

An aerial photograph of the Potomac Yard development in Arlington, Virginia. The image shows a large, modern multi-story building complex with a grid-like layout of streets and parking areas. In the background, a body of water (the Potomac River) is visible, along with a bridge and distant hills. The foreground shows a large parking lot and some greenery.

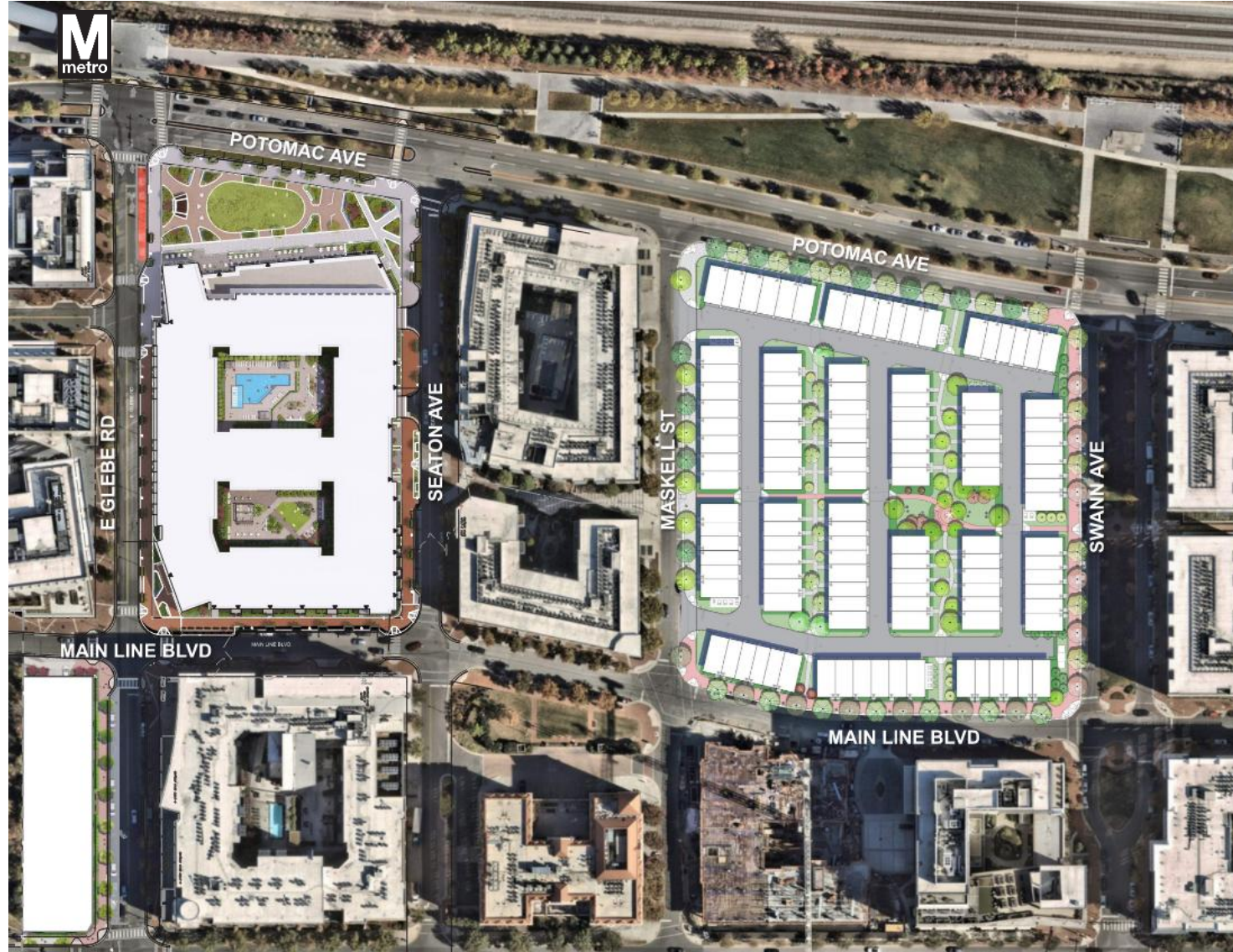
# POTOMAC YARD

## LAND BAY G & LAND BAY H DEVELOPMENT

SEPTEMBER 17<sup>th</sup>, 2025



# SITE OVERVIEW – PREVIOUS PLAN



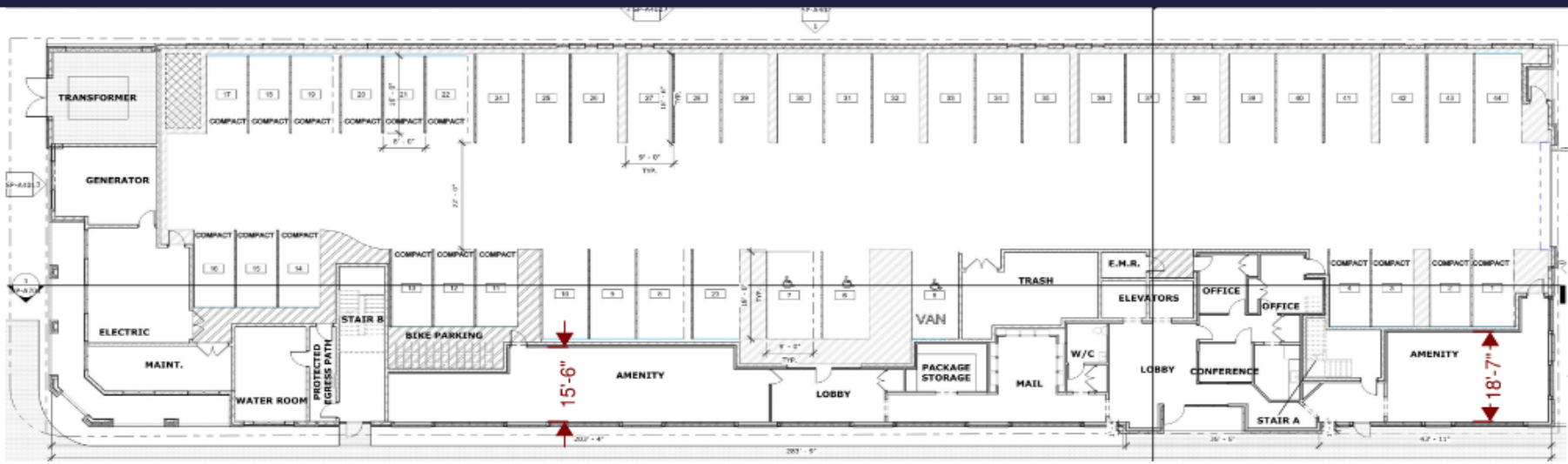


# LANDBAY G – G AFFORDABLE HOUSING UPDATE

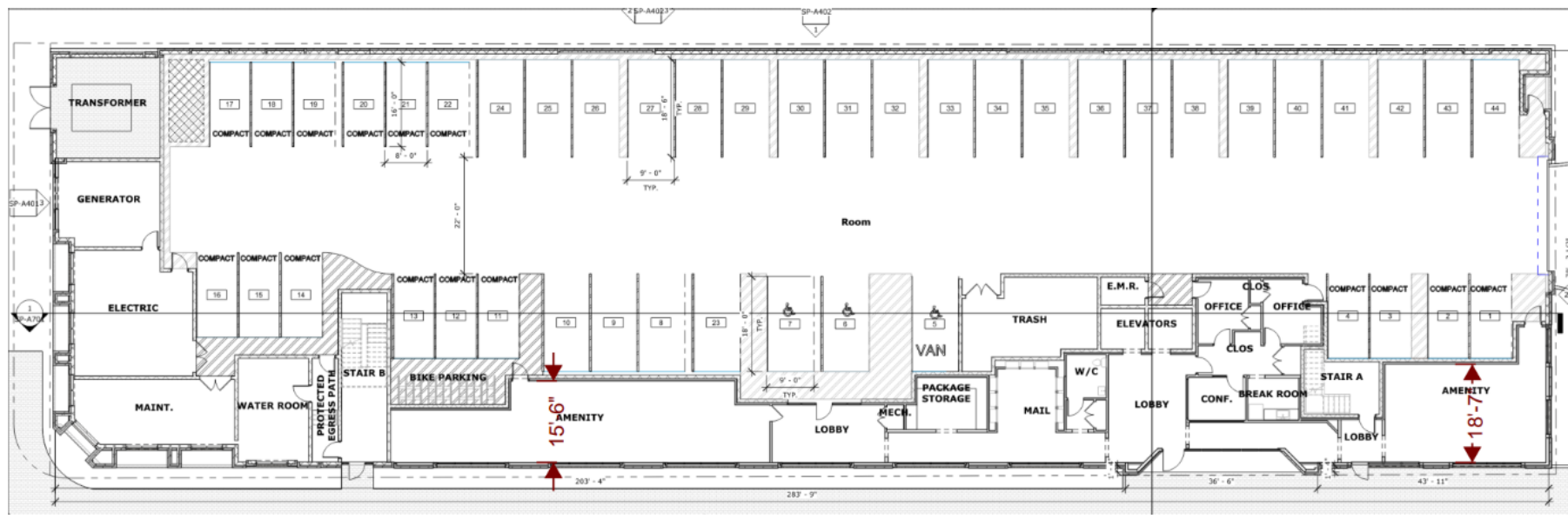


# LANDBAY G – G – GROUND FLOOR

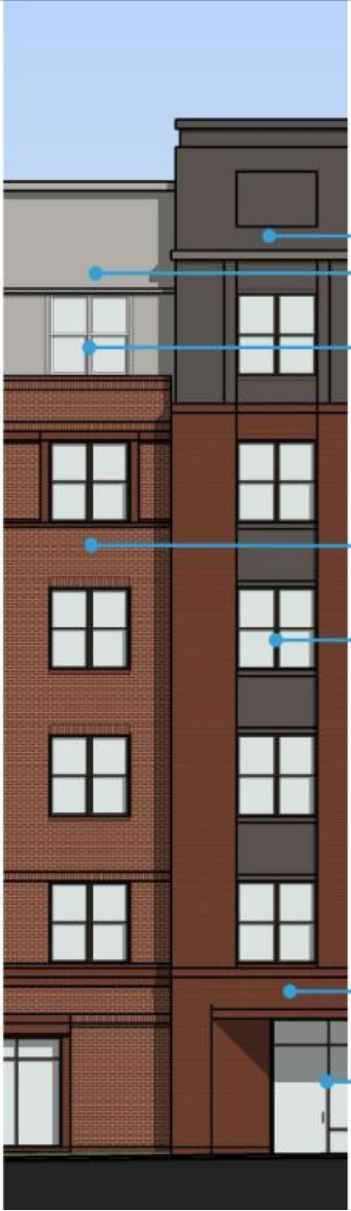
PREVIOUS



CURRENT







3.1 WINDOW SYSTEM 1  
BRONZE



2.1 FIBER CEMENT SIDING 1  
JAMES HARDIE RICH ESPRESSO



1.1 BRICK MASONRY 1  
SHENANDOAH, LIGHT MORTAR



3.2 WINDOW SYSTEM 2  
WHITE



2.2 FIBER CEMENT SIDING 2  
JAMES HARDIE PEARL GRAY



1.2 BRICK MASONRY 2  
SHENANDOAH, DARK MORTAR



4.1 METAL STOREFRONT  
BRONZE

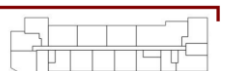


# LANDBAY G – G – ARCHITECTURAL ELEVATIONS (NORTH)

PREVIOUS



CURRENT



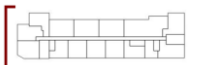


# LANDBAY G – G – ARCHITECTURAL ELEVATIONS (WEST)

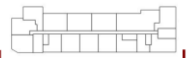
PREVIOUS



CURRENT



# LANDBAY G – G – ARCHITECTURAL ELEVATIONS (SOUTH)



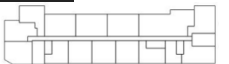


# LANDBAY G – G – ARCHITECTURAL RENDERING (SOUTH-WEST)

PREVIOUS



CURRENT



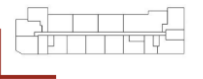
# LANDBAY G – G – ARCHITECTURAL ELEVATIONS (SOUTH)

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PREVIOUS



CURRENT





# LANDBAY G – G – ARCHITECTURAL RENDERING (NORTH-EAST)

PREVIOUS



CURRENT



# LANDBAY G – G – ARCHITECTURAL RENDERING (NORTH-WEST)

PREVIOUS



CURRENT





# LANDBAY G – G – ARCHITECTURAL RENDERING (SOUTH-EAST)

PREVIOUS



CURRENT



# LANDBAY G – G – ARCHITECTURAL RENDERING (SOUTH-WEST)

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PREVIOUS



CURRENT

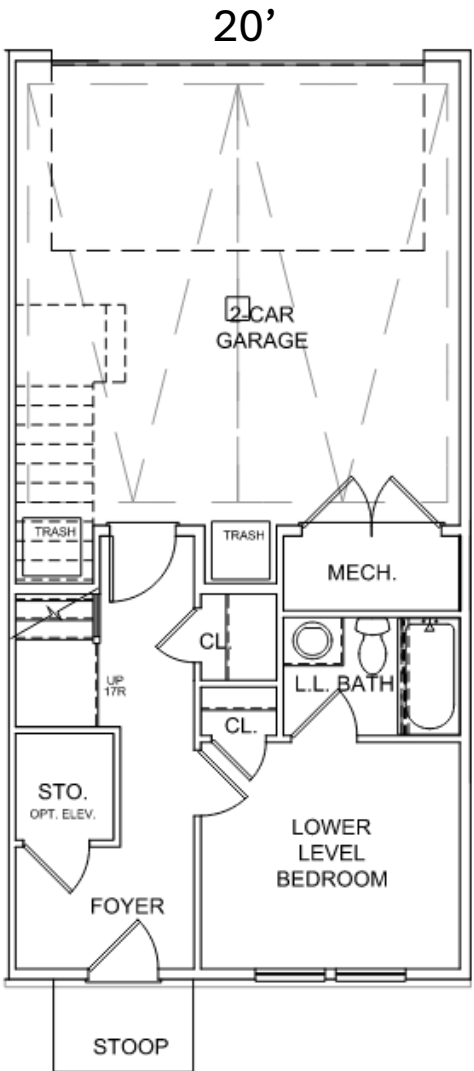
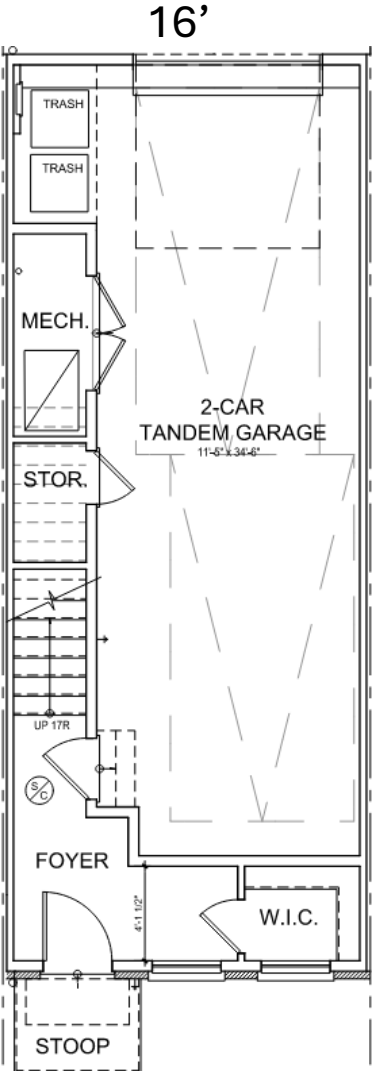




# LANDBAY H FOR SALE TOWNHOMES UPDATE

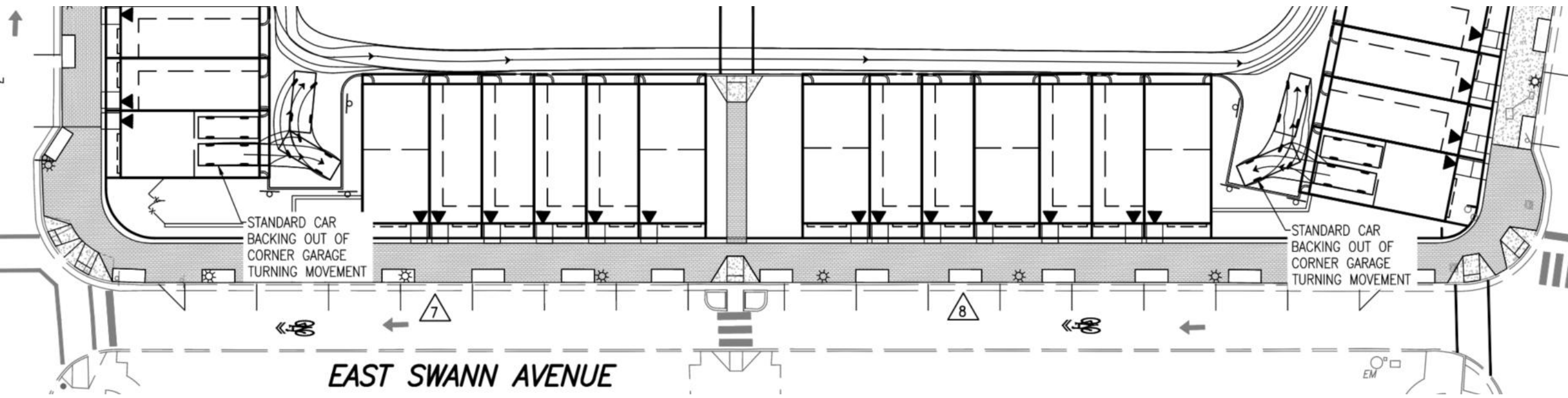


# LANDBAY H – GROUND FLOORS + TRASH LOCATION





# LANDBAY H – CAR TURNING MOVEMENTS



**LANDBAY H – STYLE 1 MATERIALS BOARD**



**BRICK 1**  
(GENERAL SHALE) DANBURY  
OR SIMILAR



**HORIZ. SIDING & PANEL 1**  
(JAMES HARDIE) ARCTIC WHITE  
OR SIMILAR



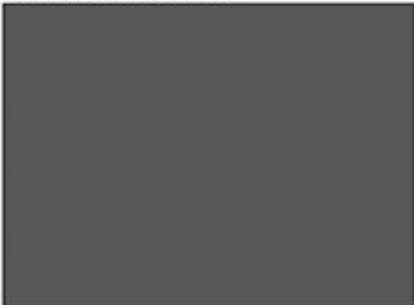
**PAINTED TRIM 1**  
(SHERWIN WILLIAMS) SPARE WHITE  
SW 6203 OR SIMILAR



**WINDOW & EXT. DOOR**  
BLACK



**GARAGE DOOR**  
(SHERWIN WILLIAMS) PEPPERCORN  
SW 7674 OR SIMILAR



**BRICK 2**  
(GLEN-GERY) BELGIAN GREY  
WIRECUT OR SIMILAR



**HORIZ. SIDING & PANEL 2**  
(JAMES HARDIE) IRON GRAY  
OR SIMILAR



**PAINTED TRIM 2**  
(SHERWIN WILLIAMS) ROCK BOTTOM  
SW 7062 OR SIMILAR



**GUTTERS, DOWNSPOUTS &  
RAILINGS** BLACK





LANDBAY H – STYLE 2 MATERIALS BOARD



**BRICK 1**  
(GLEN-GERY) DESERT BLEND VELOUR  
OR SIMILAR



**HORIZ. SIDING & PANEL 1**  
(JAMES HARDIE) NAVAJO BEIGE  
OR SIMILAR



**PAINTED TRIM 1**  
(SHERWIN WILLIAMS) SAND DOLLAR  
SW 6099 OR SIMILAR



**WINDOW & EXT. DOOR**  
BLACK



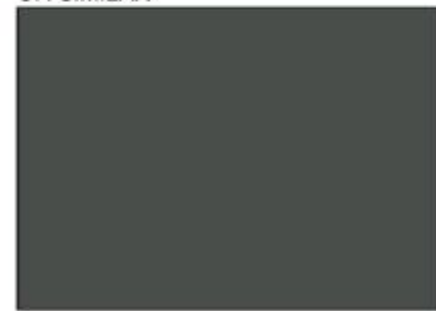
**GARAGE DOOR**  
(SHERWIN WILLIAMS) PEPPERCORN  
SW 7674 OR SIMILAR



**BRICK 2**  
(GLEN-GERY) FULL RANGE WIRECUT  
6024 OR SIMILAR



**HORIZ. SIDING & PANEL 2**  
(JAMES HARDIE) IRON GRAY  
OR SIMILAR



**PAINTED TRIM 2**  
(SHERWIN WILLIAMS) ROCK BOTTOM  
SW 7062 OR SIMILAR



**GUTTERS, DOWNSPOUTS & RAILINGS** BLACK



# LANDBAY H – STYLE 1 ARCHITECTURAL ELEVATIONS (PREVIOUS)

VARIATION 1



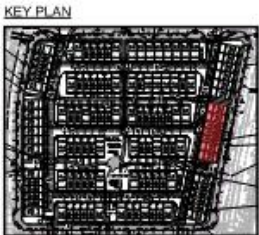


# LANDBAY H – STYLE 1 ARCHITECTURAL ELEVATIONS (CURRENT)

VARIATION 2



VARIATION 3



# LANDBAY H – STYLE 2 ARCHITECTURAL ELEVATIONS (PREVIOUS)

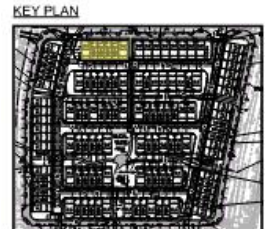
VARIATION 1





# LANDBAY H – STYLE 2 ARCHITECTURAL ELEVATIONS (CURRENT)

VARIATION 2



# LANDBAY H – STYLE 1 SIDE ARCHITECTURAL ELEVATIONS (NO CHANGE)





# LANDBAY H – STYLE 2 SIDE ARCHITECTURAL ELEVATIONS

PREVIOUS



HI-VIZ

STANDARD

CURRENT



HI-VIZ

STANDARD

HI-VIZ STANDARD



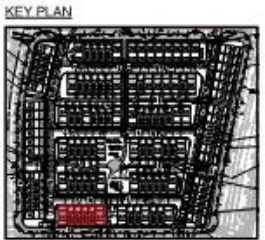
# LANDBAY H – STYLE 1 REAR ARCHITECTURAL ELEVATIONS (PREVIOUS)





# LANDBAY H – STYLE 1 REAR ARCHITECTURAL ELEVATIONS (CURRENT)

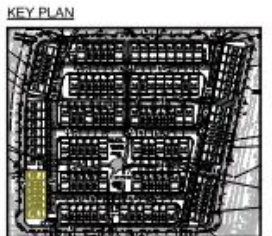
VARIATION 1



VARIATION 2



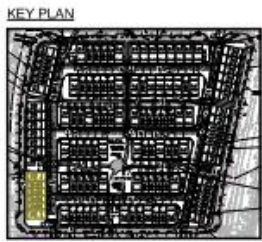
# LANDBAY H – STYLE 2 REAR ARCHITECTURAL ELEVATIONS (PREVIOUS)



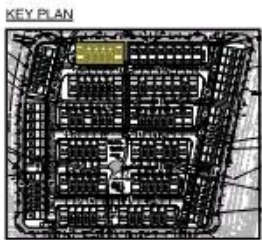


# LANDBAY H – STYLE 2 REAR ARCHITECTURAL ELEVATIONS

VARIATION 1



VARIATION 2



POTOMAC YARD | LBG/H DEVELOPMENT

# LANDBAY H OPEN SPACE UPDATE

PREVIOUS



CURRENT





# LANDBAY H OPEN SPACE UPDATE

PREVIOUS



CURRENT



## POTOMAC YARD | LBG/H DEVELOPMENT

# LANDBAY H OPEN SPACE UPDATE



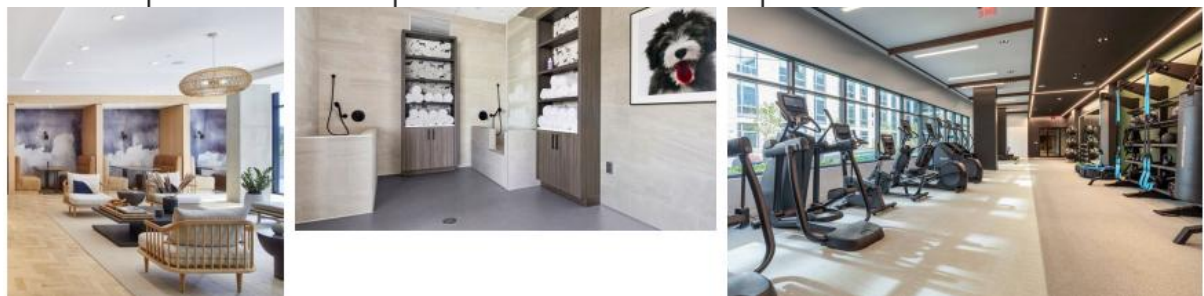


# LANDBAY G - B+E MULTIFAMILY RENTAL UPDATE



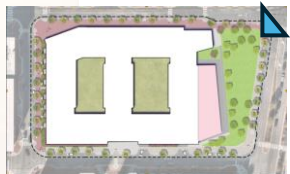


# LANDBAY G – B+E – PRELIMINARY AMENITY LAYOUT





# LANDBAY G – B+E – LOBBY ENTRANCE RENDERING (POTOMAC & E.GLEBE)



# LANDBAY G B+E – MATERIALS BOARD



PARTIAL ELEVATION  
3/16" = 1' 0"

KEY PLAN



4.1 METAL RAILING  
STATUARY BRONZE



1.1 BRICK 1  
WHITE BRICK



1.5 MORTAR 1  
WHITE



1.2 BRICK 2  
MEDIUM GRAY



1.6 MORTAR 2  
MEDIUM GRAY



4.1 METAL STOREFRONT  
DARK BRONZE



2.1 CEMENTITIOUS PANEL LAP 1  
2.3 CEMENTITIOUS PANEL 3  
LIGHT GRAY



2.2 CEMENTITIOUS PANEL 2  
ESPRESSO



1.3 BRICK 3  
BLACK/CHARCOAL (GRAPHITE)



1.7 BRICK MORTAR 3  
GRAPHITE



1.4 BRICK 4 (TO BE PAINTED)  
TBD MURAL PAINT



3.1 VINYL WINDOW - BRONZE  
3.3 VINYL DOOR - BRONZE



2.4 CEMENTITIOUS PANEL 4  
MEDIUM GRAY

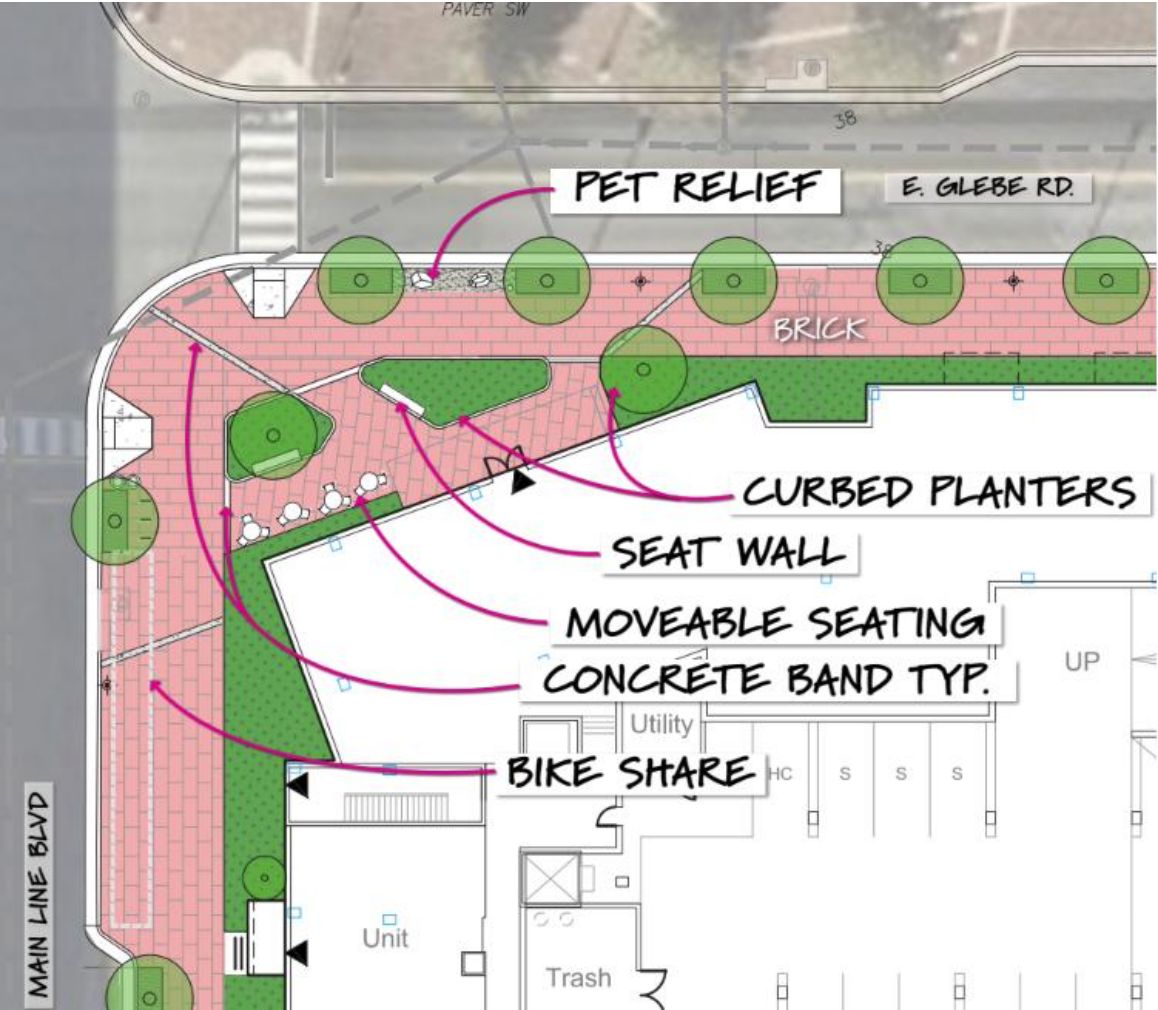


2.5 CEMENTITIOUS PANEL 5  
WOOD ACCENT





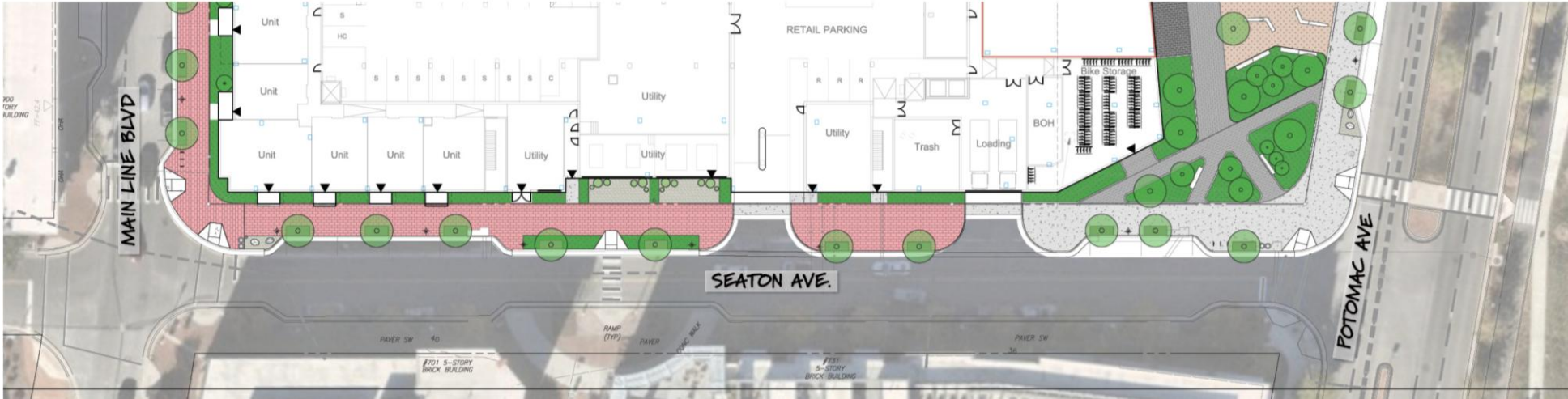
# LANDBAY G – B+E OPEN SPACE UPDATE – NW CORNER



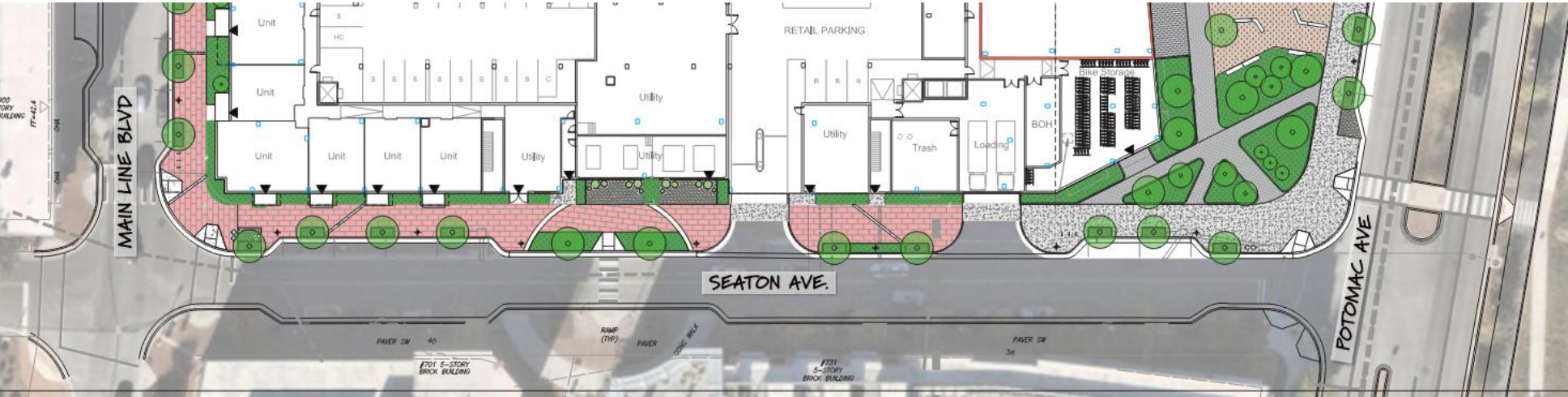


# LANDBAY G – B+E OPEN SPACE UPDATE – SEATON AVE.

PREVIOUS

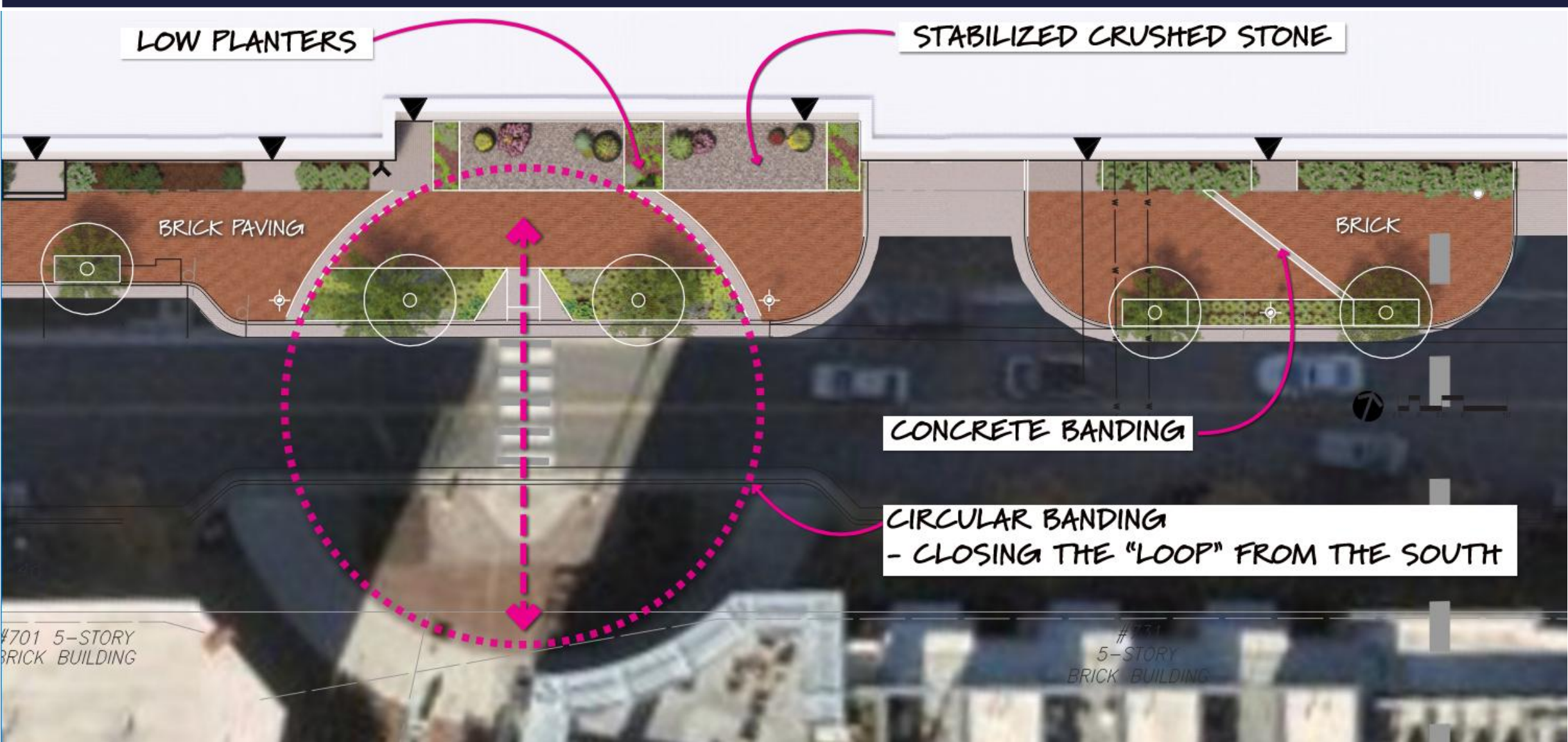


CURRENT



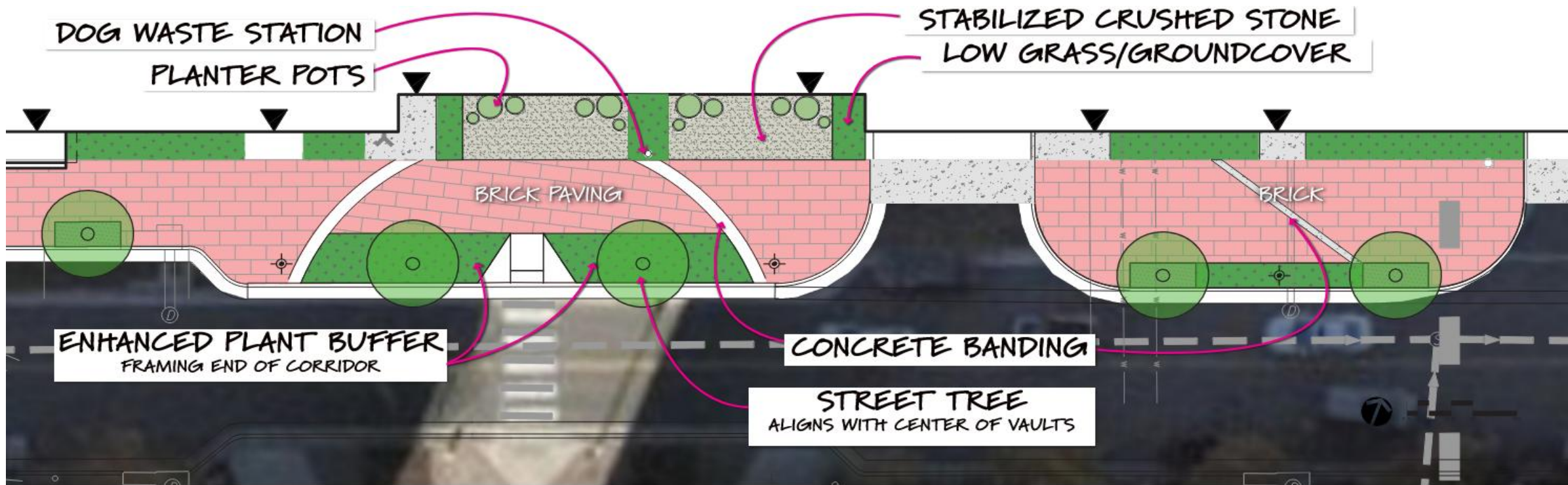


# LANDBAY G – B+E OPEN SPACE UPDATE – SEATON AVE.





# LANDBAY G – B+E OPEN SPACE UPDATE – SEATON AVE.





# LANDBAY G B+E OPEN SPACE UPDATE – TOWN CENTER









LANDBAY G B+E –  
OPEN SPACE COMPS





LANDBAY G B+E –  
OPEN SPACE COMPS





**LANDBAY G B+E –  
OPEN SPACE COMPS**



PENTAGON ROW



7200 WISCONSIN



MET PARK

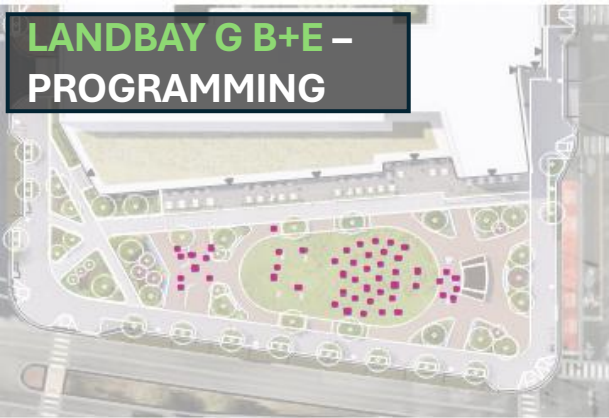


THE PARKS AT WALTER REED - DC



DOWNTOWN CROWN





## ACTIVITY+ MEET UP CAPACITY

+/- 60 PEOPLE ● = 6SF / AREA OF 1 PERSON



YOGA



SOCIAL HUB



MEET UP



PLAY

## VENDORS + DINING CAPACITY

+/- 130 PEOPLE - +/- 12 VENDORS - +/- 7 FOOD TRUCK VENDORS ● = 6SF / AREA OF 1 PERSON



VENDORS



GATHER



COMMUNITY EVENT



MARKET

## MOVIE NIGHT / PERFORMANCE CAPACITY

+/- 200 PEOPLE ● = 6SF / AREA OF 1 PERSON



CONCERT



GATHER



MOVIE NIGHT



PERFORMANCE







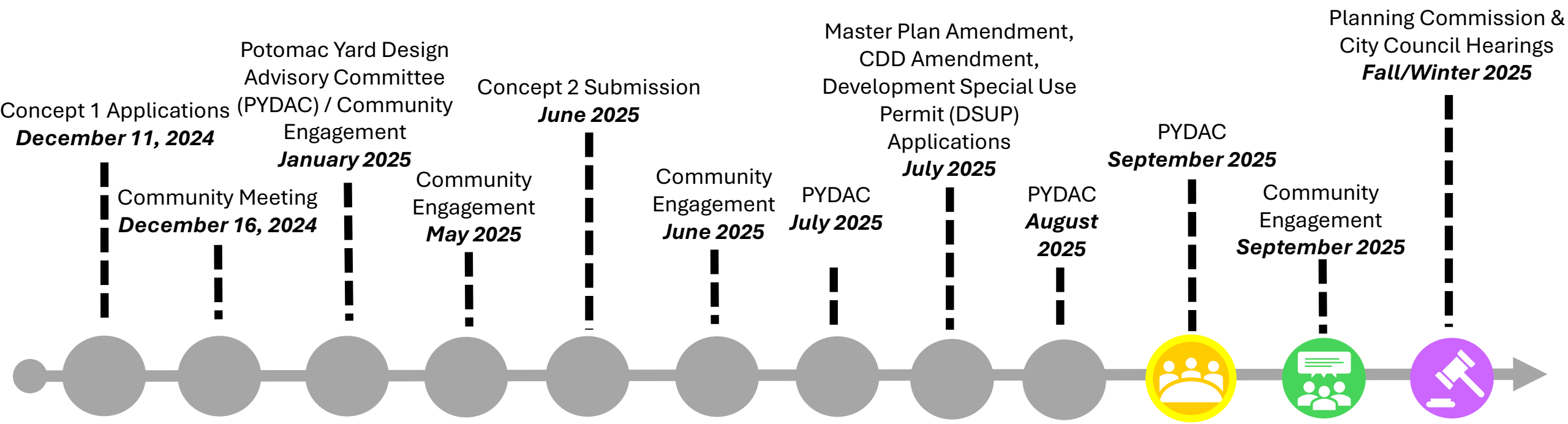




# CURRENT PLAN



# ENTITLEMENT PROCESS OVERVIEW



**Application Submission**

**Community Engagement**

**PYDAC Meeting**

**Public Hearing**

**Current Milestone**

(1) Schedule is preliminary and subject to change