

WHEATON GATEWAY



WILLCO



MEET OUR TEAM

Sketch Plan Pre-Submission
Meeting Date: 12-3-2020



WHO WE ARE

- Third generation family business
- Commercial & Multi-Family (Developer/General Contractor/Owner)
- Long-Term Holders
- Focused on Quality and Durability with a focus on Sustainability



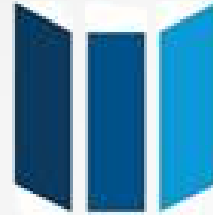
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- The company is locally-owned and based since 1960's
- Uniquely adept at identifying overlooked opportunities in the regional market
- Developer (Owner, investor and manager commercial real estate)
- A deep understanding of the Metropolitan Washington Area



- Quasi-Governmental
- Mission to provide affordable housing and supportive services that enhance the lives of low- and moderate-income families and individuals in Montgomery County
- Multi-Family (Developer / Owner / Manager)
- **Long-Term Holders**
- Focus on Quality and Durability

MEET OUR TEAM



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

HOW WE GOT HERE

2006

Speculative Commercial Office

10001 New Hampshire Avenue
Silver Spring MD

- Leased to GSA for FDA



LEED CS Gold



LEED CI Gold



EAST OF MARKET APARTMENTS



2015

East of Market Apartments

Frederick, MD



A NEW PLACE TO CALL HOME

- LEED CS Platinum Office
- LEED CS Platinum Retail
- LEED CI Platinum



2017
Duffie Corporate Headquarters
57 Randolph Road, Silver Spring, MD

RECENTLY COMPLETED



2019

Home2Suites by Hilton

1701 Elton Road, Silver Spring, MD



LEED NC Platinum
(Among the 1st ten in the US)

CURRENT PROJECTS



Hillandale Gateway

Targeting...

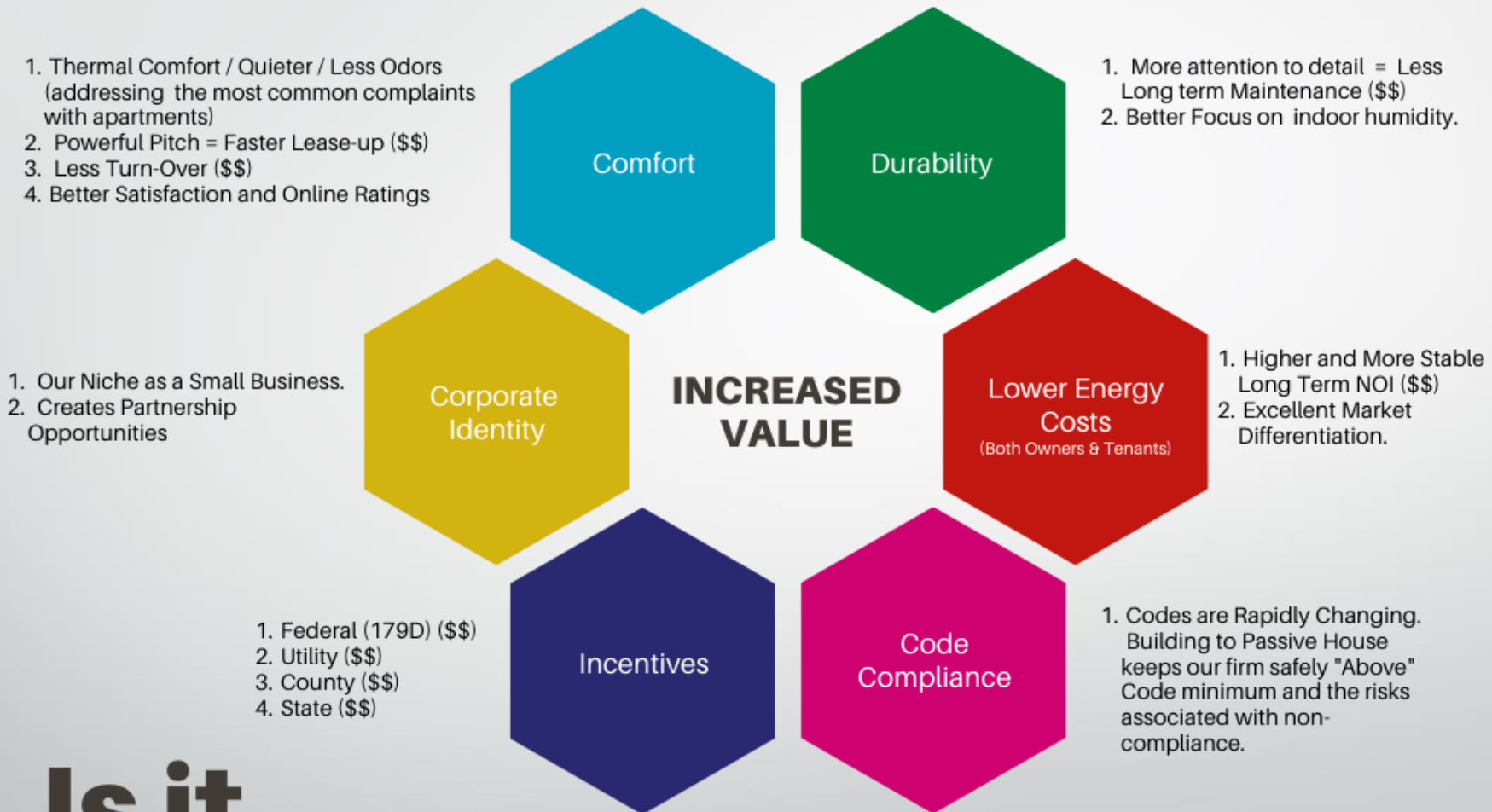


nbi new buildings institute

WE BUILD BETTER THAN CODE MINIMUM




WHY BUILD BETTER THAN CODE MINIMUM



**Is it
Worth It?**

TEAM TEAM TEAM



Why Work With Us Who We Are What We Design Blog Contact Us

Climate Action, Building By Building

Today you can build a healthy zero carbon building that makes economic sense.



Steven Winter Associates, Inc.
Improving the Built Environment Since 1972



WALKER
CONSULTANTS



PANDO
ALLIANCE



common



Housing Opportunities Commission
OF MONTGOMERY COUNTY



TORTI GALLAS + PARTNERS



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PS VENTURES
PASSIONATE | SUSTAINABLE



Redwood Energy
Foremost Zero Net Energy Specialists in Multifamily Housing



MaGrann
ASSOCIATES



WILLCO



Montgomery County, MD
Montgomery Planning



THE DUFFIE
COMPANIES



CPJ
Associates



LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
TEL: (410) 216-3333
FAX: (443) 782-2288
www.lenharttraffic.com



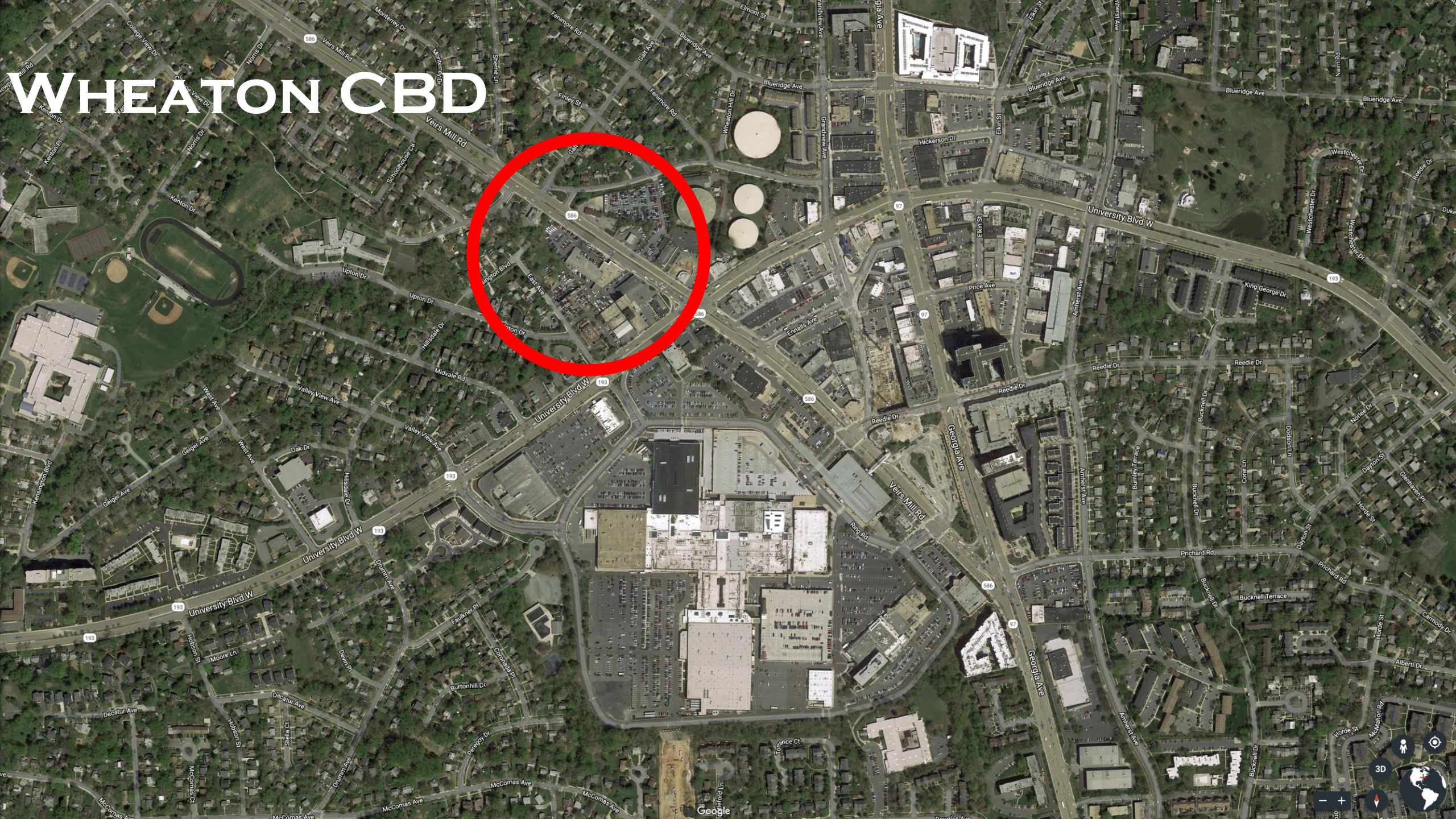
Utility Systems **C&E**



WHEATON

GATEWAY

WHEATON CBD




WHEATON GATEWAY



OUR VISION

- **Wheaton Gateway**, a vibrant new mixed-use residential and retail property on 5+ acres in Wheaton, MD, featuring mixed-income, multi-family housing, and exciting public and commercial spaces
- Incorporating the highest levels of sustainability
- A variety of unit types (i.e. 1, 2, and 3-bedroom units) offered at a variety of prices (target of 70% market-rate and 30% MPDU)
- Commercial space concentrated on first floor
- Underground parking

PROJECT TIMELINE

- Wheaton Kick-Off/Visioning (**Completed 2019**)
 - Ambassador Demolition (**Completed Early 2020**)
 - Entitlements (**2020-2022**)
 - *Concept Plan* (**Completed Q1/Q2 2020**)
 - *Sketch Plan* (**CURRENT PHASE**)
 - *Preliminary Subdivision/Site Plan* (2021)
 - Permitting (**2022**)
 - Construction Commencement (**2023**)
- 

PROJECT GOALS

- **Complement the Wheaton Sector Plan**
- **Build a Comfortable, Healthy & Durable Environment.**
- **Constructed and Operated Affordably**
 - Low utility bills. Predictability
 - Maximize Value. Reasonable first cost.
 - Avail ourselves of incentives. (e.g. tax credits, utility incentives)
 - Long term view on value (e.g. durability)
- **Earn Third Party Certifications:**
 - LEED: MoCo. High Performance Tax Credits
 - Energy Star: Occupant Recognition
 - Passive House Institute US: PHIUS



Passive
House



LEED



Energy
Star

PASSIVE HOUSE

A Design Framework to Reduce Energy Consumption & Improve Resiliency

- Continuous Insulation
- Air-Tight Construction
- Optimized Windows & Solar Gains
- Balanced Ventilation with Heat Recovery
- Minimized Mechanical Systems



Why Passive Building Design for the Multi-Family Sector is Rapidly Being Embraced

by Michael Flood | Architect, Triple Decker, Boston Condo, Builder, Building in Boston, Building Trends, Contractor, Developer, Homeowner, Remodeler |



CityRealty > Market Insight > Features > Future New York > The Ultimate Map Of NYC's Passive House Movement Includes 32 E

Features

Show:

Future New York

From [Future New York](#)

The Ultimate Map of NYC's Passive House Movement Includes 32 Energy-Efficient Overachievers in the Works



By [CityRealty Staff](#)

Thursday, February 7, 2019





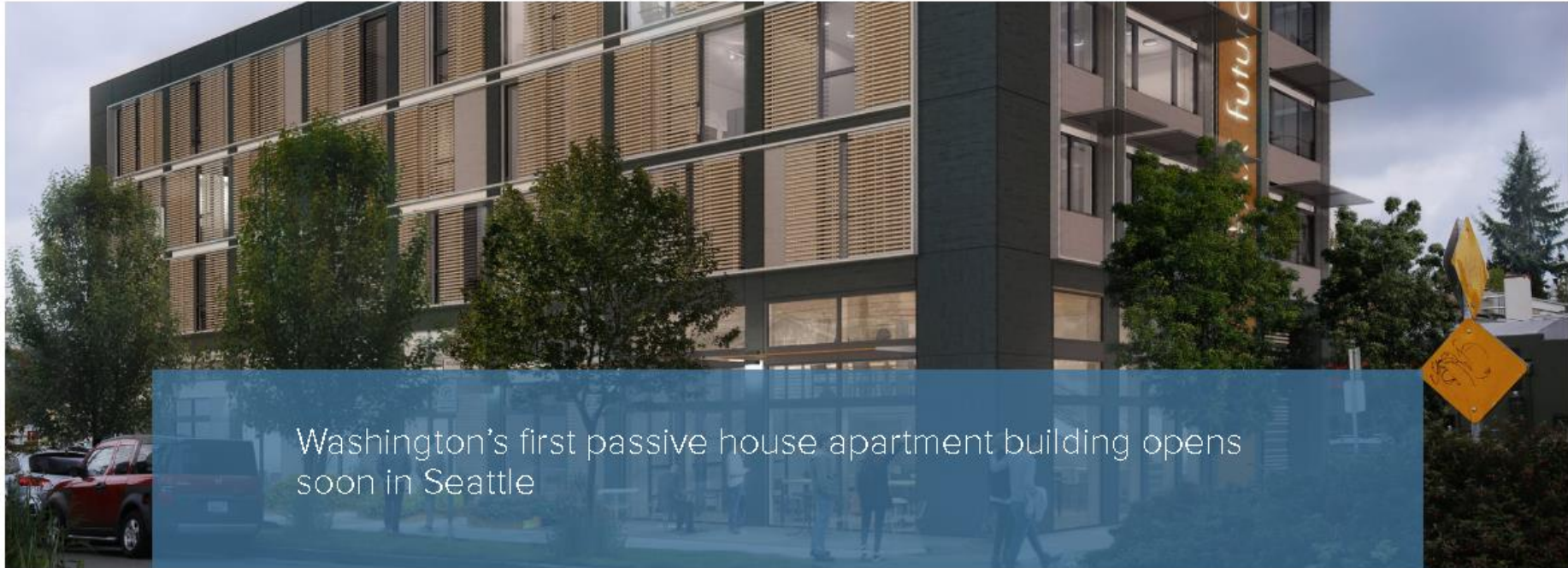
The Distillery North: Passive House Apartments in South Boston

By: Michelle Apigian, AIA, Icon Architecture
Summer 2018



The largest Passive House project in Massachusetts offers lessons for developers seeking to reduce energy use and operating costs.

WITH ITS FOCUS on exceptional energy reduction, the [Passive House building standard](#) is the world's most energy-efficient design approach. Applicable to all building types and uses, it dramatically reduces utility bills, operating costs and carbon footprints. The natural byproduct is buildings that are far more durable



Washington's first passive house apartment building opens soon in Seattle

By Marc Stiles – Staff Writer, Puget Sound Business Journal

Cascade Built, which constructed Seattle's first "passive house" townhouse project, is about to open a much larger apartment building.

Pax Futura has 35 apartments at 3700 S. Hudson St. in Seattle's Columbia City neighborhood.

The four-story project is believed to be the first passive house apartment building in Washington.



South Dakota's first Passive House apartments to benefit low-income families

July 9, 2018

When Copper Pass apartments in eastern Sioux Falls opens in September, they will be the first of their kind in South Dakota.

The structure will be the state's first multi-family housing building designed to meet international Passive House standards — a rigorous energy efficiency credential that only a couple of other projects in the state have attempted to earn, reports [Argus Leader](#).

Designed and built in coordination with the governor's office and state housing officials, the 30-unit apartment is both energy efficient and affordable.

Copper Pass will offer one-, two- and three-bedroom rentals. Units are reserved for families who qualify for federal low-income housing guidelines, earning 60 percent of median income or less.

Copper Pass, the first of three such buildings, will be part of a years-long experiment in energy efficiency. Builders worked on the design and modeled it with help from the Passive House Institute in the U.S.

Costello's second building, which will be called Majestic Ridge, will be Energy Star certified. The developer is installing monitoring devices in both to track energy efficiency and see if the utility



STEPHANIE ARNETT

Feature Story

The passive house that's aggressively green

A six-story building designed to the "Passive House" standard just went up in Cambridge. Architect Michelle Apigian, MA '00, MCP '00, gives us a tour and explains why it's so energy efficient

by [Alice Dragoon](#)

April 15, 2020



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Passive House Busts High Cost Myth

Posted on [July 20, 2018](#) by [Bruce Sullivan](#)



2019: THE YEAR TO GO PASSIVE?

[Build SMART](#) [Affordable Housing Case Study Learning Resource Moving the Industry Forward](#)
[Passive House Success Stories The More You Know](#) | January 15, 2019 | 1





GREEN DESIGN

In these super-sustainable new apartments, you may never pay a heating bill

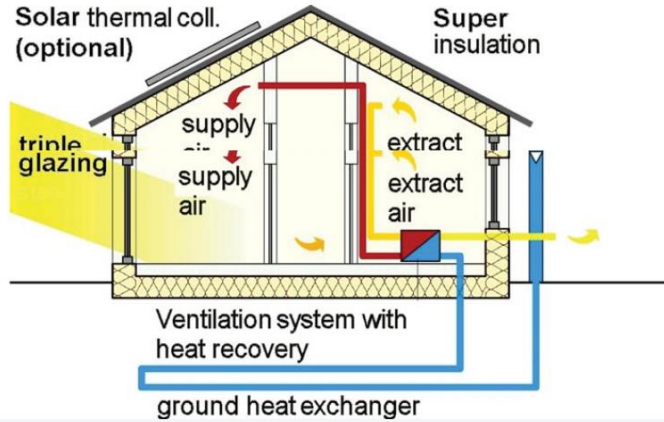
Passive house high-rises provide cleaner air, lower utility costs, and an affordable option for tenants

By [Patrick Slisson](#) | Mar 6, 2020, 11:30am EST



Designing a Passive House Means Putting Ventilation Front and Center

Wringing every bit of potential from each part of the system invites new thinking and opportunities



WHOLE-HOUSE: Not all passive house designs incorporate geothermal, but this illustration portrays the way different components work together to manage air flow and energy. Photo courtesy Passivhaus Institut, GNU 1.2.

September 9, 2020

Robert Beverly

KEYWORDS [home performance contracting / mini-split systems /](#)

“Passive house” can rank pretty far up the list of inadvertently misleading phrases. Realizing the momentous energy-saving potential of this approach requires plenty of active effort on the part of designer, the builder and tradespeople, and even the eventual

Kevin, a Vrbo property owner



Subscription Center



ZONING ANALYSIS

Lindsay West		Max		Gross
Zoning	CR	C	R	Area
CR-3.0 C-2.5 R-2.5 H-100	3	2.5	2.5	98,407
CRN-1.5 C-.25 R-1.5 H-45	1.5	0.25	1.5	12,320
CRN-1.5 C-.25 R-1.5 H-45	1.5	0.25	1.5	7,250
CRN-1.5 C-.25 R-1.5 H-45	1.5	0.25	1.5	7,250
CRN-1.5 C-.25 R-1.5 H-45	1.5	0.25	1.5	7,250
CRN-1.5 C-.25 R-1.5 H-45	1.5	0.25	1.5	7,250
R-60 - .35% Max Lot Coverage				9,606
CRN-1.5 C-.25 R-1.5 H-45	1.5	0.25	1.5	14,500
TOTAL				163,833 SF 3.76 Acres

Ambassador/Mattress		Max		Gross
Zoning	CR	C	R	Area
CR-5.0 C-4.5 R-4.5 H-130	5	4.5	4.5	13,746
CR-5.0 C-4.5 R-4.5 H-130	5	4.5	4.5	47,140
TOTAL				60,886 1.40 224,719 SF 5.16 Acres

WHEATON GATEWAY

**MIXED USE/MIXED INCOME
(70% MARKET / 30% MPDU)**

30% Affordable = 40% Residential Bonus Density

ZONING ANALYSIS



ZONING ANALYSIS



SITE PROGRAM

- Three Phases
 - Phase
 - Ingress & Egress
 - Heightened Importance of Internal Circulation
- Grade
 - Significant fall from West to East.
 - Fall from South to North

SITE CHALLENGES

- Long Unbroken Medians along both Frontages
 - Ingress & Egress
 - Heightened Importance of Internal Circulation
- Grade
 - Significant fall from West to East.
 - Fall from South to North

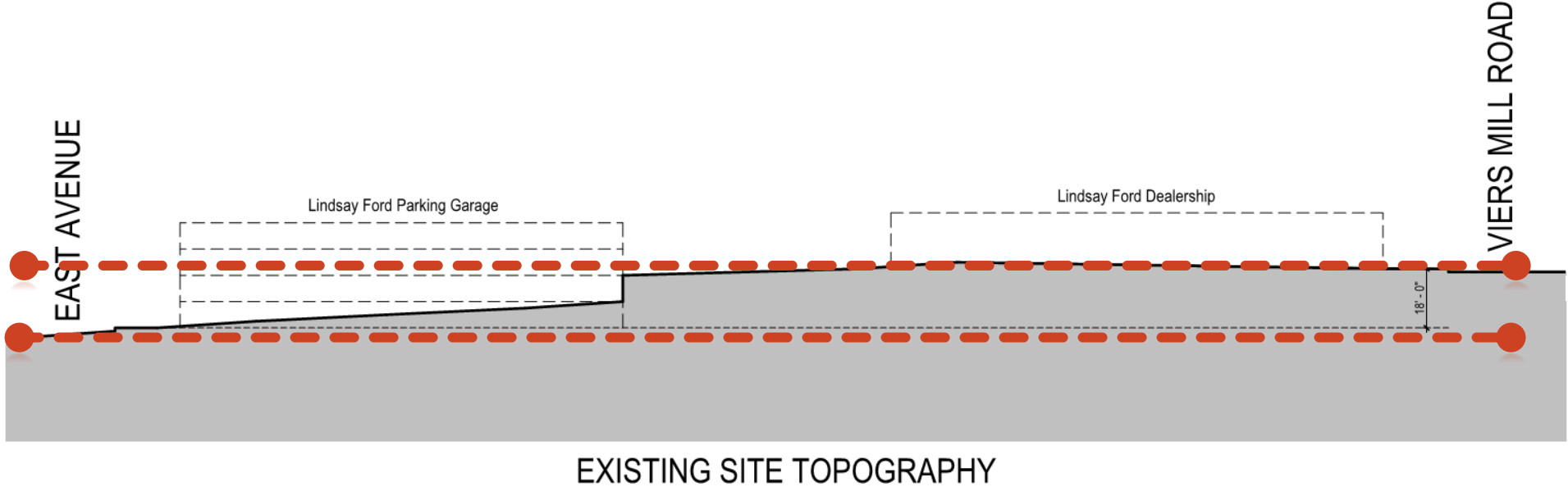
INGRESS EGRESS CHALLENGE LONG UNBROKEN MEDIANS



GRADE CHALLENGE



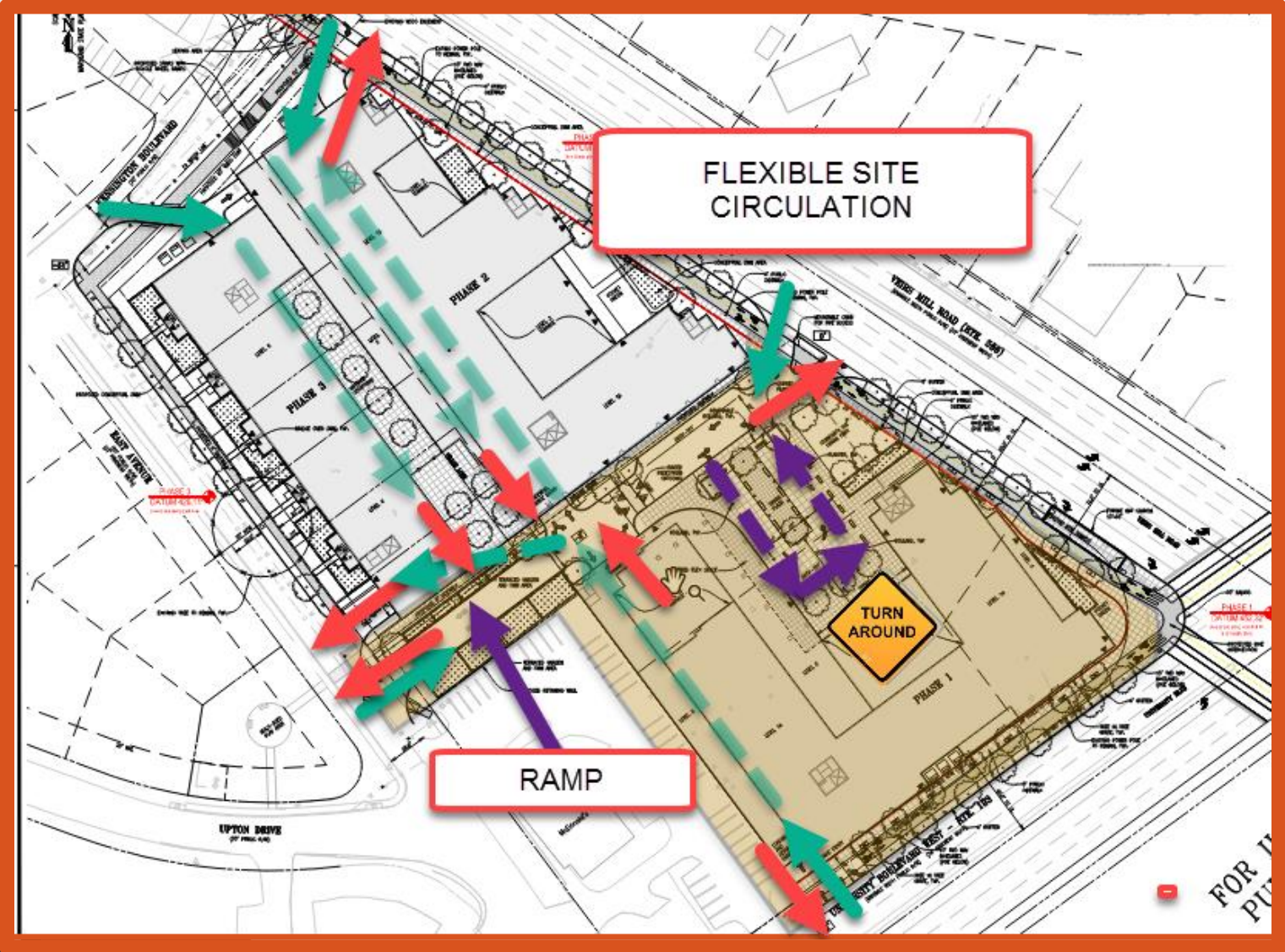
GRADE CHALLENGE



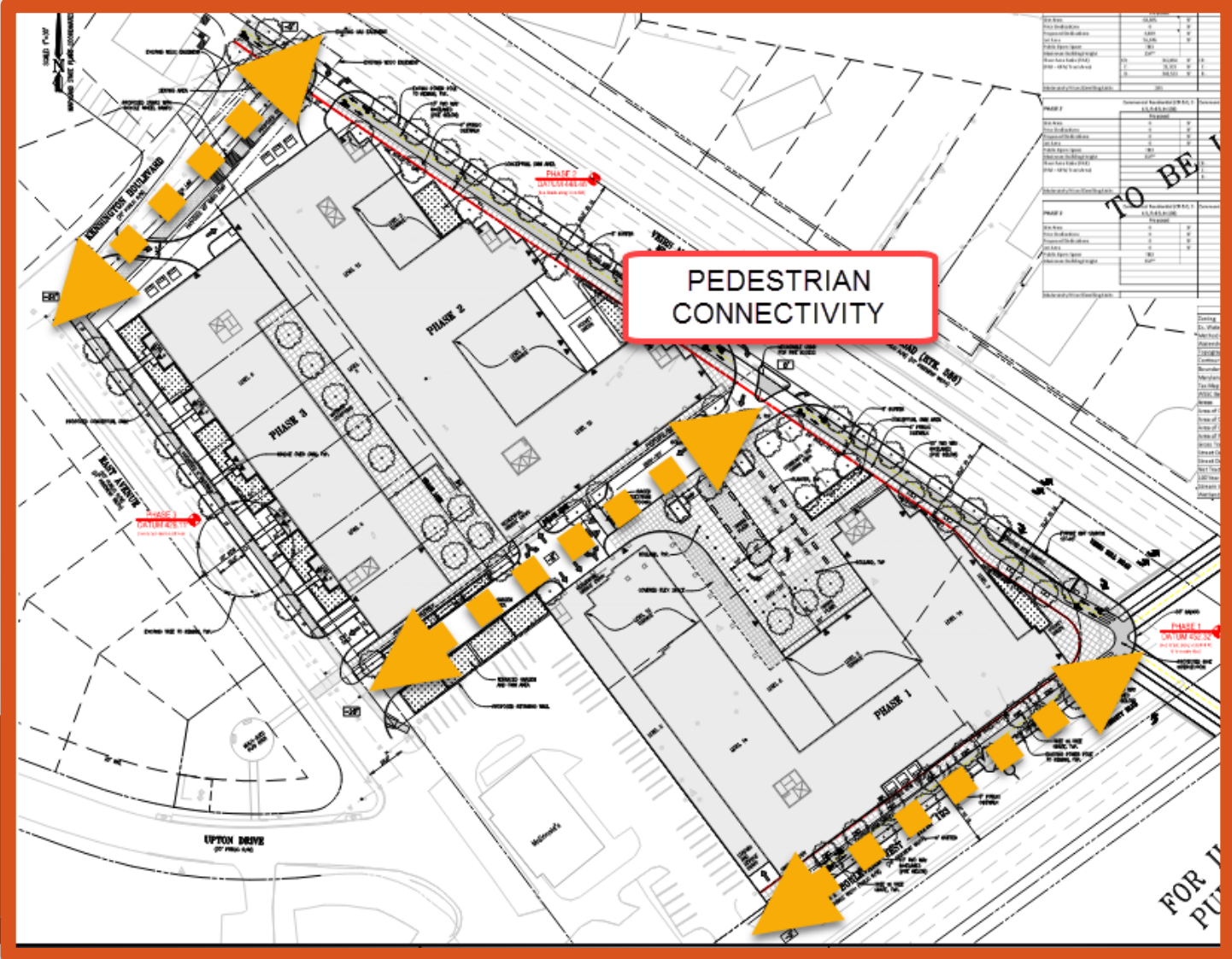
~22'

MAX ELEVATION DIFFERENCE = >40' from S/E to N/W Site Corners.

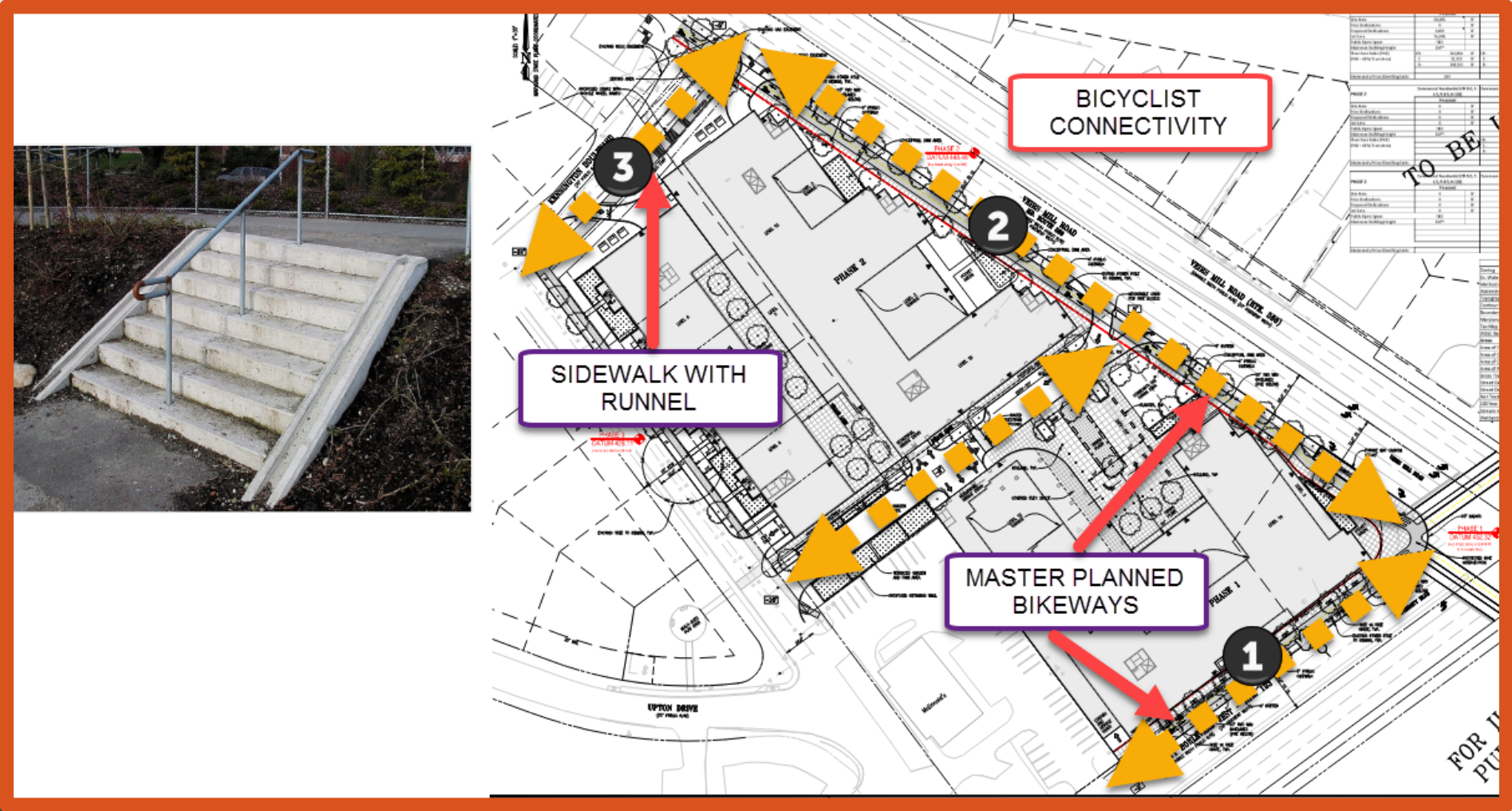
THE CIRCULATION SOLUTION



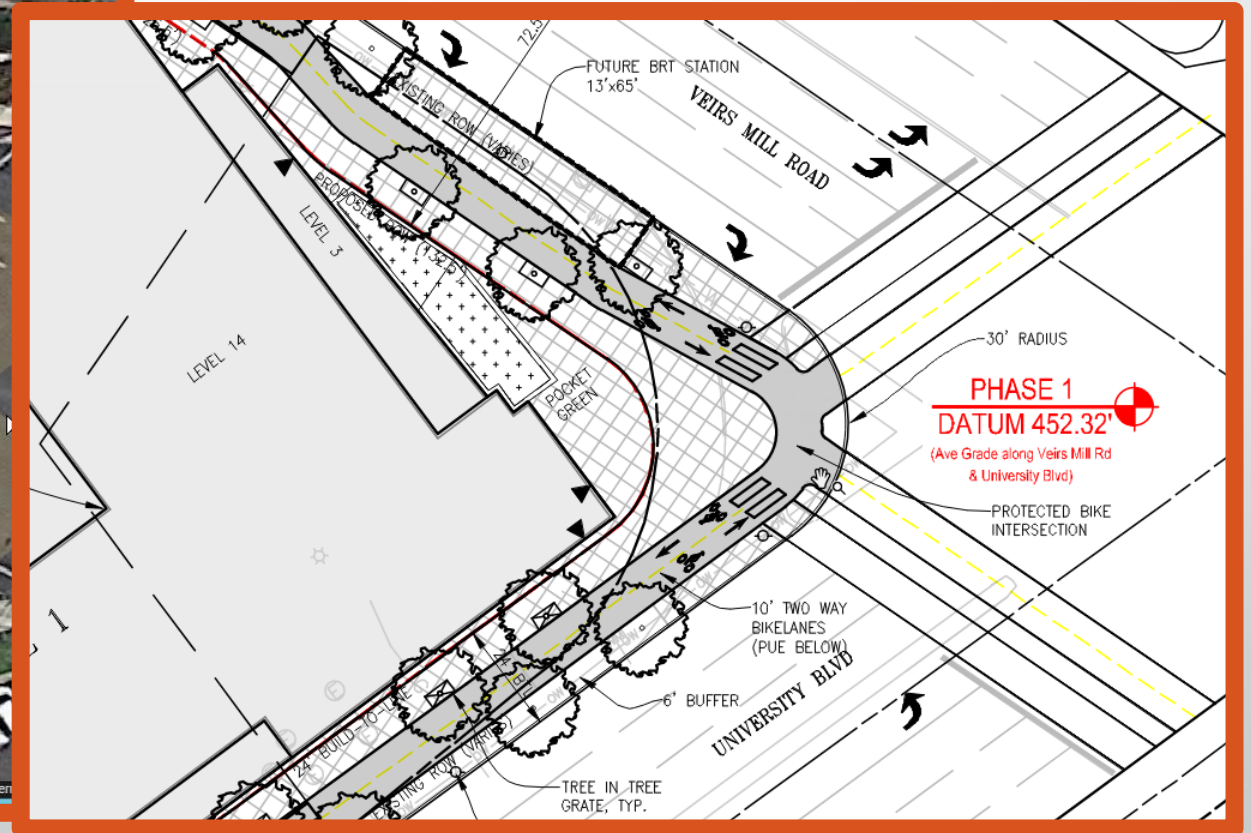
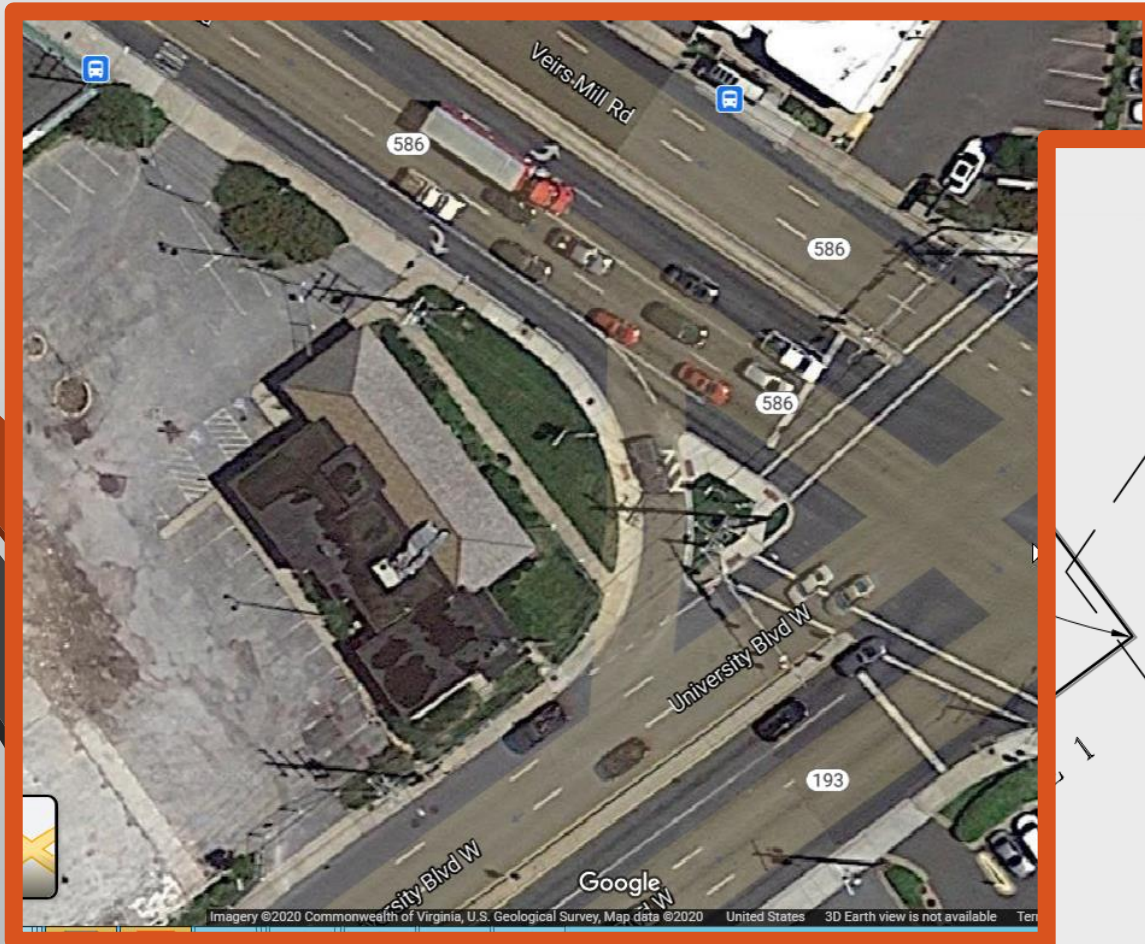
ENHANCED PEDESTRIAN CONNECTIVITY



ENHANCED BICYCLIST CONNECTIVITY



PEDESTRIAN/CYCLIST CORNER IMPROVEMENTS



ENGAGEMENT & FEEDBACK

**WE HAVE ENGAGED IN A METHODOICAL DESIGN PROCESS
& SOLICITED FEEDBACK ALL ALONG THE WAY.**

2019

- Dec. 10 Attended Wheaton Urban Development Advisory Committee (WUDAC) meeting
- Dec. 9 Attended 4Business Charrette at Wheaton Community Recreation Center
- Nov. 15 Public announcement: [Lane and sidewalk closures imminent at Ambassador Hotel demolition site](#)
- Nov. 13 Attended public hearing on pedestrian master plan at Wheaton library
- Nov. 12 Attended Wheaton Urban Development Advisory Committee (WUDAC) meeting
- Oct. 30 Attended Wheaton-Kensington Chamber of Commerce event at FAsMarketplace
- Oct. 28 Public announcement: [Traffic control plans and permits filed](#)
- Sept. 26 Public announcement: [Interior demolition of the Ambassador Hotel underway](#)
- July 9 Attended Wheaton Urban Development Advisory Committee (WUDAC) meeting; presented conceptual plans
- June 28 Public announcement: [Preparations being made for demolition of the Ambassador Hotel](#)
- June 19 Wheaton Gateway development team design charette
- June 15 Public community meeting at Highland Elementary School
- June 12 Public community meeting at Highland Elementary School
- May 29 [Letter and invitation to public community meeting](#); sent to surrounding community (approximately 3,952 homes)
- May 18 Attended "Make Wheaton Walkable!" Safety Walk

ENGAGEMENT & FEEDBACK

THE PLAN TODAY RESULTS FROM THE FEEDBACK SOLICITED DURING THE CONCEPT PLAN PHASE WHICH TOOK PLACE IN Q1 & Q2 2020.

Timeline of stakeholder meetings, events and communications

2020

- Nov. 18 Letter and invitation to pre-submission community meeting, sent to surrounding community (approximately 3,952 homes)
- Aug. 17 Public announcement: Demolition underway of former Mattress Firm building
- April 2 Livestream presentation of the Wheaton Gateway Concept Plan
- Mar. 25 Public announcement: Development team to host livestream presentation of the Wheaton Gateway Concept Plan
- Mar. 9 Public announcement: Wheaton Gateway Plan Filed with M-NCPPC
- Feb. 11 Attended Wheaton Urban Development Advisory Committee (WUDAC) meeting; presented project update
- Feb. 6 Public announcement: HOC's Board approves Wheaton Gateway budget, funding, and concept plan
- Jan. 31 Public announcement: All sidewalks around Ambassador open on evenings and weekends
- Jan. 29 Attended Wheaton-Kensington Chamber of Commerce Business Networking Expo
- Jan. 27 Public announcement: Pedestrian safety at the Ambassador Hotel demolition site

WHEATON GATEWAY SKETCH PLAN



PHASE 1

Residential - 30% Affordable Target

~ 325 +/- Units

~ 374,813 s.f.

Commercial/Retail

~ 25,000 s.f.

Food Hall?? (Covid?)

Public Space & Parking

TOTAL PROGRAM

Residential - 30% Affordable Target

~ 800 +/- Units over 3 Phases.

~ 854,872 s.f.

Commercial/Retail

~50,000 s.f. over 2 Phases

Public Space & Parking

WHEATON GATEWAY SKETCH PLAN



WHEATON GATEWAY SKETCH PLAN



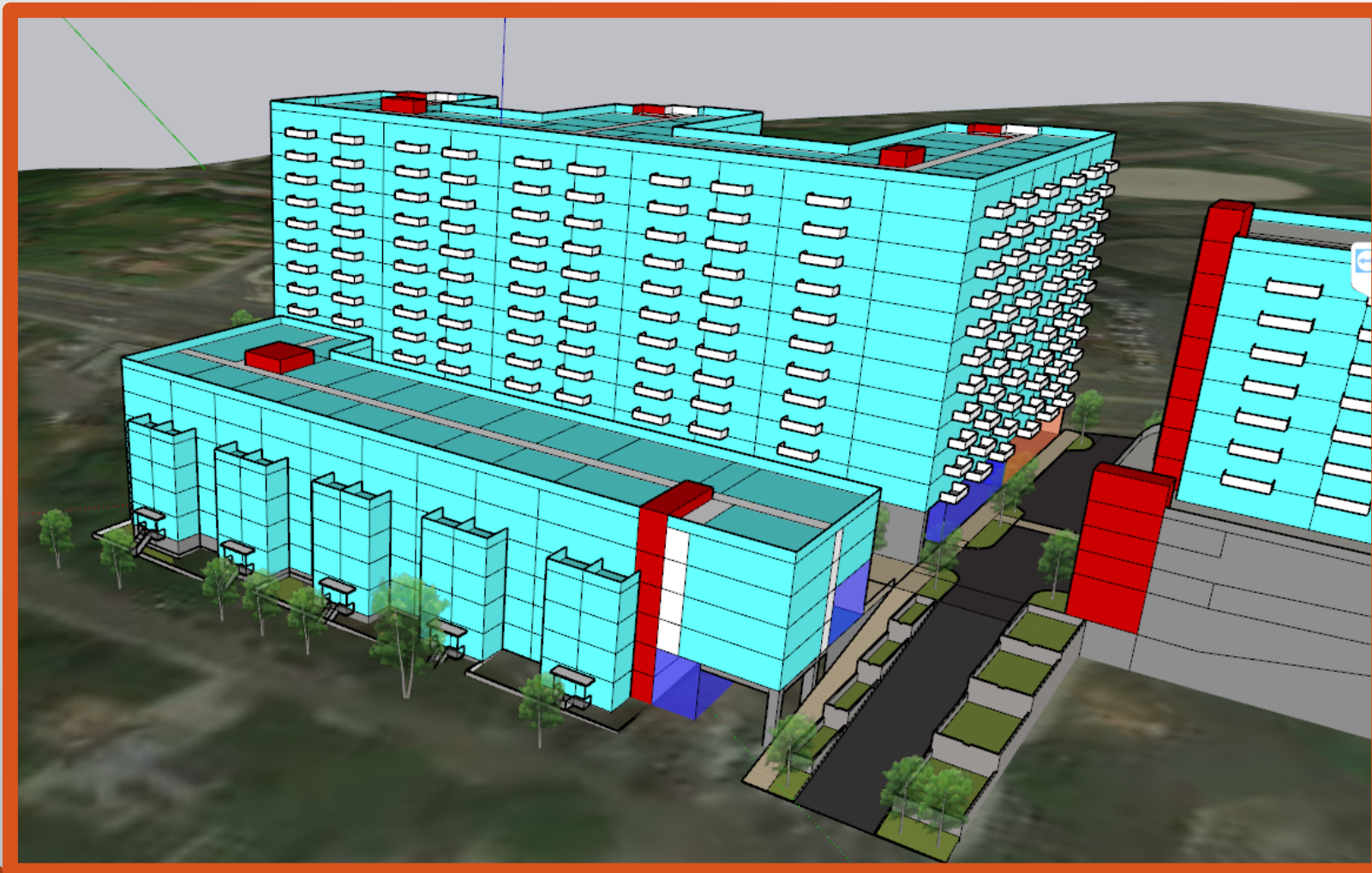
WHEATON GATEWAY SKETCH PLAN



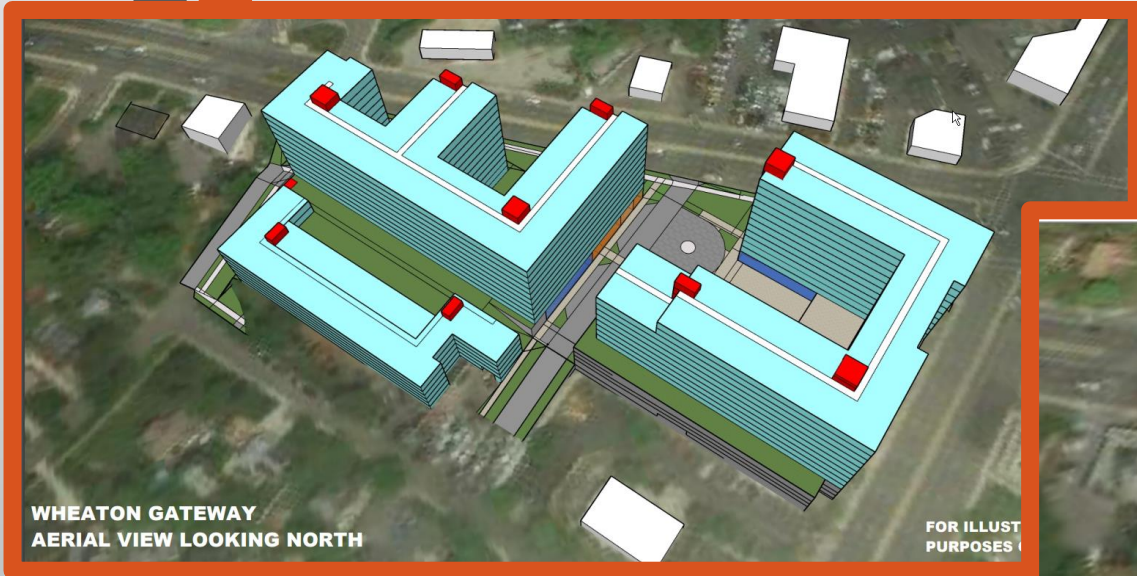
WHEATON GATEWAY SKETCH PLAN



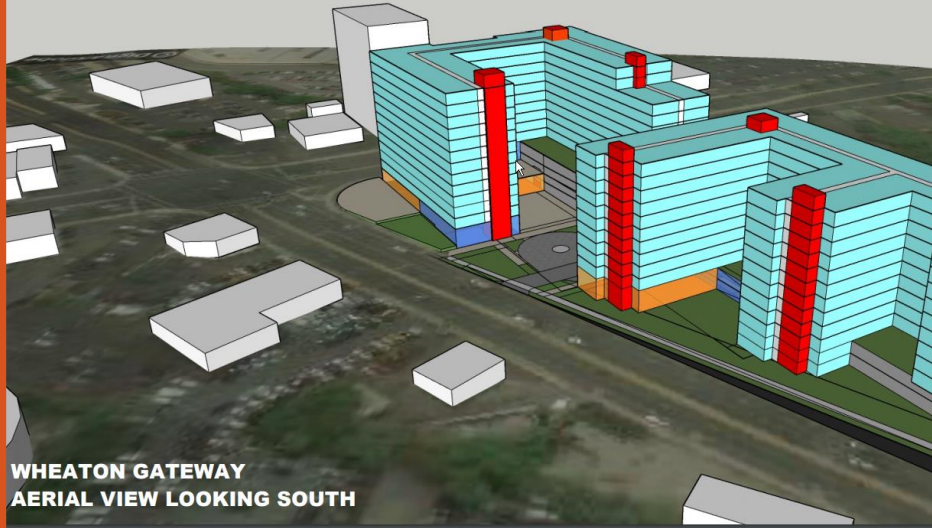
WHEATON GATEWAY SKETCH PLAN



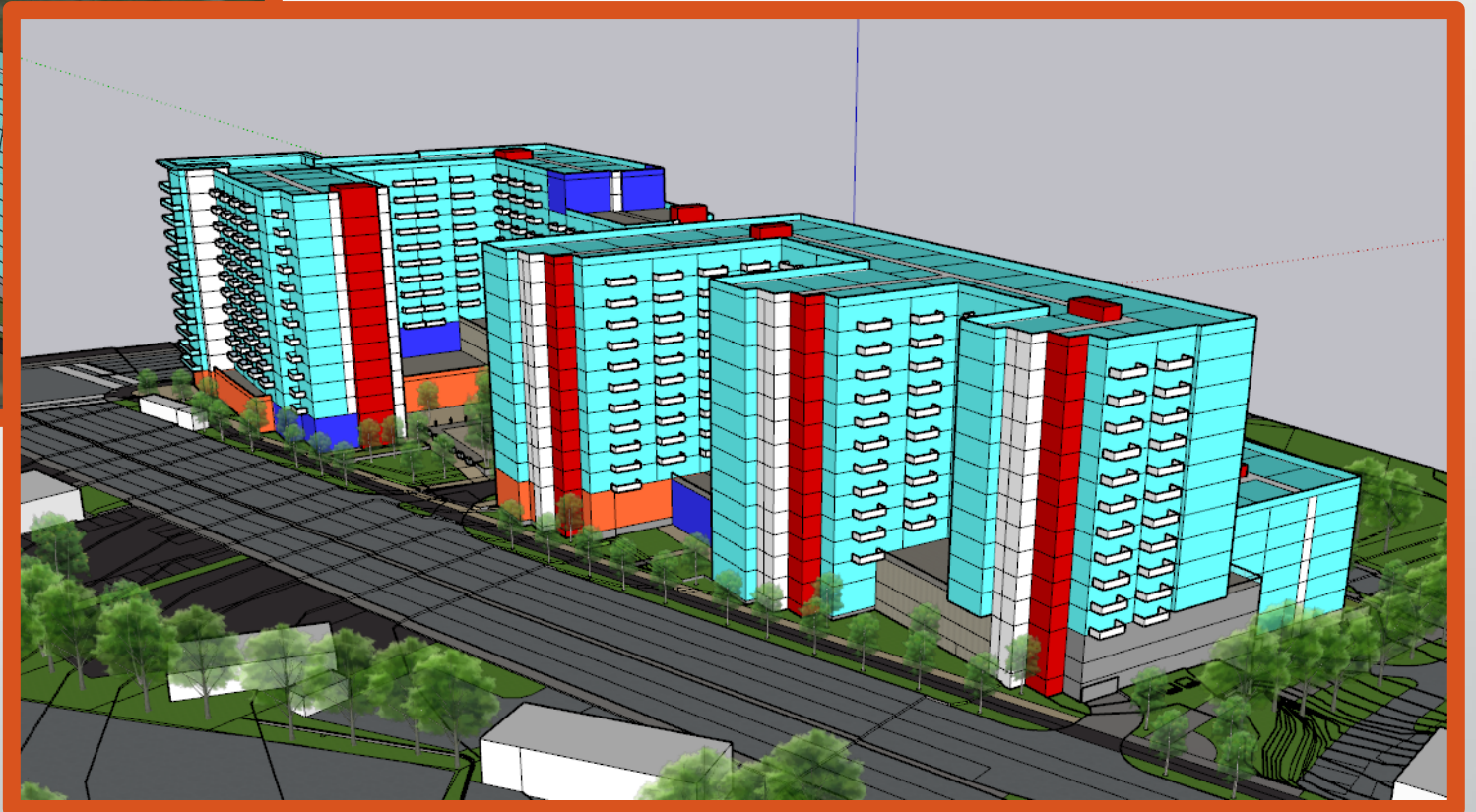
WHEATON GATEWAY SKETCH VS CONCEPT PLAN



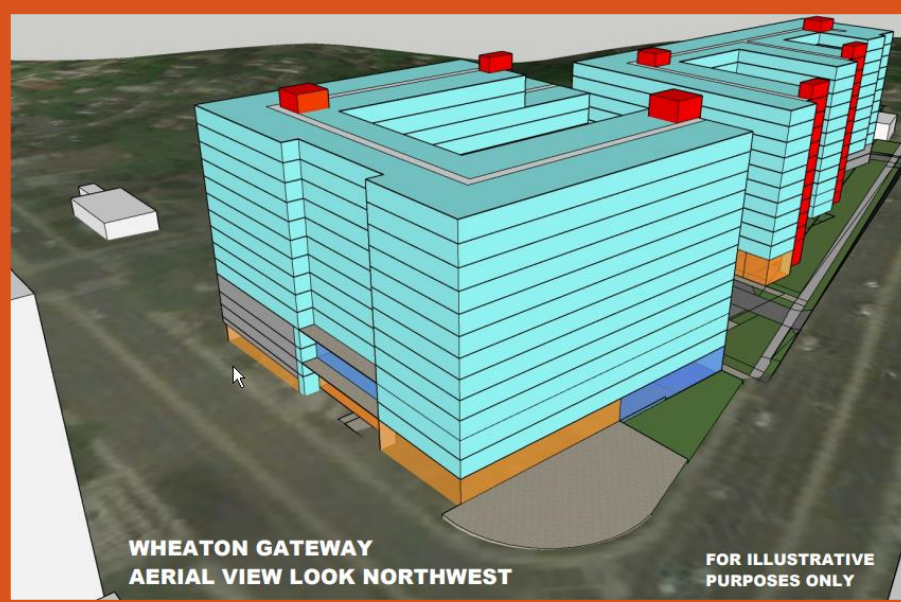
WHEATON GATEWAY SKETCH VS CONCEPT PLAN



WHEATON GATEWAY
AERIAL VIEW LOOKING SOUTH



WHEATON GATEWAY SKETCH vs CONCEPT PLAN



WHEATON GATEWAY SKETCH vs CONCEPT PLAN



Materially Enlarged Central Public Green

WHEATON GATEWAY SKETCH vs CONCEPT PLAN



More Integrated and Pedestrian Friendly Central Green/Plaza

WHEATON GATEWAY SKETCH VS CONCEPT PLAN

STAFF PROVIDED



Examples of curb-less drop off area which can be incorporated into the overall open space.

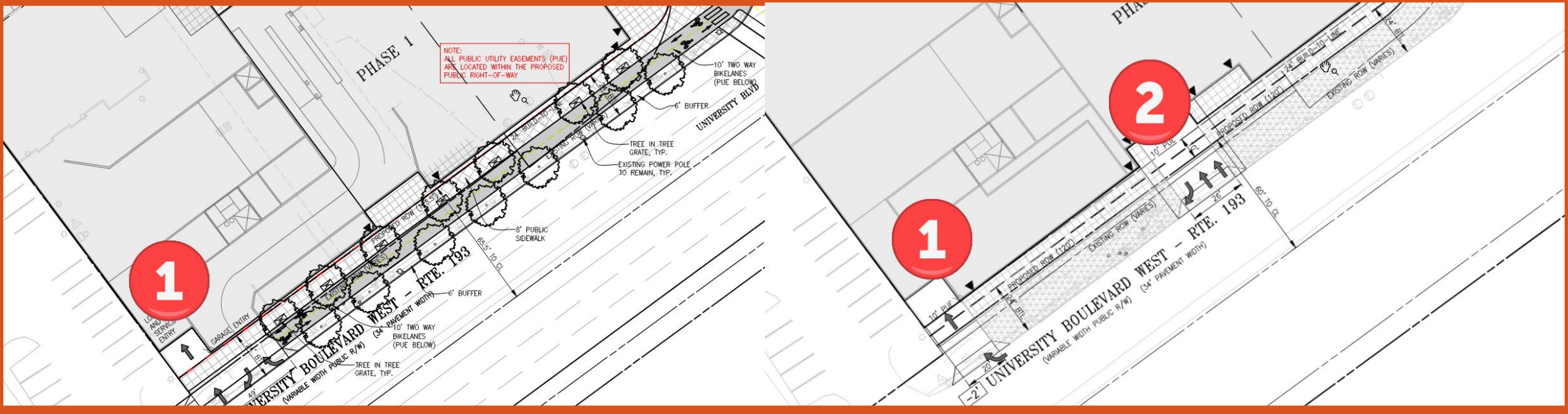
WHEATON GATEWAY SKETCH VS CONCEPT PLAN



WHEATON GATEWAY SKETCH VS CONCEPT PLAN



WHEATON GATEWAY SKETCH VS CONCEPT PLAN



Consolidation of University Boulevard Entrances

WHEATON GATEWAY SKETCH vs CONCEPT PLAN



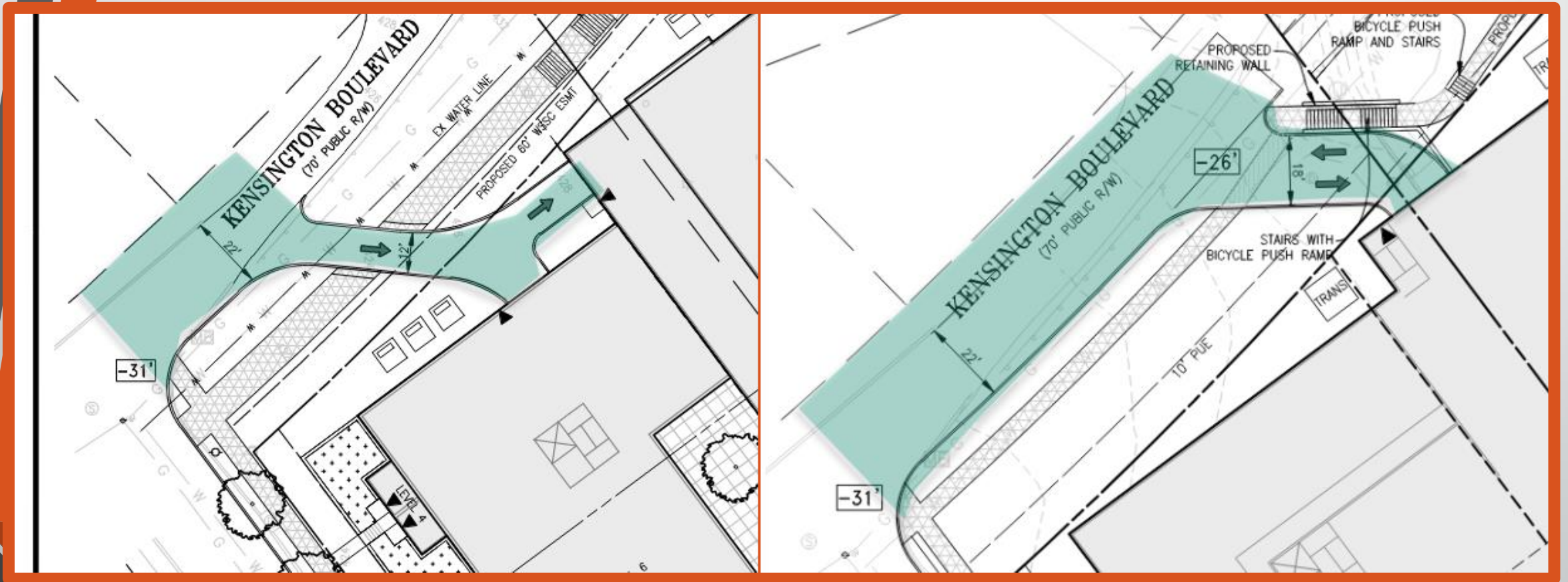
Consolidation of Garage Entrances

WHEATON GATEWAY SKETCH vs CONCEPT PLAN



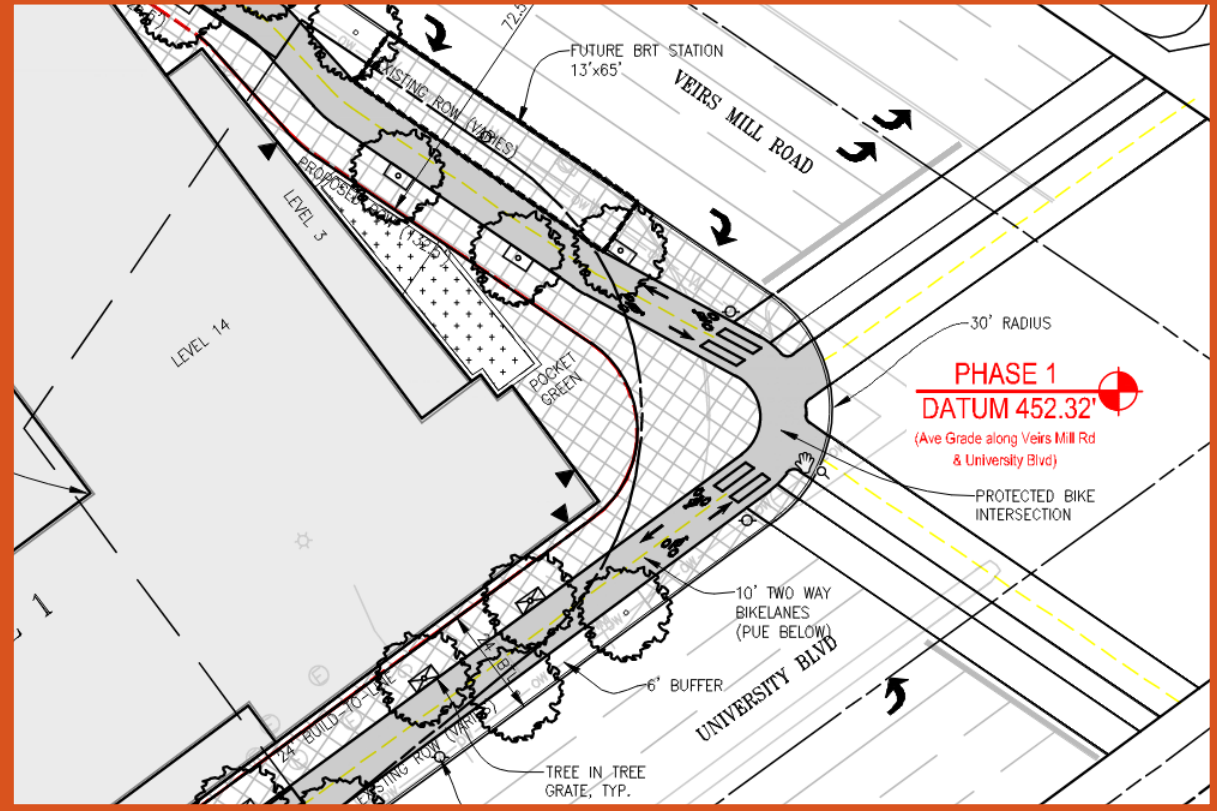
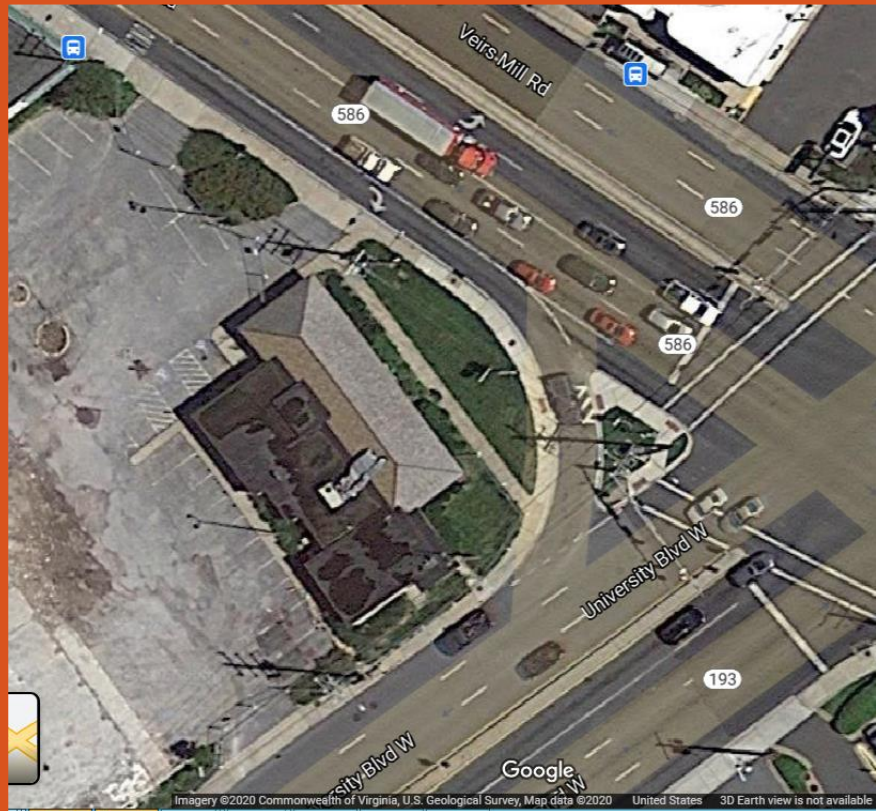
Improved Alignment of Pedestrian/Cyclist Connection at Kensington

WHEATON GATEWAY SKETCH vs CONCEPT PLAN



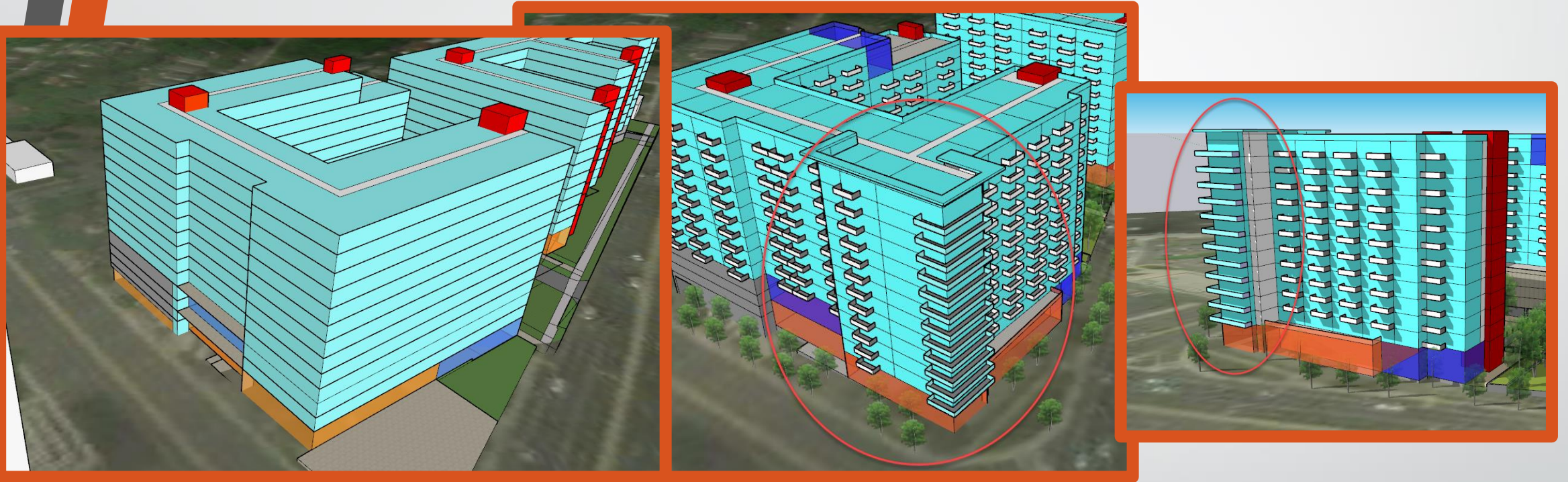
Conversion to Kensington Blvd. Site Entry to One-Way (in).

WHEATON GATEWAY SKETCH VS CONCEPT PLAN




Integration of 2-Way Bikeways with "Protected" Bike Intersection
Elimination of "Speed Turn" at University for Enhanced Pedestrian Safety

WHEATON GATEWAY SKETCH VS CONCEPT PLAN



Enhanced Building Articulation at the Corner
Retail brought Closer to Street Corner

PROJECT TIMELINE

- Wheaton Kick-Off/Visioning (**Completed 2019**)
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 - Permitting (**2022-2023**)
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- 

THANK YOU



WILLCO



On Behalf of The DUFFIE COMPANIES, WILLCO & HOC