

Nebel Street Extended -- No. 500401

Category
Subcategory
Administering Agency
Planning Area

Transportation
Roads
Transportation
North Bethesda-Garrett Park

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

May 14, 2009
No
None.
Final Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	779	427	0	352	0	150	202	0	0	0	0
Land	7,466	1,921	3,401	2,144	1,078	1,066	0	0	0	0	0
Site Improvements and Utilities	94	92	0	2	0	0	2	0	0	0	0
Construction	5,590	0	0	5,590	0	1,512	4,078	0	0	0	0
Other	2	2	0	0	0	0	0	0	0	0	0
Total	13,931	2,442	3,401	8,088	1,078	2,728	4,282	0	0	0	0

FUNDING SCHEDULE (\$000)

Development Approval Payment	242	242	0	0	0	0	0	0	0	0	0
G.O. Bonds	9,319	558	3,401	5,360	1,078	2,728	1,554	0	0	0	0
Impact Tax	2,728	0	0	2,728	0	0	2,728	0	0	0	0
PAYGO	1,642	1,642	0	0	0	0	0	0	0	0	0
Total	13,931	2,442	3,401	8,088	1,078	2,728	4,282	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				15	0	0	0	5	5	5
Energy				15	0	0	0	5	5	5
Net Impact				30	0	0	0	10	10	10

DESCRIPTION

This project is to provide a 1,300 foot extension of Nebel Street from its existing terminus at Randolph Road to a terminus at the Target store site. The proposed roadway improvements include: a 4-lane closed section roadway with a typical cross section that includes four 12-foot travel lanes; a 5-foot concrete sidewalk adjacent to a 7-foot tree panel along the west side of the road; an 8-foot asphalt bike path adjacent to a 7-foot wide tree panel along the east side of the road, streetlighting and landscape trees provided on both sides of the roadway; improvements at the intersection of Nebel Street and Randolph Road; and modification of the existing traffic signal at the intersection of Chapman and Bou Avenues.

JUSTIFICATION

This project is needed to relieve traffic congestion along MD 355 between the White Flint Mall and Twinbrook Parkway area. In addition, Nebel Street Extended would be a component of a local circulation network parallel to Rockville Pike that is essential to the overall transportation goals of the region. The project offers redundancy for shorter, more focused trips and facilitates pedestrian movements. Nebel Street Extended will link the employment areas adjacent to the Metro Stations at White Flint and Twinbrook and provide access to the proposed MARC station at Montrose Crossing. The sidewalk and bike path provide a foundation for a safe, convenient and well-connected system for pedestrians and bicyclists, as outlined in the Master Plan. This road is classified as business road B-5 in the North Bethesda/Garrett Park Master Plan. A project prospectus was completed and funded under the Facility Planning: Transportation project.

OTHER

The developer completed design and construction of the project from the intersection of Bou Avenue and Chapman Avenue to the south end of the developer's property.

FISCAL NOTE

Shift expenditures and funding for fiscal capacity and substitute G O Bonds for Impact Taxes.

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation FY04 (\$000)	Facility Planning: Transportation	See Map on Next Page
First Cost Estimate	Maryland-National Capital Park and Planning Commission	
Current Scope FY05 11,252	Maryland State Highway	
Last FY's Cost Estimate 13,931	Administration-Randolph Road Relocated	
Appropriation Request FY10 0	Washington Metro Area Transit Authority	
Supplemental Appropriation Request 0	PEPCO	
Transfer 0	Department of Permitting Services	
Cumulative Appropriation 13,931	Verizon	
Expenditures / Encumbrances 2,632	Washington Suburban Sanitary Commission	
Unencumbered Balance 11,299	CSXT	
Partial Closeout Thru FY07 0	Developers	
New Partial Closeout FY08 0	City of Rockville	
Total Partial Closeout 0	Maryland Transit Administration (MARC)	
	Special Capital Projects Legislation [Bill No. 17-08] was adopted by Council June 10, 2008.	