



**Finance and Capital Committee**

**Action Item III-A**

**December 12, 2019**

**Approval to Hold Compact Public Hearing for  
Grosvenor-Strathmore Metro Station**

Washington Metropolitan Area Transit Authority

## Board Action/Information Summary

☒ Action ☐ Information

MEAD Number:  
202103

Resolution:  
☒ Yes ☐ No

### TITLE:

Public Hearing on Grosvenor-Strathmore Parking

### PRESENTATION SUMMARY:

Grosvenor-Strathmore Station has a total of 1,894 parking spaces in a parking garage and a surface parking lot. Staff proposes deferring construction of 200 replacement parking spaces into the future. A Compact public hearing is desired to make customers aware of Metro's plan to delay delivery of the parking spaces.

### PURPOSE:

Seek Board authorization to hold a Compact public hearing to defer the replacement of 200 parking spaces at Grosvenor-Strathmore Metro Station until such spaces are needed.

### DESCRIPTION:

#### Key Highlights:

- Grosvenor-Strathmore Metro Station currently has 1,894 parking spaces: 1,482 spaces in the parking garage and 412 spaces in the surface lot.
- As part of the approved joint development project, the 412-space surface parking lot will be removed in the future for development but those parking spaces were proposed to be replaced by expanding the existing garage in two wings, one on the southern facade and one on the western facade, each accommodating approximately 200 parking spaces.
- Construction is underway at the southern end of the garage.
- Due to currently high construction costs and available nearby Metro parking at White Flint, staff proposes deferring the requirement to build the western 200-space garage expansion until such spaces are needed.

#### Background and History:

In 2017, the Board authorized a joint development project at the Grosvenor-Strathmore Metro Station. Fivesquares Development has aggressively pursued zoning and site plan approvals and has received approval from Montgomery County to construct 1,900 residential units, plus ground floor commercial/retail space.

The joint development project will displace Metro's 412-space surface parking lot at Grosvenor-Strathmore Metro Station. The surface parking spaces are planned to be replaced with an expansion of the existing parking garage.

When the garage expansion was designed and put out for bids, the projected construction cost was far higher than expected. Thus, the decision was made to build one of the two expansions now (at the southern end) and determine whether the expense of proceeding with the second expansion (western) is justified.

### **Discussion:**

Grosvenor-Strathmore Metro Station has historically had high parking utilization. This past year, parking utilization was at 90 percent. Since the elimination of the Grosvenor "turnback," ridership and parking use have increased at White Flint, Twinbrook, Rockville and Shady Grove Metro Stations. However, by comparison, ridership and parking have remained essentially flat at Grosvenor-Strathmore Metro Station since the turnback was eliminated.

To better understand the points of origination of Metro's parking customers and their decisions if the remaining 200 surface parking spaces were not to be replaced with a garage expansion, a survey was conducted in October 2019 of registered SmarTrip® users who park at Grosvenor-Strathmore Metro Station. Metro received 497 responses to questions about existing commuting patterns and future parking decisions if the Grosvenor-Strathmore parking count were to be reduced by 200 spaces.

The survey indicates that customers use the Grosvenor-Strathmore Metro Station because it is located along Rockville Pike (Route 355) and close to an exit off I-495 (the Beltway). In addition, many of the Grosvenor-Strathmore parking customers live west of I-270 and the station is convenient to the merger of I-495 and I-270. When asked if customers have parked at other Metro stations, 58 percent of the respondents reported that they had, mostly at White Flint, which is 1.3 miles north of Grosvenor-Strathmore Metro Station. Thirty-four percent of existing parking customers indicated they would choose to park at White Flint if 200 parking spaces were not available at Grosvenor-Strathmore.

Because of the availability of parking at various stations along the Red Line coupled with the steady rise in projected construction costs for expanding the west side of the parking garage at Grosvenor-Strathmore, staff recommends

holding a public hearing to defer replacing the 200 parking spaces that are planned in the western garage expansion until such spaces are needed.

There are no other plans to use the property where the western garage expansion would be located. The western expansion project can be implemented in the future if and when parking demand exceeds the supply provided by Grosvenor-Strathmore and White Flint Metro Stations.

#### **FUNDING IMPACT:**

The developer is responsible for the first \$50,000 in costs of a WMATA Compact public hearing. Any costs above that can be accommodated in the project's budget.	
Project Manager:	Steven A. Teitelbaum, Senior Real Estate Advisor
Project Department/Office:	CFO/Office of Real Estate and Parking (LAND)

#### **TIMELINE:**

<b>Previous Actions</b>	<p>November 2013 – Board authorized issuance of Joint Development Solicitation</p> <p>May 2015 – Board authorized staff to negotiate and execute a non-binding term sheet for joint development</p> <p>February 2017 – Board authorized staff to negotiate and execute a Joint Development Agreement</p> <p>December 2017 – Montgomery County approved developer's proposed Minor Master Plan Amendment</p> <p>March 2018 – JDA executed by Metro and developer</p> <p>December 2018 – Montgomery County approved developer's proposed Sketch Plan</p> <p>June 2019 – Montgomery County approved developer's proposed Preliminary Plan</p> <p>August 12, 2019 – Construction of southern parking garage expansion began</p>
<b>Anticipated actions after presentation</b>	<p>Early 2020 – Compact public hearing to be held</p> <p>Spring/Summer 2020 – Compact Public Hearing Staff Report brought to the Board for approval</p>

#### **RECOMMENDATION:**

Authorization to hold a Compact public hearing to defer the replacement of 200 parking spaces at Grosvenor-Strathmore Metro Station until such spaces are needed.

# Compact Public Hearing on Grosvenor-Strathmore Station Parking

Finance and Capital Committee

December 12, 2019



# Purpose

Request Board authorization to hold a Compact public hearing to defer the replacement of 200 parking spaces at Grosvenor-Strathmore Metro Station until such spaces are needed

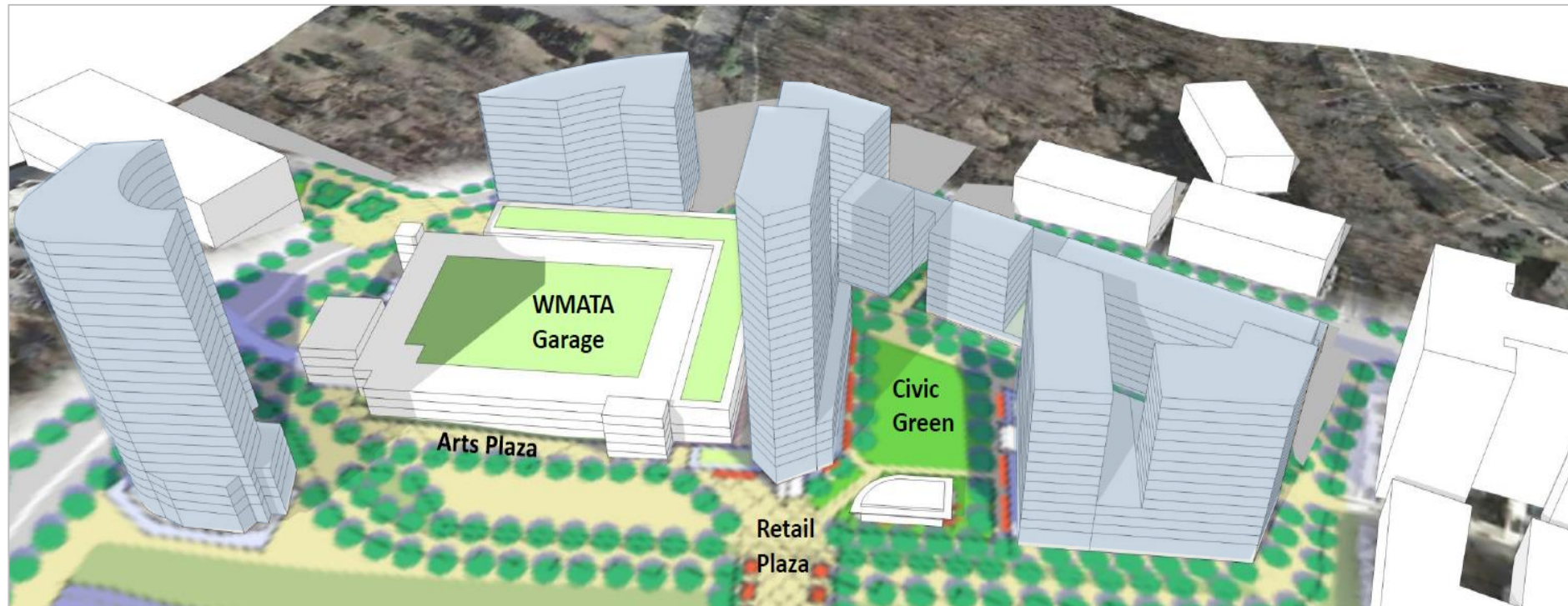
# Background

- Nov. 2013: Board authorized issuance of Joint Development Solicitation
- May 2015: Board authorized execution of non-binding term sheet
- Feb. 2017: Board authorized execution of Joint Development Agreement
- Dec. 2017: Montgomery County approval of Minor Master Plan Amendment
- Dec. 2018: Montgomery County approval of Sketch Plan
- June 2019: Montgomery County approval of Preliminary Plan



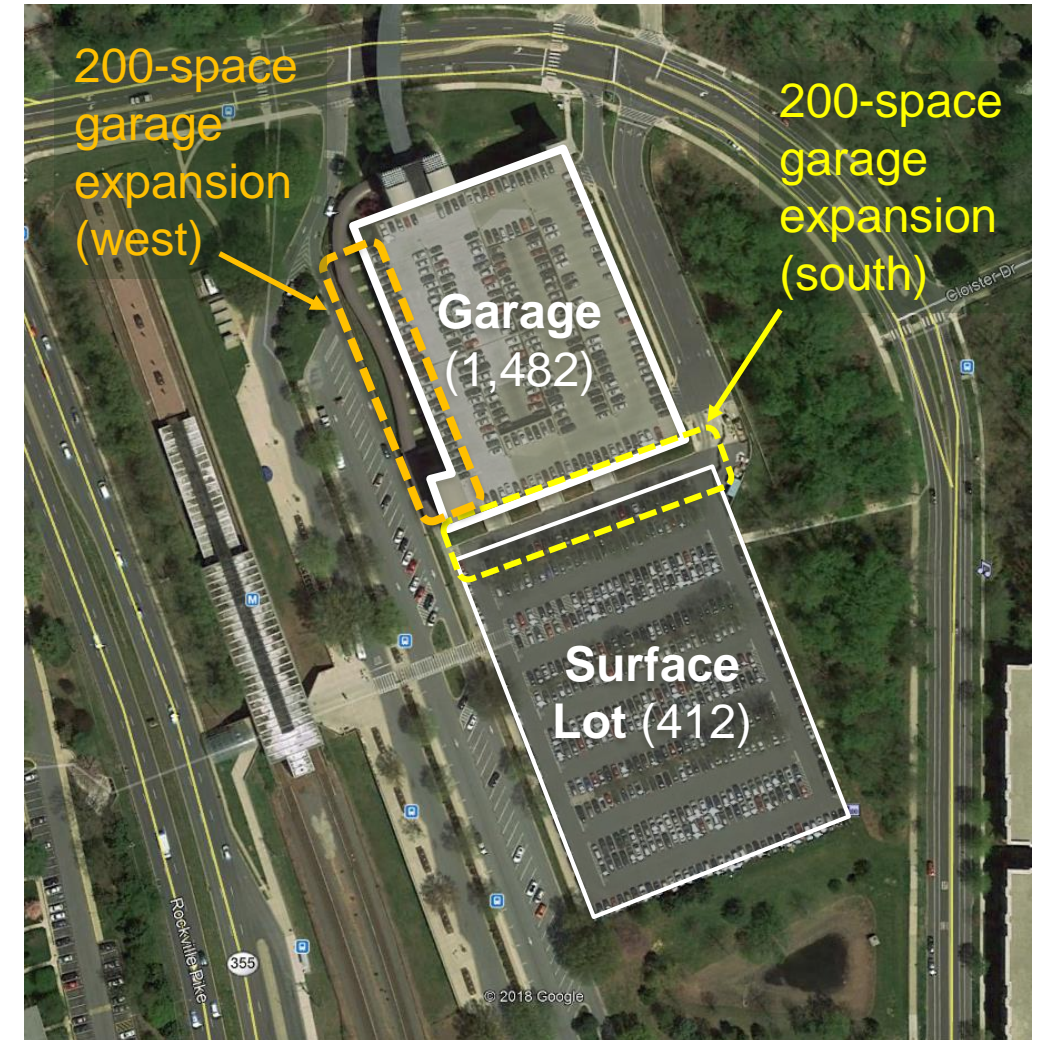
# Joint Development at Grosvenor-Strathmore

- 1.9 million SF mixed-use residential and retail development, with bonus density
- 6 buildings, 1.2-acre civic park, arts- and parks-anchored community
- Estimated 4,233 new daily boardings (\$4.7 million in new annual ridership revenue)



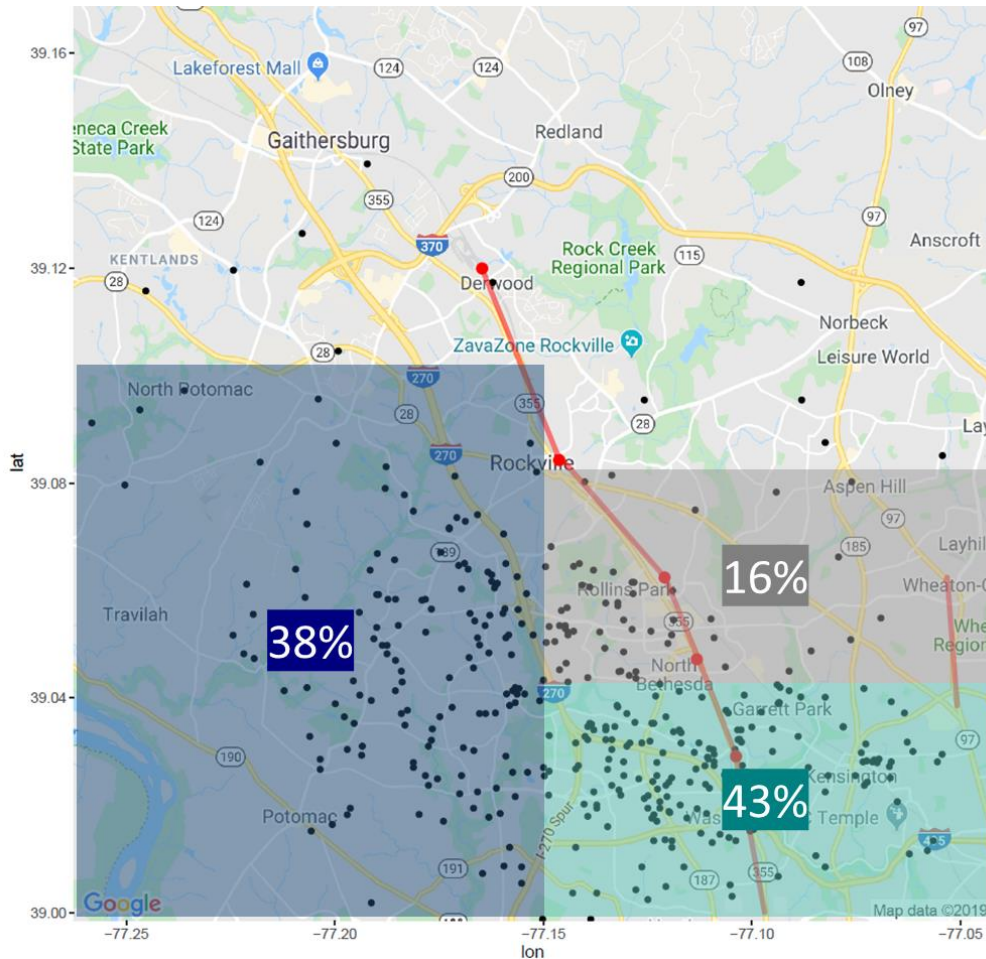
## Parking Facilities

- 1,894 total parking spaces at Grosvenor
  - 1,482 spaces in existing garage
  - 412 spaces on surface parking lot
- 90 percent weekday utilization
- 400-space expansion planned on two sides of garage (south and west) to replace surface lot spaces
  - South expansion (200 spaces) under construction, expected Summer 2020
  - Recommend deferring construction of 200 spaces (west expansion)





## Responses from Parking Survey



- October 2019 customer survey: 487 responses
  - 51 percent would only park at Grosvenor-Strathmore
  - 34 percent could park at White Flint
- Grosvenor-Strathmore serves I-270 commuters
- Preservation of parking options for the future:
  - Capacity at White Flint, Twinbrook, and Shady Grove
  - Build the 200-space western expansion

# Recommendation

Authorization to hold a Compact public hearing to defer the replacement of 200 parking spaces at Grosvenor-Strathmore Metro Station until such spaces are needed

SUBJECT: APPROVAL TO HOLD A COMPACT PUBLIC HEARING FOR  
GROSVENOR-STRATHMORE METRORAIL STATION

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

WHEREAS, Compact Section 15 requires the Board to transmit proposed changes to the Mass Transit Plan (MTP) to certain enumerated agencies and to conduct a public hearing; and

WHEREAS, The Grosvenor-Strathmore Metrorail Station currently has approximately 1,894 daily parking spaces, of which approximately 412 are in a commuter surface parking lot and the remainder are in a parking garage located immediately adjacent to the commuter lot; and

WHEREAS, Staff has prepared a plan to relocate just over half of the approximately 412 commuter surface parking spaces with an expansion of the parking garage, and to defer relocating the remaining approximately 200 commuter surface parking spaces until such time as the spaces are needed, as determined by the General Manager and Chief Executive Officer; and

WHEREAS, The proposed plan will result in changes to the MTP;

NOW, THEREFORE, be it

*RESOLVED*, That, in accordance with Compact Section 15, the Board authorizes staff to transmit the proposed MTP changes to the enumerated agencies and to hold a public hearing on the proposed changes to the Grosvenor-Strathmore Metrorail Station; and be it further

*RESOLVED*, That the Board authorizes the General Manager and Chief Executive Officer to release the Public Hearing Staff Report to the public for comment prior to Board approval; and be it finally

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

Reviewed as to form and legal sufficiency,



Patricia Y. Lee  
General Counsel

WMATA File Structure No.:

12.7.2 Master Plans/Mass Transit Plan (including transit zone modifications)

PROPOSED