



# WHEATON GATEWAY

*Applicant reserves the right to revise or update this presentation prior to the community meeting*

Goyer Roberts | Development Manager | PS Ventures LLC

# AGENDA

- **Introductions**
  - Ownership Team
  - Project Team
- **Project Overview & Goals**
  - Site (Location & Assemblage)
  - Project Goals
  - Development Approach
  - Project Objectives
  - County Objectives
- **Current Status**
  - Development Timeline
  - Approved Sketch Plan
- **What Happens Next**
  - Site and Subdivision Plan Submission

# OWNERSHIP



# OWNERSHIP



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

- Boutique development firm specializing in Sustainable Buildings
- Science based approach to building design.
- **Long Term focus**
- Expertise in curating teams to achieve ambitious project goals.



Jeremy Duffie  
President



Tim Kamas  
VP Development &  
Construction



Shane Pollin  
Principal



Wil Combs  
Development  
Manager



Goyer Roberts  
Development  
Manager



# OWNERSHIP



## WILLCO

- 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



Bob Mazzuca  
VP Construction &  
Development

# OWNERSHIP



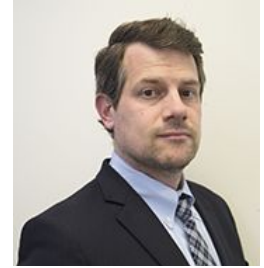
- Quasi-Governmental
- Mission to provide affordable housing and supportive services that enhance the lives of low- and moderate-income families and individuals in Montgomery County
- Multi-Family (Developer / Owner / Manager)
- **Long-Term Holders**
- Focus on Quality and Durability



Chelsea Andrews  
President Executive  
Director



Kayrine Brown  
Senior Executive  
Vice President



Zach Marks  
Senior Vice  
President



Daejauna Donahue  
Project Manager



Alex Laurens  
Project Manager

# OWNERSHIP - COMMONALITY



+



WILLCO

+



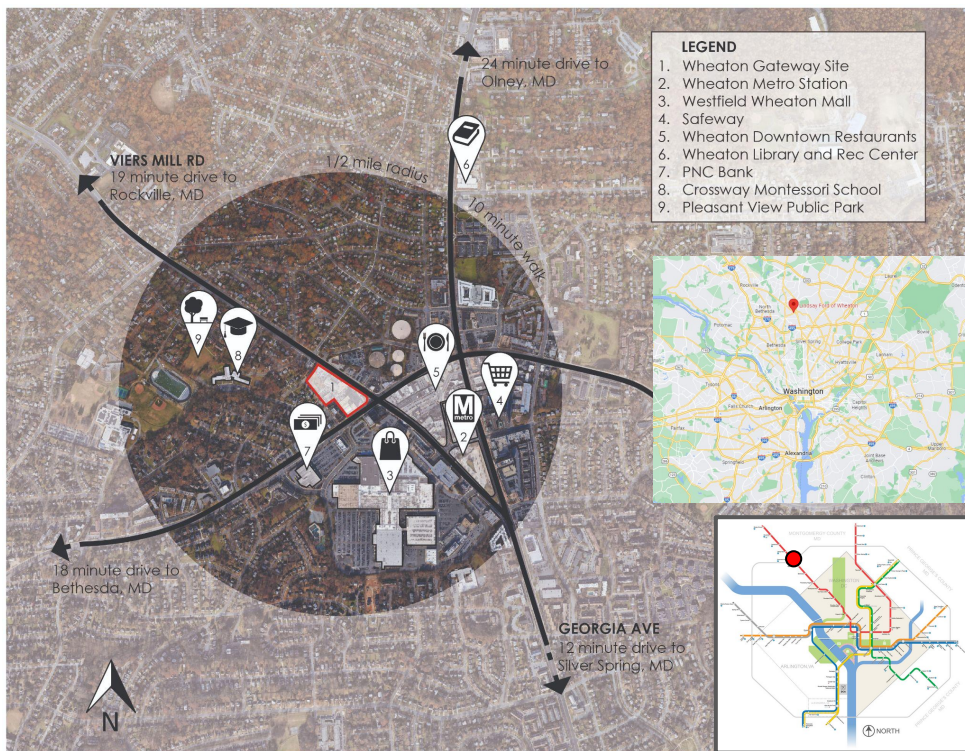
- **Developers & Owners**
- **Long-Term Focus**
- **Focused on Quality and Durability**

# IT TAKES A TEAM





# SITE LOCATION AND ASSEMBLAGE

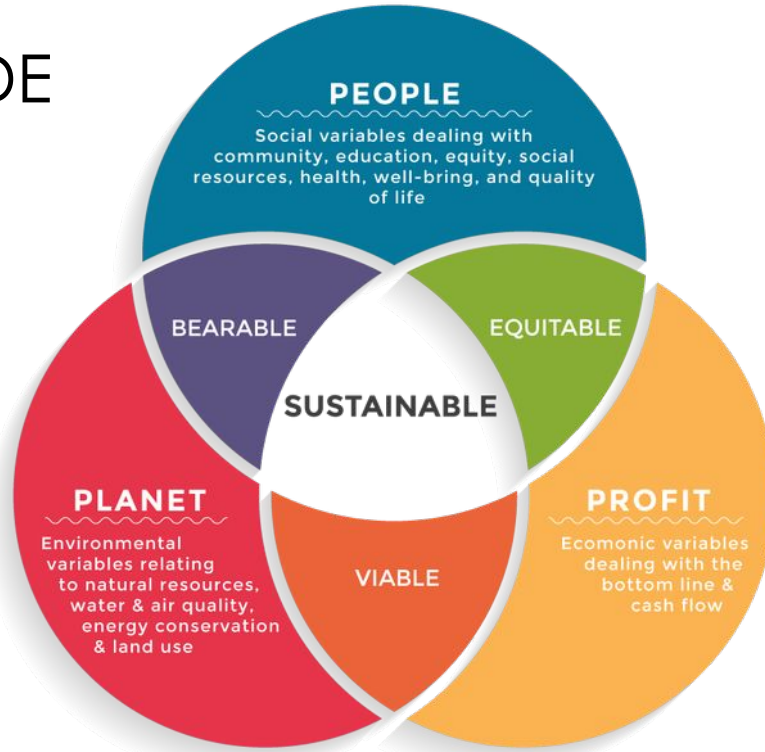


# PROJECT GOALS

- 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

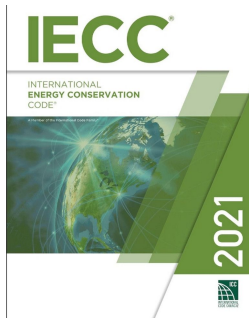
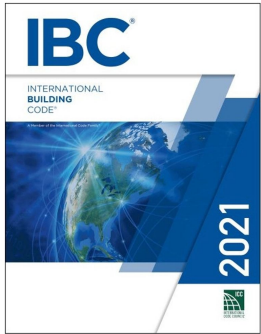
BETTER THAN CODE  
MINIMUM



**TRIPLE BOTTOM LINE**

# BETTER THAN CODE MINIMUM

## Code Minimum

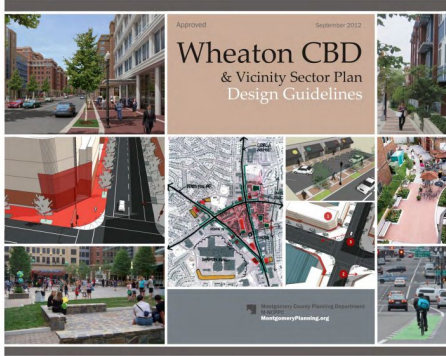


## Above Code Minimum Targets

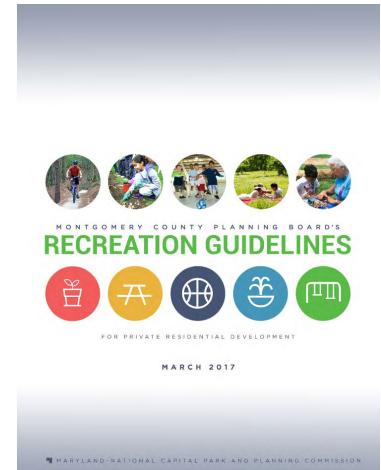
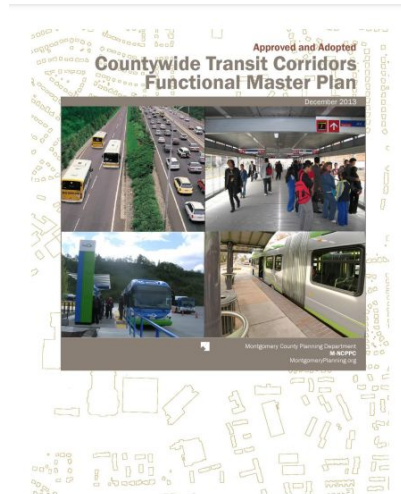
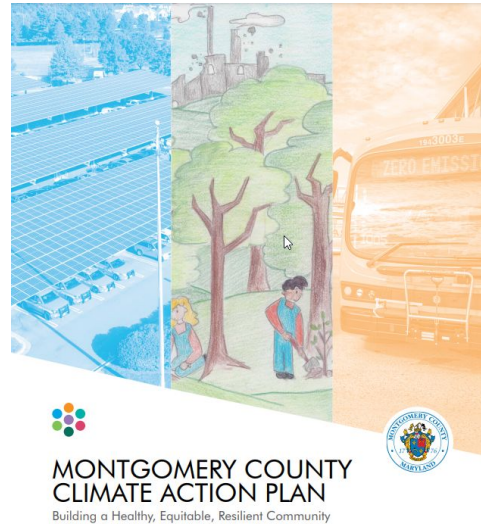
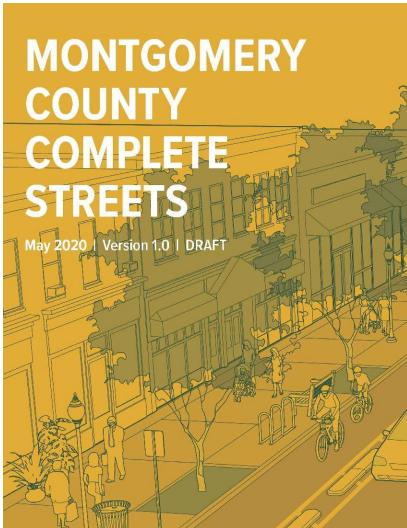
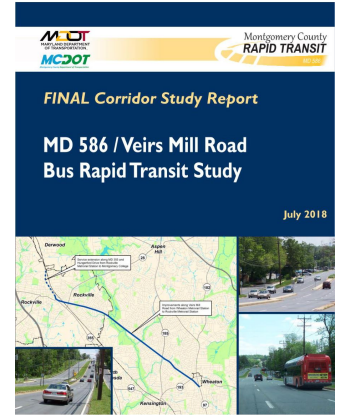




# COUNTY OBJECTIVES - MYRIAD



October 25, 2021



# PROJECT STATUS

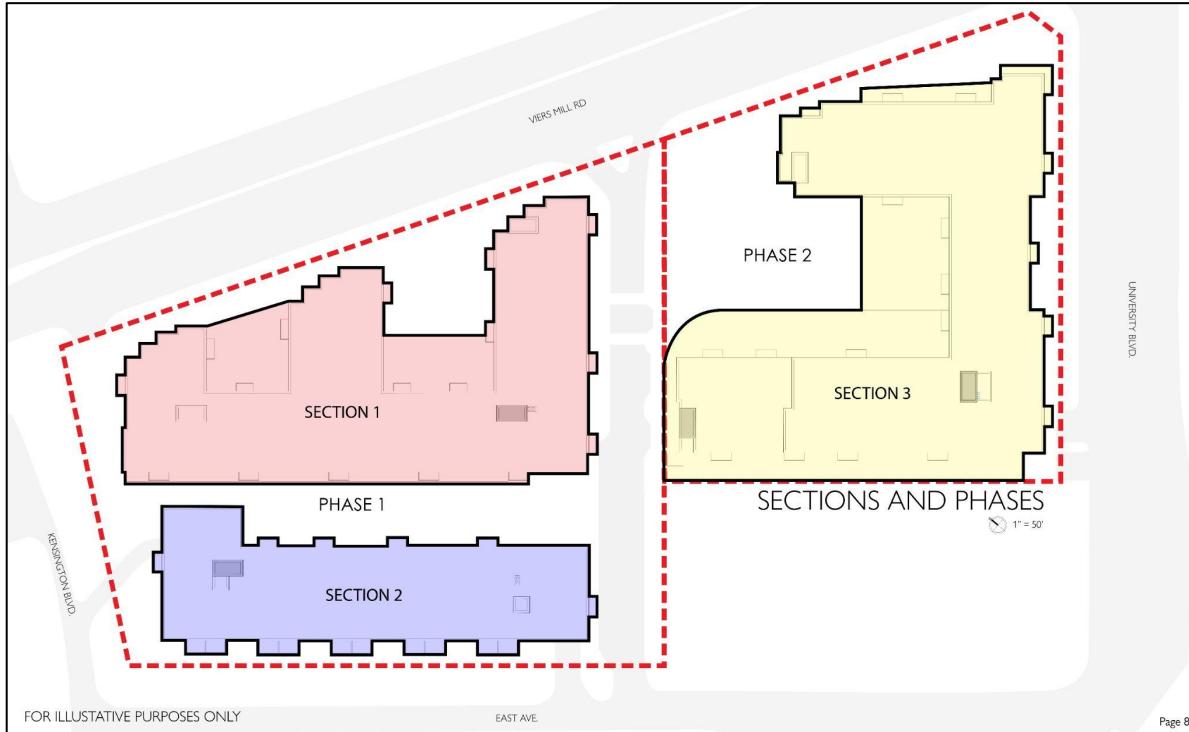
- Wheaton Kick-Off/Visioning (**Completed 2019**)
- Ambassador Demolition (**Completed Early 2020**)
- Entitlement (**2020-2025**)
  - *Concept Plan* (**Completed Q2 2020**)
  - *Sketch Plan* (**Completed Q2 2022**)
  - *Preliminary Subdivision/Site Plan* (**CURRENT PHASE**) (*thru Q1 2025*)
- Permitting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

APPROVED SKETCH PLAN





# APPROVED SKETCH PLAN



- Two (2) **PHASES**

- Three (3) **SECTIONS**

# APPROVED SKETCH PLAN - PHASE 1

PHASE 1 - Interim









# APPROVED SKETCH PLAN



Veirs Mills Rd

East Ave

University Blvd

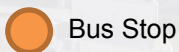


Bus Stop





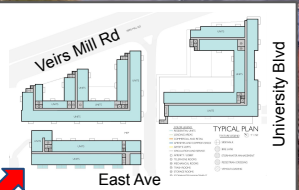
# APPROVED SKETCH PLAN



Veirs Mills Rd

East Ave

University Blvd



Bus Stop



# APPROVED SKETCH PLAN



# SITE AND SUBDIVISION PLAN

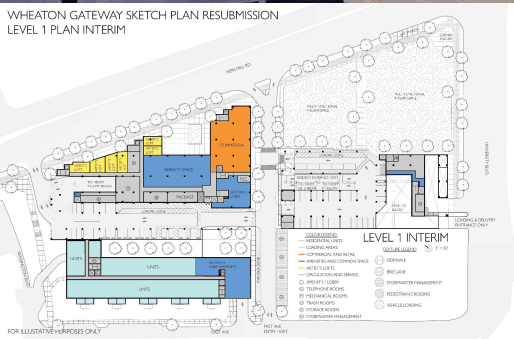


# SITE AND SUBDIVISION PLAN

## Phase 2 Full Buildout



WHEATON GATEWAY SKETCH PLAN RESUBMISSION  
LEVEL 1 PLAN INTERIM



Veirs Mill Rd

University Blvd



East Ave

University Blvd



# SITE AND SUBDIVISION PLAN



Veirs Mills Rd

East Ave

University Blvd

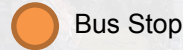


Bus Stop



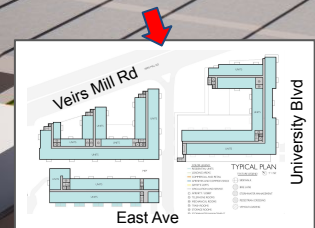


# SITE AND SUBDIVISION PLAN

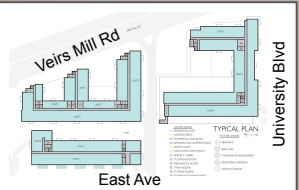




# SITE AND SUBDIVISION PLAN



# SITE AND SUBDIVISION PLAN

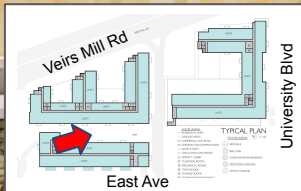




# SITE AND SUBDIVISION PLAN

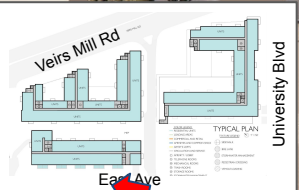


# SITE AND SUBDIVISION PLAN



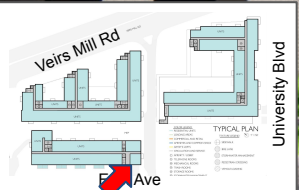


# SITE AND SUBDIVISION PLAN





# SITE AND SUBDIVISION PLAN

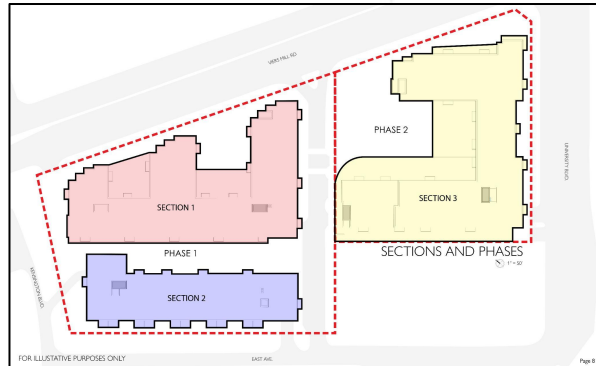


- TYPICAL PLAN**
- 1. Building Footprint
  - 2. Parking Spaces
  - 3. Landscaping
  - 4. Access Driveway
  - 5. Utility
  - 6. Stormwater Management
  - 7. Fire Hydrant
  - 8. Fire Alarm
  - 9. Fire Extinguisher
  - 10. Fire Escape
  - 11. Fire Exit
  - 12. Fire Exit Sign
  - 13. Fire Exit Door
  - 14. Fire Exit Window
  - 15. Fire Exit Staircase
  - 16. Fire Exit Landing
  - 17. Fire Exit Corridor
  - 18. Fire Exit Room
  - 19. Fire Exit Area
  - 20. Fire Exit Zone

# DRAFT PROJECT PROGRAM

Subject to refinement.

	SECTION 1		SECTION 2		SECTION 3	
Studio	11	3.4%	0	0.0%	11	2.9%
1 BR	181	56.2%	76	76.0%	201	54.7%
1 BR Den (2/1)	0	0.0%	13	13.0%	24	6.5%
2 BR	102	31.7%	11	11.0%	99	27.1%
2 BR Den	0	0.0%	0	0.0%	0	0.0%
3 BR	19	5.9%	0	0.0%	21	5.9%
4 BR	9	2.8%	0	0.0%	11	2.9%
<b>TOTAL UNITS</b>	<b>322</b>	<b>100.0%</b>	<b>100</b>	<b>100.0%</b>	<b>367</b>	<b>100.0%</b>
					<b>790</b>	

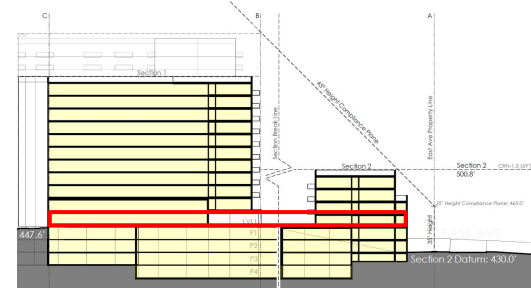
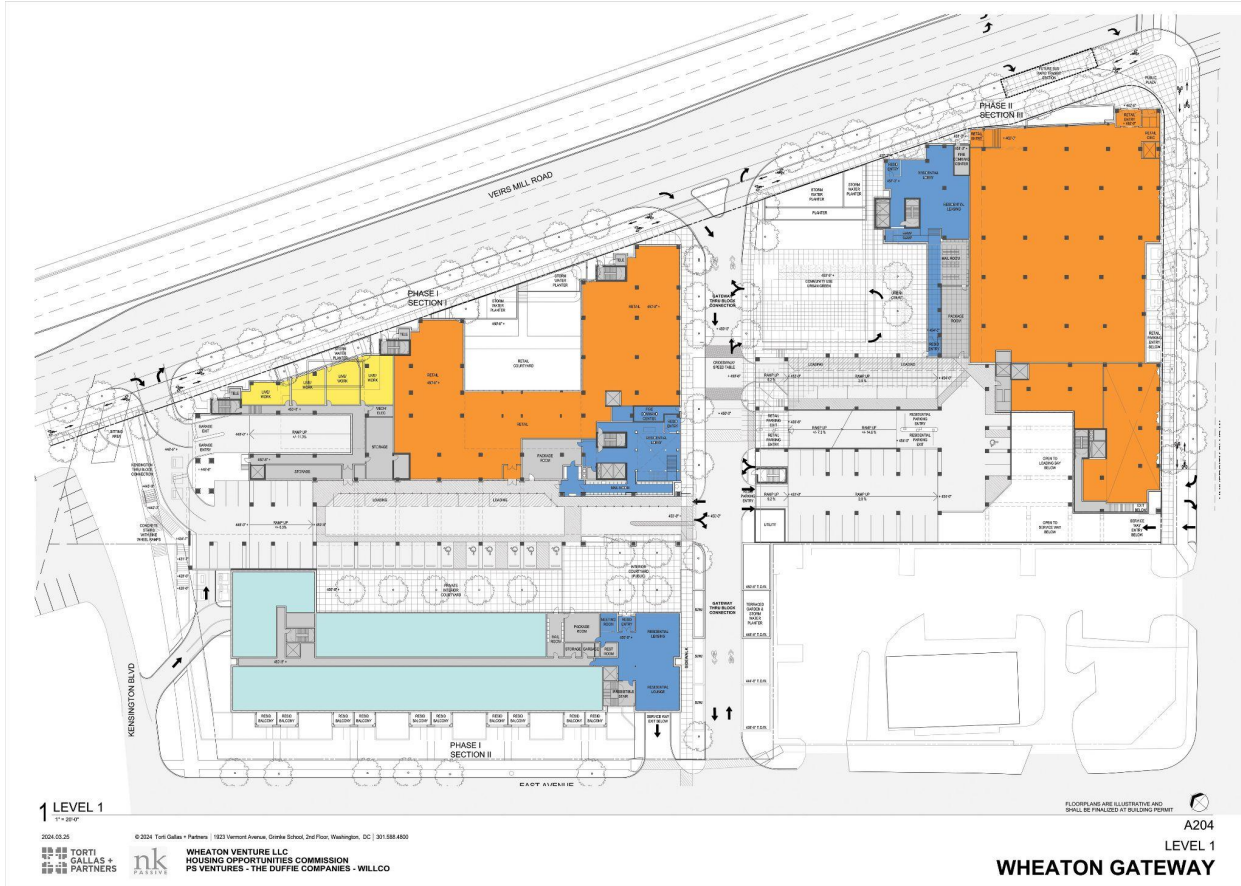


	PHASE 1		PHASE 2
	Section 1	Section 2	Section 3
Total SF	393,182	117,222	399,819
<i>Residential SF</i>	353,182	117,222	374,819
<i>Retail SF</i>	40,000	-	25,000
Building Height	125	70	155
<i># Stories</i>	11	6	13

Sketch Plan Areas: No changes proposed

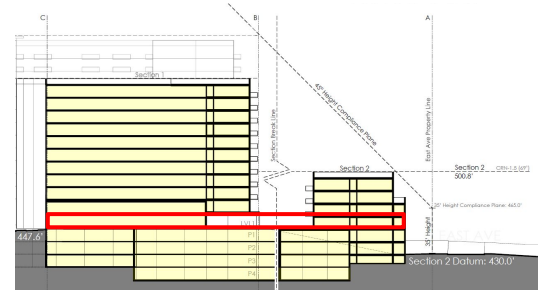
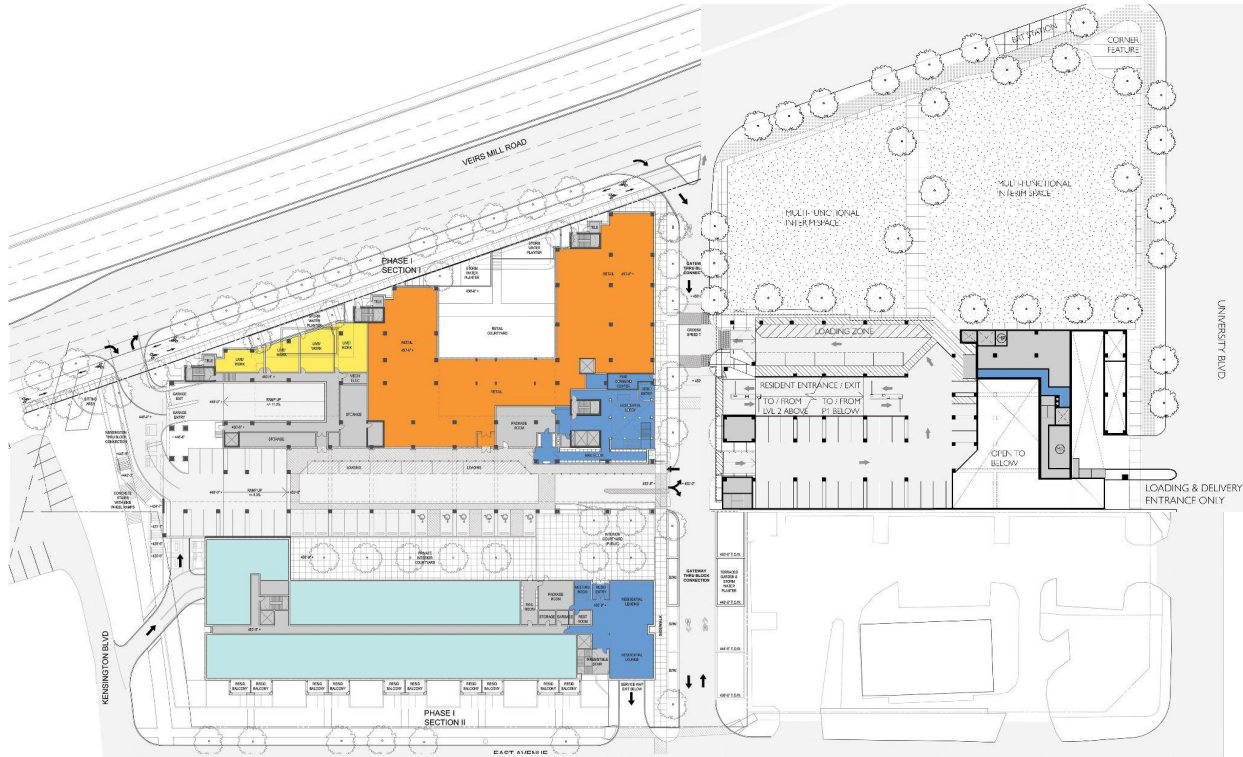


# SITE AND SUBDIVISION PLAN



LEVEL 1

# SITE AND SUBDIVISION PLAN



**LEVEL 1  
INTERIM  
CONDITION**

1 LEVEL 1  
1" = 20'-0"

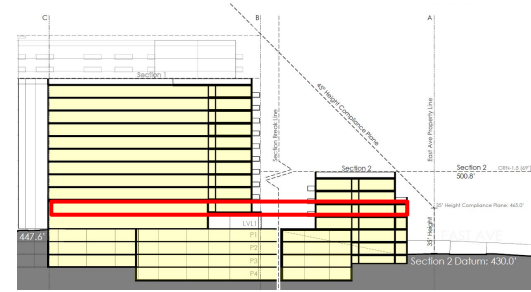
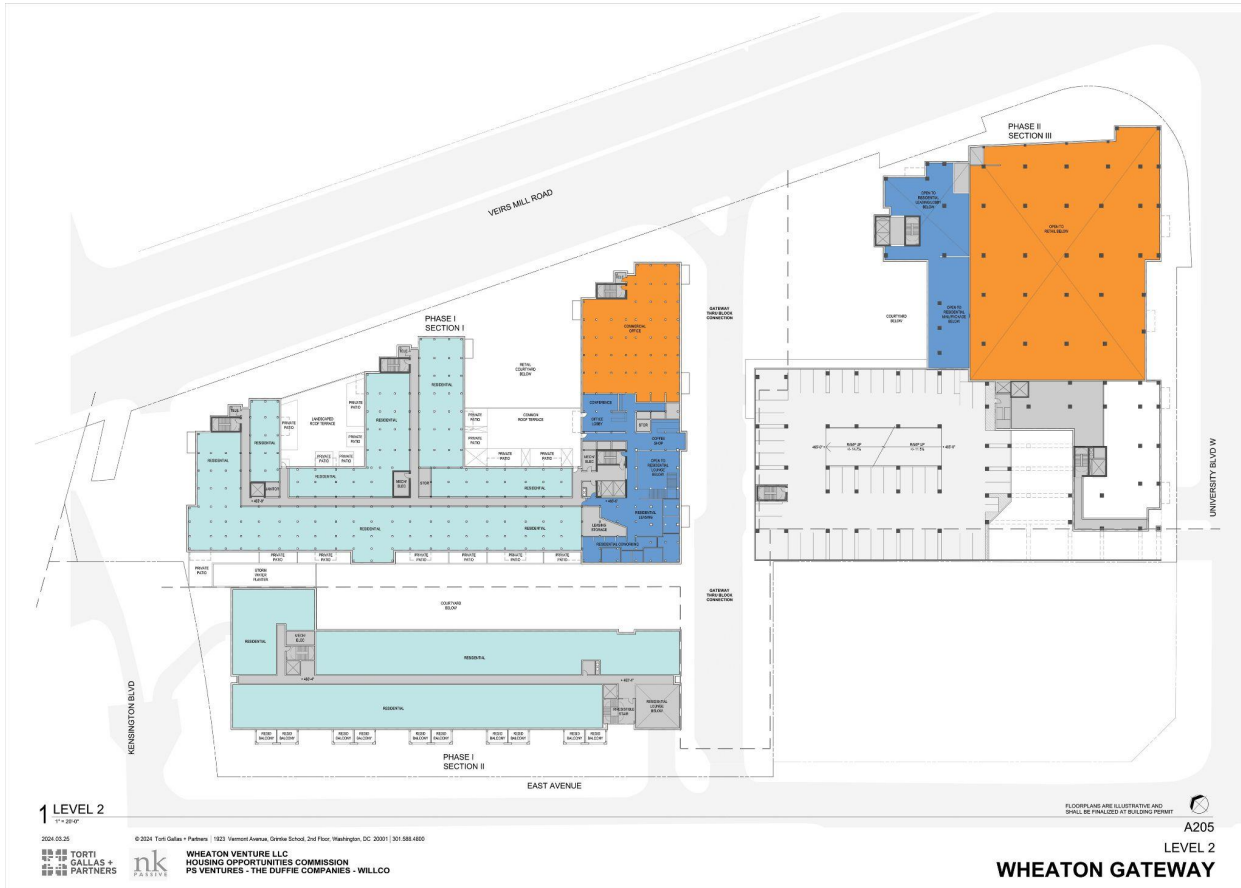
2024.05.25 © 2024 Torti + Partners | 1923 Vermont Avenue, Omaha School, 2nd Floor, Washington, DC | 301.588.4820  
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 ■ ■ ■ ■ ■ PARTNERS  
 nk PARTNERS  
 WHEATON VENTURE LLC  
 HOUSING OPPORTUNITIES COMMISSION  
 PS VENTURES - THE DUFFE COMPANIES - WILCO

FLOORPLANS ARE ILLUSTRATIVE AND SHALL BE FINALIZED BY BUILDING PERMIT

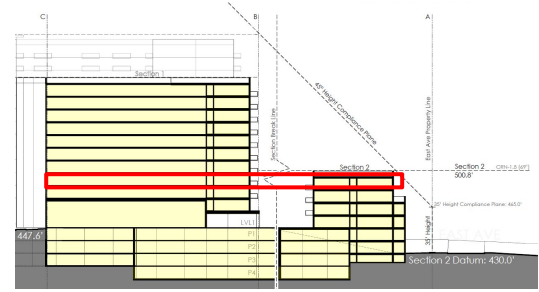
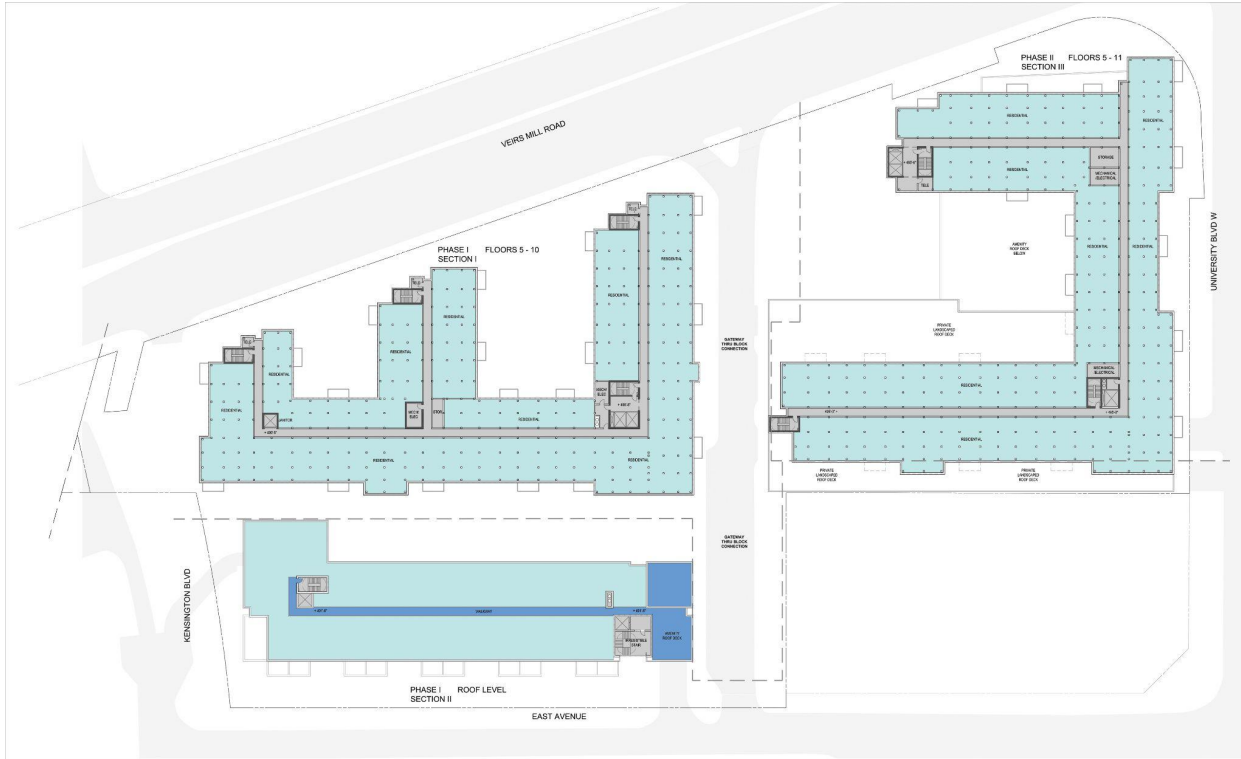
A204  
 LEVEL 1  
**WHEATON GATEWAY**



# SITE AND SUBDIVISION PLAN



# SITE AND SUBDIVISION PLAN



**TYPICAL FLOOR**

1 LEVEL 5  
1" = 20'-0"

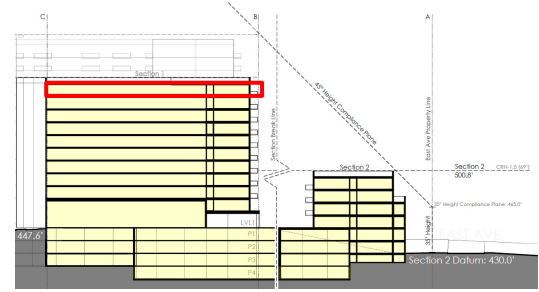
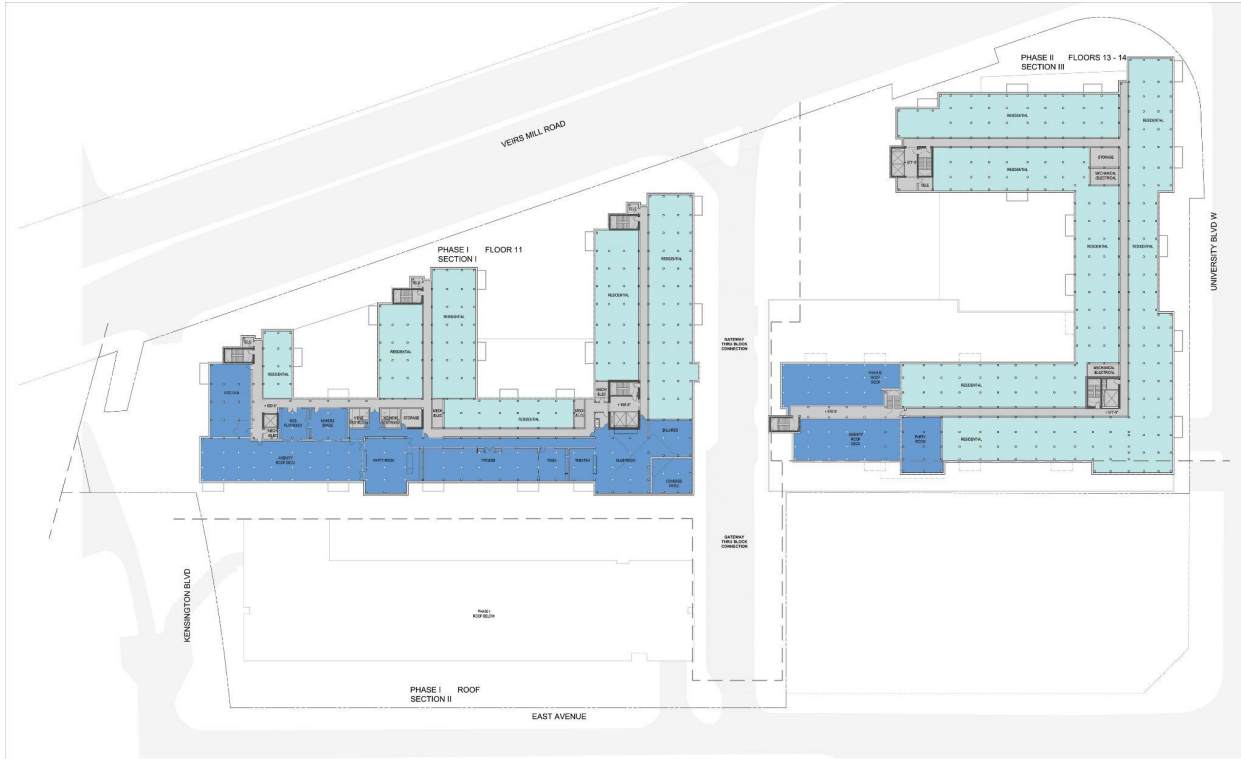
2024.05.25 © 2024 Torti Gallas + Partners | 1923 Vermont Ave NW, Greenlee School, 2nd Floor, Washington, DC 20001 | 301.586.4800  
**TORTI GALLAS + PARTNERS**  
**WHEATON VENTURE LLC**  
**HOUSING OPPORTUNITIES COMMISSION**  
**PS VENTURES - THE DUFFIE COMPANIES - WILLCO**

FLOOR PLANS ARE ILLUSTRATIVE AND SHALL BE FINALIZED BY BUILDING PERMIT  
**A208**

**LEVEL 5**  
**WHEATON GATEWAY**



# SITE AND SUBDIVISION PLAN



## LEVEL 11 & 13

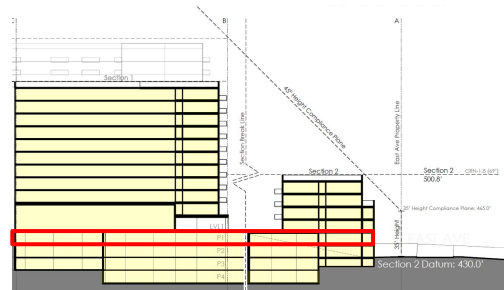
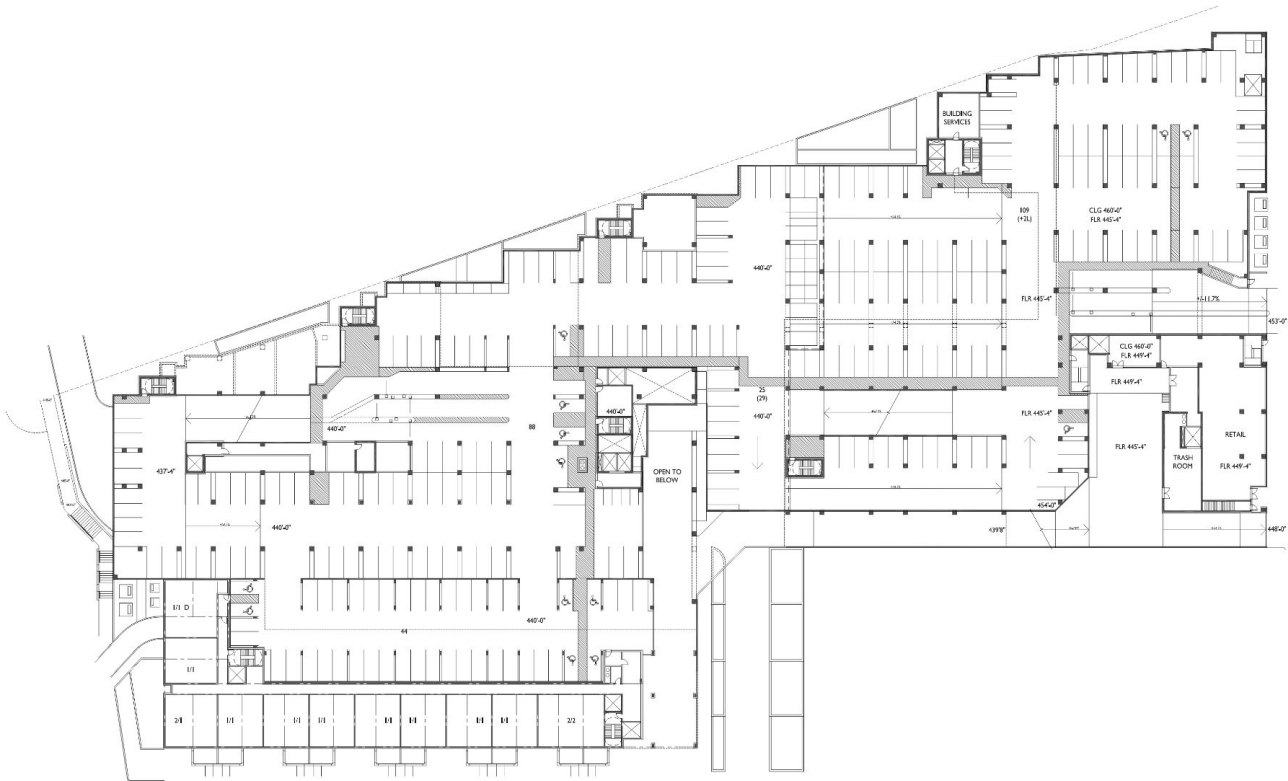
1 LEVEL 11 / LEVEL 13  
1" = 32'-0"

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**HOUSING OPPORTUNITIES COMMISSION**  
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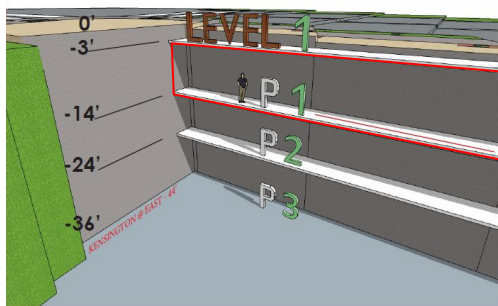
FLOOR PLANS ARE ILLUSTRATIVE AND SHALL BE FINALIZED BY BUILDING PERMIT  
**A209**

LEVEL 11 / LEVEL 13  
**WHEATON GATEWAY**

# SITE AND SUBDIVISION PLAN



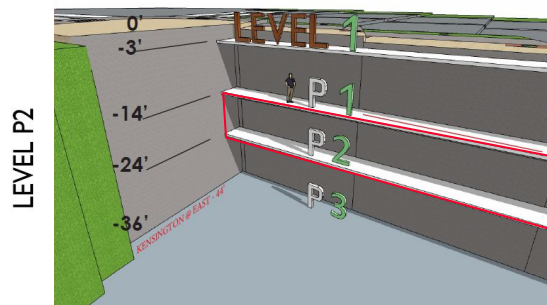
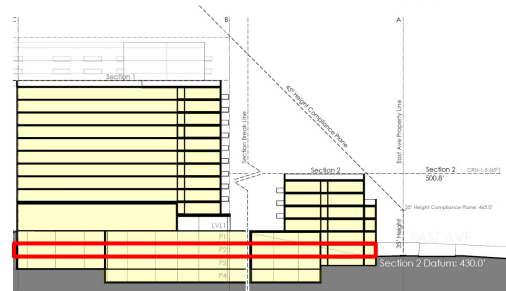
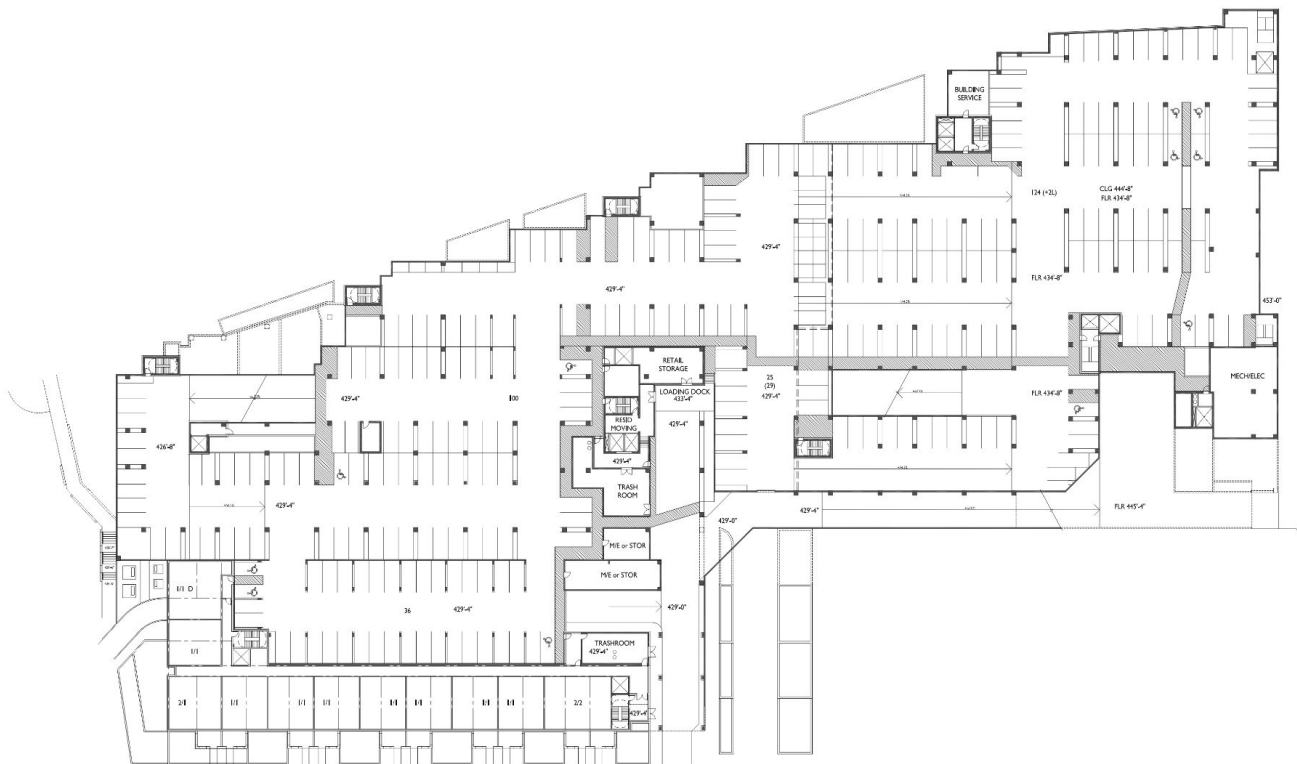
LEVEL P1



LEVEL P1

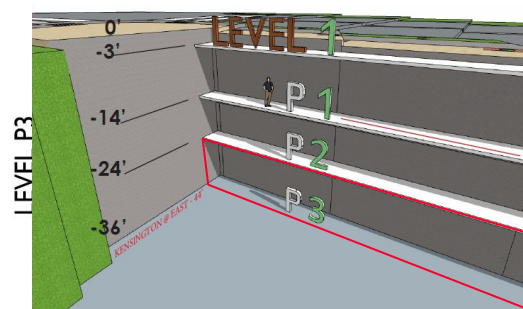
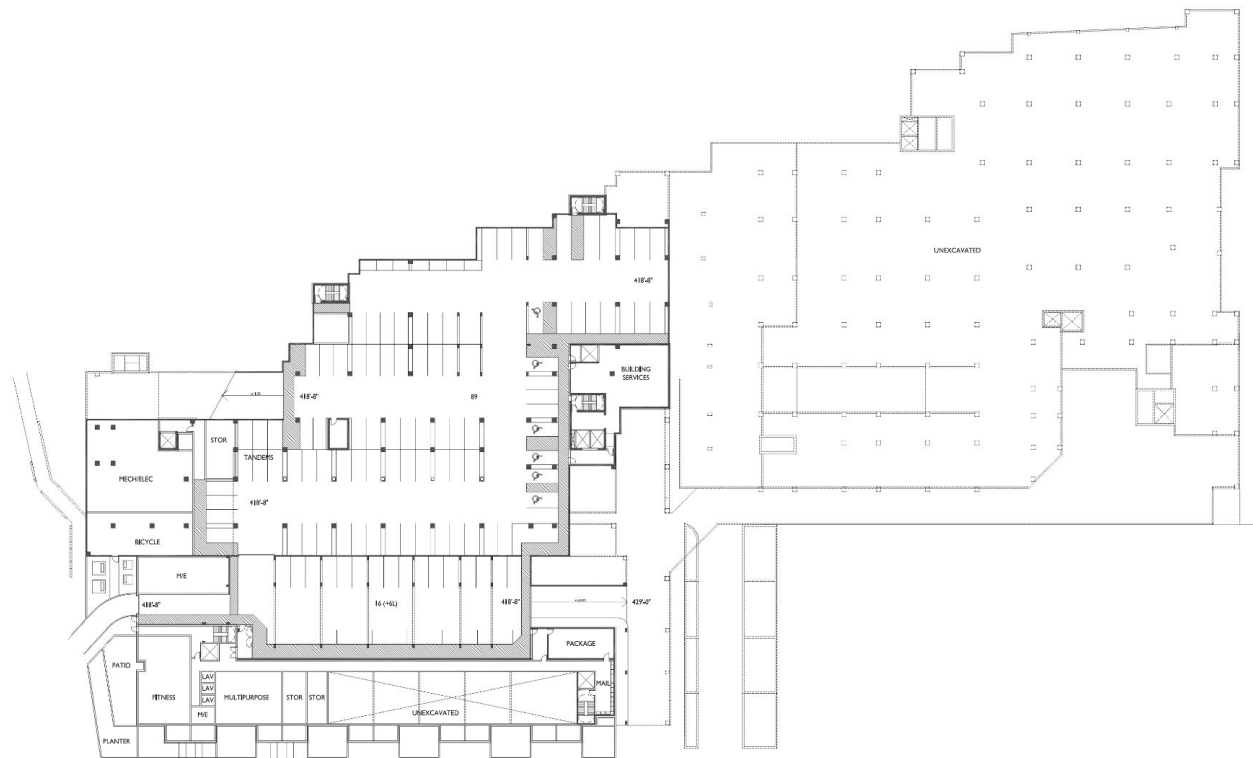


# SITE AND SUBDIVISION PLAN



**LEVEL P2**

# SITE AND SUBDIVISION PLAN



**LEVEL P3**



# WHAT HAPPENS NEXT?

- The next planning milestone will be:
  - ***The submission of a Preliminary Plan of Subdivision, as well as a Site Plan.***
- Learn more at [wheatongateway.com](https://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](mailto:groberts@psvdev.com)

