

# 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

January 06, 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	5,465	19	4,416	1,030	670	340	20	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,000	2,435	1,565	0	0	0	0	0	0	0	0
Construction	48,750	0	7,894	40,856	25,187	15,443	226	0	0	0	0
Other	4,700	3	3,320	1,377	757	600	20	0	0	0	0
<b>Total</b>	<b>62,915</b>	<b>2,457</b>	<b>17,195</b>	<b>43,263</b>	<b>26,614</b>	<b>16,383</b>	<b>266</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

Contributions	4,186	274	3,912	0	0	0	0	0	0	0	0
Current Revenue: Parking - Bethesda	2,183	2,183	0	0	0	0	0	0	0	0	0
Land Sale - Bethesda PLD	33,000	0	0	33,000	16,351	16,383	266	0	0	0	0
Revenue Bonds	23,546	0	13,283	10,263	10,263	0	0	0	0	0	0
<b>Total</b>	<b>62,915</b>	<b>2,457</b>	<b>17,195</b>	<b>43,263</b>	<b>26,614</b>	<b>16,383</b>	<b>266</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 July 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.

#### 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.

#### OTHER DISCLOSURES

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

#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY13	62,915
Current Scope		
Last FY's Cost Estimate		88,819
Appropriation Request	FY13	-25,904
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

#### 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.

#### MAP

