



White Oak Commercial Area Improvements and Revitalization

(P762501)

Category	Community Development and Housing	Date Last Modified	03/19/24
SubCategory	Community Development	Administering Agency	Housing & Community Affairs
Planning Area	Colesville-White Oak and Vicinity	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	550	-	-	550	150	150	150	100	-	-	-
Construction	3,099	-	-	3,099	400	800	984	915	-	-	-
Other	85	-	-	85	25	25	25	10	-	-	-
TOTAL EXPENDITURES	3,734	-	-	3,734	575	975	1,159	1,025	-	-	-

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	3,234	-	-	3,234	75	975	1,159	1,025	-	-	-
State Aid	500	-	-	500	500	-	-	-	-	-	-
TOTAL FUNDING SOURCES	3,734	-	-	3,734	575	975	1,159	1,025	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 26 Request	975	Year First Appropriation	FY25
Cumulative Appropriation	575	Last FY's Cost Estimate	3,734
Expenditure / Encumbrances	-		
Unencumbered Balance	575		

PROJECT DESCRIPTION

This project will provide funding to implement the Department of Housing and Community Affairs' (DHCA) Countywide Facade Easement Program for commercial properties in the White Oak area. This funding will comprehensively address the physical deterioration of an older commercial strip that is in need of updating to meet current market demands. All improvements must meet the requirements and criteria of the DHCA's existing Countywide Facade Easement program. The percentage of private investment will be determined based on the project's scope. Private funding is not expected to exceed a third of the total cost to complete the project.

LOCATION

The proposed project is east of New Hampshire Avenue and on the south side of Lockwood Drive, and includes properties located at 11177-11417 Lockwood Drive, Silver Spring, Maryland 20904.

ESTIMATED SCHEDULE

The project expects to begin facility planning and implementation in FY25 and to complete in FY28.

PROJECT JUSTIFICATION

This project will provide an incentive for business owners to invest in improving their property's exterior, including exterior facade and site improvements. Property owners will be required to contribute to the rehabilitation of their buildings. DHCA will review the Maryland National Capital Park and Planning Commission (M-NCPPC) sector plan for the White Oak community as a guide for implementing this project.

FISCAL NOTE

Shift \$500,000 in State funding from the Countywide Facade Easement project to this project.

DISCLOSURES

The County Executive asserts that this project conforms to the requirement of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

COORDINATION

Office of the County Executive, Regional Services Centers, Office of the County Attorney, Department of Transportation, Department of Permitting Services, Office of Procurement, the Maryland National Capital Park and Planning Commission, Maryland Department of the Environment, Montgomery County Economic Development Corporation, Maryland Department of Housing and Community Development (DHCD) and Montgomery Housing Partnership (MHP).