



Silver Spring Library & Art Center

Montgomery County Public Libraries



On-site Parking Analysis

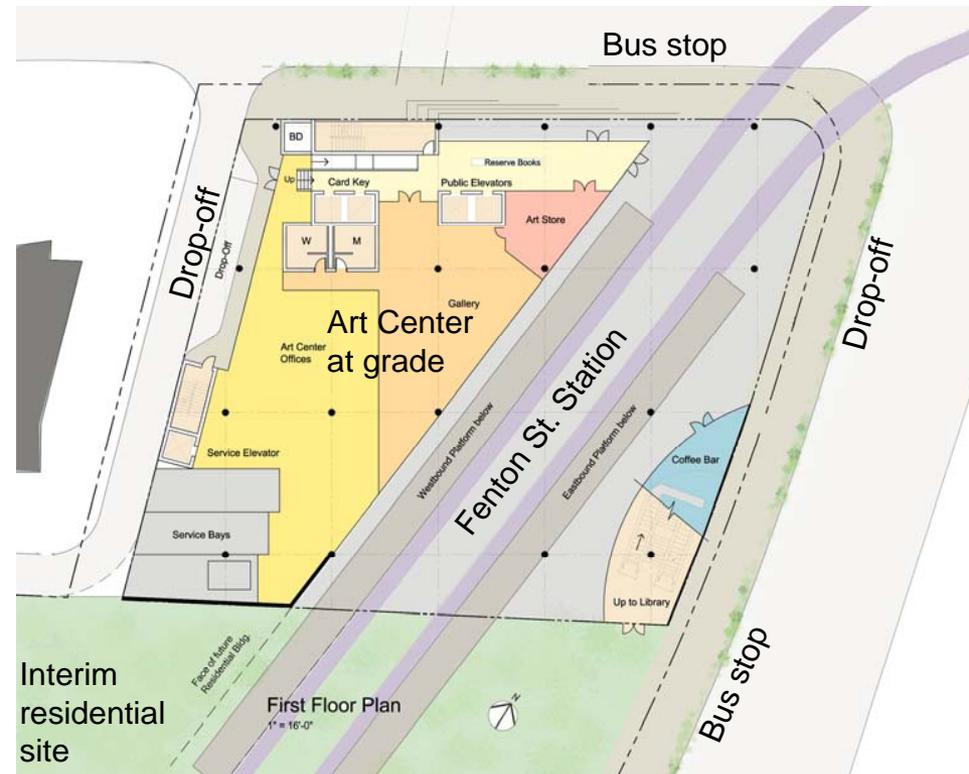
May 14, 2009



Accessible Parking Option 1

Provide pedestrian bridge from Wayne Av. Garage.

Cost of bridge is estimated at \$745,228



Accessible Parking Option 1

– **Advantages:**

- Provides least cost option for ‘on-site’ accessible parking.
- Provides secure, weather protected access directly to Library for patrons arriving by car, including those w/ physical limitations who may not qualify for HC parking permits.
- Benefits from the County’s previous investment in Wayne Av. Garage.
- Keeps Art Center’s retail functions at street level.

– **Disadvantages:**

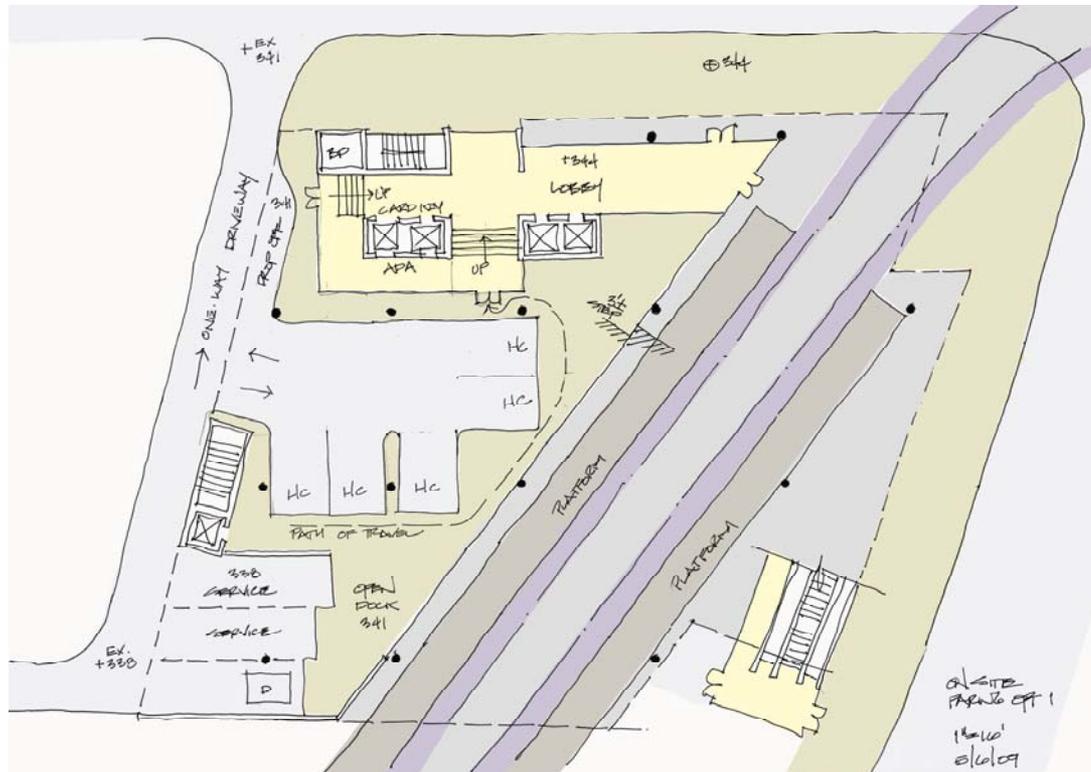
- 122-160 parking spaces = 10% - 12% of library patrons* coming from garage. Assuming patrons won’t go outside once at the library, this option removes small number of Library and Art Center patrons from the street.

*1.9 x 1,000 SF = 122 spaces (2hrs max) x 9 hrs = 440-550 or 10-12% of projected patrons.

Accessible Parking Option 2

Provide 5 accessible spaces on site & remainder in Wayne Av. Garage. Remove Art Center from street level.

Cost is estimated at **\$3,557,824**



Schematic Design for Pyramid Atlantic Art Center



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Schematic Design for Pyramid Atlantic Art Center

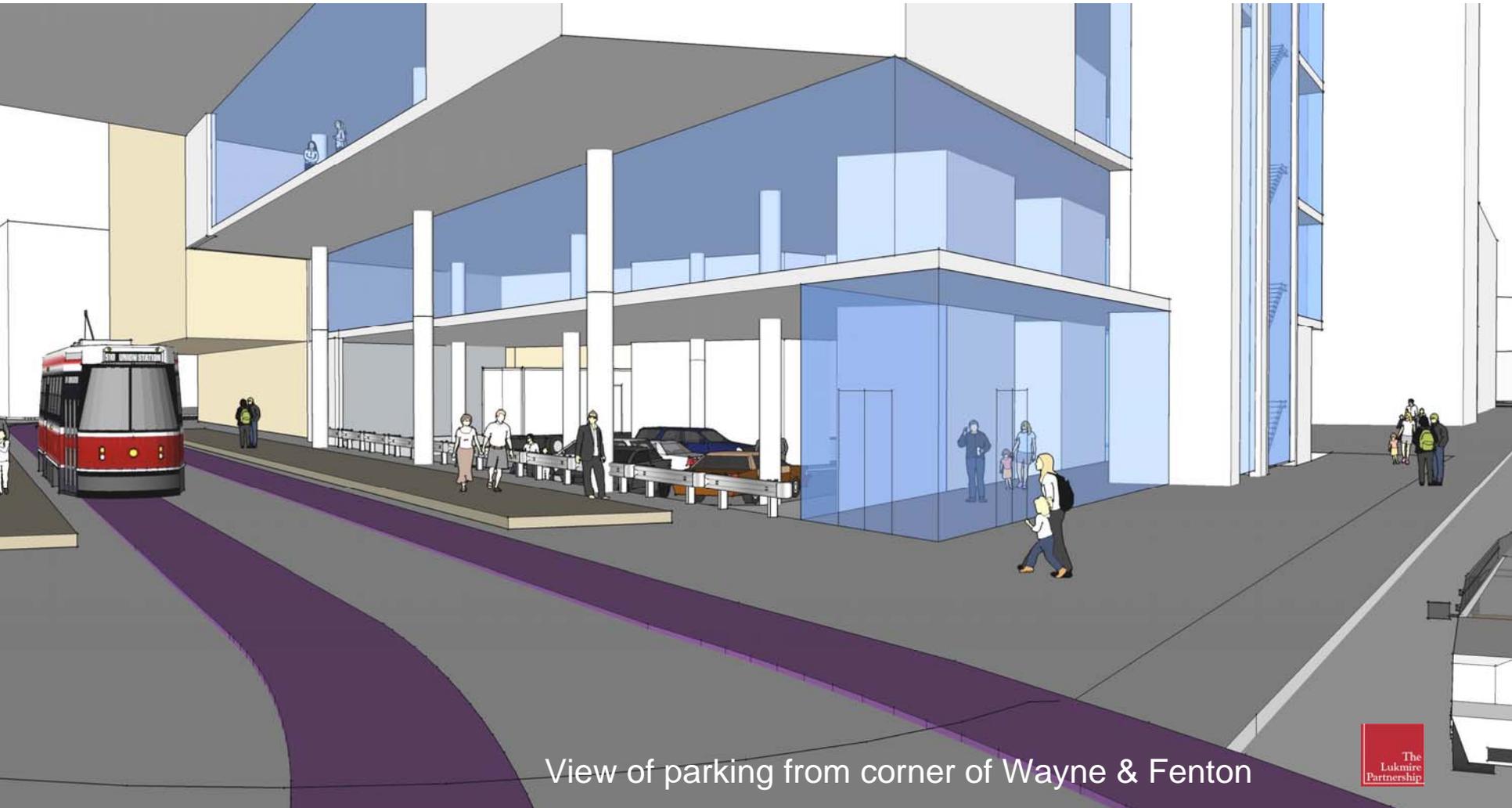


View from corner of Wayne & Fenton



View from sidewalk at "The Crescent"

Accessible Parking Option 2



View of parking from corner of Wayne & Fenton

Accessible Parking Option 2



View from on-site parking area



View from sidewalk at "The Crescent"

Accessible Parking Option 2

- 5,100 SF at-grade parking:
 - removes the public-facing Art Gallery and Art Store to an upper level.
 - moves the entire 22,000 SF building structure one floor higher.
 - requires street level lobby separate from rest of facility.
 - increased expense of escalators, stairs, and elevators.
 - requires remaining 2 accessible spaces to be at an upper level of Wayne Av. Garage.
 - Splitting accessible spaces between two sites creates inherent functional disadvantage for disabled users.



Accessible Parking Option 2

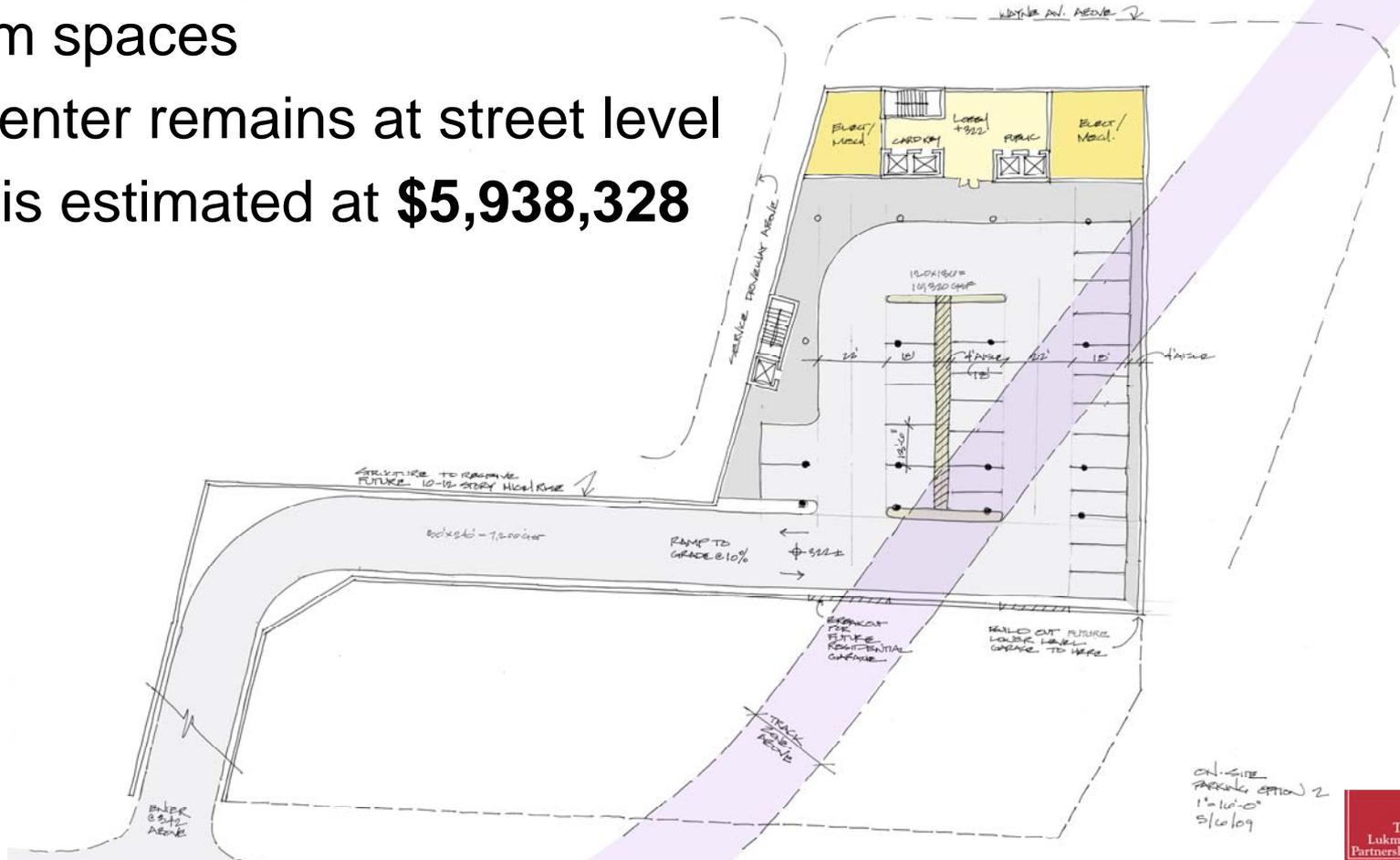
- **Advantages:**
- Avoids pedestrian bridge.
- Brings all patrons and County staff to street level.
- Provides majority of required accessible parking requirement on site.
- **Disadvantages:**
- **\$3.6M** equates to over **\$700,000 / space**.
- Replaces street level retail with parking lot.
- Loses pedestrian traffic to Art Gallery & Art Store.
- Exceeds 120' Zoning height limit.
- Contradicts intent of approved Master Plan for on-site retail.
- Deletes 1 Library drop-off space shown in Option 1.
- Splits HC parking into two locations, making it difficult to direct disabled patrons looking for parking.
- Requires loading dock to occupy 1st & 2nd floor due to clearance

Accessible Parking Option 3

Provide underground garage for 7 accessible + 22 short term spaces

Art Center remains at street level

Cost is estimated at **\$5,938,328**



Accessible Parking Option 3

Requires County construction of the first section of the garage for the future residential project

Garage ramp descends 20 ft. from grade to clear the Purple Line above, and will carry Purple Line.

Garage ramp =	10,000 SF
Future garage below ramp =	10,000 SF.
<u>Parking below grade =</u>	<u>16,320 SF.</u>
Total area below grade =	36,230 SF.

Accessible Parking Option 3

Advantages:

- Avoids pedestrian bridge.
- Keeps Art Gallery & Store at street level.
- Keeps building below 120' Zoning height limit.
- Brings most patrons and County staff to street level.
- Provides on-site accessible parking.
- Provides limited short term parking.

Disadvantages:

- \$5.9M** equates to over **\$200,000 / space**.
- Requires County to participate in constructing residential garage.
- Commits design of garage prior to developer's input on residential property, and complicates potential ownership & maintenance agreements between County and developer.
- May discourage developer interest in residential project.

Portland, Oregon light rail w/ pedestrian bridge



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