

potomac yard

metrorail station update



planning commission update

topics

- Project - Background
- WMATA Procurement Update
- Project Budget and Scope Changes
- DSUP Amendment Process
- Project Timeline

project-background

- Redevelopment mix used transit-oriented development of Potomac Yard
- Transportation benefits
 - 11,300 daily trips on Metro
 - 6,700 daily auto trips removed from the road



project-background

- **June 2016:** DSUP Approved by City Council
- **Nov 2016:** NEPA Completed (EIS/ROD)
- **Nov 2016:** WMATA RFP Solicitation Issued



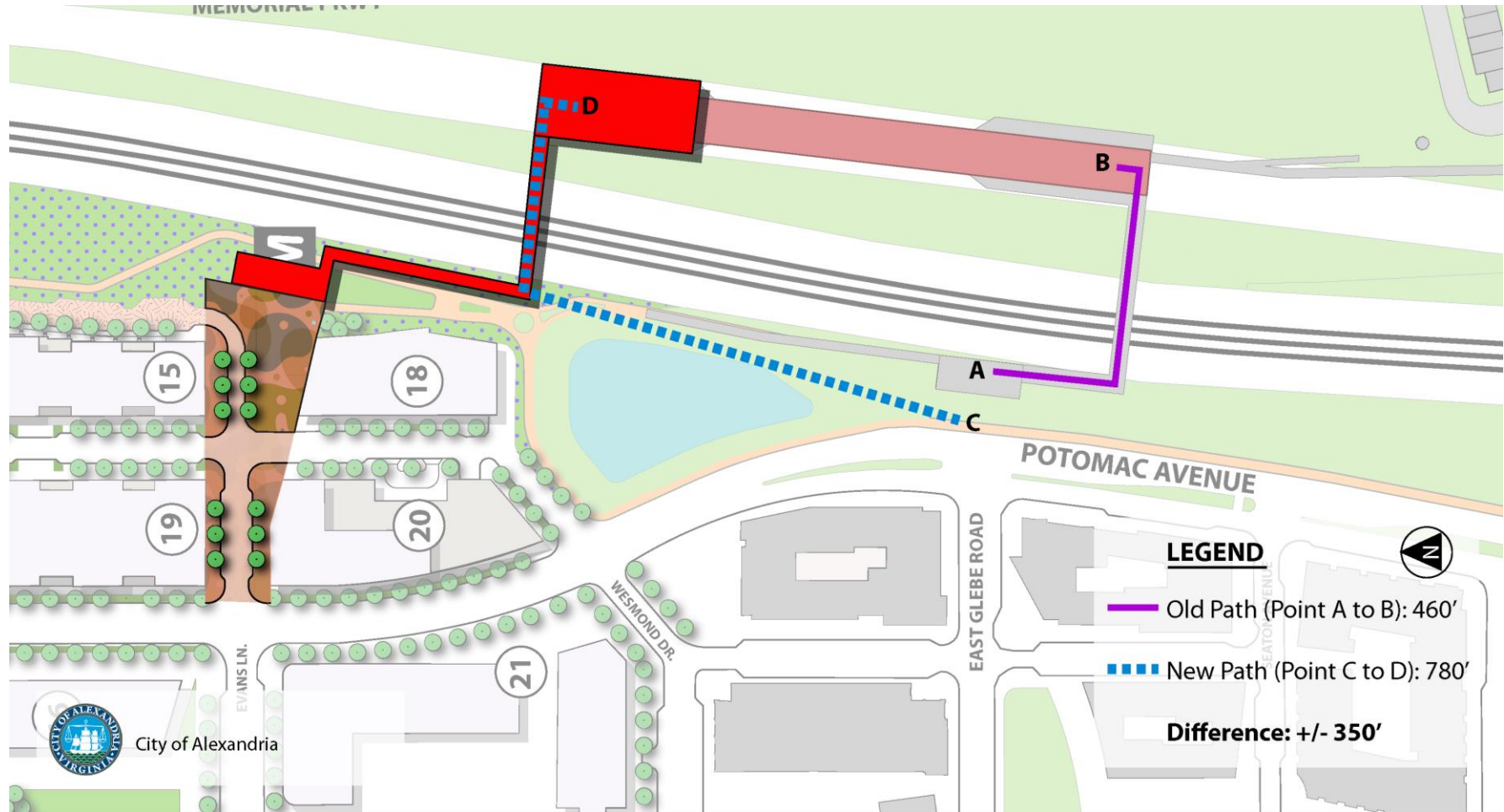
WMATA procurement update

- **March 2017:** Bids received by WMATA
 - Confidentiality agreements required by WMATA
 - Prices substantially exceeded the construction cost estimate
- **March 2017 - January 2018**
 - City requested cost savings including design changes
- **February 2018:** Revised bids received
 - Prices reduced but still exceed the construction cost estimate
 - Cost Drivers:
 - General Construction Cost Escalation
 - Opening date of mid-2020; now late 2021 / early 2022
 - Competition with other Projects
 - Risk Factors (proximity to live track, geotechnical, soil issues, limited site access, constrained site.
 - **Total Project Budget**
 - Revised from \$ 286 M to \$ 320 M = + \$52 M
- **April 2018:** Council authorized project to proceed

station design

- Scope Modifications to control costs:
 - Eliminate from the current contract
 - South mezzanine
 - South pedestrian bridge and associated ramps
- Provide alternative access on the west side.
- Provide direct access from the east side.
- City can seek future funding opportunities to construct de-scoped items as a separate future project.

station revisions



City of Alexandria

integration with planned land uses



existing + planned development

LEGEND

Building Heights

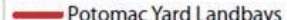
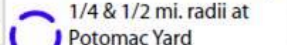
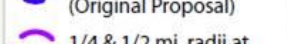
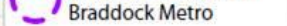
	Less than 55 ft		101 ft - 150 ft
	56 ft - 80 ft		151 ft - 200 ft
	81 ft - 100 ft		201 ft - 250 ft



¼ mile + ½ mile radius

ORIGINAL PROPOSAL

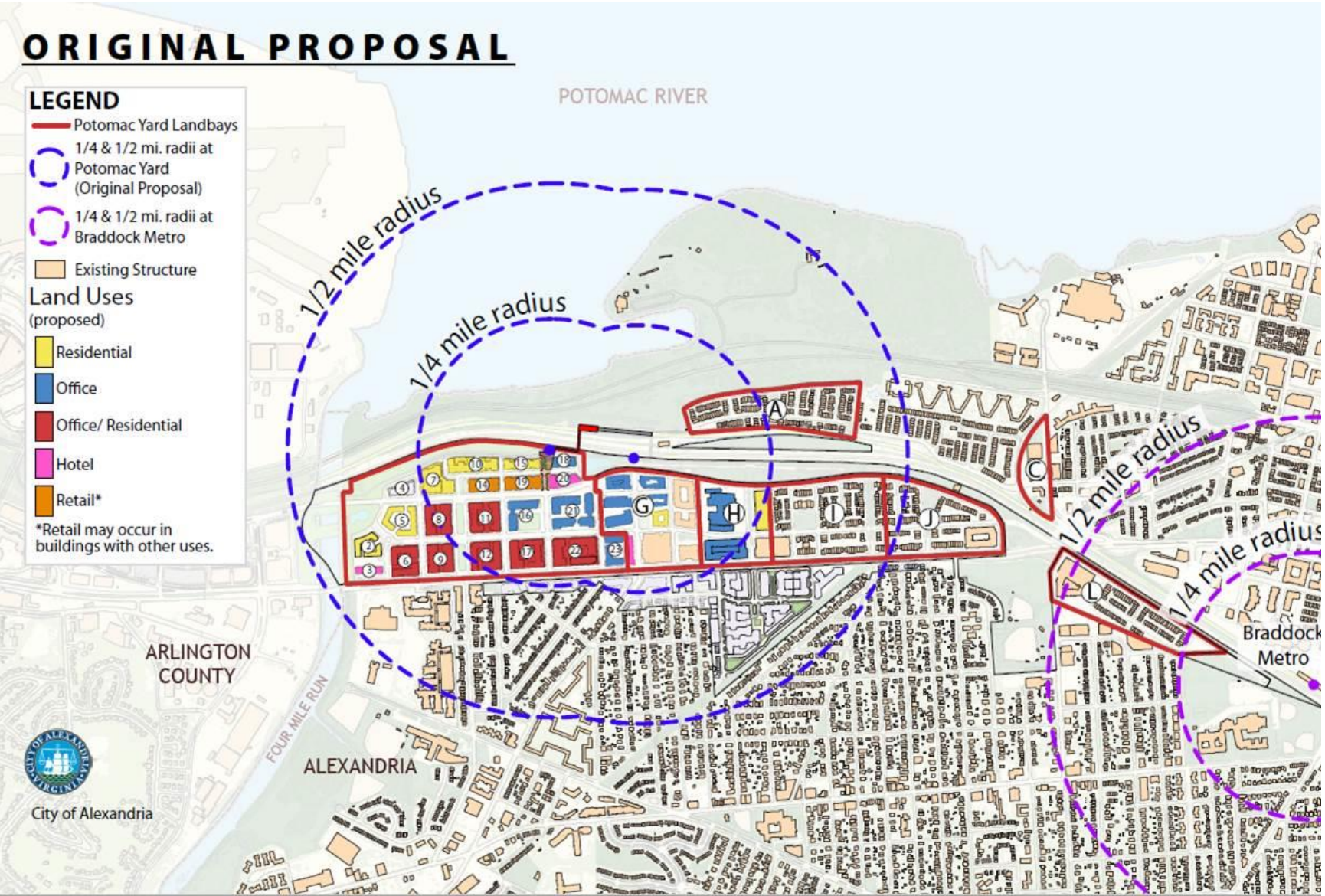
LEGEND

-  Potomac Yard Landbays
-  1/4 & 1/2 mi. radii at Potomac Yard (Original Proposal)
-  1/4 & 1/2 mi. radii at Braddock Metro
-  Existing Structure

Land Uses (proposed)

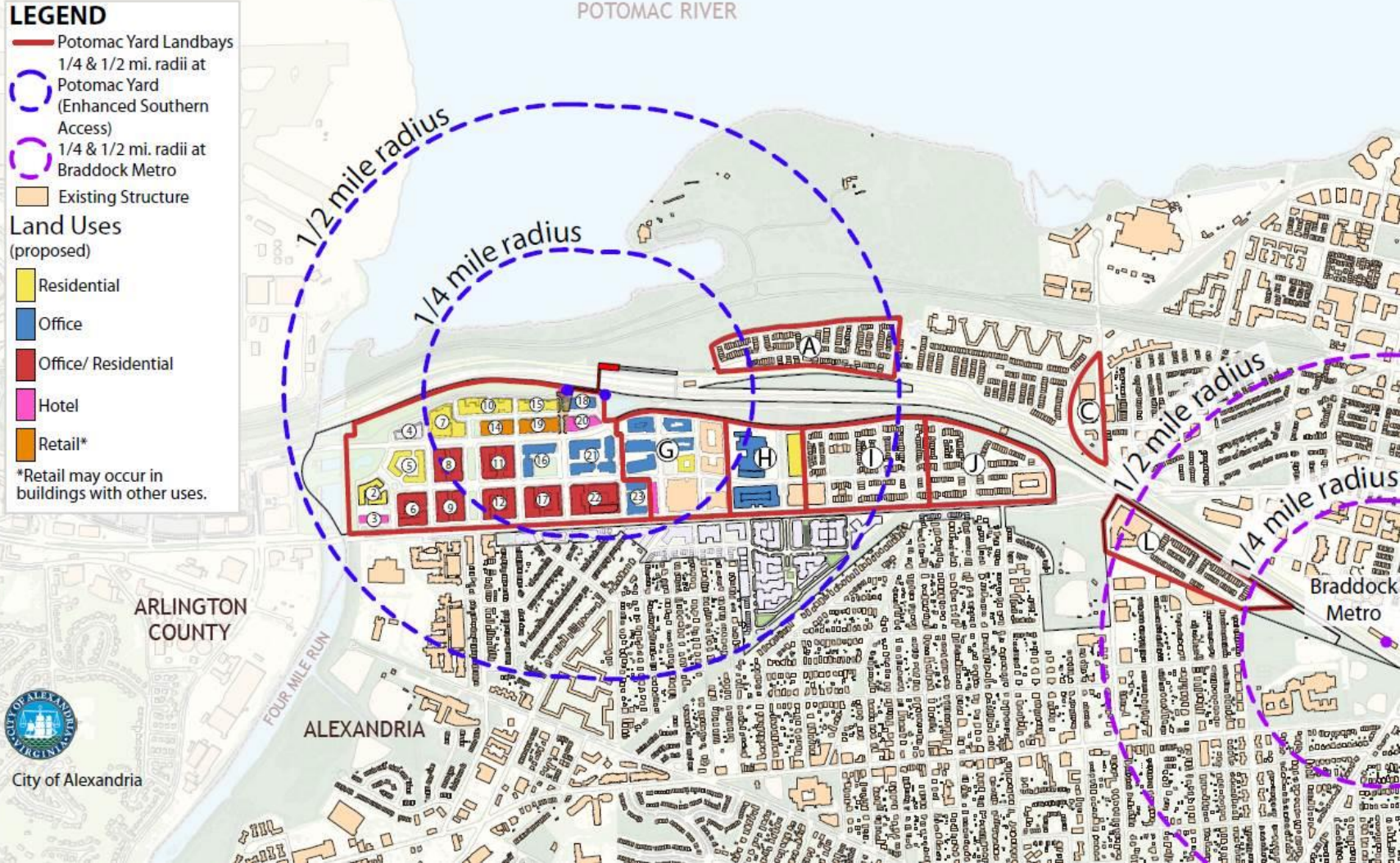
-  Residential
-  Office
-  Office/ Residential
-  Hotel
-  Retail*

*Retail may occur in buildings with other uses.



¼ mile + ½ mile radius

ENHANCED SOUTHERN ACCESS



City of Alexandria



summary of differences

1/4 mile

69% of total development - original proposal

61% of total development - current proposal

1/2 mile

97% of total development – original proposal

95% of total development – current proposal

- The majority of the office (78%) is still within a 1/4 mile and most of the development (95%) is still within a 1/2 mile.
- Total ridership at Potomac Yard Metrorail Station to be largely not impacted

process-schedule- next steps

