

# Bethesda Lot 31 Parking Garage (P500932)

Category	Transportation	Date Last Modified	11/17/14
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 FY14	Rem 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	1,851	3,378	336	336	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	3,089	3,089	0	0	0	0	0	0	0	0
Construction	43,294	33,338	8,723	1,233	1,233	0	0	0	0	0
Other	4,559	3,003	1,394	162	162	0	0	0	0	0
<b>Total</b>	<b>56,507</b>	<b>41,281</b>	<b>13,495</b>	<b>1,731</b>	<b>1,731</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000s)

Contributions	2,850	0	2,850	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	29,160	17,857	10,645	658	658	0	0	0	0	0
Revenue Bonds	23,424	23,424	0	0	0	0	0	0	0	0
<b>Total</b>	<b>56,507</b>	<b>41,281</b>	<b>13,495</b>	<b>1,731</b>	<b>1,731</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### 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
<b>Net Impact</b>				<b>-1,348</b>	<b>-68</b>	<b>-256</b>	<b>-256</b>	<b>-256</b>	<b>-256</b>	<b>-256</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 16	-4,000
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		60,507
Expenditure / Encumbrances		41,360
Unencumbered Balance		19,147

Date First Appropriation	FY 09
First Cost Estimate	
Current Scope	FY 13
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.

## Cost Change

Decrease of \$4 million due to a lower cost for cable relocation and environmental remediation.

## 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.

## Coordination

## Bethesda Lot 31 Parking Garage (P500932)

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.