

Bethesda Lot 31 Parking Garage (P500932)

Category	Transportation	Date Last Modified	12/23/13
Sub Category	Parking	Required Adequate Public Facility	Yes
Administering Agency	Transportation (AAGE30)	Relocation Impact	None
Planning Area	Bethesda-Chevy Chase	Status	Under Construction

Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	5,565	1,655	3,574	336	336	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	2,966	2,966	0	0	0	0	0	0	0	0
Construction	47,417	12,239	33,945	1,233	1,233	0	0	0	0	0
Other	4,559	3,002	1,395	162	162	0	0	0	0	0
Total	60,507	19,862	38,914	1,731	1,731	0	0	0	0	0

FUNDING SCHEDULE (\$000s)

Contributions	2,850	274	2,576	0	0	0	0	0	0	0
Current Revenue: Parking - Bethesda	1,073	0	0	1,073	1,073	0	0	0	0	0
Land Sale -- Bethesda PLD	33,160	19,588	13,572	0	0	0	0	0	0	0
Revenue Bonds	23,424	0	22,766	658	658	0	0	0	0	0
Total	60,507	19,862	38,914	1,731	1,731	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000s)

Energy				726	121	121	121	121	121	121
Maintenance				702	117	117	117	117	117	117
Offset Revenue				-5,340	-675	-933	-933	-933	-933	-933
Program-Other				2,564	369	439	439	439	439	439
Net Impact				-1,348	-68	-256	-256	-256	-256	-256

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	0
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		60,507
Expenditure / Encumbrances		20,043
Unencumbered Balance		40,464

Date First Appropriation	FY 09	
First Cost Estimate		
Current Scope	FY 13	60,507
Last FY's Cost Estimate		60,507

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.

Capacity

The garage will consist of 940 County operated spaces with the private developer building and owning an additional 295 spaces.

Estimated Schedule

In accordance with the current General Development Agreement, construction will begin in FY12 and the new garage will open in September 2014 (FY15).

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.

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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.