

**MEMORANDUM**

November 23, 2022

**TO:** Transportation and Environment (T&E) Committee  
Planning, Housing and Economic Development (PHED) Committee

**FROM:** Pam Dunn, Senior Legislative Analyst  
Glenn Orlin, Senior Analyst

**SUBJECTS:** Amendment to the FY23-28 Capital Improvements Program (CIP) and Special Appropriation to the FY23 Capital Budget, Montgomery County Government, Department of Transportation (DOT), Farm Women's Market Garage, \$1,468,000 (Source of Funds: General Obligation Bonds and Intergovernmental)

Amendment to the FY23-28 CIP and Special Appropriation to the FY23 Capital Budget, Maryland-National Capital Park and Planning Commission (M-NCPPC), Department of Parks, Bethesda Lots 10 - 24 Parks, \$9,432,000 (Source of Funds: Bethesda Park Impact Payment, State Aid, and Intergovernmental)

**PURPOSE:** Develop recommendations for the full Council

**EXPECTED ATTENDEES**

- Christopher Conklin, Director, DOT
- Mike Riley, Director, Department of Parks
- Barney Rush, Mayor, Town of Chevy Chase
- McLean Quinn, President and CEO, EYA Multifamily, LLC
- Jose Thommana, Chief, Division of Parking Management, DOT
- Jeremy Souders, Chief, Administrative Management Section, Division of Parking Management, DOT
- Miti Figueredo, Deputy Director for Administration, Department of Parks
- Andrew Frank, Chief, Park Development Division, Department of Parks
- Brenda Sandberg, Real Estate Management Supervisor, Park Development Division, Department of Parks
- Ron Peele, CIP Manager, Department of Parks
- Greg Bruno and Shantee Jackson, Budget Analysts, Office of Management and Budget

## BACKGROUND

The County Executive and the Parks Board are recommending these two special appropriations and CIP amendments to fund the construction of a 200-space underground parking garage<sup>1</sup> that would allow for the creation of 3.35 acres of new public parks where Bethesda Parking Lots 10 and 24 are located today, between Wisconsin Avenue, Willow Drive, Walsh Street, and 46<sup>th</sup> Street in the Bethesda Central Business District. The garage and park will be built by the developers of the site—EYA and the Bernstein Management Corporation—who will create about 320 multi-family dwelling units, approximately 48 of which will be moderately priced, as well as 26,000-32,000 sf of retail space, replacing the 17,500 sf of retail currently onsite. The developers will also renovate the Farm Women’s Market and underground utilities on the site.

The overall cost of the garage and park is \$27,700,000, which would derive from the following sources:

<i>Source</i>	<i>Contribution</i>
EYA and Bernstein	\$7,975,000
State Aid to M-NCPPC	\$2,500,000
Town of Chevy Chase	\$4,500,000
State Aid to Town	\$1,000,000
Park Impact Payments	\$2,500,000
County G.O. Bonds	\$9,225,000
<b>Total</b>	<b>\$27,700,000</b>

The Council’s public hearings on these two projects were held on November 15; all the testimony was in support, including from the Towns of Chevy Chase, Somerset, and Glen Echo. M-NCPPC staff will provide a brief overview of the planned development and park space.

## COUNCIL STAFF RECOMMENDATIONS

Council staff supports the substance of the two proposals in that they help fulfill the vision of the Bethesda CBD Sector Plan for additional park space and the revitalization of the Farm Women’s Market, while yet providing sufficient parking to support existing and planned development in the near and medium term. **Council staff recommends these revisions to the Executive’s and Planning Board’s recommendations:**

- **For the Farm Women’s Market Parking Garage project, in the Expenditure Schedule include the \$716,000 in FY24 for utility undergrounding as part of the overall “Other” spending in that year.** In CIPs, the “Other” cost element is where spending by others than the agency occurs. Since the developers will be both building the garage and undergrounding the utilities, it is more appropriate to show both as “Other” costs. Showing the utility work under “Site Improvements and Utilities” suggests that the County would conduct that work. **To further clarify, add this sentence in the Fiscal Note: “An**

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<sup>1</sup> The 200-space garage would replace 306 existing spaces in Lots 10 and 24. A parking demand study commissioned by DOT notes that 200 spaces should be sufficient in the near term and that surplus capacity in Garage 31 (a block away at Bethesda and Woodmont Avenues) would likely accommodate additional demand in the medium term.

expenditure of \$716,000 in FY24 is this project’s contribution to undergrounding utilities on the site.”

- For the Bethesda Lots 10 – 24 Parks project, include the following sentence at the start of the Fiscal Note, which would be parallel to text appearing in the Fiscal Note of the Farm Women’s Market Parking Garage project: “The following funding plan is contingent upon executed agreements with the developer and the Town of Chevy Chase as well as Council approval of related property disposition actions.”
- For the Bethesda Lots 10 – 24 Parks project, program the entire \$715,000 share of utility undergrounding costs in FY24, and do not spread over four years as presently displayed. The staffs note that all undergrounding will occur early in the project, and likely all in the same year. Amend a sentence in the Fiscal Note as follows: “The project also includes \$715,000 in FY24 for a portion of the costs to underground utilities.” Combine the funds now showing as “Site Improvements and Utilities” and “Construction” as “Other” instead, for the reason noted in the prior bullet.
- For the Bethesda Lots 10 – 24 Parks project, appropriate now only \$100,000 for the “Planning, Design and Supervision” (PDS) costs. The project description form shows \$100,000 annually for PDS, which is to pay for Parks Department ongoing staff charges to oversee the developer’s construction of the parks. Typically, the CIP appropriates staff charges only on a year-to-year basis, so M-NCPPC should include \$100,000 in its FY24 Capital Budget request, and in each succeeding year. Therefore, the total special appropriation for FY23 should be \$500,000 less, or \$8,932,000.

Revised resolutions and project description forms showing the proposed changes are attached on ©19-28.

This packet contains:

Executive’s transmittal <i>re</i> both projects	©1-2
Executive’s transmittal <i>re</i> <u>Farm Women’s Market Parking Garage</u>	©3-8
Parks Board’s transmittal <i>re</i> <u>Bethesda Lots 10-24 Parks</u>	©9-15
Town of Chevy Chase testimony	©16-17
Town of Kensington testimony	©18
Council staff recommended resolution (including PDF) for <u>Farm Women’s Market Parking Garage</u>	©19-22
Council staff recommended resolution (including PDF) for <u>Bethesda Lots 10 – 24 Parks</u>	©23-28




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: 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

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By: Council President at the Request of the County Executive

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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.

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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	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>10,293</b>	<b>-</b>	<b>-</b>	<b>10,293</b>	<b>350</b>	<b>1,416</b>	<b>3,600</b>	<b>4,927</b>	<b>-</b>	<b>-</b>	<b>-</b>

## 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	-	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>10,293</b>	<b>-</b>	<b>-</b>	<b>10,293</b>	<b>350</b>	<b>1,416</b>	<b>3,600</b>	<b>4,927</b>	<b>-</b>	<b>-</b>	<b>-</b>

## 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

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## 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.

November 9, 2022

The Honorable Marc Elrich  
Montgomery County Executive  
101 Monroe Street  
Rockville, MD 20850

The Honorable Gabe Albornoz  
President  
Montgomery County Council  
Rockville, MD 20850

Dear Messrs. Elrich and Albornoz:

This is to notify you that the Planning Board formally approved the following budget items at its November 3, 2022, public meeting for your further consideration. This CIP Amendment and Special Appropriation will 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

The project is consistent with the 2017 Bethesda Downtown Plan (BDP) and will provide 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.

The full packet that was approved by the Board on November 3, 2022, is attached. Thank you for your consideration.

Sincerely,



Jeff Zyontz  
Chair

cc: Michael F. Riley, Director, Department of Parks, M-NCPPC

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

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

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Lead Sponsor: Council President at the Request of the Parks Board

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**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
<b>Total</b>			<b>\$9,432,000</b>	

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
<b>Total</b>			<b>\$9,432,000</b>	

This is a correct copy of Council action.

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Judy K. 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	-
<b>TOTAL EXPENDITURES</b>	<b>9,432</b>	<b>-</b>	<b>-</b>	<b>9,432</b>	<b>382</b>	<b>724</b>	<b>694</b>	<b>2,632</b>	<b>3,600</b>	<b>1,400</b>	<b>-</b>

## 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	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>9,432</b>	<b>-</b>	<b>-</b>	<b>9,432</b>	<b>382</b>	<b>724</b>	<b>694</b>	<b>2,632</b>	<b>3,600</b>	<b>1,400</b>	<b>-</b>

## 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



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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

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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

Testimony by Mayor Barney Rush  
Town of Chevy Chase, Maryland  
*Public Hearing on Funding Requests for the  
Farm Women's Market Redevelopment Project*  
November 15, 2022

President Albornoz and County Councilmembers,

Thank you for this opportunity to speak today in favor of the County Council approving two funding requests, which will complete the financial plan for creation of two new urban parks in Bethesda. The development of these parks will accompany the refurbishment and expansion of the historical Farm Women's Market. These projects, collectively, will create an exciting series of amenities for Bethesda and the surrounding communities, adding greatly to the quality of life for residents, workers, and visitors, and augmenting retail tax revenue. It will also demonstrate the County's commitment to environmental stewardship, creating one of the largest green roofs in the region. Pavement will be replaced with grass, canopy trees, walkways and play areas.

The vision for these parks arose six years ago, when residents from communities in and around Bethesda came together to support the creation of additional open green space. Thousands of signatures were collected on a petition calling for more parks. We agreed that Bethesda could and should support additional density -- and it has. But we also believed that this additional density had to be matched by additional open space. And we identified the 4 surface parking lots -- two in East Bethesda and the two near the Farm Women's Market -- as the most practical means of securing this vision. Our vision is your vision, as well: The need for exactly such additional open space has been highlighted in the "Thrive" County master plan that this Council has just approved.

Now is the time to turn this vision into reality. Progress has been made. The developers, The Bernstein Management Corporation, and EYA, have developed a sketch plan that is enthusiastically endorsed by the communities. A new underground garage would replace most of the existing surface parking, and approximately 2 and ½ acres of new urban parkland would be created. The developers are now ready to undertake the preconstruction work and launch the project.

But the predicate for this is a credible financial plan committed to by the engaged parties. Of the nearly \$28 million required, the developers are committing \$8 million, most of which is the density they are purchasing to build on a portion of the parking lot behind the Market. The State of Maryland is committing \$3.5 million. And the Town of Chevy Chase is committing \$4.5 million. We are pleased to make this contribution to this project outside of our Town, for the greater good of greater Bethesda.

We now ask for the County Council to demonstrate its commitment by providing the remaining funding required. The \$2.5 million proposed from the Parks Department's funds will come from Park Impact Payment receipts -- which represents money from developers in Bethesda, and

which must be spent on parks in Bethesda. The County is being asked for \$9.225 million from general resources, a fair and balanced request representing 1/3<sup>rd</sup> of the total required for these parks. It is a vital amount for this Public-Private Partnership, and vital that the commitment be made now.

I want to close by expressing our thanks to so many who have helped this project to this critical juncture: The developers who have shown tenacity and creativity; the partners who have worked so long for this project, including the DOT led by Chris Conklin and the Parks Department led by Mike Riley; County Executive Elrich, who has supported the creation of these parks and backed the communities in the effort to realize the significant size of the parks ultimately represented in the sketch plan; the Planning Board and former Chair Casey Anderson, who put in place the innovative Park Impact Payment mechanism; and to three members of this body: Councilmember Friedson, who has been a staunch champion; and also to two Councilmembers who sat as colleagues 6 years ago: former Councilmember Roger Berliner, and you, Councilmember Riemer. Your leadership led the Council to make the critical change in the language of the Bethesda Downtown Plan that memorialized the importance of creating these parks. Without that change, there would have been no sightlines for our vision.

Thank you, all.

**Mayor Tracey Furman**

**Council Member Darin Bartram**  
**Council Member Nate Engle**



**Council Member Conor Crimmins**  
**Council Member Ann Lichter**

November 14, 2022

The Honorable Gabe Albornoz, County Council President  
100 Maryland Avenue, 6<sup>th</sup> Floor  
Rockville MD 20850

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

Dear President Albornoz:

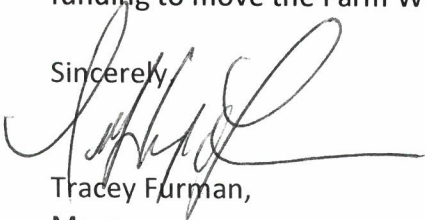
Please accept this letter on behalf of the Kensington Town Council in support of the proposed redevelopment of the Farm Women's Market in Bethesda. Specifically, we are requesting that the County Council amend the FY23-28 Capital Improvements Program in the amount of \$1,468,000 for the Farm Women's Market Parking Garage Project (No. P502316). The requested appropriation 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).

In addition, 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 and would add 2 and ½ acres of greenspace to downtown Bethesda.

This is a critical milestone for the project, as a commitment from the County Council, represented by amending the CIP budget, will complete the financial plan and provide the confidence to the developers to begin detailed design work.

We encourage the County Council to support the proposed amendment and provide the necessary funding to move the Farm Women's Market Garage project forward.

Sincerely,



Tracey Furman,  
Mayor

Cc: Kensington Town Council

**Town of Kensington 3710 Mitchell Street Kensington, MD 20895**  
**Phone 301.949.2424 Fax 301.949.4925**  
**www.tok.md.gov**

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	

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.

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Judy Rupp  
Clerk of the Council



# Farm Women's Market Parking Garage (P502316)

<b>Category</b>	Transportation	<b>Date Last Modified</b>	10/05/22
<b>SubCategory</b>	Parking	<b>Administering Agency</b>	Transportation
<b>Planning Area</b>	Bethesda-Chevy Chase and Vicinity	<b>Status</b>	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	-	-	-	-
<del>Site Improvements and Utilities</del>	<del>746</del>	-	-	<del>746</del>	-	<del>746</del>	-	-	-	-	-
Other	9893 9,177	-	-	9893 9,177	250	1216 500	3,500	4,927	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>10,293</b>	-	-	<b>10,293</b>	<b>350</b>	<b>1,416</b>	<b>3,600</b>	<b>4,927</b>	-	-	-

### 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	-	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>10,293</b>	-	-	<b>10,293</b>	<b>350</b>	<b>1,416</b>	<b>3,600</b>	<b>4,927</b>	-	-	-

### 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



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## **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.

*An expenditure of \$7,16,000 in Fy 24 is this project's contribution to undergrounding utilities on the site.*

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

COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND

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By: Council President at the Request of the Parks Board

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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	<del>\$2,500,000</del> \$2,000,000	Bethesda Park Impact Payment (PIP)
			\$2,500,000	State Aid
			\$4,432,000	Intergovernmental
Total			\$9,432,000 \$8,932,000	

This is a correct copy of Council action.

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Judy Rupp, Clerk of the Council



# Bethesda Lots 10 - 24 Parks (P872302)

<b>Category</b>	M-NCPPC	<b>Date Last Modified</b>	10/05/22
<b>SubCategory</b>	Development	<b>Administering Agency</b>	M-NCPPC
<b>Planning Area</b>	Bethesda-Chevy Chase and Vicinity	<b>Status</b>	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	745	-	-	<del>745</del>	<del>45</del>	<del>24</del>	<del>344</del>	<del>332</del>	-	-	-
Construction <i>Other</i>	<del>8832</del> 8,117	-	-	<del>8832</del> 8,117	267	1,315	250	2,200	3,500	1,300	-
<b>TOTAL EXPENDITURES</b>	<b>9,432</b>	-	-	<b>9,432</b>	<b>367</b>	<b>1,415</b>	<b>350</b>	<b>2,300</b>	<b>3,600</b>	<b>1,400</b>	-

## 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	250	469	1,651	2,050	-
State Aid	2,500	-	-	2,500	110	1,257	1,300	0	425	549	-
<b>TOTAL FUNDING SOURCES</b>	<b>9,432</b>	-	-	<b>9,432</b>	<b>367</b>	<b>1,415</b>	<b>350</b>	<b>2,300</b>	<b>3,600</b>	<b>1,400</b>	-

## 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		8,932
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 following funding plan is contingent upon executed agreements with the developer and the Town of Chevy Chase*  
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

in FY 24

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.

\$2,000,000

**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