

# 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 03, 2011**  
**No**  
**None**  
**Final Design Stage**

### 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	1,198	824	155	219	130	89	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	5,962	0	2,100	3,862	2,200	1,662	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
<b>Total</b>	<b>7,160</b>	<b>824</b>	<b>2,255</b>	<b>4,081</b>	<b>2,330</b>	<b>1,751</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

Contributions	300	0	0	300	150	150	0	0	0	0	0
Park and Planning Bonds	6,860	824	2,255	3,781	2,180	1,601	0	0	0	0	0
<b>Total</b>	<b>7,160</b>	<b>824</b>	<b>2,255</b>	<b>4,081</b>	<b>2,330</b>	<b>1,751</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000)

Maintenance				27	0	0	12	5	5	5
Energy				28	0	0	7	7	7	7
Program-Staff				317	0	0	80	79	79	79
Program-Other				24	0	0	24	0	0	0
<b>Net Impact</b>				<b>396</b>	<b>0</b>	<b>0</b>	<b>123</b>	<b>91</b>	<b>91</b>	<b>91</b>
WorkYears					0.0	0.0	1.2	1.2	1.2	1.2

#### 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

Construction will begin in 2012.

#### 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

FY12 transfer in of \$45,000 Park and Planning Bonds from Elmhirst Parkway Local Park #078703. Previously appropriated Program Open Space funding was replaced with Park and Planning Bonds.

#### OTHER DISCLOSURES

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

#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY07	(\$000)
First Cost Estimate		
Current Scope	FY09	6,990
Last FY's Cost Estimate		7,160
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		7,160
Expenditures / Encumbrances		926
Unencumbered Balance		6,234
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

#### COORDINATION

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

#### MAP

