

WHEATON

SPECIFIC OBJECTIVES FOR EACH SITE

The sites offered for redevelopment in Wheaton represent the core of the Central Business District. The County seeks a high quality development concept that will provide for a government office building, public parking and a town square with mixed-use development as part of a transit-oriented project in Wheaton. 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.

Wheaton CBD Development:

- Privately owned mixed use development employing the best uses consistent with the Wheaton CBD Sector plan that are achievable within current and estimated market conditions.
- Construction of a LEED gold standard government office building of approximately 142,000 square feet to include a new MRO for M-NCPPC (approximately 132,000 sq. ft.) and the inclusion of RSC/Urban District offices (approximately 10,000 sq. ft.) M-NCPPC will own the government office building.
- Subject to the selected Proposer's terms, including cost, M-NCPPC may consider including as part of the 132,000 sq. ft. for the MRO in the government office building, 6000 square feet for a day care facility.
- The County must receive replacement of any County owned public parking spaces lost under the proposed development, plus receive an additional 100 County-owned public parking spaces.
- Subject to the selected Proposer's terms, including costs, the County may consider including an additional 108,000 square feet of general office space for the departments of Environmental Protection and Permitting Services within the MRO office building, plus an additional 100 parking spaces to support the additional 108,000 square feet of office space.
- Construction of a town square, a public park of approximately 20,000 sq. ft., must be an integral component of the project, and must be located on one of the Wheaton sites. 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). The location, size, context, and concept of the town square should not only complement

Wheaton & Silver Spring Redevelopment Project - Objectives

contemporaneous development but demonstrate consideration of close, proximate future transit-oriented development.

- The private development parking requirements must be met by the private development.

Silver Spring Development:

- The development concept must be in accord with Silver Spring CBD Sector Plan for 8787 Georgia Avenue. The Silver Spring CBD Sector Plan, approved in 2000, envisions an active downtown serving both the surrounding residential communities and a broader regional market. The CBD Sector Plan seeks to create a mix of housing choices, including low-rise, high-density apartments and townhouses.
- The development concept must accentuate the prominence of the site as a gateway into the Silver Spring Urban District.
- The project should produce a downtown environment with an active vibrant street life.