

## ACCOMPLISHMENTS &amp; EVENTS

## Community Development

**Potomac Yard.** In 1996 the New York investment banking firm of Lazard Freres purchased the RF&P Properties and its real estate holdings, including the Alexandria portion of the Potomac Rail Yard. The new owner, Commonwealth Atlantic Properties, is going ahead with previously approved plans to make road, sewer and other basic infrastructure improvements and to complete construction of Potomac Yard Center, a 667,000-square-foot shopping center. The mainline rail tracks for freight, Amtrak and Virginia Railway Express commuter service have been relocated to the eastern portion of the site. The 230-kilovolt power lines along Jefferson Davis Highway will be placed underground from Four Mile Run to Hooff's Run, and Virginia Power will remove a temporary terminal structure near Sunset Drive. The developer also plans to construct a 30-foot landscaped pedestrian/bikeway along a portion of the buried utility corridor. These improvements will pave the way for the opening of the shopping center's first stores this fall. Located on 69 acres along Jefferson Davis Highway, Potomac Yard Center will include a Target Store, a Barnes and Noble Book Store, a Shopper's Food Warehouse supermarket, a Staples office supply store, a PetsMart pet store and an Old Navy clothing store. Also planned is a 16-screen multiplex theater with 3,700 seats to open by Memorial Day 1998. Potomac Yard will also soon contain its first residential community, the Townes of Slater's Village. Located just north of Slater's Lane, this development will include 145 townhomes and 128 low-rise apartments. Construction is scheduled to begin by this fall. In July, Commonwealth Atlantic filed a concept plan for mixed use development at Potomac Yard and Potomac Greens. That plan will come before the Planning Commission this fall.

**U.S. Patent And Trademark Office.** Four developers have made proposals to provide the Patent and Trademark Office (PTO), currently located in Arlington's Crystal City, with 2 million square feet of



*Target will be the first of the new stores at Potomac Yard Center to open this fall. The shopping center is expected to add nearly 1,000 new jobs in the City.*

**King Street Metro Station Development.** A local developer has submitted a proposal to the Metro to build a 160-unit residential apartment building with 17,000 square feet of office and retail space on the King Street Metro Station parking lot, which Metro owns. The developer will be required to maintain existing parking facilities in the new building, which would be built over surface and underground parking. Because the project involves a change to the Master Plan and rezoning of the site, it will require public hearings before the Planning Commission and City Council.

**Potomac West Alliance.** After a year-long study established the need for a permanent community-based organization to spearhead revitalization of Potomac West neighborhoods and commercial centers, on March 15 City Council created the Potomac West Alliance. The Alliance's 17-member Board includes business, civic property owner and City representatives, including Council Member Walker.

**New Construction.** The strong pace of residential

office space for the new PTO headquarters and a projected 7,100 employees. The four sites include Crystal City and three Alexandria locations: Potomac Yard, the Carlyle Project and the Hoffman property at the Eisenhower Avenue Metro Station. The PTO is expected to select a developer by the spring of 1998, opening the first of its buildings in 2001 and the remainder by 2004. Construction of a new PTO headquarters is likely to spur additional office buildings to house private firms doing business with the PTO, which will occupy taxable leased space, thereby providing a major boost to the City's economy.

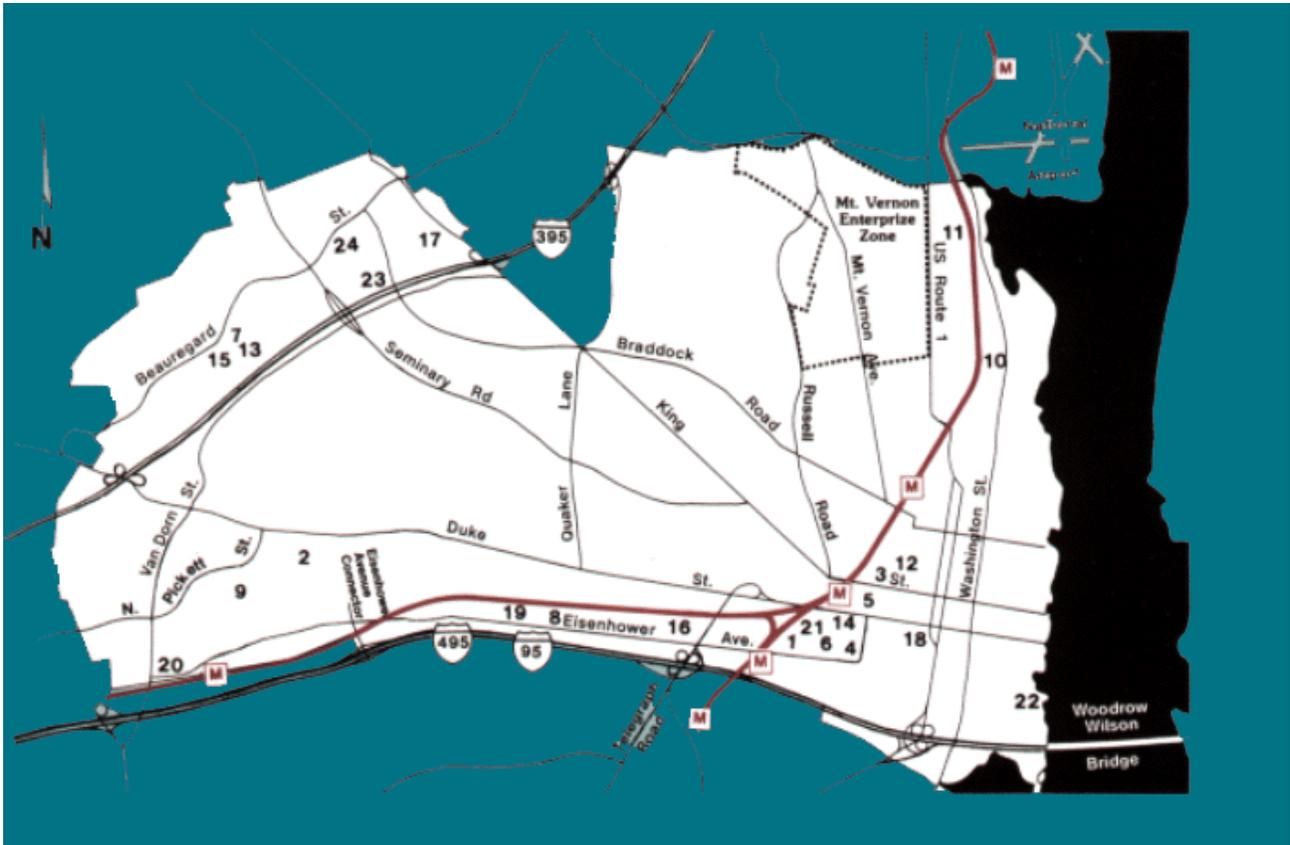
**Cameron Station Redevelopment.** With the demolition and clearance of some 2 million square feet of office and warehouse buildings, parking lots and other structures, the developer of this former U.S. Army depot is preparing Cameron Station for residential redevelopment. Cameron Associates, the developer of the 100-acre site, is installing roads and sewers and moving tons of soil to raise the property out of the floodplain. By December, builders will begin constructing a mix of 340 detached houses, townhomes and condominium apartments. When completed over the next 10-13 years, Cameron Station will be transformed into a residential community of as many as 2,500 residential units with an estimated population of 5,000 and up to 30,000 square feet of neighborhood-oriented retail stores.

**Metroplace.** Located between Cameron and King Streets across from the King Street Metro Station, this vacant 3-acre site is planned for a mix of office, retail and hotel development. Phase I, which began this summer, will be a 124,000-square-foot office building with 17,000 square feet of retail space fronting on King Street. Plans for later phases include a hotel and a time-share residential project.

development in Alexandria continued through mid-1997. During the 12 months from June 1996 to June 1997, 377 housing units were completed, including 250 rental apartments and 127 townhomes and single-family homes. During FY 1997, construction began on seven major commercial projects, all located in the eastern half of the City and totaling 1,063,839 sq. ft. The value of commercial new construction totaled \$102.7 million in FY 1997, up 58% over FY 1996. The value of housing construction (388 new units) totaled \$63.4 million in FY 1997, up 14%.

**Plans Review.** The Fire Department's Code Enforcement Bureau continued to streamline the building permit approval process. To ensure that construction projects are not delayed, the "walk-thru" plans review process was expanded in June 1996 to include residential and commercial projects. During FY 1997, 1,402 plans were reviewed under this program for an average of five plan approvals per day. The Bureau continues to participate with the Department of Planning and Zoning in the "One-Stop-Shop" every Wednesday. Since June 1996, plans for 67 commercial projects were approved during the "One-Stop-Shop" sessions.

# Major New Development Projects



Map Key	Project Name	Office (Sq.Ft.)	Hotel (Sq.Ft.)	Retail (Sq.Ft.)	Housing (Units)
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## PROPOSED MAJOR NEW PROJECTS

1	Olde Town Commons	300,000	126,500		235
2	Cameron Station V,VI,VII				1,092
3	Metro Place II, III		380,884	6,432	
4	Paradigm				360
5	King St. Station				160
6	Stonebridge	157,000			
<b>SUBTOTAL</b>		<b>457,000</b>	<b>507,384</b>	<b>6,432</b>	<b>1,847</b>

## APPROVED MAJOR SITE PLANS & PLANNED UNIT DEVELOPMENTS

7	Mark Winkler	124,000			
8	Homestead Village		195,651		
9	Cameron Station I,II,II,IV			36,000	1,418
10	Townes of Slater's Village				273
<b>SUBTOTAL</b>		<b>124,000</b>	<b>195,651</b>	<b>36,000</b>	<b>1,691</b>

## MAJOR PROJECTS UNDER CONSTRUCTION (7/6/97)

11	Potomac Yard Shopping Center		667,000		
12	Metro Place I	131,505	17,895		
13	Assoc. For Supervision and Curriculum Development	75,936			
14	Society for Human Resource Management	80,679			
15	Millbrook			406	
16	Avalon			458	
17	Park Center III			392	
18	Old Town Village			285	
19	Townes at Cameron Park			237	
20	Summers Grove			191	
21	Carlyle Towers II			189	
22	Ford Plant			150	
23	Highpointe			147	
24	Goodwin House			131	
<b>SUBTOTAL</b>		288,120		684,895	2,586
<b>TOTAL</b>		869,120	703,035	727,327	6,124