PHED COMMITTEE #4
March 4, 2010

Worksession

MEMORANDUM

March 2, 2010

TO: Planning, Housing and Economic Development Committee

FROM: Justina J. Ferber, Legislative Analyst

SUBJECT: **FY11 Capital Budget & FY11-16 Capital Improvements Program**
Silver Spring Redevelopment Project Program PDF No. 159281 (CIP Page 8-4)

Silver Spring Redevelopment Program, Project No. 159281 – PDF ©1

The Silver Spring Redevelopment project is part of the multi-project effort of the County to support redevelopment in downtown Silver Spring. The Silver Spring Redevelopment Program PDF provides funding for studies, streetscaping, historic preservation, utility undergrounding, site improvements, land acquisition, relocation, and demolition for the redevelopment project. A Veterans' Memorial is included in the PDF description along with the Veterans' Plaza, ice rink and pavilion. The project has been in the CIP since 1999.

The cost changes of $44,000 for planning and design and $400,000 for site improvements for FY11 are related to waterline work at the Wayne Avenue Plaza. The scope of the redevelopment project has not changed. Upon completion of waterline work, $444,000 was reimbursed to the County/DGS for performance of work for WSSC under the Wayne Avenue Plaza as part of the Plaza construction. The reimbursement will be used for final site improvement work and the ice skating rink.

The plans for the Veterans' Memorial and Plaza and pavilion/ice rink remain the same. The Civic Building and Veterans' Plaza projects are the open area at the corner of Fenton Street and Ellsworth Drive known as Veterans' Plaza and will front the Silver Spring Civic Building. The ¾ acre space will serve much like a European plaza. It will be a hardscape plaza surrounded by grass and trees as designed by the County and as approved by the Planning Board. The Veterans' Plaza will be the site of the Veterans' Memorial. In spring and summer the pavilion will provide a shaded and protected area for community activity and in the winter ice skating will commence on the rink under the pavilion, October through March.

The civic building and plaza will be ready on July 1, 2010, with the Veterans' Memorial ready for Veterans' Day 2010.

Staff Recommendation

Staff recommends concurrence with the Executive's recommendation on the Silver Spring Redevelopment project for the FY011 Capital Budget and FY11-16 Capital Improvements Program.

Attachments: ©1 Silver Spring Redevelopment Program CIP PDF No. 159281

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Silver Spring Redevelopment Pgm -- No. 159281

Category	**General Government**	Date Last Modified	**January 08, 2010**
Subcategory	**Economic Development**	Required Adequate Public Facility	**No**
Administering Agency	**County Executive**	Relocation Impact	**None.**
Planning Area	**Silver Spring**	Status	**Under Construction**

EXPENDITURE SCHEDULE ($000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	12,622	10,364	2,214	44	44	0	0	0	0	0	0
Land	51	0	51	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,480	2,266	1,814	400	400	0	0	0	0	0	0
Construction	29,151	21,605	7,546	0	0	0	0	0	0	0	0
Other	309	309	0	0	0	0	0	0	0	0	0
Total	**46,613**	**34,544**	**11,625**	**444**	**444**	**0**	**0**	**0**	**0**	**0**	**0**

FUNDING SCHEDULE ($000)

Contributions	1,046	289	313	444	444	0	0	0	0	0	0
Current Revenue: General	703	703	0	0	0	0	0	0	0	0	0
G.O. Bonds	1,023	0	1,023	0	0	0	0	0	0	0	0
Land Sale	14,942	4,655	10,287	0	0	0	0	0	0	0	0
PAYGO	8,582	8,582	0	0	0	0	0	0	0	0	0
State Aid	20,167	20,165	2	0	0	0	0	0	0	0	0
Urban District - Silver Spring	150	150	0	0	0	0	0	0	0	0	0
Total	**46,613**	**34,544**	**11,625**	**444**	**444**	**0**	**0**	**0**	**0**	**0**	**0**

OPERATING BUDGET IMPACT ($000)

Maintenance				150	25	25	25	25	25	25
Energy				318	53	53	53	53	53	53
Net Impact				**468**	**78**	**78**	**78**	**78**	**78**	**78**

DESCRIPTION

This project provides for studies, streetscaping, historic preservation, utility undergrounding, site improvements, land acquisition, relocation, and demolition necessary to the renewal of the Silver Spring Urban Renewal Area. This project is part of a multi-project effort by Montgomery County to support the retail-oriented redevelopment of the Silver Spring Central Business District (CBD), a total public commitment of $191.2 million. This project includes the construction of the Wayne Avenue Plaza, Town Square Plaza, the Veterans Plaza and the median strip on Georgia Avenue, as well as the demolition of the Silver Spring Armory and relocation of the Armory's public meeting space to a new Silver Spring Civic Building. This PDF includes funding for an ice rink and pavilion which will be privately operated on a fee basis and a veterans' memorial to replace the memorial at the Armory, which has been razed. Development of and planning for the appropriate memorial(s) was done in partnership with local veterans' groups. $33 million for land acquisition, relocation, and demolition expenditures shown in prior years and funded in Silver Spring ALARF have been removed to correspond with the closeout of Silver Spring ALARF.

COST CHANGE

Increase due to reimbursement for WSSC waterline work at Wayne Plaza.

JUSTIFICATION

Recommendation of the Silver Triangle Working Group, December 1991; Blight Documentation of April 1992; Approved Silver Spring CBD Sector Plan of 2000; the Recommendation of the Silver Spring Alternatives Working Group, 1994; the Final Report and Recommendations of the Silver Spring Redevelopment Advisory Board, 1996; the Approved Silver Spring Urban Renewal Plan, August 1997; and the Approved Site Plan and Project Plan, July 1999.

OTHER

Up to $75,000 for funds in this project will be available for consultant assistance to the County Council in its review of revitalization of the Silver Spring Urban Renewal area. The Planning Board has approved the Preliminary Plan, Project Plan, and Site Plan for the project. The Council's Planning, Housing and Economic Development (PHED) committee will continue to receive quarterly briefings to keep the County Council up to date on the progress of the project.

FISCAL NOTE

Expenditures and funding were adjusted to reflect the current production schedule.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.
- The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

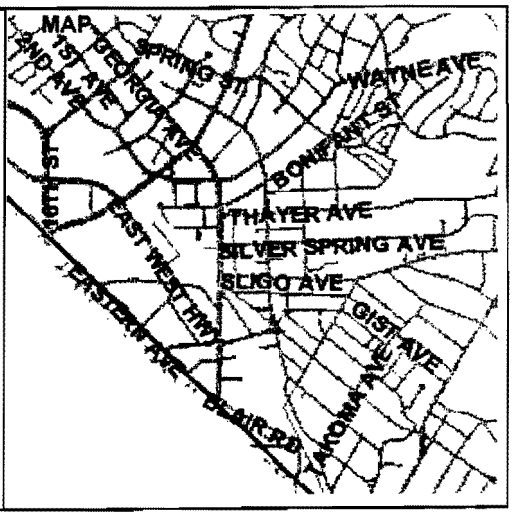
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY92	($000)
First Cost Estimate Current Scope	FY11	46,613
Last FY's Cost Estimate		46,169
Appropriation Request	FY11	444
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		46,169
Expenditures / Encumbrances		46,167
Unencumbered Balance		2
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

COORDINATION

Silver Theatre
Round House Theatre
Silver Spring Civic Building
Parking Town Square Garage (#61)
Parking Silver Circle (Wayne Avenue) Garage (#60)
City Place
Fenton Street Village
Fenton Street Village Pedestrian Linkages
Dept. of Housing and Community Affairs
Silver Spring Regional Services Center
State of Maryland
M-NCPPC
Historic Preservation Commission
Silver Spring Chamber of Commerce
Private developers
Affected property and business owners
Department of General Services
WSSC

MAP



Recommended

1