

Wheaton Redevelopment Program -- No. 150401

Category	General Government	Date Last Modified	June 03, 2008
Subcategory	Economic Development	Required Adequate Public Facility	No
Administering Agency	County Executive	Relocation Impact	None.
Planning Area	Kensington-Wheaton	Status	On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	3,677	820	221	2,636	258	203	479	633	585	478	0
Land	994	994	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	1,088	1,088	0	0	0	0	0	0	0	0	0
Construction	7,432	0	1,737	5,695	406	245	1,068	1,528	1,384	1,064	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	13,191	2,902	1,958	8,331	664	448	1,547	2,161	1,969	1,542	0

FUNDING SCHEDULE (\$000)

Federal Aid	418	0	305	113	113	0	0	0	0	0	0
G.O. Bonds	9,871	0	1,653	8,218	551	448	1,547	2,161	1,969	1,542	0
State Aid	500	500	0	0	0	0	0	0	0	0	0
PAYGO	2,402	2,402	0	0	0	0	0	0	0	0	0
Total	13,191	2,902	1,958	8,331	664	448	1,547	2,161	1,969	1,542	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				90	9	11	14	16	19	21
Net Impact				90	9	11	14	16	19	21

DESCRIPTION

This project provides for studies, streetscaping, facade improvements, site improvements, land acquisition, relocation, lighting upgrades, and demolition necessary for the renewal of the Wheaton urban revitalization/redevelopment area. This project represents a multi-project effort by Montgomery County to support the redevelopment of the Wheaton Central Business District (CBD). Related activities may be added to this project as work progresses, potentially resulting in cost increases.

COST CHANGE

Cost increase due to the continued progression of the facade improvement program and streetscaping efforts. The increase will complete all planned streetscaping and known facade improvements.

JUSTIFICATION

The Wheaton Redevelopment Program was established in 2000 with the goal of encouraging private reinvestment through targeted, complementary public investment. It is estimated that the private sector will create nearly two million square feet of new development and generate over \$280 million in capital investment. All developers are required to adhere to a strict streetscaping plan. In order to protect these investments, provide a safe, attractive and uniform environment the County will replace and enhance inefficient lighting, provide streetscaping where no private development has occurred, and improve building facades for small business owners.

Wheaton's Public Safety Audit, Wheaton Public Safety Audit Task Force, October, 2004; Pedestrian Safety Study Report, Maryland Department of Transportation, November, 2004; National Mainstreet Center Planning Study, Sector Plan, Approved Preliminary Plan of Subdivision of 2002, Wheaton Redevelopment Steering Committee.

FISCAL NOTE

A \$418,000 Federal grant, funded through the SAFETEA-LU Transportation Act, is programmed in FY08-09. An amount of \$50,000 was added for a public visioning process on optimal utilization of Wheaton's public assets, building upon previous visioning exercises. An amount of \$123,000 was added to each year in the project for a Planning Specialist position (previously funded in the Regional Services Centers' operating budget) to manage the implementation of Wheaton's streetscaping and facade improvements.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.
- The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY04	(\$000)
First Cost Estimate	FY07	6,160
Current Scope		
Last FY's Cost Estimate		6,160
Appropriation Request	FY09	664
Appropriation Request Est.	FY10	448
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		4,860
Expenditures / Encumbrances		3,035
Unencumbered Balance		1,825
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

Department of Transportation
 Department of Housing and Community Affairs
 Mid-County Regional Services Center
 State of Maryland
 M-NCPPC
 Department of General Services
 Historic Preservation Commission
 Wheaton Chamber of Commerce
 Private developers
 Affected property owners and business owners

MAP

