

BEFORE THE MONTGOMERY COUNTY COUNCIL

JUNE 14, 2016

SECTIONAL MAP AMENDMENT H-112

MONTGOMERY VILLAGE

**TESTIMONY OF PETE YOUNG
PRESIDENT OF MONTGOMERY VILLAGE FOUNDATION**

Good Afternoon, President Floreen and Members of the County Council:

I am PETE YOUNG, President of the Montgomery Village Foundation Board of Directors.

The Foundation strongly supports SMA H-112 to implement the Master Plan Re-zoning for Montgomery Village.

Our original zoning, the Town Sector Zone, facilitated the initial development of Montgomery Village, and we are enthusiastic and optimistic that the re-zoning of crucial properties in the Village will now allow our community to modernize and re-vitalize with new housing, commercial development and parks.

We appreciate the support from the Council and the Planning Board to accomplish this milestone.

As you know, in 2010, the Montgomery Village community produced the Vision 2030 Plan, which focused on land use changes that would enhance the quality of life of current and future Village residents.

M-NCPPC planning staff incorporated and expanded on the key elements of the Vision 2030 Plan in developing the revised Master Plan specifically for Montgomery Village.

We have great hopes that the County's new CRT zone, with its mix of uses and densities, will attract redevelopment in the Village Shopping Center, the Professional Center and the Lost Knife corridor. Already, we are hearing from these property owners about their re-development plans. The community met with the new owners of the Village Shopping Center at a public meeting on June 3rd in Montgomery Village.

Additionally, with the re-zoning of the former Montgomery Village Golf Course property, the first steps toward the long-awaited new housing there can begin.

The new housing and commercial projects that are taking shape are probably the most significant impacts of the new Master Plan and Re-zoning, and their successful realization is gratifying in light of the many years between Master Plans.

But these are not the only benefits to the Village from the re-zoning.

MVF and its communities have also received thoughtful consideration in the re-zoning, clarifying and protecting the uses that we can make of our properties.

With our park properties and community centers being re-zoned RE-1, our residents can be assured that these properties will continue to serve their recreational needs.

Through a carefully developed Overlay Zone, we have the flexibility to modify our park and facility uses to accommodate trending activities and changing desires of Village residents. We know now that that we can provide facilities such as dog parks, athletic fields and courts for new sports that reflect the recreational needs of our diverse population.

Like any property owner facing re-zoning, MVF was concerned that our 10.5 acre headquarters property on Apple Ridge Road could continue to meet our current needs and accommodate changes in the future.

The Council legislative staff and planners worked with us to provide explanations and revisions to the Overlay Zone that we believe will permit us to make the most of our properties.

This was very important to MVF, because, unlike a private sector landowner, we are constrained in our ability to buy new land and to dispose of our existing property. As hundreds of residential units join our community over in the coming years, and our population ages and changes, we may need to add new buildings and uses in order to continue to provide services for the MVF community.

We have been celebrating Montgomery Village's 50th Anniversary this year, and you may recall that with the passage of these 50 years, property owners in Montgomery Village would have been able to request that their properties be re-zoned from the original TS zoning.

Thankfully, with this comprehensive re-zoning, the framework is in place to allow Montgomery Village to reinvigorate itself, and join in Montgomery County's increasing prosperity, with new housing, stores, restaurants and parks.

Thank you.