

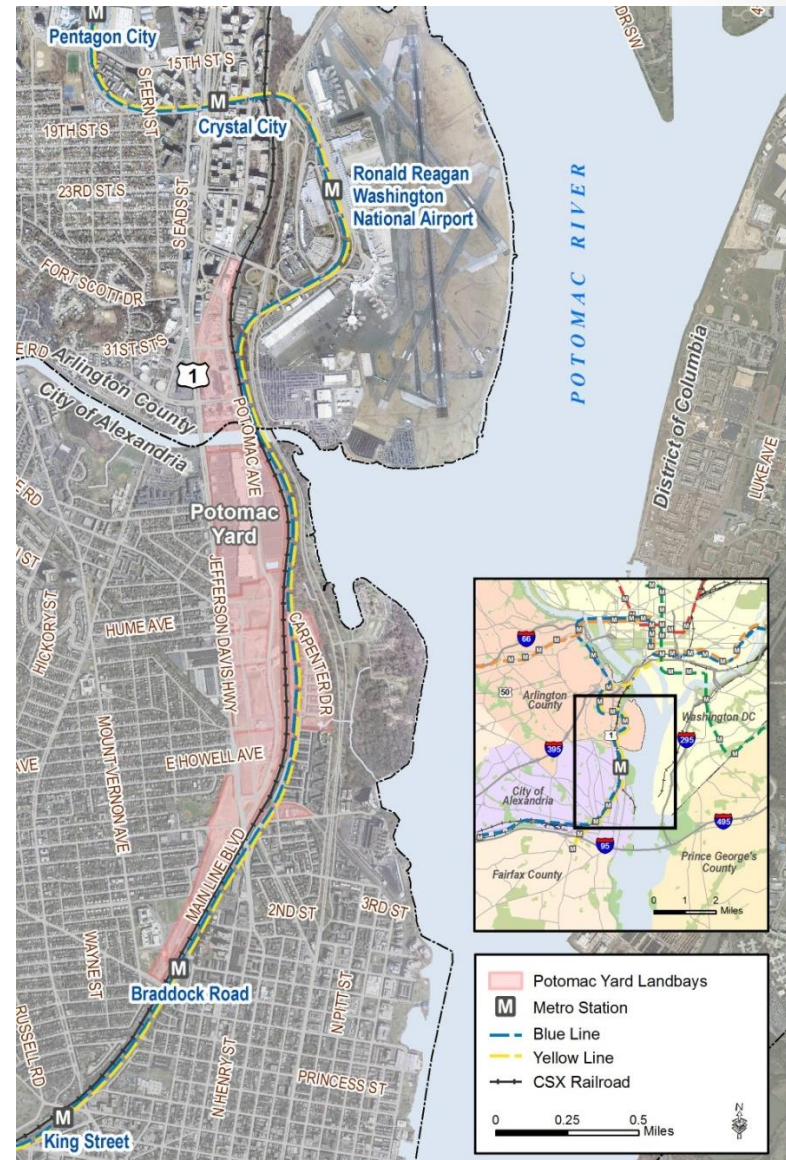


Proposed Potomac Yard Metrorail Station Environmental Impact Statement (EIS) Study Update

April 22, 2014

Potomac Yard Metrorail Station

- Metrorail station contemplated to support travel needs of current and future residents and workers in the Potomac Yard/Del Ray area
- Environmental planning process under way
- Represents an economic development initiative with citywide benefits



EIS Process

- What is an EIS?

- Documents potential environmental impacts
 - Natural or built environment
 - Social fabric
 - Transportation
 - Economy of the area



- Why an EIS?

- Required for the project to be eligible for federal grants/loans
- Required because some of the alternatives may affect the George Washington Memorial Parkway

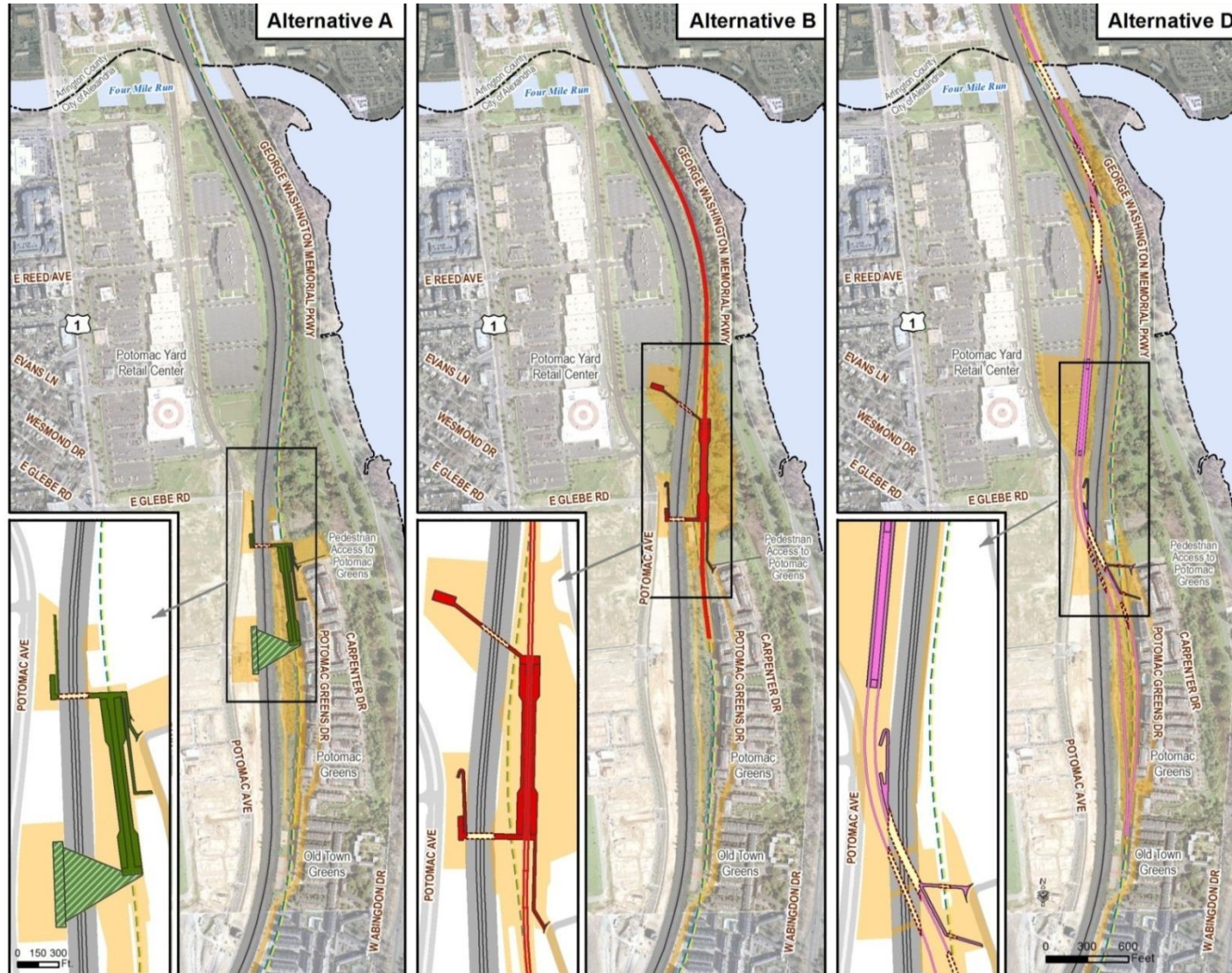
Current EIS Process



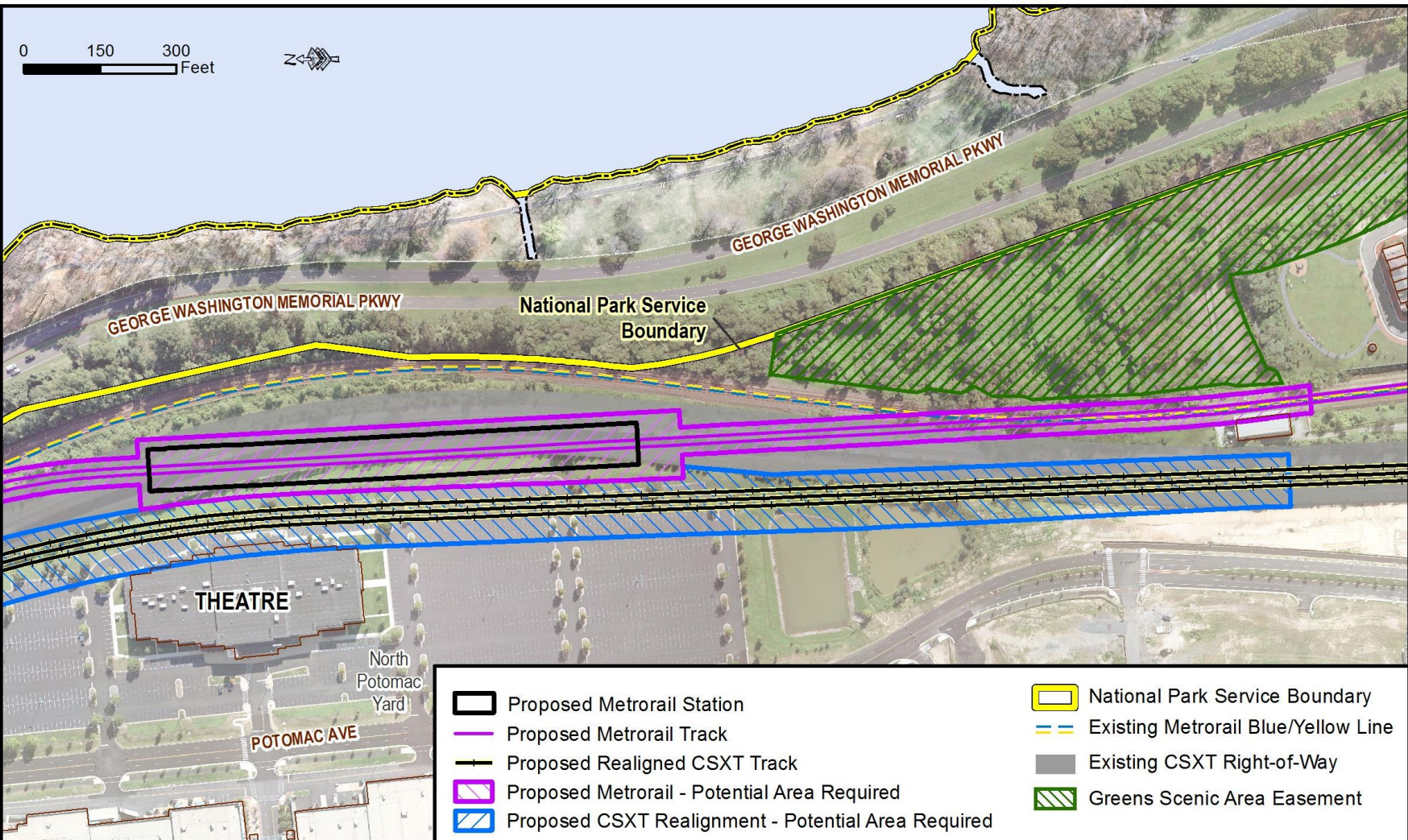
Ongoing Agency Coordination and Public Involvement

Current Build Alternatives

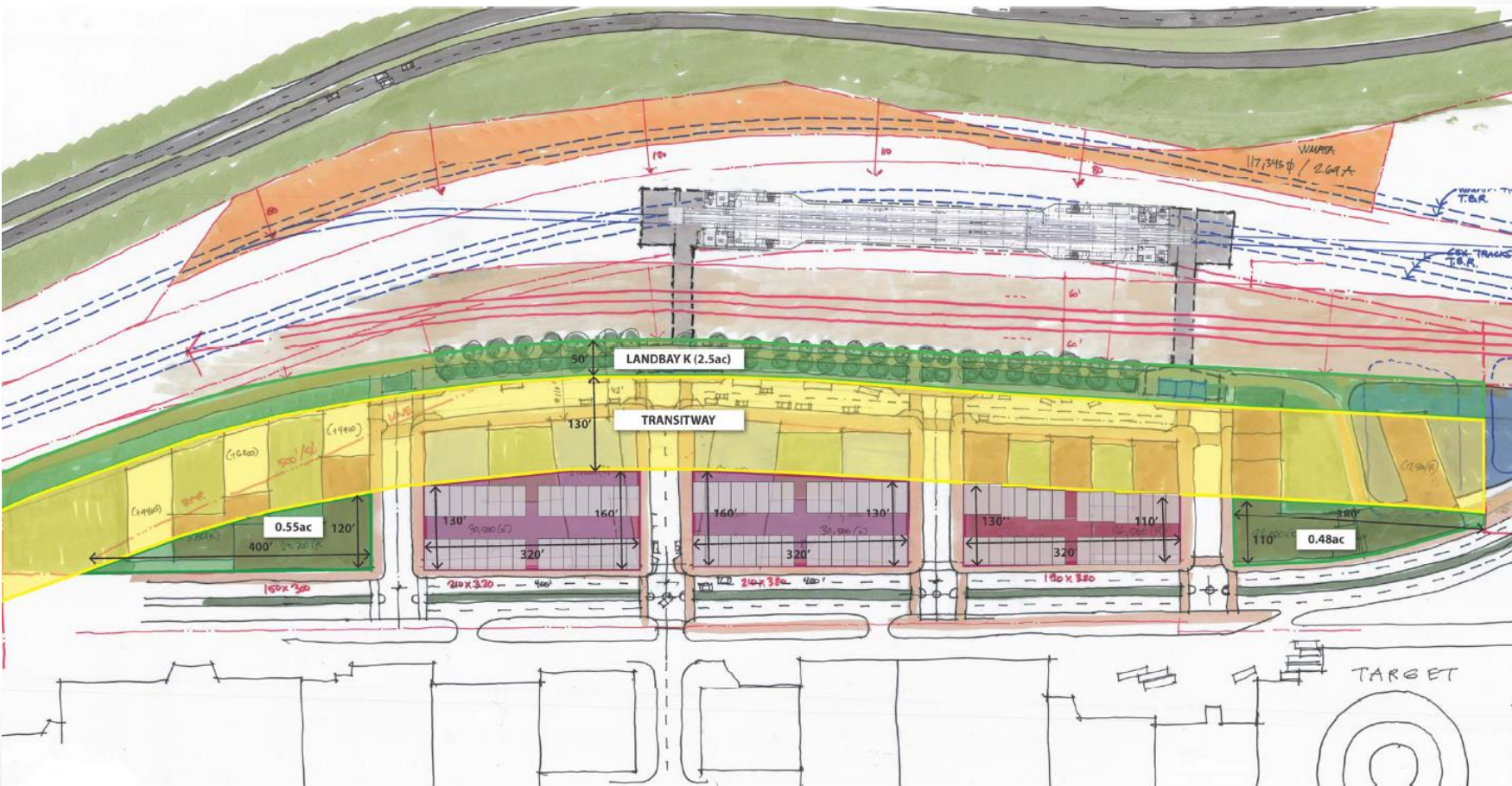
(in addition to No Build Alternative)



B-CSX Option



B-CSX Option – Development Potential



B-CSX Option

- Would require acquiring approximately 5 acres of developable property
- Entails moving CSX tracks to the west
- Delays project at least 3 years
- Cost estimate = \$351 million
 - \$83 million more than Alternative B
- Reduces long-term tax revenues by tens of millions of dollars (\$TBD)

Next Steps

- Complete studies and models (May 2014)
- PYMIG meeting (May 15, 2014)
- Update and release Draft EIS (Fall 2014)
- Further civic engagement and public hearings (Fall 2014)
- Select *Locally Preferred Alternative* (January 2015)



Thank You

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