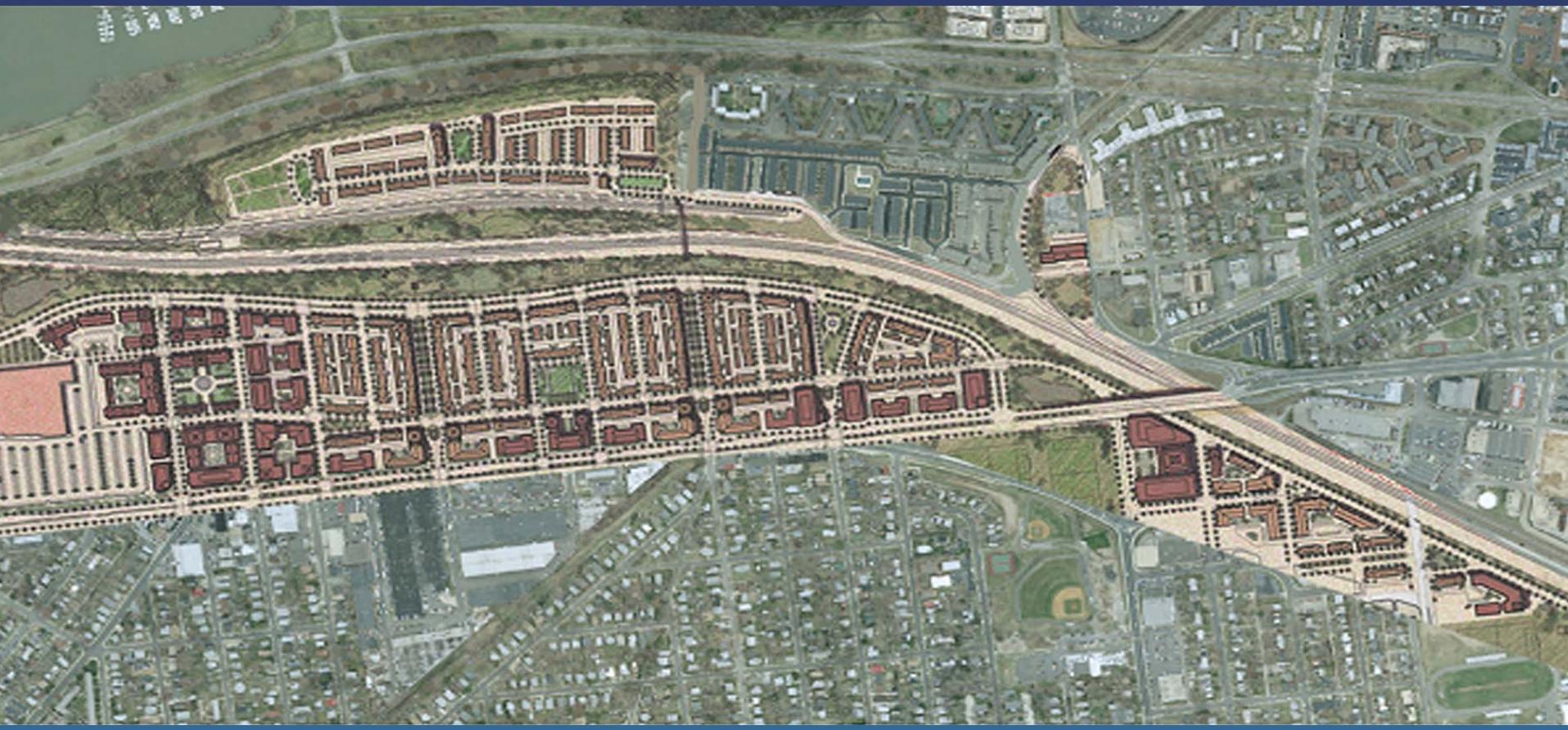
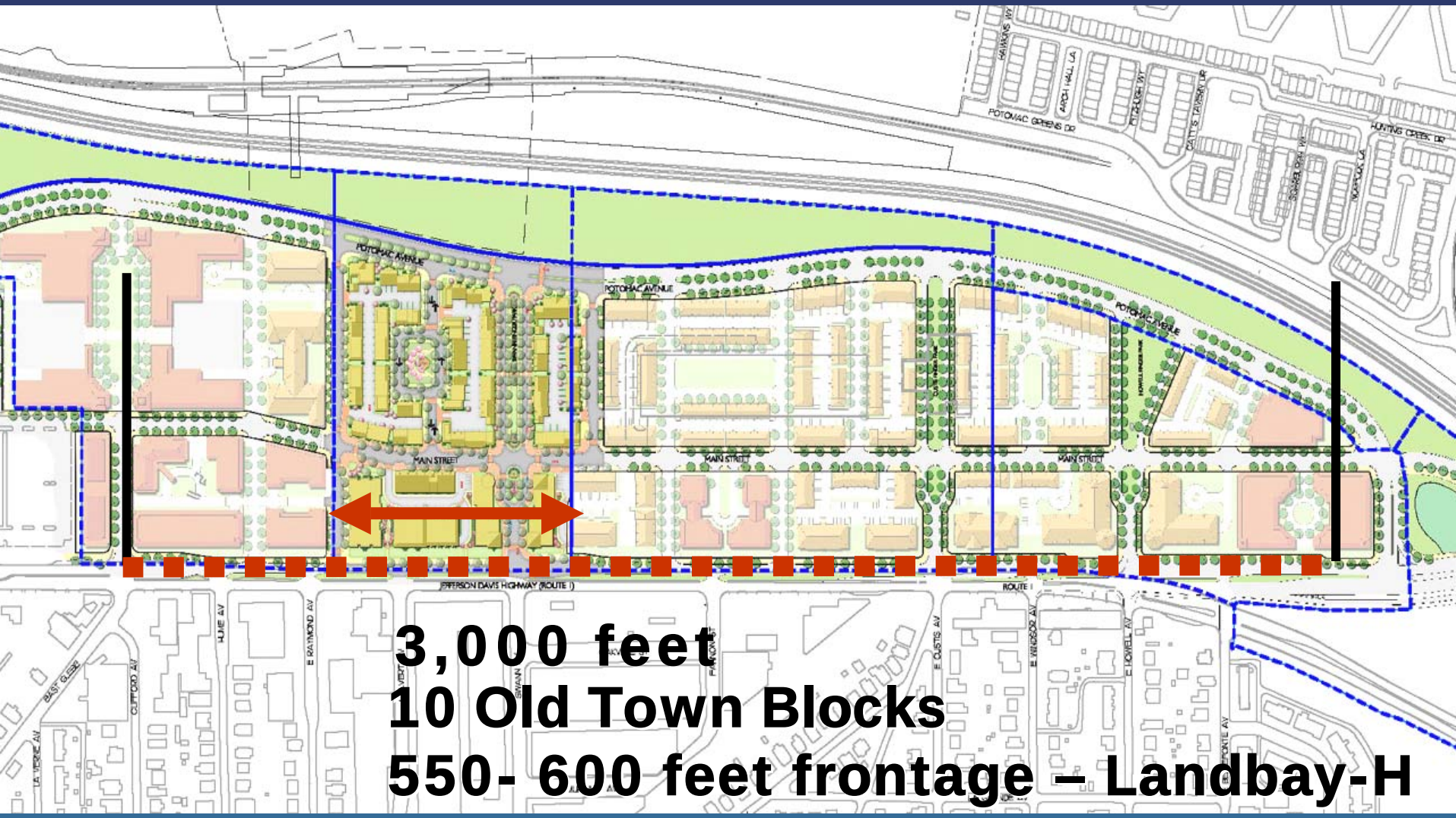
Potomac Yard - Route 1



Planning Commission - May 4, 2006

Potomac Yard

Route 1 Frontage

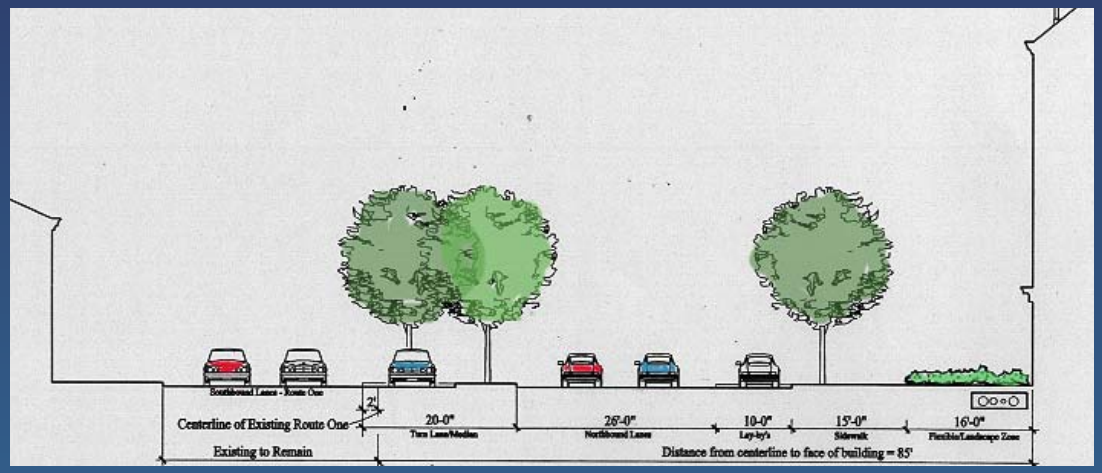


3,000 feet
10 Old Town Blocks
550- 600 feet frontage – Landbay-H

Design Guidelines-Route 1

Urban Boulevard

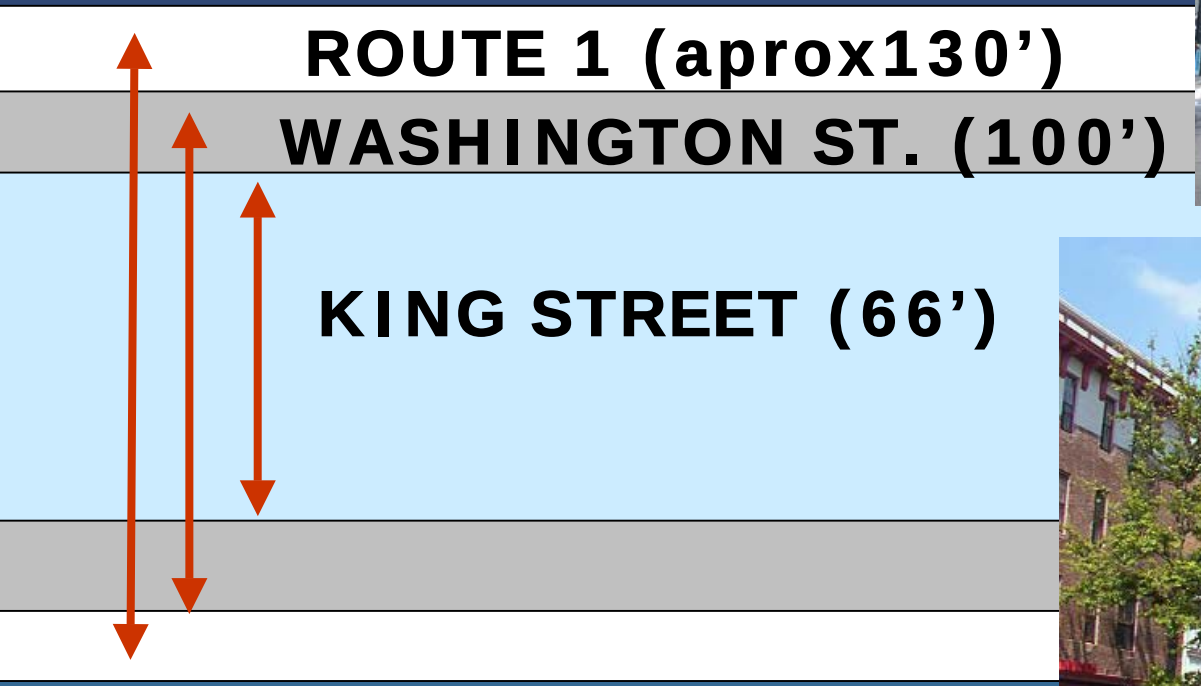
Center median and larger right-of-way



Character of Route 1

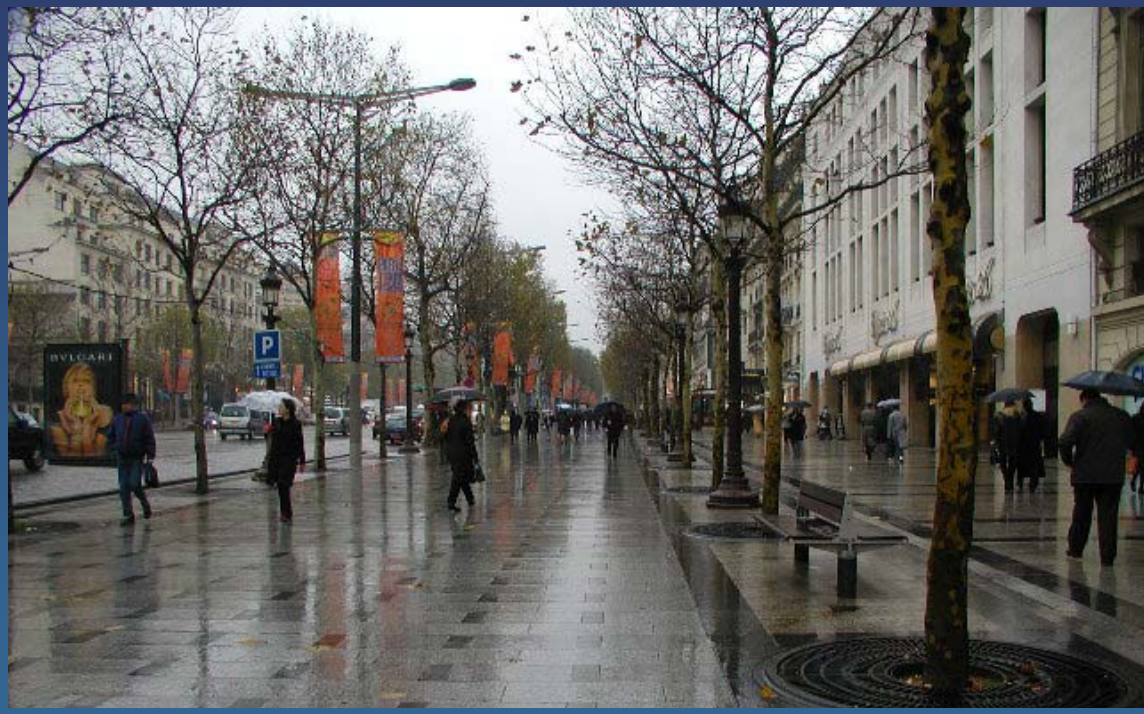
Street Width

Building face to face



Character of Route 1

Design Guidelines



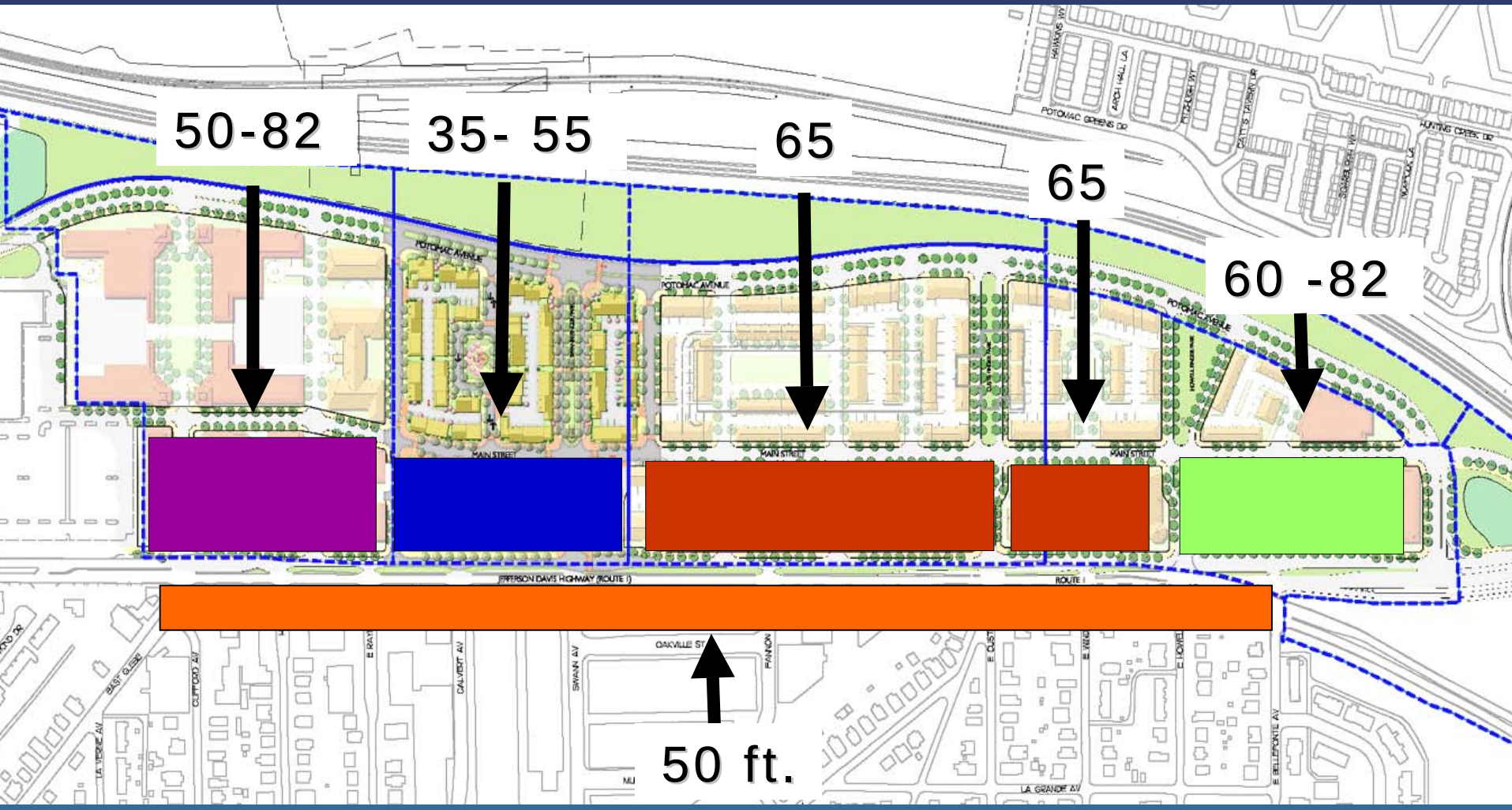
SCALE

- Street Width
- Street Wall
- Sidewalk Width
- Building Heights
- Urban Boulevard

CHARACTER

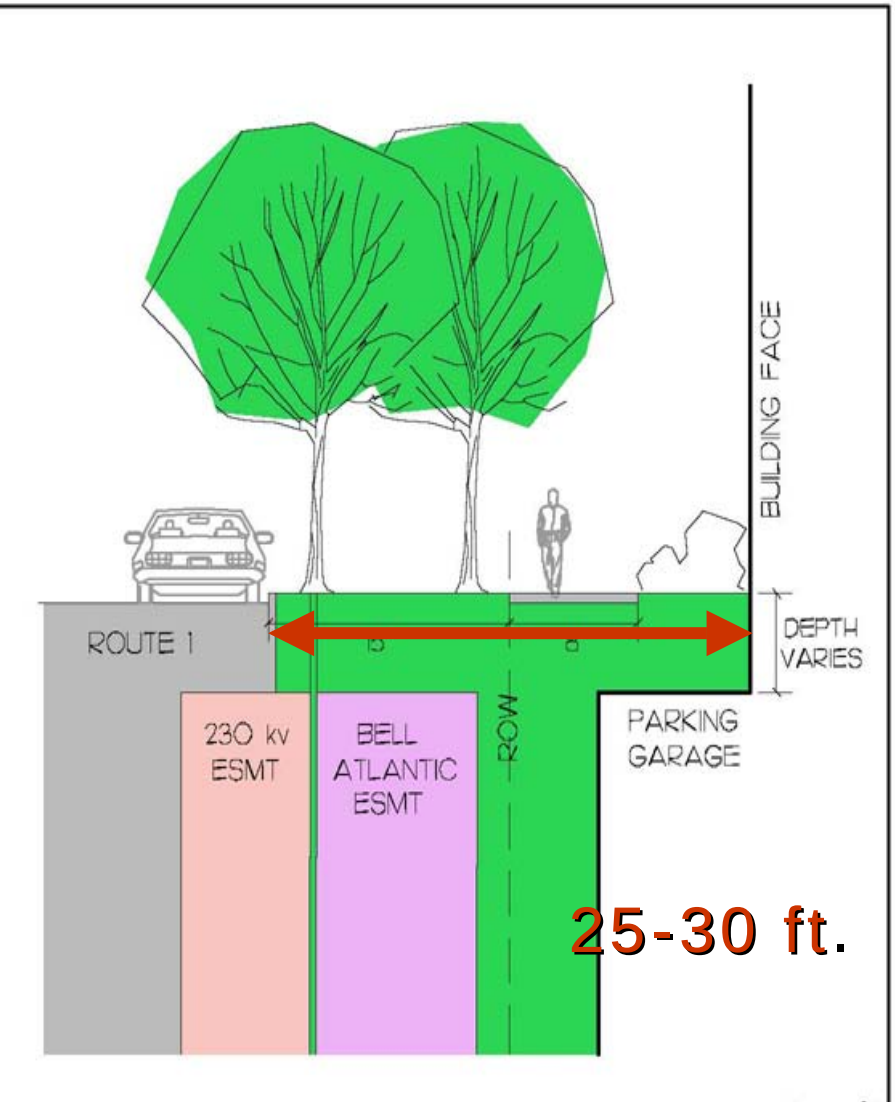
- Architecture
- Materials Used
- Pedestrian Level Façade
- Streetscape

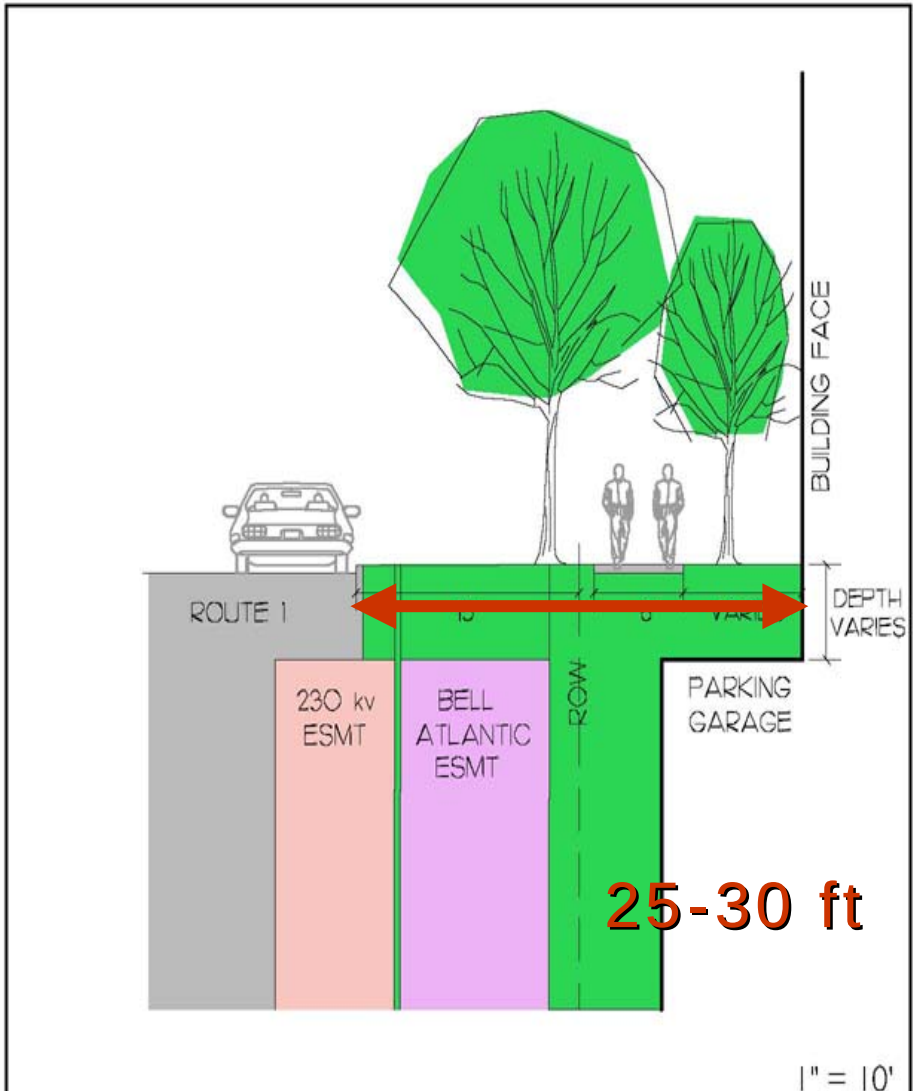
Building Heights - Route 1



Building Heights - Route 1

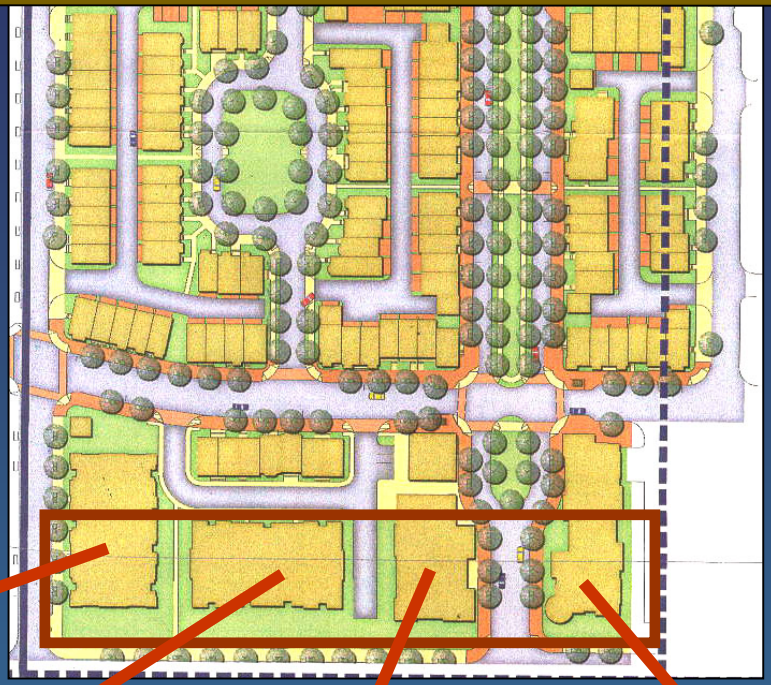
Route 1 - Streetscape

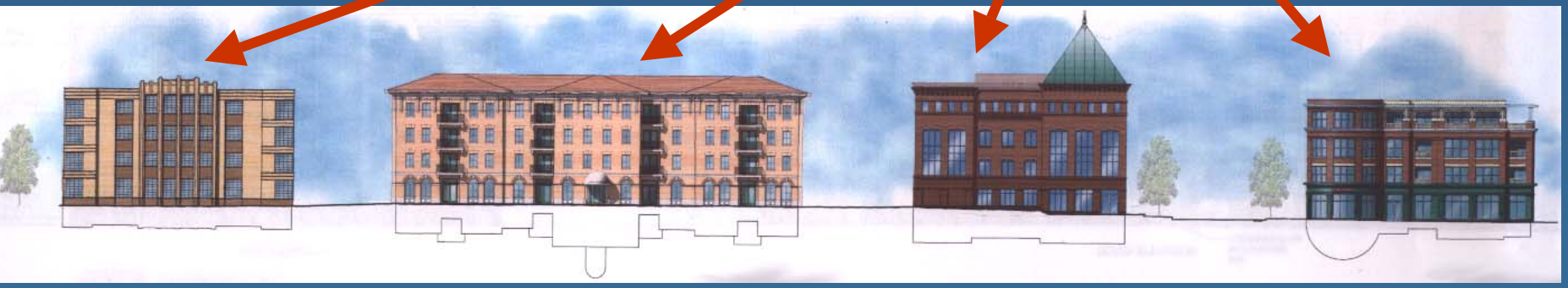




Route 1 - Streetscape

Route 1 - Frontage

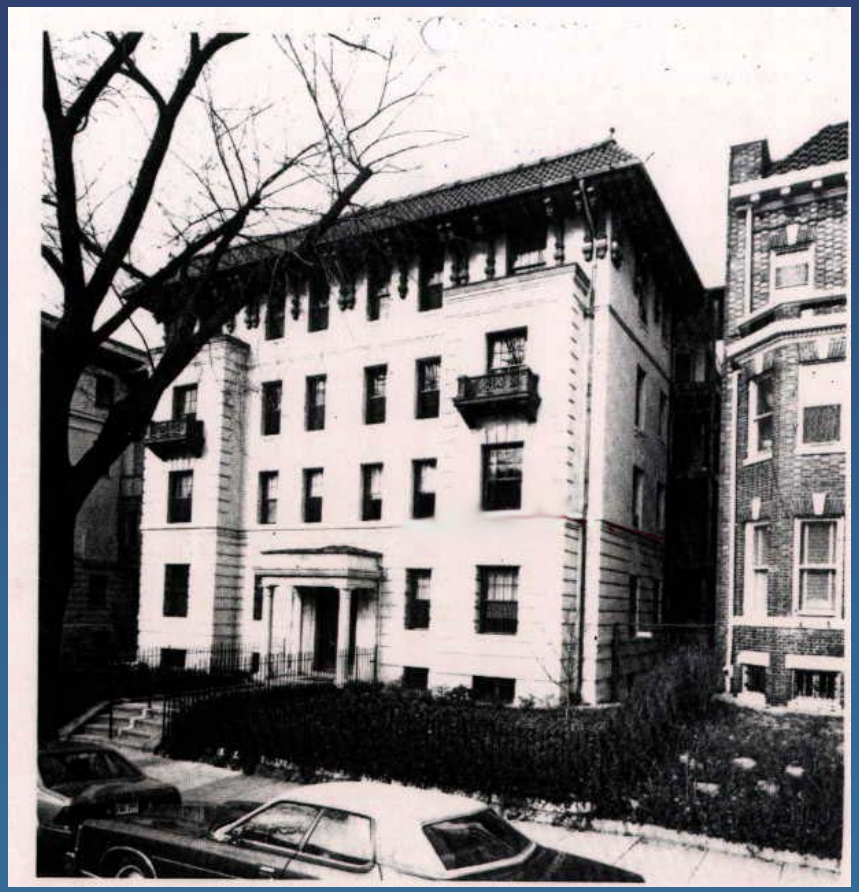




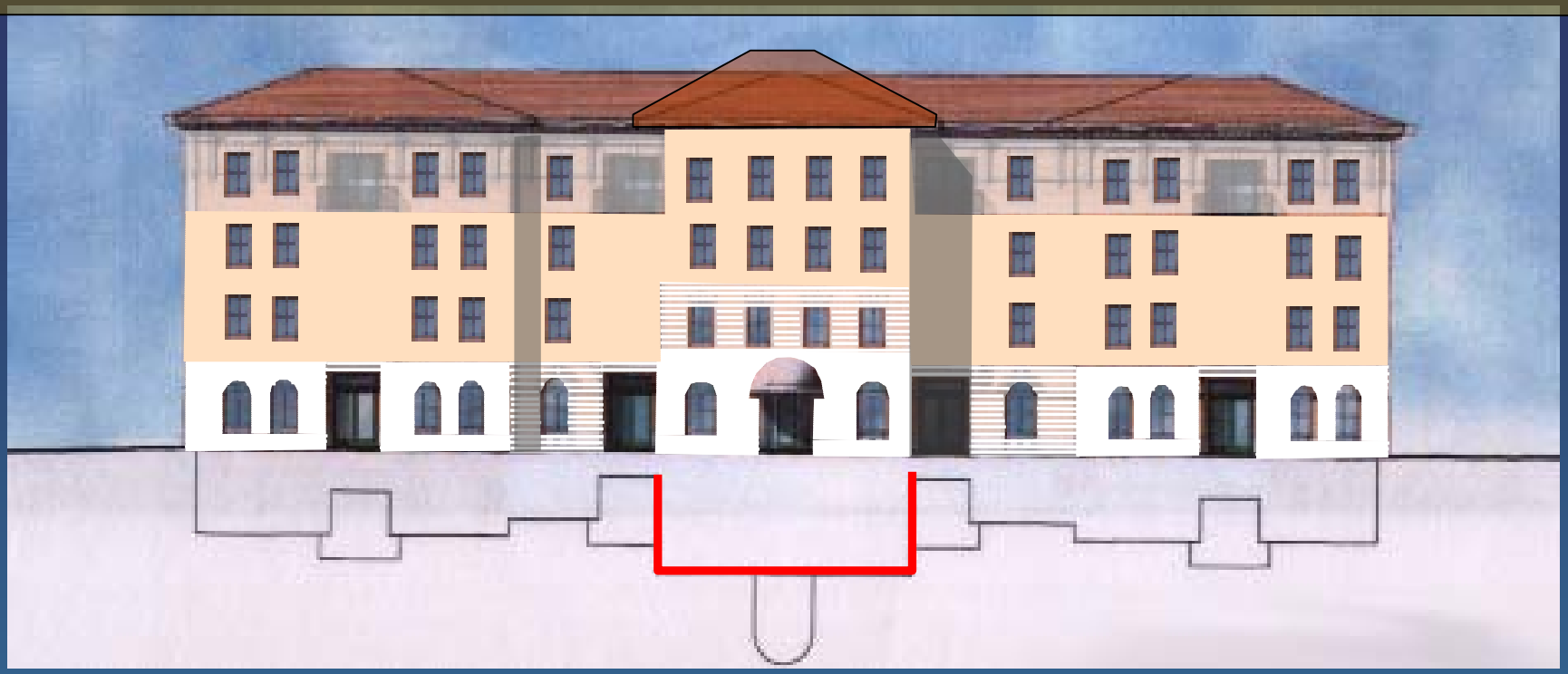
Route 1 - Compatibility

Variety in Height
Reduce Perceived Scale
Human Scale – Entrances
Compatibility

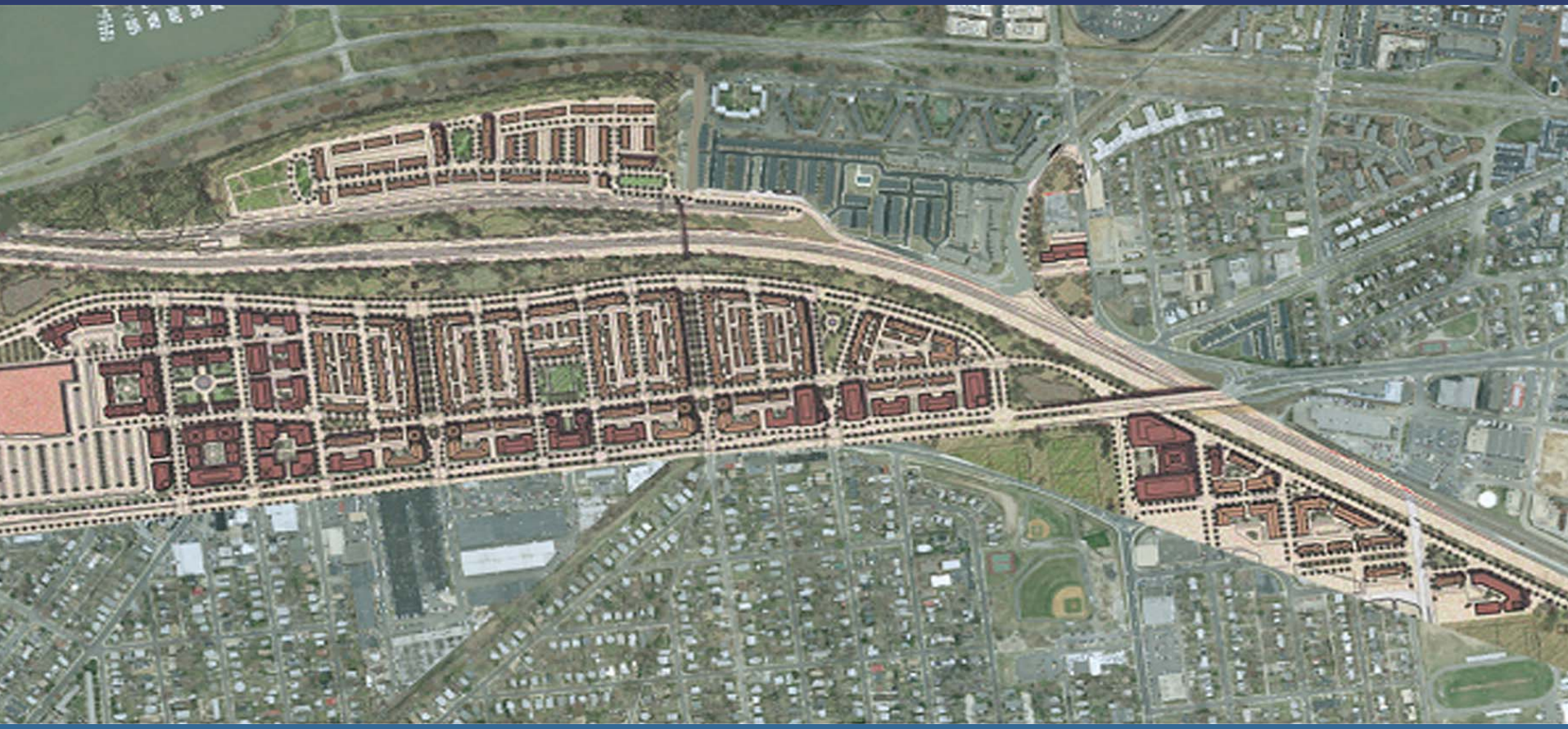
Precedent



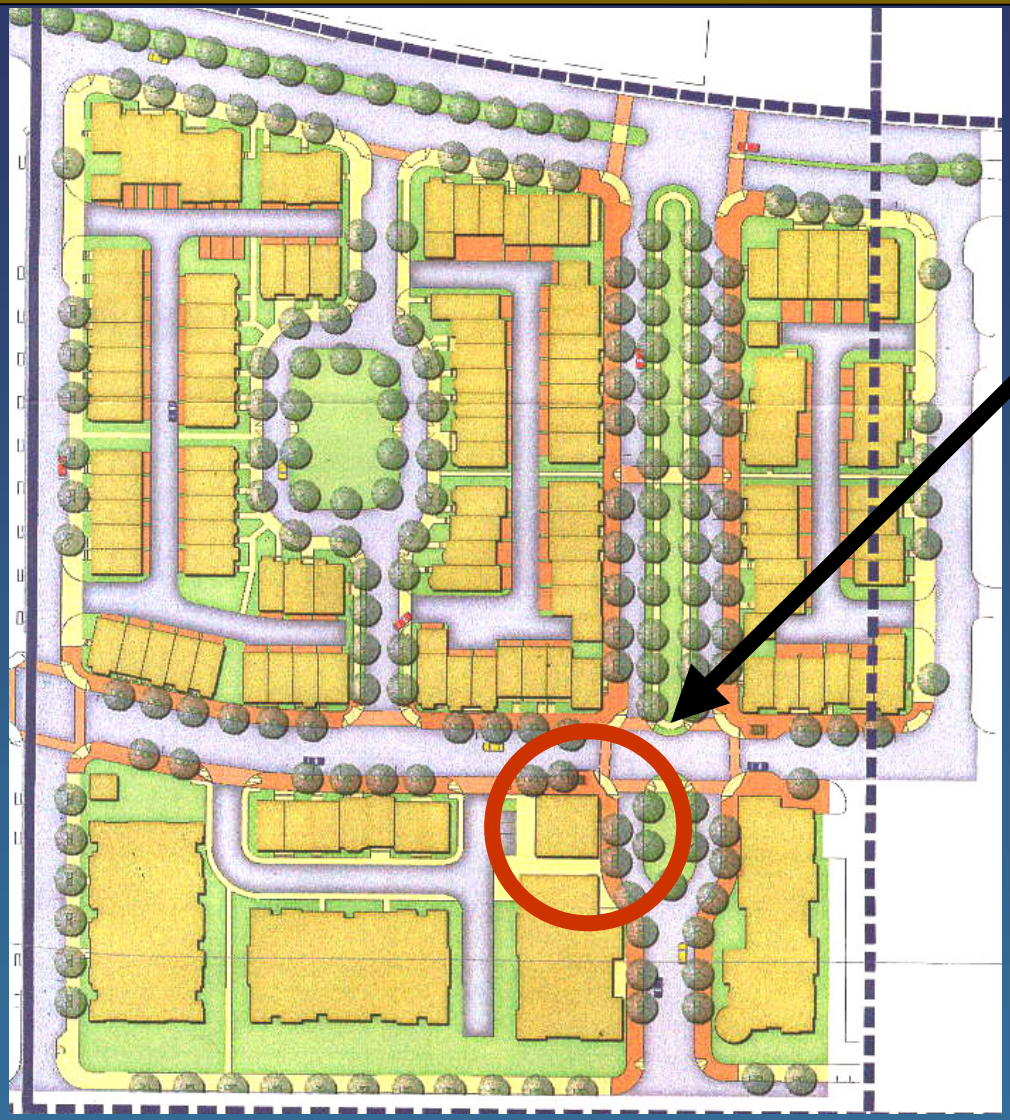
Route 1 - Compatibility



Affordable Housing



Affordable Housing



Location of On-Site Affordable Units

Next Steps

May PYDAC Meeting.
June Planning Commission and City Council Hearings.