



**Finance and Capital Committee**

**Action Item III-C**

**February 13, 2020**

**Authorization for Compact Public Hearing on  
Changes to Parking Facilities at New Carrollton**

Washington Metropolitan Area Transit Authority  
**Board Action/Information Summary**

Action  Information

MEAD Number:  
202160

Resolution:  
 Yes  No

**TITLE:**

Compact Public Hearing on New Carrollton Parking

**PRESENTATION SUMMARY:**

Staff is requesting Board approval to authorize a Compact Public Hearing due to a proposal to amend the joint development plans at the New Carrollton Metro Station.

**PURPOSE:**

Request Board approval to authorize a Compact Public Hearing on the addition of approximately 619 Park & Ride spaces and elimination of 77 Kiss & Ride spaces from, Metro's Mass Transit Plan at the New Carrollton Metro Station.

**DESCRIPTION:**

See "Key Highlights," "Background and History" and "Discussion" below.

**Key Highlights:**

- Metro has a joint development agreement with **New Carrollton JV, LLC** to develop approximately 2.3 million square feet on Metro's existing surface parking lots and other property at the New Carrollton Metro Station
- To date, a 250,000 square foot office and 282-unit multi-family building have been constructed or are under construction on the former Park & Ride Lot 3
- A Compact Public Hearing is required because the joint development plans for New Carrollton – which includes Metro's new Maryland office building – require the removal of Park & Ride Lot 2 and a surface Kiss & Ride lot
- Staff also proposes a comprehensive commuter parking solution for New Carrollton that includes replacing the existing 1,000-space County-owned parking garage with a new 1,900 space Metro-owned parking garage

**Background and History:**

New Carrollton Metro Station is a major transit hub in Prince George's County, Maryland, served by Metrorail and Metrobus, Prince George's County's The Bus, MARC, Amtrak, Greyhound and the future Purple Line. Creating a joint development project at New Carrollton has been anticipated since 2003, when the Board approved the construction of a 1,800-space parking garage with the expectation that the new garage would replace 1,272 surface spaces (in Park & Ride Lots 2 and 3) and increase the station's overall parking capacity by 500 spaces.

In 2010, Metro issued a joint development solicitation and selected **New Carrollton JV, LLC** (Developer), which is a joint venture between **Urban Atlantic Development** and **Brookfield Properties**.

A WMATA Compact Public Hearing was held in 2003 to discuss the construction of the current Metro-owned parking garage at the New Carrollton Metro Station and the removal of surface Park & Ride Lots 2 and 3. In 2016, Metro held another WMATA Compact Public Hearing to ensure the public was aware of the Developer’s pending joint development activity on Park & Ride Lot 3.

In 2017, construction of a new office building for Kaiser-Permanente commenced on Lot 3, together with a new 800-space private garage containing 150 parking spaces reserved by Metro for public parking. In June 2019, construction of a new multi-family building also began on Lot 3.

The State of Maryland, in 2017, agreed to transfer a parking lot (East Lot) south of Garden City Drive with 413 parking spaces to Metro as compensation for land the State needed for the Purple Line. In parallel with Metro’s earlier selection of a developer, the State of Maryland had also previously selected **New Carrollton JV, LLC** to develop the East Lot. Upon finalization of the transfer of the East Lot property, Metro amended its joint development agreement with the Developer to include the East Lot.

In 2018, Metro selected the New Carrollton joint development site as a location for a future office building. The Developer anticipates beginning construction of Metro’s office building on Park & Ride Lot 2 in Fall 2020, contingent upon Board approval to close Park & Ride Lot 2.

**Discussion:**

The following table summarizes the number of existing Metro-owned Kiss & Ride and Park & Ride parking spaces south of the New Carrollton Metro Station, as well as the proposed changes to parking in the future. The table illustrates the replacement of surface parking spaces in a new 1,900-space parking garage, for an additional 619 spaces in Metro’s future parking inventory at New Carrollton. The table includes the 77 Kiss & Ride spaces in a surface lot south of the station proposed for elimination.

<b>Existing Parking</b>	<b>Current Metro-Owned Parking Spaces</b>	<b>Future Metro-Owned Parking Spaces</b>	<b>Proposed Changes to Metro-Owned Spaces</b>
South Kiss & Ride	77	0	-77
Park & Ride Lot 2	318	0	-318
Private Garage	150	0	-150
East Lot	413	0	-413
Metro Garage	1,747	1,347	-400*
County Garage site	0	1,900	+1,900
<b>Total Park &amp; Ride</b>	<b>2,628</b>	<b>3,247</b>	<b>+619</b>

\*The 400 parking spaces proposed to be removed from the Metro Garage would become dedicated spaces for Metro’s new office building’s parking and would no longer be public parking.

The reason for the proposed elimination of the south side Kiss & Ride lot is to create two new joint development parcels in front of the Metro station entrance. This opportunity is

a significant improvement to the existing joint development plan because it:

- Increases real estate revenue potential and ridership potential for Metro
- Creates a much more pedestrian-friendly and attractive urban environment
- Generates more property tax and other revenue for Prince George’s County

Eliminating the 77 Kiss & Ride spaces will not adversely affect commuters’ ability to pick up and drop off because Metro has an existing underutilized Kiss & Ride on the ground floor of its existing parking garage.

To replace the parking that would be eliminated as a result of joint development, staff has reached agreement with Prince George’s County (subject to the Board’s approval of this Compact Public Hearing and the subsequent staff report) to demolish the existing County-owned parking garage and replace it with a new 1,900-space Metro-owned parking garage.

A new parking garage resolves multiple issues for both Metro and the County. First, the County garage was built in 1982 and is in need of significant repair and improvement, which, under a contract between Metro and the County is a shared expense. Second, the County’s vision for New Carrollton is to serve as Prince George’s County’s central business district, with high-density, mixed-use development anchored by one of the region’s most significant transit hubs. Consolidating surface parking lots into a garage helps advance the County’s vision. Third, a new garage creates the opportunity to move the existing bus bays on the south side of the station into the ground floor of the new garage, thereby enabling the creation of two new development pads and providing bus patrons with a covered facility.

There are few other attractive solutions for accommodating commuter parking at New Carrollton. Without building a new garage in the place of the County-owned garage, the Developer would have to build a new garage on the East Lot, which would limit the development potential of the East Lot and also exacerbate the focus on parking at the New Carrollton Metro Station rather than promoting the livability, urbanization and commercialization of New Carrollton.

**FUNDING IMPACT:**

This is a request to hold a Compact public hearing. The Developer is to advance up to \$50,000 towards the cost of this hearing and, therefore, there is no funding impact on Metro.	
Project Manager:	Nina M. Albert
Project Department/Office:	CFO/LAND (Office of Real Estate and Parking)

**TIMELINE:**

	<p>2003 – Board approved construction of 1,800 space parking garage to replace 1,200 parking spaces in Lots 2 and 3 to make way for joint development. The garage was constructed.</p> <p>September 2010 – Joint development solicitation was issued.</p>
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<p><b>Previous Actions</b></p>	<p>January 2015 – Board authorized negotiation and execution of a non-binding term sheet with New Carrollton JV, LLC.</p> <p>June 2015 – Board authorized negotiation and execution of a joint development agreement with New Carrollton JV, LLC.</p> <p>November 2016 – Metro held a Compact Public Hearing to remove Park &amp; Ride Lot 3.</p> <p>May 2017 – State of Maryland transferred the East Lot to Metro.</p> <p>April 2019 – Kaiser-Permanente office building opened.</p> <p>May 2019 – Metro selected New Carrollton as the location for its Maryland office building.</p> <p>June 2019 – The Stella (multi-family) building started construction.</p>
<p><b>Anticipated actions after presentation</b></p>	<p>Summer 2020 – Metro will hold a Compact Public Hearing.</p> <p>Summer to Fall 2020 – Prepare Staff Report of Public Hearing.</p> <p>Fall 2020 – Return to Board for decision.</p>

**RECOMMENDATION:**

Approval to authorize a Compact Public Hearing on the addition of approximately 619 Park & Ride spaces and elimination of 77 Kiss & Ride spaces from Metro’s Mass Transit Plan at New Carrollton Metro Station.

# Compact Public Hearing on New Carrollton Parking Improvement

Finance and Capital Committee

February 13, 2020



# Purpose

Request Board authorization to hold a Compact public hearing to add approximately 619 Park & Ride spaces and elimination of 77 Kiss & Ride spaces from Metro's Mass Transit Plan at New Carrollton

# Background

- 2003 Board approves construction of 1,800-space parking garage to replace 1,200 parking spaces in surface lots to make way for joint development
- Sept. 2010 Joint development solicitation issued
- Jan. 2015 Board approves execution of non-binding term sheet with New Carrollton JV, LLC
- June 2015 Board approves execution of Joint Development Agreement
- Sept. 2015 Joint Development Agreement executed
- Nov. 2016 Compact public hearing held to close Park & Ride Lot 3
- April 2019 Kaiser-Permanente office building opens
- May 2019 New Carrollton selected Maryland office building location
- June 2019 Construction of new multi-family building starts

# New Carrollton Joint Development Vision

- Major regional transit hub, served by Metro, Amtrak, MARC, Purple Line, Greyhound
- Prince George's County commercial core, currently home to U.S. Internal Revenue Service, Maryland Department of Housing and Community Development, 2U, and Kaiser-Permanente
- Metro's Maryland office building to begin construction 2020



# Updated Master Plan for Joint Development

- County and Metro desire to consolidate public parking into a new garage, with bus loop on ground floor
- Two new building pads to be created in front of station entrance
- Maximizes development of East Lot
- Supports an urban and pedestrian environment



# Subject of Compact Public Hearing



Changes to parking at New Carrollton result in adding 619 Park & Ride spaces and eliminating 77 Kiss & Ride spaces from Mass Transit Plan:

- Elimination of surface Kiss & Ride lot with 77 hourly parking spaces
- Removal and replacement of bus bays, surface parking lots and public parking spaces in private garage into new 1,900-space parking garage
- Acquisition of County garage

# Recommendation

Authorization to hold a Compact public hearing to add approximately 619 Park & Ride spaces and eliminate 77 Kiss & Ride spaces from Metro's Mass Transit Plan at New Carrollton

SUBJECT: APPROVAL TO HOLD A COMPACT PUBLIC HEARING FOR PARKING FACILITY CHANGES AT NEW CARROLLTON METRORAIL STATION

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

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

WHEREAS, Staff has prepared a plan with respect to the south (or the east) side of the New Carrollton Metrorail Station to (i) eliminate a surface parking lot formerly owned by the State of Maryland (the "East Lot") and replace it with a privately-developed building, (ii) close the existing WMATA-owned and operated surface Park & Ride Lot 2 and replace it, in part, with a new Metro administrative office building and, in part, with an additional privately-developed building(s) as anticipated by the Joint Development Agreement for this site, (iii) demolish an existing Prince-George's County-owned garage that is located on WMATA-owned real property (the "County Garage") and replace it with a new, 1,900-space parking garage to be WMATA-owned and operated, which garage will replace parking spaces lost by the elimination of the East Lot, the 150 spaces reserved for public parking in a privately-owned parking garage, Park & Ride Lot 2, and some of the parking spaces in the County Garage; (iv) relocate the existing south (or east) side bus loop into that new WMATA-owned parking garage and repurpose the vacated area for joint development, and (v) remove the existing south (or east) side Kiss & Ride surface lot that is adjacent to the Metro Station entrance and repurpose the vacated area for joint development; and

WHEREAS, The proposed plan will result in changes to the MTP;

NOW, THEREFORE, be it

*RESOLVED*, That, in accordance with Compact Section 15, the Board authorizes staff to transmit the proposed MTP changes to the enumerated agencies and to hold a public hearing on the proposed changes to the New Carrollton Metrorail Station; and be it further

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

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

Reviewed as to form and legal sufficiency,

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Patricia Y. Lee  
General Counsel

WMATA File Structure No.:  
12.7.2 Master Plans/Mass Transit Plan (including transit zone modifications)