



South County Regional Recreation and Aquatic Center

(P721701)

Category	Culture and Recreation	Date Last Modified	10/04/22
SubCategory	Recreation	Administering Agency	General Services
Planning Area	Silver Spring and Vicinity	Status	Under Construction

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	10,607	7,144	2,402	1,061	1,061	-	-	-	-	-	-
Land	8	-	8	-	-	-	-	-	-	-	-
Site Improvements and Utilities	100	-	75	25	25	-	-	-	-	-	-
Construction	58,596	43,499	11,089	4,008	4,008	-	-	-	-	-	-
Other	2,761	142	1,940	679	679	-	-	-	-	-	-
TOTAL EXPENDITURES	72,072	50,785	15,514	5,773	5,773	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	48,756	27,469	15,514	5,773	5,773	-	-	-	-	-	-
PAYGO	17,433	17,433	-	-	-	-	-	-	-	-	-
Recordation Tax Premium (MCG)	5,883	5,883	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	72,072	50,785	15,514	5,773	5,773	-	-	-	-	-	-

OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Maintenance	3,143	328	563	563	563	563	563
Energy	4,729	494	847	847	847	847	847
Program-Staff	9,298	1,123	1,635	1,635	1,635	1,635	1,635
Program-Other	2,192	367	365	365	365	365	365
Offset Revenue	(2,415)	(115)	(460)	(460)	(460)	(460)	(460)
NET IMPACT	16,947	2,197	2,950	2,950	2,950	2,950	2,950
FULL TIME EQUIVALENT (FTE)		28.2	28.2	28.2	28.2	28.2	28.2

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 24 Request	-	Year First Appropriation	FY17
Cumulative Appropriation	72,072	Last FY's Cost Estimate	72,072
Expenditure / Encumbrances	68,312		

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Unencumbered Balance	3,760
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PROJECT DESCRIPTION

This project provides for the County's estimated costs for a new regional recreation and aquatic center in the Central Business District of Silver Spring. This project will include approximately 133,183 gross square feet (GSF) of public recreation space within Housing Opportunities Commission's (HOC's) larger housing project. The facility will include typical recreation and leisure activities, such as pools for swimming and low level diving, exercise, aquatic play, high school competitions, training, and teaching. A gymnasium, exercise and weight room spaces, movement and dance studios, multipurpose activity rooms, public use space, and social space with a culinary arts kitchen will also be included. Senior programs will be coordinated with Holy Cross Hospital's "Senior Source."

LOCATION

This amenity will be located on the Elizabeth Square site, bordered by Apple Avenue to the south and Fenwick Lane to the north, with the CSX railroad right-of-way on the west.

ESTIMATED SCHEDULE

Construction began in 2019 with completion expected in mid FY23.

COST CHANGE

Expenditure schedule updated.

PROJECT JUSTIFICATION

This project has been included in long-range planning by the County in its Montgomery County Recreation Facility Development Plan, 2010-2030 as one of four regional recreation facilities to serve the County. This plan is based on the results of the County's Vision 2030 assessment, completed and published in 2011. The Southern Region, around the Greater Silver Spring Area, was found to be significantly under served for recreation and park amenities when compared against total population. Only two smaller community recreation centers, one small indoor pool, and one seasonal outdoor pool serve this area currently and no services are available in downtown Silver Spring. The project achieves a County goal of co-locating affordable housing with other County services. Through co-location, the County will achieve cost savings, program efficiencies, and improved service to residents.

OTHER

The Elizabeth Square Development project is a Public-Private Partnership between Housing Opportunities Commission (HOC) and Lee Development Group. The proposed plan is to redevelop the existing Elizabeth House, a senior Public Housing property, and a substantial renovation of Alexander House Apartments, a mixed-income multifamily property, in downtown Silver Spring. At full completion of the redevelopment, Elizabeth Square Development will provide for a combined 326 moderately-priced dwelling units (MPDU), Work Force Housing Units (WFHU), and other affordable housing units out of a total 906 units, with the inclusion of the new aquatic and recreational facility within the footprint of the larger construction. Housing costs are not a part of this project.

FISCAL NOTE

The County's contribution will pay for the design of the recreation and aquatic center facility, tenant fit out, furniture, fixtures, equipment for the new facility, and staff time during design and construction. FY17 Supplemental appropriation of \$3,800,000 in GO Bonds was approved for this project. FY19 Supplemental for \$17,016,000 in GO Bonds. In FY19, this project received a transfer of \$500,000 in GO Bonds from North Potomac Community Recreation Center, P720102 and a transfer of \$170,000 in GO Bonds from Western County Outdoor Pool Renovation and Modernization, P721501.

DISCLOSURES

A pedestrian impact analysis has been completed for this project.

COORDINATION

Housing Opportunity Commission, Silver Spring Regional Services Center, Department of Permitting Services, Department of General Services, Department of Recreation, Department of Technology & Enterprise Business Solutions, M-NCPPC, WSSC, and PEPCO. Special Capital Projects Legislation Bill No. 18-17 was adopted by Council June 29, 2017.