

# Bethesda Lot 31 Parking Garage -- No. 500932

Category  
Subcategory  
Administering Agency  
Planning Area

Transportation  
Parking  
Transportation  
Bethesda-Chevy Chase

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

May 17, 2010  
Yes  
None.  
Final Design Stage

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	3,452	18	1,055	2,379	732	732	732	183	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,000	0	1,750	2,250	2,250	0	0	0	0	0	0
Construction	76,530	0	0	76,530	10,974	29,136	29,136	7,284	0	0	0
Other	4,837	3	0	4,834	1,360	1,737	1,737	0	0	0	0
<b>Total</b>	<b>88,819</b>	<b>21</b>	<b>2,805</b>	<b>85,993</b>	<b>15,316</b>	<b>31,605</b>	<b>31,605</b>	<b>7,467</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Contributions	4,186	0	0	4,186	4,186	0	0	0	0	0	0
Current Revenue: Parking - Bethesda	7,652	21	2,805	4,826	0	0	0	4,826	0	0	0
Land Sale - Bethesda PLD	35,500	0	0	35,500	0	1,254	31,605	2,641	0	0	0
Revenue Bonds	41,481	0	0	41,481	11,130	30,351	0	0	0	0	0
<b>Total</b>	<b>88,819</b>	<b>21</b>	<b>2,805</b>	<b>85,993</b>	<b>15,316</b>	<b>31,605</b>	<b>31,605</b>	<b>7,467</b>	<b>0</b>	<b>0</b>	<b>0</b>

## OPERATING BUDGET IMPACT (\$000)

Maintenance				522	0	0	0	174	174	174
Energy				471	0	0	0	157	157	157
Program-Other				1,338	0	0	0	446	446	446
Offset Revenue				-2,925	0	0	0	-975	-975	-975
<b>Net Impact</b>				<b>-594</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-198</b>	<b>-198</b>	<b>-198</b>

### DESCRIPTION

This project provides for the construction of a new, underground public parking garage under the land currently 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 1,100 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 1,100 County operated spaces with the private developer building and owning an additional 300 spaces.

### ESTIMATED SCHEDULE

In accordance with the current General Development Agreement, construction will begin in FY11 and the new garage will open in FY14.

### 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. Every effort will be made so that this temporary road closure does not 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. The Developer has indicated the scheduled may need to be delayed based on the ability to fund the project in the current worldwide credit market. Negotiations regarding this issue are ongoing.

\$4,186,000 reimbursement from Verizon in FY11.

### OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY09	88,819
Current Scope		
Last FY's Cost Estimate		88,819
Appropriation Request	FY11	0
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		88,819
Expenditures / Encumbrances		73
Unencumbered Balance		88,746
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

### 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.

