

**Potomac Yard Metrorail Implementation Work Group (PYMIG)****Enhanced Southwest Access Input****Overview**

The following is a compilation of emails submitted by Potomac Yard Metrorail Implementation Work Group (PYMIG) members and acting representatives conveying their individual preferred concept for the enhanced southwest access.

Included below is a summary of the feedback received. If members would like to provide additional feedback, please email it to Daphne Kott by 5pm on Wednesday, April 1, 2020. Additionally, please remember to submit comments to staff only and not the full PYMIG email list.

**Input Summary**

<b>MEMBER NAME</b>	<b>SEAT</b>	<b>PREFERENCE</b>
Mayor Justin Wilson	Alexandria City Council	Modified Idea #1
Councilmember Canek Aguirre	Alexandria City Council	Modified Idea #1
James Hook	Environmental Policy Commission	Modified Idea #1
Stephen Beggs	Park and Recreation Commission	Modified Idea #1
Stephen Koenig	Planning Commission	Modified Idea #1
Bruce Marsh	Transportation Commission	Modified Idea #1
Kerry Donley	Community At-Large	Modified Idea #1
Ephorm Freeman III	Community At-Large	Modified Idea #1
David Dunn	Community - East of CSX	Modified Idea #1
Tanya Culbert	Community - West of CSX	Modified Idea #1
Vacant	Business At-Large*	DSUP Ramp
Susan Richards	Potomac Yard Civic Association	Modified Idea #1
David Weitzel	Old Town Greens Townhomes/Condominiums	Modified Idea #1
Steve Crime	Potomac Greens Homeowners Association	Modified Idea #1

\*The Business At-Large seat is currently vacant. However a representative from JBG has been participating while this position is being filled.

## Lydia Durand

---

**From:** Justin Wilson  
**Sent:** Monday, April 6, 2020 12:32 AM  
**To:** Lydia Durand  
**Cc:** Daphne Kott  
**Subject:** Re: SW Access Input

Lydia,

Sorry for the delay in getting back to you.

You can put me on the chart as supporting Option 1.

I do want to discuss as we continue through the process what detailed features can be included as part of the proposed Option 1 design.

Thanks for your efforts on this.

Stay safe.

----

Justin M. Wilson, Mayor  
Alexandria City Council  
Office: 703.746.4500  
Home: 703.299.1576  
[justin.wilson@alexandriava.gov](mailto:justin.wilson@alexandriava.gov)

## Lydia Durand

---

**From:** Canek Aguirre  
**Sent:** Tuesday, March 31, 2020 3:27 PM  
**To:** Lydia Durand  
**Subject:** Re: Update on Southwest Access Pricing Discussions

Hey Lydia,

What's the slope of the bridge? Elevator (or stairs) gets you up to the bridge then you walk the 520' to where the egress stair is. I don't think it's completely flat, hence my question.

-Canek

PS- modified 1

Sent from my iPhone

## Lydia Durand

---

**From:** Daphne Kott  
**Sent:** Tuesday, March 31, 2020 4:07 PM  
**To:** Lydia Durand  
**Subject:** RE: Update on Southwest Access Pricing Discussions

Lydia,

The slope of the pedestrian bridge from the knuckle to the East Glebe pavilion is expected to be less than 1%.

Daphne

**From:** [Trip \(James\) Hook](#)  
**To:** [Daphne Kott](#)  
**Cc:** [Lydia Durand](#)  
**Subject:** Re: FW: Reminder - Request for Input Southwest Access  
**Date:** Tuesday, March 31, 2020 2:17:19 PM

---

Hi,

Sorry for the late reply. The EPC is okay with moving forward with the Modified #1 plan as proposed.

Thanks,  
James

**From:** [Steve Beggs](#)  
**To:** [Daphne Kott](#)  
**Cc:** [kerry.donley@gmail.com](mailto:kerry.donley@gmail.com)  
**Subject:** [EXTERNAL]PYMIG  
**Date:** Wednesday, March 25, 2020 12:50:48 PM  
**Attachments:** [image001.gif](#)  
[image002.gif](#)  
[image003.gif](#)  
[image006.png](#)

---

Daphne,

Because it appears that Modified Idea #1 is now within the acceptable range of \$50 million, I recommend the construction of the Potomac Yard Metro Southwest Entrance proceed as designed.

Please let me know if you have any questions.

Thanks,

**Steve Beggs**

Tartan Properties Commercial  
1020 Wythe Street  
Alexandria, VA 22314  
(703) 836-6546 work  
(571) 334-8098 cell  
[www.tartanproperties.com](http://www.tartanproperties.com)



---

**DISCLAIMER:** This message was sent from outside the City of Alexandria email system.  
**DO NOT CLICK** any links or download attachments unless the contents are from a trusted  
source.

**From:** [Stephen Koenig](#)  
**To:** [Daphne Kott](#)  
**Cc:** [Nathan Macek](#); [Maria Wasowski](#)  
**Subject:** [EXTERNAL]PY Metro / Support for South Entrance Modified Idea No. 1  
**Date:** Tuesday, March 31, 2020 8:40:01 AM

---

Daphne,

For the record, as the Planning Commission representative on PYMIG:

I strongly support Modified Idea No. 1, the South Entrance Pavilion with Bridge.

Regards,

Stephen

Stephen W. Koenig  
Alexandria Planning Commission  
[swkoenig@icloud.com](mailto:swkoenig@icloud.com)  
703. 568. 6211

---

DISCLAIMER: This message was sent from outside the City of Alexandria email system.  
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

**From:** [Bruce Marsh](#)  
**To:** [Daphne Kott](#)  
**Subject:** Re: Update on Southwest Access Pricing Discussions  
**Date:** Sunday, March 29, 2020 10:16:25 PM

---

Dear Daphne,

Thanks for the update on the outcome of the negotiations. As the Transportation Commission Representative on PYMIG, I want to thank WMATA and City Staff for working diligently with the contractor to find a solution that improves access to the future Potomac Yard Metro's southern entrance while staying within budget and retaining the current work schedule. I support "Modified Option 1" and believe the enhancements to the southern entrance of the Potomac Yard Metro Station will support the station's role as an important link to the region's multi-modal transportation system, allowing thousands of residents and workers to access metro rail, bus and other mobility options in a part of city undergoing major transformation.

Given the Transportation Commission's inability to meet given the ongoing Covid-19 emergency and the tight timeframe, I could not discuss the outcome with my fellow members, so these comments represent solely my individual position. I have, however, encouraged Transportation Commission members to individually weigh in with PYMIG as well as with City Council.

Sincerely,  
Bruce Marsh  
Transportation Commission Representative on PYMIG  
Mobile: 703.618.8880



**From:** [Kerry Donley](#)  
**To:** [Lydia Durand](#); [City Council](#); ["brucermarsh73@gmail.com"](#); ["steve@tartanproperties.com"](#); [Stephen Koenig](#); ["Kerry.donley@gmail.com"](#); ["ephorm@gmail.com"](#); ["tanya.culbert@gmail.com"](#); ["david\\_dunn@comcast.net"](#); ["mginivan@JBG.com"](#); ["suserichar@icloud.com"](#); ["dave.weitzel@gmail.com"](#); ["crime@comcast.net"](#); ["jchook3@gmail.com"](#); ["jcorbalis@jbgsmith.com"](#)  
**Cc:** [Terry Suehr](#); [Hillary Orr](#); [Yon Lambert](#); [Jeffrey Farner](#); [Bethany Znidersic](#); ["JThomas@wmata.com"](#); [Ashe, James A.](#); ["frobertson@wmata.com"](#); [Emily Baker](#); [Daphne Kott](#); [Abigail Harwell](#); [Dirk Geratz](#); [Jack Browand](#); [Ellie McCurdy](#); [Steve Sindiong](#); [Mark Jinks](#); [Craig Fifer](#)  
**Subject:** RE: Update on Southwest Access Pricing Discussions  
**Date:** Wednesday, March 25, 2020 12:19:20 PM  
**Attachments:** [image001.jpg](#)

---

Lydia –

You had asked for some input/reaction so I thought I would start the ball rolling from my perspective.

I think we can now proceed with recommendation for PYC to do the work on the Southwest Access. From the memo it appears the version with the elevators and stairs is now within the acceptable range of \$50 million and thus project should proceed. My only hesitation is any provision for cost overruns and how that affects this particular section of the overall project. My personal opinion is that the project should proceed as designed and any addition funding required be made up by City general or capital funds and/or state funding.

We are entering some uncertain times and I assume that local and state budgets will be stressed in future years given the quick decline in the nation's economy. I know the City Manager is already looking for budget cuts in the upcoming fiscal year to offset virus-related costs and it appears he will be putting the planned 2 cent increase for school capital on hold and will be reducing the CIP. I also think the bond markets may be troublesome going forward in the short-term as investors worry that localities won't be able to pay their obligations and thus borrowing costs may carry much higher interest rates. Ironical since prevailing interest rates are so low. Prudent management over the decade by City Council and City Management have brought Alexandria a AAA rating and hopefully that will continue.

That being said, I think we need to continue to press this matter as construction begins and ensure we ultimately get the enhanced access at the station. We (the City) have made far too many promises relating to this project and we must all work to make the enhanced access a reality. The sooner we contract the more certainty we can build into the access project and hopefully stay within budget.

Kerry

**From:** [Ephorm Freeman](#)  
**To:** [Daphne Kott](#)  
**Cc:** [Lydia Durand](#)  
**Subject:** Re: FW: Reminder - Request for Input Southwest Access  
**Date:** Tuesday, March 31, 2020 6:09:31 PM

---

Hi Daphne and Lydia,

Sorry for the late reply, my preferred option is modified idea 1. I'm very please to hear an agreement was reached between all pirates to move forward. All my best to you and staff for the continued work during these very difficult times.

Regards  
Ephorm Freeman

**From:** [David Dunn](#)  
**To:** [Daphne Kott](#)  
**Subject:** Re: Reminder - Request for Input Southwest Access  
**Date:** Tuesday, March 31, 2020 12:18:31 PM

---

As a member of PYMIG – East of CSX, I support “Modified Idea 1 (South Entrance Pavillion w/ Bridge)”

The 520 foot bridge connecting both west pavilions to the main station has been discussed at length and appears to meet the criteria of maximizing accessibility, promoting walkability, and increasing economic potential to the degree any option currently can. The additional fact that this option remains within budget and may be completed along with the greater station appears to be within all positive parameters and should move forward.

Again, It is my recommendation that City Council approve Modified Idea #1 as the preferred alternative.

Thank you,

David Dunn

PYMIG – East of CSX

**From:** [Tanya Culbert](#)  
**To:** [Daphne Kott](#)  
**Cc:** [Lydia Durand](#)  
**Subject:** Re: Reminder - Request for Input Southwest Access  
**Date:** Tuesday, March 31, 2020 7:52:02 AM

---

Daphne,

Apologies, for not getting back to you in a timely manner. I did try to get some feedback from community. But for the most part people have their minds elsewhere under the circumstances.

Generally, the response was relief we have something to proceed with after all the doom and gloom talk mixed with apathy because the general belief is the city will do whatever they want to do regardless of input at this late stage. Which was one of the big challenges with getting any constructive feedback. So, the best I can offer is that with what is left is that as previously voiced the modified idea #1 is still the preference.

One humorous comment to share...."The dotted line bridge lives!" Which reflects the relief and skepticism all in one.

One question that was posed, will the design of the area be such that if desired or needed at a later date it could be expanded to include other features? In other words, could it become less modified at a later date?

Thank you for continuing to pursue this to conclusion.

Tanya

## Lydia Durand

---

**From:** Daphne Kott  
**Sent:** Wednesday, April 1, 2020 12:45 PM  
**To:** Tanya Culbert  
**Cc:** Lydia Durand  
**Subject:** RE: Reminder - Request for Input Southwest Access

Hi Tanya,

Sorry for the delay in responding to your question.

Unfortunately, no. Once elements such as the escalators were removed from the design there is no opportunity to add them back in at a future date. The negotiated design is for a reduced pavilion footprint which no longer supports the installation of escalators. The supportive electrical work required for escalators was also removed.

Please let me know if you have any additional questions.

Stay safe.

Daphne Kott, P.E., CCM  
Project Director  
City of Alexandria, Virginia  
Department of Project Implementation  
703.746.4055 (direct)  
[www.alexandriava.gov](http://www.alexandriava.gov)

## Lydia Durand

---

**From:** Jay Corbalis <jcorbalis@jbgsmith.com>  
**Sent:** Tuesday, March 31, 2020 4:26 PM  
**To:** Lydia Durand  
**Subject:** RE: Reminder - Request for Input Southwest Access

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Lydia,

On behalf of JBG SMITH, thanks for the opportunity to provide input on the design of the southwest entrance of the Potomac Yard metro station. Given the current status of the project and SW entrance, as described in Mr. Jinks' 3/18/20 memo to the PYMIG, JBG SMITH prefers the "2018 DSUP Ramp" option. While Mr. Jinks' memo does not provide the estimated cost for "Modified Option #1", it is understood to be at or near the \$50m available from VA for the SW entrance. Given the magnitude of the overall cost of the project cost and lack of additional funding, we worry that this option would leave the project vulnerable to potential cost overruns during construction, which in turn could threaten the project's viability. Because the "2018 DSUP Ramp" option provides functionally similar access while offering a potential savings of "\$10-15m", we believe it is the prudent option under the circumstances, and recommend the City pursue it in its discussions with WMATA and the Potomac Yard Constructors.

Respectfully,

Jay Corbalis

**Jay Corbalis | Vice President, Public Affairs**



4747 Bethesda Avenue, Suite 200 | Bethesda, MD 20814  
240.333.7704 direct | 856.889.0540 mobile  
[jcorbalis@jbgsmith.com](mailto:jcorbalis@jbgsmith.com)  
JBGSMITH.COM

Please consider the environment before printing this email.

**From:** [Susan Richards](#)  
**To:** [Lydia Durand](#)  
**Cc:** [City Council](#); [brucermarsh73@gmail.com](mailto:brucermarsh73@gmail.com); [steve@tartanproperties.com](mailto:steve@tartanproperties.com); [Stephen Koenig](#); [Kerry.donley@gmail.com](mailto:Kerry.donley@gmail.com); [ephorm@gmail.com](mailto:ephorm@gmail.com); [tanya.culbert@gmail.com](mailto:tanya.culbert@gmail.com); [david\\_dunn@comcast.net](mailto:david_dunn@comcast.net); [mginivan@JBG.com](mailto:mginivan@JBG.com); [dave.weitzel@gmail.com](mailto:dave.weitzel@gmail.com); [scime@comcast.net](mailto:scime@comcast.net); [kdonley@johnmarshallbank.com](mailto:kdonley@johnmarshallbank.com); [jchook3@gmail.com](mailto:jchook3@gmail.com); [jcorbalis@jbgsmith.com](mailto:jcorbalis@jbgsmith.com); [Terry Suehr](#); [Hillary Orr](#); [Yon Lambert](#); [Jeffrey Farner](#); [Bethany Znidersic](#); [JThomas@wmata.com](mailto:JThomas@wmata.com); [Ashe, James A.](#); [frobertson@wmata.com](mailto:frobertson@wmata.com); [Emily Baker](#); [Daphne Kott](#); [Abigail Harwell](#); [Dirk Geratz](#); [Jack Browand](#); [Ellie McCurdy](#); [Steve Sindiong](#); [Mark Jinks](#); [Craig Fifer](#); [Amol Vaidya](#)  
**Subject:** Re: Update on Southwest Access Pricing Discussions  
**Date:** Wednesday, March 25, 2020 8:32:06 PM  
**Attachments:** [cid8DA6ADE9-1E79-41A2-9D98-D4853E9342B1.pdf](#)

---

Ms. Durand and PYMIG members,

Please find attached a letter of support from PYCA for modified idea #1. Thank you so much for the opportunity to provide feedback and thank you for your continued hard work and dedication.

I hope everyone is staying safe and well under the circumstances. I look forward to when we may meet again in person.

Thank you,

Susan Richards

Susan Richards

# POTOMAC YARD

## CIVIC ASSOCIATION

March 25, 2020

Mark B Jinks, City Manager  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

RE: Support of Modified Idea #1 for Potomac Yard Metrorail Station

Dear Mr. Jinks:

Pursuant to your March 18 Memorandum, the Board of the Potomac Yard Civic Association (PYCA) has reviewed the staff recommendation and would respectfully request that this letter serve as an indication of our support for the Modified Idea #1. We agree with the city staff assessment that Modified Idea #1 best accomplishes the intent of maximizing accessibility, promoting walkability and increasing economic potential for the Potomac Yard area.

Given the current public health concerns surrounding COVID-19, we were unable to conduct a Civic Association meeting to allow for full discussion of the staff recommendation. However, we have communicated out via our newsletter and our Board unanimously agreed with the recommendation.

We would like to applaud the City staff for their diligence and continued commitment to our community to achieve this outcome. While there remains some natural level of disappointment at not having the initial station design come to fruition, we recognize that the City and its partners worked to achieve this positive outcome under many constraints and challenges. Again, thank you to the team who secured this outcome. The Potomac Yard community remains committed to the development of the southwest station in a timely manner and looks forward to the next steps.

Should you have any questions or concerns, please do not hesitate to contact me at [info@potomacyard.org](mailto:info@potomacyard.org).

Sincerely,



Amol Vaidya  
PYCA President

cc:  
PYMIG Members



**From:** [Dave Weitzel](#)  
**To:** [Daphne Kott](#)  
**Cc:** [Lydia Durand](#)  
**Subject:** Re: Reminder - Request for Input Southwest Access  
**Date:** Monday, March 30, 2020 10:07:18 PM

---

Hi Daphne,

It's been a bit hard getting any input from our community despite trying via email.

The only feedback I have had in discussions has been support and relief that there seems to be a conclusion. No one has opposed the proposal.

Therefore We fully support the option A (bridge and pavilion entrance building) that has been priced to be within the \$50m "budget". This will provide a more secure and true entrance to the Metro system for residents and visitors from the Southwest.

We hope that the city can expedite the permitting process so that PYC, once the contacts are agreed on, can catch up with the other station elements to ensure a complete station is ready in Spring 2022.

David Weitzel  
Old Town Greens Community Rep  
PYMIG

**From:** [Steven Crime](#)  
**To:** [Lydia Durand](#)  
**Subject:** Re: Update on Southwest Access Pricing Discussions  
**Date:** Sunday, March 29, 2020 5:47:15 AM

---

Hello Lydia,

The Potomac Greens Homeowners Association supports Modified Idea #1 as the best proposal to enhance southwest access to the new Potomac Yard Metrorail Station. Modified Idea #1 can be accomplished with the additional \$50 million funds made available by the Commonwealth of Virginia, will provide easier Station access to mobility-impaired individuals, and will not delay the current construction schedule.

Because of guidance from Commonwealth and local leaders, we were unable to hold an open meeting for our residents on this issue. However, the full text of the March 18, 2020, Memorandum from City Manager Mark B. Jinks was disseminated electronically to our residents, along with my recommendation to support Modified Idea #1. To date, none of our residents have contacted me to say they opposed my recommendation.

We thank City Staff, WMATA, and PYC for their effort to find common ground and agree on an acceptable price for Modified Idea #1.

Regards,

Steve Crime

PYMIG Representative for

Potomac Greens HOA