POTOMAC YARD

Planning Advisory Group

Site Tour

November 8, 2008

10:00 am to 1:00 pm

PYPAG Mission

The PYPAG will provide advice to City staff on the Potomac Yard Small Area Plan and associated zoning approvals to help identify the best feasible use of Potomac Yard.

Expected Outcomes of the PYPAG

PYPAG advice will be given full consideration by staff in developing the Small Area Plan and associated zoning approvals. Input on the following topics are being sought:

- Identify design principles to be applied to Potomac Yard
- Identify appropriate land uses and amenities for Landbay F
- Evaluate potential increases in height and density for all Landbays
- Evaluate possible transportation needs and solutions, including a possible new Metrorail station.

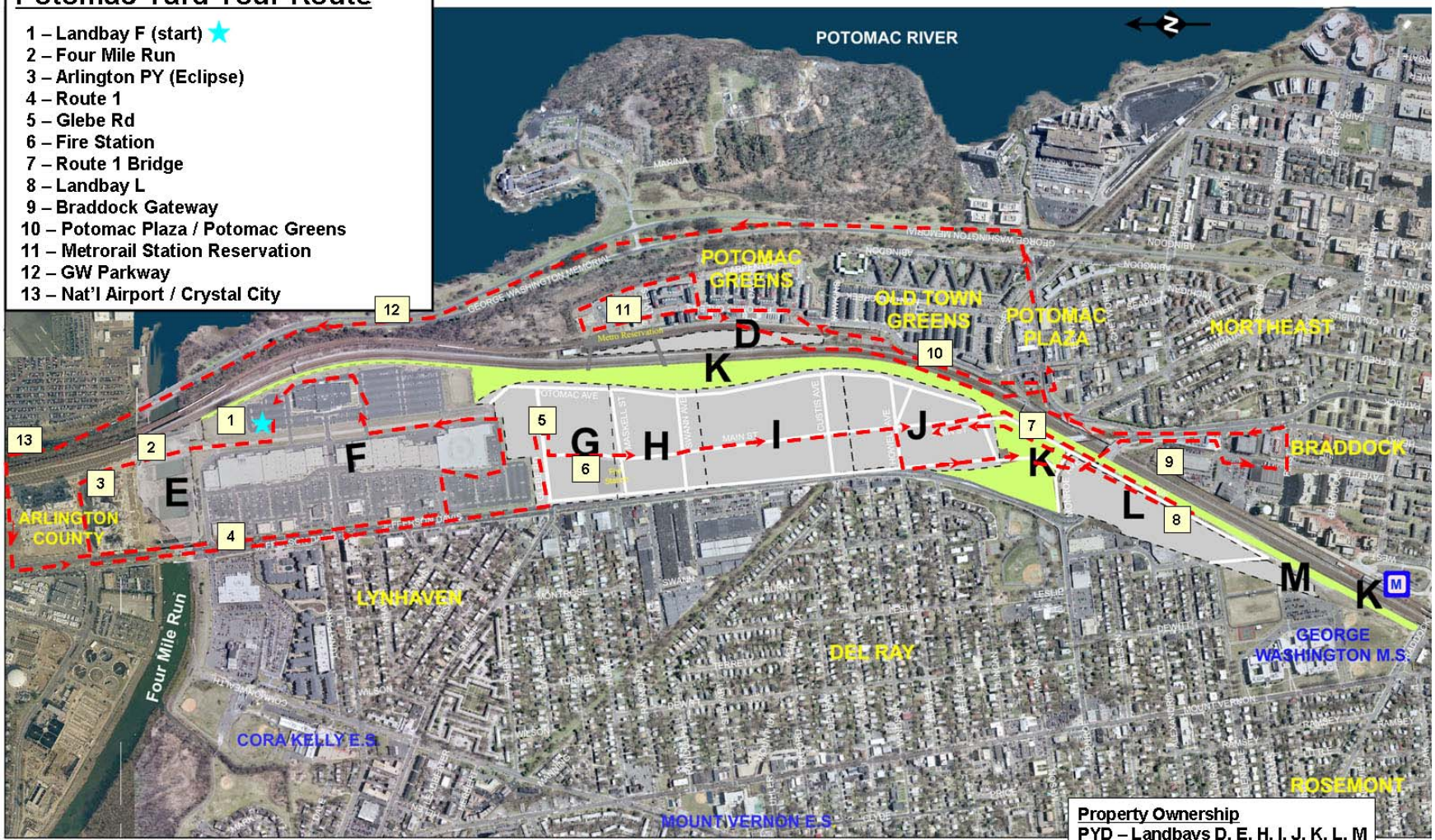
Purpose of Site Tour

The purpose of the site tour is to familiarize PYPAG members and citizens with the Potomac Yard site and context, and to begin to think about characteristics that influence future development in Potomac Yard. The following questions may be helpful to think about as you are on the tour, and we encourage you to make notes of your thoughts on these questions, and share with the group at the next meeting:

- What are the site characteristics that influence future development of Potomac Yard? (i.e. infrastructure, topography, natural, developed, other)
- How do surrounding land uses influence future development of Potomac Yard?
- Are there site characteristics that present opportunities for future development?
- Are there site characteristics that constrain future development?

Potomac Yard Tour Route

1 – Landbay F (start) ★
2 – Four Mile Run
3 – Arlington PY (Eclipse)
4 – Route 1
5 – Glebe Rd
6 – Fire Station
7 – Route 1 Bridge
8 – Landbay L
9 – Braddock Gateway
10 – Potomac Plaza / Potomac Greens
11 – Metrorail Station Reservation
12 – GW Parkway
13 – Nat'l Airport / Crystal City



Property Ownership
PYD – Landbays D, E, H, I, J, K, L, M
MRP – Landbay G
RREEF – Landbay F

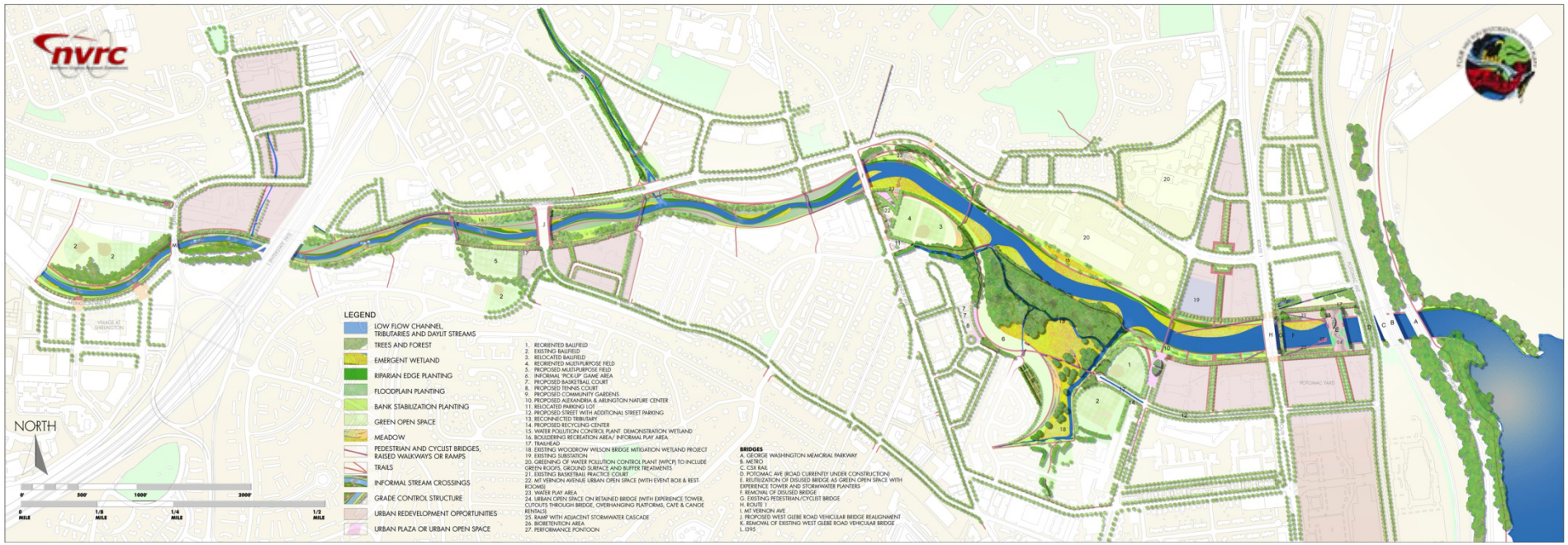
November 8, 2008

POTOMAC YARD
Planning Advisory Group

Landbay F

Notes

Four Mile Run



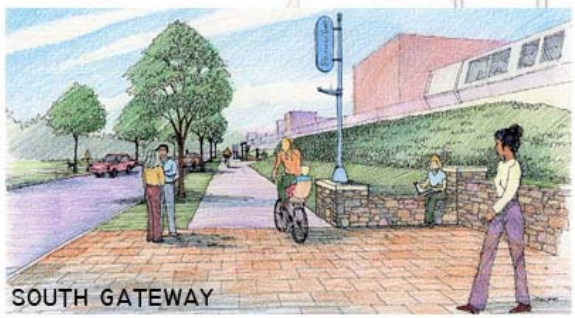
Master Plan Report Available at: http://www.novaregion.org/index.asp?NID=215
Design Guidelines Available at: http://novaregion.org/index.asp?nid=824

Four Mile Run at Potomac Yard

Existing Bridges Looking East

Four Mile Run Master Plan Conceptual Drawing (Bridge Demolished)

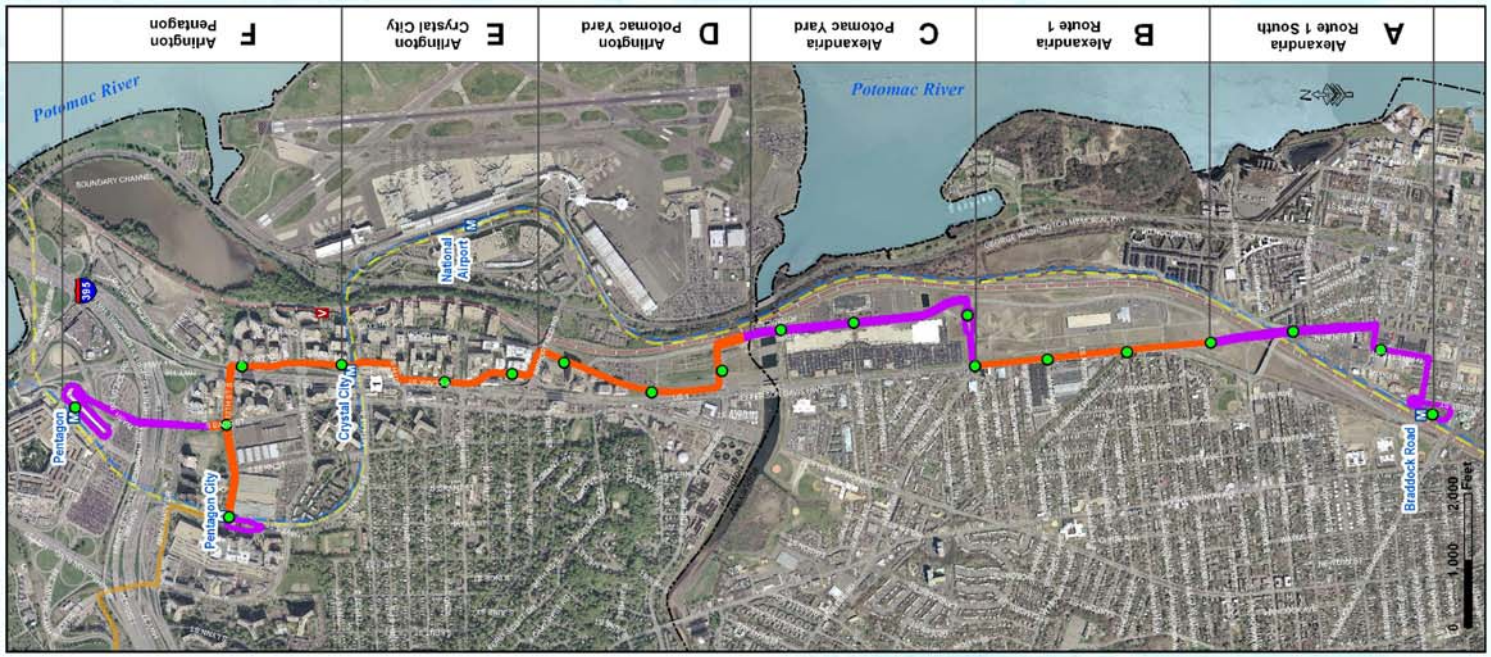
Landbay K

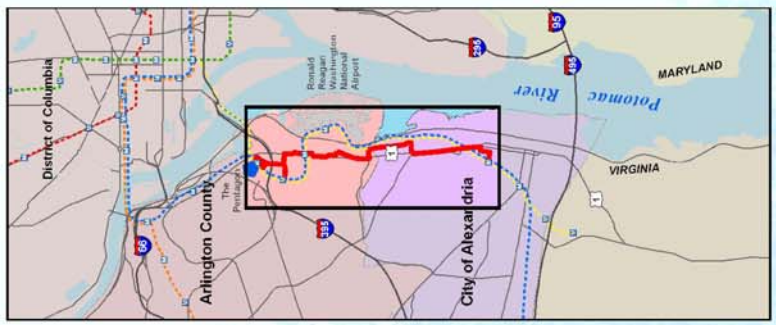


Notes

Transit Corridor

PLANNED ALIGNMENT





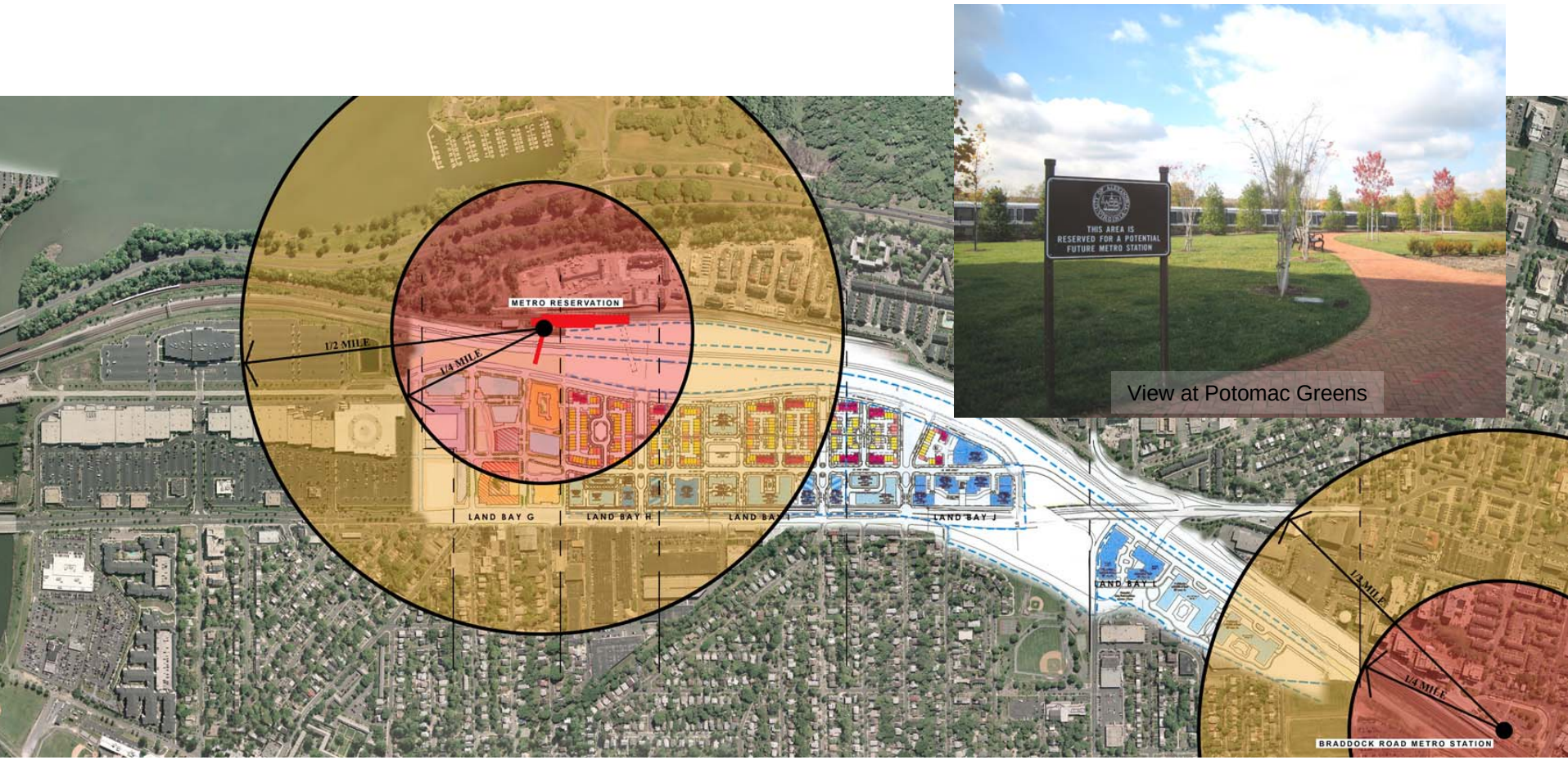
Crystal City/Potomac Yard Transit Improvements Project - Environmental Review

More on Crystal City Potomac Yard Transit Corridor Available at: http://alexandriava.gov/tes/info/default.aspx?id=2860&terms=transit%20corridor

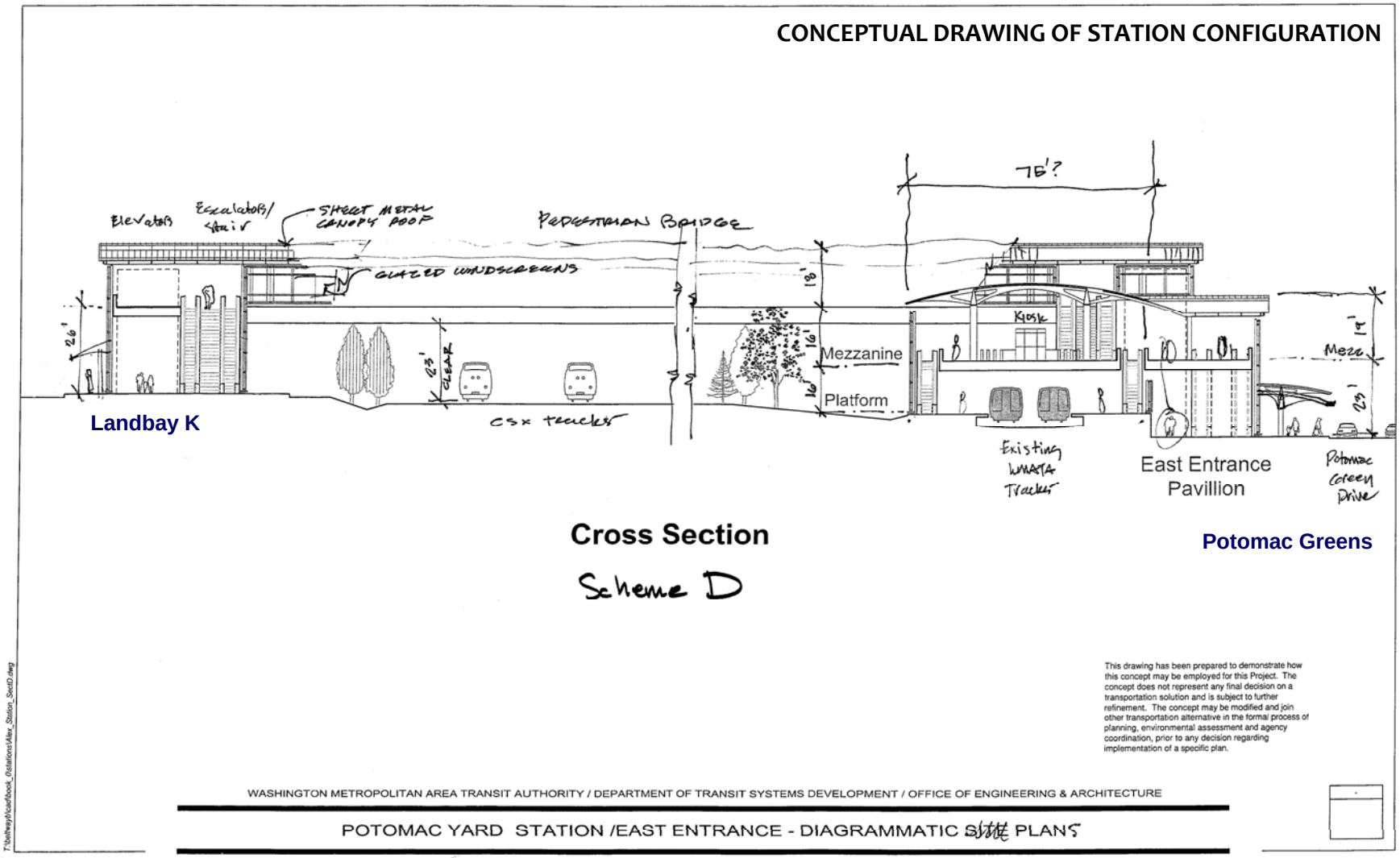
Transit Corridor

Route 1 Cross-Section of Dedicated Transit Lanes in Median

Potential Future Metrorail Station



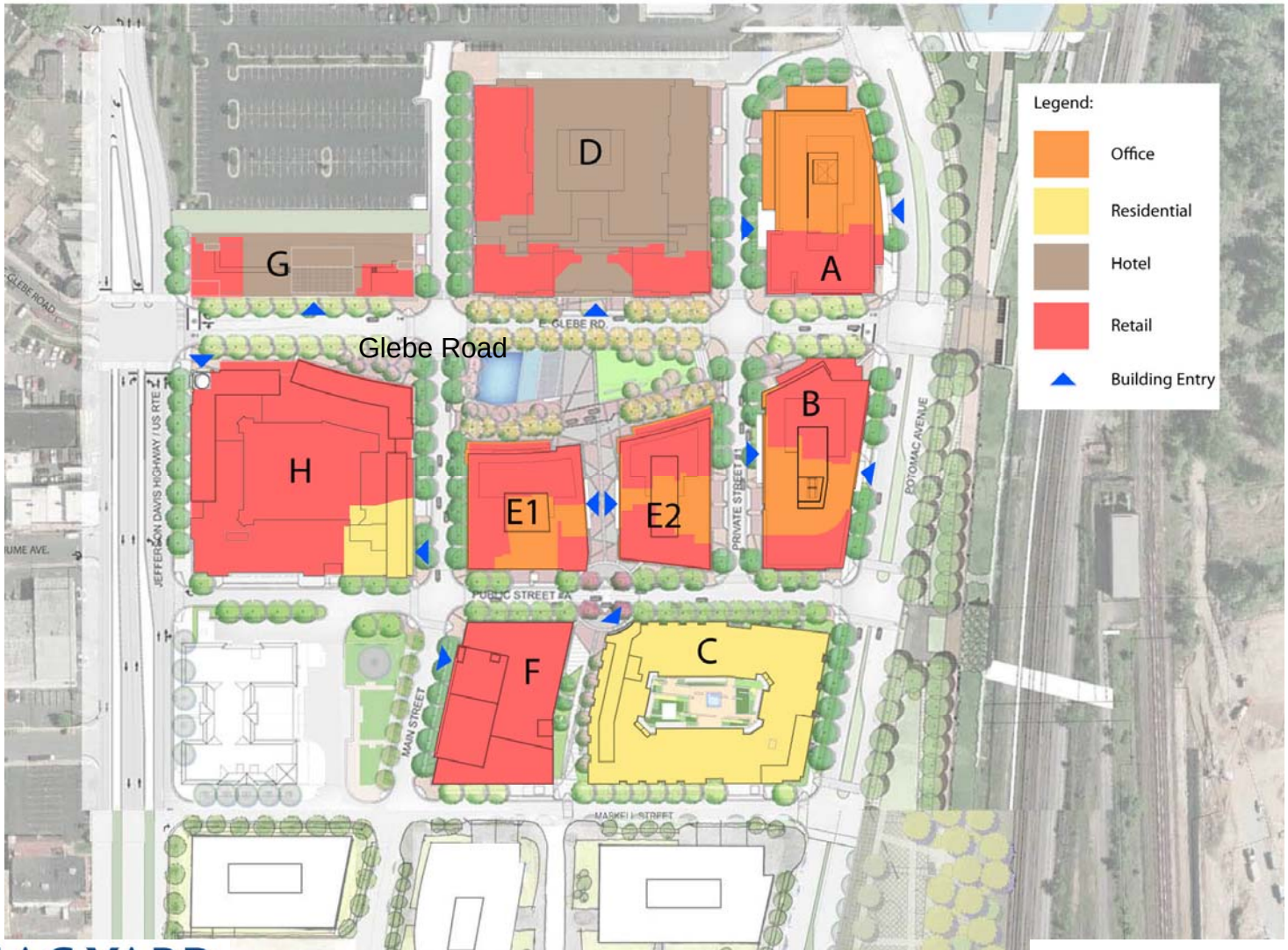
Potential Future Metrorail Station



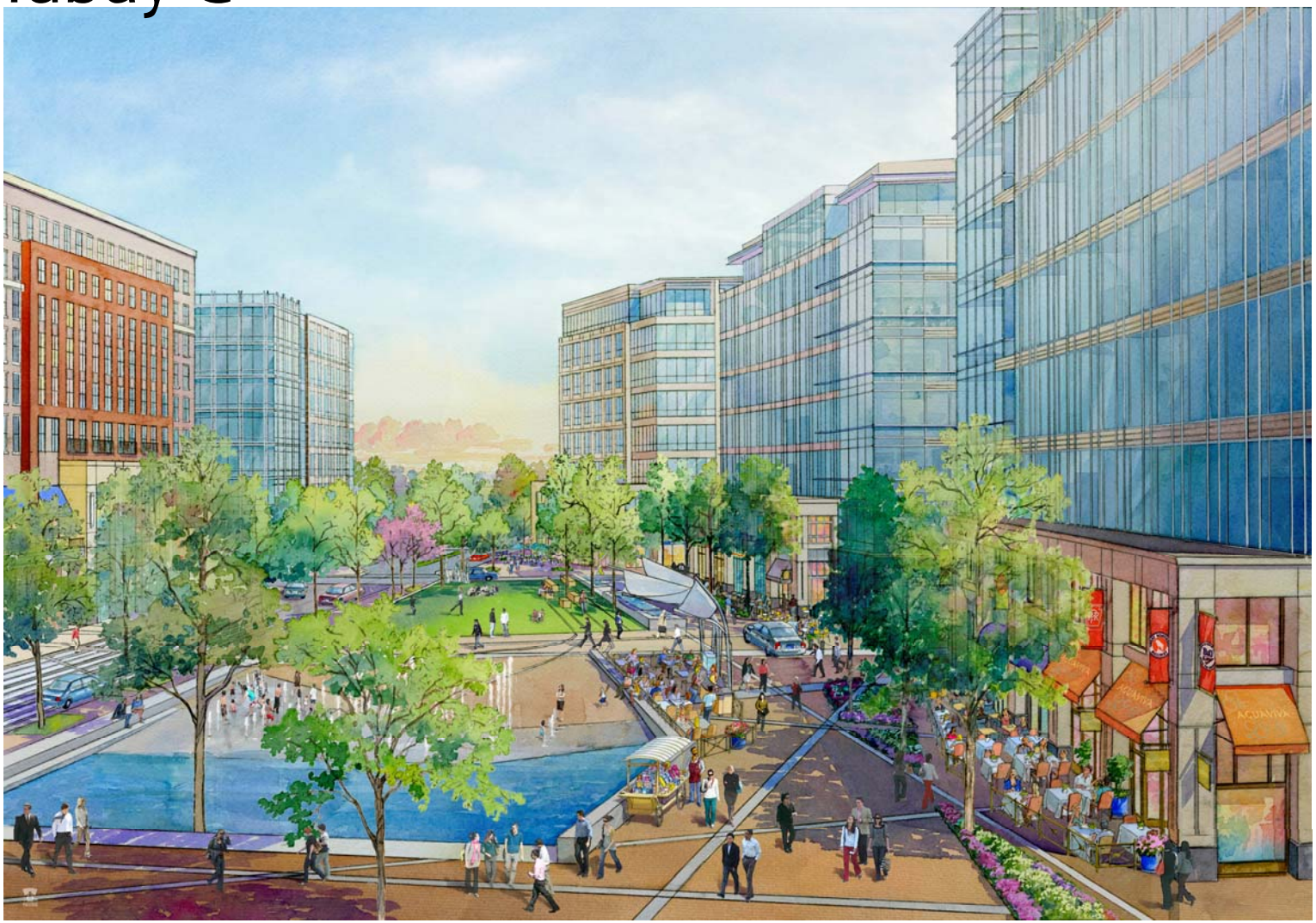
Landbays G, H, I and J

View of Potomac Yard Looking Southwest

Landbay G


Legend:
Office
Residential
Hotel
Retail
Building Entry
G
D
A
Glebe Road
H
E1
E2
B
F
C
POTOMAC AVENUE
PRIVATE STREET #1
MAIN STREET

Landbay G



Perspective of Town Center Plaza

Landbay G—Fire Station

South Elevation

East Elevation

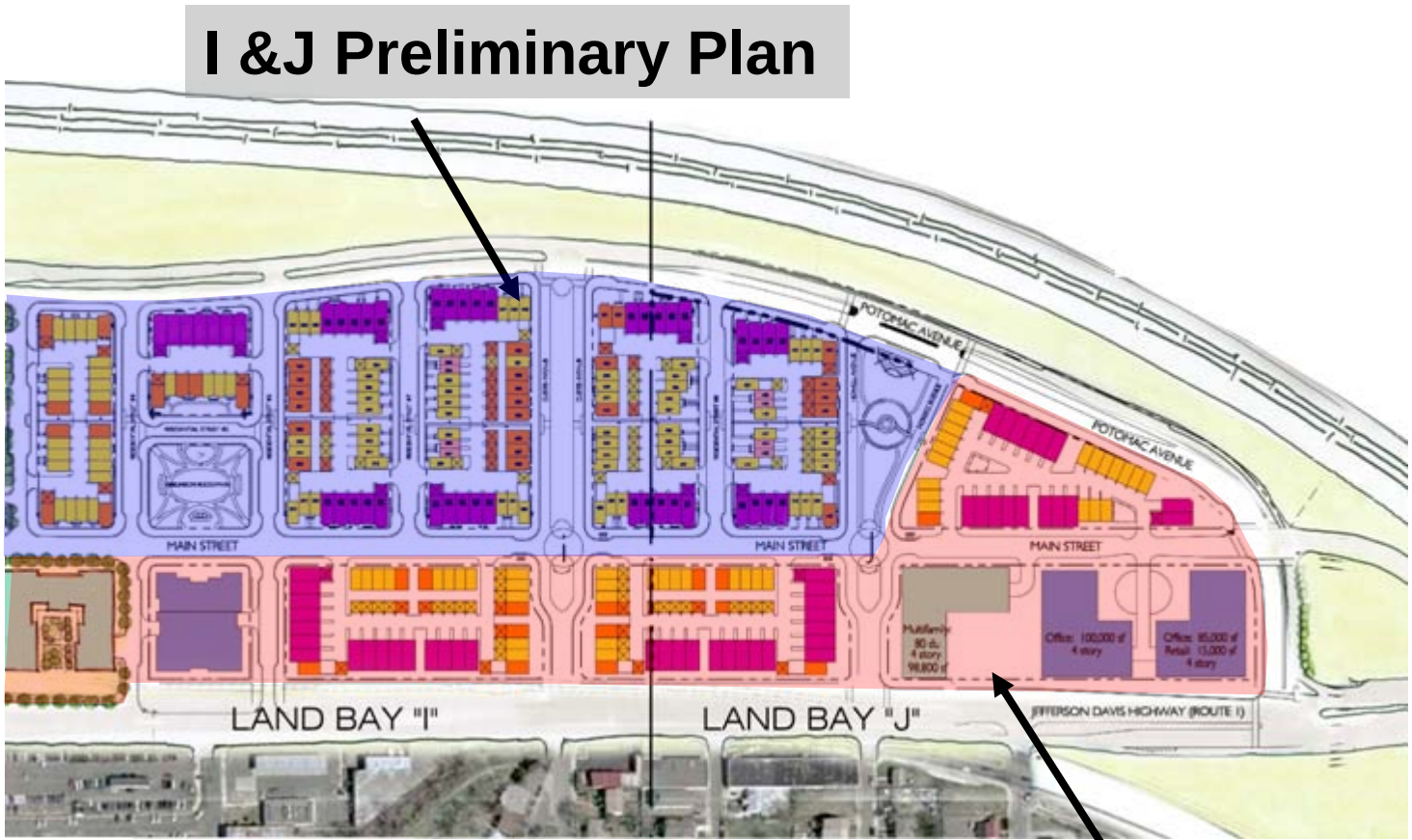
North Elevation

West Elevation

QUICK FACTS:

- 64 Dwelling Units
- Accessory Retail- 1,500 Sq ft.
- 70’ in Height
- LEED & Earth Craft Certified
- 142 Parking Spaces
- Two Level Underground Garage
- 9,100 Sq ft. of Open Space
- 168,000 Sq ft. Office Building

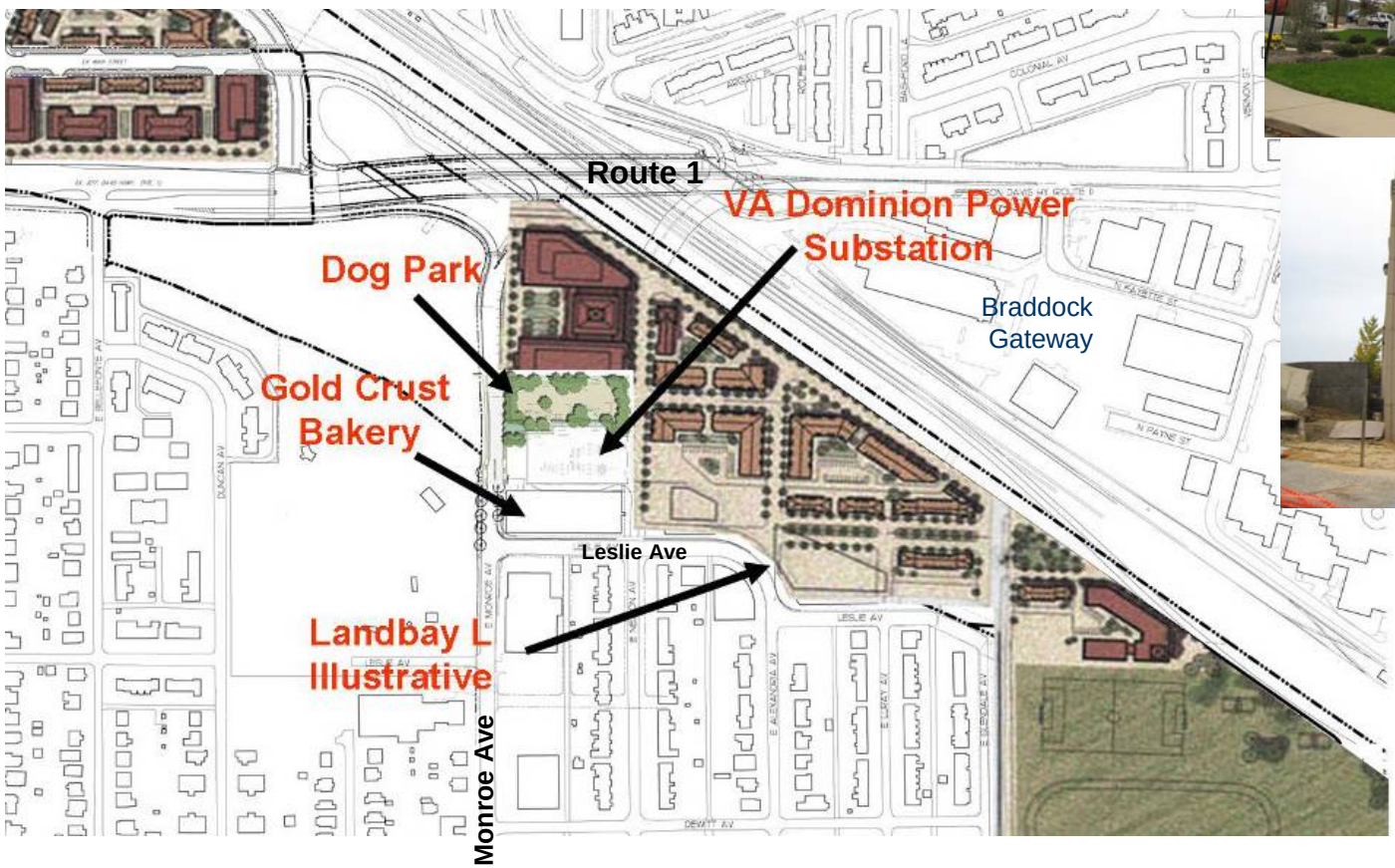
Landbays I & J


I &J Preliminary Plan
POTOMAC AVENUE
POTOMAC AVENUE
MAIN STREET
MAIN STREET
MAIN STREET
LAND BAY "I"
LAND BAY "J"
JEFFERSON DAVIS HIGHWAY (ROUTE 1)
I&J Illustrative Plan

Landbay L

View Looking South

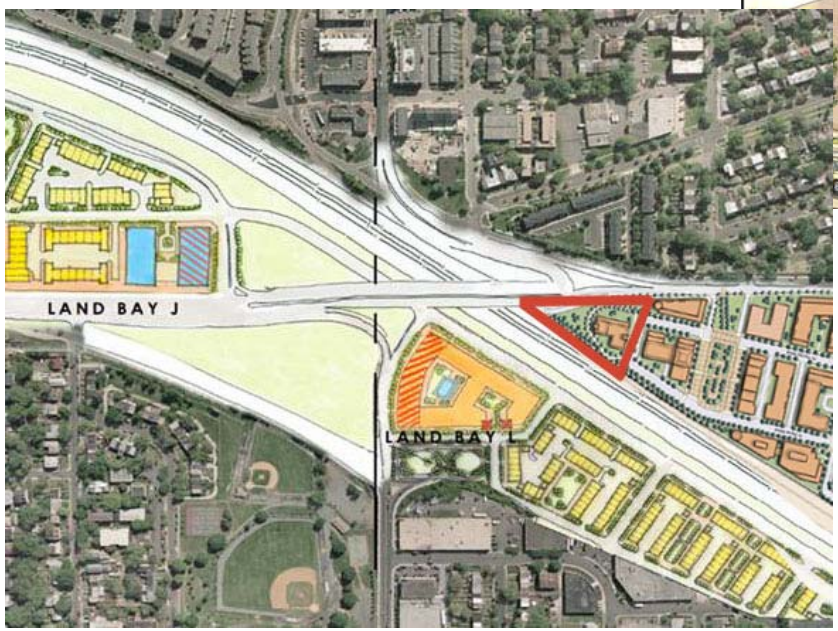
Landbay L



Existing Art Deco Warehouse Buildings on Leslie Avenue

Notes

Braddock Gateway



Potomac Plaza, Old Town Greens, and Potomac Greens

Potomac Greens

Old Town Greens

Potomac Plaza: 15,000 square feet retail

George Washington Parkway Views

View Toward Landbay F from GW Pkway at Four Mile Run Bridge

Character of Parkway