

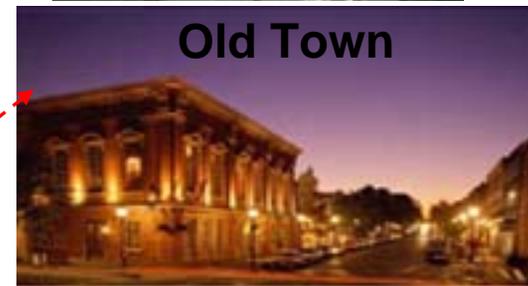


Potomac River

# Potomac Yard Study Area / Context



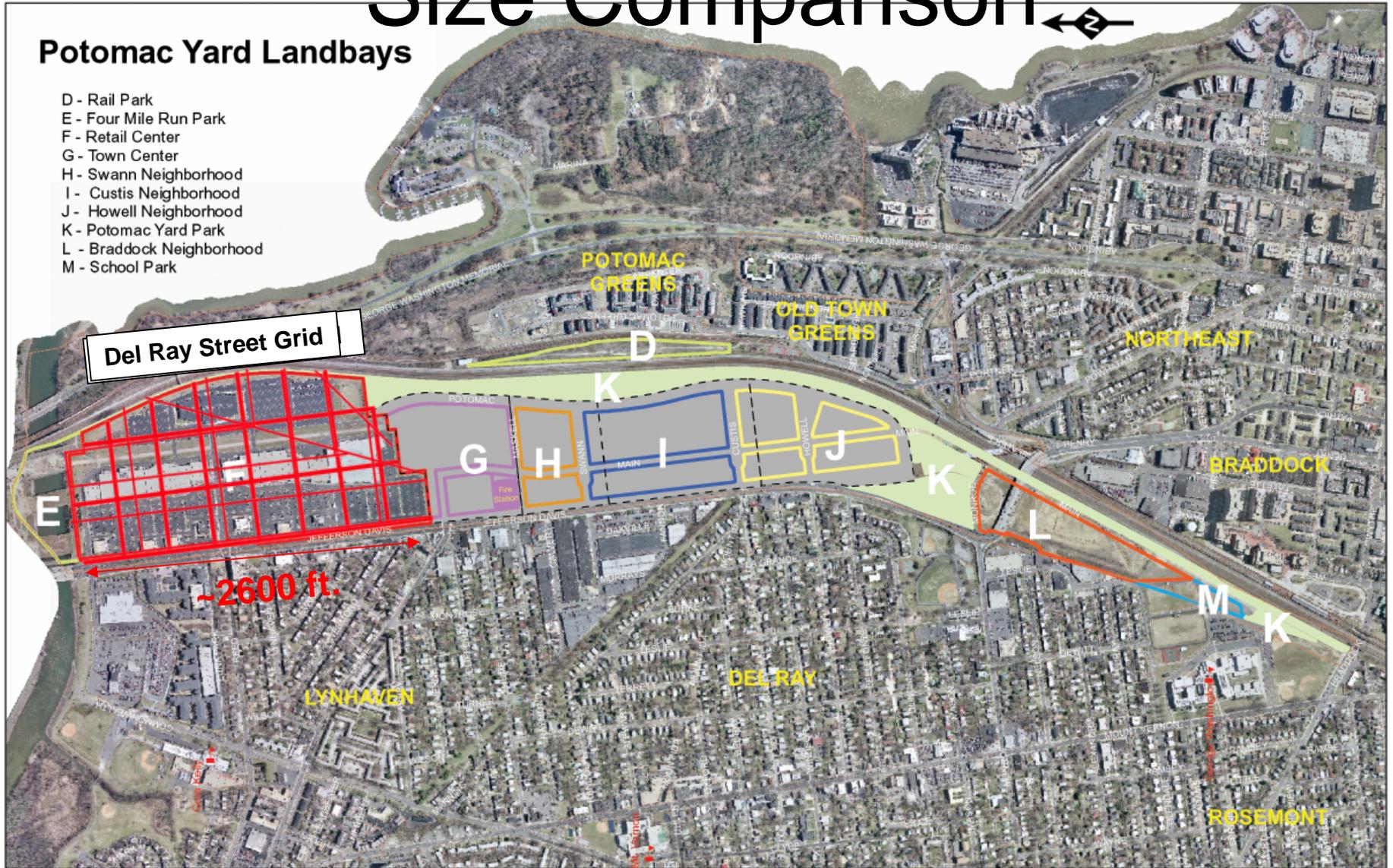
**Potomac Greens**



# Size Comparison

## Potomac Yard Landbays

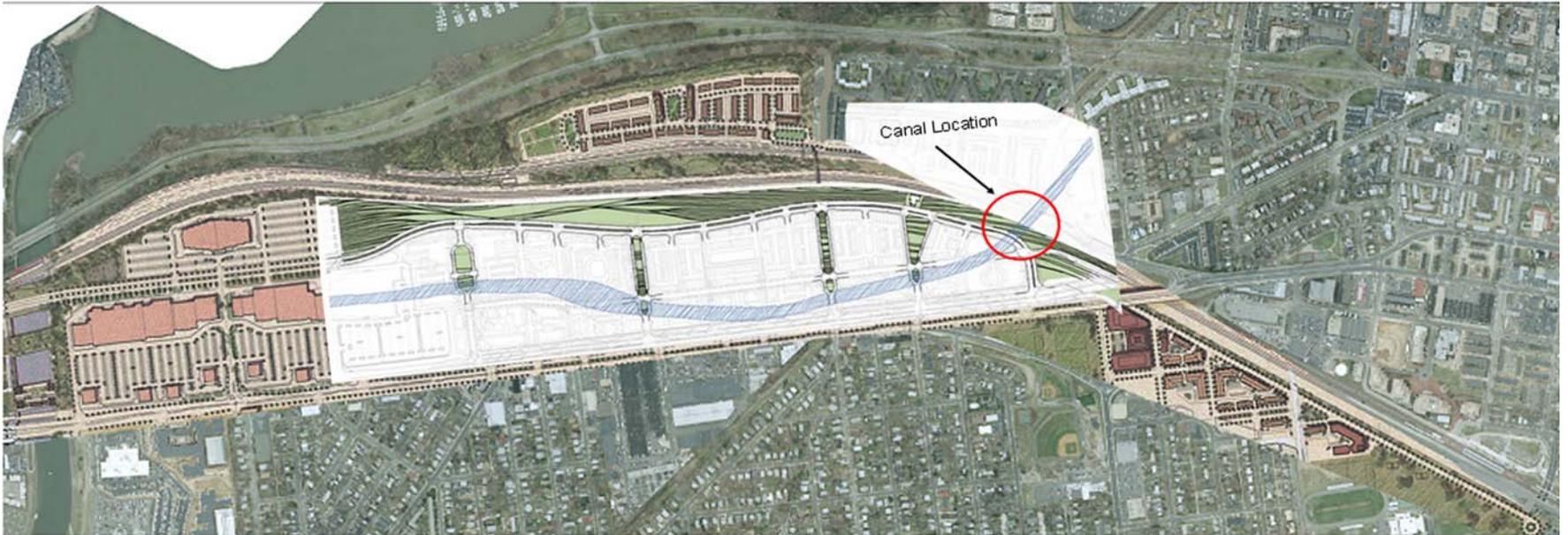
- D - Rail Park
- E - Four Mile Run Park
- F - Retail Center
- G - Town Center
- H - Swann Neighborhood
- I - Custis Neighborhood
- J - Howell Neighborhood
- K - Potomac Yard Park
- L - Braddock Neighborhood
- M - School Park



# Size Comparison



# History & Background



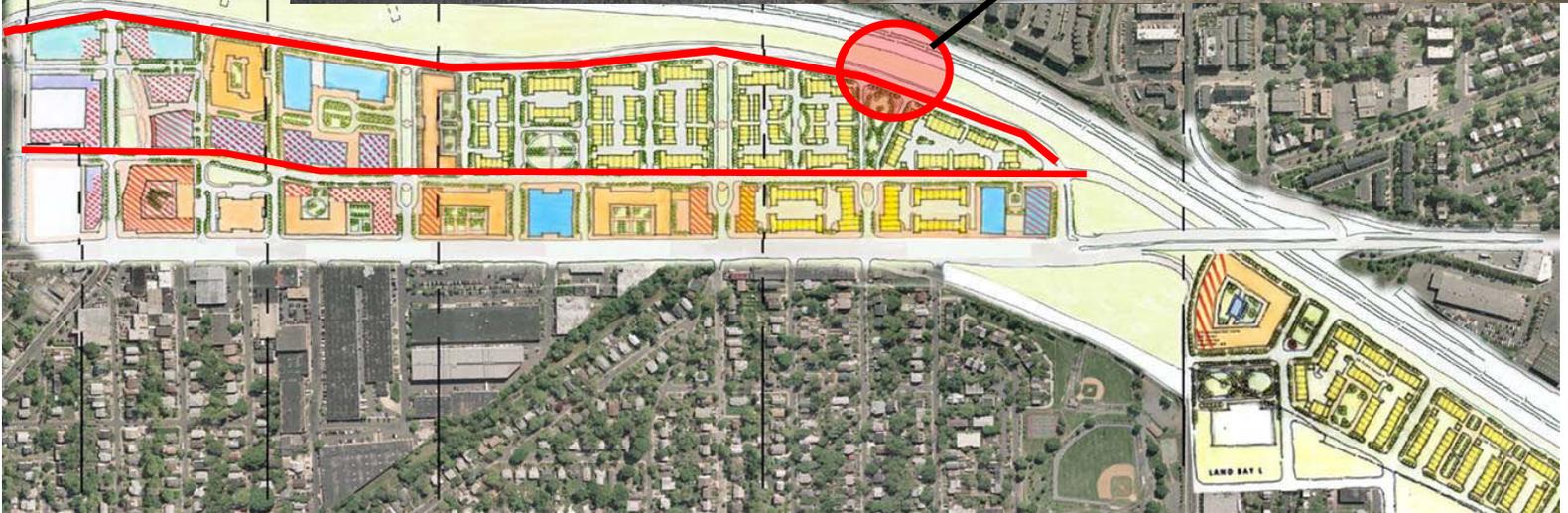
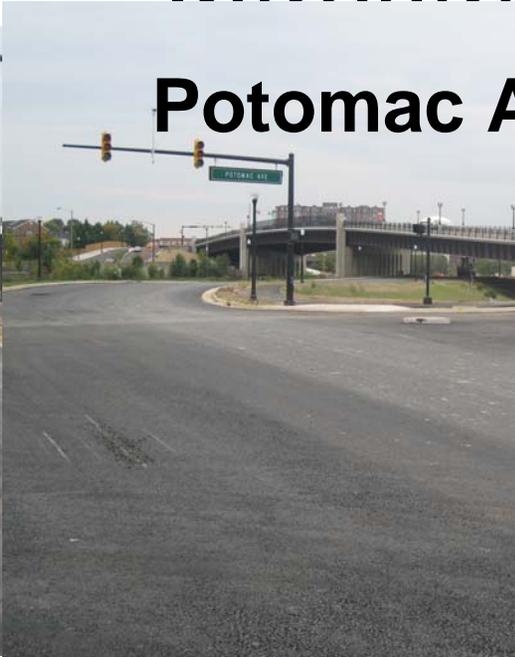
# History & Background



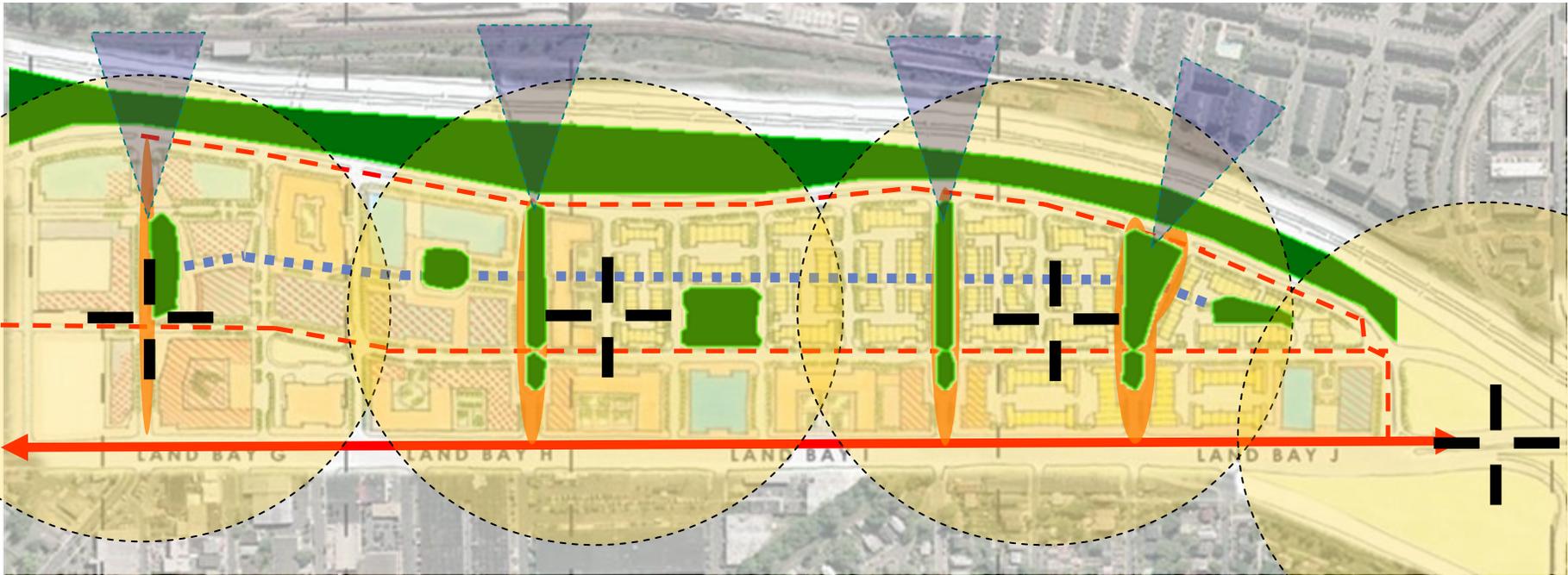
# Infrastructure

## Potomac Ave

## Pump Station



# Parks and Connectivity



**Street Hierarchy:**

- Primary
- Secondary
- Tertiary

- 1/4 mile / 5 minute walking distances
- Parks & Neighborhood Nodes

Viewshed Termination

1/4 mile / 5 minute walking radius

# Current Approvals / Proposals

- **Potomac Yard Linear- 24 Acres**



# Landbay K

## ■70% Passive Recreation

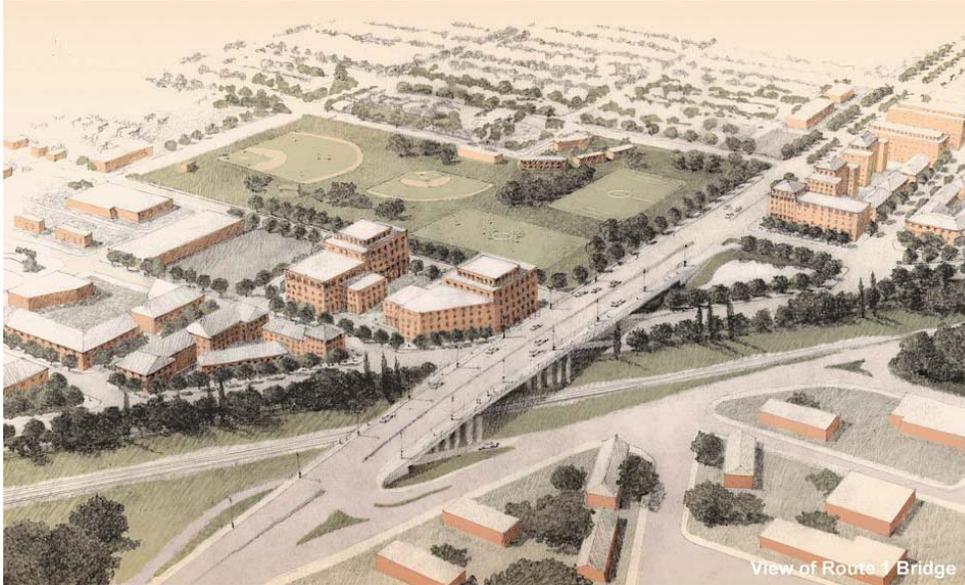
- Open Lawn
- Pedestrian Plazas
- Observation Platforms.

## ■30% Active Recreation

- Two Basketball, Tennis, Volleyball Courts and Two Multi-purpose fields, Par course stations & fitness trails.
- Lawn with picnic areas, playground & vegetative buffer.



# Route 1 Bridge



▪Ribbon Cutting- December 2008



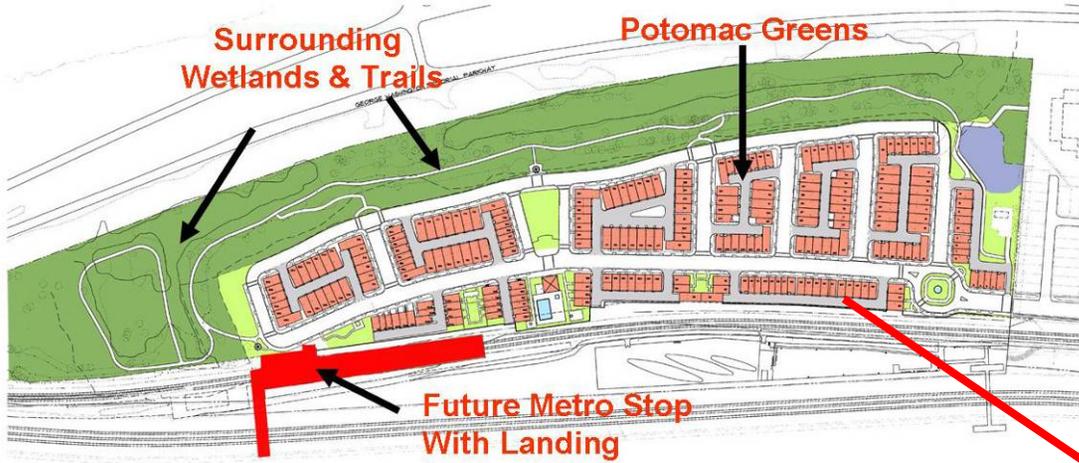
# Current Approvals / Proposals

## Potomac Yard Landbays

- C - SAP Overlay
- D - Rail Park
- E - Four Mile Run Park
- F - Retail Center
- G - Town Center
- H - Swann Neighborhood
- I - Custis Neighborhood
- J - Howell Neighborhood
- K - Potomac Yard Park
- L - Braddock Neighborhood
- M - School Park



# Potomac Greens



- Units- 227
- Complete- 83%

## Inset of Potomac Greens



# Potomac Greens Park

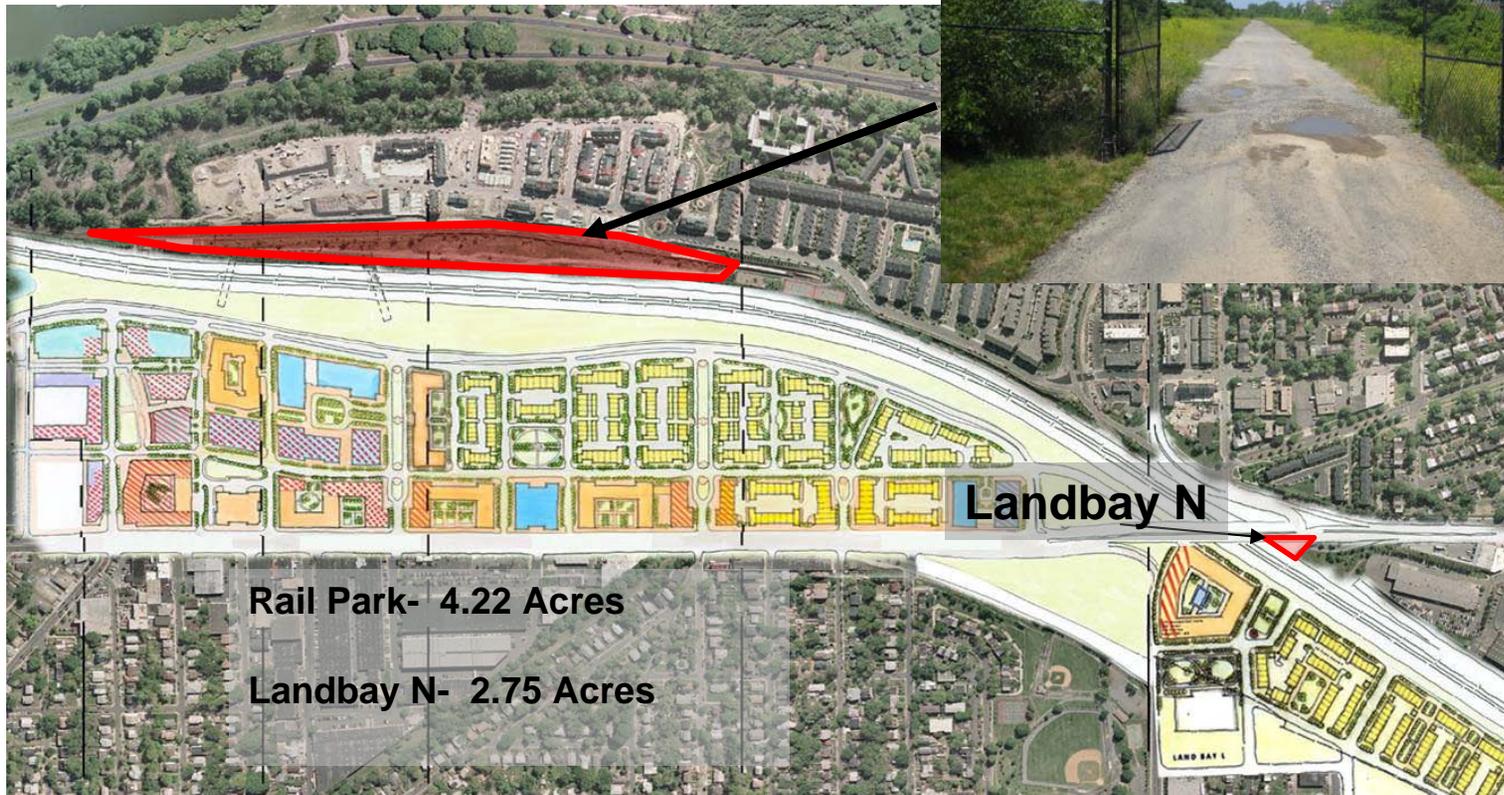


# Potomac Plaza

- 15,000 sq ft. of Retail



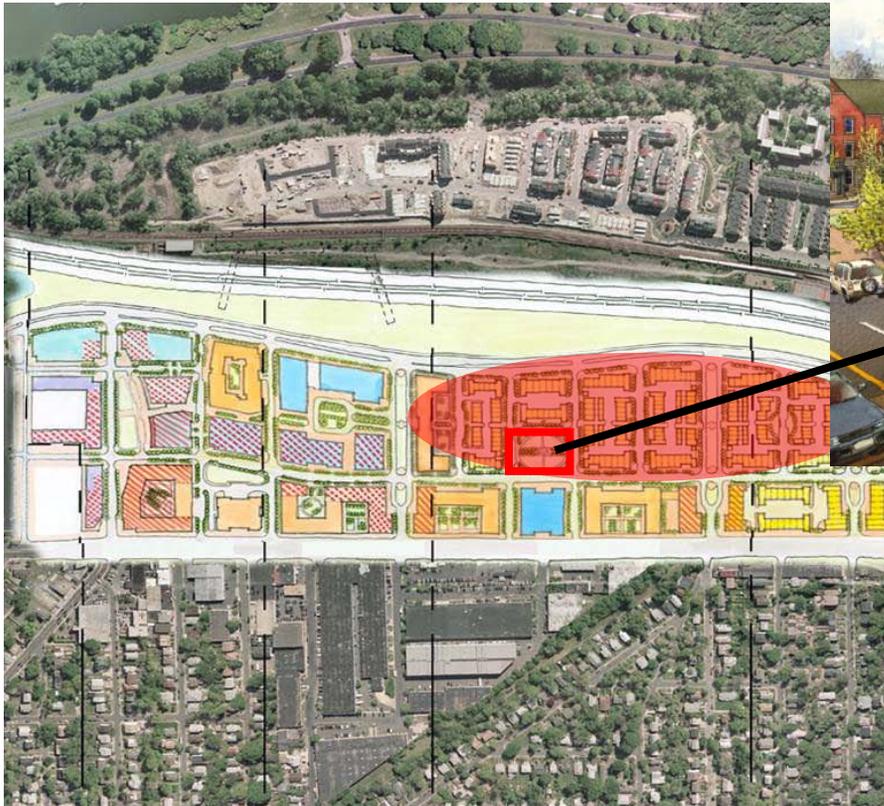
# Landbay N, Rail Park



# Monroe Avenue Substation – Dog Park

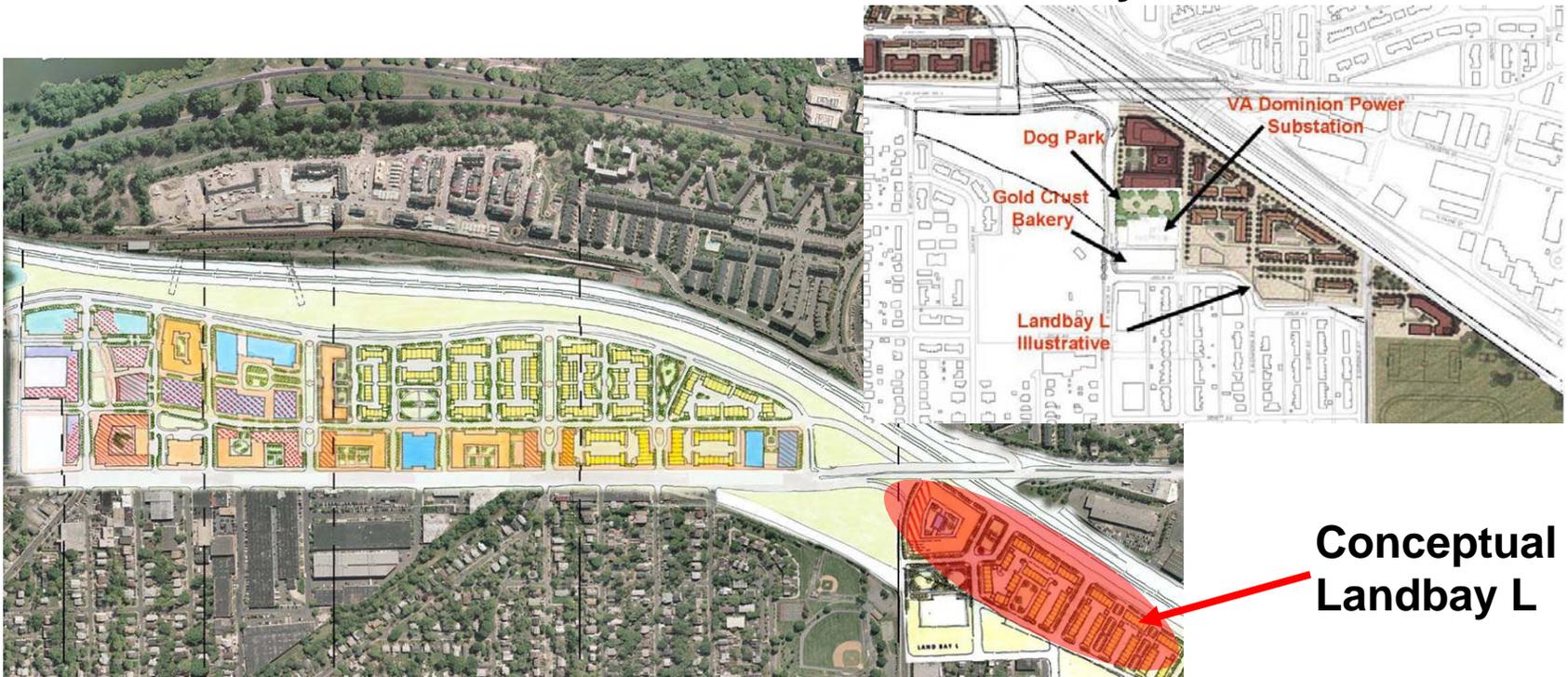


# Partial Landbay I-J



# Landbay L

## Landbay L Illustrative



**Conceptual  
Landbay L**

# Landbay C



# Landbay G



# Landbay F (Retail Center)



# Fire Station



age

g

# Conclusion / Moving Forward

