

Potomac Yard Metrorail Station Amendment

DSUP #2018-0017

City Council
December 15, 2018



Project Location & Request





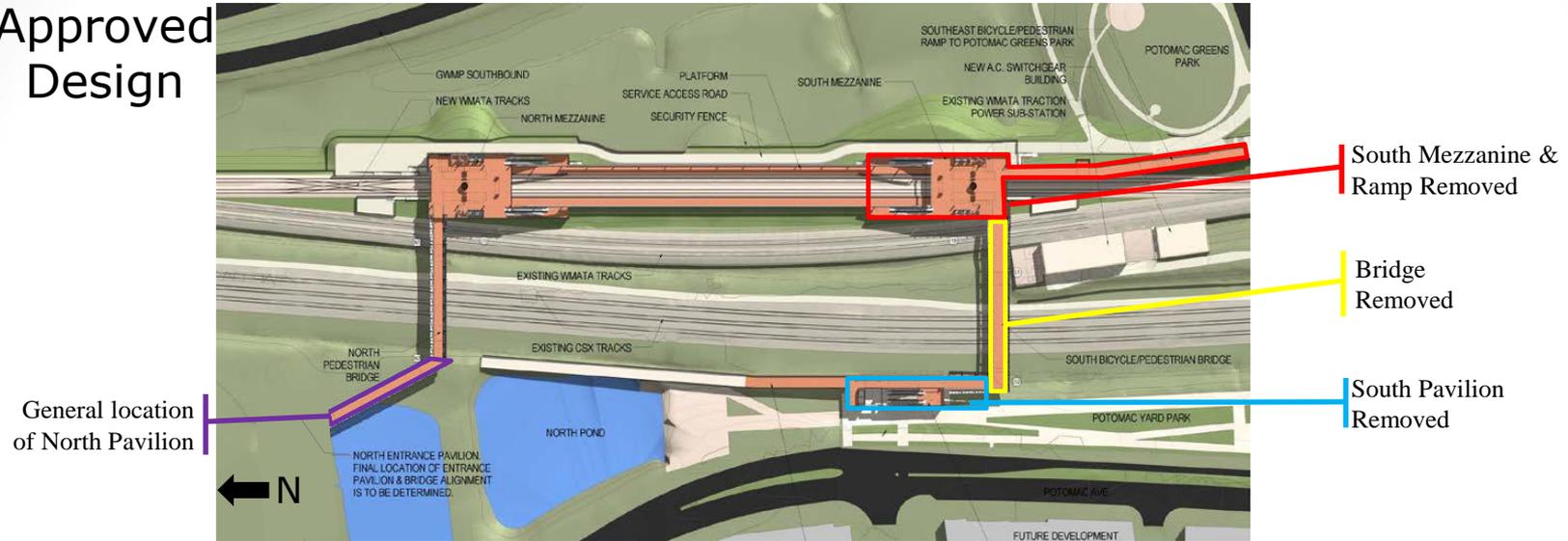
Project Description

- A Metrorail station with a side platform configuration providing access from both the east and west sides of the rail corridor
- Three points of station entry:
 - North Potomac Yard
 - East Glebe Road
 - Potomac Greens
- A pedestrian bridge connecting neighborhoods

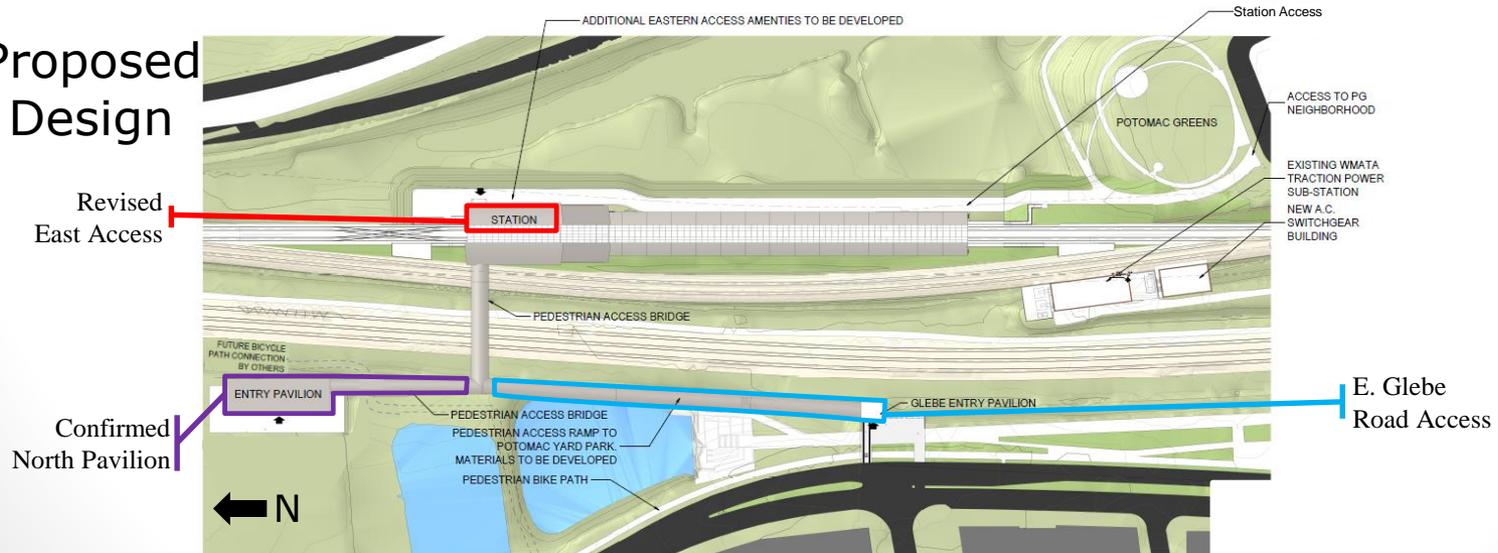
Proposed changes



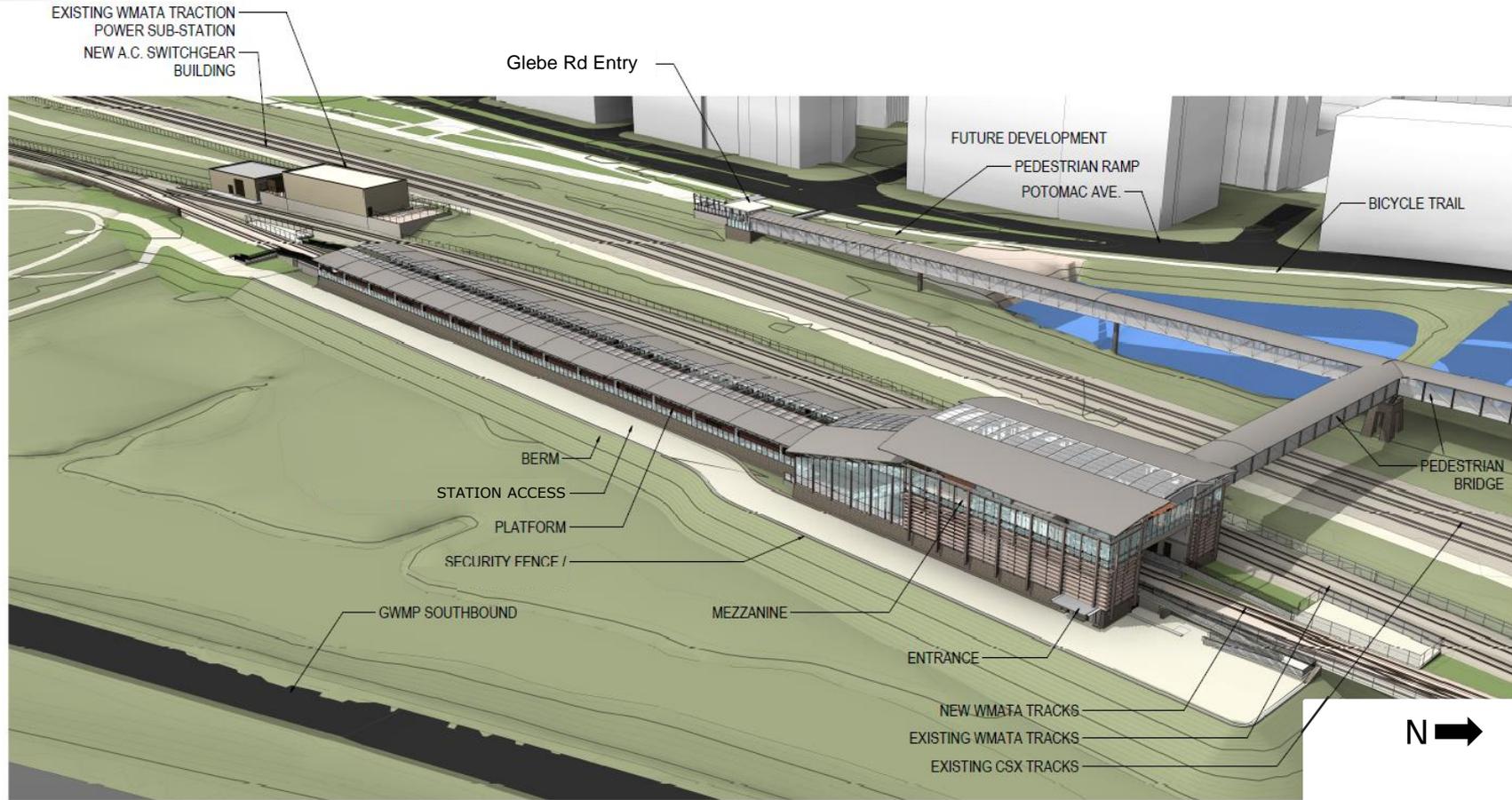
Approved Design



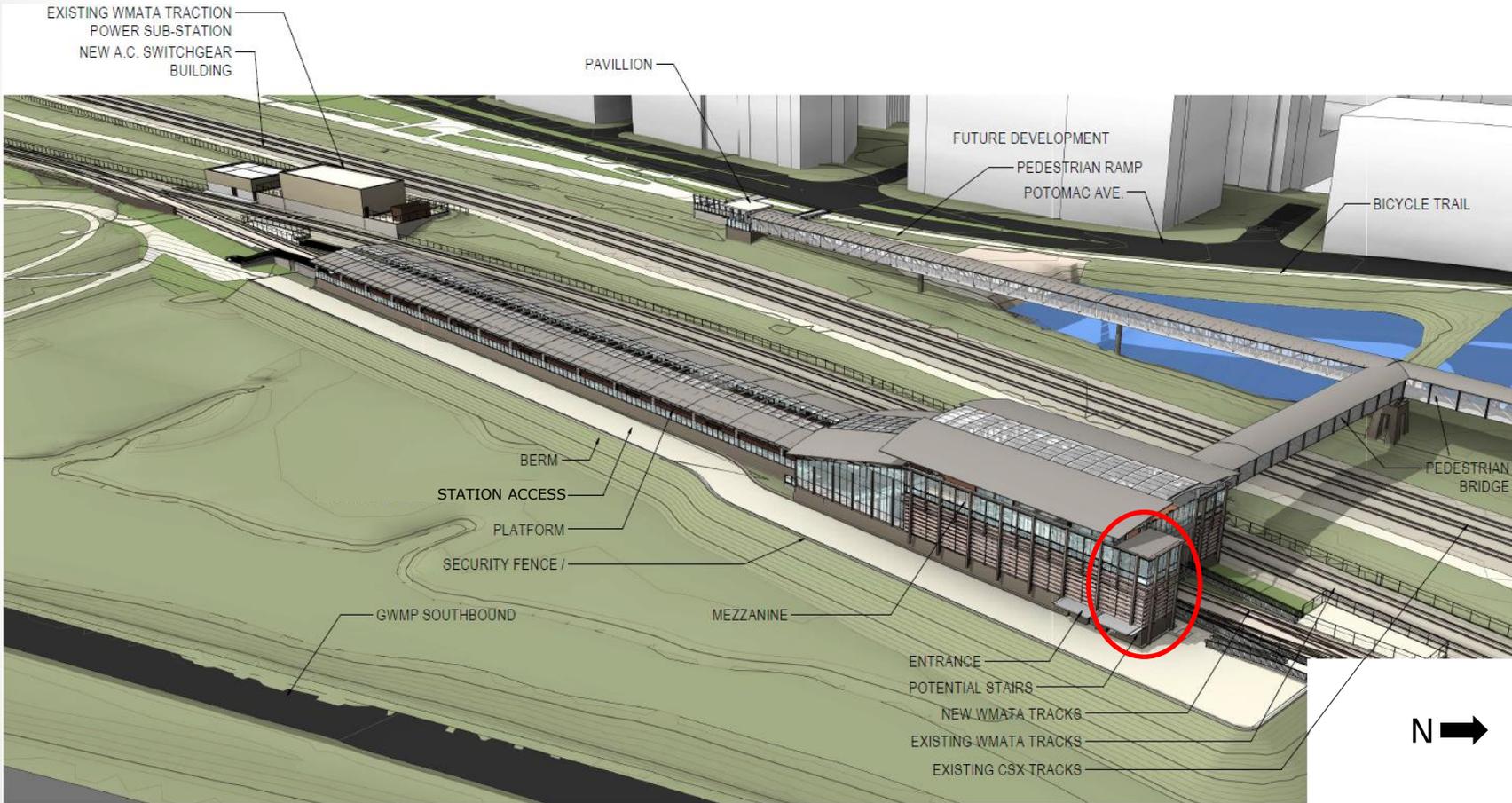
Proposed Design



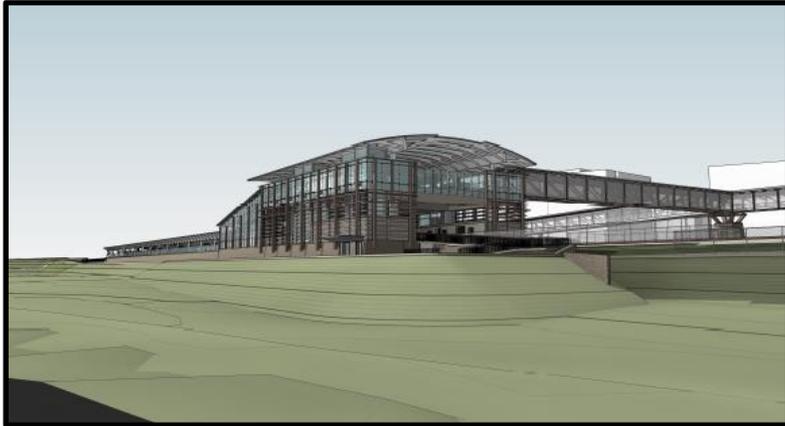
Station Design:



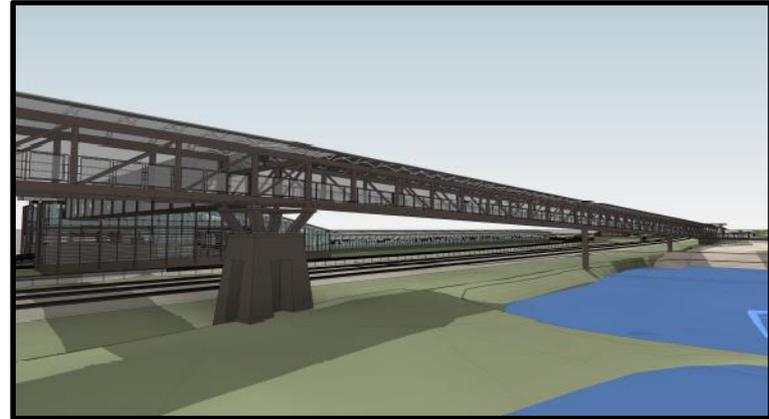
Station Design: Station with Stair Option



Building Design: Station – Ramp - Entrances



North Mezzanine & Pedestrian Bridge



Ramp to the Pedestrian Bridge Connection



Northern Entrance



Glebe Road Entrance



Community Outreach

PY Metro Key Event Dates	
<u>Date</u>	<u>Meeting / Organization</u>
Wednesday, April 04, 2018	Community Meeting at Charles Houston Rec Center
Tuesday, April 10, 2018	City Council Legislative meeting
Thursday, April 12, 2018	WMATA Finance and Budget Committee Meeting
Wednesday, May 09, 2018	PYMIG Meeting
Monday, June 04, 2018	Lynhaven Civic Association
Thursday, June 21, 2018	Potomac Yard Civic Association PYCA
Monday, August 20, 2018	Potomac Yard Civic Association
Thursday, August 23, 2018	Potowmack Crossing II Condo
Wednesday, September 12, 2018	Del Ray Citizens Association
Monday, September 17, 2018	Old Town Greens Condo and Town House Association
Wednesday, September 19, 2018	Northeast Citizens Association
Tuesday, September 25, 2018	City Council - Project Update
Wednesday, September 26, 2018	PYMIG Meeting
Monday, October 01, 2018	Lynhaven Civic Association
Wednesday, October 17, 2018	Board of Architectural Review Briefing
Wednesday, October 17, 2018	Potomac Greens HOA
Thursday, October 18, 2018	Potomac Yard Civic Association PYCA
Monday, October 22, 2018	PYMIG Meeting
Tuesday, October 23, 2018	City Council Project Update
Monday, October 29, 2018	PYMIG Meeting
Monday, November 05, 2018	PYMIG Meeting
Monday, November 12, 2018	PYMIG Meeting
Monday, November 26, 2018	PYMIG Meeting
Tuesday, November 27, 2018	City Council Project Update
Tuesday, December 06 2018	Planning Commission Public Hearing
Saturday, December 15, 2018	City Council Public Hearing
Winter 2019	BAR Public Hearing

PYMIG Design Criteria

- **Access Proximity**
 - Existing pedestrian path to the pond
 - Access could start further north.
 - East & West have different priorities
- **Budget constraint**
 - Need to improve design within budget
- **Access Quality**
 - Enhanced ADA Accessibility
 - Shade & Rain protection
 - Lighting & Even paving treatments
 - Direct, non-meandering path of travel
 - Pedestrian Aesthetic experience
- **Connectivity & Multimodal functionality**
 - Map out path of travel
 - Bike & Bus accessibility
- **Safety**
 - Lighting – Even lighting, not just minimum
 - Ease of exit – no dead ends.
- **Sustainability**
 - Stormwater vs. aesthetic experience
 - LEED compliance
 - Easy access for Maintenance
- **Design**
 - “Cohesive” design/architecture
 - Prioritize pedestrian experience,
 - Design can differ from other parts of the station
 - Draw people towards the south end
 - Doesn’t feel like an after thought
 - Sense of equilibrium
 - Experience at grade VS ramp
 - What is the experience like under the ramp?
 - Lighting



Community Concerns

- Noise
 - Normal Work Hours
 - Noise Variance Permit
- Dust/contaminated materials
 - Soils Management Plan
 - Health and Safety Plan
 - Vehicle Cleaning
 - Erosion and Sediment Control Plan
- Parking
 - Off-street parking provided for all construction workers, no parking on streets, and bus shuttle will be provided to/from site.



Community Concerns

- Construction traffic
 - Maintenance of Traffic Plan
- Damage to property
 - Contractor required by code and contract to repair all damage.
 - Pre-construction building surveys prior to commencement of construction for all properties within 250 feet of the project site.
- Community outreach
 - Weekly community meetings with WMATA project team
 - Advance notice for major upcoming activities – “what to expect”



Funding the Metrorail Station

- City has developed a financing plan that keeps the station self-funded through grants, developer contributions, low-interest state and federal loans, developer contributions and taxes generated in Potomac Yards with no City General Funds.
- Revised Memorandum of Understanding with North Potomac Yard (CPYR)
 - \$32 million Shortfall Guarantee divided into two phases.
 - Deferral of developer contributions on office, hotel & retail on Phase I to Phase II.
 - Annual CPI adjustment will ensure value to City remains constant.
- Tier II Special Tax District:
 - Recommendation to City Council to Eliminate.
 - Increase in property values due to Amazon/Virginia Tech Innovation Campus should generate anticipated revenues.



Additional State Funding

- State announced \$50 million in future grant funds on November 13 for south entrance, tied to Amazon's job creation targets.
- State to support acceleration of transportation projects, but funds are not immediately available.
- New funding will require approval by Commonwealth Transportation Board (CTB), timeline still uncertain.



Keeping the Project on Track

- City is working with WMATA and the State to explore feasibility and cost of including south entrance in current station design.
- Determining whether the scale of the entrance will be the same as contemplated in original station design.

Approval of this DSUP is key to timeline of current design/build contract.



Next Steps

- Project as approved would proceed to Final Site Plan Review.
- Review and input from National Park Service during final review and prior to issuance of building permits.
- Continued PYMIG involvement through final design and construction, including review of any modifications to the south access.

Conclusion

Staff and Planning Commission recommend **approval** of the DSUP amendments subject to compliance with all applicable codes and conditions.

