

Sketch Plan Pre-Application Community Meeting

March 10, 2015

6:30 PM

WHEATON
GRANDVIEW:
PRIVATE
RESIDENTIAL
DEVELOPMENT

Ana G. Mendez University, Westfield Wheaton Mall

11006 Veirs Mill Road, Wheaton, Maryland 20902



STONEBRIDGE CARRAS
REAL ESTATE INVESTMENT

Future Community Meeting

March 24, 2015

6:30 PM

WHEATON PUBLIC IMPROVEMENTS

OFFICE – TOWN SQUARE – REEDIE DRIVE

Wheaton High School

12601 Dalewood Dr, Silver Spring, MD 20906



STONEBRIDGE CARRAS
REAL ESTATE INVESTMENT

WHO WE ARE: THE RESIDENTIAL TEAM



WHO WE ARE: BOZZUTO

DEVELOPMENT – CONSTRUCTION – MANAGEMENT – HOMES



WHO WE ARE: BOZZUTO

MIXED INCOME & MIXED USE



WITH A COMMITMENT TO AFFORDABLE HOUSING



WHO WE ARE: BOZZUTO

CORE VALUES

- CONCERN for the communities we touch
- CREATIVITY in everything we do
- PASSION in our approach to business
- PERFECTION as a goal worth pursuing

MISSION STATEMENT

Our mission is to create the best possible living environment for our customers and to do so in a way that creates community and respects the world in which we live.

WHO WE ARE:

STONEBRIDGE CARRAS

LOT 31



200 I St SE



FLATS 130 AT
CONSTITUTION SQUARE



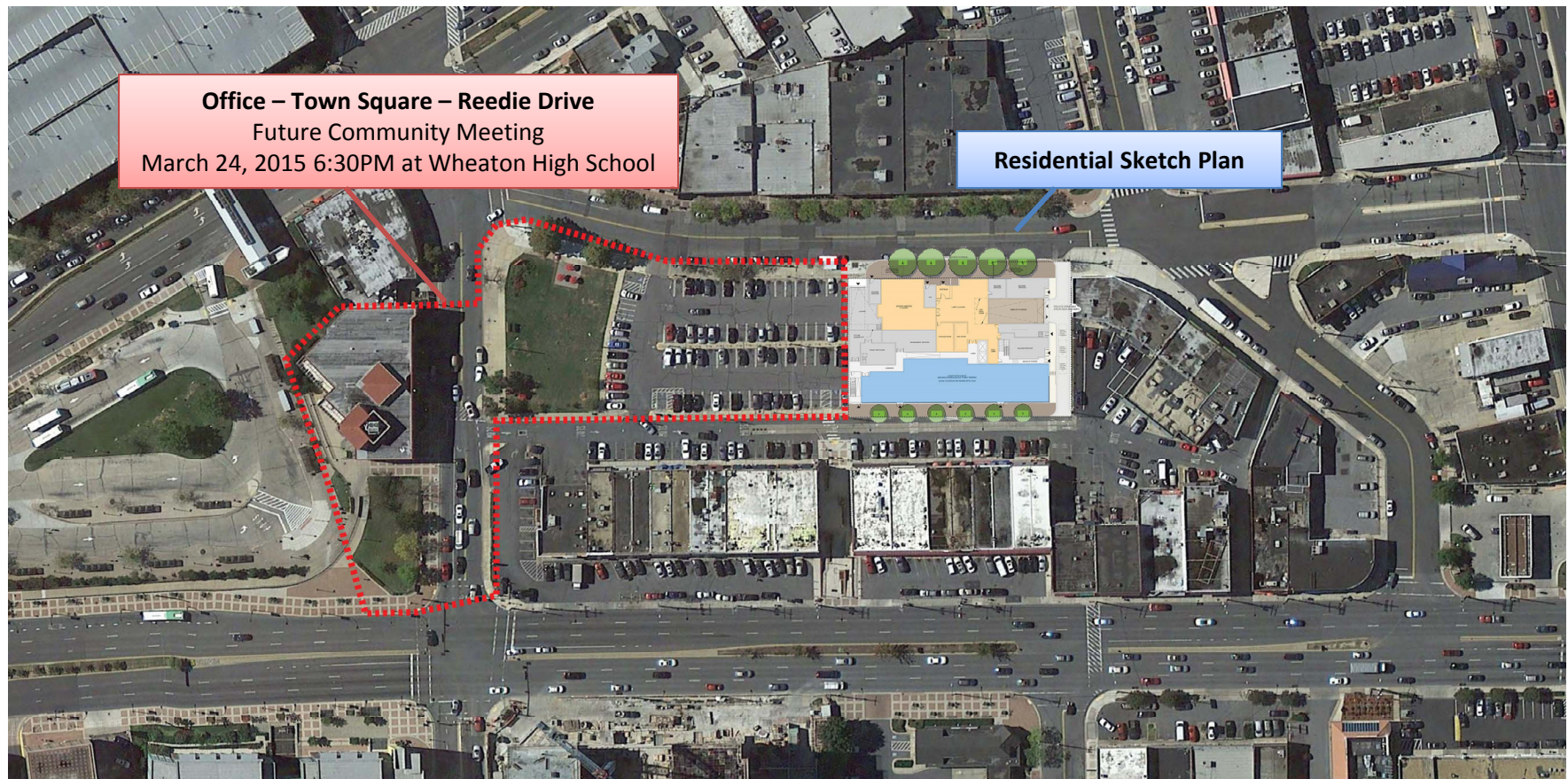
FLATS 170 AT ACADEMY YARD



VICINITY MAP



SCOPE



PROCESS: COUNTY RFP

COUNTY REQUEST FOR PROPOSAL (RFP) PROCESS

- Request for Proposal (“RFP”) issued by County in June 2013
- Bozzuto and StonebridgeCarras selected as County’s/M-NCPPC’s development partner
- Bozzuto and StonebridgeCarras entered into a General Development Agreement (“GDA”) with Montgomery County in August 2014.
- Under the terms of the GDA, Bozzuto and StonebridgeCarras are required to, among other things, obtain separate project approvals for the private and public components of the selected RFP project.

PROCESS: PRIVATE RESIDENTIAL

SKETCH PLAN

- Pre-Submittal Community Meeting (Tonight)
- Filing of Sketch Plan Application for Regulatory Review
- Development Review Committee Meeting
- Montgomery Planning Department Staff Report Published on M-NCPPC Website 10 days before Montgomery County Planning Board Public Hearing
- Public Hearing before Montgomery County Planning Board (within 90 days after acceptance of application)
- Adoption of Montgomery County Planning Board Resolution stating agency decision

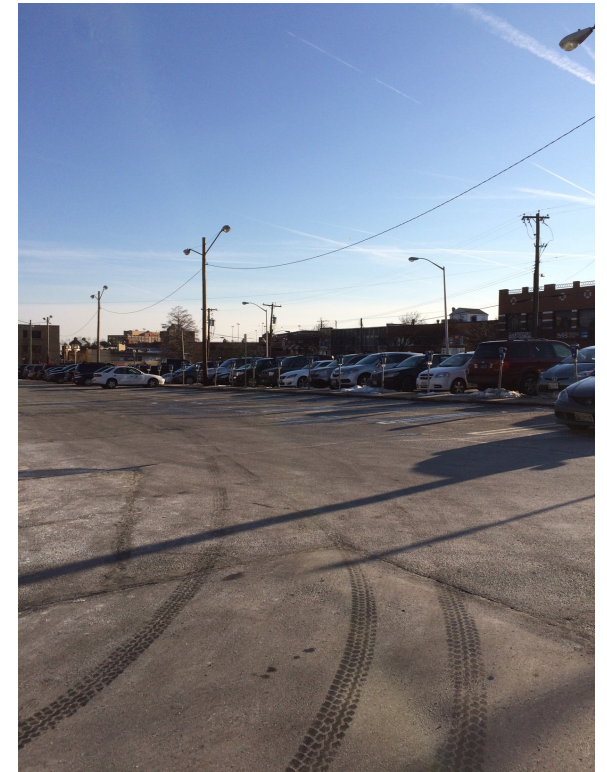
Steps after Sketch Plan: Preliminary Plan of Subdivision and Site Plan applications, Record Plat application, obtaining building permits for construction

PROCESS: PUBLIC IMPROVEMENTS

Mandatory Referral

- Community Meeting (Tuesday, March 24 at 6:30 pm)
- Filing of Mandatory Referral Application for Regulatory Review
- Montgomery Planning Department Staff Report Published on M-NCPPC Website 10 days before Montgomery County Planning Board Hearing
- Public Hearing before Montgomery County Planning Board
- Planning Board Advisory Letter to MCDOT
- Building Permits

EXISTING CONDITIONS



EXISTING CONDITIONS



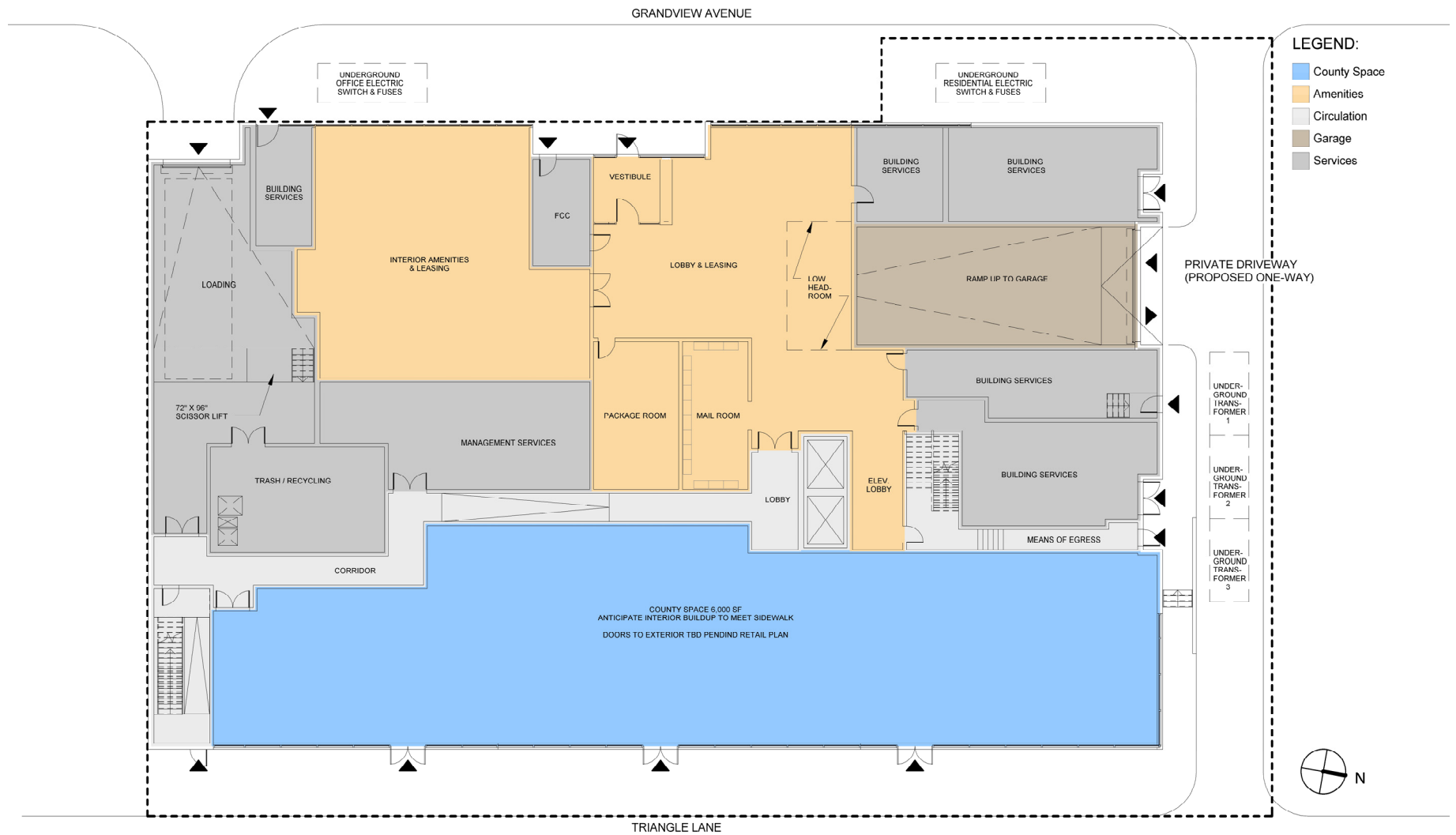
ILLUSTRATIVE

- 204 apartment homes
- 30% of units affordable to households earning 50% AMI
- 3 levels of parking
- 6,000 SF County use space



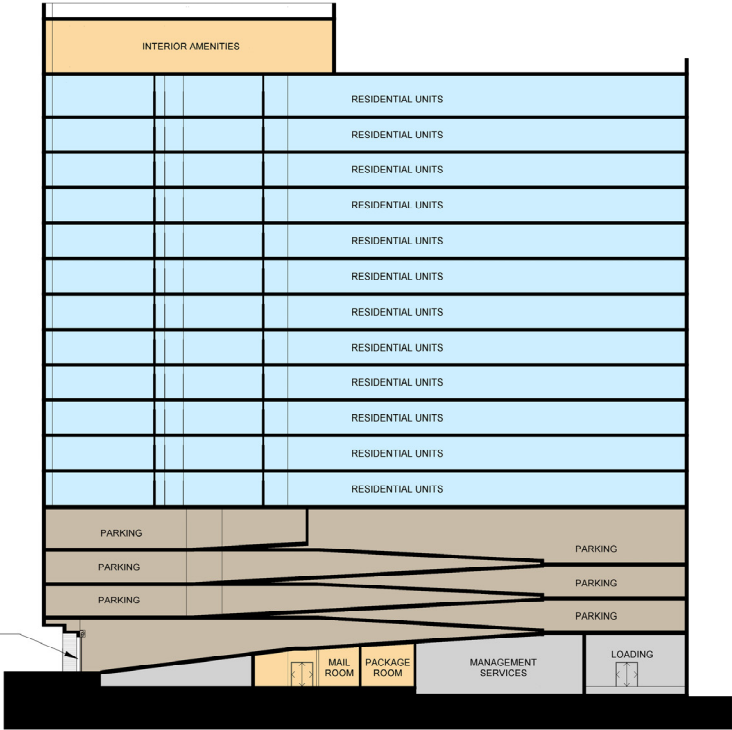
STONEBRIDGE CARRAS
REAL ESTATE INVESTMENT










GROUND FLOOR



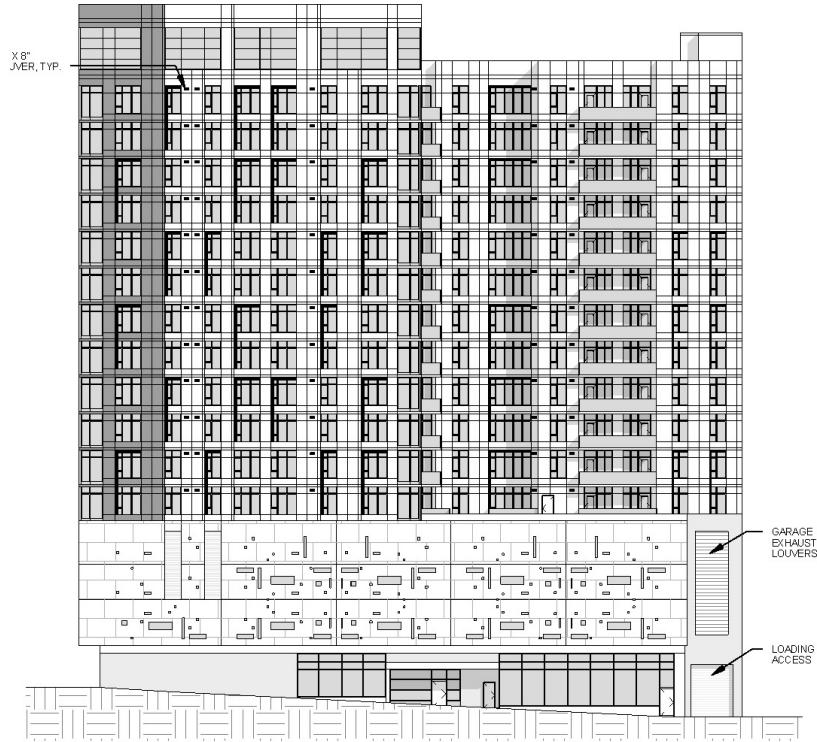
TYPICAL FLOOR



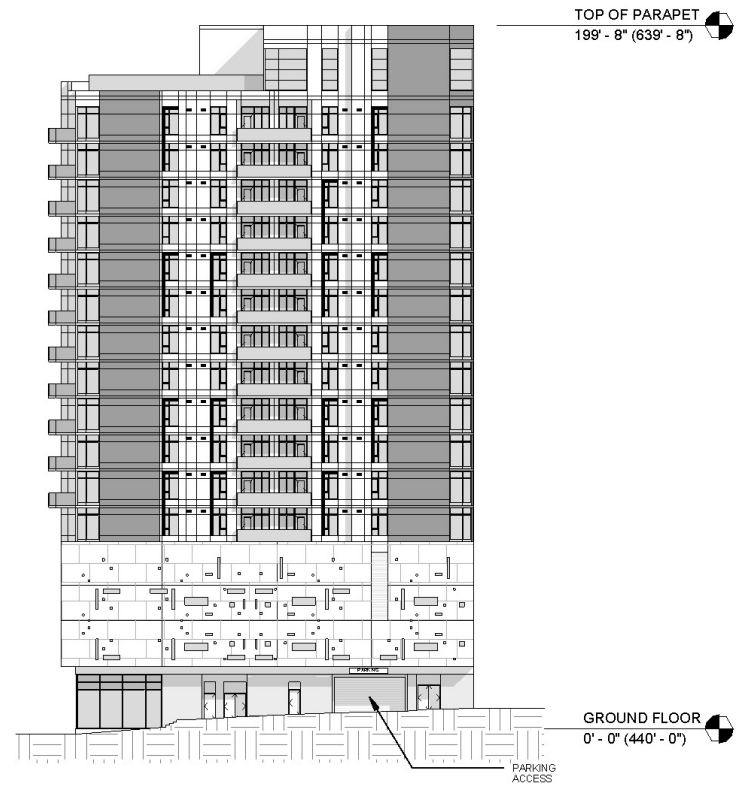


-  Residential
-  County Space
-  Amenities
-  Exterior Amenities
-  Bioretention
-  Green Roof
-  Circulation
-  Services
-  Garage

ELEVATIONS



WEST ELEVATION



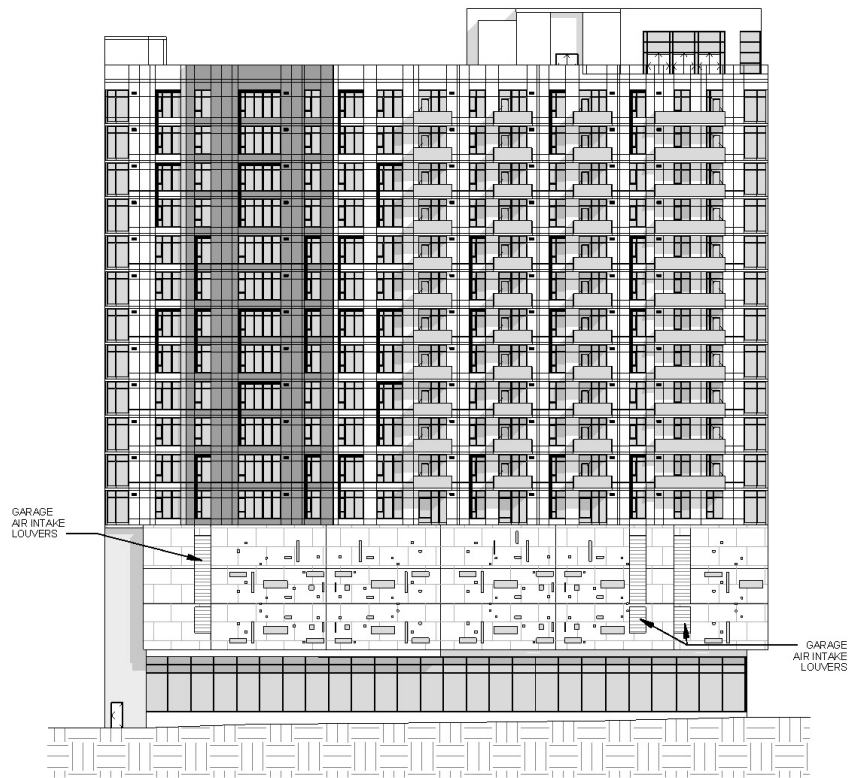
NORTH ELEVATION

** FENESTRATION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO REVISIONS/ REFINEMENT AT SUBSEQUENT FILINGS.

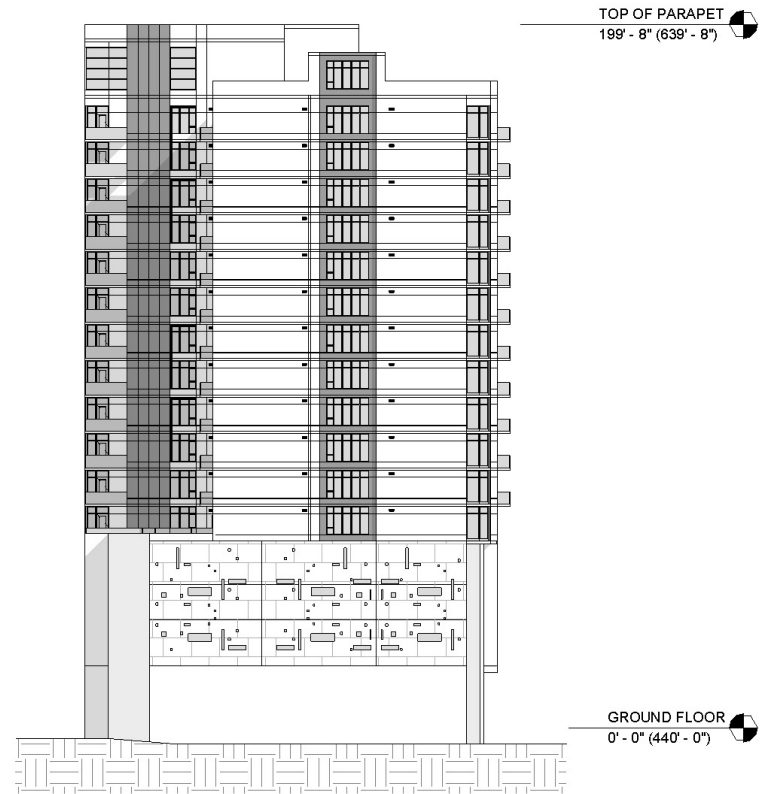


STONEBRIDGE CARRAS
REAL ESTATE INVESTMENT

ELEVATIONS



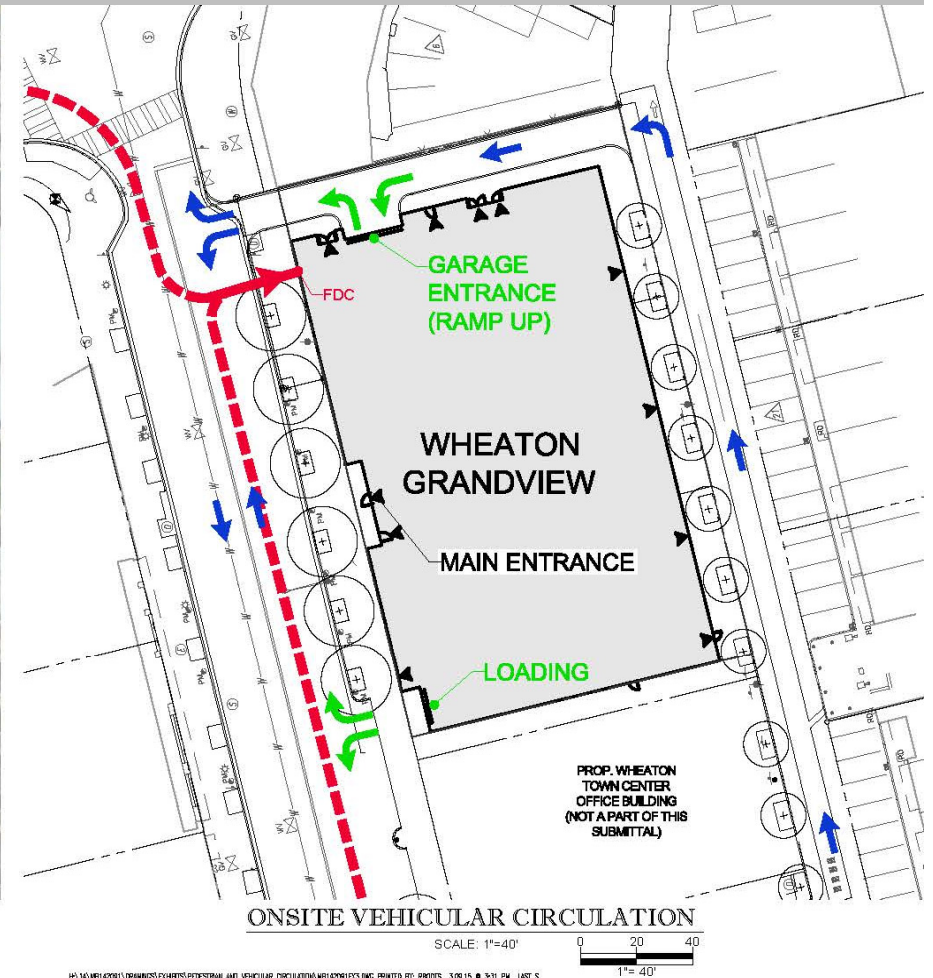
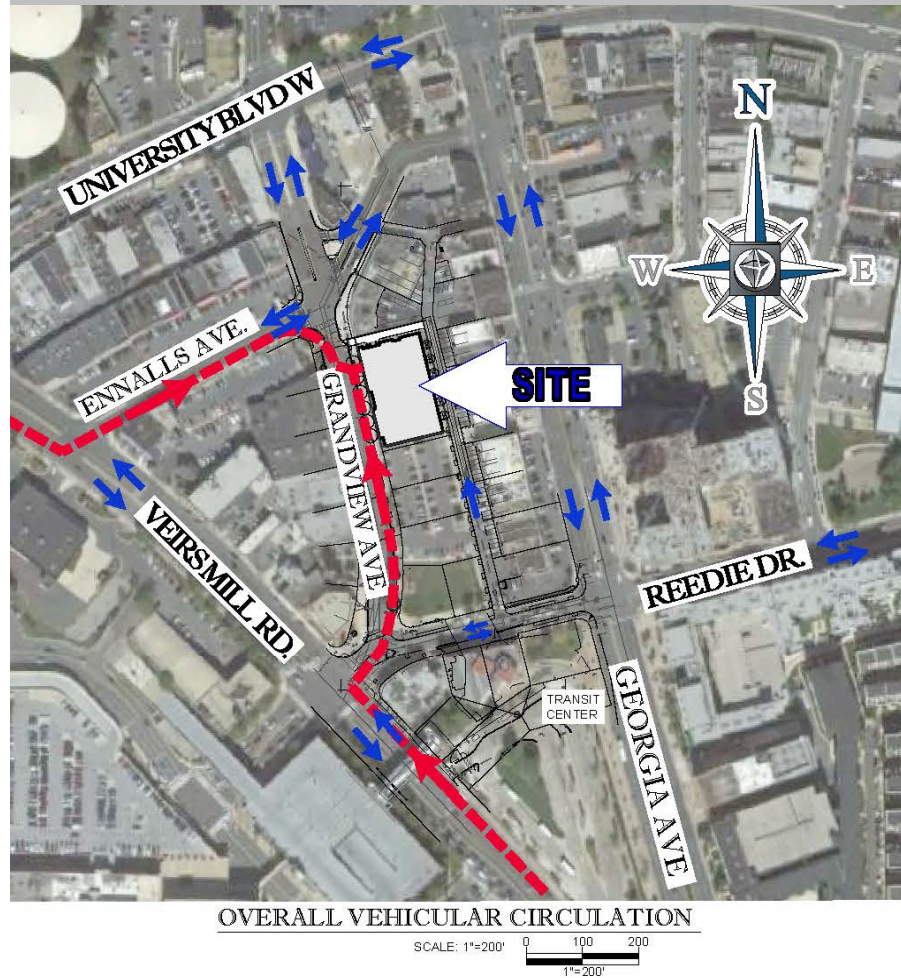
EAST ELEVATION



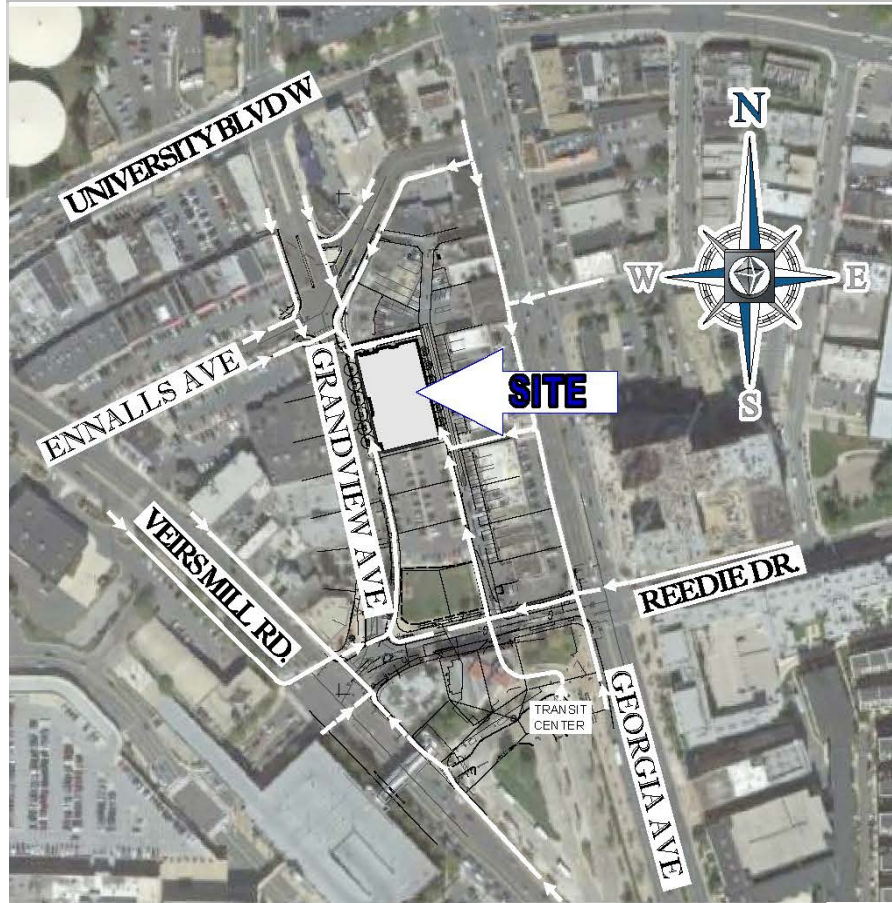
SOUTH ELEVATION

** FENESTRATION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO REVISIONS/ REFINEMENT AT SUBSEQUENT FILINGS.

VEHICULAR CIRCULATION

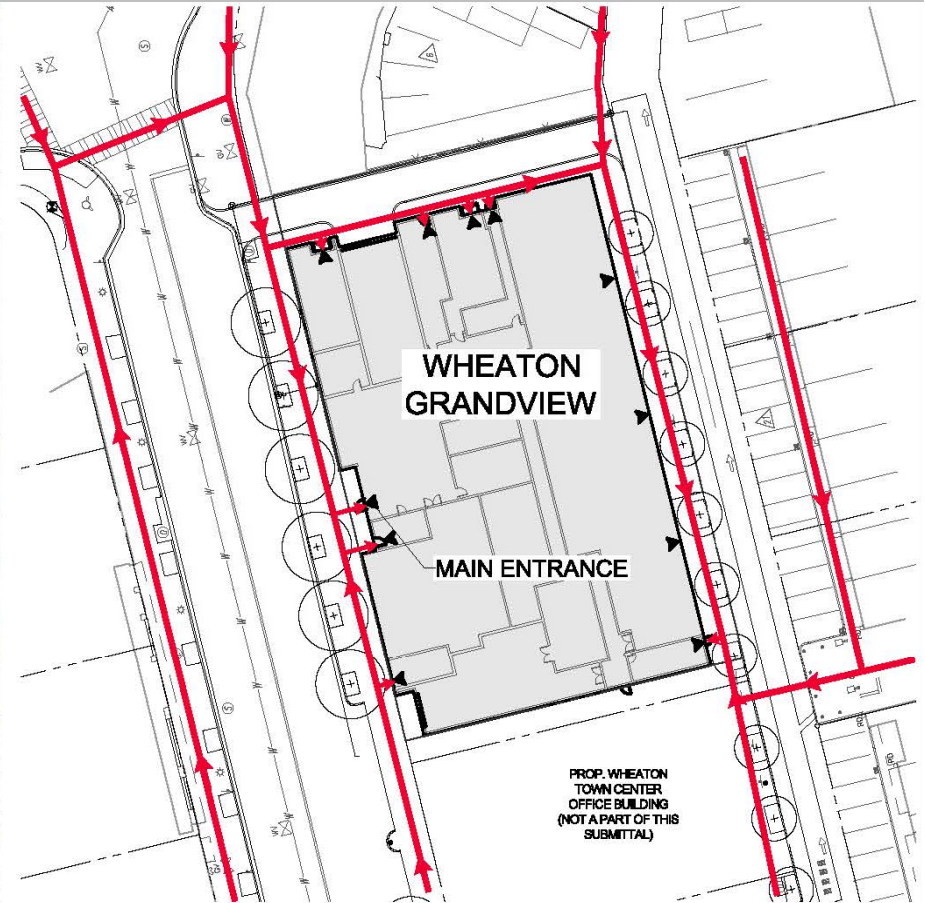


PEDESTRIAN CIRCULATION



OVERALL PEDESTRIAN CIRCULATION

SCALE: 1"=200'
0 100 200
1"=200'

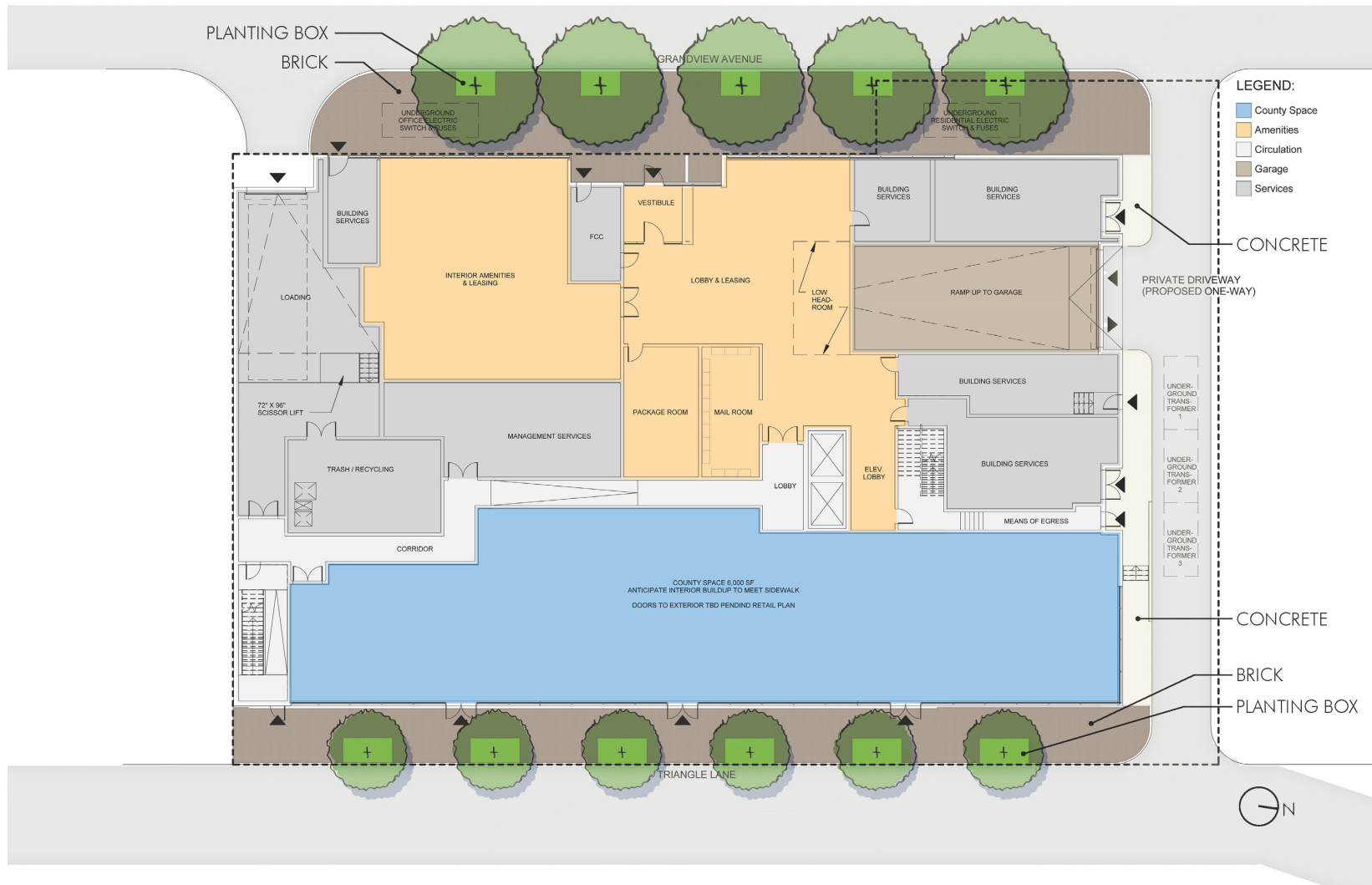


ONSITE PEDESTRIAN CIRCULATION

SCALE: 1"=40'
0 20 40
1"=40'

PEDESTRIAN CIRCULATION AND VEHICULAR CIRCULATION WITH CYCLING PRINTED BY: PRCOYS JUN 15 @ 3:21 PM LAST S

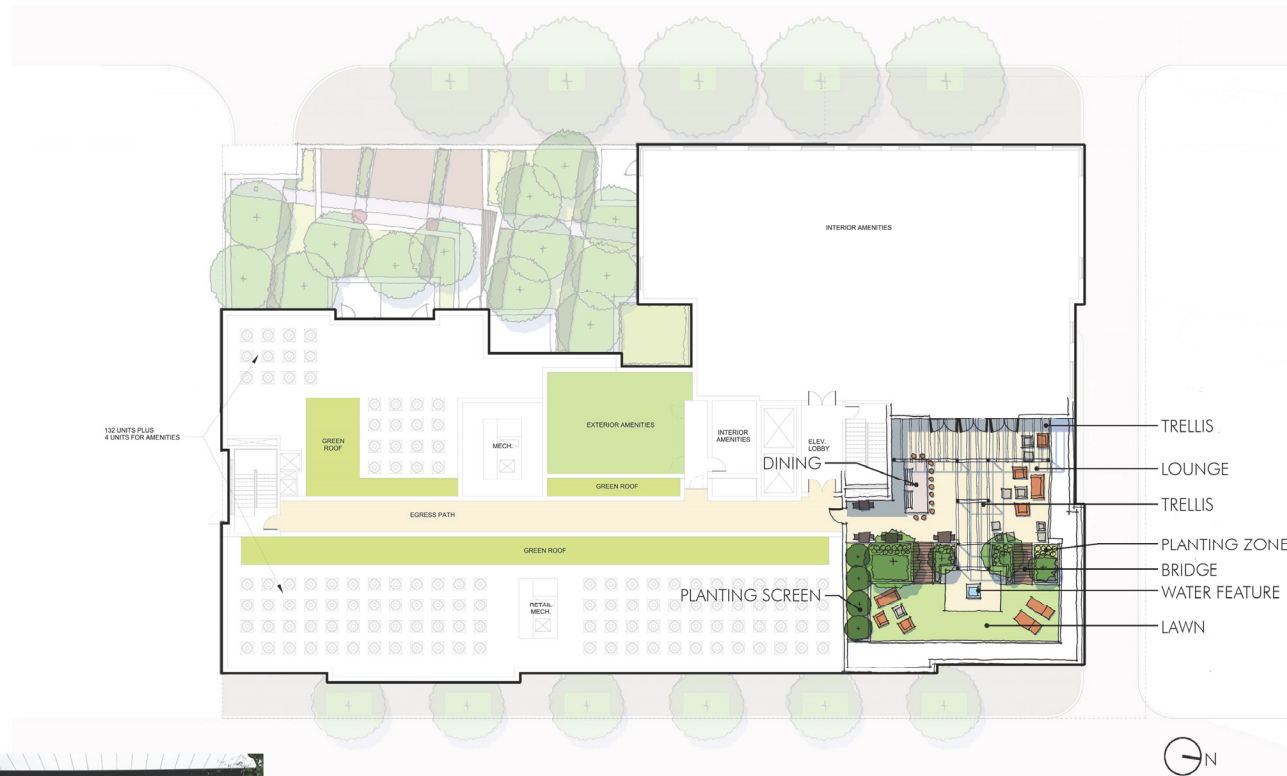
STREETSCAPE



BIORETENTION



ROOF PLAN



SKETCH PLAN: PUBLIC BENEFITS

A mixed-income residential project that provides a minimum of 20% MPDUs entirely satisfies its public benefit and incentive density requirements through the provision of affordable housing.

Although not required, this project also provides the following public benefits:

- Transit Proximity within ¼ mile of Service Proximity Level 1
- Structured Parking
- Quality Building & Site Design
- Connectivity & Mobility Improvements
- Green Building Strategies

ESTIMATED RESIDENTIAL SCHEDULE

	File	Approve	Duration
Schematic Design	Dec-14	Mar-15	4 months
Sketch Plan Process MNCPPC	Mar-15	July-15	5 months
Design Development	Mar-15	Aug-15	6 months
Financing Milestone: 9% LIHTC Credit Round	Sep-15	Jan-16	5 months
Site Plan Process MNCPPC	Sep-15	May-16	9 months
50% Construction Documents & Specifications	Feb-16	May-16	4 months
Financing Milestone: Commitment for Debt and Equity	May-16	Aug-16	4 months
85% Construction Documents & Specifications	May-16	Jul-16	3 months
Permit	Jul-16	Oct-16	4 months
Construction	Q4 2016	Q4 2018	24 months

Future Community Meeting

March 24, 2015

6:30 PM

WHEATON PUBLIC IMPROVEMENTS

OFFICE – TOWN SQUARE – REEDIE DRIVE

Wheaton High School

12601 Dalewood Dr, Silver Spring, MD 20906



STONEBRIDGE CARRAS
REAL ESTATE INVESTMENT

QUESTIONS

Thank you for joining us this evening.