

Long Branch Town Center Redevelopment -- No. 150700

Category
Subcategory
Administering Agency
Planning Area

General Government
Economic Development
County Executive
Silver Spring

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

March 16, 2009
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	300	0	0	300	0	0	0	0	300	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	300	0	0	300	0	0	0	0	300	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	300	0	0	300	0	0	0	0	300	0	0
Total	300	0	0	300	0	0	0	0	300	0	0

DESCRIPTION

This project provides for the facility planning of public improvements necessary to support the redevelopment of the super block bounded by Arliss Street, Flower Avenue, and Piney Branch Road. This block is a poorly organized and under developed commercial area that was reviewed by an Urban Land Institute panel which recommended that this block be intersected by new streets and reoriented as a Town Center for the Long Branch community. Planning will include new streets, utilities, streetscaping, public amenities, and parking necessary for the redevelopment of this area as a higher density mixed-use Town Center with retail at street level and residential above. The infrastructure will be planned in partnership with the property owners and businesses in this super block with input from the surrounding Long Branch community. M-NCPPC will assist by developing land use regulations that will facilitate this redevelopment effort.

JUSTIFICATION

The Long Branch Community is a very diverse, high density community with a large immigrant population. This community is underserved by the commercial center that is the focus of the community at the intersection of Flower Avenue and Piney Branch. The Long Branch community has been designated as a revitalization area by the County and has been designated as an Enterprise Zone by the State of Maryland. The objective of the redevelopment effort is to provide better services to the community and expand the availability of affordable housing. The effort to create a Town Center for Long Branch must be a public/private partnership to effectively accomplish these goals. This project was recommended by the Long Branch Task Force and is supported by the Silver Spring Citizens Advisory Board.

ULI Washington, "A Technical Assistance Panel Report, The Long Branch Community" and the Long Branch Task Force 3rd Annual Report, May 2005.

OTHER

This project will comply with the standards of the Department of Public Works and Transportation (DPWT), Maryland State Highway Administration (MSHA), Manual on Uniform Traffic Control Devices (MUTCD), American Association of State Highway Officials (AASHTO), and Americans with Disabilities Act (ADA).

FISCAL NOTE

Expenditures and funding were adjusted to reflect the current facility planning schedule.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation FY07 (\$000)	Department of Housing and Community Affairs Department of Transportation Department of Permitting Services M-NCPPC Long Branch Advisory Committee Maryland Transit Administration (MTA) Maryland State Highway Administration (MSHA) Department of General Services	See Map on Next Page
First Cost Estimate		
Current Scope FY07 300		
Last FY's Cost Estimate 300		
Appropriation Request FY10 -300		
Supplemental Appropriation Request 0		
Transfer 0		
Cumulative Appropriation 300		
Expenditures / Encumbrances 0		
Unencumbered Balance 300		
Partial Closeout Thru FY07 0		
New Partial Closeout FY08 0		
Total Partial Closeout 0		