**Washington Metropolitan Area Transit Authority**

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# Summary of Environmental Evaluation of the Metro Training Center Facility

The Washington Metropolitan Area Transit Authority (WMATA) is proposing the construction of a Metro Training Center (MTC) intended to serve as WMATA's primary training facility, supporting workforce development, operational readiness, and long-term system reliability through the consolidation of training functions into a modern, purpose-built campus.

The proposed project is located at 3636 Pennsy Drive in Landover, Maryland, and includes the demolition of the existing facility and construction of a new 300,000+ SF facility. The MTC will simulate operational conditions through a replica Metrorail station and tunnel with railcars, hands on labs, and modern classrooms that support in person and virtual instruction. Program elements include administrative offices, bus bays, and an option for a dedicated Metro Transit Police Department Training Academy.

This memorandum summarizes the findings from the National Environmental Policy Act (NEPA) review, Subsurface Environmental and Hazardous Waste Assessment, and the above-grade building hazardous materials (HazMat) survey which were conducted to support redevelopment planning, demolition considerations, and regulatory compliance for this project.

Based on the combined findings of the assessments, the site is suitable for redevelopment with implementation of appropriate environmental management measures. Subsurface impacts are limited and can be addressed through standard earthwork controls, material handling procedures, and groundwater management practices. Above-grade hazardous materials will require abatement and proper disposal in accordance with regulatory requirements, and these activities should be incorporated into early work packages to minimize impacts to the overall project schedule. A survey on the WMATA-owned site at 8121 Ardwick-Ardmore Road confirmed the presence of the Tri-Colored Bat, which is listed as "proposed endangered" under the Endangered Species Act. Therefore, time-of-year restrictions will be implemented for any tree removals and building demolition. The project was determined to be qualified as "categorical exclusion" under NEPA.

For more information, please refer to the environmental documents provided.

## Table 1. Summary of Environmental and Hazardous Materials Considerations

| Environmental Feature | Permanent Impacts | Construction-Related (Temporary) Impacts | Minimization and Mitigation Efforts |
|---|---|---|---|
| **Subsurface Conditions** | No significant long-term constraints to redevelopment | Soil disturbance and groundwater management during excavation | Implementation of standard earthwork controls, soil handling procedures, and groundwater management practices |
| **Soil and Groundwater Quality** | Localized exceedances of metals (e.g., arsenic) generally consistent with regional background conditions | Potential handling of impacted soils and dewatering discharge | Appropriate characterization, off-site disposal if required, and compliance with MDE requirements |
| **Hazardous Building Materials (ACM, LBP, PCBs)** | Removal of existing building materials prior to redevelopment | Abatement activities during demolition, handling of regulated waste streams; potential schedule impacts if not planned early | Pre-demolition abatement included in early work package, contractor compliance with federal/state regulations, and implementation of health and safety plans |
| **Regulatory Compliance** | No long-term regulatory barriers anticipated | Coordination with regulatory agencies during permitting and construction | Integration of environmental requirements in construction documents and early agency coordination |