

White Flint Sector Plan Implementation Advisory Committee

October 11, 2011

Summary Notes

Members in attendance: Evan Goldman, Michael Springer, David Freishtat, Todd Lewers, Ruwan Salgado, Barnaby Zall, Natalie Goldberg, Peggy Schwartz, Mike Coveyou, Anne Root, Kurt Meeske, John King, Della Stolsworth, Mary Ward, Edward Rich, Paul Meyer, Arnold Kohn, Francine Waters and Chad Salganik

Members absent: Greg Trimmer, Daniel Hoffman, Meredith Josef, Diane Schwartz Jones, and Mike Smith

Guests: Bill Carey (Strathmore), Ken Hurdle (Luxmanor), and Susan Hudson (White Flint Park Citizens Association)

The meeting began with committee members and guests introducing themselves.

Updates

Mid-Pike Plaza

Natalie Goldberg requested an update on Mid-Pike Plaza's preliminary plan to better understand the dedication process associated with the development.

Evan Goldman (Federal Realty) provided an update on both the site and preliminary plans, including new retail along the garage area of Building 11 and new garage arrangement than the submitted site plan. He indicated Federal Realty is working with Montgomery County Department of Transportation (MCDOT) on road design issues, including a table top intersection and modified turning radius.

He also indicated the realignment of Executive and Hoya (formerly Old Old Georgetown) will occur after the first phase of development is delivered.

Evan also said that the Sector Plan's recommendation to reconfigure Old Georgetown Road to two lanes, east and west bound, does create uncertainty since new development will face the existing conditions. He noted that MCDOT and State Highway Administration were discussing this issue. Nkosi noted that he participated in a conference call with the SHA Administrator, where the administrator supports the Plan's goal, including the changes to Old Georgetown Road in the future.

MCDOT, Federal Realty, and the Planning Department have held several meetings to discuss to placement of bike lanes for Old Georgetown Road; shared use paths for Hoya and Old Georgetown Road; and other elements for both roadways.

Mary Ward asked about privately provided public open on Mid-Pike Plaza. Nkosi indicated that the open/urban spaces provided on Mid Pike Plaza will be open to public, but not owned by the public. These spaces do not inhibit 1st amendment rights for the public.

Mary also asked about the timing of Executive Boulevard and Hoya realignment. Nkosi and Evan said that the County's CIP is addressing the realignment of Hoya and Executive Blvd.

CR Zone

Josh Sloan of the Planning Department provided a brief update on the Commercial Residential (CR) zones. The CR zones were amended to create two new zones, Commercial Residential Town (CRT) and Commercial Residential Neighborhood (CRN) for Kensington, Takoma Langley and other plans under way. Josh indicated that there are some new uses in the CR zone; benefits change for smaller properties where only 50 points are required; and some new public benefits were added.

Natalie asked if there are any changes to the three approved sketch (North Bethesda Market, North Bethesda Gateway and Mid-Pike Plaza) with the new standards. Josh indicated that the three plans are grandfathered.

Public Facilities

Nkosi stated that the County has a final draft of the consultant's report on public facilities. He indicated that since Diane S. Jones is now leading the Department of Permitting Service (DPS), another person either in the County Executive Office or Department of General Services (DGS) will wrap-up the final report. The Committee will receive a briefing when the document is completed.

Urban District

Paul, Francine, and Arnold highlighted some of the issues the ad hoc urban district working group has discussed. The issues include promoting the area, creating a website, developing a strategy to manage streetscape; and funding options. Ken Hartman, Bethesda Chevy Chase Regional Services Director, is coordinating activities with this group.

Additional items

Mary Ward asked, what is the influence of the Implementation Committee? Several members noted that the purpose of the group is to discuss and make recommendations to the Planning Board regarding the implementation of the Sector Plan.

Mary also remarked that more bike racks should be placed outside of North Bethesda Market, rather than inside the building. Paul Meyer noted the group could benefit from looking at other cities, such as Portland, to learn about the different types of public use spaces.

Ed Rich asked if North Bethesda Center has submitted a new plan for their development. Nkosi said that Mike Smith (LCOR representative) has indicated that a sketch plan will be submitted, but LCOR has not met with the Planning Department.

Co-Chair David Freishtat discussed presenting public use spaces in New York City at a future meeting. Della also volunteered to present on Santana Row, a Federal Realty development in San Jose, California.

Barnaby announced that the Friends of White Flint will meet on October 24 at 7 p.m.

Next Meeting

The Implementation Committee is scheduled to meet on Monday, November 14, 2011. White Flint Mall is expected to present a sketch plan for the Mall.