



**Planning, Development and Real Estate Committee**

**Board Action Item III-A**

**February 26, 2009**

**U Street Metrorail & 14<sup>th</sup> Street Bus  
TIIF Allocation**

Washington Metropolitan Area Transit Authority  
**Board Action/Information Summary**

<input checked="" type="radio"/> Action <input type="radio"/> Information	MEAD Number: 100258	Resolution: <input checked="" type="radio"/> Yes <input type="radio"/> No
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**TITLE:**

U Street Metrorail & 14th St Bus TIF Allocation

**PURPOSE:**

To seek Board approval of (1) the allocation of \$500,000 from the District of Columbia's portion of the TIF to be used for pedestrian walkways, lighting, landscaping, bicycle facilities, car sharing and other infrastructure enhancements to facilitate access to and use of the Metrobus and Metrorail systems; and (2) authority to negotiate and execute a Memorandum of Understanding with the View 14 developer for the dispersal of TIF monies in accordance with Federal Transit Administration criteria and approval.

**DESCRIPTION:**

The requested use of funds from the Transit Infrastructure Investment Fund (TIF) is for transit-oriented infrastructure improvements that will improve access to and increase ridership on the Metrorail and Metrobus systems.

Level 2 Development's View 14 project is one of several new Transit Oriented Development projects proximate to the U Street/African-American Civil War Memorial/Cardozo Metrorail station and the Columbia Heights Metrorail station. It is approximately 1500-1900 feet from the U Street/African-American Civil War Memorial/Cardozo Metrorail station (depending on route) and 3000 feet from the Columbia Heights Metrorail station. Bus stops for routes going North and South are either at the property or within one block. The project is a mix of uses including retail and high-density residential, a combination that has proven to reduce resident auto usage and to increase resident transit and bus ridership when located with walking distance to transit. Its design, variety of uses, location and pedestrian links to operating rail and bus systems are intended to promote use of the nearby transit facilities.

When completed, the development will include:

- 185 apartment units in a nine-story tower fronting on 14<sup>th</sup> Street NW
- 34,000 square feet of retail space

To maximize the effects of the proposed transit-oriented design, transit use, and other revenue increasing aspects associated with this development, it is critical that the pedestrian pathways from the bus stops and rail station entrances be

well-lit, uninterrupted and attractive. Without these pedestrian infrastructure improvements, potential increased ridership and other economic opportunities for WMATA and the District of Columbia will be diminished.

The \$500,000 request for the proposed transit access improvements in the area of the U Street/African-American Civil War Memorial/Cardozo Metrorail station is expected to be recaptured over time in cost savings and increased revenue from ridership associated with the Level 2 development. Additionally, the infrastructure improvements will provide enhanced access for the broader business and resident community in the immediate vicinity of the U Street station. The convenience of the U Street area will be improved, attracting shoppers, investors and new residents to a previously underperforming area of the city.

Providing wide, attractively landscaped, and well-lit sidewalks will enhance pedestrian access to the bus and rail systems and promote increased ridership. Car sharing facilities will encourage those who actively use public transit and either can not afford or choose not to have a car, reducing auto trips and the pollution associated with those trips.

**FUNDING IMPACT:**

District of Columbia TIF Balance:	\$550,000
This Project:	<u>500,000</u>
Remaining Balance:	\$ 50,000
Remarks:	Balance is as of December 2008

**RECOMMENDATION:**

Approval to: (1) allocate \$500,000 from the District of Columbia's portion of the TIF to be used for pedestrian walkways, lighting, landscaping, car sharing and other infrastructure enhancements to facilitate access to and use of the Metrobus and Metrorail systems; and (2) negotiate and execute a Memorandum of Understanding with the View 14 developer for the disbursement of TIF monies in accordance with Federal Transit Administration criteria and approval.



# U Street Metrorail & 14<sup>th</sup> Street Bus TIIF Allocation

*Presented to the Board of Directors:*

**Planning, Development and Real Estate Committee**

February 26, 2009





# Purpose

Approval to allocate \$500,000 from the District of Columbia portion of the Transit Infrastructure Investment Fund (TIIF) to be used for walkways, lighting, landscaping, and car sharing at the VIEW 14 project; and authority to negotiate and execute a Memorandum of Understanding (MOU) with the developer for the dispersal of funds.



*Perspective from the southwest corner of 14<sup>th</sup> St. and Florida Ave., looking southeast*

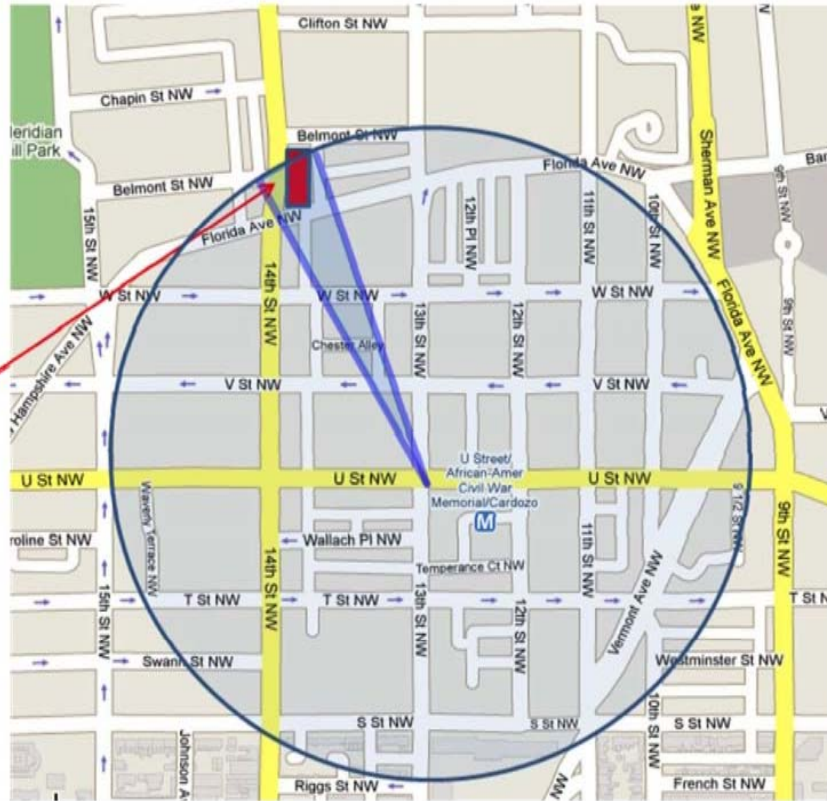
*\*Note: Landscape and streetscape plan not accurately rendered in image*





# Rail Proximity

View 14 lies within a 1,500 ft Radius from U Street Metro Station



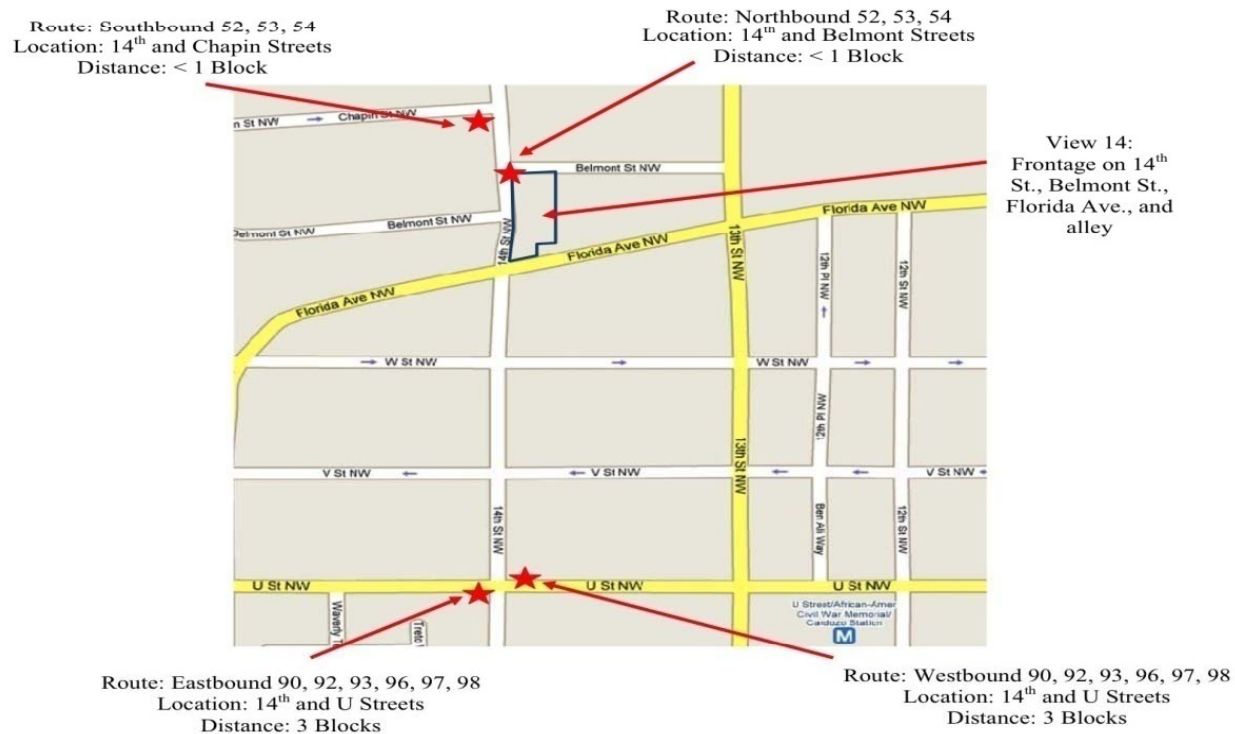
The project is approximately 1500-1900 feet from the U Street/African-American Civil War Memorial/Cardozo Metrorail station, and approximately 3,000 feet from the Columbia Heights Metrorail station.



# Bus Proximity

Bus stops for routes going north and south are either at the property or within one block.

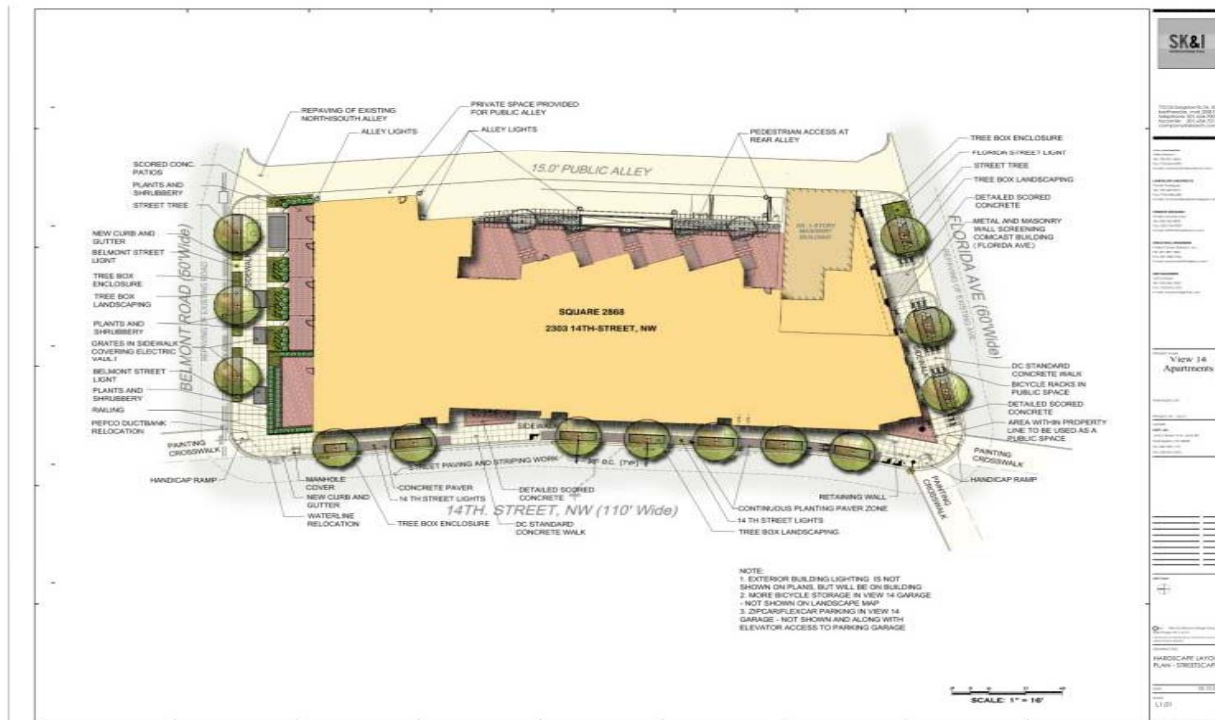
Map of Nearby Metrobus Stops





# Improvements

Providing wide, attractively landscaped, and well-lit sidewalks will enhance pedestrian access and improve access for persons with disabilities to the bus and rail systems and promote increased ridership. Car-sharing facilities will: encourage those who cannot afford or choose not to have a car to use transit; reduce unnecessary auto trips and the pollution associated with those trips; and essentially increase parking capacity, as one shared vehicle is used by as many as 40 people.







# Recommendation

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**That the Planning and Joint Development Committee recommend the Board of Directors approve—**

- **The allocation of \$500,000 from the District of Columbia's portion of the TIIF to be used for pedestrian, walkways, lighting, landscaping, car sharing and other infrastructure enhancements to facilitate access to and use of the Metrobus and Metrorail systems**
- **Authority to negotiate and execute a Memorandum of Understanding with the View 14 developer for the dispersal to TIIF funds in accordance with FTA criteria and approval**

**SUBJECT: APPROVAL OF USE OF \$500,000 FROM THE TIF (DISTRICT OF COLUMBIA) FOR ACCESS IMPROVEMENTS TO U STREET/AFRICAN-AMERICAN CIVIL WAR MEMORIAL/CARDOZO METRORAIL STATION AND 14<sup>TH</sup> STREET BUS CORRIDOR**

PROPOSED  
RESOLUTION  
OF THE  
BOARD OF DIRECTORS  
OF THE

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

WHEREAS, Level 2 Development's (the "Developer") View 14 Project (the "Development") is one of several new transit-oriented development projects proximate to the U Street/African-American Civil War Memorial/Cardozo Metrorail station and the Columbia Heights Metrorail station; and

WHEREAS, The Development is approximately 1500-1900 feet from the U Street/African-American Civil War Memorial/Cardozo Metrorail station, 3000 feet from the Columbia Heights Metrorail station, and within one block or less of bus stops located along 14<sup>th</sup> Street; and

WHEREAS, When completed, the Development will include 185 apartment units in a nine-story tower fronting 14<sup>th</sup> Street, NW and 34,000 square feet of retail space; and

WHEREAS, The Development is a mix of uses that has proven to reduce auto usage and to increase transit and bus ridership when located within walking distance to transit; and

WHEREAS, The Development's design, variety of uses, location and pedestrian links to operating rail and bus systems, including pedestrian walkways, lighting, landscaping, car sharing and other infrastructure improvements (the "Infrastructure Improvements"), will facilitate access to and use of the Metrobus and Metrorail systems, and reduce car trips; and

WHEREAS, To maximize the effects of the proposed transit-oriented design, transit use, and other revenue increasing aspects associated with the Development, it is critical that the pedestrian pathways from the bus stops and rail station entrances be well-lighted, uninterrupted and attractive; and

WHEREAS, Without the Infrastructure Improvements, potential increased ridership and other economic opportunities for Metro and the District of Columbia will be diminished; and


WHEREAS, By letter dated July 29, 2008 (attached hereto as Attachment A), Board Chairman Jim Graham formally requested that Metro disburse TIIF funds allocated to the District of Columbia to Developer for construction of the Infrastructure Improvements; now, therefore, be it

*RESOLVED*, That the Board of Directors approves the use of TIIF funds in the not-to-exceed amount of \$500,000 for Developer's construction of transit-oriented Infrastructure Improvements and authorizes staff to negotiate and execute a Memorandum of Understanding with Developer for dispersal of the TIIF funds, subject, however, to any required Federal Transit Administration approval; and be it further

*RESOLVED*, That the \$500,000 be made immediately available for construction of the Infrastructure Improvements subject to the completion of the following conditions: 1) available funds in the TIIF; 2) receipt of any required Federal Transit Administration approval; and 3) execution of a Memorandum of Understanding between Metro and the Developer governing dispersal of the TIIF funds to Developer; and be it finally

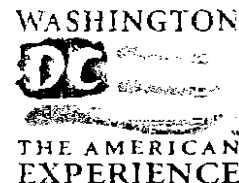
*RESOLVED*, That this Resolution shall be effective immediately.

Reviewed as to form and legal sufficiency,

  
\_\_\_\_\_  
Carol B. O'Keeffe  
General Counsel



JIM GRAHAM  
COUNCILMEMBER, WARD ONE  
COUNCIL OF THE DISTRICT OF COLUMBIA  
WASHINGTON, D.C. 20004



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Chairperson,  
Committee on  
Public Works and the Environment

Voting Member  
Board of Directors, Washington  
Metropolitan Area Transit Authority

July 29, 2008

RECEIVED

AUG 4 2008

John B. Catoe, Jr., General Manger  
Washington Metropolitan Area Transit Authority  
600 5th Street NW  
Washington, DC 20001

Office of the Chief of Staff

RE: WMATA T1IF Funding Request for View 14

Dear Mr. Catoe:

I request that the Washington Metropolitan Area Transit Authority (WMATA) Board of Directors consider View 14, a project being developed by Level 2 Development, as a candidate for funding from the Transit Infrastructure Investment Fund (TIIF).

View 14 is a transit oriented development located between the U Street and Columbia Heights neighborhoods at 2303 14<sup>th</sup> Street NW, Washington, DC, 20009. This nine-story mixed-use development will include 185 residential units and approximately 34,000 square feet of retail. Construction of View 14 began in the fourth quarter of 2007, and delivery is expected in the fourth quarter of 2009.

View 14 meets the goals of the Transit Infrastructure Investment Fund by achieving the following:

1. Increase access and ridership of WMATA Metrobus and Metrorail transportation;
2. Integrate the design of the project with the transit system and the community; and
3. Promote complements to mass transit use, such as bicycling, walking, and carsharing

Please find the attached materials which provide further details on the project.



If you have any comments or questions, please contact me or Jonathon Kass of my staff at 202-724-8152.

Sincerely,

  
JG/jjk

Cc: Emeka Moneme, WMATA Boardmember

Encl.

PROPOSED



July 23, 2008

Councilmember Jim Graham  
1350 Pennsylvania Avenue, NW, Suite 105  
Washington, DC 20004

RE: WMATA TIIF Funding Request for View 14

Dear Mr. Graham:

On behalf of Level 2 Development, I am writing to request that the Washington Metropolitan Area Transit Authority (WMATA) Board of Directors consider View 14 as a candidate for funding from the Transit Infrastructure Investment Fund (TIIF). Level 2 Development estimates that approximately \$1,305,408 in View 14 project costs are related to improvements achieving TIIF goals.

View 14 is a transit oriented development located in between the U Street and Columbia Heights neighborhoods at 2305 14<sup>th</sup> Street NW, Washington, DC, 20009. The mixed-use, nine-story site will be comprised of 185 residential units and approximately 34,000 square feet of retail. Construction of View 14 began in the fourth quarter of 2007, and delivery is expected in the fourth quarter of 2009.

View 14 meets the goals of the Transit Infrastructure Investment Fund by achieving the following:

1. Increase access and ridership of WMATA Metrobus and Metrorail transportation
2. Integrate the design of the project with the transit system and the community
3. Promote complements to mass transit use, such as bicycling, walking, and carsharing

Attached to this letter you will find the following supportive information:

1. **EXHIBIT A** - Cost estimate of View 14 site public space infrastructure improvements that promote WMATA ridership
2. **EXHIBIT B** - View 14 Hardscape Layout Drawing
3. **EXHIBIT C** - Map of nearby Metrobus stops
4. **EXHIBIT D** - Maps of nearby Green and Yellow Line Metrorail Stations
5. **EXHIBIT E** - Rendering of View 14
6. **EXHIBIT F** - Former site condition photographs

Thank you for your consideration of View 14 as a candidate for funding from the TIIF. If you have any comments or questions, please contact me at (202) 483-1110 or [dfranco@level2development.com](mailto:dfranco@level2development.com).

Sincerely,

L2CP, LLC c/o Level 2 Development, LLC

By:   
David Franco, Managing Member

**EXHIBIT A - Cost Estimate of View 14 Public Space Infrastructure Improvements**

Item / Location	Qty	Unit	Unit Price	Total
<b>Landscaping</b>				
Street Trees	13	ea	472.50	6,142.50
Tree Box Landscaping	13	ea	956.25	12,431.25
Continuous Planting Paver Zones	1	sf	29,856.25	29,856.25
Tree Box Enclosure	13	ea	926.25	12,041.25
Plants, Shrubbery, Irrigation, Other Landscaping Details	1	ea	17,618.75	17,618.75
<b>14th St., Florida Ave., Belmont St. Sidewalk Improvements</b>				
Curb and Gutter	470	lf	143.75	67,555.31
Public Sidewalk (Precast Bands, Concrete Pavers), Including Belmont St. Sidewalk Widening	4,074	sf	16.88	66,748.75
Detailed Scored Concrete	4,857	sf	8.75	42,498.75
Exterior Building Lighting	1	ea	56,250.00	56,250.00
Handicap Ramps	500	ea	3.75	1,875.00
Retaining Wall (at 14th and Florida Corner)	1	lf	3,750.00	3,750.00
Grates in Sidewalk Covering Electric Vaults and Vault Covering	63	sf	1,875.00	118,743.75
Manhole Covers	1	ea	1,875.00	1,875.00
Railing	1	lf	8,500.00	8,500.00
Ground Floor Metal Awning	1	lf	43,750.00	43,750.00
<b>14th St., Florida Ave., Belmont St. Road Improvements</b>				
Painting Crosswalks	4	ea	312.50	1,250.00
Street Paving Work	4,800	sf	6.25	30,000.00
Street Lane Striping	1	ea	3,125.00	3,125.00
<b>Utility Improvements</b>				
Waterline Relocation on 14th Street	1	ea	231,250.00	231,250.00
Pepco Ductbank Relocation on Belmont Street	1	ea	143,750.00	143,750.00
<b>Streetlights</b>				
14th Street Lights	2	ea	12,291.25	24,582.50
Florida and Belmont Street Lights	3	ea	12,291.25	36,873.75
<b>Comcast Building (Florida Ave)</b>				
Metal and Masonry Wall to Screen Comcast Building from Public View from Sidewalk	1	ea	50,000.00	50,000.00
<b>Improvements to Alley system</b>				
Repaving of Existing North/South Alley	8,000	sf	11.25	90,000.00
Alley Lighting	1	ea	18,750.00	18,750.00
<b>Zipcar/Flex Car parking spaces</b>				
2 Parking spaces in View 14 Garage	2	ea	47,500.00	95,000.00
Elevator Access to parking garage	3	ea	12,500.00	37,500.00
<b>Bicycle Storage Racks</b>				
Bicycle Storage Racks in Public Space	8	ea	482.50	3,860.00
Bicycle Storage Racks in View 14 Garage	24	ea	482.50	11,580.00
<b>Misc.</b>				
Pedestrian Access at Rear Alley	1	ea	5,000.00	5,000.00
Area within Property Line to be used as Public Space	1	ea	31,250.00	31,250.00

\$ 1,305,408

752 De Gregorio Rd. Ste. 207  
 Alexandria, VA 22304  
 Telephone: 703.634.9300  
 Facsimile: 703.634.7211  
 company@skand.com

**Client:** [Redacted]  
**Project:** [Redacted]  
**Phase:** [Redacted]  
**Scale:** [Redacted]

**Architectural:** [Redacted]  
**Interior:** [Redacted]  
**Exterior:** [Redacted]

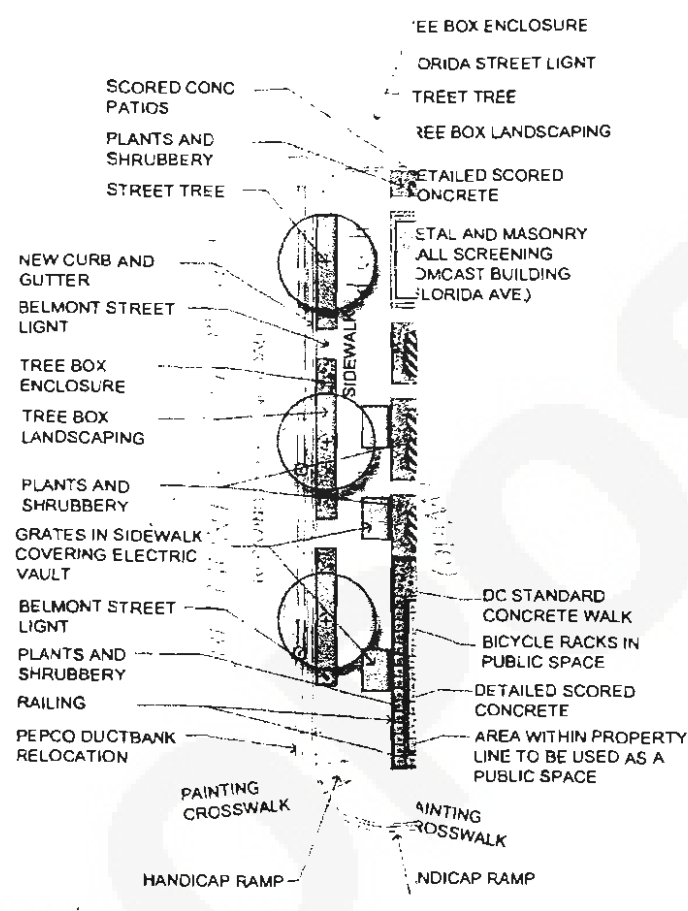
**Structural:** [Redacted]  
**MEP:** [Redacted]  
**Site:** [Redacted]

**View 14**  
**Apartments**

**Scale:** [Redacted]

**Project No.:** [Redacted]

**Date:** [Redacted]



SCALE: 1" = 16'

**HARDSCAPE LAYOUT PLAN - STREETSCAPE**

Date: 08/12/2006

Sheet: 11.01



# EXHIBIT C

## Map of Nearby Metrobus Stops

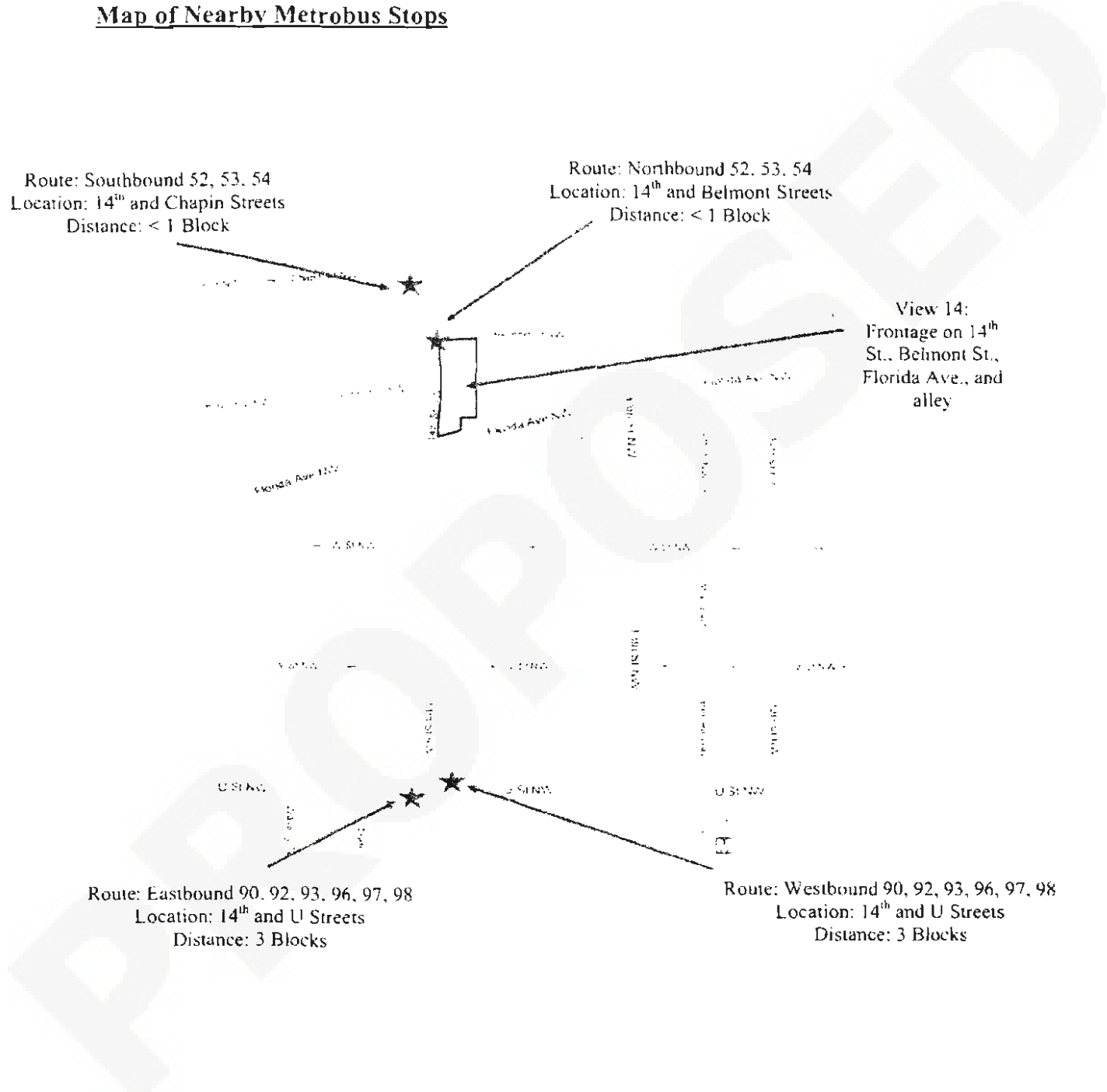
Route: Southbound 52, 53, 54  
Location: 14<sup>th</sup> and Chapin Streets  
Distance: < 1 Block

Route: Northbound 52, 53, 54  
Location: 14<sup>th</sup> and Belmont Streets  
Distance: < 1 Block

View 14:  
Frontage on 14<sup>th</sup>  
St., Belmont St.,  
Florida Ave., and  
alley

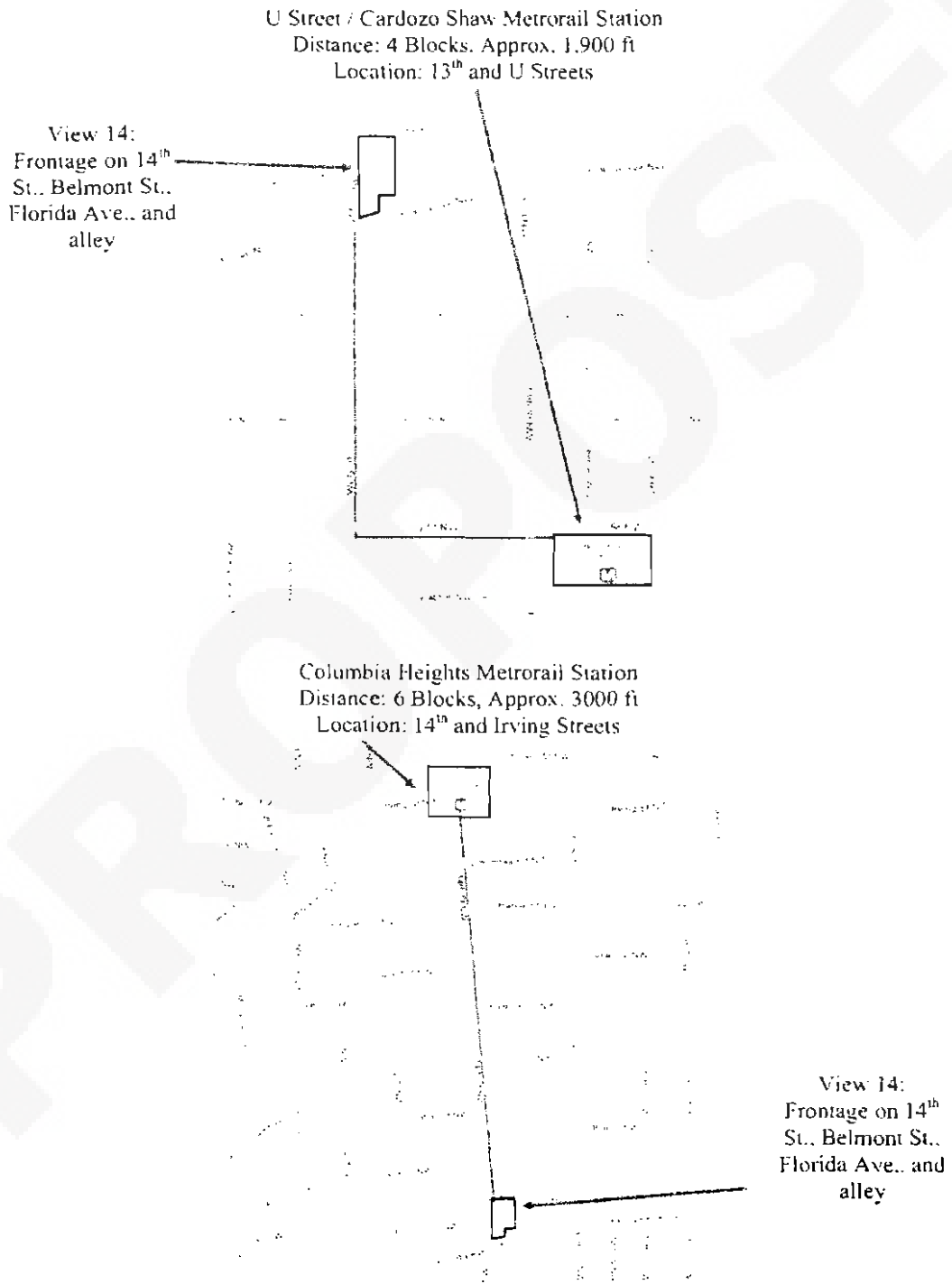
Route: Eastbound 90, 92, 93, 96, 97, 98  
Location: 14<sup>th</sup> and U Streets  
Distance: 3 Blocks

Route: Westbound 90, 92, 93, 96, 97, 98  
Location: 14<sup>th</sup> and U Streets  
Distance: 3 Blocks



# EXHIBIT D

## Maps of Nearby Green & Yellow Line Metrorail Stations



## EXHIBIT E - View 14 Rendering



Perspective from the southwest corner of 14<sup>th</sup> St. and Florida Ave., looking northeast

\*Note: Landscape and streetscape plan not accurately rendered in image

## EXHIBIT F - Former Site Condition Photographs

Image 1: 2300 Block of 14<sup>th</sup> St., NW

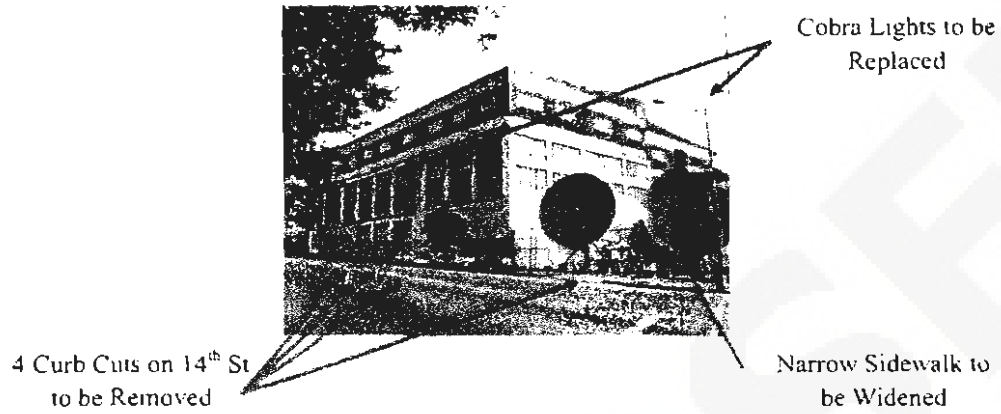


Image 2: Corner of 14<sup>th</sup> Street and Florida Ave., NW

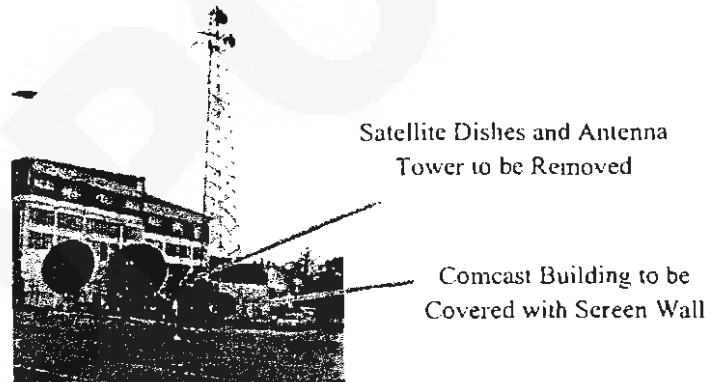


Image 3: 1300 Block of Belmont St., NW

