



(Board Copy)  
Washington Metropolitan Area Transit Authority  
**METRO ELECTRONIC ACTION  
DOCUMENT**

IDENTIFICATION			
MEAD ID:	99220	ACTION:	N/A
AWARD VALUE:	(Not yet awarded)	CONTRACT: (Proposed)	
FUND SOURCES: (View)		CONTRACTOR:	
LAST MODIFIED:	01/05/2006		

DESCRIPTION	
SUBJECT:	To request Real Estate Committee and Board approval of a new planning process for Takoma station
PURPOSE:	To request Real Estate Committee and Board approval for staff to conduct a new community planning process for the Takoma Metrorail station joint development site.

ORIGINATION					
INITIATOR			DEPARTMENTAL APPROVAL		
ELISA HILL on 01/05/2006			Approved by BARTLETT , HAROLD 01/09/2006		
PHONE:	202-962-1593	OFFICE:	LAND	DEPT:	Secretary and Chief of St

COORDINATION (ROUTING)		
OFFICE	NAME	ACTION/DATE
LAND (7310)	MALASKY, GARY	Approved 01/05/2006
(1120)	BARTLETT, HAROLD	Approved 01/09/2006
(4110)	SALPEAS, PANAGIOTIS	Approved 01/10/2006
COUN (1410)	O'KEEFFE, CAROL	Approved 01/09/2006

FINAL APPROVALS	
OFFICE	NAME/ACTION
BEMR	Approved for by HAROLD BARTLETT on 01/09/2006
PLN_DEV_CMTE	Approved for by PANAGIOTIS SALPEAS on 01/10/2006
PLN_DEV_CMTE	Approved for by PANAGIOTIS SALPEAS on 01/10/2006
BEMR	Approved for by HAROLD BARTLETT on 01/10/2006
BEMR	Approved for by HAROLD BARTLETT on 01/10/2006
GM	Approved for GMGR by GMGR CEO on 01/13/2006
BOARD	BOARD WMATA (Not Yet Approved)



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**NARRATIVE**

Jim Graham, Chairman of the Real Estate Committee of the Board of Directors, has requested that WMATA staff initiate a new planning effort for the Takoma Metrorail station joint development site. Mr. Graham recently met with residents of the Takoma DC neighborhood who were not satisfied with the small area planning process, conducted by the District of Columbia Office of Planning (DCOP), which resulted in the Takoma Central District Plan (TCDP). DCOP initiated the TCDP process after the community complained that WMATA was moving forward with development of the Takoma site without an adequate land use plan, developed with community input, in place. The TCDP was developed over a 2-year period with considerable community participation. The objective of the process was to develop a consensus plan for the station area. The TCDP was approved by the Council of the District of Columbia in June 2002 with the full support of Adrian Fenty, Ward 4 Councilmember, and Linda Cropp, Chairman, Council of the District of Columbia.

However, the residents who met with Mr. Graham told him that, during the TCDP process, they were not allowed to consider other alternatives to the proposal from Eakin-Youngentob Associates (EYA) for townhouse development on the site that had been previously approved by WMATA. They asked him to convene a new planning process to enable them to explore other possibilities. Staff who participated in the TCDP process disagree with these residents. Staff notes and meeting handouts confirm that DCOP did not limit the opportunity for the community to create a new vision for the site and that townhome development was the alternative that was ultimately selected out of a range of others that were considered. Comments were continuously solicited from the community on all aspects of the draft TCDP. The current EYA concept plan is in compliance with the TCDP in all respects except parking replacement and certain setback requirements.

Pursuant to Mr. Graham's request, staff proposes to convene a planning session in the Takoma DC community. The goal of the exercise is to develop a concept plan for the Takoma joint development site that the community will support. To ensure that a project generating consensus support could be defined, the proposed plan and project design effort would need to incorporate the following set of conditions so as to meet multiple stakeholders' needs:

1. Identify an economically feasible joint development project.
2. Improve safety and security for station-area walking and biking.
3. Improve connections from the transit station to the surrounding communities with enhanced on-site transit facilities.
4. Provide a public space amenity that meets the parameters of the Takoma Central District Plan.
5. Accommodate existing automobile access demand, including kiss & ride and on site parking.
6. Address station area traffic and circulation issues.

If this action is approved, staff will convene the meeting in March 2005. The WMATA Compact Public Hearing will be scheduled after the meeting in May 2005.

ALTERNATIVES:

Reject this request. WMATA would move forward with the rescheduled Compact Public Hearing at an earlier date.

IMPACT ON FUNDING:

If the effort were to be conducted by an impartial entity, WMATA would absorb the cost of the planning effort. As a scope of work has not been developed, an estimate is not available at this time.

RECOMMENDATION:

That the Real Estate Committee and the Board of Directors authorize staff to conduct a new community planning process for the Takoma Metrorail station joint development site.