



White Flint 2 Sector Plan: Briefing and Preliminary Staff Recommendations

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Description

Staff will present the preliminary recommendations for the White Flint 2 Sector Plan, including land use and zoning; mobility and connectivity; sustainability; community facilities; and parks and open space. Staff is continuing to explore staging and other implementation aspects to the Sector Plan and will return to the Board with those alternatives.

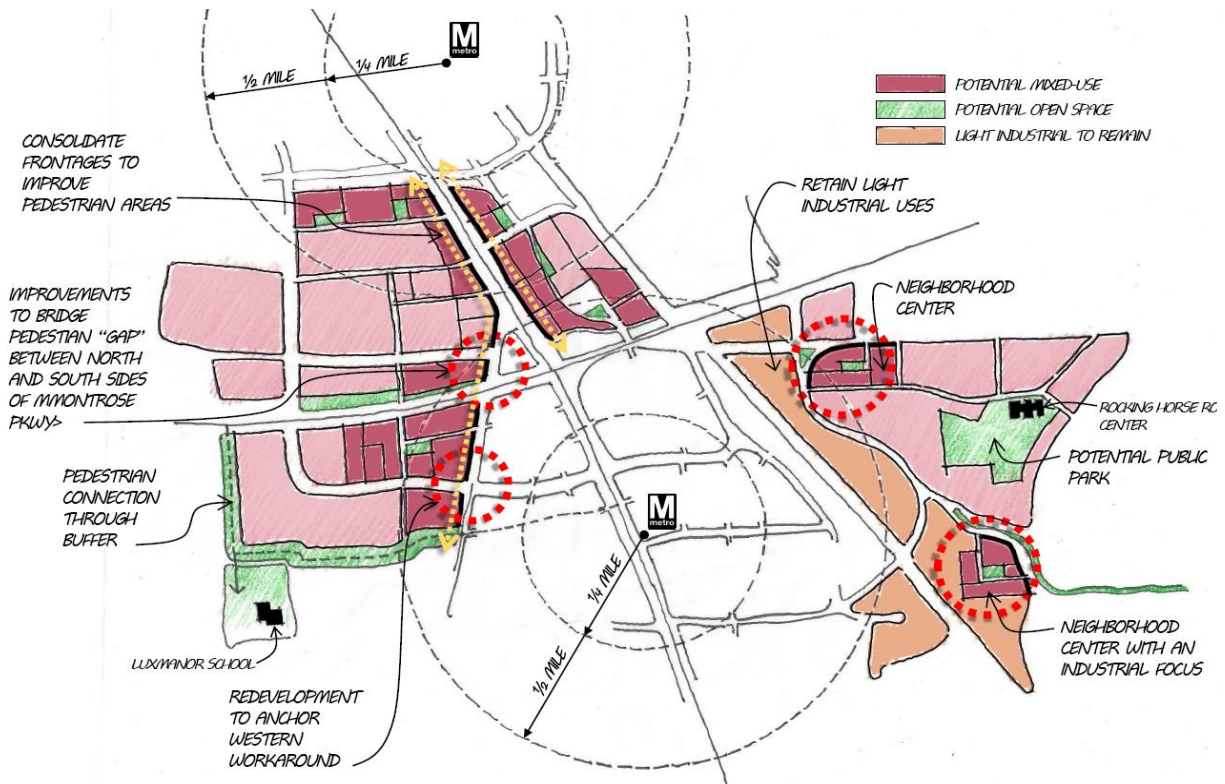
Staff Recommendation: Discussion

Summary

The White Flint 2 Sector Plan was restarted in May 2015 and the Planning Board approved the Scope of Work on September 3, 2015. An open house was held on June 25, 2015, followed by nine other public meetings, including two joint meetings with the Rock Spring Master Plan team and Montgomery County Public Schools (MCPS) to discuss school issues in the Walter Johnson cluster. Staff has also met with various property owners and other community groups. On May 26, 2016, Planning staff provided the Board with a briefing on the status of both the Rock Spring Master Plan and the White Flint 2 Sector Plan.

VISION

The White Flint 2 Sector Plan envisions the future of the area between the White Flint Sector Plan area and the City of Rockville. It will complement the 2010 *White Flint Sector Plan* by providing opportunities for infill and transitional development at key locations. Commercial properties, especially shopping centers along Rockville Pike, will transform into mixed-use urban places with targeted infill opportunities for the Executive Boulevard office park and two new neighborhood mixed-use centers in the Randolph Hills community.



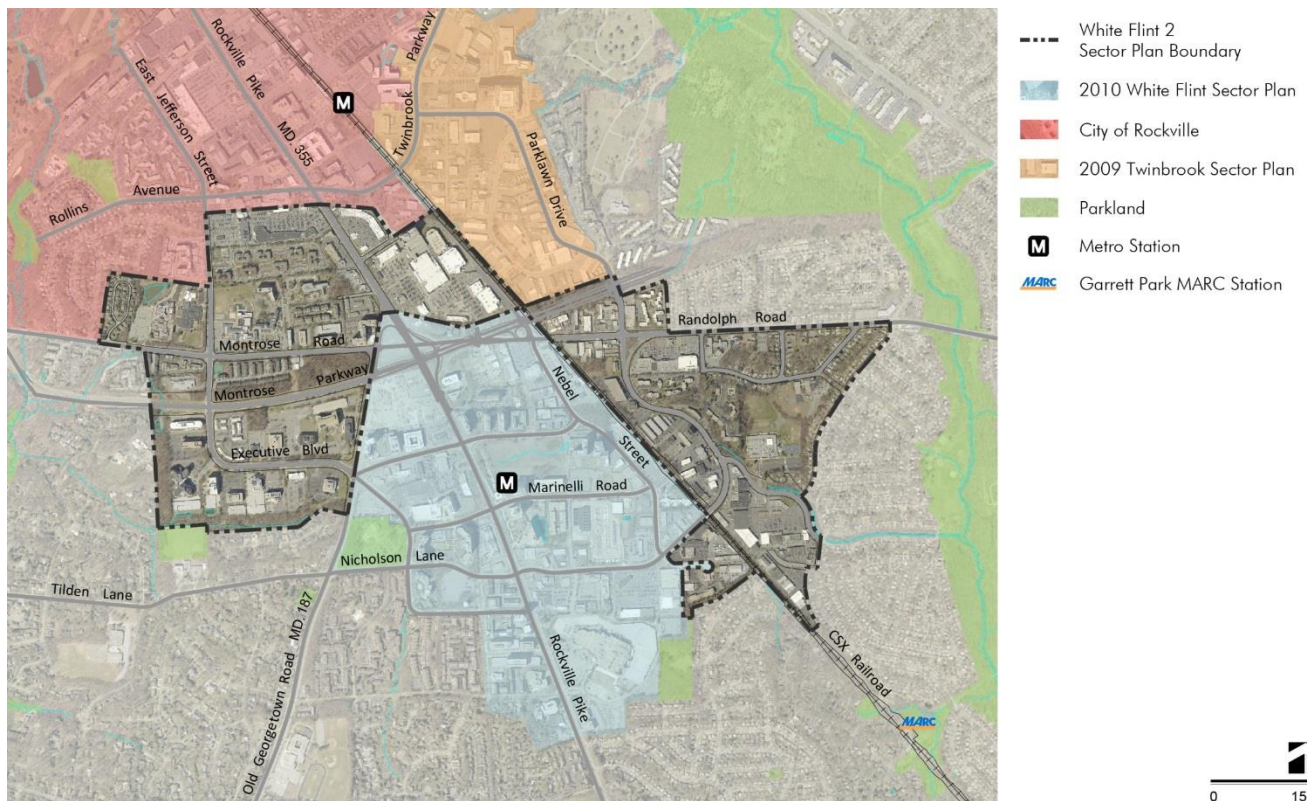
White Flint 2 Concept Plan

The White Flint 2 Plan recommends the retention of existing multi-family residential development to further support the broad range of affordable housing options in the Plan area. The retention of light industrial properties will continue to provide needed services for down-County residents and places for small businesses and entrepreneurs. New development will be compatible with existing residential neighborhoods, which will continue to have access to new public amenities and bikeway connections.

White Flint 2 will provide mobility options via future Bus Rapid Transit (BRT); new bikeway linkages to adjacent areas; and new parks and open spaces for recreation and enjoyment. White Flint 2 will contribute to the future transformation of Rockville Pike (MD 355) into an urban boulevard with BRT, by filling in a missing gap, and providing linkages to the City of Rockville. New streets will provide enhanced pedestrian and bikeway connections throughout the Plan area, and Montrose Parkway East-Phase II will improve east-west connectivity.

PLANNING CONTEXT AND FRAMEWORK

The White Flint 2 Sector Plan is guided by Montgomery County's 1993 *General Plan Refinement* that recommends concentrating development at key centers, such as transit station areas, in the I-270 Corridor. The County Council's 2002 *Transportation Policy Report (TPR)* also recommends increasing housing in the I-270 Corridor, especially at transit station areas, to improve the jobs to housing balance in the Corridor. The Plan area is served by three future Bus Rapid Transit (BRT) Corridors that are recommended in the 2013 *Countywide Transit Corridors Functional Master Plan*: Rockville Pike (MD 355) South, Randolph Road, and the North Bethesda Transitway.



White Flint 2 Plan Area and Context

The 1992 *North Bethesda/Garrett Park Master Plan* focused new development at three Metro Station areas: Twinbrook, White Flint and Grosvenor and other key redevelopable areas, including properties that are in White Flint 2, such as Montrose Crossing Shopping Center. The 1992 Master Plan also recommended the retention of light industrial properties east of the CSX railtracks and the Plan proposed a new MARC Station at Montrose Crossing. The 2009 *Twinbrook Sector Plan* and the 2010 *White Flint Sector Plan* are two recently approved plans that build upon the 1992 Master Plan. The Twinbrook Plan, which is northeast of the White Flint 2 Plan area, concentrates new residential and non-residential development near the Twinbrook Metro Station; promotion of technology and Federal institutions; and the retention of light industrial uses.

The 2010 *White Flint Sector Plan* is immediately adjacent to the south, west, and east of the White Flint 2 Plan area. The 2010 Sector Plan envisions an urban environment with high intensity mixed-use development surrounding the White Flint Metro Station and along Rockville Pike (MD 355); a new street network; new parks and open spaces; and new public facilities, including a Fire and Emergency Station (EMS), an elementary school and a recreation center. A small portion of the 2010 White Flint Plan area, Nicholson Court, is also included in this White Flint 2 Plan area.

North of White Flint 2, the City of Rockville is updating its Rockville Pike Plan. This Plan recommends a multi-way boulevard for approximately 1.98 miles of Rockville Pike with dedicated Bus Rapid Transit (BRT); a network of new streets; new parks and open spaces; and mixed-use development.

The context of the White Flint 2 Sector Plan is further shaped by the enactment of the County's new Zoning Ordinance that established several zoning categories, including the Commercial Residential (CR), Commercial Residential Town (CRT) and Employment Office (EOF) Zones for some properties in the Plan area. Commercial shopping centers, including Montrose Crossing and Federal Plaza, were classified into the CR and CRT Zones, respectively, and Executive Boulevard was reclassified into the Employment Office (EOF) Zone.

KEY RECOMMENDATIONS

Recommendations for the White Flint 2 Sector Plan area builds upon the 2010 *White Flint Sector Plan* and the 2009 *Twinbrook Sector Plan* to strengthen and link an important segment of North Bethesda with new urban design guidelines, land uses, parks and open spaces, mobility options, and community facilities. Key recommendations include the following:

Land Use and Zoning

- Promote the transformation of single use commercial shopping centers into mixed-use places along Rockville Pike (MD 355).
- Integrate new residential and non-residential uses in the Executive Boulevard office park and promote mixed-use neighborhood centers at the Loehmann's Plaza and Randolph Hills Shopping Centers.
- Retain existing multi-family residential development as an important resource of market rate affordable housing.
- Retain light industrial properties to provide important services to down County residents, offer opportunities for small scale businesses, entrepreneurs, and vocational and entry-level employment.

Mobility

- Extend the Rockville Pike (MD 355) Boulevard concept to the City limits of Rockville with Bus Rapid Transit (BRT).
- Provide new streets that permit alternative ways to navigate in the Plan area and to link to adjacent communities.
- Support the 2010 *White Flint Sector Plan* recommendation for a MARC Station but recognize that Maryland Department of Transportation (MDOT) must develop criteria for infill stations in Montgomery County.
- Support the expansion of the 2010 *White Flint Sector Plan* street network, where feasible.
- Accommodate new bikeways that link to the 2010 White Flint Sector Plan area and the City of Rockville.

Urban Design

- Provide design direction that recognizes the unique context and development challenges of individual areas such as Executive Boulevard, Rockville Pike, and other neighborhood centers identified by the Plan.
- Encourage design excellence for new development, including quality public use space that complements the guidance of the White Flint and Twinbrook Urban Design Guidelines.
- Promote walkability with new streets and enhanced streetscape to define the public realm.
- Promote variety in new building height and massing to maximize access to natural light and air circulation for building occupants, those of neighboring buildings, and surrounding communities and public open spaces.

Affordable Housing

- Promote a diverse mix of housing options for residents at different stages of life.
- Retain existing multi-family residential development that furthers Montgomery County's *Housing Element of the General Plan (2011)* to provide a broad range of affordable housing options.

Parks and Open Space

- Create new parks and open spaces for public use to promote a livable environment for existing and future residents, visitors and employees, and to expand the network of interconnected open spaces envisioned by the 2010 *White Flint Sector Plan*.
- Link new parks and open spaces with existing and proposed bikeways and trails.
- Develop at least 12 acres of public use in the Plan area.

Public Facilities/Community Facilities

- Support the community facilities recommended in the 2010 *White Flint Sector Plan*.
- Provide recommendations to address school capacity issues in the Walter Johnson cluster.
- Promote the co-location of public facilities to reduce public expenditures and minimize land area.
- Encourage new prototypes for public facilities that promote innovative design.

Sustainability

- Promote energy efficiency and encourage net zero energy building design.
- Improve the urban ecology, including goals to reduce heat island effect and promote Environmental Site Design (ESD) in stormwater management practices.
- Retain existing wooded areas where designated, and provide increased tree canopy throughout the Plan area.
- Include sustainable solutions in the design of an attractive public realm, to integrate green features, enhance mobility options, and promote walkability.

Neighborhood Compatibility

- Provide adequate transitions between new development and existing neighborhoods through appropriate building heights and development intensities.
- Promote new pedestrian paths and bikeways between existing residential communities and new mixed-use development.

URBAN DESIGN FRAMEWORK

The 1992 *North Bethesda-Garrett Park Master Plan*, the 2009 *Twinbrook Sector Plan*, and the 2010 *White Flint Sector Plan* influence the urban design framework for this Plan's recommendations, including the transformation of Rockville Pike into an urban boulevard with a series of mixed-use districts; new local streets to create interconnected local networks; and establishing a distinctive image for each district to increase legibility. The key building, connectivity, and public use space recommendations include the following:

Buildings

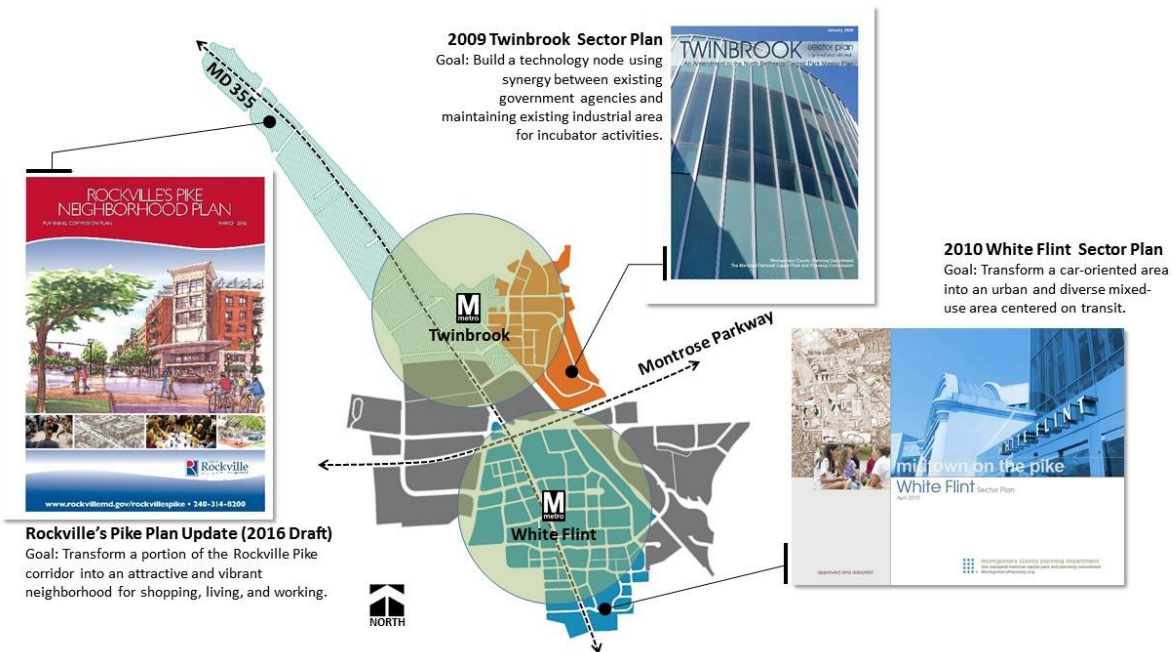
- Consider different and innovative types of development, such as infill, adaptive re-use, and partial redevelopment, on properties with existing uses to remain and those with available capacity for growth.
- Reduce the scale of larger properties by creating compact, mixed-use development patterns that include short blocks and building frontages close to the street.

Connectivity

- Consider public streets within larger properties, where indicated by the Plan, to improve local connectivity through the area, and create mobility alternatives to Rockville Pike.
- Expand the network of potential public streets with additional internal streets that may be privately owned, that are walkable and well-connected to surrounding areas.

Public Use Space

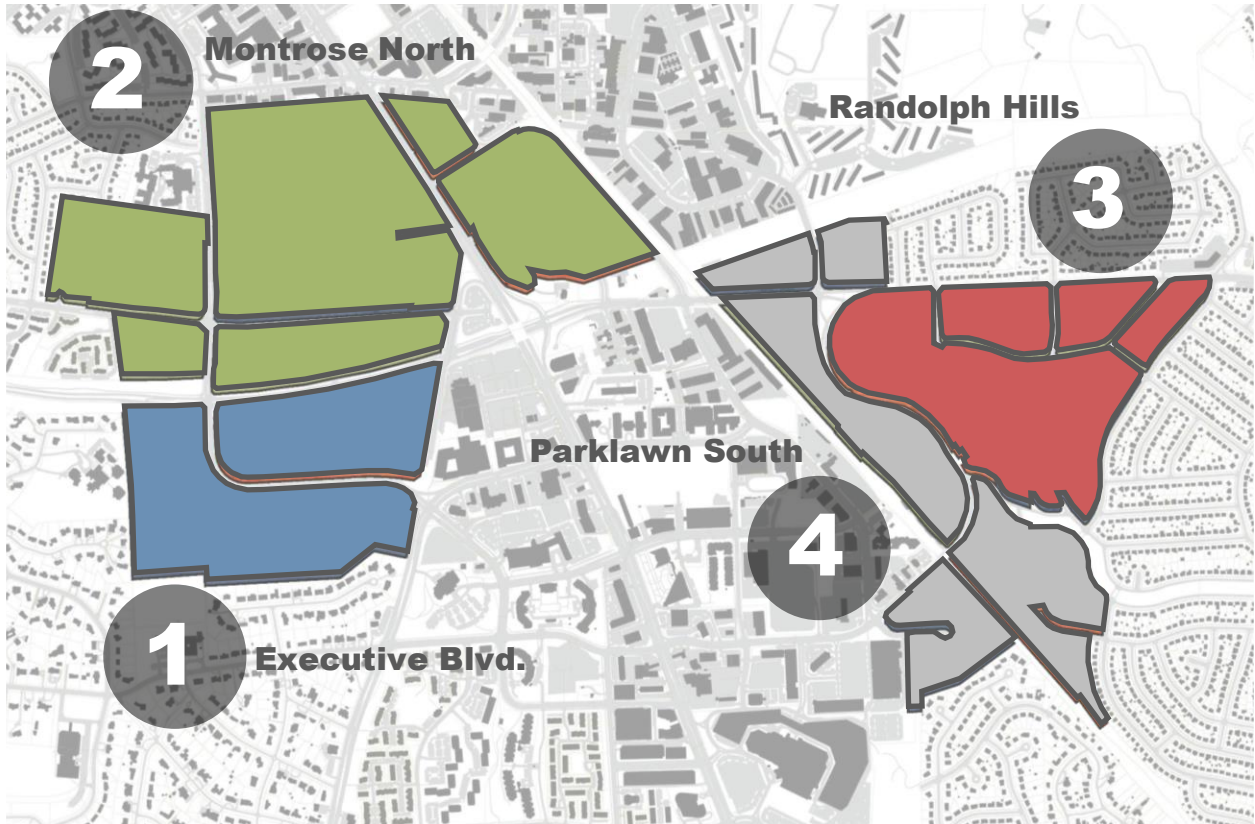
- Consolidate the areas designated for public use space as part of the development process into substantial, programmable, and accessible spaces.
- Provide alternatives for recreation and leisure in mixed-use settings by:
 - Creating places for community use that are framed and activated by surrounding development and uses, where the public feels welcome to gather and linger.
 - Including alternatives for seating and options for individual and group activities within each space.
- Utilizing combinations of hardscaped and landscaped areas, depending on the size and location of the space.



White Flint 2 Urban Design Context

WHITE FLINT 2 DISTRICTS

The White Flint 2 Plan area includes four major districts: Executive Boulevard, Rockville Pike/Montrose North, Randolph Hills, and Parklawn South. These districts are illustrated below:



White Flint 2 Districts

KEY DISTRICT RECOMMENDATIONS

EXECUTIVE BOULEVARD

Executive Boulevard, which is a traditional suburban office park with approximately 2.3 million square feet of office development, is located between Montrose Parkway to the north, Pike & Rose to the east, and the Green Acres School to the west. The Luxmanor Local Park and Elementary School and the Luxmanor residential community are located to the south. This district is in the Employment Office (EOF 0.75 H100) Zone.

The Plan recommends new Commercial Residential (CR) and Commercial Residential Town (CRT) Zones for key properties close to new infrastructure and development in the 2010 *White Flint Sector Plan* area. Zoning adjustments are made for properties where the existing built Floor Area Ratios (FARs) are above the 2014 comprehensive rezoning of properties. This district is divided into two segments: Executive Boulevard-North and Executive Boulevard-South. Key

land use and zoning recommendations for both segments of the Executive Boulevard district are:

- Rezone the Washington Science Center property (6001, 6003 and 6011 Executive Boulevard) and the 6101 Executive Boulevard property from the EOF 0.75 H100 Zone to the CR 2.0 C1.0 R1.5 H 200 Zone to permit new mixed-use development in the office park that will implement new public benefits, street network, and will promote vitality for this district. The recommended development mix for this property should not exceed 50 percent of non-residential development.
- Rezone the properties at 6000 Executive Boulevard, 6010 Executive Boulevard and 6006 Executive Boulevard from the EOF 0.75 H100 to CRT 2.0 C1.0 R1.5 H120 to permit new mixed-use development, provide new public benefits and to transition to the existing Luxmanor residential community. These properties should redevelop with a maximum of 50 percent of non-residential development.
- Rezone the office properties at 6100 Executive Boulevard, 6110 Executive Boulevard, and 6116 Executive Boulevard from EOF 0.75 H100 to EOF 1.0 H100 to avoid non-conforming buildings.

ROCKVILLE PIKE-MONTROSE NORTH

Rockville Pike-Montrose North encompasses all of the properties north of Montrose Parkway, including commercial properties, such as Montrose Crossing and Pike Center; multifamily residential developments, including Miramont Condominiums and Apartments and the Morgan Apartments; and institutional uses, including the Jewish Community Center (JCC) and the B'nai Israel Congregation. Single-use commercial shopping centers in this district are recommended to transition into mixed-use places with new parks and open spaces; new streets are recommended to promote connectivity; and the Rockville Pike BRT will link to the City of Rockville. Key land use and zoning recommendations for this district are:

- Rezone the vacant Wilgus properties at 6000 Montrose Road and parcel N231 from the EOF 1.5 H-75 Zone and EOF 3.0 H-100 Zone to the CR2.0 C1.0 R1.5 H-180 Zone to permit mixed-use development that contributes to the Sector Plan's goals of infill mixed-use development with public benefits, including the dedication of an elementary or middle school site.
- The Federal Plaza shopping center property will be split zoned to permit transitional heights between Rockville Pike and East Jefferson Street, and to maintain compatibility with the residential community in the City of Rockville.
- Rezone the Monterey Apartments from the CRT 2.25 C1.5 R0.75 H-75 Zone to the CR 4.0 C0.25 R4.0 H-190 Zone to permit a zone that conforms to the built development.

- Rezone the Montrose Crossing property from the CR2.0 C0.5 R1.5 H220 T Zone to the CR 2.0 C0.5 R1.5 H-200 Zone to promote mixed-use development along Rockville Pike, new street network, and to contribute to the Sector Plan’s public benefits and amenities.

PARKLAWN SOUTH

This district is largely east of the railroad tracks but it also includes the Nicholson Court area west of the tracks. There are a variety of industrial uses in this district, including automotive repair and services, self-storage, offices, and catering services. Additional uses in this area include coffee roasters, home improvement contractors and decorating services. There are approximately 84 acres of industrial zoned properties in the Plan area.

Industrial zoned properties provide several functions: basic needs for County residents, including public agencies; opportunities for different forms of employment, including vocational and entry-level; and locations for small businesses and artisans. Therefore, the recommendation is to retain the existing light industrial zoned properties in this district. The land use and zoning recommendation is to:

- Confirm the Light Industrial (IL) Zone for this district.

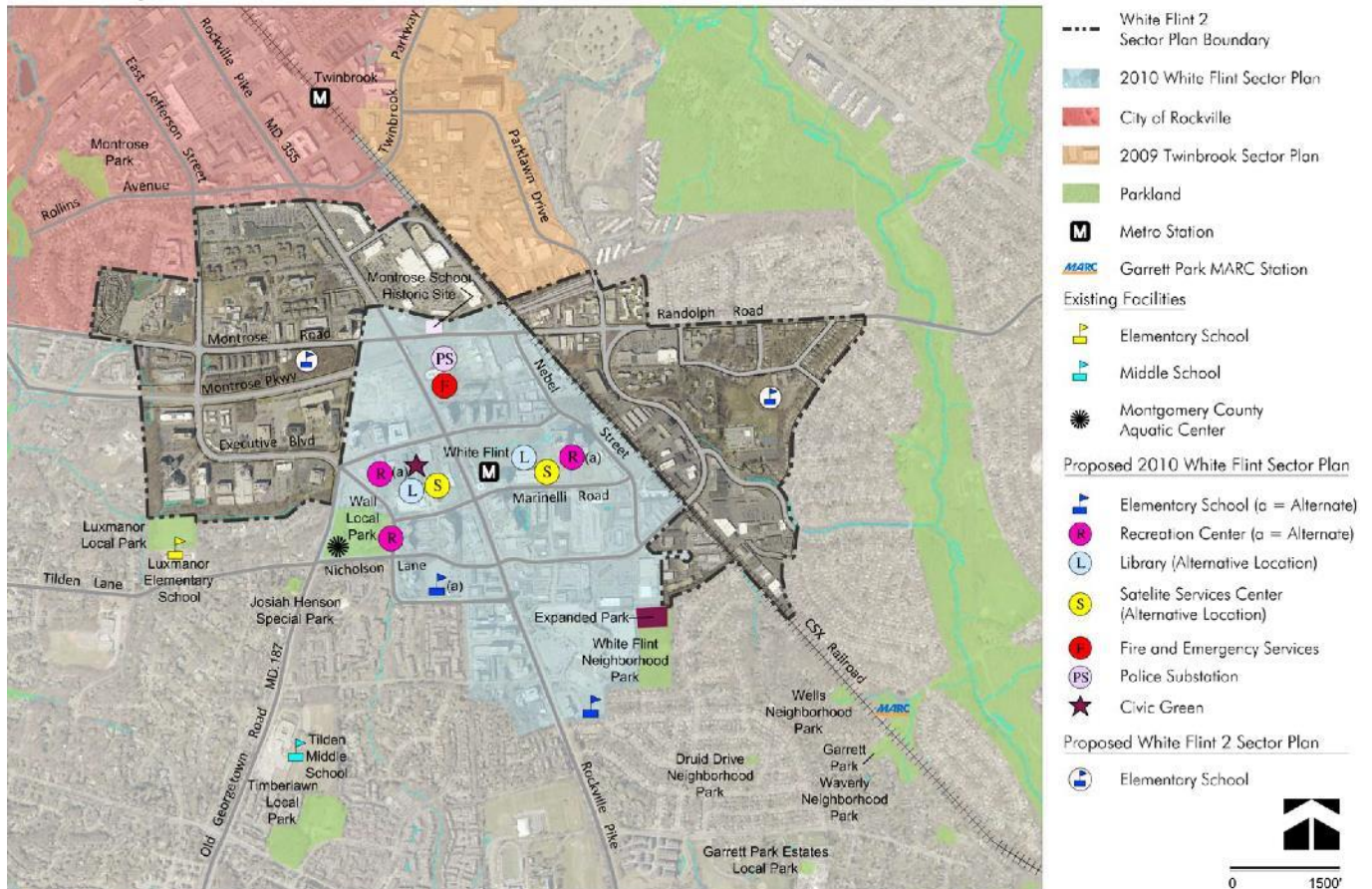
RANDOLPH HILLS

The larger properties in this district are: Loehmann’s Plaza, a 10.8-acre commercial shopping center, located at the intersection of Randolph Road and Parklawn Drive; two multi-family residential properties, the Walnut Grove Condominium and Oxford Square White Flint; Charles E. Smith Jewish Day School (Upper School) and the Montgomery County Board of Education owned Rocking Horse Road Center. Key land use and zoning recommendations are:

- Confirm Loehmann’s Plaza to the CR 1.5 C0.75 R1.0 H-75 Zone. Residential development at this neighborhood center will contribute to the Sector Plan’s public benefits and amenities.
- Confirm the R-20 Zone for the Walnut Grove Condominium and the R-30 Zone for the Oxford Square White Flint apartments.

COMMUNITY FACILITIES

The community facilities for this Plan are framed by Montgomery County Public Schools’ (MCPS) needs for the Walter Johnson School Cluster and the 2010 *White Flint Sector Plan* recommendations that provided a variety of public facilities, including a recreation center and fire and emergency services.



2010 White Flint Sector Plan and proposed White Flint 2 Community Facilities

Elementary School

Most of the Sector Plan area is included in the Walter Johnson Cluster and a small portion is in the Downcounty Consortium. Residential development in this Plan area will generate additional students at each level, particularly at the elementary level in the Walter Johnson Cluster. Demographic changes in existing residential neighborhoods, new infill development, and anticipated development from the approved White Flint and Twinbrook Sector Plans and the proposed Rock Spring Master Plan will also impact the Walter Johnson Cluster. Students generated in the Downcounty Consortium portion of the Plan area can be accommodated at all school levels. Enrollment increases have been occurring at all of these schools and a variety of strategies would be considered to accommodate additional students resulting from the Plan. The Sector Plan recommends the following alternatives to accommodate elementary school needs:

- Determine if the capacity of existing schools can be increased. At the elementary school level most Walter Johnson cluster schools already operate above capacity or are projected

to do so in the future. Garrett Park and Luxmanor elementary schools will be impacted by the continued build-out of the 2010 *White Flint Sector Plan* that is within both school service areas. Elementary schools in the cluster have been expanding to around 740 capacity or are planned to be expanded in the next few years. All cluster schools will be at the high end of the range of student enrollment with capacities ranging from 729 to 881, and no further additions will be considered.

- Because further increasing the capacity of existing elementary schools is not possible, and the magnitude of enrollment growth is considerable, the opening of a new elementary school would be considered. A new elementary school could be provided in one of the following ways:
 - Reopen a former elementary school in the Walter Johnson Cluster. There are several former MCPS elementary schools in the cluster that could be reopened, including the former Alta Vista, Arylawn, Kensington and Montrose elementary schools. The former Grosvenor Elementary School also is located in the cluster, but is used as a holding facility for schools undergoing revitalization or expansion.
 - Construct a new elementary school on a site recommended in the White Flint 2 Plan area. The combined Wilgus and Wilco properties will have a large student impact on the Cluster and it is suitable for an innovative elementary school. A future redevelopment of the property should dedicate land for an elementary school. This location will benefit from surrounding existing and future residential development, including Pike & Rose to the east, and other multi-family residential to the north.
 - Construct a new elementary school on either the recommended (White Flint Mall) or alternative site (Luttrell) identified in the 2010 *White Flint Sector Plan*.
 - If a site is not provided in the White Flint 2 Sector Plan, and the site at the White Flint Mall is not considered a feasible location, then purchase of an elementary school site, or co-location with a park, could be considered.
 - Consider locating an elementary school site on the Rockinghorse Road Center property in the Randolph Hills neighborhood, which would require adjustments of school boundaries by the Board of Education and relocation of MCPS' administrative facilities. This property, which is a former elementary school, has the size of a traditional elementary school, it is located in a residential neighborhood, and it is within the Sector Plan area.
- In addition to considering the opening of a new elementary school, options to reassign students to elementary schools adjacent to the Walter Johnson Cluster with available capacity could be considered. In addition, if there are schools with small capacities

adjacent to the Walter Johnson Cluster, then expansion of these facilities to accommodate additional students through reassignments could be considered. Of the clusters adjacent to the Walter Johnson Cluster, the Winston Churchill and Rockville clusters have elementary schools that either have space available or are small and could be expanded. Reassignments to these schools would be considered in the future.

Middle School

If additional middle school school capacity is needed, options include the former Woodward High School site on Old Georgetown Road and the 11+ acre Wilgus site described above (although MCPS typically prefers a larger site for middle schools and acquisition cost could be a factor).

High School

No high school site is recommended in the Plan area. Montgomery County Public Schools (MCPS) has conducted an extensive review of long-term needs for the Walter Johnson Cluster via a roundtable discussion with PTAs and other stakeholders. A multitude of options were presented for all school levels, including both middle and high schools. It is anticipated that the MCPS Superintendent will recommend a preferred option addressing projected high school enrollment to the Board of Education in the fall of 2016. Currently, the former Woodward High School Site on Old Georgetown Road (between White Flint 2 and Rock Spring) is the only publicly owned site in the vicinity that could potentially accommodate a high school (or combination high school/middle school).

PARKS

The 2012 *Park, Recreation and Open Space (PROS) Plan* focuses on how the parks and recreation system meets the needs of our growing population and continues to play a major role in shaping Montgomery County's high quality of life. A central component of PROS is its "Service Delivery Strategies" to ensure the "right parks" are put in the "right places." The strategies recommend the type, number and general location of lands and facilities needed to the year 2022. Current and future plans for urban parks, trails, dog parks, community gardens, and other needed facilities are guided by *PROS*.

As the County becomes more urban, acquiring park sites in growth areas is increasingly difficult because of competition for land. The *Urban Park Guidelines*, approved by the Planning Board as part of *PROS* recommends that a system of parks and open spaces be provided for every urban master plan or sector plan area through a combination of public and private efforts.

Key parks recommendations are the following:

- Create a linear park along Montrose Parkway in the excess road ROW and adjacent to the Cherington townhouses. The space should have active senior facilities or a dog park. The existing tree buffer should remain and be enhanced with new plantings.

- Create a minimum 1-acre urban recreational park at the Randolph Hills Shopping Center, if it redevelops. The park should serve a variety of ages with active recreational amenities such as outdoor fitness, skate park, dog park and play areas.
- Create a minimum 1-acre neighborhood green at the Wilco Property. It should include a level grassy area for events and informal gatherings.

SUSTAINABILITY

Recommendations for environmental sustainability contribute to long-term economic productivity, physical and mental health and well-being, social equity, and efficient use of resources. Many of these recommendations dovetail perfectly with the White Flint 2 Sector Plan’s vision to create a compact, walkable, active mixed-use community that is proximate to transit and existing infrastructure. Key sustainable recommendations are the following:

- Prioritize environmental public benefit points for tree canopy cover and energy conservation in the CR, CRT and EOF Zones.
- Promote the use of environmental site design (ESD) techniques to reduce impervious areas.
- Preserve the existing forested stream buffer south and west of Executive Boulevard and adjacent to the Luxmanor residential community.
- Preserve portions of the existing forest northeast of Montrose Parkway and East Jefferson Street to integrate it into the setting of a shared use path connecting to the existing shared-use path to the west along the Parkway.
- Establish green connections east to Rock Creek Stream Valley Park, west to Cabin John Stream Valley Park, and south to the Luxmanor Elementary School and Park.

MOBILITY

This Plan envisions a safe and efficient multi-modal transportation network that focuses on improving connectivity within the Plan area, as well as with adjacent residential neighborhoods, the *White Flint Sector Plan* area, the *Twinbrook Sector Plan* area, and the City of Rockville. The 2010 *White Flint Sector Plan* recommended a new street network, the transformation of Rockville Pike into an urban boulevard with Bus Rapid Transit (BRT) option, and a bikeway network to create a multi-modal environment.

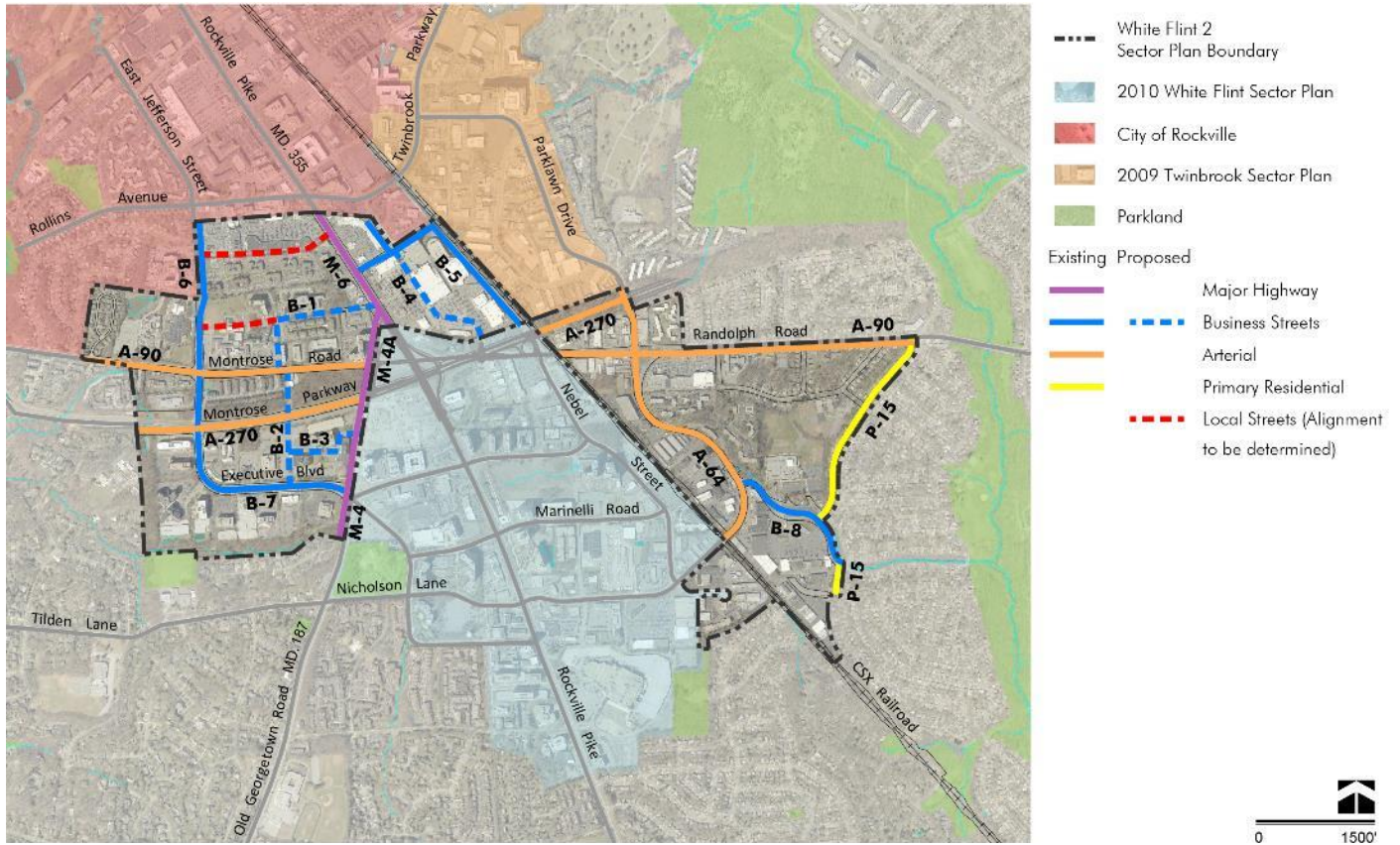
To improve circulation west of Rockville Pike and Towne Road, new streets are recommended to create more walkable and buildable blocks. These recommended streets augment the 2010 *White Flint Sector Plan* street network, including the extension of Rose Avenue. Street network recommendations include the following:

- Extend Hubbard Drive westward from Rockville Pike (MD 355) to East Jefferson Street, to provide greater vehicular and pedestrian connectivity through the block, if there is future redevelopment of the Jewish Community Center (JCC) property.
- Construct a new local north-south business street from Executive Boulevard north past Montrose Parkway and Montrose Road through the curb cut at Stonehenge Place to the

future Hubbard Drive Extension in order to provide greater vehicular and pedestrian connectivity through the large sized blocks.

- Chapman Avenue (B-4) should be converted from a private business street to a public business street. This road will provide an important public connection from Bou Avenue and the City of Rockville to future Montrose Parkway, Randolph Road, and the 2010 *White Flint Sector Plan* area.

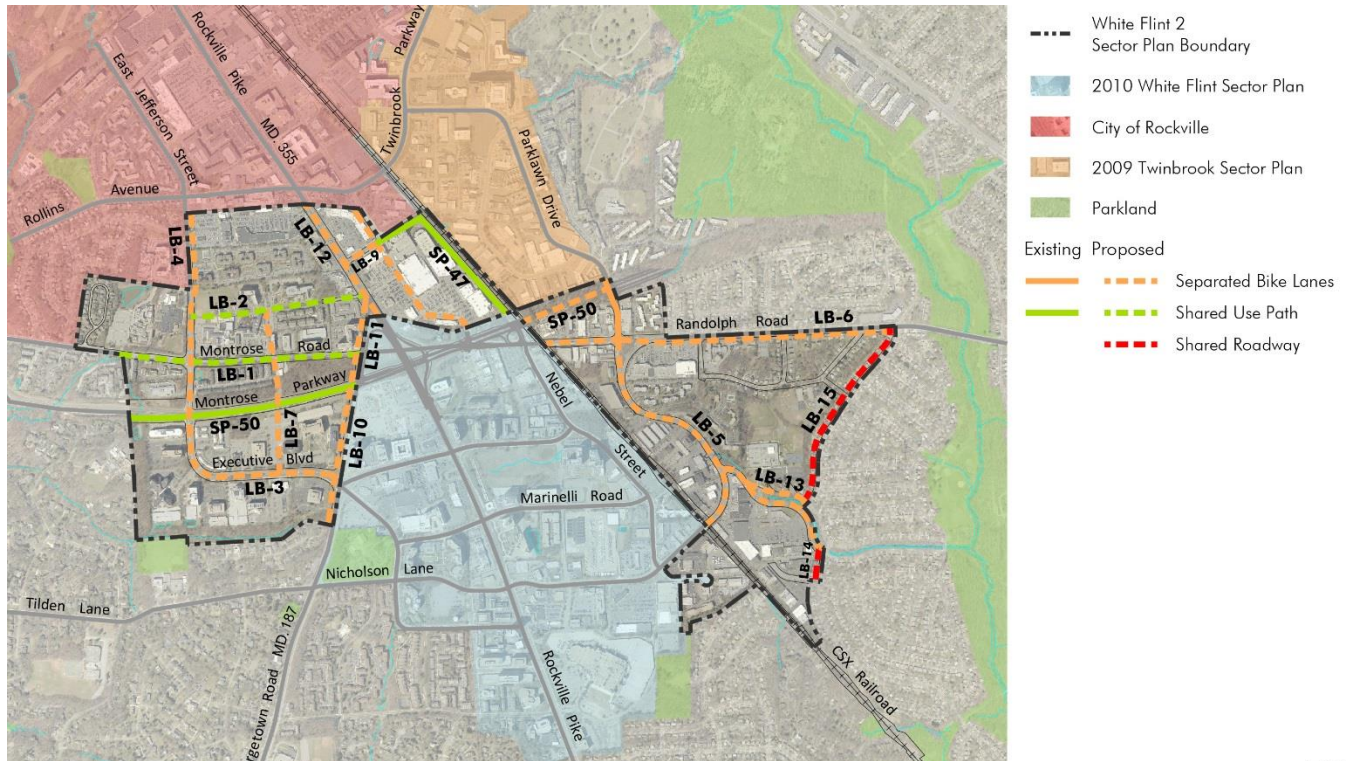
The proposed White Flint 2 street network is illustrated below.



Proposed White Flint 2 Street Network

Bikeways

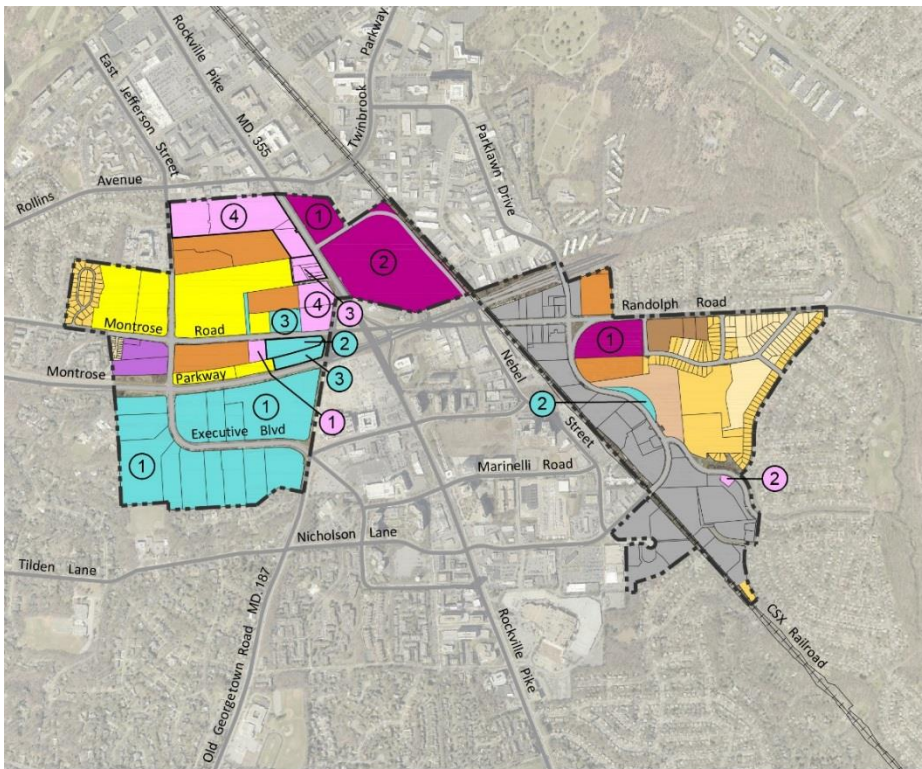
This Plan envisions a safe and comfortable network of physically separated bicycle lanes in the portions of the Plan area anticipated to transition toward a more urban context. The proposed bikeway network is illustrated below.



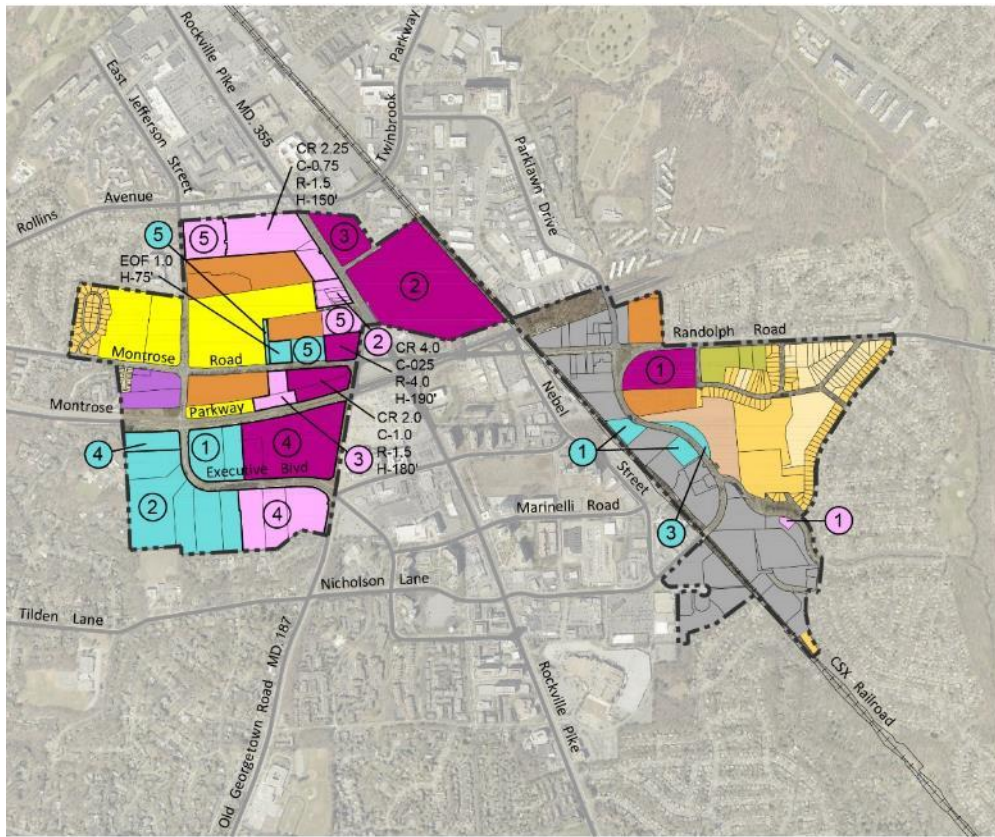
White Flint 2 Proposed Bikeway Network

ZONING

The recommended zoning approach for the Sector Plan follows the proposed concept. The Commercial Residential (CR) and Commercial Residential Town (CRT) Zones are recommended in strategic locations, where new mixed-use development is recommended. Several existing zones, including multifamily residential zones, R-30 and R-20, are retained. Similarly, all existing single-family residential zones, R-60, R-90 and R-200 and the light industrial (IL) zone are maintained. The existing and proposed Plan area zones are shown below.



Existing White Flint 2 Zoning



Proposed White Flint 2 Zoning

PUBLIC BENEFITS

The recommended Commercial Residential (CR), Commercial Residential Town (CRT) and Employment Office (EOF) Zones require the provision of public benefits for standard and optional method development in these zones. The following public benefits are priorities for the Plan area:

- The provision of major public facilities, including but not limited to, a dedicated elementary school site; new neighborhood parks and open spaces; bike share stations; and undergrounding of public utilities.
- Quality building and site design, including but not limited to exceptional design and public open space.
- Connectivity and mobility, including but not limited to advanced dedication, streetscape improvement, trip mitigation and transit access improvement.
- Diversity of uses and activities, including but not limited to care centers, moderately priced dwelling units, dwelling unit mix, and enhanced accessibility for seniors or the disabled.
- Protection and enhancement of the natural environment, including but not limited to tree canopy, energy conservation and generation, and habitat preservation and restoration.

IMPLEMENTATION

Staging of development links new development with the provision of public infrastructure required to support the Plan recommendations. The 1992 *North Bethesda/Garrett Park Master Plan* was approved with short-term, mid-term, and long-term staging triggers, including the creation of a Transportation Management Organization. The 2010 *White Flint Sector Plan* established a three phased staging plan that linked new development with required infrastructure to support new development in the Plan area. Staff is exploring a means to balance the new infrastructure for the 2010 Sector Plan with the recommendations for this Plan. It is an important priority that infrastructure and development in this Plan does not significantly leap ahead of the 2010 Plan area.

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July 19, 2016

Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: White Flint 2 Sector Plan Preliminary Planning Staff Recommendations

Dear Chair Anderson:

Our firm and Linowes and Blocher represent Willco regarding the properties it owns in the White Flint 2 Planning Area (the "Planning Area"). Willco is a family-owned and Montgomery County-headquartered real estate company. Since its incorporation in the early 1960s, Willco has owned, operated and/or developed hundreds of projects, including office buildings, hotels, shopping centers, and mixed-use facilities totaling more than 10 million square feet. The purpose of this letter is to provide brief comments on the Planning Department's preliminary recommendations for the White Flint 2 ("WF 2") Sector Plan, which planning staff will present at your July 28, 2016 meeting. Willco is pleased that the Planning Board and County Council ascertained the need for a master plan revision in this part of the County, and appreciates the efforts planning staff have undertaken to understand market conditions and community needs. However, the level of density provided in the staff's preliminary recommendations for Willco's WF 2 property and the zoning and use recommendations for one portion of Willco's property are disappointing, given this property's close proximity to the White Flint Metro Station and the growing amenity base at the nearby Pike & Rose.

Willco owns approximately 34 acres in the Planning Area. As shown on the attached tax map, the property consists of two tracts of land. The larger of the two, known as the "Washington Science Center," is improved with three office buildings and is located between Montrose Parkway and Executive Boulevard, at the intersection of Executive Boulevard and Old Georgetown Road, bordering the future Towne Road and directly across the street from Pike & Rose. As envisioned in the 2010 White Flint Sector Plan, the Washington Science Center site is planned to be served by a direct connection to Towne Road and Pike & Rose from a planned

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intersection of Towne Road and Rose Avenue. Rose Avenue is currently being constructed through Pike & Rose to connect with Rockville Pike.

The smaller parcel, known as the "Wilgus" property, is directly north of the Washington Science Center, across Montrose Parkway, and lies between Montrose Road and Montrose Parkway. The staff's preliminary recommendations for the WF 2 Sector Plan include a roadway connection from Montrose Parkway to Montrose Road through this site to enhance north-south connectivity.

Willco believes that, to achieve the important Sector Plan goals of transforming an auto-dominated built environment into a mixed-use neighborhood, creating active pedestrian oriented streets, and targeting growth near the realigned intersection of Old Georgetown Road, Executive Boulevard, and Towne Road, while realizing the unique opportunities presented by this large single owner controlled property close to Metro, certain modifications to the preliminary staff recommendations should be made as the Sector Plan process continues. Specifically, as to the Washington Science Center, Willco concurs with the staff's recommendation for CR zoning, which is appropriate in a location that is within close proximity to a Metro station, and where a mix of uses is needed to bolster the vitality of a predominantly lagging office market. Willco is also comfortable with the recommended height limit, which is consistent with Willco's vision for future development of its property. However, the preliminary density recommendation for the Washington Science Center property – the largest portion of Willco's property and the one with the most potential for infill development or redevelopment – is a total FAR of 2. This is significantly lower than the 3 FAR that was granted for the portion of Pike & Rose directly across the street. It does not support Willco's plan to create an amenity-rich community with new uses and open spaces near existing and proposed transit, services and employment, which will serve as a gateway to Executive Boulevard and lead the way in revitalizing the area. In fact, it likely renders largescale redevelopment economically infeasible.

The Wilgus Property occupies an area between Montrose Parkway and Montrose Road, and is currently almost entirely undeveloped and forested. The preliminary staff recommendations assign this property a mix of CR 2.0 and CRT 1.5 for the eastern portion, and R-200 zoning for the area between the existing Cherington Townhouses and Montrose Parkway. Willco again considers the CR and CRT zoning appropriate, as well as the recommended height limits, but the density limits do not support Willco's intent to develop this property with a mix of residential and retail uses that will allow it to fully contribute to the vitality of the neighborhood and the important goals and objectives of the Sector Plan. We believe the CR and CRT density levels should be substantially increased in view of the Wilgus Property's location, surrounding influences, and the intention to achieve the desired public benefits.

The recommendation for R-200 zoning appears to be connected to staff's preliminary recommendation that a portion of the Wilgus Property remain in its forested state, either as part of a linear park or as a buffer between the park and the Cherington townhouses. As recognized in Planning Board discussions with Staff at a May, 2016 briefing on the WF 2 plan, this land is not appropriate for a park due to its isolated location, adjacency to Montrose Parkway, and size and shape. Further, sensitive development of this portion of the Wilgus Property utilizing the

CRT zone and calling for an appropriate unit type such as townhouses can provide a successful, compatible relationship with the adjacent Cherington Townhouses.

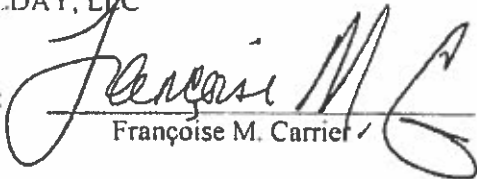
Willco has already lost significant land area to the construction of Montrose Parkway. It stands ready to provide high-quality, context-sensitive development with generous amounts of open space and a variety of amenities, consistent with the sector plan's goals and objectives, but will need sufficient density to make that goal feasible.

Willco looks forward to working with the Planning Board and the Planning Department as these preliminary recommendations are discussed and refined.

Sincerely yours,

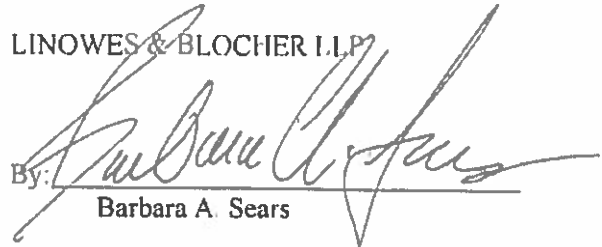
BREGMAN, BERBERT, SCHWARTZ &
GILDAY, LLC

By:


Françoise M. Carrier

LINOWES & BLOCHER I.L.P.

By:


Barbara A. Sears

cc: Planning Board Members
Richard Cohen
Jason Goldblatt
Brian Mistysyn
Phil Hummel
Nkosi Yearwood

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July 19, 2016

Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: White Flint 2 Sector Plan Preliminary Planning Staff Recommendations

Dear Chair Anderson:

I am writing on behalf of my client, Guardian Realty Investors, LLC ("Guardian"), to comment on the Planning Department's preliminary recommendations for the White Flint 2 Sector Plan ("WF 2"), which will be presented at your July 28, 2016 meeting. Guardian owns a tract measuring roughly 6.78 acres at the southwest corner of Old Georgetown Road and Executive Boulevard, which is currently developed with a seven-story office building (6000 Executive Boulevard) and related surface parking. Guardian is pleased that this part of the County is the subject of a master plan revision, and appreciates the planning staff's efforts to focus on both market conditions and community needs. Guardian sees this sector plan as an exciting opportunity for owners of property on Executive Boulevard. However, the height and density limits provided for Guardian's property in the staff's preliminary recommendations are problematic.

Guardian's property is located at the entrance to Executive Boulevard and the future intersection of "Towne Road" and Old Georgetown Road, diagonally across the street from Pike & Rose and within half a mile of the White Flint Metro Station (we observe that the walking distance from Guardian's property to the Metro station is approximately the same as from Pike & Rose's 200-foot "Pallas" high-rise). The portion of Pike & Rose closest to Guardian has an FAR of 3 and a maximum height of 200 feet. The Gables property east of Guardian's property, across Old Georgetown Road, has an FAR of 3.0 with a maximum height of 100 feet, and abutting Gables to the east are properties zoned for 4.0 FAR and a maximum height of 250 feet. In addition, the topography of the aforementioned properties is at a higher elevation than 6000 Executive Boulevard, accentuating their building heights relative to anything built on Guardian's

property. For the Willco property directly north of Guardian's property, across Executive Boulevard, the planning staff's preliminary recommendation is an FAR of 2.0 with a maximum height of 200 feet. Given the surrounding actual and potential heights and densities and the prominence of the corner of Old Georgetown Road and Executive Boulevard in the WF 2 area, the northeast corner of Guardian's property is an ideal location for a signature building to help frame the intersection and create a worthy Gateway to Executive Boulevard. The planning staff's preliminary recommendations, however, are for an FAR of 2.0 and a maximum height of 120 feet. This will not accommodate Guardian's conceptual plans:

- Retain the existing office building, which was gutted and completely renovated seven years ago;
- Build approximately 150 units of 55+ housing in a mid-rise structure on the southern part of the site;
- Construct a mixed-use high-rise in the northeast corner of the property; and
- Improve the open space by making it more usable and inviting.

Guardian fully understands the need to limit density and height at the southern end of its property to levels that will be compatible with adjacent neighboring properties. The proposed mid-rise senior living development was chosen for that location with neighborhood compatibility in mind. This will transition to the existing seven-story office building, which has been on the site since the 1970s. North of the existing office building, Guardian considers it good planning to match the heights across Executive Boulevard with an iconic building that will help raise the level of architectural interest on Executive Boulevard, and contribute to changing its office-dominated character. Without sufficient height and density, these goals will not be attainable.

We thank you for the time and energy you are putting into this sector plan and look forward to working with the Planning Board and its staff as the plan progresses.

Sincerely yours,

BREGMAN, BERBERT, SCHWARTZ & GILDAY, LLC

By:


Françoise M. Carrier

cc: Planning Board Members
Marvin Lang
Brian Lang
Nkosi Yearwood

6010 Executive I, LLC & 6010 Executive II, LLC
(tenants in common)
c/o Ronald D. Paul Companies, Inc.
4418 East West Highway, Suite 300
Bethesda, Maryland 20814
(301) 951-7222 · Fax (301) 652-6412

July 20, 2016

Mr. Casey Anderson, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20190-3760

Subject: 6010 Executive Boulevard
White Flint 2 Sector Plan

Dear Mr. Anderson:

The purpose of this letter is to comment on the recent staff recommendations for 6010 Executive Boulevard in the White Flint 2 Sector Plan.

We support the staff recommendations for the mix of land uses, the density and the use of the CRT Zone (CRT 2.0, C 1.0, R 1.5, H 120) for our property. These recommendations will assist in our ability to serve the needs of our existing and future office and residential tenants.

We would also like to request that additional building height be recommended for 6010 Executive Boulevard. Our goal is to provide the most up-to-date buildings that serve the demanding needs of the knowledge-based work force in Montgomery County. In comparison with buildings constructed earlier, significant spacing between columns and additional ceiling heights are necessary to provide the flexibility in layouts that office and residential tenants require in the 21st century. As a result, additional building height is necessary to meet the same density limits. Instead of the 120 feet proposed by staff at this time, our request is for a building height of 150 feet along Executive Boulevard with a step-down to 100 feet along the southern property line.

In conclusion, we appreciate the thoughtful and productive planning process for the White Flint 2 Sector Plan. We hope the Planning Board and staff will consider our proposal for additional building height and look forward to the next steps in the planning process.

Sincerely,



Ronald D. Paul
Manager

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July 15, 2016

Mr. Nkosi Yearwood
Area 2 Planning Team
M-NCPPC
8787 Georgia Avenue, First Floor
Silver Spring, MD 20910

Re: White Flint II Sector Plan Amendment;
Comments by Paul and Brad Klinedinst T/A K&G Enterprises, LLC
on Draft Plan Recommendations for Nicholson Plaza,
5000-5060 Nicholson Lane

Dear Nkosi:

I'm sorry that I could not attend your Public Meeting on July 11 but I didn't realize that you were going to be offering preliminary comments and recommendations regarding land use, zoning and redevelopment of specific properties. Accordingly, I wanted to get to you as quickly as possible the comments of our client, K & G Enterprises, LLC, the owner of Nicholson Plaza with shops, stores and offices located between 5000 and 5060 Nicholson Lane.

Our clients, Paul and Brad Klinedinst, continue to have an unofficial working relationship with the other property owners on Nicholson Court. Like what occurred in the lead up to the White Flint I Plan, if there is a comprehensive vision that is developed for the Nicholson Court area, the Klinedinsts will seriously consider cooperating with the Court property owners. But the purpose of this letter is to distinguish the Nicholson Plaza property, due to its location and current tenant mix, to demonstrate why a Commercial-Residential Zone is the most appropriate zone for this developed land, rather than retention of the IL zone as shown in graphics which you displayed last Monday evening.

Looking at the "Concept" exhibit and the "Preliminary Recommendations: White Flint II Zoning" exhibit displayed at Monday evening's Public Meeting, (attached) our clients can understand why Staff might feel that IL zoning for Nicholson Plaza will keep the *status quo*. But they feel that such a recommendation overlooks two very important factors:

1. Nicholson Lane Zoning Context

As you can see, the Nicholson Center has substantial frontage (700 feet, plus or minus) on Nicholson Lane and the front doors of the vast majority of shops, stores, restaurants and offices in the buildings are oriented toward Nicholson Lane. All of these commercial uses are confronted on the northwest side of Nicholson Lane, or to the west beyond Nebel Street, by similar commercial and service uses.

The exhibits from Monday's presentation are misleading, or are at least one dimensional, in that they do not reflect, nor do they appear to be influenced by, the Commercial-Residential zone of CR 3.0, C-1.5, R-2.5, H-200 that surrounds Nicholson Plaza to the north and the west and zoning of CR 2.5, C-1.25, R-2.0, H-70 to the southwest. The character of this section of Nicholson Lane is overwhelmingly commercial in nature and that is the neighborhood to which this property relates more so than the Nicholson Court properties behind the Plaza.

Because of the orientation of Nicholson Plaza, and because of the character of the development with which it most closely is associated, the Klinedinsts believe that the zone that should be recommended for their property is in the range of CR 2.5 – CR 3.0.

2. Character of Existing Development

Attached is a list of the tenants in Nicholson Plaza. As you can see, the existing uses are overwhelmingly (in terms of the number of tenants) commercial, dining and office uses in character, just as is currently found along Nicholson Lane near this property. Accordingly, Commercial-Retail zoning is a much more appropriate classification for this current mix of uses and its future.

Even on the "back side" of the Center, which does relate much more to Nicholson Court which is warehouse and industrial in use, the primary tenants are a large men's retail clothing store (K&G Men's Center) and a popular and heavily patronized health club (Team Eckenrode).

Just looking at the tenant base at Nicholson Plaza does not give one the impression that these uses are "light industrial" in character. Because of the Center's frontage and orientation on Nicholson Lane it carries the flavor of a local or community retail commercial center, not a light industrial development. We know that you are familiar with these facts since a graphic that you used in one of your earlier community presentations ("Existing Land Use", attached) noted that the existing land use for Nicholson Plaza was "Retail."

And the current mix of tenants is not just a "snapshot" out of synch with the normal character of the Center. You will note that the Center has only one vacancy representing less than 1% of the total square footage of the Center. The owners have never had any problems replacing departing tenants with new shops, stores, restaurants or offices because this site is viewed as an active retail destination with a wide range of commercial products and services.

Based on the information set forth above, before your July 28 presentation to the Planning Board, our clients request that you please give thought to these comments and that Staff seriously consider recommending Commercial – Residential zoning for the 5000-5060 block of

Nicholson Lane to better account for the commercial character of this property and the neighborhood to which it more logically relates to.

If you would like to meet with the Klinedinsts' before July 28, we would be pleased to do so. And I would be glad to talk with you about the information and zoning requests set forth in this letter.

Thank you for your consideration of these comments and attached materials.

Sincerely Yours,

Miller, Miller & Canby

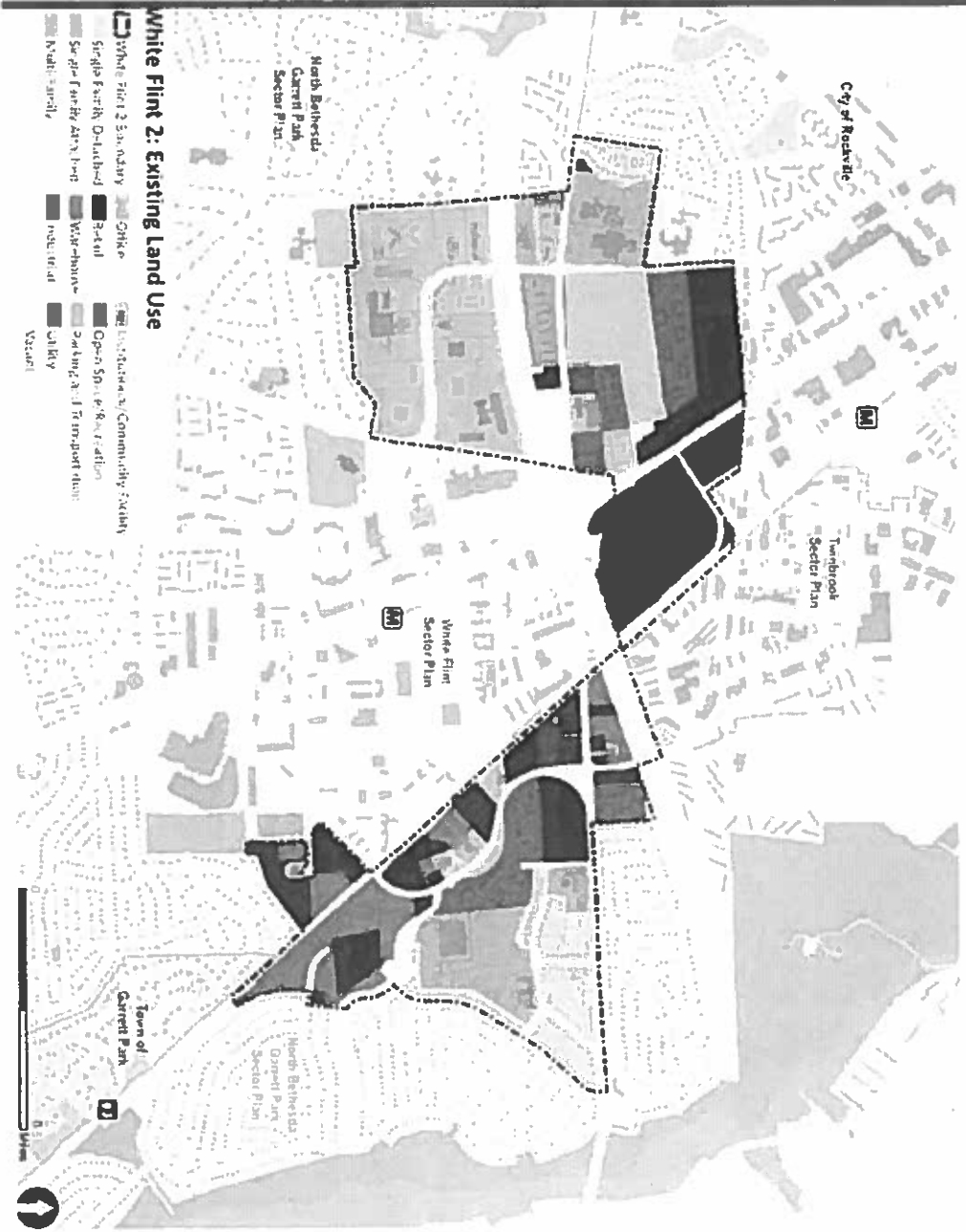
A handwritten signature in black ink that reads "Jody". The signature is written in a cursive, slightly stylized font. Above the signature is a thick, horizontal black line that spans the width of the signature.

Jody S. Kline

JSK/dlc

cc: Paul Klinedinst
Brad Klinedinst

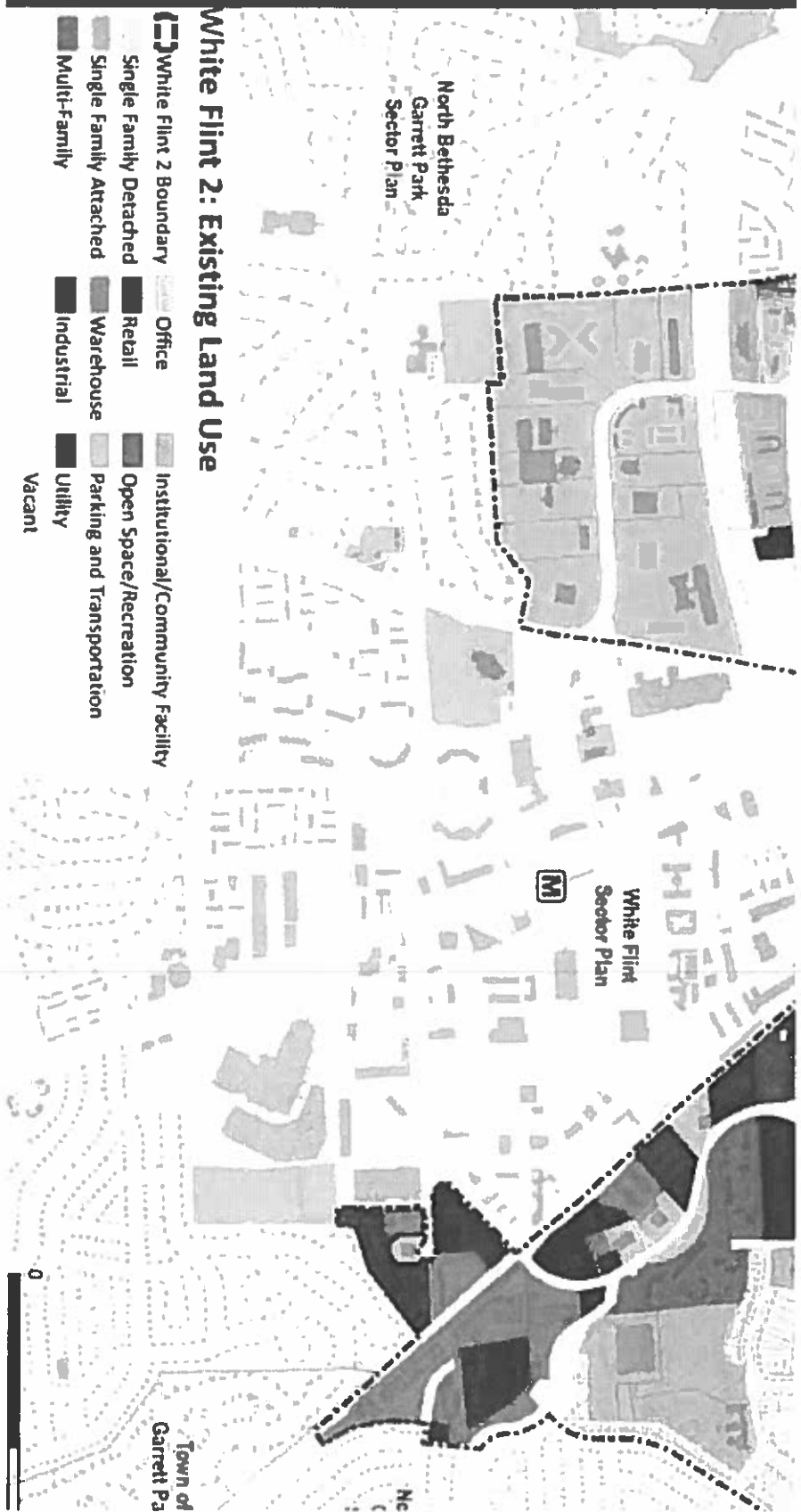
Existing Land Use



Residential Development:
1,904 dwelling units

Non-Residential Development
6.44 million sq.ft.

White Flint 2: Existing Land Use



0

**NICHOLSON PLAZA
TENANT INFORMATION**

Unit	Tenant /Lease Name	Use	Sq. Feet
5060	La-Z-Boy, Inc.	<i>Showroom Retail</i>	19,843
5058-C	El Pollo Real/Trujillo	<i>Retail - Food</i>	1,430
5058-B	Wonder Fry	<i>Retail - Food</i>	1,200
5058-A	Pizza Hut, Inc.	<i>Retail - Food</i>	1,695
5056-A	GolfTEC Montgomery	<i>Retail</i>	1,875
5056	USPS	<i>Retail</i>	2,380
5054	Tru Beauty	<i>Retail – Beauty Products</i>	2,500
5052	Diener's Carpet and Flooring	<i>Showroom Retail</i>	1,300
5050-D	Thomas Bevans (Dancing Club)	<i>Retail (Health?)</i>	975
5050-C	Defour (Edible Arrangements)	<i>Retail</i>	1,050
5050-B	MAR-BAR, Inc./Repeat Performance	<i>Retail – Clothing</i>	4,065
5050	US WTMA/Chang & Soon Park (Karate)	<i>Retail (Health?)</i>	5,050
5026	Salon Luna	<i>Retail – Hair Salon</i>	1,775
5014	Yi's Upholstery	<i>Retail – Home Upholstery</i>	2,239
5022	Luu Color Center, Inc.	<i>Retail/Light Ind. – Paint</i>	2,175
5000	Koh T/A White Flint Cleaners	<i>Retail – Dry Cleaners</i>	725
4955	K & G Men's Center	<i>Retail – Clothing</i>	19,768
5060	Team Eckenrode (Gym)	<i>Health Club</i>	19,500
5030-A	Laszlo Kovacs	<i>Storage – Housekeeping Service</i>	115
5030-B	Capitol Doc. Solutions	<i>Storage – Copiers</i>	710
5002	Landelino Garcia	<i>Meeting Space</i>	525
5030-C	Owner	<i>Storage</i>	775
5030-E	Vacant		900
5030-F	Owner	<i>Storage</i>	645
5002	ARC of Montgomery County	<i>Office</i>	1,065
5010-110	Data-Trieve	<i>Office</i>	500
5010-200	G-W Management Services	<i>Office</i>	4,075
5010-202	Hospitality Staffing	<i>Office</i>	1,867
5010-204	Glista/Campolettano	<i>Office</i>	1,464
5010-205	Aramar Pest Control	<i>Office</i>	530
5010-210	Conyngham Sales	<i>Office</i>	460
			<u>105,236</u>