

- ~~41. Historically significant resources and themes including, but not limited to, Preston Plantation (the only known Alexander family site within Alexandria), the Alexandria Canal, and the railroad industry shall be commemorated through appropriate landscapes, exhibitions, buildings and signage.~~
- ~~42. To the extent possible, the developer should work with the City to develop and implement a job training and placement program to provide training and employment opportunities for City residents.~~

CDD Guidelines for Potomac Yard/Potomac Greens

Amended 10/18/99, Ord. 4076

Development under the Special Use Permit procedures within the CDD shall be in accord with the following principles:

Land Use

1. The maximum amount of development permitted in this CDD shall be:
 - a. 625 hotel rooms, Amended 3/12/11, Ord. 4710
 - b. ~~735,000~~ 120,000 net square feet of retail space², Amended 11/18/17, Ord 5094
 - c. ~~2,200~~ 2,239 residential units⁺, and
 - d. ~~1.0 million~~ 1,932,000 1,747,346 net square feet of office space⁺⁺² Amended 11/17/18, Ord XXXX
 - e. 325,000 net square feet, maximum amount of Home for the Elderly space, which may include up to 150 dwelling units

~~Note 1: Within Landbay G a total of 120,000 square feet of office use may be converted to up to 120 additional residential units.~~

Note 2: Office floor area may be converted to ground floor retail use through a special use permit.
2. The CDD shall be predominantly residential and mixed use, with the highest densities of commercial uses adjacent to the existing Potomac Yard shopping center, near the location where a future Metro station could be located. Uses shall be consistent with the concept plan shown on Map 1.
3. The Potomac Greens site shall be developed entirely in residential use, except for a possible Metro station
- ~~4. At least one-third of the residential units shall be townhouses; no more than one-third shall be multifamily units; no more than one-third shall be stacked townhouse units. Amended 12/13/08, Ord. 4571~~
4. The residential buildings within Potomac Yard and each Landbay shall consist of a variety of building types and heights which should include townhouses, stacked-townhouses, and multi-family units.
- ~~5. At least one-third of the area of the CDD excluding streets, Four Mile Run, and the operating rail corridor shall be public open space or common private open space. The City may utilize a portion of this land private land for institutional uses.~~
5. Flexibility for the locations of residential or commercial uses within Landbays H, I and J may be allowed in specified locations, provided that the total number of residential units or the total amount of commercial floor area does not exceed what is permitted in the overall CDD. Amended 3/12/11, Ord. 4710
6. Community facilities owned and operated by the City, and accessory uses, including but not limited to uses such as a fire station, school, library, cultural center, recreation center, or similar uses consistent with the intent of Potomac Yard to create an urban pedestrian-oriented mixed-use community. Each use and building will need to comply with the applicable provisions of the Potomac Yard Urban Design Guidelines. All community facility(ies) and/or uses will require approval of a development special use permit and all other applicable approvals for each building(s) and/or uses. The floor area of each building(s) and/or use will not be deducted from the approved square footage within the approved CDD Concept Plan. Amended 3/2006 MPA2006-0006 (Ordinance unknown)