

Silver Spring Redevelopment Pgm -- No. 159281

Category	General Government	Date Last Modified	June 03, 2008
Subcategory	Economic Development	Required Adequate Public Facility	No
Administering Agency	County Executive	Relocation Impact	None.
Planning Area	Silver Spring	Status	Bids Let

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	12,578	10,075	358	2,145	1,967	178	0	0	0	0	0
Land	51	0	7	44	40	4	0	0	0	0	0
Site Improvements and Utilities	4,080	2,266	259	1,555	1,425	130	0	0	0	0	0
Construction	29,170	18,071	1,585	9,514	8,721	793	0	0	0	0	0
Other	290	290	0	0	0	0	0	0	0	0	0
Total	46,169	30,702	2,209	13,258	12,153	1,105	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Contributions	602	289	45	268	246	22	0	0	0	0	0
Current Revenue: General	703	703	0	0	0	0	0	0	0	0	0
G.O. Bonds	1,023	0	1,023	0	0	0	0	0	0	0	0
Land Sale	13,537	3,434	278	9,825	8,742	1,083	0	0	0	0	0
State Aid	21,572	17,544	863	3,165	3,165	0	0	0	0	0	0
Urban District - Silver Spring	150	150	0	0	0	0	0	0	0	0	0
PAYGO	8,582	8,582	0	0	0	0	0	0	0	0	0
Total	46,169	30,702	2,209	13,258	12,153	1,105	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				125	0	25	25	25	25	25
Energy				265	0	53	53	53	53	53
Net Impact				390	0	78	78	78	78	78

DESCRIPTION

This project provides for studies, streetscaping, historic preservation, utility undergrounding, site improvements, land acquisition, relocation, and demolition necessary to the renewal of the Silver Spring Urban Renewal Area. This project is part of a multi-project effort by Montgomery County to support the retail-oriented redevelopment of the Silver Spring Central Business District (CBD), a total public commitment of \$191.2 million. This project includes the construction of the Wayne Avenue Plaza, Town Square Plaza, the Veterans Plaza and the median strip on Georgia Avenue, as well as the demolition of the Silver Spring Armory and relocation of the Armory's public meeting space to a new Silver Spring Civic Building. This PDF includes funding for an ice rink and pavilion which will be privately operated on a fee basis and a veterans' memorial to replace the memorial at the Armory, which has been razed. Development of and planning for the appropriate memorial(s) was done in partnership with local veterans' groups. \$33 million for land acquisition, relocation, and demolition expenditures shown in prior years and funded in Silver Spring ALARF have been removed to correspond with the closeout of Silver Spring ALARF.

JUSTIFICATION

Recommendation of the Silver Triangle Working Group, December 1991; Blight Documentation of April 1992; Approved Silver Spring CBD Sector Plan of 2000; the Recommendation of the Silver Spring Alternatives Working Group, 1994; the Final Report and Recommendations of the Silver Spring Redevelopment Advisory Board, 1996; the Approved Silver Spring Urban Renewal Plan, August 1997; and the Approved Site Plan and Project Plan, July 1999.

OTHER

Up to \$75,000 for funds in this project will be available for consultant assistance to the County Council in its review of revitalization of the Silver Spring Urban Renewal area. The Planning Board has approved the Preliminary Plan, Project Plan, and Site Plan for the project. The Council's Planning, Housing and Economic Development (PHED) committee will continue to receive quarterly briefings to keep the County Council up to date on the progress of the project.

FISCAL NOTE

Expenditures and funding were adjusted to reflect the current production schedule.

OTHER DISCLOSURES

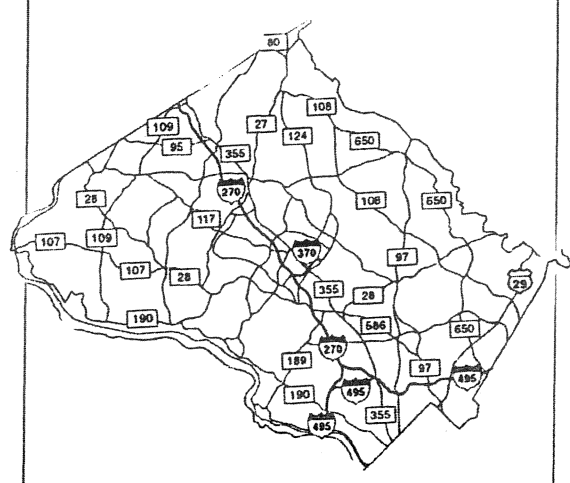
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY92	(\$000)
First Cost Estimate	FY03	42,093
Current Scope		
Last FY's Cost Estimate		46,169
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		46,169
Expenditures / Encumbrances		43,349
Unencumbered Balance		2,820
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

Silver Theatre
 Round House Theatre
 Silver Spring Civic Building
 Parking Town Square Garage (#61)
 Parking Silver Circle (Wayne Avenue) Garage (#60)
 City Place
 Fenton Street Village
 Fenton Street Village Pedestrian Linkages
 Dept. of Housing and Community Affairs
 Silver Spring Regional Services Center
 State of Maryland
 M-NCPPC
 Historic Preservation Commission
 Silver Spring Chamber of Commerce
 Private developers
 Affected property and business owners
 Department of General Services

MAP



Silver Spring Redevelopment Pgm -- No. 159281 (continued)

- 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.