

White Flint Sector Plan Implementation Advisory Committee

November 14, 2011

Summary Notes

Members in attendance: Mike Smith, John King, Daniel Hoffman, David Freishtat, Ruwan Salgado, Barnaby Zall, Natalie Goldberg, Peggy Schwartz, Anne Root, Kurt Meeske, Edward Rich, Arnold Kohn, Francine Waters, Meredith Josef, Kurt Meeske, Ruwan Salgado, Allison Dollar, and Chad Salganik

Members absent: Greg Trimmer, Evan Goldman, Michael Springer, Todd Lewers, Della Stolsworth, Mary Ward and Paul Meyer

Guests: Vismal S. Amin, Bhavini Amin, Ed Reich (Georgetown Village Condominium), Jeff Bourne (Montgomery County Department of Recreation), David Walters, John Collich, Jan Zall, Dee Metz (Georgetown Village), Robby Brewer (White Flint Mall/Lerch, Early and Brewer), Alison Dollar (Montgomery County Department of Finance), Cindy Gibson (Council Member Berliner's office) and Jim Policaro (Lerner Enterprises)

Montgomery County Planning Staff: N'kosi Yearwood

Introductions

The meeting began with committee members and guests introducing themselves.

Presentation

Mr. Jim Policaro and Ms. Francine Waters (Lerner Enterprises) presented an overview of the redevelopment of White Flint Mall.

The Sketch Plan indicated non-residential development along Rockville Pike, including a hotel; retail and residential in the core area of the development; and residential development along the eastern and southern edges of the property. Most of the existing Mall, with the exception of Bloomingdales and Lord and Taylor retail stores, will be demolished. New streets will run east to west across the site as well as north-south, including Huff Court extended and Nebel Street Extended.

Total redevelopment on the Mall will include 5.2 million square feet of development, including 2,500 dwelling units, 1 million square feet of office, 1 million square feet of retail, and a 300 room hotel. A large central urban piazza/public use space, approximately 2.1 acres, will define the central area of the development.

Redevelopment will occur over several phases. The first phase will consist of an area in the central portion of the property, adjacent to Lord and Taylor and Bloomingdales, as well as the proposed area for the elementary school.

Q&A

Natalie asked what is process regarding public acquisition of the school site. Nkosi indicated that acquisition of land for the school site will occur via dedication or acquisition. Dedication involves the private property owner giving a portion of the property to the public, while retaining the opportunity to build the lost density on another area of the property. Acquisition occurs when the public purchases a portion of a property for a public use.

Nkosi also noted that the Planning Board can place as a condition of approval, based upon the Subdivision Ordinance, reservation on a property. Reservation allows public agencies additional time, up to three years, to negotiate with the property owner to purchase the property. Francine indicated that the property owner will not dedicate the 4-acre school site area.

Barnaby asked about the function of the proposed two-acre park that is adjacent to White Flint Neighborhood Park. Francine said that the proposed park will have outdoor active recreation functions and the Parks Department will participate in the design of the park in the future. Nkosi said that the Parks Department facility planning process will also engage residents and other stakeholders.

Barnaby also said that the new proposal differs from the proposal to the Planning Board during the Plan formation. The sketch plan proposal retains only Bloomingdales and Lord and Taylor, while the prior proposal retained the existing Mall structure. Jim Policaro of Lerner noted that the festival area is different than the earlier plan. David Freishtat observed that the overall plan orientation has changed from prior proposal.

Ed Rich inquired of Kurt Meeske (Combined Properties-White Flint Plaza) if the Mall's redevelopment matches up with long-term redevelopment of the Plaza. Kurt said that the proposed development is compatible but the time frame of redevelopment for White Flint Plaza is more long-term (5-10 years) than the Mall's.

Meredith Josef asked how many parking spaces are associated with the development. Jim said that the total number has not been determined. Meredith observed that the naming of streets, such as White Flint Way and White Flint Boulevard, may be confusing to the public and recommended a double stroller test for sidewalk widths. She also asked about the Mall's plan with current tenants in the building. Jim indicated current tenants are a challenging issue and other retailers that own their own building.

Meredith observed that there is a need for a seventh elementary school in area given the increase in student population, including 30 students in some 5th grade classes. She believes that the school and transportation issues are not being sufficiently addressed.

Additional Items

Dave and Dan spoke about roadway design issues related to Mid-Pike Plaza redevelopment, including Old Georgetown Road. Nkosi provided an overview of issues related to MCDOT design review of the public streets on Mid-Pike Plaza. David suggested that a representative from MCDOT address the group to discuss the new roads. Ann Root said she will work to get Edgar Gonzalez or someone else from MCDOT.