



Burtonsville Crossing Shopping Center

(P362311)

Category	General Government	Date Last Modified	01/06/26
SubCategory	Economic Development	Administering Agency	General Services
Planning Area	Fairland-Beltsville and Vicinity	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Construction	9,000	5,500	3,500	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	9,000	5,500	3,500								

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
State Aid	9,000	5,500	3,500	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	9,000	5,500	3,500								

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	-	Year First Appropriation	FY23
Appropriation FY 28 Request	-	Last FY's Cost Estimate	9,000
Cumulative Appropriation	9,000		
Expenditure / Encumbrances	5,500		
Unencumbered Balance	3,500		

PROJECT DESCRIPTION

Maryland Senate Bills 291 and Maryland House Bill 200 approved grants totaling \$7,000,000 by the State of Maryland to support the acquisition, design, planning, engineering, construction, repair, renovation, reconstruction, and site improvement of the property at the Burtonsville Crossing Shopping Center. Burtonsville Crossing is an existing, largely vacant shopping center constructed circa 1988 and consists of approximately 130,000 SF of commercial space on approximately 12 acres. The project aims to revitalize the property through its renovation and re-tenanting.

The overall project scope to be undertaken by the shopping center owners, includes the following: architecturally renovated building facades and breezeways; the interior fitout and exterior facade of a new grocery store anchor; structural repairs and upgrades to the existing buildings; replacement of HVAC equipment; new roof; refurbished parking lot; refreshed and enhanced landscaping and additional trees; improved site and common area lighting and LED retrofit; demolition of approximately 7,000 square feet of the building at the center of the property; construction of a new community space and green with pedestrian connectivity to the park-and-ride and Bus Rapid Transit station at the rear of the property; and sitework to create two pads for future new buildings.

LOCATION

ESTIMATED SCHEDULE

Project implementation began in FY25.

PROJECT JUSTIFICATION

The project leverages significant State aid and supports economic development of the Burtonsville area. The project supports the redevelopment of retail properties to contribute to the tax base and to employment in Montgomery County.

FISCAL NOTE

State Aid reflects state grants for capital projects in Montgomery County programmed during the 2023 and 2024 Maryland General Assembly sessions.

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

Department of General Services