Potomac Yard Park:
An Interpretive Park Connecting History, Places, and People

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Team Members

- Pulte Homes (Potomac Yard Development, LLC)
- City of Alexandria
- EDAW (Preliminary Plan)
- LPDA (Final Design and Construction)
- KT Enterprises (Construction)
Alexandria’s Open Space

Legend
- Green Crescent
- Green Connector
- Open Space Conservation Areas
- Parks
Regulatory Framework

Framework Streets

Heights Usable Open Space

CDD

Small Area Plan

Gateway
Existing retail area
Proposed retail area
Existing park space
Proposed park space
Walking streets/mix
Pedestrian future pedestrian/bike connection
Proposed place space
Existing buildings unlikely to change
Low-medium height
Medium height
Medium-full height
Recommended route for future transit corridor

CITY OF ALEXANDRIA
Development Program

CDD #19 (North Potomac Yard)
7,525,000 sf including:
- 1100 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
- **35% Open Space (15% ground level = 10.5 acres)**

CDD #10 (South Potomac Yard)
- 2,016 Residential Units
- 2,191,362 sf Office
- 163,817 sf Retail
- 172 Room Hotel
- **30% Open Space (48 acres)**
Open Space

- Potomac Greens Park – 17.5 acres
- Rail Park – 4.2 acres
- Potomac Plaza Park – 1.5 acres
- Monroe Fields – Part of PYP
- Braddock Fields – 2 acres
- Four Mile Run Park – 4.4 acres
- Crescent Park – 2.3 acres
- Metro Square – 0.7 acres
- Market Common – 1 acre
- **Potomac Yard Park – 32.29 acres**
- Finger Parks (Swann, Custis, and Howell) – 1.5 acres
- Neighborhood Parks – 3.6 acres
Project Timeline

1992 - Small Area Plan Adopted
1999 - Initial CDD Adopted
2005 - Concept Plan Submitted and Public Outreach Commencement
2006 - Formal DSUP Application
2008 - City Council Approval
2013 - First Park Phase Opens
History

- Archaeology Study
- ‘Feet to Airplanes’
- Former Land Uses included: Native American Migration Route, Early Roads, Canal, and Railroad
Design Cues
Programming

- Use Zones – Passive, Active
- Features – Two Fields and Maintenance Building, Playground, Sport Courts, Fitness Stations, Multi-Use Trail, Performance Stage, Passive Recreation
- Interpretive Elements– Historic References
- Environmental Elements – Planting, Habitat and Education, Lifecycle and Maintenance
Design and Construction

- Design and construction documentation
  - Storm Water Infrastructure
  - Emergency support
  - Access
  - Coordination with Open Space Network and other uses in Potomac Yard Development

- Park Systems – Data Lines, Radio and Satellite systems, Fountains and Irrigation, Electrical Network
Construction

- Phased Construction to Match Development
- Partnership with PYD for Construction Review
  - Tree Tagging
  - Component Submittals
  - Fabrication
  - Mock-Up Materials
  - Site Review
  - Delivery
- P3
The Construction and Management Approach

- Players:
  - City staff
  - Landscape architect and Owner’s representative
  - General Contractor

- Approach:
  - Design
  - Construction
  - Management
Lessons Learned

- Why was this approach successful?
- What could be improved?
- Why and when is this project approach applicable?
- Who needs to be involved:
  - Programming
  - Design
  - Construction
  - Acceptance