

ISSUE: Certificate of Appropriateness for new construction

APPLICANT: City of Alexandria and Washington Metropolitan Area Transit Authority (WMATA)

LOCATION: Old and Historic Alexandria District
2500 Potomac Greens Drive (2405, 2501, 3701 Potomac Avenue, 3251 Potomac Avenue [Parcel ID 016.04-01-01], 700 Carpenter Road, 1702 and 1880 Potomac Greens Drive) 2901 Potomac Avenue (2405, 2501, 3701 Potomac Avenue, 3251 Potomac Avenue [Parcel ID 016.04-01-01], 700 Carpenter Road, 1702 and 1880 Potomac Greens Drive)

ZONE: CDD#19, CDD#10, UT/Utilities and transportation

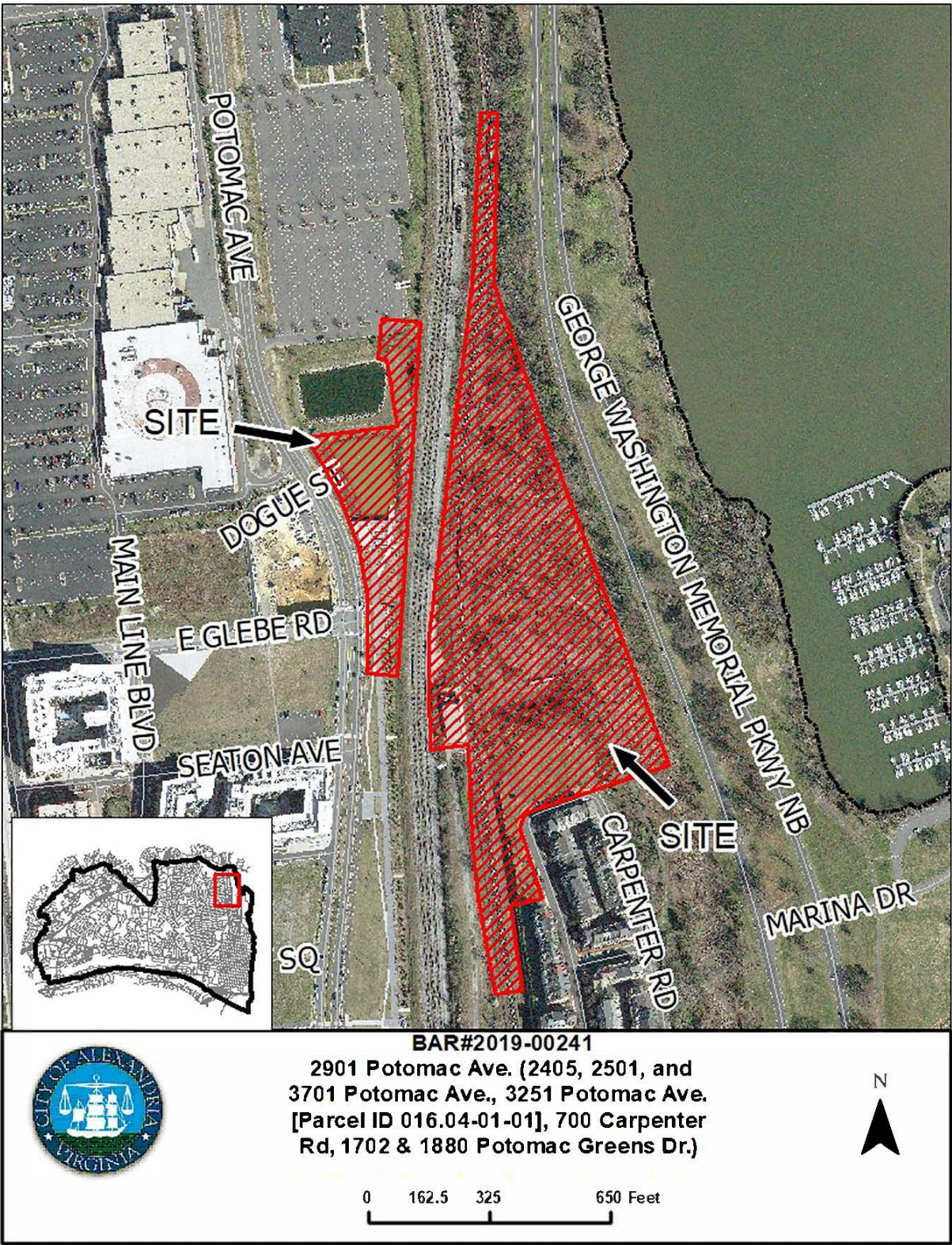
STAFF RECOMMENDATION

Staff recommends approval of portions and deferral of portions of the station for restudy, as follows:

1. Approval of the footprint, scale, mass and architectural character and materials of the pedestrian bridge, ramp and entrance pavilion with a restudy of:
 - a. The lighting and handrails in the pedestrian bridge; and
 - b. The architectural details of the entry pavilion to include, at a minimum, lintels over the fenestration, caps at the stone walls, the color, material and design of the window wall framing members.
2. Approval of the rafters of the pedestrian bridge with a restudy of:
 - a. The number and method of attachment of the handrail/guardrail system; and
 - b. The lighting fixture location and any visible utility conduit must be shown in the renderings.
3. Approval of the architectural lighting with final review by staff to confirm that it is:
 - a. Directed away from the GW Parkway;
 - b. That the color is 3,000 Kelvin or warmer.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



UPDATE

At the July 10, 2019 BAR hearing, the BAR approved the following elements:

- Height
- Scale
- Station Footprint
- Overall Architectural Character

At the July 24, 2019 BAR hearing, the applicant returned with refined designs requested by the Board and the BAR approved the following items:

- Mass and scale of Pier Option #1 (stone base with Y-shape)
- Mass and scale of roofs at mezzanine and platform, including the platform canopy length per the WMATA specification

At the September 4, 2019 BAR hearing, the BAR approved or partially approved a number of items which were listed in the memo to the BAR and reflected in the approved minutes of September 4. The applicant has included the status of these items in a table in their present application graphics and a partial response to the BAR's previous concerns and comments.

I. ANALYSIS

Entrance Pavilion

The next priority for the BAR's iterative approval of the station is the entrance pavilion on the west side of the tracks. Staff reminds the BAR that the pavilion designs went through several reviews before they were endorsed by the Board in May 2016. The graphics of that final presentation, which includes the pedestrian bridge and station elevations, are linked in Attachment #5 below.

While the entrance pavilion and bridges are not within the historic district boundaries, they are physically attached to and are part of the same building as the station. The BAR, by longstanding practice, has purview over an entire building if any portion of the building is within the boundaries of the historic districts, the BAR stated at the November 2015 work session: "...the BAR specifically noted that their focus would be the context of the George Washington Memorial Parkway and not the architecture of Potomac Yard."

In addition, the BAR's authority to review "...all exterior building materials and finishes, architectural details, lighting and exterior signage and associated elements for the west ramp, station (mezzanine, bottom of the station roofs, and platform), pedestrian bridge and the west entry north pavilion architectural features on the west side of the rail tracks..." was clearly reiterated in condition #11 of the DSUP, which was included in the Update section of the July 10, 2019 BAR staff report (Attachment #2).

The application graphics show a pavilion design that is very similar to the materials, plans and forms previously endorsed by the BAR in 2016, though the design has been modified slightly due to changes to ramps and bridges. The BAR acknowledged that the buildings in Potomac Yard would likely be very contemporary and that there would be a different architectural context but

felt that there should be some unity of materials and details to identify this pavilion as the entrance to the Metro station. The shape of the roof was discussed, as was the stone walls and their slope reflecting the escalator. Images of the BAR's previously endorsed pavilion are shown in Figures 1-4 below.

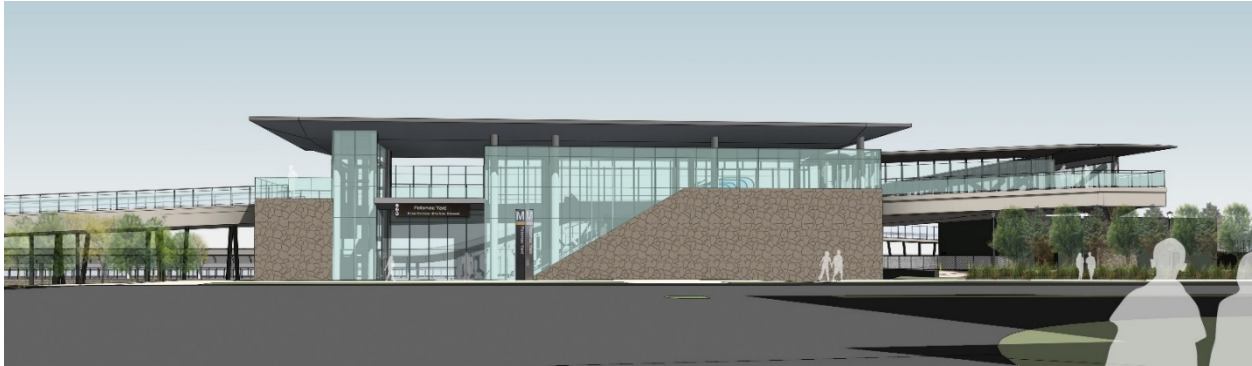


Figure 1: View of previous south pavilion from Potomac Avenue, endorsed by BAR in 2016

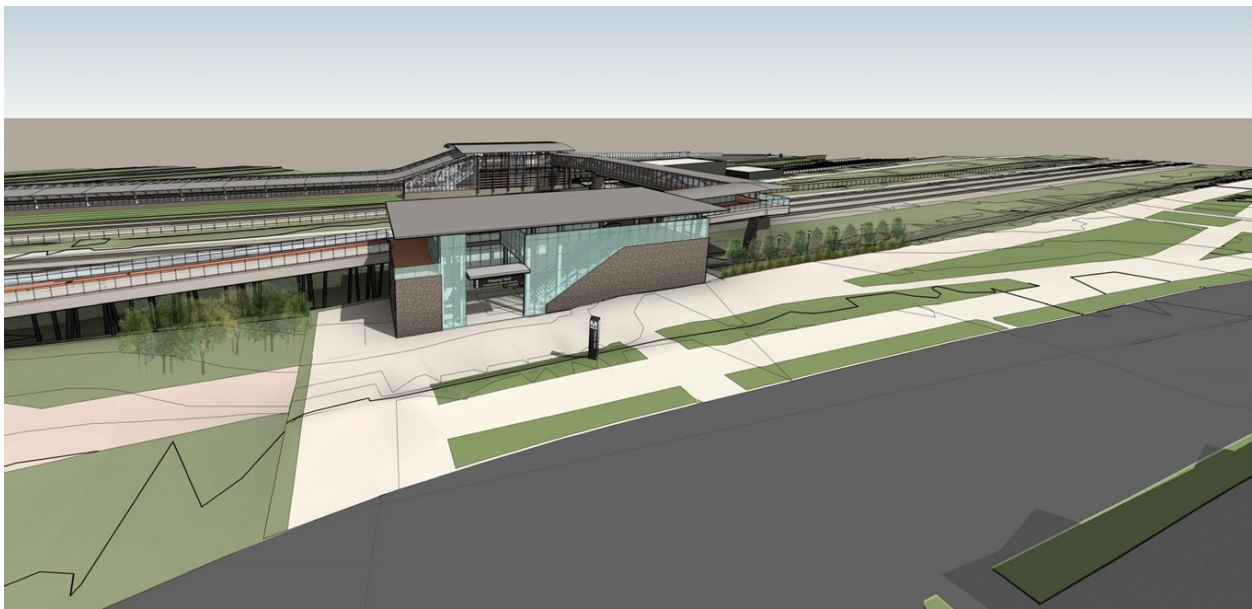


Figure 2: Aerial view of previous south pavilion from Potomac Avenue, endorsed by BAR in 2016



Figure 3: View of pavilion from the linear park, endorsed by BAR in 2016

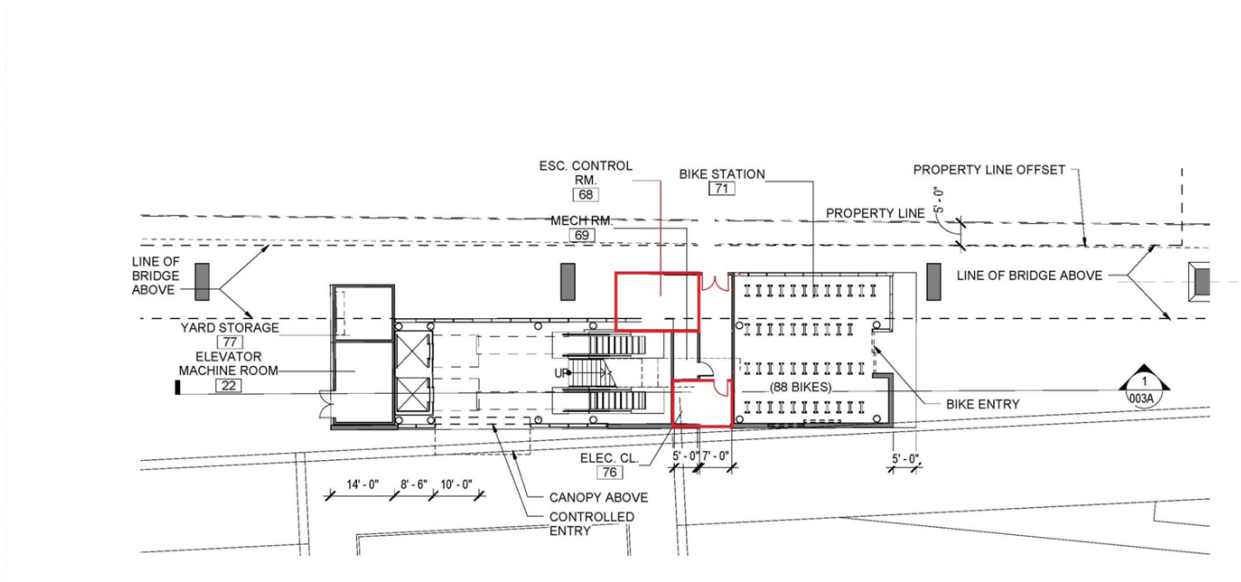


Figure 4: First floor plan of entrance pavilion, endorsed by BAR in 2016

For context, the applicant's materials show the illustrative graphics of the Metro plaza area from the North Potomac Yard Small Area Plan, approved in June 2017. While these renderings are illustrative only and they do not represent the form or design of the proposed entry pavilion, they

do show that there will be a much larger urban setting on the west side of the tracks that is wholly different from the GW Parkway context. Staff generally supports the current design of the entrance pavilion and finds that it closely reflects the BAR's previous concept review endorsement.

However, the architectural details of the pavilion have not been advanced from the concept review. For instance, no lintels are shown over the openings in the fieldstone walls. While longer pieces of cut stone may have visual structural support, fieldstone does not. Staff suggests that either lintels be expressed or the stone for the entrance be the same stone as the station but in a random ashlar pattern. In addition, there is no coping shown at the top of the stone walls. It is also not clear from the soft colored renderings what the mullion and support system is for the glass walls. These fundamental architectural details on the exterior of a structure are a normal part of the BAR's review.

Pedestrian Bridge

The applicant has resubmitted illustrations of the roof of the pedestrian bridge. The BAR had found that the previous baby trusses were poorly proportioned and did not satisfactorily reference the large curved trusses of the station. The revised submission removes the lower chord and simply shows curved rafters in a light grey color. The ceiling material has not changed. Staff finds this to be a much improved solution that relates to the chords of the trusses on each side and provides a pedestrian scale rhythm for the long walk over the rail tracks.

However, the number of handrails required by code and how they will attach to the floor and/or truss have not been resolved and these will be provided at a later date. Light fixtures and conduit are not shown in these renderings and these, too, will have to be provided at a later hearing.

Architectural Lighting

The applicant has provided numerous renderings that represent as closely as they can real world conditions as viewed from the GW Parkway – with and without vegetation. It is extremely difficult to tell whether these are accurate because there is so little context in a generally black rendering. For instance, if one is driving down the Parkway, one's own headlights will change the ambient lighting, as will all of the future large buildings in Potomac Yard that are not shown in these renderings. As the BAR has agreed throughout this process, the station will be visible from the Parkway and all of the Board's efforts have been focused on ensuring that the structure and lighting were as appropriate for this context as possible. Therefore, staff recommends approval of the architectural lighting but will closely follow the fixture details through the building permit process to ensure that it complies with the BAR's intent.

As noted in the application package, there are other station elements that will return to the BAR when they are ready for review.

STAFF

Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

II. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Development Division Comments

C-1 Comply with all requirements of DSUP2018-00017.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction.

Transportation and Environmental Services

C-1 Comply with all requirements of DSP2018-00017. (T&ES)

R-1 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

F-1 Alexandria Archaeology concurs with the findings and recommendations in the Phase I Archaeological Survey Report dated 2015 for this project. No further archaeological action is necessary at this time.

R-1 The statements below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

- a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

III. ATTACHMENTS

- 1 – *Supplemental Materials*
- 2 – [*Staff Report of July 10, 2019 with Board Action*](#)
- 3 – [*Memo of July 24, 2019 with Board Action*](#)
- 4 – [*Memo of September 4, 2019 with Board Action*](#)
- 5 – [*BAR Concept Approval presentation, May 18, 2016*](#)

ADDRESS OF PROJECT: Potomac Yard Metrorail StationDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: _____ ZONING: _____

APPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: City of Alexandria / WMATAAddress: 2500 Potomac Greens DriveCity: Alexandria State: VA Zip: 22314 - 6256Phone: (703) 746-4055 E-mail: Daphne.Kott@alexandriava.govAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ Design BuilderName: Potomac Yard Constructors Phone: (845) 735-3511E-mail: jwood@halmarinternational.com**Legal Property Owner:**Name: City of Alexandria / WMATAAddress: 2500 Potomac Greens DriveCity: Alexandria State: VA Zip: 22314 - 6256Phone: (703) 746-4055 E-mail: Daphne.Kott@alexandriava.gov

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☒ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☒ NEW CONSTRUCTION
☐ EXTERIOR ALTERATION: *Please check all that apply.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

THE PROJECT CONSISTS OF CONSTRUCTION OF A NEW METRORAIL STATION AND ANCILLARY FACILITIES LOCATED AT POTOMAC YARD WITHIN THE CITY OF ALEXANDRIA ALONG THE EXISTING METRORAIL BLUE AND YELLOW LINES BETWEEN THE RONALD REAGAN WASHINGTON NATIONAL AIRPORT STATION AND THE BRADDOCK ROAD STATION. THE PROJECT WILL INCLUDE THE METRORAIL STATION, A PEDESTRIAN AND BICYCLE BRIDGE WITH ACCOMPANYING ACCESSIBLE RAMP, AND AN ENTRY PAVILLION. THE PROJECT WOULD SERVE EXISTING NEIGHBORHOODS AND RETAIL CENTERS AS WELL AS HIGH-DENSITY, TRANSIT-ORIENTED DEVELOPMENT PLANNED BY THE CITY OF ALEXANDRIA. THE PROJECT WOULD PROVIDE ACCESS TO THE REGIONAL METRORAIL SYSTEM FOR THE U.S. ROUTE 1 CORRIDOR OF NORTH ALEXANDRIA.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☐ ☐ Description of the reason for demolition/encapsulation.
☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

- ☒ ☐ ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☒ ☐ FAR & Open Space calculation form.
- ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☒ ☐ Existing elevations must be scaled and include dimensions.
- ☒ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ☐ ☐ ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- ☐ ☐ Square feet of existing signs to remain: _____.
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet or bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*


- ☐ ☐ ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- N/A ☐ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:Signature: Daphne KottPrinted Name: Daphne KottDate: 9.3.19


 FRED ROBERTSON
 9/6/19

Potomac Yard Metrorail Station



City of Alexandria Board of Architectural Review 10/16/2019

Certificate Of Appropriateness Current Status

	Item	Status
1.	Restudy the height of the stone base (make more substantial) and increase the thickness of the sill and incorporate curvature into Y-shaped form.	Approved at the September 4 th BAR Meeting
2.	Refine the sloped roof over the escalator/stair connecting the mezzanine and platform to promote further “disengagement” between the two elements.	Approved at the September 4 th BAR Meeting
3.	Provide details of the drainage/gutters/downspouts of the station	Will be addressed in a later meeting
4	Provide the view from the mezzanine looking down the tracks.	Approved at the September 4 th BAR Meeting
5.	Provide a walk-through video showing roof details	Approved at the September 4 th BAR Meeting
6.	Provide more information on the proposed MT3 Simulated Weathered Steel, CorTen like finish to confirm its durability and constructability.	Will be addressed in a later meeting

Certificate Of Appropriateness Current Status – Cont.

	Item	Status
7.	Restudy the proportions, connections and construction details of the following:	
a.	The roof structure above the pedestrian bridge trusses;	Open – to be presented at tonight’s meeting
b.	The visual transparency of the guard fencing on the pedestrian bridges and whether this should be installed on the inside or the outside of the bridge truss elements;	Open – to be presented at tonight’s meeting
c.	The detailing of the roof structure above the platform, including the fabrication details and the height of the steel columns and the trapezoidal shaped longitudinal beam cover at the side of the pedestrian platform;	Approved at the September 4 th BAR Meeting
d.	Glass handrail details at the station platform;	Will be addressed in a later meeting
e.	Metal louver connection details;	Will be addressed in a later meeting
f.	Security fence/barrier facing the George Washington Memorial Parkway;	Will be addressed in a later meeting

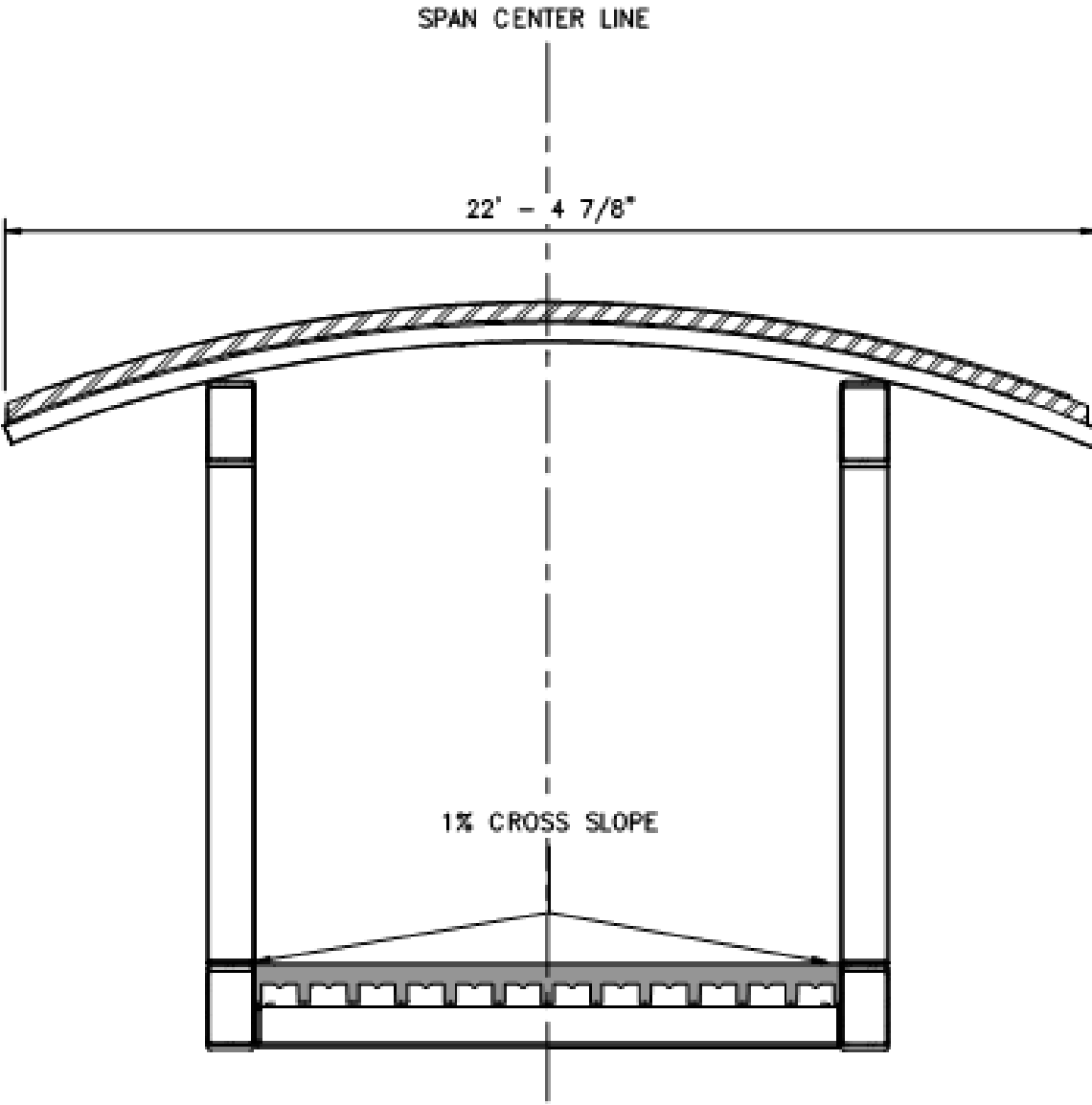
Certificate Of Appropriateness Current Status – Cont.

	Item	Status
8.	Provide detailed information on the size, materials and lighting of the proposed signs.	Will be addressed in a later meeting
9.	Provide detailed information on the color, lumens and type of overall architectural and pedestrian lighting, including advertising displays, to assess their impact on views from the Parkway.	Open – to be presented at tonight’s meeting
10.	Provide plans, exterior elevations and design details to evaluate the ramps and pavilions on the west side of the rail tracks.	Approved except for specific additional information requested on the Entrance Pavilion (carried in other items).
11.	Provide a materials sample board for BAR review with all materials that are visible from the Parkway.	Approved except for the exoskeleton finishes and the mesh on the platform (both carried in other items).
12.	Provide full size wall mock-up panels per the DSUP condition for final approval by City staff.	PYC agrees to provide mock-up panels for inspection by City Staff in conformance with the Mock-Up panels also required by the DB Agreement - Approved at the September 4th BAR Meeting
13.	Restudy paving material options on walkway/emergency vehicle path on east side of station.	Approved at the September 4th BAR Meeting
14.	Select a mesh that is as open and visually light as possible.	Approved at the September 4th BAR Meeting
15.	Provide additional views from the Parkway and from Potomac Greens. If possible, bring a live model to allow the BAR to explore to the project more fully at subsequent public hearing	Approved at the September 4th BAR Meeting
16.	Provide a site section to demonstrate changing grades and the relationship of the berm and landscaping to station design.	Approved at the September 4th BAR Meeting

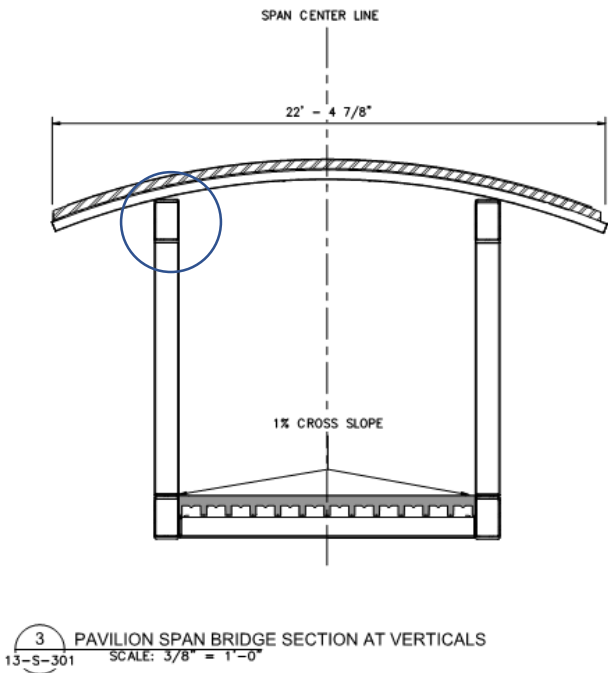
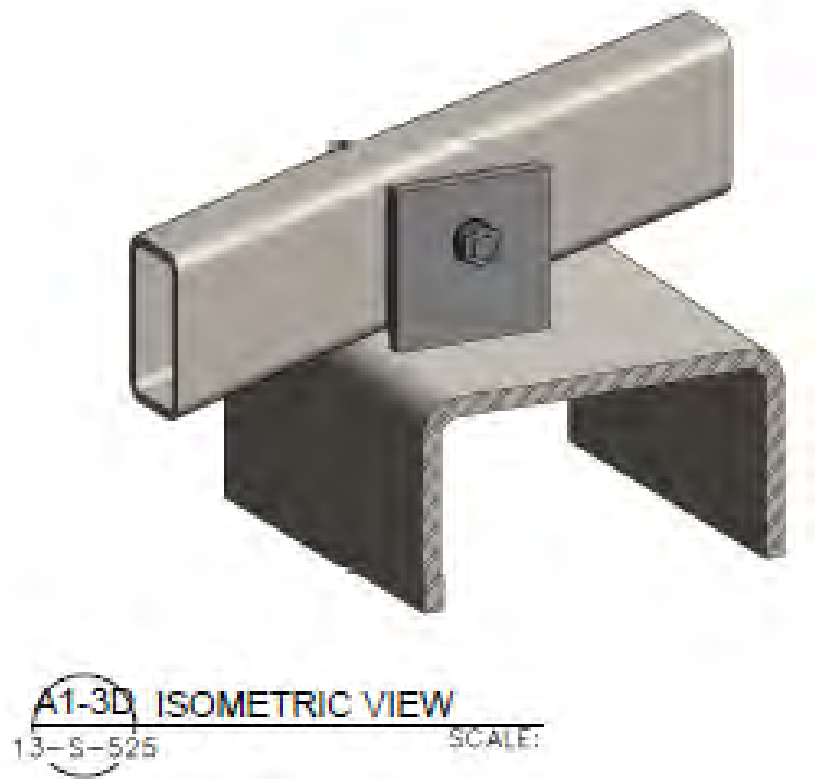
Certificate Of Appropriateness Current Status – Cont.

	Item	Status
17.	Restudy platform mesh to a style with a heavier horizontal wire or extend the glass curtain wall	Open – to be presented at tonight’s meeting
18.	Provide Additional Information on the Entrance Pavilion	Open – to be presented at tonight’s meeting

7. Restudy the proportions, connections and construction details of the following:
- a. The roof structure above the pedestrian bridge trusses;



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b. The visual transparency of the guard fencing on the pedestrian bridges and whether this should be installed on the inside or the outside the bridge truss elements;



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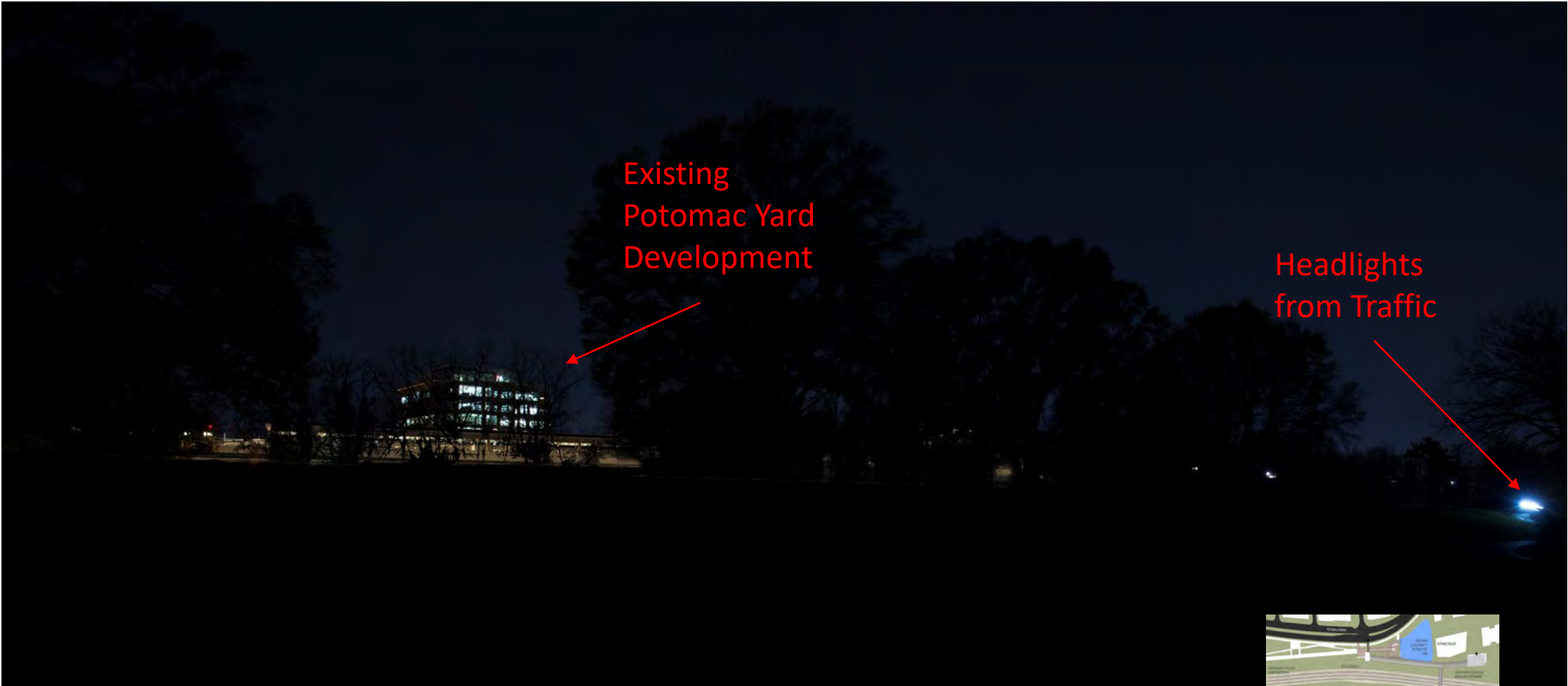


9. Provide detailed information on the color, lumens and type of overall architectural and pedestrian lighting, including advertising displays, to assess their impact on views from the Parkway.

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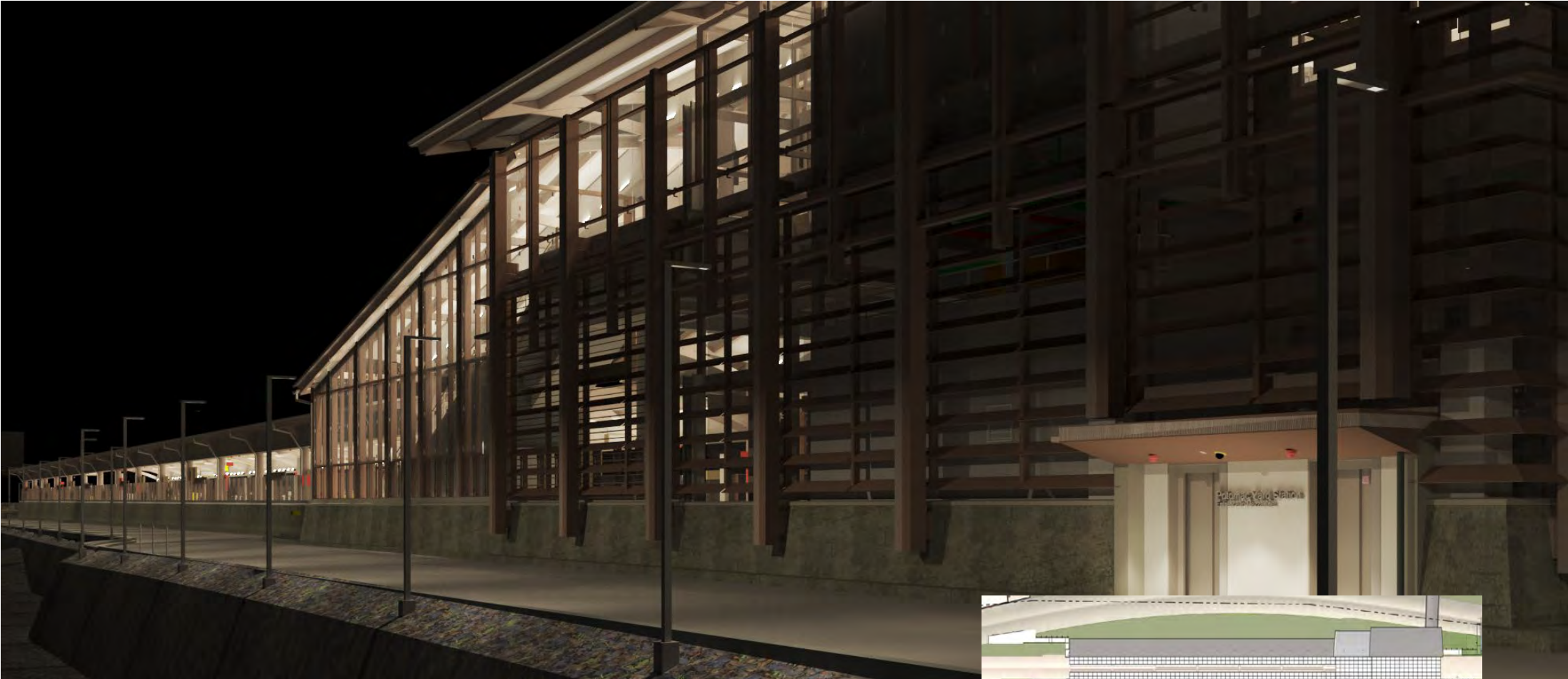
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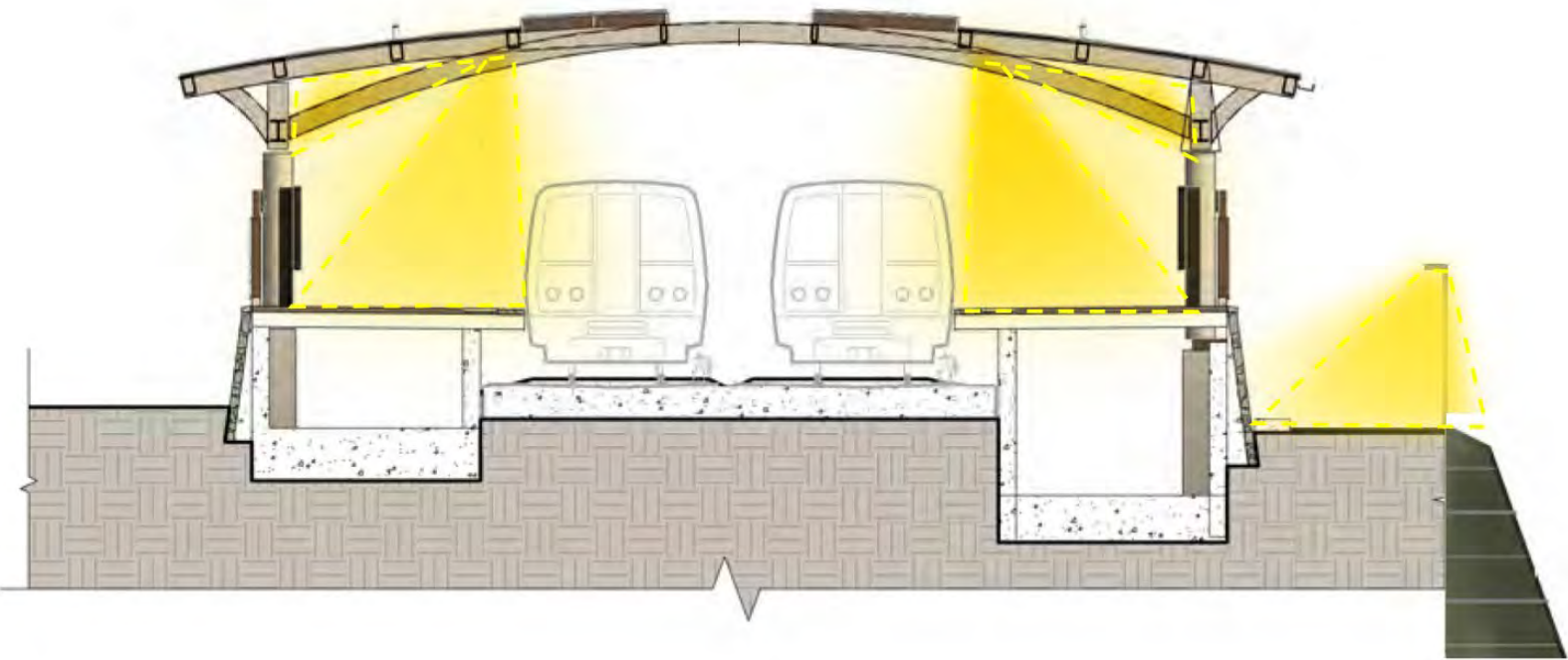
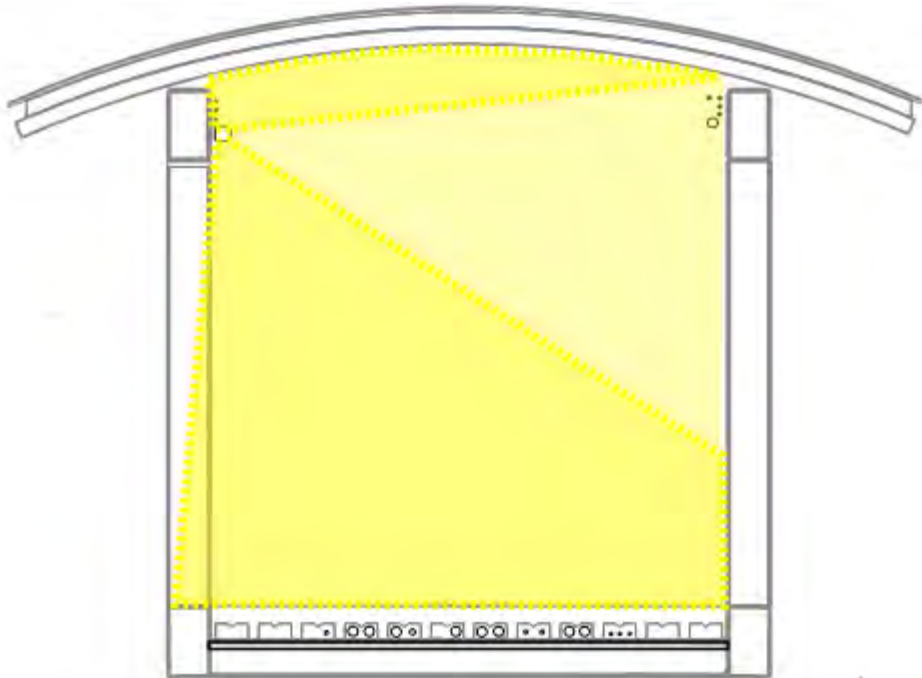
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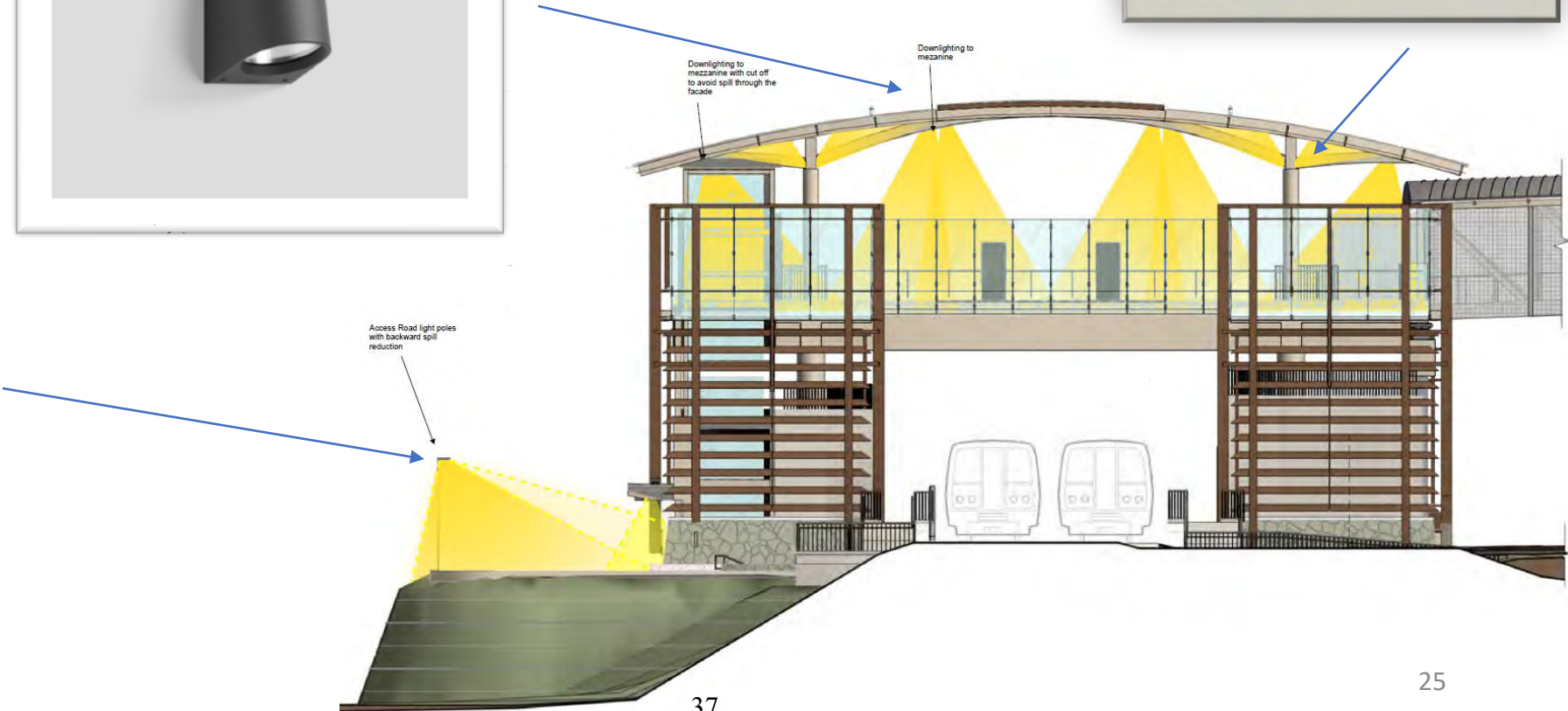
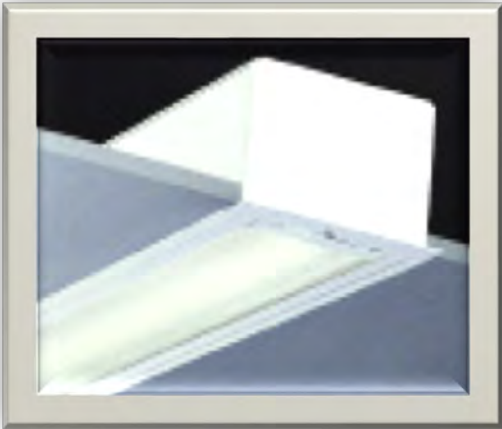
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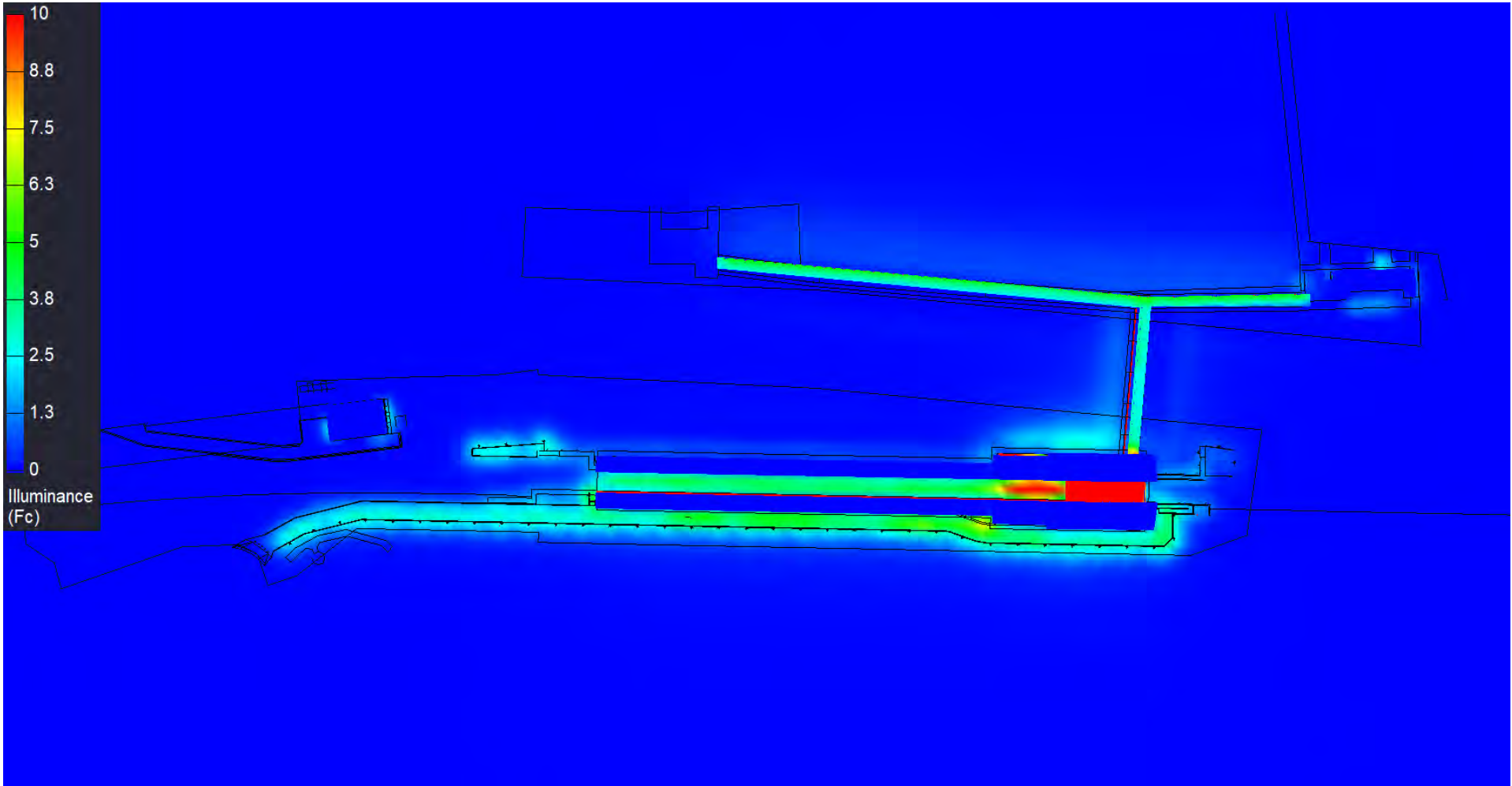
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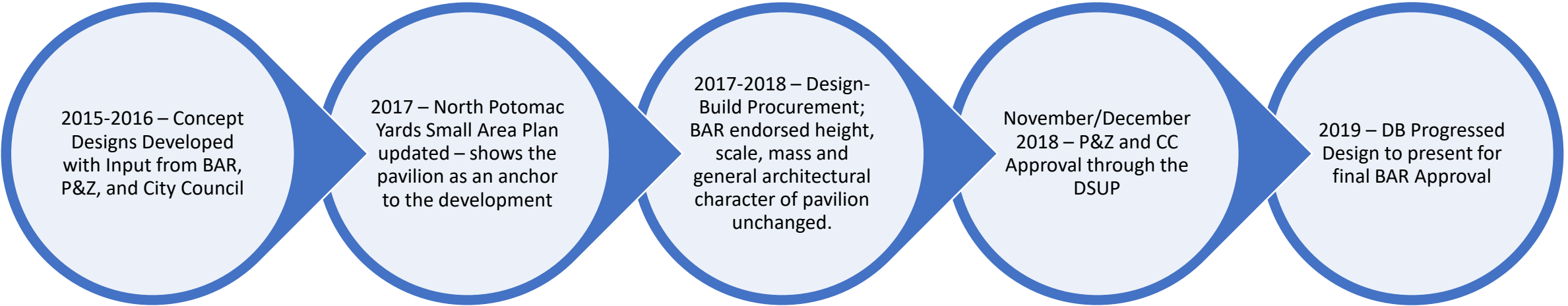


17. Restudy platform mesh to a style with a heavier horizontal wire or extend the glass curtain wall



18. Provide Additional Information on the Entrance Pavilion

Pavilion Concept Design Timeline



18. Provide Additional Information on the Entrance Pavilion

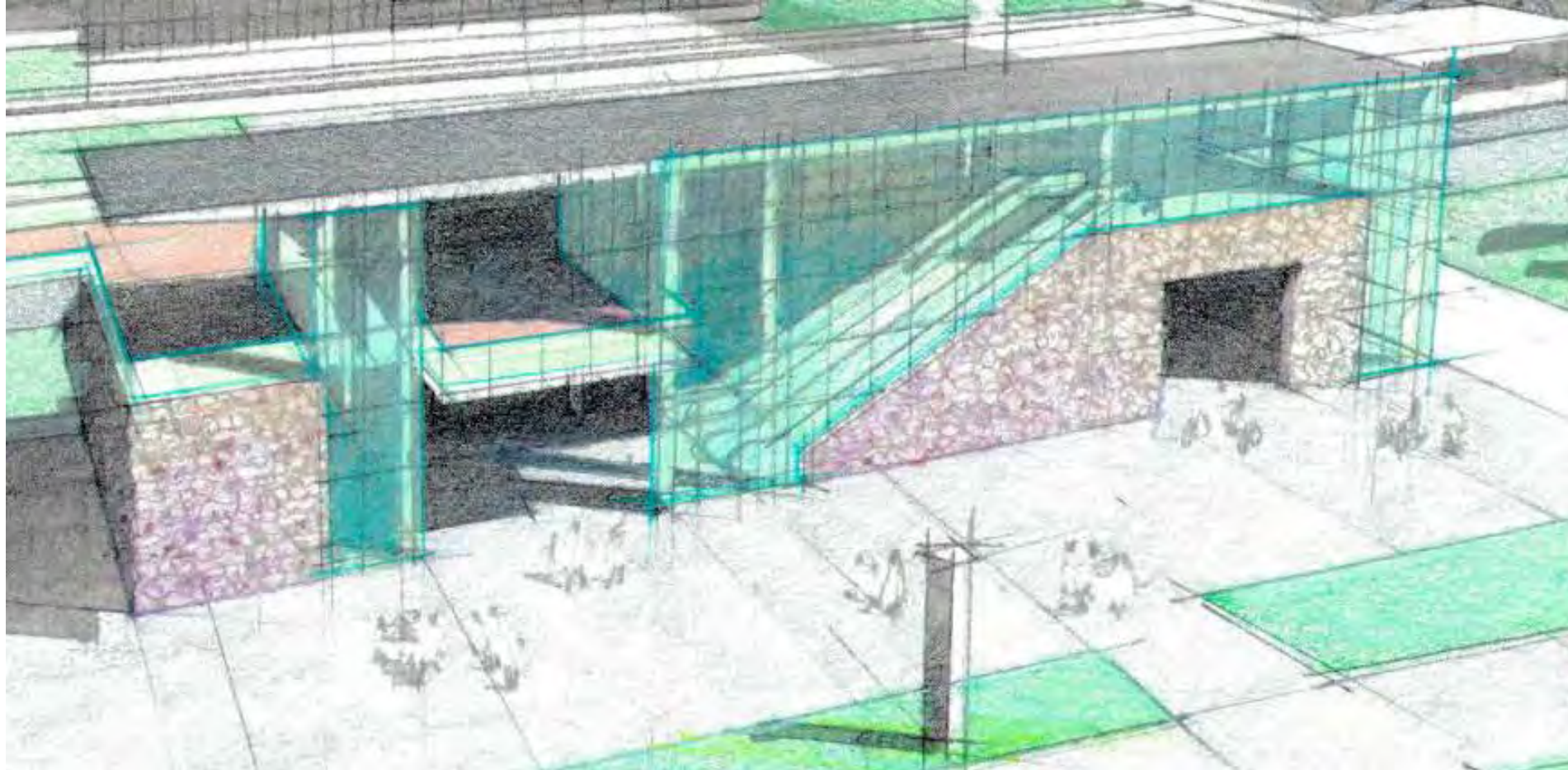


Image Presented to
the BAR – April 2016

18. Provide Additional Information on the Entrance Pavilion



Image Presented to
the BAR – May 2016

18. Provide Additional Information on the Entrance Pavilion

North Potomac Yard Small Area Plan – Approved June 6, 2017



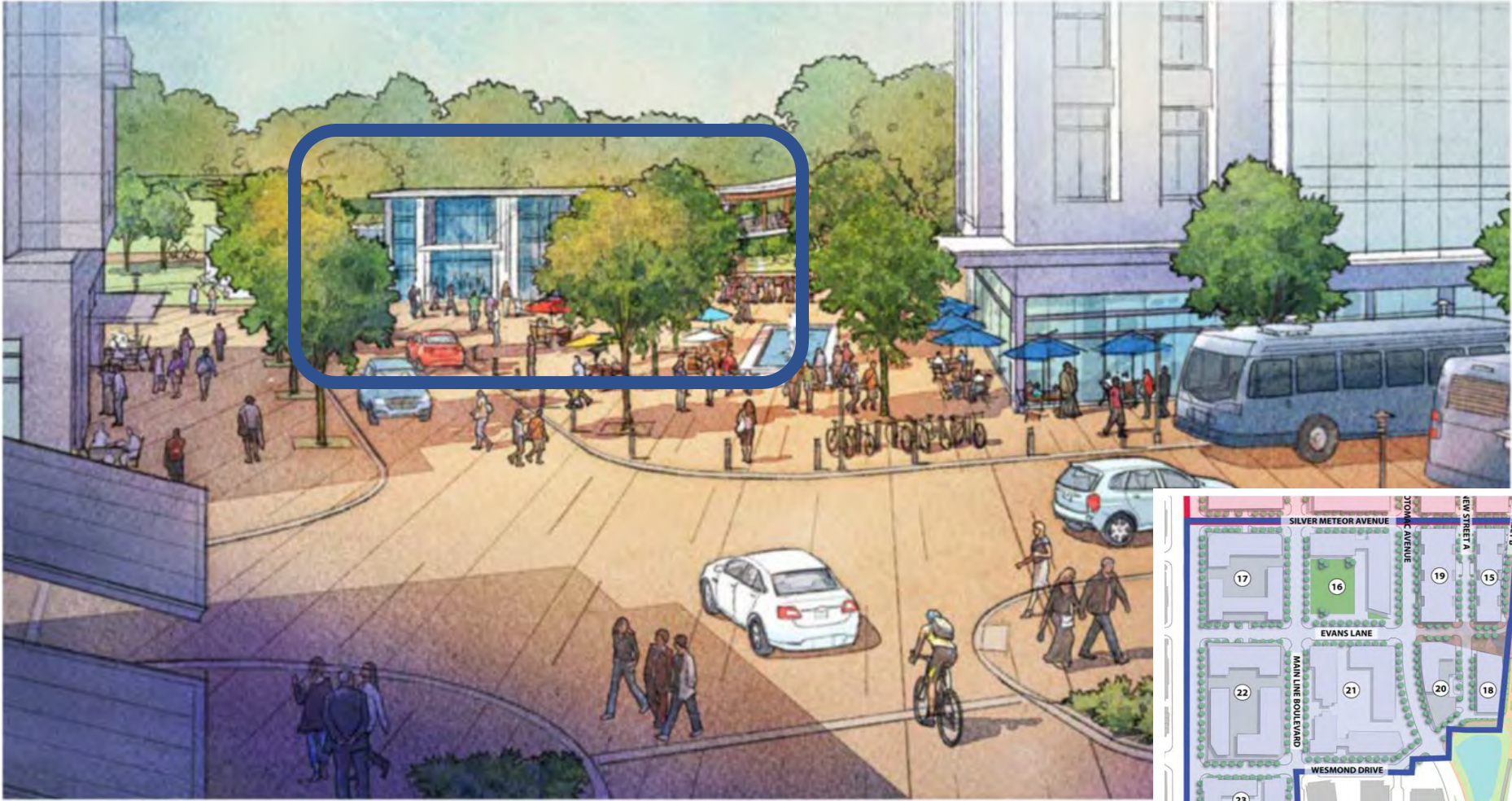
Conceptual rendering of Metro Plaza.



Figure 3.3a: Metro Square Neighborhood

18. Provide Additional Information on the Entrance Pavilion

North Potomac Yard Small Area Plan – Approved June 6, 2017



Conceptual rendering of Metro Plaza.



Figure 3.3a: Metro Square Neighborhood

18. Provide Additional Information on the Entrance Pavilion

North Potomac Yard Small Area Plan – Approved June 6, 2017



Conceptual rendering of Metro Plaza.

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North Potomac Yard Small Area Plan – Approved June 6, 2017



Conceptual rendering of Metro Plaza at night

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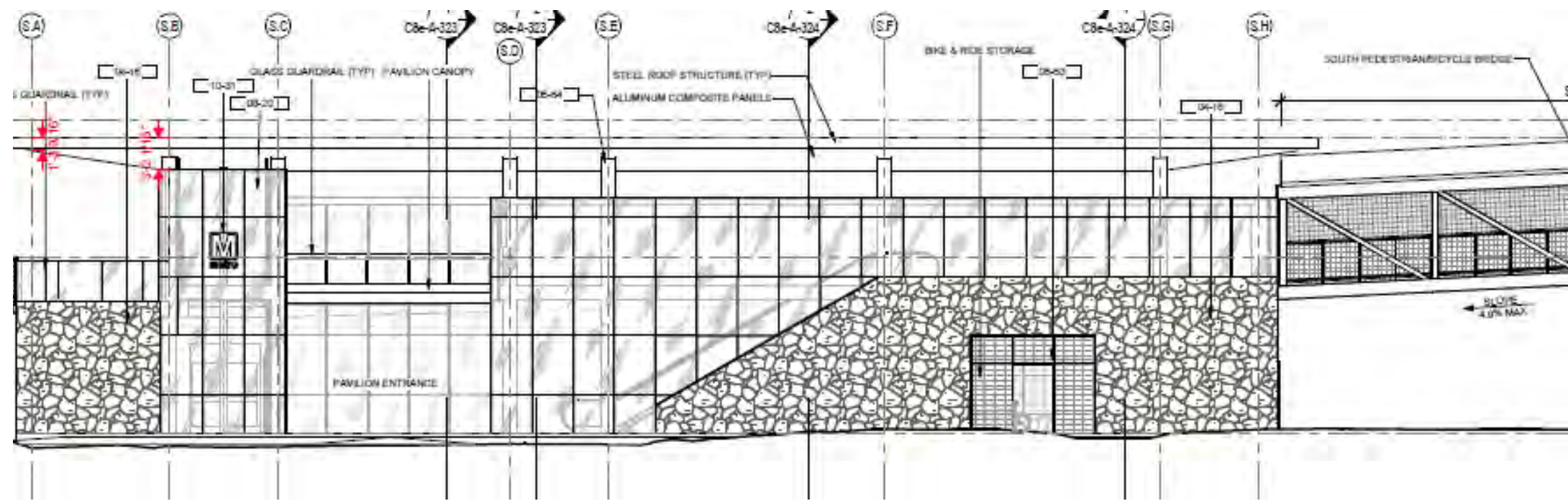
North Potomac Yard Small Area Plan – Approved June 6, 2017



Conceptual rendering of Market Lawn at the northern end of Block 14 looking east.

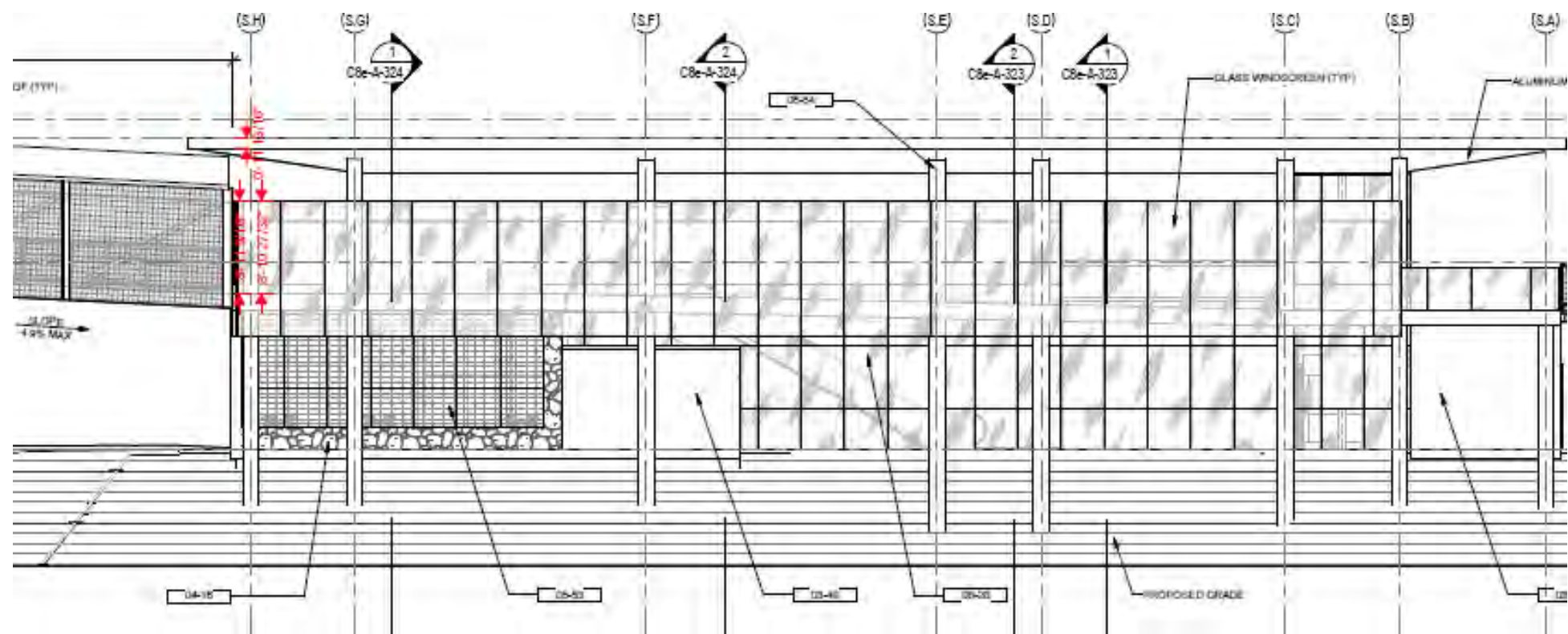


18. Provide Additional Information on the Entrance Pavilion



Request for Proposal Design – November 28, 2016

18. Provide Additional Information on the Entrance Pavilion

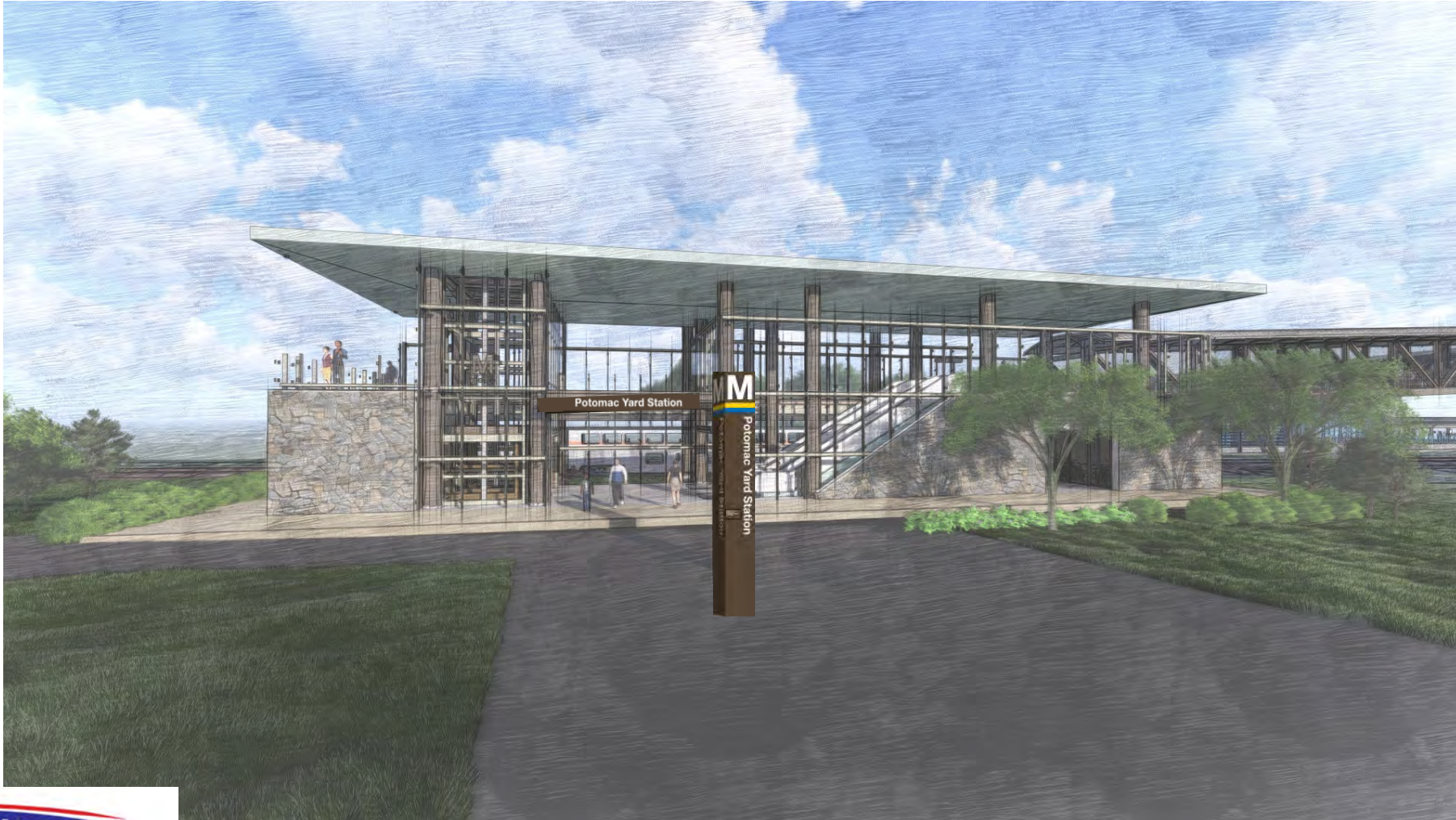


Request for Proposal Design – November 28, 2016

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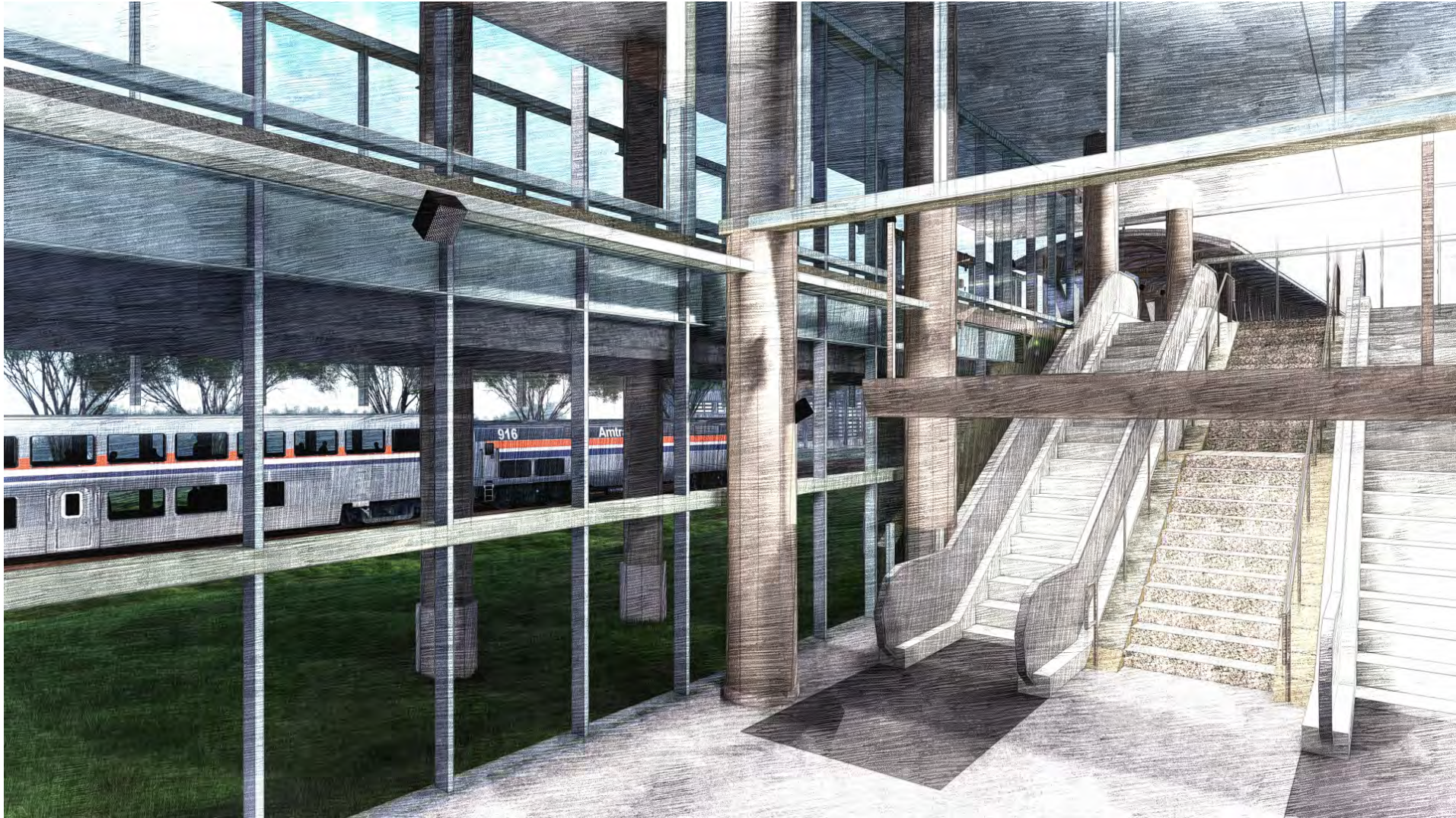
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Potomac Yard Metrorail Station



City of Alexandria Board of Architectural Review 10/16/2019