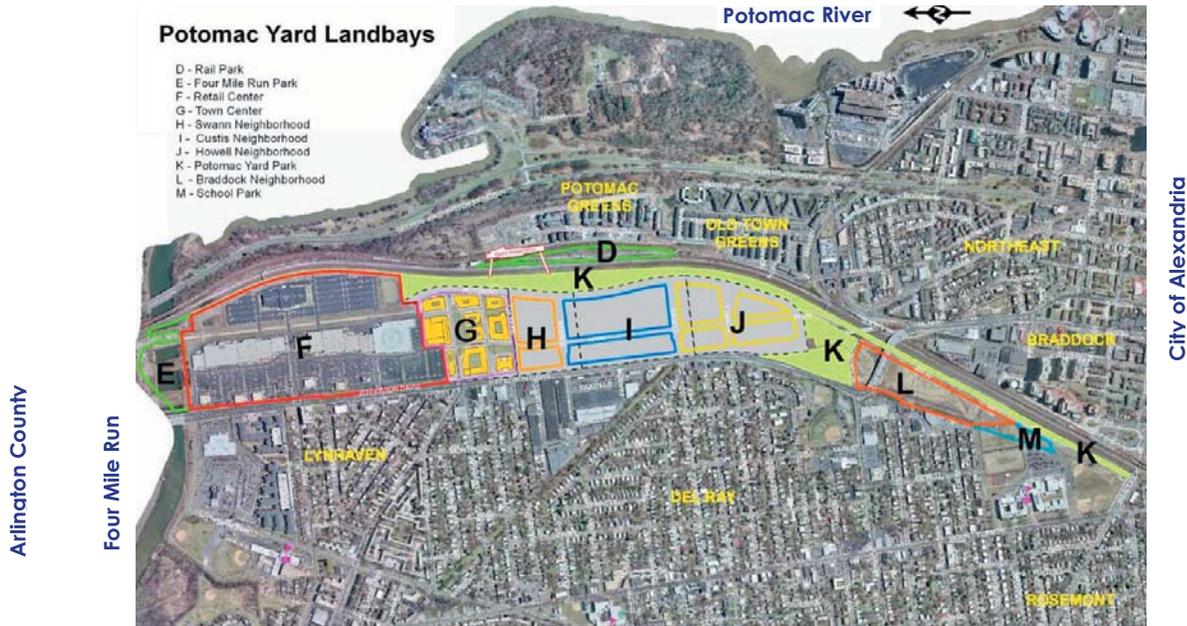


Four Mile Run Restoration Project e-Newsletter

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Alexandria Begins Planning Process for Potomac Yards Redevelopment



The City of Alexandria is in the process of developing and evaluating alternatives for the redevelopment of the existing 70 acre retail center at Landbay F and Landbay L.

Welcome to the fifth edition of the Four Mile Run Restoration Project electronic newsletter. This edition focuses on ongoing planning efforts for the redevelopment of Potomac Yard. Potomac Yard consists of 295 acres at the northern gateway to Alexandria, and has been divided into a series of landbays which will be developed in phases.

Planning Underway for Landbays F and L

The 70 acre retail center at Landbay F represents one of the largest, contiguous, single-ownership blocks of land left in Alexandria to be planned for redevelopment. The City envisions an urban, mixed-use environment that is pedestrian- and transit-oriented. Also, Landbay L at the southern end of Potomac Yard is included in this planning effort. Currently zoned for residential and street retail, this parcel may offer additional opportunities for amenities and open space. Redevelopment at Potomac Yard presents an opportunity to incorporate Four Mile Run as an integral resource rather than a peripheral component of the area.

Public Input on the Landbay Plans

The Potomac Yard Planning Advisory Group (PYPAG) will lead the public planning efforts for the development of the two Potomac Yard tracts. The PYPAG, which formed in October 2008, consists of 20 local community and business members representing a diverse range of interests. The PYPAG will communicate directly with city officials through a series of public meetings and subcommittees and will focus on a number

of issues related to the redevelopment. These issues include:

- Possible roles and impacts of a new Metrorail station at Potomac Yard;
- Impacts of increased traffic;
- Impacts on surrounding neighborhoods;
- Opportunities to create parks and cultural spaces;
- Opportunities for new sources of revenue; and
- Opportunities to increase access to the Four Mile Run corridor and the Potomac River.

The City will use the Planning Principles developed at a public workshop in January 2009 to develop a set of conceptual designs, which will be presented at a second public workshop in April. Additional public workshops are scheduled tentatively for June and September 2009, with the draft plan due for completion by the end of September.

Additional Information

All information regarding the Potomac Yard Planning Process will be posted to the City's website at www.alexandriava.gov/PotomacYardPlan. All questions should be directed to Valerie Peterson (City Planner) at 703-838-3866, or at Valerie.Peterson@alexandriava.gov.

For additional information on the Four Mile Run Restoration Project, please visit the Northern Virginia Regional Commission's (NVRC) website at <http://www.novaregion.org/fourmilerun>. To subscribe or unsubscribe from this newsletter, email NVRC Environmental Planner, Marshall Popkin, at mpopkin@novaregion.org.

