



Wheaton M-NCPPC Headquarters Retail

(P362501)

Category	General Government	Date Last Modified	01/06/24
SubCategory	Economic Development	Administering Agency	General Services
Planning Area	Kensington-Wheaton	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY24	Rem FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
Planning, Design and Supervision	500	-	-	500	500	-	-	-	-	-	-
Construction	3,500	-	-	3,500	3,500	-	-	-	-	-	-
TOTAL EXPENDITURES	4,000	-	-	4,000	4,000	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY24	Rem FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
Current Revenue: General	4,000	-	-	4,000	4,000	-	-	-	-	-	-
TOTAL FUNDING SOURCES	4,000	-	-	4,000	4,000	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 26 Request	-	Year First Appropriation	FY25
Cumulative Appropriation	4,000	Last FY's Cost Estimate	4,000
Expenditure / Encumbrances	-		
Unencumbered Balance	4,000		

PROJECT DESCRIPTION

This project funds the design and construction of retail space at the Wheaton M-NCPPC Headquarters Building to either attract a retail tenant or build out the space for community use.

LOCATION

2425 Reddie Drive, Wheaton, MD 20902

ESTIMATED SCHEDULE

Design and construction to occur in FY25.

PROJECT JUSTIFICATION

The retail space at the Wheaton Headquarters Building was delivered to the County as a cold, dark shell. The County has been unsuccessful in leasing the space due to its unfinished state since potential tenants do not have funding to build out the space. In order to build out the space for community use or to attract a retail tenant, funding is needed for either basic buildout or tenant improvements funds.

DISCLOSURES

A pedestrian impact analysis has been completed for this project.

COORDINATION

Department of General Services, Regional Services Center, Office of the County Executive