

Wheaton Revitalization Project Update August 2021

MCDOT led the development and construction of the new Wheaton Revitalization Project – one of the largest projects of its kind ever built by the County. Construction of the project took 39 months and cost about \$179 million. It was completed on time and within budget.

MCDOT brokered the innovative public-private partnership that not only developed the Wheaton Revitalization project, but also led to a land swap to create a new Georgia Avenue gateway to Silver Spring, comprised of a mixed-use development on the former site of the headquarters of the Maryland-National Capital Park and Planning Commission (M-NCPPC). The joint venture created 1.1 million square feet of new development with affiliates StonebridgeCarras, LLC, and The Bozzuto Group.

In addition to the 308,000 SF, 14-story, office building, the Wheaton Revitalization Project also includes ground-floor retail and plaza spaces, a new Town Square adjacent to the building that hosts public events and a four-level below-grade public parking structure.

The office building is home the Maryland-National Capital Park and Planning Commission and six Montgomery County agencies including the Department of Permitting Services, the Department of Environmental Protection, the Department of Health and Human Services, the Department of Recreation, the Office of Community Use of Public Facilities and the Mid-County Regional Services Office.

The project broke ground in June 2017. The three-year construction of the project was completed in September of 2020. The project has supported economic development in the Wheaton Central Business District and provides a centralized location for government services within a short walk to the Wheaton Metro Station.



“I am very proud that MCDOT has played a pivotal role in creating this smart-growth, transit-oriented development that has set a new design standard for public facilities in Montgomery County.”

- MCDOT Director Chris Conklin

