

Congress Heights Joint Development Agreement & Bus Loop Reimbursable Agreement



Finance and Capital Committee

Washington Metropolitan Area Transit Authority
February 26, 2026

Delivering Your Metro, the Way Forward



Service Excellence

Deliver safe, reliable, convenient, accessible, and world-class service that customers can trust across all modes.

Objectives of Service Excellence Goal

- **Safety and Security**
- **Reliability**
- **Convenience**



Talented Teams

Attract, develop, and retain world-class talent where individuals feel valued, supported, and proud of their contribution.

Objectives of Talented Teams Goal

- **Recruitment and Retention**
- **Learning and Development**
- **Customer Service Mindset**

Focus Today



Financial & Organizational Efficiency

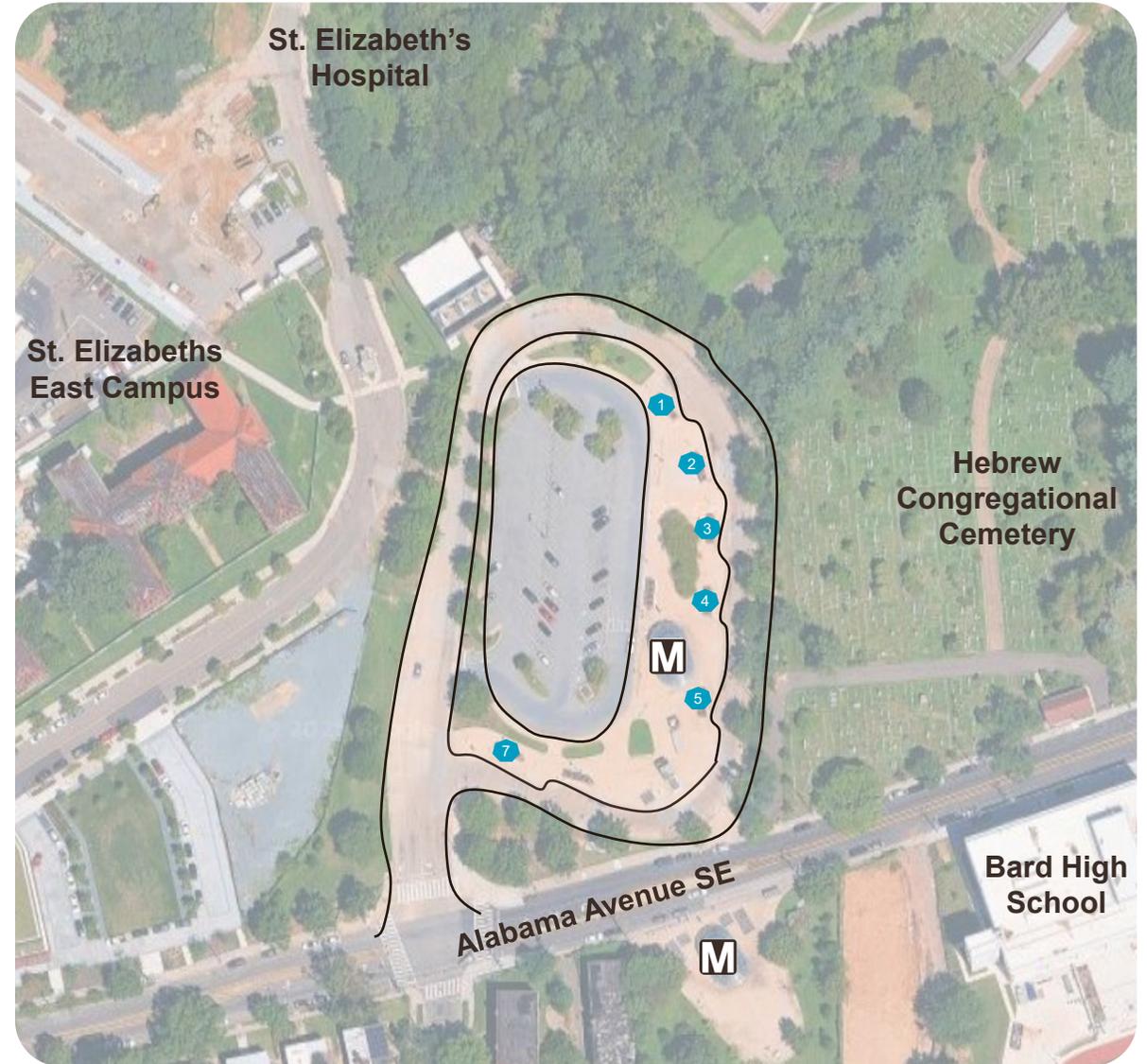
Steward public resources and efficiently allocate resources where they drive the most value, to ensure service delivery.

Objectives of Financial & Organizational Efficiency Goal

- **Financial Responsibility**
- **Organizational Efficiency**
- **Energy Management**

Background

2019	Metro and the District exchange land at Congress Heights to allow for future 13 th Street SE extension
2020	District authorizes capital funding for 13 th Street SE extension & transit facility changes
2021	St. Elizabeths East Master Plan adopted & DC Comprehensive Plan updated
2022	Metro receives unsolicited proposal from the District for a public library at Congress Heights
Sep 2023	Metro holds Compact Public Hearing on proposed changes to transit facilities
Dec 2023	Metro Board approves the final staff report and amendment to the Mass Transit Plan to reconfigure the bus loop and eliminate the Kiss & Ride lot



Congress Heights Station and St. Elizabeths East

The District is investing \$15 million in transit and infrastructure improvements to support a broader housing and economic development initiative

- Improves multimodal connections to 183-acre redevelopment and creates opportunity to anchor station with new DC Public Library
- St. Elizabeths East Campus includes housing, commercial, institutional and entertainment uses

Igniting D.C.'s Future —
Where History Meets Innovation

Nestled within the heart of our nation's capital, St. Elizabeths East stands as a beacon of economic promise, an abundant wellspring of historic resources, and a gateway to federal access. This sprawling 183-acre campus presents a rare and monumental opportunity, a prospect to metamorphose this community into a vibrant crucible of ideas and commerce.

Parcel 2
Cedar Hill Regional Medical Center
136 inpatient beds, a verified trauma center, adult and pediatric emergency departments, maternal health and delivery, & a community space.

Parcel 7
Awarded to the St. Elizabeths East Legacy Partners.

Parcels 10 & 14
Townhomes
Named "District Towns" and boasts 88 townhome units.

Parcel 17
Whitman-Walker Health
Six-story, 120,000 square foot health care facility.

Parcel 15
Sycamore and Oak
Sycamore & Oak Incubator Space for 13 Ward 7&8 Businesses.

Parcel 6
Awarded to Parcel 6 Community Development Partners, LLC

Parcel 12
CareFirst Arena
CareFirst Arena Home of the 2019 WNBA Champions, Washington Mystics, and practice facility for the Washington Wizards.

Parcels 11
The Residences at St. Elizabeths East Adaptive Reuse Construction 252 Apartments.

Parcel 6
Garage
Design and Construction of Parking Garage with 750 parking spaces within a multi-level parking structure.

Parcel 18
Congress Heights Library
Future Congress Heights Library.

M Congress Heights Metro Station



Congress Heights Transit Improvements

- Metro to enter into reimbursable agreement with the Office of the Deputy Mayor for Planning and Economic Development, who is funding and leading the construction of the transit improvements
- Transit improvements include:
 - Reconfigured Metro bus loop (seven bus bays, two layover spaces)
 - New bus shelters, lighting, sidewalks and a new traffic signal at bus loop exit
 - Five curbside pick-up/drop-off spaces to be created on new 13th St. SE and three on Alabama Ave SE
- Metro to fund new CCTV system in the new bus loop
- Construction commencement anticipated in Summer 2026



Joint Development Agreement Summary

- Unsolicited offer from DC Public Library to construct new 23,000 SF mass timber library
- Library will include new bus operator relief facility to be funded by Metro
- 99-Year ground lease
- Construction commencement anticipated in Summer 2026



Recommendation

Committee Approval to Authorize Staff to:

- Execute a Joint Development Agreement with the District of Columbia Public Library
- Execute a reimbursable agreement with the District of Columbia

