

Bethesda Lot 31 Parking Garage -- No. 500932

Category	Transportation	Date Last Modified	June 23, 2008
Subcategory	Parking	Required Adequate Public Facility	Yes
Administering Agency	Transportation	Relocation Impact	None.
Planning Area	Bethesda-Chevy Chase	Status	Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	3,452	0	0	3,452	0	2,326	563	563	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,000	0	0	4,000	2,004	1,996	0	0	0	0	0
Construction	76,530	0	0	76,530	0	0	38,265	38,265	0	0	0
Other	4,837	0	0	4,837	0	1,363	1,737	1,737	0	0	0
Total	88,819	0	0	88,819	2,004	5,685	40,565	40,565	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: Parking - Bethesda	7,652	0	0	7,652	2,004	1,499	0	4,149	0	0	0
Land Sale - Bethesda PLD	35,500	0	0	35,500	0	0	0	35,500	0	0	0
Revenue Bonds	41,481	0	0	41,481	0	0	40,565	916	0	0	0
Contributions	4,186	0	0	4,186	0	4,186	0	0	0	0	0
Total	88,819	0	0	88,819	2,004	5,685	40,565	40,565	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				345	0	0	0	0	171	174
Energy				312	0	0	0	0	155	157
Program-Other				887	0	0	0	0	441	446
Offset Revenue				-1,788	0	0	0	0	-813	-975
Net Impact				-244	0	0	0	0	-46	-198

DESCRIPTION

This project provides for the construction of a new, underground public parking garage under the land currently used as two County public parking lots and a portion of Woodmont Avenue in Bethesda. Design and construction will be performed by a private development partner selected through a competitive Request for Proposal process. The public parking garage will include approximately 1,100 County owned and operated spaces. A mixed use development (all privately funded and owned) will be built on top of the garage with 250 residential units and 40,000 square feet of retail space.

CAPACITY

The garage will consist of 1,100 County operated spaces with the private developer building and owning an additional 300 spaces.

JUSTIFICATION

Parking demand analysis performed by the Parking Operations program, and separately by M-NCPPC, recommended the addition of up to 1,300 public parking spaces in the Bethesda sector to support probable development allowed under Sector Plan guidelines. Additionally, the M-NCPPC Adopted Sector Plan calls for construction of public parking in underground garages with mixed use residential, retail, and commercial space above.

Parking Demand Studies: Desman Associates 1996, updated 2000, 2003, and 2005.

Master Plan: Bethesda CBD Sector Plan July 1994

OTHER

Part of Woodmont Avenue south of Bethesda Avenue will be closed for a period during construction. Every effort will be taken so that this temporary road closure does not coincide with the temporary closure of Elm Street during construction of the Bethesda Metro Station South Entrance project.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY09	88,819
Current Scope		
Last FY's Cost Estimate		0
Appropriation Request	FY09	2,004
Appropriation Request Est.	FY10	86,815
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

M-NCPPC
Bethesda Urban District
Bethesda-Chevy Chase Regional Services Center
Verizon
PN Hoffman/Stonebridge Associates
Department of General Services
Bethesda Metro Station South Entrance project

Special Capital Projects Legislation [Bill No. 20-08] was adopted by Council June 10, 2008.

MAP

