



MONTGOMERY COUNTY DEPARTMENT OF PARKS
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB Agenda Item #6
September 10, 2009

MEMORANDUM

DATE: September 3, 2009

TO: Montgomery County Planning Board

VIA: Mary Bradford, Director, Department of Parks *M Bradford*
Mike Riley, Deputy Director, Department of Parks
Doug Alexander, Acting Division Chief, Park Development Division (PDD) *Ma*

FROM: Shuchi Vera, CIP Manager, PDD *SV*

SUBJECT: Proposed FY11-16 CIP – Work Session #1

Staff Recommendation

Approve staff recommendations of projects for the FY11-16 Capital Improvements Program (CIP).

Work Session Schedule

Staff has scheduled two Planning Board work sessions and an adoption session on the proposed FY11-16 CIP. The first work session will provide the Board with follow-up information from the CIP strategy session held July 9, 2009. Staff will present recommendations for funding levels for all level-of-effort projects for the FY11-16 CIP, and seek the Board's approval of staff recommendations for inclusion of these projects in the proposed CIP. In addition, staff will present options for funding the construction of Germantown Town Center Urban Park, and seek the Board's approval of the best option.

The second work session, scheduled for September 24, will focus on the stand-alone projects that are continuing from the FY11-16 CIP. This will include projects with no changes and projects that may have changes in cost estimates or schedules. Staff will begin presenting recommendations for new projects and seek the Board's approval to include continuing and new projects in the proposed CIP.

The adoption session is scheduled for October 15. Staff will present recommendations for the remainder of the new projects and any other projects not covered in the first two sessions. The

Board will receive a complete set of project description forms (PDFs), including operating budget impacts (OBI), for final approval. The recommended FY11-16 CIP will be forwarded to the County Executive and County Council by November 1, as required by State Law, with a favorable recommendation.

The County Executive will recommend a proposed FY11-16 CIP by January 15, 2010. The County Council will hold public hearings on the proposed CIP for the entire County, inclusive of the Parks CIP, in early February and conduct work sessions in February and March. The CIP is scheduled for adoption in late May.

Outline of Work Session # 1

- 1) Follow-up issues from CIP Strategy Session #2
- 2) Staff recommendations for FY11-16 funding of level-of-effort projects with no changes
- 3) Staff recommendations for FY11-16 funding of level-of-effort projects with modifications
- 4) Funding options for the Germantown Town Center Urban Park

1) Follow-Up Issues from CIP Strategy Session #2

At the July 9 Strategy Session, the Board asked staff to provide Operating Budget Impact (OBI) information on the South Germantown Dairy Barn capital project. Staff response is as follows:

The Commission’s maintenance responsibilities at the South Germantown Dairy Barn include any exterior repairs and maintenance to the Barn, grounds upkeep, and utilities. The current occupant is responsible for any interior improvements. The Commission is currently negotiating a license agreement with the King Barn Dairy Mooseum, Inc. to operate the Dairy Barn. At this time, it is unknown whether there will be an OBI as a result of this project because maintenance responsibilities are being negotiated as part of the agreement.

2) Staff Recommendations for FY11-16 Funding of Level-of-Effort Projects – No Changes

Projects that are smaller in scope or where similar types of work at various sites can be easily lumped together are usually funded out of level-of-effort PDFs. Level-of-effort PDFs essentially stay the same from year to year throughout the six year CIP program unless there is compelling reason to increase or decrease the level of funding based on cost changes or shifting priorities.

Staff is recommending essentially no change in certain level-of-effort PDFs. We are seeking Board approval of these PDFs at the following funding levels:

Project Name	Project Description	Annual Amount
Legacy Open Space	Purchase of land identified as having exceptional natural or cultural value	\$6,000,000
Cost Sharing: Local Parks	Joint park projects with private sector or public agencies	\$75,000

Cost Sharing: Non-Local Parks	Joint park projects with private sector or public agencies	\$50,000
Energy Conservation: Local Parks	Facility modifications to control fuel and utilities consumption	\$37,000
Enterprise Facility Improvements	Improvements to enterprise-funded facilities	\$200,000
Facility Planning: Local	Facility planning for local park facilities	\$300,000
Facility Planning: Non-Local	Facility planning for non-local park facilities	\$300,000
Minor New Construction: Local Parks	Construction of minor new projects under \$225,000.	\$150,000
Planned Life Asset Replacement: Local	Renovation or replacement of aging, unsafe, or obsolete local park facilities or components of park facilities	\$1,845,000
Resurfacing Parking Lots & Paths	Asphalt repairs at local park facilities	\$175,000
Resurfacing Parking Lots & Paths	Asphalt repairs at non-local park facilities	\$300,000
Roof Replacement Local	Roof repairs on local park facilities	\$129,000
Roof Replacement Non-Local	Roof repairs on non-local park facilities	\$263,000
Trails: Hard Surface Design & Construction	Provides new asphalt trails	\$300,000
Trails: Natural Surface Design & Construction	Renovation of existing natural surface trails	\$200,000

3) Staff Recommendations for FY11-16 Funding of Level-of-Effort projects - With Modifications

Based on new initiatives, cost increases, and additional maintenance needs in our park system, staff is requesting additional funding levels in the following PDFs:

a) Ballfield Initiatives

This project addresses countywide ballfield needs by funding ballfield improvements on parkland. Improvements may include, but are not limited to, ballfield lighting, turf and infield renovations, synthetic turf applications, or other initiatives. M-NCPPC improvements on properties other than parkland shall be made pursuant to a Memorandum of Understanding which details the responsibilities of all parties. Generally, ballfields to be constructed as part of new park construction or reconstruction will be shown in the individual new park construction or reconstruction PDFs.

Recommended Funding

The current funding level for this project drops from \$2,350,000 in FY09 and \$1,350,000 in FY10, to \$820,000 per fiscal year from FY11 onwards. Staff is recommending increasing the annual funding level to \$1,650,000 to provide sufficient funding to continue installing synthetic turf fields. The Department was recently successful in installing its first synthetic turf field at

Blair High School and expects to have another turf field installed by the end of FY10 at Fairland Recreational Park. In FY11, staff hopes to install a third synthetic turf field at Martin Luther King Recreational Park, one of the five sites approved by the Board for potential synthetic turf installations. In order to continue with these turf installations without compromising the remaining program (ballfield lighting, other field renovations), staff recommends an increase in annual funding to \$1,650,000.

b) Energy Conservation: Non-Local

This project provides funds to modify existing non-local park buildings and facilities to control fuel and utilities consumption. The project scope encompasses planning, identifying, implementing and monitoring effective energy conservation measures at each major non-local park facility. Emphasis is placed upon positive and proven measures to remedy heat losses and gains through modification to building envelope systems and through improvement or retrofit of building support systems at selected facilities; and modification of electrical and mechanical systems and equipment and their associated control and distribution systems. Staff takes full advantage of this funding program to reduce energy costs and contribute to a more environmentally-friendly park system. This is one of the few programs that reduce the impact to the operating budget.

Recommended Funding

The current annual funding level for this program is \$40,000. Staff is recommending increasing the funding level to \$80,000 to accommodate the ever-increasing need to reduce energy costs and implement sustainability efforts at our park buildings. In the most recent semi-annual report presented to the Board, it was noted that the Parks Department had achieved substantial reductions in overall energy costs, but that there was potential to expand the energy conservation program. The additional funding would provide for the installation of more LED (Light Emitting Diode) lighting, energy efficient windows, energy efficient heating and cooling systems, etc. Staff recommends doubling the annual funding level for this program to \$80,000.

c) Minor New Construction: Non-Local

This project funds design and/or construction of minor new or reconstruction projects. Generally, these projects do not exceed \$225,000 and do not require facility planning. FY11-16 non-local projects include, but are not limited to, designing and constructing trailhead parking and picnic shelters at Little Bennett Regional Park per park master plan; and designing and constructing a small maintenance building at Agricultural History Farm Park per park master plan.

Recommended Funding

The current annual funding for this project is \$150,000. This amount is inadequate to implement the huge back-log of projects requested for this PDF. For every six or seven requests that staff receives every year to be funded out of this PDF, the program can fund only one or two per year. Staff recommends the annual funding level be increased to \$250,000. This increase will allow us to implement smaller projects that do not require facility planning and move more expeditiously on recommendations from park plans, master plans, or studies.

d) Planned Lifecycle Asset Replacements (PLAR): Non-local Parks

This project schedules renovation or replacement of aging, unsafe, or obsolete non-local park facilities or components of park facilities, e.g. playgrounds and tennis/multi-use courts, and renovation or replacement of major building components, e.g. HVAC systems, mechanical/plumbing equipment, and electrical systems. PLAR also funds renovations needed to comply with the Americans with Disabilities Act (ADA). Non-local parks include regional, recreational, stream valley, conservation and special parks. Most of the nearly 100 non-local parks in the County's park system are over 30 years old. As we work through our Infrastructure Condition Assessment process of the park facilities, it will likely be necessary to continue to increase funding for asset replacements.

Recommended Funding

The current annual funding level for this project is \$1,500,000. Staff is recommending an increase of \$300,000 to accommodate the increase in capital projects associated with the aging non-local park facilities. The new annual funding level would be \$1,800,000.

e) Pollution Prevention

This project funds continuing efforts to update and maintain our existing facilities to meet today's standards and enhance environmental conditions across the park system. The Commission operates 12 maintenance yards throughout Montgomery County that are regulated as "industrial sites," and are therefore subject to National Pollutant Discharge Elimination System (NPDES) regulations because bulk materials storage and equipment maintenance have the potential to pollute surface waters.

Recommended Funding

The current annual funding level for this project is \$500,000. Staff is recommending increasing the annual funding level by \$125,000 in anticipation of the issuance of a new countywide NPDES permit from MDE that will require the Commission to evaluate existing park developments and construct Best Management Practices (BMPs) to improve stormwater management (SWM). Beginning in FY11, the Parks Department will map the existing storm drain conveyance systems throughout the park system. Staff will also be identifying priority sites for SWM retrofits and begin detailed design for individual sites in order to meet requirements set forth by MDE. It is anticipated that many of the retrofit projects will occur within older sections of the county, which were developed prior to the advent of SWM regulation. Staff requests the Board to approve a new annual funding level of \$625,000 for this project.

f) Restoration of Historic Structures PDF

The Restoration of Historic Structures PDF is a level-of-effort program aimed at the planning, restoring, and rehabilitation of historic structures in the Parks Department's inventory. In FY09, the Department spent \$600,000 on projects funded by this PDF, an increase of \$450,000 over the previous year. This increase reflects the Department's efforts to bolster the cultural resources stewardship program. Major program accomplishments over the last two years include: restoring the Seneca Stone Barn and opening it for the first time to the public on Heritage Days; beginning structural and electrical upgrades to Meadowbrook Stables; revealing

an intact, 1823 two-room log cabin at Zeigler Log House, previously concealed by modern finishes; removing all non-historic and hazardous materials from the Bussard Farm kitchen; securing the Darby Store, cleaning it of decades of debris, and stripping all hazardous materials; creating a temporary visitors center at Josiah Henson ("Uncle Tom's Cabin"); and starting design to convert the Brainard Warner Historic House to park offices.

Recommended Funding

In the previous CIP cycle, staff received a significant increase in FY09 and FY10 to expand this program. However, the current funding level for this project drops from \$900,000 in FY09 and \$850,000 in FY10, to \$350,000 per fiscal year from FY11 onwards. Because significant progress has been made as a result of the funding increases in FY09 and FY10, staff feels that a drop to a funding level of \$350,000 per fiscal year would hinder its ability to continue making progress. Therefore, staff is requesting a \$550,000 level of effort (\$500,000 in County appropriation to be supplemented by state or federal aid in the amount of \$50,000). This new level of effort funding, which is lower than the FY10 level, reflects the fact that there are more projects than there is staff to manage them, and that two key projects, the Brainard Warner House and the Josiah Henson Site, will require their own PDFs. Some of the key projects slated for FY11 and FY12 include: 1) The Darby Store. Efforts are underway to attract a heritage curator who will promote the Agriculture Reserve. Funding is for rehabilitation after structural work is complete. 2) The Agricultural History Farm Park, Bussard Farmhouse. The kitchen will be restored to its appearance during the House's occupation, thus expanding programming opportunities. 3) Historic Signage. The Department will continue to interpret historic sites via fiberglass-style, text and photographic wayside signs based on the National Park Service standard. 4) The Zeigler Log House. Accessible ramps and paths will be added so that the public can begin to enjoy this new site. 5) The Red Door Store. Rehabilitation of part of the interior and water and sewer are needed at this curatorship site. Staff requests the Board approve a new annual funding level of \$550,000 for this project.

g) Stream Bank Protection

As a result of development in urban and suburban watersheds, stream channels are subject to increased storm water flows that result in severely eroded stream banks. This project makes corrective improvements to damaged stream channels, floodplains, and tributaries in stream valley parks and constructs new SWM facilities and associated riparian enhancements to improve watershed conditions.

Recommended Funding

The current level of funding for this project is \$533,000. Staff is requesting an increase of \$117,000 per fiscal year in response to an increase in protection and rehabilitation project requests from park managers, residents, and staff. The Park Development Division recently created an Environmental Engineering Section and hired new staff, increasing the resources needed to expand this program. Upcoming priorities within this program include restoring tributaries within the Paint Branch watershed and the Rock Creek watershed above Lake Needwood, along with various riparian enhancements to improve forest cover and water quality within the stream valley parks. Increasing funding within this PDF would support the Parks Department stewardship goals and would be consistent with ongoing interagency

watershed restoration efforts. Staff requests the Board to approve a new annual funding level of \$650,000 for this project.

h) Trails: Hard Surface Renovation

The Hard Surface Trail Renovation PDF involves the major repair and renovation of the hiker-biker trails within Montgomery County Parks. Presently, there are approximately 60 miles of hiker-biker trails, most of which were built over 20 years ago. This number does not include connectors to the main trails. In 2007, Facility Engineering Associates (FEA) completed an Infrastructure Inventory and Assessment of the County's hard surface trails. Staff used FEA's report to prioritize trail renovation projects as follows: Sligo Creek Trail, Rock Creek Trail, Capital Crescent Trail, Wheaton Regional Trail, Paint Branch Trail, and Long Branch Trail.

Recommended Funding

The current level of funding for this project is \$168,000. This amount allows for only renovations to correct safety issues through a process of sectional repair and overlay. In many cases, staff has to wait at least two years to accumulate enough funding to design and renovate just one trail. In order to bring a trail up to American Association of State Highway and Transportation Officials (AASHTO) and Americans with Disabilities Act (ADA) standards, an increase in annual funding is required. Staff requests the Board to approve a new annual funding level of \$250,000 for this project.

Based on reductions in POS and decreases in other non-County funding sources, staff is requesting a decrease in funding levels in the following PDFs:

i) Acquisition: Local Parks

The Local Park Acquisition PDF identifies capital expenditures and appropriations for local parkland acquisitions, including related costs for surveys, appraisals and title reports. Local parks include urban, neighborhood, and neighborhood conservation area parks, as defined by the Land Preservation, Parks, and Recreation Plan (LPPRP). During FY11-16, the following acquisitions may be pursued: Fenton Street Urban Park, Willow Ridge Local Park, and Piney Branch Urban Park. Other unspecified sites and additions to existing sites may be pursued if opportunities arise and funding is available. To the extent possible, the Commission also acquires non-local parkland through dedication at time of subdivision; however, to meet all parkland needs, a direct land purchase program must supplement this method.

Recommended Funding

The current annual funding level for this project is \$2,035,000 consisting of \$35,000 Park and Planning Bonds and \$2.0 million POS funding. Staff is recommending eliminating the POS funding for the first two years of the FY11-16 CIP to more realistically reflect future POS allocations, and then increasing the POS funding level from FY13 onwards to \$500,000. Staff requests the Board to approve a new annual funding level for FY11 and FY12 of \$35,000 and a new annual funding level for FY13 onwards of \$535,000 for this project.

j) Acquisition: Non-local Parks

The Non-local Park Acquisition PDF identifies capital expenditures and appropriations for non-local parkland acquisitions, including related costs for surveys, appraisals and title reports. Non-local parks include regional, recreational, conservation, stream valley and special parks as defined by the Land Preservation, Parks, and Recreation Plan (LPPRP). During FY11-16, acquisitions may be pursued from willing sellers in the following areas: Ten Mile Creek and Little Seneca Greenways, Muddy Branch, Great Seneca, Little Bennett, Rock Creek and Northwest Branch Stream Valley Parks, South Germantown and Olney Manor Recreational Parks, Wheaton Regional Park, Ednor Soapstone Quarry Special Park or other parks where acquisition opportunities present themselves. Other unspecified sites and additions to existing sites may be pursued if opportunities arise and funding is available. To the extent possible, the Commission also acquires non-local parkland through dedication at time of subdivision; however, to meet all parkland needs, a direct land purchase program must supplement this method.

Recommended Funding

The current annual funding level for this project is \$3,635,000 consisting of \$135,000 County Current Revenue, \$3.0 million POS funding and \$500,000 POS-Stateside funding. Staff is recommending reducing the POS funding to \$550,000 to more realistically reflect future POS allocations; however, in order to offset the \$2.45 million reduction, staff requests the difference to be funded with County General Obligation Bonds. Staff is also recommending eliminating the \$500,000 POS-Stateside funding for the first two years of the CIP to allow some time for this State funding program to be restored to a healthy balance. Finally, staff is recommending increasing the County Current Revenue funding to \$335,000 to cover one-time costs required to secure and stabilize properties, e.g. remove attractive nuisances, post, fence and alarm properties, clean-up sites, stabilize historic structures, etc. Staff requests the Board to approve a new annual funding level of \$3,335,000 for this project.

k) Small Grant/Donor-Assisted Capital Improvements

This project authorizes expenditures for new or existing projects that receive support from non-County government funding sources, e.g. grants, donations, gifts, fund raising projects, and sponsorships. In FY09 and FY10, donations and grants were received for the following projects: Leland playground; Tai Chi Court at Cabin John Regional Park; Ice Rink lighting at Cabin John and Wheaton Regional Parks.

Recommended Funding

The current level of funding for this project is \$600,000 consisting of \$500,000 Contributions, \$50,000 Park and Planning Current Revenue, and \$50,000 County Current Revenue. Both current revenue funding allocations provide up to 20% in matching funds for anticipated contributions. Staff is requesting reducing the funding level for contributions to \$200,000, to more realistically reflect the average amount of small contributions the Department receives on an annual basis. Staff requests the Board to approve a new funding level of \$300,000 for this project.

4) Options for Funding Germantown Town Center Urban Park

Problem

As mentioned at the CIP strategy sessions with the Board in June and July, the Germantown Town Center Urban Park project is severely underfunded due to the sharp decline in Program Open Space (POS) funds.

Background

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 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. Attachment A shows the most current illustrative site plan.

The facility plan for this park was approved in June 2005, after which design and construction funding was requested in the FY07-12 CIP in the amount of \$8.959 million. The County Executive recommendations did not include any funding for this project, because at the time, development of the park was predicated on the acquisition of property, and the new park would be within 3.65 miles of the South Germantown Recreational Park. County Council added the project back in the FY07-12 CIP, but approved only design monies in the amount of \$1.064 million and asked staff to come up with ways to reduce the cost of construction. The design was funded with county current revenue and park and planning bonds. In the FY09-14 CIP, the county current revenue was replaced with park and planning bonds as the County was looking to free up some cash for other projects. In addition, construction funds were added to the CIP in the amount of \$5.926 million composed of \$5.2 million POS, \$426,000 park and planning bonds, and \$300,000 contributions. Two years later in FY10, the County's POS allocation and balance have drastically declined, and as a result, this project will not receive the \$5.2 million in POS. Staff has completed more than 50% design and the community, including the Germantown Chamber of Commerce, has been heavily involved and strongly supports the project.

Options

In order to keep this project funded in the FY11-16 CIP, staff is offering four options to fill the POS funding gap: (1) Fund the gap with park and planning bonds; (2) Fund the gap with county general obligation bonds; (3) Delay or phase project; (4) Shift out other programmed projects funded with park and planning bonds. Below are the details of each option:

- (1) Fund the gap with park and planning bonds. This option would require an increase to the County's current Spending Affordability Guideline (SAG) for park and planning

bonds. The SAG restricts the total amount of park and planning bonds the Commission can budget per fiscal year. Currently, the Commission is held to a SAG of \$5 million per fiscal year. In order to fund the Germantown Town Center project, the Commission would need to request from the Council an increase of the FY11 SAG by \$2.5 million to \$7.5 million and an increase of the FY12 SAG by \$1.0 million to fund the project with park and planning bonds. This increase in SAG would increase Parks' debt service by an estimated \$250,000 and \$100,000, in FY11 and FY12, respectively. This increase would allow the Commission to stay well within the mandatory tax limit for debt service and targeted debt service limit of 10% of General Fund programmed expenditures. However, complying with the debt limits does not mean we have the resources to pay for the additional debt service. The Commission would have to absorb the additional \$250,000 and \$100,000 in the Park Fund, which is challenging given the current fiscal situation. In addition, staff does not expect POS levels to be restored to "average" levels any time soon, so in addition to requesting a SAG increase in FY11 and FY12, staff recommends a \$1 million increase per fiscal year from FY13 onwards, which will help fund any new, local projects that would normally be funded by POS. *Staff recommends this option to fund the project because it would keep it on schedule and avoid delaying other programmed projects.*

In order to request an amendment to the current Park and Planning Bond SAG, the Commission will need to testify at the Council public hearing for the FY11-16 CIP SAG scheduled for September 22, 2009. Council is expected to take action on October 6, 2009, which will set the SAG for the FY11-16 CIP.

- (2) Fund the gap with county general obligation bonds. Although this is a local park, it is on County property, and the County Council expedited this project in the CIP. A substantial amount of funding for this project will support the stormwater management needed to develop this park as well as the adjacent development in the Germantown Town Center. Staff can request county general obligation bonds to fill the funding gap, but will not know until January 2010 (when the County Executive comes out with his recommendations) whether the County is able to support this project in its budget. Staff also has the option to request a FY10 amendment to switch out the POS for county general obligation bonds. *In either case, staff does not recommend this option because if the County does not fund the project with county bonds, the Commission would be too late to request an increase in its park and planning SAG for FY11 and the Germantown Town Center project would be substantially delayed.*
- (3) Delay or phase project. It is feasible, but not practical, to break up this project into two phases. The first phase would include the stormwater management portion of the project and would occur in FY11 and FY12; the second phase would include the remaining scope previously described and would occur in FY13 and FY14. *Staff does not recommend this option because delaying the project would increase costs, and the Commission would lose significant capacity to program other local park projects in FY13 and FY14 because of SAG restrictions.*

- (4) Delay other programmed projects funded with park and planning bonds in order to remain within the current SAG limit. There are several new parks and large park renovations that are funded with park and planning bonds and are currently in design or construction. Delaying these projects would have the same consequences as would delaying the Germantown Town Center Urban Park. All of these large park projects have dedicated POS funds. Park and planning bonds also fund the Department's PLAR program, which supports the huge backlog of deferred maintenance projects. *Staff does not recommend this option because the County's aging park system will be greatly impacted if there is a decrease in the current level-of-effort funding for maintaining its parks, and delaying new parks that are in design or construction will only increase their development costs and may result in scope changes.*

A combination of all or some of the options described above can also be considered.

Attachment B is a letter of support from the President of the Gaithersburg-Germantown Chamber of Commerce. The letter emphasizes the need for this project to stay on schedule.

Conclusion

Staff seeks approval of the recommended funding levels for the level-of-effort projects for the proposed FY11-16 CIP as well as approval of a funding option for the Germantown Town Center project.

- 1) Shared Walkways**
The shared walkways connect the parkway to the main overlook and provide direct access to the overlook. These walkways are fully accessible, designed to facilitate visitor movement and education regarding wetland ecology.
- 2) Library Overlook and Infiltration Area**
The overlook area is designed to provide an educational area that is integrated into the library and parking lot. The overlook will have a viewing platform, a viewing area, and a viewing area. The overlook will be used as a contemplative area for visitors to view the wetland. The overlook will be used as a contemplative area for visitors to view the wetland. The overlook will be used as a contemplative area for visitors to view the wetland.
- 3) Greenways**
A series of greenways within the library site will utilize special paving that are recycled or made of permeable materials. The use of permeable materials will reinforce the design goal of "letting nature speak".

- 4) Lawn**
The lawn area will be a series of partially vegetated small administrative overlooks in a series of lawn areas. The lawn will be a series of partially vegetated small administrative overlooks in a series of lawn areas. The lawn will be a series of partially vegetated small administrative overlooks in a series of lawn areas.
- 5) Water Source**
The water source will be a series of partially vegetated small administrative overlooks in a series of lawn areas. The water source will be a series of partially vegetated small administrative overlooks in a series of lawn areas.
- 6) Rainfall Collection**
The rainwater will be collected through the overlook and part of a storm water system. The rainwater will be collected through the overlook and part of a storm water system. The rainwater will be collected through the overlook and part of a storm water system.

- 7) Wetland**
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- 8) Wetland**
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- 9) Wetland**
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- 10) Wetland**
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- 11) Wetland**
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- 12) Wetland**
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SITE AMENITY DESCRIPTIONS

A) Central Lawn
The central lawn will be a series of partially vegetated small administrative overlooks in a series of lawn areas. The central lawn will be a series of partially vegetated small administrative overlooks in a series of lawn areas.

B) Plaza with Living Trees
The plaza with living trees will be a series of partially vegetated small administrative overlooks in a series of lawn areas. The plaza with living trees will be a series of partially vegetated small administrative overlooks in a series of lawn areas.

C) Rocking Lawn
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D) Wetland
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K) Wetland
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L) Wetland
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Gaithersburg-Germantown Chamber of Commerce, Inc.

Celebrating 60 Years!

4 Professional Drive, Suite 132, Gaithersburg, Maryland 20879-3426, (301) 840-1400, Fax (301) 963-3918

Corporate Sponsors



August 27, 2009

Dr. Royce Hanson
Montgomery County Planning Board
Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Germantown Town Center Urban Park

Dear Dr. Hanson,

Thank you for your efforts on the Germantown Master Plan. It is an exciting plan and once it is formally adopted, I look forward to the implementation of a vibrant mixed-use employment center.

An important component of the Germantown Town Center is the cultural / community amenities, including BlackRock Center for the Arts, the Germantown Library and the long awaited Germantown Town Center Urban Park. While the park has been delayed through the years, we are very excited about the progress we've seen in planning and preliminary design.

We understand that due to economic conditions in the State, the County has not received the level of Program Open Space funds expected. As the Urban Park is reliant on the decreasing POS funds, the future funding of the Park is once again in question.

I strongly urge you not to delay this project. The Parks Department has worked very hard to gain momentum on this project. It would not be cost effective to halt the project at this stage. We need to move forward to completing the design and construction of our park.

Without the urban park, Town Center is not complete. Physically integrated with the Germantown Library, BlackRock Center for the Arts, and the residential townhomes and apartment buildings, the park provides a natural recreational amenity that will complete the Town Center. As Germantown grows and develops, the park becomes even more important to the fabric of Town Center.

Let's finish what we started. Please keep this very important project on schedule.

Regards,

Marilyn Balcombe
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