

**M E M O R A N D U M**

June 16, 2017

TO: County Council

FROM: <sup>GO</sup> Glenn Orlin, Deputy Council Administrator

SUBJECT: **Public Hearing/Action:** Expedited Bill 18-17, South County Regional Recreation and Aquatic Center

Expedited Bill 18-17, South County Regional Recreation and Aquatic Center, sponsored by Lead Sponsor Council President at the request of the County Executive, was introduced on June 13. Action is tentatively scheduled following the public hearing.

Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally-funded cost is projected to exceed \$15,072,000 in FY18 dollars. Expedited Bill 18-17 would authorize the planning, design and construction of the South County Regional Recreation and Aquatic Center, Project No. 721701, in the Central Business District of Silver Spring.

This packet contains:	<u>Circle #</u>
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Expedited Bill No. 18-17  
Concerning: South County Regional  
Recreation and Aquatic Center  
Revised: 5/12/2017 Draft No. 1  
Introduced: June 13, 2017  
Expires: December 13, 2018  
Enacted: [date]  
Executive: [date signed]  
Effective: [date takes effect]  
Sunset Date: None  
Ch. [#], Laws of Mont. Co. [year]

## COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

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Lead Sponsor: Council President at the request of the County Executive

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**AN EXPEDITED ACT** to authorize the planning, design, and construction of the South County Regional Recreation and Aquatic Center, Project No. 721701, in the Central Business District of Silver Spring.

By adding to  
laws of Montgomery County 2017

<b>Boldface</b>	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

*The County Council for Montgomery County, Maryland approves the following Act:*



## LEGISLATIVE REQUEST REPORT

Expedited Bill 18-17

*South County Regional Recreation and Aquatic Center*

<b>DESCRIPTION:</b>	The County Executive requests that capital project No. 721701, South County Regional Recreation and Aquatic Project be authorized as a "Special Capital Improvements Project" pursuant to Section §302 of the County Charter and Section §20-1 of the Montgomery County Code.
<b>PROBLEM:</b>	Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally-funded cost is projected to exceed \$15,699,000 in FY18 dollars. The estimated locally-funded cost of this project in the FY18 Capital Budget and FY17-22 (As Amended) Capital Improvements Program is \$55,270,000 for planning, design, site improvement and utilities, and construction costs.
<b>GOALS AND OBJECTIVES:</b>	This project provides for a new regional recreation and aquatic center in the Central Business District of Silver Spring. This project will include approximately 120,000 Gross Square Feet (GSF) of public recreation space within Housing Opportunities Commission's (HOC's) larger housing project. The facility will include typical recreation and leisure activities such as pools for swimming and low level diving, exercise, aquatic play, and high school competitions, training, and teaching. A gymnasium, exercise and weight room spaces, movement and dance studios, multipurpose activity rooms, public use space, and social space with a culinary arts kitchen will also be included. Senior programs will be coordinated with Holy Cross Hospital's "Senior Source."
<b>COORDINATION:</b>	This project has been coordinated with the Housing Opportunity Commission, Silver Spring Regional Services Center, Department of Permitting Services, Department of General Services, Department of Recreation, Department of Technology Services, M-NCPPC, WSSC, and Pepco.
<b>FISCAL IMPACT:</b>	N/A
<b>ECONOMIC IMPACT:</b>	Provides capacity to meet current and projected service demand.
<b>EVALUATION:</b>	Capital projects are evaluated biennially by the County Executive and County Council as part of the Capital Improvements Program review.
<b>EXPERIENCE ELSEWHERE:</b>	N/A
<b>SOURCE OF INFORMATION:</b>	Department of Recreation
<b>APPLICATION WITHIN MUNICIPALITIES:</b>	N/A
<b>PENALTIES:</b>	N/A




OFFICE OF THE COUNTY EXECUTIVE  
ROCKVILLE, MARYLAND 20850

Isiah Leggett  
County Executive

**MEMORANDUM**

May 11, 2017

TO: Roger Berliner, President, County Council

FROM: Isiah Leggett, County Executive 

SUBJECT: Special Capital Improvements Project Legislation  
South County Regional Recreation and Aquatic Center (P721701)

In accordance with Section 302 of the County Charter and Section 20-1 of the Montgomery County Code, I am forwarding the attached Special Capital Improvements Project Legislation Authorization and Legislative Request Report for the South County Regional Recreation and Aquatic Center (P721701) project.

This request is necessary because the local cost of the above project exceeds the FY18 Special Capital Improvements Project Legislation threshold of \$15,699,000 as set by Executive Order. The purpose of the project is set forth below.

The South County Regional Recreation and Aquatic Center project provides for a new regional recreation and aquatic center in the Central Business District of Silver Spring. This project will include approximately 120,000 Gross Square Feet (GSF) of public recreation space within Housing Opportunities Commission's (HOC's) larger housing project. The facility will include typical recreation and leisure activities such as pools for swimming and low level diving, exercise, aquatic play, and high school competitions, training, and teaching. A gymnasium, exercise and weight room spaces, movement and dance studios, multipurpose activity rooms, public use space, and social space with a culinary arts kitchen will also be included. Senior programs will be coordinated with Holy Cross Hospital's "Senior Source."

I recommend prompt passage of this legislation to advance this project.

IL:hpv

Attachments (4)

cc: Bonnie Kirkland, Assistant Chief Administrative Officer  
Jennifer A. Hughes, Director, Office of Management and Budget  
Randall Hawkins, Department of General Services

**Fiscal Impact Statement**  
**Council Bill XX-17 Special Capital Improvements Project**  
**South County Regional Recreation and Aquatic Center**

**1. Legislative Summary.**

Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally-funded cost is projected to exceed \$15,699,000 in FY18 dollars. The Executive requested a bill for one project – South County Regional Recreation and Aquatic Center - that now requires Special Capital Improvement Project legislation.

**2. An estimate of changes in County revenues and expenditures regardless of whether the revenues or expenditures are assumed in the recommended or approved budget. Includes source of information, assumptions, and methodologies used.**

There are no expenditures or revenues associated with this bill. The bill only authorizes the designation of the South County Regional and Aquatic Center as a Special Capital Improvement Project.

**3. Revenue and expenditure estimates covering at least the next 6 fiscal years.**

See item #2 above.

**4. An actuarial analysis through the entire amortization period for each bill that would affect retiree pension or group insurance costs.**

Not applicable. There are no personnel costs associated with this bill.

**5. Later actions that may affect future revenue and expenditures if the bill authorizes future spending.**

Not applicable.

**6. An estimate of the staff time needed to implement the bill.**

Not applicable. This bill does not affect staff responsibilities.

**7. An explanation of how the addition of new staff responsibilities would affect other duties.**

Not applicable.

**8. An estimate of costs when an additional appropriation is needed.**

Not applicable.

**9. A description of any variable that could affect revenue and cost estimates.**

Not applicable.

**10. Ranges of revenue or expenditures that are uncertain or difficult to project.**

Not applicable.

**11. If a bill is likely to have no fiscal impact, why that is the case.**

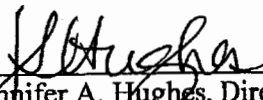
This bill authorizes the designation of the project as a Special Capital Improvement project. No new appropriation is required.

**12. Other fiscal impacts or comments.**

None.

**13. The following contributed to and concurred with this analysis: (Enter name and department).**

Helen P. Vallone, Office of Management and Budget.

  
\_\_\_\_\_  
Jennifer A. Hughes, Director  
Office of Management and Budget

5/10/17  
Date

**Economic Impact Statement**  
**Council Bill XX-17, Special Capital Improvements Project**  
**South County Regional Recreation and Aquatic Center**

**Background:**

Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally-funded cost is projected to exceed \$15,699,000 in FY18 dollars. The Executive requested a bill for one project South County Regional Recreation and Aquatic Center - that now requires Special Capital Improvement Project legislation.

**1. The sources of information, assumptions, and methodologies used.**

This bill has no economic impact, as it serves only to authorize the designation of the South County Regional Recreation and Aquatic Center as a Special Capital Improvement Project.

**2. A description of any variable that could affect the economic impact estimates.**

Not applicable. This bill has no economic impact, as it serves only to authorize the designation of the South County Regional Recreation and Aquatic Center Capital Improvement Project.

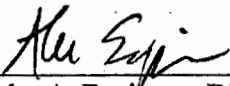
**3. The Bill's positive or negative effect, if any on employment, spending, saving, investment, incomes, and property values in the County.**

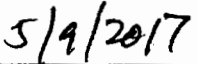
The bill has no economic impact – as it serves only to authorize the designation of the South County Regional Recreation and Aquatic Center as a Special Capital Improvement Project.

**4. If a Bill is likely to have no economic impact, why is that the case?**

The bill has no economic impact – as it serves only to authorize the designation of the South County Regional Recreation and Aquatic Center as a Special Capital Improvement Project.

**5. The following contributed to and concurred with this analysis: David Platt, Finance.**

  
\_\_\_\_\_  
Alexandre A. Espinosa, Director  
Department of Finance

  
\_\_\_\_\_  
Date



## South County Regional Recreation and Aquatic Center (P721701)

Category                    Culture and Recreation  
 Sub Category            Recreation  
 Administering Agency    General Services (AAGE29)  
 Planning Area            Silver Spring

Date Last Modified            4/27/17  
 Required Adequate Public Facility    No  
 Relocation Impact            None  
 Status                            Planning Stage

	Total	Thru FY16	Rem FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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### EXPENDITURE SCHEDULE (\$000s)

	Total	Thru FY16	Rem FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
Planning, Design and Supervision	6,098	0	0	6,098	3,130	1,005	952	820	191	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	140	0	0	140	0	70	70	0	0	0	0
Construction	46,932	0	0	46,932	0	11,289	20,486	7,895	7,262	0	0
Other	2,100	0	0	2,100	0	1,050	1,050	0	0	0	0
<b>Total</b>	<b>55,270</b>	<b>0</b>	<b>0</b>	<b>55,270</b>	<b>3,130</b>	<b>13,414</b>	<b>22,558</b>	<b>8,715</b>	<b>7,453</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000s)

G.O. Bonds	55,270	0	0	55,270	3,130	13,414	22,558	8,715	7,453	0	0
<b>Total</b>	<b>55,270</b>	<b>0</b>	<b>0</b>	<b>55,270</b>	<b>3,130</b>	<b>13,414</b>	<b>22,558</b>	<b>8,715</b>	<b>7,453</b>	<b>0</b>	<b>0</b>

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

Energy				2,827	0	0	0	900	900	1,027
Maintenance				1,167	0	0	0	350	350	467
Offset Revenue				-2,453	0	0	0	-481	-961	-1,011
Program-Staff				2,961	0	0	0	794	987	1,180
Program-Other				796	0	0	0	181	295	320
<b>Net Impact</b>				<b>5,298</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,744</b>	<b>1,571</b>	<b>1,983</b>
Full Time Equivalent (FTE)					0.0	0.0	0.0	18.1	25.3	25.3

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 18	48,789
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		3,800
Expenditure / Encumbrances		0
Unencumbered Balance		3,800

Date First Appropriation	
First Cost Estimate	
Current Scope	FY 17            55,270
Last FY's Cost Estimate	0

#### Description

This project provides for the County's estimated costs for a new regional recreation and aquatic center in the Central Business District of Silver Spring. This project will include approximately 120,000 Gross Square Feet (GSF) of public recreation space within Housing Opportunities Commission's (HOC's) larger housing project. The facility will include typical recreation and leisure activities such as pools for swimming and low level diving, exercise, aquatic play, and high school competitions, training, and teaching. A gymnasium, exercise and weight room spaces, movement and dance studios, multipurpose activity rooms, public use space, and social space with a culinary arts kitchen will also be included. Senior programs will be coordinated with Holy Cross Hospital's "Senior Source."

#### Location

This amenity will be located on the Elizabeth Square site, bordered by Apple Avenue to the south and Fenwick Lane to the north, with the CSX railroad right-of-way on the west.

#### Estimated Schedule

Construction is anticipated to begin in Fall/Winter 2017, with a phased completion of construction allowing for aquatics programming in late 2019 and community and senior center programming in late 2021.

#### Justification

This project has been included in long range planning by the County in its Montgomery County Recreation Facility Development Plan, 2010-2030 as one of four regional recreation facilities to serve the County. This plan is based on the results of the County's Vision 2030 assessment, completed and published in 2011. The Southern Region, around the Greater Silver Spring Area was found to be significantly under served for recreation and park amenities when compared against total population. Only two smaller community recreation centers, one small indoor pool, and one seasonal outdoor pool serve this area currently and no services are available in downtown Silver Spring. The project achieves a County goal of co-locating affordable housing with other County services. Through co-location, we will achieve cost savings, program efficiencies, and improved service to residents.

#### Other

## South County Regional Recreation and Aquatic Center (P721701)

The Elizabeth Square Development project is a Public-Private Partnership between Housing Opportunities Commission (HOC) and Lee Development Group. The proposed plan is to redevelop the existing Elizabeth House, a senior Public Housing property, and a substantial renovation of Alexander House Apartments, a mixed-income multifamily property, in downtown Silver Spring. At full completion of the redevelopment, Elizabeth Square Development will provide for a combined 326 moderate price dwelling units (MPDU), Work Force Housing Units (WFHU), and other affordable housing units out of a total 846 units, with the inclusion of the new aquatic and recreational facility within the footprint of the larger construction. Housing costs are not a part of this project.

### **Fiscal Note**

The County's contribution will pay for the design of the recreation and aquatic center facility, tenant fit-out, furniture, fixtures, and equipment for the new facility, and staff time during design and construction. FY17 Supplemental appropriation of \$3,800,000 was approved for this project.

### **Coordination**

Housing Opportunity Commission, Silver Spring Regional Services Center, Department of Permitting Services, Department of General Services, Department of Recreation, Department of Technology Services, M-NCPPC, WSSC, Pepco.