

# Potomac Yard 101

City of Alexandria  
Department of Planning and Zoning



# Overview

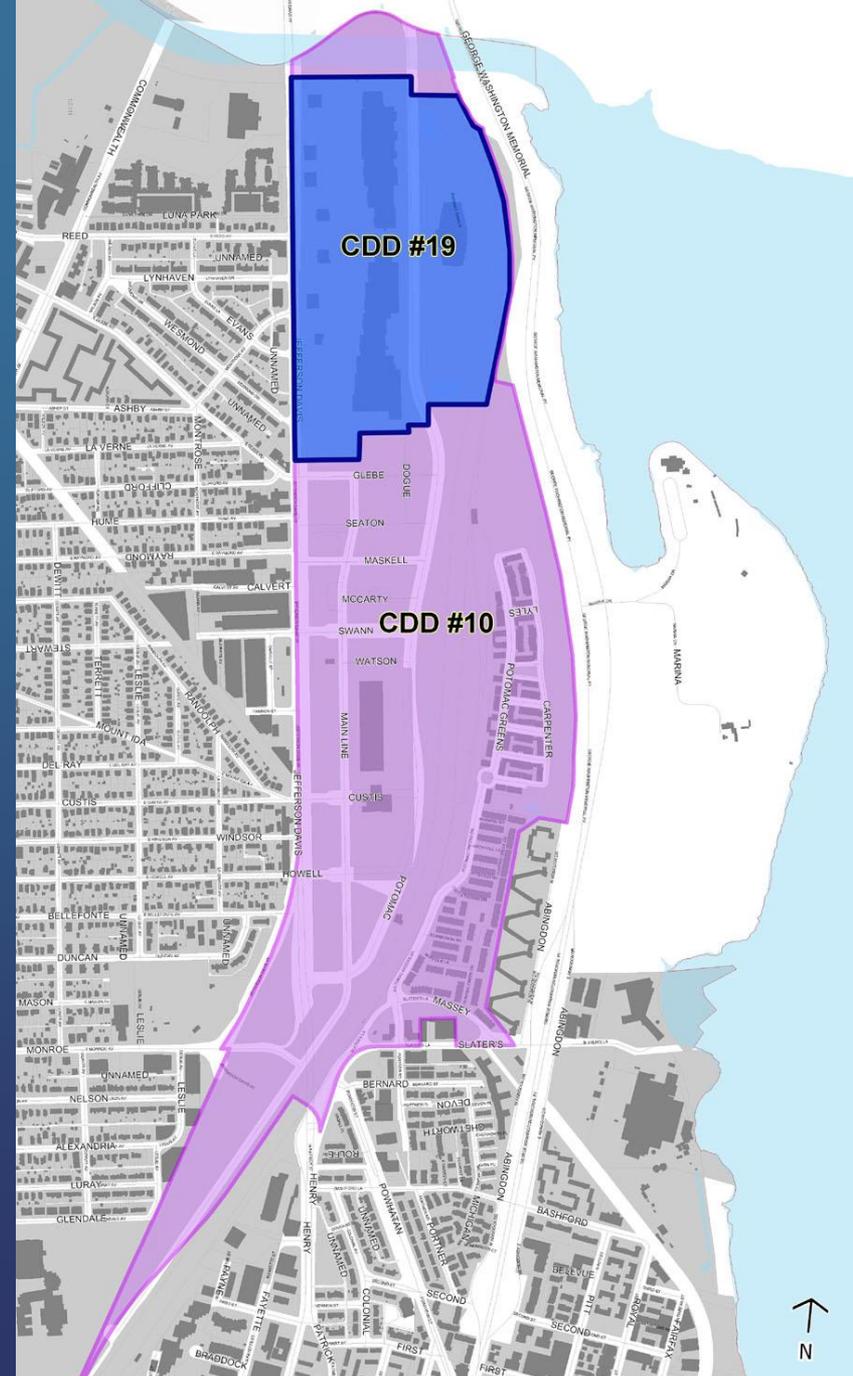
## CDD #19

7,525,000 sf including:

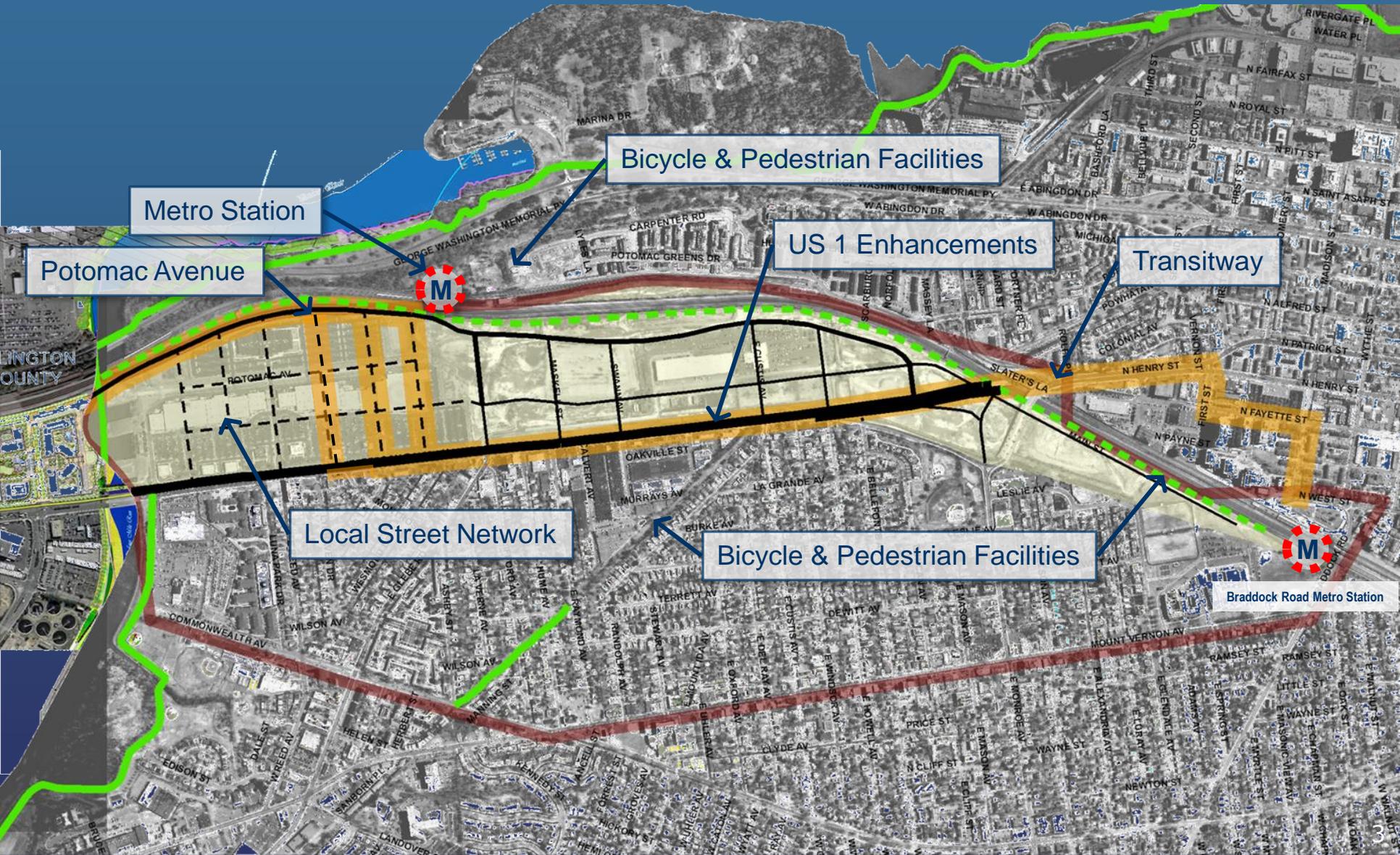
- 1100 Residential Units
- 1,930,000 sf Office
- Mix of 3,395,000 sf (or 3,395 units) Office or Residential Units
- 930,000 sf Retail
- 170,000 sf Hotel

## CDD #10

- 1,926 Residential Units
- 1,932,000 sf Office
- 135,000 sf Retail
- 625 Room Hotel



# Future Transportation Network



Potomac Avenue

Metro Station

Bicycle & Pedestrian Facilities

US 1 Enhancements

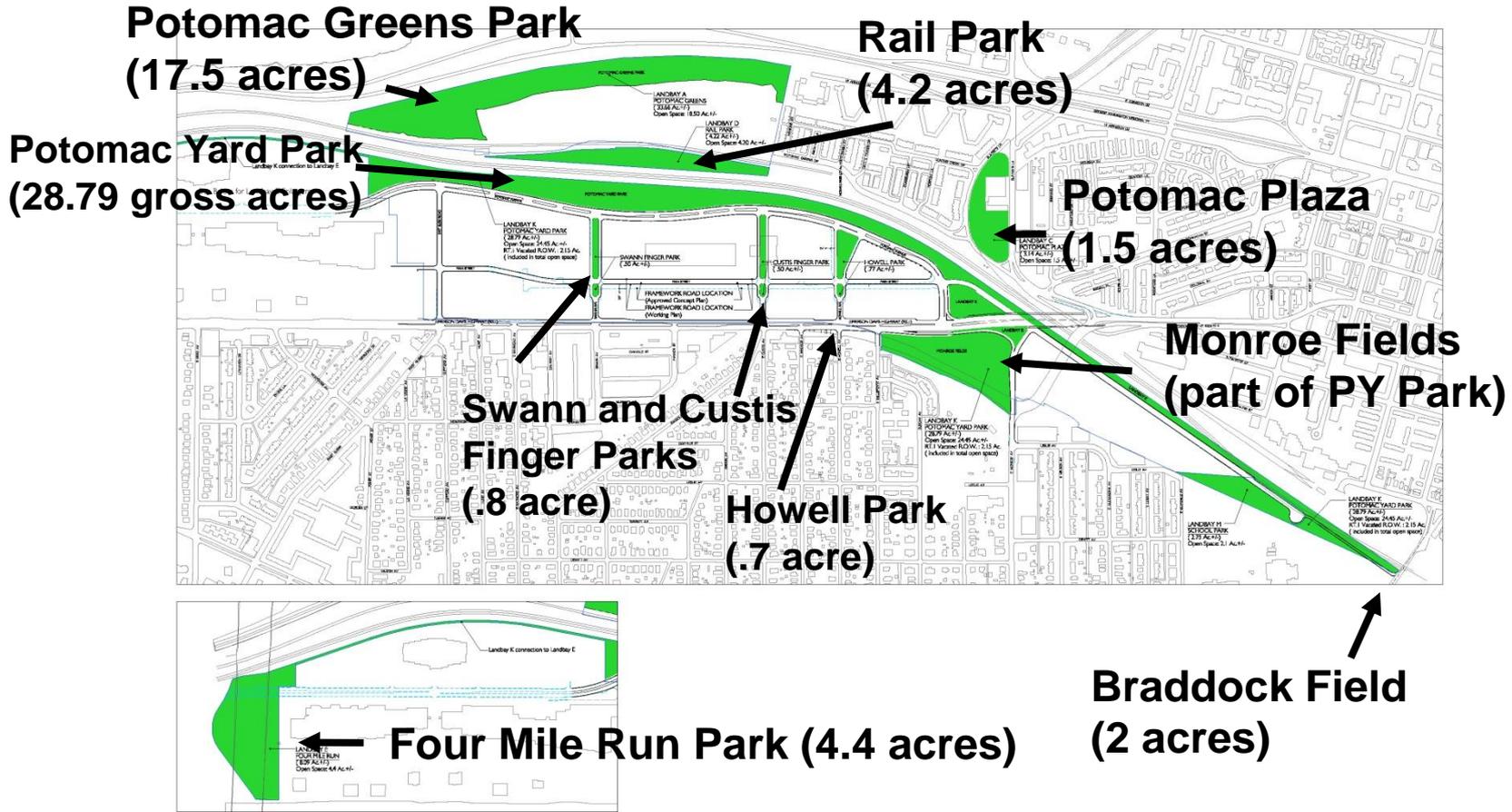
Transitway

Local Street Network

Bicycle & Pedestrian Facilities

Braddock Road Metro Station

# Open Space

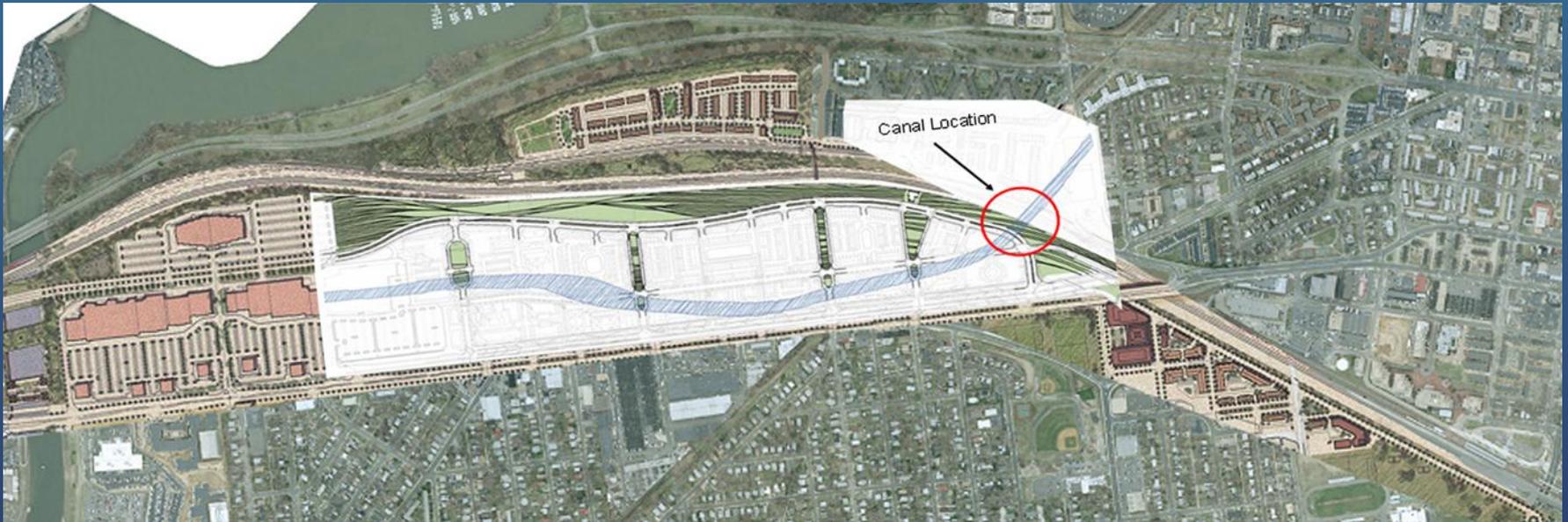


LandDesign .

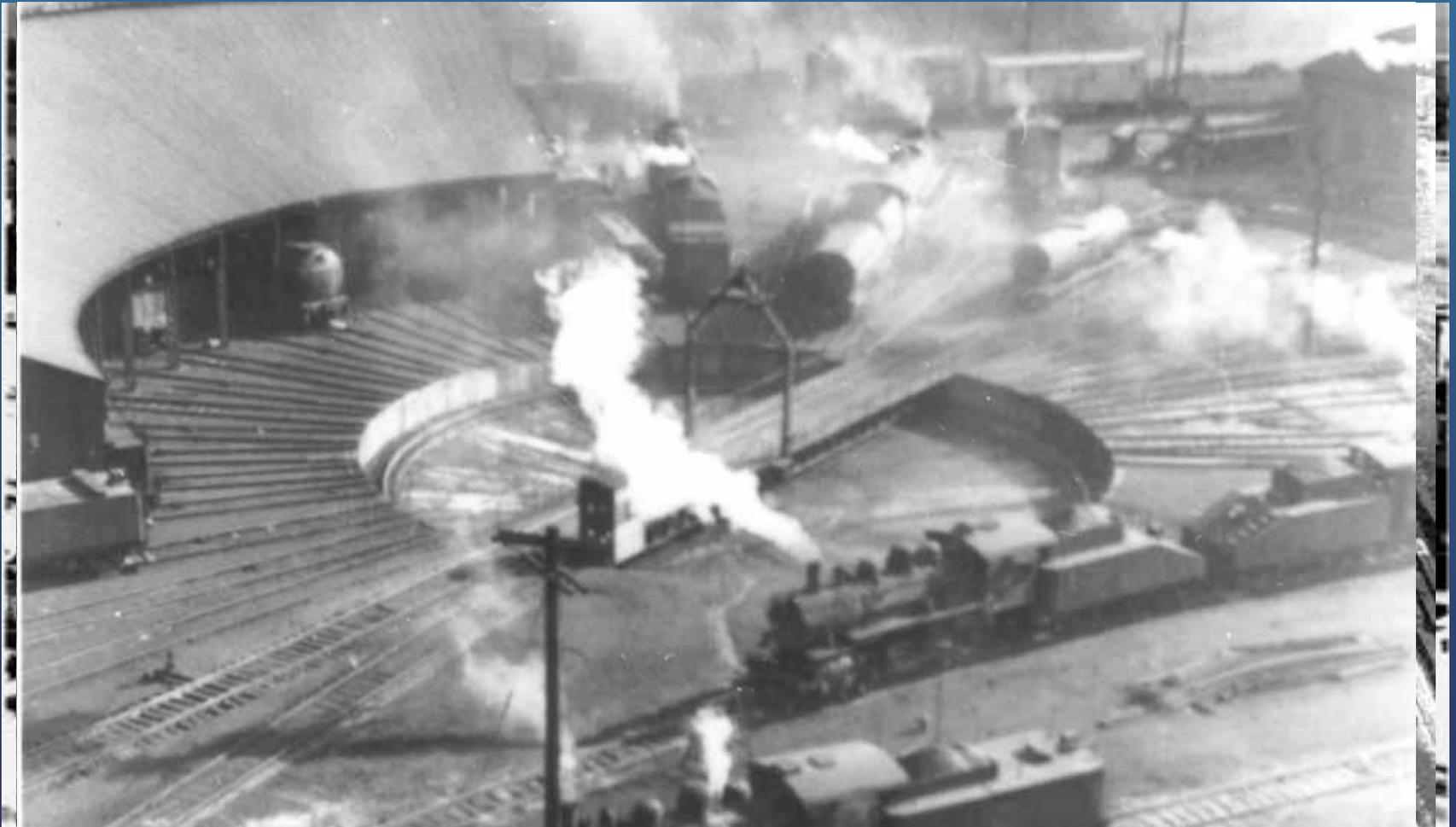
Potomac Yard  
Framework Streets and Open Space

Neighborhood Parks  
(approx. 3.6 acres)

# History



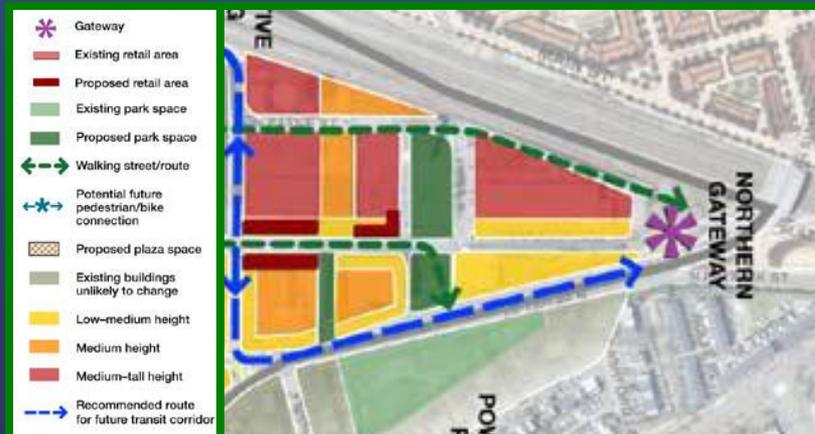
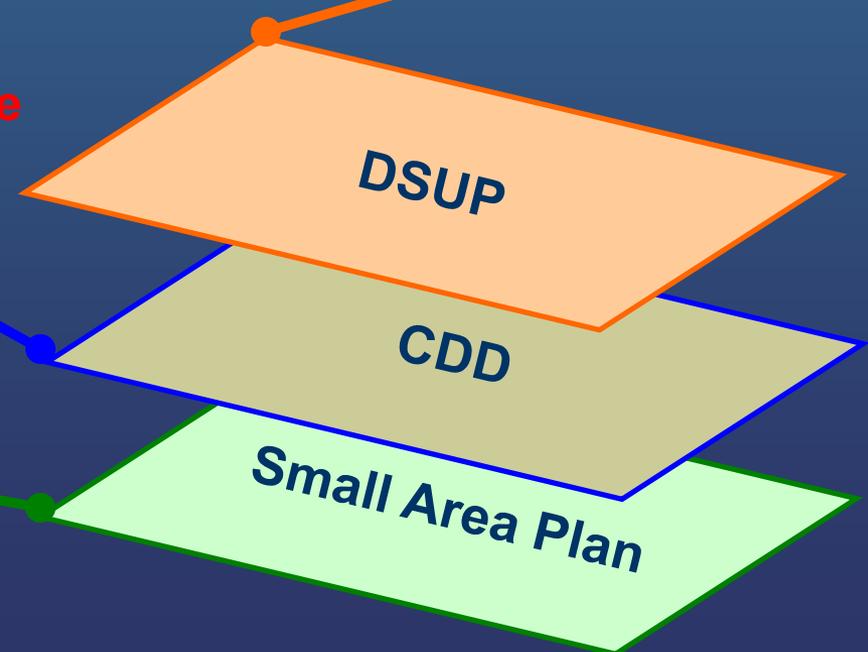
# History



# Regulatory Framework

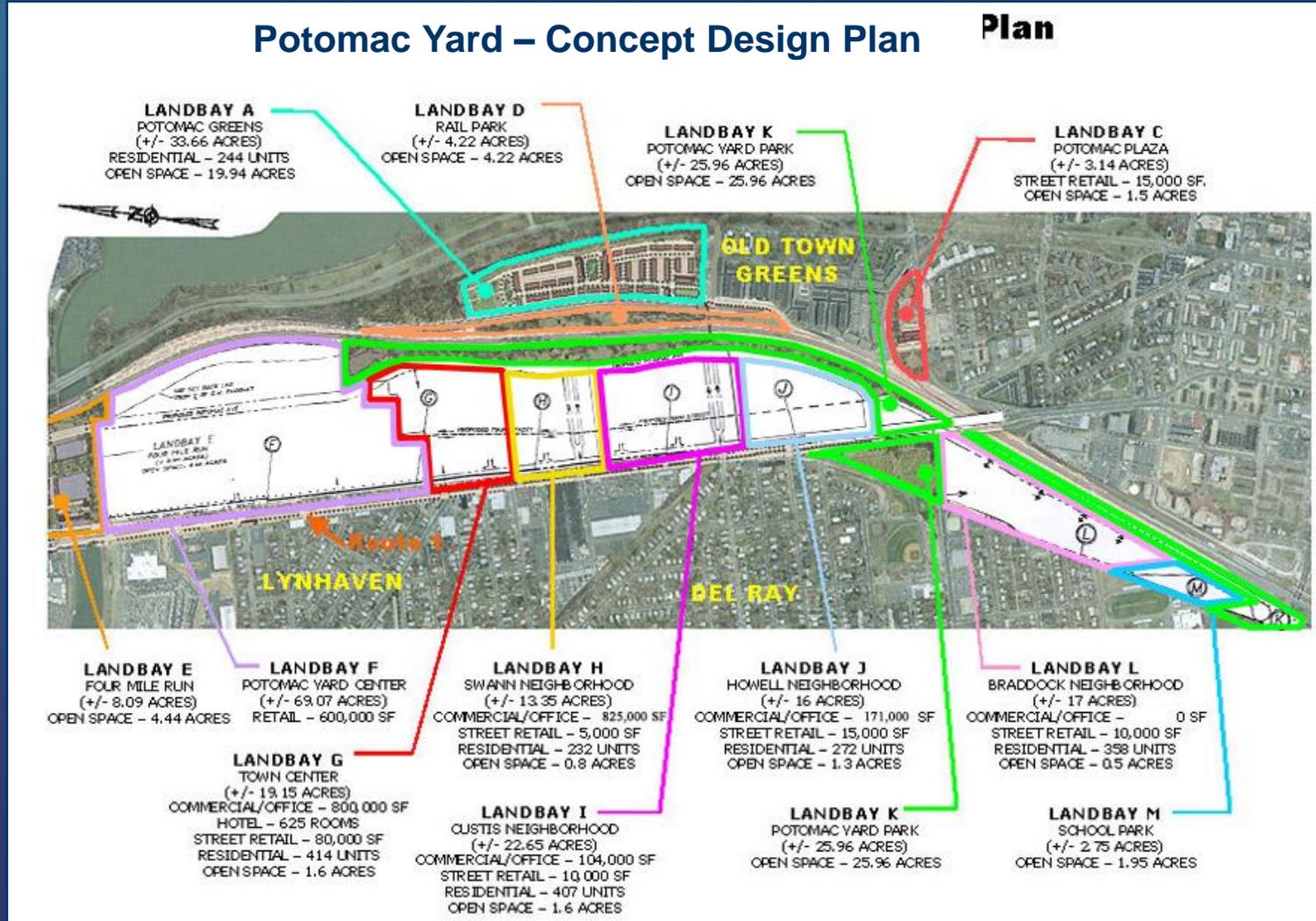


Framework Streets, Heights, Open Space



# CDD – Coordinated Development District

## Potomac Yard – Concept Design Plan



# History of development in Potomac Yard









POTOMAC  
YARD



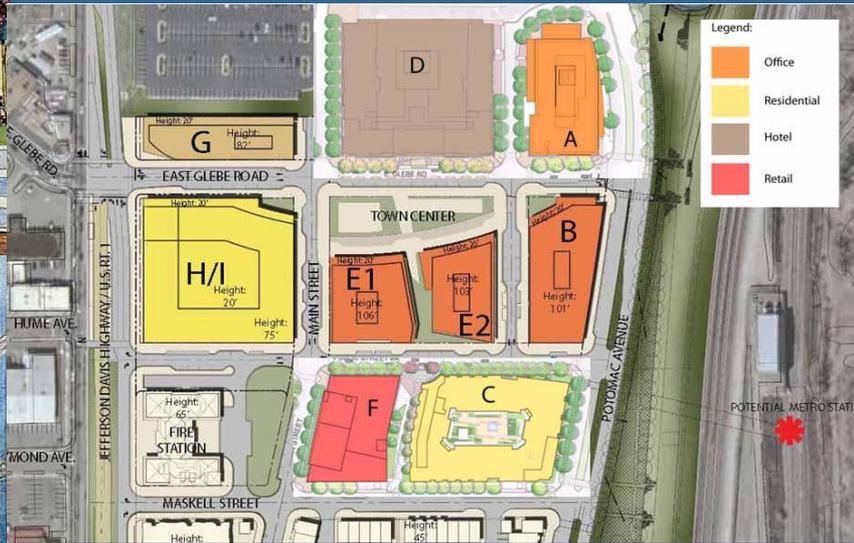
LANDBAY K  
POTOMAC YARD PARK

November 11, 2007





Potomac Yard 11



c Yard 11

# Other Approvals

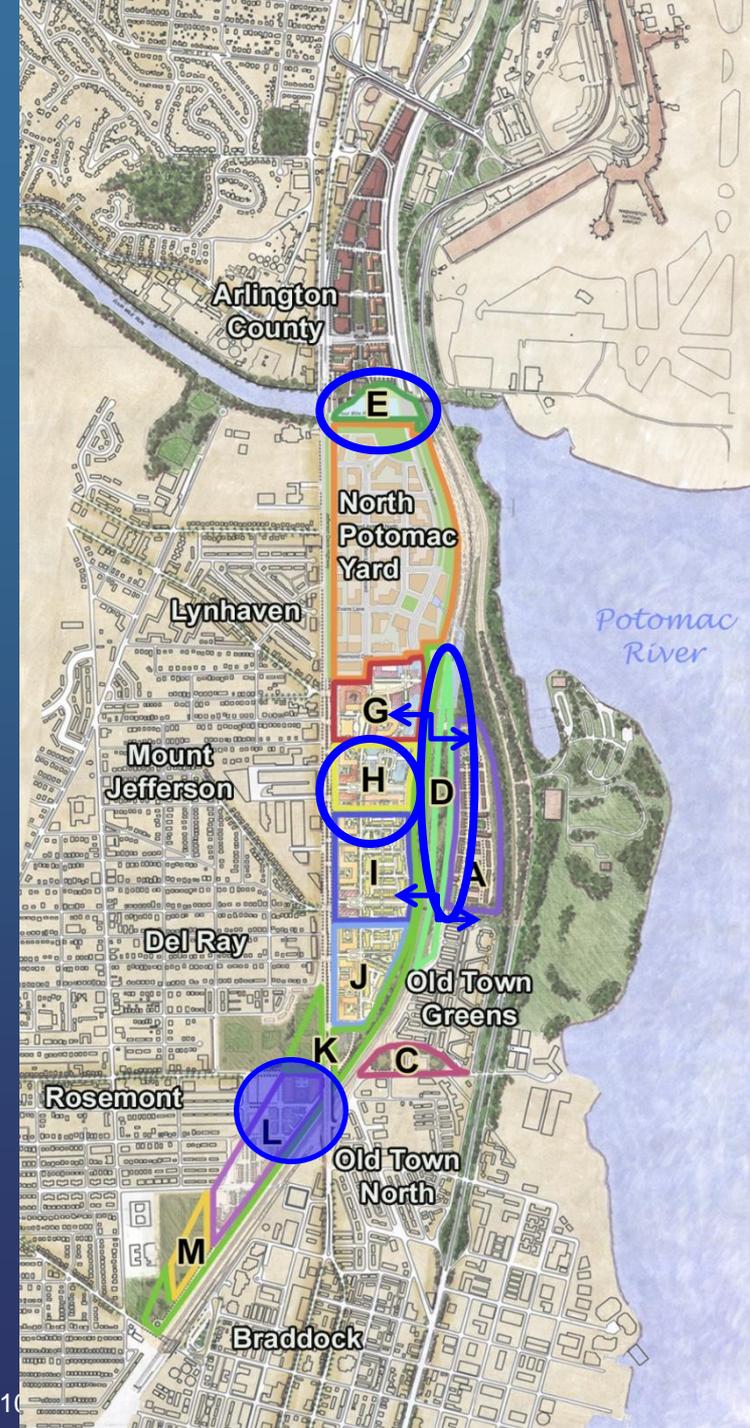
Landbay H and Partial I –  
Approved October 2006 – Expired

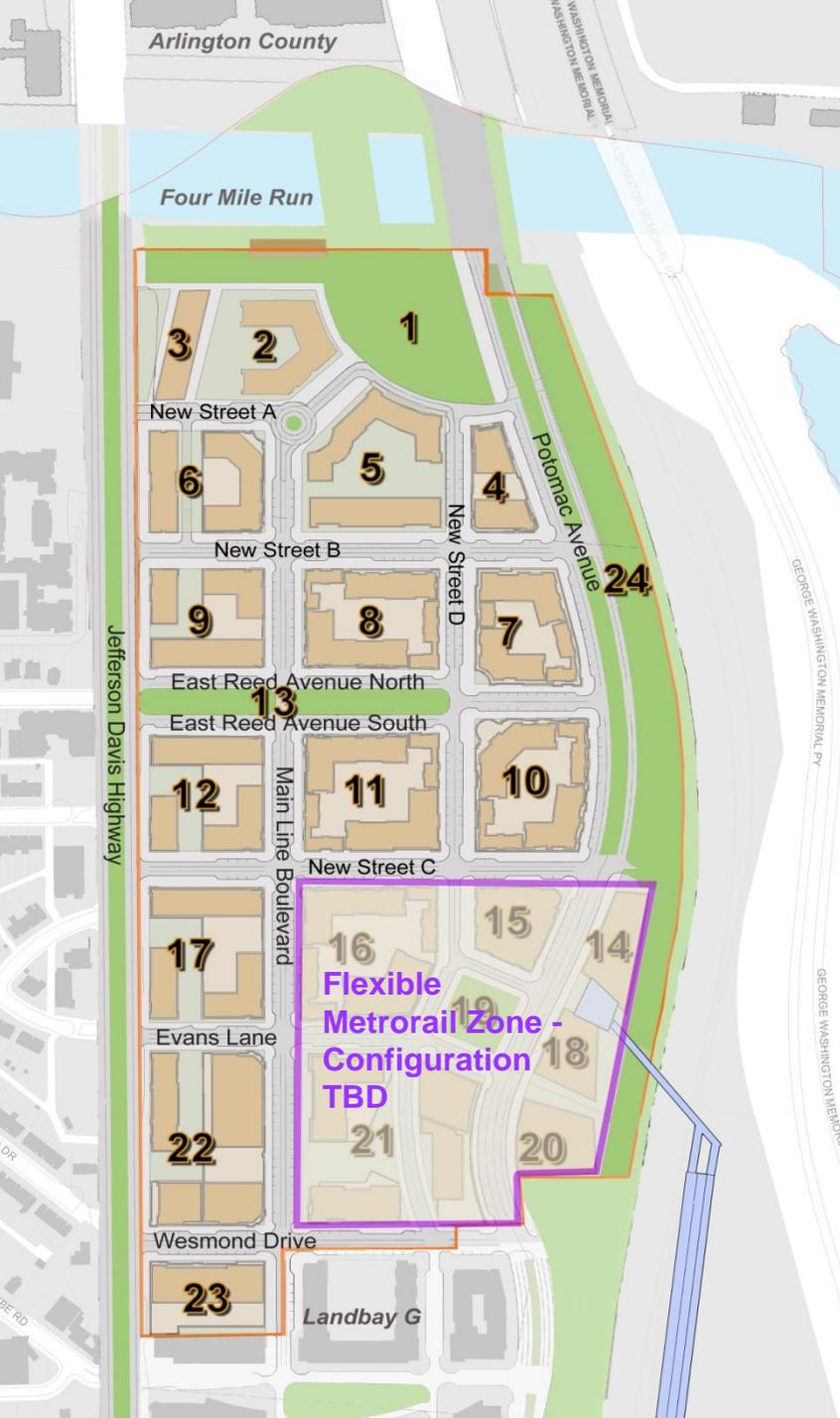
Density Transfer –  
Approved 2008

Pedestrian Bridge Amendments –  
Approved 2007, 2008, 2009

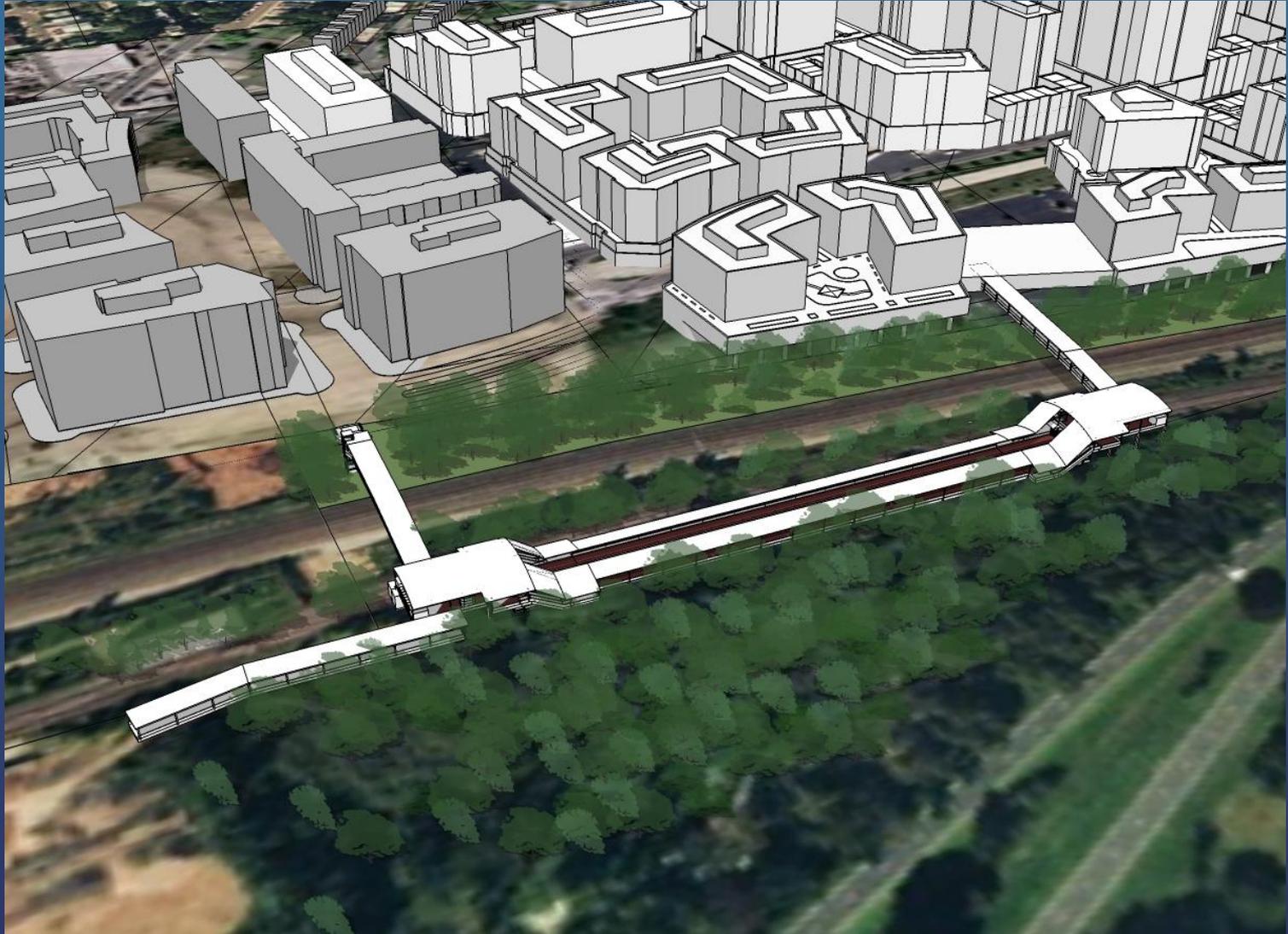
Landbay D (Rail Park) Amendments –  
Approved 2007, 2008, 2009

Landbay E (Four Mile Run) Amendments –  
Approved 2007, 2009





# Landbay F

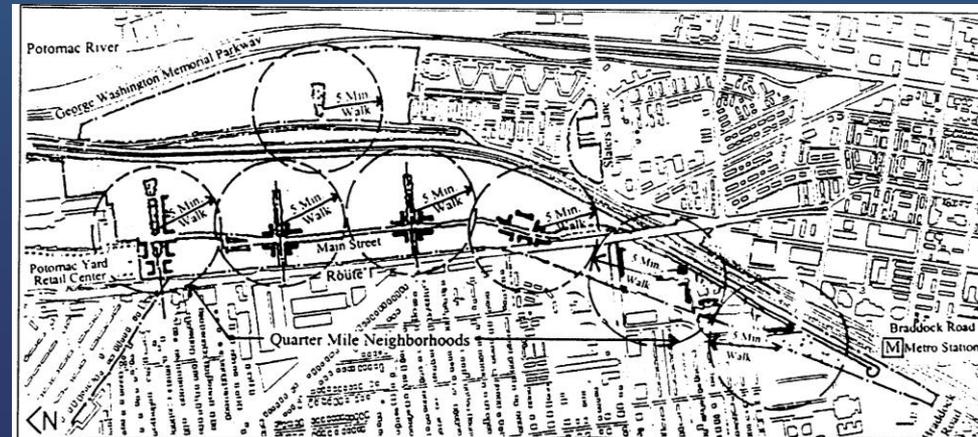
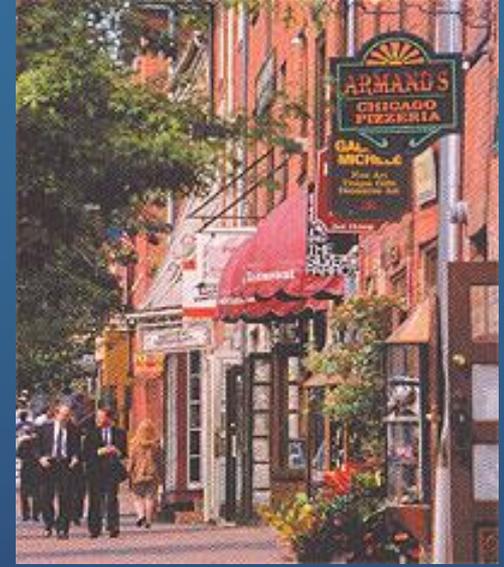


# Approval Documents

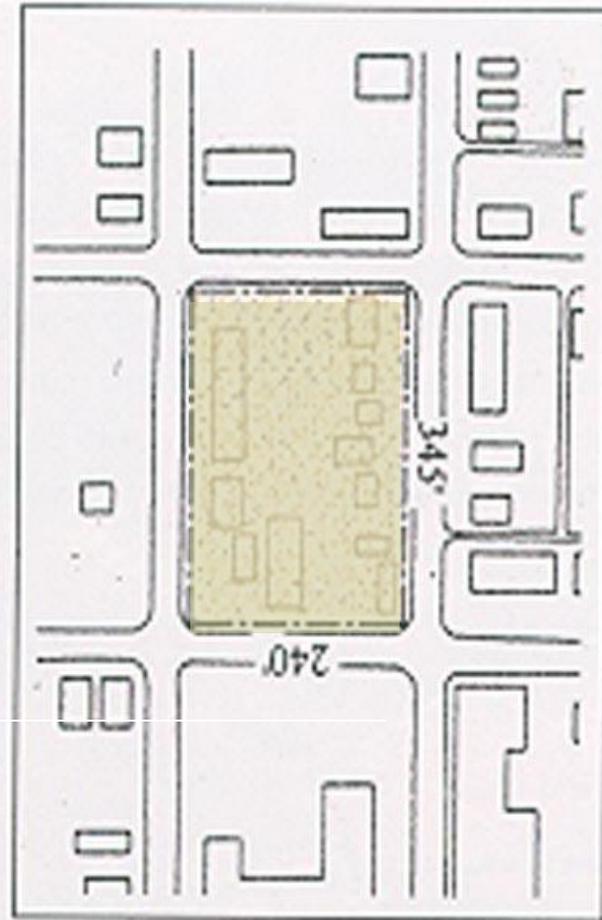
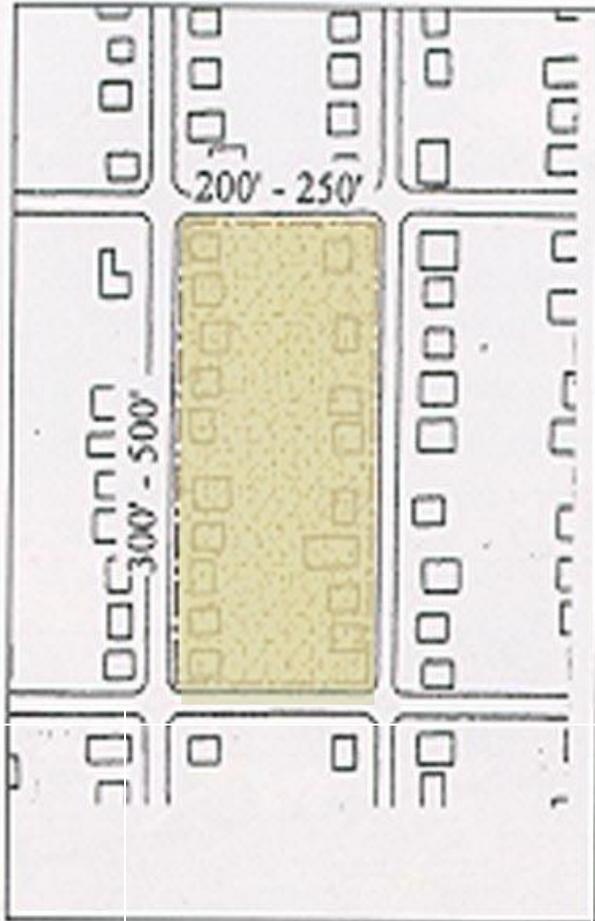
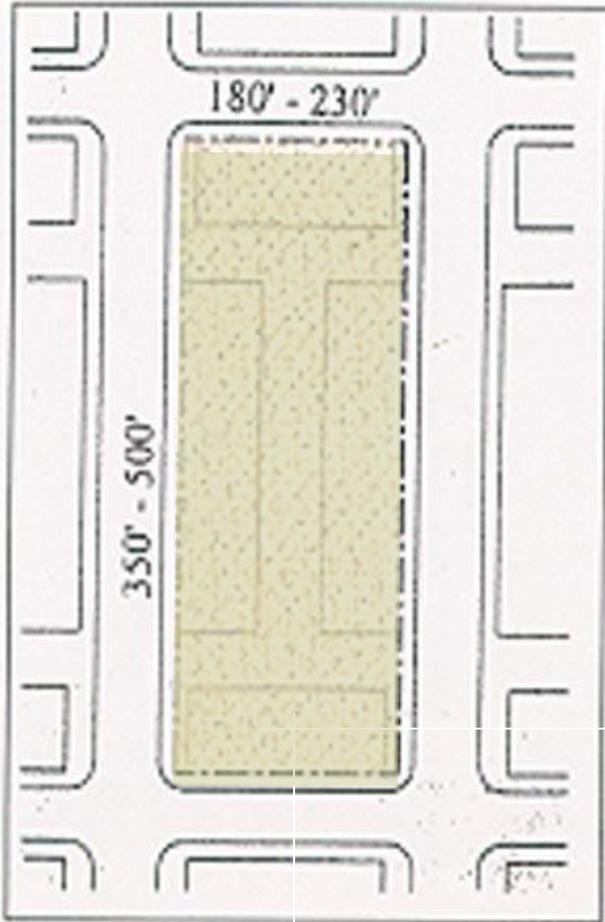
- **Coordinated Development District (CDD) – Zoning**
- **CDD Concept Plan**
- **Potomac Yard Urban Design Guidelines**
- **Transportation Management Plan (TMP)**

# Design Principles

- Neighborhoods
- Street Grid – Hierarchy
- Open Space – Organizing Elements – Parks
- Mix of Uses



# Street Grid – Blocks



Potomac Yard

Del Ray

Old Town

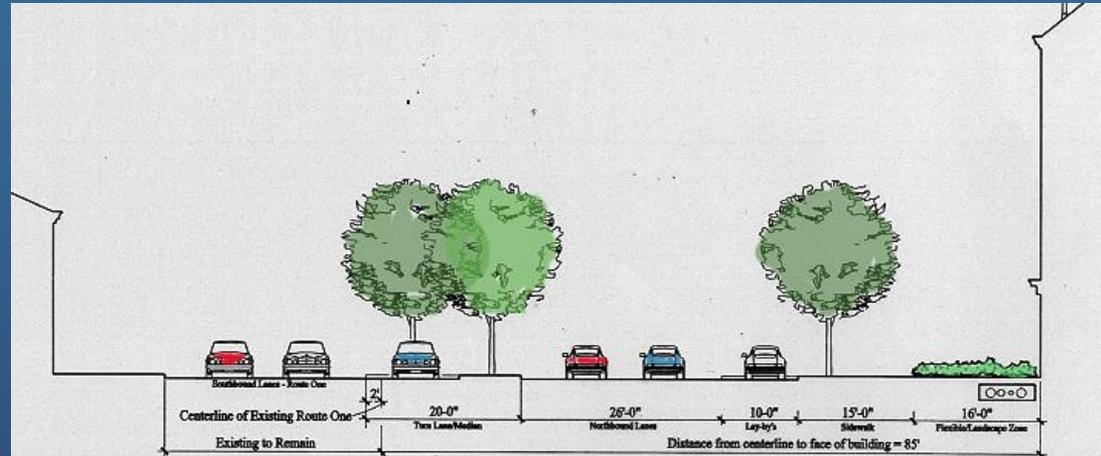
# Route 1 - Character



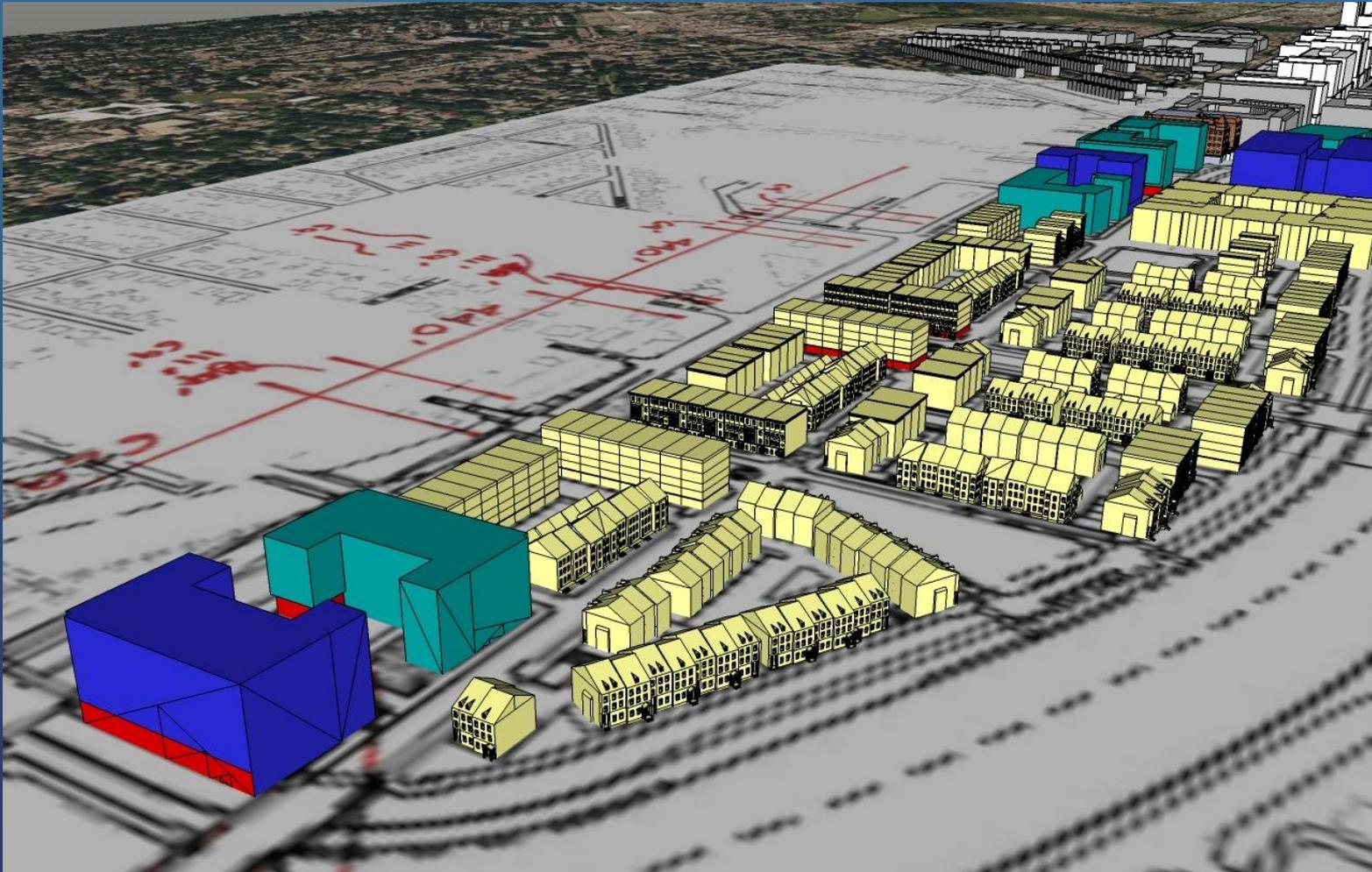
# Route 1 – Design Guidelines

## Urban Boulevard

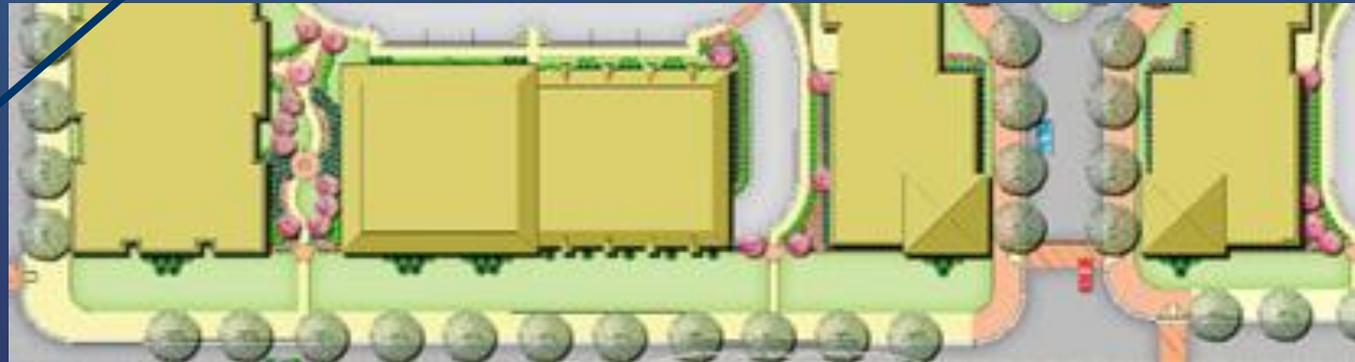
Center median and larger right-of-way



# Route 1 – Building Heights



# Route 1 - Frontage



# Design Guidelines - Building Height - Variation



# Design Guidelines – Building Design



# Edge Conditions

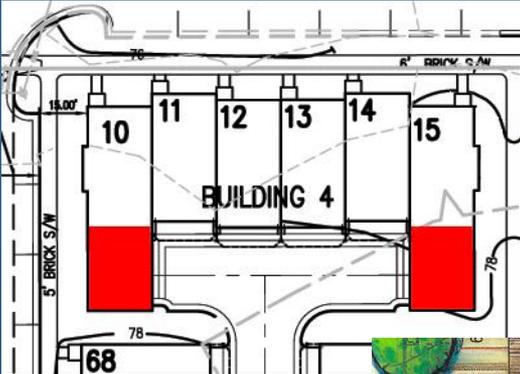
## With Edge Conditions



## Without Edge Conditions



# Edge Conditions

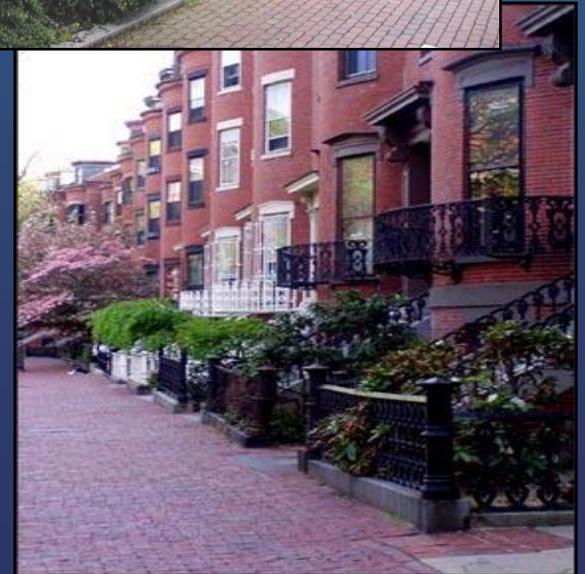


With edge treatment



Without edge treatment

# Openness



# Open Space – Neighborhood Parks



# Design Guidelines

[www.alexandriava.gov/PotomacYard](http://www.alexandriava.gov/PotomacYard)

