



Planning, Development and Real Estate Committee

Board Action Item III-A

September 13, 2007

**Southeastern Bus Garage:
Approval to Re-assign Buses**

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

Action
 Information

MEAD Number:
99874

Resolution:
 Yes No

DESCRIPTION

There has been a long-standing need to replace the 70-year old Southeastern Bus Garage with a new, modern facility. Staff continues its development of the replacement of the Southeastern Bus Garage with a Metro police training facility on a 16-acre parcel at the former D.C. Village. Staff will recommend several actions for Board approval in December 2007. WMATA is expediting the replacement in order to support the redevelopment of the Anacostia waterfront and to avoid the impact of ballpark events upon bus access at the existing Garage.

Until the replacement facility opens in December 2010, staff has considered a temporary re-assignment of the buses from the Southeastern Garage to other garages for the above reasons. Moreover, to remain at Southeastern Garage would increase annual operations and maintenance costs by \$1.7 million. The estimate to re-assign buses to other garages is \$4.2 million annually. However, the net increase would be \$3.2 million (4.2 less 1.0 cost due to satellite bus parking).

A secondary approach is to relocate the buses to a temporary facility, for which a public hearing is necessary. The basis of the hearing is an alternatives analysis, which also considers the re-assignment of buses. The Alternatives Analysis documentation is available for review by Board members in the Office of Secretary, second floor of the Jackson Graham Building.

FUNDING IMPACT

- For the re-assignment of buses to other garages, the additional annual operating cost due to deadheading would be \$3.2 million. Staff would request approval of an operating budget amendment in December 2007.
- There would be no funding impact for the secondary approach - approval to hold a hearing on the alternatives analysis for a temporary facility.

RECOMMENDATION

- That the Board approve the re-assignment of the Southeastern Division buses to other garages.
- [If the Board does not act on the above, then]
That the Board approve staff to hold a Compact public hearing on the alternatives analysis for a temporary bus facility.



Southeastern Bus Garage: Approval to Re-Assign Buses

Approval to Hold Public Hearing on Temporary Facility

Presented to the Board of Directors:

Planning, Development & Real Estate Committee

September 13, 2007





Background

- There has been a long-standing need to replace the 70-year old Southeastern Bus Garage with a new, modern facility.
- Staff continues its development of the replacement of the Southeastern Bus Garage with a Metro police training facility on a 16-acre parcel at the former D.C. Village. Staff will recommend several actions for Board approval in December 2007.
- WMATA is expediting the replacement in order to support the redevelopment of the Anacostia waterfront and to avoid the impact of ballpark events upon bus access at the existing Garage.



Re-assignment of Buses

- Until the replacement facility opens in December 2010, staff has considered a temporary re-assignment of the buses from the Southeastern Garage to other garages for the above reasons.
- Moreover, to remain at Southeastern Garage would increase annual operations and maintenance costs by \$1.7 million.
- The estimate to re-assign buses to other garages is \$4.2 million annually. However, the net increase would be \$3.2 million (4.2 less 1.0 costs due to satellite bus parking).



Re-Assignment of Buses

- The existing 106 buses at SE Garage would be re-assigned to six other garages per the table below.

Bladensburg	20
Western	2
Montgomery	48
Southern Avenue	20
Arlington	7
Royal Street	9
Total	106



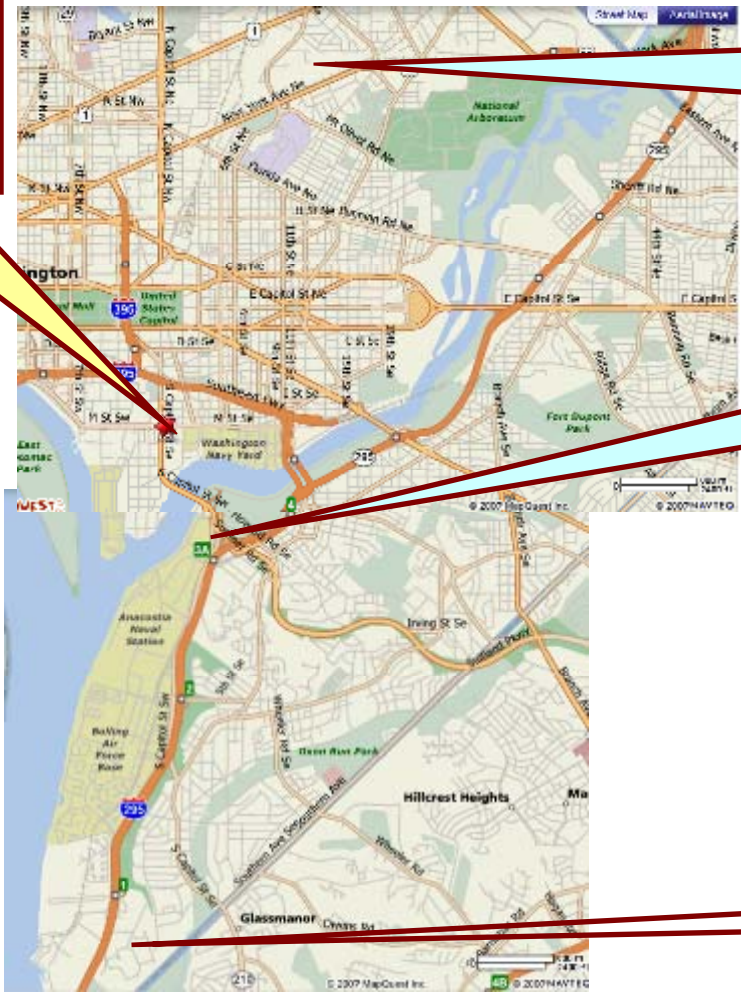
Option of Temporary Bus Facility

- Should the Board not select the re-assignment of buses to other garages, there is an option to relocate the buses to a temporary facility, for which a public hearing is necessary. The basis of the hearing is an alternatives analysis, which also considers the re-assignment.



Alternatives Analysis for Temporary Facility

Remain at
Southeastern Bus
Garage



Lease and upgrade crane
rental company site on W
Street, NE

Lease and develop land
on Howard Road, SE

Re-assign 106 buses
among five
existing garages

D.C. Village



Results of Alternatives Analysis

Costs to December 2010, when new facility opens

(In Millions Dollars)	Capital Cost	O & M Cost	Real Estate Cost	Total Cost
SE Bus Garage (including leaseback costs)	0.0	4.6	11.6	16.2
W Street, NE (with first year at SE Garage)	8.8	5.6	8.7	23.1
Howard Road, SE (with first year at SE Garage)	16.4	2.1	12.3	30.8
Re-assignment (at annual cost of 3.2)	0.0	9.1	0.4	9.5



Next Steps

Through Fall 2007:

- Sale process of SE Bus Garage.
- Advertisement & permits for site preparation contract.
- Design of the permanent bus facility.
- Approval of public hearing process, if required, for temporary bus facility.

December 2007 Board Actions:

- Approval of project and amendment of Mass Transit Plan.
- Selection of temporary bus facility, if any, for early relocation.
- Sale of Southeastern Bus Garage.
- Conveyance of District D.C. Village property.
- Amendment of capital budget for construction contracts.
- Amendment of operating budget for re-assignment of buses.
- Award of site preparation contract.
- Authority to advertise permanent bus facility contract.



Recommendation

Board approve the re-assignment of Southeastern Division buses to other garages.

[If the Board does not act on the above, then]

Board approve staff to hold a Compact public hearing on the alternatives analysis for a temporary bus facility.

PRESENTED AND ADOPTED:

SUBJECT: SOUTHEASTERN BUS GARAGE - APPROVAL TO RE-ASSIGN BUSES TO OTHER GARAGES

PROPOSED
RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

WHEREAS, On January 19, 2006, the Board of Directors resolved that the Southeastern Bus Garage is a first priority project for relocation and directed staff to explore all reasonable alternatives in preparing a plan to accomplish the relocation, subject to the availability of funding and jurisdictional coordination and endorsement; and

WHEREAS, Staff continues to develop plans for the replacement of the Southeastern Bus Garage with a Metro police training facility on a 16 acre parcel at the former D.C. Village and will recommend several actions for Board of Directors approval in December 2007; and

WHEREAS, Staff is expediting the replacement in order to support the redevelopment of the Anacostia waterfront and to avoid the impact of ballpark events upon bus access at the existing Southeastern Bus Garage; and

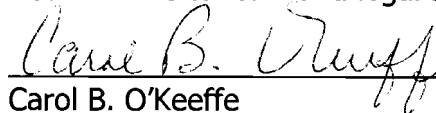
WHEREAS, Until the replacement facility opens in December 2010, it is economical to re-assign the Southeastern Division buses to other garages rather than to remain at the Southeastern Bus Garage; and

WHEREAS, On September 13, 2007, the Planning, Development and Real Estate Committee of the Board of Directors received a briefing on the re-assignment of the Southeastern Division buses to other garages; now, therefore be it

RESOLVED, That the Board of Directors approves the re-assignment of the Southeastern Division buses to other garages, subject to Board of Directors amendment of the operating budget; 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

PRESENTED AND ADOPTED:

SUBJECT: SOUTHEASTERN BUS GARAGE - APPROVAL TO HOLD HEARING ON
TEMPORARY FACILITY

PROPOSED
RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

WHEREAS, On January 19, 2006, the Board of Directors resolved that the Southeastern Bus Garage is a first priority project for relocation and directed staff to explore all reasonable alternatives in preparing a plan to accomplish the relocation, subject to the availability of funding and jurisdictional coordination and endorsement; and

WHEREAS, Staff continues to develop plans for the replacement of the Southeastern Bus Garage with a Metro police training facility on a 16 acre parcel at the former D.C. Village and will recommend several actions for Board of Director approval in December 2007; and

WHEREAS, Staff is expediting the replacement in order to support the redevelopment of the Anacostia waterfront and to avoid the impact of ballpark events upon bus access at the existing Southeastern Bus Garage; and

WHEREAS, Until the replacement facility opens in December 2010, staff has considered a temporary relocation of the buses from the Southeastern Garage for the above reasons for expediting the replacement; and

WHEREAS, On September 13, 2007, the Planning, Development and Real Estate Committee of the Board of Directors received a briefing on the alternatives analysis for a relocation of the Southeastern Bus Garage to a temporary facility; now, therefore be it

RESOLVED, That the Board of Directors authorizes staff to hold a Compact public hearing on the alternatives analysis. The General Manager in coordination with the Board of Directors will establish the date, time and location of the hearing; and be it further

RESOLVED, That the Board of Directors authorizes the General Manager to release the Public Hearing Staff Report (Staff Report) for public comment, as soon as the Staff Report is available, subject to later submission of the Staff Report Supplement, with final staff recommendations, to the Board of Directors for its approval. All Board members will receive the Staff Report concurrently with its release for public review; 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