

Germantown Town Center Urban Park -- No. 078704

Category
Subcategory
Administering Agency
Planning Area

**M-NCPPC
Development
M-NCPPC
Germantown**

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

**November 30, 2010
No
None
Final Design Stage**

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	1,198	758	68	372	110	75	116	71	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	5,962	0	0	5,962	0	1,025	2,234	2,703	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	7,160	758	68	6,334	110	1,100	2,350	2,774	0	0	0

FUNDING SCHEDULE (\$000)

Contributions	300	0	0	300	0	0	150	150	0	0	0
Park and Planning Bonds	6,860	758	68	6,034	110	1,100	2,200	2,624	0	0	0
Total	7,160	758	68	6,334	110	1,100	2,350	2,774	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				12	0	0	0	0	6	6
Energy				10	0	0	0	0	5	5
Program-Staff				192	0	0	0	0	107	85
Program-Other				26	0	0	0	0	13	13
Net Impact				240	0	0	0	0	131	109
WorkYears					0.0	0.0	0.0	0.0	1.6	1.3

DESCRIPTION

This project provides a new park at 19840 Century Boulevard in the Germantown Town Center. The park will be situated at the northern end of an 8.80 acre parcel of land owned by Montgomery County and shared with the new Germantown Regional Library. The site is challenging to develop due to the presence of existing wetlands, existing stormwater management facilities, and steep slopes. The approved facility plan for this new park creates large open space areas by placing a large residential stormwater management facility east of the site underground. In the central area of the site there is an existing wetland that also serves stormwater management functions. Features of this park include interpretive trails and boardwalks, lighting along main pathways, artwork, overlook terraces with retaining walls and stair connections to the park and the library, trellises for community gathering and events, landscaping, and enhanced wetland plantings. The Germantown Town Center has been fully built through significant public and private development investment, according to recommendations in the master plan, with the exception of this remaining undeveloped parcel of land.

ESTIMATED SCHEDULE

As of October 2010, design is complete. In an effort to reduce Operating Budget Impacts (OBI) in FY13-14, construction will be pushed back to FY13-14. As a result, construction costs may be higher, and a supplemental may be required.

COST CHANGE

Increase due to inflation.

JUSTIFICATION

Germantown Master Plan adopted July 1989. Germantown Town Center Design Study, prepared by M-NCPPC April 1992. Stormwater management options study presented to the Planning Board in a public hearing April 19, 2000. Park facility plan approved by Planning Board June 30, 2005. This park will provide much needed natural recreation spaces and interpretive trails for the enjoyment of the community and users of adjacent facilities.

OTHER

Receipt of a \$300,000 developer contribution from Fairfield Germantown Farms satisfies a condition of the project plan and site plan.

FISCAL NOTE

Previously appropriated Program Open Space funding will be replaced with Park and Planning Bonds.

OTHER DISCLOSURES

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

<h4>APPROPRIATION AND EXPENDITURE DATA</h4> <table> <tr> <td>Date First Appropriation</td><td>FY07</td><td>(\$000)</td></tr> <tr> <td>First Cost Estimate</td><td></td><td></td></tr> <tr> <td>Current Scope</td><td>FY09</td><td>6,990</td></tr> <tr> <td>Last FY's Cost Estimate</td><td></td><td>7,160</td></tr> <tr> <td>Appropriation Request</td><td>FY12</td><td>0</td></tr> <tr> <td>Supplemental Appropriation Request</td><td></td><td>0</td></tr> <tr> <td>Transfer</td><td></td><td>0</td></tr> <tr> <td>Cumulative Appropriation</td><td></td><td>7,160</td></tr> <tr> <td>Expenditures / Encumbrances</td><td></td><td>881</td></tr> <tr> <td>Unencumbered Balance</td><td></td><td>6,279</td></tr> <tr> <td>Partial Closeout Thru</td><td>FY09</td><td>0</td></tr> <tr> <td>New Partial Closeout</td><td>FY10</td><td>0</td></tr> <tr> <td>Total Partial Closeout</td><td></td><td>0</td></tr> </table>	Date First Appropriation	FY07	(\$000)	First Cost Estimate			Current Scope	FY09	6,990	Last FY's Cost Estimate		7,160	Appropriation Request	FY12	0	Supplemental Appropriation Request		0	Transfer		0	Cumulative Appropriation		7,160	Expenditures / Encumbrances		881	Unencumbered Balance		6,279	Partial Closeout Thru	FY09	0	New Partial Closeout	FY10	0	Total Partial Closeout		0	<h4>COORDINATION</h4> <p>Montgomery County Department of Environmental Protection Montgomery County Department of General Services Montgomery County Department of Permitting Services Montgomery County Department of Transportation Gaithersburg-Germantown Chamber of Commerce</p>	
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