



May 5, 2011

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief *GK*
Area 2 Planning Division

Shahriar Etemadi, Planning Supervisor, I-270 Corridor Team
Area 2 Planning Division

FROM: *H.J.* Nkosi Yearwood, Senior Planner, I-270 Corridor Team (301.495.1332)
Area 2 Planning Division

SUBJECT: White Flint Implementation Guidelines-Public Facilities and Amenities

STAFF RECOMMENDATION

Provide direction to staff with respect to the community (public) facilities and amenities for Chapter 4 of the White Flint Implementation Guidelines.

PURPOSE

The purpose of this work session is to discuss staff recommendations for Chapter 4 (Community Facilities and Amenities) that addresses the public facilities and amenities that are recommended in the Approved and Adopted (2010) White Flint Sector Plan. This draft augments the March 23 Draft Implementation Guidelines by providing additional details regarding the assessment of public facilities, role of County's Capital Improvements Program (CIP), and incentives to achieve the public facilities in the Plan area.

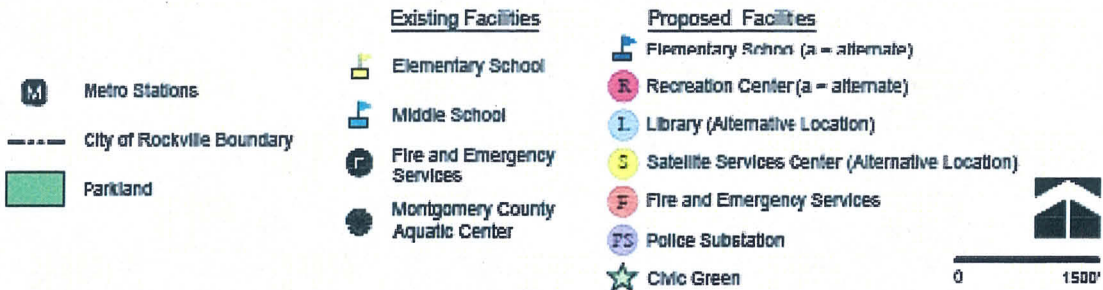
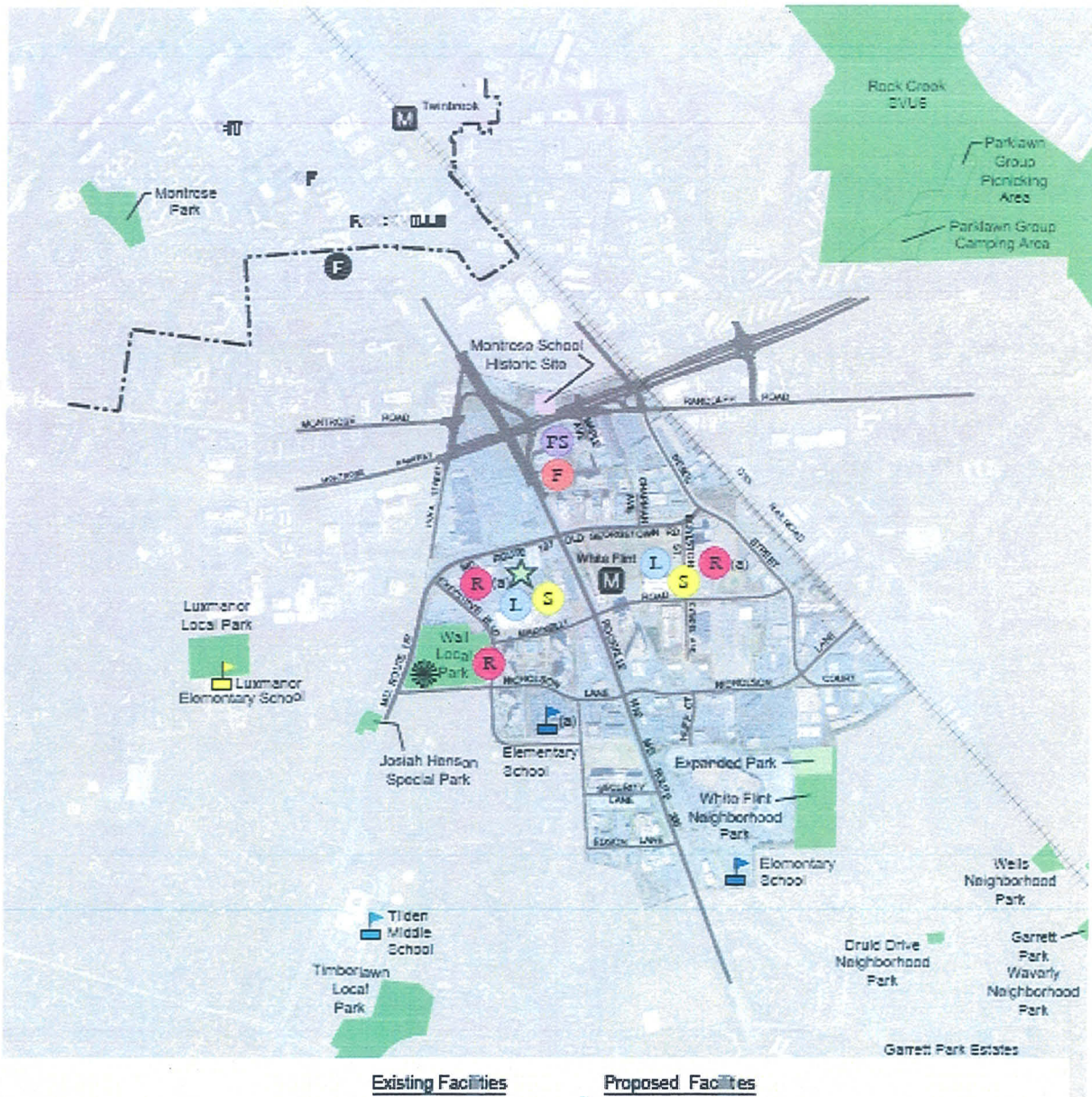
This section will be revised and included with the other chapters of Implementation Guidelines, including Chapter 3 (transportation approval mechanism) that the Board addressed on May 5. Staff will continue to coordinate with public and private stakeholders on this section of the guidelines. Staff will return to the Planning Board on May 26 to update the Board on the overall Implementation Guidelines.

The White Flint Implementation Guidelines will satisfy the Sector Plan's requirement that the Planning Board must establish a transportation approval and monitoring program within 12 months of adopting the sectional map amendment. The guidelines will be completed before July 13, 2011.

SECTION 4

4. Community Facilities and Amenities

The Sector Plan recommends several community or public facilities that will support the transformation of White Flint into an urban center. Public facilities will be owned and operated by a public agency, such as the Department of Public Libraries. Public amenities are elements, such as public use space and art, which are provided by property owners during the redevelopment process. The recommended public facilities are indicated on the map below:



Most of these public facilities are recommended in the core area of the Plan area, the Metro East and Metro West districts. Metro West consists of three blocks, including Wall Park, the Conference Center and Holladay, while Metro East consists of two blocks: North Bethesda Center and the Sterling. The facilities in Metro East and Metro West will create a civic presence and destination within the core area of the Sector Plan. These facilities will be provided either by the public or private sector, or a public-private partnership.

District Specific Facilities

The Public Library, Satellite Regional Services Center, Civic Green and Recreation Center are recommended for either Metro West or Metro East districts. The Civic Green is only recommended for the Metro West district.

Large properties in the Metro West and Metro East districts, such as the North Bethesda Conference Center and LCOR North Bethesda Center, provide the best opportunity to accommodate either the satellite regional service center or library since both properties can accommodate additional development in the long-term. However, LCOR has a significant amount of approved but not yet built development, and therefore may not proffer major public facilities in the short-term. In addition, there are smaller properties in both districts where redevelopment opportunities for mixed-use development are limited in the near term.

Property Specific Facilities

Fire, rescue and emergency medical services, an elementary school, and a recreation center are located on specific properties in the Plan. The fire, rescue and emergency medical services is specifically identified for the State Highway Administration property that is east of Rockville Pike and immediately north of the Forum Condominium in the Maple Avenue District. The police sub-station is associated with the fire station.

Wall Local Park, located at the intersection of Nicholson Lane and Executive Boulevard, is recommended as the preferred site for the recreation center. Alternatively, the recreation center can be located on other properties in Metro West and Metro East. The southern portion of White Flint Mall is designated as the preferred site for the elementary school, while the Luttrell property, which is north of Executive Boulevard and west of Woodglan Drive, is the alternative school site location.

Co-Location of Public Facilities

The co-location of public facilities, such as the satellite service center and library, provide operational and service efficiencies for the public. Moreover, since the cost of acquiring land for new facilities is expensive, co-location is an efficient strategy.

Non-Recommended Sites

During the life of the Sector Plan, a property owner in any district may propose the location of a public facility on a site not recommended for that facility in the Plan. If this occurs, the Planning Board must determine, according to Section 59-C-15.61 of the CR zone, that the site plan is consistent with the Sector Plan. A similar finding is included in Subdivision Ordinance, Section 50-35 (I) that establishes a consistency finding for preliminary plans.

4.1. Public Amenities

A farmers' market, public art, child daycare centers, and undergrounding of utilities are some of the amenities, listed on page 66 of the Sector Plan, that will contribute to the livability of White Flint. These amenities are not owned or operated by a public agency, such as the Department of Public Libraries. Some of these amenities, such as public art and streetscape, will be provided through private redevelopment of properties. The White Flint Sector Plan Implementation Advisory Committee should identify if any additional amenity projects are necessary, and provide the status of amenities identified in the Sector Plan during its reports to the Planning Board.

4.2. Commercial Residential (CR) Zone Incentives

Payment In Lieu: Public Use Space and Amenities

Public use space and amenities for development in White Flint are encouraged to provide these requirements on-site. However, the CR Zone also allows a developer to satisfy all or a portion of the on-site public use space requirement by implementing a public use space improvement offsite, subject to the Planning Board's approval. Implementing improvements to a public park or public use space within or near an applicable plan area is one way to meet the public use space requirement. Developers have the option of making a payment for the total amount or a portion of the design, construction, installation, and/or operation of an off-site public use space. Any development that utilizes the payment in-lieu option should address the priority projects listed on page 66 of the Sector Plan. Any project chosen from the priority projects must be fully funded before other priority projects are chosen. Some of the amenities, such as public art, are eligible for incentive density under the optional method of development in the CR zone.

Major Public Facilities

Major public facilities are often funded by the public sector (see Section 4.3). The CR zone also establishes incentives for developers to provide major public facilities, such as an urban park and a library. The Sector Plan states that "public facilities should be provided in conjunction with private land development, including dedication of land for public use in order to reduce the costs to the public" (p.67). Land for the Civic Green may be secured through dedication, if there is an assemblage of properties on the Conference Center Block, or purchased through public acquisition.

Property developers can receive incentive density, up to 70 points, if a site or floor area of a facility is conveyed or built for a public agency, community association, or nonprofit organization. Additionally, a developer can make a payment for a major public facility that is accepted for use and/or operation by an appropriate public agency or nonprofit organization.

Developers are encouraged to use the CR zone's incentives to provide either land area or floor area in a mixed-use building for a major public facility. Further, the White Flint Implementation Advisory Committee, during its review and commentary on new development, should advocate for new facilities via the incentives in the zone.

4.3 Capital Improvements Program

Under Section 302 of the County's Charter, the County Executive must submit a CIP to the Council every other year. Section 302 states that:

The capital improvements program shall include a statement of the objectives of capital programs and the relationship of capital programs to the County's long-range development plans; shall recommend capital projects and a construction schedule; and shall provide an estimate of costs, a statement of anticipated revenue sources, and an estimate of the impact of the program on County revenues and the operating budget. The capital improvements program shall, to the extent authorized by law, include all capital projects and programs of all agencies for which the county sets tax rates or approves budgets or programs.

Public facilities that are funded by the public sector are programmed in the CIP and are reflected in a Project Description Form (PDF). The County may create a capital project for public facilities in White Flint. This would allow property owners to dedicate or contribute towards a public facility through a public-private partnership.

A property owner may provide for a small facility, such as the Satellite Regional Service Center, on the ground floor or second floor of a mixed-use building. If this occurs, the County needs to operate the facility.

4.4 Public Facilities and Amenities Assessment

The Planning Department will prepare biennial reports that document the status of the facilities indicated on the Existing and Proposed Community Facilities of the Sector Plan (p.58). The report should state when, where, and who is expected to deliver the public facility. The Implementation Advisory Committee should assess how many amenities are implemented, programmed or planned.

For any public facility that is not included in the either the County's CIP, incorporated in new development or via a payment by spring 2020, 10 years after the Plan adoption, the Implementation Advisory Committee should alert the Planning Board and County Council that the facility has been included in the CIP or part of a private development. The Sector Plan recommends that "proposed civic uses, intended to create vitality within the urban core, are built and constructed early in the life of the Plan" (p.67).

Over time, opportunities may arise to reduce costs associated with some of the public facilities, such as the library, by entering into a public-private partnership. The Implementation Advisory Committee should advise the staff and the Board if a site other than a site identified in the Sector Plan meets the Plan's objectives and goals for public facilities. In this case, the Board may accept the revised location as consistent with the Sector Plan. The Planning Board must find that the location furthers the Plan's recommendations and objectives, which are some of the findings in the CR zone.

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