City Council Work Session—
Potomac Yard Update and Tour

Landbays H, I, J

PROGRESS TO DATE:

Landbay H/I Multifamily Building
- Building permits approved.

Landbay H/I Swann Avenue Park
- Plan approved for 0.7 acre park.
- Construction timing dependent on construction of adjacent buildings.

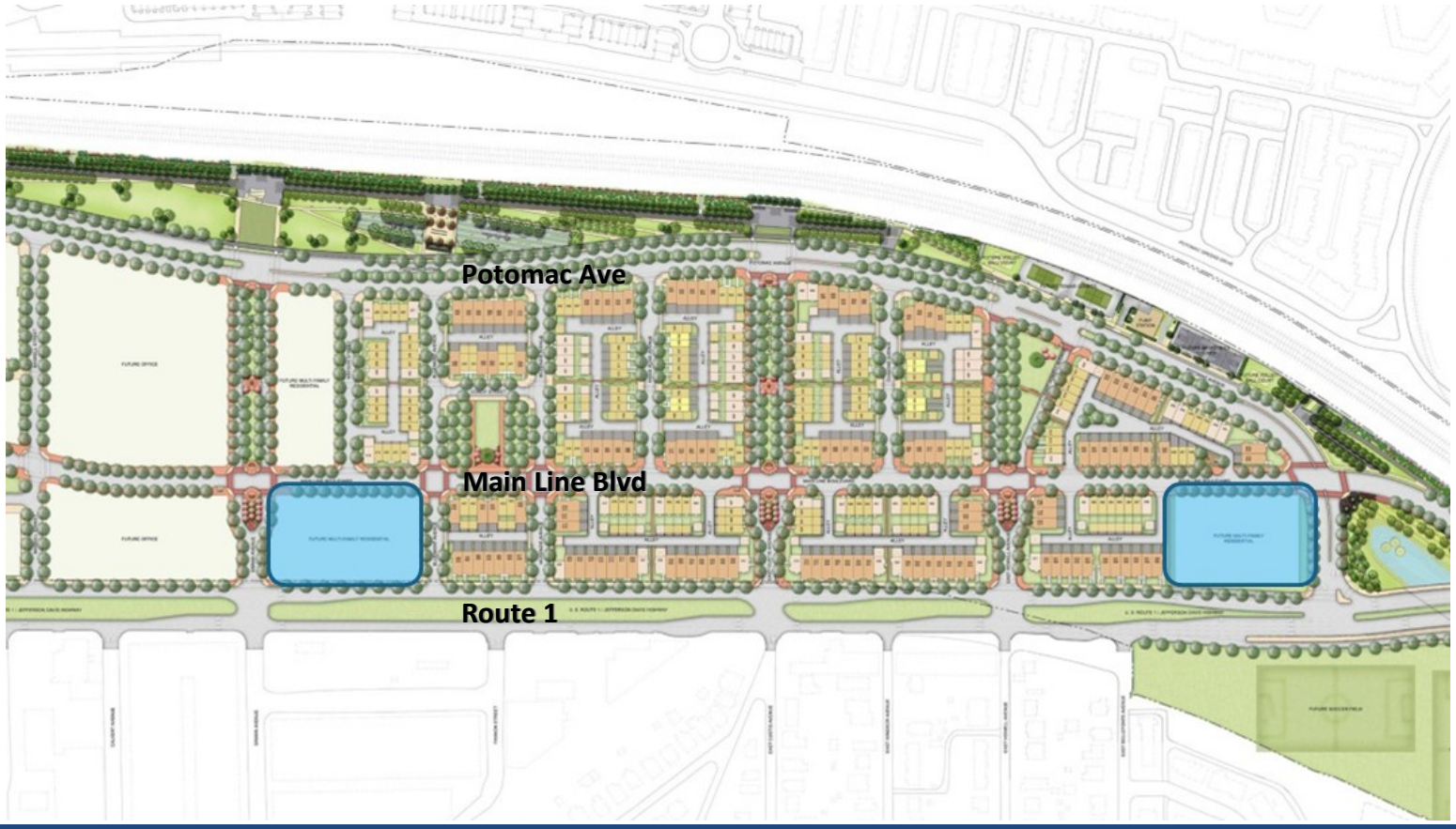
Landbay I and J East
- 158 Total Units occupied, 16 Units under review (227 Units total).
- Custis Park construction complete and open to the public.
- Privately owned/publicly accessible neighborhood park construction complete and open to the public.

Landbay I and J West
- Approximately 5 of the 24 buildings are under construction.
- 1st building to apply for certificate of occupancy at the end of September 2013.

Landbay J Multifamily
- Awaiting the release of Approved Final Site plan. Building Permits under review.
- Howell Park plan approved, construction is anticipated to be complete in late 2014.

MASTER DEVELOPER:
- Potomac Yard Development (PYD)

CITY COUNCIL ACTION:
- Select blocks within Landbay H will require a DSUP and subsequent approval by City Council .
- All other development in Landbays H, I, and J have been approved by City Council.



View on Route 1 (Landbay J)

View east on Custis Ave

from Main Line Blvd

Renderings of development in Landbays H, I, and J

View east on Bluemont Ave

From Main Line Blvd

View on Route 1 (Landbay I)

Infrastructure

Route 1 Bridge

- Completed in 2009, $45 million bridge financed by Potomac Yard Development (PYD).
- Removed tight S-curve on bridge, which was a high-accident location.
- Includes a multi-use trail on the east side, and a sidewalk on the west side; the former bridge had a sidewalk only on one side.
- Designed with community input in the Art Deco style, which echoes nearby buildings in Del Ray.

Sewer Improvements

- $13 million main interceptor line carries sewage from Potomac Yard to AlexRenew facility.
- Line built as a developer contribution to the City.
- Constructed in 2002, the line was built with extra capacity so that the City and developers can tap into the line as the City separates its existing combined sewer system.
- City received an award for this creative public-private partnership in 2003.

Landbay L

PROGRESS TO DATE:

Bel Del Ray (Multi-family building)

- 276 units and 3,500 sf retail are under construction, to be completed spring of 2014.

Townhomes and Urban Lofts

- 66 townhomes and 58 urban lofts are under construction.

Potomac Yard Dog Park

- The dog park is anticipated to be under construction this fall.

Dominion Substation

- A substation was deemed necessary because of the current power demand and amount of increased growth within the region.
- The CDD approval designated the general location.
- Dominion received approval from the City of Alexandria to construct a new substation to serve the community.
- The screening for the station was designed to be compatible with the adjoining Art Deco buildings.
- 2015 Substation construction and landscaping projected completion.

MASTER DEVELOPER:

- Potomac Yard Development (PYD)

CITY COUNCIL ACTION:

- All development projects within Landbay L have been approved by City Council.

Rendering of Dominion Power substation from Monroe Ave

Renderings of Bel Del Ray

Main Line Boulevard

Monroe Avenue

East Façade (Adjacent to substation)

South Façade

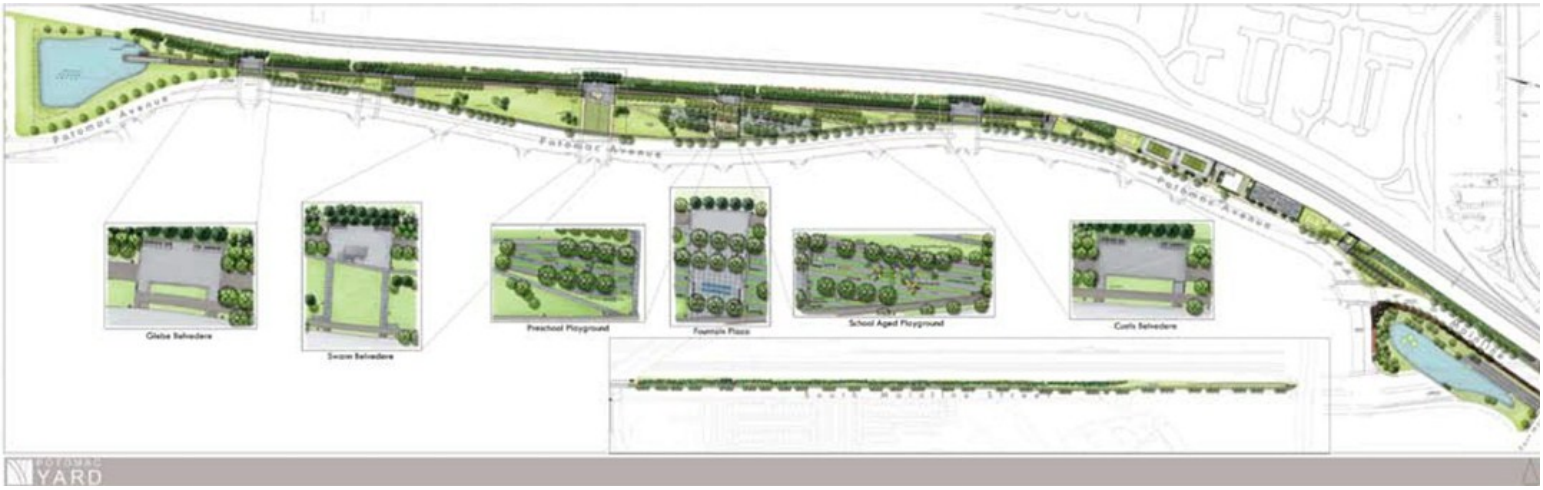
PROGRESS TO DATE:

The park is intended to be the major open space for the Potomac Yard development west of the CSX tracks, connecting Four Mile Run to Braddock Road. Potomac Yard Park was approved by Planning Commission and City Council in June 2008. Potomac Yard Development, LLC is responsible for construction of the project, which is broken into four phases.

- Phase I is completed and included the two replacement rectangular fields at Simpson Fields (includes potential school site).
- Phase II and III are currently under construction.
- Phase III is the south tail of the park, and includes a multi-use trail and fitness stations between Monroe Avenue and Braddock Road.
- Phase II is the main body of the park from the movie theater parking lot to the new Route 1 bridge.
- Phase II includes an accessible playground, interactive fountain, special event area including an outdoor stage, passive lawn area, passive use plazas with historical interpretive features, two volleyball courts, two basketball courts, two tennis courts, a multi-use trail and two storm water management ponds. The park includes lighting, irrigation and significant plantings (over 2,000 trees).
- Park Area: 24 acres (approximately).
- Programming: Special events will be programed by RPCA's Special Events Division. The park is anticipated to be used year round.
- Park opening is anticipated late fall of 2013.

CITY COUNCIL ACTION:

- Potomac Yard Park was approved by City Council in June 2008.



View of playground

View of Central Green

Rendering of Potomac Yard Park

Potomac Yard Park under construction

Potomac Yard Metrorail Station

The 1999 Coordinated Development District approval for Potomac Yard required the reservation of a site (generally Alternative – A), in the event a Metrorail station was constructed. In March 2008, City Council added the following to the Transportation Master Plan, "the City expects that any amendment to the Potomac Yard/ Potomac Greens Small Area Plan which results in an increase in density beyond what is currently approved will include reasonable provisions to address the development and funding of an additional Metrorail station."

As part of the new small area plan and revised zoning for North Potomac Yard a new Metrorail station site was analyzed. The final adopted North Potomac Yard Small Area Plan included a requirement for developer contributions to support the funding of the station location shown in the plan (approximately the same location as Alternative B). The density, height, and land uses were based on the provision of a Metrorail station.

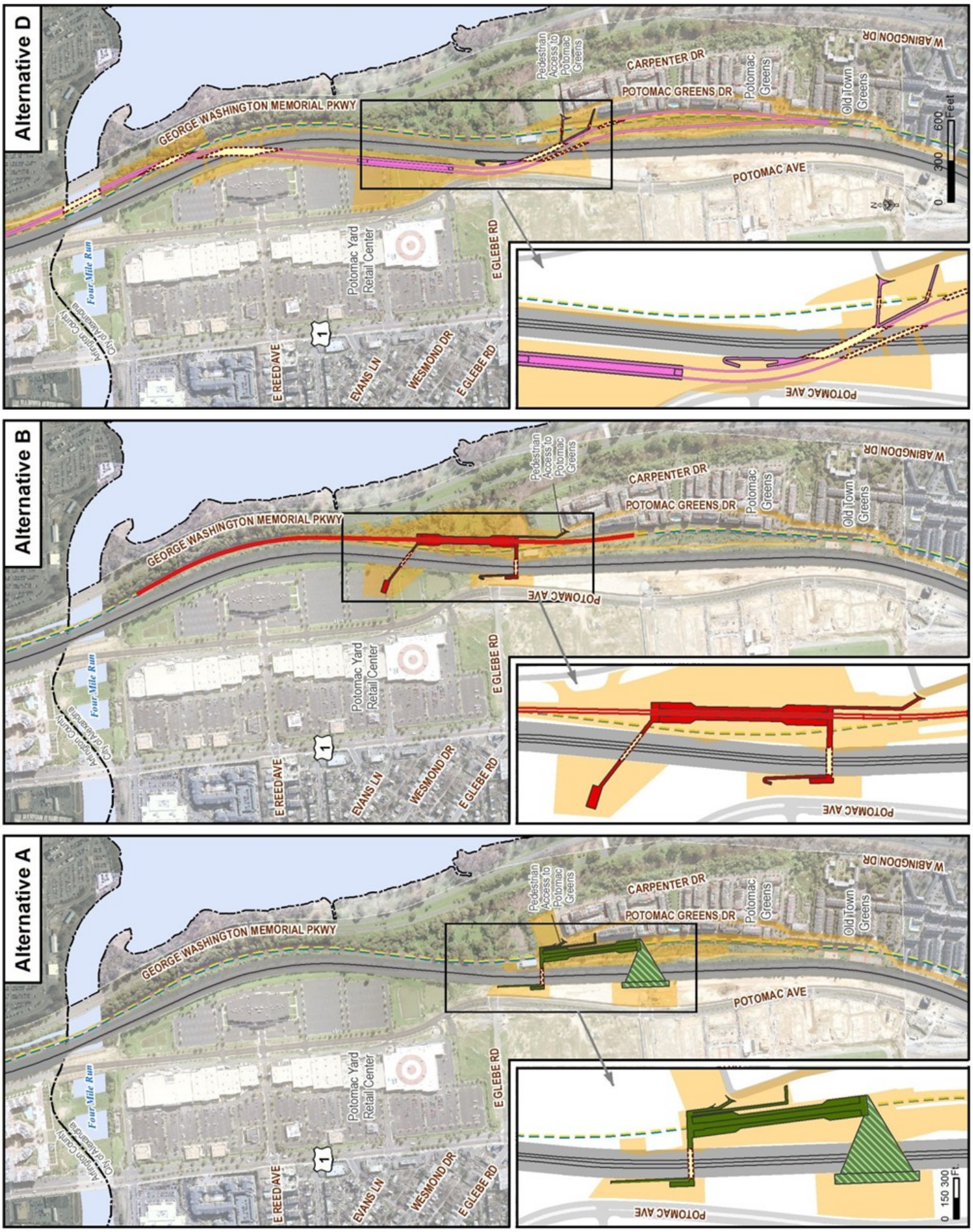
Following the North Potomac Yard approvals, the City began an Environmental Impact Statement (EIS) process, which is required in order to be eligible for federal funding for design/construction, and if other federal interests (such as National Park Service property) may be affected.

Alternatives

- Analyzing a No Build Alternative and three Build Alternatives
- For the tour, tall poles have been installed on-site in Potomac Yard Park to help demonstrate where the north and south ends of the station alternatives may be.
  - **Alternative A ($195 million)** - Located generally within the existing Metrorail Reservation Site at the north-western end of Potomac Greens. The station would be at-grade along the existing Blue/ Yellow WMATA tracks.
  - **Alternative B ($250 million)** – Located north of Potomac Greens in-between the GWMP and the CSXT railroad tracks. The station would be at-grade along the relocated (approximately 2000 feet) Blue/Yellow line WMATA tracks.
  - **Alternative D ($462 million)** – Located west of the CSXT railroad tracks near the existing Potomac Yard Shopping Center. The station would be elevated with a ground floor entrance mezzanine along relocated (approximately 6000 feet) Blue/ Yellow WMATA tracks.
  - **No Build Alternative** - only includes existing transportation network plus projects within the study area that will be expected in place by 2040 including the Route 1 Transitway, expansion of local transit services, the multi-use trail from Four Mile Run to Braddock Road, etc.).

CITY COUNCIL ACTION:

- The selection of a Locally Preferred Alternative by City Council will follow the release of the Draft EIS, community discussion, and public hearings.


Alternative D
GEORGE WASHINGTON MEMORIAL PKWY
Pedestrian Access to Potomac Greens
CARPENTER DR
POTOMAC GREENS DR
Potomac Greens
Old Town Greens
W ABINGDON DR
POTOMAC AVE
Potomac Yard Retail Center
E GLEBE RD
E REED AVE
EVANS LN
WESMOND DR
Four Mile Run
Arlington County
City of Alexandria
0 300 600 Feet
Alternative B
GEORGE WASHINGTON MEMORIAL PKWY
Pedestrian Access to Potomac Greens
CARPENTER DR
POTOMAC GREENS DR
Potomac Greens
Old Town Greens
W ABINGDON DR
POTOMAC AVE
Potomac Yard Retail Center
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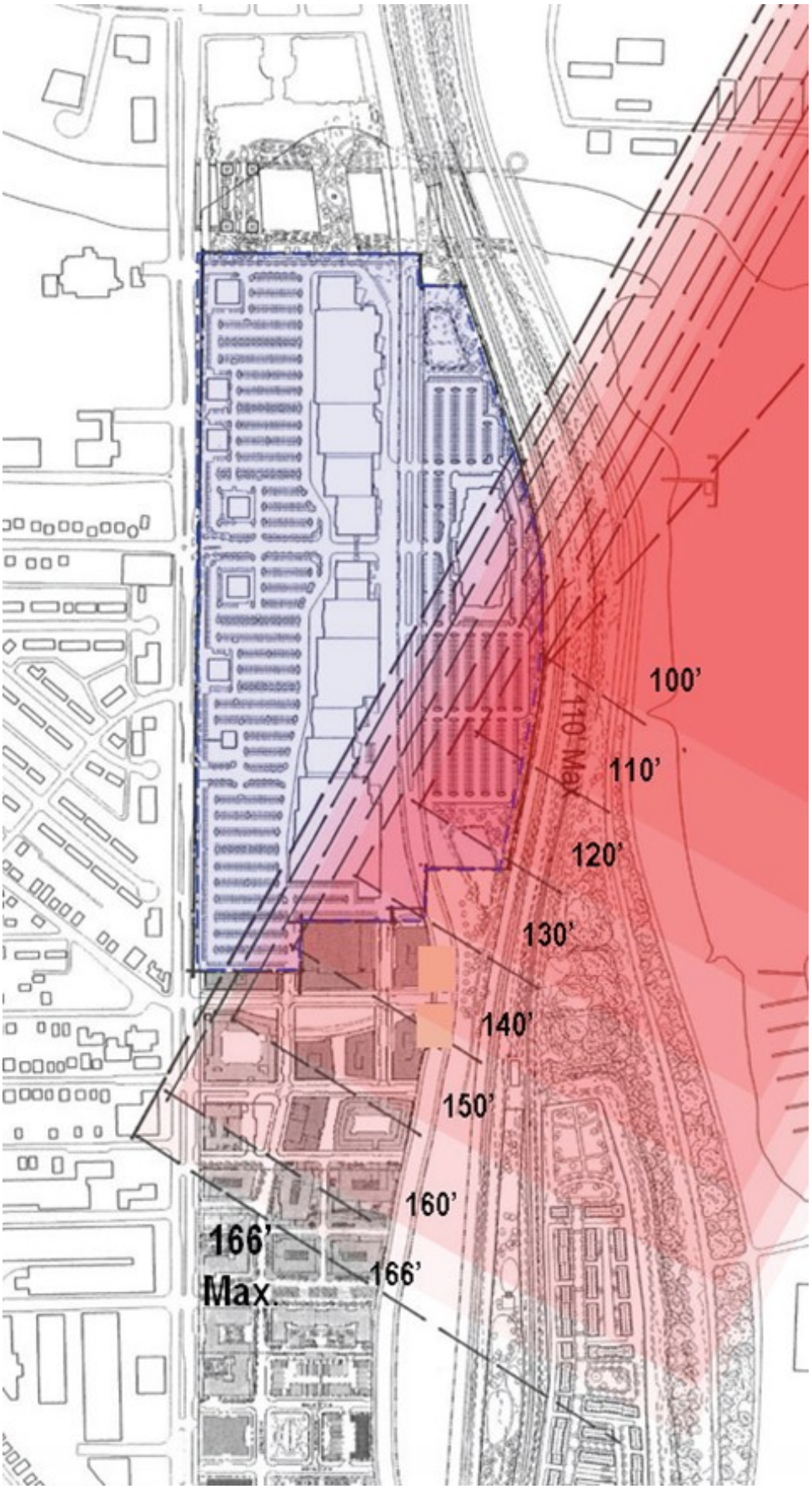
Alternative A
GEORGE WASHINGTON MEMORIAL PKWY
Pedestrian Access to Potomac Greens
CARPENTER DR
POTOMAC GREENS DR
Potomac Greens
Old Town Greens
W ABINGDON DR
POTOMAC AVE
Potomac Yard Retail Center
E GLEBE RD
E REED AVE
EVANS LN
WESMOND DR
Four Mile Run
Arlington County
City of Alexandria
0 150 300 Ft.

CONSTRAINTS:

FAA Glide Path Height Restrictions

- The graphic at right shows the current height restrictions on future buildings due to Federal Airports Authority (FAA) restrictions to protect the approach to a general aviation runway.
- Potomac Yard development plans were prepared taking these height restrictions into account.
- FAA reviews each building once it has been designed.



OPPORTUNITIES:

Location of Density

- The graphic shows the increasing height of development within the Coordinated Development District Plan for North Potomac Yard as they relate to the Metrorail alternative locations.

Landbay F

Proposed Land Use per the 2010 approved Coordinated Development District includes:

- Office: 1,930,000 sf
- Retail: 930,000 sf
- Hotel: 170,000 sf
- Residential: 1,100,500 sf
- Office or Residential: 3,395,000 sf
- Total: 7,525,000 sf
- Height: 65’ to 250’
- Open Space: 40% total, 15% at ground level
- School side reservation if requested by the City (Block 4).

Master Developer:

- Lionstone/JBG (replaced RREEF and McCaffrey Interests)

Landbay F today

Landbay F in the future

North Potomac Yard Terminal Station

PROGRESS TO DATE:

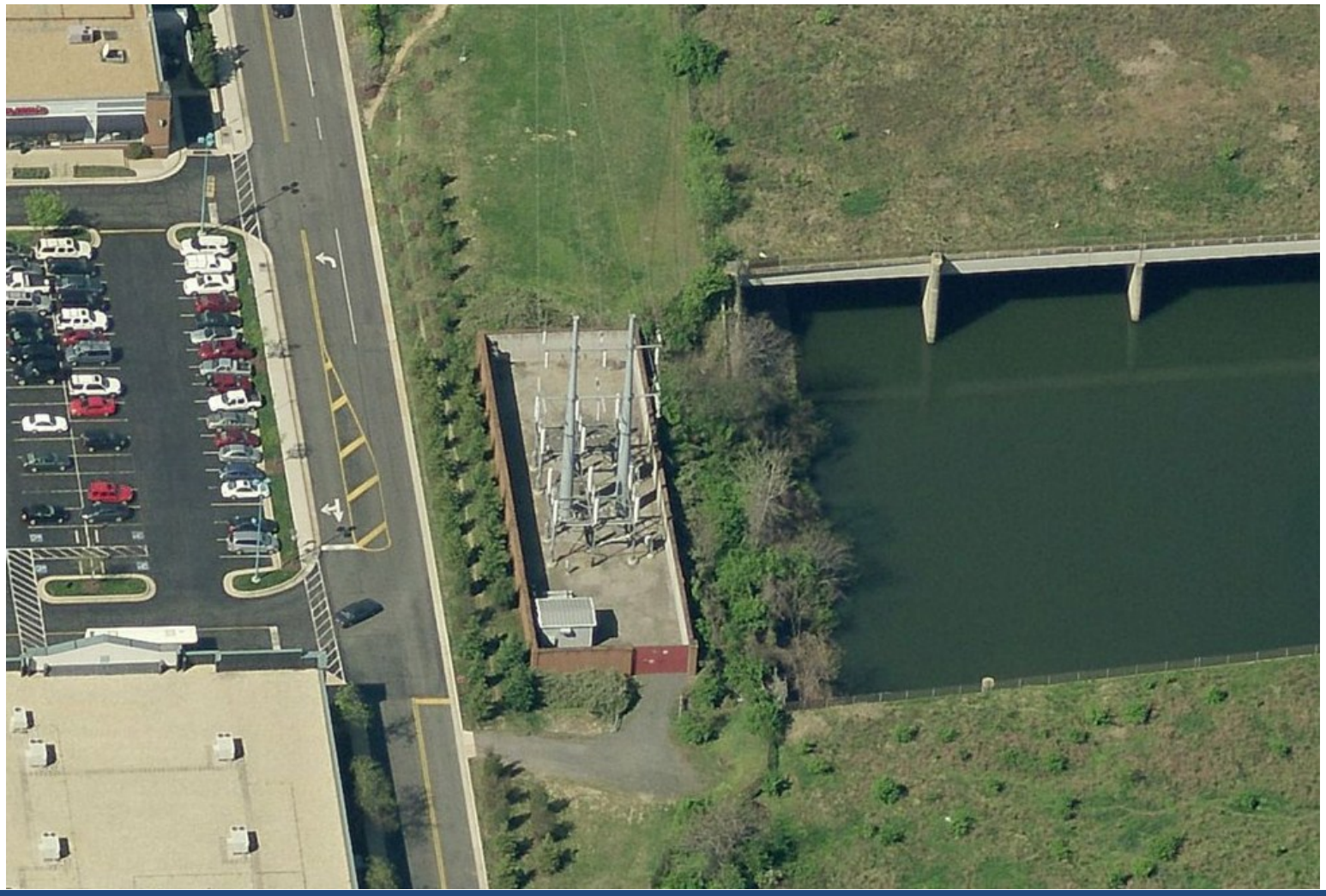
- The terminal station was approved in 1996, with a requirement that the facility would be removed in 15 years.
- The Planning Commission deferred action on the application, requesting an alternatives analysis to present viable options for relocating the facility.
- Staff has worked with Arlington County, WMATA and Dominion Power to find an alternative location within Arlington County, that will enable the facility and existing poles to be located below grade.
- A portion of the underground lines will need to be located on WMATA property (bus storage lot) in Arlington County.
- Staff has worked with the retail center (Landbay-F) to secure – parking for the WMATA buses that will be displaced by the proposed relocation and undergrounding of the utilities.

OWNER:

- Dominion Virginia Power

CITY COUNCIL ACTION:

- This case is scheduled for the October 2013 City Council hearing.



STREAM AT POTOMAC YARD VIEW WEST, A VISION

Landbay E & G

PROGRESS TO DATE:

Landbay E:

- Potomac Yard Development (PYD) is removing the western-most railroad bridge adjacent to Jefferson Davis Highway (Bridge B) per the approved SUP and grading plan.
- Construction is anticipated to be completed in 15—18 months.
- Once construction is complete, the 4 acre parcel of Landbay E will be dedicated to the City as open space.
- Future redevelopment funding for park improvements is required as part of the North Potomac Yard redevelopment.

Landbay G

Fire Station:

- Approved February 2007, completed .
- Building includes 64 workforce/affordable residential units, 15,000 sf retail, 24,000 sf fire station.
- 142 parking spaces provided, currently determined to be greater than the need, and will be proposed as part of parking reduction for adjacent project.

Buildings C and F—Multifamily

- Under construction.

Building D—Institute for Defense Analysis (IDA)

- Received City Council approval in December. The final site plan documents are being prepared by IDA's consultants.

Building H—Giant

- Final site plan approved. Sheeting and shoring permit approved. Site has received approval from the Federal Aviation Administration (FAA).
- Preparing to start construction of the below-grade garage. Above-grade building permits currently under review.

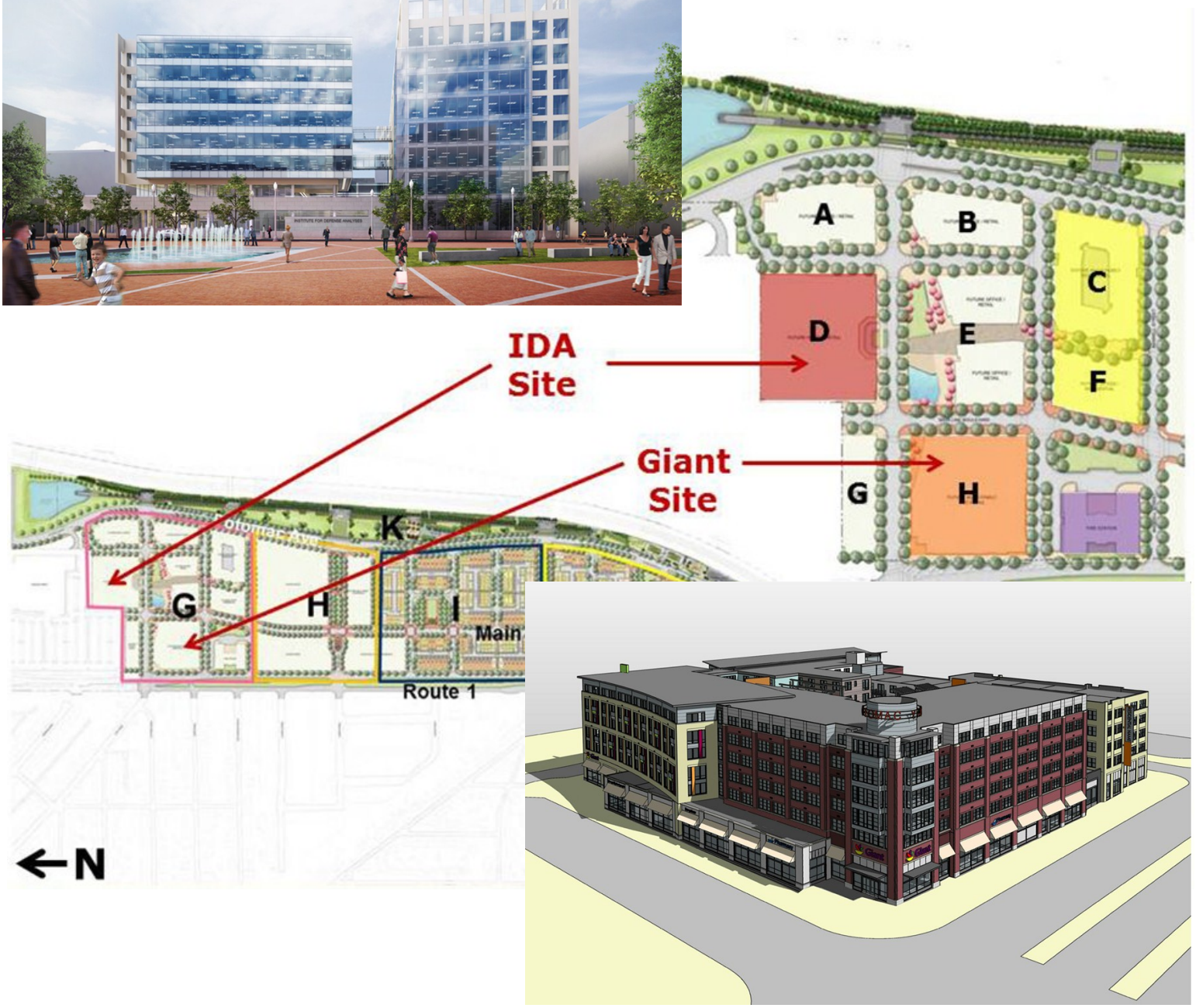
MASTER DEVELOPER:

- MRP/JBG

CITY COUNCIL ACTION:

- Building D will require City Council approval for Final Site Plan when submitted.

Rendering of Building D—IDA



Rendering of Building H—Giant

Rendering of Buildings C and F

Route 1 Transitway

Overview

- Transitway along Route 1 recommended in reports in early 2000s.
- Concept advanced and adopted by City in 2008 Transportation Master Plan.
- Route 1 Transitway design approved by Planning Commission at May 1, 2012 hearing.
- 5-mile corridor between Pentagon City and Braddock Road Metrorail stations.
- 80% in dedicated right-of-way.
- First 0.8 mile segment in Alexandria currently under construction.
- 2-lanes in the middle of Route 1 with 12-ft landscaped medians on both sides.
- Medians taper to allow for left-turn lanes at signalized intersections.

Station Design

- 7 transitway stations within dedicated ROW.
- Public meeting and online survey solicited public input on station design.
- Shelter shape design compatible with Arlington for continuity throughout corridor.
- Blue roof reflects City color and influence of Potomac River.
- Estimated cost of $200k per station.
- Concrete design at stations invokes rail ties.
- Lighting at platforms.
- Fare collection equipment and benches within shelter.
- Working with Arlington County and WMATA on branded wayfinding signage.
- Enhanced pedestrian crossings.

Features

- Frequent, reliable service
- Dedicated right-of-way
- Transit signal priority
- Off-board fare collection (proof of payment)
- Real-time information
- Near-level boarding at station platforms
- Boarding at all doors
- Branded bus fleet

Operations

- Buses will run every 12 minutes between Braddock Road and Pentagon City on weekdays.
- Buses will run every 20 minutes on weekends.
- Service start date targeted for Spring 2014.

ARMY NAVY DR
Pentagon City
12TH ST S
15TH ST S
Crystal City
VRE Station
Crystal City
23RD ST S
S GLEBE RD
Arlington County
City of Alexandria
Potomac Yard
Shopping Center
E SWANN AVE
E CUSTIS AVE
E MONROE AVE
FIRST ST
E BRADDOCK RD
Braddock
Road
MOUNT VERNON AVE
JEFFERSON DAVIS HWY
POTOMAC AVE
(FUTURE)
CRYSTAL DR
CLARK ST
BELL ST
S EADS ST
S HAYES ST
GEORGE WASHINGTON
9X
9S
LEGEND
Station Stop
Metrorail Station
Metrobus Route 9S
Metrobus Route 9X
Future Alignment
Terminus

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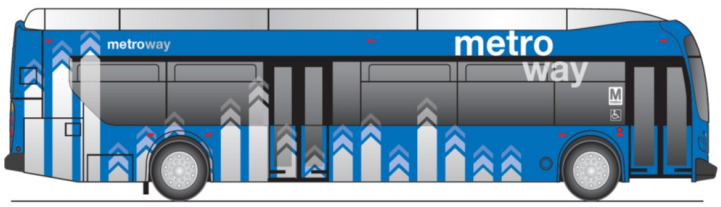
metroway
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way

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way
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metroway

Landbay A (Potomac Greens) and Potomac Plaza

Landbay A—Potomac Greens

- 227 residential units
- Approved May 2003
- Completed
- 18 acre (approx.) Potomac Greens Park dedicated to the City

Potomac Plaza

- 14,450 square feet retail (Buzz, Rustico, etc.)
- Approved May 2003
- Completed