

North Four Corners Local Park (P078706)

Category M-NCPPC
 Sub Category Development
 Administering Agency M-NCPPC (AAGE13)
 Planning Area Kemp Mill-Four Corners

Date Last Modified 3/6/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Under Construction

Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	776	334	332	110	110	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	3,528	0	2,468	1,060	1,060	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Total	4,304	334	2,800	1,170	1,170	0	0	0	0	0

FUNDING SCHEDULE (\$000s)

Park and Planning Bonds	4,304	334	2,800	1,170	1,170	0	0	0	0	0
Total	4,304	334	2,800	1,170	1,170	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000s)

Energy				5	0	1	1	1	1	1
Maintenance				25	0	5	5	5	5	5
Program-Staff				100	0	20	20	20	20	20
Program-Other				5	0	1	1	1	1	1
Net Impact				135	0	27	27	27	27	27
Full Time Equivalent (FTE)					0.0	0.4	0.4	0.4	0.4	0.4

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	0
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		4,304
Expenditure / Encumbrances		409
Unencumbered Balance		3,895

Date First Appropriation	FY 12	
First Cost Estimate		
Current Scope	FY 15	4,304
Last FY's Cost Estimate		5,624

Description

This project provides for the renovation and expansion of North Four Corners Local Park located near the commercial area of Four Corners in Silver Spring. The park entrance is at 211 Southwood Drive. The approved facility plan recommends the following amenities for the new, undeveloped 6.0 acre parcel: rectangular sports field, 50 space parking area with vehicular access from University Boulevard, a Class I bikeway from University Boulevard to Southwood Avenue, paved loop walkways, a plaza with seating areas and amenities, portable toilets, fencing, landscaping, and storm water management facilities. The existing 7.9 acre park will be renovated to replace the existing field with an open landscaped space with paths, seating areas and a playground. Landscaping and other minor improvements to existing facilities are also provided in this area. The existing parking lot will be expanded in the future, if needed, as a second phase of development, and is not included in the project costs.

Estimated Schedule

Construction began FY14 with completion expected in FY15.

Cost Change

Reduced cost due to efficiencies found in the site grading during final design and utility relocation costs lower than originally anticipated.

Justification

The Four Corners Master Plan, approved December 1996, recommended acquisition of the six-acre park property and expansion of this park for the purpose of providing additional active recreation facilities in the down county area. The 2005 Land Preservation, Parks and Recreation Plan (LPPRP) estimates a need for more than ten additional soccer fields in the Silver Spring/Takoma Park Team Area. This park is one of a very few vacant areas suitable for field construction and will provide an essential new soccer field for this area. The Montgomery County Planning Board approved the park facility plan on September 22, 2005, and approved an amended plan on January 31, 2008.

Fiscal Note

Cost decreases and available bond capacity made it possible to fund this project solely with Park and Planning Bonds.

Disclosures

A pedestrian impact analysis has been completed for this project.

M-NCPPC (A13) asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Coordination

North Four Corners Local Park (P078706)

Montgomery County Department of Permitting Services, Montgomery County Department of Environmental Protection, Maryland State Highway Administration