



Overview of NorthPort Station Feasibility Study

June 16, 2015



Presentation Agenda

Task Force / Project Location / Goals

Preferred Location for the Station

Environmental Screening

Site and Station Design Layout and Costs

Ridership and Traffic Impact Estimates

Implementation Plan

Task Force

HEPMPO

City of
Ranson

City of
Charles Town

WV State Rail
Authority

MTA / MARC

CSX

EPTA

Jefferson
Orchards

Jefferson County
Planning

Jefferson County
Development
Authority

WVDOT

Region 9

WV
Development
Office

Gordon
Associates

RFP, Inc.

Sustainable
Strategies, DC

Project Location and Goals

NorthPort Station Goals

Provide enhanced accessibility to regional rail service

Support transit oriented development at Jefferson Orchards

Provide EPTA bus transfer center to improve multi-modal access

Provide linkages to regional bike paths

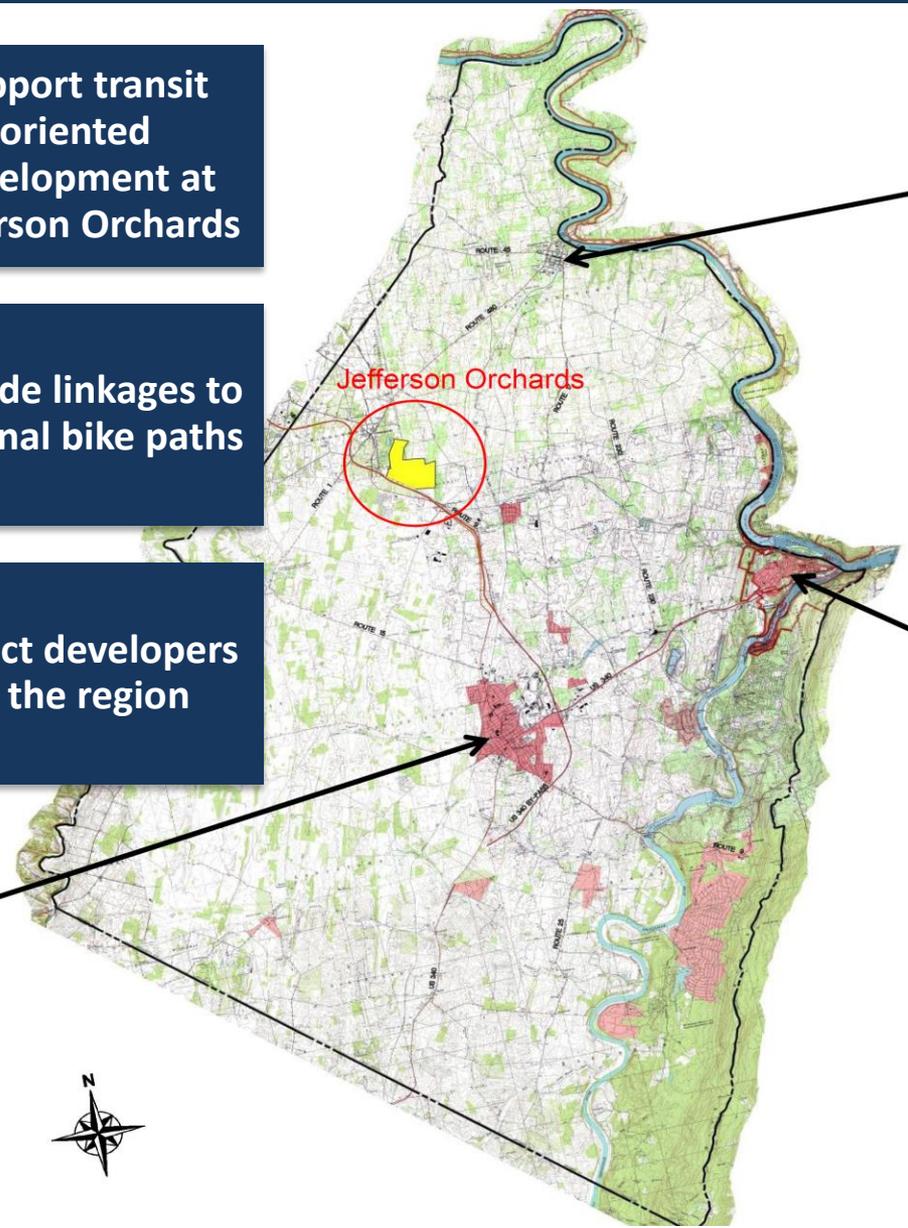
Replace Duffields MARC stop; Improved safety and amenities

Attract developers to the region

Ranson / Charles Town

Shepherdstown

Harpers Ferry



Identify Preferred Location for Station on Property



Environmental Screening

Standard FTA Environmental Subject Area	Additional Coordination	Additional Analyses
Metropolitan Planning & Air Quality		
Land Use & Zoning		
Traffic		X
Cultural Resources	X	?
Noise & Vibration		X
Acquisitions & Relocations		
Hazardous Materials		X
Community Involvement & Equity and Environmental Justice Analyses		X
Public Parkland & Recreation Areas		
Wetlands		X
Floodplains		
Water Quality & Navigable Waterways	X	X
Endangered Species & Ecologically-Sensitive Areas	X	?
Safety & Security		
Construction		

	No Concerns or Further Coordination/Analyses Identified
	Additional Coordination or Analyses Warranted
	Potential Concern Identified

Integrating a Station at Jefferson Orchards



Defining the Station and Site Plan

Task Force Defined Parameters:

Minimum of 230 parking spaces in initial phase

Integrated bus transfer facility

Phased approach to integrate with future Transit Oriented Development (TOD)

Station building between 500 and 1000 square feet for light retail and/or institutional use

Fully ADA accessible station

400-ft low level platforms

Independent pedestrian overpass for vertical circulation

Short platform canopies for passenger comfort and winter maintenance

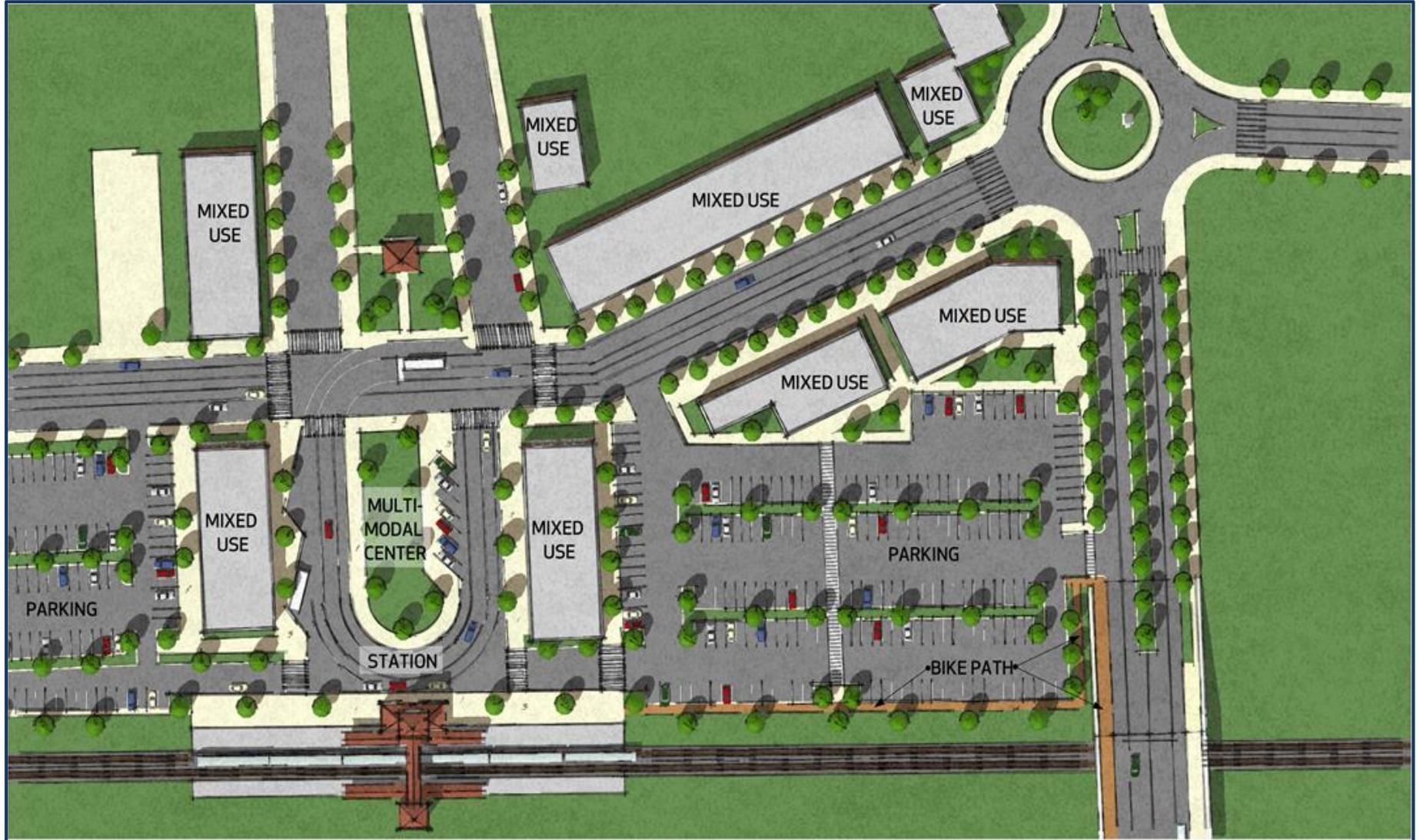
Station design style that fits into the area's historical character

Bike and pedestrian connections to the Route 9 bike path

Phase I Site Plan



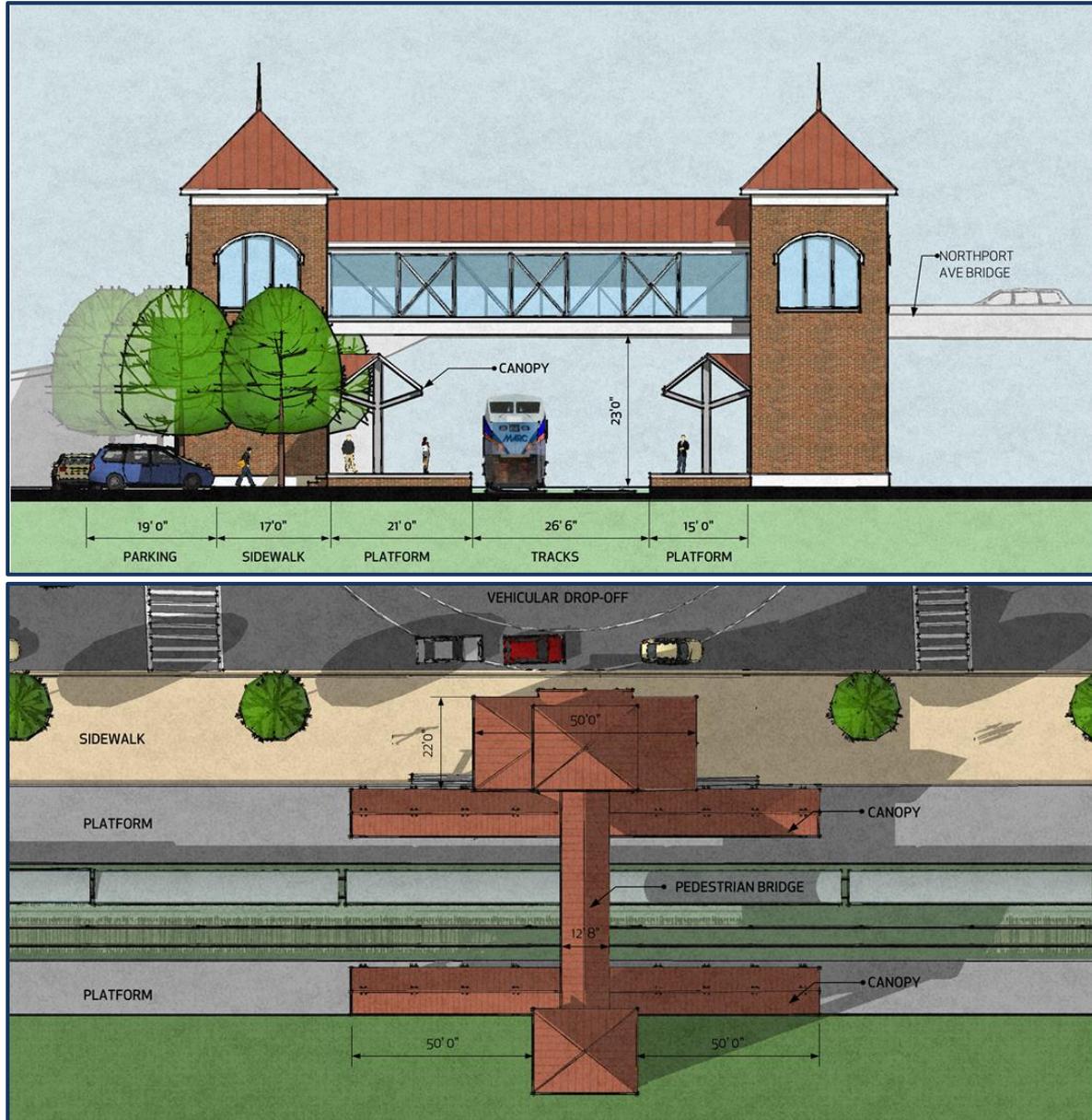
Future Phase Site Plan



Station Design



Station Design

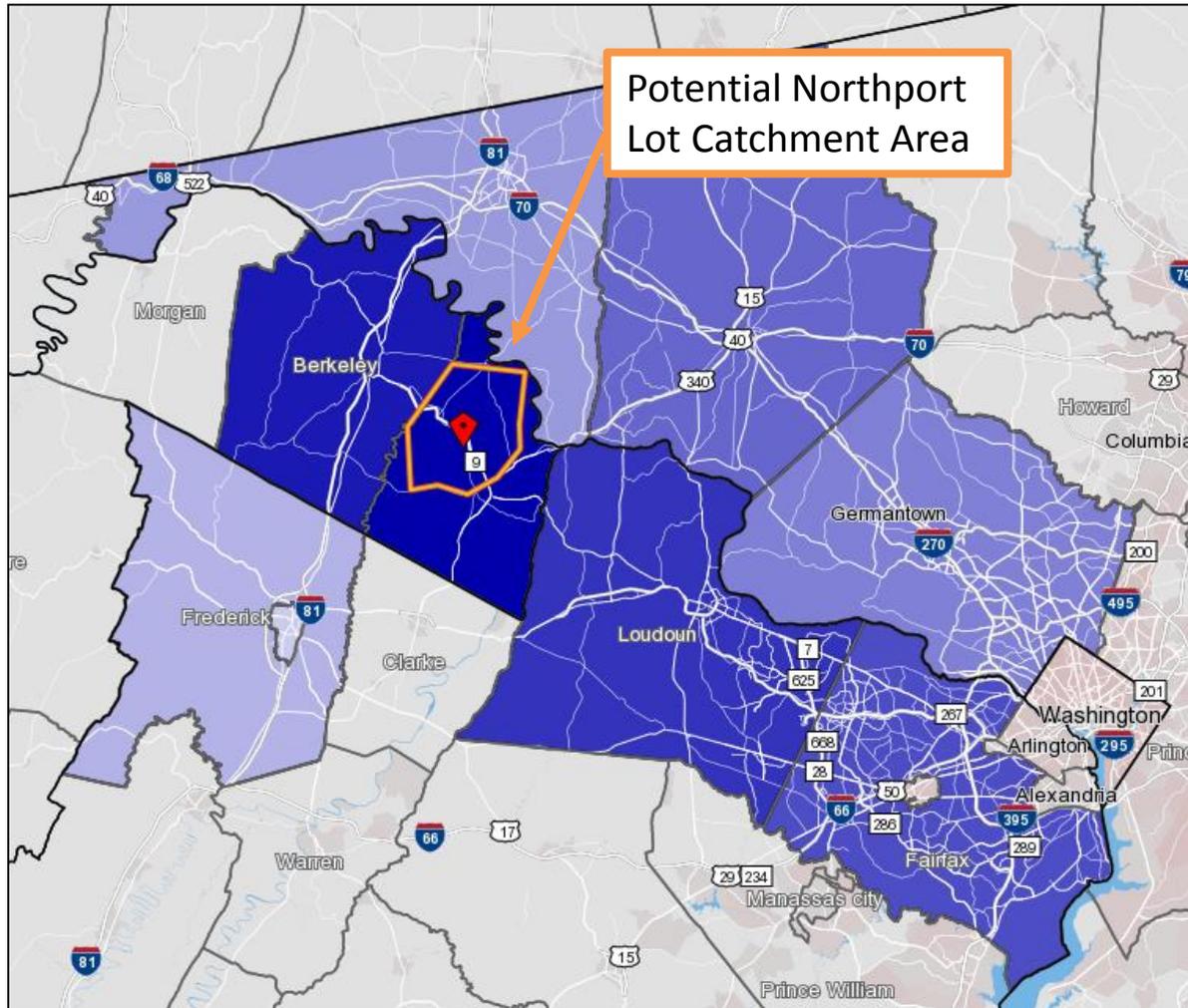


Site and Station Cost

Capital Program Element	Low Estimate	High Estimate
Access Roads (Includes Roundabout)	\$3,200,000	\$3,600,000
Platforms	\$1,600,000	\$2,300,000
Pedestrian Towers and Bridge	\$1,500,000	\$2,000,000
Crash wall	\$400,000	\$500,000
Station Building	\$250,000	\$350,000
Canopies	\$600,000	\$800,000
Parking lot	\$850,000	\$1,250,000
Utilities (10% est.)	\$840,000	\$1,080,000
Site Preparation and Miscellaneous	\$840,000	\$1,080,000
Subtotal	\$10,080,000	\$12,960,000
Project Contingency (10%)	\$1,008,000	\$1,296,000
TOTAL (rounded)	\$11,100,000	\$14,300,000

+ \$1.5 - 2.0 million in Engineering Costs

Understanding Potential Ridership



Potential Northport Lot Catchment Area

Job Locations For Those Living in Defined Catchment Area

	2011	
	Count	Share
All Counties	7,918	100.0%
Jefferson County, WV	2,506	31.6%
Berkeley County, WV	1,100	13.9%
Loudoun County, VA	784	9.9%
Fairfax County, VA	632	8.0%
Frederick County, MD	520	6.6%
Montgomery County, MD	469	5.9%
Washington County, MD	264	3.3%
Frederick County, VA	150	1.9%
Winchester city, VA	105	1.3%
Kanawha County, WV	77	1.0%
All Other Locations	1,311	16.6%

MD and VA = 40% Work Destinations

Source: CENSUS LEHD On the Map (2011 Worker Data)

Understanding Potential Ridership

MARC Station Lot Survey



Provide Your Responses on Back and Drop in Mailbox

OR

Take This Survey Online

<http://goo.gl/WLWwGX>



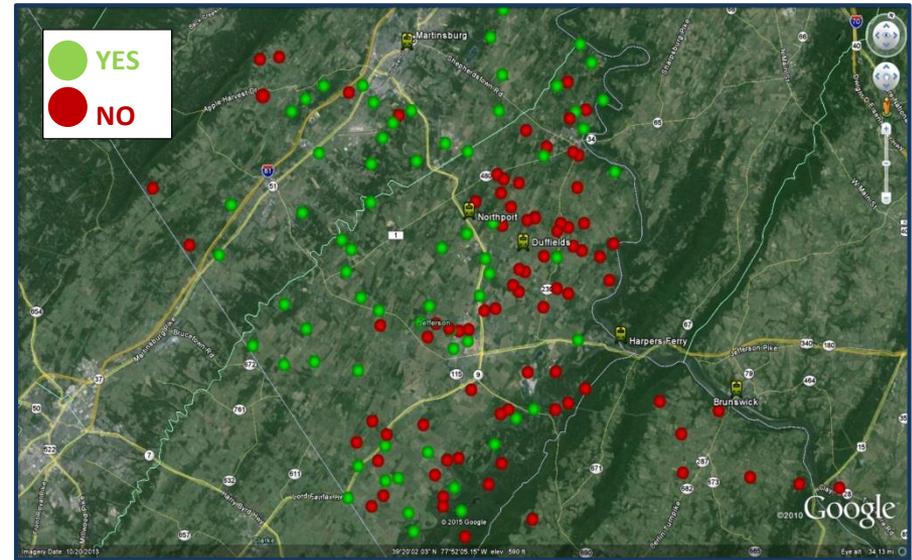
Smartphone Scan

For Additional Information visit: www.hepmo.net/Northport



The Hagerstown / Eastern Panhandle Metropolitan Planning Organization would like your assistance in understanding the usage characteristics of the area's transit parking lots and if you would support the relocation of the current Duffields station to a new location with additional amenities near the Wiltshire Road Exit off Route 9 in Ranson, WV.

Who would use NorthPort?



Check Parking Duffields Martinsburg
 Lot Location: Harpers Ferry Brunswick

Where do you live? _____
 (zip code or city): _____

Where is your Destination? _____
 (zip code or city): _____

Mode of travel from lot to destination: MARC AMTRAK Carpool

Purpose of your trip: Work Shop Other

How often do you use this lot on an average week? 1-2 times 3-4 times 5+ times rarely

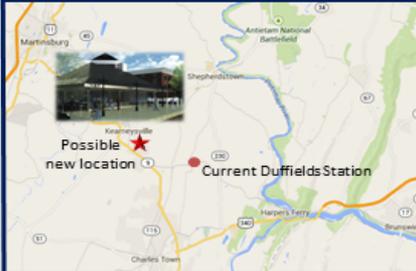
Would you use the relocated Duffields Station with easy access to Route 9 and new amenities? Yes No
 (See map to right on potential location)

Additional Comment on proposed lot relocation:

Postage Here

Michael Baker INTERNATIONAL

Michael Baker International
 1304 Concourse Drive, Suite 200
 Linthicum MD 21090



Ridership Estimate

Category	Average Weekday Ridership Estimate
Diversion from other MARC stations	270
Anticipated Regional Housing Development	50
Potomac Entertainment District	90
<i>Subtotal: Short Term Ridership Estimate</i>	410
Jefferson Orchards Full Build-Out	400
Other Regional Development	170
<i>Total: Long Term Ridership Estimate</i>	980



Ridership estimates assume EPTA bus service to NorthPort Station

Transportation Impacts of NorthPort Station

- ❑ Focused on analysis of WV 115 intersections

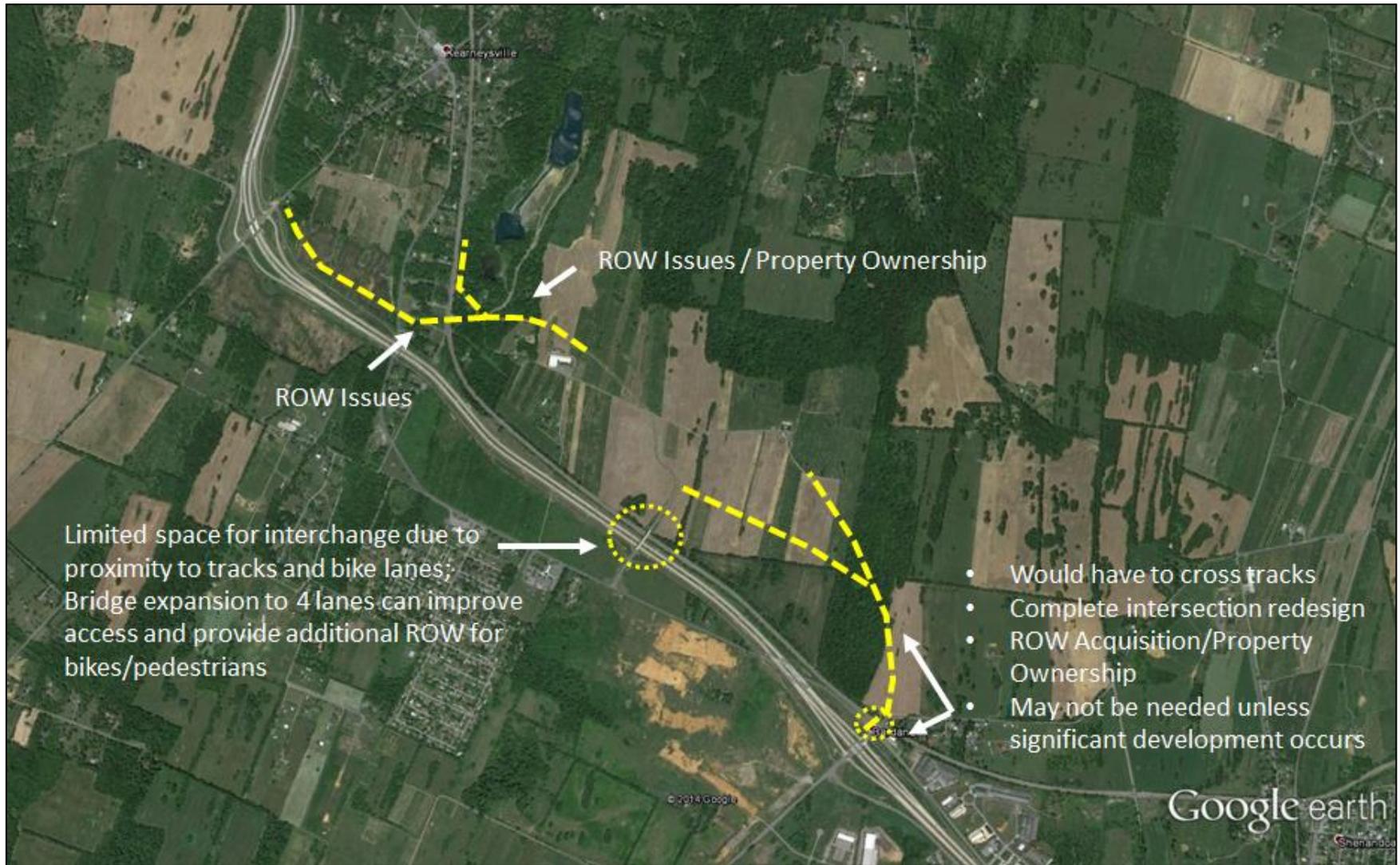
- ❑ **Conclusions:**

Short Term	Minimal impact on existing operations
Medium Term	Possible signalization of NorthPort/WV115
Long Term	WV 115 widening / Intersection improvements

Long term improvements to WV115



Other Transportation Access Alternatives



Implementation Plan

Roles of Key Parties

- MOUs (City of Ranson, Jefferson Orchards, WV State Rail Authority, HEPMPO, EPTA)
- Maintain Task Force / Continue support and marketing for project
- Identify owner/operator of NorthPort Station

Marketing

- Jefferson Orchards will continue to market property with NorthPort station to developers
- Collaboration with development at Potomac Entertainment District

Pre-Design Activities

- Identify preliminary engineering, permitting and final design costs/schedule
- Secure pre-construction funding
- Conduct design, engineering and permitting activities
- Obtain CSX review and support

Construction

- Identify and pursue public funding opportunities and matching funds
- Add to MPO's TIP
- Conduct construction and administer funding

Implementation Plan



Preliminary NorthPort Station Project Schedule

Project Phase	Year 1				Year 2				Year 3				Year 4			
	Q1	Q2	Q3	Q4												
Preliminary Engineering (PE) *Includes Procurement	█															
Railroad Review and Approval (PE)		█														
Environmental (Assumed EA) *FONSI Required prior to entering FD		█			█											
Final Design (FD) *Includes Procurement						█			█							
Railroad Review and Approval (FD)							█		█							
Right-of-Way *Assumes amicable ROW acquisition						█			█		█					
Construction											█		█			