



Finance and Capital Committee

Action Item III-A

May 11, 2023

**Takoma Compact Public Hearing Staff Report and
Amendment to the Mass Transit Plan**

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

| | | |
|---|-------------------------------|--|
| <input checked="" type="radio"/> Action <input type="radio"/> Information | Document Number: 203464 | Resolution: <input checked="" type="radio"/> Yes <input type="radio"/> No |
|---|-------------------------------|--|

Presentation Name:

Takoma Compact Hearing Staff Report

Project Manager:

Steven Segerlin

Project Department:

CFO

Purpose/Key Highlights:

To obtain Board approval of the Compact Public Hearing Staff Report and amendments to the Mass Transit Plan for proposed changes to Takoma Metro station.

The Board authorized a Compact Public Hearing on proposed changes at Takoma Metro station in July 2022. The hearing was held using a hybrid in-person/virtual method on January 17, 2023. The staff report summarizing the public comments with responses was prepared and published for a ten-day period in April 2023.

- As part of a Joint Development project, EYA Development will construct approximately 434 residential units and 16,000 square-feet of retail by modifying the Takoma transit facilities. The proposed changes and access to Metro property include: (i) relocation of the bus loop and Kiss & Ride spaces, (ii) addition of one alighting bus stop, (iii) removal of 144 Kiss & Ride spaces, (iv) addition of a traffic signal on Carroll Street NW at the bus loop and Kiss & Ride entrance.
- The proposed changes respond the 2021 District of Columbia Comprehensive Plan update that increases development allowances for the site and community feedback about the mixed-use development and open space.
- Board approval of the Compact hearing staff report and amendment to the Mass Transit Plan are required to allow the construction of these improvements.

Interested Parties:

Takoma Metro Associates Limited Partnership.

Background:

In March 2014, the Board approved the execution of a Joint Development Agreement with EYA Development (“EYA”) to develop housing and retail at Takoma station. Despite the Joint Development Agreement being signed in December 2016, Comprehensive Plan ambiguity and unresolved community feedback put the project on hold until 2021, when the DC Council adopted a Comprehensive Plan update increasing development allowances and EYA proposed a new site plan to Metro. From 2021 to 2022, staff coordinated the concept plans with EYA and the District of Columbia (“District”) for the proposed changes to the transit facilities which will enable the development of approximately 434 residential units and 16,000 square feet of retail.

The Board authorized Staff to hold a Compact Public Hearing for Takoma Metro station in July 2022.

The Compact Public Hearing was held on January 17, 2023, using a hybrid virtual & in-person format. There were 736 people who responded to Metro’s request for comment on the proposed modifications. Analysis of the 736 respondents shows 69 percent of respondents support the Takoma project or did not express an objection, and 31 percent oppose the project in some capacity. The most significant concerns related to the proposed reduction in Kiss & Ride spaces, bike and pedestrian conditions, and the development review process. The staff report clarifies that the proposed changes are based on an analysis of existing utilization and future demand to ensure adequate capacity is retained. Regarding bike and pedestrian conditions, the concept plan adds or expands pathways, improves lighting, and modernizes bike parking on site. Finally, the concept plan aligns with long-standing jurisdictional goals and staff notes that any comments on the development plan are addressed in the District’s review process, including through the review of the developer’s Planned Unit Development (PUD) application and Zoning Case 22-36.

As a result, staff recommends approving the Staff Report and amending the Mass Transit Plan to enable the changes to the transit facilities as originally proposed.

Discussion:

Staff held a Compact Public Hearing to gather feedback on proposed changes to transit facilities needed to retain open space adjacent to the station and to enable joint development at Takoma Metro station. Board approval of the Compact Public Hearing staff report and amendment to the Mass Transit Plan are required to allow the construction of these improvements. The capital funds and contractual delivery of these projects will be funded externally. Metro’s role has been, and continues to be, to

coordinate the final design and construction activities.

The amendments to the Mass Transit Plan for Takoma Metro station are as follows:

- Relocation of the bus loop and Kiss & Ride spaces
- Addition of one alighting bus stop
- Removal of 144 Kiss & Ride spaces
- Addition of a traffic signal on Carroll Street NW at the bus loop and Kiss & Ride entrance

Funding Impact:

No direct impact on funding.

Previous Actions:

1999 – Board approves issuance of Joint Development solicitation

2005 – Board approves Purchase & Sale Agreement with EYA Development

2007 – First Compact hearing to consolidate parking facilities

2014 – Board approves Joint Development Agreement with EYA

2015 – Second Compact hearing to reduce parking capacity

2021 – DC Council adopts Comprehensive Plan update clarifying and increasing development allowances

2022 – Board approves third Compact hearing to modify the site plan

Next Steps:

2025 to 2027 – Construction of proposed changes at Takoma Metro station

Recommendation:

Approval to: accept the Compact hearing staff report and amendments to the Mass Transit Plan for proposed changes to Takoma Metro station.

Takoma Compact Hearing Staff Report

Finance & Capital Committee
May 11, 2023



Purpose

Seek Board approval of:

Compact Public Hearing Staff Report on proposed changes at Takoma Metro station to:

- Enable joint development & increase ridership
- Improve bus operations
- Enhance pedestrian & bicycle safety
- Support the District of Columbia's land use & economic development goals

Amendments to the Mass Transit Plan

Background

2005

Board approves Joint Development Agreement with EYA

2007

1st Compact hearing to consolidate parking facilities

2015

2nd Compact hearing to reduce parking capacity

July 2022

Board approves 3rd Compact hearing to relocate bus facilities & reduce parking capacity

January 2023

3rd Compact hearing

April 2023

Staff Report published for comment

Communications & Outreach

Compact hearing held using hybrid in-person/virtual format

Targeted marketing and media (print and online)

Webpage, e-mails, signage, and in-person outreach

Participation options by Zoom & telephone

YouTube broadcast

Online survey and feedback form

10-day public comment period on Staff Report held during April 2023

Queremos saber su opinión sobre los cambios propuestos en el estacionamiento y la zona para autobuses en la estación Takoma

Metro propone cambios en el estacionamiento y la zona para autobuses para promover el desarrollo orientado al transporte público, aumentar el número de pasajeros y modernizar las instalaciones de transporte público.

Los cambios propuestos incluyen:

- Realización del trayecto circular para autobús y de Kiss & Ride
- Adición de una parada de autobús solo de descenso de pasajeros
- Eliminación de 14 espacios de Kiss & Ride de Kiss & Ride
- Adición de un carril en Canal Street NW en la estación del trayecto circular para autobuses y en la entrada de Kiss & Ride

Hay dos formas en que puede proporcionar comentarios:

1. Envíe sus comentarios por internet.
Realice la encuesta, proporcione comentarios por escrito o cargue documentos antes de las 5:00 p.m. del viernes, 27 de enero 2023 en wmata.com/plansandprojects.

2. Participe en una audiencia pública.

Martes, 17 de enero de 2023 a las 6:30 p.m. Metro llevará a cabo una audiencia pública híbrida con la opción de participar en persona o de manera virtual.

En persona:

1. **Takoma Elementary School - auditorio**
7010 Piny Branch Rd NW, Washington, DC

El personal de Metro estará en el lugar para responder preguntas antes de la audiencia pública.

Por teléfono:

1. Llame al 855-925-2801 e ingrese el código de reunión 4773.

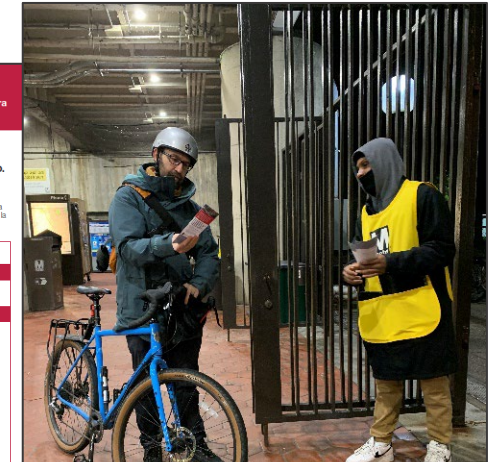
Por videollamada:

1. Se requiere inscripción previa. Para registrarse, envíe un correo electrónico a speak@wmata.com antes de las 10 a.m. del martes 17 de enero.

La opinión del público se hará llegar a la Junta Directiva de Metro como parte del proceso de la decisión final.

Vea o escuche en vivo
Mire o escuche la audiencia pública virtual en vivo en wmata.com/plansandprojects en YouTube o por teléfono al 855-925-2801 e ingresando el código de reunión 4773.

Se admite la participación pública independientemente de la raza, color de piel, nacionalidad, edad, género, religión, discapacidad o situación familiar. Se proporcionará interpretación de lenguaje de señas estadounidense (LSE). Para solicitar asistencia razonable de conformidad con la Ley para Personas con Discapacidades (ADA) u otros servicios de interpretación de idiomas del cargo, comuníquese con la Oficina del Secretario de la Junta al 202-462-8211 (TTY: 202-462-2023) o envíe un mensaje a speak@wmata.com lo antes posible, para que Metro pueda hacer los arreglos necesarios antes de la fecha de la audiencia pública.



Metro Forward
January 14 at 9:02 AM

We value your opinion! We're seeking your input on proposed parking and bus changes at Takoma Station. There are several ways you can provide feedback. Find https://wmata.com/_/takoma-parking-bus-facilities.. #wmata

64 likes, 9 comments, 8 shares

Proposed Parking and Bus Bay Changes at Takoma Station. We're seeking public input on proposed parking and bus bay changes at Takoma Station. See more...

[Proposed Parking and Bus Bay Changes at Takoma Station | W...](#)
wmata.com

Posted to **Subscribers of WMATA** in 1 area

53 Impressions

Like Comment Share

Proposed Changes

Development of 434 housing units
with ~15% affordable at 30-60% of Median Family Income

Relocation of bus loop and Kiss & Ride to enable joint development & increase ridership

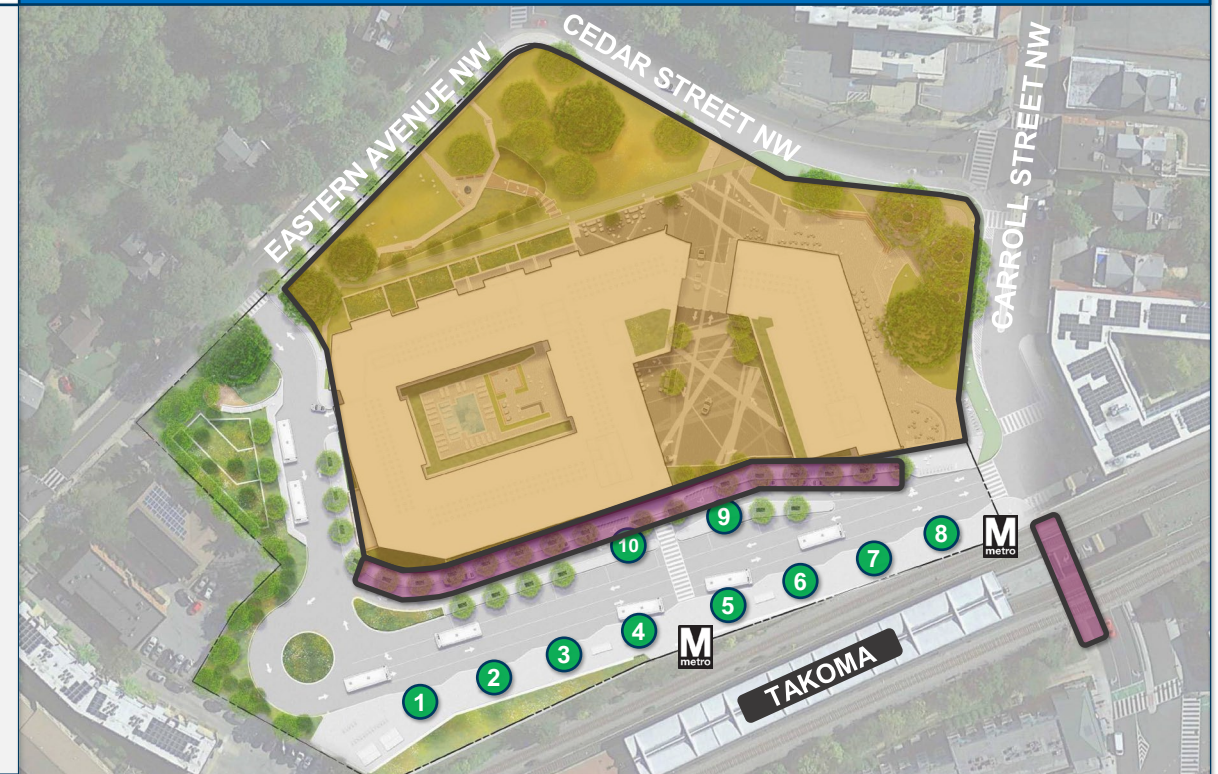
Addition of one alighting bus stop to improve bus operations and reduce congestion

Removal of 144 Kiss & Ride spaces to align with pick-up/drop-off demand patterns

Addition of a traffic signal to improve safety

Public hearing held on January 17, 2023

Funded & Delivered by Joint Developer
Construction anticipated 2025 – 2027



Joint Development

16 K&R Spaces

10 Bus Bays

Public Hearing Feedback

Project Opinions

40% Support

29% Neither

31% Oppose

736 Total Respondents

Topic Frequency

Kiss and Ride Spaces 292

Bike/Ped Improvements 29

Review Process 16

Transit Service 20

Other Comments 82

Most Significant Concerns

Reduction in Kiss & Ride Spaces

Response → (i) Based on utilization and future demand projection for pick-up/drop-off customers; (ii) Longer-term parking options available at Fort Totten and within Takoma developer's garage

Bike & Pedestrian Facility Conditions

Response → Project will add or expand pathways, improve lighting, and modernize bike parking

Private Development Impacts

Response → (i) Project design aligns with jurisdictional goals; (ii) District is responsible for reviewing development impacts; (iii) Application identifies reduced stormwater run-off, preserves heritage trees, and meets traffic requirements

STAFF RECOMMENDATION

- No revisions to the originally proposed transit facility changes as a result of the Compact Public Hearing
- Some minor design details to be considered

Recommendation

Approval of:

Compact Public Hearing Staff Report on proposed changes at Takoma Metro station

Amendments to the Mass Transit Plan

SUBJECT: APPROVAL OF PUBLIC HEARING STAFF REPORT AND AMENDMENT OF MASS TRANSIT PLAN FOR CHANGES AT TAKOMA METRO STATION

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

WHEREAS, Compact Section 15 requires the Board of Directors to transmit proposed changes to the Mass Transit Plan to certain enumerated agencies and conduct a public hearing; and

WHEREAS, Resolution 2022-23 authorized staff to hold a public hearing on proposed plans to (i) relocate the bus loop and Kiss & Ride, (ii) add one alighting bus stop, (iii) remove 144 Kiss & Ride parking spaces, and (iv) add a traffic signal on Cedar Street Northwest & Carrol Street Northwest at Takoma Metro Station; and

WHEREAS, A report on the results of the public outreach and public hearing regarding the proposed plans at Takoma Metro Station entitled *Compact Public Hearing Staff Report, Takoma Metro Station Parking and Bus Bay Changes, Staff Analysis of the Public Hearing and Staff Recommendations* ("Takoma Staff Report") (Attachment A), was presented to the public for review and comment; and

WHEREAS, The final draft of the Takoma Metro Station Staff Report includes (i) staff's recommendations that were presented to the public for review and comment on April 11, 2023, and (ii) the comments received during the public comment period;

NOW, THEREFORE, be it

RESOLVED, That the Board of Directors approves the *Compact Public Hearing Staff Report, Takoma Metro Station Parking and Bus Bay Changes, Staff Analysis of the Public Hearing and Staff Recommendations*, as set forth in Attachment A; and be it further

RESOLVED, That the Board of Directors amends the Mass Transit Plan to ((i) relocate the bus loop and Kiss & Ride, (ii) add one alighting bus stop, (iii) remove 144 Kiss & Ride parking spaces, and (iv) add a traffic signal on Cedar Street Northwest & Carrol Street Northwest at Takoma Metro Station, as set forth in Attachment A; and be it finally

RESOLVED, That this Resolution shall be effective 30 days after adoption in accordance with Compact Section 8(b).

Reviewed as to form and legal sufficiency,

/s/

Patricia Y. Lee
Executive Vice President, Chief Legal Officer
and General Counsel

WMATA File Structure No.:

12.7.2 Master Plans/Mass Transit Plan (including transit zone modifications)

PROPOSED

To access staff report please click here:

[Takoma Metrorail Station – Parking and Bus Bay Changes Compact Public Hearing Staff Report](#)

Takoma Metrorail Station – Parking and Bus Bay Changes
Compact Public Hearing Staff Report

**Washington Metropolitan Area Transit Authority
(WMATA)**

Compact Public Hearing Staff Report

**Takoma Metrorail Station
Parking and Bus Bay Changes**

**Staff Analysis of the Public Hearing
and
Staff Recommendations**

Hearing No. 645
Docket No. R23-01

May 2023