

Potomac Yard – Community Meeting Special Services Districts



George Washington Middle School
December 30, 2010

Agenda

- **Development Overview**
- Transportation Planning Overview
- **Metrorail Station Financing**
- Potential Special Services District Options

George Washington Middle School
December 30, 2010



Landbays - Potomac Yard



A	277 dus	G	1.8 million sf
C	15,000 sf	H	1.1 million sf
D	rail park	I+J	1.4 million sf
E	Four Mile Run	K	open space
F	7.5 million sf	L	368,000 sf

Landbay F



69.07 acres



Existing (CDD#10)

600,000 sf Retail

77' max, most 50' or below

Proposed (CDD#19)

7.5 million sf Mixed-Use

Max Heights: from 65' to 250'

Retail



Urban Amenities

Four Mile Run Restoration Master Plan



Quality Building Types & Uses



Urban Amenities

Civic Spaces

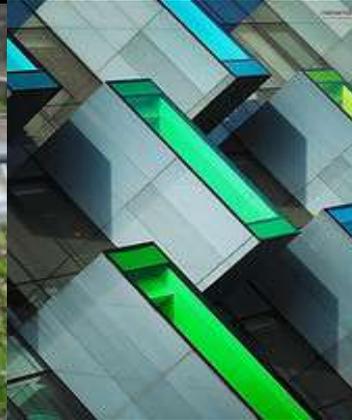


Transportation



Other Amenities

- Affordable Housing
- Streetscape Improvements – Rt 1
- Green Buildings – Sustainability
- Public Art
- Civic Facilities
- Visual & Aesthetic Benefits
- School Site

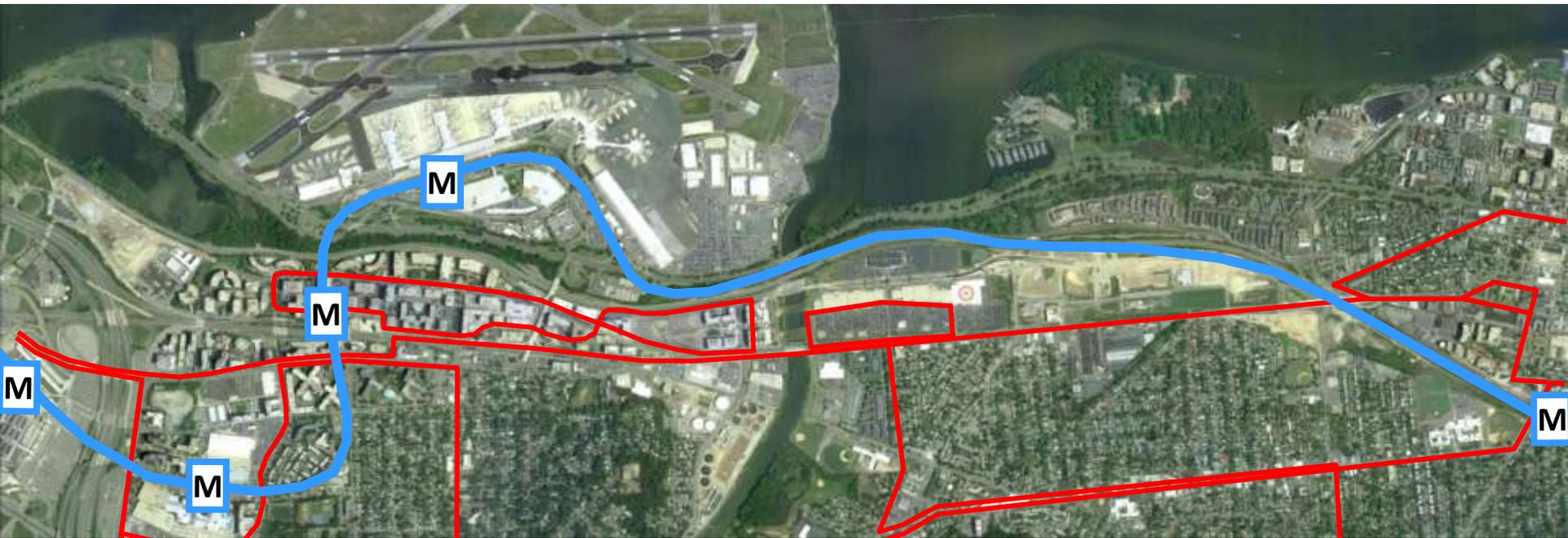


Potential Metrorail Station (Alternative B)



Comments and Questions

Existing Transit Service in Route 1 Corridor



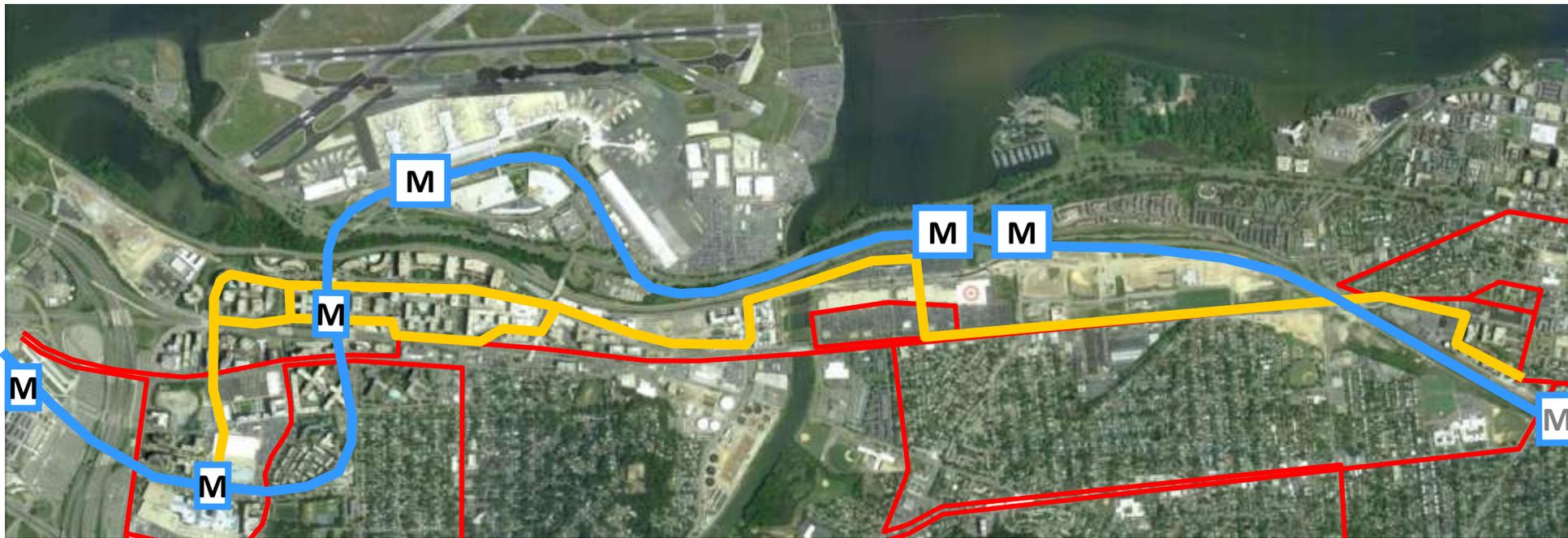
Existing corridor transit ridership

Weekday bus boardings: 6,800

Weekday rail boardings: 58,400



Planned Transit Service in Route 1 Corridor



Transit Project Status: Alexandria



Metrorail Station

by: Alexandria
In planning
\$240 M
Tax Districts, TIF, Developers

Streetcar Conversion

by: Alexandria
In planning
\$140 M
Federal / Local

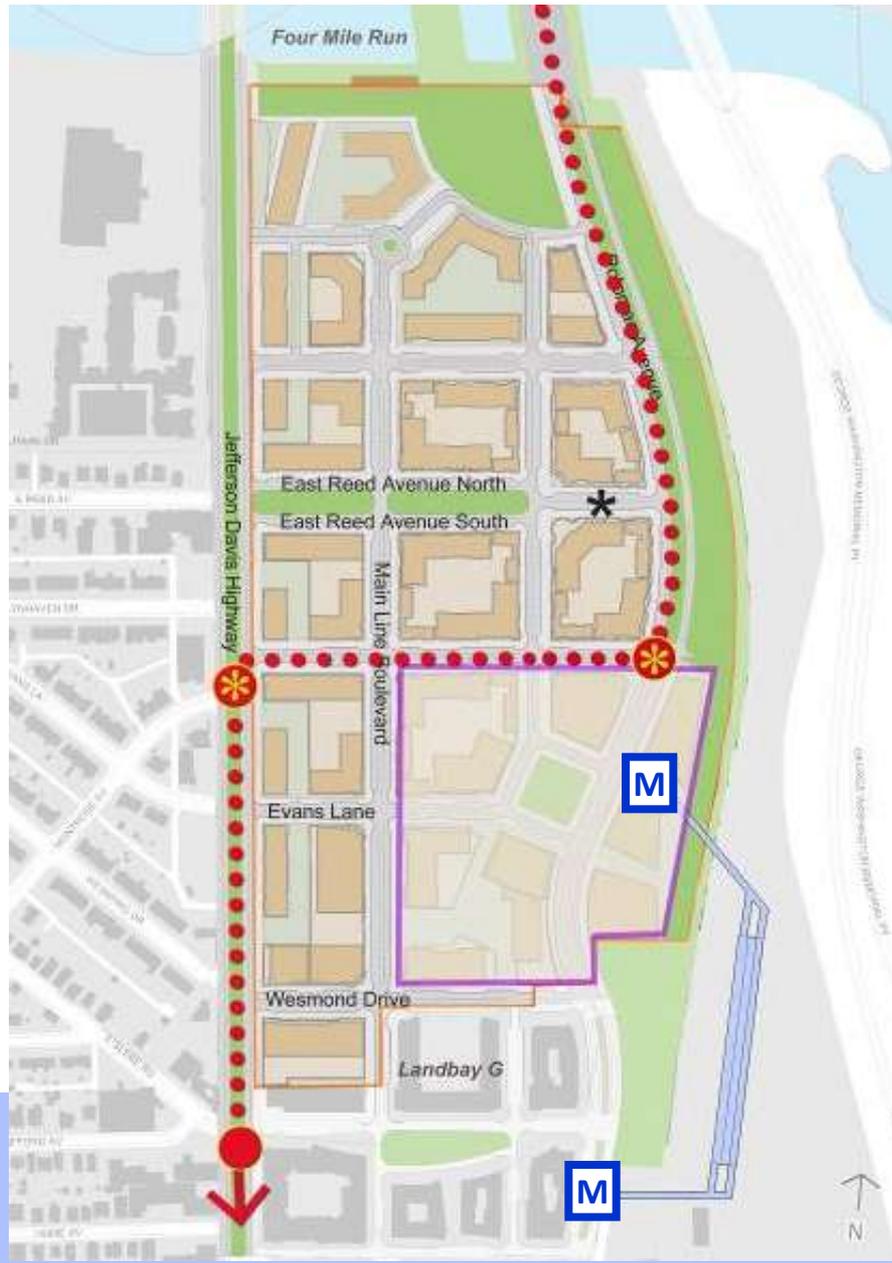
Segment C
by: Alexandria
In planning
\$16.0 M
Developer

Segment B
by: Alexandria
In planning
\$13.5 M
Federal, State, Developer

Segment A
by: Alexandria
In planning
\$2 M
Developer



Potomac Yard Metrorail Station



Potomac Yard Metrorail Station Draft Timeline

Project Implementation Schedule*

TASKS	2010	2011	2012	2013	2014	2015	2016
Alexandria endorses move to EIS phase, WMATA approves budget for EIS	X						
EIS Scoping Process	■						
Analysis of Environmental Conditions and Project Impacts	■						
Draft EIS			X				
FTA/City of Alexandria/WMATA Public Hearing			X				
WMATA approves Public Hearing Staff Report and amends Mass Transit Plan				X			
Final EIS				X			
Record of Decision (ROD)				X			
WMATA Board approves Project Budget and issues Design/Build RFP				X			
WMATA awards Design/Build Contract					X		
Design/Build Contract					■		
Station Opens							X

*Adapted from the Potomac Yard Metrorail Station Concept Development Study, February 3, 2010



Recommended Transportation Improvements in Potomac Yard Plan

- **Potomac Yard Metrorail Station**
- **Crystal City/Potomac Yard (CCPY) Transitway**
- **Local and Circulator Transit Service**
- **Potomac Avenue**
- **Fine-Grained Street Network**
- **New Bicycle/Pedestrian Facilities**
- **Intersection Improvements at E. Glebe Road and Route 1**
- **New East-West Connection, With Future Planning Efforts**

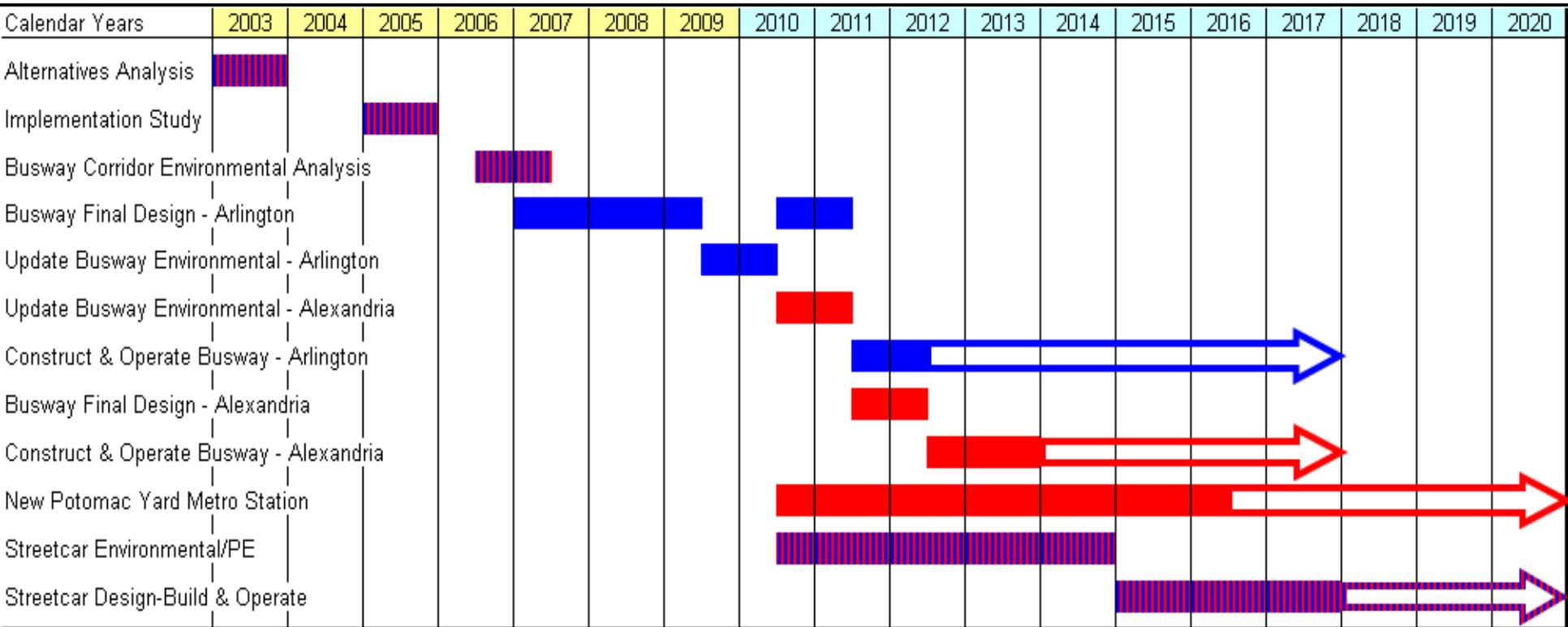
CCPY Bus Transitway and Route 1 Streetcar

- **\$20.5 million in Federal funds identified specifically for bus transitway**
- **Preserving Federal participation requires completing NEPA**
- **Bus transitway sets the stage for streetcar:**
 - Building high quality stations
 - Increasing frequencies
 - Attracting more transit ridership
- **NEPA requires maintaining distinctions between the CCPY bus and Route 1 streetcar projects**



Implementation Timelines

Route 1 Corridor Transit Initiatives



Comments and Questions

Special Services and Tax District

- Common financing mechanism
- Used nationwide and internationally
- Can finance operations and/or infrastructure
- Transportation a common purpose

Special Service and Tax Districts - Virginia

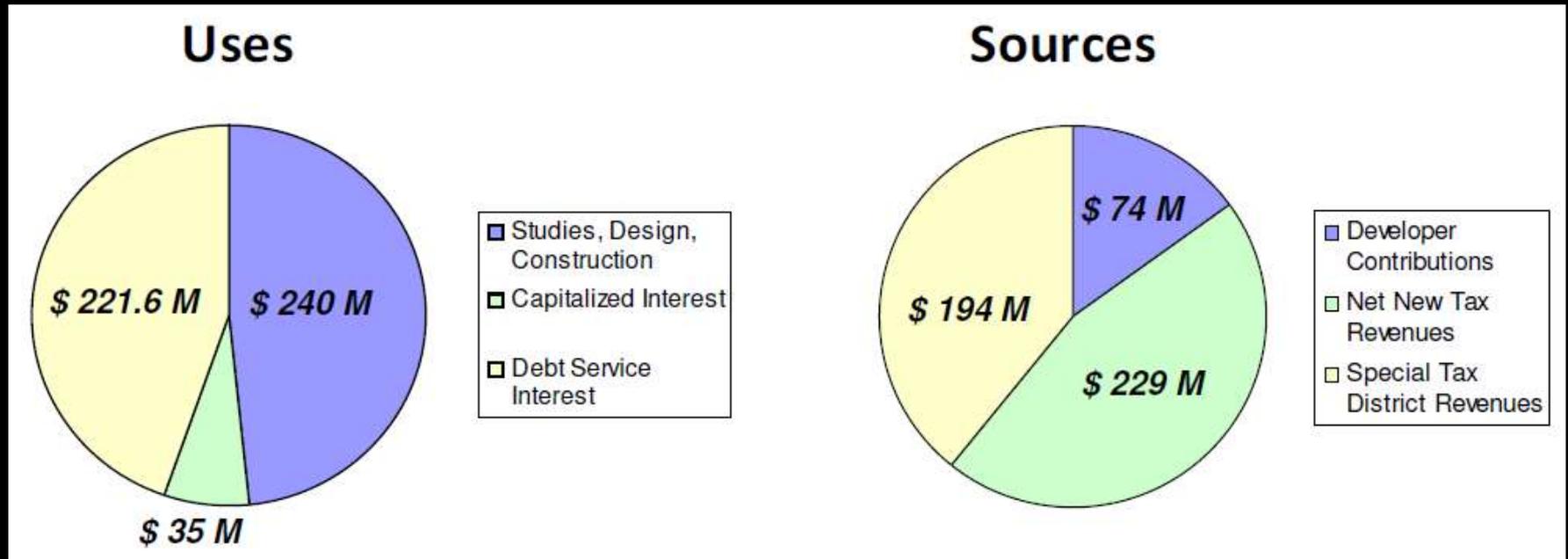
- Over 75 districts statewide
- Route 28 corridor
- Metrorail to Dulles
- Fire and Rescue Services
- Revitalization, BIDs, sewers

Potomac Yard Development Planning Highlights

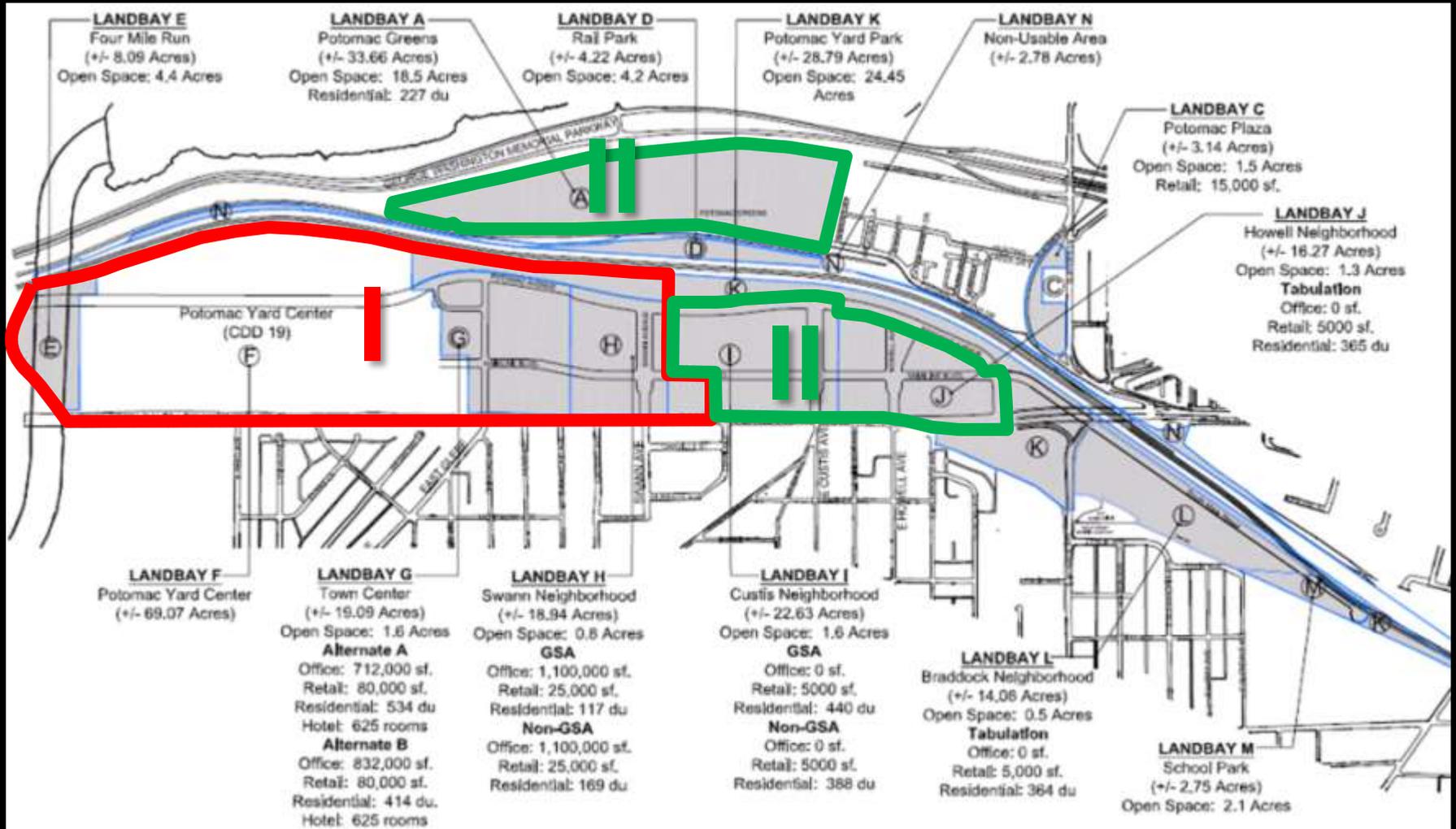
- 1999 Potomac Yard CDD
- 2008 Office Density Shift
- 2010 North Potomac Yard CDD

Proposed Metrorail Station Financing Plan

Planned Uses and Sources of Funding Total \$496.6 Million



Proposed Special Services Districts



Tier II 2010 Base Proposal

- Geographic Area: Landbays A (Potomac Greens), I (portion) and J
- Start: Levy rate in 2016 (when Metrorail station opens)
- End: Levy rate in 2043 (when the station borrowing is fully repaid)
- Rate: 10 cents per \$100 of valuation

Tier II Alternative Options

- Change geographic area?
- Change start or ending date?
- Change rate?

Comments and Questions

Supplemental Information