

**Silver Spring  
Transportation Management District  
Advisory Committee  
January 9, 2014**

2b

Abbreviations:

M-NCPPC = Maryland-National Park and Planning Commission

UT = United Therapeutics

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**Items 1, 2 & 3 – Introductions / Minutes Approval / Chair Comments:** **Samantha Mazo** called the meeting to order and introduced prospective member **Brian Barnett Woods** from Toole Design Group, a company that does city transportation planning focusing on pedestrian/biking infrastructure and trail design. **Mr. Barnett-Woods** is a transportation planner who is focused on providing bicycle parking and other infrastructure amenities, making conditions safe for all who bike or walk. He is working with **David Anspacher** of the Maryland-National Park and Planning Commission (M-NCPPC) to find potential locations near the Silver Spring Transit Center for a multi-service biking facility station that offers secure parking, bicycle repairs and lockers for storage.

**Ms. Mazo** said the Committee will be finishing the candidate interview process with **Mr. Barnett-Woods** after the meeting. The next stage in the process is to recommend his membership on the Committee to the County Executive who then makes the formal nomination to the County Council.

**Item 4 – FY15 Budget Priorities Request:** **Ms. Mazo** explained that each year the County Executive provides a fiscal year operating budget to Council. The priorities are formed based on recommendations from different agencies. This TMD Advisory Committee advises the Executive in making recommendations; he will in turn present his budget recommendations to Council which approves the budget in May.

Attached to the agenda packet is a working list of the TMD priorities from prior years. The Committee discussed the importance of prioritizing Interim Operating Site (IOS) funding due to the ongoing disruption to surrounding business and commuters while the transit center remains closed. Signage should emphasize safety and way finding.

Committee members will provide additional input and edits to last year's budget recommendations by email to **Jim Carlson** and finalize at February's meeting.

**Item 3 – United Therapeutics-Stage Three Development:** **Bill Kominers**, Lerch Early & Brewer, briefed the Committee on the next stage of United Therapeutics (UT) construction, which started in the spring of 2013. The project plan was approved by the Planning Board in September, 2013.

**Avi Halpert** discussed features of UT current phase of construction. The completed building will be "Net Zero" in terms of its energy use, meaning most energy will generated on site via solar panels and geothermal wells, offsetting the consumption from the electrical grid. There will be thermal wells under the building, serving as heat sinks in summer and providing a comfortable temperature during winter months. Further tests will be conducted to see how deep and how many wells are needed, pending Department of Health approval. An employee guide book is being developed to show how to function in a net zero environment. The net zero function will only be used in this building phase.

**Mr. Halpert** discussed other features of construction:

- Automatic ventilation opening from the outside with the ability to open windows, and an interior chimney

- Daylight from the top of building for better illumination and adjustable shades to deflect heat and capture light.
- Building has three connection points creating a campus effect common area
- A roof top garden with geothermal pool for heating, and swimming for employees
- Parking underneath garden for 152 vehicles
- A below-grade plaza at Spring and Colesville entrance with solar charging stations – energy can be created by activity on the plaza and fed into the building
- Bus shelter on Colesville redecorated to match building architecture, and some trees replaced to improve pedestrian movement

**Mr. Halpert** said there was a Phase 2 construction delay in the installation of the bio wall due to the need for the right technology. He described other features of construction:

- Retail area included in the plaza area
- Additional green space included on the roof and plaza area
- Non-traditional storm water management using a cistern piping system for garden irrigation
- Parking garage has mesh screen providing air flow and shading

Demolition of the current parking structure is planned for summer, 2015, and UT Phase 2 construction will take 22-24 months. **Mr. Kominers** said the building will have 12,000 sq. ft. of office and lab space.

Vehicular circulation around the building will have rear off-street access on Cameron for loading and a garage entrance on Spring Street. Other items discussed:

- Negotiating with the neighboring hotel for shared access to dumpsters
- Car sharing is not available on site due governmental security issues. However, there are car sharing spaces available near by
- Bicycle infrastructure provided – bike racks along Spring Street & UT parking lot, and there is a locker room – 30 percent of employees use alternative means of travel
- No lunch room – employees leave the building for lunch
- UT complex will ultimately have about 300 employees total – 100 on site

**Mr. Halpert** discussed the current parking situation at the site and surrounding areas:

- Garage 21 has 41 spaces for 1-3 hour parking
- The hotel has valet parking in Garage 2 and behind the hotel
- There will be no parking for the retail area when the project is finished due to the Net Zero concept
- Buildings 2A & B have limited parking – employees to use a lottery system
- Transit subsidies are offered to employees
- Ten to 11 percent of the employee base lives in downtown Silver Spring

**Mr. Kominers** said that the project and preliminary plan have already been approved. They are now in the process of implementing the site plan. The already approved design will be filed in March. Construction will start spring, 2015. **Mr. Halpert** explained that the site is currently owned by the County, which grants UT access for construction.

**Item 4 – Updates: Ms. Brecher** announced:

- Metro awarded software developer Accenture a \$184 million contract to develop an electronic fare payment system to replace Smartrip cards – pilot program later this year
- As of January 1, 2014, the Federal transit tax-free fringe benefit was reduced from \$245 to \$130 per month; the parking benefit was increased to \$250 per month

- Montgomery County 311 complaints about Ride On are on the decrease - Ride On has hired more drivers and have missed fewer trips
- Bikeshare stations are now allowed on Metro property – 44 out of 51 planned stations have been completed
- New bus routes will be added to the Ride On system
- The County's commuter survey is coming in Spring
- Employer Outreach seminar with Metro regarding the new payment system and other information will be held February 13<sup>th</sup> 12-2 pm at the Silver Spring Civic Center

**Item 5 – Other Business:**

- No left turning arrow from Colesville Road onto Sligo Creek parkway is causing a hazard for buses and other traffic
- **Ms. Mazo** requested updates on the transit center and the IOS at the next meeting
- **Sgt. Mike Ruane** is **Tom Harmon's** replacement on the Committee

**Item 6- Adjourn: Next meeting – February 20, 2013**

**Silver Spring Transportation Management District Advisory Committee Attendance Sheet  
January 9, 2014**

<b>Voting Members (12)</b>			
<b>Name</b>	<b>Affiliation</b>	<b>Present</b>	<b>Absent</b>
<b>Chamber Members (3)</b>			
Arnetta Haines	Social and Scientific Systems	X	
Michael Meszaros	Digital Industry, Inc.	X	
Samantha Mazo / Co-chair	Linowes and Blocher LLP		X
<b>Citizens Advisory Board Members (3)</b>			
Jim Bunch	Kemp Mill, Four Corners, East SS	X	
Phil Olivetti	North & West Sector Plan Area		X
Andrew Wexler / Co-chair	CBD Resident		X
<b>Employers less than 50 employees (3)</b>			
Vacant			
Everton Latty	iDeal Decisions, Inc.	X	
Valerie Spencer	MayaTech		X
<b>Employers with 50 or more employees (3)</b>			
G. Michael Price	Discovery Communications	X	
Molly King	The Blairs	X	
Vacant			
<b>Non-Voting Members (3)</b>			
Sandra Brecher, DOT Transit Services	DOT Director or Designee		X
Matthew Folden	M-NCPPC	X	
Reemberto Rodriguez	Silver Spring Regional Center	X	
Vacant	Montgomery County Police		
<b>Staff</b>			
Nakengi Byrd	DOT, Commuter Services	X	
Jim Carlson	DOT, Commuter Services	X	
Beth Dennard	DOT, Commuter Services	X	
<b>Guests</b>			
John Brill	Silver Spring Green	X	
Avi Halpert	United Therapeutics	X	
Bill Kominers	Lerch Early & Brewer	X	
Harriet Quinn	4-Corners Resident	X	
Bryan Barnett-Woods	Toole Design Group	X	