

# POTOMAC YARD METRO CONNECTION

Fall 2015



The City of Alexandria is moving forward with planning for the proposed Metrorail station at Potomac Yard. The station will be located along the Yellow and Blue Lines between the Braddock Road and Ronald Reagan Washington National Airport stations, and will be the second infill station in the Metrorail system.

Many years of planning and community dialogue have produced a vision for Potomac Yard as a lively, walkable, mixed-use community with access to high-quality retail, entertainment, and parks. The new Metrorail station is central to that vision. It will help to accommodate the growing transportation demand in the Route 1 corridor and enable an environment where people can walk or bike to a variety of destinations for their daily needs. The Metrorail station is key to attracting retail and office uses which will enhance the quality of life for residents, strengthen and diversify the City's tax base, and improve the long-term economic sustainability of the City.

The project is currently undergoing analysis of potential impacts as part of the National Environmental Policy Act (NEPA) process. Following the selection of a preferred alternative by City Council on May 20, the project moved into the Final Environmental Impact Statement (FEIS) phase.

The following pages of this newsletter provide an overview of upcoming project activities and how you can be involved. Key activities include completion of the FEIS analysis and development of the conceptual station design.

Stay tuned to [alexandriava.gov/PotomacYard](http://alexandriava.gov/PotomacYard) for further updates.

# Metrorail Station Concept Design

Design and construction of the Metrorail station will be overseen by WMATA, who will be using the “design-build” method of project delivery, which is described on the other side of this page. WMATA expects to advertise the contract next summer. Over the next several months, WMATA and the City will be developing the design-build documents, which are the set of standards, requirements, and expectations that the contractors will use to develop their bids.

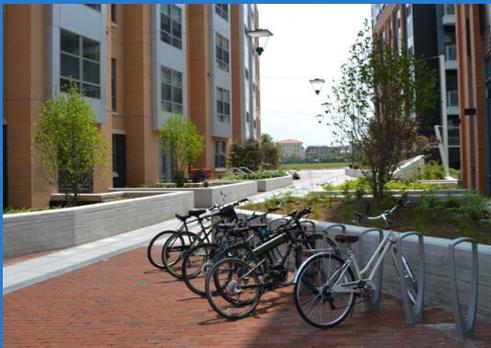
The conceptual design for the station will be an important part of those documents. The design process will include a series of meetings to solicit public input, as well as regular updates to the Planning Commission, the Parks and Recreation Commission, the Board of Architectural Review, and City Council. The public process will be supported by a design team consisting of consultants and staff from the City, WMATA, and the National Park Service. The goal is development of a conceptual design that has buy-in from residents, can be recommended for approval by relevant boards and commissions, and can be approved by City Council, the National Park Service, WMATA, and other approving agencies.

The first opportunity for public input into the design process will be Wednesday, October 28 at 6:30 p.m. The meeting will be held at Charles Houston Recreation Center, 901 Wythe Street.

## What is “Design-Build?”

“Design-build” is a project delivery method in which a single team provides architectural/ engineering and construction services under a single contract. The design-build method can have a number of advantages, including:

- **Improved Quality:** The integration of the design-build team and continuous feedback loop among the members can create a greater focus on quality control and quality assurance; it can also allow for innovation related to design solutions.
- **Cost Savings:** Designers, construction engineers, and the contractor are continuously working and communicating as a team. The team proactively evaluates alternative materials and methods effectively and accurately. This continuous engagement helps the project avoid potentially costly changes during the construction phase.
- **Time Savings:** The integrated process enables construction engineering considerations to be incorporated during the design process. In addition, design and construction phases for different segments of the project can overlap.



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## Park Planning

In addition to the approvals required for the Metro station concept design, both Potomac Yard Park and Potomac Greens Park will require some alterations to these parks to incorporate the landing sites for access to the station. The wetland and woodland area at the north end of Potomac Greens Park will also be restored following station construction, with particular attention paid to screening views of the station from the George Washington Memorial Parkway. Most of the wetland and woodland area will eventually become part of the Parkway as part of the agreement with the National Park Service.

Concept designs for these parks will be developed as part of the station design process. Input will be sought at the public forums hosted by the Potomac Yard Metrorail Implementation Work Group (PYMIG). As part of this project, improvements to Daingerfield Island and the Parkway are also planned.



## Next Steps

Over the next year, the environmental and design processes will move forward concurrently in order to minimize delays in reaching opening day.

### Environmental Impact Statement

- Complete Final Environmental Impact Statement document (Fall 2015)
- Circulate Final Environmental Impact Statement (Winter/Spring 2016)
- Complete Environmental Process (Spring/Summer 2016)

### Design and Construction

- Develop station concept designs (Fall 2015 - Spring 2016)
- Develop design-build documents (Fall 2015 - Spring 2016)
- Begin procurement process for design-build contractor (Summer 2016)
- Select design-build team (Winter/Spring 2017)
- Design and construction (Spring 2017 - Spring 2020)
- Station opening (2020)



Potomac Yard Metrorail Station  
City of Alexandria  
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## Potomac Yard Metrorail Station UPCOMING PUBLIC MEETINGS

Over the next several months, the Potomac Yard Metrorail Implementation Work Group (PYMIG) will host a series of community forums to collect input on the conceptual design of the Metrorail station and changes to Potomac Greens and Potomac Yard parks.

All meetings will be held at the Charles Houston Recreation Center at 901 Wythe Street and will begin at 6:30 p.m.

- **Wednesday, October 28**  
Design Principles, Strategies, and Styles; Park Programming
- **Monday, November 16**  
Concepts: Design, Pedestrian Bridges, Landscape
- **Monday, December 14**  
Refined Concepts: Design, Pedestrian Bridges, Landscape

For additional information, please contact project managers:  
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