

ECA Semi-Annual Membership Meeting

October 15, 2019

Edgemoor Club

Board members present: Jeffrey Drichta, David Barnes, Bridget Foist, Huda Montemarano, Linda Wenger

Board members absent: Joyce Gwadz, Sue Hendrickson, Josh Pearlman

Meeting called to order: 7:17pm.

26 people attended (not including board members).

Agenda Items

1. Oliver Carr, CEO, Carr Properties spoke about their new project at 7272 Wisconsin Ave. Mr. Carr grew up in D.C., started the privately-held company 25 years ago. They do business in Boston and the greater D.C. area, and focus on bringing hospitality into office buildings. Mr. Carr is also an Edgemoor neighbor. Some of the points he made were:
 - The development will have an office building fronting Wisconsin Ave (The Wilson) and two residential towers (The Elm) totaling 940,000 square feet and reaching approximately 300 feet in height. There will be a pedestrian & retail plaza adjacent to the buildings at the corner of Elm and Wisconsin where the new entrance to Metro's Red Line and the Bethesda Purple Line station will be located.
 - As part of the acquisition of 7272 Wisconsin Ave which originally included building tenants such as the American Society for Health-Systems Pharmacists Headquarters, movie theatre and Food & Wine, Inc., Montgomery County wanted a developer to acquire and demolish the existing buildings to maximize the total development of the site and build the underground shell for new Bethesda Purple Line Station.
 - A new tunnel for the Capital Crescent Trail has been built under the new development.
 - Construction started in the spring of 2016 and is projected to be finished by the end of 2020.
 - There will be approximately 12,000 SF of new retail located at the corner of Wisconsin and Elm Streets. Carr is targeting restaurant/café uses. The office building and residential buildings will include rooftop terraces located approximately 300 ft in the air with wide views, including the Capitol and the Washington Monument. These terraces will be for the use of the building tenants although Carr is open to the potential of offering the office rooftop for privately sponsored and community events. There will also be a sky bridge that connects the two residential towers about 250 ft. up that will include amenity space and a building lounge.
 - The project will be built to LEED Gold standard offering market leading energy efficiency, charging stations for electric vehicles, and above-grade garage space that is pre-designed to be converted to office use in the future as parking needs change.
 - The office space is 78% pre-leased. Tenants include WTTG (local Fox TV station) on the first floor, a publicly traded energy company and financial services companies etc.
 - All residences are rental and will include some moderately priced dwelling units.

- The Purple Line is expected to be finished in late 2022 or early 2023.
 - The closure of Elm Street is due to the construction of the Purple Line station, not the new buildings. It is possible that Elm Street will remain closed until the Purple Line is done, but that decision is up to the Maryland Transit Administration.
 - The Carr Properties website has many illustrations showing what the new buildings and the surrounding area will look like. See <https://www.carrprop.com/properties/the-wilson-and-the-elm/>.
2. The election of ECA board members. All current board members ran for reelection and there were no other candidates. MOTION: David made a motion to re-elect on the current board members. A vote was taken for all those in attendance and PASSED. Approximately 26 members and 5 board members were in attendance.
3. During an open discussion period, ECA members raised several issues:
- There were concerns with parking and traffic issues in neighborhood, control of traffic, construction vehicles and Euromotors frequent blocking of one lane on Arlington Rd. ACTION: ECA Board will contact the Department of Permitting and Department of Transportation to discuss these issues.
 - Status of Parking Permit renewals. There were some reports that the portal is working well and others that have not had a good experience. However, the County has improved the portal, and they believe they now have adequate help available for people who need it. So, residents should be using the site to renew their permits. Parking offices (like the one at the Cheltenham garage) are not yet able to take in-person applications for residential permits, but the County is working on getting that capability. ACTION: ECA Board will continue to give any updates or changes to the system as they come.
 - A member wanted to discuss the recent crime in the neighborhood. Montgomery County Police continue to report that the crime rate for our neighborhood remains low, even though there are occasional crimes. Police recently arrested 4 individuals, charged with 30 automobile thefts and over 100 thefts from vehicles in Montgomery County. Residents should continue to report any incidents.
 - There were several complaints about the traffic light and walk signal at Edgemoor Lane and Arlington Road, including frustration with the extra time of getting out of the neighborhood and traffic back-ups. ACTION: The Board will contact the Dept. of Transportation and propose a meeting with a group of neighbors to discuss our concerns.

Meeting adjourned at 8:16pm