

NORTH POTOMAC YARD

PHASE ONE REDEVELOPMENT

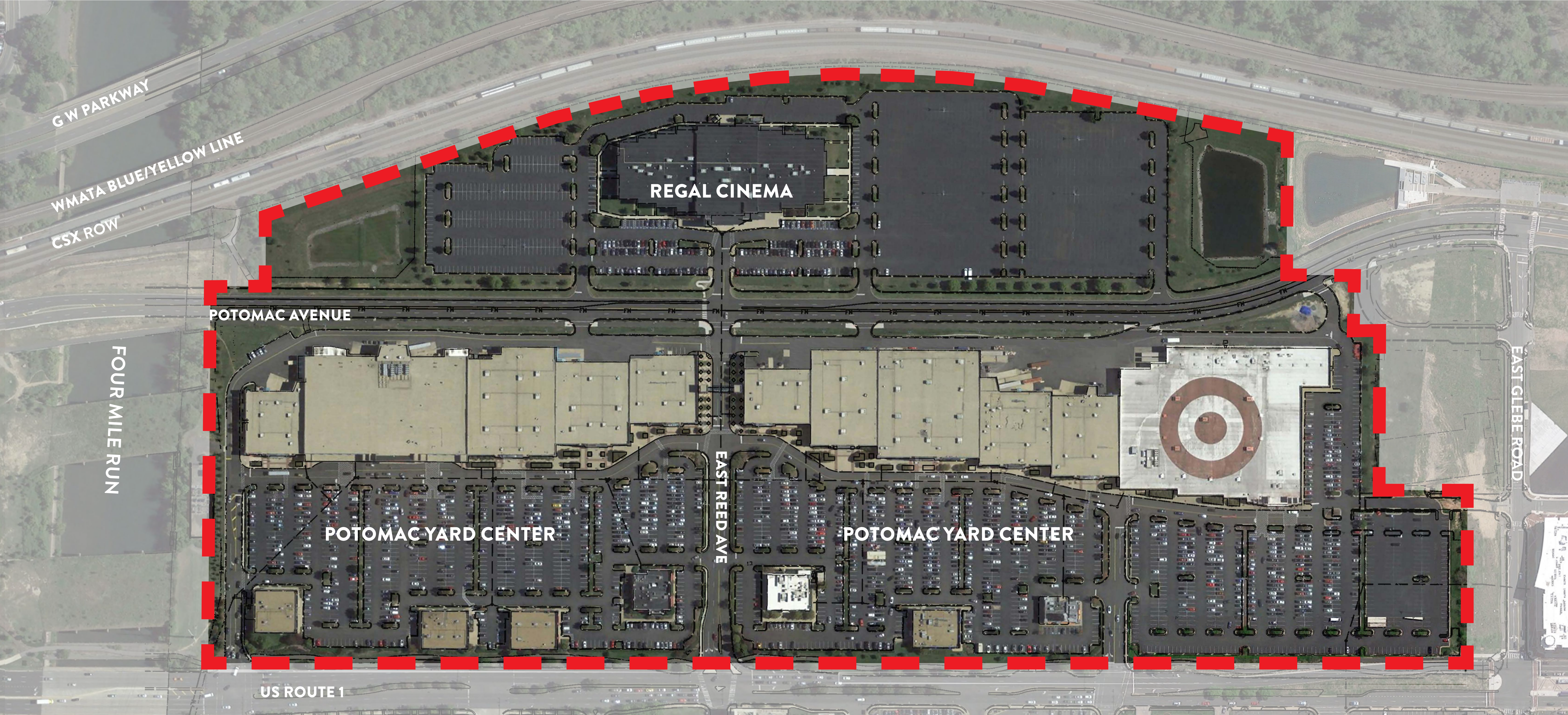


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COMMUNITY MEETING #1

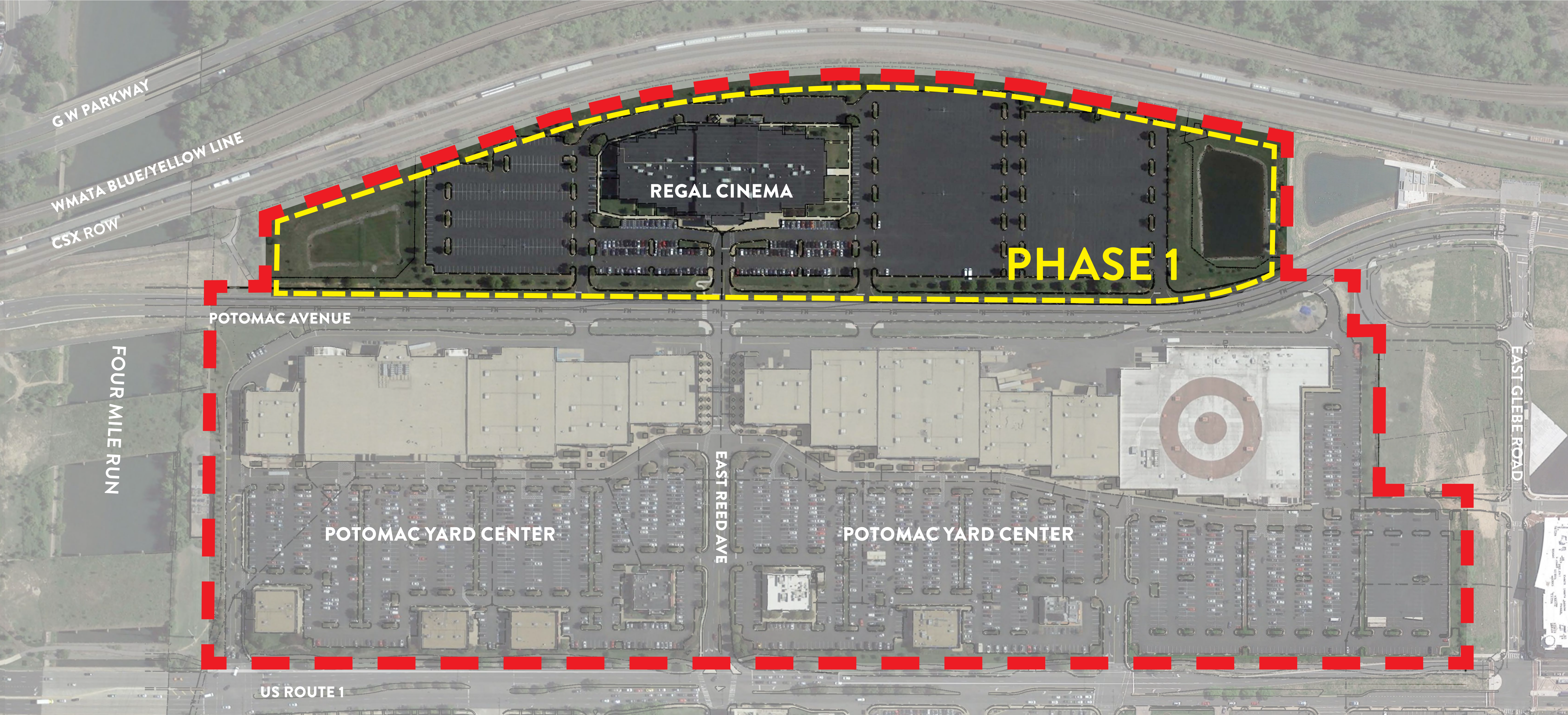
AGENDA

- INTRODUCTION
- 2017 MASTER PLAN
- INNOVATION CAMPUS
- INNOVATION DISTRICT
- PROPOSED MASTER PLAN
- PROPOSED DSUP CONCEPT PLAN
- 2017/PROPOSED PLAN COMPARISON
- NEXT STEPS
- Q&A

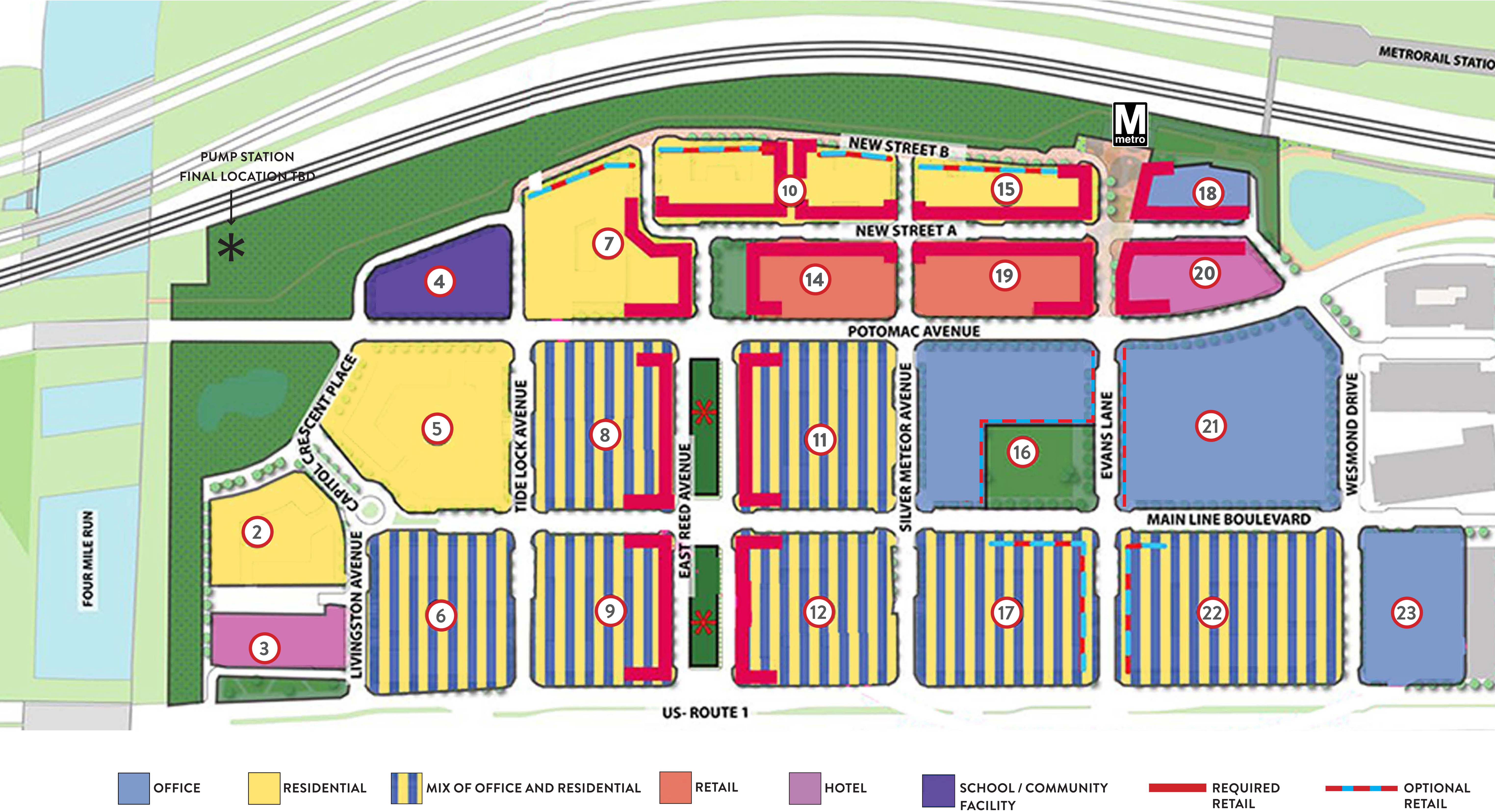
EXISTING CONDITIONS



EXISTING CONDITIONS



2017 APPROVED MASTER PLAN





VIRGINIA TECH

34,000 students

250 undergraduate and graduate degree programs

\$530+ million research portfolio

#5 Nationally in STEM degrees awarded

#5 Top rated engineering/computer science graduates

Land grant mission and commitment to service, Ut Prosim



NORTH POTOMAC YARD | PHASE ONE REDEVELOPMENT

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INNOVATION CAMPUS

- Graduate campus with master's and PhD programs
- Computer science and engineering focus
- 750 master's graduates at scale
- Undergraduate experiential learning opportunities
- Magnet for talent and partnerships of all types
- Complements significant undergraduate enrollment

VT VIRGINIA TECH. | INNOVATION CAMPUS

LOCATION

- Situated on 15 acres, just south of the Four Mile Run stream
- Anchoring a 65-acre mixed-use district
- Will feature academic spaces as part of an innovation district
- Near planned Potomac Yard Metro station



VT VIRGINIA TECH. | INNOVATION CAMPUS

JBG SMITH

LIONSTONE
INVESTMENTS
VT VIRGINIA TECH.

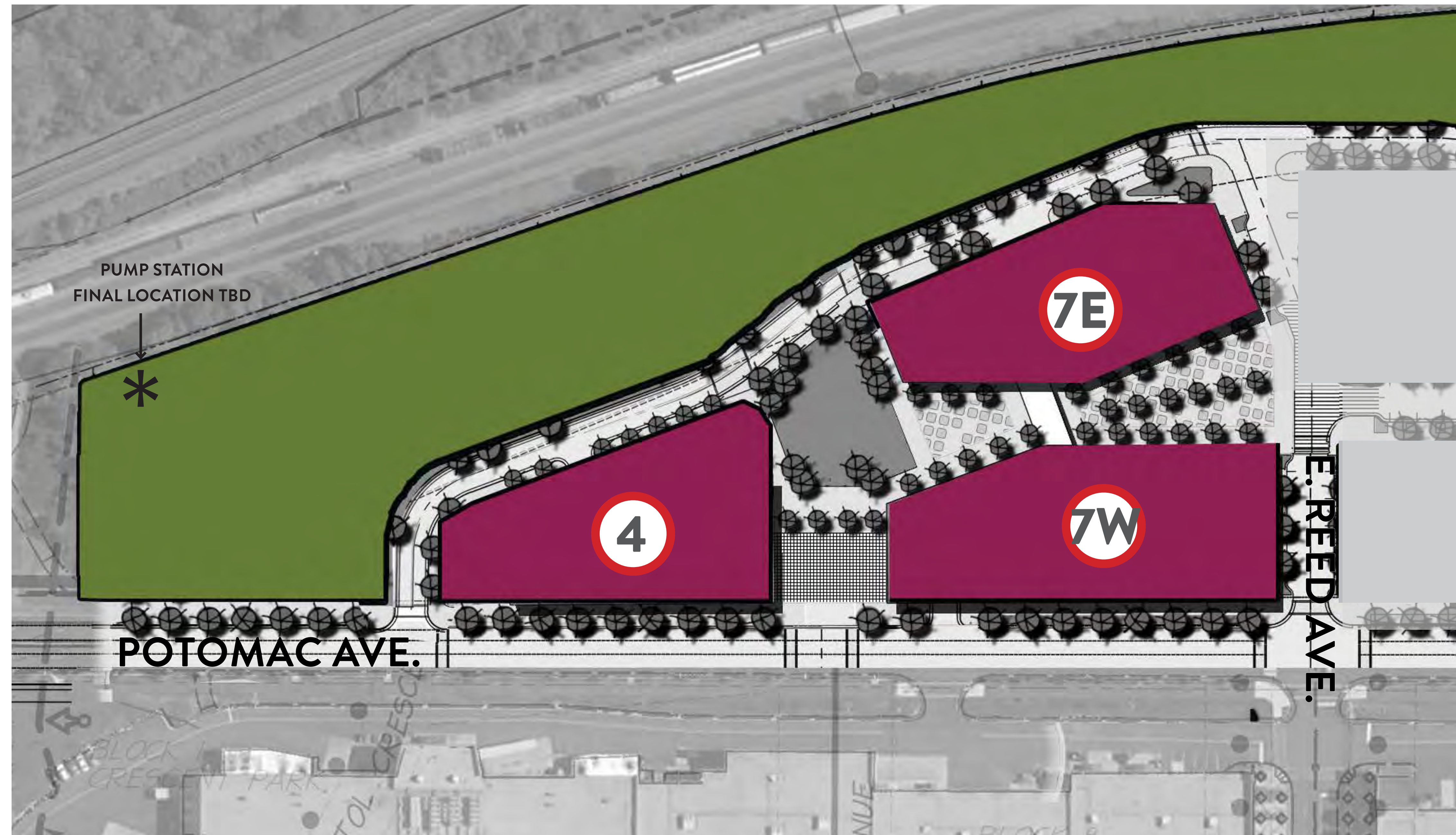
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INNOVATION CAMPUS DESIGN PRINCIPLES

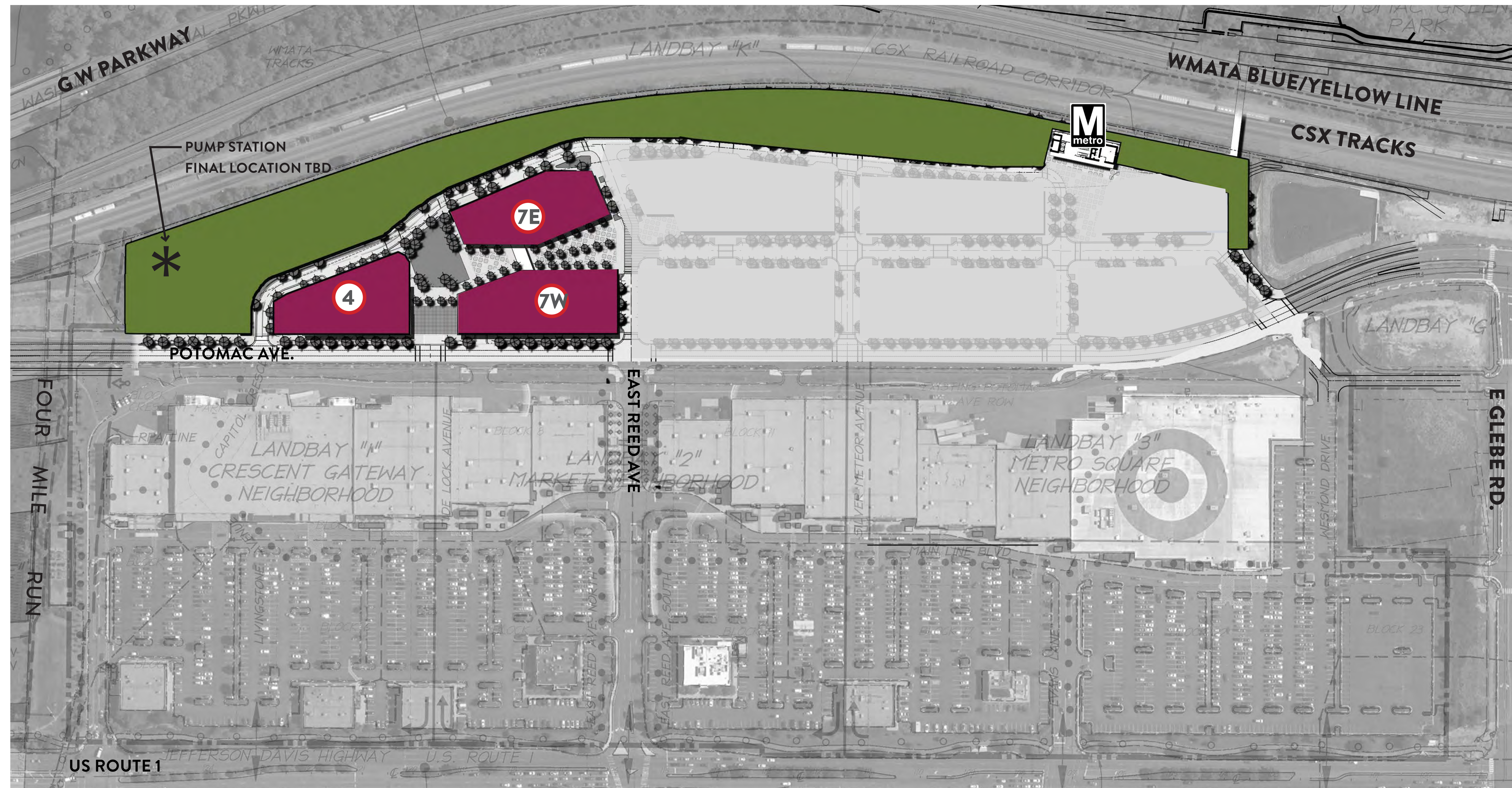
- **THE VT EXPERIENCE AND IDENTITY** – Create a memorable campus experience and identity.
- **UNIVERSAL DESIGN** – Promote access and engagement opportunities for a diverse range of campus users.
- **EASE OF MOVEMENT** – Prioritize accessibility, pedestrian, bicycle transit over automobile and bus and traffic.
- **HEALTH AND WELLNESS** – Provide spaces for contemplation, recreation and relaxation.
- **GREEN AND SOCIAL SPACES** – Provide shaded and green spaces for outdoor social events and programs.
- **CONNECTIVITY** – Establish that strong connections to the innovation district and Washington, D.C.
- **FLEXIBILITY** – Plan to accommodate changes in technology, higher education, research, and the economy.
- **CONNECTIVITY AND TRANSPARENCY** – Active uses on the ground floor connect interior and exterior activities.
- **INTEGRATED TECHNOLOGY** – Embed technology in the public realm.
- **SUSTAINABILITY AND RESILIENCY** – Integrate sustainable energy, water and waste management solutions.

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

DEVELOPMENT TEAM



- JBG SMITH is an S&P 400 company that owns, operates, invests in, and develops a dynamic portfolio of high-quality mixed-use properties in and around Washington, DC.
- Through an intense focus on placemaking, JBG SMITH cultivates vibrant, amenity-rich, walkable neighborhoods throughout the Capital region, including National Landing where it now serves as the exclusive developer for Amazon's new headquarters.
- As of 2Q19, JBG SMITH's portfolio comprises:
 - 11.1M SF of Operating Commercial
 - 4,537 Units of Operating Multifamily
 - 18.7M SF of Estimated Potential Development Density
 - 1,298 Unit of Multifamily Under Construction
 - 821,000 SF of Commercial Under Construction



- Lionstone Investments is a data-analytics driven real estate investment firm that conceptualizes, analyzes, and executes national investment strategies.
- Using proprietary analytics, Lionstone avoids obsolescence and invests in the locations where innovation, economic vitality and productivity intersect to create sustainable and vibrant communities.
- As of 2Q19, Lionstone manages \$7.8 billion in assets totaling over 17 million SF.



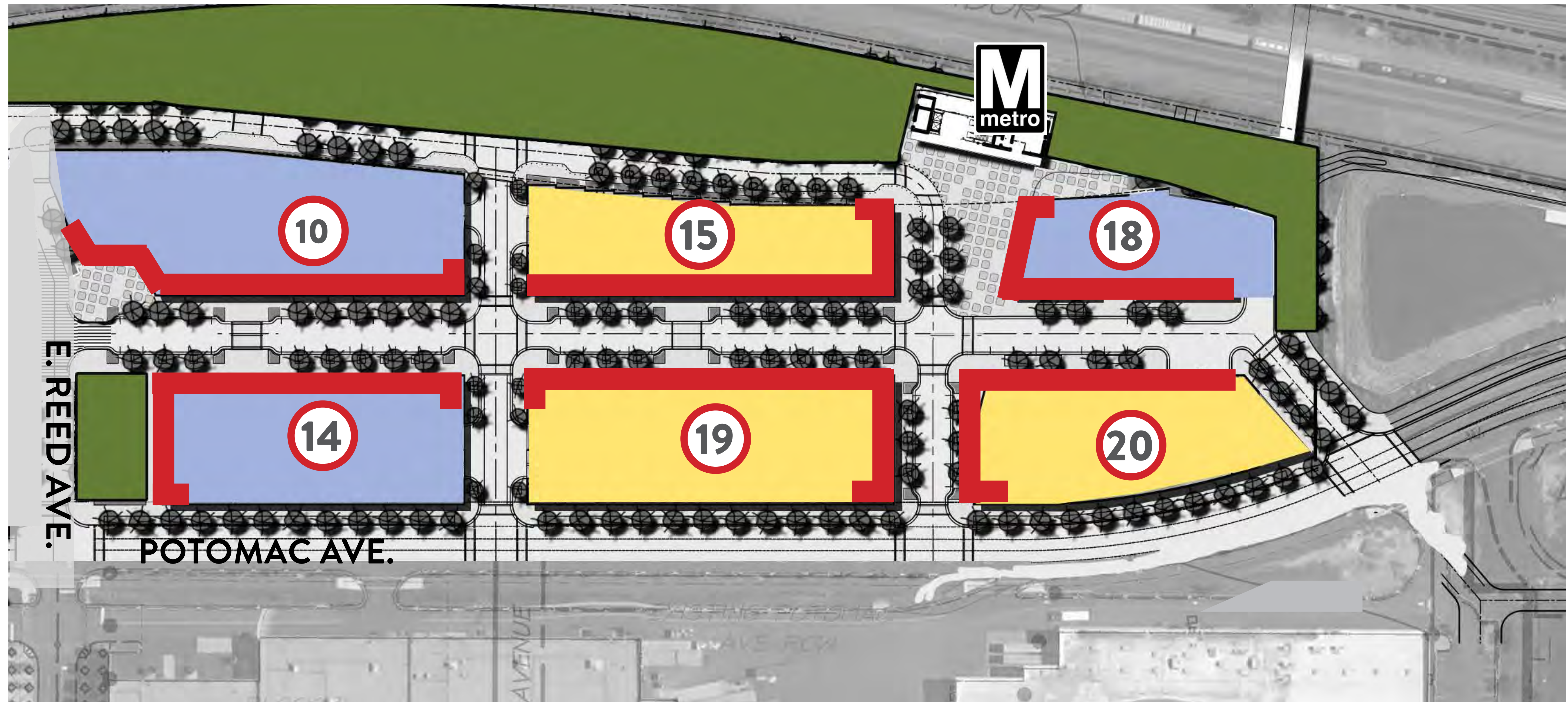
WHAT IS THE INNOVATION DISTRICT?

Anchored by Virginia Tech, the innovation district will build off of the 2017 North Potomac Yard Small Area Plan, which envisioned a vibrant, mixed-use, urban, sustainable neighborhood located within walking distance to the new Metrorail Station.

In doing so, it will:

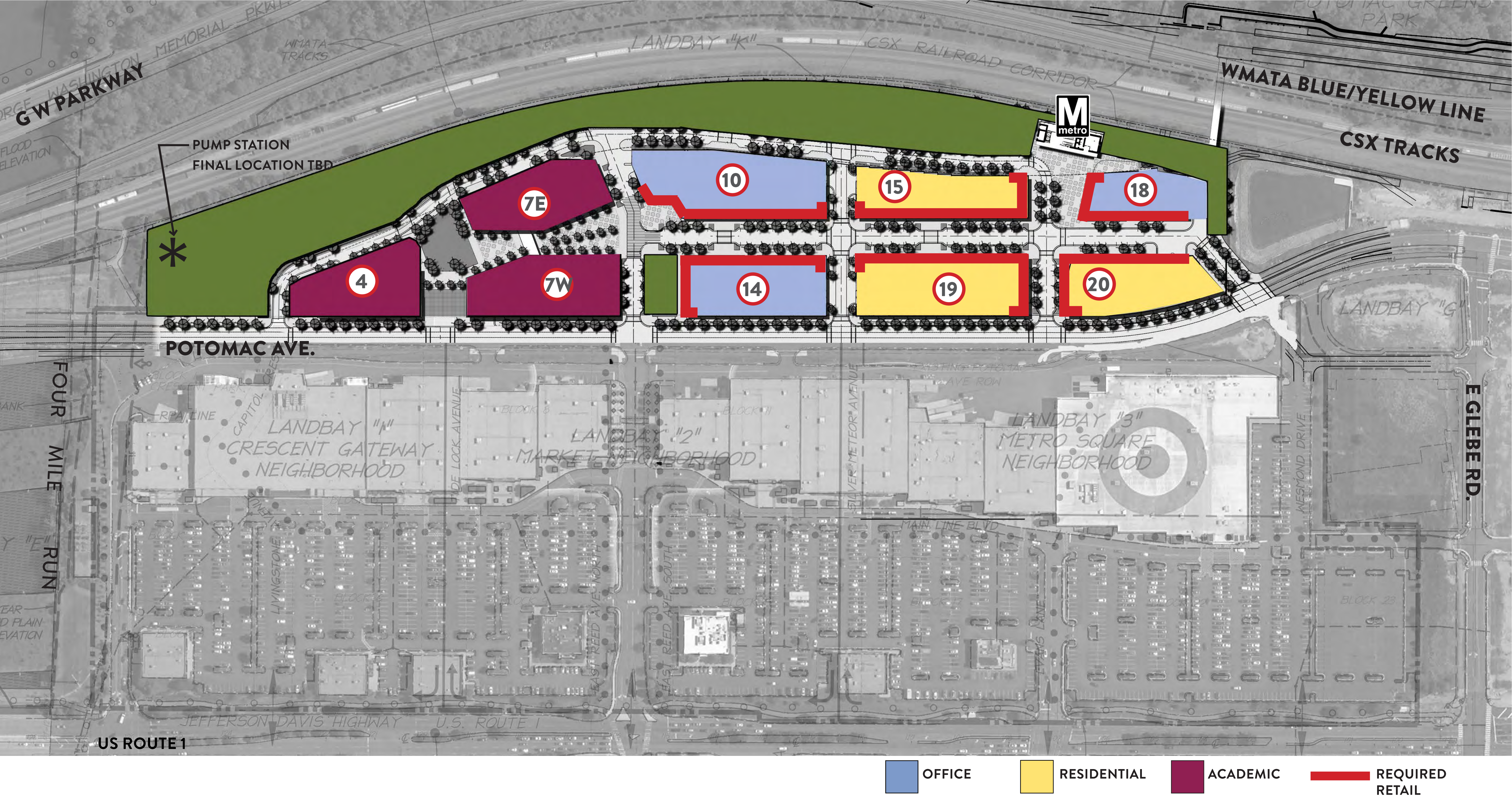
- Create a compact, transit-accessible, and cutting-edge international destination for computer science research and development, sustained by a comprehensive network of economic, physical, and social assets.
- Merge the innovation and employment potential of research-oriented anchor institutions, high-growth firms, and tech and creative start-ups.
- Catalyze collaboration, expediting commercialization of new concepts through the development of a range of work environments, activated ground floors, and inviting open spaces that attract a deep pool of talent to the area.
- Spur productive, inclusive, and sustainable economic development, providing a strong foundation for the creation and expansion of firms and jobs.
- Provide a curated mix of retail, residential, and office uses that responds to the needs of the innovation campus users, the local community, and the diverse array of businesses seeking to co-locate with the innovative activity occurring in the district.

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)

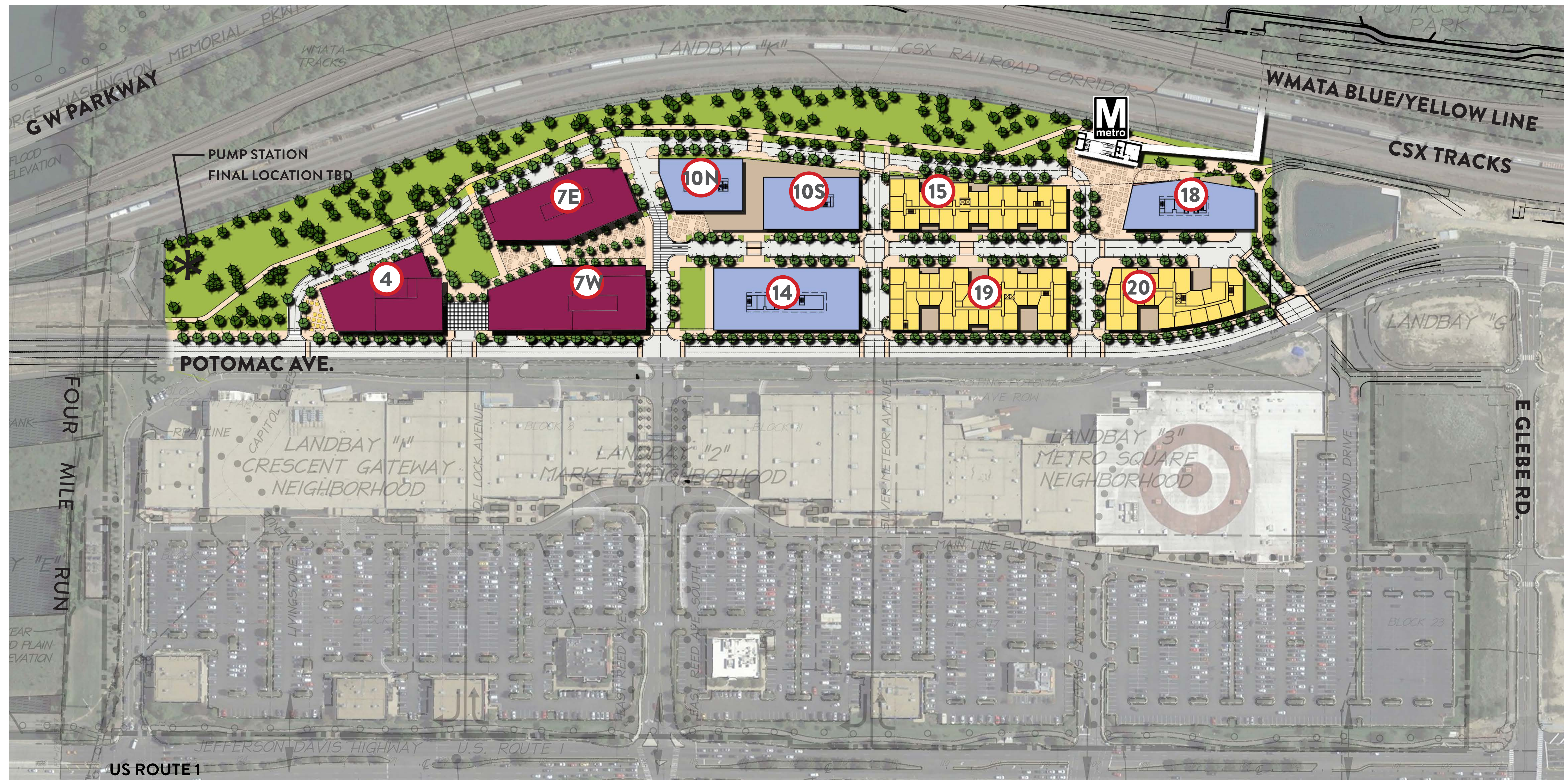


		BLOCK 4	BLOCK 7 (WEST)	BLOCK 7 (EAST)	BLOCK 10N	BLOCK 10S	BLOCK 14	BLOCK 15	BLOCK 18	BLOCK 19	BLOCK 20	SUBTOTAL BY USE	SUBTOTAL	TOTAL
COMMERCIAL	RETAIL				32,600		17,600	18,100	11,700	22,300	18,600	120,900	751,300	1,305,500
	OFFICE				104,100	126,200	266,900		121,500	11,700		630,400		
ACADEMIC		150,000	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)

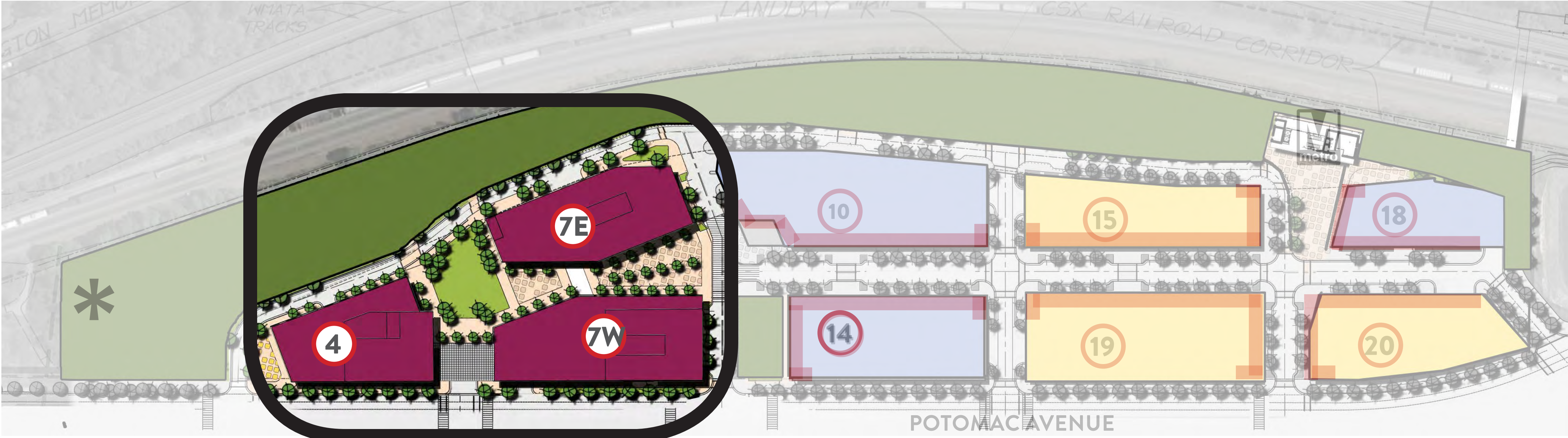


OFFICE
 RESIDENTIAL
 ACADEMIC

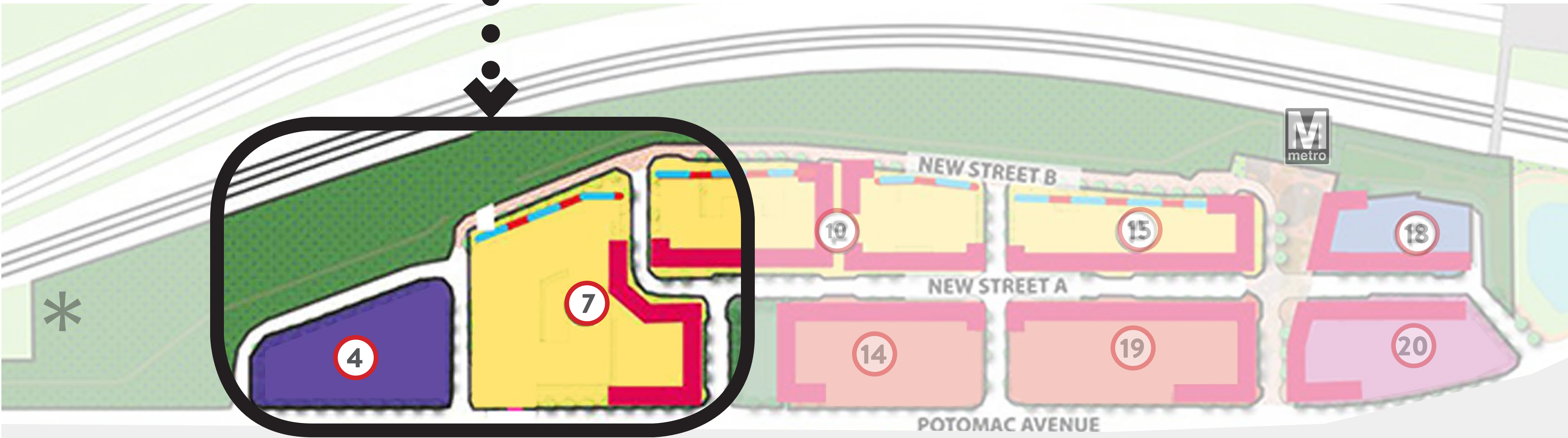
2019

2017 & 2019
SMALL
AREA PLAN
COMPARISON

- Addition of academic campus



2017



2017 & 2019 SMALL AREA PLAN COMPARISON

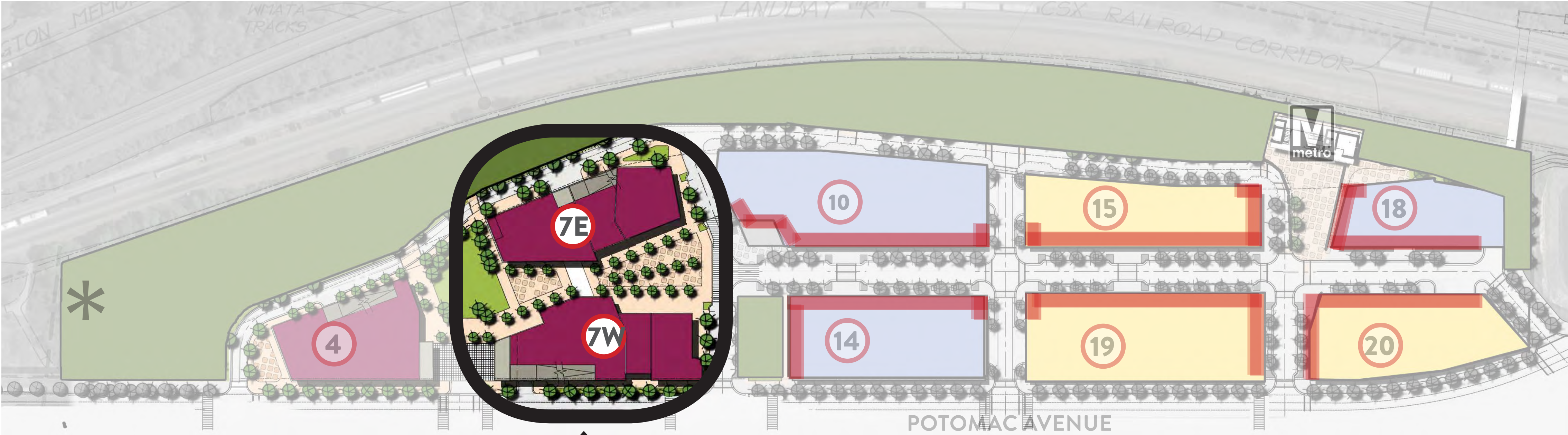
- Proposed relocation of affordable housing and school co-location



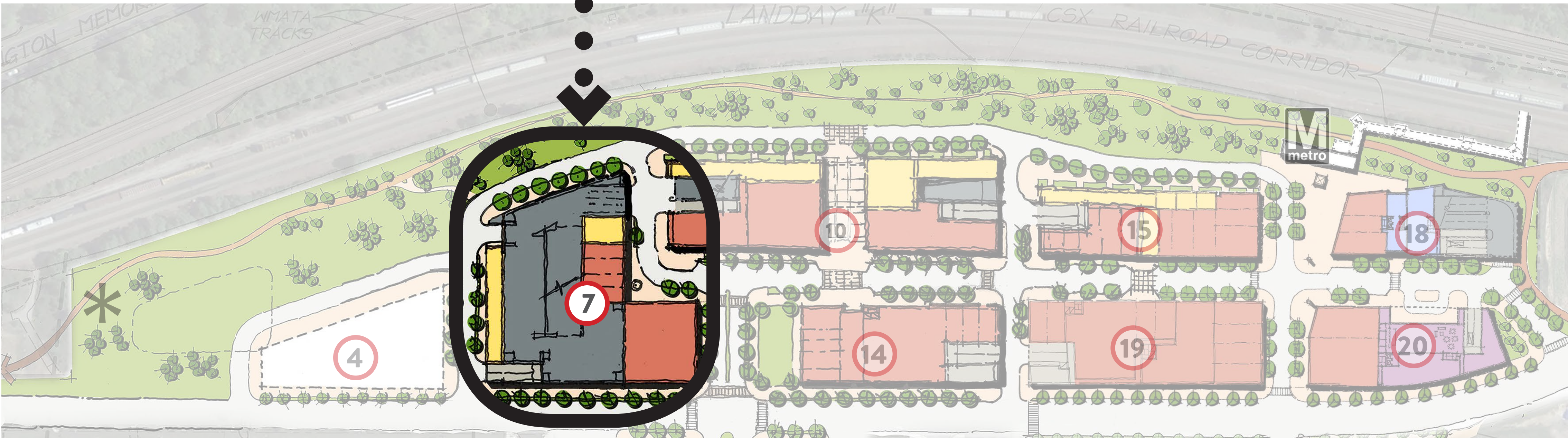
2019

2017 & 2019
SMALL
AREA PLAN
COMPARISON

- Elimination of above grade parking



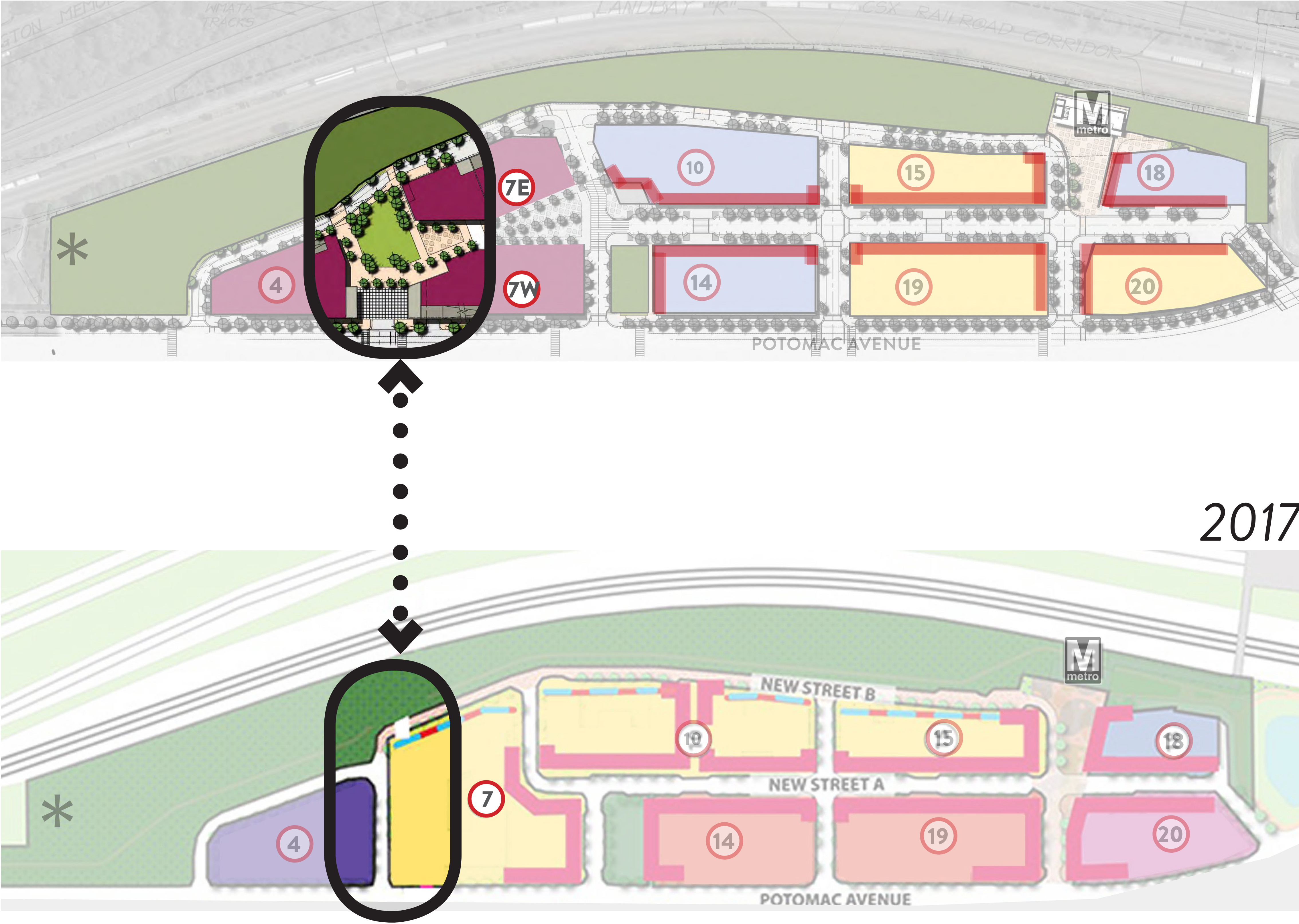
2017



2019

2017 & 2019
SMALL
AREA PLAN
COMPARISON

- Pedestrian plaza at Blocks 4 & 7

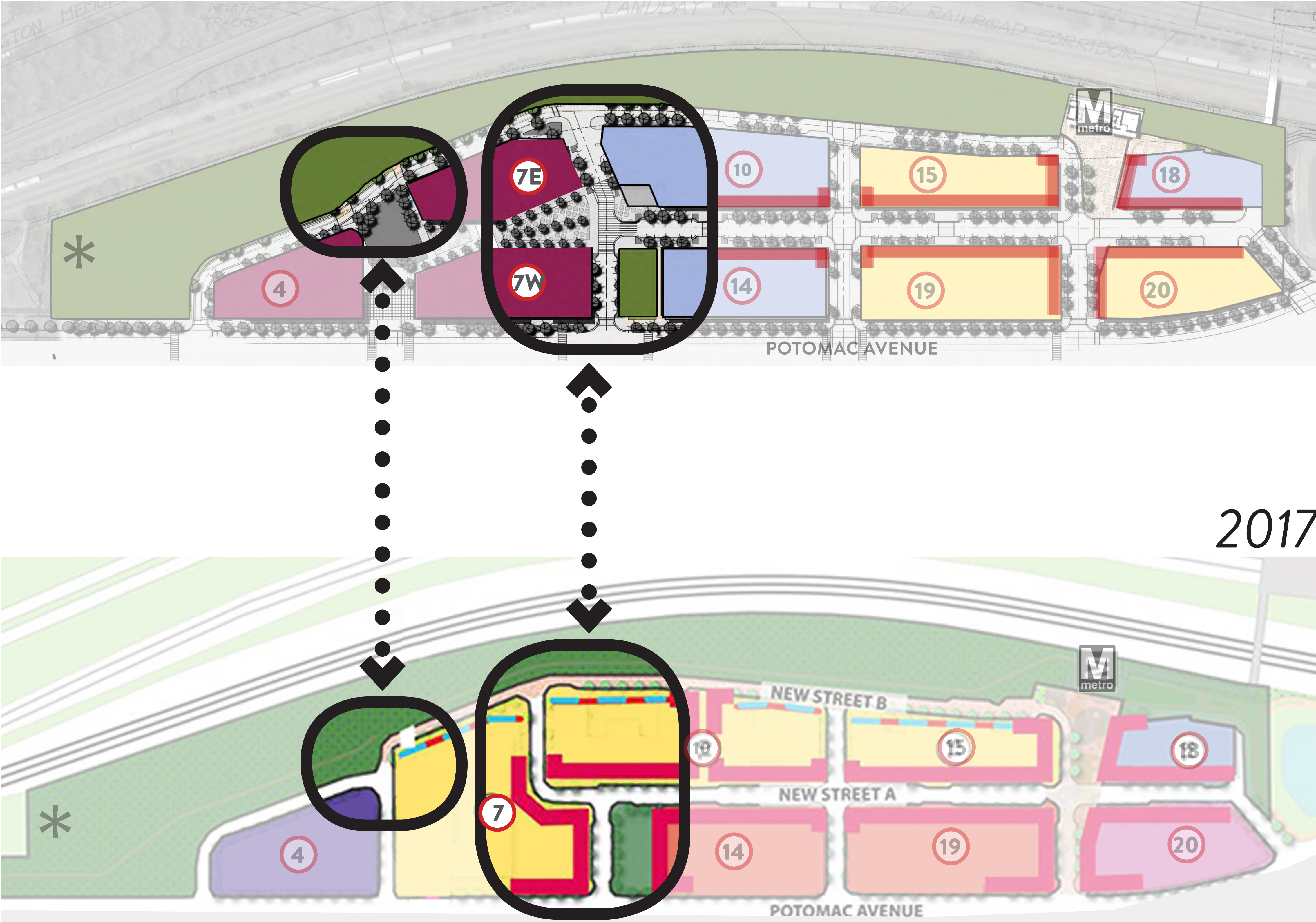


2017

2019

2017 & 2019
SMALL
AREA PLAN
COMPARISON

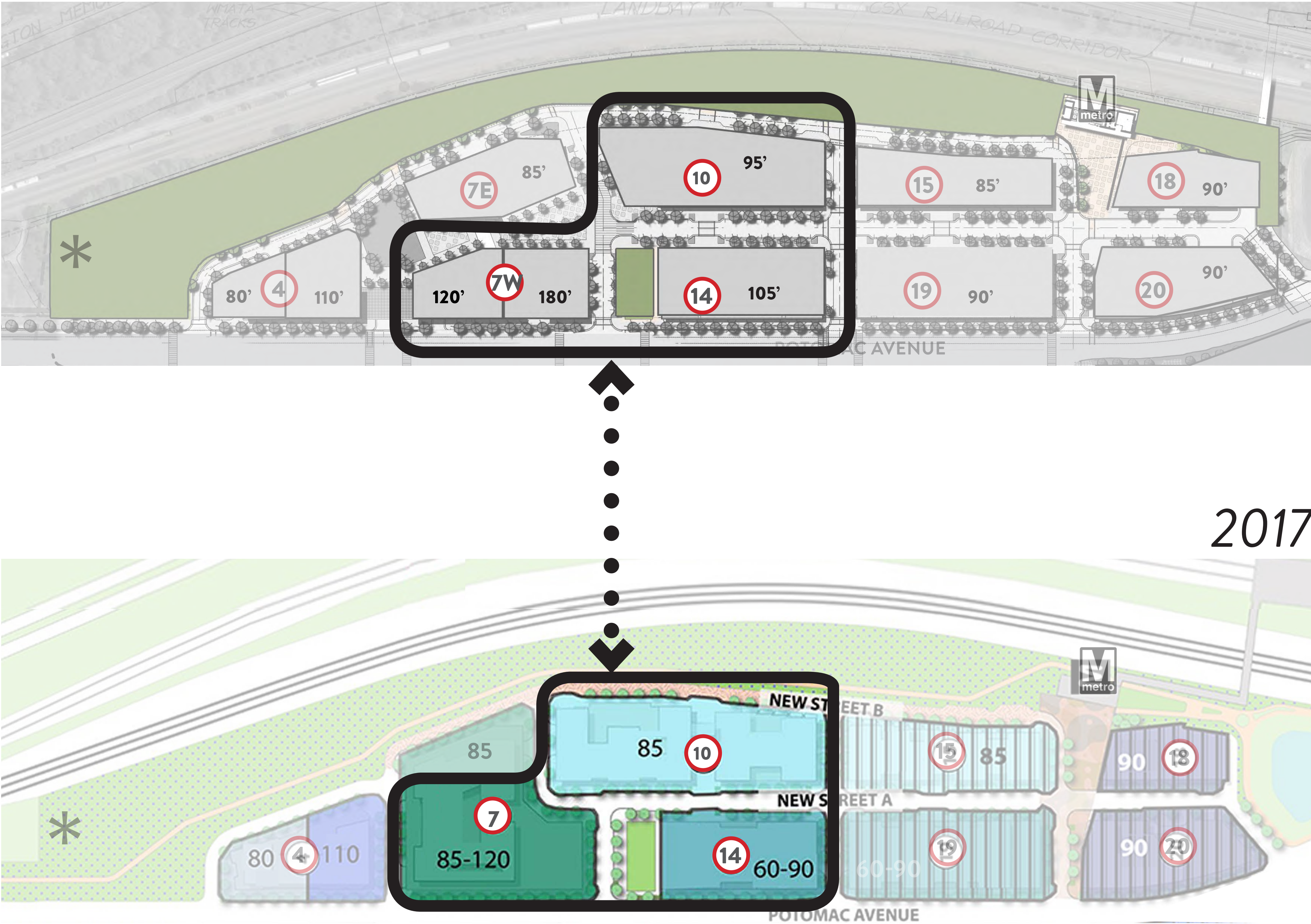
- Proposed final road geometry



2017

2017 & 2019 SMALL AREA PLAN COMPARISON

- Revised heights in Blocks 7, 10 & 14



2017 & 2019 SMALL AREA PLAN COMPARISON

- Reallocation of uses in phases

OFFICE

RESIDENTIAL

RETAIL

HOTEL

ACADEMIC

SCHOOL / COMMUNITY FACILITY

REQUIRED RETAIL

OPTIONAL RETAIL

4

7

10

14

15

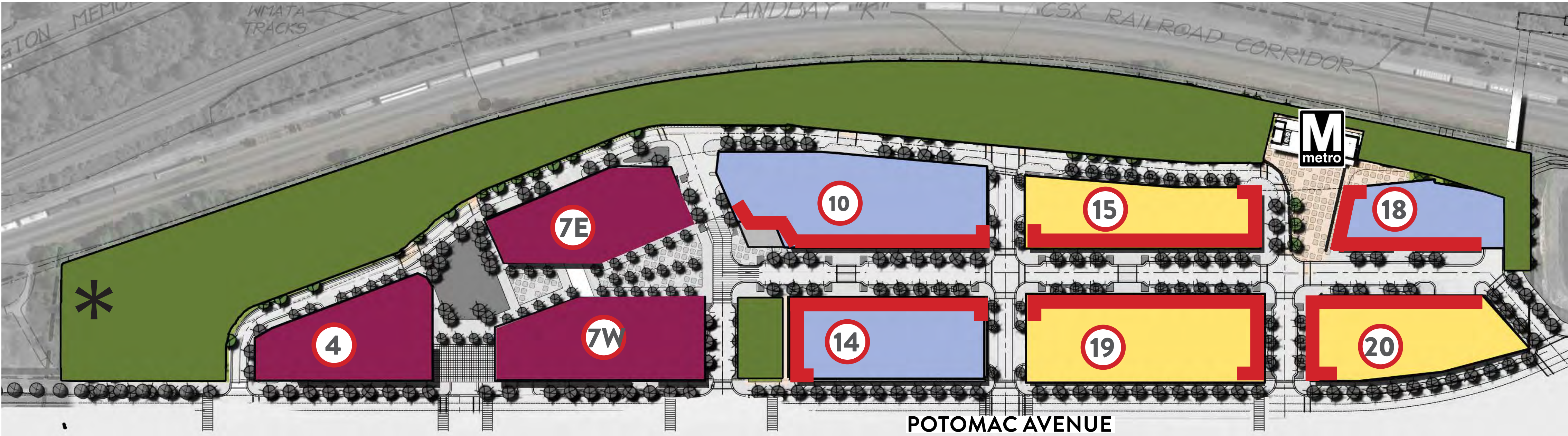
18

19

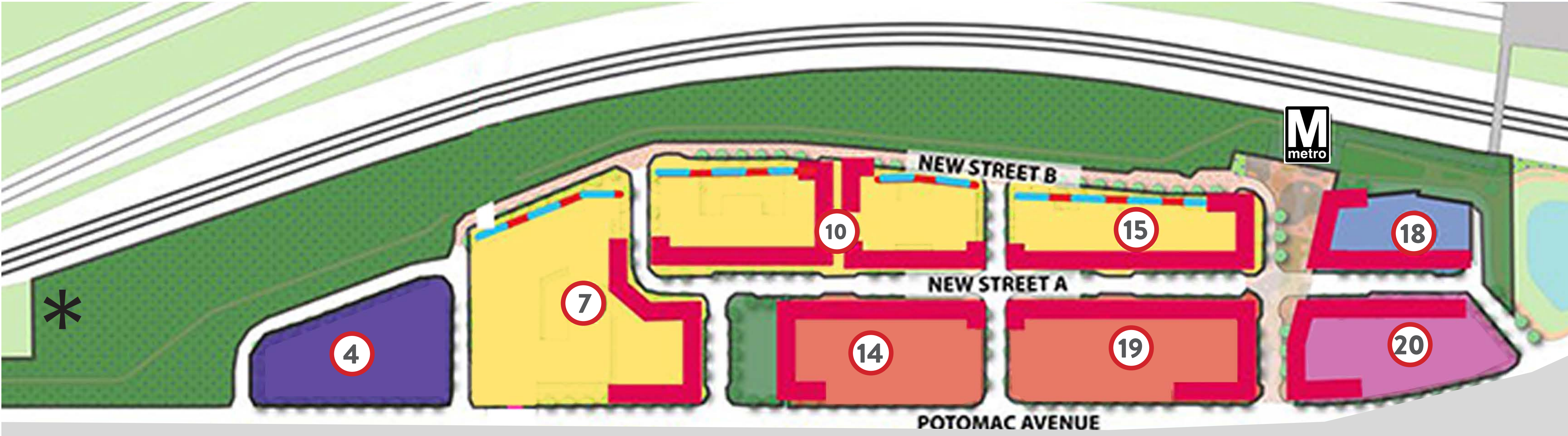
20

7E

7W



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
* DENSITY EXCLUDED PER APPROVED MASTER PLAN AND CDD					TOTAL: 7,525,000 GSF		

NEXT STEPS

- PYDAC Meeting: 11/20/2019
- Future plan submissions
- Additional public meetings
- Public hearings
 - Spring 2020: Master Plan Amendment, CDD Concept Plan Amendment, Preliminary Infrastructure Plan, Design Principles
 - Fall 2020: Development Special Use Permit and associated applications

