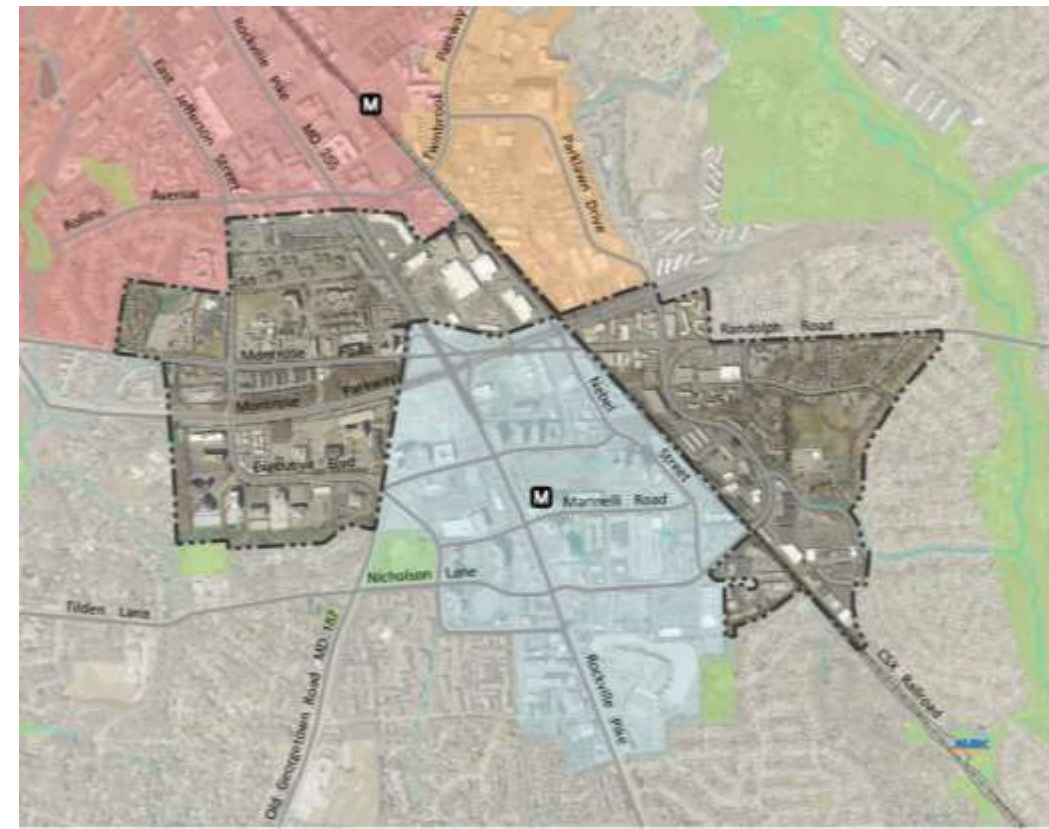


Public Forum-Part II: June 20, 2016



Tonight's Agenda

- I. Schedule and Next Steps

- II. Presentations
 - i. Abbe Milstein (Luxmanor)
 - ii. Matt Tifford (Randolph Hills)
 - iii. Liz King (Walter Johnson cluster)
 - iv. John Carter

Project Schedule and Next Steps

June

June 6, 2016	Public Meeting: Joint meeting with MCPS
June 20, 2016	Public Meeting: Property owners and Civic/Homeowners-Part II
June 30, 2016	Planning Board Briefing on the Adaptive Reuse Study (Bolan Smart)

July

July 11, 2016	Public Meeting: Preliminary Recommendations
July 28, 2016	Planning Board: Preliminary Recommendations

September

September 8, 2016	Staff/working draft to the Planning Board
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October

Public Hearing

Public Forum-Part I (February, 2016)

Master Plan - Full Build January 04, 2016



Property Owners

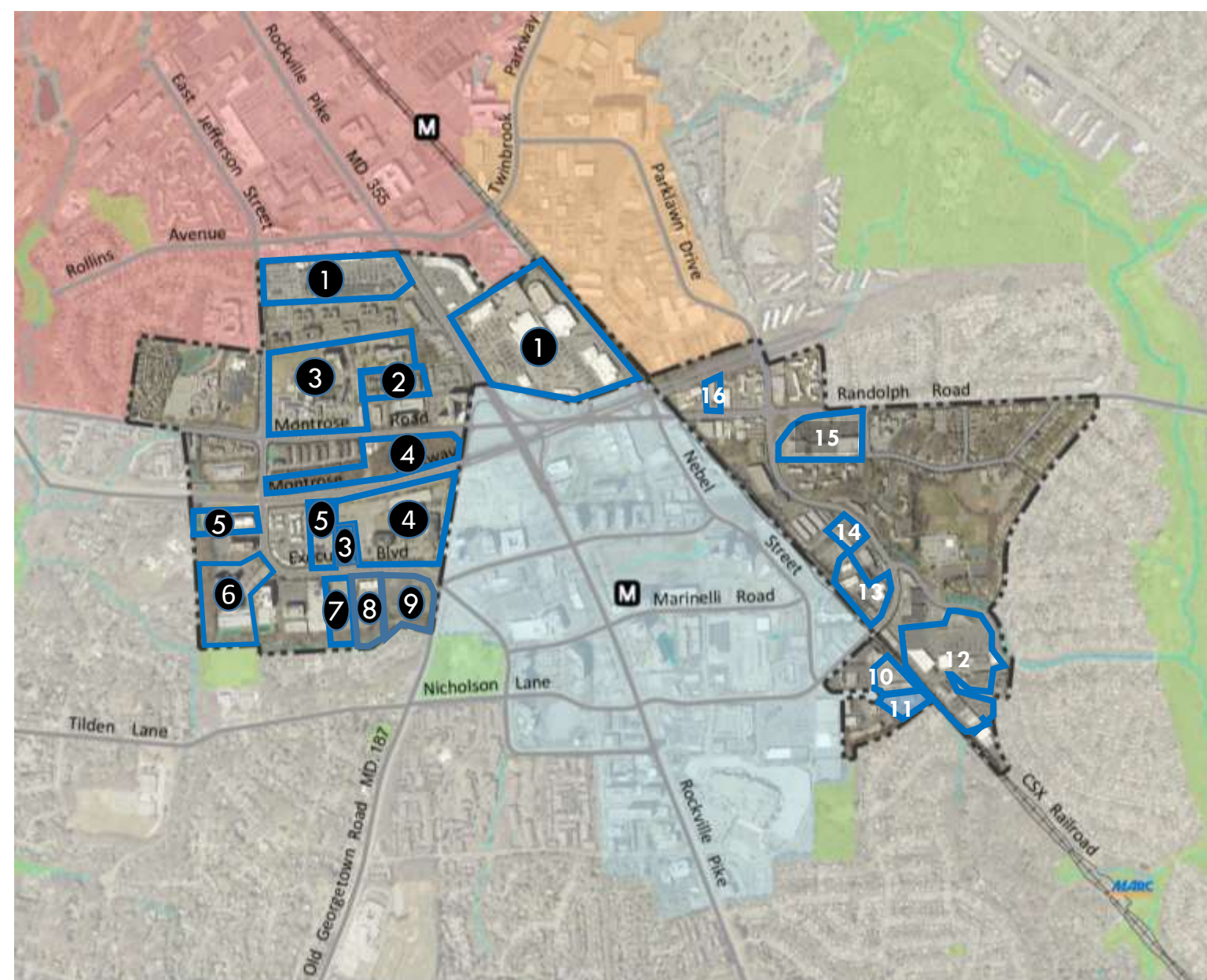
- Federal Realty
- JCC
- Randolph Hills Shopping Center
- Jordan Silverman

Civics and others

- Garrett Park Citizens Association
- Cherington Townhouses
- Luxmanor Citizens Association
- Randolph Hills Civic Association
- Sierra Club (Montgomery County)
- Friends of White Flint

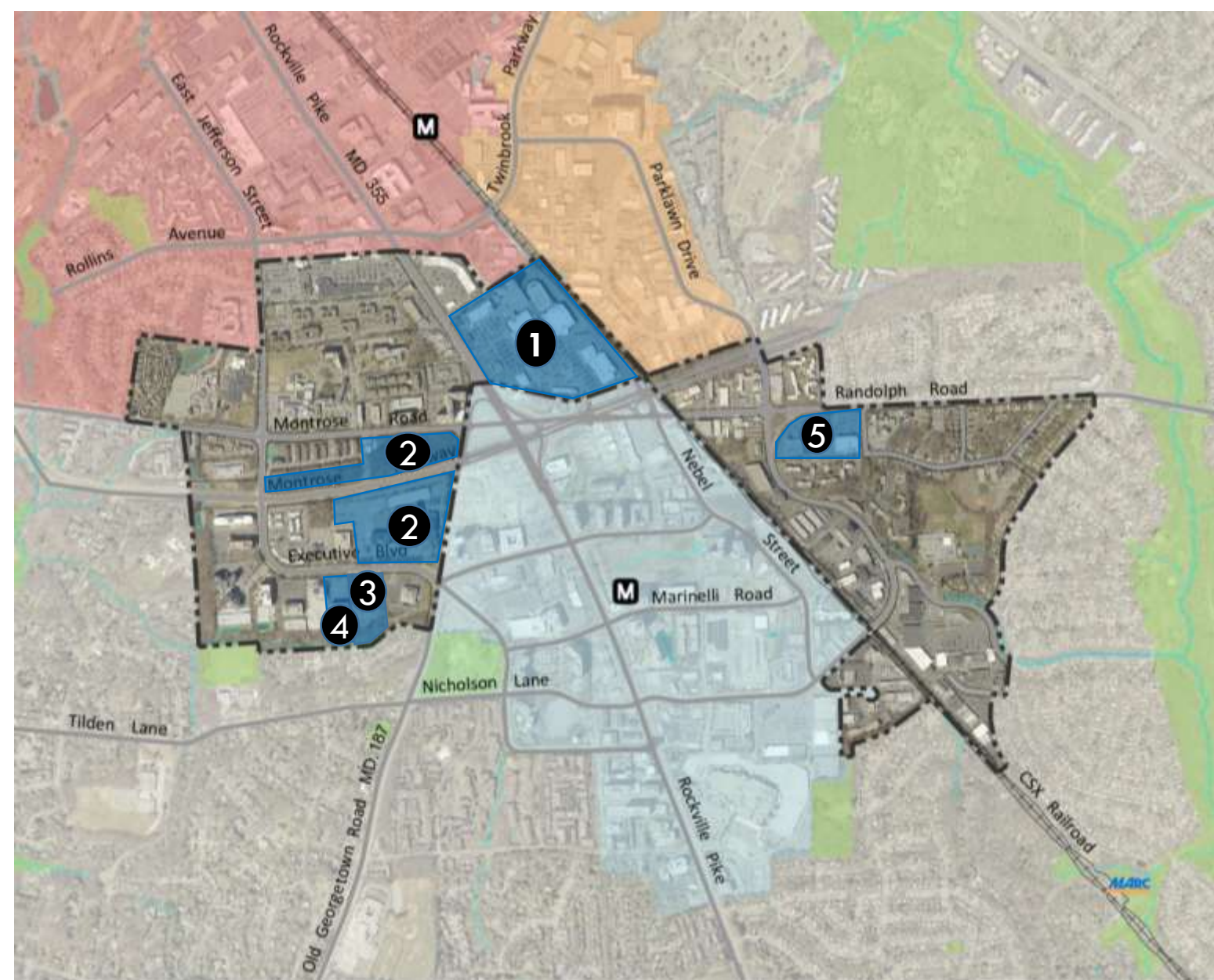
Federal Realty Investment Trust: Montrose Crossing

Meetings With Property Owners



1. Federal Realty: Montrose Crossing and Federal Plaza
2. The Morgan Apartments
3. JCC Properties: Main Campus, 6101 Executive Boulevard, and 6101 Montrose Road
4. Wilgus and Willco properties
5. Kaiser Permanente: Mid-Atlantic Headquarters and lab
6. 6120 and 6130 Executive Blvd.
7. 6010 Executive Blvd.
8. 6006 Executive Blvd.
9. 6000 Executive Blvd-Guardian Realty
10. 4935 Nicholson Ct.
11. 4900 Nicholson Ct.-Barwood
12. Randolph Hills Shopping Center
13. 11700 Parklawn Drive
14. 11820 Parklawn Drive
15. Loehmann's Plaza
16. 5465 Randolph Road

Property Owners with concept redevelopment plans



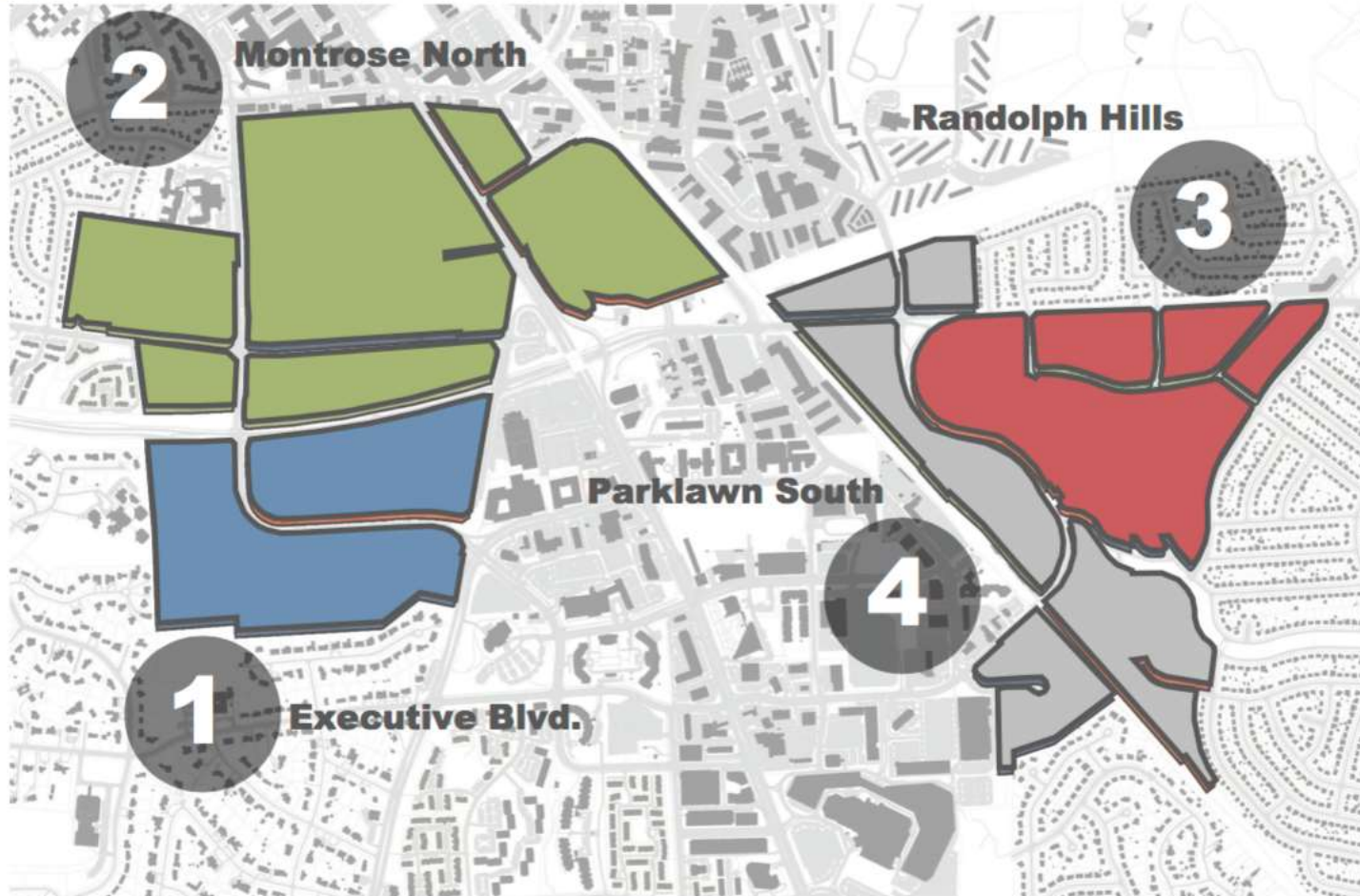
1. Montrose Crossing
2. Wilgus and Willco
3. 6006 Executive Blvd
4. 6010 Executive Blvd
5. Loehmann's Plaza

Randolph Civic Association and White Flint 2

June 20, 2016

RCA-Land (District 3)

Overall Districts



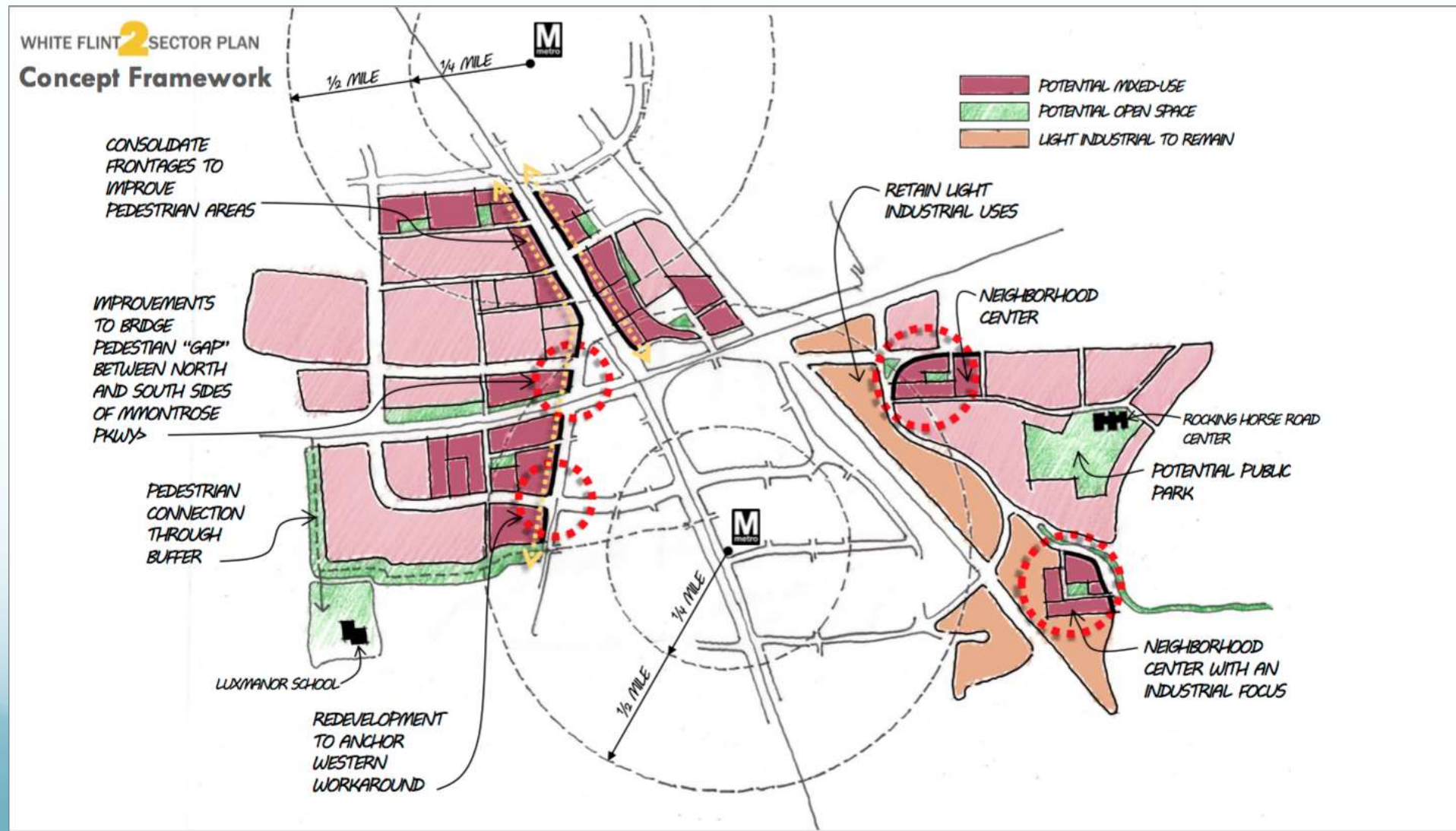
On February 4, 2016 the RCA presented this vision, image and character for WF2:



Vision, Image and Character

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

Concept Plan Presented...



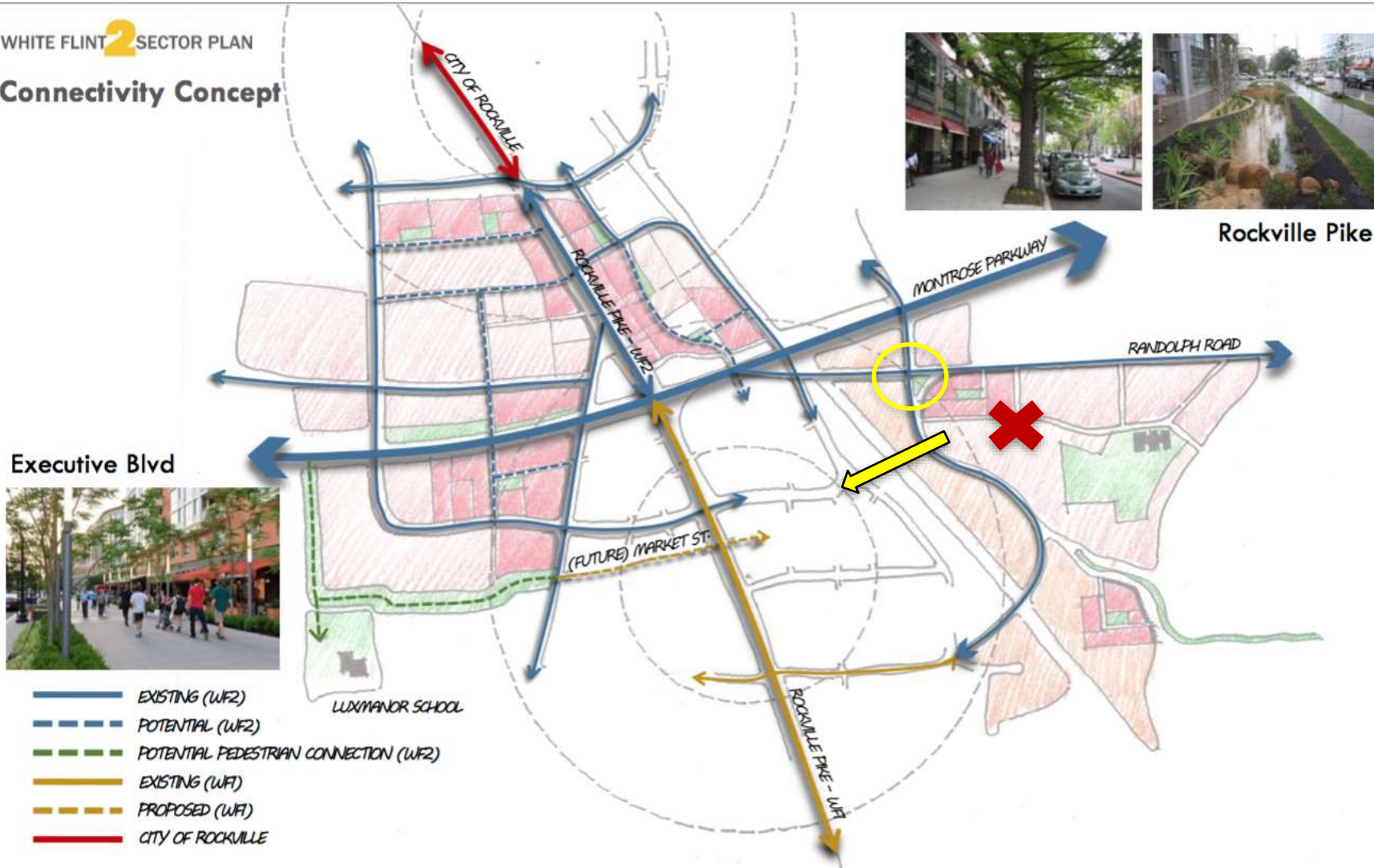
On February 4, 2016 the RCA presented this vision for transportation and connections for WF2:



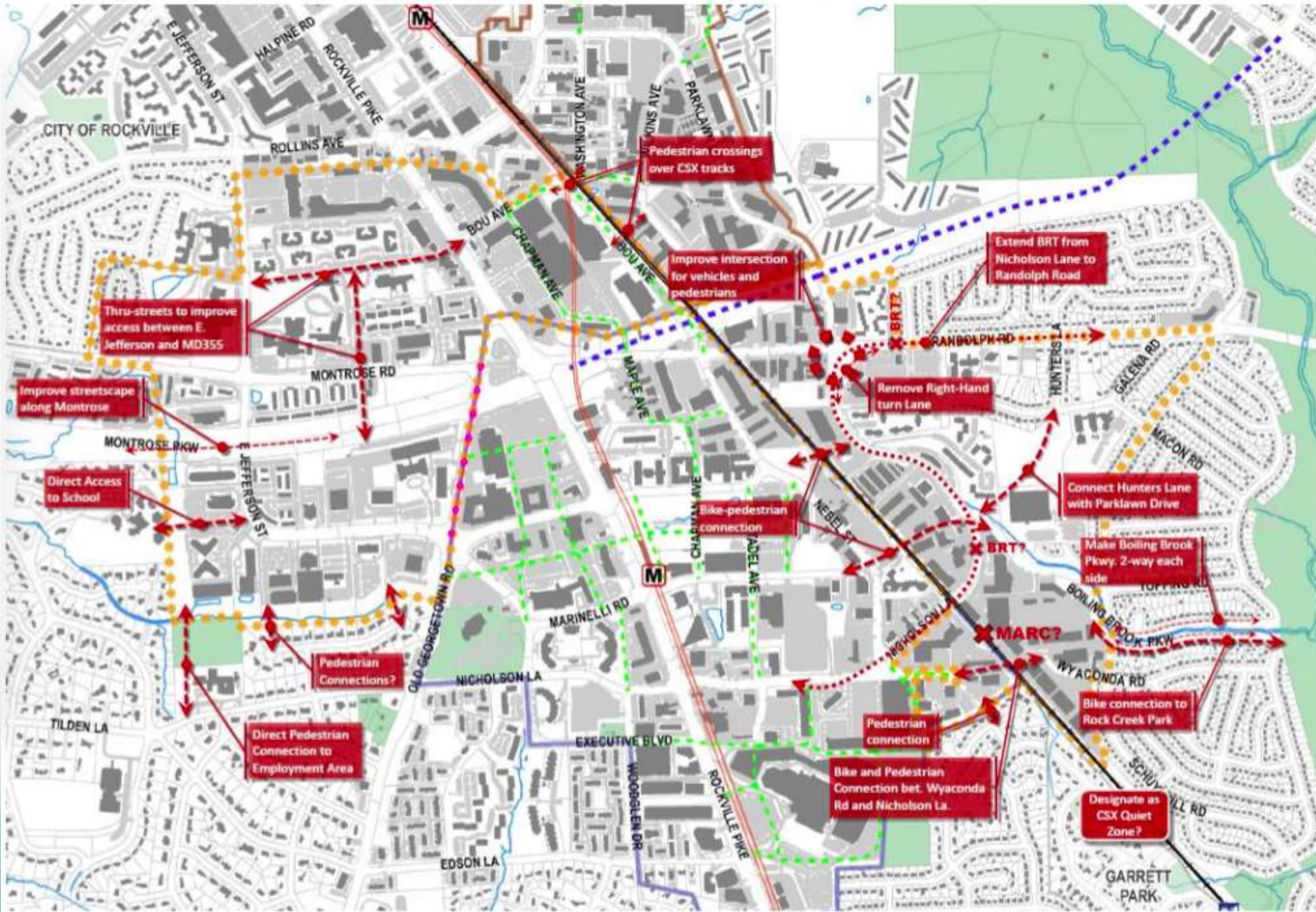
Transportation and Connections

- 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

Connectivity Concept



Potential WF2 Connections



Bicycle Stress Map

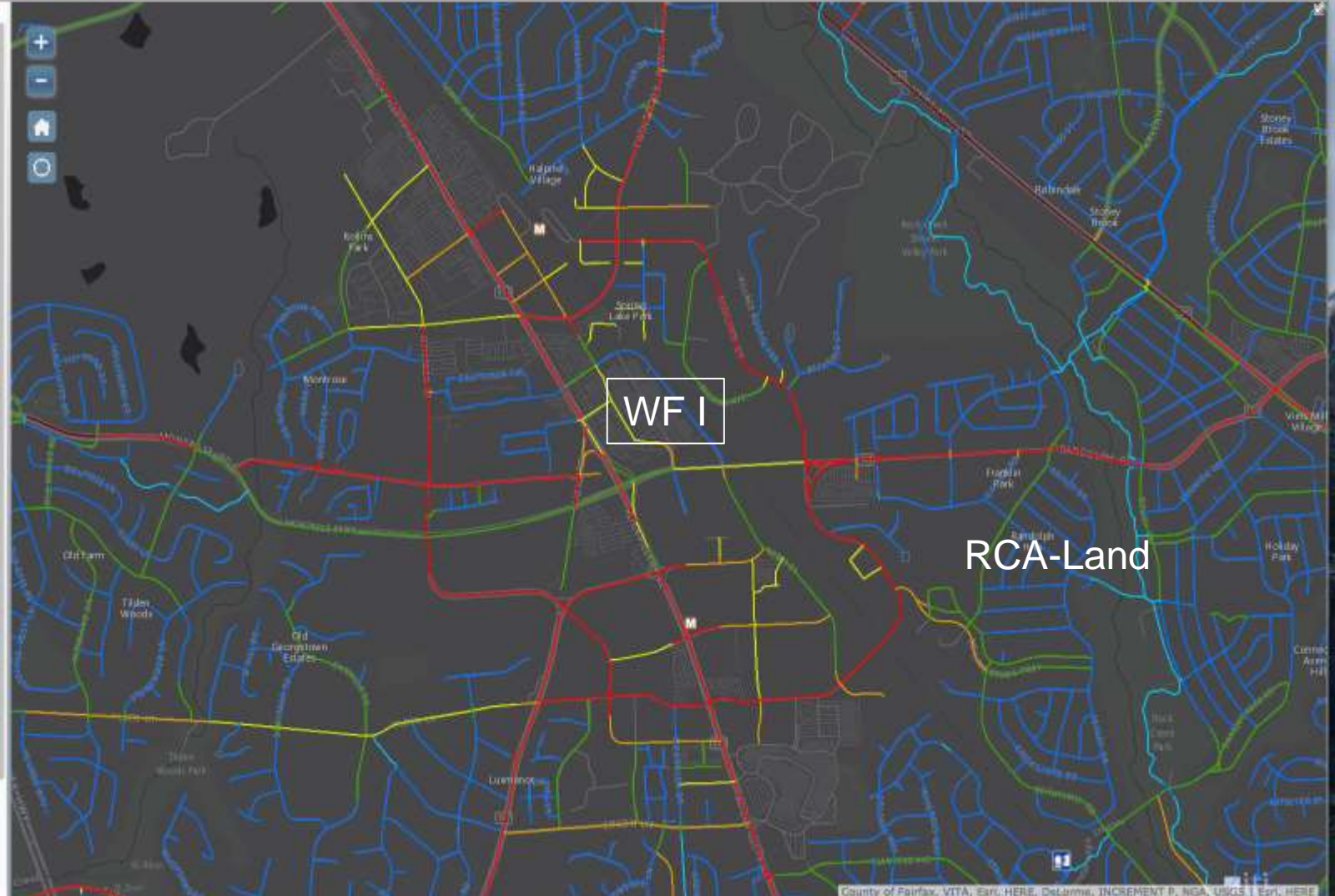
What is Traffic Stress? Stress Tolerance Levels Switch Basemap 11235 ashley drive

Stress Tolerance Levels

- Very High**
(very few adults will bicycle)
- High**
(few adults will bicycle)
- Moderate High**
(some adults will bicycle)
- Moderate Low**
(many adults will bicycle)
- Low**
(most adults will bicycle)
- Very Low**
(all adults & some children will bicycle)
- None**
(everyone will bicycle)

Video Examples

- HIGH STRESS**
Shady Grove Road
- MODERATE-LOW STRESS**
Security Lane
- LOW STRESS**
Muddy Branch Road
- NO STRESS**
Bethesda Trolley Trail



On February 4, 2016 the RCA presented this vision for parks and open space for WF2:



Parks and Open Space/Public Facilities

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

Open Space Concept



Urban Plaza



Urban Plaza



Neighborhood Green

Urban Plaza



Greenway



Neighborhood Green



Community Garden



Pedestrian Greenway



Urban Plaza

Land Use/Density

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





Thank You!

Liz King, on behalf of the Walter Johnson Cluster of PTAs

Cumulative Projected Impact of Developments Approved in Walter Johnson Cluster

Elementary

Middle

High

Total 2000- Present:

1098

696

676

WMAL/Rock Sp/Wh FI 2

WMAL

Expect Soon

195 SFHs, 135 TH units/DXs (MNCPPC)

Rock Spring MP (scenario 3):

Expect 2017

239 TH units, 2149 HR units

White Flint 2 SP (scenario 3):

Expect 2017

492 TH units, 4428 HR units

SFH units (195)

.323, .132, .154

63

32

30

TH/DX units (866)

.144, .064, .073

125

55

63

MR/HR units (6577)

.048, .020, .026

316

132

171

WMAL/Rock Sp/Wh FI2 Subtotals

504

219

264

Total with WMAL/Rock Sp/Wh FI 2:

1602

915

940

School Needs During Life of Plans

Elementary

Middle

High

Roundtable 30-Year Projections

5500

2750

3500

Rock Sp/Wh Fl 2 (scenario 3)

420

180

225

**Not included: Other 30-year
development, turnover, students
welcomed from other clusters**

Subtotal

5920

2930

3725

CIP Plan Capacity

**4500-4631
(guideline max)**

**2429
(guideline max)**

**2335
(until solution)**

Deficit

1289-1420

501

1390

Needed

2 schools

1 school

HS solution

Closed Schools

Questionable*

No

**Yes, but plans
mention for
other clusters**

Other Schools

**WF South shrank
WMAL considered**

*sites are very small, at 3.08 and 3.53 acres. 2 sites are schools – there’s no net gain of land if they are moved. 1 site is both small, at 4.54 acres, and requires moving the HOC to separate space – perhaps no net gain of resources if it is moved. The MCPS Chief Operating Officer estimates a cost of \$28-35,000,000 to reopen a closed elementary school to meet Code requirements and MCPS standards. That would mean no savings over new construction. No feasibility studies have been done on any site.

Methodology:

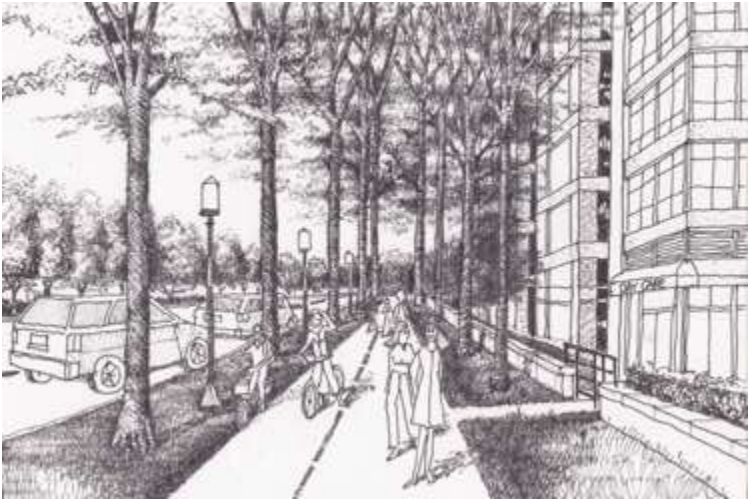
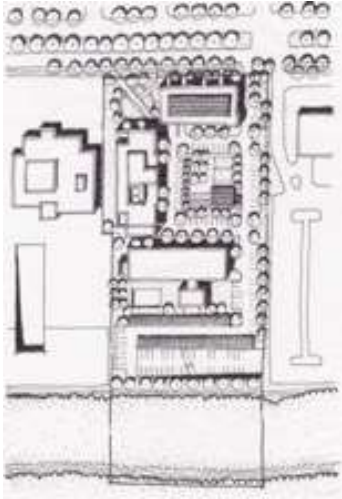
Dates in the first chart come from MNCPPC and Rockville planning records.

Units are figures used by Bruce Crispell, MCPS Division of Long-Range Planning in developing the enrollment figures for the Capital Improvement Program (CIP), except as otherwise noted.

Student generation rates are the rates provided by MCPS and MNCPPC. Rates used for 2000-03 are the 2004-05 student generation rates. I was unable to obtain the 2000-03 generation rates.

An Employment Center for the 21st Century

6010 Executive Boulevard



Placemaking, Connections, Energy and Environment

site area and location

6010 Executive Boulevard



6010 Executive Boulevard

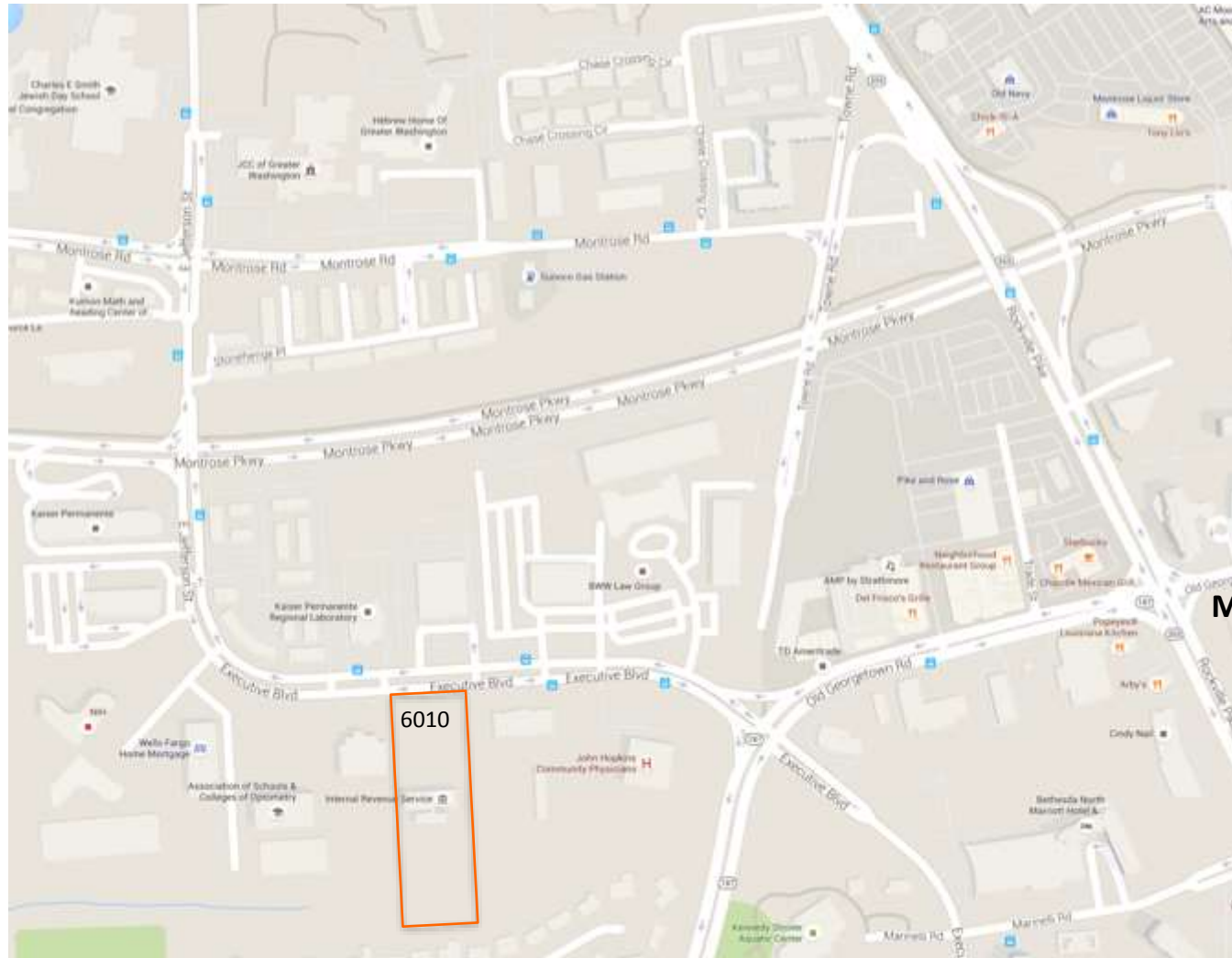
Site Area: 234,788 sf
Building: 100,126 sf
(0.43

FAR)

Land Use: Office

existing conditions

6010 Executive Boulevard



Existing Features:

- Streets
- Buildings
- White Flint Metro Station
- Streams

existing conditions

6010 Executive Boulevard

Existing Features:

- Existing Office Building (100,126 sf)
- Surface parking spaces
- Forest and stream area
- Adjacent office buildings
- Adjacent single family detached homes
- Buildings setbacks
- Executive Boulevard
- Adjacent parking structure



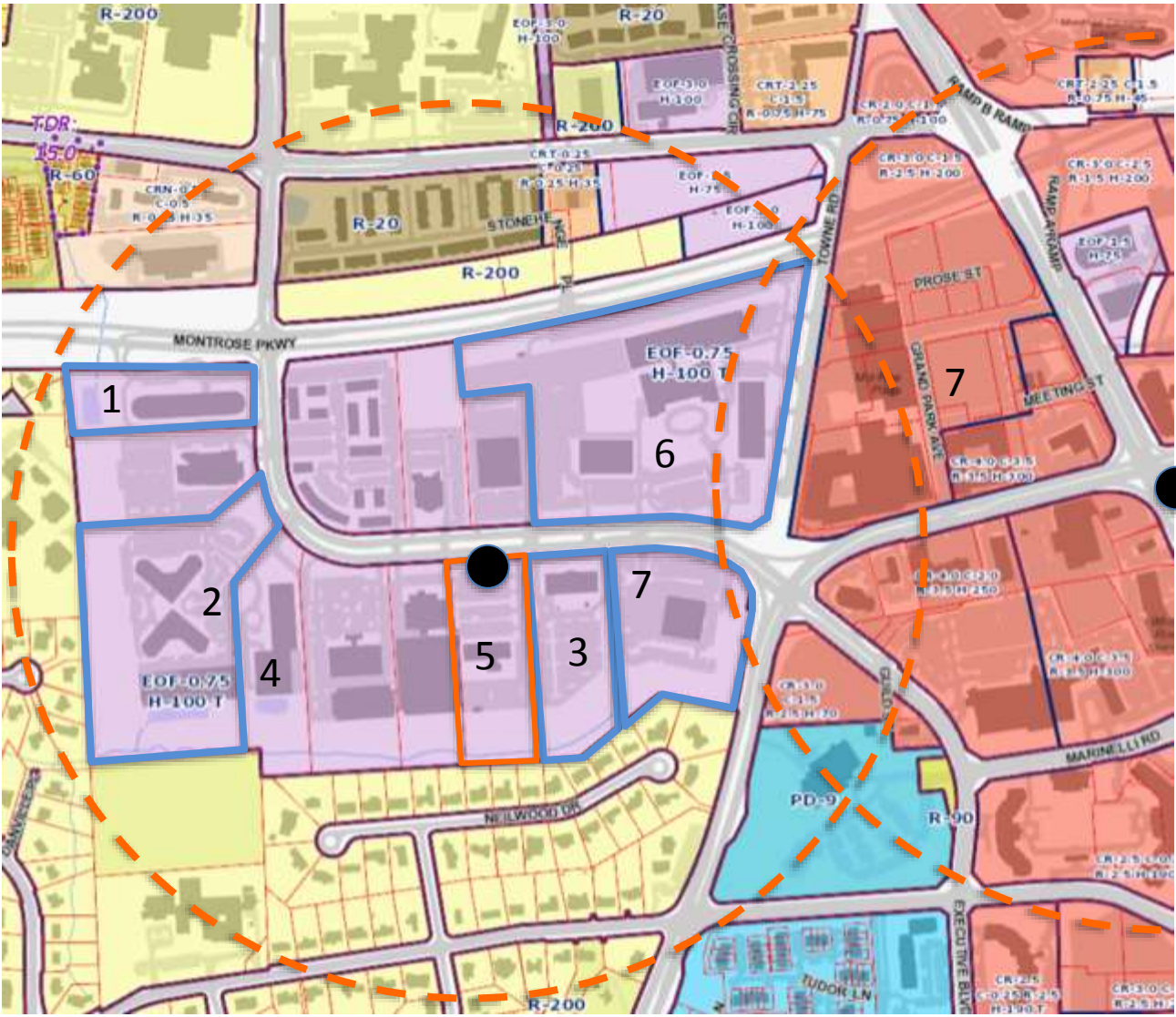
existing conditions

6010 Executive Boulevard



development activity

6010 Executive Boulevard



Recent Leasing Activity:

- 1. Kaiser Permanente
- 2. Monument Realty
- 3. 6006 Executive Blvd.
(Peel property)
- 4. WBCMT

Active Sites:

- 5. 6010 Executive Blvd.
- 6. Wilco
- 7. Guardian Realty

Under Construction:

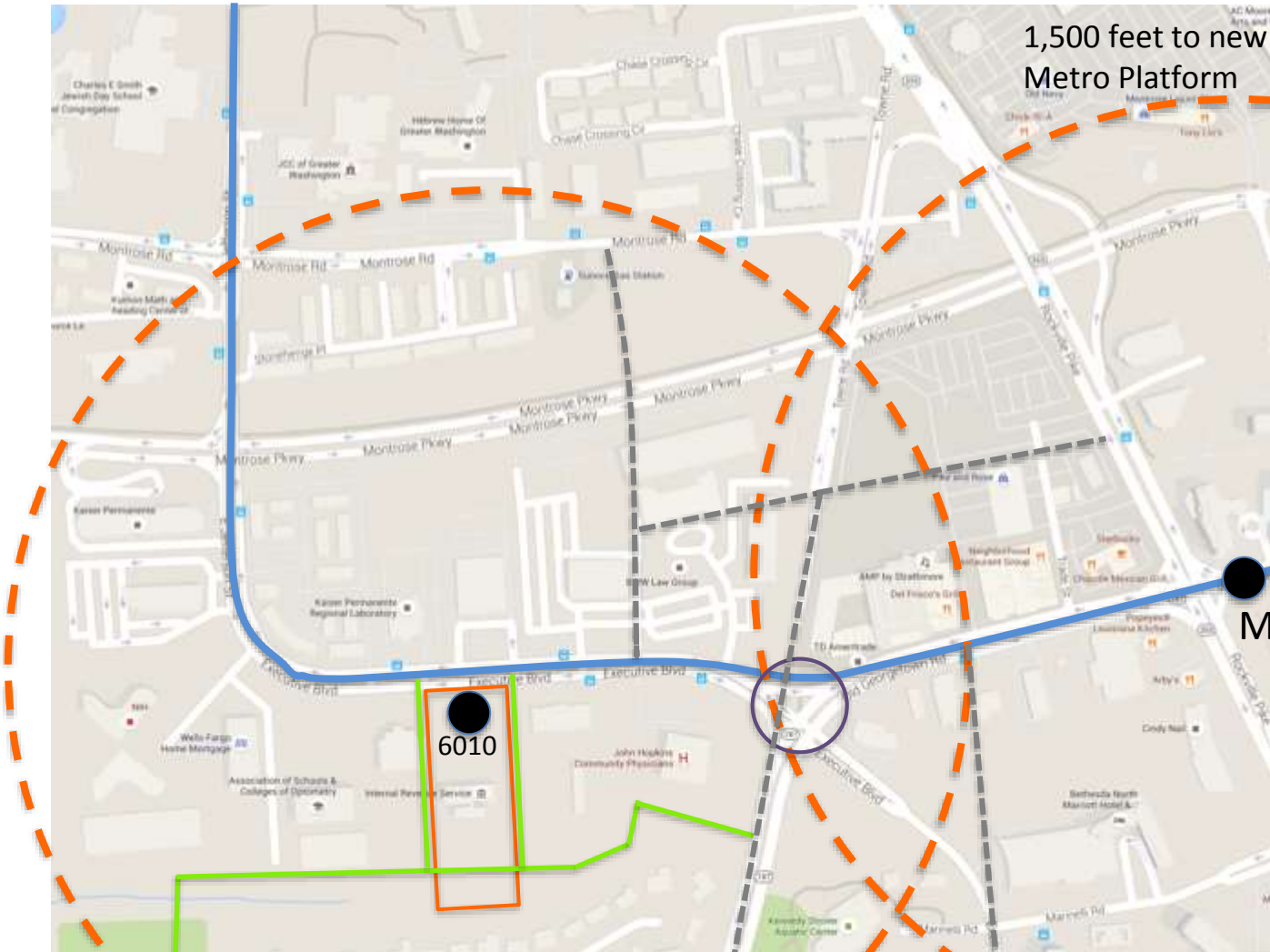
- 1) to 7. Pike & Rose
Platform

recent lease activity
6010 Executive Boulevard

Location	Owner/Major Tenant	Site Area (square feet)	Floor Area (square feet)	FAR/Use
2101 East Jefferson	Kaiser Permanente	177,072	237,910	1.34 FAR/ Medical Office
6116 Executive Boulevard	WBCMT	210,830	217,107	1.03 FAR/Office
6120 Executive Boulevard	Monument Realty	562,837	354,840	0.63 FAR/ Office
6006 Executive Boulevard	Peel Development	225,769	48,600	0.21 FAR/ Office (NIH)
Totals		965,678	641,350	
6010 Executive Boulevard		234,788 sf	100,126	0.43 FAR/ Office

connections

6010 Executive Boulevard



Existing Features:

- Streets
- Buildings
- White Flint Metro Station
- Streams

Proposed:

- New local streets
- Existing bus transit line, with potential new bikeway and enhanced sidewalks connecting to Pike & Rose and Metro
- Intersection improvement
- Trail system
- Transportation Demand Management Program

Building Design and Placemaking:

- Multi-tenant occupancy
- Higher ceilings
- More generous structural spans
- Ability for employees to customize space
- Mixing in non-traditional uses with office uses
- Integrating tech and office space
- Labs as an accepted part of the office workplace
- Fabrication on demand - graphic design, 3D printing

- Value of place
- Collaboration
- Part of a larger enhanced neighborhood

Connections:

- Walkable, dense and transit linked places
- Move people and goods efficiently

Energy Efficiency:

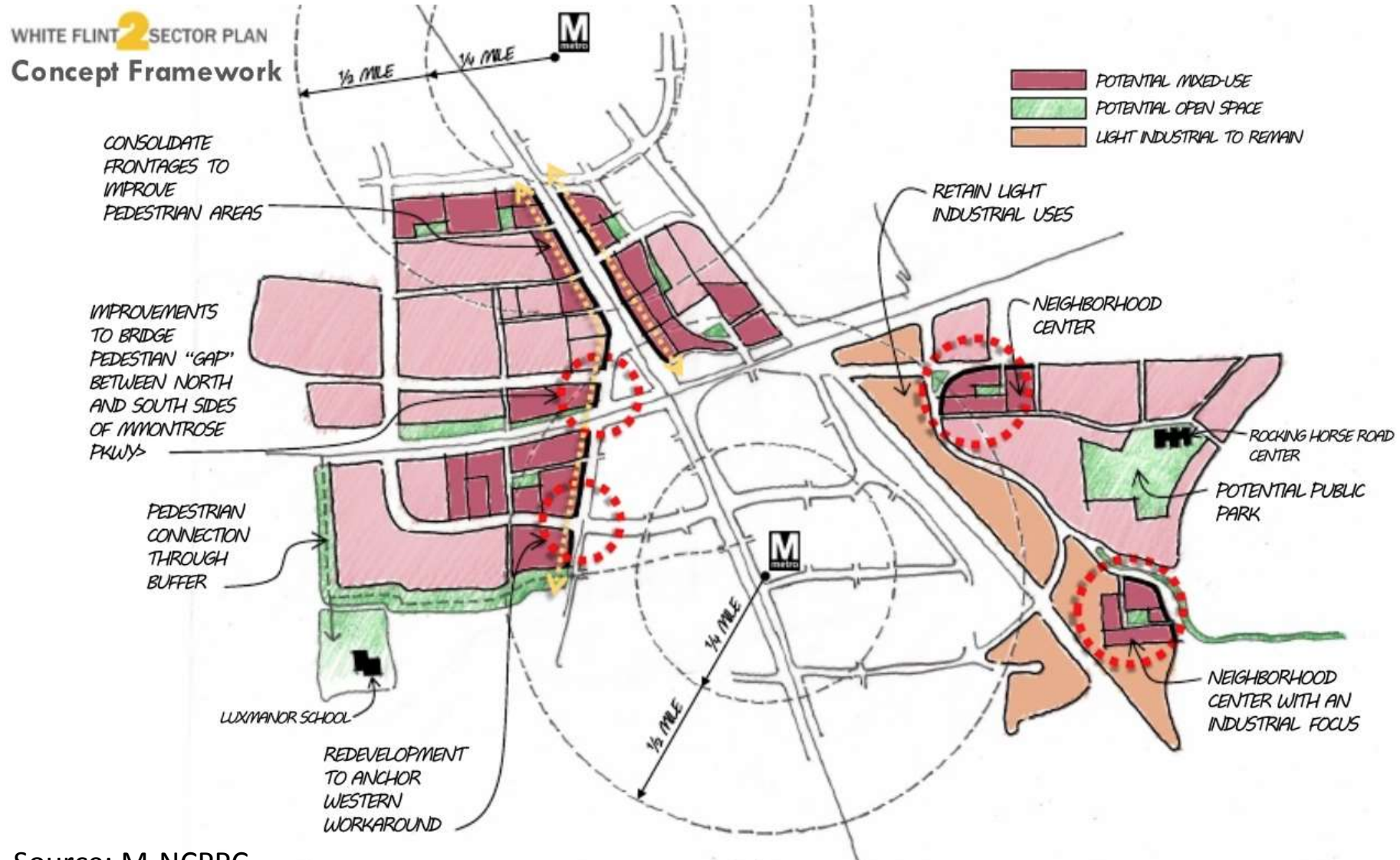
- Focus on more sustainable larger areas and sites - green neighborhood planning and design
- Planning for energy efficiency - green buildings

Environment:

- Interest in healthy, sustainable, and productive work settings
- Improved indoor air quality
- Design with nature and reducing environmental footprint

concept framework

6010 Executive Boulevard



Source: M-NCPPC



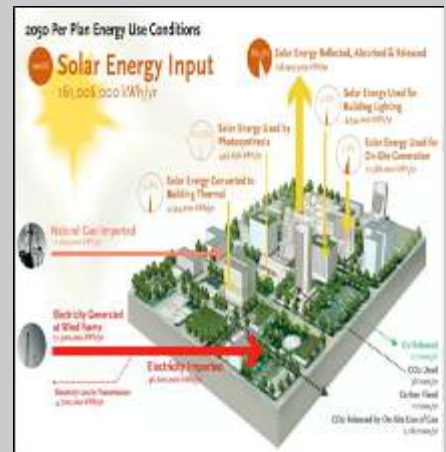

ULI - concept
6010 Executive Boulevard



Source: Urban Land Institute

sustainable neighborhood planning and design

6010 Executive Boulevard

Neighborhoods and Place Making	Linkage/Pedestrian Orientation	Compatibility and Energy Conservation	Environmental Protection
			
<ul style="list-style-type: none"> - Place for knowledge based workers - Mixed use - Public open space - Employment/retail - Housing variety - Buildings oriented to Executive Boulevard - Public Art 	<ul style="list-style-type: none"> - Bus transit link to Metro station - Bus shelters - Improved pedestrian access & streetscape - Bicycle network - Trail system - Underground parking - Reduced use of autos 	<ul style="list-style-type: none"> - Compatibility - Site orientation - Solar access - Solar panels - Recycle existing buildings - Green neighborhood design - Green Buildings 	<ul style="list-style-type: none"> - Forest conservation - On-site stormwater - Rain gardens - Tree panels - Increased tree canopy - Stream improvements - Grey water recycling - Coverage limit - Habitat Protection

opportunities

6010 Executive Boulevard



① Existing Office	100,126 sf
② New Office/Retail/ Other	252,126 sf
③ Housing	117,394 sf
	(100 Units)

● placemaking:

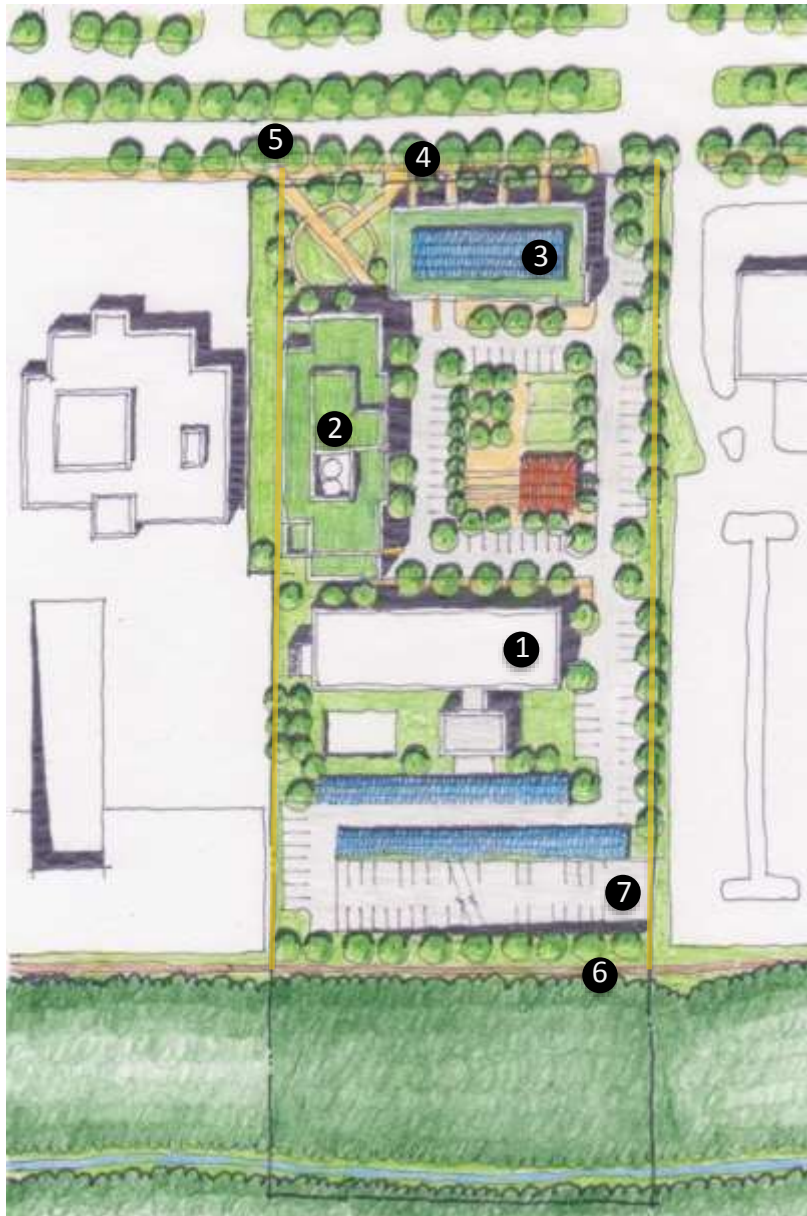
- ④ Community Green/Open Space
- ⑤ Open Space/Play Area
- ⑥ Enhanced Executive Boulevard
(wide sidewalk, bikeway, double
● row of street trees)
- ⑦ Forest enhancement



Community green/open space

opportunities

6010 Executive Boulevard



Connections:

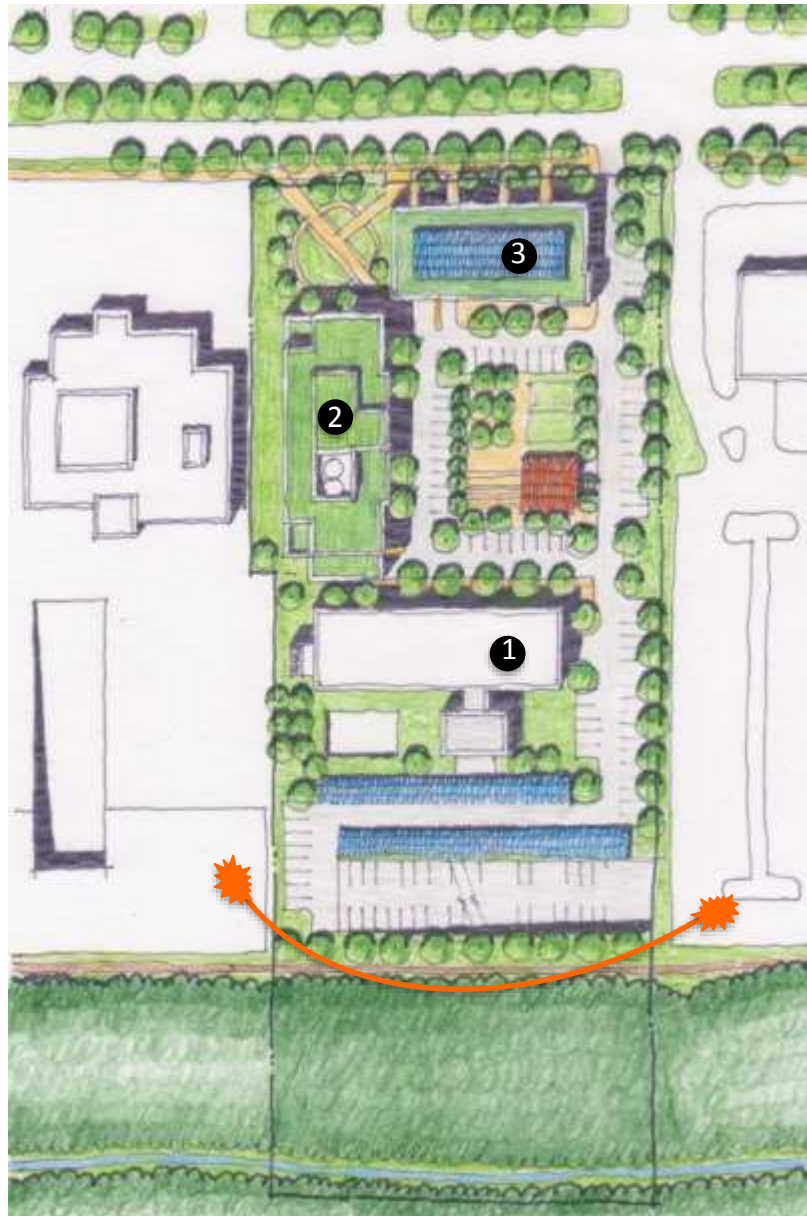
① Existing Office	100,126 sf
② New Office/Retail/ Other	252,126 sf
③ Housing	117,394 sf (100 Units)

Connections:

- ④ Enhanced Executive Boulevard - wide sidewalk, bikeway, double row of street trees, new pedestrian oriented streetlights, benches
- ⑤ Bus transit along Executive Boulevard with bus shelters
- ⑥ Trail along stream to Executive Blvd.
- ⑦ Underground parking 893 spaces



Trail along stream



- 1
- ① Existing Office
● 100,126 sf
 - ② New Office/Retail
● 252,126 sf
 - ③ New Housing/Retail
● 117,394 sf

(100 Units)

Energy:

- Buildings oriented east and west for maximum daylighting of interiors
- Maximum solar access for public spaces
- “Rain garden” (park area and Exec. Blvd.)
- Solar panels for generating electricity
- Geothermal wells for heating and cooling
- LED Lighting
- Electric vehicle charging stations

Environment:

- 50 percent tree canopy
- Reduced imperviousness
- Green roof new buildings
- Cool roof existing building

opportunities

6010 Executive Boulevard

View along Executive Boulevard - Wide Sidewalks and Bikeway



Placemaking:

- Street oriented buildings
- Canopy of trees
- Open space

Connections:

- Bus transit along Executive Boulevard
- Wide sidewalk
- Bikeway

Energy:

- East/west building orientation for maximum daylighting
- LED lighting
- Reduced auto dependence

Environment:

- Tree save areas and increased tree canopy
- Stormwater and "rain garden" along sidewalk

Land Uses: Provide a mix of land uses:

- 350,000 total square feet (100,126 existing) *retail, *research and development, **outdoor recreation facility, **artisan manufacturing and production, office, medical office, and light industrial and manufacturing
 - 120,000 square feet of *residential or 100 units

Note: Existing use limitations - *limited and **not permitted uses

in the EOF Zone

Parking: 893 spaces (2 floors) needed with new development

School Impact: 100 High-rise units (example):

- Elementary (100 DUs X 0.044 = 4.4 students)
- Middle School (100 DUs X 0.014 = 1.4 students)
- High School (100 DUs X 0.017 = 1.7 students)

(Source: MCPS School Yield Calculations for the Walter Johnson Cluster)

Opportunity for Transportation Improvements

Opportunity for Sustainable Neighborhood Planning and Building Design

- Placemaking, Connections, Energy and Environment