

# Germantown Town Center Urban Park (P078704)

Category M-NCPPC  
 Sub Category Development  
 Administering Agency M-NCPPC (AAGE13)  
 Planning Area Germantown

Date Last Modified 3/6/14  
 Required Adequate Public Facility No  
 Relocation Impact None  
 Status Under Construction

Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
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### EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	1,267	542	553	172	172	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	6,539	2,848	2,782	909	909	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>7,806</b>	<b>3,390</b>	<b>3,335</b>	<b>1,081</b>	<b>1,081</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000s)

Contributions	300	298	2	0	0	0	0	0	0	0
Park and Planning Bonds	4,556	3,092	1,464	0	0	0	0	0	0	0
Program Open Space	2,950	0	1,869	1,081	1,081	0	0	0	0	0
<b>Total</b>	<b>7,806</b>	<b>3,390</b>	<b>3,335</b>	<b>1,081</b>	<b>1,081</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000s)

Energy				40	5	7	7	7	7	7
Maintenance				100	15	17	17	17	17	17
Program-Staff				1,077	102	195	195	195	195	195
Program-Other				33	33	0	0	0	0	0
<b>Net Impact</b>				<b>1,250</b>	<b>155</b>	<b>219</b>	<b>219</b>	<b>219</b>	<b>219</b>	<b>219</b>
Full Time Equivalent (FTE)					1.6	1.6	1.6	1.6	1.6	1.6

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	0
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		7,806
Expenditure / Encumbrances		7,339
Unencumbered Balance		467

Date First Appropriation	FY 07	
First Cost Estimate		
Current Scope	FY 15	7,806
Last FY's Cost Estimate		7,160

## Description

This project provides a new park at 19840 Century Boulevard in the Germantown Town Center. The park will be situated at the northern end of an 8.80 acre parcel of land owned by Montgomery County and shared with the new Germantown Regional Library. The site is challenging to develop due to the presence of existing wetlands, existing stormwater management facilities, and steep slopes. The approved facility plan for this new park creates large open space areas by placing a large residential stormwater management facility east of the site underground. In the central area of the site there is an existing wetland that also serves stormwater management functions. Features of this park include interpretive trails and boardwalks, lighting along main pathways, artwork, overlook terraces with retaining walls and stair connections to the park and the library, trellises for community gathering and events, landscaping, and enhanced wetland plantings. The Germantown Town Center has been fully built through significant public and private development investment, according to recommendations in the master plan, with the exception of this remaining undeveloped parcel of land.

## Estimated Schedule

Construction began in FY13.

## Justification

Germantown Master Plan adopted July 1989. Germantown Town Center Design Study, prepared by M-NCPPC April 1992. Stormwater management options study presented to the Planning Board in a public hearing April 19, 2000. Park facility plan approved by Planning Board June 30, 2005. This park will provide much needed natural recreation spaces and interpretive trails for the enjoyment of the community and users of adjacent facilities.

## Other

Receipt of a \$300,000 developer contribution from Fairfield Germantown Farms satisfies a condition of the project plan and site plan.

## Fiscal Note

\$2.950 POS replaces Park and Planning Bonds. FY13 transfers in: \$26K from Elmhirst Parkway Local Park (P078703) and \$576K from Roof Replacement Local Parks (P827738). FY12 transfer in \$45K from Elmhirst Parkway Local Park #078703.

## Disclosures

A pedestrian impact analysis has been completed for this project.

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M-NCPPC (A13) 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**

Montgomery County Department of Environmental Protection, Montgomery County Department of General Services, Montgomery County Department of Permitting Services, Montgomery County Department of Transportation, Gaithersburg-Germantown Chamber of Commerce