

An aerial photograph of a city neighborhood, likely Potomac, Maryland, showing a grid of streets, buildings, and green spaces. The image is overlaid with a semi-transparent light blue filter. The text is centered over the image.

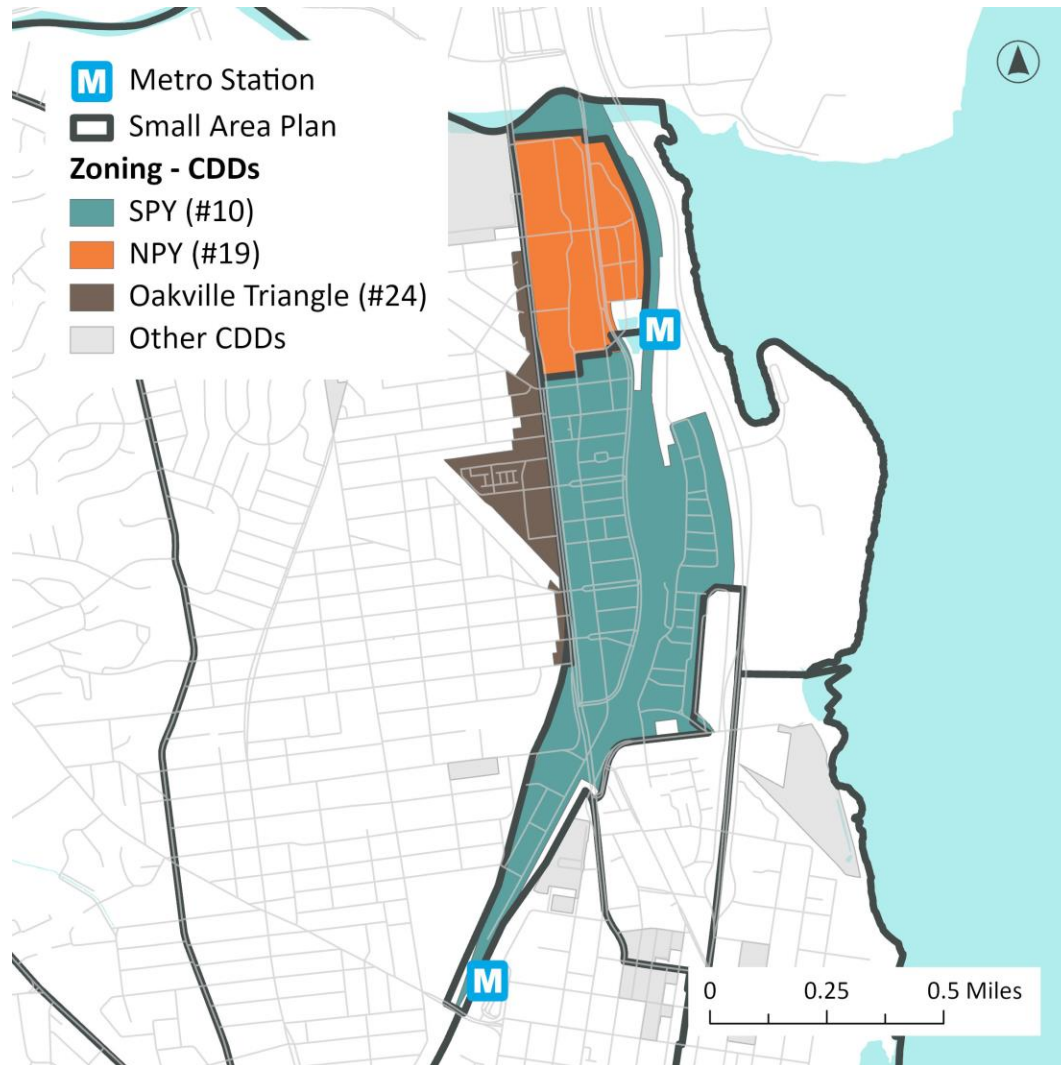
Potomac Yard + Oakville Updates

Planning Commission Retreat 2024

Agenda

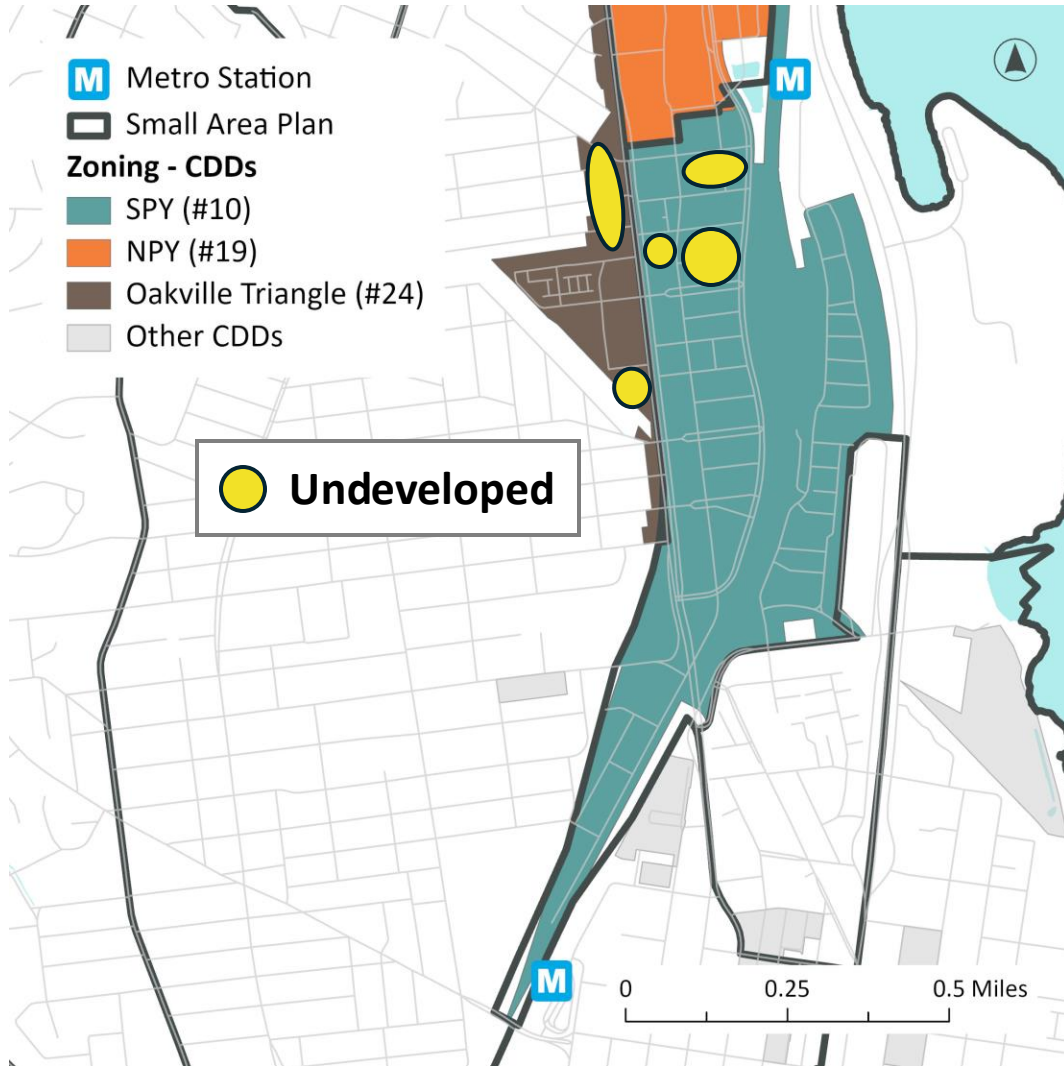
1. History
2. Approvals
3. Constructed
4. Current Plans
5. Changing Market Conditions
6. Next Steps

History



- 1999: SPY Approval
- Mid-late 2000s: New Route 1 bridge, BRT, fire station
- 2010: NPY Plan Approved
- 2016: 95% SPY residential complete, 4% office, retail, continuum of care complete
- 2015: Oakville Plan approved (substantial completion December 2024)
- 2017: NPY Plan Updated
- 2023: PY Metro station opens
- 2023: Arena proposal

South Potomac Yard + Oakville



South Potomac Yard

	Approved	Constructed	% Constructed	Left to Construct
Residential Units	2K	2K	100%	0
Office SF	1.7M	492K	28%	1.2M
Retail SF	149K	112K	76%	37K
Continuum of Care SF	325K	184K	57%	141K
Hotel Rooms	170	0	0%	170

Oakville

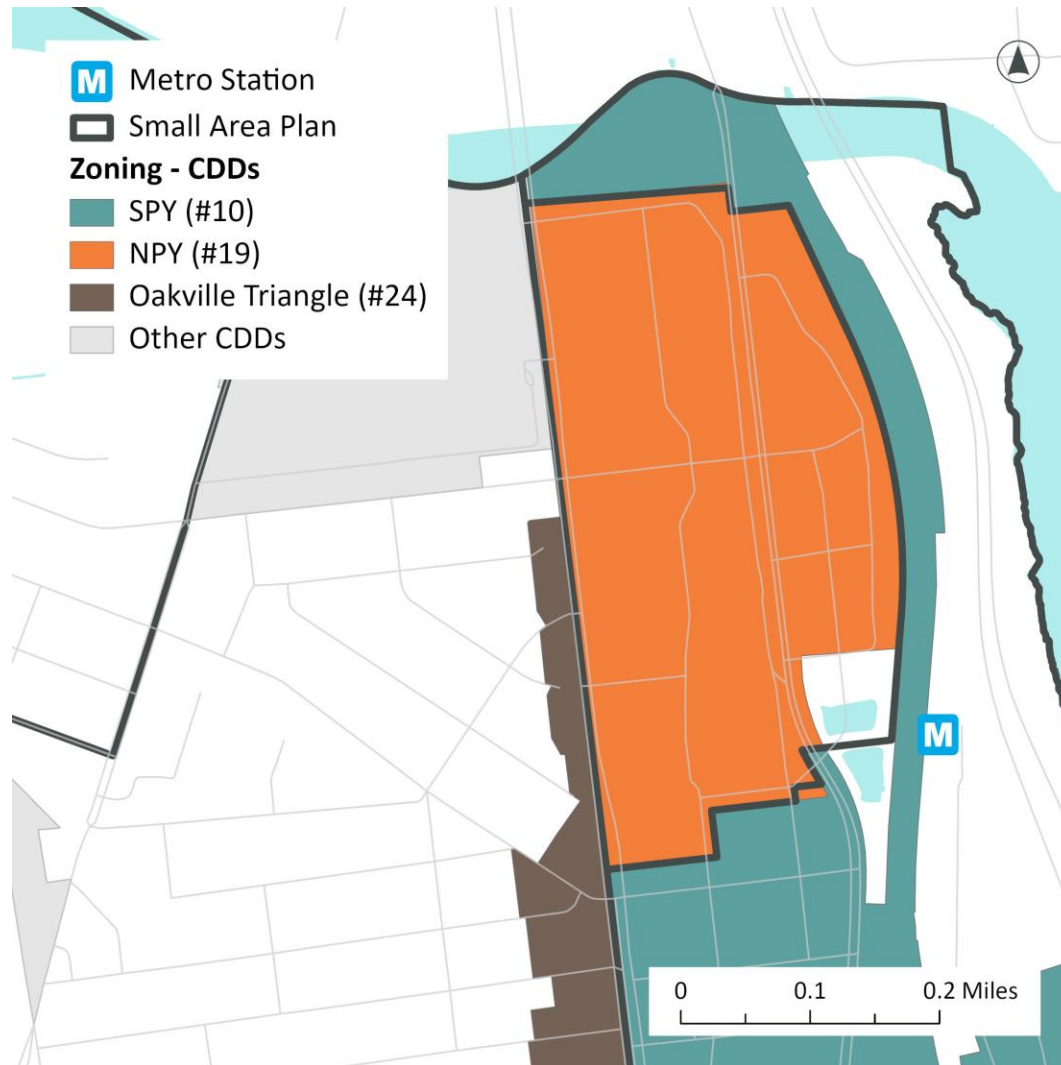
	Approved	Under Construction	% Under Construction	Left to Construct
Residential Units	900	661	73%	239
Retail SF	55K	55K	100%	0
INOVA HealthPlex	93K	93K	100%	0

North Potomac Yard

- Approx. 7.7M SF plus community facilities
- Approx. 2-3 times more residential than office square footage
- Approx. 3% of units as affordable (affordable housing within half mile of Metro station)
- Three distinctive and unique neighborhoods
- Required, optional, and planned retail locations
- Comprehensive retail marketing strategy required
- Comprehensive open space plan required
- Environmental Sustainability Master Plan required



North Potomac Yard



Phase I

- 1.8 M SF Approved
- 300K SF Under Construction (Virginia Tech Building)

Phase II (+ after phases):

- ~6M SF Approved

Public Benefits

- 8 public parks
- School site reservation 2027
- Retail
- Sustainability
- Affordable housing

Public Parks (Planned + Constructed)

Potomac Yard Park - 24 acres opened in 2013, the final 4.5 acres opening late summer



Other Parks (constructed) – 20 acres



Other Parks (planned) – 6.7 acres



Total Planned + Constructed: 55.3 acres

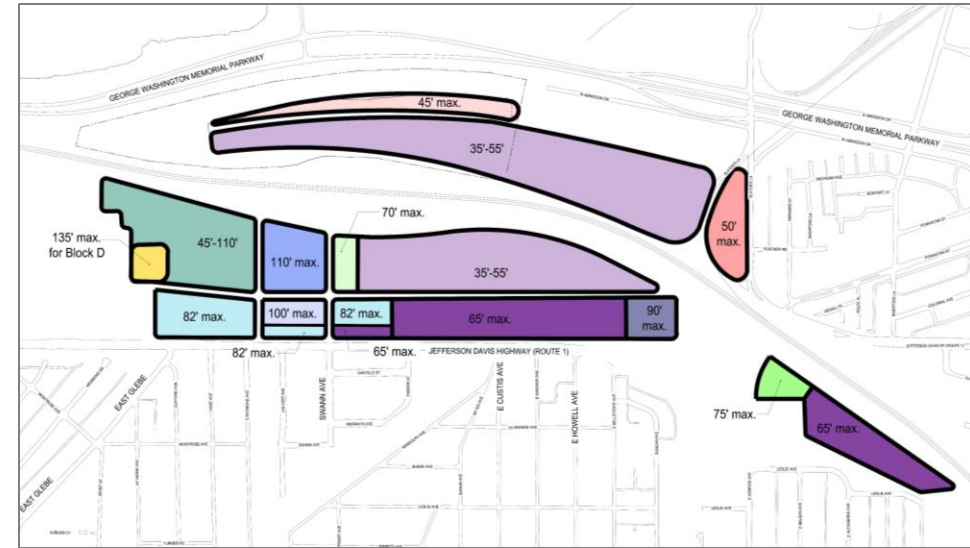
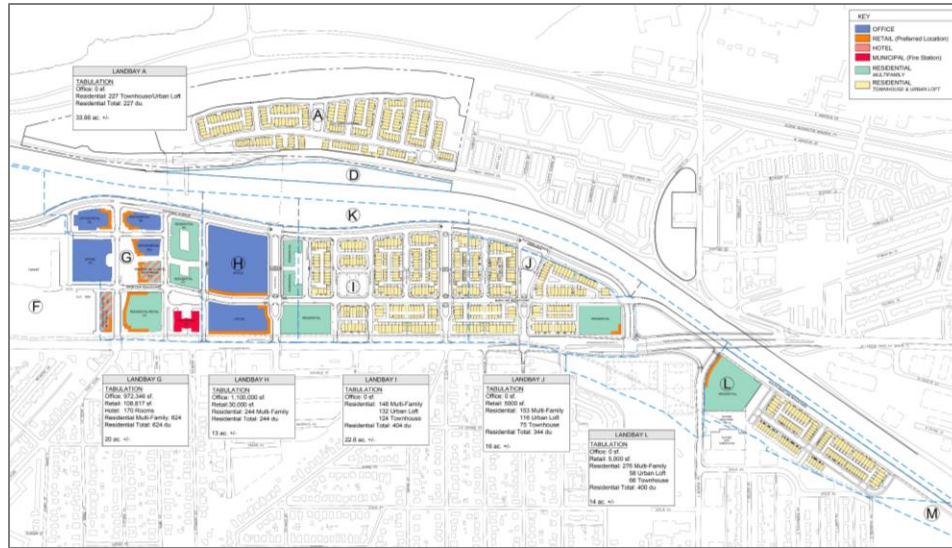
% of the total area

Land Use + Building Heights (NPY)

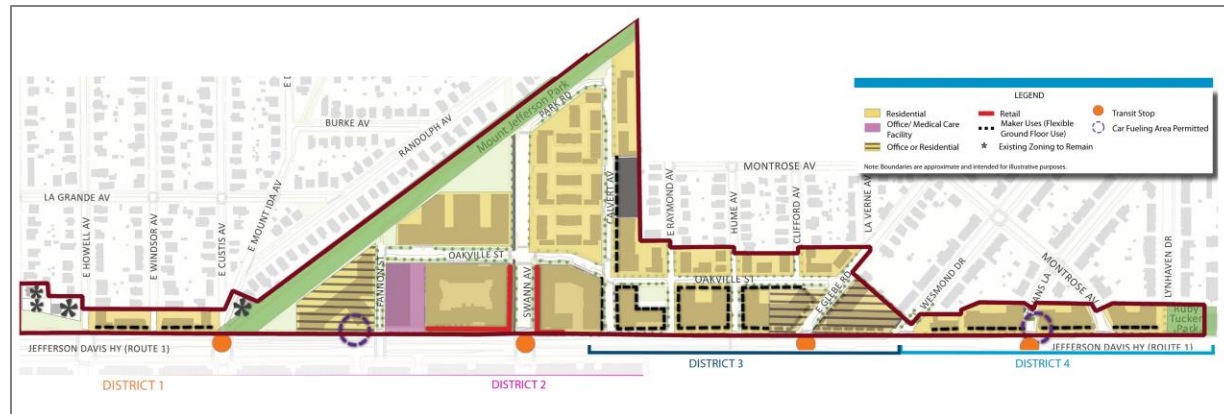


Land Use + Building Heights (SPY + Oakville)

SPY



Oakville



Policy Topics

- Changing demands for office
- Retail (evolving market preferences)
- Vacant parcels (Landbay G + H)
- Implications for existing plans
- Short-, mid-, and long-term planning

Discussion