

FOR ILLUSTRATIVE PURPOSES ONLY



WHEATON GATEWAY

Goyer Roberts | Development Manager | PS Ventures LLC

WUDAC UPDATE

- **Why were you having another Pre-Submission Meeting?**
 - While we had completed our Pre-Submission Meeting, we needed to file our application within a certain timeline and that time was running out. As a result, we scheduled another meeting to renew the submission timeline.
 - Additionally, there are changes that we feel warrant bringing to the community's attention.
- **So what is changing?**
 - Increased affordability: Sitewide increase from 30% to 40%
 - Resultant increased building height to accommodate increased affordability
- **Why was that Pre-Submission Meeting Cancelled?**
 - We recently received additional comments from Park and Planning associated with the Complete Streets Design Guidelines (which guidelines were adopted after our Sketch Plan approval).
 - These comments could necessitate changes to our street frontage(s). We chose to delay the meeting until this issue is resolved.
- **How does this affect your timeline?**
 - Submission timeline: Is shifting from Q1 2024 to Q4 2024

AGENDA

- **Introductions**
 - Ownership Team
- **Project Overview & Goals**
 - Site (Location & Assemblage)
 - Project Goals
 - Development Approach
 - Project Objectives
 - County Objectives
- **Current Status**
 - Development Timeline
- **Plan Changes**
 - Increased Affordability & Density
 - Increased Height
- **What Happens Next**
 - Pre-Submission Meeting, Sketch Plan Amendment, Site and Subdivision Plan Submission
- **Q&A**

OWNERSHIP - COMMONALITY



+



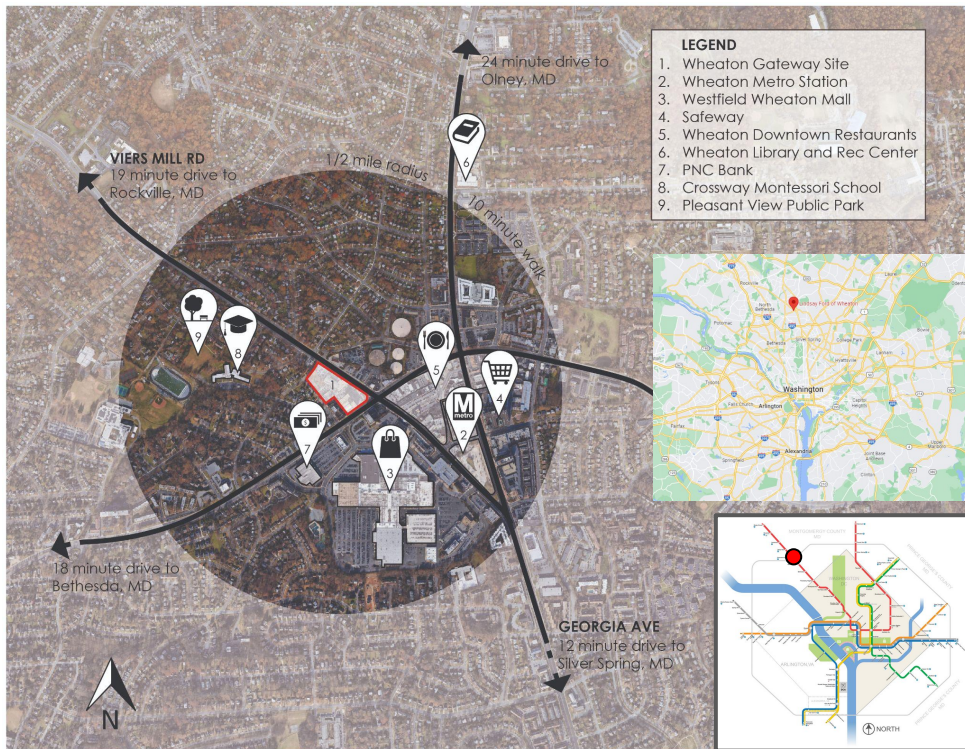
WILLCO

+



- **Developers & Owners**
- **Long-Term Focus**
- **Focused on Quality and Durability**

SITE LOCATION AND ASSEMBLAGE

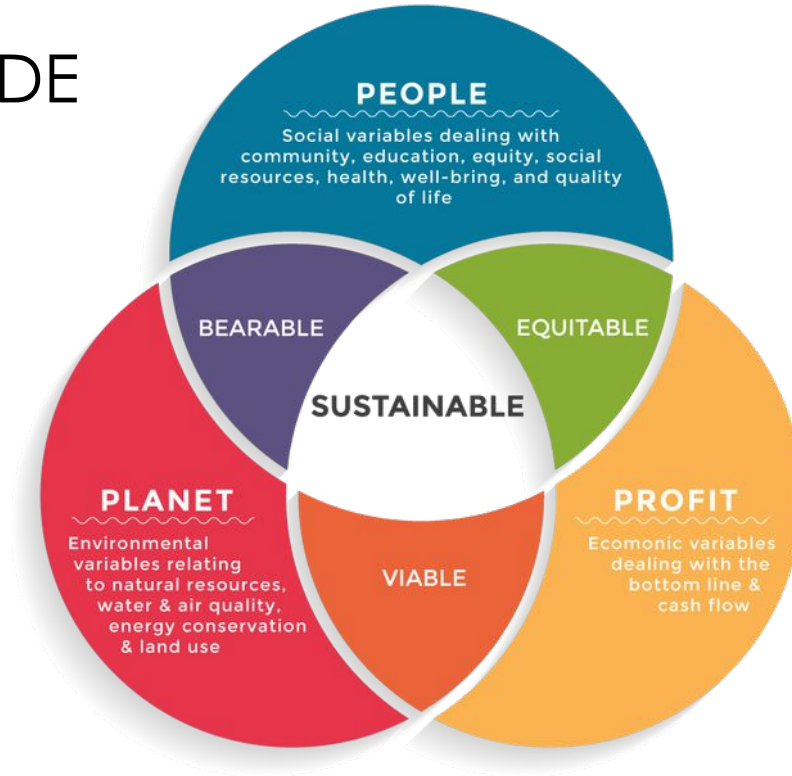


PROJECT GOALS

- 1 Provide a synergistic **mix of uses** to create an vibrant, healthy community
- 2 Provide housing at a **range of incomes** to promote diversity and affordability
- 3 Design and build the project to the highest levels of **resiliency & sustainability**
- 4 Develop and provide spaces that **benefit the broader community**
- 5 Foster a **range of transportation options** while providing a safe pedestrian environment
- 6 Design a distinctive, **visually appealing gateway** in to the Wheaton community
- 7 Design the project to respect principles of **accessible design**
- 8 Strive for **best value** in the achievement of our goals
- 9 Design the project with a focus on **human health and wellness**.
- 10 Incorporate a variety of **amenities appropriate for residents of all ages and abilities**

DEVELOPMENT APPROACH

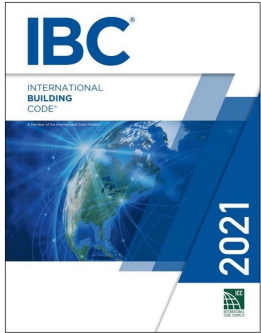
BETTER THAN CODE
MINIMUM



TRIPLE BOTTOM LINE

BETTER THAN CODE MINIMUM

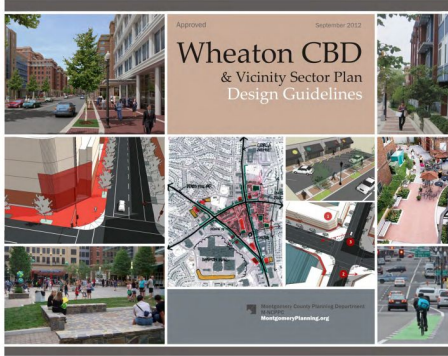
Code Minimum



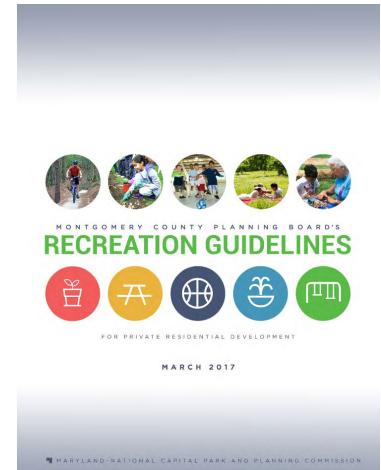
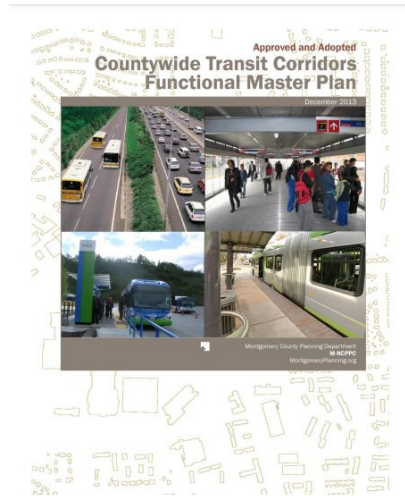
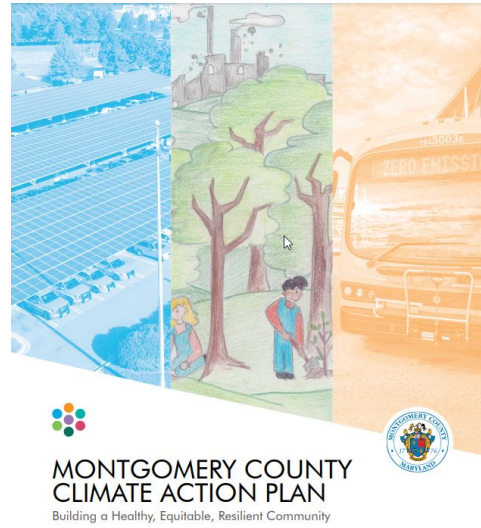
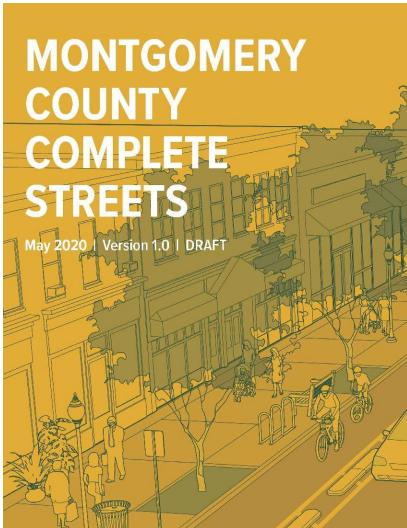
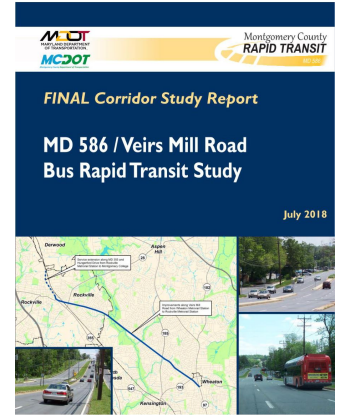
Above Code Minimum Targets



COUNTY OBJECTIVES - MYRIAD



October 25, 2021

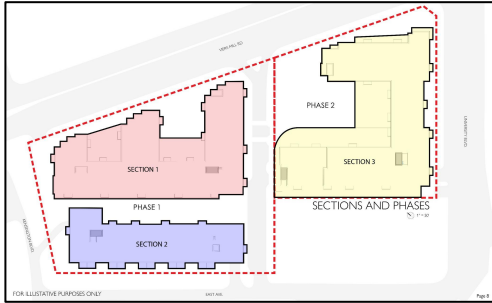


PROJECT STATUS

- Wheaton Kick-Off/Visioning (**Completed 2019**)
- Ambassador Demolition (**Completed Early 2020**)
- Entitlement (**2020-2025**)
 - *Concept Plan* (**Completed Q2 2020**)
 - *Sketch Plan* (**Completed Q2 2022**)
 - *Sketch Plan Amendment / Preliminary Subdivision / Site Plan* (**CURRENT PHASE**) (*thru Q2 2025*)
- Permitting (**thru Q1 2026**)
- Construction Commencement (**Q2/Q3 2026**)
- Construction Duration (**+/- 36 months - PHASE 1**)

INCREASED DENSITY

DRAFT PROJECT PROGRAM

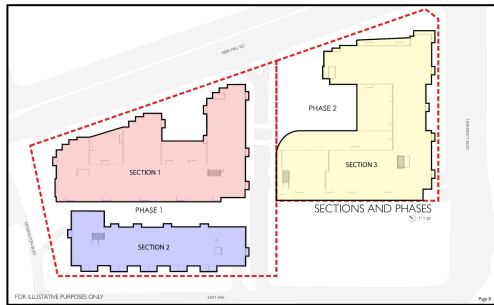


PREVIOUSLY PRESENTED						
	SECTION 1		SECTION 2		SECTION 3	
Studio	11	3.4%	0	0.0%	11	3.0%
1 BR	181	56.2%	89	89.0%	225	61.3%
2 BR	102	31.7%	11	11.0%	99	27.0%
2/2 + D	0	0.0%	0	0.0%	0	0.0%
3/2	19	5.9%	0	0.0%	21	5.7%
4/2	9	2.8%	0	0.0%	11	3.0%
Total Units	322	100%	100	100%	367	100%
					790	

CURRENT PRESENTATION - <i>Subject to further refinement</i>						
	SECTION 1		SECTION 2		SECTION 3	
Studio	2	0.6%	0	0.0%	0	0.0%
1 BR	207	62.3%	84	81.6%	239	65.7%
2 BR	85	25.5%	19	18.4%	94	25.7%
2/2 + D	9	2.8%	0	0.0%	0	0.0%
3/2	20	6.1%	0	0.0%	22	6.0%
4/2	9	2.8%	0	0.0%	9	2.6%
Total Units	333	100%	103	100%	364	100%
					800	

Unit change from previous presentation	11		3		-3	
Total Units					10	

DRAFT PROJECT PROGRAM



PREVIOUSLY PRESENTED			
	PHASE 1		PHASE 2
	Section 1	Section 2	Section 3
Total SF	353,182	117,222	374,819
Commercial SF	40,000	-	25,000
Residential SF	353,182	117,222	374,819
Allowable Height (FT)	124	59	154
# Stories	11	6	13
Building Height (FT)	124/125	59	154/155
# Stories	11	6	13
<i>Clarification from previous presentation</i>			
CURRENT PRESENTATION			
	PHASE 1		PHASE 2
	Section 1	Section 2	Section 3
Total SF	410,409	117,222	421,502
Commercial SF	25,150	-	26,761
Residential SF	385,259	117,222	394,741
Allowable Height (FT)	136	71	166
# Stories	12	6	14
Building Height (FT)	136	59	157
# Stories	12	6	14
Change in Bldg Height from prior presentation (FT)	12	0	3

PREVIOUS PROGRAM

Maximum allowable heights



FOR ILLUSTRATIVE PURPOSES ONLY

PROPOSED PROGRAM

Revised Maximum allowable heights
(+12 feet)



FOR ILLUSTRATIVE PURPOSES ONLY

PREVIOUS PROGRAM

Maximum allowable heights



FOR ILLUSTRATIVE PURPOSES ONLY

PROPOSED PROGRAM

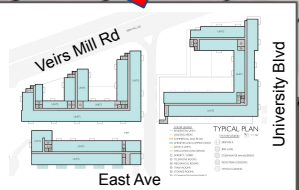
Revised Maximum allowable heights
(+12 feet)



FOR ILLUSTRATIVE PURPOSES ONLY

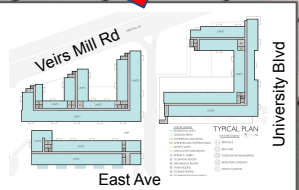
SITE AND SUBDIVISION PLAN

SITE AND SUBDIVISION PLAN



FOR ILLUSTRATIVE PURPOSES ONLY

SITE AND SUBDIVISION PLAN



FOR ILLUSTRATIVE PURPOSES ONLY

SITE AND SUBDIVISION PLAN

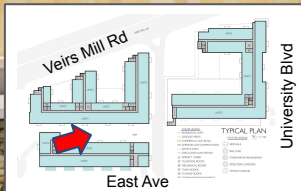


FOR ILLUSTRATIVE PURPOSES ONLY

SITE AND SUBDIVISION PLAN



SITE AND SUBDIVISION PLAN



FOR ILLUSTRATIVE PURPOSES ONLY

SITE AND SUBDIVISION PLAN



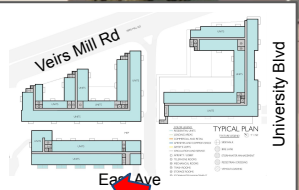
FOR ILLUSTRATIVE PURPOSES ONLY

SITE AND SUBDIVISION PLAN

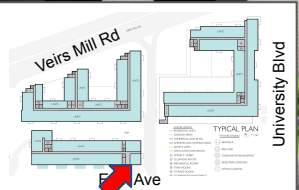


FOR ILLUSTRATIVE PURPOSES ONLY

SITE AND SUBDIVISION PLAN

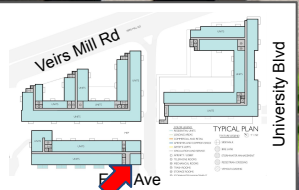


SITE AND SUBDIVISION PLAN



FOR ILLUSTRATIVE PURPOSES ONLY

SITE AND SUBDIVISION PLAN



WHAT HAPPENS NEXT?

- The next planning milestone will be:
 - ***A Pre-Submission Community Meeting***
 - ***The submission of:***
 - ***A Preliminary Plan of Subdivision***
 - ***A Site Plan***
 - ***An Amendment to the Sketch Plan***
- Learn more at wheatongateway.com.

WHEATON GATEWAY VISION NEWS & UPDATES FAQS TEAM CONTACT

Wheaton Gateway Earns Sketch Plan Approval
August 23, 2022

Montgomery County Planning Board Announces Wheaton Gateway Sketch Plan Public Hearing
May 16, 2022

Wheaton Gateway Sketch Plan Approval Extended to May
April 22, 2022 - Announcements

Wheaton Gateway Team Presents to the Wheaton Urban District Advisory Committee
April 13, 2022

Wheaton Gateway Sketch Plan Approval Extended
February 14, 2022 - Announcements

The Montgomery County Planning Commission approved a Wheaton Gateway request to extend the regulatory review period for the project's sketch plan at its Feb. 10 meeting.
[Read More](#) →

Wheaton Gateway files Sketch Plan with M-NCPPC
January 19, 2022 - Announcements

The Wheaton Gateway development team submitted a revised sketch plan to the Maryland-National Park & Planning Commission (M-NCPPC) on December 24, 2021. You can review the sketch plan on the M-NCPPC website: [HERE](#).

THANK YOU



Goyer Roberts
Development Manager

groberts@psvdev.com



Q + A