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

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 6, 2016</td>
<td>Public Meeting: Joint meeting with MCPS</td>
</tr>
<tr>
<td>June 20, 2016</td>
<td>Public Meeting: Property owners and Civic/Homeowners-Part II</td>
</tr>
<tr>
<td>June 30, 2016</td>
<td>Planning Board Briefing on the Adaptive Reuse Study (Bolan Smart)</td>
</tr>
</tbody>
</table>

## July

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 11, 2016</td>
<td>Public Meeting: Preliminary Recommendations</td>
</tr>
<tr>
<td>July 28, 2016</td>
<td>Planning Board: Preliminary Recommendations</td>
</tr>
</tbody>
</table>

## September

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>September 8, 2016</td>
<td>Staff/working draft to the Planning Board</td>
</tr>
</tbody>
</table>

## October

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Public Hearing</td>
</tr>
</tbody>
</table>
Public Forum-Part I (February, 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)
On February 4, 2016 the RCA presented this vision, image and character for WF2:

- 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.
Concept Plan Presented...
On February 4, 2016 the RCA presented this vision for transportation and connections for WF2:

- 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
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.
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

<table>
<thead>
<tr>
<th></th>
<th>Elementary</th>
<th>Middle</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total 2000- Present:</strong></td>
<td>1098</td>
<td>696</td>
<td>676</td>
</tr>
<tr>
<td><strong>WMAL/Rock Sp/Wh Fl 2</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WMAL</td>
<td>Expect Soon</td>
<td>195 SFHs, 135 TH units/DXs (MNCPPC)</td>
<td></td>
</tr>
<tr>
<td>Rock Spring MP (scenario 3):</td>
<td>Expect 2017</td>
<td>239 TH units, 2149 HR units</td>
<td></td>
</tr>
<tr>
<td>White Flint 2 SP (scenario 3):</td>
<td>Expect 2017</td>
<td>492 TH units, 4428 HR units</td>
<td></td>
</tr>
<tr>
<td>SFH units (195)</td>
<td>.323, .132, .154</td>
<td>63</td>
<td>32</td>
</tr>
<tr>
<td>TH/DX units (866)</td>
<td>.144, .064, .073</td>
<td>125</td>
<td>55</td>
</tr>
<tr>
<td>MR/HR units (6577)</td>
<td>.048, .020, .026</td>
<td>316</td>
<td>132</td>
</tr>
<tr>
<td><strong>WMAL/Rock Sp/Wh Fl 2 Subtotals</strong></td>
<td>504</td>
<td>219</td>
<td>264</td>
</tr>
<tr>
<td><strong>Total with WMAL/Rock Sp/Wh Fl 2:</strong></td>
<td>1602</td>
<td>915</td>
<td>940</td>
</tr>
</tbody>
</table>
### School Needs During Life of Plans

<table>
<thead>
<tr>
<th></th>
<th>Elementary</th>
<th>Middle</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Roundtable 30-Year Projections</strong></td>
<td>5500</td>
<td>2750</td>
<td>3500</td>
</tr>
<tr>
<td><strong>Rock Sp/Wh Fl 2 (scenario 3)</strong></td>
<td>420</td>
<td>180</td>
<td>225</td>
</tr>
<tr>
<td>Not included: Other 30-year development, turnover, students welcomed from other clusters</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Subtotal

<table>
<thead>
<tr>
<th></th>
<th>Subtotal</th>
<th>CIP Plan Capacity</th>
<th>Deficit</th>
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<tbody>
<tr>
<td></td>
<td>5920</td>
<td>4500-4631 (guideline max)</td>
<td>1289-1420</td>
</tr>
<tr>
<td></td>
<td>2930</td>
<td>2429 (guideline max)</td>
<td>501</td>
</tr>
<tr>
<td></td>
<td>3725</td>
<td>2335 (until solution)</td>
<td>1390</td>
</tr>
</tbody>
</table>

#### Needed

<table>
<thead>
<tr>
<th></th>
<th>Needed</th>
<th>Closed Schools</th>
<th>Other Schools</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2 schools</td>
<td>Questionable*</td>
<td>WF South shrank</td>
</tr>
<tr>
<td></td>
<td>1 school</td>
<td>No</td>
<td>WMAL considered</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>HS solution</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes, but plans</td>
<td>mention for other clusters</td>
</tr>
</tbody>
</table>

*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
6010 Executive Boulevard

Site Area: 234,788 sf
Building: 100,126 sf (0.43 FAR)
Land Use: Office
Existing Features:

- Streets
- Buildings
- White Flint Metro Station
- Streams
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
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. 7. Pike & Rose
<table>
<thead>
<tr>
<th>Location</th>
<th>Owner/Major Tenant</th>
<th>Site Area (square feet)</th>
<th>Floor Area (square feet)</th>
<th>FAR/Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>2101 East Jefferson</td>
<td>Kaiser Permanente</td>
<td>177,072</td>
<td>237,910</td>
<td>1.34 FAR/Medical Office</td>
</tr>
<tr>
<td>6116 Executive Boulevard</td>
<td>WBCMT</td>
<td>210,830</td>
<td>217,107</td>
<td>1.03 FAR/Office</td>
</tr>
<tr>
<td>6120 Executive Boulevard</td>
<td>Monument Realty</td>
<td>562,837</td>
<td>354,840</td>
<td>0.63 FAR/Office</td>
</tr>
<tr>
<td>6006 Executive Boulevard</td>
<td>Peel Development</td>
<td>225,769</td>
<td>48,600</td>
<td>0.21 FAR/Office</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>965,678</td>
<td>641,350</td>
<td></td>
</tr>
<tr>
<td>6010 Executive Boulevard</td>
<td></td>
<td>234,788 sf</td>
<td>100,126</td>
<td>0.43 FAR/Office</td>
</tr>
</tbody>
</table>

recent lease activity
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

Source: Gensler Design Forecast
WHITE FLINT SECTOR PLAN

Concept Framework

CONSOLIDATE FRONTAGES TO IMPROVE PEDESTRIAN AREAS

IMPROVEMENTS TO BRIDGE PEDESTRIAN "GAP" BETWEEN NORTH AND SOUTH SIDES OF WYOMING PARKWAY

PEDESTRIAN CONNECTION THROUGH BUFFER

REDEVELOPMENT TO ANCHOR WESTERN WORKAROUND

NEIGHBORHOOD CENTER

RETAIN LIGHT INDUSTRIAL USES

POTENTIAL MIXED-USE

POTENTIAL OPEN SPACE

LIGHT INDUSTRIAL TO REMAIN

Source: M-NCPPC
### Sustainable Neighborhood Planning and Design

6010 Executive Boulevard

#### Neighborhoods and Place Making
- Place for knowledge based workers
- Mixed use
- Public open space
- Employment/retail
- Housing variety
- Buildings oriented to Executive Boulevard
- Public Art

#### Linkage/Pedestrian Orientation
- Bus transit link to Metro station
- Bus shelters
- Improved pedestrian access & streetscape
- Bicycle network
- Trail system
- Underground parking
- Reduced use of autos

#### Compatibility and Energy Conservation
- Compatibility
- Site orientation
- Solar access
- Solar panels
- Recycle existing buildings
- Green neighborhood design
- Green Buildings

#### Environmental Protection
- 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
   - Enhanced Executive Boulevard (wide sidewalk, bikeway, double row of street trees)
6. Forest enhancement

Community green/open space
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
opportunities
6010 Executive Boulevard

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

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