



## **Notice of Public Hearing**

**Washington Metropolitan Area Transit Authority**

### **Docket R16-03: Proposed Changes to WMATA Facilities at Capitol Heights Metro Station and Morgan Boulevard Metro Station**

#### **Purpose**

**Notice is hereby given that a public hearing will be held by the Washington Metropolitan Area Transit Authority on the docket mentioned above as follows:**

Hearing No. 610  
Monday, October 17, 2016  
Capitol Heights Elementary School  
601 Suffolk Avenue  
Capitol Heights, MD 20743  
Free shuttle information provided at  
[www.wmata.com/plansandprojects](http://www.wmata.com/plansandprojects)

**Information Session at 6:30 p.m. – Public Hearing at 7 p.m.**

**Please note that this date is subject to the facility's cancellation policy.**

**In the event of a cancellation, Metro will post information about the new hearing on [wmata.com](http://wmata.com).**

The locations for all public hearings are wheelchair accessible. Any individual who requires special assistance such as a sign language interpreter or additional accommodation to participate in the public hearing, or who requires these materials in an alternate format, should contact Danise Peña at 202-962-2511 or TTY: 202-962-2033 as soon as possible in order for Metro to make necessary arrangements. For language assistance, such as an interpreter or information in another language, please call 202-962-2582 at least 48 hours prior to the public hearing date.

**For more information please visit [www.wmata.com/plansandprojects](http://www.wmata.com/plansandprojects).**



**PURPOSES OF THE PUBLIC HEARING** – Notice is hereby given that a public hearing will be held by the Washington Metropolitan Area Transit Authority (WMATA) to propose amending its mass transit plan. The amendments affect the Capitol Heights Metrorail Station and the Morgan Boulevard Metrorail Station.

Capitol Heights – At the Capitol Heights Metrorail Station the proposal is to remove the surface parking lot to make way for development on that site and on a smaller parcel on the southern side of Davey Street at its intersection with Central Avenue. The Metro commuter parking lot on the site will be closed, although it is possible that WMATA will install approximately 43 metered or other paid parking spaces in the curb lanes of Davey Street (which is owned by WMATA). The hearing is to discuss both the closing of the surface parking lot and the possible addition of paid parking in Davey Street.

The redevelopment is proposed to be 180-200 units of multifamily housing with approximately 18,000 square feet of retail space facing the Capitol Heights Metrorail Station, all on the site of the current Metro Station parking lot. There are also four townhouses proposed to be developed on the parcel at the corner of Davey Street and Central Avenue. Parking for residents of the multifamily development will be provided on the ground floor of the development, with the housing above it. Parking for the retail component is expected to be provided in a surface parking lot in the northwest corner of the site, near the existing Station entrance and Central Avenue; that retail parking area would also include at least eight ADA-compliant accessible parking spaces. Parking for the townhouses will be provided with the townhouses.

WMATA's other existing transit facilities at the Capitol Heights Metrorail Station – including the Station entrance, the Kiss & Ride area, the bus loop and pedestrian and bicycle facilities at the western end of the Station site, and the combination traction power substation and chiller plant at the eastern end of the Station site – will be unaffected except the triangular grassy area between the bus loop and the Kiss & Ride would be improved.

Morgan Boulevard – At the Morgan Boulevard Metrorail Station the proposal is to reconfigure the bus loop and surface parking lot. The changes would: increase the number of daily parking spaces in the parking lot from approximately 608 to 758, an increase of approximately 150 spaces; decrease the number of bus bays from eight to four (only two bus bays are generally used) and redesign the bus loop; and eliminate up to 61 long-term (12-hour) metered parking spaces. The current short-term metered spaces, driver-attended Kiss & Ride spaces, and car-sharing spaces would not be affected by this proposal. The locations of the bus stops themselves would not materially change; they might even be closer to the Station entrance.

**WMATA COMPACT REQUIREMENTS** – WMATA's Compact requires the Board, in amending the mass transit plan, to consider data with respect to current and prospective conditions in the Transit Zone (which includes Prince George's County, Maryland), including, without limitation, land use, population, economic factors affecting development plans, existing and proposed transportation and transit facilities, any dislocation of families or businesses; preservation of the beauty and dignity of the DC Metro Area; and factors affecting environmental amenities and aesthetics and financial resources. The mass transit plan encompasses, among other things, transit facilities to

be provided by WMATA, including stations and parking facilities, and the character, nature, design, location and capital and operating cost thereof. The mass transit plan, in addition to designating the design and location of transit facilities, also provides for capital and operating expenses, as well as “various other factors and considerations, which, in the opinion of the Board, justify and require the projects therein proposed” all as more particularly set forth in WMATA’s Compact.

**INFORMATION AVAILABLE TO THE PUBLIC** – The docket contains a narrative with the following exhibits: 1) views of the Capitol Heights and Morgan Boulevard Metrorail Station properties showing existing conditions; 2) site concept plans showing the locations of the changes discussed above; and 3) the Capitol Heights Metro Station Joint Development Environmental Evaluation dated August 2016. The docket is available online at [www.wmata.com/plansandprojects](http://www.wmata.com/plansandprojects). In addition, the docket is available for inspection at the following locations:

Capitol View Neighborhood Library  
5001 Central Ave, SE  
Washington, DC  
202-645-0755

Largo-Kettering Branch Library  
9601 Capital Ln  
Upper Marlboro, MD  
301-336-4044

WMATA’s Headquarters  
600 Fifth St, NW  
Washington, DC 20001  
202-962-2511

during normal business hours, please call in advance to coordinate

The work and changes to the Capitol Heights and Morgan Boulevard Metrorail Stations depicted in this information package constitute the proposed amendments to the mass transit plan for purposes of the WMATA Compact.

**HOW TO REGISTER TO SPEAK** – All organizations or individuals desiring to be heard with respect to the proposed amendments to the mass transit plan as it relates to the Station will be afforded the opportunity to present their views and make supporting statements and to offer alternative proposals. In order to establish a witness list, individuals and representatives of organizations who wish to be heard at this public hearing are requested to furnish in writing their name and organizational affiliation, if any, via email to [speak@wmata.com](mailto:speak@wmata.com). The request may also be mailed to the Office of the Secretary, Washington Metropolitan Area Transit Authority, 600 Fifth Street, NW, Washington, D.C. 20001, or can be made by calling 202-962-2511. Please submit only one speaker’s name per letter. Lists of individual speakers will not be accepted. Please note that all comments received are releasable to the public upon request, and may be posted on WMATA’s website, without change, including any personal information provided. Public officials will be heard first and will be allowed five minutes each to make their presentations. All others will be allowed three minutes each. Relinquishing of time by one speaker to another will not be permitted.

**HOW TO SUBMIT WRITTEN STATEMENTS** – Written statements and exhibits must be received by 5 p.m. on Thursday, October 27, 2016, by the Office of the Secretary and may be emailed to [writtentestimony@wmata.com](mailto:writtentestimony@wmata.com). They may also be mailed to the Office of the Secretary, Washington Metropolitan Area Transit Authority, 600 Fifth Street NW, Washington, DC 20001. Please reference CAPITOL HEIGHTS or MORGAN BOULEVARD, or both if applicable, in the subject line of your submission. Please note that all comments received are releasable to the public upon request, and may be posted on WMATA’s website, without change, including any personal information provided.

**SURVEY** – Additionally, if you wish to participate in a survey on this project, please go to [www.wmata.com/plansandprojects](http://www.wmata.com/plansandprojects). The survey will open by 9 a.m. on Saturday, September 17, 2016 and will close on Thursday, October 27, 2016 at 5 p.m. You will be asked to provide feedback on the proposal and related service changes, as well as some demographic questions. The information collected through the survey will be maintained anonymously. This option is in addition to your ability to speak at a public hearing and to submit a written statement. The survey results, along with written statements and public hearing comments, will be presented to the Board and will be part of the official public hearing record.