



# **Potomac Yard**

## **Development and Metrorail Station Planning Update**

City Council Work Session  
December 10, 2013



# Key Potomac Yard Planning Issues

- North Potomac Yard
  - Re-planning
  - Development schedule
- FAA Height Challenges
- Metrorail Station
  - Impact on George Washington Memorial Parkway
  - CSX Option
  - Financing
  - Implementation schedule



# Development Plan with Potomac Yard Metrorail Station Alternatives

**LEGEND**

**Building Heights**

Less than 55 ft	101 ft - 150 ft
56 ft - 80 ft	151 ft - 200 ft
81 ft - 100 ft	201 ft - 250 ft



# Potomac Yard Development Activity



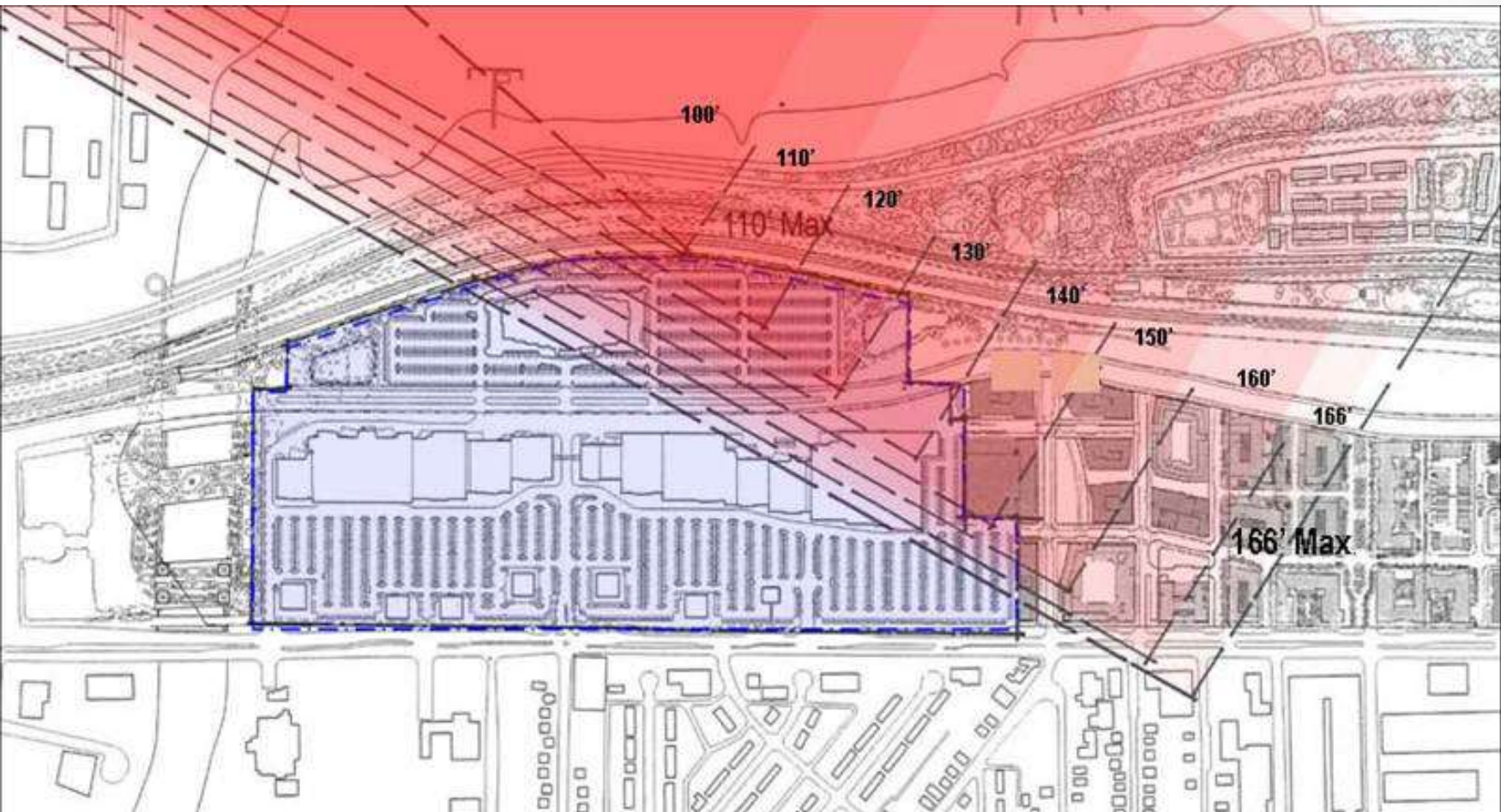
<b>Key:</b>	<b>Completed</b>	<b>Under Construction</b>	<b>Approved</b>	<b>DSUP Approved Pending FSP+BLD</b>	<b>Pending</b>
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# North Potomac Yard Redevelopment

- 69 acres
- Existing Interim Use
  - 600,000 sf retail
- Approved
  - Mixed-use
  - 7.5 million sf
- Owner requesting re-planning (2014)



# FAA Height Challenges



# Terminal Station



# Potomac Yard Metrorail Station Project Overview

- Metrorail station contemplated to support travel needs of current and future residents and workers in the Potomac Yard/Del Ray area
- Environmental planning process under way
- Represents an economic development initiative with citywide benefits





# EIS Process

- What is an EIS?

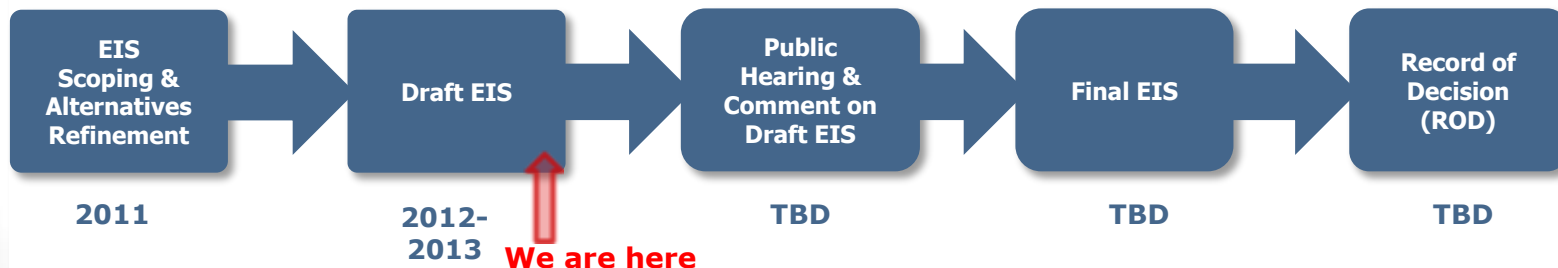
- Documents potential environmental impacts
  - Natural or built environment
  - Social fabric
  - Transportation
  - Economy of the area



- Why an EIS?

- Required for the project to be eligible for federal grants/loans
- Required because some of the alternatives may affect the George Washington Memorial Parkway

## Current EIS Process



Ongoing Agency Coordination and Public Involvement



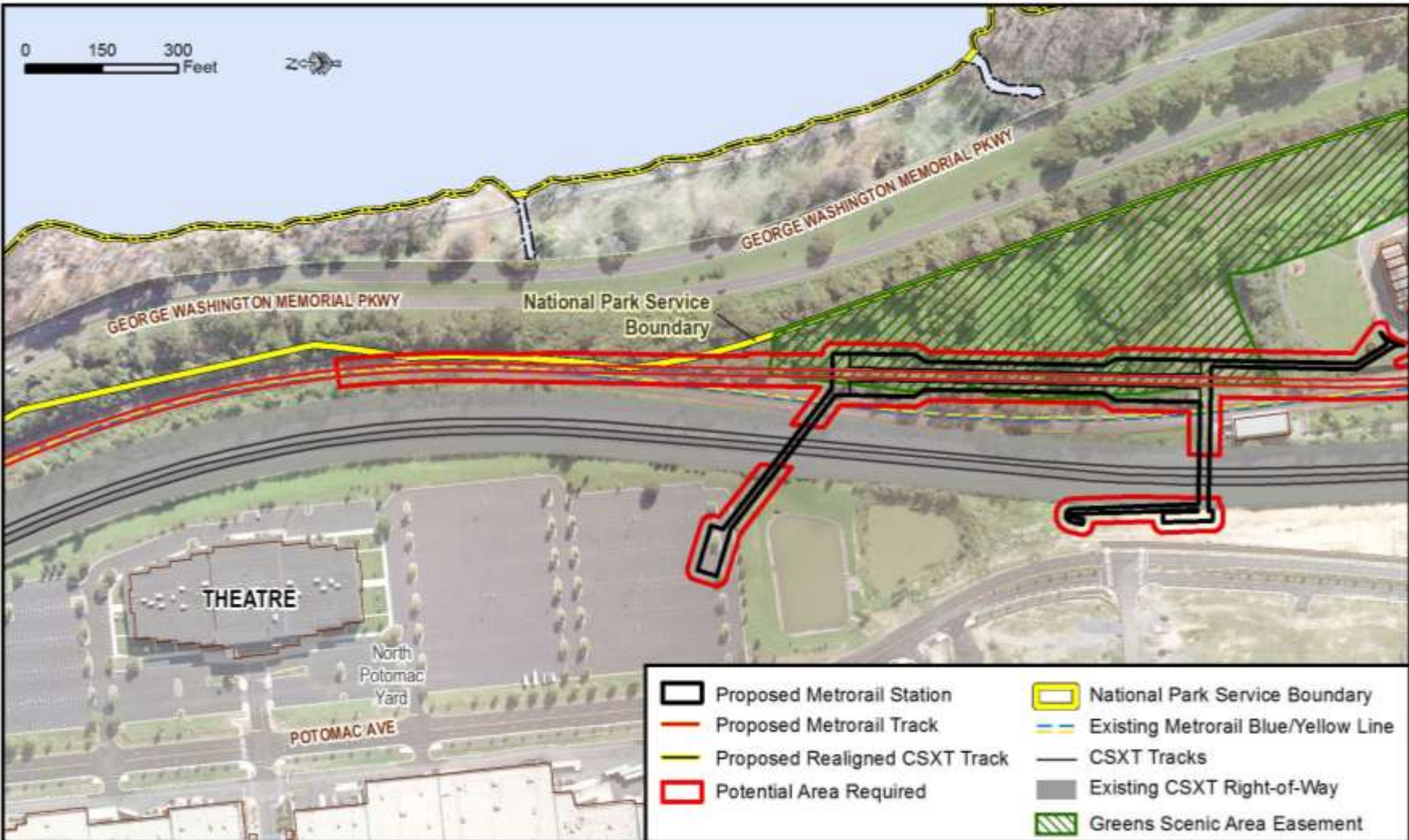
# Progress to Date

- 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
  - No Build Alternative = \$0
- Draft EIS will be completed following investigation of mitigation options, to be included in the document.



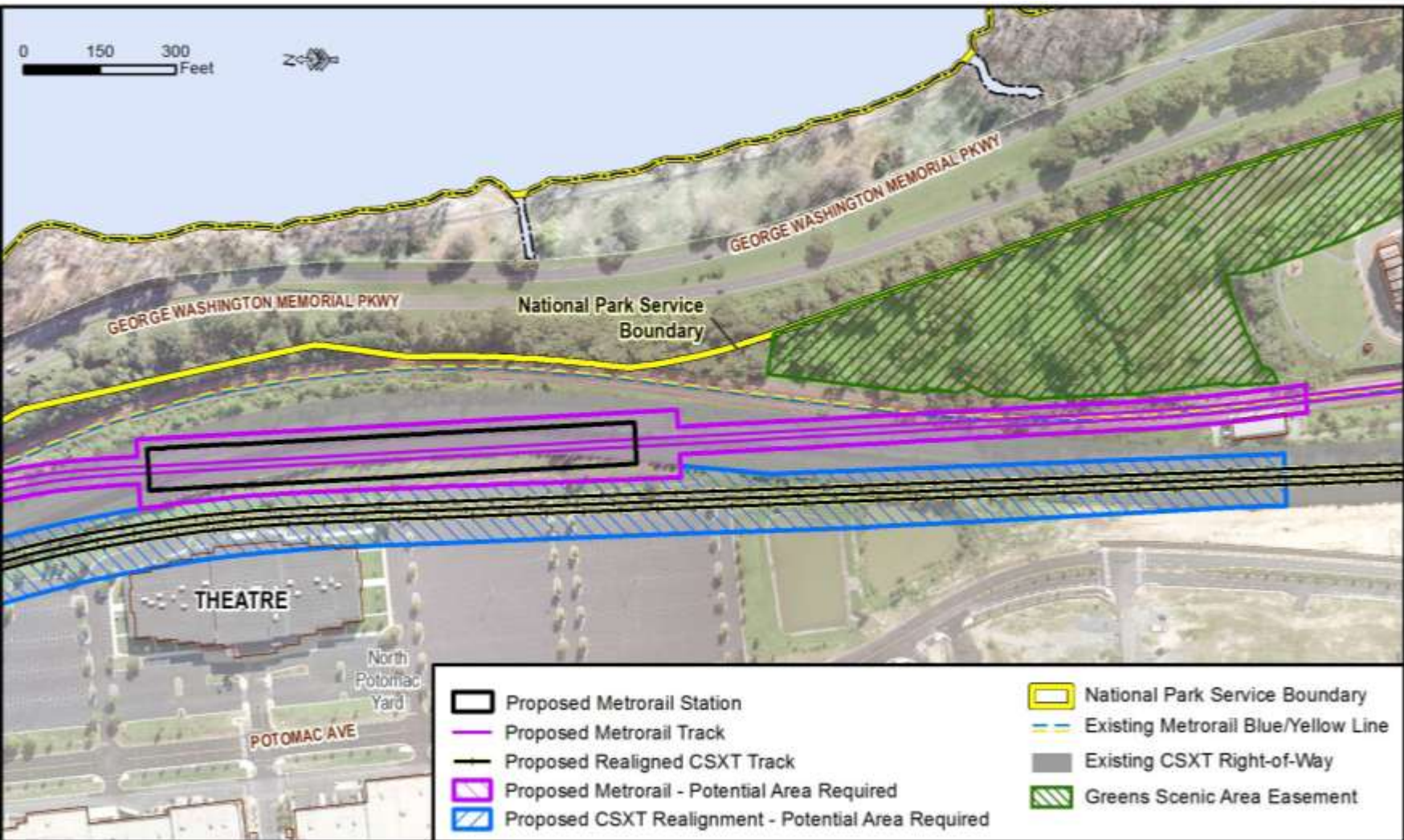
# Alternative B

## Relationship to Scenic Easement and NPS Fee Simple Property



# CSX Option

## Relationship to Scenic Easement, NPS Fee Simple Property, and Movie Theatre





# Projected Cost of Build Alternatives

(assumes 85% of high end estimate)

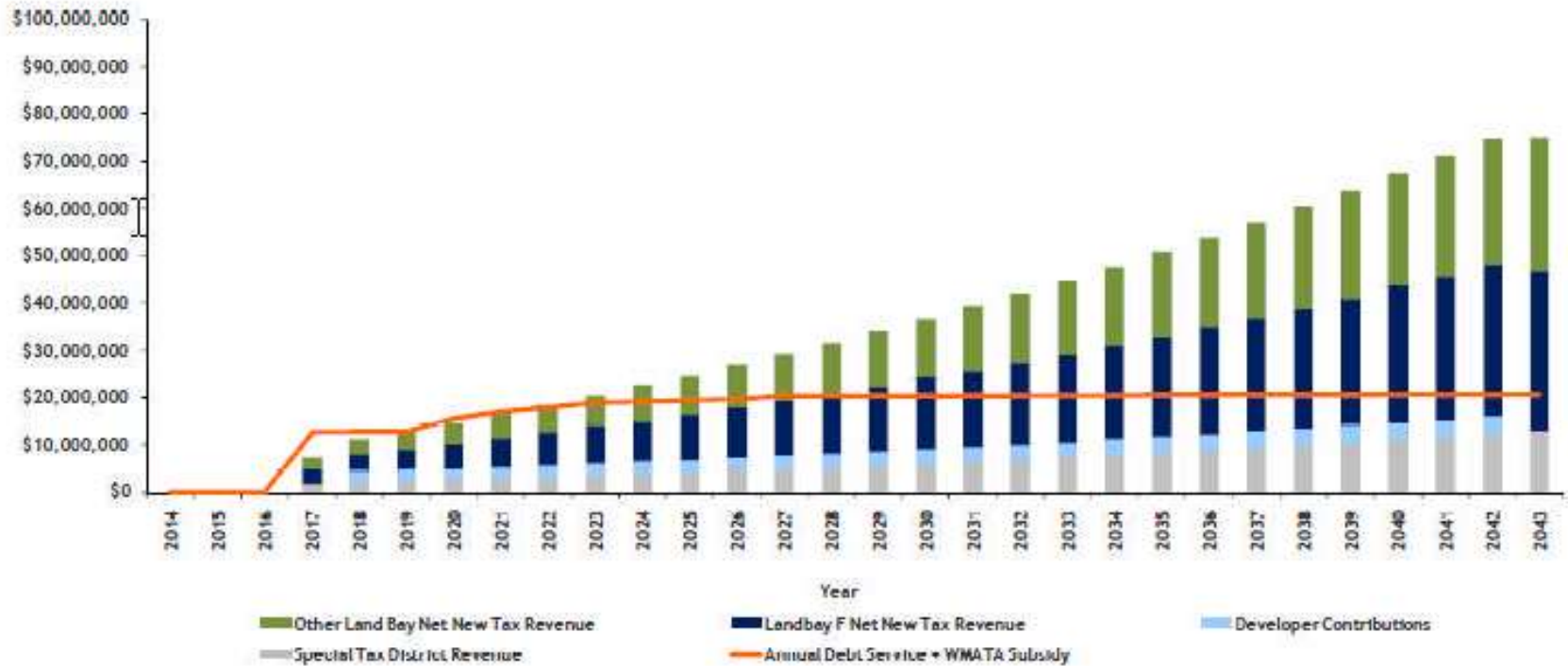
- Build Alternative A = \$195 million
- Build Alternative B = \$250 million
- Build Alternative D = \$462 million



# 2010 Funding Plan

- Sources
  - Net new Potomac Yard tax revenue
  - Special Tax Districts
  - Developer contributions
- Bonds to be issued to finance station
- Federal/state/NVTA funds not previously assumed
- 30-year amortization
- Bond rating agencies briefed annually starting in 2010

# Project Financing (2010 Study)







# Project Financing Next Steps

- Develop new schedules for development and Metrorail station construction
- Recalculate costs of A/B/D alternatives and B/CSX alternative
- Consider NVTAF Funding as a new funding source
- Update multi-year projections
- Draft amended debt policy guidelines
- Explore federal TIFIA loan program

# 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
  - Change order on Council docket
- Anticipated opening Summer 2014



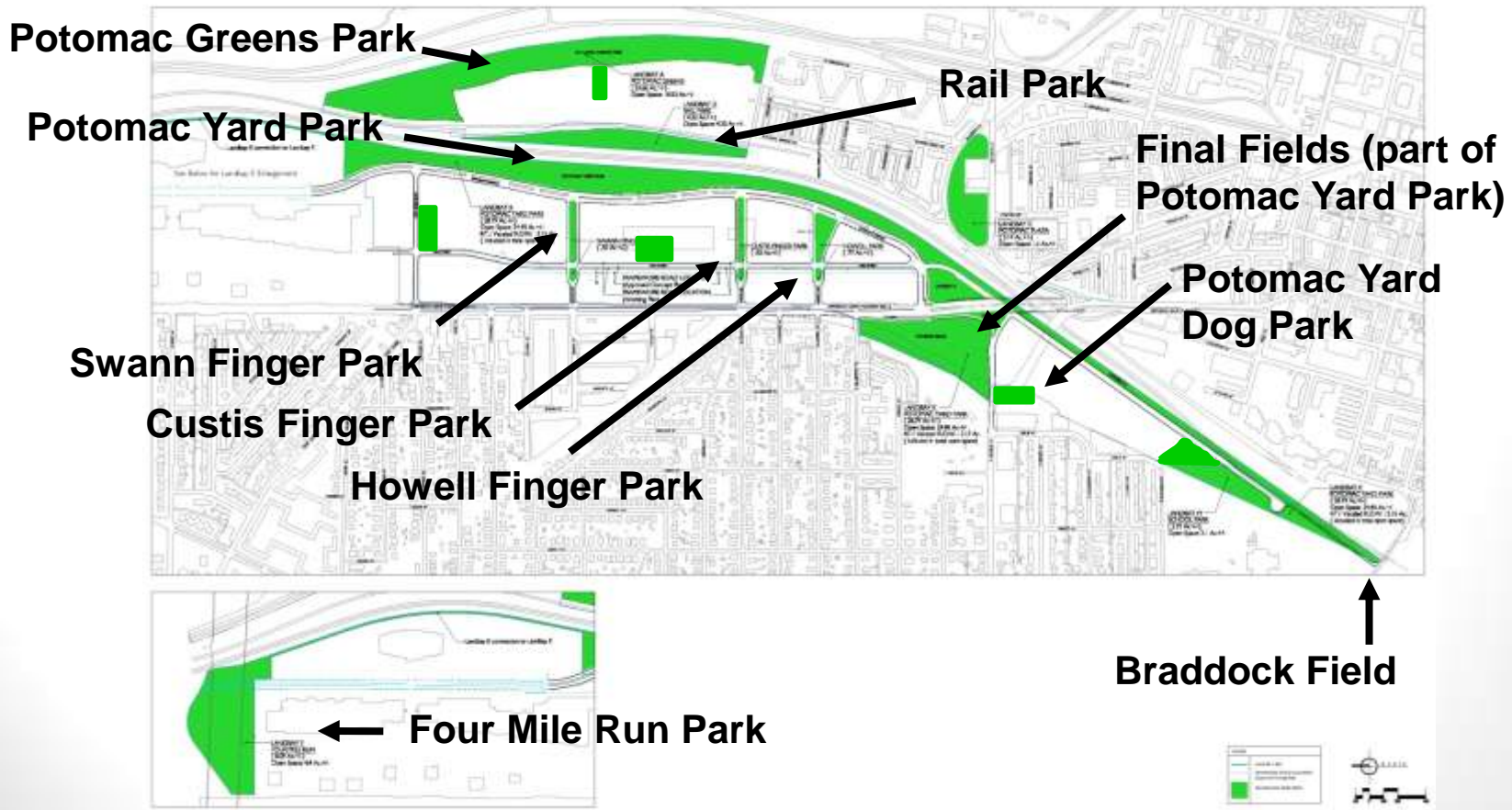
# Transitway Features

- 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



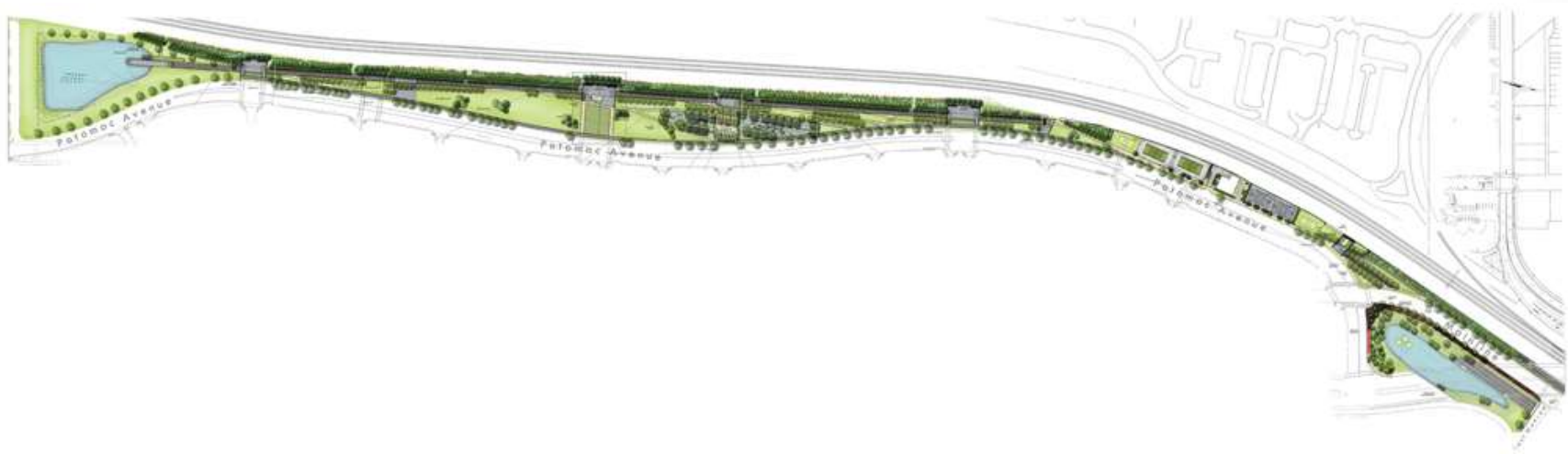
# Potomac Yard Open Space Network

- Coordinated Development District for Potomac Greens/Potomac Yard
- Connectivity to City and Regional Open Space
- Variety of Park Types and Uses



# Potomac Yard Park

- Created to meet Citywide open space needs and serve the new community in Potomac Yard
- Public/Private Partnership with Potomac Yard Development
- DSUP and Public Process from 2005-2008
- Major Regional Park and Trail Connection
- Mix of Active and Passive Uses





# Potomac Yard Next Steps

- Open Potomac Yard Park
- Complete transitway
- Initiate premium transit service
- Draft EIS on hold
- Obtain CSX answer, and if a "yes" start discussions
- Start North Potomac Yard re-planning
- Seek FAA master planning process



# **Thank You**

**For more information, visit:  
[www.alexandriava.gov/PotomacYard](http://www.alexandriava.gov/PotomacYard)**