



Potomac Yard Metrorail Station: Staff Recommendation for the Preferred Alternative

Board of Architectural Review

April 29, 2015



Agenda

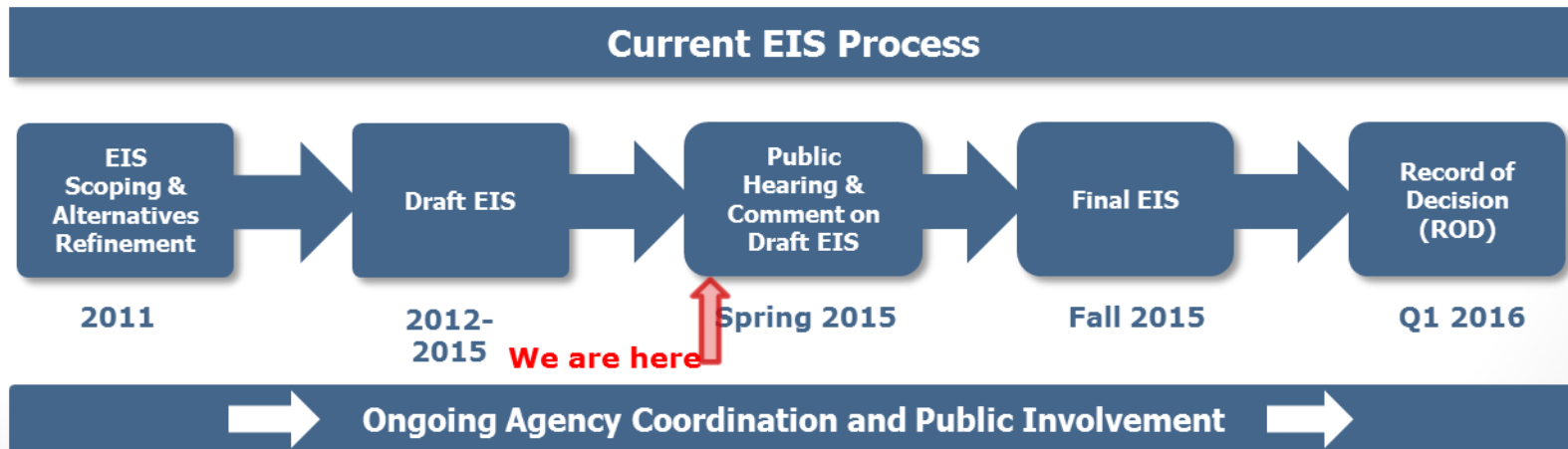
- Role of BAR & Process
- Background
- Alternatives Considered
- Staff Recommendation
- Section 106
- Next Steps
- Questions

Role of BAR

- Provide comments on potential visual impacts from the GWMP
- Comments will be forwarded to City Council
- If Alternative B is selected final design of the station would be subject to review and approval by BAR

Process

- No architectural designs during the EIS process
- If a Build alternative is approved, the project will be subject to the City's DSUP process
- Only Alternative B subject to BAR review and approval
- WMATA plans to utilize a design-build process



Potomac Yard



Build Alternatives Considered (in addition to No Build Alternative)



- LEGEND**
- █ Alternative A Station Location
 - █ Alternative B Station Location
 - █ B-CSX Design Option Station Location
 - █ Alternative D Station Location
 - Existing Metrorail Blue/Yellow Line
- Note: Trackwork and Bridges not shown

Alternative B

- Provides maximum accessibility to the Metrorail station



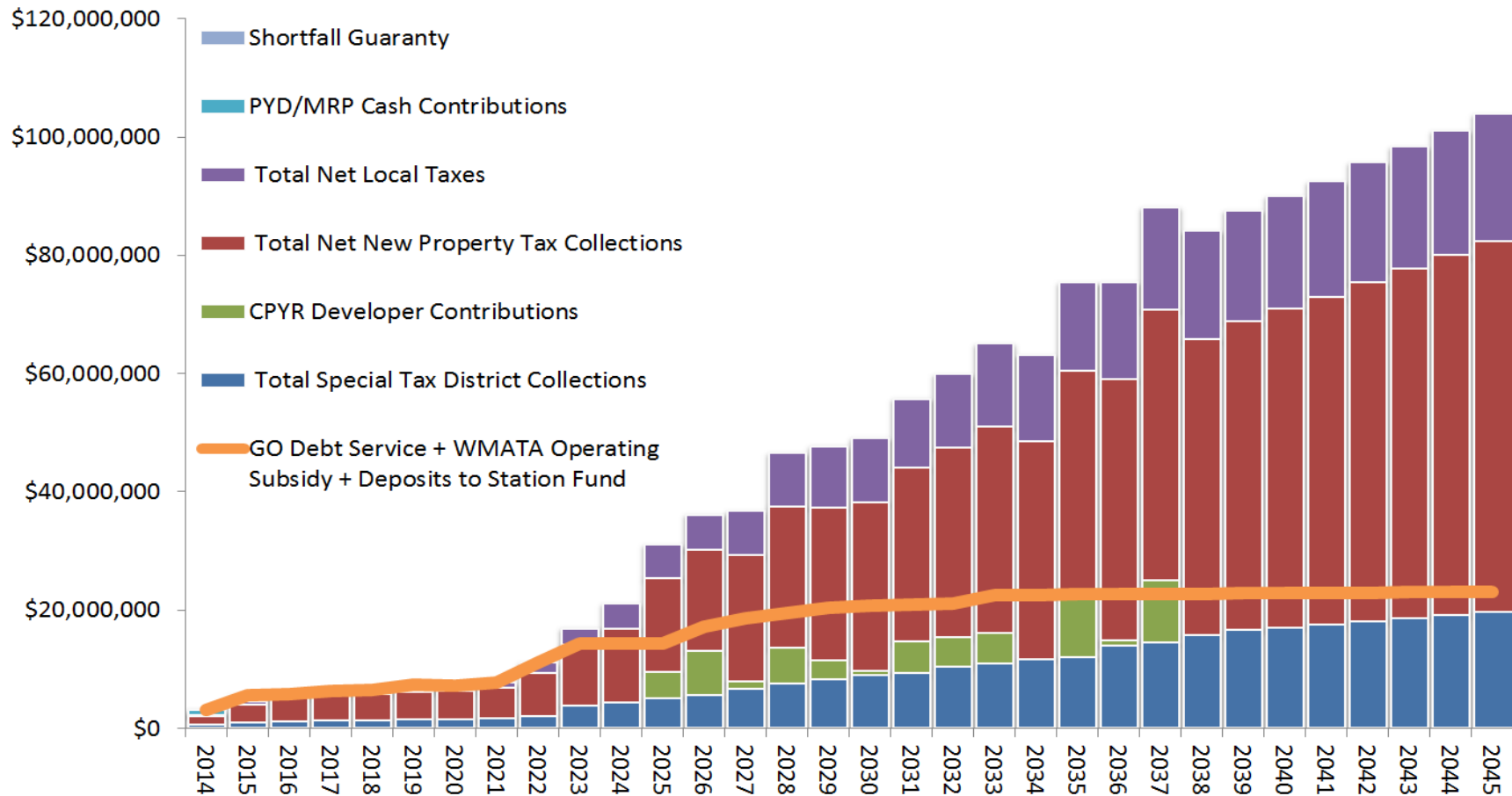
Alternative B

- Provides the most transportation benefit
 - 11,300 daily trips on Metro
 - 34% daily trips using transit, walking, or bike
 - 5,000 daily auto trips removed from the road



Alternative B

- Results in \$1.5 billion in net revenue to the City over 40 years



Alternative B



George Washington Memorial Parkway Mitigation



- ONLY applies for Alternative B
- Framework for a “net benefit agreement” between the City and NPS
 - Landscaping to screen station
 - NPS participation in station design
 - Potomac Yard height, lighting, signage protection
 - City would exchange large portion of Potomac Greens Park for needed NPS land
 - Puts parkland under single ownership and management
 - Stormwater management plan and improvements
 - Daingerfield Island master plan and improvements
 - Repairs and improvements to Mount Vernon Trail
 - Other benefits to GWMP

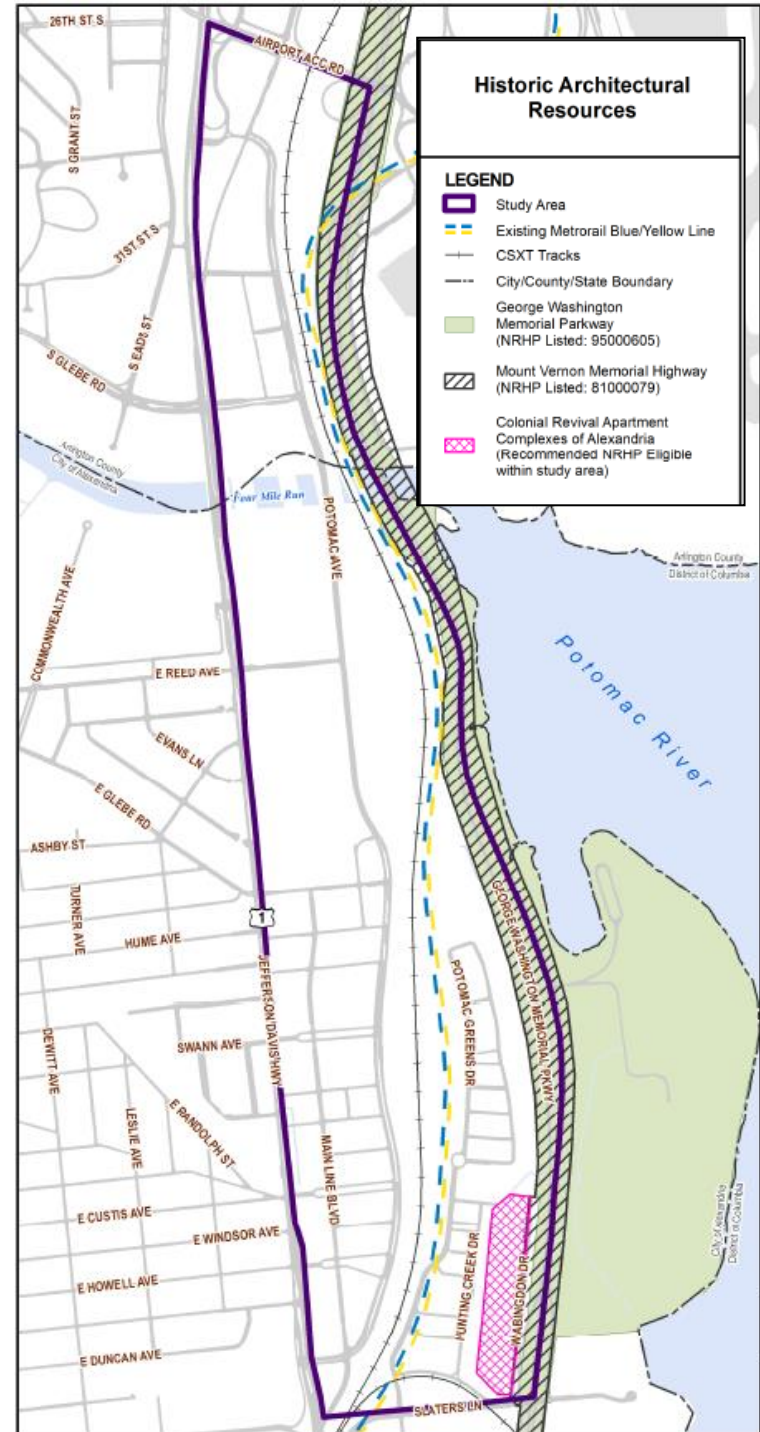
Construction Access

- Two construction access options evaluated:
 - Option 1 **includes** driveways connecting to the GWMP
 - Option 2 **excludes** driveways connecting to the GWMP
- Staff recommends Construction Access Option 2



Section 106

- Section 106 process is underway
- GWMP is a listed historic resource
- Should BAR find any other historic or potentially historic resources affected by the project, they should be identified



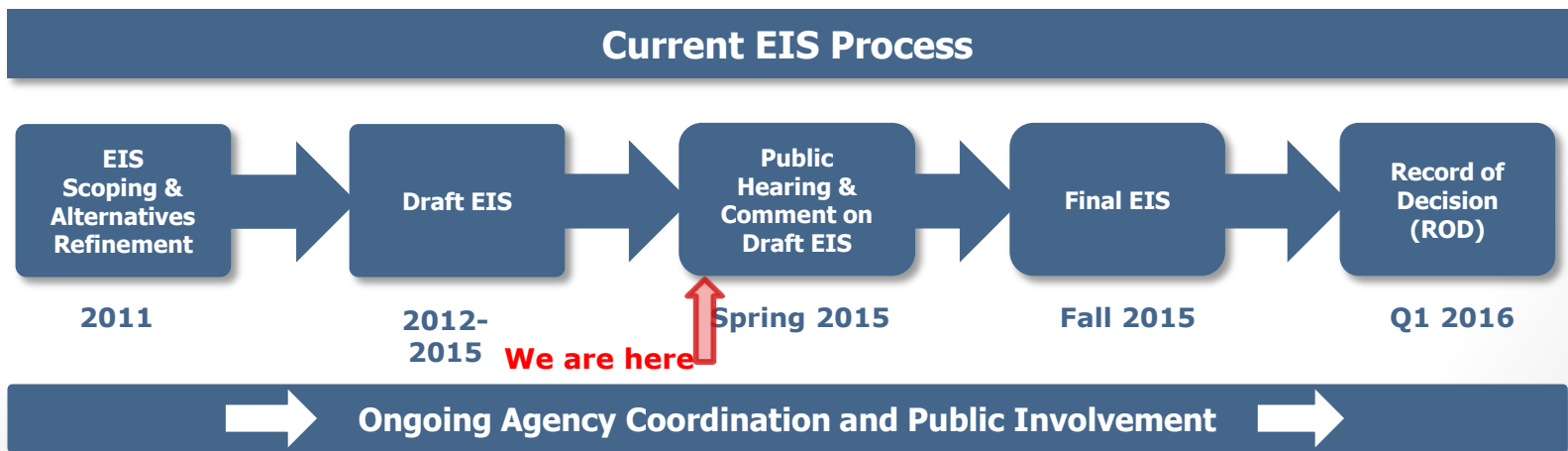


Staff Recommendation

- BAR staff recommends the BAR endorse the selection of Alternative B with the qualification that the station and associated infrastructure be designed in a manner appropriate to and compatible with the Old and Historic District and the protection of the memorial character of the GWMP

Next Steps

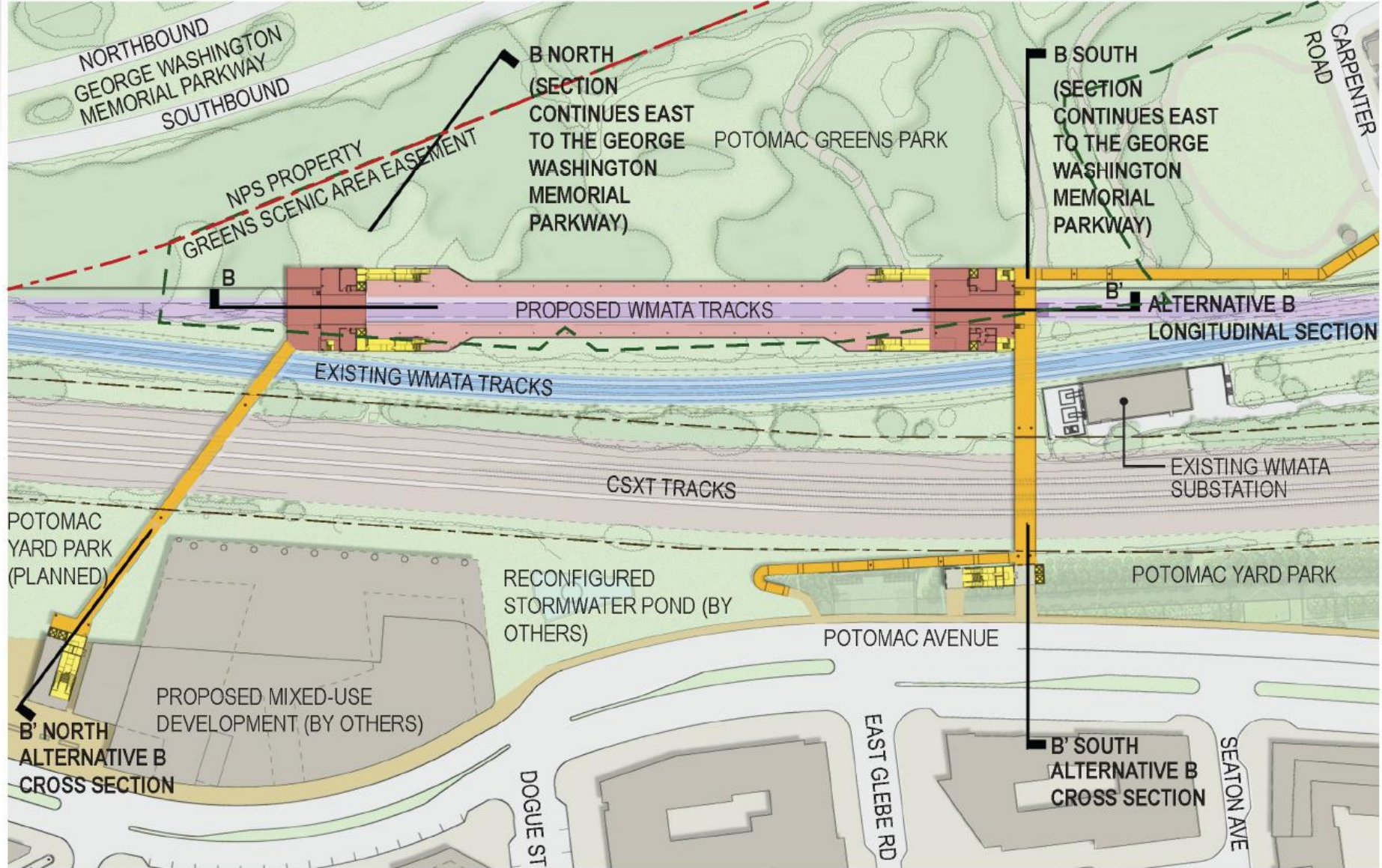
- Staff recommendation will be discussed at board, commission, and committee meetings in May
- City Council public hearing:
Saturday, May 16, 2015
9:30 a.m.
City Council Chambers
Alexandria City Hall
- Preferred alternative decision by City Council on **May 20**
- Complete Final EIS (Q4 2015)
- Record of Decision (Q1 2016)



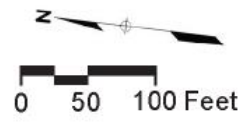


Questions?

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

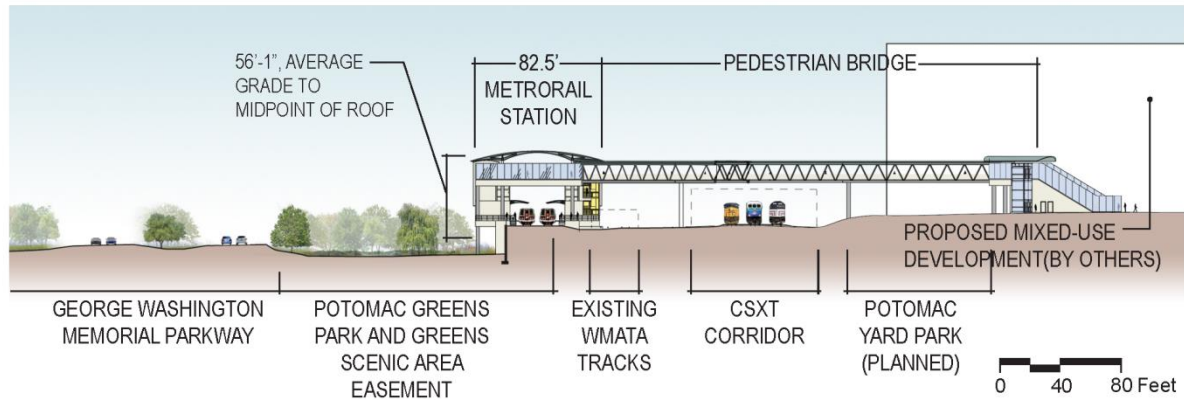


- MEZZANINE
- PEDESTRIAN RAMP OR BRIDGE
- EXISTING WMATA ROW
- SIDEWALK
- STATION PLATFORM
- STAIRS, ESCALATOR, OR ELEVATOR
- PROPOSED WMATA ROW
- ROADWAY
- GREENS SCENIC AREA EASEMENT
- CSXT TRACKS ROW
- NPS PROPERTY LINE

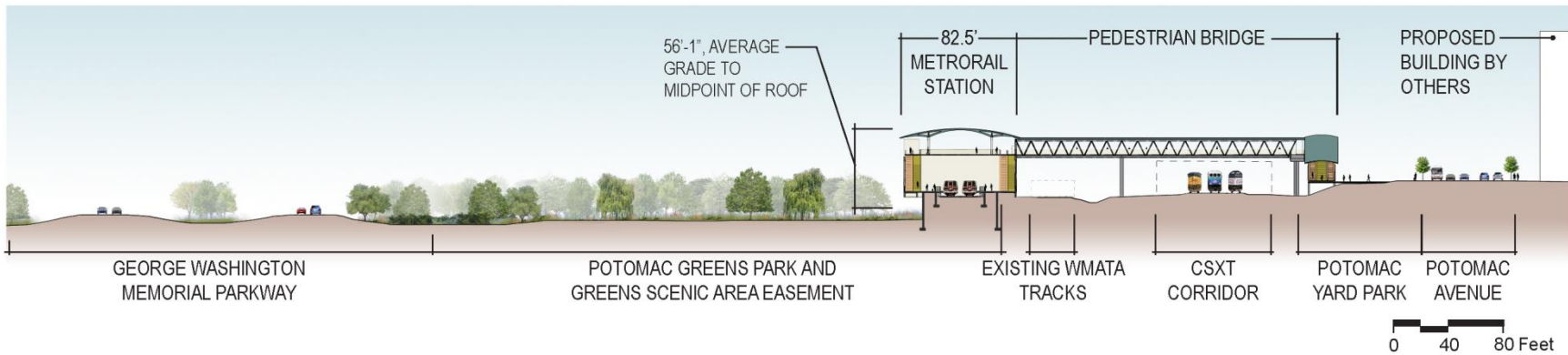


NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN OF THE STATION, AMENDMENTS TO OPEN SPACE, AND THE PEDESTRIAN BRIDGES WILL OCCUR AS PART OF THE DESIGN-BUILD PROCESS AND WILL REQUIRE ALL APPLICABLE WMATA AND CITY APPROVALS.

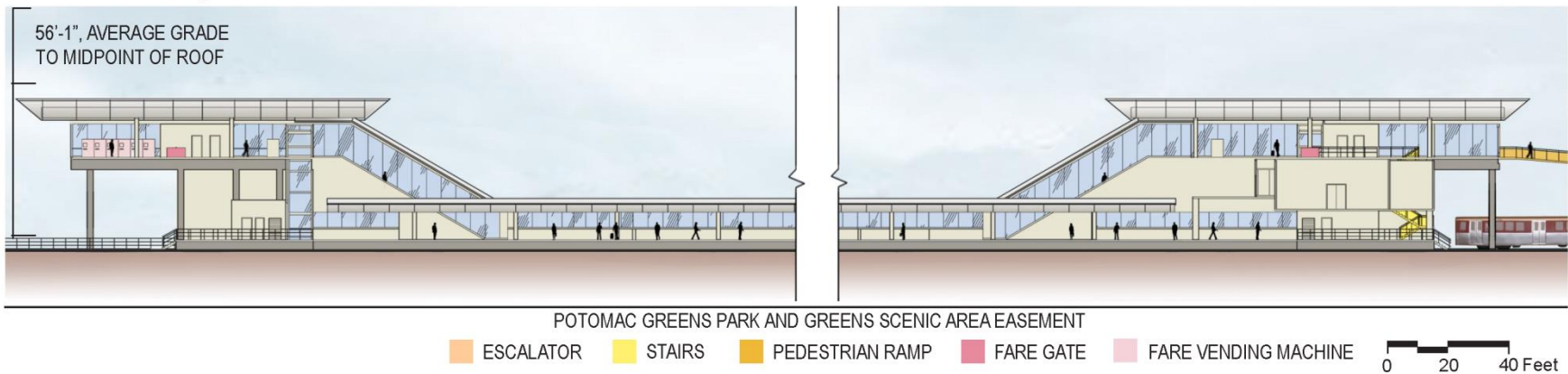
Alternative B-B' North Cross Section - View South



Alternative B-B' South Cross Section - View South



Alternative B-B' Longitudinal Section - View East



NOTE: SECTIONS DEPICT CONCEPTUAL DESIGNS. ALL DESIGNS OF THE STATION ARE SUBJECT TO ALL APPLICABLE WMATA AND CITY APPROVALS.

Visual Resources: Views from Potomac Greens

Looking NW from Potomac Greens Park



No Build Alternative



Alternative B



Alternative A



Alternative D

*All views represent opening year
B-CSX Design Option not visible from this location*

Visual Resources: Views from Potomac Yard

Looking SE from E. Glebe Rd



No Build Alternative



Alternative A

*All views represent opening year;
B-CSX Design Option not visible from
this location*

Looking NE from E. Glebe Rd



No Build Alternative



Alternative B



Alternative D

Visual Resources: Views from the George Washington Memorial Parkway



No Build Alternative



Alternative A

Looking NW
from GWMP



No Build Alternative



Alternative B

Looking SW
from GWMP



No Build Alternative



Alternative D

Looking SW
from GWMP
north of Four
Mile Run

All views represent opening year; B-CSX Design Option view not available for opening year