Table 1 - Summary of Alternatives
Graphics 1-18

Summary of Alternatives

Alternative	Uses (¼ mile and ½ mile walkshed)		Tax Revenue		Time + Fiscal Impact	Zoning + Permitting Cost	Permitting Cost	Population (Employees and Residents) *	
	Office	Residential	Office	Residential				Office	Residential
Alt A ¼ mile	1,398,000	2,108,400	$5,529,090	$9,847,634	N/A - Zoning cannot be amended to add additional height due to FAA flight path restrictions	N/A - Zoning cannot be amended to add additional height due to FAA flight path restrictions	$ 20,000	4,893	4,301
Alt A ½ mile	3,783,000	4,327,150	$14,106,807	$18,580,782				13,240	8,827
Alt B ¼ mile	3,043,000	1,422,250	$12,035,065	$6,642,856	Can proceed with current approvals – no delay – no loss in tax revenue	$0	$12,400,000	10,650	2,901
Alt B ½ mile	4,140,000	6,126,500	$15,438,060	$26,307,191				14,490	12,498
Alt B-CSX ¼ mile	1,782,000	2,526,000	$7,047,810	$11,798,104	Time Delay: 60-84 months. Loss of tax revenue: $4,600,000 - $6,500,000	$650,000 - $850,000	$0	6,237	5,153
Alt B-CSX ½ mile	3,940,000	4,521,875	$14,692,260	$19,416,931				13,790	9,224
Alt D ¼ mile	3,010,000	2,476,000	$11,904,550	$11,564,571	Time Delay: 60-84 months. Loss of tax revenue: $4,600,000 - $6,500,000	$650,000 - $850,000	$300,000	10,535	5,051
Alt D ½ mile	3,840,000	4,398,250	$14,319,360	$18,886,086				13,440	8,972

* Notes:
Residential population is based on average unit size of 1,000 SF and 2.04 residents per unit
Employee population is based on 3.5 employees per 1,000 SF of office.

growth crescent

North Potomac Yard (2007)
Land Area: 73 ac

Landmark/Van Dorn (2009)
Land Area: 607 ac

Old Town North (2017)
Land Area: 200 ac

Braddock (2008)
Land Area: 237 ac

Oakville Triangle (2015)
Land Area: 37 ac

Mt. Vernon (2005)
Land Area: 123 ac

Eisenhower West (2015)
Land Area: 621 ac

Eisenhower East (2003)
Land Area: 245 ac

Beauregard (2012)
Land Area: 237 ac

Arlandria (2003)
Land Area: 151 ac

Waterfront (2012)
Land Area: 357 ac

Potomac Yard/Greens (1992)
Land Area: 382 ac

Figure 1

Small Area Plan

Vision

Objectives

Recommendations

Land Uses

Building Heights

Coordinated Development District (CDD) Zoning

Specific Land Uses

Density

Building Heights

CDD Special Use Permit

Open Space Location

Framework Streets

Design Guidelines

Phasing - Implementation

Development Special Use Permit

- Massing + Architecture
- Streetscape
- Parking
- Open Space Design

Figure 2

Increasing Level of Detail

land uses

Figure 3

Federal Aviation Administration(FAA) building hight restrictions

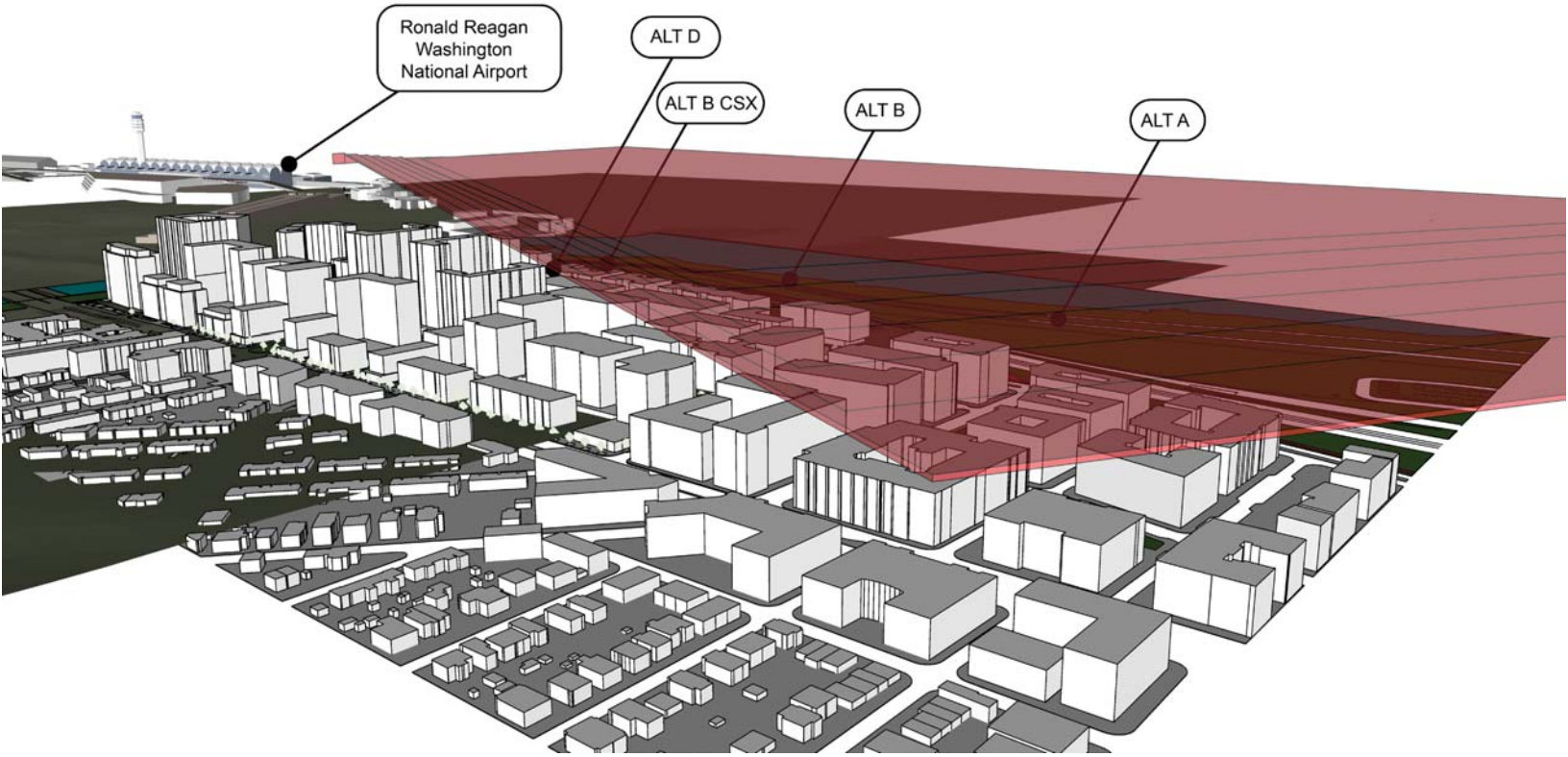


Figure 4

building heights + north potomac yard

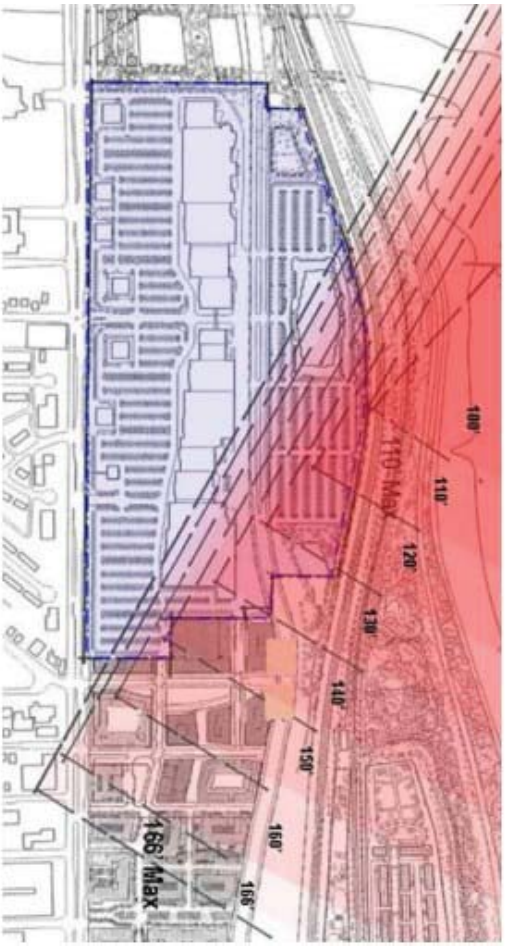
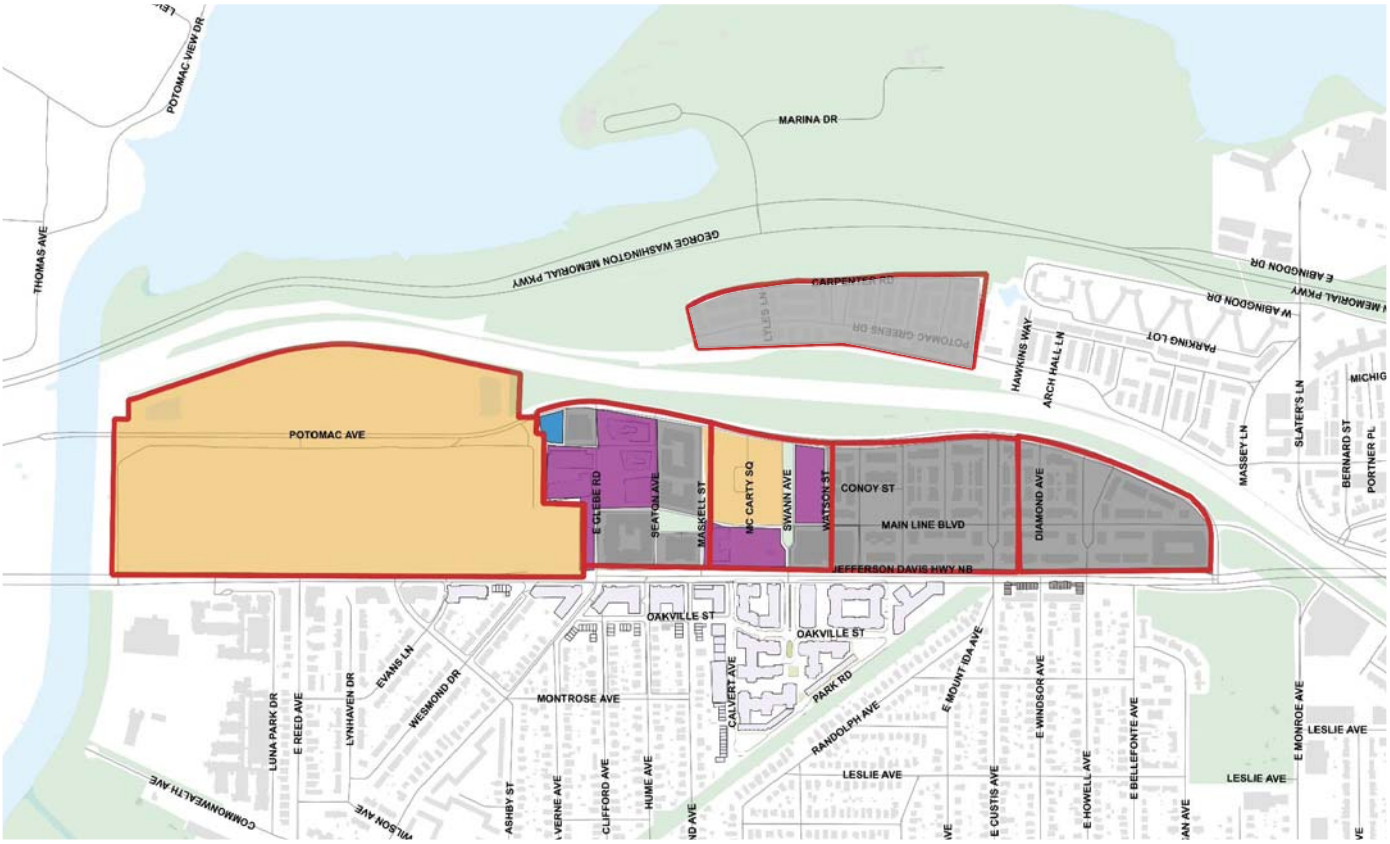


Figure 5

status of development



- Opportunity Sites (Vacant or Planned for Redevelopment)
- Approved
- Under Construction
- Constructed
- Potomac Yard Boundary

Figure 6

¼ mile + ½ mile radius : alt B

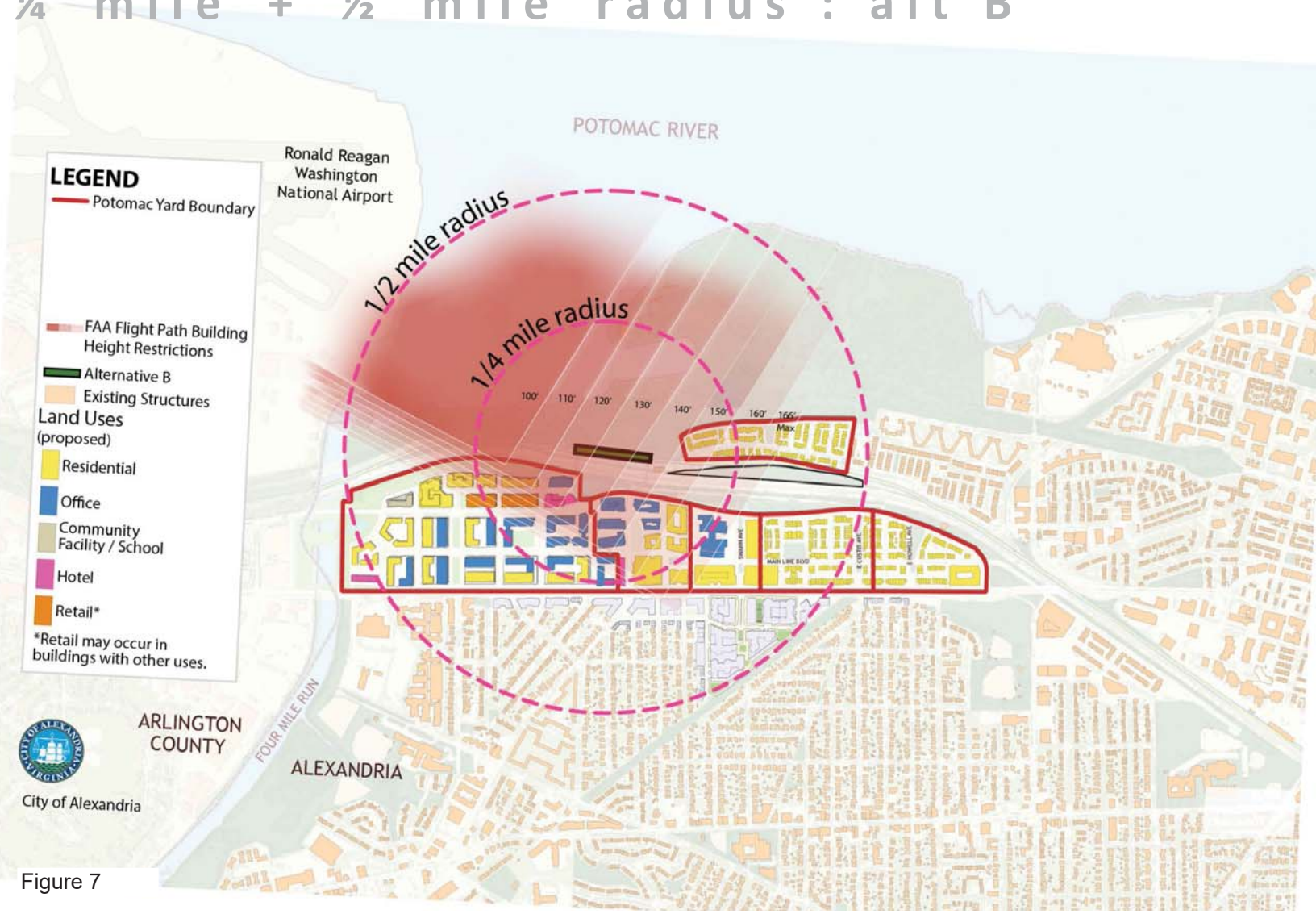


Figure 7

¼ mile + ½ mile radius : alt A

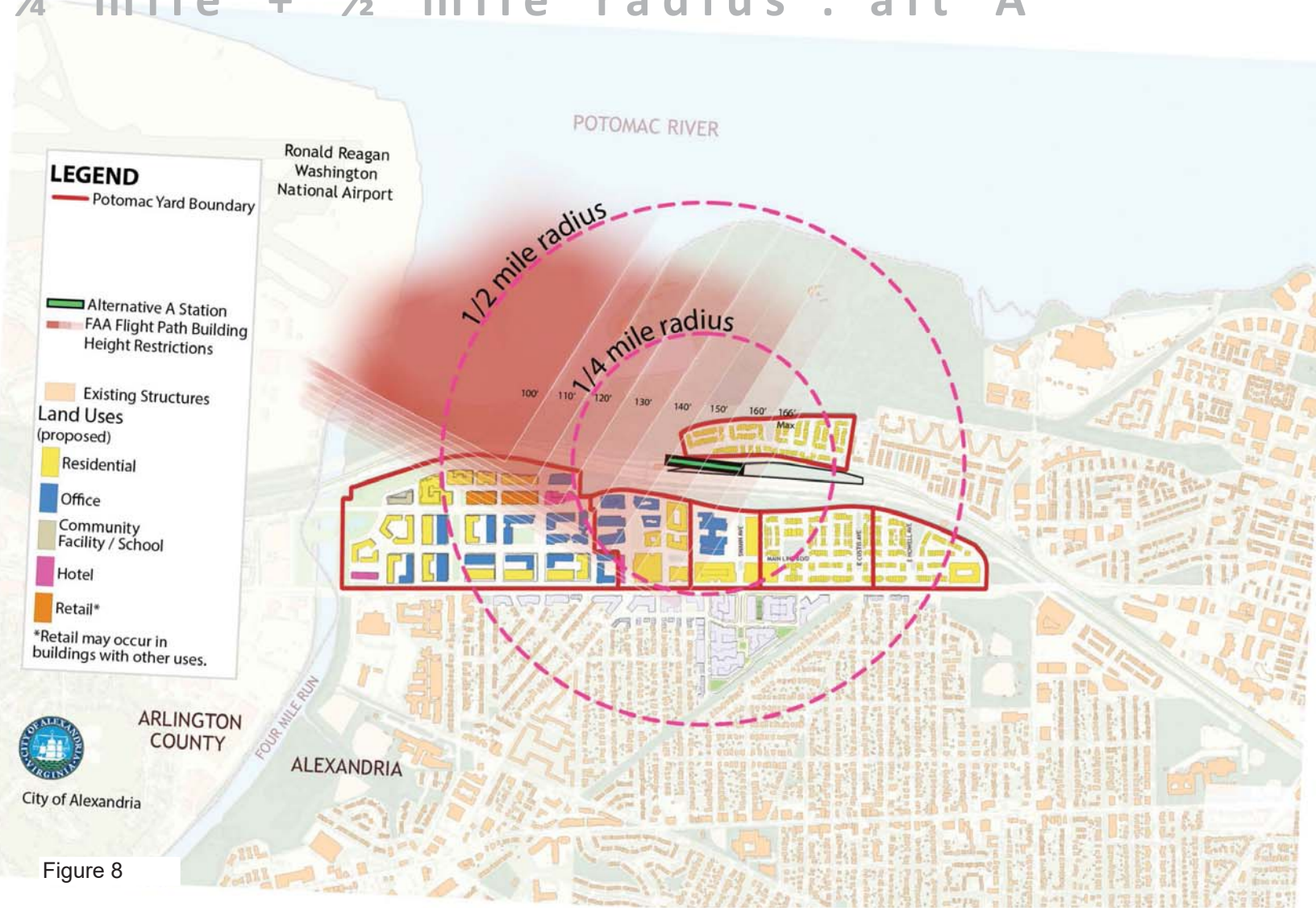


Figure 8

¼ mile + ½ mile radius : alt B CSX

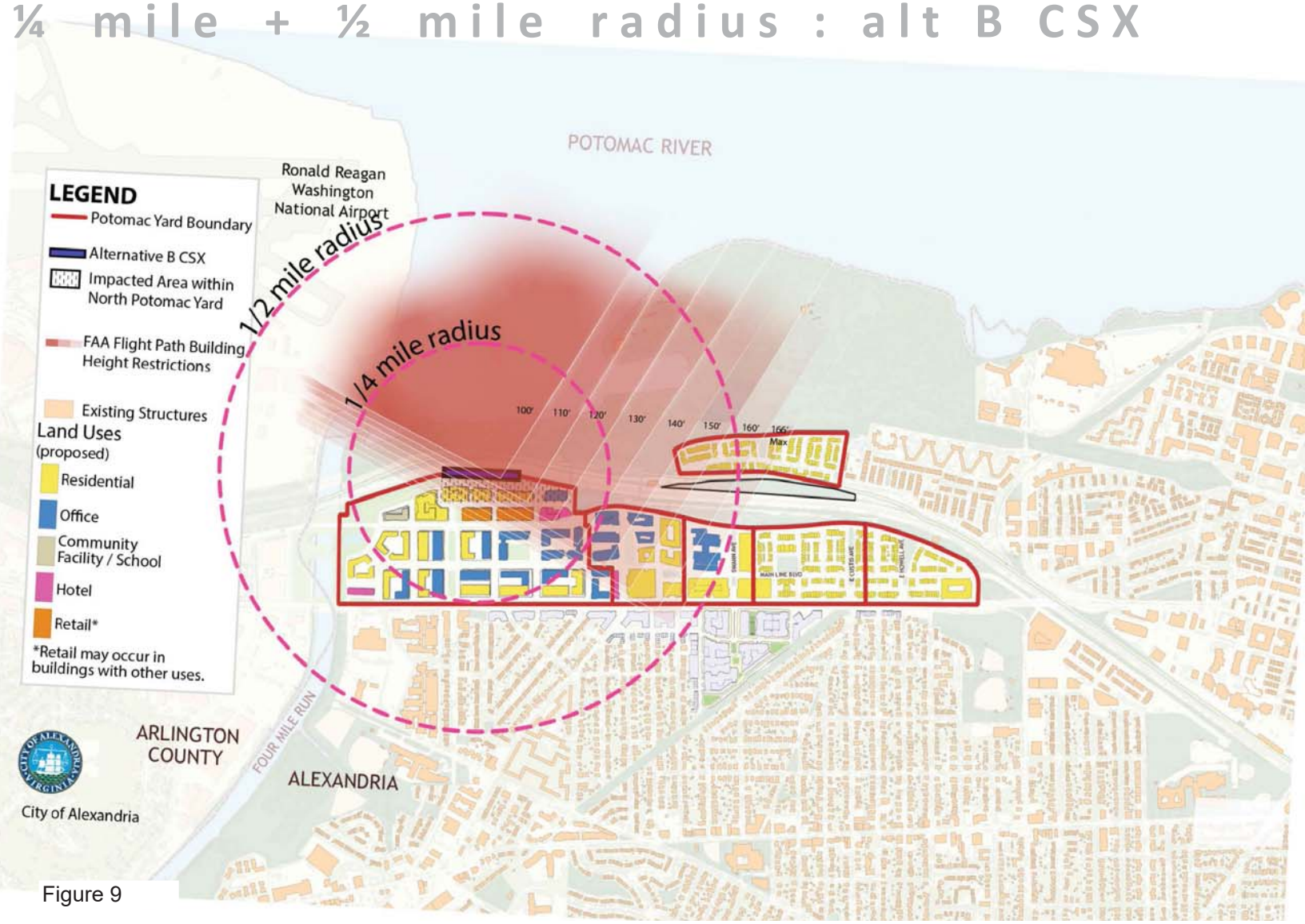


Figure 9

¼ mile + ½ mile radius : alt D

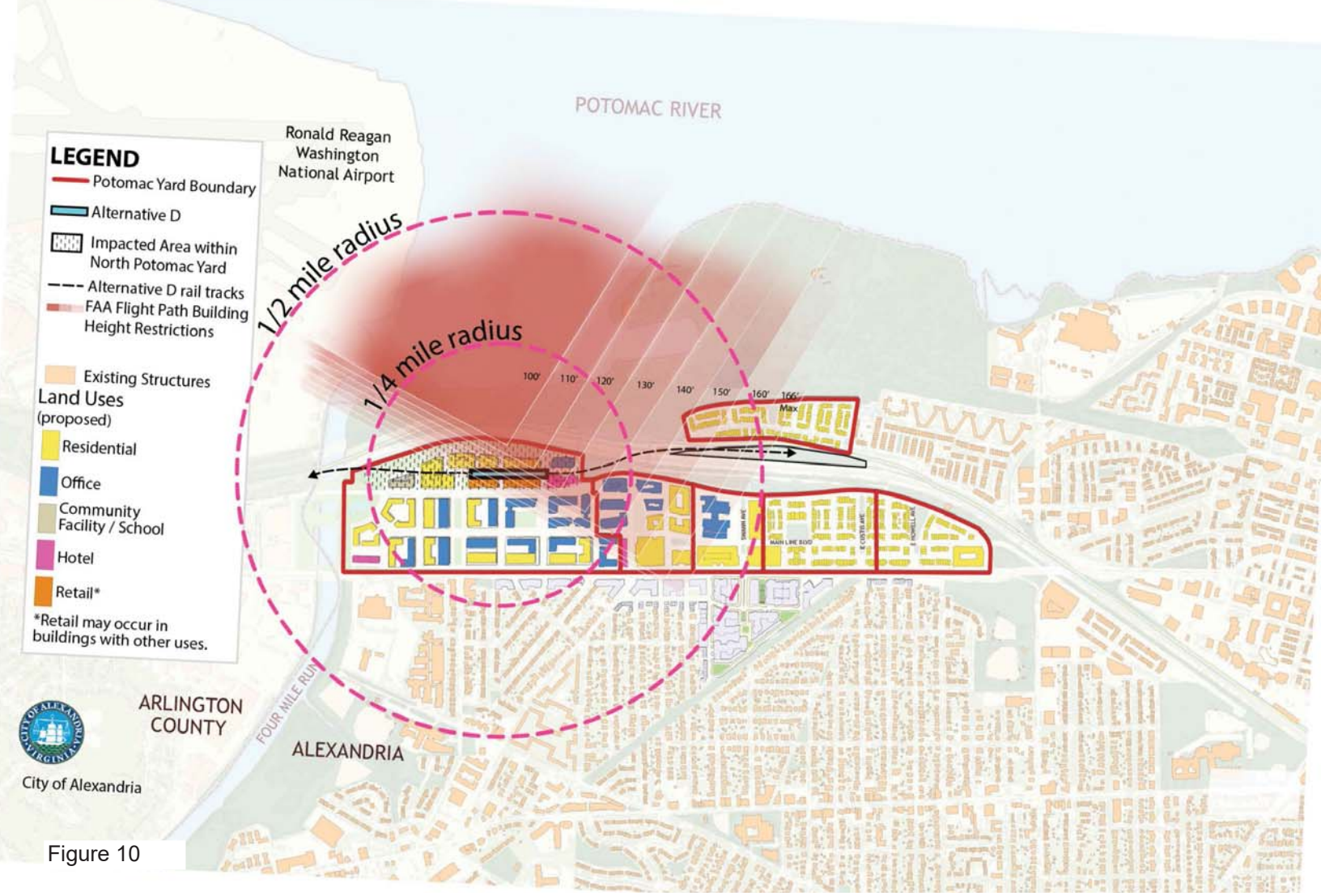
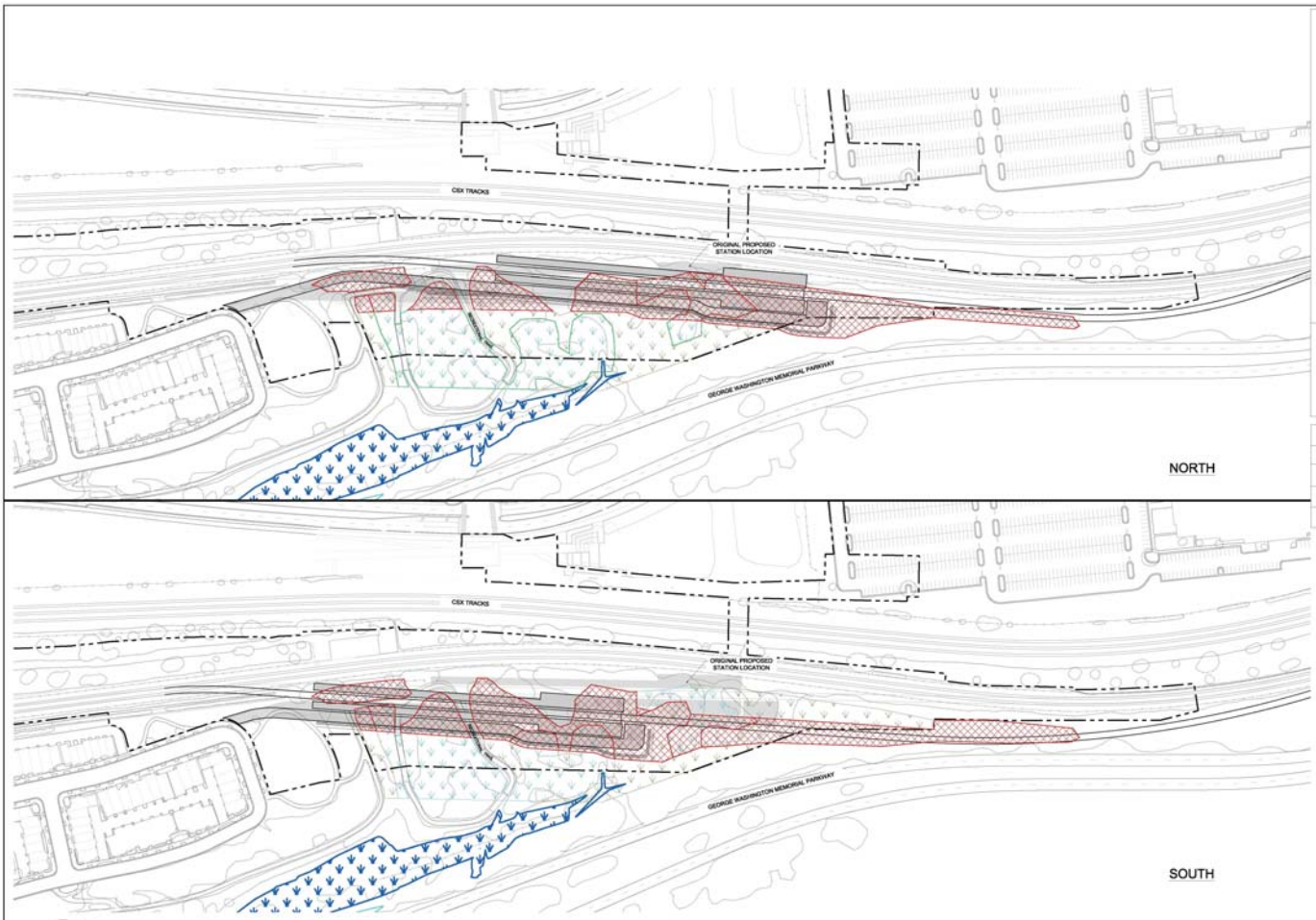


Figure 10



LEGEND:

- APPROXIMATE FORESTED WETLAND (PFO) LIMITS
- APPROXIMATE EMERGENT WETLAND (PEM) LIMITS
- APPROXIMATE TIDAL WETLAND LIMITS
- PROPOSED PERMANENT FORESTED WETLAND (PFO) IMPACTS
- PROPOSED PERMANENT EMERGENT WETLAND (PEM) IMPACTS
- PROJECT LIMITS FOR ALTERNATIVE B AS PROPOSED

SITE DATA FOR ALTERNATIVE B AS PROPSED:

PROJECT AREA	17.58 ACRES ±
FORESTED WETLANDS (PFO)	2.27 ACRES ±
EMERGENT WETLANDS (PEM)	2.16 ACRES ±

PERMANENT IMPACTS

	TOTAL
PYMS - AS PROPOSED	1.56
ALTERNATIVE B - NORTH SHIFT	2.26
ALTERNATIVE B - SOUTH SHIFT	2.59

N

0 100 200
GRAPHICAL SCALE (FEET)

Figure 11

NOTES:

1. COORDINATE SYSTEM WMATA 2009
2. SURVEY TOPOGRAPHY PROVIDED BY SURVEYS & ENGINEERING, LTD.
3. THE LIMITS OF WETLANDS AND OTHER WATERS OF THE U.S. SHOWN ON THIS MAP WERE PROVIDED BY WMATA.

Stantec
5209 Center Street
Williamsburg, VA 23188
PHONE (757) 220-6868 FAX (757) 229-4927

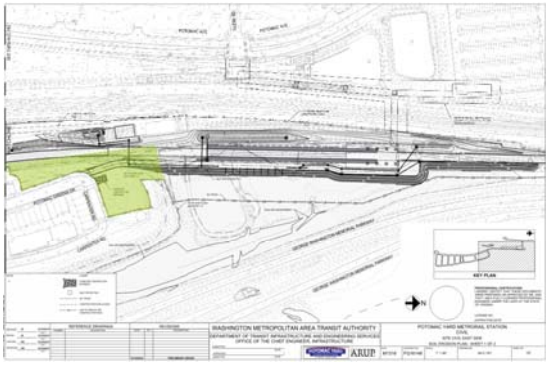
FOR: CITY OF ALEXANDRIA, VIRGINIA

POTOMAC YARD METRO STATION
PERMANENT IMPACTS
CONCEPTUAL STATION EVALUATION

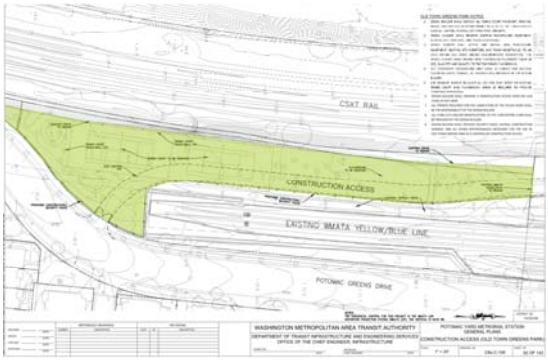
FIGURE: 11

JOB NUMBER: 205401233 | DRAWN BY: RC | CHECKED BY: LC | APPROVED BY: LC | DATE: MARCH 2018

Staging Areas



Potomac Greens



Old Town Greens

Mainline Blvd.

POTOMAC YARD
CONSTRUCTORS
A JOINT VENTURE

Figure 12

SITE DATA:

PROJECT AREA	17.58 ACRES ±
FORESTED WETLANDS (PFO)	2.27 ACRES ±
EMERGENT WETLANDS (PEM)	2.16 ACRES ±

JURISDICTIONAL AREA IMPACTS:

PERMANENT IMPACTS

FORESTED WETLANDS (PFO)	0.92 ACRES ±
EMERGENT WETLANDS (PEM)	0.64 ACRES ±

TEMPORARY IMPACTS

FORESTED WETLANDS (PFO)	1.10 ACRES ±
EMERGENT WETLANDS (PEM)	0.91 ACRES ±

LEGEND:

- APPROXIMATE FORESTED WETLAND (PFO) LIMITS
- APPROXIMATE EMERGENT WETLAND (PEM) LIMITS
- APPROXIMATE TIDAL WETLAND LIMITS
- PROPOSED PERMANENT EMERGENT WETLAND (PEM) IMPACTS
- PROPOSED TEMPORARY PERMANENT FORESTED WETLAND (PFO) IMPACTS
- PROPOSED TEMPORARY EMERGENT WETLAND (PEM) IMPACTS
- PROPOSED PERMANENT FORESTED WETLAND (PFO) IMPACTS
- PROJECT LIMITS

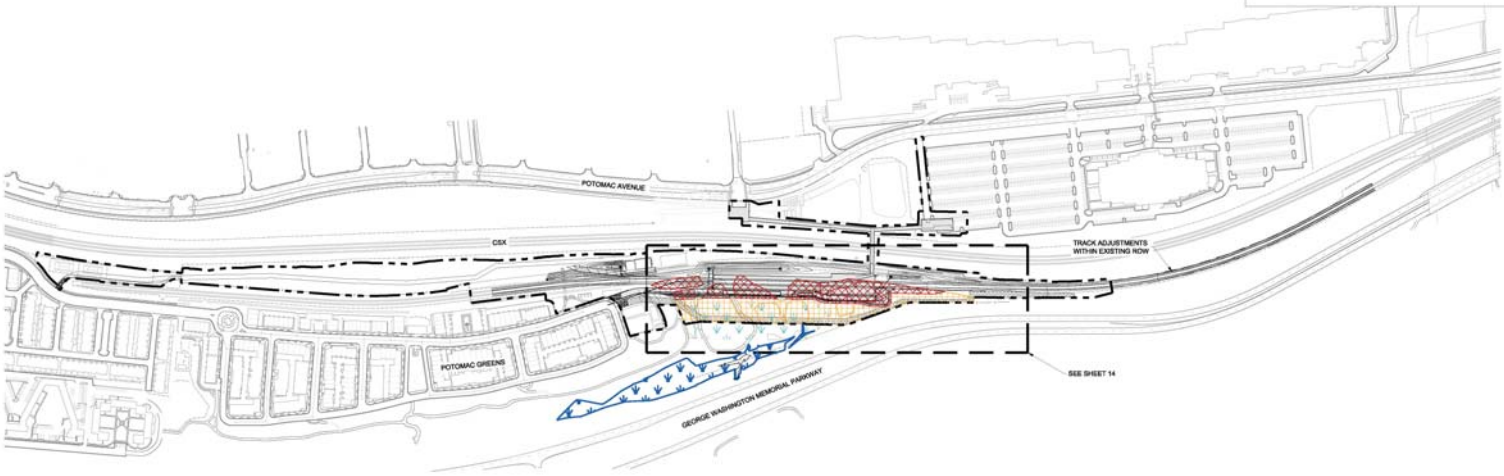
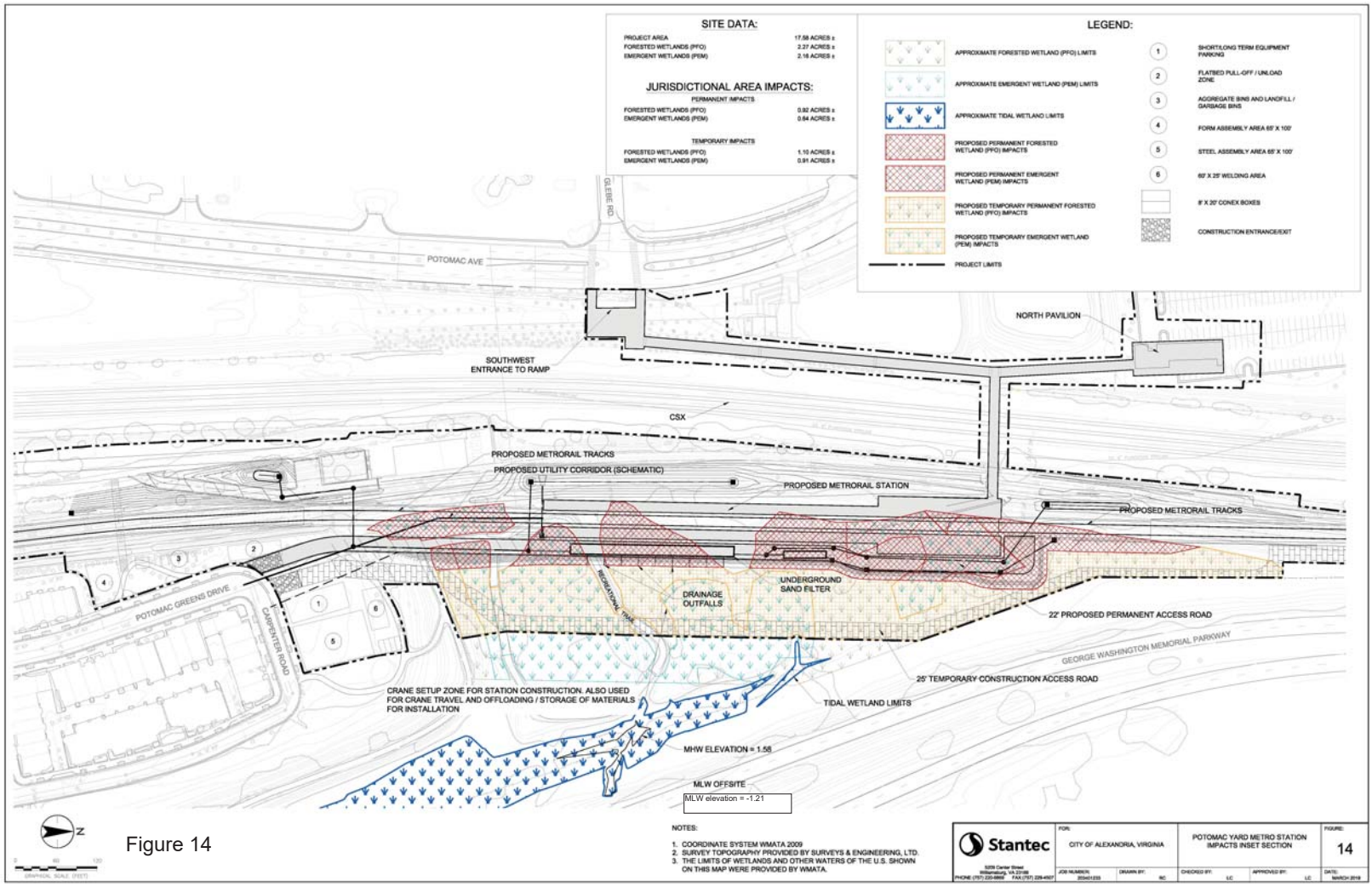


Figure 13

NOTES:

1. COORDINATE SYSTEM WMATA 2009
2. SURVEY TOPOGRAPHY PROVIDED BY SURVEYS & ENGINEERING, LTD.
3. THE LIMITS OF WETLANDS AND OTHER WATERS OF THE U.S. SHOWN ON THIS MAP WERE PROVIDED BY WMATA.

Stantec 5209 Center Street Williamsburg, VA 23188 PHONE (757) 220-9860 FAX (757) 229-4927	FOR: CITY OF ALEXANDRIA, VIRGINIA	POTOMAC YARD METRO STATION IMPACTS MAP		FIGURE: 13
	JOB NUMBER: 205401233 / DRAWN BY: RC	CHECKED BY: LC	APPROVED BY: LC	DATE: MARCH 2019


SITE DATA:
PROJECT AREA 17.58 ACRES ±
FORESTED WETLANDS (PFO) 2.27 ACRES ±
EMERGENT WETLANDS (PEM) 2.16 ACRES ±
JURISDICTIONAL AREA IMPACTS:
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FORESTED WETLANDS (PFO) 0.92 ACRES ±
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TEMPORARY IMPACTS
FORESTED WETLANDS (PFO) 1.10 ACRES ±
EMERGENT WETLANDS (PEM) 0.91 ACRES ±
LEGEND:
APPROXIMATE FORESTED WETLAND (PFO) LIMITS
APPROXIMATE EMERGENT WETLAND (PEM) LIMITS
APPROXIMATE TIDAL WETLAND LIMITS
PROPOSED PERMANENT FORESTED WETLAND (PFO) IMPACTS
PROPOSED PERMANENT EMERGENT WETLAND (PEM) IMPACTS
PROPOSED TEMPORARY PERMANENT FORESTED WETLAND (PFO) IMPACTS
PROPOSED TEMPORARY EMERGENT WETLAND (PEM) IMPACTS
PROJECT LIMITS
1 SHORT/LONG TERM EQUIPMENT PARKING
2 FLATBED PULL-OFF / UNLOAD ZONE
3 AGGREGATE BINS AND LANDFILL / GARBAGE BINS
4 FORM ASSEMBLY AREA 65' X 100'
5 STEEL ASSEMBLY AREA 65' X 100'
6 60' X 25' WELDING AREA
8' X 20' CONEX BOXES
CONSTRUCTION ENTRANCE/EXIT
GLEBE RD.
POTOMAC AVE
NORTH PAVILION
SOUTHWEST ENTRANCE TO RAMP
CSX
PROPOSED METRORAIL TRACKS
PROPOSED UTILITY CORRIDOR (SCHEMATIC)
PROPOSED METRORAIL STATION
PROPOSED METRORAIL TRACKS
POTOMAC GREENS DRIVE
CARPENTER ROAD
DRAINAGE OUTFALLS
UNDERGROUND SAND FILTER
22' PROPOSED PERMANENT ACCESS ROAD
GEORGE WASHINGTON MEMORIAL PARKWAY
25' TEMPORARY CONSTRUCTION ACCESS ROAD
CRANE SETUP ZONE FOR STATION CONSTRUCTION. ALSO USED FOR CRANE TRAVEL AND OFFLOADING / STORAGE OF MATERIALS FOR INSTALLATION
TIDAL WETLAND LIMITS
MHW ELEVATION = 1.58
MLW OFFSITE
MLW elevation = -1.21
N
GRAPHICAL SCALE (FEET)
NOTES:
1. COORDINATE SYSTEM WMATA 2009
2. SURVEY TOPOGRAPHY PROVIDED BY SURVEYS & ENGINEERING, LTD.
3. THE LIMITS OF WETLANDS AND OTHER WATERS OF THE U.S. SHOWN ON THIS MAP WERE PROVIDED BY WMATA.
Stantec
FOR: CITY OF ALEXANDRIA, VIRGINIA
POTOMAC YARD METRO STATION IMPACTS INSET SECTION
FIGURE: 14
DRAWN BY: RC
CHECKED BY: LC
APPROVED BY: LC
DATE: MARCH 2019

Figure 14

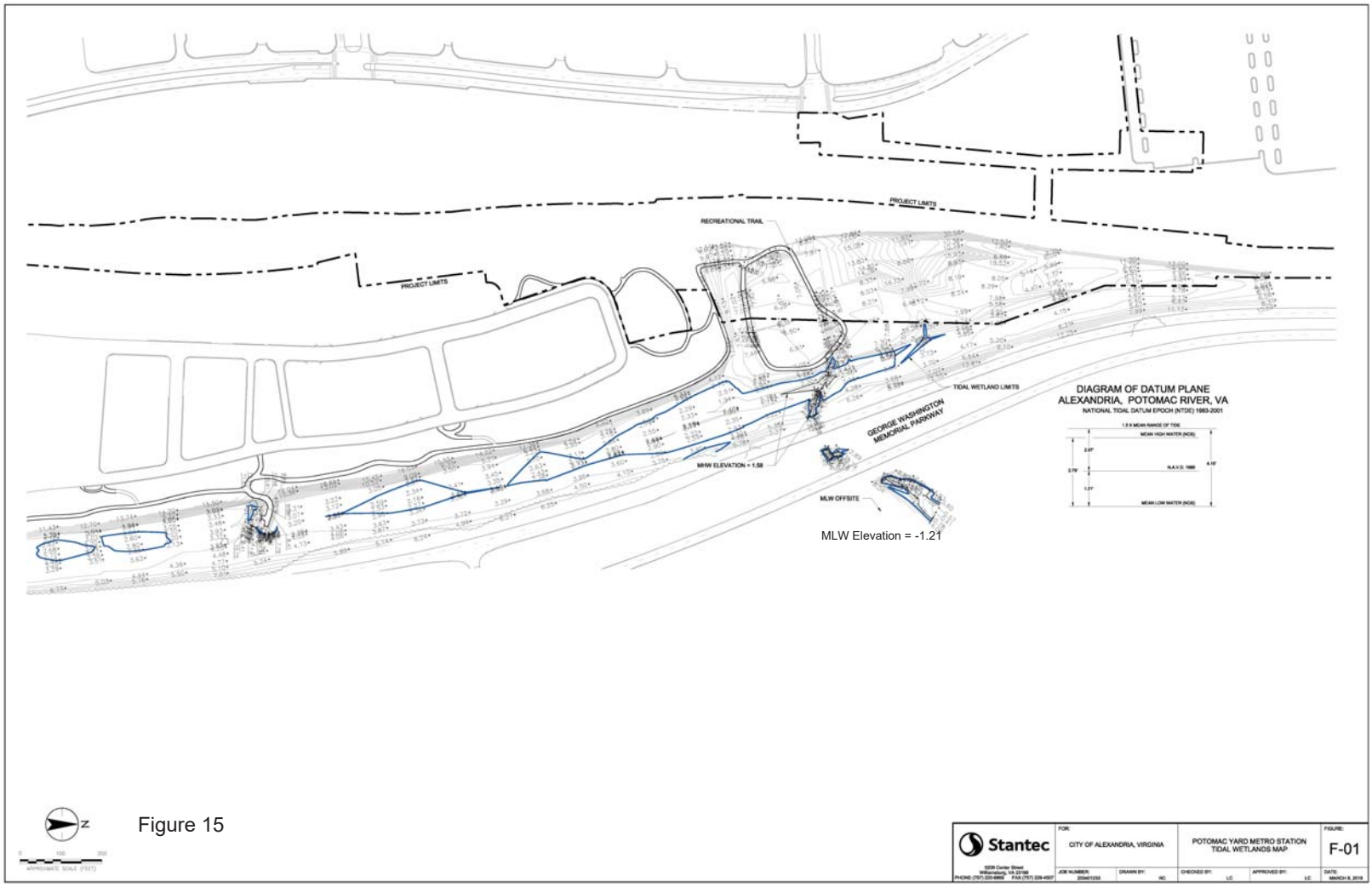

PROJECT LIMITS
RECREATIONAL TRAIL
PROJECT LIMITS
TIDAL WETLAND LIMITS
GEORGE WASHINGTON MEMORIAL PARKWAY
MHW ELEVATION = 1.58
MLW OFFSITE
MLW Elevation = -1.21
DIAGRAM OF DATUM PLANE
ALEXANDRIA, POTOMAC RIVER, VA
NATIONAL TIDAL DATUM EPOCH (NTDE) 1983-2001
1.5 X MEAN RANGE OF TIDE
MEAN HIGH WATER (NOS)
N.A.V.D. 1988
MEAN LOW WATER (NOS)
Stantec
CITY OF ALEXANDRIA, VIRGINIA
POTOMAC YARD METRO STATION
TIDAL WETLANDS MAP
F-01
MARCH 8, 2019

Figure 15

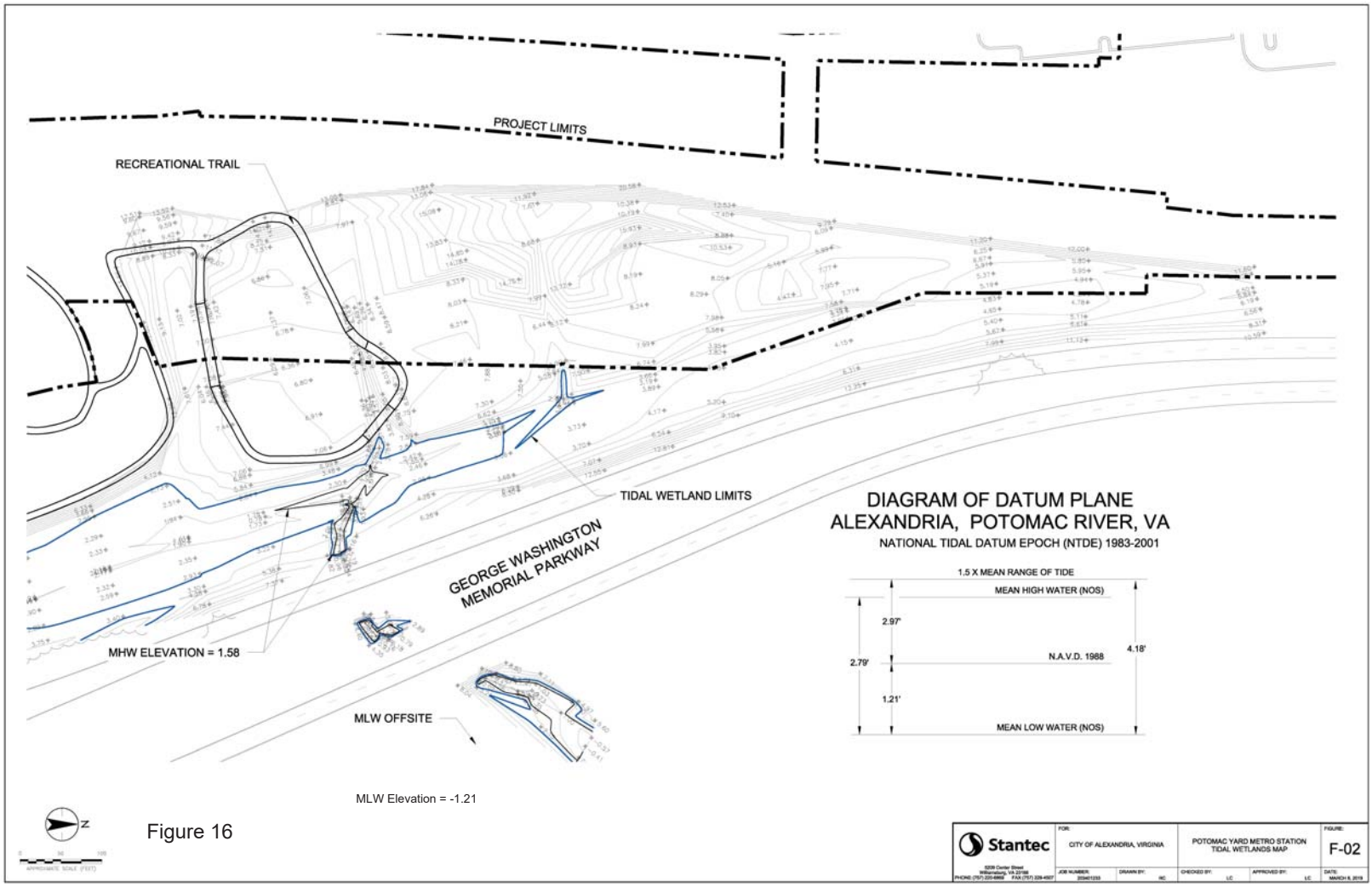

PROJECT LIMITS
RECREATIONAL TRAIL
TIDAL WETLAND LIMITS
GEORGE WASHINGTON MEMORIAL PARKWAY
MHW ELEVATION = 1.58
MLW OFFSITE
MLW Elevation = -1.21
DIAGRAM OF DATUM PLANE
ALEXANDRIA, POTOMAC RIVER, VA
NATIONAL TIDAL DATUM EPOCH (NTDE) 1983-2001
1.5 X MEAN RANGE OF TIDE
MEAN HIGH WATER (NOS)
2.97'
2.79'
N.A.V.D. 1988
4.18'
1.21'
MEAN LOW WATER (NOS)
Stantec
CITY OF ALEXANDRIA, VIRGINIA
POTOMAC YARD METRO STATION
TIDAL WETLANDS MAP
F-02

Figure 16

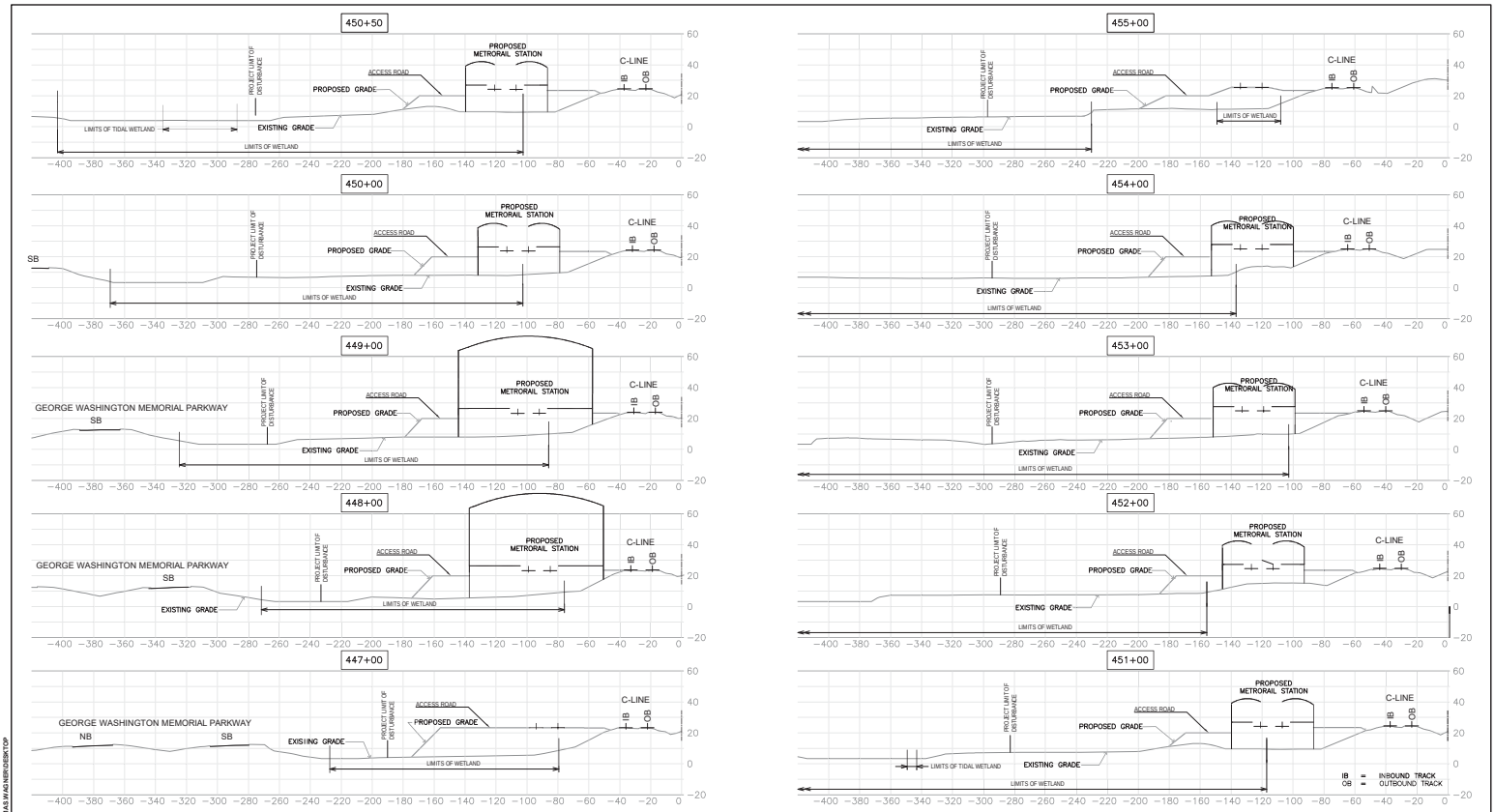


Figure 17

NOTE:
THE "PROPOSED GRADE" INDICATED ON THIS PLAN IS REPRESENTATIVE OF THE TOTAL PROPOSED PROJECT LIMIT OF PERMANENT DISTURBANCE AND IS BASED ON "POTOMAC YARD METRORAIL STATION CIVIL EAST SIDE WETLANDS RESTORATION PLAN". SPECIFIC SLOPES AND LOCATION OF PERMANENT IMPACTS WILL BE MODIFIED BASED ON FURTHER DESIGN DEVELOPMENT.

FILE PATH: C:\USERS\THOMAS.WAGNER\DESKTOP
3/5/2019 3:13 PM

DESIGNED ____ DATE
DRAWN ____ DATE
CHECKED ____ DATE
APPROVED ____ DATE

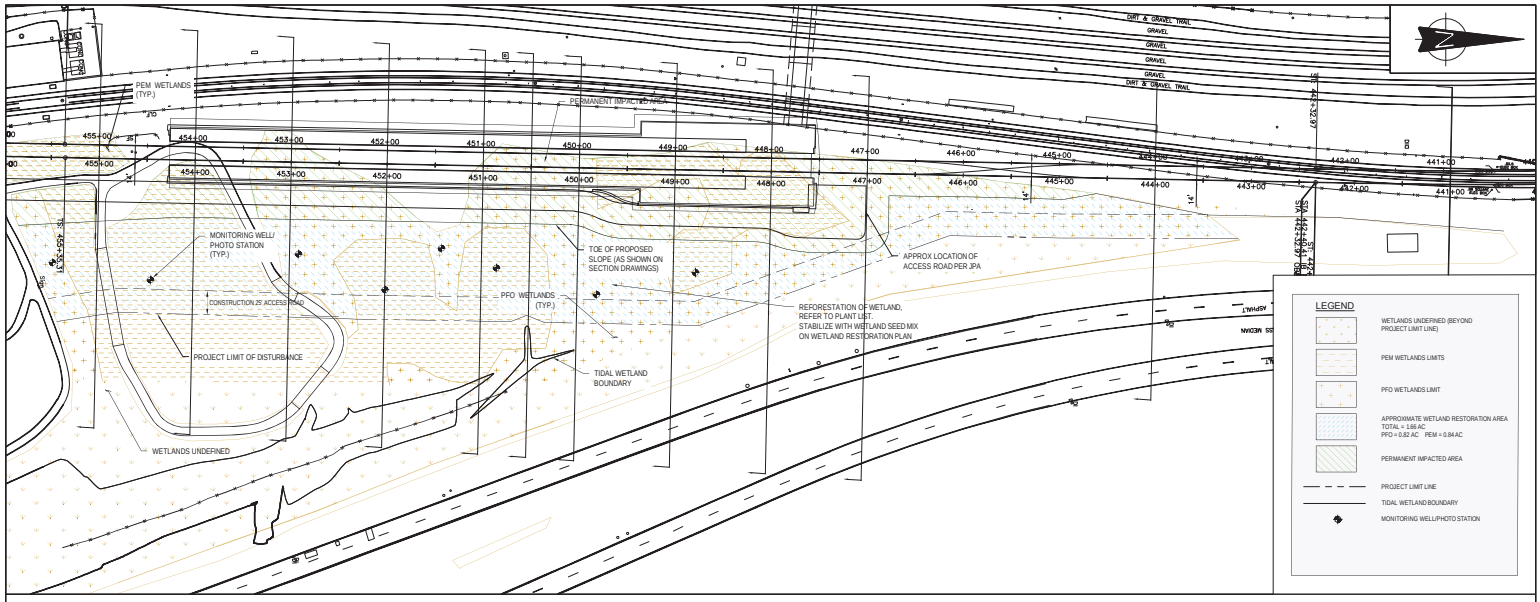
REFERENCE DRAWINGS		REVISIONS		
NUMBER	DESCRIPTION	DATE	BY	DESCRIPTION

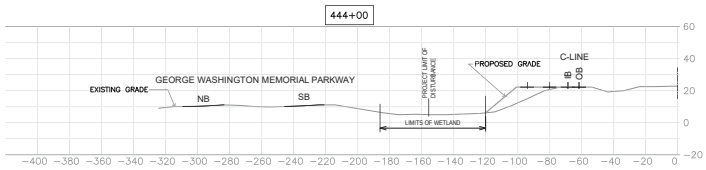
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF THE CHIEF ENGINEER, INFRASTRUCTURE

SUBMITTED ____ DATE
APPROVED ____ DIRECTOR DATE

POTOMAC YARD METRORAIL STATION
CIVIL
WETLANDS RESTORATION SECTIONS

J. NO.	CONTRACT NO.	SCALE:	DRAWING NO.	SHEET NO.
	FQ16146	1"=30'		1 OF 2





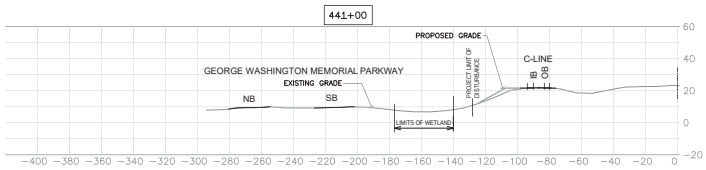


Figure 18

NOTE:
IN ABSENCE OF THE JPA PROPOSED GRADES IN THE AREA OF SECTIONS 443+00 AND 441+00, THE "PROPOSED GRADE" ON THIS PLAN IS ASSUMED TO GRADE DOWN TO THE WETLAND LIMITS. THE "PROPOSED GRADE" INDICATED ON THIS PLAN IS REPRESENTATIVE OF THE TOTAL PROPOSED PROJECT LIMIT OF PERMANENT DISTURBANCE AND IS BASED ON "POTOMAC YARD METRORAIL STATION CIVIL EAST SIDE WETLANDS RESTORATION PLAN". SPECIFIC SLOPES AND LOCATION OF PERMANENT IMPACTS WILL BE MODIFIED BASED ON FURTHER DESIGN DEVELOPMENT.

FILE PATH: C:\USERS\THOMAS.W.AGNER\DESKTOP\POTOMAC YARD\3 WETLAND SECTIONS
12/27/2018 12:26 PM

DESIGNED ____ DATE
DRAWN ____ DATE
CHECKED ____ DATE
APPROVED ____ DATE

REFERENCE DRAWINGS	
NUMBER	DESCRIPTION

REVISIONS		
DATE	BY	DESCRIPTION

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
DEPARTMENT OF TRANSIT INFRASTRUCTURE AND ENGINEERING SERVICES
OFFICE OF THE CHIEF ENGINEER, INFRASTRUCTURE

SUBMITTED ____ DATE
APPROVED DIRECTOR ____ DATE

POTOMAC YARD METRORAIL STATION
CIVIL
WETLANDS RESTORATION SECTIONS

A NO.	CONTRACT NO.	SCALE:	DRAWING NO.	SHEET NO.
	FQ16146	PLAN: 1"=50' SECTION: 1"=30'		2 OF 2