

Germantown Town Center Urban Park -- No. 078704

Category	M-NCPPC	Date Last Modified	January 30, 2008
Subcategory	Development	Required Adequate Public Facility	No
Administering Agency	M-NCPPC	Relocation Impact	None
Planning Area	Germantown	Status	Final Design Stage

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	1,169	0	57	1,112	494	403	215	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	5,821	0	0	5,821	0	2,328	2,911	582	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	6,990	0	57	6,933	494	2,731	3,126	582	0	0	0

FUNDING SCHEDULE (\$000)

Program Open Space	5,200	0	0	5,200	370	2,048	2,345	437	0	0	0
Contributions	300	0	0	300	124	176	0	0	0	0	0
Park and Planning Bonds	1,490	0	57	1,433	0	507	781	145	0	0	0
Total	6,990	0	57	6,933	494	2,731	3,126	582	0	0	0

	OPERATING BUDGET IMPACT (\$000)				
WorkYears	0.0	0.0	0.5	0.5	0.5
Maintenance	31	0	0	9	13
Energy	12	0	0	4	4
Program-Staff	97	0	0	31	36
Net Impact	140	0	0	44	53

DESCRIPTION

This project provides a park in the Germantown Town Center, 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 both adjacent residential stormwater management facilities underground. There will be two additional water features in the central area of the site, in addition to an existing wetland that serves stormwater management functions. Features of this park include interpretive trails and boardwalks, lighting along main pathways, overlook terraces with retaining walls and stair connections to the park and the library, a pavilion for community festivals 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.

Design through FY09; construction FY10-12.

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

During review of the FY07-12 CIP, the County Council directed staff to work with Executive Branch agency staff to evaluate additional stormwater management alternatives for this park, which might be less costly from both a capital and operating perspective. In 2006, staff met with representatives from the Department of Permitting Services (DPS), the Department of Environmental Protection (DEP), and the Department of Public Works and Transportation (DPWT) to evaluate potential alternatives with respect to their relative costs and benefits. DEP staff would be responsible for the maintenance of stormwater structures within the park. Agency staff agreed to an approach which was consistent with the approved facility plan and would be studied for feasibility during the detailed design phase for the park. The primary visible modification to the approved park design is that the smaller of the two existing residential stormwater management ponds would not be placed underground and would remain as a surface pond. A revised stormwater management concept will be prepared during the detailed design phase of the project.

FISCAL NOTE

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

OTHER DISCLOSURES

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation	Montgomery County Department of Environmental Protection Montgomery County Department of Public Works & Transportation Montgomery County Department of Permitting Services	See Map on Next Page
First Cost Estimate		
Current Scope		
Last FY's Cost Estimate		
Appropriation Request		
Appropriation Request Est.		
Supplemental Appropriation Request		
Transfer		
Cumulative Appropriation		
Expenditures / Encumbrances		
Unencumbered Balance		
Partial Closeout Thru		
New Partial Closeout		
Total Partial Closeout		

Germantown Town Center Urban Park -- No. 078704 (continued)

- A pedestrian impact analysis has been completed for this project.
- M-NCPPC asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.