



Mid-County Park Benefit Payments

(P872201)

Category	M-NCPPC	Date Last Modified	05/19/26
SubCategory	Acquisition	Administering Agency	M-NCPPC
Planning Area	North Bethesda-Garrett Park	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	3,500	-	3,500	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	3,500	-	3,500	-	-	-	-	-	-	-	-

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	3,500	-	3,500	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	3,500	-	3,500	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	-	Year First Appropriation	FY22
Appropriation FY 28 Request	-	Last FY's Cost Estimate	3,500
Cumulative Appropriation	3,500		
Expenditure / Encumbrances	-		
Unencumbered Balance	3,500		

PROJECT DESCRIPTION

The central portion of Montgomery County continues to experience population and economic growth. The 2010 White Flint Sector Plan, the 2017 Rock Spring Sector Plan, the 2018 White Flint 2 Sector Plan, and the 2018 Grosvenor-Strathmore Metro Area Minor Master Plan support this growth by creating livable communities that offer a range of benefits such as walkable neighborhoods and access to community facilities including parks. Specifically, these Plans focus on creating new parks with central gathering spaces and active recreational amenities to support the quality of life. The dedication of land for a school and/or park site is one of the top priority public amenities to be provided by all development projects within these Plan areas. In lieu of dedication, the Planning Board may accept substantive contributions toward acquisition of new land to meet these master plan recommendations. Any Park Benefit Payments (PBPs) submitted to the M-NCPPC as a condition of Planning Board development approvals within these Plan areas will be placed into this Project for appropriation and expenditure. The Park Benefit Payments will be used for acquisition of new parkland and the development of park facilities on newly acquired land to serve the White Flint, Grosvenor-Strathmore, and Rock Spring areas. These funds are intended to create new park resources, so will not be used not for the renovation/modification of existing parks. Funds that are allocated for planning, design, and construction of parks will be transferred to the appropriate development PDF within the CIP. Expenditures will be based on the park priorities within each of the Master/Sector Plan areas, availability of land for acquisition, site improvement needs, and the Parks Departments' design and construction schedule.

PROJECT JUSTIFICATION

Chapters 50 (Subdivision Regulations) and 59 (Zoning Ordinance) of the Montgomery County Code require development/redevelopment to demonstrate substantial conformance with the Master or Sector Plan for approval. When site conditions preclude dedication of land needed for a school and/or park site, this Project will provide an alternative path for developments to achieve plan conformance while also implementing the vision for vibrant communities with ample public parks and associated amenities. This Project will serve to hold, appropriate and expend any Park Benefit Payments that are made to the M-NCPPC through the regulatory application review process under Chapters 50 and 59 to serve the park needs of any of these four Master/Sector Plan areas.

OTHER

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

FISCAL NOTE

M-NCPPC has received the first Mid-County PBP payment of \$11,829.04. This payment was the first installment of a Planning Board-approved PBP of \$209,525.76. Appropriations for payments received above the approved capital budget will be requested through supplemental appropriations or future CIP approvals. Project expenditures will not be incurred or encumbered prior to the receipt of funds.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Park Acquisitions 872301, ALARF: M-NCPPC PDF 727007, Facility Planning: Local Parks PDF 957775, Facility Planning: Non-Local Parks PDF 958776, Bethesda Park Impact Payment PDF 872002.