

Silver Spring Lot 16 Parking Garage -- No. 501004

Category
Subcategory
Administering Agency
Planning Area

Transportation
Parking
Transportation
Silver Spring

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

March 23, 2010
No
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	240	0	40	200	120	80	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	2,352	0	0	2,352	1,176	1,176	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	2,592	0	40	2,552	1,296	1,256	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: Parking - Silver Spring	2,592	0	40	2,552	1,296	1,256	0	0	0	0	0
Total	2,592	0	40	2,552	1,296	1,256	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				80	0	8	18	18	18	18
Energy				89	0	9	20	20	20	20
Program-Other				247	0	27	55	55	55	55
Offset Revenue				-286	0	-30	-64	-64	-64	-64
Net Impact				130	0	14	29	29	29	29

DESCRIPTION

This project provides for an underground, 160 space, public parking garage on the current site of Public Parking Lot #16 located at 1011 King Street in Silver Spring. The underground, public parking garage will be designed and constructed by a private development partner the County selected through a competitive, Request For Proposal (RFP) process. The County has completed a General Development Agreement (GDA) that obligates the developer to design and construct the public garage and title it to the County as a condominium on a turn key basis at a fixed price. The value of the County land is credited against the design and construction costs of the County garage. This PDF represents the entire cost to the County for the facility (net of the value of land). The private development has received Project and Site Plan approval.

CAPACITY

The underground, public parking garage will consist of 160 County owned and operated public parking spaces.

JUSTIFICATION

Public Parking Lot #16 is being redeveloped in accordance with the Silver Spring Sector plan. Based on analysis conducted by the Division of Parking Management, the project public parking garage is appropriately sized to meet the needs of the planned private redevelopment project and the current parking needs of the service area. Mandatory Referral to M-NCPPC for the County's underground, public parking garage has been completed.

OTHER

A pedestrian impact analysis has been completed for this project.

FISCAL NOTE

Value of land transferred to developer of \$1,278,000 to be credited against construction cost. County to pay an additional \$2,592,000 which brings the total garage value to \$3,870,000.

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation FY10 (\$000)		
First Cost Estimate Current Scope FY10	2,592	
Last FY's Cost Estimate	0	
Appropriation Request FY11	0	
Appropriation Request Est. FY12	0	
Supplemental Appropriation Request	2,592	
Transfer	0	
Cumulative Appropriation	0	
Expenditures / Encumbrances	0	
Unencumbered Balance	0	
Partial Closeout Thru FY08	0	
New Partial Closeout FY09	0	
Total Partial Closeout	0	