

MEMORANDUM

April 25, 2014

TO: Planning, Housing, and Economic Development Committee
Government Operations and Fiscal Policy Committee

FROM: Jacob Sesker, Senior Legislative Analyst 

SUBJECT: CIP Amendments: Wheaton Redevelopment (PDF #150401)

Those anticipated to attend this worksession include:

- From Transportation: Al Roshdieh, Deputy Director
- From M-NCPPC: Norman Dreyfus, Planning Board; Mike Riley, Deputy Director of Parks

The PDF transmitted on March 17, 2014 is attached at © 1-2. The PDF approved by the Council in 2013 is attached at © 3-4. A letter from Councilmember Navarro to Deputy Director of Transportation Al Roshdieh is attached at © 7. MCDOT's summary of public benefits is attached at © 8. A memo from Planning Director Gwen Wright and Parks Director Mary Bradford is attached at © 9. The Council has received dozens of letters and e-mails regarding this project; some are attached beginning at © 10. Assorted other materials begin at © 34.

PURPOSE

The Planning, Housing, and Economic Development Committee and the Government Operations and Fiscal Policy Committee will discuss a proposed amendment to the Wheaton Redevelopment Program (PDF #150401). The purpose of this worksession is for the committees to recommend a PDF to the full Council for action. A Council worksession is tentatively scheduled for May 6, 2014.

The purpose of this worksession is to recommend a project description form and budget for this capital project—the **purpose is not to discuss a proposal that is still in procurement or the terms of a public-private partnership that is in negotiation.**

A closed session has been advertised, and Staff will recommend going into closed session if necessary. Questions to DOT regarding the project budget and sources of funding for the project budget are questions that might be answerable in open session, whereas questions such as the size of the

construction contingency or the value assigned to the land in either Wheaton or Silver Spring might be answerable only in closed session.

PROJECT STATUS UPDATE

In May 2013, the Council approved a second placeholder PDF that continued to set aside funding for the M-NCPPC portion of the project, and **which further made clear the intent of both the Council and Executive to move forward to solicit proposals from private developers.** The PDF stated that the County portion of the project might be financed using alternative financing structures.

The RFP was released on June 3. A Silver Spring community meeting was held on June 11, and a Wheaton community meeting was held on June 12—these community meetings provided an opportunity for potential bidders to hear from the communities. Proposals were due by July 31.

In September, the County commenced parallel meetings/negotiations with Stonebridge Carras/Bozzuto Group (the preferred development partner) and with M-NCPPC (the building owner). The preferred development partner presented concepts to the Silver Spring community on September 16 and to the Wheaton community on September 18. Another meeting in the Wheaton community was held on December 11. *Excerpts of the materials presented at the December 11 meeting are attached at © 36.*

On March 17, 2014, the County Executive transmitted a substantially revised PDF. The PDF includes changes to the project schedule, sources of funding, and project scope. Negotiations are substantially complete, and the parties are ready to begin design.

- **The County and WMATA have reached agreement in principle on terms of an easement incorporating the adjoining WMATA green space in the Town Square.¹**
- **The County and M-NCPPC have reached agreement on the business terms of an agreement to be executed in May. Agreed upon terms include design process and design oversight, construction project management, project contingencies, air rights, fee simple ownership, leases, condominiums, easements, rights of entry, retail merchandising plan, parking, and property maintenance.**
- **The County and Stonebridge Carras/Bozzuto Group reached agreement on key terms of a development agreement that cannot be executed until the Council appropriates funding for the project.**

¹ Staff notes that this agreement is a significant milestone.

PUBLIC BENEFITS

A summary of public benefits associated with the project is included at © 8. The public benefits include approximately 13,000 square feet of new retail creating a double-loaded retail street on a reconstructed and enhanced Triangle Lane; hundreds of new office employees; replacement of existing surface parking (158 spaces) with new underground parking (395 spaces); and a new public open space along Reddie Drive.

A significant public benefit is the housing component of this project. The project includes 225+ units, 20% of which are affordable at 50% of area median income (AMI). **This means that not only does the project contain a high number of affordable units, but also that those units would be affordable at lower levels of household income.**

ISSUES

Town Square/Urban Plaza

One of the key issues associated with this proposal has been the urban plaza or town square. The approved placeholder PDF referred to a town square that was at least 1/3 the size of the site. The amended PDF simply refers to a town square without any reference to the size.

Rather than being configured as one large space, the proposal includes several smaller spaces with “combinability.” For example, the space could accommodate up to 2,000 people at a movie screening, up to 3,000 people at a speech, or a farmer’s market with 30 tents.

Urban parks/public spaces must be suitable for a variety of different uses, many of which require small amounts of space. The space should be flexible because use is constant and spontaneous, while the users are diverse and always changing. The point is that the space should be usable and it should be usable much of the time.

- **Reducing the amount of Lot 13 that is used for a town square/urban plaza makes it possible for the site to include not only a town square and an office building, but also to include a residential building. A larger town square entirely on Lot 13 would not leave enough room for a residential footprint—put differently, an opportunity cost is the loss of a significant amount of affordable housing on Lot 13.**
- **The Council should focus on the flexibility of the space rather than on size of the space—for example, furniture and features that are movable can create boundaries around usable and intimate spaces for daily use while facilitating larger events in the reconfigured space.**
- **The agreement with WMATA is important to the overall plan for the town square.**

Reddie Drive/Traffic Study

Because the proposed urban plaza/town square straddles Reddie Drive, one key issue in this project is whether Reddie Drive (between Grandview Avenue and Triangle Lane) should be closed. Functionality of the plaza and pedestrian safety concerns are both reasons to consider closing Reddie Drive (either all

or some of the time). Traffic flow and access to businesses are reasons to make sure that potential impacts have been adequately considered.

- **A traffic study is needed to understand both the traffic impact, pedestrian safety and transit operations impact of any closure.**
- **Councilmember Navarro has requested that Mr. Roshdieh address this issue during the worksession. See Navarro Letter at © 5.**
- **Among possibilities to explore in the traffic study are whether it is possible to close Reddie Drive only on weekends or off-peak hours.**

Sources of funds

The Executive recommends programming \$134.666 million for FY15-FY20, of which \$63.009 is identified as long-term financing. The Department of Finance has selected a financial advisor (FA). The FA will develop a long-term financing plan when the construction schedule is final (perhaps in late FY16).

The long-term financing (e.g., revenue bonds, appropriation backed debt) could be supported by lease savings or by revenues to funds (e.g., Permitting Services, Water Quality Protection Fund) or by retail lease revenues. Fund balances (cash) might be used to reduce the amount of financing necessary. See Kaufman (MNCBLA) e-mail of support of project and of using fund balance to finance the project © 15. Retail lease revenues should be used as part of the long-term financing, although retail lease revenue is less certain than other potential sources of financing.

The savings from leased space could be redirected to debt service payments. The estimated lease savings for DEP and DPS alone would be approximately \$3.0 million (at FY15 rents, which escalate at 3% annually) for the 77,103 square feet currently leased in Rockville.

- DPS \$2,392,953 for 59,973 square feet
- DEP \$477,371 for 14,545 square feet
- DEP \$136,614 for 2,585 square feet

Annual debt service payment of \$3.0 million would cover a significant portion of the non-GO Bond financing for this project.

In addition, there may be non-lease operating expense savings associated with the current tax-supported cost of operating aging and inefficient facilities (such as 8787 Georgia Avenue).

- **Ultimately, the PDF should be amended when land sale proceeds are in hand to show land sale (net of any contribution to the Housing Initiative Fund) as a source of funding in the project.**

Consistency with master plan

Some of the correspondence has raised the question as to whether this proposal is consistent with the master plan. The vision for the master plan includes the following statement:

By creating a more diverse local economy and building on the existing diverse uses, Wheaton can enhance its role as a shopping destination that includes independent and national retailers, ethnic restaurants, and unique local small business offerings. By providing opportunities for increased density and expanding the connections between the CBD, the regional mall and surrounding residential communities, Wheaton is positioned to become a future growth area for the County.

To ensure a sustainable economy in Wheaton, new land uses must be balanced with the existing, predominantly retail uses to increase daytime population. New office space should be encouraged, as it would attract different kinds of businesses and jobs. More employees and more residential development will provide customers for local services and businesses. Redevelopment may displace some existing businesses, but it will also create more demand for specialty retail and small businesses. The Plan encourages preservation of space for small businesses in new mixed-use developments.

- **Staff (Ms. Michaelson) will address any master plan issues that arise in the worksession.**

RECOMMENDATION

Staff recommends approval with two minor modifications to the attached PDF that will clarify the purpose of any future property dispositions. See PDF, © 1.

- Attachments:
- © 1 March 2014 (Recommended) Wheaton Redevelopment PDF #150401
 - © 3 May 2013 (Approved) Wheaton Redevelopment PDF #150401
 - © 5 Summary of Recent Project History
 - © 7 Memo from Councilmember Navarro to Deputy Director Roshdieh
 - © 8 MCDOT's Public Benefits Summary
 - © 9 Memo from Planning Director & Parks Director
 - © 10 Letter from Wheaton Redevelopment Advisory Committee (Apr 2014)
 - © 11 Letter from Mid-County Citizens Advisory Board (Apr 2014)
 - © 13 Letter from Wheaton Urban District Advisory Committee (Oct 2013)
 - © 15 E-mail from Bob Kaufman, MNCBIA (Apr 2014)
 - © 16 Letter from Washington Property Company
 - © 17 Letter from Foulger Pratt
 - © 18 Letter from Westfield
 - © 19 Letter from Virginia Sheard (Mar 2014)
 - © 21 Mr. Roshdieh's Response to Sheard Letter (Mar 2014)
 - © 24 Letter and Attachment from Cordry et al (Apr 2014)
 - © 30 Letter from Audubon Naturalist Society Recent History 2012-2014
 - © 33 E-mail from Sara Auchincloss Goberdhansingh
 - © 34 Sesker E-mail to Parks re approximate gross and net square footage
 - © 36 Excerpts from Developer Dec 2013 Presentation
 - © 39 Images from Parks Department Presentation

Wheaton Redevelopment Program (P150401)

Category	General Government	Date Last Modified	2/26/14
Sub Category	Economic Development	Required Adequate Public Facility	No
Administering Agency	Transportation (AAGE30)	Relocation Impact	None
Planning Area	Kensington-Wheaton	Status	Planning Stage

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	13,039	4,229	1,627	7,183	2,000	2,300	1,440	1,443	0	0	0
Land	1,010	1,010	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	10,559	1,346	0	9,213	3,750	2,044	3,419	0	0	0	0
Construction	111,481	585	73	110,803	0	7,210	58,372	35,309	9,912	0	0
Other	7,778	138	175	7,467	475	0	300	5,500	1,192	0	0
Total	143,847	7,306	1,875	134,666	6,225	11,554	63,531	42,252	11,104	0	0

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
FUNDING SCHEDULE (\$000s)											
Contributions	862	0	0	862	0	862	0	0	0	0	0
Current Revenue: General	1,300	650	325	325	325	0	0	0	0	0	0
Federal Aid	418	417	1	0	0	0	0	0	0	0	0
G.O. Bonds	71,668	0	1,373	70,295	3,019	5,638	33,502	22,281	5,855	0	0
Long-Term Financing	63,009	0	0	63,009	2,706	5,054	30,029	19,971	5,249	0	0
PAYGO	5,740	5,739	1	0	0	0	0	0	0	0	0
State Aid	850	500	175	175	175	0	0	0	0	0	0
Total	143,847	7,306	1,875	134,666	6,225	11,554	63,531	42,252	11,104	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	126,435
Appropriation Request Est.	FY 16	500
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		9,805
Expenditure / Encumbrances		7,364
Unencumbered Balance		2,891

Date First Appropriation	FY 04
First Cost Estimate	
Current Scope	FY 15 143,847
Last FY's Cost Estimate	73,336

and 4) residential and retail development on Lot 13.

Description

This project provides for the planning, studies, design, and construction of an office building, public parking garage, and a town square on the site of Public Parking 13 and the Mid-County Regional Services Center (RSC) in Wheaton, Maryland. The components of the project include 1) an approximately 266,000 square foot office building to be owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC); 2) an approximately 400 space underground public parking garage that will be delivered to the Wheaton Parking Lot District (PLD); and 3) a town square located on Lot 13 and the current site of the RSC. The new headquarters for M-NCPPC will occupy approximately 132,000 square feet of the building, including space for a child care facility. The remainder of the building space will be used by the County for office and retail under a long-term lease agreement. The County intends to use its space for approximately 15,000 square feet of street front retail space and move offices of the RSC, Wheaton Urban District, Department of Environmental Protection (DEP), and Department of Permitting Services (DPS) to this building. After the delivery of the building to M-NCPPC, the Commission will transfer the ownership of the parcels at 8787 Georgia Avenue in Silver Spring and 11200 Amherst Avenue in Wheaton to the County. The delivery will include air rights above the land over the parking garage for the space comprising the office building and over that portion of the land located between the office building and Reddie Drive. The town square will be maintained and programmed by the RSC for the benefit of the Wheaton community. The obligations and relationship between Montgomery County Government and M-NCPPC for the project are reflected in a Memorandum of Understanding dated May 31, 2013 and will be explicitly set forth in the Binding Agreements between the parties.

This PDF also includes \$650,000 for consulting services to provide 1) a comprehensive parking study to identify potential redevelopment disruptions to the public parking supply and any related impacts of existing businesses and to identify potential mitigation options; 2) planning studies to review potential models and approaches to creating local jobs and job training opportunities prior to and during redevelopment, including relevant case examples in Montgomery County as well as innovative models from other local and national jurisdictions; and 3) a business assessment study to determine the number of businesses and the magnitude of the impact. The business assessment study is needed to support Council Bill 6-12 for the establishment of service provision and technical assistance to those small businesses adversely impacted by a County redevelopment project.

As part of the agreement, this project also includes a privately owned mixed use residential building with independent financing and significant affordable housing components.

The County will then transfer 8787 Georgia Ave to the developer, who will develop a mixed-use project on the site

Location

Montgomery County Public Parking Lot 13, between Grandview Avenue and Triangle Lane; the RSC site on Reddie Drive, Wheaton; 8787 Georgia Avenue, Silver Spring; and Veterans Urban Park at 11200 Amherst Avenue, Wheaton, Maryland.

Wheaton Redevelopment Program (P150401)

Estimated Schedule

The project design is expected to begin in July 2014 and construction is expected to begin in the summer of 2016 with delivery of the office building in mid-2018. Demolition of the RSC site will begin as soon as the site can be vacated. The town square is planned to be completed in the fall of 2018.

Cost Change

The cost increase is based on negotiated costs of constructing a 12 story office building that includes additional County government offices and changes to the concept design of the building and the town square based on community input.

Justification

The Wheaton Redevelopment Program was established in 2000 with the goal of encouraging private reinvestment through targeted, complementary public investment. The complementary public investment that Wheaton most needs is investment in creating a centrally located public space and a daytime population that together will contribute to an 18-hour economy in downtown Wheaton. It is expected that this public investment will leverage private investment, some of which is already occurring in Wheaton.

Plans & Studies: Wheaton CBD and Vicinity Sector Plan (2011), State of Maryland designation as a Smart Growth and TOD site (2010), Urban Land Institute Technical Assistance Panel (2009). The International Downtown Association Advisory report (2008); Wheaton's Public Safety Audit (2004); The Wheaton Redevelopment Advisory Committee visioning process for the Wheaton core; National Mainstreet Center Planning Study (2000); WRAC activities since established in 2000.

Fiscal Note

Minor project funding includes: 1) \$418,000 FY09 federal grant, funded through the SAFETEA-LU transportation act; 2) A developer contribution of \$861,940 from M-NCPPC Public Use Space and Amenity Fund. November 5, 2010 Planning Board Resolution, 10-149, Site Plan 820110010; and 3) \$350,000 FY14 and FY15 State aid to support façade improvements and a pilot solar-powered trash compactor program.

Non-tax supported long-term financing will be used to finance the costs for DEP and DPS facility space. Total project cost includes \$8,930,000 for Streetscape and Façade work funded through FY12.

Disclosures

A pedestrian impact analysis has been completed for this project.

The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Coordination

WMATA, Office of the County Attorney, M-NCPPC, Westfield Mall, Community Associations and Residents, Private developers, Department of General Services, Department of Transportation, Department of Environmental Protection, Department of Permitting Services, Department of Housing and Community Affairs, Mid-County Regional Service Center, and State of Maryland.

Wheaton Redevelopment Program (P150401)

Category General Government
 Sub Category Economic Development
 Administering Agency County Executive (AAGE03)
 Planning Area Kensington-Wheaton

Date Last Modified 5/3/13
 Required Adequate Public Facility No
 Relocation Impact None
 Status Planning Stage

	Total	Thru FY12	Rem FY12	Total 6 Years	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	13,216	3,745	270	9,201	640	1,300	3,344	1,300	1,300	1,317	0
Land	1,010	1,010	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,509	1,309	0	3,200	0	0	0	3,200	0	0	0
Construction	53,183	409	249	52,525	0	0	0	2,000	24,000	26,525	0
Other	1,420	130	-56	1,346	0	0	0	0	0	1,346	0
Total	73,338	6,603	463	66,272	640	1,300	3,344	6,500	25,300	29,188	0

	Total	Thru FY12	Rem FY12	Total 6 Years	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	Beyond 6 Yrs
FUNDING SCHEDULE (\$000s)											
Contributions	862	0	0	862	0	0	0	862	0	0	0
Current Revenue: General	1,300	0	0	1,300	640	335	325	0	0	0	0
Federal Aid	418	417	1	0	0	0	0	0	0	0	0
G.O. Bonds	64,572	0	462	64,110	0	965	3,019	5,638	25,300	29,188	0
PAYGO	5,686	5,686	0	0	0	0	0	0	0	0	0
State Aid	500	500	0	0	0	0	0	0	0	0	0
Total	73,338	6,603	463	66,272	640	1,300	3,344	6,500	25,300	29,188	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 14	325
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		9,580
Expenditure / Encumbrances		6,821
Unencumbered Balance		2,759

Date First Appropriation	FY 04
First Cost Estimate	
Current Scope	FY 13 73,266
Last FY's Cost Estimate	73,266

Description

This revised PDF will allow for the solicitation of proposals for public and private development on Lot 13, the site of the existing Wheaton Regional Services Center, and Lot 34. The revised project provides for the planning, design, and for construction of a town square at Parking Lot 13.

Proposals must include private residential and/or commercial development, a new headquarters (up to 132,000 square feet) for M-NCPPC that reflects its status as an independent agency, offices for the Wheaton Regional Services Center (up to 10,000 square feet), a town square (that is at least one-third the size of Lot 13) and to provide parking in accordance with the Parking Lot District standards. In addition, proposers will be asked to provide an option for additional development to include County Government Departments (DPS and DEP) and financing options that could minimize the upfront CIP costs. M-NCPPC will own the office building. The County may consider alternative financing and ownership options for its portion of the development.

If the County is unable to select a developer for this project by December 1, 2013 the Council intends to introduce a CIP amendment to allow M-NCPPC to build its own headquarters in Wheaton. Following selection of a developer, M-NCPPC will enter into negotiations with Montgomery County which will ultimately result in transfer of control of 8787 Georgia Avenue to the County upon delivery.

This revised PDF includes \$650,000 for the County's facility planning and for consulting services to provide 1) a comprehensive parking study to identify potential redevelopment disruptions to parking supply and demand, the related impact to existing businesses, and potential solutions or mitigation, and 2) planning studies that review potential models and approaches to creating local jobs and job training opportunities prior to or during redevelopment, including relevant case examples in Montgomery County as well as innovative models from other local and national jurisdictions. Additionally, the revised PDF removes funding for the evaluation of the financial feasibility for the WMATA bus bay site proposed in the existing PDF, and replaces that study with a business assessment study to determine the number of businesses and the magnitude of this impact. The business assessment study is required by Council Bill 6-12 for the establishment of service provisions and technical assistance to those small businesses adversely impacted by a County redevelopment project. Any future study of the feasibility of developing the WMATA bus bay will be coordinated with WMATA as it develops plans to redevelop its Wheaton properties.

Estimated Schedule

The Executive has indicated his intent to issue an RFP by June 1 and select a developer by November 1. Planning and engineering will commence in FY14. Construction of the private sector development is anticipated to begin in FY16 with the County's construction of the town square planned to follow with a FY18 start. The façade and streetscape improvement program, that was suspended when this Wheaton Redevelopment Project was approved, will be reassessed after completion of the town square.

Cost Change

Wheaton Redevelopment Program (P150401)

Unknown factors that may also affect the final project cost and schedule include: the ultimate scale and integration of the public-private partnership, the coordinated concept design for the town square among all stakeholders, the utilization of existing parking facilities in Wheaton CBD, and the successful land transfer of 8787 Georgia Avenue between M-NCPPC and the County Government. Funding schedule and sources may change subject to public-private agreements.

Justification

The Wheaton Redevelopment Program was established in 2000 with the goal of encouraging private reinvestment through targeted, complementary public investment. The complementary public investment that Wheaton most needs is investment in creating a centrally located public space and a daytime population that together will contribute to an 18-hour economy in downtown Wheaton. It is expected that this public investment will leverage private investment, some of which is already occurring in Wheaton.

Plans & Studies: Wheaton CBD and Vicinity Sector Plan (2011), State of Maryland designation as a Smart Growth and TOD site (2010), Urban Land Institute Technical Assistance Panel (2009). The International Downtown Association Advisory report (2008); Wheaton's Public Safety Audit (2004); The Wheaton Redevelopment Advisory Committee visioning process for the Wheaton core; National Mainstreet Center Planning Study (2000); WRAC activities since established in 2000.

Fiscal Note

- \$418,000 federal grant, funded through the SAFETEA-LU transportation act, was received in FY09.
- A developer contribution of \$861,940 from M-NCPPC Public Use Space and Amenity Fund. November 5, 2010 Planning Board Resolution, 10-149, Site Plan 820110010.
- Total project cost includes \$8,930,000 for Streetscape and Façade work funded through FY12.

Disclosures

A pedestrian impact analysis has been completed for this project.

The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Coordination

WMATA, Office of the County Attorney, M-NCPPC, Westfield Mall, Community Associations and Residents, Department of General Services, Department of Transportation, Private developers, Department of Housing and Community Affairs, Mid-County Regional Services Center, State of Maryland,

PROJECT BACKGROUND

In order to understand the FY15-FY20 budget amendment, it may be helpful to recap the recent history of the Wheaton Redevelopment Program (PDF #150401).

- January 2012: The Executive proposed a \$42.0 million for the Wheaton Redevelopment Program. The project included the construction of a platform above the Washington Metropolitan Area Transit Authority (WMATA) bus bays. The platform would have supported up to 3 office buildings and 800,000 square feet of office space. The County would have been obligated to lease 150,000 square feet of office space, and M-NCPPC had been identified as a possible (unwilling) tenant for an additional 150,000 square feet. The developer would have attempted to fill the remaining space.
- May 2012: The Council approved a placeholder PDF setting aside funding for a headquarters building for M-NCPPC, rather than approving the platform. The PDF indicated that the building would be located on Parking Lot 13.
- Winter 2012/2013: DGS asked M-NCPPC if it would consider the Regional Services Center site as an alternative to Parking Lot 13, thereby freeing up Parking Lot 13 for private development.
- Winter 2012/2013: M-NCPPC explored the possibility of relocating to the Regional Services Center site and indicated that they believed acquisition of additional property rights would be necessary to make the site work.
- March 12, 2013: The County Council met in closed session to discuss whether it would generally support the acquisition of additional property interests. After hearing from both M-NCPPC and the Executive, the Council supported M-NCPPC's request to explore acquiring additional property interests as necessary.
- March 27, 2013: County Executive Leggett wrote in a letter that he did not intend to move DEP and DPS to Wheaton as part of the Wheaton Redevelopment Program.
- April 12, 2013: DGS indicated to the joint committees that the Executive was interested in pursuing a public/private redevelopment. The precise location of the office building in Wheaton would remain open.¹ The Executive did not make a decision as to whether to relocate DEP and DPS. The joint committees requested more details in a subsequent worksession.

¹ The April and May 2013 worksessions included discussions of the relationships between the size of the project and the location of the project. One key issue was that the Regional Services Center site was only 15,367 square feet, meaning that the site had a zoning capacity (without density transfer) of 92,202 square feet. This zoning capacity would not have been sufficient—without a density transfer—for either (a) an office building (approximately 142,000 square feet) for M-NCPPC and the RSC/Urban District only; or (b) an office building (approximately 250,000 square feet) for M-NCPPC, the RSC/Urban District, and DEP and DPS. In addition, there was some discussion of the fact that Lot 13 may not be large enough to accommodate multiple office users, residential uses, and all of the civic/public use spaces desired by the community.

- April 30, 2013: Planning Board Chair Carrier transmitted a letter stating that M-NCPPC would prefer to control the design and construction of the office building, that M-NCPPC would prefer to own the office building, and further that any process to select a private developer should be open and transparent, and that negotiations with a developer should be completed by a time certain.
- May 7, 2013: County Executive Leggett transmitted a letter supporting a new headquarters for M-NCPPC, the Regional Services Center and the Urban District, while also presenting an option for a multi-agency building.
- May 8, 2013: The joint committees discussed two options—the first option was a building for M-NCPPC and the Regional Services Center/Urban District at the site of the current RSC site (favored by the GO Committee); the second option was a larger office building that could include co-location of M-NCPPC and County Government offices and that would be part of a project proposed by a developer (favored by the PHED Committee).
- May 13, 2013: The Council approved a second placeholder PDF that continued to set aside funding for the M-NCPPC portion of the project, and which further made clear the intent of both the Council and Executive to move forward to solicit proposals from private developers. The PDF stated that the County portion of the project might be financed using alternative financing structures.
- Summer 2013: The RFP was released on June 3. A Silver Spring community meeting was held on June 11, and a Wheaton community meeting was held on June 12—these community meetings provided an opportunity for potential bidders to hear from the communities. Proposals were due by July 31.
- Fall 2013: The County commenced parallel meetings/negotiations with Stonebridge Carras (the preferred development partner) and with M-NCPPC (the building owner). The preferred development partner presented concepts to the Silver Spring community on September 16 and to the Wheaton community on September 18. Another meeting in the Wheaton community was held on December 11.

March 17, 2014: The County Executive transmitted a substantially revised PDF. The PDF includes changes to the project schedule, sources of funding, and project scope.

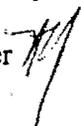


MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

NANCY NAVARRO
COUNCILMEMBER, DISTRICT 4

MEMORANDUM

April 24, 2014

TO: Al Roshdieh, Deputy Director, Department of Transportation (DOT)
FROM: Nancy Navarro, Councilmember 
RE: Wheaton Redevelopment

On Monday, the Government Operations and Fiscal Policy (GO) and Planning, Housing and Economic Development (PHED) Committees will meet to discuss the Wheaton Redevelopment Program (P150401).

The proposed investment of \$144 million in Wheaton's downtown core will be the most significant investment in Wheaton to date. I strongly support moving this project forward with no delay. It is clear that Wheaton's time for serious public and private investment has finally come.

At Monday's Committee meeting, I would like you to address two issues we have previously discussed. First, please explain how you and the selected developer will continue to solicit and receive public input about the project. I am interested specifically in how Wheaton residents will be able to weigh in during the planning and design phase of the project.

Second, please come prepared to describe how DOT will evaluate the possibility of closing Reddie Drive. In theory, I support closing Reddie Drive to allow a seamless, pedestrian-friendly town square that is more than 37,000 square feet. However we must ensure area businesses are not negatively impacted by this potential change to Wheaton's transportation infrastructure. Please share with the Committee the potential options for Reddie Drive and how DOT will make a final decision on this question.

Thank you for your ongoing work on this important project. I look forward to continuing this conversation on Monday and as Wheaton Redevelopment moves forward.

Wheaton Key Public Benefits:

Town Square:

- Creation of more than 32,500 sf (.75 acre) of public space that provides a large and diverse space with intimate meeting opportunities
- Recapturing of the existing RSC site to provide connectivity to Metro
- Armature providing attractive design element that connects:
 - Georgia Avenue
 - Metro Station
 - WMATA Parking Garage
 - New County Office Building and Parking Garage

Reedie Drive:

- Pedestrian first design – new and wider sidewalks, street trees
- Traffic calming measures
- Curbless street at Town Square to facilitate connectivity between open spaces and allow for larger events

Triangle Lane:

- Reconstruct/enhance existing street
- Provide significant retail on west side of Triangle Lane – resulting in “double loaded” retail
- Add sidewalk and elevator access to new public garage on north side of Triangle Lane
- Provide northern vehicular egress point to Grandview Avenue

Public Office Building:

- Opportunity to consolidate and realize synergy by co-location of M-NCPPC, DPS and DEP plus RSC
- Highly efficient building in terms of space utilization and operations
- Highly sustainable design
- High performance rain screen façade
- Ground floor primarily reserved for retail moving public accessible functions to the second floor

Public Parking:

- Replacing 158 surface parking spaces with a 395 space underground garage
- Flexibility to use the additional parking at nights and weekends to support local activities
- Elevators strategically located on both Triangle and Grandview to support retailers

Residential Building:

- Key to the overall project helping Wheaton Urban Core realize live/work/play
- Realizes density in the urban core with over 225 units of mixed income housing
- Increased affordability with a minimum of 20% of the units being affordable to those making 50% of AMI



MONTGOMERY COUNTY PLANNING DEPARTMENT
MONTGOMERY COUNTY DEPARTMENT OF PARKS
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: April 24, 2014

TO: Nancy Navarro, Chair, Government Operations Committee
Nancy Floreen, Chair, Planning Housing and Economic Development Committee

FROM: Gwen Wright, Director, Montgomery County Planning Department
Mary Bradford, Director, Montgomery County Department of Parks

RE: Wheaton Redevelopment Program

We are pleased to report that the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission (Commission) supports the approval of the revised capital project for the Wheaton Redevelopment Program and looks forward to the implementation phase of this important project. Our staff has worked closely with the County, selected development team, community, and project stakeholders over the last year to craft a project that meets the Council's stated objectives for the Wheaton Redevelopment Program.

Any statements made on behalf of the Planning Board at this stage are not offered in the Planning Board's regulatory capacity, but in its capacity as the prospective owner of the building. The Planning Board must leave open the opportunity for public comment in connection with its required regulatory review.

The Commission and County executed a Memorandum of Understanding on May 31, 2013 that set forth the framework in which the parties would work together to implement the objectives of the Wheaton Redevelopment Program as approved by the Council earlier that month. Since then, the Commission and County have been negotiating the terms of a development agreement that more explicitly defines the roles and responsibilities of each party. While the agreement has not yet been executed, the principal terms have been agreed upon, and there are no outstanding development agreement issues that are not imminently solvable. Significant issues remain to be resolved during the design phase, but we expect to address them successfully through continued negotiations.

At 2-5-14
CIP

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WHEATON REDEVELOPMENT ADVISORY COMMITTEE

April 21, 2014

Hon. Craig Rice
President
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

Dear Mr. Rice:

The Wheaton Redevelopment Advisory Committee (WRAC) wishes to express its support for the County Executive's proposed \$143.8 million budget for the FY 2015-2020 Wheaton Redevelopment Capital Improvements Program (# 150401). WRAC urges the Council's support of this budget and the project it supports, so that redevelopment in the core of the Wheaton's Central Business District - long overdue - will become a reality.

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Members of WRAC have participated in the three public meetings that were conducted regarding the proposed-public private redevelopment project on Parking Lot 13 and the Mid-County Regional Services Center. At its regular meetings, WRAC has engaged in further dialogue with the Department of Transportation and the Montgomery Regional Office of M-NCPPC regarding the project. They have been open and attentive, and most of the Committee's recommendations - additional retail space, additional greening /green space, a childcare facility - have been incorporated into the project as it has progressed.

We trust that the communication and dialogue that has occurred between the Public-Private Partners and the Wheaton community will remain as the project continues. Progress, at this point, requires the County's financial commitment. Please support the proposed budget for the Wheaton Redevelopment CIP.

Best regards,

Chelsea Johnson
Chair

CC: Isiah Leggett, County Executive
File



MID-COUNTY CITIZENS ADVISORY BOARD

Isiah Leggett
County Executive

Ana L. van Balen

April 15, 2014

Council President Craig Rice
Montgomery County Council
100 Maryland Avenue
Rockville, Maryland

Dear President Rice:

The Mid-County Citizens Advisory Board (MCCAB) writes to express its concern over recent developments that threaten to derail the current timing and plans for the County's Wheaton Redevelopment Project on Lot 13 and the Mid-County Regional Services Center. MCCAB urges, without delay, approval of full funding reflected in the County Executive's Project Description Form (PDF) for the Wheaton Redevelopment Program.

We are aware that several members of the community are urging the County to delay the signing of the General Development Agreement with the selected developer that will allow the County to proceed with the Wheaton Redevelopment Project. Some concerns are not based on accurate information, referenced below. We are concerned that the Council may be changing their minds based on their comments. Therefore, we would like to express our support for the project moving forward, and we urge that the Council vote without delay on funding reflected in the PDF for the Wheaton Redevelopment Project.

Some have maintained that the current proposal for the Wheaton Redevelopment Project is inconsistent with the Wheaton Sector Plan and that the proposed town square is smaller than what was previously approved by the Council (1/3 of Lot 13 or 25,000 square feet). However, the proposed town square is actually larger than the 25,000 square feet. Including Reddie Drive, it is about 37,000 square feet. Also, the proposal is consistent with zoning, density and the descriptions in the Sector Plan.

We understand that once the Council approves the funding in the PDF for Wheaton Redevelopment, then the County can begin the design process for the project. Once in the design phase, most if not all of the questions that the community has about the project will be addressed, including pedestrian safety across Reddie Drive, and how "green" the proposed town square will be. These types of discussions can and should continue to occur as part of an ongoing dialogue over plans that are moving forward. We recognize, however, that in any community project of this size, the County cannot possibly address every single issue raised by community members, who may reflect an array of opinions. Yet we are

confident that in the design phase, the County will continue to listen and incorporate as much feedback as possible, as the process is meant to do.

The Wheaton Redevelopment has reached an important point in its long journey on the road to becoming a reality. The fact that so many members of the community have participated in its planning reflects how important this project is to the community. If the County once again pushes off redevelopment plans, it will be sending the completely wrong message to both our community and to developers, who must have the confidence that our elected officials will take important concrete action on redevelopment that has been long promised and is long over due in the Wheaton community.

We urge the Council to demonstrate its commitment to Wheaton's revitalization by moving forward, without delay, approving full funding in the PDF for the Wheaton Redevelopment Project. Send the signal that Wheaton matters!

Sincerely,


Gregory F. Intoccia, Acting Chair

cc: Councilmember Nancy Navarro



WHEATON URBAN DISTRICT ADVISORY COMMITTEE

Isiah Leggett
County Executive

Ana L. van Balen
Director

October 15, 2013

Al Roshdieh
Deputy Director
Department of Transportation
101 Monroe Street
Rockville, MD 20850

Dear Mr. Roshdieh,

The Wheaton Urban District Advisory Committee (WUDAC) is writing to submit the following letter and urge a timely and thorough consideration on our thoughts on the community's collective vision of Wheaton and the redevelopment of Lot 13 and the Regional Services Center (RSC) site. Specifically, WUDAC offers comments on: 1) the location and layout of the town square, 2) traffic, and 3) ensuring that the final product is a warm and thoughtful development that capitalizes on Lot 13's location as the heart of a redeveloped Wheaton.

WUDAC consists of a representative cross-section of the Wheaton community, including homeowners, small businesses, and large businesses. The story of the Wheaton redevelopment effort has extended for well over a decade. At the center of the community's redevelopment effort has been the push for a new town square on Lot 13. As the chapter with the B.F. Saul development closed in early 2012, the Wheaton community advocated for a commitment from the County to ensure that any future development provided for a vibrant town square on Lot 13. The Wheaton community received this commitment, evidenced in the 2012 Montgomery County's Wheaton Redevelopment Program CIP – N. 150401, which states that "the [Wheaton Redevelopment Program] provides for a town square on Parking Lot 13 that is at least 1/3 the area of the site." The May 2013 Amended Wheaton Redevelopment CIP also includes this commitment.

Throughout the redevelopment process, WUDAC has expressed continued concern with any proposal that creates a town square not located on Lot 13. During the September 18, 2013, presentation by StonebridgeCarras/Buzzuto, the developers explained that the elevation change of the RSC site made it difficult to utilize the area for the park and planning building. WUDAC feels that this is not a sufficient enough of an explanation to not have the town square on Lot 13. A town square on the RSC site will be surrounded by an active bus transit area to the south, the WMATA-owned land patch to the east, vehicular traffic on Reedie Drive to the north, and a garbage staging area to the west. This option is not in line with the look and feel of an attractive space for a town square. **WUDAC cannot endorse the current rendering and any other proposal that does not provide a comprehensive explanation as to why a town square on Lot 13 is not possible.**

Of equal concern is the current proposal's design to have Reedie Drive bisect the town square while remaining open to vehicular traffic. **WUDAC strongly advocates for a continuous town square that is uninterrupted by a street and vehicular traffic, regardless of its final location.** There are a number of advantageous reasons for a continuous town square, including pedestrian safety and the opportunity to connect the town square to the retail along Grandview and Triangle Lane. To this end,

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WUDAC urges developers to consider eliminating Reddie Drive between Grandview Avenue and Triangle Lane. Not only would this solve the issue of having a town square split by vehicular traffic, it could also generate creative ideas for the use of additional land space made available by removing this portion of Reddie Drive.¹ For example, one can consider construction of the Park and Planning building² on the RSC site that includes the additional land from Reddie Drive and parts of Lot 13, and placing the town square entirely on Lot 13 between the Park and Planning Building and the Buzzoto development.

WUDAC understands that this new chapter for Wheaton redevelopment is only beginning. We also know that the renderings presented to the community are not final. At the same time, the decisions made in the coming months will alter Wheaton's landscape for decades. WUDAC's message has been consistent throughout the entire process, and the comments above are not only reflective of WUDAC, but also come from the countless informal sessions and comments received from the community. In turn, WUDAC adds the following three requests:

- 1) That the Wheaton community continue to receive timely project updates;
- 2) Honest and thorough explanations on final decisions and the deliberation process with regards to all aspects of redevelopment; and
- 3) For the developers to sincerely engage the community to understand what components will make this project innovative and one that is true to Wheaton's character.

Community engagement in the redevelopment process has always been a top priority and WUDAC insists on continued and open dialogue. We encourage and urge developers to seriously take the suggestions outlined in this letter under consideration. We also invite you to utilize WUDAC to assist you with your outreach to the community. Please contact me or Ana Lopez van Balen if you have any questions or want to begin a dialogue with WUDAC. We also invite you to our monthly meetings on the second Tuesday of the month at 6pm. Thank you for your time and consideration.

Regards,



Henriot St. Gerard
Chair
Wheaton Urban District Advisory Committee (WUDAC)

¹ Another intriguing option that was discussed was to close Reddie Drive between Grandview Ave and Triangle Lane, while simultaneously creating the underground garage access points at the terminus of the "new" Reddie Drive. This could help alleviate some of the traffic concerns with the current proposal's utilization of Grandview Avenue and Triangle Lane to access the new "alley" that would be created to access the underground garage.

² While much of this letter focuses on the town square, WUDAC also urges the Wheaton redevelopment team to ensure that this project serve as a catalyst for future private development. For example, many members of WUDAC have expressed concern that the park and planning building proposal has no additional commercial space that would house private firms that desire to be located next to park and planning.

From: Rice's Office, Councilmember
Sent: Tuesday, April 22, 2014 2:16:28 PM
To: Montgomery County Council
Subject: FW: Wheaton Redevelopment and County Administration Co-location

From: Robert Kaufman [mailto:rkaufman@mncbia.org]
Sent: Thursday, April 17, 2014 12:17 PM
To: Berliner's Office, Councilmember; Rice's Office, Councilmember; Navarro's Office, Councilmember; Riemer's Office, Councilmember; Elrich's Office, Councilmember; Floreen's Office, Councilmember; Andrews's Office, Councilmember; Leventhal's Office, Councilmember; Branson's Office, Councilmember
Cc: Zyontz, Jeffrey; dswenson@mncbia.org; William Kominers; Clark Wagner
Subject: Wheaton Redevelopment and County Administration Co-location

For the record, MNCBIA supports the effort to consolidate and streamline the approval process and understands the benefits of co-location of DPS and DEP with MNCPPC in the proposed new building in Wheaton. This opportunity and economic development of Wheaton is clearly important to the County.

MNCBIA neither opposes nor objects to the County Plan to consider use of the excess reserves if deemed appropriate, to help affect the consolidation of services.

The separate issue of aligning permit fees and managing reserves offers an opportunity to promote and encourage economic development broadly. We support a responsible approach to both. Using the reserve excess to offset the costs of improving the building should hopefully generate additional efficiencies and reduce the operating costs that help justify additional permit fee reductions.

The opportunity exists to both support the redevelopment of Wheaton and reduce the permit fees to promote good value and smart growth.

S. Robert Kaufman
Vice President, Government Affairs
Maryland National Capital Building Industry Association
1738 Elton Road
Suite 200
Silver Spring, Maryland 20903
bkaufman@mncbia.org
(301) 445-5408 Office
(301) 768-0346 Cell

HBCF's Bull & Oyster Roast — April 24
Come help us "Roast" Roger Lebbin. [Click here](#)

BIA's Networking Happy Hour — May 6
Join us in Chesapeake Beach. [Click here](#)

FIL's Spring Happy Hour — May 14
The fun is at Brickside in Bethesda. [Click here](#)

Check out NAHB's Member Advantage Program at www.nahb.org/ma

We are moving! As of May 1, MNCBIA will be at the Maryland Center for Housing, 11825 W. Market Place, Fulton, MD 20759

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**BUILDING HOMES & CREATING NEIGHBORHOODS FOR 60 YEARS
1954-2014**

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WASHINGTON
PROPERTY
COMPANY

Development Management Leasing

April 17, 2014

Mr. Craig Rice
President
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

RE: Wheaton Redevelopment Project, Agenda item 4/28 PHED and Go Committees

Dear Council President Rice:

Washington Property Company has been active in the redevelopment of the Wheaton Central Business District since 2007. We have just completed our new apartment community, Solaire of Wheaton, which represents a \$50 million dollar private investment into the Wheaton CBD.

One of the primary reasons Washington Property Company proceeded with its investment was the vision that is defined in the new Wheaton Sector Plan. A central element in that Sector Plan is the Wheaton Redevelopment Project on Lot 13. Given its strategic location in the heart of the Wheaton CBD and adjacent to the existing Wheaton Metro Station, and given the County's need for new office space to house important government functions, Lot 13 provides a unique opportunity to create a critical mass of quality office space, rental homes, and public spaces in a truly "smart growth" location. Those daytime workers and residents will help support Wheaton's many wonderful merchants and businesses, as well as attract other office and professional users, who will then further support and improve Wheaton's economy.

I strongly encourage the support of the entire County Council for the Wheaton Redevelopment Project on Lot 13. The County has selected an excellent development team that I am confident will deliver a project that will be a benefit to Wheaton, Montgomery County and its citizens for generations to come.

Sincerely,

Charles K. Nulsen, III
President

4719 Hampden Lane
3rd Floor
Bethesda, MD 20814
T: 240.482.8110
F: 240.497.0356

www.washproperty.com

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April 16, 2014

Mr. Craig Rice
President
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

Re: *Wheaton Redevelopment Project Discussion*
April 28 PHED and GO Committees

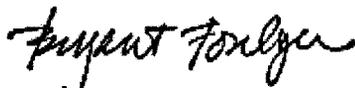
Dear Council President Rice:

During 2013, Foulger-Pratt and its partners Prudential Real Estate Advisors and Patriot Realty completed the development and construction of a landmark project in the Wheaton Central Business District (CBD). "The Exchange" (a Class "A" 17-story, 486-unit high-rise residential property) and the new Wheaton Safeway grocery store together represent a combined total investment of over \$120 million in Wheaton and Montgomery County. With its excellent location, access to transit and amenities, and its own high-quality finishes and features, The Exchange is already nearly 50% leased and continues to experience a stronger-than-normal lease-up pace. But in order for projects such as The Exchange to remain successful, and to encourage further additional private investment in what is still a re-emerging area, continued County involvement and investment is required.

One of the primary reasons that our partnership proceeded with this ambitious project was the vision that is defined in the new Wheaton Sector Plan. A central element in that Sector Plan is the Wheaton Redevelopment Project on Lot 13. Given its strategic location in the heart of the Wheaton CBD and adjacent to the existing Wheaton Metro Station, and given the county's need for new office space to house important government functions, Lot 13 provides a unique opportunity to create a critical mass of quality office space, rental homes, and public spaces in a truly "smart growth" location. Those daytime workers and residents will help support Wheaton's many wonderful local merchants and businesses, as well as attract other office and professional users, who will then further support and improve Wheaton's economy.

I strongly encourage the support of the entire County Council for the Wheaton Redevelopment Project on Lot 13. The County has selected an excellent development team that I am confident will deliver a project that will be a benefit to Wheaton, Montgomery County and its citizens for generations to come.

Sincerely,



Bryant F. Foulger
Managing Principal

April 9, 2014

Hon. Craig Rice, President
Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

**Re: Wheaton Redevelopment Project, Agenda Item April 28th PHED and GO
Committees**

Dear Council President Rice:

Westfield made a major investment in the Wheaton region in 1998 when we first purchased the mall. In 2002 we added Target and in 2005/2006, we completed a \$160 million expansion and major redevelopment introducing the county's first Macy's store and revitalizing the mall from top to bottom – creating a modern retail experience. We continue to re-invest in the shopping center. In April of 2013 we opened the Costco Wholesale Club and Dicks Sporting Goods.

As a long term owner, Westfield has worked with Montgomery County on the vision for Wheaton's future and the adoption of the new Sector Plan. We are excited and encouraged by this vision and the new opportunities it offers. One element we see as a catalyst for future growth is the Wheaton Redevelopment Project on Lot 13. A major business component that the Wheaton region lacks is office space and office workers. Bringing Class A office space to Wheaton will drive other development opportunities, hotels, multi-family housing and better retail. We believe that this project could have the same positive impact in Wheaton as Discovery Channel had for Silver Spring.

In line with the goals of the new Sector Plan, Westfield has developed concept plans that would bring high-density, mixed-use development along the Veirs Mill Road portion of our property. These concepts would go a long way in integrating the Mall with the rest of the Wheaton urban core. Critical to our decision to proceed with such an undertaking will be the success of Wheaton's New Downtown public/private partnership.

We encourage your support for the Wheaton Redevelopment Project on Lot 13 and look forward to the future of the Wheaton region.

Sincerely,

Jim Agliata
VP of Development
Westfield

cc: Clive Mackenzie
Elsie Reid

17 March 2014

To: Council President Craig Rice and
Members of the Montgomery County Council

I am writing as an individual in strong support of the Montgomery County Civic Association's Resolution asking that the County Council postpone any action on the Wheaton Lot 13 Redevelopment CIP request pending resolution of community issues and completion of a General Development Agreement (GDA? Or GDP?).

Representatives of the Executive Branch have stated that a GDA cannot be signed until the requested CIP funding is approved by the County Council. I urge you not to fund this CIP until there is transparent disclosure of exactly what the end product will be.

You will certainly recall that Wheaton was promised a town center equal to one-third of the existing Lot 13 – a feature that will be large enough for year round programmable events and designed to continuously serve visitors, residents, and employees as a gathering place for individuals, groups large and small, and include unique landscape and hardscape features demonstrating the best of sustainable, functional, and energy wise ideas of today and tomorrow.

Project Objectives for Wheaton as stated in DOT'S initial July 2013 introduction of the RFP specifically stated that: "... Development of these sites must achieve the County's objectives identified below, . . . **reflect the best use of the sites developed, and be consistent with the objectives, goals, and requirements of their respective Sector Plans. . . . Construction of a town square, a public park of approximately 20,000 sq. ft. The town square should be consistent with the Revitalization Strategy described in the approved and adopted January 2012 Wheaton CBD and Vicinity Sector Plan (see p.27).** I have not been able to ascertain the actual square footage of Lot 13, but certainly DOT can provide the number and simple math can determine the anticipated size of the town center and verify if 20,000 is approximately one third of the parcel.

I understand that a new CIP for Lot 13 will be presented to you next week and it may differ in details from the version that has been available for public discussion, but I feel that overall the proposal will likely be very similar to that already on the table.

There are two very significant reasons why this proposed Lot 13 CIP project does not satisfy the basic requirements of the initial offering and should NOT BE FUNDED at this time.

- **It does not provide the promised size and configuration for the town center.** The proposed 'center' is an odd arrangement of four components, an events plaza, a lawn terrace, a fountain terrace, and Reddie Drive, only one of which – the events plaza - will be dedicated to public use as a year-round programmable events venue. The 'town center' is proposed to be 37,400 sq.ft., but as you can see below only 5,300 sq. ft. (the events plaza) will actually be dedicated to the programmable events space that is necessary to function as a year-round destination place capable of hosting many different types of events and activities, including not only ethnic celebrations, the Taste of Wheaton, and the like, but provide welcoming outdoor space for people to stroll through or just gather to chat, and enjoy the outdoors.
 - a. The Fountain Terrace at Grandview (5,500 sq. ft.) is not contiguous to the events space and a proposed water feature and other built structures and its distance from the events plaza, may limit its use for large scale events.
 - b. The Lawn Terrace (7,400 sq.ft.) is owned by WMATA and while it may initially be available as terraced stadium-style seating, it most likely will at some point be re-claimed by WMATA when they begin redevelopment of their entire signature site (Reddie, Georgia, and Veirs Mill). Also the terrace structure can be used for only one purpose (seating), further limiting its use as display or vendor activities during a programmed event.

- The square footage of Reddie Drive (4,900 sq.ft.) is included in the proffered calculation of the size of the 'center'. The new Sector Plan clearly defines the recommended role of this public street, as a 'business street' and a connecting route for public transit exiting onto Veirs Mill and going north on Reddie to cross Georgia Avenue and serve riders from metro, new housing units (Safeway and the Lowe Bldg.) and residents on both sides of Amherst. And the adjacent residential neighborhood. The proposed CIP downgrades Reddie to low traffic volume and constant pedestrian crossings all along the street, rather than a main bus route connector. Negotiations with WMATA about these route changes must be completed BEFORE the project should go forward. What happens if WMATA does not agree to this significant re-routing of busy bus routes?
- How can the proposed CIP project go forward before receiving binding commitments from WMATA for the long term dedication of their 'Lawn Terrace' at the corner of Reddie and Georgia Avenue to the 'town center'. This parcel represents about one half of the allotted square footage for 'events plaza' (the largest of the four components of the 'town square') although it can only be used for seating for events in from of it. Is WMATA really so dumb that it will give away the future redevelopment potential of a significant corner of its property to this CIP development. It is much more likely that this parcel would become an integral part of any future comprehensive redevelopment of WMATA's signature site in Wheaton (note that WMATA is already beginning the process of redevelopment their property at the Forest Glen station);
- Also, the Sector Plan envisions a mix of jobs and housing and a mix of housing types. The proposed rental apartment unit is similar to the nearly 1100 apartment units already being constructed around the CBD. Any housing in the CBD should provide the requested diversity of styles (loft, studio, workforce) to attract a different population core that would be more likely to support the desired 18-24 hour nighttime economy and the activities of the Arts and Entertainment designation.

Understanding that a GDA is just the beginning of negotiations, nevertheless these questions require binding commitments prior to funding the proposed CIP and I hope you will responsibly exercise your discretion in seeing that Wheaton evolves as envisioned in the Sector Plan, not for the convenience of the private development team that sees Lot 13 as the means of moving forward with the more prized 8787 Georgia Avenue site.

It is disappointing to think that the Executive Branch is so pessimistic about Wheaton's future potential that they seem compelled to go forward with this flawed Lot 13 redevelopment project for its short term gains at the expense of achieving the Sector Plan's vision for Wheaton.

Residents who testify as opponents to agency proposals are often asked 'What DO you want?' Want a town center that begins at Reddie Drive and extends a third of the way across Lot 13. The P&P office building would begin at that boundary line, with the ground level on all four sides providing space for multiple small businesses, fronting along the town center (eateries with outdoor seating facing the Center, etc.) The office building would also provide second floor access for public use, meetings, etc. The center part of Lot 13 would dedicate as much space as necessary for the office building. Ideally, the remaining part of Lot 13 would contain a smaller mixed use building housing multiple social services (health clinic, food bank, WUDAC, the Mid-County Services Center, and related uses, with unique diverse housing above, including loft and studio spaces, rather than conventional rental apartments which abound all around the CBD. Parking within these new structures would be limited to varying short terms for the public users who interact with all of the included government functions. Most employee parking would be directed to the Veterans Park lot, freeing the short term spaces for rotating visitors and customers.

Virginia Sheard, Kensington View, 301-949-3372

Sesker, Jacob

From: Leach, Stacy on behalf of Roshdieh, Al
Sent: Thursday, March 20, 2014 2:02 PM
To: Rice's Office, Councilmember; Berliner, Roger; Floreen's Office, Councilmember; Navarro's Office, Councilmember; Leventhal's Office, Councilmember; Branson's Office, Councilmember; Riemer's Office, Councilmember; Elrich's Office, Councilmember; Andrews's Office, Councilmember
Cc: Sesker, Jacob; Ossont, Greg; Riley, Mike; Dreyfuss, Norman; Siebert, Rick; van Balen, Ana Lopez; Bell-Pearson, Ramona; Holmes, Arthur
Subject: Response to Wheaton Lot 13 CIP letter from Ms. Sheard
Attachments: Sheard_ltr_to_Council_re_CIP.pdf

Dear President Rice,

The Wheaton Community's active involvement in the RFP Process for the Wheaton Redevelopment Project has had a significant influence on the design of the project that will be ultimately developed. Both the County and Developer representatives are committed to continuing this community engagement throughout the formal design process, which will not begin until all approvals have been secured and the implementation of a General Development Agreement commences. While we have worked diligently to ensure sufficient information has been ascertained so the key programmatic and financial aspects of this project can be established, the design is preliminary. The level of presentation materials provided at this very early stage of the project does give the perception that many aspects of the project have been finalized. The project has programmatic and financial parameters, but the design process will be iterative, allowing enhancements, modifications and trade-offs to be made to create the best overall project for Wheaton.

In regard to Ms. Virginia Sheard's communication to the County Council on March 17, 2014, regarding her concerns about the project as they relate to the Wheaton redevelopment and the goals and objectives of the County in the revitalization strategy, we offer the following thoughts:

Comment: The Project does not provide the promised size and configuration of the Town Center.

Response: The total square footage for the town square, excluding Reddie Drive, is 32,500 square feet. The town square is "by design" separated into areas to allow it to be totally flexible and functional while being able to provide ample space to hold both intimate and large events. While the town square is designed to hold the large Wheaton events like Taste of Wheaton by combining all areas and closing Reddie, having smaller spaces will make the area seem active and not empty during the normal workdays and evenings.

The current conceptual design brings the large town square to scale for more intimate gatherings, and provides more shade/interest by taking the entire space and dividing it to provide:

- *Community Event Area* – approximately 14,300 square feet. This is solely the area west of Reddie Drive. It will include a permanent stage for live performances as well as movie screening ability.
- *Lawn Terrace* – approximately 7,400 square feet. It is immediately adjacent to the community event plaza and as such is totally integrated with the events in the plaza with a terracing green lawn area. This area is currently a sloped hill and is controlled by the Washington Metropolitan Area Transit Authority (WMATA). We are currently in discussions with WMATA regarding long term control of this area, and their response is positive. While the preferred plan includes the WMATA land, the

(21)

community has seen illustrations of how the area would still be able to function as a town square, should WMATA not allow modifications to their land.

- *Entry Plaza* – approximately 5,300 square feet. This area is immediately adjacent to the entrance to the office building. The community and the tenants will be able to share this area’s multiple seating options and shade trees for seating enjoyment.
- *Fountain Terrace* – approximately 5,500 square feet. This area is in the northwest area of the town square. The intention of this space is to provide a more intimate seating area and a place for individuals and families to gather any day of the week. At the most recent community meeting on December 11, 2013, the participants were engaged to determine the preference for a dedicated space to this type of use and whether it should be designed to include a water feature. The comments were overwhelmingly in favor of this more intimate interest area and with some type of water feature.

At this time, the town square is planned out only in size, primary goals, general configuration (i.e. multiple but connectable areas, Reedie being a closeable component of the town square, etc.) and budgetary allocations. The town square will be one key area that the County and the developer will continue to solicit input from both the community and the office building constituents.

Comment: The Square Footage of Reedie Drive is included in the proffered calculation of the size of the “center”. The proposed CIP downgrades Reedie to low traffic volume and constant pedestrian crossings all along the street, rather than a main bus route connector.

Response: While we do believe that Reedie Drive is an integral part of the town square, the calculation for the town square with 32,500 square feet noted above does not include Reedie Drive. The project does anticipate integrating Reedie Drive so the road can be closed during large events, if desired.

Comment: How can the proposed CIP project go forward before receiving binding commitments from WMATA for the long term dedication of their “Lawn Terrace” at the corner of Reedie and Georgia to the town center?

Response: The Town Square has been preliminarily designed both with and without WMATA’s participation in the project. As noted above, the WMATA land is currently a hillside lawn and if WMATA does not agree with easements for this land, the town square would still be over 25,200 square feet. The project is not contingent on WMATA.

Comment: The Sector Plan envisions a mix of jobs and housing and a mix of housing types. The proposed rental unit is similar to the nearly 1100 apartment units already being constructed around the CBD. Housing should provide the requested diversity of styles (loft, studio, and workforce) to attract a different population core that would more likely support the desired 18-24 hour nighttime economy.

Response: The proposed residential component is planned as apartments, however we respectfully disagree with Ms. Sheard’s statement that this contradicts the Sector Plan and would not support the nighttime economy. The intention of the developer is to provide the apartments at multiple affordability levels, which will help further diversity in the neighborhood. In addition, visitors and occupants of the 255,000 square foot office building, combined with the residents of approximately 230 rental units, will certainly contribute to the daytime, nighttime, and weekend economy of Wheaton.

The Sector Plan clearly indicates the Lot 13 as high rise and high density. The 12-story office and 17-story residential building with parking and retail in both does match the goals of the Wheaton Sector Plan.

In summary, many of these comments are either already within the plan or will be studied/developed when the project truly gets underway. The County and Developer representatives have been very encouraged by the comments received from the local community and the agencies that will occupy the building. The meetings to date have highlighted many of the Community's desires and focus. We are very cognizant of the various stakeholders in the Wheaton redevelopment and will certainly work to develop an outstanding office building and town square for everyone, within the budget established for the Wheaton project.

From: boots3303@aol.com [mailto:boots3303@aol.com]

Sent: Monday, March 17, 2014 2:50 PM

To: councilmembe.riemer@montgomerycountymd.gov; Andrews's Office, Councilmember; Berliner's Office, Councilmember; Floreen's Office, Councilmember; Navarro's Office, Councilmember; Rice's Office, Councilmember; Leventhal's Office, Councilmember; Branson's Office, Councilmember

Subject: Wheaton Lot 13 CIP

April 21, 2014

Dear Councilmember Navarro:

The undersigned Wheaton-area residents and business owners write to you to reiterate specific concerns with respect to the design of the proposed Wheaton Redevelopment Program CIP (P150401), generally known as the Wheaton Town Center project. These concerns need to be addressed as part of the process of approving that CIP funding for this project in the current fiscal year budget – a goal that we all support in order to ensure investment of the necessary funds to revitalize downtown Wheaton.

However, we believe the project as described in the current PDF and in the current design renderings does *not* meet Wheaton's basic requirements or the commitments made to the community over the years. Accordingly, we are suggesting several changes to that PDF that we believe are critical to ensuring that the final product will benefit the community and the County alike by creating a downtown Wheaton that will include the functional Town Center and iconic architecture that we have all envisioned and that is contemplated by the recently adopted Wheaton Sector Plan.

Town Square Site Design

Our most pressing concern is that the current design footprint for the Wheaton Town Center is fundamentally flawed. Prior versions of the PDF for the original CIP Budget for this project provided for the town square, the heart of the Town Center project, using this language:

The project provides for design, site improvements, and construction associated with a town square *on* Parking Lot 13 that is at least 1/3 the area of the site.
[emphases added]

However, the current PDF version eliminates the reference to the *size* of the town square and explicitly states that the town square is to be split *between* Lot 13 and the site of the current Regional Services Center building, thereby requiring that the town square straddle Reddie Drive. That design concept has numerous problems including, but not limited, to the following:

- It eliminates any close linkage of the main town square area to retail developments in the new office building and along Triangle Lane.
- The numerous separate aspects of the open space cannot readily be linked to work as a single unified destination place and venue for year-round activities.
- It requires that Reddie Drive be closed in order to utilize the entire town square space, despite the fact that the Sector Plan designates Reddie Drive as a primary business street due to its major role in providing connectivity among Georgia Avenue, Veirs Mill Road, and Westfield Wheaton Mall.
- It requires the rerouting of existing bus routes from Reddie to Grandview and thence onto the extremely busy Georgia Ave. and University Blvd. roadways in order to allow Reddie Drive to be closed for scheduled events. Doing so would further exacerbate the already difficult weekend traffic flows in Wheaton and would reduce the pedestrian and transit connectivity envisioned in the Sector Plan.

- It needs WMATA’s permanent dedication or easement to allow use of its land at the corner of Reddie and Georgia in order to create a large enough space to accommodate major events on the southern part of the town square space as currently designed.

Our concerns with this layout have been explained in great depth in prior letters and we refer you to them for further details about our concerns.

To avoid these problems, the language in the final PDF for this CIP must be restored to the original understanding, which would require the following change to the current PDF:

The second sentence should be revised to read, “The components of the project include...3) a central town square, located on Parking Lot 13, of at least one-third the area of the site (at least 25,000 contiguous square feet).”

This language expresses the necessary components of a workable town square for Wheaton: that it should a) occupy a central location, b) be a single connected area, c) be at least one-third the size of the 76,000 square feet comprising Lot 13, and d) be *on* Lot 13 rather than forced to straddle Reddie Drive.

Community Involvement

We also believe that the PDF should include requirements and a budget for a process to ensure substantial community involvement at this early planning stage as well as at the more detailed design phase. The community has been engaged since the Design Subcommittee of the original Wheaton Redevelopment Steering Committee renderings that crafted the vision for what we want to see in the design for this space and specifically for the new Town Center. As of now, the developer has presented its suggestions and detailed work has been done with Park and Planning and the County to learn their needs and desires for their consolidated office building. It is now time to ensure that the same time and attention is given to the needs and desires of the community with respect to the use of this critical space. The work accomplished to date with the other partners in this mix will not go to waste, but those results need to be integrated with the goals and needs of residents and businesses in the Wheaton community.

To date only two community meetings have been convened, both of which merely served to present and justify a single design concept from the developers, with only relatively minor design changes between the first and second meetings. There is still time – and a critical need – for community input to shape the fundamental planning decisions about the functions of Lot 13 and, most importantly, the Town Center space.

Accordingly, the PDF should be amended to include language providing for the following concept: The Planning Phase must include a collaborative process of community engagement (residential and business property owners and other stakeholders) participating in discussions, and a Design and Planning Workshop to listen, talk, write, and draw ideas and insights about the future of Wheaton prior to initiating any design or engineering activity.

In closing, we wish to make clear that we strongly support this project and the necessity for funding in the current budget so that no more delays occur. Our concern, though, is that, after having pushed for these changes for more than a decade, we only have one chance to make the *right* decisions about this critical building block for Wheaton redevelopment. We look forward to working with all of the interested parties on the details of this project as it moves forward. Thank you for supporting Wheaton's future.

Signed by:

Karen Cordry, Kensington Heights (Kensington Heights Civic Association [KHCA] president, former member and chair of the Wheaton Redevelopment Advisory Committee)

Marian Fryer, Wheaton Forest (chair of the Wheaton Citizens Coalition [WCC], Small Business Member of the Wheaton Urban District Advisory Committee [WUDAC], former member of the Wheaton Redevelopment Steering Committee [WRSC] and former chair of the WRSC Community Outreach Subcommittee)

Cliff Moy, current Rockville resident but formerly lived in Glenhaven and Glenmont (Urban Planner, former chair of the WRSC and former chair of the WRSC Design and Image Subcommittee, former member of the Wheaton Architectural Review Board)

Donna R. Savage, Kensington Heights (former member of WUDAC, KHCA Land Use Committee chair, former president of KHCA, WCC member, 2002 Mid-County Citizen of the Year)

Virginia Sheard, Kensington View (2013 MC Civic Federation [MCCF] Star Cup Award, MCCF Land Use and Planning Committee, former chair of the Mid-County Citizens Advisory Committee, former member of the WRSC, WCC member)

Dan Sheveiko, Kensington Heights (former co-chair of the Water Quality Advisory Group, former present of KHCA, nominated for 2014 MCCF Wayne Goldstein Award)

Please respond to:

Marian Fryer, 301-910-6773, mafryer@verizon.net

Hand delivered on 4/21/14 to:

Councilmember Nancy Navarro (via Ken Silverman)

CIP P150401 and Sector Plan Conformance

From the very beginning, when the Design Subcommittee of the original Wheaton Redevelopment Steering Committee created a series of illustrative sketches envisioning the Wheaton of the future and continuing through numerous sector plan discussions with the community and Planning staff during the Sector Plan revision process, the town center has always been described and discussed as a large central plaza at the Reddie Drive end of Lot 13 clearly visible from both Veirs Mill Road and Georgia Avenue and serving as a venue for programming many large and small public activities throughout the year, patterned on the Taste of Wheaton. This would help establish Wheaton as a 'destination place' surrounded by a diversity of street level mixed uses such as restaurants, sidewalk cafes, boutique retail, and other small businesses, with additional mixed use development above.

There is no single paragraph or section in the Sector Plan that proves or disproves the County Executive's assertion that the proposed CIP project conforms to the Wheaton CBD and Vicinity Sector Plan. Rather it is the accumulation of stated goals and strategies found throughout the Plan that illustrate how the proposed project will help or hinder the realization of the long term expectations over the next 20+ years. The following excerpts provide the foundation of the Plan's vision.

'Wheaton is envisioned as a major mixed-use center for the Georgia Avenue corridor and eastern Montgomery County. It will have regional shopping, culturally diverse retail and entertainment, business and government services, and transit-oriented residential and office uses that serve a population with a broad range of incomes. (p.9)

'By creating a more diverse local economy and building on the existing diverse uses, Wheaton can enhance its role as a shopping destination that includes independent and national retailers, ethnic restaurants, and unique local small business offerings. (p.11)

'New office space should be encouraged as it would attract different kinds of businesses and jobs. More employees and more residential development will provide customers for local services and businesses.
(p. 11)

'Economic development strategies should be developed to encourage office development wherever feasible. (p.13)

'Both short- and long-term public strategies will be needed to reawaken interest in redevelopment and pave the way for investment. The County and WMATA own a significant amount of land in the Wheaton CBD, which should be used to spur redevelopment activity. (p.23)

'An important element in creating the perception of desirability, which is essential to expand an office or residential market, is to have active public use spaces in the right locations. (p. 23)

'Street level retail activates sidewalks and promotes community interaction. The Plan recommends that if new mixed-use development occurs along designated Priority Retail Streets, the street level uses should be a variety of retail types to create active streets. (p. 23)

'A well-managed nighttime economy is critical to revitalization. Popular restaurants and nightlife can lead revitalization and create the initial foot traffic that will support expanded shopping hours and reduce crime.

'Nighttime venues also create jobs and enhance quality of life. The development community has identified housing near transit for young professionals and empty-nesters, and urban amenities such as ethnic restaurants and entertainment, as assets.' (p. 24)

'New development resulting from public-private partnerships should be consistent with Plan objectives and should:

- contribute to the overall economic and environmental sustainability of Wheaton

- create mixed-use development to achieve a better balance of residential and commercial uses in the CBD
- in the Core District, include a mix of office, retail, and some residential uses
- significantly improve the CBD's public realm
- provide better pedestrian connectivity and support safe, secure, and appealing street level activity
- ensure quality public use spaces benefiting the whole community
- integrate and connect Westfield Wheaton Mall with the center of the CBD
- provide a housing mix that includes moderate-income housing, workforce housing, and live-work units such as artist studios
- create opportunities to help retain and grow local small businesses
- encourage new businesses . . . (p.25)

'Wheaton's center, on the triangle of land surrounding the Metro station, will be identifiable by the intensity of uses, a signature streetscape style, and visible, attractive landmarks. (p. 29)

'The Core is the approximately 40-acre triangle bounded by Georgia Avenue, Veirs Mill Road, and University Boulevard West. . . (p. 45)

'The Plan discourages land dedicated to parking. Development plans should reflect shared parking strategies—preferably using structured parking compatible in size and design with both the associated uses and the adjacent area.

'The Plan proposes leveraging the County's ownership of properties currently used for public parking lots to attract mixed-use development that will include public parking structures. . . . Encourage a balance of short- and long-term on-street parking within the CBD. (p. 72)

'In addition to housing the offices of the Mid-County Regional Services Center and the Wheaton Redevelopment Program, it accommodates the Mid-County Citizens' Advisory Board, the Wheaton Urban District Advisory Committee, Conflict Resolution, Adult Behavioral Health, Women's Cancer Control, Information and Referral Services, Projecto Salud Health Clinic (Montgomery Cares), Community Police Resource Center, and the Mid-County United Ministries. (82)'

In recent months, all new construction or proposals in the pipeline, have been predominantly (about 90%) residential and include more than 1,000 conventional apartment. Any additional housing, particularly in the core, should provide the diversity of housing (workforce, lofts, studio, micro-units) mentioned in the Sector Plan, to attract the a diverse population demographic to help activate the nighttime environment.

The above excerpts suggest that Lot 13 is the only centrally located and highly visible location for a 'Downtown Wheaton' destination 'town center. It is visible from both Veirs Mill Road and Georgia Avenue and can be designed to create a welcoming destination – a place to meet, a place to sit and chat, a public realm that becomes the hub for business, shopping, eating, relaxing, interacting.

It provides the critical mass, in one contiguous parcel, can be dedicated for year round large scale event programming, and can be designed as a versatile public space to make Wheaton a destination'. The 'signature site', predominately WMATA and County owned, should be developed as Wheaton's 'Times Square' -- a single synergistic mixed use project. The RSC site should remain available to be incorporated into that future project, leveraging the publicly owned space into the Gateway to Wheaton -- high visibility from Georgia Avenue, a tall mix of uses, and an example of iconic urban design as Wheaton grows.

These excerpts paint a persuasive picture of a dense, highly visible, public realm that can make Wheaton a destination place, not just a mix use housing center convenient to metro.

How will the development plan now under consideration achieve this? How does the proposed configuration create a sense of place, a destination?

How will the proposed plan stimulate the nighttime economy, arts and entertainment activities, or

promote future enterprise activities?

How will visitors find the 'town center' when it is really just a collection of mixed use spaces predominantly serving the office building and access to metro? Signage will not create a sense of place, a destination.

A public-private partnership to redevelop Lot 13 must complement the predominance of existing and planned new housing with a diverse mix of non-residential uses to attract unique entertainment, restaurants, boutique businesses, a music club, or other desired vendors to activate the designated business streets, and new ground level development on all sides of the core.

The MNCPPC office structure is only one piece of the puzzle. A true town center that visibly creates a sense of place is another. Serious consideration should be given to a third puzzle piece that would provide mixed use structured parking and smaller office space to provide the county social services conveniently to the increasing number of clientele seeking public assistance and services. Dedicated and convenient short term parking is needed to support existing and new ground level retail and other non-residential uses, as well as daily the customers who routinely interact with P&P, DPS, and any other relocated county offices in the core.

The opportunity to create a really dramatic public realm in Wheaton must not be compromised by enabling the current proposal to continue to be the only option under consideration for Lot 13. The limited vision of this plan will forever eliminate the potential for Wheaton to evolve as a destination place.

Without the critical mass of Lot 13 to develop as the activated town center, Wheaton will not likely become the envisioned destination place described in the new Sector Plan. Is this good stewardship of public land?

-- Virginia Sheard, Kensington View, 301-949-3372



The Honorable Craig Rice, President, and Members
Montgomery County Council
100 Maryland St.
Rockville, MD 20850

March 25, 2014

Dear Council President Rice and Councilmembers,

Residents and small business owners need a Town Square that will be the vibrant heart of Wheaton. Therefore, Audubon Naturalist Society and Anacostia Watershed Society join in support of the March 10th, 2014 Montgomery County Civic Federation emergency resolution:

"Request to withhold CIP budget funds for Wheaton Redevelopment until a General Development Agreement is signed."

Withholding public funds is a measure of last resort. But, the proposed Wheaton Town Center project, that will house the headquarters of the Departments of Planning, Environmental Protection, and Permitting Services, has significant and well-documented public concerns. Despite years of public input by civic and environmental groups and small business owners, the design for this project does *not* meet Wheaton's basic requirements.

Town Square: The site must harmonize with existing small businesses, and provide ample public space. Wheaton was promised a viable Town Square in previous CIP appropriations – "*The project provides for design, site improvements, and construction associated with a town square on Parking Lot 13 that is at least 1/3 the area of the site*" – yet the currently proposed "community event plaza" has no frontage to businesses and is only 14,300 square feet – smaller than many single-family lots. This is too small for its intended public use, including for Taste of Wheaton festival.

Environment: The site must contribute to the restoration of Sligo Creek and the Anacostia - as required by the Wheaton Sector Plan Environmental Principle. Local civic and Anacostia activists put forth constructive suggestions to green this flagship County building. (A rendering of a greener design that honors existing businesses is attached.) The design proposes a huge glass box, which got the civics and local environmental groups concerned that the project does not contribute to a viable town center. The County responded with some additional greening, including a small green roof on the building and more trees in the plaza, but these are insufficient. To embody the environmental leadership role of Montgomery County, this site needs ample and accessible green roof space and more shade trees, along with other plant-based practices to collect and reduce runoff, like rain gardens and vegetated walls.

AUDUBON NATURALIST SOCIETY
Connecting people with nature in the DC region



Accountability: A written Agreement must spell out community, small business and environmental commitments. With no Community Benefits Agreement or General Development Agreement publicly reviewed or signed, the project does not comply with the Wheaton Sector Plan or Design Guidelines. Allegations are surfacing that this project is a developer bait-and-switch bid for the land currently occupied by MNCPPC on Georgia Avenue in Silver Spring.

Instead of rushing forward with the current design, Montgomery County must take the time to ensure that this project meets all the essential community and business needs as it has promised. This is a once-in-a-generation opportunity to raise the bar on green construction in the County, contribute to restoration of Sligo Creek of the Upper Anacostia, and save taxpayer money in the long run.

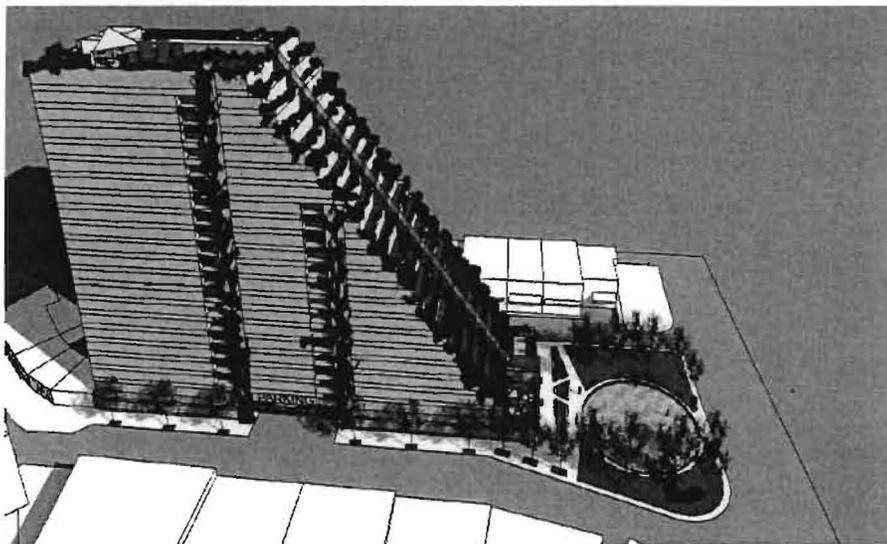
Because the current design of this project does not meet the needs of residents, shoppers and small business owners, **we join the Civic Federation in asking the Council to delay allocating this project's funds until these concerns are addressed.** Thank you for considering our views on this important matter.

Sincerely,

Diane Cameron
Conservation Director
Audubon Naturalist Society

Dan Smith
Public Policy & Advocacy Director
Anacostia Watershed Society

Attachment: Graphic showing Community Design Vision for the Wheaton Redevelopment Project



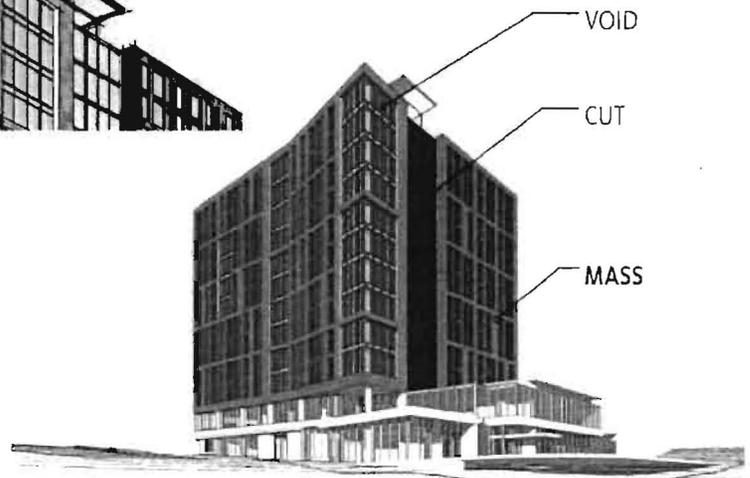
Community Design Vision

- * County building has ample green roofs and green walls.
- * Small businesses are featured near plaza.
- * Plaza is next to county building & small businesses.



DOT Design

- * Green roof too small and not visible or accessible
- * County building overwhelms adjacent small businesses
- * Town Square plaza is not next to building, instead would be across Reedle Drive. * Not enough shade trees.



Dear Council President & Members,

I am writing to urge you to support the CIP appropriation of the long awaited, delayed, and truly overdue Wheaton Redevelopment project.

My husband and I have lived in Wheaton since 2007 and since that time we have seen the area undergo modest change. In speaking with friends and community leaders, it is apparent that there is a very loud, persistent, and vocal minority who have been trying for quite some time to delay this needed project. The completely unwarranted concerns of these individuals regarding trees, traffic, and green building standards can easily be addressed with community input during the design phase of the project. However, without your support and funding approval, the project will be stalled indefinitely. Having lived here for 7 years, I do not want to see that happen.

The Wheaton area has so much potential to be great. With the recent addition of Costco at Westfield Wheaton Mall, the new apartment buildings on Georgia Avenue, and a Red Line Metro station (a quick stop away from the soon-to-come Purple Line), we are already well suited to accept a new County office building. With the approval of these redevelopment plans, Wheaton will easily become a place that is able to offer long term support to that County office building and its employees. A more aesthetically pleasing Wheaton Town Square (unbroken by Reedie Drive) with more shopping and dining choices, coupled with easy access to Wheaton Regional Park, Brookside Gardens and Nature Center, and the upcoming renovation of the Wheaton Library and Rec Center will surely make Wheaton a draw for families and individuals alike.

I urge you to approve the \$144 Million for Wheaton Redevelopment. And please let me know if there is any way that I can help to visibly show support for the project as I would be delighted to assist in making this place I call home a better one. I would be happy to attend meetings and speak in support of the project, etc.

Best Regards,

Sara Auchincloss Goberdhansingh

33

Sesker, Jacob

From: Lai, Judie [judie.lai@montgomeryparks.org]
Sent: Thursday, April 24, 2014 11:51 AM
To: Sesker, Jacob
Cc: Riley, Mike; Pedoeem, Mitra; Hertz, Daniel
Subject: RE: building uses

gross to net is 1.2:1

Based on the most recent consolidated POR, the building uses and SF are as shown below:

Office Building GSF	265,730	Office Building NSF	221,442
MNCPPC office GSF	74,984	MNCPPC office NSF	62,487
		Commissioners	2,479
		General Council	2,100
		Parks	28,874
		Planning	26,644
		IT	2,390
County-Retail GSF	15,780	County-Retail NSF	13,150
County-Office GSF	81,301	County-Office NSF	67,751
		RSC	1,836
		DEP	20,626
		DPS	39,588
		Solid Waste *	5,701
Shared Space GSF	93,665	Shared Space NSF	78,054
		Lobby	
		Hearing Room	
		Conference Rooms	
		Loading Dock	
		IT Server/Data Ctr	
		Mail Room	
		Lockers	
		Core Functions	
		Training Room	
		Daycare	6,000

* Solid Waste SF needs to be verified. The number listed above is the balance of the total building SF. Their current leased space is about 10,000 SF.

Judie L. Lai, AIA, LEED AP BD+C
 Architectural Supervisor
 M-NCPPC | Department of Parks | Park Development Division

(34)

9500 Brunett Avenue | Silver Spring, MD 20901

Office: 301.495.2521 | Cell: 301.706.3810 | Fax: 301.585.1921

Judie.lai@montgomeryparks.org

Check out www.ParkProjects.org for the latest news on
Park Development projects in Montgomery County and much more!

From: Riley, Mike
Sent: Wednesday, April 23, 2014 5:55 PM
To: Pedoeem, Mitra; Lai, Judie
Cc: Ma, Michael; Hertz, Daniel
Subject: FW: building uses
Importance: High

Please respond to Jacob.

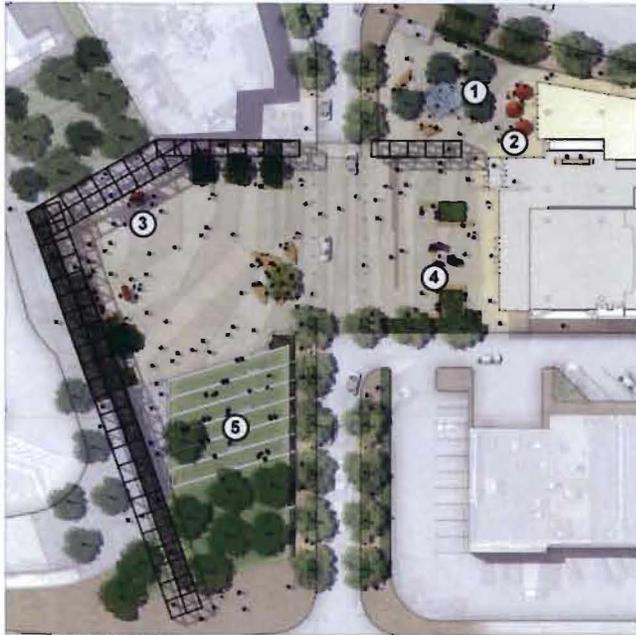
From: Sesker, Jacob [<mailto:Jacob.Sesker@montgomerycountymd.gov>]
Sent: Wednesday, April 23, 2014 5:49 PM
To: Riley, Mike
Cc: Hertz, Daniel
Subject: building uses
Importance: High

Is this consistent (to the nearest thousand) to your understanding of how the building uses stack? I used efficiency of 1.2:1 gross to net.

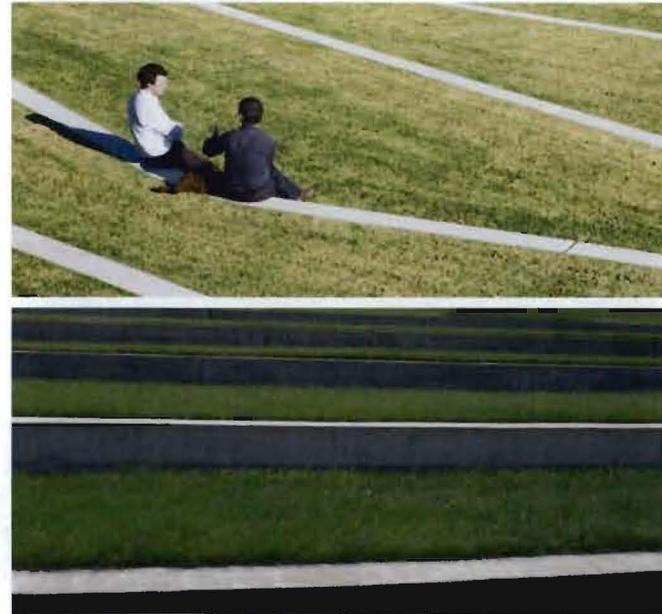
Office Building GSF	265,730	Office Building NSF	221,442
MNCPPC GSF	132,376	MNCPPC NSF	110,313
MNCPPC Daycare GSF	8640	MNCPPC Daycare NSF	7,200
MNCPPC office GSF	123,736	MNCPPC office NSF	103,113
County-Retail GSF	15,120	County-Retail NSF	12,600
County-Office GSF	118,234	County-Office NSF	98,528

Jacob Sesker
Senior Legislative Analyst
Montgomery County Council
240-777-7942
Jacob.Sesker@montgomerycountymd.gov

WHEATON



TOWN SQUARE KEY MAP





WHEATON



PERFORMANCE



MARKETS



BOZZUTO
25 YEARS
CREATING COMMUNITY

STONEBRIDGE CARRAS



WHEATON



STONEBRIDGE CARRAS

BOZZUTO
25 YEARS
CREATING COMMUNITY

TASTE OF WHEATON



2010 LAYOUT



Fountain terrace— 5,580 sq. ft.
Entry plaza – 5,300 sq. ft.
Community event plaza – 14,345 sq. ft.
Lawn terrace— 7, 475 sq. ft.







