

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

☒ Action ☐ Information

MEAD Number:
201818

Resolution:
☒ Yes ☐ No

TITLE:

FDA Parking at White Flint Station Parking Garage

PRESENTATION SUMMARY:

As a consent agenda item, staff is providing the Board with information and seeking approval to renew a one-year license agreement with the U.S. Food and Drug Administration (FDA) for rental of 150 parking spaces at the White Flint Metrorail Parking Garage.

PURPOSE:

To request Board approval of an extension option for the license agreement for the rental of 150 parking spaces at the White Flint Metrorail station parking garage to FDA for one year.

DESCRIPTION:

FDA leases 150 non-exclusive parking spaces for its employees at the White Flint Metrorail parking garage. The lease expires on January 4, 2017. FDA has notified WMATA of its intent to exercise the second of its four one-year renewal options to extend the term for an additional year through January 4, 2018.

The business terms of the license agreement will remain the same. FDA will pay the current non-rider rate of \$8.60 per space per weekday or \$335,400 annually (260 work days X \$8.60 X 150 spaces), with the payment due in advance. FDA will vacate on 60 days notice prior to the expiration of the term if the parking is required for Metro riders.

The White Flint parking garage has a capacity of 1,270 parking spaces and 350 to 450 of those spaces are vacant daily. Assuming FDA uses its entire 150-space allotment, the garage will still have 200 to 300 vacant spaces on a daily basis.

Pursuant to WMATA Board Resolution #2014-55, FDA is not eligible to exercise this annual renewal option unless it has made progress on achieving Non-Auto Driver Mode Share Goals established for the White Flint Sector Plan area by Montgomery County and any Traffic Mitigation Agreement applicable to the FDA. The Montgomery County Department of Transportation has written to WMATA supporting the execution of this renewal option, citing progress that FDA is making towards these goals.

Key Highlights:

- This extension supports one of the goals of the Momentum Strategic Plan - ensuring financial stability by generating additional revenue from Metro assets
- The 1,270 space garage has approximately 350-450 vacant spaces on a typical weekday
- Montgomery County DOT indicates that progress is being made by FDA in marketing of services and participation in employee commuter surveys
- If the option is approved by the board, WMATA will continue to coordinate with Montgomery County DOT on progress of FDA towards addressing the county's demand management policies and goals.

Background and History:

FDA opened new offices and leased 150 parking spaces for its employee parking at the White Flint Metro station parking garage in 2014 for one year. It subsequently renewed by exercising its first one-year option as approved by the Board. The first one year option term expires in January 2017. FDA has notified WMATA that it wants to exercise the second of its four annual renewal options to extend the term for an additional year. The White Flint station parking garage has a total capacity of 1,270 spaces and 350 to 450 of those spaces are vacant daily.

Metro does not seek to encourage driving over public transit. FDA will occupy existing empty parking spaces in the Metro garage. Further, Metro will encourage FDA to work closely with Montgomery County toward achieving the County's non-auto drive mode share goals set forth both in the adopted White Flint Sector Plan and applicable Traffic Mitigation Agreements.

Discussion:

The incidental use of Metro property by a third party requires approval by the Federal Transit Administration (FTA), which approved the use in 2014.

FUNDING IMPACT:

This is a revenue generating project producing \$335,400 in operating revenue per year.	
Project Manager:	Anabela Talaia
Project Department/Office:	CFO/LAND

TIMELINE:

Previous Actions	2014: MEAD 201017 Board approval to execute license agreement 2015: MEAD 201682 Board approval for a one-year renewal
Anticipated actions after presentation	Accept FDA's option to renew license agreement for one year and collect \$335,400

RECOMMENDATION:

Board approval of a one-year renewal of the Food and Drug Administration license agreement for the rental of 150 parking spaces at the White Flint Metrorail Parking Garage.

SUBJECT: APPROVAL TO RENEW LICENSE AGREEMENT WITH THE U.S. FOOD AND
DRUG ADMINISTRATION FOR 150 PARKING SPACES AT THE WHITE FLINT
METRORAIL PARKING GARAGE

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

WHEREAS, In Resolution 2014-55, the Board of Directors approved leasing the U.S. Food and Drug Administration (FDA) 150 parking spaces at the White Flint Metrorail Parking Garage for one year from January 5, 2015 through January 4, 2016 (License Agreement), which was subsequently renewed for one year by Resolution 2015-65; and

WHEREAS, The License Agreement expires in January 2017 and the FDA has notified the Washington Metropolitan Area Transit Authority (WMATA) it wants to exercise the second of its four one-year renewal options; and

WHEREAS, The Board of Directors conditioned renewal options on the FDA making progress on achieving Non-Auto Drive Mode Share goals established for the White Flint Sector Plan area and any Traffic Mitigation Agreement applicable to FDA site; and

WHEREAS, The FDA has made progress on achieving Non-Auto Drive Mode Share goals according to the Montgomery County Department of Transportation; and

WHEREAS, The White Flint Metrorail Parking Garage has a total capacity of 1,270 parking spaces and 350 to 450 of the parking spaces are vacant daily; and

WHEREAS, The FDA will continue to pay the non-rider rate of \$8.60 per parking space per day or \$335,400 annually and will agree to vacate if and when the parking spaces are required for riders; now, therefore be it

RESOLVED, That the Board of Directors approves the renewal of the lease of 150 parking spaces at the White Flint Metrorail Parking Garage to the FDA for one year expiring January 4, 2018; and be it finally

RESOLVED, That this Resolution shall be effective 30 days after adoption in accordance with § 8(b) of the WMATA Compact.

Reviewed as to form and legal sufficiency,



Patricia Y. Lee
General Counsel

WMATA File Structure No.:

21.3.3 Disposal of Less Than Fee Temporary Interest (leases, licenses, most permits)

PROPOSED