



HAZEL NATIONAL LANDING

SPRC ONLINE ENGAGEMENT PRESENTATION

12.10.2020



**WALSH COLUCCI
LUBELEY & WALSH**

WALSH, COLUCCI, LUBELEY AND WALSH
ZONING ATTORNEY



ZMA DEVELOPMENT, LP
DEVELOPER



bKL ARCHITECTURE, LLC
ARCHITECT



LSG LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECT



CHRISTOPHER CONSULTANTS
CIVIL ENGINEER



WELLS + ASSOCIATES
TRANSPORTATION CONSULTANT

AGENDA

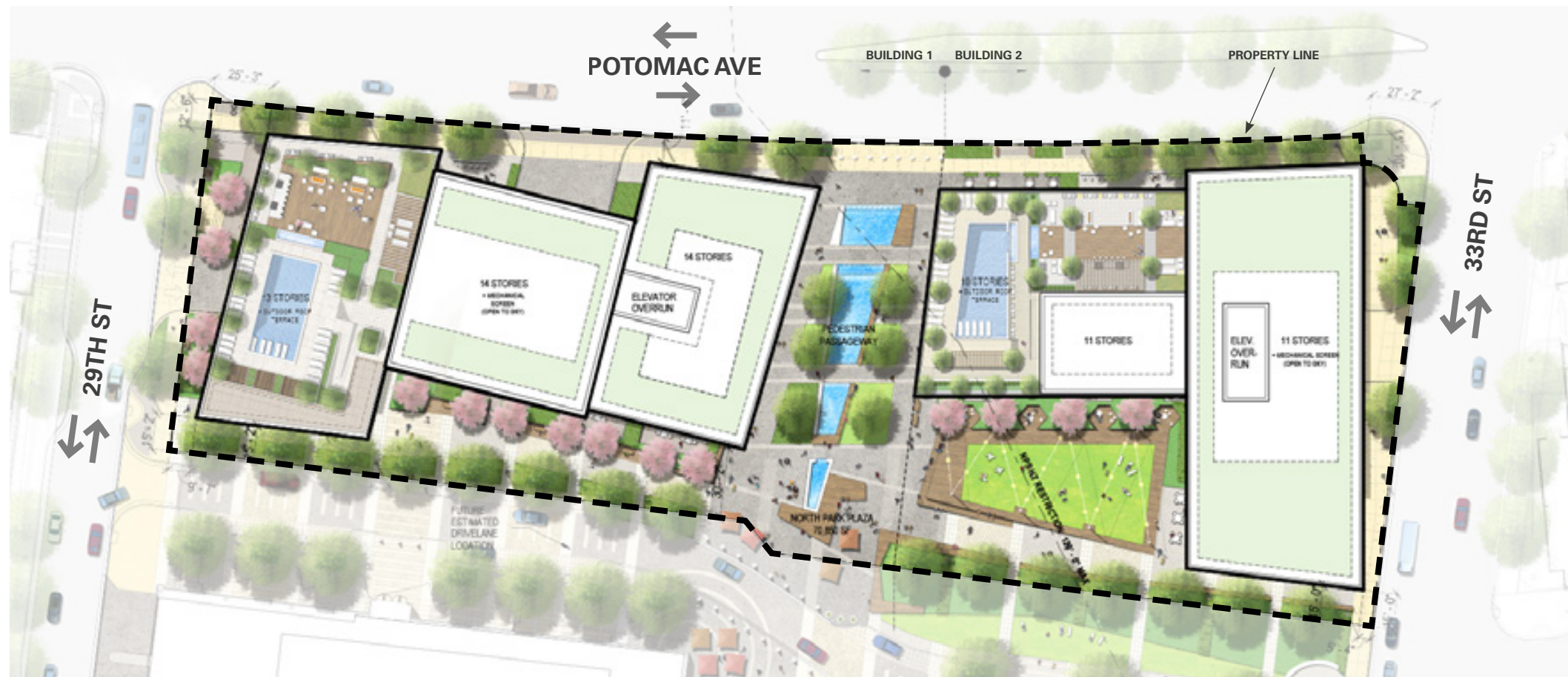
1. ARCHITECTURE AND DESIGN
2. LANDSCAPE AND OPEN SPACE
3. TRANSPORTATION SUMMARY
4. CONSTRUCTION IMPLEMENTATION
5. COMMUNITY BENEFITS

LAND BAY C EAST



LAND BAY C EAST IN OF POTOMACYARDS PDSP APPROVED ON OCTOBER 21ST, 2000 AND AS AMENDED IN THE FINAL SITE PLAN APPROVED ON DECEMBER 18, 2007

NTS

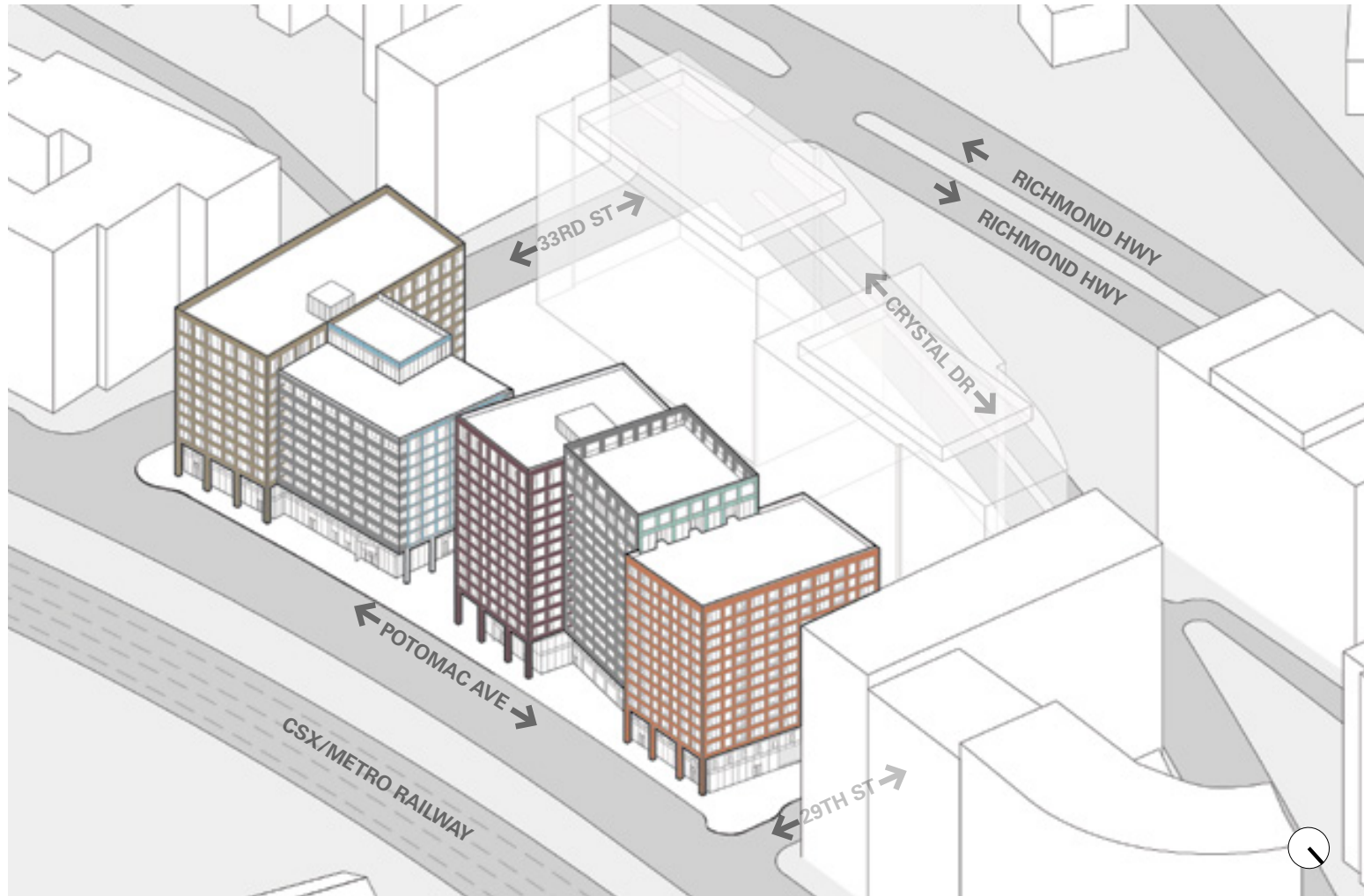


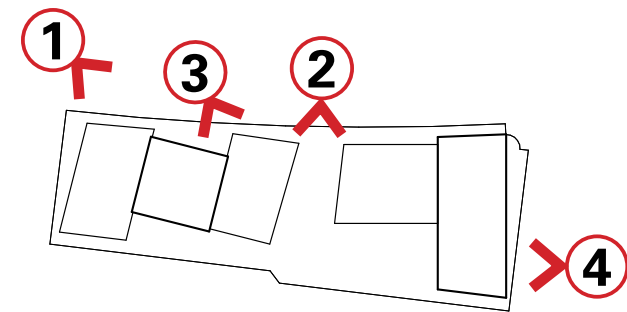
1" = 60'-0" Ⓢ



SECTION 1. ARCHITECTURE AND DESIGN
HAZEL NATIONAL LANDING



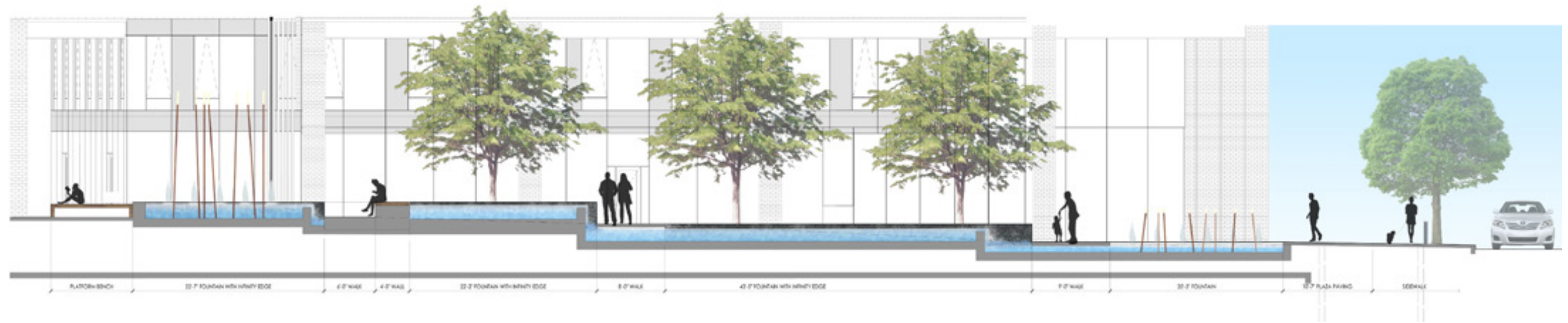
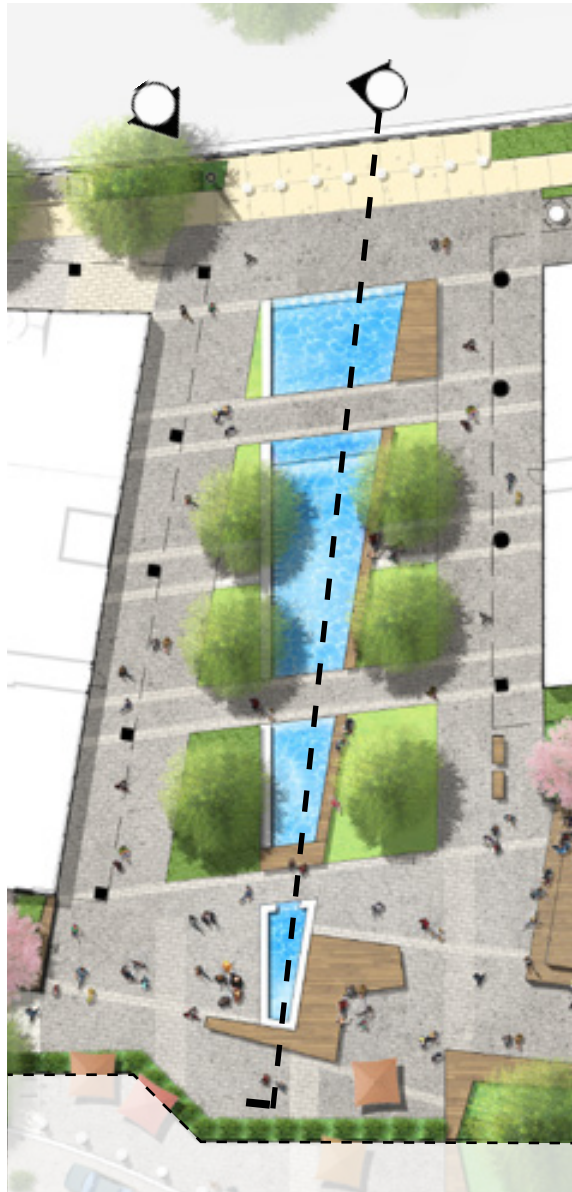




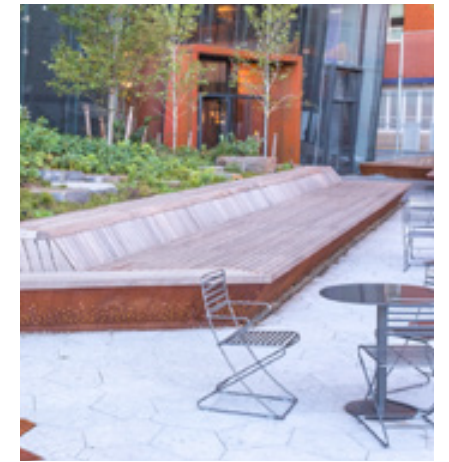
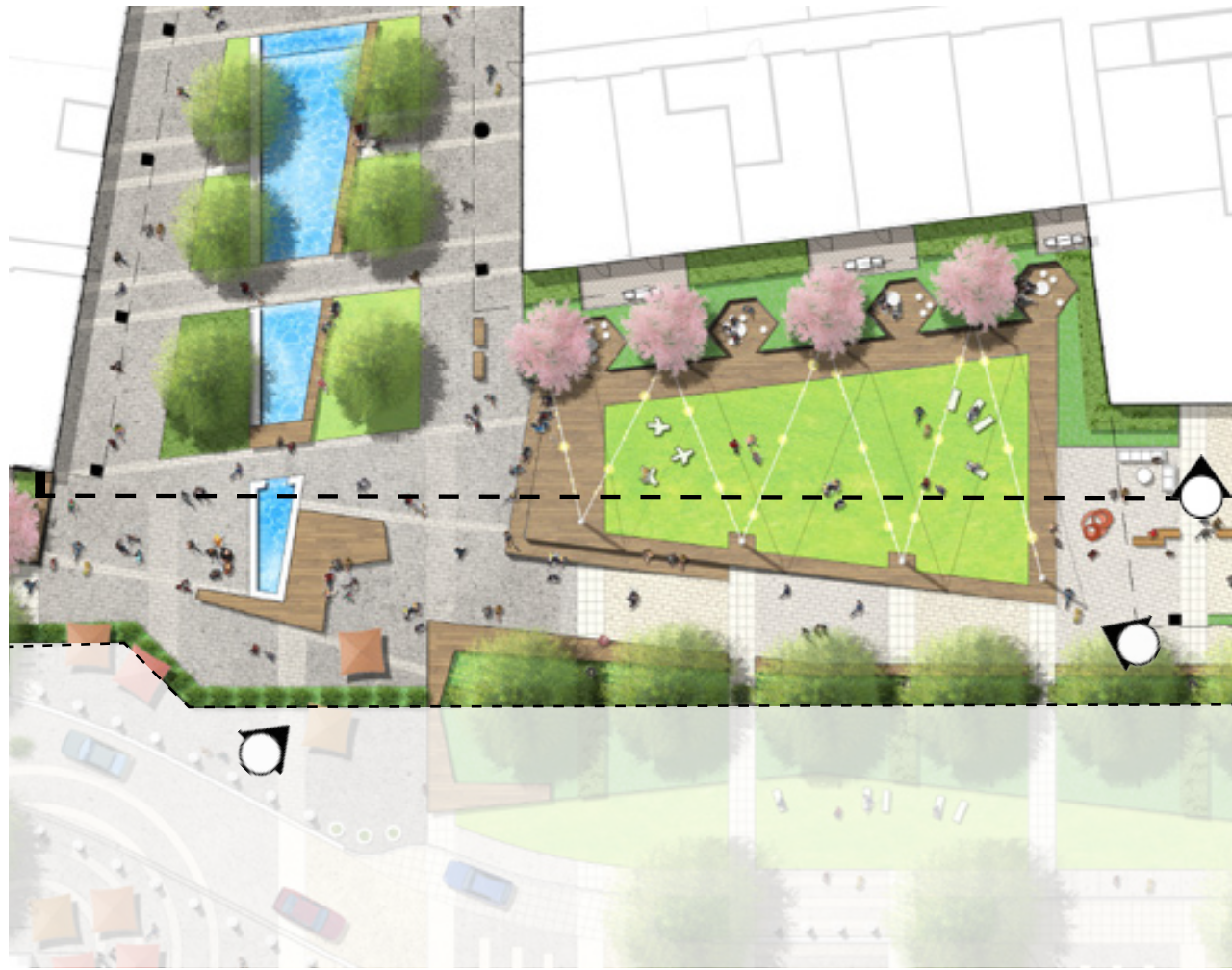






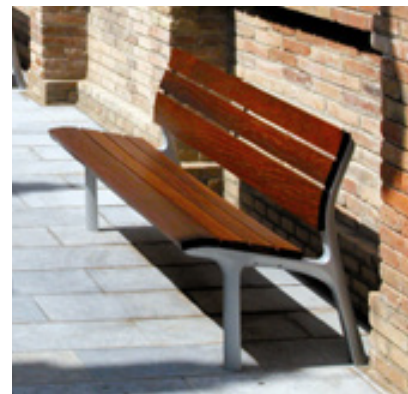
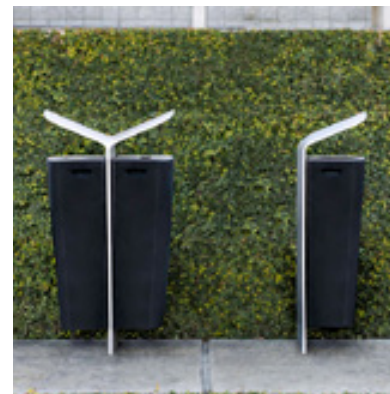
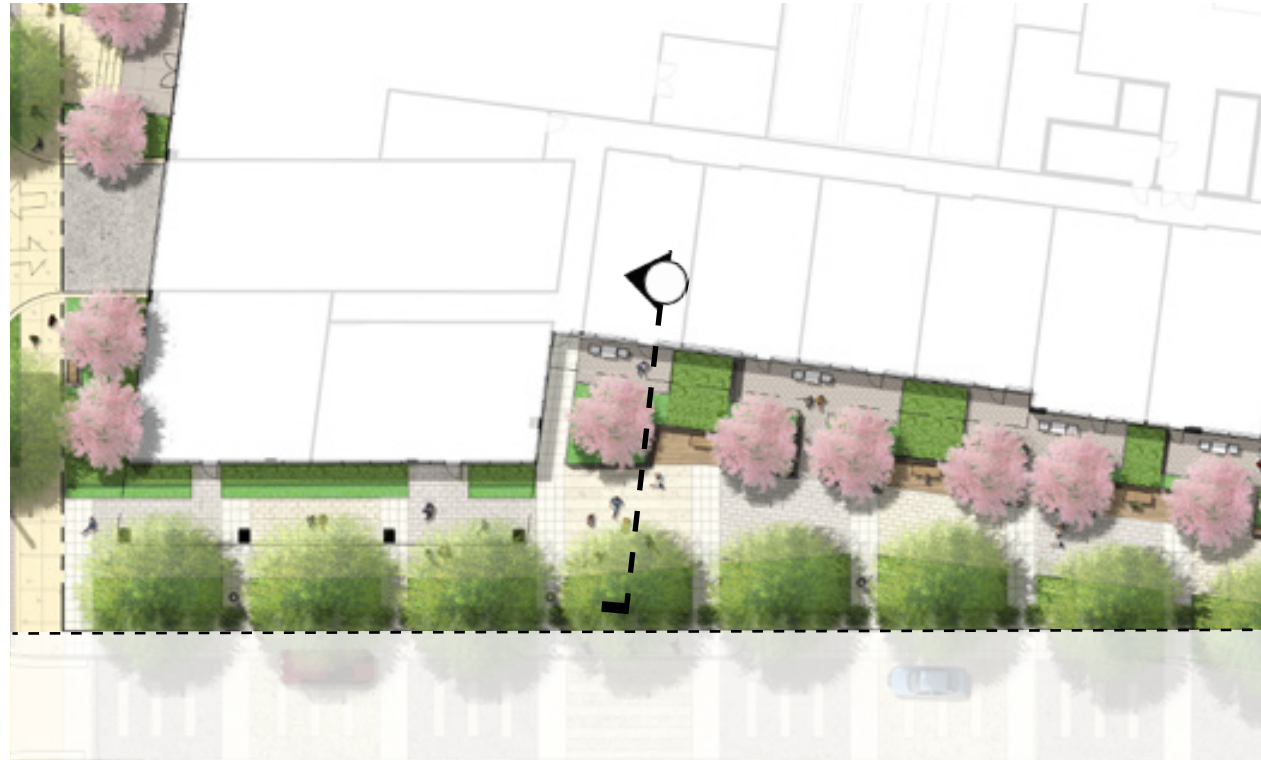








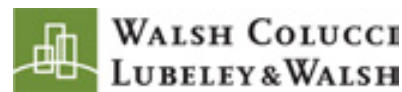






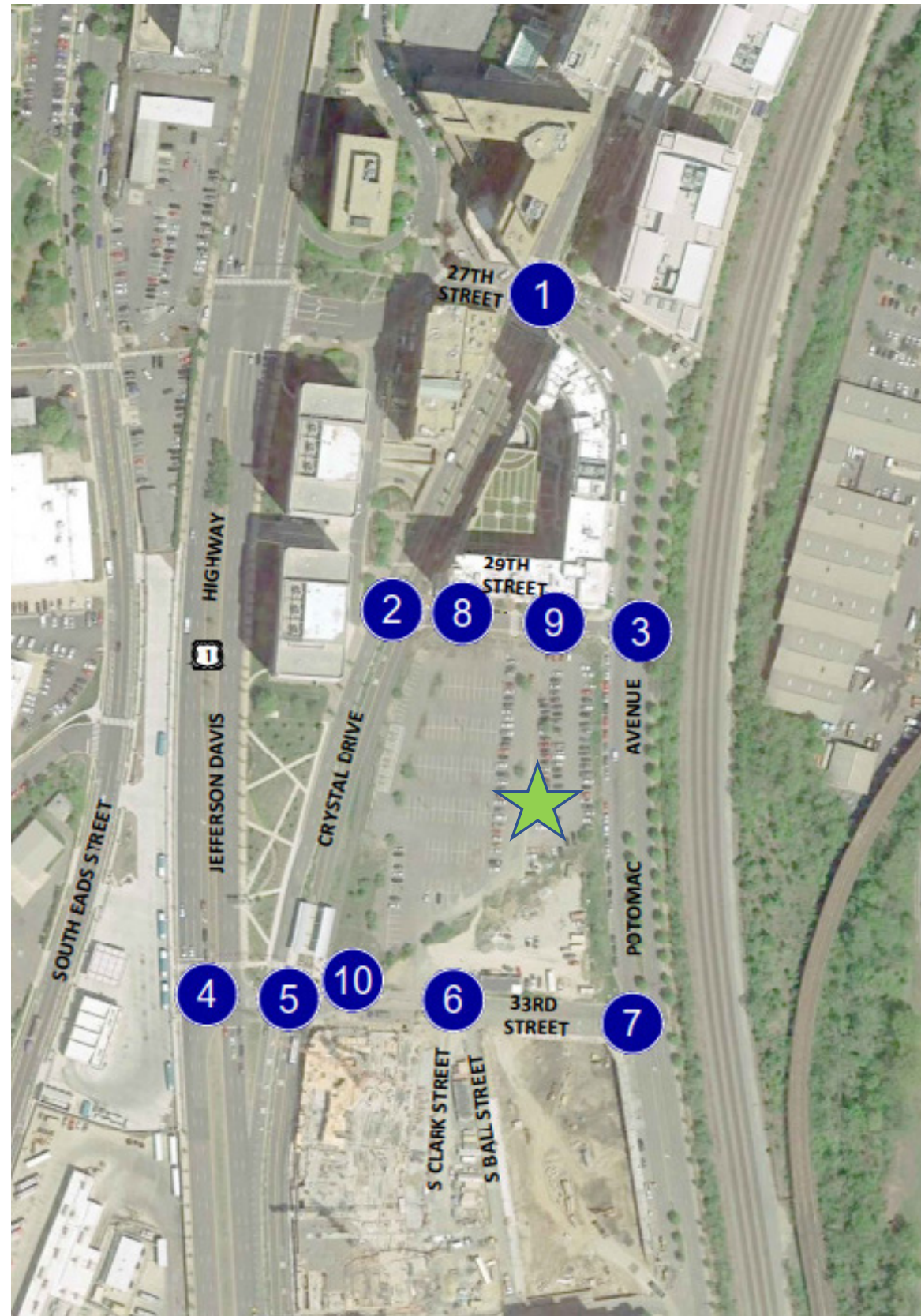
Legend

Description	Quantity	Unit
Park	25,500	sf
Private	2,266	sf
Public	38,297	sf
Semi-Public	11,269	sf



SECTION 2. LANDSCAPE & OPEN SPACE - SITE PLAN
HAZEL NATIONAL LANDING

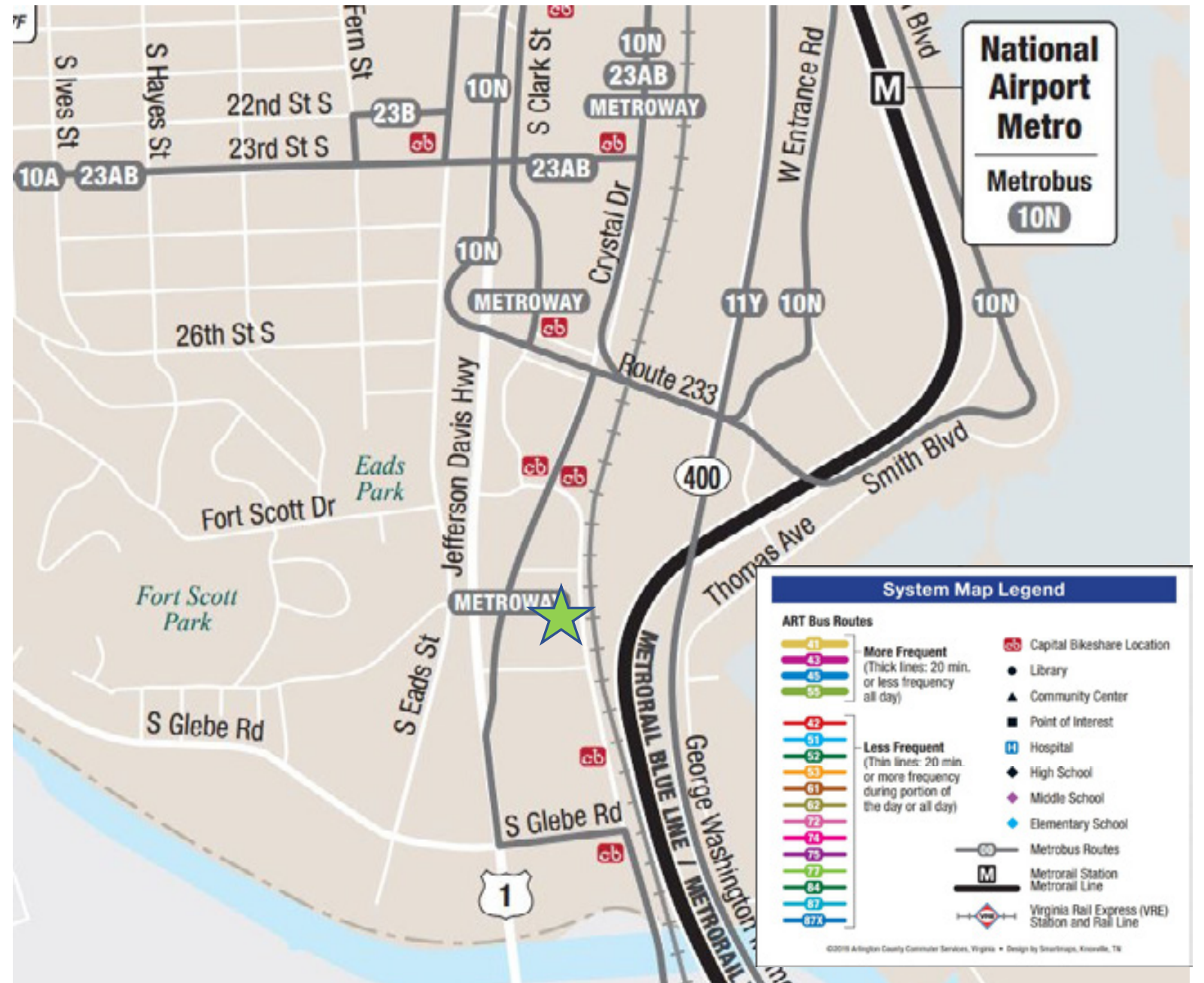


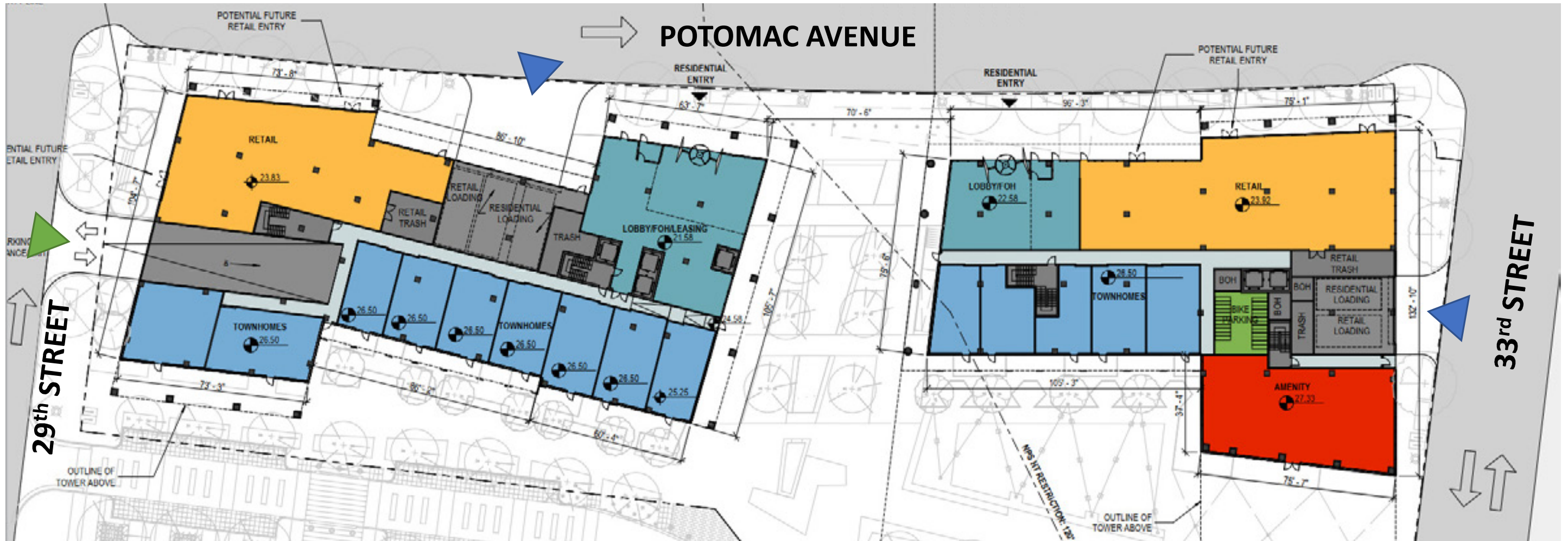



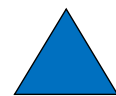
- # STUDY INTERSECTIONS
- ★ PROPOSED SITE LOCATION

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SECTION 3. TRANSPORTATION SUMMARY - STUDY AREA
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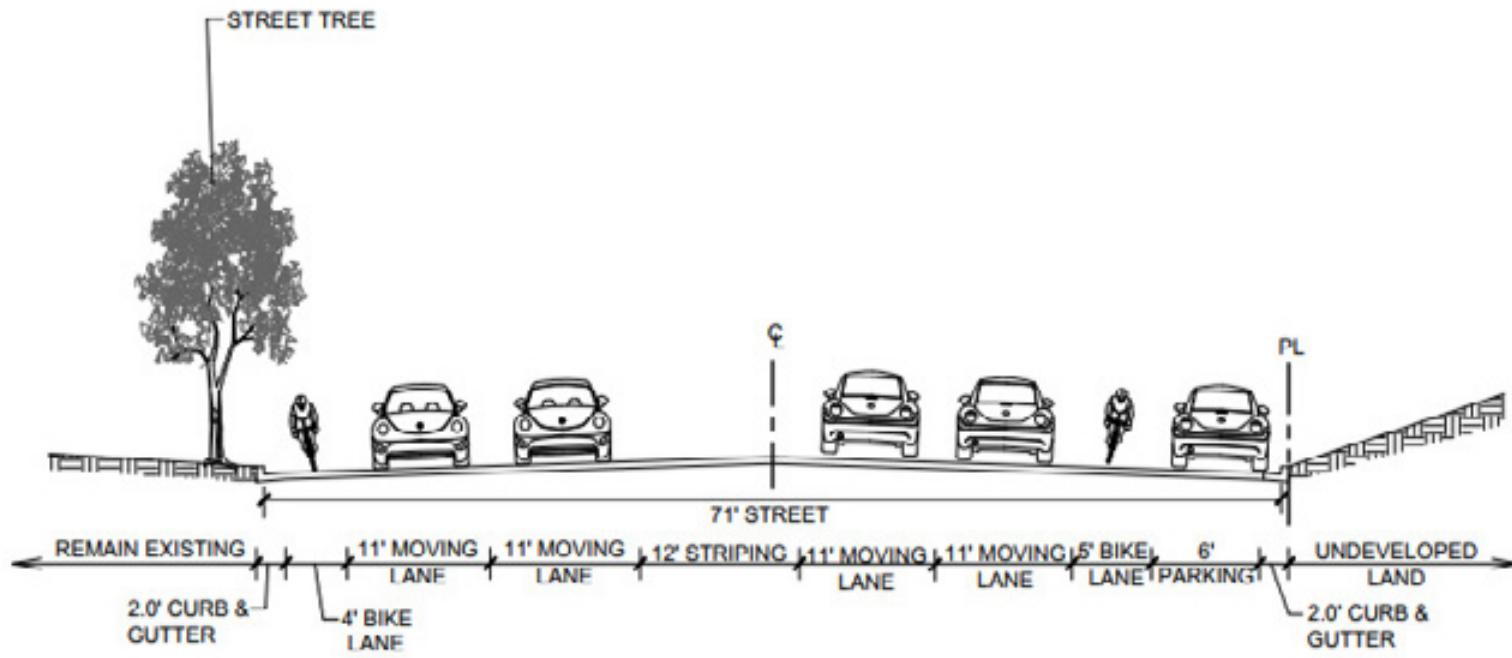




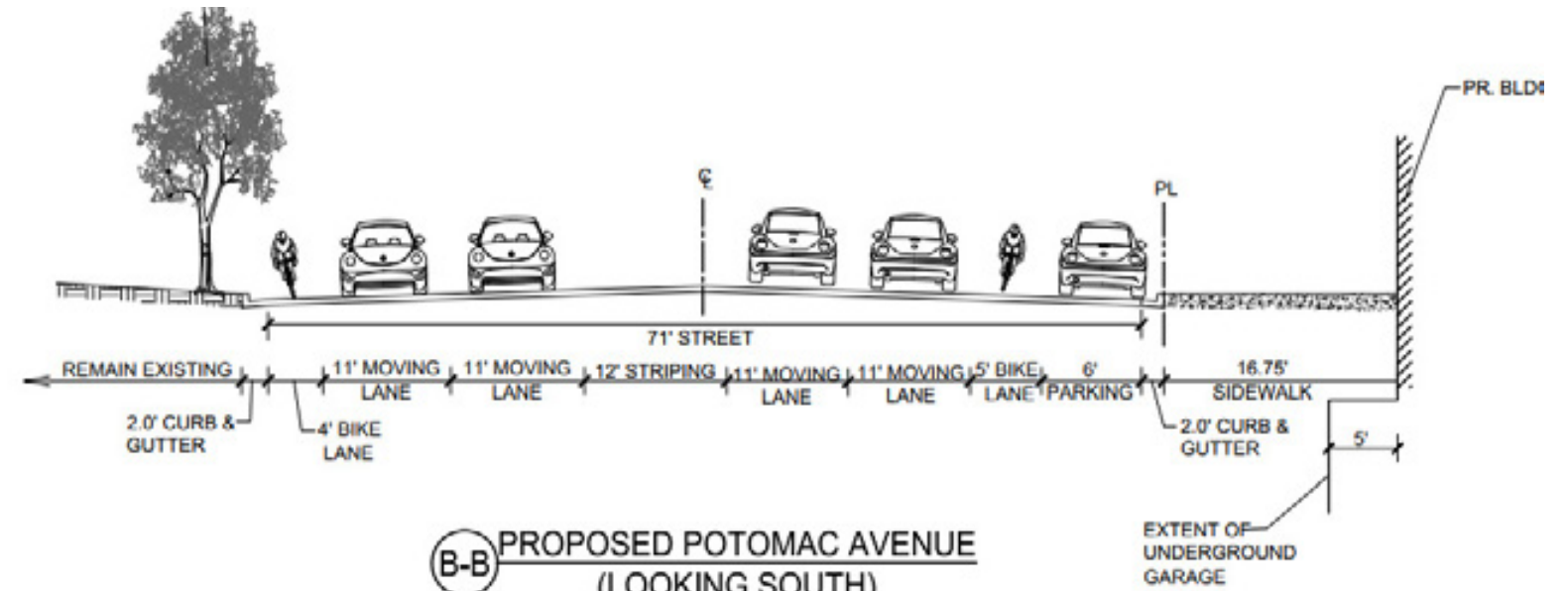
-  VEHICULAR PARKING ACCESS
-  VEHICULAR LOADING ACCESS

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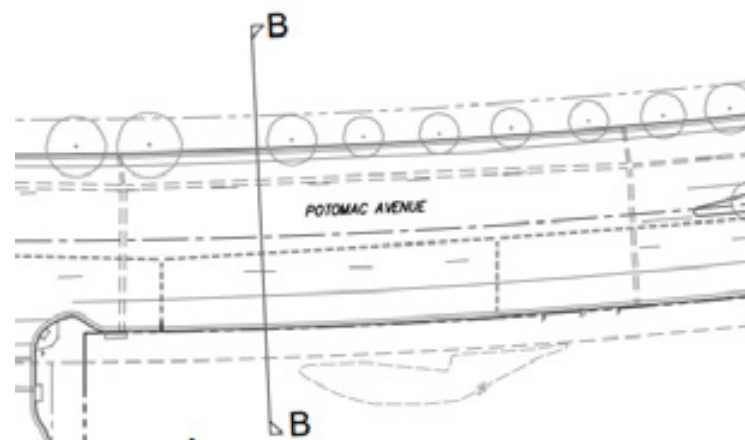
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**(B-B) EXISTING POTOMAC AVENUE
(LOOKING SOUTH)**



**(B-B) PROPOSED POTOMAC AVENUE
(LOOKING SOUTH)**



TRANSPORTATION MANAGEMENT PLAN (TMP)

1. TMP ORGANIZATION AND FUNDING

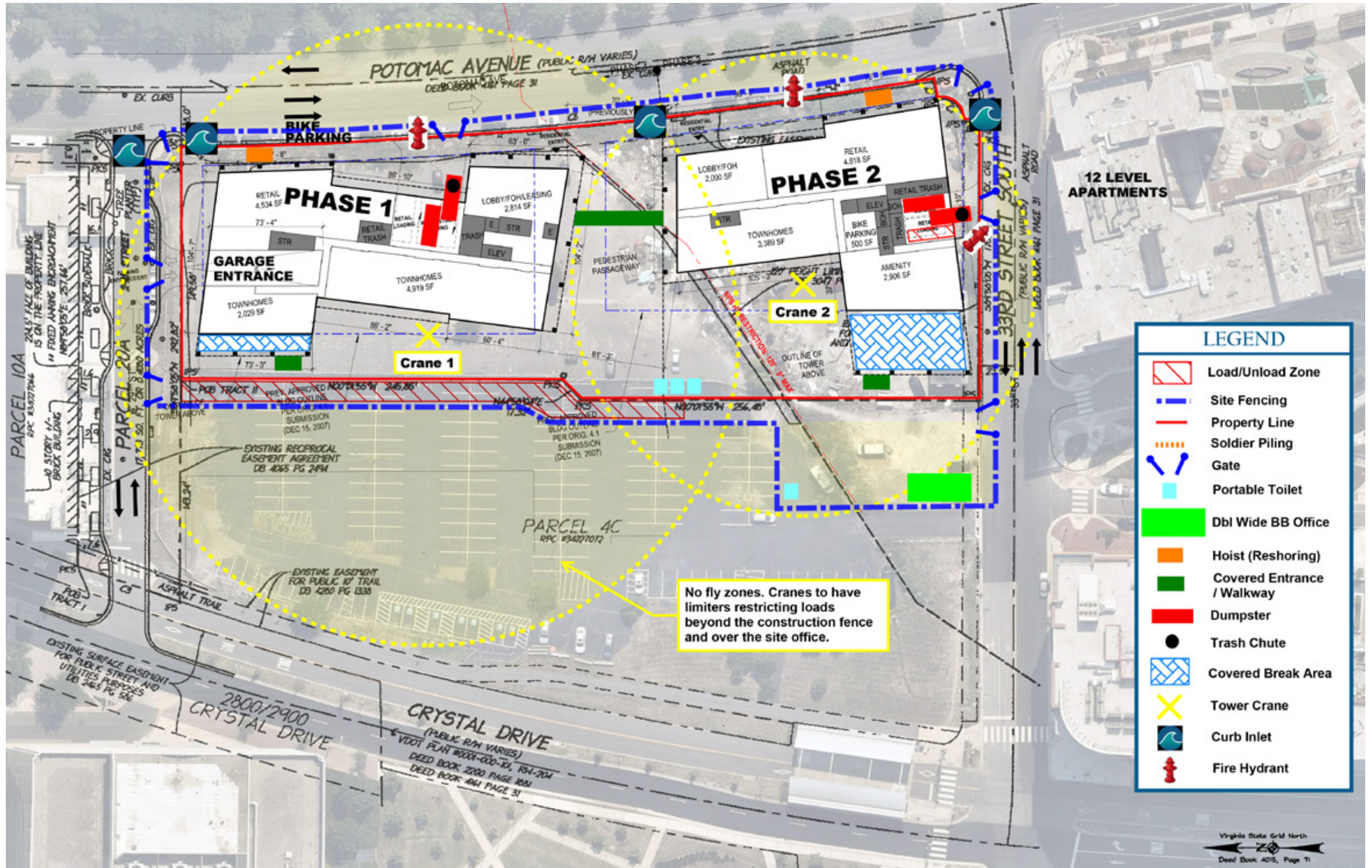
- PARTICIPATE AND MAINTAIN ACTIVE MEMBERSHIP IN THE TMPA AS ESTABLISHED IN THE PDSP
- CONTRIBUTE AN ANNUAL ASSESSMENT TO THE TMPA
- DESIGNATE A MEMBER OF THE BUILDING MANAGEMENT AS PROPERTY TRANSPORTATION COORDINATOR

2. SERVICES AND PROGRAMS

- DISTRIBUTE NEW-EMPLOYEE AND RESIDENT PACKAGES INCLUDING MATERIALS PROVIDED BY THE TMPA
- PARTICIPATE IN REGIONALLY SPONSORED CLEAN AIR AND TRAFFIC MITIGATION PROMOTIONS
- PROVIDE INFORMATION REGARDING THE POTOMAC YARD TRANSPORTATION WEBSITE

3. PERFORMANCE AND MONITORING

- COORDINATE WITH TMPA ON SURVEYS, PARKING GARAGE AND TRAFFIC COUNTS, OTHER RESEARCH AND REPORTS, AND DEVELOPMENT OF APP.
- FINAL TMP TO BE COORDINATED WITH TMPA DURING FINAL SITE PLAN



COMMUNITY BENEFITS

- 1 UTILITY FUND CONTRIBUTION
- 2 PROVISION OF BICYCLE PARKING
- 3 PROVIDING PEDESTRIAN ACCESS TO TRANSIT STATION
- 4 TRANSPORTATION DEMAND MANAGEMENT PLAN
- 5 PARKING MANAGEMENT PLAN
- 6 TRANSIT STATION FUND CONTRIBUTION
- 7 CONSTRUCTION AND MAINTENANCE OF A PORTION OF NORTH PARK PLAZA AND PUBLIC EASEMENT OVER SAME
- 8 PUBLIC ART CONTRIBUTION IN ACCORDANCE WITH THE POTOMAC YARD PUBLIC ART CONCEPT PLAN
- 9 AFFORDABLE HOUSING CONTRIBUTION ATTRIBUTABLE TO NEW BASE DENSITY
- 10 PROVISION OF IN-BUILDING FIRST RESPONDER NETWORK
- 11 LEED SILVER CERTIFIED CONSTRUCTION