

Item 9 - Correspondence

From: [Slack](#)
 To: [Casey Anderson](#), [John Gorman](#), [Stephanie Carter](#), [Lindsey Ann](#)
 Cc: [Dan O'Connell](#), [Megan](#), [Stephanie](#), [Lisa](#)
 Subject: Comments on White Oak Street Center, Preliminary Plan No. 120150100 & Site Plan No. 820180240
 Date: Wednesday, July 28, 2022 11:43:56 AM

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To: Casey Anderson, Chair Montgomery County Planning Board
 Commissioners of Montgomery County Planning Board
 Planning Department Staff

I am writing to express concern about the amendments to White Oak Town Center, Preliminary Plan No. 120150100 & Site Plan No. 820180240, Item *9 on the agenda for your review on July 29, 2021.

I understand the applicant's prior application included 279 residential units (25% MPDU's) but the dwelling units have been removed from the amended preliminary and site plans. The amended project would deliver only commercial development.

Montgomery County is falling short in meeting the housing targets set by the Metropolitan Washington Council of Governments. Most glaringly, housing production of units in low and lowest income ranges has been negligible. According to a Washington Post article May 30, 2021 "Fairfax and Montgomery counties produced so little housing in those two brackets in 2020 that they barely registered on the chart."

https://www.washingtonpost.com/local/affordable-housing/2021/05/30/05a79643-9643-11eb-833c-0a705d9bb4_story.html

11:16 AM Tue Jun 1

hit.handhousing.org

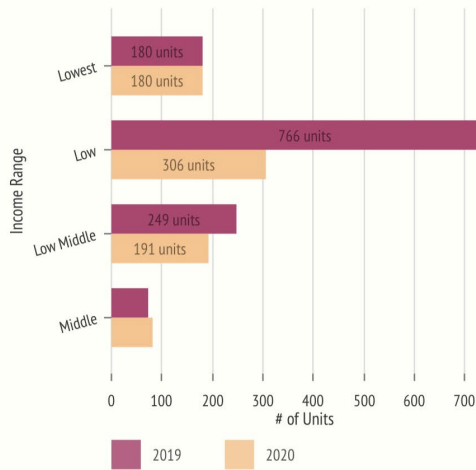
58%

District of Columbia

Policy Status

- Housing Priority
- Inclusionary Housing
- Housing Trust Fund
- Property tax, Impact fee, Tax or Fee abatements or Exemptions
- Public land

Housing Outcomes by units produced

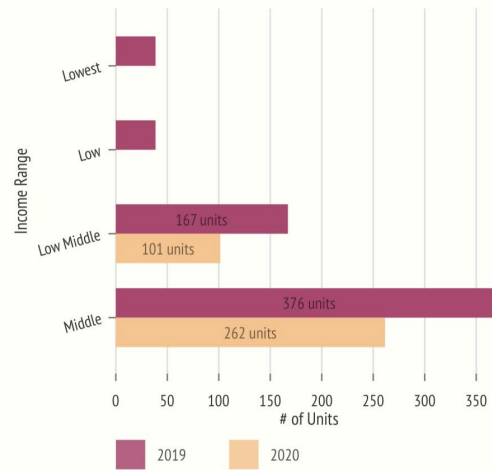


Montgomery County

Policy Status

- Housing Priority
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Housing Outcomes by units produced



As Montgomery County grows we need more housing - far more units of affordable housing than are currently being delivered. At the same time, we must be sensitive to where and how housing is produced and prevent gentrification that often results from new residential projects. This project could be an opportunity to work with the developer to produce cooperative housing or a community land trust, including as part of the larger White Oak plan to protect and provide opportunities for more truly affordable housing. Instead, the amended plan would not deliver any dwelling units. This may be an example of developer response to market conditions, which demonstrates that we cannot just build our way out of a housing shortage.

Thank you for your time and consideration.

Regards,
 Stacy R. Kobrick
 Bethesda, MD

From: [John Obie](#)
To: [MCP-Chair](#); [Lindsey, Amy](#)
Subject: Comments from Paint Branch Park Condominium Association
Date: Wednesday, July 28, 2021 11:31:55 AM

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To Whom it May Concern

Residents of Paint Branch Park Condominium Association are excited about the White Oak Town Center Project coming to our neighborhood. We are just becoming aware of the details of the new development and are looking for more information as well as a more effective means of communicating between The Planning Board and our Community. Our residents have lots of questions such as when construction will begin, what businesses are planned and what will be the impact of increased traffic and pedestrians to our community?

Look forward to attending your planning meeting on Thursday July 29 and would like logistical details.

Respectfully,

John Obie, Vice President
Paint Branch Park Condominium Association Board of Directors
301 622 6360 h
301 758 7715