



POTOMAC YARD METRORAIL STATION

Community Meeting
May 11, 2016



AGENDA

- I. Outreach
- II. What We've Heard
- III. Project Impacts - Concerns and Potential Mitigation
- IV. Pedestrian/Bicycle Bridge
- V. Environmental Site Management
- VI. Land Exchange with the National Park Service
- VII. Questions

PREVIOUS OUTREACH (SINCE JUNE 2015)

Neighborhood/Civic Association

Meetings:

- Potomac Greens, August 18, 2015
- Potomac Yard, August 27, 2015
- Old Town Greens, September 3, 2015
- Lynhaven, May 2, 2016
- NOTICe, May 9, 2016

PYMIG

- September 21, 2015
- October 28, 2015
- November 16, 2015
- December 14, 2015
- February 11, 2016
- March 17, 2016
- April 25, 2016

Community Meeting - April 18, 2016

Transportation Commission - November 18, 2015

Board of Architectural Review

- November 4, 2015
- December 3, 2015
- December 16, 2015
- March 4, 2016
- April 20, 2016

Planning Commission

- December 1, 2015
- April 5, 2016

Park and Recreation Commission

- October 15, 2015
- November 19, 2015
- January 21, 2016
- February 18, 2016
- March 10, 2016
- April 21, 2016



UPCOMING MEETINGS

Community Discussions:

- Open Houses
 - May 23, 2016 (6:30 - 8:30 p.m., Charles Houston)
 - June 2, 2016 (6:30 - 8:30 p.m., Charles Houston)
- Potomac Yard Metrorail Implementation Work Group (PYMIG)
 - May 17, 2016 (6:30 - 8:30 p.m., Charles Houston)

Public Hearings:

- Board of Architectural Review (BAR): May 18, 2016
- Planning Commission: June 7, 2016
- City Council: June 16, 2016



WHAT WE'VE HEARD...



WHAT WE'VE HEARD (TOPICS)

- Presence/handling of hazardous materials
- Noise, light, and dust during construction
- Damage to homes and infrastructure
- Timing of construction
- Removal of tennis courts and relocation of parks
- Communication with community during construction
- Alternatives for access and staging
- Traffic and appropriate haul routes
- Parking management
- Ability of WMATA to manage system maintenance
- Station mass (is it possible to reduce the mass?)
- Potomac Greens access to station
 - Support/don't support
 - Suggestion to not have bridge open 24/7
- Security/crime
- Special tax districts
- Justification for preferred alternative
- Adequacy of environmental analysis

CITY STANDARD CONSTRUCTION PROCEDURES

- Construction permits are required for the project
- Off-site parking for construction workers
- Hauling Permits and Specific Hauling Routes
- Dust Control Plan
- Special permit requirements for “off” hour work
- Hours of Operation
 - Monday – Friday: 7:00am to 6:00pm
 - Saturday – 9:00am to 6:00pm
 - Sunday – no work
- Pile Driving Hours
 - Monday – Friday: 9:00am to 6:00pm
 - Saturday – 10:00am to 4:00pm
 - Sunday – no pile driving

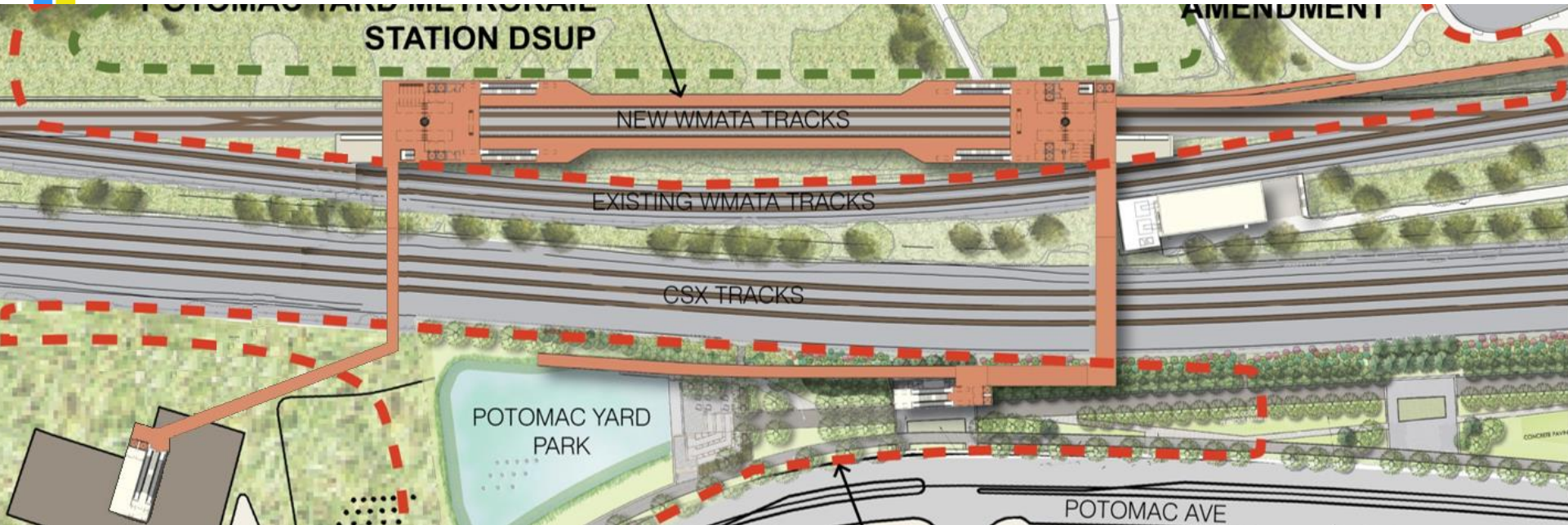
PROJECT IMPACTS

CONCERNS AND POTENTIAL MITIGATION

Concerns	Potential Mitigation
Construction Traffic & Parking	Restrict Hours Inspector Presence Bus Workers Secure Site
Contaminated Soils	Testing of Materials Prior to Removal Ensure Proper Handling
Traffic Circle	Install traffic calming measures
Construction Noise	Noise Mitigation
Night Work	Provide Advance Notice Minimize Frequency
Damage to Homes	Pre-Construction Home Inspections
Temporary Loss of Amenities	Work with Community to Relocate
Security Concerns During and After Construction	Secure Construction Site Secure Access when Station Closes

PEDESTRIAN BRIDGE - HOURS OF OPERATION











- Options:
 - Bridge open 24/7
 - Bridge open only when station is open

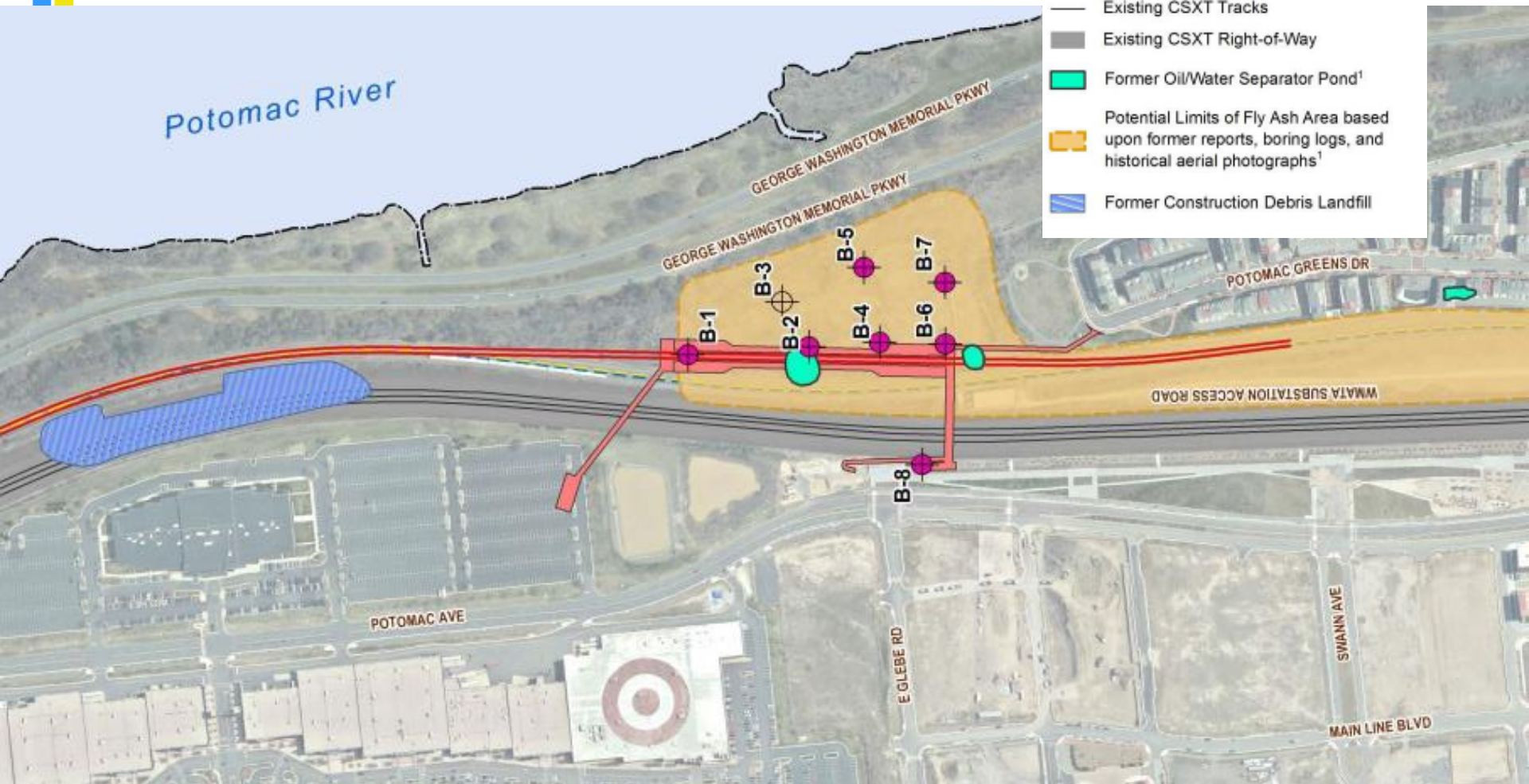




PHASE II ESA BORING LOCATIONS

LEGEND

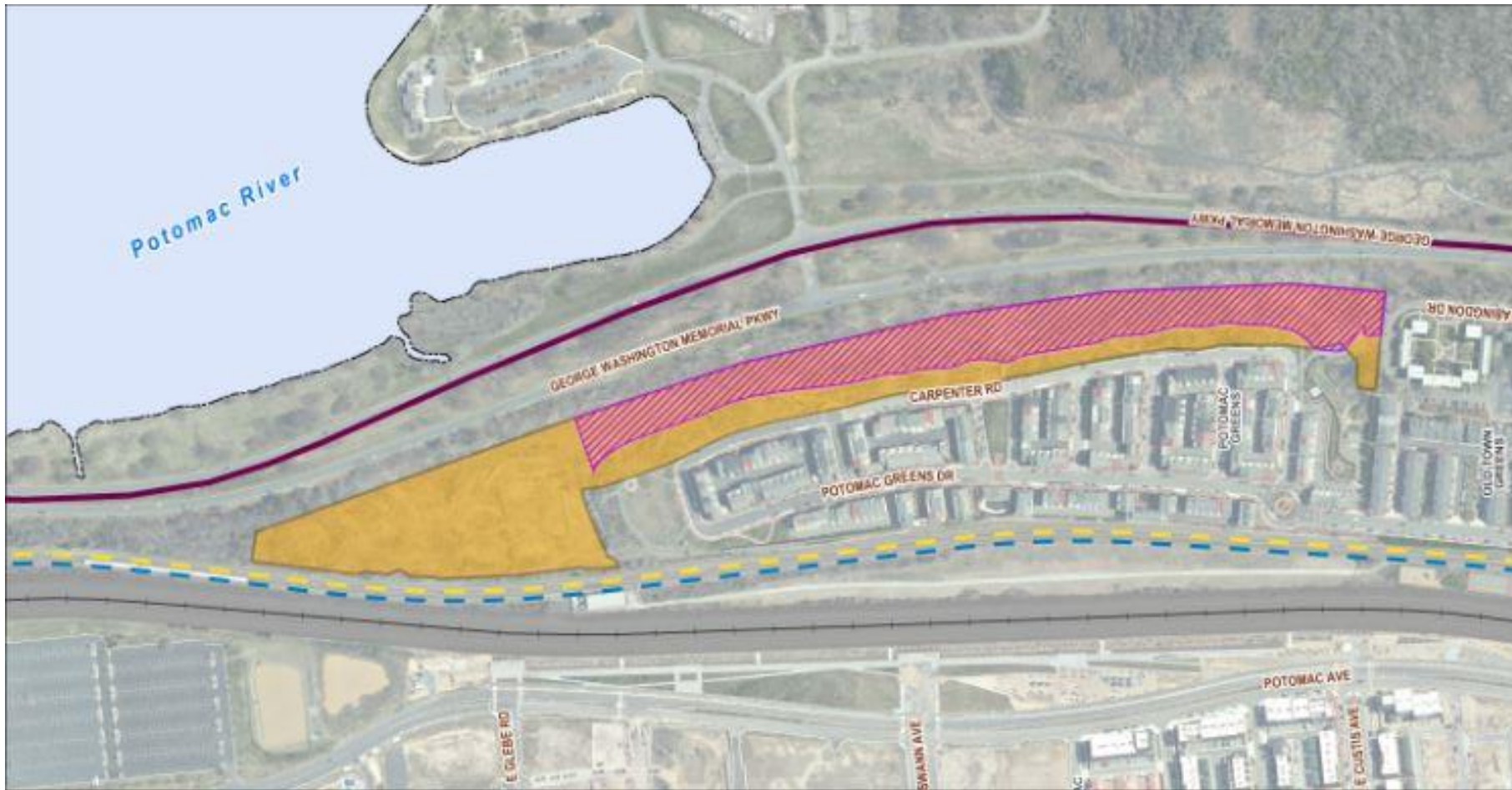
-  Preferred Alternative - Platform & Facilities
-  Preferred Alternative - New Metrorail Track
-  Phase II ESA Boring Location
-  Phase II ESA Boring Location Inaccessible due to Heavy Vegetation
-  Existing Metrorail Blue/Yellow Line
-  Existing CSXT Tracks
-  Existing CSXT Right-of-Way
-  Former Oil/Water Separator Pond¹
-  Potential Limits of Fly Ash Area based upon former reports, boring logs, and historical aerial photographs¹
-  Former Construction Debris Landfill



ENVIRONMENTAL SITE MANAGEMENT

- Steps to protect workers and community during construction:
 - Place two-foot layer of clean soil over site to provide construction yard with a firm base
 - Layer will encapsulate or hold contaminated media in place
 - Any soil removed from site will be tested and disposed of properly
 - Trucks will be covered before departing site
 - Site will have an erosion and sediment control plan
- Following construction:
 - Wetlands will be restored according to a plan approved by the U.S. Army Corps of Engineers

LAND EXCHANGE





- Additional Info:

- Jason Kacamburas, P.E., CCM - Project Coordinator
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- eNews Sign up, select Potomac Yard Metro Station updates:
 - www.Alexandriava.gov/enews

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

Questions?