

Compact Public Hearing Docket R20-01 Grosvenor-Strathmore Metro Station

Online Hearing

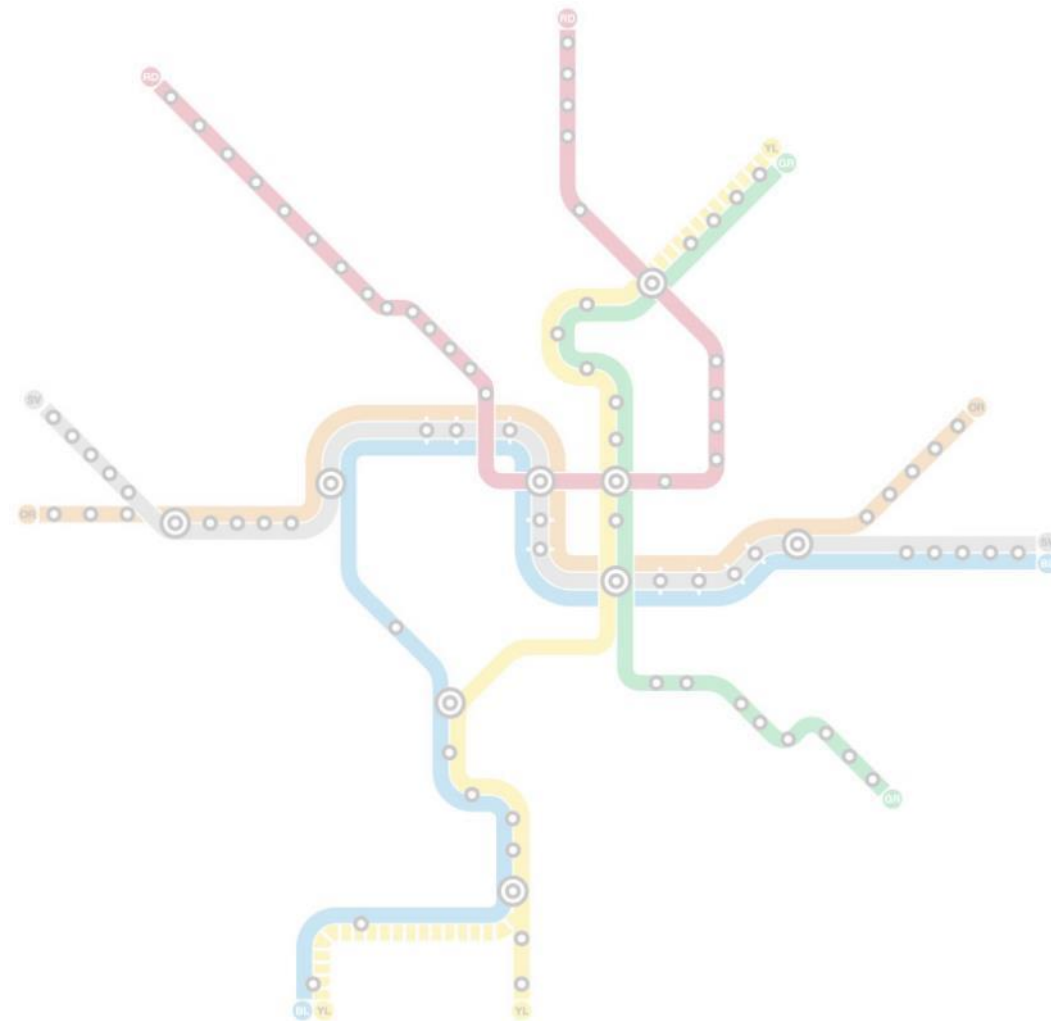
April 20, 2020



Agenda

- Purpose of Public Hearing
- Background on Joint Development
- Proposed Changes to Metro Garage
- Next Steps

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Purpose of this Public Hearing

- Receive public input on proposals to replace 408 spaces in the existing surface parking lot with one of the following options:
 1. Reduce overall one-for-one parking replacement to instead provide 212 of the 408 parking spaces (reduces overall parking capacity at the Metro station by approximately 10%). These 212 spaces are currently under construction.
 2. Reserve the option to build a second expansion in the future for the remaining 196 parking spaces, but do not build it now.
 3. Build the second expansion now for the remaining 196 parking spaces.

Things Outside the Purpose of this Hearing

- Not within the scope of this hearing are, for example:
 - Size, mix or design of the proposed joint development project
 - Land use matters
 - Service complaints
 - Fares
- Any matters raised outside the scope of this hearing cannot be resolved as part of this hearing process

Metro's Joint Development Goals

Promote and enhance ridership

Encourage revitalization and growth in communities that Metro serves

Reduce automobile dependency

Increase pedestrian and bicycle access to Metro

Encourage mixed-use development around Metro

Enhance surrounding area connections to Metro

Foster safe station areas

Provide opportunities to obtain goods and services near transit stations

Offer active public spaces

Joint Development Process to Date

■ Montgomery County actions

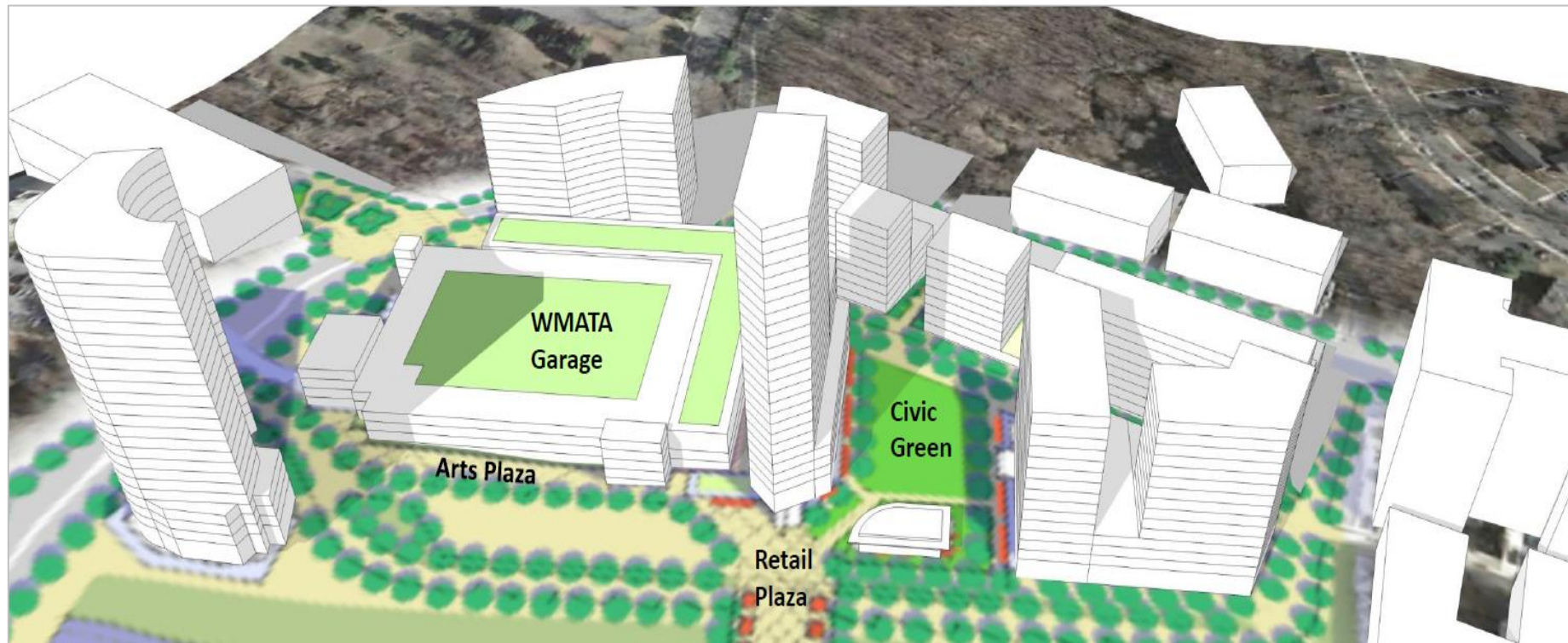
- 2017 – Minor Master Plan Amendment approval for the area
- 2018 – Sketch Plan approval
- 2018 – Mandatory Referral approval for the garage expansion
- 2019 – Preliminary Plan approval for the proposed development

■ Metro actions

- 2013 – 2018: Issued Joint Development Solicitation, selected a developer, and negotiated a Joint Development Agreement
- 2019 – Developer began construction on 212-space southern expansion of Metro parking garage
- 2019 – Parking customer survey and re-evaluation of plans for western expansion
- 2020 – Completion of southern expansion expected Summer/Fall

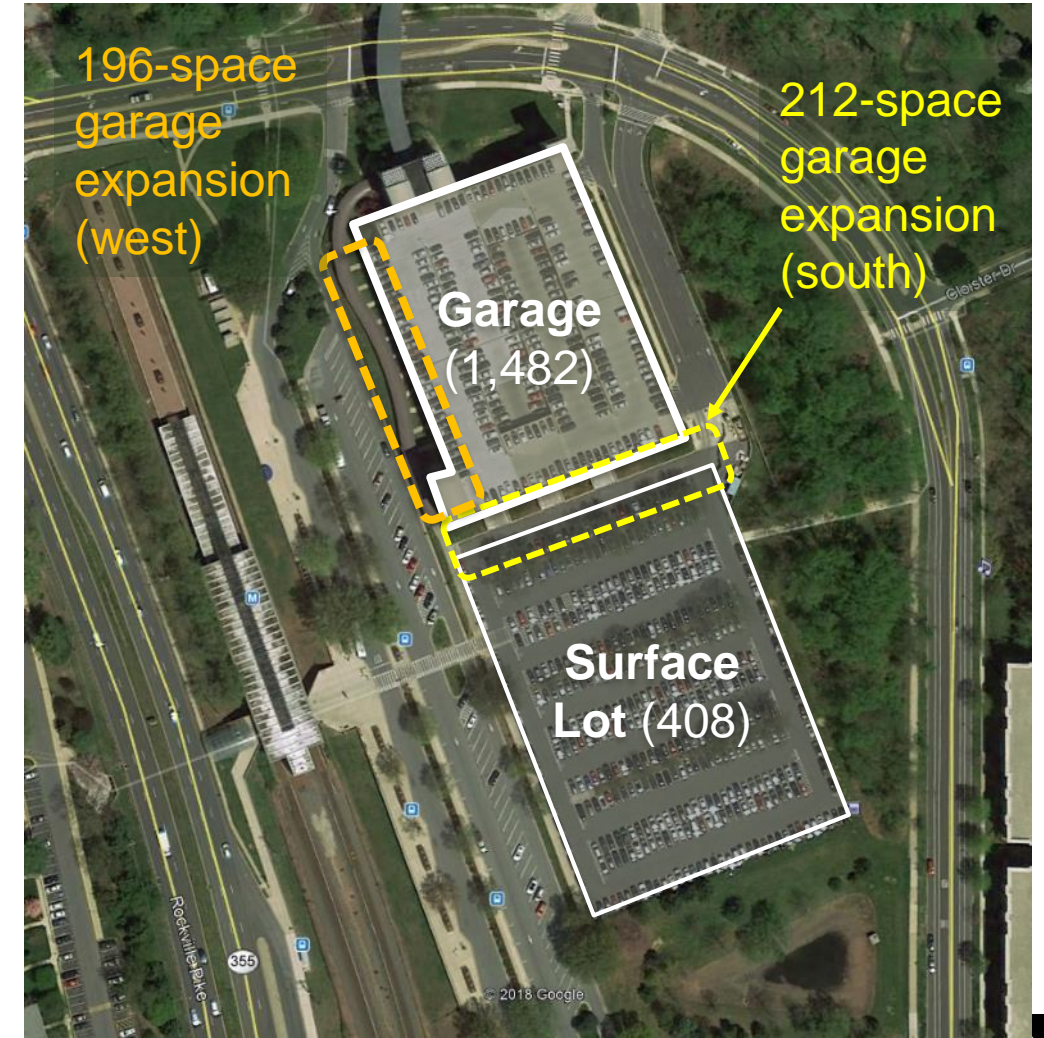
Proposed Development at Grosvenor-Strathmore

- 1.9 million SF mixed-use residential and retail development, with bonus density
- Approx. 6 buildings, 1.2-acre civic park, arts- and parks-anchored community
- Estimated 4,233 new daily Metro boardings from development residents and tenants

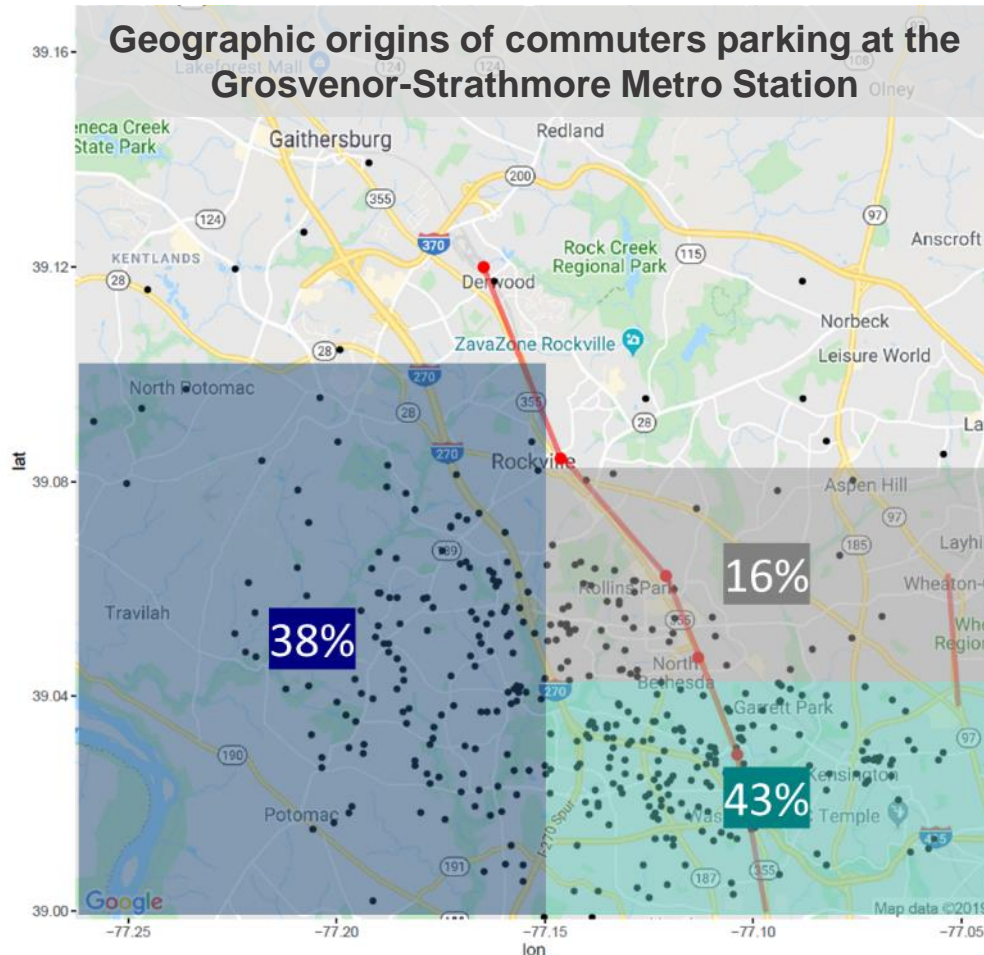


Grosvenor-Strathmore Parking Facilities

- 1,890 total parking spaces at Grosvenor-Strathmore Metro Station
- 90% weekday utilization (pre-coronavirus)
- 408-space expansion planned on two sides of garage (south and west) could replace surface spaces
- South expansion (212 spaces) under construction, completion expected Summer/Fall 2020
- Three options for parking replacement:
 1. Construct the 212-space (south) expansion only, for a total of 1,694 parking spaces (10% reduction)
 2. Replace additional 196 spaces (west expansion) now
 3. Replace additional 196 spaces (west expansion) later, when parking usage is better understood



Responses from Parking Customer Survey



- October 2019 survey of registered SmarTrip® users who had parked at Grosvenor-Strathmore within the preceding month: 487 responses
 - 51% would only park at Grosvenor-Strathmore
 - 34% could park at White Flint
- Grosvenor-Strathmore serves I-270 commuters
- Metro Stations on Rockville Pike with hundreds of available commuter parking spaces: White Flint (approx. 400) and Twinbrook (approx. 200)
 - Not as easily served by I-270

Recap of Purpose and Next Steps

- Public input on 3 options for 408-space parking replacement at the Grosvenor-Strathmore Metro Station:
 1. Finish 212-space southern expansion but do not proceed with 196-space western expansion
 2. Build 196-space western expansion now
 3. Reserve option to build 196-space western expansion in the future, TBD
- Metro will receive oral comments on April 20, 6:30 - 8:30 pm (the public hearing):
 - Public officials: 5 minutes each
 - Private citizens: 5 minutes each
 - No relinquishing of time by one speaker in favor of another speaker
 - Call your comments to 202-962-1901 (English), 202-962-1906 (Spanish) or 202-962-2033 (TTY)

How to Submit Written Comments

**Written comments must be received by 5 p.m. on Friday, May 1, 2020.
Reference “Grosvenor-Strathmore Metro Station” in the “subject” line.**

- Submit comments online at: **wmata.com/plansandprojects**
 - You can comment anonymously or give your name
 - You can also answer survey questions
- Submit comments by mail to the following address:
Office of the Secretary
Washington Metropolitan Area Transit Authority
600 Fifth Street N.W.
Washington, DC 20001

Public Comment Hearing Period & Approvals

Dates	Milestone
May 1, 2020	Close of public comment period following April 20 Compact public hearing
Mid- to late May 2020	Draft Staff Report posted on Metro's website for 10 days for further public comment
Late May or early June (10 days after draft Staff Report is posted)	Close of public comment period to draft Staff Report
Mid-June or mid-July 2020	Final Staff Report presented to the Metro Board's Committee on Finance & Capital
Late June or late July 2020	Final Staff Report presented to Metro's Board of Directors for approval

Where to Find More Materials

- As of the date of this presentation being posted, all public buildings in Maryland and Washington, D.C., including libraries and Metro's headquarters building, are closed to anyone who is not essential personnel. **As a result, Metro encourages the public to access the Public Hearing materials on-line at wmata.com/plansandprojects.**
- For copies of the materials to be emailed or mailed to you, please call Metro's Office of the Secretary at (202) 962-2511 during regular business hours.

Provide Your Input

Please provide your input:

by telephone:

202-962-1901 (English), 202-962-1906 (Spanish) or 202-962-2033 (TTY)

April 20, 2020 between 6:30 – 8:30 pm

or

on-line at:

wmata.com/plansandprojects

by 5:00 pm on May 1, 2020

(please reference “Grosvenor-Strathmore Metro Station” in your Subject line)

Thank You for your participation!