



Planning and Development Committee

Board Action Item II-A

September 21, 2006

**Glenmont III Parking Garage: Approval of
Supplemental Public Hearing Staff Report and
Staff Recommendations**

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

Action
 Information

MEAD Number:
99663

Resolution:
 Yes No

PURPOSE

To obtain the concurrence of the Planning and Development Committee and the approval of the Board of Directors of the Public Hearing Staff Report and Supplement, including staff recommendations for the Glenmont III Parking Garage.

DESCRIPTION

At the request of Montgomery County, WMATA proposes to construct a 1200-space parking structure at the Glenmont Metrorail station, on the west side of Georgia Avenue. Staff requests amendment of the Adopted Regional System to include the new parking structure. Construction would be funded by Montgomery County.

FUNDING IMPACT

The project is estimated to cost \$18,700,000 and will be funded by Montgomery County. This action does not address funding.

RECOMMENDATION

Approve the final Public Hearing Staff Report and supplement and adopt a resolution amending the General Plans for the Glenmont Station to incorporate a 1200 space, multi-level, parking structure on the west side of Georgia Avenue.



Proposed Glenmont Station Parking Structure

Presented to the Board of Directors:

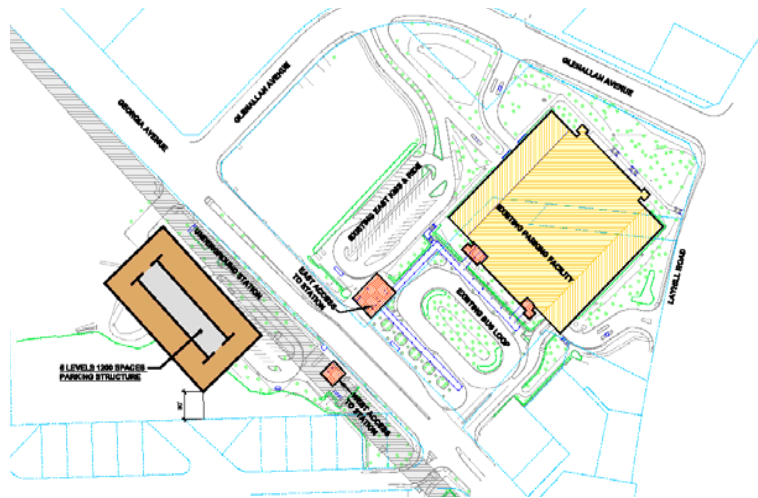
Planning and Development Committee

September 21, 2006

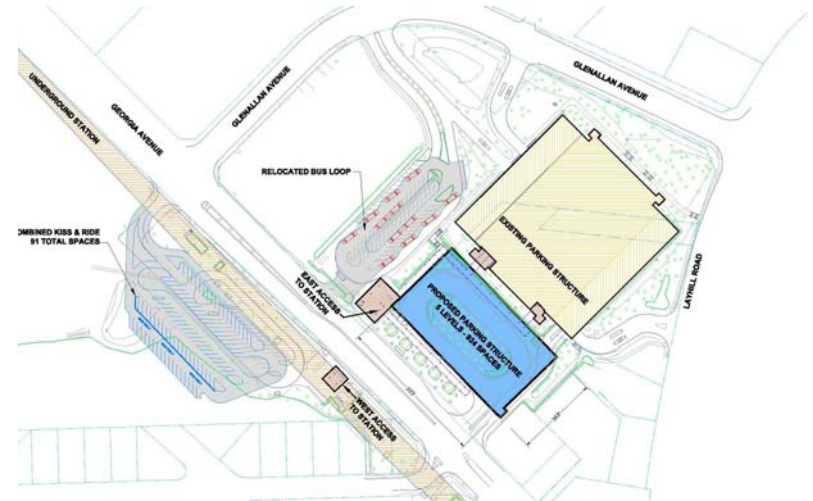




Alternatives



**Alternative A—
West Side of Georgia Avenue**



**Alternative B—
East Side of Georgia Avenue**



Staff Recommendations

- Construct 1200-space Parking Structure on WMATA triangle
- Include mitigation to address nighttime glare and light pollution into the surrounding community
- Continue coordination with Montgomery County about appearance
- Continue coordination on the co-location of the fire station



GLENMONT PARKING STRUCTURE

April 2006

Alternative A



Cost Analysis

NUMBER OF SPACES	1,200
COST PER SPACE	\$ 15,600
TOTAL COST	\$18,700,000*

- * **Estimated cost is based on average cost per space for the West Falls Church and the White Flint Parking Structures, escalated to the mid-point of construction. Design enhancements are not included.**





APPENDIX



Overview Of Public Comments

Recommendation	No. of Commenters	Rationale
Build Alternative A	6	Many cited the potential co-location of a fire station as a rationale.
Build Alternative B and/or oppose Alternative A	37	Most cited the potential conflict between the fire station-related noise and the Georgia Avenue Baptist Church.
BUILD: either Alternative A or Alternative B	4	Additional parking is needed
NO-BUILD: Oppose both Alternative A and Alternative B	13	Community disruption, loss of green space, increased traffic, and noise were cited frequently as the rationale for opposition.
Other	1	No preference expressed



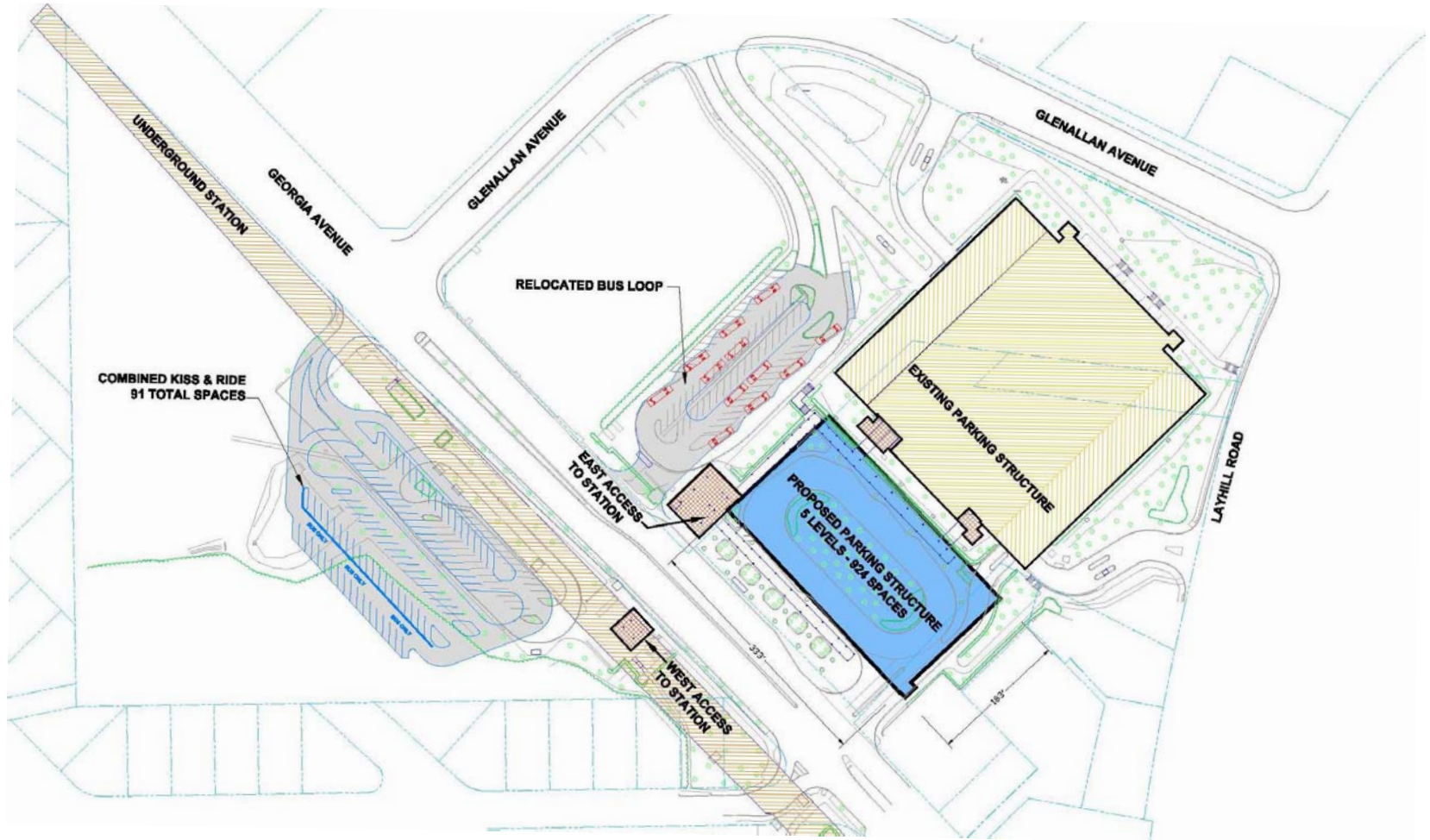
Public Response to the Public Hearing Staff Report

- **One letter and one e-mail**
- **Issues:**
 - **Parking Structure Design (for future expansion)**
 - **Integration of the proposed fire station with the parking structure**
 - **Proposed fire station and potential noise impact**

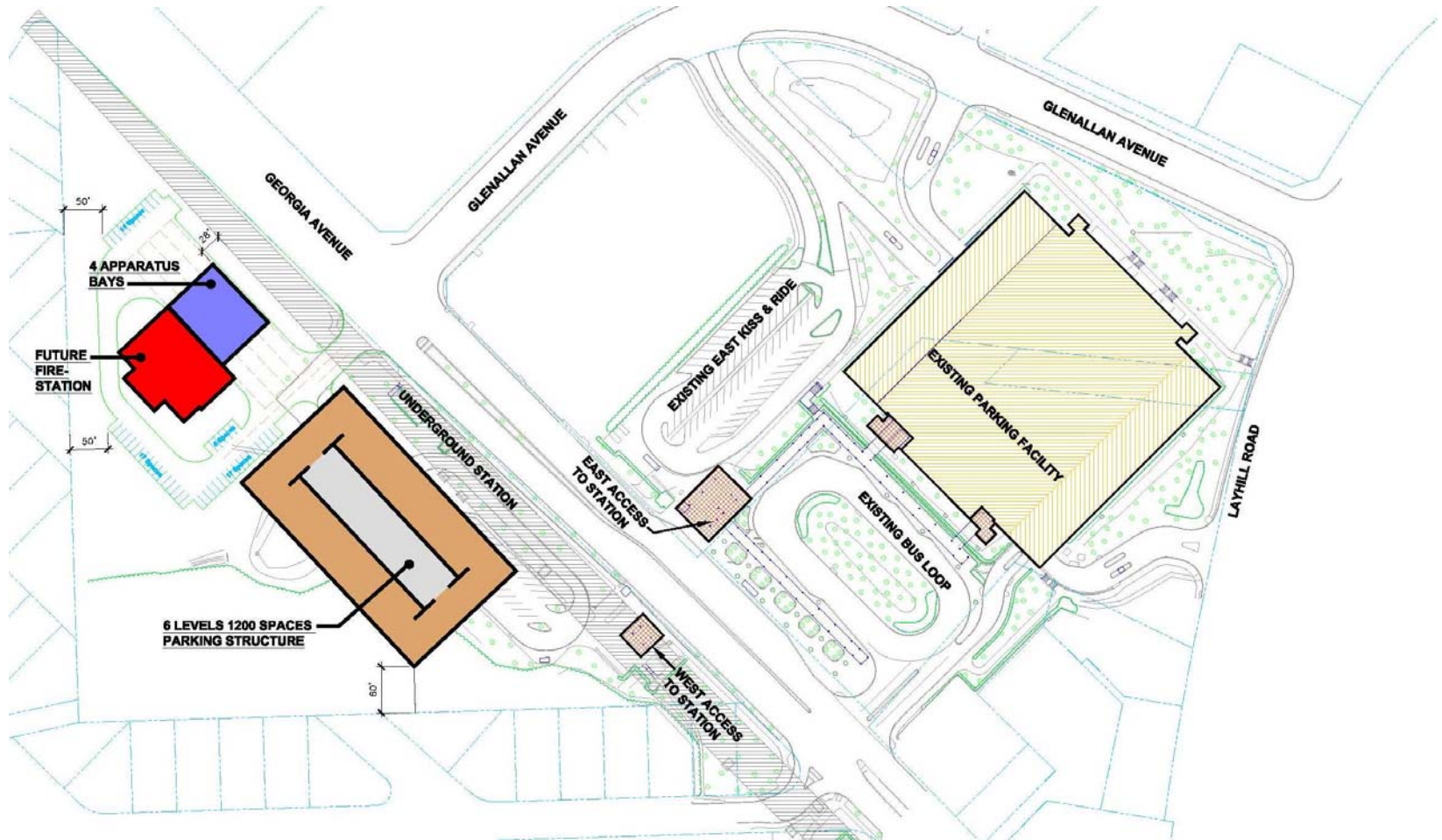
Architectural graphic—Alternative A



Alternative B



Alternative A with Fire Station





Recommended Mitigation

- Turn off lighting fixtures to minimize nighttime glare and light pollution into the surrounding community
- Closed circuit television cameras in the new parking structure, and will work to ensure adequate lighting in the parking structure
- Coordinate the aesthetic appearance of the parking structure with Montgomery County representatives subject to the budget
- Prepare a Forest Stand Delineation/Natural Resources Inventory and Forest Conservation Plan, if necessary. WMATA will comply with applicable mitigation requirements identified during this process
- Re-design and re-locate existing stormwater management pond



Cost Effectiveness Analysis

	Alternative A	Alternative B
<i>Capital Cost (estimated)</i>	\$18,700,000	\$21,200,000
<i>Parking Spaces Added</i>	1200	925
<i>Cost per new parking space</i>	\$15,600	\$22,900

**SUBJECT: Revised ARS to include Glenmont Station Parking Structure –
Approval of Staff Recommendations on General Plans for Final Public Hearing
Staff Report.**

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

WHEREAS, Montgomery County has recognized the need for increased parking at the Glenmont Station in view of increased ridership throughout the Adopted Regional System. The Glenmont Station Parking Structure project provides for a 1200 space parking structure at Glenmont Metrorail Station to increase parking to meet this demand; and

WHEREAS, The public hearing on the Proposed Parking Structure for the Glenmont Station was held on April 26, 2006, at 7:30 PM, in the Seventh Floor Council Chamber, Stella B. Werner Council Office Building located at 100 Maryland Avenue, Rockville Maryland; and

WHEREAS, The public hearing record remained open until May 10, 2006, and

WHEREAS, WMATA staff prepared a report on the public hearing entitled, "Public Hearing Staff Report; Staff Analysis of the Public Hearing and Staff Recommendations; Glenmont Parking Structure; Montgomery County, Maryland; Hearing No. 174; Docket No. R06-4; April 26, 2006; and

WHEREAS, On July 21, 2006, pursuant to prior Board authorization, the General Manager 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 August 4, 2006, and WMATA received two comments on the Public hearing Staff Report and its recommendations. Comments were received from the Stonegate Citizens Association and the Montgomery County Fire and Rescue Service and were addressed by WMATA in the following Public Hearing Staff Report Supplement.

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 Staff Recommendations; Proposed Glenmont Parking Structure; Red (B) Line; Montgomery County, Maryland; Hearing No. 174; Docket No. B06-4; April 26, 2006 "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 record, have been made available to the Board and the Board has considered this information; now, therefore, be it

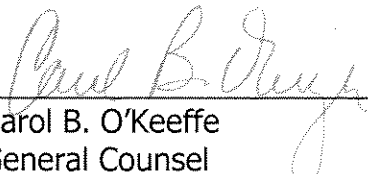
RESOLVED, that the Board approves the final staff recommendations as presented in the Staff Report Supplement and the revised Glenmont Station General Plans which describe and show the following facility:

A new multi-level, 1200 space parking structure on the west side of Georgia Avenue at the Glenmont Metrorail station, at the location shown in Alternative A of the Notice of Public Hearing; and be it further

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

RESOLVED, That this Resolution will be effective immediately.

Reviewed as to form and legal sufficiency.



Carol B. O'Keeffe
General Counsel