

# Potomac Yard Metrorail Station Environmental Impact Statement

Park and Recreation Commission

February 19, 2015

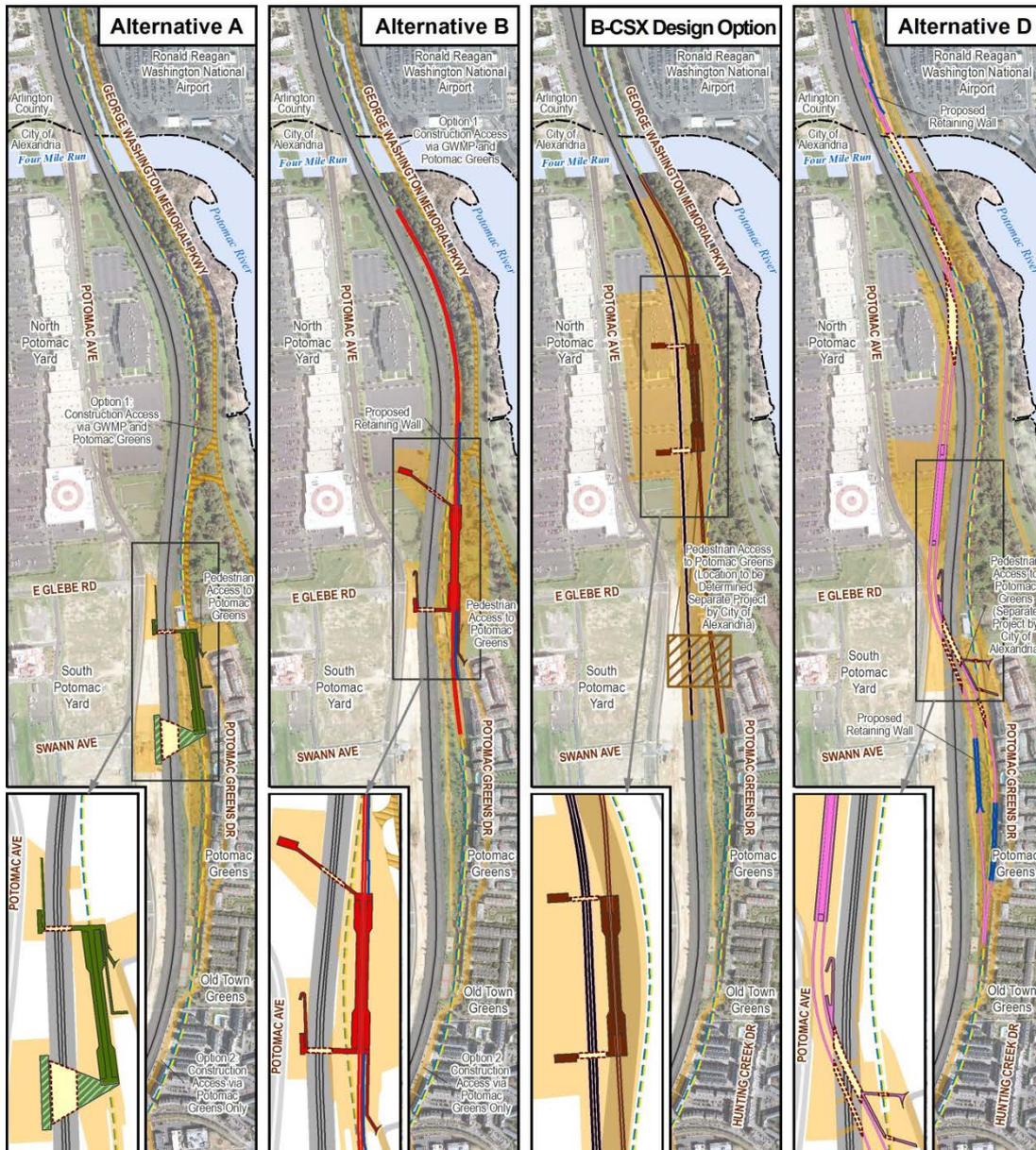




# Agenda

- Welcome/Overview
- Status of DEIS
- Key Impact Areas
- Overview of Outreach Plans
- Comment Opportunities
- Next Steps
- Questions

# Status of Draft EIS



- Finalizing DEIS
  - Incorporating NPS, FTA, and City comments
- Anticipated public release Q1 2015

# Key Impact Areas to Consider

- Parklands
  - Potomac Yard Park
  - Potomac Greens Park
  - Rail Park
  - GWMP/Scenic Easement
- Neighborhoods
- Local Plans
  - Open Space Master Plan
- Construction Access
- Secondary and Cumulative Impacts
- Wetlands



# GWMP/Scenic Easement



# Parklands: Preliminary Findings



- Potomac Yard Park
  - City-owned park
  - Impacts under Alternatives A and B due to pedestrian bridge touchdowns
  - Touchdowns would need to be coordinated with park design
  - Impacts under Alternative D due to tracks and facilities





# Purpose & Need: Preliminary Findings

Evaluation Measure	No Build Alternative	Build Alternatives			
		Alternative A	Alternative B	B-CSX Design Option	Alternative D
<b>Project Purpose: Improving regional transit accessibility</b>					
Regional transit access to Potomac Yard	No	Yes	Yes	Yes	Yes
<b>Project Need: Providing additional transportation choices for residents and workers</b>					
Number of residents within ½ mile of regional transit station (2040)	0	15,200	19,800	16,700	16,500
Number of employees within ¼ mile of regional transit station (2040)	0	17,100	24,400	12,000	13,200
<b>Project Need: Increasing the share of transit and other non-auto trips</b>					
Daily automobile trips shifted to transit (2040)	Base	5,100	6,700	5,200	5,200
Non-auto mode share for trips in the Potomac Yard area (2040)	29%	34%	34%	34%	34%
<b>Project Need: Supporting City of Alexandria redevelopment plans</b>					
Total Potomac Yard development volume (square feet) permitted under approved plans	9.250 million	9.250 million	13.075 million	9.250 million	9.250 million

\* Numbers in the above table assume development permitted under approved plans



# Overview of Outreach Plans

Phase	Timeframe
Pre-DEIS Release • Overview of key issues	Winter 2015
DEIS Release • Detailed review of DEIS	Winter/Spring 2015
Staff Recommendation • Discussion of staff recommendation	Spring 2015
Preferred Alternative	Spring 2015

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# Community Open Houses

- **Timeframe:** Following release of DEIS
- **Purpose:** Help the public understand details of the DEIS
- **Format:** Open house format – come and go as you please
- Two or three open houses, focused on specific resource areas
- Sponsored by PYMIG



# Outreach Opportunities

- Public, civic association, board & commission meetings
- Public hearings
- Infographic
- City and project websites
- Mayor Euille Today
- Video on public access/Channel 70
- Farmer's markets
- Social media (Facebook/Twitter)
- Local Motion program
- Earth Day events
- Newspapers/media announcements

## WHY DO WE NEED A Potomac Yard METRO STATION?

**THE CITY IS GROWING**

population **↑ 35%**  
jobs **↑ 46%**  
(projection over the next 30 years)

**METRO WILL ATTRACT TRANSIT-ORIENTED DEVELOPMENT**

residential (units) **7,100**  
office (sf) **4.2 M**  
retail (sf) **768 K**  
net new development (sf) **13.1 M**  
(projection over the next 30 years)

**80%+** of all office building construction in the region is taking place within **1/4 mi.** of a Metro station

**GIVE PEOPLE TRANSPORTATION CHOICES**

**M metro** maximizes the number of people taking transit to and from the Potomac Yard area

enables an environment where people can walk, bike, and take transit for their daily needs

removes thousands of cars from the congested Route 1 corridor every day

**CREATE A GREAT COMMUNITY AND REGIONAL DESTINATION**

civic space  
public parks  
shopping  
recreational paths  
entertainment

**THIS IS HOW WE PAY FOR THE METRO**

up to **26 K** new jobs in Potomac Yard  
over **3 to 1** revenue gain to cost  
up to **\$2.0 B** net new tax revenue to City  
(projection over the next 30 years)

Developer contributions  
Additional state & federal grants  
Special tax district revenue  
Net new tax revenue from development

**ZERO** Cost to City General Fund budget

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## FREQUENTLY ASKED Potomac Yard QUESTIONS

**WHERE ARE WE IN THE PROCESS?**

**Current EIS Process**

IS Scoping & Alternatives Reorganization (2011) → Draft EIS (2012-2015) → Public Hearing & Comment on Draft EIS (Spring 2015) → Final EIS (Fall 2015) → Record of Decision (Q1 2016)

We are here

**Ongoing Agency Coordination and Public Involvement**

**WHO'S INVOLVED?**

- City of Alexandria** project sponsor and joint lead agency
- Federal Transit Administration** lead federal agency, because the City will be seeking federal funding for a portion of the project
- Washington Metropolitan Area Transit Authority** cooperating agency because they would operate the station once it is built
- National Park Service** cooperating agency because of its role in administering the George Washington Memorial Parkway (GWMP)

**WHAT ARE THE ALTERNATIVES?**

- No-Build** includes the existing transportation network plus projects within the study area that will be in place by 2040
- A** located generally within the existing Metrorail Reservation site at the north end of Potomac Greens
- B** located north of Potomac Greens between the GWMP and the CSX railroad tracks
- Design Option B-CSX** a refinement of Alternative B, the station would be located between the GWMP and CSX tracks relocated to the west
- D** located west of the CSX railroad tracks near the existing Potomac Yard Shopping Center

**HOW TO SUBMIT COMMENTS**

The Potomac Yard Metrorail Station EIS team wants to hear from you! If you have questions, suggestions, or comments - or if you would like to be added to the project e-mail list - please contact us at: [comments@potomacyardmetro.com](mailto:comments@potomacyardmetro.com)

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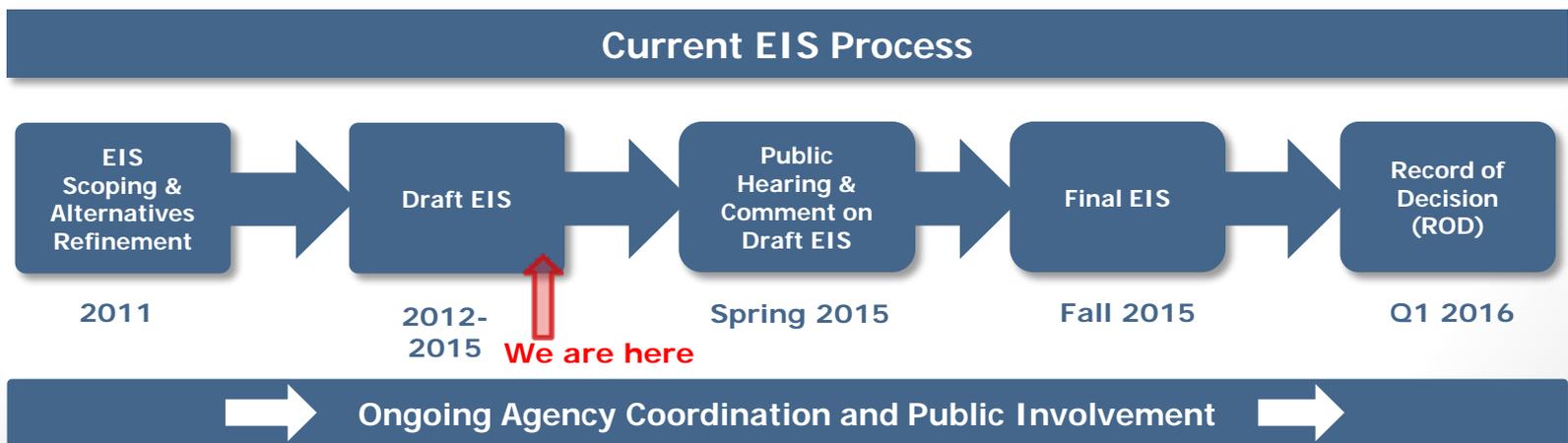


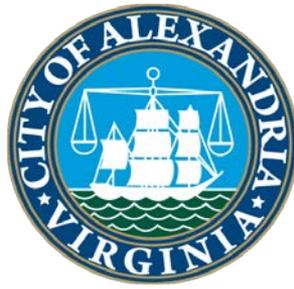
# Opportunities for Comment on the DEIS

- In writing:
  - Emails to [comments@potomacyardmetro.com](mailto:comments@potomacyardmetro.com)
  - Letters to address provided in DEIS
  - Comment cards at public meetings
    - Workshops
    - Board and Commission meetings
- In person:
  - City Council public hearing
  - WMATA/NEPA public hearing

# Next Steps

- Final review and signoff of DEIS by FTA and NPS (Q1 2015)
- Public release of DEIS (Q1 2015)
- Preferred alternative decision by City Council (Q2 2015)
- Complete Final EIS (Q4 2015)
- Record of Decision (Q1 2016)





# Questions?

**For more information, visit:**

**[www.alexandriava.gov/PotomacYard](http://www.alexandriava.gov/PotomacYard)**