

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 29, 2015

TO: CHAIRMAN AND MEMBERS OF THE OLD AND HISTORIC ALEXANDRIA DISTRICT BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: POTOMAC YARD METRORAIL STATION UPDATE

ISSUE

The OHAD BAR is being asked by City Council to comment on a preferred alternative for the Potomac Yard Metrorail Station and to identify potential impacts on historic or cultural resources.

RECOMMENDATION

That the BAR support Alternative B as the preferred station location; to require construction access from Potomac Yard rather than the George Washington Memorial Parkway (GWMP) (Construction Access Option 2); and to include mitigation to the GWMP as discussed in the staff report on the preferred alternative to City Council (Attachment 1).

BACKGROUND

Potomac Yard represents one of the most significant redevelopment opportunities for the City with the potential to achieve a vision for an urban mix of uses near transit. The construction of a Metrorail station has been the basis for transportation and land use planning for Potomac Yard for many years, most recently in the 2010 North Potomac Yard Small Area Plan. The selection of the preferred location of the Metrorail station is an important decision for the City from a transportation, land use and economic development perspective. Discussions regarding this large and complex City project have been ongoing for many years and the Draft Environmental Impact Statement (DEIS) is the last step in this process before City Council can select a locally preferred alternative for the Metrorail station in Potomac Yard.

Building a new Metrorail station is the key to transforming Potomac Yard into a smart-growth, urban, walkable community with a mix of office and residential uses, high-quality retail, entertainment, and new parks. A new Metrorail station will help accommodate growing transportation demand in the Route 1 corridor within the existing roadway network and will provide additional benefits to the City and region. The DEIS identified and discussed four potential locations identified as: Alternative A, Alternative B, B-CSX Design Option, and Alternative D (Figure 1). The DEIS discusses myriad variety of potential impacts for each location as they relate to cultural and natural resources, visual impacts, environmental impacts and the like. The most relevant sections for the BAR are the chapters on Visual Resources (3.8) and Cultural Resources (3.9) and are attached (Attachment 2).

The complete DEIS can be found here:

www.alexandriava.gov/potomacyard/default.aspx?id=56902#DEISDocument

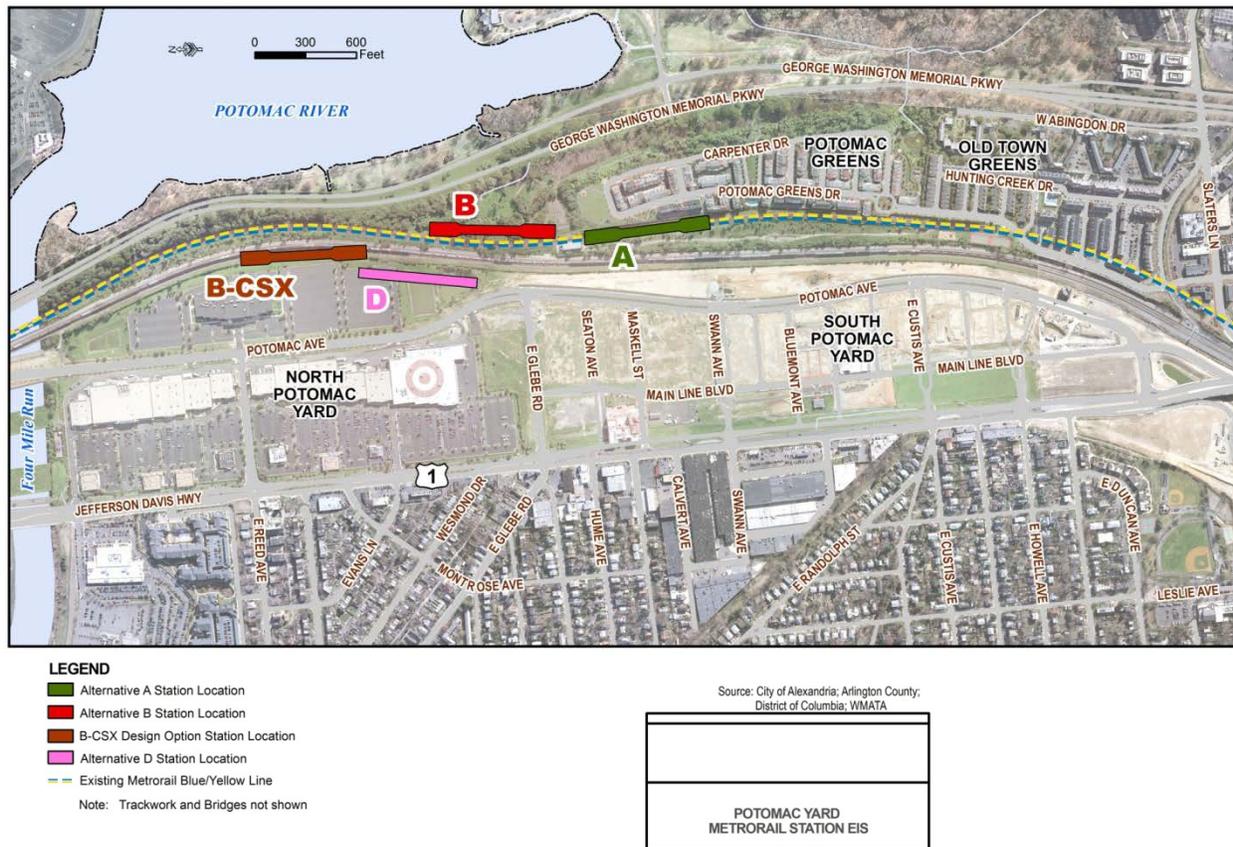


Figure 1. Aerial showing four potential station locations.

DISCUSSION

Preferred Alternative

Selecting the most appropriate location for the Potomac Yard Metrorail station, closest to the most potential development and office uses in particular, is critical to the success of Potomac Yard. The North Potomac Yard Plan recommends that the station be located closest to the highest density. The Plan also allows additional density if the station is constructed in the Alternative B location (and requires the developer to contribute to the cost of construction), and therefore yields the most economic benefit to the City. Alternative B locates the Metrorail station within 0.25 mile of the most new development and creates the best opportunity for smart growth and a walkable, compact, urban community. Staff has determined after much analysis that Alternative B best balances land use and transportation, is consistent with City plans, and places the station in the best location to serve the largest number of potential Metrorail riders. As noted in the Staff Report to City Council, several Boards and Commissions, as well as the Potomac Yard Metrorail Implementation Work Group (PYMIG), are involved in the review process to provide comment and public input for matters related to their purview.

BAR staff finds that the most significant impact to a historic and cultural resource that would be affected by a Metrorail station, at any of the alternative location sites, would be related to the view from the George Washington Memorial Parkway (GWMP). As noted in Chapter 10 of the Zoning Ordinance, one of the primary purposes of the Old and Historic Alexandria District is “to safeguard the city’s portion of the George Washington Memorial Parkway and other significant routes of tourist access to the city’s historic resources by assuring that development in and along these transportation arteries be in keeping with their historical, cultural and traditional setting.” Additionally, a driving force in the creation of the historic district in 1946 stems from the City’s commitment set forth in the 1929 agreement with the National Park Service that any development on what was then the Mount Vernon Memorial Highway “will be in keeping with the dignity, purpose and memorial character of said highway.” Therefore, while it was never envisioned in 1929 that a structure as large as a Metrorail station would be constructed, it is the BAR’s duty to adhere to this agreement and safeguard the memorial character of the GWMP.

Although all of the Metrorail station alternatives would be visible from the GWMP to some degree, only one location is located within the Old and Historic Alexandria District: Alternative B. Therefore, only Alternative B, if selected as the preferred alternative, would be subject to BAR approval for the station design.

Potential Mitigation

The City recognizes the value of the GWMP to Alexandria’s character and City staff have worked closely with NPS staff throughout the DEIS process to develop a framework for the mitigation of impacts to the GWMP that will result in a net benefit to this important cultural and historic resource. The phrase “net benefit” is used because it indicates that in order to implement Alternative B, mitigation must result in improvements to the GWMP beyond its existing condition. Some of the elements contained in the City’s proposal include:

- Limitations on height and other restrictions (on items such as materials, signage, and lighting) on portions of Potomac Yard adjacent to the GWMP;
- Design of the station and landscape, including planting and berms, to mitigate the visual impact of the station on the GWMP;
- NPS participation in the design process for the station; and
- Exchange of approximately 7,000 square feet of GWMP property and 1.71 acres of the Greens Scenic Area Easement for full ownership by the United States of most of the remaining parkland covered by the easement (approximately 13 acres).

Although the BAR will only review the station design if Alternative B is selected, the location and design of the new station and associated elements visible from the GWMP, such as pedestrian bridges, must be appropriate and compatible with the Old and Historic Alexandria District, no matter which alternative is selected. Any station alternative must have a minimal visual impact on historic and cultural resources, specifically the GWMP, and design of the new station should be sensitive to its context. There are ways to mitigate the visual intrusion of a Metrorail station through conscious design choices, materials and the integration of landscaping. Therefore, for any of the station alternatives, it will be essential to support a compatible and contextual design that picks up on architectural features and materials found along the GWMP.

Construction Access

When considering the impacts of each alternative, the BAR should consider not only the long-term impacts but also the short-term impacts, particularly as they relate to construction. Alternative B has two possible construction routes—one with construction access directly from the GWMP and the other with construction access from Potomac Greens as well as Potomac Avenue. As there is a viable alternative to construction access from the GWMP, staff recommends that the BAR only support a scheme that requires access from other ways beside the GWMP.

Section 106

As this project is considered a federal undertaking, the lead federal agency is required to undergo the Section 106 review process. The applicant has coordinated a group of interested consulting parties which includes representatives from the City and specifically historic preservation staff, as well as other interested parties. At this time, the only historic, or potentially historic, resources located within the defined Area of Potential Effect are Potowmack Crossing on West Abingdon Drive and the GWMP. Should the BAR find that any other historic, or potentially historic, resources be affected by this project and process, it is recommended that they be identified at this time.

ATTACHMENTS

- 1— Staff Recommendation for Preferred Alternative
- 2— Relevant DEIS Chapters on Visual Resources and Cultural Resources



Potomac Yard Metrorail Station

Staff Recommendation for the Preferred Alternative

April 24, 2015



Table of Contents

1.0 SUMMARY 1

 1.1 Background 2

 1.2 NEPA Process 2

 1.3 Alternatives Considered 3

 1.4 Funding and Financial Feasibility 6

2.0 Community Input 8

 2.1 Role of Boards and Commissions 11

3.0 STAFF ANALYSIS 11

 3.1 Land Use and Economic Benefits 11

 3.2 Public Benefits 12

 3.3 Transportation Benefits 14

 3.4 Citywide Economic Benefits 14

4.0 Staff Recommendation for the Preferred Alternative 14

 4.1 George Washington Memorial Parkway 16

 4.2 Construction 16

 4.3 Parking and Traffic 18

 4.4 Potomac Yard Park and Potomac Greens Park 18

 4.5 Wetlands 18

 4.6 Crime 19

 4.7 Financial Feasibility 19

5.0 Next Steps 19

Table of Figures

FIGURE 1: DRAFT EIS POTENTIAL STATION LOCATIONS 5

FIGURE 2: SPECIAL TAX DISTRICTS 7

FIGURE 3: BLOCKS WITHIN 1/4-MILE AND 1/2-MILE OF ALTERNATIVE B 13

FIGURE 4: ALTERNATIVE B CASH FLOW 15

Table of Tables

TABLE 1: ESTIMATED COST OF POTOMAC YARD METRORAIL STATION ALTERNATIVES 8

TABLE 2: MITIGATION PROPOSAL FOR IMPACTS TO GEORGE WASHINGTON MEMORIAL PARKWAY INTERESTS 17

Appendices

Appendix A **Draft EIS Executive Summary**

Appendix B **Letter from the National Park Service re: Net Benefits Agreement Framework**

Appendix C **Community Feedback on Impacts of Alternatives**

1.0 SUMMARY

Potomac Yard represents one of the most significant redevelopment opportunities for the City with the potential to achieve the vision for an urban mix of uses near transit. The construction of a Metrorail station has been the basis for transportation and land use planning for Potomac Yard for many years, most recently in the 2010 North Potomac Yard Small Area Plan and the 2008 Transportation Master Plan which included the following recommendation:

The City expects that any amendment to the Potomac Yard/ Potomac Greens Small Area Plan which results in an increase in density beyond what is currently approved will include reasonable provisions to address the development and funding of an additional Metrorail Station.

The selection of the preferred location of the Metrorail station is an important decision for the City from a transportation, land use and economic development perspective. Discussions regarding this large and complex City project have been ongoing for many years and the Draft Environmental Impact Statement (Draft EIS) is the last step in this process before City Council can select a location for the Metrorail station in Potomac Yard.

Building a new Metrorail station is the key to transforming Potomac Yard into a smart-growth, urban, walkable community with a mix of office and residential uses, high-quality retail, entertainment, and new parks. A new Metrorail station will help accommodate growing transportation demand in the Route 1 corridor within the existing roadway network and will provide additional benefits to the City and region by:

- Maximizing the number of people taking transit to and from the Potomac Yard area by providing direct access to Metrorail;
- Removing thousands of cars from the Route 1 corridor every day;
- Enabling a mix of uses in an environment where people can walk or bike to destinations in Potomac Yard for their daily needs;
- Providing a vibrant destination for all Alexandrians with a mix of uses, including significant shopping and public parks; and
- Strengthening and diversifying the tax base to improve the long-term economic stability of the City by enabling additional office development within Potomac Yard.

Getting the Metrorail station location right, closest to the most potential development and office uses in particular, is critical to the success of the project. The North Potomac Yard Small Area Plan recommends that the station be located closest to the highest density. The Plan also allows the most density if the station is constructed in the Alternative B location (and requires the developer to contribute to the cost of construction), and therefore yields the most economic benefit to the City. Alternative B puts the Metrorail station within 0.25 mile of the most development and creates the best opportunity for smart growth and a walkable, compact, urban community. Staff has determined after much analysis that Alternative B best balances land use and transportation, is consistent with City plans, and places the station in the best location to serve the largest number of potential Metrorail riders.

1.1 Background

Planning for a Metrorail station in Potomac Yard has a long history. The potential for a Metrorail station at Potomac Yard was initially considered during the planning of the Metrorail Regional System in the 1960s and 1970s. While a Metrorail station was not required as part of the 1999 City approval for South Potomac Yard, a reservation site for a future Metrorail station (Alternative A) was required so as to not preclude a future Metrorail station. No financing plan was developed in 1999.

Major milestones in the history of planning for the Potomac Yard Metrorail Station include:

- 1968 and 1975: Metrorail system plans identified Potomac Yard as a site for a future Metrorail station that could benefit new development.
- Mid-to-Late 1980s: The draft Alexandria 2020 plan proposed a mixed-use, neighborhood development with a Metrorail station. Operations of the existing rail yard began to be phased out.
- 1992/1999: The City of Alexandria's Potomac Yard/ Potomac Greens Small Area Plan identified the potential for a Metrorail station. A 2009 revision included approval for an urban, mixed-use Town Center along East Glebe Road.
- 2010: The Potomac Yard Concept Development Study, conducted by the City of Alexandria and the Washington Metropolitan Area Transit Authority (WMATA), analyzed eight potential Metrorail station locations, recommending further examination of three locations.
- 2010: The North Potomac Yard Small Area Plan was adopted, envisioning replacement of the existing shopping center with a high-density, transit-oriented neighborhood anchored by a Metrorail station.

1.2 NEPA Process

The North Potomac Yard Small Area Plan noted that a final station location decision would be subject to coordination among stakeholders, resolution of environmental issues, and consideration of alternatives through the National Environmental Policy Act (NEPA) process.

In 2011, the City of Alexandria initiated an Environmental Impact Statement (EIS) under NEPA for construction of the proposed Potomac Yard Metrorail Station. The lead Federal agency for the EIS is the Federal Transit Administration (FTA) and the City is the project co-lead and sponsor. WMATA and the National Park Service (NPS) are cooperating agencies. As part of this process, a Draft EIS was released on March 27, 2015.

The Draft EIS will be circulating for public review and comment through May 18, 2015 during which time there will be two public hearings (on April 30 and May 16) as well as a range of public involvement activities, described in more detail in Section 2.0. Following the public comment period, City Council will select a preferred alternative,

The Final EIS will be prepared over the six months following identification of the preferred alternative. The Final EIS will include further design and refinement of the preferred alternative to minimize community and environmental impacts, identify with more detail the impacts of the preferred alternative, and develop measures for avoiding, minimizing, or mitigating adverse

impacts. Options for avoidance of impacts and mitigation will be discussed at meetings of the Potomac Yard Metrorail Implementation Work Group and the appropriate boards and commissions, where there will also be opportunities for public comment.

FTA and NPS will then each issue a Record of Decision (ROD), which will present the basis for the decision, specify the environmentally preferable alternative, and detail the commitments made to avoid, minimize, or mitigate the adverse impacts. The ROD will close out the NEPA process and allow the project to move into the design and construction phase.

The Section 106 process has been integrated into the NEPA process. The Section 106 review process identifies whether there are any historic properties in the Area of Potential Affect and whether they may be adversely affected by the undertaking. The Section 106 process also seeks to mitigate any potential adverse effects to historic properties.

1.3 Alternatives Considered

As noted in Section 1.2, the Draft EIS evaluates technically feasible alternatives that meet the project's purpose and need, as well as the No Build Alternative. The purpose of the Potomac Yard Metrorail station project is to improve local and regional transit accessibility to and from the Potomac Yard area adjacent to the U.S. Route 1 corridor for current and future residents, employees, and businesses. The need for the project includes:

- **Access to Regional Transit:** The area is currently not served by direct access to regional transit services, such as Metrorail. Although the area is served by local bus services that operate in the U.S. Route 1 corridor, including the Crystal City/Potomac Yard Transitway (also known as "Metroway"), direct access to the Metrorail system will facilitate regional transit trips.
- **Congestion Relief:** Traffic congestion will increase on U.S. Route 1 even without the proposed development in Potomac Yard. Increasing the share of transit trips would help to manage congestion, reduce auto trips and emissions along transit corridors, and make efficient use of existing infrastructure.
- **Additional Transportation Options:** Due to the constrained capacity of the existing roadway network, additional transportation options are needed to support redevelopment plans by accommodating travel demand through transit and other non-auto modes.

The Draft EIS evaluates three Build Alternatives (A, B, and D), as well as a design option (B-CSX Design Option). This design option was developed in 2013 at the request of NPS in an effort to avoid and minimize adverse impacts to the George Washington Memorial Parkway (GWMP). The alternatives and their potential impacts are described in more detail in the Draft EIS and the Executive Summary to the Draft EIS, provided in Appendix A. The potential station locations are shown in Figure 1.

The Draft EIS evaluates two construction access options for Alternatives A and B: access primarily via the GWMP (Option 1) or via Potomac Greens Drive (Option 2). Both options were evaluated in order to understand the potential impacts. However, NPS policy and federal regulations prohibit commercial vehicles on the GWMP if another option is available.

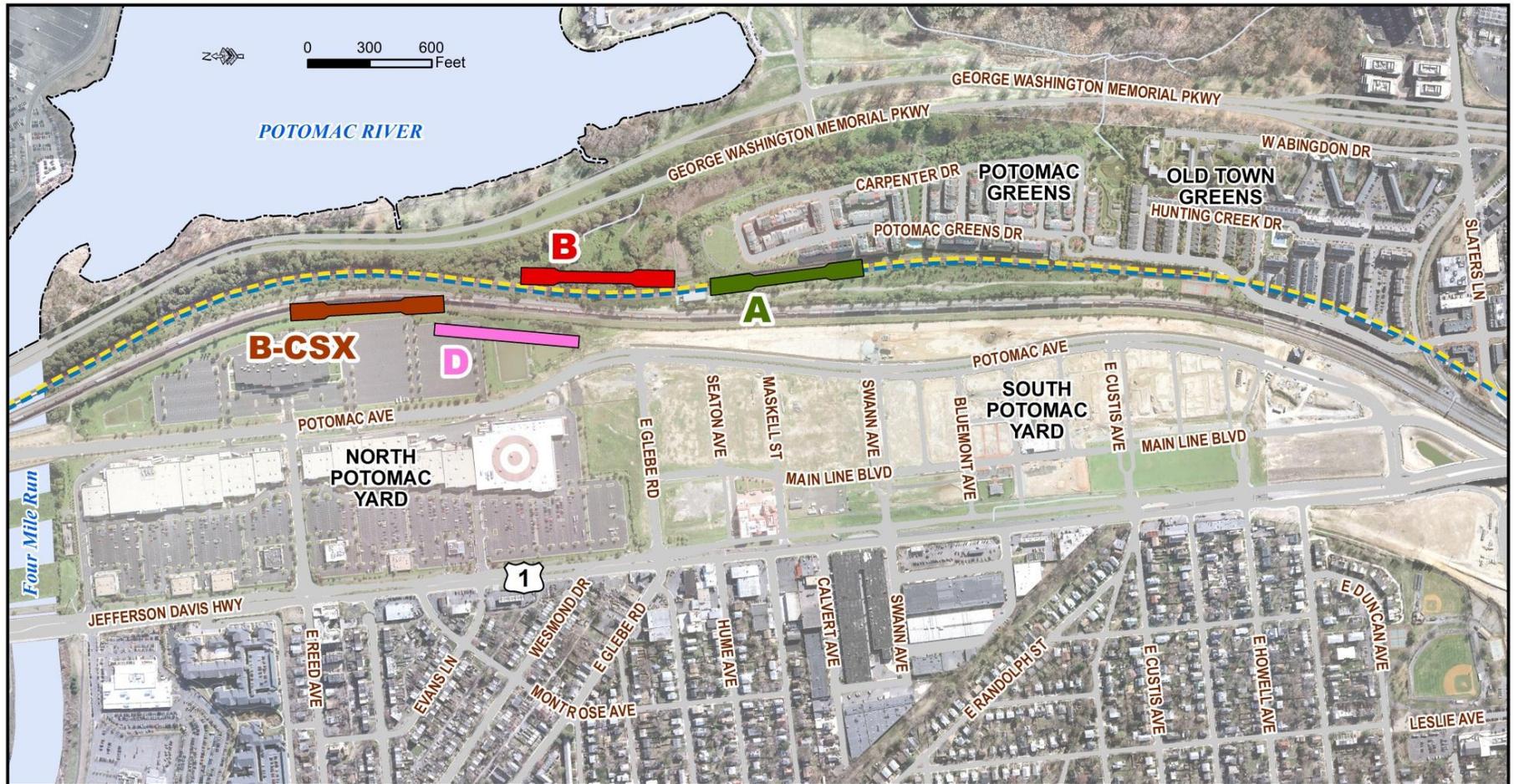
Alternative B best serves the purpose and need of the project and will have the most positive impact on the future development of Potomac Yard. Specifically:

- **Alternative B** would provide a Metrorail station in Potomac Yard and improve regional transit accessibility. Alternative B places the most amount of density in North Potomac Yard within walking distance of the proposed station, thereby enabling the highest density and greatest mix of uses, including office uses, to be constructed. Alternative B produces the most trips taken by transit and encourages a variety of transportation options due to the dense mix of uses that it enables. Alternative B, which is estimated to cost \$268 million, has the most economic, community, and transportation benefits of all the alternatives. It also provides benefits to users of the GWMP through the mitigation proposed in the framework for the Net Benefits Agreement with the National Park Service (see Section 4.1 and Appendix B). **Staff recommends Alternative B as the preferred alternative for Potomac Yard with construction access Option 2 (not from GWMP).** Construction access Option 2 is recommended because NPS cannot issue permits for access from the GWMP (Option 1) based on NPS policy and federal regulations.

Staff does not recommend the No Build Alternative, Alternatives A or D, or the B-CSX Design Option for the following reasons:

- The **No Build Alternative** would not improve the regional transit accessibility of Potomac Yard. The lack of direct access to the Metrorail system would result in a higher proportion of trips being taken by car. The lack of a Metrorail station would also result in a less diverse mix of uses in Potomac Yard, including significantly less office development, which would result in less economic benefit to the City and fewer benefits to neighborhoods in the Potomac Yard area.
- **Alternative A** would provide a Metrorail station in Potomac Yard, and would therefore improve regional transit accessibility. However, it would be located the farthest from the dense redevelopment and planned office uses in North Potomac Yard. This would result in fewer trips taken via transit. Because North Potomac Yard would be farther from the new station, the planned redevelopment would have less density and fewer office uses than in the approved plan, resulting in a decreased economic benefit to the City and fewer benefits to surrounding neighborhoods when compared to Alternative B. Alternative A, which is estimated to cost \$209 million, would also be located directly behind townhouses in the Potomac Greens neighborhood, resulting in more adverse impacts to that neighborhood, including noise impacts from operation of the station. Alternative A is also located in the widest part of Potomac Yard Park and would impact the existing Park more than the other alternatives.
- **B-CSX Design Option** would provide a Metrorail station in the northern portion of Potomac Yard and improve regional transit accessibility. However, it would require the use of 5 acres of land in North Potomac Yard that is currently available for development. It would therefore reduce the amount of development possible in North Potomac Yard. The station would cost an estimated \$351 million, which is approximately \$83 million more than Alternative B and would require the cooperation of CSXT to relocated existing tracks. However, CSX has not yet agreed to move their tracks. For these reasons, it would also require at least a 3 year delay in the opening of the station.

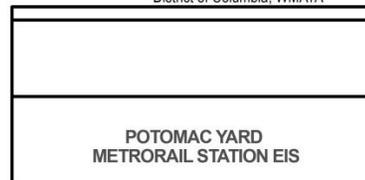
Figure 1: Draft EIS Potential Station Locations



LEGEND

- Alternative A Station Location
 - Alternative B Station Location
 - B-CSX Design Option Station Location
 - Alternative D Station Location
 - Existing Metrorail Blue/Yellow Line
- Note: Trackwork and Bridges not shown

Source: City of Alexandria; Arlington County;
District of Columbia; WMATA



- **Alternative D** would provide a Metrorail station in the northern portion of Potomac Yard and improve regional transit accessibility. However, it would require the use of 3 acres of land in North Potomac Yard that is currently available for development. Therefore, it would reduce the amount of development possible in North Potomac Yard. It would also cost an estimated \$493 million, which is not financially feasible, as described in Section 1.4. The elevated guideway required for Alternative D would negatively affect views from the GWMP, would reduce the functionality of Potomac Yard Park, and would have negative impacts to residents of Potomac Greens.

1.4 Funding and Financial Feasibility

The current financing plan for the Potomac Yard Metrorail Station assumes that the bulk of the capital costs will be paid for using new Potomac Yard-generated tax revenues and developer contributions. The City has established the Potomac Yard Metrorail Station Fund, the proceeds of which are to be used solely for the design, construction, and financing of the station and will be segregated from other revenues. The Station Fund will accumulate revenue from the following sources and mechanisms:

- **Net new tax revenue:** for new tax revenue generated by new development in Potomac Yard, a fixed set of percentages will go to the General Fund to pay for City services and schools that the new Potomac Yard residents and businesses will need. A portion of the new net tax revenue will go to the Station Fund to pay debt service and station-related operating costs. The remaining balance would be deposited in the City's General Fund to provide benefits citywide for Alexandria residents and businesses.
- **Special tax districts:** two special tax districts have been established to generate revenue for the Station Fund (see Figure 2, Special Tax Districts). The Tier I special tax district applies to non-single family development and collects 20 cents per \$100 of valuation. Collections began in 2011. The Tier II special tax district would apply to single-family and condominium development in the lower part of Potomac Yard and would assess 10 cents per \$100 of valuation. Collections would begin in the calendar year after the station opens.
- **Developer contributions:** for Alternative B, CPYR, Inc., the owner of North Potomac Yard, agreed in 2010 to contribute up to \$49 million in 2010 dollars, indexed to inflation, some of which could be accelerated as a shortfall guarantee. CPYR's representatives have subsequently indicated they wish to renegotiate their previously agree-to contribution downward. Discussions about amending their existing obligation would occur in 2016 when a replanning of some elements of the 2010 North Potomac Yard Small Area Plan is contemplated. The Potomac Yard Metrorail Station financing plan substantially benefits from, but does not require, the previously agreed to CPYR contribution level to remain financially feasible.

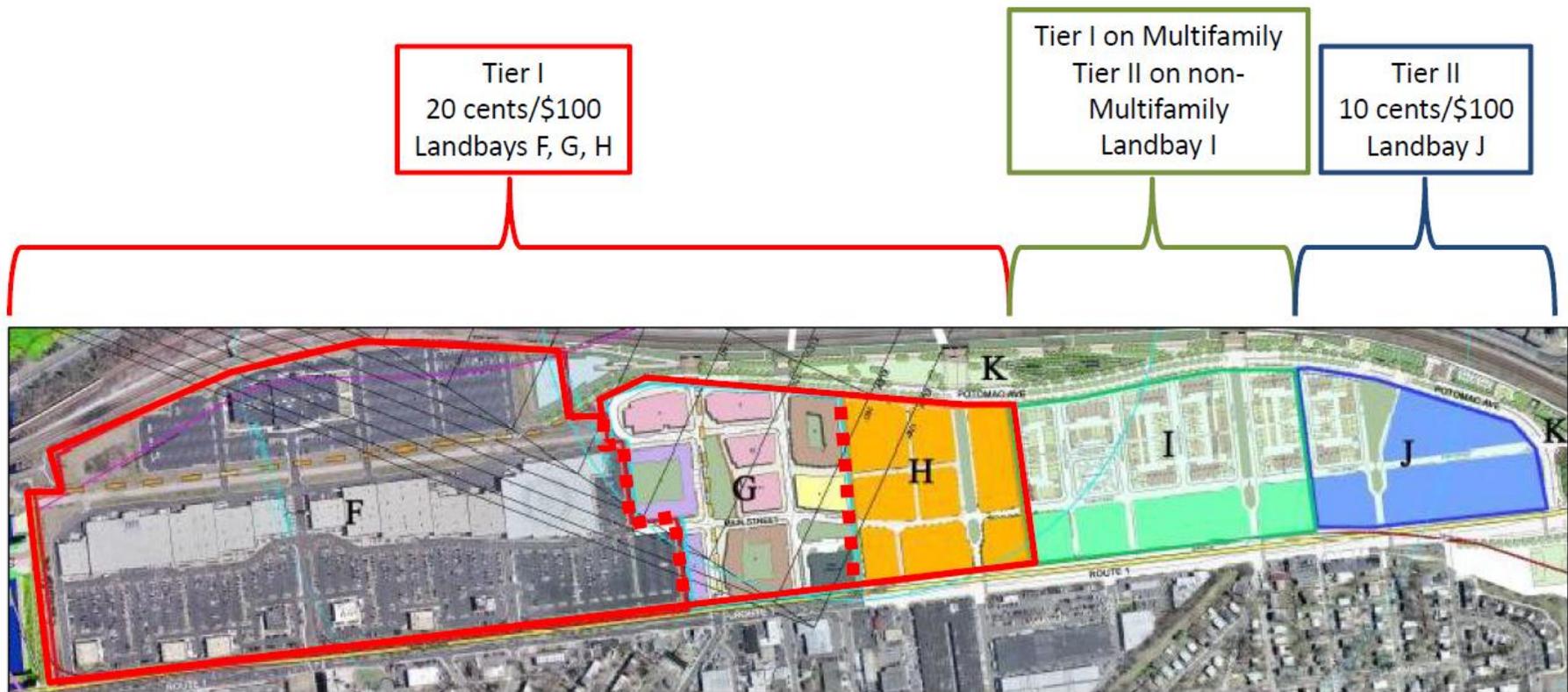
MRP and PYD, the developers of the southern portion of Potomac Yard, have agreed to contribute \$2 million.

The revenue sources described above will be used to pay back borrowings from two sources:

- **General Obligation Bonds:** The City will fund the station construction costs not funded through other sources by issuing general obligation bonds. The bond issuance will be structured to minimize debt service in the early years, with a gradually increasing annual principal repayment over the 30 year amortization period.

Figure 2: Special Tax Districts

<p>Tier I</p>	<ul style="list-style-type: none"> • Special tax of 20 cents per \$100 of valuation applied to Landbays F, G, H, and the multifamily portion of I. • Collections began in 2011.
<p>Tier II</p>	<ul style="list-style-type: none"> • Special tax of 10 cents per \$100 of valuation applied to the non-multifamily development in Landbay I and all of Landbay J. • Collections will commence the first calendar year after the station opening.



- Virginia Transportation Infrastructure Bank (VTIB):** The City was recently awarded a \$50 million loan from the Virginia Transportation Infrastructure Bank. The low interest rate of the loan (2.17 percent) reduces borrowing costs by lowering the overall debt service associated with total borrowing requirements for construction of the station. The flexible terms of the VTIB loan repayment reduce the City’s risk as new development is anticipated to generate new revenues utilized for the repayment of principal and interest associated with the loan.

In order to reduce the total amount borrowed for station construction, the City has planned to request \$69.5 million from the Northern Virginia Transportation Authority. In addition, the City will be applying for up to \$50 million in TIGER grant funds from the U.S. Department of Transportation.

Financial Feasibility

Project budget cost estimates were developed by WMATA as part of the Draft EIS process and were based on the preliminary engineering completed to date. Costs were escalated to the midpoint of construction based on an assumed completion date of late 2018 for Alternatives A, B, and D and late 2021 for Design Option B-CSX. Estimated costs included a range from low to high. The financial feasibility analysis assumed 85 percent of the high end of the cost estimate range, shown in Table 1.

Table 1: Estimated Cost of Potomac Yard Metrorail Station Alternatives

Alternative	Alt A	Alt B	Design Option B-CSX	Alt D
Estimated Cost (millions)	\$208.8	\$268.1	\$351.4	\$492.7

The financial feasibility analysis found the Alternatives A and B and Design Option B-CSX have positive cash flow that cover the debt service and operating costs from the first year. However, Alternative D has a substantial funding shortfall that lasts for 10 years from the opening of the station and which makes Alternative D financially not feasible.

2.0 COMMUNITY INPUT

Significant community engagement and outreach have occurred during the last four years of the NEPA process. Public outreach and agency coordination for the EIS began in February 2011 with the Scoping meeting, and open community meetings were held in 2012 to provide updates on the project progress. The Potomac Yard Metrorail Implementation Group (PYMIG) was established in June 2011 to review the EIS document, provide policy guidance to the City and WMATA staff, analyze station concept refinements, and consider funding issues related to the new Metrorail station. PYMIG met regularly for four years to discuss the project with staff. Topics discussed included station alternatives, the screening process, key environmental considerations and impacts, funding, community outreach and other issues documented in the Draft EIS. The public was invited to attend each PYMIG meeting as well as the community meetings for the NEPA process mentioned above. In addition to the PYMIG and community meetings, staff presented to various boards, commissions and community groups in to provide updates on the Draft EIS throughout the process.

Since February 2015, staff has met with numerous boards, commissions, and community groups in preparation for the release of the Draft EIS. Staff met with the following five City boards and commissions:

- Board of Architectural Review (Old and Historic District)
- Environmental Policy Commission
- Park and Recreation Commission
- Planning Commission
- Transportation Commission

Staff also met with the following nine community groups at their standing meetings or upon request, and reached approximately 250 residents at these meetings:

- Del Ray Citizens Association
- Federation of Civic Associations
- Hume Springs Citizens Association
- Lynhaven Citizens Association
- NorthEast Citizens Association
- Old Town Civic Association
- Old Town Greens Townhome Owners Association
- Potomac Greens Home Owners Association
- Potomac Yard residents

The City has also held three informational open houses to discuss the results of the Draft EIS, which reached approximately 100 residents.

There has also been extensive print, broadcast, and electronic media coverage at each stage of this Draft EIS process.

The extensive public outreach efforts have garnered community feedback on a variety of issues. Comments from the public related to Alternatives A, B, and D and the B-CSX Design Option are summarized in Appendix C. Additional comments received following release of this report will be included as a separate attachment to City Council prior to their decision on the preferred alternative.

Many residents have expressed support for Alternative B based on its potential to positively affect the development of Potomac Yard, its citywide economic benefits, and its transportation benefits. Residents who support Alternative B have noted some concerns about some of the potential negative effects. These potential negative effects are the same or similar to effects that may occur with Alternative A. The most frequently noted concerns related to the effects of Alternative B include:

- Construction: Construction access for Alternative B could come through Old Town Greens and Potomac Greens. Some residents have expressed concern about traffic

from construction trucks using neighborhood streets, particularly where there are children playing. Noise, vibration, and dust from construction activities could be disruptive to residents, particularly when construction takes place at night and on weekends.

- **Parking and Traffic:** The station is designed as an urban station, with the majority of riders expected to arrive on foot or bicycle. Bus riders would access the station from Potomac Avenue. Some residents have expressed concern about traffic from cars using neighborhood streets to access the Metrorail station. Because the station will not include any park-and-ride lots, residents have also expressed concern that Metrorail riders will park on neighborhood streets.
- **The George Washington Memorial Parkway (GWMP):** Alternative B would be located partially on land currently occupied by a scenic easement administered by NPS, and would require approximately 7,000 square feet of GWMP property. The GWMP is an important resource commemorating the nation's first president, which was designed to provide a quality entryway for visitor's to the nation's capital. Some residents are concerned about impacts to the GWMP, particularly that a visible Metrorail station will degrade the quality of this resource. NPS has indicated Alternative B is viable providing that a mitigation plan acceptable to NPS can be agreed to. The City and NPS have reached agreement on a mitigation framework which will be of net benefit to NPS and the GWMP. This framework is described in Section 4.1 and Appendix B.
- **Parks:** Access points to the Metrorail station would be located in Potomac Greens Park and Potomac Yard Park, near existing multi-use trails. Some residents are concerned that these access points would negatively affect their use and enjoyment of the parks.
- **Wetlands:** Alternative B would impact wetlands to the north of Potomac Greens. Some residents have expressed concern over both the permanent impacts and the temporary impacts resulting from the staging area for construction as currently designed.
- **Crime:** Some residents of Potomac Greens and Old Town Greens have noted that their neighborhoods are relatively isolated, with only one access point to Slaters Lane. They have expressed concern that adding an access point to Metrorail would increase the opportunity for crime in their neighborhood.
- **Financial Feasibility:** Some residents have expressed concern that the station would need to be paid for using monies from the General Fund if the development of Potomac Yard does not proceed as expected.

In recommending Alternative B as the preferred alternative, City staff also recommends that special attention be paid to these concerns as the project advances, and that efforts be made to avoid, minimize, or mitigate negative impacts to the extent feasible. Additional detail is provided in Section 4.0 regarding how these concerns should be addressed.

2.1 Role of Boards and Commissions

This staff recommendation will be discussed with relevant boards and commissions, as well as the Potomac Yard Metrorail Implementation Work Group (PYMIG). There will be opportunity for public comment at each meeting. Each board or commission is asked to comment on the staff recommendation as it relates to the issues within their purview as outline below.

- The **Board of Architectural Review (BAR)** will provide comments on potential visual impacts from the GWMP. The comments will be forwarded to City Council. In addition, if Alternative B is selected the final design of the station will be subject to review and approval by the BAR.
- The **Environmental Policy Commission** will determine if the staff recommendation adequately balances environmental impacts in accordance with the Eco-City Alexandria Charter.
- The **Planning Commission** will evaluate the consistency with the Master Plan, Potomac Yard Coordinated Development District(s) and associated approvals.
- The **Parks and Recreation Commission** will determine if the staff recommendation is consistent with local park plans.
- The **Transportation Commission** will determine if the staff recommendation is consistent with the City's 2008 Transportation Master Plan.
- **PYMIG** will consider the comments of the other boards and commissions and will determine whether the staff recommendation is consistent with land use and transportation plans for Potomac Yard.

3.0 STAFF ANALYSIS

Staff recommends that City Council adopt Alternative B as the Locally Preferred Alternative (LPA) for the Potomac Yard Metrorail Station for the following reasons.

An evaluation of the costs and benefits of each of the alternatives shows that, while each of the alternatives meets the goal of providing a Metrorail station in Potomac Yard, only Alternative B provides the mix of benefits to land use and economic development, neighborhoods, and transportation that will help to realize the full vision for Potomac Yard. Alternative B also provides the best opportunity to balance impacts and benefits to the community. See Section 4.0 for recommendations regarding mitigation to impacts identified by the community as areas of particular concern.

3.1 Land Use and Economic Benefits

Only Alternative B is consistent with the City's land use plans. The North Potomac Yard Small Area Plan created a vision of North Potomac Yard as an area for long-term economic growth within the City. The development of a transit-oriented, mixed use community that maximizes office development adjacent to the Metrorail station is the central focus of the plan. North Potomac Yard is uniquely located within the City and has strong potential as a site for office development due to its close proximity to Washington D.C., Ronald Reagan Washington National Airport, and the Pentagon. However, significant office development is unlikely without a Metrorail station.

Office development is a critical component for a strong and sustainable tax and employment base, and Alternative B provides approximately 950,000 square feet more office within one-quarter mile of the Metrorail station than Alternative A.

In order to achieve this vision and the density of 7,525,000 square feet of development planned for North Potomac Yard, and therefore the greatest economic and employment benefit for the City of Alexandria, it is necessary to locate the station at Alternative B. All other station locations would require a reduction in the amount of development, office use and economic value for the City (3,700,000 square feet of development is permitted if any other alternative is selected).

Alternative B provides for maximum accessibility to the Metrorail station, with the entire North Potomac Yard development within one-half mile of the Metrorail station, and more than 50 percent of the blocks located within one-quarter mile (see Figure 3, Blocks within ¼-mile and ½-mile of Alternative B). In addition, the blocks south of the existing retail center and adjacent to the southern landing of Alternative B contain the greatest amount of office space in South Potomac Yard. Alternative B is located approximately 900 feet (approximately three Old Town blocks) farther north than Alternative A. This is a critical difference, as the likelihood of office workers riding Metrorail is particularly sensitive to distance from the station. The importance of proximity is reflected in the fact that currently 86 percent of all office buildings under construction in the region are within one-quarter mile of a Metrorail station (PlanItMetro.com, April 22, 2015). Given the increasing regional competition for commercial office development, the location of a Metrorail station at the site of Alternative B will maintain Potomac Yard's strength in this market. In addition, for the Washington, D.C. metropolitan area, Alternative B represents the best smart growth choice because it enables the most development in a walkable, transit-oriented, mixed-use community close to the region's core.

3.2 Public Benefits

The development of North Potomac Yard is grounded on the principle of a dynamic mixture of uses, with significant amounts of retail development and a balance of residential and office uses. The North Potomac Yard Plan established Alternative B as the focal element for the Metro Square neighborhood, and the neighborhood as the transit hub of North Potomac Yard.

Constructing a Metrorail station at Alternative B also serves the mobility and economic development needs of surrounding communities, including Del Ray, Potomac Greens, Arlandria, and Lynhaven. For many of these current residents, who cannot currently walk to Metrorail, the Metrorail station and future employment locations will be within a one-half mile to one mile walk.

The ability of the City to provide public amenities such as community facilities is significantly affected by the presence and location of a Metrorail station. The location of the Metrorail station at Alternative B leads to a substantial increase in property value. Based upon this increase the developer is required to provide community facilities and services.

Figure 3: Blocks within 1/4-mile and 1/2-mile of Alternative B



In addition to the basic infrastructure, these include improvements to Four Mile Run, extending and expanding the Potomac Yard Park, a significant amount of neighborhood-serving retail uses, provision of a live performing arts theater, and land and partial funding for the construction of a school.

3.3 Transportation Benefits

The vision for Potomac Yard relies on creating an environment where residents, employees, and visitors travel by modes other than the automobile. This is consistent with the City of Alexandria's 2008 Transportation Master Plan, which focuses on providing transit, bicycle, and pedestrian infrastructure in conjunction with land use planning to create layers of transportation options.

Alternative B would provide the greatest number of Metrorail riders and remove the most automobile trips from area roadways. Because it enables the highest density and greatest mix of uses in North Potomac Yard, Alternative B would result in more trips being taken within Potomac Yard, many of which would occur on foot or bike. Finally, more office development in Potomac Yard would also help to balance existing Metrorail ridership, by encouraging reverse commuting (as has been seen with the Silver Line in Tysons Corner and the Orange Line in Arlington).

3.4 Citywide Economic Benefits

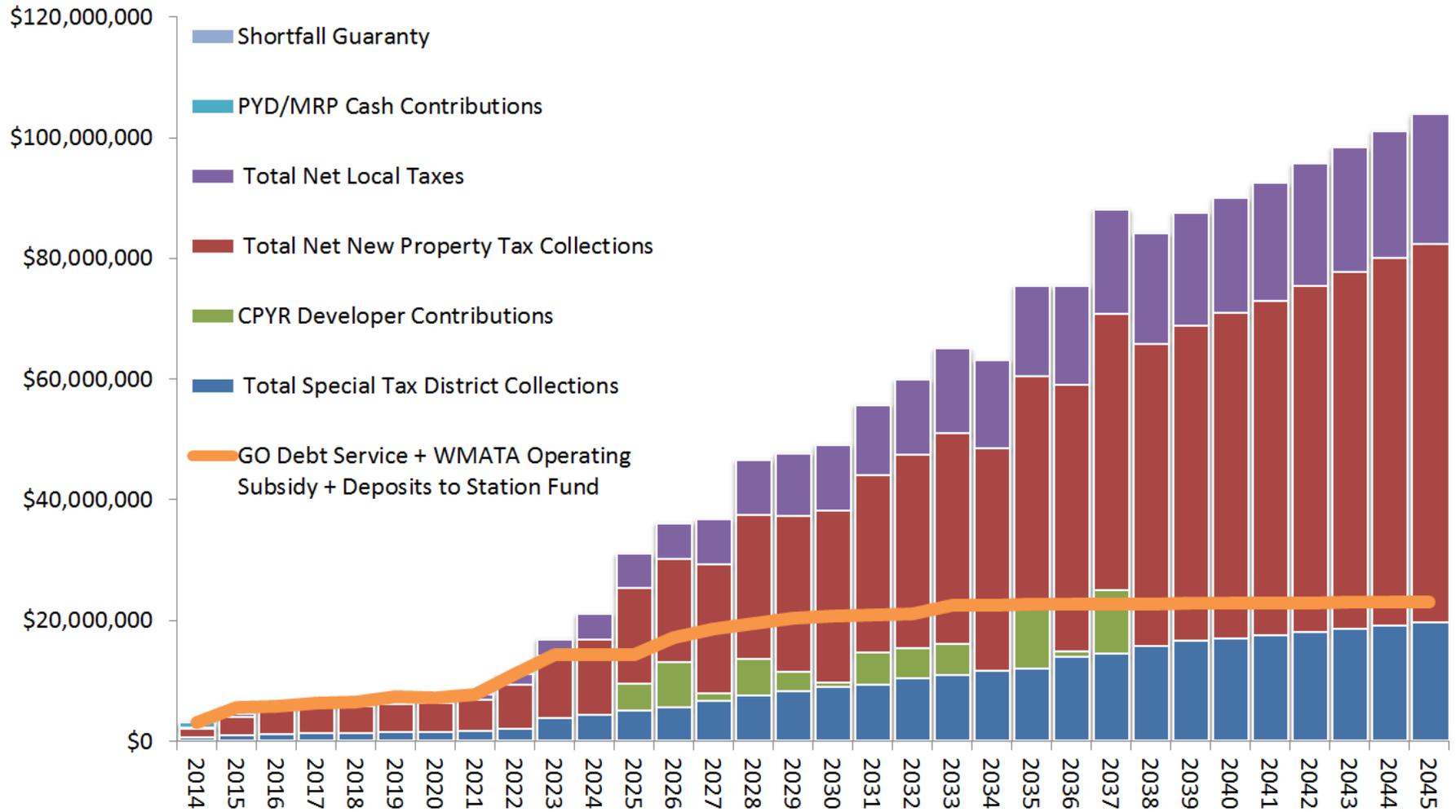
Projections show that a Metrorail station at Alternative B will result in approximately \$1.5 billion in net revenue to the City over forty years. By the end of that period, the development in Potomac Yard will be producing approximately \$98 million of revenue every year beyond what is needed to pay for the station and City services for the residents and businesses in Potomac Yard (see Figure 4, Alternative B Cash Flow). This means that the redevelopment of Potomac Yard will be producing \$98 million every year that can be used to pay for services and amenities throughout the City.

4.0 STAFF RECOMMENDATION FOR THE PREFERRED ALTERNATIVE

Staff recommends that City Council select Alternative B with Construction Access via Potomac Greens (Option 2 - no access from GWMP) as their preferred alternative, based on its ability to enable the high-density mix of uses envisioned for North Potomac Yard, and the associated community, transportation, and economic development benefits.

Staff recommends that during refinement of the preferred alternative through the Final EIS process and as design advances, the City continue to pursue strategies to avoid, minimize, or mitigate adverse impacts to the community, natural, and cultural resources, including but not limited to the strategies outlined below. This will also include looking at alternative construction access options to reduce the dependence on access through Potomac Greens. Because Alternative B would require a land exchange and release of the Greens Scenic Easement from the National Park Service, staff recommends that the City enter in to a Net Benefits Agreement with NPS to include the elements outlined in Table 2 and Appendix B.

Figure 4: Alternative B Cash Flow



Mitigation measures suggested below will be confirmed during the Final EIS or at later stages when the details of the project components and the construction scenarios are further developed.

4.1 George Washington Memorial Parkway

The George Washington Memorial Parkway is an important resource for the City of Alexandria and the region. Alternative B impacts a small amount of National Park Service land and the Greens Scenic Area Easement. As part of the Draft EIS process potential visual impacts to the GWMP and the Greens Scenic Area Easement were analyzed and discussed extensively. The analysis included the preparation of a physical model and a video simulation to understand the impacts.

City and NPS staff have worked together to develop the framework for a Net Benefits Agreement to provide appropriate mitigation for impacts to the GWMP and Greens Scenic Area Easement, and to provide for a property exchange to allow the release of NPS property and interests (see Table 2 and Appendix B). Staff feels that these items not only provide the most benefit to the GWMP but are also a benefit to residents of the City of Alexandria. Benefits include improvements to Daingerfield Island in Alexandria and the nearby Mount Vernon Trail, which are used extensively by City residents, as well as measures to enhance the experience of Parkway users such as eliminating stormwater ponding in the median of the GWMP and additional landscaping between the station and the GWMP roadway.

The design of the prominent elements of the station, such as the roof and the pedestrian bridges will need to integrate with the character of the GWMP and the neighborhood. The final design of the station will be subject to the Board of Architectural Review (BAR). The station will also require subsequent approval of a development special use permit (DSUP) process and review by the Planning Commission and approval by City Council.

Staff will continue coordination with NPS to develop a Net Benefits Agreement based on the framework described above. Specific mitigation to screen views of the station from the GWMP should include landscaping and station design strategies to minimize the visual impact of the station.

The Draft EIS evaluates the impacts of two construction access options. Option 1 includes access from the GWMP, while Option 2 does not include access from the GWMP. Federal regulations and park policy prohibit the issuance of permits for commercial vehicles to use the GWMP when other options exist. Therefore, staff recommends that Construction Access Option 2 (not from the GWMP) be pursued for the preferred alternative.

4.2 Construction

Construction Access Option 2 for Alternative B would be via Potomac Greens Drive, the WMATA Substation Access Road, and Potomac Avenue. Potential impacts from construction include truck traffic along neighborhood roadways as well as associated noise and dust.

Staff recommends that measures to minimize construction impacts be pursued throughout the design and construction process. Enforcement of City ordinances and coordination with the community during construction will be essential to these efforts. To the extent practicable, construction activities should be conducted during the daytime and during weekdays in accordance with the City's construction management practices and existing noise ordinance.

Table 2: Mitigation Proposal for Impacts to George Washington Memorial Parkway Interests

Category	Mitigation Item
Loss of parkland	Exchange NPS fee (0.16 acres) and easement area (1.71 acres) for fee ownership of the remaining easement area in CoA ownership (13.56 acres). Exact amount to be determined as station design advances. Access for maintenance and emergency response will be maintained according to WMATA standards. City will also reserve necessary access for maintenance of stormwater facilities and other existing easements.
	Exchange NPS fee and easement area for limitations on height and other restrictions (on items such as materials, signage, and lighting) on portions of Potomac Yard adjacent to the GWMP. City agrees to establish restrictions via ordinance and will work with the property owner to potentially establish the existing maximum heights, signage and lighting as a legally binding easement.
Impact to park resources	Preparation of a stormwater management plan for Daingerfield Island and the adjacent section of GWMP (where there is a known stormwater issue)
	Implementation of a stormwater management plan for Daingerfield Island and the adjacent section of GWMP (approximately 45 acres)
	Prepare Daingerfield Island Master Plan which will address improvements to visitor services, facilities, recreation, and park amenities.
	Implementation of Daingerfield Island Master Plan
	Implement repairs and improvements to the Mount Vernon Trail in the vicinity of the project area
	Vegetation survey for south section of the GWMP (Four Mile Run to Mount Vernon) to evaluate the number, type, size, age, and health of vegetation
	Prepare landscape plan of the south section of the GWMP
	Preparation of updated NR nomination for GWMP
	Prepare Cultural Landscape Report for GWMP
	Prepare Archeological Overview and Assessment for the south section of the GWMP
	Complete Viewshed Protection Plan to include a viewshed inventory and assessment of the south section of the GWMP
	Visitor Use Survey and Visitor Use Management Plan
	Prepare Resource Stewardship Strategy
Facility management plan including drainage plan	
Visual impact minimization/mitigation	Design of station and landscape, including planting and berms, in order to mitigate the visual impact of the station on the GWMP. NPS would participate in the design process. City is working with WMATA to develop a design-build process that enables a higher level of City involvement with specific high-visibility elements of the station. NPS participation would be incorporated into this process.
TOTAL Cost	\$12,000,000

** Mitigation for wetlands not included, as mitigation requirements would be determined through coordination with the U.S. Army Corps of Engineers, NPS, and the Virginia Department of Environmental Quality through the Joint Permit Application process in compliance with Section 404 of the Clean Water Act and Director’s Order 77-1.*

The public should be adequately notified of construction operations and schedules, and procedures set in place to address complaints quickly. Operations should be conducted in a manner that will minimize, to the greatest extent feasible, disturbance to the public in areas adjacent to the construction activities and to occupants of nearby buildings. Construction management conditions are established by the Department of Transportation & Environmental Services in the plan review and permitting process, and other applicable regulations. The additional traffic due to construction vehicles may impact the roadway pavement, which will be repaired as part of the project.

4.3 Parking and Traffic

The station will be designed as an urban station. All local bus service is planned to be curbside on the west side of the station (from Potomac Avenue). The Crystal City/Potomac Yard Transitway (Metroway) will interface with the station along Potomac Avenue. The station will not have a suburban-style park-and-ride or kiss-and-ride lot. Most riders will access the station on foot or via bike, or will transfer to Metrorail from buses. However, some riders may try to park on neighborhood streets.

Staff recommends working with adjacent communities to establish residential parking zones to discourage commuter parking.

4.4 Potomac Yard Park and Potomac Greens Park

Potomac Yard Park serves as a regional park for the City of Alexandria, and the draw from adjacent neighborhoods for such features as the playgrounds, trails, and other features is significant. The southern pedestrian access point for Alternative B would touch down in Potomac Yard Park to the south of East Glebe Road, away from the most active part of the park.

At the northern end of Potomac Greens, Potomac Greens Park includes a playground as well as a passive recreation area for the residents of that neighborhood. The access point for the pedestrian/bicycle bridge for Alternative B would touch down in Potomac Greens Park.

Limiting the impacts to park features is beneficial to the larger community. Staff recommends that access points located in parks be designed to minimize impacts to the parks. To the extent practicable the access points in parks should become a feature of the park rather than an intrusion. Staff should coordinate with the community where the relocation or redesign of park uses is necessary. Any reconfiguration of Potomac Yard Park will also require an amendment to the approved development special use permit (DSUP) and review by the Planning Commission and approval by City Council.

4.5 Wetlands

Wetlands are defined as “lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface” (*Classification of Wetlands and Deepwater Habitats of the United States*, Cowardin et al. 1979). There are wetlands to the north and east of Potomac Greens, which include walking paths for recreation. As currently designed, Alternative B would affect a portion of the wetlands to the north of Potomac Greens.

Staff recommends that wetland impacts be minimized through design to the greatest extent practicable. Construction methods that avoid or minimize harm to wetlands should be investigated and implemented where practicable.

Mitigation for impacted wetlands will be determined through coordination with the United States Army Corps of Engineers and NPS, as provided for by federal regulations. Staff recommends that mitigation be a benefit to the community, where possible.

4.6 Crime

Residents of Potomac Greens and Old Town Greens have expressed concern that an additional access point to the neighborhood will increase the likelihood of crime. This is of specific concern to the residents of Potomac Greens because the neighborhood is currently isolated, with only one access point from Slaters Lane.

Staff recommends coordination with the Alexandria Police Department to address community concerns and allocate appropriate resources for the study area. Staff recommends a detailed evaluation of strategies to mitigate the risk of crime.

4.7 Financial Feasibility

The financing plan for Alternative B currently relies on a combination of sources, including revenue from the redevelopment of Potomac Yard. Residents have expressed concern that revenues may not reach the levels projected and therefore jeopardize the financial feasibility of the project.

Staff recommends that additional regional, state, and federal funding sources continue to be pursued where available. Prior to issuance of the design-build contract, assumptions in the financial feasibility analysis should be updated based on real estate performance and revised projections to ensure that the project remains financially feasible.

5.0 NEXT STEPS

Preparation of the Final EIS will begin following identification of the preferred alternative. The Final EIS will include further design and refinement of the preferred alternative to minimize community and environmental impacts, identify with more detail the impacts of the preferred alternative, and develop measures for avoiding, minimizing, or mitigating adverse impacts. The mitigation developed during the Final EIS will build on the recommendations detailed in Section 4.0.

Options for avoidance of impacts and mitigation will be discussed at meetings of the Potomac Yard Metrorail Implementation Work Group and the appropriate boards and commissions, where there will also be opportunities for public comment.

Following completion of the Final EIS, FTA and NPS will each issue a Record of Decision (ROD), which will present the basis for the decision, specify the environmentally preferable alternative, and detail the commitments made to avoid, minimize, or mitigate the adverse impacts. The ROD will close out the NEPA process and allow the project to move into the design and construction phase.

**Appendix A:
Potomac Yard Metrorail Station Draft
Environmental Impact Statement
Executive Summary**



POTOMAC YARD METRORAIL STATION

DRAFT ENVIRONMENTAL IMPACT STATEMENT EXECUTIVE SUMMARY



Introduction

Environmental Impact Statement for a New Metrorail Station at Potomac Yard

The Federal Transit Administration (FTA) and the City of Alexandria, in cooperation with the Washington Metropolitan Area Transit Authority (WMATA or Metro) and the National Park Service (NPS), have prepared this Draft Environmental Impact Statement (Draft EIS) under the National Environmental Policy Act (NEPA) for construction of a proposed Potomac Yard Metrorail Station. NPS is a cooperating agency because of the potential of the project to impact natural and cultural resources of the George Washington Memorial Parkway. Any action taken by NPS in conjunction with this project must be consistent with the National Park Service Organic Act, which directs NPS to “conserve the scenery and the natural and historic objects and the wild life therein” (16 U.S.C. 1). Construction would include a new Metrorail station, associated track improvements, and pedestrian bridges at Potomac Yard within the City of Alexandria. The station would be located along the existing Metrorail Blue and Yellow Lines between

the Ronald Reagan Washington National Airport Metrorail Station and the Braddock Road Metrorail Station.

This document summarizes key information from the Draft EIS and gives information on opportunities to provide comments on the document. The entire Draft EIS document is available for review online at:

www.potomacyardmetro.com

Hard copies of the Draft EIS are available for review at the City of Alexandria public library and at:

**Alexandria City Hall
301 King Street
Alexandria, VA 22314**

The public comment period for the Draft EIS will be open until May 18, 2015. See **pages 14-15** for information on providing comments and participating in the public hearing.

Why Do We Need a Metrorail Station at Potomac Yard?

Project Purpose

The project is proposed to improve local and regional transit accessibility to and from the Potomac Yard area adjacent to the U.S. Route 1 corridor for current and future residents, employees, and businesses.

Project Need

Currently, the project area is not served by direct access to regional transit services, such as Metrorail. This area is served by local bus services that operate in the U.S. Route 1 corridor, including the Crystal City/Potomac Yard Transitway (also known as “Metroway”). Direct access to the Metrorail system will facilitate regional transit trips.

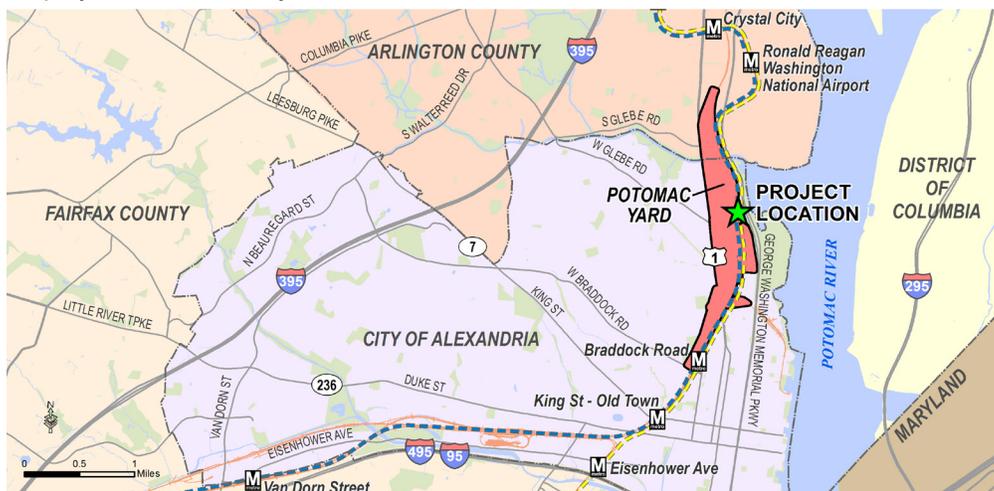
Traffic congestion will increase on U.S. Route 1 even without the proposed development in Potomac Yard. Increasing the share of transit trips would help to manage congestion, reduce auto trips and emissions along transit corridors, and make efficient use of existing infrastructure. Additional transportation options are needed to support the City of Alexandria’s redevelopment plans.

Due to the constrained capacity of the roadway network, additional transportation options are needed to support the City of Alexandria’s redevelopment plans by accommodating travel demand through transit and other non-auto modes. Direct regional transit access would provide more transportation choices for residents and workers and would enhance connections to regional employment and activity centers.

Planning for the Potomac Yard Area

Several initiatives have studied and proposed a Metrorail station in the Potomac Yard area:

- **1968 and 1975:** Metrorail system plans identified Potomac Yard as a site for a future Metrorail station that could benefit new development.
- **Mid-to-Late 1980s:** The draft *Alexandria 2020* plan proposed a mixed-use, neighborhood development with a Metrorail station. Operations of the existing rail yard began to be phased out.
- **1992/1999:** The City of Alexandria’s *Potomac Yard/Potomac Greens Small Area Plan* identified the potential for a Metrorail station. A 2009 revision included approval for an urban, mixed-use Town Center along East Glebe Road.
- **2010:** The *Potomac Yard Concept Development Study*, conducted by the City of Alexandria and Metro, analyzed eight potential Metrorail station locations, recommending further examination of three locations.
- **2010:** The *North Potomac Yard Small Area Plan* was adopted, envisioning replacement of the existing shopping center with a high-density, transit-oriented neighborhood anchored by a Metrorail station.
- **2011:** The current EIS study began, gathering public and agency input on the scope of the environmental study, project alternatives to be evaluated, and defining agency roles in the process.



Location of Potomac Yard and the Project

Description of Alternatives

Alternatives Considered

The Draft EIS identifies and evaluates alternatives that meet the project’s purpose and need. The Draft EIS includes a “No Build Alternative,” which describes what would happen if no station was built. The No Build Alternative provides a baseline to compare impacts.

Screening of Initial Alternatives

In March 2011, the project team completed scoping for the Draft EIS. A total of 36 initial alternatives were evaluated and screened to select those that were:

1. Responsive to project purpose and need;
2. Consistent with land use and development plans; and
3. Technically feasible.

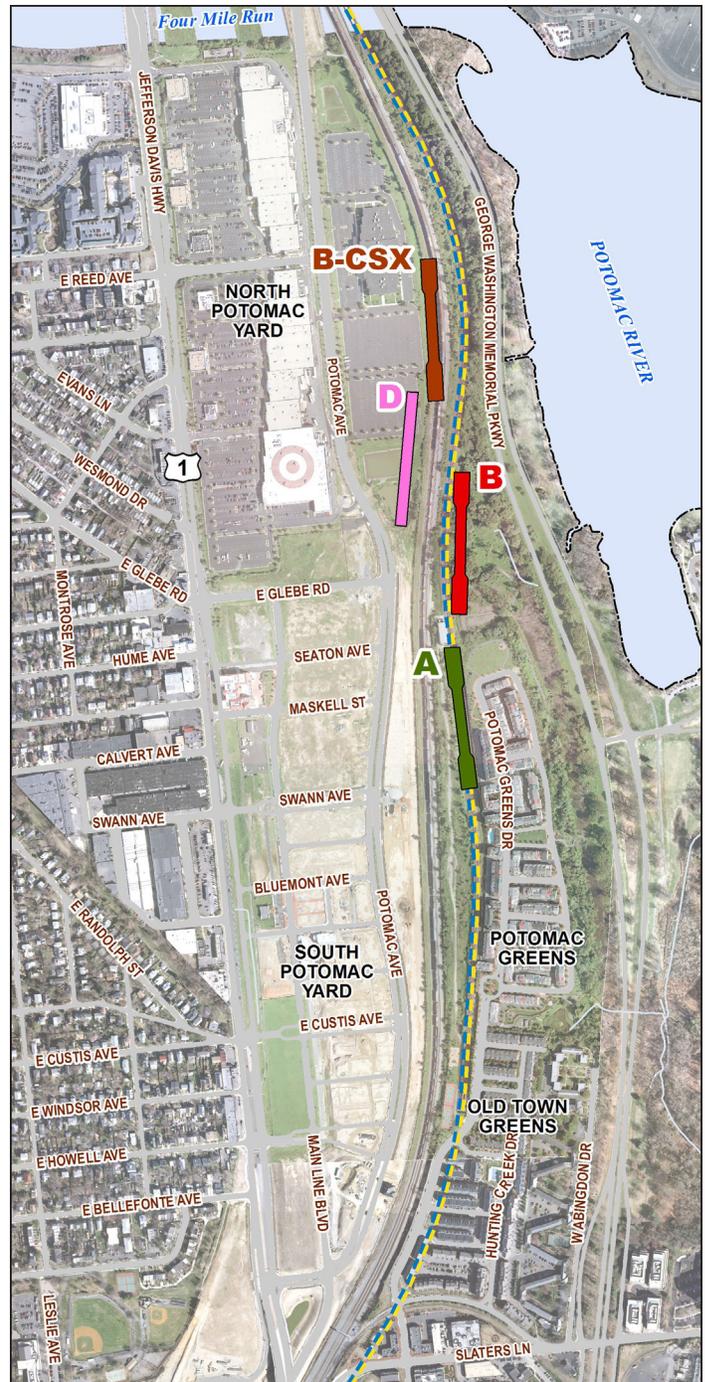
Build Alternatives A, B, and D – representing three different Metrorail station locations – emerged from the scoping process. A design option of Build Alternative B, identified as “B-CSX Design Option,” was developed in an effort to avoid and minimize adverse impacts of Alternative B to the George Washington Memorial Parkway, Federally owned land administered by NPS.

Alternatives Studied in the EIS

The **No Build Alternative** includes planned transportation projects expected to be finished by 2040, except the Potomac Yard Metrorail Station. These No Build projects include:

- Completion of the Potomac Yard street network and multi-use trails;
- Future pedestrian/bicycle bridge between Potomac Yard and Potomac Greens; and
- Expansion of local bus services.

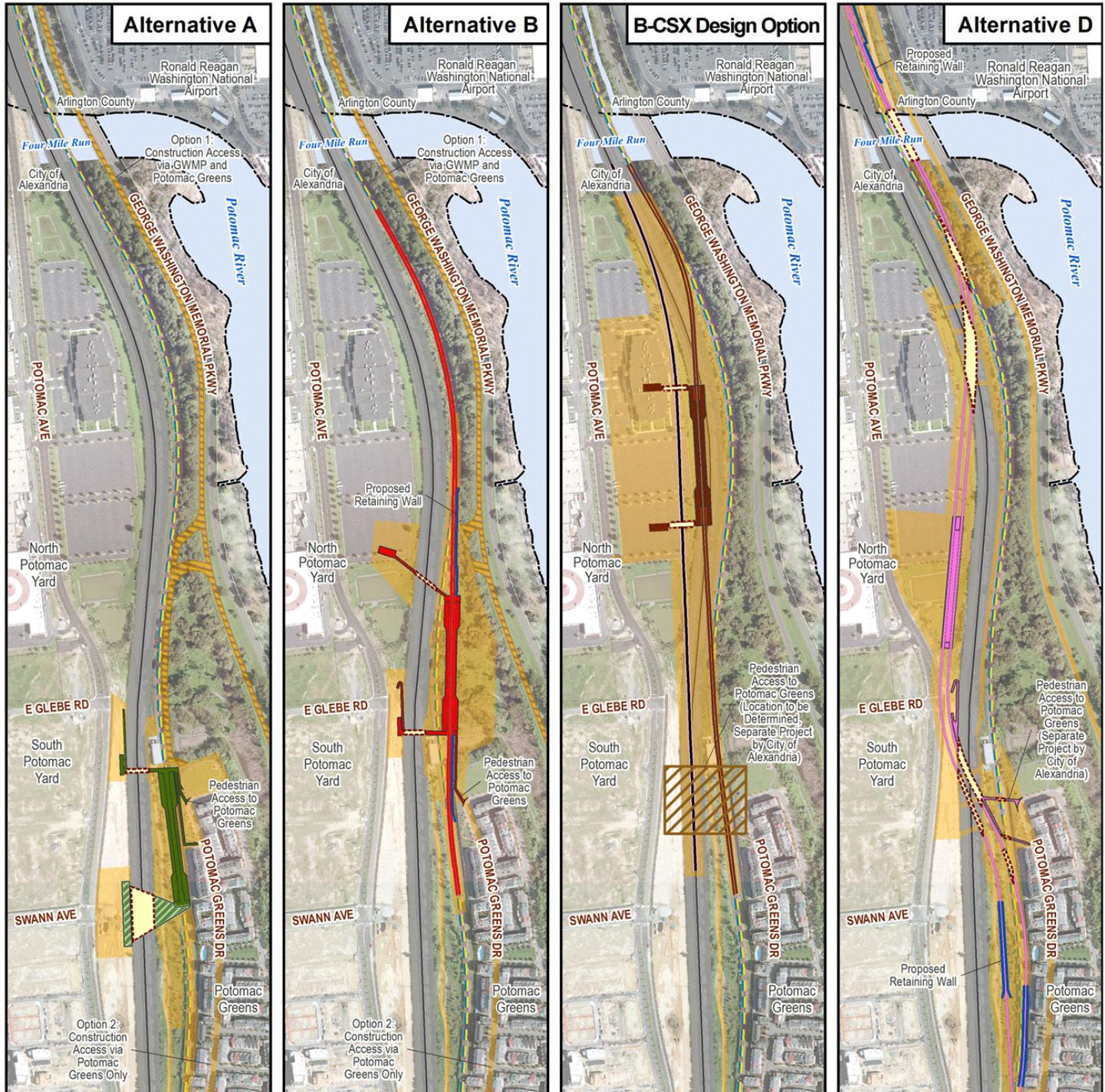
The **Build Alternatives** are the three Metrorail station alternatives and design option shown on this page. Detailed depictions of each Build Alternative are provided on the following page.



Build Alternative station locations

- **Build Alternative A** is located along the existing Metrorail tracks between the CSX Transportation (CSXT) railroad tracks and the north end of the Potomac Greens neighborhood, generally within the “Metrorail Reservation” identified as part of the *Potomac Yard/Potomac Greens Small Area Plan* (1999).

Project Build Alternatives



<ul style="list-style-type: none"> Alternative A - Platform & Facilities Alternative A - Range of Potential Pedestrian Crossings Alternative B - Platform & Facilities Alternative B - New Metrorail Track B-CSX Design Option - Platform & Facilities B-CSX Design Option - New Metrorail Track B-CSX Design Option - Realigned CSXT Track 	<ul style="list-style-type: none"> Alternative D - Platform & Facilities Alternative D - New Metrorail Track Aerial Structure over Railroad or Water Construction Access and Impact Area Alternative A and B - Option 1: Additional Construction Access and Impact Area Existing Metrorail Blue/Yellow Line Existing CSXT Tracks Existing CSXT Right-of-Way 	<p>0 350 700 Feet</p> <p>Source: City of Alexandria; Arlington County; District of Columbia; WMATA</p>
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- **Build Alternative B** is located between the George Washington Memorial Parkway and the CSXT railroad tracks north of the Potomac Greens neighborhood, and east of the existing Potomac Yard Shopping Center. Portions of Build Alternative B would be located within the Greens Scenic Area, a NPS-administered easement located within the City's Potomac Greens Park.
- **B-CSX Design Option** is located east of the existing Potomac Yard movie theater on land currently occupied by the CSXT railroad tracks. This design option of Alternative B would require relocation of the CSXT tracks to the west, providing the room necessary for the station and realigned Metrorail track to avoid George Washington Memorial Parkway property and the Greens Scenic Area easement.
- **Build Alternative D** is located west of the CSXT railroad tracks near the existing Potomac Yard Shopping Center. The alternative would require elevated tracks starting north of Four Mile Run, crossing over the CSXT tracks into Potomac Yard, and then crossing over the CSXT tracks again to reconnect to the existing Metrorail line behind Potomac Greens.

Station Design

- Build Alternatives A, B, and B-CSX Design Option would have station platforms at the same level as the existing Metrorail tracks, with elevated entrance mezzanines providing two pedestrian bridges from the station over the CSXT railroad tracks to Potomac Yard.
- Build Alternative D would have an elevated station platform with a ground floor mezzanine entrance.

Pedestrian Connections

- Build Alternatives A and B would provide 24-hour pedestrian/bicycle access between Potomac Yard and Potomac Greens via one of their two pedestrian bridges.

- B-CSX Design Option and Build Alternative D would have separate pedestrian/bicycle bridges providing 24-hour access between Potomac Yard and Potomac Greens.

Construction Access and Staging

Construction activities would occur within identified staging areas and access routes shown on page 4. Construction activities for the project would last approximately two years. Opening of the station was assessed in the Draft EIS for the year 2016 based on previous project schedule assumptions. The schedule and anticipated opening year will be updated in the Final EIS.

Two construction access options for **Build Alternatives A and B** were assessed in the Draft EIS:

- *Option 1* – access to construction staging areas from the George Washington Memorial Parkway, Potomac Greens Drive, and the Rail Park, with relatively limited construction access from Potomac Yard.
- *Option 2* – access to construction staging areas from Potomac Greens Drive and the Rail Park, with relatively limited construction access from Potomac Yard, and no access from the George Washington Memorial Parkway.

B-CSX Design Option construction access would be provided from the Rail Park and Potomac Yard. **Build Alternative D** construction access would be provided from the George Washington Memorial Parkway, Potomac Greens Drive, the Rail Park, and Potomac Yard.

Commercial vehicles are prohibited from the George Washington Memorial Parkway, with limited exceptions, under *NPS Management Policies 2006* (9.2.1.2.1) and Federal regulations (36 CFR 5.6). The NPS policies state that “commercial traffic will be prohibited on roads within parks, except for the purpose of serving park visitors and park operations (9.2.1.2.1).” If access to private lands is otherwise not available, the park Superintendent has the discretion to issue permits for commercial vehicles. The proposed construction project areas for Build Alternatives A and B are accessible from locations other than the George Washington Memorial Parkway. However, since

potential impacts would occur to residential communities at these other locations, construction access from the George Washington Memorial Parkway was also studied as an option in the Draft EIS.

Potential Benefits of the Project

Project Benefits

A new Metrorail station would serve residents, employees, and visitors, providing mobility benefits and supporting the City of Alexandria’s redevelopment plans for Potomac Yard by helping accommodate higher-density, mixed-use development.

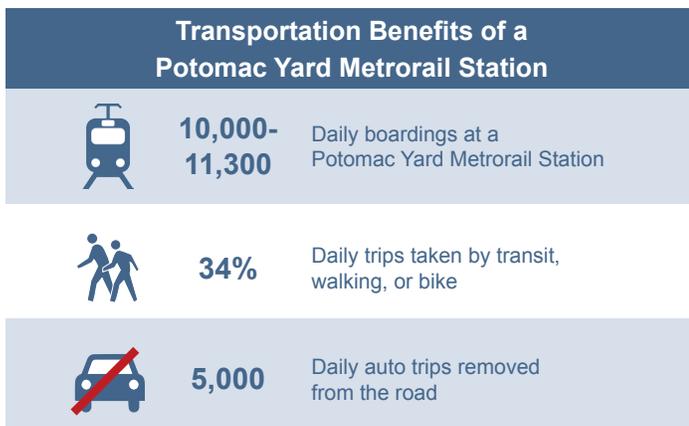
Transportation Benefits

- A Metrorail station in Potomac Yard would provide Metrorail access for thousands of Alexandria residents, employees, and visitors.
- Direct access to Metrorail would maximize the number of people taking transit to and from the Potomac Yard area.
- Additional high-density development, supported by Metrorail, would mean thousands of trips would stay in the community and allow more people to walk or bike to destinations in Potomac Yard to take care of their daily needs.

How Much Development is Permitted in Potomac Yard?

The amount of residential and commercial development in Potomac Yard will vary depending on the location of a new Metrorail station.

- Levels of development currently permitted are based on the City’s North Potomac Yard Small Area Plan (2010) and adopted zoning, which assume the construction of a Metrorail station in the vicinity of Build Alternative B.
- Currently, a total of 13.075 million square feet of residential, commercial and office development are allowed in Potomac Yard.
- If the No Build Alternative or a different station location other than Build Alternative B is chosen, current zoning restricts the amount of development to 9.250 million square feet.
- B-CSX Design Option and Build Alternative D would occupy otherwise developable land in Potomac Yard, and Build Alternative A would be located too far from the northern end of Potomac Yard to adequately support the densest levels of redevelopment for the existing shopping center site.



U.S. Route 1 at Potomac Yard

Development Benefits

- A new Metrorail station would **support the City of Alexandria’s redevelopment plans by providing regional transit access to Potomac Yard**, helping offset automobile trips and traffic congestion caused by the current and future development already approved.
- Depending on the location of a new Metrorail station, **additional high-density residential and commercial development is permitted** in Potomac Yard under current plans and zoning.
- If no Metrorail station is provided, then less development would be permitted in Potomac Yard.



Existing Potomac Yard Shopping Center

Support for the Project Purpose and Need

The table below evaluates how the different alternatives would support the project purpose and need.



Artist’s rendering of planned North Potomac Yard Redevelopment

Evaluation Measure	No Build Alternative	Build Alternatives			
		Alternative A	Alternative B	B-CSX Design Option	Alternative D
Project Purpose: Improving regional transit accessibility					
Regional transit access to Potomac Yard	No	Yes	Yes	Yes	Yes
Project Need: Providing additional transportation choices for residents and workers					
Additional transportation choices for residents and workers	No	Yes	Yes	Yes	Yes
Project Need: Increasing the share of transit and other non-auto trips					
Increased share of trips by transit, bike, and walking compared to Potomac Yard without regional transit access	No	Yes	Yes	Yes	Yes
Project Need: Supporting City of Alexandria redevelopment plans					
Total Potomac Yard development volume (million square feet) permitted under approved plans	9.250 M	9.250 M	13.075 M	9.250 M	9.250 M

Costs and Funding Sources

Estimated Capital Costs

Capital cost estimates are preliminary and based on conceptual engineering completed to date. Capital costs include all costs necessary to construct the station.

Capital Funding Sources

The City has created the Potomac Yard Metrorail Station Fund to manage the revenues collected for the project. Proceeds from the fund are to be used solely for the design, construction, and financing of the station and will be accounted for separately from other City revenues. Fund revenue comes from:

- Net new tax revenues generated by Potomac Yard development (beyond taxes to pay for City and School services);
- Two special tax districts in Potomac Yard; and
- Developer contributions.

Other opportunities for federal or state funds for construction include Surface Transportation Program funds, loans through the Transportation Infrastructure Financing Innovation Act (TIFIA), additional funding from the Northern Virginia Transportation Authority, and a \$50 million loan through the Virginia Transportation Infrastructure Bank (VTIB).

Operating Costs and Funding Sources

The Potomac Yard Metrorail Station would add system-wide operating costs to Metrorail. The City of Alexandria's share of the WMATA operating subsidy for Metrorail is 5.1 percent, or approximately \$10 million in FY2013. The addition of one station and an estimated 5,000 additional City residents would increase the City's share to 5.3 percent under the approved allocation formula, requiring an additional \$1.39 million annual contribution. The City plans to fund the additional WMATA subsidy using the Potomac Yard Metrorail Station Fund.

Conceptual Capital Costs (millions of 2016 Dollars)*

Build Alternative	Low	High
Build Alternative A	\$119	\$228
Build Alternative B	\$149	\$293
B-CSX Design Option	\$193	\$358
Build Alternative D	\$277	\$539

* These estimates were based on a previous implementation schedule that assumed an opening date for the Potomac Yard Metrorail Station in 2016. Construction cost inflation likely would increase the estimated capital costs for a later opening date.



Existing Metrorail Blue/Yellow Line between Potomac Greens and Potomac Yard

Summary of Permanent Project Effects

Resource	Build Alternatives				
	No Build Alternative	Alternative A	Alternative B	B-CSX Design Option	Alternative D
Transportation					
Additional off-peak Metrorail train required	0	1	1	1	1
Improved pedestrian/bicycle access between Potomac Greens and Potomac Yard	Yes	Yes	Yes	Yes	Yes
Human Environment					
Land acquisitions (acres)	0	1.3	4.0	14.4	10.0
Displacements of businesses or residences	0	0	0	Movie Theater	Movie Theater
Consistent with City of Alexandria Plans	No	No	Yes	No	No
Consistent with Regional Transportation Plans	No	Yes	Yes	Yes	Yes
Consistent with Plans for George Washington Memorial Parkway (GWMP)	Not inconsistent	Not inconsistent	Not inconsistent	Not inconsistent	Not inconsistent
Adverse impacts to viewsheds from GWMP (opening year viewsheds with a reduction in quality)	0	2	3	3	3
Adverse impacts to viewsheds from Potomac Greens (opening year viewsheds with a reduction in quality)	0	2	1	0	2
Adverse impacts to viewsheds from Potomac Yard (opening year viewsheds with a reduction in quality)	0	1	1	0	1
Effects to GWMP historic architectural resources and parkland (acres)	0	<ul style="list-style-type: none"> Visual impacts Removal of trees (for Option 1) 	<ul style="list-style-type: none"> Transfer of land (0.16 ac.) Visual impacts Removal of trees 	<ul style="list-style-type: none"> Visual impacts 	<ul style="list-style-type: none"> Transfer of land (1.43 ac.) Visual impacts Removal of trees
Effects to archaeological resources (sites)	0	Option 1: 2 Option 2: 0	Option 1: 2 Option 2: 0	0	1
City of Alexandria park impacts (acres)	0	1.16	3.01	3.86	5.38
Greens Scenic Area easement impact (acres)	0	0	1.71	0	0
FTA noise criteria impacts (residences)	0	0	0	0	7
WMATA noise criteria impacts (residences)	7	7	7	7	3
FTA vibration criteria impacts (residences)	0	6	0	0	7
WMATA vibration criteria impacts (residences)	0	1	0	0	0
Natural Environment					
Increase in impervious surface (acres)	0	1.82	2.24	(-0.02)	9.24
U.S. Army Corp of Engineers (USACE) regulated wetlands impacts (acres)	0	0.02	1.22	0	0.52
NPS regulated wetlands impacts (acres)	0	0	1.28	0	0.50
Floodplain impacts (acres)	0	0	1.48	0	0.90
Resource Protection Area impacts (acres)	0	0.41	3.36	1.12	2.07
Natural habitat loss (acres)	0	0.03	2.58	0.18	1.76
Secondary and Cumulative Effects					
Secondary traffic & visual impacts	Yes	Yes	Yes	Yes	Yes
Adverse effects to GWMP historic architectural resources	Yes	Yes	Yes	Yes	Yes
Cumulative traffic, visual & floodplain impacts	None	Yes	Yes	Yes	Yes

Summary of Temporary Construction Effects

Resource	Build Alternatives				
	No Build Alternative	Alternative A	Alternative B	B-CSX Design Option	Alternative D
General impacts to roadways and driveways	No	Yes	Yes	Yes	Yes
Use of GWMP roadway	No	Option 1: Yes Option 2: No	Option 1: Yes Option 2: No	No	Yes
Effects to GWMP historic architectural resources and parkland (acres)	0	Option 1: 0.30 Option 2: 0	Option 1: 0.78 Option 2: 0.55	0	2.40
Effects to archaeological resources (sites)	0	Option 1: 2 Option 2: 0	Option 1: 2 Option 2: 0	0	1
City of Alexandria park impacts (acres)	0	Option 1: 5.49 Option 2: 4.80	Option 1: 5.48 Option 2: 5.48	0.97	5.53
Greens Scenic Area easement impact (acres)	0	Option 1: 0.25 Option 2: 0.13	Option 1: 3.09 Option 2: 3.09	0	0.02
USACE regulated wetlands impacts (acres)	0	Option 1: 0.30 Option 2: 0.01	Option 1: 3.61 Option 2: 3.54	0	0.41
NPS regulated wetlands impacts (acres)	0	Option 1: 0.35 Option 2: 0.01	Option 1: 3.68 Option 2: 3.57	0	0.48
Resource Protection Area impacts (acres)	0	Option 1: 1.75 Option 2: 0.49	Option 1: 5.50 Option 2: 5.27	0.58	2.40

Project Effects for Key Environmental Resource Areas

Key Environmental Resource Areas

An overview of environmental impacts is shown on page 9; temporary construction impacts to environmental resources are listed in the table above. Specific effects to the George Washington Memorial Parkway are also described individually by resource area at the end of the section.

Land Acquisitions and Displacements

The Build Alternatives would require property for station facilities and right-of-way for realigned track, as well as additional temporary construction easements or access permits. No residential displacements would be required for any of the alternatives. B-CSX Design Option and Build Alternative D would result in a displacement of one existing business, the movie theater in the Potomac Yard Shopping Center. Build Alternatives A and B would not result in the displacement of any businesses.

Build Alternatives B and D would require permanent acquisition of 0.16 acre and 1.43 acres, respectively, of the George Washington Memorial Parkway property. Build Alternatives A and B-CSX Design Option would not require permanent acquisitions of the George Washington Memorial Parkway. In addition, Build Alternative B would be a violation of the Greens Scenic Area easement. Build Alternative B could not proceed unless the easement is released by NPS. Construction staging and access areas for Build Alternatives A and D would also be in violation of the Greens Scenic Area easement. B-CSX Design Option would not be in violation of the Greens Scenic Area easement.

Land acquisitions would be conducted in accordance with all applicable laws.

Local Plans and Zoning

The *North Potomac Yard Small Area Plan* and the zoning for Coordinated Development District (CDD) 19 link the level of development to the presence of a Metrorail station at the approximate location of Build Alternative B. Build Alternative A, B-CSX Design Option, and Build Alternative D are inconsistent with City of Alexandria plans. If a Metrorail station is constructed at a location other than Build Alternative B or is not built, the amount of permitted development in North Potomac Yard is reduced by approximately 3.825 million square feet. The selection of Build Alternative A, B-CSX Design Option, or Build Alternative D would require the City to undertake a revised planning and rezoning process for North Potomac Yard.

Visual Resources

The three Build Alternatives and B-CSX Design Option would impact views from the George Washington Memorial Parkway, the Potomac Greens neighborhood, Potomac Greens Park, and Potomac Yard, due to the introduction of new visual elements and removal of vegetation for construction access and staging areas. New visual elements include the stations and pedestrian bridges for all Build Alternatives, B-CSX Design Option, and the elevated track and structures required for Build Alternative D. The new higher-density development permitted in Potomac Yard under the No Build and Build Alternatives will also result in visual impacts, although this will happen whether or not a Metrorail station is constructed at Potomac Yard.

Noise and Vibration

Residences in Potomac Greens were constructed alongside the pre-existing Metrorail alignment; current Metrorail operations exceed WMATA noise criteria at seven residences. Approval for construction of these residences included a reservation for a future Metrorail station (location of Build Alternative A), and the potential construction of a Metrorail station is disclosed in land and ownership documents.

The existing noise conditions would remain under the No Build Alternative, Build Alternative A, Build Alternative B, and B-CSX Design Option. Build Alternative D would reduce noise impacts at four residences, but would result in new noise impacts based on FTA criteria at eight residences due to its elevated track.

Build Alternative B and B-CSX Design Option would not exceed criteria for vibration impacts. However, both Build Alternatives A and D would result in increased vibration impacts based on FTA criteria to residences in Potomac Greens due to Metrorail trains passing over new switches.

Other noise sources are associated with the proposed station. Metrorail door chimes, train conductor announcements, station public address announcements, and brake noise would be audible in the community as a new noise source. These noises are not expected to contribute to any exceedance or noise impact, based on WMATA and FTA criteria. These noise sources would be evaluated more closely during final design when the station features are finalized, and would be mitigated, as appropriate.



Potomac Yard Park, CSXT railroad tracks, and Potomac Greens

Wetlands and Waterways

Wetlands exist in the area to the east and north of Potomac Greens, between the WMATA tracks and George Washington Memorial Parkway, and in the vicinity of Four Mile Run. Build Alternative B would permanently fill 1.22 acres of wetland regulated by the U.S. Army Corps of Engineers (USACE) under the Clean Water Act. Build Alternative D would permanently fill 0.52 acre of USACE regulated wetland and would require a new bridge over Four Mile Run with new bridge piers in the stream. Build Alternative A and B-CSX Design Option would have impacts of less than one-tenth of an acre. Wetlands are also regulated by NPS; specific impacts to wetlands within the parkland of the George Washington Memorial Parkway and the Greens Scenic Area easement are described on page 13.

Construction Access and Staging

Areas designated for construction staging (see areas shaded in orange on Page 4) would be cleared of all trees and other natural vegetation and filled or leveled as necessary to make construction activities possible. After construction, the areas would be replanted and landscaped according to prior uses and wetlands would be restored in coordination with NPS, USACE, and other relevant agencies. A screen of vegetation along George Washington Memorial Parkway would be maintained where possible to minimize the visual impact to users.

Option 1 construction access for Build Alternatives A and B (access from the George Washington Memorial Parkway) would impact two archaeological sites if avoidance measures are not possible. Construction of Build Alternative D would impact one archaeological site.

George Washington Memorial Parkway/ Mount Vernon Memorial Highway

The George Washington Memorial Parkway, including the historic Mount Vernon Memorial Highway, commemorates the first president, preserves the natural setting, and provides a quality entryway for visitors to the nation's capital. The construction of a Metrorail station at Potomac Yard would affect resources of the Parkway:

Cultural Resources

The segment of the George Washington Memorial Parkway within the project study area is listed on the National Register of Historic Places through two separate nominations: the Mount Vernon Memorial Highway and the George Washington Memorial Parkway.

Build Alternative D, and Option 1 construction access for Build Alternatives A and B (access from the Parkway) would impact the George Washington Memorial Parkway. Specifically, construction of temporary access roads to support station construction under the alternatives would require removal of trees and other vegetation that were intended to screen views of uses to the west. B-CSX Design Option, and Option 2 construction access for Build Alternatives A and B (no access from the Parkway) would not require the construction of temporary access roads from the George Washington Memorial Parkway. For Build Alternative B, both construction access options would require use of a portion of parkland for construction staging, regardless of the access route. Viewsheds and the visitor experience along the Parkway would be impacted by the introduction of a new Metrorail station under any of the three Build Alternatives or B-CSX Design Option.

The three Build Alternatives and B-CSX Design Option would impact historic resources by removing vegetation west of the George Washington Memorial Parkway and introducing new non-historic visual elements and views to the west. These new non-historic elements would impact the integrity of the designed historic landscape and degrade the scenic and historic quality and contemplative experience for travelers, important characteristics of the Parkway experience.

Option 1 construction access for Build Alternatives A and B (access from the George Washington Memorial Parkway) would impact two archaeological sites if avoidance measures are not possible. Construction of Build Alternative D would impact one archaeological site if avoidance measures are not possible. B-CSX Design Option, and Option 2 construction access for Build Alternatives A and B (no access from the Parkway) would not impact any archaeological sites.

Visual Resources

Views from the George Washington Memorial Parkway would be impacted by the introduction of the Metrorail station as well as the Potomac Yard redevelopment in all Build Alternatives, especially during winter, due to the loss of vegetative foliage.

- Build Alternatives requiring construction access from the Parkway (Option 1 construction access for Build Alternatives A and B, and Build Alternative D) would create long-term viewshed impacts. Removal of vegetation would create gaps in the vegetated viewsheds, and replacement vegetation would need to develop and mature to match the existing vegetation growth.
- Build Alternatives that do not require construction access from the Parkway (Option 2 construction access for Build Alternatives A and B, and B-CSX Design Option) would have viewshed impacts from station structures and bridges, and removal of vegetation off of the George Washington Memorial Parkway property. Build Alternative B would require clearing of vegetation within the Greens Scenic Area easement.
- Under the No Build Alternative, viewsheds would be degraded as the Potomac Yard area is developed.

Wetlands

Depending on the construction option, up to 1.28 acres of wetlands on NPS parkland or the Greens Scenic Area easement would be impacted. Up to 3.68 acres of additional wetlands would be temporarily impacted during construction.

Build Alternatives B and D would permanently impact 1.28 and 0.50 acre, respectively, of NPS regulated wetlands. Option 1 construction access for Build Alternatives A and B, and Option 2 construction access for Build Alternative B would all lead to additional temporary wetland impacts. Specific wetland mitigation would be determined through discussions with various agencies for unavoidable impacts. All wetlands located on NPS land would be replaced within the Parkway property or on other NPS sites. B-CSX Design Option and Option 2 construction access for Build Alternative A would not result in any permanent or

temporary impacts to wetlands on the George Washington Memorial Parkway.

Construction Traffic

Build Alternatives that require construction access from the George Washington Memorial Parkway (Option 1 construction access for Build Alternatives A and B, and Build Alternative D) would have temporary traffic impacts due to construction vehicles. Construction vehicles would impact the driver experience along the Parkway and would require a permit from NPS. The number of construction vehicles accessing the site per day would vary and would be restricted to specific times based on NPS and City of Alexandria construction regulations and permits. Construction vehicles using the Parkway may damage the roadway pavement, which would require repair after construction. B-CSX Design Option and Option 2 construction access for Build Alternatives A and B would not require construction access from the George Washington Memorial Parkway.

Construction traffic would impact park user experience, an important element of the purpose of the park.

Commercial vehicles are prohibited from the George Washington Memorial Parkway, with limited exceptions, under *NPS Management Policies 2006* (9.2.1.2.1) and Federal regulations (36 CFR 5.6). The NPS policies state that “commercial traffic will be prohibited on roads within parks, except for the purpose of serving park visitors and park operations (9.2.1.2.1).” If access to private lands is otherwise not available, the park Superintendent has the discretion to issue permits for commercial vehicles. The



Existing wetland area within Potomac Greens Park; George Washington Memorial Parkway in the background

proposed construction project areas for Build Alternatives A and B are accessible from locations other than the George Washington Memorial Parkway. However, since potential impacts would occur to residential communities at these other locations, construction access from the George Washington Memorial Parkway was also studied as an option in the Draft EIS.

Public Involvement and Next Steps

How Has the Public Been Engaged in the Project?

The public has been engaged through:

- Public meetings and community group meetings;
- Project newsletters and email distribution lists;
- Project website; and
- Interaction with community organizations.

Informational materials at all public meetings, including presentation materials, handouts, and comment sheets, have been available in Spanish as well as English, and a Spanish-speaking staff member has been present at all meetings.

In addition, the Alexandria City Council created the Potomac Yard Metrorail Implementation Work Group to assist in the EIS process by informing City officials and providing a venue for input on the project.

What Are the Roles of Other Agencies?

During project scoping, Federal, state, and local agencies that might have an interest in the project were invited to participate. Agencies have been involved through briefings and additional communication focused on specific areas of expertise within each agency's reviewing purview. Agencies, as well as the public, are invited to comment on the Draft EIS.

Agencies are also involved through concurrent Federal processes, including reviews for consistency with:

- Clean Water Act;
- National Historic Preservation Act;
- U.S. Department of Transportation Act ("Section 4(f)"); and
- Coastal Zone Management Act.

The National Park Service (NPS) is a cooperating agency because of the potential of the project to impact the George Washington Memorial Parkway. Any action taken by NPS must be consistent with the National Park Service Organic Act, which established NPS and governs its activities.

Public Comment Period

The public has the opportunity to comment on the environmental analysis. Comments received during this period can help to identify changes to alternatives that may mitigate adverse effects. Any changes will be incorporated into the Final EIS. See www.potomacyardmetro.com for the full copy of the Draft EIS and supporting background materials from the study.

Hard copies of the Draft EIS are available for review at the City of Alexandria public library and at:

**Alexandria City Hall
301 King Street
Alexandria, VA 22314**

The public comment period on the Draft EIS will be open until May 18, 2015.

See following page for information on opportunities to provide comments at the public hearing, by email, or by mail.



Project public meeting, April 2012

City of Alexandria Outreach

The City of Alexandria will be hosting two public workshops, in which individuals can learn more about the EIS process and get more information about specific subject areas. A separate public hearing will be held by the City of Alexandria as part of its legislative process.

For more information on the final dates of City meetings and hearings related to the project, please visit the City's website:

 Alexandriava.gov/PotomacYard/

or you may call the City's general information line:

 **703-746-4357**

Public Hearing

A public hearing on the Draft EIS will be held as part of the NEPA process at the following time and location:

Thursday, April 30, 2015 at 6:30pm

**Cora Kelly Recreation Center
25 W. Reed Avenue
Alexandria, VA 22305**

The location of the hearing is wheelchair accessible. Any individual who requires special assistance such as a sign language interpreter or additional accommodation to participate in the public hearing, or who requires these materials in an alternate format, should contact Danise Peña at 202-962-2511 or TTY: 202-962-2033 as soon as possible in order for WMATA to make necessary arrangements. For language assistance, such as an interpreter or information in another language, please call 202-962-2582 at least 48 hours prior to the hearing.

What Happens after the Public Hearing?

Following the public hearing, the City of Alexandria will choose a preferred alternative. The City will continue coordination with FTA and NPS before selection of a preferred alternative to ensure compliance with NEPA and other applicable laws.

After identification of the preferred alternative, a Final EIS will be prepared. The Final EIS will state how public comments are addressed, include further design and refinement of the project to minimize community and environmental impacts, identify impacts of the preferred alternative, and describe measures for avoiding, minimizing, or mitigating adverse impacts.

Comment on the Draft EIS

Submit written comments by May 18, 2015:

- By email: comments@potomacyardmetro.com
or
writtentestimony@wmata.com
- By mail: **Potomac Yard Metrorail Station EIS
P.O. Box 16531
Alexandria, VA 22302**
or
**Office of the Secretary
WMATA
600 Fifth Street Northwest
Washington, DC 20001**

**Appendix B:
Letter from the National Park Service
re: Net Benefits Agreement Framework**



United States Department of the Interior

NATIONAL PARK SERVICE
National Capital Region
1100 Ohio Drive, S.W.
Washington, D.C. 20242

IN REPLY
REFER TO:

1.A1. (NCR-GWMP)

April 20, 2015

Mr. Mark Jinks
City Manager, City of Alexandria
301 King Street
Alexandria, Virginia 22314

Dear Mr. Jinks:

I am writing to follow up on the November 14, 2014 letter from the National Park Service (NPS) to City Manager, Rashad Young regarding the Environmental Impact Statement (EIS) for the proposed Potomac Yard Metro Station. In that letter, the NPS stated its belief that Build Alternatives A or B could be viable from its perspective, but that the NPS and the City of Alexandria would need to agree on a package of mitigations that would ensure a net benefit to the George Washington Memorial Parkway (GWMP) should Alternative B be selected.

The NPS understands that, with the release of the Draft EIS, your staff is likely to recommend Alternative B as the “locally preferred alternative” for approval by the Alexandria City Council at an upcoming meeting. Over the last several months the NPS and the City of Alexandria staff have had productive discussions regarding potential measures for mitigating impacts and the loss of parkland within the GWMP. We believe that the City’s current proposal appears to mitigate those impacts sufficiently so that NPS would not object to the identification of Alternative B as the locally preferred alternative.

The City’s proposal would offset the loss of approximately 7,000 square feet of GWMP parkland by providing the United States with full fee ownership of most of a parcel of City parkland on which it currently holds a scenic easement, and by placing limitations on building heights adjacent to the GWMP, building lighting, and building signage, through easements and/or City regulations. In addition, the City proposes to allocate approximately \$12 million to mitigate impacts to park resources through the following measures:

- Stormwater management planning and implementation of stormwater-related improvements to Daingerfield Island and the adjacent section of the GWMP;
- Development of and at least partial funding for the implementation of a Master Plan for improvements to Daingerfield Island;
- Repairs and improvements to the Mount Vernon Trail in the vicinity of the project area; and
- Plans and studies that will address the acute planning needs for the south section of the GWMP (Four Mile Run to Mount Vernon), covering such topics as vegetation and landscape, cultural resources and archeology, viewshed protection, visitor use, resource stewardship, and facility management.

The NPS believes that the full implementation of the package described above would sufficiently mitigate the loss of park and easement land and the impacts to park resources, and NPS accordingly does not

object to the identification of Alternative B as the locally preferred alternative in the EIS. NPS notes that significant work remains to complete this National Environmental Policy Act process, as well as compliance with the National Historic Preservation Act and Section 4(f), and that some aspects of the project are still under discussion. Those processes and issues will need to be completed and resolved before NPS would provide any needed final approval for Alternative B or whatever alternative is ultimately selected.

Thank you for your continued cooperation on this process and your work with the NPS to preserve parkland and resources. If you have any questions or need further information, please contact me or Peter May, Associate Regional Director for Lands, Planning and Design at (202) 619-7025.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert A. Vogel". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Robert A. Vogel
Regional Director

Appendix C: Feedback on Impacts of Alternatives

Appendix C:

Feedback on Impacts of Alternatives

The evaluation of the costs and benefits of each of the alternatives considered in the Draft EIS included a consideration of comments from the public, including both benefits and issues related to each alternative. This feedback was received by email, through public testimony, and heard at boards, commissions, and community meetings. Staff has summarized the feedback from the public for the No Build Alternative, Alternative A, Alternative B, Alternative D, and Design Option B-CSX.

NO BUILD ALTERNATIVE

The following reasons are typically being heard from residents in support of the No Build Alternative:

- **Project Purpose and Need:** Residents who support the No Build Alternative typically do so because they believe the existing and future transportation network (including the Crystal City/Potomac Yard Transitway) is sufficient to support the mobility needs of the Potomac Yard area. Some residents who support the No Build Alternative would also like to see a lower level of development in North Potomac Yard, and therefore believe a Metrorail station is unnecessary.
- **The George Washington Memorial Parkway (GWMP):** A number of residents are concerned about impacts to the GWMP, particularly that a visible Metrorail station will degrade the quality of this resource. A No Build Alternative would not have any permanent or temporary impacts to the GWMP.
- **Financial Feasibility:** Some residents have expressed support for the No Build Alternative as they are worried the City would jeopardize its bond rating and need to use monies from the General Fund if the development of Potomac Yard does not proceed as projected.
- **Wetlands:** Some residents support the No Build Alternative because this alternative would not result in impacts to the wetlands north of Potomac Greens.

The following concerns are typically being heard from residents regarding the No Build Alternative:

- **Lack of regional transit accessibility:** Residents have expressed concern that without the addition of a Metrorail station at Potomac Yard, fewer trips would be taken via transit, resulting in additional capacity pressures on area roadways.
- **Development impact:** Residents have expressed concern that Potomac Yard would see a less diverse mix of uses without a Metrorail station, including significantly less office development.

- **Competitiveness:** Residents have expressed concern that the lack of a Metrorail station at Potomac Yard would affect the area's attractiveness for new residents and businesses.

ALTERNATIVE A

The following reasons are typically being heard from residents in support of Alternative A:

- **Financial Feasibility:** Some residents have expressed support for Alternative A as the most fiscally sensible Build Alternative to construct. Alternative A has the lowest construction costs of all Build Alternatives.
- **Proximity to Del Ray Community:** Some residents of the Del Ray neighborhood are in support of Alternative A as this station location would have access points nearest to the greatest number of residents and businesses in their neighborhood.

The concerns described below are typically being heard from residents regarding Alternative A. It should be noted that residents of Potomac Greens have expressed many concerns about the impacts of this alternative, given its location at the northern end of the neighborhood.

- **Construction:** Construction access for Alternative A could come through Old Town Greens and Potomac Greens. Some residents have expressed concern about traffic from construction trucks using neighborhood streets, particularly when there are children playing. Noise, vibration, and dust from construction activities could be disruptive to residents.
- **Parking and Traffic:** The station is designed as an urban station, with the majority of riders expected to arrive on foot or bicycle. Bus riders would access the station from Potomac Avenue. Some residents have expressed concern about traffic from cars using neighborhood streets to access the Metrorail station. Because the station will not include any park-and-ride lots, residents have also expressed concern that Metrorail riders will park on neighborhood streets.
- **Parks:** Access points to the Metrorail station would be located in Potomac Greens Park and Potomac Yard Park, with the southern bridge for Alternative A landing at the widest point of Potomac Yard Park and displacing uses there. Some residents are concerned that these access points would negatively affect their use and enjoyment of the parks.
- **Crime:** Some residents of Potomac Greens and Old Town Greens have noted that their neighborhoods are relatively isolated, with only one access point to Slaters Lane. They have expressed concern that adding an access point to Metrorail would increase the opportunity for crime in their neighborhood.

- **Financial Feasibility:** Some residents have expressed concern that the station would need to be paid for using monies from the General Fund if the development of Potomac Yard does not proceed as projected.
- **Noise and Vibration:** Given the location of the station behind a number of homes in Potomac Greens, some residents have expressed concern that noise from the station will negatively affect their quality of life, and that there could be vibration impacts to their homes.
- **Visual Impact:** Some residents whose homes are located approximately 50 feet from the platform for Alternative A are concerned about the visual impact of the station from their windows and balconies.
- **Property Values:** Some residents of Potomac Greens worry that the combined negative effects of Alternative A would result in lower property values within the neighborhood.

ALTERNATIVE B

The following reasons are typically being heard from residents in support of Alternative B:

- **Development Impact:** Alternative B receives support from residents who want the maximum potential development of North Potomac Yard and, therefore, maximum economic benefit to the City.
- **Economic Competiveness:** Some residents have expressed support for Alternative B as this location would allow for maximum potential development of North Potomac Yard and provide a vibrant destination that will attract a young, educated and talented workforce.
- **Smart Growth:** Alternative B receives support from residents who see it as the alternative that will do the most to foster the redevelopment of Potomac Yard as a walkable, transit-oriented hub for the City and the region. These residents note that Alternative B will maximize the transportation, economic, and environmental benefits of the project.
- **Property Values:** A number of Potomac Greens residents have expressed support for Alternative B as this location would not have the combined negative effects of Alternative A that would result in lower property values within the neighborhood.

The concerns described below are typically being heard from residents regarding Alternative B.

- **Construction:** Significant construction access for Alternative B could come through Old Town Greens and Potomac Greens. Some residents have expressed concern about traffic from construction trucks using neighborhood streets, particularly where there are children playing. Noise, vibration, and dust from construction activities could be disruptive to residents, particularly when construction takes place at night and on weekends.

- **Parking and Traffic:** The station is designed as an urban station, with the majority of riders expected to arrive on foot or bicycle. Bus riders would access the station from Potomac Avenue. Some residents have expressed concern about traffic from cars using neighborhood streets to access the Metrorail station. Because the station will not include any park-and-ride lots, residents have also expressed concern that Metrorail riders will park on neighborhood streets.
- **The George Washington Memorial Parkway (GWMP):** Alternative B would be located partially on land currently occupied by a scenic easement administered by NPS, and would require approximately 7,000 square feet of GWMP property. The GWMP is an important resource commemorating the nation's first president, which was designed to provide a quality entryway for visitor's to the nation's capital. Some residents are concerned about impacts to the GWMP, particularly that a visible Metrorail station will degrade the quality of this resource.
- **Parks:** Access points to the Metrorail station would be located in Potomac Greens Park and Potomac Yard Park, near existing multi-use trails. Some residents are concerned that these access points would negatively affect their use and enjoyment of the parks.
- **Wetlands:** Alternative B would impact wetlands to the north of Potomac Greens. Some residents have expressed concern over both the permanent impacts and the temporary impacts due to the staging area for construction as currently designed.
- **Crime:** Some residents of Potomac Greens and Old Town Greens have noted that their neighborhoods are relatively isolated, with only one access point to Slaters Lane. They have expressed concern that adding an access point to Metrorail would increase the opportunity for crime in their neighborhood.
- **Financial Feasibility:** Some residents have expressed concern that the station would need to be paid for using monies from the General Fund if the development of Potomac Yard does not proceed as expected.

B-CSX DESIGN OPTION

The following reasons are typically being heard from residents in support of B-CSX Design Option:

- **The George Washington Memorial Parkway (GWMP):** A number of residents are concerned about impacts to the GWMP as a result of construction access and staging. B-CSX Design Option would not have any permanent or temporary impacts to the GWMP.
- **Wetlands:** Some residents support the B-CSX Design Option because this design option would not result in permanent impacts and the temporary impacts due to the staging area for construction as currently designed for Alternative A, Alternative B, and Alternative D.

The concerns described below are typically being heard from residents regarding the B-CSX Design Option.

- **Construction Cost and Timing:** At a minimum, the B-CSX Design Option would add three years to the construction schedule and would cost approximately \$83 million more than Alternative B. Some residents have expressed concern that the B-CSX Design Option could take many more years to construct than any of the other alternatives. This is not only due to the additional time required to move the CSXT right-of-way, but also because this option does not have the support of CSXT. Residents have also noted that coordination with CSXT could add many years to the project, even if they do eventually agree. Residents have also expressed concern related to the additional cost of the B-CSX Design Option compared to Alternatives A and B.
- **Development Impact:** The B-CSX Design Option would require the use of otherwise developable land. Some residents have expressed concern that the B-CSX Design Option will affect the full realization of the potential development in North Potomac Yard.
- **Station Access:** B-CSX Design Option is located at the northern end of Potomac Yard. Some residents have expressed concern that it is located too far from existing development at the southern end of Potomac Yard and west of Route 1, and therefore would not provide a benefit to those neighborhoods.
- **Pedestrian/Bicycle Access:** B-CSX Design Option would not include a pedestrian/bicycle bridge between Potomac Yard and Potomac Greens as part of the project (the bridge would be constructed separately). Some residents have expressed a preference for alternatives that integrate the pedestrian/bicycle bridge into the station (as in Alternatives A and B).
- **Financial Feasibility:** Some residents have expressed concern that the station would need to be paid for using monies from the General Fund if the development of Potomac Yard does not proceed as expected.

ALTERNATIVE D

The following reasons are typically being heard from residents in support of Alternative D:

- **Station Access:** Some residents of Lynhaven have expressed support for Alternative D as the station location would be located closer to their neighborhood.
- **Property Values:** Some residents of Potomac Greens have expressed support for Alternative D as this location would not have the combined negative effects of Alternative A or Alternative B that would result in lower property values within the neighborhood.

The concerns described below are typically being heard from residents regarding the Alternative D.

- Construction Cost: Some residents are concerned that the high construction cost for Alternative D is not financially feasible.
- Visual Impact: Alternative D would require the construction of aerial track over the existing Metrorail and CSXT tracks, as well as a new bridge over Four Mile Run. Some residents are concerned that the aerial structures and platform of Alternative D would be out of character for the City and would negatively affect views from the George Washington Memorial Parkway. The aerial guideway would also negatively affect views from the windows of houses in Potomac Greens.
- Noise and Vibration: The aerial tracks for Alternative D rejoin the existing Metrorail tracks behind the homes in Potomac Greens. Some residents have expressed concern that they could be negatively affected by noise and vibration from trains passing over these aerial tracks.
- Parks: The aerial structures for alternative would occupy portions of Potomac Yard Park, requiring the relocation of existing park uses. Some residents are concerned that this would negatively affect their use and enjoyment of the park.
- Development Impact: Alternative D would require the use of otherwise developable land. Some residents have expressed concern that this would affect the full realization of the potential development in North Potomac Yard.
- Station Access: Alternative D would be located at the northern end of Potomac Yard. Residents have expressed concern that it would be located too far from existing development at the southern end of Potomac Yard and west of Route 1, and therefore would not provide a benefit to those neighborhoods.
- Pedestrian/Bicycle Access: Alternative D would not include a pedestrian/bicycle bridge between Potomac Yard and Potomac Greens as part of the project (the bridge would be constructed separately). Some residents have expressed a preference for alternatives that integrate the pedestrian/bicycle bridge into the station (as in Alternatives A and B).

1241 **Temporary Construction Impacts**

1242 Construction activities would occur within staging areas and access routes for the three Build Alternatives and
 1243 B-CSX Design Option. Anticipated effects include noise, vibration, dust, and traffic due to construction activity.
 1244 Temporary construction impacts were identified for the following resources and are described in more detail in
 1245 **Section 3.24:** Metrorail operations, CSXT ROW and operations, public roadways and private driveways, Greens
 1246 Scenic Area, visual resources, cultural resources, parklands, air quality, noise, vibration, wetlands, 100-year
 1247 floodplain, resource protection areas, and contaminated materials.

1248 Impacts from construction would not adversely or disproportionately affect the identified minority and/or low-
 1249 income populations, as these impacts would be primarily borne by the communities immediately adjacent to the
 1250 construction site, which are not minority or low-income.

1251 **Public Involvement**

1252 Full and fair access to meaningful involvement by minority and low-income populations in project planning and
 1253 development is an important aspect of environmental justice. The engagement of local residents, business
 1254 owners, and other stakeholders began during the project scoping phase in early 2011 and continues throughout
 1255 the duration of the environmental review process. Participation of minority and low-income populations has been
 1256 advanced through:

- 1257 • Two public scoping meetings, held at the Cora Kelly Recreation Center, located in the Arlandria
 1258 neighborhood, which has a high proportion of minority and low-income residents and is within the
 1259 project's analysis area. The facility is accessible by multiple public transportation services. These two
 1260 meetings were held on February 10, 2011 at 4:30 pm and 6:00 pm. A total of 65 members of the public
 1261 attended the scoping meetings;
- 1262 • One public meeting presenting project alternatives, which was also held at the Cora Kelly Recreation
 1263 Center. This meeting was held on April 19, 2012, and approximately 75 members of the public attended;
- 1264 • Availability of Spanish-speaking staff at all public involvement events;
- 1265 • Translation of outreach materials into Spanish pursuant to Executive Order 13166 ("Improving Access to
 1266 Services for Persons with Limited English Proficiency");
- 1267 • Meetings with local neighborhoods and civic associations, including the Lynhaven Citizens Association,
 1268 which includes minority and low-income communities; and
- 1269 • Creation of the Potomac Yard Metrorail Implementation Work Group (PYMIG) by the City of Alexandria,
 1270 which has met eleven times to date and has served as a venue for interested members of the public as
 1271 well as City officials to stay informed of the EIS process.

1272 Concerns and issues raised by community members through this outreach process have been considered
 1273 carefully in the development of the project. The City of Alexandria will continue to work collaboratively with
 1274 members of the public to address their concerns. See **Chapter 4** for a more detailed discussion on public
 1275 involvement.

1276 **3.7.4 Mitigation**

1277 No disproportionate or adverse impact to minority or low-income communities is anticipated. Therefore, no
 1278 mitigation is proposed.

1279 **3.8 Visual Resources**

1280 This section assesses the effects of the alternatives on visual resources in the study area. The visual resources
 1281 analysis was prepared in accordance with Federal Highway Administration (FHWA) *Visual Impact Assessment*
 1282 *Methodology for Highway Projects* (1981). The visual resources analysis was not conducted in accordance with
 1283 NPS guidance or policy. The visualizations depicted in this section are based on conceptual renderings, and
 1284 have not been developed in accordance to the Secretary of the Interior's *Standards for the Treatment of Historic*
 1285 *Properties* nor with respect to the historic character of the GWMP.

1286 The analysis is described in more detail in the *Visual Resources Technical Memorandum*, Volume II.

1287 3.8.1 Methodology

1288 A visual resource inventory was developed for the study area consistent with the FHWA *Visual Impact*
 1289 *Assessment Methodology for Highway Projects* (1981), which is also commonly used by the Federal Transit
 1290 Administration (FTA) to assess transit projects. Existing, opening year (2016), and horizon year (2040) visual
 1291 resources were assessed at nine viewpoints and along the continuous GWMP roadway for each of the three
 1292 Build Alternatives. The viewpoints were selected for analysis based on the likelihood that the project may be
 1293 visible from that location. Viewsheds were chosen to assess impacts to views from the GWMP roadway and
 1294 park, Potomac Greens neighborhood and park, and Potomac Yard development. Future development
 1295 visualizations were based from development estimates from the *North Potomac Yard Small Area Plan* and
 1296 represent the high end scenarios. To depict proposed station and aerial guideway structures as seen from the
 1297 viewpoints, photograph digital renderings were prepared. The photos and visual analysis were developed in
 1298 2011 for the three Build Alternatives. The locations and heights of proposed station and aerial guideway
 1299 structures as shown in the photograph renderings were verified with a “balloon test” that placed large balloons at
 1300 specific points and heights of the Build Alternatives’ stations and aerial guideway structures.

1301 As B-CSX Design Option was developed after the completion of the DEIS visual resource analysis for the three
 1302 Build Alternatives, B-CSX Design Option includes some of the existing photograph digital renderings (when
 1303 applicable) and images from a visual simulation developed by the City of Alexandria. Views of B-CSX Design
 1304 Option station used available drive-by digital simulations prepared by the City of Alexandria rather than
 1305 architectural renderings, as its architectural design has not been developed to the same level of detail as that of
 1306 the Build Alternatives. The drive-by digital simulations include viewsheds of 2040 summer (with foliage) and
 1307 winter/fall (without foliage) from the northbound and southbound lanes of the GWMP roadway. The appearance
 1308 and camera position of the City’s views vary slightly from the nine chosen viewpoints. The City’s drive-by
 1309 simulation can be found online at <http://alexandriava.gov/PotomacYard>.

1310 Views from the digital drive-by simulations were matched with the visuals from the 2011 analysis to the extent
 1311 possible, but minimal variations between the two visuals do exist including slight variation in viewpoint locations
 1312 as well as differences between the viewpoint angles. Images from the City’s drive-by simulation vary slightly
 1313 from one another based on the difficulty of capturing the exact same moment in each video. The 2011 visual
 1314 analysis viewpoints are angled as though driving along the GWMP, while the City’s drive-by simulation is slightly
 1315 angled toward the proposed station locations. The development in Potomac Yard is also displayed differently,
 1316 with some buildings appearing more profoundly in the City’s drive by simulation (in 2040 winter viewsheds).

1317 Additional visual analysis to use a single source of renderings would be completed as part of the Final EIS. The
 1318 Final EIS analysis will use the same photograph digital renderings for the No Build Alternative and for the preferred
 1319 alternative, including both summer (with foliage) and winter/fall (without foliage) renderings for all viewsheds. The
 1320 Final EIS analysis will be updated to include new development constructed in Potomac Yard since the original
 1321 analysis completed in 2012.

1322 The analysis also considered summer and winter conditions, between which the vegetative foliage would vary.
 1323 2040 winter viewsheds are provided from the City of Alexandria’s drive-by digital simulations for select views
 1324 along the GWMP roadway. The inventory characterizes selected viewsheds, defined as the surface area visible
 1325 from a given viewpoint or series of viewpoints, using the concepts of visual character, visual quality, and viewer
 1326 sensitivity.

1327 Visual character describes the natural, physical, and architectural/cultural features that give a location its distinct
 1328 visual identity. As a measure, visual character is value-free in that it is neither qualified as good nor bad.

1329 Visual quality is a rating of a landscape’s visual character based on three criteria:

- 1330 • **Vividness (distinctiveness):** the memorable quality or distinctiveness of the landscape components;
- 1331 • **Intactness:** the visual integrity of the natural and human-built landscape and the extent to which the
 1332 landscape is free from visual encroachment; and
- 1333 • **Unity:** the degree with which visual resources of the landscape join together in a coherent, harmonious
 1334 visual pattern.

1335 These visual characteristics were evaluated on a scale of one to seven, with one being “very low” and seven
 1336 being “very high” (see **Table 3-15**). The average of these visual quality characteristics indicates the overall
 1337 visual quality of the viewshed.

1338

1339 **Table 3-15: Visual Characteristic Evaluation Scoring**

Visual Evaluation	Point Value
Very High	7
High	6
Moderately High	5
Moderate	4
Moderately Low	3
Low	2
Very Low	1

Source: FHWA Visual Impact Assessment Methodology for Highway Projects (1981).

1341 Viewers can be categorized as having low, average, or high sensitivity to changes in the visual environment.
 1342 Viewer sensitivity is strongly influenced by viewers' activity, awareness of surroundings, frequency, and length
 1343 of time using a resource (a resident or park user, for example). The viewer sensitivity is not anticipated to
 1344 change over time because viewers would engage in similar activities as they currently do, such as driving along
 1345 a parkway, visiting a neighborhood park, or shopping.

1346 For the Build Years 2016 and 2040, images reflect the additional background development that would occur
 1347 under the No Build condition. As the visual quality is inextricably linked to development occurring within the
 1348 viewsheds, the changes resulting from the Build Alternatives include the background development. The
 1349 contributions of the Build Alternatives to changes in visual quality are described in the text.

1350 **3.8.2 Affected Environment**

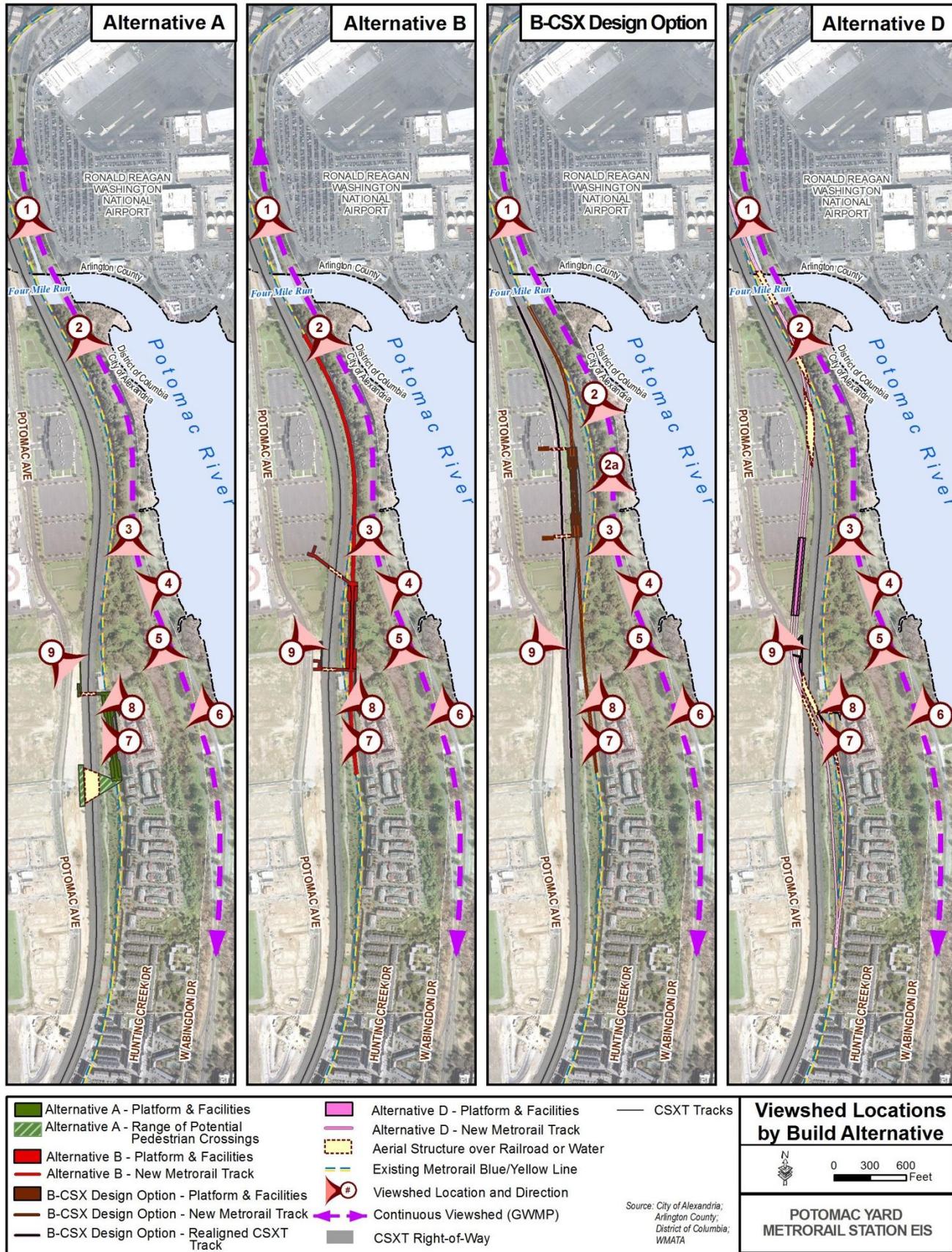
1351 **Figure 3-12** illustrates the viewshed locations. The existing visual character and quality, as well as viewer
 1352 sensitivity, of study area viewsheds is summarized in **Table 3-16**, and are described in more detail below.

1353 **Table 3-16: Existing Visual Character, Quality and Visual Sensitivity**

Viewshed	Visual Character	Visual Quality	Viewer Sensitivity
Viewshed 1	Tree-lined roadway with break in vegetation at Four Mile Run.	Very High	High
Viewshed 2	Tree-lined roadway with intermittent breaks in vegetation.	Very High	High
Viewshed 2A (B-CSX only)	Tree-lined roadway with intermittent breaks in vegetation.	Very High	High
Viewshed 3	Curbed roadway framed by vegetation.	Very High	High
Viewshed 4	Framed view of layered vegetation with South Potomac Yard development in the background during winter.	High	High
Viewshed 5	Roadway framed by varied vegetation and large trees.	High	High
Viewshed 6	Roadway and vegetation in foreground with vegetation in background, with filtered views of townhomes.	Moderately High	High
Viewshed 7	Intermittent views of landscape vegetation and low horizontal wall, with South Potomac Yard development visible in background.	Moderate	High
Viewshed 8	Landscaped neighborhood park, with transportation facilities in background.	Moderate	High
Viewshed 9	Layered views of vegetation, with transportation infrastructure and development in the background.	Moderately Low	Moderate
Continuous GWMP Corridor	Tree-lined roadway with intermittent views of Potomac Greens neighborhood to the west and the Potomac River and Washington to the east.	Very High	High

1354

1355 **Figure 3-12: Viewshed Locations by Build Alternative**



1356

1357 **3.8.2.1 George Washington Memorial Parkway**

1358 In general, the continuous viewshed along the GWMP roadway in the study area is characterized by a divided
 1359 four-lane roadway framed by vegetation. Viewsheds 1, 2, 3, and 5 are specific views from the southbound lanes
 1360 on the parkway (see **Figures 3-13, 3-14, 3-15, 3-16, and 3-18**). For B-CSX Design Option viewshed analysis,
 1361 Viewshed 2 was moved slightly south of the other Build Alternatives' Viewshed 2 due to the available imagery
 1362 from the computer-generated model. Viewshed 2a was added to B-CSX Design Option viewshed analysis to
 1363 specifically consider the design option in relation to the view from the southbound lanes on the GWMP roadway.
 1364 Viewsheds 4 and 6 are views west across the roadway, characterized by trees and wetland vegetation with
 1365 views of townhomes in the periphery (see **Figure 3-17** and **Figure 3-19**). Visual quality at GWMP viewsheds
 1366 ranges from moderately high to very high. GWMP viewers are drivers on the parkway and users of the Mount
 1367 Vernon Trail, expecting a primarily natural setting with views of distinctive elements along the GWMP roadway;
 1368 therefore, the views along the GWMP possess high viewer sensitivity.

1369 **Figure 3-13: Viewshed 1 – George Washington Memorial Parkway (North Study Area), North of Four Mile**
 1370 **Run, Looking Southeast**



1371

1372

1373 **Figure 3-14: Viewshed 2 – George Washington Memorial Parkway (North Study Area), South of Four Mile**
1374 **Run, Looking Southeast**



1375
1376 **Figure 3-15: Viewshed 2a – George Washington Memorial Parkway (North Study Area), South of Four**
1377 **Mile Run, Looking Southeast (B-CSX Analysis Only)**
1378



1379
1380

1381 **Figure 3-16: Viewshed 3 – George Washington Memorial Parkway (Middle Study Area), Looking South**



1382
1383
1384
1385

Figure 3-17: Viewshed 4 – George Washington Memorial Parkway (Middle Study Area), Mount Vernon Trail, Looking West



1386
1387

1388 **Figure 3-18: Viewshed 5 – George Washington Memorial Parkway (South Study Area), Looking South**



1389
1390
1391

Figure 3-19: Viewshed 6 – George Washington Memorial Parkway (South Study Area), Looking West



1392
1393

1394 **3.8.2.2 Potomac Greens**

1395 The Potomac Greens neighborhood lies immediately to the south and east of the project site. The development
1396 contains townhomes and community amenities, including Potomac Greens Park. Viewshed 7 is a view from the
1397 neighborhood looking west toward the existing Metrorail tracks and Potomac Yard (see **Figure 3-20**). Viewshed
1398 8 is a view from Potomac Yard Park looking northwest toward the existing Metrorail tracks, Metrorail substation,
1399 portion of the Greens Scenic Area, and Potomac Yard (see **Figure 3-21**). Both viewsheds have moderate visual
1400 quality. Viewers comprise neighborhood residents and park users and have a high degree of viewer sensitivity.

1401 **Figure 3-20: Viewshed 7 – Potomac Greens, Looking West**



1402

1403

1404 **Figure 3-21: Viewshed 8 – Potomac Greens Park**

1405

1406

1407 **3.8.2.3 Potomac Yard**

1408 Potomac Yard lies to the west of the project site. The area south of the existing Potomac Yard Shopping Center
 1409 includes vacant land, local streets, several blocks of recently built townhomes, multi-family buildings, a
 1410 stormwater retention pond, recently planted street trees, and Potomac Yard Park (completed after photos were
 1411 taken). Viewshed 9 has views looking northeast and southeast from East Glebe Road toward the Potomac
 1412 Avenue streetscape and the landscape elements of Potomac Yard Park, with the CSXT tracks and fencing in
 1413 the background (see **Figure 3-22** and **Figure 3-23**). Looking east and northeast, mature vegetation is visible in
 1414 Potomac Greens Park and the Greens Scenic Area in the distance. Looking southeast, the WMATA traction
 1415 power substation and the Potomac Greens townhomes are also visible in the distance. Viewshed 8 has a
 1416 moderately low degree of visual quality. In addition, because viewers in this area would expect a developed
 1417 area with a mix of uses, the level of viewer awareness at Potomac Yard results in a moderate degree of viewer
 1418 sensitivity.

1419 Note the photos and visual analysis were developed in 2011. Additional development has since progressed in
 1420 and around Potomac Yard.

1421

1422 **Figure 3-22: Viewshed 9 – Potomac Yard, looking Northeast at East Glebe Road and Potomac Avenue**



1423
1424
1425 **Figure 3-23: Viewshed 9 – Potomac Yard, looking Southeast at East Glebe Road and Potomac Avenue**



1426
1427
1428

1429 **3.8.3 Environmental Consequences**

1430 The potential effects of the No Build Alternative, the three Build Alternatives, and B-CSX Design Option on
 1431 visual resources are described below.

1432 **3.8.3.1 No Build Alternative**

1433 **Table 3-17** summarizes the anticipated visual impacts of the No Build Alternative by 2016 and 2040. **Figures 3-**
 1434 **24** through **Figure 3-33** compare photographs of existing viewsheds with renderings of anticipated changes to
 1435 viewsheds by the years 2016 and 2040. Viewsheds 6, 7, 8, and 9 are anticipated to have changes. While the
 1436 visual quality of Viewsheds 4 and 5 also declines slightly in 2040, change in future conditions in 2016 and 2040
 1437 is mostly attributable to the loss of vegetative foliage in winter, and changes are minimal in the summer.

1438 **Table 3-17: No Build Alternative Visual Character and Quality**

Viewshed	Visual Character and Impact of Alternative	Visual Quality	
		2016	2040
Viewshed 1	Tree-lined roadway with break in vegetation at Four Mile Run.	Very High	Very High
Viewshed 2	Tree-lined roadway with intermittent breaks in vegetation.	Very High	Very High
Viewshed 3	Curbed roadway framed by vegetation.	Very High	Very High
Viewshed 4	Framed view of layered vegetation with South Potomac Yard development in the background during winter; by 2040 additional development of North Potomac Yard visible.	High	Moderately High
Viewshed 5	Roadway framed by varied vegetation and large trees; by 2040 additional development of Potomac Yard visible along periphery.	High	Moderately High
Viewshed 6	Roadway and vegetation in foreground with vegetation in background, with filtered views of townhomes; by 2040, would include view of north Potomac Yard development.	Moderately High	Moderate
Viewshed 7	Intermittent views of landscape vegetation and low horizontal wall, with South Potomac Yard development visible in background; by 2040, would include North Potomac Yard development by 2040.	Moderate	Moderately Low
Viewshed 8	Landscape neighborhood park, with transportation facilities in background; by 2040, would include North Potomac Yard development.	Moderate	Moderately Low
Viewshed 9	Layered views of vegetation, with transportation infrastructure and development in the background; by 2040, would include North Potomac Yard development in 2040.	Moderate	Moderate
Continuous GWMP Corridor	Tree-lined roadway with intermittent views of Potomac Greens neighborhood; by 2040, North Potomac Yard and Crystal City development would be visible at visual breaks.	Very High	High

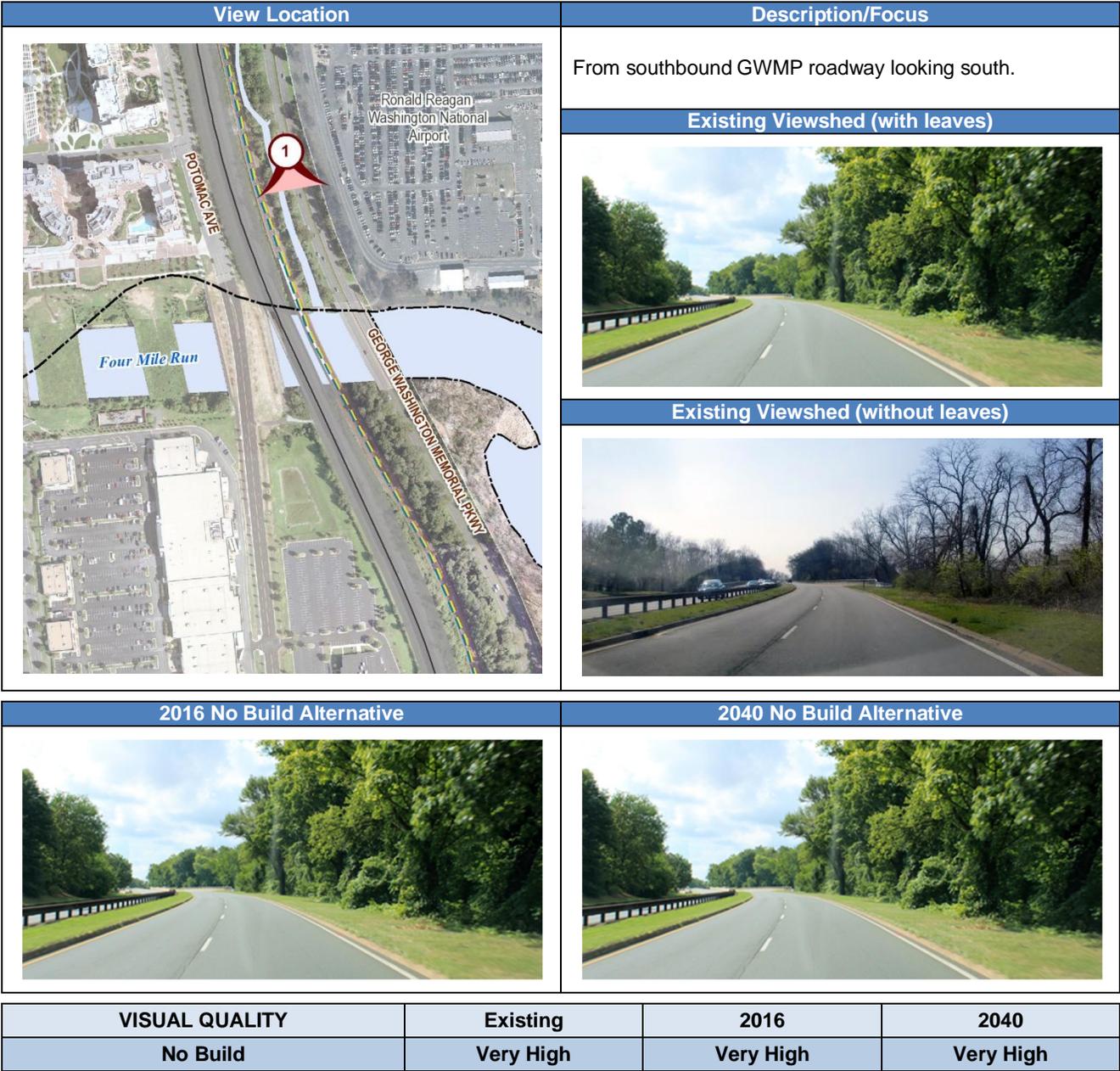
1439 Under the No Build Alternative in 2016, the overall character of the continuous viewshed along the GWMP
 1440 roadway would remain characterized by a divided four-lane roadway framed by vegetation, as would Viewsheds
 1441 1, 2, 3, and 5. Viewshed 6 would maintain a view across the GWMP roadway, characterized by trees and
 1442 wetland vegetation with views of townhomes in the periphery (see **Figure 3-29**). The visual quality of the
 1443 continuous viewshed and Viewsheds 1 through 3 would remain very high. The visual quality of Viewsheds 4 and
 1444 5 would remain high, and the visual quality of Viewshed 6 would remain moderately high. In 2040, some
 1445 viewsheds would include new development from Potomac Yard and Crystal City, causing declines in Viewshed
 1446 4 to moderately high visual quality, Viewshed 5 to moderately high visual quality, Viewshed 6 to moderate visual
 1447 quality, and the GWMP continuous view corridor to high.

1448 For Viewsheds 7 and 8 in Potomac Greens, the Potomac Yard development would add built forms, and
 1449 Potomac Yard Park vegetation would mature adjacent to the tracks (see **Figure 3-30** and **Figure 3-31**). The
 1450 overall visual quality for Viewsheds 7 and 8 would remain moderate. In 2040, further development in North
 1451 Potomac Yard would be added to the viewshed, which would diminish the visual quality of both viewsheds to
 1452 moderately low levels.

1453 At Potomac Yard, the South Potomac Yard development would add built forms along Potomac Avenue to the
 1454 periphery of Viewshed 9 (outside the field of view of the photograph renderings), and Potomac Yard Park would
 1455 vegetation would mature and augment the existing landscape of the site (see **Figure 3-32** and **Figure 3-33**).
 1456 The visual quality would remain moderate due to the encroachment of buildings within the viewshed and
 1457 improved visual patterns due to the maturation of vegetation at Potomac Yard Park. In 2040, the viewshed
 1458 would experience additional encroachment from North Potomac Yard development, and the Potomac Yard Park

1459 vegetation would be more mature, further filtering views of buildings in the background, retaining its moderate
 1460 visual quality.

1461 **Figure 3-24: No Build Alternative Viewshed 1 Elements**



1462

1463 **Figure 3-25: No Build Alternative Viewshed 2 Elements**

View Location		Description/Focus	
		From southbound GWMP roadway looking south.	
		Existing Viewshed (with leaves)	
		Existing Viewshed (without leaves)	
		2016 No Build Alternative	
		2040 No Build Alternative	

VISUAL QUALITY	Existing	2016	2040
No Build	Very High	Very High	Very High

1464

1465 **Figure 3-26: No Build Alternative Viewshed 3 Elements**

View Location		Description/Focus	
		From southbound GWMP roadway looking south.	
		Existing Viewshed (with leaves)	
		Existing Viewshed (without leaves)	
2016 No Build Alternative		2040 No Build Alternative	
VISUAL QUALITY	Existing	2016	2040
No Build	Very High	Very High	Very High

1466

1467 **Figure 3-27: No Build Alternative Viewshed 4 Elements**

View Location		Description/Focus	
		From Mount Vernon Trail looking west across the GWMP roadway.	
		Existing Viewshed (with leaves)	
		Existing Viewshed (without leaves)	
2016 No Build Alternative		2040 No Build Alternative	
VISUAL QUALITY	Existing	2016	2040
No Build	High	High	Moderately High

1468

1469 **Figure 3-28: No Build Alternative Viewshed 5 Elements**



VISUAL QUALITY	Existing	2016	2040
No Build	High	High	Moderately High

1470

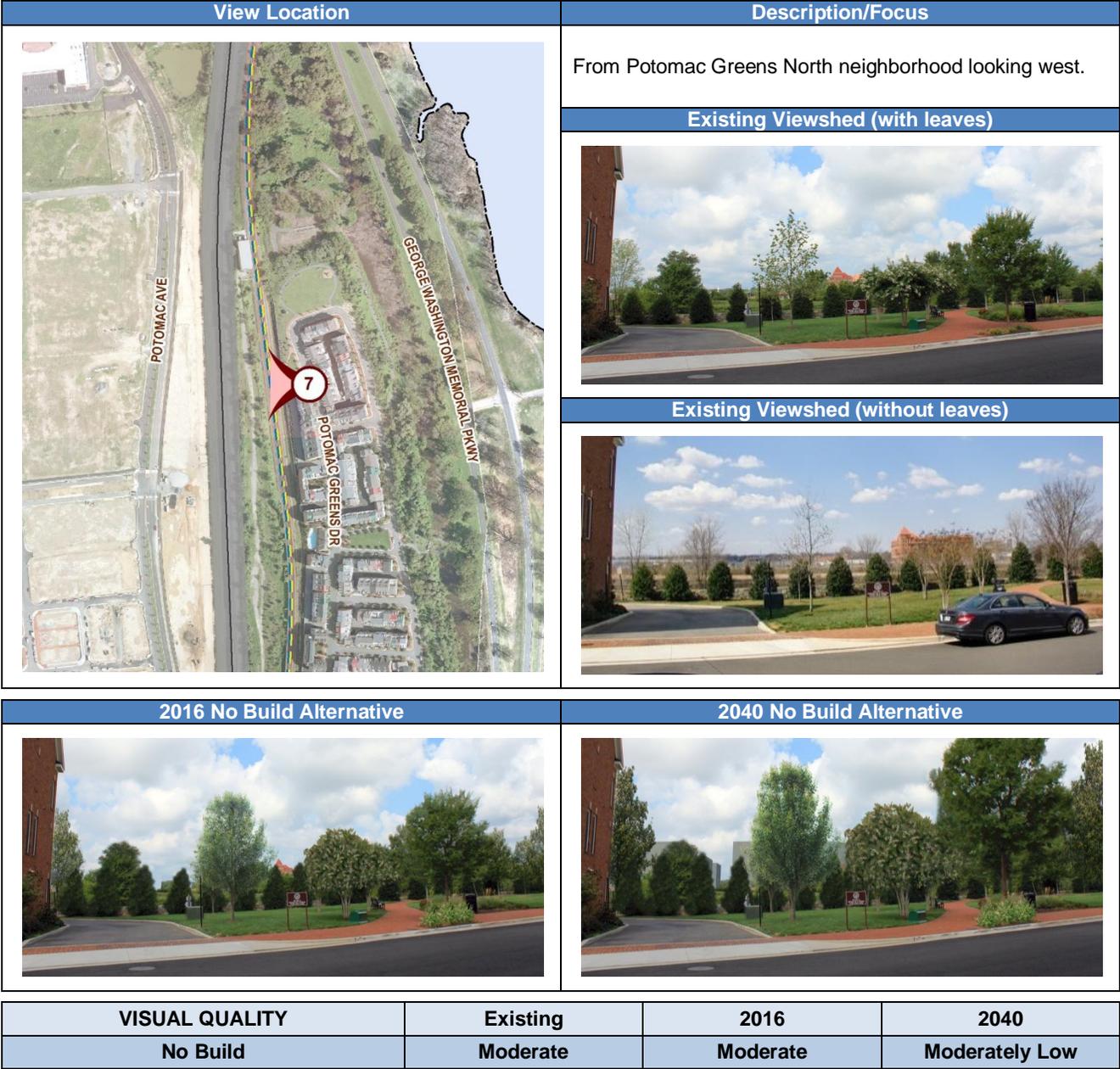
1471 Figure 3-29: No Build Alternative Viewshed 6 Elements

View Location	Description/Focus
	<p data-bbox="824 258 1461 321">From GWMP roadway northbound shoulder, looking west toward existing substation.</p> <div data-bbox="824 338 1461 369"> <p>Existing Viewshed (with leaves)</p>  </div> <div data-bbox="824 680 1461 711"> <p>Existing Viewshed (without leaves)</p>  </div>
2016 No Build Alternative	2040 No Build Alternative
	

VISUAL QUALITY	Existing	2016	2040
No Build	Moderately High	Moderately High	Moderate

1472

1473 **Figure 3-30: No Build Alternative Viewshed 7 Elements**



1474

1475 **Figure 3-31: No Build Alternative Viewshed 8 Elements**



VISUAL QUALITY	Existing	2016	2040
No Build	Moderate	Moderate	Moderately Low

1476

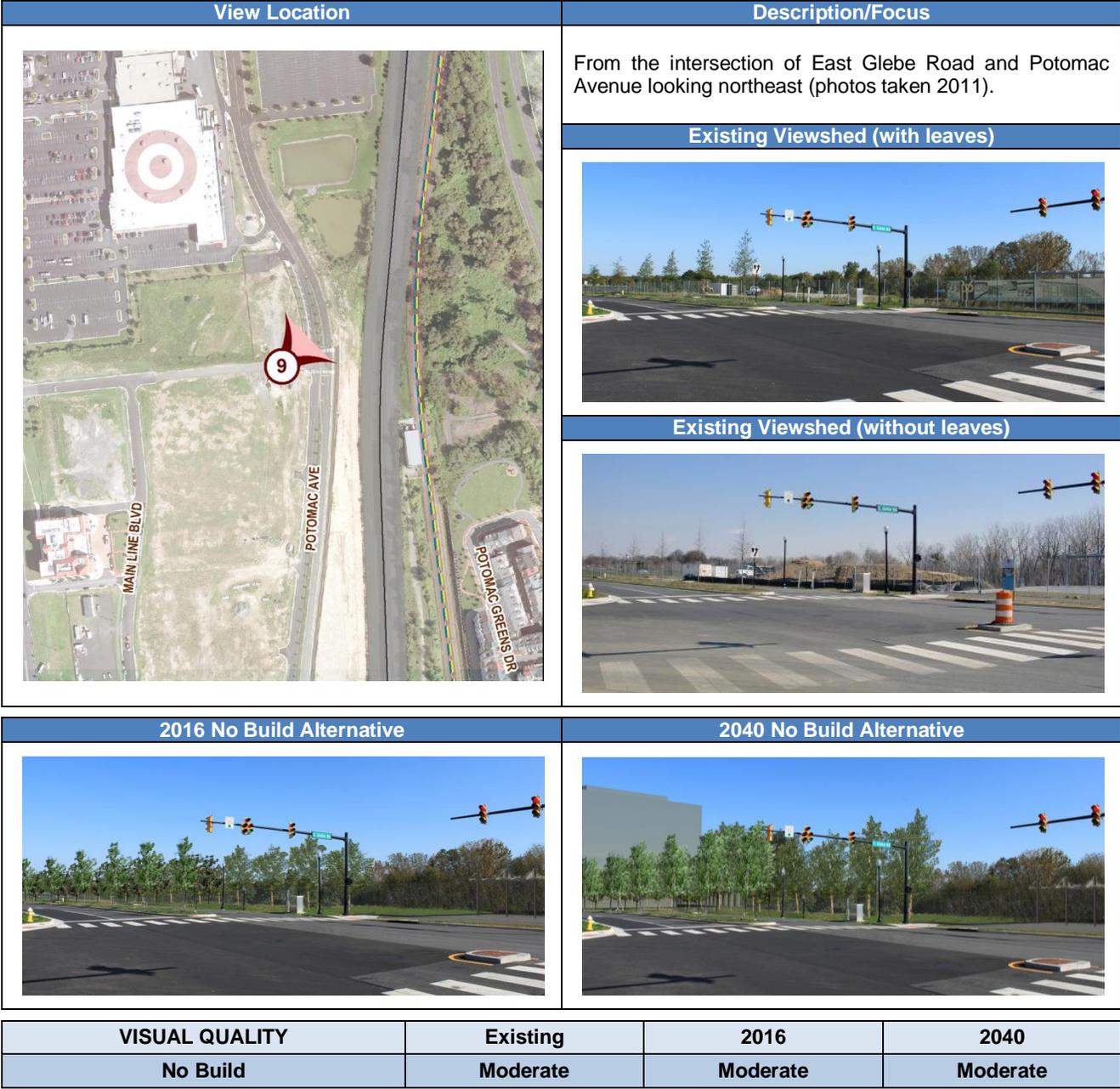
1477 **Figure 3-32: No Build Alternative Viewshed 9 Elements, Looking Southeast**



VISUAL QUALITY	Existing	2016	2040
No Build	Moderate	Moderate	Moderate

1478

1479 **Figure 3-33: No Build Alternative Viewshed 9 Elements, Looking Northeast**



1480

1481

1482 **3.8.3.2 Build Alternative A**

1483 **Table 3-18** summarizes the anticipated visual impacts of Build Alternative A. **Figure 3-34** through **Figure 3-42**
 1484 compare photographs of existing viewsheds with renderings of anticipated changes to viewsheds by the years
 1485 2016 and 2040. Viewsheds 6, 7, 8, and 9 are anticipated to have changes. While the visual quality of Viewsheds
 1486 4 and 5 also decline slightly in 2040, change in future conditions in 2016 and 2040 is mostly attributable to the
 1487 loss of vegetative foliage in winter, and changes are minimal in the summer. **Figures 3-35, 3-36, and 3-**
 1488 **38** include 2040 winter viewsheds provided from the City of Alexandria's drive-by digital simulations.

1489 **Table 3-18: Build Alternative A Anticipated Visual Impacts**

Viewshed	Description	Visual Quality	
		2016	2040
Viewshed 1	Same as No Build.	Very High	Very High
Viewshed 2	Same as No Build.	Very High	Very High
Viewshed 3	Same as No Build.	Very High	Very High
Viewshed 4	Would add filtered views of Metrorail station during winter; by 2040 would add additional Potomac Yard development.	Moderately High	Moderately High
Viewshed 5	Same as No Build.	High	Moderately High
Viewshed 6	Would include noticeable views of Potomac Yard Metrorail station in 2016; by 2040, the addition of Potomac Yard development into the viewshed would further diminish visual quality.	Moderate	Moderately Low
Viewshed 7	Would include the platform of Potomac Yard Metrorail station; in 2040 Potomac Yard development would be visible.	Moderately Low	Moderately Low
Viewshed 8	Would be dominated by the northern station entrance; by 2040, Potomac Yard development would be visible.	Low	Very Low
Viewshed 9	Would add new built elements; by 2040, additional development would be present.	Moderately Low	Moderately Low
Continuous GWMP Corridor	Tree-lined roadway with intermittent views of Metrorail facilities, Potomac Greens neighborhood, and Potomac Yard; by 2040, North Potomac Yard and Crystal City development would be visible at visual breaks.	Very High	High

1490 Along the GWMP roadway in 2016, Build Alternative A would add built elements of the new Metrorail station to
 1491 Viewsheds 4 and 6; the other viewsheds would continue to be framed by continuous vegetation. As a result of
 1492 the encroachment of buildings into the viewshed, Viewshed 4 would decline to moderately high visual quality
 1493 due to the visibility of the station during winter (see **Figure 3-37**), and Viewshed 6 would decline to moderate
 1494 visual quality (see **Figure 3-39**). The continuous viewshed and Viewsheds 1, 2, 3, and 5 would retain their
 1495 existing visual quality. In 2040, Viewsheds 1 through 3 would include some development from Potomac Yard
 1496 and Crystal City, but the changes would not be sufficient to alter their overall visual quality. The Potomac Yard
 1497 development would encroach into the other viewsheds by 2040, resulting in declines to moderately high visual
 1498 quality for Viewsheds 4 and 5, moderately low visual quality for Viewshed 6, and high visual quality for the
 1499 GWMP continuous view corridor.

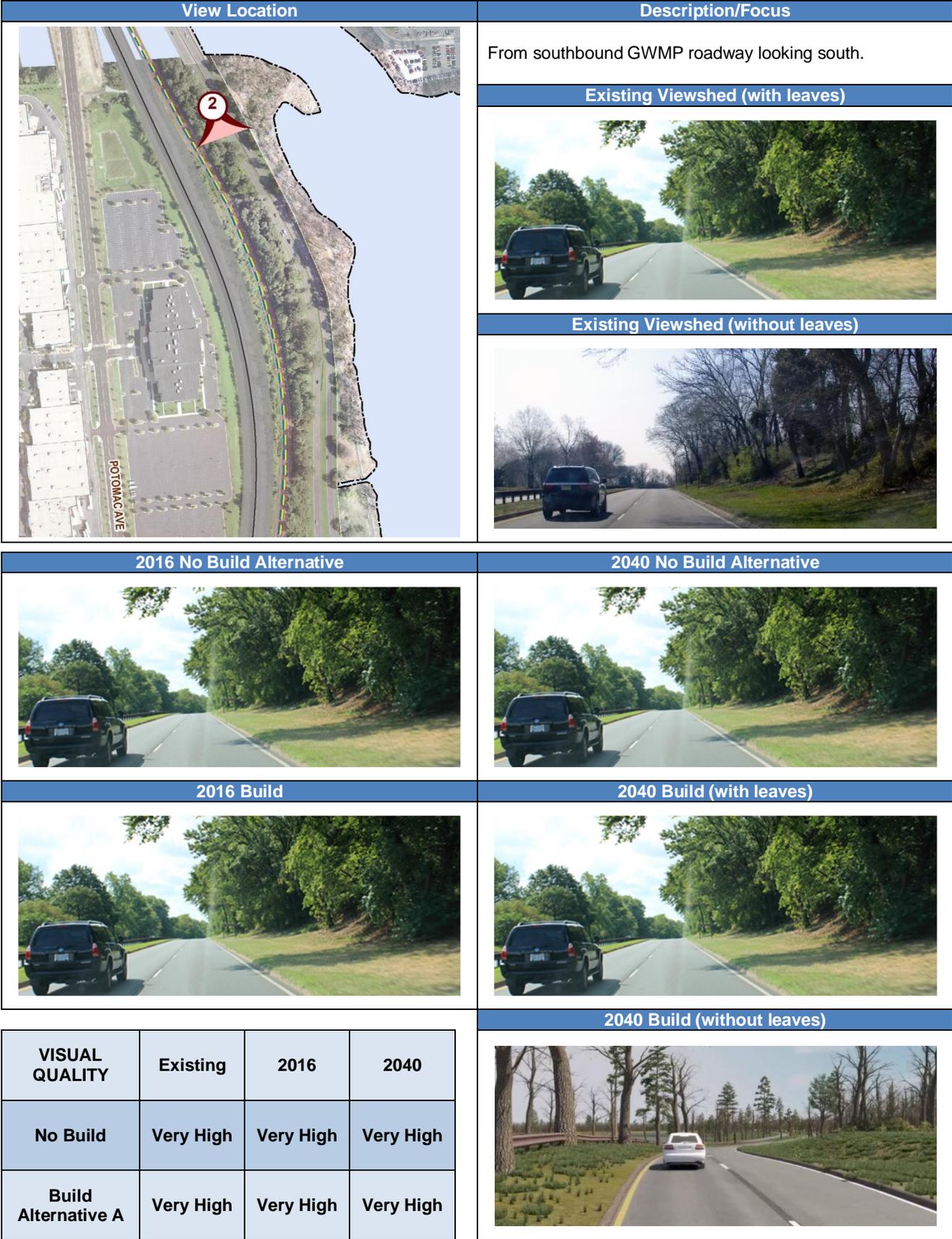
1500 From Potomac Greens in 2016, Build Alternative A would block views of the existing retaining wall and fencing,
 1501 as well as the traction power substation beyond. In Viewshed 7, the Metrorail station platform would add
 1502 horizontal built elements, with a moderately low visual quality (see **Figure 3-40**). In Viewshed 8, the new
 1503 Metrorail station would dominate the viewshed, resulting in low visual quality (see **Figure 3-41**). In 2040,
 1504 development in Potomac Yard would be added to the viewsheds, reducing the visual quality of Viewshed 8 to
 1505 very low levels; Viewshed 7 would continue to have moderately low visual quality.

1506 In Potomac Yard in 2016, Build Alternative A would introduce new vertical elements, the station entrance and
 1507 pedestrian bridge, into the foreground of Viewshed 9. Vegetation in the background would be removed, although
 1508 Potomac Yard Park landscape would also serve to filter views of the Potomac Greens neighborhood (see
 1509 **Figure 3-42**). The visual quality of Viewshed 8 would diminish to moderately low levels. In 2040, buildings of up
 1510 to 250 feet in height, landscaping through the implementation of mixed-use development at Potomac Yard, and
 1511 maturation of Potomac Yard Park are also visible. As a result, the visual quality would decline to moderately low.

1512 Figure 3-34: Build Alternative A Viewshed 1 Elements

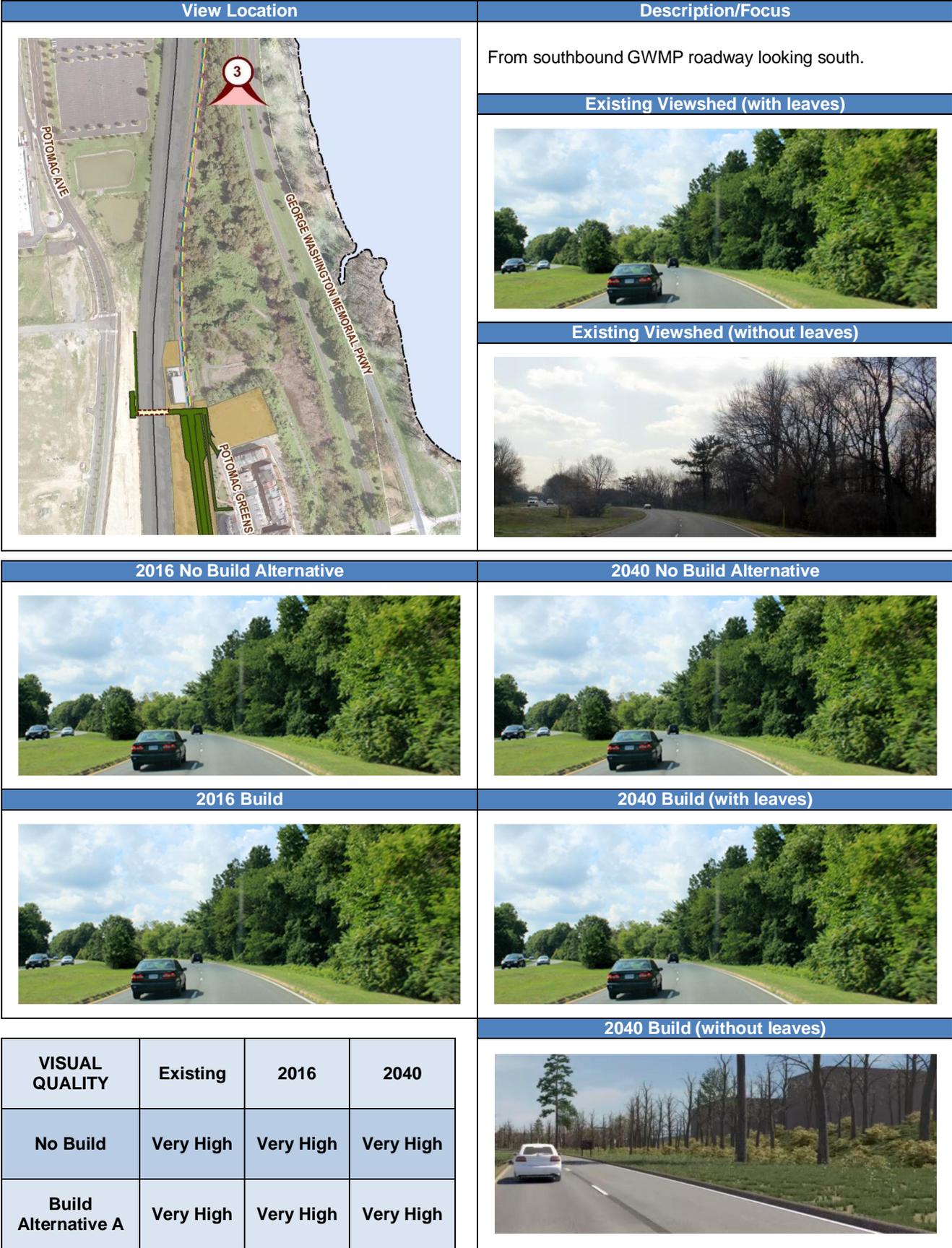
View Location		Description/Focus	
		From southbound GWMP roadway looking south.	
		Existing Viewshed (with leaves)	
		Existing Viewshed (without leaves)	
2016 No Build Alternative		2040 No Build Alternative	
2016 Build		2040 Build	
VISUAL QUALITY	Existing	2016	2040
No Build	Very High	Very High	Very High
Build Alternative A	Very High	Very High	Very High

1513 Figure 3-35: Build Alternative A Viewshed 2 Elements



1514

1515 Figure 3-36: Build Alternative A Viewshed 3 Elements



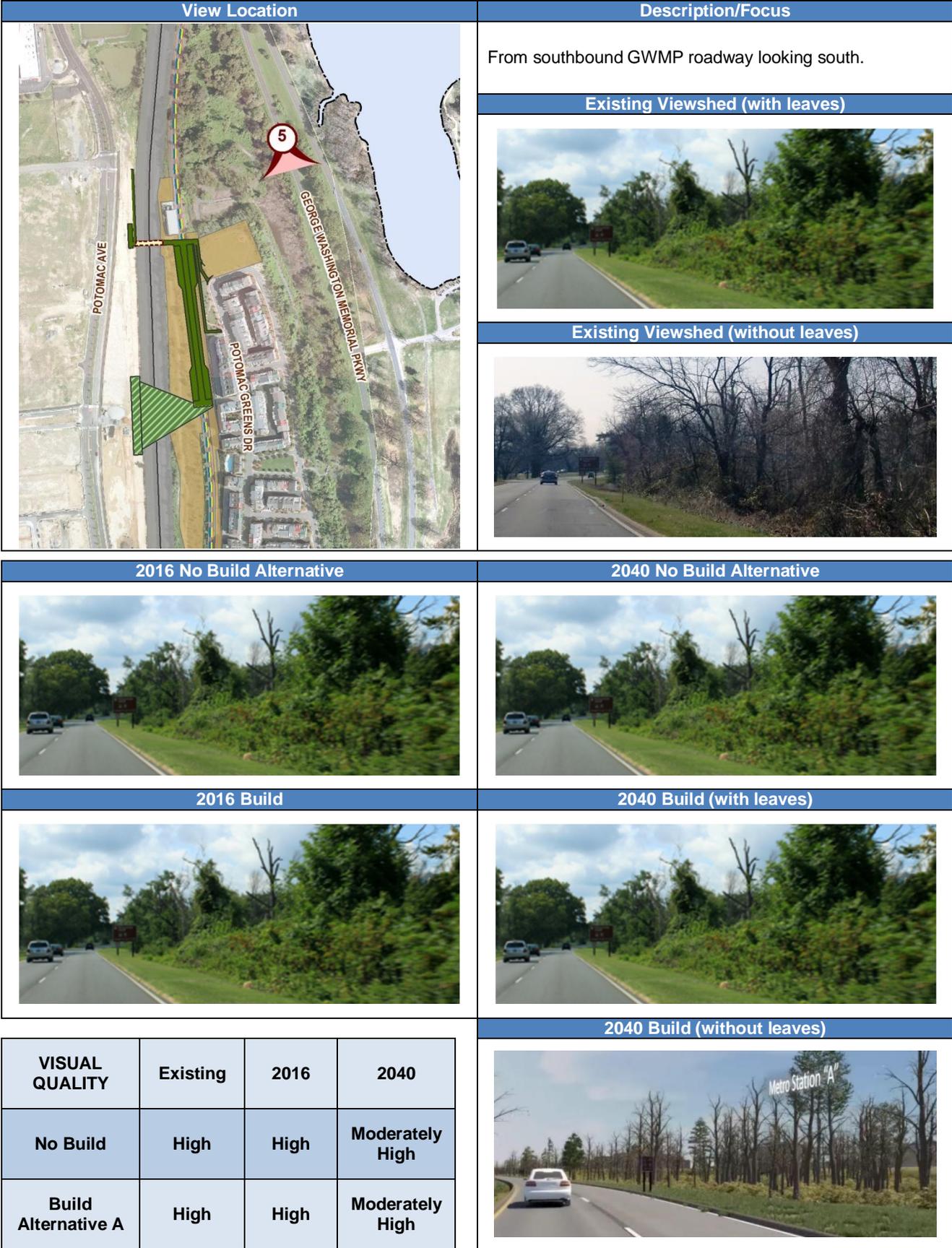
1516

1517 **Figure 3-37: Build Alternative A Viewshed 4 Elements**

View Location		Description/Focus	
		From Mount Vernon Trail looking west across the GWMP roadway.	
		Existing Viewshed (with leaves)	
		Existing Viewshed (without leaves)	
2016 No Build Alternative		2040 No Build Alternative	
2016 Build		2040 Build	
VISUAL QUALITY	Existing	2016	2040
No Build	High	High	Moderately High
Build Alternative A	High	Moderately High	Moderately High

1518

1519 Figure 3-38: Build Alternative A Viewshed 5 Elements



1520

1521 **Figure 3-39: Build Alternative A Viewshed 6 Elements**

View Location		Description/Focus	
		From the GWMP roadway northbound shoulder, looking toward existing substation. Focus is on Build Alternative A's station elements and removal of at least two mature trees.	
		Existing Viewshed (with leaves)	
		Existing Viewshed (without leaves)	
		2016 No Build Alternative	
		2040 No Build Alternative	
		2016 Build	
		2040 Build	
VISUAL QUALITY	Existing	2016	2040
No Build	Moderately High	Moderately High	Moderate
Build Alternative A	Moderately High	Moderate	Moderately Low

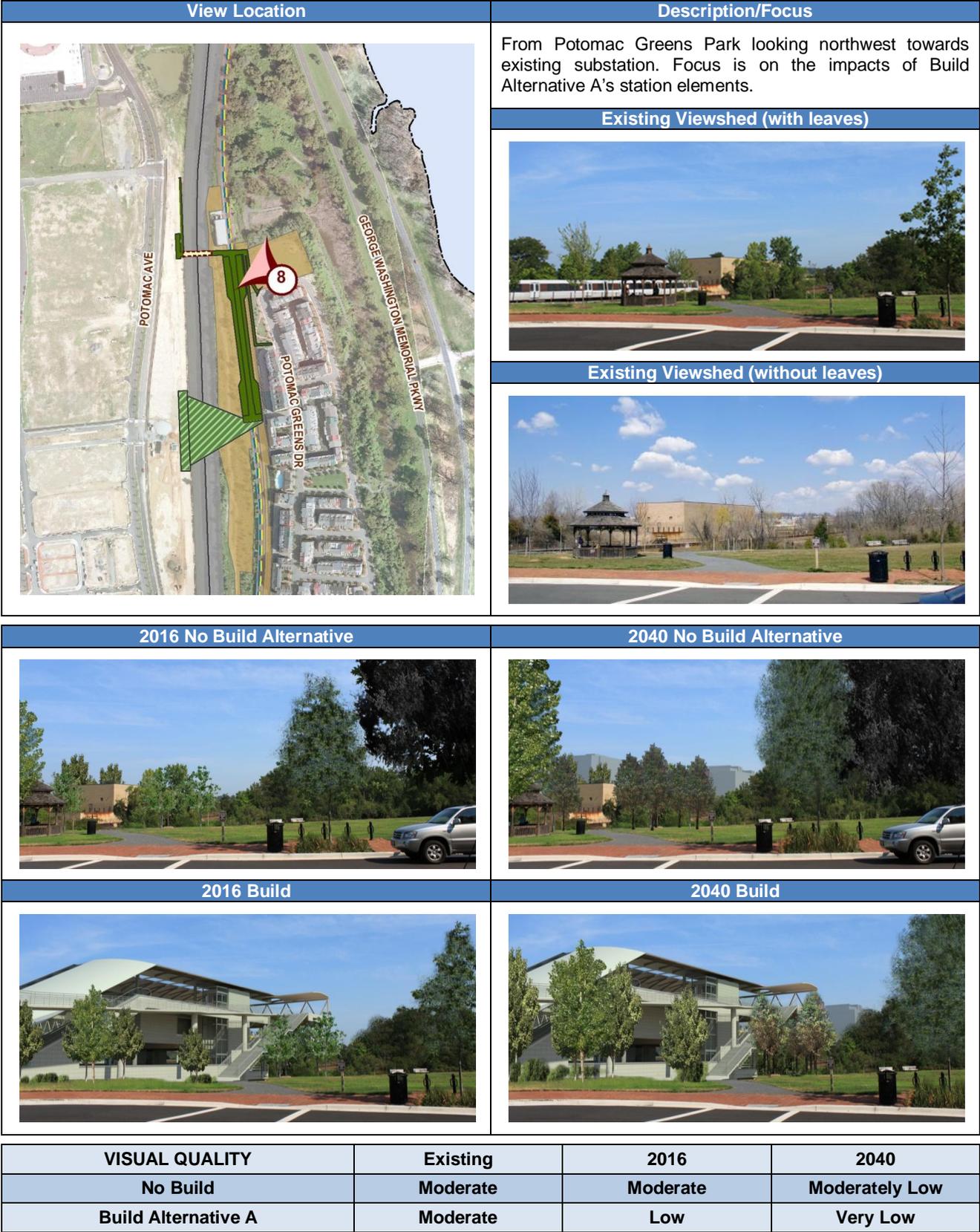
1522

1523 **Figure 3-40: Build Alternative A Viewshed 7 Elements**



1524

1525 **Figure 3-41: Build Alternative A Viewshed 8 Elements**



1526

1527 **Figure 3-42: Build Alternative A Viewshed 9 Elements**



1528

1529 **3.8.3.3 Build Alternative B**

1530 **Table 3-19** summarizes the anticipated visual impacts of Build Alternative B. **Figure 3-43** through **Figure 3-51**
 1531 compare photographs of existing viewsheds with renderings of anticipated changes to viewsheds by the years
 1532 2016 and 2040. Viewsheds 3, 8, and 9 are anticipated to have changes. While the visual quality of Viewshed 4
 1533 also declines slightly in 2040, change in future conditions in 2016 and 2040 is mostly attributable to the loss of
 1534 vegetative foliage in winter, and changes are minimal in the summer. **Figures 3-44, 3-45, and 3-47** include
 1535 2040 winter viewsheds provided from the City of Alexandria's drive-by digital simulations.

1536 **Table 3-19: Anticipated Visual Impacts of Build Alternative B**

Viewshed	Description	Visual Quality	
		2016	2040
Viewshed 1	Same as No Build	Very High	Very High
Viewshed 2	Same as No Build	Very High	Very High
Viewshed 3	Would remove vegetation and include built elements; by 2040 replaced vegetation would mature.	Moderate	Moderately High
Viewshed 4	Would add filtered views of Metrorail station during winter; by 2040 would add additional Potomac Yard development.	Moderately High	Moderately High
Viewshed 5	Would remove vegetation and allow views of Metrorail station in 2016; by 2040 Potomac Yard Development would be visible.	Moderately High	Moderately High
Viewshed 6	Same as No Build	Moderately High	Moderate
Viewshed 7	Same as No Build	Moderate	Moderately Low
Viewshed 8	Would add low built elements; by 2040, further development would be present.	Moderately Low	Low
Viewshed 9	Would add Metrorail station; by 2040, vegetation would filter views of Metrorail station and North Potomac Yard development would be present.	Moderately Low	Moderately Low
Continuous GWMP Corridor	Tree-lined roadway with intermittent views of Metrorail facilities, Potomac Greens neighborhood, and Potomac Yard; by 2040, North Potomac Yard and Crystal City development would be visible at visual breaks.	High	High

1537 Along the GWMP in 2016, Build Alternative B would remove vegetation and add built elements to Viewsheds 3,
 1538 4, and 5 and the continuous view corridor, while the other viewsheds would continue to be framed by continuous
 1539 vegetation. The encroachment of the Metrorail station and track into the viewshed would diminish Viewshed 3 to
 1540 moderate visual quality (see **Figure 3-45**), Viewsheds 4 and 5 to moderately high visual quality, which would be
 1541 due to the visibility of the station during winter in the case of Viewshed 4 (see **Figure 3-46** and **Figure 3-47**),
 1542 and the GWMP continuous view corridor to high visual quality. Viewshed 3 would include the removal of
 1543 vegetation for construction staging between the GWMP and the Metrorail station, which contribute to the
 1544 diminished view quality in 2016. Construction activity would be located relatively close to the GWMP within the
 1545 Greens Scenic Area easement, with little visual barrier to the GWMP, altering the vegetated appearance of the
 1546 area due to the clearance of treed area and associated herbaceous vegetation within 0.55 acre of the GWMP,
 1547 0.83 acre of the Greens Scenic Area easement, and 0.31 acre along the east side of the Metrorail tracks.
 1548 Viewsheds 1, 2, and 6 would retain their existing visual quality. Viewshed 6 would include filtered views at its
 1549 periphery of a small portion of the Metrorail station along the GWMP during the winter months, but this
 1550 encroachment would not be enough to degrade the overall visual quality of the viewshed (see **Figure 3-48**).
 1551 Build Alternative B would not be able to proceed unless the Greens Scenic Area easement is released by NPS
 1552 due to its impacts subject to an equal value exchange in property or interest in property per 54 U.S.C. 102901.
 1553 In 2040, the vegetation along the roadway would mature, improving Viewshed 3 to a moderately high visual
 1554 quality. Viewshed 4 and the GWMP continuous view corridor would retain their 2016 visual quality. Additional
 1555 viewsheds would include some development from Potomac Yard and Crystal City, but with the exception of
 1556 Viewshed 6, their visual quality would not change. In 2040, Viewshed 6 would have moderate visual quality due
 1557 to the substantial amount of new development visible.

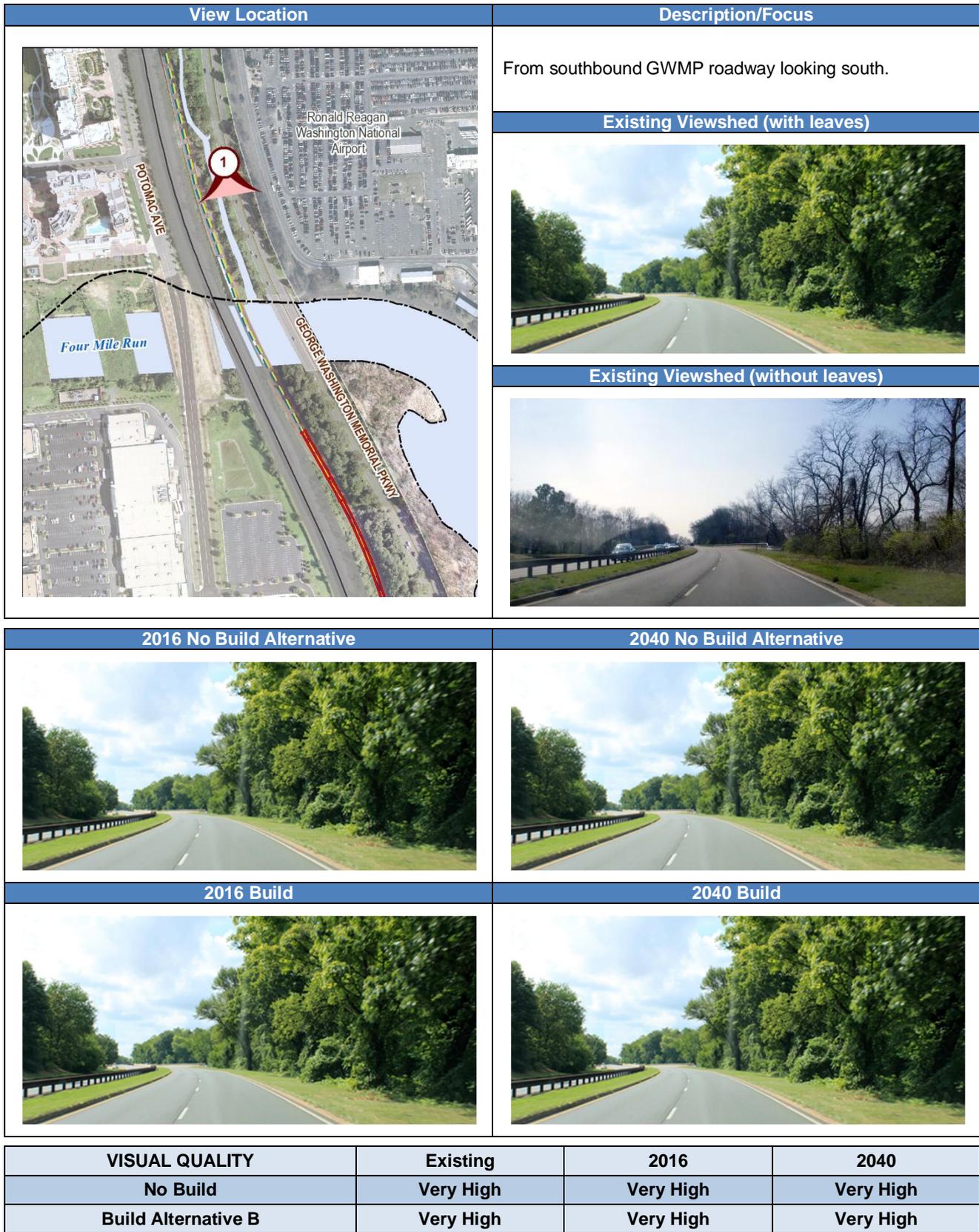
1558 From the Potomac Greens neighborhood in 2016, Build Alternative B would maintain the same views in
 1559 Viewshed 7 as under the No Build Alternative, and would retain moderate visual quality (see **Figure 3-49**). In
 1560 Viewshed 8, Build Alternative B would add prominent built forms as part of the pedestrian bridge and station
 1561 structure (see **Figure 3-50**). As a result, Viewshed 8 would have moderately low visual quality. In 2040, further
 1562 development in Potomac Yard would be added to the viewsheds, reducing the visual quality of Viewsheds 7 and
 1563 8 to moderately low and low, respectively. The Metrorail facility would be visible from Potomac Greens Drive.

1564

1565 From Potomac Yard in 2016, Alternative B would add pedestrian bridges and station entrances, which would
1566 introduce vertical elements into the Viewshed 9 (see **Figure 3-51**). The station's platform would also be visible.
1567 Potomac Yard Park vegetation would filter portions of the Metrorail station. The visual quality would be
1568 diminished to moderately low levels. In 2040, mixed-use development at Potomac Yard would be visible and the
1569 matured vegetation of Potomac Yard would further filter views. The visual quality would continue to be
1570 moderately low.

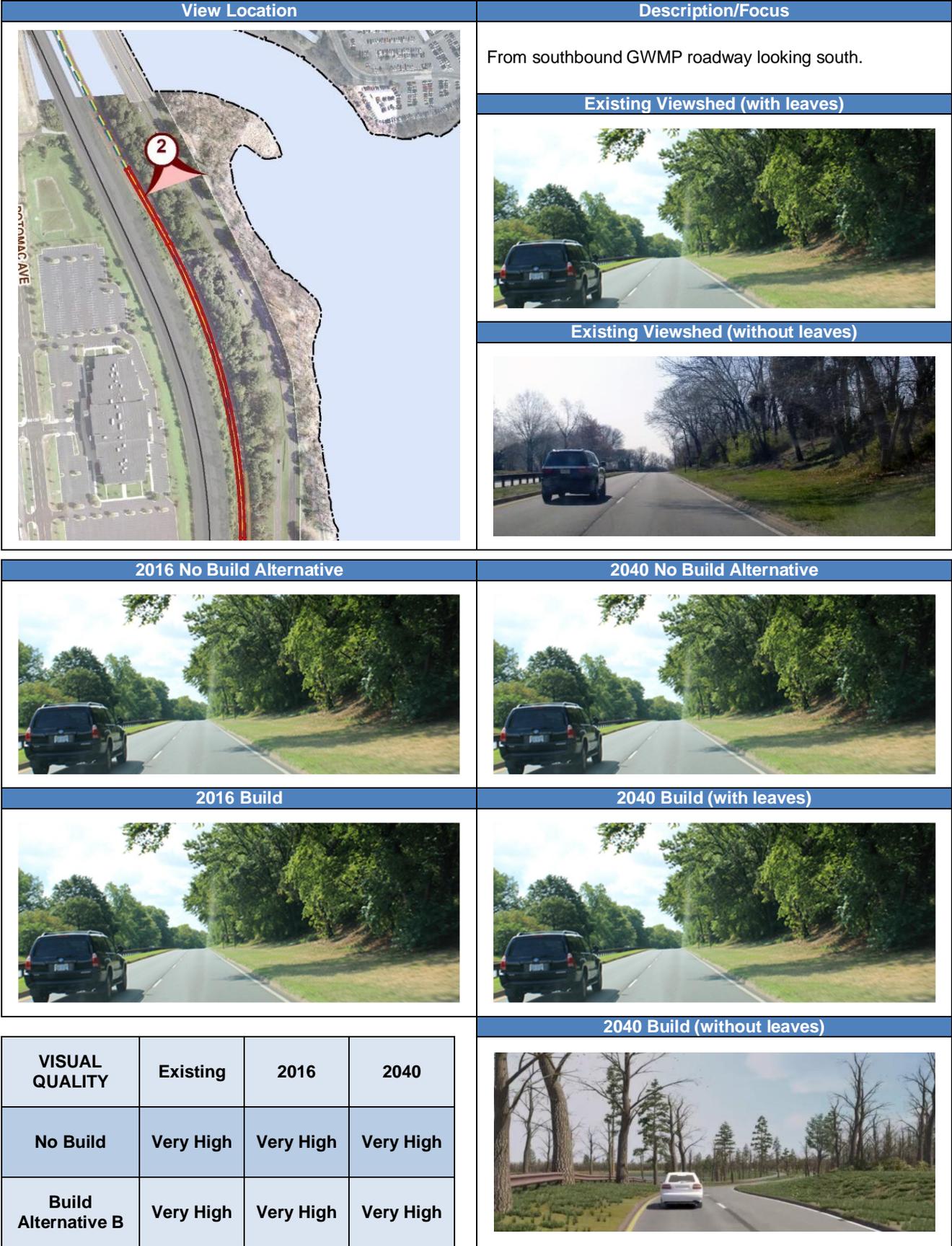
1571

1572 **Figure 3-43: Build Alternative B Viewshed 1 Elements**

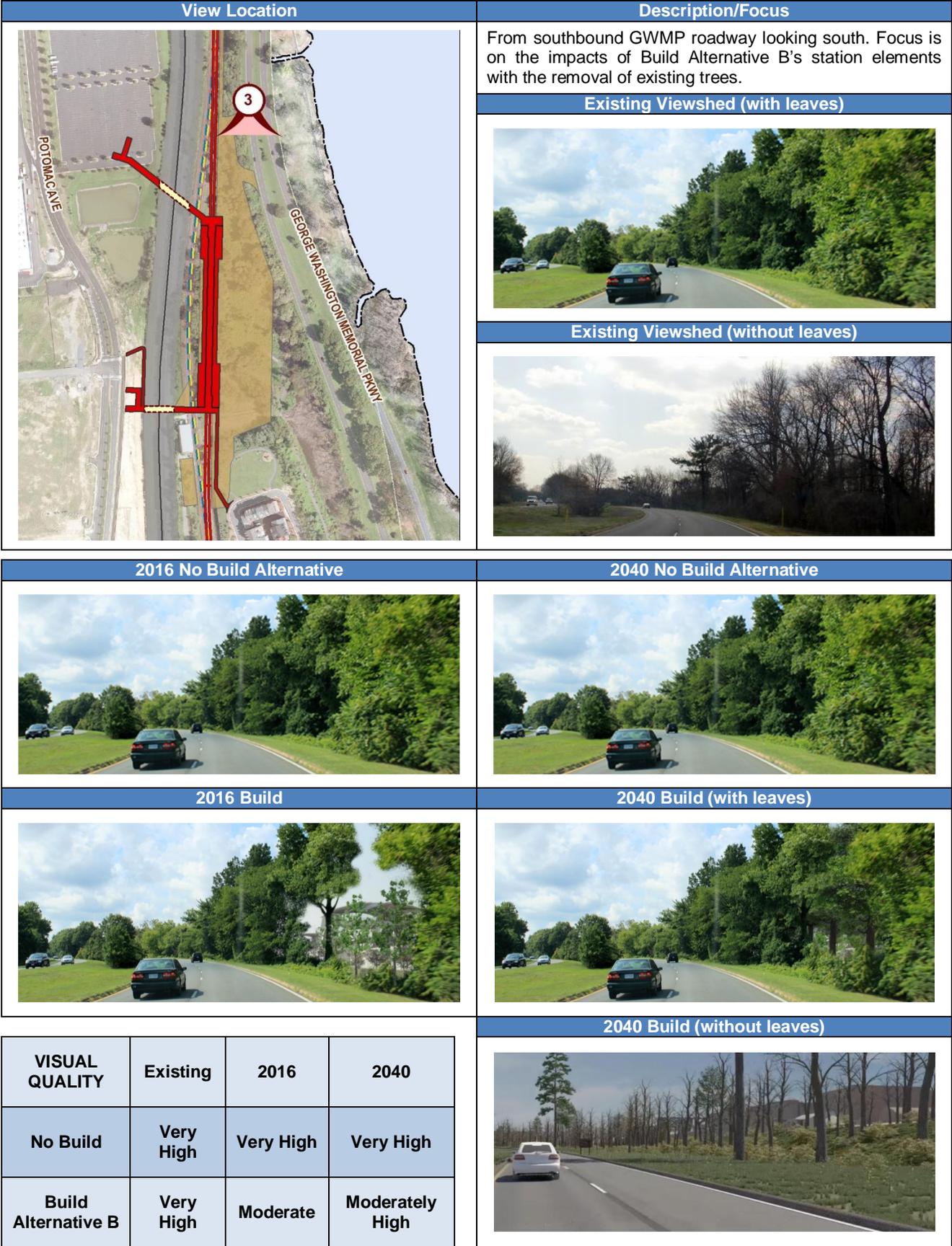


1573

1574 Figure 3-44: Build Alternative B Viewshed 2 Elements



1575 Figure 3-45: Build Alternative B Viewshed 3 Elements

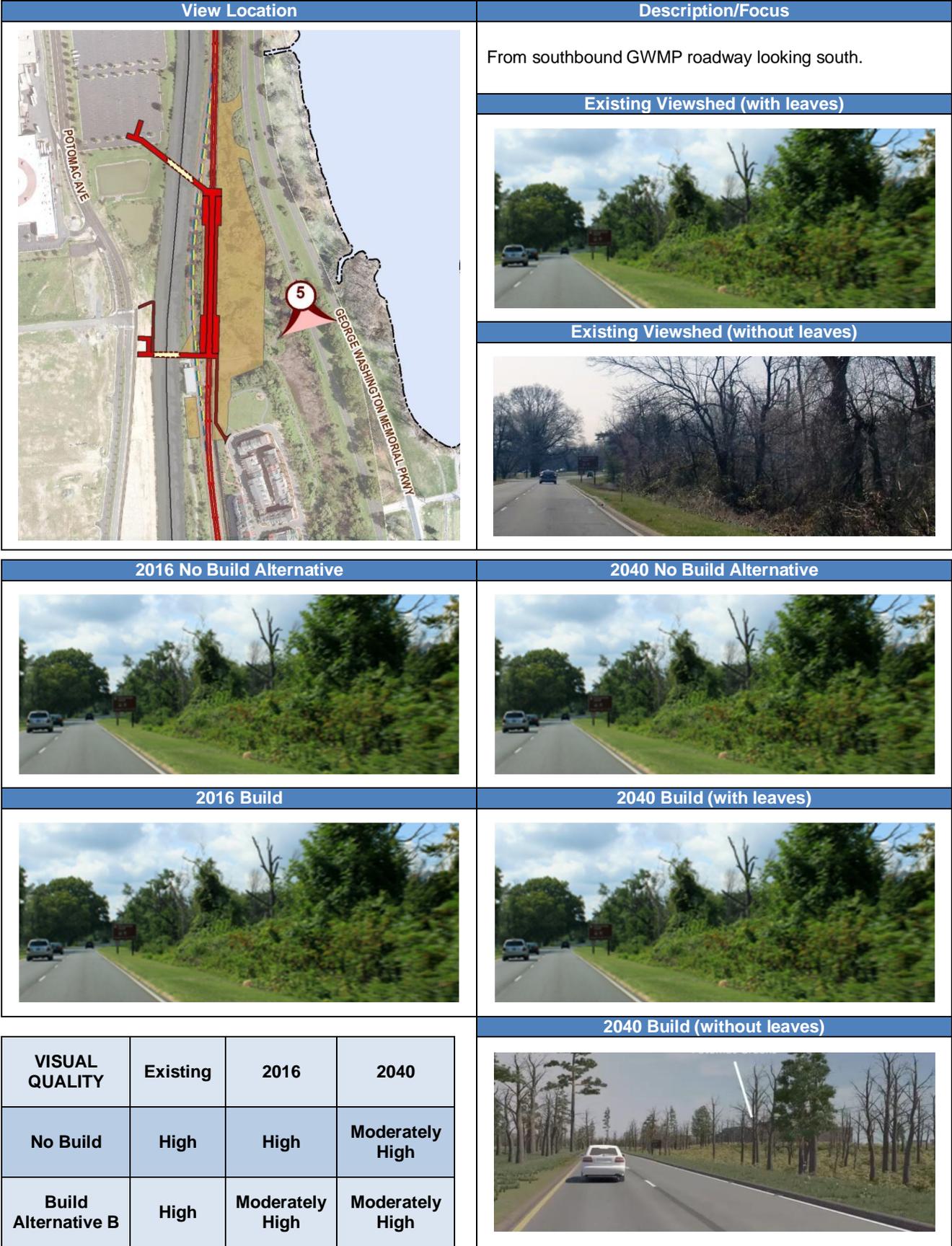


1576 Figure 3-46: Build Alternative B Viewshed 4 Elements



1577

1578 Figure 3-47: Build Alternative B Viewshed 5 Elements

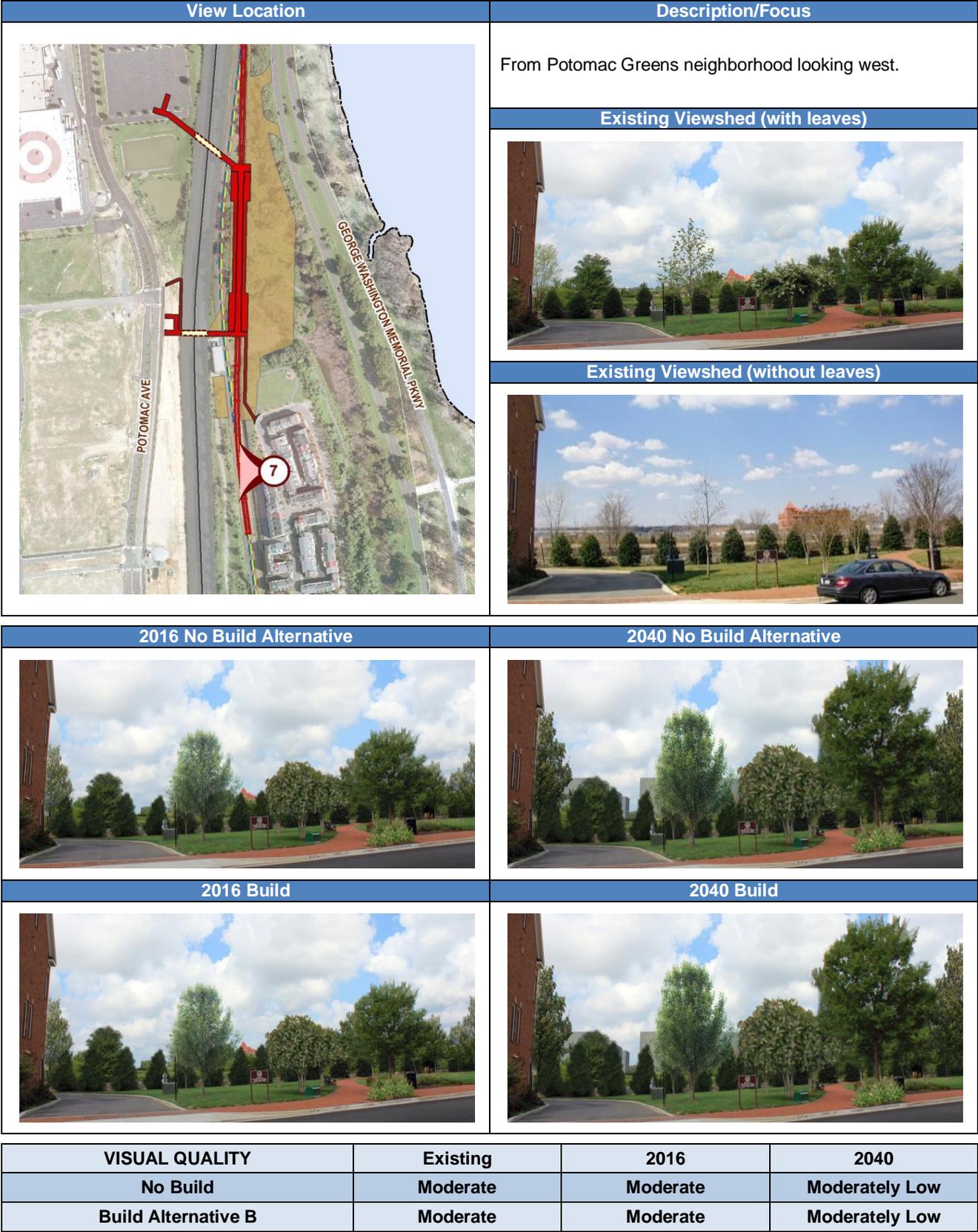


1579 Figure 3-48: Build Alternative B Viewshed 6 Elements

View Location		Description/Focus													
		From the GWMP roadway northbound shoulder looking toward existing substation. Focus is on Build Alternative B's station elements with removal of trees.													
		Existing Viewshed (with leaves)													
		Existing Viewshed (without leaves)													
		2016 No Build Alternative													
		2040 No Build Alternative													
		2016 Build													
		2040 Build													
		<table border="1"> <thead> <tr> <th>VISUAL QUALITY</th> <th>Existing</th> <th>2016</th> <th>2040</th> </tr> </thead> <tbody> <tr> <td>No Build</td> <td>Moderately High</td> <td>Moderately High</td> <td>Moderate</td> </tr> <tr> <td>Build Alternative B</td> <td>Moderately High</td> <td>Moderately High</td> <td>Moderate</td> </tr> </tbody> </table>		VISUAL QUALITY	Existing	2016	2040	No Build	Moderately High	Moderately High	Moderate	Build Alternative B	Moderately High	Moderately High	Moderate
VISUAL QUALITY	Existing	2016	2040												
No Build	Moderately High	Moderately High	Moderate												
Build Alternative B	Moderately High	Moderately High	Moderate												

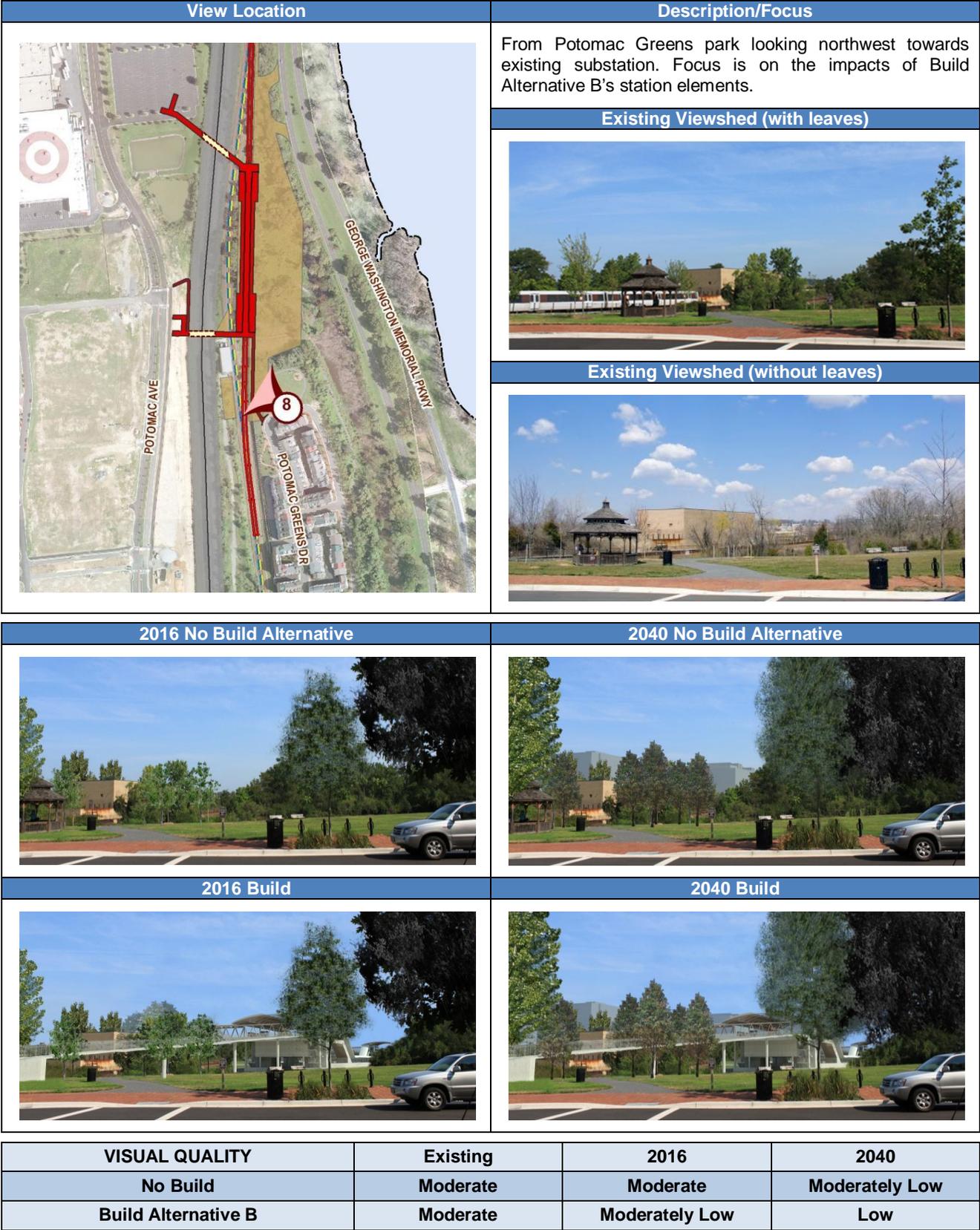
1580

1581 **Figure 3-49: Build Alternative B Viewshed 7 Elements**



1582

1583 **Figure 3-50: Build Alternative B Viewshed 8 Elements**



1584

1585 **Figure 3-51: Build Alternative B Viewshed 9 Elements**



1586

1587 **3.8.3.4 B-CSX Design Option**

1588 **Table 3-20** summarizes the anticipated visual impacts of B-CSX Design Option. **Figure 3-52** through **Figure 3-**
 1589 **61** compare photographs of existing viewsheds with renderings of anticipated changes to viewsheds by the
 1590 years 2016 and 2040. Views of B-CSX Design Option station used available drive-by digital simulations
 1591 prepared by the City of Alexandria rather than architectural renderings, as its architectural design has not been
 1592 developed to the same level of detail as that of the Build Alternatives.

1593 Viewsheds 2, 2A, and 3 are anticipated to have changes. While the visual quality of Viewsheds 4 and 5 also
 1594 decline slightly in 2040, the change in future conditions between 2016 and 2040 is mostly attributable to the loss
 1595 of vegetative foliage in winter, similar to the No Build Alternative, and changes are minimal in the summer.

1596 **Table 3-20: Anticipated Visual Impacts of B-CSX Design Option**

Viewshed	Description	Visual Quality	
		2016	2040
Viewshed 1	Same as No Build	Very High	Very High
Viewshed 2	Would remove background vegetation and include built elements.	High	High
Viewshed 2A	Would remove background vegetation and introduce built elements.	Moderately High	Moderately High
Viewshed 3	Would remove background vegetation and introduce built elements.	Moderately High	Moderately High
Viewshed 4	Same as No Build	High	Moderately High
Viewshed 5	Same as No Build	High	Moderately High
Viewshed 6	Same as No Build	Moderately High	Moderate
Viewshed 7	Same as No Build	Moderate	Moderately Low
Viewshed 8	Same as No Build	Moderate	Moderately Low
Viewshed 9	Same as No Build	Moderate	Moderate
Continuous GWMP Corridor	Tree-lined roadway with intermittent views of Metrorail facilities, Potomac Greens neighborhood, and Potomac Yard; by 2040, North Potomac Yard and Crystal City development would be visible at visual breaks.	High	High

1597 Along the GWMP in 2016, B-CSX Design Option would remove vegetation and add built elements to Viewsheds
 1598 2, 2A, 3, and the continuous view corridor, while the other viewsheds would continue to be framed by vegetation
 1599 with limited interruptions. The encroachment of the Metrorail station and track into the viewshed would diminish
 1600 Viewshed 2 to high visual quality (see **Figure 3-53**), Viewsheds 2A and 3 to moderately high visual quality (see
 1601 **Figure 3-54** and **Figure 3-55**), and the Continuous GWMP Corridor to high visual quality. Viewshed 1 would
 1602 retain a very high visual quality in 2016 and 2040 (see **Figure 3-52**). In Viewshed 3, the encroachment of new
 1603 development in Potomac Yard would contribute to diminishing visual quality as construction staging would
 1604 require the removal of an approximately 50-foot wide layer of thin, mostly low-lying vegetation with widely
 1605 spaced trees west of the existing Metrorail line, between the Metrorail tracks and the CSXT tracks, that currently
 1606 is part of the visual screen between GWMP and the proposed location of the Metrorail station. Although the
 1607 current vegetative buffer on NPS property would continue to screen the GWMP from B-CSX Design Option
 1608 since vegetation would not be cleared in the Greens Scenic Area easement or the GWMP. Viewsheds 4 and 5
 1609 would retain their high visual quality in 2016 (see **Figure 3-56** and **Figure 3-57**), and Viewshed 6 would remain
 1610 moderately high (see **Figure 3-58**). Under Viewshed 4, station elements would not be visible from the Mount
 1611 Vernon Trail, since the rising topography toward the station and the existing vegetation screen block any views
 1612 of B-CSX Design Option. In 2040, some of the viewsheds would include new development from Potomac Yard
 1613 and Crystal City, causing declines in Viewshed 4 to moderately high visual quality, Viewshed 5 to moderately
 1614 high visual quality, and Viewshed 6 to moderate visual quality. In 2040, the Continuous GWMP Corridor would
 1615 include new development from Potomac Yard and Crystal City along the periphery, while replanted vegetation

1616 along the Metrorail station and track would be more mature; as a result, the visual quality would remain high.
1617 During the winter months, built elements for viewsheds would be more visible due to the lack of leaves.

1618 For Viewsheds 7 and 8 in Potomac Greens, B-CSX Design Option would replace the existing Metrorail tracks;
1619 the Potomac Yard development would add built forms and Potomac Yard Park vegetation would mature
1620 adjacent to the tracks, similar to the No Build Alternative (see **Figure 3-59** and **Figure 3-60**). The overall visual
1621 quality for Viewsheds 7 and 8 would remain moderate. In 2040, further development in North Potomac Yard
1622 would be added to the viewshed, which would diminish the visual quality of both viewsheds to moderately low
1623 levels.

1624 At Potomac Yard, B-CSX Design Option would replace and re-align Metrorail tracks near East Glebe Road.
1625 South Potomac Yard development would add built forms along Potomac Avenue to the periphery of Viewshed 9
1626 (outside the field of view of the photograph renderings) and Potomac Yard Park vegetation would mature and
1627 augment the existing landscape of the site (see **Figure 3-61**). The visual quality would remain moderate due to
1628 minimal visibility of the realigned tracks, the encroachment of buildings within the viewshed, and improved visual
1629 patterns due to the introduction of vegetation at Potomac Yard Park. In 2040, the viewshed would experience
1630 additional encroachment from North Potomac Yard development, and the Potomac Yard Park vegetation would
1631 be more mature, further filtering views of buildings in the background, retaining its moderate visual quality.

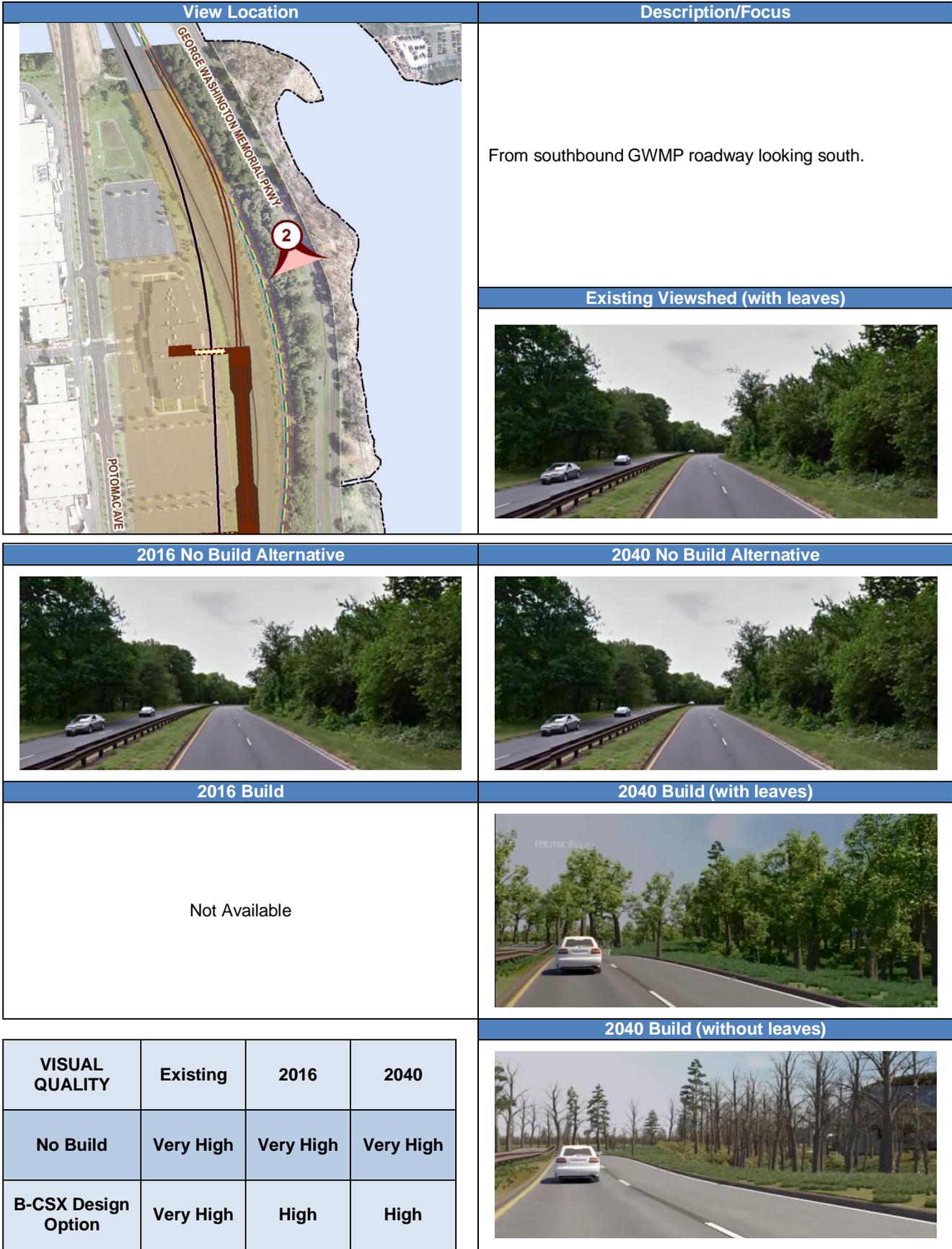
1632

1633 Figure 3-52: B-CSX Design Option Viewshed 1 Elements

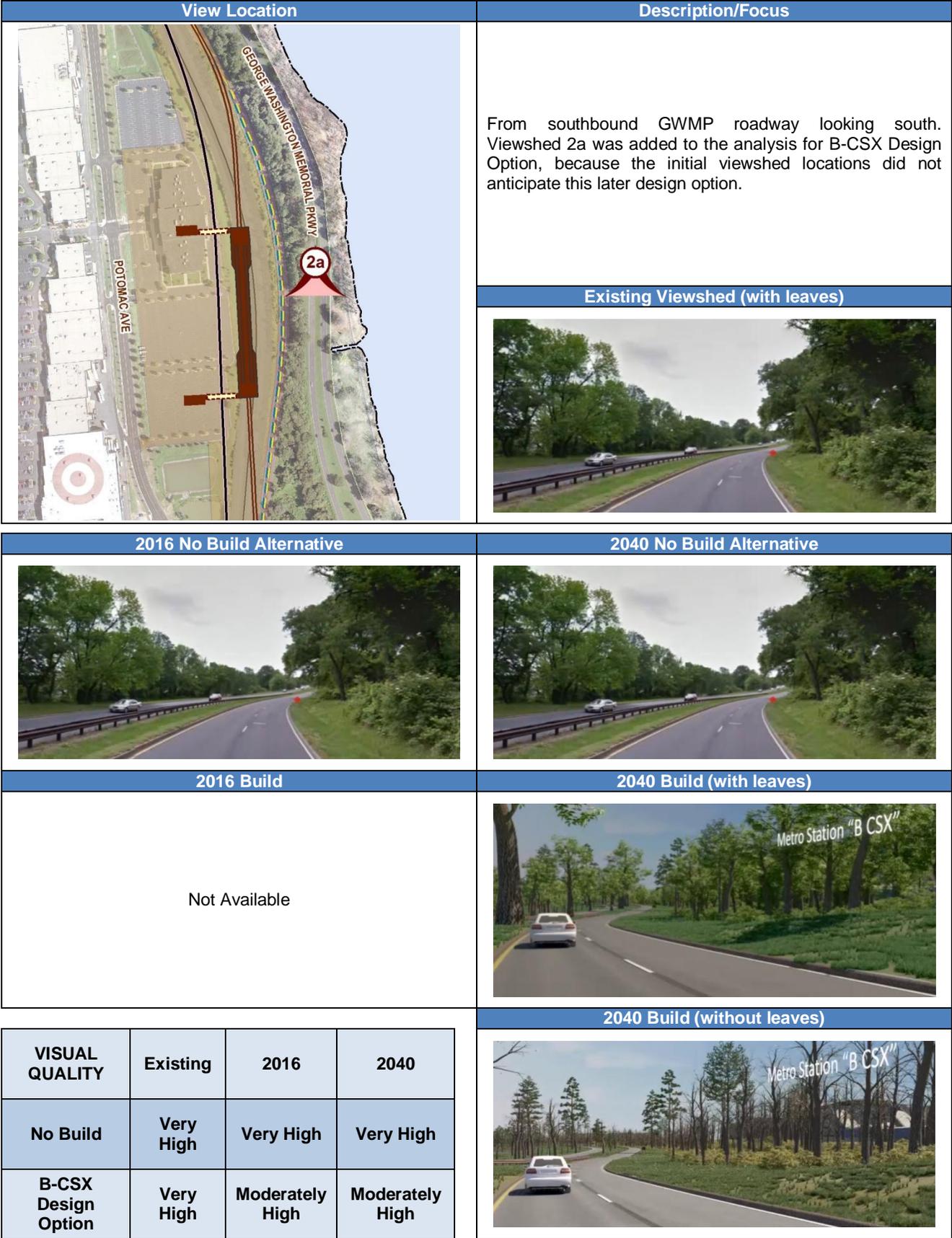
View Location		Description/Focus	
		From southbound GWMP roadway looking south.	
		Existing Viewshed (with leaves)	
		Existing Viewshed (without leaves)	
2016 No Build Alternative		2040 No Build Alternative	
2016 Build		2040 Build	
VISUAL QUALITY	Existing	2016	2040
No Build	Very High	Very High	Very High
B-CSX Design Option	Very High	Very High	Very High

1634

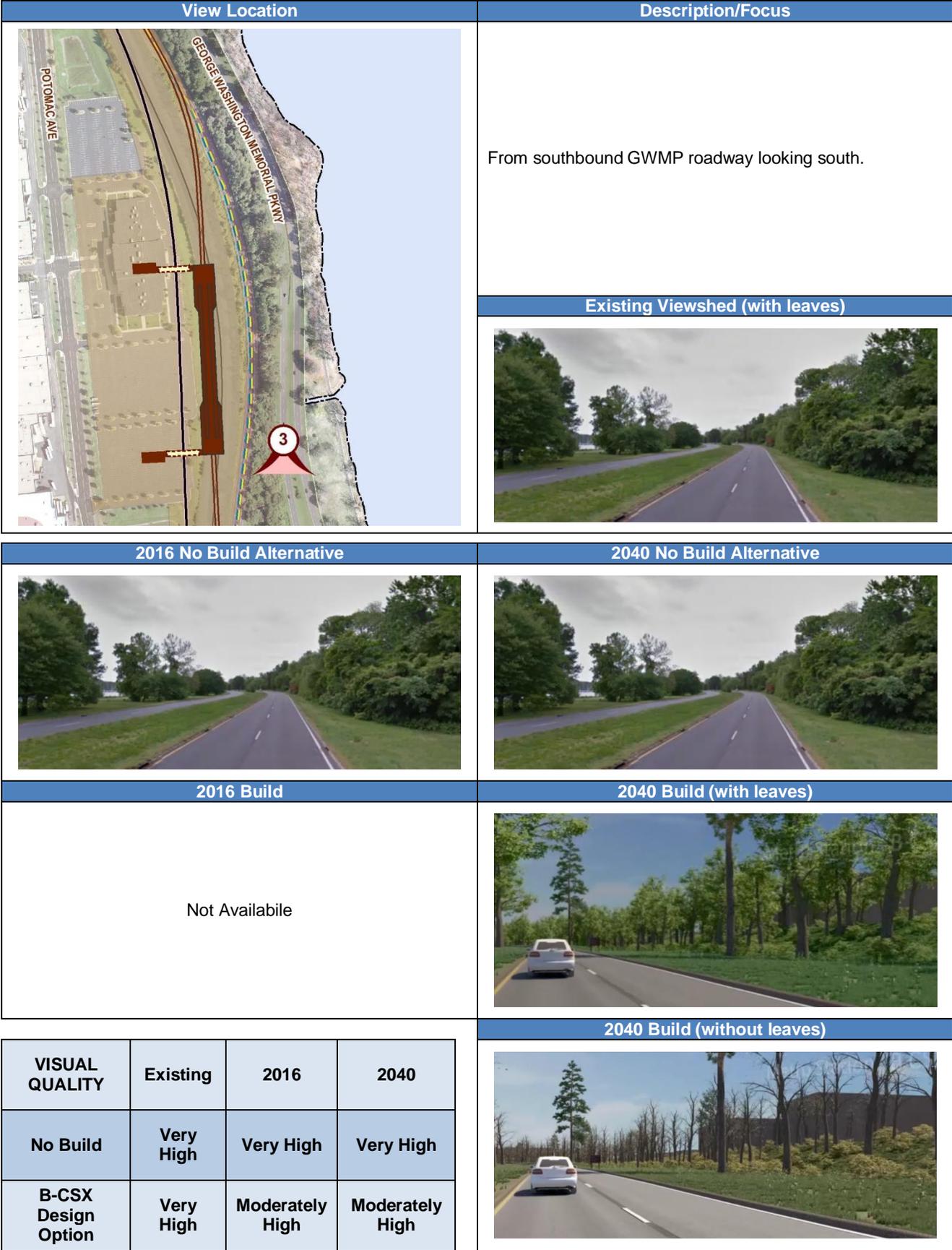
1635 Figure 3-53: B-CSX Design Option Viewshed 2 Elements



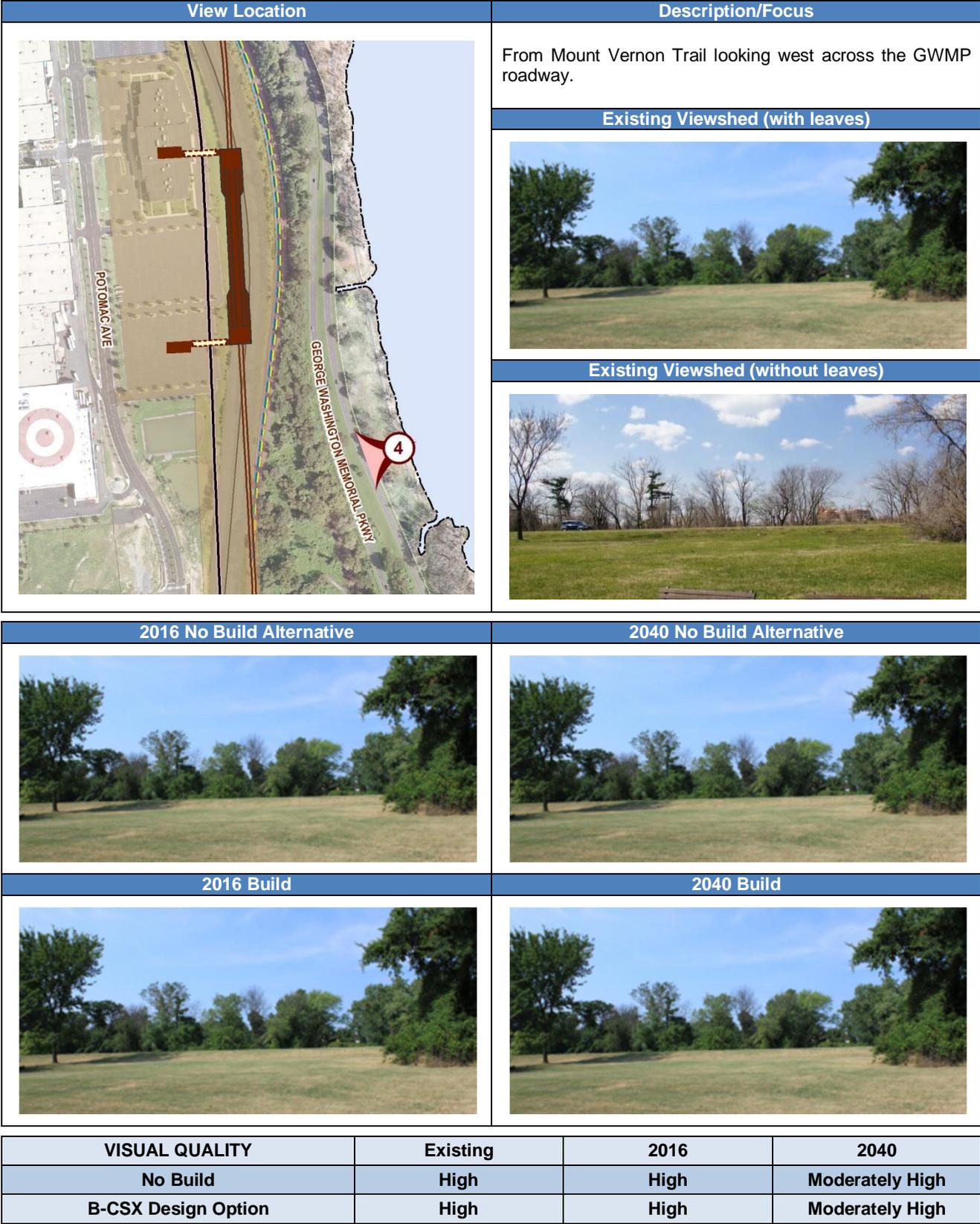
1636 Figure 3-54: B-CSX Design Option Viewshed 2a Elements



1637 Figure 3-55: B-CSX Design Option Viewshed 3 Elements

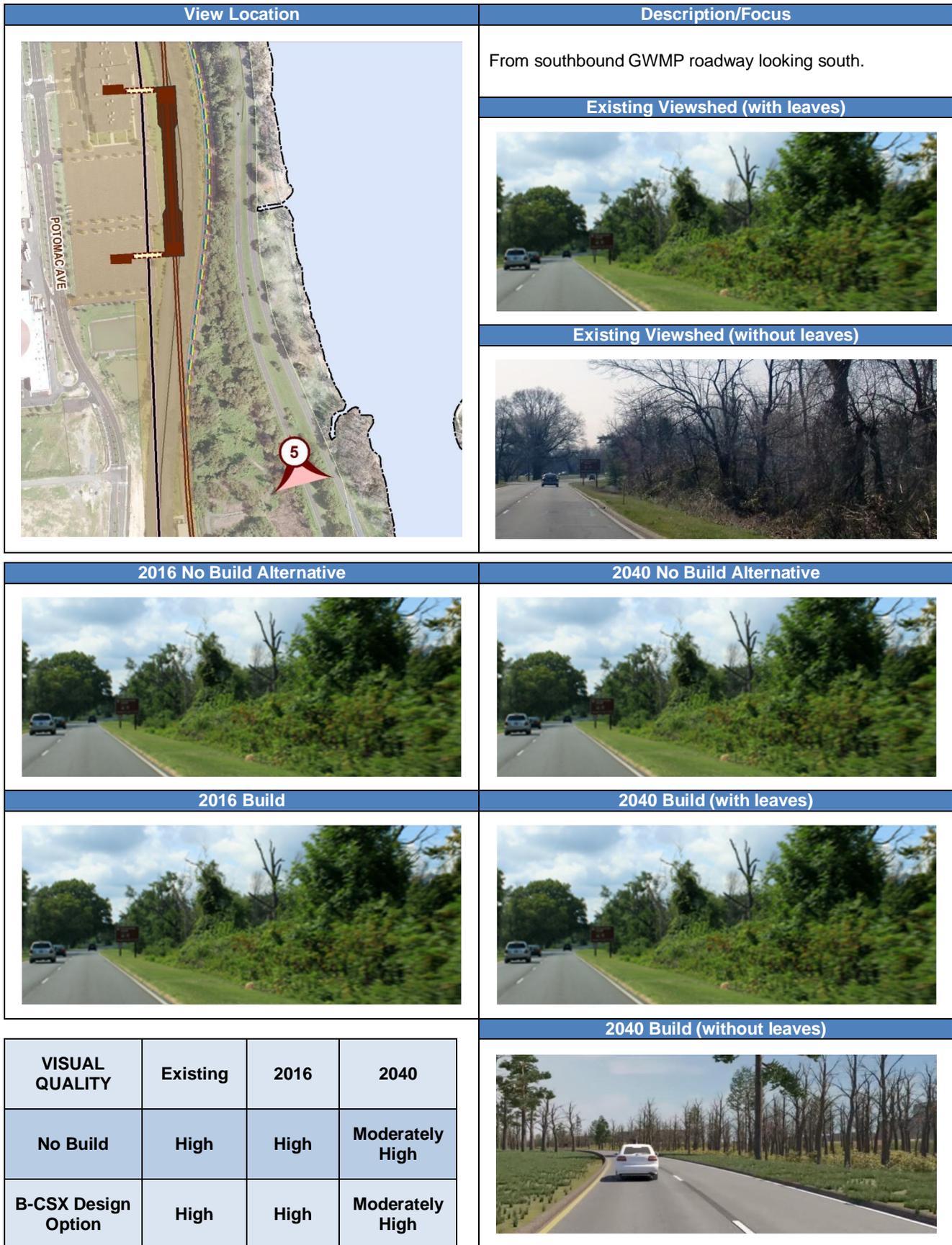


1638 **Figure 3-56: B-CSX Design Option Viewshed 4 Elements**



1639

1640 Figure 3-57: B-CSX Design Option Viewshed 5 Elements

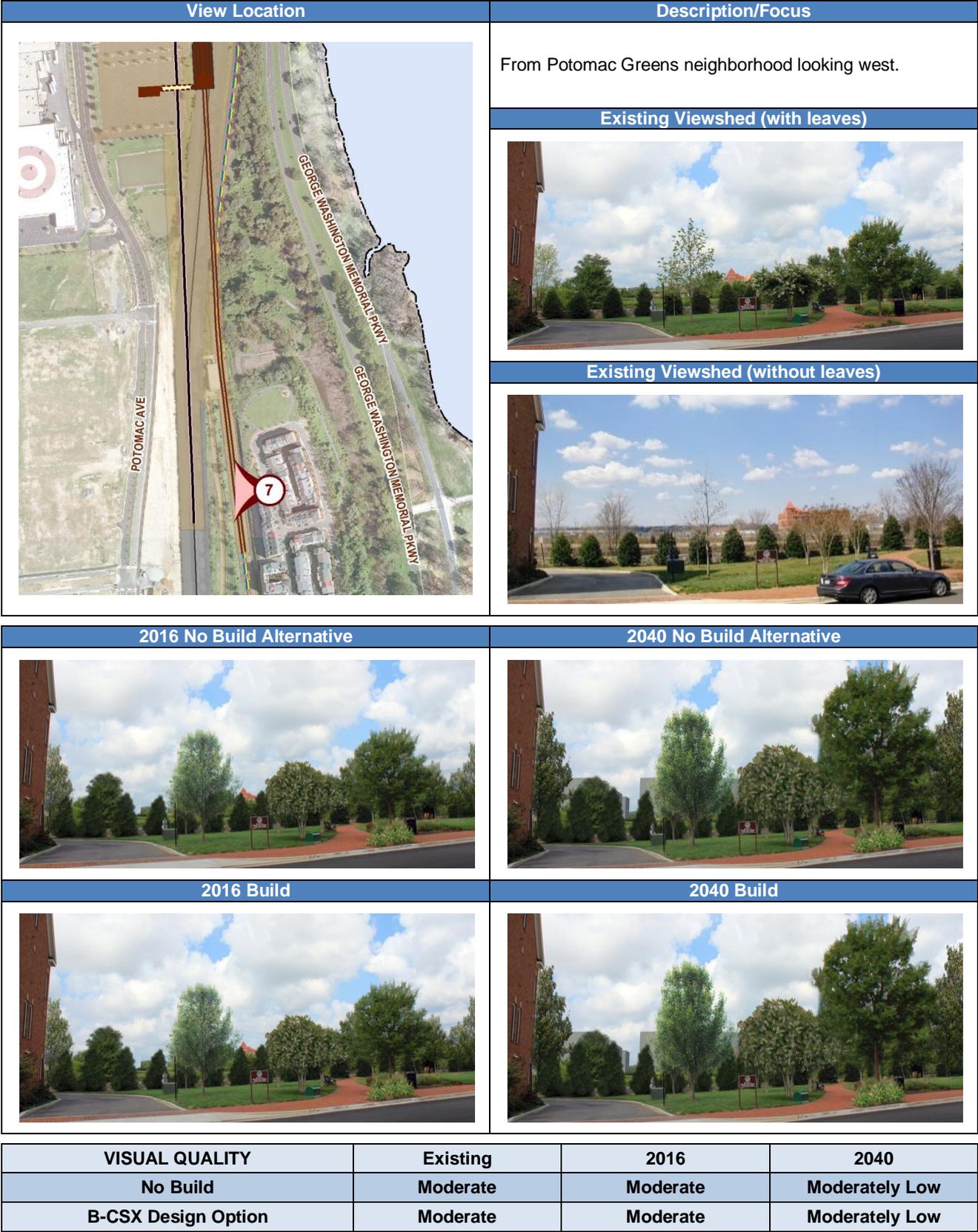


1641 **Figure 3-58: B-CSX Design Option Viewshed 6 Elements**

View Location		Description/Focus	
		From the GWMP roadway northbound shoulder looking toward existing substation.	
		Existing Viewshed (with leaves)	
		Existing Viewshed (without leaves)	
2016 No Build Alternative		2040 No Build Alternative	
2016 Build		2040 Build	
VISUAL QUALITY	Existing	2016	2040
No Build	Moderately High	Moderately High	Moderate
B-CSX Design Option	Moderately High	Moderately High	Moderate

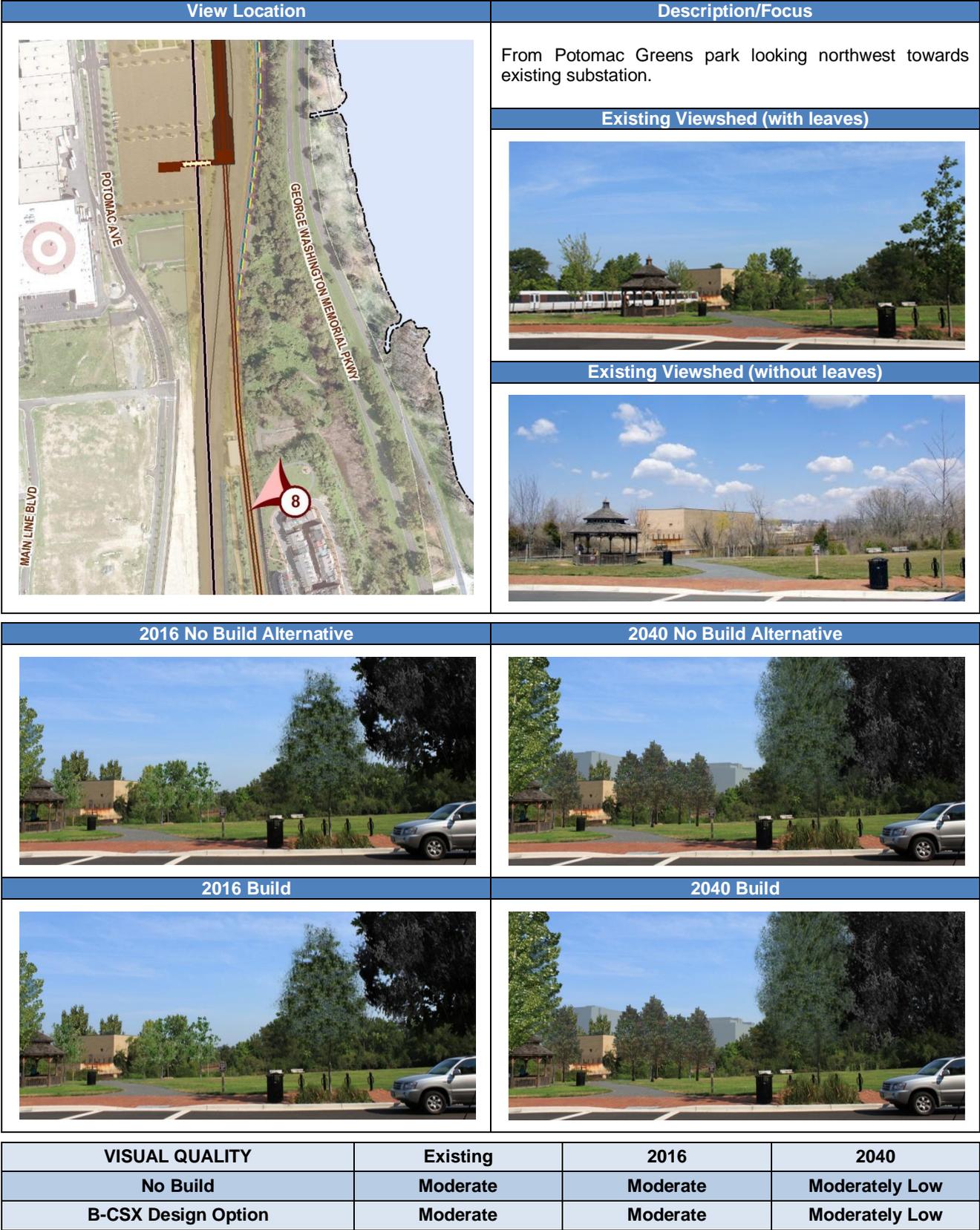
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1643 Figure 3-59: B-CSX Design Option Viewshed 7 Elements



1644

1645 **Figure 3-60: B-CSX Design Option Viewshed 8 Elements**



1646

1647 Figure 3-61: B-CSX Design Option Viewshed 9 Elements



1648 **3.8.3.5 Build Alternative D**

1649 **Table 3-21** summarizes the anticipated visual impacts of Build Alternative D. **Figure 3-62** through **Figure 3-70**
 1650 compare photographs of existing viewsheds with renderings of anticipated changes to viewsheds by the years
 1651 2016 and 2040. Viewsheds 1, 2, 7, 8, and 9 are anticipated to have changes. While the visual quality of
 1652 Viewsheds 5 and 6 also decline slightly in 2040, changes in future conditions in 2016 and 2040 are mostly
 1653 attributable to the loss of vegetative foliage in winter, and changes are minimal in the summer. **Figures 3-63, 3-**
 1654 **64, and 3-66** include 2040 winter viewsheds provided from the City of Alexandria’s drive-by digital simulations.

1655 **Table 3-21: Anticipated Visual Impacts of Build Alternative D**

Viewshed	Description	Visual Quality	
		2016	2040
Viewshed 1	Would have large breaks in vegetation with clearly visible track structures; by 2040, the replaced vegetation would mature.	Low	Moderate
Viewshed 2	Would have large breaks in vegetation with clearly visible Metrorail station; by 2040, the replaced vegetation would mature.	Low	Moderate
Viewshed 3	Same as No Build	Very High	Very High
Viewshed 4	Would add filtered views of Metrorail station during winter; by 2040 would add additional Potomac Yard development.	Moderately High	Moderately High
Viewshed 5	Same as No Build	High	Moderately High
Viewshed 6	Same as No Build	Moderately High	Moderate
Viewshed 7	Would be dominated by aerial track structures in 2016 and 2040.	Very Low	Very Low
Viewshed 8	Would have prominent built elements aerial, track and pedestrian bridge; by 2040 further North Potomac Yard development would be visible.	Moderately Low	Moderately Low
Viewshed 9	Would include the dominate view of aerial tracks in 2016 and 2040.	Very Low	Very Low
Continuous GWMP Corridor	Tree-lined roadway with intermittent views of Metrorail facilities, Potomac Greens neighborhood, and Potomac Yard; by 2040, North Potomac Yard and Crystal City development would be visible at visual breaks.	Moderately High	Moderately High

1656 Along the GWMP in 2016, Build Alternative D would replace existing vegetation and add built elements to
 1657 Viewsheds 1, 2, 4, and the continuous view corridor. As a result of the noticeable encroachment of the aerial
 1658 track structure into the viewsheds and the removal of consistent vegetation, the visual quality of Viewsheds 1
 1659 and 2 would decline to low (see **Figure 3-62** and **Figure 3-63**). Construction staging would require clearing of
 1660 2.40 acres of treed area and associated herbaceous vegetation that serves as a visual barrier along the GWMP
 1661 roadway, most notably in the vicinity of Four Mile Run. Construction activity would be located relatively close to
 1662 the GWMP roadway with little visual barrier, noticeably altering the green appearance of the areas. Viewshed 4
 1663 (due to the visibility of the station during winter) and the GWMP continuous view corridor would decline in visual
 1664 quality to moderately high. Changes to Viewsheds 3, 5, and 6 would be minimal and would not alter their visual
 1665 quality. In 2040, the vegetation along the roadway would mature, improving Viewsheds 1 and 2 to a moderate
 1666 visual quality; Viewshed 4 and the GWMP continuous view corridor would maintain their 2016 visual quality.
 1667 Viewsheds 5 and 6 would include new development from Potomac Yard, which would result in a decline to
 1668 moderately high and high visual quality, respectively (see **Figure 3-66** and **Figure 3-67**). Other GWMP
 1669 viewsheds would include some new development from Potomac Yard and Crystal City, but would not diminish
 1670 their overall visual quality.

1671 From Potomac Greens neighborhood and park, Build Alternative D would add elevated tracks that would
 1672 dominate Viewsheds 7 and 8. As a result, the visual quality of Viewshed 7 would decline to very low, while the
 1673 visual quality of Viewshed 8 would decline to moderately low (see **Figure 3-68** and **Figure 3-69**). In 2040,
 1674 development in North and South Potomac Yard would be added to the viewsheds although vegetation would be
 1675 more mature. Viewsheds 7 would continue to have very low visual quality, and Viewshed 8 would continue to
 1676 have moderately low visual quality.

1677 From Potomac Yard in 2016, Alternative D would introduce the Metrorail station and aerial track structures to
 1678 Viewshed 9 and remove vegetation. These structures would dominate the foreground of Viewshed 9, blocking
 1679 views of portions of the landscape (see **Figure 3-70**). The aerial track structures would tightly frame broken
 1680 views of vegetation and development in the background. The visual quality would be very low. In 2040, the

1681 Metrorail station and aerial track structure would continue to dominate the viewshed, resulting in very low visual
1682 quality.

1683 3.8.4 Mitigation

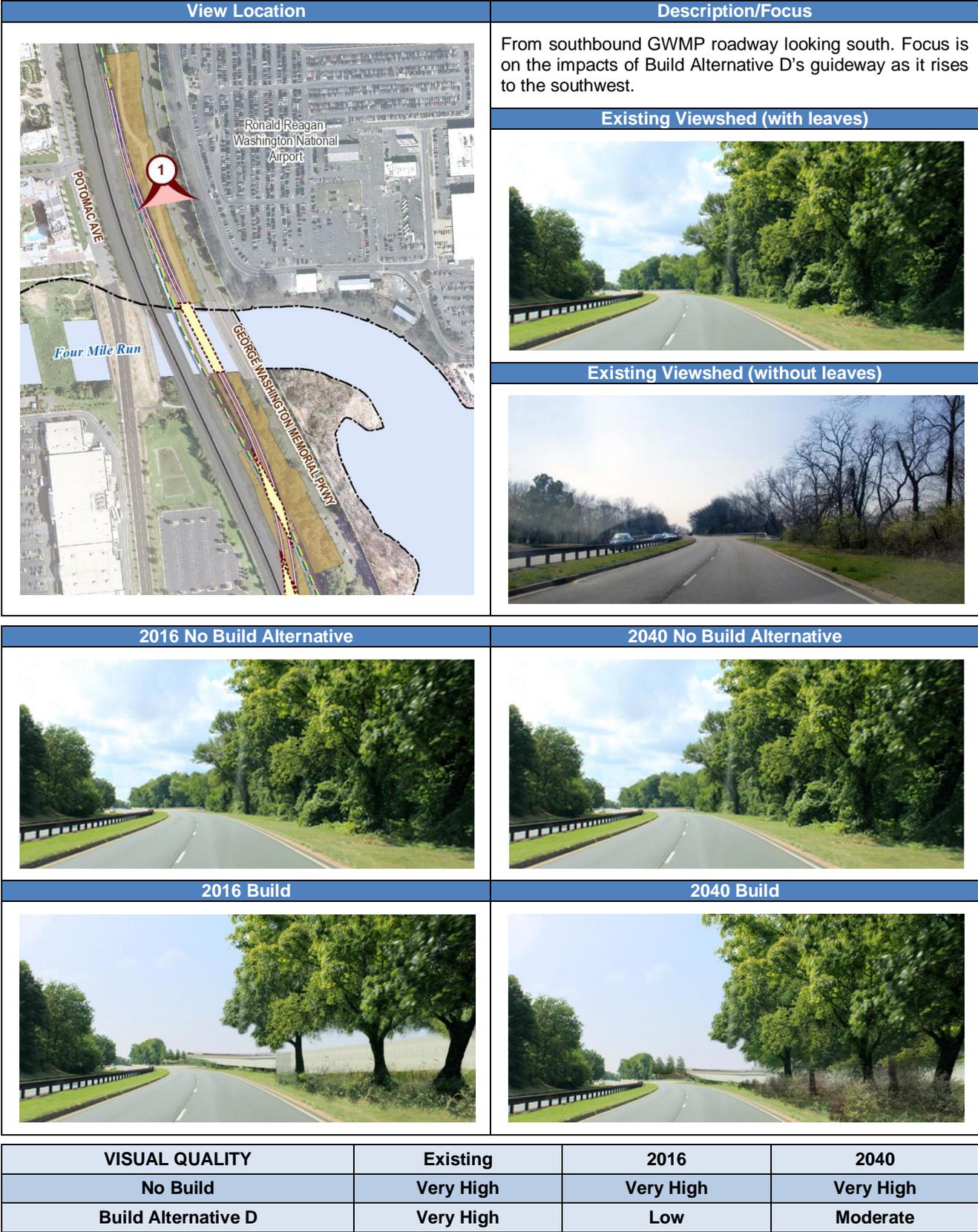
1684 To mitigate the visual impacts as a result of any of the three Build Alternatives or B-CSX Design Option, several
1685 measures could be undertaken. Minimization measures such as native vegetation planting and building design
1686 may help minimize visual effects to the GWMP.

1687 Vegetation, especially trees, could be planted between the GWMP and the Build Alternatives and the WMATA
1688 tracks, in accordance with the Secretary of the Interior's *Standards for Treatment of Historic Properties*.
1689 Conversely, some vegetation along the GWMP within the study area could be thinned or removed to improve
1690 and restore important views east toward the Potomac River identified in the *Vegetation of the George*
1691 *Washington Memorial Parkway Cultural Landscape Report* (2009). Mitigation would reflect the core design
1692 principles of the GWMP as documented in the *Mount Vernon Memorial Highway Cultural Landscape Report*,
1693 Vol. I, p. 72-74 (NPS, 1987). Adding new landscaping to Potomac Greens Park and the Greens Scenic Area
1694 easement would provide a visual buffer to the proposed station. Landscape mitigation measures would be
1695 consistent with the terms of the scenic easement, as well as provide potential mitigation for impacts to the
1696 easement. Release of the scenic easement would be required for any clearing of vegetation within the Greens
1697 Scenic Area, and an equal value property exchange would be implemented to mitigate permanent impacts to
1698 the Greens Scenic Area easement.

1699 Station building design and materials would be refined during later project design phases to mitigate impacts on
1700 visual resources. Elements of building design and station height could be modified as part of mitigation. The use
1701 of non-reflective materials would limit potential visual impacts by minimizing glare and changes to texture within
1702 the visual context. Building design and materials, including color and texture, for station entrances in Potomac
1703 Greens Park and Potomac Yard Park would be selected for compatibility with the surrounding parks to reduce
1704 visual impacts. During preliminary and final design, NPS would review proposed architectural designs of the
1705 preferred alternative for station elements visible from the GWMP roadway and Mount Vernon Trail as well as
1706 proposed landscape restoration and mitigation plans for the GWMP and Greens Scenic Area. Consulting parties
1707 with a demonstrated interest in preserving the character of the GWMP, most notably Virginia Department of
1708 Historic Resources (VDHR), would also be involved in discussions on station design and materials. NPS and
1709 consulting parties would need to evaluate and agree with both preliminary and final design of the station as
1710 stipulated in the Memorandum of Agreement (MOA) or Programmatic Agreement (PA) for this project. During
1711 preliminary and final design, the City of Alexandria would review architectural designs of station facilities
1712 proposed within City parks for compatibility with park facilities and landscape design.

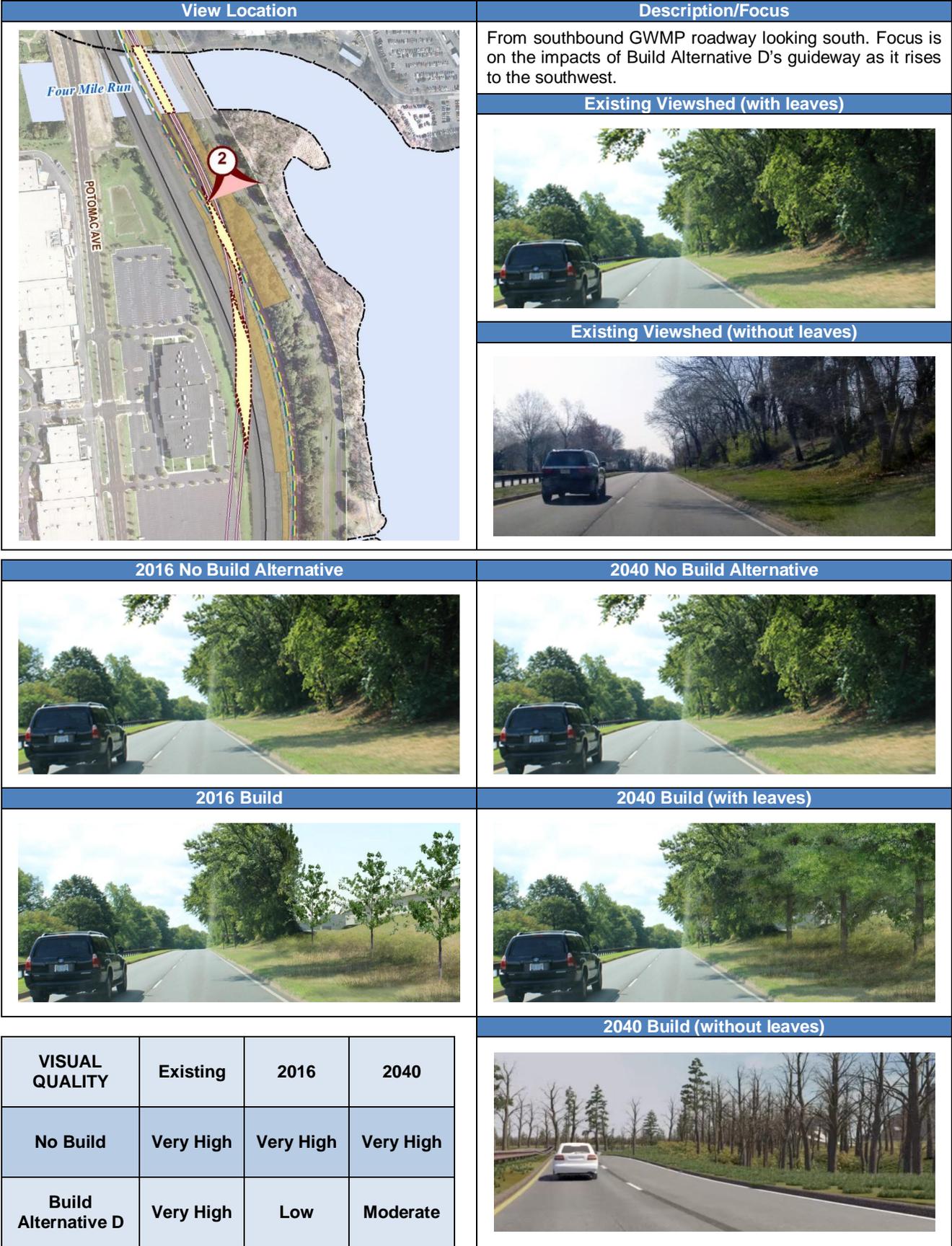
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1714 Figure 3-62: Build Alternative D Viewshed 1 Elements



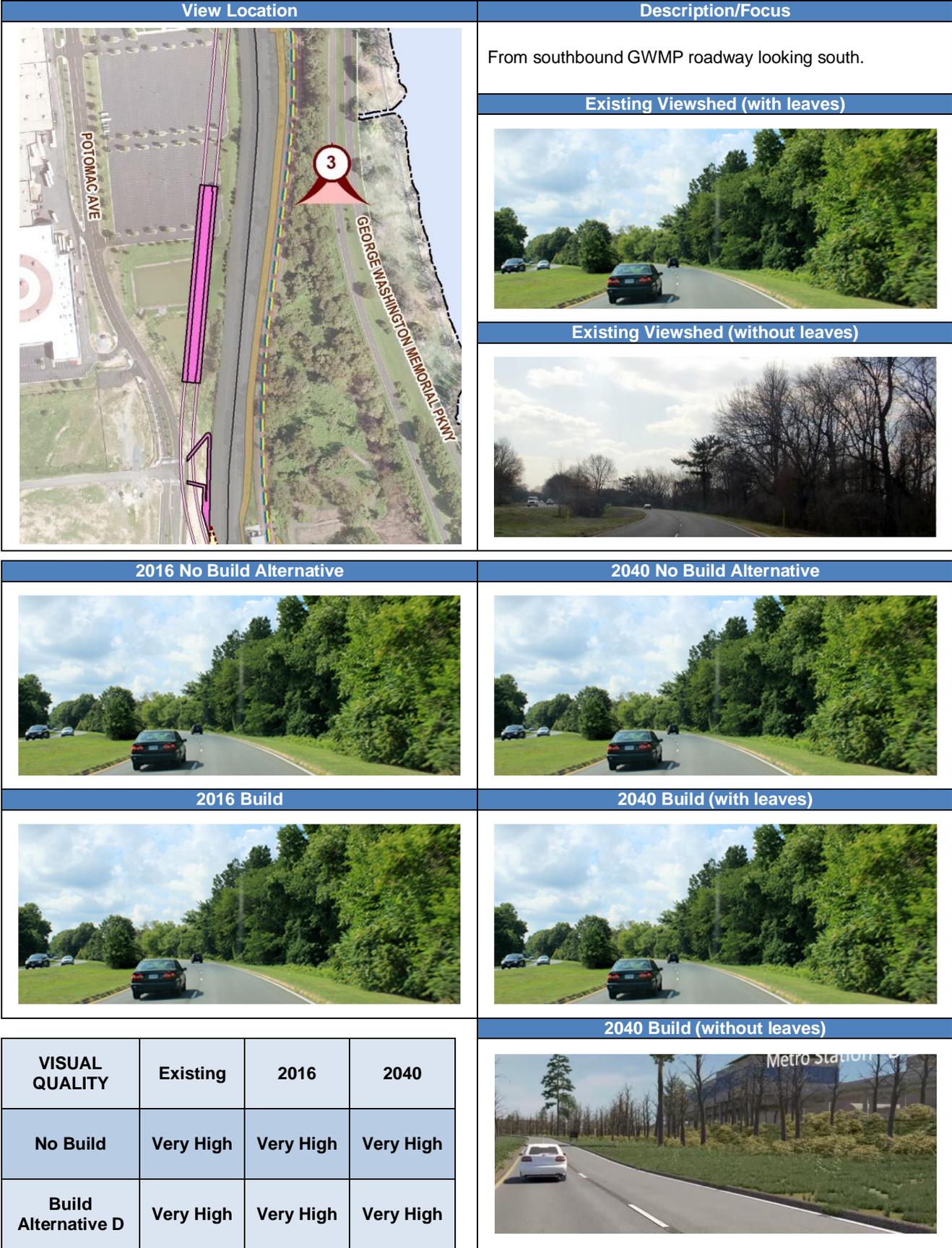
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1716 **Figure 3-63: Build Alternative D Viewshed 2 Elements**



1717

1718 **Figure 3-64: Build Alternative D Viewshed 3 Elements**



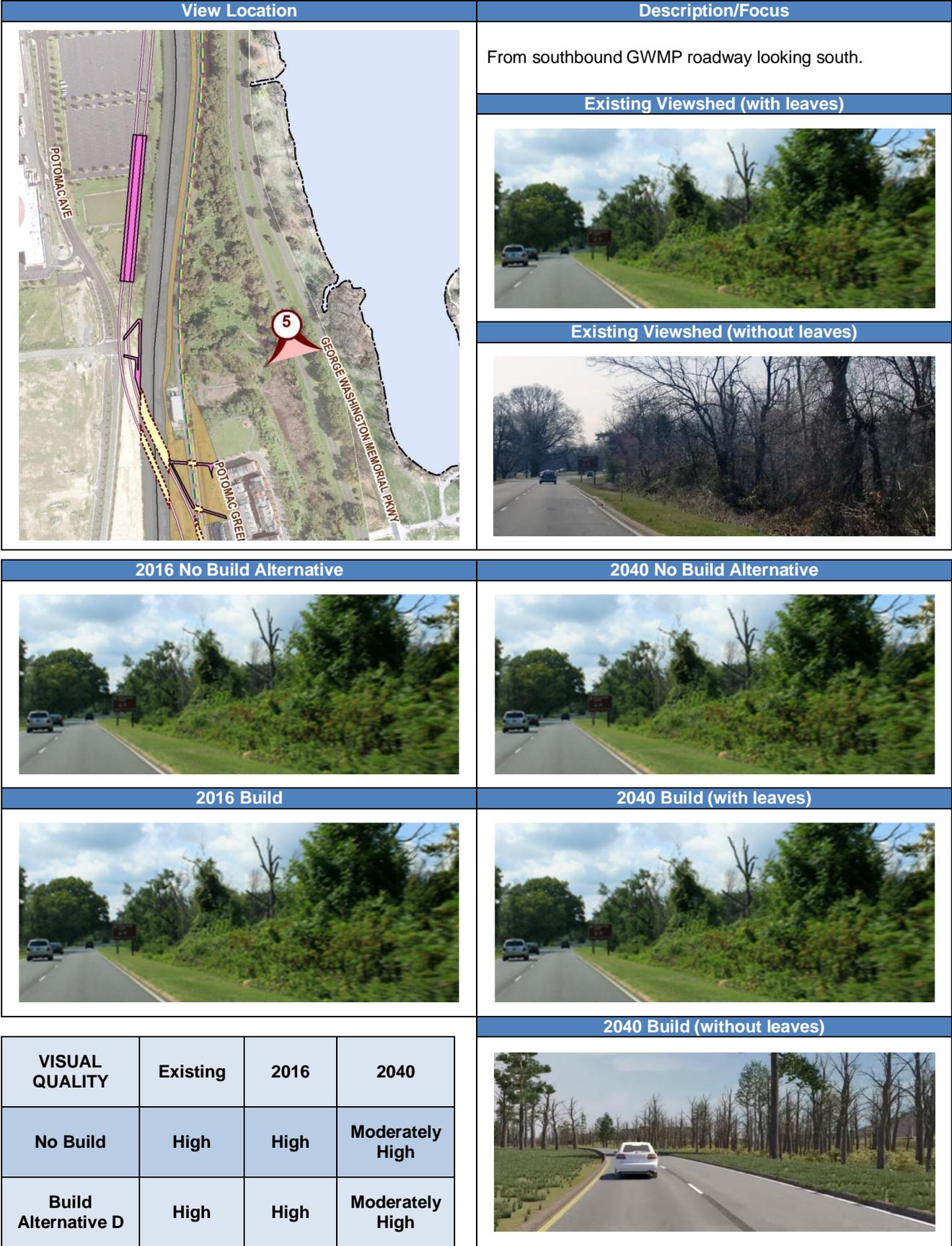
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1720 **Figure 3-65: Build Alternative D Viewshed 4 Elements**

View Location		Description/Focus	
		From Mount Vernon Trail looking west across the GWMP roadway.	
		Existing Viewshed (with leaves)	
		Existing Viewshed (without leaves)	
2016 No Build Alternative		2040 No Build Alternative	
2016 Build		2040 Build	
VISUAL QUALITY	Existing	2016	2040
No Build	High	High	Moderately High
Build Alternative D	High	Moderately High	Moderately High

1721

1722 Figure 3-66: Build Alternative D Viewshed 5 Elements



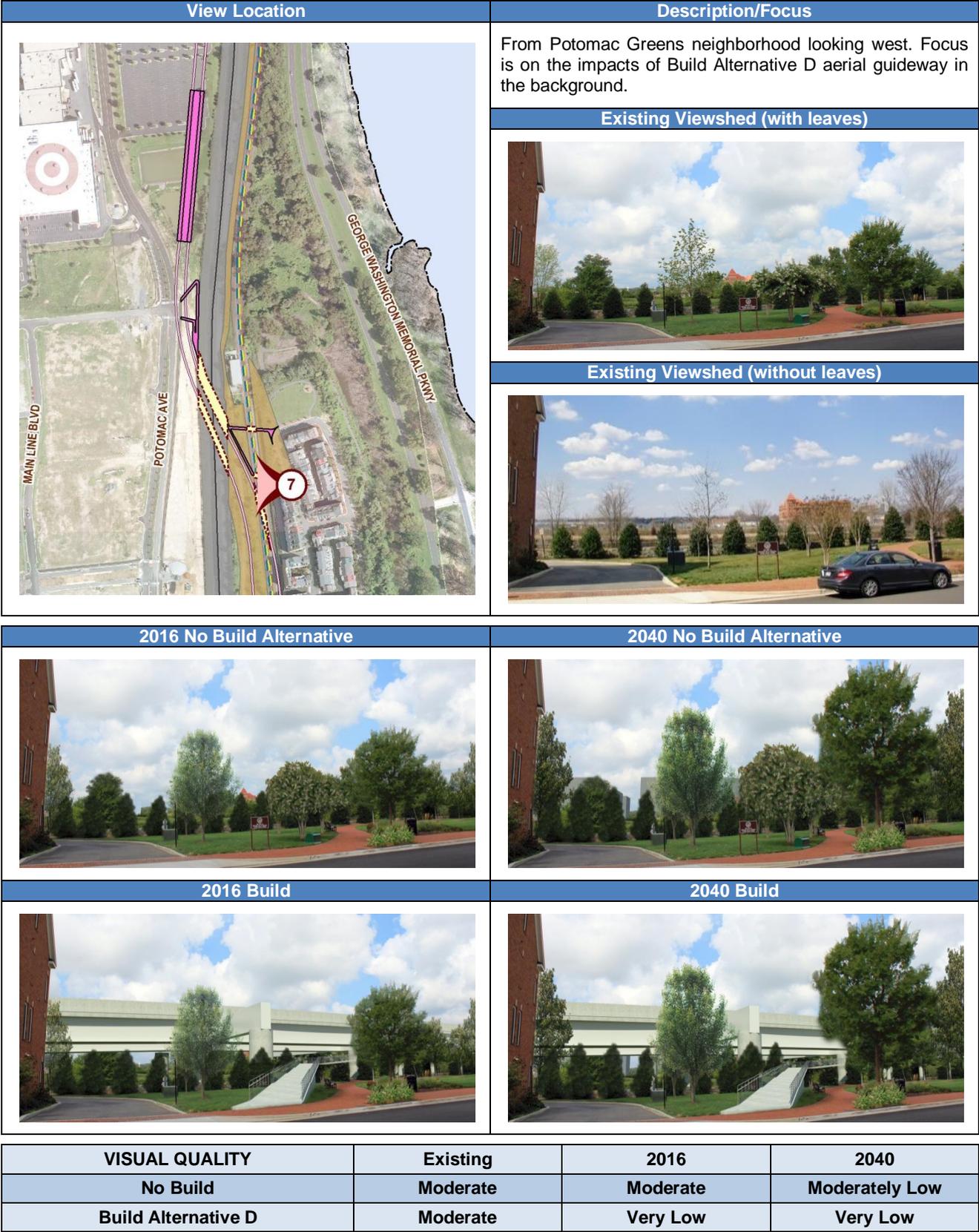
1723 **Figure 3-67: Build Alternative D Viewshed 6 Elements**

View Location		Description/Focus	
		From the GWMP roadway northbound shoulder, looking toward existing substation.	
		Existing Viewshed (with leaves)	
		Existing Viewshed (without leaves)	
2016 No Build Alternative		2040 No Build Alternative	
2016 Build		2040 Build	
VISUAL QUALITY	Existing	2016	2040
No Build	Moderately High	Moderately High	Moderate
Build Alternative D	Moderately High	Moderately High	Moderate

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1726 **Figure 3-68: Build Alternative D Viewshed 7 Elements**



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1728 **Figure 3-69: Build Alternative D Viewshed 8 Elements**

View Location		Description/Focus	
		From Potomac Greens Park looking northwest towards existing substation. Focus is on the impacts of Build Alternative D's aerial guideway in the background.	
		Existing Viewshed (with leaves)	
		Existing Viewshed (without leaves)	
2016 No Build Alternative		2040 No Build Alternative	
2016 Build		2040 Build	
VISUAL QUALITY	Existing	2016	2040
No Build	Moderate	Moderate	Moderately Low
Build Alternative D	Moderate	Moderately Low	Moderately Low

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1730 Figure 3-70: Build Alternative D Viewshed 9 Elements



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