

White Flint Sector Plan Implementation Advisory Committee

June 9, 2014

Summary Notes

Members in attendance: David Freishtat, Todd Lewers, Natalie Goldberg, Peggy Schwartz, Francine Waters, Andrew Bossi, Dee Metz, Paul Meyer, Mary Ward, Evan Goldman, John King, Chad Salganik, Allison Dollar and Ruwan Salgado.

Members absent: Brian Downie, Edward Rich, Greg Trimmer, Della Stolsworth, Gabriela Cadena, Jeff Derogatis, Randy Kenna, Michael Springer, Barnaby Zall, and Bill Hard.

Guests: Tommy Mann (FRIT), Jeremy Sharp (BKV Group), Josh Etter (Foulger-Pratt), Taylor Sealey (Foulger-Pratt), Dick Knapp (Foulger-Pratt), Bryan Foulger (Foulger-Pratt), Rob Eisinger (Promark), David Walter (Georgetown Village), D. Todd Pearson (B.F. Saul), Rebecca Hertz (Friends of White Flint), Joyce Siegel (Forum Condominium), Al Siegel (Forum Condominium), Darcy Buckley (Office of the County Executive), Tyler Weick (Greater Farmland), Eric Grosse (Old Georgetown Village Condominium), Fred Marcial (Garrett Park Estates), Aaron Kraut (BethesdaNow.com), and Edward DeAvila (Lerner Enterprises).

M-NCPPC Staff: N’kosi Yearwood and Mike Bello

The meeting began with personal introductions.

Updates

- Francine Waters (Chair of the White Flint Downtown Committee) reported that the White Flint Partnership is proposing a new marketing and branding strategy for White Flint and surrounding areas. Francine indicated that the Downtown Committee would discuss the branding issue on Tuesday, June 10.

White Flint Implementation Coordinator Report

- Dee Metz (White Flint Coordinator, Office of the County Executive) said that the Council approved all White Flint CIP projects, including the Hoya Street extension to Montrose Parkway and \$75,000 for White Flint Downtown Committee.
- MCDOT bikeway proposals for Nebel Street and Woodglen Drive are still under review.

North Bethesda Gateway-East Village Presentation

Dick Knapp (Foulger-Pratt) and Rob Eisinger (Promark), along with Jeremy Sharp (BKV Group) presented “East Village”-North Bethesda Gateway. Mr. Knapp noted that the scale of the project has been reduced from high-rise buildings, which was approved at Sketch Plan to a mid-rise development. Mr. Sharp highlighted historical precedents and traditional urban places, such as New York City, that created the framework and concept for the development.

Key features of the development are:

- 610 residential units, approximately 31,323 square feet of non-residential development, and 684 parking spaces.
- Development will occur in two phases: phase 1 is approximately 410 residential units and 21,000 square feet of non-residential development; phase 2 will complete the development.
- Retail will be primarily along Nicholson Lane and Huff Court for both buildings.
- Both buildings will have interior courtyards along with brick, glass, metal and other contemporary materials.
- Phase I is anticipate to anticipated to begin in 2015 with Phase 2 starting in 2017.

The Committee was supportive of the development. Mary Ward questioned the implementation of the Sector Plan recommended bike lane and recreation loop along Nicholson Lane. Nkosi summarized the steps Montgomery County Department of Transportation (MCDOT) has taken to implement new bikeways in White Flint, including the new bikelane on Marinelli Road and proposals for Woodglen Drive and Nebel Street. The Urban Design guidelines recommend locating the recreation loop along the northern side of Nicholson Lane. Foulger-Pratt/Promark is responsible for dedicating 45 feet from the existing centerline of Nicholson Lane to implement a future bikelane.

Natalie Golberg inquired about the proposed size of the residential units. Mr. Knapp indicated that 755 square feet is the average size of residential units.¹ Mr. Knapp also said that the anticipated market rate rents would start from approximately \$1800, while MPDUs would start from approximately \$1300. Ms. Goldberg also asked about Executive Boulevard extended as it relates to the development. A portion of the property will dedicate land for Executive Boulevard extension.

¹ During the Sector Plan creation, the property owner had proposed smaller units, approximately 500 square feet in size.