

Draft Themes for Potomac Yard Plan Principles

December 31, 2008

The Potomac Yard Planning Advisory Group envisions Potomac Yard as a diverse 21st Century urban community where people live, work, shop, play, and worship. It is imperative to use this important property in the most beneficial ways for the citizens of Alexandria and the region. The following principles will be used to direct the overall planning process, in order of priority:

1. Create a strong sense of place to make a vital people-centered community
 - Integrated services and cultural venues
2. Use strong design to create effective buildings, streets, and public spaces
 - Inspired by the history of the City and site
 - Progressive, high-quality architecture with several signature buildings and iconic civic buildings and public spaces
 - Effective urban grid of streets
3. Effectively integrate and balance different land uses to create a vibrant and diverse mixed-use community
 - Integrated retail
4. Take advantage of the site's connection to water, its views, and its gateway location
 - Connections to Four Mile Run and Potomac
5. Create and connect green spaces and parks throughout the property
 - Green roofs
 - Connected trails
 - Trees
6. Connect and integrate with adjacent neighborhoods while minimizing the impacts from growth, construction, and traffic
 - Integrate Route 1
7. Create a strong focus on the use of transit and pedestrian access
 - Transit-oriented design to dramatically reduce focus on the automobile
 - Complete streets, safe for pedestrians and bikes
 - Easy connections to new and existing metro stations, BRT, other transit
 - Internal transit systems
8. Use sustainable and green practices in all aspects of development
 - Green buildings
 - Alternative energy
 - Green stormwater practices

9. Manage traffic intelligently

Goals for the January 31 Workshop

1. Explain the historical context for Potomac Yard, an overview of the Potomac Yard planning process, the role of the PYPAG, and opportunities for public input
2. Present the draft principle themes and Identify key public issues, concerns, and desires and the overall priority that should be reflected in the final planning principles
3. Get public input on some key planning challenges to assist in developing conceptual designs