



Finance and Capital Committee

Action Item III-A

December 14, 2023

**District of Columbia Compact Public Hearing
Staff Reports**

Washington Metropolitan Area Transit Authority

Board Action/Information Summary

☒ Action ☐ Information	Document Number: 205660	Resolution: ☒ Yes ☐ No
---	-------------------------------	--

Presentation Name:

District of Columbia Compact Public Hearing Staff Reports

Project Manager:

Steven Segerlin

Project Department:

Office of Real Estate & Development

Purpose/Key Highlights:

This presentation seeks to obtain Board approval of Compact Public Hearing Staff Reports and amendments to the Mass Transit Plan for proposed changes to Deanwood and Congress Heights Metro Stations.

- At Deanwood, Metro proposes: (i) eliminating the 160-space park-and-ride lot. No changes are proposed to the bus or Kiss & Ride facilities. This change will enable joint development and increase ridership.
- At Congress Heights, Metro proposes: (i) relocating the bus loop and Kiss & Ride facilities and (ii) reducing Kiss & Ride capacity from 54 to eight spaces. These changes will enable the 13th Street SE extension, improve safety, support redevelopment of the historic St. Elizabeths East Campus, and increase ridership.

Board approval of the Compact Public Hearing Staff Reports and amendments to the Mass Transit Plan are required to allow the construction of these improvements summarized above.

Interested Parties:

None.

Background:

In April 2023, the Board authorized staff to hold Compact Public Hearings at Deanwood and Congress Heights Metro Stations.

At Deanwood Metro Station, Metro recommends removing the 160-space park-and-ride lot to enable joint development. This change was presented to the Board previously in 2018, and a Compact Public Hearing was held on June 20, 2018, where the public was provided with an opportunity to comment on the proposed changes. The change is consistent with the District of Columbia's 2021 Comprehensive Plan Update and the 2008 Small Area Plan developed with community consultation. The Small Area Plan proposed the conversion of the surface park-and-ride lot into a transit-oriented, mixed-use development. A hybrid in-person/virtual Compact Public Hearing was held on July 11, 2023. In addition to comments made at the Compact Public Hearing, feedback was also collected online. Analysis of the 148 comments received shows 73 percent of respondents support the Deanwood Metro Station changes or did not express an objection, and 27 percent oppose the project. The most significant concerns are related to removal of the park-and-ride spaces and safety concerns at the alternative park-and-ride facilities. The staff report explains the justification for reducing park-and-ride capacity is based on the availability of excess parking capacity within 5-minutes travel time and states that Metro will coordinate with Metro Transit Police Department (MTPD) to evaluate safety concerns and identify actions to address them.

At Congress Heights Metro Station, Metro recommends relocating the bus loop and Kiss & Ride facilities and reducing Kiss & Ride capacity from 54 to eight spaces. In 2012, the District published a master plan for the revitalization of the historic St. Elizabeth's Campus. The plan proposes up to five million square feet of mixed-use development. A core infrastructure component of the project includes the creation of a new vehicular entrance to the campus from Alabama Avenue, which requires relocating Metro's bus loop and Kiss & Ride facility. The modifications to the transit facilities and facility access at Congress Heights Metro Station will be funded and constructed by the District of Columbia. A hybrid in-person/virtual Compact Public Hearing was held on September 25, 2023. In addition to comments made at the Compact Public Hearing, feedback was also collected online. Analysis of the 61 comments received shows 69 percent of respondents support the Congress Heights project or did not express an objection and 31 percent oppose the project. The most significant concerns are related to the reduction in Kiss & Ride capacity and improving pedestrian and bicyclist safety. As described in the staff report, the justification for reducing Kiss & Ride capacity is based on utilization patterns indicating most users are seeking daily parking and Metro has excess capacity at adjacent stations within 5-minutes travel time. The staff report also notes the project will add or expand pathways, add signalized crosswalks, and improve lighting.

Discussion:

Staff held Compact Public Hearings to gather feedback on proposed changes to transit facilities needed to enable joint development and increase ridership at Deanwood and Congress Heights Metro Stations and to support redevelopment of the historic St.

Elizabeths East Campus. Board approval of the Compact Public Hearing Staff Reports and amendments to the Mass Transit Plan are required to allow the construction of these improvements. The capital costs and contractual delivery of these projects will be funded externally. Metro's role will be review, approval, and coordination of the final design and construction activities.

The amendments to the Mass Transit Plan will be as follows:

- At Deanwood Metro Station, the changes to the transit facilities include: (i) eliminating the 160-space park-and-ride lot
- At Congress Heights Metro Station, the changes to the transit facilities include: (i) relocating the bus loop and Kiss & Ride facilities and (ii) reducing Kiss & Ride capacity from 54 to eight spaces

Funding Impact:

No direct impact on funding.

Previous Actions:

April 2023 – Board authorized staff to hold a Compact Public Hearing for Deanwood Station and Congress Heights Metro Stations

July 2023 – Compact Public Hearing held for Deanwood Metro Station

September 2023 – Compact Public Hearing held for Congress Heights Metro Station

Next Steps:

2025 to 2028 – Tentative closure of the Deanwood park-and-ride lot

2024 to 2026 – Tentative construction of proposed changes at Congress Heights Metro Station

Recommendation:

Approval to: accept the Compact Public Hearing Staff Reports and amendments to the Mass Transit Plan for changes at Deanwood and Congress Heights Metro Stations.

District of Columbia Compact Public Hearing Staff Reports

Finance & Capital Committee
December 14, 2023



Purpose

Seek Board approval of:

- Compact Public Hearing Staff Reports on proposed changes at two District of Columbia Metro stations
 - **Deanwood** to enable Joint Development & increase ridership
 - **Congress Heights** to support redevelopment of the historic St. Elizabeths East Campus & increase ridership
-
- Amendments to the Mass Transit Plan

The District of Columbia Compact Hearings advance Metro's STP goal of Regional Opportunity and Partnership and Sustainability



Background

Timeline	Action
2015 - 2021	Coordination with jurisdictions on station project plans
Apr 2023	Board approval to hold Compact Public Hearings & issue Joint Development solicitations
July – Sept 2023	Held Compact Public Hearings
Nov 2023	Staff Reports published for comment
Dec 2023	Board request to approve Staff Reports & Amendments to the Mass Transit Plan

Communications & Outreach

- Outreach conducted virtually and in-person
 - Targeted marketing and media (print and online)
 - Webpage, e-mails, and in-person outreach
 - Participation options by Teams & telephone
 - YouTube broadcast
 - Online survey and feedback form
- 10-day public comment period during November 2023

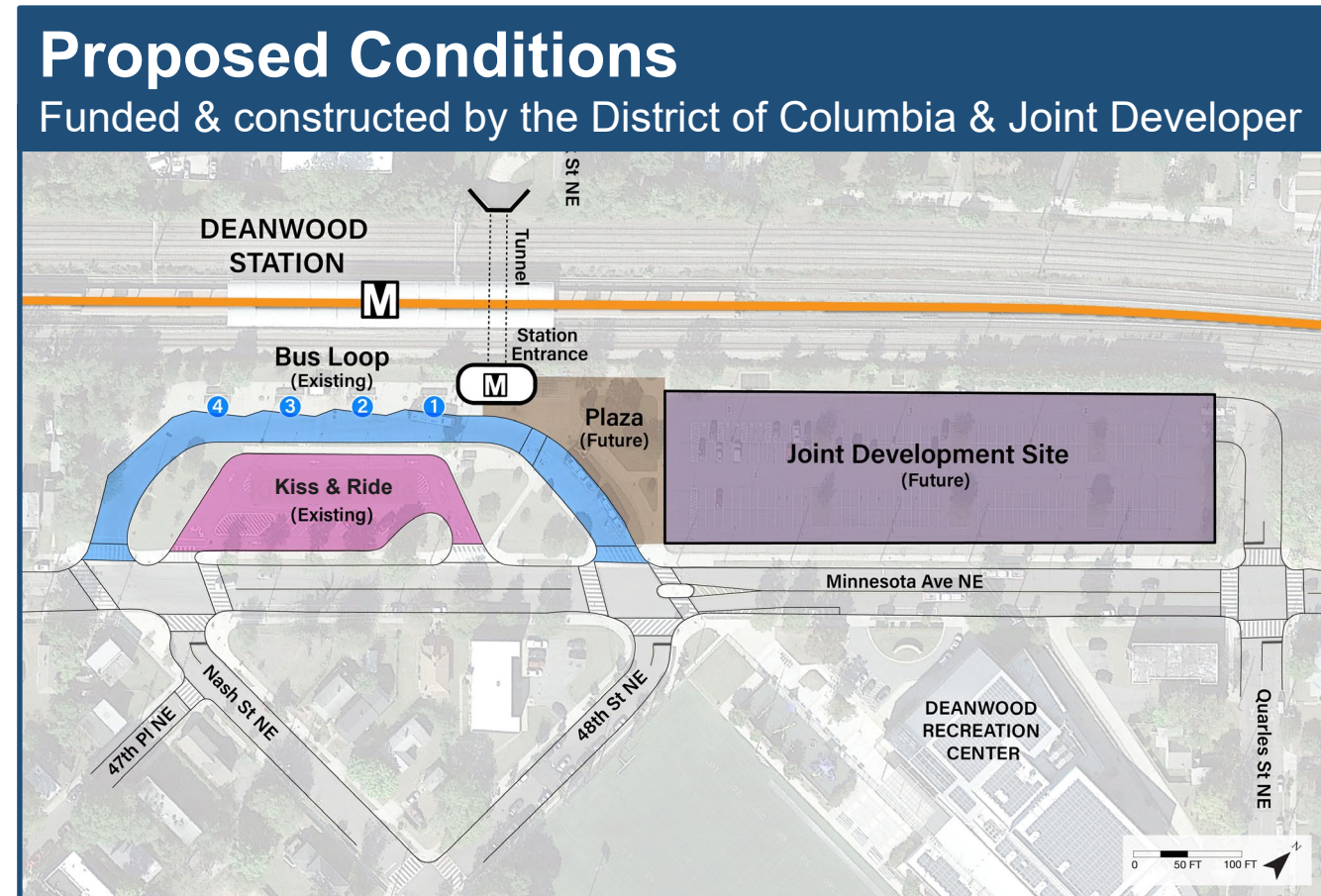


Deanwood

Proposed changes to enable Joint Development & increase ridership

- Removal of 160-space park-and-ride lot
 - Customers to be directed to alternative park-and-ride facilities at Cheverly and Minnesota Ave Stations with excess capacity
- No changes to the Bus or Kiss & Ride facilities

Public Hearing held on July 11, 2023



Deanwood

Project Feedback	Comment Frequency	Most Significant Concerns
66% Support 7% Neither 27% Oppose 148 total comments	- Development – 100 - Park-and-ride – 82 - Other – 15 - Metro Service – 2	Removal of park-and-ride Response → Proposal based on low utilization; excess parking capacity at adjacent stations less than 5-minute away Safety at the alternative park-and-rides Response → Few historical incidents; coordinate with MTPD to evaluate concerns and identify actions

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.*

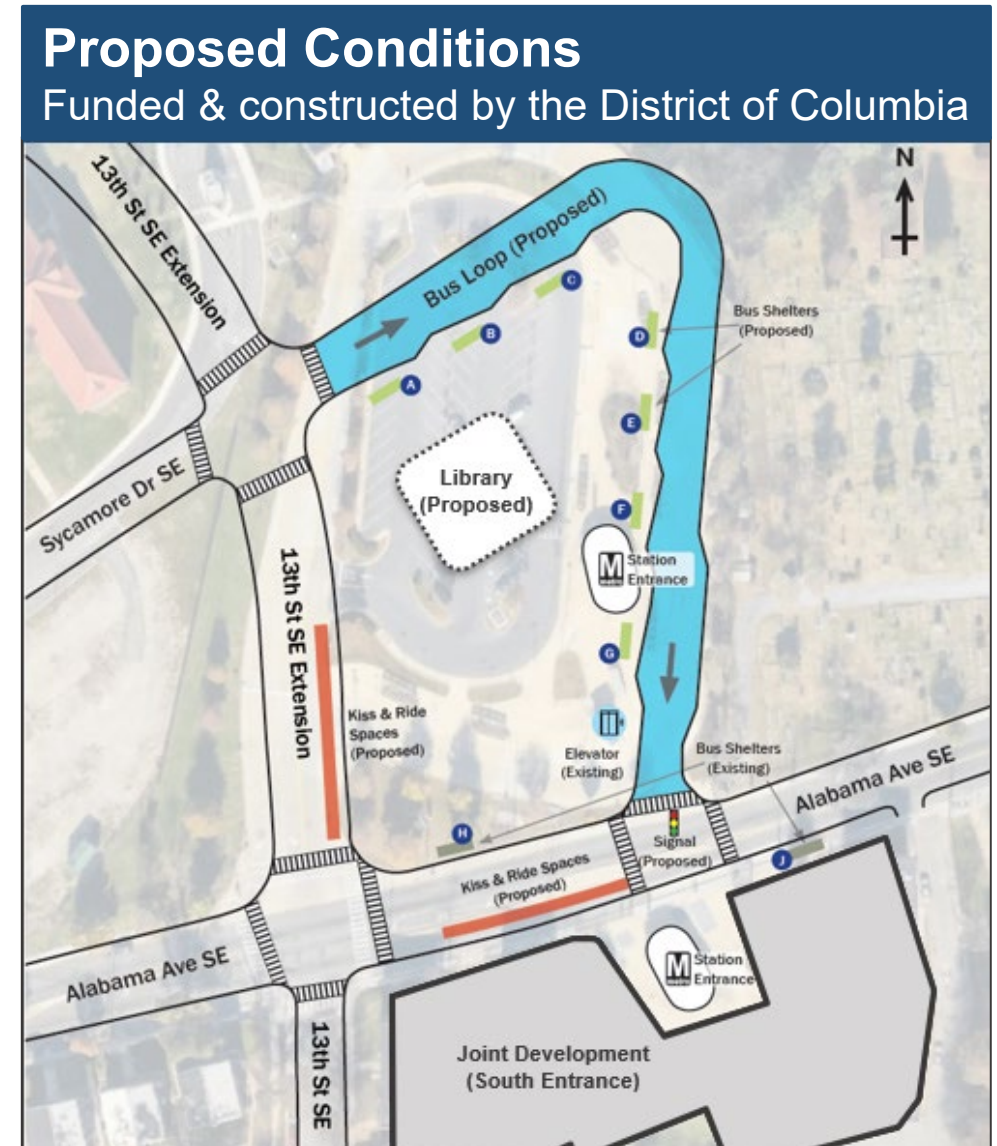


Congress Heights

Proposed changes support redevelopment of the historic St. Elizabeths East Campus & increase ridership

- Relocation of the bus loop and Kiss & Ride facilities to enable 13th Street SE extension
- Reduction of Kiss & Ride capacity from 54 to eight spaces
- Addition of a new signal at the bus loop exit on Alabama Ave SE to improve safety

Public Hearing held on September 25, 2023



Congress Heights

Project Feedback	Comment Frequency	Most Significant Concerns
38% Support 31% Neither 31% Oppose	- Kiss & Ride – 18 - Safety – 9 - Development – 9 - Metro Service – 6 - Other – 3	Reduction in Kiss & Ride capacity Response → Proposal based on low utilization; most users seeking daily parking; Metro has excess capacity at adjacent stations less than 5-minutes away Pedestrian & Bicycle Safety Response → Project will add or expand pathways, add signalized crosswalks, and improve lighting

61 total comments

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.*

Recommendations

Approval of:

- Compact Public Hearing Staff Reports on proposed changes at two District of Columbia Metro stations
 - **Deanwood**
 - **Congress Heights**
-
- Amendments to the Mass Transit Plan

SUBJECT: APPROVAL OF PUBLIC HEARING STAFF REPORTS AND AMENDMENT OF
MASS TRANSIT PLAN FOR CHANGES AT DEANWOOD METRO STATION
AND CONGRESS HEIGHTS 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 certain enumerated agencies and conduct a public hearing; and

WHEREAS, Resolution 2023-12 authorized staff to hold a public hearing on proposed plans to (i) eliminate the 160-space Park & Ride lot at Deanwood Metro Station; and

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

WHEREAS, The final draft of the Deanwood Staff Report includes (i) staff's recommendations that were presented to the public for review and comment on November 7, 2023, and (ii) the comments received during the public comment period; and

WHEREAS, Resolution 2023-12 authorized staff to hold a public hearing regarding the proposed plans to (i) relocate the bus loop and Kiss & Ride facilities and (ii) reduce the Kiss & Ride capacity from 54 to eight spaces at Congress Heights Metrorail Station; and

WHEREAS, A report on the results of the public outreach and public hearing regarding the proposed plans at Congress Heights Metro Station entitled *Compact Public Hearing Staff Report, Staff Analysis of the Public Hearing and Staff Recommendations, Congress Heights 13th Street Extension Project* ("Congress Heights Staff Report") (Attachment A), was presented to the public for review and comment; and

WHEREAS, The final draft of the Congress Heights Staff Report includes (i) staff's recommendations that were presented to the public for review and comment on November 14, 2023, and (ii) the comments received during the public comment period; and

WHEREAS, The proposed plans for Deanwood and Congress Heights require changes to the Mass Transit Plan;

NOW, THEREFORE, be it

RESOLVED, The Board of Directors approves the *Compact Public Hearing Staff Report, Staff Analysis of the Public Hearing and Staff Recommendations, Deanwood Metro Station Joint Development Project*, as set forth in Attachment A; and be it further

RESOLVED, The Board of Directors amends the Mass Transit Plan to (i) eliminate the 160-space Park & Ride lot at Deanwood Metro Station, as set forth in Attachment A; and be it further

RESOLVED, The Board of Directors approves the *Compact Public Hearing Staff Report, Staff Analysis of the Public Hearing and Staff Recommendations, Congress Heights 13th Street Extension Project*, as set forth in Attachment A; and be it further

RESOLVED, The Board of Directors amends the Mass Transit Plan to (i) relocate the bus loop and Kiss & Ride facilities and (ii) reduce the Kiss & Ride capacity from 54 to eight spaces at Congress Heights 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)