

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 23-065

Bethesda Overlay Zone Park Impact Payment Rate Adjustment

Date of Hearing: June 8, 2023

JUN 16 2023

## RESOLUTION

WHEREAS, Pursuant to the recommendations of the approved and adopted 2017 Bethesda Downtown Sector Plan, Section 59.4.9.2. of the Zoning Ordinance establishes the Bethesda Overlay Zone (BOZ); and

WHEREAS, Section 59.4.9.2.C.2 establishes the ability of applicants to purchase density from the BOZ subject to a Park Impact Payment (PIP) at an initial rate of \$10 per square foot of approved BOZ density; and

WHEREAS, Section 59.4.9.2.C.2.b.ii.B requires the Planning Board to adjust this payment rate on July 1 of each odd-numbered year by the annual average increase or decrease in a published construction cost index for the two most recent calendar years; and

WHEREAS, following review and analysis of available construction cost indices Staff issued a memorandum to the Planning Board, dated May 22, 2023, setting forth its analysis and recommendation for approval of a method which averages the change in construction costs as measured by the Engineering-News Record's Baltimore Construction Cost Index for the two most recent calendar years, and procedures to implement the rate increase ("Staff Report"); and

WHEREAS, on June 8, 2023, the Planning Board held a public hearing on the Staff analysis and recommendation, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the proposed rate change and implementation; and

WHEREAS, at the hearing, the Planning Board voted to approve the method and new PIP rate as set forth in the Staff Report with a modified implementation schedule in accordance with the vote as certified below.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to Section 59.4.9.2.C.2.b.ii.B, the Planning Board approves the following:

---

2425 Reedie Drive, Floor 14, Wheaton, MD 20902 | Phone: 301-495-4605 | Fax: 301-495-1320

[www.montgomeryplanningboard.org](http://www.montgomeryplanningboard.org) | [mcpb@montgomeryplanningboard.org](mailto:mcpb@montgomeryplanningboard.org)

Approved as to

Legal Sufficiency: /s/ Matthew T. Mills

M-NCPPC Legal Department

1. Effective July 1, 2023, the PIP rate is \$12.49 per square foot of BOZ density.
2. Site Plan applications that have been accepted as complete by the Planning Department prior to July 1, 2023, and that receive Planning Board approval by December 31, 2023, will be assessed the previous PIP rate of \$11.41 per square foot of BOZ density;
3. Site Plan Amendments requesting additional BOZ density will be assessed the prevailing PIP rate for only the additional requested density, subject to the schedule described above.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, that the changes to the PIP rate and its implementation satisfy Section 59.4.9.2 of the Zoning Ordinance.

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Planning Board in this matter, and the date of this Resolution is JUN 16 2023 (which is the date that this Resolution is mailed to all parties of record).

\* \* \* \* \*

**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Pedoeem, seconded by Commissioner Hedrick, with a vote of 4-0; Chair Zyontz, Vice Chair Piñero, and Commissioners, Hedrick, and Pedoeem, voting in favor of the motion, Commissioner Bartley necessarily absent at its regular meeting held on Thursday, June 8, 2023, in Wheaton, Maryland and via video conference.

  
\_\_\_\_\_  
Jeffrey Zyontz, Chair  
Montgomery County Planning Board

Peter Fosselman  
Bethesda-Chevy Chase Regional Service Center  
4805 Edgemoor Ln,  
Bethesda, MD 20814

Adam Roberts  
Bethesda Green  
4825 Cordell Ave  
Bethesda, MD 20814

Jeff Burton  
Bethesda Urban Partnership, Inc.  
7700 Old Georgetown Road  
Bethesda, MD 20814-3004

Bethesda Overlay Zone Park Impact Payment Rate  
Adjustment