



MONTGOMERY COUNTY DEPARTMENT OF PARKS
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB Item #5
 November 3, 2022

MEMORANDUM

DATE: October 26, 2022

TO: Montgomery County Planning Board

VIA: Michael F. Riley, Director, Department of Parks ^{MR}
 Miti Figueredo, Deputy Director for Administration *mf*
 Andrew Frank, Chief, Park Development Division (PDD)

FROM: Ronald Peele, CIP Manager, PDD ^{RP}
 Brenda Sandberg, Real Estate Management Supervisor, PDD *BCS*

SUBJECT: Amendment to the Maryland-National Capital Park and Planning Commission’s (M-NCPPC) FY23-28 Capital Improvements Program, and Special Appropriation to the FY23 Capital Budget, for the new **Bethesda Lots 10 - 24 Parks (P872302)** capital project

Staff Recommendation

Prior to scheduled Montgomery County Council action, approve the following budget items to provide the public funding element for delivery of two public parks as part of the overall Farm Women’s Market, Lot 24, and Lot 10 redevelopment:

- Amendment to the Department of Parks FY 23-28 Capital Improvement Program: **Bethesda Lots 10 – 24 Parks P872302**
- Special Appropriation to the FY23 Capital Budget: **\$9,432,000**

Background

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 the 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.

A Sketch Plan was approved in 2019 for the private development project that provides the initial regulatory approvals for the project that covers the full area of the project, including the Farm Women’s Market site and Public Parking Lots 10 and 24 (Sketch Plan #320190030). This public – private collaboration will create significant improvements to the public and private realms in Bethesda, including a revitalized Farm Woman’s Market as a commercial center and civic space, a modern underground public parking garage, and two significant Eastern Greenway public parks.

Financing

This PDF funds a portion of the public park elements of this collaborative project among multiple government and private development entities. This PDF will work alongside County PDF 502316 that will provide public funding to support the creation of underground public parking to ensure that vehicle parking and new public parks are implemented to serve the growing Bethesda community and the County.

Funding for the Bethesda Lots 10 – 24 Parks PDF is being provided by the M-NCPPC, the Town of Chevy Chase, and the State of Maryland. Of the total requested appropriation of \$9.432 Million, \$8.117 Million will be provided to the development applicant to implement both parks as outlined in the Sketch Plan Resolution (MCPB Resolution 19-83) and this PDF. An additional \$715 thousand will be provided to the applicant for a portion of the costs to underground utilities adjacent to the parks. The M-NCPPC will assign funds to the development applicant for the concurrent design, permitting, and full construction of two innovative, high quality urban parks with a full complement of park amenities on a portion of Lot 24 and all of Lot 10, as required by approved Sketch Plan #320190030. The timing and conditions for park development, milestone payments to the development applicant, and transfer of the park properties will be defined in a set of legal agreements to be negotiated subsequent to approval of this PDF. Cost estimates for the Lot 10 & 24 parks are based on the approved Sketch Plan and will be updated as design is finalized.

Subject to review and approval by Montgomery Parks, the parks will be designed to create exciting and meaningful civic spaces linked to the existing Elm Street Park to create a cohesive whole and provide safe pedestrian circulation among the parks and the Farm Women's Market site. The park on Lot 24 will be designed and constructed integral with the underlying parking structure to ensure provision of park amenities that support active and social uses such as shade trees, landscaping, and open lawns; sport courts, play equipment, shade structures, hardscapes and water features; performance and seating areas; and other site furnishings and urban park elements. Lot 10 park construction will begin upon opening of the Lot 24 garage and will include complementary amenities such as a multi-generational playground with a splash park, dog park, outdoor gym area, and other active facilities. The M-NCPPC will receive title to the Lot 24 park through a condominium deed from the development entity and to the Lot 10 park by in-fee conveyance from the County.

Bethesda Park Impact Payment P872002

This CIP Amendment and Special Appropriation requests an additional \$2.5 Million in Bethesda Park Impact Payments (PIPs) appropriation. Based on the current expectations for submission of developer PIPs approved by the Planning Board through regulatory Site Plans, there is no need to reduce the current appropriation authority in the Bethesda Park Impact Payment PDF to accommodate this CIP Amendment and Special Appropriation. Total appropriation authority for PIPs will be adjusted as necessary to accommodate the expected additional revenue from developer impact payments in the next FY25-30 CIP cycle.

CIP Amendment Status and Proposed Planning Board Action

The public and private parties to this complex and beneficial project desire to move forward in an expeditious manner by seeking CIP approval of the public funding elements by the sitting County Council. To meet the County Council's public hearing notice requirements, the County Executive transferred this proposed CIP amendment to the County Council alongside the County Department of

Transportation CIP amendment on October 21. Attached you will find the draft of the Council Resolution and the Project Description Form (PDF) as already transmitted to the Council.

Staff recommends Planning Board approval of this CIP Amendment and Special Appropriation request. Once the Planning Board takes such action, notice of the Planning Board's approval will be forwarded to the County Council for their information during their review and approval process.



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 *Marc Elrich*

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

Page 2 of 2

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
Page 2 of 2

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 <u>\$1,068,000</u>	GO Bonds Intergovernmental
TOTAL			\$1,468,000	

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	GO Bonds
			<u>\$1,068,000</u>	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.



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 *Marc Elrich*

SUBJECT: Amendment to the FY23-28 Capital Improvements Program and Special Appropriation #23-52 and Amendment Capital Budget Maryland-National Capital Park and Planning Commission Bethesda Lots 10 – 24 Parks (P872302), \$9,432,000

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 \$9,432,000 for the Bethesda Lots 10 – 24 Parks Project (P872302). Appropriation for this project will fund preliminary design, planning, site improvements and utility work, and construction for two public parks on Lots 10 and 24 in Bethesda. This project will be coordinated with the Department of Transportation Farm Women's Market Parking Garage project (P502316) that funds an underground public parking garage.

This special appropriation increase is needed to start preliminary design, planning, site improvements and utility work for the two public parks portion of the redevelopment project with construction expected to begin in FY23. 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.

I recommend that the County Council approve this special appropriation and amendment to the FY23-28 Capital Improvements Program in the amount of \$9,432,000 and specify the source of funds as Bethesda Park Impact Payments (\$2,500,000), State Aid (\$2,500,000) and Intergovernmental (\$4,432,000).

I appreciate your prompt consideration of this action.

Amendment to the FY23-28 Capital Improvements Program and
Special Appropriation #23-52
October 21, 2022
Page 2 of 2

Enclosure

cc: Marlene Michaelson, Executive Director, Montgomery County Council
Jennifer R. Bryant, Director, Office of Management and Budget
Michael F. Riley, Director, Department of Parks

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 #23-52 and Amendment to the FY23 Capital Budget
Maryland-National Capital Park and Planning Commission
Department of Parks
Bethesda Lots 10 – 24 Parks (No. P872302), \$9,432,000

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. Section 18-108 of the Maryland Land Use Code provides that after adoption of the M-NCPPC budget by the Council, the budget may be amended by resolution by the Council on their initiative or at the request of the Commission. Before adopting a budget amendment, the Council must receive recommendations from the County Executive and hold a public hearing on reasonable notice to the public.
4. Section 18-115, Section 18-116, and Section 18-117 of the Maryland Land Use Code provide that the Council may amend, revise, or modify the M-NCPPC 6-year capital improvements program by an affirmative vote of six of its members. An amendment, revision, or modification made to the capital improvements program may not become final until at least 30 days after it is submitted to the Commission for written comment.

5. On October 13, 2022, the Department of Parks requested creation of the new Bethesda Lots 10 – 24 Parks Project funded at \$8,717,000 as follows:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Elements</u>	<u>Amount</u>	<u>Source of Funds</u>
Bethesda Lots 10 – 24 Parks	#P872302	Planning, Design, Supervision; Construction	\$2,500,000	Bethesda Park Impact Payment (PIP)
			\$2,500,000	State Aid
			\$4,432,000	Intergovernmental
Total			\$9,432,000	

6. This new capital project will provide the public funding to a collaborative project among multiple government and private development entities that is necessary to create two public parks on a portion of Parking Lot District (PLD) Lot 24 and all of Lot 10 in downtown Bethesda.
7. The County Council declares this request is in the public interest, to be acted upon without delay, as provided for under special appropriation requirements described in Article 3, Section 308 of the Montgomery County Charter.
8. Notice of public hearing was given and a public hearing was held.

Action

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

The FY23-28 Capital Improvements Program of the M-NCPPC Department of Parks 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 Elements</u>	<u>Amount</u>	<u>Source of Funds</u>
Bethesda Lots 10 – 24 Parks	#P872302	Planning, Design, Supervision; Construction	\$2,500,000	Bethesda Park Impact Payment (PIP)
			\$2,500,000	State Aid
			\$4,432,000	Intergovernmental
Total			\$9,432,000	

Special Appropriation #23-52 and Amendment to the FY23-28 Capital Improvements Program
Page Three

This is a correct copy of Council action.

Judy Rupp, Clerk of the Council



Bethesda Lots 10 - 24 Parks

(P872302)

Category	M-NCPPC	Date Last Modified	10/05/22
SubCategory	Development	Administering Agency	M-NCPPC
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	600	-	-	600	100	100	100	100	100	100	-
Site Improvements and Utilities	715	-	-	715	15	24	344	332	-	-	-
Construction	8,117	-	-	8,117	267	600	250	2,200	3,500	1,300	-
TOTAL EXPENDITURES	9,432	-	-	9,432	382	724	694	2,632	3,600	1,400	-

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
Contributions: Bethesda Park Impact Payments	2,500	-	-	2,500	100	100	100	100	700	1,400	-
Intergovernmental	4,432	-	-	4,432	157	324	469	1,432	2,050	-	-
State Aid	2,500	-	-	2,500	125	300	125	1,100	850	-	-
TOTAL FUNDING SOURCES	9,432	-	-	9,432	382	724	694	2,632	3,600	1,400	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	-
Appropriation FY 24 Request	-	Last FY's Cost Estimate	-
Supplemental Appropriation Request	9,432		
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

PROJECT DESCRIPTION

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. The intersection of two major park recommendations with a significant development project has created the opportunity to implement several key BDP recommendations in one project that will result in a revitalized Farm Woman's Market Civic Green plus two significant sections of the Eastern Greenway parks. This PDF is intended to fund a portion of the public park elements of this collaborative project involving multiple government and private development entities.

This PDF is funded by the M-NCPPC, the Town of Chevy Chase, and the State of Maryland. The M-NCPPC will assign PDF funds to the development applicant in exchange for the concurrent design, permitting, construction, and delivery of two innovative, high

quality urban parks with a full complement of park amenities on a portion of Lot 24 and all of Lot 10, consistent with the approved Sketch Plan #320190030 by the development applicant. Some PDF funds will be allocated for a portion of the costs to underground utilities, as well. Subject to review and approval by the M-NCPPC's Montgomery Parks, the two new parks will be designed to create exciting and meaningful civic spaces linked to the existing Elm Street Park to create a cohesive whole and provide safe pedestrian circulation among the parks and the Farm Women's Market site. Per the Planning Board's Sketch Plan approval (MCPB Resolution 19-123, Condition B.8), the park on Lot 24 will be designed and constructed integral with the underlying parking structure to ensure constructability of park amenities for long-term operation and maintenance, including adequate utilities, design loading capacity, and soil profiles to support amenity footings. The Lot 24 park will include amenities that support active and social uses such as shade trees, landscaping, and open lawns; sport courts, play equipment, shade structures, hardscapes and water features; performance and seating areas; and other site furnishings and urban park elements. Lot 10 park construction will begin upon opening of the Lot 24 garage and will include complementary amenities such as a multi-generational playground with a splash park, dog park, outdoor gym area, and other active facilities.

Montgomery Parks uses a variety of tools to inform park design, including public meetings, data collection, market research and other forms of in-person and virtual engagement and will engage residents from surrounding communities in a design process for these parks that will include a charrette and other forms of outreach. While the Parks Department carefully weighs neighborhood input, it must be considered in context with the priorities and needs of all County residents. Final design for the two parks will be approved through the M-NCPPC Park Construction Permit. Once constructed, the M-NCPPC will receive title to the Lot 24 park through a condominium unit interest deed from the development entity and to the Lot 10 park by in-fee conveyance from the County. The timing and conditions for park development, milestone payments to the development applicant, and transfer of the park properties will be defined in a set of legal agreements to be negotiated subsequent to approval of this public contribution to the project.

LOCATION

Bethesda, Maryland

ESTIMATED SCHEDULE

Depending on the development approval process, the current proposed plan has preliminary design completion in FY25 with a construction completion in FY28.

PROJECT JUSTIFICATION

The 2017 Bethesda Downtown Plan (BDP) recommends the creation of linear public parks on the edge of the Downtown called the Eastern Greenway. The BDP specifically recommends that PLD surface lots should be converted into public parks as much as feasible to create the Eastern Greenway while preserving public parking in underground garages. This PDF will work in coordination with the County Farm Women's Market Parking Garage (#502316) to provide public funding to a collaborative development project to meet key policy goals of the BDP, including underground public parking and new public parks to serve the growing Bethesda community and the County.

FISCAL NOTE

The M-NCPPC is providing \$2.5 Million in Bethesda Park Impact Payments (PIPs) and \$2.5 Million in State grants. The Town of Chevy Chase is providing Intergovernmental funding of \$4.432 Million, consisting of \$3.432 Million in Town funds and \$1.0 Million in State grants. \$600,000 of Bethesda PIP funds will be used to cover a portion of M-NCPPC's planning, design, and supervision costs. \$8.117 Million is the funding level determined by the development applicant as sufficient to fully implement both parks as outlined in

the Sketch Plan Resolution and this PDF. The project also includes \$715,000 for a portion of the costs to underground utilities. The schedule for disbursements to the development applicant will be established via development and funding agreements. Cost estimates for the Lot 10 & 24 parks are based on the approved Sketch Plan and will be updated as design is finalized.

This project is linked to the Department of Transportation's \$10,293,000 Farm Women's Market Parking Garage (P502316) project which will fund the costs to purchase an underground garage to replace Lots 10 and 24 when they are redeveloped for housing and urban parks, as well as some costs related to underground utilities. Funding partners for that project include the County, the developer, and the Town of Chevy Chase.


FY23 supplemental in Contributions: Bethesda Park Impact Payments for the amount of \$2,500,000, Intergovernmental for the amount of \$4,432,000, State Aid for the amount of \$2,500,000.

DISCLOSURES

M-NCPPC asserts that this project conforms to the requirement of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

COORDINATION

Bethesda Park Impact Payment 872002, Farm Women's Market Parking Garage 502316

Signature: 
Email: brenda.sandberg@montgomeryparks.org

Signature: *Ronald Peele*
Email: ronald.peele@montgomeryparks.org

Signature: 
Email: andrew.frank@montgomeryparks.org

Signature: 
Email: miti.figueredo@montgomeryparks.org

Signature: 
Email: mike.riley@montgomeryparks.org