

Wheaton Office Building

StonebridgeCarras | June 22, 2016







WHEATON CBD DEVELOPMENT
Site Plan

Small Business Assistance Program

- Created by County Council in 2012
- Mitigates impact to small businesses located near County-funded development projects:
 - Short-term disruptions from the project
 - Long-term disruptions from changing market after the project
- Administered and funded by the County, implemented by local resource partners

SBAP – Types of Assistance

Technical assistance

- Managed by the County's resource partners
- Available to all small businesses near the project
- Free of charge
- Individualized evaluation and assistance to identify:
 - Immediate opportunities during construction
 - Future opportunities as market changes

SBAP – Types of Assistance

Financial Assistance

- Managed by the County's Finance team
- Small grants to offset negative impact to net profit during construction
- Available quarterly, once construction begins
- Must meet eligibility criteria
 - Is the business small?
 - Was it profitable before construction?
 - Has the business lost profit during construction?

SBAP – Contacts

Montgomery County Government

- Peter Bang, Chief Operating Officer, DED
240.777.2008
- Gene Smith, Program Manager, DOF
240.777.2011

Latino Economic Development Center

- Richard Cisneros, Small Business Coach and Liaison
202.540.7424

Traffic Improvements

Grandview Ave at Reddie Dr

Realign Reddie Drive to tee into Grandview Avenue with a median along Grandview Avenue to prohibit left turns in/out at Reddie Drive.

586

MD 586 (Veirs Mill Rd) at Grandview Ave

Reconfigure the east leg to provide 2 EB thru lanes continuing beyond the new realigned Reddie Drive intersection and maintain 3 WB lanes - 1 left turn lane, 1 thru lane, and 1 shared thru/right lane.

Veirs Mill Rd

Reddie Dr

Grandview Ave

Triangle Ln



MD 193 (University Blvd) at Grandview Ave

Provide additional capacity along Grandview Avenue by reconfiguring the northbound lanes to include two through lanes through the intersection.

193

Grandview Ave at Blueridge Ave

Provide additional capacity by realigning northbound lanes along Grandview Avenue to two lanes with the left lane becoming a left turn only lane, and the right lane becoming a right turn only lane.

Remove the sidewalk bump-out in the northeast corner of the intersection.

MD 97 (Georgia Ave) at MD 586 (Veirs Mill Rd)

Construct a temporary/permanent median in the MD 586 (Veirs Mill Road) northbound lanes to separate the double left turn lanes from the thru lanes to prohibit right turns from SB MD 97 (Georgia Avenue) weaving across the NB MD 586 (Veirs Mill Road) lanes to access the Westfield Wheaton Shopping Center.

586

MD 97 (Georgia Ave) at Blueridge Ave

Revise the west leg lane configurations to provide two EB left turn lanes and a EB shared thru/right lane, with one WB thru lane.

MD 97 (Georgia Ave) at Reddie Dr

Modify the signal phasing to side-street split phasing and revise the lane configurations on the west leg to a EB left turn lane and a EB shared thru/right lane, with one WB thru lane. Revise the east leg to a WB left turn lane and a WB shared left/thru/right lane, with one EB thru lane.

Wheaton

Parking Mitigation

(Lot 13 Closure)

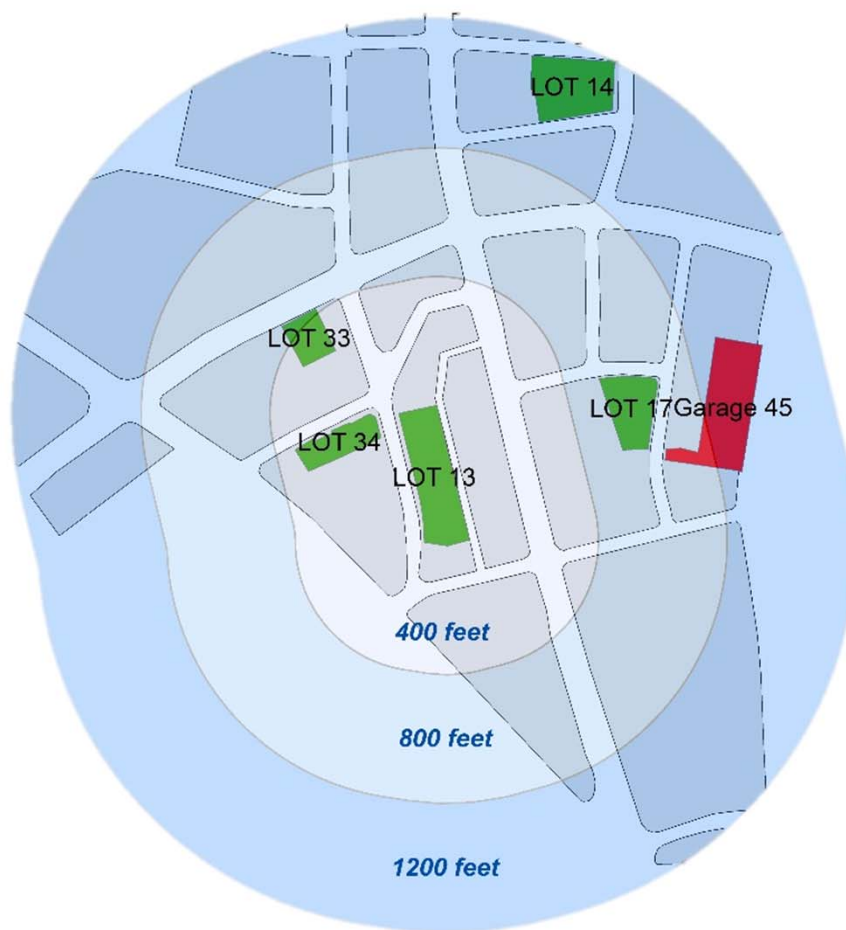


Parking Mitigation

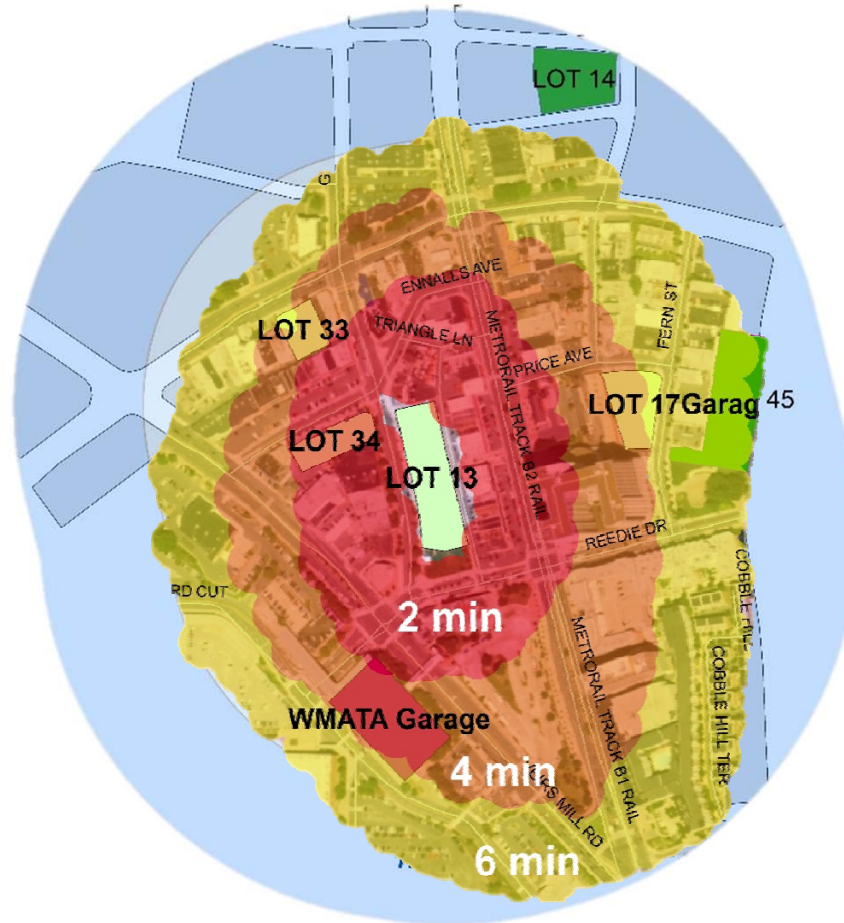
(Lot 13 Closure)

- Strategies used:
 - Locate short-term and ADA as close as possible to their destination.
 - Relocate ADA spaces to adjacent parking lots
 - Convert Long-term metered spaces in adjacent lots to short-term
 - Long-term users will be relocated to surrounding facilities

Parking Mitigation

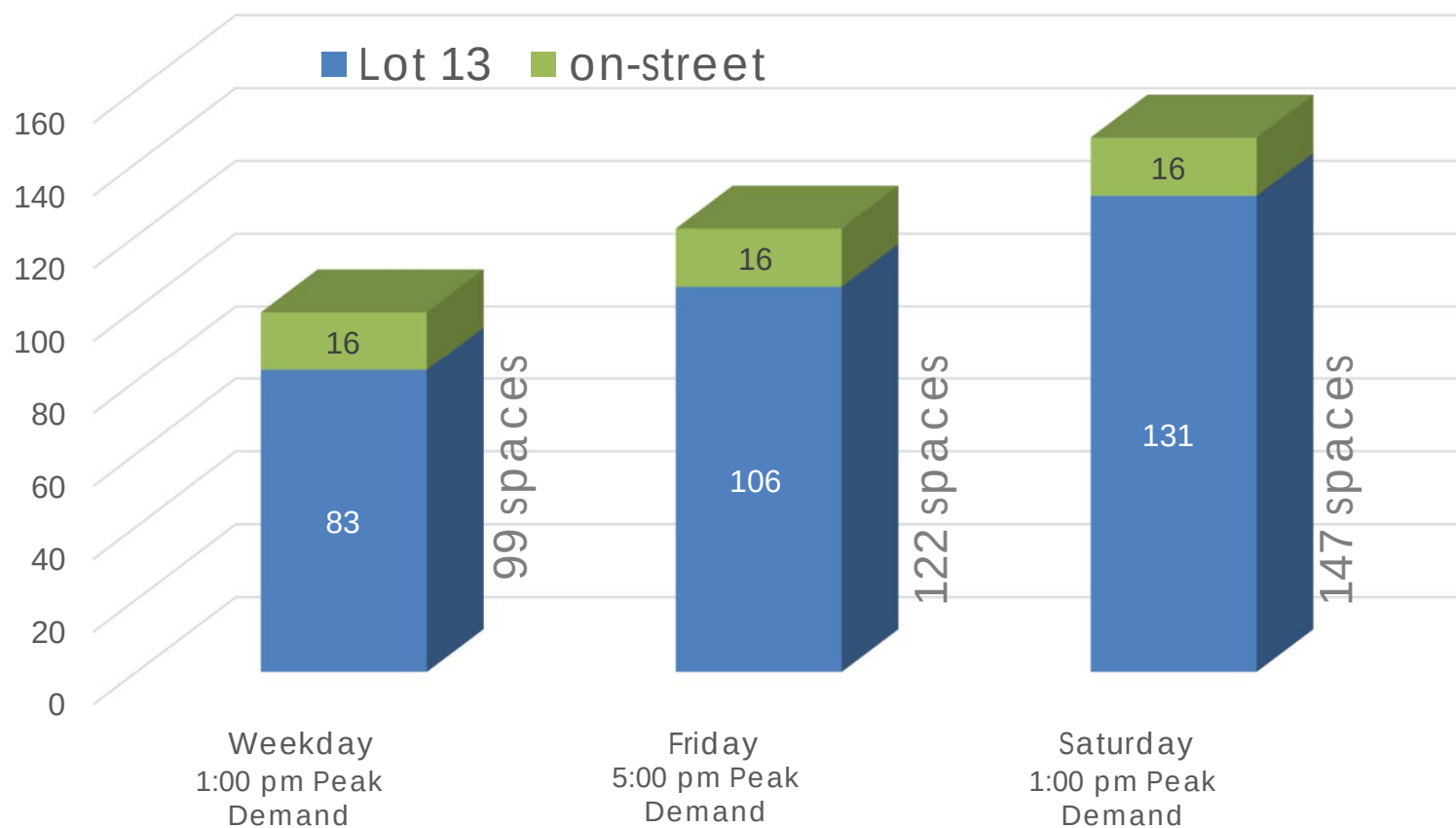


Parking Mitigation



Parking Mitigation

- **Short-term** Parking spaces to be Relocated (less than 3 hrs):
90% park less than 3 hours



Parking Mitigation

(Lot 13 Closure)

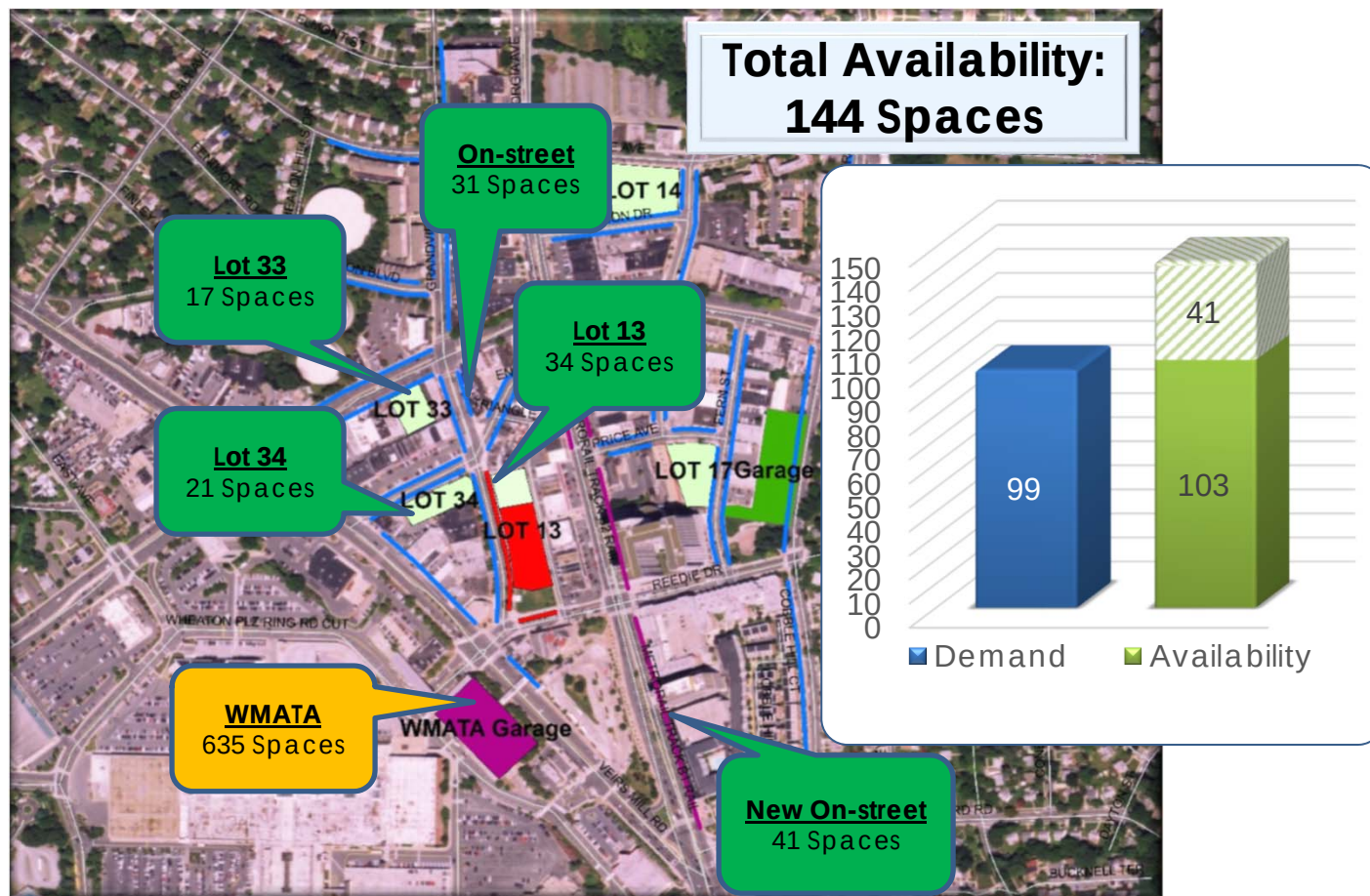
- **Recommended Meter Conversions**

- Lot 13 (34 - 1 hour spaces and 2 ADA)
- Lot 34 (31 – 3 hour spaces and 8 ADA)
- Lot 33 (50 – 3 hour spaces)
- Construction Mitigation
 - Converting adjacent parking to short-term will prevent construction parking



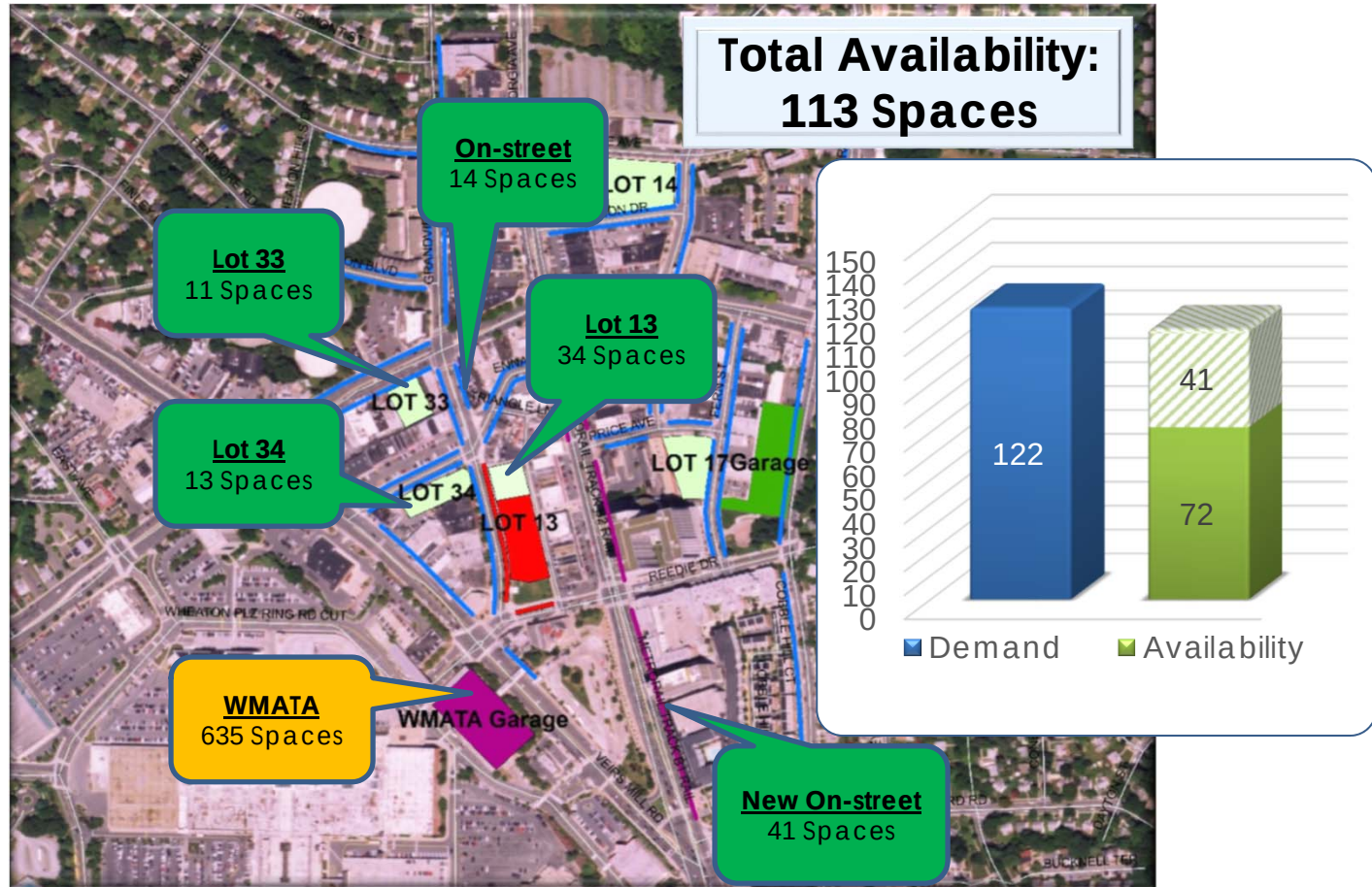
Parking Mitigation

WEEKDAY Short-term Parking Availability
1:00pm Peak Demand



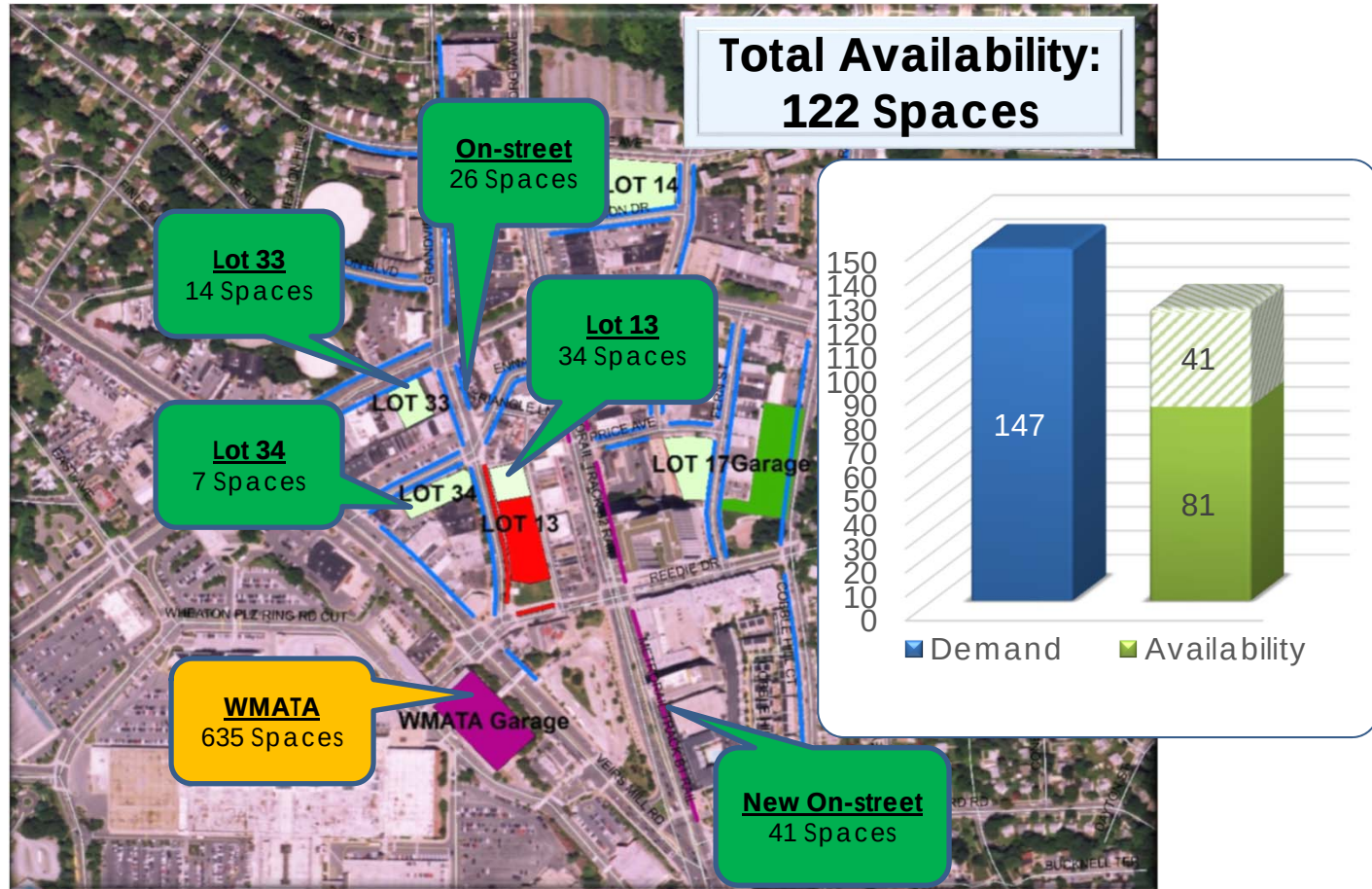
Parking Mitigation

FRIDAY Short-term Parking Availability
5:00pm Peak Demand



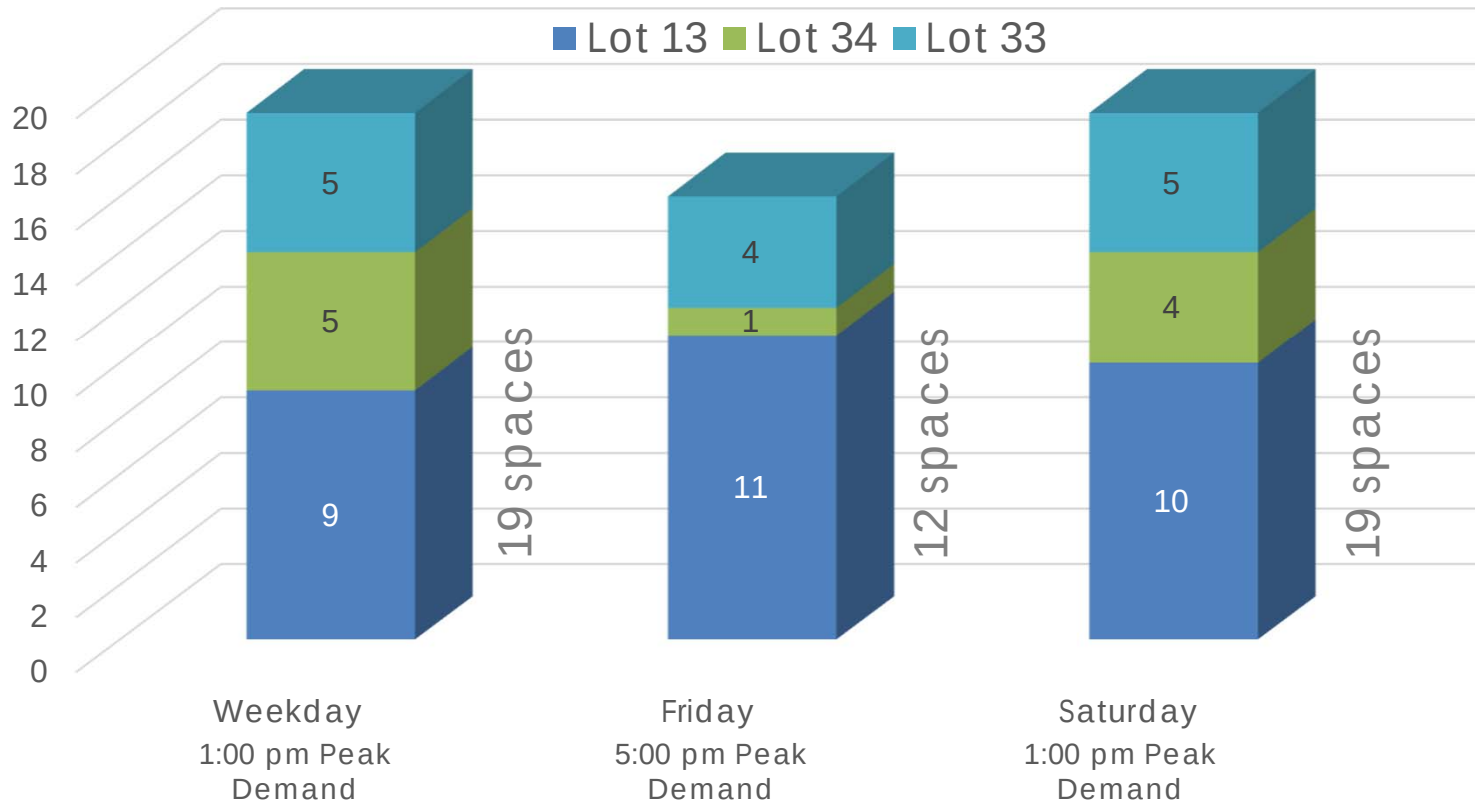
Parking Mitigation

**SATURDAY Short-term Parking Availability
1:00pm Peak Demand**



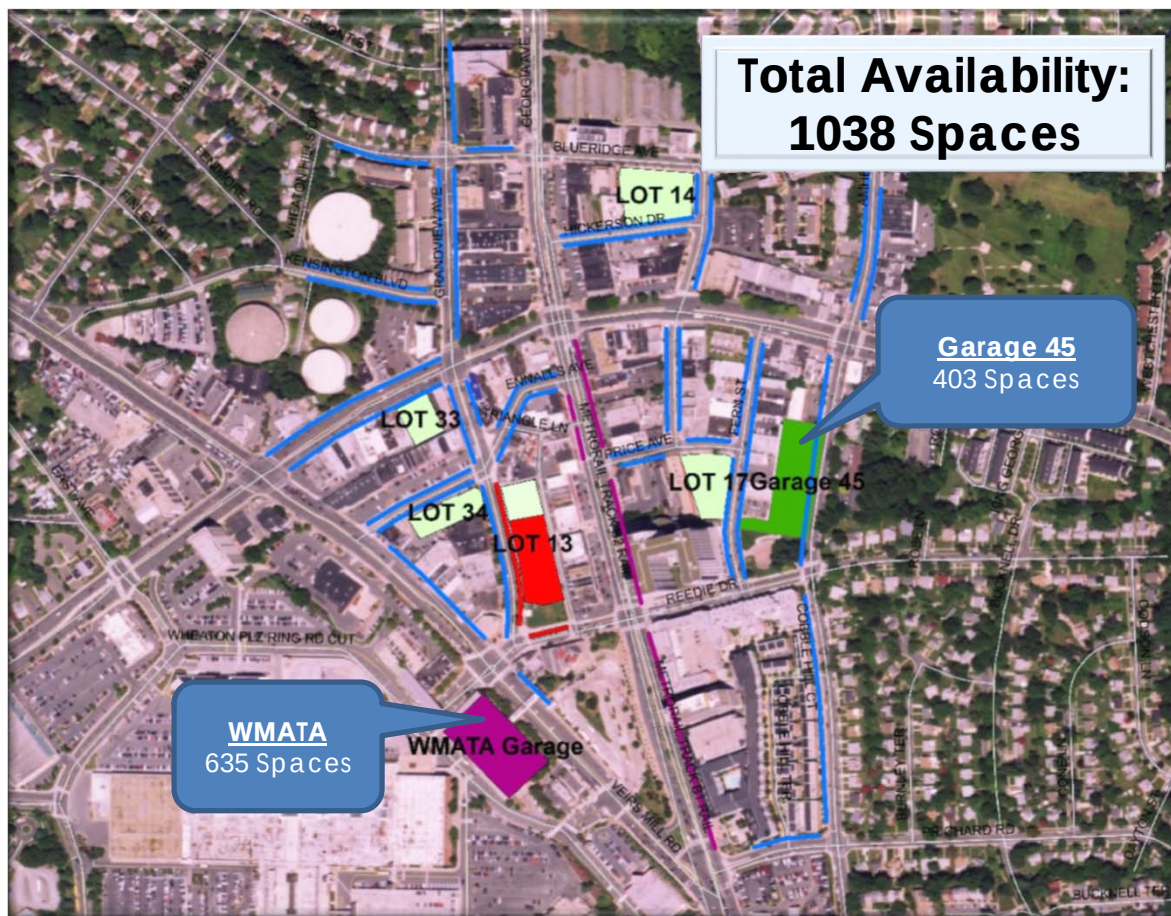
Parking Mitigation

- **Long-term** Parking spaces to be Relocated (greater than 3 hrs):



Parking Mitigation

Long-term Parking Availability



Questions ?