

GO/ED COMMITTEE #1  
July 13, 2015  
**Worksession**

**M E M O R A N D U M**

July 9, 2015

TO: Government Operations and Fiscal Policy Committee  
Education Committee

FROM: Essie McGuire, Senior Legislative Analyst *EM*  
Linda McMillan, Senior Legislative Analyst *LAM*

SUBJECT: **Worksession – Amendment to the FY15-20 Capital Improvements Program and Special Appropriation to the FY16 Capital Budget, Montgomery County Government, Department of General Services, MCPS Bus Depot and Maintenance Relocation, \$27,000,000**

Today the Government Operations and Fiscal Policy (GO) Committee and Education Committee will discuss an amendment to the FY15-20 Capital Improvements Program (CIP) and special appropriation to the FY16 Capital Budget of Montgomery County Government, Department of General Services. The appropriation and amendment are to the MCPS Bus Depot and Maintenance Relocation Project in the amount of \$27,000,000. The source of funds is interim financing.

The County Executive transmitted this appropriation request on June 29 (transmittal and appropriation resolution attached on circles 1-4). The Council introduced this appropriation on June 30, and is tentatively scheduled to hold a public hearing on July 21.

In recent months the Council has been discussing issues related to the relocation of the Montgomery County Public Schools (MCPS) Shady Grove Bus Depot as part of implementing the Shady Grove Sector Plan. The key remaining component is the disposition of the County Service Park East/Jeremiah Park parcel. The Council received the Declaration of No Further Need (DNFN) on February 12, held a public hearing on the DNFN on March 17, and extended the time for Council action on the disposition to December 31, 2015.

The GO and ED Committees have expressed their intent to review elements of both interim and permanent relocation plans for the MCPS Shady Grove Bus Depot prior to action on the DNFN and disposition of the property. The appropriation before the Committees today is needed to initiate preliminary activities, including land acquisition, related to relocation. The Committees will return in the fall to hear more specific details about the preliminary activities,

including any potential land acquisition, that may result from the work initiated with this appropriation.

Council staff understands that at this time, the interim relocation solutions under consideration do not include parking school buses at high schools. While MCPS has evaluated the feasibility of parking school buses at certain high schools, it may be possible to implement other interim solutions that do not rely on this option.

It is likely that an interim relocation solution will include use of the lot in front of the Carver Educational Services Center. Currently, Montgomery College leases the lot from MCPS for parking. In the next couple of years, the College's Rockville Campus both gains parking spaces through opening a new parking garage and also loses spaces related to new construction and vacating the Carver lot. The College estimates that the overall parking capacity deficit at the Rockville Campus improves only slightly with the opening of the new parking garage as a result of other negative parking impacts. The Committees will need to include the College's Rockville parking needs in its consideration of overall parking capacity in the Rockville area as part of interim and permanent relocation plans.

**Council staff recommends approval of the CIP amendment and special appropriation of \$27 million, funded with interim financing, as requested.**

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OFFICE OF THE COUNTY EXECUTIVE  
ROCKVILLE, MARYLAND 20850

Isiah Leggett  
County Executive

MEMORANDUM

June 29, 2015

TO: George Leventhal, President  
Montgomery County Council

FROM: Isiah Leggett, County Executive 

SUBJECT: Amendment to the FY15-20 Capital Improvements Program and  
Special Appropriation #1-E16-CMCG-1 to the FY16 Capital Budget  
Montgomery County Government  
Department of General Services  
MCPS Bus Depot and Maintenance Relocation (No. 360903), \$27,000,000

RECEIVED  
MONTGOMERY COUNTY  
COUNCIL

2015 JUN 29 AM 10:34

I am recommending a supplemental appropriation to the FY16 Capital Budget and amendment to the FY15-20 Capital Improvements Program in the amount of \$27,000,000 for the MCPS Bus Depot and Maintenance Relocation Project (No. 360903). Appropriation for this project will fund additional costs related to the relocation of the MCPS bus depot currently located at the County Service Park West.

This increase is needed to start preliminary activities, including land acquisition, to facilitate the relocation of the MCPS bus depot from the county service park east to make way for transit-oriented development as stipulated in the Shady Grove Sector Plan. The recommended amendment is consistent with the criteria for amending the CIP because the project (1) offers a significant opportunity, which will be lost if not taken at this time, (2) is in the best interest of the County; and (3) it supports the Smart Growth Initiative, a significant economic development initiative.

I recommend that the County Council approve this special appropriation and amendment to the FY15-20 Capital Improvements Program in the amount of \$27,000,000 and specify the source of funds as Interim Financing.

I appreciate your prompt consideration of this action.

IL: aa

Attachment: Amendment to the FY15-20 Capital Improvements Program and  
Special Appropriation #1-E16-CMCG-1

Resolution No: \_\_\_\_\_  
Introduced: \_\_\_\_\_  
Adopted: \_\_\_\_\_

COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND

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By: Council President at the Request of the County Executive

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SUBJECT: Amendment to the FY15-20 Capital Improvements Program and  
Special Appropriation #1-E16-CMCG-1 to the FY16 Capital Budget  
Montgomery County Government  
Department of General Services  
MCPS Bus Depot and Maintenance Relocation (No. 360903), \$27,000,000

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>
MCPS Bus Depot and Maintenance Relocation	360903	Other	\$27,000,000	Interim Financing
TOTAL			\$27,000,000	

Special Appropriation #1-E16-CMCG-1 and Amendment to the FY15-20 Capital Improvements Program

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4. This increase is needed to start preliminary activities, including land acquisition, to facilitate the relocation of the MCPS bus depot from the county service park east to make way for transit-oriented development as stipulated in the Shady Grove Sector Plan. The recommended amendment is consistent with the criteria for amending the CIP because the project (1) offers a significant opportunity, which will be lost if not taken at this time, (2) is in the best interest of the County; and (3) it supports the Smart Growth Initiative, a significant economic development initiative.
5. The County Executive recommends an amendment to the FY15-20 Capital Improvements Program and a special appropriation in the amount of \$27,000,000 for the MCPS Bus Depot and Maintenance Relocation project (No. 360903) and specifies the source of funds will be Interim Financing.
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 FY15-20 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>
MCPS Bus Depot and Maintenance Relocation	360903	Other	\$27,000,000	Interim Financing
TOTAL			\$27,000,000	

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

This is a correct copy of Council action.

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Linda M. Lauer, Clerk of the Council

# MCPS Bus Depot and Maintenance Relocation (P360903)

Category  
Sub Category  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services (AAGE29)  
North Central Transit Corridor

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

11/17/14  
No  
None  
Planning Stage

	Total	Thru FY14	Rem FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	150	3	147	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0
Other	27,000	0	0	27,000	0	27,000	0	0	0	0	0
<b>Total</b>	<b>27,150</b>	<b>3</b>	<b>147</b>	<b>27,000</b>	<b>0</b>	<b>27,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>FUNDING SCHEDULE (\$000s)</b>											
G.O. Bonds	150	3	147	0	0	0	0	0	0	0	0
Interim Finance	0	0	0	0	0	27,000	-27,000	0	0	0	0
Land Sale	27,000	0	0	27,000	0	0	27,000	0	0	0	0
<b>Total</b>	<b>27,150</b>	<b>3</b>	<b>147</b>	<b>27,000</b>	<b>0</b>	<b>27,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 16	0
Supplemental Appropriation Request	27,000	0
Transfer		0
Cumulative Appropriation		150
Expenditure / Encumbrances		3
Unencumbered Balance		147

Date First Appropriation	FY 09	
First Cost Estimate		
Current Scope	FY09	150
Last FY's Cost Estimate		150

#### Description

This project is part of the Smart Growth Initiative program and provides for preliminary activities for the relocation of the Montgomery County Public Schools Bus Depot from the County Service Park on Crabbs Branch Way. The project will focus initially on acquiring and modifying several sites for MCPS bus parking facilities to accommodate the displaced buses. In the interim, a number of maintenance bays at the Equipment Maintenance and Transit Operations Center (EMTOC) will be allocated for MCPS bus maintenance.

#### Cost Change

Increase due to the addition of preliminary project costs, including land acquisition

#### Justification

In order to implement the County's Shady Grove Sector Plan which would capitalize on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize both the transit oriented development intended for the area and address unmet needs. The County is faced with aging facilities that require extensive investment of funds to meet our needs. With the age of some of the facilities, the extent of the required investment must be weighed against the long-term ability of the facilities to satisfy current and future County needs. Plans and studies for this project include: M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; Montgomery County Property Use Study Updated Briefing to County Council, April 29, 2008 (based on Staubach Reports); Montgomery County Smart Growth Initiative Update to County Council, September 23, 2008.

#### Other

Final construction costs for a new maintenance depot will be determined during the design development phase. The Executive must notify the Council and the Board of Education in writing ten days before transferring funds from any other CIP project into this project. The Executive must describe the expected use of the transferred funds. Proceeds from Land Sales of the County Service Park East will be allocated to retiring the Interim Financing programmed here.

#### Fiscal Note

The project provides for preliminary activities including land acquisition. Interim financing will be used for this effort in the short term and will be substituted permanently with Land Sale Proceeds.

#### Disclosures

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

#### Coordination

Department of General Services, Department of Transportation, Montgomery County Public Schools, Maryland-National Capital Park and Planning Commission, Department of Permitting Services, Department of Finance, Department of Technology Services, Office of Management and Budget, Washington Suburban Sanitary Commission