



Memorandum

TO: Montgomery Planning Board

FROM: Elza Hisel-McCoy, Chief, DownCounty Planning *EH*
Brenda Sandberg, Real Estate Management Supervisor, Park Development *BES*

CC: Robert Kronenberg, Deputy Planning Director *RK*
Miti Figueredo, Deputy Parks Director *MF*

RE: Silver Spring Amenity Fund Transfer

DATE: March 31, 2022

SUMMARY AND RECOMMENDATION

Staff is recommending the Planning Board approve transfer of Amenity Fund contributions collected by the Planning Department for Silver Spring to the Parks Department for implementation of Park improvements in the Sector Plan Area.

BACKGROUND

The Silver Spring Amenity Fund collects contributions conditioned from Optional Method developments in downtown Silver Spring. Developers provide these contributions typically in lieu of on-site public use and open space, and the Planning Board directs the contributions towards Park improvements. The majority of the fees collected were specific to the CBD zones and were to be used for park-related projects within the boundaries of the Silver Spring Central Business District. The Planning Board may designate alternative improvements without amending the individual approvals. To date, the Planning Department has collected \$845,848.70, broken down in the table below.

DISCUSSION

To allow expenditure of these contributed funds on public park improvements within the CBD Plan Area, the funds must be appropriated in a capital project within the CIP by action of the Planning Board and the County Council. Given the timing relative to the current two-year CIP approval cycle, Parks intends to transfer these funds into the Small Grant/Donor-Assisted Capital Improvements PDF (P058755). That capital project is designed for expenditure of unanticipated grants/donations and includes available appropriation to allow for expenditure of the Silver Spring Amenity Funds on park improvements within downtown Silver Spring. A formal request for Planning Board action to approve adding these funds into the CIP will be included in the CIP update packet currently scheduled for the April 21 Board agenda.

The priority project for the Silver Spring Amenity Funds is to create the interim South Silver Spring Urban Recreational Park over the coming year. Land was recently acquired at 1110 East-West Highway to create a community-serving park that will provide recreational amenities to this diverse and growing urban community. Plans are currently underway to create a simple yet functional interim park to allow community events and recreational use within the year. The availability of these funds is critical to the Parks Department’s ability to quickly implement this park space for the currently underserved community of South Silver Spring. Other park projects may be supported with the funds as determined through the regular CIP prioritization process, possibly including Gene Lynch Urban Park, Fenton Street Urban Park, Acorn Special Park, or other public parks within the Silver Spring Plan Area.

SILVER SPRING AMENITY FUND CONTRIBUTIONS

Project Name	Project No.	Amount	Defined Amenity
8021 Georgia Avenue	820060380	\$ 140,000.00	Parkland acquisitions or improvements in the Silver Spring CBD
8621 Georgia Avenue	82011006A	\$ 251,497.00	Gene Lynch Urban Park , as approved by Planning Board
900 Thayer Avenue	82006020A	\$ 54,215.00	Gene Lynch Urban Park, or other future amenity as determined by the Planning Board
Discovery Headquarters	82000032A	\$ 148,500.00	Parkland acquisition or improvements within the CBD
Kiddie Academy	12001077A	\$ 20,000.00	CBD Amenity Fund
United Therapeutics Silver Spring Campus - Phase 3	820140110	\$ 231,636.70	Gene Lynch Urban Park, or other future amenity as determined by the Planning Board
Total		\$ 845,848.70	

CONCLUSION

Staff recommends transferring \$845,848.70 from the Silver Spring Amenity Fund to the Parks Department for implementation of park improvements in downtown Silver Spring.