



Potomac Yard Update

Alexandria City Council Work Session
September 21, 2013



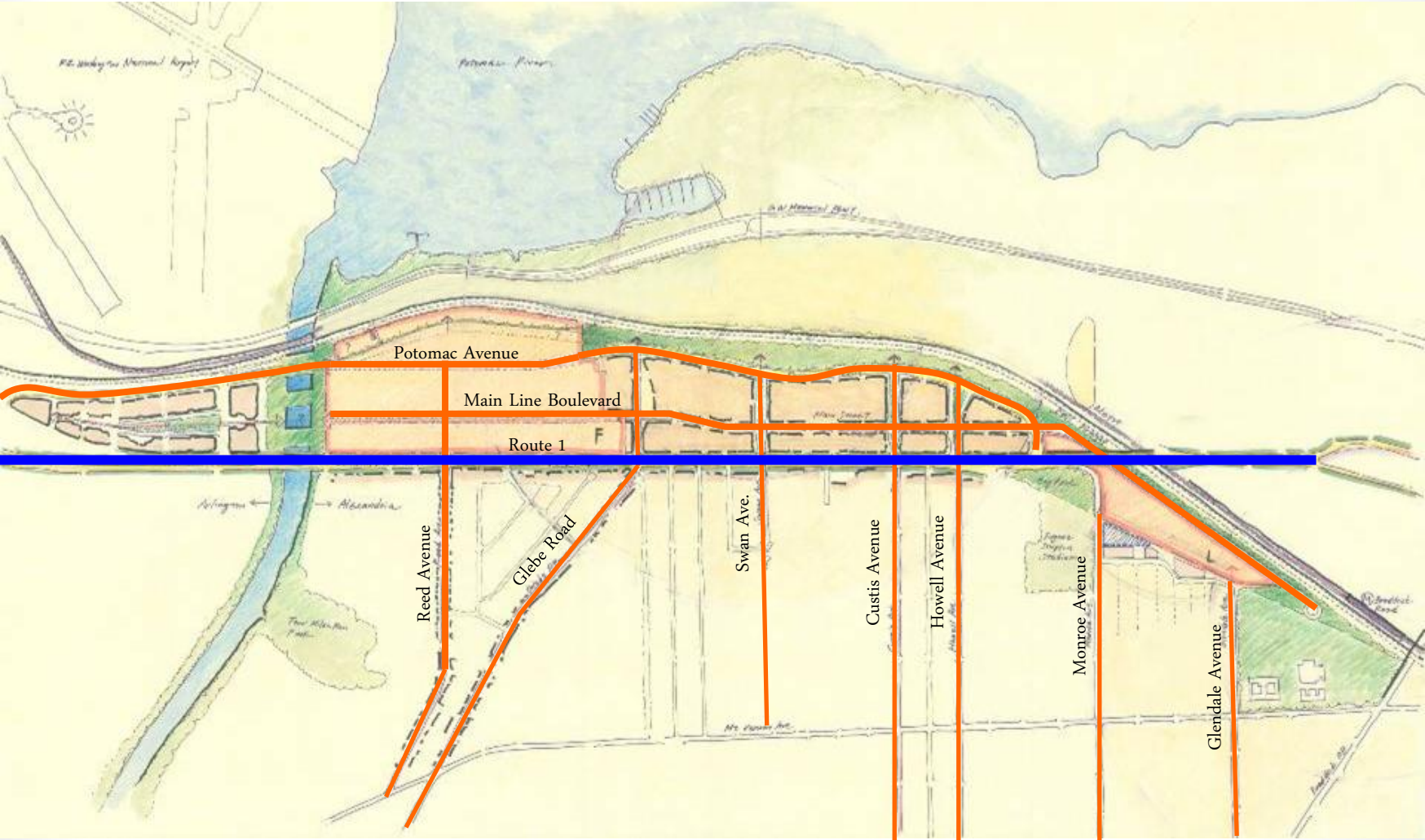
Today's Council Work Session Agenda

- Welcome 8:00
- Presentation and Council Questions 8:05
- Bus Tour 8:30
- Please note that the work session will be comprised of staff presentations and Councilmember questions.
- Interested members of the public will be able to ask questions of staff following the bus tour.

Potomac Yard

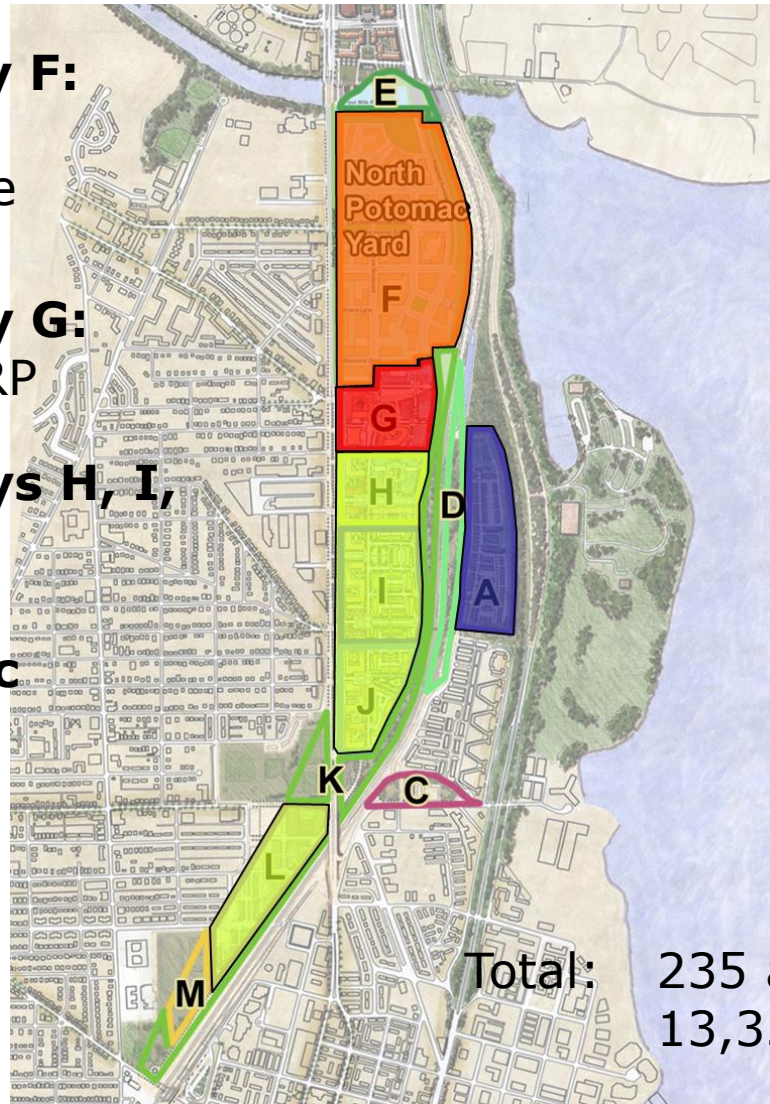


Connectivity



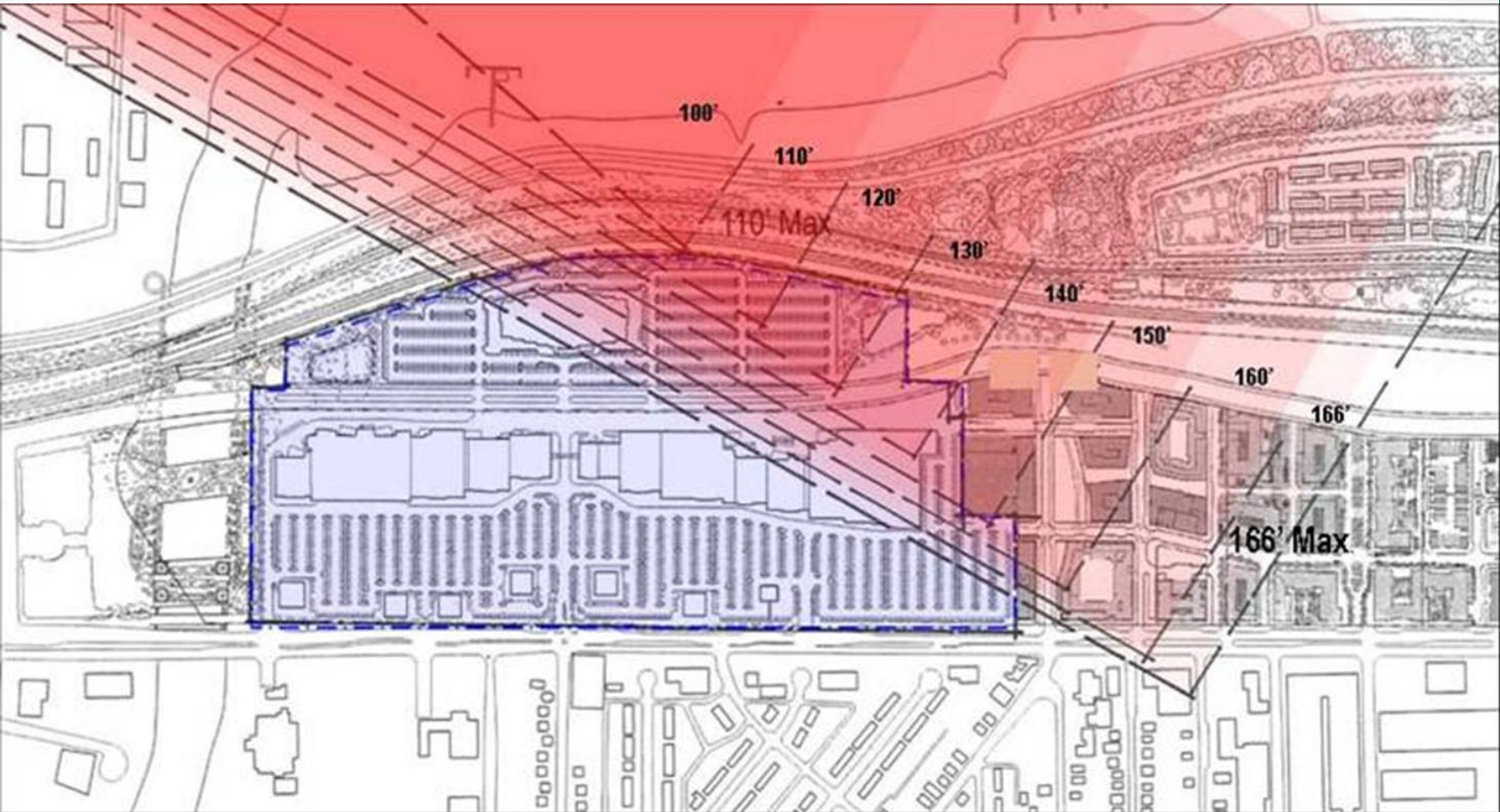
Development Context

- Landbay F:**
CPYR/
Lionstone
JBG
- Landbay G:**
JBG - MRP
- Landbays H, I,
J, L:**
PYD
- Potomac
Greens**

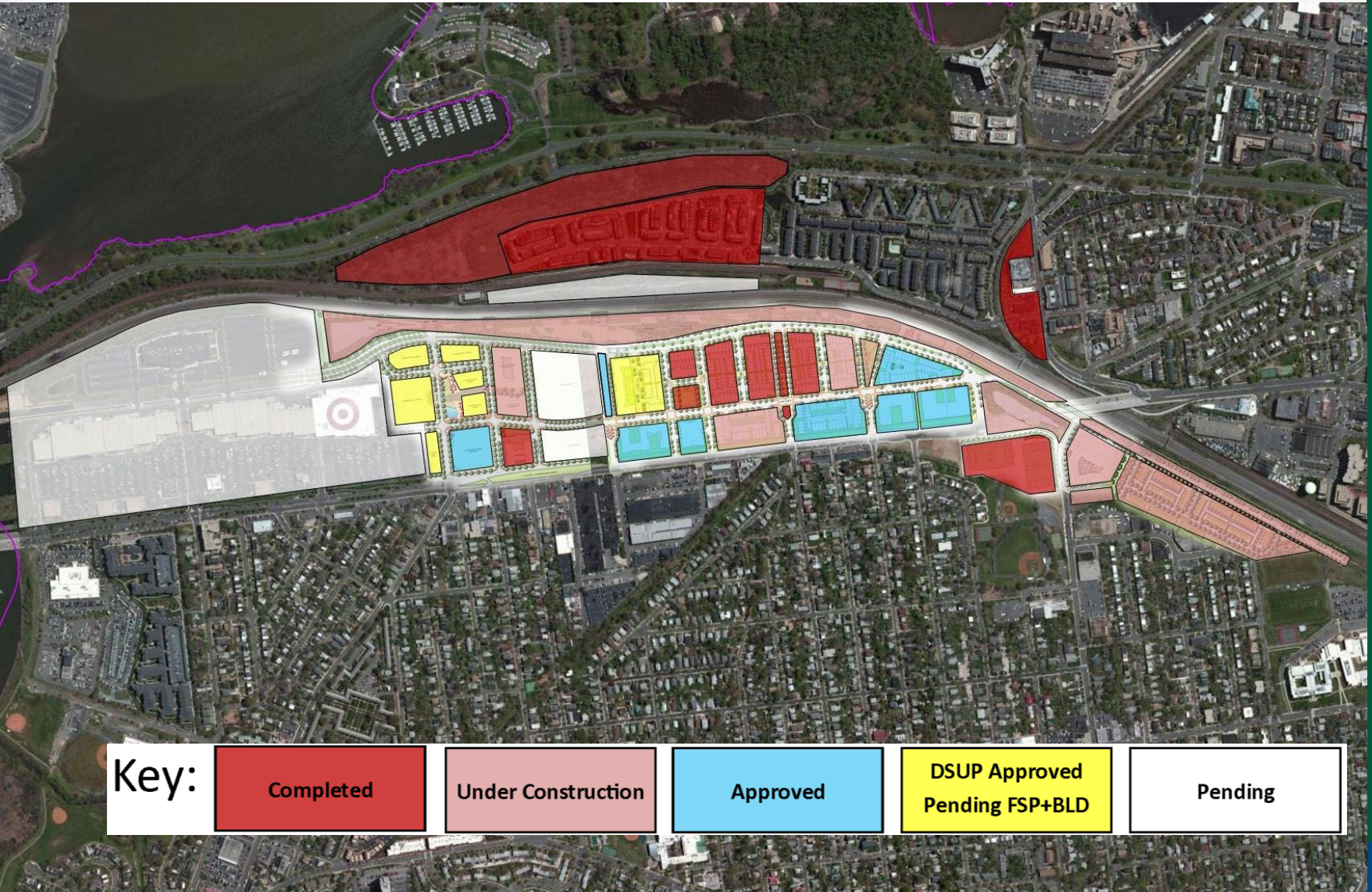


Total: 235 acres
13,357,000 sq.ft

Site Constraints



Development Activity









Key:	Completed	Under Construction	Approved	DSUP Approved Pending FSP+BLD	Pending
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Land Use & Metro Alternatives

LEGEND

Building Heights

	Less than 55 ft		101 ft - 150 ft
	56 ft - 80 ft		151 ft - 200 ft
	81 ft - 100 ft		201 ft - 250 ft



Alternative D

Alternative B

Alternative A

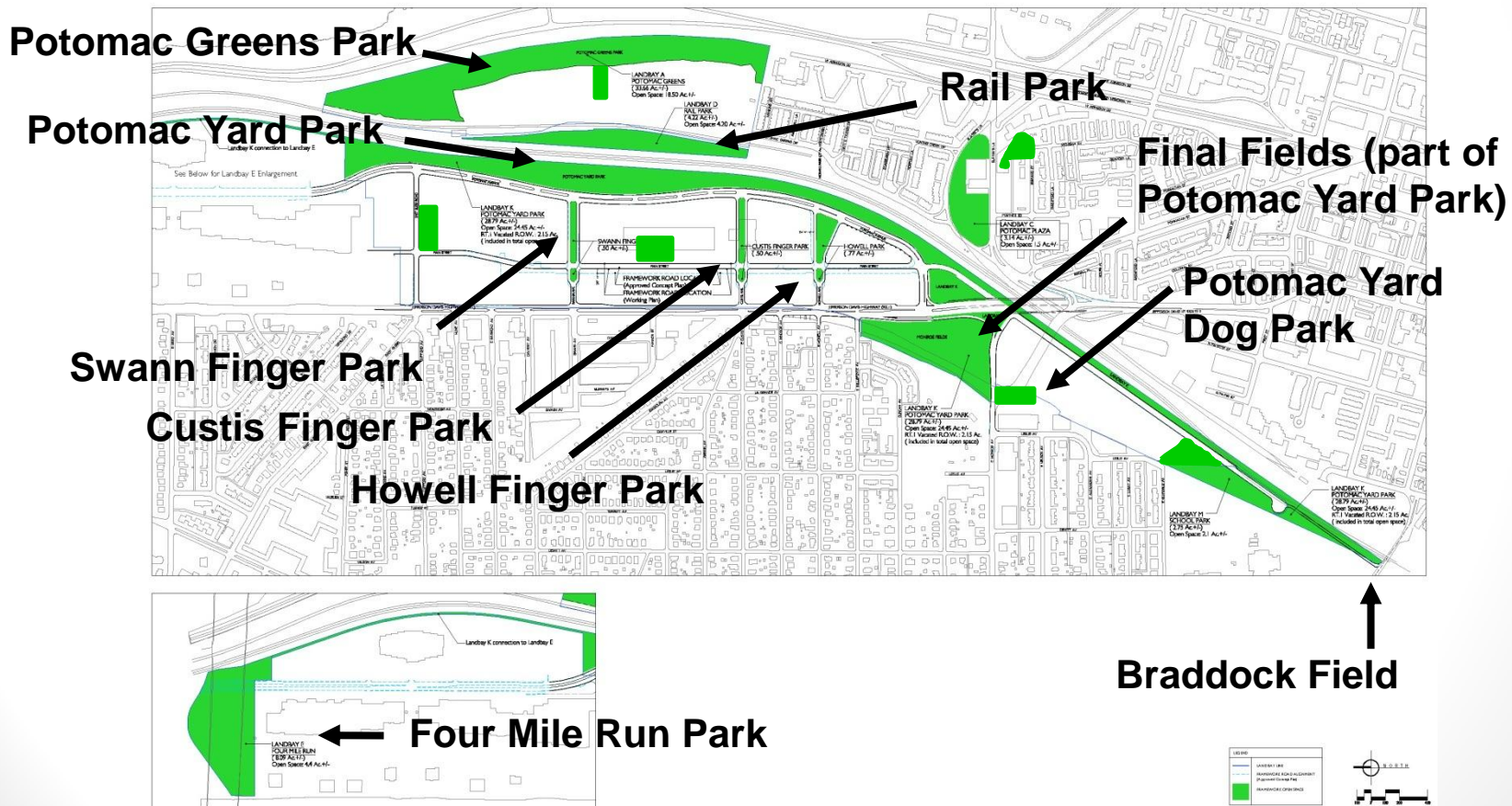
Land Use & Metro Alternatives

The City's adopted 2008 Transportation Master Plan stated that any amendment to the Potomac Yard Small Area Plan with an increase in density should address the development of a Metrorail Station at Potomac Yard.



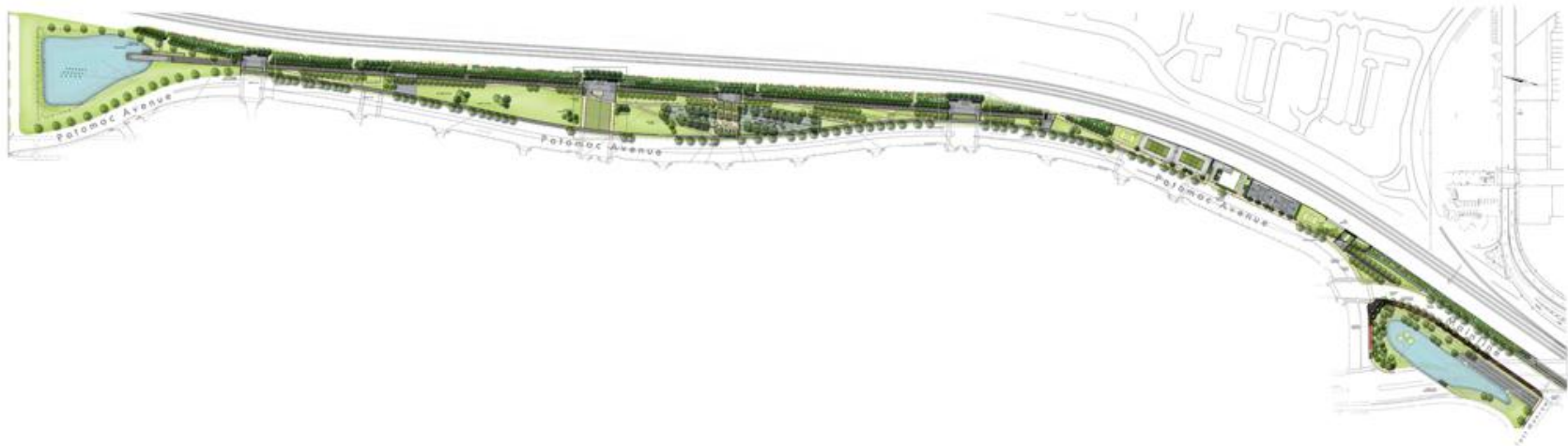
Potomac Yard Open Space Network

- CDD Plan for Potomac Greens/Potomac Yard
- Connectivity to City and Regional Open Space
- Variety of Park Types and Uses



Potomac Yard Park

- Main Park and Open Space for Potomac Yard
- Public/Private Partnership with Potomac Yard Development
- Public Process from 2005-2008
- Major Regional Park and Trail Connection
- Mix of Active and Passive Uses



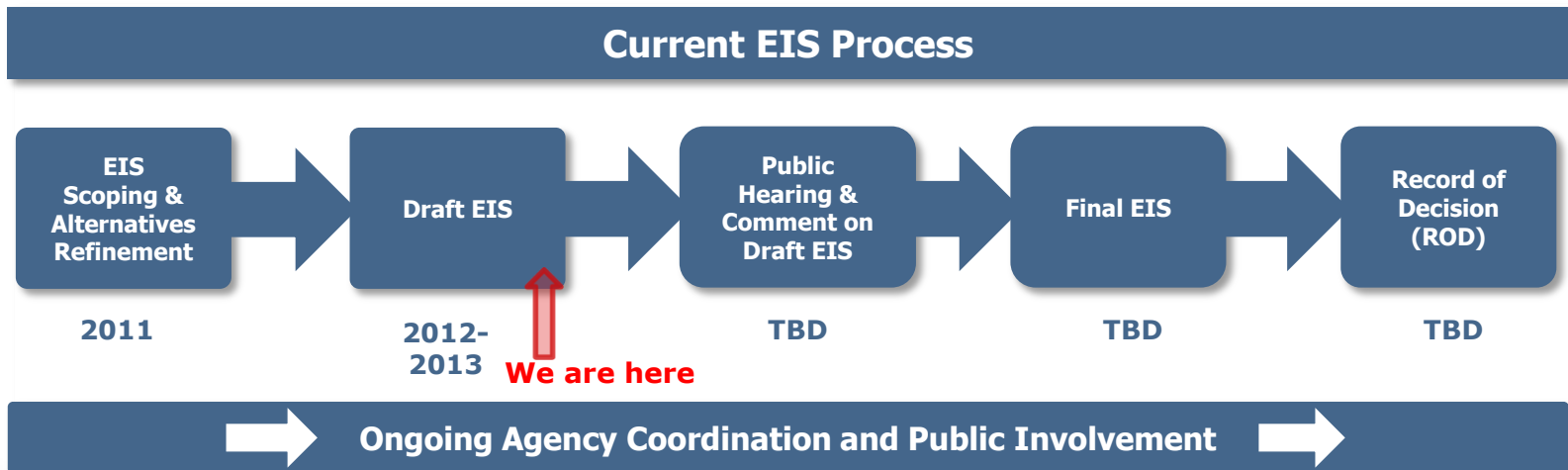


Why a Metrorail Station?

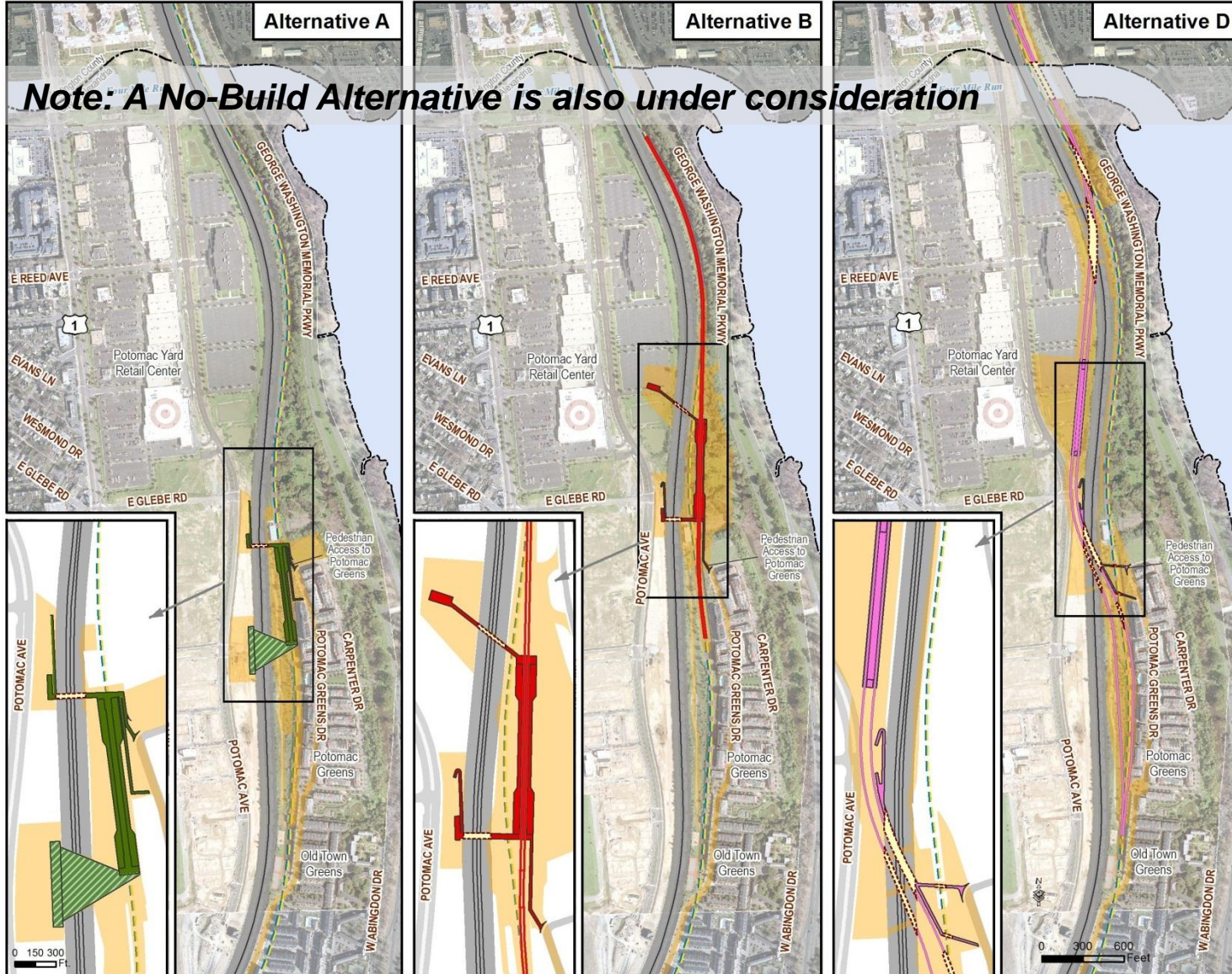
- Maximizes the number of people taking transit to and from Potomac Yard
- Current projections would result in thousands of additional vehicles on Route 1 without another transportation option
- Enables redevelopment of Potomac Yard as a vibrant, mixed-use community that:
 - Helps generate substantial new tax revenues
 - Keeps thousands of trips in the community and off area roads
 - Provides more housing and employment options near transit
 - Provides a retail and entertainment destination for all Alexandrians

Progress to Date

- Currently evaluating four (4) alternatives as part of an Environmental Impact Statement (EIS).
- Cost estimates (to be updated):
 - Build Alternative A = \$195 million
 - Build Alternative B = \$250 million
 - Build Alternative D = \$462 million
- Draft EIS will be completed following investigation of mitigation options, to be included in the document.

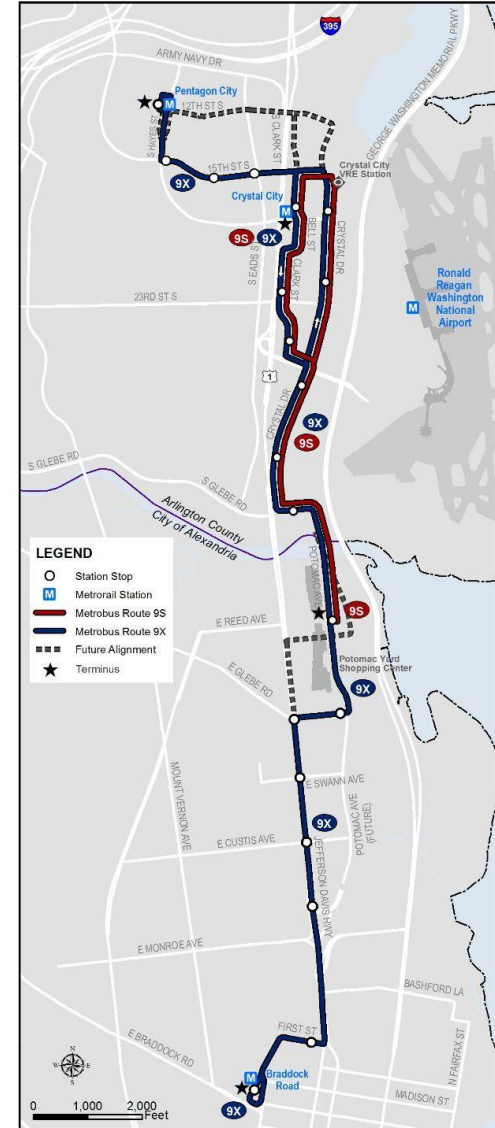


Build Alternatives



Transitway Overview

- 5-mile corridor connecting Pentagon City, Crystal City, Potomac Yard, and Braddock Road
- First 0.8 mile segment in Alexandria currently under construction
 - 2-lane transit-only corridor with 12-ft landscaped medians on both sides
- Anticipated opening Spring/Summer 2014



Transitway Features

- Frequent, reliable service
- Dedicated right-of-way
- Transit signal priority
- Off-board fare collection (proof of payment)
- Real-time information
- Near-level boarding at station platforms
- Boarding at all doors
- Branded bus fleet
- Custom designed shelters and stations



Other Infrastructure





Thank You

**For more information, visit:
www.alexandriava.gov/PotomacYard**