



# Potomac Yard Tour

Background

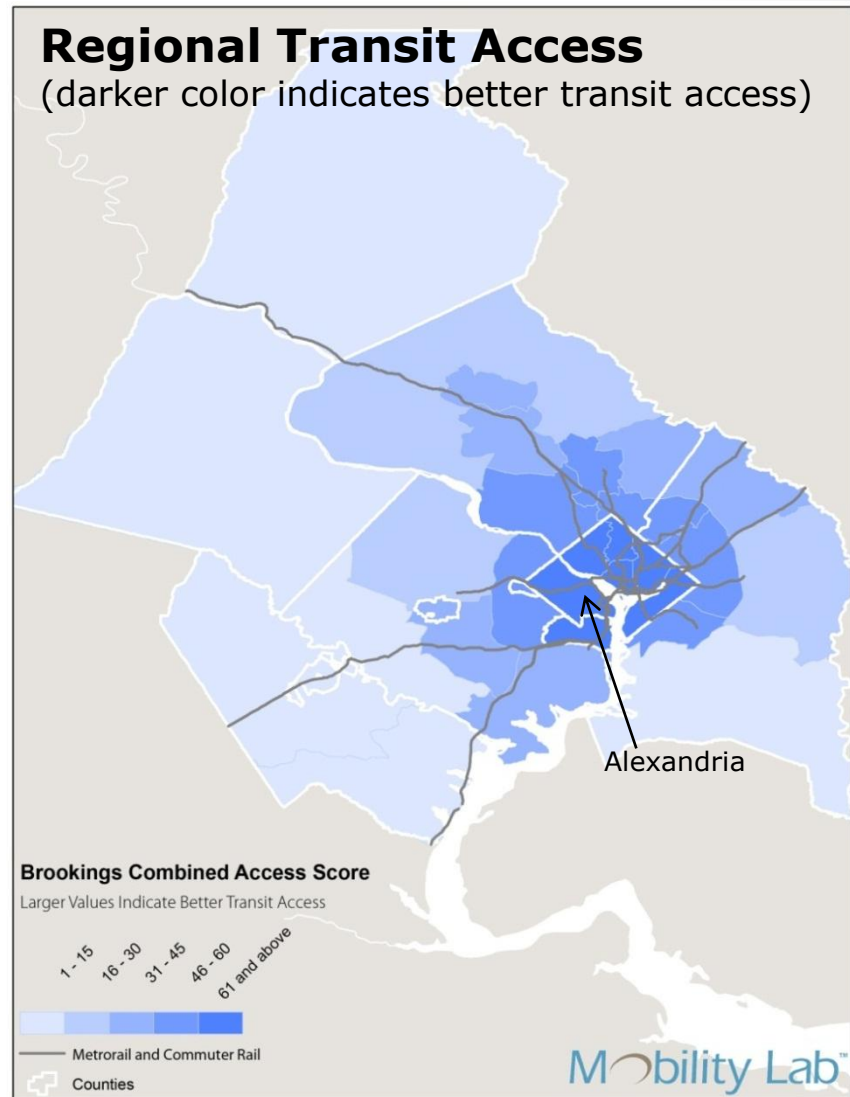
October 17, 2015

# Agenda

- Overview
- Infrastructure
- Parks
- Metro Station
- Metroway
- Development Progress

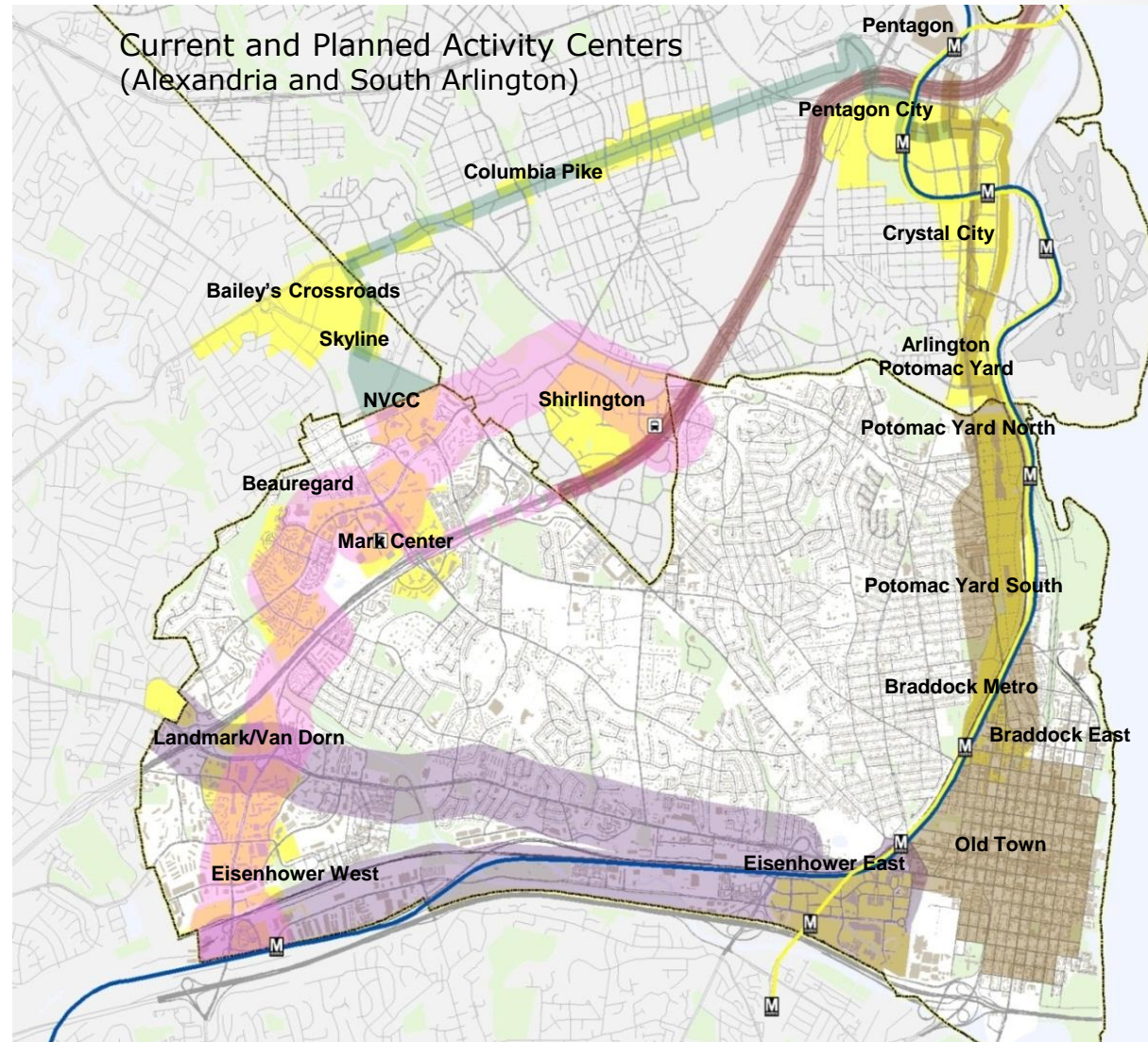
# Alexandria in the Region

- Located in the core of the Washington region
- Good access to jobs and other opportunities
- Highly desirable place to live, work, and play
- Continued regional growth = continued development pressure
- How are we responding?



# Linking Transportation & Land Use

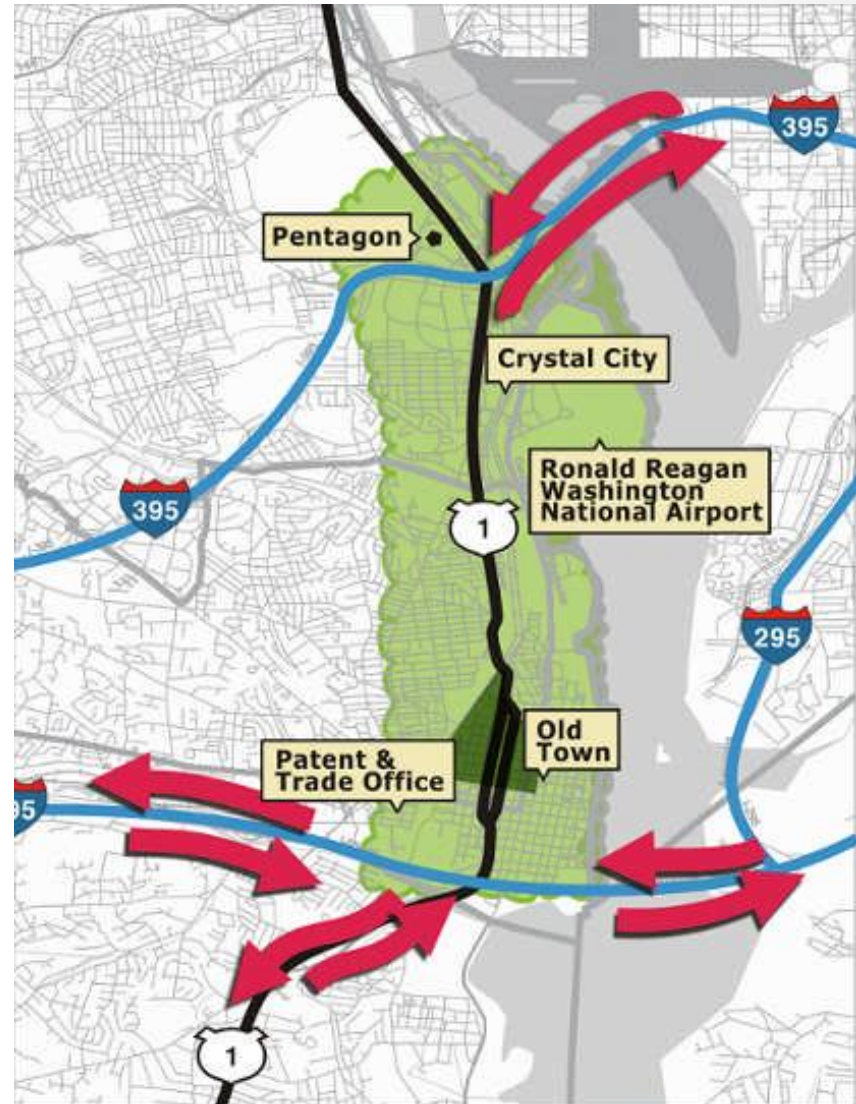
- Redevelopment targeted to areas with existing or planned high-quality transit service
- Transit investments support redevelopment
- Density, urban design, and other policies that encourage travel on foot, via bike, or on transit





# Route 1 Corridor

- Important regional link
- Limited north-south travel options
- 40,000 AAWDT
- Traffic increases due to regional growth
- Future trips served by transit:
  - 3,500 daily (Transitway)
  - 11,000 daily (Metrorail)

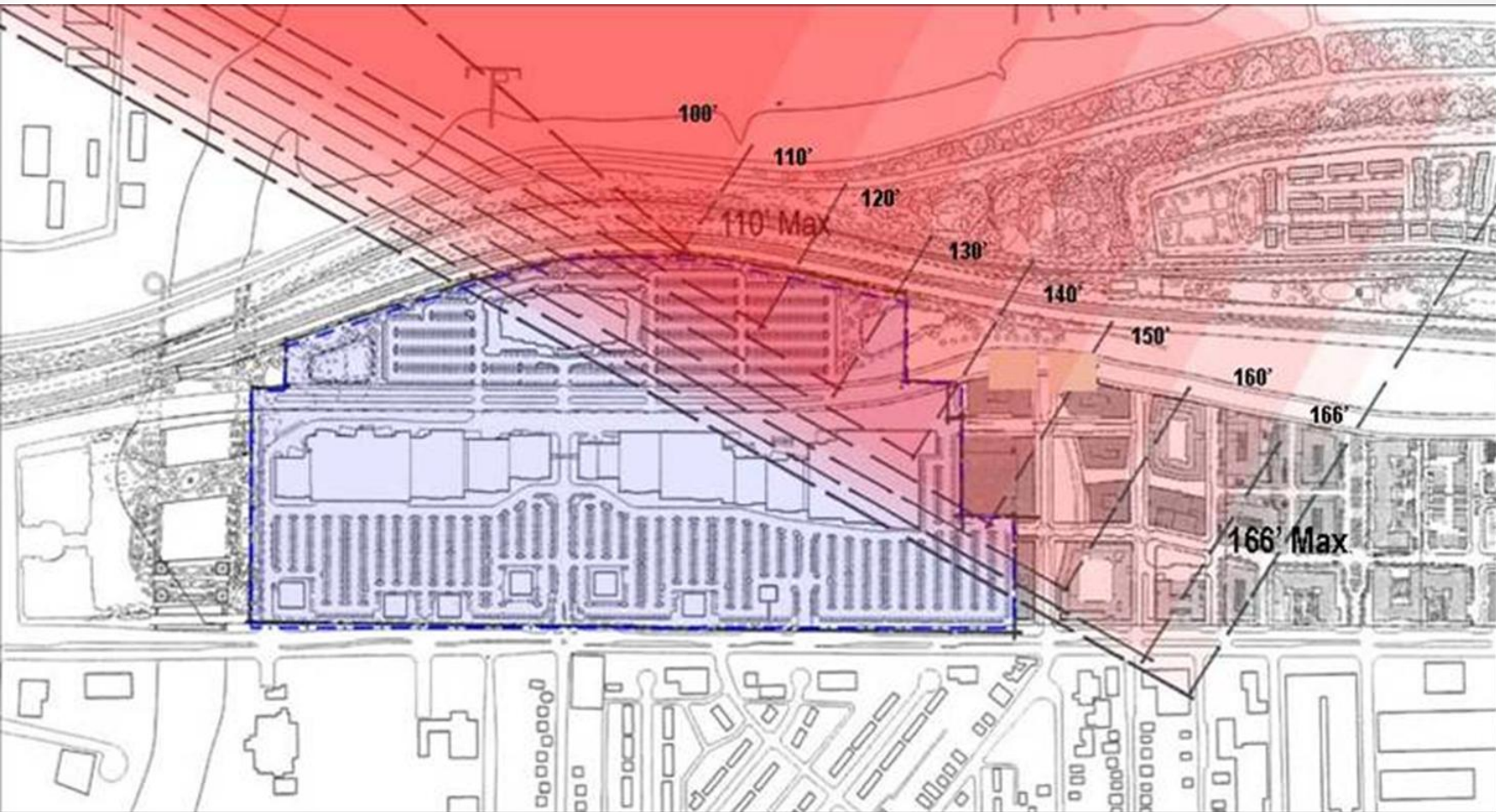


# Potomac Yard





# Site Constraints





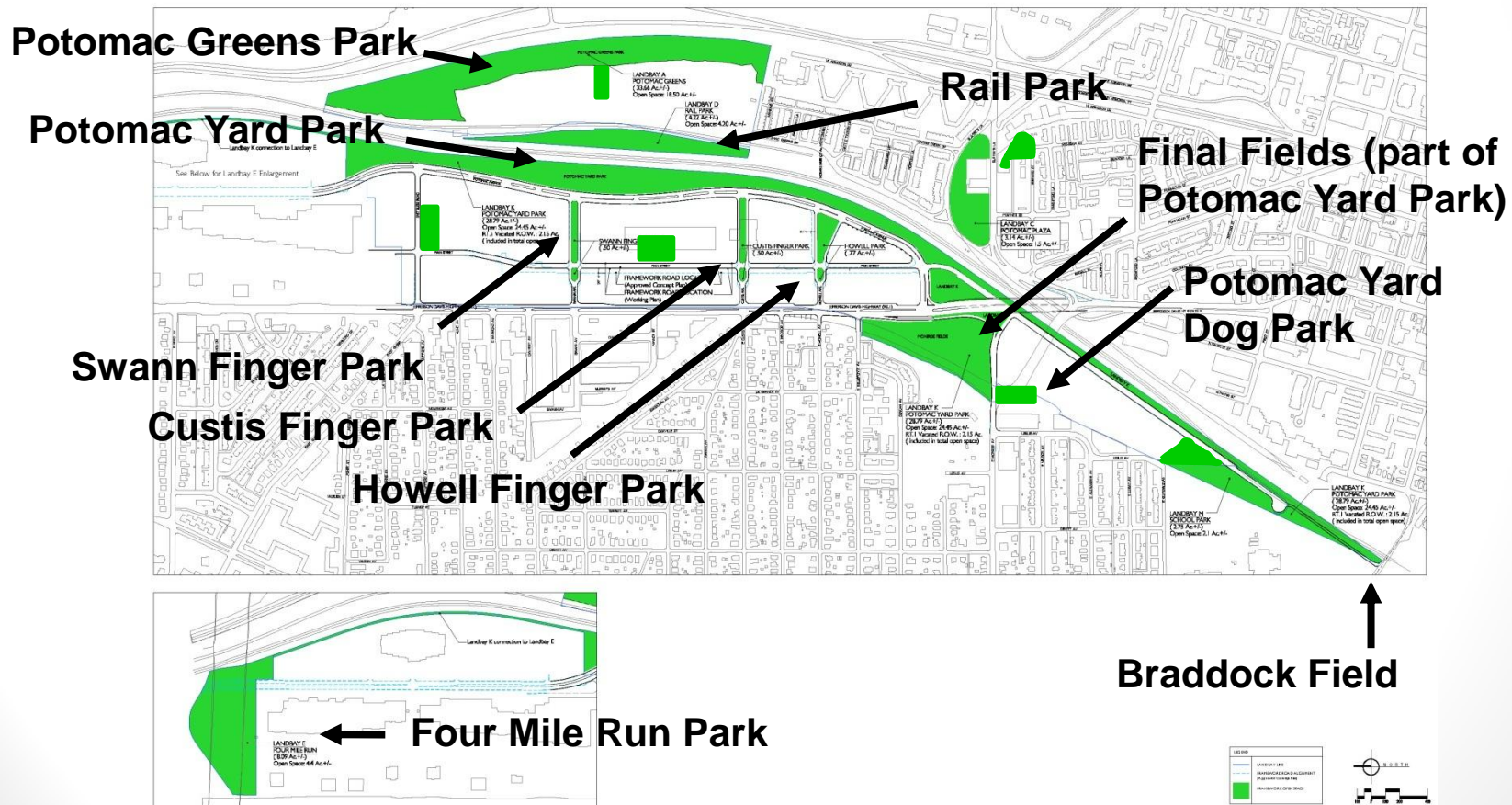
# Supporting Infrastructure





# 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 Metrorail Station

- Metrorail station contemplated to support travel needs of current and future residents and workers in the Potomac Yard/Del Ray area
- Represents an economic development initiative with citywide benefits





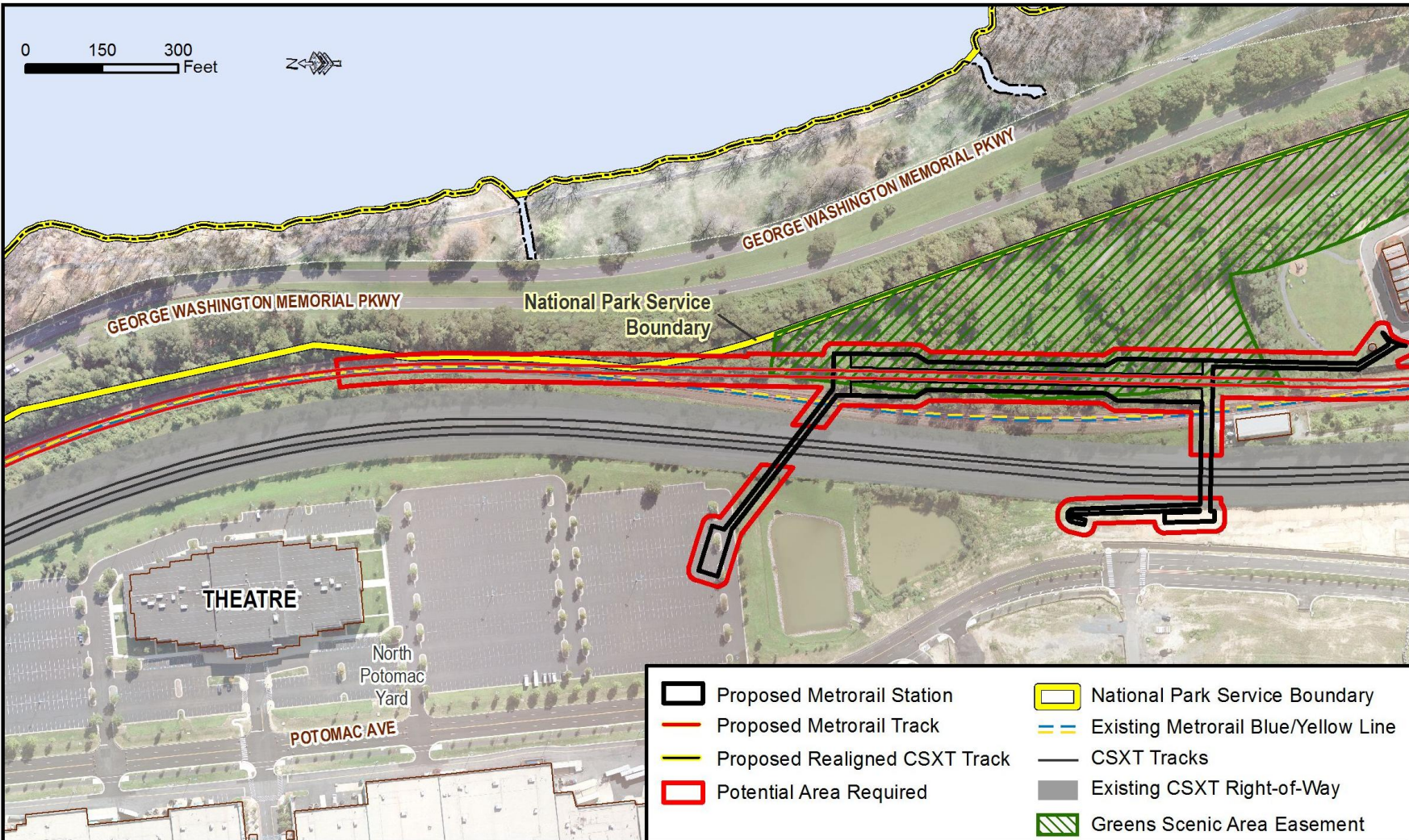
# Development within Walking Distance





# Alternative B

## Relationship to Scenic Easement and NPS Fee Simple Property





# Metroway



# Metroway

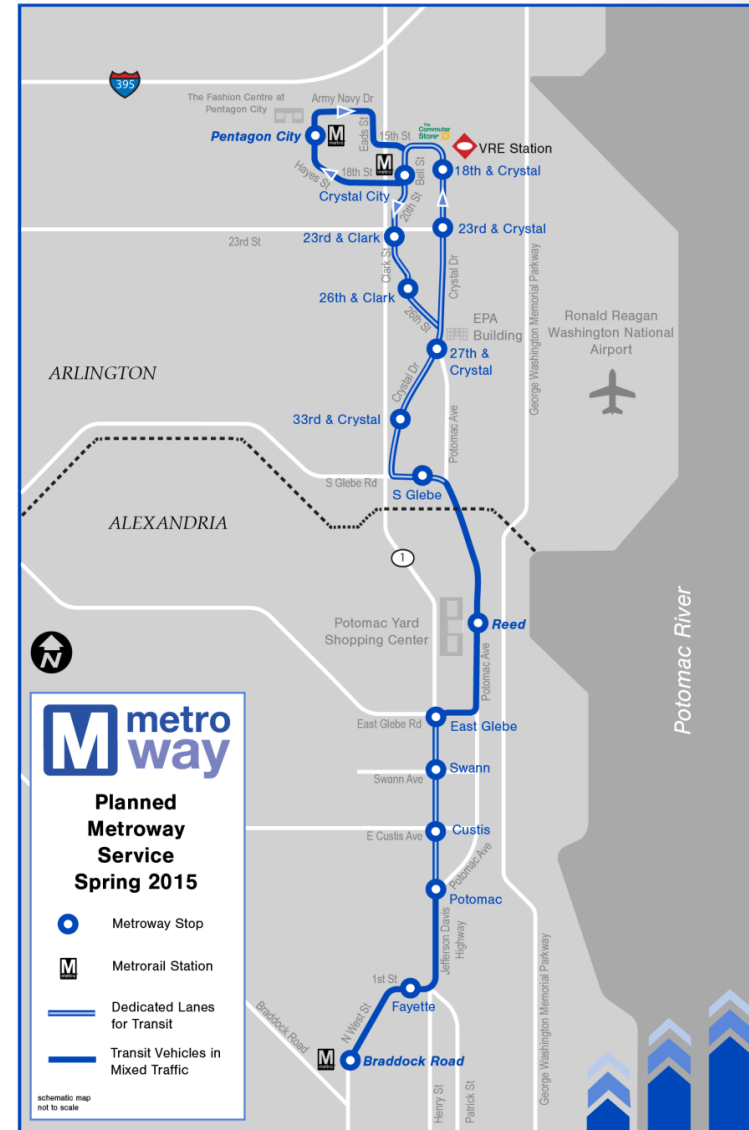
- The first Phase of Metroway service launched in August 2014
- 5-mile corridor between Pentagon City & Braddock Road Metrorail stations
- When fully built, 80% will be in dedicated right-of-way





# Phase II and Beyond

- Future Metroway Improvements
  - Station pylons
  - Off-board fare payment machines
  - Extension to Pentagon City
- Potomac Yard Metro





# **Thank You**

**For more information, visit:  
[www.alexandriava.gov/PotomacYard](http://www.alexandriava.gov/PotomacYard)**