



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

MCPB Agenda Item  
September 24, 2015

**MEMORANDUM**

**Date:** September 17, 2015

**TO:** Montgomery County Planning Board

**VIA:** Michael F. Riley, Director, Department of Parks *MFR*  
Mitra Pedoeem, Deputy Director, Department of Parks *Mitra*  
Michael Ma, Chief, Park Development Division (PDD) *MM*

**FROM:** Carl Morgan, CIP Manager, PDD *CM*

**SUBJECT:** Work Session #2 for Preparing the Department of Parks' FY17-22 Park Capital Improvements Program (CIP)

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**Staff Recommendation**

- Conditional approval of non-GO bond funded projects (including those funded with Park and Planning bonds, Enterprise revenue and other sources) for inclusion in the Parks' FY17-22 CIP.
- (Continuation from 9-3-2015) Conditional approval of the strategy for projects funded with County General Obligation Bonds in the proposed FY17-22 CIP.

**Background**

To date, the Board has had three sessions for preparing the FY15-20 CIP preceded by a joint public forum in March with the Montgomery County Recreation Advisory Boards to hear testimony from citizens and advocacy groups. Early Planning Board work sessions included discussing the strategy for the CIP, including criteria, process, and schedule.

To date, the Board and Parks staff have participated in public forms, two strategy sessions and one work session. The Board and Montgomery County Recreation Advisory Boards held a joint public forum on April 23, 2015 to hear testimony from citizens and advocacy groups. Additionally, in June and July, Department staff provided support to the County Executive in five CIP forms held in the various Regional Service Centers. In the Board's two strategy sessions Board members discussed the criteria, process,

and schedule for preparing the FY17-22 CIP. The Board also affirmed their support of the current Spending Affordability Guidelines (SAG) at \$6 million per year for Park and Planning Bonds in FY17-22. The first CIP work session on September 3 focused on projects that were primarily GO bond-funded.

In today's work session, staff have returned with additional scenarios to consider regarding GO bond-funded projects and will discuss the remaining projects in the CIP, the majority of them being Park and Planning bond-funded. At the adoption session scheduled for October 8, staff will present recommendations for all projects. The Board will receive a complete set of project description forms (PDFs), including operating budget impacts (OBI), for final approval. The recommended FY17-22 CIP will be forwarded to the County Executive and County Council by November 1, as required by State Law, with a favorable recommendation.

Following the November 1 transmittal, the County Executive will recommend a proposed FY17-22 CIP by January 15, 2016 and transmit that to the County Council. 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 by Council in late May.

### **Board's Comments from Prior CIP Worksession**

The Board's direction and feedback to staff included the following:

- Request for information about trails
  - Cost per linear foot or mile for natural surface and hard surface trails
  - Work program for trails on a year-to-year basis including how many miles per year
  - Increase in Natural Surface Trails funding.
- Concern about funding the Ovid Hazen Wells Phase I project and the Wall Park Garage project so late in the CIP and requested that staff explore scenarios of funding them earlier, even if project might need to be delayed

### *Trails*

Approximate trails costs are provided below:

- Hard Surface Trails: \$1-2 million per mile
- Natural Surface Trails: \$25,000 per mile<sup>1</sup>

Hard Surface Trail construction costs are difficult to assess. Factors that can drive up the cost include bridges, boardwalks, retaining walls, road crossing improvements, stormwater management and ADA compliance. Every trail is unique. The 1.2 mile Black Hill Trail Extension, which constructed the trail on an existing natural surface trail alignment with minimal technical challenges, cost approximately \$1 million per mile in 2010. The 4.2 mile Matthew Henson Trail cost approximately \$1.3 million per mile in 2009. The 2.2 mile North Branch Trail, which is currently in design, is estimated at just over \$2 million per mile. This trail is more difficult than most projects to build because of steep side slopes, boardwalks, bridges, and avoidance of a major WSSC sewer line. The project costs above reflect consultant design costs, staff charges and construction costs.

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<sup>1</sup> This number does not factor in the cost of infrastructure such as bridges, boardwalk, culverts, etc.; or the cost of construction on steep or challenging terrain.

Natural surface trails also vary in cost depending on factors similar to the above. There are currently 186 miles of natural surface trails in the county. At current funding and staffing levels, the Department has been constructing about 5 to 5.5 miles of natural trails per year (about 2 to 2.5 miles of new trails and about 3 miles of trail renovations). With an additional \$100k per year in this level-of-effort program, the department should be able to construct about 9 to 10 miles of trails each year (about 4 miles of new trails and about 5 to 6 miles of trail renovations). Staff recommends increasing this level-of-effort project from the currently approved \$250k to \$350k per year. You may recall that at the last work session staff proposed funding at \$300k per year. The recommendation to increase to \$350k is in response to the Board’s direction to increase funding and would be the maximum that the project could be raised without hiring additional staff to build natural surface trails.

Trails: Natural Surface & Resource-based Recreation (P858710)

	CIP	FY17	FY18	FY19	FY20	FY21	FY22
<b>Current Revenue</b>	15-20	200	200	200	200		
	17-22	300	300	300	300	300	300
<b>GO Bonds</b>	15-20	50	50	50	50		
	17-22	50	50	50	50	50	50
<b>TOTAL</b>	<b>15-20</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>		
	<b>17-22</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>350</b>

*Ovid Hazen Wells Recreational Park and Wall Park*

Staff took a fresh look at the scenario presented at the last work session and have explored opportunities to incorporate the Board’s request to incorporate these projects earlier in the CIP. Several scenarios will be outlined below. In all of the scenarios, Ovid Hazen wells was accelerated three years to FY19 compared to the earlier staff recommendation that would have commenced design at FY22. Also, in each scenario, the Wall Park Garage is incorporated with payments beginning in FY18 instead of delaying it beyond six years.

In order to offset including Ovid Hazen Wells and the Wall Park Garage earlier in the CIP, it was necessary for staff to consider offsets of other projects. Staff opted not to consider modifying recommendations for level-of-effort projects, because to do so would

- Undermine the current focus on maintaining existing infrastructure, park development and natural resources in the CIP
- Run counter to the flexibility sought through increased emphasis on level-of-effort projects
- Not support implementing already designed smaller projects

There are very few standalone projects whose delay would provide additional capacity for Ovid Hazen Wells and for the Wall Park Garage. These include

- Little Bennet Trail Connector
- Little Bennett Day Use Area
- North Branch Trail
- South Germantown Cricket Field

- Josiah Henson Historic Park

Each of these projects has characteristics that make it a poor candidate for delay or funding cuts. Josiah Henson Historic Park is currently the focus of a significant capital campaign with the Parks Foundation. The Cricket Field has been identified by the Board as one of the highest immediate priorities in the CIP. The North Branch Trail recently received significant federal funding through a grant. The Little Bennett Trail connector is a smaller project relative to others, is not programmed early in the proposed CIP and does not offer significant capacity if delayed or cut. Lastly, the Little Bennett Day Use Area has been a high priority in past CIPs, successfully defended when proposed for cuts, has won a significant design award from the American Society of Landscape Architects, and provides the gateway recommended from the 2007 Little Bennett Regional Park Master Plan that has long been lacking for the largest park in the system. It is, however, the only project of sufficient magnitude that could provide additional capacity necessary to offset accelerating Ovid Hazen Wells Phase I and the Wall Park Garage, and as such is the only that staff could shift in funding scenarios explored responding to the Board’s request.

Staff looked at many scenarios. The most feasible are shared below. Scenario 1 is the staff recommendation presented at the first Work Session on September 3. Scenarios 2-4 are offered to the Board for consideration as alternatives to the Staff recommendation.

**Scenario 1 – Staff Recommendation**

CIP	6-yr	4-yr	FY17	FY18	FY19	FY20	FY21	FY22	BSY
15-20		51,724	13,385	12,987	13,496	11,856			
17-22	81,939	53,560	13,816	13,497	14,151	12,096	14,564	13,815	39,408

**TOTAL CIP (all funding): 189,815<sup>2</sup>**

Pros	Cons
<ul style="list-style-type: none"> <li>• Minimal increases in GO Bond funding compared to current CIP</li> <li>• Funds level-of-effort increases that will increase focus on maintaining existing infrastructure in the park system and implementing Parks’ new project delivery strategy</li> </ul>	<ul style="list-style-type: none"> <li>• Funds Ovid Hazen Wells Design in the last year of the CIP with construction beyond that</li> <li>• Wall Park Garage funding is not available until a future CIP cycle</li> </ul>

<sup>2</sup> The FY15-20 CIP is \$178,231

**Scenario 2 – Recommendation “Plus”**

- Adds Ovid Hazen Wells Design and construction to proposed CIP and starts the project design in FY 19
- Adds Wall Park Garage payment to developer for public portion of garage to the proposed CIP and spread the payments from FY18 through FY 21

CIP	6-yr	4-yr	FY17	FY18	FY19	FY20	FY21	FY22	BSY
15-20		51,724	13,385	12,987	13,496	11,856			
17-22	91,689	60,710	13,816	13,997	15,976	16,921	16,564	14,415	31,158

**TOTAL CIP (all funding): 200,865**

Pros	Cons
<ul style="list-style-type: none"> <li>• Minimal increase in GO Bond in funding for <u>FY17</u> compared to current CIP</li> <li>• Funds level-of-effort increases that will support focus on maintaining existing infrastructure in the park system and implementing Parks’ new project delivery strategy</li> <li>• Funds Ovid Hazen Wells Design and construction in the CIP</li> <li>• Funds Wall Park Garage payment to developer for public portion of the garage</li> </ul>	<ul style="list-style-type: none"> <li>• Increases GO bond funding in FY18-22 at levels higher than trended in the FY15-20 CIP.</li> <li>• Increases risk for cuts or delays in projects by the County Executive and/or Council in FY18-22 compared to Scenario 1.</li> </ul>

**Scenario 3 – Phase Little Bennett Day Use Area**

- Adds Ovid Hazen Wells Design and construction to proposed CIP and starts the project design in FY 19
- Adds Wall Park Garage payment to developer for public portion of garage to the proposed CIP and spread the payments from FY18 through FY 21
- Divides the Little Bennett Day Use Area project into two phases and includes only the first phase in this CIP. Starts the project design in FY17 and delays the construction of second phase to years beyond FY22

CIP	6-yr	4-yr	FY17	FY18	FY19	FY20	FY21	FY22	BSY
15-20		51,724	13,385	12,987	13,496	11,856			
17-22	84,196	58,782	13,816	13,997	14,152	16,817	13,782	11,632	38,651

**TOTAL CIP (all funding): 193,372**

Pros	Cons
<ul style="list-style-type: none"> <li>Minimal increase in GO Bond in funding for <u>FY17-FY19</u> compared to current CIP</li> <li>FY22 GO bond level is less than the average of bond funding levels in the FY15-20 CIP.</li> <li>Funds level-of-effort increases that will support focus on maintaining existing infrastructure in the park system and implementing Parks' new project delivery strategy</li> <li>Funds Ovid Hazen Wells Design and construction in the CIP</li> <li>Funds Wall Park Garage payment to developer for public portion of the garage</li> </ul>	<ul style="list-style-type: none"> <li>Delays construction of a portion of the Little Bennett Regional Park Day Use Area</li> <li>Increases GO bond funding in FY17-21 at levels higher than trended in the FY15-20 CIP.</li> <li>Significant increase in GO bond funding in FY20.</li> <li>Increases risk for cuts or delays in other projects by the County Executive and/or Council in FY18-21 compared to Scenario 1.</li> </ul>

**Scenario 4 – Ovid Hazen Wells and Little Bennett Day Use Area @ FY19**

- Adds Ovid Hazen Wells Design and construction to proposed CIP and starts the project design in FY 19
- Adds Wall Park Garage payment to developer for public portion of garage to the proposed CIP and spread the payments from FY18 through FY 21
- Delays Little Bennett Day Use Area two years with design beginning in FY19
- POS (\$1m) that was allocated to LBDUA in FY20 is applied to Josiah Henson Historic Park

CIP	6-yr	4-yr	FY17	FY18	FY19	FY20	FY21	FY22	BSY
15-20		51,724	13,385	12,987	13,496	11,856			
17-22	81,194	55,732	13,566	13,687	13,702	14,777	13,906	11,556	41,653

**TOTAL CIP (all funding): 192,018**

Pros	Cons
<ul style="list-style-type: none"> <li>Minimal increase in GO Bond in funding for <u>FY17-FY19</u> compared to current CIP</li> <li>FY22 GO bond level is less than the average of bond funding levels in the FY15-20 CIP.</li> <li>Funds level-of-effort increases that will support focus on maintaining existing infrastructure in the park system and implementing Parks' new project delivery strategy</li> <li>Funds Ovid Hazen Wells Design and construction in the CIP</li> <li>Funds Wall Park Garage payment to developer for public portion of the garage</li> <li>This scenario has the least impact to GO-bond funding levels.</li> </ul>	<ul style="list-style-type: none"> <li>Delays Little Bennett Regional Park Day Use Area, which the Commission has successfully lobbied to keep on schedule in the past 3 CIPs</li> <li>Significant increase in GO bond funding in FY20.</li> </ul>

**GO Bond-funded Projects (continued from 9/3/2015)**

Staff would like to update the Board on several GO Bond-funded projects from Work Session #1 on September 3.

North Branch Trail (P871541)

The \$2million in Federal Aid was presented earlier to be split evenly among FY17 and FY18. Staff recommends adjusting the allocation as shown below to reflect a more likely construction schedule in FY17.

	CIP	Total	6y Total	FY17	FY18	FY19	FY20	FY21	FY22	BSY
Federal Aid	15-20	907		0	0	0	907			0
	17-22	2000	2000	200	1800	0	0	0	0	
GO Bonds	15-20	1362		0	0	250	1112			0
	17-22	2290	2290	0	0	1150	1140	0	0	
POS	15-20	2021		100	966	955	0			0
	17-22	0	0	0	0	0	0	0	0	
TOTAL	15-20	4290	4290	100	966	1205	2019			0
	17-22	4290	4290	200	1800	1150	1140	0	0	

Restoration of Historic Structures (P808494)

As staff mentioned in Work Session #1 on September 3, additional stabilization work at the Jesup Blair House was being discussed with Facilities and Council staff. Staff is also actively pursuing additional uses for this structure. Phase IIA augments the Phase I stabilization by: (1) replacing the HVAC, plumbing, electrical, fire alarm & detection, and security systems; and (2) installing insulation and is estimated at \$395k. Below you will find the revised expenditure schedule with the additional \$395k of current revenue factored in.

	CIP	FY17	FY18	FY19	FY20	FY21	FY22
<b>Current Revenue</b>	15-20	250	250	250	250		
	17-22	695	300	300	300	300	300
<b>GO Bonds</b>	15-20	50	50	50	50		
	17-22	50	50	50	50	50	50
<b>TOTAL</b>	<b>15-20</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>		
	<b>17-22</b>	<b>745</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>350</b>	<b>350</b>

In addition to the projects above, there were two additional GO Bond-funded projects on which staff recommended the Board delay action due to pending facility plan review. These are presented again below

Little Bennett Trail Connector

- Hard surface trail along and near MD 355 from Snowden Farm Parkway to the Day Use Area to connect to the Clarksburg Greenway Trail and town center.
- Approximately one mile of trail with raised concrete boardwalks, retaining walls, stream restoration and crossing at Comus Road to connect with natural surface trail and on-road bikeway system to Black Hill Park.
- Planning Board scheduled for September 24, 2015.
- Cost Estimate: \$2,780,000
- GO Bonds
- Design begins FY20
- Construction FY21-22

	Total	6y Total	FY17	FY18	FY19	FY20	FY21	FY22	BSY
<b>GO Bonds</b>	<b>1780</b>	1780	0	0	0	150	750	880	0
<b>POS</b>	<b>1000</b>	1000	0	0	0	0	0	1000	0
<b>TOTAL</b>	<b>2780</b>	<b>2780</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>150</b>	<b>750</b>	<b>1880</b>	<b>0</b>

Ovid Hazen Wells RP - Carousel & Recreation

- Relocates carousel from Wheaton Regional Park and provides supporting recreational amenities and parking to create destination recreational area.
- Proposed carousel and other amenities in the vicinity of the existing ballfields along Skylark Road to create a family destination



- Planning Board scheduled for September 24, 2015.
- Cost estimate: Phase1-\$8.1 million, Total project- \$19million
- GO Bonds
- Design in FY19
- Construction begins FY21

	Total	6y Total	FY17	FY18	FY19	FY20	FY21	FY22	BSY
<b>TOTAL</b>	<b>19,000</b>	4650	<b>0</b>	<b>0</b>	325	325	2000	2000	14,350

**Acquisition Program CIP: Focus on Urban Parks**

The Planning Board directed staff to focus on urban parks in the acquisition program to serve our existing urban areas and communities increasing in density. Over the past decade the Department has renewed its focus on urban parks and the new types and preferred locations for urban park amenities. As outlined in the Vision 2030 report (2010) and the 2012 PROS Plan, our urban areas have the lowest levels of service for parks and recreation per population. In order to promote livable communities with convenient access to parks, additional parkland will have to be acquired.

Much of that new urban parkland will be created through the development review process using traditional and innovative zoning tools. Analysis of the adopted sector plans since 2006 indicates that about 45% of proposed new and expanded public parks are expected to be acquired through dedication as a result of the regulatory review of development, and an additional 15% is expected to occur through some form of intergovernmental transfer related to area development. Despite the considerable benefits of receiving urban parkland in dedication, one key challenge is the issue of timing. If the preferred location of an urban park is on property that is on a slower timeline for assemblage and development than nearby projects already built or underway, we may end up with significant numbers of residents, employees and shoppers moving into our urban centers without the parks and open spaces needed to make communities livable. In these situations, staff must evaluate whether to wait an indeterminate amount of time, perhaps decades, for future development and dedication to occur, or whether to pursue acquisition of the properties necessary to create the core parks in a new urban center.

Even with the high proportion of future urban parkland that is likely to be acquired through development and transfers, analysis of the sector plans since 2006 indicates that up to 40% of new urban parkland may need to be purchased, in whole or part, using traditional acquisition methods through the CIP. Urban parkland acquisition can be very challenging as property owners often wish to pursue development to maximize their investment rather than sell at the current market value, resulting in very few willing sellers in urban areas. Even when willing sellers are found, urban land in the County can be very expensive: land in our densest communities can cost up to \$5 to \$10 million per acre.

Urban parkland can be acquired through two primary funding sources that are placed in three CIP projects:

- Program Open Space (POS) State funds are placed in the following projects
  - Acquisition: Non-Local Parks (P998798)
  - Acquisition: Local Parks (P767828)

- Legacy Open Space (LOS, P018710), which is a project funded with primarily County and some Commission funds in its PDF

A third source that is not as typical is the Advanced Land Acquisition Revolving Fund (ALARF, P727007). All properties acquired with ALARF must first be shown on adopted area master plans as needed for future public use.

Some proposed urban parks, especially in the countywide category, will be eligible for LOS funding as “best of the best” urban green spaces that contribute to providing recreation opportunities, community open space, and a green respite for our increasing number of urban dwellers. Other urban park acquisitions will be funded through the Non-Local and Local Acquisition PDFs. However, despite multiple funding sources, combined annual funding for these programs falls far short of what may be necessary to acquire parkland in the heart of Montgomery County’s urban cores. Average annual acquisition funding over the past five years is \$4.5 Million for all three acquisition programs combined. Through the next six years in the current CIP proposal, combined funding for all three PDFS is approximately \$4.4 million per year, similarly inadequate to pursue acquisition of highly expensive urban parkland.

Combining constrained funding with the lack of willing sellers makes it especially difficult to achieve the largest desired urban parks in the countywide category, such as Civic Greens and Countywide Urban Recreational Parks. To create the envisioned networks of parks, trails and recreation necessary for desirable urban communities, additional funding for urban park acquisition will need to be provided in the CIP to complement innovative zoning and other tools. Even if additional funding is provided, staff intends to pursue a prioritization process to identify the highest priority urban park sites that are deserving of assertive acquisition efforts and funding. Should the Board desire, staff can come back in the near future to present a more thorough analysis of currently proposed urban parks, their potential acquisition methods, and recommended priorities.

PDF funding schedules for these acquisition programs are shown below (note: the Board has already seen the Legacy Open Space project, but is here for convenience of viewing funding the acquisition program in its entirety).

Legacy Open Space (P018710)

	CIP	FY17	FY18	FY19	FY20	FY21	FY22
<b>Current Revenue</b>	15-20	250	250	250	250		
	17-22	250	250	250	250	250	250
<b>GO Bonds</b>	15-20	2500	2500	2750	2750		
	17-22	2500	2500	2750	2750	2750	2750
<b>Park&amp; Planning Bonds</b>	15-20	500	500	500	500		
	17-22	500	500	500	500	500	500
<b>POS</b>	15-20	1000	1000	0	0		
	17-22	0	0	0	0	0	0
<b>TOTAL</b>	<b>15-20</b>	<b>4250</b>	<b>4250</b>	<b>3500</b>	<b>3500</b>		
	<b>17-22</b>	<b>3250</b>	<b>3250</b>	<b>3500</b>	<b>3500</b>	<b>3500</b>	<b>3500</b>

Acquisition: Local Parks (P767828)

	CIP	FY17	FY18	FY19	FY20	FY21	FY22
Land Sale ( P&P Only)	15-20	0	0	0	0		
	17-22	0	0	0	0	0	0
Park and Planning Bonds	15-20	35	35	35	35		
	17-22	35	35	35	35	35	35
POS	15-20	500	500	1000	1000		
	17-22	500	500	1000	1000	1000	1000
<b>TOTAL</b>	<b>15-20</b>						
	<b>17-22</b>	<b>535</b>	<b>535</b>	<b>1035</b>	<b>1035</b>	<b>1035</b>	<b>1035</b>

Acquisition: Non-Local Parks (P998798)

	CIP	FY17	FY18	FY19	FY20	FY21	FY22
Current Revenue: General	15-20	135	135	135	135		
	17-22	135	135	135	135	135	135
POS	15-20	500	500	1000	1000		
	17-22	500	500	1000	1000	1000	1000
<b>TOTAL</b>	<b>15-20</b>	<b>635</b>	<b>635</b>	<b>1135</b>	<b>1135</b>		
	<b>17-22</b>	<b>635</b>	<b>635</b>	<b>1135</b>	<b>1135</b>	<b>1135</b>	<b>1135</b>

ALARF: M-NCPPC (P727007)

	CIP	FY17	FY18	FY19	FY20	FY21	FY22
Current Revenue: Park and Planning	15-20	0	0	0	0		
	17-22	0	0	0	0	0	0
Revolving (P&P only)	15-20	1000	1000	1000	1000		
	17-22	1000	1000	1000	1000	1000	1000
<b>TOTAL</b>	<b>15-20</b>	<b>1000</b>	<b>1000</b>	<b>1000</b>	<b>1000</b>		
	<b>17-22</b>	<b>1000</b>	<b>1000</b>	<b>1000</b>	<b>1000</b>	<b>1000</b>	<b>1000</b>

**Park and Planning Bond-Funded Projects**

Local park projects are funded with bonds that the Commission issues. These are known as Park and Planning bonds (P&P bonds). Local parks include local, neighborhood, and neighborhood conservation area parks. The debt service for P&P bonds is budgeted in the Department of Parks’ operating budget. The Council limits the amount of P&P bonds that can be programmed in each six-year CIP cycle. This limit is known as the Spending Affordability Guideline, or SAG.

The Council last approved the P&P bond SAG on February 3, 2015 for the FY16 Capital Budget of the FY15-20 CIP at \$6 million per year in all years with a total of \$36 million for all six years. On July 30, 2015, the Planning Board affirmed maintaining SAG at this level. When adjusted for implementation (funding spent ÷ funding budgeted) and for inflation, additional capacity is typically available. In the FY15-20 CIP, this essentially allowed \$7.5 million for FY15, \$7.1 million for FY16, and \$42.2 million for the six years. SAG for the remaining years is compared below to what staff proposes for programming of Park and Planning Bonds in FY17-22.

	FY17	FY18	FY19	FY20	FY21	FY22
<b>SAG programming FY15-20 CIP</b>	7021	7048	7040	6512		
<b>Park &amp; Planning Bonds programmed FY17-22</b>	7021	7040	7012	6210	6927	5633

By law, the County Council has to approve the SAG for the FY17-22 CIP by the first Tuesday in October 2015. The Council introduced a resolution for this on September 15. The Council’s Government Operations and Fiscal Policy (GO) Committee will discuss and make a recommendation to the full Council on September 24. The Council has scheduled action to approve SAG guidelines for FY17-22 on Tuesday September 29, 2013.

Staff has carefully analyzed all P&P funded projects to recommend the best scenario for funding local park projects in the FY15-20 CIP. On the next page you will find information about Park and Planning Bond-funded projects, both level-of-effort and individual standalone projects as well as some of the new proposed projects.

***Existing Park and Planning Bond-Funded Level-of-Effort Projects***

<b>Project Name</b>	<b>Project Description</b>	<b>Park &amp; Planning Bond Funding Level (\$000) in the FY15-20 CIP</b>
1. Acquisition: Local Parks (P767828)	Acquisition of land for local parks, including related costs for surveys and appraisals; Park and Planning bonds in this project fund surveys/appraisals and staff chargebacks	35
2. Legacy Open Space (P018710)	Purchase of land identified as having exceptional natural or cultural value per the Legacy Open Space Master Plan	500

3. ADA Compliance: Local Parks (P128701)	Comprehensive effort to ensure that all local parks and park facilities are built and maintained in compliance with Title II of the Americans with Disabilities Act (ADA) and the ADA Accessibility Guidelines (ADAAG) standards	600-700
4. Cost Sharing: Local Parks (P977748)	Joint park projects with private sector or public agencies	75
5. Energy Conservation - Local Parks (P998710)	Facility modifications to control fuel and utilities consumption	37
6. Minor New Construction - Local Parks (P998799)	Construction of projects under \$300,000 that do not require facility planning	225
7. Planned Lifecycle Asset Replacement: Local Parks (P967754)	Renovation or replacement of aging, unsafe, or obsolete local park facilities or components of park facilities	2,295

The first three projects are acquisition focused projects and were discussed earlier in this report.

***Potential Funding Level Changes for Park and Planning Bond-funded LOEs***

Typically, level-of-effort projects are funded at similar levels 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. Many level-of-effort projects have not increased for years. When they have, it has generally been in a selective year or two to meet an immediate need. Considering the fiscal challenges within the next several years, it is difficult to ask for increases in our level of effort projects. However, considering the Commission’s shift in focus to maintenance, renovation and construction through the level of effort projects; diminishing the number of otherwise large, wholesale park renovations and new developments; and the increase of construction costs and regulatory demands, it is necessary to ask for a modest increase in the following projects:

ADA Compliance: Local Parks (P128701)

Park Audits were completed during the initial years of the current CIP and the Department has submitted its transition plan to address ADA deficiencies in the County to the Department of Justice. Assessments were finished a year early and the final transition plan will be submitted next August. Estimated barrier removal costs are at \$26.4million for about 6,000 barriers identified for removal. Looking at a window of 15 years and other adjustments, staff anticipates a need of about \$2.1 million per year whereas it is currently funded at about \$1.4 million. The proposed increase to \$850k per year is will help meet this need in our local parks, as well as fund additional projects the Department would like to accomplish using its new method of project delivery. Two projects include renovations at **Wheaton-Claridge Local Park** and **Good Hope Local Park**.

	CIP	FY17	FY18	FY19	FY20	FY21	FY22
Park and Planning Bonds	15-20	600	650	700	700		
	17-22	850	850	700	700	700	700
TOTAL	15-20	600	650	700	700		
	17-22	850	850	700	700	700	700

Minor New Construction - Non-Local Parks (P998763)

This project covers a variety of needs. It involves new construction and reconstruction projects under \$300k and includes improvements such as picnic shelters, courts, dog parks, skate parks, playgrounds, storm water management and drainage upgrades, parking lot expansions, walk ways, retaining walls, and sewer improvements. It is a catchall project that funds new projects that often do not fit elsewhere in the CIP and often funds unanticipated emergency projects. The combined PDFs (local and non-local) have a candidate list estimated at about \$2.7 million, which at current funding would take 18 years to complete. The proposed funding increase will help address this need in our local parks, as well as fund additional projects the Department would like to accomplish using its new method of project delivery that include renovation projects at **Wheaton-Claridge Local Park** and **Pinecrest Local Park**.

	CIP	FY17	FY18	FY19	FY20	FY21	FY22
TOTAL	15-20	150	150	150	150		
	17-22	750	750	225	225	225	225

Planned Lifecycle Asset Replacement: Local Parks (P967754)

This is the counterpart of PLAR: Non-local Parks as discussed in the last work session, except funded with Park& Planning Bonds. The PLAR Local Park subprojects include:

- Play Equipment – no increase proposed at this time
- Minor Renovations – This is the most widely used funding source and covers any renovation or replacement in Local and Non-Local Parks to aging, unsafe, or obsolete infrastructure or its components involving a variety of park amenities such as Pedestrian Bridges, Water Fountains, Underground Fuel Tanks, Boardwalks, Benches, Doors, Handrails, Fences, Steps, Underground Utilities, Light Fixtures, Sprinkler Systems, Restrooms and Shelters, Drainage and Erosion Control. The Local side of this project is funded at \$400K per year. If the component annual programs for projects such as bridges, water fountains and horticultural services are fully funded for their minimum needs, there is only about \$225k per year to meet the needs of all other minor renovations throughout our local parks. The request includes an increase in Park and Planning bonds (from \$400 to \$600k) to address several bridge replacements as well as renovation projects and projects under the new method of project delivery that include **Wheaton Claridge, Pinecrest, and Good Hope Local Parks**. Additionally, \$1million of Program Open Space has been added to FY17 and 18 to assist with the Wheaton Claridge and Pinecrest Projects.

- Tennis and Multi-use Courts – no increase proposed at this time
- Resurfacing Parking Lots & Paths – This covers paving projects that include pavement (asphalt and concrete), pavement markings, parking blocks, signs, drainage, curbs, gutters, sidewalks, pathways, walkways, and design and construction costs. We currently maintain about 260 acres of existing pavement in the park system, or an equivalent of about 38,000 parking spaces. At current funding the life-cycle replacement schedule is about 250 years, when it should be about 25 years. The request includes a \$325k increase (from \$175k to \$500k) for FY17 & 18 to address the life-cycle needs.
- Boundary Markings – no increase proposed at this time
- Park Building Renovation - no increase proposed at this time

(Summary of PLAR requests above)

	CIP	FY17	FY18	FY19	FY20	FY21	FY22
Park and Planning Bonds	15-20	2295	2295	2295	2295		
	17-22	2850	2800	2570	2570	2570	2570
Program Open Space	15-20	0	0	0	0		
	17-22	500	550	0	0	0	0
TOTAL	15-20	2295	2295	2295	2295		
	17-22	3350	3350	2570	2570	2570	2570

**Existing Park and Planning Bond-Funded Stand-Alone Projects**

Battery Lane Urban Park (P118701)

Battery Lane Urban Park, 4960 Battery Lane, Bethesda, is a 1.9-acre existing park located at the edge of the Bethesda Central Business District. The approved facility plan includes the renovation of the following amenities in the park: tennis court, enlarged playground, walking path, basketball court, improved entryway, lighting, seating, drinking fountain, landscaping, and bike racks. The plan provides for better maintenance access.

While the facility planning was completed in 2009, the Bethesda Downtown Plan recommendations rely on long term land acquisition goals, which may affect the park design in the future. Because the park has aging facilities that need to be addressed immediately the Department is proposing to move forward with renovation of some facilities in place, without reconfiguring the entire park.

We are requesting \$450K for the project, to include \$350K for construction and \$100K for consultant, design and construction management chargebacks. \$350K would allow us to do ADA walkways, and a modest playground including some poured in place surfacing. We are assuming design in FY17 and construction in FY18-19.

	CIP	Total	6y Total	FY17	FY18	FY19	FY20	FY21	FY22	BSY
<b>TOTAL</b>	<b>15-20</b>	2499	925	100	200	222	403			1574
	<b>17-22</b>	<b>450</b>	<b>450</b>	<b>60</b>	<b>130</b>	<b>260</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Elm Street Urban Park (P138701)

This project completes the renovation of the northern portion of the existing two-acre Elm Street Urban Park, located at 4600 Elm Street in downtown Bethesda, just outside of the Bethesda Central Business District.

On December 2, 2010, the Montgomery County Planning Board approved a project plan amendment for an office building in Bethesda, and as part of that agreement, the developer was required to provide improvements to the northern portion of the park. The southern portion of the park was recently renovated under a similar arrangement. The developer would have been responsible for certain upgrades (Phase I) and the Commission has agreed to complete the renovation (Phase II).

Since then, the developer has sold the property and the project will not proceed. The Department plans to begin final design in FY16 and implement first phase of work with M-NCPPC half of funding (including playground renovation). However, we will need additional funding in future to complete park. The expenditure schedule has been adjusted to reflect current schedule.

	CIP	Total	6y Total	FY17	FY18	FY19	FY20	FY21	FY22	BSY
<b>TOTAL</b>	<b>15-20</b>	662	597	194	303	0	0			0
	<b>17-22</b>	<b>662</b>	<b>497</b>	<b>184</b>	<b>313</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Falls Road Local Park (P098705)

Falls Road Local Park, 12600 Falls Road, Potomac, is a 19.9-acre park located at the intersection of Falls Road and Falls Chapel Way. This park is the site of Hadley's Playground, a very popular play area designed for children of all abilities. Special education centers from throughout the County bring children to this park to enjoy the accessible playground equipment. This project funded the replacement of the rubberized surface that had deteriorated since it was originally installed in 1999. This project also funds the design for expansion of the existing parking lot that is inadequate to accommodate the volume of park patrons. In addition to the very popular Hadley's Playground, park amenities include several playing fields for football, soccer, and baseball games, and a loop trail.

The funding change reflects the projected completion of the project in FY16.



	CIP	Total	6y Total	FY17	FY18	FY19	FY20	FY21	FY22	BSY
Park and Planning Bonds	15-20	2070	1635	250	0	0	0			0
	17-22	2070	0	0	0	0	0	0	0	0
POS	15-20	368	0	0	0	0	0			0
	17-22	368	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>15-20</b>	<b>2438</b>	<b>1635</b>	<b>250</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>
	<b>17-22</b>	<b>2438</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Kemp Mill Urban Park (P138702)

Kemp Mill Urban Park, located at 1200 Arcola Avenue in Wheaton, is a 2.7 acre park in the Kemp Mill Town Center. The park infrastructure reached the end of its lifecycle and required significant temporary repairs in recent years. The proposed plan renovates and enhances the existing park to improve the appearance, function and operation of the park. The following amenities are included: enlarged playground, multi-purpose court, pond reduced in size by 40 percent with necessary supporting infrastructure, overlook areas with seating and interpretive signage, accessible park entrances with improved circulation and loop walking paths, lighting, site furnishings and amenities, naturalized low maintenance plantings, stormwater management facilities, and improved off-site drainage system.

The Montgomery County Planning Board Approved the Park Facility Plan on September 15, 2011. Detailed design was completed in FY15 and construction will take place FY16 through FY17. The funding change reflects anticipated construction expenditures in FY16.

	CIP	Total	6y Total	FY17	FY18	FY19	FY20	FY21	FY22	BSY
Park and Planning Bonds	15-20	4810	4093	510	0	0	0			0
	17-22	4810	310	310	0	0	0	0	0	
POS	15-20	1000	1000	200	0	0	0			0
	17-22	1000	200	200	0	0	0	0	0	
<b>TOTAL</b>	<b>15-20</b>	<b>5810</b>	<b>5093</b>	<b>710</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>
	<b>17-22</b>	<b>5810</b>	<b>510</b>	<b>510</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Seneca Crossing Local Park (P138704)

This project provides a new local park on approximately 28 acres of undeveloped parkland at 11400 Brink Road, Germantown. Park amenities will include two rectangular playing fields, a multi-age playground, four sand volleyball courts, a skate spot, several areas of unprogrammed open space, seating areas, trails, picnic/shade structures, approximately 175 parking spaces, portable toilets, stormwater management facilities, reforestation areas, landscape planting, and other miscellaneous amenities.

The Montgomery County Planning Board approved the park facility plan on October 6, 2011. The

facility plan for this park was initiated in large part due to the intent to provide a cricket field, which ultimately did not fit on the site. Because of this, fiscal capacity issues, the location of similar facilities across the street from Ridge Road Recreational Park, and shifting priorities that favor moving forward with Hillandale Local Park renovations, the project is being delayed beyond FY22.

	CIP	Total	6y Total	FY17	FY18	FY19	FY20	FY21	FY22	BSY
Park and Planning Bonds	15-20	6773	3668	0	184	1242	2242			3105
	17-22	6773	0	0	0	0	0	0	0	6773
POS	15-20	2000	2000	0	0	1000	1000			0
	17-22	2000	0	0	0	0	0	0	0	2000
<b>TOTAL</b>	<b>15-20</b>	<b>8773</b>	<b>5668</b>	<b>0</b>	<b>184</b>	<b>2242</b>	<b>3242</b>			<b>3105</b>
	<b>17-22</b>	<b>8773</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8773</b>

#### Western Grove Urban Park (P871548)

This two-acre park provides a significant green open space for the use and enjoyment of urban residents in one of the most densely-populated Metro Station areas in Montgomery County. It is located within Chevy Chase Village, adjacent to the Friendship Heights business district and bordering the District of Columbia along Western Avenue.

The property was acquired as an Urban Open Space through the Legacy Open Space program in 2001 with a significant contribution from Chevy Chase Village. The Department of Parks took control of the property in late 2007 after cessation of a life estate.

In 2011, a Concept Plan process was undertaken to create a “Vision” for the park, a Concept Plan, and a Program of Requirements (POR) necessary to move forward with future Facility Planning. Following further collaboration with Chevy Chase Village in 2011-2012, and creation of a Concept Plan, interim improvements were complete by Spring of 2013 to creating a safe, usable park.

On September 19, 2013 the Planning Board approved the facility plan for the site. Construction is anticipated to be complete in FY17.

	CIP	Total	6y Total	FY17	FY18	FY19	FY20	FY21	FY22	BSY
Contributions	15-20	250	250	150	50	0	0			0
	17-22	250	150	150	0	0	0	0	0	
Park and Planning Bonds	15-20	855	855	200	200	0	0			0
	17-22	855	200	200	0	0	0	0	0	
<b>TOTAL</b>	<b>15-20</b>	<b>1105</b>	<b>1105</b>	<b>350</b>	<b>250</b>	<b>0</b>	<b>0</b>			<b>0</b>
	<b>17-22</b>	<b>1105</b>	<b>350</b>	<b>350</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

#### Woodside Urban Park (P138705)

Woodside Urban Park, located at 8800 Georgia Avenue, is a 2.34-acre park at the gateway to downtown Silver Spring. The facility plan removes outdated and deteriorating facilities and

renovates the park to provide a cohesive plan with flexible open space, improved pedestrian connectivity and better visibility. The plan includes the following elements: gateway entrance terrace, accessible park entrances, large open lawn area, loop walkways, internal terrace area for picnicking, linear and artful play areas, fitness area, tennis court, basketball court with timed lights, community garden with water cisterns, rain gardens incorporated with play and educational features, improved site furnishings, lighting, protection and enhancement of existing mature trees, and low maintenance landscaped areas.

The Planning Board approved the park facility plan on October 6, 2011. The development was put on hold while the County was trying to determine the fate of the existing building that straddles the line between the County’s parcel and the park. Design has continued based on the facility plan under continued coordination with the County as they eventually decide how to re-purpose the existing building.

Detailed design has continued through FY15-16 with construction beginning in FY17.

	CIP	Total	6y Total	FY17	FY18	FY19	FY20	FY21	FY22	BSY
Park and Planning Bonds	15-20	6603	6603	2000	2344	1709	0			0
	17-22	6603	5303	1090	1245	2400	568	0	0	
POS	15-20	0	0	0	0	0	0			
	17-22	0	1000	500	500	0	0	0	0	0
<b>TOTAL</b>	<b>15-20</b>	<b>6603</b>	<b>6603</b>	<b>2000</b>	<b>2344</b>	<b>1709</b>	<b>0</b>			<b>0</b>
	<b>17-22</b>	<b>6603</b>	<b>6303</b>	<b>1590</b>	<b>1745</b>	<b>2400</b>	<b>568</b>	<b>0</b>	<b>0</b>	

***New Park and Planning Bond-Funded Stand-Alone Projects***

Caroline Freeland UrbanPark

- Renovation of existing park in Bethesda
- Includes:
  - Playground
  - Community Open Space
  - Seating/Site Furnishings
  - Pathway Improvements
  - Streetscape Improvements along Arlington Road
  - Landscape Buffer
  - Site Lighting for Security
  - Tree Preservation
  - Public Art
- Planning Board approved the facility plan July 16, 2015
- Cost Estimate: \$3,771,000
- Park and Planning Bonds
- Design begins FY19
- Construction FY21-22

	Total	6y Total	FY17	FY18	FY19	FY20	FY21	FY22	BSY
Park & Planning Bonds	3771	1771	0	0	160	170	0	1441	0
POS		2000	0	0	0	0	2000	0	0
<b>TOTAL</b>	<b>3771</b>	<b>3771</b>	<b>0</b>	<b>0</b>	<b>160</b>	<b>170</b>	<b>2000</b>	<b>1441</b>	<b>0</b>

#### Hillandale Local Park

- Renovation of existing park in White Oak
- Includes
  - Demolition of Hillandale Office Building
  - Athletic Field
  - Playground renovation
  - Basketball courts with lighting
  - Tennis courts with lighting
  - Picnic shelters
  - Restroom
  - Parking and roadway reconfiguration and expansion
  - Streetscape improvements along New Hampshire Avenue
  - Heart Smart loop trail
  - Fitness Equipment
  - Open area for gatherings and informal play
  - Stormwater management
  - ADA improvements
- Planning Board approved the facility plan July 9, 2015
- Cost Estimate: \$7,500,000
- Park and Planning Bonds and POS
- Timing to be coordinated with Wheaton Headquarters.
- Design begins FY17
- Construction FY19-21

	Total	6y Total	FY17	FY18	FY19	FY20	FY21	FY22	BSY
Park & Planning Bonds	7500	4500	130	355	0	1280	2735	0	0
POS					2000	1000	0		
<b>TOTAL</b>	<b>7500</b>	<b>7500</b>	<b>130</b>	<b>355</b>	<b>2000</b>	<b>2280</b>	<b>2735</b>	<b>0</b>	<b>0</b>

**Projects Funded without bonds (Park and Planning or GO)**

While the majority of projects in the CIP are funded with bonds, either Park and Planning bonds or General Obligation (GO) bonds, there are some projects that rely on other sources. These are all level-of-effort projects and include:

- Acquisition: Non-Local Parks (P998798)
- ALARF: M-NCPPC (P727007)
- Enterprise Facilities' Improvements (P998773)
- Facility Planning: Local Parks (P957775)
- Facility Planning: Non-Local Parks (P958776)
- Small Grant/Donor-Assisted Capital Improvements (P058755)

The first two projects are acquisition projects and were presented earlier in this report. Funding schedules for the remaining projects are proposed as follows:

Enterprise Facilities' Improvements (P998773)

Activities of the Enterprise Division are funded fully by Enterprise Funds and is self-sustaining. They are currently appropriated \$800k per year, but have projects and funding that exceed that. In FY17, additional funding is needed for the Wheaton Sports Pavilion roof replacement (\$600,000); Black Hill Boats new boathouse (\$300,000); Little Bennett Campground improvements (\$250,000) and Rockwood Manor upgrades/improvements (\$150,000). In FY18, the Wheaton Carousel will need to be replaced due to the current one moving to Ovid Hazen Wells (\$450,000); Little Bennett Campground upgrades (\$100,000) and Cabin John Ice Rink requires refrigeration upgrades (\$500,000). In FY19, funding is to cover additional refrigeration upgrades and new roof at the Cabin John Ice Rink (\$800,000). As for FY20 and 21, 6 million each year is figured from revenue bonds that will be acquired for the construction of the new Ridge Road Ice Rink that was planned for in the Master Plan. No funding for FY22 planned at this time.

	CIP	FY17	FY18	FY19	FY20	FY21	FY22
<b>TOTAL</b>	<b>15-20</b>	800	800	800	800		
	<b>17-22</b>	1300	1050	800	6000	6000	800

Facility Planning: Local Parks (P957775) & Facility Planning: Non-Local Parks (P958776)

The program for Facility Planning for local parks and non-local parks was discussed in the second strategy session for the Board. The funding source for both projects is current revenue; Park and Planning current revenue for local parks, and County current revenue for non-local parks. No increases are proposed at this time and funding schedules are proposed below.

Facility Planning: Local Parks (P957775)

	CIP	FY17	FY18	FY19	FY20	FY21	FY22
<b>TOTAL</b>	<b>15-20</b>	300	300	300	300		
	<b>17-22</b>	300	300	300	300	300	300

Facility Planning: Non-Local Parks (P958776)

	CIP	FY17	FY18	FY19	FY20	FY21	FY22
<b>TOTAL</b>	<b>15-20</b>	300	300	300	300		
	<b>17-22</b>	300	300	300	300	300	300

Small Grant/Donor-Assisted Capital Improvements (P058755)

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. There is often a requirement or need for the Commission to provide matching funds, fund the overhead for the project, e.g. planning, design, and construction management or supervision services, or otherwise contribute to the project. This PDF provides public funding for limited participation in that it requires the project be funded at least 80% by non-County funding sources. No funding increases are proposed at this time.

	CIP	FY17	FY18	FY19	FY20	FY21	FY22
<b>Contributions</b>	15-20	200	200	200	200		
	17-22	200	200	200	200	200	200
<b>Current Revenue: General (County)</b>	15-20	50	50	50	50		
	17-22	50	50	50	50	50	50
<b>Current Revenue: Park and Planning</b>	15-20	50	50	50	50		
	17-22	50	50	50	50	50	50
<b>TOTAL</b>	<b>15-20</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>		
	<b>17-22</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>