

Worksession

MEMORANDUM

May 1, 2009

TO: County Council

FROM: Minna K. Davidson,  Legislative Analyst

SUBJECT: CIP Amendment: Long Branch Town Center Redevelopment

PHED Committee Recommendation

The PHED Committee reviewed the proposed CIP amendment for the Long Branch Town Center Redevelopment on April 21. **The Committee recommends approval as submitted by the Executive.**

Council Review

The Long Branch CIP amendment is scheduled for Council review at the same time as the proposed amendment to the Adventist Health Care portion of the Cost Sharing: MCG project to provide an opportunity for the Council to review and discuss these related items together.

Long Branch Town Center Redevelopment

PDF	circle #
CE's March 19 amendment	1
Approved FY09-14	2

In the approved FY09-14 PDF, \$300,000 in current revenue is budgeted for planning and design for the Long Branch Town Center Redevelopment in FY09. The Executive recommends shifting the \$300,000 from FY09 to FY13 to reflect the current facility planning schedule.

This project provides for the facility planning for public improvements necessary to support the redevelopment of the super block bounded by Arliss Street, Flower Avenue, and

Piney Branch Road. The project will provide the funding for the County to partner with the private property owners and businesses who will participate in the redevelopment. The Silver Spring Regional Services Center manages this project.

Executive staff believe that the recommended amendment will have limited impact given the current economic climate. Private sector partners remain interested in the project, but have delayed making commitments because of the current economic downturn.

PHED Committee discussion: The Acting Director of the Silver Spring Regional Services Center said that the major property owners were ready to combine and work together on this project previously, but because of the Community Association's lawsuit, the delay in the medical building, and current market conditions, they are reluctant to move forward at this time. The Executive recommends pushing the funding to FY13 so that the County can work together with the major property owners again when the market improves. In addition, the Long Branch Town Center will have a stop on the Purple Line and the Planning Board will be reviewing a plan for transportation issues associated with the stop. In the Acting Director's view, moving the funding to FY13 may actually be better timing than leaving it in FY09.

PHED Committee recommendation: Approve the amendment to the Long Branch Town Center Redevelopment as recommended by the Executive.

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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 (AASTHO), 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																																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date First Appropriation</td> <td style="text-align: center;">FY07</td> <td style="text-align: right;">(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td style="text-align: center;">FY07</td> <td style="text-align: right;">300</td> </tr> <tr> <td>Current Scope</td> <td></td> <td style="text-align: right;">300</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td style="text-align: right;">300</td> </tr> <tr> <td>Appropriation Request</td> <td style="text-align: center;">FY10</td> <td style="text-align: right;">-300</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Transfer</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Cumulative Appropriation</td> <td></td> <td style="text-align: right;">300</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Unencumbered Balance</td> <td></td> <td style="text-align: right;">300</td> </tr> <tr> <td>Partial Closeout Thru</td> <td style="text-align: center;">FY07</td> <td style="text-align: right;">0</td> </tr> <tr> <td>New Partial Closeout</td> <td style="text-align: center;">FY08</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td style="text-align: right;">0</td> </tr> </table>	Date First Appropriation	FY07	(\$000)	First Cost Estimate	FY07	300	Current Scope		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	<p>COORDINATION</p> <p>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</p>	<p>See Map on Next Page</p>
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Long Branch Town Center Redevelopment -- No. 150700

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	Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
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Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

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

MAP

