

# North Four Corners Local Park -- No. 078706

Category  
Subcategory  
Administering Agency  
Planning Area

**M-NCPPC**  
**Development**  
**M-NCPPC**  
**Kemp Mill-Four Corners**

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

**December 23, 2009**  
**No**  
**None**  
**Planning Stage**

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	776	0	0	776	0	119	440	168	49	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,848	0	0	4,848	0	0	0	3,635	1,213	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
<b>Total</b>	<b>5,624</b>	<b>0</b>	<b>0</b>	<b>5,624</b>	<b>0</b>	<b>119</b>	<b>440</b>	<b>3,803</b>	<b>1,262</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

Park and Planning Bonds	1,406	0	0	1,406	0	30	110	951	315	0	0
Program Open Space	4,218	0	0	4,218	0	89	330	2,852	947	0	0
<b>Total</b>	<b>5,624</b>	<b>0</b>	<b>0</b>	<b>5,624</b>	<b>0</b>	<b>119</b>	<b>440</b>	<b>3,803</b>	<b>1,262</b>	<b>0</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000)

Maintenance				4	0	0	0	0	2	2
Program-Other				129	0	0	0	0	82	47
Program-Staff				176	0	0	0	0	95	81
<b>Net Impact</b>				<b>309</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>179</b>	<b>130</b>
WorkYears					0.0	0.0	0.0	0.0	1.4	1.2

#### DESCRIPTION

This project provides for the renovation and expansion of North Four Corners Local Park located near the commercial area of Four Corners in Silver Spring. The park entrance is at 211 Southwood Drive. The approved facility plan recommends the following amenities for the new, undeveloped 6.0 acre parcel: rectangular sports field, 50 space parking area with vehicular access from University Boulevard, a Class I bikeway from University Boulevard to Southwood Avenue, paved loop walkways, a plaza with seating areas and amenities, portable toilets, fencing, landscaping, and storm water management facilities. The existing 7.9 acre park will be renovated to replace the existing field with an open landscaped space with paths, seating areas and a playground. Landscaping and other minor improvements to existing facilities are also provided in this area. The existing parking lot will be expanded in the future, if needed, as a second phase of development, and is not included in the project costs.

#### ESTIMATED SCHEDULE

Design will commence in FY12 with construction in FY14-15.

#### COST CHANGE

Increase due to inflation.

#### JUSTIFICATION

The Four Corners Master Plan, approved December 1996, recommended acquisition of the six-acre park property and expansion of this park for the purpose of providing additional active recreation facilities in the down county area. The 2005 Land Preservation, Parks and Recreation Plan (LPPRP) estimates a need for more than 10 additional soccer fields in the Silver Spring/Takoma Park Team Area. This park is one of a very few vacant areas suitable for field construction and will provide an essential new soccer field for this area. The Montgomery County Planning Board approved the park facility plan on September 22, 2005, and approved an amended plan on January 31, 2008.

#### OTHER DISCLOSURES

- 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.

#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY	(\$000)
First Cost Estimate	FY09	5,337
Current Scope		
Last FY's Cost Estimate		5,337
Appropriation Request	FY11	0
Appropriation Request Est.	FY12	504
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

#### COORDINATION

Montgomery County Department of Permitting Services  
Montgomery County Department of Environmental Protection  
Maryland State Highway Administration

