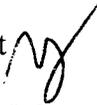


HHS/PHED COMMITTEE #2  
February 26, 2015  
Worksession

**MEMORANDUM**

February 25, 2015

TO: Health and Human Services Committee  
Planning, Housing, and Economic Development Committee

FROM: Vivian Yao, Legislative Analyst 

SUBJECT: **Update - Wheaton Library and Community Recreation Center**

The Planning, Housing and Economic Development (PHED) and Health and Human Services (HHS) Committees will receive an update on the Wheaton Library and Community Recreation Center project in the FY15-20 Capital Improvements Program (CIP). The approved project description form (PDF) is attached to the packet at ©1-2.

Representatives from the Departments of Public Libraries, Recreation, and General Services, and the Office of Management and Budget will be available to discuss this project.

**BACKGROUND**

***Wheaton Library***

The library was opened in 1960 and was renovated in 1985. Problems with building conditions has continued for a number of years, and a project providing for the complete renovation of the Wheaton Library was approved initially as part of the FY05-10 CIP. However, the Council deleted the project from the FY09-14 CIP because of uncertainty regarding the scope of the project and the possibility of relocation to a site in the Central Business District. The current Wheaton Library site is located on County property.

***Wheaton Community Center***

The Wheaton Community Center was opened in 1963 by the Maryland-National Capital Park and Planning Commission (M-NCPPC) and is located on park land. The Recreation Department programs the facility. The Recreation Strategic Facility Plan 1997-2010 called for replacing the existing facility with a larger full service center to serve the Wheaton/Kemp Mill communities. The Wheaton Community Center-Rafferty project was proposed in the FY09-14 CIP to renovate and expand a portion of the former Good Counsel High School, which was designated for a public purpose as a part of a site development rezoning decision. The Rafferty

Center, along with a renovated Wheaton Recreation Center, was intended to provide the equivalent of a full service community recreation center. Space limitations and other challenges with the site made the project undesirable, and it was eliminated from the CIP when this project was adopted.

## **CURRENT PROJECT**

### ***Program of Requirements and Project Cost***

The current CIP project was first approved as an amendment to the FY11-16 CIP in 2011. The project's development and approval by the Council has deviated from standard processes for library and recreation CIP projects. Typically, a feasibility study and program of requirements (POR) is completed in facility planning before a stand-alone project is recommended for approval. Moreover, construction funding is not usually approved until sufficient design work is completed to give a better understanding of total costs instead of using an order of magnitude cost estimate. As Council staff has explained previously, the standard process gives policymakers a better understanding regarding the scope and costs of a project and any potentially complicating factors. Having this information available as part of the project approval process may ultimately prevent unrealistic or unmet expectations in the community.

Because of the perceived need to move expeditiously with the project, the Council originally approved it without the completion of a feasibility study or a finalized program of requirements. Construction funding for the project was first programmed as a part of the FY13-18 CIP with total project costs of \$35.983 million. At the time, Council staff noted that "there is great potential that actual construction costs will diverge significantly from those included in the recommended PDF, given that the scope and size of the building is uncertain and the current cost estimate for the library component is approximately 14 years older than the recommended construction start date."

The approved funding for the project as a part of the FY15-20 CIP is \$58.355 million. Executive staff explained that cost increases from the FY13-18 CIP resulted from an increased scope to include the Gilchrist Center, structured parking to address stormwater management needs, and updated cost estimates based on a defined POR. However, Council staff noted at the time that the Executive had not provided the POR for the Council's review. Although the Council has had the opportunity to review preliminary concept designs, no POR or draft POR has been made available to the Council to date, despite requests for the information and the fact that schematic design work has occurred based on a draft POR.

**Executive staff currently reports a preliminary cost estimate of approximately \$89 million. Executive staff indicates that this figure is unaffordable and unreasonably high given the expectation of cost savings from co-locating the facility.**

### ***Schedule***

Delays to the design of the project resulted during consideration of the historic designation of the Wheaton Youth Center. The Council ultimately did not approve the historic designation. As a result, Executive staff anticipated that design would restart in the spring of 2014 with construction to start in late winter of 2016 and last for two years.

The schedules reported for the project in Executive staff responses (©6) and the January DGS CIP Building report are not consistent, and indeed, Executive indicated that POR approval scheduled for the end of February would not happen then.

	January DGS Building Report	Executive Staff Responses
POR Approval	February 2015	
Notice to Proceed to Finish Design Development	March 2015	
Design Completed	February 2016 (CD permits submittal)	December 2015
Notice to Proceed to begin Construction	Fall 2016	Summer 2016
Substantial Completion	Fall 2018	Summer 2018

**The Committees may want to clarify which production schedule has the most accurate timeline.**

***Transfer of the Wheaton Recreation Center property from M-NCPPC to the County***

The Wheaton Community Center is located on park land. The project identifies the need to transfer the property from M-NCPPC to the County. Planning staff, in its February 12 memo to the Planning Board (excerpts at ©7-8), explains that the Parks Department is continuing discussions with the County regarding a land swap or exchange and notes that Parks’ preferred option is to exchange the site for the existing Silver Spring Library facility.

***Information request by Councilmember Navarro***

In a February 5 memorandum (©3-4), Councilmember Navarro reported hearing from recent media reports, Mid-County Advisory board meetings, and constituent correspondence that Executive Branch officials are considering recommending that the County Executive scale back the project to reduce costs. She expressed opposition to any proposal that limits the scope of the project or reduces the program, and requested the following information:

1. The approved POR as currently configured by the Department of Recreation and MCPL for the Wheaton Library and Community Recreation Center;
2. The current cost estimate for the Wheaton Library and Community Recreation Center;
3. A comparison of how this project’s estimated cost compares to other large libraries and community recreation centers throughout the County (in today’s dollars); and
4. Renderings or other relevant information from the architect that diminishes or reduces the approved program or design.

The Executive’s responses to the Council’s information requests are attached at ©5-6. Executive staff reports that it is considering changes to project that include a more compact, efficient building, less underground parking, keeping Hermitage Avenue open, and more green space. Currently, Hermitage Avenue separates the Wheaton Library and Wheaton Recreation Center facilities.

Executive staff provided the following table comparing the gross square foot cost for the Wheaton project's preliminary estimate with those of the North Potomac Community Recreation Center and the Silver Spring Library.

**Comparison of Costs**

<b>Project</b>	<b>Cost /GSF</b>
<b>WLCRC - Original - \$89 M</b>	<b>\$465/GSF</b>
<b>North Potomac Community Recreation Center</b>	<b>\$418/GSF</b>
<b>Silver Spring Library</b>	<b>\$392/GSF</b>

The North Potomac and Silver Spring projects are currently in construction. The approved project budget for North Potomac is \$37.462 million and \$69.529 million. Council staff notes that the Silver Spring Library provides for additional space apart from the library.

**UPDATE AND DISCUSSION ISSUES**

Representatives from MCPL, Recreation, OMB, and DGS were requested to update the Committees on the status of the project and respond to the following questions:

- How was the preliminary cost estimate of \$89 million developed?
- When will the draft and/or final POR be available for Council review?
- What changes from the draft POR are currently being considered for the project?
- What feedback has the Executive received or solicited from the community?

Without having the benefit of understanding what is in the draft POR, the Council has received communication from community members expressing concern about potential changes being considered for the project. It would be helpful for the Council to have access to the draft POR, upon which preliminary design work is based, in order to better respond to constituent concerns, be able to better analyze potential value engineering decisions, and provide meaningful feedback to Executive staff.

Because the Council has fully appropriated construction funding for the project, the Executive could conceivably move forward with construction without Council buy-in. **If the Committees are concerned that the Executive might move forward with a project that the Council does not like, an option would be to amend the project to retain current funding in the CIP, but reduce the appropriation for the project to remove authority to spend money for construction until the Council has the opportunity to review and approve the scope and program requirements.** Council staff recommends this approach if the Committees are not satisfied with the Executive's response to information requests. The approach would retain capacity in the CIP for the project, but require Council approval of the project before construction begins, thus ensuring Council input in the project.

# Wheaton Library and Community Recreation Center (P361202)

Category  
Sub Category  
Administering Agency  
Planning Area

Culture and Recreation  
Libraries  
General Services (AAGE29)  
Kensington-Wheaton

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

4/21/14  
No  
None  
Preliminary Design Stage

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	8,872	265	2,259	6,348	2,453	1,687	1,527	681	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,636	0	0	4,636	1,500	2,539	597	0	0	0	0
Construction	41,239	0	0	41,239	0	22,530	18,685	24	0	0	0
Other	3,608	0	0	3,608	0	177	2,902	529	0	0	0
<b>Total</b>	<b>58,355</b>	<b>265</b>	<b>2,259</b>	<b>55,831</b>	<b>3,953</b>	<b>26,933</b>	<b>23,711</b>	<b>1,234</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>FUNDING SCHEDULE (\$000s)</b>											
Current Revenue: General	300	0	0	300	0	0	300	0	0	0	0
G.O. Bonds	57,872	82	2,259	55,531	3,953	26,933	23,411	1,234	0	0	0
PAYGO	183	183	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>58,355</b>	<b>265</b>	<b>2,259</b>	<b>55,831</b>	<b>3,953</b>	<b>26,933</b>	<b>23,711</b>	<b>1,234</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>OPERATING BUDGET IMPACT (\$000s)</b>											
Energy				1,137	0	0	0	379	379	379	
Maintenance				1,557	0	0	0	519	519	519	
Offset Revenue				-134	0	0	0	-34	-50	-50	
Program-Staff				66	0	0	0	22	22	22	
Program-Other				73	0	0	0	51	11	11	
<b>Net Impact</b>				<b>2,699</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>937</b>	<b>881</b>	<b>881</b>	
Full Time Equivalent (FTE)					0.0	0.0	0.0	0.9	0.9	0.9	

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	52,034
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		5,621
Expenditure / Encumbrances		3,457
Unencumbered Balance		2,164

Date First Appropriation	FY 12
First Cost Estimate	
Current Scope	FY 15 58,355
Last FY's Cost Estimate	35,983

### Description

This project will provide for the development of a combined facility to include a new Wheaton Library, Wheaton Community Recreation Center, and the Charles W. Gilchrist Center for Cultural Diversity. Included in the scope is the development of a Program of Requirements (POR) and conceptual design followed by full design services and construction of the facility. The Library and the Recreation Center will be comparable to libraries and recreation centers of similar service needs with efficiencies of area and program made due to the shared use of some spaces such as lobbies, meeting rooms, restrooms, and parking which could reduce the overall space requirements and the operational costs. Other issues to be studied include the transfer of the Wheaton Community Recreation Center property from M-NCPPC to the County, providing road access to the residences by relocating existing roads and access, determining how storm water management can be provided, and preparing concept layouts for the building and parking on the new combined site.

### Location

Located at the corner of Georgia and Arcola Avenues, Wheaton, MD

### Estimated Schedule

The facility concept study was completed in 2013. Design started in 2013 and will last approximately two years followed by permitting and bidding. Construction is expected to start in Summer 2015 and be completed in Fall 2017.

### Cost Change

The cost of the project has increased due to increased scope (the addition of the Gilchrist Center and structured parking) and updated cost estimates based on a defined Program of Requirements.

### Justification

## Wheaton Library and Community Recreation Center (P361202)

The Wheaton Library is one of the busiest libraries in Montgomery County, with over 490,000 items circulated and more than 381,000 visits by the public in FY13. The used book sale, operated by the Friends of the Library, and a satellite office of the Gilchrist Center are located on the lower level. There are serious moisture problems and the building does not meet current mechanical, safety and building codes. The mechanical, elevator and HVAC systems are outdated and worn, and they are not energy efficient. The facility was opened in 1960 and was renovated in 1985. It is in need of space reconfiguration to meet current library information needs.

The Department of Recreation has operated the existing Wheaton Recreation Center, owned by the M-NCPPC, for many years. As early as 1997, this facility was designated for replacement with a larger full service facility, originally included in Facility Planning and Site Evaluation projects as the Kemp Mill (later Wheaton/Kemp Mill) Community Recreation Center. In the 2005 update to the Recreation Department's facility plan and in the FY07-12 CIP, a "Wheaton Area Recreation Facilities" study was included in the MCG Facility Planning Project #508768 for this purpose. That study included site and structure, stabilization and design development for future renovation, remodeling, and expansion of the Wheaton Community Recreation Center - Rafferty to provide an additional recreation facility to complement the existing facility. After review of the Rafferty component, space limitations, utility and plumbing challenges did not make it feasible to complete the project on its current site. A decision was made to pursue an alternative combined facility.

The justification for the addition of the Gilchrist Center was to: 1. cost-effectively replace program and office space at the Mid-County Regional Services Center while maintaining proximity for existing patrons; and 2. leverage synergy among the programs.

### **Fiscal Note**

The site for the current Wheaton Library is presently owned by the County. The site of the present Wheaton Community Recreation Center is owned by M-NCPPC. The transfer of the property will be identified during the planning phase. Two issues which could have cost implications for the project are: 1. the possible historical designation of the Wheaton Community Recreation Center; and 2. a pending land transfer between Montgomery County Government (the owner of the Wheaton Library) and M-NCPPC (the owner of the present Wheaton Community Recreation Center).

Other cost includes \$300,000 for the library collection.

### **Disclosures**

A pedestrian impact analysis has been completed for this project.

The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

### **Coordination**

Department of General Services, Department of Libraries, Department of Recreation, Office of Community Partnerships for the Gilchrist Center, Department of Transportation, M-NCPPC, State Highways, Mid-County Regional Services Center, WSSC, Pepco. Special Projects Legislation [Bill No. 34-14] was adopted by Council June 17, 2014.



**MONTGOMERY COUNTY COUNCIL**  
ROCKVILLE, MARYLAND

**NANCY NAVARRO**  
COUNCILMEMBER, DISTRICT 4

**MEMORANDUM**

February 5, 2015

**TO:** Vivian Yao, Legislative Analyst

**FROM:** Nancy Navarro, Councilmember *MM*

**SUBJECT:** Wheaton Library & Community Recreation Center (P361202)

On March 5, 2012, a joint meeting of the Planning, Housing, and Economic Development (PHED) and Health and Human Services (HHS) Committees unanimously supported my motion to expedite the Wheaton Library and Community Recreation Center project. This decision moved forward planning, design and construction funding recommended in the County Executive's Capital Improvements Program (CIP) by two years. The joint committees, and ultimately the full Council, approved the following 6-year schedule:

**WHEATON LIBRARY AND COMMUNITY RECREATION CENTER**

In \$000s	Total	Total 6 years	FY13	FY14	FY15	FY16	FY17	FY18
<b>C.E. Recommended</b>	<b>35,983</b>	<b>35,792</b>	<b>0</b>	<b>0</b>	<b>2,430</b>	<b>3,062</b>	<b>0</b>	<b>30,300</b>
<b>HHS &amp; PHED Committee Recommended</b>	<b>35,983</b>	<b>35,792</b>	<b>2,430</b>	<b>3,062</b>	<b>30,300</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Recommended funding source: \$35.683 million in GO Bonds and \$300,000 in current revenue  
No appropriations are requested or estimated for FY13 and FY14.*

When the joint committees made this change, we acknowledged that the dollar amounts included in the Project Description Form (PDF) were placeholders until the Executive Branch finalized the feasibility study, program of requirements (POR), and conceptual and schematic design. Last year, the project was delayed because of the proposal by the Historic Preservation Commission and Planning Board to designate the Wheaton Recreation Center as an historic site. In the FY15-20 CIP, the Council concurred with the Executive's recommendation and approved the following 6-year schedule:

**WHEATON LIBRARY AND COMMUNITY RECREATION CENTER**

In \$000	Total	Total 6 years	FY15	FY16	FY17	FY18	FY19	FY20
<b>Recommend</b>	<b>58,355</b>	<b>55,831</b>	<b>3,953</b>	<b>26,933</b>	<b>23,711</b>	<b>1,234</b>	<b>0</b>	<b>0</b>

*Recommended funding source: \$57.872 million in GO Bonds, \$183,000 in PAYGO, and \$300,000 in current revenue*

*Requested FY15 appropriation: \$52.034 million*

*There is no estimated appropriation for FY16.*

*FY13-18 approved total: \$35.983 million*

The Wheaton Library and Community Recreation Center is a top priority of the Department of Recreation and Montgomery County Public Libraries (MCPL). Since I was elected to the Council in 2009, I have worked to move this project forward at an accelerated pace. The community has waited patiently for this project to come to fruition for more than two decades. Wheaton Library is one of the busiest libraries in Montgomery County, and the Wheaton Recreation Center is one of the most dilapidated facilities in the Recreation Department portfolio. The community has been promised a state-of-the-art combined library and recreation facility with underground structured parking and significant, continuous open space throughout the entire property. The time has come to approve a PDF that accurately reflects the cost of this project so it can finally move forward.

Recent media reports, Mid-County Citizen's Advisory Board meetings, and constituent correspondence suggest Executive Branch officials are considering recommending that the County Executive scale back the project to reduce costs. My view is that the community has waited long enough for this project and deserves the best facility possible. I will oppose any proposal that limits the scope of the project or reduces the program that will serve my constituents.

In anticipation of receiving an amended PDF from the County Executive during our FY16 Budget deliberations, I am requesting the following information that will help the Council respond to any possible amendments the Executive may transmit:

1. The approved POR as currently configured by the Department of Recreation and MCPL for the Wheaton Library and Community Recreation Center;
2. The current cost estimate for the Wheaton Library and Community Recreation Center;
3. A comparison of how this project's estimated cost compares to other large libraries and community recreation centers throughout the County (in today's dollars); and
4. Renderings or other relevant information from the architect that diminishes or reduces the approved program or design.

Thank you in advance for obtaining this information from the appropriate departments and individuals within the Executive Branch.

CC: Councilmembers  
Jennifer Hughes, Director, Office of Management and Budget  
David Dise, Director, Department of General Services  
Gabe Albornoz, Director, Department of Recreation  
Parker Hamilton, Director, Montgomery County Public Libraries  
Ana Lopez van Balen, Director, Mid-County Regional Services Center

**CouncilMember Navarro's questions and responses:**

**For most projects, the POR and design process is iterative and evolutionary over time. With this understanding, we have provided the following answers to questions raised about this project.**

1. The approved POR as currently configured by the Department of Recreation and MCPL for the Wheaton Library and Community Recreation Center;

**The Program of Requirements (POR) is still being developed and has not been approved. Draft POR's have circulated, but as always, they are a beginning point for discussion. Most POR's undergo an iterative process. The POR will be forwarded to Council when it is finalized and approved.**

2. The current cost estimate for the Wheaton Library and Community Recreation Center;

**A preliminary cost estimate based on a draft POR was approximately \$89M, which is unaffordable and unreasonably high given the expectation of cost savings from co-locating the facility.**

3. A comparison of how this project's estimated cost compares to other large libraries and community recreation centers throughout the County (in today's dollars); and

**Cost comparison under development.**

4. Renderings or other relevant information from the architect that diminishes or reduces the approved program or design.

**The program and design are under development and are not available at this time. When available, we will provide them to Council. Again, with projects of this scope and complexity, the POR and design are an iterative, evolving process.**

**Vivian Yao's questions:**

**Public Libraries CIP Update Questions**

*Please provide responses no later than **Thursday, February 19.***

**Wheaton Library and Community Recreation Center**

- Please provide a status and schedule update for the Wheaton Library and Community Recreation Center.

What design work has been completed on the project?

**Project has advanced to the Schematic Design level.**

What is the most recent order of magnitude cost estimate available for the project based on the POR and project scope in the approved PDF and concept design work that has been completed to date?

<b>Original</b>	<b>\$89M</b>	<b>Added Gilchrist offices. Hermitage relocated.</b>
<b>Alternative</b>	<b>Estimate under development</b>	<b>More compact, efficient building. Less underground parking. Hermitage stays open. More green space.</b>

Please provide a copy of the POR for the project.

**POR is still under development. As previously noted, this document evolves over time as more information is available.**

When is it estimated that design will be completed?

**December 30, 2015**

When is construction anticipated to begin and conclude?

**Summer 2016 and completed by Summer 2018.**

What is the status of the transfer of the Wheaton Recreation Center property from M-NCPPC to the County?

**This has not been concluded.**

**Review of County Executive's Recommended FY16 Capital Budget and Amendments to the FY15-20 CIP**

- 
- LC Larry Cole, Master Planner, FP&P, [larry.cole@montgomeryplanning.org](mailto:larry.cole@montgomeryplanning.org), 301-495-4528
  - PD Pam Dunn, Acting Chief, FP&P, [pamela.dunn@montgomeryplanning.org](mailto:pamela.dunn@montgomeryplanning.org), 301-650-5649
  - Carl Morgan, CIP Manager, Park Development Division, [carl.morgan@montgomeryparks](mailto:carl.morgan@montgomeryparks), 301-495-2573
  -

**Completed: 02/05/15**

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**Description**

The County Executive published his Recommended FY16 Capital Budget and Amendments to the FY15-20 Capital Improvements Program (CIP) on January 15, 2015. We have analyzed the budget and have noted below those projects that are new, where there have been significant changes in budget or in schedule, and where there are projects of particular interest because of the need for coordination with development or because of parks impacts. A summary of these changes is shown as Attachment 1.

Staff recommendations to the Planning Board on the Recommended FY16 Capital Budget and Amendments to the FY15-20 CIP are included in this memo and the Planning Board is requested to endorse or revise these recommendations and send them to the County Council. These recommendations are shown immediately below, followed by an update on last year's recommendations, followed by an analysis of the Executive's recommended changes to the CIP, as well as any additional necessary information.

**Recommendations**

Staff requests that the following comments be transmitted to the County Council:

We recognize that the schedules and funding of individual projects in the CIP may have to be adjusted because of forecast budget shortfalls, but it appears that the County Executive's Recommended CIP has overly adversely affected bicycle and pedestrian projects. This is at odds with the County's focus on improving transit, on transit-oriented development, and the advent of Capital Bikeshare in Montgomery County, all of which depend on having a good network of bicycle and pedestrian facilities. As a general comment, we believe that the bicycle and pedestrian projects that are proposed to be delayed and/or have their funding reduced – or at least those in our more densely populated and commercial areas - should be kept on track to the greatest extent possible. Our specific recommendations are as follows:

1. **CIP Schedule Changes:** Whereas the cost changes for the individual projects in the Executive's Recommended CIP are fairly well documented and clearly groups projects that have had schedule accelerations or delays, the specific schedule changes should be noted on each PDF in the future.
2. **Streetlighting (P507055):** Provide lighting along Jackson Road in FY16 or FY17.
3. **Capital Crescent Trail (P501316):** Accelerate construction of the Capital Crescent Trail between the Talbot Avenue Bridge and Apple Avenue if the Purple Line is substantially delayed.
4. **Metropolitan Branch Trail (P501110):** The PDF should be revised to include:
  - a. Constructing Phase 2 of the trail from east of Georgia Avenue to Montgomery College, including the tunnel under Burlington Avenue, by FY18.

construction will be completed prior to the closure of the tunnel under the Apex Building. *While we have not received a response that the budgeted cost reflects the current design, there appears to be insufficient funding to construct the portion of the trail between Woodmont Avenue and Wisconsin Avenue. Therefore, we recommend that the funding for this project be increased to include design and construction of the segment between Woodmont Avenue and Wisconsin Avenue, as well as the crossing of Wisconsin Avenue.*

11. **Facility Planning Transportation (P509337):** Include the Life Sciences Center Loop Trail as a candidate project for FY15-16. *The current PDF includes the Life Sciences Center Loop Trail as a candidate project for FY15-16. No further comment is needed on this facility planning candidate.*
12. **Revolving fund for planning developer-built projects:** Include a project in the CIP for Facility Planning for developer-built projects and consider establishing a revolving fund to construct these projects and accept developer contributions as they move forward in the development process. *This has not been done so the comment should be reiterated.*
13. **Bike-Sharing:** A project similar to other public participation projects should be added to the CIP to hold developer contributions to the County's future bike-share network, as well as fully fund the system. *This has not been done so the comment should be reiterated.*
14. **Station Access Program:** The Board recommended that an annual Station Access Program be included in the CIP. *A new **Bicycle-Pedestrian Priority Area Improvements PDF (P501532)** was included in last year's CIP but is proposed to be defunded by the County Executive. We recommend that the funding for this project be reinstated to support our investments in transit and bikesharing, as well as pedestrian safety.*
15. **Clarksburg Library (P710500):** The library is a priority for the Clarksburg Town Center and funding for its planning, design and supervision should be included in the early years of the CIP instead of delaying until FY20. *This project is in facility planning for fy15-16 and is listed as beginning design in FY20. No further comment needed.*
16. **Wheaton Library and Community Recreation Center, Project (P361202):** The project should include the retention and renovation of the existing recreation center on the combined site. *The County Council decided against retaining the existing recreation center. The Parks Department is continuing discussion with the County regarding a land swap or exchange. The Parks' preferred option is to exchange the current site for the Silver Spring Library.*
17. **Long Branch Town Center Redevelopment (P150700):** We support this CIP project to assist in the redevelopment in Long Branch. *No further comment needed.*
18. **Wheaton Redevelopment Program (P150401):** We support this project, which includes the MNCPPC headquarters building and would address as several other Sector Plan objectives, such as a centrally located public space and increasing the daytime population in the area. *No further comment needed.*
19. **White Flint Fire Station #23 (P451502):** We support the inclusion of this project in the CIP. This facility is important to the provision of public facilities in White Flint and the potential for joint residential development. *No further comment needed.*
20. **Kennedy Shriver Aquatic Center Building Envelope Improvement (P721503):** We support this new project to upgrade the existing Aquatic Center building. *No further comment needed.*

