



City of Alexandria

Potomac Yard

Amendments to Landbays G & H

MPA #2025-00003

ZTA #2025-00006

CDD #2025-00002

Planning Commission

November 6, 2025



Agenda



1. Summary
2. Project Location
3. Future Development Requests
4. Master Plan and Zoning Text Amendments
5. CDD Concept Plan Amendments
6. Highlights and Benefits
7. Community
8. Recommendation



Summary

Request

Amend the Master Plan, Zoning Text and CDD Concept Plan to allow changes uses and densities.

Action

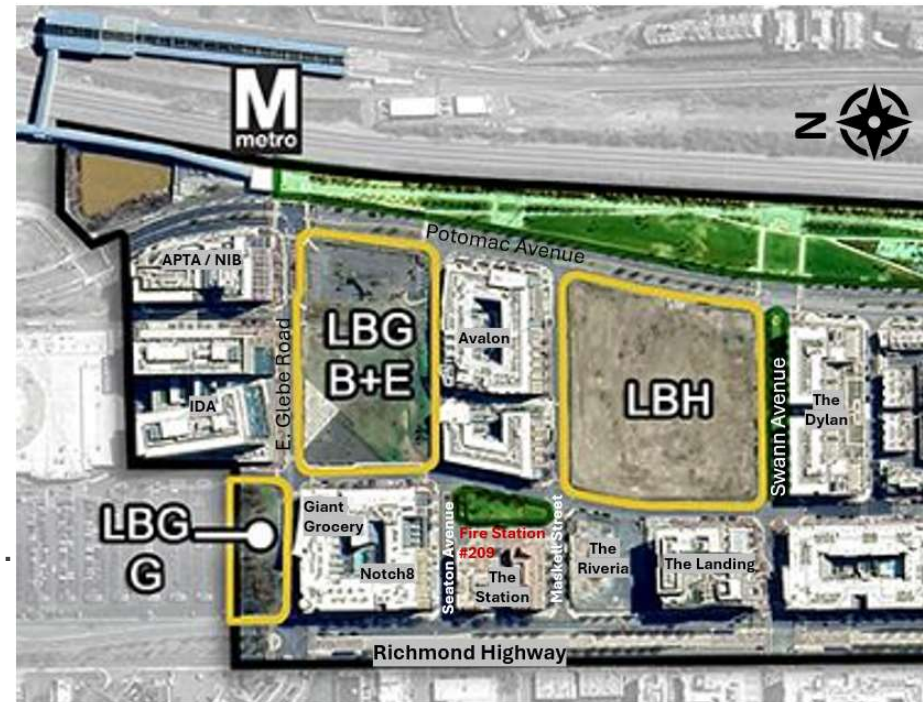
Planning Commission recommendation of approval.

Key Elements

Development of last remaining lots in Potomac Yard.

Provide flexibility for future development.

Transit-oriented Development near Metro Station.

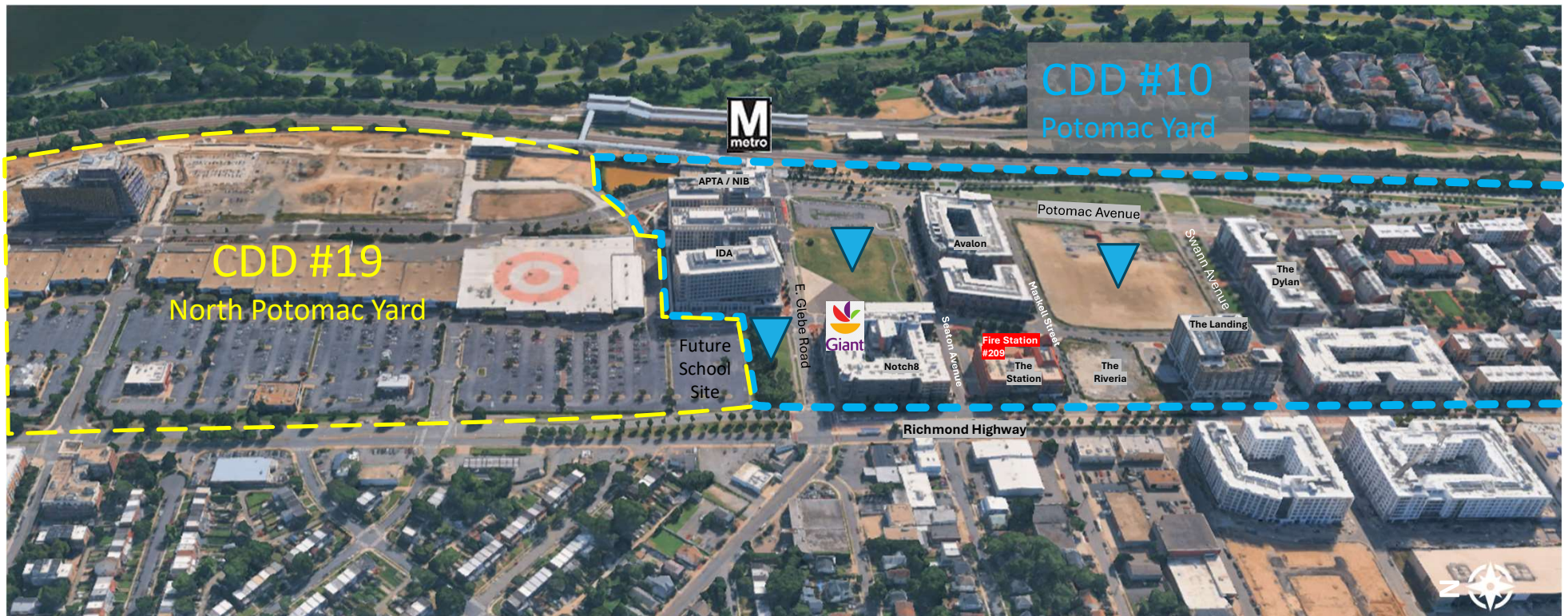


Potomac Yard, Landbays G & H
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CDD = Coordinated Development District



Project Location



Potomac Yard, Landbays G & H
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Future Development Requests

Proposed Development of 3 vacant sites:

1. Mixed-use residential building with 432 units, 13,000 SF of retail and a 20,000 SF of public open space (Landbay G, B+E)
2. 88-unit Affordable housing building (Landbay G, G)
3. 120 townhouses with 11,000 SF private open space area (Landbay H)

Development applications scheduled
for December 2025

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1. Landbay G - Mixed-Use Building



2. Landbay G - Affordable Building



3. Landbay H - Townhouses





Master Plan & Zoning Text Amendments

Master Plan Amendment:

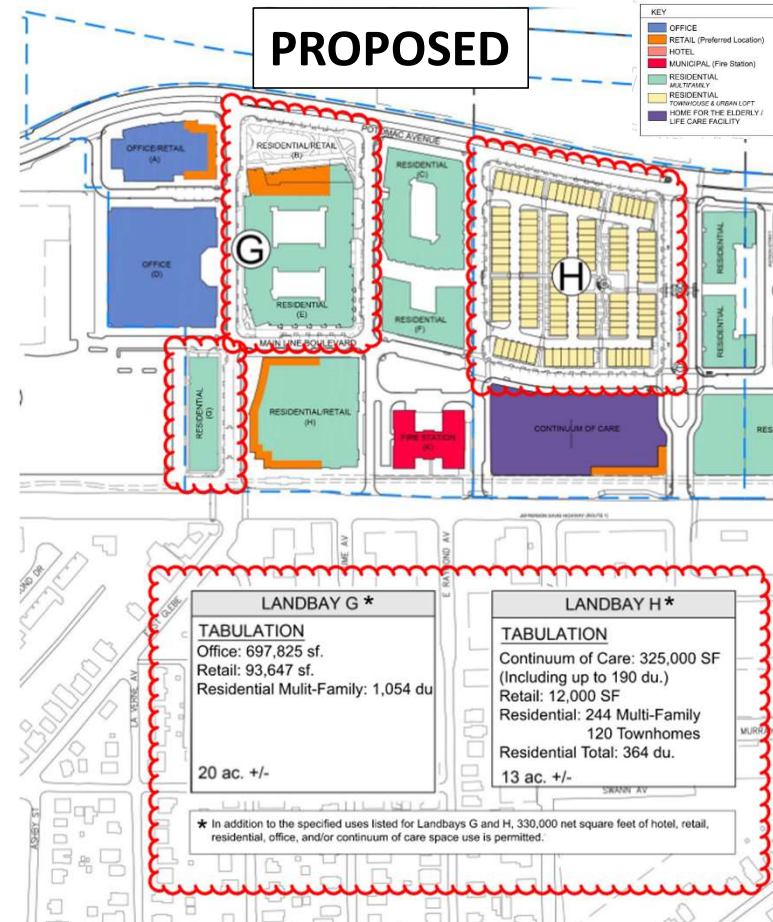
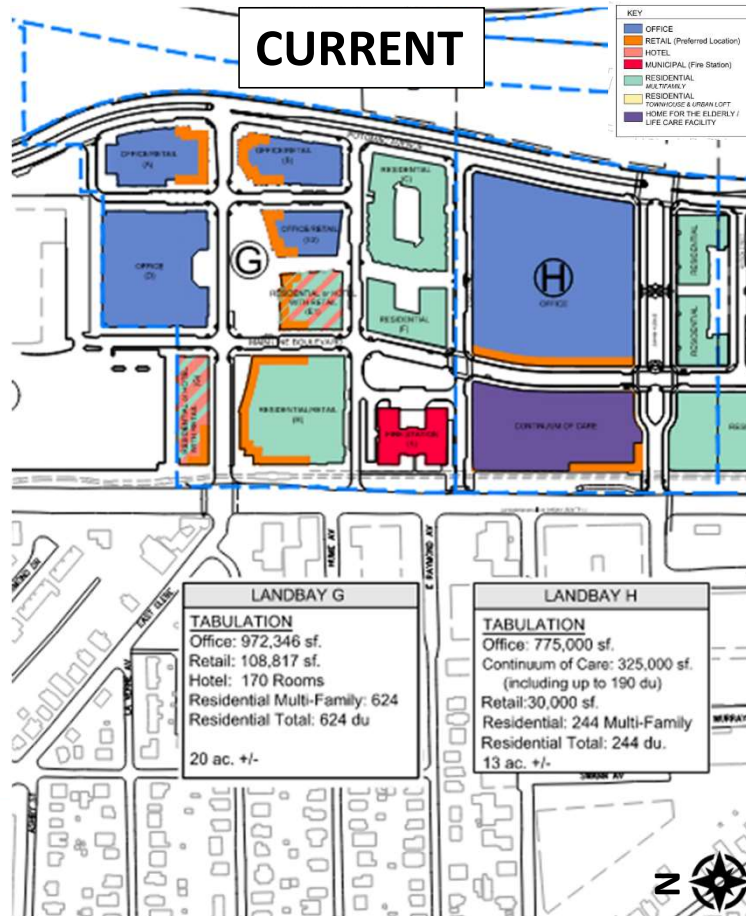
- List maximum 6,098,000 net square feet of “residential, retail, office, hotel, and continuum of care space”
- Require “minimum density to support a walkable, vibrant mixed-use development.”

Zoning Text Amendments:

- Revised densities: decrease office and retail space and increase residential units.
- New language: “Up to 330,000 square feet of hotel, retail, office and/or continuum of care space within Landbay G or Landbay H.”
- New notes requiring minimum density for Landbays G and H.



CDD Concept Plan Amendments





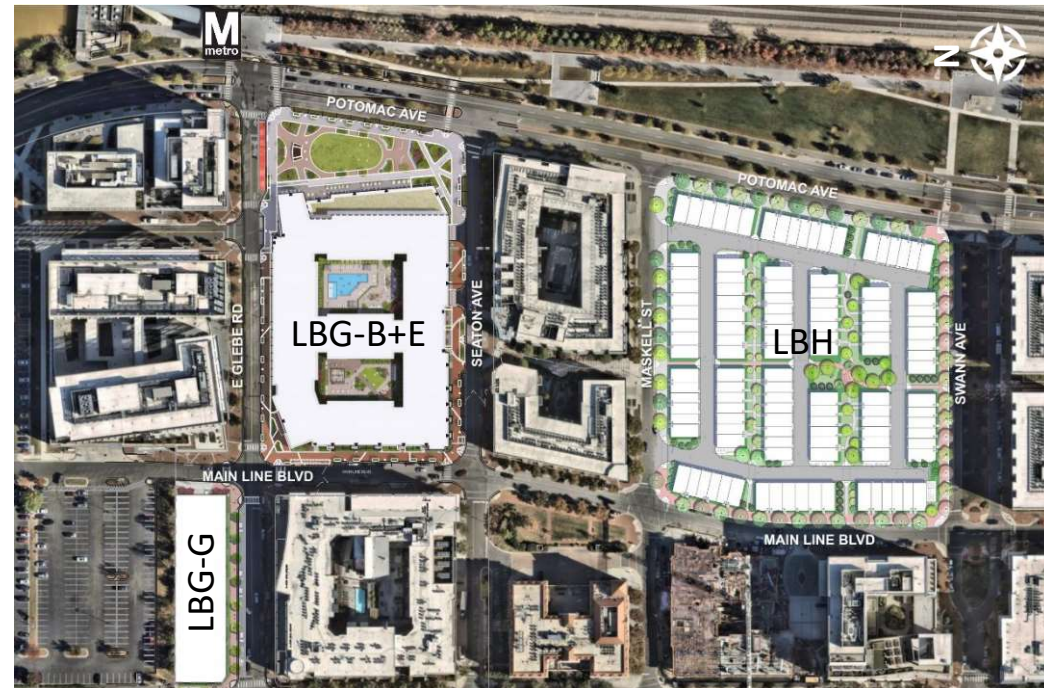
Highlights & Benefits

Highlights

- More flexibility of land uses
- Minimum density requirements

Benefits

- Delivering retail and Town Green vision
- Diversity of housing near transit
- Commitment to affordable housing



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Community

Meetings	Date	Public Attendees
Meetings with various stakeholders	Nov. – Dec. 2024	Not provided
Applicant Community Meeting #1	December 16, 2024	57
Del Ray Citizens Associations	January 8, 2025	Not provided
PYDAC Meeting #1	January 15, 2025	2
Potomac Yard Civic Association	January 15, 2025	Not provided
Lynnhaven Civic Association	February 3, 2025	Not provided
Applicant Community Meeting #2	May 7, 2025	20
Applicant Community Meeting #3	June 16, 2025	28
PYDAC Meeting #2	July 16, 2025	2
PYDAC Meeting #3	August 27, 2025	4
Applicant Community Meeting #4	September 24, 2025	16
Potomac Yard Civic Association Meeting	September 29, 2025	Not provided
PYDAC Meeting #4	October 8, 2025	0
AHAAC Meeting – Preview	October 15, 2025	7
Parks and Recreation Commission Meeting	October 16, 2025	0

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AHAAC = Alexandria Housing Affordability Advisory Committee
PYDAC = Potomac Yard Design Advisory Committee



Staff supports the Planning Commission recommendation to:

- Approve of MPA#2025-00003
- Initiate ZTA #2025-00006
- Approve of CDD #2025-00002





Master Plan Amendment

CDD Guidelines for Potomac Yard / Potomac Greens Land Use Principles
(Page 71 of the Potomac Yard/Potomac Greens Small Area Plan)

- ~~1. The maximum amount of development permitted in this CDD shall be:~~
 - ~~a. 170 hotel rooms,~~
 - ~~b. 120,000 net square feet of retail space,~~
 - ~~c. 2,239 residential units, and~~
 - ~~d. 1,747,346 net square feet of office space~~
 - ~~e. 325,000 net square feet, maximum mount of Continuum of Care Facility space, which may include up to 190 dwelling units.~~
1. The CDD shall be predominantly residential and mixed use, with the highest densities of ~~commercial~~ uses adjacent to the existing Potomac Yard shopping center **and** near the **Metro station** ~~location where a future Metro Station could be located~~. Uses shall be consistent with the concept plan shown on Map ~~4~~ **23, Land Use Concept**.
 - a. **Maximum 6,098,000 net square feet of residential, retail, office, hotel, and/or continuum of care space.**
 - b. **Minimum density to support a walkable, vibrant mixed-use development.**



Zoning Text Amendment

Zoning Ordinance Section 5-602 – CDD Zoning Table

(A) The CDD districts, as shown on Table 1, are as follows:

[Under the “Without a CDD Special Use Permit” column for CDD No. 10 / Potomac Yards/Greens, amend the text to read:]

Up to ~~1,747,346~~ **698,000** square feet of office space, except that office square footage may be converted to retail square footage through the special use permit process.

Up to 325,000 square feet of continuum of care use, which may include up to 190 dwelling units.

~~Up to 170 hotel rooms.~~

Up to ~~120,000~~ **115,000** square feet of retail space.²

Up to ~~2,239~~ **2,800** residential units.

Up to 330,000 net square feet of hotel, retail, residential, office and/or continuum of care space uses within Landbay G³ or Landbay H.⁴

Note 2: Office floor area may be converted to ground floor retail use through a special use permit.

Note 3: Within Landbay G, the minimum amount of development shall be 1,921,000 square feet.

Note 4: Within Landbay H, the minimum amount of development shall be 907,000 square feet.

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New text is **bolded and underlined**, removed text ~~struck through~~