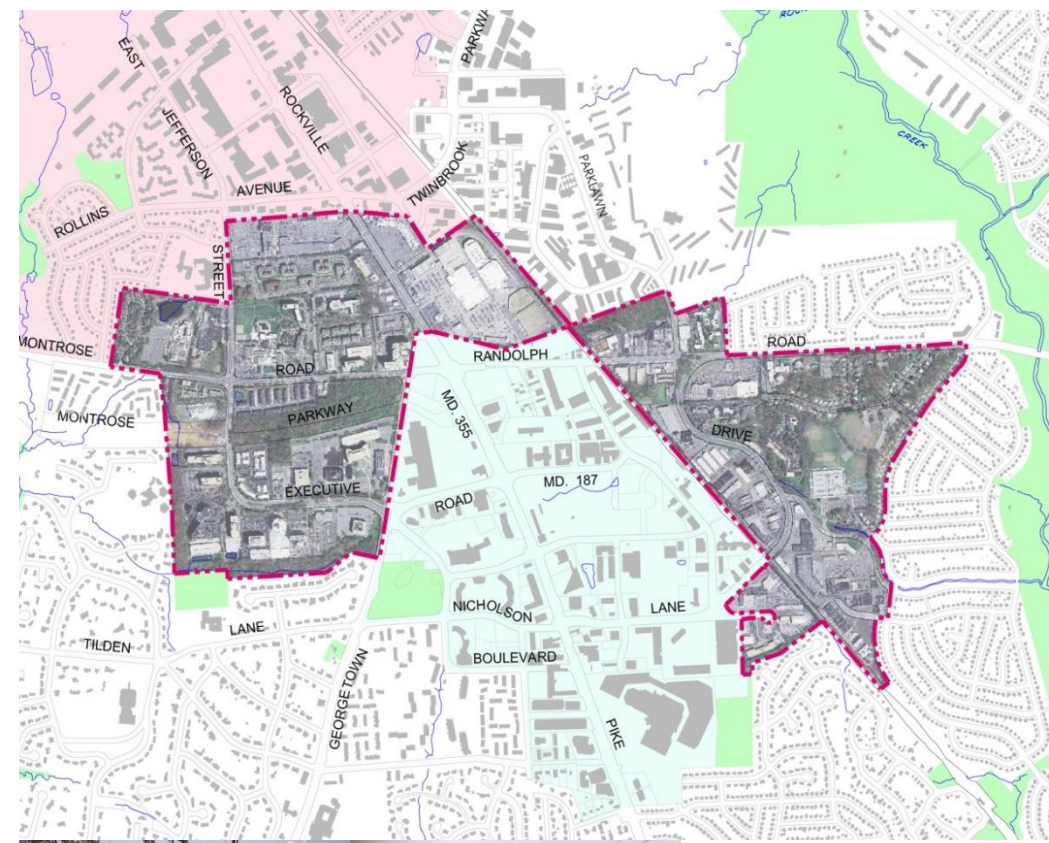


# Public Meeting: February 1, 2016



# Tonight's Agenda

**7:00- 7:15p.m:** Background and recap of prior meetings

**7:15p.m.-7:45 p.m.:** Property Owners

**8:00 p.m.-8:45 p.m.:** Civic/Homeowners Association and other stakeholders

**8:45:** Next Steps

# Prior Public Meetings

June 25, 2015: White Flint 2 Open House



September 17, 2015: Walter Johnson Schools Meeting



October 14: Transportation and connections; parks and open space; and land use and density

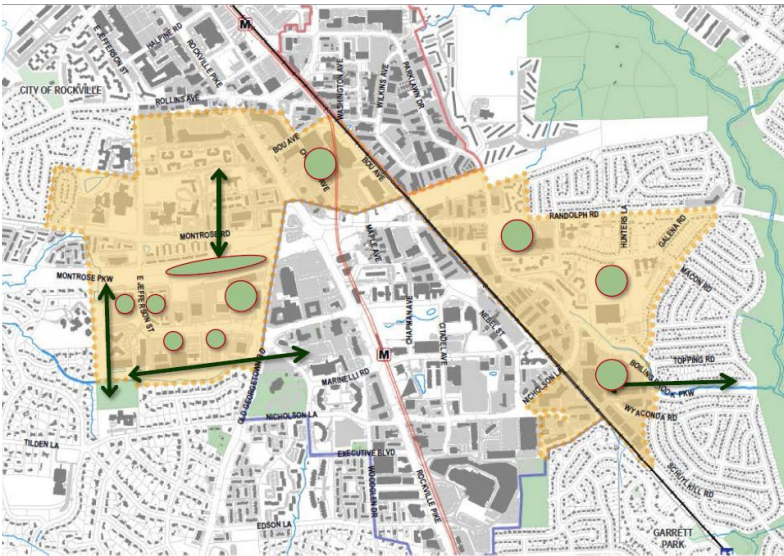


# Prior Public Meetings

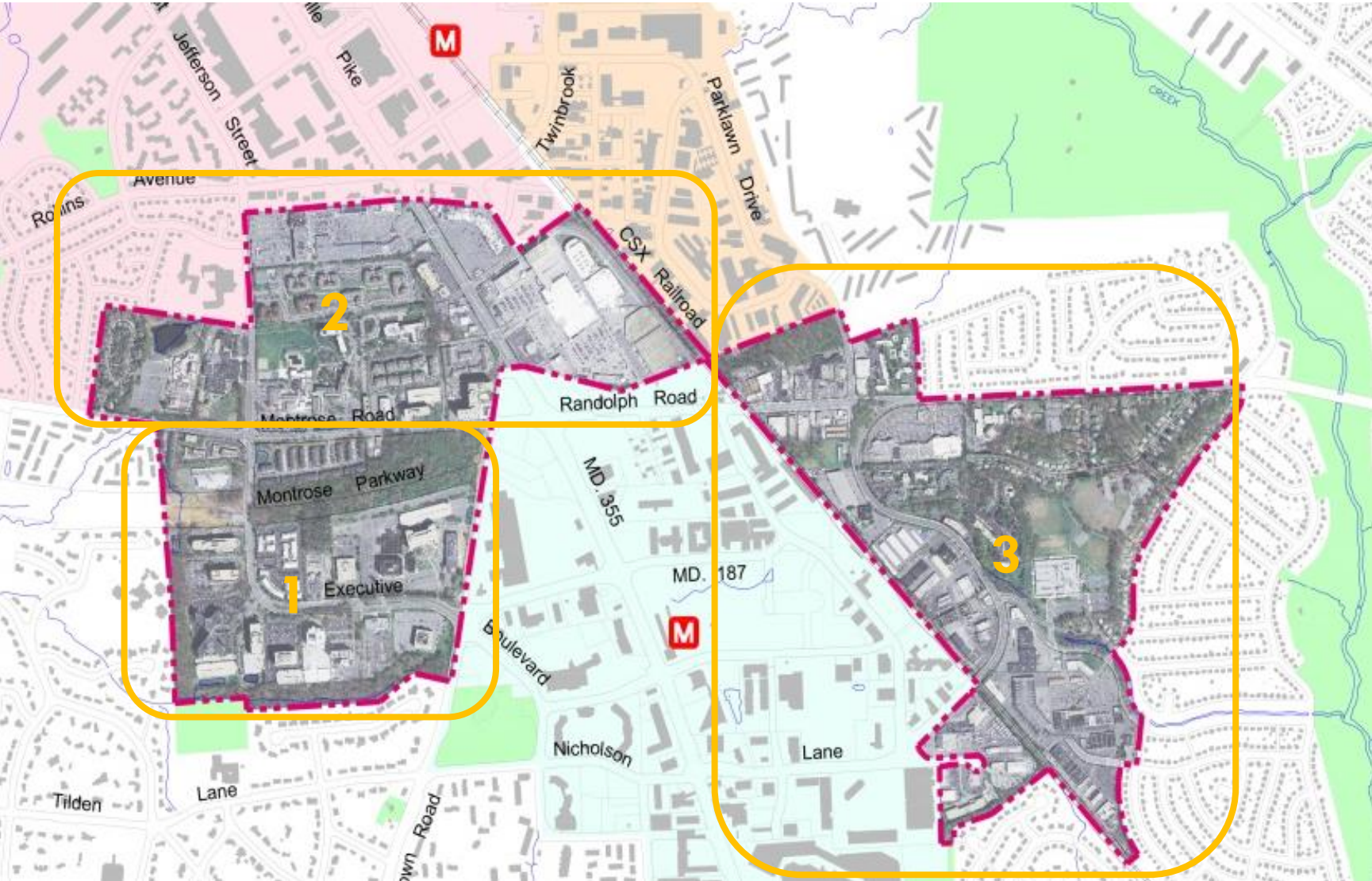
November 18, 2015: Transportation-Policies and Modeling



December 9, 2015: Parks and Open Space



# Property Owners





## Federal Realty Investment Trust



# Federal Realty Investment Trust

## Overview

- Equity REIT founded in 1962
- Publically Traded
- Based in Rockville, MD, offices in Philadelphia, Boston, San Jose and Los Angeles
- 89 retail focused properties in high-barrier to entry markets totaling around 20m SF
- \$5.1b in assets (June 2014)
- \$447m in operating income (2013)



**Wildwood Shopping Center**

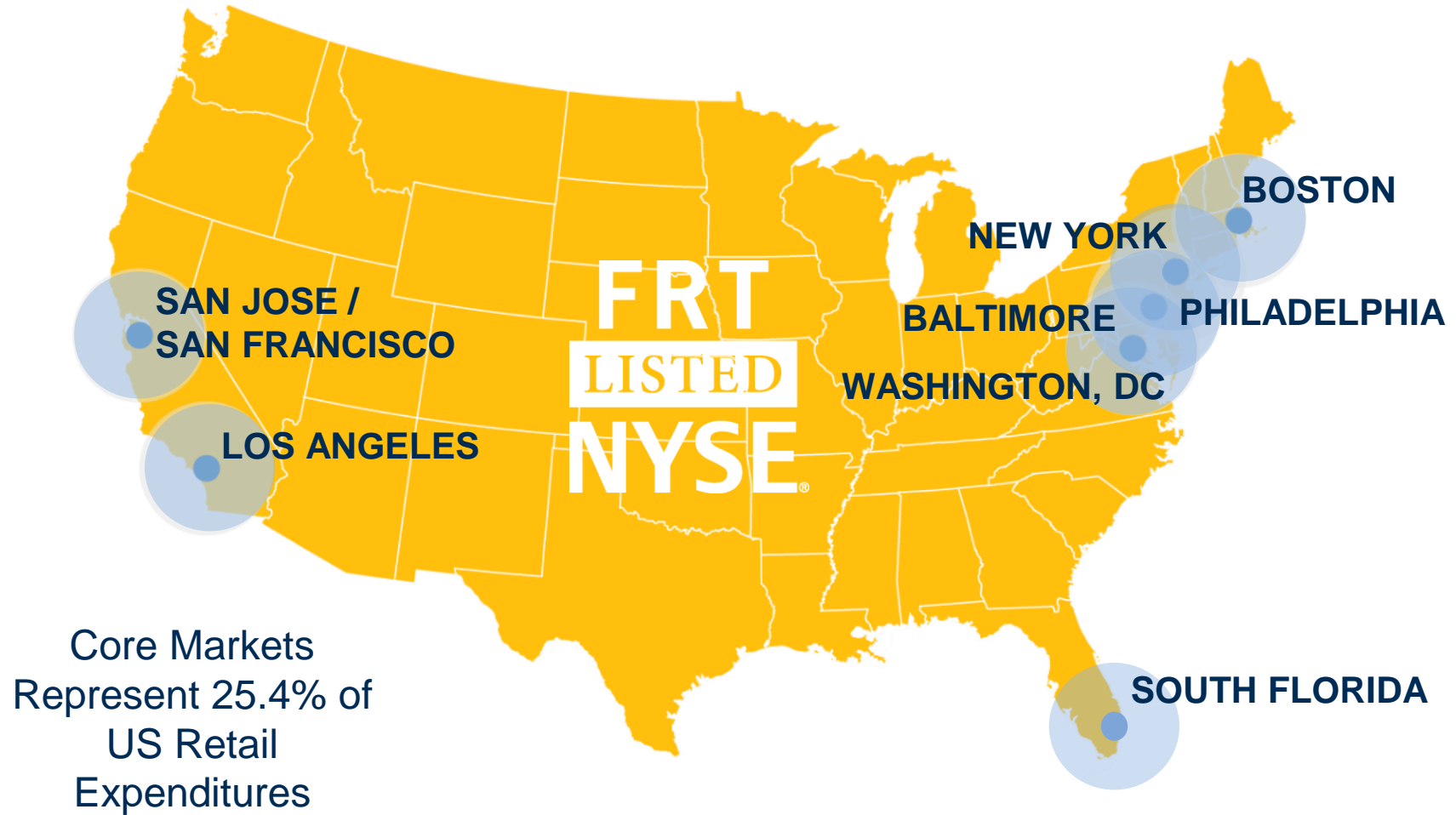


**Pentagon Row**



# Core Markets

## Strategic Metropolitan Markets





# Pike District

## North Bethesda, MD



# Montrose Crossing

North Bethesda, MD



## Montrose Crossing Summary

- 363,504 square feet
- 34 acres
- 1,495 parking spaces
- Original owned by Giant
- Purchased by Federal Realty in 2011
- Largest Tenants:
  - Giant (73,000)
  - Bob's Discount Furniture (61,000)
  - Sports Authority (48,070)



# Montrose Crossing

North Bethesda, MD



# Site Plan

## North Bethesda, MD



# Montrose Crossing

## Full Build Out

### Master Plan – Full Build

January 04, 2016



# Federal Realty

## INVESTMENT TRUST



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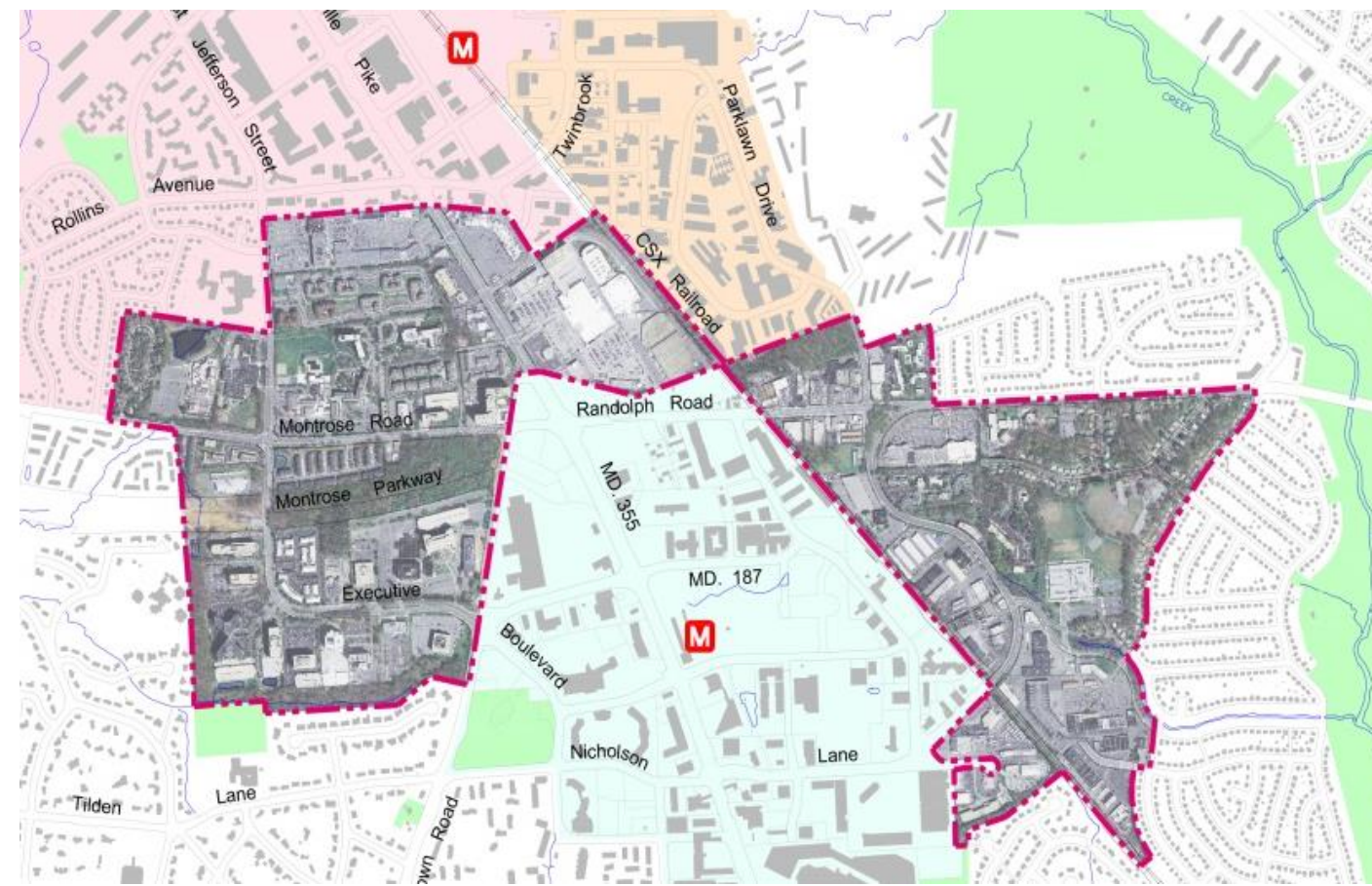
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# Homeowners and Civic Associations



Randolph Hills Civic Association

Garrett Park Citizens Association

Cherington Homeowners Association

Luxmanor Citizens Association

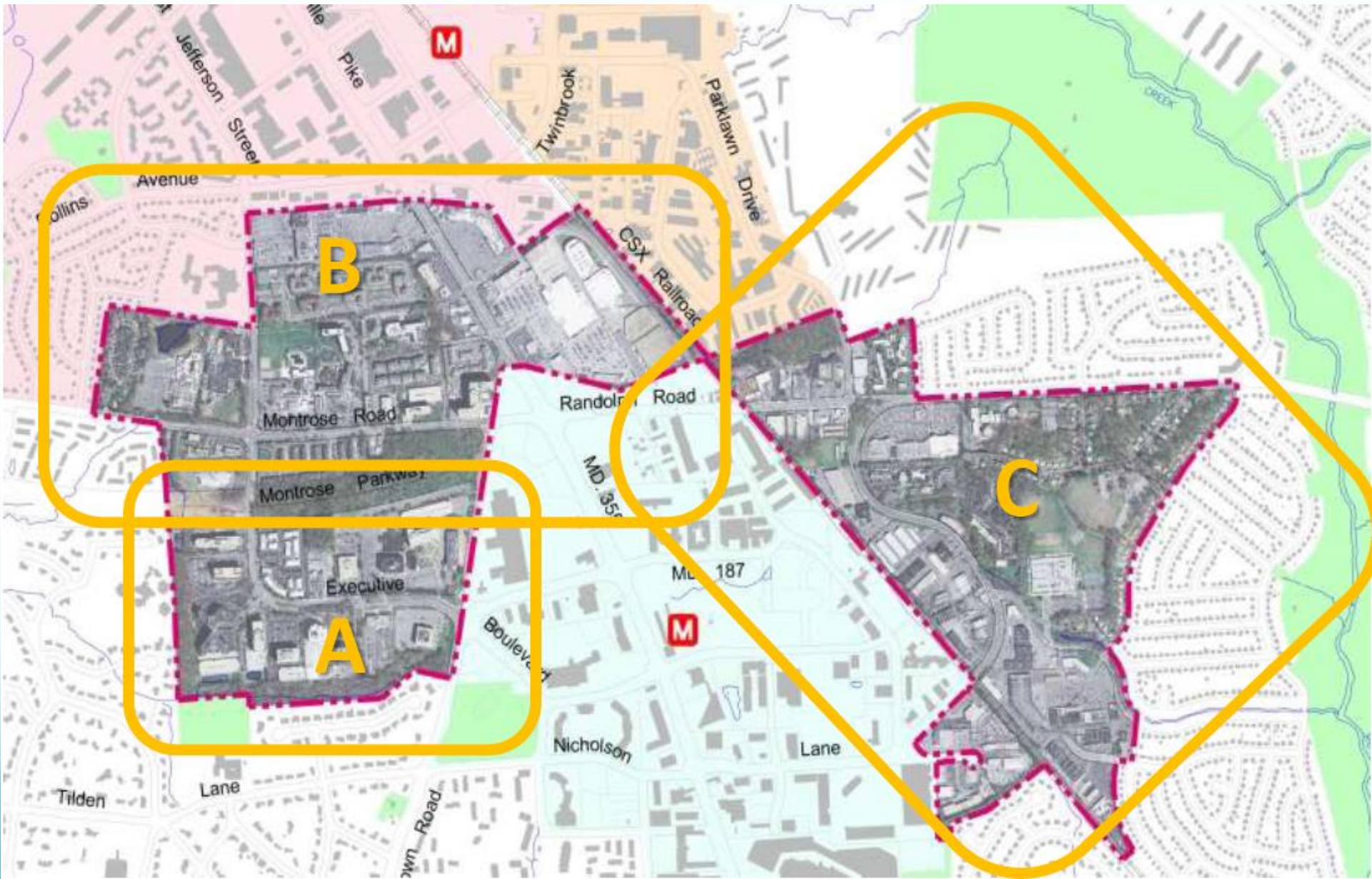
Others

# Randolph Civic Association and White Flint 2

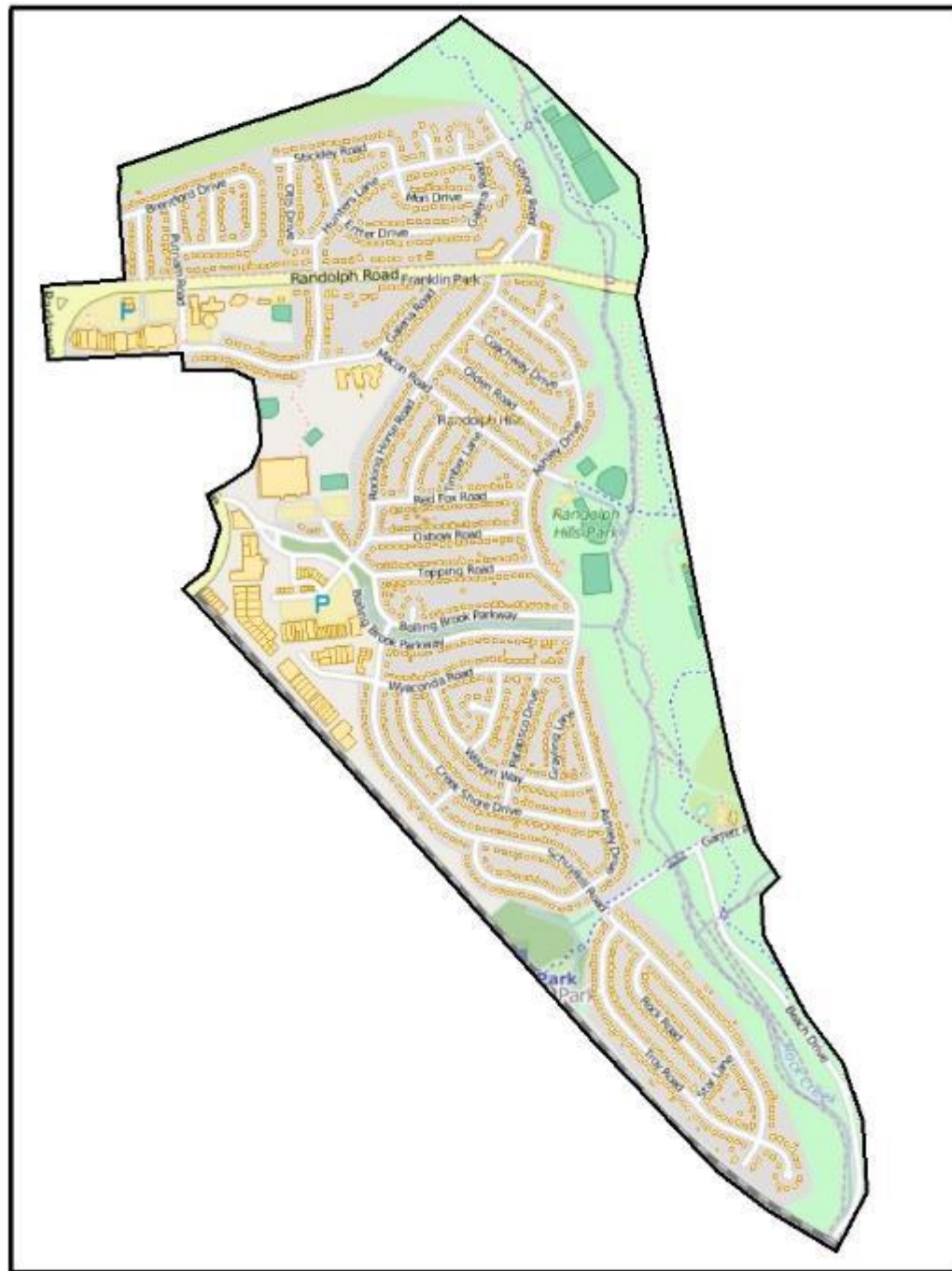
February 1, 2016



# RCA-Land (block C)



The Randolph Civic Association, incorporated in 1958, represents 1,300 mostly single family homes in: Montrose Park, Franklin Park, Randolph Farms, and Randolph Hills



# Vision, Image and Character

- Transition area from the high density in WF1 to quiet residential streets with multi-model access to nearby commercial businesses, and parks.
- WF2 presents an opportunity to help develop a more central “sense of place” within RCA-land.



# Transportation and Connections

- Walkable/bikeable connections to Pike District/White Flint Metro
- BRT stop servicing neighborhood to Pike District/WF Metro
- Road improvements at Parklawn and Randolph
- Road improvements at Boiling Brook and Rocking Horse



# Parks and Open Space/Public Facilities

- Pocket park at Putnam and Macon
- Park at Rocking Horse Road Center
- Polling place and activity building at Rocking Horse Road Center
- “Town Center” in Randolph Hills shopping Center.



# Land Use/Density

- Commercial/residential zoning at Randolph Hills Shopping Center
- Montrose Church Townhomes
- Loehmann's Plaza redevelopment
- Montrose East Parkway



Thank You!

## Garrett Park Citizens Association

Good evening. I'm John King; I'm a member of the White Flint Implementation Advisory Committee and I'm speaking for the Garrett Park Citizens Association tonight.

I want you to remember 3 numbers: 1260, 760, 760.

Specifically, 1260 elementary school students, 760 middle school students, 760 high school students.

That's the number of students projected to join the Walter Johnson schools, from developments approved since 2000 – assuming at least a few thousand units are built in the three near-term developments of White Flint 2, Rock Spring, and WMAL Towers.

1260, 760, 760.

Those are at least two elementary schools' and a middle school's worth of students. Those are enough high school students for a major high school addition or an additional high school. They mean a huge difference in the quality of life for Garrett Park and all the other communities in the Walter Johnson cluster.

And what school sites has the WJ cluster obtained from all these developments? No high school site. No middle school site. And a single elementary school site. Even that's not certain, because the obtainable site in the White Flint 1 plan shrank after the County Council approved the plan. It's a barely manageable size only if the planners restore it to the size it was in the White Flint sector plan.



# Garrett Park Citizens Association

## Why our Schools Aren't Keeping Pace

1. How has this happened? Part of the problem is that land is exceedingly scarce – but we can't let that stop us. Since before 2000, every new school site has come from dedication from developers. Down-county infill development rarely offers this opportunity. Land here is growing scarcer and more expensive. We need you to reserve land now, while it's still available.

2. And part of it has happened because the County has looked at school needs plan-by-plan. Neither the North Bethesda-Garrett Park Master Plan nor any of the subsequent plans in our cluster looked at the cumulative total of students in the cluster and examined whether land should be reserved for a secondary school (1).

We need you to consider the total number of students projected for the cluster under all development plans – including the three near-term plans – even if no one developer generates enough students for a school. We are about to be thousands of students behind in obtaining school facilities for our children. We need you to use these plans to catch up.

Thousands of children. Children from Garrett Park and throughout our cluster. 1 260, 760, 760.

(1) For example, the White Flint 1 sector plan said that “new middle . . . school students can be accommodated at the existing . . . middle school facilities”. That statement may have been true about the 381 MS students projected for the plan but certainly not the 547 MS students projected for plans from 2000 – 2010.

## Garrett Park Citizens Association

3. Another reason our schools aren't keeping pace is that some prior plans have simply assumed that MCPS can reopen closed schools in the Walter Johnson cluster. However, none of these are big enough for a middle school (2). And several are too small for an elementary school, even by "urban school" standards(3). The rest are occupied. Would the Planning Board find land for them, to relocate these facilities? Would the County Council pay the \$28 – 35 million it customarily takes to reopen former elementary schools? It's often no cheaper to reopen these schools, and moving the current users requires land or other space.

But, don't get me wrong – Garrett Park wants to pursue all options. If you and the Council would like to take a nimble and flexible approach to this, guaranteeing land and additional money for the transfer, we're all ears. Otherwise, the reopening of a closed school in the WJ cluster should not be part of the staff's recommendation for the near-term plans. We need complete answers, about fully equipped, educationally appropriate sites.

(2) MCPS regulations require a minimum useable site size of 15.5 acres for a middle school.

(3) MCPS regulations require a minimum useable site size of 7.5 acres for an elementary school.

## Garrett Park Citizens Association

So here’s what our kids need before the approval of the three upcoming plans:

1. Land for one or two educationally appropriate elementary schools – before the WMAL plan is approved.
2. Land for an educationally appropriate middle school – before either of the White Flint 2 or Rock Spring plans is approved or an equivalent amount of money.

How? Specifically, as you contemplate schools during the White Flint Sector Plan 2 and, simultaneously, the Rock Spring Master Plan, we ask you:

(A) Please determine, early in the planning process, how to provide additional school space and resources for the Walter Johnson Cluster. A successful result depends on early decision-making, before development decisions are set in stone, and a series of interactions between the Planning Staff, MCPS, and the community.

(B) Begin the process of looking beyond sector boundaries when considering the schools and community facilities needed in an area. It well may be that no one plan will generate enough students for a secondary school, but collectively they will. Please track these needs, and meet them, on a comprehensive basis.

## Garrett Park Citizens Association

(C) Ask for dedications and proportional payments for land from the developers.

Planning staff should not stop asking for contributions toward land (as opposed to impact taxes or facility payments). Dedication from a developer, and proportional payments toward land from other developers, will maintain the County policy of obtaining school land from development plans.

This is the time to act so that the White Flint 2 and Rock Spring plans help the County schools Keep Pace with development. So that the County provides Adequate Public Facilities for its students. So that it meets the needs of Garrett Park's children, and children throughout our cluster.

1260.760.760.

Thank you.

## Cherington Homeowners Association

The Cherington Homeowners Association represents owners and residents of the Cherington neighborhood located between Montrose Road and Montrose Parkway and East Jefferson Street and Stonehenge Place. Our community is adjacent to the area that could be used as an urban greenway park along the existing Montrose Bikeway should the County decide to implement this project.

Our community strongly supports construction of an urban greenway park between Montrose Road and Montrose Parkway.

The area closely fits with the County's definition of an urban greenway. It would occur along an existing right of way — the Montrose Bikeway — which is a significant east-west bikeway. According to County documents the Bikeway could be extended all the way to the Rock Creek Trail. This urban greenway has area that can be used for linear parks along the bikeway, thereby enhancing the bikeway. It would include space for vegetative ground cover and trees as well as trails and wide walkways and bikeways and could include other recreational and natural amenities.

Currently the existing area is an eyesore. It has been a homeless encampment and is used as a garbage dump, presenting a potential health hazard to our residents.

Our community hopes the County will proceed with this greenway and will work with our community to ensure that the greenway has no adverse impacts on our community.

## Luxmanor Citizens Association

Good evening. My name is Christopher Koegel and I am here today representing the Luxmanor Citizens Association.

Founded in 1938, the LCA serves the residential neighborhoods of Luxmanor, Windermere and The Oaks, an area bounded roughly by 1-270, Old Georgetown Road, Montrose Road, and Tilden Park. Our communities include over 800 households and 2,000 citizens. Our children attend Luxmanor Elementary School, Tilden Middle School, and Walter Johnson High School. And our citizens vote; voter turnout at our precincts is consistently among the highest in the county.

LCA's Executive Board asked me to present their concerns with the White Flint 2 Sector Plan here tonight. More than anything else, it all boils down to our concern that the County is struggling mightily to provide basic services and infrastructure for those who already live here. We need to see that the County can sustain and support those who already live here, before it allows further residential, high-density development that will bring even more residents to our area. Infrastructure first, then development.

The two most visible examples of the County's struggles right now are the schools and traffic. Montgomery County has a reputation for strong schools, but we are concerned that the quality is slipping. Right now, many of the grades in our schools are perilously close to 120% capacity.

## Luxmanor Citizens Association

In some cases, the only reason they are not above this building moratorium threshold is because “phantom” classrooms that do not really exist have been created in the County budget. And we have heard that the County is considering allowing grades and schools to go up to 140% capacity. That is simply not acceptable.

Perhaps more troubling than the capacity issue is just the size of our schools. Our schools are all either well above, or projected very soon to exceed, state guidelines for school student population size and classroom size. Among other things, this results in fewer extracurricular opportunities for students and less individualized attention for each student.

The situation is beyond critical and our residents are fed up. Before the County even thinks of adding more students into this already overburdened system, it needs to take care of the students it already has. Allowing even more high-density development to this area is simply a recipe for disaster.

The traffic situation is no better. Our roads are packed to the gills and crumbling. Fantasizing that every new resident will take a Bus Rapid Transit system that not only does not yet exist, but isn't even funded, will not make this problem simply vanish. It is also nothing more than wishful thinking to imagine that each new resident will walk or bike everywhere they go.

## Luxmanor Citizens Association

Instead, allowing high-density development will only make Rockville Pike, Old Georgetown Road, Tuckerman Lane, and other major thoroughfares that much more miserable to traverse. Even if some new residents rely heavily on Metro, that system is overburdened as well. During rush hour, many residents in our communities cannot get a seat when a train arrives.

The County's struggle to provide basic services was put into stark relief just last week, as it took over four days before it was able to plow most of the roads in our neighborhood. This left many of our residents in danger of not receiving timely emergency services should the need have arisen.

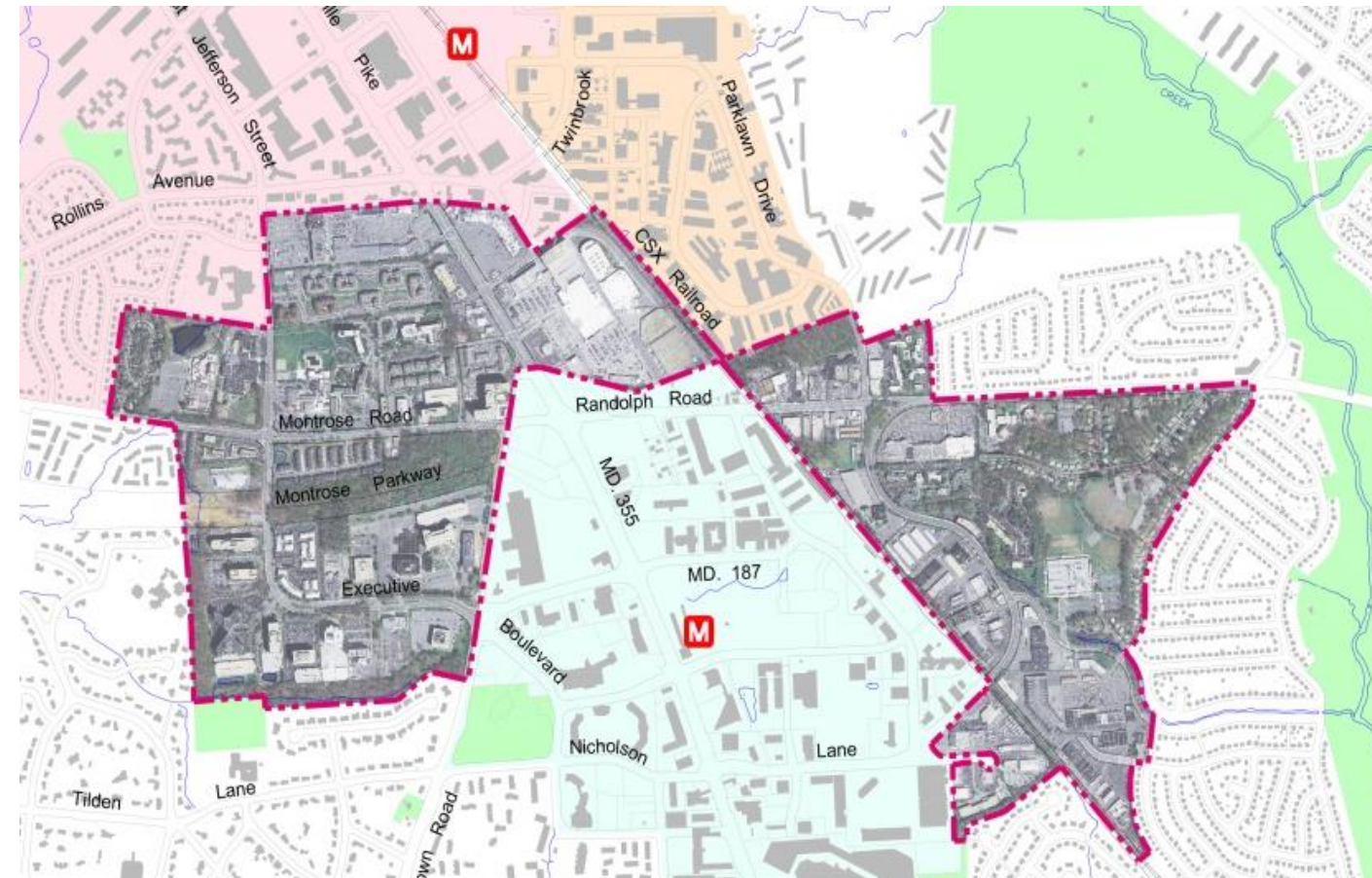
Similarly, our residents are concerned that our existing water, sewer, and gas utility infrastructure cannot handle any more development. Last week's snowstorm was the first time in more than 16 years that our neighborhood has not lost power in a major storm. This is not exactly a ringing endorsement for Pepco's infrastructure.



## Luxmanor Citizens Association

These concerns are perhaps surmountable. But watching the County plow ahead even as we sit in traffic on crumbling roads and our children are forced to attend woefully overcrowded schools does not inspire confidence. So, we would feel much better if the County pumped the brakes on this a little. We ask that the White Flint 2 Sector Plan be slowed down until the County gets a much better handle on the issues of school overcrowding and traffic congestion. Or at the very least, proceed only with those aspects of the Sector Plan that address infrastructure concerns, like building wider roads, installing pedestrian access from the Luxmanor neighborhood into the White Flint 2 area, and building safer bike paths. Thank you for your consideration.

## Other Stakeholders



Friends of White Flint

Sierra Club, Montgomery County

Others

## Sierra Club

My name is Michal Freedman and I am here as a Member of the Executive Committee of the Montgomery County Sierra Club. My testimony focuses on Executive Boulevard, which is an area that I know particularly well, having worked in offices there for many years.

Executive Boulevard is currently composed almost exclusively of office buildings, with a high, nearly 1/3 vacancy rate. It is far from being a mixed-use area. Instead, despite its proximity to shops, including multiple grocery markets, and metro, it is emptied of people on evenings and weekends. There would be enormous benefits to expanding its use to include substantial numbers of residential units, particularly affordable housing.

Sierra Club nationally and Sierra Club Montgomery County have made increasing density near public transit, and increasing affordable housing in particular, a key element of our agenda to increase energy efficiency and help mitigate accelerating climate change.

For many years we have known that human beings are doing devastating damage to our planet from using fossil fuels. In 2007, Montgomery County was one of only 12 counties nationwide to pledge to reduce global warming emissions by 80% by the year 2050. Short term, emissions were to be reduced by 10% by 2015.

## Sierra Club

Where does Montgomery County now stand? In March 2015, the Department of Environmental Protection (DEP) found energy use has been increasing and the County is now about 15% behind in achieving its goals.

It is thus all the more important that the White Flint 2 and other County Plans help reverse this wrongful trend. Planning for adequate affordable housing in the White Flint 2 area can play a role. Transportation is one of the three largest contributors to global warming, and it is growing as a share of rising CO<sub>2</sub> emissions. Studies show that we cannot reduce transportation-related carbon emissions through vehicle and fuel technology alone. We must find ways to reduce vehicle miles driven. According to the Sierra Club National, “placing new development within already built areas reduces vehicle miles driven by as much as 61% and CO<sub>2</sub> emissions by 50%.” Manhattan has the lowest carbon emissions per capita of any U.S. city because it is so dense and because car use is so low.

The energy benefits are even greater when affordable housing is included in housing near public transit. Increased affordable housing means even more reliance on public transit because people who qualify for affordable housing use cars less than more affluent people. And because people who are not affluent drive older, less fuel-efficient cars, their use of public transit replaces even more carbon-intensive miles with clean miles. Thus, one of the most obvious way of reducing automobile dependence, reducing the number of vehicle miles driven, and reducing carbon emissions is providing adequate affordable housing near metro stops, like in White Flint 2.

## Sierra Club

And equity necessitates more affordable housing. According to the Montgomery County Housing Policy statement of 2012, 27% of County households make less than \$50,000. Most of these people do not live in poverty, but they can't afford average rents in the County. As the Montgomery County Department of Housing and Community Affairs reports, less than 4% of housing is "Moderately Priced Development Units" or affordable housing. That leaves a large gap.

In sum, we should plan for additional residential units in White Flint 2 along Executive Boulevard, and especially adequate affordable housing, not only because we must build our communities for all people, but because doing so will contribute to reduced carbon pollution, which is essential for all of our futures.

## WJ Cluster and SSP

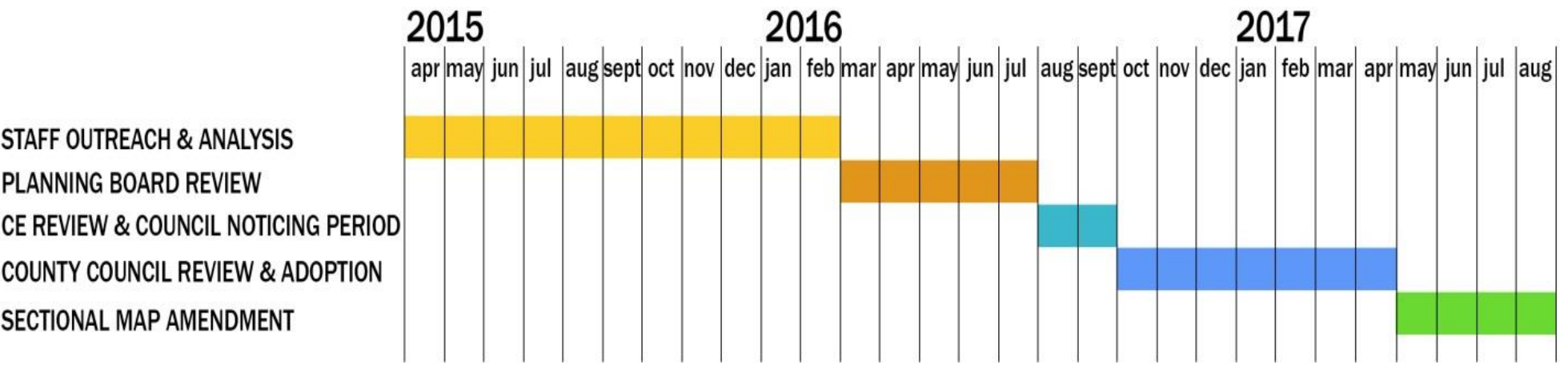
### Walter Johnson Cluster Roundtable

- January-May 2016
- June 2016-report to the Board of Education and Interim Superintendent

### 2016 Subdivision Staging Policy (SSP)

- February & March 2016: Worksessions on Draft LATR/TPAR
- February 2016: Draft Status Report on General Land Use
- March 2016: Draft School Test & Impact Tax Recommendations
- April/May 2016: Working (Staff) Draft
- May 2016: Public Hearing on the Working (Staff) Draft
- June/July 2016: Worksessions on the Working (Staff) Draft
- August 1, 2016: Planning Board Draft and Resolution (Due to the Council)

# Project Schedule and Next Step



## Future WF 2 Meeting

- Illustrated Concept
- Development scenarios and school impact