



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.

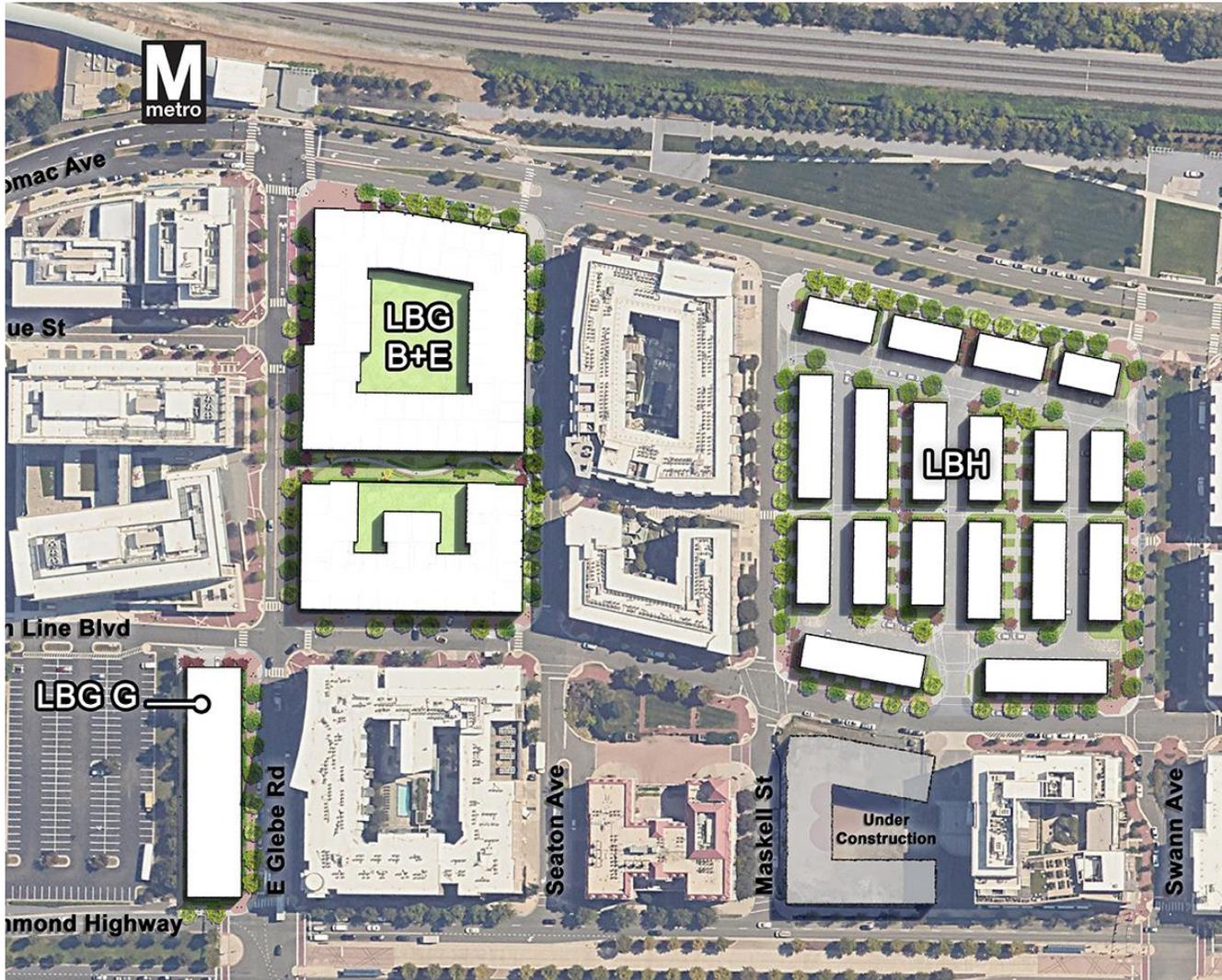
Wesley Housing communities are filled with over **4,700 individuals** of all ages and ethnic backgrounds. As their advocates, we work to find and create opportunities that allow them to build better and brighter lives

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

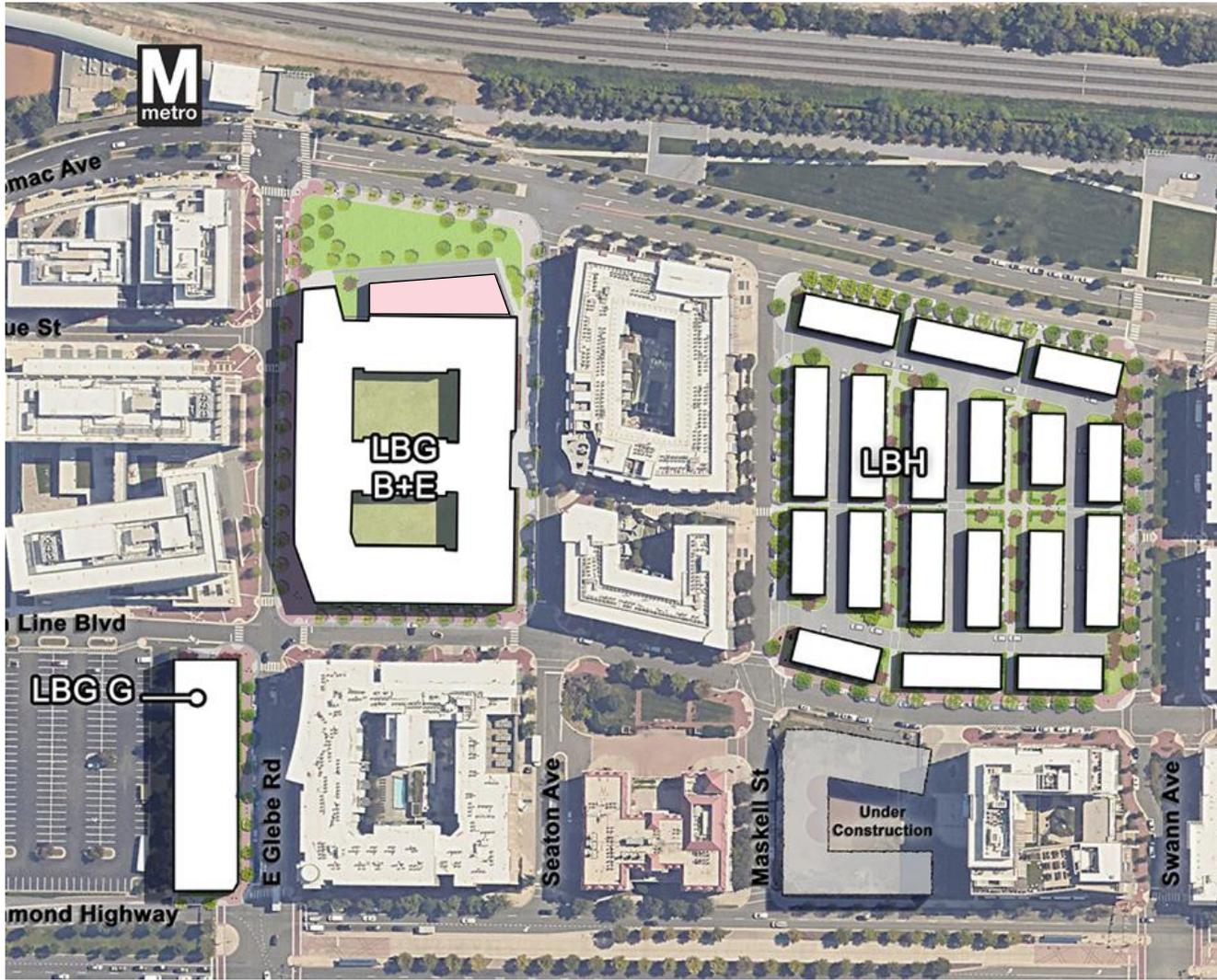


Community Feedback Responses

- 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

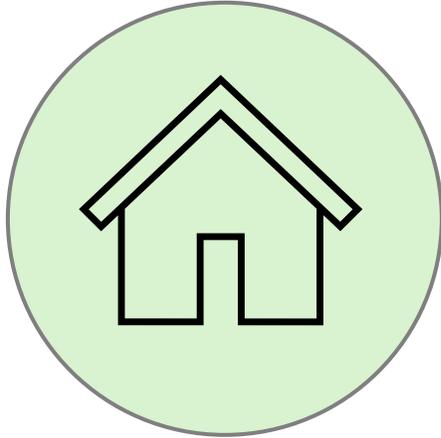
- Open space across land bays G & H
 - ✓ Adjusted site layouts to provide intentional community-focused open space on both sites
- Retail activation at Metro
 - ✓ Added 12K SF of ground floor retail on LBG-B+E designed to attract community focused users (coffee shops, restaurants, fitness operators,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

(1) Rendering is illustrative and subject to change.

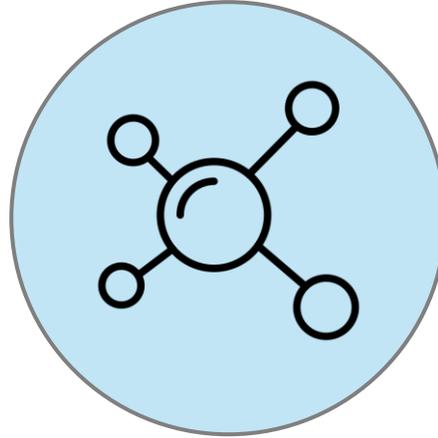


MASTERPLANNING PRINCIPLES

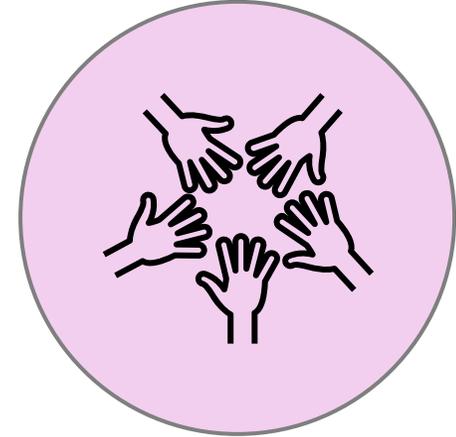
HOUSING FOR ALL



CONNECTIVITY



NEIGHBORHOOD SERVING



LBH PROPOSED PLAN – FOR SALE TOWNHOMES



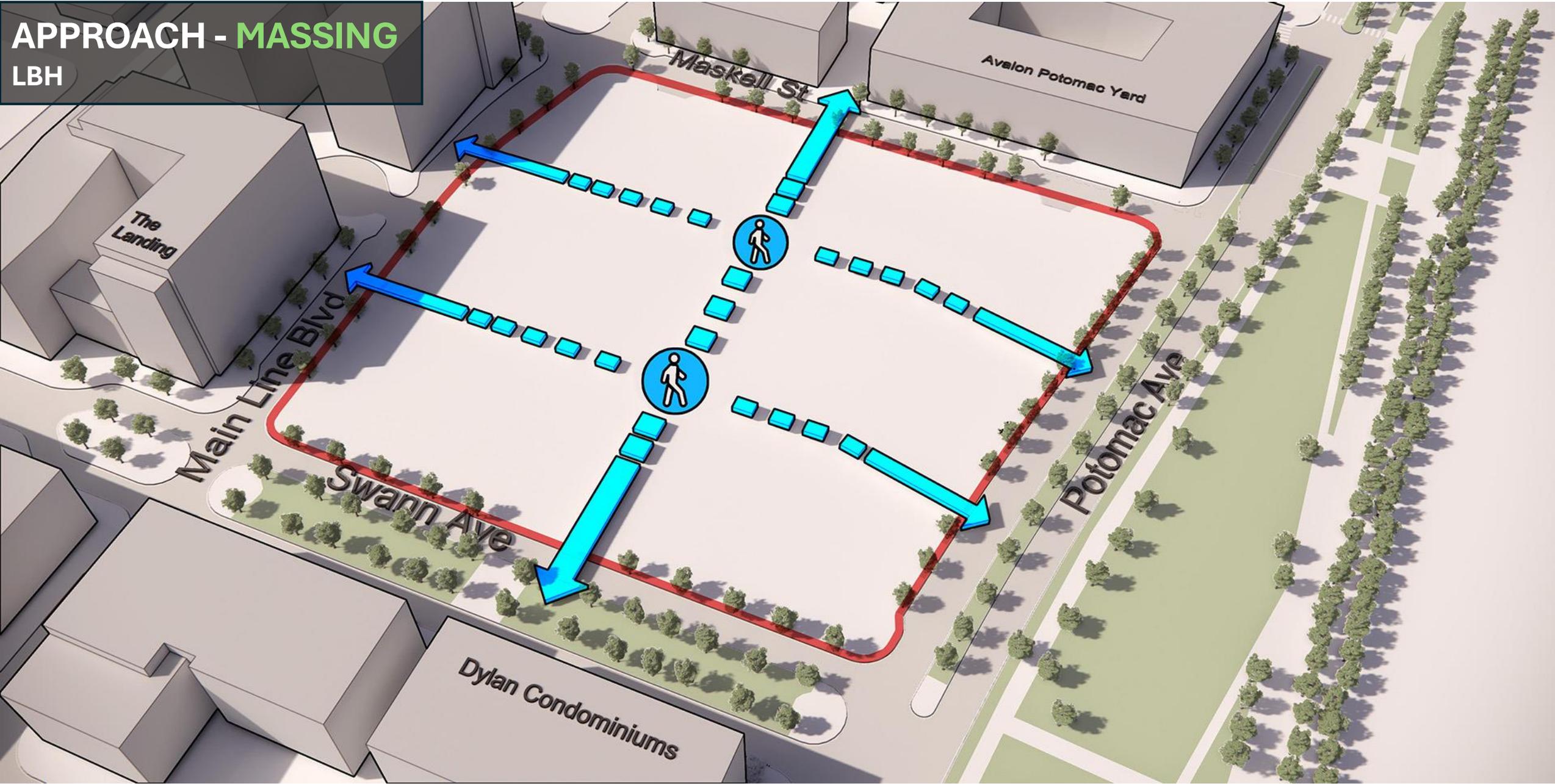
APPROACH - MASSING

LBH



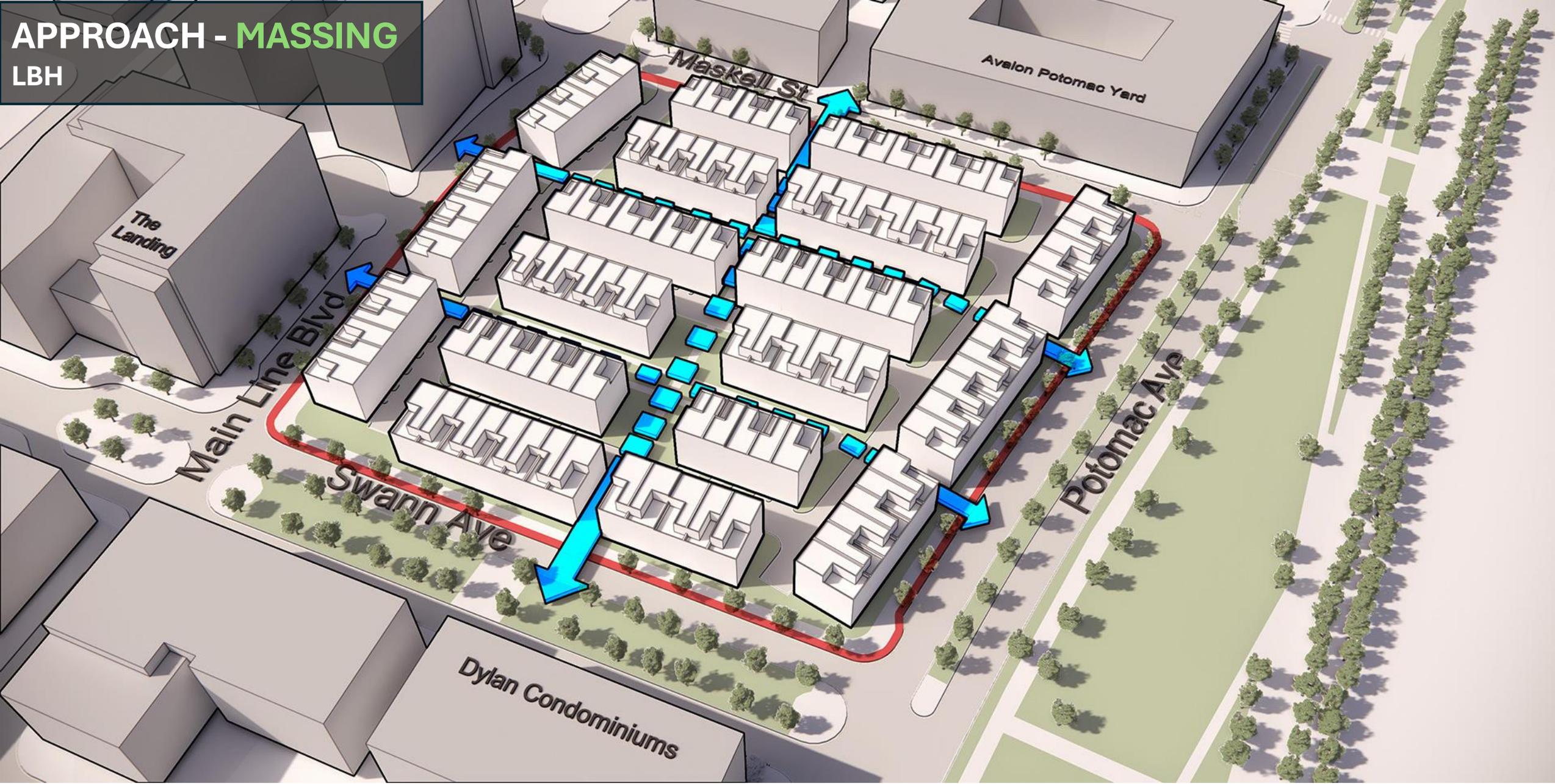
APPROACH - MASSING

LBH



APPROACH - MASSING

LBH

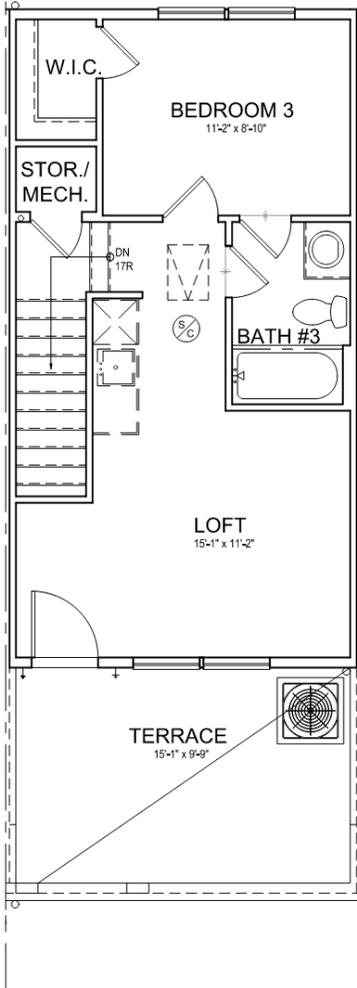


APPROACH - MASSING

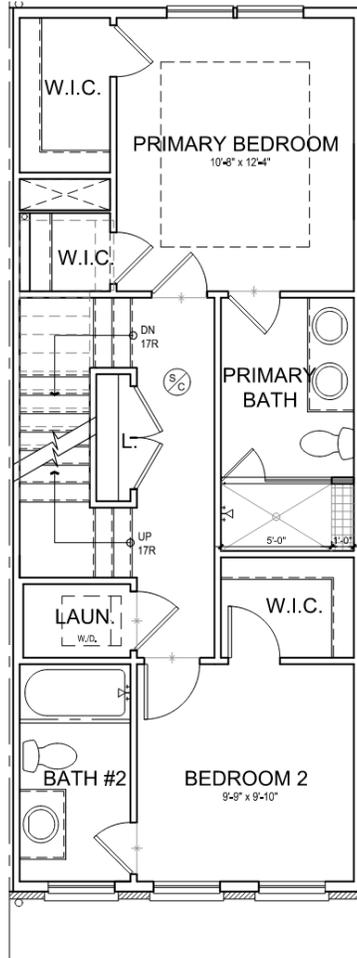
LBH



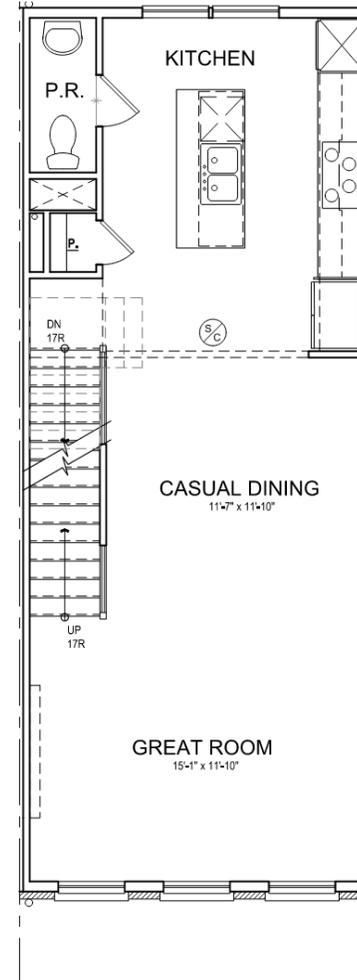
LBH – FLOORS (16 x 40)



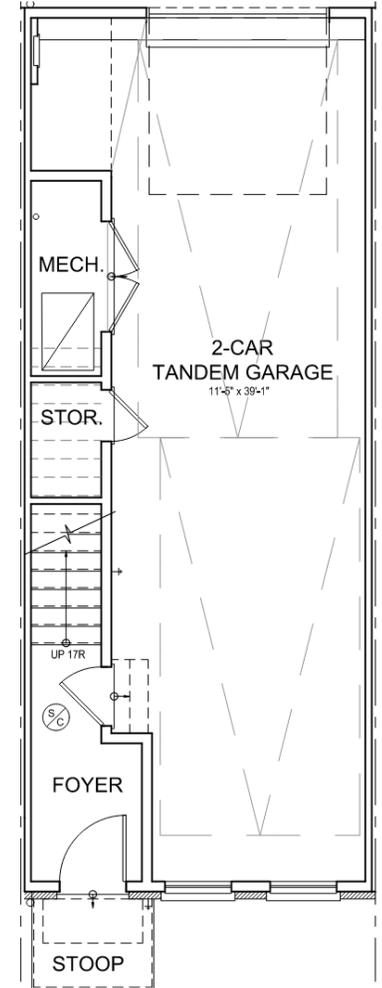
FOURTH FLOOR PLAN



THIRD FLOOR PLAN

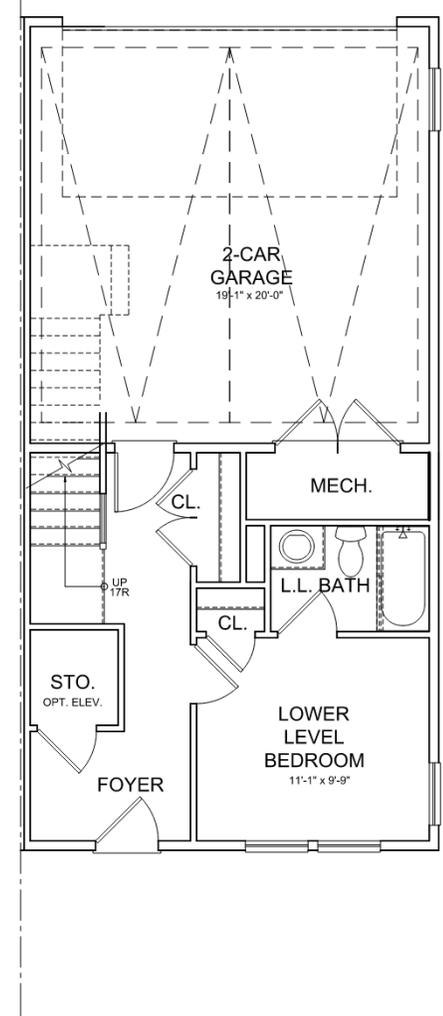
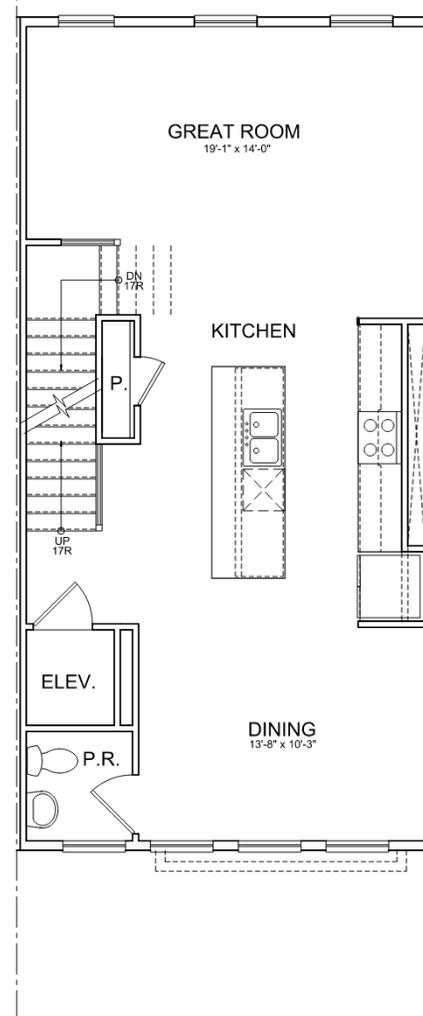
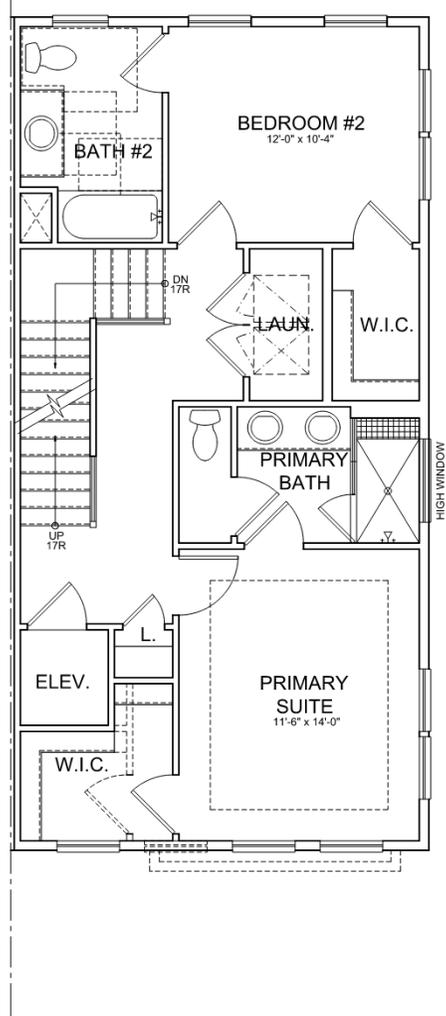
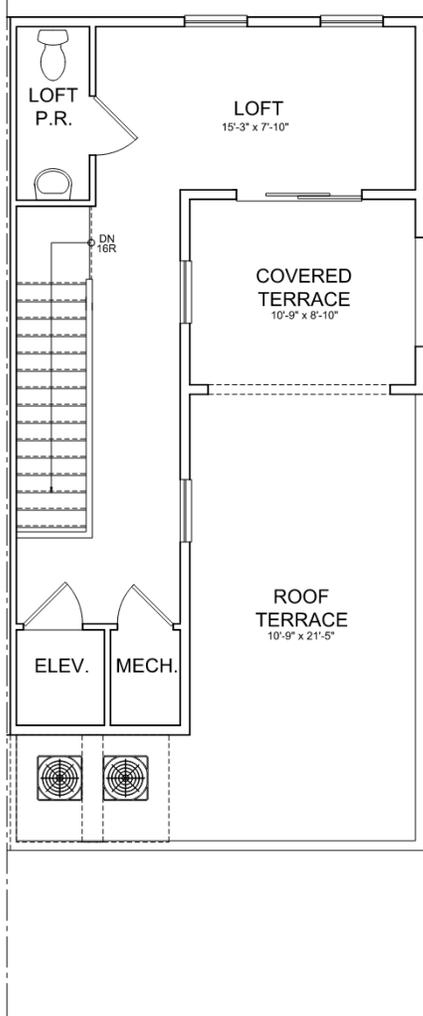


SECOND FLOOR PLAN



FIRST FLOOR PLAN

LBH – FLOORS (20 x 40)



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)

2.3



- 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

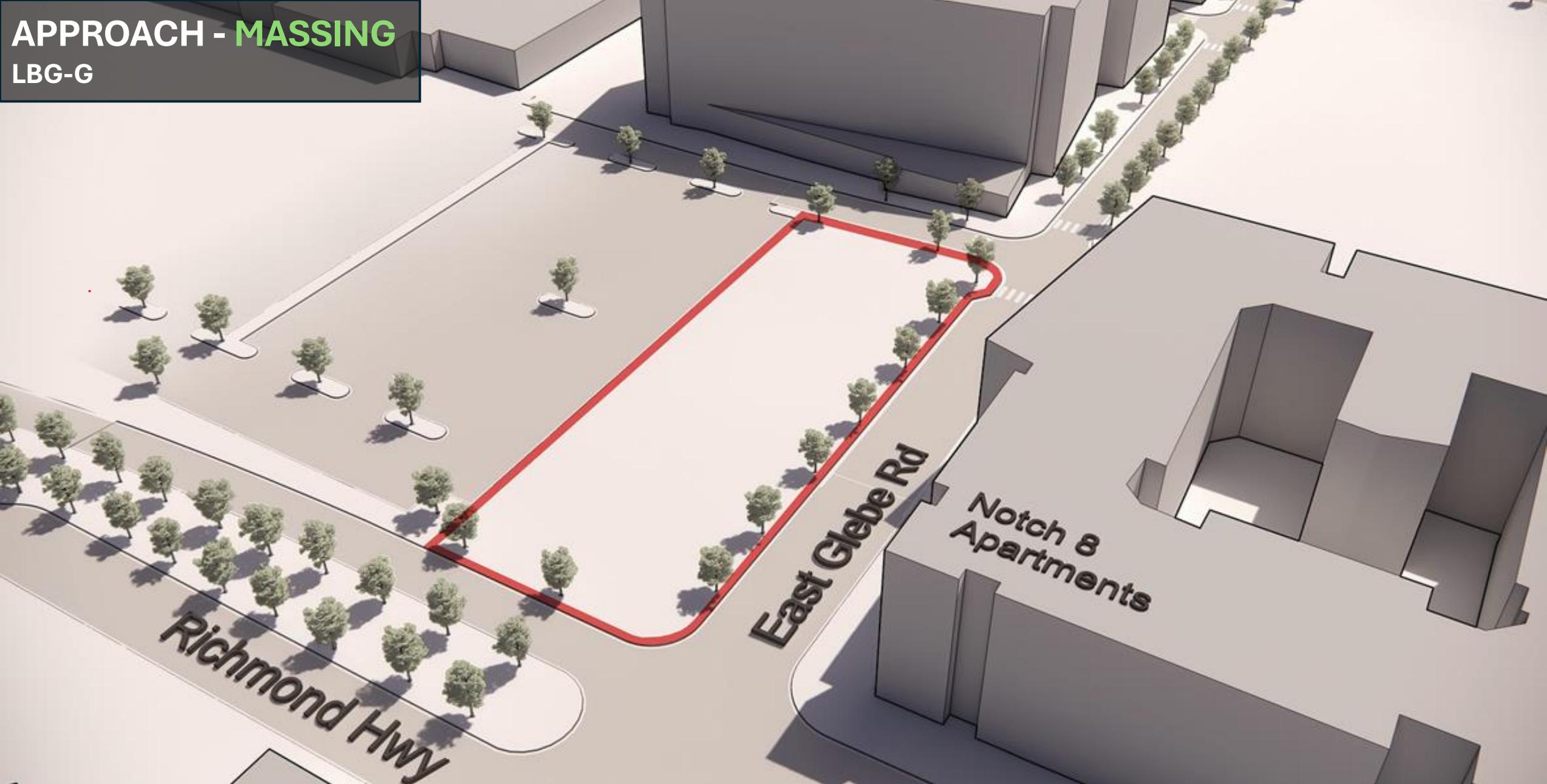


LBG – G PROPOSED PLAN – AFFORDABLE HOUSING



APPROACH - MASSING

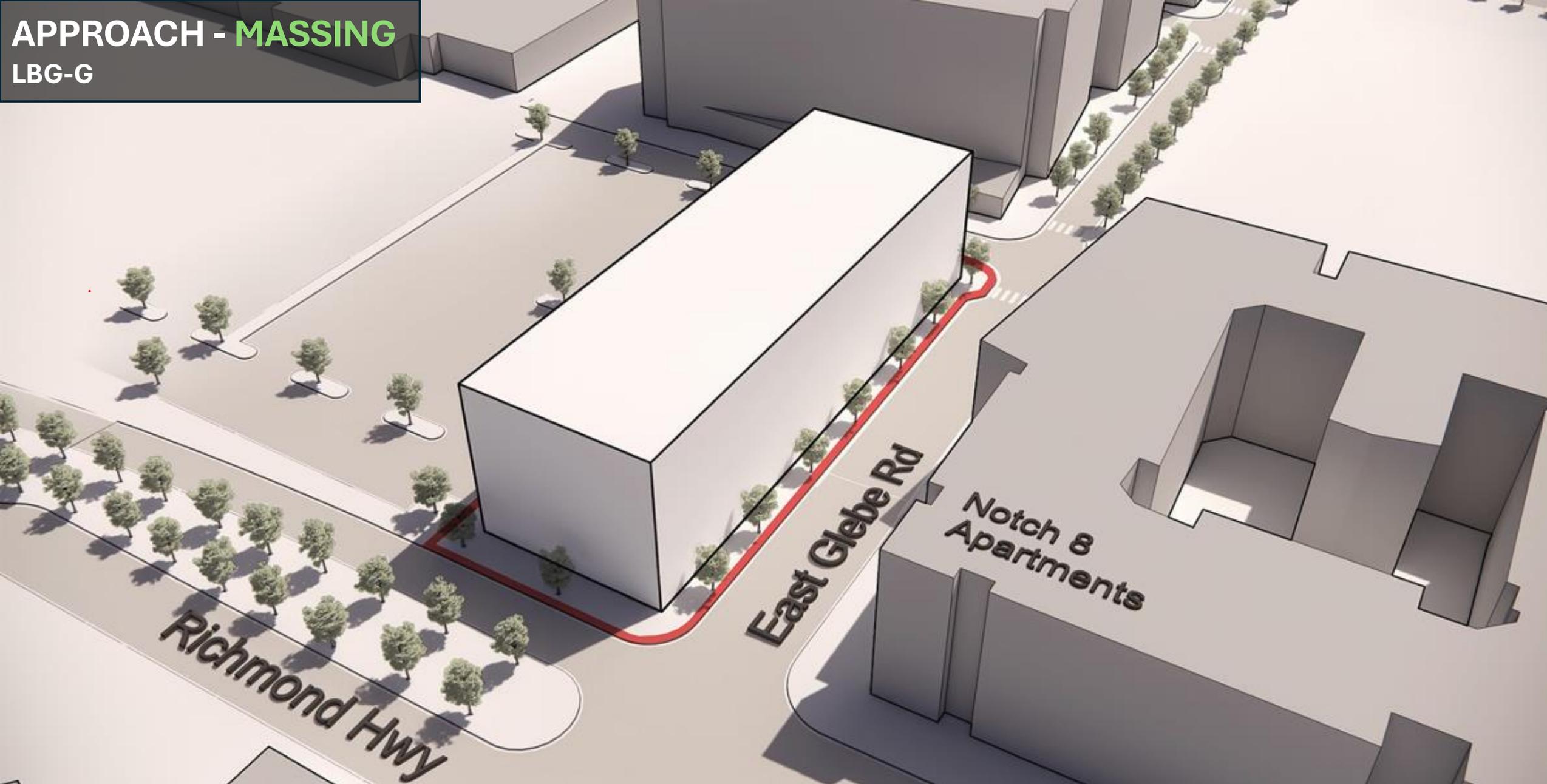
LBG-G



POTOMAC YARD | LBG/H DEVELOPMENT

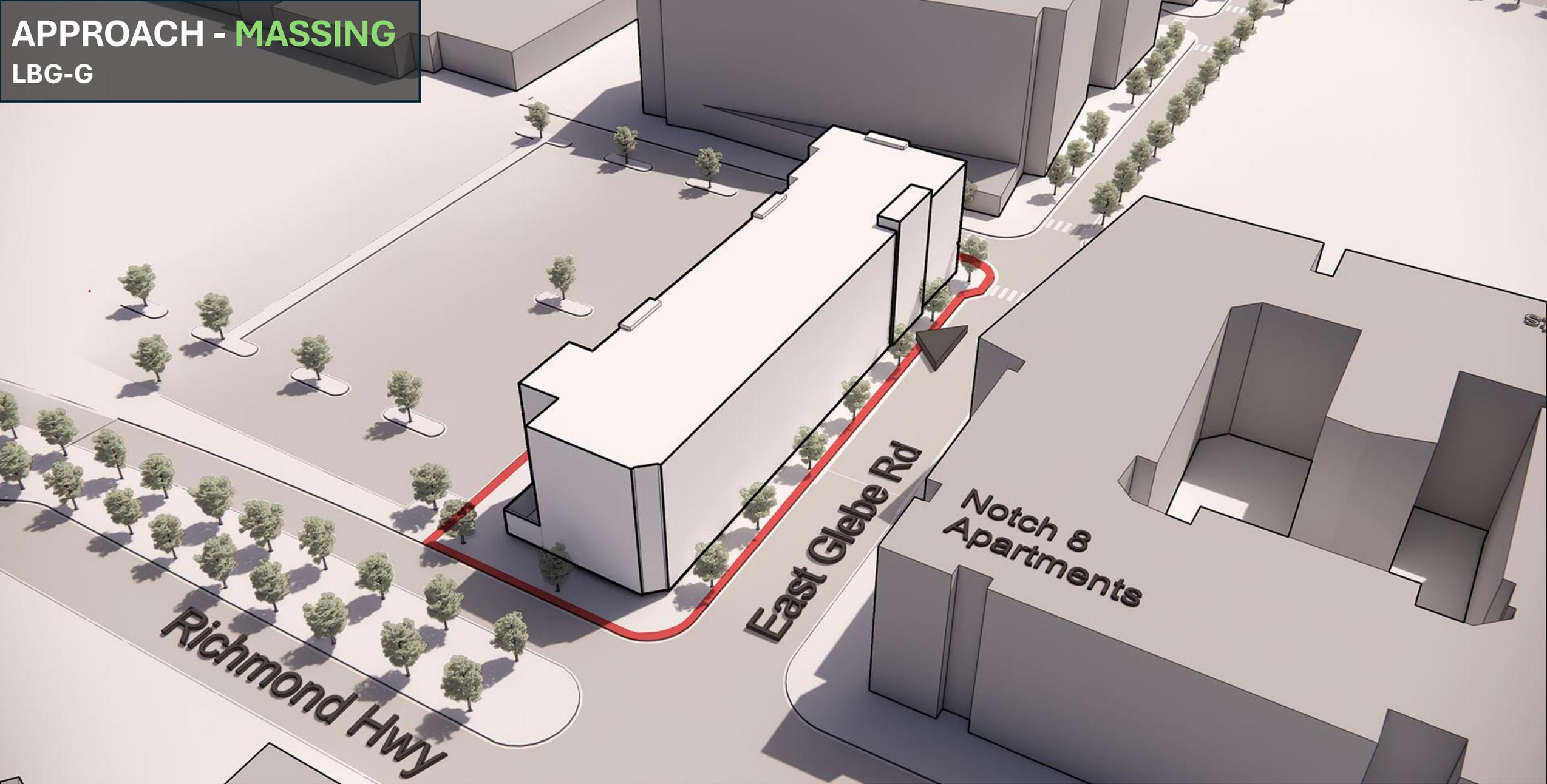
APPROACH - MASSING

LBG-G



APPROACH - MASSING

LBG-G

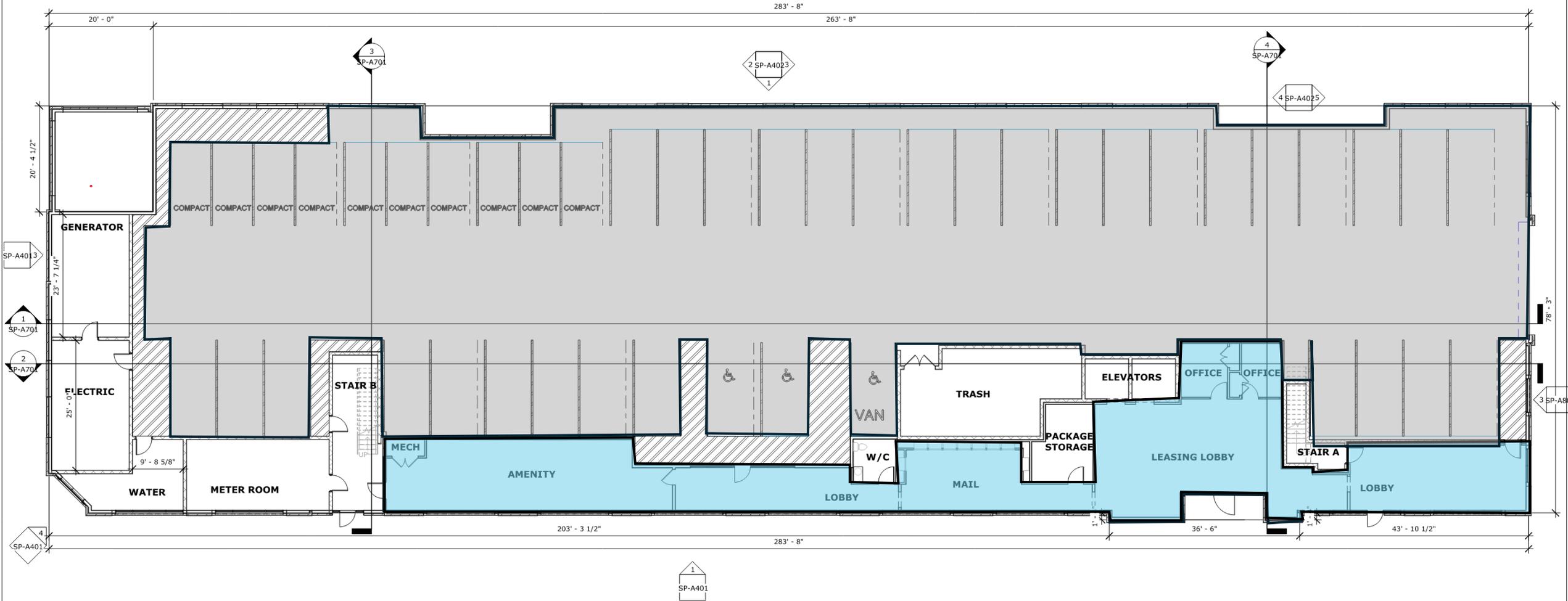


Richmond Hwy

East Glebe Rd

Notch 8
Apartments

LBG - G - GROUND FLOOR



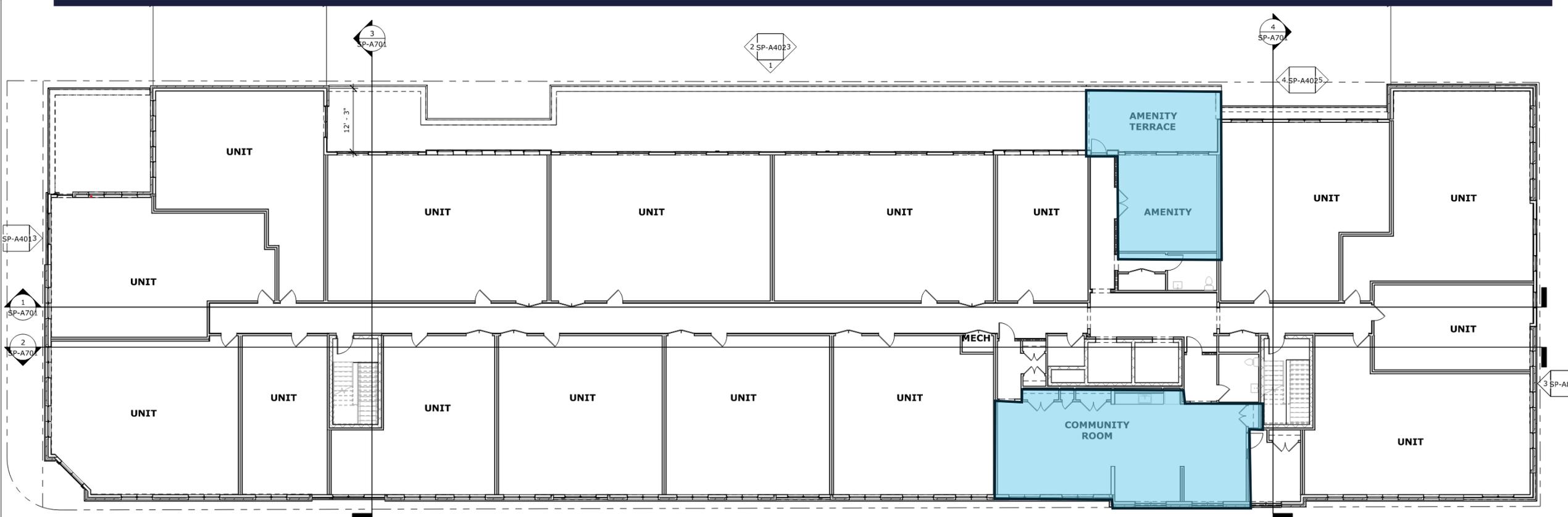
1 LEVEL 1 - G1

SP-A201 1" = 10'-0"



POTOMAC YARD | LBG/H DEVELOPMENT

LBG - G - SECOND FLOOR



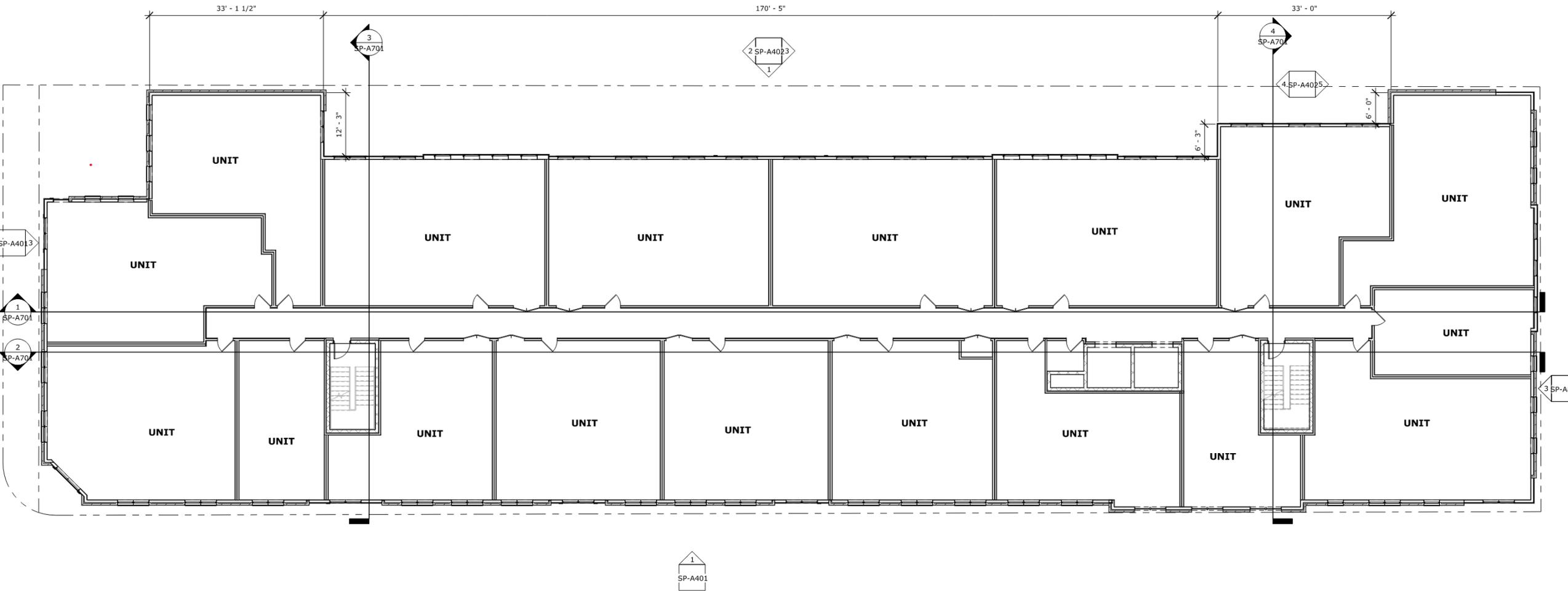
1 LEVEL 2 - R1

SP-A207 1" = 10'-0"



POTOMAC YARD | LBG/H DEVELOPMENT

LBG - G – TYPICAL FLOOR



1 TYPICAL LEVEL - R2-R4
 SP-A203 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

LBG - G – ARCHITECTURAL ELEVATIONS (RT.1 & MAINLINE)

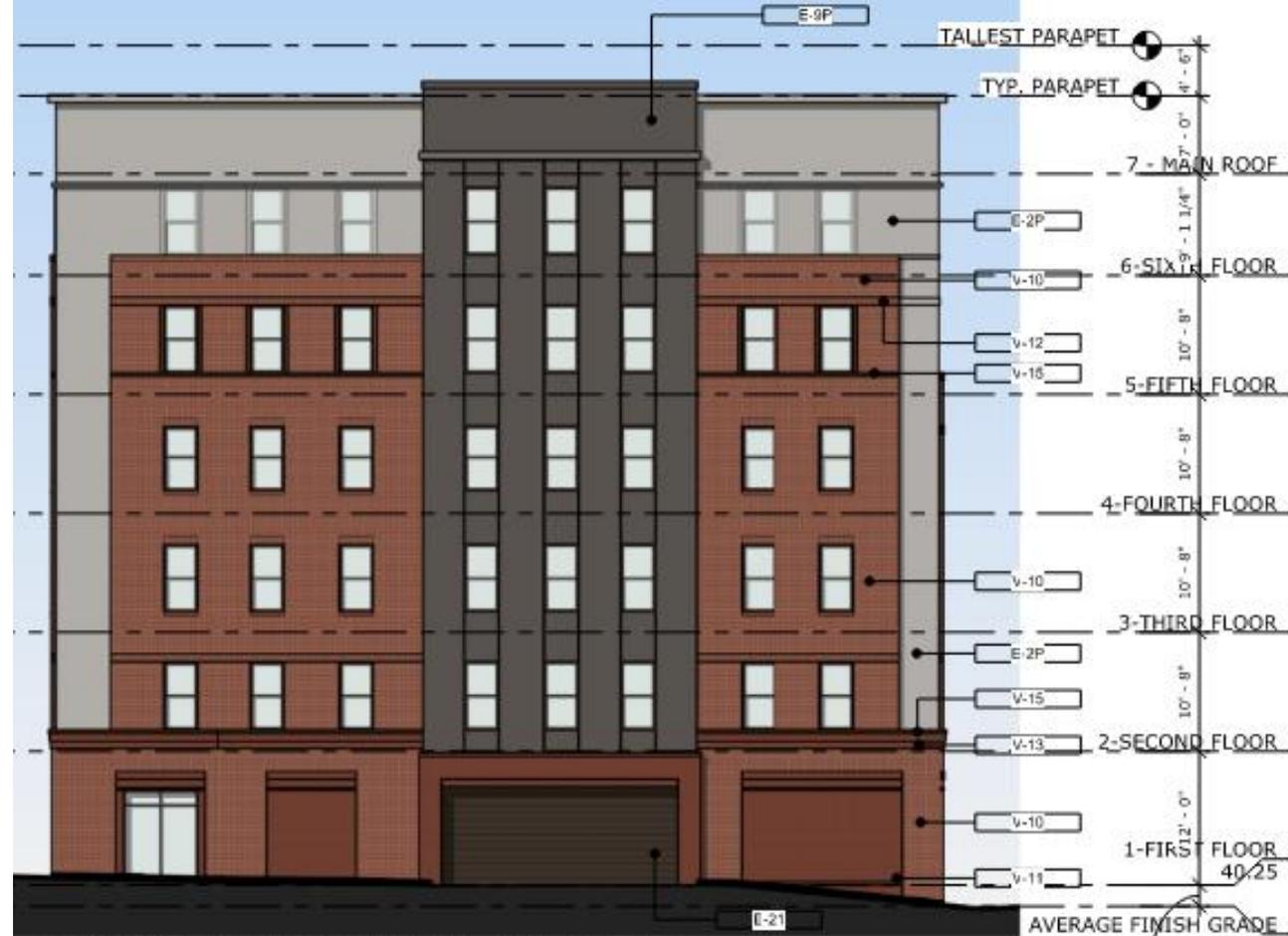
ROUTE 1



3 BUILDING ELEVATION - WEST

SP-A401 1" = 10'-0"

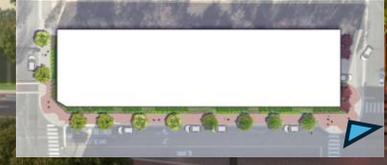
MAINLINE BLVD



2 BUILDING ELEVATION - EAST

SP-A401 1" = 10'-0"

DESIGN – LBG G
MAINLINE & E.GLEBE



LBG-B+E PROPOSED PLAN – MULTIFAMILY RENTAL



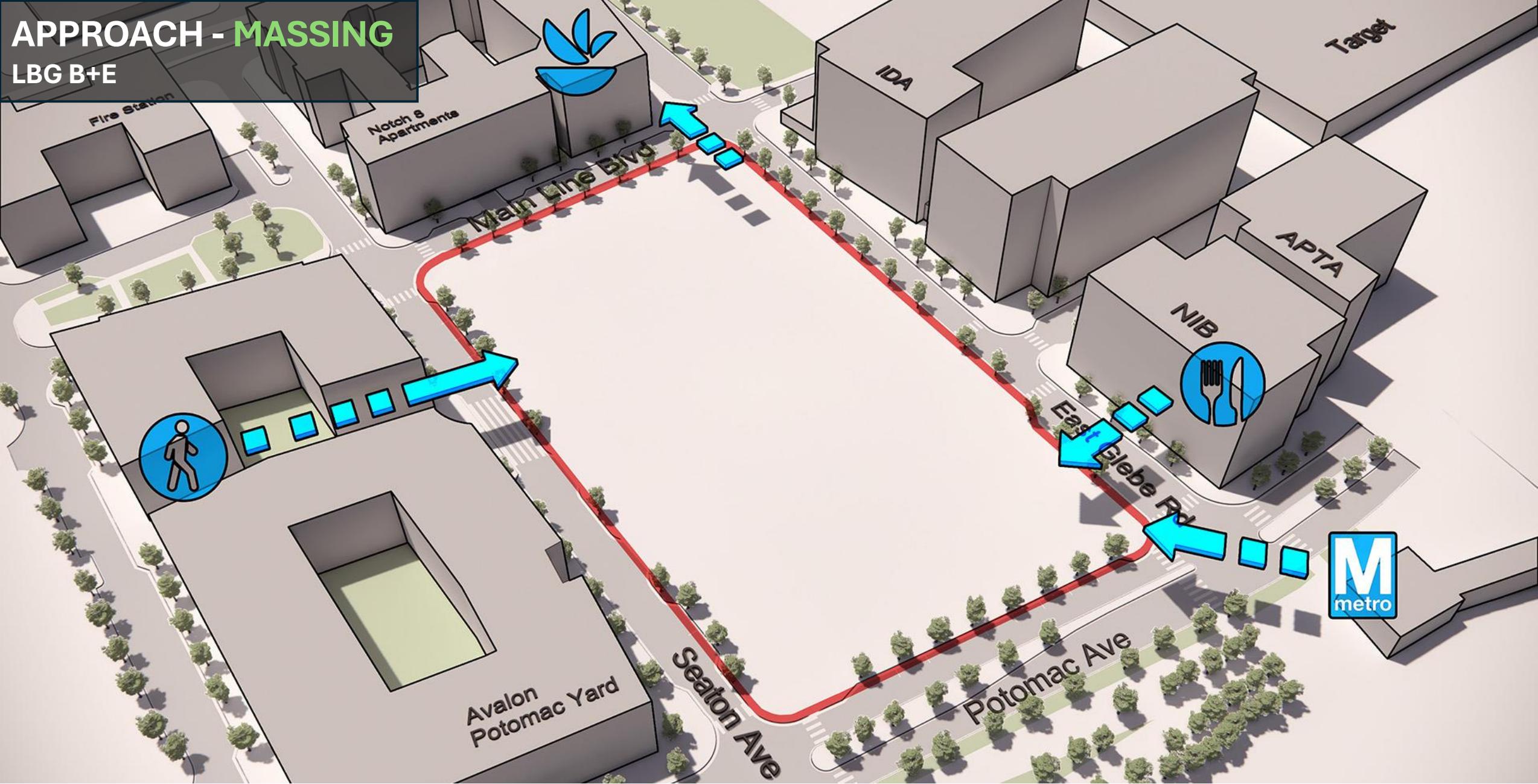
APPROACH - MASSING

LBG B+E



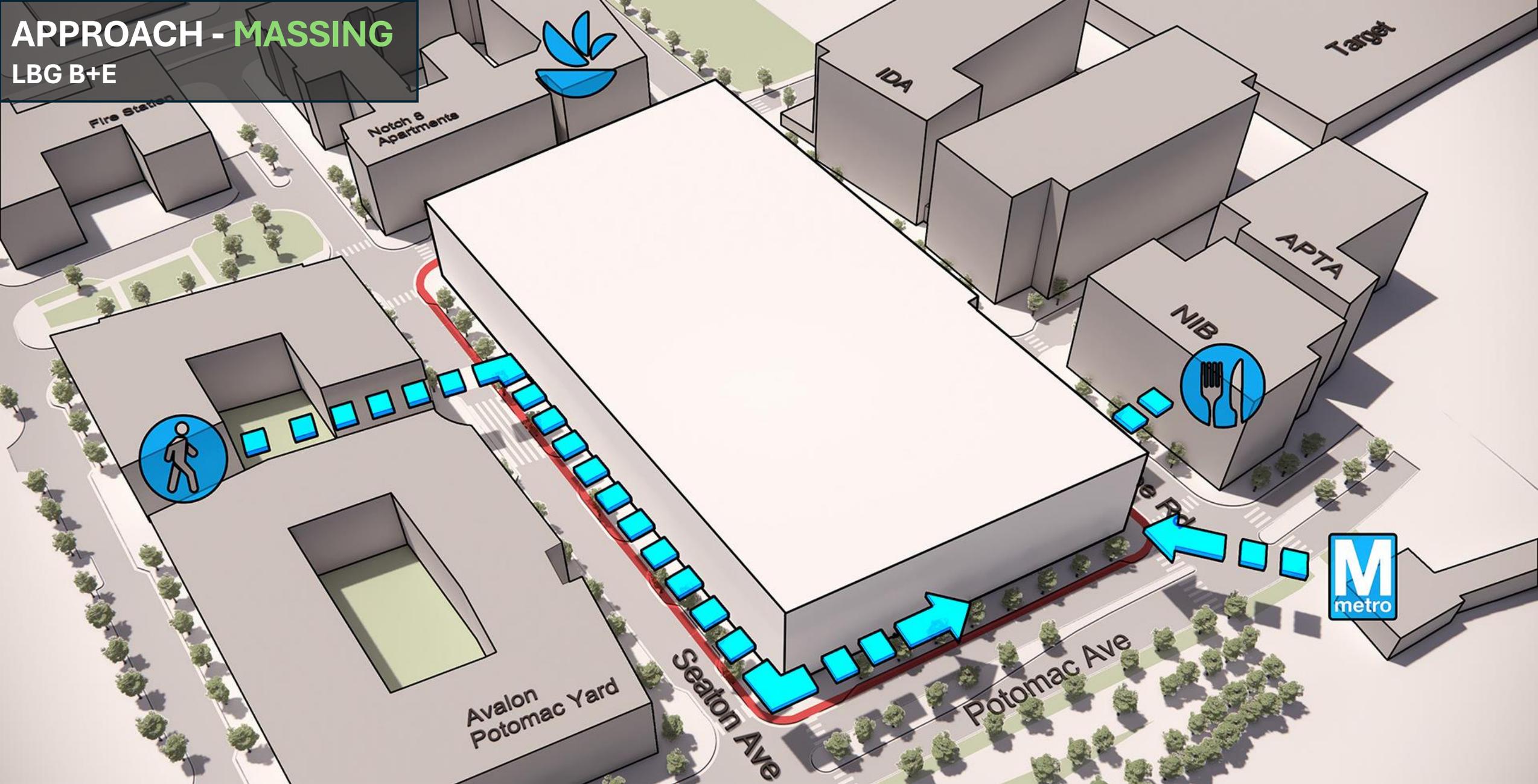
APPROACH - MASSING

LBG B+E



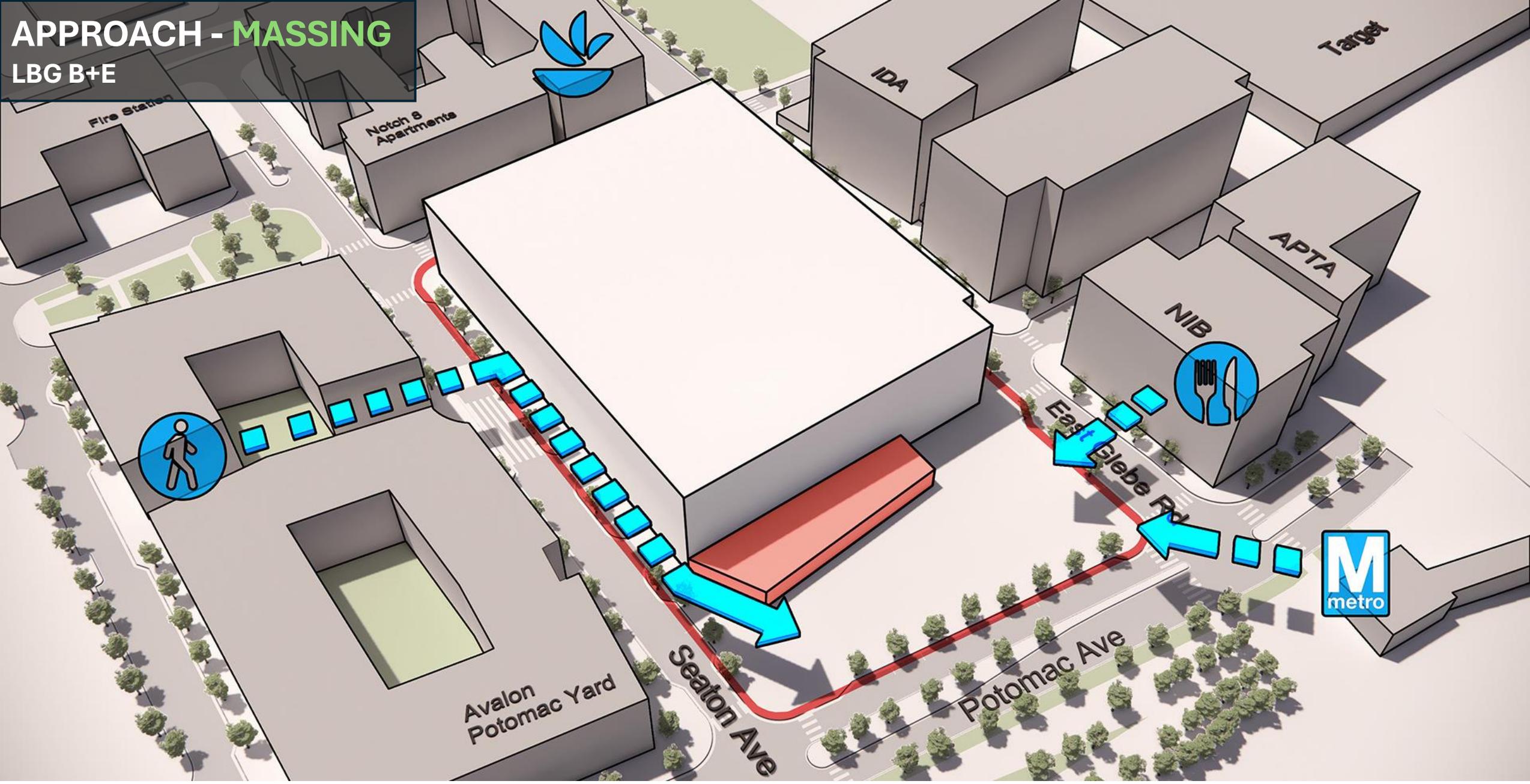
APPROACH - MASSING

LBG B+E



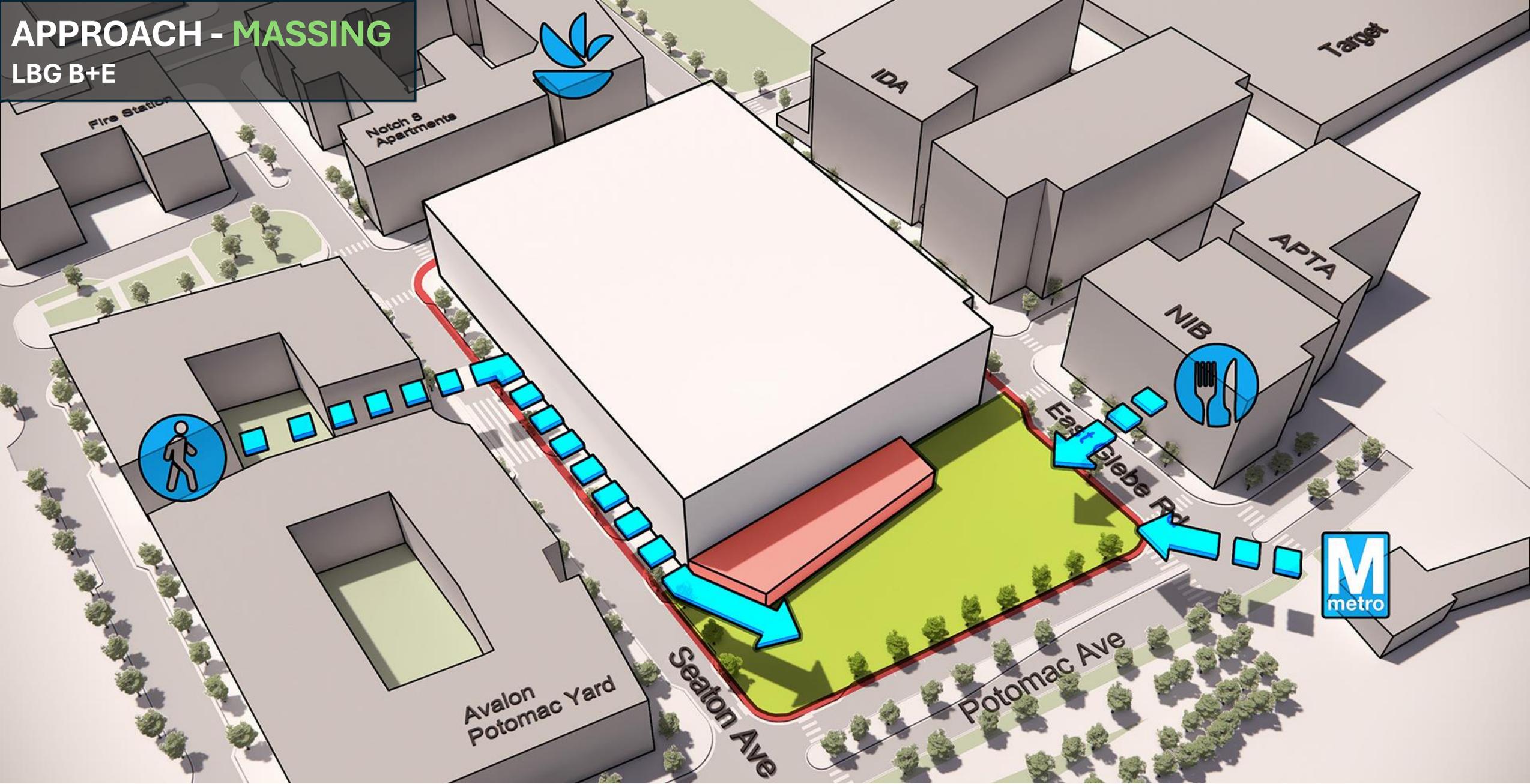
APPROACH - MASSING

LBG B+E



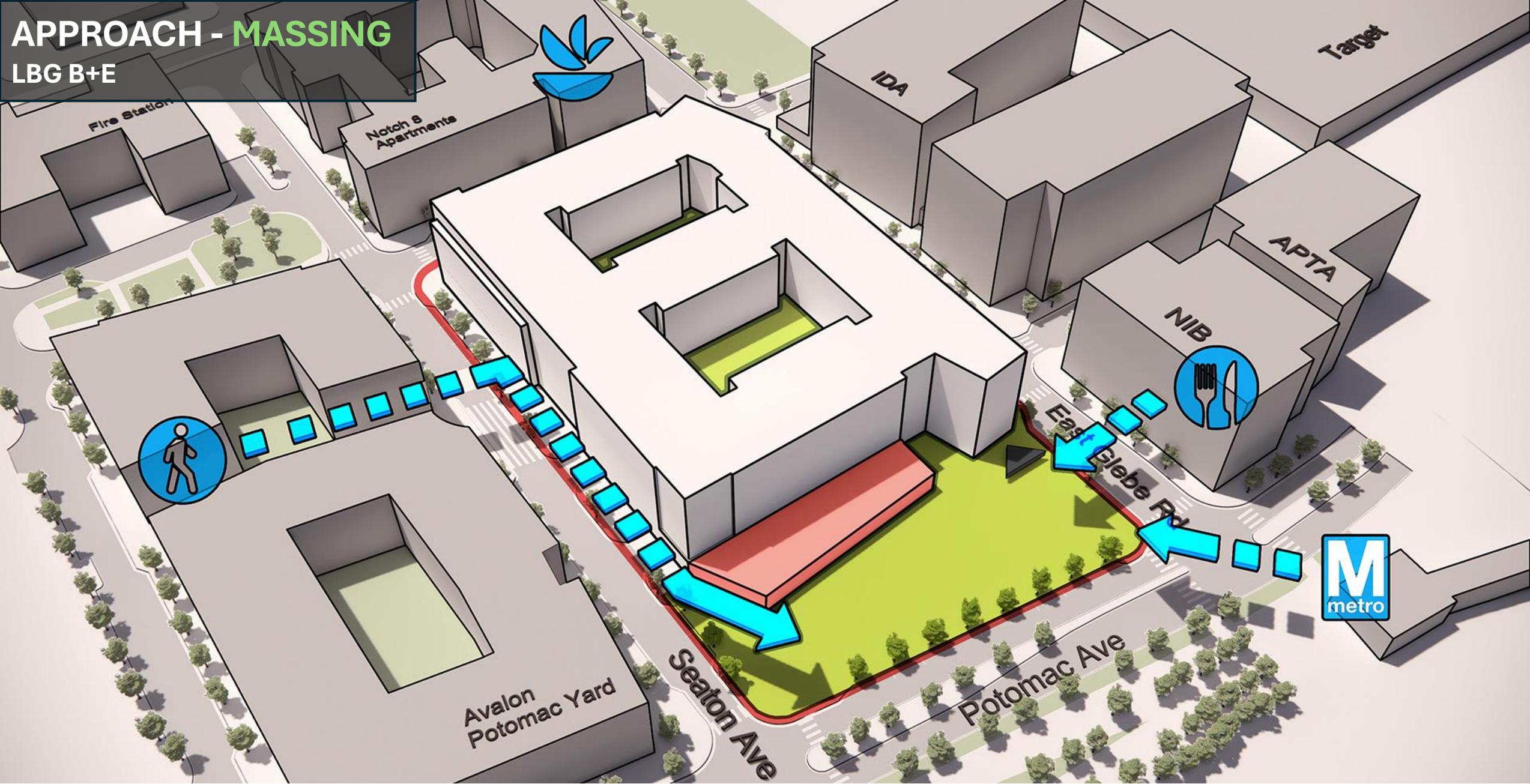
APPROACH - MASSING

LBG B+E



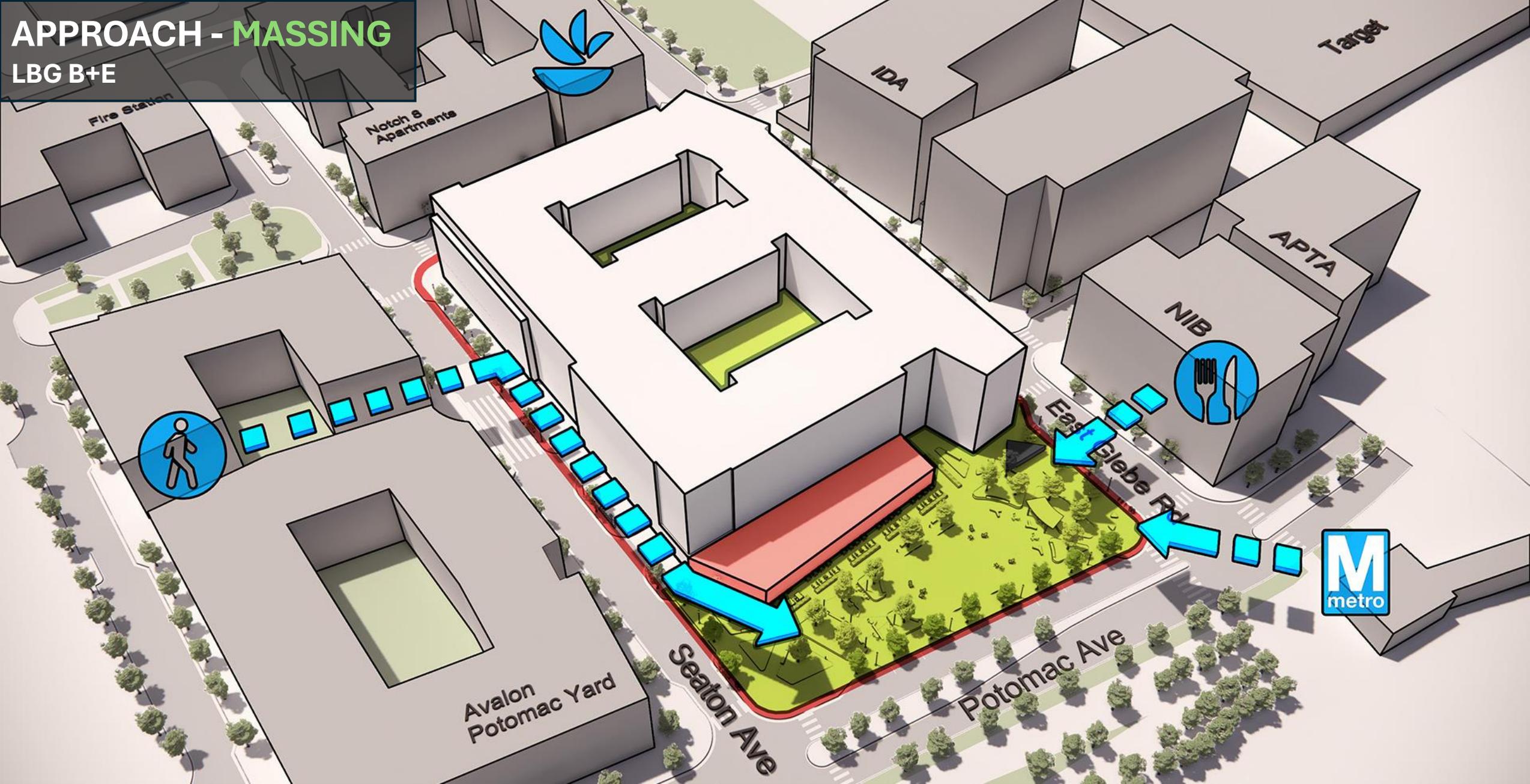
APPROACH - MASSING

LBG B+E

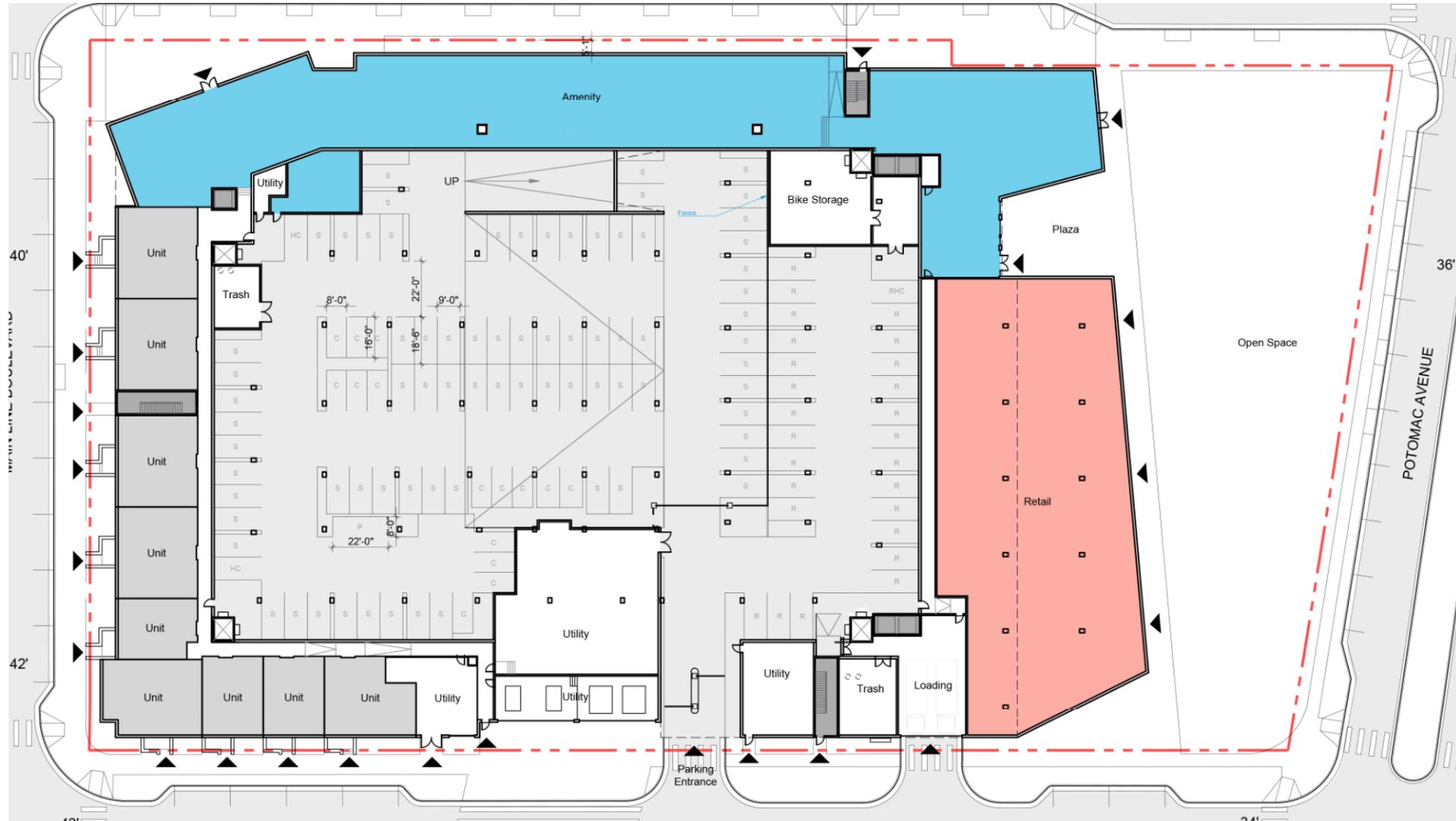


APPROACH - MASSING

LBG B+E



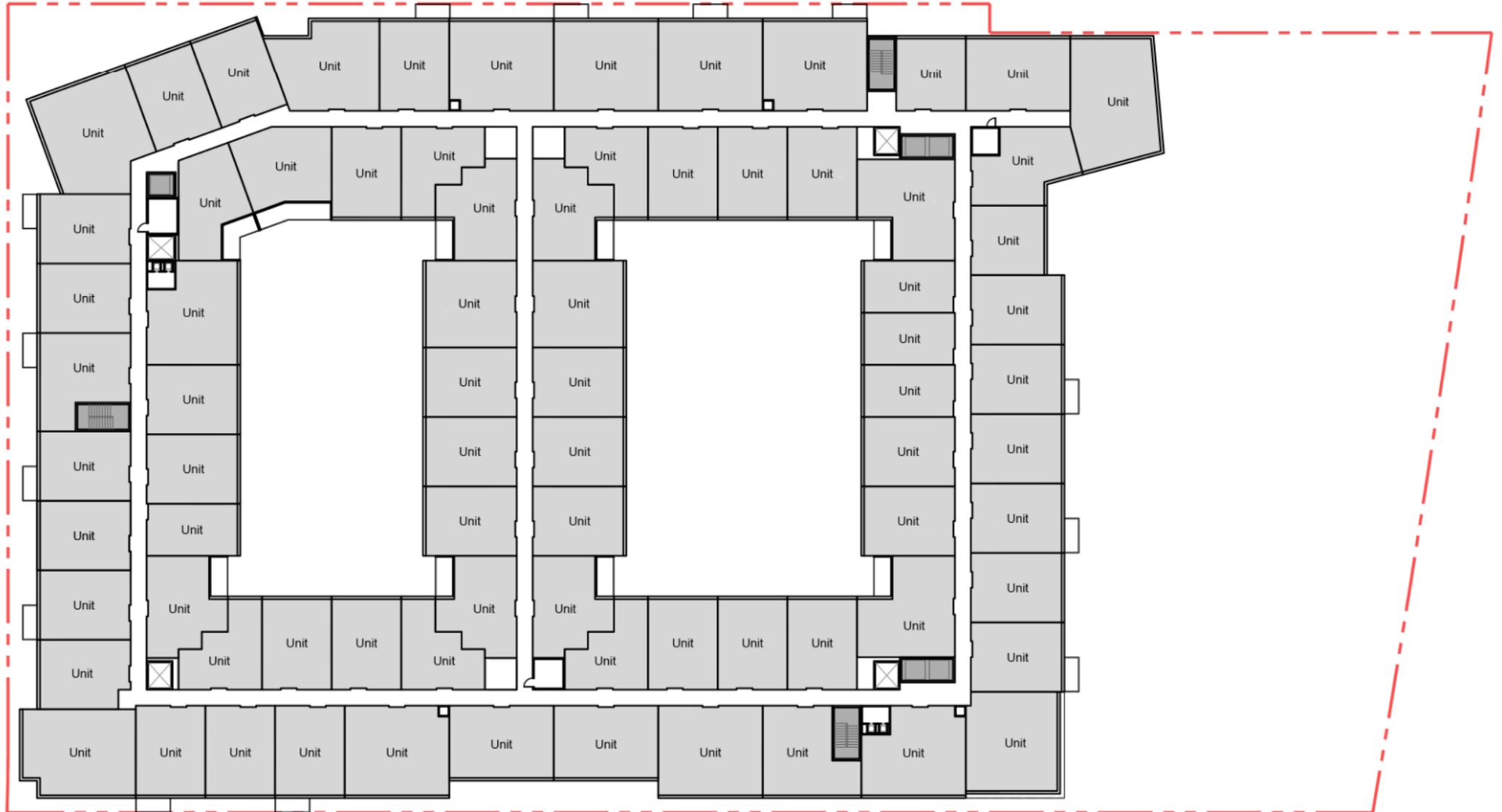
LBG – B+E – GROUND FLOOR



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

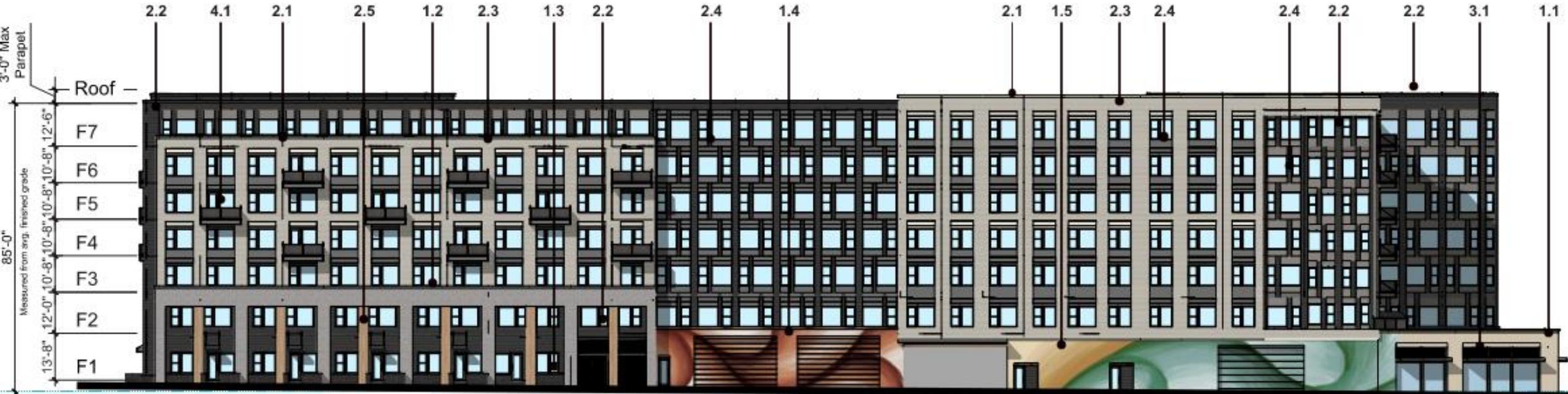
2.4 CEMENTITIOUS PANELIZED FAÇADE TYPE 4

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

DESIGN – LBG B+E
POTOMAC & E.GLEBE



ktgy MAGILIGHT

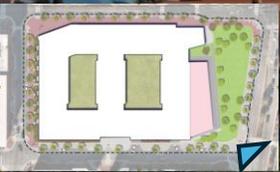
DESIGN – LBG B+E
E.GLEBE & MAINLINE



DESIGN – LBG B+E
MAINLINE & SEATON



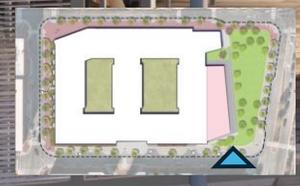
DESIGN – LBG B+E
SEATON & POTOMAC



DESIGN – TOWN CENTER OPEN SPACE



DESIGN – TOWN CENTER RETAIL

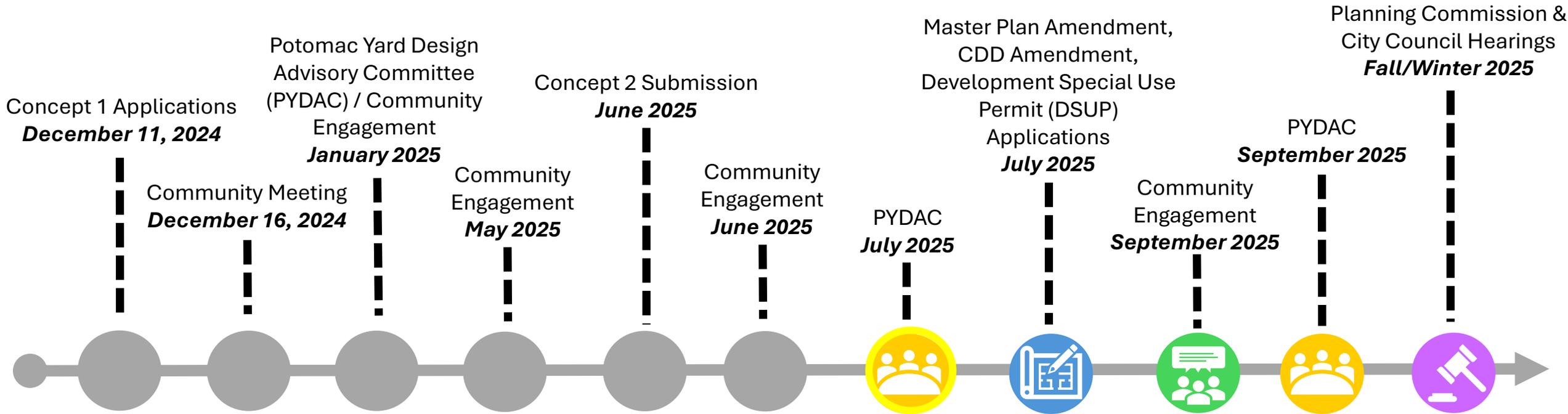


DESIGN – TOWN CENTER TOWN CENTER GREEN





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

