

ATTACHMENT B

LOCAL DESIGN REVIEW PROCESS

FTA shall continue to consult on the design of the Potomac Yard Metrorail Station as follows:

A. Review and Submittal of Final Site Plan

As required by the City of Alexandria's Zoning Ordinance, the Potomac Yard Metrorail Station project was required to obtain a Development Special Use Permit (DSUP). The DSUP for the station, DSUP 2016-0004, along with DSUP 2016-0005 for Potomac Greens Park; and DSUP 2016-0006 for Potomac Yard Park were approved by the Alexandria City Council on June 16, 2016. The approved DSUPs include conditions that the applicant and its contractor are required to satisfy. The DSUP conditions will be incorporated into the contract that WMATA will issue for the station project. Compliance with all conditions will be verified during the Final Site Plan process and during project execution as appropriate for each condition.

Approval of the Final Site Plan is required by the Zoning Ordinance before the applicant's contractor can obtain any building permits. The Final Site Plan will be prepared by the contractor and must be submitted to the City of Alexandria for processing. The City's Project Coordinator will distribute all Final Site Plan submissions to the applicable City departments and to the National Park Service (NPS) for review and comment. NPS review times will be concurrent with the City of Alexandria's review times. The initial Final Site Plan submission review time is twenty (20) business days, and for subsequent submissions the review time is fifteen (15) business days. The City Project Coordinator will compile all comments including those from NPS and will transmit the comments back to the contractor and WMATA. All commenting agencies, including NPS, will be copied on the transmission of the compiled comments to the contractor. Upon resubmission the contractor will be required to include a point-by-point response letter to all comments. This process will repeat until all parties, including NPS, are in agreement that the development conditions have been addressed, that the Final Site Plan has addressed all concerns, and that the Final Site Plan is ready for approval. Once all parties are in agreement, NPS will issue a letter to the City concurring that the Final Site Plan can be released. Upon receipt of the letter of concurrence from NPS and compliance with all other requirements, the City will release the Final Site Plan. The approved Final Site Plan will be a binding document and any changes to the approved Final Site Plan would require a plan amendment subject to both City and NPS approval.