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 Reedie 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 Reedie 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