



North Potomac Yard

MEETING AGENDA

- A. Introductions
- B. North Potomac Yard - Importance of the site to the City
- C. Purpose of the Planning Process
- D. Advisory Group
 - Civic Engagement Ground Rules
 - Roles & Responsibilities
- E. Plan Area Background & History
- F. Questions
- G. Proposed Plan Update Process
- H. Next Steps/Upcoming Meetings

NORTH POTOMAC YARD



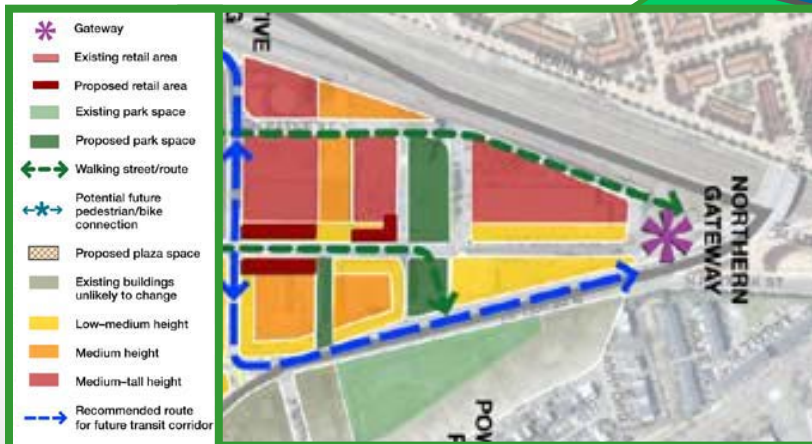
PURPOSE OF THE PLANNING PROCESS



PLANNING – DEVELOPMENT APPROVALS



Height, Open Space



SUP

CDD

II Area Plan



NORTH POTOMAC YARD ADVISORY GROUP MEMBERSHIP

- Stephen Koenig, Chair (Planning Commission)
- Jon Frederick (Alexandria Housing Affordability Advisory Committee)
- Michael Peter (Parks & Recreation Commission)
- Ryan Jones (Transportation Commission)
- Jeremy Fretts (Potomac Yard Design Advisory Committee)
- Bill Hendrickson (Del Ray Citizens Association)
- Reuben Juster (Lynhaven Civic Association)
- Patricia Harris (At-Large, Resident of Potomac Yard)
- Nancy Appleby (At-Large, Business Representative)
- Colleen Stover (At-Large, Community Resident)
- Mike Caison (At-Large, Community Resident)
- Garrett Erdle (At-Large, Community Resident)



ADVISORY GROUP MISSION & RESPONSIBILITIES

CITY COUNCIL RESOLUTION # 2710

- Review, discuss, and develop advice to City staff with regard to potential amendments to the Plan;
- Serve as a liaison to the group which they represent, providing updates on the status and progress of planning activities and tasks to their respective commissions, boards, and organizations;
- Communicate the interests of their groups to help ensure the flow of information to the community;
- Forward a letter(s) to the Director of P&Z on the Advisory Group's comments on the potential amendments.
- The AG will sunset upon completion of these tasks.

PUBLIC MEETING GROUND RULES

- Treat each other with respect.
- Only one person speaks at a time.
- Give everyone a chance to participate equally; avoid dominating.
- Listen as an ally, not an adversary. Everyone should feel comfortable expressing their opinion regardless of differences.
- Ask for clarification, don't assume you know what someone means.
- Do not characterize other people's views in or outside a group's meetings.
- Turn off or silence all cell phones and mobile devices.



CONCURRENT TOPICS COVERED BY OTHER GROUPS/PROCESSES (NOT IN AG PURVIEW)

- Potomac Yard Metro (*Potomac Yard Metro Implementation Group (PYMIG), Board of Architectural Review (BAR), Planning Commission (PC), City Council*)
 - *Funding (City Council)*
 - *Design & Construction*
 - *Environmental*
 - *Development Approvals*
- Dominion Virginia Power 230-kV Line (*Underground Transmission Line & Substation Working Group*)
- Four Mile Run Restoration (*Joint Task Force*)
- Development Approvals (*Potomac Yard Design Advisory Committee (PYDAC), PC, CC*)



Questions ?



North Potomac Yard

Background & Plan History

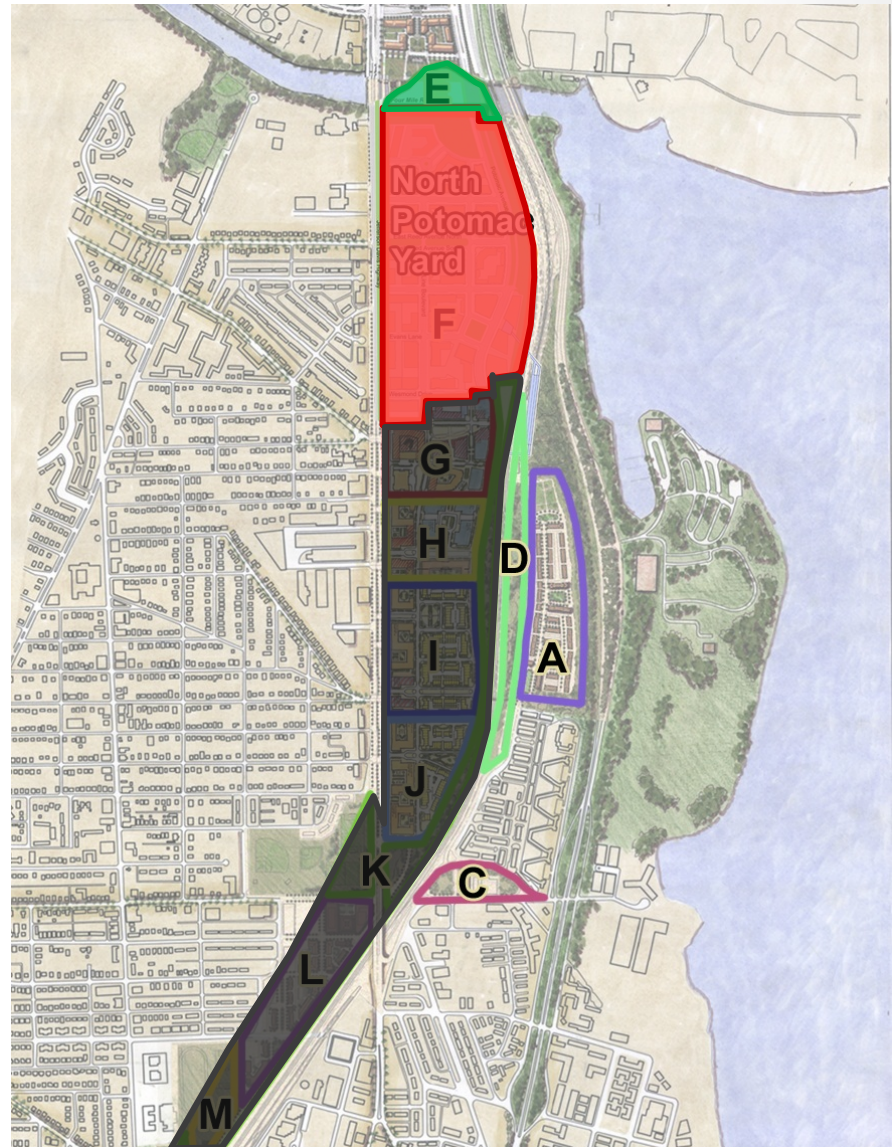
POTOMAC YARD



North Potomac Yard



South Potomac Yard



POTOMAC YARD



CPYR, Inc.



JBG - MRP



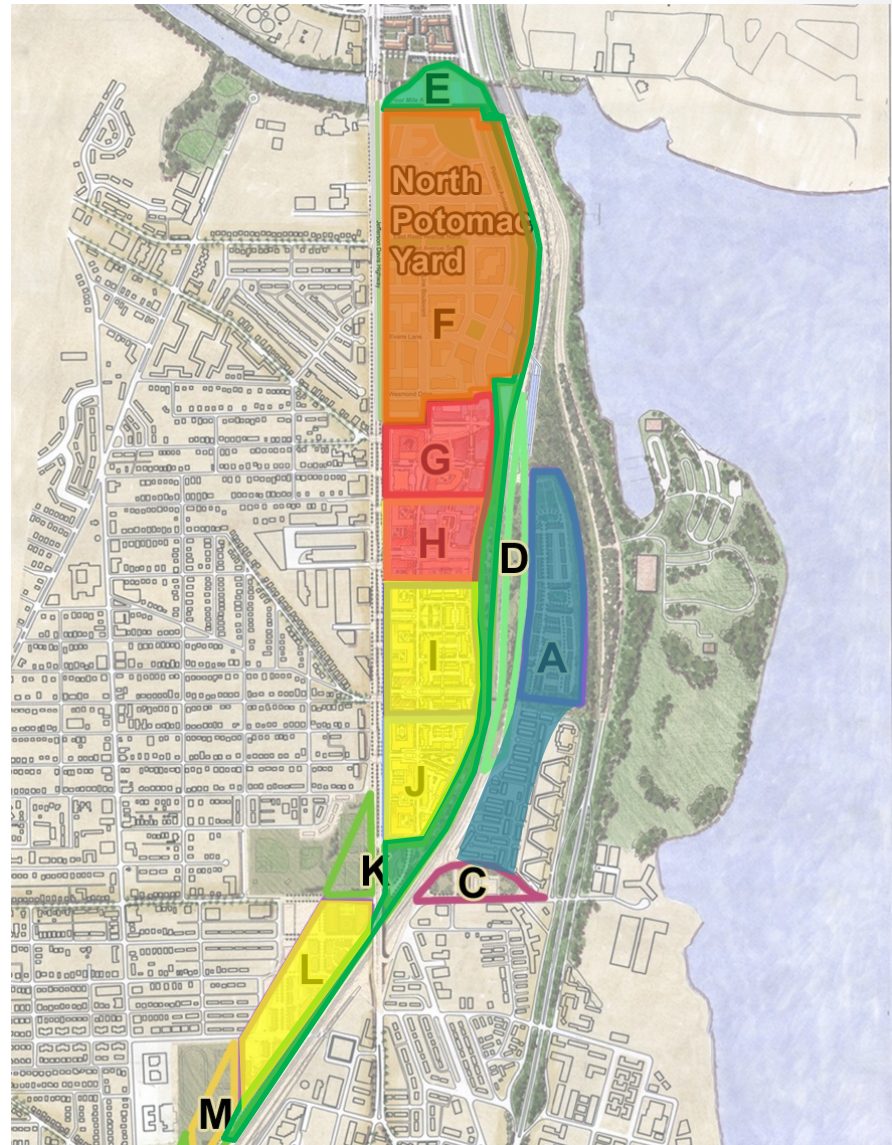
Individual Owners/Entities



Potomac Greens/Old Town
Greens



City of Alexandria



POTOMAC YARD DEVELOPMENT HISTORY

Potomac Yards, 1988

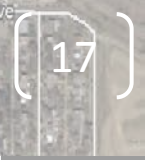


#1 Potomac Yard Center



#2 Potomac Yard Center - Theater





#4 Potomac Greens Retail



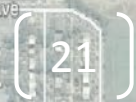
#5 Potomac Greens Townhouses



#6 Route 1 Bridge Realignment



Potomac Yards, 2008







#10 Landbays I/J East Towns



Potomac Yards, 2011-2014

#11 Bell Del Ray (Landbay L Multifamily)



Potomac Yards, 2014

(25)

#12 Potomac Yard Park (Landbay K Park)

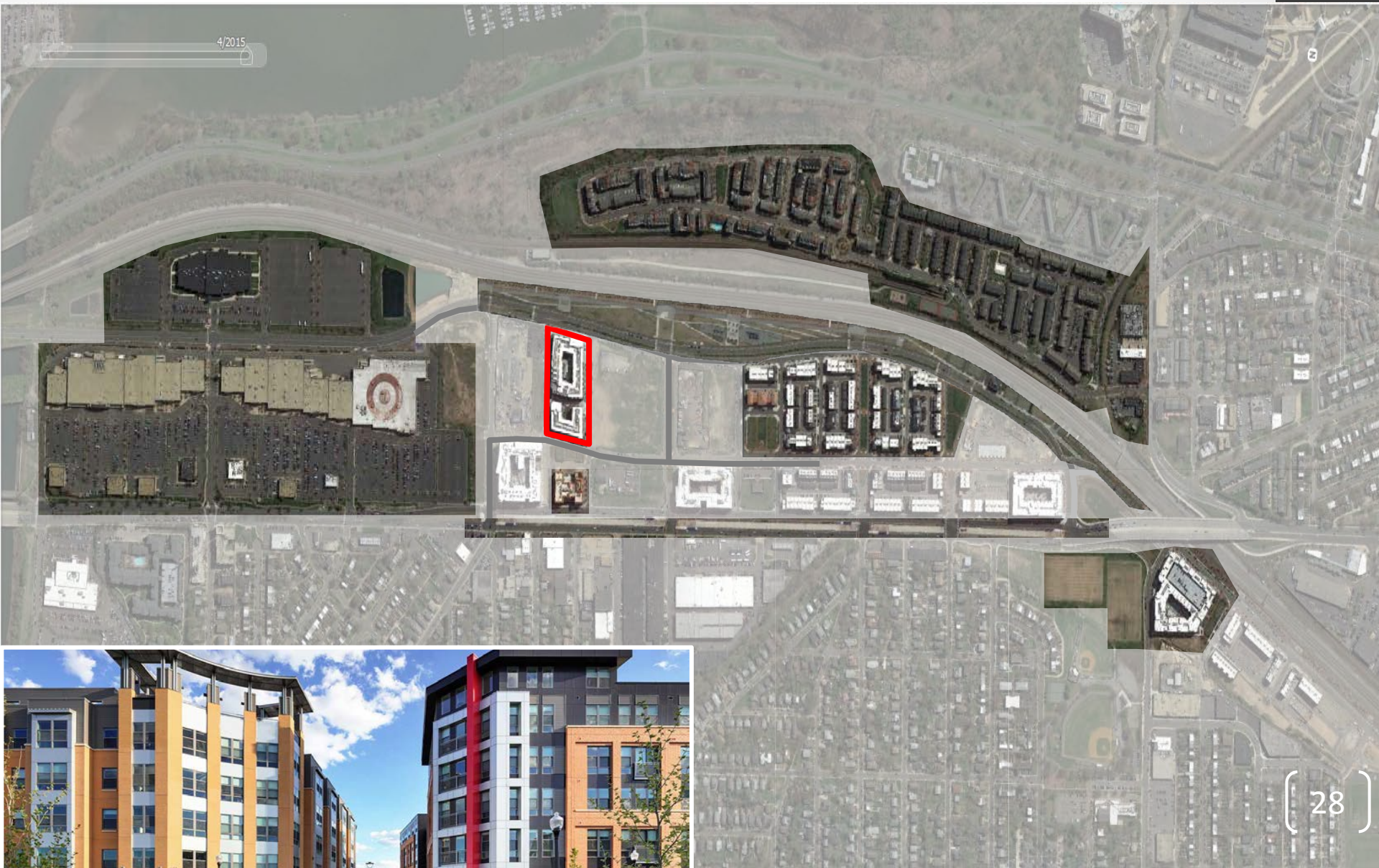


#13 Route 1 BRT – MetroWay



Potomac Yards, 2014

#14 The Alric (Landbay G, Block C and Block F)



Potomac Yards, 2014

#15 Landbay I/J West Townhouses



Potomac Yards, 2014-2015

#16 Station 650 (Landbay J, Multifamily)



Potomac Yards, 2015

#17 The Frasier (Landbay H/I Multifamily)



Potomac Yards, 2015

#18 Giant/Notch8 (Landbay G, Block H)



Potomac Yards, 2015

#19 Landbay L Towns East



Potomac Yards, 2014-2015

#20 Landbays I/J West Towns



#21 Landbay L Townhouses West



Potomac Yards, 2014-2015

#22 Institute for Defense Analysis (*Unbuilt*) – (Landbay G, Block D)



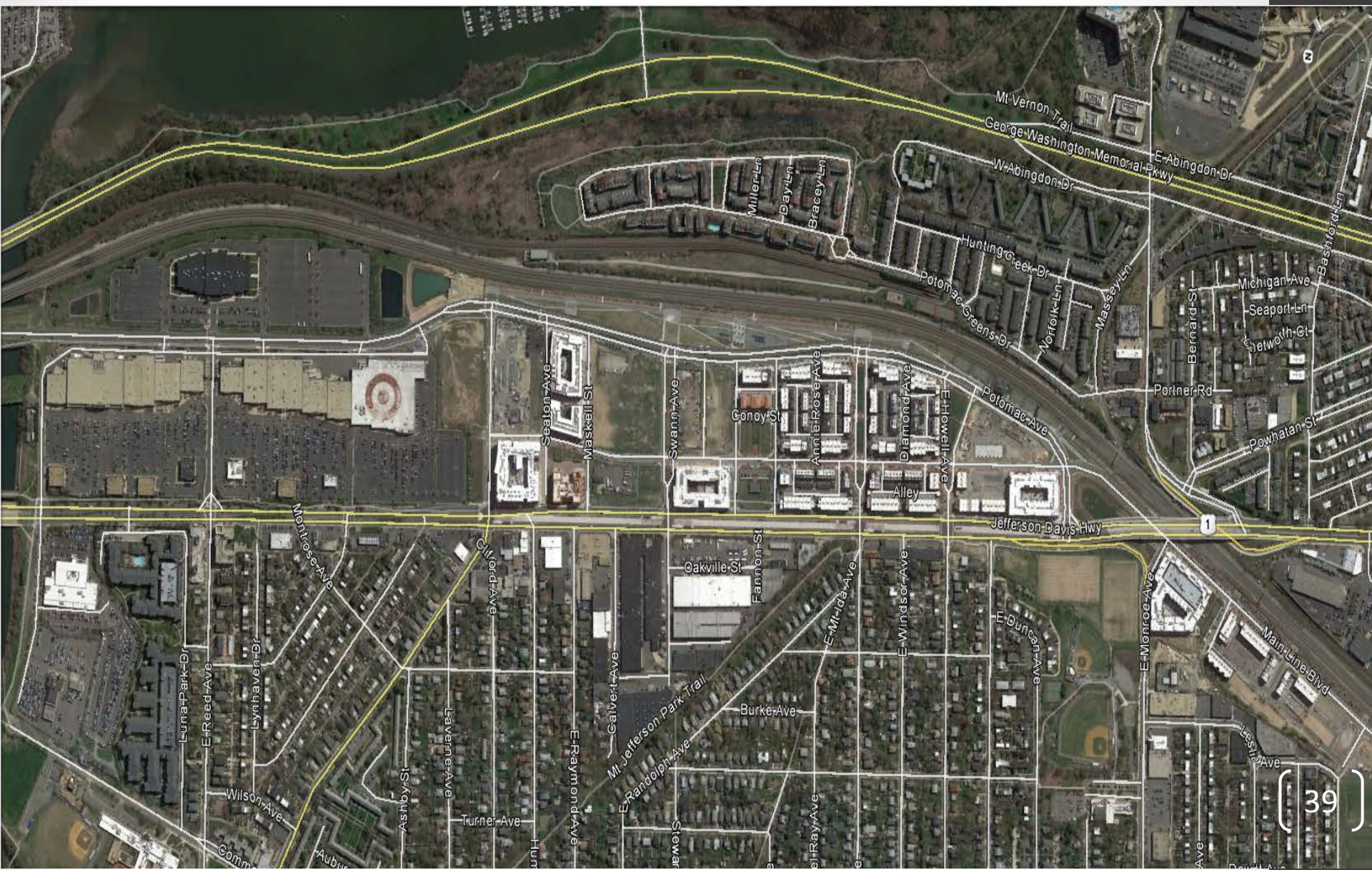
#23 – National Institute for the Blind (*Unbuilt*) – (Landbay G, Block A2)



#24 Landbays H/I Towns South (Under Construction)



Potomac Yard - Today, 2016



SOUTH POTOMAC YARD - DEVELOPMENT

By the numbers:

- **80%** of multi-family buildings will be complete by **2018**
- **97%** of townhouses complete by **2017**
- **+/- 70** acres of redevelopment within five years
- **55 %** of retail constructed by **2016**
- **43 acres** of public open space constructed

POTOMAC YARD - DEVELOPMENT

Entire Potomac Yard ~ 160 acres

South

- Residential, office, retail, hotel
- Total 4.72 million sq.ft

North

- Residential, office, retail, hotel
- Total 7.525 million sq.ft.

North and South Total ~12.2 million sq. ft.

PLAN PRINCIPLES



North Potomac Yard

Small Area Plan



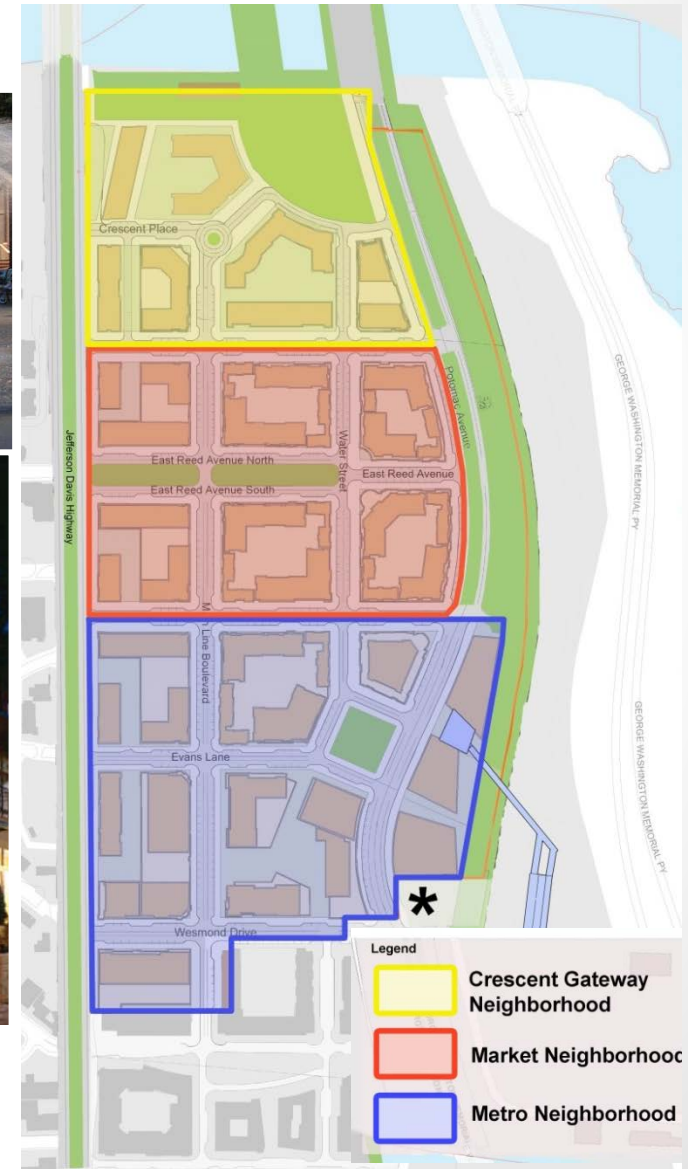
- environmentally sustainable
- economically sustainable
- excellence in design
- vibrant and diverse mixed-use
- comprehensive multi-modal transportation

- landscaped streets and a network of usable open spaces
- connections and transitions appropriate to and protective of the character of surrounding neighborhoods

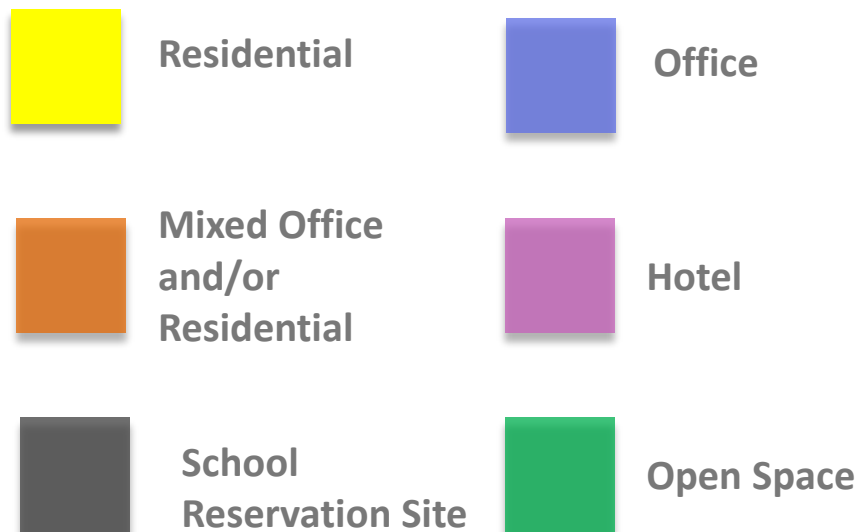
FRAMEWORK PLAN



NEIGHBORHOODS



LAND USES



RETAIL

- 930,000 square feet
- Local and regional destination
- Required and preferred locations (connect to Metro and Landbay G – Town Center)





POTENTIAL SCHOOL SITE



COMMUNITY FACILITIES

- School
- Live-performance theatre
- Childcare in office buildings
- Contribution for off-site recreation field



SUSTAINABILITY

A model of environmental sustainability for its site planning, infrastructure, and buildings.

- Water Management Plan
- Stormwater Management Plan
- Wastewater Management
- Solid waste Management



OPEN SPACE

Create attractive **landscaped streets** and a **network of usable open spaces** and parks with a strong connection to Four Mile Run and the Potomac.

- Crescent Park: ~ 3 ac
- Landbay K Park: ~ 3.5 – 4 ac
- Metro Square: ~ .70 ac
- Market Greens Finger Parks: ~1 ac
- Four Mile Run Urban Deck



AFFORDABLE HOUSING

A community designed to accommodate a wide range of incomes, ages, household types and sizes; Encourage new development to:

- Provide **affordable and workforce housing units throughout** the plan area;
- Offer a **range of housing types** including studio, one, two and three bedroom units;
- Incorporate **green and sustainable designs** and materials to yield energy savings;
- Integrate **universal design and or accessibility** features for multiple life stages and abilities;
- Explore opportunities for **public, private and non profit collaborations** to leverage all available resources for affordable and workforce housing, including public housing.



TRANSPORTATION





Questions?



Since 2010

City Plans, Policies, and Upcoming Processes

PEDESTRIAN & BICYCLE MASTER PLAN

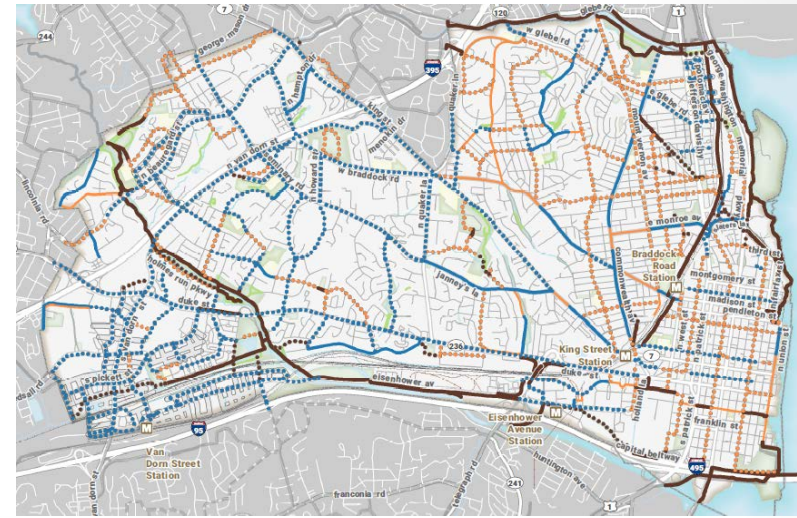
More than 88 miles of NEW Bicycle Facilities

- 44 miles Enhanced Bicycle Corridors
- 36 miles Shared Roadways
- 8 miles New Trails

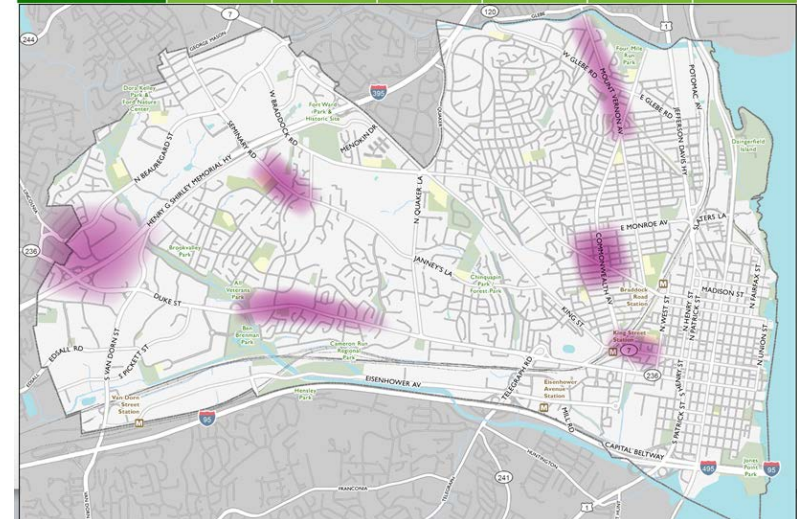
500+ Facility Recommendations in Six Study Areas

10 prioritized new sidewalk projects distributed throughout the City

- Nearly 4 miles of new priority sidewalks



CASE STUDIES:	I-395 and Landmark Mall	Hammond Middle School Area	Duke Street Corridor	Commonwealth and Braddock	Mount Vernon Ave/ Four Mile Run	King Street Station
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ROUTE 1 B=BRT – METROWAY

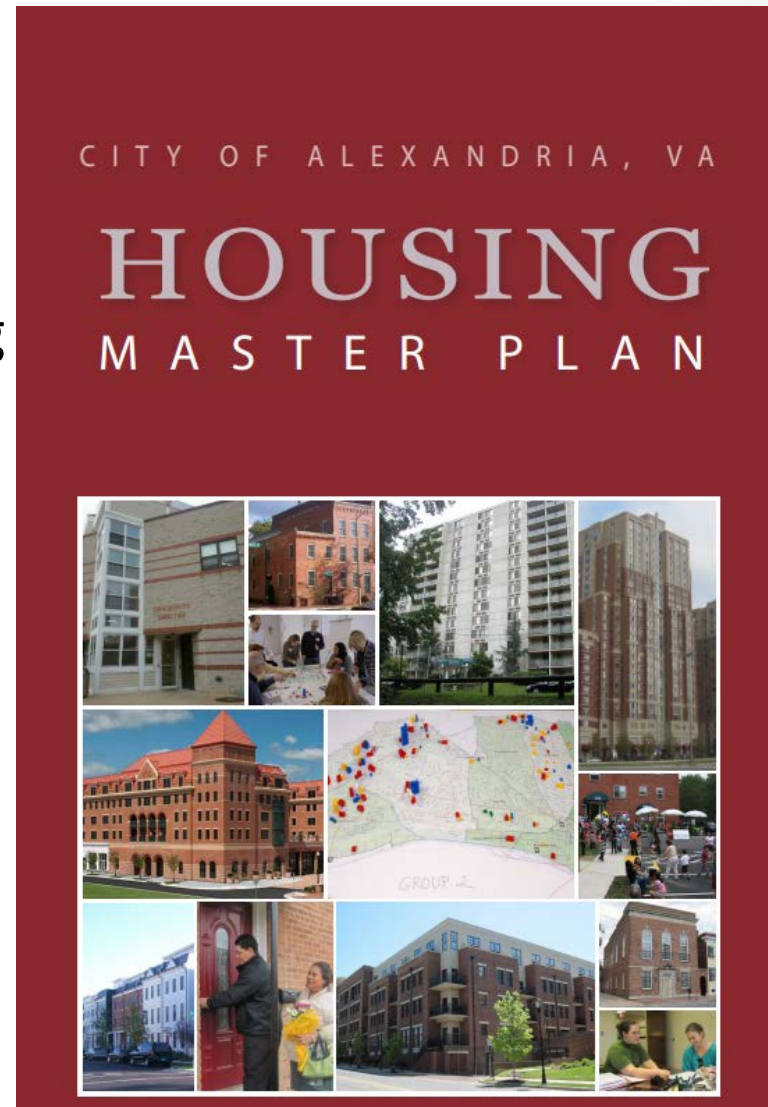


POTOMAC YARD PARK



2013 HOUSING MASTER PLAN

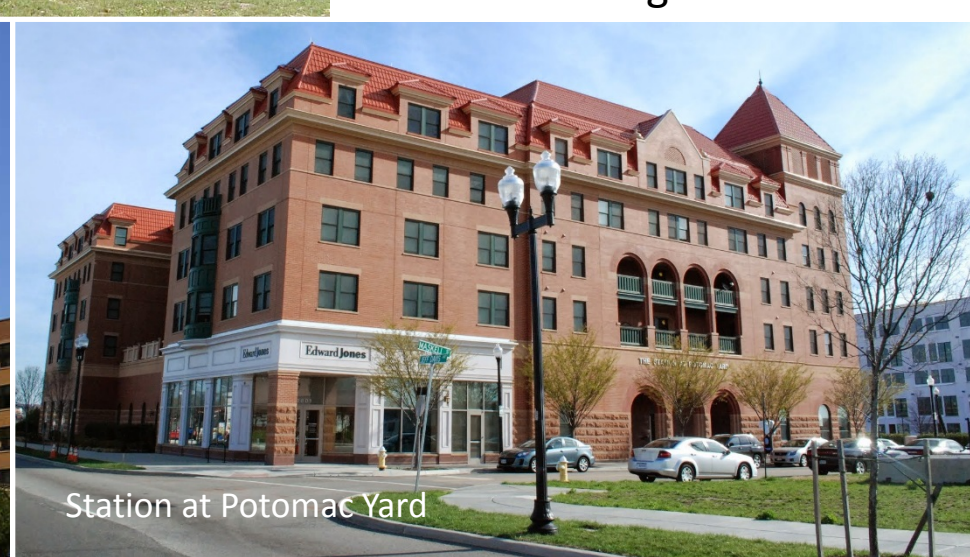
- *Housing for all* policy to meet diverse and changing housing preferences
- Advocates for affordable housing in areas with the greatest potential for density and mixed-use development and access to transit, jobs, and amenities
- Encourages geographic distribution of affordable units across the City
- Sets a goal of 2,000 units with *new affordability* by 2025



AFFORDABLE HOUSING ACTIVITY IN/AROUND POTOMAC YARD



+ Oakville Triangle on-site units

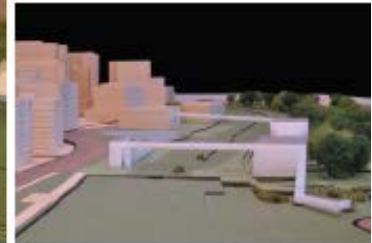


OAKVILLE TRIANGLE & ROUTE 1 WEST CORRIDOR PLAN

- 2.6 M sf of development
 - Residential, Office, Retail, Maker Space, Hotel
- Transportation & Traffic Improvements
- Open Space Improvements
- Streetscape Improvements along Route 1



POTOMAC YARD METRORAIL STATION

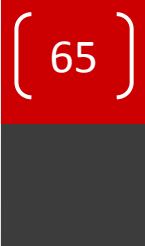




Questions?



MPA/CDD Concept Plan Process

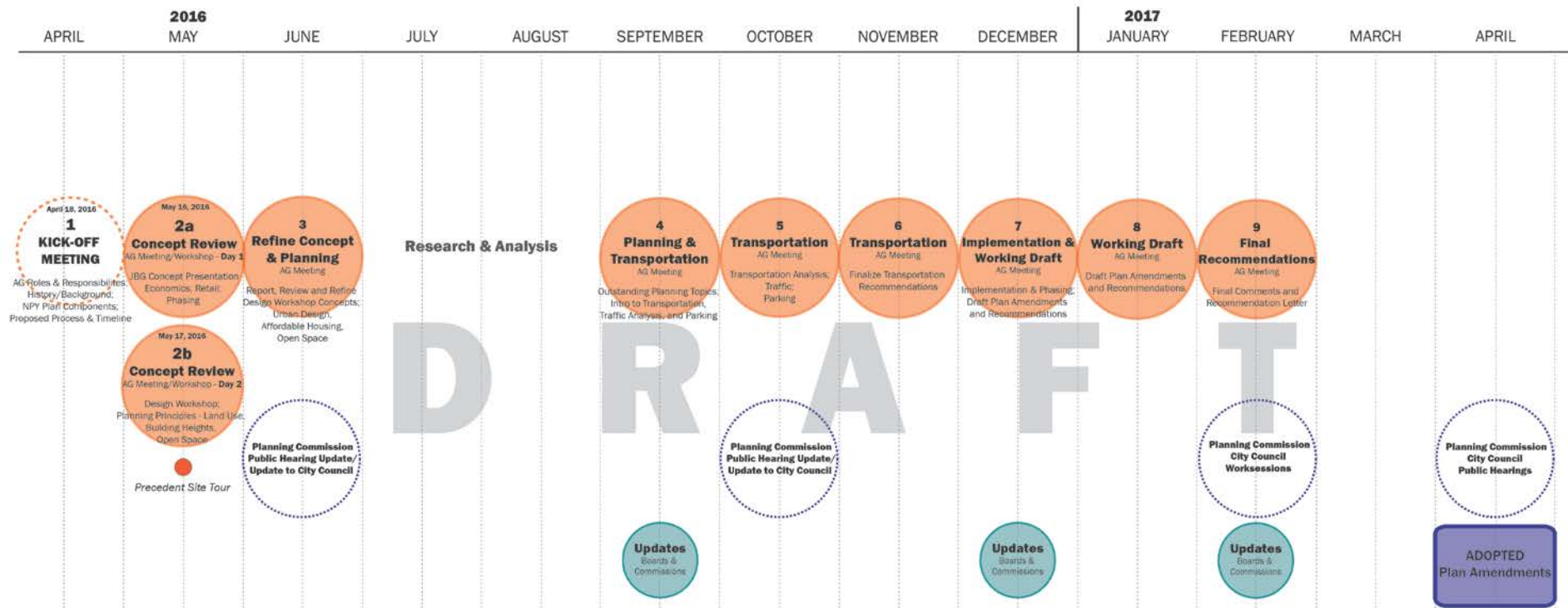


ADVISORY GROUP WORK PROGRAM

(APRIL 2016 – APRIL 2017)

DRAFT NORTH POTOMAC YARD UPDATE ADVISORY GROUP SCHEDULE

April 18, 2016



NEXT STEPS/UPCOMING MEETINGS

Advisory Group Bus Tour – Date Options

- Saturday, April 30th – 9am – 1pm
- Wednesday, May 4th – 9am – 1pm
- Monday, May 9th – 1pm – 5pm

May Advisory Group Meeting #2a-b - Dates Confirmed

2-Evening Workshop — Need volunteers for CORE TEAM

- Monday, May 16th, Charles Houston Recreation Center
 - *JBG Presentation – Economics, Retail Strategy, CDD Concept Presentation*
- Tuesday, May 17th, TBD
 - *City Presentation – Planning Principles; Design Exercise/Options*

June Advisory Group Meeting #3 – Date Options

- Thursday, June 16th
- Monday, June 20th

Fall 2016 Meetings – Third Mondays – To be Confirmed

