

Potomac Yard Metrorail Station Environmental Impact Statement

PYMIG Meeting
January 29, 2015



Agenda

- Welcome
- Virginia Transportation Infrastructure Bank Loan
- Status of Draft EIS
- Overview of Outreach Plans
- Next Steps
- Questions

VTIB Loan

- \$50 million, high quality credit loan
- Moral obligation pledge of AAA/Aaa rated City
- Provides early year debt service relief
 - No interest payment for seven years
 - Initial low principal repayment
- 30 year amortization, with accelerated repayment possible
- Loan approved by Commonwealth Transportation Board on January 14, 2015

Potomac Yard Metrorail Station Benefits to the Commonwealth of Virginia

- Adds close-in new station in Virginia
- Will generate billions in new private sector investment
 - The NoMa station in DC has generated \$2 billion in private investment in 10 years
- 26,000 future jobs within $\frac{1}{4}$ mile radius
- 13,000 future residents within $\frac{1}{2}$ mile radius

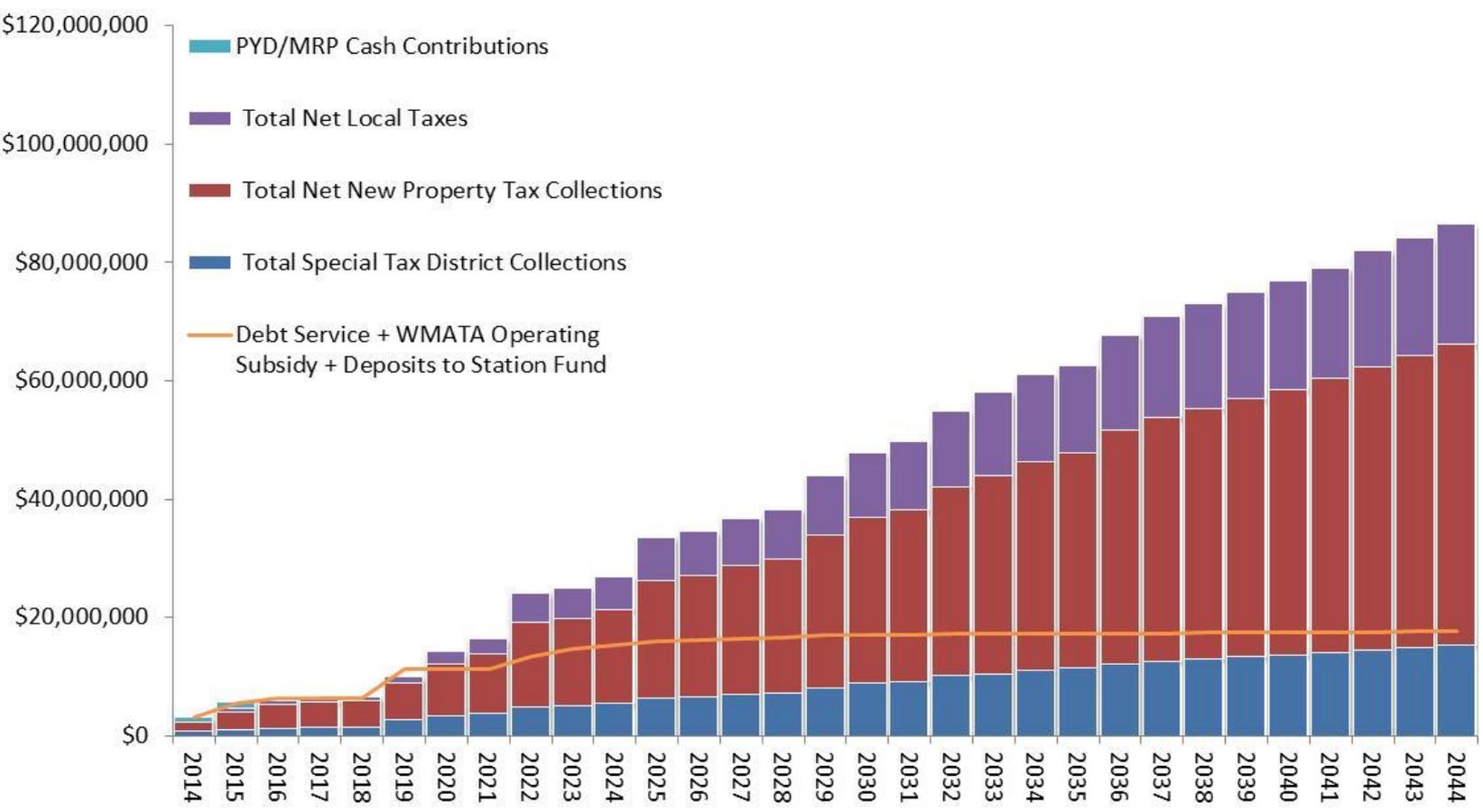
Funding Sources

(\$ in millions)

Source	Alternative A	Alternative B
General Obligation Bonds*	90.7	160.8
VTIB Loan/Accrued Interest*	56.3	56.2
Special Tax District/Developer Contributions	10.2	10.2
NVTA 70% Funds	69.5	69.5
WMATA Credits	1.1	1.1
Urban Funds	1.0	1.0
TOTAL	228.8	298.8

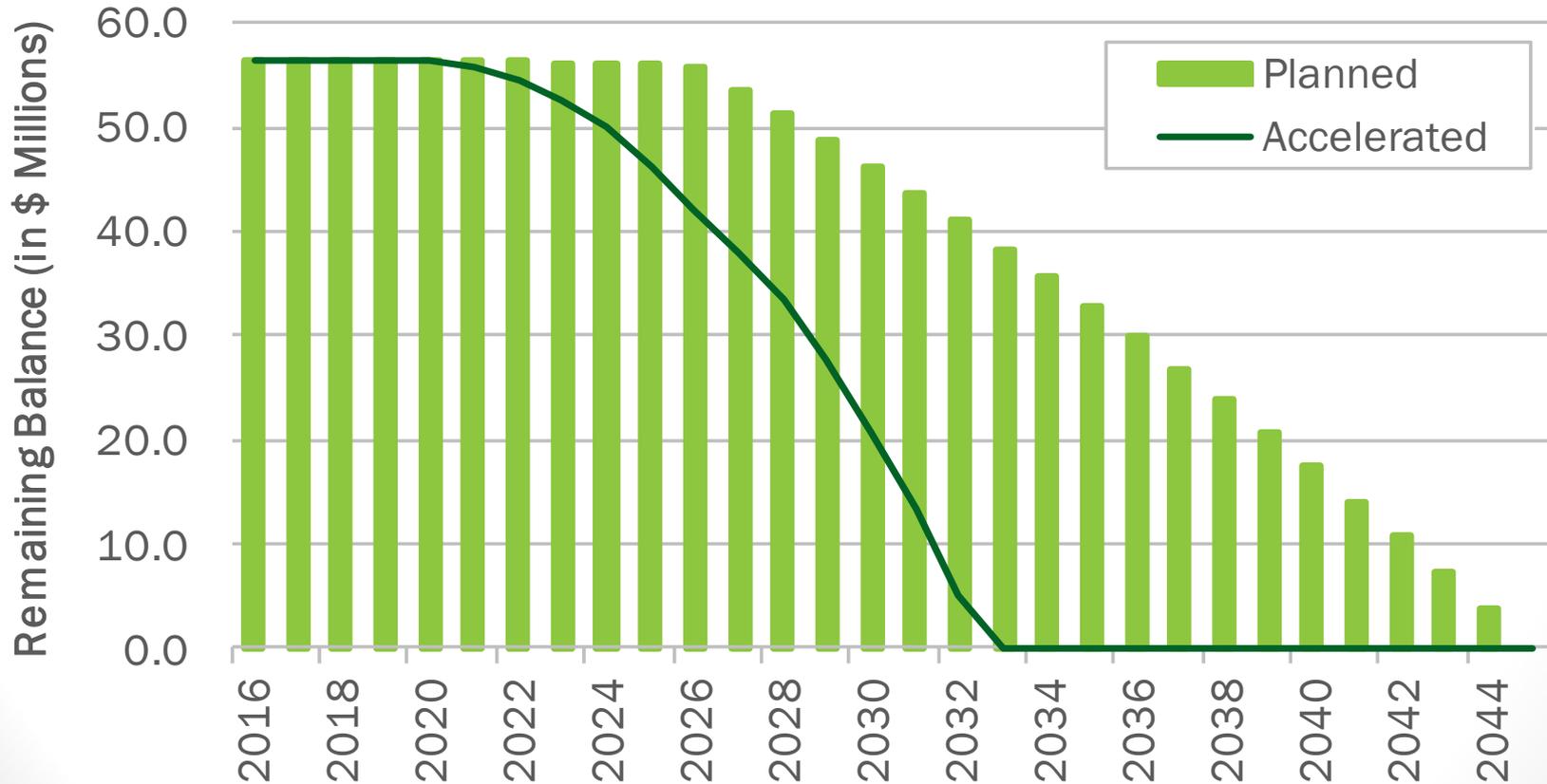
*General Obligation Bonds and VTIB loan to be backed by net new taxes from the development of Potomac Yard, as well as special tax district revenue

Cash Flow – Alternative A

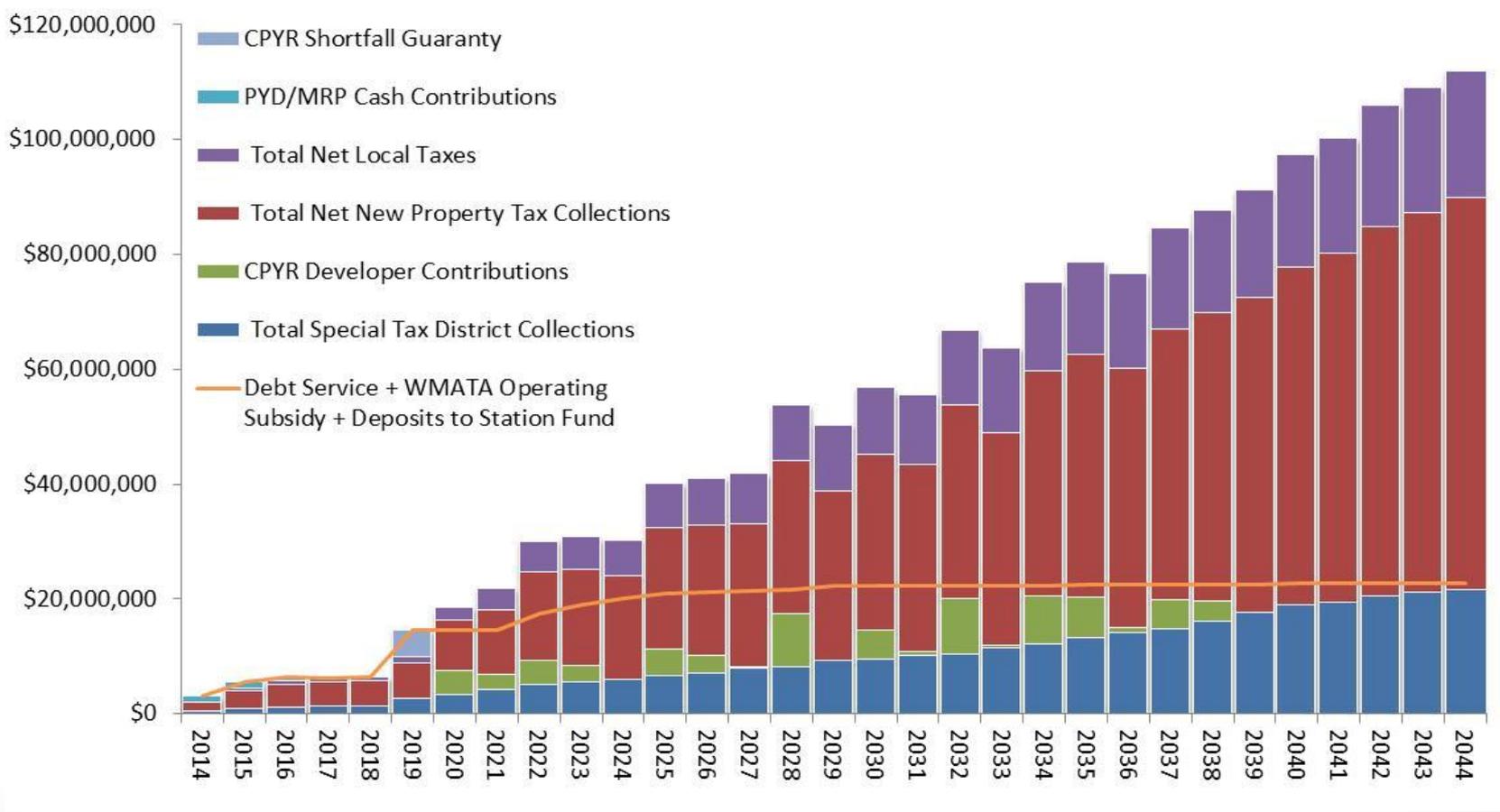


VTIB Loan – Alternative A

Alternative A | Annual Remaining Balance of VTIB Loan

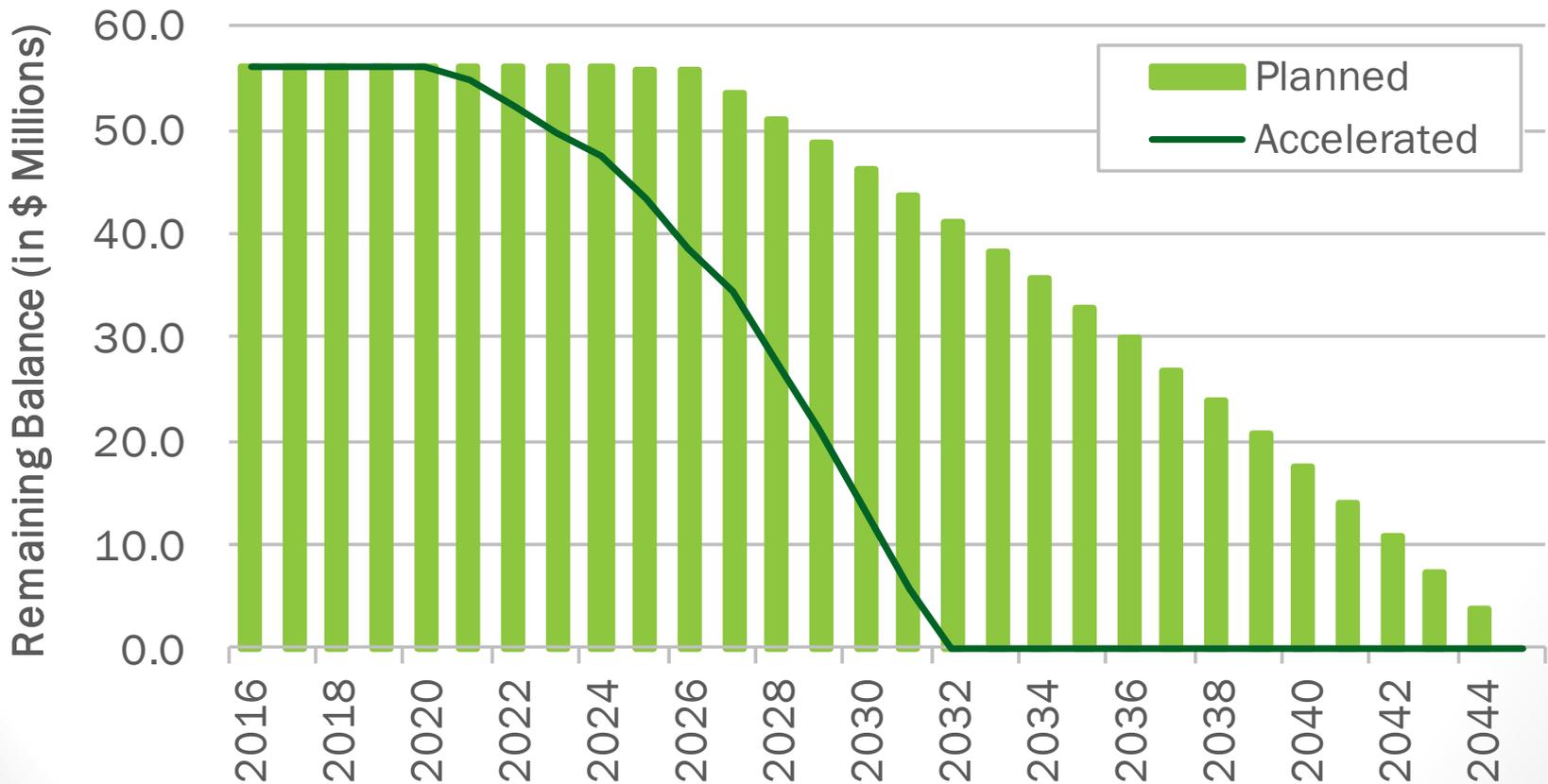


Cash Flow – Alternative B

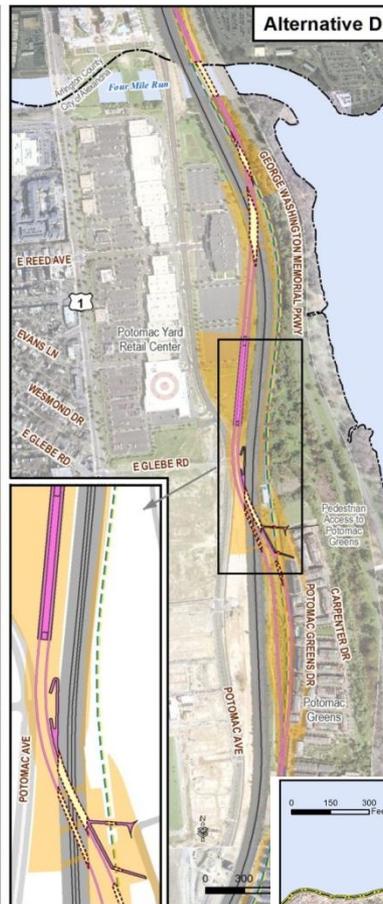


VTIB Loan – Alternative B

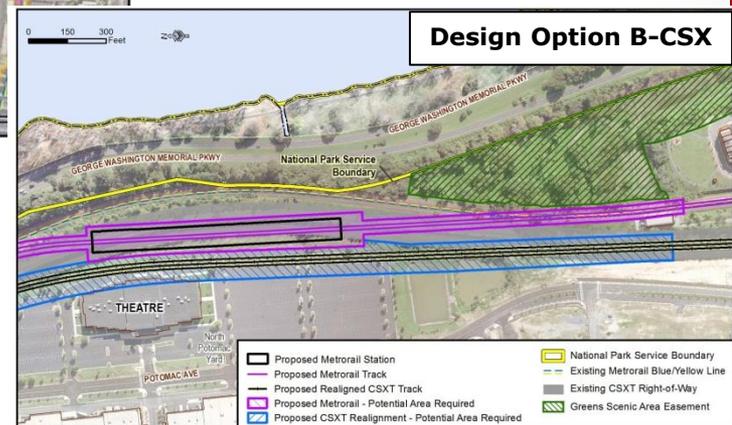
Alternative B | Annual Remaining Balance of VTIB Loan



Status of Draft EIS



- Finalizing DEIS
 - Incorporating NPS, FTA, and City comments
- Anticipated public release Q1 2015



Overview of Outreach Plans

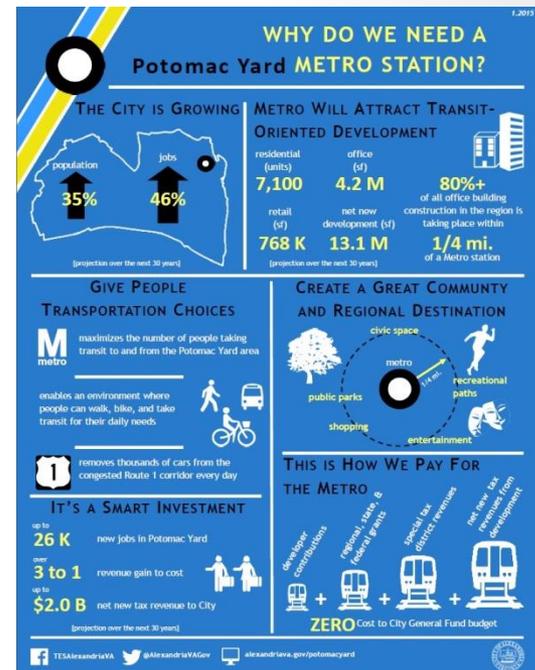
Phase	Timeframe
Pre-DEIS Release <ul style="list-style-type: none">• Overview of key issues	Winter 2015
DEIS Release <ul style="list-style-type: none">• Detailed review of DEIS	Winter/Spring 2015
Staff Recommendation <ul style="list-style-type: none">• Discussion of staff recommendation	Spring 2015
Locally Preferred Alternative	Spring 2015

Community Education & Discussion Workshops

- **Timeframe:** Following release of DEIS
- **Purpose:**
 - Help the public understand details of the DEIS
- **Focus Areas:**
 - Workshop #1:
 - Land use, neighborhoods, soils, hazardous materials, economic effects
 - Workshop #2:
 - Wetlands, scenic easement, parks, visual effects, cultural resources
 - Workshop #3:
 - Transportation, noise/vibration, air quality, construction, secondary/cumulative impacts
- Sponsored by PYMIG

Other Outreach

- Public, civic association, board & commission meetings
- Public hearings
- Infographic
- City and Project Websites
- Mayor's Show
- Video on Public Access/Channel 70
- Farmer's Markets
- Social Media (Facebook/Twitter)
- Local Motion Program
- Earth Day Events
- Newspapers/Media Announcements

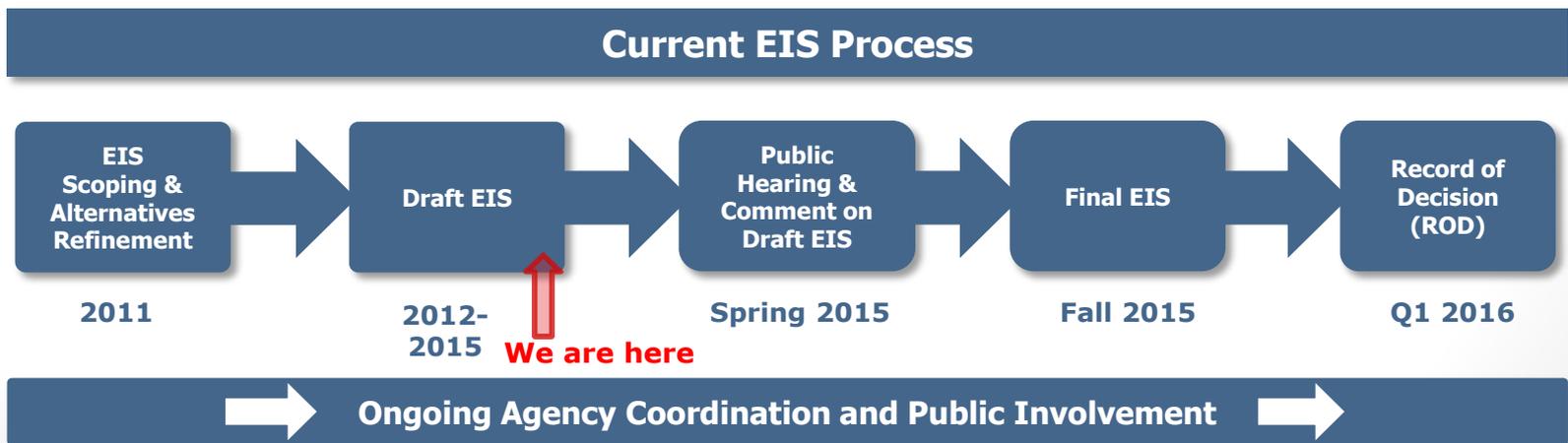


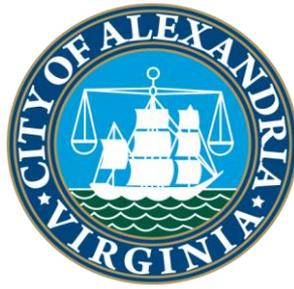
Opportunities for Comment on the DEIS

- In writing:
 - Emails to comments@potomacyardmetro.com
 - Letters to address provided in DEIS
 - Comment cards at public meetings
 - Workshops
 - Board and Commission meetings
- In person:
 - City Council public hearing
 - WMATA/NEPA public hearing

Next Steps

- Final review and signoff of DEIS by FTA and NPS (Q1 2015)
- Public release of DEIS (Q1 2015)
- LPA decision by City Council (Q2 2015)
- Complete Final EIS (Q4 2015)
- Record of Decision (Q1 2016)





Questions?

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