

Wheaton Redevelopment Program -- No. 150401

Category
Subcategory
Administering Agency
Planning Area

General Government
Economic Development
County Executive
Kensington-Wheaton

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

May 16, 2012
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	15,015	3,495	520	11,000	1,900	4,400	2,000	1,000	200	1,500	0
Land	1,010	1,010	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,509	1,309	0	3,200	0	0	3,200	0	0	0	0
Construction	52,658	408	250	52,000	0	0	21,000	31,000	0	0	0
Other	74	64	10	0	0	0	0	0	0	0	0
Total	73,266	6,286	780	66,200	1,900	4,400	26,200	32,000	200	1,500	0

FUNDING SCHEDULE (\$000)

Contributions	862	0	0	862	0	0	0	862	0	0	0
Current Revenue: General	650	0	0	650	650	0	0	0	0	0	0
Federal Aid	418	371	47	0	0	0	0	0	0	0	0
G.O. Bonds	67,039	1,618	733	64,688	1,250	4,400	26,200	31,138	200	1,500	0
PAYGO	3,797	3,797	0	0	0	0	0	0	0	0	0
State Aid	500	500	0	0	0	0	0	0	0	0	0
Total	73,266	6,286	780	66,200	1,900	4,400	26,200	32,000	200	1,500	0

DESCRIPTION

The project provides for facility planning for a multi-user government complex or building on Parking Lot 13, to include a new headquarters (approx. 150,000 sq. ft.) for M-NCPPC, structured or underground parking, and a new town square. M-NCPPC is currently updating its program of requirements under a separate capital project, M-NCPPC Headquarters Project #138707. When County government and M-NCPPC have completed their respective programs of requirements, the agencies will brief the Council on the status of their discussions with the Parking Lot District and submit to the Council an appropriation request for design of the multi-user complex or building and a memorandum of understanding between the agencies describing their respective roles and responsibilities throughout the design process, including the process by which M-NCPPC can charge design-related personnel costs to the Wheaton Redevelopment Program. It is the expectation that the MOU will reflect Park and Planning's status as an independent agency. The government office complex or building could potentially contain a vertical mix of uses. The design will be developed pursuant to the MOU. The cost estimate will be revised as a result of design. The project provides for a town square on Parking Lot 13 that is at least 1/3 the area of the site. The project provides partial funding for construction of the government office complex or building, as well as structured or underground parking and a new town square.

The project provides up to \$650,000 in FY13 for the County's facility planning, and for consulting services to provide: 1) an evaluation of the financial feasibility of redeveloping the WMATA bus bay site; 2) a comprehensive parking study to identify potential redevelopment disruptions to parking supply and demand, the related impact to existing businesses, and potential solutions (including, but not limited to signage, parking management, and temporary/interim parking); and 3) planning studies that review potential models and approaches to creating local jobs and job training opportunities prior to or during redevelopment, including relevant case examples in Montgomery County as well as innovative models from other local and national jurisdictions. Executive staff will brief the Council regarding the outcome of these studies and any planning or negotiations regarding job opportunities and training as well as small business protections before the Executive staff resume negotiating the terms of any General Development Agreement. Planning for the bus bay site in FY17-18 includes any necessary updates to previous studies. Project requires coordination with the related M-NCPPC Headquarters Project #138707.

ESTIMATED SCHEDULE

Planning and engineering will commence in FY13. Construction of the parking garage and town square on Parking Lot 13 will commence in FY15. Construction of the M-NCPPC headquarters will be completed in FY16. Planning for the bus bay site is scheduled for FY18. Planning for redevelopment of the WMATA site will begin in FY18. The facade and streetscape improvement program will be reassessed after completion of the town square.

COST CHANGE

Cost change is due to an updated project scope which includes planning, design, engineering, site improvements, and construction of a town square, underground parking, and a government office building, as well as a financial analysis of the feasibility of redeveloping the WMATA bus bays. Cost estimates were prepared prior to completion of the Programs of Requirements for the office complex, parking and town square. Unknown factors that will affect the ultimate project costs and revenues are the ultimate scale of the office development, the potential for sharing parking costs with a private partner, the availability of M-NCPPC land sale proceeds, and other factors.

JUSTIFICATION

The Wheaton Redevelopment Program was established in 2000 with the goal of encouraging private reinvestment through targeted, complementary public

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP												
<table border="1"> <tr> <td>Date First Appropriation</td> <td>FY04</td> <td>(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td></td> <td></td> </tr> <tr> <td>Current Scope</td> <td>FY13</td> <td>73,266</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td>13,191</td> </tr> </table>	Date First Appropriation		FY04	(\$000)	First Cost Estimate			Current Scope	FY13	73,266	Last FY's Cost Estimate		13,191	<p>WMATA Office of the County Attorney M-NCPPC Westfield Mall Community Associations and Residents Department of General Services Department of Transportation Private developers Department of Housing and Community Affairs Mid-County Regional Services Center State of Maryland</p>
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investment. The complementary public investment that Wheaton most needs is investment in creating a centrally located public space and a daytime population that together will contribute to an 18-hour economy in downtown Wheaton. It is expected that this public investment will leverage private investment, some of which is already occurring in Wheaton.

Plans & Studies: Wheaton CBD and Vicinity Sector Plan (2011), State of Maryland designation as a Smart Growth and TOD site (2010), Urban Land Institute Technical Assistance Panel (2009), The International Downtown Association Advisory report (2008); Wheaton's Public Safety Audit (2004); The Wheaton Redevelopment Advisory Committee visioning process for the Wheaton core; National Mainstreet Center Planning Study (2000); WRAC activities since established in 2000.

OTHER

Special Capital Projects Legislation will be proposed by the County Executive.

FISCAL NOTE

- \$418,000 federal grant, funded through the SAFETEA-LU transportation act, was received in FY09.
- A developer contribution of \$861,940 from M-NCPPC Public Use Space and Amenity Fund. November 5, 2010 Planning Board Resolution, 10-149, Site Plan 820110010.
- Total project cost includes \$8,930,000 for Streetscape and Facade work funded through FY12.

OTHER DISCLOSURES

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