

# 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

January 10, 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	14,939	3,495	520	10,710	1,216	4,489	2,128	2,330	370	177	214
Land	1,010	1,010	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	6,677	1,309	0	5,368	0	0	4,716	161	0	491	0
Construction	24,618	408	250	22,144	0	0	20,142	0	0	2,002	1,816
Other	3,834	64	10	3,760	0	0	824	1,214	960	762	0
<b>Total</b>	<b>51,078</b>	<b>6,286</b>	<b>780</b>	<b>41,982</b>	<b>1,216</b>	<b>4,489</b>	<b>27,810</b>	<b>3,705</b>	<b>1,330</b>	<b>3,432</b>	<b>2,030</b>

## FUNDING SCHEDULE (\$000)

Contributions	862	0	0	862	0	0	0	0	0	862	0
Current Revenue: General	3,000	0	0	3,000	0	0	682	818	818	682	0
Federal Aid	418	371	47	0	0	0	0	0	0	0	0
G.O. Bonds	42,501	1,618	733	38,120	1,216	4,489	27,128	2,887	512	1,888	2,030
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
<b>Total</b>	<b>51,078</b>	<b>6,286</b>	<b>780</b>	<b>41,982</b>	<b>1,216</b>	<b>4,489</b>	<b>27,810</b>	<b>3,705</b>	<b>1,330</b>	<b>3,432</b>	<b>2,030</b>

### DESCRIPTION

This project provides for studies, engineering site improvements, and construction in support of the public/private partnership, known as "Wheaton's new downtown." This partnership between the county, the Washington Metropolitan Area Transit Authority (WMATA), and the B.F. Saul Company is a County Executive critical project. The project has two main parts: 1. Retail and office development over the WMATA bus bay and the Regional Services Center (RSC) site, and 2. Town Center development on the current Parking Lot 13 site. The project program calls for 600,000 square feet of office development, a 120-room hotel, 200 to 250 residential units, 40,000 square feet of retail/flex space, and parking. In addition to the three-party partnership, the Maryland National Capital Park and Planning Commission is considering becoming part of "Wheaton's new downtown" as it weighs relocating its Montgomery County headquarters. The redevelopment program will also assist the department of economic development in its efforts to mitigate negative impacts to small and local businesses. To assist in funding this public/private partnership, the redevelopment program is discontinuing the streetscape and façade improvement programs.

### ESTIMATED SCHEDULE

FY13 and FY14 includes funding for preliminary engineering to address pedestrian and vehicle issues, lighting, ADA issues, site utilities, and photometric studies. FY13 includes funding for gateways and way finding signage. In FY15, construction begins on the WMATA bus bay/RSC site. Construction of the county portion, a platform over the bus bays, will last approximately 18 months, with an additional 18 months of B.F. Saul construction of highrise office/retail buildings dovetailing with the completion of the platform. In FY16, construction engineering on the Town Square will begin. Construction itself would occur in FY18 and FY19.

### COST CHANGE

Cost change due to updated project scope which includes design, engineering, site improvements, and construction in support of the public/private partnership and the elimination of streetscapes and facades.

### 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 over a million square feet of new development. This PDF provides County contributions to this \$200 - \$300 million project. All developers are required to adhere to a strict streetscaping plan.

The Wheaton Central Business District (CBD) and Vicinity Sector Plan (2011); State of Maryland designation as a Smart Growth (and Transit Oriented Development (TOD) site (2010); the Wheaton request for qualifications for public-private partnership for the design, construction and financing of TOD development for the Wheaton CBD (2010); Urban Land Institute Technical Assistance Panel Report: Wheaton CBD (2009); The International Downtown Association (IDA) Advisory Panel Report (2008); Wheaton's Public Safety Audit (2004); The 2005 Wheaton Redevelopment Advisory Committee (WRAC) 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

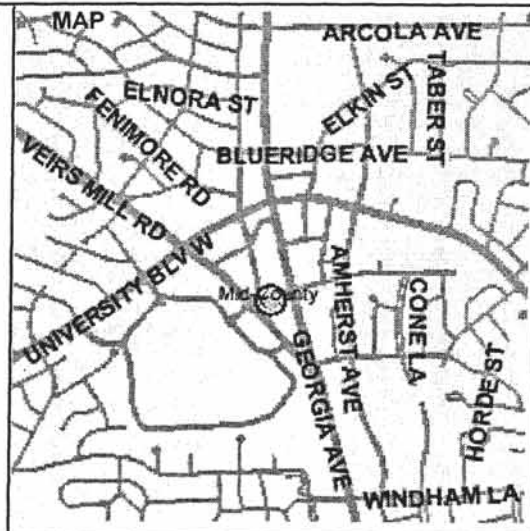
- \$418,000 federal grant, funded through the SAFETEA-LU transportation act, was received in FY09.

### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY04	(\$000)
First Cost Estimate	FY13	51,078
Current Scope		
Last FY's Cost Estimate		13,191
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	4,334
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		8,930
Expenditures / Encumbrances		6,385
Unencumbered Balance		2,545
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

### COORDINATION

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



## Wheaton Redevelopment Program -- No. 150401 (continued)

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- 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.
- Cost estimates for the platform over the WMATA bus bays are based upon commercial construction standards and may change as the project evolves.
- Developer contributions will be identified in the General Development Agreement.
- Total project cost for Streetscape and Facade work \$8,930,000.

### **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.