Parking

PROGRAM DESCRIPTION AND OBJECTIVES

The Department of Transportation's Parking Program is responsible for providing, operating, and maintaining an economically self-sufficient system of public parking which promotes the economic growth and welfare of the Central Business Districts (CBDs) of Silver Spring, Bethesda, and Wheaton. The objective of the Parking Program is to develop and implement a program that meets the parking needs within the CBDs. This effort consists of the planning, design, construction, operation, and maintenance of parking lots and garages.

The public parking system is designed to complement other travel modes and support a balanced total transportation system serving the needs of the CBDs in accordance with County transportation and development policies and goals. Construction and maintenance of parking lots, garages, mixed use garages, and use of air rights development are some of the strategies employed to provide public parking facilities in accordance with the urban planning goals of the County.

A program for providing public parking is related to the availability of mass-transit service and the County's policy with regard to encouraging greater usage of transit services. In Bethesda, for example, the County seeks to promote higher usage of buses and carpools for commuting while balancing the parking needs of the Bethesda business community. Therefore, the number of public parking spaces in that district is limited so that it is consistent with the desired modal split between private cars and transit and is consistent with the County's ridesharing objective of obtaining higher occupancy rates in private cars.

Development of the Parking Program is based on existing and projected parking needs. Evaluation of existing, approved, or proposed development within the CBDs provides the Parking Program with an assessment of parking facilities required to support and promote economic development. Privately-owned parking is accounted for in determining the need for supplemental public parking to be provided. A public parking system which achieves an overall peak parking occupancy of 90 to 95 percent is programmed for the CBDs.

PROGRAM CONTACTS

Contact Jose Thommana of the Department of Transportation at 240.777.8732 or Taman Morris of the Office of Management and Budget at 240.777.2771 for more information regarding this department's capital budget.

CAPITAL PROGRAM REVIEW

There are six ongoing projects in the Parking component of the Department of Transportation's FY21-26 Capital Improvements Program. The total cost of the recommended six-year program is $37.2 million and is $3.3 million, or 8.2 percent, less than the FY19-24 amended amount of $40.5 million.

The Bethesda, Silver Spring, and Wheaton Parking Lot Districts each have a facility renovation project and a facility planning project. Each of the three Parking Lot Districts is financially structured as an enterprise fund and is treated as a separate entity for accounting purposes. The districts are self supporting and most parking facility projects are funded with current revenues generated from the parking districts.

In combination with existing facilities, the recommended program will provide a total of 20,313 public parking spaces in Silver Spring, Bethesda, and Wheaton; and fund the renovation of existing garages to either correct or prevent deterioration. The following chart depicts the existing and proposed parking spaces for construction for each of the Parking Lot Districts.

Montgomery County Parking Districts - Public Parking Spaces

District	Through FY20	Change Proposed FY21-26	Total FY26
Bethesda	7,771	(37)	7,734
Silver Spring	10,819	78	10,897
Wheaton	1,282	400	1,682
TOTAL:	19,872	441	20,313

The Bethesda change is due to the closure of Lot 43.
The Silver Spring change is due to the closure of Lots 2 and 20 and completion of Garage 3.

Facility Planning Parking: Bethesda Parking Lot District

(P501313)

Category	Transportation	Date Last Modified	01/03/20
SubCategory	Parking	Administering Agency	Transportation
Planning Area	Bethesda-Chevy Chase and Vicinity	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	1,240	498	202	540	90	90	90	90	90	90	-
Other	20	20	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,260	518	202	540	90	90	90	90	90	90	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: Parking - Bethesda	1,260	518	202	540	90	90	90	90	90	90	-
TOTAL FUNDING SOURCES	1,260	518	202	540	90	90	90	90	90	90	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	90
Appropriation FY 22 Request	90
Cumulative Appropriation	720
Expenditure / Encumbrances	536
Unencumbered Balance	184

Year First Appropriation	FY13
Last FY's Cost Estimate	1,080

PROJECT DESCRIPTION

This project provides for parking facility planning studies for a variety of projects under consideration for possible inclusion in the CIP. Facility planning serves as a transition stage for a project between the master plan or conceptual stage and its inclusion as a stand-alone project in the CIP. Prior to the establishment of a stand-alone project, the Department of Transportation (DOT) will develop a Parking Facility Project Requirement (PFPR) that outlines the general and specific features required for the project. Facility planning is a decision-making process to determine the purpose, need and feasibility of a candidate project through a rigorous investigation of the following critical project elements: usage forecasts; economic, social, environmental, and historic impact analysis; public participation; investigation of non-County sources of funding; and detailed project cost estimates. Facility planning represents feasibility analysis, planning and preliminary design and develops a PFPR in advance of full programming of a project in the CIP. Depending upon results of a facility planning determination of purpose and need, a project may or may not proceed to construction. For a full description of the facility planning process, see the CIP Planning Section.

LOCATION

Bethesda Parking Lot District.

COST CHANGE

The expenditure schedule has been updated to include FY25 and FY26.

PROJECT JUSTIFICATION

There is a continuing need to study and evaluate the public and private parking supply and demand in order to ensure an adequate amount of parking. The timing and magnitude of such studies is usually dictated by the interests of private developers. Facility planning costs for projects which ultimately become stand-alone projects are included here. These costs will not be reflected in the resulting individual project.

OTHER

Projects are generated by staff, Maryland-National Capital Park and Planning Commission (M-NCPPC), public agencies, citizens, developers, etc. Analysis conducted under this project may be accomplished by consultants or in-house staff, with the cooperation of M-NCPPC, other County agencies, Washington Metropolitan Area Transit Authority (WMATA), or private development interests. The MNCPPC re-evaluation of Bethesda Zoning and Development Potential along with announcements of major corporate headquarters relocation to Bethesda is adding to the level of analysis that is required in this District.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

M-NCPPC, WMATA, Parking Bethesda Facility Renovations, Bethesda CBD Sector Plan, and Developers.

Facility Planning Parking: Silver Spring Parking Lot District
(P501314)

Category	Transportation	Date Last Modified	01/04/20
SubCategory	Parking	Administering Agency	Transportation
Planning Area	Silver Spring and Vicinity	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	1,240	475	225	540	90	90	90	90	90	90	-
Other	20	20	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,260	495	225	540	90	90	90	90	90	90	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: Parking - Silver Spring	1,260	495	225	540	90	90	90	90	90	90	-
TOTAL FUNDING SOURCES	1,260	495	225	540	90	90	90	90	90	90	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	90
Appropriation FY 22 Request	90
Cumulative Appropriation	720
Expenditure / Encumbrances	495
Unencumbered Balance	225

Year First Appropriation	FY13
Last FY's Cost Estimate	1,080

PROJECT DESCRIPTION

This project provides for parking facility planning studies for a variety of projects under consideration for possible inclusion in the CIP. Facility planning serves as a transition stage for a project between the master plan or conceptual stage and its inclusion as a stand-alone project in the CIP. Prior to the establishment of a stand-alone project, the Department of Transportation (DOT) will develop a Parking Facility Project Requirement (PFPR) that outlines the general and specific features required for the project. Facility planning is a decision-making process to determine the purpose, need and feasibility of a candidate project through a rigorous investigation of the following critical project elements: usage forecasts; economic, social, environmental, and historic impact analysis; public participation; investigation of non-County sources of funding; and detailed project cost estimates. Facility planning represents feasibility analysis, planning and preliminary design and develops a PFPR in advance of full programming of a project in the CIP. Depending upon results of a facility planning determination of purpose and need, a project may or may not proceed to construction. For a full description of the facility planning process, see the CIP Planning Section.

LOCATION

Silver Spring Parking Lot District.

COST CHANGE

The expenditure schedule has been updated to include FY25 and FY26.

PROJECT JUSTIFICATION

There is a continuing need to study and evaluate the public and private parking supply and demand in order to ensure an adequate amount of parking. The timing and magnitude of such studies is usually dictated by the interests of private developers. Facility planning costs for projects which ultimately become stand-alone projects are included here. These costs will not be reflected in the resulting individual project.

OTHER

Projects are generated by staff, Maryland-National Capital Park and Planning Commission (M-NCPPC), public agencies, citizens, developers, etc. Analysis conducted under this project may be accomplished by consultants or in-house staff, with the cooperation of M-NCPPC, other County agencies, Washington Metropolitan Area Transit Authority (WMATA), or private development interests.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

M-NCPPC, WMATA, Parking Silver Spring Renovations, Silver Spring CBD Sector Plan, Developers, PEPCO, and Department of Technology Services.

Facility Planning Parking: Wheaton Parking Lot District
(P501312)

Category	Transportation	Date Last Modified	01/03/20
SubCategory	Parking	Administering Agency	Transportation
Planning Area	Kensington-Wheaton	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	630	143	217	270	45	45	45	45	45	45	-
TOTAL EXPENDITURES	630	143	217	270	45	45	45	45	45	45	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: Parking - Wheaton	630	143	217	270	45	45	45	45	45	45	-
TOTAL FUNDING SOURCES	630	143	217	270	45	45	45	45	45	45	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	45
Appropriation FY 22 Request	45
Cumulative Appropriation	360
Expenditure / Encumbrances	294
Unencumbered Balance	66

Year First Appropriation	FY13
Last FY's Cost Estimate	540

PROJECT DESCRIPTION

This project provides for parking facility planning studies for a variety of projects under consideration for possible inclusion in the CIP. Facility planning serves as a transition stage for a project between the master plan or conceptual stage and its inclusion as a stand-alone project in the CIP. Prior to the establishment of a stand-alone project, the Department of Transportation (DOT) will develop a Parking Facility Project Requirement (PFPR) that outlines the general and specific features required for the project. Facility planning is a decision-making process to determine the purpose, need and feasibility of a candidate project through a rigorous investigation of the following critical project elements: usage forecasts; economic, social, environmental, and historic impact analysis; public participation; investigation of non-County sources of funding; and detailed project cost estimates. Facility planning represents feasibility analysis, planning and preliminary design and develops a PFPR in advance of full programming of a project in the CIP. Depending upon results of a facility planning determination of purpose and need, a project may or may not proceed to construction. For a full description of the facility planning process, see the CIP Planning Section.

LOCATION

Wheaton Parking Lot District.

COST CHANGE

The expenditure schedule has been updated to include FY25 and FY26.

PROJECT JUSTIFICATION

There is a continuing need to study and evaluate the public and private parking supply and demand in order to ensure an adequate amount of parking. The timing and magnitude of such studies is usually dictated by the interests of private developers. Facility planning costs for projects which ultimately become stand-alone projects are included here. These costs will not be reflected in the resulting individual project.

OTHER

Projects are generated by staff, Maryland-National Capital Park and Planning Commission (M-NCPPC), public agencies, citizens, developers, etc. Analysis conducted under this project may be accomplished by consultants or in-house staff, with the cooperation of M-NCPPC, other County agencies, Washington Metropolitan Area Transit Authority (WMATA), or private development interests.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

M-NCPPC, WMATA, Parking Wheaton Facility Renovations, Wheaton CBD Sector Plan, Developers. and Wheaton Town Center Project.

Parking Bethesda Facility Renovations
(P508255)

Category	Transportation	Date Last Modified	01/10/20
SubCategory	Parking	Administering Agency	Transportation
Planning Area	Bethesda-Chevy Chase and Vicinity	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	4,630	2,599	231	1,800	300	300	300	300	300	300	-
Land	23	23	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	18	18	-	-	-	-	-	-	-	-	-
Construction	30,475	7,289	5,675	17,511	3,543	2,908	2,765	2,765	2,765	2,765	-
Other	936	936	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	36,082	10,865	5,906	19,311	3,843	3,208	3,065	3,065	3,065	3,065	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: Parking - Bethesda	36,082	10,865	5,906	19,311	3,843	3,208	3,065	3,065	3,065	3,065	-
TOTAL FUNDING SOURCES	36,082	10,865	5,906	19,311	3,843	3,208	3,065	3,065	3,065	3,065	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	5,078
Appropriation FY 22 Request	2,120
Cumulative Appropriation	22,897
Expenditure / Encumbrances	14,275
Unencumbered Balance	8,622

Year First Appropriation	FY83
Last FY's Cost Estimate	26,296

PROJECT DESCRIPTION

This project provides for the renovation of or improvements to Bethesda parking facilities. This is a continuing program of contractual improvements or renovations, with changing priorities depending upon the type of deterioration and corrections required, that will protect or improve the physical infrastructure to assure safe and reliable parking facilities and to preserve the County's investment. The scope of this project will vary depending on the results of studies conducted under the Facility Planning Parking project. Included are annual consultant services to provide investigation, analysis, recommended repair methods, contract documents, inspection, and testing, if required.

LOCATION

Bethesda Parking Lot District.

COST CHANGE

Expenditures in FY20 through FY22 have been updated to reflect prior year cash flow repair costs taken into account in the FY20 appropriation but omitted from the Project Description Form (PDF) funding schedule. The expenditure schedule has been updated to include FY25 and FY26.

PROJECT JUSTIFICATION

Staff inspection and condition surveys by County inspectors and consultants indicate that facilities in the Bethesda Parking Lot District (PLD) are in need of rehabilitation and repair work. Not performing this restoration work within the time and scope specified may result in serious structural integrity problems to the subject parking facilities as well as possible public safety hazards.

OTHER

Major sub-projects within this ongoing effort are as follows:

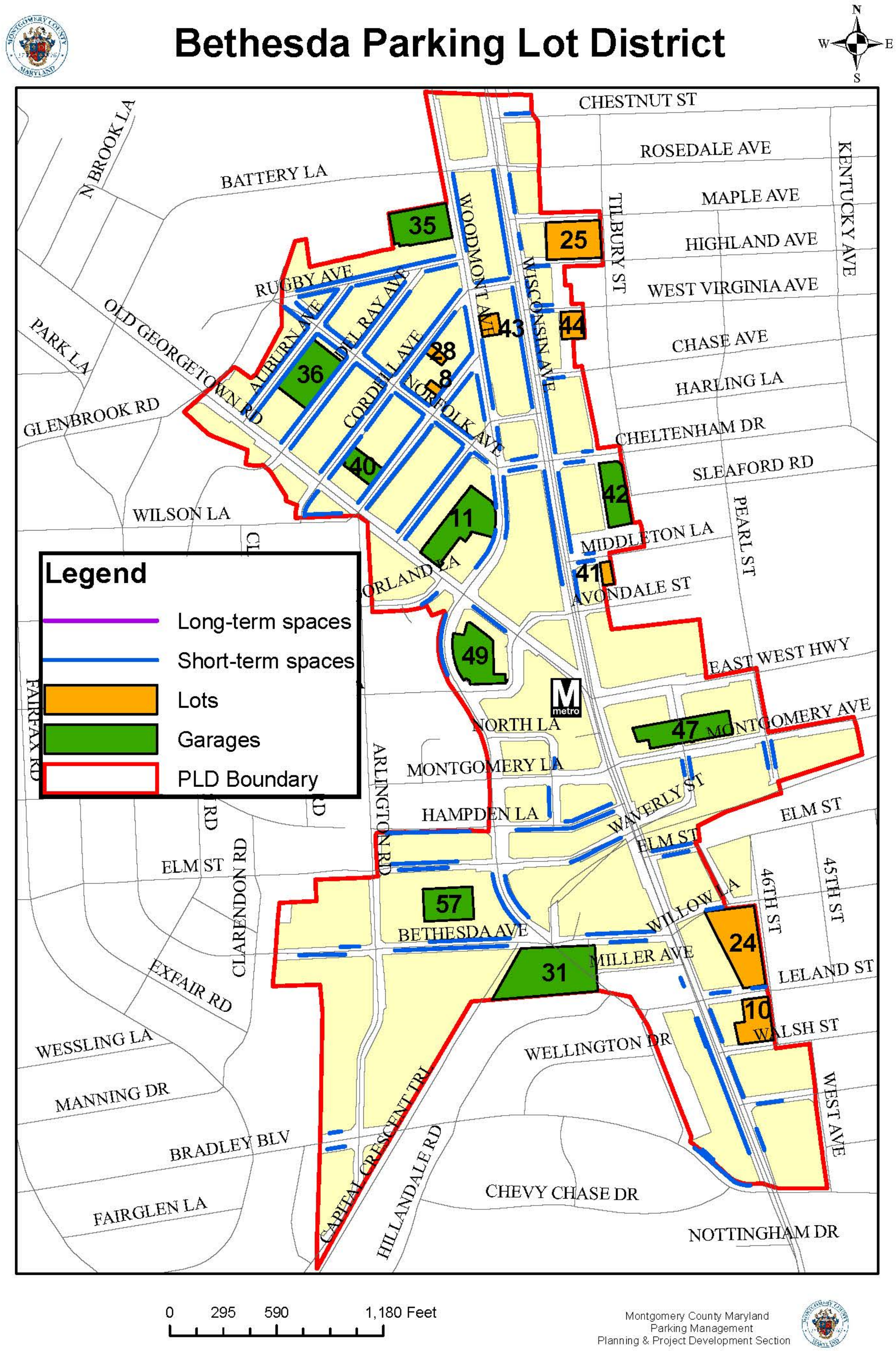
- Garage 47 Waverly Avenue re-decking of entire facility. Major corrosion and deterioration will require closing down this garage if remedial work is not accomplished. This project is estimated to cost $6.5 million dollars and work will be performed in FY19-22. It is urgent to have this completed prior to the Marriott and JBG headquarters moves to Bethesda and the major redevelopment of the Bethesda Police District Property with a hotel, office, and residential component.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Facility Planning Parking: Bethesda PLD.



Bethesda Parking Lot District
N
W
E
S
CHESTNUT ST
ROSEDALE AVE
MAPLE AVE
HIGHLAND AVE
WEST VIRGINIA AVE
CHASE AVE
HARLING LA
CHELTENHAM DR
SLEAFORD RD
MIDDLETON LA
AVONDALE ST
EAST WEST HWY
MONTGOMERY AVE
KENTUCKY AVE
TILBURY ST
PEARL ST
WISCONSIN AVE
WOODMONT AVE
BATTERY LA
N BROOK LA
RUGBY AVE
AUBURN AVE
DEL RAY AVE
CORDELL AVE
NORFOLK AVE
OLD GEORGETOWN RD
PARK LA
GLENBROOK RD
WILSON LA
FAIRFAX RD
NORTH LA
MONTGOMERY LA
HAMPDEN LA
WAVERLY ST
ELM ST
ARLINGTON RD
CLARENDON RD
BETHESDA AVE
WILLOW LA
46TH ST
45TH ST
MILLER AVE
LELAND ST
WALSH ST
EXFAIR RD
WESSLING LA
MANNING DR
WELLINGTON DR
WEST AVE
BRADLEY BLV
CAPITAL CRESCENT TRL
HILLANDALE RD
CHEVY CHASE DR
FAIRGLEN LA
NOTTINGHAM DR
35
25
43
44
28
8
36
40
42
11
41
49
47
57
31
24
10
metro
Legend
Long-term spaces
Short-term spaces
Lots
Garages
PLD Boundary
0
295
590
1,180 Feet
Montgomery County Maryland
Parking Management
Planning & Project Development Section

Parking Silver Spring Facility Renovations
(P508250)

Category	Transportation	Date Last Modified	01/10/20
SubCategory	Parking	Administering Agency	Transportation
Planning Area	Silver Spring and Vicinity	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	5,371	3,334	237	1,800	300	300	300	300	300	300	-
Land	33	33	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	1,148	1,148	-	-	-	-	-	-	-	-	-
Construction	22,673	6,657	2,156	13,860	2,310	2,310	2,310	2,310	2,310	2,310	-
Other	312	312	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	29,537	11,484	2,393	15,660	2,610	2,610	2,610	2,610	2,610	2,610	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: Parking - Silver Spring	29,537	11,484	2,393	15,660	2,610	2,610	2,610	2,610	2,610	2,610	-
TOTAL FUNDING SOURCES	29,537	11,484	2,393	15,660	2,610	2,610	2,610	2,610	2,610	2,610	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	1,200
Appropriation FY 22 Request	1,790
Cumulative Appropriation	20,793
Expenditure / Encumbrances	12,897
Unencumbered Balance	7,896

Year First Appropriation	FY83
Last FY's Cost Estimate	24,317

PROJECT DESCRIPTION

This project provides for the restoration of, or improvements to, Silver Spring parking facilities to address deterioration due to use and age. This is a continuing program of contractual improvements or restorations, with changing priorities depending upon the types of deterioration and corrections required. Corrective measures are required to ensure adequate and proper serviceability over the design life of the facilities and to preserve the County's investment. The scope of this project may vary depending on the results of the studies conducted under facility planning. The project will protect or improve the physical infrastructure to assure continuation of safe and reliable parking facilities. Included are annual consultant services to provide investigation, analysis, recommend repair methods, contract documents, inspection, and testing, if required.

LOCATION

Silver Spring Parking Lot District.

COST CHANGE

The expenditure schedule has been updated to include FY25 and FY26.

PROJECT JUSTIFICATION

Staff inspection and condition surveys by County inspectors and consultants indicate that facilities in the Silver Spring Parking Lot District (PLD) are in need of rehabilitation and repair work. Not performing this restoration work within the time and scope specified may result in serious structural integrity problems to the subject parking facilities as well as possible public safety hazards.

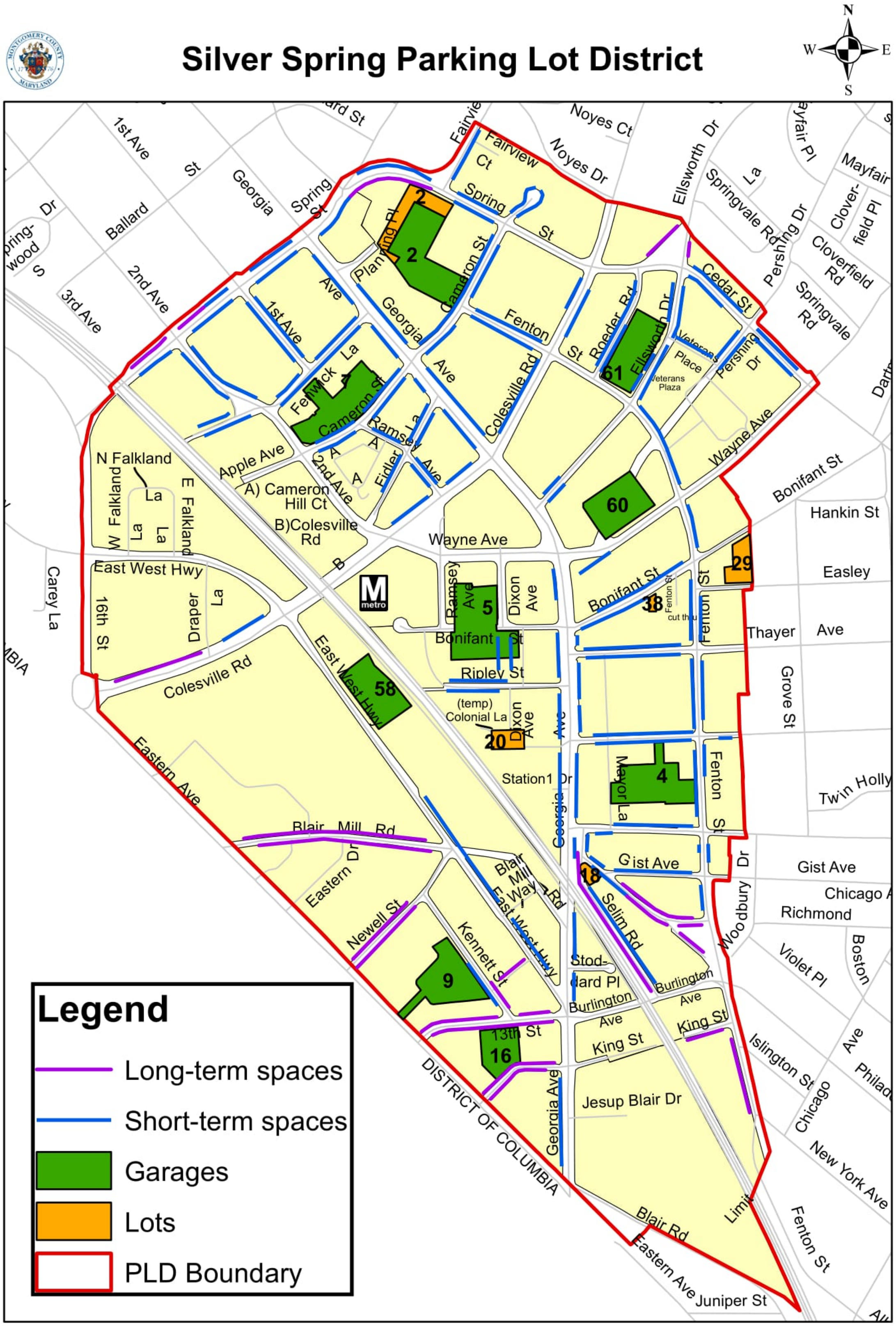
DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Silver Spring PLD Facility Planning.

Silver Spring Parking Lot District



0 305 610 1,220 Feet

Montgomery County, Maryland
Parking Management

Parking Wheaton Facility Renovations
(P509709)

Category	Transportation	Date Last Modified	01/03/20
SubCategory	Parking	Administering Agency	Transportation
Planning Area	Kensington-Wheaton	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	234	150	12	72	12	12	12	12	12	12	-
Land	5	5	-	-	-	-	-	-	-	-	-
Construction	1,151	248	127	776	100	100	188	188	100	100	-
Other	1	1	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,391	404	139	848	112	112	200	200	112	112	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: Parking - Wheaton	1,391	404	139	848	112	112	200	200	112	112	-
TOTAL FUNDING SOURCES	1,391	404	139	848	112	112	200	200	112	112	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	92
Appropriation FY 22 Request	112
Cumulative Appropriation	563
Expenditure / Encumbrances	527
Unencumbered Balance	36

Year First Appropriation	FY97
Last FY's Cost Estimate	1,167

PROJECT DESCRIPTION

This project provides for the restoration of, or improvements to, Wheaton parking facilities to address deterioration due to use and age. This is a continuing program of contractual improvements or restorations, with changing priorities depending upon the types of deterioration and corrections required. Corrective measures are required to ensure adequate and proper serviceability over the design life of the facilities and to preserve the County's investment. The scope of this project may vary depending on the results of the studies conducted under Facility Planning: Parking.

LOCATION

Wheaton Parking Lot District, Maryland.

COST CHANGE

The expenditures schedule has been updated to include FY25 and FY26.

PROJECT JUSTIFICATION

Staff inspection and condition surveys by County inspectors and consultants indicate that facilities at the Wheaton Parking Lot District (PLD) are in need of rehabilitation and repair work. Not performing this restoration work within the time and scope specified may result in serious structural integrity problems to the subject parking facilities as well as possible public safety hazards.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Facility Planning Parking: Wheaton PLD.

Wheaton Parking Lot District