

# SilverPlace/MRO Headquarters Mixed-Use Project -- No. 048701

Category  
Subcategory  
Administering Agency  
Planning Area

**M-NCPPC**  
**Development**  
**M-NCPPC**  
**Silver Spring**

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

**December 22, 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	2,236	1,760	200	276	276	0	0	0	0	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
<b>Total</b>	<b>2,236</b>	<b>1,760</b>	<b>200</b>	<b>276</b>	<b>276</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

Current Revenue: Park and Planning	850	850	0	0	0	0	0	0	0	0	0
Current Revenue: General	1,386	910	200	276	276	0	0	0	0	0	0
<b>Total</b>	<b>2,236</b>	<b>1,760</b>	<b>200</b>	<b>276</b>	<b>276</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DESCRIPTION**

The Maryland-National Capital Park and Planning Commission's administrative staff is divided among four locations in Silver Spring. The Montgomery Regional office, 8787 Georgia Avenue, the only location that M-NCPPC owns, is in poor condition, overcrowded, functionally obsolescent, and fails to serve the public adequately. It is located on a 3.24-acre site that can accommodate a consolidated headquarters building among other uses.

In order to develop the MRO site as a mixed-use development, M-NCPPC issued an RFP to obtain a private partner, obtained and ranked proposals from three developers, entered into a memorandum of understanding with a developer, and conducted a highly successful design charrette which resulted in a plan for 300 units of multi-family housing (30% affordable housing), a new headquarters building, and the realization of a number of public policy objectives. In late 2008, M-NCPPC and the developer were unable to reach agreement on key business terms and their relationship was terminated.

The proceeds of the sale of the residential portion of the MRO site are intended to be used to offset part of the cost of the new headquarters building. However, current economic conditions have negatively affected M-NCPPC's ability to market the residential portion of the site and have negated M-NCPPC's ability to obtain an appropriation for the capital cost of the new headquarters building at this time.

**COST CHANGE**

NOT APPLICABLE.

**JUSTIFICATION**

"MRO Location Assessment Study," completed in 2000. "MRO and Parkside: Consolidated Headquarters Study/ Space Requirements and Site Selection," completed in September 2003. Analysis of MRO HVAC, Electrical Systems, 2001. The Montgomery County Council approved the Silver Spring Central Business District and Vicinity Sector Plan in February 2000 and the M-NCPPC adopted it in March 2000. Housing Montgomery: Housing the People Who Make Montgomery County Work, approved by the Planning Board and County Council in 2003.

**OTHER**

This PDF is currently pending approval as an amendment to the FY09-14 CIP. M-NCPPC expects a Council decision by November 2009 at which time this PDF will be officially transmitted as part of the FY11-16 CIP.

**FISCAL NOTE**

Explanation for amendment: originally, M-NCPPC proposed to use Certificates of Participation (COPs) as the financing mechanism for the headquarters building and to include pre-development expenditures in the COPs issuance as formerly stated in this PDF. M-NCPPC's bond advisors informed the Commission that in order to be included in the COPs issuance, funds cannot have been expended more than three years in advance of the issuance. The delay in the SilverPlace schedule means that M-NCPPC will not be able to use COPs to fund pre-development expenditures. Accordingly, this PDF revises the funding sources from COPs to Current Revenue.

**OTHER DISCLOSURES**

- A pedestrian impact analysis will be performed during design or is in progress.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	
Date First Appropriation	FY05	(\$000)
First Cost Estimate	FY09	2,236
Current Scope		
Last FY's Cost Estimate		2,236
Appropriation Request	FY11	0
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		2,236
Expenditures / Encumbrances		1,760
Unencumbered Balance		476
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0