



(Board Copy)  
Washington Metropolitan Area Transit Authority

## METRO ELECTRONIC ACTION DOCUMENT

| <b>IDENTIFICATION</b>                   |                   |                      |     |
|---|-------------------|----------------------|-----|
| MEAD ID:                                | 90266             | ACTION:              | N/A |
| AWARD VALUE:                            | (Not yet awarded) | CONTRACT: (Proposed) |     |
| FUND SOURCES:<br><a href="#">(View)</a> |                   | CONTRACTOR:          |     |
| LAST MODIFIED:                          | 03/02/2005        |                      |     |

| <b>DESCRIPTION</b> |  |
|--------------------|--|
| SUBJECT:           | Board approval to execute a connection agreement for a pedestrian bridge at the Wheaton garage.  |
| PURPOSE:           | Obtain Board approval to execute a connection agreement for a pedestrian bridge between Westfield Shoppingtown Wheaton mall and WMATA's parking garage at the Wheaton Metrorail station. |

| <b>ORIGINATION</b>       |              |         |  |       |                           |
|--------------------------|--------------|---------|--|-------|---------------------------|
| INITIATOR                |              |         | DEPARTMENTAL APPROVAL                    |       |                           |
| ELISA HILL on 02/15/2005 |              |         | Approved by BARTLETT , HAROLD 03/28/2005 |       |                           |
| PHONE:                   | 202-962-1593 | OFFICE: | LAND                                     | DEPT: | Secretary and Chief of St |

| <b>COORDINATION (ROUTING)</b> |                     |                     |
|-------------------------------|---------------------|---------------------|
| OFFICE                        | NAME                | ACTION/DATE         |
| LAND (7310)                   | HEINEMEYER, KLAUS   | Approved 03/25/2005 |
| SCOS (7100)                   | BARTLETT, HAROLD    | Approved 03/28/2005 |
| AGMM (4100)                   | SALPEAS, PANAGIOTIS | Approved 04/01/2005 |
| COUN (1410)                   | O'KEEFFE, CAROL     | Approved 04/01/2005 |
| OPAS (3161)                   | HUGHES, JAMES       | Approved 04/04/2005 |

| <b>FINAL APPROVALS</b> |   |
|------------------------|---|
| OFFICE                 | NAME/ACTION   |
| JOINT_DEV              | Approved for SCOS by HAROLD BARTLETT on 03/28/2005    |
| PLN_DEV_CMTE           | Approved for AGMM by PANAGIOTIS SALPEAS on 04/01/2005 |
| OPER_CMTE              | Approved for OPAS by JAMES HUGHES on 04/04/2005       |
| BEMR                   | Approved for BEMR by PAMELA WILKINS on 04/05/2005     |
| GM                     | Approved for GMGR by GMGR CEO on 04/13/2005           |
| BOARD                  | BOARD WMATA (Not Yet Approved)                        |



**Washington Metropolitan Area Transit Authority**  
**METRO ELECTRONIC ACTION DOCUMENT**

**NARRATIVE**

In October, 2003, the Board authorized staff to negotiate an agreement with the owners of Westfield Shoppingtown Wheaton (Westfield) to allow the construction of a pedestrian bridge between its mall and WMATA's parking garage at the Wheaton Metrorail station. A Pedestrian Connection Agreement (the Agreement) has been negotiated, and WMATA is in the final stages of reviewing Westfield's bridge construction drawings.

The land upon which the parking garage stands was acquired by WMATA through condemnation. In the condemnation decision, the court included a provision requiring WMATA to allow the shopping mall patrons to park in its garage, as part of the compensation for the land. Westfield's pedestrian connection request is an outgrowth of that court decision.

The Agreement has an initial term of twenty (20) years, with five automatic renewal terms of ten (10) years each. The Agreement calls for Westfield to build, operate, maintain, and provide security for the bridge at no cost to WMATA. It also requires that Westfield create an ADA-compliant path from the bridge to the existing garage elevator, as well as provide directional signage as approved by WMATA.

**ALTERNATIVES:**

Reject Westfield's request for a pedestrian bridge connection at Wheaton. If this action is taken, WMATA will not receive any financial benefits and WMATA's patrons will not have more direct and comfortable access to the mall.

**IMPACT ON FUNDING:**

Westfield will pay an annual connection fee to WMATA. The initial fee will be \$2,000 and escalate at the same rate as the CPI(U) for the Washington D.C. area.

In addition, Westfield will pay an annual parking revenue reimbursement to WMATA for revenue lost due to the creation of the ADA-compliant path. Creation of the path will eliminate eight existing parking spaces. The initial parking revenue reimbursement will be \$6,552.00, with adjustments to include any increases in WMATA's parking rates at the Wheaton garage. The reimbursement will also be adjusted if more than eight spaces are lost due to the ADA-compliant path.

**RECOMMENDATION:**

That the Board authorize staff to execute a connection agreement for a pedestrian bridge between Westfield Shoppingtown Wheaton mall and WMATA's parking garage at the Wheaton Metrorail station.