

White Flint Sector Plan Implementation Advisory Committee

September 10, 2012

Summary Notes

Committee members in attendance: Evan Goldman, David Freishtat (co-chair), Ruwan Salgado, Daniel Hoffman (co-chair), Peggy Schwartz, Francine Waters, Allison Dollar, Anne Root, Natalie Goldberg, Dee Metz, Kurt Meeske and John King

Committee members absent: Greg Trimmer, Mike Smith, Paul Meyer Barnaby Zall, Chad Salganik, Della Stolsworth, Michael Springer, Todd Lewers, and Edward Rich

Guests: Bill Carey (Strathmore Music Center); Vince Burke (Saul Centers), Erica Leatham (Ballard Sphar), Cathy Feidt (White Flint Park-Garrett Park Estates), Jane De Winter (White Flint Park-Garrett Park Estates) and David Walters

Montgomery County Planning Staff: N’kosi Yearwood

Introductions

The meeting began with committee members and guests introducing themselves.

Updates

- Nkosi indicated that two committee member, Meredith Josef (Timberlawn Association) and Arnold Kohn (Tower Companies) have resigned from the Committee, creating two vacancies. He said that a notice will be sent to property owners and civic association representatives seeking two representatives to replace Meredith and Arnold.
- The Ad Hoc White Flint Urban District will be formalized in the near future by the County Council.
- The trail head design for the Bethesda Trolley Trail at Woodglen Drive and Edson Lane is close to completion, including the installation of lights. David Freishtat said the design looks great.
- Mary Ward expressed concern that the Rockville Pike sidewalk leading to the farmers market at Pike and Rose is not safe given the amount of pedestrians. David noted a significant amount of pedestrians on Saturdays walking in the area and the State (SHA) should be made aware of this.
- Dee Metz (County Executive’s White Flint Coordinator) said that the White Flint Traffic Impact Study (TIS) is still incomplete. She noted that Montgomery County Department of Transportation (MCDOT) will explore two scenarios: one that is within the context of

the Sector Plan and another that uses traditional transportation measures. Dee also said that the State's role is important since several new roads intersect with State highways (Rockville Pike and Old Georgetown Road). Work on the western workaroud continues, including discussions with Gables Residential.

- White Flint 2 has been delayed by the County Council. The staff draft will be delivered to the Planning Board by April 2014 and transmitted to the Council and Executive by Fall 2014

New Development

- Evan Goldman indicated that the phase II site plan for Pike and Rose will be submitted by December. Nkosi said that the Montouri property, located on Nebel Street, will submit a sketch plan proposal in the near future.

White Flint Mall Presentation

Francine Waters (Lerner Enterprises) presented the revised White Flint Mall Sketch Plan. She noted the revised plan has several changes: the central square is smaller; no building is adjacent to the existing medical office buildings on Rockville Pike; mixed use residential development is along Rockville Pike rather than mostly non-residential development; and the phasing of the development is different.

Committee members asked several questions. John King queried how much of the public use space is paved. Francine said at this time she did not have a specific number since the proposal will change through additional review. Evan inquired if Phase I will be completed at one time. Francine noted that there will be several phases within Phase I. (Phase I is approximately 1, 300 dwelling units, 198,950 sq.ft of office, 280,350 sq.ft of hotel, and 958,000 sq.ft of retail). Kurt Meeske inquired about the size of the Mall. Francine was unsure about the specific size, but noted it is more than 800,000 square feet in size.

Francine indicated that the development team is working with State Highway Administration (SHA) regarding traffic signalizations and other issues at Edson Lane extended and Security Lane extended. Natalie Goldberg asked if the transportation improvements at Rockville Pike will support the future BRT. Francine indicated that specific BRT details are not known at this time. Dee stated that it is important to look ahead to avoid duplicating items, such as moving utility poles twice. Dee also said that centerline study for Rockville Pike is moving forward. Ms. Goldberg asked if the access to the medical center buildings will be maintained. (Currently, White Flint Mall has an informal arrangement with the medical office buildings that provide access to the rear of these buildings via the Mall property). This access will change in the future.