

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Georgia Avenue Noise Mitigation Fencing Project		
2. Senate Sponsor	3. House Sponsor	
Kramer	Stewart	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$300,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Georgia Avenue Noise Mitigation Fencing Project		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Steven Wischmann		301-366-3147
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Leisure World of Maryland is a senior living facility with over 8,000 residents that was developed over decades beginning in the mid-1960's through 2008. The 610-acre community extends from Norbeck Road on the north to Connecticut Avenue on the south boundary. Georgia Avenue abuts the property the property on the west boundary except where interrupted by Leisure World Plaza, a retail grocery, restaurant, and medical office use development.</p>		

11. Description and Purpose of Project (Limit length to visible area)

Plan, design, and construct a replacement perimeter security fence along Georgia Avenue with a new fence that mitigates traffic noise for the benefit of Leisure World residents living in close proximity. The new fence will be constructed of solid material rather than with openings as is the fence that allows sounds transmission, which has increase in recent years.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	
Design	\$35,000
Construction	\$265,000
Equipment	
Total	\$300,000

13. Proposed Funding Sources - (List all funding sources and amounts.)

Grant from the State of Maryland	\$300,000
Total	\$300,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
5/1/2025	6/1/2025	8/1/2025	9/30/2025
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
	\$800,000	Gleneagles drive storm drainage culvert replacement	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Mutual Legal Name - Regency Estates		TBD	
20. Legislative District in Which Project is Located	19 - Montgomery County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Name of Mutual BOD President Regency Estates H.O.A	Has An Appraisal Been Done?	Yes/No
Phone:			No
Address:		If Yes, List Appraisal Dates and Value	
3701 Rossmoor Boulevard Silver Spring, MD 20906			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			
B. If owned, does the grantee plan to sell within 15 years?			
C. Does the grantee intend to lease any portion of the property to others?			
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Not Applicable			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Not Applicable			
26. Building Square Footage:			
Current Space GSF	Not Applicable		
Space to be Renovated GSF	Not Applicable		
New GSF	Not Applicable		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

2002-2004

28. Comments

Site Plan Images Documents Provided To Kramer