

Resolution No.:	<u>18-886</u>
Introduced:	<u>July 11, 2017</u>
Adopted:	<u>July 25, 2017</u>

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

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Lead Sponsor: Council President at the Request of the County Executive

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**SUBJECT:** Amendment to the FY17-22 Capital Improvements Program and Supplemental Appropriation #2-S18-CMCG-2 to the FY18 Capital Budget Montgomery County Government Department of Recreation Wall Park Garage and Park Improvements (No. P721801), \$6,582,000

**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:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Wall Park Garage and Park Improvements	P721801	Other	<u>\$6,582,000</u>	
TOTAL			\$6,582,000	GO Bonds

4. This increase is needed because the relocation of the surface parking to a parking garage will provide for an eventual urban park with varied amenities in an area with significant multi-family residential development. This appropriation will facilitate development that will provide the opportunity for the County to obtain right of way through dedication from the Maryland National Capital Park and Planning Commission.

Upon completion of the garage project the County will own 30% of the parking spaces under a condominium regime that affords voting rights and ownership to the County for a specific portion of the garage. This recommended amendment is consistent with the criteria for amending the CIP because it offers the opportunity to achieve significant savings through a public private partnership that takes advantage of economies of scale, which will provide the parking garage at a lower cost than if the County had to build its own garage.

5. The County Executive recommends an amendment to the FY17-22 Capital Improvements Program and a supplemental appropriation in the amount of \$6,582,000 for Wall Park Garage and Park Improvements (No. P721801), and specifies that the source of funds will be GO Bonds.
6. Notice of public hearing was given and a public hearing was held.


#### Action

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

The FY17-22 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>
Wall Park Garage and Park Improvements	P721801	Other	<u>\$6,582,000</u>	
TOTAL			\$6,582,000	GO Bonds

This is a correct copy of Council action.

  
Linda M. Lauer, Clerk of the Council



## Wall Park Garage and Park Improvements (P721801)

<b>Category</b>	Culture and Recreation	<b>Date Last Modified</b>	06/21/17
<b>SubCategory</b>	Recreation	<b>Administering Agency</b>	General Services
<b>Planning Area</b>	North Bethesda-Garrett Park	<b>Status</b>	Preliminary Design Stage

### EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY16	Rem FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Years
Other	6,612	-	-	6,612	-	5,506	1,106	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>6,612</b>	-	-	<b>6,612</b>	-	<b>5,506</b>	<b>1,106</b>	-	-	-	-

### FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY16	Rem FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Years
G.O. Bonds	6,612	-	-	6,612	-	5,506	1,106	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>6,612</b>	-	-	<b>6,612</b>	-	<b>5,506</b>	<b>1,106</b>	-	-	-	-

### APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 17	-	Year First Appropriation	
Appropriation FY 18	-	Last FY's Cost Estimate	
Cumulative Appropriation	-	Supplemental Appropriation Request	6,582
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

## Project Description

This project relocates surface parking from the Wall Park and the Kennedy Shriver Aquatic Center (KSAC) to an adjacent parking garage on private property, as suggested in the White Flint Sector Plan. The adjacent property owner, Gables Development, has an approved site plan and is going forward with a larger residential project. As part of their site plan approval Gables Development is required to reserve space for up to 400 parking spaces to be built and used by the County to serve both KSAC and a possible future expansion for a Regional Recreation Center. As part of the residential project, the developer is building an 850 space garage, with 250 of those spaces owned by the County through a condominium regime. The parking garage will be linked to KSAC through a public drive and pedestrian paths. Space is being reserved for a possible addition of County spaces to the garage if they are needed in the future for an expanded Recreation Center. This space will be reserved for 10 years from the date of Gables' site plan approval. The garage project will allow for the removal of most of the current surface parking in Wall Park and the creation of an interim park with large green spaces and loop trails, with plans for a future urban park with varied amenities.

## Location

The project will be located on the Gables residential site which is immediately adjacent to the Kennedy Shriver Aquatic Center at

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5900 Executive Boulevard, North Bethesda, MD and will be accessed from KSAC's current entrance on Executive Boulevard.

## **Estimated Schedule**

Design will be completed in Summer FY17; construction will begin in Fall FY18 with completion in mid-FY19.

## **Project Justification**

The White Flint Sector Plan was approved by Council in 2010. This plan allows for significantly higher density than the existing development. Based upon the market, the majority of development planned for the first phase has been multi-family residential. Along with providing a more walkable area through new programmed capital roads, streetscape, and biking facilities projects, there is a great need for open space that can be easily accessed by both the urban dwellers moving into this dense redevelopment area and by the local community. Wall Park could provide that open space now and will eventually provide an urban park with varied amenities, but only if the surface parking is removed. The roads adjacent to this site are currently being reconfigured and facilitation of this project will allow the County to obtain dedicated right of way needed for use in the ongoing West Workaround road project. As part of the Gables Residential project, there is an opportunity to have the surface parking replaced by a much larger garage. This will take advantage of the economies of scale by providing the development of parking at a lower cost than if the County had to build its own garage and will result in the County ownership of 30% of the garage spaces under a condominium regime.

## **Fiscal Note**

FY2018 supplemental of \$6,612,000 in G.O. Bonds for Wall Park Garage and Park Improvements (721801)

## **Disclosures**

A pedestrian impact analysis will be performed during design or is in progress.

## **Coordination**

Department of General Services, Department of Transportation, Permitting Services, Department of Recreation and Maryland-National Capital Park and Planning Commission