

ACTION

MEMORANDUM

April 10, 2009

TO: County Council

FROM: Justina J. Ferber,  Legislative Analyst

SUBJECT: Action on Application for Re-Designation of
Enterprise Zone for the Wheaton CBD Policy Area

ENTERPRISE ZONE RE-DESIGNATION

The County Executive is requesting Council support for the re-designation of the Wheaton Central Business District Policy Area as an Enterprise Zone pursuant to Article 83A, Section 5-402 of the Annotated Code of Maryland. On March 31 the Council introduced the resolution of support for this application. The Wheaton CBD policy area was designated as an Enterprise Zone in December 1998 and the designation expired in December 2008,

ENTERPRISE ZONE PROCESS

The Enterprise Zone program is an economic development initiative established by the Maryland General Assembly that provides State and local tax incentives to eligible businesses within a designated area. These include real property tax credits, income tax credits, and job creation tax credits. Montgomery County provides additional economic incentives in the form of development impact fee waivers. Other school and transportation impact fees may also be affected. Enterprise zone benefits only apply to commercial property. State reimbursement for the property tax credit is subject to appropriation.

Applications are submitted to the State in April and October and a County can have only one zone designated in a calendar year. Only six zones are designated every six months. This application must be submitted to the State by April 15. A copy of the application is attached at ©5.

APPLICATION

The Enterprise Zone designation provides tax credits for improvements to commercial property, the creation of full-time jobs, or both to eligible commercial property owners or businesses. The County Executive believes these tax credits are a valuable tool when utilized as part of an economic development strategy to improve the economic sustainability of the Wheaton CBD. Information about the impact of the previous Enterprise Zone Designation is discussed in the application. This packet includes:

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COUNCIL ACTION

Council staff recommends adoption of the resolution consenting to the application to have the Wheaton CBD Policy Area re-designated as an Enterprise Zone.

Attachments:

March 19, 2009, memorandum from County Executive Leggett ©1
Resolution ©3
Application ©5

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INTRODUCTION

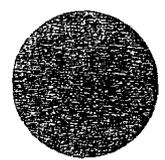
Handwritten initials "MD" in the top right corner.

Isiah Leggett
County Executive

OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

MEMORANDUM 041153

March 19, 2009



TO: Phil Andrews
County Council President

FROM: Isiah Leggett
County Executive

SUBJECT: Resolution of Support for Re-designation of the Wheaton Enterprise Zone

I am transmitting for Council's consideration a resolution to consent to the County's application to re-designate the Wheaton Central Business District (CBD) Policy Area as an Enterprise Zone. I am also submitting a copy of the application that will be submitted to the State after the Council adopts the resolution. The consent of a local jurisdiction's governing body is a requirement of the application.

In December 1998, Wheaton was awarded Enterprise Zone designation by the State. Such designation provides tax credits for improvements to commercial property, the creation of full-time jobs, or both, to eligible commercial property owners or businesses. These tax credits are a valuable tool when utilized as a part of an economic development strategy to improve the economic sustainability of the Wheaton CBD and its vicinity. Wheaton's original designation as an Enterprise Zone ended on December 14, 2008. During its 10-year existence, \$152.9 million in property improvements and 843 full-time jobs were certified as eligible to claim tax credits under the program.

Since the 1990 Sector Plan for the Wheaton CBD and vicinity was adopted, community perceptions towards the redevelopment and revitalization of Wheaton have changed. Concerns have grown about when meaningful development will occur. Wheaton's 1998 designation as an Enterprise Zone was sought with the expectation that a revised Sector Plan for the Wheaton CBD was imminent. It was anticipated that a revised Sector Plan would address certain existing zoning issues that had become an impediment to revitalization within the core of the CBD.

Together, as complementary tools, a revised Sector Plan for the CBD and Enterprise Zone incentives would help facilitate revitalization and redevelopment within the Wheaton CBD. A revised Sector Plan did not occur during the tenure of the Wheaton Enterprise Zone. While Enterprise Zone incentives have created substantial capital investment and job creation, its potential for greater impact was limited.

Phil Andrews
County Council President
March 19, 2009
Page 2

In June 2008, Maryland-National Capital Park and Planning Commission officially commenced its preparation for review and revision of the 1990 Wheaton Central Business District and Vicinity Sector Plan. Enterprise Zone designation, favorably aligned with a revised Sector Plan, significantly increases the potential for its increased use, facilitating redevelopment and revitalization in Wheaton.

Thank you for your consideration of this resolution.

KMB:dg

Resolution No: _____
Introduced: _____
Adopted: _____

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: County Council

Subject: Consent to Application by Montgomery County, Maryland to have the Wheaton CBD Policy Area re-designated as an Enterprise Zone.

Background

1. Under Title 5, Subtitle 7 of the Economic Development Article, the State of Maryland has established the application process for the designation of Urban Enterprise Zones. The application requires the consent of the Montgomery County Council.
2. Representatives of Wheaton community organizations and large and small businesses have jointly recommended a comprehensive revitalization strategy for Wheaton.
3. The area proposed for re-designation as an Enterprise Zone meets required criteria.
4. A comprehensive revitalization effort recognizes the inter-relationship between economic development and community conservation and calls for a partnership involving businesses, residents and the public sector.
5. Re-designation is an important component of the overall public-private effort to improve the economic health, sustainability and quality of life in Wheaton.

Objectives

1. Re-designation of the area as an Enterprise Zone will provide tax incentives to encourage new business investment in the area.
2. Re-designation of the area as an Enterprise Zone will encourage capital investment in property located within the Zone.
3. Re-designation of the area as an Enterprise Zone will encourage existing

businesses in the zone to expand.

4. Re-designation of the area as an Enterprise Zone will improve the County's ability to attract new employers to the area.
5. Re-designation of the area as an Enterprise Zone will continue to increase private sector employment opportunities in the area.
6. Re-designation of the area as an Enterprise zone will improve the overall property values in that area of the County
7. Re-designation of the area as an Enterprise Zone will improve the overall living environment in that area of the County.

Action

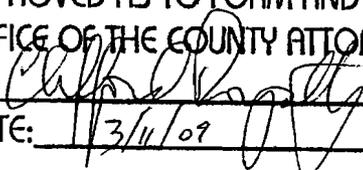
The County Council for Montgomery County, Maryland approves the following resolution:

Section 1. The County Council hereby supports and gives its consent to the application to re-designate the Wheaton CBD Policy Area as an Enterprise Zone, and the County Council urges the State to approve the application.

Section 2. The local prequalification standards which determine eligibility to participate, and rules and regulations for the administration of the zone, are established in an executive regulation.

This is a correct copy of Council action:

Linda M. Lauer, Clerk of the Council

APPROVED AS TO FORM AND LEGALITY
OFFICE OF THE COUNTY ATTORNEY
BY: 
DATE: 3/11/09

Enterprise Zone Application

Cover Sheet

Name of Applicant Jurisdiction: Montgomery County, Maryland

Location of Enterprise Zone: Wheaton , Maryland, inclusive of the Wheaton Urban District, the Wheaton Central Business District Policy Area and the Wheaton Arts and Entertainment District

Nature of Application: Re-designation of Wheaton Enterprise Zone

Approximate area of Enterprise Zone: 485 Acres

Certification Requirement Met: Low Income Poverty Level Requirement

Contact for Further Information: Tina Benjamin, Acting Director
Montgomery County Department of Economic Development
111 Rockville Pike, Suite 800
Rockville, Maryland 20850

Date of Application:

Authorized Signature and Date:  Date: 3/19/09
Isiah Leggett, County Executive
Montgomery County, Maryland
101 Monroe St., 2nd Floor
Rockville, MD 20850
240-777-2500

Summary of Public Hearing
Regarding
Wheaton Enterprise Zone Re-designation

Montgomery County Executive, Isiah Leggett, acting through the Mid-County regional Service Center's Wheaton redevelopment Program, conducted a Public Hearing on Wednesday, March 11, 2009 at 3:00 p.m. at the Mid-County Regional Services Center, 2424 Reedie Drive, Wheaton, Maryland, 20902. The purpose of the hearing was to obtain public comment on the County's application to the State of Maryland for the proposed re-designation of the Wheaton Enterprise Zone. The Hearing Officer entertained comments about the application from interested parties in attendance and further instructed that the record would remain open for comment until Friday, March 13, 2009 at 5:00 p.m. A transcript of the public comments offered at the hearing is attached to this summary.

The public hearing was advertised in two newspapers serving the communities within and surrounding the proposed Enterprise Zone:

Publication	Publication Dates
Gazette Newspapers – Wheaton and Bethesda (Kensington) editions	February 25, 2009 and March 4, 2009
The Montgomery Sentinel	February 19, 2009 and February 26, 2009

Additionally, the notice was posted on the Montgomery County, Maryland website, on the Mid-County Regional Services Center homepage as well as the homepage of the Wheaton Urban District's website, www.wheatonmd.org.

Testimony at the public hearing was presented by six individuals. Three letters were submitted for the record at the hearing and two letters were received prior to the close of the record. These written comments are attached to the summary, as well. Below are representative comments from the oral and written testimony:

Oral Testimony

- *Moshe Briel, President, Wheaton and Kensington Chamber of Commerce:*
The Chamber endorses the re-designation of the Wheaton Enterprise Zone as it endorsed the original Enterprise Zone Designation in 1998. Mr. Briel indicated it is important to have incentives that revitalize, create jobs and promote economic development. It is important to have incentives that will attract businesses to Wheaton and Kensington
- *Duncan Smith, Manager, Westfield Regional Mall, Westfield Corporation:*
Westfield supports the re-designation of the Wheaton Enterprise Zone. Westfield is the largest commercial property owner within the Wheaton Central Business District and proposed Enterprise Zone. Westfield took advantage of Enterprise

Zone incentives, certifying 676 new jobs, \$19,643, 500 in rehabilitation costs and \$121,764, 840 in new construction costs. Westfield sees its investments as long-term commitments to the community and seeks greater integration with the downtown core. Future development would benefit from re-designation as an Enterprise Zone.

- *Ian Morrison, Owner, Royal Mile Pub:* Mr. Morrison supports re-designation of the Wheaton Enterprise Zone. He also serves as a small business representative on the Wheaton Redevelopment Advisory Committee. His family has been operating the restaurant for twenty-seven years and during that time has seen significant changes in Wheaton. The quality of businesses in Wheaton has changed as well as demographics. The demographics have changed. Less people now frequent downtown Wheaton. Perceptions of Wheaton are not correct, but the appearance of the area reinforces misconceptions. If conditions improved, he would consider property improvements to the restaurant and would look to incentives like the Enterprise Zone to do so. Development of office space would bring more people to downtown and help his and other local businesses.
- *Erin Kelly-Roberts, Residential Representative, Wheaton Redevelopment Advisory Committee (WRAC):* Ms. Roberts indicated that WRAC, at its February 2009 meeting, unanimously voted in favor of supporting the application for re-designation of Wheaton as an Enterprise Zone. Any economic tool that will allow Wheaton to redevelop has to be put at the forefront of decisions at the County level. Wheaton needs to attract businesses that will appeal to more segments of the community, such as young families. A revised sector plan for the Wheaton Central Business District is currently underway, but without incentives such as the Enterprise Zone, there are no tools for attraction
- *Daniel Parr, Program Manager, Leading Economic Development in the Community (aka Latino Economic Development Corporation – LEDC):* Mr. Parra appeared on behalf of LEDC which supports re-designation of the Wheaton Enterprise Zone. The mission of LEDC is to assist in the wealth-building capacity of minority and underserved populations. LEDC provides technical assistance, seminars, training and a loan program to small businesses and entrepreneurs. A revitalized downtown can bring new businesses, new workers and new residents to Wheaton.
- *DeVance Walker, Jr., Manager, Small Business Services, Montgomery County Department of Economic Development:* The Department supported Wheaton's original designation as an Enterprise Zone in 1998 and supports re-designation. Enterprise Zone incentives are a significant tool for business attraction and have consistently been a part of the Department's marketing strategy for Wheaton. Enterprise Zones can save a business thousands of dollars through the program's benefits. The Department believes that re-designation as an Enterprise Zone, in concert with a revised Sector Plan for the Wheaton Central Business District will provide the both incentive and opportunity for significant levels of development and revitalization. Wheaton is now the second most populated area in Montgomery County and possesses attributes that make it a

logical choice for redevelopment and revitalization - a strong transportation structure including Metro Red Line, and a significant amenity base.

Written Testimony

- *Wheaton Urban District Advisory Committee*: This letter, dated March 10, 2009 was signed by Dan Somma, Vice-Chairperson of the committee and read into the record by Natalie Cantor, Director of the mid county regional Services Center. The letter urges the County Executive's support for the re-designation of the Wheaton Enterprise Zone. Tax credits are a strong incentive for development and renovation. Over \$152 million in improvements to commercial property and more than 840 jobs were created by Wheaton's original Enterprise Zone. A revised sector plan, combine with incentives such as the Enterprise Zone provided substantial tools for Wheaton's revitalization and growth.
- *Washington Professional Systems (WPS) and Chuck Levin's Washington Music Center*: This letter, dated March 11, 2009 was introduced into the record by Rob Klein, Director of the Wheaton Redevelopment Program and signed by Brett Schneider, Chief Financial Officer of Washington Professional Systems and Chuck Levin's Washington Music Center. The letter supports re-designation of the Wheaton Enterprise Zone and urges the County Executive and the County Council to do so, as well. WPS benefited from Enterprise Zone incentives in 2001 and 2002 providing reduced costs related to hiring new employees and improvements to their place of business. Members of the Levin family hold significant commercial property investments in Wheaton and are supportive of revitalization efforts. They are open to exploring future development opportunities for some of their investments and incentives such as those provided by the Enterprise Zone would factor into such decisions.
- *Wheaton Citizens Coalition (WCC)*: This letter, dated March 10, 2009 was also introduced into the record by Rob Klein and was signed by Marian Fryer, President of the Wheaton Citizens Coalition. The letter supports re-designation of the Wheaton Enterprise Zone. The WCC is an umbrella group representing more than ten civic and homeowner associations throughout the Wheaton area. The WCC serves as an advocate for activities that enhance community stability and viability, serves as a medium for dissemination of information, and provides a unified voice on community issues. The WCC supports smart growth and transit-oriented development within the Wheaton Central Business District and supports initiatives like the Enterprise Zone as a way to create a vital, vibrant downtown.
- *Law Offices of Miller, Miller & Canby*: The letter, dated March 13, 2009, and received into the record on the same date, was written by Jody S. Kline on behalf of Avalon Bay Communities, Inc., a client of the firm. The letter expresses Avalon Bay Communities, Inc.'s strong support for re-designation of the Wheaton Enterprise Zone. Wheaton's favorable development environment, with its Enterprise Zone designation was one of the reasons why Avalon Bay chose to invest in Wheaton. Despite the economic downturn and current problems in real estate and financial markets Avalon Bay is moving forward in obtaining

development approvals for the “Avalon Wheaton Station” project. Wheaton must maintain its Enterprise Zone Designation to ensure that the area continues to draw new, high quality developments and allow those already in Wheaton to expand and grow, enhancing the economic strength of the area.

- *Montgomery County Department of Economic Development:* The letter, dated March 13, 2009, and received into the record on the same date, was written by De Vance Walker, Jr. as additional comment to his testimony on March 11, 2009. In his testimony Mr. Walker referenced the revitalization of Silver Spring as an example of the impact Enterprise Zones can have on a local community. Projects certified for Enterprise Zone tax credits in Silver Spring resulted in over \$312 million in improvements to commercial property. The residual effect is more than \$2.1 billion has been invested in commercial and residential projects in downtown Silver Spring. The Department of Economic Development trusts that Enterprise Zone designation, combined with a revised sector plan for the Wheaton Central Business District, will result in an appropriately robust level of development for Wheaton as it has for Silver Spring.

1 WHEATON RE-DEVELOPMENT PROGRAM
2 MONTGOMERY COUNTY, MARYLAND

3 -----x
4 PUBLIC HEARING: :
5 RE-DESIGNATION OF THE :
6 WHEATON ENTERPRISE ZONE :
7 -----x

8 Wednesday, March 11, 2009

9 Wheaton, Maryland

10 A hearing in the above-entitled matter was held on
11 Wednesday, March 11, 2009, commencing at 3:14 p.m., at the
12 Mid-County Regional Services Center, 2424 Reddie Drive, Large
13 Conference Room, Wheaton, Maryland 20902, before:

14
15
16
17 HEARING EXAMINER:

18 Diane Schwartz-Jones
19
20
21
22
23
24
25

Deposition Services, Inc.

6245 Executive Boulevard

Rockville, MD 20852

Tel: (301) 881-3344 Fax: (301) 881-3338

info@DepositionServices.com www.DepositionServices.com



10
COPY

APPEARANCES:

Peter McGinnity, Wheaton Redevelopment Program

TESTIMONY:

Natalie Cantor, on behalf of Wheaton Urban District Advisory Committee

Moshe Briel, President, Wheaton and Kensington Chamber of Commerce

Duncan Smith, Manager, Westfield Wheaton Mall

Ian Morrison, Owner, The Royal Mile Pub

Erin Kelley-Roberts, Residential Representative

Daniel Parra, Program Manager, (LEDC)

De Vance Walker, Montgomery County Department of Economic Development

Rob Klein, Wheaton Redevelopment Program

P R O C E E D I N G S

1
2 MS. SCHWARTZ-JONES: Good afternoon everyone. It is
3 Wednesday, March 11, 2009. It is 3:15 p.m. and we are
4 assembled in the Mid-County Regional Services Center at 2424
5 Reddie Drive, Wheaton, Maryland to conduct a public hearing on
6 a proposed application to the State for designation of Wheaton
7 as an enterprise zone. I am Diane Schwartz-Jones, Assistant
8 Chief Administrative Officer and a hearing examiner for County
9 Executive, Isiah Leggett. I have been designated by Mr.
10 Leggett to conduct this public hearing.

11 The county proposes to designate Wheaton as an
12 enterprise zone as shown on the map to my right. Hereafter,
13 we will describe the area to be designated as the Wheaton
14 Enterprise Zone. The purpose of this hearing is to provide a
15 sound factual record with the full benefit of business and
16 residential community input to be considered in determining to
17 proceed with the application and for recommendations to be
18 considered in submitting this application for a special
19 enterprise zone area to the State of Maryland.

20 The procedure that we will follow is that I will
21 call upon those individuals or organizations wishing to be
22 heard on this matter and ask that individuals limit their
23 testimony to five minutes and that organizations limit their
24 testimony to seven minutes, which may be more time than
25 anybody needs.

1 I would also like to add that anyone can submit
2 written comments as well and I will give you information on
3 the closing of the record as soon as I finish this statement.

4 This hearing is being transcribed and it will become
5 part of the record of proceeding. After careful consideration
6 of what is presented here and after giving full consideration
7 to individual and community comments, a report will be
8 prepared and will become part of the application for this
9 process for designation as an enterprise zone to the State.

10 Notice of this hearing was posted in the Wheaton and
11 Bethesda, Kensington editions of the Gazette on February 25
12 and March 4, 2009, and in the Montgomery Sentinel on
13 February 19 and 26, 2009. In addition, the notice was posted
14 on the Mid-County Regional Services Center website as well as
15 the WheatonMaryland.org website, which operates under the
16 auspices of the Wheaton Urban District.

17 An attendance list has been placed on the table
18 across from me, and I would appreciate it if you would take
19 the time to sign in and indicate if you wish to testify, if
20 you have not already done so. I do have the list that's
21 already been there, so there's a blank list there for anyone
22 who has not yet signed in.

23 At the outset, on behalf of the County Executive, I
24 want to thank you for taking the time to come and present your
25 views and for participating in this hearing. Mr. Pete

1 McGinnity, Business Development Manager on behalf of the
2 Wheaton Redevelopment Program, will describe the proposed
3 application for designation of Wheaton as an enterprise zone
4 and will describe the area to be included. Following that
5 description, we will turn over and I will start calling up
6 speakers.

7 And, I would like to also indicate that in terms of
8 the record, the hearing record will be held open until this
9 Friday at 5:00 p.m. -- Friday, March 13, 2009, 5:00 p.m. if
10 anybody wishes to submit written comments for consideration.
11 Those written comments will be considered the same as any
12 testimony here would be considered. So, if you run out of
13 time, you can always give us the written comments or give me
14 the written comments. With that, I would like to turn this
15 over to Pete McGinnity.

16 MR. MCGINNITY: Thank you, Diane. I'll give you a
17 brief description of what the enterprise zone is and then
18 we'll proceed at that point. The Maryland Enterprise Zone
19 Program is a local economic development program established by
20 the Maryland General Assembly and it gives local governments
21 the legal authority to offer economic incentives. The
22 Department of Business and Economic Development, sometimes
23 called DBED, was designated by the State as the agency that
24 coordinates the program. The application that we have
25 completed and we will be submitting will be submitted to DBED.

1 And, this public hearing is one of the requirements of that
2 application.

3 The Enterprise Zone is really an incentive program
4 and the incentives that the Enterprise Zone provides are
5 really in two forms, real property tax credits and income tax
6 credits. Real property tax credits are ten-year tax credits
7 against local real property taxes on the value of the portion
8 of real property that's improved. So, if there's improvement
9 to a piece of property or it's newly developed, the tax
10 credits would be applied against those improvements. The
11 credit is 80 percent for the first five years and decreases 10
12 percent annually, thereafter, to 30 percent in the tenth and
13 final year.

14 There are also income tax credits that are
15 available. There is a one year credit for wages that are paid
16 to eligible employees. It's a general credit. It's a one-
17 time thousand dollar credit per new worker.

18 We are conducting this hearing at this time because
19 applications have to be received by the Department of Business
20 and Economic Development by April 15 or October 15. We are
21 electing to try to apply under the April 15 designation. A
22 requirement of the application is an expression of consent for
23 the designation from the governing jurisdiction. In this
24 case, that's the Montgomery County Council. And, as I said
25 before, we need to have that evidence that the county held a

1 public hearing, and that's what we're doing today.

2 The enterprise zone, if we take a look at this map
3 to my right, the border that is in green represents the actual
4 designated boundaries of the enterprise zone that existed
5 before. We are re-applying, or we're actually for
6 re-designation of the enterprise zone. We have not changed
7 the boundaries from the original designation. So, the
8 boundaries that existed in the original designation are the
9 same boundaries that you see there and those are the
10 boundaries that we are applying for.

11 These boundaries actually are the same boundaries
12 that we have in what's called the Wheaton sector business
13 district sector plan that is prepared by Maryland National
14 Capital Park and Planning Commission. So, we've really taken
15 the boundaries that park and planning has with the sector plan
16 already and we're really -- our zone is exactly mirroring
17 that.

18 The prior enterprise zone ended in December 14,
19 2008. We saw certifications for tax credits of about \$152
20 million and over 840 jobs were credited. That is a
21 respectable number of incentives. However, what we do feel is
22 that if the sector plan, if we have a new revised sector plan,
23 which we're in the process of right now, if that sort of
24 parallels the period of time for the enterprise zone we think
25 that we're going to have much more responsive results with

1 that. And, with that I'm ready to conclude.

2 MS. SCHWARTZ-JONES: Thank you. One thing I did not
3 note that I'd like to. I failed to note where written
4 comments should be sent. If anybody is interested in sending
5 written comments they should go to the attention of Peter
6 McGinnity who will then compile the record and provide me with
7 the entire record. His address is 2424 Reddie Drive, Wheaton,
8 Maryland 20902.

9 As a matter of formality, I don't know -- Peter, are
10 you here as the mayor or in a different capacity?

11 MR. FAUSTELIN: I'm actually here just to listen,
12 but I'm for the town; I'm here in support.

13 MS. SCHWARTZ-JONES: Did you wish to say anything
14 because if you will, I'll call it Mayor Faustelin?

15 MR. FAUSTELIN: No, but I appreciate that courtesy.

16 MS. SCHWARTZ-JONES: Thank you. The first speaker
17 then will be Natalie Cantor, Director of the Mid-County
18 Regional Services Center.

19 MS. CANTOR: Thank you and good afternoon. I am
20 Natalie Canter, Director of the Mid-County Regional Services
21 Center and the Wheaton Urban District located here at 2424
22 Reddie Drive in Wheaton. I'm going to read into the record a
23 letter from the Wheaton Urban District Advisory Committee to
24 County Executive Leggett.

25 Dear Mr. Leggett: The Wheaton Urban District

1 Advisory Committee is urging your support for the
2 re-designation of Wheaton Enterprise Zone. Tax credits
3 available through the Enterprise Zone Program are a strong
4 incentive for development and renovation of commercial
5 property and new job creation. Over \$152 million in
6 improvements to commercial property and more than 840 new jobs
7 were certified under Wheaton's original enterprise zone
8 designation. These figures are even more impressive when
9 recognized that such improvements occurred under a sector plan
10 for the Wheaton central business district that has not been
11 revised in almost 20 years.

12 The original enterprise zone designation for Wheaton
13 expired in December 2008, just a few months after the Maryland
14 National Capital Park and Planning Commission began its
15 process for revision of the Wheaton CBD sector plan. A
16 revised sector plan supportive of revitalization combined with
17 incentives such as those available through enterprise zone
18 re-designation provides substantial tools for Wheaton's
19 revitalization and growth.

20 In light of the fact that you have made Wheaton's
21 revitalization a priority of your administration, we request
22 your support for the re-designation of the Wheaton Enterprise
23 Zone. Your support will offer a strong indication of your
24 continued commitment to Wheaton's progress. Respectfully, Dan
25 Soma, Vice Chairperson. Thank you.

1 MS. SCHWARTZ-JONES: Thank you, Ms. Cantor. The
2 next speaker will be Moshe Briel, and that would be president
3 of the Wheaton and Kensington Chamber of Commerce.

4 MR. BRIEL: That's correct. Good afternoon.

5 MS. SCHWARTZ-JONES: Good afternoon.

6 MR. BRIEL: My name is Moshe Briel, president of the
7 Wheaton and Kensington Chamber of Commerce. Thanks very much
8 for having me to testify here. I understand that this is a
9 re-designation of a designation that ended in December of '08.

10 It's very important to have incentives for
11 businesses to come to Wheaton and Kensington, to this area
12 that's inside the green because it can revitalize, it can
13 create jobs and it can further promote economic development in
14 the area. The Chamber of Commerce is generally for that. I
15 sent an e-mail out to our board and we had a little bit of a
16 chat. We really didn't vote, but I can speak for the chamber
17 and say that we would like to see this continued because of
18 the potential that it can bring to get new businesses to the
19 area.

20 We often discuss in the chamber the possibility of
21 bringing of new businesses to enhance the flow of business
22 during the week, not just on weekends. And, we see this as
23 contributing to that end. That is basically it. I have a few
24 more points, but the sum total of all that is we're in favor
25 of it.

1 MS. SCHWARTZ-JONES: Thank you. Did you want to
2 submit in writing the few other points you had?

3 MR. BRIEL: Basically, I said it. I was talking
4 about job creation. We had something called an overlay zone
5 which was previous, and this is like a continuation of the
6 process of revitalizing Wheaton and Kensington. No, I've said
7 it all. Thank you.

8 MS. SCHWARTZ-JONES: Thank you. The next speaker
9 would be Duncan Smith, Manager for the Westfield Wheaton Mall.

10 MR. SMITH: I'm Duncan Smith from Westfield Wheaton.
11 I'm the general manager of the property there. I also serve
12 on WEDAC (phonetic sp.) as a board member representing large
13 business. I'll just give you an overview, I guess, of
14 Westfield.

15 Westfield Group is the world's largest retail
16 property group by equity market capitalization. The group has
17 interest in and operates a global portfolio of 119 high
18 quality regional shopping centers, including Westfield Wheaton
19 in Australia, New Zealand, United Kingdom and United States
20 valued at more than \$60 billion. Westfield works through
21 almost 23,000 retails across more than 10 million square
22 meters of retail space. Westfield is a vertically integrated
23 shopping center group. It manages all aspects of shopping
24 center development from design and construction through the
25 leasing, management and marketing.

1 Westfield is the largest commercial property owner
2 within the Wheaton central business district and proposed
3 enterprise zone. Westfield has made significant investment in
4 Westfield Wheaton since it purchased the mall in 1997. We
5 spent over \$140 million in development of that property.
6 Westfield sees its investments as long term commitments to the
7 community. Westfield took advantage of the enterprise zone
8 incentives certifying 676 new jobs; they incurred \$9.6 million
9 in rehabilitation and \$121 million in new construction.

10 Enterprise zone incentives are an effective
11 marketing tool and serves as an additional incentive in
12 attracting desirable tenants to our property. Westfield
13 thinks great integration with the downtown core of future
14 development would benefit from re-designation as an enterprise
15 zone. Westfield is very much in favor of continuing the
16 enterprise agreement. Thank you.

17 MS. SCHWARTZ-JONES: Thank you. Our next speaker is
18 Ian Morrison, owner of The Royal Mile Pub.

19 MR. MORRISON: My name is Ian Morrison. I own The
20 Royal Mile Pub. I'm also a member of the Wheaton
21 Re-Development Advisory Committee. My family has owned The
22 Royal Mile Pub and the property it's on for 27 years -- 27
23 years, yeah, '81. We're a small business. We've seen a lot
24 of change in Wheaton in that time. It started out as a mostly
25 blue collar, Caucasian neighborhood and it is now much more

1 ethnically diverse. It's gone through some rough times in its
2 change.

3 The promise of Metro was what attracted my parents
4 to buying property in Wheaton and the small business character
5 seemed like a good place to do business. When we opened up,
6 we bought our ground beef from a butcher that was right behind
7 us. We bought our rolls for our burgers from a bakery that's
8 where the Ledo's is now. And, we had our cakes made from the
9 bakery that was right around the corner. So, it was a very
10 tight knit little community. And, every year those businesses
11 have left and they have been replaced by pawn shops and beer
12 and wine stores, and not the same quality of small business
13 that we want to see in Wheaton.

14 And, I think when people talk about Wheaton they
15 talk about there's really cool, small ethnic bakeries and
16 things like that. Those seem to be, in my opinion, drying up
17 and leaving. So, I'm in favor of anything that helps
18 development in the enterprise zone for people to continue with
19 reinvesting and building up their storefronts and new
20 development coming in.

21 One side of the decline is we used to be open for
22 lunch seven days a week. We've shortened that to three days,
23 Friday, Saturday and Sunday because we don't see that there's
24 much foot traffic for lunch that wants to come in and sit down
25 and have lunch, like a business lunch, which is what our main

1 business was before. We've never tried to cater to the in and
2 out, ten minute kind of crowd.

3 So, I'm personally committed to re-developing
4 Wheaton. Like I said, I'm a member of RAC. I'm also a member
5 of Local First which is a group that's trying to pull all of
6 the small businesses that are still together down here in
7 Wheaton together to help us in buying power and to have more
8 purchasing power in promotion. So, trying to keep us all
9 afloat.

10 I'm also a member of the Chamber of Commerce. I do
11 a lot of fundraising for the local schools. I had a booth at
12 the taste of Wheaton and the Montgomery County multi-cultural
13 festival.

14 And, I think what we need is big projects that
15 attract large amounts of office workers and people with money,
16 corporations, law offices. So, I think this kind of economic
17 enterprise zone is going to be attractive to somebody come in
18 and build a building, a corporation to come in and build a
19 building, fill it and use it.

20 It's kind of like Wheaton is stagnant right now and
21 that is hampering all of the other efforts. So, you have the
22 Equitable Bank building that's slated to get turned into the
23 Avalon day project. So, no one is leasing there. So, that
24 space is basically empty. Safeway is slated to move there, so
25 they've done really very basic minor upkeep on their site,

1 which is within two blocks of me. And, that's probably the
2 worst Safeway in the entire region. Nothing against them. I
3 wouldn't be putting any money in it either if I was slated to
4 move it within two years. But, it's kind of without -- one of
5 the dominoes needs to fall for this process to take off.

6 People think there's crime and issues in Wheaton,
7 but I don't really see crime as an issue as more as it is lack
8 of people on the street. Like I said, we need more corporate
9 foot traffic, worker traffic. We need to have more people on
10 the street. And, then if you start to invest and revitalize
11 then we'd have nicer looking storefronts. Some of the issue,
12 I think, what people can perceive as crime is some parts of
13 Wheaton look bombed out. You know, there was a fire three
14 blocks, what a year and a half ago, and the landlord still has
15 refused to do something with it. Just don't leave chain link
16 fences around it. It looks ratty.

17 The enterprise zone, I think, continues to help
18 having new buildings, a cleaner feeling. And, I know in my
19 situation, if Wheaton started to turn I would look into
20 expanding, maybe put a second floor on and then this kind of
21 package would kick in for me. As of right now, it doesn't.
22 But, if I was to build out a million dollar additional or a
23 half million dollar addition, then I would be looking to cash
24 in on this project adding those workers. So, I don't think it
25 just helps large corporations. I think once it starts to turn

1 I think it will help all the small business owners that own
2 their own property keep up. That's it.

3 MS. SCHWARTZ-JONES: Thank you. The next speaker is
4 Erin Kelley-Roberts, a residential representative with the
5 Wheaton Redevelopment Advisory Committee.

6 MS. ROBERTS: Good afternoon.

7 MS. SCHWARTZ-JONES: Good afternoon.

8 MS. ROBERTS: My name is Erin Roberts. I am a
9 residential member of the Wheaton Redevelopment Advisory
10 Committee. It's a pleasure to be here to be able to talk in
11 support of the enterprise zone. I was given the duty of being
12 here today because I happen to be able to work from home a
13 couple days a week so I can spend time with my son. But, I do
14 want to echo a few of what Ian's comments were that I think
15 any economic tool that's going to be able to allow Wheaton to
16 redevelop has to be put at the forefront of all decisions at
17 the county level. I think it's critical at this point.

18 We are at a point where the Wheaton Redevelopment
19 Advisory Committee spends a lot of time talking about
20 redevelopment, but without the tools that we can go out to
21 businesses and offer them to come here, we're not going to get
22 the kind of response that we need to all the work that's being
23 done. So, I think it's critical that it happen.

24 At our February meeting the committee did
25 unanimously vote in favor of supporting application for

1 re-designation of Wheaton as an enterprise zone. The
2 committee, as I said, we do really believe in the incentives
3 that will help induce significant development. And, I think
4 as Pete talked a little bit about the idea of having this
5 happen in conjunction with the sector plan being revised, this
6 has to be done in concert. These things can't be -- you know,
7 we can't spend all this time redeveloping a sector plan but
8 then have no economic tools to be able to go out to the
9 businesses and bring them in. There needs to be more than
10 just the plan on the table. We need to actually have things
11 that the businesses are going to be attracted to and want to
12 come and put their roots down in here in Wheaton.

13 I think if we are able to start kind of kicking off
14 our revitalization with an enterprise -- especially, with
15 keeping this designation I think it will be help with -- I
16 don't want to spend too much time echoing what other people
17 have said. But, we need to increase the foot traffic. We
18 need to be able to provide some sort of big anchor here to, as
19 you said, kind of rise -- we've got the sinking ship and
20 something has to help alleviate that.

21 And, I think that just on a personal basis, the
22 tenants that we want to see attracted to Wheaton are not of
23 the caliber, the ones that we've gotten lately are not of the
24 caliber that we need to create a downtown and a community that
25 young families, such as myself, are going to stay and raise

1 our families in. My husband and I, quite honestly, we have a
2 timeline. If significant redevelopment doesn't happen, and at
3 this point with having a child who's 10 months old, school age
4 is what I'm looking for.

5 If Wheaton can't kind of get it together and the
6 county can't get behind us real locally and with real cash
7 dollars and really moving forward in the redevelopment
8 process, young families are not going to stay because it
9 doesn't offer enough, and neighborhoods that are a mile here
10 and a mile there do. And, there's no reason.

11 We have wonderful access to a Metro. I think we
12 have some really good solid plans for what could be done if we
13 know we have the backing of, obviously, the county but also
14 the state. So, I think by providing -- you know, going
15 forward with this application I encourage the county executive
16 to do that and anything we can do to continue to support his
17 effort in that please let us know at the Redevelopment
18 Advisory Committee and we'll be happy to help.

19 MS. SCHWARTZ-JONES: Thank you. Our next speaker is
20 Daniel Parra, program manager for Leading Economic Development
21 in the Community (LEDC).

22 MR. PARRA: Thank you for this opportunity of
23 testifying here. Yes, I am Daniel Parra. I am the managing
24 director of Latino Economic Development Corporation here in
25 Wheaton. It's the same acronym, LEDC.

1 MS. SCHWARTZ-JONES: It's Latino, I apologize.

2 MR. PARRA: It's Latino Economic Development
3 Corporation. We have been here since 2005-2006 and our
4 organization is a 501(c)(3), a nonprofit organization founded
5 in 1991. We are located right now in tenant space in the
6 Gilchrist Center, 11319 Elkins Street and we are moving in
7 April to 2405 Brice Avenue beside The Royal Mile Pub, and we
8 are putting our two cents on foot traffic.

9 Our mission is to improve the walkability of low and
10 moderate income Latinos and all other sub-communities. Our
11 services are strictly oriented to localized economies of
12 neighborhoods like Wheaton and we have done so since 1991 as I
13 stated before in D.C.

14 We give support to the re-designation of the Wheaton
15 Enterprise Zone and, basically, the services that we offer to
16 this community are technical assistance to small business
17 owners existing, our new entrepreneurs, training, seminars and
18 a loan program. To allow those services, we believe that the
19 re-designation for the enterprise zone will help small
20 business owners exist in a new tool area to create wealth
21 within the community and to preserve and improve the services
22 and the products that Wheaton has served in the past.

23 Until the recent economic downturn Wheaton has been
24 with a high demand for commercial space. We are witnesses of
25 that. We think that -- well, the vacancy rate has been less

1 than one percent. But, now, there is a need to improve this
2 offer to new commerce. We are always promoting Wheaton for
3 new entrepreneurs and I think this is a great opportunity for
4 new business owners or existing business owners to stay in
5 Wheaton and to improve the way that they are doing their
6 business here in Wheaton. So, basically, those are the two
7 more important theses that I have for that.

8 MS. SCHWARTZ-JONES: Thank you. Your organization
9 is in favor of the enterprise zone.

10 MR. PARRA: Definitely, we are. We would support
11 him. Thank you.

12 MS. SCHWARTZ-JONES: Very good. Thank you. Our
13 next speaker is De Vance Walker, Manager, Small Business
14 Services, Montgomery County, Department of Economic
15 Development.

16 MR. WALKER: My name is De Vance Walker and I am the
17 coordinator for small business services and programs at
18 Montgomery County's Department of Economic Development. Our
19 department often receives calls from entrepreneurs within and
20 outside the county about incentives for business development
21 and expansion. The enterprise zone is an excellent program to
22 attract and retain businesses in the county. Enterprise zones
23 can save a business thousands of dollars through the program's
24 benefits.

25 The credits are important to us because they are

1 applicable to the different business structures, such as the
2 sole proprietor, the partnerships, the LLC's and corporations.
3 The Department of Economic Development supported Wheaton's
4 original designation as an enterprise zone in 1998, time goes
5 pretty fast, and supports re-designation.

6 Wheaton possesses significant attributes that make
7 it a logical choice for redevelopment and revitalization.
8 According to the 2000 census, it is now the second most
9 populated area in Montgomery County. Its transportation area
10 is strong with the Metro line, a bus transit center and three
11 state highways. Its amenity base features a reasonable small
12 with access to national retailers as well as hundreds of small
13 and locally owned businesses, including many eateries and
14 other businesses as we've attracted LEDC, we just talked about
15 them being here, to the Wheaton area.

16 The Department of Economic Development interacts on
17 a regular basis with Wheaton's small business community. As
18 mentioned before, the foot traffic -- more foot traffic is
19 needed in the central business district. As we are witness in
20 the redevelopment of Silver Spring, the enterprise zone was
21 one of the primary incentives to track a diverse marketplace,
22 especially business owners who needed office spaces. And, I
23 was directly involved in that Silver Spring redevelopment and
24 saw it firsthand.

25 We estimate more than \$150 million in improvements

1 to commercial property and over 800 new jobs were created
2 through Wheaton's original designation as an enterprise zone.
3 This designation served as the antithesis for millions of
4 dollars in residential development within the Wheaton central
5 business district. The Department of Economic Development
6 views this re-designation as an enterprise zone. It's in
7 concert, as mentioned, with the sector plan and it would be
8 good timing. This will provide incentives, the hope and
9 opportunity for much needed development and revitalization.
10 Thank you.

11 MS. SCHWARTZ-JONES: Thank you. Before you go, I
12 don't know if it would be you or if it would be Mr. McGinnity,
13 either one of you, do you have the numbers that you could put
14 into the record for what we saw happen in Silver Spring? You
15 may want to get with Gary Stebb because he can tell you that.

16 MR. WALKER: Or Mel --

17 MS. SCHWARTZ-JONES: But there's the state, they
18 have tracked -- and what the spin-off investment has been and
19 that would be good to include in this record.

20 MR. WALKER: Okay, I sure will.

21 MS. SCHWARTZ-JONES: Thank you. Rob Klein is the
22 next speaker, the director of the Wheaton Redevelopment
23 Program. And, you are going to be introducing written
24 testimony on behalf of Chuck Levin's Washington Music Center,
25 Washington Professional Systems and the Wheaton Citizens

1 Coalition.

2 MR. KLEIN: In the interest of time, would you like
3 me to submit it or read it?

4 MS. SCHWARTZ-JONES: If they're written letters you
5 can submit them and I will read them. But, let's identify
6 them and order them in as exhibits in the right order so I
7 have them, so the record is clear. Because whether it goes
8 into this transcript or whether I have the written letter, I'm
9 going to read it the same. So, unless there's somebody else
10 that needs to hear it.

11 MR. KLEIN: Whichever you prefer.

12 MS. SCHWARTZ-JONES: Pardon me?

13 MR. KLEIN: Whatever you prefer, I can read it or --

14 MS. SCHWARTZ-JONES: Why don't you just identify
15 them. So, which one are you going to start with?

16 MR. KLEIN: Washington Professional Systems and
17 Brett Schneider is the chief financial officer.

18 MS. SCHWARTZ-JONES: Wait, I'm sorry, just a moment.
19 That, for purposes of our record, is Exhibit 2.

20 MR. KLEIN: Oh, sorry.

21 MS. SCHWARTZ-JONES: That's all right. I'll
22 identify the exhibit number and you can identify the
23 documents. So, Exhibit 2.

24 MR. KLEIN: And, the second one is the Wheaton
25 Citizens Coalition.

1 MS. SCHWARTZ-JONES: So, Exhibit 2 is the Washington
2 Professional Systems letter to Mr. Leggett dated March 11 and
3 signed by Brett Schneider.

4 MR. KLEIN: Uh-huh.

5 MS. SCHWARTZ-JONES: So, the next one is the Wheaton
6 Citizens Coalition which we're marking as Exhibit 3 and that
7 is also a letter to County Executive Leggett from the
8 president.

9 MR. KLEIN: Marian Frier.

10 MS. SCHWARTZ-JONES: Marian Frier. Okay, what is
11 the next one which would be --

12 MR. KLEIN: Those are just the two I have.

13 MS. SCHWARTZ-JONES: Oh, just those two. Was there
14 anything else that you wished to say?

15 MR. KLEIN: No.

16 MS. SCHWARTZ-JONES: I don't believe that we have
17 other people here to speak. I have the list of people who
18 have signed up and it seems to match those that I have here.
19 So, is there anybody else who feels they have anything they
20 needed to add based on what they've heard? No.

21 In that case, I'd like to just repeat that I will
22 hold the record open until 5:00 p.m. on Friday, March 13, 2009
23 in order to receive any written comments anyone might wish to
24 make into the record. Those comments should be sent to the
25 attention of Peter McGinnity at the Wheaton Redevelopment

1 Office, 2424 Reddie Drive, Wheaton, Maryland 20902. They
2 could also be sent to him by a facsimile at --

3 MR. MCGINNITY: 240-777-8130.

4 MS. SCHWARTZ-JONES: Thank you. And, with that, it
5 is now 3:50 p.m. and that will conclude this hearing. Thank
6 you.

7 (Whereupon, at 3:48 p.m., the proceedings were
8 concluded.)

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Digitally signed by Donna J. Escobar

ELECTRONIC CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the foregoing pages represent an accurate transcript of the electronic sound recording of the public hearing regarding the re-designation of the Wheaton Enterprise Zone, on Wednesday, March 11, 2009.

Donna J Escobar

Transcriber

March 11, 2009
Date



WHEATON URBAN DISTRICT ADVISORY COMMITTEE

March 10, 2008

Isiah Leggett
County Executive
101 Monroe Street, 2nd Floor
Rockville, MD 20850

Re: Support for Re-Designation of the Wheaton Enterprise Zone

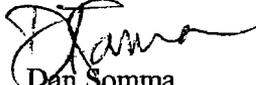
Dear Mr. Leggett,

The Wheaton Urban District Advisory Committee is urging your support for the re-designation of the Wheaton Enterprise Zone. Tax credits available through the Enterprise Zone Program are a strong incentive for development and renovation of commercial property and new job creation. Over \$152 million in improvements to commercial property and more than 840 new jobs were certified under Wheaton's original Enterprise Zone designation. These figures are even more impressive when recognized that such improvements occurred under a Sector Plan for the Wheaton Central Business District (CBD) that has not been revised in almost 20 years.

The original Enterprise Zone designation for Wheaton expired in December 2008, just a few months after the Maryland-National Capital Park and Planning Commission began its process for revision of the Wheaton CBD Sector Plan. A revised Sector Plan, supportive of revitalization, combined with incentives, such as those available through Enterprise Zone re-designation, provide substantial tools for Wheaton's revitalization and growth.

In light of the fact that you have made Wheaton's revitalization a priority of your administration, we request your support for the re-designation of the Wheaton Enterprise Zone. Your support will offer a strong indication of your continued commitment to Wheaton's continued progress.

Respectfully,


Dan Somma
Vice-Chairperson

CC: File



Mid-County Regional Services Center

2424 Reedie Drive • Wheaton, Maryland 20902-4669

240/777-8100, TTY 240/777-8112, FAX 240/777-8111

www.montgomerycountymd.gov/midcounty • midcty@montgomerycountymd.gov

At Wheaton Metro Station



Washington
Professional
Systems

March 11, 2009

Isiah Leggett
County Executive
1010 Monroe Street, 2nd Fl.
Rockville, MD 20850

Re: Re-designation of the Wheaton Enterprise Zone

Dear Mr. Leggett,

Washington Professional Systems and Chuck Levin's Washington Music Center are Wheaton-based businesses that enjoy a national reputation for high-end, quality sound production and musical instruments. Last year Washington Music Center celebrated its 50th Anniversary. We are proud of this accomplishment and proud to be a Wheaton business.

As Chief Financial Officer (CFO) for these companies, I heartily endorse re-designation of Wheaton as an Enterprise Zone. In 2001 and 2002, Washington Music Center was certified as eligible to receive both property tax credits and job creation tax credits during Wheaton's original designation as an Enterprise Zone. Enterprise Zone tax credits allowed us to reduce costs associated with hiring additional staff as well as improvements to our place of business

Members of the Levin family are principals of Washington Music Center and Washington Professional Systems. They also hold significant commercial property investments within the Wheaton Central Business District. The Levin family is supportive of revitalization efforts in Wheaton. They recognize the potential for growth and change in Wheaton, and are open to exploring development possibilities for some of their investments in the future. Incentives, such as those provided by Enterprise Zone designation, would certainly factor into such decisions.

On Behalf of Chuck Levin's Washington Music Center, Washington Professional Systems, and the Levin family, I urge the County Executive and the County Council to support re-designation of Wheaton as an Enterprise Zone.

Very Truly Yours,

A handwritten signature in black ink that reads 'Brett Schneider'. The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Brett Schneider
Chief Financial Officer

Main Office:

11242 Grandview Avenue, Wheaton, Maryland 20902 • (301) 942-6800 • Fax (301) 946-3241

Delaware Valley Operations:

109 Gaither Drive, Suite 301, Mount Laurel, New Jersey 08054 • (856) 273-8688 • Fax (856) 273-8558

E-mail: sales@wpsworld.com • web: www.wpsworld.com

WHEATON CITIZENS COALITION

11221 Rose Lane
Wheaton, MD 20902
301-942-7663

March 10, 2009

Isiah Leggett
Montgomery County Executive
101 Monroe Street, 2nd Floor
Rockville, MD 20850

Re: Re-designation of Wheaton as an Enterprise Zone

Dear Mr. Leggett:

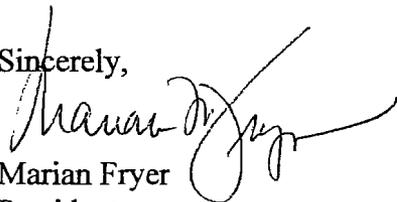
I am writing on behalf of the Wheaton Citizens Coalition, (WCC) in support of Wheaton's re-designation as an Enterprise Zone. I have lived in Wheaton for more than 30 years, and am also a small business owner in Wheaton.

The WCC was organized in 1995 and is an umbrella group representing more than ten civic and homeowner associations and individual families throughout the Wheaton area. Its objectives are (1) to advocate for and promote activities that enhance community stability and vitality; (2) to serve as a medium for dissemination and exchange of information; and (3) to provide a unified voice on issues such as zoning, housing, education, transportation, pedestrian safety, crime, the environment and other Community issues. We work closely with the Wheaton/Kensington Chamber of Commerce, the Mid-County Citizens Advisory Board, the Wheaton Urban District Advisory Committee, the Wheaton Redevelopment Advisory Committee, Allied Civic Group, the Montgomery Civic Federation and other local organizations to promote common goals. The WCC supports smart growth and transit-oriented development within the Wheaton Central Business District and it supports initiatives like the Enterprise Zone as a way to create a vital, vibrant downtown.

As a small business owner I recognize the need to create an appealing environment in downtown Wheaton that will attract more people. More people mean healthier businesses. More people means more amenities, and opportunities for the arts and entertainment which Wheaton needs but is sorely lacking. Enterprise Zone incentives can help to create the new environment that downtown Wheaton needs.

As a long-time resident and one who has advocated for revitalization of the Wheaton CBD, I support re-designation of the Wheaton Enterprise Zone because it validates that Wheaton is a place that matters and where people want to live and work.

Sincerely,


Marian Fryer
President



LAW OFFICES

MILLER, MILLER & CANBY

CHARTERED

PATRICK C. McKEEVER (DC)
JAMES L. THOMPSON (DC)
LEWIS R. SCHUMANN
JODY S. KLINE
ELLEN S. WALKER
MAURY S. EPNER (DC)
JOSEPH P. SUNTUM

200-B MONROE STREET
ROCKVILLE, MARYLAND 20850
(301) 762-5212
FAX (301) 424-9673
WWW.MILLERMILLERCANBY.COM

SUSAN W. CARTER
ROBERT E. GOUGH
DONNA E. McBRIDE (DC)
GLENN M. ANDERSON (FL)
MICHAEL G. CAMPBELL (DC, VA)
SOO LEE CHO (CA)
AMY C. GRASSO

** All attorneys admitted in Maryland and where indicated*

JSKLINE@MMCANBY.COM

March 13, 2009

Montgomery County Executive
Honorable Isiah Leggett
Executive Office Building
101 Monroe Street, 2nd Floor
Rockville, MD 20850

RE: Wheaton Enterprise Zone Re-designation

Dear Mr. Leggett:

I represent Avalon Bay Communities, Inc., who plan to redevelop the former BB&T property located at the intersection of Georgia Avenue and Blueridge Avenue within the Wheaton Central Business District, with what is now known as the "Avalon Wheaton Station" project. I am writing to express Avalon Bay's strong support for the County's proposal to have Wheaton re-designated as a State of Maryland Enterprise Zone.

Wheaton's favorable redevelopment environment with its Enterprise Zone designation (providing property tax abatement and other incentives to developments and businesses) was one of the reasons why Avalon Bay chose to invest in Wheaton and in this particular property. Despite the economic downturn and current problems in the real estate and financial markets that have resulted in project cut-backs and deferrals by many developers, Avalon Bay is moving forward with obtaining development approvals for the "Avalon Wheaton Station" project because it believes in the redevelopment potential of Wheaton.

In that regard, Avalon Bay strongly believes that Wheaton must maintain its Enterprise Zone designation in order to ensure that the area not only continues to draw new high quality developments,

businesses, and office tenants, but to also allow those that are already in Wheaton to expand and grow; thereby, enhancing the overall economic strength of the area.

Thank you for your consideration of these comments.

Sincerely yours,

MILLER, MILLER & CANBY

JODY KLINE

Jody S. Kline

cc: Peter McGinnity
Natalie Cantor
Rob Klein
Jon Cox
Chris Helsabeck
Doug Wrenn



DEPARTMENT OF ECONOMIC DEVELOPMENT

Isiah Leggett
County Executive

Pradeep Ganguly, Ph.D.
Director

March 13, 2009

Peter McGinnity
Manager, Business Development
Wheaton Redevelopment Program
2424 Reddie Drive, Suite 220
Wheaton, Maryland 20902

RE: Public Hearing on Re-designation of the Wheaton Enterprise Zone.

Dear Mr. McGinnity:

I attended the public hearing on re-designation of the Wheaton Enterprise Zone Wednesday, March 11, 2009 on behalf of the Department of Economic Development. I would like to add additional commentary to the presentation. I think it underscores the impact that the Enterprise Zone designation can have upon revitalization efforts.

In my testimony, I referenced the revitalization of downtown Silver Spring, a designated Enterprise Zone. It is an example of the impact Enterprise Zone incentives can have on a local community. Projects certified for Enterprise Zone property tax credits in Silver Spring resulted in over \$312 million in improvements to commercial property. The residual effects of such development projects are more impressive. More than \$2.1 billion have been invested in commercial and residential projects throughout downtown Silver Spring. The Department of Economic Development trusts that re-designation of the Wheaton Enterprise Zone, when combined with a revised Sector Plan for the Wheaton Central Business District, will result in an appropriately robust level of development for Wheaton as it has for Silver Spring.

Sincerely,

DeVance Walker, Jr.
Manager, Small Business Services

CC: File



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

January 9, 2009

Mr. Mark Vulcan
Director – Division of Economic Policy, Research & Legislative Affairs
Maryland Department of Business & Economic Development
Office of the Secretary
Tax Incentive Program
217 E. Redwood Street
Baltimore, MD 21202

SUBJECT: Application for Re-designation of Wheaton as an Enterprise Zone

Dear Mr. Vulcan:

I am writing to confirm that each parcel included in the re-designation application for the Wheaton Enterprise Zone, Wheaton, Maryland, (as described and delineated in Attachments 1 and 2), is within Montgomery County's Priority Funding Area (see Attachment 3).

The Montgomery County Planning Department is in the process of updating the current Master Plan for Wheaton (Sector Plan for the Wheaton CBD and Vicinity, 1990). We are fully in support of Wheaton's re-designation as an Enterprise Zone and believe it can play an important part in the revitalization of this important Metro station area.

Sincerely,

Rollin Stanley
Director

Attachment 1: Wheaton Enterprise Zone Boundaries
Attachment 2: Map of Wheaton Enterprise Zone
Attachment 3: Map of Montgomery County's Priority Funding Area

Copy: Pradeep Ganguly, Director, Montgomery County Department of Economic Development
Natalie Cantor, Director Mid-County Regional Services Center
Rob Klein, Director, Wheaton Redevelopment Program
Peter McGinnity, Wheaton Redevelopment Program
Glenn Kreger, M-NCPPC Montgomery County Planning Department
Khalid Afzal, M-NCPPC Montgomery County Planning Department
Sandy Tallant, M-NCPPC Montgomery County Planning Department

Attachment 1:

Wheaton Enterprise Zone Boundaries

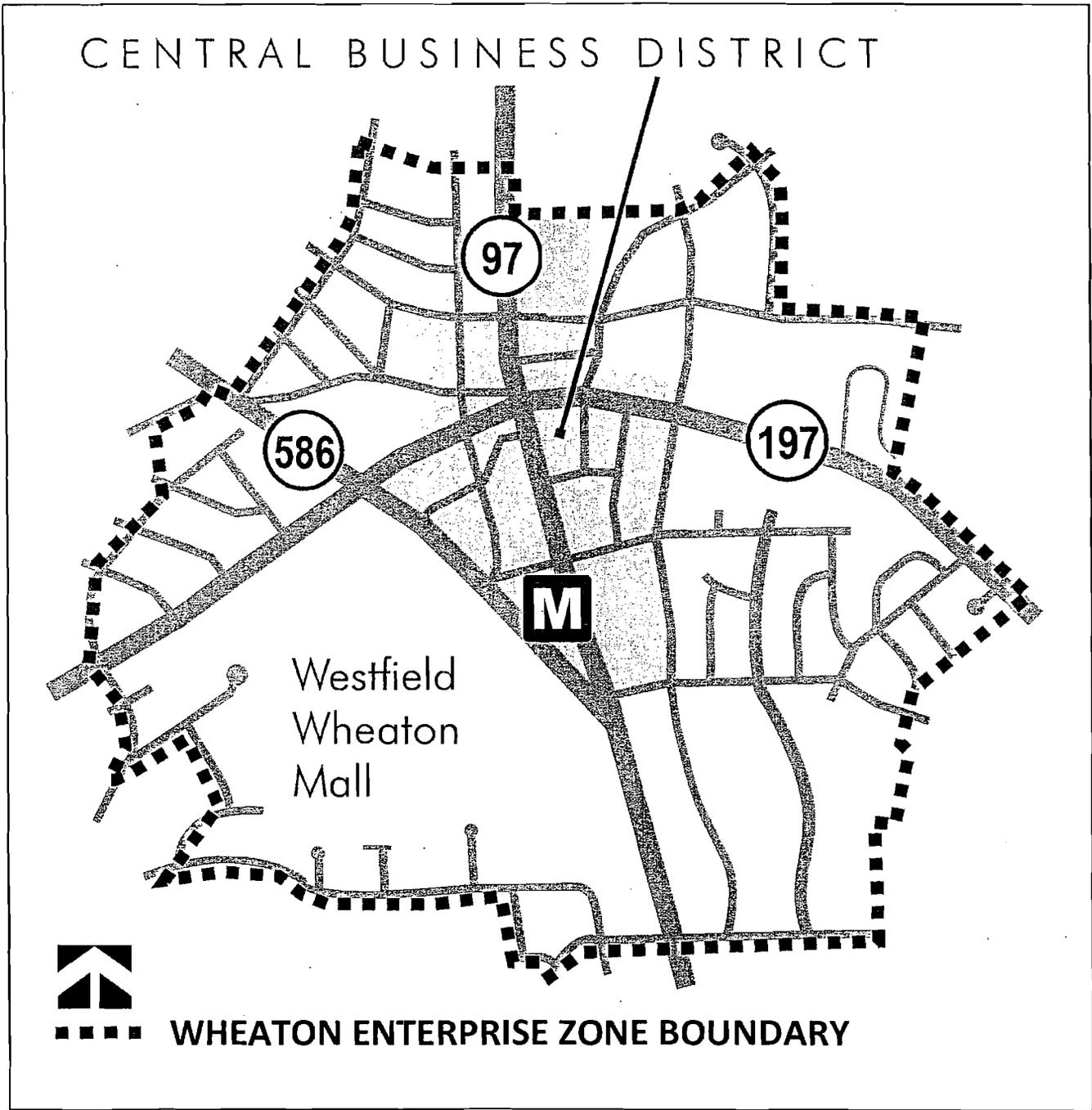
The Wheaton Enterprise Zone consists of 484.8 acres, containing the Wheaton Urban District, The Wheaton Central Business District Sector Plan Area, the Wheaton Arts & Entertainment District and adjacent areas. The boundaries of the Zone will remain as described below:

The northwestern boundary of the Wheaton Enterprise Zone:

- Begins at the southeast corner of the intersection of Galt Avenue and Dawson Avenue, and proceeds eastward along Dawson Avenue to the intersection of Georgia Avenue (MD 97).
- The boundary turns south on Georgia Avenue for one half block and turns east again, following the property line of Washington Metropolitan Area Transit Authority's Parcel 920, through to the intersection of Amherst Avenue and Elkin Street.
- The boundary proceeds northeast along Elkin Street one block, to the intersection of Bucknell Drive. This point is the northeastern boundary of the Zone.
- The boundary turns south along Bucknell Drive to the intersection of Blueridge Avenue. The boundary continues east on Blueridge Avenue, to the end of the Westchester Subdivision property line, and turns south to the end of the property line on University Boulevard West.
- The boundary continues along the southeast side of University Boulevard and follows the property line dividing the Havenwood Subdivision and the Wheaton Forest Recreation Center Parcel "P623." This is the easternmost point in the Wheaton Enterprise Zone.
- The boundary moves southwest to its intersection with Horde Street. The boundary moves south on Horde Street to the intersection of Windham Lane. This point is the southeastern boundary of the Wheaton Enterprise Zone.
- The boundary turns due west along Windham Lane, crossing Georgia Avenue and proceeding one block to Kimberly Street. This is the southernmost point in the Wheaton Enterprise Zone. The boundary follows Kimberly Street southwest to the intersection of St. Margaret's Way.
- The boundary turns northward and proceeds one block to the intersection of McComas Avenue. The boundary continues west on McComas Avenue to the intersection of Peregoy Drive. This is the southwest border of the Wheaton Enterprise Zone.
- The boundary proceeds along Peregoy Drive in a northeasterly direction to the intersection of Coronada Place.

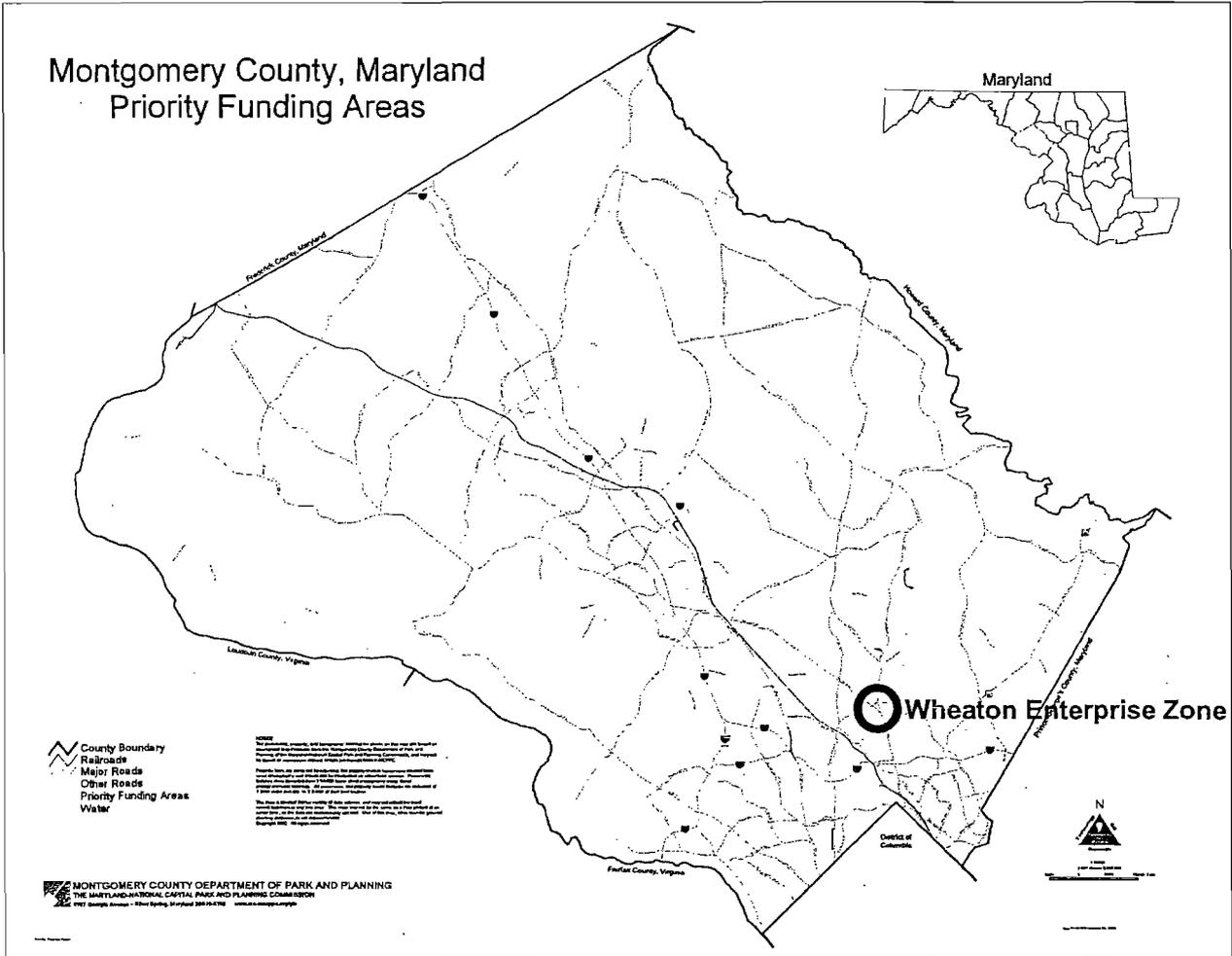
- The boundary turns north along Coronada Place to the intersection of Faulkner Place, turning west to the intersection of Drumm Avenue.
- The boundary turns northward on Drumm Avenue, crossing University Boulevard West (MD 193). On the north side of University Boulevard, Drumm Avenue becomes Hillsdale Drive. This is the westernmost point in the Wheaton Enterprise Zone.
- The boundary proceeds northeast along Hillandale Drive to the intersection of Kensington Boulevard and Upton Drive. The boundary turns northwest along the property line between lots 7 and 8 of Block "E" in the Kensington Heights Subdivision to the intersection of College View Drive.
- The boundary follows College View Drive northeast for one and a quarter blocks to the intersection of Viers Mill Road (MD 586). Across Viers Mill Road, the boundary continues northeast along Galt Avenue to the intersection of Dawson Avenue, the northwest boundary of the Enterprise Zone and the initial locus of this description.

Attachment 2:
Map of Wheaton Enterprise Zone



Attachment 3:

Map of Montgomery County's Priority Funding Area



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WHEATON ENTERPRISE ZONE RE-DESIGNATION

I. INTRODUCTION AND OVERVIEW

A. Geographic Location

The Wheaton Enterprise Zone consists of 484.8 acres, containing the Wheaton Urban District, The Wheaton Central Business District Sector Plan Area, the Wheaton Arts & Entertainment District and adjacent areas. The boundaries of the Zone will remain unchanged from those designated in December 1998 and are described below:

The northwestern boundary of the Wheaton Enterprise Zone begins at the southeast corner of the intersection of Galt Avenue and Dawson Avenue, and proceeds eastward along Dawson Avenue to the intersection of Georgia Avenue (MD 97). The boundary turns south on Georgia Avenue for one half block and turns east again, following the property line of Washington Metropolitan Transit Authority's Parcel 920, through to the intersection of Amherst Avenue and Elkin Street. The boundary proceeds northeast along Elkin Street one block, to the intersection of Bucknell Drive. This point is the northeastern boundary of the Zone. The boundary turns south along Bucknell Drive to the intersection of Blueridge Avenue. The boundary continues east on Blueridge Avenue, to the end of the Westchester Subdivision property line, and turns south to the end of the property line on University Boulevard West. The boundary continues along the southeast side of University Boulevard and follows the property line dividing the Havenwood Subdivision and the Wheaton Forest Recreation Center Parcel "P623". This is the easternmost point in the Wheaton Enterprise Zone. The boundary moves southwest to its intersection with Horde Street. The boundary moves south on Horde Street to the intersection of Windham Lane. This point is the southeastern boundary of the Wheaton Enterprise Zone. The boundary turns due west along Windham Lane, crossing Georgia Avenue and proceeding one block to Kimberly Street. This is the southernmost point in the Wheaton Enterprise Zone. The boundary follows Kimberly Street southwest to the intersection of St. Margaret's Way. The boundary turns northward and proceeds one block to the intersection of McComas Avenue. The boundary continues west on McComas Avenue to the intersection of Peregoy Drive. This is the southwest border of the Wheaton Enterprise Zone. The boundary proceeds along Peregoy Drive in a northeasterly direction to the intersection of Coronada Place. The boundary turns north along Coronado Place to the intersection of Faulkner Place, turning west to the intersection of Drumm Avenue. The boundary turns northward on Drum Avenue, crossing University Boulevard West (MD 193). On the north side of University Boulevard Drumm Avenue becomes Hillsdale Drive. This is the westernmost point in the Wheaton Enterprise Zone. The boundary proceeds northeast along Hillandale Drive to the intersection of Kensington Boulevard and Upton Drive. The boundary turns northwest along the property line between lots 7 and 8 of Block "E" in the Kensington Heights Subdivision to the intersection of College View Drive. The boundary follows College View Drive northeast for one

and a quarter blocks to the intersection of Viers Mill Road (MD 586). Across Viers Mill Road, the boundary continues northeast along Galt Avenue to the intersection of Dawson Avenue, the northwest boundary of the Enterprise zone and the initial locus of this description.

B. Development Context

Commercial Development Much of Wheaton's commercial development is attributable to the development and growth of Wheaton Plaza. After World War II, Veirs Mill Road (MD 586) – between Rockville and Wheaton – became a major corridor of suburban growth. Wheaton Plaza, which began construction in 1954, lies close in close proximity to three state highways, Georgia Avenue (MD97), University Boulevard (MD193) and Veirs Mill Road (MD586). The intersection of three major roadways and a regional shopping mall created the framework for subsequent commercial development and by 1958, 400 businesses and professionals were listed in the Wheaton directory. By 1963, Wheaton Plaza - ranked by size (gross floor area) - was the fourth largest mall in the nation. In 1981, the Mall was enclosed, and in 1997 was purchased by Australian-based Westfield Corporation. Since purchasing the Mall Westfield has made over \$149 million in improvements.

While Westfield Wheaton has provided opportunity for national and regional retailers to access Wheaton and down-County consumer markets, there has been significant change in the composition of the small locally-owned businesses that populate the core of the CBD. Dramatic shifts in the composition of Wheaton's population (see Demographics below) have resulted in an increased number of ethnically-owned businesses targeting - almost exclusively - the changing demographic. More than 70 street-level businesses now operate in the CBD primarily targeting the Hispanic/Latino market.

Wheaton has seen little development of commercial office space. There has been no construction of office space in the Wheaton Central Business District since 1985, and the last major renovation of existing office space occurred in 1993. An analysis of data provided by CoStar Group, shows that office space represents 21% of all commercial space within the Wheaton Central Business District. By comparison, office space for the rest of Montgomery County represents 49% of all commercial space. Given their age and the lack of extensive renovation, the existing stock of commercial office space in Wheaton is 'Class C' office space. A direct consequence of the lack of commercial office space is the absence of a significant employer or industry sector, other than retail, in Wheaton.

Residential Development Prior to 2004, the CBD lacked a residential component - with the exception of a 125-unit apartment complex – Amherst Square. The complex was purchased in 1997 by Montgomery Housing Partnership and rehabilitated for use by low-to-moderate income occupants. The

completion of the Wheaton Metro, Wheaton's designation as an Enterprise Zone in 1998, and the County's establishment of the Wheaton Redevelopment Program as part of the Mid-County Regional Services Center in 2000, created momentum within the local residential development community. Anticipating Wheaton's redevelopment and revitalization, more than 538 residential units were constructed within the Wheaton CBD from 2004 through 2008. An additional 198 residential units are presently under construction less than one block from the northern boundary of the CBD, and an additional 550 apartment units are planned for development within the CBD itself.

Transportation and Accessibility

During the 1970s, planning began for the Forest Glen, Wheaton and Glenmont metro stations on Washington Metropolitan Transit Authority's (WMATA) Red Line. The Wheaton Metro opened in 1990. Adjacent to the Metro an intermodal transit center was constructed. The site houses 11 bus bays and provides connectivity between the Metro Red Line, 9 County "Ride On" bus routes and 8 Metro bus routes.

The Wheaton CBD is transected by 3 state roads, MD-586 (Viers Mill Rd.), MD-193 (University Blvd.), and MD-97 (Georgia Avenue). Data provided by the Maryland State Highway Administration shows 2007 average traffic volumes from the intersections of these routes to be 41,280 vehicles per day. This has been a mixed blessing. While vehicular accessibility help sustain local merchants and Westfield Mall, higher traffic volumes increase the need for pedestrian safety. In 2004 the Maryland Department of Transportation (MDOT) retained the services of Kittleson & Associates, Inc., to conduct a pedestrian safety evaluation within the Wheaton CBD. The November 2004 Wheaton Metro Station Area Pedestrian Evaluation represented MDOT's "...initial effort at establishing an area-wide pedestrian and traffic safety vision and at developing planning approaches to address many factors that contribute to traffic and pedestrian conflicts." Through the combined efforts of MDOT, and the County's Department of Transportation many of the report's recommendation have been, or are in the process of being implemented.

Demographic Changes

An analysis of population growth between the 1990 and 2000 Censuses, conducted by the Maryland-National Capital Park and Planning Commission, reported, Montgomery County's population during the period grew by 15.4% - the largest increase for any County in Maryland. Based on the 2000 Census, Wheaton has become the second most populated area in Montgomery County. Equally significant was the fact that the Census demonstrated how ethnically diverse the County has become, particularly the Southeastern area of the County, which includes Wheaton. Of special note is the *rate* of growth of minorities in this area. During the decade, the growth rate for Blacks/African-Americans was

43.3%; the Asian/Pacific Islander population grew by 59.8%; and the Hispanic/Latino population grew by an amazing 80.6%. These changes are clearly visible in the Wheaton CBD and its surrounding neighborhoods, and have had an impact on its commercial and residential composition. While most of the Wheaton community has celebrated and welcomed diversity, the rate of growth and pace of assimilation has at times, created tension.

C. Master Plan Overview

The Goals of the Maryland- National-Capital Park and Planning Commission's (M-NCPPC) 1990 Sector Plan for the Wheaton Central Business District and Vicinity were to:

- Reinforce the Marketplace by preserving the existing scale of development and retaining as much of the mix and goods and services as possible.
- Provide additional new housing and a range of housing opportunities to serve a broad spectrum of the metropolitan population.
- Permit some growth without sacrificing the qualities of livability that give Wheaton its special character.
- Induce travelers to utilize Metro and an improved public transportation system to reduce the use of private automobiles for inter-and intra-County movements.
- Ensure that road improvements will facilitate access to and minimize disruption in the business area.
- Provide convenient and adequate off-street parking with a maximum of shared use among different facilities. Massive paved areas should be avoided and where feasible parking should be developed in structure.
- Improve Pedestrian access to various parts of Wheaton.
- Protect the fabric of low-density single-family homes adjoining the Wheaton Business Area.

The 1990 Sector Plan for the Wheaton Central Business District (CBD) laid the groundwork for some of the benefits and challenges the CBD faces today. Overall, the plan reflected the community's desire for modest development, sought to preserve small, locally owned businesses, and prevent the proliferation of "big box" stores throughout the CBD. The Plan did not anticipate the level of population growth that occurred, nor the delay that would occur in revising the

Sector Plan itself. As a note to its readers, the 1990 Sector Plan indicated “...Master plans generally look ahead to a time horizon of 20 years...although it is intended that they be updated and revised about every ten years.”

In June 2008 M-NCPPC officially began its preparations for a revised sector plan for the Wheaton CBD. By the time a new Sector Plan is adopted, almost 20 years will have elapsed. The delay in revising the plan, while population has grown and other communities in the County have experienced redevelopment and revitalization, has had an impact on the economic progress of Wheaton. The Retail Preservation Overlay Zone is an example. Situated in the core of the CBD, the Overlay Zone was adopted in the 1990 Sector Plan to insure the viability of small businesses within the CBD. Within the Overlay Zone the optional method of development was not permitted, regardless of land assemblage or parcel size. This effectively deterred any large-scale development. But the Overlay Zone also required site plan review for new commercial development or any additions, regardless of size. A potentially lengthy and expensive process, this deterred smaller, local commercial property owners from improving their properties. Amendments to the overlay zone were finally made in 2006, permitting optional method development under certain conditions. However the amendment failed to generate any interest in development in the Overlay Zone.

The age, condition, and lack of improvements to properties within the Retail Preservation Overlay Zone has resulted in an abundance of small businesses in the CBD - many ethnically oriented - that are dependent upon below-market rents for their profitability, if not survival. According to CoStar Group, rents for retail space in Wheaton, for the past 3 years, have been 17% less than the average retail rate in the rest of Montgomery County.

II. CERTIFICATION OF ELIGIBILITY

Legislation creating the Maryland Enterprise Zone stipulates that an area must meet at least one of the following criteria to be eligible for Enterprise Zone designation:

- The average rate of unemployment is at least 150 percent of the average rate of unemployment in either the State of Maryland or the United States, whichever average rate is greater during that same period;
- The population is a low-income poverty area in which the proportion of families with less than poverty level incomes is at least 1.25 times the national proportion;
- At least 70 percent of the families have incomes that are less than an amount equal to 80 percent of the median family income within the political subdivision in which the area is located; or
- The population in the area decreased by 10 percent between the date of the most recent census and the date of the immediately preceding census and either chronic abandonment or demolition of the property is occurring in that area or substantial property tax arrearages exist within the area.

The proposed Wheaton Enterprise Zone is coterminous with the M-NCPPC Wheaton Central Business District and Vicinity Policy Area. This proposed zone meets the following requirement: The population in the area, or within a reasonable proximity to the area but within the same county, has an incidence of poverty that is 125 percent of the national average. Table 1 and Map # 1, which follow, illustrate how this criterion has been met.

Table 1

Eligibility Criteria: Low Income Poverty Area - The population in the area, or within a reasonable proximity to the area but within the same county, has an incidence of poverty that is 125 percent of the national average.

Poverty Criteria: Census 2000 Summary Table 3 (Page 90)

A) Total U.S. Families: 72,268,780 B)Total U.S. Families Below Poverty Level: 6,620,945

Calculation: Step 1: $B \div A$ or $6,620,945 \div 72,268,780 = 0.0916$ or 9.2% = U.S. Families Below Poverty Level

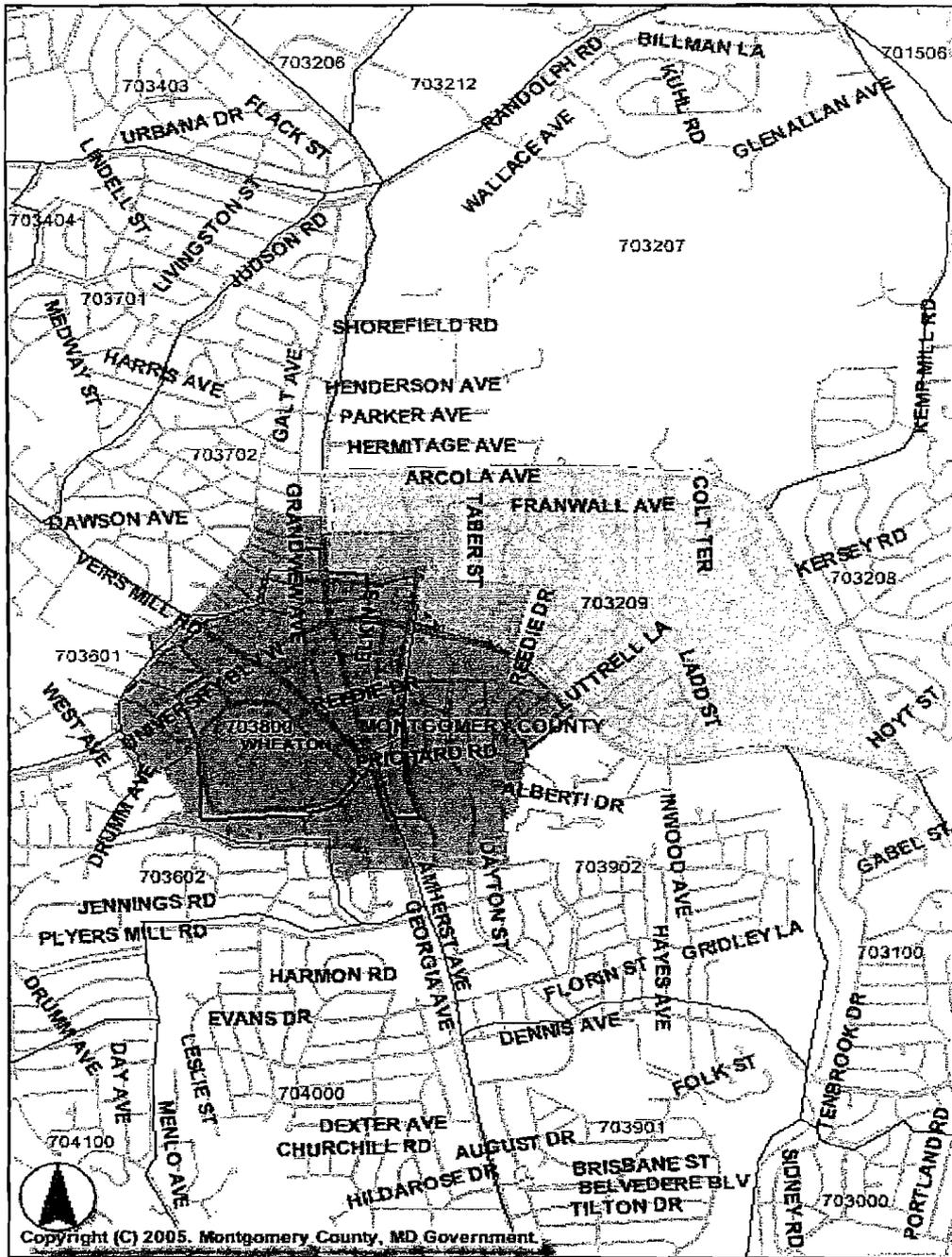
Step 2: $9.2\% \times 125\%$ or $9.2 \times 1.25 = 11.5\%$

Poverty Rate of Census Tract must be at least 11.5%

	Montgomery County, MD	Block Group 2, Census Tract 7032.09, Montgomery County, MD	Block Group 3, Census Tract 7032.09, Montgomery County, MD	Block Groups Block Group 1, Census Tract 7036.01, Montgomery County, MD	Block Group 2, Census Tract 7036.02, Montgomery County, Maryland	Block Group 2, Census Tract 7037.02, Montgomery County, Maryland
Total Families:	226,024	302	443	486	169	207
Families Below Poverty Level:	8,428	75	44	14	0	16
% Below Poverty Level:	3.73%	24.83%	9.93%	2.88%	0.00%	7.73%

	Block Group 3, Census Tract 7037.02, Montgomery County, Maryland	Block Group 1, Census Tract 7038, Montgomery County, Maryland	Block Groups Block Group 2, Census Tract 7039.02, Montgomery County, Maryland	Block Group 4, Census Tract 7039.02, Montgomery County, Maryland
Total Families:	306	432	665	505
Families Below Poverty Level:	15	10	70	4
% Below Poverty Level:	4.90%	2.31%	10.53%	0.79%

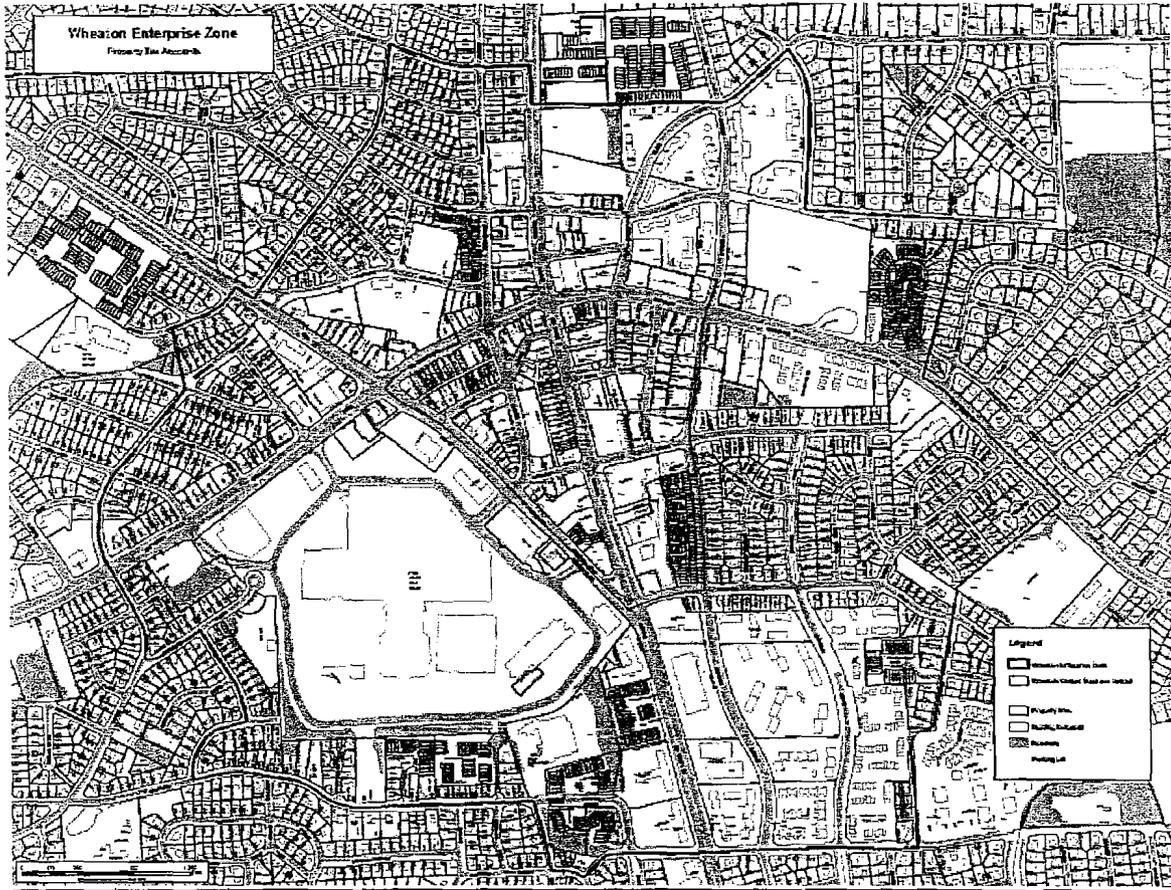
Map # 1 - Census Tract Block Groups Within the EZ



Map Legend			
	Census Tracts		Roadways
	Wheaton Urban District		Selected Census Tract-703209
	The Wheaton Enterprise Zone		

III. MAPS

Map # 2 – Proposed Wheaton Enterprise Zone

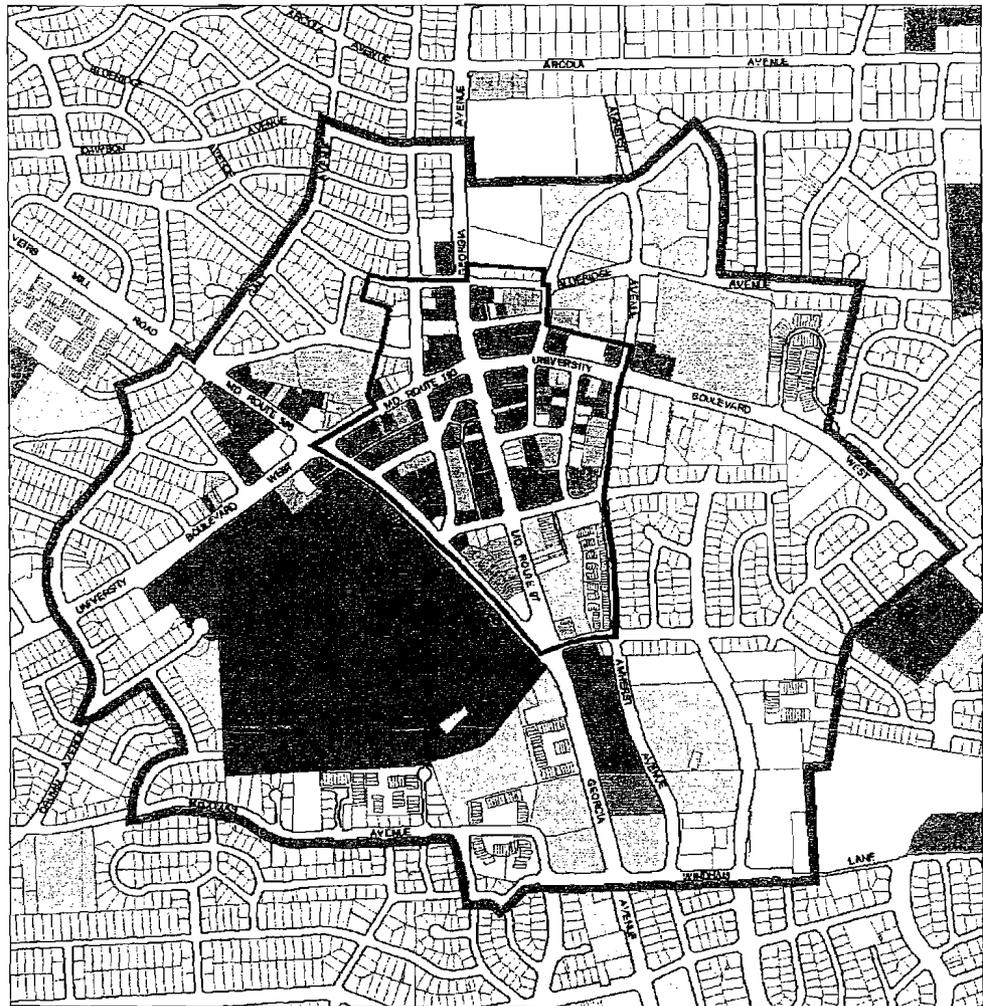


A. Wheaton Enterprise Zone Designation

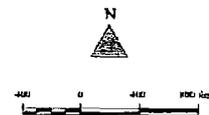
The area proposed for re-designation as an Enterprise Zone remains the same as those boundaries originally designated as the Wheaton Enterprise Zone in 1998. The map above, "Map #2, Proposed Wheaton Enterprise Zone" combines 2 of the 3 maps required for this application - the Enterprise Zone Map and the Tax Account Map. Map #2 delineates the boundaries of the proposed Enterprise Zone. Additionally the map illustrates street names, property addresses, property lines, building footprints, tax account numbers - as well as green space, County-owned facilities, and Metro. An electronic version of the map accompanies this application, which will enable viewing at a higher level of detail. Additionally, a listing of all properties proposed for inclusion within the proposed boundaries of the Enterprise Zone can be found at the end of this application.

Map # 3 - Existing Land Uses in the Wheaton Enterprise Zone

EXISTING LAND USE



- | | | | |
|--|------------------------------------|--|---------------|
| | CENTRAL BUSINESS DISTRICT BOUNDARY | | VACANT |
| | SECTOR PLAN BOUNDARY | | INSTITUTIONAL |
| | SINGLE FAMILY RESIDENTIAL | | PARKING |
| | MULTI-FAMILY RESIDENTIAL | | UTILITIES |
| | OFFICE | | INDUSTRIAL |
| | RETAIL | | |
| | PARKLAND | | |



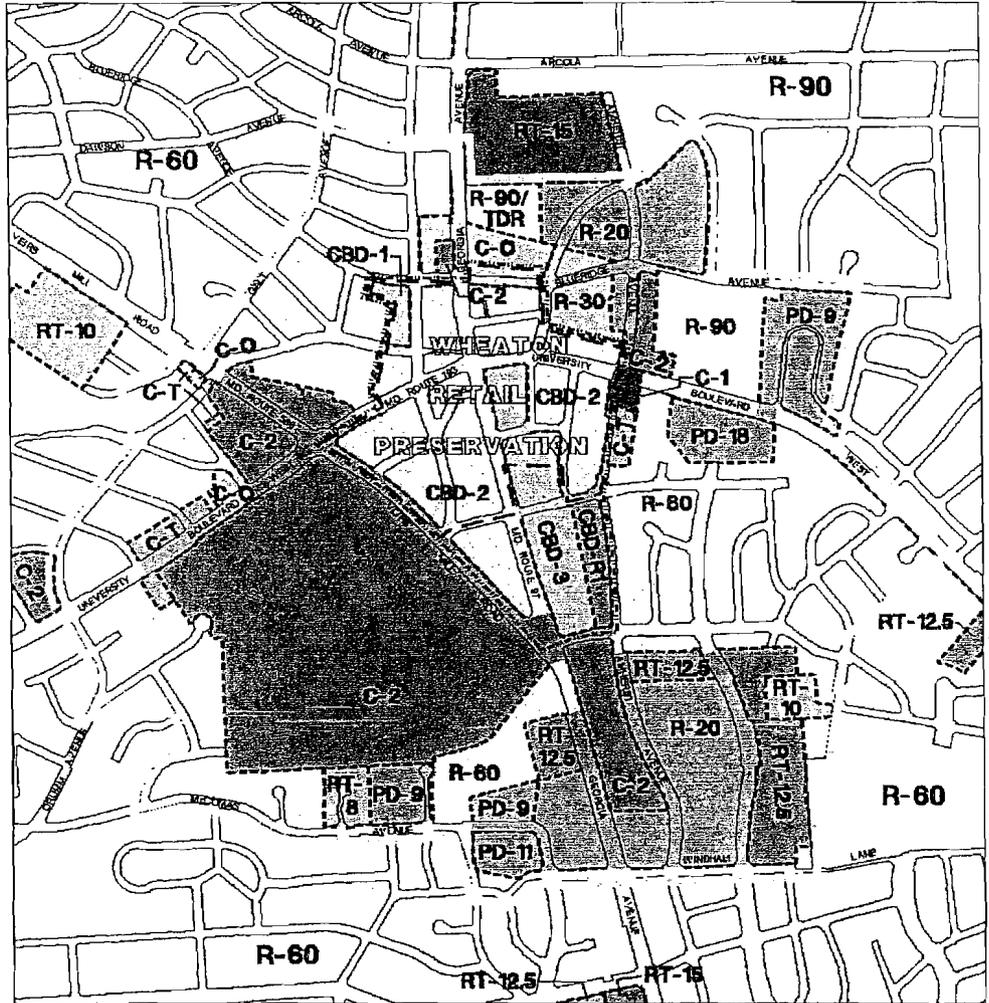
Wheaton Sector Plan

B. Existing Land Uses

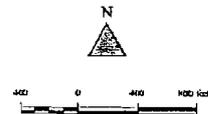
As Map # 3, illustrates, the Central Business district, outlined in black, is almost exclusively devoted to retail use and parking. Residential uses rim of the boundary of the proposed Enterprise Zone, and office space is sparsely distributed through the Zone.

Map # 4 Current Zoning In The Wheaton Enterprise Zone

WHEATON EXISTING ZONING



- ZONE BOUNDARY
- SECTOR PLAN BOUNDARY
- CENTRAL BUSINESS DISTRICT BOUNDARY
- WHEATON RETAIL PRESERVATION OVERLAY ZONE BOUNDARY



Wheaton Sector Plan

C. Current Zoning

Map # 4 illustrates current zoning in effect since the adoption of the 1990 Sector Plan. Note that approximately 2/3 of the Central Business District is subject to Retail Preservation Overlay zoning.

Map # 5 - Vicinity Map of Wheaton Enterprise Zone

C. **Wheaton and Vicinity**

Wheaton is an unincorporated, urbanized area situated in the southeastern portion of Montgomery County. It lies less than 2 miles north to the National Capital Beltway (Rte. 495), 3.6 miles north of downtown Silver Spring and is 4.1 miles north of the District of Columbia. Wheaton is 6.3 miles south of Rockville, the County seat. Less than 1 mile to the east is the incorporated Town of Kensington and the unincorporated area of Four Corners lies 3.2 miles to the west. Three State highways cross Wheaton: MD 97 (Georgia Avenue), MD 193 (University Boulevard) and MD 586 (Veirs Mill Road). No public schools are situated within the Enterprise Zone boundaries. However, 4 high schools, 4 middle schools and 6 elementary schools are within a 2-mile radius of its center. Montgomery College's Department of Workforce Development and Education conducts training and classes at its Wheaton facility which is located within the Zone. Wheaton Regional Park and Brookside Gardens are less than 2 miles northwest of the Wheaton CBD. The 536-acre park provides a variety of recreational activities from hiking and horseback riding to a merry-go-round and miniature-train rides. The park also contains Brookside Gardens whose award-winning horticultural displays attract over 400,000 people annually. County government facilities are both within, and proximate, to the proposed Enterprise Zone Boundaries. The Mid-County Regional Services Center is situated in the CBD, one block north of the intersection of Georgia Avenue and Veirs Mill Road. The Wheaton Library, one of the most active in the County's library system, and the Wheaton Community Center, operated by the Department of Recreation, are adjacent to each other on Georgia Avenue. These lie just one block from the Enterprise Zone's northern boundary. The Wheaton Library is presently scheduled for major renovation. An alternative under consideration is the relocation of the Library to a revitalized 'Town Center' within the CBD.

IV. GOALS AND OBJECTIVES FOR THE WHEATON ENTERPRISE ZONE

- **Encourage business investment and new jobs creation**

Efforts should be focused on the redevelopment and revitalization of Wheaton's urban core, through transit-oriented development and the attraction of employers capable of providing density necessary to not only sustain existing businesses, but foster additional business growth as well.

- **A Sector Plan that fosters revitalization and economic development**

Maryland-National Capital Park & Planning Commission is currently conducting its formal review of the Sector Plan for the Wheaton Central Business District and vicinity. As discussed in Section I, Part C, the Sector plan was last reviewed and amended in 1990. Adoption of a revised Sector Plan would occur mid-2010. The revised Wheaton CBD Sector Plan is anticipated to promote increased density through transit-oriented, smart-growth, development that is economically

and environmentally sustainable and pedestrian-friendly. These objectives can be supported by Enterprise Zone designation.

- **Development of a ‘Town Center’ as a catalyst for revitalization of the Wheaton Central Business District**

For over 10 years, key stakeholders in the Wheaton community have been working to create a vision for the Wheaton CBD. That vision includes a greater mix of uses within an area almost exclusively dedicated to commercial retail use. The signature expression of this vision for the Wheaton CBD is a “Town Center”, incorporating mixed-use development, open space, and amenities in close proximity to the Wheaton Metro. This project would play a significant role in anchoring broader development within the CBD.

- **Improve the perception of Wheaton as a clean, safe and desirable place to live, work, and play**

Downtown Wheaton, one of the older areas in Montgomery County, has not aged gracefully. It lacks aesthetic appeal. Demand for commercial space has allowed property owners to forego improvements that would ordinarily be necessary to attract new tenants. Leveraging Enterprise Zone incentives for improvements and development provides the opportunity to transform Wheaton’s appearance.

Wheaton is perceived to be crime-ridden, despite Montgomery County Police Department statistics that illustrate that crime in the CBD decreased by 24% from 1995 to 2005. Nuisance crimes, such as public inebriation do occur, and reinforce the perception that the CBD is unsafe. Multiple County departments – Police, Department of Liquor Control, Permitting Services, Fire Safety and the Wheaton Urban District Clean and Safe Team are part of an ongoing effort to work with businesses and the community at-large to successfully resolve these concerns.

- **Create a “24-7” Environment within the Wheaton CBD**

Encourage a mix of uses in the CBD at an appropriate level of density to create an urban-living, “24-7” environment. Provide commercial space to accommodate a much greater workforce, a variety of housing opportunities, neighborhood retail, community services, and arts/cultural/entertainment amenities.

V. JUSTIFICATION FOR AN ENTERPRISE ZONE GREATER THAN 160 ACRES

The proposed 484-acre re-designated Enterprise Zone retains the same boundaries as the original Enterprise Zone designated in 1998. These boundaries are the same as Maryland-National Capital Park and Planning Commission’s Wheaton Central Business District Policy Area, and contain one of only three Central business Districts in Montgomery County. Both the 76-acre Central Business District and the 201-acre Urban

District lie within this policy area as well. The proposed Enterprise zone boundaries encompass these areas, as well as additional commercial properties that could potentially benefit from the incentives afforded through Enterprise Zone re-designation. Furthermore, the revitalization or redevelopment of some of the properties proximate to the proposed boundaries of the re-designated zone could help establish ‘gateways’ to a revitalized downtown and reinforce a unique sense of place for the Wheaton CBD.

VI. ENTERPRISE ZONE STRATEGY

Public efforts to maintain the economic health and viability of the Wheaton CBD include mass transit projects, extensive streetscaping, public parking, façade improvements, ‘clean and safe’ initiatives, zoning text amendments and financial incentives - including Enterprise Zone designation. These initiatives continue to be, aimed at creating and maintaining an environment in Wheaton that attracts and retains businesses that serve the community’s wants and needs.

After Wheaton received its designation as an Enterprise Zone in 1998, the Wheaton Redevelopment Program (WRP) was created. The WRP seeks to coordinate revitalization efforts for the Central Business District, balancing the preservation of community identity with levels commerce and investment necessary for Wheaton’s economic sustainability. Since Enterprise Zone designation in 1998, over \$17.6 million in public investment and \$297.9 million in private investment has occurred in Wheaton. An additional \$98 million in private development is currently proposed as well.

The following are key components to the revitalization strategy for the Wheaton Enterprise Zone:

- Complete locally targeted revitalization efforts as outlined in Section IX, Local Initiatives and Incentives;
- Continue code enforcement efforts – building, fire safety, and alcohol licensure - to ensure appropriate facility use and safety, and reduce the level of nuisance crime;
- Utilize, where applicable, existing economic development and community development programs available through County departments, and advocate for additional programs to benefit revitalization and redevelopment within the Wheaton CBD
- Strengthen the businesses in the revitalization area ;
- Continue an aggressive, targeted marketing program designed to package and promote the benefits of locating or expanding a business in the Wheaton CBD; and,

- Continue community outreach efforts related to revitalization via civic and neighborhood associations, fraternal organizations, and professional associations.

Property owners and businesses currently located within the proposed Wheaton Enterprise Zone, or new businesses that locate there, may be certified for incentives if the primary business activity located on the property constitutes a legal use of the property, meets the goals of increasing employment, and promotes a 24-hour living environment or other goals expressed in the Wheaton Sector Plan. Property owners in businesses must meet relevant local qualification standards, which are set forth in Section VIII of this application, “Local Qualification Standards And Management Plan”.

VII. MARKETING AND PROMOTION PLAN

Since its inception in 2000, the Wheaton Redevelopment Program (WRP) has had primary responsibility for marketing revitalization efforts in the Wheaton CBD. Outreach efforts are targeted to developers, businesses, and the residential community. The WRP has developed marketing collateral specifically promoting revitalization and redevelopment within the Enterprise Zone, and also informational materials on incentives, programs and resources that support business development, growth and retention. As part of its outreach efforts to the local community, the WRP produces an annual report and quarterly updates to advise of the Program’s status and progress. The WRP also coordinates its marketing efforts with the Wheaton Urban District and the County’s Department of Economic Development.

Promotional Campaign

The WRP works in close cooperation with the Marketing Manager of the Wheaton Urban District (also part of the Mid-county Regional Services Center) to insure its marketing materials are current and relevant. Through joint efforts, the WRP’s web presence (www.wheatonmd.org) has been updated and improved, as have promotional materials. The WRP utilizes County-sponsored events such as the “Taste of Wheaton” and the “World of Montgomery” Festival to promote revitalization efforts. Resource-partners including the Wheaton and Kensington Chamber of Commerce, Leading Economic Development in the Community (a/k/a Latino Economic Development Corporation), Local First Wheaton, and professional affiliations, such as the Urban Land Institute are leveraged as well.

Business Recruitment

Attraction and retention efforts are an ongoing part of WRP’s efforts. The WRP works in coordination with the Marketing and Business Development Division of the County’s Department of Economic Development to identify potential business prospects for relocation and growth in the Wheaton CBD.

Business Retention

A key element of the WRP's retention efforts has been, and will continue to be, ongoing visits to local businesses within the Central Business District. The purpose of these ongoing visits is threefold:

- assess current health of Wheaton Business through conversations with business principals, as well as direct observation of business operations;
- identify and resolve issues that a specific business might have with County government, e.g. permitting issues, parking, and crime, etc.;
- exchange information regarding revitalization efforts, legislation, programs, events that may impact/be of interest to the local business community, as well as events, promotions, etc. being conducted by Wheaton businesses themselves.

Wheaton Business Resource Partners (WBRP)

This was established by the WRP as a strategic alliance committed to provide focused attention to issues affecting Wheaton's small businesses. The WBRP is comprised of non-profit organizations, County, State, and Federal departments/agencies providing technical expertise and access to business resources. The focus of the WBRP is to assist small businesses in improving their management, operations and marketing skills. The objective of the WBRP is to create "bankable" businesses will be able to capitalize on the opportunities that revitalization and redevelopment will present.

VIII. EDUCATIONAL AND TRAINING OPPORTUNITIES

A. Small Business Assistance through the WRP.

The WRP assists Wheaton businesses in a variety of ways: identifying available space for lease or purchase in the CBD, guiding businesses in their interactions with County, State and Federal government, e.g. permitting, licensure, business registration, procurement, etc., and identifying appropriate resources for legal or financial assistance. The WRP also assists in marketing existing Wheaton businesses.

B. Small Business Assistance by the Montgomery County Department of Economic Development

The Department's Division of Business Empowerment provides a range of ongoing and issue-specific technical assistance programs and educational opportunities for businesses including:

- **The Business Mentorship Program**

This program pairs successful, experienced managers and business owners from a broad spectrum of industries and disciplines, with early stage entrepreneurs who possess strong growth-potential. Much of the program's success is attributable to the emphasis placed upon ensuring a high level of rapport between mentor and mentee that allows for open and candid exchange of ideas.

- **Montgomery Works**

Montgomery Works is a one-stop employment and training service providing businesses with customized employment services. This service can provide employers with screened, eligible candidates for employment openings, access to job fairs, generalized employee training and employee training certification in industry-specific areas. The Program also provides job readiness training such as ESOL and job placement services.

- **Small Business Toolbox**

Found on the Department of Economic Development's website (<http://www.montgomerycountymd.gov/mcgtmpl.asp?url=/content/ded/sbstoolbox.asp>), the Toolbox provides a wide array of information to anyone wishing to start a business, or relocate a business to Montgomery County.

C. Montgomery College Hispanic Business Institute

The Hispanic Business Institute at Montgomery College offers bilingual noncredit training and education to area residents, employees and employers. The institute delivers a full range of courses including small business development, food safety certification, OSHA for the construction industry, QuickBooks, and Loan Officer Training.

D. Leading Economic Development in the Community (a/k/a Latino Economic Development Corporation)

Founded in 1991, Latino Economic Development Corporation seeks to improve the wealth-building capacity of low- and moderate-income Latinos and other underserved communities. LEDC accomplishes this through education, technical assistance, advocacy, community organizing, storefront improvement, micro loans and other access to capital, and financial literacy training, including credit counseling and repair. Headquartered in Washington, D.C., LEDC conducts its Maryland operations from offices in Wheaton under the name Leading Economic Development in the Community.

IX. LOCAL QUALIFICATION STANDARDS AND MANAGEMENT PLAN

Upon Wheaton's original designation as an Enterprise Zone in December 1998, Local standards were established via Executive regulation Number 3-99AM, and became effective June 29, 1999. Should re-designation of the Wheaton Enterprise Zone be approved, it is the intent to have this Executive Regulation revised to reflect current re-designation and eligibility. The following factors will be addressed in the Regulations:

A. DEFINITIONS

1. **ADMINISTRATOR** The administrator of the local Enterprise Zone is the Director of the Montgomery county Department of Development or the Director's designee
2. **CAPITAL INVESTMENT** The investment in real property improvement defined as a capital expense by the Internal Revenue Service in Publications 334 & 535. Refer to Minimum Qualifying Capital Investment.
3. **CERTIFICATE OF OCCUPANCY** The permit to occupy a building in Montgomery County issued by its Department of Permitting Services.
4. **ECONOMICALLY DISADVANTAGED PERSON OR PEOPLE** "Economically disadvantaged individual" means an individual who is certified by provisions that the Department of Labor, Licensing, and Regulation adopts as an individual who, before becoming employed by a business entity in an enterprise zone: A person or people certified as such by the Maryland Job Service, Department of Labor, Licensing and Regulation Division.
5. **EMPLOYMENT TAX CREDIT** The credit on Maryland Business Income Tax that may be allowed for new Maryland employees hired in the Enterprise Zone
6. **ENTERPRISE ZONE PROGRAM** The administration, policies, and procedures established pursuant to Article 83A, Sections 5-401 etseq., the application filed April 15, 2009 by Montgomery County to the State of Maryland, and these requirements for determination and certification of eligible property owners and employers to receive applicable tax credits in accordance with the requirements for eligibility set forth herein for the Wheaton Enterprise Zone.

7. MINIMUM QUALIFYING CAPITAL INVESTMENT In accordance with section D, Item 2.2.2, the minimum amount of property improvement that will qualify for real property tax credit.
8. PROPERTY TAX CREDIT The credit that may be allowed on the increased assessment subsequent to the capital investment in property in the Enterprise Zone.
9. WHEATON ENTERPRISE ZONE Referred to herein as the Zone, that portion of Wheaton Maryland, shown in the attached Map #2 of the Montgomery County Enterprise Zone Application, dated April 15, 2009 and designated as such by the State of Maryland on June 15, 2009. Where the Zone boundary is shown in the rights-of-way, the properties contiguous to the rights-of-way of these streets are included in the Zone.
10. WHEATON CBD SECTOR PLAN The Comprehensive Amendment to the Wheaton Central Business District Sector Plan approved by the Montgomery County Council on June 26, 1990 and adopted by the Maryland-National Capital Park and Planning Commission on September 13, 1990.
11. NORTH AMERICAN INDUSTRIAL CLASSIFICATION SYSTEM (NAICS) CODE The system generally used to classify commercial establishments by the type of business in which they are engaged.

B. PROCESS AND ADMINISTRATION

1. Responsibilities of the Administrator. The responsibilities of the Administrator include:
 - 1.1 Determining the eligibility of the business and/or property owner for the tax credits under the Enterprise Zone Program
 - 1.2 Notifying the State Department of assessments and Taxation (SDAT) and the Montgomery county Department of Finance that an applicant is eligible for property tax credits in accordance with the Enterprise Zone Program.
 - 1.3 Providing certifications the applicant of eligibility for income tax credits in accordance with the Enterprise zone Program within sixty (60) days of the receipt of the application. It is the responsibility of the applicant to file this certification of eligibility when filing the appropriate income tax form with the state

- 1.4 Submitting an Annual Report to the Maryland Department of Business and Economic Development (DBED) by its designated due date each year subsequent to the designation of Enterprise Zone Status.
- 1.5 Acting as the principal point of contact between the public and the State of Maryland with respect to questions concerning the Enterprise program.
- 1.6 Developing application for tax credits in the Zone
- 1.7 Preparing a short fact sheet describing the Enterprise Zone and its benefits to business.
2. Application and Reporting Requirements Property owners and/or businesses must complete, separate applications for, and report annually on property tax credits and employment tax credits on forms provided by the Administrator. The application(s) must provide evidence that all State and local qualification standards have been met. At a minimum, the application(s) must contain the following information:
 - 2.1 Name and address of the business/ property owner, legal structure of business (corporation, LLC, sole proprietorship, etc.) and North American Industrial Classification (NAICS) Code
 - 2.2 For employment tax credit, the previous address of the business, and the number of employees at the previous address, if moving into the Zone from another location.
 - 2.3 For employment tax credit, total employment and verification of increases in employment wages paid for new jobs created in the Zone. The applicant may be asked to provide payroll documentation and employee time sheets for the period for which the tax credit is being applied or any other information the Administrator may deem necessary to determine eligibility or compliance with these regulations.
 - 2.4 For the property tax credit, description and date of completion of the improvement, certification of the costs of the new construction or renovations, and the party responsible for the payment thereof; a copy of the certificate of occupancy, if the area being improved is currently being occupied, and any other information the Administrator may deem necessary to determine eligibility or compliance with these regulations.
 - 2.5 Property owners seeking property tax credit on the next applicable July 1 tax bill must apply by December 10 of the preceding year in order for the Administrator to certify the property's eligibility by December 31 of that preceding year. A property owner may file an application for pre-certification of eligibility for property tax credit on a form provided by the

Administrator prior to making the minimum qualifying capital investment in order to determine in advance whether such an investment would be eligible. In such a case, the Administrator will send a notice of pre-certification to the applicant. In no case will the certification be granted until the minimum qualifying capital investment is completed.

- 2.6 Property owners receiving a property tax credit must provide notice to the Administrator, on a form provided by the Administrator, of the dollar value of the tax credit received, and provide notice of same to any tenant or other third party responsible for direct payment or reimbursement to the property owner for payment of such tax. Such notice shall be provided within 30 days of payment of property taxes for the tax year in which the credit is applied.
- 2.7 A business seeking employment tax credit must apply for certification at least 30 days before the income taxes for which the credit is being applied for are due, on a form provided by the Administrator, in order for the Administrator to certify the business is eligible for the tax credit. A copy of certificate(s) of occupancy must accompany this form. Business receiving employment tax credit must provide notice of the tax credit, number of employees, and total wages paid for which the credit has been taken, to the Administrator, on a form provided by the Administrator, by December 10 of the tax year for which the credit is received.
- 2.8 Failure to submit information required in section B, Item 2 may result in a notification of incomplete application insufficient for determining eligibility. Failure to comply with the local and State Enterprise regulation may result in de-certification of eligibility of tax credit.

C. GENERAL CONDITIONS

1. Property owners and businesses currently located within the boundaries of the Zone or new businesses that locate there must meet the qualification standards set forth in Section VIII, Local Qualifications Standards and Management Plan, of this application in order to be certified by the Administrator as eligible to receive tax credits under the enterprise Zone Program. The following general conditions must be met:
 - 1.1 The business activity conducted on the property must constitute a legal use of the property. The property must be current with respect to the payment of real property taxes and the business must be current with respect to the payment on income and personal property taxes.
2. Any business entity located in the Zone before June 15, 2009 may not benefit from the tax credits and other incentives on the Enterprise Zone Program with respect to any capital investment or expansion of its labor

force occurring after June 15, 2009. Any new construction assessed in the tax year immediately preceding the tax year for the first credit is excluded from tax assessment.

3. Property tax credits do not apply to Parking district Taxes and Urban District Taxes.
4. Location in the Zone or certification of eligibility for tax credit does not relieve property owners or businesses from building codes, zoning requirements and other regulations applicable to the property or business.
5. A property tax credit will only be applied against the amount of increase in a property tax assessment that results from a minimum qualifying capital investment in the Zone.

D. ELIGIBILITY REQUIREMENTS AND QUALIFICATION STANDARDS

1. Employment Tax Credit Qualification Standards. Businesses seeking employment tax credits must meet the following requirements:
 - 1.1. State Standards
 - 1.1.1 The new employee(s) for which tax credits are sought must have been hired after the business was located in the Zone and after June 15, 2009. If a business relocates from another location in Maryland into the Zone its base employment remains the same as it was at the previous site.
 - 1.1.2 The new Employee(s) must have worked in the business for at least 35 hours each week for 6 months before or during the taxable year for which the credit is taken.
 - 1.1.3 The new employee(s) must spend at least half of all work time in the Zone or in an activity related to the Zone.
 - 1.1.4 The new employee(s) must have been hired to fill new positions. That is, the firm's number of full-time employees must increase by the number of credits taken.
 - 1.1.5 In order to claim the tax credit for hiring economically disadvantaged employees to fill newly credited positions, the business must obtain a certification of eligibility for each employee provided by the Maryland Job Service, Department of Labor, Licensing. Each economically disadvantaged employee must remain in the position for three years. However if the disadvantaged employee leaves the business and is replaced by another employee who is also qualified as disadvantaged, the

business may take the remainder of the credit as if the original employee had remained.

1.2 Additional Local Standards

1.2.1 When claiming tax credits for hiring employee(s) or relocating into the Zone from outside the State, the business must show a net increase of at least 35 work hours per week for each tax credit sought. The business may be required to document this employment on timesheets and payroll documents.

1.2.2 The business must show an increase of 5 percent (5%) to a minimum of one new employee.

2. Property Tax Credit Qualification Standards. Credits will apply to increased property tax based on an increase in the assessed value of the property. Benefits will be triggered by increased assessment subsequent to a minimum qualifying capital investment in property in the Zone. Property owners seeking property tax credits must meet the following requirements:

2.1 State Standards:

2.1.1 The tax credit is granted on whole taxable years only. A property owner will have to pay any partial-year levy tax bills should the property improvement be assessed complete before July 1 of the first year of eligibility. The property owner will then receive the tax credit for 10 full years. Tax credits will be calculated in accordance with Md. Code Ann., Tax Prop., Section 9-103

2.2 Additional Local Standards:

2.2.1 Property owners must make a minimum qualifying capital investment through sources other than government grants. A minimum qualifying capital investment may include improvements made with funds obtained through government loan programs.

2.2.2 The minimum qualifying capital investment is ten dollars (\$10) per square foot of building floor area improved, and at least twenty percent (20%) of the total building floor area must be improved.

2.2.3 The minimum qualifying capital investment may include off-site improvements in state-of-the-art technology, such as the installation of new fiber-optic wiring to the building, to meet modern standards, particularly those of technology-oriented companies.

- 2.2.4 The minimum qualifying capital investment may include off-site improvements, such as streetscape improvements, and on-site improvements such as new landscaping in parking lots to implement specific objectives of the Wheaton CBD Sector Plan. These improvements must be part of a building construction or improvement of an existing building.
- 2.2.5 Construction of new parking facilities or improvements to existing parking facilities are not eligible for tax credit, except where such parking facility is an integral part of new building construction or improvement of an existing building.

X. LOCAL INCENTIVES AND INITIATIVES

There has been a history of public efforts over the years to maintain the economic health and viability of the Wheaton Central Business District. These efforts range from development incentives in the zoning ordinance, to mass transit projects, to an expansive program of streetscaping, façade improvements, business loans, and public parking. All of these efforts have been aimed at providing incentives for businesses to remain in Wheaton as well as attract new businesses. The Enterprise Zone program will complement incentives that Montgomery County is presently offering, and additional incentives, which are currently being developed to encourage businesses expansion as well as the preservation of businesses that contribute to Wheaton’s unique character.

A. Locally Targeted Revitalization Project Activities

As indicated in Section VI, there have been significant effort to sustain and revitalize the Wheaton CBD. Table 2, Public and Private Investment in Wheaton Redevelopment Projects, follows. It details the level of public commitment to Wheaton’s revitalization from the inception of the Wheaton Redevelopment Program through the expiration of the Wheaton Enterprise Zone on December 14, 2008. These are followed by brief descriptions of County-operated programs utilized to accomplish these efforts.

Table 2 -Public and Private Investment in Wheaton Redevelopment Projects

Part 1 – Public Investment

Government Redevelopment & Revitalization Projects Future, Planned , Approved, Under Construction, and Completed,		Public Investment		
Project Name	Square Feet/Size	County	State	Federal
PEPCO – Pre–Restoration (DHCA)	2 blocks	\$1,340,500	0	0
Georgia Avenue Triangle Lane Restoration (DHCA)	2 blocks	\$ 580,000	0	0
2004 Georgia Avenue Triangle Lane Improvements (DHCA)	2 blocks	0	0	\$ 223,500
Georgia Avenue Pedestrian Walkway (DHCA/WRP)		\$2,203,100	0	\$ 500,000
Amherst Avenue Streetscaping (DHCA)	4 blocks	\$ 233,000	\$250,000 Access Grant \$100,000 Smart Growth Grant	0
Computer Technology Center (DHCA)		0	0	\$ 250,000
Gilchrist Center (building renovations) (Recreation)		\$ 535,000	0	0
Dept. of General Service Projects	CBD	\$ 51,000	0	0
Wheaton Clean and Safe (Wheaton Urban District)		\$ 297,500	0	0
Police		\$ 543,800	0	0
Streetscape (Wheaton Redevelopment Program)	TBD	\$ 2,050,000	\$100,000 Community Legacy Grant	\$ 418,000
Façade Improvements (Wheaton Redevelopment Program)		\$ 578,500	0	0
Visioning		\$ 45,100		
Subtotal Approved, Under Construction, Complete/		\$ 8,457,500	\$450,000	\$ 1,391,500
Subtotal Planned		0	0	0

Table 2 -Public and Private Investment in Wheaton Redevelopment Projects (cont'd)

Part 2 – Private/Public Investment

Private Redevelopment Projects Future, Planned , Approved, Under Construction, and Completed,			Public Investment in Private Projects		
Redevelopment Project	Square Feet/ Description	Private Investment	County	State	Federal
Bozzuto/EYA	400,000 square feet 75 townhouses, 243 apartments	\$ 50,000,000	Gateway Plaza and Monopole \$627,000	\$ 500,000 Smart Growth Grant	0
Pulta – Clairmont (Wheaton Lumber Site)	86,000 square feet 43 residential units	\$ 10,000,000	0	Community Legacy Grant \$200,000	0
Westfield Mall Expansion and Macy's	380,000 square feet Retail	\$149,400,000	(Westfield/ Macy's Garage) \$6,000,000	0	0
Triangle Park (Little Tavern)	8,200 square feet Mixed Use	\$ 965,000	0	0	0
Metro-Pointe (Public/Private: HOC – Bozzuto)	190,000 square feet 175 residential units	\$53,000,000	0	0	0
John Laing Homes/ Centex (Good Counsel Site)	400,000 square feet 198 residential units	\$ 30,000,000	0	0	0
Georgia Crossing (Anchor Inn)	43,000 square feet Retail	\$ 4,600,000	0	0	0
Avalon Bay Safeway Site Washington Properties	330 Apartments TBD 211apartments	\$ 98,000,000 TBD TBD	0	0	0
Subtotal: Approved/ Complete/ Under Construction	1,464,200 square feet	\$297,965,000	\$ 6,627,000	\$ 700,000	0
Subtotal Planned Subtotal Future		\$ 98,000,000			
TOTAL – Private Planned Approved, Under Construction, Complete, Future	1,464,200 square feet	\$395,965,000		\$ 700,000	0
TOTAL – Government Complete/Approved	10 Blocks	\$17,626,000	\$15,084,500	\$1,150,000	1,391,500
TOTAL – Public/Private Complete/Approved	1,464 ,200 square feet	\$413,591,000			0

1. Façade Easement Program

The Façade Easement program allows the WRP to improve building facades within the Enterprise Zone through easements granted by property owners. The owners are required to maintain the improvements for a stipulated period of time. Improvements include painting, awnings or canopies, limited forms of signage for the businesses occupying the premises and modest structural improvements to accommodate work being performed.

2. Streetscape Program

This program includes capital expenditures for sidewalk paving, new or repaired curbs, gutters, drainage structures, new streetlights, streetlight banners, new sidewalk furniture (bus shelters, benches and trash receptacles), trees and other landscaping. The County has already performed streetscape improvements on Amherst Avenue, Georgia Avenue, Grandview Avenue, University Boulevard, and most recently, Ennalls Avenue. Fern Street, Elkin Street, and additional portions of University Boulevard are targeted for streetscape improvements in the future.

3. Local Small Business Reserve Program

This program was created to enhance the competitiveness of Montgomery County-based small businesses by creating separately-defined County procurement for local small businesses. As of January 1, 2006, all Montgomery County Departments are required to set aside (with specified exceptions), a minimum of 10% of their annual procurement dollars for qualified local small businesses. Each County Department is required to designate specific work exclusively for this Program.

4. Economic Development Fund

This fund, administered through the County's Department of Economic Development, provides flexible, low-cost financing to newly located and existing, expanding County businesses that demonstrate a significant economic impact. The EDF is strategically used to attract private sector capital investment and the creation of high-paying jobs. EDF assistance is typically in the form of low interest loans ranging from \$5,000 - \$100,000; loans often convert to grants based on businesses attaining certain performance measures. Businesses in the Wheaton CBD applying for aid under this program receive special and priority consideration in accordance with County Regulation 47-95.

5. Personal Property Tax and Research and Development Credit

Montgomery County provides tax credits for machinery, equipment, materials and supplies used in basic and applied research in sciences and engineering. Wheaton firms are eligible for this credit.

6. Montgomery County Impact Assistance Fund

The program is administered by the Montgomery County Department of Economic Development. The purpose of this assistance is to mitigate, as much as possible, adverse impacts that small businesses might be experiencing due to County-initiated development, redevelopment or renovation projects. The maximum amount usually granted or loaned to a business is \$20,000. The recipient's intended use of funds, the degree of adverse impact resulting from County projects (both actual & projected), and the financial health of the business will determine the appropriate form and level of assistance provided.

7. Small Business Revolving Loan Fund

The program's objective is to lend to Montgomery County small businesses having annual gross revenues of less than \$5,000,000 and employing less than seventy-five persons. The mission is fulfilled, in part, by facilitating business development through direct loans and participation in loans (loan guarantys) made by banks, development corporations and other lenders. To be eligible for consideration, the business must meet one of two primary criteria:

- The program assists the start-up or expansion of a small business located in Montgomery County.
- The program retains and stabilizes a small business located in Montgomery County.

8. Micro Enterprise Loan Program

Montgomery County created the Micro-Enterprise Loan Program in Fiscal Year 2008 to support micro-enterprises located in the County by providing financial assistance to these small businesses. The program facilitates business development through direct loans or participation in loans made by other financial institutions, and is targeted at Montgomery County based small businesses that have gross revenues of less than \$250,000 annually and fewer than 5 full-time-equivalent employees.

9. Montgomery County Technology Growth Program

Provides gap financing for emerging technology-based companies with innovative products or services. The TGP is used as a tool to create jobs in high-technology fields, leverage private investment in Montgomery County businesses, nurture technology-oriented entrepreneurship, and facilitate the construction and improvements of technology facilities. Disbursements from the fund typically range between \$10,000- \$100,000.

10. Business Innovation Network

Founded by the Montgomery County Department of Economic Development, the Business Innovation Network offers the critical combination of highly flexible, modern office and lab space and business support services in 5 different locations throughout the County including Wheaton. The Wheaton Business Innovation Center, centrally located in the heart of Wheaton, currently provides 12,000 square feet of office space and is currently incubating 23 companies.

11. New Jobs Tax Credit

Montgomery County offers a real and personal property tax credit for businesses meeting the following criteria:

- Re-locate or expand into at least 5,000 square feet of newly constructed or previously unoccupied premises.
- Employ at least 25 individuals in new permanent full-time positions, within a 24-month period in the new or expanded premises.

Qualifying businesses will receive a Montgomery County tax credit against real and personal property taxes for a period of six years as well as a State of Maryland tax credit, which is applied against individual or corporate income tax, insurance premiums tax, or financial institution franchise tax.

12. Enhanced New Jobs Tax Credit

An enhanced real and personal property tax credit is available for large businesses generating or creating major economic impacts in Montgomery County. The criteria for the enhanced tax credit are:

For businesses relocating to Montgomery County:

- purchase or lease (and relocate into) at least 250,000 square feet of newly constructed or previously unoccupied premises.
- Employ at least 1,250 individuals in new permanent full-time positions, paying at least 150% of the federal minimum wage, at the new premises.

- For business expanding within Montgomery County:
- Purchase, lease, or build (and relocate or expand into) at least 250,000 square feet of newly constructed or previously unoccupied county premises.
- Continue to employ at least 2,500 individuals in existing permanent full-time positions, paying at least 150% of the federal minimum wage.
- Employ at least 500 individuals in new permanent full-time positions, paying at least 150% of the federal minimum wage and located in the new premises.
- Qualifying businesses will receive a 12-year Montgomery County property tax credit based on certain improvements to real property.
- A tax credit for the personal property located on the new or expanded premises, or adjoining renovations.
- Qualifying businesses will also receive a State of Maryland Tax Credit equal to a portion of the amount of County property tax imposed on the increase in assessment of the real and property. The credit will be granted for the first 12 taxable years after the business qualifies for the Enhanced New Jobs Tax Credit and the credit can apply towards individual state individual or corporate income tax, insurance premiums tax, or financial institution franchise tax.

XI. SUMMARY OF THE 1998 WHEATON ENTERPRISE ZONE AND AN ANALYSIS OF ITS IMPACT

Wheaton was designated as an Enterprise Zone on December 15, 1998. Local Standards, a requirement of the designation were established through Montgomery County Executive Regulation 3-99MM on June 29, 1999. During its existence, \$151,446,357 in improvements to commercial property were certified as eligible to receive Enterprise Zone property tax credits. Additionally, 840 jobs were certified as eligible to receive Job Creation tax credits, equivalent to \$840,000.

Wheaton sought Enterprise Zone designation for as efforts to revitalize its Central Business District became formalized. The application for Enterprise Zone designation was submitted in October 1998. Initial program responsibilities related to the Enterprise Zone were managed under the auspices of the Montgomery County Department of Housing and Community Affairs (DHCA) In 2000, the Wheaton Redevelopment Program was established to steer revitalization efforts, and located at the Mid-County Regional Services Center in downtown Wheaton. Until this initiative, generating interest in the Enterprise Zone had met limited success. One of the designated responsibilities of

the Wheaton Redevelopment Program was to market the benefits of Enterprise zone tax credits. In 2001 the first certifications of eligibility were made.

The Enterprise zone was consistently marketed to existing commercial property owners, prospective developers, and existing and potential Wheaton business owners. All outreach to business, civic, fraternal, and community organizations included information on the Enterprise Zone and its benefits. Information Packets and brochures regarding the Enterprise Zone were an integral component to the Wheaton Redevelopment Program's marketing strategy.

Over its 10-years, the Wheaton Enterprise Zone saw sporadic bursts of activity. In 1999, 2000 and 2007 no certifications occurred. However in 2005 over \$141 million in improvements and 677 jobs were certified, and in 2008, the final year of designation, over \$9 million in improvements were certified. Table 3, Summary of Wheaton Enterprise Zone - Tax Credits 1998-2008 which follows, provides a cumulative analysis of Wheaton Enterprise Zone Certifications.

Summary of Wheaton Enterprise Zone - Tax Credits 1998-2008

Report Year	Name of Certified Business	Job Creation		Income Tax Credits	Amt. of New Capital Investment		Prop. Tax Credited
		New	Total		Construction	Rehabilitation	
1999	None Certified						
	Totals for 1999:	N/A		N/A			N/A
2000	None Certified or Claimed						
	Totals for 2000:	N/A		N/A			N/A
2001	KFC America, Inc.	5		\$ 5,000			
	Washington Music Sales Center	2		\$ 2,000	\$ 385,035		N/A
	Totals for 2001:	7		\$ 7,000	\$ 385,035		N/A
2002	KFC America, Inc.	3		\$ 3,000			
	Washington Music Sales Center	3		\$ 3,000			
	Totals for 2002:	6		\$ 6,000			
2003	None Certified or Claimed						N/A
	Totals for 2003:	N/A		N/A			N/A
2004	Safeway, Inc.	1		\$ 1,000			
	American Pollo, LLC	45		\$ 45,000		\$ 557,476	
	Paez Kids, LLC	6		\$ 6,000			\$ 2,739
	Georgia East L.P.	19		\$ 19,000			\$ 13,102
	Anchor Inn Properties, LLC	0					\$ 1,250
	KFC America, Inc.	0					
	Washington Music Center	0					\$ 1,076
	Totals for 2004:	71		\$ 71,000		\$ 557,476	\$ 18,167

Summary of Wheaton Enterprise Zone - Tax Credits 1998-2008 (Continued)

Report Year	Name of Certified Business	Job Creation		Income Tax Credits	Amt. of New Capital Investment		Prop. Tax Credited
		New	Total		Construction	Rehabilitation	
2005							
	Wheaton Plaza Region. Shop Ctr.	676		\$ 676,000	\$ 121,764,840	\$ 19,643,500	
	Safeway, Inc.	0					
	American Pollo, LLC	0					\$ 233
	Paez Kids, LLC	0					\$ 4,996
	Georgia East L.P.	1		\$ 1,000			\$ 5,125
	Anchor Inn Properties, LLC	0					\$ 3,910
	KFC America, Inc.	0					
	Washington Music Center	0					\$ 1,488
	Totals for 2005:	677		\$ 677,000	\$ 121,764,840	\$ 19,643,500	\$ 15,752
2006							
	Paez Kids LLC	0					\$ 6,978
	American Pollo, LLC	0					\$ 442
	Georgia East Ltd Partnership	0					12,891
	Wheaton Plaza Region. Shop Ctr.	0					\$231,428
	Washington Music Center	0					\$ 1,842
	Federated Retail Holdings, LLC	0		79			
	Totals for 2006:	0		\$ 79,000			\$ 253,580
2007							
	None Certified	N/A		N/A			
	Paez Kids LLC						\$7,309.43
	Doris Aaronson et al						\$881.07
	Georgia East Ltd Partnership						\$14,147.44
	Alan Levin et al						\$2,042.48
	Wheaton Plaza Region. Shop.Ctr.						\$270,867.80
	Totals for 2007:						\$295,248.22

Summary of Wheaton Enterprise Zone - Tax Credits 1998-2008 (Continued)

Report Year	Name of Certified Business	Job Creation		Income Tax Credits	Amt. of New Capital Investment		Prop. Tax Credited
		New	Total		Construction	Rehabilitation	
2008							
	Old Bladensburg Properties, LLC				1,675,074		
	GAFM, LLC				496,604		
	Anchor Inn Properties, LLC				1,181,000		
	Anchor Inn Properties, LLC				684,000		
	Anchor Inn Properties, LLC				635,000		
	Wheaton Plaza Regional Shopping Ctr.				2,878,206		
	Wheaton Plaza Regional Shopping Ctr.				1,545,622		
	Totals for 2008:				\$ 9,095,506		
Total new jobs created in Enterprise Zone since inception (12/15/1998):		754					
Total Enterprise Zone income tax credits granted since inception:				\$ 840,000			
Enterprise Zone-related improvements to real property since inception (12/15/1998):					\$131,245,381	\$20,200,976	
Total Enterprise Zone Real Property Tax credits granted since inception:							\$ 582,748

The success of the Wheaton Enterprise zone goes beyond the specific projects, which benefited from the incentives it provides. Enterprise Zone designation helps to validate a community's vision for its future and signals the development community that opportunity exists. As detailed in the tables above in section IX, more than \$297.9 million in private development and over \$17. million in public works occurred in the CBD during the tenure of the Enterprise Zone.

Strategy for new designation

In recent years, momentum for Wheaton's revitalization has been building. The community's reticence about development has given way to impatience over how soon it will occur. A number of factors have contributed to this change:

- Wheaton's redevelopment has been prioritized by the County Executive
- The initial impetus for development will be steered by the public sector
- County assets can be leveraged to create public-private development opportunities
- Demand for transit-oriented development has grown significantly
- A revised sector plan for the Wheaton CBD is imminent
- Redesignation of the Enterprise Zone is concurrent with revision of the CBD sector plan
- The revitalization of nearby communities such as Silver Spring and Rockville Town Center provide the local community with tangible proof of what revitalization can bring to Wheaton's Central Business District.

Successful development, particularly redevelopment and revitalization of existing urban or emerging urban centers, has shifted from private/market forces to public-private partnerships. In recent decades - nationally, regionally, and locally - community participation in the development process has grown. Public-private development has occurred as a method to ensure community needs are accommodated within the development process while helping to ensure the economic viability of a project for those who develop it. Within Montgomery County, the revitalization of Downtown Silver Spring (a designated Enterprise Zone) and the development of the Rockville Town Center are prime examples of successful public-private development efforts.

The Wheaton Redevelopment Program, in coordination with the Office of the County Executive, is currently in the process of preparing a solicitation for a 'Master Development' team to act in partnership with the County in its efforts to revitalize the Wheaton Central Business District. The Master Development team would work with Wheaton stakeholders and the broader Wheaton community to create and implement an economically sustainable Town Center concept.

While the current economy is in no way conducive to development, it is an opportune time to plan and be poised to implement development when economic

conditions improve. Dialogue with the local development community indicates support for this strategy.

The incentives derived from Enterprise Zone designation will play a significant role as a key public sector contribution to public/private efforts to revitalize Wheaton.

ATTACHMENT A

**LIST OF PROPERTIES WITHIN THE PROPOSED ENTERPRISE ZONE
BOUNDARIES**

List of All Properties in Proposed Wheaton Enterprise Zone - April 2005

Account	District	Lot	Block	Parcel	General Zone	Special Zone	Legal Description	Land Use Code	Owner	Property Address	Tax Class	Exempt Class	Property Land	Property Improvements	Assessed Value	Acres	Feet	Dwell Units	# of Stories	Year Built	Gross Floor Area	
01264478	13	3	D	000	RZ	R60	OUTLOTS B&C STEPHEN KNOLLS	111	MOORE, CLIVE W	02405 KIMBERLY ST SILVER SPRING	209024712	38	0	286,940	122,850	409,790	0.255	11095	1	0	1951	1040
02442006	13	29	D	000	RZ	PD11	STEPHEN KNOLLS	116	KHADEMI, MICKI MAM	10804 DOUGLAS AVE SILVER SPRING	209024735	38	0	200,000	210,700	410,700	0.054	2374	1	0	1985	1360
02412146	13	20	D	000	RZ	PD11	STEPHEN KNOLLS	116	DE LOPE, FERNANDO & M	10834 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	199,100	399,100	0.042	1850	1	0	1985	1360
02411973	13	4	D	000	RZ	PD11	STEPHEN KNOLLS	116	COELHO, ROGER P & KATHERINE P	10800 DOUGLAS AVE SILVER SPRING	209024735	38	0	200,000	200,840	400,840	0.048	2112	1	0	1985	1360
02411992	13	28	D	000	RZ	PD11	STEPHEN KNOLLS	116	HEANEY, ROGER W	10802 DOUGLAS AVE SILVER SPRING	209024735	38	0	200,000	201,630	401,630	0.038	1644	1	0	1985	1360
01264946	13	1	D	000	RZ	R60	STEPHEN KNOLLS	111	VILLATORO, JOSE & MARIA A	10727 ST MARGARETS WAY SILVER SPRING	209024758	38	0	261,130	139,020	400,150	0.139	6056	1	0	1951	1040
01264401	13	2	D	000	RZ	R60	STEPHEN KNOLLS	111	MARTIN, EILEEN M &	02407 KIMBERLY ST SILVER SPRING	209024712	38	0	261,650	105,710	367,360	0.141	6148	1	0	1951	1040
01264957	13		D	000	RZ	R60	OUTLOT A STEPHEN KNOLLS	740	VILLATORO, JOSE & MARIA A	10727 ST MARGARETS WAY SILVER SPRING	209024758	38	0	7,890	0	7,890	0.060	2633	0	0	0	0
02412170	13	23	D	000	RZ	PD11	STEPHEN KNOLLS	116	ABRAHAMS, EDWARD D & I J K	10840 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	185,940	385,940	0.033	1420	1	0	1985	1360
03429368	13	1			RZ	R60	WHEATON PLACE	111	COBBLAH, JOANA	02001 WINDHAM LA SILVER SPRING	209024307	38	0	316,140	199,420	472,480	0.286	12441	1	0	1994	1879
02412022	13	9	D	000	RZ	PD11	STEPHEN KNOLLS 6910/607-609	116	MAX, KENNETH A TR ET AL	10810 DOUGLAS AVE SILVER SPRING	209024735	38	0	200,000	196,400	396,400	0.036	1562	1	0	1985	1360
02412181	13	24	D	000	RZ	PD11	STEPHEN KNOLLS	116	TAI, ANTHONY LEE WIN	10842 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	192,240	392,240	0.031	1333	1	0	1985	1360
02412135	13	19	D	000	RZ	PD11	STEPHEN KNOLLS	116	HSU, ELLEN	10832 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	210,070	410,070	0.044	1922	1	0	1985	1360
02412124	13	18	D	000	RZ	PD11	STEPHEN KNOLLS	116	HONG, SARA	10830 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	196,400	396,400	0.037	1600	1	0	1985	1360
02412113	13	17	D	000	RZ	PD11	STEPHEN KNOLLS	116	KHADEMI, MICKI M	10828 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	196,400	396,400	0.037	1600	1	0	1985	1360
02412102	13	16	D	000	RZ	PD11	STEPHEN KNOLLS	116	CORSARO, MARY E	10826 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	196,400	396,400	0.037	1600	1	0	1985	1360
03429324	13				RZ	RT12	PAR L WHEATON PLACE	740	WINDHAM PARK HOMEOWNERS ASSOC	00000 HORDE ST SILVER SPRING	209020000	38	86	0	0	0	0.049	2123	0	0	0	0
02412033	13	10	D	000	RZ	PD11	STEPHEN KNOLLS	116	KIMBERLY WOODS LTD PTNSHP	10812 DOUGLAS AVE SILVER SPRING	209024735	38	0	200,000	160,700	360,700	0.036	1579	1	0	1985	1360
02412088	13	15	D	000	RZ	PD11	STEPHEN KNOLLS	116	KORBETT, DANIEL	10824 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	196,400	396,400	0.036	1573	1	0	1985	1360
02412192	13	25	D	000	RZ	PD11	STEPHEN KNOLLS	116	MIRZADAN, ARMEN	10844 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	204,880	404,880	0.033	1420	1	0	1985	1360
02412077	13	14	D	000	RZ	PD11	STEPHEN KNOLLS	116	BAYLOR, DENISE K & MARQUETTE A	10822 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	198,150	398,150	0.036	1474	1	0	1985	1360
03429335	13				RZ	RT12	PAR M WHEATON PLACE	740	WINDHAM PARK HOMEOWNERS ASSOC	00000 HORDE ST SILVER SPRING	209020000	38	86	0	0	0	0.041	1776	0	0	0	0
03429426	13	7			RZ	RT12	WHEATON PLACE	116	KHAN, ZAFRULLAH & SARAH O	10730 HORDE ST SILVER SPRING	209023691	38	0	200,000	337,360	521,632	0.048	2095	1	0	2005	2070
03429415	13	6			RZ	RT12	WHEATON PLACE	116	SINGER, JOEL & NEOMI	10728 HORDE ST SILVER SPRING	209024556	38	0	200,000	227,440	427,440	0.028	1240	1	0	2005	2060
03429404	13	5			RZ	RT12	WHEATON PLACE	116	LEE, MARSHALL C ET AL	10726 HORDE ST SILVER SPRING	209023691	38	0	200,000	332,750	517,126	0.064	2290	1	0	2005	2060
03429346	13				RZ	RT12	PAR N WHEATON PLACE	740	WINDHAM PARK HOMEOWNERS ASSOC	00000 HORDE ST SILVER SPRING	209020000	38	86	0	0	0	0.045	1979	0	0	0	0
00961986	13	3	A	N005	AZ	R20	PLAZA GARDENS	113	EARLE MANOR LTD PTNSHP	10800 GEORGIA AVE SILVER SPRING	209020000	38	0	1,603,000	2,241,100	3,844,100	2.300	100188	60	0	1961	0
02412204	13	26	D	000	RZ	PD11	STEPHEN KNOLLS	116	VAZQUEZ, GREGORIO ET AL	10846 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	185,970	385,970	0.031	1367	1	0	1985	1360
C000493	0							0						0	0	0	0.000	0	0	0	0	0
02412044	13	11	D	000	RZ	PD11	STEPHEN KNOLLS	116	RODGERS, PATRICIA MOORE TR	10814 DOUGLAS AVE SILVER SPRING	209024735	38	0	200,000	209,860	409,860	0.042	1836	1	0	1985	1360
02412055	13	12	D	000	RZ	PD11	STEPHEN KNOLLS 6733/211	116	SCHULER, ERWIN H 3RD	10818 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	207,110	407,110	0.046	1989	1	0	1985	1360
03429370	13	2			RZ	RT12	WHEATON PLACE	116	GILES, CAROL E ET AL	10724 HORDE ST SILVER SPRING	209023691	38	0	200,000	334,550	516,882	0.048	2074	1	0	2005	2070
03429381	13	3			RZ	RT12	WHEATON PLACE	116	GARDNER, PHILIP ET AL	10722 HORDE ST SILVER SPRING	209023691	38	0	200,000	320,170	504,822	0.028	1240	1	0	2005	2060
02441981	13		D	000	RZ	PD11	PAR C STEPHEN KNOLLS	740	STEPHEN KNOLLS TWNHS COMM	00000 DOUGLAS AVE SILVER SPRING	000000000	38	86	0	0	0	0.930	40510	0	0	0	0
03429392	13	4			RZ	RT12	WHEATON PLACE	116	MOY, MATTHEW	10720 HORDE ST SILVER SPRING	209023691	38	0	200,000	332,750	517,126	0.064	2790	1	0	2005	2060
02412090	13		D	000	RZ	PD11	PAR B STEPHEN KNOLLS	740	STEPHEN KNOLLS TWNHS COMM	00000 DOUGLAS AVE SILVER SPRING	000000000	38	86	0	0	0	1.070	46607	0	0	0	0
02784697	13		A		RZ	PD9	OUTLOT A PLAZA GARDENS	740	STEPHEN KNOLLS TWNHS COMM	00000 DOUGLAS AVE SILVER SPRING	000000000	38	86	0	0	0	0.050	2182	0	0	0	0
02412157	13	21	D	000	RZ	PD11	STEPHEN KNOLLS	116	CONN, LINDSAY P	10836 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	205,200	405,200	0.037	1623	1	0	1985	1360
02412000	13	7	D	000	RZ	PD11	STEPHEN KNOLLS	116	DAY, TONYA A	10805 DOUGLAS AVE SILVER SPRING	209024735	38	0	200,000	199,270	399,270	0.048	2081	1	0	1985	1360
02412168	13	22	D	000	RZ	PD11	STEPHEN KNOLLS	116	KIFLE, GEZAHEGN	10838 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	202,770	402,770	0.036	1561	1	0	1985	1360
02412011	13	8	D	000	RZ	PD11	STEPHEN KNOLLS	116	YUEN, MATTHEW Y	10808 DOUGLAS AVE SILVER SPRING	209024735	38	0	200,000	203,350	403,350	0.037	1625	1	0	1985	1360
02747924	13	50	E		RZ	PD9	KENSINGTON HEIGHTS	111	HINTON, WILL P & SUSAN M	02517 MC COMAS AVE KENSINGTON	208952824	38	0	267,580	261,420	528,000	0.165	7193	1	0	1989	2548
02747935	13	51	E		RZ	PD9	KENSINGTON HEIGHTS	111	KRAUSE, MICHAEL & SHERRY	02513 MC COMAS AVE KENSINGTON	208952824	38	0	263,540	425,950	689,490	0.149	6480	1	0	1989	2310
02784926	13	91	A		RZ	PD9	PLAZA GARDENS	116	SMOOT, JOSEPH & SONIA M	02603 CHIVALRY CT SILVER SPRING	209024767	38	0	200,000	174,380	374,380	0.034	1460	1	0	1990	1344
02784722	13	71	A		RZ	PD9	PLAZA GARDENS	116	SHEN, DING-WU &	10802 DRAWBRIDGE CT SILVER SPRING	209024743	38	0	200,000	167,680	367,680	0.033	1440	1	0	1990	1344
02747946	13	52	E		RZ	PD9	KENSINGTON HEIGHTS	111	BHATNAGAR, VIPUL & SHRUTI	02509 MC COMAS AVE KENSINGTON	208952824	38	0	263,540	440,370	703,910	0.149	6480	1	0	1989	2548
02747957	13	53	E		RZ	PD9	KENSINGTON HEIGHTS	111	MURRELL, GLENYS E	02507 MC COMAS AVE KENSINGTON	208952824	38	0	263,540	400,400	666,940	0.149	6480	1	0	1989	2310
02747968	13	54	E		RZ	PD9	KENSINGTON HEIGHTS	111	BAUMANN, MICHAEL G ET AL TR	02505 MC COMAS AVE KENSINGTON	208952824	38	1	269,120	499,470	768,590	0.171	7465	1	0	1991	3607
03316437	13	2	F		RZ	R60	KENSINGTON HEIGHTS	111	AREVALO, ALBERTO A & ANN M	10801 TORRANCE DR KENSINGTON	208950000	38	0	271,070	486,790	757,860	0.179	7409	1	0	2002	2718
03316426	13	1	F		RZ	R60	KENSINGTON HEIGHTS	111	HOLMES, VINCENT ET AL	02501 MC COMAS AVE KENSINGTON	208952824	38	0	269,280	467,570	736,850	0.172	7493	1	0	2001	2950
00967394	13			N046	AZ	R20	PARCEL A WHEATON HOUSE APTS	113	LIPNICK, MAURICE ET AL	10829 GEORGIA AVE SILVER SPRING												

Account	District	Lot	Block	Parcel	General Zone	Special Zone	Legal Description	Land Use Code	Owner	Property Address	Tax Class	Exempt Class	Property Land	Property Improvements	Assessed Value	Acres	Feet	Dwell Units	# of Stories	Year Built	ROSS_FL_A				
02784790	13	78	A		RZ	PD9	PLAZA GARDENS	116	WADDELL, MILTON C JR & P T	02633	CHIVALRY	CT	SILVER SPRING	209024769	38	0	200,000	170,010	370,010	0.033	1440	1	0	1989	1344
02748006	13	58	E		RZ	PD9	KENSINGTON HEIGHTS	116	MIRLA, RITA	10810	TORRANCE	DR	KENSINGTON	208952800	38	0	250,000	368,990	618,990	0.053	2325	1	0	1990	2059
02748110	13	69	E		RZ	PD9	KENSINGTON HEIGHTS	116	ARMALI, AIDA J	00016	TORRANCE	CT	KENSINGTON	208952842	38	0	250,000	350,680	600,680	0.036	1550	1	0	1990	2059
02748042	13	79	A		RZ	PD9	PLAZA GARDENS	116	CARTER, CLARENCE P JR & AYANNA P	02631	CHIVALRY	CT	SILVER SPRING	209024769	38	0	200,000	172,490	372,490	0.033	1440	1	0	1989	1344
02748187	13	76	E		RZ	PD9	KENSINGTON HEIGHTS	116	STEWART, RICHLD A	00011	TORRANCE	CT	KENSINGTON	208952842	38	0	250,000	364,900	614,900	0.053	2325	1	0	1990	2059
02288225	13	39	E	000	RZ	RT8	KENSINGTON HEIGHTS	116	UBOSH, BRAD	10811	LITTLEFORD	LA	KENSINGTON	208952838	38	0	250,000	216,870	466,870	0.041	1782	1	0	1983	1600
02748413	13	80	A		RZ	PD9	PLAZA GARDENS	116	RUSH, LAURIL	02629	CHIVALRY	CT	SILVER SPRING	209024769	38	0	200,000	172,490	372,490	0.033	1440	1	0	1989	1344
03316450	13	4	F		RZ	R60	KENSINGTON HEIGHTS	111	ELDER, DAVID	10805	TORRANCE	DR	KENSINGTON	208952800	38	0	271,540	482,260	753,800	0.181	7891	1	0	2002	2702
02784824	13	81	A		RZ	PD9	PLAZA GARDENS	116	WILLIAMS, DANIEL A 3RD	02627	CHIVALRY	CT	SILVER SPRING	209024769	38	0	200,000	186,840	386,840	0.045	1944	1	0	1990	1344
02784835	13	82	A		RZ	PD9	PLAZA GARDENS	116	KLEIN, ROBERT S ET AL	02623	CHIVALRY	CT	SILVER SPRING	209024767	38	0	200,000	182,620	382,620	0.041	1800	1	0	1990	1344
02748017	13	59	E		RZ	PD9	KENSINGTON HEIGHTS	116	BUI, VUI THI	10814	TORRANCE	DR	KENSINGTON	208952800	38	0	250,000	369,290	619,290	0.050	2170	1	0	1990	2059
02288891	13	36	E	000	RZ	RT8	KENSINGTON HEIGHTS 9091/353	116	ROLLE, CHRISTOPHER M & T A	10817	LITTLEFORD	LA	KENSINGTON	208952838	38	0	250,000	207,320	457,320	0.041	1782	1	0	1983	1560
01199947	13	6	E	000	RZ	R60	KENSINGTON HEIGHTS 7	111	BINGLEY, CHRISTOPHER M & TARA J	02911	MC COMAS	AVE	KENSINGTON	208952325	38	0	266,890	194,550	461,440	0.162	7071	1	0	1952	1704
01202124	13	5	E	000	RZ	R60	KENSINGTON HEIGHTS	111	METCALFE, JOHN F	02909	MC COMAS	AVE	KENSINGTON	208952325	38	0	270,970	156,810	427,780	0.179	7791	1	0	1952	1200
02784700	13				RZ	PD9	PAR C PLAZA GARDENS 8343/463	740	DOUGLAS WOODS COMMUNITY ASSN H	00000	DRAWBRIDGE	CT		000000000	38	0	0	0	0	1.486	64720	0	0	0	0
01200490	13	4	E	000	RZ	R60	KENSINGTON HEIGHTS	111	DIMSDALE, HELEN	02907	MCCOMAS	AVE	KENSINGTON	208952325	38	0	269,640	173,910	443,550	0.173	7557	1	0	1952	1392
02629131	13	43	E		RZ	R60	KENSINGTON HEIGHTS	111	GEBREYESU, NEGA &	10808	MELVIN GROVE	CT	KENSINGTON	208952841	38	0	260,840	206,330	467,170	0.138	6004	1	0	1987	1418
01199220	13	10	E	000	RZ	R60	KENSINGTON HEIGHTS	111	DOMINGUEZ, ALCIDES ET AL	02908	PEREGOY	DR	KENSINGTON	208952328	38	0	255,380	193,440	448,820	0.116	5042	1	0	1952	1409
01202432	13	3	E	000	RZ	R60	KENSINGTON HEIGHTS	111	TUCKER, AARON T & LISA J	02905	MCCOMAS	AVE	KENSINGTON	208952325	38	0	272,890	184,320	457,210	0.187	8129	1	0	1952	1600
02629175	13	47	E		RZ	R60	KENSINGTON HEIGHTS	111	BARKER, CHRISTOPHER T	10809	MELVIN GROVE	CT	KENSINGTON	208952841	38	0	261,070	189,360	450,430	0.139	6045	1	0	1987	1418
02748028	13	60	E		RZ	PD9	KENSINGTON HGTS	116	MACHNABB, KATHERINE S	10816	TORRANCE	DR	KENSINGTON	208952800	38	0	250,000	355,250	605,250	0.036	1550	1	0	1990	2059
01202113	13	2	E	000	RZ	R60	KENSINGTON HGTS	111	SUTHERLAND, BETSY M	02901	MC COMAS	AVE	KENSINGTON	208952325	38	0	275,400	157,410	432,810	0.197	8573	1	0	1952	1280
01197868	13	1	E	000	RZ	R60	KENSINGTON HGTS	111	BARTLETT, BRADLEY A & B B	02817	MC COMAS	AVE	KENSINGTON	208952830	38	0	274,490	194,850	469,340	0.193	8411	1	0	1952	1600
02288880	13	35	E	000	RZ	RT8	KENSINGTON HEIGHTS	116	WYATT, KIMBERLY SUE	10819	LITTLEFORD	LA	KENSINGTON	208952838	38	0	250,000	225,220	475,220	0.040	1721	1	0	1983	1600
02748198	13	77	E		RZ	PD9	KENSINGTON HEIGHTS	116	BEANT, DEYNE R	00005	TORRANCE	CT	KENSINGTON	208952842	38	0	250,000	361,690	611,690	0.053	2325	1	0	1990	2059
02784846	13	83	A		RZ	PD9	PLAZA GARDENS	116	WALTERS, RONALD E	02621	CHIVALRY	CT	SILVER SPRING	209024767	38	0	200,000	174,380	374,380	0.033	1440	1	0	1990	1344



Account	District	Lot	Block	Parcel	General	Special	Legal Description	Land Use	Owner	Property Address	Tax Class	Exempt Class	Property Land	Property-Improvements	Assessed Value	Acres	Feet	Dwell	# of Units	Year	ROSS_FL A	
02233438	13	45	A	000	RZ	RT12	PLAZA GARDENS	116	WOLDEHANNA, DANIEL	10918 RAMPART WAY SILVER SPRING	209024764	38	0	200,000	184,780	384,780	0.045	1950	1	0	1983	1468
02233427	13	44	A	000	RZ	RT12	PLAZA GARDENS	116	NOLAN, GARY L & FIONA	10916 RAMPART WAY SILVER SPRING	209024764	38	0	200,000	157,430	357,430	0.034	1500	1	0	1983	1368
02233416	13	43	A	000	RZ	RT12	PLAZA GARDENS	116	JONES, CHERYL F	10914 RAMPART WAY SILVER SPRING	209024764	38	0	200,000	168,930	368,930	0.034	1500	1	0	1983	1368
02747913	13		E		RZ	PD9	PAR C KENSINGTON HEIGHTS	740	KENSINGTON HGTS MOA	00000 TORRANCE CT	000000000	38	86	0	0	0	1.694	73802	0	0	0	0
03315641	13	5	F		RZ	R60	KENSINGTON HEIGHTS	111	SIMMONY, ITAMAR	10807 TORRANCE DR KENSINGTON	208952800	38	0	291,450	475,330	766,780	0.288	12524	1	0	2002	2986
01198032	13	12	E	000	RZ	R60	KENSINGTON HEIGHTS	111	BERNEBURG, PETER K &	02904 PEREGOY DR KENSINGTON	208952328	38	0	261,830	150,860	412,690	0.142	6179	1	0	1952	1409
02233405	13	42	A	000	RZ	RT12	PLAZA GARDENS	116	NTIM, ESTHER	10912 RAMPART WAY SILVER SPRING	209024764	38	0	200,000	172,300	372,300	0.045	1950	1	0	1983	1370
02233473	13	49	A	000	RZ	RT12	PLAZA GARDENS	116	LUONG, PHAN T ET AL	10928 RAMPART WAY SILVER SPRING	209024765	38	0	200,000	160,990	360,990	0.034	1500	1	0	1983	1368
01357527	13	1		000	RZ	R60	DARLINGS ADD TO GLENHAVEN	111	MIDDLETON, CARL R & P A	10822 HORDE ST SILVER SPRING	209023628	38	0	301,010	143,680	400,396	0.204	8899	1	0	1964	1136
01357697	13	2		000	RZ	R60	FITZGERALDS SUB GLENHAVEN	111	CARROLL, ROBERT E & S L	10926 HORDE ST SILVER SPRING	209023628	38	0	290,810	128,920	388,490	0.166	7243	1	0	1963	988
02233507	13	52	A	000	RZ	RT12	PLAZA GARDENS	116	MASOODI, SHAZIA &	10936 RAMPART WAY SILVER SPRING	209024765	38	0	200,000	178,020	378,020	0.041	1768	1	0	1984	1468
02233677	13	69	A	000	RZ	RT12	PLAZA GARDENS	116	OSTAPIJE, HENRY S	10907 RAMPART WAY SILVER SPRING	209024764	38	0	200,000	170,750	370,750	0.051	2210	1	0	1983	1428
02233666	13	68	A	000	RZ	RT12	PLAZA GARDENS	116	POE, TRACI J	10905 RAMPART WAY SILVER SPRING	209024764	38	0	200,000	166,620	366,620	0.039	1700	1	0	1983	1382
02233484	13	50	A	000	RZ	RT12	PLAZA GARDENS 6226/734	116	WALKER, MARLON L	10930 RAMPART WAY SILVER SPRING	209024765	38	0	200,000	169,700	369,700	0.034	1500	1	0	1983	1468
02233495	13	51	A	000	RZ	RT12	PLAZA GARDENS	116	UPADHAYA, SHRAADHA A ET AL	10932 RAMPART WAY SILVER SPRING	209024765	38	0	200,000	180,440	380,440	0.045	1950	1	0	1983	1368
02233393	13	41	A	000	RZ	RT12	PLAZA GARDENS	116	KINF, JEMANESH	10908 RAMPART WAY SILVER SPRING	209024764	38	0	200,000	167,630	367,630	0.045	1950	1	0	1983	1368
01199537	13	13	E	000	RZ	R60	KENSINGTON HEIGHTS	111	VEDADI, MANIJEH	02902 PEREGOY DR KENSINGTON	208952328	38	0	272,290	160,960	433,250	0.184	8024	1	0	1953	910
Account	District	Lot	Block	Parcel	General	Special	Legal Description	Land Use	Owner	Property Address	Tax Class	Exempt Class	Property Land	Property-Improvements	Assessed Value	Acres	Feet	Dwell	# of Units	Year	ROSS_FL A	
02233371	13	39	A	000	RZ	RT12	PLAZA GARDENS	116	HARRIS, LARRY E & P M	10904 RAMPART WAY SILVER SPRING	209024764	38	0	200,000	166,590	366,590	0.034	1500	1	0	1983	1368
01199882	13	14	E	000	RZ	R60	KENSINGTON HGTS	111	SIMS, DOUGLAS H & V M	02900 PEREGOY DR KENSINGTON	208952328	38	0	270,640	188,060	458,700	0.178	7733	1	0	1953	1088
02233360	13	38	A	000	RZ	RT12	PLAZA GARDENS	116	LI, YUNG CHU ET AL	10902 RAMPART WAY SILVER SPRING	209024764	38	0	200,000	156,530	356,530	0.034	1500	1	0	1983	1368
02233358	13	37	A	000	RZ	RT12	PLAZA GARDENS	116	CHUNG, BINH-NGOC	10900 RAMPART WAY SILVER SPRING	209024764	38	0	200,000	171,830	371,830	0.045	1950	1	0	1983	1468
01200012	13	15	E	000	RZ	R60	KENSINGTON HGTS	111	KEEFE, IVALEE B TR	02816 PEREGOY DR KENSINGTON	208952326	38	0	269,320	178,780	448,100	0.172	7500	1	0	1953	1424
02233440	13	46	A	000	RZ	RT12	PL 14000 PLAZA GARDENS ART OF T	116	CHAISSON, ELIZABETH A &	10922 RAMPART WAY SILVER SPRING	209024764	38	0	200,000	187,970	387,970	0.045	1950	1	0	1983	1428
01198021	13	16	E	000	RZ	R60	KENSINGTON HGTS	111	CANELLOS, GEORGIA A	02814 PEREGOY DR KENSINGTON	208952326	38	0	275,330	161,020	436,350	0.197	8560	1	0	1953	1200
01198874	13	17	E	000	RZ	R60	KENSINGTON HGTS	111	DURIG, WALTER M & E M	02812 PEREGOY DR KENSINGTON	208952326	38	0	273,180	158,940	432,120	0.188	8180	1	0	1953	1200
01200661	13	18	E	000	RZ	R60	KENSINGTON HGTS	111	MESZAROS, MARK ET AL	02810 PEREGOY DR KENSINGTON	208952326	38	0	274,830	170,290	445,120	0.194	8472	1	0	1953	1326
02233451	13	47	A	000	RZ	RT12	PLAZA GARDENS	116	ABEBE, YITBAEK	10924 RAMPART WAY SILVER SPRING	209024765	38	0	200,000	165,140	365,140	0.034	1500	1	0	1983	1360
02233462	13	48	A	000	RZ	RT12	PLAZA GARDENS	116	CHANG, CHING-NA & Y-Y	10926 RAMPART WAY SILVER SPRING	209024765	38	0	200,000	159,610	359,610	0.034	1500	1	0	1983	1368
02748030	13	61	E		RZ	PD9	KENSINGTON HEIGHTS	116	JISON, MARIA	10818 TORRANCE DR KENSINGTON	208952800	38	0	250,000	225,490	475,490	0.036	1550	1	0	1990	2059
02748878	13	34	E	000	RZ	RZ	KENSINGTON HEIGHTS	116	MARSHALL, LESLIE	10821 LITTLEFORD LA KENSINGTON	208952838	38	0	250,000	217,880	467,880	0.038	1661	1	0	1983	1560
02748201	13	78	E		RZ	PD9	KENSINGTON HEIGHTS	116	BHATNAGAR, VIPUL & S	00003 TORRANCE CT KENSINGTON	208952842	38	0	250,000	225,330	475,330	0.036	1550	1	0	1990	2059
02748096	13	67	E		RZ	PD9	KENSINGTON HEIGHTS	116	GIBSON, STEVEN W ET AL	00010 TORRANCE CT KENSINGTON	208952844	38	0	250,000	249,600	499,600	0.045	1950	1	0	1990	2059
02748085	13	66	E		RZ	PD9	KENSINGTON HEIGHTS	116	CORE, WENDY K & JAMES A	00008 TORRANCE CT KENSINGTON	208952844	38	0	250,000	354,180	604,180	0.036	1550	1	0	1990	2059
02748074	13	65	E		RZ	PD9	KENSINGTON HEIGHTS	116	HACKETT, RONALD L &	00006 TORRANCE CT KENSINGTON	208952844	38	0	250,000	358,620	608,620	0.036	1550	1	0	1990	2059
02748041	13	62	E		RZ	PD9	KENSINGTON HEIGHTS	116	GARCIA, VICTOR H & G M	10820 TORRANCE DR KENSINGTON	208952800	38	0	250,000	618,990	618,990	0.050	2170	1	0	1990	2059
02748063	13	64	E		RZ	PD9	KENSINGTON HEIGHTS	116	WORELL, QUINTON E & W A	00004 TORRANCE CT KENSINGTON	208952844	38	0	250,000	346,580	596,580	0.036	1550	1	0	1990	2059
02748052	13	63	E		RZ	PD9	KENSINGTON HEIGHTS	116	WRIGHT, FREDERICK I & N I	00002 TORRANCE CT KENSINGTON	208952844	38	0	250,000	69,290	619,290	0.045	1950	1	0	1990	2059
01357620	13	3		000	RZ	R60	DARLINGS ADD TO GLENHAVEN	111	ROGERS, BRENDA K	10900 HORDE ST SILVER SPRING	209023628	38	0	286,850	127,640	387,176	0.152	6600	1	0	1964	1136
02233531	13	55	A	000	RZ	RT12	PLAZA GARDENS	116	COLDREN, JOHN I 3RD ET AL TR	10942 RAMPART WAY SILVER SPRING	209024765	38	0	200,000	171,190	371,190	0.053	1524	1	0	1984	1368
00982113	13			P950	RZ	R60	PROVIDENCE & RUBBISH	675	FORT DETRICK/WALTER REED ARMY	00000 WINDHAM LA	000000000	38	13	14,758,500	548,100	15,306,600	19,930	868150	0	1	1988	5308
02233542	13	56	A	000	RZ	RT12	PLAZA GARDENS	116	HAD, VICTORIA DER-LUNG &	10944 RAMPART WAY SILVER SPRING	209024765	38	0	200,000	146,720	346,720	0.035	1515	1	0	1984	1368
01202011	13	13	C	000	RZ	R60	KENSINGTON HGTS	111	SARKISIAN, JAMES W & L K	02813 PEREGOY DR KENSINGTON	208952327	38	0	263,670	154,290	417,960	0.149	6503	1	0	1954	1200
01198748	13	16	C	000	RZ	R60	KENSINGTON HGTS	111	DOLAN, TIMOTHY F ET AL	02811 PEREGOY DR KENSINGTON	208952327	38	0	272,590	194,390	466,980	0.185	8076	1	0	1954	1200
01199435	13	11	C	000	RZ	R60	KENSINGTON HGTS	111	MOMENI, TAHRANOM ET AL	11903 CORONADA PL KENSINGTON	208952322	38	0	266,280	193,280	419,560	0.160	6964	1	0	1954	888
01357744	13	4		000	RZ	R60	DARLINGS ADDITION TO GLENHAVE	111	KIDANU, TESFAHUN K ET AL	10902 HORDE ST SILVER SPRING	209023628	38	0	286,850	128,780	387,936	0.152	6600	1	0	1964	1136
02233553	13	57	A	000	RZ	RT12	PLAZA GARDENS	116	WEISS, DAVID	10946 RAMPART WAY SILVER SPRING	209024765	38	0	200,000	159,810	359,810	0.042	1820	1	0	1984	1368
02233347	13		A	000	RZ	RT12	PAR B PLAZA GARDENS	740	PLAZA GARDENS COMM ASSOC INC	00000 RAMPART WAY	000000000	38	0	0	0	0	1.463	63728	0	0	0	0
01202022	13	9	C	000	RZ	R60	KENSINGTON HGTS	111	SPRULL, AUBREY R & R L	11907 CORONADA PL KENSINGTON	208952322	38	0	267,260	152,900	420,160	0.164	7136	1	0	1954	888
00951635	13			N786	CZ	C2	PAR 3 WHEATON PLAZA	600	WHEATON PLAZA REGIONAL SHPNG CN	00000 VEIRS MILL RD SILVER SPRING	209020000	81	0	660,000	10,284,800	10,944,800	0.344	15000	0	7	1961	96228
Account	District	Lot	Block</																			

List of All Properties in Proposed Wheaton Enterprise Zone - April 2005

Account	District	Lot	Block	Parcel	General Zone	Special Zone	Legal Description	Land Use Code	Owner	Property Address	Tax Class	Exempt Class	Property Land	Property Improvements	Assessed Value	Acres	Feet	Dwell	# of Units	Year Built	Gross Flr Area	
01264478	13	3	D	000	RZ	R60	OUTLOTS B&C STEPHEN KNOLLS	111	MOORE, CLIVE W	02405 KIMBERLY ST SILVER SPRING	209024712	38	0	286,940	122,850	409,790	0.255	11095	1	0	1951	1040
02442006	13	29	D	000	RZ	PD11	STEPHEN KNOLLS	116	KHADEMI, MICKI MAAM	10804 DOUGLAS AVE SILVER SPRING	209024735	38	0	200,000	210,700	410,700	0.054	2374	1	0	1985	1360
02412146	13	20	D	000	RZ	PD11	STEPHEN KNOLLS	116	DE LOPE, FERNAND & M	10834 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	199,100	399,100	0.042	1850	1	0	1985	1360
02411973	13	4	D	000	RZ	PD11	STEPHEN KNOLLS	116	COELHO, ROGER P & KATHERINE P	10800 DOUGLAS AVE SILVER SPRING	209024735	38	0	200,000	200,840	400,840	0.048	2112	1	0	1985	1360
02441992	13	28	D	000	RZ	PD11	STEPHEN KNOLLS	116	HEANEY, MARK W	10802 DOUGLAS AVE SILVER SPRING	209024735	38	0	200,000	201,630	401,630	0.038	1644	1	0	1985	1360
01264946	13	1	D	000	RZ	R60	STEPHEN KNOLLS	111	VILLATORO, JOSE & MARIA A	10727 ST MARGARETS WAY SILVER SPRING	209024758	38	0	261,130	139,020	400,150	0.139	6056	1	0	1951	1040
01264401	13	2	D	000	RZ	R60	STEPHEN KNOLLS	111	MARTIN, EILEEN M &	02407 KIMBERLY ST SILVER SPRING	209024712	38	0	261,650	105,710	367,360	0.141	6148	1	0	1951	1040
01264957	13		D	000	RZ	R60	OUTLOT A STEPHEN KNOLLS	740	VILLATORO, JOSE & MARIA A	10727 ST MARGARETS WAY SILVER SPRING	209024758	38	0	7,890	0	7,890	0.060	2633	0	0	0	0
02412170	13	23	D	000	RZ	PD11	STEPHEN KNOLLS	116	ABRAHAMS, EDWARD D & J K	10840 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	185,940	385,940	0.033	1420	1	0	1985	1360
03429368	13	1			RZ	R60	WHEATON PLACE	111	COBBLAH, JOANA	02001 WINDHAM LA SILVER SPRING	209024307	38	0	316,140	199,420	472,480	0.286	12441	1	0	1934	1679
02412022	13	9	D	000	RZ	PD11	STEPHEN KNOLLS 6910/607-609	116	MAX, KENNETH A TR ET AL	10810 DOUGLAS AVE SILVER SPRING	209024735	38	0	200,000	196,400	396,400	0.036	1562	1	0	1985	1360
02412181	13	24	D	000	RZ	PD11	STEPHEN KNOLLS	116	TAI, ANTHONY LEE WIN	10842 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	192,240	392,240	0.031	1333	1	0	1985	1360
02412135	13	19	D	000	RZ	PD11	STEPHEN KNOLLS	116	HSU, ELLEN	10832 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	210,070	410,070	0.044	1922	1	0	1985	1360
02412124	13	18	D	000	RZ	PD11	STEPHEN KNOLLS	116	HONG, SARA	10830 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	196,400	396,400	0.037	1600	1	0	1985	1360
02412113	13	17	D	000	RZ	PD11	STEPHEN KNOLLS	116	KHADEMI, MICKI M	10828 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	196,400	396,400	0.037	1600	1	0	1985	1360
02412102	13	16	D	000	RZ	PD11	STEPHEN KNOLLS	116	CORSARO, MARY E	10826 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	196,400	396,400	0.037	1600	1	0	1985	1360
03429324	13				RZ	RT12	PAR L WHEATON PLACE	740	WINDHAM PARK HOMEOWNERS ASSOC	00000 HORDE ST SILVER SPRING	209020000	38	86	0	0	0	0.049	2123	0	0	0	0
02412033	13	10	D	000	RZ	PD11	STEPHEN KNOLLS	116	KIMBERLY WOODS LTD PTNSHP	10812 DOUGLAS AVE SILVER SPRING	209024735	38	0	200,000	160,700	360,700	0.036	1579	1	0	1985	1360
02412088	13	15	D	000	RZ	PD11	STEPHEN KNOLLS	116	CORBETT, DANIEL	10824 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	196,400	396,400	0.036	1573	1	0	1985	1360
02412192	13	25	D	000	RZ	PD11	STEPHEN KNOLLS	116	MIRZOJAN, ARMEN	10844 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	204,880	404,880	0.033	1420	1	0	1985	1360
02412077	13	14	D	000	RZ	PD11	STEPHEN KNOLLS	116	BAYLOR, DENISE K & MARQUETTE A	10822 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	198,150	398,150	0.036	1574	1	0	1985	1360
03429335	13				RZ	RT12	PAR M WHEATON PLACE	740	WINDHAM PARK HOMEOWNERS ASSOC	00000 HORDE ST SILVER SPRING	209020000	38	86	0	0	0	0.041	1776	0	0	0	0
03429426	13	7			RZ	RT12	WHEATON PLACE	116	KHAN, ZAFRULLAH & SARAH O	10730 HORDE ST SILVER SPRING	209023691	38	0	200,000	337,360	521,632	0.048	2095	1	0	2005	2070
03429415	13	6			RZ	RT12	WHEATON PLACE	116	SINGER, JOEL & NEOMI	10728 HORDE ST SILVER SPRING	209024556	38	0	200,000	227,440	427,440	0.028	1240	1	0	2005	2060
03429404	13	5			RZ	RT12	WHEATON PLACE	116	LEE, MARSHALL C ET AL	10726 HORDE ST SILVER SPRING	209023691	38	0	200,000	332,750	517,126	0.064	2790	1	0	2005	2060
03429346	13				RZ	RT12	PAR N WHEATON PLACE	740	WINDHAM PARK HOMEOWNERS ASSOC	00000 HORDE ST SILVER SPRING	209020000	38	86	0	0	0	0.045	1979	0	0	0	0
00961586	13	3	A	N005	AZ	R20	PLAZA GARDENS	113	EARLE MANOR LTD PTNSHP	10800 GEORGIA AVE SILVER SPRING	209020000	38	0	1,603,000	2,241,100	3,844,100	2.300	100188	60	0	1961	0
02412204	13	26	D	000	RZ	PD11	STEPHEN KNOLLS	116	VAZQUEZ, GREGORIO ET AL	10846 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	185,970	385,970	0.031	1367	1	0	1985	1360
C000493	0							0						0	0	0	0.000	0	0	0	0	0
02412044	13	11	D	000	RZ	PD11	STEPHEN KNOLLS	116	RODGERS, PATRICIA MOORE TR	10814 DOUGLAS AVE SILVER SPRING	209024735	38	0	200,000	209,860	409,860	0.042	1836	1	0	1985	1360
02412055	13	12	D	000	RZ	PD11	STEPHEN KNOLLS 6733/211	116	SCHULER, ERWIN H 3RD	10818 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	207,110	407,110	0.046	1989	1	0	1985	1360
Account	District	Lot	Block	Parcel	General Zone	Special Zone	Legal Description	Land Use Code	Owner	Property Address	Tax Class	Exempt Class	Property Land	Property Improvements	Assessed Value	Acres	Feet	Dwell	# of Units	Year Built	ROSS FL A	
03429370	13	2			RZ	RT12	WHEATON PLACE	116	GILES, CAROL E ET AL	10724 HORDE ST SILVER SPRING	209023691	38	0	200,000	334,550	518,882	0.048	2074	1	0	2005	2070
03429381	13	3			RZ	RT12	WHEATON PLACE	116	GARDNER, PHILIP ET AL	10722 HORDE ST SILVER SPRING	209023691	38	0	200,000	320,170	504,822	0.028	1240	1	0	2005	2060
02441981	13		D	000	RZ	PD11	PAR C STEPHEN KNOLLS	740	STEPHEN KNOLLS TWINNS COMM	00000 DOUGLAS AVE	000000000	38	86	0	0	0	0.930	40510	0	0	0	0
03429392	13	4			RZ	RT12	WHEATON PLACE	116	MOY, MATTHEW	10720 HORDE ST SILVER SPRING	209023691	38	0	200,000	332,750	517,126	0.064	2790	1	0	2005	2060
02412090	13		D	000	RZ	PD11	PAR B STEPHEN KNOLLS	740	STEPHEN KNOLLS TWINNS COMM	00000 DOUGLAS AVE	000000000	38	86	0	0	0	1.070	46607	0	0	0	0
02784697	13		A		RZ	PD9	OUTLOT A PLAZA GARDENS	740	STEPHEN KNOLLS TWINNS COMM	00000 DOUGLAS AVE	000000000	38	86	0	0	0	0.050	2182	0	0	0	0
02412157	13	21	D	000	RZ	PD11	STEPHEN KNOLLS	116	CONN, LINDSAY P	10836 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	205,200	405,200	0.037	1623	1	0	1985	1360
02412000	13	7	D	000	RZ	PD11	STEPHEN KNOLLS	116	DAY, TONYA A	10806 DOUGLAS AVE SILVER SPRING	209024735	38	0	200,000	199,270	399,270	0.048	2081	1	0	1985	1360
02412168	13	22	D	000	RZ	PD11	STEPHEN KNOLLS	116	KIFLE, GEZAEHEGN	10838 DOUGLAS AVE SILVER SPRING	209024754	38	0	200,000	202,770	402,770	0.036	1561	1	0	1985	1360
02412011	13	8	D	000	RZ	PD11	STEPHEN KNOLLS	116	YUEN, MATTHEW Y	10808 DOUGLAS AVE SILVER SPRING	209024735	38	0	200,000	203,350	403,350	0.037	1625	1	0	1985	1360
02747924	13	50	E		RZ	PD9	KENSINGTON HEIGHTS	111	HINTON, WILL P & SUSAN M	02517 MC COMAS AVE KENSINGTON	208952824	38	0	267,580	261,420	529,000	0.165	7193	1	0	1989	2548
02747935	13	51	E		RZ	PD9	KENSINGTON HEIGHTS	111	KRAUSE, MICHAEL & SHERRY	02513 MC COMAS AVE KENSINGTON	208952824	38	0	263,540	425,950	689,490	0.149	6480	1	0	1989	2310
02784926	13	91	A		RZ	PD9	PLAZA GARDENS	116	SMOOT, JOSEPH & SONJA M	02603 CHIVALRY CT SILVER SPRING	209024767	38	0	200,000	174,380	374,380	0.034	1460	1	0	1990	1344
02784722	13	71	A		RZ	PD9	PLAZA GARDENS	116	SHEN, DING-WU &	10802 DRAWBRIDGE CT SILVER SPRING	209024743	38	0	200,000	167,680	367,680	0.033	1440	1	0	1990	1344
02747946	13	52	E		RZ	PD9	KENSINGTON HEIGHTS	111	BHATNAGAR, VIPUL & SHRUTI	02509 MC COMAS AVE KENSINGTON	208952824	38	0	263,540	440,370	703,910	0.149	6480	1	0	1989	2548
02747957	13	53	E		RZ	PD9	KENSINGTON HEIGHTS	111	MURRELL, GLENYS E	02507 MC COMAS AVE KENSINGTON	208952824	38	0	263,540	403,400	666,940	0.149	6480	1	0	1989	2310
02747968	13	54	E		RZ	PD9	KENSINGTON HEIGHTS	111	BAUMANN, MICHAEL G ETAL TR	02505 MC COMAS AVE KENSINGTON	208952824	38	1	269,120	499,470	768,590	0.171	7465	1	0	1991	3607
03316437	13	2	F		RZ	R60	KENSINGTON HEIGHTS	111	AREVALO, ALBERTO A & ANN M	10801 TORRANCE DR KENSINGTON	208950000	38	0	271,070	486,790	757,860	0.179	7809	1	0	2002	2718
03316426	13	1	F		RZ	R60	KENSINGTON HEIGHTS	111	HOLMES, VINCENT ET AL	02501 MC COMAS AVE KENSINGTON	208952824	38	0	269,280	467,570	736,850	0.17					

Account	District	Lot	Block	Parcel	General	Special	Legal Description	Land Use Code	Owner	Property Address	Tax Class	Exempt Class	Property Land	Property Improvements	Assessed Value	Acres	Feet	Dwell	# of Units	Stories	Year Built	ROSS FL A			
02784790	13	78	A		RZ	PD9	PLAZA GARDENS	116	WADDELL, MILTON C JR & P T	02633	CHIVALRY	CT	SILVER SPRING	209024769	38	0	200,000	170,010	370,010	0.033	1440	1	0	1989	1344
02748006	13	58	E		RZ	PD9	KENSINGTON HEIGHTS	116	MITRA, RITA	10810	TORRANCE	DR	KENSINGTON	208952800	38	0	250,000	368,990	618,990	0.053	2325	1	0	1990	2059
02748110	13	69	E		RZ	PD9	KENSINGTON HEIGHTS	116	ARMALI, AIDA J	00016	TORRANCE	CT	KENSINGTON	208952842	38	0	250,000	350,680	600,680	0.036	1550	1	0	1990	2059
02748402	13	79	A		RZ	PD9	PLAZA GARDENS	116	CARTER, RICHLENE P JR & AYANNA P	02631	CHIVALRY	CT	SILVER SPRING	209024769	38	0	200,000	172,490	372,490	0.033	1440	1	0	1989	1344
02748187	13	76	E		RZ	PD9	KENSINGTON HEIGHTS	116	STEWART, CLARENCE A	00011	TORRANCE	CT	KENSINGTON	208952842	38	0	250,000	364,900	614,900	0.053	2325	1	0	1990	2059
02288925	13	39	E	000	RZ	RT8	KENSINGTON HEIGHTS	116	LIRBOS, BRAD	10811	LITTLEFORD	LA	KENSINGTON	208952838	38	0	250,000	216,870	466,870	0.041	1782	1	0	1983	1600
02784813	13	80	A		RZ	PD9	PLAZA GARDENS	116	RUSH, LAURI L	02629	CHIVALRY	CT	SILVER SPRING	209024769	38	0	200,000	172,490	372,490	0.033	1440	1	0	1989	1344
03316450	13	4	F		RZ	R60	KENSINGTON HEIGHTS	111	ELDER, DAVID	10805	TORRANCE	DR	KENSINGTON	208952800	38	0	271,540	482,260	753,800	0.181	7891	1	0	2002	2702
02784824	13	81	A		RZ	PD9	PLAZA GARDENS	116	WILLIAMS, DANIEL A 3RD	02627	CHIVALRY	CT	SILVER SPRING	209024769	38	0	200,000	186,840	386,840	0.045	1944	1	0	1989	1344
02784835	13	82	A		RZ	PD9	PLAZA GARDENS	116	KLEIN, ROBERT S ET AL	02623	CHIVALRY	CT	SILVER SPRING	209024767	38	0	200,000	182,620	382,620	0.041	1800	1	0	1990	1344
02748017	13	59	E		RZ	PD9	KENSINGTON HEIGHTS	116	BUI, VUI THI	10814	TORRANCE	DR	KENSINGTON	208952800	38	0	250,000	369,290	619,290	0.050	2170	1	0	1990	2059
02288991	13	36	E	000	RZ	RT8	KENSINGTON HEIGHTS 9091/353	116	ROLLE, CHRISTOPHER M & T A	10817	LITTLEFORD	LA	KENSINGTON	208952838	38	0	250,000	207,320	457,320	0.041	1782	1	0	1983	1560
01199947	13	6	E	000	RZ	R60	KENSINGTON HEIGHTS 7	111	BINGLEY, CHRISTOPHER M & TARA J	02911	MC COMAS	AVE	KENSINGTON	208952325	38	0	266,890	194,550	461,440	0.162	7071	1	0	1952	1704
01202124	13	5	E	000	RZ	R60	KENSINGTON HEIGHTS	111	METCALFE, JOHN F	02909	MC COMAS	AVE	KENSINGTON	208952325	38	0	270,970	156,810	427,780	0.179	7791	1	0	1952	1200
02784700	13				RZ	PD9	PAR C PLAZA GARDENS 8343/463	740	DOUGLAS WOODS COMMUNITY ASSN K	00000	DRAWBRIDGE	CT		000000000	38	0	0	0	0	1.486	67270	0	0	0	0
01200490	13	4	E	000	RZ	R60	KENSINGTON HEIGHTS	111	DIMSADL, HELEN	02907	MCCOMAS	AVE	KENSINGTON	208952325	38	0	269,640	173,910	443,550	0.173	7557	1	0	1952	1392
02629131	13	43	E		RZ	R60	KENSINGTON HEIGHTS	111	GERBRESUS, NEGA S	10808	MELVIN GROVE	CT	KENSINGTON	208952841	38	0	260,840	206,330	467,170	0.138	6004	1	0	1987	1418
01199220	13	10	E	000	RZ	R60	KENSINGTON HEIGHTS	111	DOMINGUEZ, ALCIDES ET AL	02908	PEREGOY	DR	KENSINGTON	208952328	38	0	255,380	193,440	448,820	0.116	5042	1	0	1952	1409
01202432	13	3	E	000	RZ	R60	KENSINGTON HEIGHTS	111	TUCKER, AARON T & LISA J	02905	MCCOMAS	AVE	KENSINGTON	208952325	38	0	272,890	184,320	457,210	0.187	8129	1	0	1952	1600
02629175	13	47	E		RZ	R60	KENSINGTON HEIGHTS	111	BARKER, CHRISTOPHER T	10809	MELVIN GROVE	CT	KENSINGTON	208952841	38	0	261,070	189,360	450,430	0.139	6045	1	0	1987	1418
02748028	13	60	E		RZ	PD9	KENSINGTON HGTS	116	MACHNAB, KATHERINE S	10816	TORRANCE	DR	KENSINGTON	208952800	38	0	250,000	355,250	605,250	0.036	1550	1	0	1990	2059
01202113	13	2	E	000	RZ	R60	KENSINGTON HGTS	111	SUTHERLAND, BETSY M	02901	MC COMAS	AVE	KENSINGTON	208952325	38	0	275,400	157,410	432,810	0.197	8573	1	0	1952	1280
01197858	13	1	E	000	RZ	R60	KENSINGTON HGTS	111	BARTLETT, BRADLEY A & B B	02817	MC COMAS	AVE	KENSINGTON	208952830	38	0	274,490	194,850	469,340	0.193	8411	1	0	1952	1600
02288880	13	35	E	000	RZ	RT8	KENSINGTON HEIGHTS	116	WYATT, KIMBERLY SUE	10819	LITTLEFORD	LA	KENSINGTON	208952838	38	0	250,000	225,220	475,220	0.040	1721	1	0	1983	1600
02748198	13	77	E		RZ	PD9	KENSINGTON HEIGHTS	116	BENTY, DEYNE R	00005	TORRANCE	CT	KENSINGTON	208952842	38	0	250,000	361,690	611,690	0.053	2325	1	0	1990	2059
02784846	13	83	A		RZ	PD9	PLAZA GARDENS	116	WALTERS, RONALD E	02621	CHIVALRY	CT	SILVER SPRING	209024767	38	0	200,000	174,380	374,380	0.033	1440	1	0	1990	1344

ATTACHMENT B

NOTICE OF PUBLIC HEARING – SUMMARY AND TRANSCRIPT

MONTGOMERY COUNTY

PUBLIC HEARING

HELD BY

THE MID-COUNTY REGIONAL SERVICES CENTER

The Mid-County Regional Services Center of Montgomery County, Maryland will conduct a Public Hearing on the Maryland Enterprise Zone Program. The hearing will be held on:

WEDNESDAY, MARCH 11, 2009,; 3:00 p.m.

MID-COUNTY REGIONAL SERVICES CENTER

(LARGE CONFERENCE ROOM)

2424 REEDIE DRIVE, WHEATON, MARYLAND

STATE OF MARYLAND ENTERPRISE ZONE DESIGNATION: The public is invited to review and comment on the County's proposal to submit an application for the redesignation of Wheaton as a State of Maryland Enterprise Zone.

TO REGISTER TO TESTIFY: Call the Mid-County Regional Services Center at 240-777-8123, between 8:30 a.m. and 5:00 p.m., Monday through Friday, or email Sharon.lasswell@montgomerycountymd.gov

For additional information about the application and the Maryland Enterprise Zone program, call Peter McGinnity at 240-777-8126.

Meeting rooms are accessible to persons with disabilities. Hearing impaired or Spanish interpretation services are available upon request. Please call 240-777-8100 or TTY 240-777-8112 at least 72 hours before the hearing to request such service.

(2-18, 2-25-09)

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Gazette 2/25/09

Montgomery County

PUBLIC HEARING
HELD BY
THE MID-COUNTY REGIONAL
SERVICES CENTER

The Mid-County Regional Services Center of Montgomery County, Maryland will conduct a Public Hearing on the Maryland Enterprise Zone Program. The hearing will be held on:

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SERVICES CENTER

(LARGE CONFERENCE ROOM)

2424 REEDIE DRIVE

WHEATON, MARYLAND

STATE OF MARYLAND ENTERPRISE ZONE DESIGNATION: The public is invited to review and comment on the County's proposal to submit an application for the re-designation of Wheaton as a State of Maryland Enterprise Zone.

TO REGISTER TO TESTIFY: Call the Mid-County Regional Services Center at 240-777-8125, between 8:30 a.m. and 5:00 p.m. Monday through Friday, or email Sharon.lasswell@montgomerycountymd.gov

For additional information about the application and the Maryland Enterprise Zone program, call Peter McGinnity at 240-777-8126.

Meeting rooms are accessible to persons with disabilities. Hearing impaired or Spanish interpretation services are available upon request. Please call 240-777-3646 or TTY 240-777-3679 at least 72 hours before the hearing to request such service.

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OFFICE OF
THE MONTGOMERY COUNTY SENTINEL

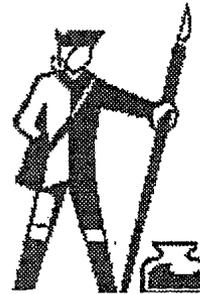
Rockville, MD

FEBRUARY 26, 2009

THIS IS TO CERTIFY, that the annexed advertisement of

PUBLIC HEARING

THE MONTGOMERY COUNTY SENTINEL,
a weekly newspaper published in Montgomery County,
Maryland, once a week for **TWO** successive week(s)
on or before the **26TH** day of **FEBRUARY, 2009**
and that the first publication was the **19TH** day of
FEBRUARY, 2009.



THE MONTGOMERY COUNTY SENTINEL

By

Sherry Sanderson