

# **Joint Development & Adjacent Construction Update**

## **Executive Summary**

### **Background:**

- Since Operation of the Rail System began in 1976, private and public development has occurred which effects operation of the Rail System.
- In the early 1990's with construction of the initial 89 mile system completed and development increasing around the rail system a dedicated group was started for adjacent construction activities.
- Functioning like jurisdictional permitting departments, JDAC is responsible for the review, approval and field monitoring of all identified projects.
- Increased development of the metropolitan region has significantly increased the amount and complexity of these type projects.

### **Responsibilities:**

- Protect WMATA infrastructure, operations, and ensure passenger safety from adjacent work, direct and indirect impacts presented by projects.
- Coordination of design, safety, functionality, operational requirements, constructability and compliance with WMATA Standards not handled by jurisdictions.
- Field responsibility to coordinate and accept on-site installations and facilities with contractors, jurisdictional authorities, and other Authority Departments.
- JDAC manages projects for both Joint Development & Adjacent Construction
  - Adjacent Construction: Over 50 active sites
  - Joint Development: 23 sites in proposal evaluation & selection and/or concept development stages; 11 sites in design or construction
- Projects are on all operating segments and in all jurisdictions.

### **Issue 1: Development Review Process**

- Project review and monitoring has been difficult because there is no contractual or regulatory relationship between WMATA and adjacent developer.
- Jurisdictions typically do not regularly include WMATA in their permitting process.

#### **Potential Solutions for Development Review Process**

- Include WMATA in review and approval of all Local, State, Federal and private development in Compact Area by adding WMATA as reviewer in local permitting process.
- Continue independent review by WMATA of all development within 500 feet of any new or rehabilitation project with jurisdiction requiring developer proof of WMATA approval.

### **Issue 2: Fee Recovery**

- Compact Jurisdictional staffs have raised issues with WMATA charging fees for project review and monitoring.
- Developers are charged for costs but payment recovery and processing requires significant staff time, leading to delays in reviews.

#### **Potential Solutions for Fee Recovery Issue**

- Continue Independent review by WMATA of all development within 500 feet of any new or rehabilitation project with revised fee schedule reflective of level of effort for project.
- Compact Jurisdictional projects with four (4) current staff allocated in the operating budget.
- Adopt fixed fee structure based on project duration and complexity in lieu of reimbursable method.

### **Joint Development Task Force**

- Formulation of group representing local planning, community, developer, and Smart Growth interests to provide comprehensive assessment of joint development program goals, selection process, and community involvement issues. WMATA staff currently developing Task Force charge and composition.



# Washington Metropolitan Area Transit Authority

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## *Joint Development & Adjacent Construction Update*



***Presentation to the Board of Directors:  
Planning and Development Committee***  
*by*

**Office of Infrastructure Renewal Programs**

May 4, 2006



# Initiatives to Improve Adjacent Construction Customer Support

- Consolidated staff at CTF to provide better customer service
- Restructure the organization to better support/align staff and function(s)
- Establish “e-mail box” ([JDAC@wmata.com](mailto:JDAC@wmata.com)) and (301) 618-1015 central call line to assist in response, processing and status of routine matters
- Updated Adjacent Construction Design Manual
- Standard 30 working day review period
- Optional 15 working day review period
- Focus on service delivery and cost recovery

## ***Adjacent Construction Design Manual***

Office of Joint Development & Adjacent Construction



Washington Metropolitan Area Transit Authority  
600 Fifth Street, NW  
Washington, DC 20001

April 2006



# Fee Recovery

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- Project Development** – Processing of general correspondence, meeting attendance, cursory review of site activities, safety input, real estate assessment.  
Fee ranges \$10,000 - \$25,500.
  
- Engineering Support** – Project Development as above with additional efforts of review of technical submittals by Chief Engineer offices, right of entry, property and deed processing. Fee ranges \$15,000 - \$50,000
  
- Operations Support** – Project Development and Engineering Support as above and use of escorts, flagman, power crews, prime mover and other WMATA equipment. Cost of extended and dedicated support requirements will be evaluated on a project specific basis.  
Fee ranges \$27,500-\$75,000
  
- Operations Impact** – All above levels of support are encountered and project will require a modification to regular scheduled service. Costs reflect planning effort to modify service. Cost of advertising, changing schedules, and service adjustment will be calculated based upon the modified operational plan.  
Fee ranges \$35,000-\$95,000



# Appendix

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- **Potential fee schedule matrix**

| <b>Level of Support</b>           | <b>Project Schedule Duration</b> |                        |                         |
|-----------------------------------|----------------------------------|------------------------|-------------------------|
|                                   | <1 year                          | ≥ 1 year and ≤ 2 years | ≥ 2 years and ≤ 4 years |
| Project Development & Disposition | \$10,000                         | \$17,500               | \$25,500                |
| Engineering Support               | \$15,000                         | \$30,000               | \$50,000                |
| Operations Support                | \$27,500                         | \$45,000               | \$75,000                |
| Operations Impact                 | \$35,000                         | \$70,000               | \$95,000                |

Expedited Review Premium: 50% surcharge on above fees schedule  
(15 work day review)

Fees do not include Real Estate permit or value of property interest(s)

**JOINT DEVELOPMENT PROJECT STATUS AS OF:  
April 2006**

| No. | Station/Site                             | PROJECT STATUS            |                             |                          |
|-----|--|---------------------------|-----------------------------|--------------------------|
|     |  | Solicitation / Evaluation | Selection / Conceptual Plan | Design / Construction    |
| 1.  | Grosvenor-Strathmore (North)             |                           | X                           |                          |
| 2.  | Morgan Boulevard                         |                           | X                           |                          |
| 3.  | New Carrollton (North)                   | X                         |                             |                          |
| 4.  | New Carrollton (South)                   | X                         |                             |                          |
| 5.  | Royal Street Bus Garage                  |                           | X                           |                          |
| 6.  | Backlick Road                            | X                         |                             |                          |
| 7.  | Branch Avenue                            | X                         |                             |                          |
| 8.  | Forest Glen                              | X                         |                             |                          |
| 9.  | Northern Bus Garage                      | X                         |                             |                          |
| 10. | Western Bus Garage                       | X                         |                             |                          |
| 11. | Arlington Bus Garage                     |                           | X                           |                          |
| 12. | College Park-U of MD                     |                           | X                           |                          |
| 13. | Columbia Heights (Parcel 15 & 26)        |                           |                             | X                        |
| 14. | Dunn Loring                              |                           | X                           |                          |
| 15. | Fort Totten (East)                       |                           |                             | X                        |
| 16. | Georgia Avenue-Petworth                  |                           |                             | X                        |
| 17. | Greenbelt                                |                           | X                           |                          |
| 18. | Huntington (Office, Retail, Residential) |                           | X                           | X                        |
| 19. | Minnesota Avenue                         |                           |                             | X                        |
| 20. | P.G. Plaza (Residential, Retail, Office) |                           | X (Office)                  | X (Residential & Retail) |
| 21. | Rhode Island Avenue                      |                           | X                           |                          |
| 22. | Silver Spring Transit Center             |                           |                             | X                        |
| 23. | Takoma                                   |                           | X                           |                          |

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| No. | Station/Site                      | PROJECT STATUS            |                             |                       |
|-----|-----------------------------------|---------------------------|-----------------------------|-----------------------|
|     |                                   | Solicitation / Evaluation | Selection / Conceptual Plan | Design / Construction |
| 24. | Twinbrook (East Side, West Side)  |                           | X (East Side)               | X (West Side)         |
| 25. | Van Dorn                          |                           | X                           |                       |
| 26. | West Hyattsville                  |                           | X                           |                       |
| 27. | Wheaton (Commercial, Residential) |                           | X (Commercial)              | X (Residential)       |
| 28. | White Flint                       |                           | X                           |                       |

**ADJACENT CONSTRUCTION PROJECT STATUS  
AS OF: April 2006**

| No. | Project  | PROJECT STATUS        |              |                             |
|-----|--|-----------------------|--------------|-----------------------------|
|     |  | Preliminary/In Review | Construction | No Longer Impacts/Close-Out |
| 1.  | Pentagon City Pedestrian Tunnel                        | X                     |              |                             |
| 2.  | Pavilions @ Huntington / Joint Development             | X                     |              |                             |
| 3.  | ARBROS - Pentagon City to L'Enfant/Fiber Optics        | X                     |              |                             |
| 4.  | The Jefferson @ Penn Quarter / 7th St.bet D & E        |                       |              | X                           |
| 5.  | Fairlee Subdivision adjacent Access Rd to Vienna       | X                     |              |                             |
| 6.  | Mill Race Development/Mill Rd & Jamison Rd in C-10b    |                       | X            |                             |
| 7.  | Navy League Bldg @ 2300 Wilson Blvd/Court House        |                       | X            |                             |
| 8.  | Verizon Wireless-Equipment /Antenna @ C06 TPSS         |                       | X            |                             |
| 9.  | Ballston Cooling Tower - Hardscape/Enclosure Improv.   |                       | X            |                             |
| 10. | Potomac Yard Station/Re-Development Plan               | X                     |              |                             |
| 11. | Rosslyn Ridge Apartments (16th & N. Pierce Streets)    | X                     |              |                             |
| 12. | Potomac Greens in WMATA Section C-9 - Residential      |                       | X            |                             |
| 13. | Hoffman Family Residential Complex / Eisenhower        | X                     |              |                             |
| 14. | West Falls Ch. Access Road/G. Mason Pumping Station    | X                     |              |                             |
| 15. | Relocation of Route 110 near Pentagon Area             |                       |              | X                           |
| 16. | Potomac Plaza near WMATA's Slater Lane TBS / Access    |                       | X            |                             |
| 17. | Hoffman Town Center / 8 Story Parking Structure (only) | X                     |              |                             |
| 18. | Clarendon Centre                                       | X                     |              |                             |
| 19. | Pentagon City - Arl County Bus Queuing Improvements    |                       | X            |                             |
| 20. | Huntington South / Illuminated Crosswalk & Lighting    | X                     |              |                             |
| 21. | Sprint PCS-Cellular Antenna Drive Test at WFC Station  | X                     |              |                             |
| 22. | Sprint PCS - Cedar Lane TPSS                           | X                     |              |                             |



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| 23. | Potomac Yard Apartment Development / Land Bay E            |                       | X            |                             |
| 24. | Telegraph Road Bridge Reconstruction                       | X                     |              |                             |
| 25. | The Regent in Arlington                                    | X                     |              |                             |
| 26. | Arlington County Interceptor Sewer                         | X                     |              |                             |
| 27. | Rosslyn Center Development                                 | X                     |              |                             |
| 28. | Potomac Yard Water Line                                    | X                     |              |                             |
| 29. | Monroe Street Bridge Realignment in Section C-9            | X                     |              |                             |
| 30. | Marriott Hotel - off Mill Race in WMATA Section C10b       | X                     |              |                             |
| 31. | 2000 Wilson Blvd Condominiums                              | X                     |              |                             |
| 32. | Waterview Condos / 19th & N. Lynn Str / Section K1         | X                     |              |                             |
| 33. | North Kings Highway Watermain Replacement                  | X                     |              |                             |
| 34. | MCI Aerial Crossing in J2/J3                               | X                     |              |                             |
| 35. | Arlington Natl Cemetery Storm Water Outfall                |                       |              | X                           |
| 36. | New Bldg @ 4100 N. Fairfax Drive                           |                       |              | X                           |
| 37. | Cavalier Telephone - Aerial Fiber Xing @ Nutley Str Bridge |                       |              | X                           |
| 38. | Earth Tech - Telegraph Road Bridge Inspection (for VDOT)   |                       |              | X                           |
| 39. | GENSLER - The Hartford Project                             |                       |              | X                           |
| 40. | Hickok Warner Fox - Federal Gateway @ Navy Yard            |                       |              | X                           |
| 41. | Duke Street Pedestrian Tunnel                              |                       |              | X                           |
| 42. | Rockville Giant Food Store                                 |                       |              | X                           |
| 43. | Loiedererman Assoc - Eastern Diversified Properties        |                       |              | X                           |
| 44. | Washington Gas Line Xing - WMATA to Mont. College          |                       |              | X                           |

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| 45. | Voice Stream Wireless Comm. Facility at WFC            |                       |              | X                           |
| 46. | Relocate the Ben Franklin Statue/Federal Triangle      |                       |              | X                           |
| 47. | Utility Crossing (16th & Rhodes Streets) -Clarendon    |                       |              | X                           |
| 48. | Underground Conduit System / Four Mile Run Bus         |                       |              | X                           |
| 49. | Plantation Pipeline / Jet Fuel Line Repairs / J Route  |                       |              | X                           |
| 50. | Plantation Pipeline / Jet Fuel Line Repairs / J Route  |                       |              | X                           |
| 51. | 4401 North Fairfax Drive - Repairs to WMATA's Vent     |                       |              | X                           |
| 52. | I95/I495 Bridge Widening Project                       |                       |              | X                           |
| 53. | Potomac Yard Drainage Tunnels                          |                       |              | X                           |
| 54. | Navy Yard Seawall                                      |                       |              | X                           |
| 55. | Natl Japanese American Memorial                        |                       |              | X                           |
| 56. | Clarendon Centre Development / Arlington               |                       |              | X                           |
| 57. | Rockville Home Depot                                   |                       |              | X                           |
| 58. | Potomac Yd Offsite Sanitary Trunk Sewer/ Braddock      |                       |              | X                           |
| 59. | Odyssey 2001/ bet Court House & Rosslyn Stations       |                       |              | X                           |
| 60. | 2900 Wilson Boulevard in Arlington ( Retail Bldg)      |                       |              | X                           |
| 61. | The Market Common Clarendon Phase II (Retail)          |                       |              | X                           |
| 62. | FDIC Complex / Virginia Square Phase II                |                       |              | X                           |
| 63. | Cingular Wireless - Addtl Cellular Antenna C99 Rail Yd |                       |              | X                           |
| 64. | *Nextel / Verizon - Alexandria Yard / T-1 Installation |                       |              | X                           |
| 65. | Wisconsin Place Development at Friendship Heights      |                       | X            |                             |
| 66. | Waterline on Sunnyside Avenue near Greenbelt Yd        | X                     |              |                             |
| 67. | Columbia Triangle at Columbia Heights Station          |                       |              | X                           |

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| 68. | National Law Enforcement Museum                      | X                     |              |                             |
| 69. | Target Store at 3100 14th Street at Columbia Heights |                       | X            |                             |
| 70. | Potomac Yards Land Bay F                             | X                     |              |                             |
| 71. | Gallery Place  |                       | X            |                             |
| 72. | Station Square at Clarendon                          |                       | X            |                             |
| 73. | Fort Meyer Heights                                   | X                     |              |                             |
| 74. | Silver Spring Gateway Apartments                     | X                     |              |                             |
| 75. | View 14  | X                     |              |                             |
| 76. | Gateway 34   | X                     |              |                             |
| 77. | The Eckington  | X                     |              |                             |
| 78. | Benning Road over Anacostia River                    |                       |              | X                           |
| 79. | Hoffman Center @ Eisenhower Av. Station              |                       |              | X                           |
| 80. | Mill Road Realignment                                |                       |              | X                           |
| 90. | Grosvenor Village Joint Development                  |                       |              | X                           |
| 91. | Shady Grove Garage #2                                |                       | X            |                             |
| 92. | Grosvenor Garage, Bridge & Artswalk Canopies         |                       |              | X                           |
| 93. | Bethesda Hiker/Biker Trail                           | X                     |              |                             |
| 94. | Langston Lofts Jt Dev. @ 14th & V Street, N.W.       |                       |              | X                           |
| 95. | MC Conference Ctr @ White Flint                      |                       |              | X                           |
| 96. | Edmund Burke School @ Van Ness - UDC                 |                       | X            |                             |
| 97. | White Flint Place                                    |                       | X            |                             |

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| 98.  | Rockville Target Store @ White Flint            |                       |              | X                           |
| 99.  | New Bldg @ 20 M Street, S.E.                    |                       | X            |                             |
| 100. | Shady Grove Sidewalk                            | X                     |              |                             |
| 101. | Woodward Lothrop Building Addition              |                       |              | X                           |
| 102. | Hiker Biker Trail @ Shady Grove                 | X                     |              |                             |
| 103. | NIH Visitor Center @ Medical Center Station     |                       | X            |                             |
| 104. | Millenium Trail in Rockville                    | X                     |              |                             |
| 105. | P.N. Hoffman @ 14th & V Street, N.W.            |                       | X            |                             |
| 106. | Citadel Avenue at Montgomery Garage             | X                     |              |                             |
| 107. | Wisconsin Place @ Friendship Heights - Phase II | X                     |              |                             |
| 108. | St. Coletta School (Section D-8)                |                       | X            |                             |
| 109. | Improvements @ Chiller Plant A-2                |                       | X            |                             |
| 110. | Square 320 Office Bldg @ 1101 F St., NW         | X                     |              |                             |
| 111. | Old George Washington Hospital Site             | X                     |              |                             |
| 112. | Star Power Comm. PEPCO X-ng @ Rockville         | X                     |              |                             |
| 113. | Darcars 355 Volvo Storage Garage                | X                     |              |                             |
| 114. | Georgia Av. and Randolph Rd. Interchange        | X                     |              |                             |
| 115. | 13th and U Street NW                            |                       |              | X                           |
| 116. | Fort Totten                                     | X                     |              |                             |
| 117. | Wheaton/Westfield Expansion                     | X                     |              |                             |

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|      |  | Preliminary/In Review | Construction | No Longer Impacts/Close-Out |
| 118. | New Hampshire Avenue Bridge                      |                       | X            |                             |
| 119. | Covered Walkway- Suitland Station Reforestation  | X                     |              |                             |
| 120. | Rhode Island Avenue Joint Developmet             | X                     |              |                             |
| 121. | US Department of Transportation                  |                       | X            |                             |
| 122. | The Heights of Columbia                          | X                     |              |                             |
| 123. | Taylor Street Bridge                             |                       | X            |                             |
| 124. | Bethesda View                                    | X                     |              |                             |
| 125. | Environmental Investigation at Various Locations | X                     |              |                             |
| 126. | Arlington Cemetary Rehab                         | X                     |              |                             |
| 127. | Knollwood at Largo                               | X                     |              |                             |
| 128. | Wheaton Roof Maintenance                         | X                     |              |                             |
| 129. | Cedar Lane Bridge                                | X                     |              |                             |
| 130. | Tower Crane at Gallery Place                     |                       | X            |                             |
| 131. | Georgia Ave-Petworth JD                          | X                     |              |                             |
| 132. | 51 Louisiana Avenue                              | X                     |              |                             |
| 133. | Spring Street Bridge                             | X                     |              |                             |
| 135. | World Bank Perimeter Security Measures           | X                     |              |                             |
| 136. | Lexus Dealership                                 |                       | X            |                             |
| 137. | Morgan Boulevard (Summerfield Residential)       | X                     |              |                             |
| 138. | The Commons at Addison Road Metro                | X                     |              |                             |
| 139. | Connecticut Avenue over Klinge Valley            | X                     |              |                             |
| 140. | 100 M Street SE                                  | X                     |              |                             |
| 141. | 1022 Pennsylvania Avenue SE                      | X                     |              |                             |
| 142. | Silver Spring Apartments                         |                       | X            |                             |

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|      |   | Preliminary/In Review | Construction | No Longer Impacts/Close-Out |
| 143. | Parking Lot Connection Agreement              | X                     |              |                             |
| 144. | Discover DC Sign                              | X                     |              |                             |
| 145. | AMTRAK @ New Carrollton                       |                       | X            |                             |
| 146. | L'Enfant Plaza Overhead Protection-600 MD Ave |                       | X            |                             |
| 147. | Westmoreland House @Huntington Avenue         |                       | X            |                             |
| 148. | Crosswalk @ College Park                      | X                     |              |                             |
| 149. | Waterline at Anacostia Station Garage         | X                     |              |                             |
| 150. | Power for a bus shelter at Ballston           | X                     |              |                             |
| 151. | L'Enfant Plaza North Air Rights Building      | X                     |              |                             |
| 152. | Street Underpass, K through Florida           | X                     |              |                             |