



Potomac Yard Metrorail Station Project Update

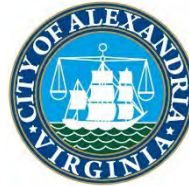
Northern Virginia Transportation Authority Meeting
March 11, 2021

Overview

- Total NVT A Investment: \$69.5 million
- Project Status: Under Construction
- Substantial Completion: March 2022
- Implementation:
 - Jurisdiction: City of Alexandria
 - Operations: Washington Metropolitan Area Transit Authority (WMATA)
 - Contractor: Potomac Yard Constructors (PYC)

Budget and Funding Sources

Total Project
Budget
= \$370M



• \$200M



• \$70M



Virginia Transportation
Infrastructure Bank (VTIB)
Loan

• \$50M



Virginia Department of Rail and Public Transportation

• \$30M



Congestion Mitigation and
Air Quality Improvement
(CMAQ) Funding

• \$20M

City Funding Sources

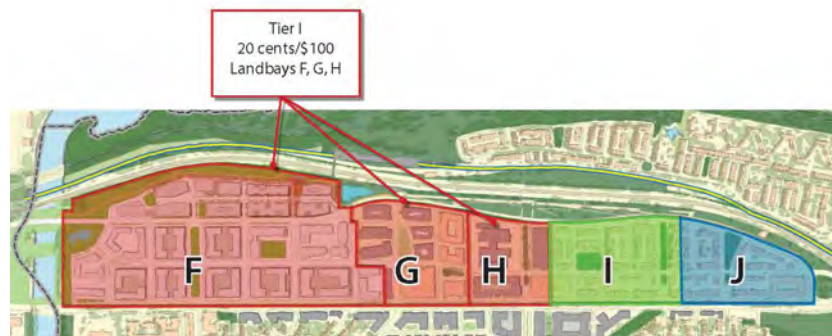
- General Obligation Bonds

- \$175M

Moody's INVESTORS SERVICE		
ALEXANDRIA (CITY OF) VA		
Instrument Information		
CUSIP: 0153027K2		
Sale Details		
Desc	General Obligation Capital Improvement Bonds, Series 2019A	Issuer Alexandria (City of) VA
Type	General Obligation	Obligor(s) Alexandria (City of) VA
Amount	204.08	
Maturity Date	July 15, 2029	
Moody's Ratings		
Underlying	Insured	Enhanced
Aaa		
as of 21-Nov-2019		

- Special Tax District Funds

- \$25M



NVTA Return on Investment

- Local and regional benefits
- Primary Benefit: New Metro system access point
- Secondary Benefits: Catalyst for transportation, economic development, environmental, and community infrastructure

ROI: Greater Local and Regional Mobility

- Expands access to Washington, DC region
- Facilitates new transportation projects
- Encourages use of alternative modes of travel
- Reduces congestion
 - Est. 5,000 cars a day
- Increases transit ridership
 - Est. daily Metro ridership: 11,000

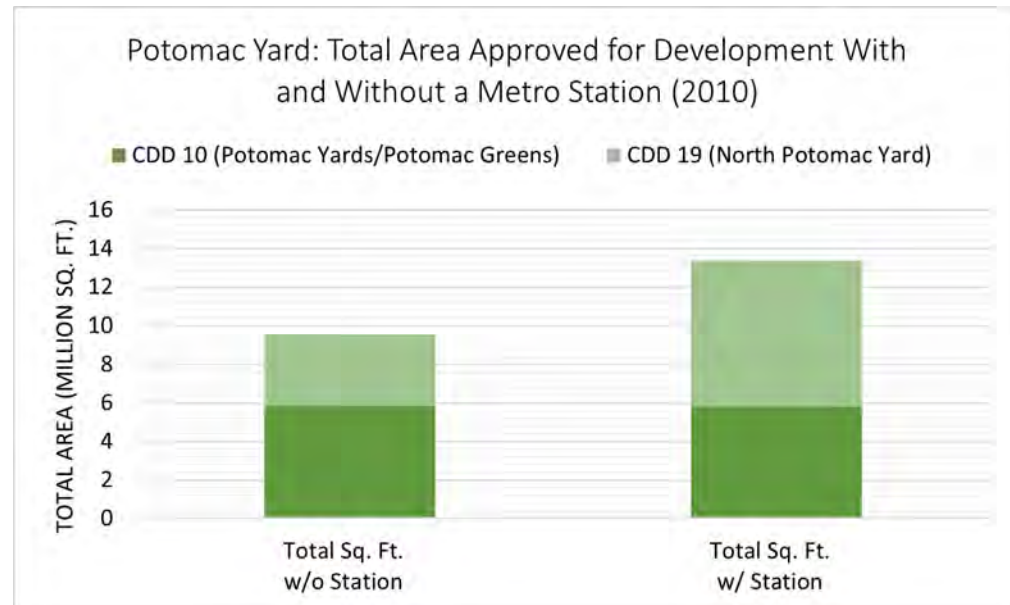


ROI: Economic Development

- Catalyst for Potomac Yard and Rt. 1 Corridor development
- Essential for maximizing potential Potomac Yard development opportunities

- North Potomac Yard SAP:

- With Station:
7,525,000 sq. ft.
- Without Station:
3,700,000 sq. ft.



ROI: Economic Development

• Evolution of North Potomac Yard SAP:

- North Potomac Yard Small Area Plan Update (2017)
- JBG North Potomac Yard Design
- VA Tech Innovation Campus
- National Landing/ Amazon HQ2 Campus
- North Potomac Yard Innovation District (2019)



North Potomac Yard
Small Area Plan (2010)

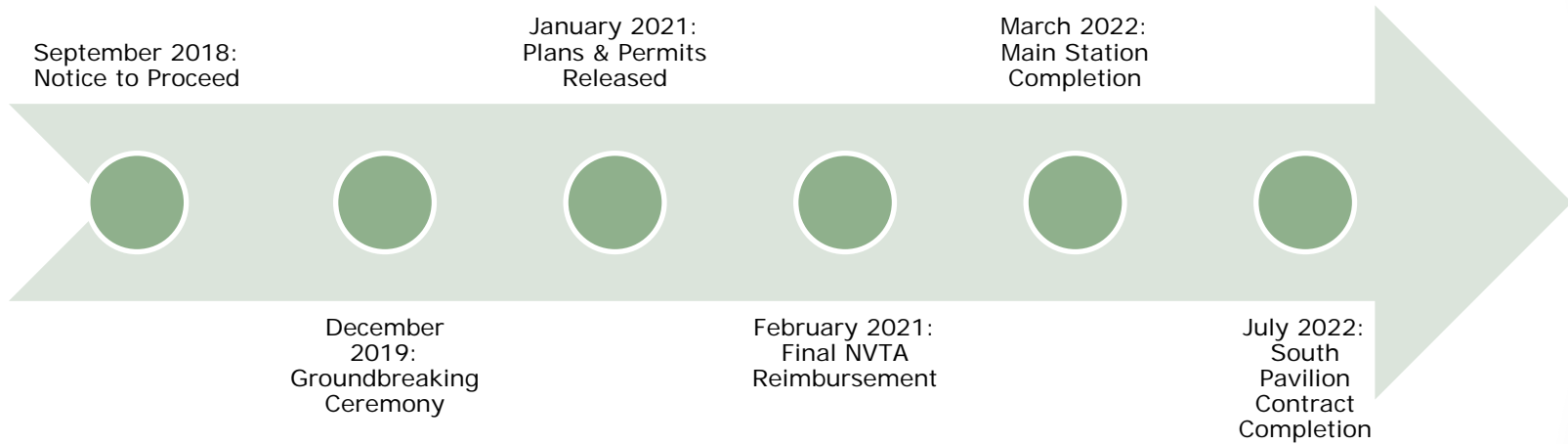


North Potomac Yard
Small Area Plan (2020)

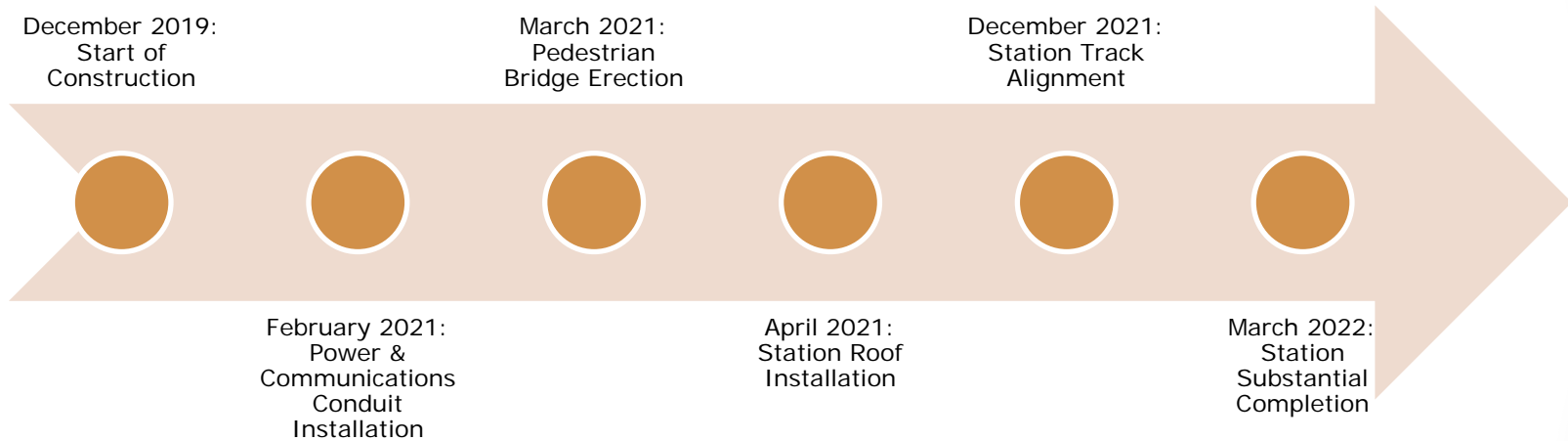


North Potomac Yard
Small Area Plan (2020)
with Innovation District

Project Milestones



Construction Milestones



Station Construction

- Station Components:
 - Headhouse, Mezzanine, and Platform
 - A/C Switchgear Building
 - Pedestrian Bridge and Knuckle Pier
 - North Pavilion
 - South Pavilion

Station Platform and Headhouse

Station Headhouse, Platform, and Pedestrian Bridge



Station Platform, Looking South



Station Platform, Looking South



Station Headhouse and Platform, Looking North



Station Headhouse, Looking North



Station Headhouse, Looking North



Station Headhouse, Looking North



Station Headhouse, Looking North



Station Headhouse, Looking South



Station Headhouse, Looking South



Station Headhouse, Looking South



A.C. Switchgear Building

A.C. Switchgear Building



A.C. Switchgear Building



South Power and Communications Conduit Duct Banks

South Conduit Duct Banks



South Conduit Duct Banks



South Conduit Duct Banks



South Conduit Duct Banks



South Conduit Duct Banks



South Conduit Duct Banks



Knuckle Pier and Pedestrian Bridge

Knuckle Pier and Pedestrian Bridge



Knuckle Pier and Pedestrian Bridge



Knuckle Pier and Pedestrian Bridge



Knuckle Pier and Pedestrian Bridge



North Pavilion

North Pavilion



North Pavilion



North Pavilion



North Pavilion



North Pavilion



North Pavilion



South Pavilion

South Pavilion



South Pavilion



South Pavilion



South Pavilion





Thank You