



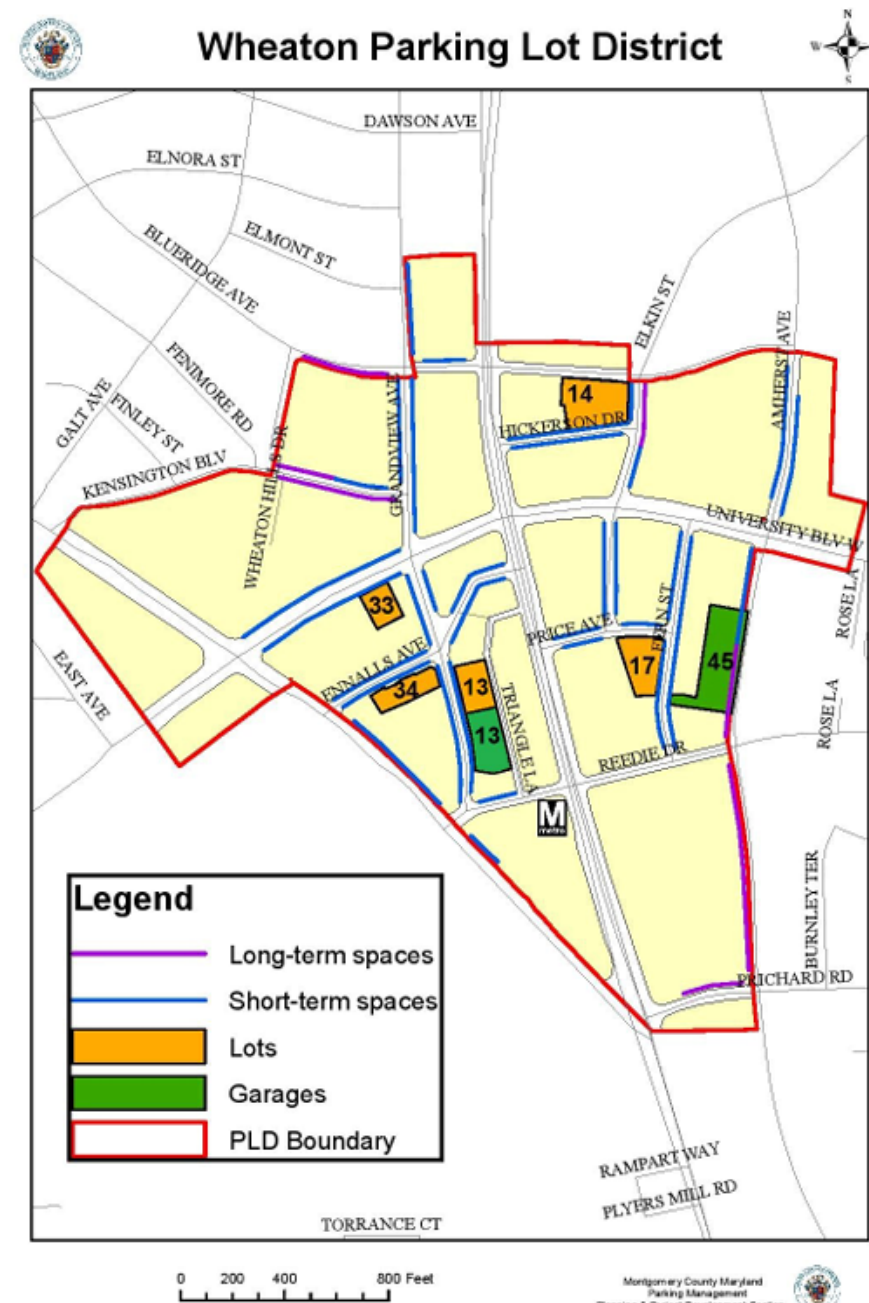
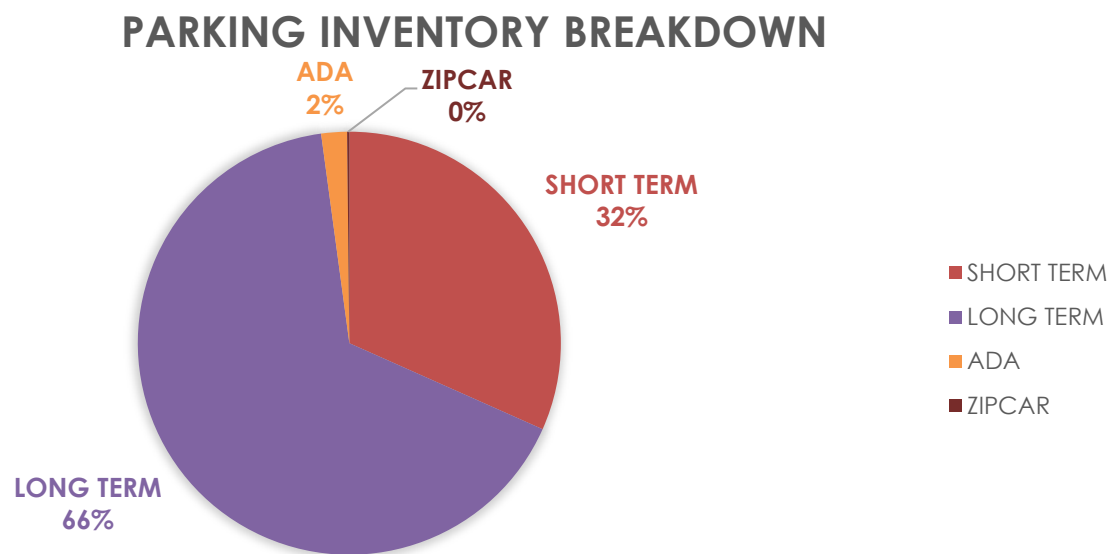
PARKING LOT DISTRICT (PLD)

WHEATON PLD UPDATE

WUDAC – JULY 8, 2025

Wheaton PLD

- Operate, maintain, and manage approximately 1,778 parking spaces
- 2 Garages, 5 Lots & approx. 440 on-street parking spaces



Wheaton PLD

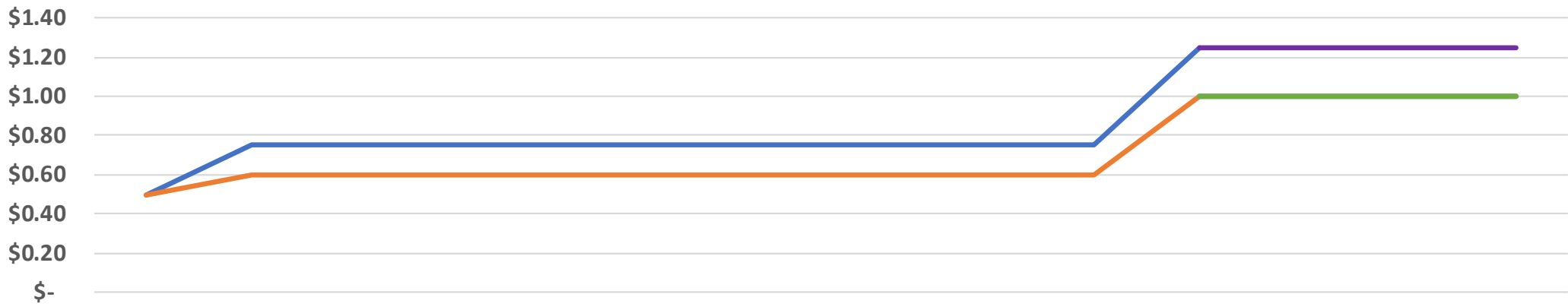
- **Sources of Revenue**

- Fees, Fines, Permits, other minor sources (investment income, etc.)

- **Allowable Expenditures**

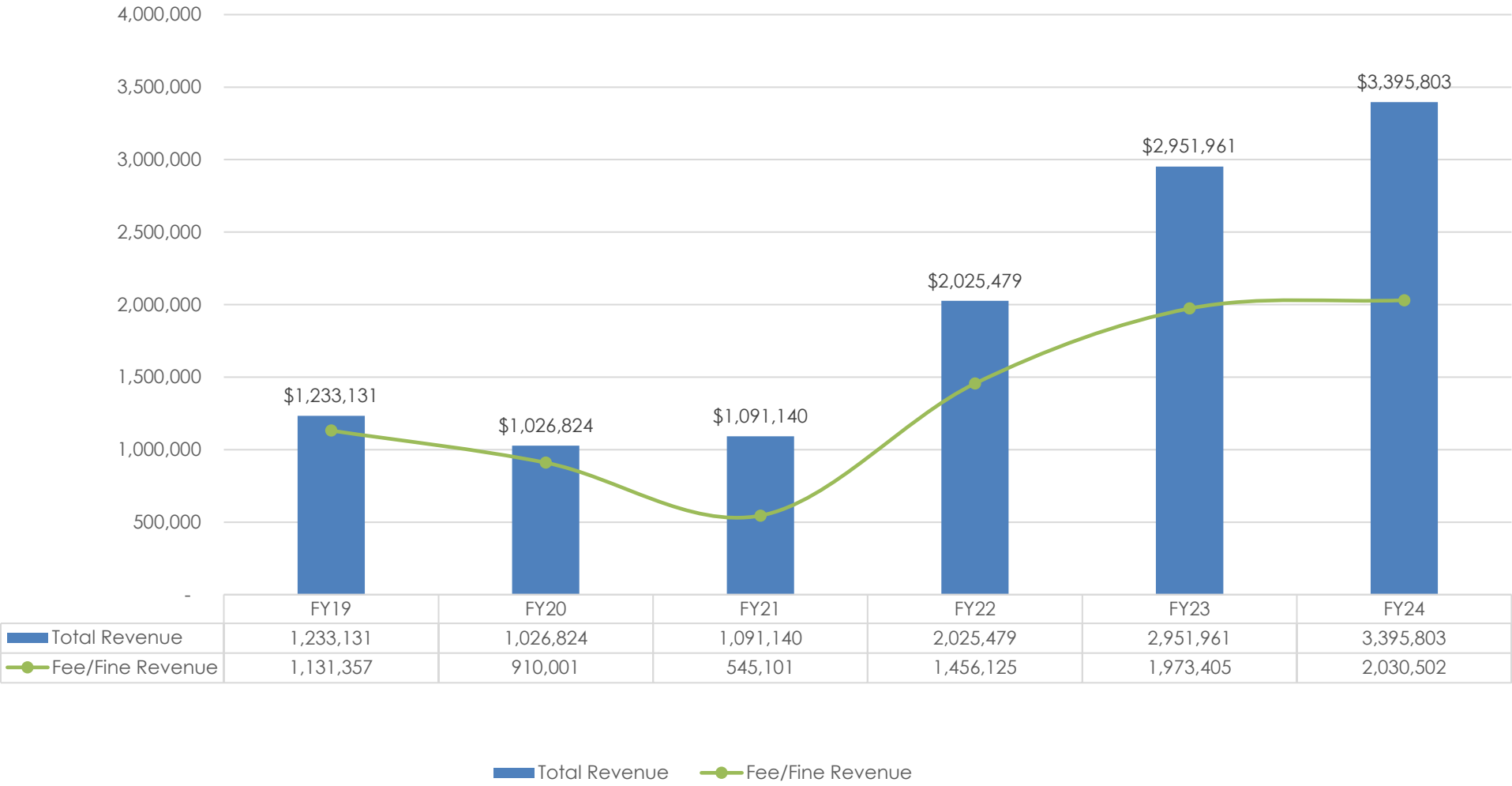
- Qualifying expenditures must support the Wheaton PLD/Urban District
 - PLD Operating Costs
 - PLD Capital Improvements
 - Support & Fund Urban District Activities
- Any excess revenue retained in Wheaton

Wheaton PLD – Parking Rate History

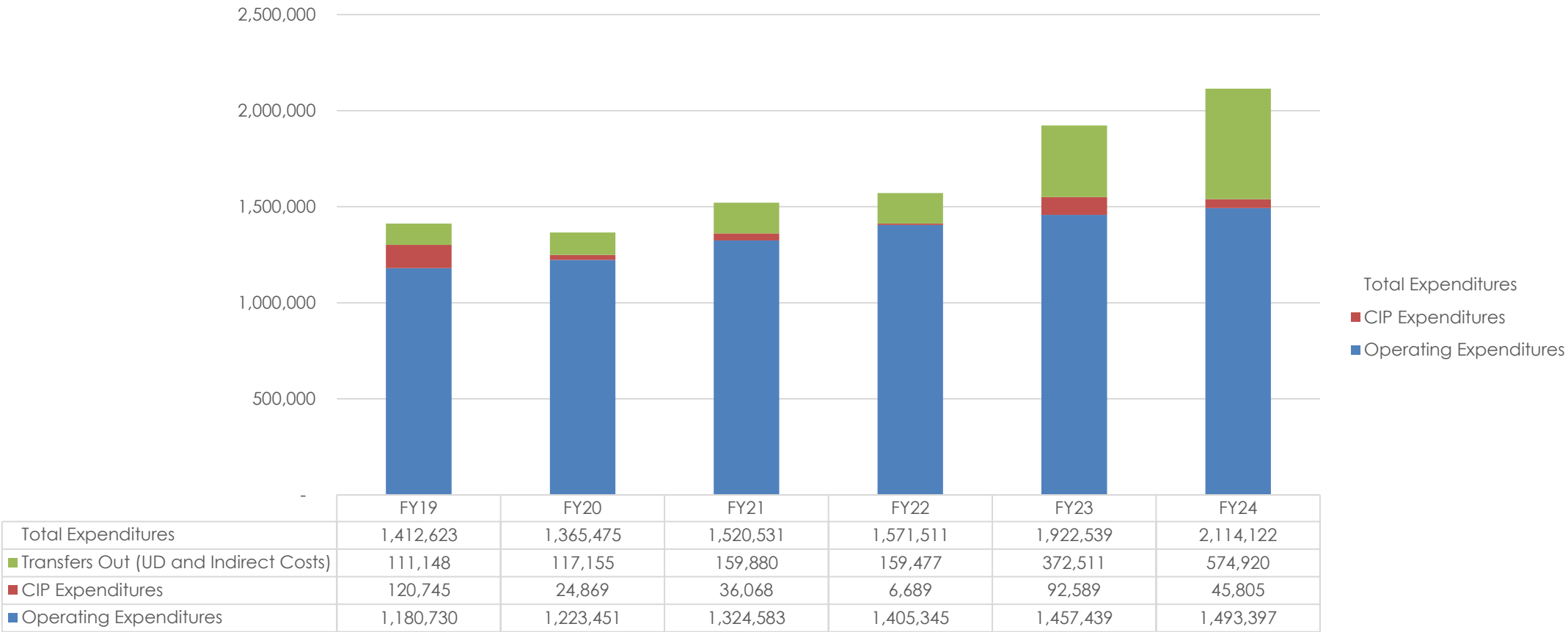


- FY13: Rate increase only
- FY22: Rate increase and extended hours
 - Removed Short-Term and Long-Term parking rates and replaced with On-Street, Garages, and Lots
 - Increase parking fee rates
 - Extended hours of operations in Garages from 9am-6pm (Mon-Fri) to 7am-10pm (Mon-Sat)
 - Extended hours of operation in Lots from 9am-6pm (Mon-Sat) to 7am-10pm (Mon-Sat)
 - Extended hours of operations On-Street from 9am-6pm (Mon-Sat) to 9am-10pm (Mon-Sat)

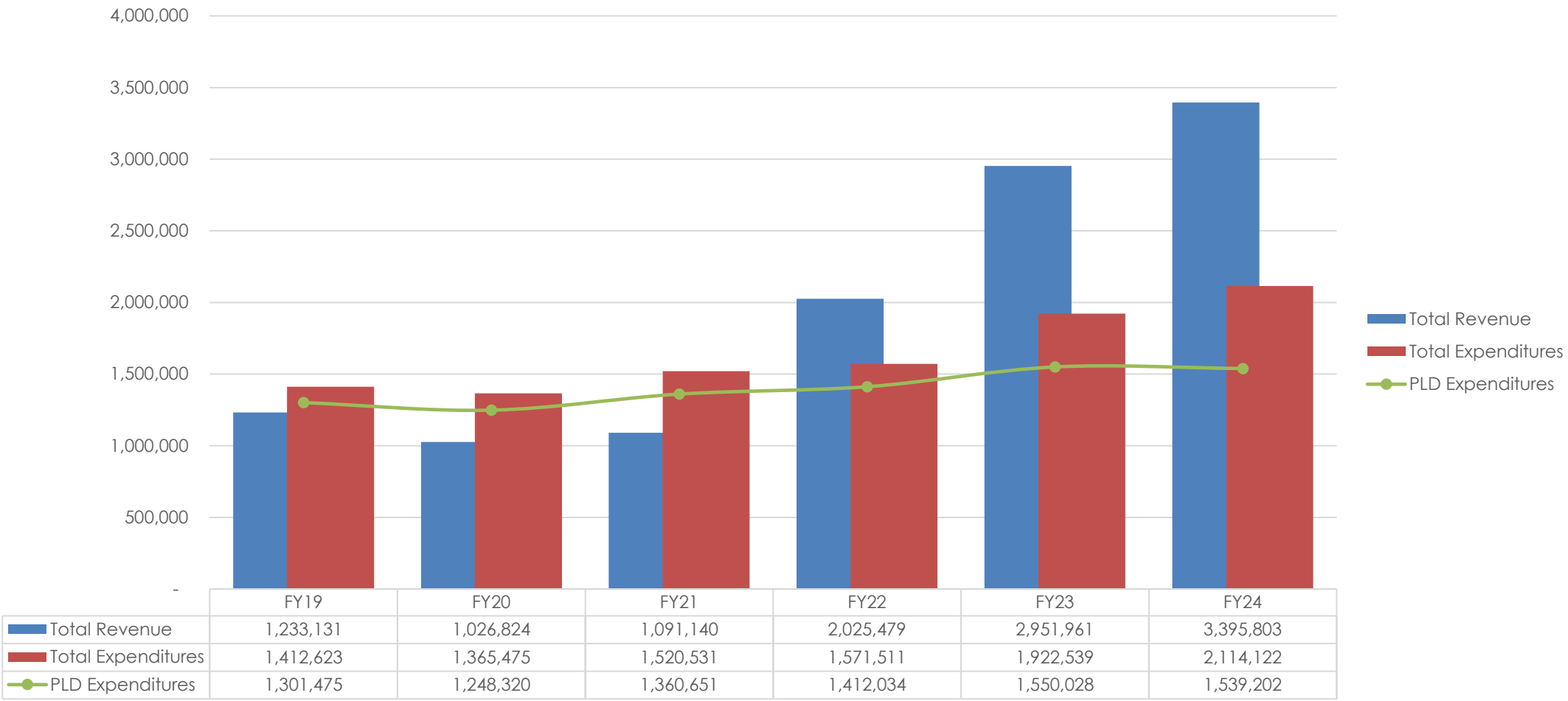
Wheaton PLD – Historical Revenue Context



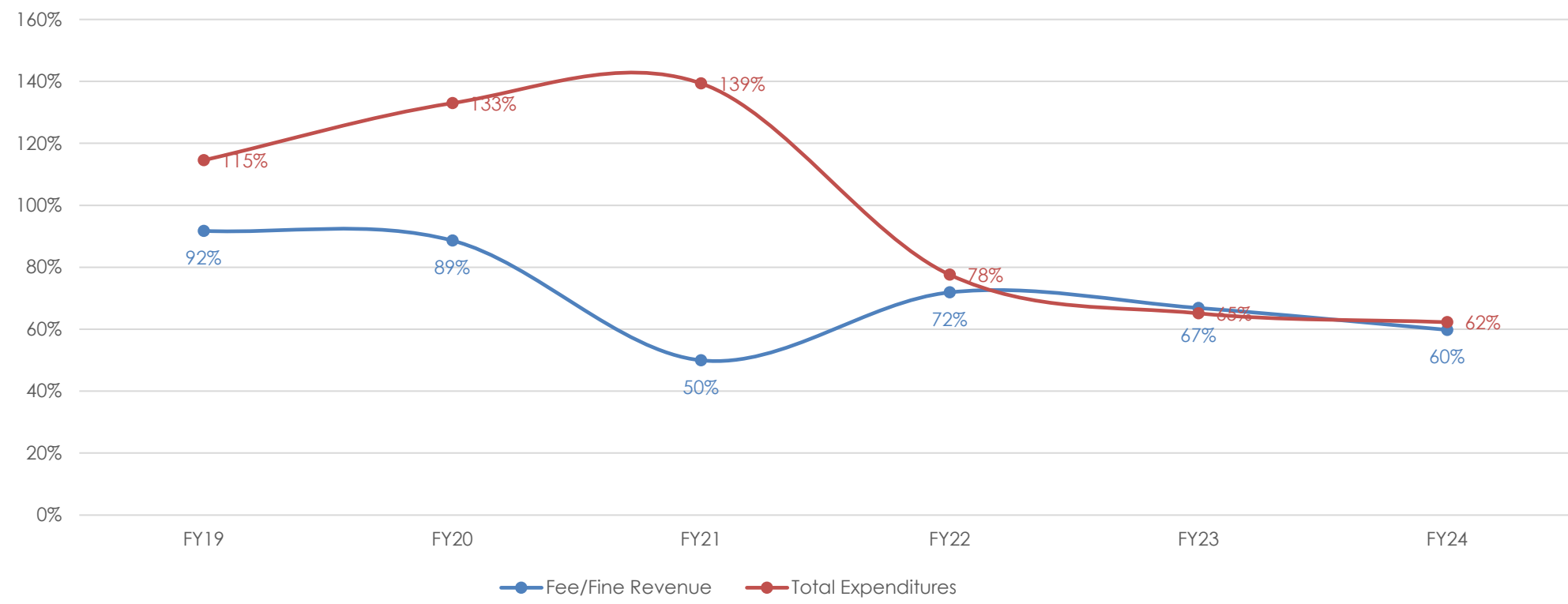
Wheaton PLD – Historical Expenditure Context



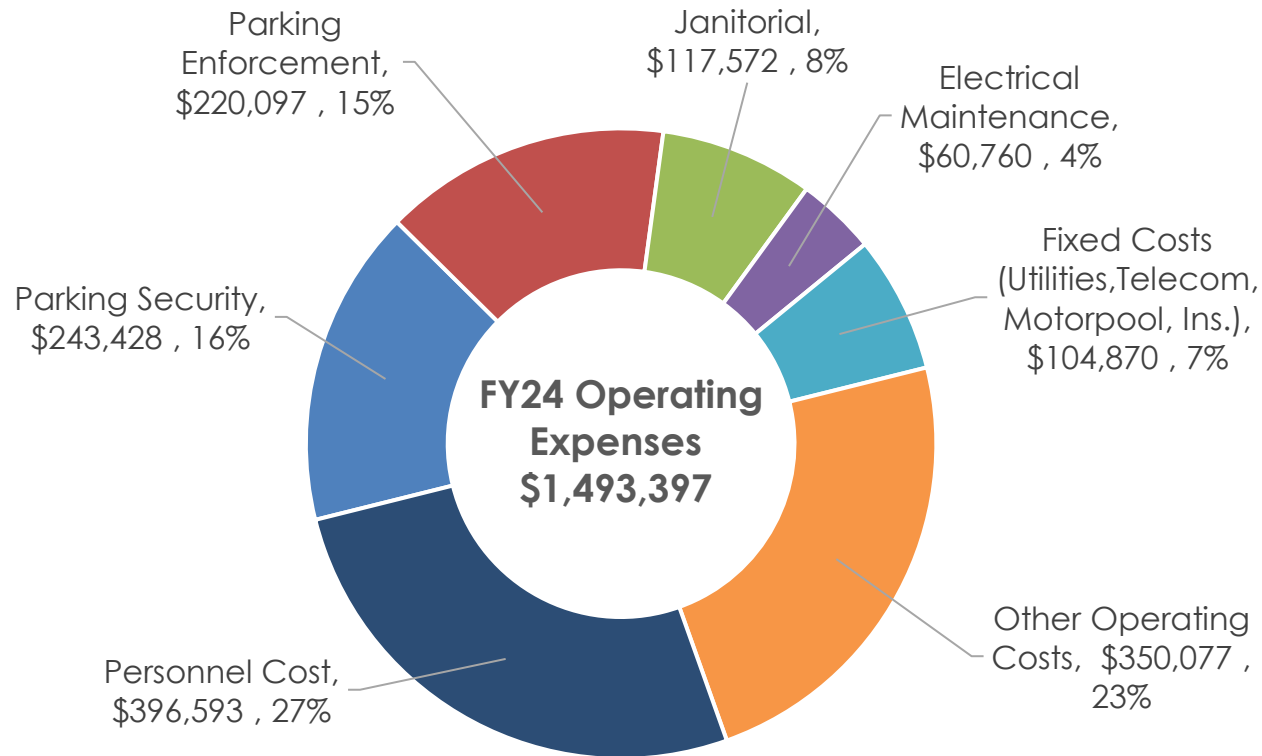
Wheaton PLD – Historical Expenditure Context



Wheaton PLD – Historical Revenue Context



Wheaton PLD Operating Expenditure Breakdown






TOP OPERATING EXPENSES

- Security Services
- Enforcement
- Janitorial Services
- Utilities (Electricity/Gas, etc.)
- Maintenance (Electrical, Concrete, Water, Snow, Washdowns, etc.)
- Credit Card Fees
- Citation Processing
- Fee & Fine Revenue Collections

Wheaton PLD

RECENT IMPROVEMENTS



- Payment System Upgrades 
 - Smart on-street single-space meters
 - Pay-By-Plate Technology Machines in Lots & Garages – Dual Language Options
 - Multiple Payment Options 
- EV Charging Stations – 14 Total EV Spaces
- Lot 34 Resurfacing and Striping
- 15 New Security Cameras 
- Additional Security Patrols (nights & weekends)
- Garage/Lot infrastructure improvements
 - Blind Spot Mirror
 - Lighting improvements in Lot 13, 14 & 17 pending



Wheaton PLD

RECENT PARTNERSHIPS

- Wheaton Building Childcare Facility Playground – Lot 13
- Placemaking Event Partnership with Urban District

Wheaton PLD

25 % PLD FISCAL FUND BALANCE POLICY

- Why?
 - Revenue Volatility
 - Unexpected Emergencies (snow, facility closures, etc.)
 - Debt Service
 - Economic Downturn
- Approximately \$600,000 each Fiscal Year
 - Range: \$550,000 - \$630,000

Wheaton PLD

BENEFITS OF EXPANDED HOURS & RATES

- Parking Demand Management
- Managed parking & security services on weekends & nights
- Event Parking & Traffic Management
- Continue funding Urban District Activities
- Fund critical parking infrastructure needs
- Support the unique demands and needs of Downtown Wheaton

Wheaton PLD

MAINTAINING STATUS QUO

Wheaton Parking Lot District	FY25 EST	FY26 PROP	FY27	FY28	FY29	FY30	FY31
Beginning Fund Balance	2,783,189	2,178,491	2,147,777	1,933,982	1,537,366	1,208,935	836,559
Revenues	2,821,770	2,801,490	2,796,650	2,796,650	2,796,650	2,796,650	2,762,067
Transfers	(536,596)	(319,813)	(328,433)	(330,928)	(333,244)	(335,610)	(338,111)
CIP	(810,000)	(359,000)	(471,000)	(598,000)	(478,000)	(469,000)	(157,000)
Operating (PC/OE)	(2,079,872)	(2,153,391)	(2,211,012)	(2,264,337)	(2,313,837)	(2,364,417)	(2,417,880)
Year End Available Fund Balance	2,178,491	2,147,777	1,933,982	1,537,366	1,208,935	836,559	685,636
Fund Balance % of PSP for Next FY	101%	97%	85%	66%	51%	35%	28%

- Potential rate increase needed in FY32 or FY33 timeframe
- Rate increase will not significantly increase hourly rates

Wheaton PLD

REVENUE LOSS ESTIMATES – REDUCED HOURS OF OPERATION

Options	Est. Annual Loss	% of Annual Fee/Fine Rev.
Option 1: Remove all-day Saturday	384,000	19%
Option 2: Remove all-day Sat. and Mon-Fri 6pm – 10pm	848,000	42%
Option 3: Remove Mon-Sat 6pm – 10pm	592,000	29%
Option 4: Remove all-day Sat. and Mon-Fri 8pm – 10pm	592,000	29%
Option 5: Remove Mon-Sat 8pm – 10pm	270,000	13%

This represents the estimated annual loss to fee/fine revenue using revenue data from FY24.

Wheaton PLD

Estimated FY28 Hourly
Rate Increase*

% Increase On-Street
Off-Street

0% \$1.25/hr
\$1.00/hr

65% \$2.00/hr
\$1.75/hr

100% \$2.50/hr
\$2.00/hr

75% \$2.25/hr
\$1.75/hr

75% \$2.25/hr
\$1.75/hr

50% \$2.00/hr
\$1.50/hr

No Rate Increase

		FY25 EST	FY26 PROP	FY27	FY28	FY29	FY30	FY31	FY32
Baseline	Fee and Fine Revenue	2,738,600	2,738,600	2,738,600	2,738,600	2,738,600	2,738,600	2,738,600	2,738,600
	Year End Available Fund Balance	2,178,491	2,147,777	1,933,982	1,537,366	1,208,935	836,559	685,636	632,155
	Fund Balance % of PSP for Next FY	101%	97%	85%	66%	51%	35%	28%	25%
	Additional Revenue Required to Maintain Fund Balance	0	0	0	0	0	0	0	157,653
	Annual Surplus	(1,640,143)	(1,595,024)	(1,367,897)	(958,907)	(617,831)	(232,089)	(67,478)	

Option 1: Remove all-day Saturday	Fee and Fine Revenue	2,738,600	2,738,600	2,354,600	2,354,600	2,354,600	2,354,600	2,354,600	2,354,600
	Year End Available Fund Balance	2,178,491	2,147,777	1,549,982	769,366	591,104	604,470	618,158	632,155
	Fund Balance % of PSP for Next FY	101%	97%	68%	33%	25%	25%	25%	25%
	Additional Revenue Required to Maintain Fund Balance	0	0	0	0	534,169	769,742	548,611	611,156

Option 2: Remove all-day Sat. and Mon-Fri 6pm-10pm	Fee and Fine Revenue	2,738,600	2,738,600	1,890,600	1,890,600	1,890,600	1,890,600	1,890,600	1,890,600
	Year End Available Fund Balance	2,178,491	2,147,777	1,085,982	578,459	591,104	604,470	618,158	632,155
	Fund Balance % of PSP for Next FY	101%	97%	48%	25%	25%	25%	25%	25%
	Additional Revenue Required to Maintain Fund Balance	0	0	0	737,093	1,189,076	1,233,742	1,012,611	1,075,156

Option 3: Remove Mon-Sat 6pm- 10pm	Fee and Fine Revenue	2,738,600	2,738,600	2,146,600	2,146,600	2,146,600	2,146,600	2,146,600	2,146,600
	Year End Available Fund Balance	2,178,491	2,147,777	1,341,982	578,459	591,104	604,470	618,158	632,155
	Fund Balance % of PSP for Next FY	101%	97%	59%	25%	25%	25%	25%	25%
	Additional Revenue Required to Maintain Fund Balance	0	0	0	225,093	933,076	977,742	756,611	819,156

Option 4: Remove all-day Sat. and Mon-Fri 8pm-10pm	Fee and Fine Revenue	2,738,600	2,738,600	2,146,600	2,146,600	2,146,600	2,146,600	2,146,600	2,146,600
	Year End Available Fund Balance	2,178,491	2,147,777	1,341,982	578,459	591,104	604,470	618,158	632,155
	Fund Balance % of PSP for Next FY	101%	97%	59%	25%	25%	25%	25%	25%
	Additional Revenue Required to Maintain Fund Balance	0	0	0	225,093	933,076	977,742	756,611	819,156

Option 5: Remove Mon-Sat 8pm- 10pm	Fee and Fine Revenue	2,738,600	2,738,600	2,468,600	2,468,600	2,468,600	2,468,600	2,468,600	2,468,600
	Year End Available Fund Balance	2,178,491	2,147,777	1,663,982	997,366	591,104	604,470	618,158	632,155
	Fund Balance % of PSP for Next FY	101%	97%	73%	43%	25%	25%	25%	25%
	Additional Revenue Required to Maintain Fund Balance	0	0	0	0	192,169	655,742	434,611	497,156

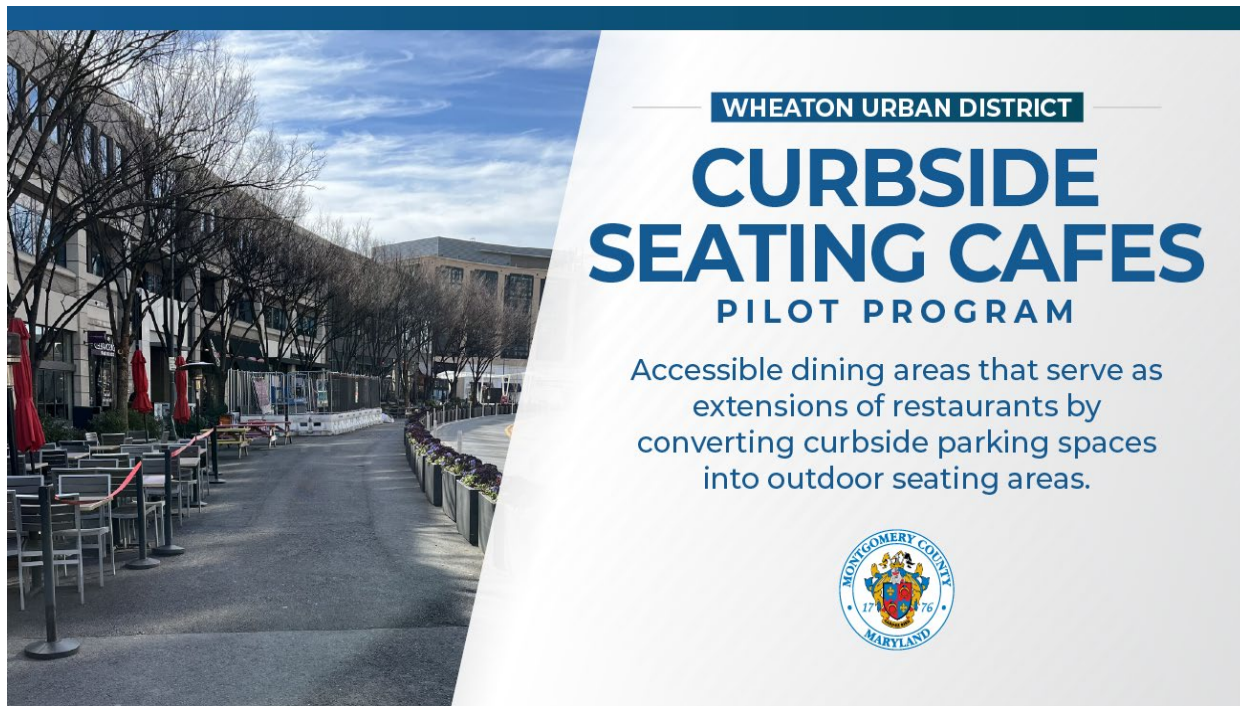
*Note: These are planning-level estimates; several factors affect revenues, including occupancy, land sales/inventory, alternative uses of PLD property, parking rates, unexpected increases in the cost of goods and services, etc.

Wheaton PLD

OPTIONS

- Keep Existing Hours of Operation
- Increase Rates
- Reduce Expenses / Cut Services
- Reduce Urban District Transfers
- Identify alternate revenue sources

Curbside Seating Café Pilot



- Allows restaurants to convert street parking spaces into outdoor dining areas
- Spaces are expected to be used as extensions of restaurants and kept clean and in good repair
- Permit is valid from March 1 - October 31 (will consider year-round if applicant provides plan for year-round use)
- Restaurants must demonstrate written support from adjacent business owners
- Jointly administered by DOT and DPS; DOT will approve site location and DPS will provide permit based on design and other criteria
- \$3,200 rate per space (prorated for 2025) + nominal DPS fees

https://www.montgomerycountymd.gov/DPS/Resources/Files/Land_Development/Curbside%20SeatingCafesFinal.pdf

QUESTIONS

