

Potomac Yard Design Advisory Committee Annual Meeting July 26, 2023

▶ AGENDA

- ▶ Welcome and Introductions
- ▶ North Potomac Yard / Innovation District Update - JBG | Smith
- ▶ Review of PYDAC's purpose and an Update on South Potomac Yard Projects – PZ Staff
- ▶ Elections

Membership

- 11 Council-appointed seats
- Seats include representation from:
 - Potomac East area (2)
 - National Park Service (1)
 - Potomac West area (2)
 - Potomac Yard area (2)
 - Civic Association within Potomac Yard area (1)
 - Business Community (1)
 - Professionals skilled in landscape architecture, architecture, or urban design (2)
- REMINDER : PYDAC is a public body and therefore subject
- to Virginia Sunshine Laws.

Purpose and Mission

- PYDAC membership, purpose and mission are established by Section 5-610 of the Zoning Ordinance:
 - Review development applications in CDD 10 (Potomac Yard - South) and CDD 19 (North Potomac Yard) for consistency with urban design guidelines or design standards, therein.
 - Provide recommendations on development applications to the Planning Commission and City Council, through the Director of Planning & Zoning.
- Items not considered under PYDAC's purview, include but are not limited to:
 - Affordable Housing
 - Traffic/parking permits
 - Land use

(Other venues exist for review of these topics)

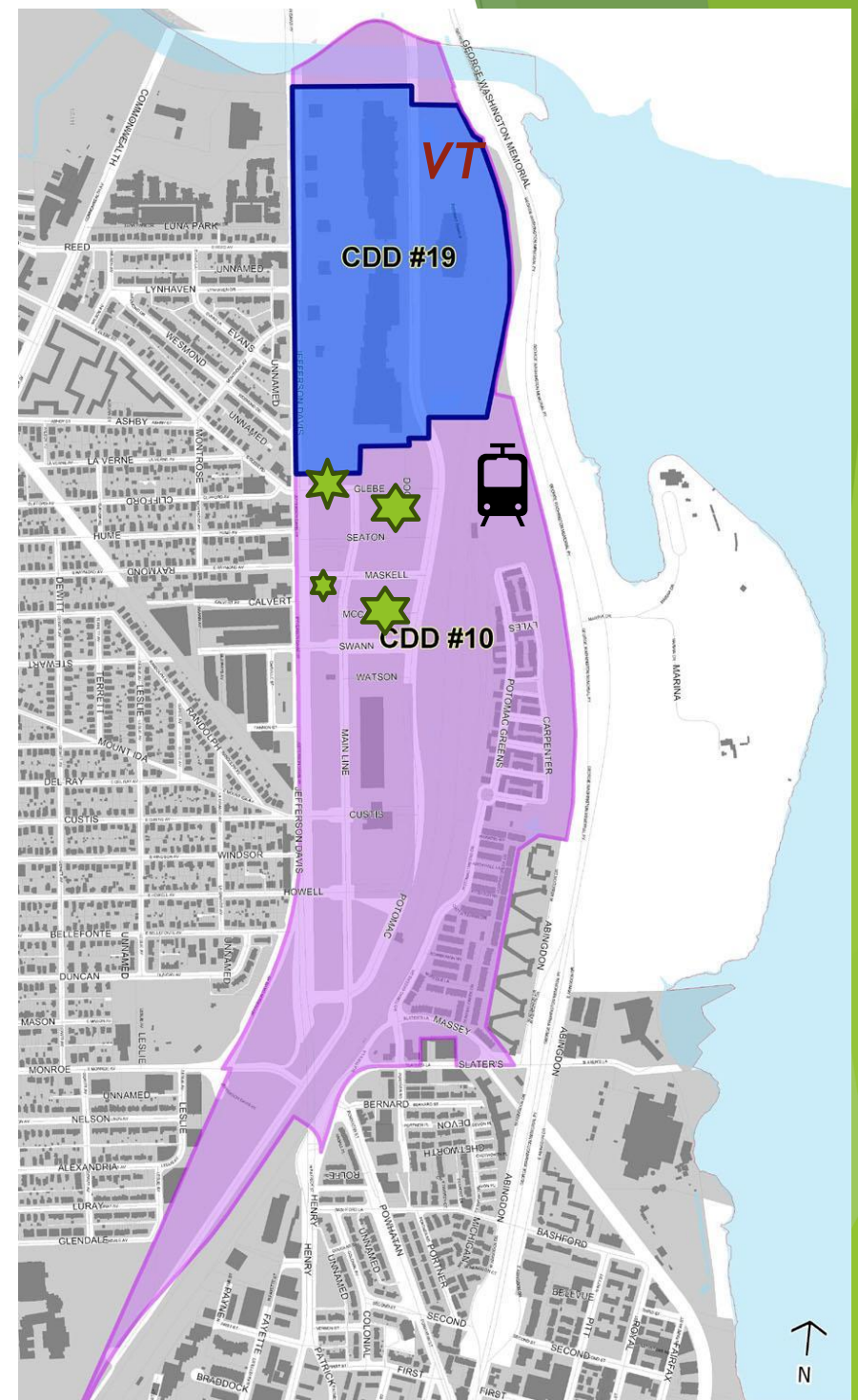
Area Overview

CDD #19 (North Potomac Yard)

- ▶ 1,100 Residential Units
- ▶ 1,930,000 sf Office
- ▶ Mix of 3,395,000 sf (or 3,395 units) Office or Residential Units
- ▶ 930,000 sf Retail
- ▶ 170,000 sf Hotel

CDD #10 (Potomac Yard - South)

- ▶ 2,239 Residential Units
- ▶ 1,747,346 sf Office
- ▶ 163,817 sf Retail
- ▶ 170 Hotel Rooms



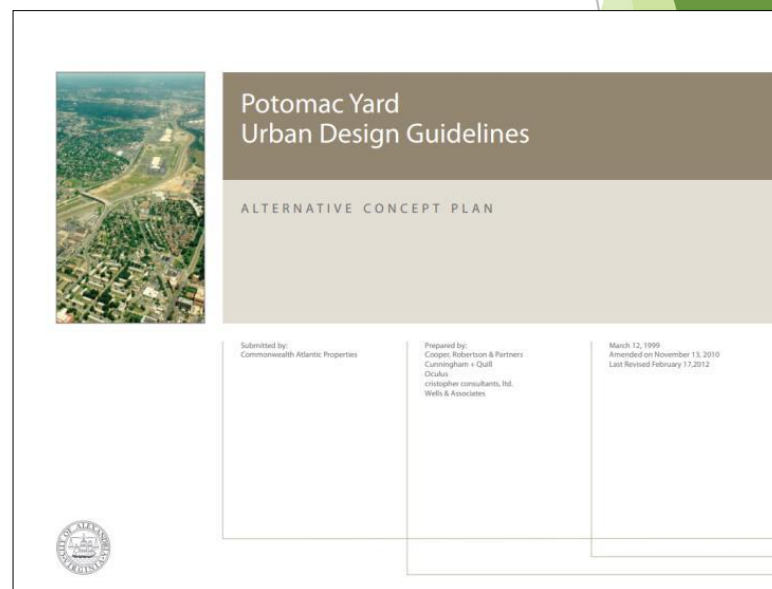
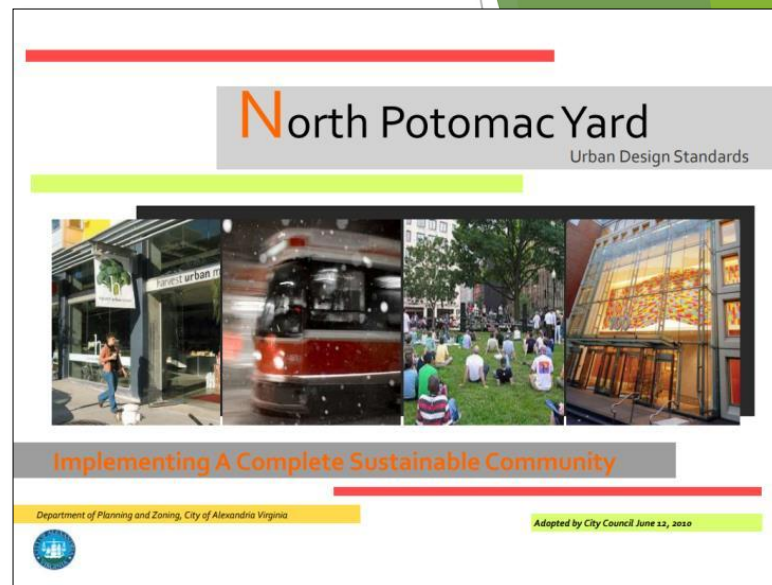
Guiding Documents

North Potomac Yard

- North Potomac Yard Small Area Plan
- Coordinated Development District Zoning (CDD#19)
- CDD Concept Plan
- **North Potomac Yard Urban Design Standards**
- Transportation Management Plan

Potomac Yard (South)

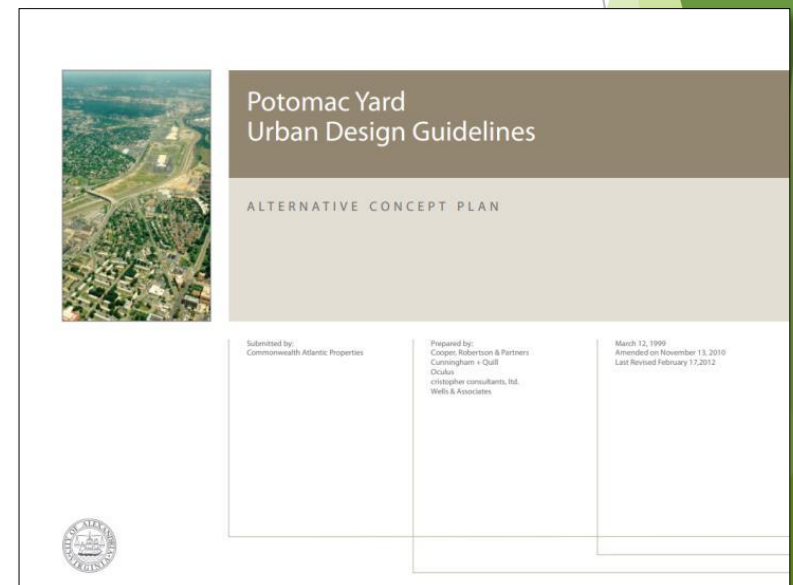
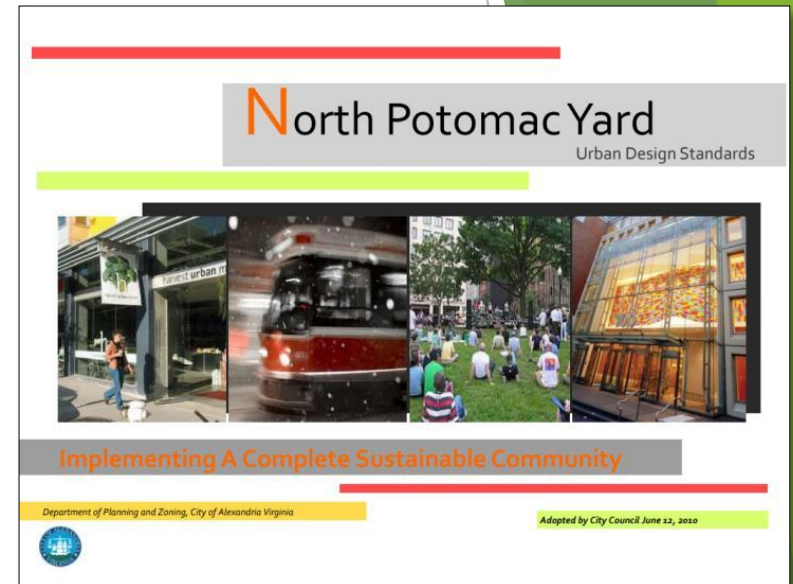
- Potomac Yard/Potomac Greens Small Area Plan
- Coordinated Development District Zoning (CDD#10)
- CDD Concept Plan
- **Potomac Yard Urban Design Guidelines**
- Transportation Management Plan



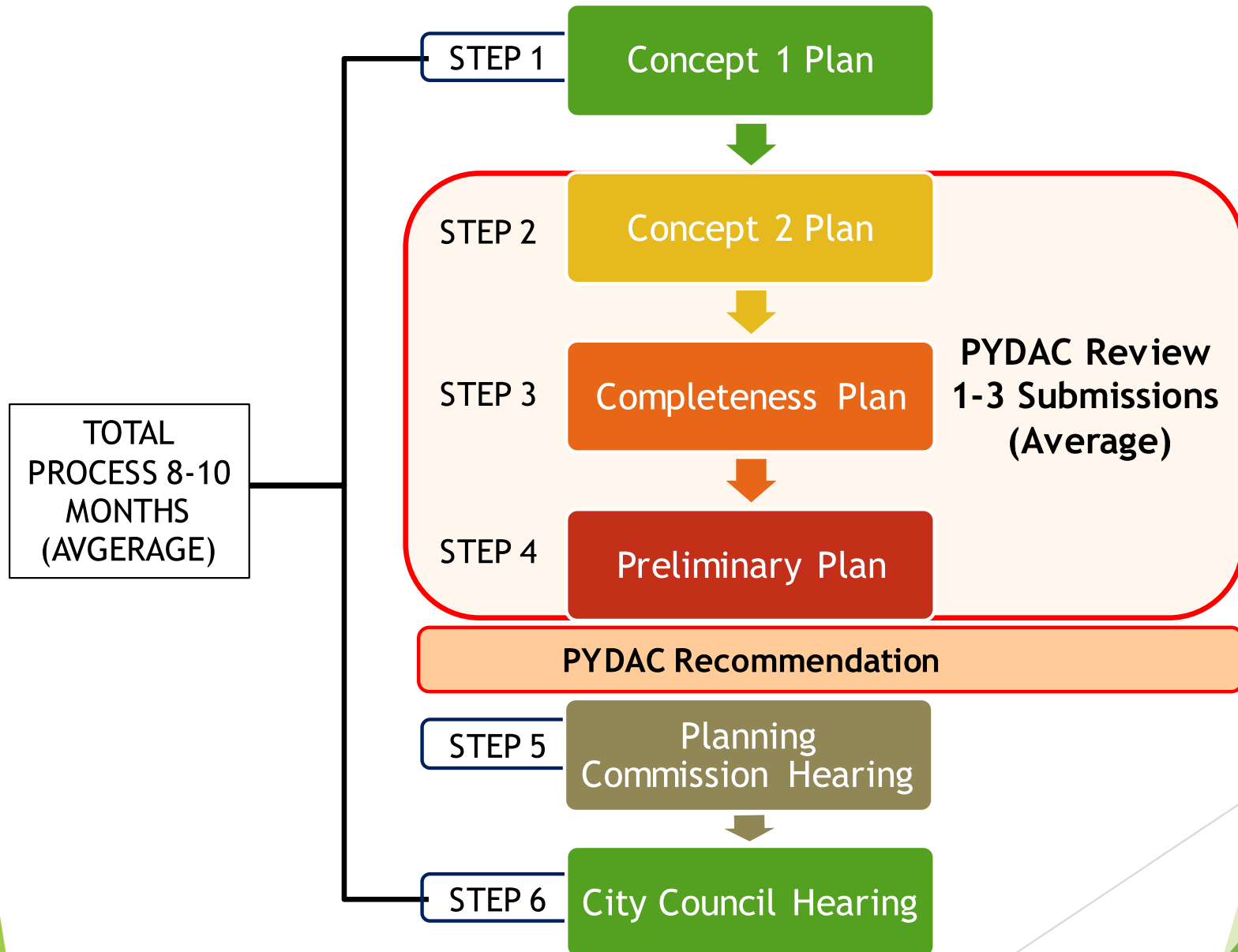
Design Guidelines and Standards

Typically cover items such as:

- Building form, massing, size
- Building materials
- Building height
- Roofline variation, step-backs
- Building façade depths
- Building setbacks and streetscape character
- Building street wall
- Screening parking
- Open space/site design/landscaping



PYDAC & the Development Review Process



Project Updates

PY Metro Station

- ✓ Opened May 19, 2023
- ✓ Temporary Metro Plaza
- ✓ Bus loop



Project Updates



Virginia Tech Building
✓ Opening Fall 2024

Project Updates

Dylan Condominium

- ✓ East Building Open
- ✓ West Building in final CO Review



Project Updates

The Landings Alexandria

- ✓ Mix of Independent and Assisted Living
- ✓ Phase 1 Open - 186 units
- ✓ Phase 2 In building permit review - 146 units



Project Updates

Oakville Triangle

- ✓ Two residential buildings under construction at Swann and Richmond Hwy.
- ✓ South bldg with 324 units + 40,000sf retail
- ✓ North bldg with 253 units and 15,000sf retail



Election of Chair and Vice Chair

Potomac Yard Design Advisory Committee

Annual Meeting

July 2023

