

**Subject:** Meeting on the Consumer Product Safety Commission Site - Tuesday June 23rd

Because of the impending weather the meeting began a little after 6 PM in Building I, one of the building slated to remain. Dennis Enslinger, Deputy City Manager, provided some opening remarks, followed by Ron Kaczmarek, Facilities and Capital Projects Division Chief (and the person that signed the letters that were mailed out to the residents), and 4 members of Demolition Services were present to answer questions regarding the actual demolition of the buildings and parking lots.

The demolition company has applied for and is actively acquiring permits for capping utilities, surveying and staking property lines, and erosion control. As soon as the permits are obtained, work will start. **It is anticipated that the demolition project will begin in mid-July.**

**It is anticipated that the full demolition project will take 2 to 2.5 months. Work will be conducted 7 AM to 4 PM, Monday thru Friday.** Currently there are no plans to work on weekends or holidays. There could be a "one off" day, but we are supposed to be notified if the work schedule will need to be conducted on weekends and holidays. They will initiate the project at the back of the property and work down towards Darnestown Road. There will be mitigations put in place to control run-off.

**Expected traffic:** There will be a couple of trailers in place and 3 to 4 trucks coming thru continually during the work days. PLEASE NO VISITORS TO THE SITE – there are safety concerns and regulations regarding proper personal protective gear that must be worn to walk around a construction site.

**Security:** Anyone entering the construction site will be required to check in at the guard's station. The gates will be closed and locked at the last truck leaves for the day. Existing lighting will be used, if needed.

Currently there are no plans for a sound barrier.....the existing fences will remain in place during the entire demolition project. Boundary trees will be evaluated by a certified arborist and trimmed/removed from the property if required.

Will there be a new fence?, will there be opened access (either foot path or driveway) to the adjacent neighborhoods, what kind of park will it be, what kind of activities will it include.....these are all topics that will be addressed by the Ad Hoc Committee (see below)

**If you have questions/comments during the demolition phase, please do not contact the demolition contractors. Any questions or concerns should be addressed to:**

**Ron Kaczmarek  
Facilities and Capital Projects Division Chief  
City of Gaithersburg  
Department of Public Works  
800 Rabbit Road  
Gaithersburg, MD 20878**

**301-258-6370 Ext 128  
rkaczmarek@gaithersburgmd.gov**

**He will address your issues and take concerns to the demolition crew. Please remember you should not enter the demolition site, or contact the demolition crew personally.**

**What will be removed** – All buildings, driveways, and sidewalks.....with the exception of Building I, a small outbuilding, and some connecting sidewalks. “Spray downs” (similar to fire hoses) with water will be used to control dust.

**Why some buildings and not others?** – the buildings that are slated for removal cannot be refurbished.....they contain mold and it cannot be removed or covered. All lead and asbestos, from all buildings, has already been removed. The spray downs are also being used to help contain any mold released during the demolition. The utilities have been capped in most of the buildings. Building I was built in 2003 and is the only large building slated for renovation. It is a very large warehouse building with a completely open floor plan. The Ad Hoc committee will provide recommendations for the future use of this building.

After demolition, “3 grass cuttings” are required before any additional exterior work on the site can be conducted.

#### **The Ad Hoc Committee:**

An Ad Hoc Committee will be formed to develop proposals on how the park site will be used, the use of Building I, expanded access to the park, any new fencing, lighting, etc. (NOTE – currently lighting at City of Gaithersburg parks are turned off after the last scheduled event).

Currently, there will be 12 positions on the Ad Hoc committee.....each adjacent neighborhood is guaranteed to have at least one member on the committee. The committee will develop proposals that will be presented to the Mayor and City Council, who will make the final decisions. Meetings of the Ad Hoc Committee and all City Council meetings are open to the public.....BUT, to ensure that the Ad Hoc Committee meetings are as productive as possible.....they are “listening meetings” (eg, for you to obtain information, not for your participation). City Council meetings have a public comment period where you can provide your views and statements (but you will have to follow the rules of those meetings). **If you would like to provide comments or questions to the Ad Hoc Committee, they should be addressed to:**

**Dennis Enslinger  
Deputy City Manager  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877**

**301-258-6310 Ext 2323  
denslinger@gaitthersburgmd.gov**

**Interested in becoming an Ad Hoc Committee Member:** If you are interested, you should contact Mr Enslinger and provide him with a brief biosketch, providing any specific interests and/or qualifications. It

is anticipated that the committee will meet and develop recommendations over a 3 to 4 month period. Initially, the committee will probably meet once every other week and meetings might be more or less frequent as needed. If you apply for a committee position please be prepared to dedicate yourself, and your time, to this project. The first Ad Hoc Committee should kick off in September/October.

**Access road into Washingtonian Woods:** This will be an issue that will be discussed, and recommendation developed, by the Ad Hoc committee. Should it be opened up, should it remain close, could a walking path be used to open access but restrict traffic.....these and other options I'm sure will be considered. The City of Gaithersburg acknowledged that they have heard negative feedback from some of the residence of Washingtonian Woods in regards to opening it up for traffic.

**Timeline Summary:**

Permits for demolition are being obtained and demolition will begin as soon as all permits are acquired. It is anticipated that the demolition project will begin in mid-July.

It is anticipated that the full demolition project will take 2 to 2.5 months.

Work will be conducted 7 AM to 4 PM, Monday thru Friday.....no weekend or holiday work is currently scheduled

Ad Hoc Committee – interest can currently be submitted to Dennis Ensliger (contact information above)

First Ad Hoc Committee should take place in September/October

Recommendations developed by the Ad Hoc Committee by the end of the year

Recommendations presented to the Mayor and City Council – late 2015 early 2016

After proposals are presented to the Mayor and City Council, they need to be discussed, revised is necessary, and approved

Then bids will be collected to determine a contractor for any future work

So, we are probably talking close to a year before the initiation of the final approved project.

Ben Fisher

6/23/15