Future Development
Site Description

- Grosvenor-Strathmore Metro WMATA Garage
- Property Size: 14.58 Acres
- Zone: CR-3.0, C-0.5, R-2.75, H-300
Proposal

• Remove surface parking lot
• Build garage expansion to west and south of existing garage
• Reconfigure Kiss & Ride
• Rebuild Arts Walk
Staff Recommendations: Garage Access Intersection
Staff Recommendations: Neighborhood Green
Staff Recommendations: Arts Walk
Staff Recommendations: Arts Walk
Staff Recommendations: Garage Treatment
Amended FFCP

• Initial FFCP approved with Mandatory Referral for construction of WMATA Garage in 2002.

• FFCP covers 14.58 acres.
Original FFCP Conditions

- 0.73 acres of forest removed.
- 1.74 acres to be placed in a Category I Easement
- Required mitigation of 0.06 acres of on-site tree canopy planting and 1.49 acres of off-site forest banking.
Original FFCP Conditions

Conditions not fulfilled:

• Category 1 Easement never recorded

• No record of the 1.4 acres of off-site forest mitigation
Amended FFCP Variance Request

- Remove 4 trees that are considered high priority for retention under 22A-12(b) of the County code
- Impact 3 trees
- Compensate (at the rate of 1” caliper replaced for every 4” diameter removed) with ten 3” caliper trees and one 4” caliper tree
Mandatory Referral and FFCP

Staff recommends approval to transmit comments to Applicant

Staff recommends approval with conditions of FFCP and associated tree variance
Site Plan

MR 2018026 Grosvenor-Strathmore WMATA Garage Expansion