

ACCOMPLISHMENTS & EVENTS

Community Development

Cameron Station Redevelopment. Since this former Army base closed on September 29, 1995, the prospective purchaser and developer of the property, Greenvest, has submitted a concept plan for Cameron Station and development plans for 44 acres of the 164-acre property. Approved by City Council in February, the plans provide for 2,510 dwelling units and up to 30,000 square feet of retail uses. The residential component includes a mix of single-family homes, townhomes, stacked townhouses and mid-rise condominium apartments. Greenvest's purchase of the 100-acre private parcel was scheduled for August. By the fall, the City expects to receive 64 acres at Cameron Station from the National Park Service under the Federal Lands to Parks grant program. The parkland consists of Cameron Lake, existing playground facilities and parking lots at the eastern end, and an 11-acre tract near the western boundary of the property that contains a ballfield and tennis and basketball courts. Greenvest will contribute \$3.7 million to the City for park improvements, including ballfields, tennis courts, bicycle paths, and playground areas.

Potomac Yard. Progress is underway on major infrastructure improvements to serve pending development at the RF&P Corporation's 265-acre Potomac Yard. A new bridge over Four Mile Run is under construction to carry the main line rail tracks, which will be moved to the east side of the Yard parallel to the Metrorail tracks. The railroad bridge is scheduled for completion in September. By the end of December, the relocated rail tracks will serve AMTRAK, Virginia Railway Express, and rail line freight service. Once the rail tracks are relocated, Virginia Power will begin undergrounding the two miles of 230,000-volt overhead power lines along Jefferson Davis Highway from Four Mile Run to Holland Lane. Virginia Power will also be constructing a terminal on Potomac Yard south of Four Mile Run and dismantling a temporary terminal on Sunset Drive.



The five-story, 156,600-square-foot Time Life headquarters building at the Carlyle Project on Duke Street will be completed in 1997. Nearby, groundbreaking began in May on the five-story, 84,000-square-foot Society for Human Resource Management headquarters building.

Residential Construction. Housing construction continues at a healthy pace. From July 1995 to July 1996, 419 housing units were completed (178 condominium units and 241 townhouse units). Another 334 units are in various stages of construction. City Council has approved plans for an additional 6,700 units. The market demand will determine whether this many housing units will actually be built. If the future pace of residential development and market absorption were similar to 1995, when approximately 400 dwelling units were constructed, it would require 16 years, starting in 1997, to absorb all 6,700 approved residential units.

Potomac West Alliance Pilot Project. Building on the City's long involvement in community and economic development along the Mt. Vernon Avenue commercial corridor, City Council initiated the Potomac West Alliance Pilot Project in March. The pilot project was launched to better coordinate City and community-based economic development activities within the 1.7-square mile Potomac West

These rail and utility improvements will enable RF&P to begin several development projects:

❖ Construction of the 667,000-square-foot Potomac Yard shopping center on 50 acres at Four Mile Run and Jefferson Davis Highway. The shopping center will be anchored by a 127,000-square-foot Target discount retail store that will open next summer and a large grocery store.

❖ Avis Rent A Car will construct a rental car storage facility on a 10-acre site along Jefferson Davis Highway at Bellefonte Avenue, immediately south of the new U.S. General Services Administration warehouse.

❖ RF&P will make a 10-acre site near the Monroe Avenue Bridge available for use as City soccer fields for 10 years.

❖ The Village at Slater's Lane, a residential project of 272 townhouse and condominium units, is expected to start construction this fall.

area. City Council appointed an 11-member interim board to develop recommendations on establishing a permanent Alliance Board, including a plan for attracting private support. In April, NationsBank announced a \$1 million loan commitment to the area. Council in May authorized up to \$30,000 for an interim director and an urban design consultant. The Interim Board, chaired by Council Member Walker, is scheduled to report back to City Council in October.

King Street Metro Station Area Improvements.

This area is undergoing significant change as a result of several capital projects now underway.

❖ The City and Metro have begun preliminary design and engineering for a new north entrance to the King Street Metro Station. The new entrance will be close to the intersection of Cameron Street and Commonwealth Avenue to allow for improved pedestrian access from the Rosemont area. After design is completed in 1997, the City will seek federal and state funds for this project.

❖ Renovation of Alexandria's Union Station began in late June, and will be completed in early 1997. Under this \$840,000 federally funded project, the railway station will be completely rehabilitated to restore it to its appearance when it opened in 1904.