

Washington Metropolitan Area Transportation Authority Board Action/Information Summary

<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information	MEAD Number: 99678	Resolution: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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PURPOSE

To seek Board approval of: (1) the use of \$1.5 million from the District of Columbia's share of the Transit Infrastructure Investment Fund (TIIF) to provide pedestrian walkways, signage, lighting, security and other transit access enhancements as part of the Union Row Joint Development project at the U Street/African-American Civil War Memorial/Cardozo Metrorail station; (2) an amendment of the FY 2007 System Access Capacity Program to include the budget for the project; and (3) authority to negotiate and execute a Memorandum of Understanding with the developer of the Union Row project for the dispersal of TIIF monies in accordance with Federal Transit Administration criteria and approval.

DESCRIPTION

The requested use of the TIIF funds is for transit-oriented infrastructure improvements, which will improve access to and increase ridership on Metrorail and Metrobus systems.

P.N. Hoffman's Union Row project is one of several joint development projects located, in part or whole, on property purchased from WMATA in connection with the U Street/African-American Civil War Memorial/Cardozo Metrorail station Joint Development. It is approximately 400 feet from the U Street entrance to the Metrorail Station and within easy walking distance to several bus stops. The project is a mix of uses including retail and high density residential, a combination which has proven to reduce resident auto usage and to increase resident transit and bus ridership when located within walking distance to transit. Its design, variety and size of uses, location and pedestrian links to operating rail and bus systems are intended to promote use of the transit facilities nearby.

When completed, the development will include:

- 208 flat style condominiums in a 9 story tower fronting 14th Street, NW
- 52 townhouse residences in two reconstructed historic warehouses
- 14,000 square foot full-service grocery store
- 13,000 square feet of additional retail
- 220 parking spaces

To maximize the effects of the proposed transit oriented design and uses on transit ridership and other revenue increasing aspects associated with this development, it is critical that the pedestrian pathways from the station entrance be well-lighted, safe, 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.

FUNDING IMPACT

The Proposed funding source for this allocation is the Transit Infrastructure Investment Fund. The District of Columbia's currently available share of the Fund is \$6.9 million. Use of TIIF funds is targeted to transit-oriented improvements determined by the WMATA Board, including but not limited to infrastructure improvements that will enhance transit access, improve transit service and/or increase revenue.

The \$1.5 million 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 P.N. Hoffman development. Additionally, the infrastructure improvements will provide enhanced access for the broader business and resident community in the immediate vicinity of the U Street Metro Station. The safety and convenience of anyone living or visiting the U Street area will be improved, attracting shoppers, investors and new residents to a previously underperforming area of the City.

Given the type, location, and orientation of the development and its likely residential market, ridership on buses and Metrorail in the area will increase significantly. The value of the reduction in auto trips resulting from this and other transit oriented development cannot be overstated since it also reduces costs associated with road and parking infrastructure and eliminates the pollution associated with those auto trips.

RECOMMENDATION

Staff recommends approval of: (1) this allocation of \$1.5 million from the District of Columbia's portion of the TIIF to be used for pedestrian walkways, transit access signage, lighting, security and other pedestrian infrastructure enhancements related to the Union Row Joint Development project at the U Street/African-American Civil War Memorial/Cardozo Metrorail station; (2) to amend the FY 2007 System Access Capacity Program to include the budget for the project; and (3) authority to negotiate and execute a Memorandum of Understanding with the developer of the Union Row project for the dispersal of TIIF monies in accordance with Federal Transit Administration criteria and approval.

PRESENTED AND ADOPTED:

**SUBJECT: AMENDED FISCAL 2007 SAP FOR U STREET/AFRICAN-AMERICAN
CIVIL WAR MEMORIAL/CARDOZO METRORAIL ACCESS IMPROVEMENTS**

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

WHEREAS, On July 20, 2006, the Board of Directors amended the Fiscal 2007 System Access/Capacity Program (SAP) totaling \$21,537,000; and

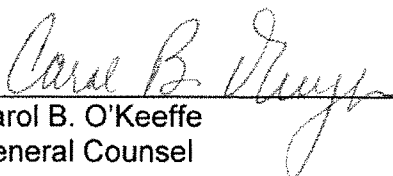
WHEREAS, The District of Columbia is in a process of making access improvements to the U Street/African-American Civil War Memorial/Cardozo Metrorail Station in connection with the several joint development projects located near the station; and

WHEREAS, The District of Columbia will provide its allocated TIIF funds of \$1,500,000 for this project; now therefore be it

RESOLVED, That the Board of Directors approves adding the U Street/African-American Civil War Memorial/Cardozo Metrorail Station Access Improvements to the Fiscal 2007 SAP and amending the Fiscal 2007 SAP by \$1,500,000 from \$21,537,000 to \$23,037,000 for this project; and be it finally

RESOLVED, That this Resolution will be effective immediately.

Reviewed as to form and legal sufficiency.



Carol B. O'Keeffe
General Counsel