Public Parking
Lot 25 and Lot 44
Development
Listening Session
August 19, 2020
Lot 25 and 44 Listening Session

Agenda

– Developer Interest-RFP Process
– Zoning
– Bethesda Downtown Plan
  • Urban Parks
– Bethesda Parking Demand Study
Lot 25 and 44 Listening Session

Location

- Lot 25 = 129 spaces
- Lot 44 = 54 spaces
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Request for Development Proposal Process

- Received interest from multiple developers.

- RFP Process
  - Expected release date
    - Summer/fall 2020
  - Length of Process
    - 3 month from release to submission
    - 3 month review of proposals
  - Submission Requirements
    - Fair Market Value of Land
    - Consistent with the Approved Bethesda Sector Plan, including Eastern Greenway
    - Replacement of Public Parking and providing adequate private parking for development
      » Lot 25 = 129 spaces
      » Lot 44 = 53 spaces
      » Total = 182 spaces
      » (ask for up to 200 spaces)
  - Disposition of Real Property
    - County Code 11B.45.01
    - 6 months
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Zoning - Lot 25

- Split Zoning
- Parcel 1 - Commercial Residential Town (CRT)
  - Floor Area Ratio = 0.5 CRT
  - Commercial = 0.25
  - Residential = 0.50
  - Maximum Building Height = 70 Feet
  - Property Size = 36,000 sq. ft.
- Parcel 2 - Commercial Residential (CR)
  - Floor Area Ratio = 3.0 CR
  - Commercial = 2.0
  - Residential = 2.75
  - Maximum Building Height = 70 Feet
  - Property Size = 24,000 sq. ft.
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Zoning-Lot 44

- Commercial Residential (CR)
  - Floor Area Ratio = 3.0 CR
  - Commercial = 2.0
  - Residential = 2.75
  - Maximum Building Height = 70 Feet
  - Property Size = 17,500 sq. ft.
Bethesda Parking Demand

Lots 25 & 44
- Combined capacity of 183 spaces
  - FY20 peak utilization: 54%
  - Saturday peak utilization: 74%
  - Vehicles per day: 280 to 380

Future Development Scenarios
- Pipeline Projects – Approx. 6.3 million SF
  - PLD would experience mild parking shortage even with incremental increase in modal split
- Full Build-Out – Additional approx. 2.7 million SF
  - PLD would experience significant parking shortage even if 55% modal split is attained
- Bethesda PLD will be strongly dependent on privately-owned parking facilities to support pipeline projects and a full-build out scenario
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Bethesda Downtown Plan

- Eastern Greenway
- Lot 25
  - Active Recreation Destination
    - Definition-
      - Active recreation destinations located within or near the plan area, including courts, playgrounds, and lawn areas large enough for pick up soccer, festivals or events, etc.
- Lot 44
  - Neighborhood Green
    - Definition-
      - These parks will provide small-scale neighborhood recreational opportunities and act as green buffers for the community on the eastern side of the Bethesda Downtown Sector Plan boundary.
- "The parking needs of neighborhood businesses that rely on these lots should be addressed and parking replaced where necessary".
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Questions & Comments?