POTOMAC YARD
METRORAIL STATION

Potomac Yard Design Advisory Committee

May 26, 2016
AGENDA

I. Background
II. Station Location Decision
III. Station Design
IV. Potomac Greens Park and Potomac Yard Park
V. Next Steps
VI. Comments/Questions
ALEXANDRIA IN THE REGION

• Located in the core of the Washington region
• Good access to jobs and other opportunities
• Highly desirable place to live, work, and play
• Continued regional growth = continued development pressure
• How are we responding?
PREFERRED ALTERNATIVE

• City Council adopted the preferred alternative on May 20, 2015

• Alternative B as the preferred alternative
  – Support high-density mix of uses
  – Support adjacent communities
  – Economic development and regional benefit

• Construction access from Old Town Greens and Potomac Greens

• Mitigation framework for impacts to the George Washington Memorial Parkway
Potomac Yard Metrorail Station Location

Notes:
1. Boundaries are approximate.
### STATION FUNDING AND FINANCIAL FEASIBILITY

#### Sources for Construction

<table>
<thead>
<tr>
<th>Sources</th>
<th>Amount of Funds (millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIFIA Loan</td>
<td>$ 88.0</td>
</tr>
<tr>
<td>NVTA Funds</td>
<td>$ 69.5</td>
</tr>
<tr>
<td>VTIB Loan</td>
<td>$ 50.0</td>
</tr>
<tr>
<td>General Obligation Bonds</td>
<td>$ 35.6</td>
</tr>
<tr>
<td>TIGER Grant</td>
<td>$ 20.0</td>
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<tr>
<td>Other Sources</td>
<td>$ 5.0</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$ 268.1</strong></td>
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</tbody>
</table>

- **TIFIA**: Transportation Infrastructure Finance and Innovation Act
- **NVTA**: Northern Virginia Transportation Authority
- **VTIB**: Virginia Transportation Infrastructure Bank
- **TIGER**: Transportation Investments Generating Economic Recovery

**Note:** Graph based on Spring 2015 financial feasibility analysis; analysis to be updated Summer 2016.
Metrorail Station Design

North mezzanine looking southwest

View from George Washington Memorial Parkway Southbound Lane with Landscaping
METRORAIL STATION DESIGN

View from Parkway Northbound Lane
View looking from East Glebe Road
WESTERN PAVILION
UPCOMING PUBLIC OUTREACH

Community Discussions:
• Open House
  – June 2, 2016 (6:30 – 8:30 p.m., Charles Houston)
• Del Ray Farmers Market
  – Saturday, May 28
  – Saturday, June 11

Public Hearings:
• Planning Commission: June 7, 2016
• City Council: June 16, 2016
**NEXT STEPS**

- **Spring 2016**
  - DSUP Process: June 2016 public hearing
  - Publish Final EIS
  - Develop Request for Proposals (RFP) documents for the design-build contract
  - Develop construction mitigation elements
  - Develop concept-level cost estimate and update financial feasibility analysis

- **Summer 2016**
  - Advertise design-build contract
  - Records of Decision
QUESTIONS?

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

LEGEND
- Alternative B - Platform & Facilities
- Alternative B - New Metrorail Track

Construction Access and Impact Area
- Staging Area
- Access Route
- Construction Area Fence
- Existing Metrorail Blue/Yellow Line
- Existing CSX Tracks
- Existing CSX Right-of-Way
- Greens Scenic Area Easement
- George Washington Memorial Parkway (NPS Property)

Approx. Limits of Disturbance

Old Town Greens Park
# Project Impacts - Concerns and Mitigation

<table>
<thead>
<tr>
<th>Concerns</th>
<th>Potential Mitigation</th>
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<tbody>
<tr>
<td>Construction Traffic &amp; Parking</td>
<td>Restrict Hours</td>
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<tr>
<td></td>
<td>Bus Workers</td>
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<tr>
<td></td>
<td>Secure Site</td>
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<tr>
<td></td>
<td>Inspector Presence</td>
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<td>Time Restrictions</td>
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<tr>
<td>Contaminated Soils</td>
<td>Testing of Materials Prior to Removal</td>
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<tr>
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<td>Ensure Proper Handling</td>
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<tr>
<td>Construction Noise</td>
<td>Noise Mitigation</td>
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<tr>
<td>Night Work</td>
<td>Provide Advance Notice</td>
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<tr>
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<td>Minimize Frequency</td>
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<tr>
<td>Damage to Homes</td>
<td>Pre-Construction Home Inspections</td>
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<tr>
<td>Temporary Loss of Amenities</td>
<td>Work with Community to Relocate</td>
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<tr>
<td>Security Concerns During and After Construction</td>
<td>Secure Construction Site</td>
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<tr>
<td></td>
<td>Secure Access when Station Closes</td>
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