Forest Glen Metro Station

Washington Metropolitan Area Transit Authority
Office of Real Estate and Parking
December 18, 2017
Drivers of Transit Ridership

**Metro**
- Fares
- Frequency
- Reliability
- Connectivity

**Jurisdictions**
- Transit-oriented land use
- Walkability

**External Factors:**
- Federal Budget
- Tourism
- Gas Prices
- Weather
- Other Trends (TNCs, telework)

**Service**

**Access & Land Use**
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

2015 PUD Proposal:
- 1,631 housing units
- 300,000 sq ft of retail

Current Plan:
- ≤1,450 housing units
- ≤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
Office of Real Estate and Parking
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