

Potomac Yard Small Area Plan Update

A hundred years after we are gone and forgotten,
those who never heard of us will be living with the
results of our actions. - Oliver Wendell Holmes



**Planning Commission Work Session
June 2, 2009**

Planning Commission Worksession Potomac Yard

- Update on Potomac Yard Planning Advisory Group
- Overview of Preliminary Results of Transportation Study
- Update on Metrorail Station Feasibility Work Group



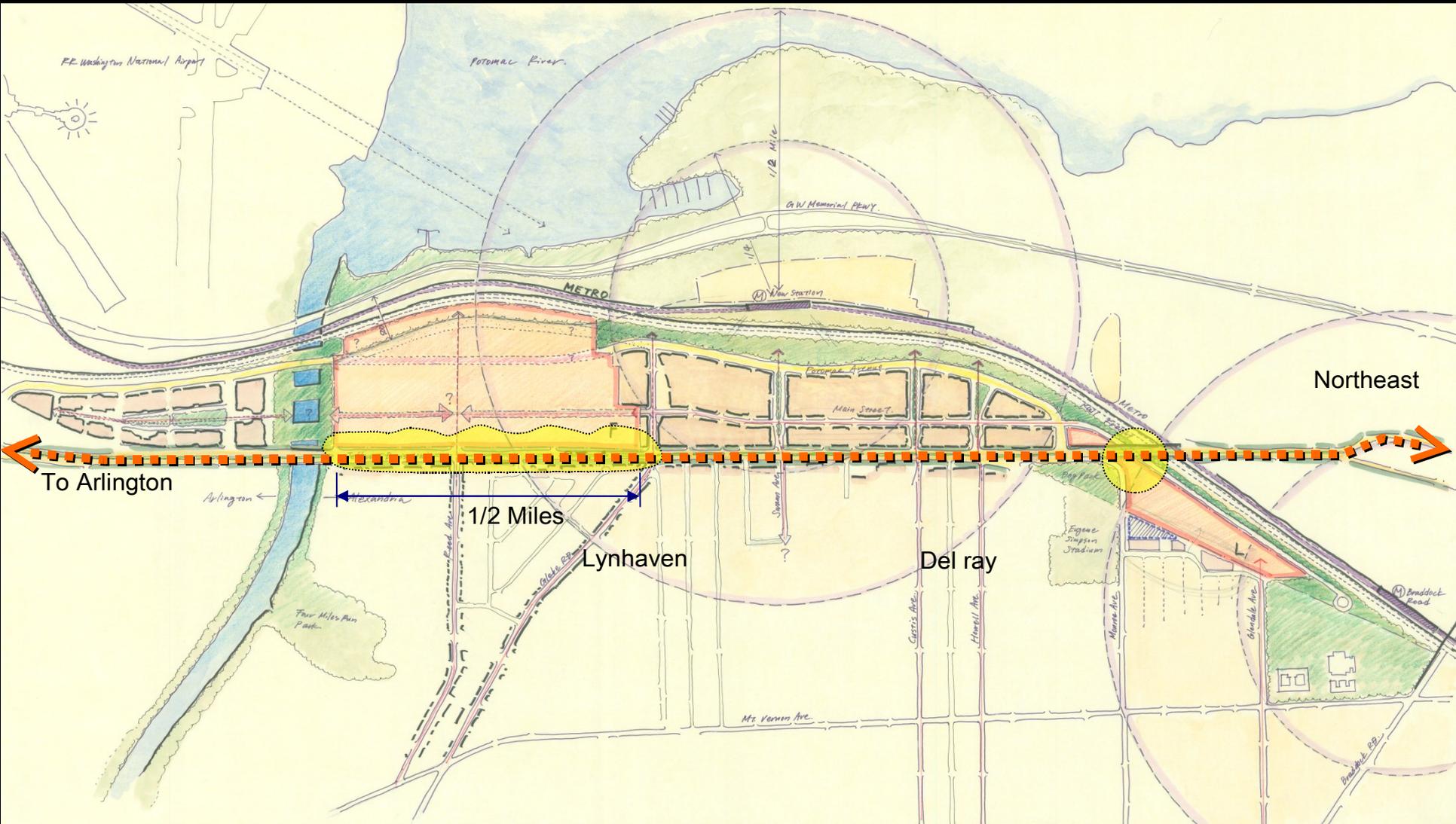
Potomac Yard

Existing Retail Center Landbay - F

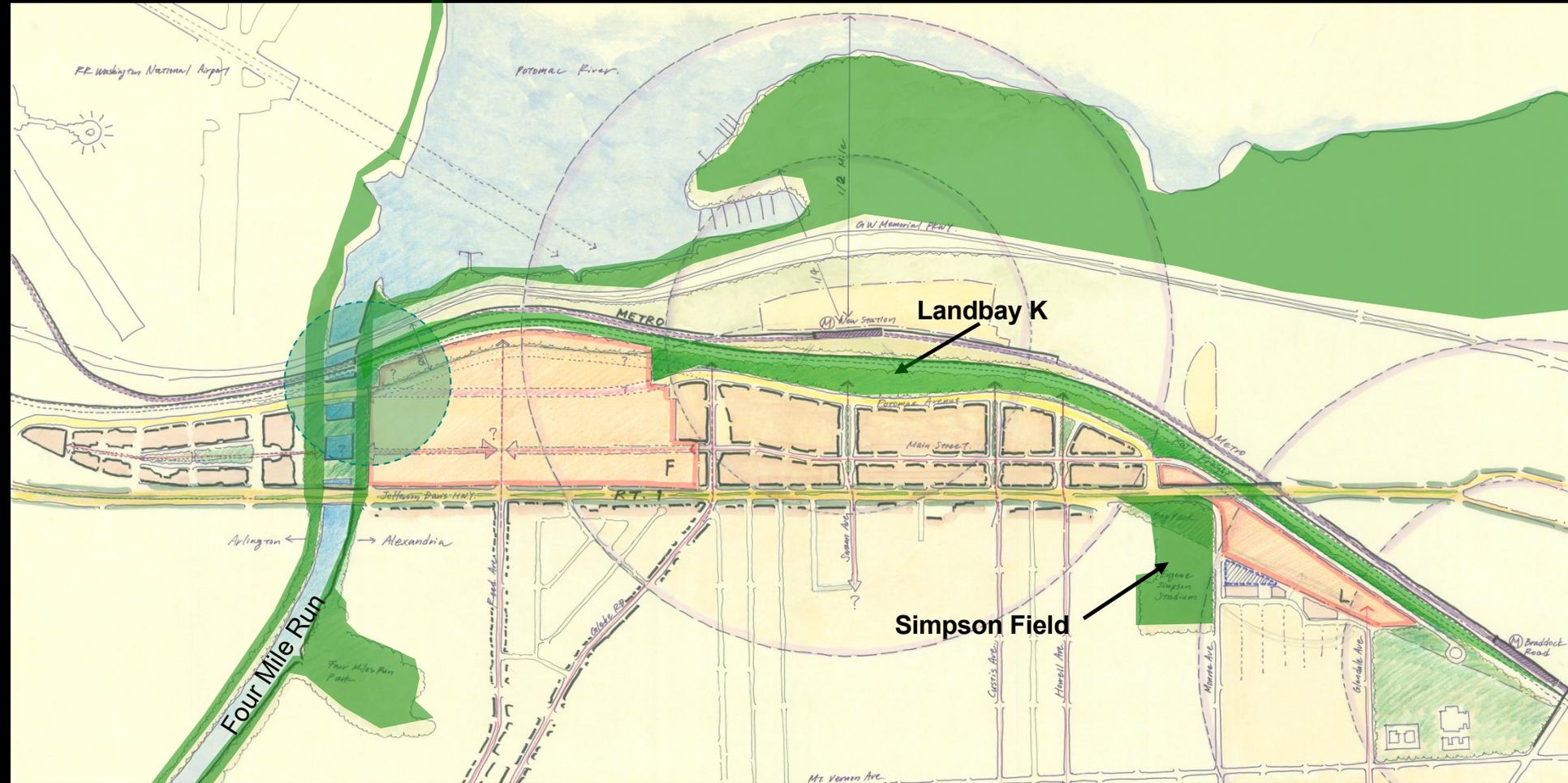


Total Land Area: 69.07 acres
Existing Development: 590,000 sq. ft.
Permitted Development: 600,000 sq. ft.

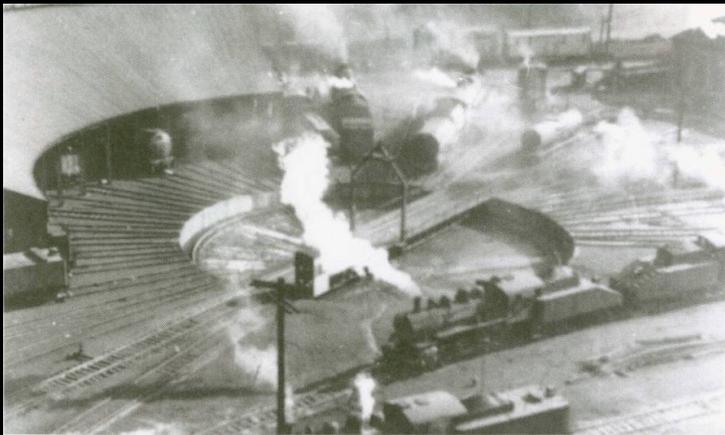
Site Constraints and Opportunities



Open Space Opportunities



History – Parkway – Washington Street



Potomac Yard

PYPAG Vision Statement

“The Potomac Yard Planning Advisory Group envisions Potomac Yard as an environmentally and economically sustainable and diverse 21st Century urban, transit-oriented, mixed-use community that is compatible with adjacent neighborhoods. We seek to create a regional destination with diverse built and natural spaces where people want to spend time in a wide variety of pursuits.”

PYPAG - Plan Principles

- Create Potomac Yard as a **model of environmental sustainability** for its site planning, infrastructure, and buildings.
- Create an **economically sustainable** development.
- Promote **excellence in design** with a new standard in architecture, urban design, and materials that creates a compelling and lasting identity.
- Create a **vibrant and diverse mixed-use community** that provides options for living, working, shopping, recreation, culture, and civic uses for a wide range of incomes and ages.
- Pursue a **comprehensive multi-modal approach to transportation** based on a highly walkable urban environment, minimal automobile use impact, and a maximum use of existing and new Metro stations.
- Create attractive **landscaped streets and a network of usable open spaces** and parks with a strong connection to Four Mile Run and the Potomac.
- Provide **connections and transitions appropriate to and protective of the character of surrounding neighborhoods**.

Framework Streets

*A street is a spatial entity
and not the residue between buildings.*

- Anonymous



Potomac Yard Framework Streets



Potomac Yard Open Space

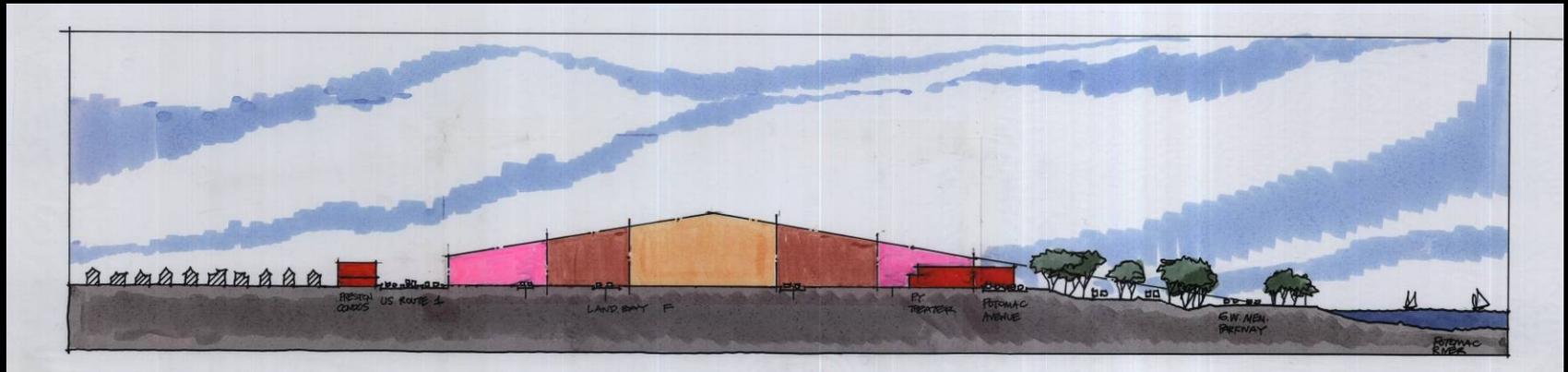


Potomac Yard Mix of Uses

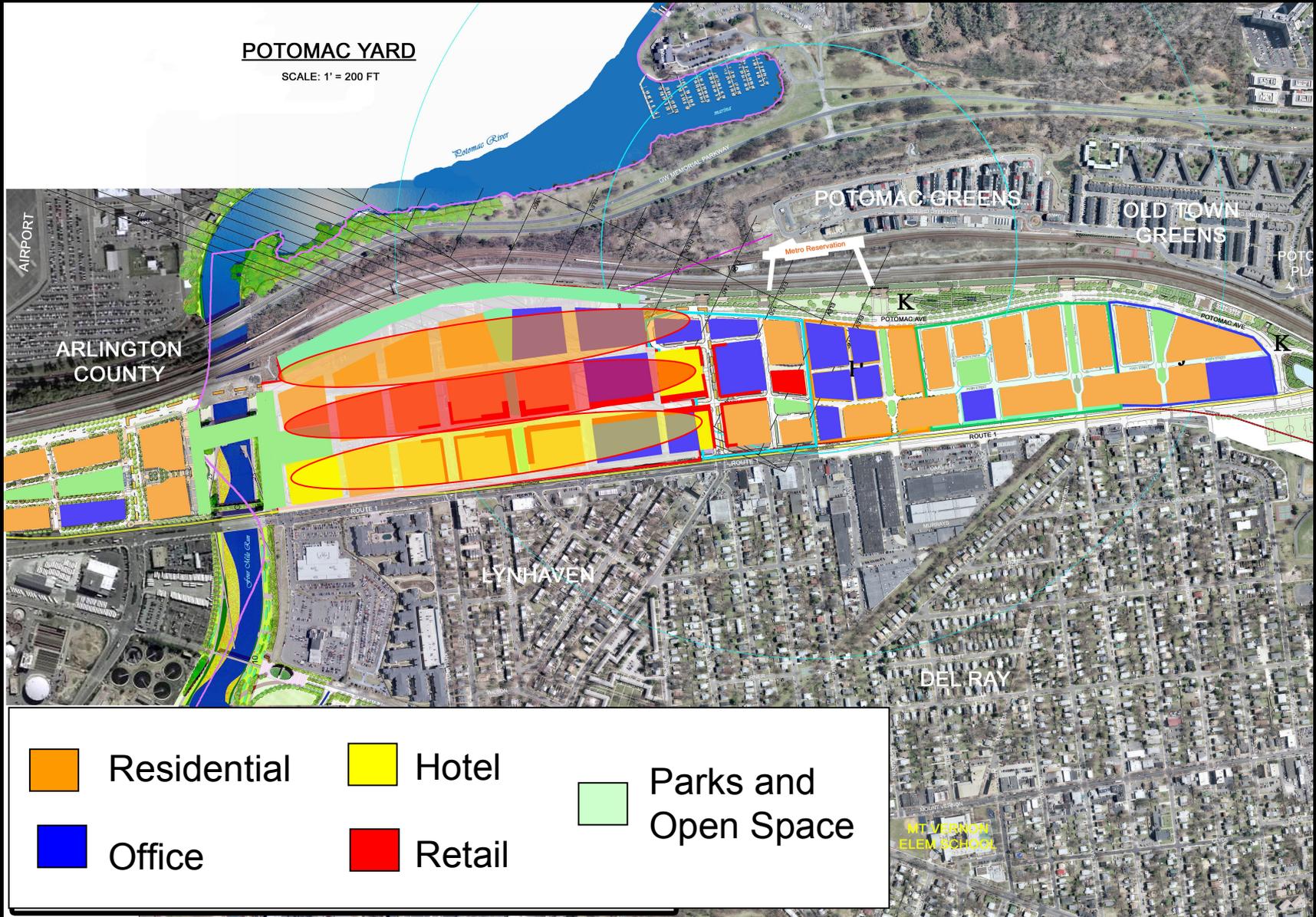


Building Height Principles

- Provide transitions appropriate to the character of surrounding neighborhoods (**lower heights at periphery**)
- Provide vibrant and diverse, mixed-use community (**variety of heights**)
- Provide strong connection to Four Mile Run and Potomac
- **Minimize impacts on GW Parkway**
- **Provide density near Metro**
- **Height of buildings related to width of streets**
- **Height at strategic and gateway locations**



Framework Plan



Potomac Yard

Conceptual Massing and Height



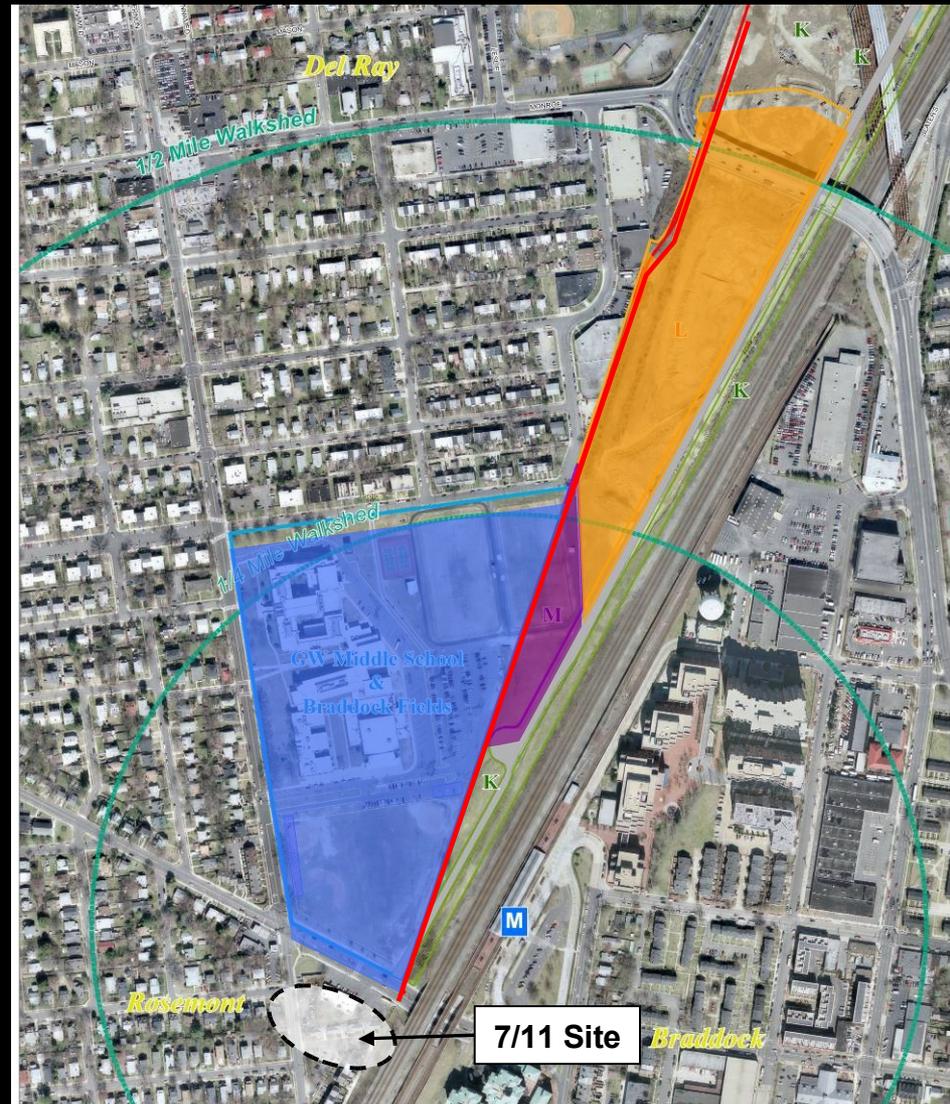
Potomac Yard Future Discussions

- Affordable Housing
- Sustainability—environmental and economic
- Streetscape Improvements – Route 1
- Public Art
- Civic Facilities
- Transportation Amenities



Background – Landbay L

Land Area – Ownership – Features & Constraints



Legend

- GW Middle School & Braddock Fields
- Landbay L
- Landbay M
- Landbay K
- 230 KV Line
- Underground BMP Stormwater Tank

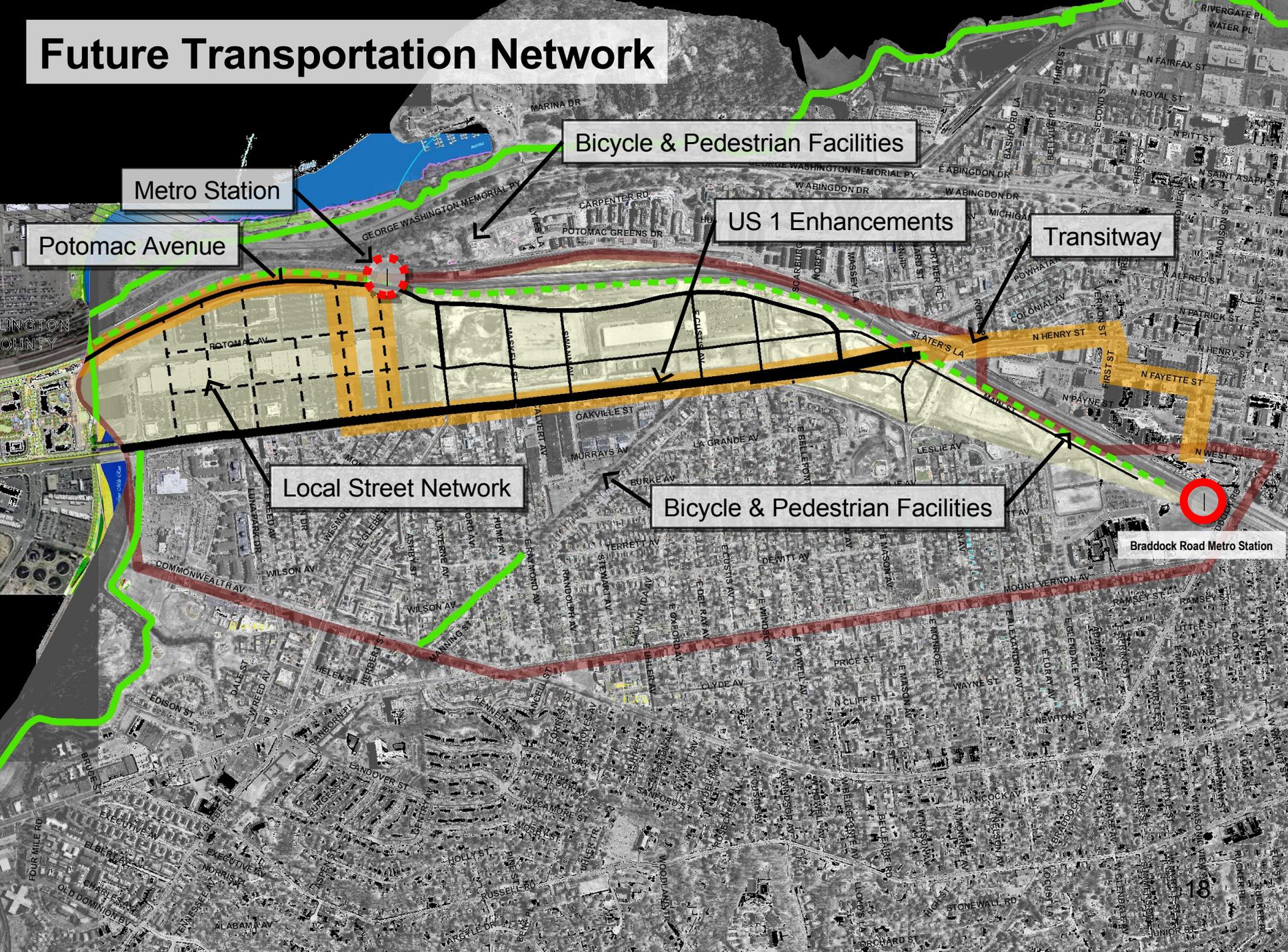
Owner

Acres

City of Alexandria	+/- 24
Potomac Yard Development (PYD)	+/- 12
Potomac Yard Development (PYD)	+/- 2.5

Total Acreage = +/- 38 Acres

Future Transportation Network



Bicycle & Pedestrian Facilities

Metro Station

Potomac Avenue

US 1 Enhancements

Transitway

Local Street Network

Bicycle & Pedestrian Facilities

Braddock Road Metro Station