# North Potomac Yard

Advisory Group Meeting #3 | June 6, 2016

# Meeting Agenda

- Advisory Group Comments
- Concept Options from Workshop
- Questions/Discussion
- Group Exercise
- Public Comment
- Work Plan, Process, & Wrap Up

# AG#2 Meeting Summary Primary Concepts

- Maintain unique character of street grid/ framework
- Sense of arrival – experience at Metro Station
- Location of Metro Station and Metro Square
- Metro Flex Zone – based on commercial office uses
- Clearly defined park edge; adjacent street to Potomac Yard Park
- Importance of vistas and openings to Potomac Yard Park

# Workshop

# Workshop

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# Workshop Option 1

5.17.16 North Potomac Yard Workshop - Working Drawing Option 1

Note: Options created during the 5.17.16 Workshop are conceptual and will continue to be explored and analyzed for feasibility

# Workshop Option 2

5.17.16 North Potomac Yard Workshop - Working Drawing Option 2

Note: Options created during the 5.17.16 Workshop are conceptual and will continue to be explored and analyzed for feasibility.

# MAY 16, 2016 MASTER PLAN

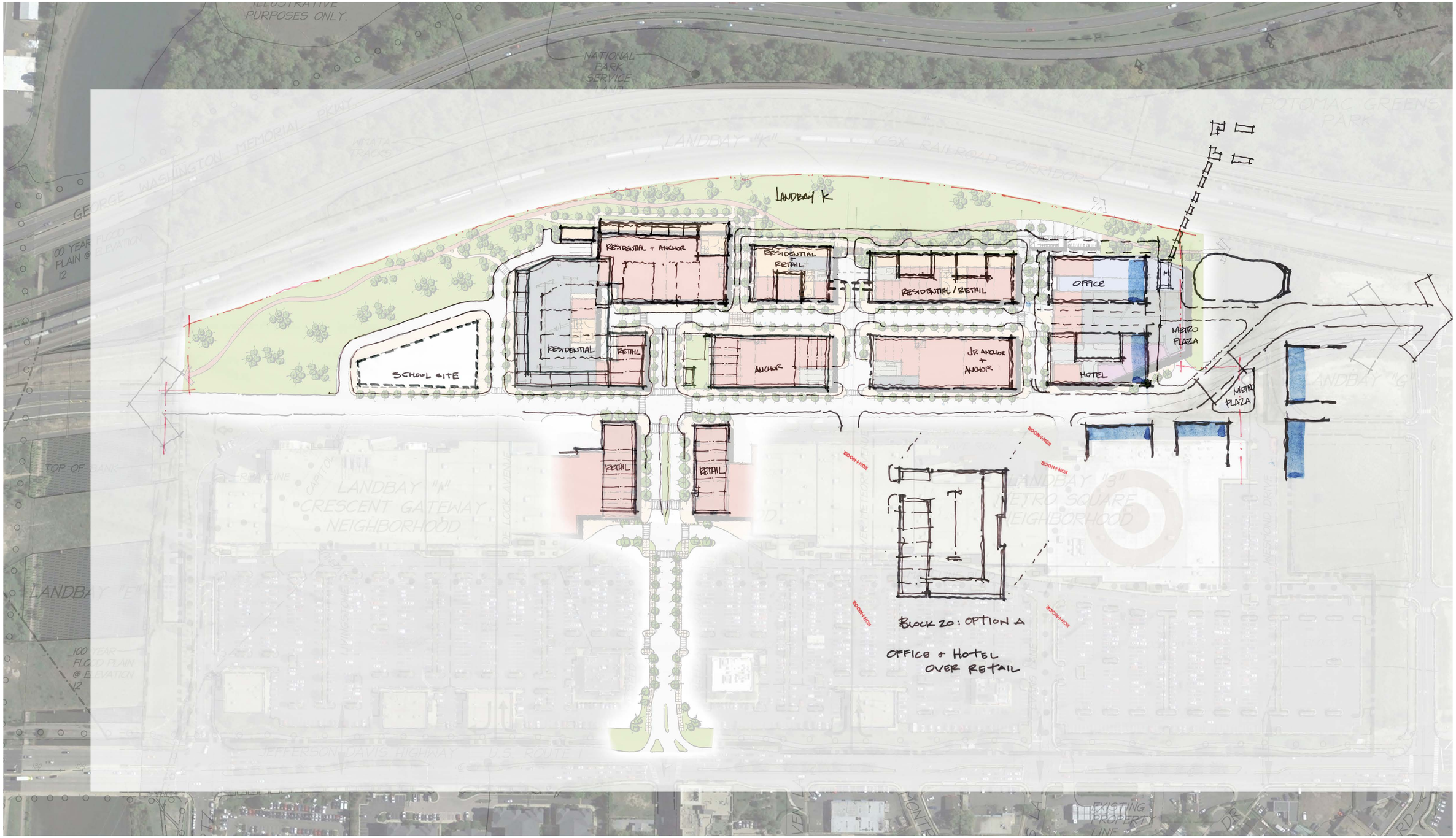
## TOTAL DEVELOPMENT: 7,525,000 sf total

**Retail: 930,000 sf** **Office: 1,930,000 sf** **Residential: 1,100,000 sf** **Hotel: 170,000 sf** **Flex (Office or Residential): 3,395,000 sf**

FOR ILLUSTRATIVE PURPOSES ONLY

# CHARRETTE OPTION ONE

# CHARRETTE OPTION TWO



# CHARRETTE OPTION ONE: TEST FIT - FULL BUILDOUT

## TOTAL DEVELOPMENT: 7,525,000 sf total

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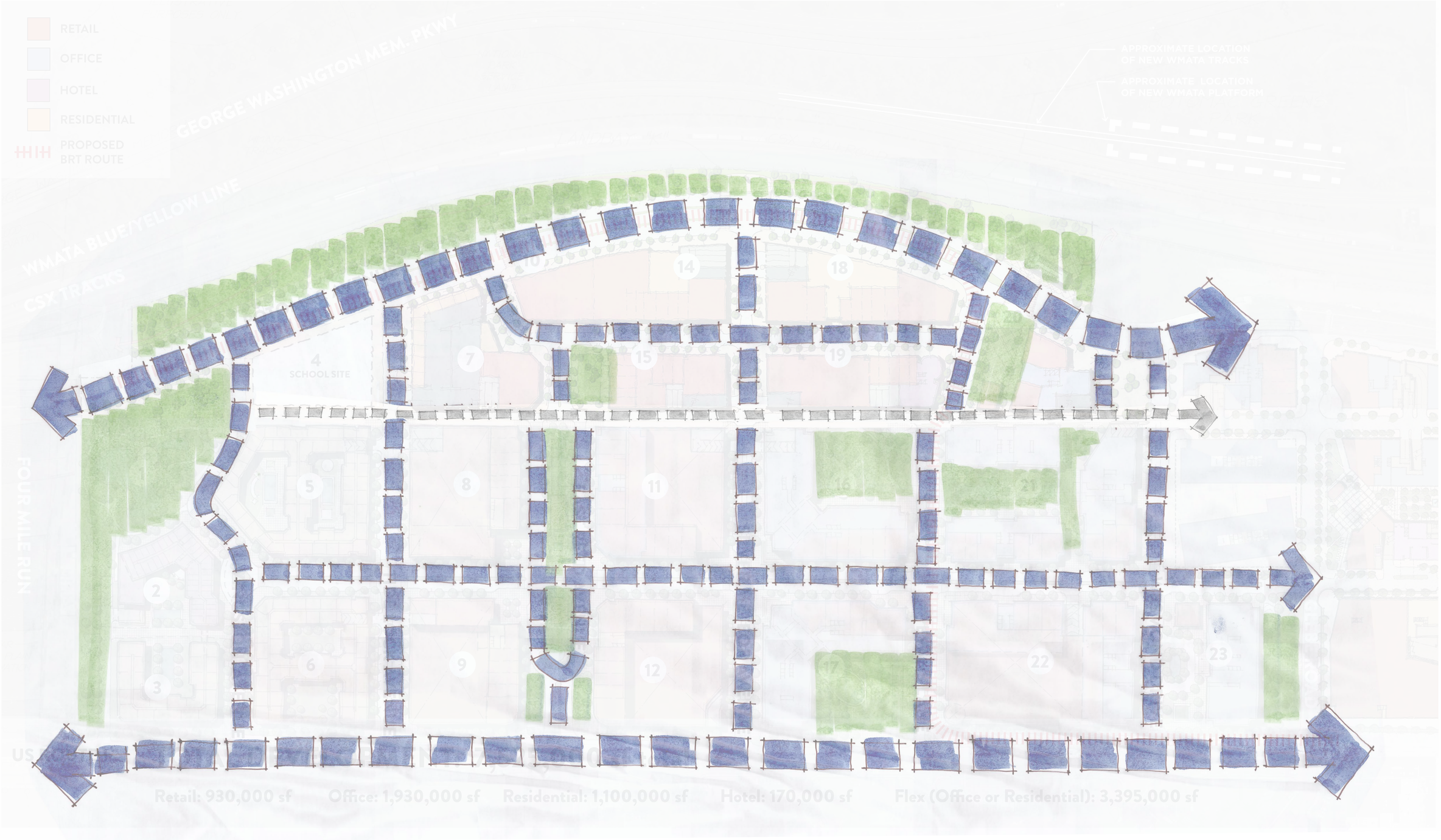
# CHARRETTE OPTION ONE: CONNECTIVITY AND OPEN SPACE



# CHARRETTE OPTION ONE: TEST FIT - PHASE ONE

# CHARRETTE OPTION TWO: TEST FIT - FULL BUILDOUT

## TOTAL DEVELOPMENT: 7,525,000 sf total

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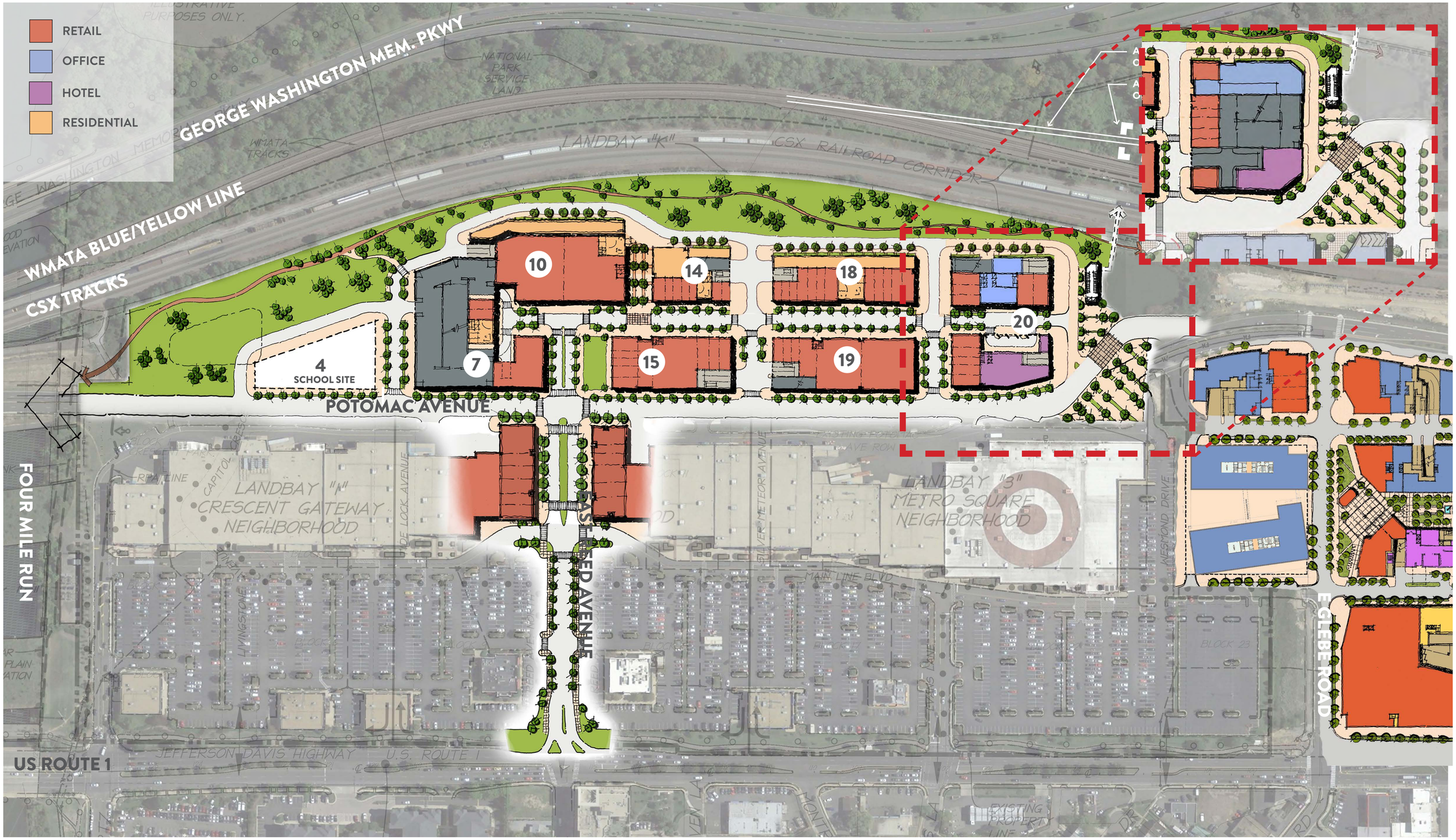
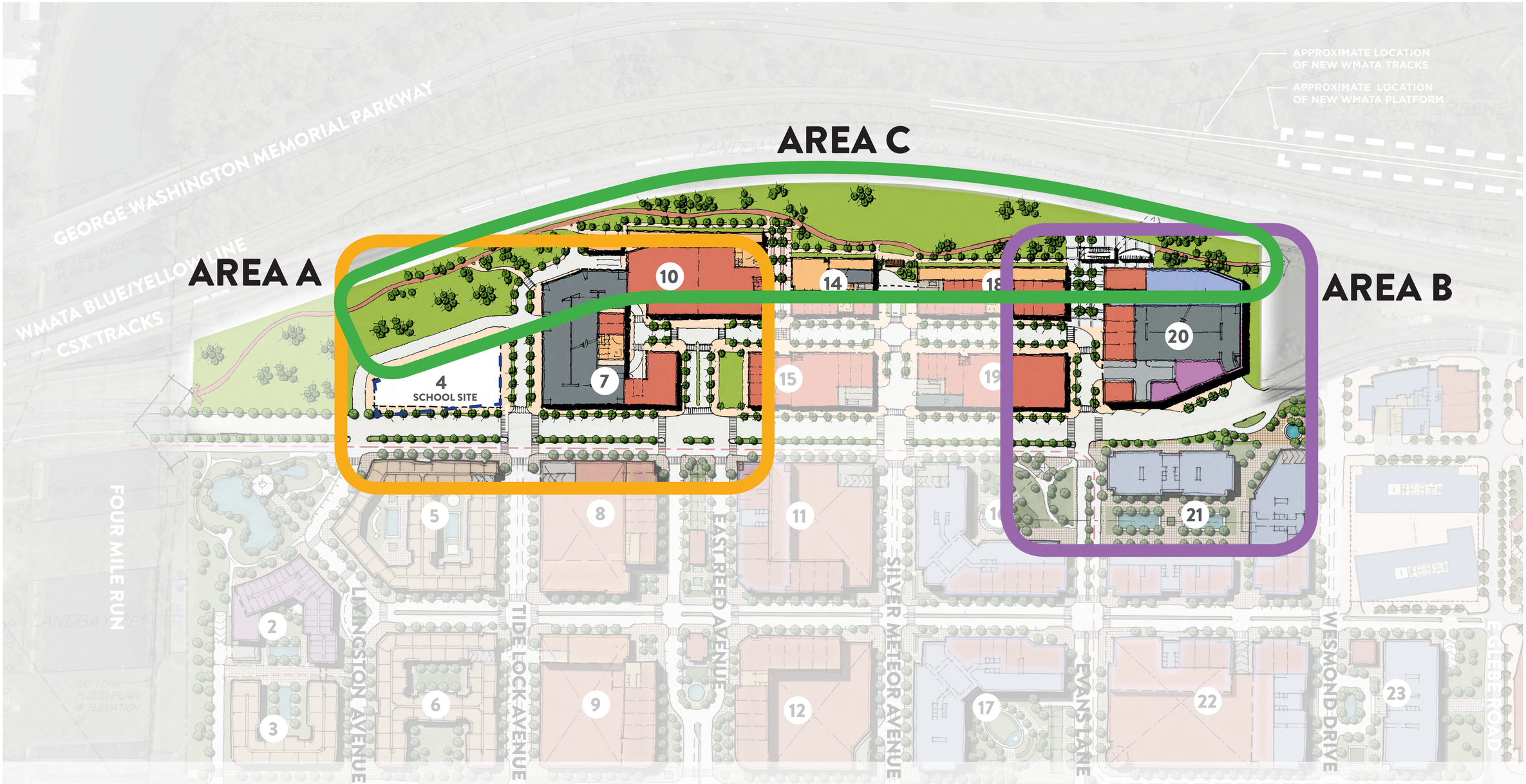
# CHARRETTE OPTION TWO: CONNECTIVITY AND OPEN SPACE

# CHARRETTE OPTION TWO: TEST FIT - PHASE ONE



# STUDY AREAS




## TOTAL DEVELOPMENT: 7,525,000 sf total

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# STUDY AREA A

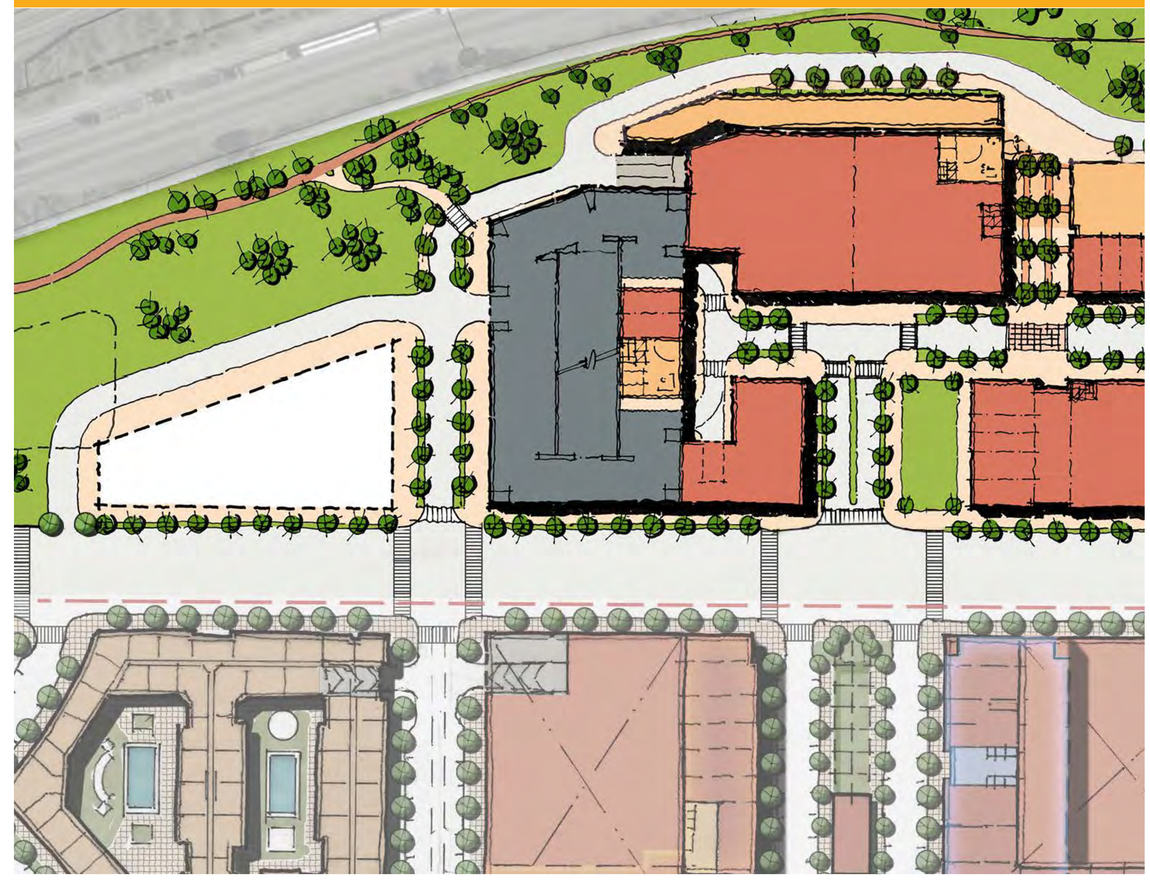
**TOTAL DEVELOPMENT: 7,525,000 sf total**

Retail: 930,000 sf  Office: 1,930,000 sf  Residential: 1,100,000 sf  Hotel: 170,000 sf  Flex (Office or Residential): 3,395,000 sf

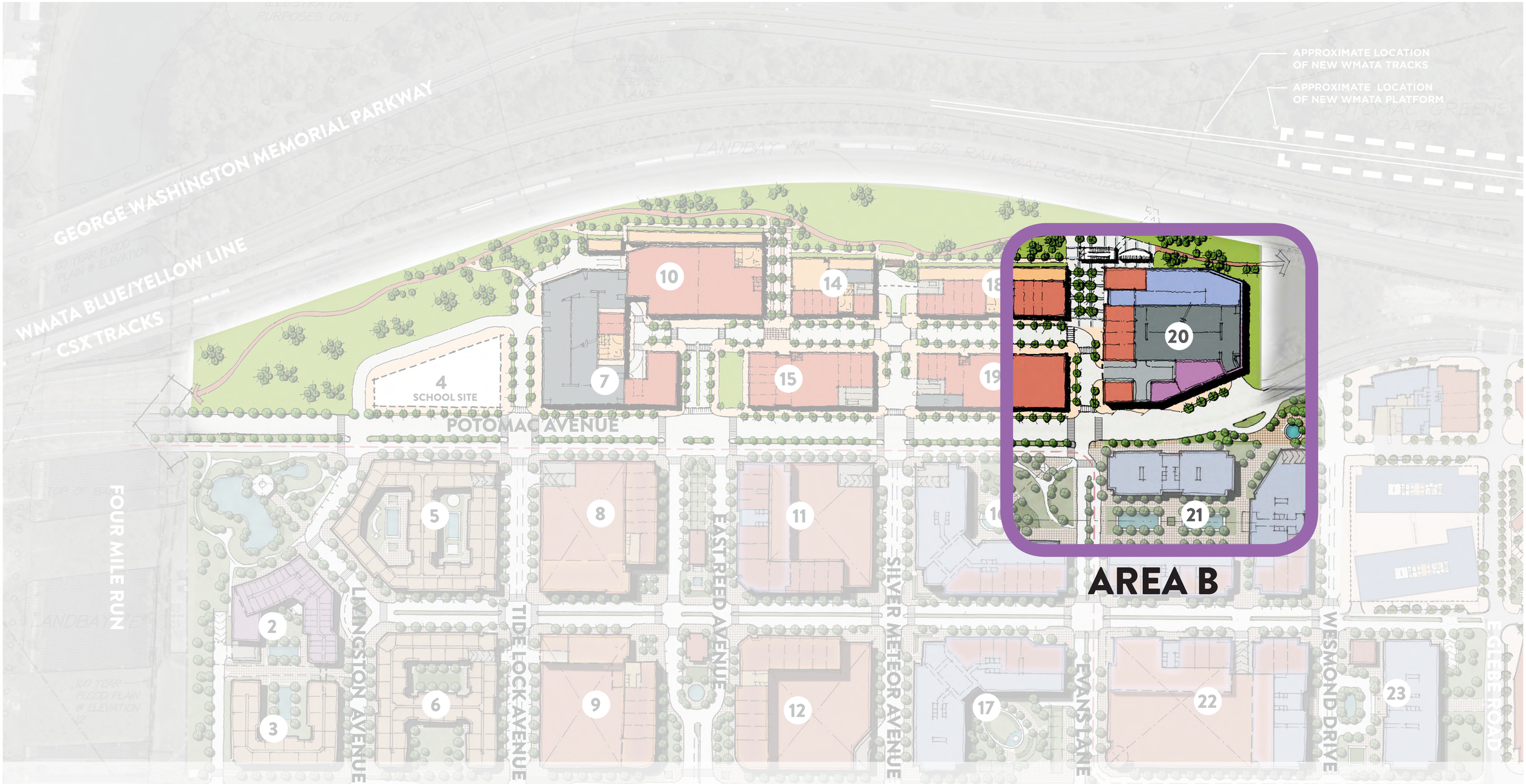
# STUDY AREA A: OPTIONS

## CHARRETTE OPTION 1

## CHARRETTE OPTION 2



# STUDY AREA B

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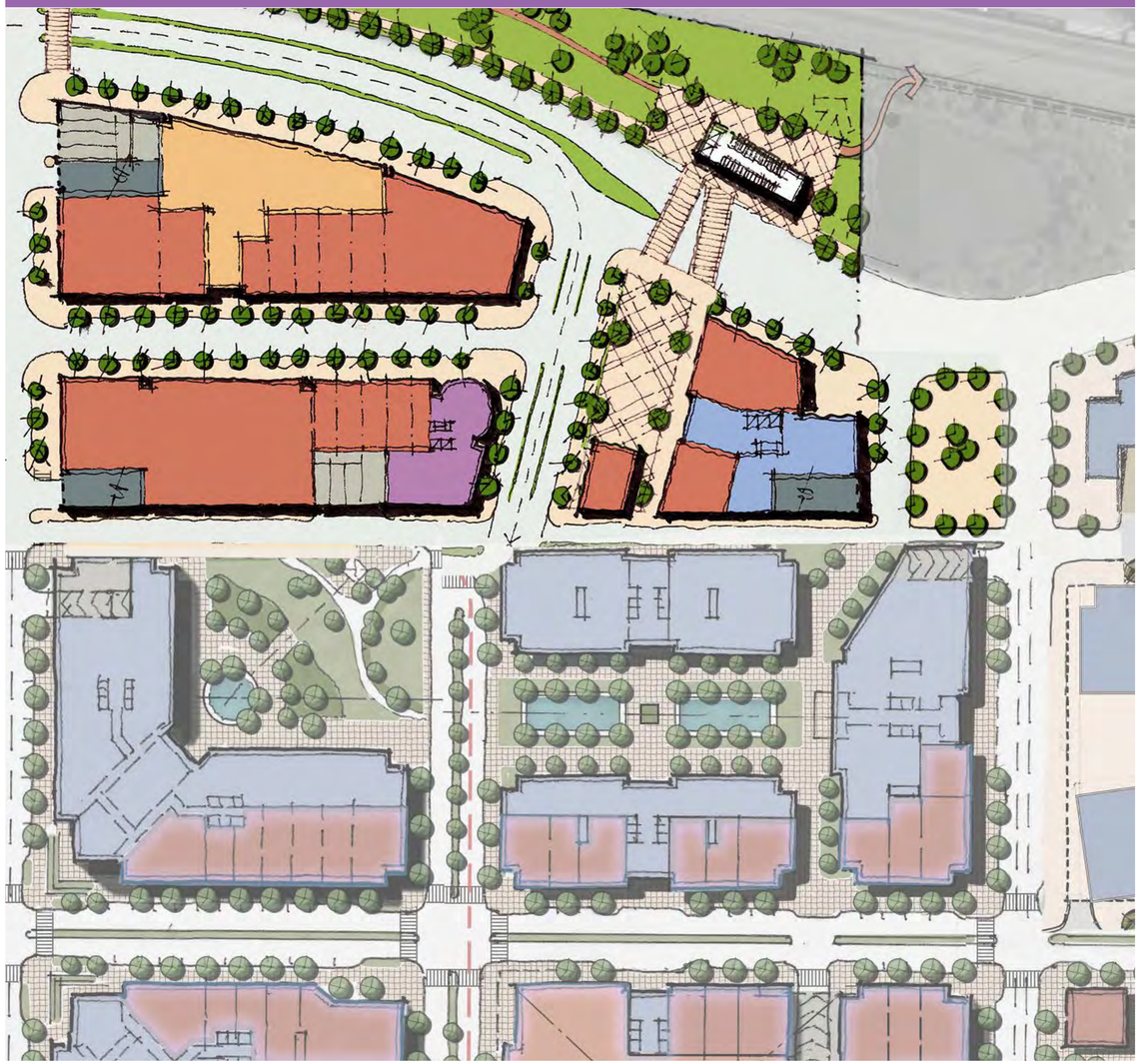
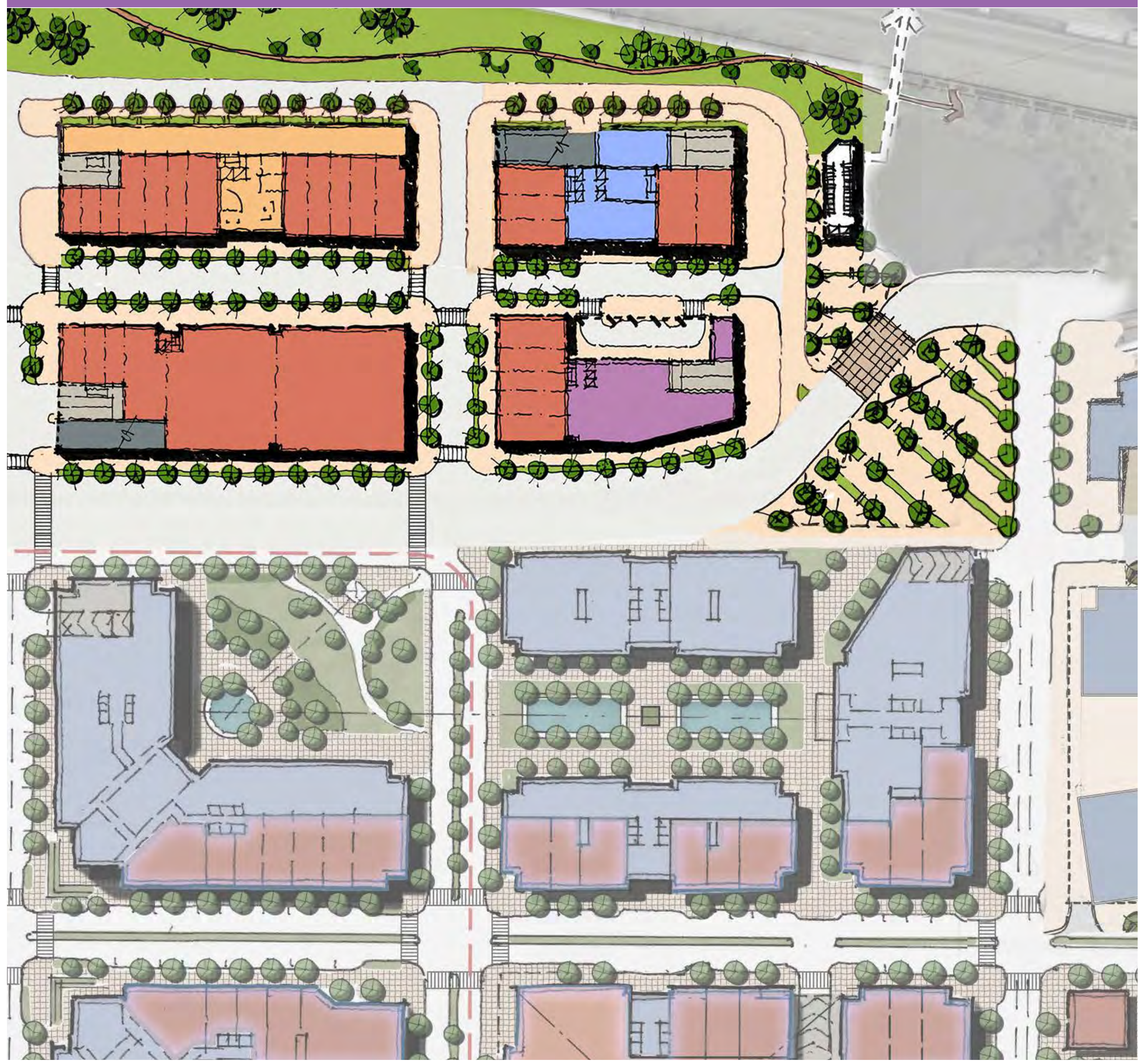
# STUDY AREA B: OPTIONS

## CHARRETTE OPTION 1

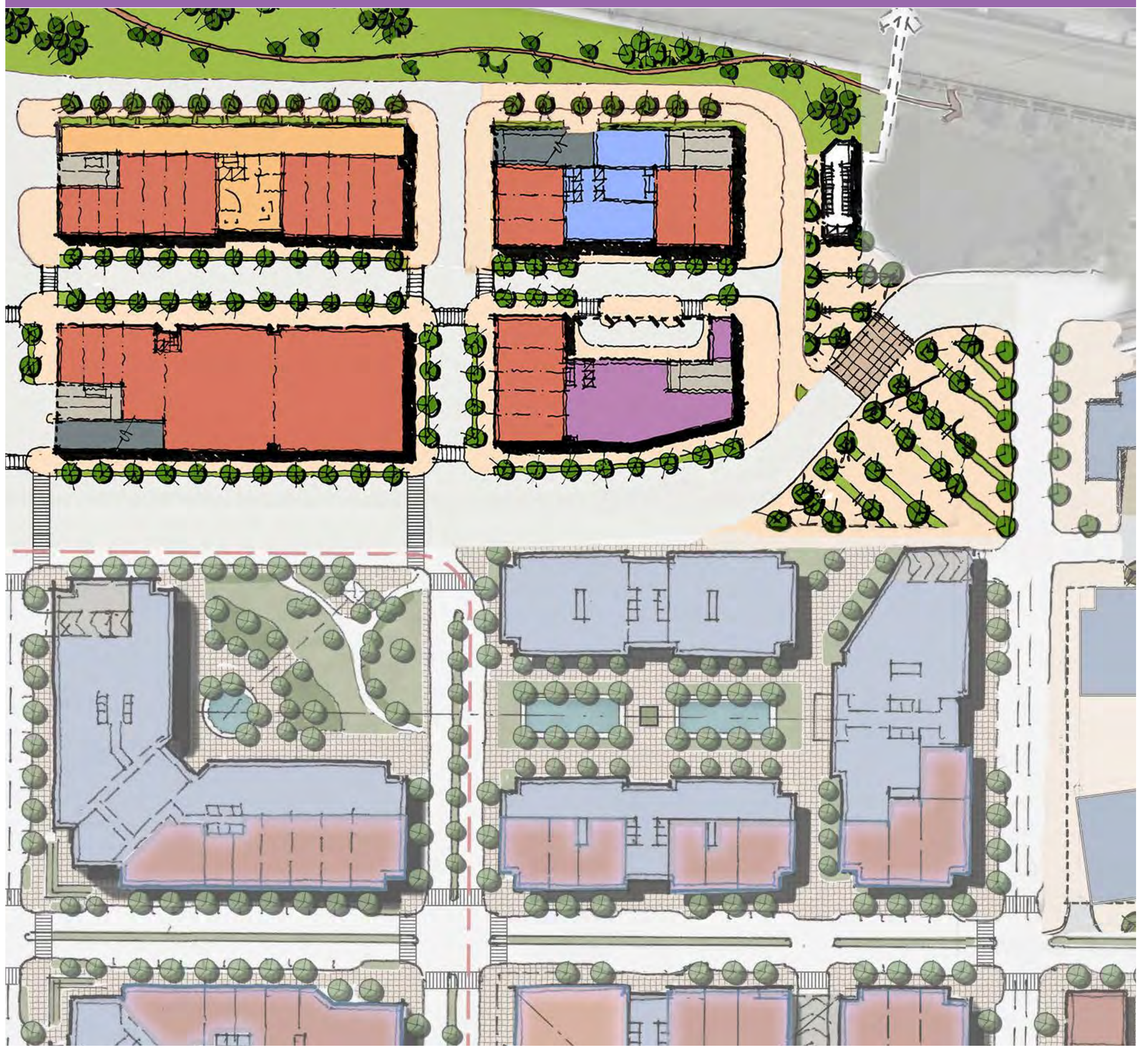


## CHARRETTE OPTION 2



# STUDY AREA B: OPTIONS

## CHARRETTE OPTION 2



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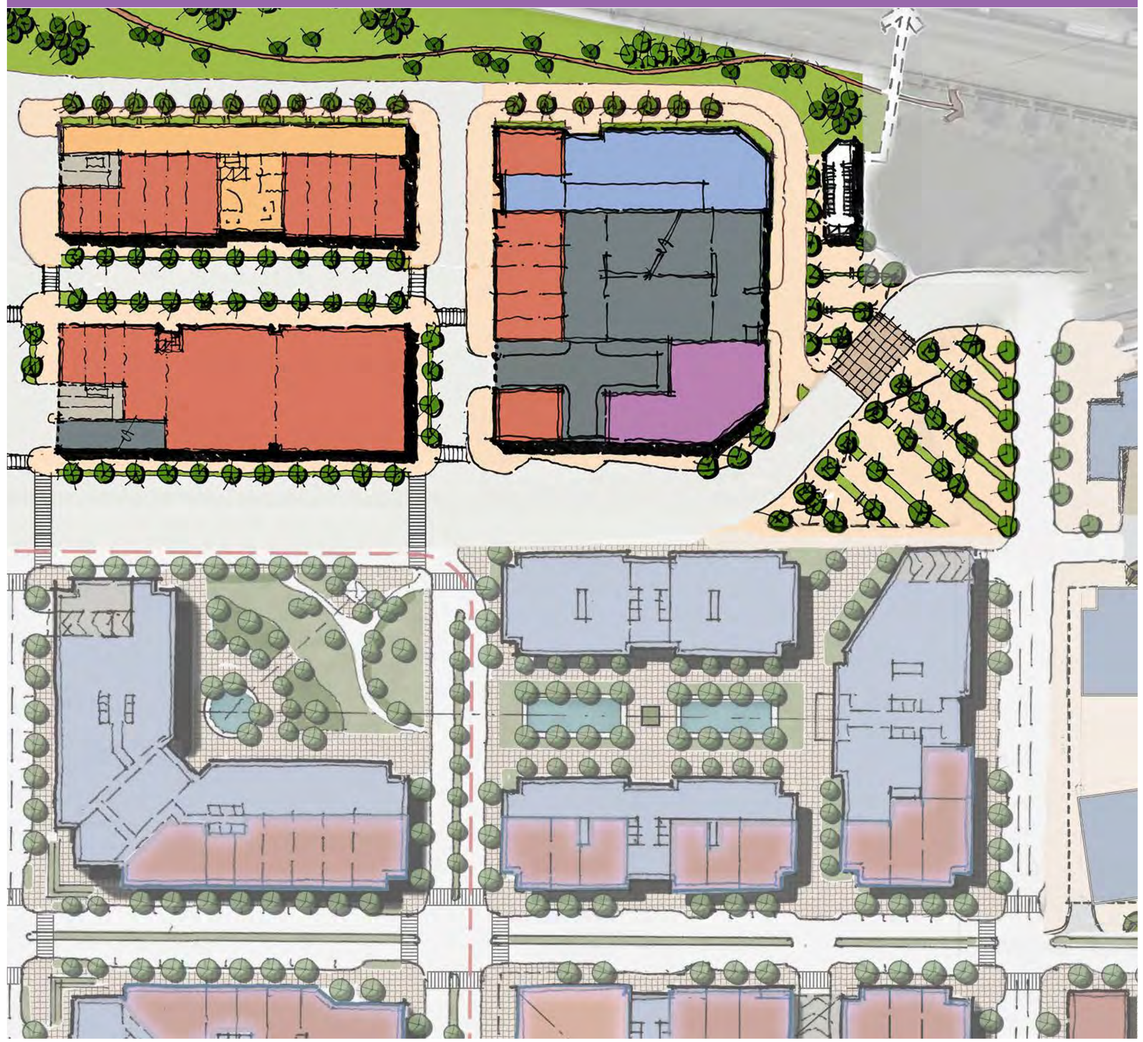
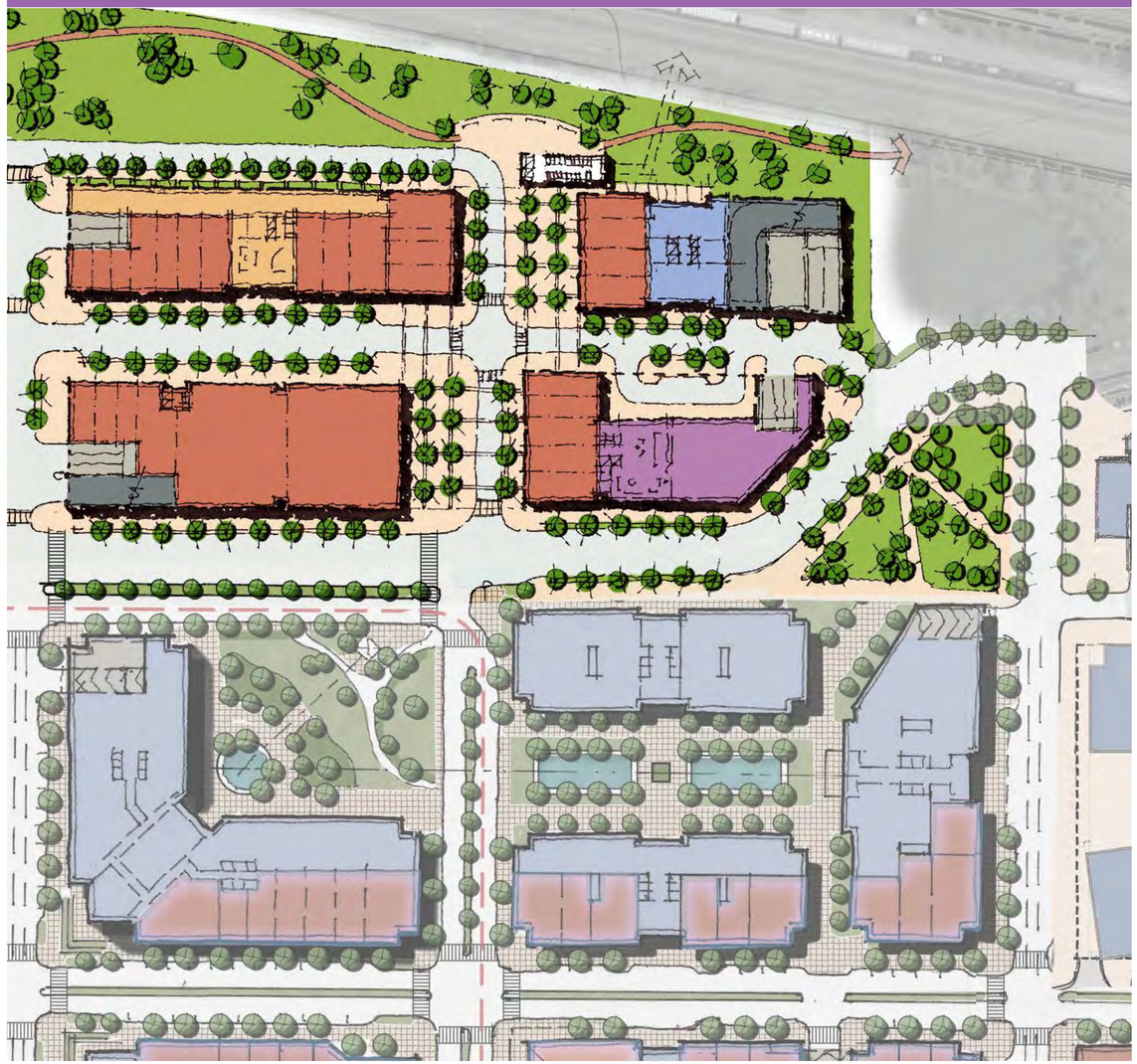


# STUDY AREA B: OPTIONS

## CHARRETTE OPTION 2B

## CHARRETTE OPTION 2C



# STUDY AREA C

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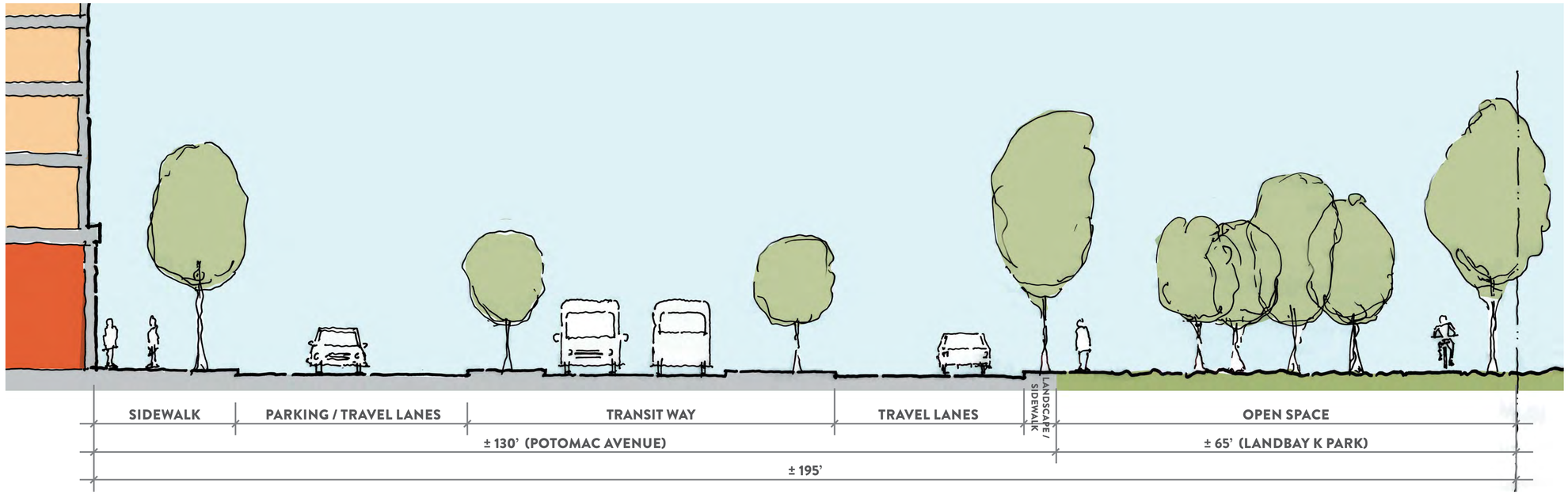
# STUDY AREA C: POTOMAC AVENUE LOCATION

## CHARRETTE OPTION 1

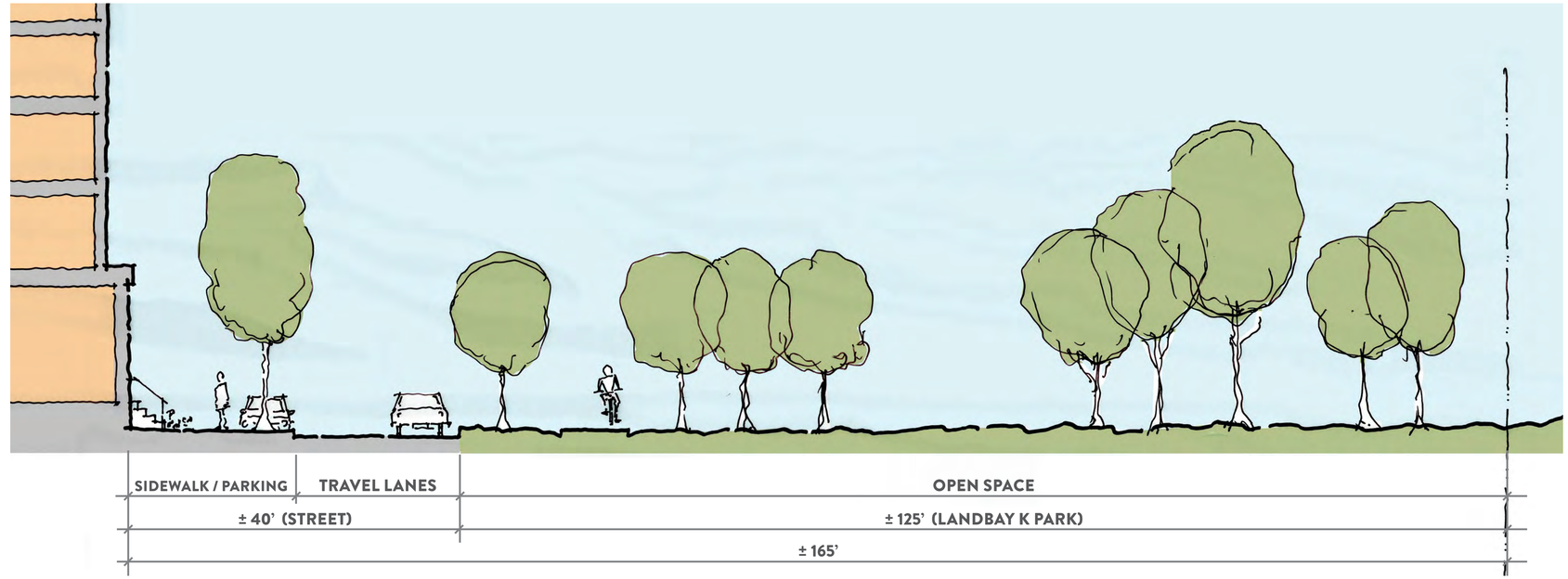
## CHARRETTE OPTION 2

# STUDY AREA C: STREET SECTIONS

CHARRETTE OPTION 1



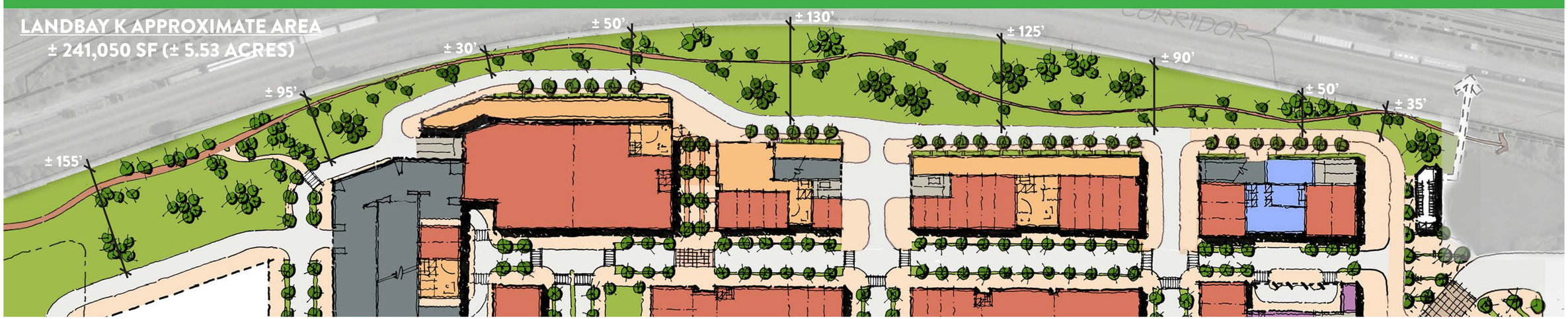
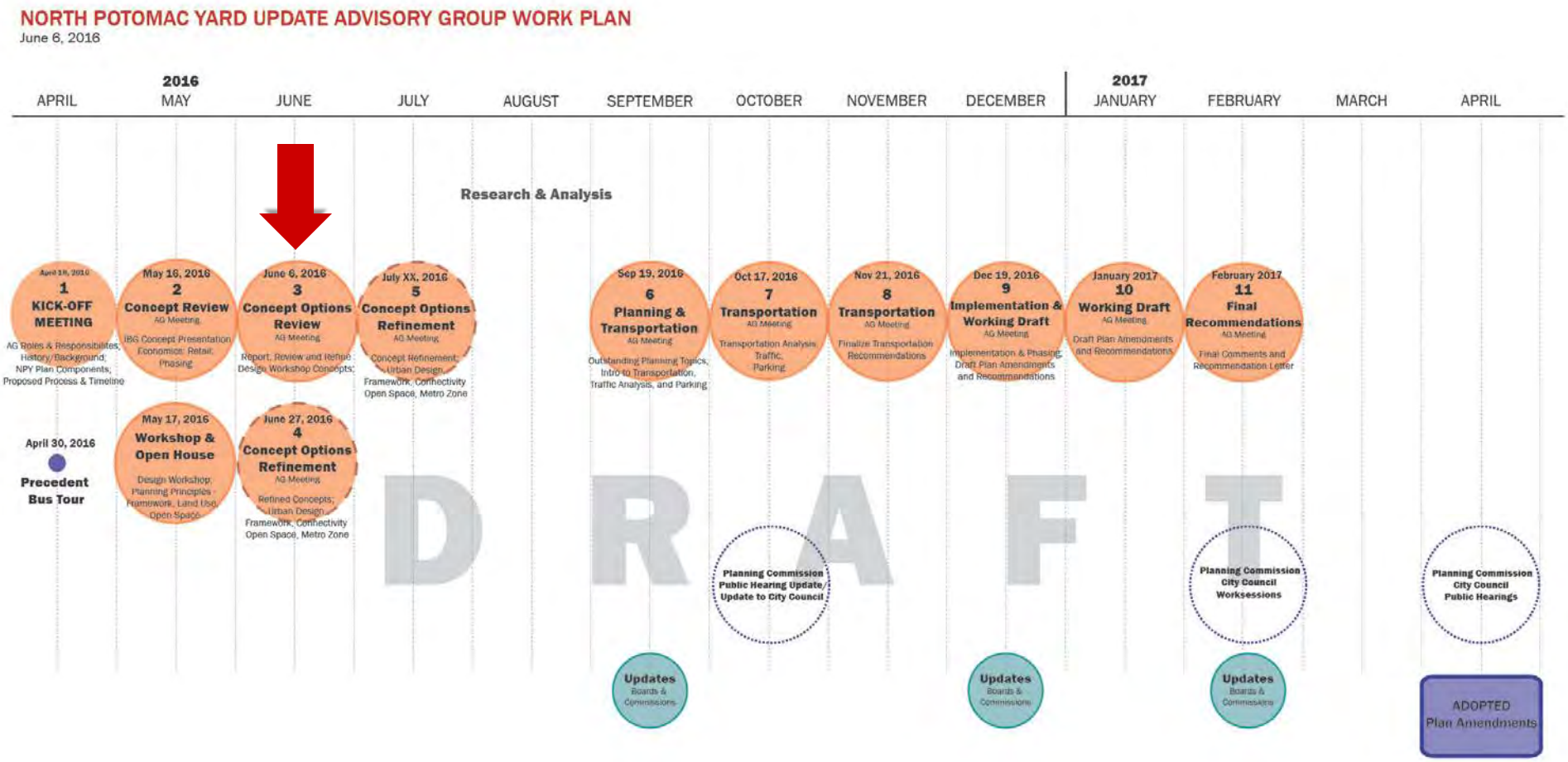
CHARRETTE OPTION 2



# STUDY AREA C: OPTIONS

## CHARRETTE OPTION 1

## CHARRETTE OPTION 2



# Advisory Group Work Plan
## (April 2016 – April 2017)