EXECUTIVE RECOMMENDATION

North Four Corners Local Park - No. 078706

Category: **M-NCPPC**
Agency: **M-NCPPC**
Planning Area: **Kemp Mill-Four Corners**
Relocation Impact: **None**

Date Last Modified: **January 10, 2008**
Required Adequate Public Facility: **No**

EXPENDITURE SCHEDULE ($000)

Cost Element	Total	Thru FY07	Est. FY08	6 Year Total	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design and Supervision	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	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

FUNDING SCHEDULE ($000)

Program Open Space	0	0	0	0	0	0	0	0	0	0	0
Park and Planning Bonds	0	0	0	0	0	0	0	0	0	0	0

COMPARISON ($000)

	Total	Thru FY07	Est. FY08	6 Year Total	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years	Approp. Request
Current Approved	6,122	0	0	474	0	0	0	474	0	0	5,648	0
Agency Request	5,820	0	0	5,317	0	0	0	251	362	4,704	503	0
Recommended	0	0	0	0	0	0	0	0	0	0	0	0

CHANGE	TOTAL	%	6-YEAR	%	APPROP.	
Agency Request vs Approved	(302)	(4.9%)	4,843	1,021.7%	0	0.0%
Recommended vs Approved	(6,122)	(100.0%)	(474)	(100.0%)	0	0.0%
Recommended vs Request	(5,820)	(100.0%)	(5,317)	(100.0%)	0	0.0%

Recommendation

DO NOT INCLUDE IN THE CIP

Comments

The Executive does not support this project due to significant community concerns that have not been fully addressed. The Executive recommends that the proposed Park and Planning Bonds and Program Open Space be used to fund other priorities.

North Four Corners Local Park -- No. 078706

Category	M-NCPPC	Date Last Modified	October 31, 2007
Subcategory	Development	Required Adequate Public Facility	No
Administering Agency	M-NCPPC	Relocation Impact	None
Planning Area	Kemp Mill-Four Corners	Status	Planning Stage

EXPENDITURE SCHEDULE ($000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	730	0	0	730	0	0	0	251	302	177	0
Land	**0**	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	**5,090**	0	0	4,587	0	0	0	0	60	4,527	503
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	**5,820**	**0**	**0**	**5,317**	**0**	**0**	**0**	**251**	**362**	**4,704**	**503**

FUNDING SCHEDULE ($000)

Program Open Space	4,365	0	0	3,988	0	0	0	188	272	3,528	377
Park and Planning Bonds	1,455	0	0	1,329	0	0	0	63	90	1,176	126
Total	**5,820**	**0**	**0**	**5,317**	**0**	**0**	**0**	**251**	**362**	**4,704**	**503**

OPERATING BUDGET IMPACT ($000)

DESCRIPTION

North Four Corners Local Park is a 13.9-acre park located near the commercial node of Four Corners in Silver Spring. The approved facility plan for this project provides improvements to the new, undeveloped six-acre park tract including the following: rectangular sports field, 50 space parking area with vehicular access from University Boulevard, a playground, a Class I bikeway from University Boulevard to Southwood Avenue, paved loop walkways, a plaza with seating areas and amenities, portable toilets, fencing, landscaping, and storm water management facilities. The existing 7.9-acre park area will be renovated to provide additional parking, renovation of an existing field, trail connections, underground stormwater management facilities, landscaping and other minor improvements. Design is scheduled in FY12-13, and construction begins in FY14.

JUSTIFICATION

The Four Corners Master Plan, approved December 1996, recommended acquisition of the six-acre park property and expansion of this park for the purpose of providing additional active recreation facilities in the down-county area. The 2005 Land Preservation, Parks and Recreation Plan (LPPRP) estimates a need for more than 10 additional soccer fields in the Silver Spring/Takoma Park Team Area. This park is one of a very few vacant areas suitable for field construction and will provide an essential new soccer field for this area. The Montgomery County Planning Board approved the park facility plan on September 22, 2005. Alternatives to this plan will be reviewed by the Board in November, 2007.

OTHER

In FY07 the County Council directed that $30,000 be added to the Facility Planning Local PDF to study alternatives to the facility plan approved by the Montgomery County Planning Board (MCPB) in September 2005. The result of the analysis and alternative options will be presented to the MCPB in November 2007, and the County Council as part of the FY09-FY14 CIP review process.

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA

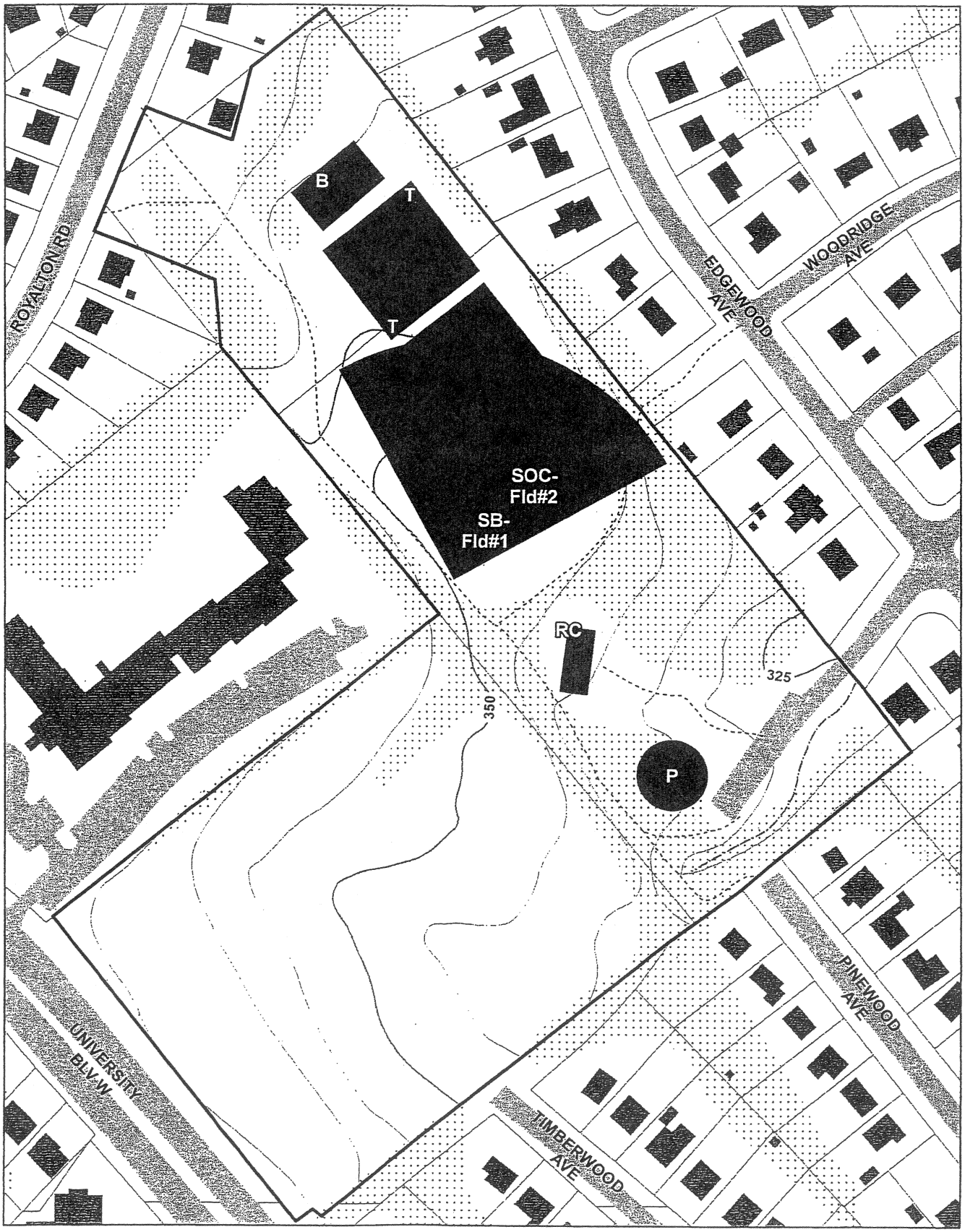
Date First Appropriation	FY	($000)
First Cost Estimate Current Scope	FY09	5,820
Last FY's Cost Estimate		6,122
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

MAP

See Map on Next Page

Agency Request

North Four Corners LP

211 Southwood Avenue, Silver Spring, MD 20901