



# Wall Park Garage and Park Improvements (P721801)

|               |                             |                      |                  |
|---------------|-----------------------------|----------------------|------------------|
| Category      | Culture and Recreation      | Date Last Modified   | 12/23/25         |
| SubCategory   | Recreation                  | Administering Agency | General Services |
| Planning Area | North Bethesda-Garrett Park | Status               | Planning Stage   |

## EXPENDITURE SCHEDULE (\$000s)

| Cost Elements                    | Total        | Thru FY25 | Est FY26     | Total<br>6 Years | FY 27    | FY 28    | FY 29    | FY 30    | FY 31    | FY 32    | Beyond<br>6 Years |
|----------------------------------|--------------|-----------|--------------|------------------|----------|----------|----------|----------|----------|----------|-------------------|
| Planning, Design and Supervision | 56           | 56        | -            | -                | -        | -        | -        | -        | -        | -        | -                 |
| Other                            | 1,050        | 3         | 1,047        | -                | -        | -        | -        | -        | -        | -        | -                 |
| <b>TOTAL EXPENDITURES</b>        | <b>1,106</b> | <b>59</b> | <b>1,047</b> | <b>-</b>         | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b>          |

## FUNDING SCHEDULE (\$000s)

| Funding Source               | Total        | Thru FY25 | Est FY26     | Total<br>6 Years | FY 27    | FY 28    | FY 29    | FY 30    | FY 31    | FY 32    | Beyond<br>6 Years |
|------------------------------|--------------|-----------|--------------|------------------|----------|----------|----------|----------|----------|----------|-------------------|
| G.O. Bonds                   | 1,060        | 13        | 1,047        | -                | -        | -        | -        | -        | -        | -        | -                 |
| PAYGO                        | 46           | 46        | -            | -                | -        | -        | -        | -        | -        | -        | -                 |
| <b>TOTAL FUNDING SOURCES</b> | <b>1,106</b> | <b>59</b> | <b>1,047</b> | <b>-</b>         | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b>          |

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

|                             |       |                          |       |
|-----------------------------|-------|--------------------------|-------|
| Appropriation FY 27 Request | -     | Year First Appropriation | FY18  |
| Appropriation FY 28 Request | -     | Last FY's Cost Estimate  | 1,106 |
| Cumulative Appropriation    | 1,106 |                          |       |
| Expenditure / Encumbrances  | 59    |                          |       |
| Unencumbered Balance        | 1,047 |                          |       |

## PROJECT DESCRIPTION

This project provides for the relocation of surface parking from Wall Local Park and the Kennedy Shriver Aquatic Center (KSAC) to an adjacent parking garage on private property and the development on an interim park, as suggested in the White Flint Sector Plan. The adjacent property owner, Stonebridge, has an approved Sketch Plan, Preliminary Plan and Phase 1 Site Plan for a project that will include three life sciences buildings totaling approximately 660,000 square feet and a parking garage. As a condition of their approvals, Stonebridge is required to construct and lease to Montgomery County for 50 years 104 parking spaces within the proposed parking garage, to be used by visitors to KSAC, Wall Local Park and the Josiah Henson Museum. The County will have access to an additional 150 parking spaces as needed for special events. The parking garage will be linked to KSAC and Wall Park through a public drive and pedestrian paths. Once the garage is completed, Stonebridge will remove the surface parking area and create an interim park with large green spaces and loop trails. An urban park with varied amenities will be planned by Maryland-National Capital Park and Planning Commission in a future CIP.

## LOCATION

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The parking will be located on the Stonebridge life sciences site which is immediately adjacent to KSAC at 5900 Executive Boulevard, North Bethesda, Maryland 20852, and will be accessed from KSAC's current entrance on Executive Boulevard. The interim park will be located at Wall Local Park at 5900 Executive Boulevard, North Bethesda, Maryland 20852.

## **ESTIMATED SCHEDULE**

Start of construction is dependent on developer timing.

## **PROJECT JUSTIFICATION**

The White Flint Sector Plan was approved by Council in 2010. This plan allows for significantly higher density than the existing development. Along with providing a more walkable area through newly programmed capital roads, streetscape, and biking facilities projects, there is a great need for open space that can be easily accessed by both the urban dwellers moving into this dense redevelopment area and by the local community. Wall Park could provide that open space now and will eventually provide an urban park with varied amenities, but only if the surface parking is removed. The roads adjacent to this site have been reconfigured. As part of the Stonebridge project, there is an opportunity to have the surface parking relocated within their garage.

## **COORDINATION**

Department of General Services, Department of Transportation, Department of Permitting Services, Department of Recreation, Maryland-National Capital Park and Planning Commission