



DEPARTMENT OF PLANNING AND ZONING

DATE: September 17, 2025

TO: Potomac Yard Design Advisory Committee

FROM: Planning & Zoning Staff

RE: Recommendation Meeting for Potomac Yard Landbays G and H

Thank you all for your input to date on the three Potomac Yard projects proposed on the remaining undeveloped parcels in Potomac Yard. Tonight's meeting will include a final update by the applicant on the three projects, followed by the Committee's recommendation. Below is a brief summary of the latest design updates as well as direction on rendering your final recommendations.

The applicant's presentation that illustrates the below design updates have been posted on the [City's PYDAC webpage](#), under the "Meeting and Materials" for tonight's meeting.

PROJECT UPDATES:

Mixed-Use Building (2901 Main Line Blvd – Landbay G-B/E)

- Enhanced the plant buffer at the terminus of the north/south connection and incorporated concrete banding to complete the "turnabout" referenced in the pavement to the south;
- Repositioned the shade structure in the open space to allow a better visual and physical connection to the open space and retail;
- Connected street tree wells where possible for added landscape and decrease in impervious area; and
- Incorporated conceptual blocking plan for the amenity space along Glebe Rd, as well as precedent images to reflect the activation of that frontage.

Affordable Housing Building (601 E Glebe – Landbay G-G)

- Southwest Corner:
 - Revised the columns to be engaged piers;
 - Revised the opening sills to approximately 24-inches above finished grade rather than continuing to grade;
 - Revised the openings to approximately 3-foot deep in lieu of the previously proposed 6-foot deep walkable colonnade;
 - Replaced the back wall of the recessed openings with brick in lieu of Hardie Panel;
 - Where possible, replaced the louvered openings with vision glass; and
 - Removed the cantilever canopy to downplay communicating this corner as an “entry”.
- Main Entry
 - Revised the back wall of the main entry recess to 4 feet in lieu of 5 feet to minimize over-shadowing;
 - Revised the Entry recess niche to extend nearly the full width of the entry “tower” to create symmetry and better identify the entrance to the building; and
 - Chamfered the Entry recess on both ends, creating a forced-perspective aperture to direct focus on the entry.
 - The additional glazing pulls more daylight into the lobby and leasing office
 - The recess functions as rainfall protection in lieu of a cantilevered canopy
- North Elevation
 - Simplified by removing extraneous detailing and banding from the brick; and
 - Revised the larger expanses of brick

Townhouses (2601 Main Line Blvd – Landbay H)

- Consolidated and relocated transformers to less visible areas, where possible;
- Added landscaping and refined landscape design;
- Provided turning movements to show how cars will exit from the townhomes into the alleys;
- Provided first floor unit layouts to show the location for trash/recycling storage;
- Revised the front elevations to introduce variations of the two architectural styles;

- Revised the side standard elevation for the second style to wrap more brick around the side; and
- Revised the rear elevations to introduce more visual interest through the use of different colors, window groupings and juliet balconies.

COMMITTEE RECOMMENDATIONS:

In preparation for the Committee's recommendation, staff wanted to share the criteria the Committee has used in the past to frame your recommendations. Four criteria were previously identified as a way to summarize key elements of the design guidelines in a more condensed and approachable format, see below.

Each PYDAC member is encouraged to be prepared to speak to each of these design criteria, as applicable.

Creating Neighborhoods:

Indicate how new buildings reinforce the vision established in the Urban Design Guidelines to provide compact, pedestrian-friendly and mixed-use neighborhoods within Potomac Yard.

Pedestrian-Friendly Environment:

This focuses on streetscape improvements, including the width of sidewalks, location of street trees and pedestrian scale lighting as they relate to the proposed building. Unobstructed sidewalks reinforce the pedestrian friendly and safe environment established throughout Potomac Yard.

Mixed-Use Development:

This focuses on how a proposal provides a mix of uses on the site and is part of a larger mix of uses within a given Landbay and Potomac Yard as a whole.

Building Design:

This focuses on how the proposed building design achieves the intent of the urban design guidelines with regard to the urban standards, including frontage activation, orientation, height, massing and setbacks, as well as the architectural standards, including fenestration, materials and architectural elements.

Next Steps:

PYDAC will vote to provide a recommendation for each of the three projects, indicating, as applicable, how each project complies with the intent of the Design Guidelines to the Director of Planning & Zoning.

The PYDAC recommendation will be forwarded to the Planning Commission and City Council.