

# Germantown Town Center Urban Park -- No. 078704

Category M-NCPPC  
Agency M-NCPPC  
Planning Area Germantown  
Relocation Impact None.

Date Last Modified  
Previous PDF Page Number  
Required Adequate Public Facility

May 19, 2006  
NONE  
NO

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	1,064	0	0	1,064	0	0	265	711	88	0	0
Land											
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>1,064</b>	<b>0</b>	<b>0</b>	<b>1,064</b>	<b>0</b>	<b>0</b>	<b>265</b>	<b>711</b>	<b>88</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Program Open Space	0	0	0	0	0	0	0	0	0	0	0
Contributions	0	0	0	0	0	0	0	0	0	0	0
Current Revenue: General	600	0	0	600	0	0	0	600	0	0	0
Park and Planning Bonds	464	0	0	464	0	0	265	111	88	0	0

## ANNUAL OPERATING BUDGET IMPACT (\$000)

Energy				3	0	0	0	0	0	3	0
Program-Staff				20	0	0	0	0	0	20	0
Program-Other				5	0	0	0	0	0	5	0
Net Impact				28	0	0	0	0	0	28	0
Workyears				0.5	0.0	0.0	0.0	0.0	0.0	0.5	0.0

### 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.

### JUSTIFICATION

This new park is proposed in the Germantown Master Plan, approved and adopted in July 1989. 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. The Montgomery County Planning Board approved the park facility plan on June 30, 2005. In addition to a pavilion for community events, this park will provide much needed natural recreation spaces and interpretive trails for the enjoyment of the community and users of adjacent facilities.

### Plans and Studies

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. A review of impacts to pedestrians, bicycles and ADA requirements will be performed and addressed by this project. Traffic signals, streetlights, crosswalks, bus stops, ADA ramps, bikeways, and other pertinent issues will be considered in the design of the project to ensure pedestrian safety.

### Cost Change

Not applicable.

### STATUS

Final design stage.

### OTHER

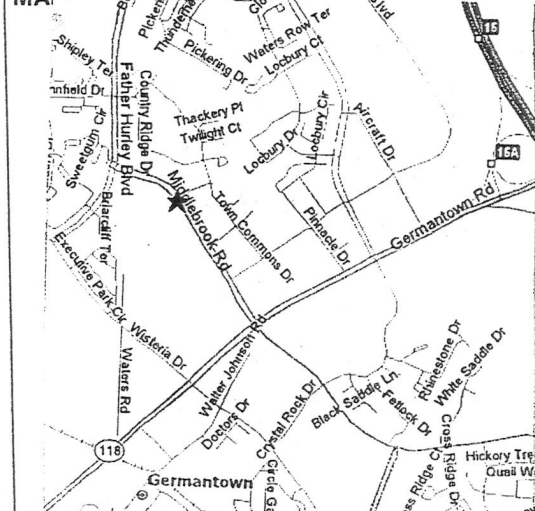
### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY07	(\$000)
Initial Cost Estimate		0
First Cost Estimate		
Current Scope	FY07	1,064
Last FY's Cost Estimate		0
Present Cost Estimate		1,064
Appropriation Request	FY07	0
Appropriation Req. Est.	FY08	0
Supplemental		
Appropriation Request	FY06	0
Transfer		0
Cumulative Appropriation		0
Expenditures/		
Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

### COORDINATION

Montgomery County Department of Environmental Protection

### MAP



The current PDF includes design for future development in phases: (1) east stormwater management system; (2) improvements on east side of property with east-west connections across the park to the library; (3) west stormwater management system and remaining park improvements; (4) north trail connection to Lake Churchill. M-NCPPC will continue to work with County Government on stormwater management options. M-NCPPC will discuss alternative stormwater management options when the Council reviews the FY09-FY14 CIP.

**FISCAL NOTE**

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