



**Planning, Development and Real Estate Committee**

**Board Action Item VI-B**

**June 11, 2009**

**Approval to Hold a Public Hearing  
for  
Cinder Bed Road Bus Garage**

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

<input checked="" type="radio"/> Action <input type="radio"/> Information	MEAD Number: 100359	Resolution: <input checked="" type="radio"/> Yes <input type="radio"/> No
---	------------------------	--

**TITLE:**

Cinder Bed Rd. Approval for 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 a new bus facility.

**DESCRIPTION:**

Metro received an unsolicited proposal that provides real estate, professional services for design and construction and financing for a new bus garage that could be a replacement for the Royal Street Metrobus Garage. Consistent with Metro policy for receipt of unsolicited proposals, Metro issued an RFQ in November 2008 to ascertain whether other offerors could make a similar offer. One proposal was received from the offerer who submitted the unsolicited proposal. Review of the proposal was completed in February 2009 and comments and questions about the proposal were sent to the proposer for responses. The proposer submitted responses to the questions and those responses are under review.

Discussions with the proposer about how to best advance the project through the public hearing process resulted in a partnership wherein each party has specific responsibilities and will cover the costs of those responsibilities. Specifically, Metro is responsible for the environmental analysis and the proposer is responsible for the engineering required to support the environmental analysis. The April 2009 Board action approved this non-binding partnership and, by doing so, showed Metro's continued interest in the project.

The proposed action for the public hearing will be for a new bus facility in Fairfax County on Cinder Bed Road. The facility will house up to 160 buses with a LEED Silver rating and with capability for Compressed Natural Gas (CNG) buses.

Funding for the project has not been finalized but is likely to be from the successor to the Metro Matters Funding Agreement.

**FUNDING IMPACT:**

No Budget approval is being sought with this action. The budget and funds approved by the Board in April 2009 includes the cost of holding the public hearing.

**RECOMMENDATION:**

Authorize staff to conduct a public hearing for the a new bus facility.



# Cinder Bed Road Bus Facility

*Presented to the Board of Directors:*

**Planning, Development and Real Estate Committee**

June 11, 2009





# Purpose

---

Authorization for staff to conduct a Public Hearing for a new bus garage in Fairfax County (Cinder Bed Road Bus Facility).



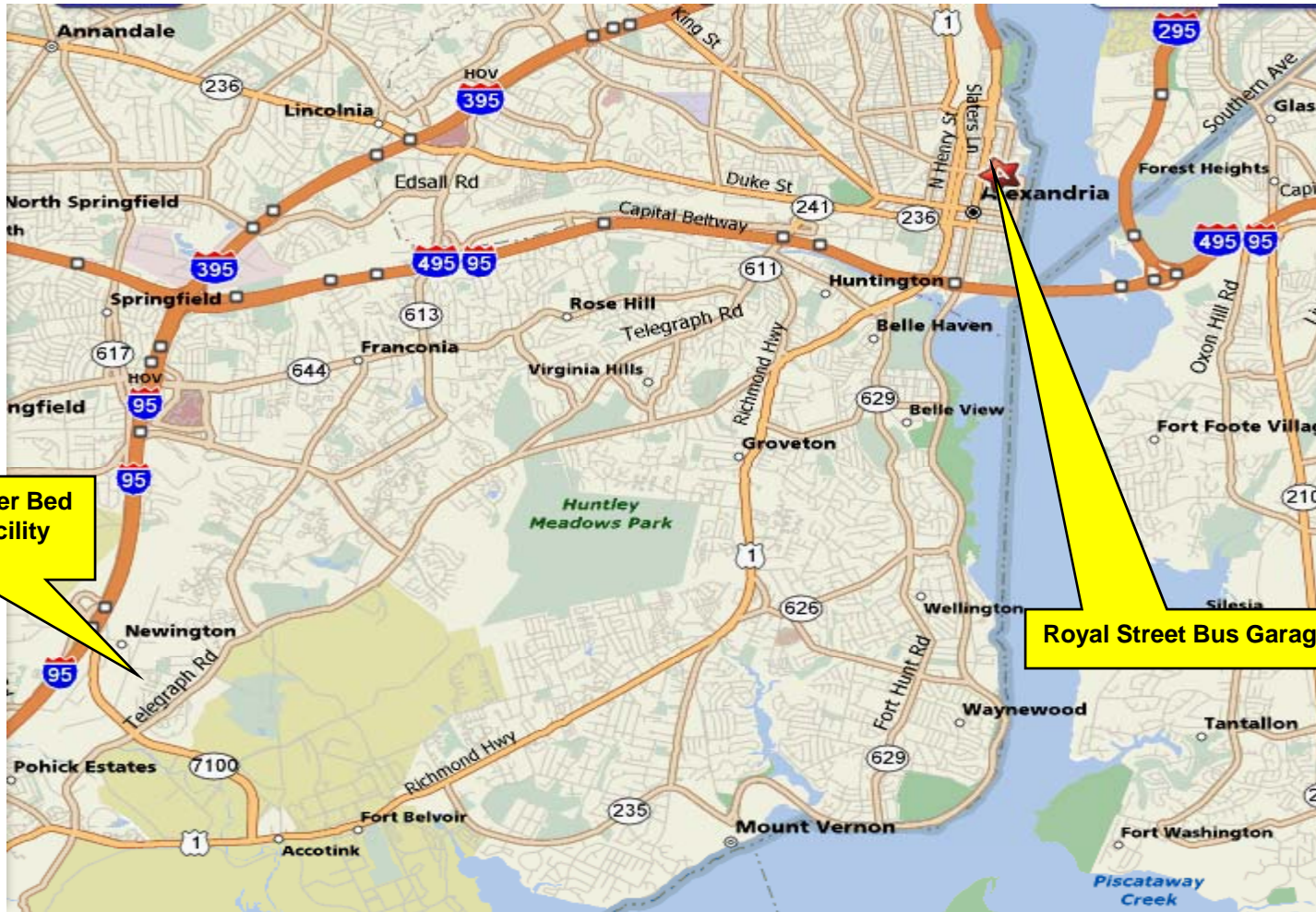
# Background

---

- Unsolicited proposal received that provides real estate, and financing professional services for design, and construction for a new facility that would be a replacement for the Royal Street Metrobus Garage
- Proposed site is in Fairfax County on Cinder Bed Road
- A larger garage could house up to 160 buses, would attain LEED Silver certification and would be built to accommodate CNG buses
- Funding for the project has not been finalized but is likely to be from the successor to the Metro Matters Funding Agreement. Staff will return to the Board for approval of a financing plan.
- The public hearing is necessary because the new facility would require a modification to the Mass Transit Plan



# Proposed Site

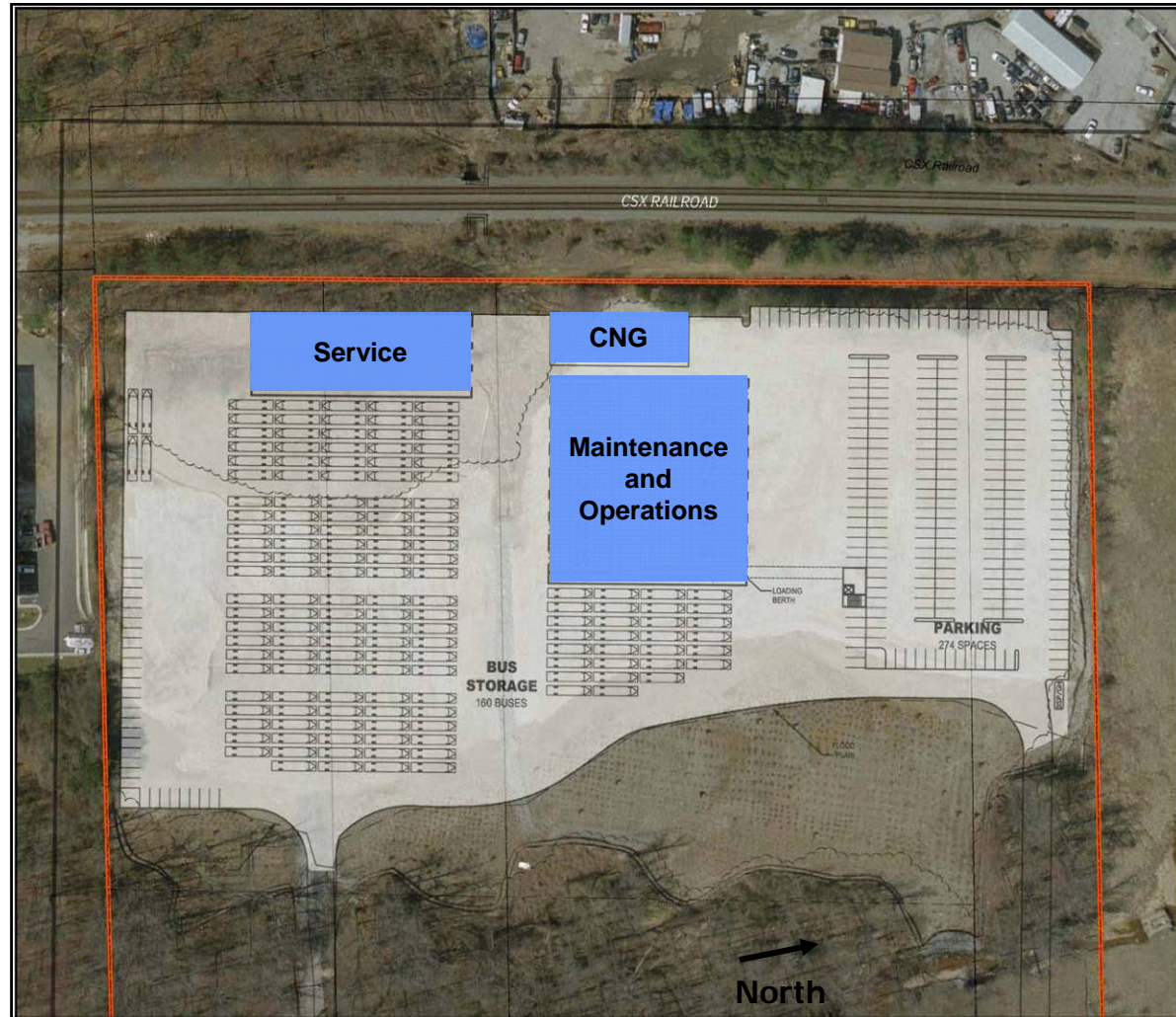


Proposed Cinder Bed Road Bus Facility

Royal Street Bus Garage



# Potential Layout





# Benefits/Costs

---

## Benefit:

- Provides modern facility to enhance maintenance
- Improves service reliability
- Replaces outdated 64-year old garage
- Removes garage from narrow streets in historic district
- Mutually-agreeable location for Metro, Alexandria and Fairfax County

## Implications on Service:

- Potential increase in operating costs due to deadheading
- Bus redistribution required





# Recommendation

---

Authorization for staff to conduct a Public Hearing for the Cinder Bed Road Bus Facility.

SUBJECT: APPROVAL TO HOLD A PUBLIC HEARING FOR THE CINDER BED ROAD BUS GARAGE

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

WHEREAS, The City of Alexandria requested that Metro seek a location for a new bus garage that would house the existing Royal Street Metrobus Garage situated at 500 North Royal Street, Alexandria, Virginia; and

WHEREAS, In August 2008, Metro received an unsolicited proposal that provides real estate, professional services for design and construction and financing for a new bus garage that could be a replacement for the Royal Street Metrobus Garage proposed to be located in a 17.4 acre parcel known as 7820 Cinder Bed Road (State Road 637), Newington, Fairfax County; and

WHEREAS, Staff has determined that the proposal is technically acceptable and that other, competing proposals are not forthcoming; and

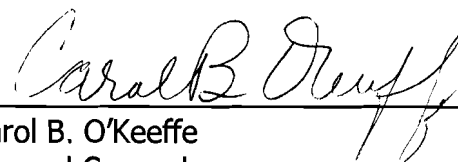
WHEREAS, On April 2, 2008, the Board of Directors amended by Resolution #2008-21, the Capital budget to establish a reimbursable project, separate from the Metro Matters budget, to fund, among other things, preliminary engineering and the performance of an environmental analysis that will provide the documentation required for the holding of a Metro public hearing; and

WHEREAS, A public hearing is required for the proposed Cinder Bed Road Bus Garage project because the project, if approved and adopted by the Board of Directors, would result in the construction of the Cinder Bed Road Bus Garage (as generally depicted on Attachment A) which would be an addition to the Mass Transit Plan and would require the acquisition of additional property; now, therefore be it

*RESOLVED*, That the Board of Directors authorizes staff to hold a public hearing on the proposed Cinder Bed Road Bus Garage project and the General Manager, in coordination with the Virginia Board members, will establish the date, time and location of the hearing; 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



# Cinder Bed Road Bus Garage

