

# Wheaton Redevelopment Program -- No. 150401

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
Economic Development  
County Executive  
Kensington-Wheaton

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 08, 2010  
No  
None  
On-going

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	3,861	1,728	0	2,133	239	630	794	470	0	0	0
Land	1,010	1,010	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	1,235	1,235	0	0	0	0	0	0	0	0	0
Construction	7,081	115	1,880	5,086	558	1,531	1,925	1,072	0	0	0
Other	4	4	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>13,191</b>	<b>4,092</b>	<b>1,880</b>	<b>7,219</b>	<b>797</b>	<b>2,161</b>	<b>2,719</b>	<b>1,542</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Federal Aid	418	46	372	0	0	0	0	0	0	0	0
G.O. Bonds	8,727	0	1,508	7,219	797	2,161	2,719	1,542	0	0	0
PAYGO	3,546	3,546	0	0	0	0	0	0	0	0	0
State Aid	500	500	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>13,191</b>	<b>4,092</b>	<b>1,880</b>	<b>7,219</b>	<b>797</b>	<b>2,161</b>	<b>2,719</b>	<b>1,542</b>	<b>0</b>	<b>0</b>	<b>0</b>

## OPERATING BUDGET IMPACT (\$000)

Maintenance				199	14	14	24	49	49	49
<b>Net Impact</b>				<b>199</b>	<b>14</b>	<b>14</b>	<b>24</b>	<b>49</b>	<b>49</b>	<b>49</b>

### 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). Funding continues the streetscaping and facade improvement program in downtown Wheaton. Related activities may be added to this project as work progresses, potentially resulting in cost increases.

### 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.

International Downtown Association (IDA) Advisory Panel Report March 2008; IDA Advisory Panel Recommendations for the Wheaton CBD; 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, was received in FY09.

### 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	FY09	6,160
Current Scope		
Last FY's Cost Estimate		13,191
Appropriation Request	FY11	797
Appropriation Request Est.	FY12	2,161
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		5,972
Expenditures / Encumbrances		5,085
Unencumbered Balance		887
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

### COORDINATION

WMATA  
Office of the County Attorney  
Department of Public Libraries  
M-NCPPC  
Westfield  
Community associations and residents  
Contractors  
Office of Procurement  
Department of General Services  
Department of Transportation  
Private developers  
Department of Housing and Community Affairs  
Mid-County Regional Services Center  
State of Maryland  
Affected property and business owners

