

SUBJECT: Revised ARS to include the Huntington Station Parking Structure and Approval of Staff Recommendations on General Plans

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

WHEREAS, The Huntington Station was designated by the Board of Directors ("Board") as a Joint Development site; and

WHEREAS, On September 23, 1999, the Board approved the selection of Stout & Teague Company, as the Huntington Station site developer; and

WHEREAS, Stout & Teague Company completed a re-zoning for the Huntington Station property and prepared General Plans for the site; and

WHEREAS, As part of the Joint Development agreement, WMATA agreed to build a parking structure to replace the Huntington Station's existing south side surface parking lot ("Proposed Parking Structure"); and

WHEREAS, The public hearing on the Proposed Parking Structure for the Huntington Station was held on Tuesday, April 20, 2004, at 7:00 PM, in the South Government Center located at 8350 Richmond Highway, Alexandria, Virginia; and

WHEREAS, The public hearing record remained open until April 30, 2004; and

WHEREAS, WMATA staff prepared a report on the public hearing entitled, "*Public Hearing Staff Report; Review of the Public Hearing and Staff Recommendations; Proposed Parking Structure; Huntington Station; Metrorail Station Yellow (C) Line; Fairfax County, Virginia; Hearing No. 163; Docket No. B04-3*" ("Staff Report"); and

WHEREAS, On September 30, 2004, pursuant to prior Board authorization, the Chief Executive Officer released the Staff Report for public review; and

WHEREAS, The Staff Report was circulated and made available to all interested individuals, groups and agencies as required by the WMATA Compact, including parties who presented testimony, who submitted written statements for the public hearing record or requested copies of the Staff Report, attendees of the public hearing, and elected officials and the representatives of the community organizations in the vicinity of the proposed project; and

WHEREAS, The public review period closed on Monday October 18, 2004, and WMATA received no public or governmental written comment letters concerning the Proposed Parking Structure; and

WHEREAS, WMATA staff prepared a report entitled "*Public Hearing Staff Report Supplement; Staff Analysis of the Public Review of The Public Hearing Staff Report and Final Staff Recommendations; Proposed Parking Structure; Huntington Station; Metrorail Station Yellow (C) Line; Fairfax County, Virginia; Hearing No. 163; Docket No. B04-3*" dated October 18, 2004 ("Staff Report Supplement", which together with the Staff Report, is attached as Exhibit A to this Resolution), which describes the public review process, summarizes comments received during the public review, responds to issues raised and presents the final staff recommendations; and

WHEREAS, The Staff Report, Staff Report Supplement, the Environmental Evaluation and the proposed General Plans, along with the public hearing transcript and the supplemental materials submitted for the record, have been made available to the Board and the Board has considered this information; now, therefore, be it

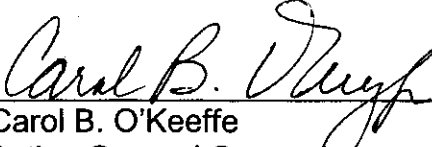
RESOLVED, That the Board approves the final staff recommendations as presented in the Staff Report Supplement and the revised Huntington Station General Plans which describe and show the following facility:

A new parking structure of up to seven levels and 1426 spaces, at the location shown on Figure 2 of the Notice of Public Hearing and as depicted in the proposed General Plans for that facility ("Parking Structure"); and be it further

RESOLVED, That the Board hereby amends the Adopted Regional System ("ARS") plan for the Huntington Station, to include the Parking Structure as described and depicted above; and be it further

RESOLVED, That this Resolution shall be effective immediately.

Reviewed as to form and legal sufficiency:



Carol B. O'Keeffe
Acting General Counsel

**PUBLIC HEARING
STAFF REPORT SUPPLEMENT**

**STAFF ANALYSIS OF THE
PUBLIC REVIEW OF THE
PUBLIC HEARING STAFF REPORT
AND
FINAL STAFF RECOMMENDATIONS**

**PROPOSED PARKING STRUCTURE
HUNTINGTON METRORAIL STATION
YELLOW (C) LINE
FAIRFAX COUNTY, VIRGINIA**

Hearing No. 163
Docket No. B04-3

October 2004

**WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
(WMATA)**

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
PUBLIC HEARING STAFF REPORT SUPPLEMENT

STAFF ANALYSIS OF THE PUBLIC REVIEW OF
THE PUBLIC HEARING STAFF REPORT
AND
FINAL STAFF RECOMMENDATIONS

PROPOSED PARKING STRUCTURE
HUNTINGTON METRORAIL STATION
YELLOW ROUTE (C LINE)
FAIRFAX COUNTY, VIRGINIA

HEARING NO. 163
DOCKET NO. B04-3

I. BACKGROUND

In 1999, the Huntington Station South site, was designated by the Board of Directors as a site for Joint Development. On September 23, 1999, the Board approved the selection of developer, Stout & Teague Company (S & T), for this Joint Development. Through the Joint Development Agreement (JDA), S & T will redevelop the station's southern surface parking lot into a mixed-use development. The JDA provides that a portion of the funds received from S & T will be used by WMATA to construct a parking structure, to replace the 926 space surface parking lot. Fairfax County provided funding to WMATA to increase the total number of spaces by an additional 500 spaces. Therefore, the new six and a half level parking structure will have a capacity of approximately 1,426 parking spaces.

A public hearing for this project was held on Tuesday, April 20, 2004, at the South County Center at 8350 Richmond Highway, Alexandria, Virginia. The official notice of the Public Hearing was published in the Washington Post on March 20, 2004, and on March 27, 2004 (see Appendix A, Attachment 1). In addition, notices were mailed to public officials, federal, regional, state and local agencies, and organizations (see Appendix A, Attachment 2). Notices were also distributed to various housing associations in the Huntington Park and North Kings Highway neighborhoods in the vicinity of the project site.

The proposed General Plans for the proposed parking structure project, the *Huntington Station Parking Structure Environmental Evaluation*, and other related materials were available for inspection during normal business hours at the following locations:

Washington Metropolitan Area Transit Authority
Office of Construction
Department of Capital Projects Management
600 Fifth Street, NW
Washington, D.C. 20001

South Fairfax County Center
8350 Richmond Highway
Alexandria, Virginia 22309

WMATA staff prepared and distributed a Public Hearing Staff Report for review to all recipients of the Notice of Public Hearing and to all parties of the public hearing record. WMATA received no public or governmental comments on the Staff Report and its staff recommendations.

II. SUMMARY OF COMMENTS RECEIVED DURING THE PUBLIC REVIEW PERIOD OF THE STAFF REPORT

Following the close of the public review period of the Staff Report, WMATA received no public or governmental comments on the Staff Report and its staff recommendations.

III. SUMMARY OF COMMUNITY MEETINGS DURING THE PUBLIC REVIEW PERIOD OF THE STAFF REPORT

No community meetings were held.

IV. FINAL STAFF RECOMMENDATIONS

The staff has considered the oral and written testimonies received from the Public Hearing record as well as input received from meetings with public agencies and officials on the parking structure. Following are the staff's final recommendations:

1. The staff recommends approval of a new parking structure of up to seven levels and 1426 spaces, at the location shown on Figure 2 of the Notice of Public Hearing and as depicted in the proposed General Plans for the facility (Parking Structure).
2. The staff recommends continuing coordination with FCDOT, VDOT and local communities about the need for an entrance and signal on Huntington Avenue.



Washington Metropolitan Area Transit Authority STAFF SUMMARY SHEET

ROUTING	TO	BY DATE	FOR	DATE October 19, 2004.	
10	CEO		X	APPROVAL	SUBJECT: Approval of the Huntington Parking Structure Public Hearing Staff Report and Supplement.
				VOTE	PREPARED BY: Robert Gaghe <i>10/19/04</i> EXTENSION: Ext. 1347
				CONCURRENCE	DEPARTMENTAL APPROVAL: <i>P. Salpeas</i>
				INFORMATION	Takis Salpeas, AGM- CAPM <i>10/21/04</i>

IMPLICATIONS (The implications checked below are involved in this action, and are discussed below or provided as a separate enclosure, and have been considered in the attendant recommendation.):

CIP	RAIL CAPITAL CONST.	MANPOWER	CONSULTANTS	X NONE
OPERATING BUDGET	PUBLIC INFORMATION	LEGAL	SAFETY	
RAIL OPERATIONS	BUS OPERATIONS	POLITICAL	OTHER	

(NARRATIVE)

PURPOSE:

To obtain the Board of Directors' approval of the final Staff Report and Supplement on the Public Hearing and the revised General Plans for a proposed parking structure at the Huntington Station (Parking Structure) in Fairfax County, Virginia and to amend the Adopted Regional System to incorporate that Parking Structure.

DISCUSSION:

A public hearing on the proposed Parking Structure was held on April 20, 2004 at the South County Center in Alexandria, Virginia. The General Plans and the Environmental Evaluation of the proposed project were presented to the public. There were no issues identified that related to the General Plans. The Environmental Evaluation revealed little or no significant impacts as a result of the proposed project. A Staff Report on the public hearing was prepared which summarized the public hearing, addressed issues raised while the public hearing record was open and presented the Staff's Recommendations. The Public Hearing Staff Report was released for Public Comment on October 7, 2004. The Public Comment Period closed on October 18, 2004 with no additional comments.

COORDINATION (Routing)		Initial	Date	COMP	ENCLOSURE(S):
4a	OPAS	<i>OPAS</i>	10/21/04	COUN <i>CD</i> (9) 10.20	Huntington Parking Structure Public Hearing Staff Report.
7	BUSV	<i>[Signature]</i>	10/21/04		
	CIVR				
	HMRS				
6	OLIA	<i>[Signature]</i>	10/20/04	SECT <i>H3</i>	GENERAL MANAGER ACTION: Approved. <u>Approved for Submission to the Board.</u> <i>[Signature]</i> <u>4/13/05</u> <small>Signature Date</small>
2	CAPM	See Above			
4b	ADA	<i>[Signature]</i>	10/21/04	Deputy/ Admin. (11)	BOARD ACTION (When Required): Approved by the Board of Directors on
1	CONS	<i>JRH</i>	10/20/04		
	PROC			Deputy/ Oper. (10)	Secretary
4	GOVR	<i>[Signature]</i>	10.21.04		
	AUDT				
8	ACOM	<i>[Signature]</i>	10/20/04		
3	LAND	<i>[Signature]</i>	10/20/04	<i>JTG</i> 10/21	
5	PLSP / RPPD	<i>[Signature]</i>	10/20/04		

**Staff Summary Sheet
Huntington Station
Parking Structure Approval
Page 2**

ALTERNATIVES:

Do not approve the Public Hearing Staff Report and Supplement. If no further action is taken, the parking structure proposed for the Huntington Station cannot be progressed as a WMATA facility.

IMPACT ON FUNDING:

This action has no impact on funding.

PRIOR APPROVALS:

On September 1999, the Board approved the use of Joint Development revenues for the Huntington parking structure.

On September 23, 1999, the Board approved the selection of developer, Stout & Teague Company (S & T) for this Joint Development.

On October 18, 2002, WMATA and Fairfax County entered into a Project Surcharge Agreement to fund part of the 500 space addition through use of \$1,200,000 from the Fairfax County Parking Surcharge Revenue Account. In addition, the Board approved use of Fairfax County's share of the WMATA Transit Infrastructure Investment Fund (TIIF) equaling \$5,082,750 for the additional spaces. Under the agreement, WMATA will construct and operate the garage. Revenue generated from parking fees will be collected by WMATA and applied to WMATA operating funds and the Fairfax County Surcharge account in accordance with the Surcharge Agreement.

On September 8, 2003, the Board of Directors authorized staff to: 1) hold Public Hearing on General Plans and Environmental Evaluations for the Huntington Station Parking Structure as soon as the documents were available; 2) authorize the General Manager/ CEO to approve the release of the Public Hearing Staff Report for subsequent public review once the Report was available; and 3) to initiate and award, if within budget and subject to availability of funds, a Design/ Build contract for the facility with Award subject to Board approval of Final Public Hearing Staff Report and Recommendations.

RECOMMENDATIONS:

That the Board of Directors approve a Resolution approving the Staff Report and Supplement, with the final staff recommendations, for the Parking Structure at the Huntington Station in Fairfax County, Virginia and amend the Adopted Regional System Plan to include that Parking Structure.