



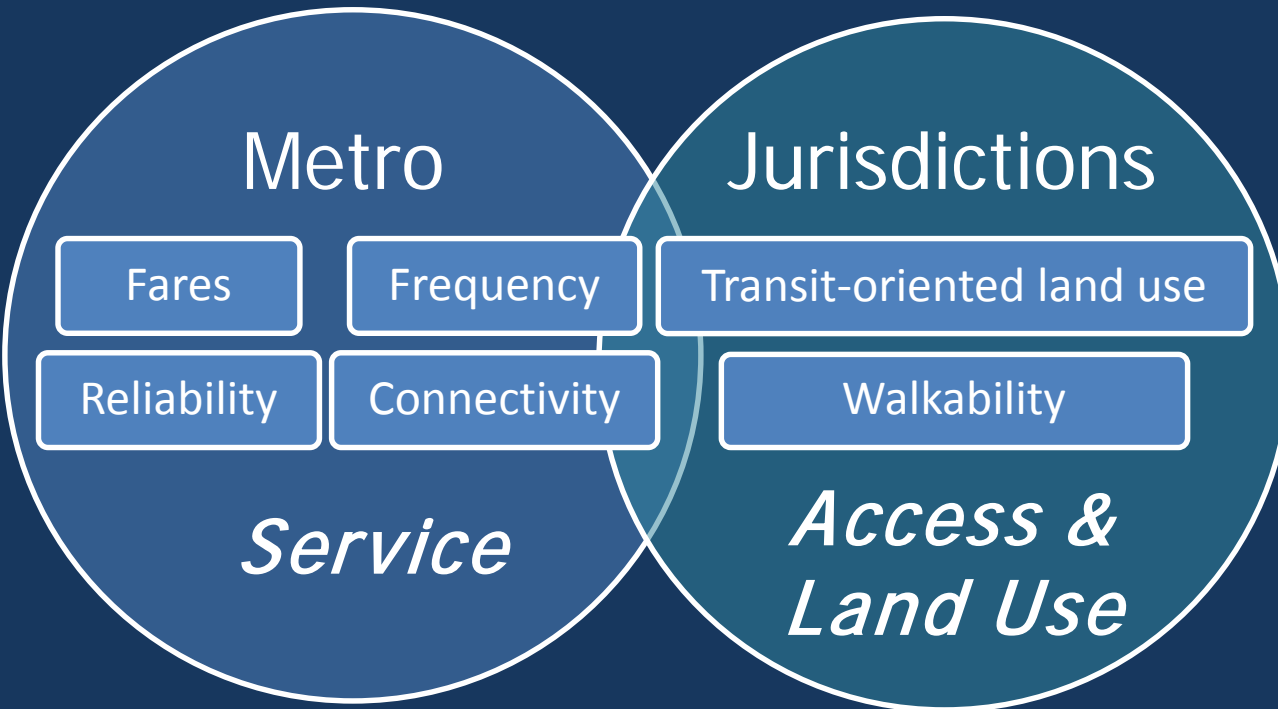
# Forest Glen Metro Station

**Washington Metropolitan Area Transit Authority**

Office of Real Estate and Parking

December 18, 2017

# Drivers of Transit Ridership



## External Factors:

Federal Budget  
Tourism  
Gas Prices  
Weather  
Other Trends  
(TNCs, telework)

# Why Land Use Matters

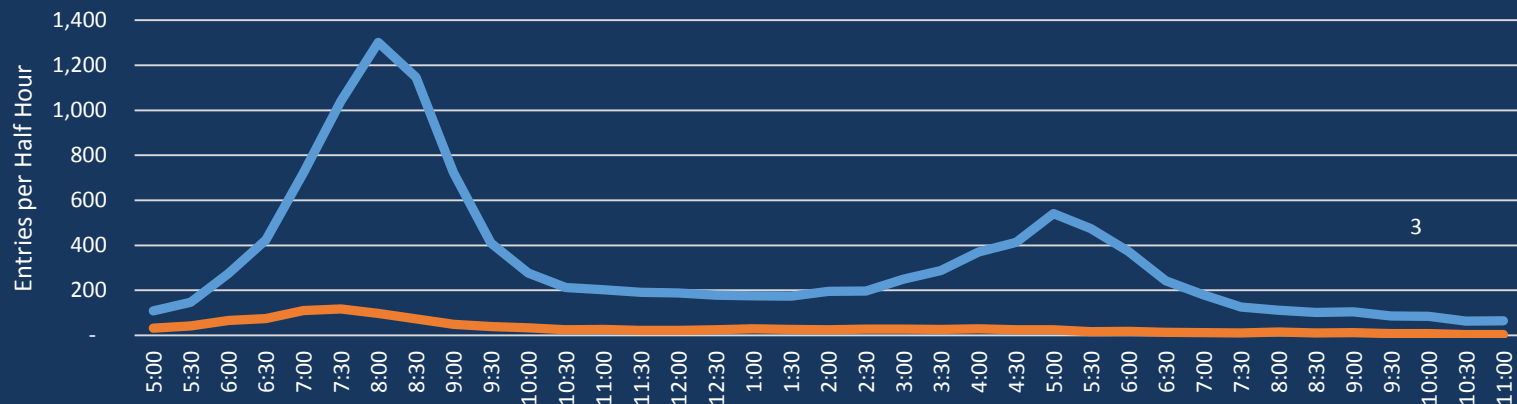
## Silver Spring

Weekday Passenger Entries: 12,000  
Weekday Average Revenue: \$39,500



## Deanwood

Weekday Passenger Entries: 1,300  
Weekday Average Revenue: \$3,300



# Missed Opportunities for Transit-Oriented Land Use

## Rhode Island Avenue Joint Development

The background image is a grayscale photograph of an urban scene. It shows a multi-lane street with cars, a transit line with a train, and several multi-story buildings. A large red 'X' is superimposed over the left side of the image, crossing out the '2015 PUD Proposal' text.

### 2015 PUD Proposal:

- 1,631 housing units
- 300,000 sq ft of retail

### Current Plan:

- $\leq 1,450$  housing units
- $\leq 250,000$  sq ft retail

**Estimated Impact to Metro:**     *-200 trips per weekday*  
*-\$121,500 annual revenue foregone*

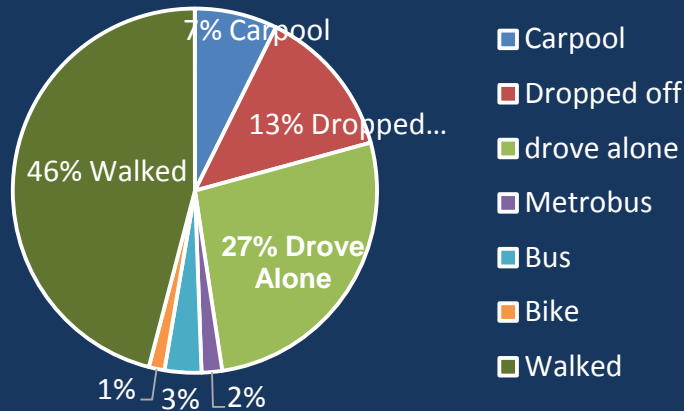




# Metro-Owned Property



# Forest Glen Metro Station



- 8-acre site
- Zoned R-60
- 596 all-day spaces
  - 80% average utilization
- 45 short-term spaces
- 2,181 daily ridership
  - One of least used stations in system
- No Metrobus service



# Background

March 2014	Metro adopted 2014 joint development work program, to issued a RFP for developable parcels at Forest Glen
June 2015	Metro started community engagement for station redevelopment
2015	Development studies completed; test fits included
Present	Joint development financial feasibility study underway





# 2015 Development Study Test Fits







# Scope of Financial Feasibility Study

- Develop site specific goals and criteria
  - Maximize ridership potential
  - Explore potential for higher density, mix of uses
  - Recommend investments to maximize pedestrian connections to the Metro station
- Complete market analysis and implementation plan
- Incorporate information and/or analysis resulting from Montgomery County's planning study
- Reach an informed "Go/No Go" decision for joint development



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