

APPROVED 09/11/12

Wheaton Urban District Advisory Committee

July 10th, 2012 Meeting Minutes
2424 Reddie Drive Wheaton MD 20902

Members Present: Marian Fryer, Matt Barry, Devala Janardan, William Moore, Henriot St. Gerard, Janet Yu

Members Absent: Linda Amendt, Jeannette Feldner, Ken Nelson, Jim Onder

Staff Present: Ana Lopez van Balen, Director, Mid-County Regional Center
Peter McGinnity, Wheaton Redevelopment Manage

Guests: Bertha Flores, staff to Councilmember Navarro
Esther French, Wheaton Patch

Call to Order: Marian Fryer, Vice Chair

Council Report: Bertha Flores shared that Councilmember Navarro put together a resolution to institute the Wheaton Implementation workgroup to serve as a clearinghouse for information related to Wheaton revitalization. Action will take place July 17th council can monitor progress and report mandated in the Wheaton PDF. It will not monitor the sector plan but rather will work to implement the Wheaton CIP project with existing committees in Wheaton. This will be similar to efforts in White Flint and Clarksburg, Silver Spring. This resolution was drafted with council and community input.

Questions arose regarding composition of group and process for people to apply. Questions also arose regarding who the group reports to (council), making recommendations to council, length of committee (2 years), and duplication of effort with other committees. Concerns arose in how the committee would work with WUDAC, the amount of notice committees have in obtaining information from

Motion was made to send a letter to council on the resolution. It was going to specifically ask for time to respond to the resolution and dialogue around the questions that arose from the committee. Motion passed.

Election of Officers: nominees were given a chance to speak on the reasons why they would like to take their positions. William Moore started off and stated that as a resident and business owner, he would be able to represent both as chair. Henriot St. Gerard spoke about increasing communication with the community, activism with council regarding community issues, as chair but also a resident. Devala Janardan spoke about activating Wheaton citizens as many have not been aware of issues impacting Wheaton. He also commended each subcommittee in their work

this year. William Moore also stated that he is happy to also serve as secretary even if it means putting aside his nomination as chair. The vote was as follows:

Henriot St. Gerard was chosen for chair
Devala Janardan was chosen as vice chair
William Moore was chosen as secretary

Vice Chair Report: the time of WUDAC was discussed to accommodate people who do not work close to Wheaton but also, community members who would like to come speak at meetings. Motion was made to meet at 5:30pm. Motion passed.

Minutes: one correction was made to the minutes—CERB committee was misspelled. Motion was made to accept minutes. Motion passed.

Acknowledgements: departing member Matt Barry received a proclamation from the County Executive.

RSC Director Report: recognized efforts by all during the storm and discussed pick up guidelines for debris. PHED committee met to discuss ZTA 12-07 on megastations and voted not to support the ZTA as it was originally written—Councilmember Elrich was going to rewrite the bill to address concerns. The County Executive was also not in support of the ZTA. Wheaton Public Safety Task Force met for the first time to discuss the purpose and efforts moving forward. B.F. Saul withdrew their application regarding the redevelopment of parking lot 13. Lastly, she discussed the Salvadoran Festival on August 5th and the Ethics training conducted by BCC. Volunteer forms were also redistributed.

WRAC and RSC director have been talking to increase communication between committees. WRAC will now send their chair to discuss redevelopment efforts in Wheaton. Revitalization issues will be forwarded to WUDAC.

Redevelopment Report: attached.

Acknowledgements: departing member Janet Yu received a proclamation from the County Executive and Marian Fryer was also recognized as she steps down from being Vice Chair.

Meeting Adjourned: 6:45pm

Wheaton Redevelopment Program (WRP) Report

June 12, 2012

Redevelopment Budget – On May 17, the full County Council voted on the proposed FY13-18 Capital Improvement Program (CIP) for the Wheaton Redevelopment Program. The proposed CIP includes \$66.1 million for an M-NCPPC headquarters, parking, and a Town Square on Lot 13. Also included in the scope is: a financial feasibility study regarding development of the Metro bus bay site; a parking study, and planning studies regarding creating local jobs, job training and small business protection. Revisions to the PDF and the Council staff packet, due in part to feedback from WRAC and WUDAC, look to intensify development on Parking Lot 13, encourage the consideration of County offices and residential use, assure ground floor retail, and require a County/M-NCPPC Memorandum of Understanding and presentation to Council prior to appropriations beyond FY13.

The Department of General Services and M-NCPPC are meeting to frame the process for planning the revised redevelopment project for Parking Lot 13.

Geotech Borings on Lot 13 – Using the firm of Robert Balter, DGS completed borings on Lot 13. Rock was hit at depths of 72 to 90 feet below grade, and groundwater 30 to 40 feet below grade. These results make underground parking feasible.

Low Enterprise Project (11141 Georgia Avenue) – On May 10, the Planning Board approved, with conditions, the Sketch Plan for this project which will convert a 5-story commercial office building into a 14-story residential apartment building with approximately 195 units. The Sketch Plan is the first step in the approval process, after which Preliminary and Site Plans will be considered by the Planning Board. The review date has not yet been set. Subject to the approval process, Lowe anticipates construction to begin early in 2013.

Accessory Apartments proposed ZTA – On Monday, May 21, M-NCPPC staff held an open house concerning proposed zoning changes that permit certain accessory apartments by-right, rather than through the special exception process. Benefits include increased housing affordability, greater housing options, less sprawl and fostering housing investment. Despite proposals by M-NCPPC staff for clearly articulated criteria for by-right accessory apartments, significant opposition was voiced by community. The majority of community members in attendance called for greater enforcement of existing regulations related to accessory apartments rather than revisions to the existing special exception

process. This past winter, WRAC had sent a letter to M-NCCPC in support of accessory apartments. As the letter was not included in the M-NCPPC staff packet, WRAC will resend the letter.

Costco – is seeking a Special Exception for a proposed 16-pump fueling station, to be located in the southwest corner of the Westfield Wheaton mall. Some 75 persons attended an April 25 Costco open house at Crossway Community, Inc., regarding the proposed fueling station. Hearings scheduled before the Office of Zoning and Administrative Hearings (OZAH) for June have been postponed in light of the 4/17/2012 introduction before the County Council of Zoning Text Amendment (ZTA) 12-07, Special Exceptions – Automobile Filling Stations. A Public Hearing on the ZTA will be held by the Council on June 19 at 7:30 p.m. The Council's PHED Committee is scheduled to discuss the ZTA on July 9. At the April WRAC meeting, Costco presented its plans for the fueling station. Community members from neighborhoods adjacent to the Mall attended the meeting and expressed their concerns and opposition to the fueling station. KHCA announced that they retained a consultant to review Costco's environmental reports. Both Costco and community members are seeking WRAC support of their respective positions. After a recommendation from WRAC's Project Review Subcommittee, and extensive debate by the full committee, WRAC decided to remain neutral on the issue. The Project Review Subcommittee will draft letter articulating WRAC's rationale for neutrality.

10914 Georgia Ave. -Washington Properties has applied for Demolition and Commercial Construction permits for its 6-story, 221-unit residential apartment project, which includes underground parking. Project plans are currently under review by Permitting Services staff.

Safeway/Patriot/Foulger Pratt – Construction has come up out of the ground and continues to progress well. The building exterior is expected to be completed by December 2012.

Public Safety Task Force Requested – Council members Riemer and Navarro sent a letter to the County Executive requesting the creation of a Wheaton Public Safety Task Force, which would solicit community concerns, prepare recommendations to those concerns, and work with County agencies to improve safety. The letter also requests a Police Department memorandum as to how a proposed Wheaton "Hot Spot" would operate and interact with the existing CBD safety team. The Council anticipates that public safety issues in Wheaton would be addressed by the County Council's Ad hoc Wheaton Redevelopment Implementation Committee. The Executive branch is assessing this request.

Wheaton Parking Rates to Increase – On May 16, the County Council approved parking rate increases from \$.50 to \$.65/hour for long-term parking and from \$.50 to \$.75 for short-term parking. Monthly parking will increase from \$95 to \$113. The new rates take effect July 1, 2012.

Streetscape Improvements – New sidewalks are under construction on the north side of Price Avenue, from Georgia Avenue eastward to Fern Street. Additional improvements include pedestrian lighting and trees, consistent with Wheaton Streetscape guidelines. The project is expected to be complete in 4 – 6 weeks.

Small Business Survey – Surveys were issued to approximately 285 Wheaton small businesses within the Wheaton Urban District to gain a better understanding of small business owners' perceptions and attitudes toward Wheaton's redevelopment, and determine what small businesses feel they need to improve and grow. Surveys were made available both online and in printed format in four languages: English, Spanish, Chinese and Vietnamese. The overall response rate is about 30%. Results will be tallied and presented to the community by mid-July.