

# Northern Bus Garage Project Update

**Community Meeting**

October 13, 2020



## Agenda

- I. WMATA Project Team Introductions
- II. Community Meeting Schedule
- III. Project Timeline/Where We Are
- IV. Project Redesign Overview
- V. Exterior Design Options and Public Input
- VI. Next Steps for Project

## I. Project Team

**Diana Levy**  
Director, Capital  
Delivery (WMATA)

**Ann Chisholm**  
Government  
Relations  
(WMATA)

**Gail Ribas**  
Senior Director  
Communications  
(WMATA)

**Jim Ashe**  
Environmental  
Coordinator  
(WMATA)

**David Wehe**  
Project Manager  
(WMATA rep)


**Donzell Robinson**  
Communications  
Consultant  
(JSA)

**Phil Sheridan**  
Project Director  
(CLARK)


**Sean Beachy**  
Senior Architect  
(CLARK/WENDEL)

**Emily Savoca**  
Architect  
(CLARK/WENDEL)

## II. Community Meeting Schedule




Northern Bus Garage Replacement



VIRTUAL COMMUNITY ENGAGEMENT MEETINGS

MEETING #1 Tuesday, October 13 <b>Project &amp; Design Update</b>	MEETING #2 Monday, November 2 <b>Draft Design Conversation</b>
MEETING #3 Tuesday, November 10 <b>Environmental Conversation</b>	MEETING #4 Tuesday, November 17 <b>Final Design Presentation</b>

All meetings begin at 6 pm. For more information, visit [wmata.com/NorthernBusGarage](http://wmata.com/NorthernBusGarage).



*\*\*Meeting #2 is designated as Section 106 Consulting Parties Meeting*

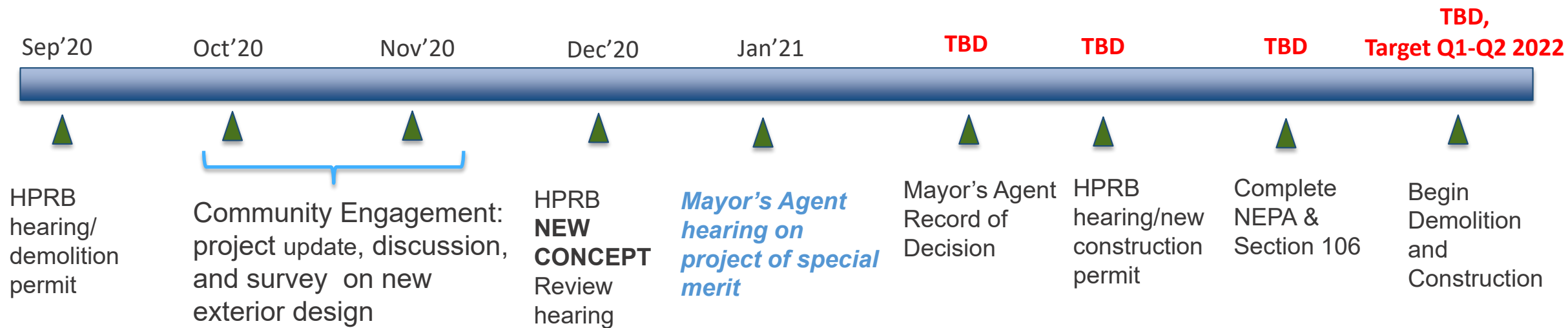
## III. Project Timeline/Where We Are

- **May 2020: Historic Preservation Review Board (HPRB) hearing**
  - HPRB concurred with proposed steps to preserve and enhance exterior historic fabric
  - HPRB provided constructive comments on architectural concepts for new construction portion of the bus garage
  - HPRB agreed that Mayor's Agent review needed due to unavoidable demolition of interior historic fabric
- **June 2020: Budget issues identified**
  - Contractor's construction cost estimate based on the original design plans was much higher than Metro's allocated budget
- **June-August 2020: Value Engineering effort undertaken**
  - Project redesign undertaken to reduce cost, optimize bus garage operations, and revise architectural concepts to better align with community and historic preservation recommendations
- **September 2020: HPRB Hearing #2 for demolition permit review**
  - Consent item to formally refer to the Mayor's Agent for review as project of special merit

# Current Bus Garage Site Status

- **Bus garage is closed and not operating**
  - Small group of project team members use the office space on a regular basis
  - No construction or any other activities managed by Metro will take place until the project receives all federal and local approvals
  
- **Washington Gas construction activity at Decatur and 14th Street**
  - Not Metro work
  - Washington Gas Utility Relocation and Improvement project. Current utilities go under the Northern Bus Garage. This project benefits community – increased gas services.

# Schedule



HPRB approval of redesign and Mayor's Agent approval of project of special merit must be received before project can begin demolition/construction



## IV. Project Redesign Overview

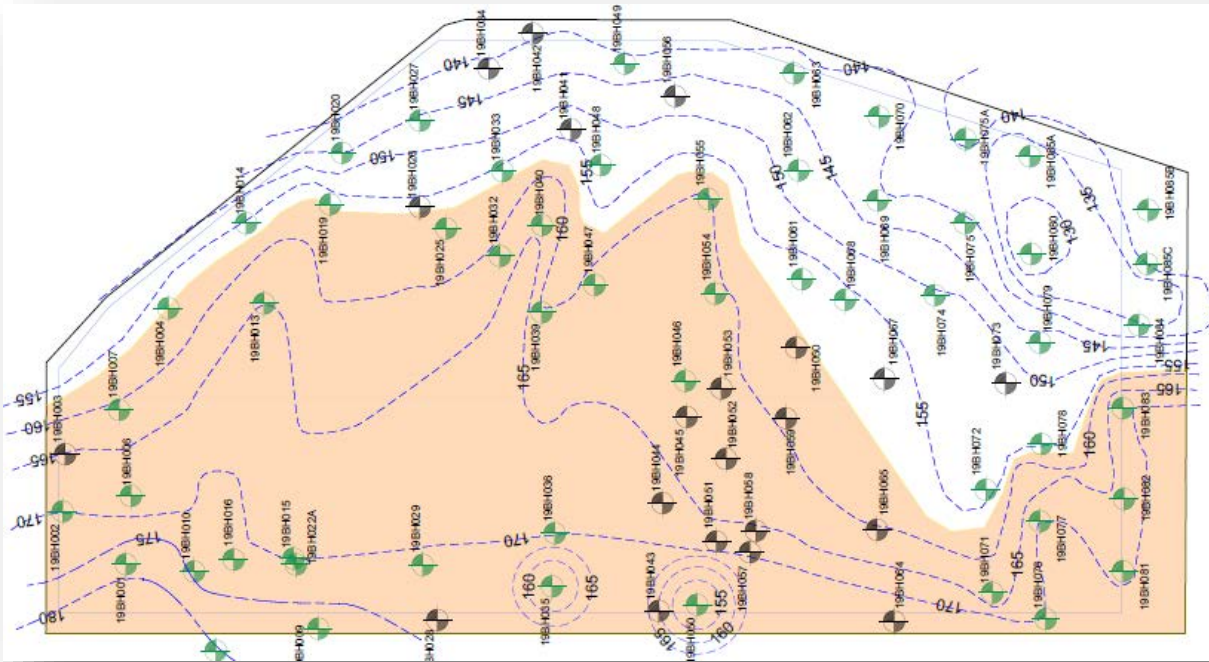
- Reduced total size of facility by ~15% from the original designs (eliminates some building massing)
- Reduced the quantity of bedrock to be excavated by ~80% (no blasting, less vibration and noise for residents)
- Eliminated paint booth & body shop
- Moved MTPD offices to the corner of Buchanan and 14th Street to further activate neighborhood and anchor corner at the 14<sup>th</sup> Street
- Developed three revised architectural design options for community review and feedback



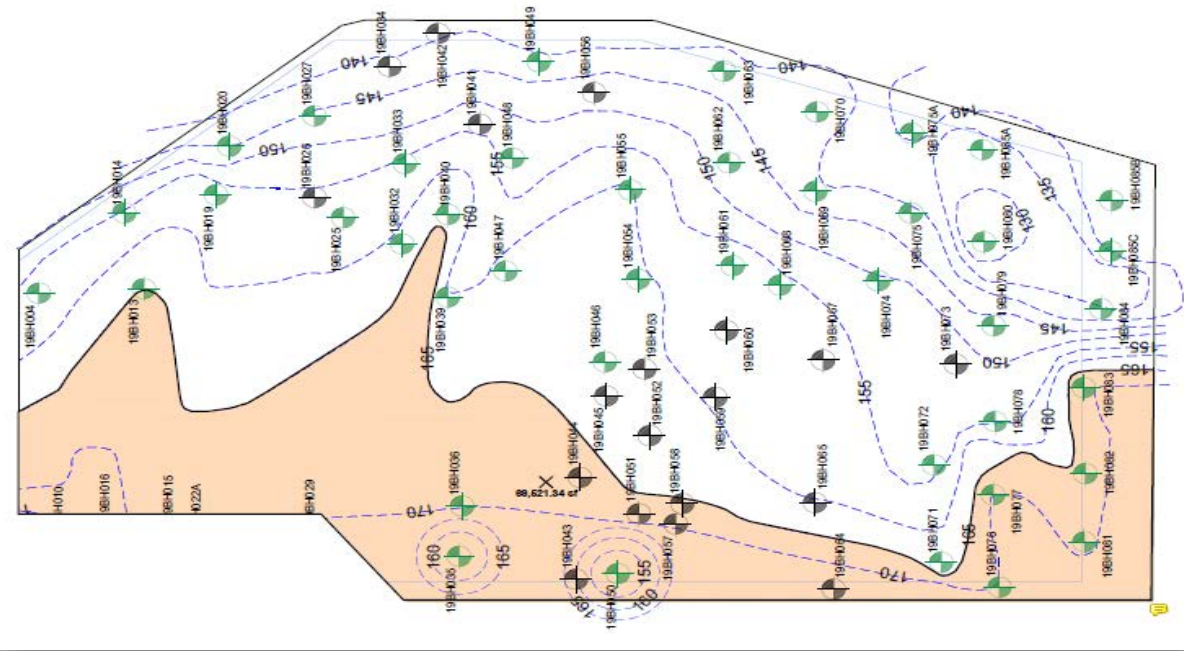
# Bedrock Removal

- Reduced quantity of bedrock to be removed by 80%
- Reduced footprint of bedrock excavation by 55% (from ~161,000 to ~70,000 sq ft)
- Reduced depth of rock cutting from 15-20 vertical ft to ~5 ft, resulting in less bedrock to be removed
- All rock removal along 14th St side; no rock removal expected along Iowa or Arkansas Ave sides
- NXBurst excavation technique for rock removal is not expected to be necessary
- Expected that rock removal will be completed using mechanical methods
- No on-site crushing anticipated: all excavated rock will be taken away by dump trucks along DDOT approved routes

# Area of Rock Excavation



**BEFORE:**  
~161,000 sf



**TODAY:**  
~70,000 sf

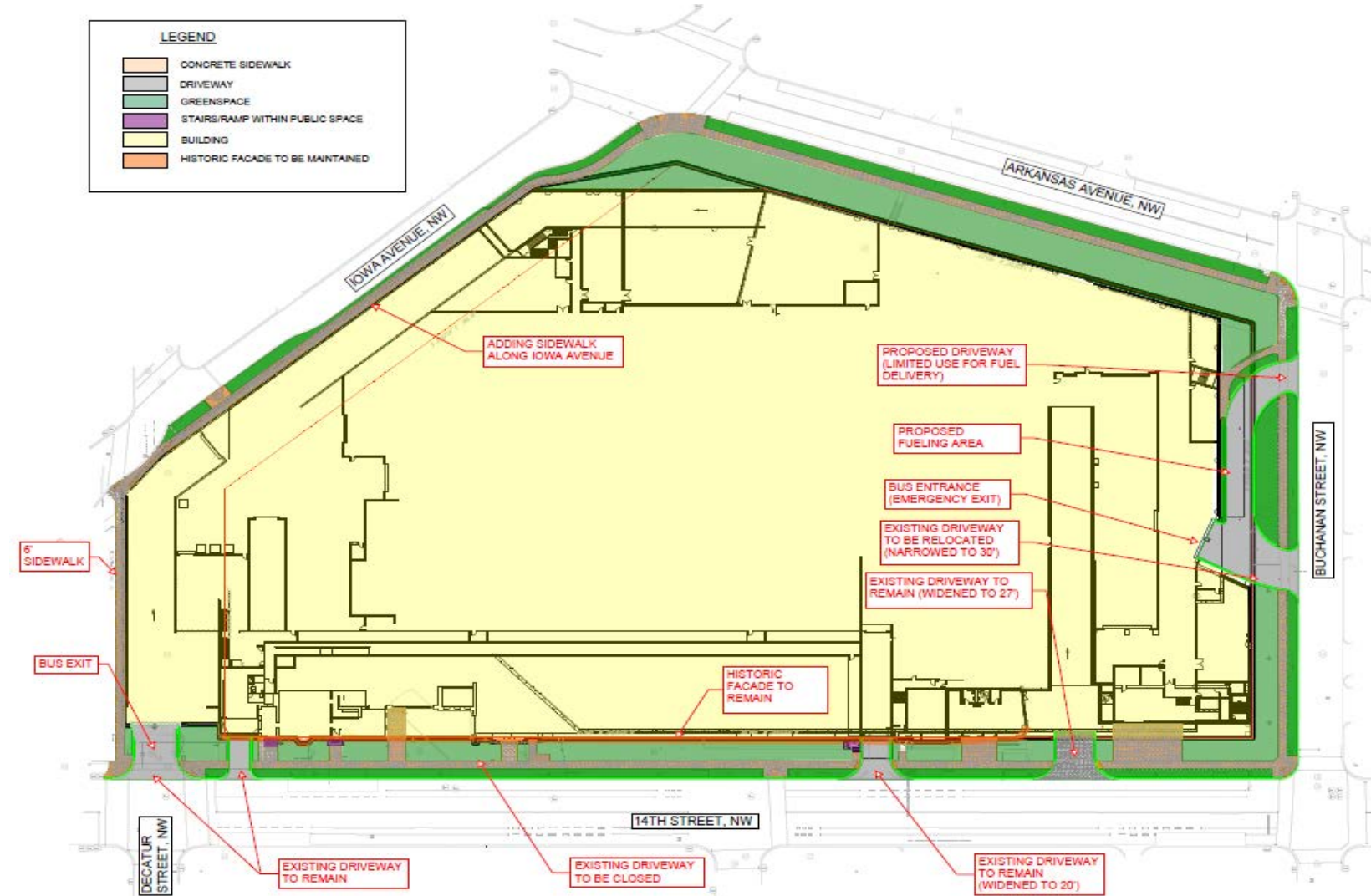
# Property Surveys

- Property surveys will be conducted pre- and post-construction
- Final property survey and inspection plan will be developed by the contractor during final design
- Surveys will be performed by a third-party engineer and copy of surveys will be provided to each property owner
- Invitation to register for and schedule surveys will go out 60 days prior to start of construction by certified mail
- Community will be provided resources to understand the claims process, with questions answered throughout
- Roadmap for reporting any issues, damages and/or compensation will be developed jointly by WMATA and the contractor

# Question and Answer Period: Project Redesign Overview

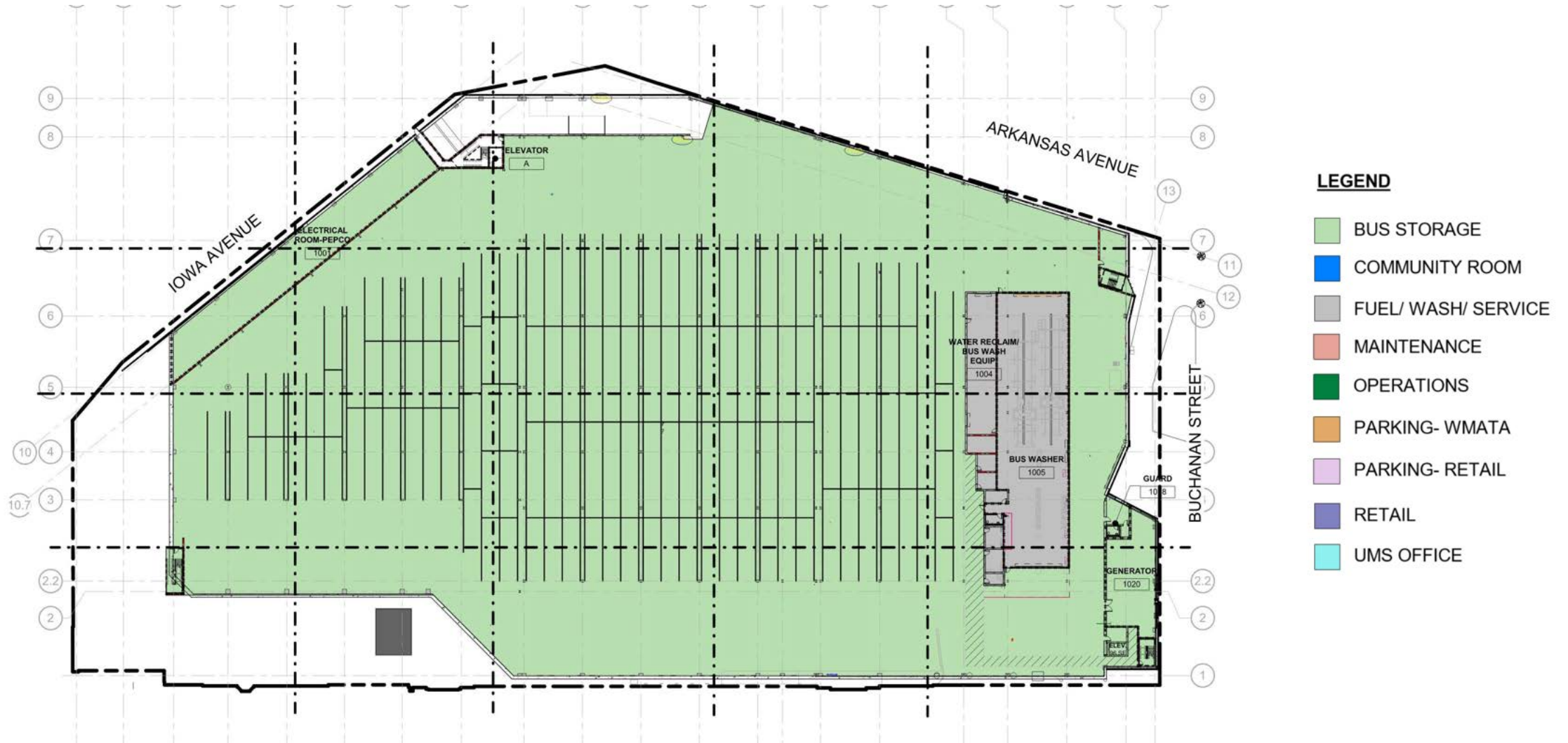
- Please submit your questions via the 'Q&A' feature located at the bottom of your screen
- If the project team is unable to respond to your question during this meeting, you may contact us at [MCAP\\_NBG\\_Reconstruction\\_Project@wmata.com](mailto:MCAP_NBG_Reconstruction_Project@wmata.com)
- Summary of the Q&A will be posted to: [wmata.com/northernbusgarage](http://wmata.com/northernbusgarage)

# Proposed Site Plan

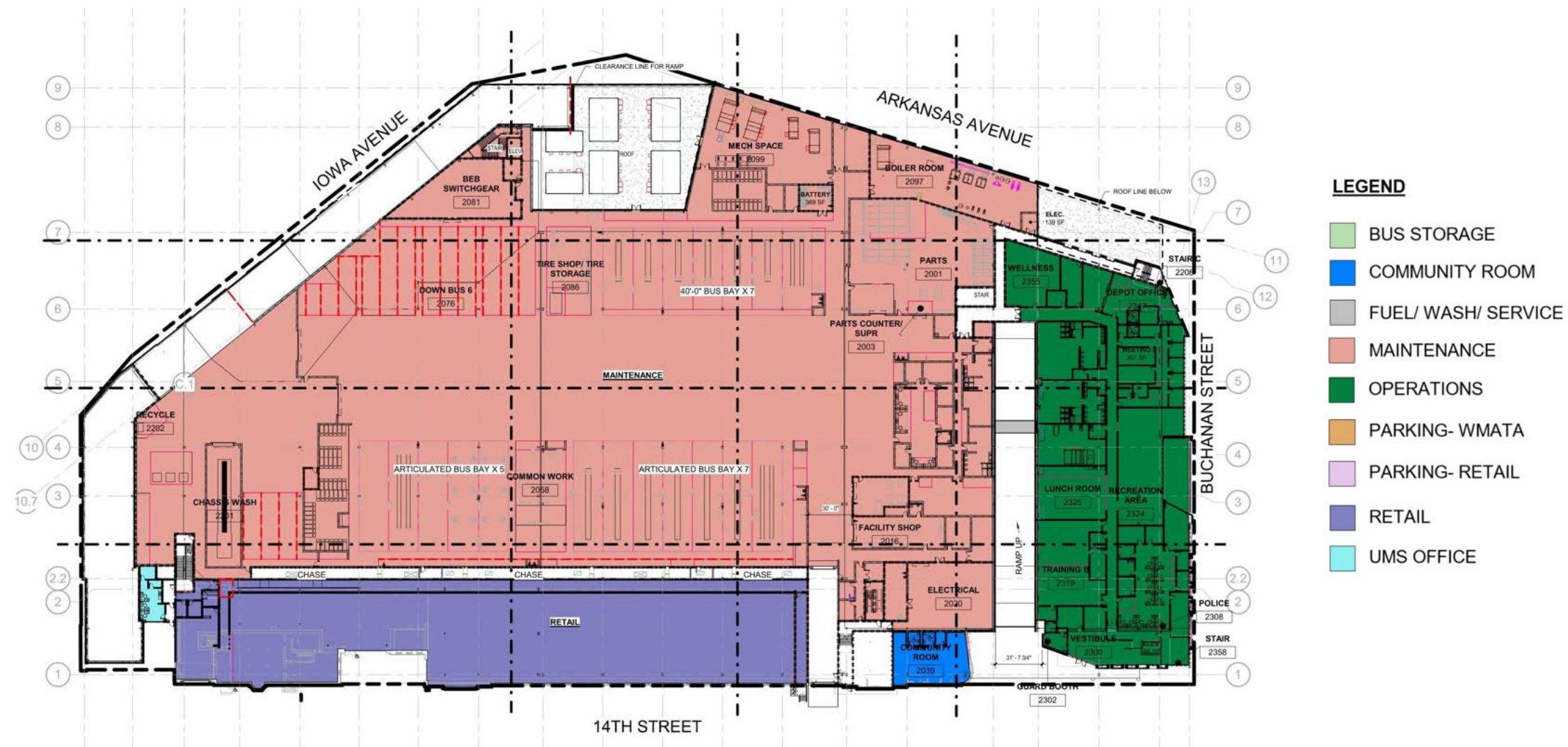




# Basement Plan/Bus Storage

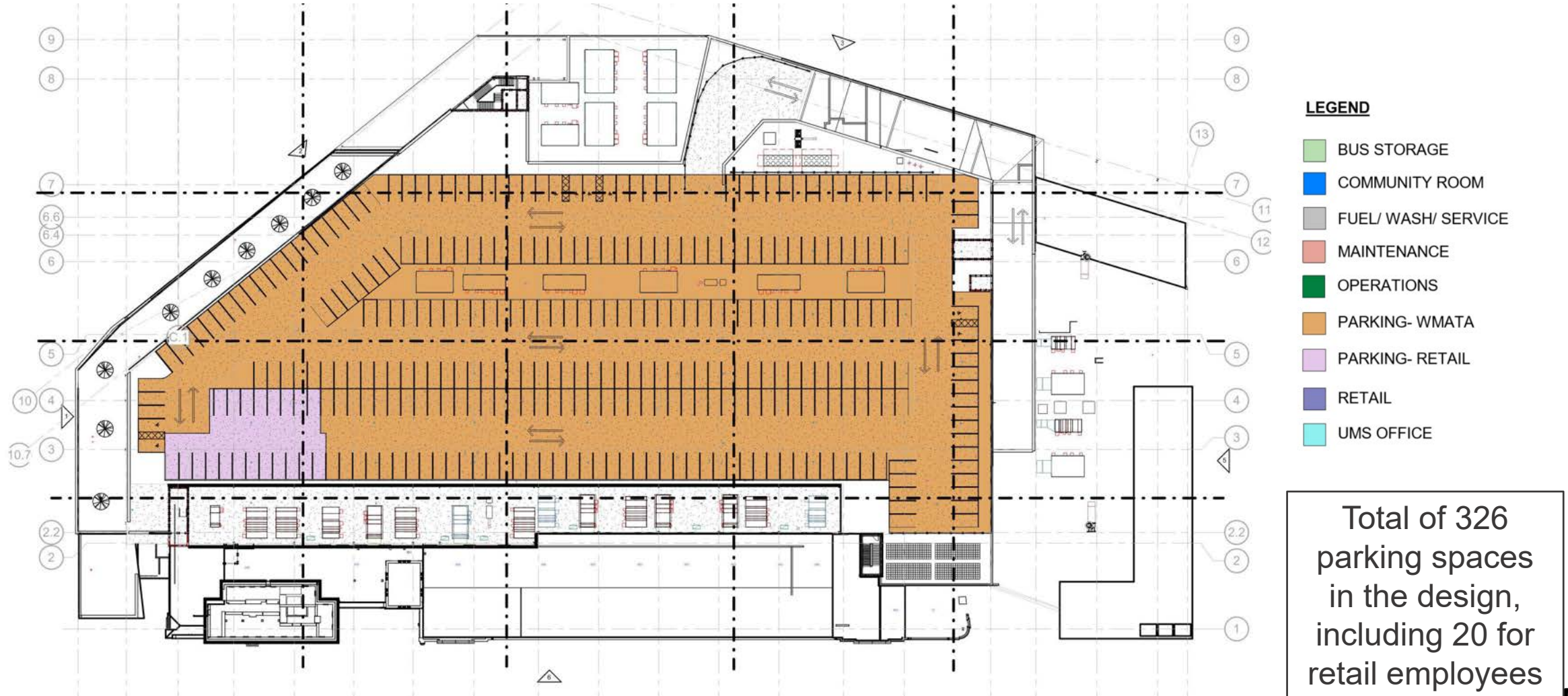


# Operations and Maintenance Level Plan





# Rooftop WMATA Parking Deck



# Community Amenities

- Community room with capacity of up to 150 seating and up to 200 standing
- Office space for Uptown Main Street (525 sq ft)
- Commercial and community space along 14th Street (27,500 sq ft)
- Streetscape improvements along all sides of the building
- Art-in-Transit project can be included along one or more building sides
- On-site Metro Transit Police (MTPD) sub-station at corner of Buchanan and 14th Street

# Question and Answer Period: Floor Plans and Bus Garage Functions

- Please submit your questions via the 'Q&A' feature located at the bottom of your screen
- If the project team is unable to respond to your question during this meeting, you may contact us at [MCAP\\_NBG\\_Reconstruction\\_Project@wmata.com](mailto:MCAP_NBG_Reconstruction_Project@wmata.com)
- Summary of the Q&A will be posted to: [wmata.com/northernbusgarage](http://wmata.com/northernbusgarage)

## V. Exterior Design Options & Public Input

- On-going coordination with State Historic Preservation Office (SHPO)
- **Three new design options prepared for review and feedback**
  - Developed following HPRB, SHPO & community recommendations
  - All options attempt to reflect architectural fabric of the community
- Metro will gather public input prior to developing the final exterior design proposal
- New concept for exterior design is targeted to be presented to HPRB in December

# Public Survey on Exterior Design Options

- Metro developed survey to gather public input on new exterior design
- Questions ask for customer preference on three designs and provide opportunities for open feedback
- Survey responses will be presented and discussed at Community Meeting #2 on Monday, November 2

Take the survey at [wmata.com/NorthernBusGarage](http://wmata.com/NorthernBusGarage)

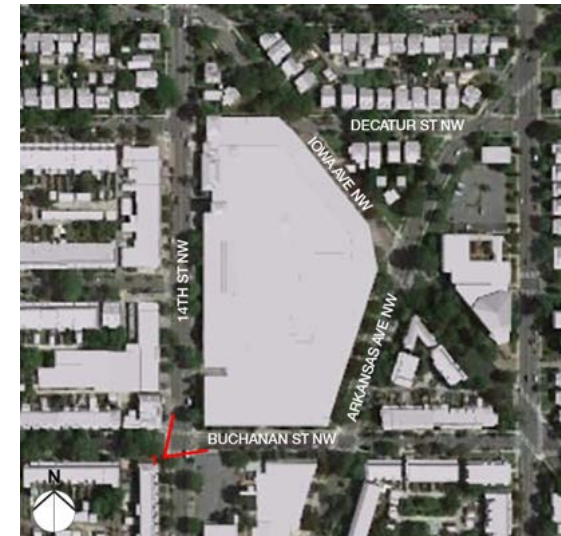
- **Opens:** Tuesday, Oct. 13 at 6 p.m.
- **Closes:** Tuesday, Oct. 27 at 6 p.m.





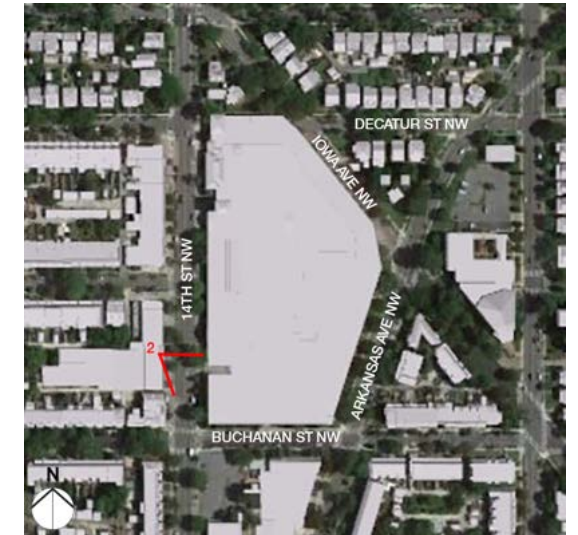


## View 1 – Corner of Buchanan St NW and 14<sup>th</sup> St NW





## View 2 – On 14<sup>th</sup> St NW facing Southeast



OPTION 1 - VIEW 2

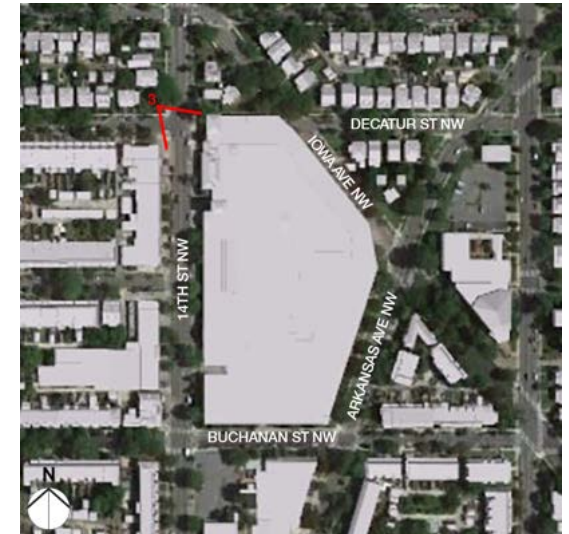




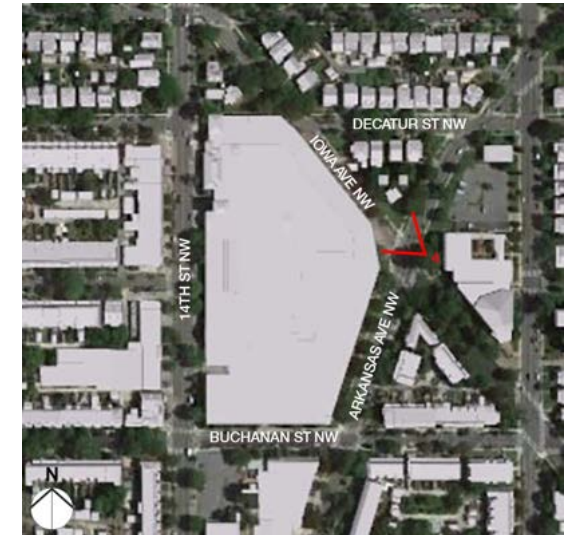
## View 3 – Corner of 14<sup>th</sup> St NW and Decatur St NW



OPTION 1 - VIEW 3



## View 4 – Corner of Iowa St NW and Arkansas Ave NW facing Northwest

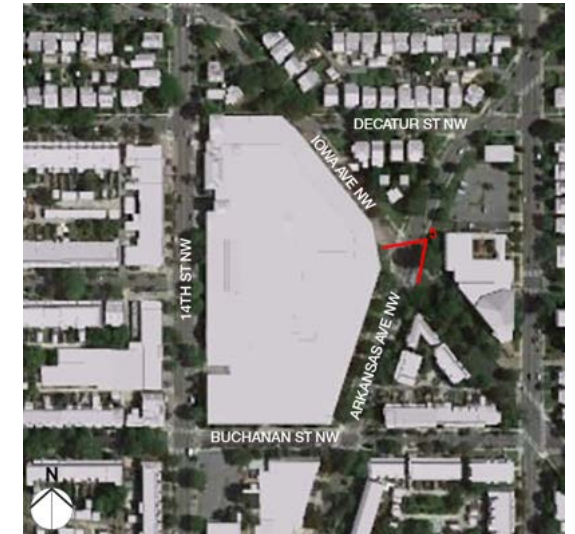


OPTION 1 - VIEW 4





## View 5 – Corner of Iowa St NW and Arkansas Ave NW Facing Southwest

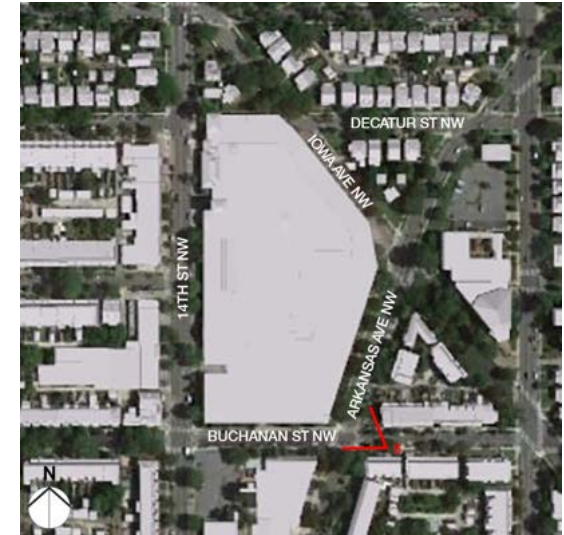


OPTION 1 - VIEW 5





## View 6 – Corner of Buchanan St NW and Arkansas Ave NW



OPTION 1 - VIEW 6

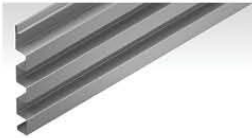


# Option 1 - Materials

MORIN METAL PANELS- MATRIX SERIES  
INSTALLATION #1 - MATRIX 1.0 TO MATRIX 9.0 TO MATRIX 11.0



MATRIX  
PANEL - MX 11.0



MATRIX  
PANEL - MX 1.0



MATRIX  
PANEL - MX 9.0

MORIN METAL PANELS- MONUMENTAL SERIES  
INSTALLATION #2 - STACK BOND, HORIZONTAL ORIENTATION



(THE IMAGES ABOVE ARE REPRESENTATIVE OF TEXTURE ONLY  
COLORS ARE INDICATED TO THE RIGHT OF THE VERTICAL LINE)



MORIN  
COLOR - SLATE BLUE



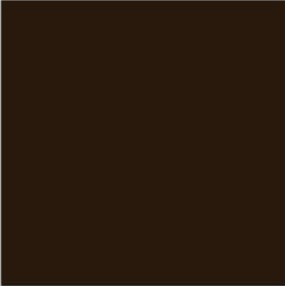
MORIN  
COLOR - REGAL BLUE

HOLLOW METAL DOORS AND FRAMES



BENJAMIN MOORE - CABIN FEVER 1540

ALUMINUM CURTAINWALL SYSTEM



KAWNEER  
FINISH - DARK BRONZE ANODIZED

ALUMINUM BANDING



FINISH - DOVE GRAY

BRICK



GLEN-GERY - SILVERBROOK  
RUNNING BOND, MODULAR BRICK.  
TEXTURE- ROCKFACE

CAST STONE



READING ROCK - CRYSTAL WHITE  
WALL CAPS AND WATER TABLES

GROUND FACE



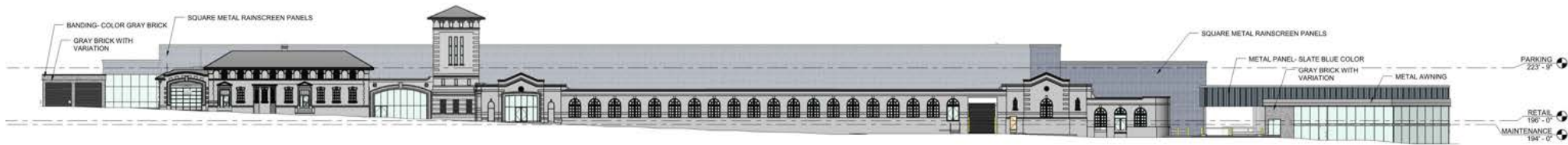
BELDEN - GF 56  
RUNNING BOND, MODULAR BRICK



# NBG Exterior Design Options: OPTION 1



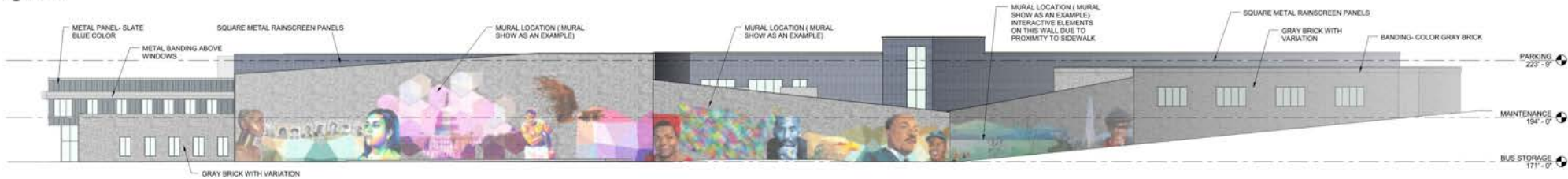
1 ELEVATION - OVERALL - NORTH  
132' x 1'-0"



2 ELEVATION - OVERALL - WEST  
354' x 1'-0"



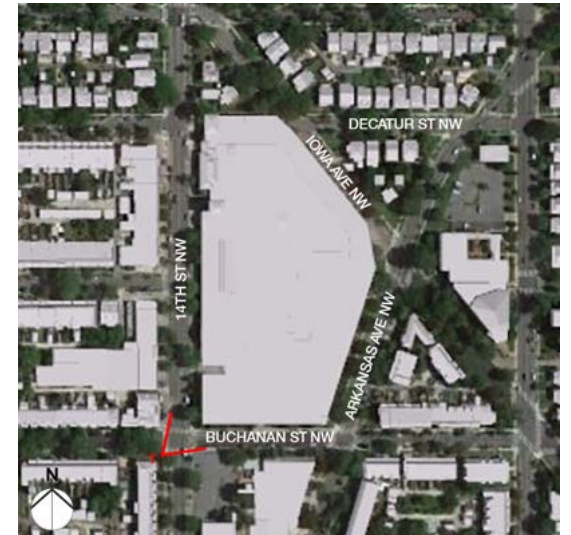
3 ELEVATION - OVERALL - SOUTH  
354' x 1'-0"



4 ELEVATION - OVERALL - EAST  
354' x 1'-0"



## View 1 – Corner of Buchanan St NW and 14<sup>th</sup> St NW

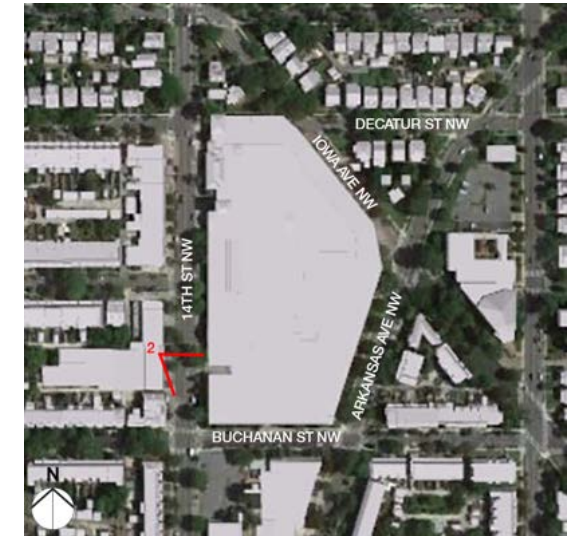


OPTION 2 - VIEW 1





## View 2 – On 14<sup>th</sup> St NW facing Southeast



OPTION 2 - VIEW 2

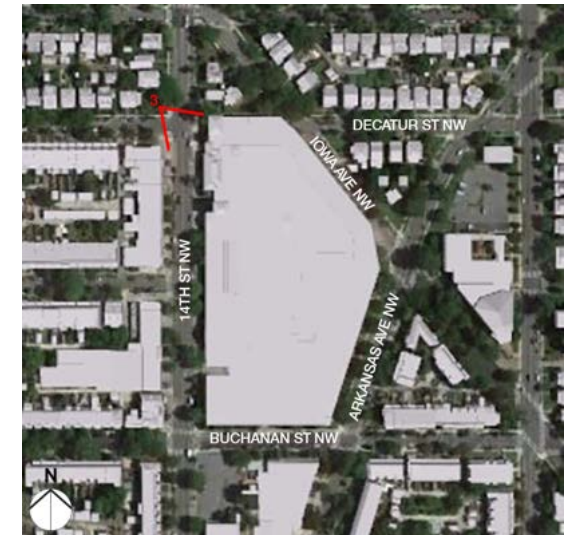




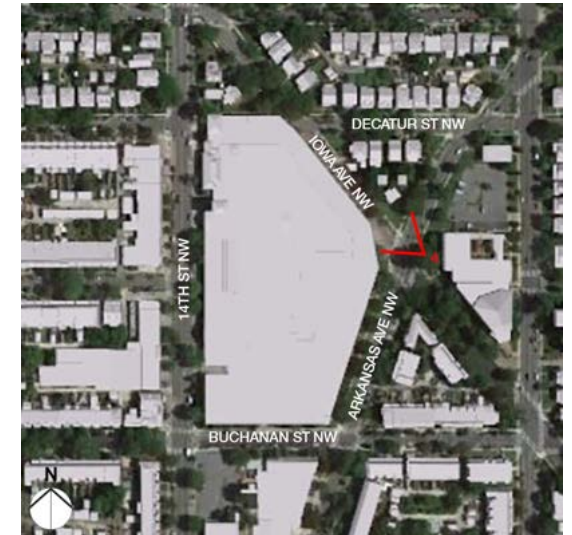
## View 3 – Corner of 14<sup>th</sup> St NW and Decatur St NW



OPTION 2 - VIEW 3



## View 4 – Corner of Iowa Ave NW and Arkansas Ave NW facing Northwest

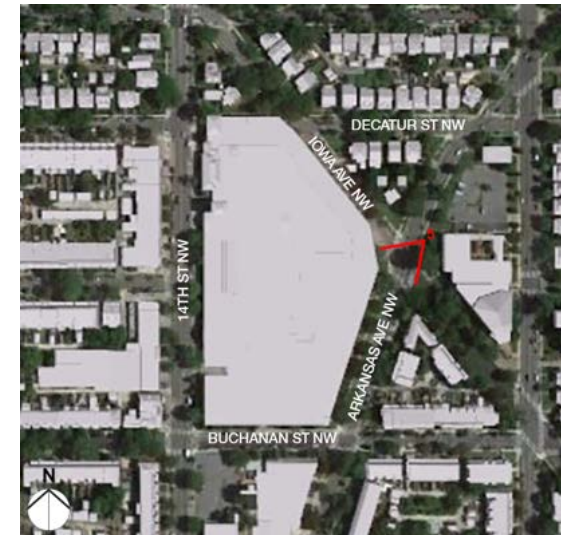


OPTION 2 - VIEW 4





## View 5 – Corner of Iowa Ave NW and Arkansas Ave NW Facing Southwest

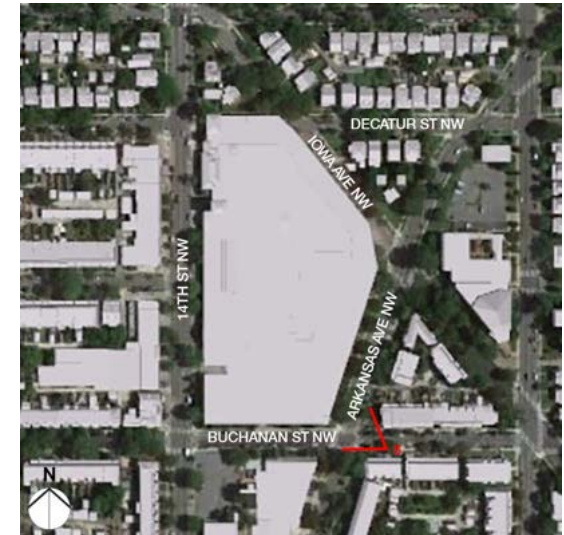


OPTION 2 - VIEW 5





## View 6 – Corner of Buchanan St NW and Arkansas Ave NW

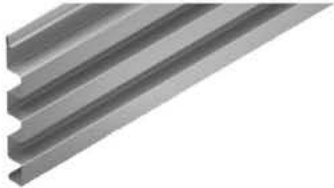


OPTION 2 - VIEW 6

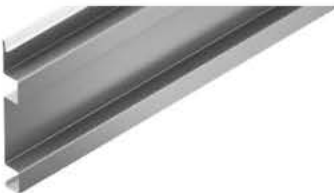


# Option 2 – Materials

MORIN MATRIX SERIES GALVALUME PANELS: GRAYS AND BLUES  
INSTALLATION #1 - MX-1 AND MX-4 PANELS, VERTICAL ORIENTATION



MORIN  
MX-1



MORIN  
MX-4

MORIN MATRIX SERIES GALVALUME PANELS: GRAY MIX  
INSTALLATION #2 - HORIZONTAL ORIENTATION



MORIN  
MX-6



COLOR  
COMET  
BENJAMIN MOORE



COLOR  
COMET  
BENJAMIN MOORE



COLOR 2  
GLACIER ICE  
VALSPAR



MORIN  
COLOR - DOVE GRAY



MORIN  
COLOR - CHROMIUM  
GRAY

ALUMINUM CURTAINWALL SYSTEM



KAWNEER  
FINISH - CHAMPAGNE ANODIZED

HOLLOW METAL DOORS AND FRAMES



BENJAMIN MOORE - CABIN FEVER 1540

INSULATED WINDOW PANELS



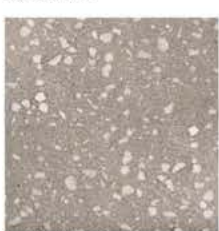
MAPES  
FINISH - LIGHT BRONZE ANODIZED

BRICK



BELDEN - 310 BELCREST  
RUNNING BOND, MODULAR BRICK

GROUND FACE



BELDEN - 661 SMOOTH  
RUNNING BOND, MODULAR BRICK

CAST STONE



READING ROCK - CRYSTAL WHITE  
WALL CAPS AND WATER TABLES

EXTRUDED  
ALUMINUM TRIM



MORIN  
COLOR - SLATE BLUE

WINDOW SILL DETAIL  
COLOR



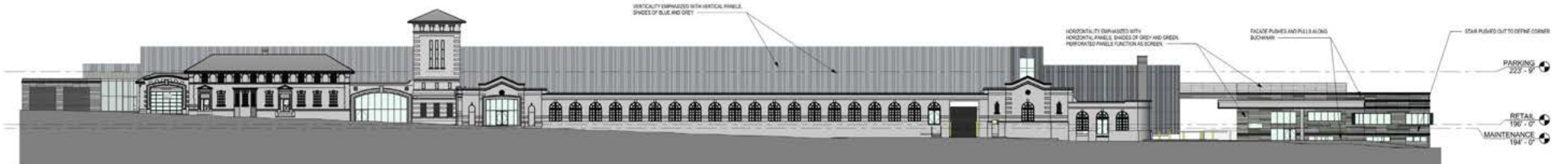
MORIN  
COLOR - REGAL BLUE



# NBG Exterior Design Options: OPTION 2



1 ELEVATION - OVERALL - NORTH  
3/8" = 1'-0"



2 ELEVATION - OVERALL - WEST  
3/8" = 1'-0"



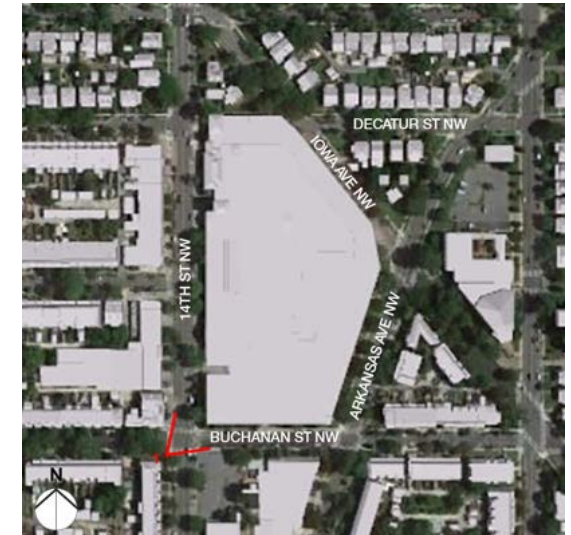
3 ELEVATION - OVERALL - SOUTH  
3/8" = 1'-0"



4 ELEVATION - OVERALL - EAST  
3/8" = 1'-0"



## View 1 – Corner of Buchanan St NW and 14<sup>th</sup> St NW

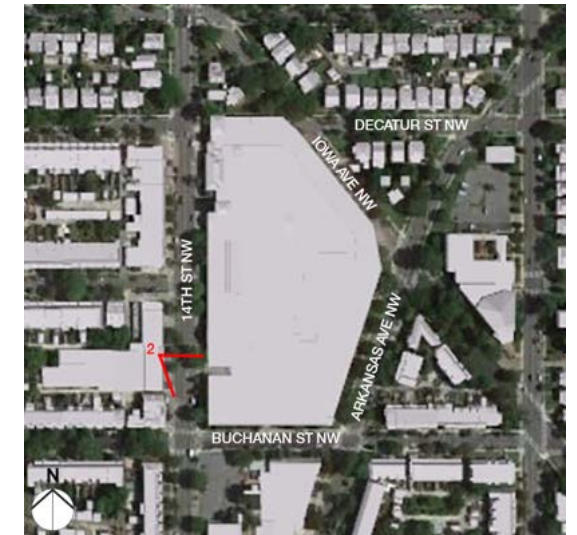


OPTION 3 - VIEW 1





## View 2 – On 14<sup>th</sup> St NW facing Southeast

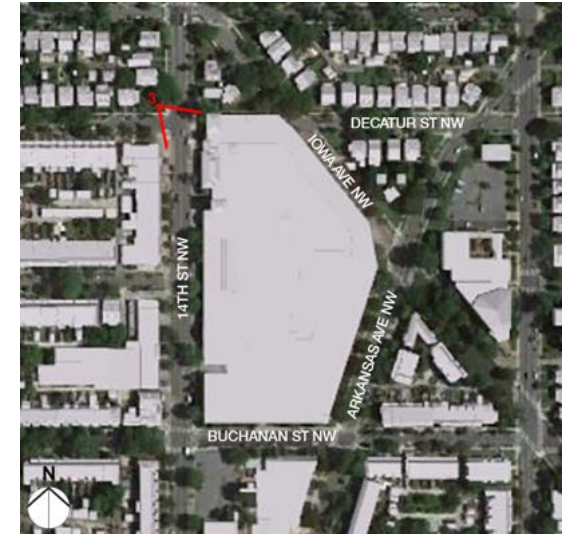


OPTION 3 - VIEW 2





## View 3 – Corner of 14<sup>th</sup> St NW and Decatur St NW

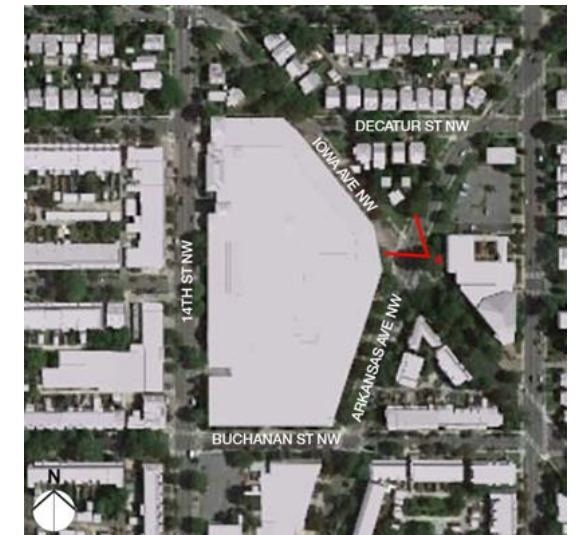


OPTION 3 - VIEW 3





## View 4 – Corner of Iowa Ave NW and Arkansas Ave NW facing Northwest

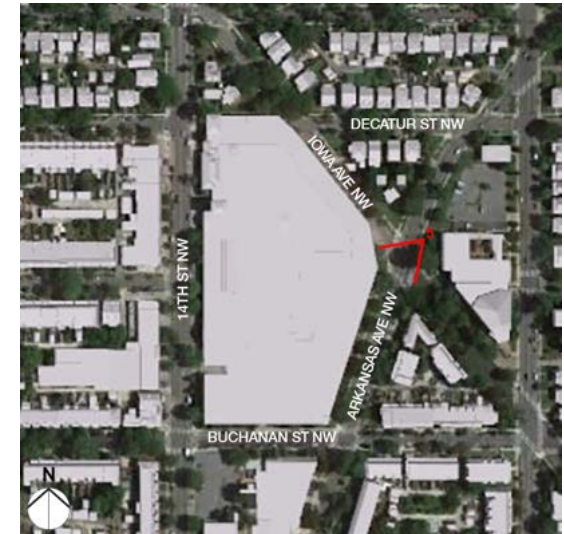


OPTION 3 - VIEW 4





## View 5 – Corner of Iowa Ave NW and Arkansas Ave NW Facing Southwest



OPTION 3 - VIEW 5

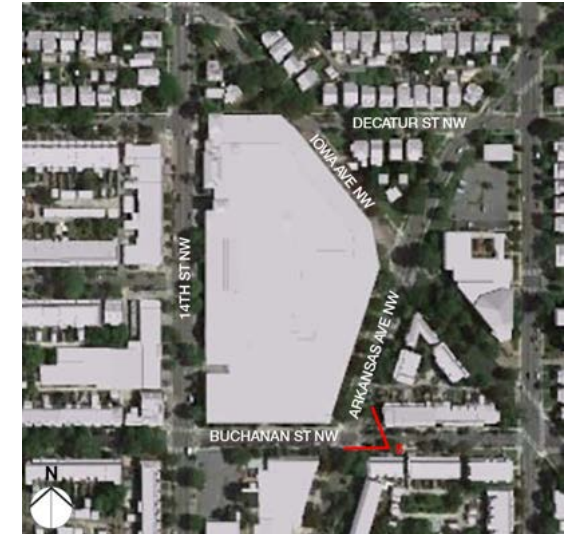




## View 6 – Corner of Buchanan St NW and Arkansas Ave NW



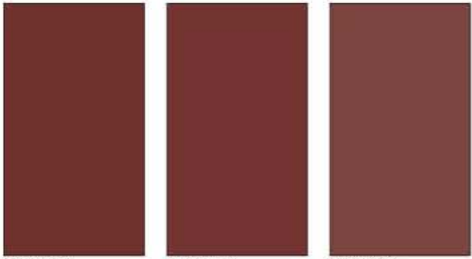
OPTION 3 - VIEW 6





# Option 3 - Materials

MORIN METAL PANELS- MATRIX SERIES  
INSTALLATION #1 - PANEL COLORS



INSTALLATION #1 - PANEL PROFILES



MORIN METAL PANELS- MATRIX SERIES  
INSTALLATION #2 - PANEL COLORS



HOLLOW METAL DOORS AND FRAMES



BENJAMIN MOORE - CABIN FEVER 1540

ALUMINUM CURTAINWALL SYSTEM



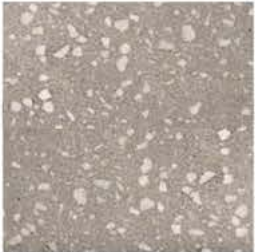
KAWNEER  
FINISH - CHAMPAGNE ANODIZED

INSULATED WINDOW PANELS



MAPES  
FINISH - LIGHT BRONZE ANODIZED

GROUND FACE



BELDEN - 461 SMOOTH  
RUNNING BOND, MODULAR BRICK

BRICK



GLEN-GERY - EBONITE SMOOTH  
RUNNING BOND, MODULAR BRICK



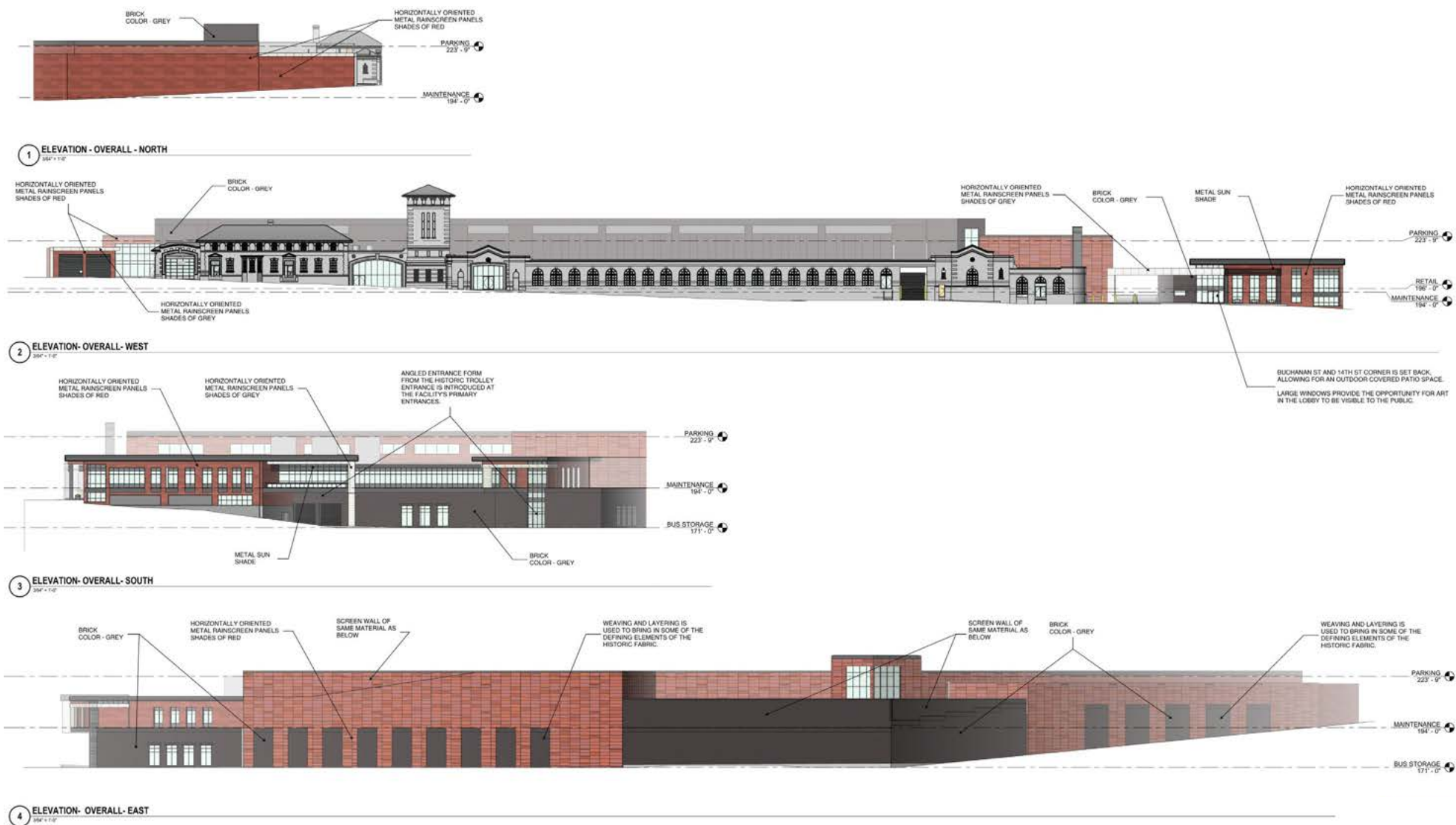
GLEN-GERY - EBONITE VELOUR  
DETAILING LOCATIONS, MODULAR BRICK

CAST STONE



READING ROCK - LIGHT GRAY  
WALL CAPS AND WATER TABLES

# NBG Exterior Design Options: OPTION 3

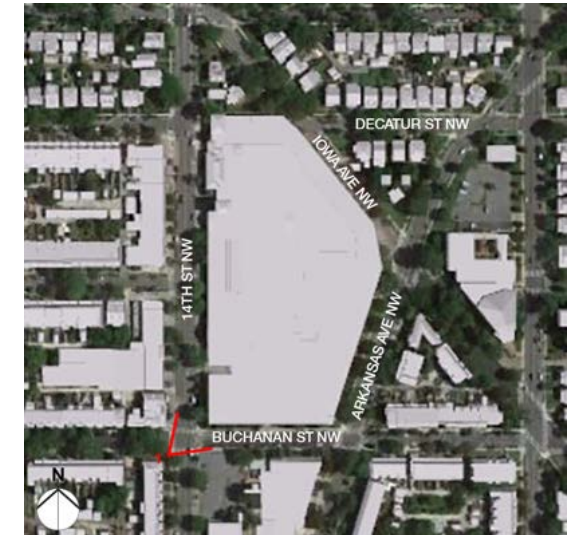


## Site Sections





## View 1 – Corner of Buchanan St NW and 14<sup>th</sup> St NW



EXISTING - VIEW 1





## View 1 – Corner of Buchanan St NW and 14<sup>th</sup> St NW



wendel

PREVIOUS DESIGN – VIEW 1

CLARK

STV 100



wendel

OPTION 1 - VIEW 1

CLARK

STV 100



wendel

OPTION 2 - VIEW 1

CLARK

STV 100



wendel

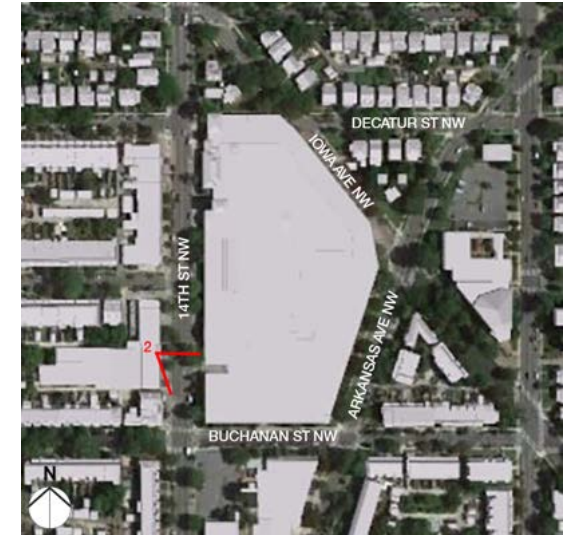
OPTION 3 - VIEW 1

CLARK

STV 100



## View 2 – On 14<sup>th</sup> St NW facing Southeast



EXISTING - VIEW 2





## View 2 – On 14<sup>th</sup> St NW facing Southeast



EXISTING - VIEW 2



OPTION 1 - VIEW 2



OPTION 2 - VIEW 2



OPTION 3 - VIEW 2

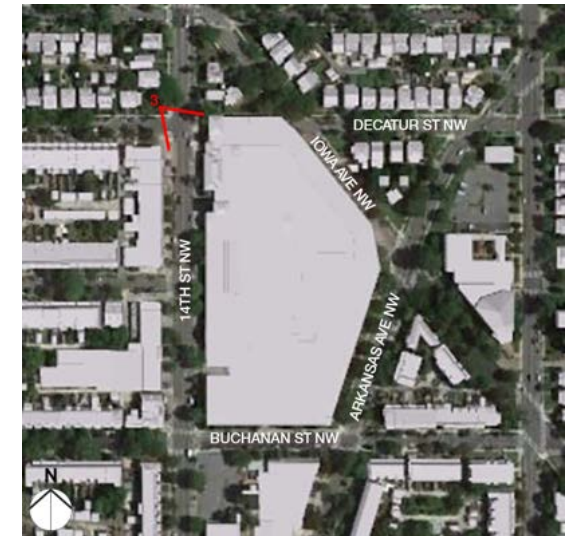




## View 3 – Corner of 14<sup>th</sup> St NW and Decatur St NW



EXISTING - VIEW 3





## View 3 – Corner of 14<sup>th</sup> St NW and Decatur St NW



PREVIOUS DESIGN – VIEW 3



OPTION 1 - VIEW 3



OPTION 2 - VIEW 3



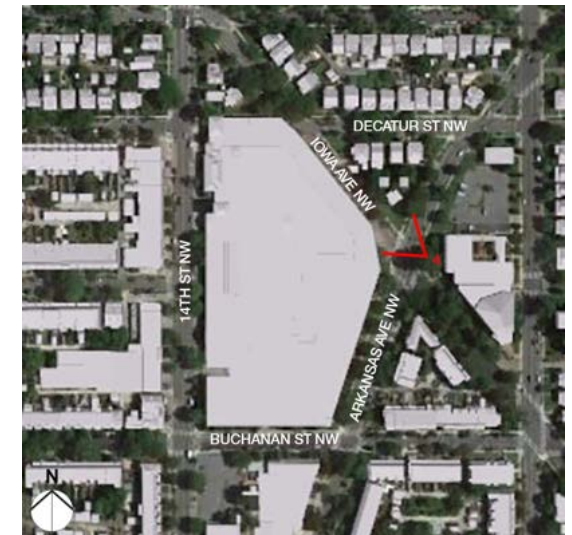
OPTION 3 - VIEW 3



## View 4 – Corner of Iowa Ave NW and Arkansas Ave NW facing Northwest



EXISTING - VIEW 4





## View 4 – Corner of Iowa Ave NW and Arkansas Ave NW facing Northwest



EXISTING - VIEW 4



OPTION 1 - VIEW 4



OPTION 2 - VIEW 4

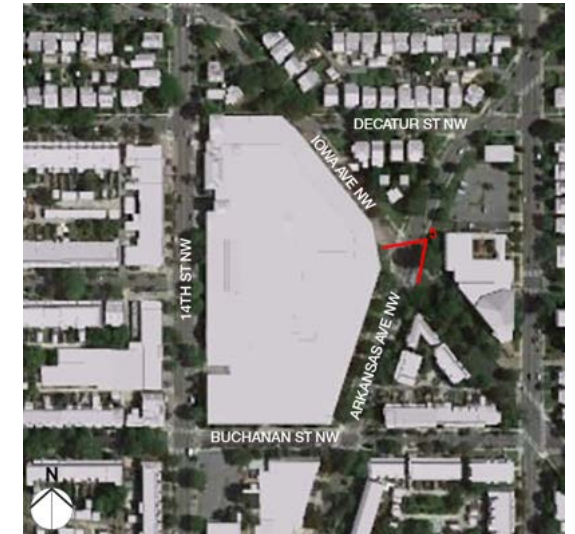


OPTION 3 - VIEW 4





## View 5 – Corner of Iowa Ave NW and Arkansas Ave NW Facing Southwest



EXISTING - VIEW 5





## View 5 – Corner of Iowa Ave NW and Arkansas Ave NW Facing Southwest



PREVIOUS DESIGN – VIEW 5



OPTION 1 - VIEW 5



OPTION 2 - VIEW 5



OPTION 3 - VIEW 5

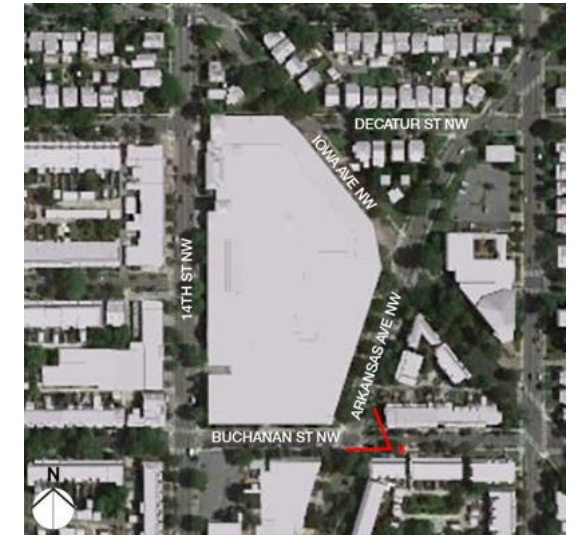




## View 6 – Corner of Buchanan St NW and Arkansas Ave NW



EXISTING - VIEW 6





## View 6 – Corner of Buchanan St NW and Arkansas Ave NW



wendel

PREVIOUS DESIGN – VIEW 6

CLARK  
CONSTRUCTION

STV  
100  
years



wendel

OPTION 1 - VIEW 6

CLARK  
CONSTRUCTION

STV  
100  
years



wendel

OPTION 2 - VIEW 6

CLARK  
CONSTRUCTION

STV  
100  
years



wendel

OPTION 3 - VIEW 6

CLARK  
CONSTRUCTION

STV  
100  
years

# Question and Answer Period: Exterior Design Options & Public Input

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- Summary of the Q&A will be posted to: [wmata.com/northernbusgarage](http://wmata.com/northernbusgarage)



## VI. Next Steps for Project

**October-  
November 2020**

Conduct series of  
virtual community  
meetings and  
collect feedback

**November 2020**

Engage w/ DDOT  
and provide  
update on the  
Garage designs

**December 2020**

Present final  
revised design  
concept to Historic  
Preservation  
Review Board

**January 2021**

Begin Mayor's  
Agent process on  
demolition permit

- Updates posted to [wmata.com/NorthernBusGarage](https://wmata.com/NorthernBusGarage) and shared via email
- Email [MCAP\\_NBG\\_Reconstruction\\_Project@wmata.com](mailto:MCAP_NBG_Reconstruction_Project@wmata.com) to join the project's community contact list or request additional information.