

## First Community Workshop on the Redevelopment of Potomac Yard

Saturday, January 31, 2009, 9:00 AM – 12:30 PM

George Washington Middle School, Cafeteria

1005 Mount Vernon Avenue, Alexandria

### Goals

1. Provide a common background for the community
  - Explain the historical context for Potomac Yard
  - Provide an overview of the Potomac Yard planning process
  - Explain the role of the PYPAG
  - Explain opportunities for public input
2. Obtain public input to plan principles for Potomac Yard
  - Present the draft themes developed by the PYPAG
  - Identify key public issues, concerns, desires, and priorities for the development of Potomac Yard
  - Get direct public input on items to be reflected in the final plan principles
3. Obtain public input to the initial conceptual elements of streets, open space and uses at Landbays F and L

### Agenda

#### 9:00 – 9:10 OPENING

- **Welcome and Introductions** (Eric Wagner, PYPAG Chair)
- **Overview of Agenda and Groundrules** (Doug Sarno, facilitator)

#### 9:10 – 9:25 BACKGROUND PRESENTATIONS

- **The Potomac Yard Site and Planning Process** (Jeff Farner, City of Alexandria)
- **Role of the PYPAG and Opportunities for Public Input** (Doug Sarno, facilitator)

#### 9:25 – 9:45 INTRODUCTION TO PLAN PRINCIPLES

- **The Purpose of Plan Principles** (Jeff Farner, City of Alexandria)
- **Draft Potomac Yard Themes** (Peter Pocock, PYPAG member)
- **Dialogue Instructions** (Doug Sarno, facilitator)

#### 9:45 – 10:45 COMMUNITY DIALOGUE

- Participants will work at facilitated table dialogues to answer the following questions
- Are these the right themes? (Additions or subtractions)
- Are these the right subpoints for the themes? (Additions or subtractions)
- What opportunities are unique to Potomac Yard to provide desired uses and amenities that can serve all communities in Alexandria?

#### 10:45 – 11:00 DIALOGUE REPORTS

- Major findings from each table (facilitator report-outs)

#### 11:00 – 11:10 BREAK

# POTOMAC YARD

## Planning Advisory Group

### 11:10 – 12:30 CONCEPTUAL DESIGN EXERCISE

- Table groups will work together to explore ideas for applying their principles to maps of Landbays F and L.
- The maps will be drawn in layers to show different components of development.
- Each phase of the exercise will consist of a 5 minute presentation to identify key planner approaches to the site design followed by 15 minutes of working with the map to identify additional public ideas and perspectives.

#### **Layer 1: Connections and Streets for Landbay F**

- Note what defines or influences the site—railroad corridors, transportation history, Four Mile Run, adjoining neighborhoods, auto and transit access, nearby uses and massing—and think about the constraints and opportunities for creating connections both within Landbay F and to the surrounding areas and neighborhoods.
- Does the conceptual network of framework streets shown in the graphic provide adequate access for people, bikes, cars and transit, while also integrating in to the character of the surrounding neighborhoods, why or why not?

#### **Layer 2: Open Space Network for Landbay F**

- Note the opportunities for open space—Landbay K, Four Mile Run, large central park. Other?
- How could these parks and open spaces be used and programmed?
- Is a large central park preferred over a series of smaller parks, why or why not?
- How do we take best advantage of Four Mile Run and proximity to the Potomac River, including water views?

#### **Layer 3: Land Use and Amenities (other than open space) for Landbay F**

- Note the work from the previous exercises, and the opportunities for new neighborhoods.
- What land uses and amenities do you see defining the character of each new neighborhood? (All will be mixed, but generally will be office, retail and arts and entertainment, and residential).
- Consider what retail uses you use today. What retail uses would you like to see in future development (could be the same, new, or both)?
- What distinctive elements can be incorporated to bring unique personality to each neighborhood (ie art, architecture, civic uses, entertainment, unique shops, street life, events, etc)?

#### **Layer 4: Land Use and Amenities for Landbay L**

- Keep in mind the planning lessons from Landbay F exercise. Note the context of Landbay L—street grid, connections to surrounding neighborhood, existing approved density and height, and transportation options.
- Are there additional streets/connections, open space, land uses and amenities that should be considered for Landbay L in addition to what is approved in the existing zoning?
- How can Landbay L be best integrated into the overall site and surrounding communities?

### 12:30 NEXT STEPS AND OPPORTUNITIES FOR FUTURE PUBLIC INPUT

(Doug Sarno, facilitator)

### 12:30 – 1:00 EXERCISE REPORTS AND ADJOURN—*OPTIONAL*

- Short presentation from each table
- Maps will be posted on the walls for review