

# Germantown Town Center Urban Park -- No. 078704

Category  
Subcategory  
Administering Agency  
Planning Area

**M-NCPPC**  
**Development**  
**M-NCPPC**  
**Germantown**

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

**December 23, 2009**  
**No**  
**None**  
**Final Design 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	1,198	249	577	372	228	139	5	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	5,962	0	0	5,962	2,992	2,575	395	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>7,160</b>	<b>249</b>	<b>577</b>	<b>6,334</b>	<b>3,220</b>	<b>2,714</b>	<b>400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

Contributions	300	0	300	0	0	0	0	0	0	0	0
Park and Planning Bonds	6,860	249	277	6,334	3,220	2,714	400	0	0	0	0
Program Open Space	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>7,160</b>	<b>249</b>	<b>577</b>	<b>6,334</b>	<b>3,220</b>	<b>2,714</b>	<b>400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000)

Energy				25	0	5	5	5	5	5
Maintenance				26	0	2	6	6	6	6
Program-Other				139	0	65	35	13	13	13
Program-Staff				576	0	56	130	130	130	130
<b>Net Impact</b>				<b>766</b>	<b>0</b>	<b>128</b>	<b>176</b>	<b>154</b>	<b>154</b>	<b>154</b>
WorkYears					0.0	1.1	2.0	2.0	2.0	2.0

#### DESCRIPTION

This project provides a new park at 19840 Century Boulevard in the Germantown Town Center. The park will be 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 a large residential stormwater management facility east of the site underground. In the central area of the site there is an existing wetland that also serves stormwater management functions. Features of this park include interpretive trails and boardwalks, lighting along main pathways, artwork, overlook terraces with retaining walls and stair connections to the park and the library, trellises for community gathering 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.

#### ESTIMATED SCHEDULE

Design is underway with construction expected in FY11 and FY12.

#### COST CHANGE

Increase due to inflation.

#### 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

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

#### FISCAL NOTE

Previously appropriated Program Open Space funding will be replaced with Park and Planning Bonds.

#### 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			COORDINATION		
Date First Appropriation	FY07	(\$000)	Montgomery County Department of Environmental Protection Montgomery County Department of General Services Montgomery County Department of Permitting Services Montgomery County Department of Transportation Gaithersburg-Germantown Chamber of Commerce		
First Cost Estimate	FY09	6,990			
Current Scope					
Last FY's Cost Estimate		6,990			
Appropriation Request	FY11	170			
Appropriation Request Est.	FY12	0			
Supplemental Appropriation Request		0			
Transfer		0			
Cumulative Appropriation		6,990			
Expenditures / Encumbrances		601			
Unencumbered Balance		6,389			
Partial Closeout Thru	FY08	0			
New Partial Closeout	FY09	0			
Total Partial Closeout		0			