

# Garage 35 Parking Mitigation Plan

Montgomery County Department of Transportation  
Division of Parking Management

## Introduction

The purpose of this report is to provide the division's response to the loss of parking in the Woodmont-Rugby Garage (Garage 35). It is expected that 119 spaces will be permanently eliminated from Garage 35's inventory due to construction of an adjacent county police substation. Of these 119 spaces, 22 are short-term and 97 are long-term.

## Observations

Garage 35 has a total of 487 spaces: 94 short-term, 352 long-term, 36 PCS (Parking Convenience Sticker) and five carpool spaces. Additionally, Garage 35 has nine ADA spaces that are free to eligible users. Over the past three months, the garage's weekday peak occupancy has been 98.2%, or 478 of 487 spaces occupied. Short-term spaces are averaging 90.7% occupancy, or 85 of 94 spaces occupied; whereas long-term spaces (PCS included) are averaging 100% occupancy, or 393 of 393 spaces occupied.

## Short-Term Parking Space Alternatives

Given the types of nearby retail businesses relying on a high-turnover parking environment, all short-term spaces lost will be replaced on-site in Garage 35. Three of the remaining long-term spaces and all five carpool spaces will be converted into short-term spaces to support the activities of these businesses. Ultimately, the garage will have a net addition of eight short-term spaces.

## Long-Term Parking Space Alternatives

The existing 36 PCS spaces will be converted into long-term meters to make all long-term spaces available to all customers. Nonetheless, the elimination of 122 long-term spaces in Garage 35 impacts the spatial distribution of long-term parking in the Woodmont Triangle neighborhood. Displaced long-term parking patrons have the option of relocating to the underutilized Auburn-Del Ray Garage (Garage 36), which is located two blocks southwest and approximately 1,000 feet from Garage 35. Both Garage 35 and Garage 36 have the benefit of being located on a Bethesda Circulator stop that patrons may take free of charge. Garage 36 operates with 631 long-term spaces and 93 short-term spaces. Over the past three months, surveys show 60.2% of Garage 36's long-term spaces have been occupied (380 of 631) during the average weekday peak period. Accordingly, roughly 250 long-term spaces are available daily at Garage 36. That is more than enough availability to accommodate displaced Garage 35 parkers. County staff will closely monitor Garage 36's occupancy as former Garage 35 parkers migrate over. If demand warrants, staff will evaluate converting a portion of Garage 36's short-term spaces into long-term ones. Additional long-term parking alternatives include:

- 76 long-term and 14 PCS spaces are available at Lot 25. Over the past 3 months, these spaces have had a peak weekday occupancy rate of 58.1%, or 52 of 90 spaces.

- Monthly, daily and hourly parking spaces are available at private parking facilities in Garage 35's vicinity. Parking rates and operational hours vary and are determined by each facility's operator. Please contact the facility's management for rates and hours.

**ADA Parking Space Alternatives**

No ADA parking spaces will be affected by the changes at Garage 35.

**Carpool Parking Space Alternatives**

In light of low demand, the five carpool spaces in Garage 35 will be converted into short-term spaces. Carpoolers are permitted to park in any long-term space.

**Solutions Summary**

No system-wide imbalances between demand and supply are anticipated in wake of the partial closure of Garage 35. Thirty short-term parking spaces will be created on-site in Garage 35 to recover and expand upon the 22 short-term spaces that are being lost. Consequently, Garage 35 will have a net gain of eight short-term spaces. Long-term spaces will be absorbed by Garage 36 which has sufficient vacancy to accommodate all displaced Garage 35 patrons.

**Composition of Parking Supply**

	<u>Short-term</u>	<u>Long-term</u>	<u>PCS</u>	<u>Carpool</u>	<u>TOTAL</u>
Existing	94	352	36	5	487
Future	102	266	0	0	368

**Garage 35 Vicinity**

