

M-NCPPC Headquarters Project -- No. 138707

Category
Subcategory
Administering Agency
Planning Area

M-NCPPC
Development
M-NCPPC
Kensington-Wheaton

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

July 26, 2012
No
None.
Planning 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	100	0	0	100	100	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	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
Total	100	0	0	100	100	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	100	0	0	100	100	0	0	0	0	0	0
Total	100	0	0	100	100	0	0	0	0	0	0

DESCRIPTION

This project provides for the planning of a new headquarters building for the Maryland-National Capital Park and Planning Commission, potentially located in the Wheaton Central Business District (CBD) on the site of County Parking Lot 13

M-NCPPC will work with the County and community to determine requirements and feasibility of a new M-NCPPC Headquarters in Wheaton CBD that will be coordinated with the County through project #150401, the Wheaton Redevelopment Program. When the County Government and M-NCPPC have completed their respective programs of requirements, the agencies will brief the County Council and submit to the Council an appropriation request for the development and a memorandum of understanding between the agencies describing their respective roles and responsibilities throughout the design process, including the process by which M-NCPPC can charge design-related personnel costs to the Wheaton Redevelopment Program. The design will be developed pursuant to the MOU.

This project will fund staffing and professional consulting services to finalize the program of requirements. All design and construction costs, including the cost of M-NCPPC staff time, will be funded in the Wheaton Redevelopment PDF.

ESTIMATED SCHEDULE

Project planning in FY13.

JUSTIFICATION

The M-NCPPC's Montgomery County administrative staff is divided among three locations in Silver Spring: the Montgomery Regional Office (MRO) at 8787 Georgia Avenue, Parkside Headquarters at 9500 Brunett Avenue, and leased space at 1400 Spring Street. MRO, the only of the three locations that M-NCPPC owns, is in poor condition, overcrowded, functionally obsolete, and fails to serve the public adequately. Several studies have documented the many problematic conditions at MRO and have concluded that MRO should be replaced as opposed to renovated.

OTHER

M-NCPPC previously attempted to obtain a new headquarters through redevelopment of the MRO site into a mixed use development called SilverPlace. In July 2008, in a non-regulatory capacity, the Planning Board approved a "Charrette Plan" for SilverPlace that was produced through a week long charrette process held with all stakeholders. While the Charrette Plan was broadly endorsed for meeting multiple public policy objectives, SilverPlace did not gain approval for funding and the project was closed out. The Charrette Plan should guide discussions on the future use of the MRO site should the M-NCPPC Headquarters be relocated to Wheaton.

A program of requirements for a new M-NCPPC headquarters was completed in 2008. The program needs to be revisited and updated to address significant organizational restructuring and changes in staffing levels.

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY13	(\$000)
First Cost Estimate	FY13	100
Current Scope		
Last FY's Cost Estimate		0
Appropriation Request	FY13	100
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

Montgomery County Department of General Services
Wheaton Redevelopment Program (#150401)
MC Department of Transportation
Community Associations and Residents
Mid-County Regional Services Center
State of Maryland

MAP

