

Germantown Town Center Urban Park (P078704)

Category	M-NCPPC	Date Last Modified	1/7/13
Sub Category	Development	Required Adequate Public Facility	No
Administering Agency	M-NCPPC (AAGE13)	Relocation Impact	None
Planning Area	Germantown	Status	Final Design Stage

Total	Thru FY12	Rem FY12	Total 6 Years	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	1,243	924	100	219	130	89	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	6,538	447	2,229	3,862	2,200	1,662	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Total	7,781	1,371	2,329	4,081	2,330	1,751	0	0	0	0

FUNDING SCHEDULE (\$000s)

Contributions	300	0	0	300	150	150	0	0	0	0
Park and Planning Bonds	7,481	1,371	2,329	3,781	2,180	1,601	0	0	0	0
Total	7,781	1,371	2,329	4,081	2,330	1,751	0	0	0	0

OPERATING BUDGET IMPACT (\$000s)

Energy				28	0	0	7	7	7	7
Maintenance				27	0	0	12	5	5	5
Program-Staff				317	0	0	80	79	79	79
Program-Other				24	0	0	24	0	0	0
Net Impact				396	0	0	123	91	91	91
Full Time Equivalent (FTE)					0.0	0.0	1.2	1.2	1.2	1.2

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		7,781
Expenditure / Encumbrances		7,184
Unencumbered Balance		597

Date First Appropriation	FY 07	
First Cost Estimate		
Current Scope	FY 14	7,781
Last FY's Cost Estimate		7,160

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 Elmhurst Parkway Local Park (No. 078703) and transfer in of \$576,000 Park and Planning Bonds from Roof Replacement Local Parks (No. 827738). Previously appropriated Program Open Space funding was replaced with Park and Planning Bonds.

Disclosures

A pedestrian impact analysis has been completed for this project.

Coordination

Germantown Town Center Urban Park (P078704)

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