

**Minutes of the April 23, 2018 meeting**

Attendees: Josh Goodman, David Stonehill, Johnny Austin, John Bogasky, Dorinda Danneman, Barry Gorman, Vaughn Stewart, Arquilla Ridgell, Craig Wilson, Linda Hinton, Keith Compton.

The Minutes were approved.

Keith Compton, O'Connell & Lawrence, is Project Manager at the Wheaton Revitalization construction project. O'Connell & Lawrence are Construction Consultants, Civil Engineers and Planners. They are managing the construction phase of the project to build the new headquarters for the Maryland National Capital Park & Planning Commission (MNCPPC).

Lot 13 was a Montgomery County Department of Transportation (DOT) owned parking lot in Wheaton; the new building is being constructed to relocate the MNCPPC to Wheaton from Silver Spring. The Montgomery County Planning Board, Montgomery Parks, and the Planning Department will be joined by the Department of Permit Services, the Mid-County Regional Services Center, the Department of Environmental Protection, the Department of Recreation, and the Department of Health and Human Services. The 308,000 square foot building will be 14 stories tall, with a 397 space, 4 floor underground garage. 1,000 people are expected to work in the building.

The new building will be LEED Platinum certified; a geothermal field of 150 wells, 650' deep, supplying water at 100 degrees will supply 30% of its energy needs. Construction began in June 2017, with installation of the wells, and excavation to a depth of 55 feet. The groundwater level at the site is 14 feet below the original surface level, there are 14 wells dewatering the site, lowering the groundwater level by 30 feet. An elaborate waterproofing system and 168 tie-downs to bedrock are required to deal with uplift from hydrostatic pressure. A small solar system will be installed on the top two tiers of the tower and will provide power.

The site is busy, with a small footprint. PEPCO is now installing conduit for utilities under Grandview Avenue. Construction is expected to reach street level by September 2018, top-out in October 2019 and substantial completion is expected in Spring 2020. Occupancy should be in Summer 2020. They expect to be pouring a floor every 14 days and the building skin will follow. They will waterproof at the 8<sup>th</sup> floor and start systems construction.

The Mid-County Services building south of Reddie Drive has been demolished down to its slab. On its site will be a new town plaza with an amphitheater and stage. It will have ramps/elevated walkways from Georgia Avenue to the plaza and from the plaza across Veirs Mill Road to the WMATA garage. Reddie Drive will become more pedestrian friendly and will be closed during events. This will be a public/private partnership (P3) between DOT, StonebridgeCarras and the Contractor. The project is on schedule and on budget for April 2020 completion.

The new building in Wheaton is being constructed under a joint development agreement between the DOT and the MNCPPC as a turn-key project. \$160M project total, \$27M in tenant improvements and \$5M in furnitures, fixtures and equipment. The first floor of the building will be retail space and be leased. There will be a green vegetative wall in the Park & Planning foyer.

Parking Garage – some employees will be allowed to park in the building, some spaces may be available to the public. MNCPPC plans to lease some Metro parking garage spaces. Employees will be encouraged to use Metro. There is a bike locker in the WAMATA garage, and there will be bike stations in the Plaza area. Major state roads in the area are not conducive to biking.

There will be intersection and signal improvements. Grandview and Reddie will have a geometric change, with no light. Signals will be adjusted at Georgia Avenue and Reddie, Blueridge and Georgia, and along Veirs Mill. There will also be lane configuration changes (lane repurposing).

There is a county program providing assistance to local businesses that can document losses due to construction. Assistance is available for each quarter that construction is underway. The contractor is providing local businesses with information about upcoming impacts.

The site of the MNCPPC offices in Silver Spring has been sold to StonebridgeCarras for \$17M.

Stonebridge and Bozutto were unable to get financing for the planned residential building on the north part of Lot 13. The development rights have reverted to Montgomery County. The Department of General Services in conducting a study to determine the best use for this space. Perhaps a Cultural Arts Center, or a Childen’s Museum.

This is Montgomery County’s largest project for Wheaton, and it is hoped to precipitate change in the area. There are concerns about keeping moderately priced dwellings in the area. The Wheaton Urban District Advisory Commission is passionate about protecting the diversity of the area.

Links: <http://montgomerycountymd.gov/DOT-Parking/WheatonRedev/index.html>, <http://montgomeryplanningboard.org/wheatonhq/>, and <http://www.montgomerycountymd.gov/WheatonDev/index.html> (webcam).

**The Glenmont Exchange hosts a Candidate Forum on Wednesday, May 31, 2018  
7:30 to 9:30 p.m.**

**Location: Glenallan Elementary School, 12520 Heurich Road, Silver Spring, MD 20902**

Minutes submitted by Dorinda Danneman, Secretary.