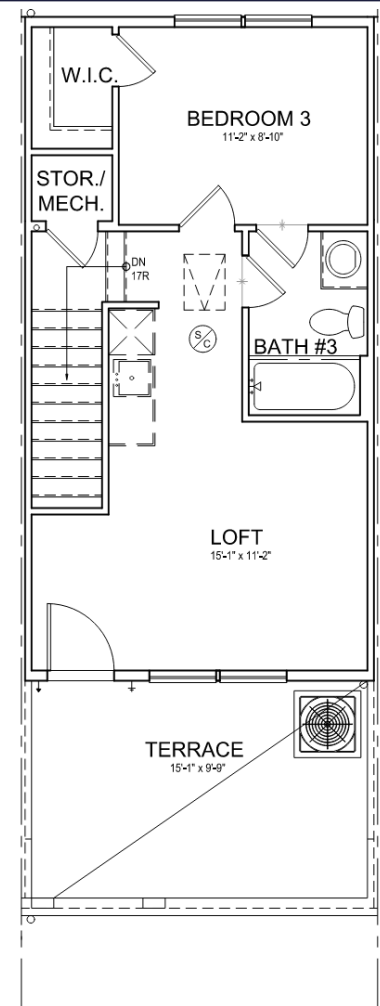
LBH



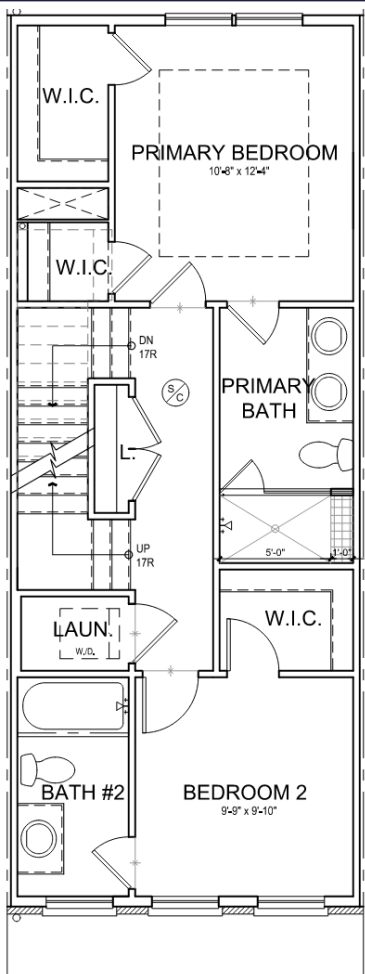


APPROACH - MASSING  
LBH

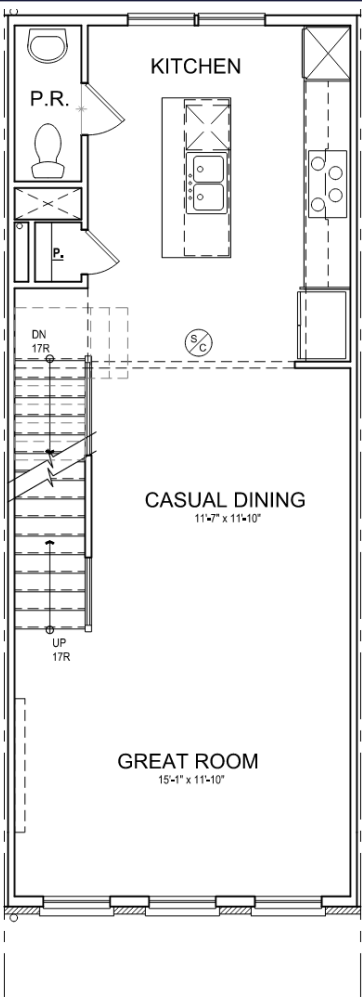
# LBH – FLOORS (16 x 40)



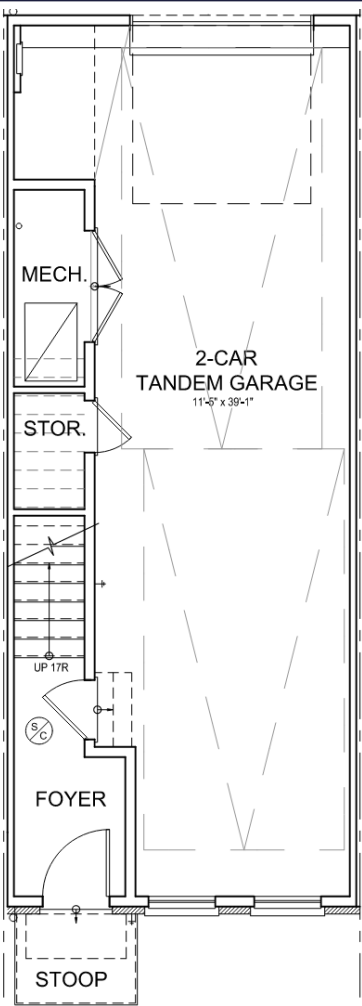
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



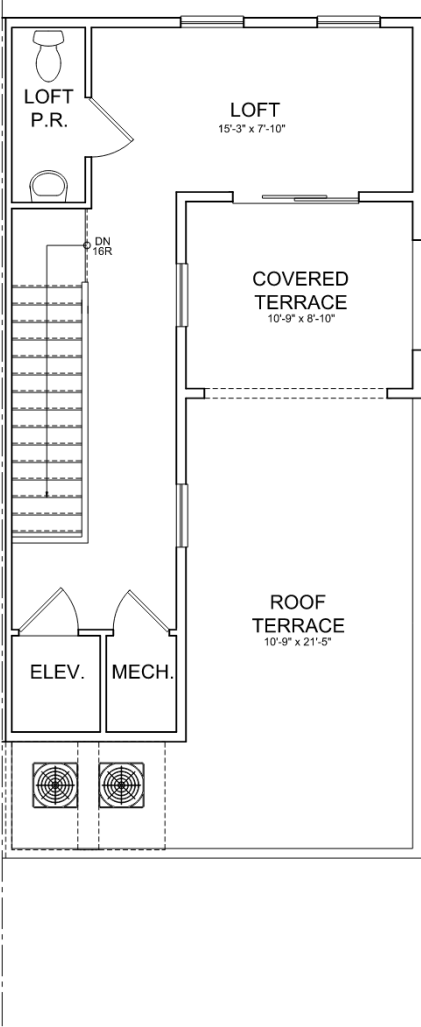
SECOND FLOOR PLAN



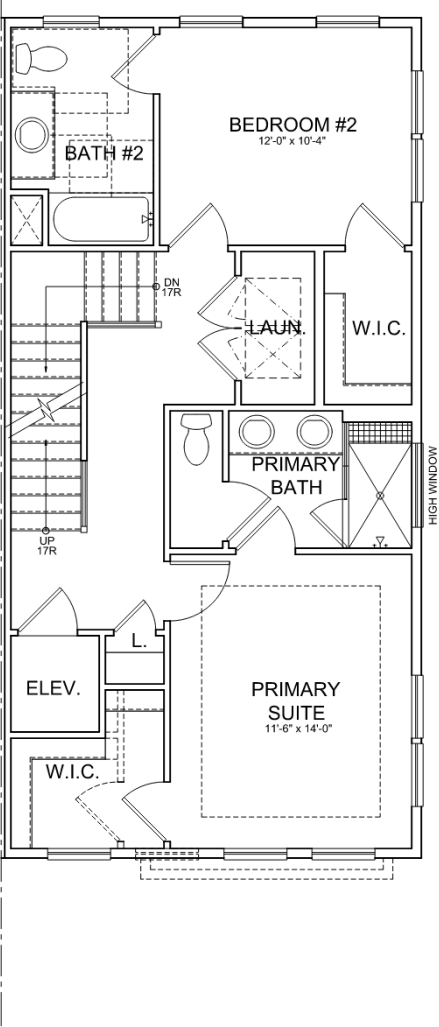
FIRST FLOOR PLAN



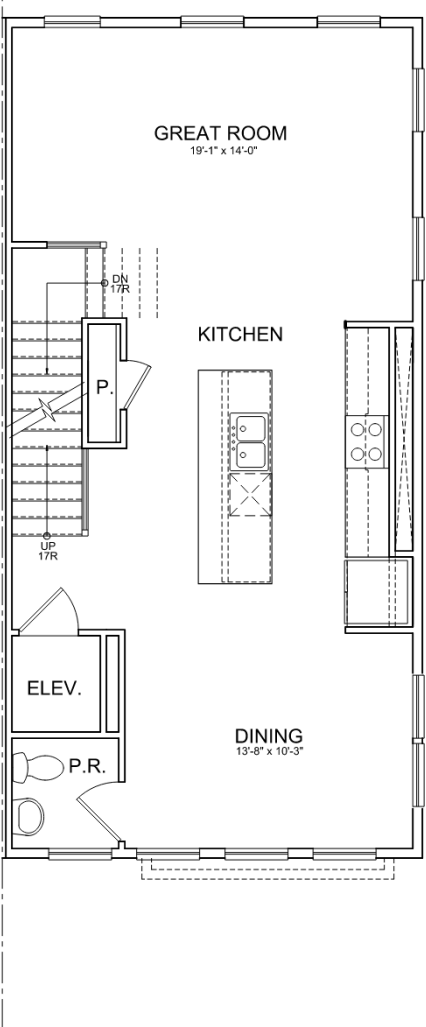
# LBH – FLOORS (20 x 40)



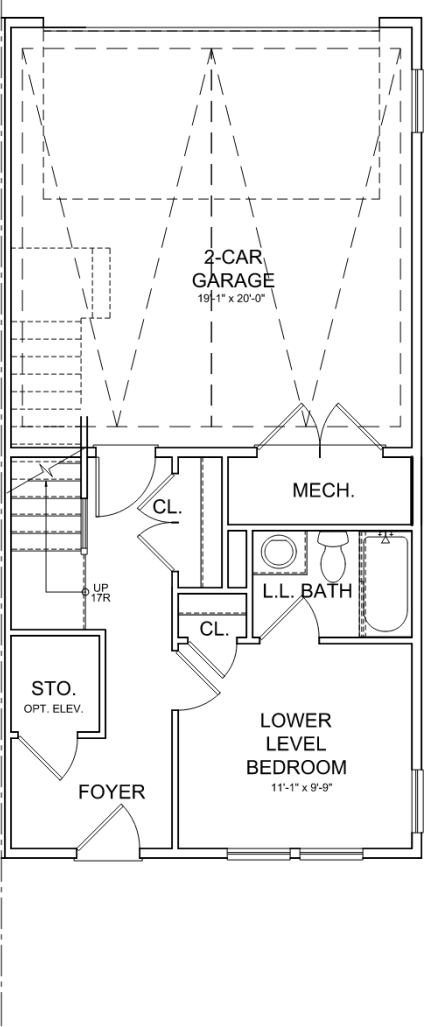
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



# LBH – ARCHITECTURAL ELEVATIONS (ENTRY)



- 1.1 BRICK 1 – RED
- 1.2 BRICK 2 – DARK RED
- 2.1 FIBER CEMENT PANEL – DARK GRAY
- 2.2 FIBER CEMENT PANEL – LIGHT GRAY
- 2.3 VINYL SIDING – LIGHT BEIGE
- 3.1 METAL CANOPY
- 4.1 PRECAST CONCRETE



# LBH – ARCHITECTURAL ELEVATIONS (SIDE)



**HI-VIZ SIDE ELEVATION**



**STANDARD SIDE ELEVATION**

- 1.1 BRICK 1 – RED
- 1.2 BRICK 2 – DARK RED
- 2.1 FIBER CEMENT PANEL – DARK GRAY
- 2.2 FIBER CEMENT PANEL – LIGHT GRAY
- 2.3 VINYL SIDING – LIGHT BEIGE
- 3.1 METAL CANOPY
- 4.1 PRECAST CONCRETE



# LBH – ARCHITECTURAL ELEVATIONS (REAR)



- 1.1 BRICK 1 – RED
- 1.2 BRICK 2 – DARK RED
- 2.1 FIBER CEMENT PANEL – DARK GRAY
- 2.2 FIBER CEMENT PANEL – LIGHT GRAY
- 2.3 VINYL SIDING – LIGHT BEIGE
- 3.1 METAL CANOPY
- 4.1 PRECAST CONCRETE



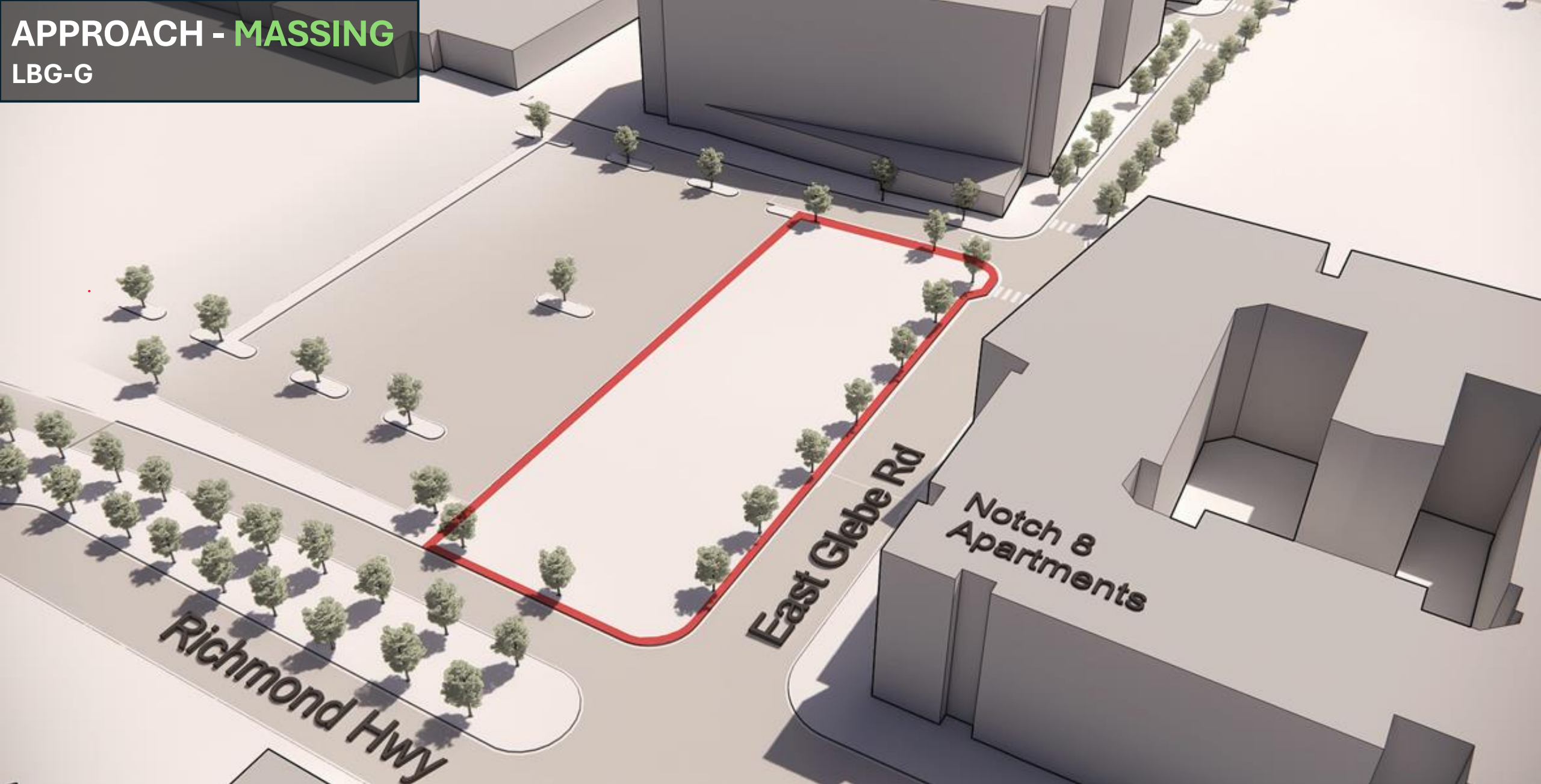




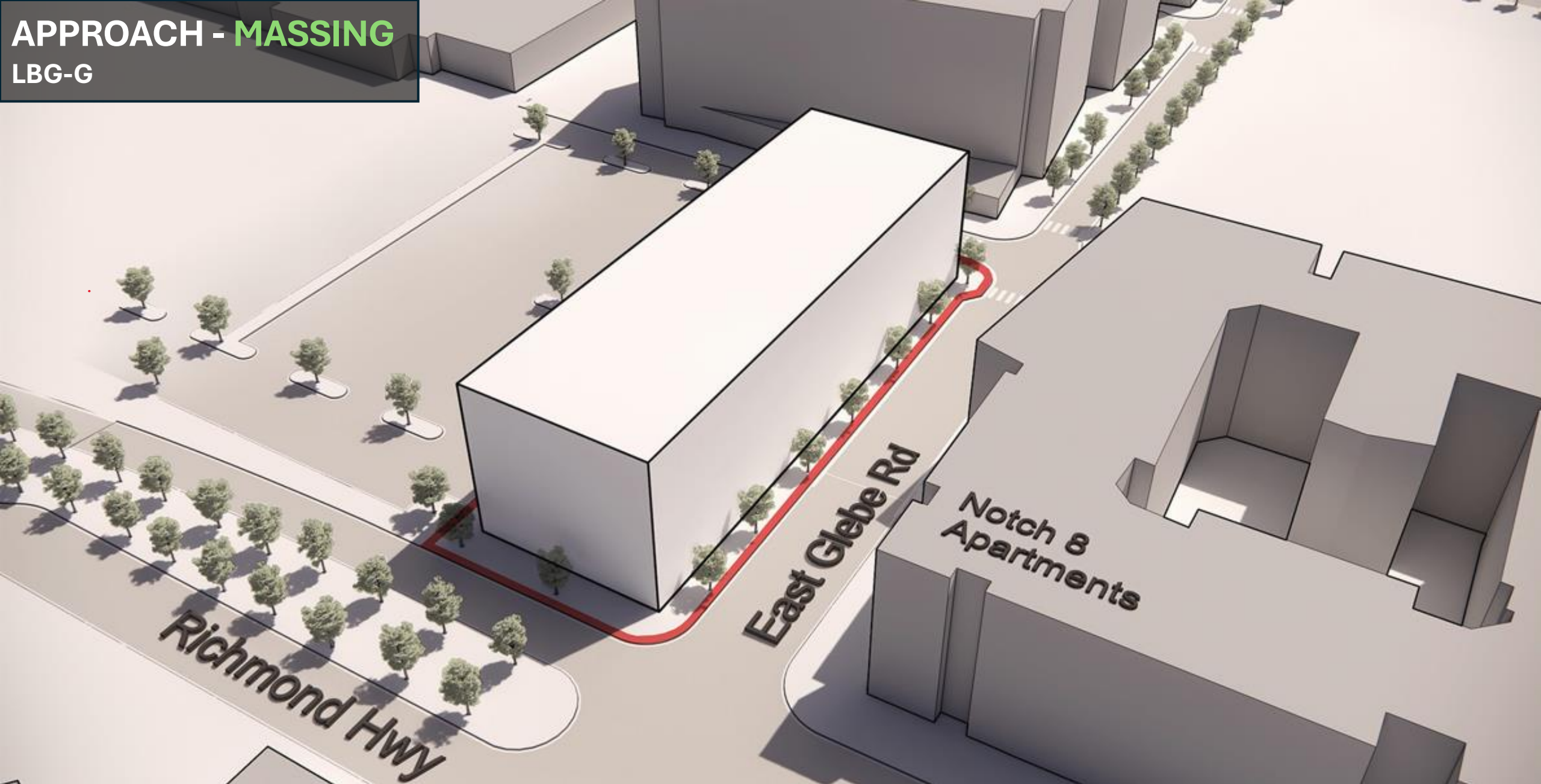
# LBG – G PROPOSED PLAN – AFFORDABLE HOUSING

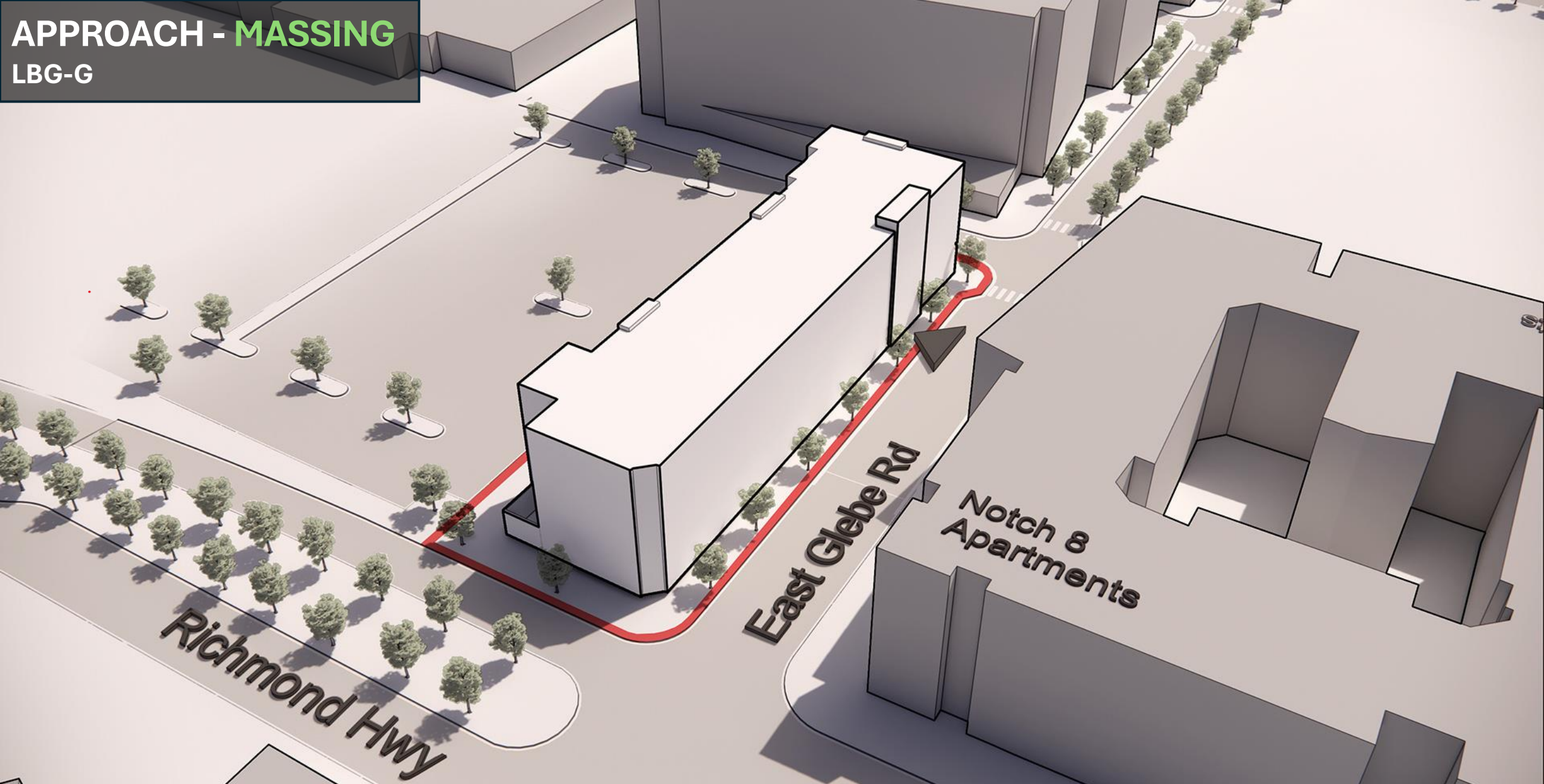






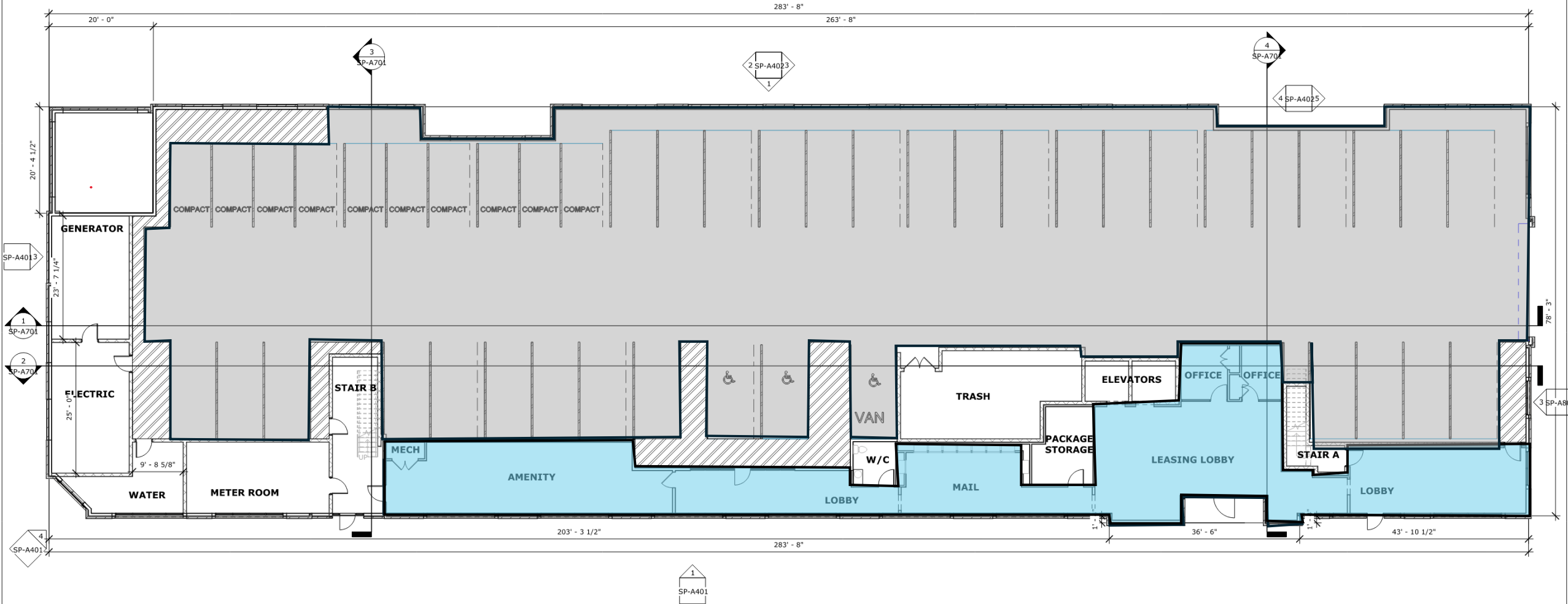








## LBG - G – GROUND FLOOR



## 1 LEVEL 1 - G1

(SP-A201) 1" = 10'-0"



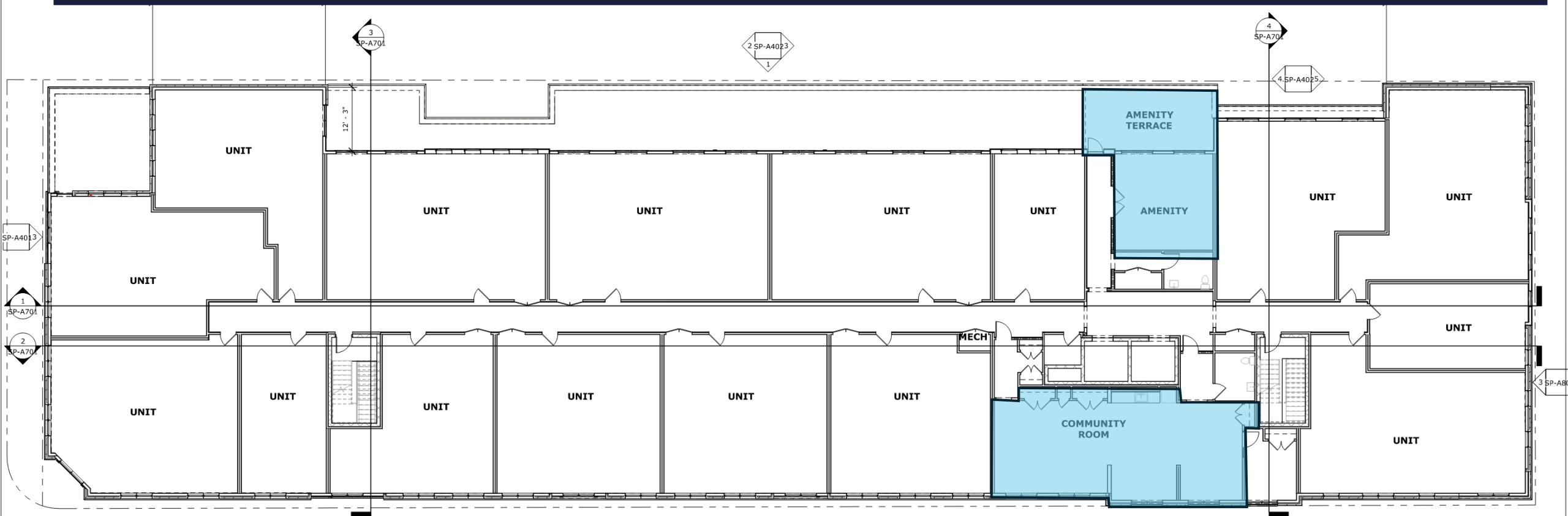
**JBG SMITH**



## POTOMAC YARD | LBG/H DEVELOPMENT

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# LBG - G – SECOND FLOOR



**1 LEVEL 2 - R1**  
SP-A202 1" = 10'-0"





# LBG - G – ARCHITECTURAL ELEVATIONS (E.GLEBE)



E-2P CEMENTITIOUS PANEL: HARDIE PEARL GRAY  
 E-2S CEMENTITIOUS SIDING: HARDIE PEARL GRAY  
 E-9P CEMENTITIOUS PANEL: HARDIE RICH ESPRESSO  
 E-17 STOREFRONT; AS SCHEDULED  
 E-21 ROLLING OVERHEAD DOOR

V-10 BRICK WITH BUFF MORTAR  
 V-11 BRICK WITH DARK MORTAR  
 V-12 SOLDIER COURSE WITH BUFF MORTAR  
 V-13 SOLDIER COURSE WITH DARK MORTAR  
 V-15 ROWLOCK COURSE WITH DARK MORTAR







**DESIGN – LBG G**  
**MAINLINE & E.GLEBE**





# LBG-B+E PROPOSED PLAN – MULTIFAMILY RENTAL



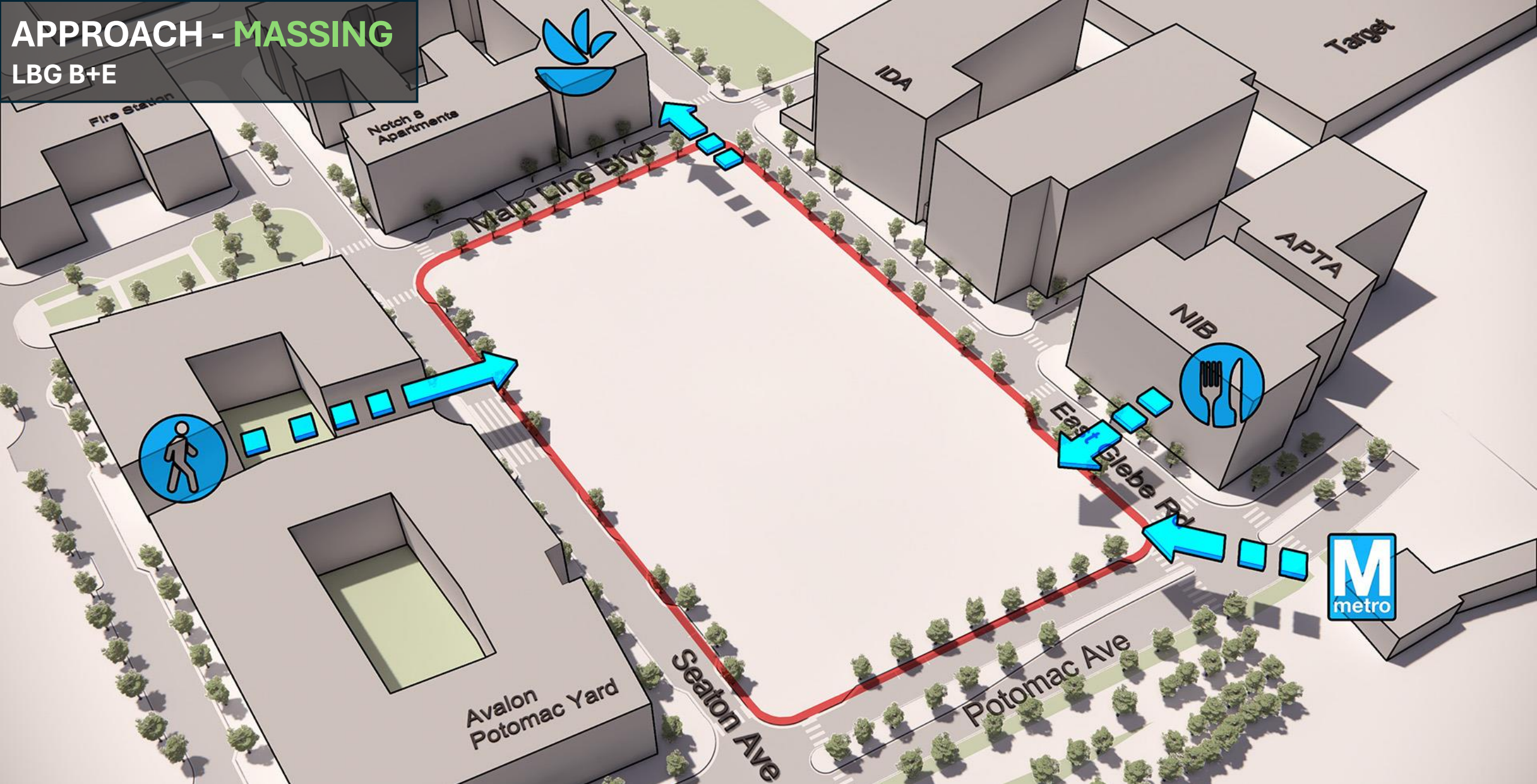




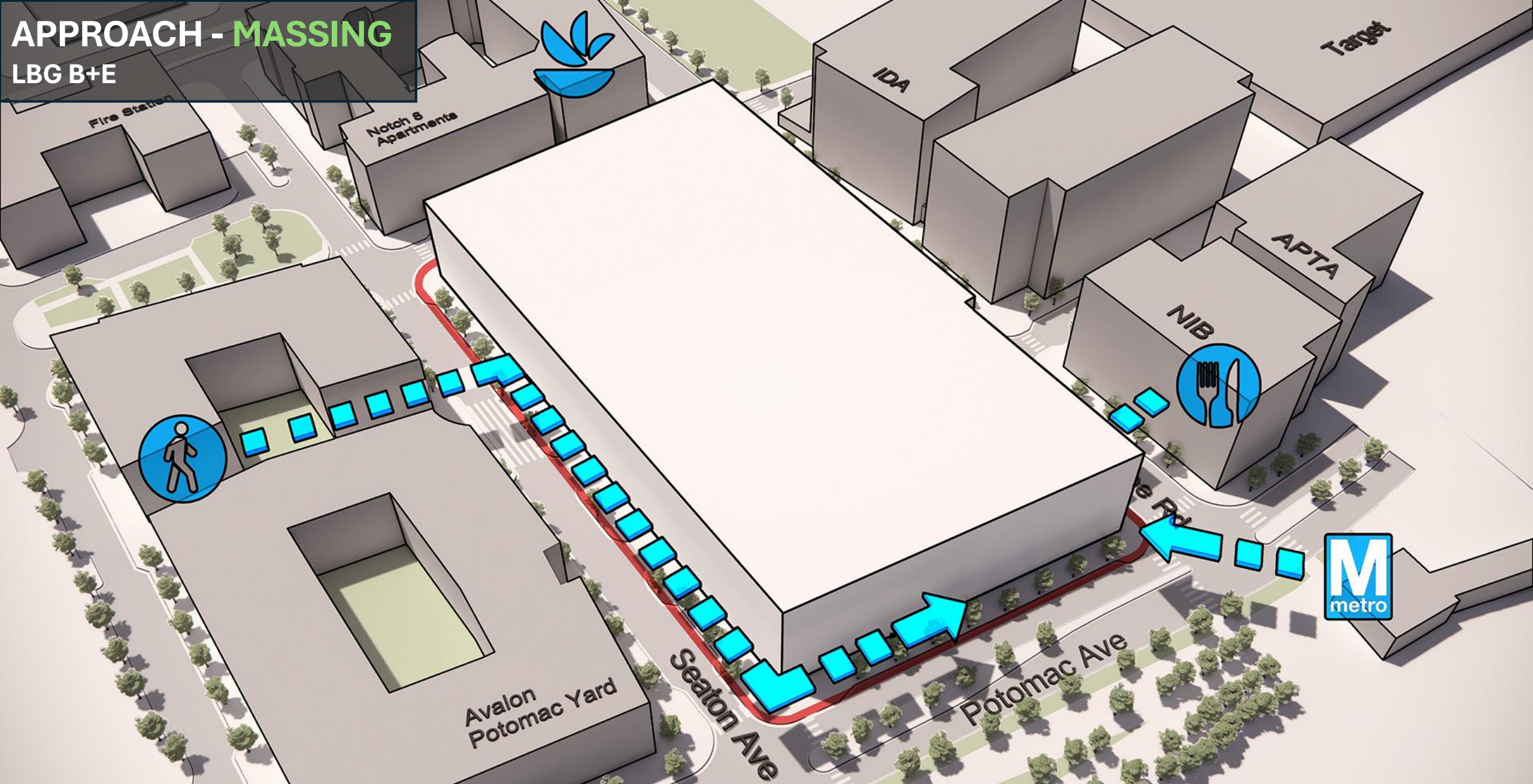
# APPROACH - MASSING

LBG B+E





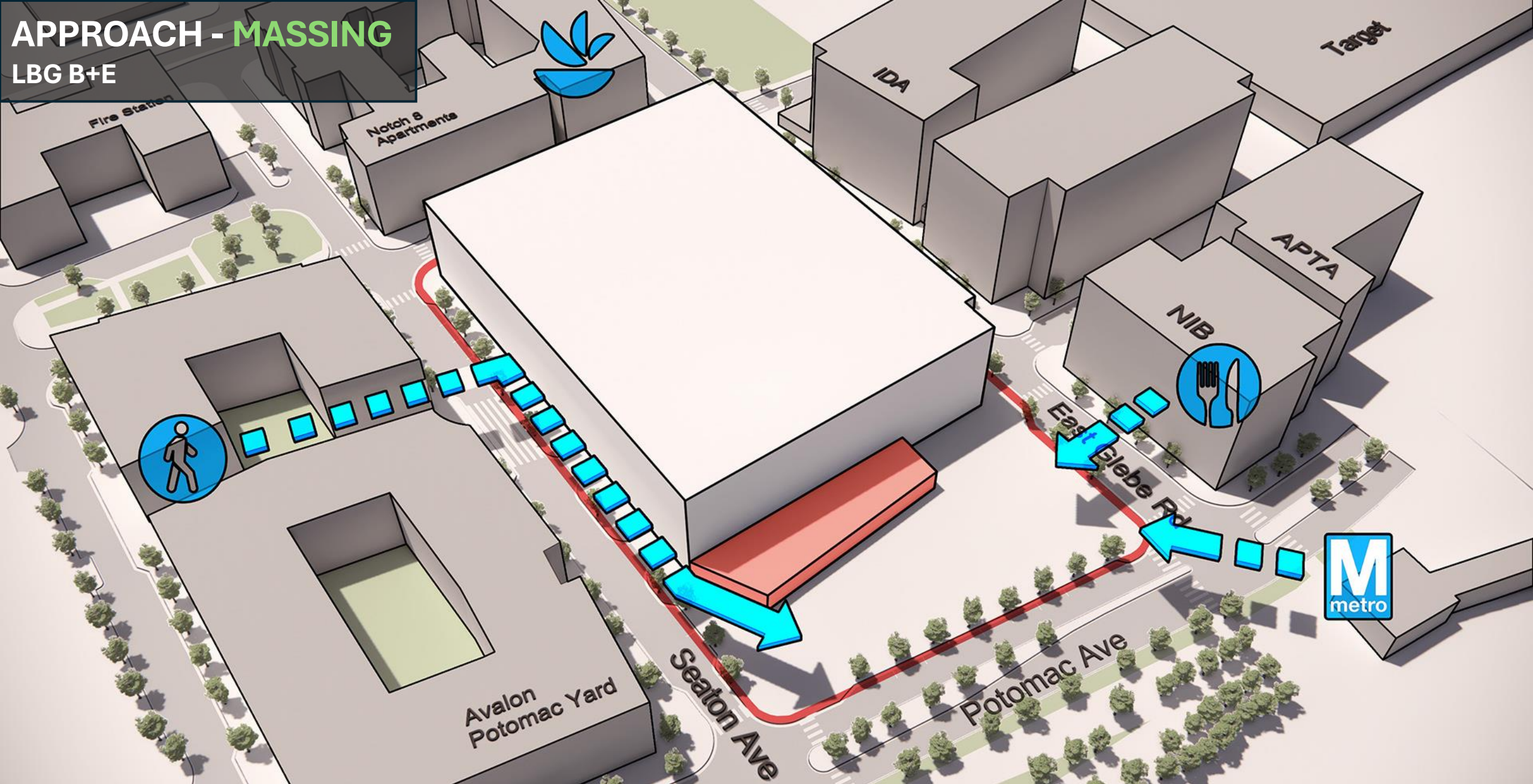




# APPROACH - MASSING

LBG B+E

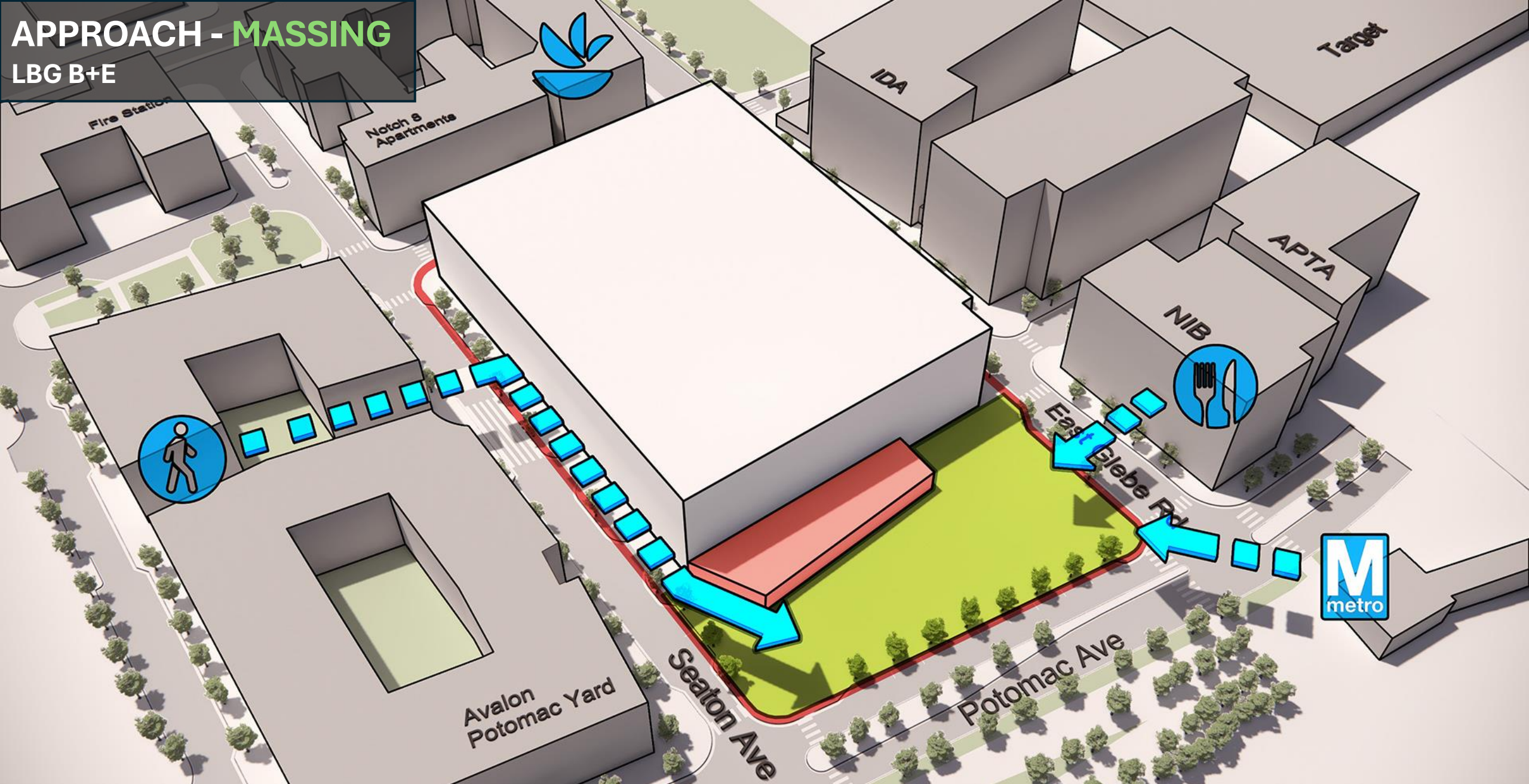




# APPROACH - MASSING

LBG B+E





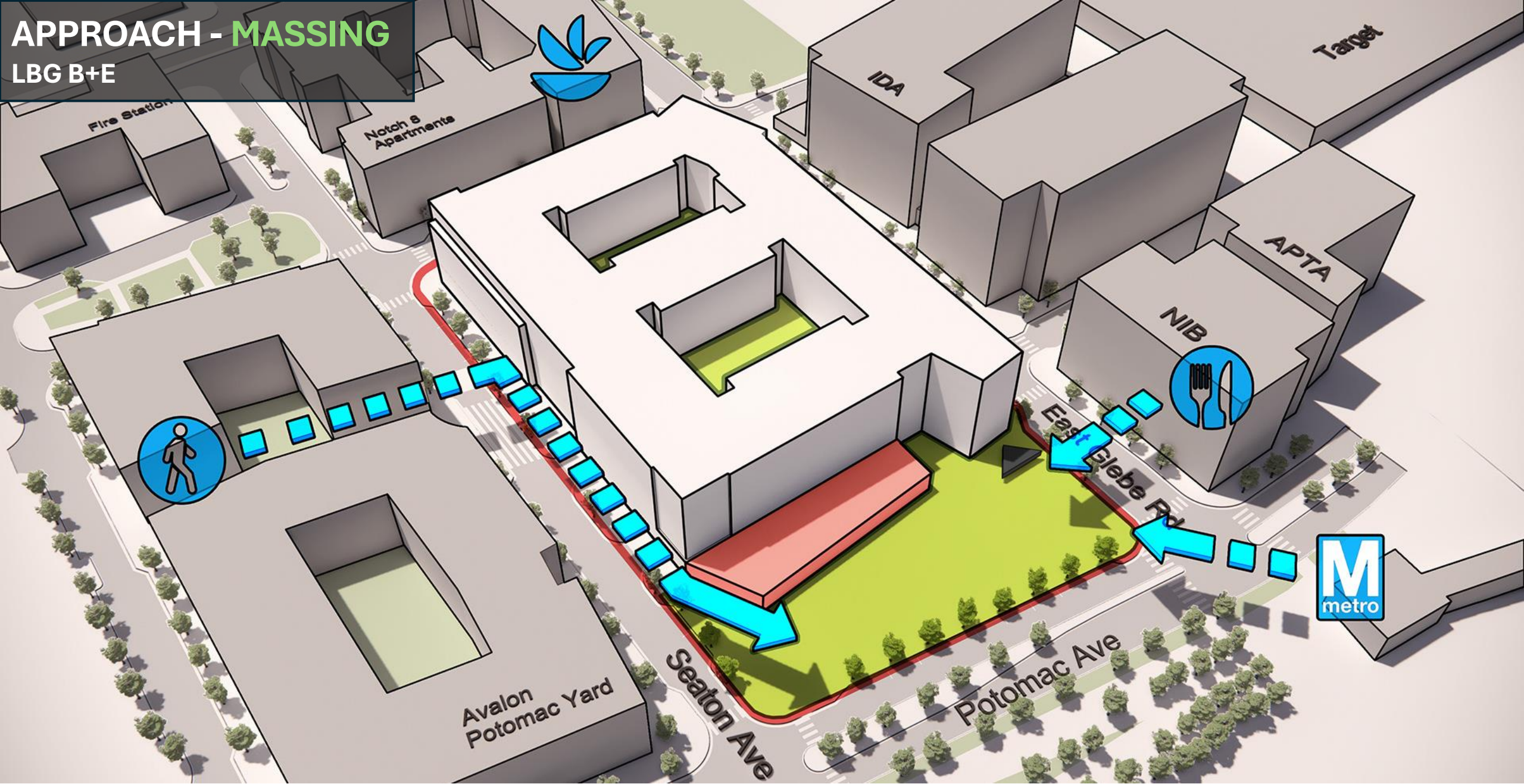
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LBG B+E

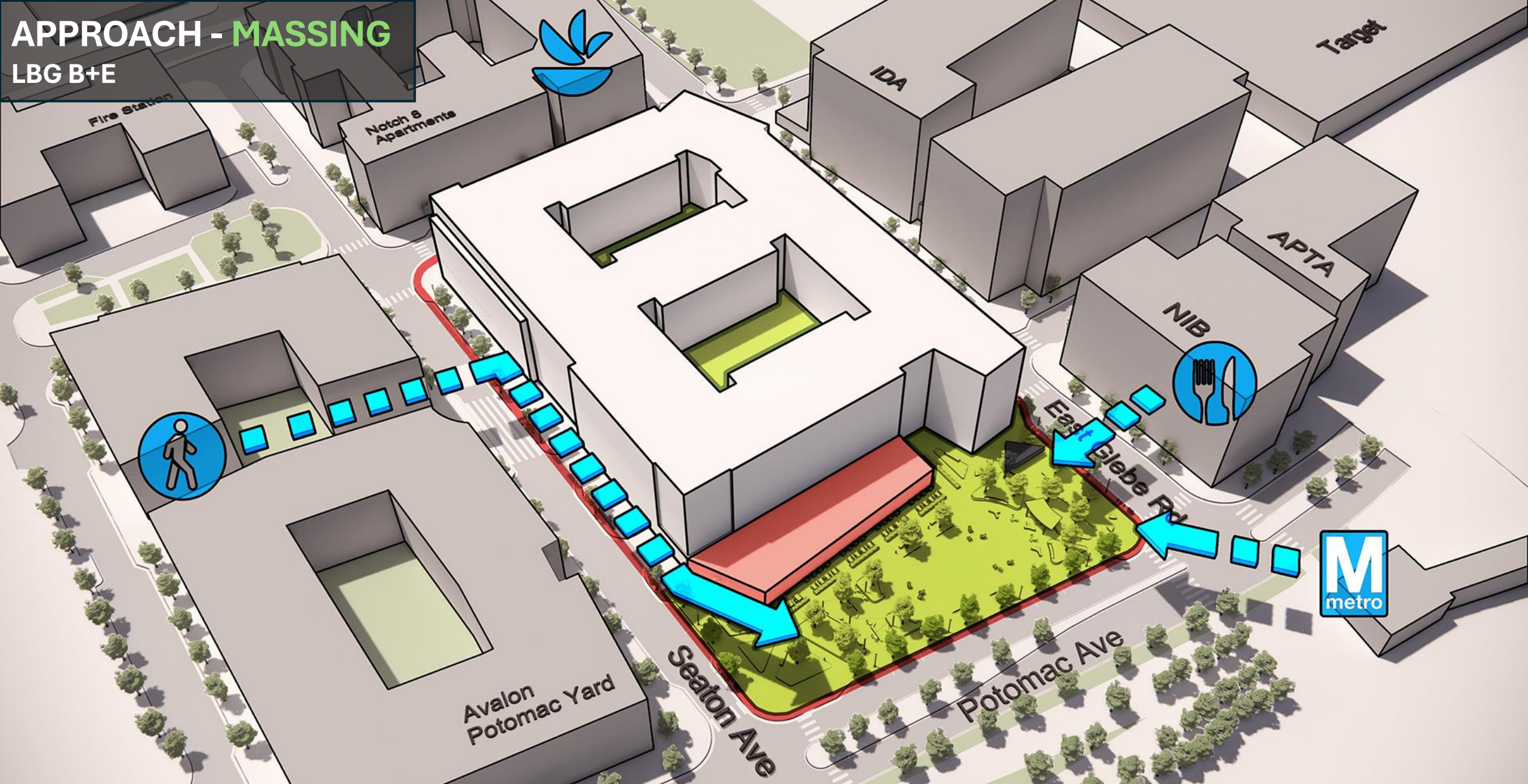


# APPROACH - MASSING

LBG B+E

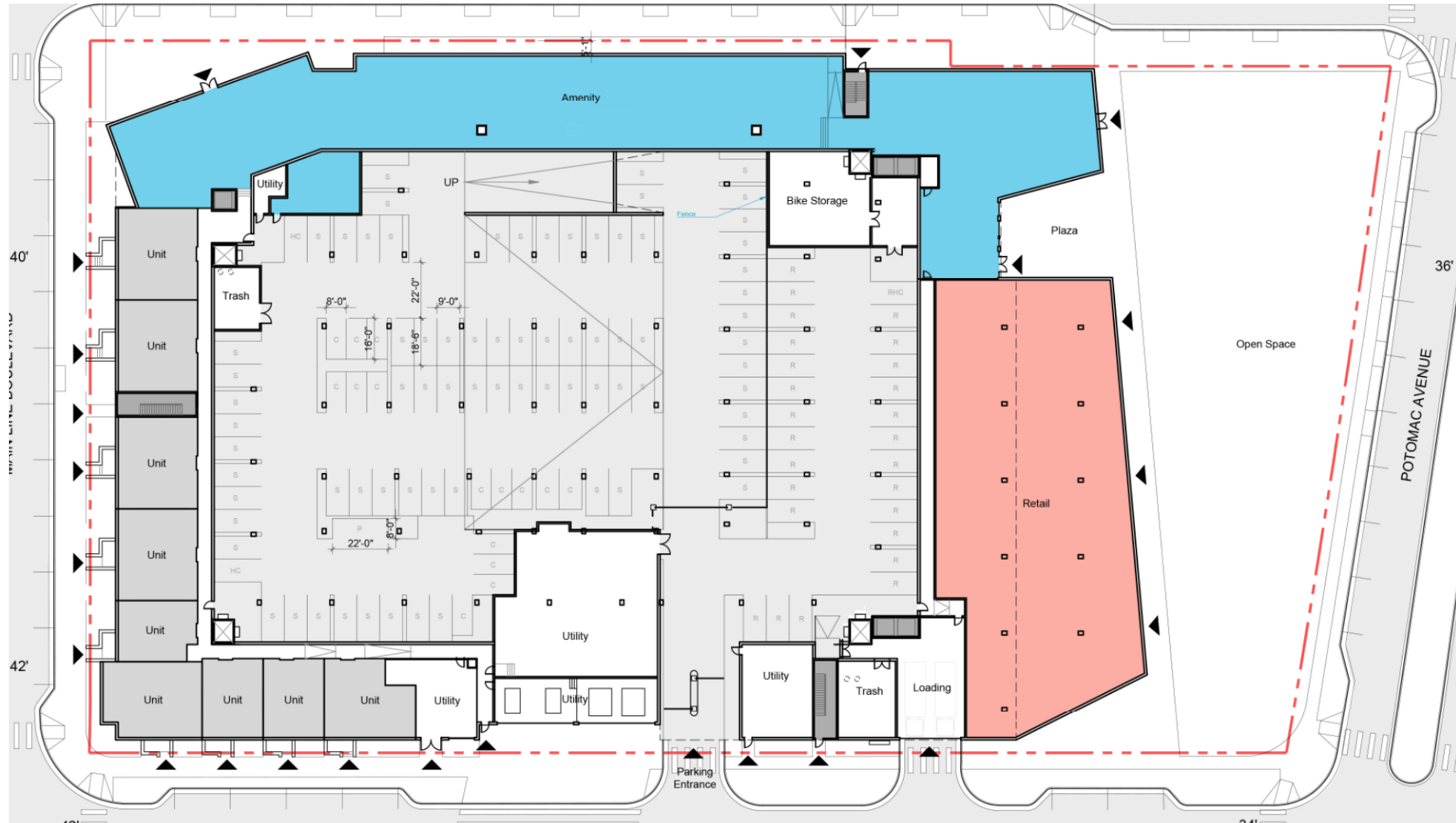








# LBG – B+E – GROUND FLOOR



# LBG – B+E – SECOND FLOOR

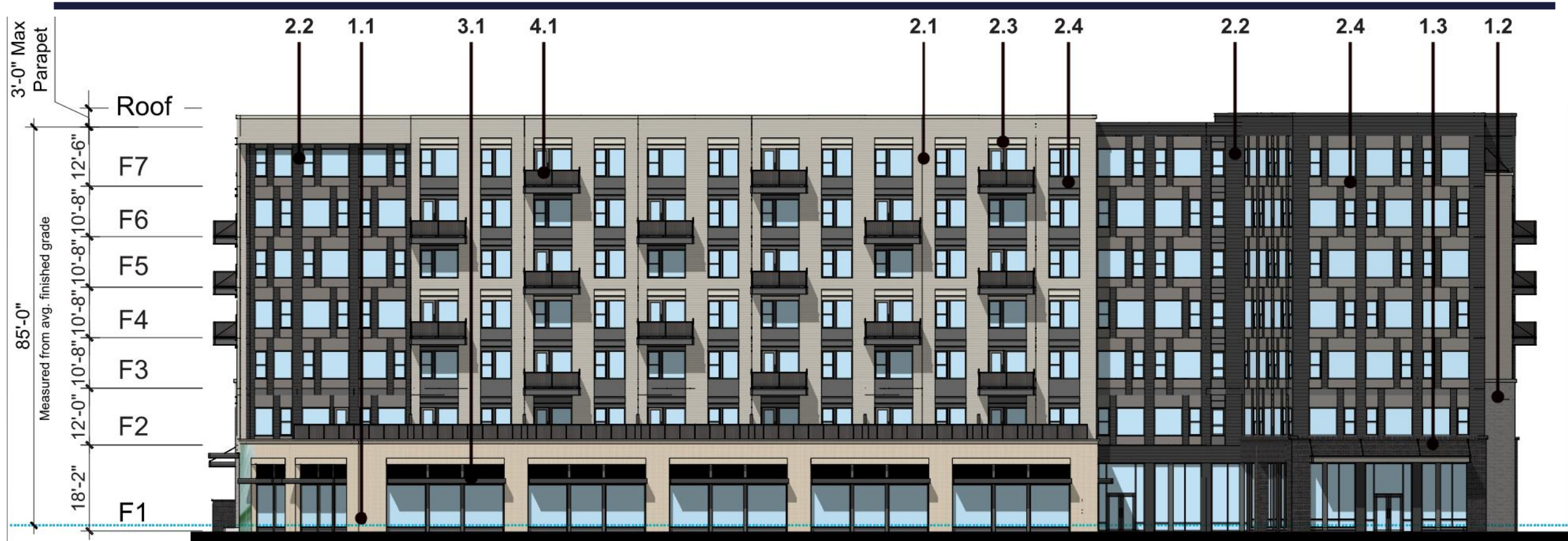




# LBG – B+E – TYPICAL FLOOR



# LBG – B+E – ARCHITECTURAL ELEVATIONS (POTOMAC)



- 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



# LBG – B+E – ARCHITECTURAL ELEVATIONS (E.GLEBE)



- 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

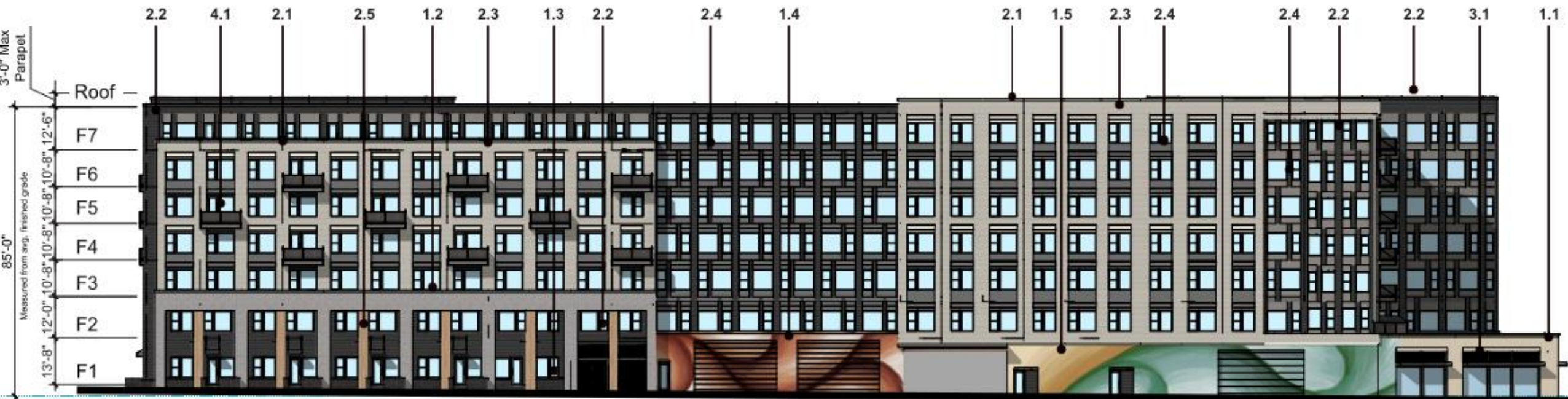


# LBG – B+E – ARCHITECTURAL ELEVATIONS (MAINLINE)



- 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

# LBG – B+E – ARCHITECTURAL ELEVATIONS (SEATON)



- 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



**DESIGN – LBG B+E**  
**POTOMAC & E.GLEBE**





**DESIGN – LBG B+E**  
**E.GLEBE & MAINLINE**





**DESIGN – LBG B+E**  
**MAINLINE & SEATON**





DESIGN – LBG B+E  
SEATON & POTOMAC





# DESIGN – TOWN CENTER OPEN SPACE





# DESIGN – TOWN CENTER RETAIL





# DESIGN – TOWN CENTER TOWN CENTER GREEN

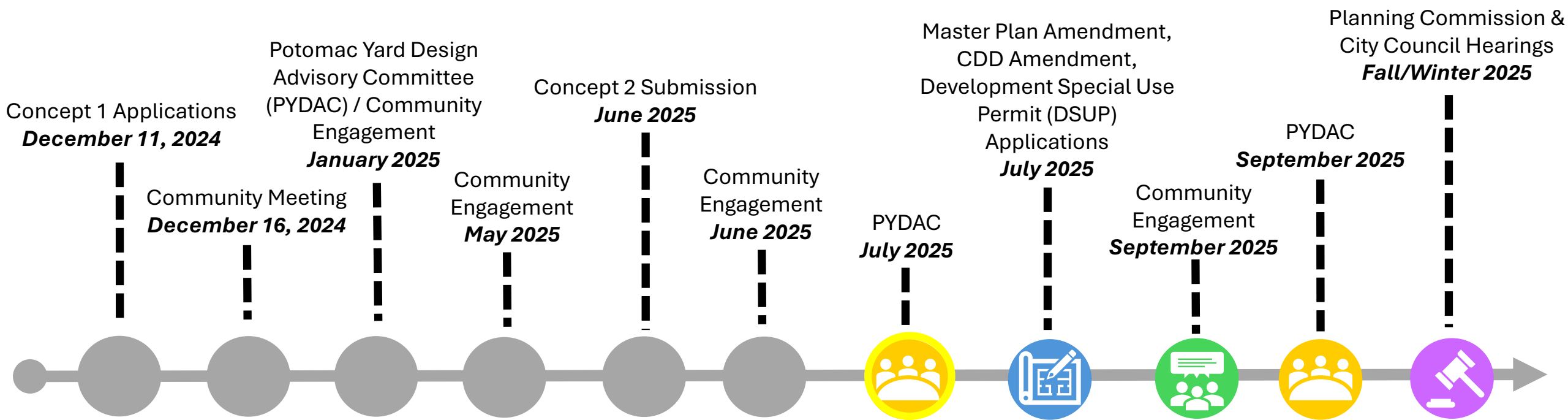








# ENTITLEMENT PROCESS OVERVIEW



**Application Submission**

**Community Engagement**

**PYDAC Meeting**

**Public Hearing**

**Current Milestone**

(1) Schedule is preliminary and subject to change



# LBG/H PROPOSAL DISCUSSION

