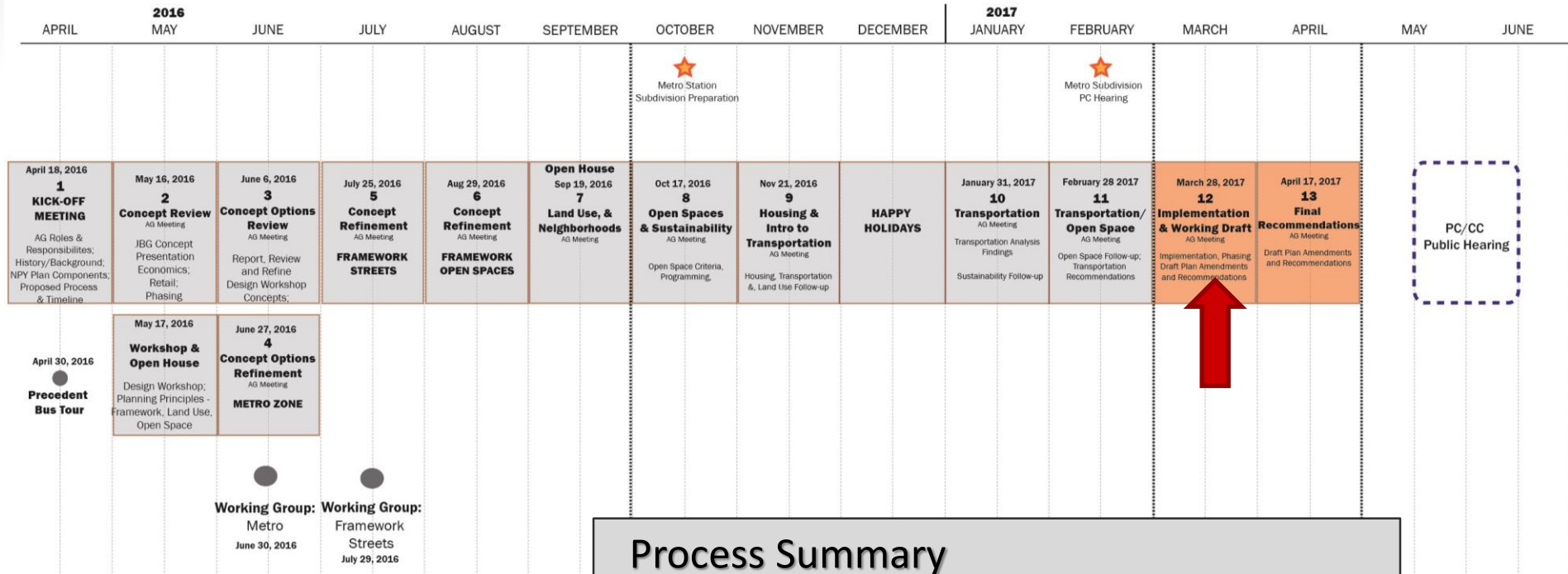




# North Potomac Yard

# Advisory Group Work Plan



## Process Summary

- 12 Advisory Group Meetings
- Bus Tour
- 1 Design Workshop
- 2 Advisory Group Worksessions
- 2 Community Open Houses
- Planning Commission Worksession (September 2016)

# Upcoming...

- Tuesday, April 4 CC Worksession, Council Chambers
- Thursday, April 6, 7PM PC Worksession, Council Workroom
- Wednesday, April 12 PYDAC NPY Update, Potomac Yard Fire Station
- **Tuesday, April 18 6-8PM, Community Open House, PY Fire Station**
- Wednesday, April 19, Transportation Commission Update
- Thursday, April 20, Parks & Recreation Commission Update
- Thursday, April 20, Housing Affordability Advisory Commission Update
- **Wed, April 26, 7–9PM, AG #13 – Implementation & Final Recs**
- **Transmission of Final Letter from NPY AG to City Staff**
- **June: PC and CC Public Hearing on NPY SAP Amendments**

# Tonight's Meeting Agenda

Topics below include time for AG questions and discussion

- Welcome & Recap
- Chapters 2 & 4
- Public Comment
- Chapters 6, 5,7,8
- Public Comment
- Potential Phasing
- Next Steps & Closing





# Chapters 2 & 4 Updates

# Chapter 2 Sustainability Updates

- NPY, like other SAPs, to align with City policy (EAP, Green Building), now and as updated in future.
- Chapter and recommendations organized into categories

## Reduce Energy Use

2.4 Establishes consistency of building requirements to the EAP

2.5 Encourages alternative energy sources

2.6 Integration of natural daylighting in buildings

## District-wide Measures

2.7 – 2.13 Establish criteria for comprehensive Plan-wide sustainability

2.14 – Establish minimum requirements for green roofs and/or solar

## Sustainable Buildings

2.19 – 2.21 Establishes criteria for design longevity of site/building.

# Chapter 4 Land Use Updates

## **Building Height**

4.25 – 4.27 Updates building height requirements and flexibility for specific blocks. Establishes building height requirements for signature façade locations.

## **Land Use**

Land Use Map and Development Table updated per Phase I development.

## **Open Space**

4.37 – 4.39 Updates recommendations for open spaces and establishes criteria for new open spaces proposed with Phase I.



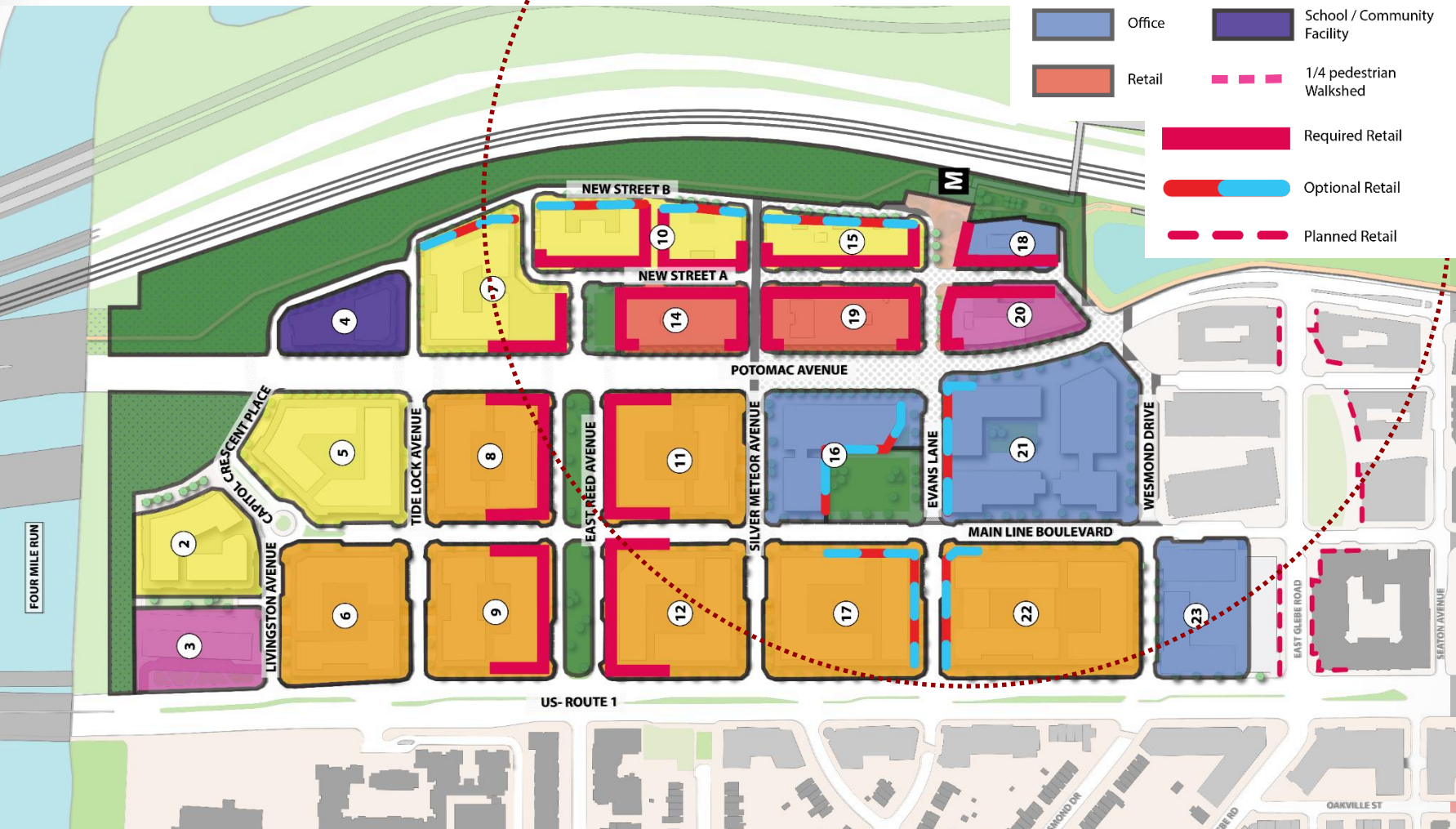
# Building Height



- Required signature facades are permitted to exceed max building height by two levels not to exceed 5,000 sq. Ft., ff approved as part of DSUP.
- Minimum heights established by design standards and guidelines
- Block 7 max building height is 85'. Additional height may be permitted through DSUP in consultation with NPS. In no event shall max building height exceed 120' for northern portion of block and 180' for southern portion of block.
- Block 14 and 19 height range is 60 – 90'. To ensure height variety, only 1 block is permitted to go up to 90'. The remaining block will have a maximum of 60'.

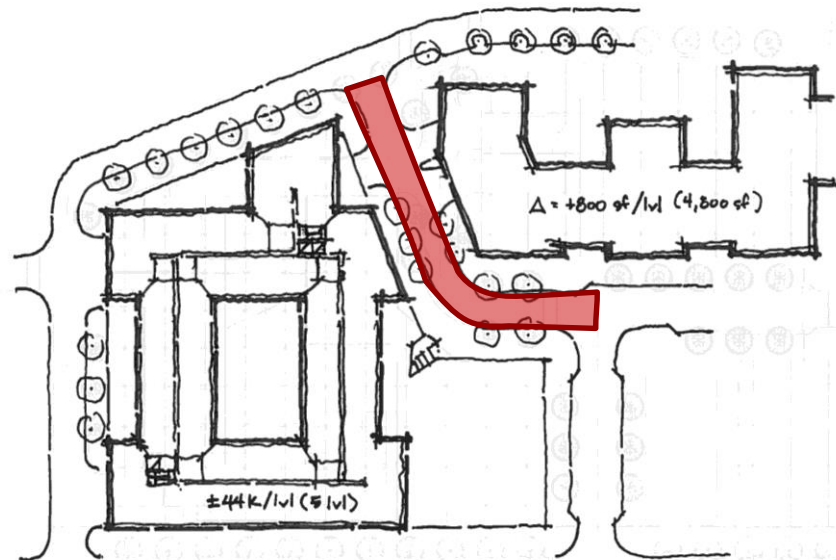
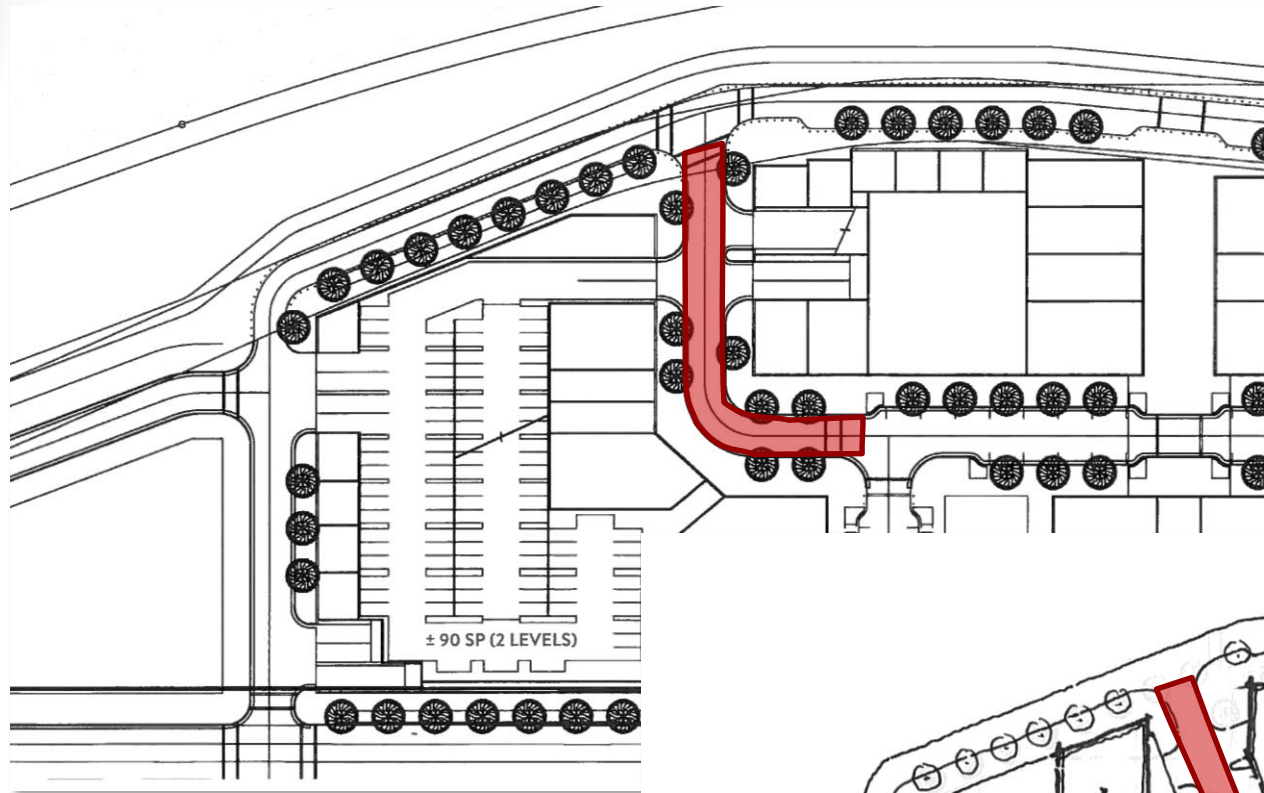


# Land Uses

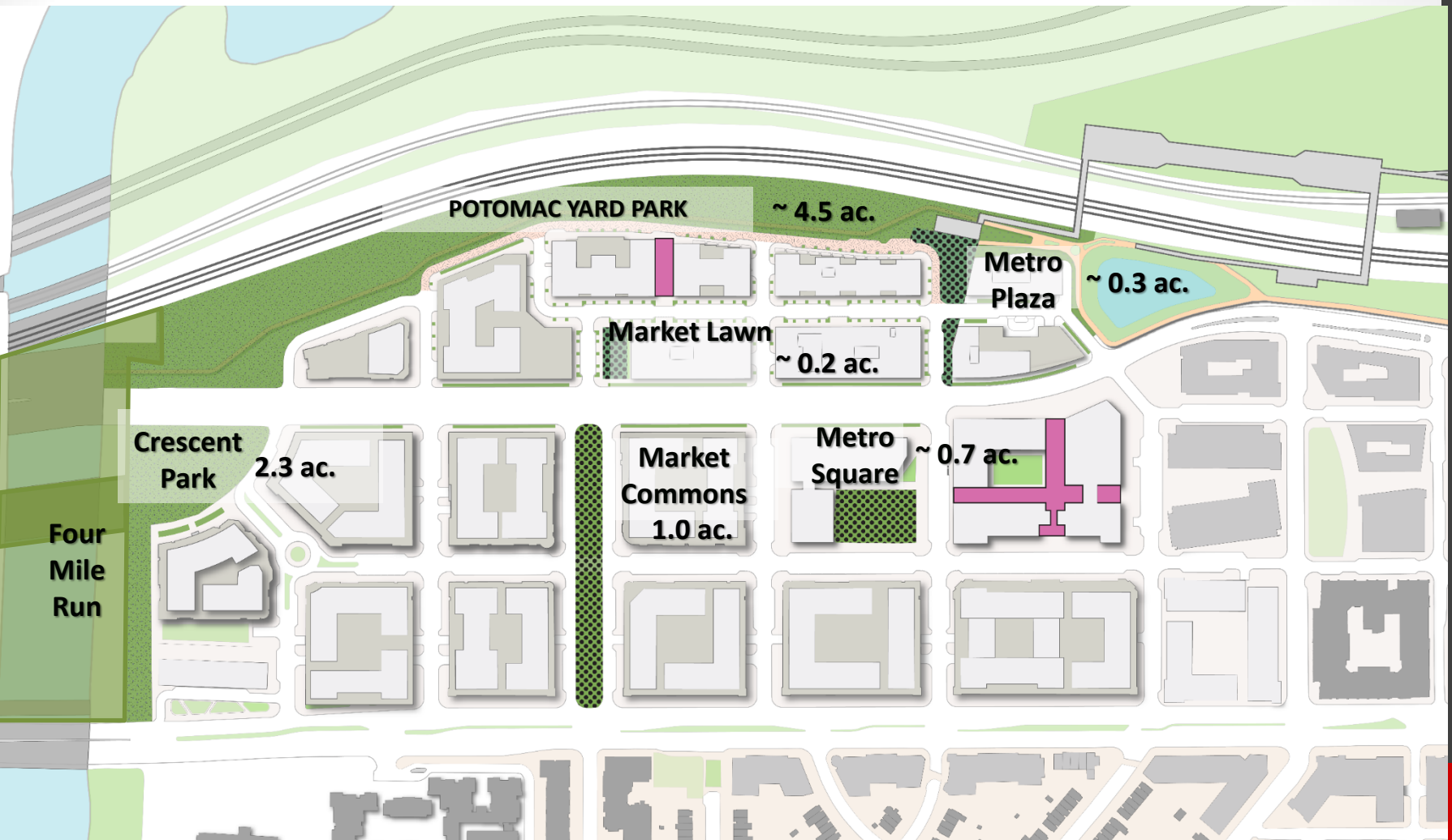


*Note: Office use(s) may be permitted for any of the blocks within ¼ mile of the Metro, so long as the office use complies with the maximum permitted height(s) for each block, and the amount of office complies with the total amount of office permitted within CDD 19, and the use is subject to all applicable conditions and requirements as part of the development review process.*

## Block 7 Road Configuration Follow-up



# Open Space Network



In 2010 Plan, required minimum acreage for Potomac Yard Park was 3.5-4.0 acres. New minimum is 4.5 acres.

# Chapter 4 Land Use Updates, continued

## **Housing**

4.50 – 4.58 Establishes criteria for utilization of bonus density for the provision of affordable housing. Establishes additional criteria that can incentivize creation of affordable units.





# Chapter 6, 5, 7, 8 Updates

# Chapter 6 Transportation Updates

Updated transportation analysis, Metroway and Metrorail station language, bicycle connectivity, maps and graphics.

## **Recommendations:**

### **Streets**

6.5 Establishes design criteria for Potomac Ave Phase I and Phase II

6.6 Establishes criteria for shared streets

### **Transit**

6.10 Refines language to ensure multi-modal transportation connectivity

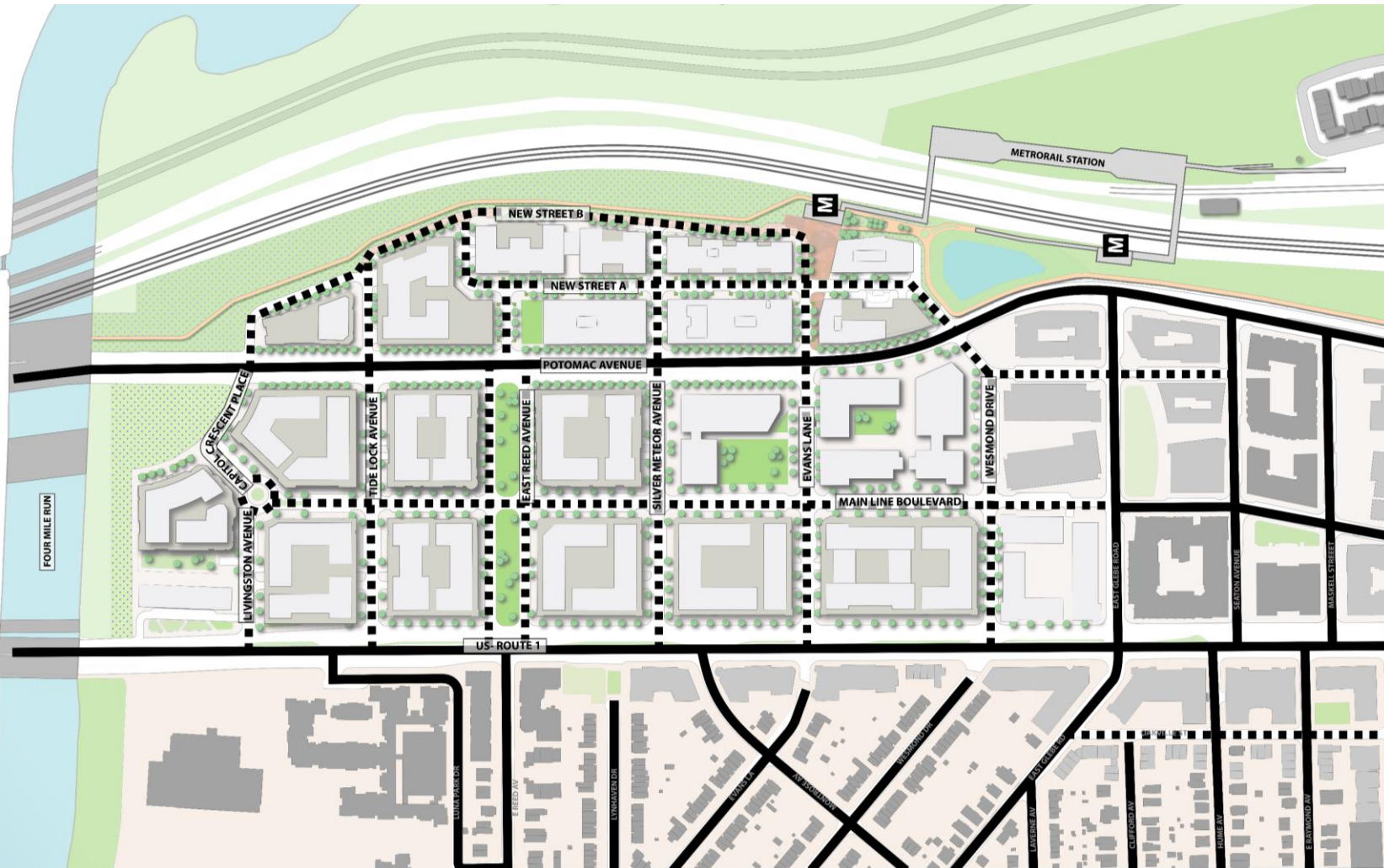
6.11 Updates language for Metroway ROW alignment

### **Bicycles**

6.29 Requires provision of Bikeshare stations throughout Plan area



# Transportation Network



# Chapter 5 Community Facilities Updates

Demographic data and student generation updates to text.

## **Schools**

5.1 Clarifies existing language:

“...with potential co-located units above as approved by city council.”



# Chapter 7 Infrastructure Updates

Recommendations organized into sub-categories, and text/terminology updated to reflect current industry use.

## **Stormwater**

7.1 – 7.7 Clarifies and elaborates on existing stormwater recommendations, updating terms.

## **Pump Station**

7.14 – 7.15 Establishes criteria for pump station

## **DVP-230 KV Line**

7.16 Establishes criteria for DVP transmission line routing.

# Chapter 8 Existing Neighborhoods Updates

## Text Updates:

- Updates existing neighborhoods language – Section B
- Provides updates to newly created neighborhoods since 2010 – Section C
  - South Potomac Yard
  - Oakville Triangle
- Updated connectivity and accessibility information relative to Metroway and Potomac Yard Metrorail Station.

No change to existing recommendations

# Questions and Comments

# Phasing Alternatives

## Full Buildout





# Phasing Alternatives

## Full Buildout



# Next Steps/Upcoming Meetings

Tuesday, April 4<sup>th</sup>: City Council Work Session

Thursday, April 6<sup>th</sup>: Planning Commission Work Session

**Tuesday, April 18<sup>th</sup> – North Potomac Yard Community Open House,  
6:00 – 9:00PM, Potomac Yard Fire Station**

**Wednesday, April 26, AG Meeting #13**

- *Chapter 9: Implementation*
- *Finalize Draft Amendments/Recommendations – Part II*
- *Draft Recommendation Letter*

**June PC/CC Public Hearings – Master Plan Amendment**