

White Flint Sector Plan Comments and Impressions

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This is a development feeding frenzy! How high and how much?

It's feeling like New York City without a street grid system and massive public transportation to support it. This is not smart growth.

The desires driving this planning need for massive redevelopment:

- Increasing the county's tax base
- Developer's and property owner's profits

But, where is the "smart" part ?

So far, we are not seeing a comprehensive approach to this redevelopment. We are not seeing the unique "Urban Village" that was envisioned in group discussions.....a centralized redevelopment around the Metro station (no more than 1/4 mile out).....transitioning down toward the neighborhoods. Unique was described as not Bethesda or Silver Spring but something different....unique.

What we have before us is a huge redevelopment project

The County has a more population than the City of Takoma Park (Development Scenario 1), or almost the size of the City of Rockville (Scenario 3), squeezed into a much smaller area.

Where are the amenities for this area going to be?

- Community center, parks, recreation center, schools, fire/rescue, police, dog parks.
- Don't we have 60 year old water and sewer pipes in the streets?

Who's going to pay for them?

They have to be provided up front because you don't get them after the fact.

Transportation

- [There] is a difference of opinion on how much more traffic this area can take. And, there will be traffic, including increased service and delivery vehicles.
- [There] is a lack of public financing for increased public transit.
 - An out-of-date and very limited Metro system that does not serve the majority. Will they agree to a second Metro entrance?
- Proposed development on a site ideal for a new MARC station on Nebel Street.
- Where is the impact of redevelopment from Old Georgetown Road, Twinbrook, and the City of Rockville?
- Will there be service roadway-alleys so streets do not get clogged down with service and repair vehicles?

So far, I am not getting a warm and embraceable feeling for the redevelopment presented. I am starting to really like the 1992 Adopted Master Plan, or a revision to increase the Floor Area Ratio to 1.5.