

Four Mile Run Master Plan and North Potomac Yard, and Potomac Yard Development Project Updates

Park and Recreation Commission Meeting

July 15, 2010

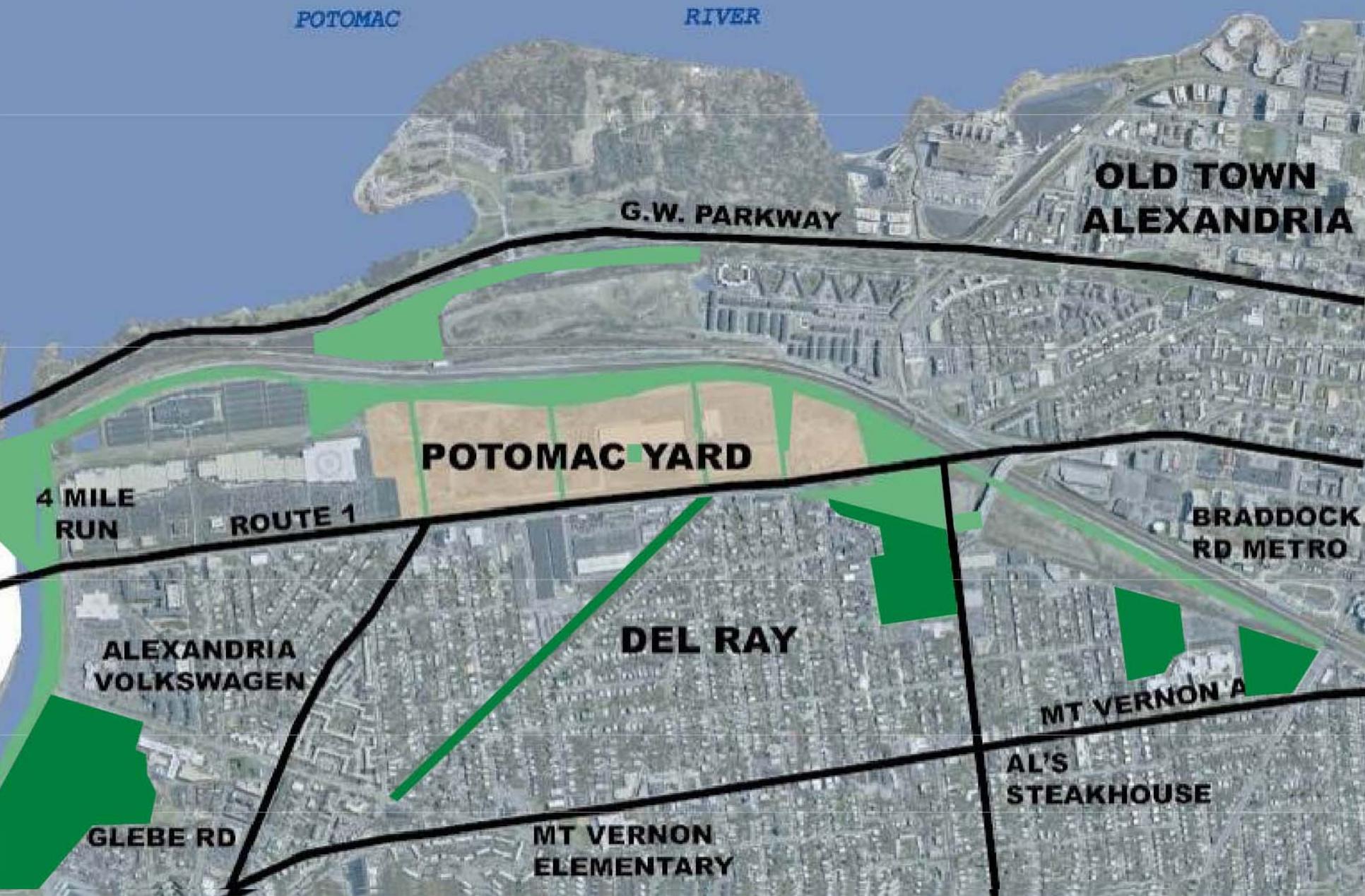


City of Alexandria

Park and Recreation Commission Meeting – North Potomac Yard

POTOMAC

RIVER



**OLD TOWN
ALEXANDRIA**

G.W. PARKWAY

POTOMAC YARD

**4 MILE
RUN**

ROUTE 1

**BRADDOCK
RD METRO**

**ALEXANDRIA
VOLKSWAGEN**

DEL RAY

MT VERNON A

GLEBE RD

**MT VERNON
ELEMENTARY**

**AL'S
STEAKHOUSE**



City of Alexandria

Park and Recreation Commission Meeting – North Potomac Yard

Small Area Plan Process and Approval

- October, 2008 Potomac Yard Planning Advisory Group Established
- 47 PYPAG, Community, and Public Meetings
- November, 2009 Draft Plan Posted for Public Comment
- May, 2010 Approved by Alexandria Planning Commission and City Council



Coordination with Four Mile Run Master Plan

- **Specific Recommendation in the Small Area Plan**
 - 4.34: Expand open space at Four Mile Run to provide a meaningful connection to the City’s Open Space Network, consistent with the Four Mile Run Restoration Master Plan.
 - 6.26: Explore future connection from Landbay K across the George Washington Memorial Parkway to the Mount Vernon Trail
 - 6.27: Provide a future connection from Landbay K to the Four Mile Run Trail.



Rezoning Application and Approval

- **Coordinated Development District Application – CDD #19**

- Includes Rezoning, Concept Plan, Transportation Management Plan, Design Standards and Designation of Advisory Committee for North Potomac Yard (PYDAC)
- June, 2010 Approved by Alexandria Planning Commission and City Council



Coordination with Four Mile Run Master Plan

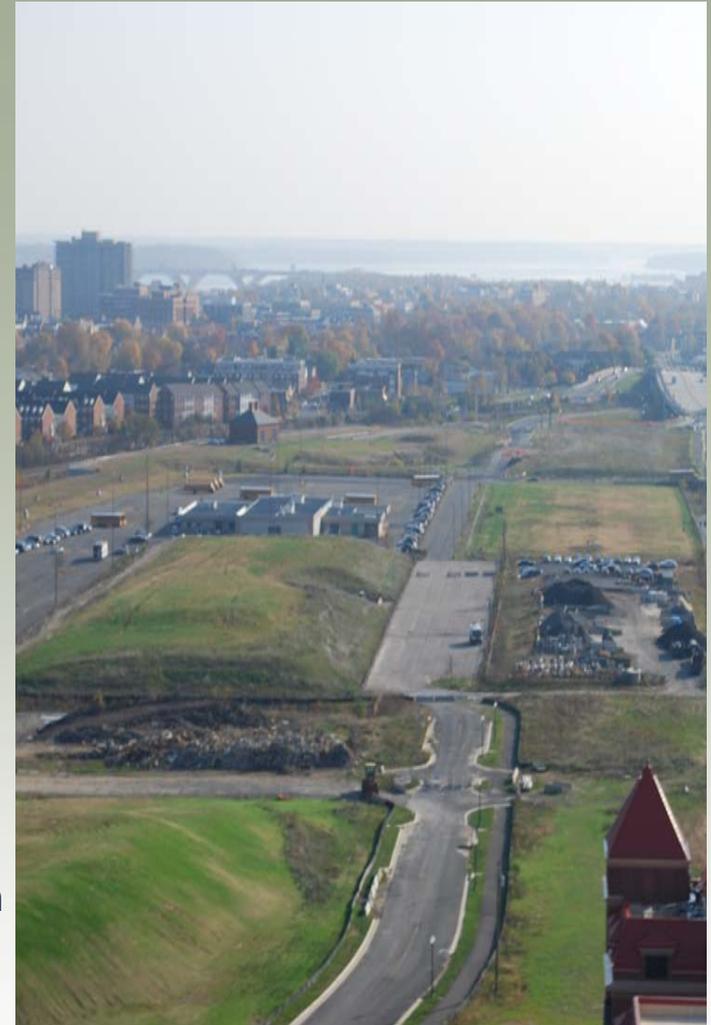
- **Conditions of Approval for CDD #19**

- Requirement for a Comprehensive Open Space Plan for the 69 acre site.
- All open space and development adjacent to Four Mile Run shall be coordinated with the Four Mile Run Master Plan and Design Guidelines.
- The Applicant shall design and construct improvements to Landbay E as identified in the Four Mile Run Master Plan up to \$8.7 million dollars.
- The Applicant shall design and construct Crescent Park adjacent to Four Mile Run



Potomac Yard Development Project Updates

- **Landbay K**
 - Approved in June 2008
 - Anticipate construction of fields this summer, anticipate construction of main park portion in 2011
- **Potomac Yard/Potomac Greens - CDD #10**
 - Last revised in January, 2009
 - Applicant has filed for amendments to multiple applications in response to the North Potomac Yard CDD #19 approvals
- **Landbay D**
 - Applicant has indicated interest in fulfilling requirements for Landbay D
- **Partial Landbay I and J**
 - Approved in February 2009
 - Currently in Final Site Plan, anticipate construction in 2011



Landbay K – Potomac Yard Park

- **Approved by Planning Commission and City Council in June, 2008**
- **Preparations for construction, including construction fence, have started according to the approved plans**
- **Concerns brought forward by the neighborhood are being assessed by the developer and staff**
- **Community Meeting on Thursday, July 22 at Mount Vernon Recreation Center**



Questions?

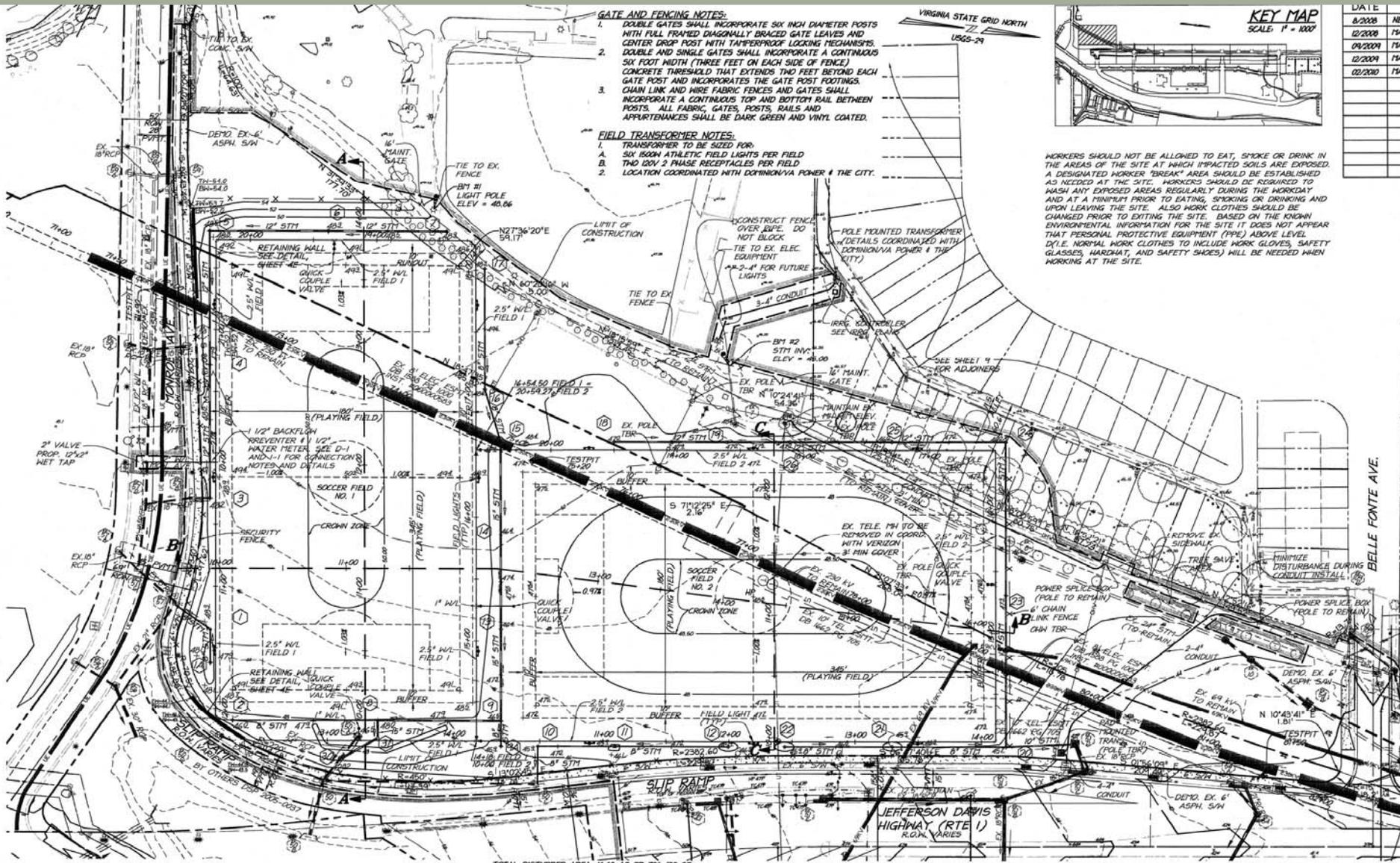
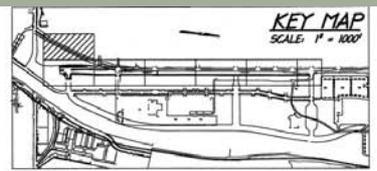


Full report at: <http://alexandriava.gov/PotomacYard>



City of Alexandria

DATE	DESCRIPTION
8/2008	NEN SH
12/2008	FA #4
04/2009	FA #4-
12/2009	FA #4-
02/2010	FA #4-



TOTAL DISTURBED AREA: 16.68 AC OR 726,432 SF

NOTES
 FOR CONTINUATION OF ROUTE 1 CONSTRUCTION SEE SHEET 16
 1. SEE POTOMAC AVENUE AND EASTWEST ROADS CONSTRUCTION 10. FOR CONTAMINATED SOILS INFORMATION AND SOILS MANAGEMENT 40 20 0



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