



WHEATON URBAN DISTRICT ADVISORY COMMITTEE

Isiah Leggett
County Executive

Ana L. van Balen
Director

March 13, 2013

Honorable Isaiiah Leggett
County Executive
55 Monroe Street
Rockville, MD 20850

Dear County Executive Leggett:

The Wheaton Urban District Advisory Committee (WUDAC) wishes to bring to your attention concerns about the redevelopment project on Parking Lot 13 that private citizens and business owners have shared with us.

There is a high degree of frustration in the community due to uncertainty about the project timeline and hence, how that correlates to funding for Bill 6-12. We understand the project timeline has been delayed and that it is now unlikely construction will commence in FY15. We also understand Bill 6-12 provides for assistance to affected businesses no less than 12 months prior to the commencement of construction. Given the possibility construction will commence in FY15, we urge you to include funding for Bill 6-12 in the FY14 budget.

The community has also shared with us concerns about parking, rent, and safety. (Please see the 2012 Wheaton Small Business Survey results.) In regards to parking, the loss of parking on Parking Lot 13 directly correlates to a potential loss of patronage to businesses in the immediate vicinity. Secondly, an increase in rents once redevelopment completes threatens viability of existing Wheaton businesses. Thirdly, impaired pedestrian access during construction will have an adverse effect on all Wheaton businesses.

WUDAC recommends the mitigation of these concerns through the following:

- transparency on the progress of the redevelopment project;
- funding for Bill 6-12 in the FY14 budget;
- adequate signage and a transition parking plan to help customers more easily access affected businesses; and
- marketing and public awareness campaigns before, during, and after construction to inform the public about changes and to raise visibility of Wheaton's Urban District.

Thank you for your consideration of these concerns.

Sincerely,

Henriot St. Gerard, Chair
Wheaton Urban District Advisory Committee

Cc: Montgomery County Councilmembers