



Bethesda Park Impact Payment

(P872002)

Category	M-NCPPC	Date Last Modified	01/05/26
SubCategory	Acquisition	Administering Agency	M-NCPPC
Planning Area	Bethesda-Chevy Chase and Vicinity	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Land	22,000	9,731	12,269	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	22,000	9,731	12,269								

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Contributions: Bethesda Park Impact Payments	22,000	9,731	12,269	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	22,000	9,731	12,269								

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	-	Year First Appropriation	FY20
Appropriation FY 28 Request	-	Last FY's Cost Estimate	22,000
Cumulative Appropriation			
22,000			
Expenditure / Encumbrances		9,782	
Unencumbered Balance		12,218	

PROJECT DESCRIPTION

The Bethesda Downtown Plan creates a new approach to providing funds for parks that are critical to livable and healthy communities for the residents of Bethesda and the county. With an increasing population of residents and workers in the Bethesda Downtown Plan area, parks and open spaces have become "outdoor living rooms" and de facto backyards that play an increasingly important role in promoting healthy living, social interaction, and equity. The Bethesda Overlay Zone requires a Park Impact Payment for portions of certain development approvals within the Downtown Plan boundary. Park Impact Payments submitted to the M-NCPPC as a condition of Planning Board development approvals will be placed into this project for appropriation and expenditure. Bethesda PIP funds may be used for acquisition of parkland, site cleanup and interim improvements, renovation/modification of existing parks, and development of new facilities and new parks within the Bethesda Downtown Plan boundary. PIP funds that will be used for full planning, design, and construction of Bethesda parks will be allocated to the appropriate development PDF within the CIP. PIP funds will be allocated based on the park priorities in the Bethesda Downtown Sector Plan, availability of land for acquisition, site improvement needs, and the Parks Departments' design and construction schedule.

PROJECT JUSTIFICATION

The Bethesda Overlay Zone (ZTA 16-20; adopted 7/18/2017, effective date 8/7/2017) was created to implement the innovative zoning and community development recommendations in the Bethesda Downtown Plan (2017). This project will serve to hold, appropriate and expend Park Impact Payments made to the M-NCPPC per the requirements of the zoning ordinance.

OTHER

Appropriations for payments received above the approved capital budget will be requested through supplemental appropriations or future CIP approvals.

FISCAL NOTE

Through the end of FY23, the Montgomery County Planning Board has approved Site Plans with a total PIP of \$21,701,254, and \$14,563,927 in PIPs have been received/collected by the Commission. An additional \$2,500,000 in PIP funds are appropriated in the Bethesda Lots 10-24 Parks PDF 872372, for a total PIP appropriation through FY24 of \$18,000,000. Project expenditures will not be incurred or encumbered prior to the receipt of funds.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Park Acquisitions 872301, Acquisition: Local Parks PDF 767828, Acquisition: Non-Local Parks PDF 998798, ALARF: M-NCPPC PDF 727007, Facility Planning: Local Parks PDF 957775, Facility Planning: Non-Local Parks PDF 958776 Bethesda Lots 10 - 24, Parks PDF 872302.