



Finance and Capital Committee

Action Item III-A

July 14, 2022

Compact Hearing for Takoma Metro Station

Washington Metropolitan Area Transit Authority

Board Action/Information Summary

☒ Action ☐ Information

MEAD Number:
202377

Resolution:
☒ Yes ☐ No

TITLE:

Compact Hearing for Takoma Metro Station

PRESENTATION SUMMARY:

Staff has worked with WMATA's Joint Development partner, EYA Development, on options to reconfigure the transit facilities at Takoma Metro Station. This change will enable the creation of 350 housing units and 16,000 square feet of retail. A Compact Public Hearing is needed on the proposed modifications to the bus loop and parking.

PURPOSE:

Request Board authorization to hold a Compact public hearing on proposed changes to Takoma Metro Station.

DESCRIPTION:

WMATA executed a joint development agreement with EYA Development (EYA) in 2005 and has since been working to establish a feasible site plan that is supported by the District of Columbia and local community. The project has experienced significant delays due to the 2007 financial market crisis and variations in the District of Columbia's Comprehensive Plan that made the development allowances for the site unclear, which have since been resolved. Staff now seek to hold a Compact Public Hearing to receive public input on proposed modifications to the bus loop, parking, and road network.

Key Highlights:

- As a part of a Joint Development project, EYA will construct 350 housing units and 16,000 square feet of retail by modifying the transit facilities. The proposed changes to Metro property include the: (i) relocation of the bus loop and Kiss & Ride, (ii) addition of one alighting bus stop, (iii) removal of 144 Kiss & Ride parking spaces, and (iv) addition of a traffic signal on Cedar Street Northwest and Carrol Street Northwest.
- The purpose of the changes is to respond to community feedback about the location of mixed-use development and desire to retain more open space adjacent to the Takoma Central District that will create a unique destination for the residents to enjoy.

- A Compact Public Hearing is required to receive public input on the proposed changes to Metro's transit facilities at Takoma Metro Station.

Background and History:

In July 1999, WMATA published an RFP for Joint Development and awarded the contract to EYA who proposed to build townhomes.

In July 2000, the Board (Board) approved a Term Sheet with the developer and subsequently approved the execution of a Joint Development Agreement in June 2005. This extended duration was due to community inquiries about the project scope and design.

In November 2007, the Board approved the first Compact Public Hearing Staff Report and amended the Mass Transit Plan to allow the relocation and replacement of transit facilities. However, due to the financial market crash in 2007 the project did not proceed.

In March 2014, the Board approved a new Joint Development Agreement to reflect changes in the development program from townhouses to multi-family housing. It was signed in December 2016.

In March 2015, the Board approved a second Compact Hearing Staff Report and amended the Mass Transit Plan to reduce the number of Kiss & Ride parking spaces that must be replaced as part of the joint development project. After the Compact Hearing approval, the project did not proceed because of ambiguity in the Comprehensive Plan and because of unresolved community feedback about the proposed development concept received during the DC entitlement process.

In September 2021, the District of Columbia adopted an update to the Comprehensive Plan that clarified and increased the development potential to allow medium-density residential and commercial uses. Through the consultation process for the Comprehensive Plan the community provided feedback about desired changes to the location of the development and open space on the site. In response, EYA proposed a new site plan to WMATA that reconfigures the bus and parking facilities.

During this period the parking demand at the Takoma Metro Station was also reevaluated. Parking demand at the Takoma Metro Station was found to be very low and the average user of the Kiss & Ride facility was present for more than eight hours, instead of using it for short-term parking for pick up/ drop off as intended. Metro has a Park & Ride facility only 10 minutes away at the Fort Totten Metro Station with excess capacity, and staff proposes that daily parkers be encouraged to use that lot and the Kiss & Ride at Takoma be reduced to serve short-term pick up/drop off customers only.

WMATA has coordinated with the District of Columbia Department of

Transportation (DDOT) and the local Advisory Neighborhood Commission (ANC) and the parties have arrived at a mutually agreeable concept and desires to bring the concept forward for public comment.

Discussion:

Staff has coordinated the conceptual design for changes to the transit facilities at Takoma Metro Station required to support the Joint Development project. The reconfiguration of transit facilities will be funded by the Joint Development project with private funds. The project anticipates growing ridership by increasing the number of jobs and households located within a 1/2-mile of the Metro. It will additionally improve the customer experience by locating the bus facilities closer to the station entrance and making other bicycle and pedestrian enhancements that will improve safety.

A Compact public hearing is required to receive public input into proposed changes to Metro's transit facilities, which includes: (i) relocation of the bus loop and Kiss & Ride, (ii) addition of a one alighting bus stop, (iii) removal of 144 Kiss & Ride parking spaces, and (iv) addition of a traffic signal on Cedar Street Northwest and Carrol Street Northwest. The desired timeframe for conducting the Compact public hearing is summer or fall of 2022.

FUNDING IMPACT:

There is no impact on funding to conduct the proposed Compact public hearing. Any costs incurred by Metro are subject to reimbursement by the Joint Development partner (EYA Development).	
--	--

Project Manager:	Steven Segerlin
Project Department/Office:	CFO/LAND

TIMELINE:

Previous Actions	<p>1999 – Board approves issuance of Joint Development solicitation</p> <p>2005 – Board approves Purchase & Sale Agreement with EYA</p> <p>2007 – 1st Compact Public Hearing to consolidate parking facilities</p> <p>2014 – Board approves Joint Development Agreement with EYA</p> <p>2014 – 2nd Compact Public Hearing to reduce parking capacity</p>
-------------------------	--

	2021 – DC Council adopts Comprehensive Plan update clarifying & increasing development allowances
Anticipated actions after presentation	<p>Fall 2022 – Hold the Compact Public Hearing in conjunction with DDOT's public hearing.</p> <p>Winter 2022/2023 – Seek Board approval of the Compact Public Hearing Staff Report and changes to the Mass Transit Plan.</p>

RECOMMENDATION:

Authorization to hold a Compact public hearing on proposed changes to Takoma Metro Station.

Compact Hearing for Takoma Metro Station

Finance & Capital Committee
July 14, 2022



Purpose

Seek Board approval to:

- Hold a Compact Public Hearing to reconfigure transit facilities and access to Takoma Metro Station

Background

- July 1999 Board approves issuance of Joint Development solicitation
- June 2005 Board approves Joint Development Agreement with EYA
- November 2007 1st Compact Public Hearing to consolidate parking facilities
- 2007 – 2008 Financial market crisis
- March 2014 Board approves new Joint Development Agreement with EYA
- June 2014 2nd Compact Public Hearing to reduce parking capacity
- September 2021 DC Council adopts Comprehensive Plan update clarifying & increasing development allowances

Existing Site

- Nine Bus Bays
- 160 Kiss & Ride spaces*
 - 151 Metered
 - Six ADA (non-metered)
 - Three Motorcycle (non-metered)

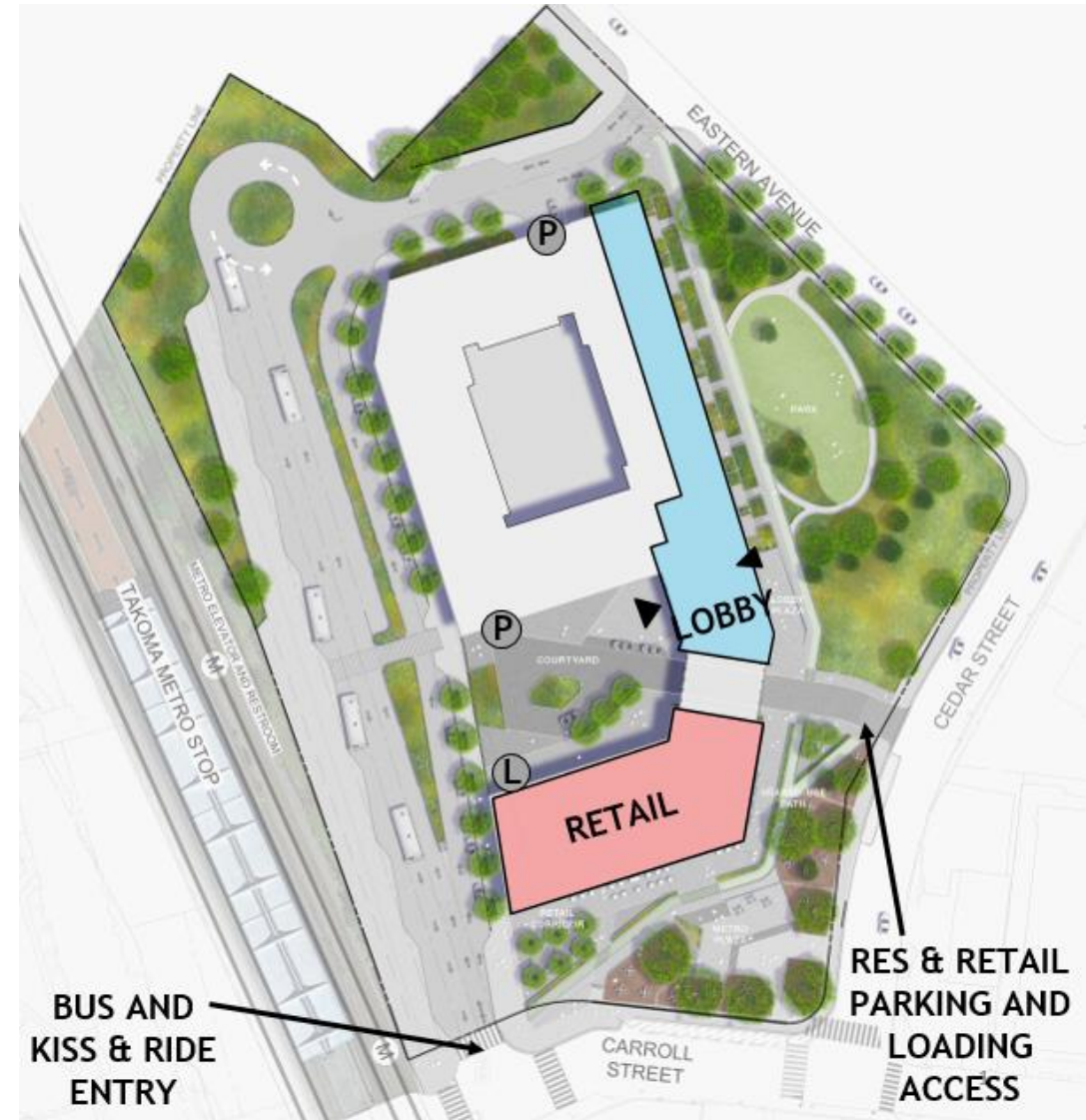
(*) Prior Compact Public Hearings undercounted the number of actual parking spaces



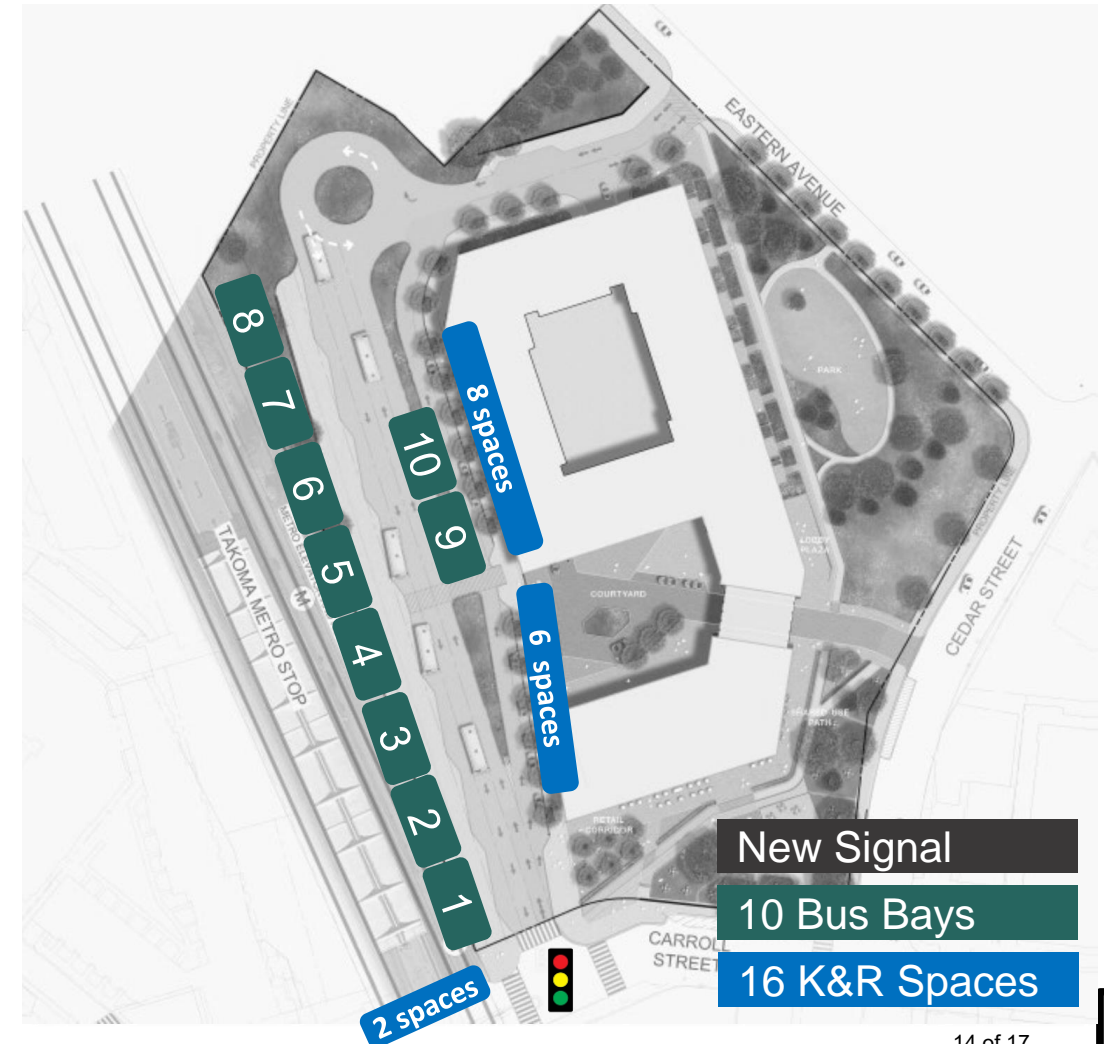
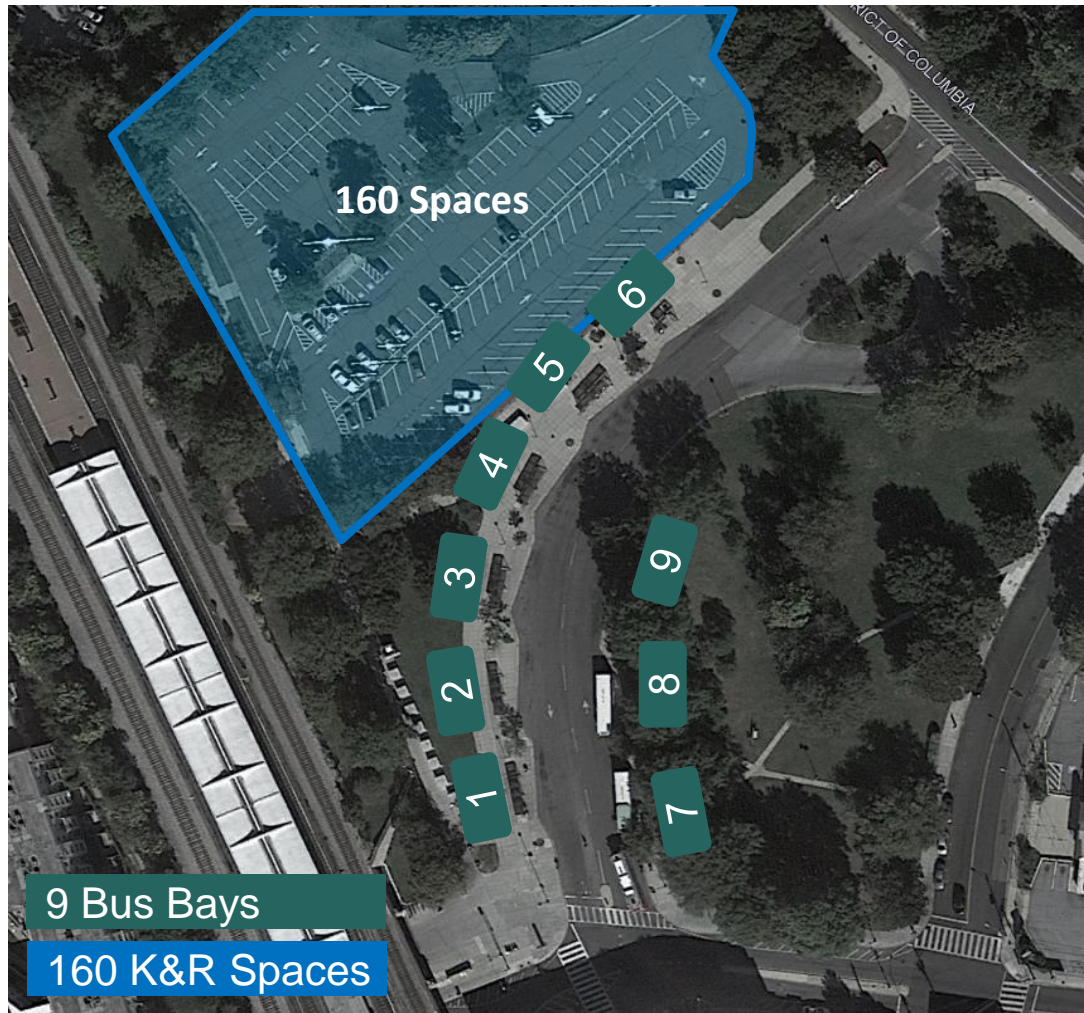
Development Concept

- 350-400 housing units
 - Represents an increase of 150-200 units over the previous 2015 concept plan
- 15% of units will be affordable to families earning 30-60% of area median income (AMI)
- 16,000 square feet of retail

This proposal is consistent with the District of Columbia's future land use vision



Proposed Changes to Transit Facilities



Compact Public Hearing

- WMATA's Compact requires outreach to seek feedback about proposed changes to the transit facilities from:
 - Metro customers & commuters
 - Residents surrounding the Metro station
 - Users of the road network
- The Compact Public Hearing is anticipated to be held in Fall 2022
- Staff will seek Board approval of the Compact Public Hearing Staff Report & Amendments to the Mass Transit Plan in Winter 2022/23

Recommendation

Board approval to:

- Hold a Compact Public Hearing to reconfigure transit facilities and access to Takoma Metro Station

SUBJECT: AUTHORIZATION TO HOLD A COMPACT PUBLIC HEARING FOR
AMENDMENTS TO THE MASS TRANSIT PLAN FOR CERTAIN CHANGES AT
THE TAKOMA METRORAIL 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 amendments to the Mass Transit Plan to certain enumerated agencies and to conduct a public hearing; and

WHEREAS, In order to support a mixed-use joint development project around the Takoma Metrorail Station, Staff has prepared a plan to make the following amendments to the Mass Transit Plan at the Takoma Metrorail Station: (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;

NOW, THEREFORE, be it

RESOLVED, That, in accordance with Compact Section 15, the Board of Directors authorizes staff to transmit the proposed Mass Transit Plan amendments to the enumerated agencies and to hold a public hearing on the proposed changes at the Takoma Metrorail Station; and be it further

RESOLVED, That the Board of Directors authorizes the General Manager and Chief Executive Officer to release the Public Hearing Staff Report based on the public hearing to the public for comment prior to Board of Directors approval; 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 and General Counsel