



Planning, Development and Real Estate Committee

Board Action Item IV-D

June 12, 2008

**Rhode Island Avenue Station
Interim Parking**

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

<input checked="" type="radio"/> Action <input type="radio"/> Information	MEAD Number: 100043	Resolution: <input checked="" type="radio"/> Yes <input type="radio"/> No
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TITLE:

Rhode Island Avenue Parking

PURPOSE:

To obtain Board approval to waive the Compact Public Hearing requirement to maintain 150 spaces on-site during construction and Board authorization for staff to execute either an Interim Parking Agreement or waive the requirement for interim replacement parking during construction.

DESCRIPTION:

On December 21, 2006, the Board of Directors approved Resolution 2006-70 which approved the Final Compact Public Hearing Staff Report parking reduction, relocation and garage construction, authorized staff to execute the Shared Parking Agreement, and required the Developer to provide 200 Metro interim Park & Ride spaces, approximately 150 of which would remain on-site throughout the construction of the joint development project. Under the Joint Development Agreement dated March 31, 2005, the Developer has the option, subject to WMATA's limited right of approval, to provide off-site interim parking.

The Rhode Island Avenue Metrorail Station site is a relatively small site that is located along a very busy traffic corridor, and is an extremely congested site with more than 12,000 rail boardings per day, and is also a major bus terminus and layover location with high levels of bus boardings and alightings, Kiss & Ride drop-offs and pedestrian activity. Due to the unique characteristics and constraints of the Rhode Island Avenue Metrorail station, it would be difficult to safely maintain 150 Park & Ride spaces on-site during the construction of the joint development project without negatively impacting Metro's on-going transit operations and presenting safety and security issues.

The Developer has proposed an off-site location for approximately 200 interim Park & Ride spaces during the construction of the Metro Replacement Garage that is located on the opposite side of Rhode Island Avenue and, thus, would require WMATA patrons to cross Rhode Island Avenue to enter the station. Upon a site visit and inspection by WMATA's Metropolitan Transit Police Department

("MTPD") to the proposed off-site interim Park & Ride location, and consideration of the security measures recommended to ensure the safety and security of Metro's patrons, in addition to consideration of the increased likelihood that Metro patrons would attempt to cross Rhode Island Avenue and CSX tracks at grade level, staff believes that WMATA and its patrons would be better served if long-term parking is not provided at the proposed location.

FUNDING IMPACT:

No impact on funding.

RECOMMENDATION:

That the Board of Directors (1) waive the requirement in Board Resolution #2006-70 to maintain 150 interim Park & Ride spaces on-site throughout the construction of the joint development project while retaining 15 Kiss & Ride spaces, seven ADA accessible parking spaces, a location for pick-up and drop-off, four taxi stand spaces, and existing bus bays; and (2) authorize staff to either enter into an interim parking agreement for the off-site parking with Rhode Island Avenue Metro, LLC or eliminate all long-term parking during project construction, subject to Developer's agreement to compensate WMATA for lost parking revenue.



Rhode Island Avenue Joint Development Project Long-Term Parking Options

Presented to the Board of Directors:

Planning, Development and Real Estate Committee

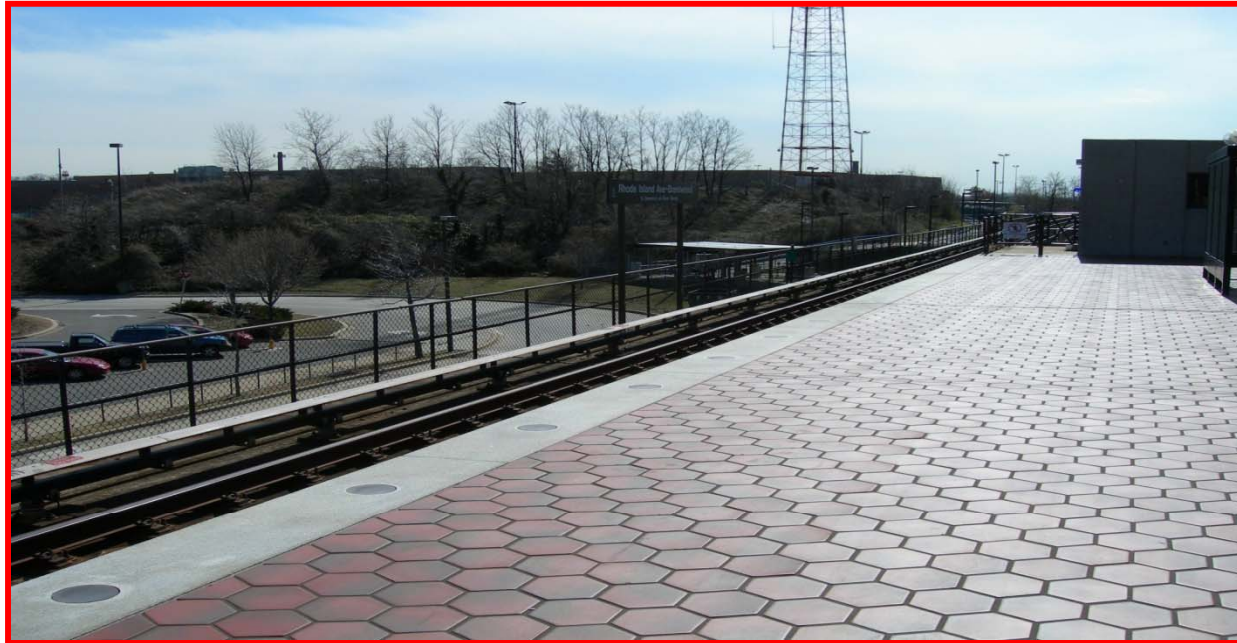
June 12, 2008





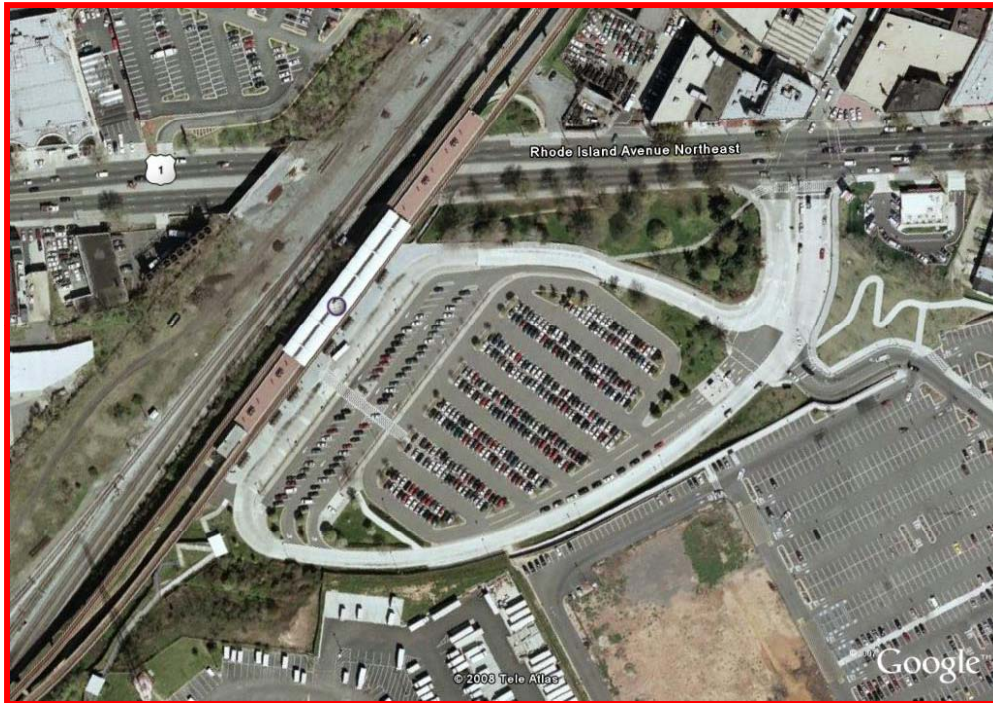
PURPOSE

- To obtain Board approval to waive the Compact Public Hearing requirement to maintain 150 long-term parking spaces at the Rhode Island Avenue Metrorail station during Joint Development construction
- To obtain Board approval to authorize staff to execute either an Interim Parking Agreement with the developer or eliminate all long-term parking during the Metro garage construction





Station Development Constraints

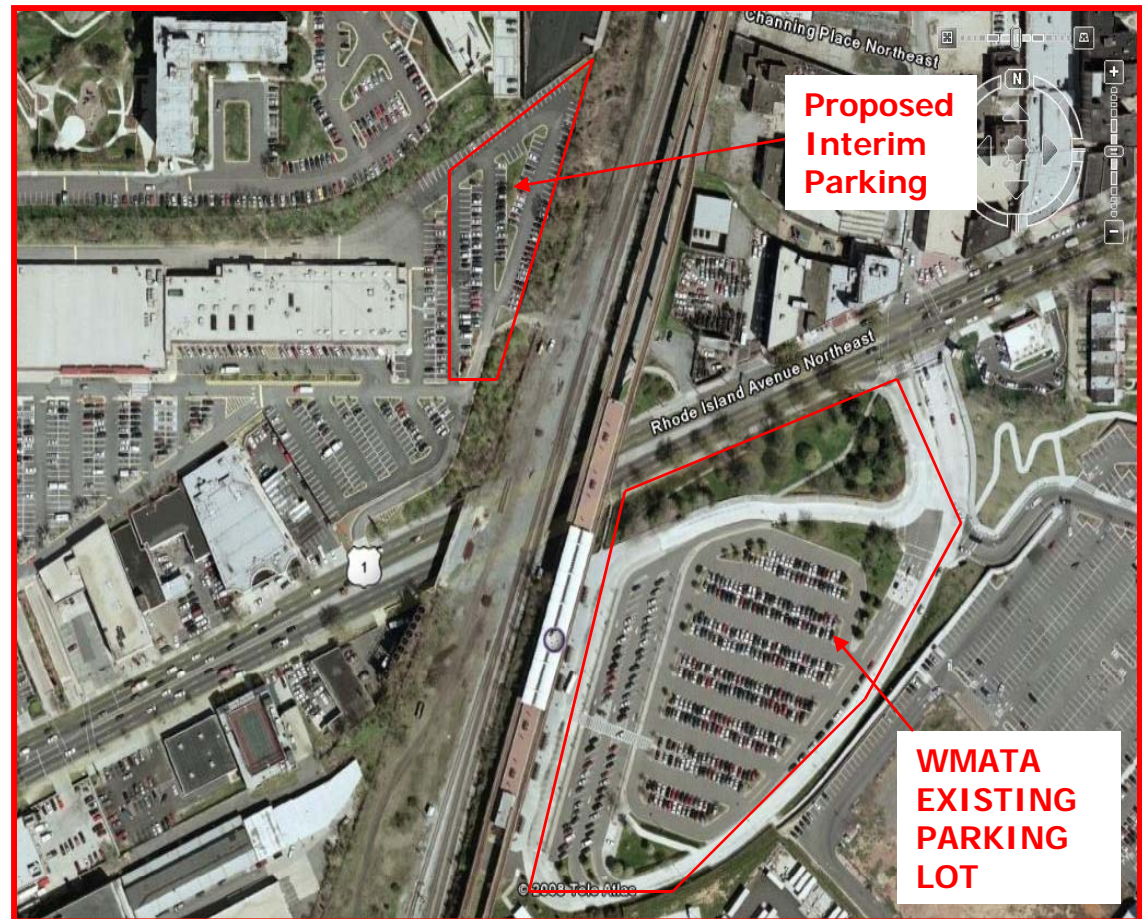


- Relatively small site located along busy corridor
 - Congested traffic due to major bus routes terminus and bus layover location
 - High levels of bus boardings and drop-offs, Kiss & Ride drop-offs, and pedestrian activity
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- Maintaining 150 long-term parking spaces during construction would:
 - Negatively impact on-going transit operations
 - Present safety and security issues



OPTION 1 INTERIM PARK & RIDE

- Execute an Interim parking Agreement for 200 off-site Park & Ride spaces
- Developer provides free shuttle service to the Interim Park & Ride location during construction of the WMATA garage
- Developer provides security in accordance with recommendations from MTPD



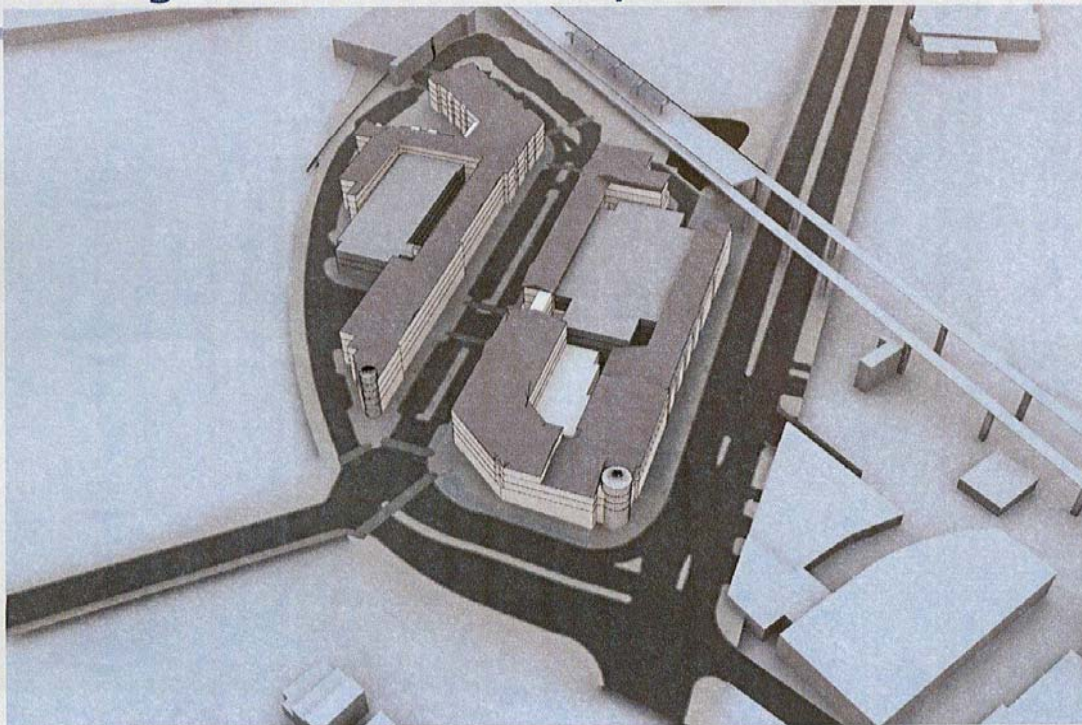


OPTION 2

ELIMINATE LONG-TERM PARKING

- Eliminate all long-term parking during project construction
- Option preferred by WMATA Staff
- Developer pays WMATA for the total number of parking spaces to be constructed (215) in the new garage during construction

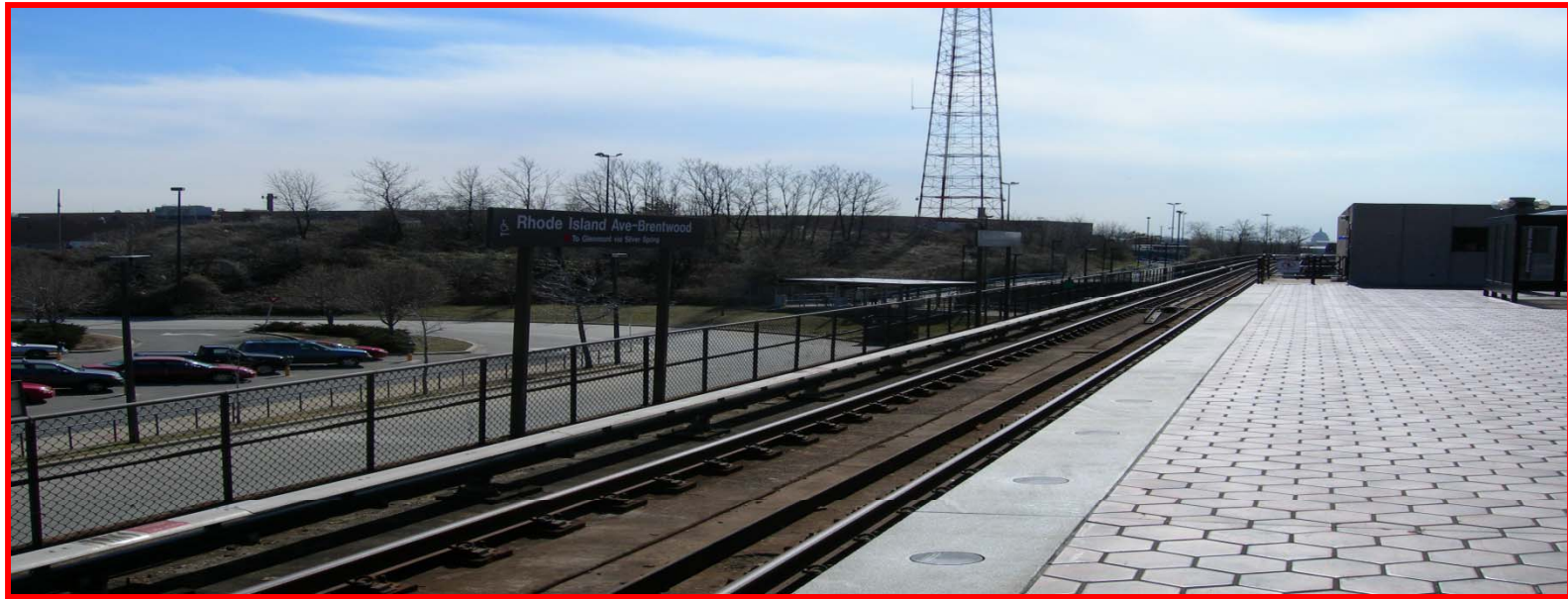
Massing Model: Bird's Eye from Rhode Island





RECOMMENDATION

- That the Board waives the Compact Public Hearing requirement to maintain 150 long-term parking spaces at the Rhode Island Avenue Metrorail station during Joint Development construction
- That the Board authorizes staff to execute either an Interim Parking Agreement with the developer or eliminate all long-term parking during the Metro garage construction



PRESENTED AND ADOPTED:

SUBJECT: RHODE ISLAND AVENUE - APPROVAL TO WAIVE THE COMPACT PUBLIC HEARING REQUIREMENT TO MAINTAIN 150 SPACES ON-SITE DURING CONSTRUCTION, AND AUTHORIZATION FOR STAFF TO EXECUTE EITHER AN INTERIM PARKING AGREEMENT OR WAIVE THE REQUIREMENT FOR INTERIM REPLACEMENT PARKING DURING CONSTRUCTION

**PROPOSED
RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY**

WHEREAS, On December 21, 2006, the Board of Directors approved Resolution 2006-70 which approved the Final Compact Public Hearing Staff Report for a joint development project at the Rhode Island Avenue Station, approved a parking reduction, relocation and garage construction, authorized staff to execute the Shared Parking Agreement, and required the Developer to provide 200 Metro interim Park & Ride spaces, approximately 150 of which would remain on-site throughout the construction of the joint development project; and

WHEREAS, Under the Joint Development Agreement dated March 31, 2005, the Developer has the option, subject to Metro's limited right of approval, to provide off-site interim parking; and

WHEREAS, The Rhode Island Avenue Metrorail Station site is a relatively small site that is located along a very busy traffic corridor, and is an extremely congested site with more than 12,000 rail boardings per day, and is also a major bus terminus and layover location with high levels of bus boardings and alightings, Kiss & Ride drop-offs and pedestrian activity; and

WHEREAS, Due to the unique characteristics and constraints of the Rhode Island Avenue Metrorail station, it would be difficult to safely maintain 150 Park & Ride spaces on-site during the construction of the joint development project without negatively impacting Metro's on-going transit operations and presenting safety and security issues; and

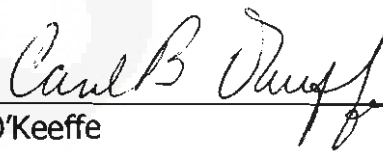
WHEREAS, Developer has proposed an off-site location for approximately 200 interim Park & Ride spaces during the construction of the Metro Replacement Garage that is located on the opposite side of Rhode Island Avenue and, thus, would require Metro patrons to cross Rhode Island Avenue to enter the station; and

WHEREAS, Upon a site visit and inspection by Metro's Metropolitan Transit Police Department ("MTPD") to the proposed off-site interim Park & Ride location, and consideration of the security measures recommended to ensure the safety and security of Metro's patrons, in addition to consideration of the increased likelihood that Metro patrons would attempt to cross Rhode Island Avenue and CSX tracks at grade level, staff believes that Metro and its patrons would be better served if long-term parking is not provided at the proposed location; now, therefore be it

RESOLVED, That the Board of Directors (1) waive the requirement in Board Resolution #2006-70 to maintain 150 interim Park & Ride spaces on-site throughout the construction of the joint development project; and (2) authorize staff to either enter into an interim parking agreement for the off-site parking with Rhode Island Avenue Metro, LLC or eliminate all long-term parking during project construction, subject to Developer's agreement to compensate Metro for lost parking revenue; and be it finally

RESOLVED, That this Resolution shall be effective immediately.

Reviewed as to form and legal sufficiency,



Carol B. O'Keeffe
General Counsel