




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Darlene Douglas, Director's Office 

RE: Supplement to Planning Board Agenda for April 29, 2004

DATE: April 26, 2004

Enclosed is a supplement to the Planning Board Agenda for April 29, 2004. This item, SilverPlace/MRO Headquarters Mixed-Use Project – No. 048701, will be considered before Item #1.

SilverPlace/MRO Headquarters Mixed-Use Project -- No. 048701

Category **M-NCPPC**
 Agency **M-NCPPC**
 Planning Area **Silver Spring**
 Relocation Impact **None.**

Date Last Modified
 Previous PDF Page Number
 Required Adequate Public Facility

April 23, 2004
 NONE
 NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY03	Est. FY04	Total 6 Years	FY05	FY06	FY07	FY08	FY09	FY10	Beyond 6 Years
Planning, Design and Supervision	850	0	125	725	725	0	0	0	0	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
Total	850	0	125	725	725	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Certificates of Participation	600	0	0	600	600	0	0	0	0	0	0
Current Revenue: Park and Planning	250	0	250	0	0	0	0	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

DESCRIPTION

The Montgomery County Planning Board proposes to select a developer to construct a new Park and Planning Department headquarters building at 8787 Georgia Avenue, Silver Spring, and to select a developer for the remainder of the site who will design and construct market and non-market rate housing with a preferred goal of 30 percent non-market rate housing. M-NCPPC may lease or sell the housing site. The headquarters project will include a public urban park, an open space network, a model urban street, and an array of public amenities. The current intent is that the residential developer would construct the park and design and construct the extension of Planning Place following M-NCPPC guidelines. The new Montgomery Regional Office (MRO) will consolidate headquarters functions currently located at three separate sites: leased space on Spring Street, a leased former school building on Brunett Avenue (Parkside), and 8787 Georgia Avenue (MRO). The current MRO headquarters building on Georgia Avenue was constructed in 1957 and expanded in 1978.

FY04 and FY05: Pre-Facility Planning (\$250,000): Phase 1-- retain a project development advisor; and Phase 2 -- solicit and select developers and design professionals; prepare final concept and program for the headquarters and the residential project;

FY05: Phase 3 (\$600,000): negotiate a General Development Agreement and prepare a schematic design for the MRO headquarters office component of the Silver Place project. It is anticipated that the development partner will bear the schematic costs for the housing component.

The Commission may request additional funds after the Commission and County Council have reviewed schematic designs and options for financing and implementing the full concept. At this time, the financial opportunities to implement the full project are unknown.

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.

Plans and Studies

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. A review of impacts to pedestrians, bicycles and ADA (Americans with Disabilities Act 1991) will be performed and addressed by this project. Traffic signals, steellights, 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

Planning.

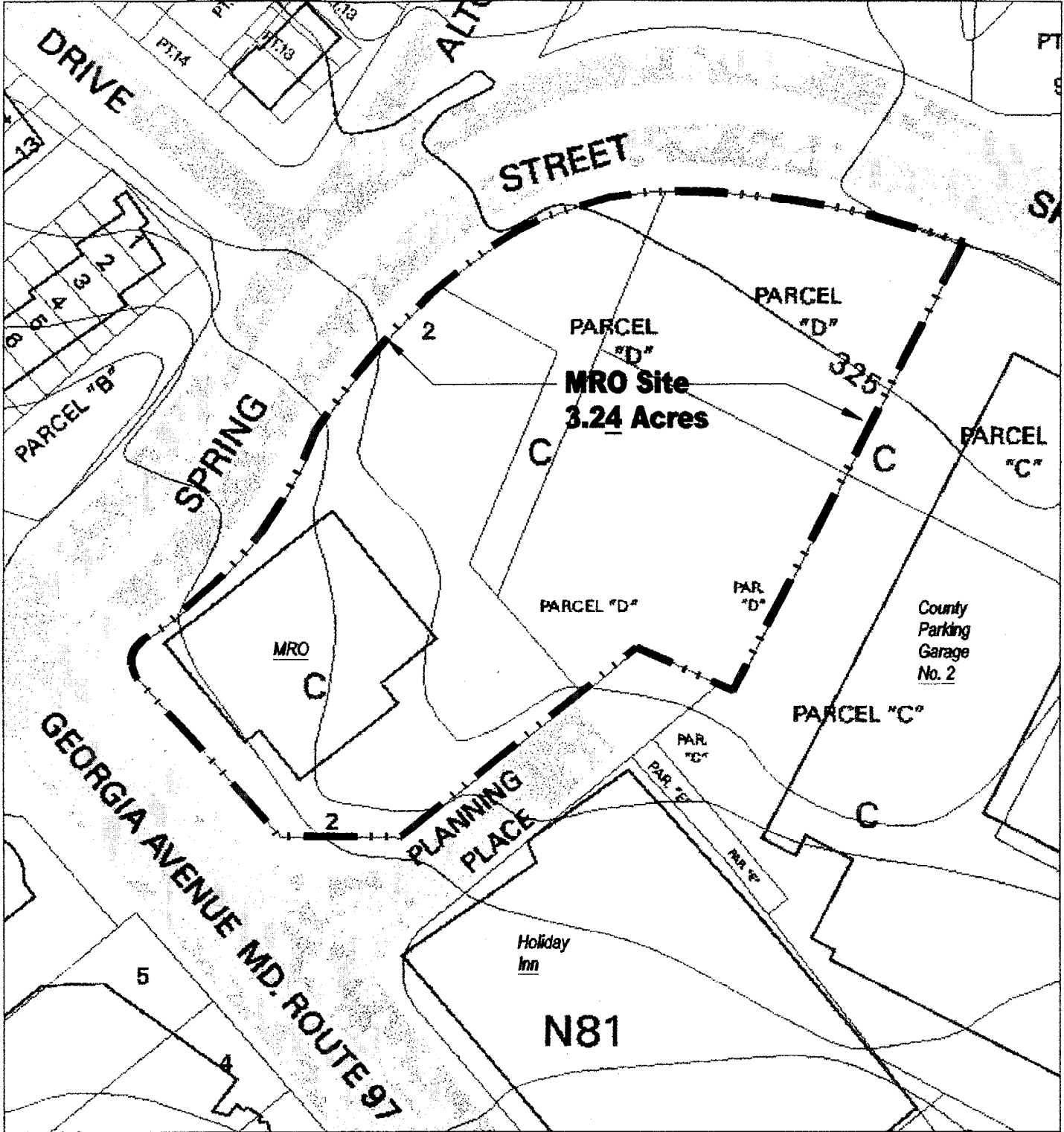
FISCAL NOTE

The debt associated with this project will be recorded in a new Internal Service Fund (ISF) to account for the new building (MRO Building ISF). The Administration

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation	Montgomery Regional Office Renovation PDF	
Initial Cost Estimate	931750	
First Cost Estimate		
Current Scope		
Last FY's Cost Estimate		
Present Cost Estimate		
Appropriation Request		
Appropriation Req. Est.		
Supplemental Appropriation Request		
Transfer		
Cumulative Appropriation		
Expenditures/Encumbrances		
Unencumbered Balance		
Partial Closeout Thru		
New Partial Closeout		
Total Partial Closeout		

Fund and the Park Fund will budget ISF service charges in amounts sufficient to cover the debt service on the building. The MRO Building ISF will budget those same charges as revenues and also budget the debt service on the note/Certificates of Participation (COPs). The allocation to the Administration Fund and the Park Fund will be based on the space to be utilized by the planning and parks functions. This process assures that each fund is paying a reasonable portion of the cost of the building.

Property Location
M-NCPPC Montgomery Regional Office (MRO)



020204

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Key Map



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Research & Technology Center

SUPPLEMENTAL

Agenda for Montgomery County Planning Board Meeting

Thursday, April 29, 2004, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

SilverPlace/MRO Headquarters Mixed-Use Project – No. 048701

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:
