



OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

MEMORANDUM

May 16, 2014

TO: Craig Rice, President, County Council

FROM: Isiah Leggett, County Executive 

SUBJECT: Special Capital Improvements Project Legislation
Wheaton Redevelopment Program (P150401)

In accordance with Section 302 of the County Charter and Section 20-1 of the Montgomery County Code, I am forwarding the attached Special Capital Improvements Project Legislation Authorization and Legislative Request Report for Wheaton Redevelopment Program (P150401).

This request is necessary because the local cost of the above projects now exceeds the FY15 Special Capital Improvements Project Legislation threshold of \$13,621,000 as set by Executive Order. The purpose of the project is set forth below.

The Wheaton Redevelopment Program provides for the planning, studies, design, and construction of an office building, public parking garage, and a town square on the site of Parking Lot 13 and the Mid-County Regional Services Center (RSC) in Wheaton.

I recommend prompt passage of this legislation so as to advance this project.

IL:hpv

Attachments (4)

c: Ana Lopez van Balen, Director, Mid-County, Regional Services Center
Al Roshdieh, Department of Transportation
Mike Riley, M-MNCPPC
Bonnie Kirkland, Assistant Chief Administrative Officer
Jennifer A. Hughes, Director, Office of Management and Budget

RECEIVED
MONTGOMERY COUNTY
COUNCIL

2014 MAY 16 PM 3:20

Expedited Bill No. _____
Concerning: Wheaton
Redevelopment Program
Revised: _____ Draft No. ____
Introduced: _____
Enacted: _____
Executive: _____
Effective: _____
Sunset Date: None
Ch. ____, Laws of Mont. Co. 2014

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: Council President at the Request of the County Executive

AN ACT to authorize the planning, design, and construction of the office building, public parking garage, and a town square on the site of Parking Lot 13 and the Mid-County Regional Services Center (RSC) in the Kensington-Wheaton Policy Area, Project No. 150401.

By adding to the laws of Montgomery County 2014

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

Section 1. The laws of Montgomery County, Maryland, are amended to read as follows:

Montgomery County, Maryland, is authorized to plan, design, and construct the office building, public parking garage, and a town square on the site of Parking Lot 13 and the Mid-County Regional Services Center (RSC) in the Kensington-Wheaton Policy area. This authorization includes all necessary planning, design, site improvements, construction, equipment, and structures.

Approved:

Craig Rice, President, County Council

Date

Approved:

Isiah Leggett, County Executive

Date

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council

Date

Expedited Bill XX - 14
Wheaton Redevelopment Program
Legislative Request Report

1. **Description** - The County Executive requests that capital project No. 150401 Wheaton Redevelopment Program be authorized as a “Special Capital Improvements Project” pursuant to Section §302 of the County Charter and Section §20-1 of the Montgomery County Code.
2. **Problem** - Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally-funded cost is projected to exceed \$13,621,000 in FY15 dollars. The estimated locally-funded cost of this project in the Recommended County Executives FY15 Capital Budget and FY15-20 Capital Improvements Program is \$142,579,000 for planning, design, land, site improvement and utilities, and construction costs.
3. **Goals and Objectives** - This project provides for the for the planning, studies, design, and construction of an office building, public parking garage, and a town square on the site of Parking Lot 13 and the Mid-County Regional Services Center (RSC) in the Kensington-Wheaton Policy area.
4. **Coordination** - This project has been coordinated with WMATA, Office of the County Attorney, M-NCPPC, Westfield Mall, Community Associations and Residents, Private developers, Department of General Services, Department of Transportation, Department of Environmental Protection, Department of Permitting Services, Department of Housing and Community Affairs, Mid-County Regional Service Center, and State of Maryland.
5. **Fiscal Impact** - The total estimated cost for this project is \$143,847,000 with \$142,579,000 in local funding.
6. **Impact** – The public investment will create a centrally located public space and a daytime population that together will contribute to an 18-hour economy in downtown Wheaton.
7. **Evaluation** - Capital projects are evaluated biennially by the County Executive and County Council as part of the Capital Improvements Program review.
8. **Experience Elsewhere** - Not Applicable.
9. **Sources of Information** – Al Roshdieh, Department of Transportation..
10. **Applications Within Municipalities** - Not Applicable.
11. **Penalties** - None Required.

Fiscal Impact Statement
Council Expedited Bill XX-14, Special Capital Improvements Project
Wheaton Redevelopment Program

1. Legislative Summary.

Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally-funded cost is projected to exceed \$13,621,000 in FY15 dollars. The Executive requested a bill for one project – Wheaton Redevelopment Program - that now requires Special Capital Improvement Project legislation.

2. An estimate of changes in County revenues and expenditures regardless of whether the revenues or expenditures are assumed in the recommended or approved budget. Includes source of information, assumptions, and methodologies used.

There are no expenditures or revenues associated with this bill. The bill only authorizes the designation of the Wheaton Redevelopment Program as a Special Capital Improvement Project.

3. Revenue and expenditure estimates covering at least the next 6 fiscal years.

See item #2 above.

4. An actuarial analysis through the entire amortization period for each bill that would affect retiree pension or group insurance costs.

Not applicable. There are no personnel costs associated with this bill.

5. Later actions that may affect future revenue and expenditures if the bill authorizes future spending.

Not applicable.

6. An estimate of the staff time needed to implement the bill.

Not applicable. This bill does not affect staff responsibilities.

7. An explanation of how the addition of new staff responsibilities would affect other duties.

Not applicable.

8. An estimate of costs when an additional appropriation is needed.

Not applicable.

9. A description of any variable that could affect revenue and cost estimates.

Not applicable.

10. Ranges of revenue or expenditures that are uncertain or difficult to project.

Not applicable.

11. If a bill is likely to have no fiscal impact, why that is the case.

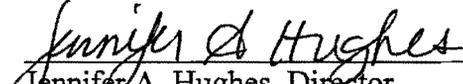
This bill authorizes the designation of the project as a Special Capital Improvement project. No new appropriation is required.

12. Other fiscal impacts or comments.

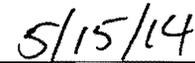
None.

13. The following contributed to and concurred with this analysis: (Enter name and department).

Helen P. Vallone, Office of Management and Budget.



Jennifer A. Hughes, Director
Office of Management and Budget



Date