

**POTOMAC AND RAPPAHANNOCK
TRANSPORTATION COMMISSION**

RESOLUTION

MOTION: _____

RESOLUTION NO. 07-04-___

OFFICIAL COMMISSION MEETING

SECOND: _____

APRIL 5, 2007

**RE: LEASE OF 14775 TELEGRAPH ROAD PROPERTY FOR TEMPORARY
PARKING**

WHEREAS, the Potomac and Rappahannock Transportation Commission (PRTC) has plans for expanding its bus storage yard at the PRTC Transit Center, which will require the relocation of employee and commuter parking accommodations at the Transit Center; and

WHEREAS, the parking relocation necessitates acreage bordering the Transit Center for temporary parking while yard expansion and a related new commuter park-ride lot are being constructed; and

WHEREAS, unimproved, upland property east of Telegraph Road recently acquired by Telegraph Road Properties is ideally suited for this purpose, and Telegraph Road Properties is amenable to leasing it for this purpose; and

WHEREAS, PRTC management and Telegraph Road Properties have negotiated a set of mutually lease terms, as described in the lease agreement appended to the staff report; and

WHEREAS, the Potomac and Rappahannock Transportation Commission has reviewed the proposed terms and finds them acceptable.

NOW, THEREFORE, BE IT RESOLVED that the Potomac and Rappahannock Transportation Commission does hereby authorize the Executive Director to execute the subject lease in substantially the same form as shown in the attachment to the staff report accompanying this resolution, and exercise the discretion it allows for early termination or extension as he deems in PRTC's best interest.

April 5, 2007

TO: Chairman Gibbons and Commissioners

FROM: Alfred H. Harf
Executive Director

RE: Lease of 14775 Telegraph Road Property for Temporary Parking

Recommendation:

Authorize the Executive Director to enter into a two-year property lease of the subject property so it can be used for temporary parking while the bus yard expansion and related new commuter park-ride lot are under construction.

Background:

The planned expansion of the bus yard at the PRTC Transit Center to provide adequate fleet storage necessitates the relocation of employee and commuter parking at the Transit Center. Employee parking will be relocated to the existing commuter park-ride lot and commuter parking will be relocated to two unimproved properties: (1) the VDOT-owned lot bordering the Transit Center that VDOT occasionally uses for materials storage; and (2) the subject property (hereinafter referred to as the "east of Telegraph Road" parcel). VDOT has already authorized PRTC's use of the "materials storage" property and PRTC has been using this for a number of months for employee parking, and the action proposed here would secure the "east of Telegraph Road" parcel. Together these parcels will house as many as 75 parking spaces, which together with nearby vacant spaces in established commuter park-ride lots (e.g., Smoketown Plaza and K Mart) is minimally adequate to handle existing commuter parking users during the course of the yard and new park-ride lot construction.

The "east of Telegraph" parcel was acquired about a year ago as part of a much larger property acquisition involving multiple acres on both sides of Telegraph Road by Telegraph Road Properties to provide ample room for construction of a manufacturing facility larger than the one now used by American Fire. Since that acquisition, American Fire's plans have changed, and its principals advised PRTC of this change knowing that PRTC has plans of its own to expand the bus yard and a related need for nearby property for parking. PRTC advised American Fire (aka "Telegraph Road Properties") that while

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PRTC did not need as much acreage as Telegraph Road Properties had acquired in total, the “east of Telegraph” parcel only would be of interest to PRTC on a short-term lease basis to mitigate the loss of parking while PRTC’s planned construction is underway. Telegraph Road Properties signaled its willingness to enter into a short-term lease, and the parties have now concluded negotiations on such a lease, setting the stage for the action now proposed.

The proposed lease (attached) is confined to the upland acreage of the “east of Telegraph” parcel, which is slightly less than an acre. It is undergoing final review by the lessor as this Commission action is being drafted and is expected to be approved by the lessor in substantially the same form as drafted. The lease provisions in summary terms are:

- A two-year duration, with a “termination” clause that would allow the lease to be ended by either party sooner (with a minimum, 60-day advance notice) and provision for the extension beyond two years by the mutual written agreement of the parties. The effective date of the lease is at PRTC’s discretion, but not later than June 1, 2007.
- PRTC has the right to clear the subject property of vegetation, perform minor earth moving to flatten it further, and place crushed stone to create a firmer surface, and add parking blocks, temporary lighting, and security cameras as PRTC sees fit to make the property serviceable for commuter parking.
- PRTC is responsible for trash and snow removal.
- A monthly rent of one thousand dollars.

Fiscal Impact:

PRTC’s adopted FY 2007 mid-year revision and proposed FY 2008 budget contain the funds necessary to bear this expense.