

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

☒ Action ☐ Information

MEAD Number:
202035

Resolution:
☒ Yes ☐ No

TITLE:

Public Hearing for a New Rail Maintenance Facility

PRESENTATION SUMMARY:

Seeks Board approval to hold a public hearing for the addition of a new rail maintenance facility.

PURPOSE:

To obtain Board approval to hold a Public Hearing to amend the Mass Transit Plan by adding a Rail Heavy Repair and Overhaul Facility at 3636 Pennsy Drive, Landover, Maryland.

DESCRIPTION:

Key Highlights:

For efficiency and productivity, Metro is pursuing the construction of a Rail Heavy Overhaul facility.

Today, activities are divided between two maintenance yards, displacing valuable space required for day-to-day maintenance activities and storage space. In searching for a location, Metro reviewed sites across the region that fulfilled criteria, including the proximity to rail lines, suitability of the site for the work and outside of neighborhoods.

The most ideal site has been identified in Prince George's County on Pennsy Drive.

To continue work, a Compact Public Hearing must be conducted, as an amendment to the Mass Transit Plan is required to add the facility.

Background and History:

A Rail Yard study was performed to analyze space utilization at the rail maintenance facilities. The study noted that heavy maintenance functions that take place at Greenbelt and Brentwood Yards consume space on the shop floor as well as storage space on the tracks. Moving the heavy maintenance

functions to a dedicated facility would improve the efficiency of these two yards.

Discussion:

The location of the proposed facility was determined by evaluating the entire region where the rail system operates. The criteria used to help in site selection included:

- Metrorail Track Geometry and Accessibility
- Property is Suitable
- Proximity to Metrorail Lines
- Grade Separated Access
- Minimum Site Area
- Roadway Access
- Avoidance of Residences or Residential Communities
- Supported by Local Jurisdiction Officials

The application of these criteria resulted in the identification of seven sites that were subjected to the following additional criteria:

- Site more than 1/4 mile from a Metro Station
- 100 year floodplain on less than 25% of the site
- Wetlands on less than one acre of the site
- Generally consistent with location plans
- Generally consistent with zoning
- Presence of endangered species

This additional screening reduced the number of viable sites to 2. An inspection of the two candidate sites revealed that the one located near the Van Dorn Station would require significant structural retaining walls to create a level site at significant cost. As a result, staff is recommending that the site in Prince George's County on Pennsy Drive be presented to the public at a Public Hearing as the preferred alternative for the location of a new rail maintenance facility.

Detailed estimates have not been prepared but the range of project costs for the new facility is \$300-\$400 million. The costs include acquisition of three properties and the relocation of tenants in the existing warehouses on the site. The project is in the FY2019 Capital Budget.

FUNDING IMPACT:

There are no impacts to funding to conduct a Public Hearing.	
Project Manager:	John Thomas
Project	COO/DECO

Department/Office: _____

TIMELINE:

Previous Actions	Conducted Rail Yard Study
Anticipated actions after presentation	Hold Public Hearing in December 2018

RECOMMENDATION:

Board approval to hold a Public Hearing to amend the Mass Transit Plan by adding a Rail Heavy Repair and Overhaul Facility at 3636 Pennsy Drive, Landover, Maryland.

SUBJECT: APPROVAL TO CONDUCT WMATA COMPACT PUBLIC HEARING FOR A NEW
RAIL YARD MAINTENANCE FACILITY

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

WHEREAS, Compact Section 15 requires the Washington Metropolitan Area Transit Authority (WMATA) Board of Directors to transmit proposed changes to the Mass Transit Plan (MTP) to certain enumerated agencies and to conduct a public hearing; and

WHEREAS, A new rail yard and maintenance facility are planned next to the Orange Line between New Carrollton and Landover Metrorail Stations in Prince George's County, which would be a change to the MTP; NOW, THEREFORE, be it

RESOLVED, That, in accordance with Compact Section 15, the Board of Directors authorizes staff to transmit the proposed MTP changes to the enumerated agencies and to hold a public hearing on the proposed new rail yard; and be it further

RESOLVED, That the Board of Directors authorizes the General Manager/Chief Executive Officer to release the Public Hearing Staff Report to the public for comment prior to Board approval; and be it finally

RESOLVED, That, in order to meet the project's construction timeline, this Resolution shall be effective immediately.

Reviewed as to form and legal sufficiency,



Patricia Y. Lee
General Counsel