

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

<input checked="" type="radio"/> Action <input type="radio"/> Information	MEAD Number: 100665	Resolution: <input type="radio"/> Yes <input checked="" type="radio"/> No
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**TITLE:**

Northern Bus Garage Employee Parking Agreement

**PURPOSE:**

To obtain Board approval to enter into an agreement with the District of Columbia for a period of three years and two one-year options, to be exercised at Metro`s sole discretion, for 250 parking spaces at the DC USA Parking Garage, 3100 14th Street, NW, Washington, DC for employees of Northern Bus Garage.

**DESCRIPTION:**

In late 2009, Metro staff determined that the employee parking deck of the Northern Bus Garage should be closed as it was no longer structurally sound and posed a significant safety hazard to employees. The Department of Bus Services (BUS) requested the Office of Station Area Planning & Asset Management (SAAM) find replacement parking for the employee vehicles. BUS/SAAM`s criteria for the replacement parking were proximity, economic feasibility, and security. SAAM, working with the Northern facility as its reference point, searched the area for replacement parking. In total, ten prospective locations were identified.

The DC USA Parking Garage is the location that best meets the needs of BUS in proximity to Northern and economic feasibility. The monthly rental rate is \$125.00 per space. The rental rate has been determined by SAAM`s appraiser to be reasonable. The garage is open to the public daily from 5:00 a.m. to midnight and has on-site security during these hours. The Parking Use Agreement allows Metro employees access to the garage on a 24-hour basis. Additional security for the five-hour period the garage is closed to the public was recommended in a report prepared by the Metro Transit Police Department as a result of its analysis of the property. This additional security will cost \$5,000 per month and is based on the on-site contract currently in place with the security contractor. The contract term is for three years with two one-year options with a termination option by either party with six months prior notice. Shuttle service for the employees will be provided by Metro between Northern Bus Garage and DC USA.

The issue of bus garage employee parking has increasingly become an operational concern as the region's real estate development intensified during the past twenty years, leaving Metro with less and less options for those bus garages that cannot accommodate on-site employee parking. On-street parking is not an alternative as it is inadequate and results in neighborhood tensions.

- Currently, three bus garages have on-site parking: Landover, Southern, and West Ox Road, and the replacement facility for Southeastern will also accommodate on-site employee parking.
- As a result of the joint development agreement at the White Flint Metro station, Montgomery Bus Garage employees park for free at the Metro parking garage across the street from the bus garage.
- The Bladensburg employees park off-site at a Metro-owned property on Ames Place, NE in the District and a shuttle service is provided between the two properties.
- Metro currently has parking agreements with third-party property owners for Four Mile Run, Royal Street, and Western Bus garages. Neither Royal Street nor Western Bus garages have on-site parking, while Four Mile Run has an insufficient amount of space.
- Metro has had off-site parking agreements for Western for over fifteen years, the most current of which, at the Mazza Gallerie parking garage, was approved by the Board in February 2007.

Although access by Metro employees to the bus garages is aggravated by the fact that some garages, like Northern, are not near a rail station, by the very nature of the business, a large number of bus garage employees need to be at work before the transit system begins operating each day. To date, parking for bus employees has been free of charge to the employees. The cost is included in each year's operating budget. Entering into this agreement supports Metro's goals of using every resource wisely and delivering quality service.

**FUNDING IMPACT:**

Budget: This item is not budgeted in FY10 or FY11

Office: Bus Transportation

Account: Property Leases and Rentals

This Action: \$120,175 for FY10

Remarks: The emergency nature of this need precluded its

inclusion in FY10 or FY11. It will be budgeted in  
FY12 - FY15

FY10 = \$120,175  
FY11 = \$436,400  
FY12 = \$436,400  
FY13 = \$436,400  
FY14 = \$436,400  
FY15 = \$362,775

BUS will absorb this expense in FY10 and FY11  
by achieving savings in other areas.

Budget: \$ 0  
This Action: \$120,175  
Prior Approval: \$ 0  
Remaining Budget: \$ 0

**RECOMMENDATION:**

Approve entering into an agreement with the District of Columbia for a period of three years and two one-year options for 250 parking spaces at the DC USA Parking Garage, 3100 14th Street, NW, Washington, DC for employees of Northern Bus Garage.