

White Flint Sector Plan Implementation Advisory Committee

February 13, 2012

Summary Notes

Committee members in attendance: Arnold Kohn, David D. Freishat, Todd Lewers, Ruwan Salgado, Daniel Hoffman, Natalie Goldberg, Francine Waters, Allison Dollar, Anne Root, John King, Della Stolsworth, and Mary Ward

Committee members absent: Greg Trimmer, Evan Goldman, Mike Smith, Kurt Meeske, Barnaby Zall, Paul Meyer, Michael Springer, Meredith Josef, Edward Rich, Peggy Schwartz, Chad Salganik, Paul Meyer and Dee Metz.

Guests: Rita Gale (Department of Public Libraries), Jeff Bourne (Montgomery County Department of Recreation), Ramona Bell-Pearson (County Executive Office), Erica Leatham, Mayra Bayonet (City of Rockville), and Brian Downe (Saul Centers)

Montgomery County Planning Staff: N’kosi Yearwood and Steve Findley

Introductions

The meeting began with committee members and guests introducing themselves.

Updates

Roadways

Nkosi provided an update on the current White Flint roadway study. He indicated that the study will be released later this spring by Montgomery County Department of Transportation (MCDOT) consultants, in collaboration with State Highway Administration (SHA). Arnold Kohn questioned the need for the study since the Sector Plan looked extensively at roads, including capacity limits.

Nkosi indicated that this study is using a different transportation analytic tool, SYNCRO versus Critical Lane Volume (CLV), which was used in the Plan creation, and the study is looking at a broader geographic area. Ramona Bell-Pearson (Assistant CAO) said that development adjacent to State roadways must receive access permits so the State has a significant role in understanding the impacts of new development. And, she noted there is a difference between local and state regulations.

David Freishat (co-chair) indicated that SHA’s approval letter on Mid-Pike Plaza preliminary and site plans indicated that Old Georgetown Road (MD 187) will remain six lanes in the future. Ms. Bell-Pearson said that the County is working with the State on Old Georgetown Road. Nkosi said that SHA representatives will attend the Committee’s March meeting, so members will have an opportunity to ask questions.

CIP

The County Executive has introduced the FY 13-18 Capital Improvements Program (CIP). All of the CIP projects for White Flint, introduced in January 2011 CIP, have continued in this CIP with some modifications.

Urban District

Dan Hoffman provided an update on the activities of the Ad Hoc Urban District, including a walkabout that highlighted sidewalk problems and potential solutions; Federal Realty is likely to develop a streetscape maintenance plan; and discussions have been held with the Pre-Release Center to conduct spot streetscape maintenance improvements in the district.

ZTA

Natalie Goldberg requested an update on two Zoning Text Amendments (ZTAs), Combined Retail (12-02) and Commercial zones, large retail uses (12-01). ZTA 12-01 will affect Pike Center, which is a commercial center that is north of Montrose Parkway where a Walmart is proposed. None of the ZTAs will impact properties within White Flint.

CSX Quite Zone

Dan also reported that community representatives from Randolph Hills and Garrett Park, along with EYA (regional developer), have spoken to CSX and MCDOT to establish a quite zone (Federal regulations) for a portion of the CSX rail tracks adjacent to the Plan area.

Department of Public Libraries

Rita Gale, Public Services Administrator for Facilities and Strategic Planning at the Department of Public Libraries gave the Committee an overview of the proposed library in White Flint. She stated that the future library will include: approximately 10,000 square feet in size; advanced technology with access to other County-wide libraries; and meeting space. She also indicated that the proposed Regional Service Center would be in addition to the library size.

Ms. Gale said the location identified in the preferred plan in the White Flint Amenities Plan document is appropriate since proximity to the Metro is important. Dan Hoffman asked if there was any progress with North Bethesda Center (LCOR) to locate a library on that site. Ms. Bell-Pearson said the County has had some discussions with LCOR to include a library with the development, but the timing is dependent on LCOR.

Natalie Goldberg asked if there is any existing funding and what is the timing associated with the library. Ms. Gale said there is no CIP money associated with the library at this time, and there

are several factors associated with the timing of the facility. She also said the strategic plan considerations, such as improvements to the Davis library, will guide the Department.

Dan Hoffman spoke about a non-profit concept (such as a Foundation), that would operate outside of the amenity fund. He also asked if there are other County libraries that are 10,000 square feet in size. Ms. Gale said the Lake Forest Mall (Gaithersburg) location is smaller, while the Davis Memorial and Kensington libraries are larger.

Next meeting

March 12 is the next meeting for the Committee.