



**Planning, Development and Real Estate Committee**

**Board Action Item VI-C**

**March 12, 2009**

**Request for Southern Bus Garage  
Public Hearing**

Washington Metropolitan Area Transit Authority  
**Board Action/Information Summary**

<input checked="" type="radio"/> Action <input type="radio"/> Information	MEAD Number: 100291	Resolution: <input type="radio"/> Yes <input checked="" type="radio"/> No
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**TITLE:**

Southern Ave Bus Garage Public Hearing

**PURPOSE:**

To obtain concurrence from the Planning, Development and Real Estate Committee and approval from the Board of Directors to authorize staff to conduct a Public Hearing for the reconstruction of Southern Avenue Bus Garage.

**DESCRIPTION:**

The Southern Avenue Bus Garage was built in 1922 and is severely outdated for the maintenance of buses and provides a poor work environment for the employees. The garage received some rehabilitation in 2000 but the facility has reached the end of its useful life and is in need of replacement, not additional rehabilitation. Accordingly, the Board approved funding for FY09 under the program for State of Good repair for the early actions required for the reconstruction of the bus garage. Those early actions, preliminary engineering and the performance of an environmental analysis, will provide the documentation required for the holding of a Metro Public Hearing.

The new garage will be located on the existing site which will dictate that construction be performed in stages. The first phase will require temporarily parking buses at an off-site location to allow for the construction of the new maintenance building on the current parking lot. When maintenance activities move to the new building, the existing facility will be demolished to create space for the construction of bus parking. In addition to leasing property for the temporary off-site parking, the project will require acquisition of additional, adjacent property for the construction of a facility compliant with modern codes and standards.

In light of recent unsuccessful negotiations for property to construct a new garage to replace the Southeastern Bus Garage, staff is recommending that the buses from Southeastern be relocated to the new Southern Bus Garage.

The Public Hearing is required because the modification of the existing garage is such that the use made of property at the garage is materially changed and prooperty must be acquired for the new garage.

Funding for the project is proposed to include as many as three sources as outlined below:

" With the Board's concurrence, the proceeds from the sale of Southeastern Bus Garage, \$69 million, will be used as the primary source of funding for the project;

" Funds are planned for the reconstruction of the garage within successor to the Metro Matters Funding Agreement; and

" Funding is earmarked for a new bus garage in WAMTA's portion of the economic stimulus package.

**FUNDING IMPACT:**

No Budget action is being sought with this action. The FY`09 Budget contains approval of \$3,000,000 under the program for a State of Good Repair. The actions associated with the holding of the Public Hearing are within that approved budget amount.

**RECOMMENDATION:**

Authorize staff to conduct a Public Hearing for the reconstruction of Southern Avenue Bus Garage.



# Southern Avenue Bus Garage

*Presented to the Board of Directors:*

**Planning, Development and Real Estate Committee**

March 12, 2009





# Purpose

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Approval to authorize staff to conduct a Public Hearing for the reconstruction of Southern Avenue Bus Garage.



# Background

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- The Southern Avenue Bus Garage was built in 1922 and is severely outdated for the maintenance of buses and provides a poor work environment for the employees;
- Some rehabilitation was performed in 2000 but the facility has reached the end of its useful life, is in need of replacement and cannot house new technology buses;
- Accordingly, the Board approved funding in FY09 for the early actions required for the reconstruction of the bus garage;
- Those early actions, preliminary engineering and the performance of an environmental analysis, will provide the documentation required for the holding of a Metro Public Hearing;
- The Public Hearing is required because the modification of the existing garage is such that the use made of property at the garage is materially changed (i.e. enlarged).



## Background Con't.

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- The new garage will be located on the existing site dictating that construction be performed in stages which will require temporarily parking buses at an off-site location;
- The new maintenance building will be then constructed on the current parking lot. When maintenance activities move to the new building, the existing facility will be demolished to create space for the construction of bus parking;
- In addition to leasing property for the temporary off-site parking, the project will require acquisition of additional, adjacent property for the construction of a facility compliant with modern codes and standards.
- As a result of the recent unsuccessful negotiations for property to construct a new garage for Southeastern Bus Division, staff is recommending that Southern be constructed to house both Southern and Southeastern Bus Divisions to create a 220 bus division.



# Proposed Funding

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- With the Board's concurrence the proceeds from the sale of Southeastern Bus Garage, \$69 million, will be used as the primary source of funding for the project; and
- Thirty million dollars is earmarked for a new bus garage in Metro's portion of the economic stimulus package.





# Benefit/Cost

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## Benefit to Customers

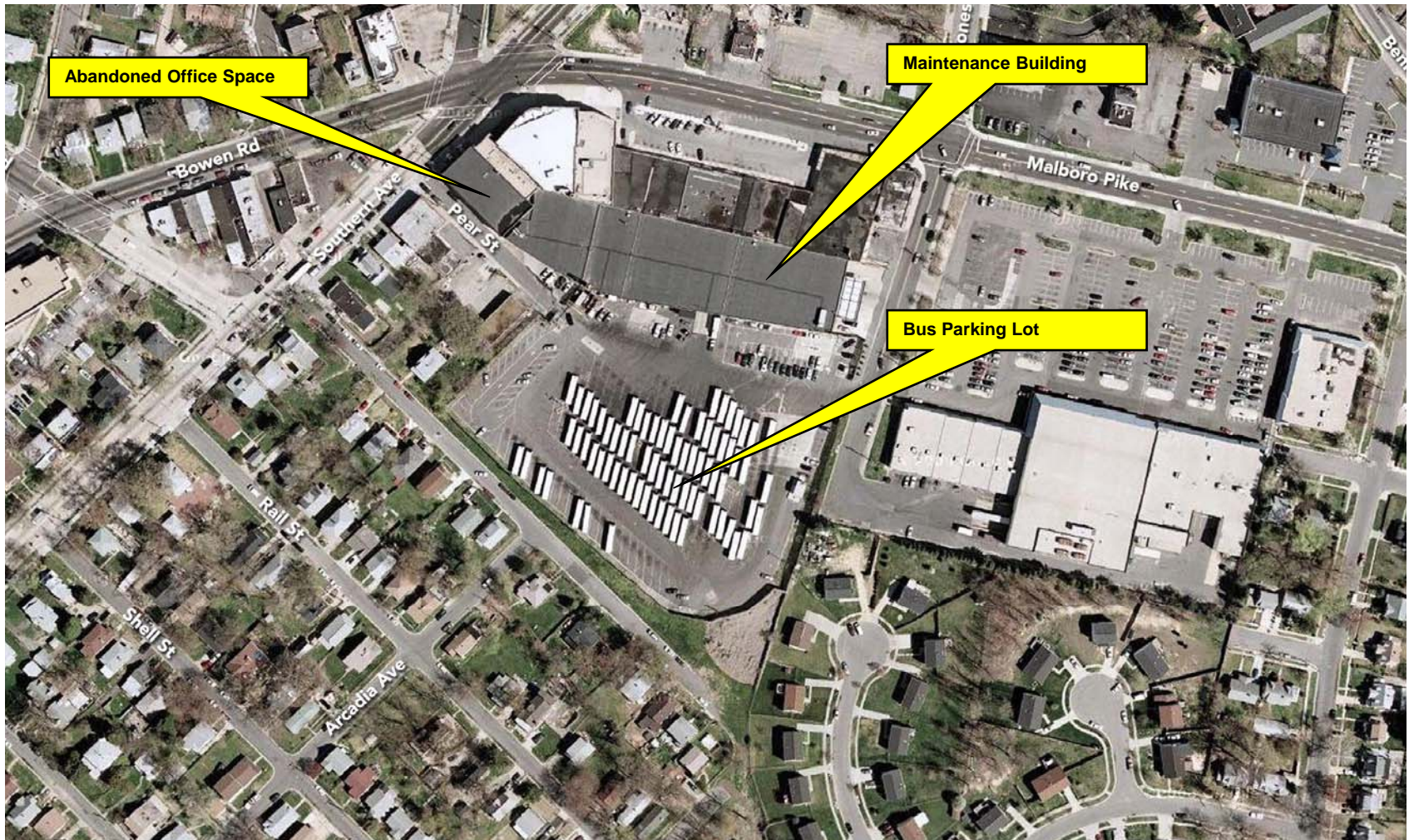
- Replacement of outdated & deteriorated 87-year old garage; and
- Provides modern facility to enhance maintenance & improve service reliability.

## Implications on Service

- No effect on routes serviced by Southern Avenue Garage; and
- Increased operating costs due to off-site bus parking during construction.



# Current Garage







# Conceptual Rendering

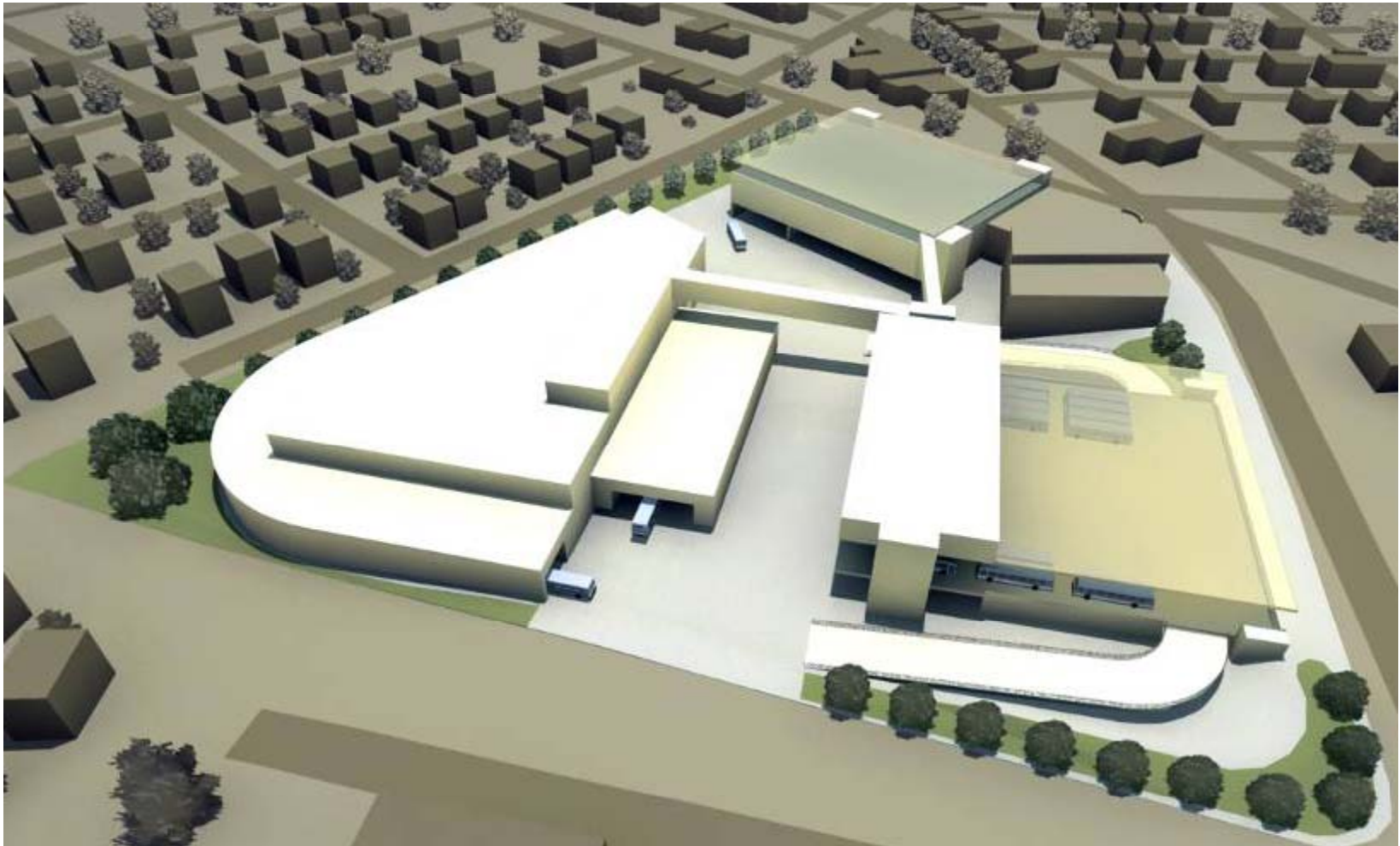
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# Conceptual Rendering

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# Recommendation

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Authorization for staff to conduct a Public Hearing for the reconstruction of Southern Avenue Bus Garage.

**SUBJECT: APPROVAL TO HOLD A PUBLIC HEARING FOR THE SOUTHERN AVENUE  
BUS GARAGE PROJECT**

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

WHEREAS, On June 26, 2008, the Board of Directors approved the Fiscal 2009 Budget with \$3,000,000 designated for State of Good Repair bus garages; and

WHEREAS, The State of Good Repair funding is intended to cover the costs of the early actions leading up to the reconstruction of the Southern Avenue Bus Garage; and

WHEREAS, These early actions include preliminary engineering and the performance of an environmental analysis that provide the documentation required for the holding of a Metro Public Hearing; and

WHEREAS, A Public Hearing is required for the Southern Avenue Bus Garage Project because the reconstruction of the existing garage is such that the use made of property at the garage will be materially changed (220 spaces with 2-3 stories) and additional property must be acquired; and

WHEREAS, Staff anticipates returning to the Board of Directors for approval of a financial plan that includes funding from the successor to the Metro Matters Funding Agreement, proceeds from that sale of Southeastern Bus Garage and the economic stimulus package; now, therefore be it

*RESOLVED*, That the Board of Directors approves the holding of a Public Hearing for the Southern Avenue Bus Garage Project (as generally depicted on the Attachment) at a date, time and location established by the General Manager in coordination with the Maryland Board Members; and be it further

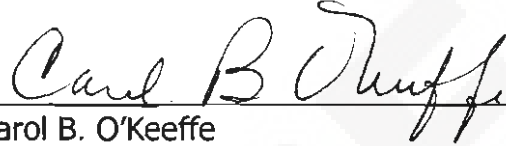
*RESOLVED*, That the Board of Directors authorizes the General Manager to release the Environmental Assessment for the reconstruction of the Southern Avenue Bus Garage, when available; and be it further

*RESOLVED*, That the Board of Directors authorizes the General Manager to release the Public Hearing Staff Report for public review, as soon as the report is available, provided that all Board Members will receive the Public Hearing Staff Report concurrently with its release for public review; and be it further

*RESOLVED*, That this action does not obligate the Compact signatories, local governments nor any regional entity to fund the construction of the proposed facility; and be it finally

*RESOLVED*, That this Resolution shall be effective immediately.

Reviewed as to form and legal sufficiency,

A handwritten signature in cursive script, reading "Carol B. O'Keeffe", is written over a horizontal line.

Carol B. O'Keeffe  
General Counsel





# Attachment

