

Quince Orchard Road

Gaithersburg

Project Site

Quince Orchard Road

Darnestown Road

Duffer Mill Road

Travilah Road

Rockville

I-270

River Road

District of Columbia

Attachment 1: Site Location

Map Compiled On 02-25-2004 at 09:10 AM
Map Scale: 1 inch = 10000 feet or 1:120000

0 10000 Feet



The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Park and Planning
Transportation Planning Unit
8787 Georgia Avenue | Silver Spring, Maryland 20910
301 495 4525 voice | 301 495 1302 fax | <http://www.mc-mncppcc.org>

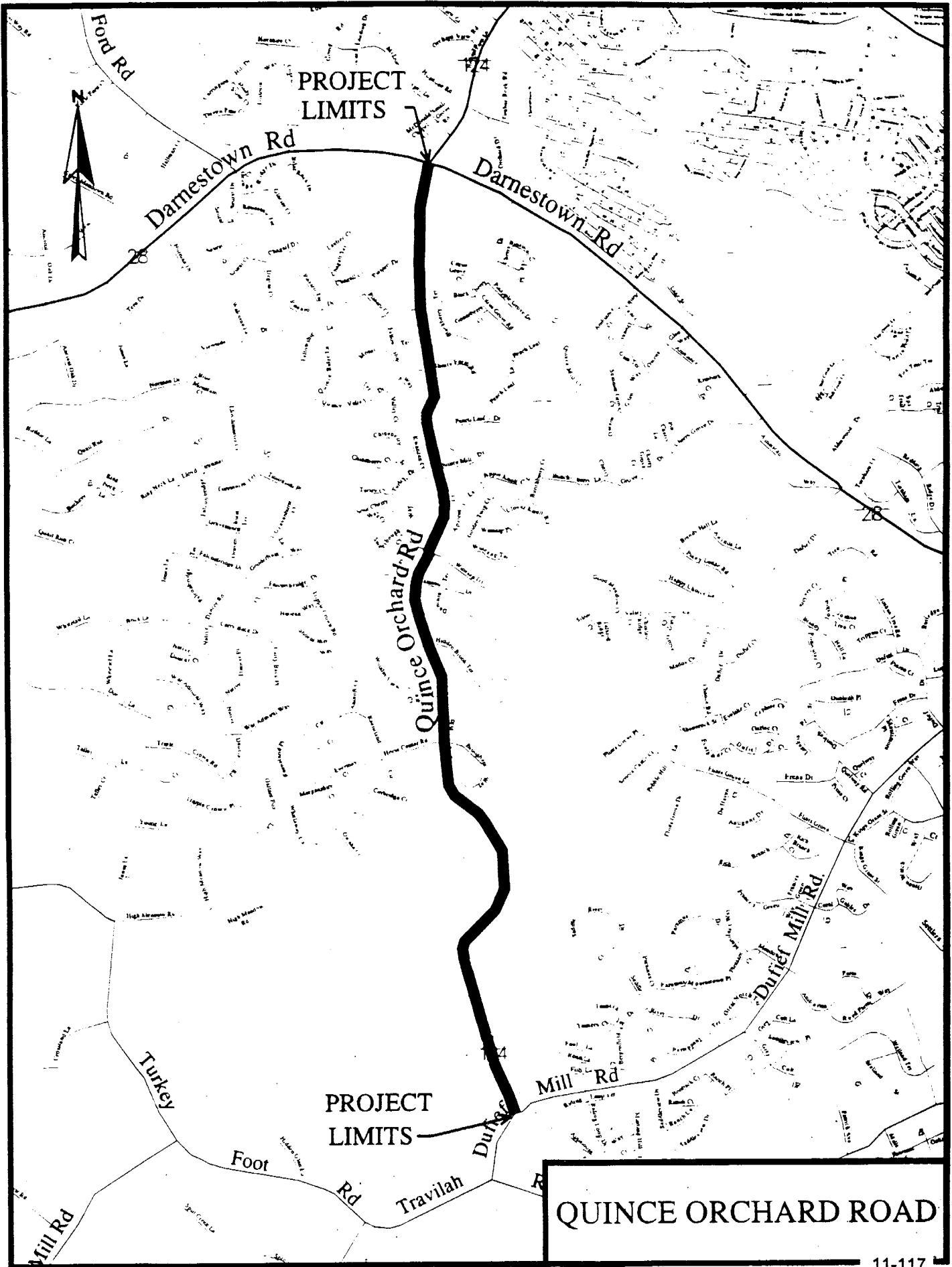
Master Plan of Highways Centennial 2
Municipalities
Montgomery County

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. All planimetric and property-based features are collected at 1:2400 scale and are +/- 2.5 feet of their true location.

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QUINCE ORCHARD ROAD

11-117

Rockville Town Center – No. 500434

Category **Transportation**
 Agency **Public Works & Transportation**
 Planning Area **Rockville**
 Relocation Impact **Yes**

Date Last Modified
 Previous PDF Page Number
 Required Adequate Public Facility

December 31, 2003
 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 | 400 | 0 | 400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Site Improvements and Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Construction | 11,600 | 0 | 0 | 11,600 | 2,320 | 2,320 | 2,320 | 2,320 | 2,320 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 12,000 | 0 | 400 | 11,600 | 2,320 | 2,320 | 2,320 | 2,320 | 2,320 | 0 | 0 |

FUNDING SCHEDULE (\$000)

| | | | | | | | | | | | |
|------------|--------|---|-----|--------|-------|-------|-------|-------|-------|---|---|
| G.O. Bonds | 11,600 | 0 | 0 | 11,600 | 2,320 | 2,320 | 2,320 | 2,320 | 2,320 | 0 | 0 |
| Impact Tax | 400 | 0 | 400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

ANNUAL OPERATING BUDGET IMPACT (\$000)

DESCRIPTION

This project reflects the County's investment in redevelopment of the town center in the City of Rockville. The major portion of the County's commitment is the construction of Maryland Avenue Extended between Middle Lane and Beall Avenue by the Department of Public Works and Transportation. The balance of the funding will be applied to the public infrastructure being built by the City which includes: the construction of public streets with streetscaping, installation of utilities to property lines, a central town square, public sidewalks, landscaping, and public parking facilities, all as described in the Memorandum of Understanding between the City and the County. The redevelopment of the Rockville Town Center is a partnership between the City of Rockville, Montgomery County, the State, and Federal Realty Investment Trust (a Maryland Real Estate Investment Trust) to provide infrastructure improvements to leverage investment of approximately \$163 million by the private sector. The public improvements are projected to cost approximately \$62 million. The City is responsible for construction of the public improvements and will fund these public improvements through its own funds, sale of city property, private contributions, State funds, and the County's contributions provided for herein.

Service Area

Rockville

JUSTIFICATION

The goal of this plan is to create a daytime, evening, and weekend activity center that integrates a mix of uses, incorporates principles of "Smart Growth," recognizes the potential of ready access to the Rockville Metro Station, and the desirability and advantages of organizing around an "L-Shaped" pedestrian spine extending west along Montgomery Avenue to Maryland Avenue, and then north on Maryland Avenue across Middle Lane and Beall Avenue to North Washington Street. Both the County and the City will benefit fiscally and functionally from the redevelopment of the town center.

Plans and Studies

The Town Center Master Plan was developed and endorsed by the Town Center Master Plan Advisory Group in consultation with Urban Design and Planning Consultants.

STATUS

The City and County have signed a Memorandum of Understanding that sets forth the rights and obligations of the parties, including the conditions precedent to the County's obligations to make payments.

FISCAL NOTE

The County's payments of any amount of County contribution is expressly conditioned upon satisfaction of the following conditions precedent: a. The County Council shall have appropriated the funds for such payment of County contribution to be made. b. The City shall have provided the County with copies of binding contracts for the Public Work. c. The City shall have provided the County with a current statement that it has in good faith attempted on the Public Work to meet the County's goals for participation of minority, female, disabled ("MFD") businesses and a statement as to the percentage MFD business participation actually achieved to date. d. The City shall have satisfied the applicable Conditions Precedent in the MOU. e. The City shall not be in breach of the MOU. The \$400,000 appropriation in FY04 will be used for the design of Maryland Avenue Extended. The first funds to be expended for this project (estimated to be \$8,108,000) is for the completion of Maryland Avenue Extended funded with G.O. bonds. The rest of the funds to be expended (estimated to be \$3,892,000) is for the balance of the County's commitment to the project and is funded with G.O. bonds to be substituted by PAYGO. The programmed amount may change by year, by cost element, and by funding source in the FY05-10 and subsequent CIPs.

APPROPRIATION AND EXPENDITURE DATA

| | | |
|---------------------------|------|---------|
| Date First Appropriation | FY04 | (\$000) |
| Initial Cost Estimate | | 12,000 |
| First Cost Estimate | | 12,000 |
| Current Scope | FY04 | 12,000 |
| Last FY's Cost Estimate | | 12,000 |
| Present Cost Estimate | | 12,000 |
| Appropriation Request | FY05 | 2,320 |
| Appropriation Request Est | FY06 | 2,320 |
| Supplemental | | |
| Appropriation Request | FY04 | 400 |
| Transfer | | 0 |
| Cumulative Appropriation | | 0 |
| Expenditures/ | | |
| Encumbrances | | 0 |
| Unencumbered Balance | | 0 |
| Partial Closeout Thru | FY02 | 0 |
| New Partial Closeout | FY03 | 0 |
| Total Partial Closeout | | 0 |

COORDINATION

City of Rockville
 State of Maryland
 Private developers
 Affected property owners and business owners
 Utility companies
 Office of the County Executive

MAP

