

Conference Center Garage (P781401)

Category	General Government	Date Last Modified	12/29/16
Sub Category	Economic Development	Required Adequate Public Facility	No
Administering Agency	Economic Development (AAGE06)	Relocation Impact	None
Planning Area	North Bethesda-Garrett Park	Status	Preliminary Design Stage

	Total	Thru FY16	Rem FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
--	-------	-----------	----------	---------------	-------	-------	-------	-------	-------	-------	--------------

EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	3,438	0	1,356	2,082	1,862	220	0	0	0	0	0
Land	44	44	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	2,763	0	0	2,763	2,563	200	0	0	0	0	0
Construction	14,755	0	0	14,755	14,379	376	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	21,000	44	1,356	19,600	18,804	796	0	0	0	0	0

FUNDING SCHEDULE (\$000s)

State Aid	21,000	44	1,356	19,600	18,804	796	0	0	0	0	0
Total	21,000	44	1,356	19,600	18,804	796	0	0	0	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 18	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		21,000
Expenditure / Encumbrances		44
Unencumbered Balance		20,956

Date First Appropriation	FY 16
First Cost Estimate	
Current Scope	FY 16 21,000
Last FY's Cost Estimate	1,500

Description

This project provides for the design and construction of a structured parking garage to accommodate the current and future parking needs of the North Bethesda Conference Center, which is jointly owned by Montgomery County and the State of Maryland. The garage is needed in order to replace the parking spaces that are being lost due to the construction and realignment of roads in the White Flint area (see CIP #501506). The garage will consist of approximately 650 spaces and will be operated by the management company of the Conference Center, Marriott International, in accordance with the County's existing agreement with Marriott. It is anticipated that groundbreaking for the garage will occur in the summer of 2017, followed by a twelve to fifteen month construction period.

Location

Bethesda North Marriott Hotel & Conference Center at 5701 Marinelli Rd, Bethesda, MD 20852

Estimated Schedule

Design began in FY15 and is expected to be completed in FY16. Construction will begin in FY17 and will be completed by FY18.

Cost Change

Cost increase due to the inclusion of construction expenditures to this project.

Justification

Significant changes and development activity will occur around the Conference Center property in accordance with the 2010 White Flint Sector Plan (WFSP), which will require the conversion of the conference center's parking from a surface lot to a structured garage. Per the Sector Plan, Executive Boulevard will be realigned to allow for a standard four-way intersection. The addition of several smaller streets will break up block sizes into more pedestrian scale blocks, contributing to the goal of the WFSP to create a pedestrian friendly environment. These roadway modifications will significantly impact the size of the Conference Center property. The realignment of Executive Boulevard will cut across the northwest corner of the site, while the addition of the new Market Street will eliminate a 70-foot strip along the northern edge of the property. In addition, the new Woodglan Drive to the east will bisect the site into east and west parcels. These changes will significantly reduce the current number of available surface parking space. Therefore, a parking garage must be constructed to accommodate the parking needs of the conference center. Operating profits from the garage will accrue to the County's General Fund through its management agreement with Marriott and will be accounted for in the Conference Center NDA.

Fiscal Note

As the result of a joint agreement between Montgomery County, the Maryland Department of Transportation, and Federal Realty Investment Trust (FRIT), the County received the proceeds of \$21 million from a transaction involving State Highway Administration surplus land in White Flint. The surplus property was sold to an adjacent developer (FRIT) at full market value, resulting in a net gain of \$21 million dollars for the County. As part of the agreement with the State, these land sale proceeds are designated to fund the design and construction of a multi-level parking garage at the site of the County/State owned Bethesda North Conference Center. The funds are being held in an escrow account that is jointly controlled by the County and the State. An FY14 supplemental appropriation request was approved for this project for the amount of \$1,500,000; an FY16 supplemental appropriation request was approved for this project for the amount of \$19,500,000.

Conference Center Garage (P781401)

The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Coordination

Department of Transportation, Office of the County Executive, Department of Finance, Office of the County Attorney, Maryland Stadium Authority, Maryland Department of Transportation, Maryland State Highway Administration