

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

<input checked="" type="radio"/> Action <input type="radio"/> Information	MEAD Number: 100511	Resolution: <input type="radio"/> Yes <input checked="" type="radio"/> No
---	------------------------	--

TITLE:

Easement for Metropolitan Branch Trail

PURPOSE:

Obtain Board approval to grant an easement to the District of Columbia, at no cost, to install and maintain an infiltration trench and pipe across a portion of Metro property near the New York Ave-Florida Ave-Gallaudet U Metrorail station to facilitate drainage for the adjacent Metropolitan Branch Trail.

DESCRIPTION:

The District of Columbia Department of Transportation (the "District") is constructing the Metropolitan Branch Trail ("MBT"), a shared-use walk and bike path, along an 8-mile section of rail right-of-way from Silver Spring, Maryland to Union Station, Washington, DC. The MBT will be an important transportation route providing direct access to seven of Metro's Red Line stations and connecting to the Washington area's regional trails at the Capital Crescent Trail and the East Coast Greenway. Based on counts on similar regional trails, the District expects a little more than 1 million users per year.

The trail will be 15 feet wide and requires stormwater management facilities as part of its design. The District has requested an easement to construct, operate, maintain and repair an infiltration trench and pipe, approximately 208 feet long and 12.5 feet wide, for a total area of approximately 2,600 square feet, on Metro property approximately 600 feet north of the New York Ave-Florida Ave-Gallaudet U Metrorail station. The District will assume all operating, maintenance and repair costs as well as liability for the improvements.

The estimated fair market value of the 2,600-square-foot easement is \$25 to \$30 per square foot of land or \$65,000 to \$78,000. Granting the District a 2,600-square-foot drainage easement will not impact Metro's ability to sell the development rights to the adjacent property owner should a future development come to fruition.

Staff has analyzed ridership data for stations along the trail by mode of access

and determined that the trail could generate approximately \$190,000 annually in new ridership due to improved walk and bike access to the four middle stations along the route where current walk and/or bike mode shares are low. The value to Metro of new access for pedestrians and bicyclists to the Metrorail system of approximately \$190,000 per year greatly exceeds the estimated range of fair market value for the Metro easement of \$65,000 to \$78,000.

The proposed bicycle and pedestrian path satisfies the six conditions for a no-cost transfer of Metro property for a jurisdictional transportation project as required by Board Resolution 2008-29:

1. The project will improve Metro or regional transit facilities;
2. The property will be permanently maintained for transit purposes;
3. There is no cost to Metro other than the real estate contribution;
4. The transfer will not adversely affect Metro's operations, or its regionally funded annual operating or capital budgets;
5. The enhanced benefits of the transit improvements is commensurate in value to the real estate that is being contributed; and
6. The transfer receives the approval of the Board of Directors and, if required, the Federal Transit Administration.

Accordingly, the fee for the easement will be waived.

FUNDING IMPACT:

The granting of the easement to the District, worth between \$65,000 and \$78,000, will facilitate construction of the MBT which has the potential to generate an additional \$190,000 in yearly ridership revenue at no cost or liability to Metro.

RECOMMENDATION:

Approve granting an easement to the District of Columbia, at no cost, for construction, operation and maintenance of an infiltration trench and pipe on Metro property.