GROSVENOR – STRATHMORE
WMATA GARAGE EXPANSION
Mandatory Referral Plan
LOCAL AREA TRANSPORTATION
REVIEW EXEMPTION STATEMENT

March 23, 2018
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Grosvenor - Strathmore WMATA Garage Expansion
Mandatory Referral Plan
Transportation Review Exemption Statement
Montgomery County, Maryland

INTRODUCTION

This document provides information that demonstrates and justifies the traffic conditions that exempt the expansion of the parking garage at the Grosvenor-Strathmore Metrorail Station (Grosvenor - Strathmore WMATA Garage Expansion Mandatory Referral Plan) from preparation of a Local Area Transportation Review (LATR).

The Grosvenor-Strathmore Metrorail station garage is located at 5300 Tuckerman Lane, Bethesda, MD 20852 in the Grosvenor Metro Station Policy Area. Figure 1 shows the location of the Metro Station with respect to the surrounding road network. The Washington Metropolitan Area Transit Authority (WMATA) has entered into a Joint Development Agreement with Fivesquares JDA @ Grosvenor Metro, LLC (Fivesquares) with the goal of creating a mixed-use transit-oriented development, to be known as Strathmore Square on a portion of the Metro Station property.

An initial phase of this program is the expansion of the existing WMATA parking garage to allow for the elimination of an existing at-grade Park + Ride lot, thereby making room for future residential and commercial development by Fivesquares. Additionally, modifications to the existing Kiss + Ride and bus loop will be made to accommodate the expansion of the parking garage. This initial phase of work is the subject of the proposed Strathmore Square Mandatory Referral Plan. Figure 2 provides a reduced size copy of the Mandatory Referral Plan.

As shown in Figures 2 and 3, the Mandatory Referral Plan provides a new exit lane from the expanded portion of the garage. This lane will exit to the right-most lane heading north toward Tuckerman Lane. Motorists using this lane would have to shift one (1) lane to the left to turn left onto Tuckerman Lane. This is the same situation with the rightmost lane that currently exits the at-grade parking lot. In the future, when this lane is extended through the site as shown in the Master Plan, motorists will be able to exit to the right from the garage.
SUMMARY OF PROPOSED PARKING MODIFICATIONS

The expansion of the existing parking garage is proposed to provide additional garage spaces to replace spaces in the existing Park + Ride lot that will be eliminated. Additionally, modifications to the existing Kiss + Ride lot will result in a slight decrease in the total number of Kiss + Ride spaces offsetting the slight gain in Park + Ride spaces. No overall increase or decrease in vehicular parking is proposed with the Mandatory Referral Plan. A summary of the existing and proposed parking at the Metrorail station is presented in Table 1.

Table 1
Grosvenor - Strathmore WMATA Garage Expansion
Existing and Proposed Parking Tabulations

<table>
<thead>
<tr>
<th>User/Location</th>
<th>Existing Spaces</th>
<th>Proposed Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Auto</td>
<td>Motorcycle</td>
</tr>
<tr>
<td>Surface - Park + Ride Spaces</td>
<td>408</td>
<td>0</td>
</tr>
<tr>
<td>Surface - Kiss + Ride</td>
<td>80</td>
<td>0</td>
</tr>
<tr>
<td>Garage - Park + Ride</td>
<td>1,482</td>
<td>2</td>
</tr>
<tr>
<td>Total</td>
<td>1,970</td>
<td>2</td>
</tr>
</tbody>
</table>

As shown in Table 1, the proposed garage expansion will result in an overall reduction of 15 automobile parking spaces and an overall increase of 16 motorcycle spaces.
Figure 1
Site Location
Grosvenor - Strathmore WMATA Garage Expansion
Mandatory Referral Plan
Montgomery County, Maryland
TRIP GENERATION

Because there is no significant change to the number of parking spaces, no increase to the overall trip generation of the Grosvenor-Strathmore Metrorail Station is anticipated due to the implementation of the Mandatory Referral Plan.

Since the trip generation of the proposed Mandatory Referral Plan will not increase, the proposed Mandatory Referral Plan meets the Traffic Exemption requirement of the 2017 Local Area Transportation Review Guidelines of less than 50 new weekday peak hour person trips.

Future residential and commercial development by Fivesquares will require that a Local Area Transportation Review be undertaken.

FUTURE BICYCLE FACILITIES

The Grosvenor-Strathmore MSPA has been designated as a Bicycle and Pedestrian Priority Area (BiPPA) by Montgomery County. Recommendations in the Grosvenor-Strathmore Metro Area Minor Master Plan and the Montgomery County Bicycle Master Plan, Public Hearing Draft, December 2017 (Bicycle Master Plan) call for the provision of a number of improvements to bicycle transportation facilities in the vicinity of the Metro station. These include:

- A bike lane has recently been provided along Tuckerman Lane from the N. Tuckerman Lane/Rockville Pike intersection to the S. Tuckerman Lane/Rockville Pike intersection. The Bicycle Master Plan envisions that this bikeway will be upgraded as part of development approvals and/or County facility planning studies. The ultimate design is expected to incorporate more aesthetically pleasing treatments and stormwater management, and increase the capacity of the bikeways.¹

- A shared road along the future alignment of a proposed internal road through the proposed mixed-use transit-oriented development, to be known as Strathmore Square.

- Metro station bicycle parking to include 350 long-term spaces and 100 short-term spaces, including existing bicycle parking or as reconfigured.

- A bike share facility to be located near the station.

It is recognized that demand for all of these facilities does not currently exist and that the provision of these facilities could be phased with the build-out of the joint development project.

¹ Reference Montgomery County Bicycle Master Plan, Public Hearing Draft, December 2017 - Executive Summary, page 5, paragraph 5).
CONCLUSIONS

The conclusions of this traffic exemption statement are as follows:

1. No overall increase in automobile parking is proposed with the Mandatory Referral Plan.

2. Because there is no significant change to the number of parking spaces at the station with the Mandatory Referral Plan, no increase to the overall trip generation of the Grosvenor-Strathmore Metrorail Station is anticipated.

3. The proposed Mandatory Referral Plan meets the Traffic Exemption requirement of the 2017 Local Area Transportation Review Guidelines.