



Northport Station – Executive Summary



Background

NorthPort Station is a new MARC transit station and EPTA bus transfer center envisioned for the City of Ranson on the Jefferson Orchards property abutting Route 9 and the CSX railroad tracks.



The station includes a stand-alone building with an integrated pedestrian bridge that will replace the Duffields stop along MARC’s Brunswick Line. The NorthPort Station has strong support from West Virginia’s congressional delegation and state legislators. The West Virginia State Rail Authority has passed a resolution supporting the station relocation and has agreements with MARC and CSX. These efforts have led to this feasibility study that will be followed by the engineering and construction of the new station.

Regional Importance

NorthPort Station is the centerpiece of the region’s “*smart growth*” vision and sustainable, transit oriented development (TOD) planning efforts. The accessibility of regional commuter rail service will attract developers to Jefferson Orchards. The property has approved and vested plans of mixed use zoning that will support economic development opportunities in the region.

The multi-modal facility will also serve as an EPTA bus transfer center that can be integrated with an enhanced bus route system to Martinsburg, Ranson, Charles Town and Harpers Ferry. The station will include bike and pedestrian facilities providing access to the TOD neighborhood and the regional bike path along Route 9.

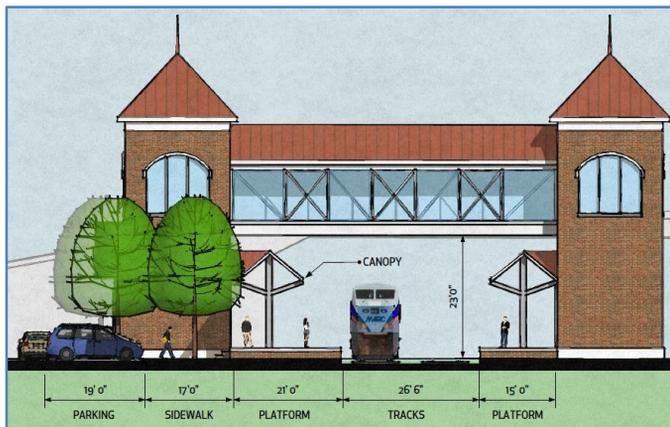




NorthPort Station Site Layout and Costs

This feasibility study identifies a preferred location, for the station, a phased site plan with commercial building structures, estimated costs, traffic impacts on existing roadways, and a station development implementation plan. The NorthPort Station Task Force provided guidance and direction in developing the station area site plan and specific station design elements. The station will include ample parking spaces, an integrated bus transfer facility, a station building, 400' platforms with canopies, and a pedestrian bridge. The station is designed to fit the area's historical character. The costs of the initial site layout and station are:

- **Preliminary Engineering - \$1.5 – 2.0 Million**
- **Final Design and Construction - \$11.1 – 14.3 Million**



Ridership Projections

Short term MARC ridership projections at NorthPort Station have been estimated based on diversions from other nearby MARC stations, integration of EPTA bus services, anticipated housing growth in the region, and potential commercial and entertainment districts along the Route 9 corridor. Additional ridership growth, beyond that estimated for the short term conditions, will be correlated to the planned TOD development at the Jefferson Orchards property with additional housing, office and commercial growth. Daily MARC ridership projections were estimated as:

- **Short term ridership = 410 riders/day**
- **Long term ridership = 980 riders/day**

Future AMTRAK service at NorthPort Station could provide additional ridership demand and incentives for development at the site.



Implementation Plan

The first step in the implementation of the NorthPort Station is to identify and assemble a funding package for the preliminary design and engineering pursuing all sources of private, local, and state funding that may be used to match federal grant programs. After the initial funding is secured for the project engineering, negotiations should be escalated with MARC and CSX for their approval on the selected alternative. The project will need environmental clearance under the National Environmental Protection Act (NEPA) and the initial screening indicates that there will likely be no issues, receiving a Finding of No Significant Impact (FONSI).

To save time once construction funding is secured, the NorthPort Station should be considered for an alternative design-build approach (a single contractor is given the preliminary engineering plans and the NEPA clearance to complete the final design and construction simultaneously).



For Additional Information on the NorthPort Station Feasibility Study
www.hepmpo.net/Northport