

AGENDA ITEM #12
March 2, 2010

Public Hearing

MEMORANDUM

February 26, 2010

TO: County Council

FROM: Glenn Orlin, ^{GO}Deputy Council Staff Director

SUBJECT: **Public Hearing**—amendment to the FY09-14 Capital Improvements Program and Supplemental Appropriation to the FY10 Capital Budget
Montgomery County Government, Department of Transportation
Silver Spring Lot 16 Parking Garage, \$2,592,000 (Current Revenue-Parking)

The Executive is recommending this CIP amendment and supplemental appropriation to fund part of the cost of a new, two-level, 160-space parking garage in south Silver Spring. This action would implement one of the provisions of the General Development Agreement between the County and The Galaxy development. The garage would replace the current 60-space public lot on King Street near Eastern Avenue, which will be transferred to the developer of The Galaxy, who would build the garage. The Silver Spring Parking Lot District (PLD) contribution would be the value of the lot's land—\$1,278,000—and this \$2,592,000 appropriation of Current Revenue from the PLD, for a total of \$3,870,000. In return the PLD would have condominium ownership of the garage.

Each floor of the public garage would have about 80 spaces, and fee collection will be pay-by-space. Each floor would also have its own exit to the street.

The Executive's transmittal is on ©1-2, and a draft adoption resolution—with the project description form—is on ©3-5. The Transportation, Infrastructure, Energy and Environment Committee will review this request at its meeting later in the afternoon on March 2. Full Council action is tentatively scheduled for March 9.



OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

MEMORANDUM

February 2, 2010

TO: Nancy Floreen, President, County Council

FROM: Isiah Leggett, County Executive 

SUBJECT: Amendment to the FY09-14 Capital Improvements Program and Supplemental Appropriation #9-S10-CMCG-1 to the FY10 Capital Budget
Montgomery County Government
Department of Transportation
Silver Spring Lot 16 Parking Garage (No. 501004), \$2,592,000

2010 FEB - 2 PM 12:44

MONTGOMERY COUNTY
COUNCIL

I am recommending a supplemental appropriation to the FY10 Capital Budget and amendment to the FY09-14 Capital Improvements Program in the amount of \$2,592,000 for Silver Spring Lot 16 Parking Garage (No. 501004). Appropriation for this project will fund the County's cost for developer design and construction of an underground public parking garage in accordance with a General Development Agreement (GDA) to support parking needs in the Silver Spring area.

This amendment is required to allow the County to close on the sale of Public Parking Lot 16 in accordance with an executed General Development Agreement. Under the agreement, the developer is obligated to build a parking garage in accordance with certain County standards and transfer the ownership of the garage to the County under a condominium regime on a turn key basis. The County is obligated to transfer the ownership of the County land to the developer and pay an additional fixed price for the condominium. Under the conditions precedent to closing, the County must first obtain all required County approvals. Appropriation of the funds for the fixed price of the condominium is one of the required County approvals. The recommended amendment is consistent with the criteria for amending the CIP because the project offers a significant opportunity, which will be lost if not taken at this time. The General Development Agreement provides for the redevelopment of the area through a mixed use private project providing street front retail and residential uses, including affordable housing, while providing a timely and necessary increase in the availability of County operated public parking.

Nancy Floreen
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I recommend that the County Council approve this supplemental appropriation and amendment to the FY09-14 Capital Improvements Program in the amount of \$2,592,000 and specify the source of funds as Silver Spring Parking Lot District Current Revenue.

I appreciate your prompt consideration of this action.

Attachment: Amendment to the FY09-14 Capital Improvements Program and Supplemental Appropriation #9-S10-CMCG-1

cc: Joseph Beach, Director, the Office of Management and Budget
Richard Nelson, Director, Department of Housing and Community Affairs
Arthur Holmes, Jr., Director, Department of Transportation

Resolution: _____

Introduced: _____

Adopted: _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

SUBJECT: Amendment to the FY09-14 Capital Improvements Program and
Supplemental Appropriation #9-S10-CMCG-1 to the FY10 Capital Budget
Montgomery County Government
Department of Transportation
Silver Spring Lot 16 Parking Garage (No. 501004), \$2,592,000

Background

1. Section 307 of the Montgomery County Charter provides that any supplemental appropriation shall be recommended by the County Executive who shall specify the source of funds to finance it. The Council shall hold a public hearing on each proposed supplemental appropriation after at least one week's notice. A supplemental appropriation that would comply with, avail the County of, or put into effect a grant or a Federal, State or County law or regulation, or one that is approved after January 1 of any fiscal year, requires an affirmative vote of five Councilmembers. A supplemental appropriation for any other purpose that is approved before January 1 of any fiscal year requires an affirmative vote of six Councilmembers. The Council may, in a single action, approve more than one supplemental appropriation. The Executive may disapprove or reduce a supplemental appropriation, and the Council may reapprove the appropriation, as if it were an item in the annual budget.
2. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.
3. The County Executive recommends the following capital project appropriation increases:

Project Name	Project Number	Cost Element	Amount	Source of Funds
Silver Spring Lot 16	501004	PDS	\$240,000	
Parking Garage		Construction	<u>\$2,352,000</u>	
TOTAL			\$2,592,000	Sil.Spg. PLD Current Revenue

- This amendment is required to allow the County to close on the sale of Public Parking Lot 16 in accordance with an executed General Development Agreement. Under the agreement, the developer is obligated to build a parking garage in accordance with certain County standards and transfer the ownership of the garage to the County under a condominium regime on a turn key basis. The County is obligated to transfer the ownership of the County land to the developer and pay an additional fixed price for the condominium. Under the conditions precedent to closing, the County must first obtain all required County approvals. Appropriation of the funds for the fixed price of the condominium is one of the required County approvals. The recommended amendment is consistent with the criteria for amending the CIP because the project offers a significant opportunity, which will be lost if not taken at this time. The General Development Agreement provides for the redevelopment of the area through a mixed use private project providing street front retail and residential uses, including affordable housing, while providing a timely and necessary increase in the availability of County operated public parking.

The County Executive recommends an amendment to the FY09-14 Capital Improvements Program and a supplemental appropriation in the amount of \$2,592,000 for Silver Spring Lot 16 Parking Garage (No. 501004), and specifies that the source of funds will be Silver Spring Parking Lot District Current Revenue.

- Notice of public hearing was given and a public hearing was held.

Action

The County Council for Montgomery County, Maryland, approves the following action:

The FY09-14 Capital Improvements Program of the Montgomery County Government is amended as reflected on the attached project description form and a supplemental appropriation is approved as follows:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Silver Spring Lot 16 Parking Garage	501004	PDS Construction	\$240,000 \$2,352,000	
TOTAL			\$2,592,000	Sil.Spg. PLD Current Revenue

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council

Silver Spring Lot 16 Parking Garage -- No. 501004

Category
Subcategory
Administering Agency
Planning Area

Transportation
Parking
Transportation
Silver Spring

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 20, 2010
No
None.
Final Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	240	0	0	240	0	40	120	80	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	2,352	0	0	2,352	0	0	1,176	1,176	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	2,592	0	0	2,592	0	40	1,296	1,256	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: Parking - Silver Spring	2,592	0	0	2,592	0	40	1,296	1,256	0	0	0
Total	2,592	0	0	2,592	0	40	1,296	1,256	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				44	0	0	0	8	18	18
Energy				49	0	0	0	9	20	20
Program-Other				137	0	0	0	27	55	55
Offset Revenue				-158	0	0	0	-30	-64	-64
Net Impact				72	0	0	0	14	29	29

DESCRIPTION

This project provides for an underground, 160 space, public parking garage on the current site of Public Parking Lot #16 in Silver Spring. The underground, public parking garage will be designed and constructed by a private development partner the County selected through a competitive, Request For Proposal (RFP) process. The County has completed a General Development Agreement (GDA) that obligates the developer to design and construct the public garage and title it to the County as a condominium on a turn key basis at a fixed price. The value of the County land is credited against the design and construction costs of the County garage. This PDF represents the entire cost to the County for the facility (net of the value of land). The private development has received Project and Site Plan approval.

CAPACITY

The underground, public parking garage will consist of 160 County owned and operated public parking spaces.

JUSTIFICATION

Public Parking Lot #16 is being redeveloped in accordance with the Silver Spring Sector plan. Based on analysis conducted by the Division of Parking Management, the project public parking garage is appropriately sized to meet the needs of the planned private redevelopment project and the current parking needs of the service area. Mandatory Referral to M-NCPPC for the County's underground, public parking garage has been completed.

OTHER

A pedestrian impact analysis has been completed for this project.

FISCAL NOTE

Value of land transferred to developer of \$1,278,000 to be credited against construction cost. County to pay an additional \$2,592,000 which brings the total garage value to \$3,870,000.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation	M-NCPPC	
First Cost Estimate	Silver Spring Urban District	
Current Scope	Silver Spring Regional Services Center	
Last FY's Cost Estimate	Silver Spring Chamber of Commerce	
	United RST, L.L.C.	
Appropriation Request		
Supplemental Appropriation Request		
Transfer		
Cumulative Appropriation		
Expenditures / Encumbrances		
Unencumbered Balance		
Partial Closeout Thru		
New Partial Closeout		
Total Partial Closeout		

See Map on Next Page

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