

WHITE FLINT SECTOR PLAN PHASE I PRESENTATION

**Montgomery County Planning Board
April 13, 2009**

**Luxmanor Citizens
Association**



LUXMANOR
CITIZENS ASSOCIATION

An Inclusive Master Plan

- The Vision of a Better Community
 - Pedestrian oriented
 - Mass transit - easily accessible
 - Publicly-owned green spaces
 - Public Art
 - Neighborhood involvement
 - New communities
 - Best Management Practices to restore the natural environment
 - Sustainable Development

Pedestrian Oriented

- Wide sidewalks
- Open-to-the-street markets and shops
- Significant, visible Bicycle parking areas
- Pedestrian-oriented signalization
- Easily accessible mass transit

Mass Transit

- Additional mass transit is **REQUIRED** for any plan to work
- Mass transit is **REQUIRED** for easy access to metro and buses
- Additional neighborhood friendly public transit is **REQUIRED** so neighbors in surrounding communities can access mass transit without using their cars

Mass Transit

- The plan will not work and is not sustainable without additional mass transit, outside the 'Sector'
- The Advisory Group agreed that additional significant mass transit and not ephemeral 'circulator buses' was required
- The revised plan must include significant mass transit to accommodate 20,000 new jobs and residents of ~10,000 new residences

Publicly-Owned Streets and Green Spaces

- Streets must be publicly owned
- First amendment rights must be protected
- Green spaces must be publicly owned and maintained
- Green spaces must be designed with community input

Publicly-owned Streets and Green Spaces

- Model: Solar1, at www.Solar1.org
- Solar1 is a highly successful neighborhood/government partnership
- Protects and maintains public parks
- Provides environmental education
- Involves citizens in the public process
- Funding: percent of revenue from nearby parking facilities

www.Solar1.org



www.Solar1.org

- **Volunteer in Stuyvesant Cove Park**
- Stuy Cove Park has both a dedicated group of volunteers that help take care of the beds and planters, and periodic public volunteer days. Volunteer days will show up on the events calendar. If you would like to be one of our dedicated group of volunteers go to the contact page and send us a message.

www.Solar1.org

- Stuyvesant Cove Park
 - 1.9 acres
 - Formerly a concrete factory and other industrial uses
 - Green Master Plan
 - Public Open Space
 - “Stuyvesant Cove Park now represents a shift in civic values and community land use.”

Public Art

- Public Art must be a part of the new environment
- Model: Seattle DOT Art Master Plan
- <http://www.seattle.gov/transportation/artplan.htm>
- Required in the WF Master Plan: a section on Public Art

Public Art

- Seattle DOT Art Master Plan

SDOT ART PLAN



Public Art

- “A plan of action”
- comprehensively detailing how Seattle can become a national leader in creating a more humane, layered, beautiful and relevant transportation system.
- It offers a completely new methodology for rethinking the practicality and use of our shared right-of-way. By employing the work of artists, the creativity of citizens and the ingenuity of SDOT employees, the gradual implementation of this plan will **contribute significantly to a Seattle whose streets and sidewalks celebrate life, discovery and creativity.**

Public Art

- Hired an Artist-in-Residence
- Produced:
- *Book I: The Diagnosis* – the big picture of art in the right-of-way
- *Book II: The Toolkit* – a reference for project managers and special projects ideas
- *Book III: Sidewalk Survey* – a visual encyclopedia of creativity in the right of way

Public Art

- Directions:
- Work with existing neighborhood artists to develop a section in the WF Draft Plan on Public Art
- Reach out in a verifiable way to neighbors and citizens in a Democratic process

Neighborhood Involvement

- Hold discussions with surrounding neighbors in a verifiable, transparent manner
- Record comments and provide feedback in a 'comment matrix' that is accessible to all and is part of the Master Plan record
- Continue to keep the Meeting Log current
- Create a mechanism to make sure the residential landowners are on an equal footing with the commercial landowners
- Verify that surrounding neighbors have been involved in the Master Plan Process

New Communities

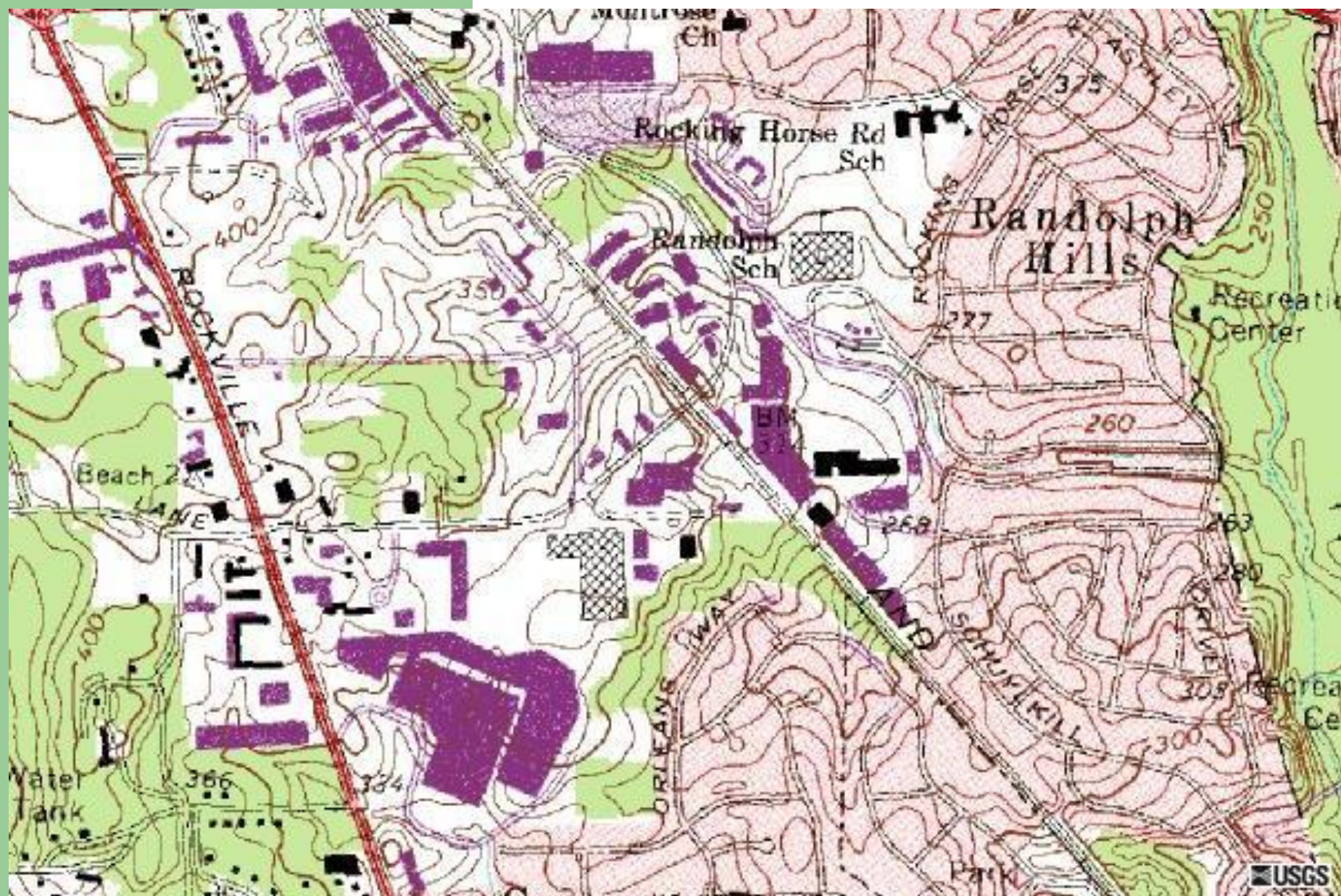
- Required:
- Library
- Schools that are not over-crowded
- Police, Fire, Emergency Medical
- Parks, small and larger





Best Management Practices

- White Flint exists in a natural environment and known watershed
- Emphasis must be on restorative practices





Best Management Practices

- The Upper Rock Creek watershed contains many miles of small headwater streams unlike Lower Rock Creek, where prior development piped many headwater areas, impacting aquatic habitat and stream systems
- The high level of development and lack of stormwater controls have led to unmitigated flows that have damaged Rock Creek and its tributaries
- MDE has identified the Rock Creek Watershed in Montgomery County in the State's 303(d) regulation as impaired by nutrients, sediments, fecal bacteria, and impacts to biological communities (MDE, 2006)

Best Management Practices

- Directions:
 - Section on sustainability focused on Restoration and Repair
 - BMPs regarding restoration of Rock Creek
 - BMPs to decrease CO2 substantially

Sustainable Development

- • Practice “Restorative Redevelopment”
- • Increase the resource efficiency of facilities and buildings
- • Reduce pollution from vehicles
- • Build and Buy Green
- • Work towards reducing Greenhouse Gas Emissions
- • Reduce the use of pesticides
- • Protect and restore the urban creeks and streams
- • Promote Environmental Stewardship
- • Encourage residents to drive less
- • Improve and optimize Transportation Infrastructure
- • Improve and expand the Green Infrastructure

The Devil is in the Details

- Wall Park
- Access from existing neighborhoods to public transit
- Building Heights
- Appropriate Density
- Neighborhood/Government Partnerships

Wall Park

- Very important to our neighborhood
- A large community of swimmers in our neighborhood
- Little attempt by Planning to contact the neighborhood or the swimming community
- One community meeting to date, at our behest

























Wall Park

- Directions:
- Verifiable Public Involvement
- Transparent Public Process
- Interaction with surrounding community
- Comment matrix accessible to the public
- A model of Park development that is a two-way street

Access to Public Transit

- Now:
 - Existing neighborhoods cannot access public transit
 - Bus signs are confusing
 - Bus stops are in dangerous locations
 - It is not possible to walk to the metro
 - Street crossings are dangerous; signalization is designed for auto traffic



Access to Public Transit

- Directions:
- Solution:
 - Easy access to public transit via Luxmanor Jitney, a small van that is in the neighborhood linking the neighborhood to the White Flint Sector
 - Bus Signs: Easy to read; inviting; destination and times written ON THE BUS SIGN
 - Bus stops in areas with sidewalks and cross walks
 - Slow traffic; fix signalization so it is pedestrian and bicycle friendly; provide signalization as in DC

Building Heights

- 300 feet is too tall
- 500 feet is too tall
- www.youtube.com, type 'LCA Balloon Test' in the search box
- There are no 300-ft tall buildings in the Mid-Atlantic region
- Washington DC has height limit
- White Flint Phase II shares a boundary with Neilwood Drive and Danville Drive, residential neighborhoods with one story and two story homes



Red Balloon at 300 Feet





Building Heights

- Solution:
 - Limit heights
 - Explicit height limits in the WF Master Plan
 - Do not allow inappropriate building heights along the Rockville Pike or along Executive Boulevard
 - Do not allow Vertical Sprawl

Appropriate Density

- Density must be in keeping with expectations of the citizens and residential landowners of the County

Solution:

limit density in the plan in accordance with public transit and sustainability

conduct a public, transparent discussion on whether the county residents want to urbanize

Neighborhood/Government Partnerships

- Directions:
 - Work continually with the neighborhoods and residential landowners
 - Listen to the residential landowners for creative solutions
 - Build a democratic, transparent system

End

- Questions?



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