
Potomac Yard

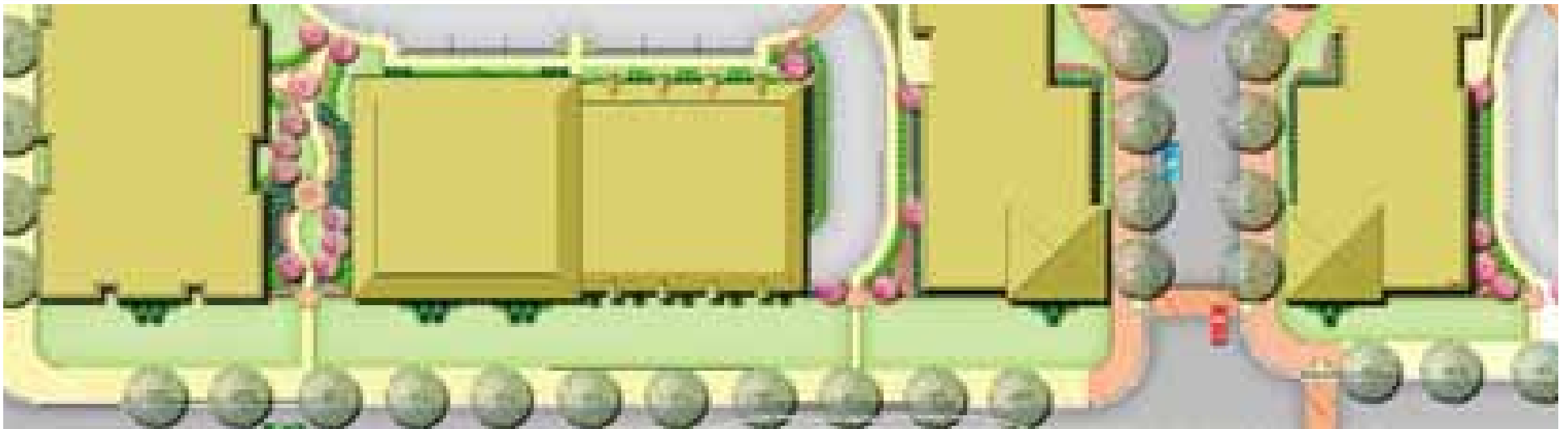
City of Alexandria
Department of Planning and Zoning

Planning Commission Worksession
September 8, 2005

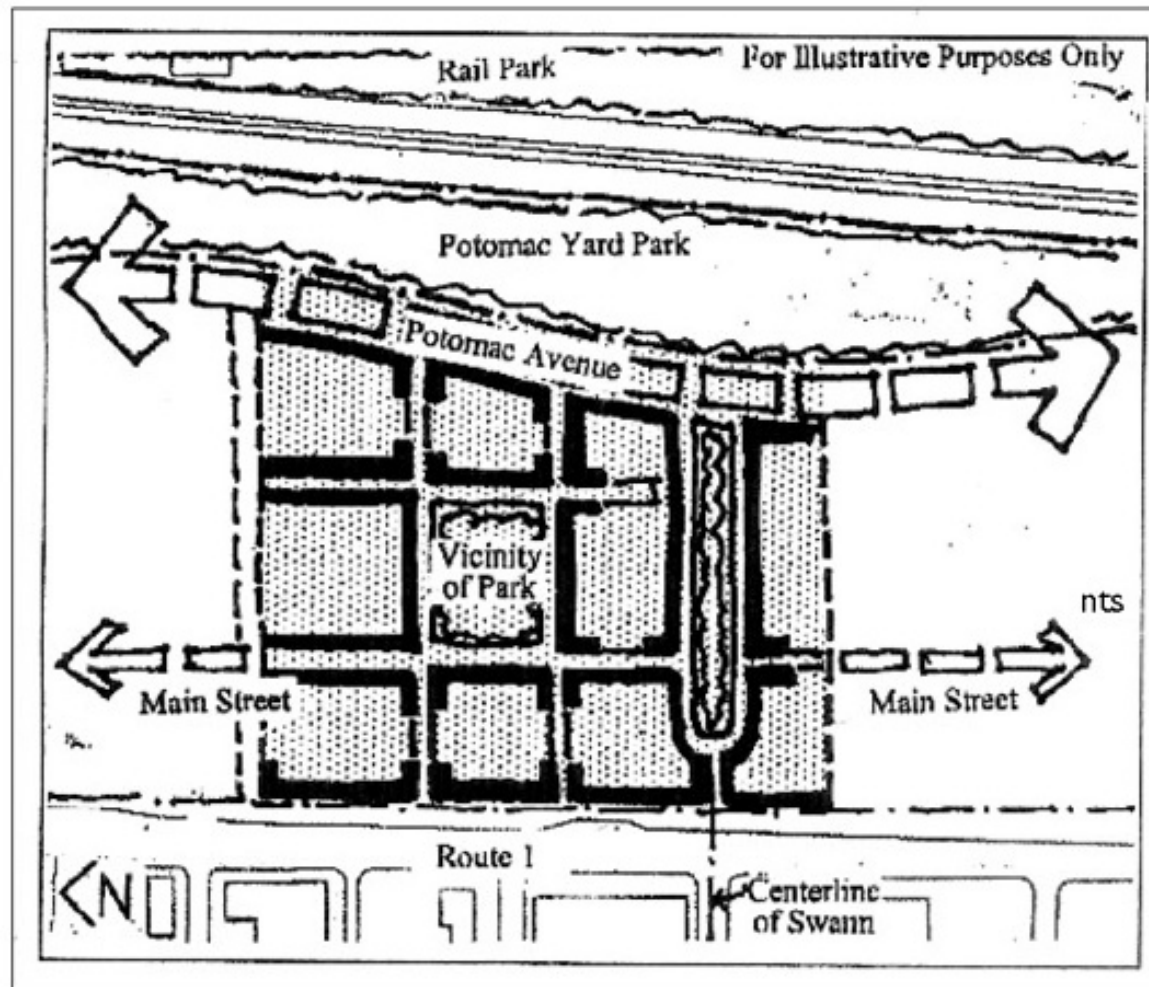
Landbay H



Route 1



Curb cut on Swann



Design Guidelines, p. 47



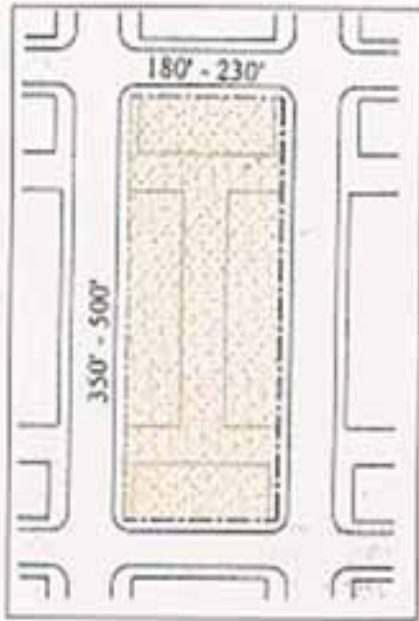
Block Size

**Typical Del Ray
Block 250'x 500'**

**Typical Old Town
Block 240'x 345'**



Block Sizes



Potomac Yard



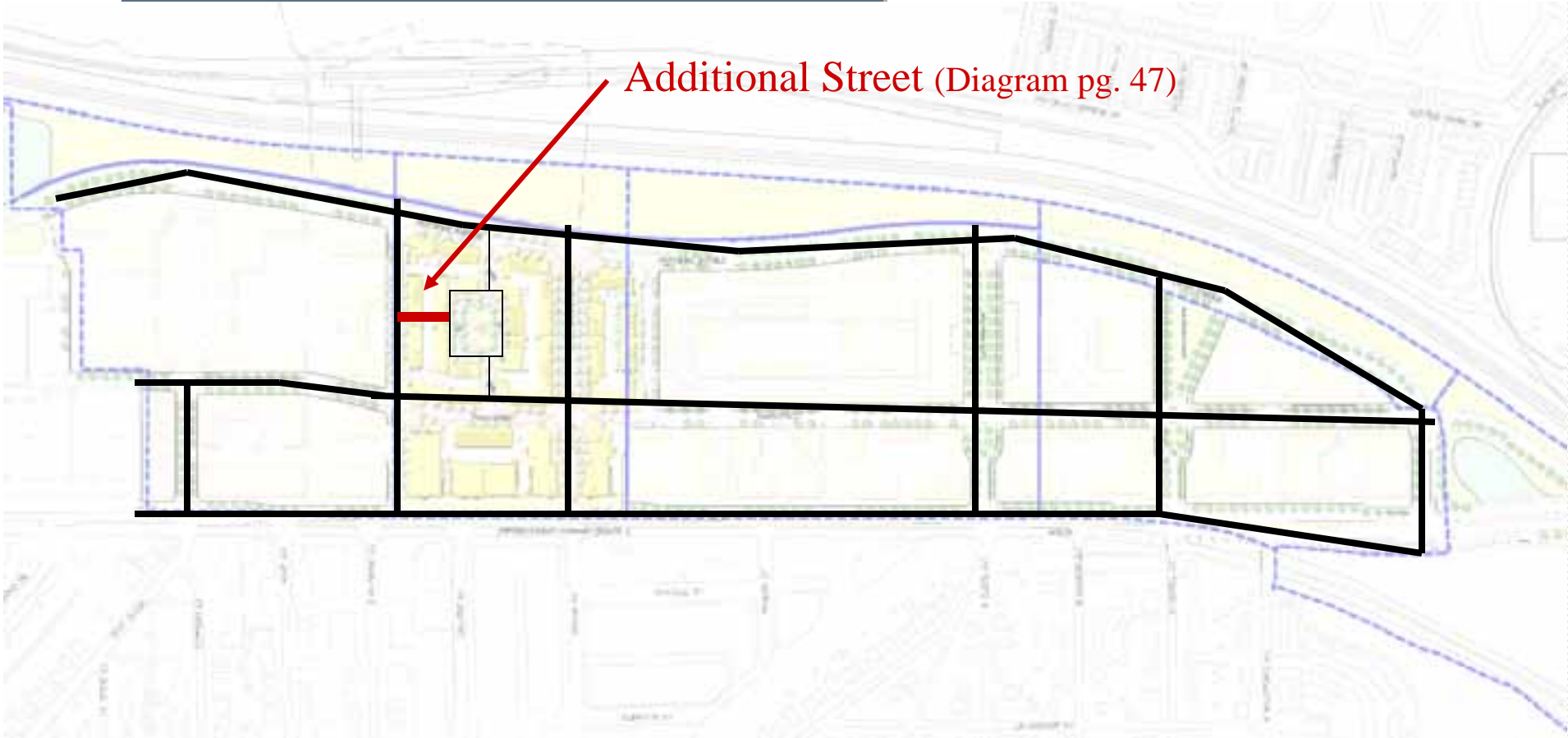
Del Ray



Old Town

Density:	23 DU/Acre	11 DU/Acre	21 DU/Acre
Mix of Uses:	Res./Office/Retail	Res./Retail	Res./Office/Retail
Block Size:	350'-500' x 180'-230'	300-500' x 200-250'	240'x345'

Interconnected Streets





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Building a Block

Block Dimension : 500' x 230'

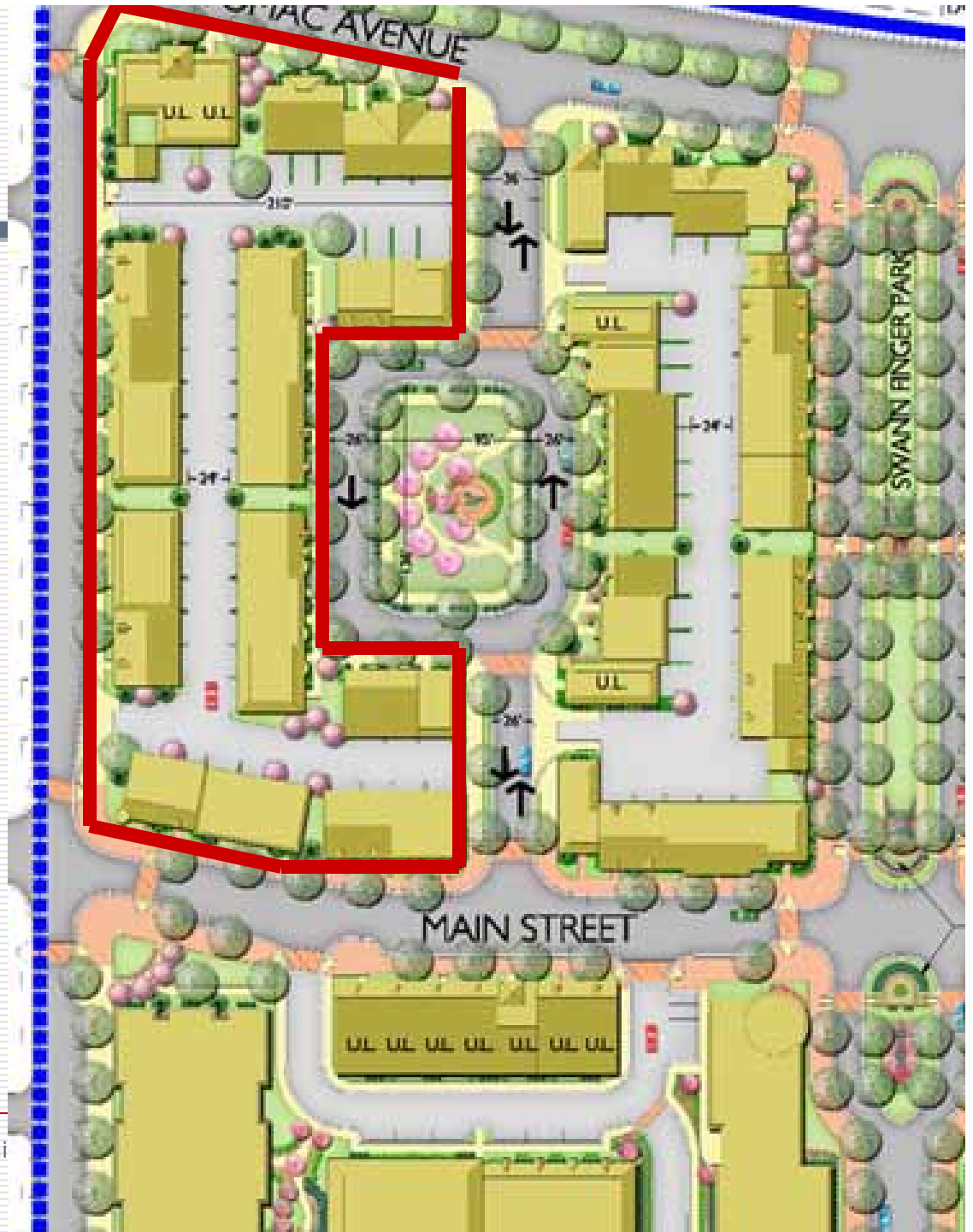
Alley: 24' wide 22' clear

Unit Type: Townhouse, Stacked

Pedestrian Environment:

Trees & Sidewalks

OVERALL SITE DESIGN



Areas identified by PC and Staff

- **Variety in Height**
- **Openness**
- **Route 1 Frontage**

Variety in Height

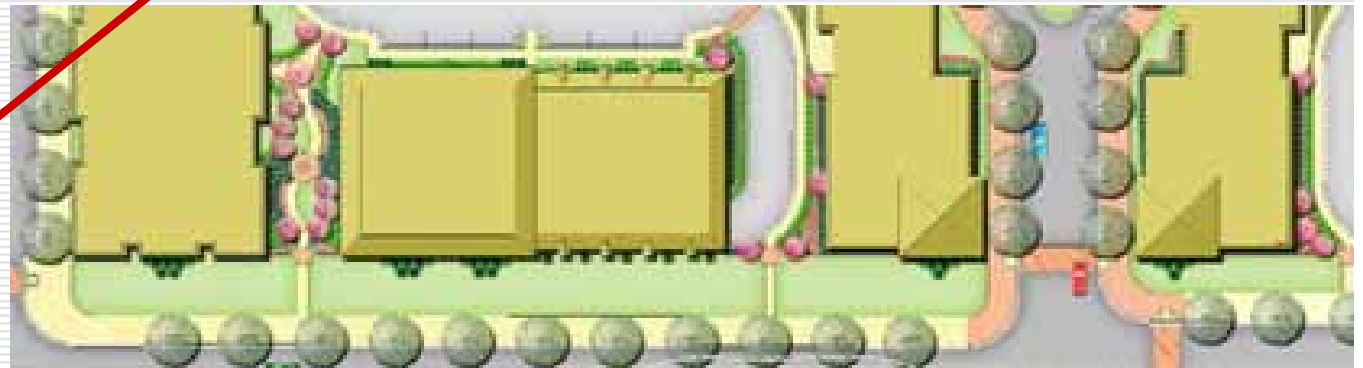


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Openness



Route 1 Frontage



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Open Space



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Character of Route 1



Washington Street- Character



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Issues Raised by PC, PYDAC and the Community

Block size

Diversity of unit types

Parking - tandem/detached garages

Road configuration

Rte. 1 character/view from Rte. 1

Main street character

**Potomac Avenue character Edge”
condition**

Hierarchy of streets

Amount and treatment of pavement

Green Space

Location of utilities

Transit

Metro

Bus Rapid Transit

Intra-land bay transit

Parking

Affordable Housing

School Site

**Relocation of Monroe Avenue
Substation**

Pedestrian Bridge

Stormwater Management

Issues Raised by PC, PYDAC and the Community

Character of public open space/parks

Character and amount of community/ “neighborhood” open space

Pedestrian connectivity/mid-block pedestrian connections / connections from Del Ray to Landbay K

“Openness”/Private (yards)

Streets Alleys

Architecture - Urban Design

Height variation

Holistic view of plan vis-a-vis overall concept

East-West Street Connectivity Across Route 1

Setback variation “Relief”