

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

January 11, 2010
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	1,820	1,760	60	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	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	1,820	1,760	60	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Certificates of Participation	0	0	0	0	0	0	0	0	0	0	0
Current Revenue: General	970	910	60	0	0	0	0	0	0	0	0
Current Revenue: P & P (ISF)	600	600	0	0	0	0	0	0	0	0	0
Current Revenue: Park and Planning	250	250	0	0	0	0	0	0	0	0	0
Total	1,820	1,760	60	0	0	0	0	0	0	0	0

DESCRIPTION

The Maryland-National Capital Park and Planning Commission's administrative staff is divided among four locations in Silver Spring. The Montgomery Regional Office, 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.

ESTIMATED SCHEDULE

Pending closeout.

JUSTIFICATION

"MRO Location Assessment Study," completed in 2000. "MRO and Parkside: Consolidated Headquarters Study/ Space Requirements and Site Selection," completed in September 2003. Analyses 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

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.

FISCAL NOTE

FY10: Originally, M-NCPPC proposed to use Certificates of Participation as the financing mechanism for the headquarters building and to include pre-development expenditures in the COPs issuance as formerly stated in PDF No. 048701. M-NCPPC's bond advisors have informed M-NCPPC 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 source from COPs to Current Revenue: General in the amount of \$970,000 and Current Revenue: Park and Planning in the amount of \$600,000. The remaining COPs balance (\$416,000) is disappropriated as the project is temporarily on hold and neither the County or the Commission have the funds to continue with the design.

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP												
<table border="1"> <tr> <td>Date First Appropriation</td> <td>FY05</td> <td>(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td>FY09</td> <td>2,236</td> </tr> <tr> <td>Current Scope</td> <td></td> <td></td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td>2,236</td> </tr> </table>	Date First Appropriation	FY05	(\$000)	First Cost Estimate	FY09	2,236	Current Scope			Last FY's Cost Estimate		2,236		
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