



Committee: Joint

Committee Review: At a future date

Staff: Glenn Orlin, Senior Analyst and Pam Dunn, Senior Legislative Analyst

Purpose: To receive testimony – no vote expected

Keywords: #FY23-28CIP, Farm Women's Market Garage

AGENDA ITEM #10

November 15, 2022

Public Hearing

SUBJECT

Supplemental Appropriation to the County Government's FY23 Capital Budget and Amendment to the FY23-28 Capital Improvements Program (CIP), \$1,468,000, Farm Women's Market Parking Garage (Source of Funds: G.O. Bonds, Intergovernmental Aid)

EXPECTED ATTENDEES

None.

SUMMARY OF KEY DISCUSSION POINTS

This project, along with M-NCPPC's Bethesda Lots 10-24 Parks project will allow for an underground public parking garage beneath Lots 10 and 24 in Bethesda near the Bethesda Farm Women's Market, the creation of housing, retail space, and two public parks on the surface, and the preservation and enhancement of the market.

A joint meeting of the Transportation and Environment (T&E) Committee and the Planning, Housing and Economic Development (PHED) Committee is scheduled on November 28 to review these projects. Final action by the Council is set for November 29.

This report contains:

Executive transmittal memoranda

© 1-4

Draft adoption resolution (with CIP amendment)

© 5-8

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OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

M E M O R A N D U M

October 21, 2022

TO: Gabe Albornoz, President
Montgomery County Council

FROM: Marc Elrich, County Executive 

SUBJECT: Farm Women's Market Public-Private Partnership project

Under separate cover, I am sending you two FY23-FY28 Capital Improvement Program (CIP) amendments with special appropriations to support an exciting project in downtown Bethesda. Together, the Department of Transportation, the Maryland-National Capital Park and Planning Commission, the Town of Chevy Chase, and a private developer have worked to create a project that will provide two new parks, increase housing near transit, and preserve and enhance the historic Farm Women's Market in downtown Bethesda.

According to M-NCPPC staff, the 2017 Bethesda Downtown Plan (BDP) recommends many new parks and public use spaces to create a livable and healthy community for the residents of Bethesda and the entire County. Two key public space recommendations in the plan are for a Civic Green at the historic Farm Women's Cooperative Market, and a series of linear public parks called the Eastern Greenway along the edge of downtown. The convergence of these two open space recommendations with a private development project has created the opportunity to implement multiple BDP recommendations in one collaborative project.

This public-private collaboration will create significant improvements to the public and private realms in Bethesda, including a revitalized Farm Women's Market as a commercial center and civic space, a modern underground public parking garage, and two significant Eastern Greenway public parks.

Due to the Council's public hearing notice requirements and our mutual desire to move this project forward without further delay, I am sending these amendments to the Council prior to M-

Farm Women's Market Public-Private Partnership project

October 21, 2022

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NCPPC formally approving the Lots 10-24 Parks CIP amendment. I hope the Commission can approve the M-NCPPC Lots 10-24 Parks CIP amendment request in the coming weeks before Council action.

I would particularly like to thank our State delegation for supporting this project. I am also grateful for the County Council's interest which helped make this project a reality. Executive branch staff will be happy to answer any questions you may have on these requests.

cc: Marlene Michaelson, Executive Director, Montgomery County Council
Jennifer R. Bryant, Director, Office of Management and Budget
Chris Conklin, Director, Department of Transportation
Michael F. Riley, Director of Parks, Maryland-National Capital Park and Planning Commission




OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

MEMORANDUM

October 21, 2022

TO: Gabe Albornoz, President
Montgomery County Council

FROM: Marc Elrich, County Executive 

SUBJECT: Amendment to the FY23-28 Capital Improvements Program and
Special Appropriation #23-55 and Amendment Capital Budget
Montgomery County Government
Department of Transportation
Farm Women's Market Garage Project (No. 502316), \$1,468,000

I am recommending a special appropriation to the FY23 Capital Budget and an amendment to the FY23-28 Capital Improvements Program in the amount of \$1,468,000 for the Farm Women's Market Parking Garage Project (No. P502316). Appropriation for this project will fund preliminary design, planning, site improvements, and utility work for a new underground parking garage on Lot 24 in the Bethesda Parking Lot District (PLD). This project will be coordinated with the Maryland National Capital Park and Planning Commission (MNCPPC) Bethesda Lots 10-24 Parks project (No. P872302) that funds public parks consistent with the Bethesda Downtown Plan on a portion of Lot 24 and all of Lot 10 in the Bethesda PLD.

This special appropriation is needed to start preliminary design, planning, site improvements, and utility work on the garage portion of the redevelopment project, with construction expected to begin in FY24. The recommended amendment is consistent with the criteria for amending the CIP because it leverages significant non-County resources. The project offers a significant opportunity that will be lost if not taken at this time.

I recommend that the County Council approve this special appropriation and amendment to the FY23-28 Capital Improvements Program in the amount of \$1,468,000 and specify the source of funds as General Obligation (GO) Bonds (\$400,000) and Intergovernmental (\$1,068,000).

Amendment to the FY23 28 Capital Improvements Program and
Special Appropriation #23-55
October 21, 2022
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I appreciate your prompt consideration of this action.

ME:gb

Enclosures: Amendment to the FY23-28 Capital Improvements Program and Special
Appropriation #23-55

cc: Marlene Michaelson, Executive Director, Montgomery County Council
Jennifer R. Bryant, Director, Office of Management and Budget
Chris Conklin, Director, Department of Transportation

Resolution No: _____
Introduced: _____
Adopted: _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

SUBJECT: Amendment to the FY23-28 Capital Improvements Program and
Special Appropriation #23-55 to the FY23 Capital Budget
Montgomery County Government
Department of Transportation
Farm Women's Market Parking Garage Project (No. 502316), \$1,468,000

Background

1. Section 308 of the Montgomery County Charter provides that a special appropriation: (a) may be made at any time after public notice by news release; (b) must state that the special appropriation is necessary to meet an unforeseen disaster or other emergency or to act without delay in the public interest; (c) must specify the revenues necessary to finance it; and (d) must be approved by no fewer than six members of the Council.
2. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.
3. The County Executive recommends the following capital project appropriation increases:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Farm Women's Market Parking Garage	P502316	Planning, Design, and Utilities Site Improvements and Utilities, and Construction	\$400,000	GO Bonds
			<u>\$1,068,000</u>	Intergovernmental
TOTAL			\$1,468,000	

Special Appropriation #23-55 and Amendment to the FY23-28 Capital Improvements Program
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4. This special increase is needed to start preliminary design, planning, site improvements and utility work on the garage portion of the redevelopment project with construction expected to begin in FY24. The recommended amendment is consistent with the criteria for amending the CIP because it leverages significant non-County resources, and the project offers a significant opportunity which will be lost if not taken at this time.
5. The County Executive recommends an amendment to the FY23-28 Capital Improvements Program and a special appropriation of \$1,468,000 for Farm Women's Market Parking Garage Project (No. P502316) and specifies that the source of funds will be General Obligation (GO) Bonds (\$400,000) and Intergovernmental (\$1,068,000).
6. Notice of public hearing was given, and a public hearing was held.

Action

The County Council for Montgomery County, Maryland, approves the following actions:

1. The FY23-28 Capital Improvements Program of the Montgomery County Government is amended as reflected on the attached project description form and a special appropriation is approved as follows:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Farm Women's Market Parking Garage	P502316	Planning, Design, and Utilities Site Improvements and Utilities, and Construction	\$400,000 <u>\$1,068,000</u>	GO Bonds Intergovernmental
TOTAL			\$1,468,000	

2. The County Council declares that this action is necessary to act without delay in the public interest, and that this appropriation is needed.

This is a correct copy of Council action.

Judy Rupp
Clerk of the Council



Farm Women's Market Parking Garage

(P502316)

Category	Transportation	Date Last Modified	10/05/22
SubCategory	Parking	Administering Agency	Transportation
Planning Area	Bethesda-Chevy Chase and Vicinity	Status	Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	400	-	-	400	100	200	100	-	-	-	-
Site Improvements and Utilities	716	-	-	716	-	716	-	-	-	-	-
Other	9,177	-	-	9,177	250	500	3,500	4,927	-	-	-
TOTAL EXPENDITURES	10,293	-	-	10,293	350	1,416	3,600	4,927	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	9,225	-	-	9,225	-	698	3,600	4,927	-	-	-
Intergovernmental	1,068	-	-	1,068	350	718	-	-	-	-	-
TOTAL FUNDING SOURCES	10,293	-	-	10,293	350	1,416	3,600	4,927	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	-
Appropriation FY 24 Request	-	Last FY's Cost Estimate	-
Supplemental Appropriation Request	1,468		
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

PROJECT DESCRIPTION

The project is a part of the redevelopment of the historic property known as the Farm Women's Market which will include Lot 24, and Lot 10. This redevelopment will renovate the existing Farm Women's Market and include the construction of new homes, retail space, outdoor park space, and an underground parking garage. The Parking Lot District will purchase the garage from the developer with milestone payments made during construction of the garage.

LOCATION

4601 Leland Street, Chevy Chase, MD 20815

ESTIMATED SCHEDULE

Depending on the development approval process, the current proposed plan has preliminary design completion in FY24 with a construction completion in FY26.

PROJECT JUSTIFICATION

The Farm Women's market and the area adjacent (including Lot 24 and Lot10) have been underutilized and the redevelopment would reposition the market and the surrounding areas as a 'destination' for visitors. It would also provide needed housing and green space to be used by the community. The purchase of the underground parking garage would allow the PLD the ability to provide adequate spaces for visitors and residents to use in this newly developed area.

FISCAL NOTE

In addition to the developer and Town of Chevy Chase (TOCC), DOT is coordinating with M-NCPPC (872302) for redevelopment of Lots 10 and 24 which will result in an underground parking garage and outdoor space. The following funding plan is contingent upon executed agreements with the developer and TOCC as well as Council approval of related property disposition actions. The underlying expenditure schedule assumes the County purchases the underground garage from the developer. The total purchase price for the DOT portion of the project (garage, project management and a portion of the underground utilities) is estimated to be \$18.268 million. The expenditure schedule reflects the balance of the purchase price after the cost contributions from the fair market value of the density of Lot 10 and 24 in the amount of \$7 million as well as cost contributions from the developer of \$975,000. Contributions from TOCC are shown as Intergovernmental funding. The County Executive exempts the 25% Housing Fund Initiative Fund contribution based on Section 11B-45(f) of the County Code. The purchase of the underground public parking garage using the sales proceeds from Lots 24 and 10 meets the waiver criteria under Section 11-45(f) of the County Code because the sales proceeds from Lots 24 and 10 will be used for a related purchase of real property - replacement parking for the parking lost on Lots 24 and 10. FY23 supplemental in G.O. Bonds for the amount of \$400,000, Intergovernmental for the amount of \$1,068,000.

COORDINATION

Facility Planning Parking: Bethesda PLD, Maryland-National Capital Park and Planning Commission, Town of Chevy Chase.