



White Flint 2 Sector Plan: Worksession No. 3-Executive Boulevard South and Rockville Pike Districts



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Summary

Staff will present the Public Hearing Draft recommendations and testimony for the Rockville Pike-Montrose North District and revisit a portion of the Executive Boulevard District in the White Flint 2 Sector Plan area. The Rockville Pike-Montrose North District consists of properties that are north of Montrose Parkway and are adjacent to the City of Rockville. Several institutional uses and commercial shopping centers are located in this District. Introducing the floating CRT zone for five properties in the Executive Boulevard South district could add more than 1,200 new residential units under a CRT 1.0 C1.0 R1.0 H 100 zone scenario.

SCHEDULE

The Planning Board has held three worksessions on the Public Hearing Draft of the White Flint 2 Sector Plan, including the initial worksession on January 27 that focused on transportation analysis and staging; the second worksession on February 9 that reviewed the Executive Boulevard District and associated economic feasibility analysis; and a joint meeting with the Rock Spring Master Plan on school issues within the Walter Johnson Cluster on February 16.

The Planning Board held a public hearing on the Draft White Flint 2 Sector Plan on January 12, 2017. The public hearing record was open until the close of business on January 12, 2017. The public hearing testimony is summarized in Attachment 1. The following is the proposed schedule for future worksessions.

- March 9 Worksession No. 4: Parklawn South and Randolph Hills and multifamily residential properties
- March 23 Worksession No. 5: Financing alternatives

PURPOSE OF THIS WORKSESSION

The purpose of this worksession is to present an overview of the public hearing testimony regarding land use and density recommendations for Rockville Pike-Montrose North District, and to revisit five properties (6100-6120 Executive Boulevard and 2115 East Jefferson Street) in the Executive Boulevard District.

Testimony

The Morgan Apartments, Hebrew Home of Greater Washington (JCC), Federal Realty Investment Trust, Wilgus property and Cherington townhouse community submitted testimony for the Rockville Pike-Montrose North District. The Morgan Apartments desired changing the existing multifamily zone (R-20) to the Commercial Residential (CR) zone, CR1.25 C0.25 R1.25 H-120, since there is no incentive to redevelop the property under the existing zoning and the provision of Moderately Priced Dwelling Units (MPDUs).

The Hebrew Home is supportive of the recommended CRT floating zone, but is against the mobility recommendations for the property since it disrupts the existing campus setting. Further, the reconfiguration of East Jefferson Street for protected bikelanes is not supported.

Federal Realty Investment Trust, owner of the Montrose Crossing Shopping Center and Federal Plaza, is supportive of several aspects of the Draft Plan, including staging targets and linking both White Flint plan areas. Federal Realty notes that their prior experiences with open spaces indicate that smaller spaces are more desirable than an acre as recommended in the Draft Plan. Further, the recommended densities for both properties are not enough to spur redevelopment since both centers are financially successful. And, the recommended zoning should be more balanced between residential and non-residential development, rather than favor residential development.

The Wilgus property owner desires increased densities and heights for the property and no retention of the existing wooded area for a linear park. The Cherington townhouse communities is supportive of the Draft Plan recommendation for a linear park, but object to any commercial development west of Stonehenge Place and are concerned about cut-through traffic when Stonehenge Place is connected to Montrose Road.

Draft Plan Recommendations

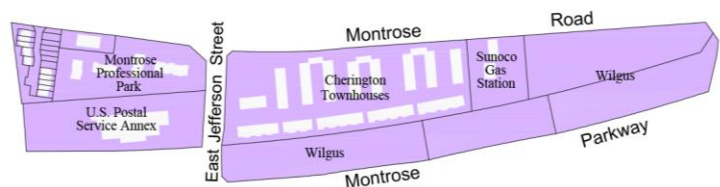
The Rockville Pike-Montrose North District is the northern district of the White Flint 2 Sector Plan that encompasses commercial shopping centers on Rockville Pike (MD 355), and institutional and residential uses along East Jefferson Street. This district is within the maximum expansion limits of the City of Rockville. Increased heights are recommended for properties along Rockville Pike with higher heights recommended for eastern properties, up to 200 feet, and lower heights west of MD 355. The Morgan Apartments and Miramont Villas Condominium and Miramont Apartments are two multifamily zoned properties in this district. A future worksession will discuss all multifamily residential developments in the Plan area.

Two key mobility recommendations are included in this district, including modifying the Rockville Pike (MD 355) right-of-way to 162 feet in order to create a consistent right-of-way between both White Flint plan areas and to accommodate future Bus Rapid Transit (BRT). Second, inserting a protected bikelane on East Jefferson Street within the existing right-of-way will provide an important linkage into the 2010 White Flint Sector Plan area and to the City of Rockville.

The Rockville Pike-Montrose North District is divided into several areas: Cherington, Montrose Village, Federal Plaza, Hebrew Home (Jewish Community Center and Georgetown Park), and Montrose Crossing.

Cherington Area

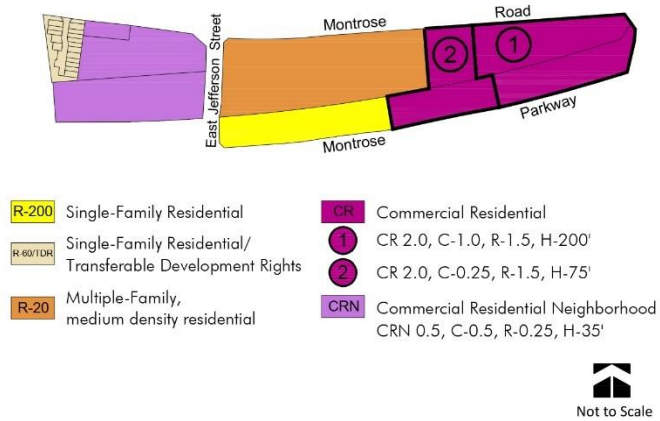
This linear area is located between Montrose Parkway and Montrose Road, and is north of the Executive Boulevard District. The Cherington townhouses, United States postal annex, Montrose Professional Office Park and the vacant Wilgus property are some of the key properties in this area.



Cherington Area-Key Properties

The Draft Plan recommends the redevelopment of the undeveloped Wilgus property with a linear park that is adjacent to the Montrose Parkway and the Cherington townhouses. The Draft Plan also recommends that the Wilgus property is appropriate for an elementary school. Existing zoning for other properties in the area are confirmed.

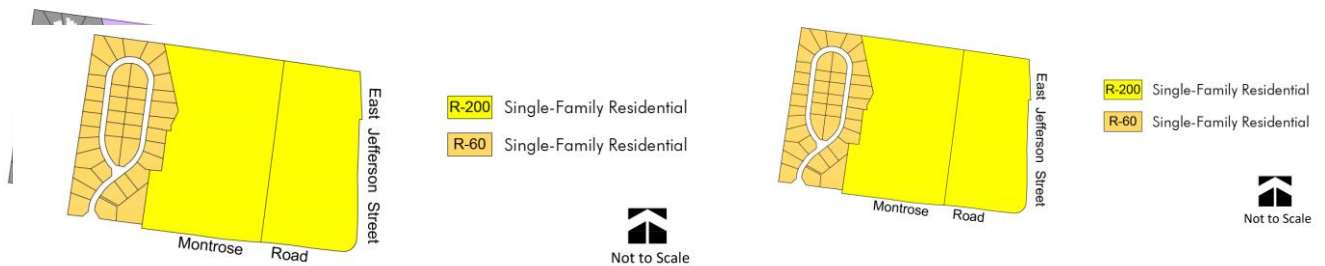
The Wilgus property owners have testified for additional densities and height for the Wilgus property and are against the linear park and school recommendations. The Cherington townhouse community supported the linear park recommendation, but did not support any commercial development west of Stonehenge Place.



Cherington Area-Draft Plan Recommended Zoning

Montrose Village

Two institutional uses are in this area, including the Charles E. Smith Jewish Day Schools (Lower School) and the B'nai Israel Congregation. Existing zones are confirmed for properties in this area. No testimony was submitted for this area.

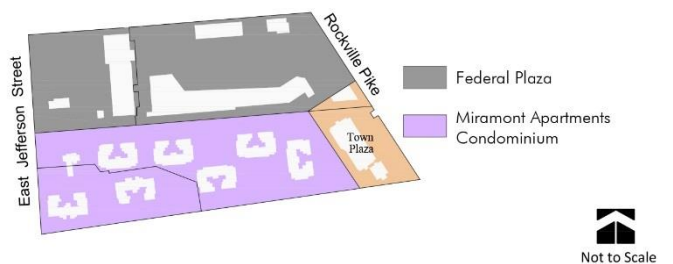


Montrose Village- Key Properties

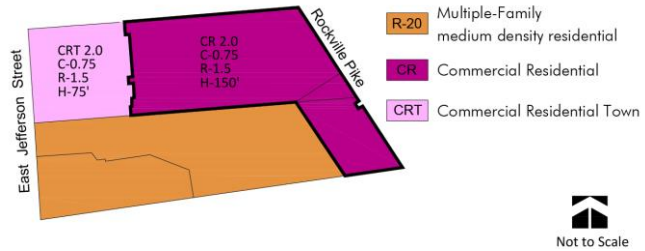
Montrose Village- Draft Plan Recommended Zoning

Federal Plaza

The Federal Plaza Shopping Center, commercial properties along Rockville Pike (MD 355), including Towne Plaza, and Miramont Villas Condominium and Miramont Apartments are in this area. The municipal limits of the City of Rockville are to the immediate west and north.



The Draft Plan recommends retaining the multifamily zone (R-20) for the Miramont Villas Condominium and Miramont Apartments, while rezoning the commercial properties to primarily the Commercial Residential (CR) zone with significantly more height than the existing CRT zone. The land use mix was adjusted to favor residential development, rather than non-residential development.

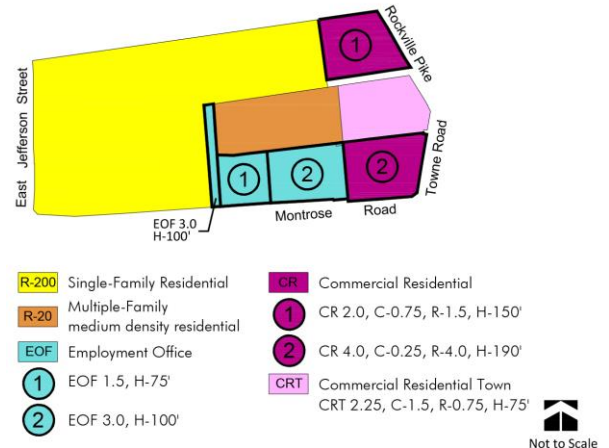
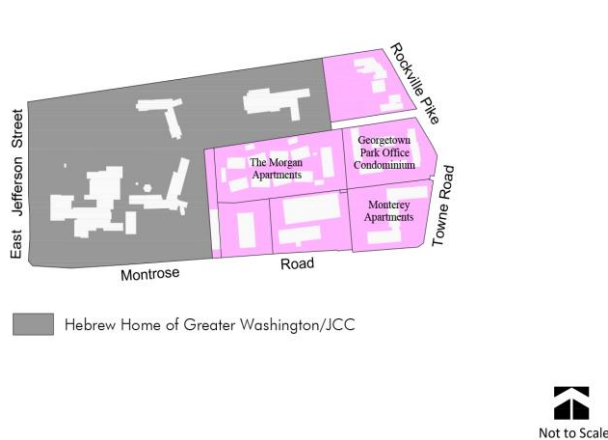


Federal Plaza- Draft Plan Recommended Zoning

The recommended FAR will be adjusted to reflect the existing FAR. Federal Realty Investment Trust, owner of Federal Plaza Shopping Center, has testified that additional density would be necessary to redevelop the shopping center.

Hebrew Home

The Hebrew Home area contains office buildings, commercial buildings, the Monterey and Morgan apartments and the Hebrew Home of Greater Washington. Limited infill and redevelopment may occur in this area. The Draft Plan recommends the floating CRT zone for the 26-acre Hebrew Home property, along with new roadways that begin to divide the area into more navigable blocks. Existing zones for several other properties are retained, including Georgetown Office Park and two offices on Montrose Road. The Monterey Apartments, which is the oldest multifamily residential building in the Plan area has an existing FAR that exceeds the 2014 zoning converted CRT zone.



Hebrew Home- Key Properties

Hebrew Home- Draft Plan Zoning Recommendations

Montrose Crossing

The Pike Center Shopping Center and Montrose Crossing Shopping Center are the properties in this area. Midtown North Bethesda, a high-rise residential condominium building, and a Target store are also included in this area. Pike Center, which is a traditional strip shopping center, is adjacent to the municipal limits of the City of Rockville.

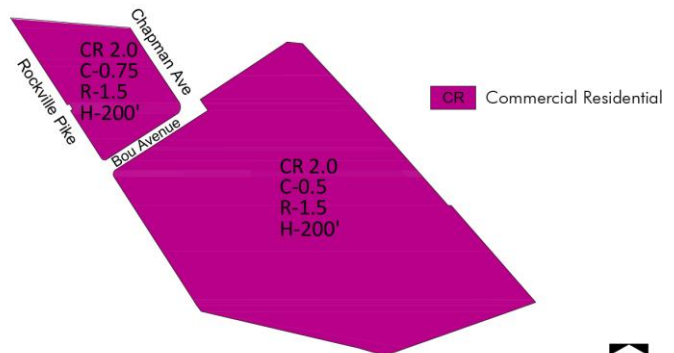
Federal Realty Investment Trust, the owner of Montrose Crossing, has testified that the Draft Plan recommended density is not enough to redevelop the shopping center given the long-term leases on the property. No other property owner in this area has submitted any testimony.



Montrose Crossing-Key Properties

The Draft Plan recommends the southern extension of Chapman Avenue be continued onto the Montrose Crossing property, to supplement the proposed street network, as a public street.

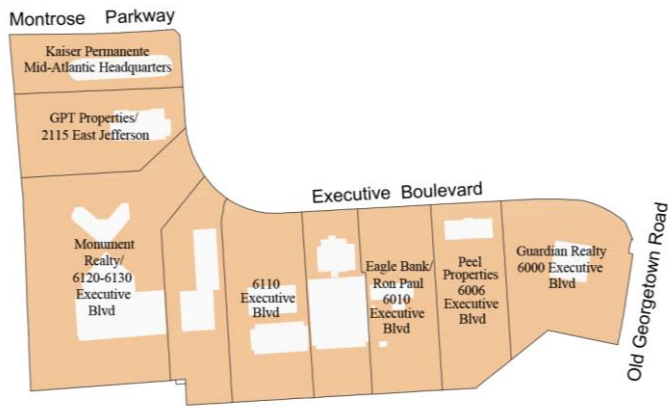
New mixed-use development is appropriate for both properties since they are equidistant from the White Flint and Twinbrook Metro Stations, and are along Rockville Pike. The Draft Plan recommended non-residential mix for Montrose Crossing could be modified to match the Pike Center recommendation.



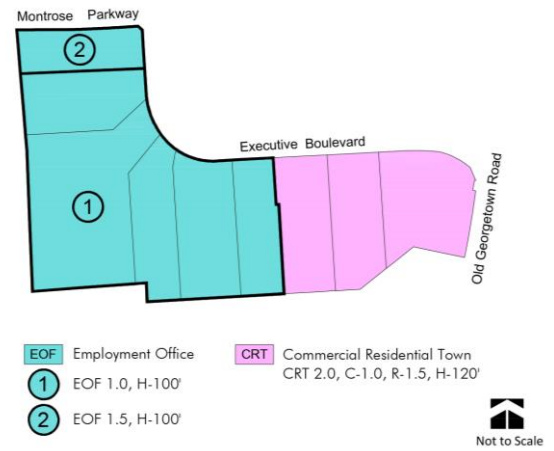
Montrose Crossing-Draft Plan Recommended Zoning

Executive Boulevard District

On February 9, the Board review the Executive Boulevard District. No specific changes were recommended but staff suggested that the floating CRT zone may be suitable for some properties in the Executive Boulevard-South area. Introducing residential development on the five properties, 6100-6130 Executive Boulevard and 2115 East Jefferson, could yield up to 1,200 new residential units under the CRT 1.0 C.1.0 R.1.0 H-100 scenario. These potential additional units were not included any transportation modeling or school forecasting; therefore, the overall recommended number of residential units should be modified or taken away from other portions of the Plan area.



Key properties in Executive Boulevard-South



Executive Boulevard South: Draft Plan Recommended Zoning

ATTACHMENT

1. Summary of public hearing testimony

ATTACHMENT 1

Summary of White Flint 2 Public Testimony

Person/Agency/Property	Comments	Staff Response
Wendy Calhoun-Walter Johnson (WJ) Cluster	Agreed with the Plan recommendation for an elementary school at Wilgus/Willco; opposed to Rocking Horse Road Center as a school site; the staging recommendation for the elementary school should be sooner than the third stage; reserve school sites prior to new development; and a third middle school is needed for the WJ Cluster.	The Plan acknowledges the importance of public schools and identifies appropriate locations. MCPS will participate at a future worksession.
Casey Cirner-1215 East Jefferson Street	NIH leased portion of the property has expired; Requests Commercial Residential (CR)-1.5 or Employment Office (EOF) 1.5, if modifications are made to permit greater flexibility with uses, such as senior housing and more than 30 percent of residential development.	The Planning Board will receive alternatives to consider during the worksessions.
Jennifer Russel-1215 East Jefferson Street	No opportunities for optional method with the Draft Plan recommendation of 1.0 FAR in the EOF zone; EOF 1.5 FAR; use of the CR zone or modifications to the EOF zone.	See above regarding future worksessions.
Cindy Bar-Nicholson Court	Industrial properties along the CSX tracks have been evolving, including truck access and space needs; restriction of IL Zone; Barwood Taxi recently filed for bankruptcy; CR 2.0 floating zone requested.	The Draft Plan recommendation is to retain light industrial since the uses serve a broader county-wide function and contribute to diverse local economy.
Amy Ginsburg-Friends of White Flint	<p><i>Schools</i> Supportive of dedicated sites for an elementary school.</p> <p><i>Connections</i> No solution to creating a pedestrian-bike path over the CSX tracks between White Flint 1 and 2-connection should be incorporated into the future MARC station.</p> <p>Sidewalk along the east side of MD 355 along the bridge over Montrose Parkway.</p>	<p>The assessment for a MARC station is recommended since MTA's prior recommendation to close the Garrett Park Station, if a new station is located in the White Flint area.</p> <p>The 2010 White Flint Plan explored extending Old Georgetown Road across the CSX but significant impacts and costs.</p>

Person/Agency/Property	Comments	Staff Response
	<p>Enhance pedestrian access, install a crosswalk on the east side of Towne Road</p> <p>Lighted pedestrian path behind offices on Executive Blvd.</p> <p>Support for reconfiguration of Parklawn Drive and Randolph Road; Boiling Brook Parkway and Rocking Horse Road.</p> <p>Signalized intersection at the future Rose Avenue and Towne Road.</p> <p>Provide more clearly define larger illustrations that show bikeways and pedestrian paths with White Flint 1 (2010)</p> <p><i>Office, Business, Industrial and Residential Space</i></p> <p>More innovative office and residential concepts, such as micro-units, shared housing and condos and apartments for either residential and office buildings.</p> <p>Include language to encourage new small businesses, such as an incubator, and language to encourage the retention of locally owned small businesses.</p> <p>Encourage traditional and innovative senior housing options.</p> <p>Supportive of keeping light industrial space but supports mixed-use and higher density around Randolph Hills Shopping Center and Nicholson Court.</p> <p><i>Affordable Housing</i></p>	<p>Alternative pedestrian/bike crossing will be explored during the worksessions.</p> <p>Specific operational issues will not be within the Plan; it could be within the appendix. SHA has approved a signalized intersection at Rose Avenue and Towne Road.</p> <p>Revised Plan recommendations will include senior housing and other innovative housing concepts. And, affordable housing will be discussed during the worksessions.</p> <p>Updated maps will illustrate the linkages between both White Flint plan areas.</p> <p>A shuttle/circulator could be in the first phase of the staging plan.</p> <p>Future worksessions will discuss Randolph Hills Shopping Center and Nicholson Court.</p> <p>The recommended NADMS goals are appropriate for an area that is further away for existing and future transit and will deliver less infrastructure than the 2010 Plan area. Existing and new development must take on several initiatives to begin moving the NADMS goals forward.</p>

Person/Agency/Property	Comments	Staff Response
	<p>Market rate affordable housing will eventually become obsolete. And, units lack any MPDUs, ADA accessibility and modern fire code protection.</p> <p><i>Public Use Space</i> Support's the Plans goals; however, there is a need for innovative public space that meets the needs of residents.</p> <p><i>Staging and Implementation</i> Eliminate the MDOT study as a staging requirement since it does not add density nor provide any concrete infrastructure improvement.</p> <p>A shuttle/circulator system should be implemented at the earliest practicable date. It should be undertaken in 2017.</p> <p>The NADMS goals should be analogous with the 2010 White Flint Sector Plan. Or, the western part of White Flint 2 should have the same NADMS goals as the 2010 White Flint Sector Plan.</p> <p>Provide greater clarification of how the White Flint 1 (2010) and the White Flint 2 area will work together for the betterment of both.</p>	
<p>Matthew Eakin and Steve Robins, Pickford Properties</p>	<p>Pickford Enterprises, LLC-11711 Parklawn Drive and 5040 Boiling Brook Parkway</p> <p>Given the visibility of the property, it is more appropriate for mixed uses in the CRT 2.0 C2.0 R2.0 H75. An alternative is the IM zone (2.0 FAR) that permits more uses than the IL zone.</p>	<p>Light industrial properties will be discussed with the Board during the worksessions.</p>

Person/Agency/Property	Comments	Staff Response
	<p>A zoning text amendment should be considered, similar to the Twinbrook Overlay Zone. A floating zone designation (CRT), if the base industrial zone is retained.</p>	
<p>Robby Brewer and Miguel Iraola, Oxford Square</p>	<p>Request to rezone the Oxford Square garden apartments (R-30 zone) property to the CR or CRT zone (1.0 FAR) to facilitate redevelopment. The maximum height would be 65 feet.</p> <p>Retaining the R-30 would preclude redevelopment. Existing buildings, built in the 1960s, are reaching the end of their useful lives. Buildings lack ADA accessibility, modern fire code protection and stormwater management on the property.</p> <p>For a future redevelopment, the owner proposes 15% MPDUs with a strong component of larger two and three bedroom units.</p>	<p>All existing multifamily residential zone properties will be discussed with the Board during the worksessions.</p> <p>The proposed height is appropriate for the property.</p>
<p>Ric Erdheim, Cherington Homeowners Association</p>	<p>Support for the dedication of the entire area that is immediately south of the Cherington townhouses as a park.</p> <p>The preservation of the area adjacent to the existing Cherington is consistent with several County goals-open space, linkages to the Montrose bikeway and creating an attractive public space.</p> <p>Health benefits of nature.</p> <p>Opposed to commercial development west of Stonehenge Place.</p> <p>Supportive of mixed use east of Stonehenge Place but building heights must be lower as they move towards the Cherington.</p>	<p>Supportive of the Draft Plan recommendation.</p> <p>Stonehenge Place bisects a parcel that leaves a small portion into a mixed-use zone. The larger area that is adjacent to the Cherington is primarily residential.</p> <p>Initial transportation forecast indicated that congestion will not be an issue along East Jefferson. A new bikeway will provide important linkage to the City of Rockville and the 2010 Plan area.</p>

Person/Agency/Property	Comments	Staff Response
	<p>New north-south street may increase cut-through traffic in the neighborhood. A light at Montrose Parkway and Stonehenge Place.</p> <p>Removal of travel lanes on East Jefferson will increase congestion and make travel more difficult.</p>	
Barbara Sears, Willco and Wilgus properties	<p>The Washington Science Center property (Willco), which is approximately 20.1 acres should have a higher zone (CR 3.0 C1.5 R2.5 H-200) since it is walking distance to Metro and is adjacent to Pike & Rose.</p> <p>The proposed zone should be CR-3 for the Wilgus property, which is approximately 6.35 acres. The middle segment of the property, which is approximately 3.77 acres, should be CRT 2.5 C1.5 R2.0 H150. The last component of the Wilgus property, which is immediately adjacent to the Cherington Townhouses should be CRT 1.25 with no commercial allowed and 50 feet in height. This is a poor choice for a park.</p> <p>A central park located further east would be more accessible to surrounding development.</p> <p>No school site is necessary. Willco has offered to work with MCPS on a small site paradigm but MCPS has not pursued that model.</p>	The Draft Plan's recommendation permit the highest FAR for the Willco property since it will benefit from the Western Workaround, Pike & Rose, and the future second Metro entrance. A future worksession will review this property.
Scott Wallace, Morgan Apartments	The existing 132 unit Morgan Apartments, built in 1996, under the existing R-20 Zone. There is no incentive for redevelopment since no additional dwelling units can be constructed on the property. Proposal is to change the zone to CR 1.25 C0.25 R1.25 H-120.	See above regarding multifamily residential development.
Justin Jacocks, Walnut Grove Condominium	Need for updated zoning to add incremental residential development to preserve and improve existing community.	See above regarding multifamily residential development.

Person/Agency/Property	Comments	Staff Response
	<p>Retaining the existing zone would make it difficult to address challenges at Walnut Grove-aging buildings and site infrastructure.</p> <p>Extension of Macon for additional vehicular access.</p> <p>Recommended zone: CR 1.25 C0.25 R.125 H120</p>	
<p>Francoise Carrier, Guardian Realty Investors, LLC</p>	<p>6000 Executive Blvd-the recommended 120 height limit is insufficient; rather 200 feet is appropriate.</p> <p>The grade of the office property is 15 feet below the grade of the nearest office building; 28 feet below the grade of the Pallas Apartments; and 16 feet below the grade directly across Old Georgetown Road.</p> <p>The density should be 2.5 FAR-2.25 Commercial and 2.25 Residential. Sector Plan could require buildings to step down to 75 feet. Density is justified by its location and is diagonally across from Pike & Rose.</p> <p>Staging proposes extreme limitations to White Flint 2 by tying development to improvements that could take years to accomplish.</p> <p>Completion of the Western Workaround should be moved into Phase 2.</p> <p>MCPS assessment and programming of an elementary school should be removed.</p> <p>MARC station assessment by MDOT should be removed or applied only to the eastern side.</p> <p>Alternative language to page 28.</p>	<p>Property grades will change during future development; therefore, it is inappropriate to use it as a measure to establish a building's height. 200 feet is inappropriate to an established residential neighborhood. The adjacent 2010 White Flint Plan lowered building heights to 100 feet and 70 feet, respectively, east of Old Georgetown Road.</p> <p>The Western Workaround is underway. Phase I should be completed by 2020. It greatly enhances vehicular, bike and pedestrian access to Executive Boulevard properties.</p> <p>The elementary school is an important staging trigger that acknowledges school capacity issues in the WJ cluster.</p>

Person/Agency/Property	Comments	Staff Response
<p>Karen Kirchberg, Cherington resident</p>	<p>Informed that the new road-Montrose Parkway-would require a 100 foot tree barrier and preservation of some green space.</p> <p>Keep the forest in place for all (drivers, bikers and walkers) to enjoy. A linear park will produce oxygen, absorb carbon dioxide and water runoff.</p>	<p>Plan recommendation retains a portion of the property adjacent to the Cherington townhouses to create a unique linear park and to further environmental recommendations.</p>
<p>Mayor Bridget Newton, City of Rockville</p>	<p><i>Affordable Housing</i> The City encourages the Planning Board to strengthen the Plan’s approach to the provision of housing options that would offer a broader range and variety of housing types.</p> <p>Housing is needed for incomes lower than MPDU levels; people with disabilities; and millennials. Encourage alternative housing types.</p> <p><i>Transportation and Impacts Fees</i> Support the continued approach to measure transportation impacts of development projects.</p> <p>Continued efforts to share transportation studies.</p> <p>Encourage that this Plan include a policy that impact fees charged for development will be sufficient to fund the necessary infrastructure improvements.</p> <p><i>Businesses</i> Ensure that there will be small independent establishments in the Pike corridor.</p> <p><i>Schools</i> The importance of school construction and land for schools. A significant number of City of Rockville children attend Walter Johnson Cluster schools.</p>	<p>The Draft Plan’s housing section will be updated.</p> <p>Initial recommendations regarding the funding of infrastructure will be discussed during the worksessions.</p> <p>The Plan recommendations could be more specific on support for small/independent businesses.</p> <p>The Plan recommends different properties to accommodate an elementary school.</p>

Person/Agency/Property	Comments	Staff Response
<p>Abbe Milstein, Luxmanor Citizens Association</p>	<p><i>Schools</i></p> <p>School situation is dire. Continuing pattern of disregard for real school overcrowding and exacerbate insufficient school planning and rapid development.</p> <p>School size impacts on student achievement based on Maryland State Department of Education report. School sizes should be 700 for elementary; 900 for middle schools; and 1,700 for high schools. Many schools in the WJ Cluster exceed the State’s guidelines.</p> <p>Significant enrollment growth is anticipated within the next 5-10 years. For example, WJ High is projected to have 2,800 or more students by 2021.</p> <p>Schools and infrastructure must be in place prior to additional residential development. Net zero energy school.</p> <p><i>Sustainability/Infrastructure</i></p> <p>Support for retention of existing wooded areas and additional tree canopy. Neilwood Creek has significant erosion along its banks.</p>	<p>School sizes are determined by the Board of Education. MCPS has committed to building schools at least LEED Silver or higher standard.</p> <p>MCPS will discuss school issues at a worksession.</p> <p>The Department of Environmental Protection (DEP) is restoring approximately 1,600 feet. Construction is anticipated for Winter 2017. Future development could further contribute to enhance the creek.</p>
<p>Jody Kline, Nicholson Plaza Shopping Center</p>	<p>Support for the Plan’s recommendation to reclassify the property from the Light Industrial (IL) zone to the Neighborhood Retail (NR) Zone.</p>	<p>Consistent with the Plan recommendations.</p>
<p>White Flint Partnership</p>	<p>Coordination and consistency between both plan areas; priorities include the funding, design and construction of transportation infrastructure.</p> <p>Apply the same NADMS goals to both plan areas or apply the same NADMS goals for properties that are close to Rockville Pike and the Metro.</p>	<p>The proposed NADMS goals are appropriate since it requires significant investments by public and private sector entities to achieve these goals.</p>

Person/Agency/Property	Comments	Staff Response
Ros Brandon, Cherington Townhouse resident	<p>Retain the wooded area that is adjacent to the Cherington townhouses. The wooded area provides tranquility in an urban area, including areas for animals.</p> <p>Significant developments in the vicinity, such as Pike & Rose and future development of properties along Executive Blvd. will benefit from the retention of the wooded area.</p>	Consistent with the Plan recommendations.
Jay Corbalis, Federal Realty Investment Trust-Montrose Crossing and Federal Plaza	<p>The Plan does a good job of integrating White Flint 2 with the 2010 White Flint Plan area to create a cohesive area.</p> <p>Properties in White Flint 2 should be part of the funding strategy for the staging plan projects. A sector wide transportation tax in lieu of transportation impact tax payments.</p> <p>Supportive of staging targets.</p> <p>The recommended open spaces are better served when it is smaller, a half an acre or less and should be owned and managed by the private sector.</p> <p>Neither property received additional density so it would be challenging to redevelopment; the western portion of Federal Plaza density has decreased to 2.0.</p> <p>The proposed zoning favors residential; given the location of both properties, a more balance zoning approach would permit flexibility.</p>	Consistent with the Plan recommendations; the zoning approach for MD 355 properties will be reviewed during the worksessions.
Emily Vaias, Kaiser Permanente- 6111 Executive Blvd. and 2101 East Jefferson Street	No immediate plans to expand the Headquarters property (East Jefferson and Montrose Parkway). Immediate need is to expand and upgrade the laboratory facilities on Executive Boulevard. No objection to the retention of the EOF zone for both properties, including adjusting the FAR	Consistent with the Plan recommendations.

Person/Agency/Property	Comments	Staff Response
	for the headquarters building to avoid a non-conforming building.	
John Carter/Ron Paul-6010 Executive Boulevard	<p>Existing building will be retained; significant setbacks to existing single-family dwellings; and 180-foot-wide forested area will be retained.</p> <p>The recommended CRT zone is appropriate, including the mix for property (CRT 2.0 C1.0 R1.5).</p> <p>Additional height, up to 150 feet rather than 120 feet will provide flexibility to the building design.</p>	Staff will review the height alternative during the Planning Board worksession.
Matthew Tifford, Randolph Civic Association	<p>Lack of vision for pedestrian/bike connectivity across the CSX tracks; expanded bike network would greatly increase access from the east into White Flint.</p> <p>Turn the intersection of Putnam Road and Macon Road into a park; no connection of Putnam Road to Macon Road.</p> <p>Opportunity to link Parklawn Drive to Macon Road for bikes and pedestrians; consider Neighborhood Greenways for residential streets, including Macon Road to connect to Randolph Hills Local Park and Rock Creek.</p> <p><i>Randolph Hills Shopping Center</i> Rezone the Randolph Hills Shopping Center to the CRT zone; support of the property owner's vision of the property; Boiling Brook Parkway and Rocking Horse Road should be improved before or when the Shopping Center redevelops.</p> <p>Supportive of Loehmann's Plaza's recommendation and reconfiguration of Parklawn Drive and Randolph Road.</p>	<p>The Draft Plan recommends a series on new bikeways within the Randolph Hills neighborhood.</p> <p>Additional linkages and potential crossing the CSX tracks will be reviewed during the worksessions.</p>

Person/Agency/Property	Comments	Staff Response
Alison Dewey, Randolph Farms/Randolph Civic	Lack of connection from east of the CSX tracks to White Flint Metro area. A new bike/pedestrian connection over the CSX tracks.	See above regarding bikeway connective within Randolph Hills and across the CSX tracks.
Steve Robins/Chris Roulen, 6006 Executive Boulevard	CRT 3.0 C2.5 R3.0 H150 would inspire greater mixed use development with appropriate transition to the stream valley buffer.	This and other Executive Boulevard properties will be discussed during the worksessions.
Stacy Silber, 6120-6130 Executive Blvd.	Two vacant office buildings need zoning tools from the sector plan for improvement; rather than EOF, CR 1.0 within 100 feet. Provide additional connections within and to Green Acres property.	This and other Executive Boulevard properties will be discussed during the worksessions.
Liz King, Walter Johnson Cluster representative	<p>There is not sufficient capacity in current or planned school facilities to keep pace with new development and residential turnover.</p> <p>The need for one more middle school and two elementary schools. The County does not have suitable land reserved for three new schools.</p> <p>Need for a secondary school athletic field within White Flint 2 or Rock Spring Plan areas.</p> <p>Postpone the approval of the Rock Spring, White Flint 2 and WMAL development until sufficient land is reserved.</p>	MCPS will discuss schools at a worksession. An assessment and future programming for an elementary school is recommended in the phasing plan.
Joshua Sloan and Alan Kronstadt, Randolph Hills Shopping Center	<p>MARC station on the west side of the CSX tracks, at Nicholson Court, would provide a connection to the east side with the residential community.</p> <p>Redevelopment of the property would provide a town green; 4-story townhouses and modest apartment at 1.75 FAR.</p>	All industrial zone properties will be addressed during the worksessions.
Brian Hooker, Randolph Civic Association	<p>Better connection for bikes and pedestrians across the CSX tracks; more direct connection behind Old Georgetown Road and Nebel Street area.</p> <p>Provide MARC station at Nicholson Court.</p>	See above regarding Randolph Hills connections and industrial zoning.

Person/Agency/Property	Comments	Staff Response
	<p>Utilize the informal pathway (adjacent to the Walnut Grove Condominium) as part of the bikeway network.</p> <p>Consider residential streets as neighborhood greenways that connect the development in White Flint 2 to Rock Creek Park.</p> <p>Support for the redevelopment of the Randolph Hills Shopping Center via the CRT zone; Loehmann's Plaza and the reconfiguration of Parklawn Drive and Randolph Road.</p>	<p>The MARC station and industrial zoning will be discussed during worksessions.</p>
<p>Neal Brown and Michael Gaba, Green Acres School</p>	<p>Green acres share over 650 feet of common boundary with Executive Boulevard properties.</p> <p>Pedestrian path should have multiple linkages and design for safety.</p> <p>Explore the feasibility for a second connection to Executive Boulevard from 6120-6130 Executive Boulevard.</p> <p>Support for rezoning of 6120-6130 to a commercial residential zone.</p>	<p>All Executive Boulevard properties will be discussed during the worksessions. A connection between Green Acres and Executive Boulevard would be a private agreement between the two property owners.</p>
<p>Beth DeLucenay, Charles E. Smith Life Communities</p>	<p>Support for the floating CRT Zone; cannot tolerate the mobility plan recommendations, including the two streets through the property. The elimination of travel lanes on East Jefferson would negatively impact the use of the property and the Jewish Day School property.</p>	<p>Roadway and bikeways will be discussed during the worksessions.</p>
<p>Ms. Anderson, public health nutritionist</p>	<p>Concerned about the crosswalk on Randolph Road and Hunters Lane intersection. Add a traffic light to this area.</p>	<p>Operational issues will be noted within the appendix for future consideration with the implementing agencies.</p>
<p>Soo Lee Cho, Loehmann's Plaza</p>	<p>The Draft Plan recommendation is appropriate for the property.</p>	<p>Consistent with Plan recommendations.</p>
<p>Public Agencies</p>		<p>Public agency comments will be reviewed at a worksession.</p>