

Site Plan Review Committee

March 1, 2021

Potomac Yard, Land Bay C – East (Hazel National Landing)

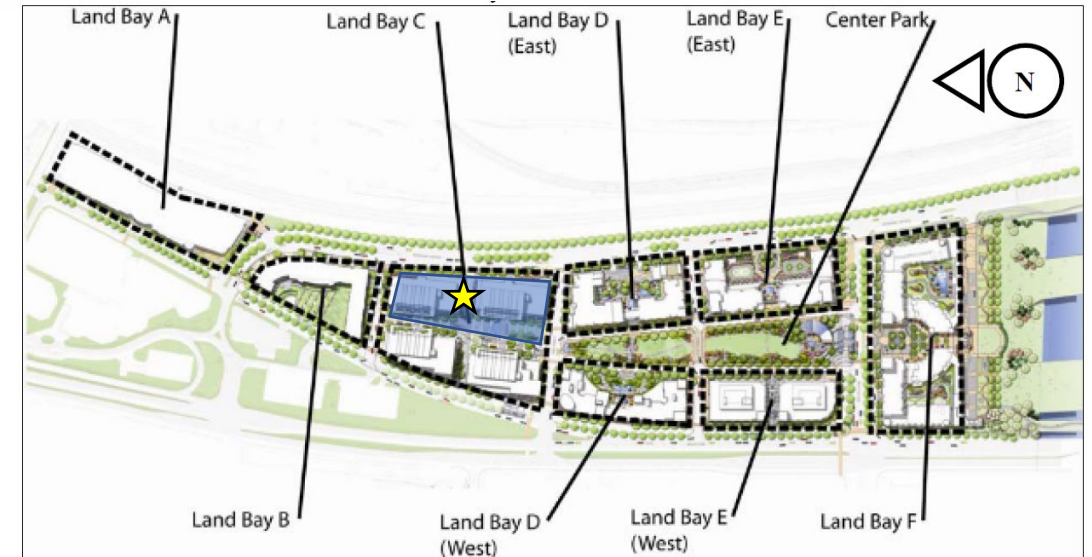
New Site Plan, PDSP and Site Plan Amendments

Crystal Drive (RPC# 34-027-071)

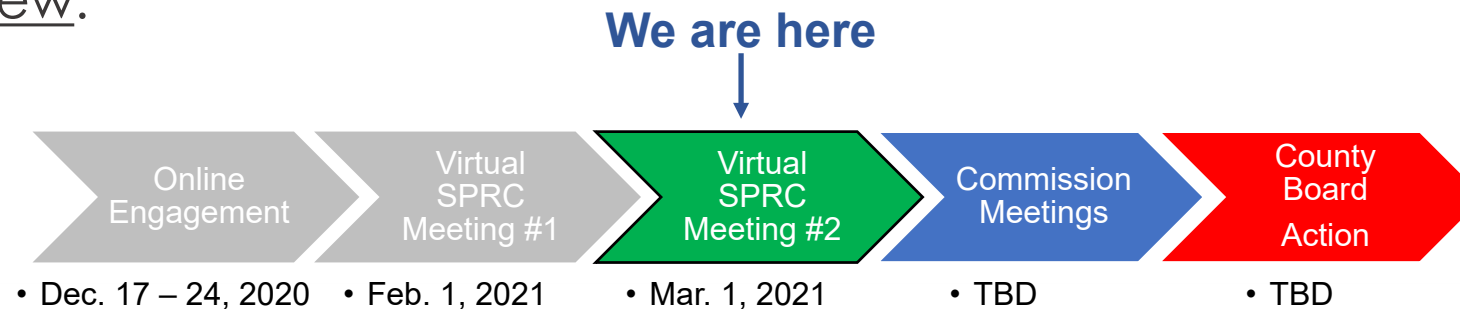
Project Summary / Next Steps

■ Proposal Summary:

- New Site Plan
 - Two (2) new residential towers, with ground floor retail
 - North Park Plaza (portion)
- PDSP/Site Plan Amendments
 - Dividing Land Bay C
 - Allowing residential instead of office use



■ Process Review:



Note: schedule and dates above are subject to change throughout the review process

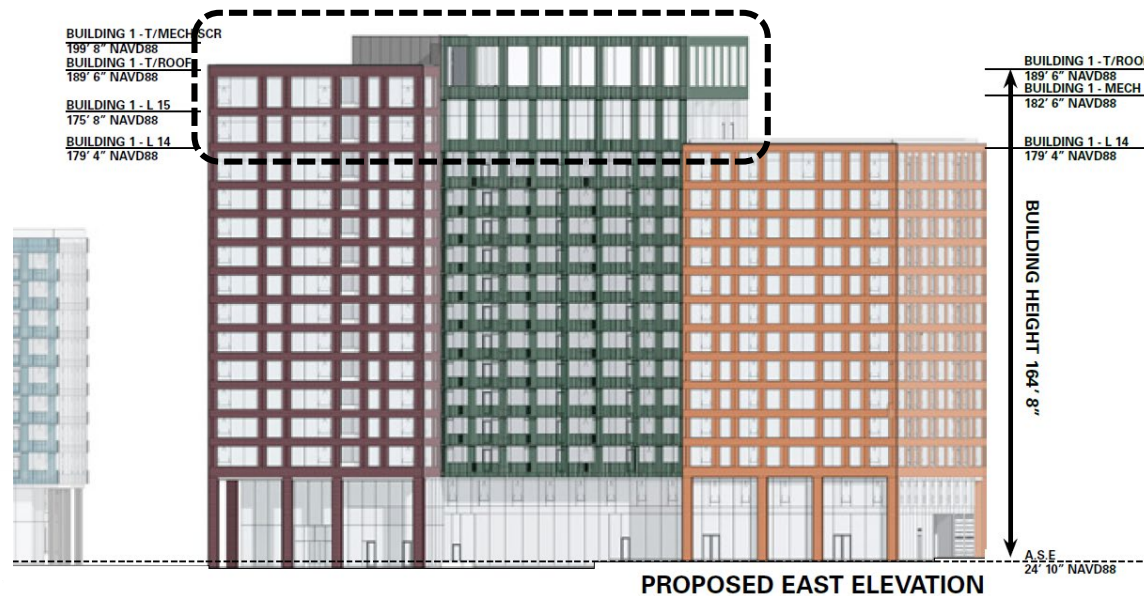
SPRC #2 Agenda & Discussion Topics:

1. Project updates
2. Transportation
3. North Park Plaza (Open Space/Landscaping)
4. Construction/Community Benefits

North Building – Revised Height (LEED Gold)

- The applicant is considering **increasing its max. building height (from ASE) by ~14 feet, or 1 (one) additional story** (15 stories total)
- To earn the additional height, the applicant is proposing to **increase its building sustainability from LEED Silver to LEED Gold**
- The additional height is proposed **to be accommodated on the North Building**, given the existing site constraints (e.g. NPS height limit on the southern end of the site)

North Building – Revised Height (LEED Gold)



- Proposed height would change **from ~150 ft. to ~164 ft.**; **from 14 to 15 stories**; with massing added towards the interior of the site
- Context: In absolute terms, the North Building would still be *shorter* in total height than the approved future office buildings on Land Bay C-West

Potomac Yard – Building Height Analysis

Approved

Building (by Land Bay)	Height in Stories
A1 (One Potomac Yard)	12
A2 (Two Potomac Yard)	12
B1 (Marriott)	13
C1	10
C2	12
C3 (OB3) (Lidl US)	12
C4 (OB4) (Lidl US)	12
D-W (The Clark)	12
D-E (The Sur)	12
E-W1 (Lidl US)	9
E-W2 (National Gateway)	9
E-E (Camden)	12
F-W (The Eclipse)	11
F-E (The Eclipse)	11
Average	11.36

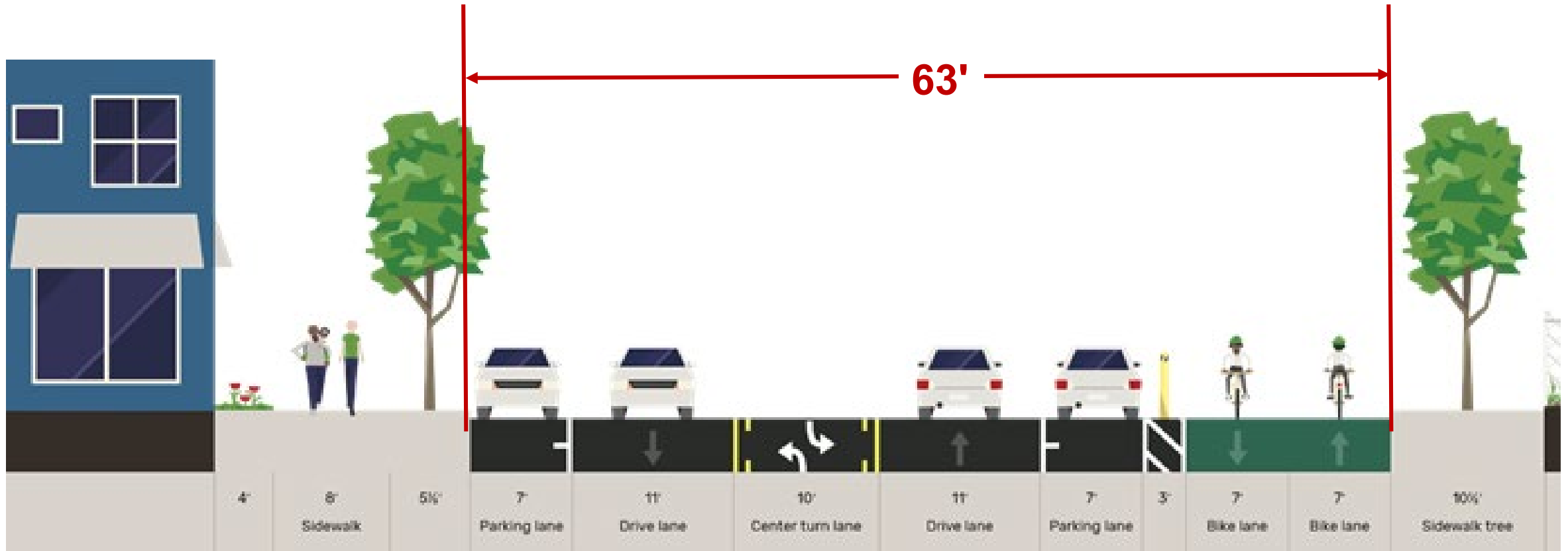
Proposed

Building (by Land Bay)	Height in Stories
A1 (One Potomac Yard)	12
A2 (Two Potomac Yard)	12
B1 (Marriott)	13
C-E – South Building	11
C-E – North Building	15
C-W (OB3) (Lidl US)	12
C-W (OB4) (Lidl US)	12
D-W (The Clark)	12
D-E (The Sur)	12
E-W1 (Lidl US)	9
E-W2 (National Gateway)	9
E-E (Camden)	12
F-W (The Eclipse)	11
F-E (The Eclipse)	11
Average	11.64

- Land Bay C was originally planned for 12-story buildings; however, Zoning and PDSP conditions allow flexibility:
- Zoning (“C-O-1.5”) allows building heights between 12 – 18 stories
- Zoning and PDSP conditions set an average of 12 stories as a benchmark across all Land Bays
- **The proposed additional height does *not* conflict with the above provisions**

Tables above: the proposed 11 and 15-story buildings on Land Bay C – East increase the average building height across the PDSP area from 11.36 to 11.64 stories; with the average remaining ≤ 12 stories

Possible Future Potomac Avenue Two-Way Cycle Track/Shared Use Trail



For more information visit:

Project webpage:

<https://projects.arlingtonva.us/projects/potomac-yard-land-bay-c-east/>

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