

Rockville Town Center -- No. 500434

Category
Agency
Planning Area
Relocation Impact

Transportation
Public Works & Transportation
Rockville
Yes

Date Last Modified
Previous PDF Page Number
Required Adequate Public Facility

May 23, 2005
NONE
NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY04	Remain. FY04	Total 6 Years	FY05	FY06	FY07	FY08	FY09	FY10	Beyond 6 Years
Planning, Design and Supervision	400	0	400	0	0	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	11,600	0	0	11,600	2,320	2,320	2,320	2,320	2,320	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	12,000	0	400	11,600	2,320	2,320	2,320	2,320	2,320	0	0

FUNDING SCHEDULE (\$000)

PAYGO	0	0	0	0	0	0	0	0	0	0	0
G.O. Bonds	8,450	0	0	8,450	1,270	1,720	1,820	1,820	1,820	0	0
Impact Tax	3,550	0	400	3,150	1,050	600	500	500	500	0	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

DESCRIPTION

This project reflects the County's investment in redevelopment of the town center in the City of Rockville. The major portion of the County's commitment is the construction of Maryland Avenue Extended between Middle Lane and Beall Avenue by the Department of Public Works and Transportation. The balance of the funding will be applied to the public infrastructure being built by the City which includes: the construction of public streets with streetscaping, installation of utilities to property lines, a central town square, public sidewalks, landscaping, and public parking facilities, all as described in the Memorandum of Understanding between the City and the County. The redevelopment of the Rockville Town Center is a partnership between the City of Rockville, Montgomery County, the State, and Federal Realty Investment Trust (a Maryland Real Estate Investment Trust) to provide infrastructure improvements to leverage investment of approximately \$163 million by the private sector. The public improvements are projected to cost approximately \$62 million. The City is responsible for construction of the public improvements and will fund these public improvements through its own funds, sale of city property, private contributions, State funds, and the County's contributions provided for herein.

Service Area

Rockville

JUSTIFICATION

The goal of this plan is to create a daytime, evening, and weekend activity center that integrates a mix of uses, incorporates principles of "Smart Growth," recognizes the potential of ready access to the Rockville Metro Station, and the desirability and advantages of organizing around an "L-Shaped" pedestrian spine extending west along Montgomery Avenue to Maryland Avenue, and then north on Maryland Avenue across Middle Lane and Beall Avenue to North Washington Street. Both the County and the City will benefit fiscally and functionally from the redevelopment of the town center.

Plans and Studies

The Town Center Master Plan was developed and endorsed by the Town Center Master Plan Advisory Group in consultation with Urban Design and Planning Consultants.

STATUS

The City and County have signed a Memorandum of Understanding that sets forth the rights and obligations of the parties, including the conditions precedent to the County's obligations to make payments.

FISCAL NOTE

The County's payments of any amount of County contribution is expressly conditioned upon satisfaction of the following conditions precedent: a) The County Council shall have appropriated the funds for such payment of County contribution to be made. b) The City shall have provided the County with copies of binding contracts for the Public Work. c) The City shall have provided the County with a current statement that it has in good faith attempted on the Public Work to meet the County's goals for participation of minority, female, disabled ("MFD") businesses and a statement as to the percentage MFD business participation actually achieved to date. d) The City shall have satisfied the applicable Conditions Precedent in the MOU. e) The City shall not be in breach of the MOU.

The \$400,000 appropriation in FY04 will be used for the design of Maryland Avenue Extended. Most of the funds to be expended for this project are for the completion of Maryland Avenue Extended and other transportation improvements in the MOU funded with G.O. bonds and impact taxes collected within the City of Rockville. The rest of the funds to be expended (estimated to be \$3,892,000) is for the balance of the County's commitment to the project and is funded with G.O. bonds to be substituted by PAYGO. The programmed amount may change by year, by cost element, and by funding source in subsequent CIPs.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY04	(\$000)
Initial Cost Estimate		12,000
First Cost Estimate		
Current Scope	FY04	12,000
Last FY's Cost Estimate		12,000
Present Cost Estimate		12,000
Appropriation Request	FY06	2,320
Supplemental Appropriation Request	FY05	0
Transfer		0
Cumulative Appropriation		2,720
Expenditures/Encumbrances		400
Unencumbered Balance		2,320
Partial Closeout Thru	FY03	0
New Partial Closeout	FY04	0
Total Partial Closeout		0

COORDINATION

City of Rockville
State of Maryland
Private developers
Affected property owners and business owners
Utility companies
Office of the County Executive

MAP

See Map on Next Page