

## **White Flint Sector Plan Advisory Committee**

November 22, 2010

Montgomery County Planning Department

Meeting Notes

Members in attendance: Todd Lewers; Barnaby Zall; Mike Coveyou; Meredith Josef; Dan Hoffman; Ed Rich; Natalie Goldberg; Ruwan Salgado; Francine Waters; Greg Trimmer; Mike Smith; David Freishtat; Anne Root; Evan Goldman; Diane Schwartz-Jones; Kurt Meeske; Della Stolsworth; John King; and Mike Springer

Guests: David Dise (Montgomery County General Services); Ken Hartman (Bethesda Chevy Chase Regional Service Center); and Hilary Goldfarb (Promark Real Estate Services)

M-NCPPC Staff: Nkosi Yearwood, Jacob Sesker and Shahriar Etemadi

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### **Introductions**

- Personal introductions and an overview of advisory committee's role began the meeting.

### *Meeting Location and Time*

- The group will meet the second Monday of each month at the Planning Department, unless changed by Planning staff. There was some discussion about a location in White Flint, such as at the Cabin John Room at the Conference Center. Diane S. Jones will follow-up with Economic Development to determine if this is feasible.

### *Chairs*

- Nkosi noted that the group should select two co-chairs in order to facilitate the group's work, including interaction with Planning Board and staff. Diane said that the Great Seneca Science Corridor (Gaithersburg West) Committee has a community representative and property owner as co-chairs of that group, which could be a model for the WF group.

### *Meeting Notes*

- Each meeting will have summary notes taken by a member of the group and posted on the White Flint Planning website. Nkosi took notes for the first meeting.

### *Disclosure*

- A public disclosure form will be distributed to the property owners.

## **Sketch Plans**

North Bethesda Market II, North Bethesda Gateway and Mid-Plaza have submitted sketch plans. Nkosi provided an overview of each project with input from various property representatives.

### *North Bethesda Gateway*

This is the redevelopment of several properties including Jack Fitzgerald automotive on Rockville Pike and Lake Waverly, Bob Eisinger's property.

- Barnaby asked if the residential building on Lake Waverly was fully pledged as super efficient small units, Apads, and Ed Rich asked about the gas station property at MD 355 and Nicholson Lane and property at Huff Court and Executive Boulevard Extended.
- Hillary Goldfarb indicated that the Lake Waverly will work with Department of Housing and Community Affairs (DHCA) to determine the right amount of MPDUs for the building. The minimum requirement of 12.5% MPDUs will be provided along with market rate units.
- She states that the property at Huff Ct and Exec. Blvd. belongs to Lerner Enterprise. Gregg Trimmer (JBG Companies) said that the most Exxon gas stations in the County were sold to Southside Oil with 20 year lease agreements. None of these properties are included in North Bethesda Gateway sketch plan.

### *Mid-Pike Plaza*

Evan Goldman provided an overview of Mid-Pike's submission and noted several changes have occurred since the submission. For example, Street B has been removed, retail has been added to building #2, and parking garage on building #7 has also changed. Parking will be shared between retail and office uses, and residential units will average one parking space per unit.

- The first phase will consist of buildings #10-12.
- Phase two will consist of buildings 1, 4 and 6-8.
- Construction of the first phase is tentative for summer 2012 with completion by 2014

Dan Hoffman asked about parking and access into the building #7 with the new layout. Evan stated that the new layout improves access since the building will be attached to the parking garage

Diane S. Jones inquired how the density of the project was achieved. Building Lot Termination (BLTs), advanced dedication of rights-of-way, child daycare and other items was the response. Diane stated the importance of obtaining public facilities during the development process and suggested a library could be a good public facility on Mid-Pike Plaza. Nkosi noted that the Planning Board draft had recommended Mid-Pike as an alternative site for a library but the Council approved plan did not.

## **Finance and Staging Allocation**

Jacob Sesker provided an overview on the Council's deliberations of the special tax district as well as impact taxes. He indicated that the Planning Board has decided to allocate staging development capacity at building permit.

- The Planning Board's December 9 meeting will further discuss staging and allocation.
- The biennial monitoring program is a way to evaluate building permits progress.
- Online tracking and database will take sometime to be implemented.

Greg Trimmer noted that staging allocation is based on net new development.

Diane S. Jones provided the County Executive's position on transportation impact taxes, which will be established at 0%; forward or advance funding for a portion of Market Street; realignment of Executive Boulevard; and design of Rockville Pike. She also noted that two items from the District Bucket list has been moved to the county list, the second Metro Entrance and Nebel Street bikelane. Natalie Goldberg asked if there is a strategy to get Rockville Pike done sooner. Diane indicated that the County's commitment to forward fund a portion of MD 355 shows its commitment.

## **School Related Issues**

- Meredith Joseph noted there are large class room issues at Garrett Park and Luxmanor Elementary Schools that exceeds School Board's policy.
- Dan Hoffman stated that the group should communicate with the School Board regarding school CIP issues (as they relate to White Flint). He also requested that Bruce Crispell (MCPS staff) provide an update of his projections to the group

## **Subcommittees**

Meredith suggested the creation of a subcommittee or subcommittees that will address funding, transportation and amenities.

## **Next meeting**

The Advisory Committee will meet on Monday, December 13 at 7:30 p.m. at 8787 Georgia Avenue. Dan Hardy will present an update on transportation approval mechanism and other transportation issues.