Potomac Yard Update

Alexandria City Council Work Session

September 21, 2013

Today's Council Work Session Agenda

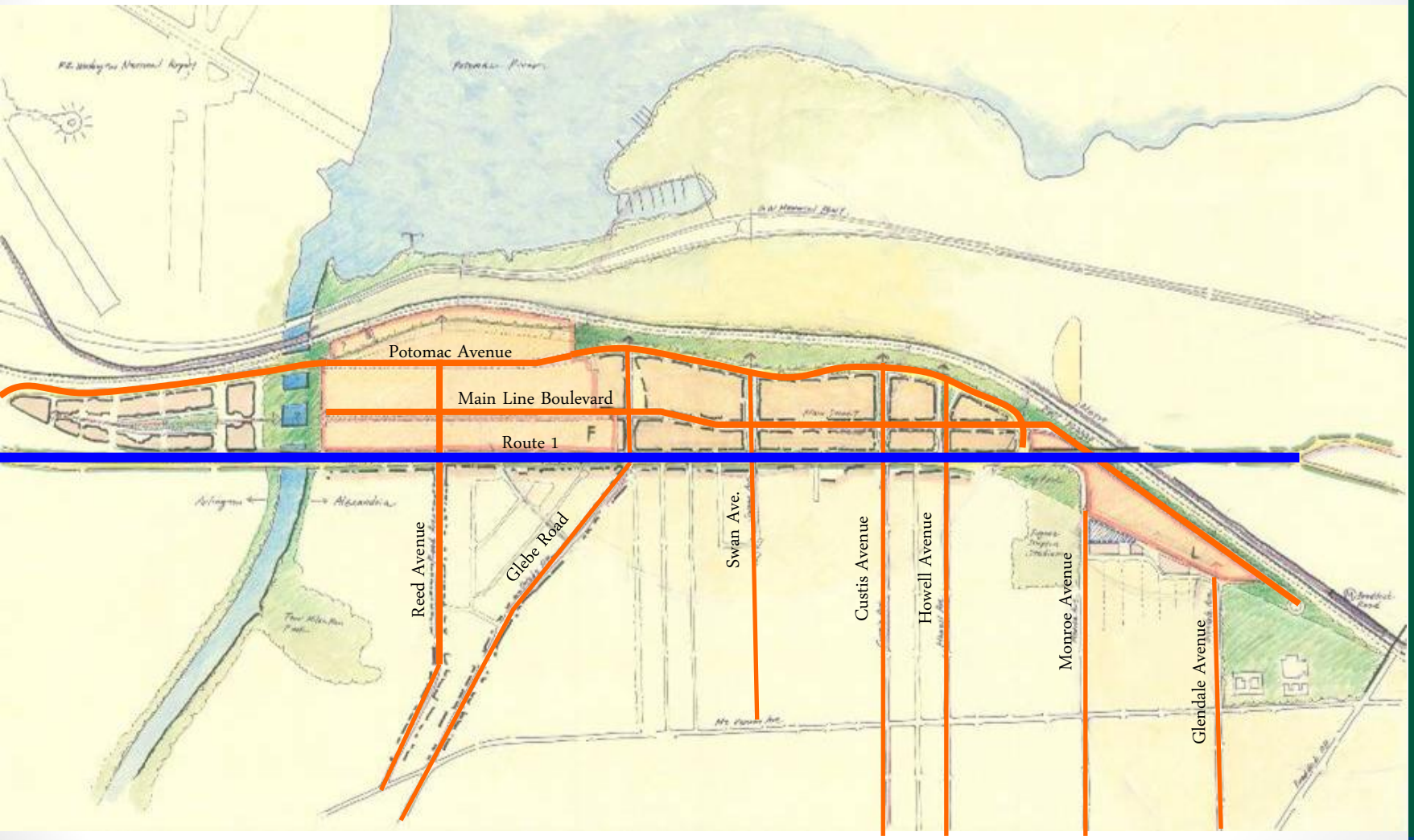
- Welcome 8:00
- Presentation and Council Questions 8:05
- Bus Tour 8:30

- Please note that the work session will be comprised of staff presentations and Councilmember questions.

- Interested members of the public will be able to ask questions of staff following the bus tour.

Potomac Yard

Connectivity



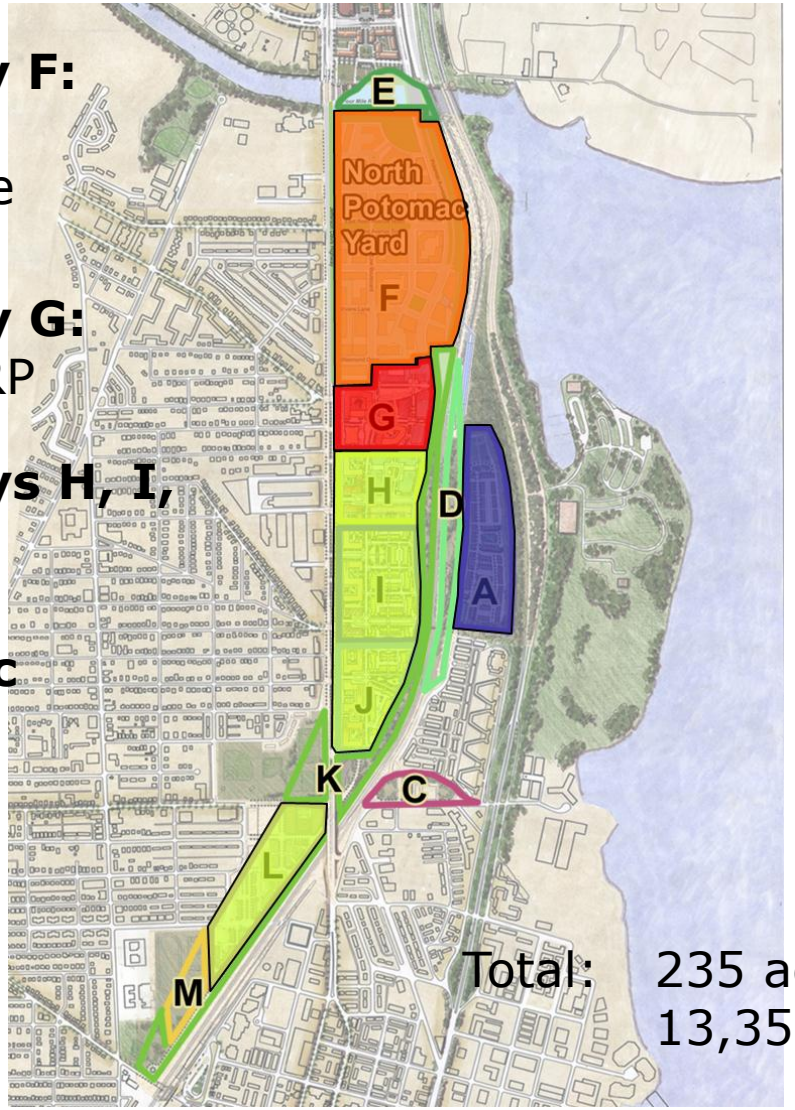
Development Context

Landbay F: CPYR/ Lionstone JBG

Landbay G: JBG - MRP

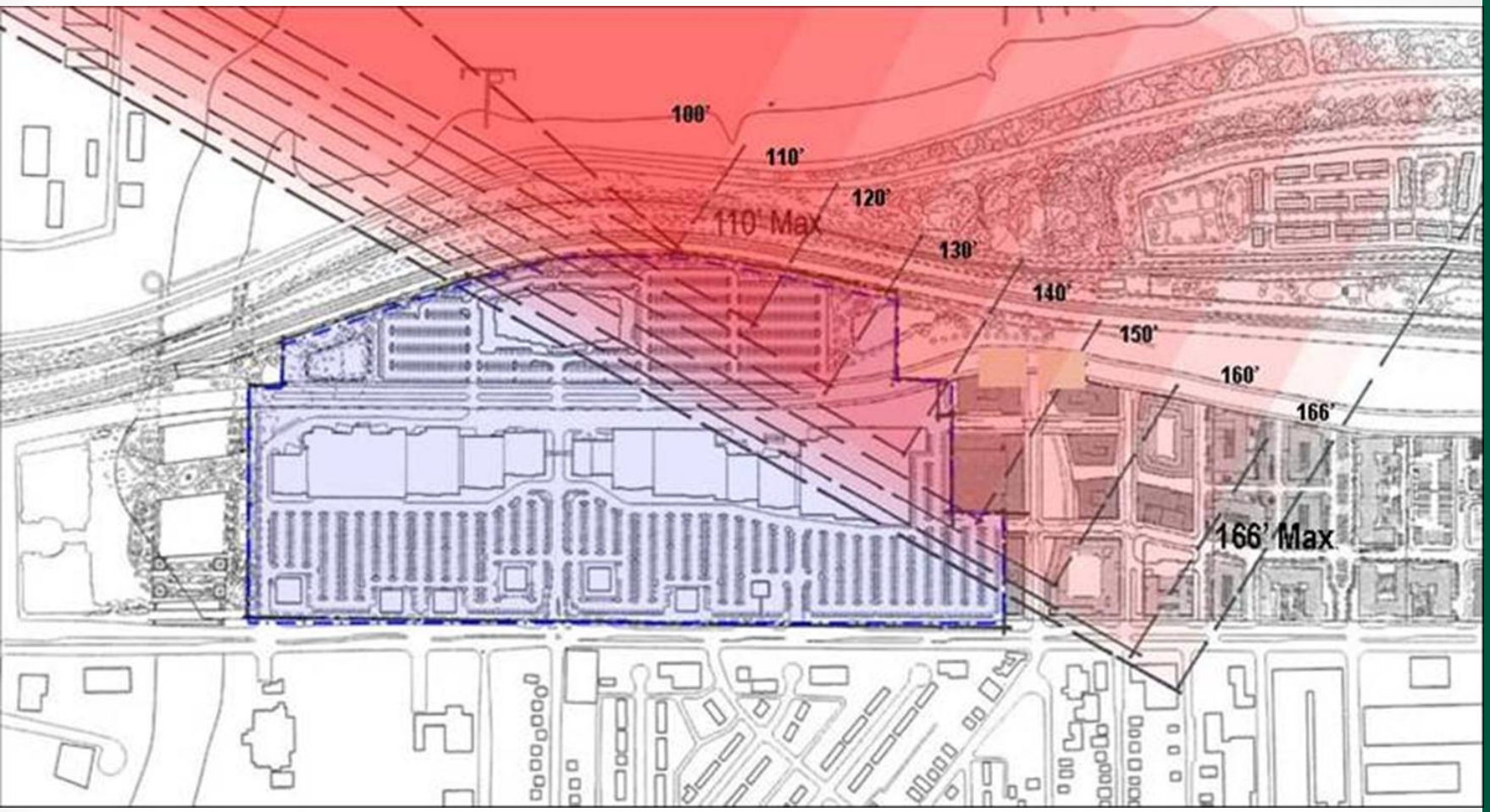
Landbays H, I, J, L: PYD

Potomac Greens

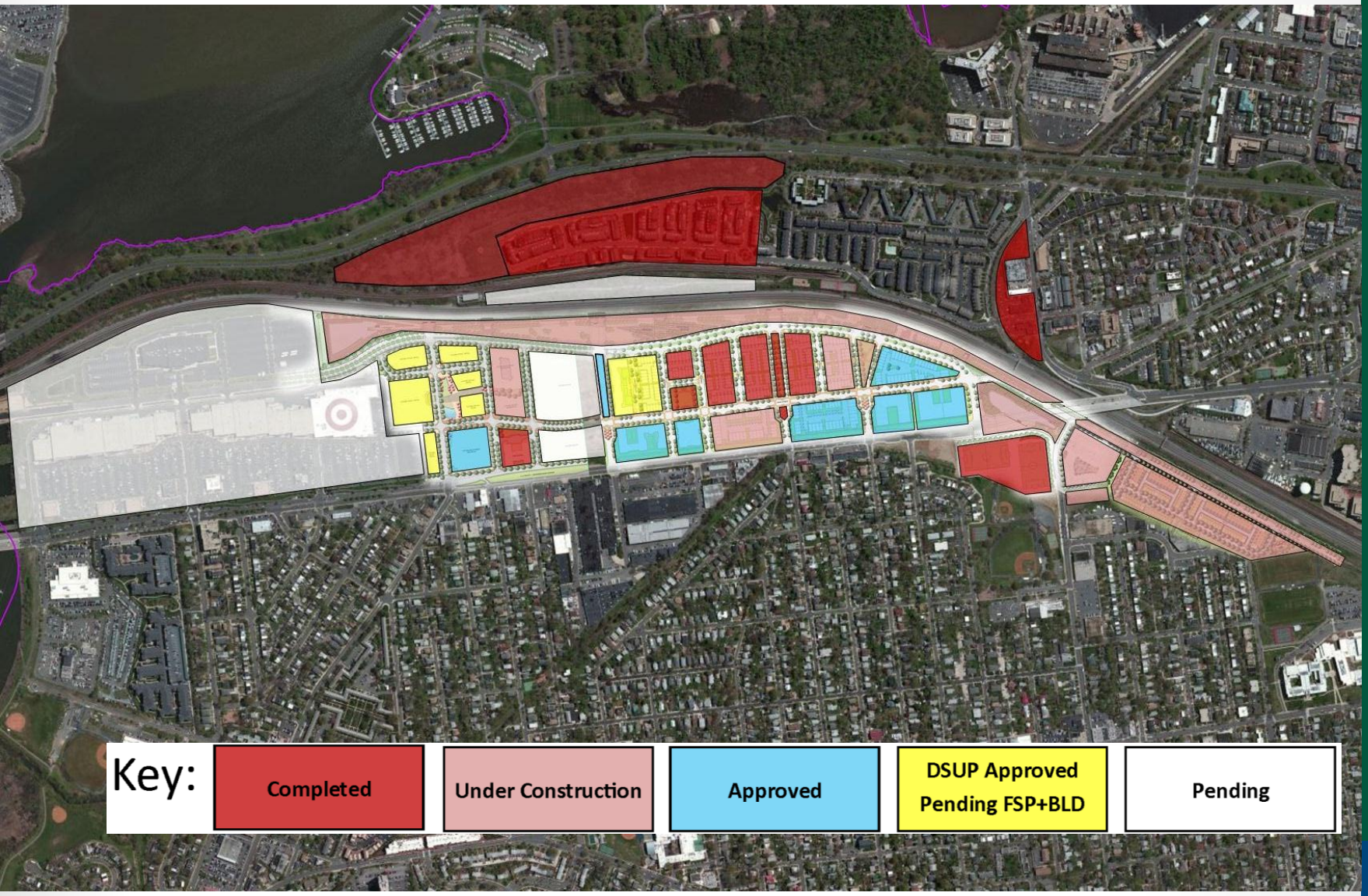


Total: 235 acres
13,357,000 sq.ft

Site Constraints



Development Activity



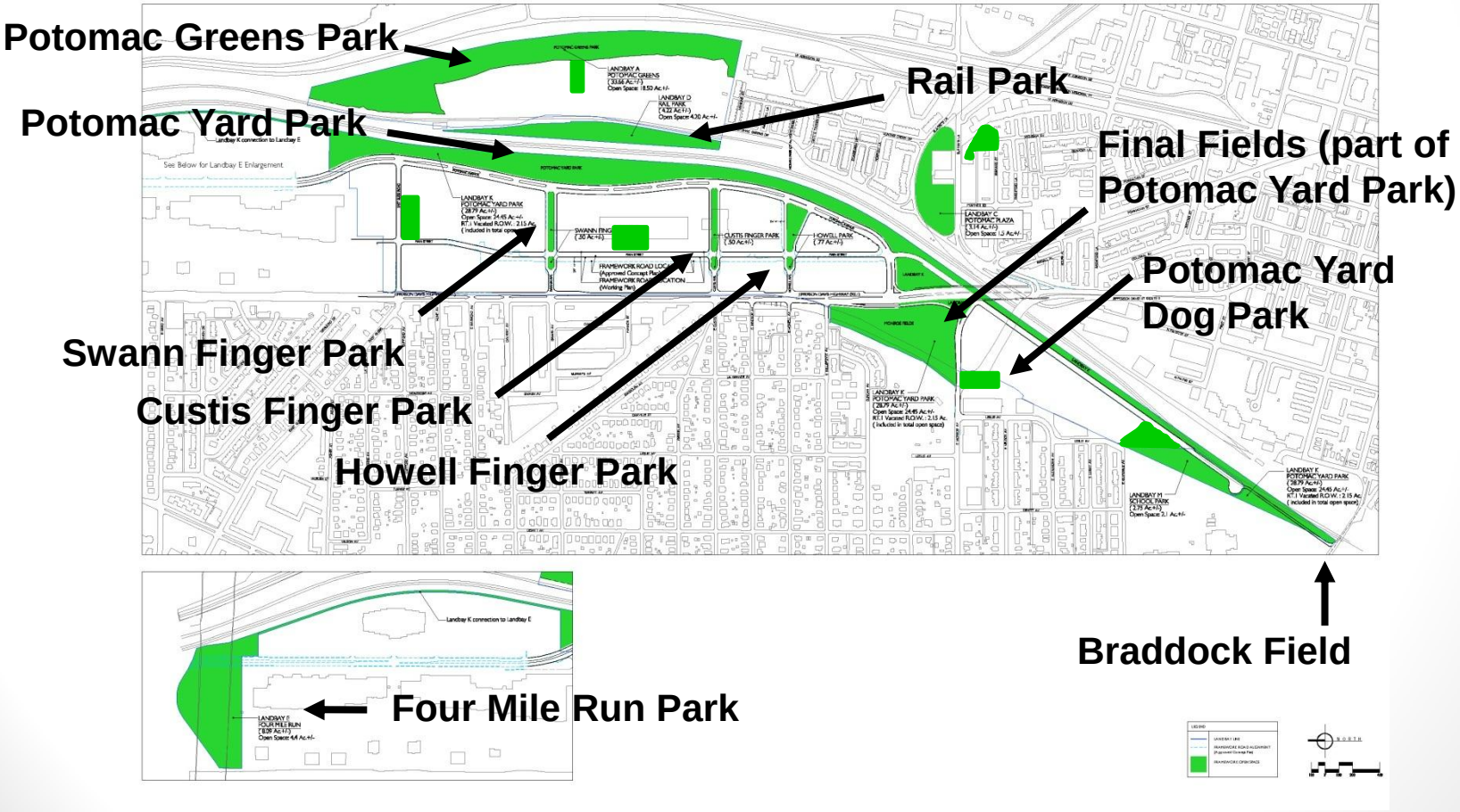
Land Use & Metro Alternatives

Land Use & Metro Alternatives

The City's adopted 2008 Transportation Master Plan stated that any amendment to the Potomac Yard Small Area Plan with an increase in density should address the development of a Metrorail Station at Potomac Yard.

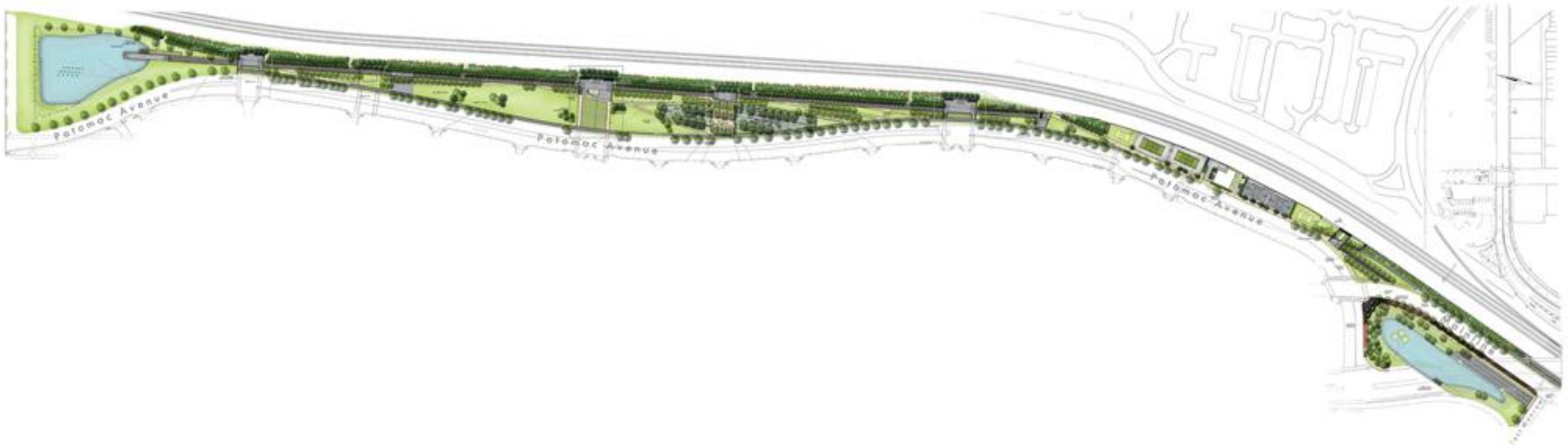
Potomac Yard Open Space Network

- CDD Plan for Potomac Greens/Potomac Yard
- Connectivity to City and Regional Open Space
- Variety of Park Types and Uses



Potomac Yard Park

- Main Park and Open Space for Potomac Yard
- Public/Private Partnership with Potomac Yard Development
- Public Process from 2005-2008
- Major Regional Park and Trail Connection
- Mix of Active and Passive Uses

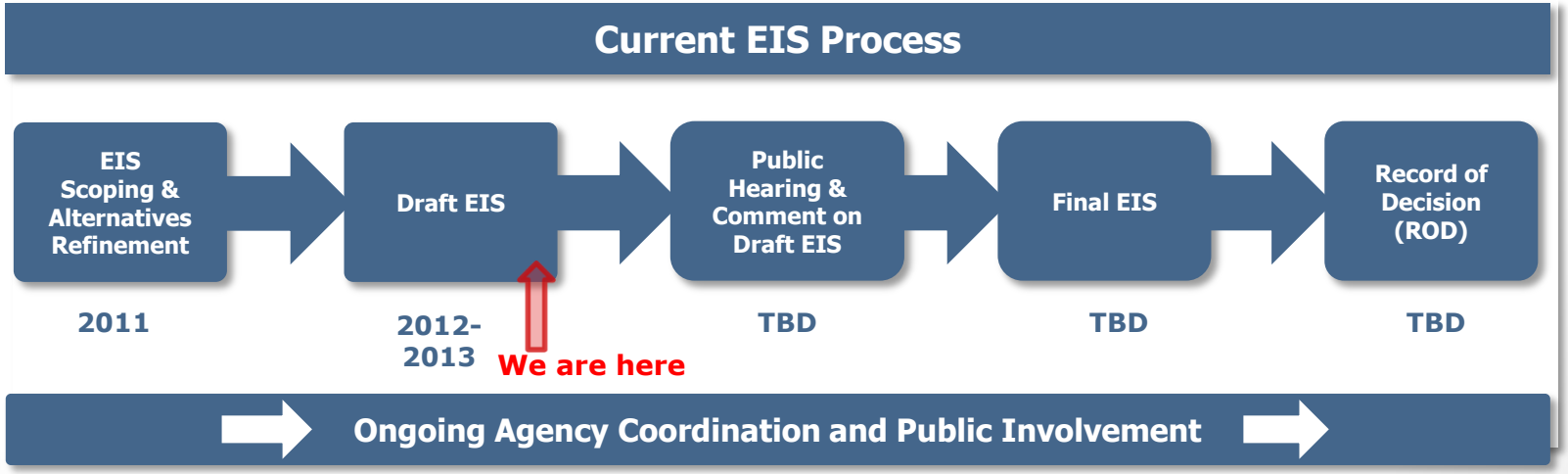


Why a Metrorail Station?

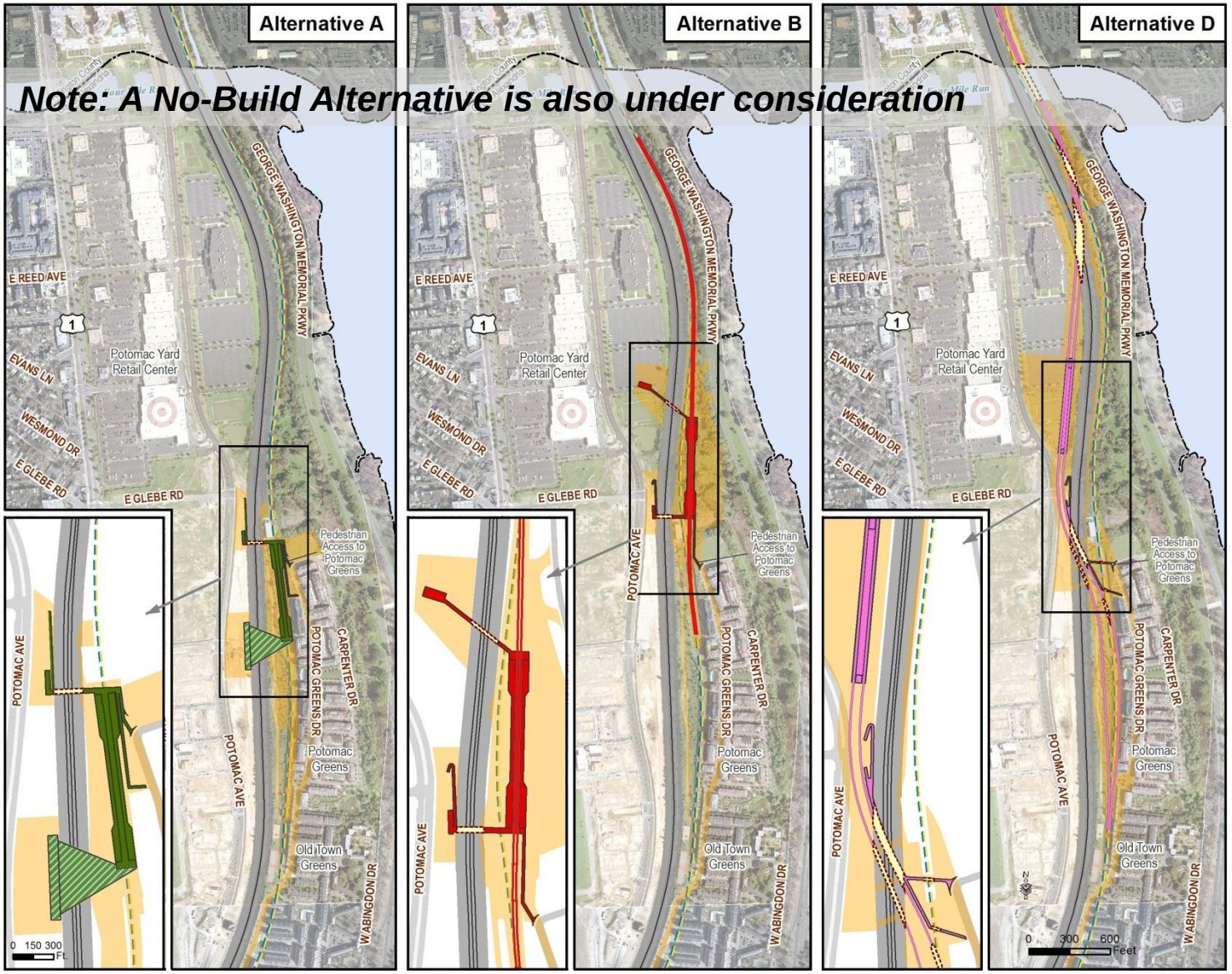
- Maximizes the number of people taking transit to and from Potomac Yard
- Current projections would result in thousands of additional vehicles on Route 1 without another transportation option
- Enables redevelopment of Potomac Yard as a vibrant, mixed-use community that:
  - Helps generate substantial new tax revenues
  - Keeps thousands of trips in the community and off area roads
  - Provides more housing and employment options near transit
  - Provides a retail and entertainment destination for all Alexandrians

Progress to Date

- Currently evaluating four (4) alternatives as part of an Environmental Impact Statement (EIS).
- Cost estimates (to be updated):
  - Build Alternative A = $195 million
  - Build Alternative B = $250 million
  - Build Alternative D = $462 million
- Draft EIS will be completed following investigation of mitigation options, to be included in the document.

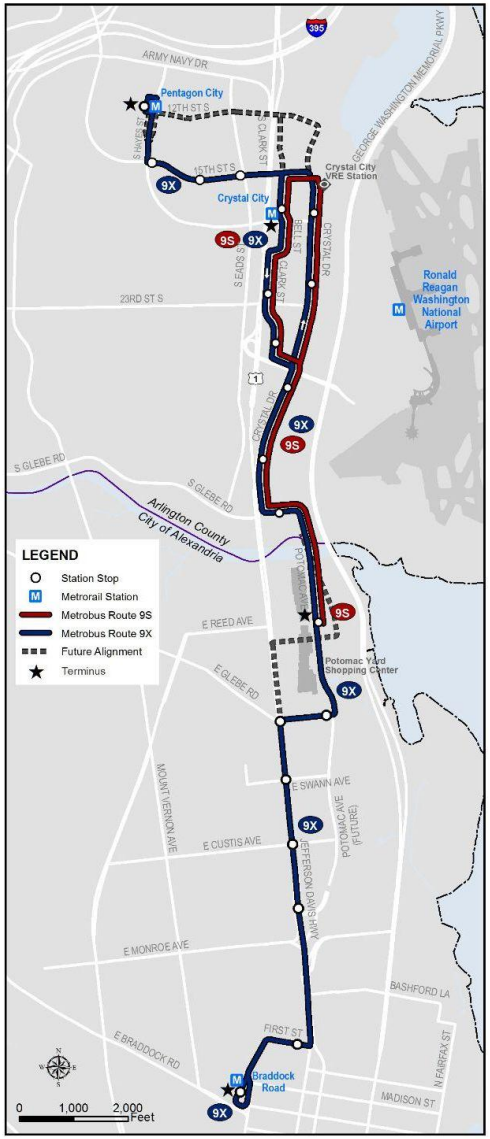


Build Alternatives



Transitway Overview

- 5-mile corridor connecting Pentagon City, Crystal City, Potomac Yard, and Braddock Road
- First 0.8 mile segment in Alexandria currently under construction
  - 2-lane transit-only corridor with 12-ft landscaped medians on both sides
- Anticipated opening Spring/Summer 2014



Transitway Features

- Frequent, reliable service
- Dedicated right-of-way
- Transit signal priority
- Off-board fare collection (proof of payment)
- Real-time information
- Near-level boarding at station platforms
- Boarding at all doors
- Branded bus fleet
- Custom designed shelters and stations

Other Infrastructure

Thank You

For more information, visit:
www.alexandriava.gov/PotomacYard