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City of Alexandria, Virginia

# Potomac Yard Development and Capital Projects Progress Update

City Council Meeting  
February 28, 2012



# Planned Development

## North Potomac Yard - CDD #19

7,525,000 sf including:

- \*1,100 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

## South Potomac Yard - CDD #10

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





# Potomac Plaza – Approved May 2003

14,450 sf Retail





**Potomac Greens –  
Approved in May 2003  
227 Residential Units  
18.6 acres Open Space**





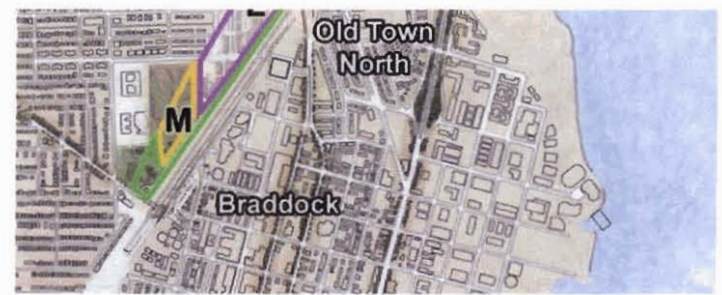
**Fire Station – Approved Feb 2007**

64 Residential Units

15,000 sf Retail

24,000 sf Fire Station

142 Parking Spaces

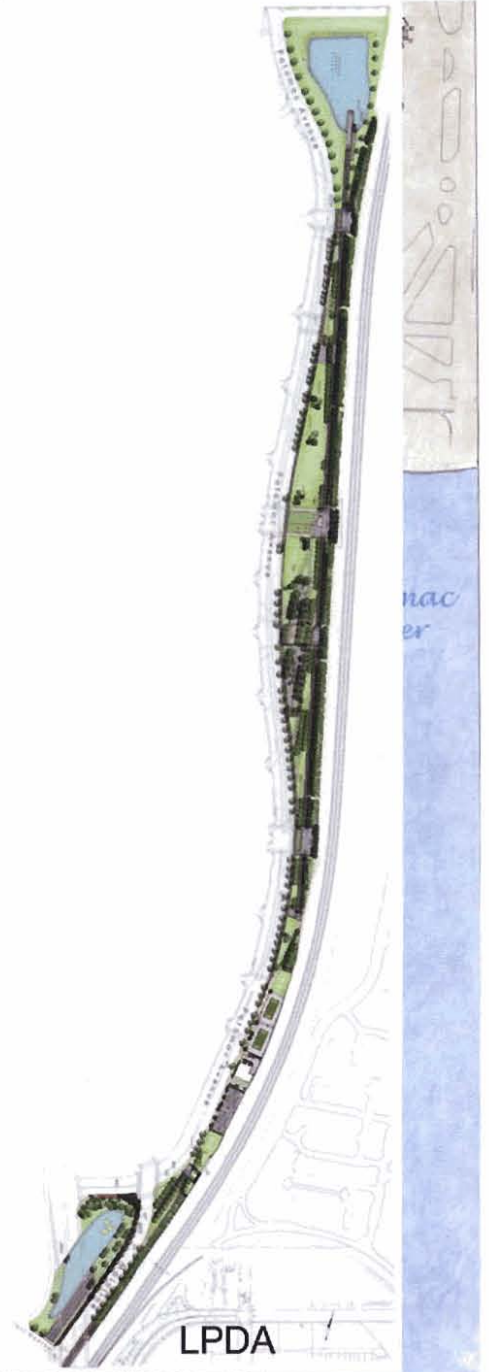




# Landbay K – Potomac Yard Park

– Approved June 2008

24 acres open space  
70% passive space  
30% active space





**Landbay I and J East –  
Approved December 2008**

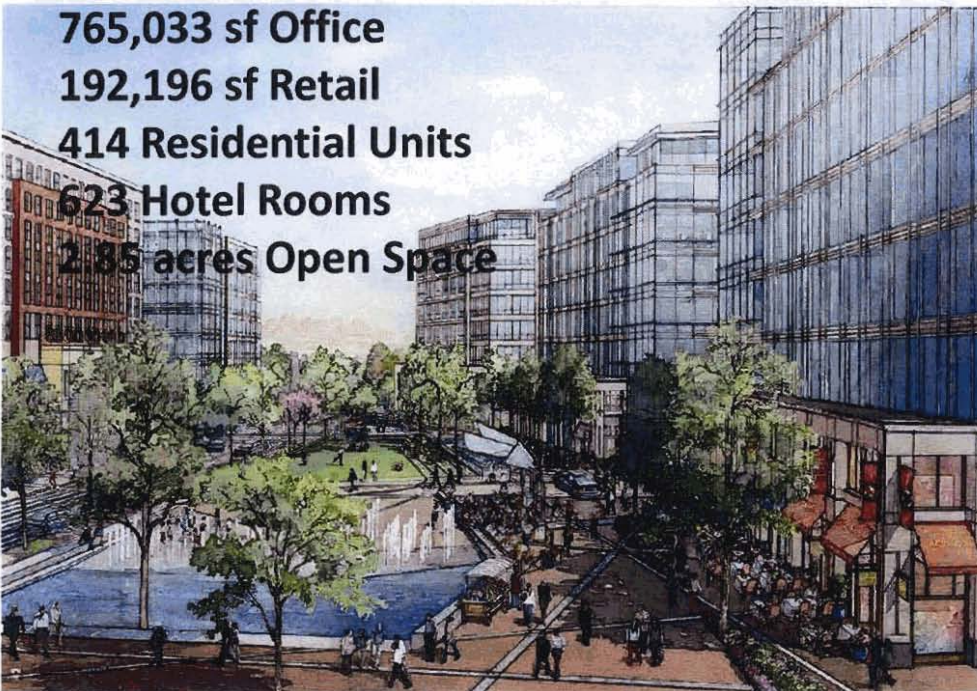


**227 Residential Units  
2 acres Open Space**

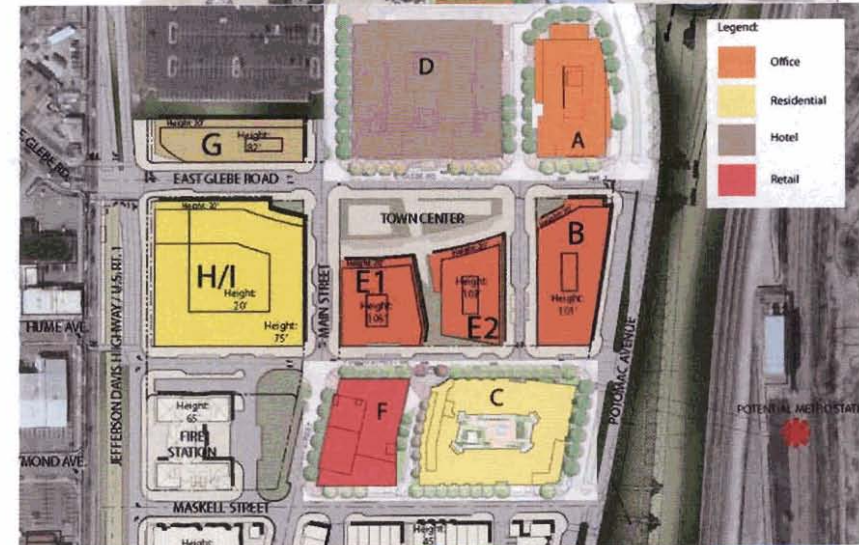
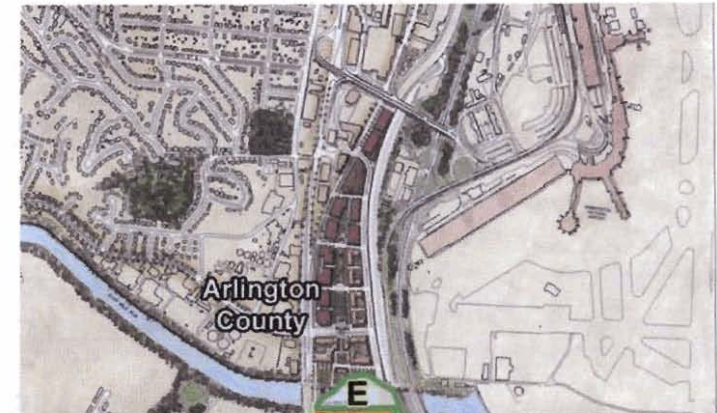




Landbay G – Approved January 2009



765,033 sf Office  
 192,196 sf Retail  
 414 Residential Units  
 623 Hotel Rooms  
 2.85 acres Open Space





# Landbays I and J West and L – Approved September 2011



344 Residential Units



4.29 acres Open Space





MAIN LINE BLVD ELEVATION

# Landbay L Multifamily Building-

Approved January 2012



MONROE AVENUE ELEVATION

**276 Residential Units**  
**3,559 sf Retail**



DOG PARK ELEVATION



REAR ELEVATION



NOTE: COURTYARD PLAN IS CONCEPTUAL AND HAS BEEN PROVIDED FOR INFORMATION ONLY. FINAL PLAN SHALL BE DETERMINED AT A LATER DATE.



# Other Development

Landbay H and Partial I –  
Approved October 2006 – Expired

Density Transfer –  
Approved 2008

Pedestrian Bridge Amendments –  
Approved 2007, 2008, 2009

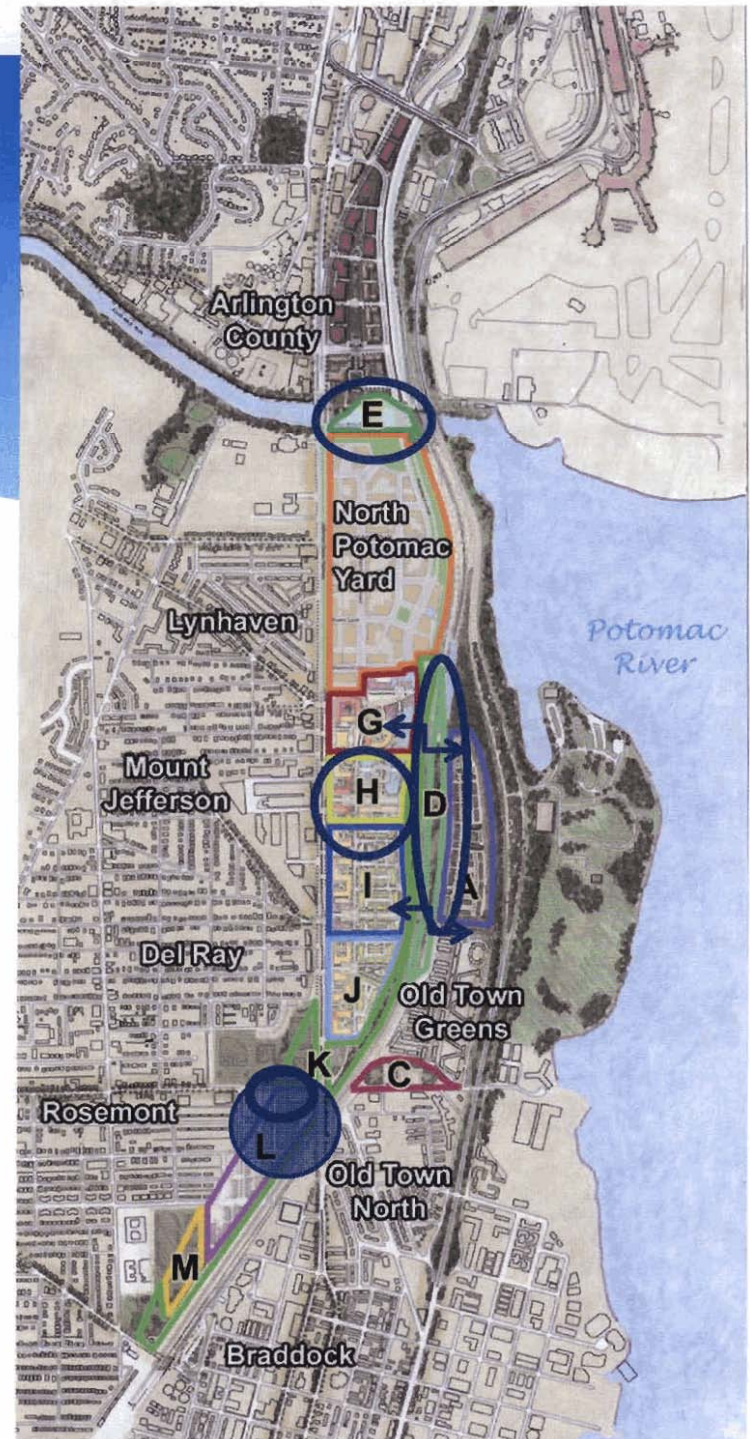
Landbay D (Rail Park) Amendments –  
Approved 2007, 2008, 2009

Dog Park –  
Approved 2008

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

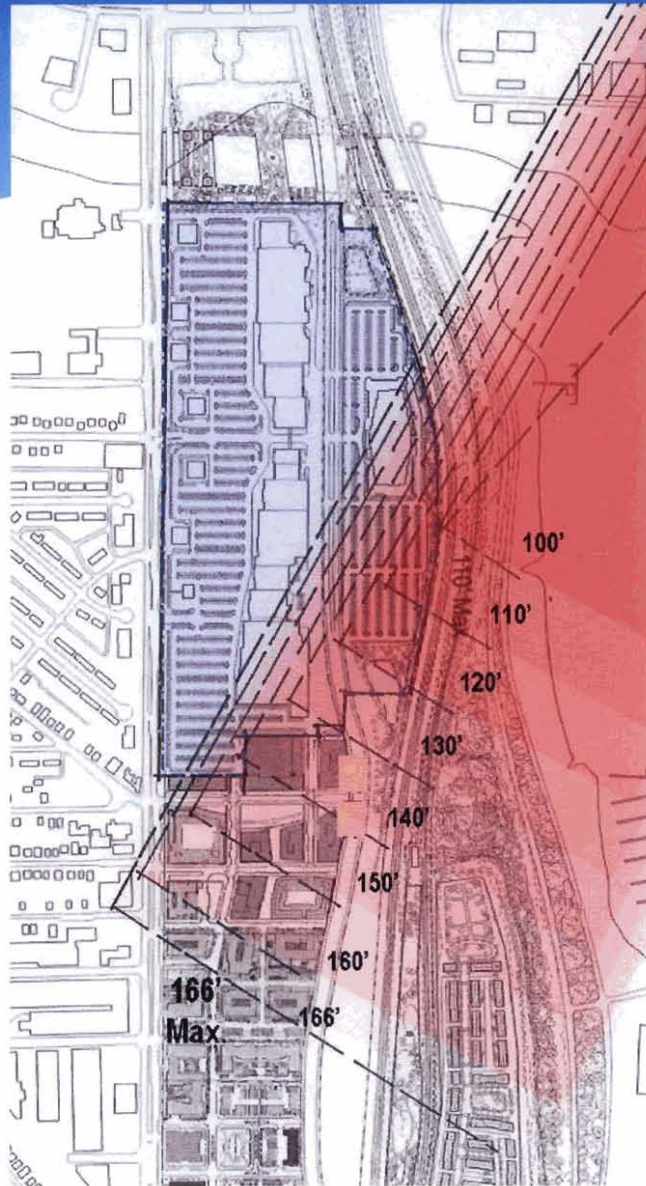
Potomac Yard Amendments –  
Approved November 2010

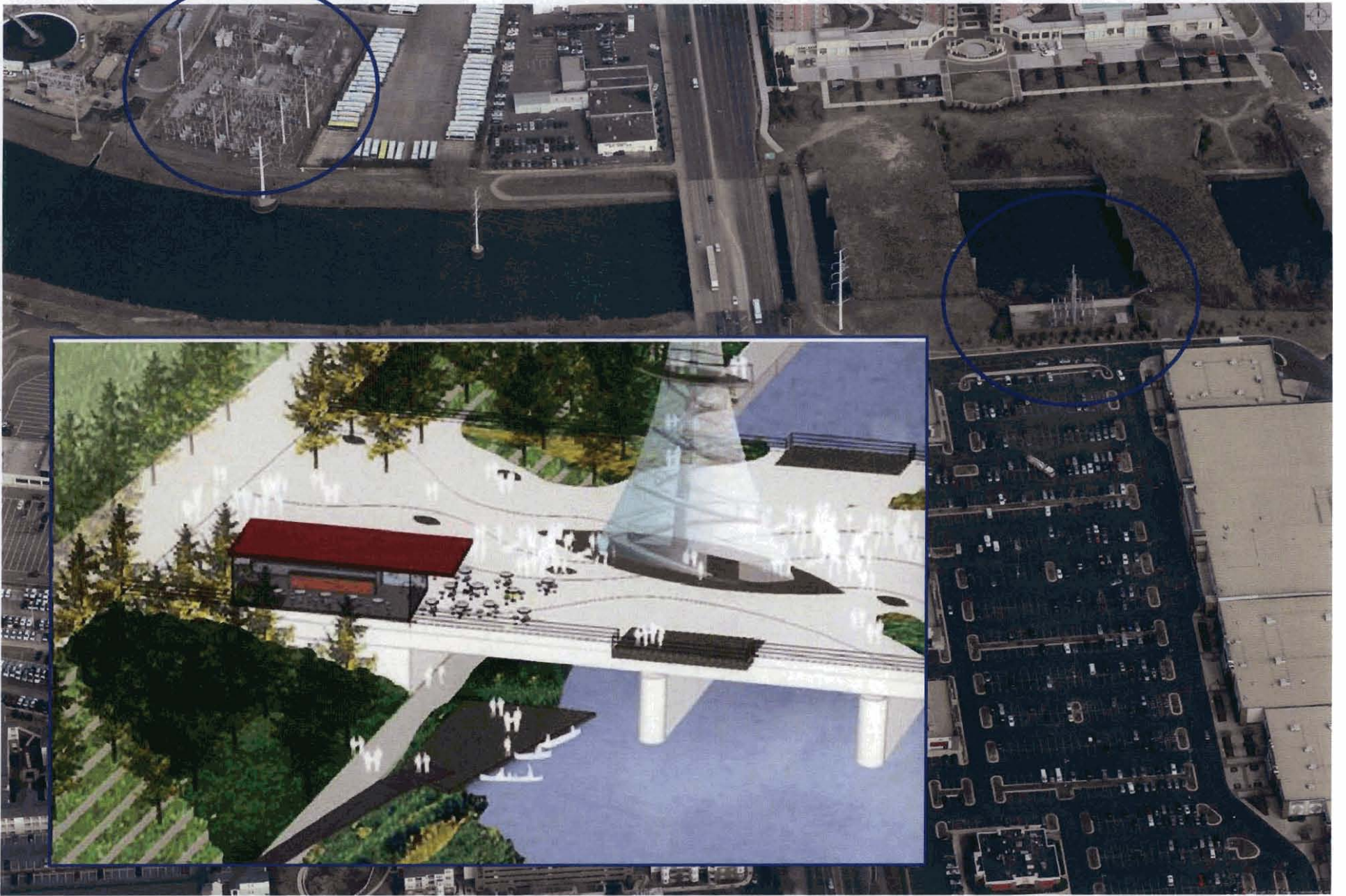
Landbay N –  
Dedicated to City June 2011





# FAA Height Restrictions

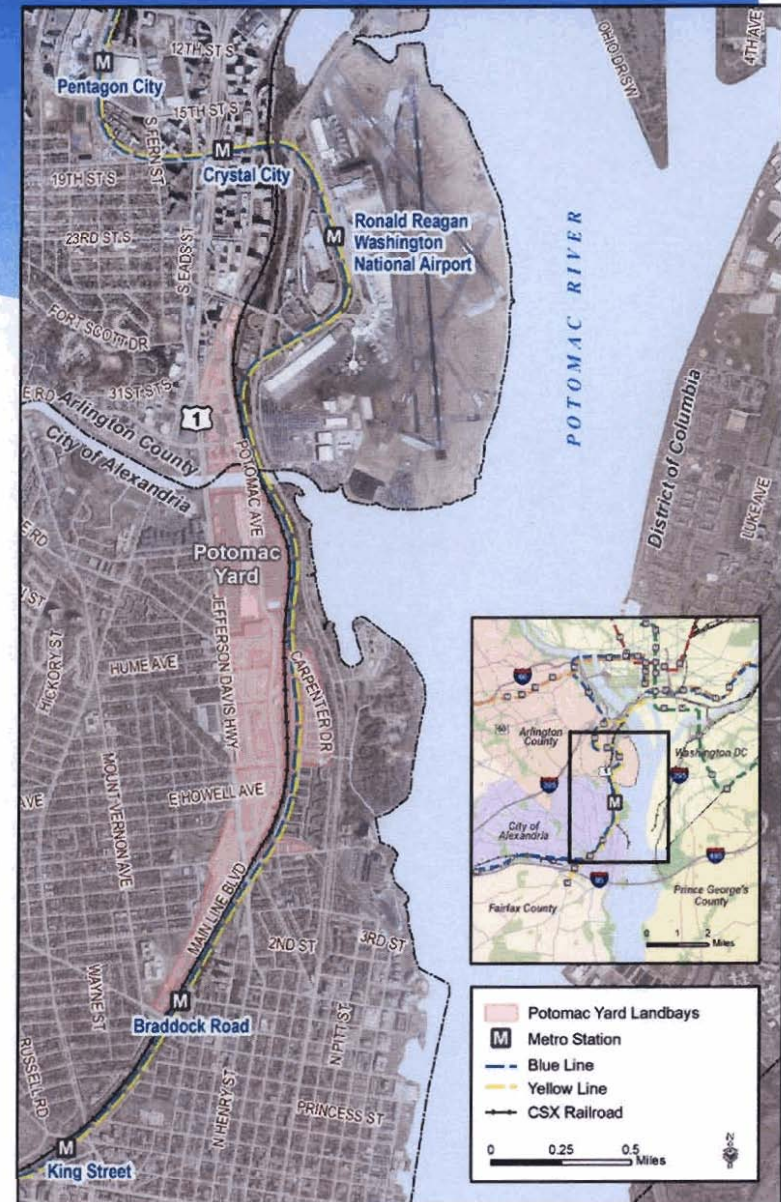




# Potomac Yard Metrorail EIS

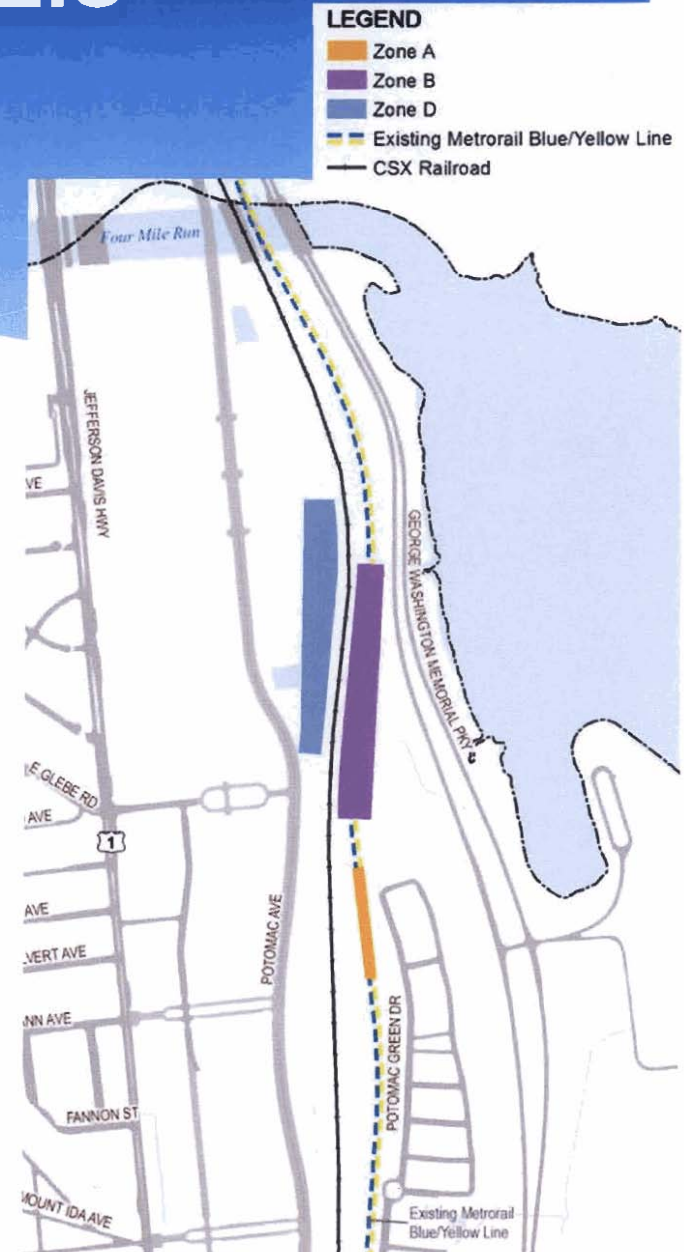
Environmental Impact Statement to determine the feasibility for an in-fill Metrorail station on the Blue/Yellow lines in process

- Potomac Yard Metrorail Station Concept Development Study (Feb, 2010)
- Scoping Process
  - Scoping Public Meeting – Feb, 2011
  - Final Scoping Document – June, 2011
  - First meeting of PYMIG – June, 2011



# Potomac Yard Metrorail EIS

- Screening of potential alternative locations – completed October, 2011
  - Second meeting of PYMIG – October 22, 2011
    - 36 alternatives reviewed, three zones moved forward
      - Alternative A
      - Alternative B
      - Alternative D
  - Third meeting of PYMIG – February 6, 2012
    - Best location for station within each zone identified
- Preliminary assessment of infrastructure and needs for each alternative



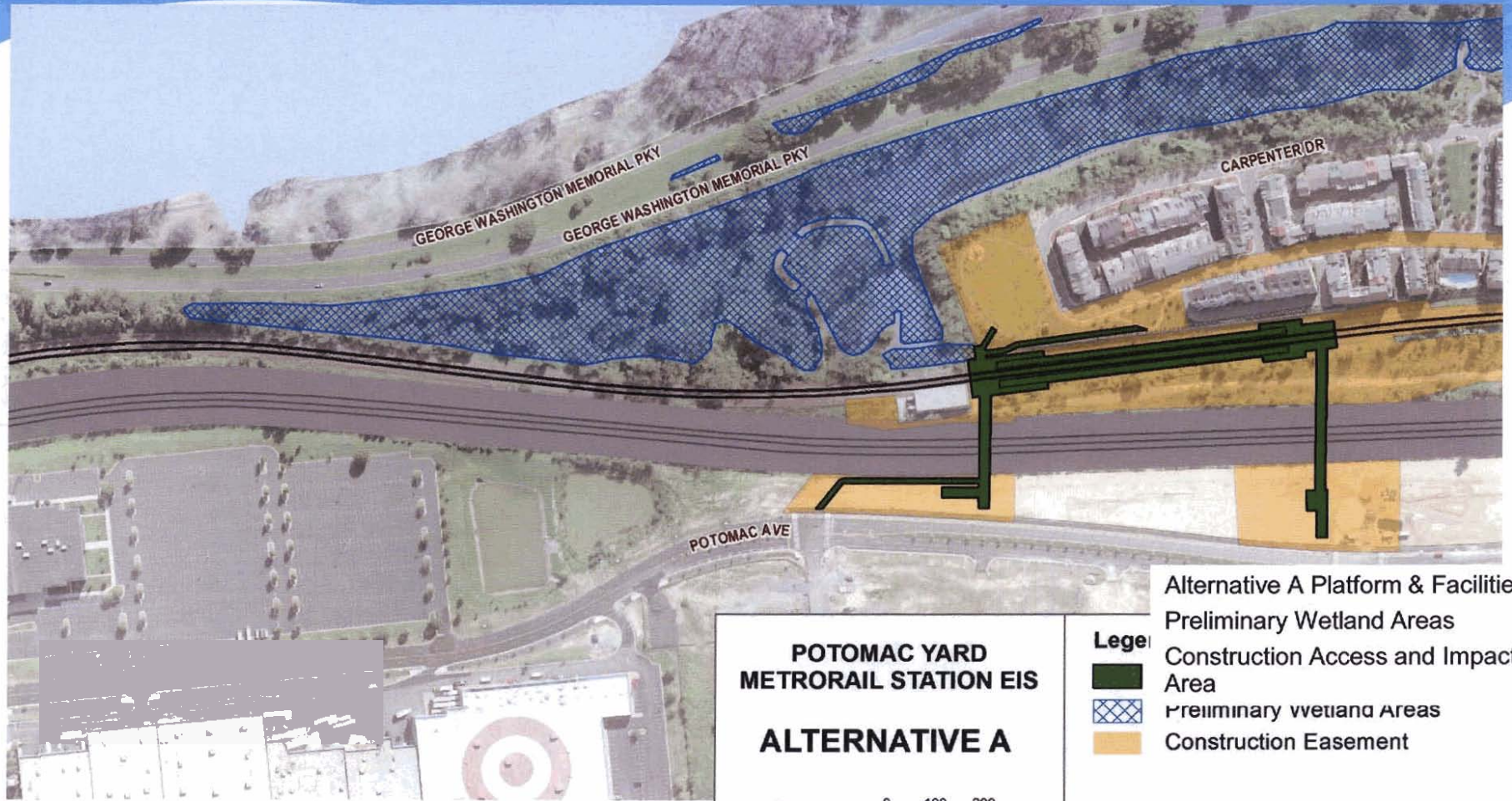


# Station Zones to Station Locations

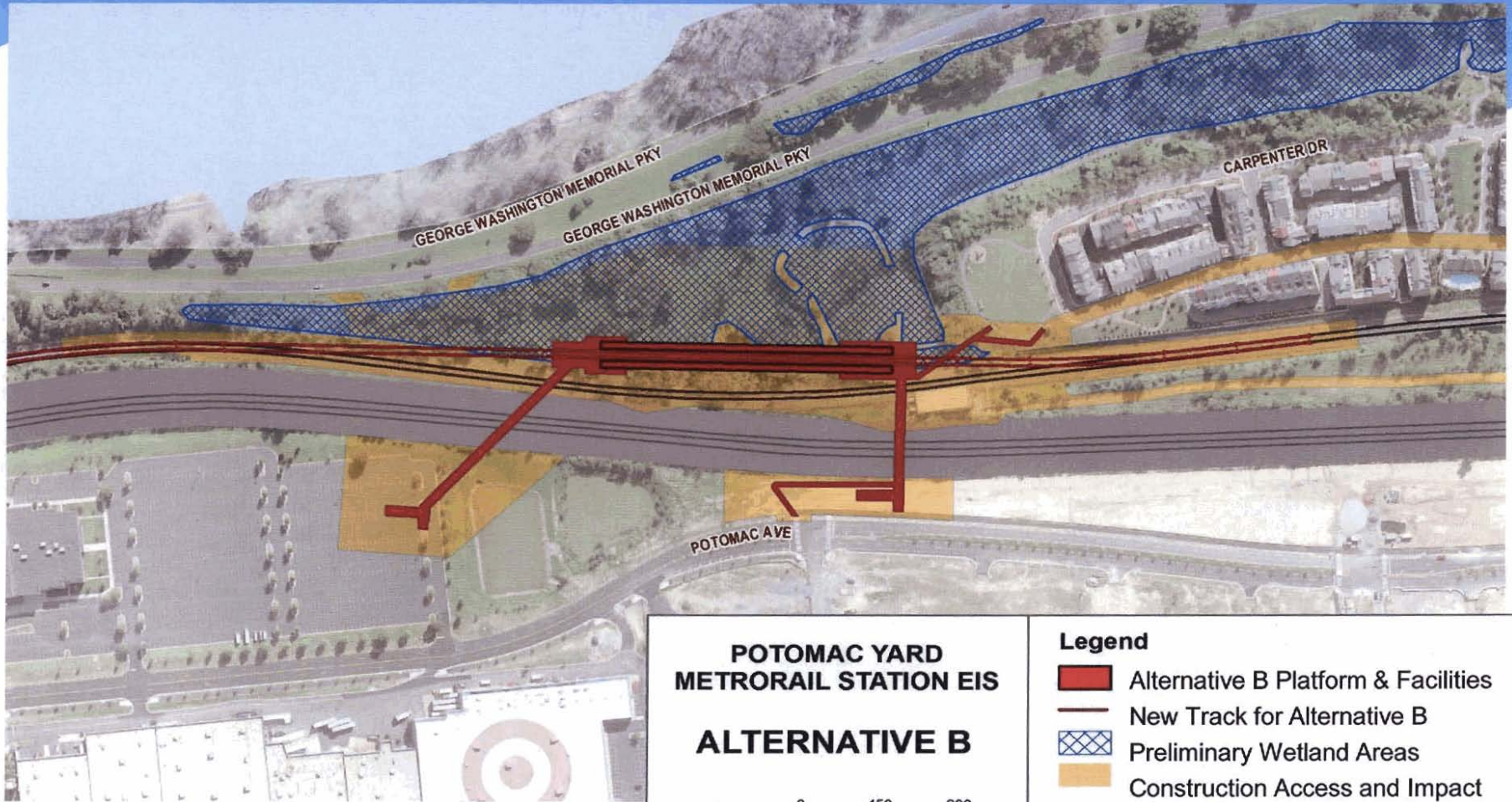
## Issues Related to Placement of Stations Within Zones:

- NPS Property
- Wetlands
- Existing, Approved Plans
- Ownership
- Track Geometry
- Construction Access/Impacts
- Potential Ridership Capture

# Alternative A



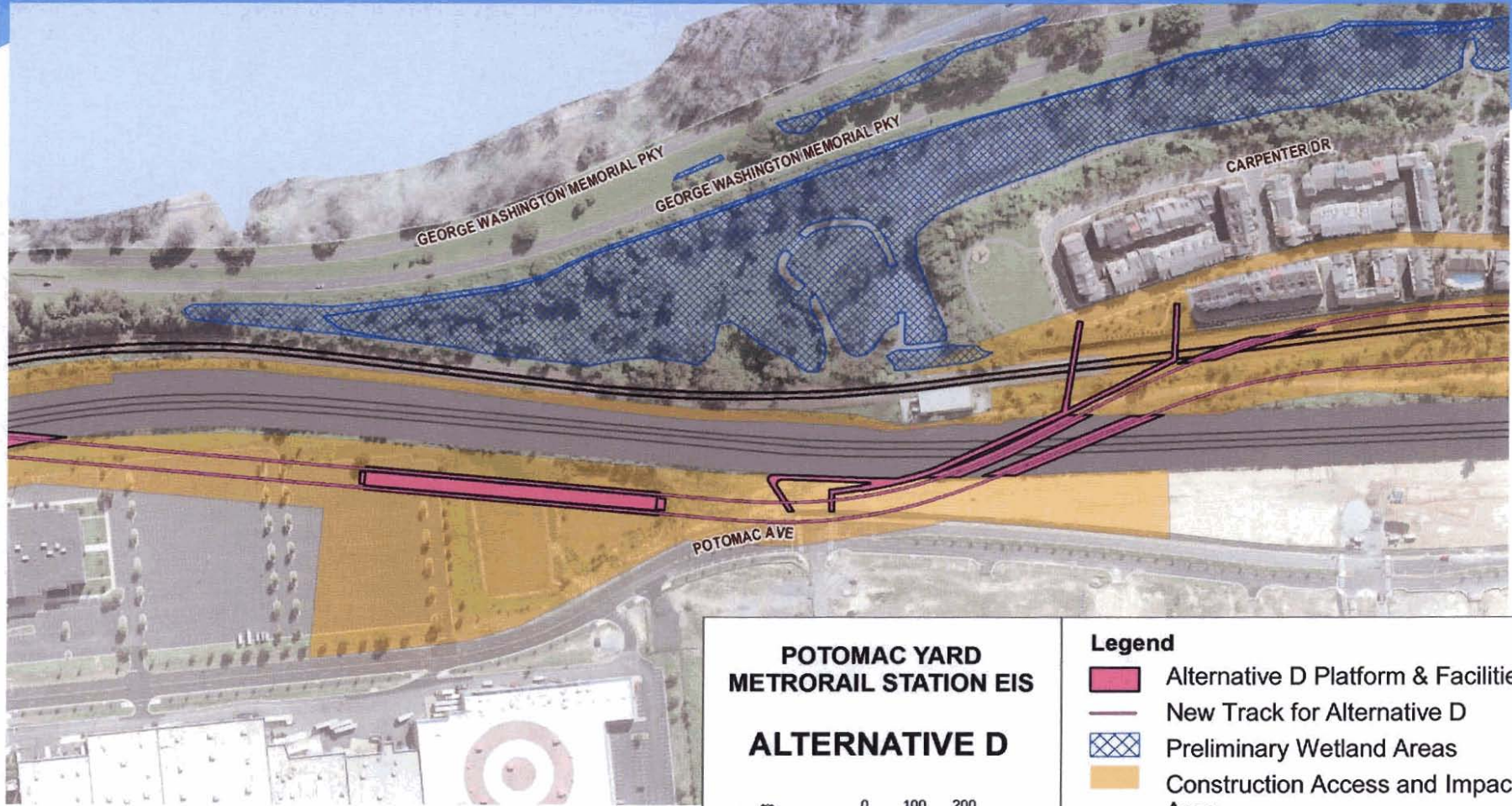
# Alternative B



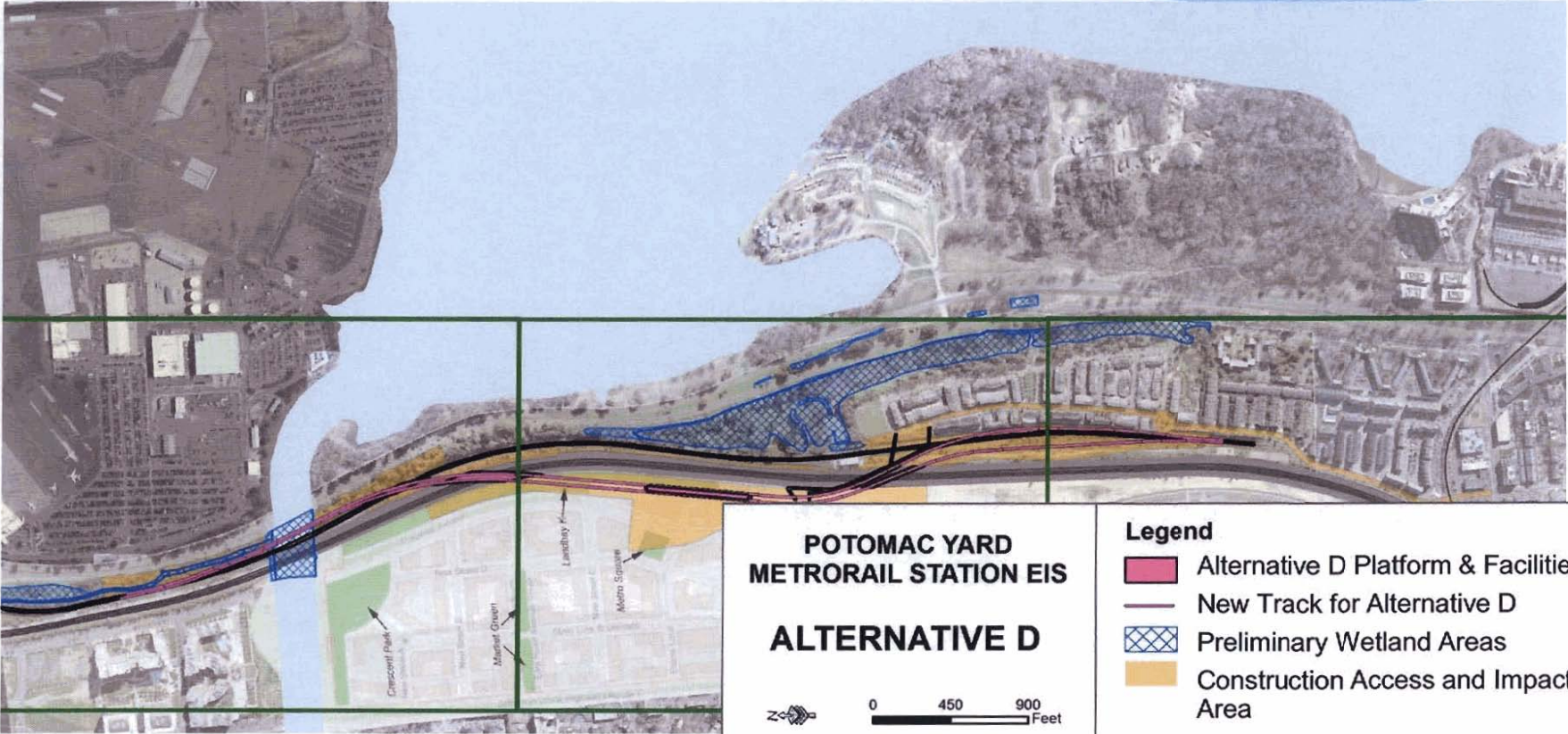
# Functionality and Appearance: Example: At-Grade Station – Morgan Boulevard



# Alternative D



# Alternative D



# Functionality and Appearance: Example: Aerial Station – Tysons Corner

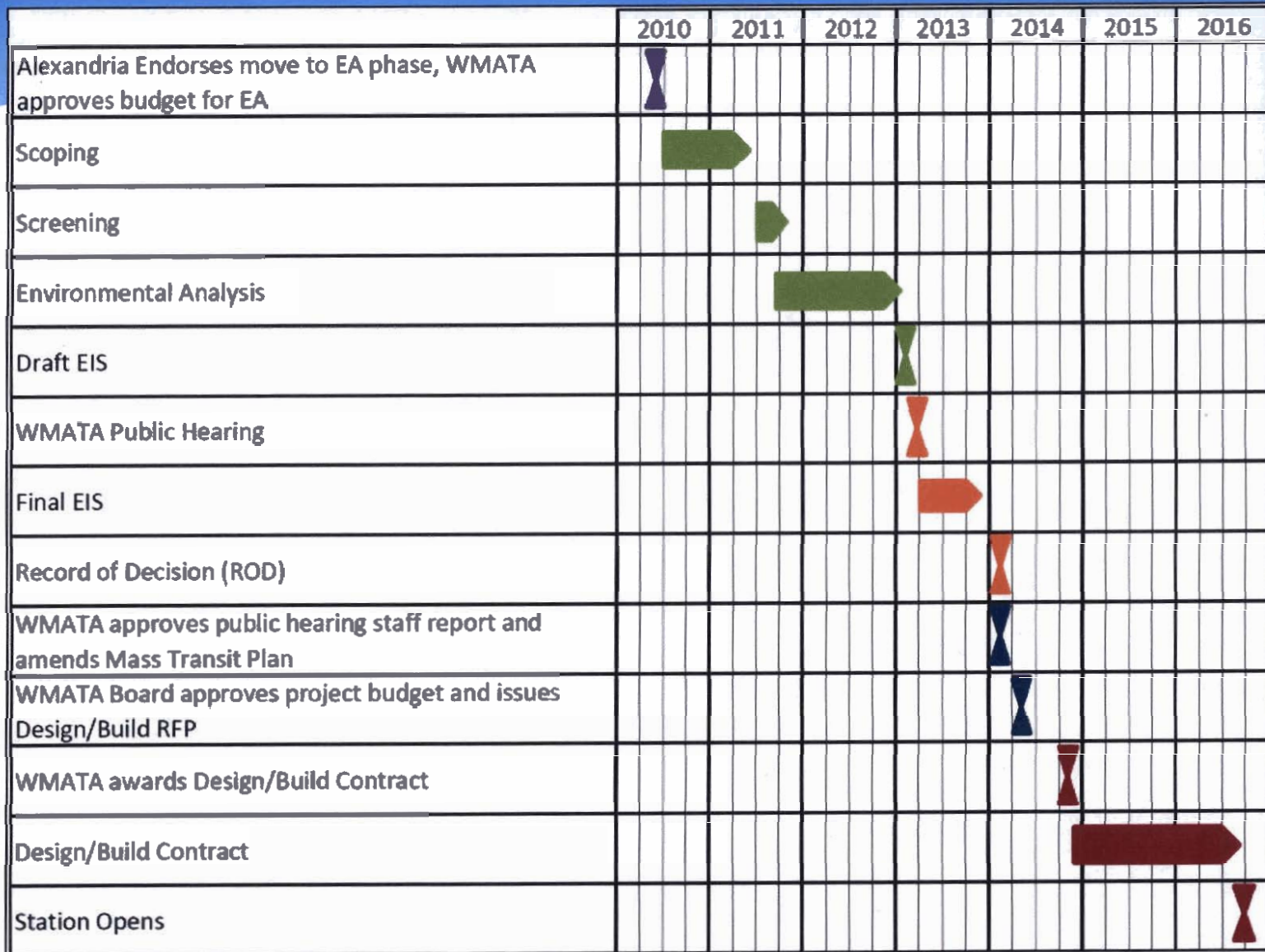


# Functionality and Appearance: Example: Aerial Station – Tysons Corner – during construction





# Potomac Yard Metrorail EIS Schedule

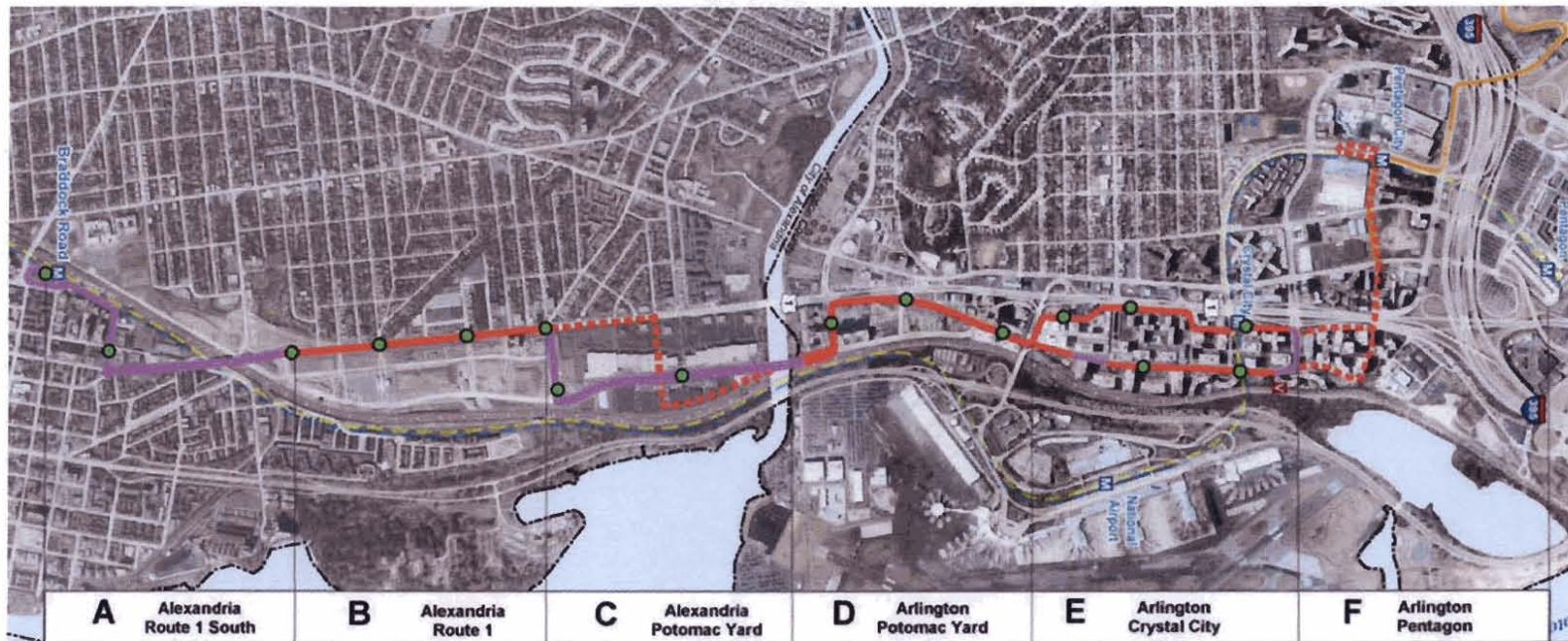
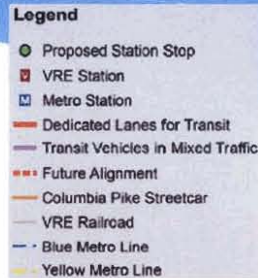


# CCPY Transitway/Route 1 BRT

- Connects Pentagon City Metrorail Station to Braddock Road Metrorail Station
- Approximately 5 miles in length.
- Alexandria design-build segment of the BRT on Route 1 between Potomac Avenue and East Glebe Road (Section B)
- Contracted design/build firm (Lane Construction Corporation) in November 2011



# CCPY Transitway/Route 1 BRT



# Route 1 Streetcar Conversion Project



# Potomac Yard Website

- One stop for Potomac Yard Information
- New umbrella page including:
  - development projects
  - capital projects
  - transportation planning
  - public amenities
  - news and media

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

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ALEXANDRIAVA.GOV

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Friday, February 10 • 43° Air Quality: Yellow

Home > Potomac Yard Development

## Potomac Yard Development

Page updated Feb 2 2012 10:05 am.

### Welcome to the Potomac Yard Development Portal

**What's New**

**New Constructions**

- Construction is underway in Landbays I and J East, including townhomes, two finger parks and a neighborhood park.
- Potomac Yard Park construction is underway in Landbay K.
- Potomac Avenue construction is completed.
- Simpson Fields, as approved with Landbay K, is nearly complete.

**Residential and Commercial Development**  
Learn about proposed and approved residential and commercial development for Potomac Yard. View plan documents related to projects, including concept plans, renderings, governing documents, and maps.

**Redevelopment of Retail Shopping Center**  
A new plan for the redevelopment of the Potomac Yard Retail Shopping Center was adopted by City Council in 2010. The new retail center will contain 7.5 million square feet of office, retail, and residential development, as well as open space. Some existing store tenants, such as Target, are expected to remain and be relocated to new stores during various stages of construction. Learn more about the design for the retail shopping center and view images of the vision for the adopted plans.

**New Potomac Yard Metrorail Station**  
An Infill Metrorail station is being planned for the Potomac Yard development along the yellow and blue lines. The project is currently undergoing the environmental review process and location identification, with three locations under consideration. A working group has been established to coordinate with City staff on the project. Learn more about the process and view images of the documents provided to date.

**Transportation Planning**  
Several transportation projects related to bus rapid transit and improvements for pedestrian, bicyclist, and motorist connections are underway in the Potomac Yard Development area. Route 1 Corridor Bus Rapid Transit (BRT) Project. A design build project is

**Public Amenities**  
The redevelopment of Potomac Yard will create a need for public amenities and services. Two potential school sites are preliminarily designated; a new fire station is constructed and operating; and a series of regional and local parks are planned. Learn more about public amenities and view a map of potential locations.

**News and Media**  
Get the latest eNews updates and media coverage from television, radio, newspapers, and blogs regarding the development of the Potomac Yard Development Plan.

**QUICK LINKS**

- Potomac Yard Development
- Residential and Commercial Development
- Redevelopment of Retail Shopping Center
- New Potomac Yard Metrorail Station
- Transportation Planning
- Public Amenities
- News and Media
- Background
- Potomac Yard Design Advisory Committee
- Contact Us
- Potomac Yard Small Area Plan
- Potomac Yard Metrorail Implementation Work Group
- New Project Map

**HOW DO I...**

- Prepare my leaves for curbside collection?
- Obtain and review public documents and records?
- Find volunteer opportunities?
- Find neighborhood parks?
- Apply for a marriage license?
- Pay my taxes or parking ticket?
- Find information about parking?
- Speak at a City Council meeting?
- Search property and sales data?
- Get information about permits?
- Learn more about Verizon FIOS?
- Start a small business?
- Find visitor information?
- Learn about new development?

301 King Street, Room 2100  
Alexandria, VA 22314



**THANK YOU**

**COMMENTS / QUESTIONS?**