



Committee: Directly to Council
Committee Review: N/A
Staff: Keith Levchenko, Senior Legislative Analyst
Christine Wellons, Senior Legislative Attorney
Purpose: To introduce agenda item – no vote expected

AGENDA ITEM #25A
May 21, 2026
Introduction

SUBJECT

Expedited Bill 25-26, Capital Improvements - Special Project - Wheaton Arts and Cultural Center

Lead Sponsor: Council President at the Request of the County Executive

DESCRIPTION/ISSUE

- Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally funded cost is projected to exceed the “Special Projects Legislation threshold.” The threshold is \$25,582,000 for FY 2027.
- On May 18, 2026, the County Executive transmitted a request for a Special Capital Improvements Project bill associated with the FY27-32 Capital Improvements Program for the Wheaton Arts and Cultural Center (P722106).
- As explained by the County Executive, the estimated locally funded cost of the Wheaton Arts and Cultural Center in the FY27 Capital Budget and Amendments to the FY27-32 Capital Improvements Program is \$45,378,000 for planning, design, and construction costs.
- A public hearing on the bill is scheduled for June 16, 2026 with action scheduled immediately after the public hearing.

This report contains:

Expedited Bill 25-26
Executive Transmittal

Page

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Expedited Bill No. 25 - 26
Concerning: Capital Improvements –
Special Project – Wheaton Arts and
Cultural Center
Revised: May 19, 2026 Draft No. 1
Introduced: _____
Expires: December 7, 2026
Enacted: _____
Executive: _____
Effective: _____
Sunset Date: _____
Ch. _____, Laws of Mont. Co. _____

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Council President at the Request of the County Executive

AN EXPEDITED ACT to:

- (1) authorize the planning, design, and construction of the Wheaton Arts and Cultural Center (P722106) project in the Wheaton area.

By adding to:

Laws of Montgomery County 2026

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

1 **Sec. 1. The Laws of Montgomery County 2026 are amended to add the**
2 **following.**

3 Montgomery County, Maryland, is authorized to construct the Wheaton Arts
4 and Cultural Center (P722106) project in the Wheaton area.

5 **Sec. 2. Expedited Effective Date.** The Council declares that this Act is
6 necessary for the immediate protection of the public interest. This Act takes effect on
7 the date on which it becomes law.



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

MEMORANDUM

May 18, 2026

TO: Natali Fani-González, President
Montgomery County Council

FROM: Marc Elrich, County Executive *Marc Elrich*

SUBJECT: Special Capital Improvements Project Legislation XX-26
Wheaton Arts and Cultural Center (P722106)

In accordance with Section §302 of the County Charter and Section §20-1 of the County Code, I am forwarding the attached Special Capital Improvements Project Legislation Authorization and Legislative Request Report for the Wheaton Arts and Cultural Center (P722106).

Authorization is needed for this project because County Code requires certain capital improvement projects to be individually authorized by law if the locally funded cost is projected to exceed \$25,582,000 in FY27 dollars. The estimated locally funded cost of the Wheaton Arts and Cultural Center in the FY27 Capital Budget and Amendments to the FY27-32 Capital Improvements Program is \$45,378,000 for planning, design, and construction costs.

This project provides for planning, site feasibility, design and construction for a new arts and cultural facility to be located in the Wheaton Arts and Entertainment District. The project is proposed to be co-located with a project to be developed by Montgomery Housing Partnership (MHP) at 11507 Georgia Avenue, Wheaton. I recommend prompt passage of this legislation to advance this project.

Enclosures: Bill XX-26, Special Capital Improvements Project Legislation – Wheaton Arts and Cultural Center (P722106)
Legislative Request Report
Fiscal Impact Statement

cc: Thomas Heyboer, Chief of Staff to the Council President, Montgomery County Council
Craig Howard, Executive Director, Montgomery County Council
Richard S. Madaleno, Chief Administrative Officer
Fariba Kassiri, Deputy Chief Administrative Officer
Luisa Cardona, Assistant Chief Administrative Officer
Tricia Swanson, Director of Strategic Partnerships
Gabriel Albornoz, Director, Department of Recreation
Jennifer R. Bryant, Director, Office of Management and Budget

Bill No. _____
Concerning: Wheaton Arts and Cultural Center
Revised: _____ Draft No. 1
Introduced: _____
Expires: _____
Enacted: _____
Executive: _____
Effective: _____
Sunset Date: _____
Ch. _____, Laws of Mont. Co. 2026

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: Council President at the Request of the County Executive

AN ACT to:

- (1) authorize the planning, design, and construction of the Wheaton Arts and Cultural Center (P722106) project in the Wheaton area.

By adding to:

Laws of Montgomery County 2026

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* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:



Wheaton Arts and Cultural Center

(P722106)

Category	Culture and Recreation	Date Last Modified	05/11/26
SubCategory	Recreation	Administering Agency	General Services
Planning Area	Kensington-Wheaton	Status	Preliminary Design Stage

	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	6,678	411	747	5,520	2,700	870	1,950	-	-	-	-
Construction	36,200	-	-	36,200	10,100	10,100	16,000	-	-	-	-
Other	3,500	-	-	3,500	-	-	3,500	-	-	-	-
TOTAL EXPENDITURES	46,378	411	747	45,220	12,800	10,970	21,450	-	-	-	-

FUNDING SCHEDULE (\$000s)											
Current Revenue: General	175	48	127	-	-	-	-	-	-	-	-
G.O. Bonds	44,967	-	620	44,347	11,927	10,970	21,450	-	-	-	-
PAYGO	186	186	-	-	-	-	-	-	-	-	-
Recordation Tax Premium (MCG)	50	50	-	-	-	-	-	-	-	-	-
State Aid	1,000	127	-	873	873	-	-	-	-	-	-
TOTAL FUNDING SOURCES	46,378	411	747	45,220	12,800	10,970	21,450	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)				
Appropriation FY 27 Request	-		Year First Appropriation	FY21
Appropriation FY 28 Request	-		Last FY's Cost Estimate	40,325
Cumulative Appropriation	25,675			
Expenditure / Encumbrances	434			
Unencumbered Balance	25,241			

PROJECT DESCRIPTION

This project provides for planning, site feasibility, design and construction for a new arts and cultural facility to be located in the Wheaton Arts and Entertainment District. The project is proposed to be co-located with a project to be developed by Montgomery Housing Partnership (MHP) at 11507 Georgia Avenue, Wheaton. MHP proposes to develop a mixed-income, affordable, multi-family development containing up to 320 multi-family units in 2 buildings, 39 townhomes, 15,000 square feet of office space and the arts and cultural center. The Wheaton Arts and Cultural Center will be located on the ground floor of the first multi-family building fronting on Georgia Avenue. The arts center will be approximately 40,000 square feet.

LOCATION

11507 Georgia Ave, Silver Spring, Maryland 20902

ESTIMATED SCHEDULE

Planning, site feasibility work and initial design work will continue through FY26, and construction expected to begin in FY27.

COST CHANGE

Cost increase based on contractor estimates.

PROJECT JUSTIFICATION

A Program of Requirements (POR) funded out of the Facility Planning: MCG project was completed in FY20. The POR specifications provide for requirements for the facility.

FISCAL NOTE

FY23 supplemental in Current Revenue: General for the amount of \$75,000. FY24 updated to include \$1,000,000 in State Aid awarded during the 2023 Maryland General Assembly Session.

Funding for this project was shifted from the Facility Planning: MCG (P508768) project.

DISCLOSURES

A pedestrian impact analysis will be performed during design or is in progress. The County Executive asserts that this project conforms to the requirement of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

COORDINATION

Department of General Services, Department of Recreation, Montgomery Housing Partnership

Bill XX - 26
Wheaton Arts and Cultural Center (P722106)

Legislative Request Report

1. **Description** - The County Executive requests that capital project No. 722106, Wheaton Arts and Cultural Center (P722106), be authorized as a “Special Capital Improvements Project” pursuant to Section §302 of the County Charter and Section §20-1 of the Montgomery County Code.
2. **Problem** - Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally funded cost is projected to exceed \$25,582,000 in FY27 dollars. The estimated locally funded cost of the Wheaton Arts and Cultural Center in the FY27 Capital Budget and Amendments to the FY27-32 Capital Improvements Program is \$45,378,000 for planning, design, and construction costs.
3. **Goals and Objectives** - This project provides for planning, site feasibility, design and construction for a new arts and cultural facility to be located in the Wheaton Arts and Entertainment District. The project is proposed to be co-located with a project to be developed by Montgomery Housing Partnership (MHP) at 11507 Georgia Avenue, Wheaton. The project will be funded with General Obligation Bonds, PAYGO, Recordation Tax Premium, and State Aid.
4. **Coordination** - This project has been coordinated with Department of General Services, Department of Recreation, and Montgomery Housing Partnership.
5. **Fiscal Impact** – Not Applicable.
6. **Impact** – Not applicable
7. **Evaluation** - Capital projects are evaluated biennially by the County Executive and County Council as part of the Capital Improvements Program review.
8. **Experience Elsewhere** - Not Applicable.
9. **Sources of Information** – Department of Recreation, Department of General Services.
10. **Applications Within Municipalities** - Not Applicable.
11. **Penalties** - None Required.



Fiscal Impact Statement

Office of Management and Budget

Bill XX-26

Special Capital Improvements Project - Wheaton Arts and Cultural Center (P722106)

Bill Summary

Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally-funded cost is projected to exceed \$25,582,000 in FY27 dollars. The estimated locally-funded cost of the Wheaton Arts and Cultural Center in the FY27 Capital Budget and Amendments to the FY27-32 Capital Improvements Program is \$45,378,000 for planning, design, and construction costs.

Fiscal Impact Summary

There are no expenditures or revenues associated with this bill. The bill serves only to authorize the designation of the Wheaton Arts and Cultural Center (P722106) project as a Special Capital Improvement Project.

Fiscal Impact Analysis

This bill is not estimated to impact revenues or expenditures. The Wheaton Arts and Cultural Center was approved in prior years, and this legislation serves only to authorize the designation of the Wheaton Arts and Cultural Center (P722106) project as a Special Capital Improvement Project.

Staff Impact

The bill is not expected to impact staff time or duties.

Actuarial Analysis

The bill is not expected to impact retiree pension or group insurance costs.

Information Technology Impact

The bill is not expected to impact the County Information Technology (IT) or Enterprise Resource Planning (ERP) systems.

Other Information

Later actions that may impact revenue or expenditures if future spending is projected

The bill does not authorize future spending.

Sources of information

Department of Recreation, Department of General Services, Office of Management and Budget

Contributors

Hamza Ahmed, Office of Management and Budget

