

SAP – Small Area Plan (VISION)

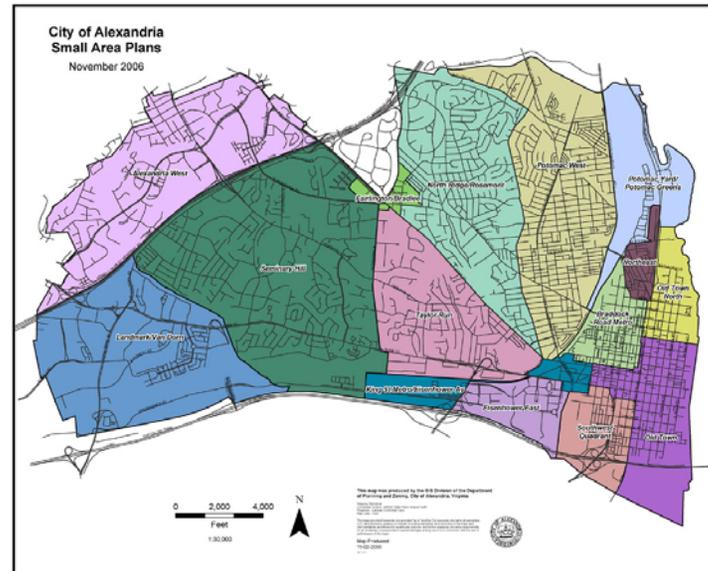
Purpose: The Small Area Plan (SAP) is a component of the City’s Master Plan that creates a common vision for the future of Alexandria developed through a community based planning process. The SAP serves as the basis for future City Council policy initiatives and actions affecting land use, zoning, capital improvements and programs in the Potomac Yard / Potomac Greens area.

Current Goals of Potomac Yard Small Area Plan:

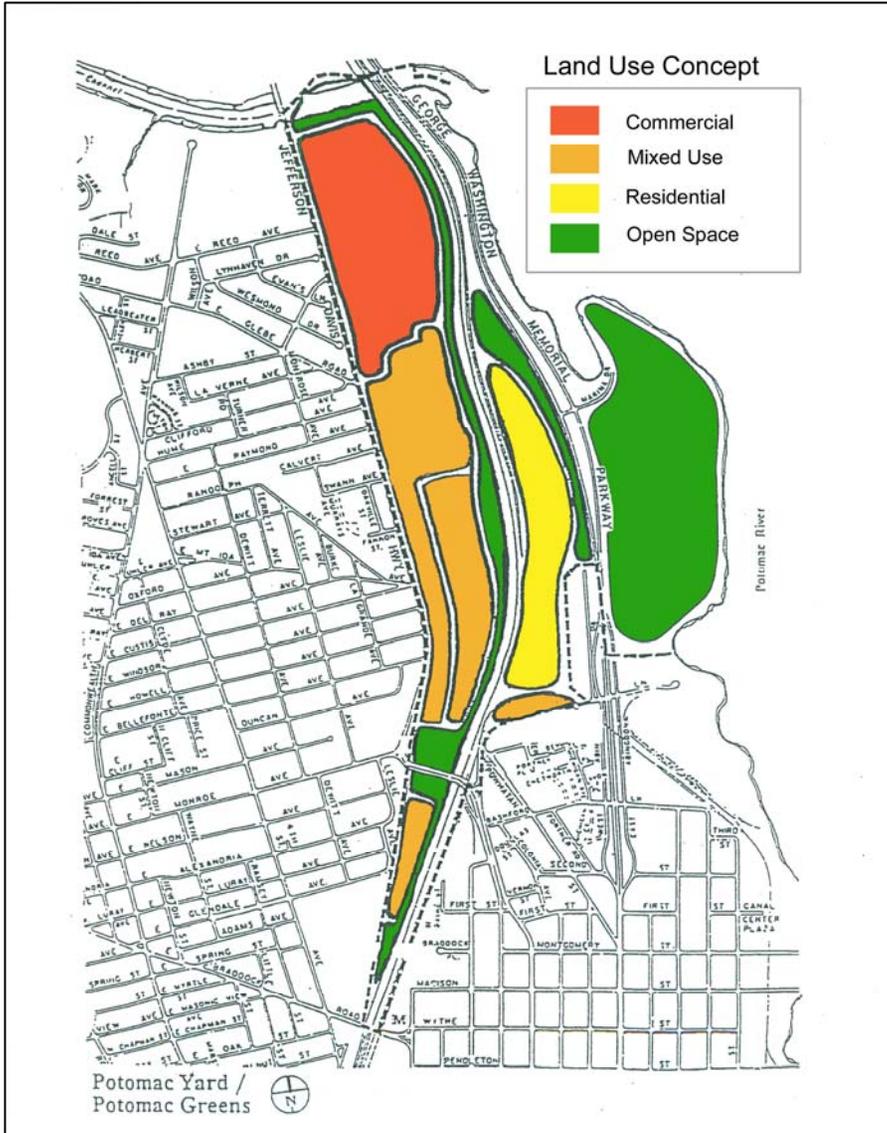
1. Encourage a pedestrian oriented urban environment with a mix of uses.
2. Develop livable neighborhoods and successful commercial areas.
3. Integrate into the fabric of the City through the design and arrangement of uses, streets, open space and pedestrian systems.
4. Protect neighboring residential areas from the impacts of traffic and incompatible development.
5. Minimize traffic, visual and environmental effects of development on the GW Memorial Parkway.
6. Increase the accessibility of existing neighborhoods to the Potomac River, Four Mile Run and transit facilities.

Comprehensive VISION for:

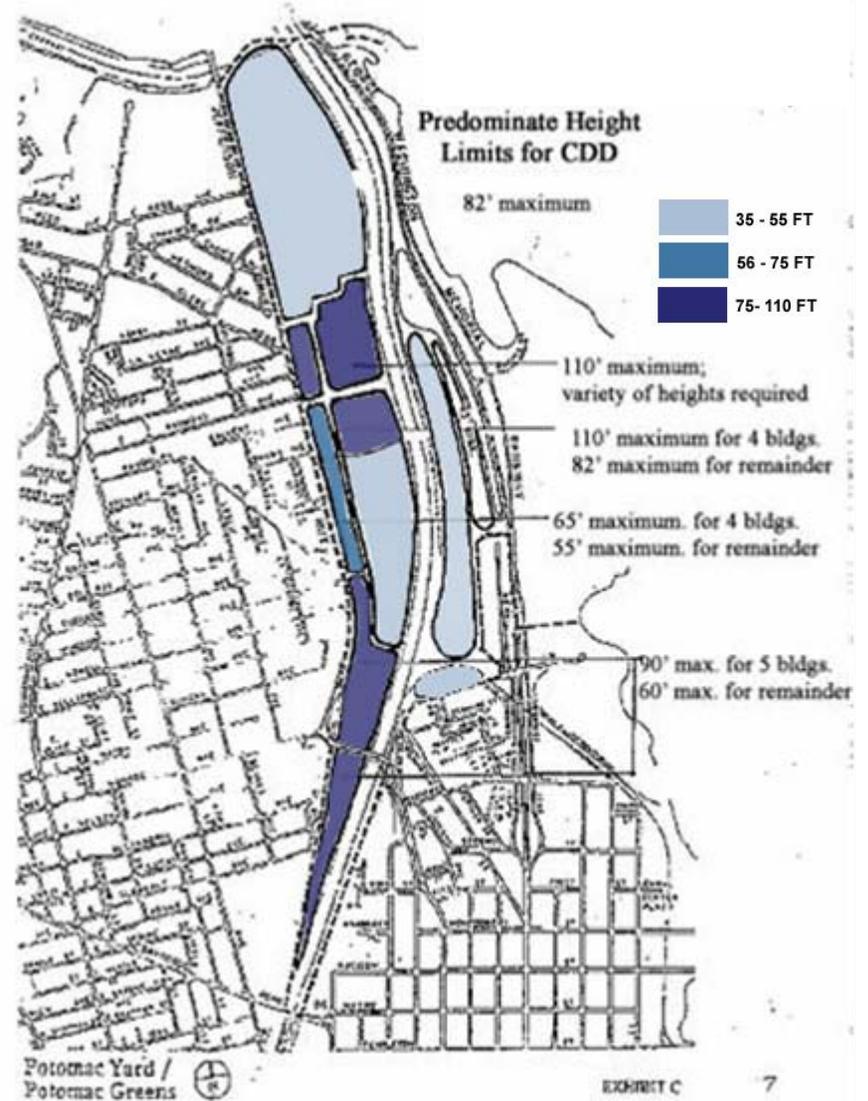
1. Neighborhood Identity
2. Pedestrian / Vehicular Connectivity
3. Open Space
4. Mix of Land Uses
5. Heights
6. Affordable Housing
7. Parking Strategies



Current Potomac Yard SAP



Existing Land Use Concept Map



Existing Height Limits

CDD – Coordinated Development District (FRAMEWORK)

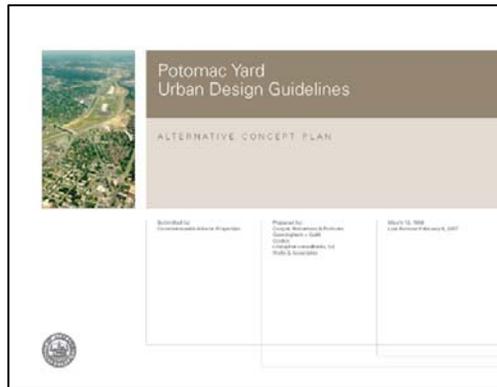
Zoning: The CDD is a zone established for large areas that will have significant development related impacts on the city and to promote development consistent with the master plan. Properties that develop using the CDD zoning must apply for a Development Special Use Permit (DSUP).

Intent:

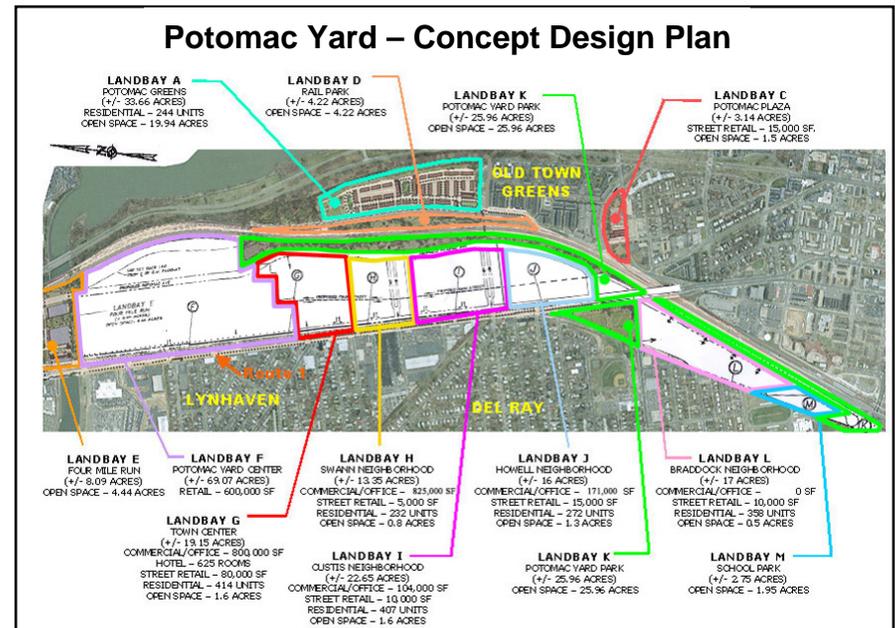
1. Create a mixture of uses to include office, residential, retail, hotel and other uses with appropriate open space and recreational amenities to serve the project users and residents of the city.
2. Encourage land assemblage and/or cooperation and joint planning where there are multiple owners in the CDD zoned area.
3. Establish a review process to ensure that such developments exhibit a proper integration of uses, the highest quality of urban and architectural design and harmony with the surrounding areas of the city.

Elements approved by City Council:

- Conceptual Design Plan
- Design Guidelines
- Transportation Management Plan (TMP)



Current Design Guidelines (updated February 2007)



Current CDD Concept Design Plan (updated June 2008)

Current CDD Zoning Table:

CDD #10: Potomac Yard / Greens

Without a CDD Special Use Permit	With a CDD Special Use Permit		
	Maximum FAR and/or Development Levels	Maximum Height	Uses
<p>The RB zone regulations shall apply to the area south of the Monroe Avenue Bridge and east of the Metro Tracks, the CSL zone regulations shall apply on the first 250 feet east of Rte 1. and the I zone regulations shall apply on the remainder of the site; except that the U/T regulations shall apply to an area approximately 120 feet wide located just west of the Metrorail right-of-way (area shown on the plat for Case REZ #95-0005) for the purpose of accommodating the relocated rail mainline on the yard, and except also that the area known as the "Piggyback Yard" and Slaters Lane portion of Potomac Yard (as shown on the plat for Case REZ #95-0004) may be developed pursuant to the CRMU-L zone provided that the Piggyback Yard:</p> <ul style="list-style-type: none"> - shall contain no more than 275 dwelling units; - shall contain no more than 60,000 square feet of commercial space, of which no more than 30,000 square feet shall be office; - shall be planned and developed pursuant to a special use permit; - shall have a maximum height of 50 feet; and - shall generally be consistent with the goals and the guidelines of the small area plan 	<p>Up to 1,900,000 square feet of office space. Up to 625 hotel rooms. Up to 735,000 square feet of retail space. Up to 2,200 residential units.</p>	<p>Heights shall be as shown on the map entitled "Predominant Height Limits for CDD" (Map No. 24, Potomac Yard/Potomac Greens Small area Plan Chapter of 1992 Master Plan (1998 ed.)).</p>	<p>Predominately residential with a mix of land uses to include office, retail and service, hotel, parks and open spaces, and community facilities</p>

NOTE: This table and additional requirements pertaining to the approval / amendment of a CDD may be found in Section 5-600 of the Zoning Ordinance.

DSUP – Development Special Use Permit (DETAILED PLAN)

Purpose: The DSUP is a site plan process that assures the development proposed by the developer for individual parcels is consistent with the master plan and zoning.

Intent:

1. Bring value to the community through the highest quality development consistent with Alexandria’s vision for a diverse, livable, vibrant community as outlined in its Plans and Policies.
2. Create a mixture of uses to include office, residential, retail, hotel and other uses with appropriate open space and recreational amenities to serve the project users and residents of the city.
3. Establish a review process to ensure that such developments exhibit a proper integration of uses, the highest quality of urban and architectural design and harmony with the surrounding areas of the city.

Evaluates:

1. Site Design / Building Orientation
2. Pedestrian Environment / Connections
3. Building Design / Materials
4. Roads / Streetscape
5. Open Space / Landscaping
6. Stormwater Management



Development Overview – Project Approvals

Use Maximums per Current CDD:

Landbay	Residential (Units)	Office * (sf)	Retail (sf)	Hotel (rooms)
F	0	0	600,000	0
G	414	800,000	80,000	625
H	232	825,000	5,000	0
I	407	104,000	10,000	0
J	272	171,000	15,000	0
L	358	0	10,000	0
TOTAL	1,683	1,900,000	720,000	625

* Office use can be converted to Retail Use with City Council approval through the DSUP process



Fire Station – south elevation

Approved DSUP Projects:

Landbay	Case #	CC Approval Date	Residential (units)	Office * (sf)	Retail (sf)	Open Space (acres)
K - Potomac Yard Park	DSUP#2006-0013	6/14/2008	0	0	0	23.66
G - Fire Station	DSUP#2006-0026	2/24/2007	64	0	1,500	0.20
C - Potomac Plaza	DSUP#2002-0028	5/17/2003	0	0	15,000	1.50
A - Potomac Greens	DSUP#2002-0026	5/17/2003	227	0	0	2.60
TOTAL			291	0	16,500	27.96

Proposed DSUP Prelim Cases:

Landbay	Case #	Residential (Units)	Office * (sf)	Retail (sf)	Hotel (rooms)	Open Space (acres)
G - Town Center	DSUP#2007-0022	414	697,085	182,915	623	2.85
Partial I/J	DSUP#2006-0018	227	0	0	0	2.53
TOTAL		641	697,085	182,915	623	5.38