

# 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 04, 2012  
Yes  
None.  
Under Construction

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	5,565	19	3,130	2,416	1,040	1,040	336	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	2,768	2,435	333	0	0	0	0	0	0	0	0
Construction	48,336	0	2,054	46,282	24,313	20,736	1,233	0	0	0	0
Other	3,838	3	2,279	1,556	720	674	162	0	0	0	0
<b>Total</b>	<b>60,507</b>	<b>2,457</b>	<b>7,796</b>	<b>50,254</b>	<b>26,073</b>	<b>22,450</b>	<b>1,731</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Contributions	2,850	274	2,576	0	0	0	0	0	0	0	0
Current Revenue: Parking - Bethesda	1,073	2,183	5,220	-6,330	2,649	-10,710	1,731	0	0	0	0
Land Sale -- Bethesda PLD	33,160	0	0	33,160	0	33,160	0	0	0	0	0
Revenue Bonds	23,424	0	0	23,424	23,424	0	0	0	0	0	0
<b>Total</b>	<b>60,507</b>	<b>2,457</b>	<b>7,796</b>	<b>50,254</b>	<b>26,073</b>	<b>22,450</b>	<b>1,731</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## OPERATING BUDGET IMPACT (\$000)

Maintenance				468	0	0	117	117	117	117
Energy				484	0	0	121	121	121	121
Program-Other				1,686	0	0	369	439	439	439
Offset Revenue				-3,474	0	0	-675	-933	-933	-933
<b>Net Impact</b>				<b>-836</b>	<b>0</b>	<b>0</b>	<b>-68</b>	<b>-256</b>	<b>-256</b>	<b>-256</b>

## 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).

## COST CHANGE

The public parking garage has been re-sized from a 5-level, 1,100 space garage to a 4-level, 940 space garage. Cost figures reflect the reduction in garage size. The 940 public parking spaces in the re-sized garage provide for adequate public parking and are consistent with the parking management strategies being incorporated into updated zoning requirements for parking associated with land use. Prior cost estimates were based on an initial Guaranteed Maximum Price (GMP) for the delivery of the public garage to the County on a turnkey basis, as defined by the General Development Agreement (GDA). The GDA provides for a final GMP to be established once the construction has been bid. The project has now advanced to that stage and the expenditures are now based on the final GMP.

## 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.

<h3>APPROPRIATION AND EXPENDITURE DATA</h3> <table> <tr> <td>Date First Appropriation</td><td>FY09</td><td>(\$000)</td></tr> <tr> <td>First Cost Estimate</td><td></td><td></td></tr> <tr> <td>Current Scope</td><td>FY13</td><td>60,507</td></tr> <tr> <td>Last FY's Cost Estimate</td><td></td><td>88,819</td></tr> <tr> <td>Appropriation Request</td><td>FY13</td><td>-28,312</td></tr> <tr> <td>Appropriation Request Est.</td><td>FY14</td><td>0</td></tr> <tr> <td>Supplemental Appropriation Request</td><td></td><td>0</td></tr> <tr> <td>Transfer</td><td></td><td>0</td></tr> <tr> <td>Cumulative Appropriation</td><td></td><td>88,819</td></tr> <tr> <td>Expenditures / Encumbrances</td><td></td><td>2,547</td></tr> <tr> <td>Unencumbered Balance</td><td></td><td>86,272</td></tr> <tr> <td>Partial Closeout Thru</td><td>FY10</td><td>0</td></tr> <tr> <td>New Partial Closeout</td><td>FY11</td><td>0</td></tr> <tr> <td>Total Partial Closeout</td><td></td><td>0</td></tr> </table>	Date First Appropriation	FY09	(\$000)	First Cost Estimate			Current Scope	FY13	60,507	Last FY's Cost Estimate		88,819	Appropriation Request	FY13	-28,312	Appropriation Request Est.	FY14	0	Supplemental Appropriation Request		0	Transfer		0	Cumulative Appropriation		88,819	Expenditures / Encumbrances		2,547	Unencumbered Balance		86,272	Partial Closeout Thru	FY10	0	New Partial Closeout	FY11	0	Total Partial Closeout		0	<h3>COORDINATION</h3> <p>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</p> <p>Special Capital Projects Legislation [Bill No. 20-08] was adopted by Council June 10, 2008.</p>	<h3>MAP</h3>
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## Bethesda Lot 31 Parking Garage -- No. 500932 (continued)

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### OTHER DISCLOSURES

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