

Wheaton Redevelopment Program (P150401)

Category	General Government	Date Last Modified	1/6/14
Sub Category	Economic Development	Required Adequate Public Facility	No
Administering Agency	County Executive (AAGE03)	Relocation Impact	None
Planning Area	Kensington-Wheaton	Status	Planning Stage

Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
-------	--------------	----------	------------------	-------	-------	-------	-------	-------	-------	-----------------

EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	13,117	4,229	1,627	7,261	3,344	1,300	1,300	1,317	0	0	0
Land	1,010	1,010	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,546	1,346	0	3,200	0	3,200	0	0	0	0	0
Construction	53,183	585	73	52,525	0	2,000	24,000	26,525	0	0	0
Other	1,832	136	175	1,521	175	0	0	1,346	0	0	0
Total	73,688	7,306	1,875	64,507	3,519	6,500	25,300	29,188	0	0	0

FUNDING SCHEDULE (\$000s)

Contributions	862	0	0	862	0	862	0	0	0	0	0
Current Revenue: General	1,300	650	325	325	325	0	0	0	0	0	0
Federal Aid	418	417	1	0	0	0	0	0	0	0	0
G.O. Bonds	64,518	0	1,373	63,145	3,019	5,638	25,300	29,188	0	0	0
PAYGO	5,740	5,739	1	0	0	0	0	0	0	0	0
State Aid	850	500	175	175	175	0	0	0	0	0	0
Total	73,688	7,306	1,875	64,507	3,519	6,500	25,300	29,188	0	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	2,445
Appropriation Request Est.	FY 16	6,500
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		10,255
Expenditure / Encumbrances		7,364
Unencumbered Balance		2,891

Date First Appropriation	FY 04
First Cost Estimate	
Current Scope	FY 15
Last FY's Cost Estimate	73,338

Description

This PDF was developed to allow for the solicitation of proposals for public and private development on Lot 13, the site of the existing Mid-County Regional Services Center, and Lot 34. The project scope provides for the planning, design, and for construction of an office building and a town square at Parking Lot 13. The County has selected a developer for this project and is entering into negotiations which will ultimately result in transfer of control of 8787 Georgia Avenue to the County upon delivery. This spring, the PDF will be updated to reflect the outcome of the negotiations with the selected developer and community input.

Proposals were to include private residential and/or commercial development, a new headquarters for M-NCPPC (up to 132,000 square feet) that reflects its status as an independent agency, offices for the Mid-County Regional Services Center (up to 10,000 square feet), a town square (that is at least one-third the size of Lot 13) and to provide parking in accordance with the Parking Lot District standards. In addition, proposers were asked to provide an option for additional development to include County Government Departments (DPS and DEP) and financing options that could minimize the upfront CIP costs. M-NCPPC will own the office building. The County may consider alternative financing and ownership options for its portion of the development.

This PDF also includes \$650,000 for the County's facility planning and for consulting services to provide 1) a comprehensive parking study to identify potential redevelopment disruptions to parking supply and demand, the related impact to existing businesses, and potential solutions or mitigation; 2) 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; and 3) a business assessment study to determine the number of businesses and the magnitude of this impact. The business assessment study is needed to support Council Bill 6-12 for the establishment of service provisions and technical assistance to those small businesses adversely impacted by a County redevelopment project. Any future study of the feasibility of developing the WMATA bus bay will be coordinated with WMATA as it develops plans to redevelop its Wheaton properties.

Location

Montgomery County Public Parking Lot 13, between Grandview Avenue and Triangle Lane, Wheaton, Maryland.

Estimated Schedule

The negotiations between the County and the developer are expected to be completed in early 2014. Planning and engineering will commence in FY14. Construction of the private sector development is anticipated to begin in spring 2017 with the County's construction of the town square planned to follow in spring 2018.

Cost Change

Wheaton Redevelopment Program (P150401)

Costs reflect an approved FY14 supplemental appropriation of State aid for a pilot solar-powered trash compactor program (\$125,000) and façade improvements (\$225,000). Unknown factors that may also affect the final project cost and schedule include: the ultimate scale and integration of the public-private partnership, the coordinated concept design for the town square among all stakeholders, the utilization of existing parking facilities in Wheaton CBD, and the successful land transfer of 8787 Georgia Avenue between M-NCPPC and the County Government. Funding schedule and sources may change subject to public-private agreements.

Justification

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

Fiscal Note

- \$418,000 federal grant, funded through the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), 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 Façade work funded through FY12.
- \$350,000 state aid in FY14 and FY15 to support facade improvements and a pilot solar-powered trash compactor program.

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.

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.