

North Four Corners Local Park -- No. 078706

Category	M-NCPPC	Date Last Modified	June 12, 2008
Subcategory	Development	Required Adequate Public Facility	No
Administering Agency	M-NCPPC	Relocation Impact	None
Planning Area	Kemp Mill-Four Corners	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	736	0	0	736	0	0	0	230	331	175	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,141	0	0	4,141	0	0	0	0	0	4,141	0
Construction	460	0	0	0	0	0	0	0	0	0	460
Other	0	0	0	0	0	0	0	0	0	0	0
Total	5,337	0	0	4,877	0	0	0	230	331	4,316	460

FUNDING SCHEDULE (\$000)

Park and Planning Bonds	1,334	0	0	1,219	0	0	0	57	83	1,079	115
Program Open Space	4,003	0	0	3,658	0	0	0	173	248	3,237	345
Total	5,337	0	0	4,877	0	0	0	230	331	4,316	460

DESCRIPTION

North Four Corners Local Park is a 13.9 acre park located near the commercial node of Four Corners in Silver Spring. The Montgomery County Planning Board originally approved a facility plan for this project on September 22, 2005. The plan provided a total of two rectangular sports fields within the park. During review of the FY07-12 CIP, the County Council directed that \$30,000 be added to the Facility Planning Local PDF to study alternatives to the facility plan approved by the Montgomery County Planning Board (MCPB) in September 2005. The alternatives were to include one or two soccer fields and alternative non-soccer uses for the site of the existing field and the proposed new field.

These alternatives were presented to the MCPB on January 31, 2008, and the Board approved an amended facility plan. This plan provides a total of one rectangular sports field within the park. This plan provides improvements to the new, undeveloped six acre park tract including the following: 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 area would 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. It was determined that the existing parking lot would not be expanded, as proposed in the original plan with the initial development of the park. The parking would be expanded in the future if needed as a second phase of development. The parking expansion is not included in the project costs. Design is scheduled in FY12 13, and construction begins in FY14.

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 10 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.

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.
- M-NCPPC 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	COORDINATION	MAP												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date First Appropriation</td> <td style="text-align: center;">FY</td> <td style="text-align: right;">(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td style="text-align: center;">FY09</td> <td style="text-align: right;">5,337</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td style="text-align: right;">6,122</td> </tr> </table>	Date First Appropriation	FY	(\$000)	First Cost Estimate	FY09	5,337	Last FY's Cost Estimate		6,122					
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