



City Council & Planning Commission Joint Worksession

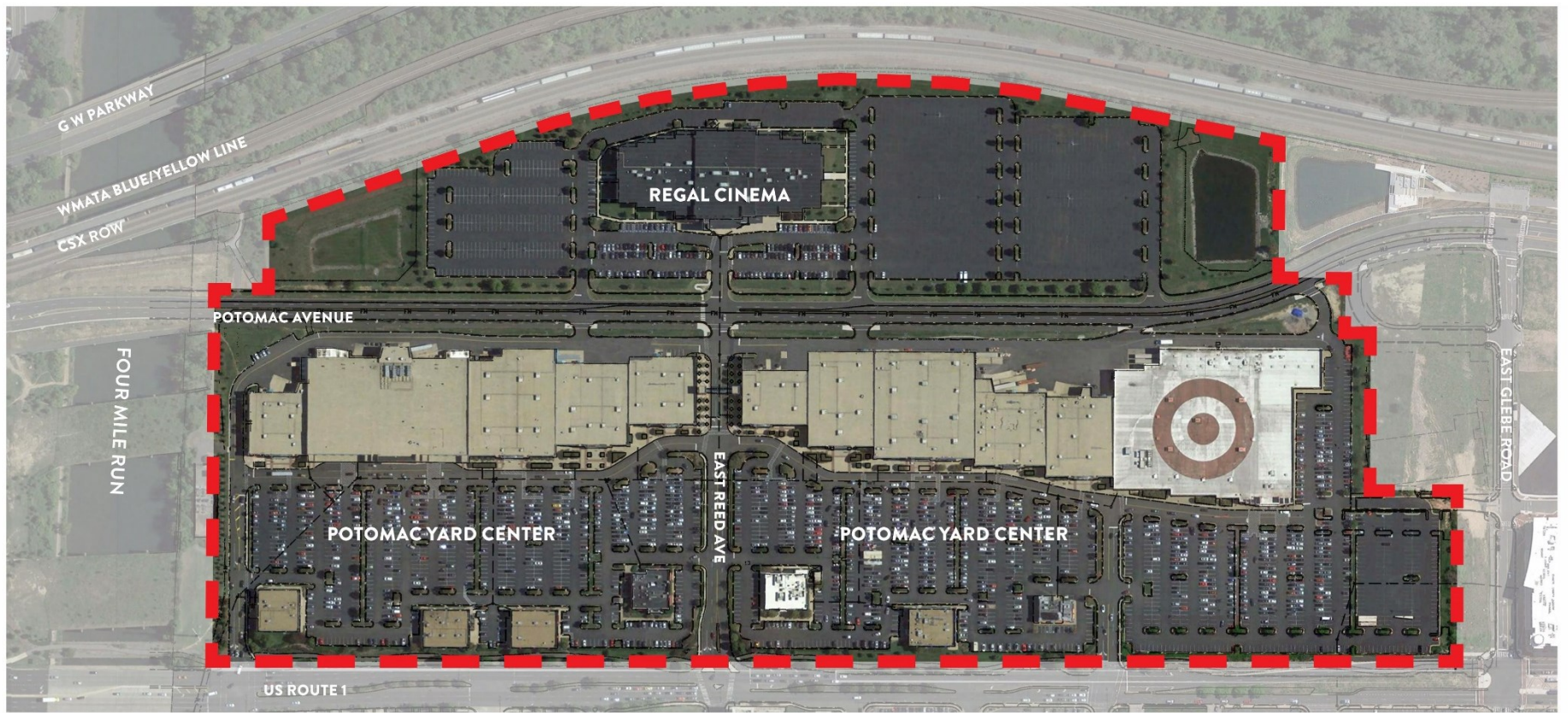
North Potomac Yard Phase 1



Agenda

- Introduction
- 2017 Master Plan
- Innovation Campus
- Innovation District
- Proposed Master Plan
- Proposed DSUP Concept Plan
- 2017 Master Plan/Proposed Plan Comparison
- Next Steps
- Q&A

Existing Conditions



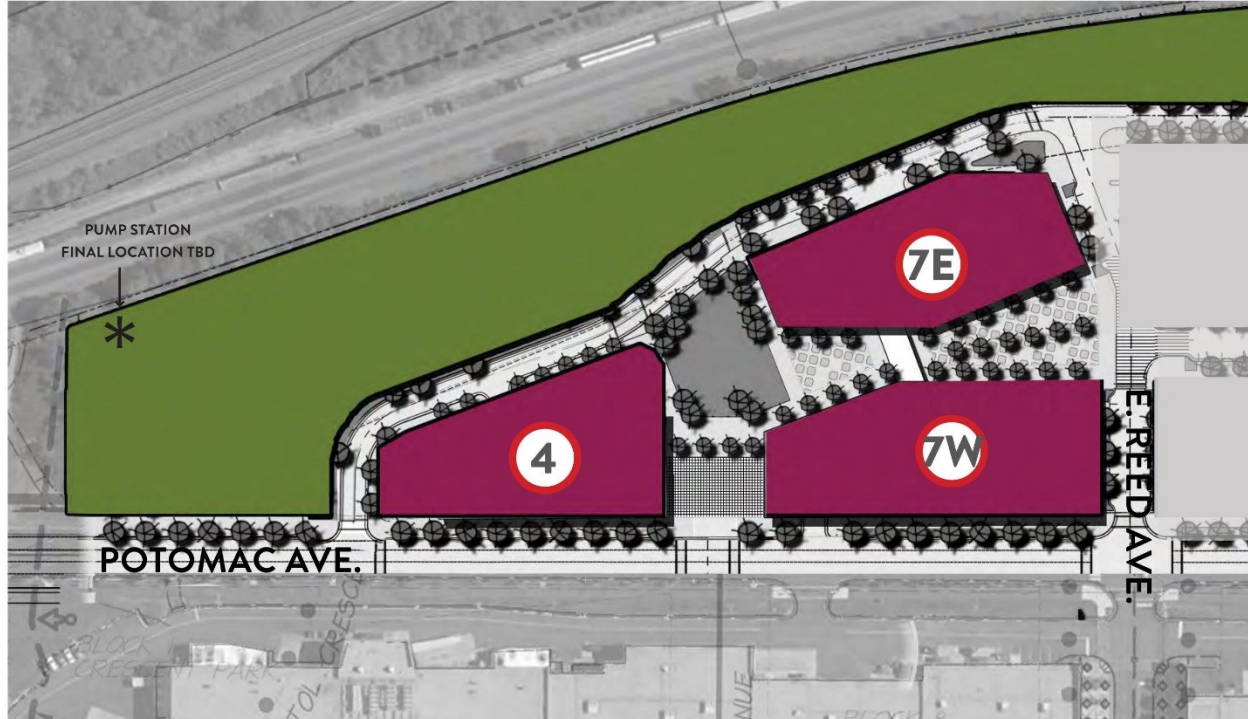
Existing Conditions



2017 Approved Master Plan

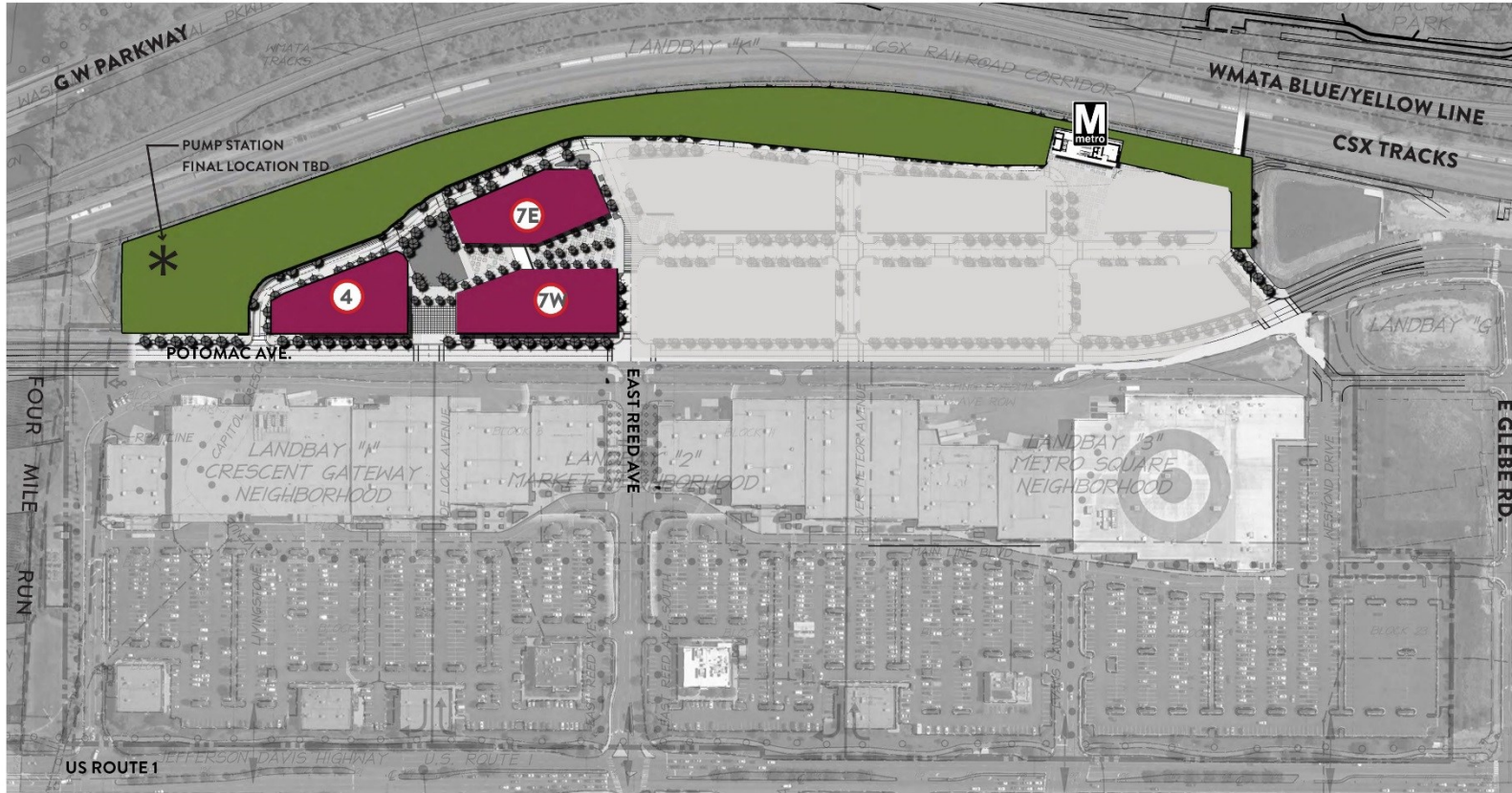


PROPOSED MASTER PLAN (VIRGINIA TECH INNOVATION CAMPUS)



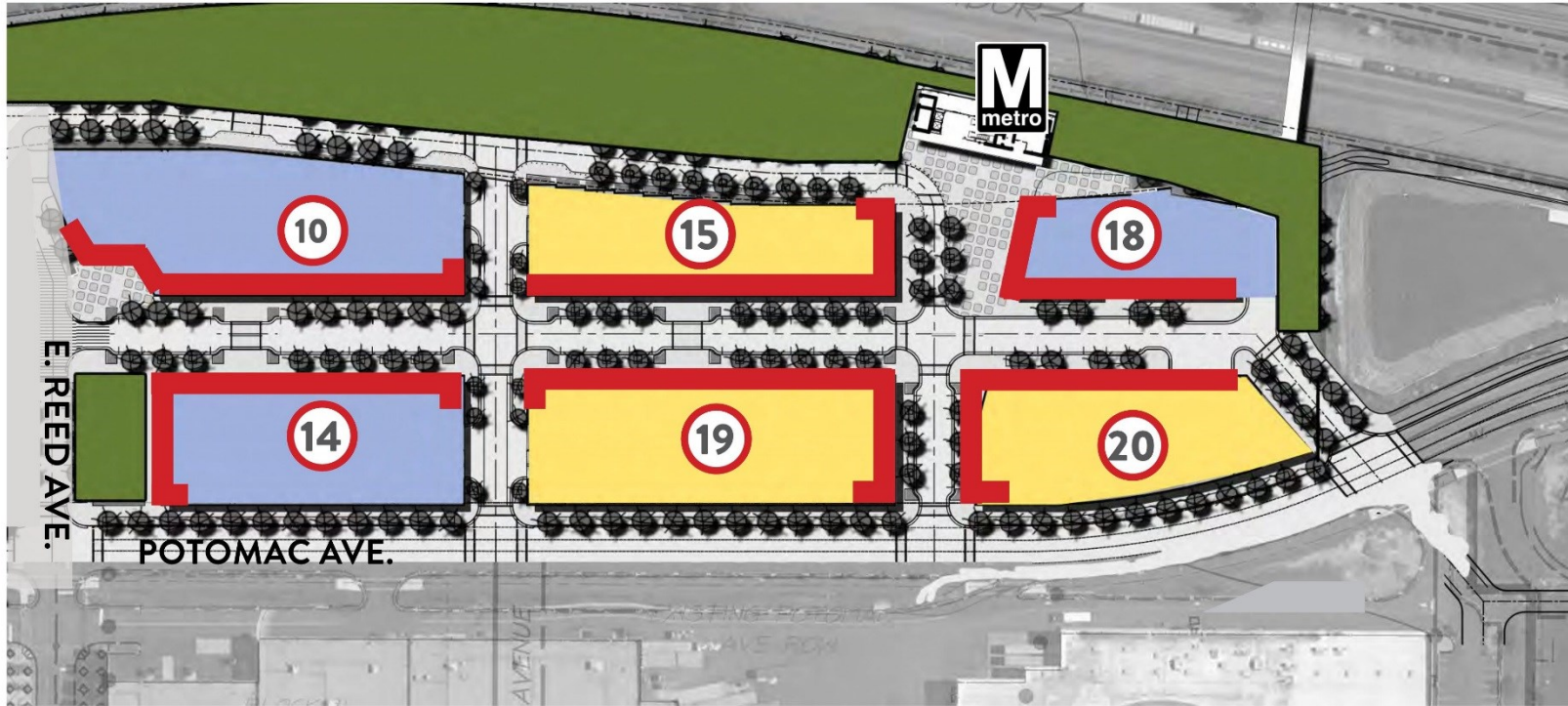
BLOCK 4: 150,000 GSF BLOCK 7E: 150,000 GSF BLOCK 7W: 300,000 GSF ■ ACADEMIC: 600,000 GSF

PROPOSED MASTER PLAN (VIRGINIA TECH INNOVATION CAMPUS)



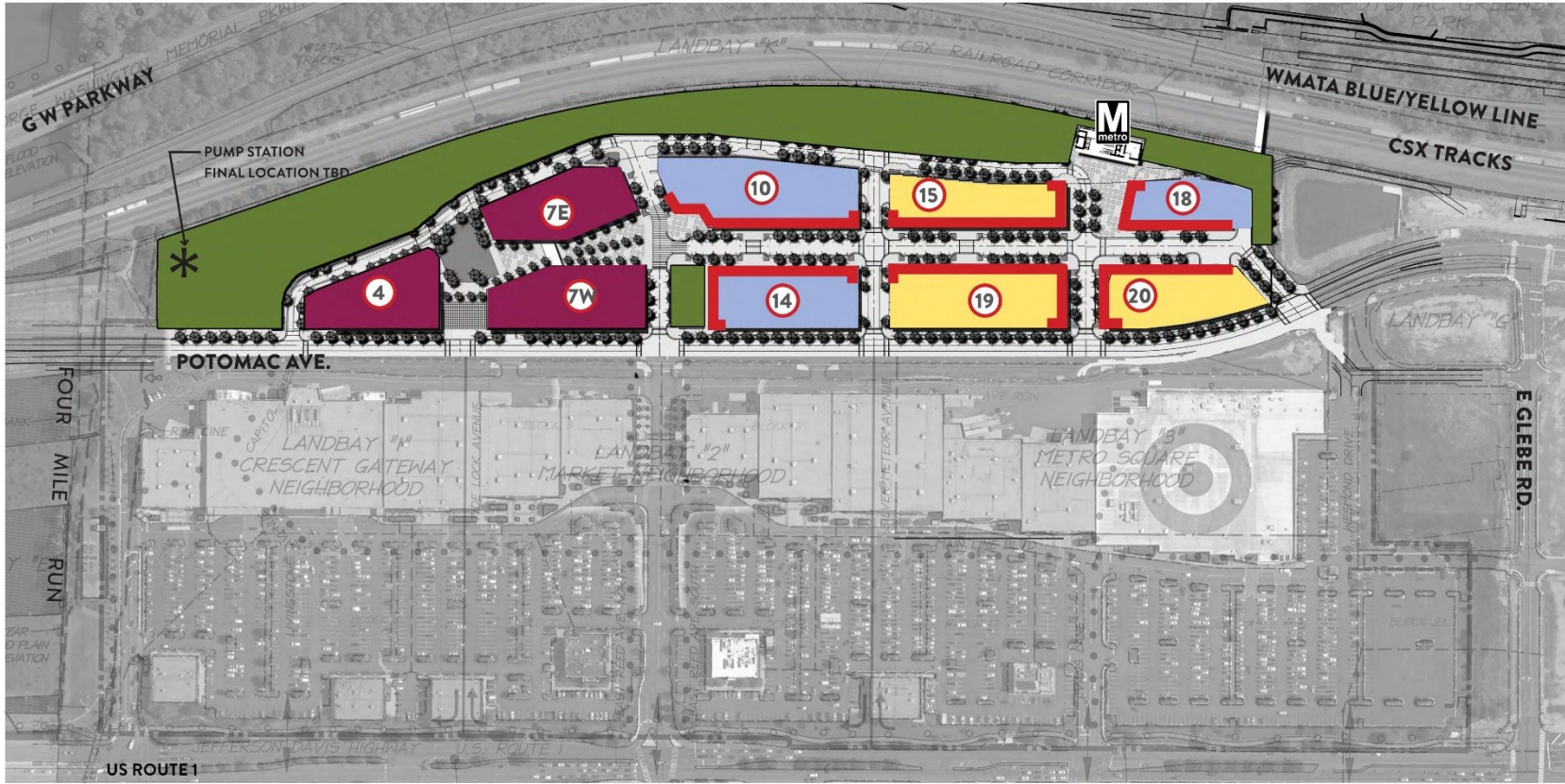
ACADEMIC: 600,000 GSF

PROPOSED MASTER PLAN (SOUTH BLOCKS)



OFFICE: 630,400 GSF
 RESIDENTIAL: 554,200 GSF
 RETAIL: 120,900 GSF

PROPOSED MASTER PLAN (INNOVATION DISTRICT)



PROPOSED DSUP CONCEPT I PLAN (PHASE 1 MIX OF USES)

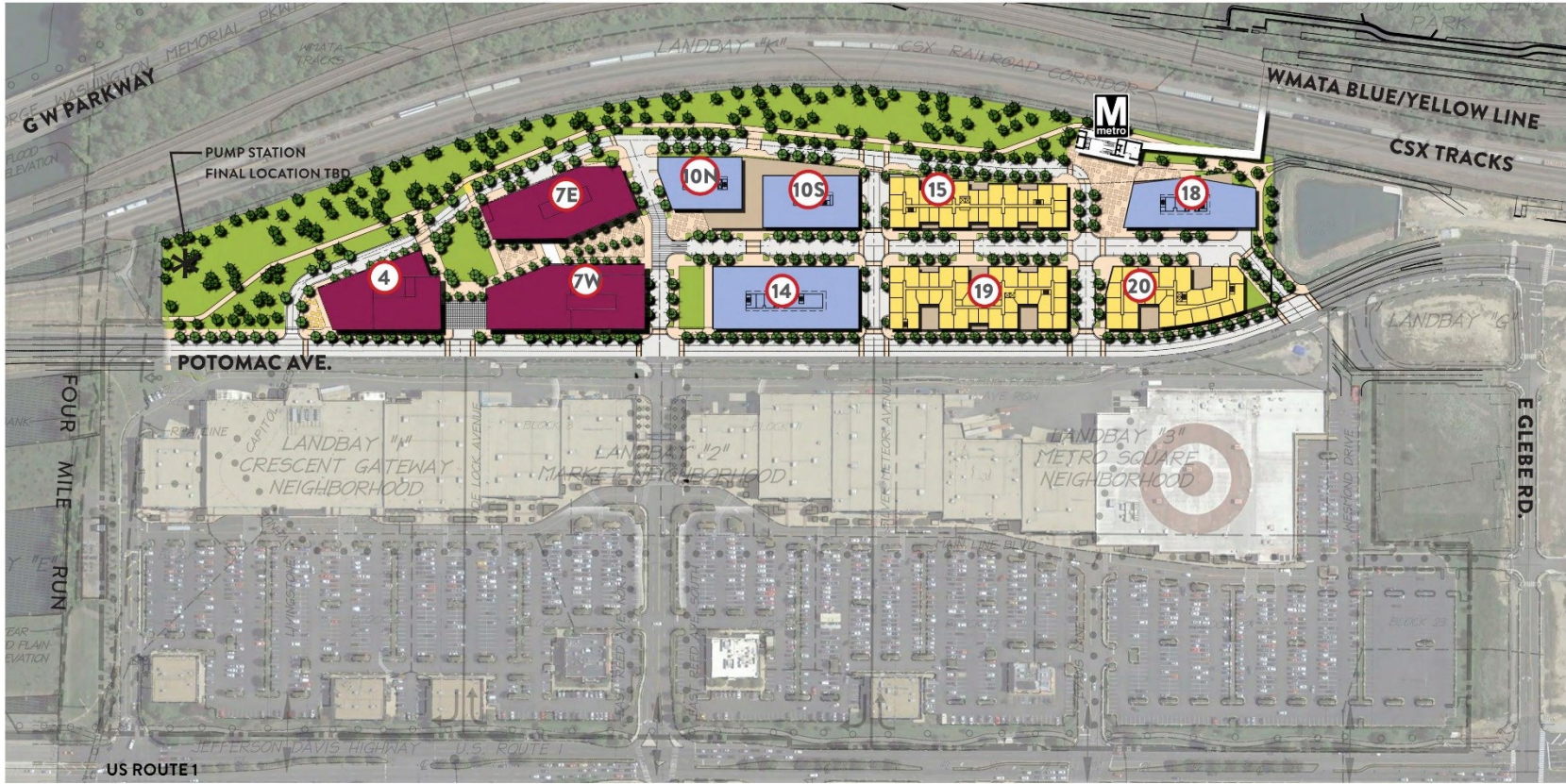


		BLOCK 4	BLOCK 7 (WEST)	BLOCK 7 (EAST)	BLOCK 10N	BLOCK 10S	BLOCK 14	BLOCK 15	BLOCK 18	BLOCK 19	BLOCK 20	SUBTOTAL BY USE	SUBTOTAL	TOTAL
COMMERCIAL	RETAIL				32,600		17,600	18,100	11,700	22,300	18,600	120,900	751,300	1,305,500
	OFFICE				104,100	126,200	266,900		121,500	11,700		630,400		
ACADEMIC		150,000	300,000	150,000								600,000	600,000*	
RESIDENTIAL	AREA							158,900		228,600	166,700	554,200	554,200	
	UNITS							± 206		± 296	± 216	± 718		

* DENSITY EXCLUDED PER APPROVED MASTER PLAN AND CDD

- OFFICE
- RESIDENTIAL
- RETAIL
- ACADEMIC
- BUILDING ENTRANCES
- PARKING ENTRANCES

PROPOSED DSUP CONCEPT I PLAN (PHASE 1 UPPER LEVEL)

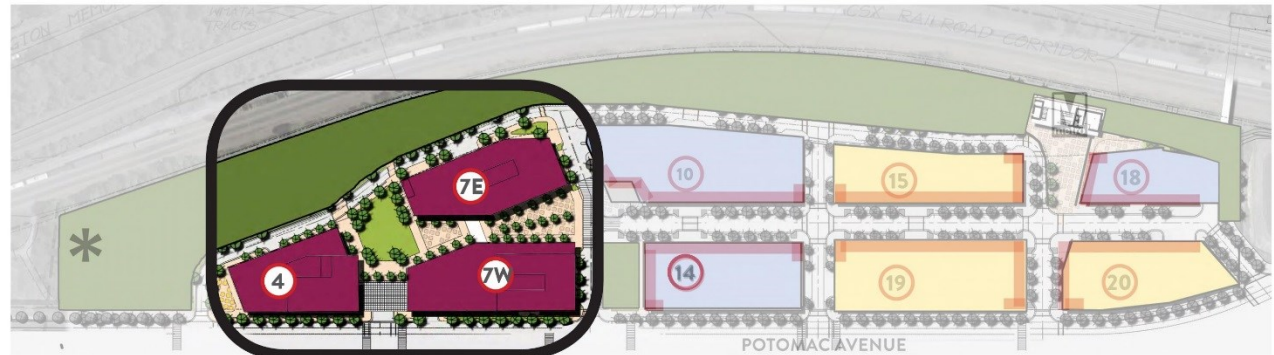


OFFICE
 RESIDENTIAL
 ACADEMIC

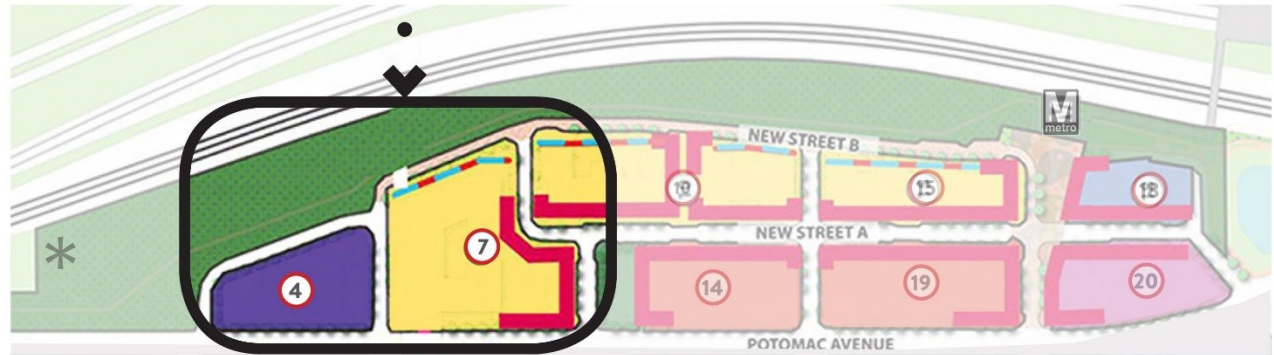
2017 & 2019 SMALL AREA PLAN COMPARISON

- Addition of academic campus

2019



2017



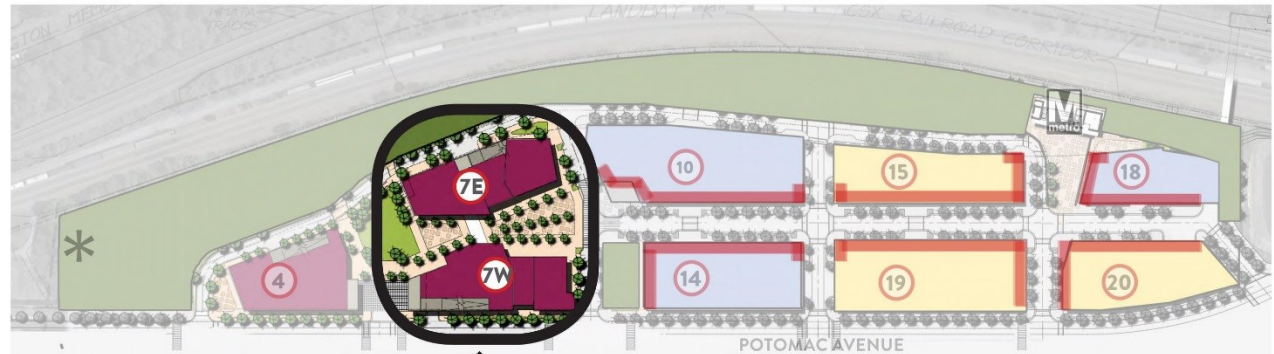
2017 & 2019 SMALL AREA PLAN COMPARISON

- Proposed relocation of affordable housing and school co-location

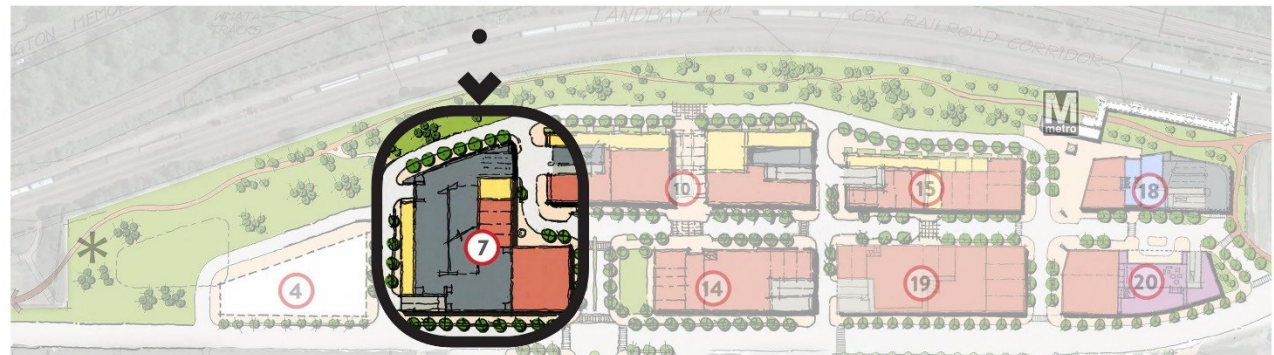


2017 & 2019 SMALL AREA PLAN COMPARISON

- Elimination of above grade parking



2019

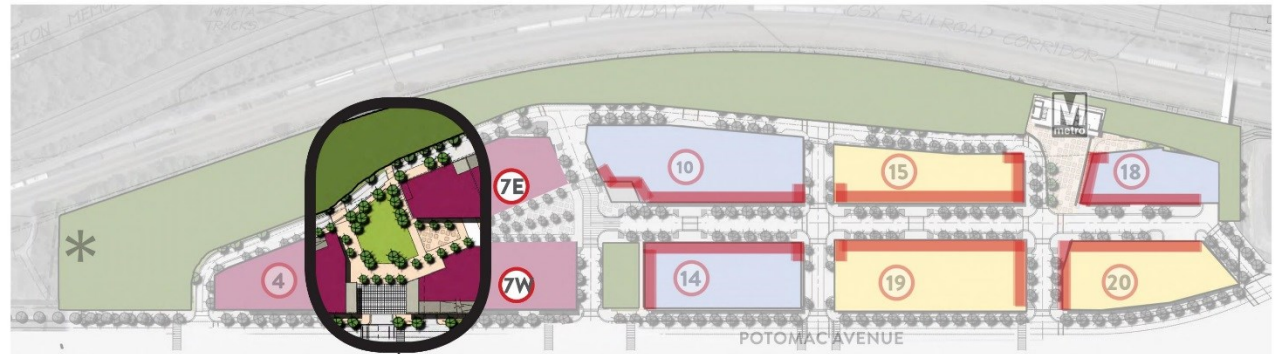


2017

2017 & 2019 SMALL AREA PLAN COMPARISON

- Pedestrian plaza at Blocks 4 & 7

2019

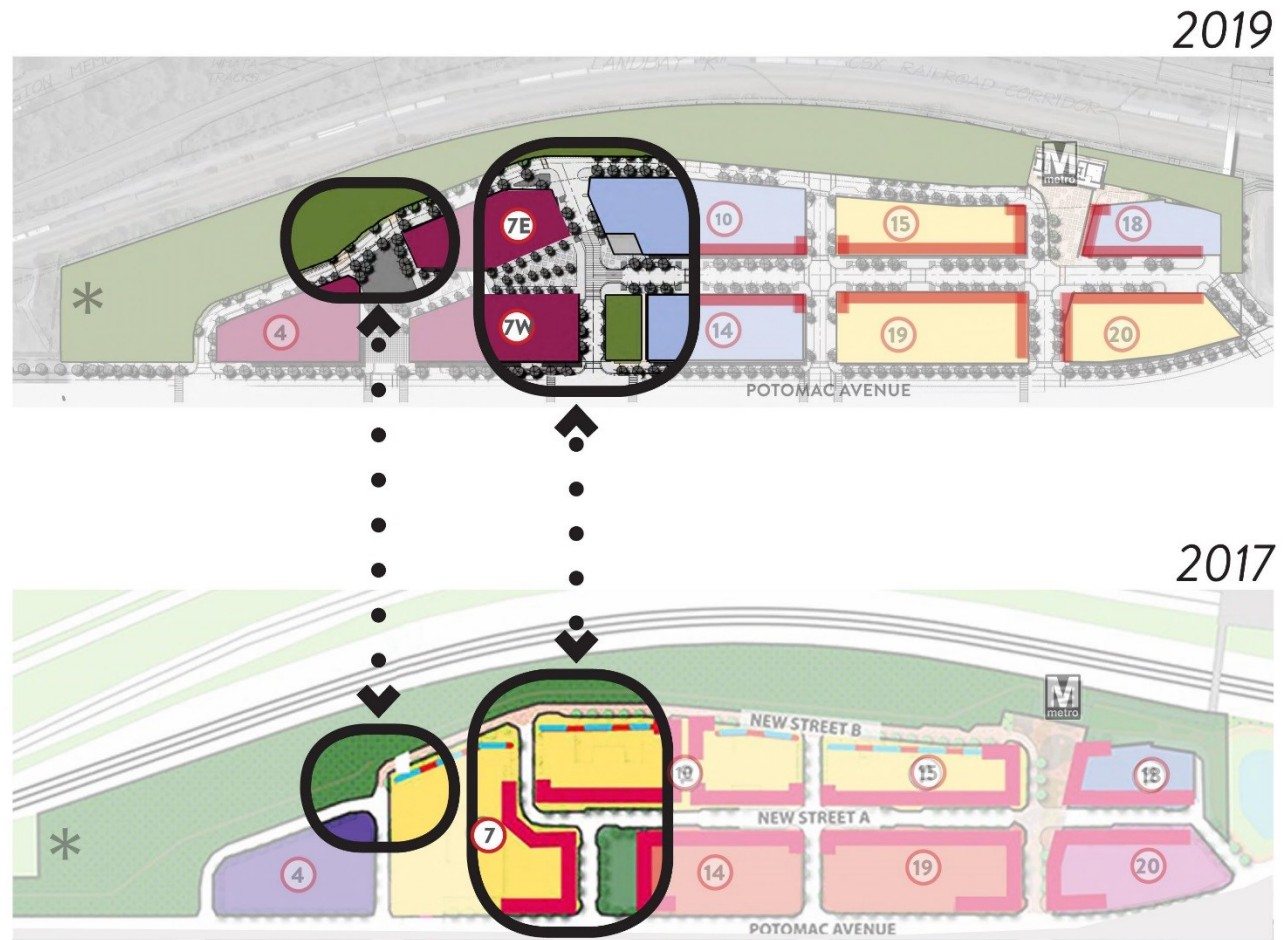


2017



2017 & 2019 SMALL AREA PLAN COMPARISON

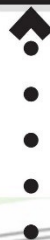
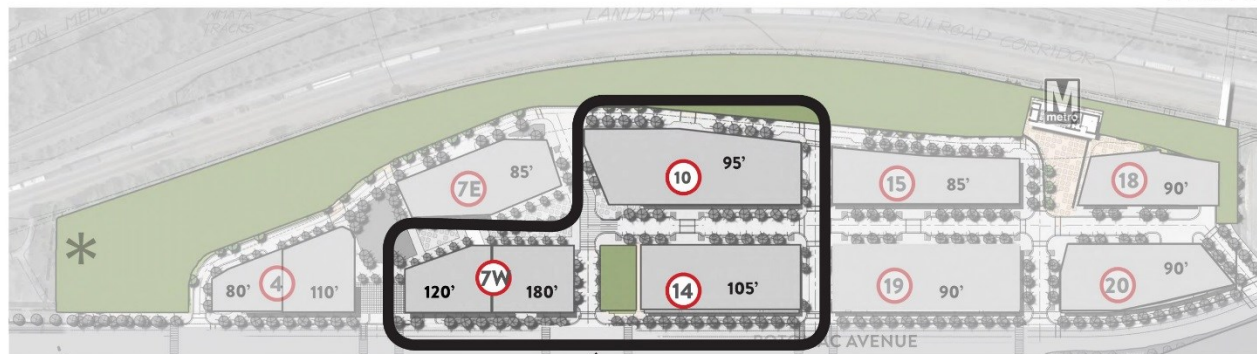
- Proposed final road geometry



2017 & 2019 SMALL AREA PLAN COMPARISON

- Revised heights in Blocks 7, 10 & 14

2019



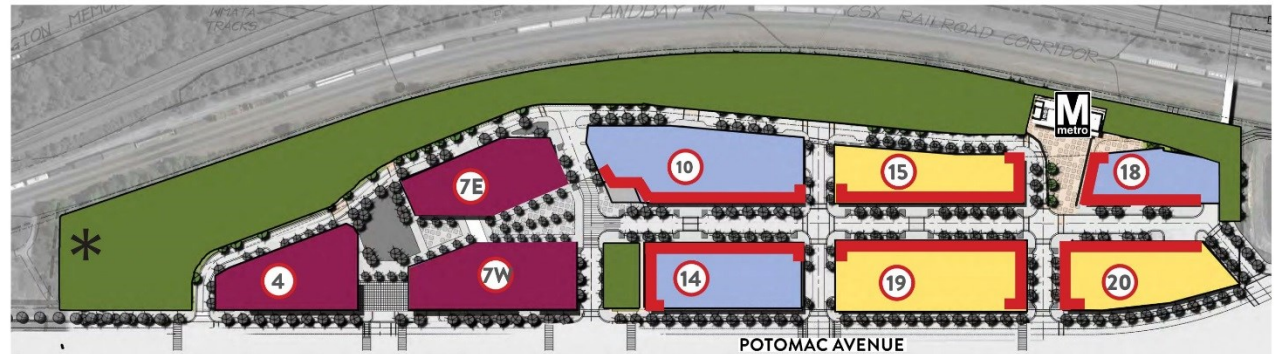
2017



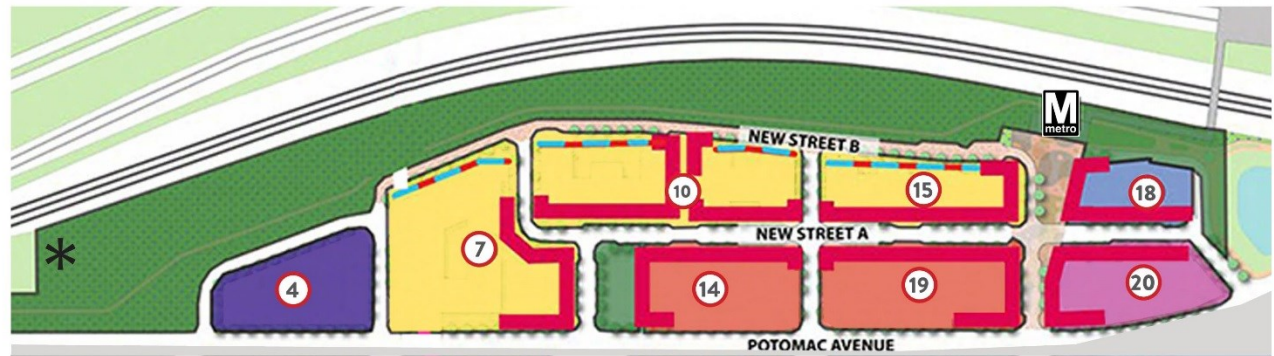
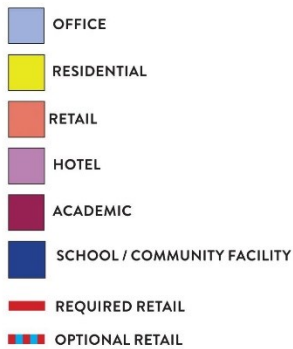
2017 & 2019 SMALL AREA PLAN COMPARISON

- Reallocation of uses in phases

2019



2017



PROPOSED MASTER PLAN (FULL BUILDOUT)



 OFFICE: 1,930,000 GSF	 RESIDENTIAL: 1,100,000 GSF	 MIX OF OFFICE & RESIDENTIAL: 3,395,000 GSF	 HOTEL: 170,000 GSF	 ACADEMIC: 600,000 GSF*	 SCHOOL / COMMUNITY FACILITY: TBD	 REQUIRED RETAIL: 930,000 GSF	 OPTIONAL RETAIL
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* DENSITY EXCLUDED PER APPROVED MASTER PLAN AND CDD

TOTAL: 7,525,000 GSF



NORTH POTOMAC YARD | PHASE ONE REDEVELOPMENT



streetsense.



Next Steps

- **Community Meeting:** November 14 at 7pm, National Industries for the Blind
- **PYDAC:** November 20 at 7pm, City Hall
- **Future Plan Submissions**
- **Additional Public Meetings**
- **Public Hearings:**
 - **Spring 2020 Public Hearings:** MPA, CDD Concept Plan Amendment, Preliminary Infrastructure Plan, Design Principles
 - **Fall 2020 Public Hearings:** Development Special Use Permit and associated applications



Q & A