

**WMATA Presentation to Advisory Neighborhood Commission (ANC) 4B  
November 25, 2013**

**Previous WMATA Engagement**

- Winter/Spring 2013 – Multiple small group meetings with neighborhood leaders, community leaders, and elected officials.
- July 11, 2013 – Presentation to PPDRE Committee of Takoma project as information item
- July 16, 2013 – Presentation to a Joint Takoma/Takoma Park Community Meeting
- July 22, 2013 – Presentation to Takoma Park City Council
- October 2013 – Presentation to PPDRE Committee Presentation of Takoma project
- November 2013 – Community Participation in WMATA Accessibility Advisory Committee

**Previously Raised Issues and How They've Been Addressed**

Issue	How addressed in current development plan
<b>The transit facilities don't work</b>	WMATA revised the station area plan to focus on transit first – accommodating pedestrian, bicycle, bus, and vehicle access to the station. From that transit plan, the revised development program was fit over/around the transit.
<b>Preservation of park space</b>	WMATA and developer an approach for the permanent preservation of public open space.
<b>Traffic impacts need to be studied</b>	WMATA has initiated and completed a traffic study; the resulting technical analysis has been distributed to community leaders.
<b>Project is too dense (too many units)</b>	From over 260 units in the conceptual plans presented in Spring 2013, the project has been reduced to approximately 200 units.
<b>Project is too tall</b>	Developer has reduced by one floor the height of the building. The project will be four stories above the WMATA parking facility. The Eastern Avenue façade is three stories at the street front, with the fourth story setback from the façade.
<b>There is too much parking</b>	The project was previously parked at a ratio of 0.9 spaces / unit. That ratio has since been reduced to approximately 0.7 spaces / unit. This is a reduction of 40 spaces for the development parking and is in line with parking utilization at nearby projects.
<b>The project worsens accessibility</b>	In the station area planning process, WMATA worked closely with ADA personnel to ensure that transit access would be improved for persons with disabilities. The station area plan includes improved sidewalks/crosswalks to create better access to the elevator entrance.