Bethesda Lot 31 Parking Garage
(P500932)

Category	Transportation	Date Last Modified	11/28/17
SubCategory	Parking	Administering Agency	Transportation
Planning Area	Bethesda-Chevy Chase and Vicinity	Status	Under Construction
Required Adequate Public Facility	Yes		

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY17	Est FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
Planning, Design and Supervision	3,802	2,072	1,730	-	-	-	-	-	-	-	-
Site Improvements and Utilities	3,214	3,214	-	-	-	-	-	-	-	-	-
Construction	45,743	45,738	5	-	-	-	-	-	-	-	-
Other	3,748	3,003	745	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	56,507	54,027	2,480	-	-	-	-	-	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY17	Est FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
Contributions	2,850	370	2,480	-	-	-	-	-	-	-	-
Current Revenue: Parking - Bethesda	1,073	1,073	-	-	-	-	-	-	-	-	-
Land Sale: Bethesda PLD	29,160	29,160	-	-	-	-	-	-	-	-	-
Revenue Bonds	23,424	23,424	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	56,507	54,027	2,480	-	-	-	-	-	-	-	-

OPERATING BUDGET IMPACT ($000s)

Impact Type		Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Maintenance		234	117	117	-	-	-	-
Energy		242	121	121	-	-	-	-
Program-Other		878	439	439	-	-	-	-
Offset Revenue		(1,866)	(933)	(933)	-	-	-	-
NET IMPACT		(512)	(256)	(256)	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 19 Request	-	Year First Appropriation	FY09
Appropriation FY 20 Request	-	Last FY's Cost Estimate	56,507
Cumulative Appropriation	56,507		
Expenditure / Encumbrances	54,163		
Unencumbered Balance	2,344		

Project Description

This project provides for the construction of a new, underground public parking garage under the land previously 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 940 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.

Location

Garage 31, also known as the Capital Crescent Garage is located at the intersection of Bethesda Avenue and Woodmont Avenue in the Bethesda PLD. It is situated under the two developer built residential buildings, The Darcy and the Flats, which are integral to the garage. Vehicle entrances and exits are located on Bethesda Avenue east of Woodmont and Woodmont Avenue south of Bethesda Avenue. Pedestrian access is on both sides of Woodmont Avenue and on the Capital Crescent Trail, south of Bethesda Avenue.

Capacity

The garage contains 954 publicly owned and operated parking spaces and 200 private spaces.

Project 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. This temporary road closure is not anticipated to coincide with the temporary closure of Elm Street during construction of the Bethesda Metro Station South Entrance project.

Fiscal Note

The project schedule is based on the executed General Development Agreement.

Disclosures

A pedestrian impact analysis has been completed for this project.

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.