

PUBLIC FACILITIES COST ANALYSIS and ESTIMATES

Council Bill CB 17-1998 requires all approved master or sector plans to estimate the cost of all public facilities which must be acquired or constructed to carry out the objectives and requirements of the plan, as a way to gauge potential fiscal impact of public facilities recommended or required by the plan. The estimates are based on current dollars and should be viewed strictly as estimates.

Funding priority should be given to key transportation improvements and other key public facilities recommended in the plan in order to attract transit-oriented, mixed-use development. The following projects are recommended as priority funding projects: Beltway Interchange, North-South Connector, Greenbelt Road and Cherrywood Lane Improvements, Pedestrian Promenade, Stream Valley Park and Springhill Lake Elementary School #2.

Access and Circulation Proposals				
Facility Type	Project Name & Location	Project Description	Cost Estimate (1999)	CIP/CTP
Highway Interchange & Access Improvements	Beltway (I-95/ I-495) access improvements at the Greenbelt station.	Additional ramps to/from the Beltway at the Greenbelt station. See CIP/CTP	\$13 to \$34 million (3 scenarios) (Based on SHA Feasibility Study) Additional cost may be added to include a pedestrian walkway/ bicycle lane connecting the North Core Area with the USDA/BARC office complex.	A preliminary feasibility study was completed by SHA in Sept. 1999. The County included this project in the construction priority list and submitted it to SHA.
North-South Connector Road	Internal road in the Core Area connecting the North and South Core Areas.	To be determined (TBD) after Transportation Demand Management District (TDMD) is established and evaluated. May require extension of Breezewood Drive, depending on the final alignment.	\$4,345,000 Final estimates TBD after conclusion of TDMD establishment and evaluation of transportation needs in the Sector Plan Area.	The plan recommends that the developers dedicate the right-of-way and participate in the construction cost of this road.

Access and Circulation Proposals				
Facility Type	Project Name & Location	Project Description	Cost Estimate (1999)	CIP/CTP
Greenbelt Road Improvements	Vehicle, pedestrian and bicycle improvements Landscape enhancements	TBD after TDMD is established and evaluated.	\$1,320,000 Final estimates TBD after conclusion of TDMD establishment and evaluation of transportation needs in the Sector Plan Area.	TBD
Cherrywood Lane Improvements	Vehicle, pedestrian and bicycle improvements Landscape enhancements	TBD after TDMD is established and evaluated.	\$4,522,400	TBD
Multiuse Stream Valley Trails	A regional hiker-biker trail along the Indian Creek within the Core Area Stream Valley Park.	Profile: 8'- and 10'-wide paved and unpaved trails Length: 14,000± miles	\$970,000	Funding options to be explored, including development and matching grants.
Pedestrian Promenade	A boardwalk to connect the North Core Area and the Springhill Lake transit village.	Profile: 15' wide Length: 700 ± linear feet	\$152,000	The plan recommends that Core Area developers dedicate the right-of-way and construct the promenade.
Pedestrian/ Bicycle Bridge	A pedestrian/ bicycle bridge in the South Core Area.	A pedestrian/ bicycle bridge that spans the CSX railroad tracks to connect North College Park with the Core Area. This bridge will provide another key pedestrian/ bicycle linkage between North College Park and the Indian Creek Stream Valley Park.	\$500,000 (Estimate based on a pedestrian/ bicycle bridge spanning the Beltway near NIH in Montgomery County).	TBD Funding options to be explored, including development and matching grants.
North College Park Trail	A trail west of the CSX railroad linking to the proposed pedestrian bridge from the South Core Area, between Huron St. and Lackawanna St.	3100± linear feet paved trail.	\$150,000.	TBD Funding options to be explored, including development and matching grants.

Environmental Protection & Park Proposals				
Facility Type	Project Name & Location	Project Description	Cost Estimate (1999)	CIP/CTP
Noise Barrier	Beltway Noise Barriers	A mile-long concrete panel noise barrier along the south side of the Beltway abutting Springhill Lake	\$1.75 million to \$2.75 million per mile. Cost dependent upon noise barrier design and topography.	Long-term proposal
Stream Valley Park	Indian Creek Stream Valley Park	Park created in the Core Area Environmental Envelope for passive recreation, trails and interpretive sites.	Purchase/ acquisition by State, Local or others to be determined (TBD). Maintenance by M-NCPPC (TBD).	TBD

School Proposals				
Facility Type	Project Name & Location	Project Description	Cost Estimate (1999)	CIP/CTP
Elementary School	Springhill Lake Elementary School #2	A new elementary school generally located in or near the Springhill Lake community	\$12 million (excluding land)	Long-term proposal

Total

\$60 million ± (high estimate)

(all facilities listed above except stream valley parks)