

# Wheaton Redevelopment Program -- No. 150401

Category **General Government**  
 Agency **County Executive**  
 Planning Area **Kensington-Wheaton**  
 Relocation Impact **Yes**

Date Last Modified  
 Required Adequate Public Facility

January 6, 2006  
 NO

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	1,361	307	280	774	267	187	80	80	80	80	0
Land	3	3	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	574	574	0	0	0	0	0	0	0	0	0
Construction	3,234	0	888	2,346	803	563	245	245	245	245	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>5,172</b>	<b>884</b>	<b>1,168</b>	<b>3,120</b>	<b>1,070</b>	<b>750</b>	<b>325</b>	<b>325</b>	<b>325</b>	<b>325</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

PAYGO	384	384	0	0	0	0	0	0	0	0	0
G.O. Bonds	3,870	0	1,168	2,702	874	641	212	325	325	325	0
Federal Aid	418	0	0	418	196	109	113	0	0	0	0
State Aid	500	500	0	0	0	0	0	0	0	0	0

## ANNUAL OPERATING BUDGET IMPACT (\$000)

Maintenance				59	3	6	9	11	14	16	0
Net Impact				59	3	6	9	11	14	16	0

### 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). Land acquisition will be funded initially through ALARF, then reimbursed by a future appropriation from this project. The total cost of this project will increase when land expenditures are programmed. Related activities may be added to this project as work progresses, potentially resulting in cost increases.

### Service Area

Wheaton CBD.

### 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.

### Plans and Studies

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. A pedestrian impact analysis has been completed for this project.

### Cost Change

Cost increase due to the addition of FY11-12 to this program.

### FISCAL NOTE

A \$418,000 Federal grant, funded through the SAFETEA-LU Transportation Act, is programmed in FY07-09.

### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY04	(\$000)
Initial Cost Estimate		630
First Cost Estimate		
Current Scope	FY07	5,497
Last FY's Cost Estimate		4,427
Present Cost Estimate		5,172
Appropriation Request	FY07	1,070
Appropriation Request Est.	FY08	750
Supplemental Appropriation Request	FY06	0
Transfer		0
Cumulative Appropriation		2,052
Expenditures/Encumbrances		1,299
Unencumbered Balance		753
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

### COORDINATION

Department of Public Works and Transportation  
 Department of Housing and Community Affairs  
 Mid-County Regional Services Center  
 State of Maryland  
 M-NCPPC  
 Historic Preservation Commission  
 Wheaton Chamber of Commerce  
 Private developers  
 Affected property owners and business owners  
 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.

### MAP

