Kemp Mill Civic Association

March 25, 2015

Economic Development and Land Use Update

Montgomery County Councilmember Nancy Navarro |District 4 | CouncilmemberNavarro.com

Unemployment Rates for Montgomery County and Maryland
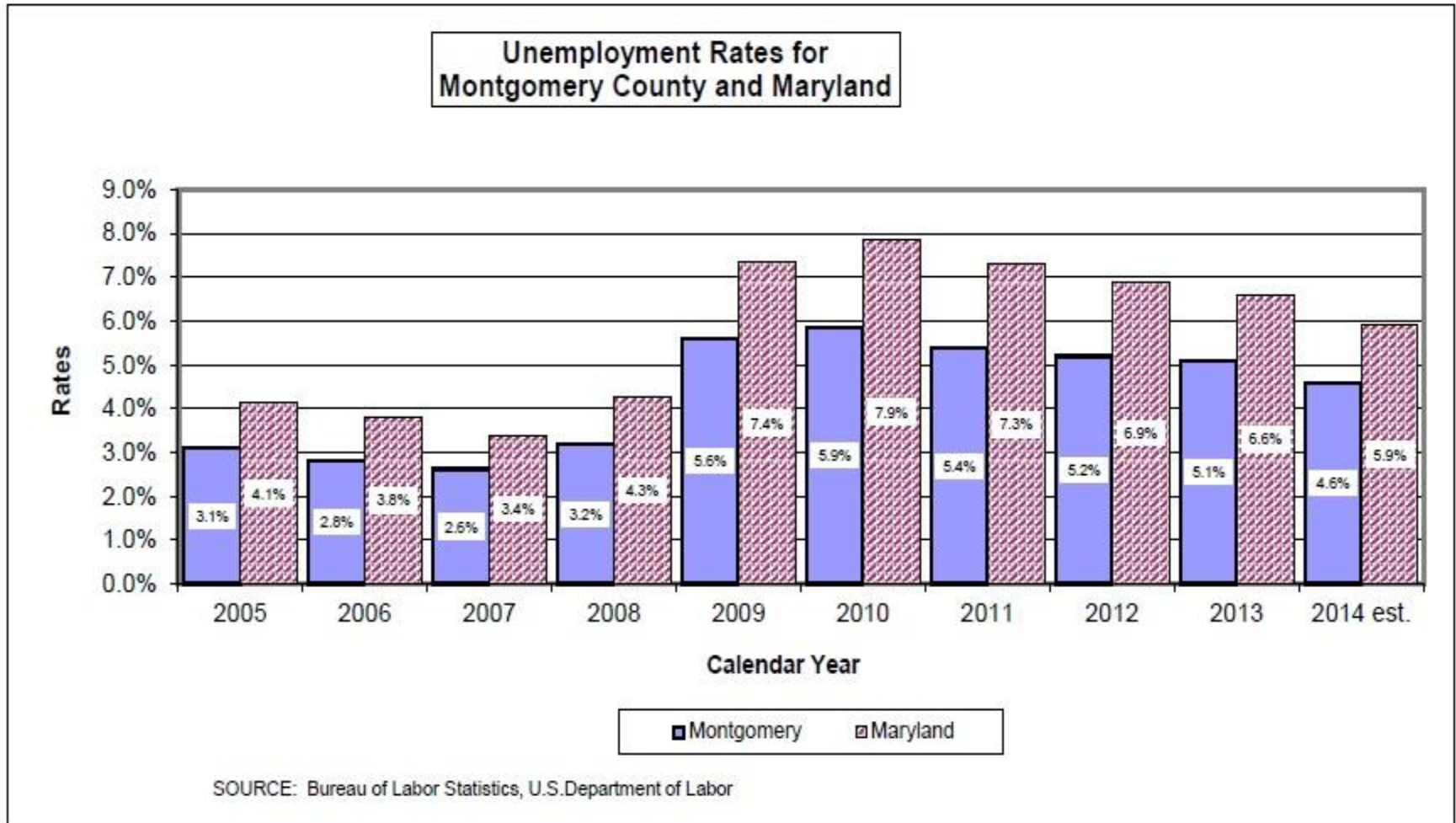
Graph from Montgomery County Dept. of Finance's December 2014 Economic and Revenue Update (Dec. 2014)

Total Jobs by Jurisdiction
2011-2014

Region	Montgomery County	Fairfax City/County	District of Columbia	Arlington County
2011 Jobs	507,759	672,866	759,643	189,180
2012 Jobs	510,283	682,943	766,110	190,319
2013 Jobs	511,849	679,564	775,744	189,918
2014 Jobs	511,201	672,339	774,855	188,572
2011-2014 Change	**3,442**	**-527**	**15,212**	**-608**
2011-2014 % Change	0.68%	-0.08%	2.00%	-0.32%

Source: Montgomery County Department of Economic Development's Quarterly Status Report to the PHED Committee

AAA Bond Rating

- Montgomery County was one of roughly 40 counties to receive a AAA bond rating from all three rating agencies this year.

- The bond rating system identifies the credit worthiness of government or corporate bonds. AAA is the highest rating, indicating exceptional credit quality.

- This is a reflection of the work the County has done over the last 5 years to put our fiscal house in order.

  – Closed a $2.7 billion cumulative budget gap since 2009.

  – Starting in 2010, the County has used a 6 year fiscal plan to guide long-term budget planning.

  – Invested in smart growth and redevelopment in all corners of the County to strengthen tax base for years to come.

Economic Development Strategy

- During the recession, we had to cut 10% of the County's workforce. This was accomplished by eliminating vacant positions wherever possible.

- At the same time, we continued to make strategic investments in economic development to bring new jobs to the County.

  - The Master Plans approved by the Council last term are projected to create an additional 60,000 jobs over the next 20-30 years.

  - We have focused our Economic Development efforts on Biotech, Information Technology, Green Technology, and now Cybersecurity.

# Master Plan Update

- Recently Approved Plans
  - Apex Building in Bethesda (Purple Line Terminus)
  - Sandy Spring Rural Village Plan
  - Aspen Hill Minor Master Plan Amendment

- Upcoming Plans:
  - Montgomery Village Master Plan
  - Bethesda CBD
  - Lyttonsville-Rosemary Hills Sector Plan

- Plans Approved Last Term:
  - White Oak Science Gateway (2014)
  - Clarksburg – Ten Mile Creek (2014)
  - Countywide Transit Corridors – BRT (2013)
  - Glenmont (2013)
  - Long Branch (2013)
  - Chevy Chase Lake (2013)
  - Burtonsville (2012)
  - Town of Kensington (2012)
  - Takoma/Langley Crossroads (2012)
  - White Flint 2 (2012)
  - Wheaton CBD (2011)
  - Great Seneca Science Corridor (2010)
  - White Flint (2010)

White Oak Science Gateway
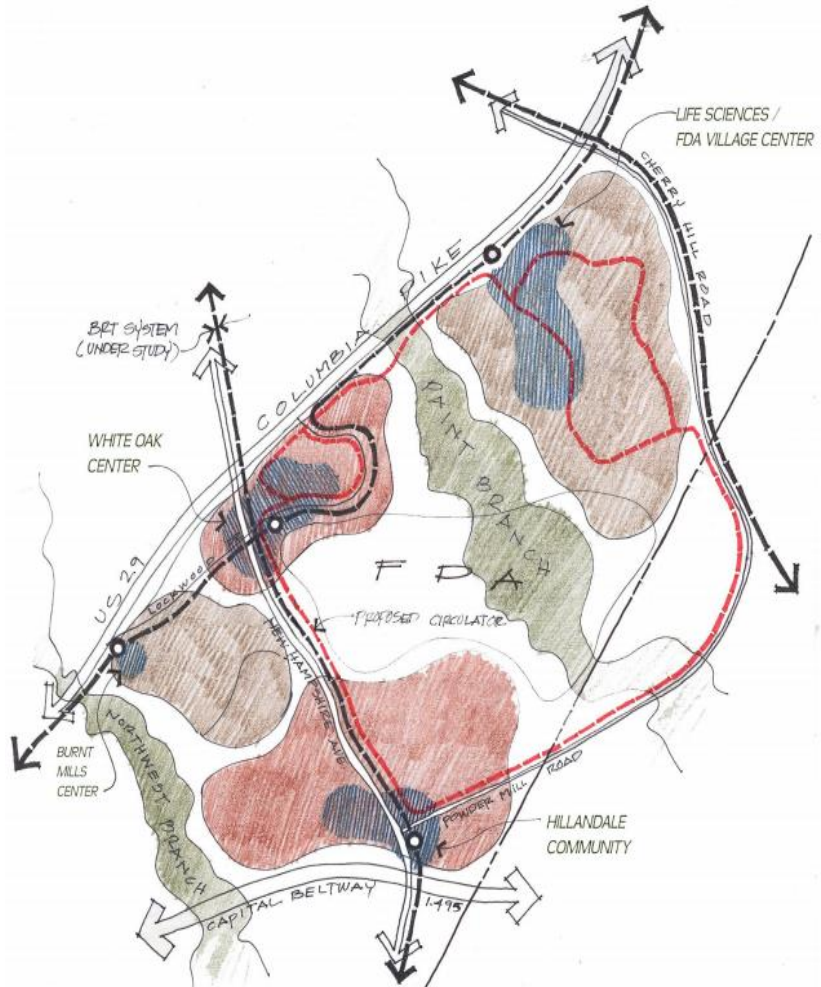
- The Council approved the White Oak Science Gateway on July 29, 2014. The Sectional Map Amendment (SMA) process is underway, with a Council public hearing held just yesterday. This SMA will address the zoning recommendations of the Master Plan.

- This plan is about bringing jobs and amenities to the White Oak area, leveraging FDA's headquarters to bring biotech firms and the kind of retail and entertainment options that attract a high-tech workforce.

- The plan includes Bus Rapid Transit lines on US 29 and New Hampshire Avenue along with strict mode share goals that require developers to take steps (shuttles, car pools, etc) that reduce the number of new cars on the road.

Glenmont Sector Plan
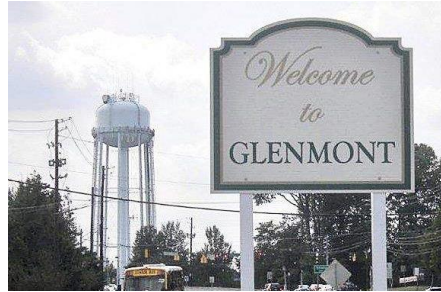
- The Council passed an update to the Glenmont Sector Plan which provides new zoning to incentivize redevelopment of the Glenmont Shopping Center.

- The Shopping Center is a challenge: there are 15 separate properties with 12 separate owners.

- Thank you to the District 19 delegation for their help getting Glenmont designated an Enterprise Zone by the State, providing additional incentives for development.

- As we worked on the Sector Plan, at least one Shopping Center property owner told us that this designation has already spurred some momentum.

- The Council's Sector Plan also preserves the existing, affordable, multi-family housing around the Metro, which the Planning Board's draft would have allowed to be redeveloped into more expensive high-rise apartments.

Wheaton Redevelopment

- The Council has committed $144 million for the redevelopment of Parking Lot 13 and adjacent County-owned property in downtown Wheaton, right next to the Metro station.

- The Wheaton Redevelopment Program will include an office tower, a residential building, and a 37,000 square foot town square.

- After a bidding process, a developer partner has been selected, Stonebridge Carras.

- The new development will include a new office building for three County departments, a residential apartment building, ground floor retail along Triangle Lane, and a town square.

- Construction is planned to begin in Spring 2016 to be completed by Fall 2018.

Community Update

Kemp Mill Urban Park Renovations

- The facility plan was approved by the Planning Board in 2011. The current cost estimate for the renovation of this park is $5.81 million.

- The following amenities are included:

  - Enlarged playground

  - Multi-purpose court

  - Pond reduced in size by 40 percent with necessary supporting infrastructure

  - Overlook areas with seating and interpretive signage

  - Accessible park entrances with improved circulation and loop walking paths

  - Fitness stations

  - Stormwater management facilities, and

  - Improved off-site drainage system.
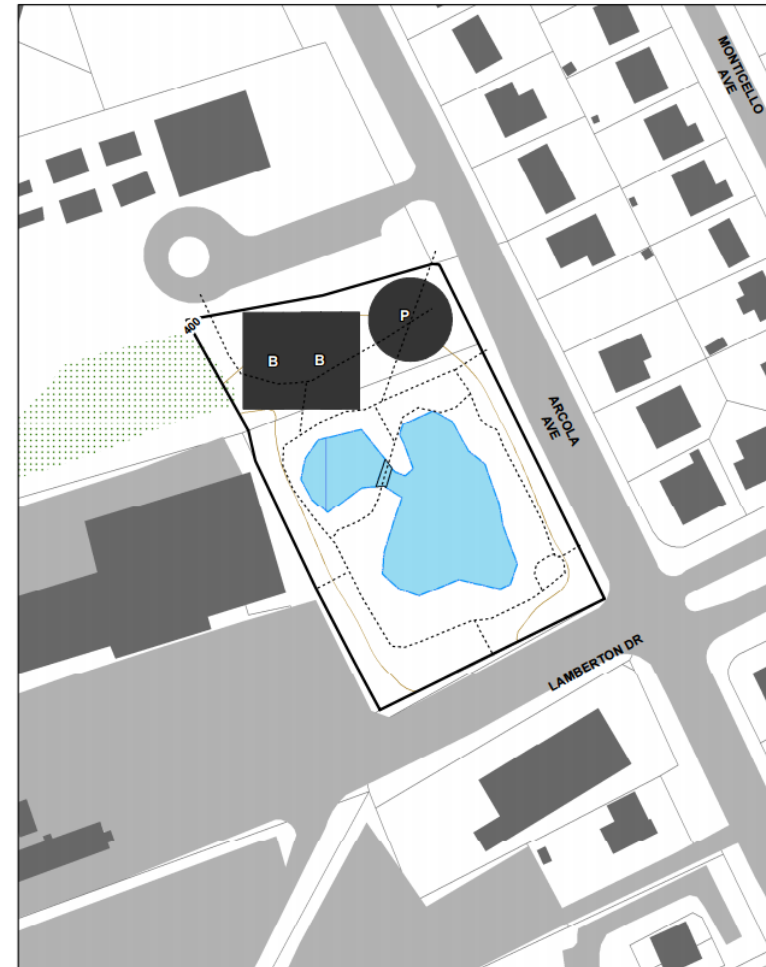
Kemp Mill Urban Park Renovations

- **Current status:** The drawings are being finalized. According to the Project Manager, the project should go to bid in May, with construction to begin in the fall. Per the community's request, the plan is to leave the park open through the summer.

- The Governor's budget proposes a 39% reduction ($2.5 million) in Project Open Space allocations for Montgomery County in FY 16. The renovation of Kemp Mill Urban Park is one of four projects at risk.

- I sent a letter to the District 19 Delegation, encouraging them to reject the recommended reductions to the program.

- If you have any additional questions prior to the start of construction, please call the Project Manager, Aaron Feldman. (301) 650-2887

Traffic Mitigation Pilot Program for Non-Public School Transportation

- DOT is running a pilot program this school year that allows non-public school students from six schools to use Ride On and MCPS buses as a source for transportation, when capacity is available. The intent is to help relieve some of the traffic and congestion near some of the County's non-public schools.

- The pilot program began in September 2014, and will run through the end of the current school year.

- The County Executive requested a special appropriation for the FY15 Operating Budget in order to fund this pilot program. On March 3, the County Council held a public hearing for this special appropriation. Immediately following the public hearing, the Council unanimously adopted this special appropriation.

- The special appropriation, Resolution 18-71, is for an increase of $240,560 to DOT's budget
  - $196,750 for bus transportation costs for the 6 pilot schools, and $48,810 for evaluation of the program, as well as traffic counts
  - Private schools will pay $43,285 – or 22% for the cost for buses and driver time – in fees to offset some of the cost

- The County Executive's FY16 budget request for this program is $659,973. A T&E worksession is scheduled for April 24, 2015.

Wheaton Library and Recreation Center

Wheaton Library & Recreation Center

- Schedule
  - As currently approved, construction scheduled to start in Summer 2015 and be completed in Fall 2017
  - In 2012, Councilmember Navarro proposed (and Council agreed) to accelerate project by 2 full years
  - In 2013, project was delayed because of Historic Preservation proposal

- Project Cost (as currently approved): $58.355 million

- New Estimated Cost (as reported by DGS): $89 million

- **HHS/PHED Committee Meeting scheduled for April 21st at 2 p.m. (3rd floor hearing room)**

Montgomery County Councilmember Nancy Navarro |District 4 | CouncilmemberNavarro.com

Legislative Update

2015-2018 Goals and Priorities

• Operationalize the Master Plans in the East- and Mid-County areas

• Frame the elimination of the academic achievement gap as a socioeconomic imperative

• Develop a framework for policymakers to meet our future workforce needs

• Fully fund the Small Business Assistance Program

• Create a dedicated funding stream for children and youth programming at both the state and local levels

• Expand quality early childhood education and improve access to quality Family Child Care

• Continue to build capacity for improved Council communications with the   public

• Improve quality of life for previously neglected communities

Contacting My Office

If you have any type of issues or concerns call us, even if you have already placed a service request through our 311 system, we can follow up on your behalf

My office can also broker meetings between department heads/staff and constituents, so if you have an issue you'd like to discuss further, we'd be happy to facilitate this meeting

Stay up to speed with what is going on in District 4 by signing up to receive my newsletter by visiting: http://www.councilmembernavarro.com/

If you have a neighbor who speaks Spanish, share with her/him to tune in to Radio America (1540AM) at 9:30 am every Friday, or listen live at www.radioamerica.net

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