



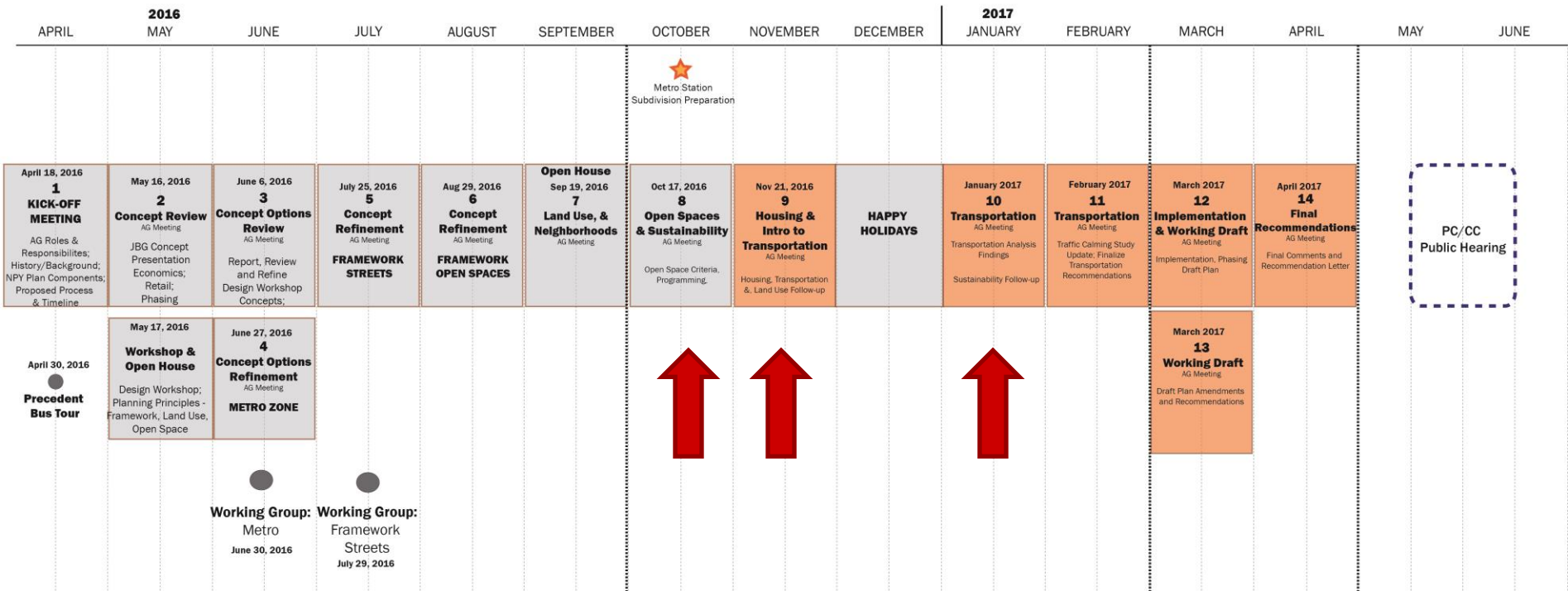
North Potomac Yard

Advisory Group Work Plan

DRAFT

NORTH POTOMAC YARD UPDATE ADVISORY GROUP WORK PLAN - REVISED

November 7, 2016



Meeting Agenda

Topics below include time for AG questions and discussion

- Welcome (5 min)
- Intro to Transportation (30 min)
- Affordable Housing Briefing (45 min)
- Height & Density Follow-up (25 min)
- Public Comments (10 min)
- Next Steps (5 min)

Transportation Intro

Transportation Infrastructure

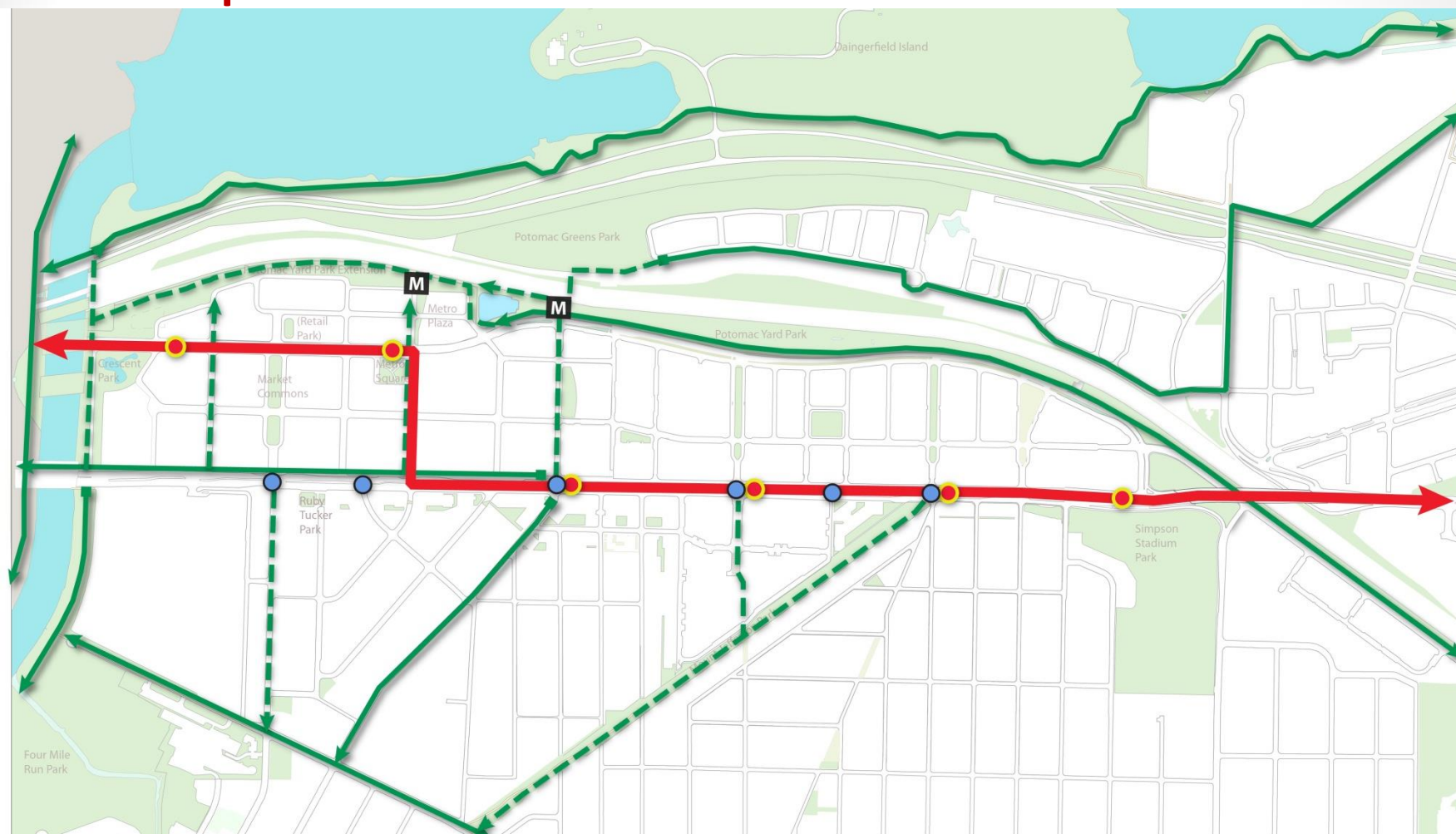
- Local bus service
- Dedicated Transitway with enhanced bus service
- Incomplete bicycle and pedestrian network
- Metro Station
- Enhanced bicycle and pedestrian network (on and off street)
- Additional connectivity



— Existing road connection

— Planned road connection

Transportation Infrastructure



Metroway



Metroway Station

Planned Intersection Improvement



Existing Bicycle facility



Planned Bicycle facility



Planned Intersection Improvement

Park Road (Shared Street)

- Design to slow cars
- Use textured or pervious pavements that are flush
- Prioritize pedestrian and bikes near the Metro station.
- Still achieve clear separation of private/public space (between residences + park)
- Shared street adjacent to park invites people to spill over into park safely



Traffic Calming Plan Process

- Use traffic study results to assess where traffic calming will be needed in the neighborhoods west of Route 1 with future build-out of NPY
- Developer required to provide contribution of \$1.1M (2016) for traffic calming improvements prior to construction
- Staff will initiate public outreach process with neighborhoods to identify specific traffic calming measures prior to occupancy of new buildings

Transportation Next Steps

- Potomac Avenue Designation/Criteria
- Street Hierarchy

January

- Draft Small Area Plan Transportation Recommendations

February

Housing

Housing Master Plan

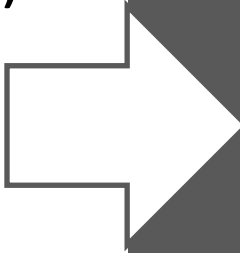
- Housing for all residents, workers, retirees, and all incomes, ages, and abilities, and household sizes
- Affordable housing in areas with access to transit, jobs, and services
- Geographic distribution
- Goal of 2,000 units with *new affordability* by 2025
 - Currently ~675
 - Additional ~700 in pipeline

CITY OF ALEXANDRIA, VA

HOUSING MASTER PLAN



How Affordable Units Get Built

- Voluntary monetary contributions to the Housing Trust Fund
 - Section 7-700 (bonus density and/or height)
 - Rezoning/CDD's
- 
- When additional density is requested, the Housing Master Plan recommends contributions take into account that affordable housing is one of the City's highest priorities and that there should be a significant monetary or in-kind contribution to affordable housing in excess of what would normally be required with a DSUP

Leveraging City Resources

- Gateway Apartments (at King and Beauregard)
 - 74 units @ 40-60% AMI for 60 years within large, mixed- use development
 - Condominium structure (ground floor podium and parking constructed by partner developer)



Leveraging City Resources

- Gateway Apartments

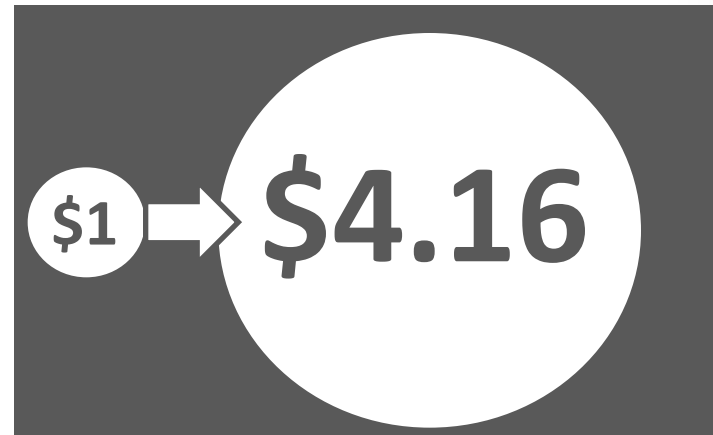
- Financing:

- Low-Income Housing Tax Credits (equity): \$14.9 M
 - Debt: \$6.7 M
 - Deferred developer fee: \$1.2 M
 - City loan: \$5.5 M
(includes predevelopment loan)

- **Total Development Cost** **\$28.4 M**

Cost per unit = \$ 384 K

With leverage city investment = \$ 74.3 K



Affordable Housing in Potomac Yard



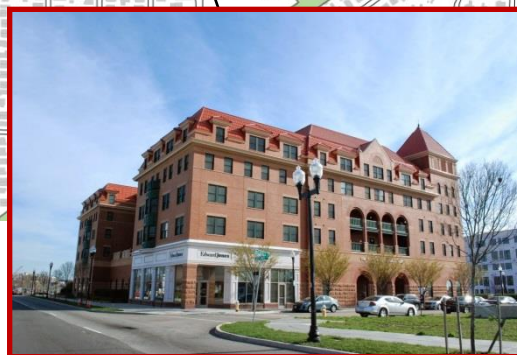
Preston – 6 DU



Notch 8 – 12 DU



Jackson Crossing – 78 DU



Station at Potomac Yard – 64 DU



Station 650 – 8 DU

North Potomac Yard Small Area Plan (2010) – Housing Recommendations

- Contribute to the City's Affordable Housing Trust Fund (AHTF) and/or provide for affordable housing
- Strongly encourage provision of public housing in NPY
- Offer a range of housing
- Incorporate green and sustainable design and materials
- Integrate universal design and/or accessibility
- Explore opportunities for public, private, and non-profit collaborations to maximize the use of land and to leverage all available resources

Affordable Housing Opportunities in North Potomac Yard

- Leveraging Housing Trust Fund contributions (+/- \$3M in Phase 1)
- Converting Housing Trust Fund \$ into on-site units (+/- 10)
- Colocation (School Site?)
- Enable an increase bonus density when feasible

AG Questions/Comments on Housing

1. Are you willing to consider an increase in the density bonus above 20% in NPY where feasible? (Needs to be enabled in Plan in order for developers to have the option)
2. Should affordable housing be a higher priority in NPY if additional unforeseen funding become available during implementation phases?

Heights and Density Follow-up

Previous AG Comments on Heights & Density

- Ensure that proposed heights in Phase I (if not built to the maximum) do not result in increased building heights in Phase II adjacent to Route 1.
- Provide flexibility in Plan should additional/different uses be demanded in future phases.
- Provide flexibility in future Phases to explore the max development threshold should conditions be amenable to additional density.
- Explore inclusion of bonus density.
- **Can variety of building height and articulation be achieved with the developer's proposed Phase 1 buildings and construction types?**

Vistas, Edges, & Signature Facades

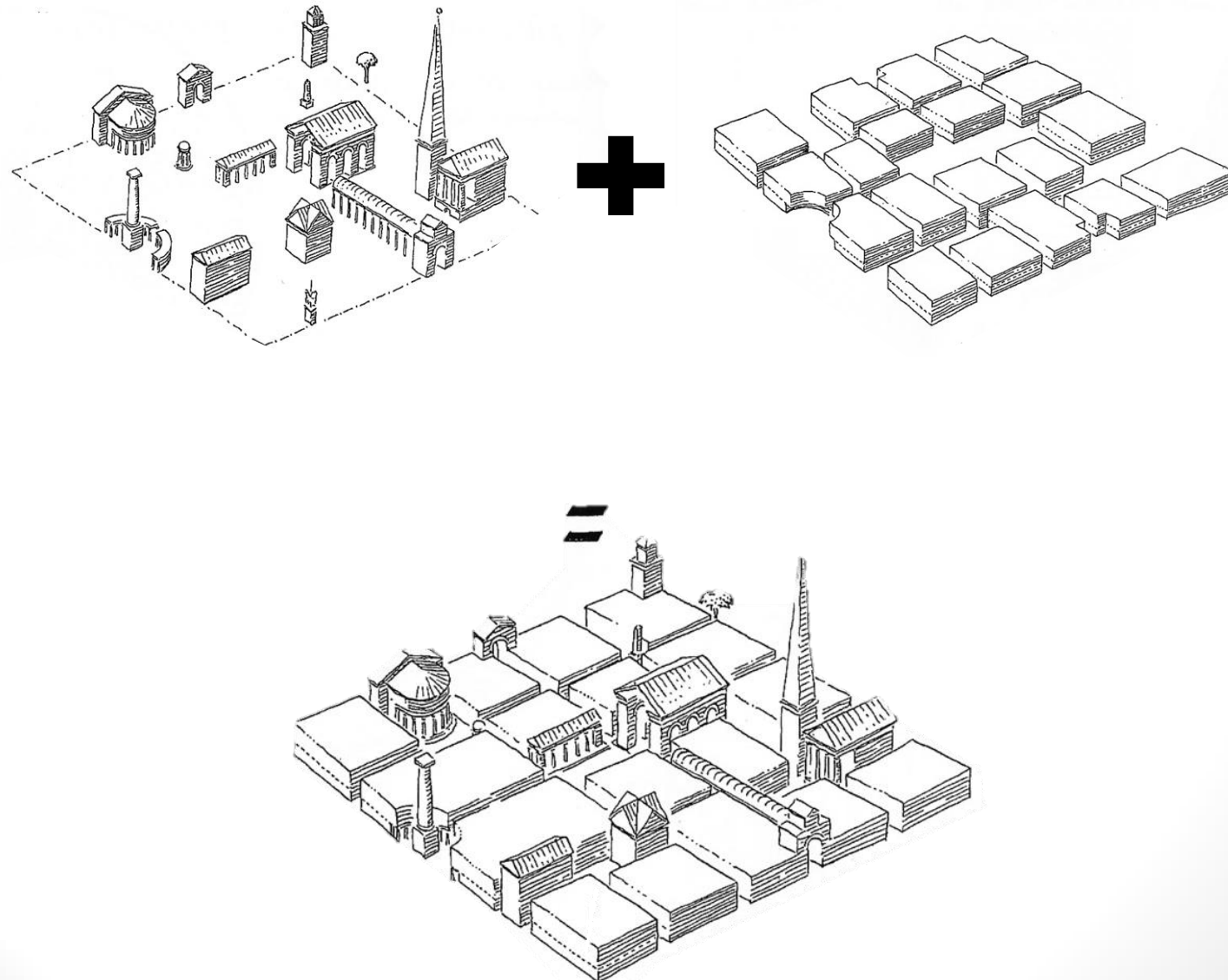


Legend

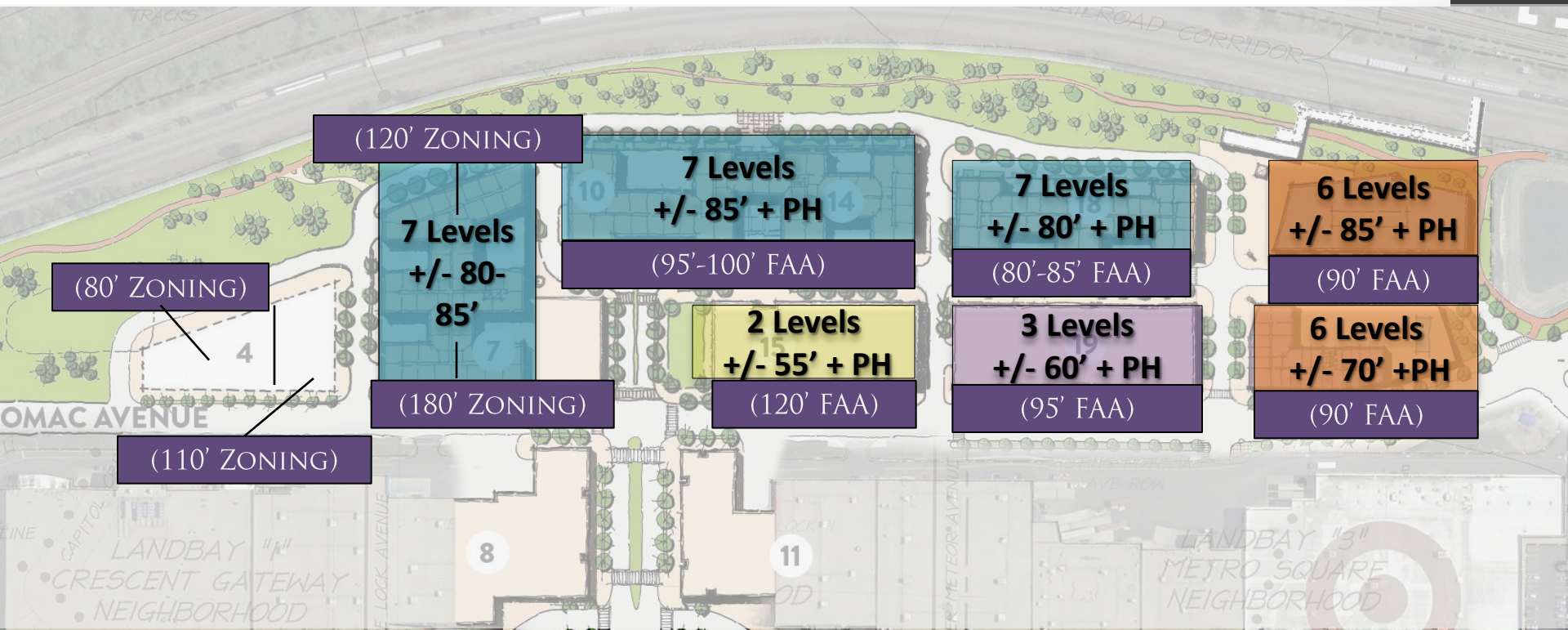
- **Signature Facades (Building face)**
- **Prominent Edges (Vertical element)**
- ▼ **Vistas**



Skyline

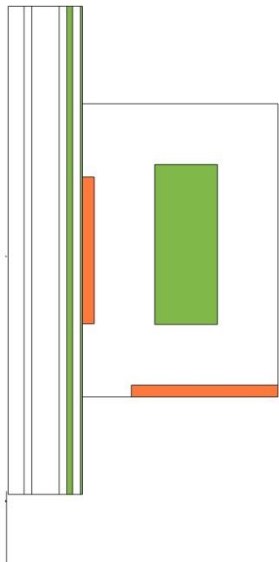
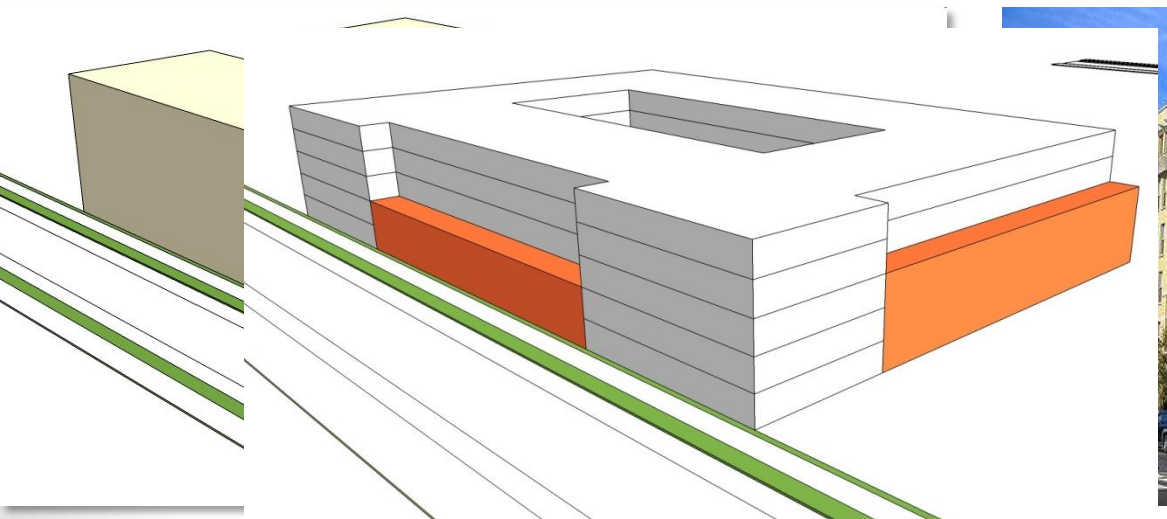
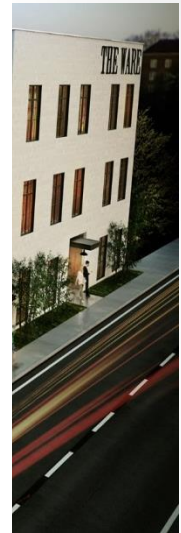
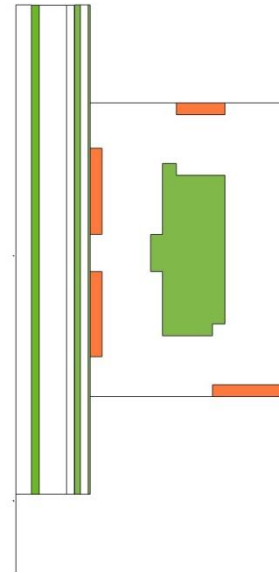
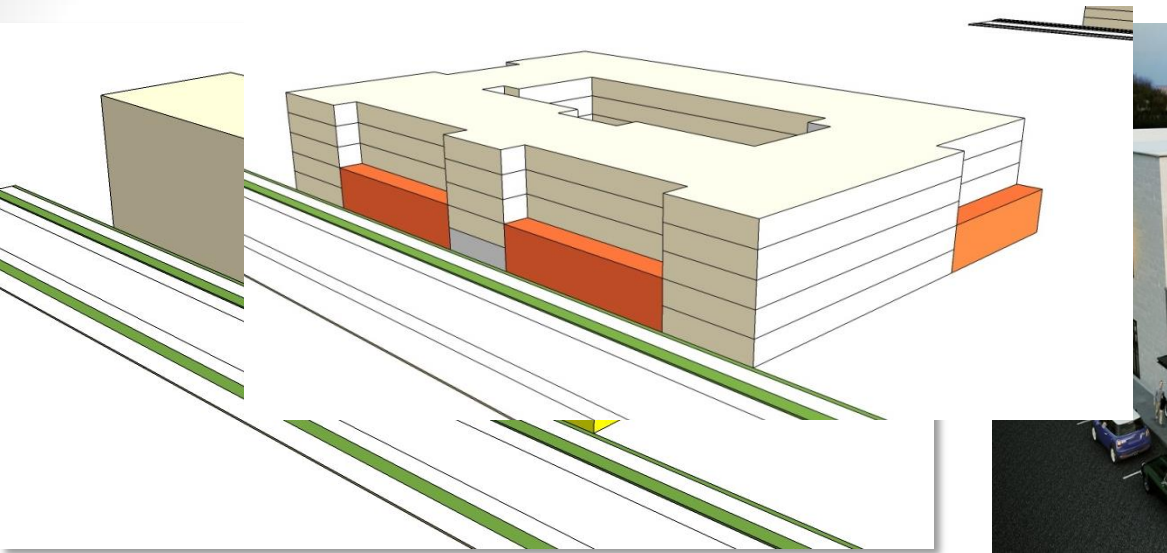


Building Height (JBG Proposal)



- PH = Penthouse
- FAA Heights are averaged on each proposed block

Variety of Height (Massing)



AG Questions/Comments

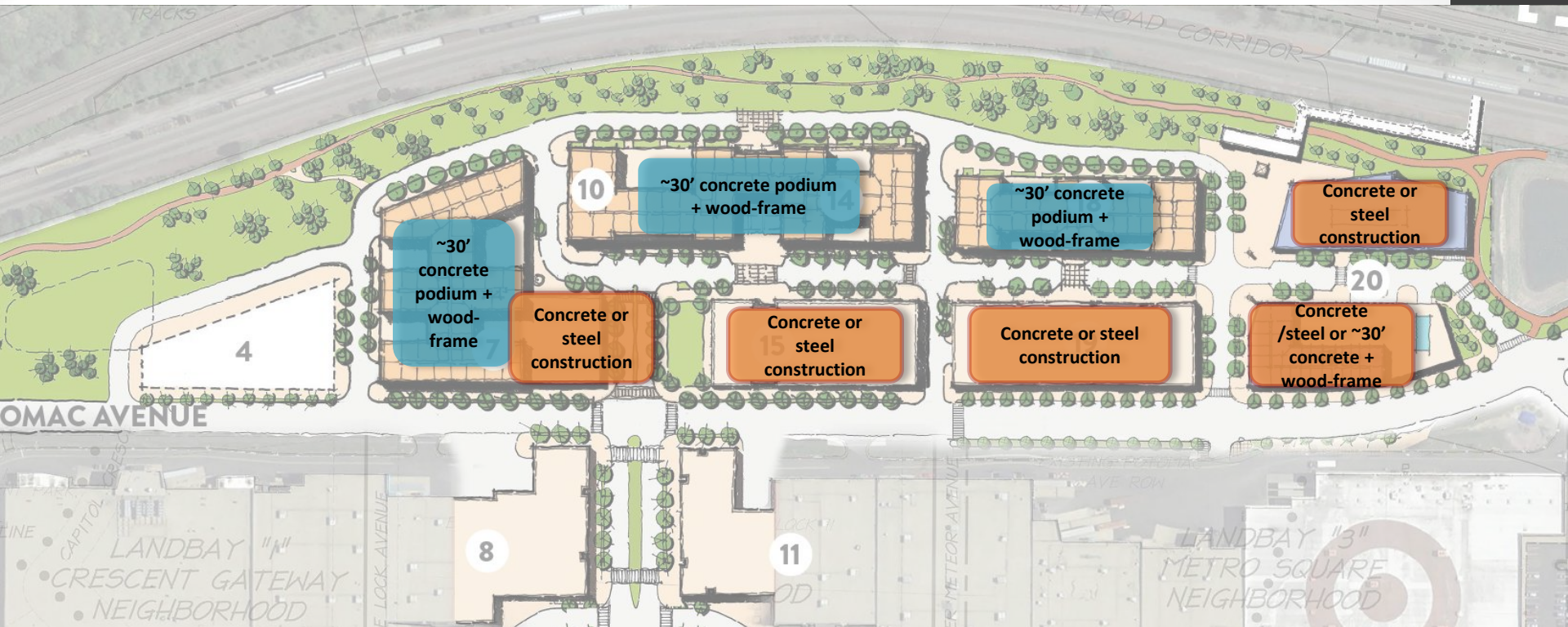
Heights and Density Follow-Up

1. Do you think that the heights/density proposed for Phase I will achieve:
 - a) a meaningful variation in height?
 - b) an appropriate concentration of height and density at the Metro Station consistent with the intent of the 2010 Plan?

JBG

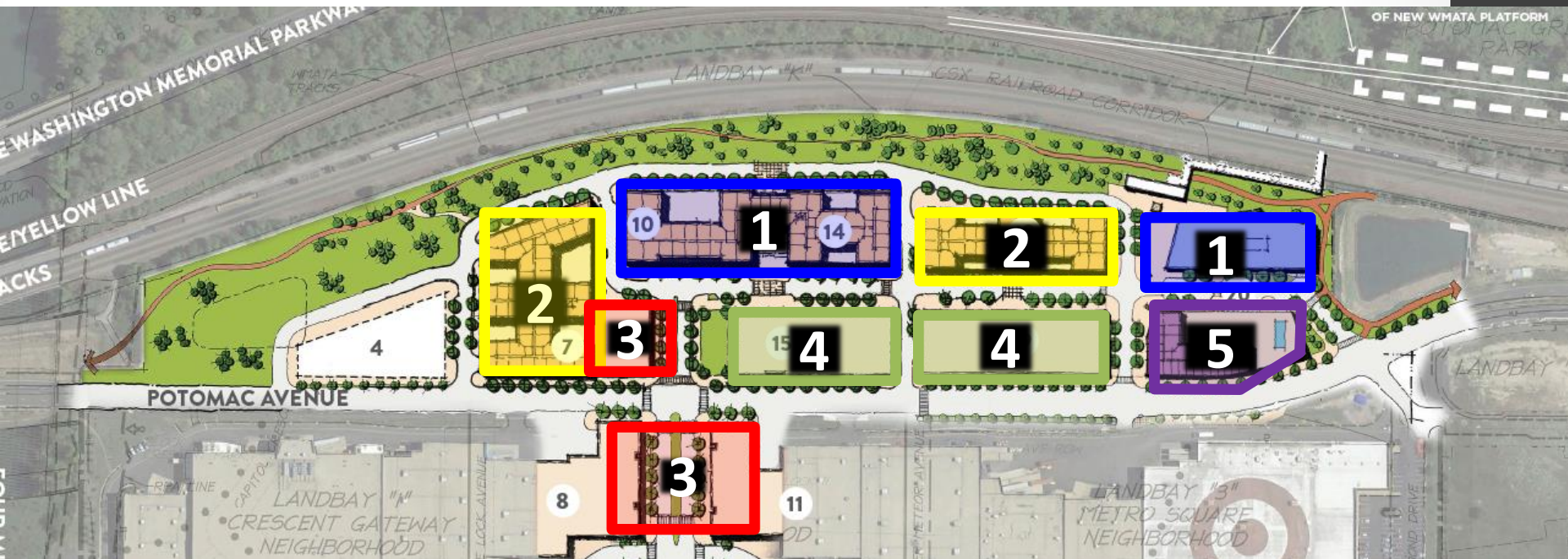
Proposed Design Strategy

JBG Building Heights, Types & Massing



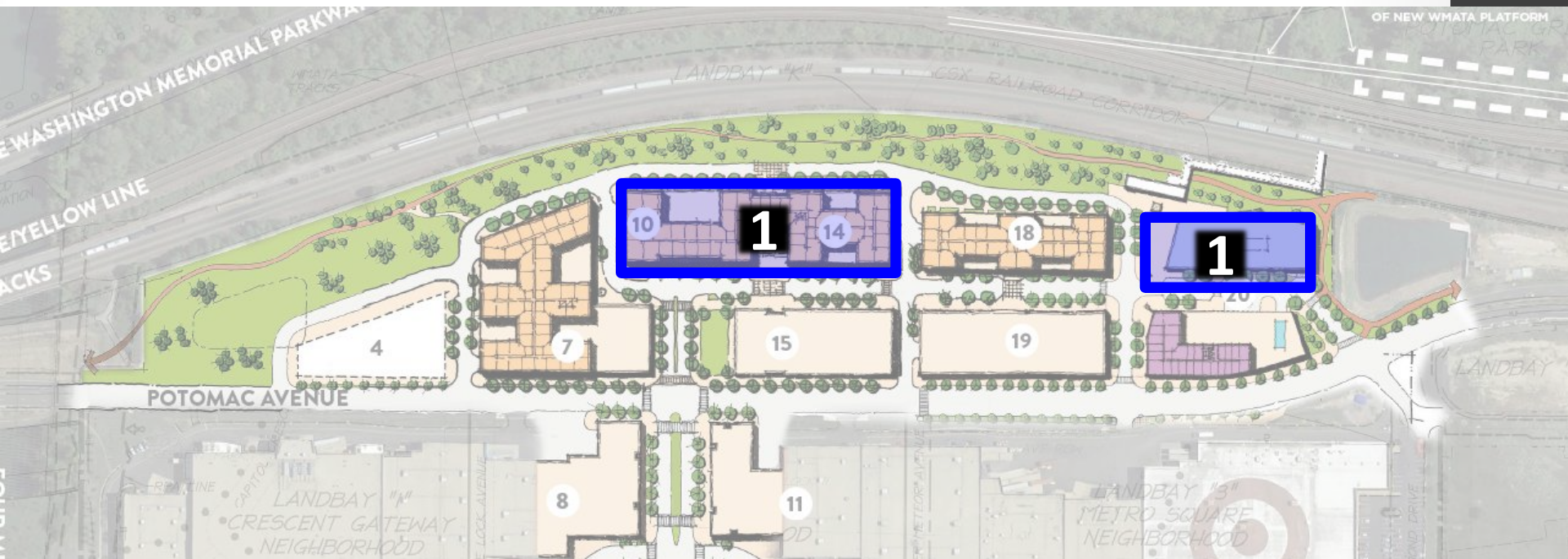
JBG Design Strategy

Architect Diversification



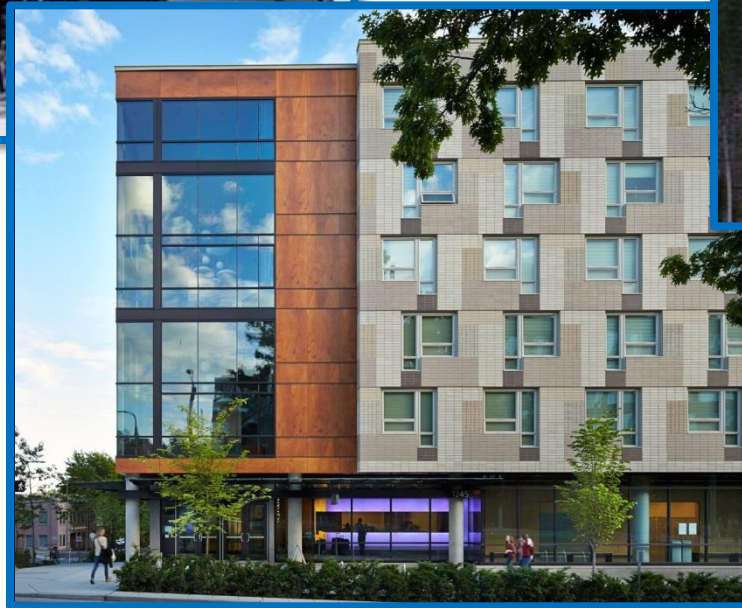
JBG Design Strategy

Architect 1 – Mixed Use Residential & Office



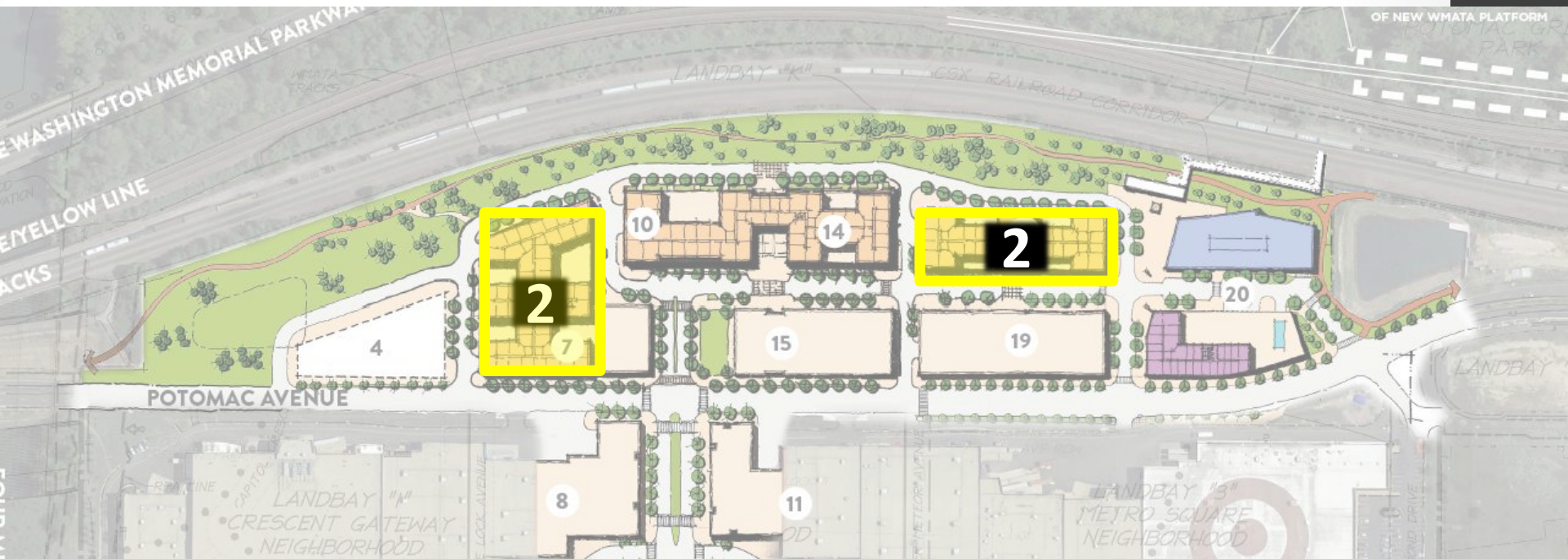
JBG Design Strategy

Architect 1 – Mixed Use Residential & Office



JBG Design Strategy

Architect 2 – Multifamily



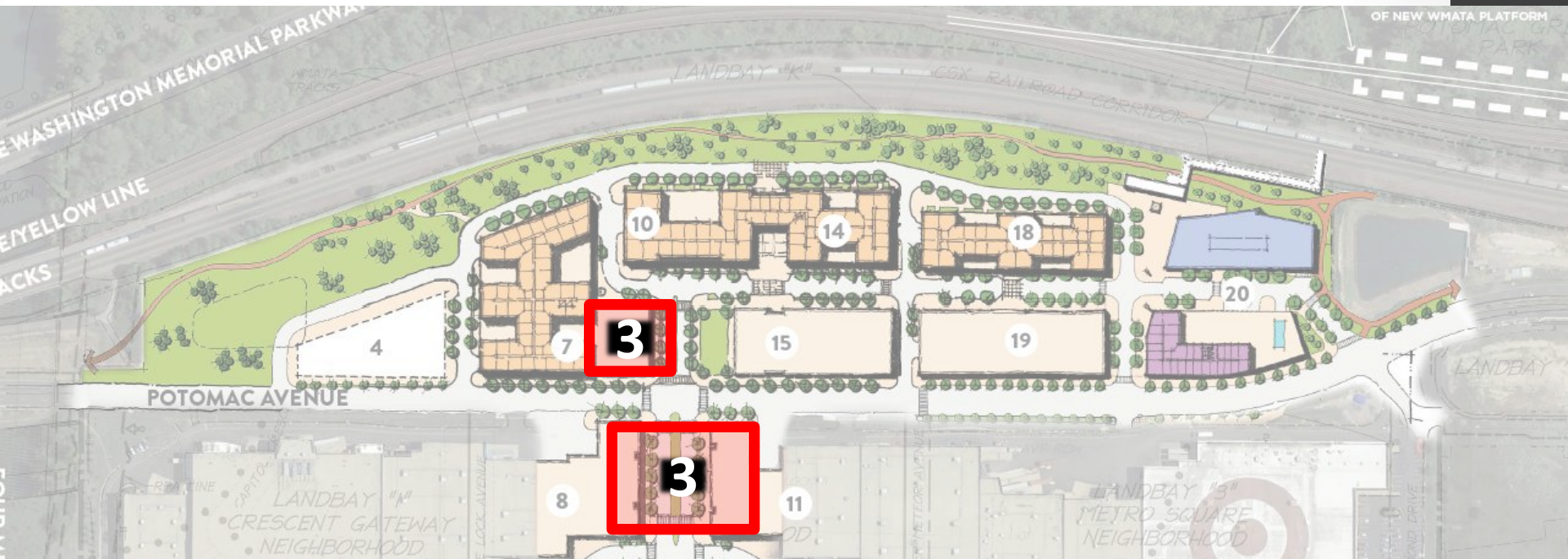
JBG Design Strategy

Architect 2 – Multifamily



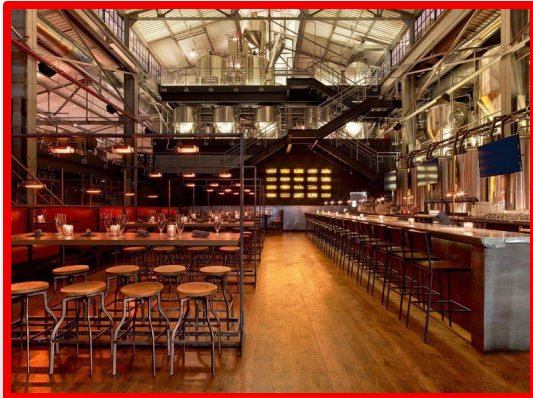
JBG Design Strategy

Architect 3 – Fine-grained/In-line Retail



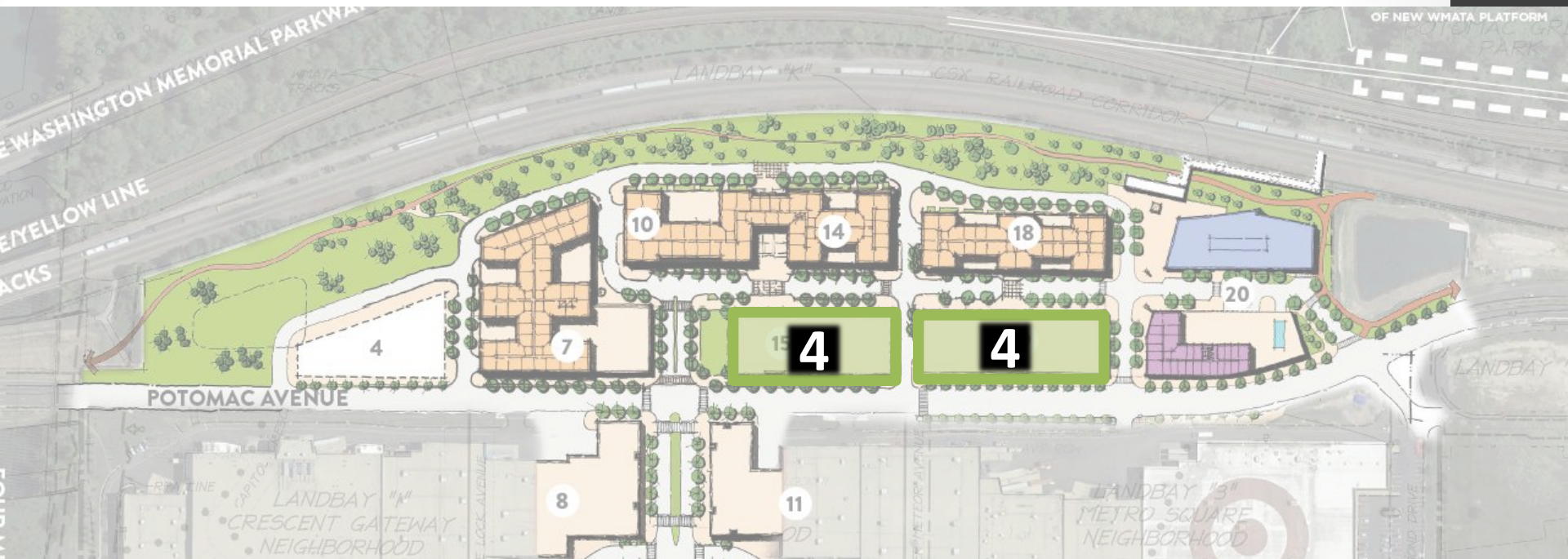
JBG Design Strategy

Architect 3 – Fine-grained/In-line Retail



JBG Design Strategy

Architect 4 - Multi-level Retail Anchors



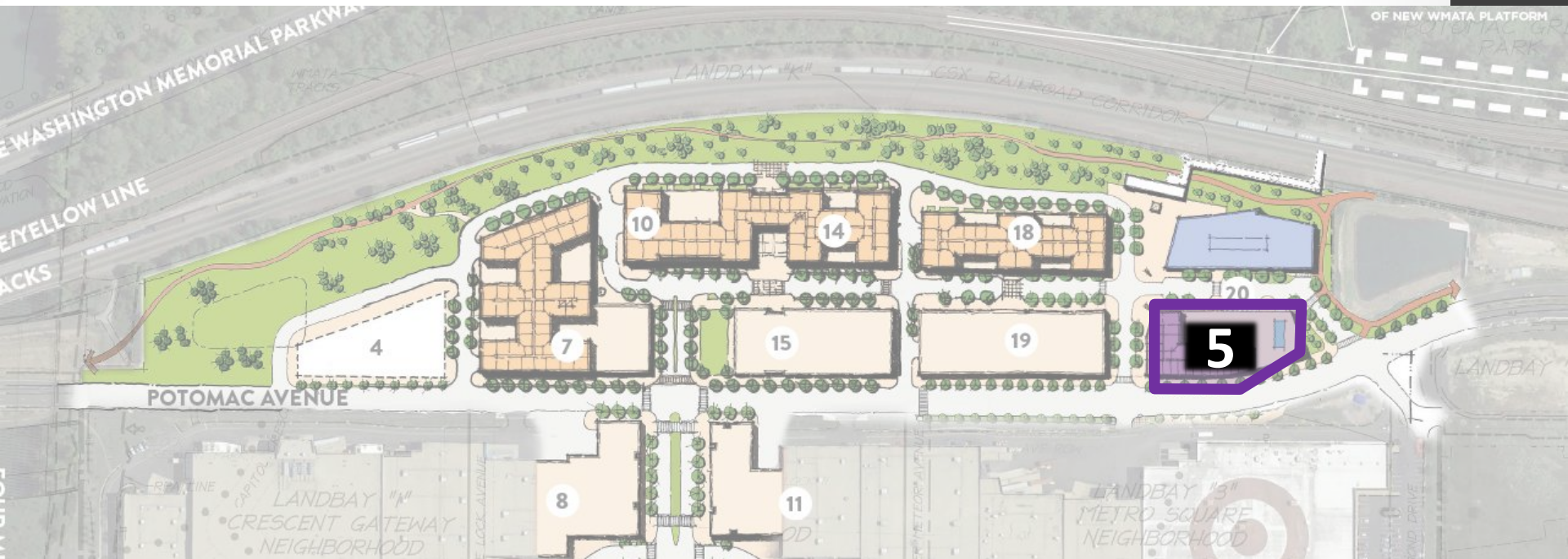
JBG Design Strategy

Architect 4 - Multi-level Retail Anchors



JBG Design Strategy

Architect #5 - Hotel



JBG Design Strategy

Architect #5 - Hotel



PUBLIC COMMENT/QUESTIONS

Next Steps/Upcoming Meetings

January Advisory Group Meeting #10

Monday, January 23, 2017

- *Transportation Analysis Findings*
- *Potomac Ave Criteria Prioritization*
- *Sustainability Follow-up*

February Advisory Group Meeting #11

Monday, February 13, 2017

March Advisory Group Meeting #12

Monday, March 20, 2017

April Advisory Group Meeting #13

Monday, April 17, 2017

Potential Reschedule Dates for Meeting #10:

- **Wed Jan 25**
- **Mon Jan 30**
- **Tues Jan 31**