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 Felicia Hyatt of the Office of Management and Budget at 240.777.2763 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 FY23-28 Capital Improvements Program. The total cost of the recommended six-year program is $45.8 million and is $1.6 million, or 3.7 percent, more than the FY21-26 amended amount of $44.2 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 20,373 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	FY21-FY26	Change	FY23- FY28
Bethesda	7,734	(56)	7,678
Silver Spring	10,897	(116)	10,781
Wheaton	1,682	(68)	1,614
TOTAL:	20,313	(240)	20,073

The changes are related to a true-up of prior fiscal year capacity estimates and the Bethesda Lot 43 closure.

Facility Planning Parking: Bethesda Parking Lot District

(P501313)

Category	Transportation	Date Last Modified	01/05/22
SubCategory	Parking	Administering Agency	Transportation
Planning Area	Bethesda-Chevy Chase and Vicinity	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	1,420	547	243	630	30	190	130	100	90	90	-
Other	20	20	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,440	567	243	630	30	190	130	100	90	90	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: Parking - Bethesda	1,440	567	243	630	30	190	130	100	90	90	-
TOTAL FUNDING SOURCES	1,440	567	243	630	30	190	130	100	90	90	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 23 Request	-
Appropriation FY 24 Request	130
Cumulative Appropriation	900
Expenditure / Encumbrances	569
Unencumbered Balance	331

Year First Appropriation	FY13
Last FY's Cost Estimate	1,260

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 cost increase is due to the addition of FY27 and FY28 to this ongoing project.

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	01/06/22
SubCategory	Parking	Administering Agency	Transportation
Planning Area	Silver Spring and Vicinity	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	1,420	518	113	789	115	135	204	155	90	90	-
Other	20	20	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,440	538	113	789	115	135	204	155	90	90	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: Parking - Silver Spring	1,440	538	113	789	115	135	204	155	90	90	-
TOTAL FUNDING SOURCES	1,440	538	113	789	115	135	204	155	90	90	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 23 Request	-
Appropriation FY 24 Request	91
Cumulative Appropriation	810
Expenditure / Encumbrances	538
Unencumbered Balance	272

Year First Appropriation	FY13
Last FY's Cost Estimate	1,260

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 cost increase is due to the addition of FY27 and FY28 to this ongoing project.

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 and Enterprise Business Solutions.

Facility Planning Parking: Wheaton Parking Lot District
(P501312)

Category	Transportation	Date Last Modified	01/05/22
SubCategory	Parking	Administering Agency	Transportation
Planning Area	Kensington-Wheaton	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	705	152	75	478	155	35	20	58	45	165	-
Construction	15	15	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	720	167	75	478	155	35	20	58	45	165	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: Parking - Wheaton	720	167	75	478	155	35	20	58	45	165	-
TOTAL FUNDING SOURCES	720	167	75	478	155	35	20	58	45	165	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 23 Request	-
Appropriation FY 24 Request	27
Cumulative Appropriation	405
Expenditure / Encumbrances	170
Unencumbered Balance	235

Year First Appropriation	FY13
Last FY's Cost Estimate	630

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 cost increase is due to the addition of FY27 and FY28 to this ongoing project.

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	01/05/22
SubCategory	Parking	Administering Agency	Transportation
Planning Area	Bethesda-Chevy Chase and Vicinity	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	5,814	3,605	409	1,800	300	300	300	300	300	300	-
Land	23	23	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	62	62	-	-	-	-	-	-	-	-	-
Construction	39,128	13,358	4,021	21,749	5,815	4,874	2,765	2,765	2,765	2,765	-
Other	1,135	1,135	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	46,162	18,183	4,430	23,549	6,115	5,174	3,065	3,065	3,065	3,065	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: Parking - Bethesda	46,162	18,183	4,430	23,549	6,115	5,174	3,065	3,065	3,065	3,065	-
TOTAL FUNDING SOURCES	46,162	18,183	4,430	23,549	6,115	5,174	3,065	3,065	3,065	3,065	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 23 Request	2,781
Appropriation FY 24 Request	5,174
Cumulative Appropriation	25,947
Expenditure / Encumbrances	23,567
Unencumbered Balance	2,380

Year First Appropriation	FY83
Last FY's Cost Estimate	40,032

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

The cost increase is due to the addition of FY27 and FY28 to this ongoing project.

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:

- Repair the sinkhole and ramp spalling at Garage 35 Woodmont/Rugby.
- Waterproofing, drainage repair, concrete repair, and Paystation improvements at Garage 49 Metropolitan.
- Address flooding, storm and sanitary valve replacement, and concrete facade at Garage 11, Woodmont Corner.
- Address ponding on the G level crawl space at Garage 42, Cheltenham Garage.

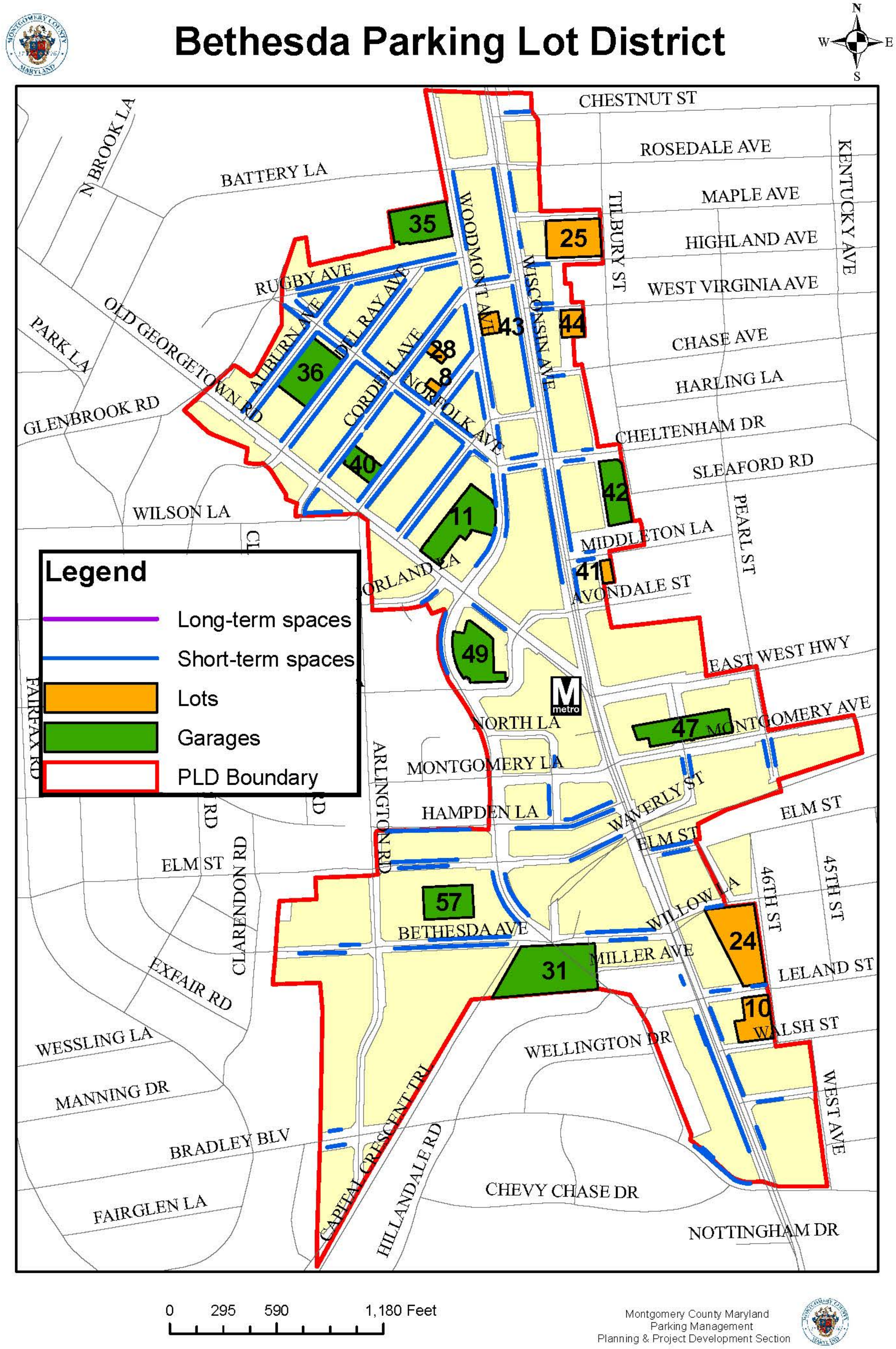
DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Facility Planning Parking: Bethesda PLD.

Bethesda Parking Lot District



Parking Silver Spring Facility Renovations
(P508250)

Category	Transportation	Date Last Modified	01/06/22
SubCategory	Parking	Administering Agency	Transportation
Planning Area	Silver Spring and Vicinity	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	6,201	4,057	344	1,800	300	300	300	300	300	300	-
Land	33	33	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	1,148	1,148	-	-	-	-	-	-	-	-	-
Construction	27,303	8,209	1,389	17,705	1,895	3,070	4,010	4,110	2,310	2,310	-
Other	859	859	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	35,544	14,306	1,733	19,505	2,195	3,370	4,310	4,410	2,610	2,610	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: Parking - Silver Spring	35,544	14,306	1,733	19,505	2,195	3,370	4,310	4,410	2,610	2,610	-
TOTAL FUNDING SOURCES	35,544	14,306	1,733	19,505	2,195	3,370	4,310	4,410	2,610	2,610	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 23 Request	-
Appropriation FY 24 Request	384
Cumulative Appropriation	21,220
Expenditure / Encumbrances	15,071
Unencumbered Balance	6,149

Year First Appropriation	FY83
Last FY's Cost Estimate	30,324

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.

ESTIMATED SCHEDULE

Garage 60 generator replacement is delayed one year with completion in FY25.

COST CHANGE

The cost increase is due to the addition of FY27 and FY28 to this ongoing project.

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.

OTHER

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

- Address elevator pit flooding and damaged subsurface pipe at Garage 7, Cameron.
- Repair entrance approach slab repair at Garage 2, Georgia Avenue.
- Address water intrusion at Garage 3, Fenton Street.
- Elevator modernization at Garage 5, Garage 9, Garage 55; Ripley Street, 13th Street and Bonifant Street.

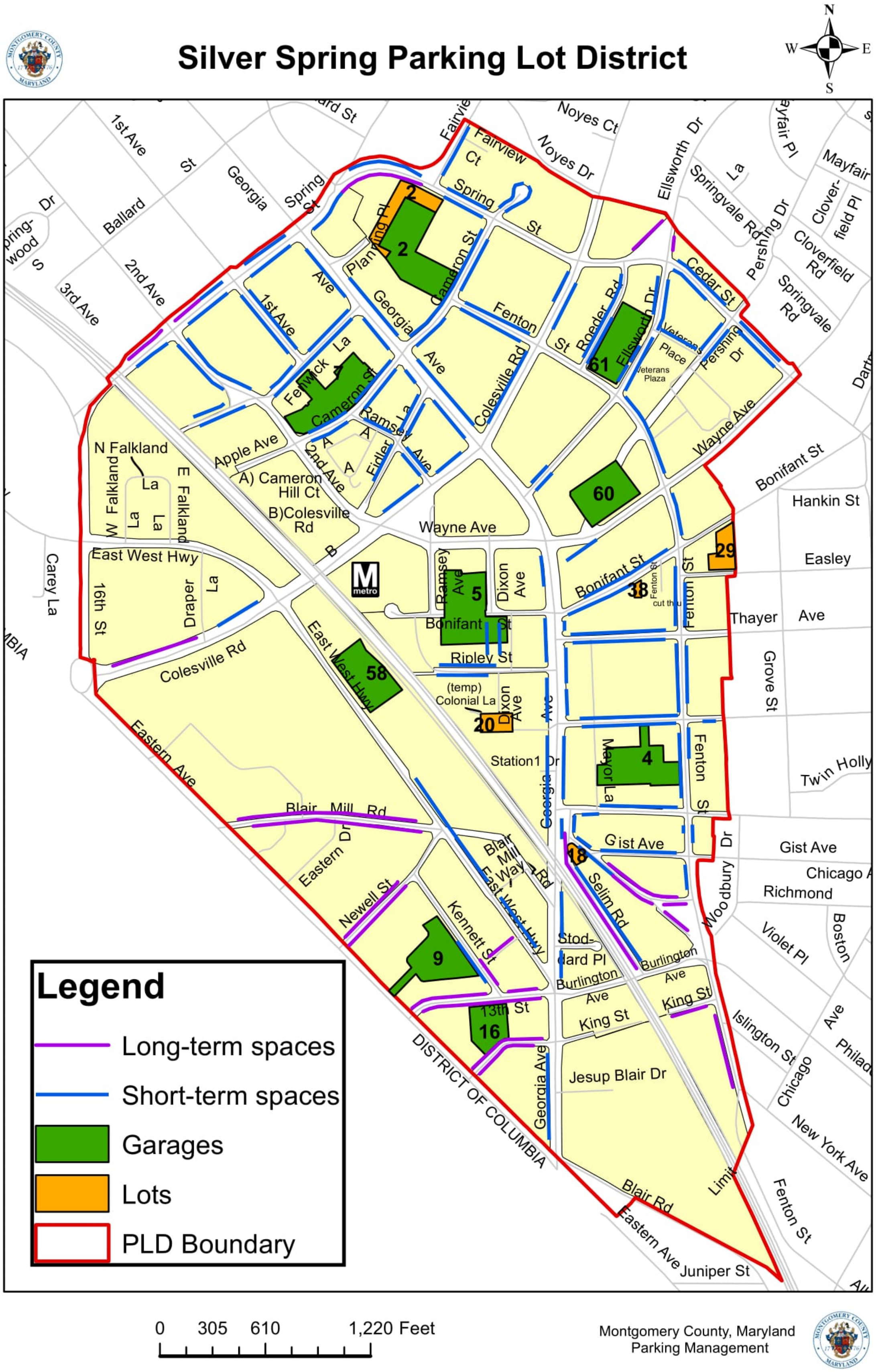
DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Silver Spring PLD Facility Planning.

Silver Spring Parking Lot District



Parking Wheaton Facility Renovations
(P509709)

Category	Transportation	Date Last Modified	01/05/22
SubCategory	Parking	Administering Agency	Transportation
Planning Area	Kensington-Wheaton	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	266	186	8	72	12	12	12	12	12	12	-
Land	5	5	-	-	-	-	-	-	-	-	-
Construction	1,188	251	80	857	100	100	100	100	225	232	-
Other	1	1	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,460	443	88	929	112	112	112	112	237	244	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: Parking - Wheaton	1,460	443	88	929	112	112	112	112	237	244	-
TOTAL FUNDING SOURCES	1,460	443	88	929	112	112	112	112	237	244	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 23 Request	-
Appropriation FY 24 Request	100
Cumulative Appropriation	655
Expenditure / Encumbrances	497
Unencumbered Balance	158

Year First Appropriation	FY97
Last FY's Cost Estimate	779

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 cost increase is due to the addition of FY27 and FY28 to this ongoing project.

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.

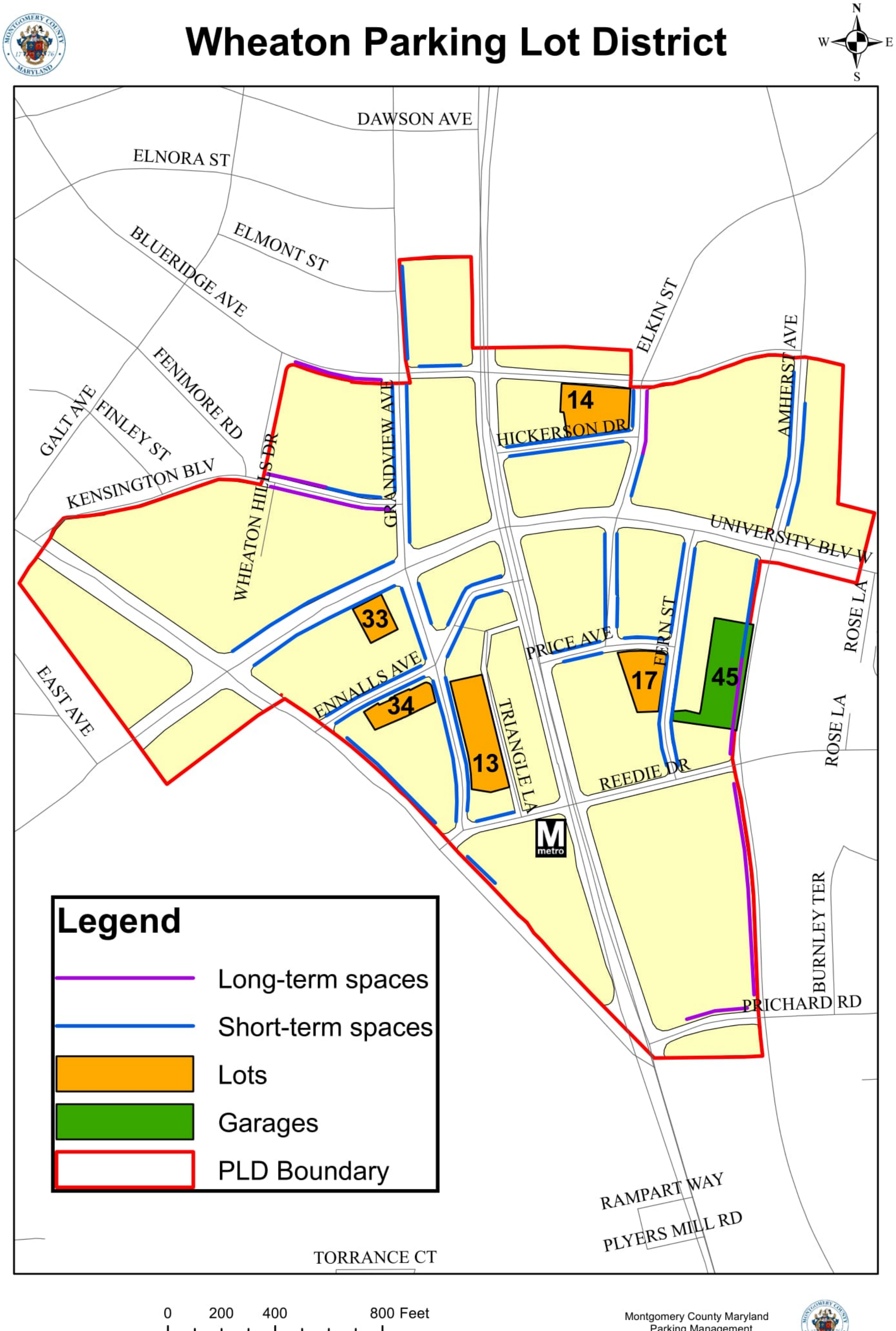
DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Facility Planning Parking: Wheaton PLD.

Wheaton Parking Lot District



Montgomery County Maryland
Parking Management
Planning & Project Development Section