Clarksburg Town Center Development District: Roads -- No. 500423

Category	**Transportation**	Date Last Modified	**January 6, 2006**
Agency	**Public Works & Transportation**	Required Adequate Public Facility	**YES**
Planning Area	**Clarksburg**		
Relocation Impact	**None.**		

EXPENDITURE SCHEDULE ($000)

Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	2	2	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	9,519	0	9,519	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other											
Total	9,521	2	9,519	0	0	0	0	0	0	0	0

FUNDING SCHEDULE ($000)

Development District	9,521	2	9,519	0	0	0	0	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT ($000)

DESCRIPTION

This project provides for acquisition of completed road improvements in the Clarksburg Town Center Development District that will be constructed by the developer and subsequently acquired by the County. Four road projects are to be acquired upon substantial completion by the developer: 1) Stringtown Road between Piedmont Road and MD 355 - two lanes will be constructed with dedicated right of way for an ultimate four-lane roadway. The ultimate four lanes will be provided in an 800-foot "gap" between adjacent developments on the south side of Stringtown Road, 2) MD 355 - vertical realignment of a 600-foot segment south of Stringtown Road to improve safety and visibility, 3) Piedmont Road will be constructed from Stringtown Road to Clarksburg Road as a two-lane road, 4) Clarksburg Road - the two-lane roadway will be widened to include turning lanes between MD 355 and Piedmont Road.

Any funds remaining from the total available development district funds would be applied to these improvements: 1) Town Center - new streets to provide circulation, and access to the planned retail center; Overlook Park Road, from Clarksburg Road to Stringtown Road, and Clarksburg Square Road from the current end of Redgrave Place to Overlook Park Road. 2) MD 355 at MD 121 in the Clarksburg Historic District - turn lanes will be added to improve intersection capacity. All improvements are in accordance with the Master Plan and will include streetlighting, street trees, sidewalks and/or paved bike paths.

Service Area

Clarksburg Policy Area.

JUSTIFICATION

Improvements are required as a condition of development approval.

Plans and Studies

Clarksburg Master Plan and Hyattstown Special Study Area 1994, and County Executive's Fiscal Report, Clarksburg Town Center Development District, October 17, 2002.

Cost Change

Not applicable.

STATUS

Piedmont Road has been completed. The other roads are at various stages ranging from design, final design, and construction.

OTHER

An Implementation Agreement between the County and the developer will set forth the conditions for disbursement of funds after inspection and acceptance by the County of substantially completed improvements. Amounts shown are the maximum that will be disbursed from development district funds for the improvements described.

FISCAL NOTE

The bonds to be issued for the district will be secured by, and the debt service on the bonds is to be paid from, the revenues of the special taxing district. The revenues of the special taxing district will primarily consist of an ad valorem tax on property within the district and a benefit assessment on undeveloped property.

APPROPRIATION AND EXPENDITURE DATA

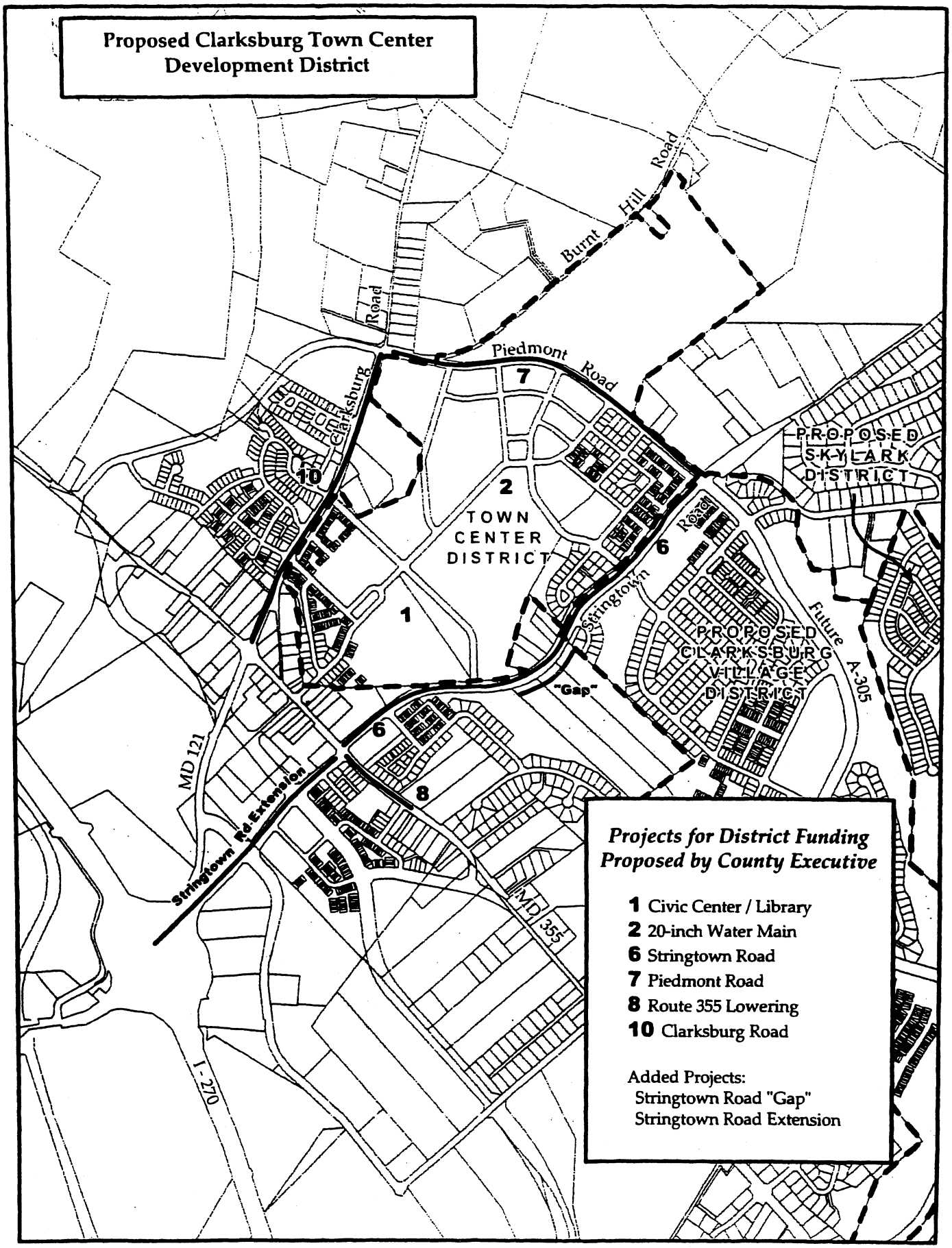
Date First Appropriation	FY04	($000)
Initial Cost Estimate		9,521
First Cost Estimate Current Scope	FY04	9,521
Last FY's Cost Estimate		9,521
Present Cost Estimate		9,521
Appropriation Request	FY07	0
Appropriation Request Est.	FY08	0
Supplemental Appropriation Request	FY06	0
Transfer		0
Cumulative Appropriation		9,521
Expenditures/ Encumbrances		2
Unencumbered Balance		9,519
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

COORDINATION

Department of Finance
Department of Public Works and Transportation
Department of Permitting Services
Office of Management and Budget
Maryland-National Capital Park and Planning Commission
Council Approved Resolution 15-87
Maryland State Highway Administration
Clarksburg Historic District
Washington Suburban Sanitary Commission
Stringtown Road Extension project
Upcounty Regional Services Center
Developers

MAP

See Map on Next Page


Proposed Clarksburg Town Center Development District
Burnt Hill Road
Piedmont Road
Clarksburg Road
7
10
2
TOWN CENTER DISTRICT
1
6
Stringtown Road
PROPOSED SKYLARK DISTRICT
PROPOSED CLARKSBURG VILLAGE DISTRICT
Future A-305
"Gap"
6
8
MD 121
Stringtown Rd. Extension
MD 355
I-270
Projects for District Funding Proposed by County Executive
1 Civic Center / Library
2 20-inch Water Main
6 Stringtown Road
7 Piedmont Road
8 Route 355 Lowering
10 Clarksburg Road
Added Projects:
Stringtown Road "Gap"
Stringtown Road Extension