

New Carrollton Environmental Evaluation Report Overview

New Carrollton Metrorail Station is a major transportation hub in Prince George's County, served by Metrorail and Metrobus, Prince George's County's The Bus, MARC, Amtrak, Greyhound, and the future Purple Line. The Washington Metropolitan Area Transit Authority (WMATA) entered into a Joint Development Agreement (JDA) with New Carrollton JV, LLC in 2015 to develop approximately 2.3 million square feet on Metro's existing surface parking lots and other property at the New Carrollton Metrorail Station. This represents a transit-oriented development vision at New Carrollton that has been anticipated since 2003, when WMATA's Board of Directors approved the construction of its current 1,800-space parking garage, intended to replace the parking spaces displaced from surface Park & Ride Lots 2 and 3 on the south side of the 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. Plans to enable additional development in future phases are ongoing, including WMATA's plan to develop its own future Maryland office building at New Carrollton Metrorail Station.

The Environmental Evaluation Report is an evaluation of a proposed modification to the current plan for WMATA's facilities, mostly related to the closure of existing surface parking lots and the construction of a larger parking garage to replace the current County-owned parking garage, located closest to the station entrance. That modification, if it were to be approved would be a change to WMATA's "mass transit plan", which is the master plan outlining the transit facilities WMATA provides. Under the terms of the inter-jurisdictional Compact that created WMATA (the WMATA Compact), any proposed change in WMATA's "mass transit plan" requires that the matter be studied before the WMATA Board of Directors can adopt such a change.

The modification to the mass transit plan being considered involves replacing existing parking spaces to be lost from Park & Ride Lot 2 (approximately 318 spaces), the surface parking lot located across Garden City Drive (approximately 413 spaces), and a portion of the 1,000 parking spaces currently provided in a parking garage owned by Prince George's County, all of which will be provided in a new approximately 1,900-space parking garage. This new garage will add spaces to WMATA's mass transit plan. WMATA is also proposing to eliminate 33 Kiss & Ride parking spaces permanently, whose spaces are in a surface lot in front of the south entrance of the Metro station. An additional impact from this project (that does not change the "mass transit plan") includes relocating the existing bus loop into the ground level of the new garage, which does not proposed to reduce or change the number of bus facilities available at New Carrollton Metro Station.

The focus of this document is, therefore, to evaluate the potential environmental effects of the: (1) permanent closure of Park & Ride Lot 2 beginning in Fall 2020 to construct WMATA's Maryland headquarters and accommodate further private development, (2) the permanent closure of the East Lot at an undetermined future date once development occurs on that site, (3) the replacement of the parking spaces lost in (1) and (2) into a new 1,900-space parking garage, and (3) the permanent closure of 33 Kiss & Ride spaces in a surface lot on the south side of the Metro station. To support WMATA Compact requirements, specifically WMATA Compact Section 14(c)(1), this Environmental Evaluation describes the project and documents its potential effects on the human and natural environment in terms of transportation, social, economic, and environmental factors.

To request the entire Environmental Evaluation Report in your preferred language, contact the Office of Equal Opportunity Office at 202-962-2582.