

Appendix B

Public Hearing Transcript

PUBLIC HEARING

MONDAY

+

PROPOSED SOUTHERN AVENUE : Hearing No. 581
BUS GARAGE REPLACEMENT :
: Docket No. R12-02
:
:

The Public Hearing convened at the Andrew Jackson Academy, 3500 Regency Parkway, Forestville, MD, at 7:00 p.m.,

pursuant to notice, Jack Requa, Assistant General Manager for Bus Services, presiding.

PRESENT FROM WMATA:

JACK REQUA, Assistant General Manager for
Bus Services

JOHN THOMAS, Director of Major Capital

Projects

LOYDA SEQUEIRA-CASTILLO, Office of the Board
Secretary

JIM ASHE, Manager, Environmental Planning

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P-R-O-C-E-E-D-I-N-G-S

7:01 p.m.

MR. REQUA: First of all, let me
thank you all for coming out this evening to
hear the presentation and make comments on
the Southern Bus Garage Replacement Project.

I'm Jack Requa, Assistant General
Manager for Bus Service for the Washington
Metropolitan Area Transit Authority, WMATA
or Metro. With me is John Thomas, our
Director of Major Capital Projects for
WMATA.

There are a number of Metro staff
members, if they could just raise their
hands so if anybody has any questions feel
free to contact anyone.

This hearing is convened to
receive comments from the public regarding
the environmental evaluation and general
plans for the proposed Southern Avenue bus
garage replacement which would be located in
Prince George's County, Maryland. These

1 documents are available for inspection at
2 the back of the room.

3 Notice of this hearing was made
4 by publication in The Washington Post, and
5 The Washington Hispanic. The notice was also
6 posted on WMATA.com.

7 Briefly, I will cover the
8 procedures that we will follow during this
9 hearing. First, we will hear a staff
10 statement on the proposal. Second, we will
11 hear from any public officials who are in
12 attendance who will be allowed five minutes
13 to speak. Third, we will hear from those
14 persons who registered in advance to speak
15 at this public hearing. They will be heard
16 in order of registration and allowed three
17 minutes each. Finally, we'll hear from
18 anyone present who did not register in
19 advance but indicates a desire to be heard
20 and will be allowed three minutes each.
21 Please see Ms. Pierce. Nicole is in the back
22 of the room, whose hand is raised if you

1 wish to speak tonight.

2 Further testimony must be
3 received by 5:00 p.m. on Friday, December
4 28th, 2012. Testimony may be emailed to
5 Writtentestimony@wmata.com. Alternatively,
6 statements may be faxed to (202)962-1133, or
7 mailed to the Office of the Secretary,
8 WMATA, 600 5th Street, N.W., Washington, D.C.
9 20001.

10 Following a review of all
11 testimony received for the public hearing
12 record, Metro staff will prepare a report on
13 the public hearing for the Metro Board of
14 Directors. Changes to the plan presented
15 here tonight may be proposed in response to
16 testimony received and subsequent staff
17 analysis. Your comments will become part of
18 the public record that will be examined by
19 the Metro Board of Directors.

20 Please note that the use of
21 profanity will not be tolerated during this
22 hearing. In addition, if you have any -- if

1 you have not already done so, please silence
2 all cell phones, including mine.

3 A verbatim transcript will be
4 made of this hearing and a copy of the
5 transcript when available may be reviewed at
6 the Metro Headquarters Building or purchased
7 from Neal R. Gross Court Reporters and
8 Transcribers whose telephone number is
9 (202)234-4433.

10 Now John Thomas will give the
11 staff presentation. John.

12 MR. THOMAS: Good evening. WMATA
13 proposes construction of a new bus garage to
14 replace the bus garage located on Southern
15 Avenue in Prince George's County, Maryland.
16 The program requirements for a new garage
17 are shown on the bottom of this slide.

18 The existing structure is 89-
19 years old and has reached the end of its
20 useful life. Following release of an
21 environmental assessment last year, WMATA
22 and FTA, the Federal Transit Administration,

1 held a public hearing on the project. In
2 August of 2011, WMATA released the public
3 hearing staff report on the project. Since
4 then a number of project changes have
5 occurred that required this WMATA Compact
6 Public Hearing.

7 Changes to the proposed
8 replacement garage include the following
9 items. WMATA updated its program
10 requirements for this replacement facility
11 after the opening of the Shepard Parkway Bus
12 Garage. The proposal for Alternative A
13 modified the entrance to the proposed
14 development. Alternative B has been
15 withdrawn by the proposer. Alternative C was
16 modified to reflect a smaller footprint
17 consistent with the modified program
18 requirements.

19 Two alternatives identified as
20 Alternatives A and C remain under
21 consideration. These alternatives will be
22 discussed in detail later in this

1 presentation.

2 WMATA has prepared an
3 environmental evaluation to identify the
4 potential impacts of each alternative. No
5 decision has been made at this time. No
6 preferred alternative has been identified.

7 After completion of the public
8 hearing, WMATA will review the comments as
9 well as the relative merits of each
10 alternative to identify the alternative to
11 be recommended for approval by the WMATA
12 Board of Directors.

13 WMATA analyzed potential impacts
14 of construction of each alternative on the
15 resources listed here. The results have been
16 documented in the environmental evaluation.
17 I will identify those impacts in a moment.

18 Next on Alternative A.

19 Alternative A is a 36-acre site located on
20 an undeveloped parcel of land that is part
21 of what is known as Andrews Federal Center
22 Campus. Currently, the Andrews Federal

1 Campus site is planned as an industrial
2 park; however, the development of the larger
3 industrial park is not part of this proposed
4 action. The entire development includes the
5 green-shaded area and the yellow outlined
6 area. Alternative A is within the yellow
7 outline.

8 This site is located near the
9 intersection of Forestville Road and
10 Suitland Parkway. As proposed, the site
11 could accommodate 276 bus parking spaces and
12 320 employee parking spaces, as well as
13 maintenance, fueling, service, and revenue
14 collection facilities.

15 Buses and vehicles would access
16 the site by a new entrance off Forestville
17 Road. The access road would be developed as
18 part of construction of the larger
19 industrial park. An emergency entrance would
20 be located along an existing -- along an
21 extension of the main entrance road.

22 The next slide is a rendering of

1 Alternative A, of the garage looking towards
2 the northwest. The next slide shows another
3 rendering of the garage at this site looking
4 towards the southwest.

5 For this site, anticipated
6 environmental effects include minor traffic
7 delays resulting from an increase in
8 vehicular traffic, buses and employees,
9 changes in the visual environment, temporary
10 construction-related effects, cumulative
11 effects combined with other development
12 within the Andrews Federal Campus resulting
13 from traffic, noise, residential
14 displacements and loss of forested areas.

15 Alternative C is located at the
16 site of the existing Southern Avenue Bus
17 Garage. This alternative includes an
18 increase in the site footprint from six
19 acres to eight acres. Southern Avenue Bus
20 Garage is located at the intersection of
21 Southern Avenue and Marlboro Pike.

22 As proposed, the site would have

1 153 bus parking spaces and 230 employee
2 parking spaces, as well as maintenance,
3 fueling, service, and revenue collection
4 facilities. Buses would access the site via
5 Boones Hill Road, employees would access the
6 site via Southern Avenue. Emergency entrance
7 would be located on Quinn Street. The next
8 slide shows three prospective drawings of
9 the garage.

10 Anticipated environmental effects
11 of this site include minor traffic delays
12 resulting from an increase in vehicular
13 traffic from buses and employees,
14 acquisition of seven parcels abutting the
15 existing parcel owned by WMATA, displacement
16 of five businesses, one church, and the
17 occupants of one residence, potential for
18 noise impacts, mitigation of recognized
19 environmental conditions, temporary
20 construction-related effects.

21 As stated earlier, a summary of
22 the impacts of each alternative is available

1 at the back of the room. This concludes the
2 Staff presentation.

3 MR. REQUA: Thank you, John. We
4 will now move to the public comment portion
5 of the meeting. And if you would like to
6 speak and have not signed up, please see Ms.
7 Pierce again in the back of the room to sign
8 up.

9 Please come forward when I call
10 your name, and you will have three minutes
11 to speak, and elected officials will be
12 allowed five minutes. There is a timer here
13 that will count down how much time you have
14 left to speak. It will give you a warning
15 beep when you have 20 seconds left, and will
16 beep when your time is up.

17 Before you begin your remarks I
18 will ask that you state your name and the
19 organization you represent, if any.

20 Our first speaker, I'd like to
21 ask Mayor Karen Rooker from the Town of
22 Morningside to come forward. Thank you for

1 coming.

2 MS. ROOKER: Good evening. As you
3 said, my name is Karen Rooker. I'm the Mayor
4 from the Town of Morningside, and that's who
5 I'm representing this evening.

6 Again as in the first meeting
7 that you had, we are in opposition of moving
8 the bus depot to Alternative A, which is the
9 Reno Road area. Right now with the
10 reconfiguration of the runways and the
11 roadways on Andrews, we're not only getting
12 the jet noise almost 24/7 but we're also
13 sometimes getting the fumes from the jet
14 fuel. That's pretty bad.

15 Again, we're also located right
16 next to the Beltway. I live a half a mile
17 away from the Beltway and I can hear the
18 noise from the Beltway. I can hear
19 motorcycles going up and down, large trucks,
20 all kinds of things like that.

21 When this project was first
22 proposed, Morningside was actually looking

1 at possibly annexing in that property. And
2 when we were talking to the people about
3 that, there were promises that there would
4 be no tire stores, no garages, no storage
5 spaces. Ultimately, with this project we're
6 getting all of them. And with the garage
7 being there, with the large gas tanks and
8 all of the other things it takes to run that
9 stuff, we're going to get again with the
10 noise and the air pollution, especially
11 during the humid summers around here because
12 everybody knows we're built on top of a
13 swamp.

14 Not only that, the location is
15 still very close to two very used public
16 elementary schools, and also backs up to a
17 very used park in the area.

18 Although we are very happy that
19 the plans have been changed to have the
20 emergency route no longer go through Ames
21 Street which would cut through the Town of
22 Morningside and put extra wear and tear on

1 those streets that are paid for by our
2 constituents, I just have to let you guys
3 know that we're still very vehemently
4 opposed to this being placed near the Reno
5 Road area. Thank you.

6 MR. REQUA: Thank you for your
7 comments.

8 Our next speaker, Kyung Jeon. Did
9 I pronounce that -- probably not right.

10 MS. PARK: It's Kyung Jeon.

11 MR. REQUA: Right, thank you.

12 MS. PARK: Good evening. I'm
13 actually Hae Young Park. I'm Kyung's sister.
14 She has a very bad cold so she asked me to
15 read her remarks for her. This is what she
16 has to say.

17 My name is Kyung Jeon and I work
18 at White Corner Restaurant off of Southern
19 Avenue where WMATA is proposing possibly
20 Alternative C. My husband, Jeon, and our
21 coworkers, Jung and Sarah, also work there.
22 I have worked there for over 20 years now,

1 and during this time have served the
2 community and know many of the residents and
3 community very well. We also own a home on
4 Quinn Street, so we have worked and invested
5 in this community for over 20 years, a very
6 long time.

7 Alternative C for expansion of
8 the bus garage will result in the demolition
9 and loss of our workplace and our home. Our
10 hope is to continue to be a vital part of
11 this community, but Alternative C puts into
12 jeopardy everything we have worked so hard
13 towards.

14 We work six days a week to
15 support our families. Just like you, we work
16 so that we can support our families and that
17 we can live. If you take away our work place
18 and homes where will we work and live, and
19 how will we support our families?

20 The same holds true for my
21 coworkers that I mentioned, Jung and Sarah,
22 who primarily are the primary breadwinners

1 for their families, and provide support for
2 them.

3 We are all very scared of what
4 the future holds for us if you take away our
5 place of work and displace us, as this is
6 what will happen if Alternative C is chosen.

7 The community and the customers
8 that we serve all support us. They have
9 signed a petition to show their opposition
10 to the bus garage expansion on Southern
11 Avenue, and we will be submitting this as
12 written testimony to WMATA.

13 I wanted to also mention that the
14 revised Alternative C reduces its imprint as
15 the presentation from Mr. Thomas shows, but
16 it still wipes us off the map, our business
17 as well as our residence, and few other
18 businesses and homes, as well. So, I don't
19 know if you all have plans in place for us,
20 but what does that mean for us?

21 Mayor Rooker is saying that they
22 don't want it in their community because

1 they just don't want it. It's an
2 inconvenience, it has smells, it has fumes.
3 What about us? These people live with it day
4 in and day out, but what Alternative C is
5 doing is just wiping them off the map, so
6 it's a plea really at this point to WMATA to
7 please take this into consideration, and to
8 please take Alternative C off the list of
9 locations being considered for this bus
10 garage replacement project. And please
11 consider another suitable location so that
12 we can continue to work and to live our
13 lives. We have families to support. I don't
14 think it's anyone's intent to put anyone's
15 life in jeopardy, but that's what we feel
16 like is being done to us now. Thank you.

17 MR. REQUA: Thank you for your
18 comments.

19 Our next speaker is Gwen Bowman.

20 MS. BOWMAN: Good evening.

21 MR. REQUA: Thank you for coming
22 out.

1 MS. BOWMAN: Yes. Gwen Bowman,
2 President of Bradbury Heights Boulevard
3 Civic Association. I didn't bring any
4 prepared notes. I didn't realize that the
5 proposal included the existing spot, so I
6 apologize for that. But in hearing that, and
7 in seeing that, 89 years, that's an awful
8 long time for one neighborhood to have dealt
9 with the buses and the traffic, and the
10 fumes, and houses being built very close to
11 them.

12 I notice our business neighbor
13 was talking about her business, and in
14 looking at that diagram speaking on behalf
15 of the Civic Association, for the trouble
16 and the problems that have come from that
17 business, or a result of that business
18 there, not that they're doing -- having the
19 problem, but the type of traffic that visits
20 that business, I'm sure if there was someone
21 here from the Police Department they could
22 validate that as well as the problems that

1 occur at that corner.

2 So, on behalf of the Civic
3 Association, I would speak vehemently
4 against it continuing to be there. And the
5 alternative site in Morningside looks very
6 pleasing to the eye, and I can understand
7 the Mayor's objection to it because that's
8 where she lives. But then if she understands
9 that this close proximity where it is now
10 and the residents of the Capitol Heights, in
11 that Capitol Heights area, and for it to
12 have been there 89 years, then it's time for
13 it to leave. So, we would like for you to
14 take the other site.

15 MR. REQUA: Thank you. Our next
16 speaker, Dandria Green.

17 MS. GREEN: Good evening, thank
18 you. I live adjacent to the existing bus
19 garage. In 2011 I experienced some
20 disturbance in my home as a result of some
21 activity that was going on where they were
22 removing underground fuel storage tanks. I

1 went over, I complained. They told me who to
2 call. I called and I registered a verbal
3 complaint with them. They did some
4 subsequent work after that, which caused
5 some more tremors in my home and some
6 disturbance.

7 The area that I live in is
8 residential. We don't need that kind of
9 activity in our area because of the kind of
10 problems that we have with the overflow of
11 parking. I don't know whether they have -- I
12 understand that they are supposed to have an
13 employee parking space, but the employees
14 opt to park behind the residential property
15 which also is the back parking lot for the
16 shopping center, Coral Hills.

17 I'm more impressed with the
18 proposal for the site in the Andrews Campus
19 area because it appears that they have done
20 a really good job in identifying ways not to
21 adversely impact the existing community.

22 Thank you very much.

1 MR. REQUA: Thank you very much.

2 Our next speaker and the last speaker that
3 we have signed up is Mr. Clifton Brown. Mr.
4 Brown.

5 MR. BROWN: Good evening. I'm Mr.
6 Clifton Brown, and I live at 4208 Quinn
7 Street, right next to the restaurant on
8 Quinn Street. I'm interested in more or less
9 to set up the things that you have now, only
10 two things that I kind of -- about the
11 traffic on Southern Avenue and coming down
12 on Marlboro Pike, but I think that could be
13 corrected good.

14 And on my area of Quinn Street I
15 was never paid for all that diesel and all
16 the bus thing that is going to do. You
17 probably don't remember all that, how long
18 that bus thing has been there, but I'm glad
19 to see it, if you do it like you said here,
20 to be organized and set up in a good
21 construction manner.

22 I'm sorry, I know the restaurant

1 has been there for a while, the White
2 Corner, but that street and the way things
3 go in parking, I never can get a parking
4 spot in my house. So, if some of the things
5 that you have is corrected, that would be
6 really nice for me to let you use that
7 area, what I have. And I think it would make
8 everything much better because Southern
9 Avenue from the restaurant all the way to
10 Marlboro Pike, there's nothing in there
11 anyway but the church. And just the only
12 thing is hobos and other things is in the
13 way. And for my jurisdiction and control of
14 it, I'd be like for you to use what you have
15 in there. Thank you.

16 MR. REQUA: Thank you. Thank you
17 very much. Are there any -- that is the last
18 of our speakers who have signed up. Are
19 there any other individuals here that would
20 like to speak?

21 (No response.)

22 MR. REQUA: Again, I'll just ask,

1 is there anyone else that would like to make
2 comment in this public hearing? If not, the
3 public hearing is closed.

4 (Whereupon, the proceedings went
5 off the record at 7:23:15 p.m.)
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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Proposed Southern Avenue Bus Garage
Replacement

Before: WMATA

Date: 12-17-12

Place: Forestville, MD

was duly recorded and accurately transcribed under
my direction; further, that said transcript is a
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