

CIP Worksession

MEMORANDUM

February 23, 2012

TO: Planning, Housing, and Economic Development (PHED) Committee
FROM:  Marlene Michaelson, Senior Legislative Analyst
SUBJECT: Department of Housing and Community Affairs FY13 – FY18 Capital Improvements Program: Community Revitalization Projects

Those expected to attend this worksession:

- Rick Nelson, Director, Department of Housing and Community Affairs (DHCA)
- Luann Korona, Chief, Community Development Division, DHCA
- Roylene Roberts, Chief, Neighborhood Revitalization, DHCA
- Timothy Goetzinger, Budget and Finance Manager, DHCA
- Jennifer Bryant, Senior Management and Budget Specialist, Office of Management and Budget

The Department of Housing and Community Affairs (DHCA) Capital Improvements Program (CIP) appears as chapter 34 in the Executive-Recommended CIP. Responses to Staff questions regarding the DNCA CIP appear on © 1-3.

For FY13-18, the County Executive recommends a six-year CIP, totaling \$32 million, which is a \$19.6 million, or 38 percent, decrease from the Amended FY11-16 cost of \$51.58 million. The decrease is due to the fact that most of the planned bonds for the Affordable Housing Acquisition and Preservation project were already programmed prior to FY13 and the Long Branch Pedestrian Linkages project is pending completion.

	Millions
Approved FY11-FY16 CIP as Amended	\$51.6
Executive FY13 - FY18 Recommendation	\$32.0
Difference between FY11-FY16 & FY13 - FY18	\$19.6
Percent difference between FY11-FY16 & FY13 - FY18	38%

The recommended FY13-18 active projects include:

- CDBG Capital Appropriation
- Affordable Housing Acquisition and Preservation
- Burtonsville Community Revitalization
- Facility Planning: HCD
- Fenton Street Village Pedestrian Linkages
- Focused Neighborhood Assistance

The **Long Branch Pedestrian Linkages** project is pending closeout. The State is currently reviewing construction documents, since the project involves Federal funds and the Federal review was delegated to the State. DHCA is hoping to receive State approval soon and begin construction in FY12 and completion in FY13. All funds have already been appropriated and encumbered.

The Committee already discussed the **Affordable Housing Acquisition and Preservation** project at a previous meeting and it is not addressed in this memorandum.

CDBG CAPITAL APPROPRIATION

(PDF #767820; page 34-5; © 6)

The Community Development Block Grant Program (CDBG) provides \$6.3 million in funding over six years for the community development CIP programs within DHCA.¹ This equates to 73% of the total funding for these programs. This PDF consolidates the CDBG appropriation for all DHCA projects for submission to the US Department of Housing and Urban Development. No expenditures are shown, as they are included in the individual project PDFs. The following chart shows the uses identified in this PDF for FY13 and FY14.

Project	FY13	FY14
Facility Planning	50,000	50,000
Fenton Street Villages Pedestrian Linkages	600,000	0
Focused Neighborhood Assistance	720,000	945,000
Contingency	100,000	200,000
Total	1,470,000	1,195,000

¹ The County also anticipates receiving \$2.83 million in CDBG funding for non-capital community development activities, which will be included in the operating budget.

BURTONSVILLE COMMUNITY REVITALIZATION

(PDF #760900; page 34-3; © 4-5)

	Total	Thru FY10/ FY12 ²	6 years	FY13	FY14	FY15	FY16	FY17	FY18
Approved	4,215	142	3,755	880	850	0	0		
CE Rec.	4,040	218	1,555	792	763	0	0	0	0
Difference	-175	76	-2,200	-88	-87	0	0	-	-

This project provides for community revitalization in the Burtonsville area, focusing on ways to mitigate the impact of transportation improvement projects on businesses in the Burtonsville area. Project elements include signage, lighting, street face elements, and acquisition of long-term facade easements. There is a decrease in funding from the approved CIP because some improvements will be funded by property owners. Staff supports the completion of this project as submitted.

FACILITY PLANNING: HCD

(PDF #769375; page 34-6; © 7)

	Total	Thru FY10/ FY12	6 years	FY13	FY14	FY15	FY16	FY17	FY18
Approved	3,795	2,738	1,023	175	175	175	175		
CE Rec.	4,320	3,081	1,050	175	175	175	175	175	175
Difference	525	343	27	0	0	0	0	-	-

This project provides funds for DHCA facility planning for a variety of projects for possible inclusion in the CIP. This PDF also supports data analysis, master and sector plan review, coordination with other departments, resolution processing for non-profits and other seeking state funding, and most recently coordination and development of the application for designation under the State Sustainable Communities Plan. While the Department indicates that all of these activities are allowed under the CDBG definition of facility planning, many do not appear to be linked to one or more capital projects and Staff recommends the Committee discuss whether these activities would more appropriately be funded in the operating budget. This would involve shifting some CDBG funds from the CIP to the operating budget, which Staff understands is allowed under the CDBG program. **Staff recommends that the Committee delay making a recommendation on this PDF until a determination is made regarding the portion of this funding that should be moved to the operating budget.**

² Through FY10 for the Approved CIP and through FY12 for the CE Recommended CIP.

FENTON STREET VILLAGE PEDESTRIAN LINKAGES

(PDF #760500; page 34-7; © 8-9)

	Total	Thru FY10/ FY12	6 years	FY13	FY14	FY15	FY16	FY17	FY18
Approved	2,299	1,023	858	0	0	0	0		
CE Rec.	2,899	1,935	600	600	0	0	0	0	0
Difference	600	912	-258	600	0	0	0	-	-

This project provides funds for pedestrian links in the commercial area of approximately 35 acres, located along the eastern edge of the Silver Spring CBD. The extended pedestrian network will ensure safe pedestrian connections from the public parking facilities in the interior of each city block to the businesses on Georgia Avenue, Fenton Street, and the side streets. Construction is planned in two segments: the first is scheduled for the Spring of 2012 and the second segment for Fall 2012, when the project will be completed. The project was changed since the Council last approved it to meet current American with Disabilities Act (ADA) requirements and M-NCPPC streetscape standards. The construction timeline was adjusted to accommodate a State Highway Administration improvement within the project area. Staff supports the project as submitted.

FOCUSED NEIGHBORHOOD ASSISTANCE

(PDF #761100; page 34-9; © 10)

	Total	Thru FY10/ FY12	6 years	FY13	FY14	FY15	FY16	FY17	FY18
Approved	4,540	0	4,070	720	720	470	470		
CE Rec.	8,080	521	5,445	720	945	945	945	945	945
Difference	3,540	521	1,375	0	225	475	475	-	-

The DHCA Community Development Division has changed its focus from revitalization of commercial areas to preventing decline of residential neighborhoods. This change occurred in part due to the recent decline in housing stability as a result of the economic downturn. The Focused Neighborhood Assistance Program approved by the Council in the last CIP provides direct assistance to a limited number of neighborhoods, with projects such as painting home exteriors, upgraded lighting, and pedestrian paths. Projects are selected based on a data driven analysis focusing on issues such as crime, income, and single-family rentals.

In FY 11-12, DHCA completed projects in the Cinnamon Woods neighborhood in Germantown and in the Glenmont area. For FY13 they will finish their work in Cinnamon Woods and begin work in the McKendree neighborhood in Montgomery Village. Expenditures range from \$720,000 to \$945,000 per year over the 6 year period, and the project is funded entirely by Community Development Block Grants (CDBG). The increase in funding reflects the Department's shift from a focus on commercial revitalization to residential stabilization.

Staff asked DHCA how they would evaluate the success of their efforts and learned that an evaluation plan was not established for the Cinnamon Woods and Glenmont projects, but would be part of their efforts for the McKendree neighborhood. Staff believes this is an important part of this effort and should be monitored by the Council. Staff recommends approval of this project with additional language added to the PDF regarding an evaluation plan.

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FROM DHCA Staff

1. Description of apparent change from Commercial Revitalization projects and how Focused Neighborhood Areas are selected.
2. Brief description of what we accomplished and what we expect to accomplish for each CIP.
3. What is Facility Planning? What projects will be funded from Facility Planning?
4. Why is the Long Branch CIP not included in the presented CIP?

Focused Neighborhood Assistance

The Department of Housing and Community Affairs (DHCA) Community Development Division in past years concentrated on commercial revitalization issues and assisted small businesses. The Commercial Revitalization Section, working in partnership with the community and property owners, planned, designed and constructed physical improvements such as streetscapes and signage to enhance the competitiveness of small businesses in older commercial areas. Activities complemented private investment and departmental resources were invested where private investment was not planned. In addition, to stimulate private investment for the exterior of properties located within the target area, the department acquired façade easements which resulted in an improved image and secured that improvement for at least the life of the easement.

In recent years, given the economic downturn's impact on housing stability, the Department has re-focused the resources of the Community Development Division to plan and implement strategies which prevent and correct problems that contribute to the physical decline of residential areas-- maintain existing housing in a safe condition and supporting community programs that benefit our residents. The Neighborhood Revitalization Section manages these projects.

In 2009, the Department launched a new initiative in partnership with residents to strengthen and improve their single-family neighborhoods, expecting that the effort can be modified and expanded to other areas as lessons are learned and resources allow.

The selection of two neighborhoods was made as the result of a data-driven analysis focused on singled-family homes in primarily, if not exclusively, residential neighborhoods and grew from a belief in the importance of strong, well-maintained neighborhoods as a critical component of overall community well-being.

In identifying areas for consideration, staff first reviewed data on crime, income (as viewed through the numbers of school age children eligible for Free and Reduced Meals) and single-family rentals (later refined to include foreclosure events). These criteria are ones that have been commonly used by others to measure conditions at the neighborhood level, and this analysis identified areas that appeared, from the data reviewed, to be experiencing challenges greater than those being experienced by the County overall. For example, the rate of foreclosure events in Wheaton was 3 times higher than for the county as a whole.

Staff further refined neighborhood selection among the areas identified by looking for commonalities that would facilitate community connections (like school boundaries), or, conversely, serve as likely separators (like natural features or major roadway). Staff also identified those areas that appeared to already meet eligibility criteria for certain types of federal or state funding; for example, federal funds to assist in mitigating the negative impact of foreclosures.

- FY 11 -12
 - Up-County Focused Neighborhood Area (Cinnamon Woods) – Exterior rehab of 70 single-family, income-eligible, owner-occupied homes leveraging Cinnamon Woods HOA exterior painting of 108 homes; upgraded community public space lighting using Crime Prevention Through Environmental Design (CPTED) principals leveraging \$100,000 State Bond Financing obtained by the HOA.
 - Mid County Focused Neighborhood Assistance Area (Glenmont) Upgraded lighting on four pedestrian paths, three included installation of ADA compliant concrete pathways improving pedestrian linkages within the community including a safe passage to Weller Road Elementary from Janet Road. Acquisition, rehab and resale to first time homebuyers of four vacant, foreclosed, bank-owned properties. Partner with Rebuilding Together Montgomery County to provide home improvements of two homes in the community. Safety and security improvements to Wheaton-Glenmont Pool facility.
 - Additional project support ARRA, Community Legacy and Housing Initiative Funds.
 - Selected next Focused Neighborhood Assistance Area McKendree, finalize scope of work.
- FY 13
 - Up-County Focused Neighborhood Area, projected exterior rehab of 50 single-family, income-eligible, owner-occupied homes leveraging Cinnamon Woods HOA exterior painting of 153 homes.
 - McKendree Focused Neighborhood Assistance Area projected projects may include exterior rehab of income-eligible, owner-occupied homes; acquisition, rehab and sale of vacant, foreclosed bank-owned property; addressing drainage issues; improvements to pedestrian pathways; improvements to public space courtyards.
 - Select next Focused Neighborhood Assistance Area
- FY 14 Continue work in Focused Neighborhood Assistance areas

Fenton Street Village Pedestrian Linkages

- FY 96-12 Completed site analysis, general streetscape design guidelines, façade program guidelines, streetscape construction, Fenton Street (both sides - Bonifant Street to Gist Avenue), Fenton Street (west side - Gist Avenue to Philadelphia Avenue), Bonifant Street (south side – parking lot to Fenton Street) Thayer Avenue (north side – Georgia Avenue to Fenton Street excepting two parcels

- planned for redevelopment). Preliminary site analysis Mayor's Lane (project incorporated in developer's public off-site amenity). Fourteen façade easements.
- FY 13 Construction streetscape improvements including trees and lighting improvements Georgia Avenue (east side - Philadelphia Avenue to Silver Spring Avenue)
 - FY14 Final section Construction streetscape improvements including trees and lighting improvements Georgia Avenue (east side - Silver Spring Avenue to Wayne Avenue Plaza)

Burtonsville

- FY 09 – 12 Obtained partial state funding to develop a Community Legacy Plan; conducted resident survey and market analysis; completed Community Legacy Plan; obtained Community Legacy Designation; developed streetscape standards, center sign concepts; examined parking lot consolidation and recirculation opportunities; developed gateway signage concepts; open discussions with property owners to install gateway signage; developed facade easement program guidelines; discussions with property owners concerning property improvements; completed two façade easements; three other façade easements in application process; developed center signage easements program guidelines; two easements in application process.
- FY13 Continue façade and sign easement process with current applicants and continue outreach to remaining property owners; determine location of gateway signage; finalize gateway signage design and begin permitting process.
- FY14 Continue façade and sign easement process with applicants; install gateway signage.

Facility Planning

The PDF's with exception of Facility Planning are geographically based. Facility Planning is more programmatic. This PDF supports data analysis, Sector and Master Plan Review, coordination with other departments, Resolution Processing for non-profits and others seeking State Funding and most recently coordination and development of the Sustainable Communities Plan.

Long Branch PDF

Montgomery County does not publish projects which are considered "pending closeout" (no funding in the 6 yrs or beyond) or close out. Long Branch is considered "pending closeout".

Should the Council choose to display expenditures in FY13 then the project would not be considered to have a "pending closeout" status and a PDF would be published in the approved book reflecting a change in the expenditure schedule. This would not alter the appropriation.

Burtonsville Community Revitalization -- No. 760900

Category
Subcategory
Administering Agency
Planning Area

Community Development and Housing
Community Development
Housing & Community Affairs
Fairland-Beltsville

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 09, 2012
No
None.
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	885	218	337	330	180	150	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	1,800	0	1,200	600	300	300	0	0	0	0	0
Construction	1,255	0	630	625	312	313	0	0	0	0	0
Other	100	0	100	0	0	0	0	0	0	0	0
Total	4,040	218	2,267	1,555	792	763	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	460	218	242	0	0	0	0	0	0	0	0
G.O. Bonds	3,580	0	2,025	1,555	792	763	0	0	0	0	0
Total	4,040	218	2,267	1,555	792	763	0	0	0	0	0

DESCRIPTION

This project provides for community revitalization in the Burtonsville area with primary focus on the commercial core. Project elements will mitigate the impact of transportation improvement projects to businesses in the Burtonsville commercial area. The objective is to support the existing small businesses and create new opportunities for private investment, as well as, create a "village center" by improving the visual appearance of the area. Project elements include Gateway Signage, pedestrian lighting, streetface elements, acquisition of long-term façade easements and center signage.

COST CHANGE

Decrease due to improvements that will be funded by the property owners.

JUSTIFICATION

The project responds to concerns relating to changes in the community resulting from population increases and the road realignment of US Rte 29 and MD Rte 198.

OTHER

Plans and Studies: M-NCPPC Fairland Master Plan in 1997; Burtonsville Market Study (2007); the Burtonsville Legacy Plan.

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY13	4,040
Current Scope		
Last FY's Cost Estimate		4,215
Appropriation Request	FY13	792
Appropriation Request Est.	FY14	763
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		2,485
Expenditures / Encumbrances		230
Unencumbered Balance		2,255
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

Department of Transportation
Maryland State Highway Administration
M-NCPPC
Maryland Department of the Environment
Department of Permitting Services

MAP

See Map on Next Page

④

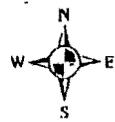
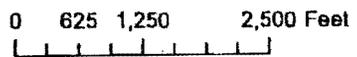
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Map Designed by Trivens Kargbo
 DHCA- Community Development Division
 Montgomery County

Burtonsville CIP Project Area



SOURCE: DTS-GIS AND DHCA

CDBG Capital Appropriation -- No. 767820

Category
Subcategory
Administering Agency
Planning Area

Community Development and Housing
Community Development
Housing & Community Affairs
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 05, 2012
No
None.
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Community Development Block Grant	0	0	0	0	0	0	0	0	0	0	0
Total	0										

DESCRIPTION

This project consolidates the appropriation authority for all Community Development Block Grant (CDBG) funds allocated to capital projects since FY78. The following list of CIP projects has been determined necessary to carry out Montgomery County's Community Development Block Grant Program to aid low- and moderate-income residents in upgrading their neighborhoods and in eliminating blight in the County. Projects listed below show the allocation of CDBG funds proposed for FY13 and FY14. For information on previous fiscal years, refer to the approved CIP for that year.

JUSTIFICATION

The projects listed below are justified on their respective project description forms.

OTHER

This project description form is consistent with the CDBG application to be recommended by the County Executive, to be approved by the County Council, and to be submitted to HUD in May 2012.

CIP #	Project Name	FY13	FY14
769375	Facility Planning	50,000	50,000
760500	Fenton Street Village Pedestrian Linkages	600,000	0
761100	Focused Neighborhood Assistance Contingency	720,000 100,000	945,000 200,000
Total		1,470,000	1,195,000

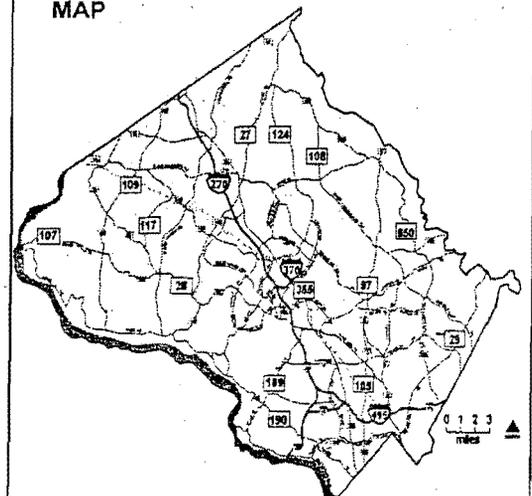
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY00	(\$000)
First Cost Estimate		
Current Scope	FY11	0
Last FY's Cost Estimate		0
Appropriation Request	FY13	1,470
Appropriation Request Est.	FY14	1,195
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		3,218
Expenditures / Encumbrances		0
Unencumbered Balance		3,218
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

See individual project PDFs
U.S. Department of Housing and Urban
Development

MAP



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Facility Planning: HCD -- No. 769375

Category
Subcategory
Administering Agency
Planning Area

Community Development and Housing
Community Development
Housing & Community Affairs
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 07, 2012
No
None.
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	4,320	3,081	14	1,050	175	175	175	175	175	175	175
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	4,320	3,081	14	1,050	175	175	175	175	175	175	*

FUNDING SCHEDULE (\$000)

Community Development Block Grant	1,243	893	0	300	50	50	50	50	50	50	50
Current Revenue: General	2,777	1,888	14	750	125	125	125	125	125	125	125
Current Revenue: Parking - Montgomery Hill	100	100	0	0	0	0	0	0	0	0	0
Federal Aid	200	200	0	0	0	0	0	0	0	0	0
Total	4,320	3,081	14	1,050	175						

DESCRIPTION

This project provides funds for Department of Housing and Community Affairs (DHCA) facility planning studies for a variety of projects for possible inclusion in the CIP. In addition, facility planning serves as a transition stage for a project between the master plan or conceptual stage and its inclusion as a stand-alone project in the CIP. Prior to the establishment of a stand-alone project, DHCA will develop a Program of Requirements (POR) that outlines the general and specific features required in the project. Selected projects range in type including: land and building acquisition; conversion of surplus schools/ school sites or County-owned land into housing resources; design and construction of street improvements, sidewalks, and other infrastructure improvements in neighborhoods and small commercial area revitalization including streetscaping and circulation along with Central Business District (CBD) revitalization. Facility planning is a decision-making process to determine the purpose and need of a candidate project through a rigorous investigation of the following critical project elements: community revitalization needs analysis; economic, social, environmental, and historic impact analyses; public participation; investigation of non-County sources of funding; and detailed project cost estimates. Depending upon the results of a facility planning determination of purpose and need, a project may or may not proceed to construction. For a full description of the facility planning process, see the CIP Planning Section.

COST CHANGE

Increase due to the addition of FY17 and FY18.

JUSTIFICATION

There is a continuing need for development of accurate cost estimates and an exploration of alternatives for proposed projects. Facility planning costs for all projects which ultimately become stand-alone PDFs are included here. These costs will not be reflected in the resulting individual project. Future individual CIP projects, which result from facility planning, will each reflect reduced planning and design costs.

OTHER

The proposals studied under this program will involve the Office of Management and Budget staff, consultants, community groups, and related program area staff, to ensure that completed studies show full costs, program requirements, and have community support.

OTHER DISCLOSURES

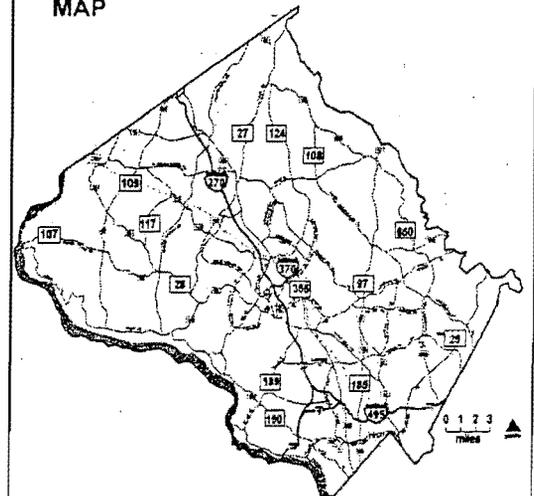
- * Expenditures will continue indefinitely.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY96	(\$000)
First Cost Estimate	FY13	4,320
Current Scope		
Last FY's Cost Estimate		3,795
Appropriation Request	FY13	125
Appropriation Request Est.	FY14	125
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		3,095
Expenditures / Encumbrances		2,938
Unencumbered Balance		157
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION
Office of Management and Budget
M-NCPPC
Department of Transportation
Department of General Services
Regional Services Centers

FY13 - CDBG Appropriation: \$50,000
FY14 - CDBG Appropriation: \$50,000

MAP



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Fenton Street Village Pedestrian Linkages -- No. 760500

Category
Subcategory
Administering Agency
Planning Area

Community Development and Housing
Community Development
Housing & Community Affairs
Silver Spring

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 07, 2012
No
None.
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	1,711	1,461	100	150	150	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	1,188	374	364	450	450	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	2,899	1,835	464	600	600	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Community Development Block Grant	2,701	1,637	464	600	600	0	0	0	0	0	0
Federal Aid	198	198	0	0	0	0	0	0	0	0	0
Total	2,899	1,835	464	600	600	0	0	0	0	0	0

DESCRIPTION

This project provides funds for pedestrian links in the commercial area of approximately 35 acres located along the eastern edge of the Silver Spring CBD. The extended pedestrian network will ensure safe pedestrian connections from the public parking facilities in the interior of each city block to the businesses on Georgia Avenue, Fenton Street, and the side streets. The objective is to overcome the inconvenience, to organize and better integrate vehicular and pedestrian access throughout the area, and to improve links to the redevelopment project on the north and the residential neighborhoods on the east and south. These links will utilize existing streets, alleyways and pathways in the area.

COST CHANGE

The project required a design modification to meet current ADA requirements and M-NCPPC streetscape standards including amended soil panels. The construction time line required adjustment to accommodate an in-process State Highway Administration improvement within the project area. In addition, these changes necessitated significant community outreach.

JUSTIFICATION

Silver Spring Central Business District Sector Plan, 2000; the Silver Spring Agenda, a report by the Greater Silver Spring Committee, January 1995; Fenton Street Village Study by M-NCPPC, 1997; and Assessment Report for Silver Spring, Maryland, Fenton Street Commercial District by National Mainstreet Center, 1997. Fenton Street Pedestrian Linkages: Design Charrette, January 9, 2006. ULI Washington - A Technical Assistance Panel Report/Developing a Retail Strategy for Silver Spring, September 26-27, 2006.

OTHER

This project will comply with the Department of Transportation (DOT), Maryland State Highway Administration (MSHA), Manual on Uniform Traffic Control Devices (MUTCD), American Association of State Transportation and Highway Officials (AASTHO), and Americans with Disabilities Act (ADA) standards.

The final segments focus on the "edges" or exterior areas of Fenton Street Village. These segments encompass the east-side of Georgia Avenue from Wayne to Philadelphia Avenues.

Construction is planned in two segments. The first segment is scheduled in Spring 2012 and the second segment is scheduled for Fall 2012.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY05	(\$000)
First Cost Estimate	FY13	2,899
Current Scope		
Last FY's Cost Estimate		2,299
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		2,299
Expenditures / Encumbrances		1,863
Unencumbered Balance		436
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

Maryland Transit Administration
State Department of Transportation
Maryland Historic Trust
PEPCO
Department of Transportation
Department of Permitting Services
Department of Economic Development
M-NCPPC
Montgomery County Arts and Humanities
Council
Silver Spring Regional Services Center
Silver Spring Citizens' Advisory Board
Silver Spring Urban District

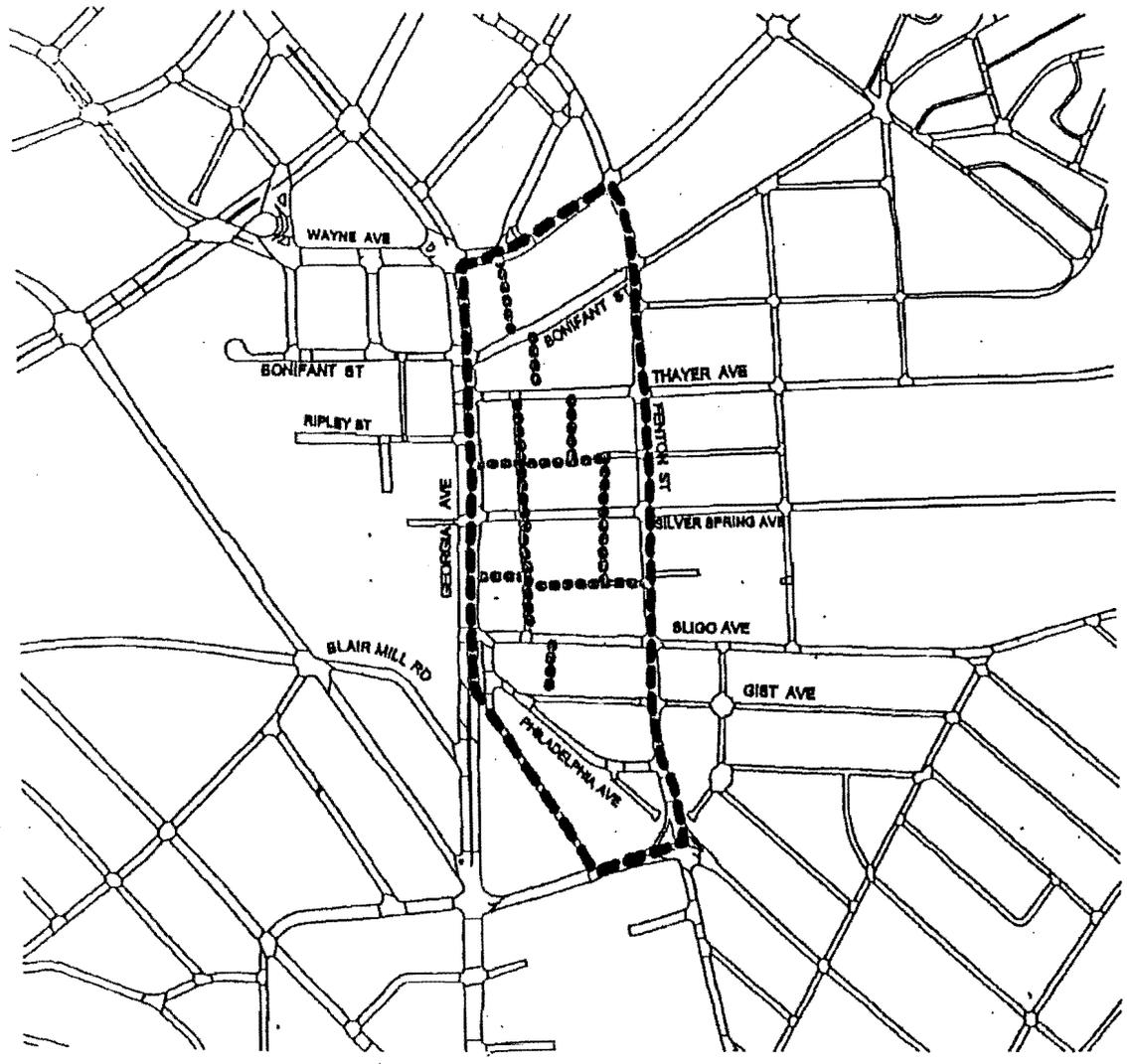
FY13 - CDBG Appropriation: \$600,000

MAP

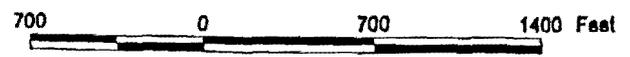
See Map on Next Page

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34-8
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..... PEDESTRIAN LINKAGES
- - - - - LIMITS OF PROJECT AREA



SOURCE: DHCA- AND DIST-018

FENTON STREET VILLAGE PEDESTRIAN LINKAGES

Focused Neighborhood Assistance -- No. 761100

Category
Subcategory
Administering Agency
Planning Area

Community Development and Housing
Community Development
Housing & Community Affairs
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 09, 2012
No
None.
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	2,522	63	319	1,820	220	320	320	320	320	320	320
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	5,100	0	850	3,625	500	625	625	625	625	625	625
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	458	458	0	0	0	0	0	0	0	0	0
Total	8,080	521	1,169	5,445	720	945	945	945	945	945	945

FUNDING SCHEDULE (\$000)

Community Development Block Grant	8,080	521	1,169	5,445	720	945	945	945	945	945	945
Total	8,080	521	1,169	5,445	720	945	945	945	945	945	945

DESCRIPTION

This project provides for focused neighborhood assistance in selected neighborhoods throughout the County with a primary focus on residential areas. Project elements will comprehensively address community needs for neighborhood preservation and enhancement.

COST CHANGE

Increased expenditures to fully support the program.

JUSTIFICATION

Strong, well-maintained neighborhoods are a critical component of overall community well-being and quality of life. Based on the "Focused Neighborhood Assistance Program Mid-County Focus Area" and the "Focused Neighborhood Assistance Program UpCounty Focus Area" studies conducted in June and August, 2009 these communities are in need of pedestrian linkages, appropriate lighting, youth activities, mitigation of foreclosed properties, overcrowding, home maintenance, and overall safety of the neighborhoods.

FISCAL NOTE

Funding provided through the American Reinvestment and Recovery Act (ARRA) of 2009 (Federal Stimulus) was used to fund some of the FY11/12 activities through the Operating Budget.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY11	(\$000)
First Cost Estimate	FY13	8,080
Current Scope		
Last FY's Cost Estimate		4,540
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		1,590
Expenditures / Encumbrances		229
Unencumbered Balance		1,461
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION
Mid-County Regional Services Center
UpCounty Regional Services Center

Department of Transportation
Maryland State Highway Administration
M-NCPPC
Department of Environmental Protection
Department of Permitting Services
Department of Police
Department of Recreation

FY13 - CDBG Appropriation: \$720,000
FY14 - CDBG Appropriation: \$945,000

