



November 26, 2008

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief *GK*  
Vision Division

Bill Barron, Team Leader, South Central Transit Corridor  
Vision Division *BB*

FROM: Piera Weiss, Planner Coordinator (301.495.4728)  
South Central Transit Corridor  
Vision Division *PW*

*HY* N'kosi Yearwood, Senior Planner (301.495.1332)  
South Central Transit Corridor  
Vision Division

SUBJECT: Steering Committee for the White Flint I Sector Plan

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**STAFF RECOMMENDATION:**

Disband the Advisory Committee and appoint a smaller Steering Committee

**Background:**

The Planning Board approved the creation of the White Flint Advisory Committee in November 2006. The 46-member committee is comprised of property owners, residents and interested parties in and around the planning area.

On October 2, 2008, the Advisory Committee, represented by eight members of the Committee presented their comments on the preliminary recommendations in-progress to the Planning Board. At the end of the session, the committee requested that the Planning Board appoint a Steering Committee, comprised of interested Advisory Committee members, to follow the Planning Board's deliberations on the White Flint Sector Plan.

On October 30, the Planning Board directed staff to prepare a list of nominees for the Steering Committee. Staff sent out an e-mail request to the Advisory Committee on October 31 asking for nominations or letters of interest. The closing date was November 10. The Chairman's office received fifteen letters of interest before the cut-off date and two afterwards.

At the November 20 Planning Board meeting, the Planning Board directed staff to bring a recommendation for a 10-12 member Steering Committee at the next Board meeting. We have since received a letter from Mr. Cohen withdrawing his letter.

Staff used the following criteria to make the recommendation. Where there are multiple entries from one any group, staff contacted the sponsoring group requesting they make the choice, hence the "to be determined" note.

- Must be a member of the original Advisory Committee
- Letter must have been sent by November 10
- If possible, represents an organization
- No more than one person from any organization

Staff recommends the following 11 people be appointed to the Steering Committee:

1. To be determined, Garrett Park Estates-White Flint Park Citizens Association
2. Daniel Hoffman, Randolph Civic Association
3. Paula Bienenfeld, Luxmanor Citizens Association
4. Edward J. Rich, Old Farm Civic Association
5. Barnaby Zall, business in White Flint
6. Michael J. Smith, LCOR Inc., North Bethesda Town Center
7. Arnold J. Kohn, The Tower Companies, White Flint Mall
8. Evan Goldman, Federal Realty Investment Trust, Mid-Pike Plaza
9. Robert J. Stoddard, Washington Real Estate Investment Trust, Randolph and Montrose Shopping Centers
10. To be determined, Greater Bethesda-Chevy Chase Chamber of Commerce
11. Peggy Schwarz, Transportation Action Partnership

Attachment 1: Letters of Interest for the Steering Committee

Attachment 2: White Flint Advisory Committee Members

# ATTACHMENT 1



## GARRETT PARK ESTATES - WHITE FLINT PARK CITIZENS' ASSOCIATION

November 9, 2008

Dr. Royce Hanson, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

By email: [MCP-Chairman@mncppc-mc.org](mailto:MCP-Chairman@mncppc-mc.org)

Re: White Flint Sector Plan – Steering Committee

Dear Dr. Hanson:

It is my pleasure, on behalf of the Garrett Park Estates – White Flint Park Citizens' Association, to write in support of Natalie Goldberg's and Suzanne Hudson's applications for membership on the Steering Committee for the White Flint Sector Plan.

Both Ms. Goldberg and Ms. Hudson bring years of experience representing our community in County affairs. Both are conscientious and reliable advocates on behalf of our neighbors, yet both nonetheless respect the broader needs of all stakeholders.

There are very few individuals outside County government more familiar with the issues at stake in the White Flint sector than Ms. Goldberg and Ms. Hudson. They have played an important leadership role in the Sector Plan Advisory Group, where they have earned the respect of representatives of business, other community groups and your staff.

Our community's confidence in the White Flint Sector planning would be immeasurably increased if Ms. Goldberg and Ms. Hudson were to be appointed to the Steering Committee. More to the point, their participation would be an immense benefit to you and the Planning Commission as you tackle this important development.

Sincerely,



Glenn Adler  
President

C/ GPE-WFP Board of Directors

Glenn Adler - President ■ Jeff Deragotis - Vice President  
Krista Merker Reilly - Treasurer ■ Carol Alderson - Secretary

5011 Flanders Avenue, Kensington, MD 20895  
T: 301.962.7301 ■ Website: [www.gpe-wfp.org](http://www.gpe-wfp.org)

11111 Jolly Way  
Kensington, Md. 20895  
November 2, 2008

Dr. Royce Hanson, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: White Flint Sector Plan – Steering Committee

Dear Dr. Hanson:

I am writing to apply for membership on the Steering Committee for the White Flint Sector Plan. My combination of interest and experience would, I believe, allow me to contribute during the Sector Plan approval process and subsequent implementation. I represent the interests and concerns of the existing community of single-family detached homes located just south of the sector area, as well as having the broader sector and corridor perspective.

I have followed development along the Rockville Pike corridor for many years, participating both as an individual and as a representative of my Citizen Association, Garrett Park Estates-White Flint Park Citizens' Association. Specific recent participation in the development process includes the following:

- Member of the White Flint Sector Plan Advisory Group and of the smaller group that developed the presentation to the Planning Board on Oct. 2<sup>nd</sup>. Developed and presented the presentation from my Citizen Association.
- Membership in TPR II, serving as co-chairman of the Measure of Effectiveness Committee.
- Participated in the Maryland 355/ Interstate-270 Corridor Project Work Program Development Committee
- Participated in the Centers and Boulevards/ Community Sustainability Round Table Community Discussions.
- Member of the Citizens Advisory Committee for The Music Center at Strathmore
- For many years, responsible within the Garrett Park Estates/ White Flint Park Citizens' Association for tracking development and traffic issues of immediate relevancy to the Association.

I would appreciate the opportunity to continue my participation in planning for this important area. Thank you for considering my qualifications.

Sincerely,

Natalie Goldberg  
(301) 946-8868

## MCP-Chairman

**From:** Suzanne Hudson [suzannehudson@verizon.net]  
**Sent:** Friday, October 31, 2008 6:08 PM  
**To:** MCP-Chairman  
**Subject:** White Flint Steering Committee

October 31, 2008

**RECEIVED**  
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Dr. Royce Hanson, Chairman  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Dr. Hanson:

Re: White Flint Steering Committee

I am writing to express my interest in serving on the Steering Committee for the White Flint Sector Plan.

I think I am qualified to serve on the Steering Committee for several reasons. For the past two years, I have been serving as a representative from Garrett Park Estates-White Flint Park Citizens Association (GPE-WFP). I have been a resident in this neighborhood for the past 42 years. The neighborhood is adjacent to White Flint Mall and White Flint Plaza. I am chair of our Task Force on the White Flint Redevelopment and have organized our neighborhood to obtain citizen input into proposed redevelopment.

I was the "resident" presenter at the October 2 meeting when representatives of the Advisory Committee provided our comments to the Planning Board. A year ago, I organized the Advisory Committee resident members to meet and discuss our common goals. I have spoken with developers and their representatives about development in this area. I work well with the other Committee members. I have already taken a leadership role within the Advisory Committee.

I am retired from Montgomery County government and have a broad knowledge and awareness of various county and community activities having served in a variety of county departments. Being retired, I have the time to attend day time meetings and devote energy to this endeavor.

I appreciate your consideration.

Cordially,

*Suzanne Hudson*

Suzanne Hudson  
Garrett Park Estates-White Flint Park Citizens' Association Representative  
White Flint Sector Plan Advisory Committee

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**Yearwood, Nkosi**

**From:** danhoffman123@aol.com  
**Sent:** Sunday, November 09, 2008 9:40 PM  
**To:** MCP-Chairman; Yearwood, Nkosi  
**Subject:** White Flint Sector Steering Committee

Honorable Royce Hanson  
Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Chairman Hanson:

The Randolph Civic Association (RCA), representing over 1300 homes, is the local community association for residents of the following communities: Randolph Hills, Randolph Farms, Montrose Park, Hilltop Square and Franklin Park. The RCA is a community-focused organization, updating residents about Montgomery County information, current events and legislative and regulatory changes. RCA also represents the community in local regional organizations, such as Montgomery County Civic Federation and North Bethesda Congress. RCA is proud to also have been active with the White Flint Sector Plan Advisory Group, and looks forward to remaining active in the steering committee. On behalf of the RCA, we formally request representation on the steering committee.

Our neighborhood is one of the largest, both in population and geographic area, in the White Flint area and we border the sector on the eastern side. As a representative of RCA and a Vice President of the organization, I have been actively attending White Flint Sector advisory group meetings for two years now. Our neighborhood is very interested in the outcomes associated with the plan, as they would directly impact our neighborhood. For this reason the RCA passed a motion at our last executive board meeting making me the appointed representative on the Steering Committee, if we are provided with representation. We feel strongly that the RCA and the almost 5000 residents who live within RCA territory deserve representation on this committee.

Thank you for your time and consideration in this matter. We hope that the desires of our community are taken into consideration.

Sincerely,

Daniel Hoffman  
Vice President, Randolph Civic Association  
Member, White Flint Sector Plan Advisory Group

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Honorable Royce Hanson  
Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20850

Paula Bienenfeld  
6018 Tilden Lane  
North Bethesda, Maryland 20852

November 10, 2008

REFERENCE: Expression of Interest for White Flint Sector Plan Steering Committee

Dear Dr. Hanson:

With this letter I apply for a position on the proposed White Flint (WF) Sector Plan Steering Committee. I have lived in Montgomery County for almost 20 years, first in Rockville, in the West End neighborhood (Beall Avenue), and now in Luxmanor, near the corner of Tilden Lane and Old Georgetown Road, bordering the White Flint Sector. I have been one of the most active members of the WF Sector Plan Advisory Group since its inception two years ago and would like to continue my involvement as a member of the proposed Steering Committee.

I understand that the purpose of the steering group will be to advise the Planning Board as the WF Sector Plan proceeds through the planning process and implementation. I have been an active member in conversations and in providing testimony at the WF Sector Plan Advisory Group meetings, taking a leadership role, including in the original formation and work of the steering committee proposed by the Advisory Group itself. As such I have worked closely with many members of the WF Sector Plan Advisory Group. In addition I have taken it upon myself to inform my community about the progress and issues regarding the Plan during this entire two-year process.

I am a strong candidate for the position, in large part because I am professionally and personally familiar with the planning process and have been such a highly active member of the WF Sector Plan Advisory Group. Through the past two years I have attended numerous formal and informal meetings with staff, members of the development community, and fellow residents, to shape and provide input into the WF Sector Plan and the process. I have provided the Advisory Group with Powerpoint slide presentations and information on numerous occasions, providing significant information and concerns regarding the plan.

Professionally I am president of my own company, PFB Consult, which specializes in Environmental and Historic Resources Management consulting services and is a small, woman-owned business. As such, I work with planning departments, land developers, and federal land-owning agencies. For the latter, I provide environmental research and analyses required under the National Environmental Policy Act (NEPA), including for BRAC '95 and BRAC '05. As a result I am extremely knowledgeable about the BRAC action at the Bethesda Naval Campus and its implications for the White Flint Sector, surrounding neighborhoods, and the county at large.

I am also President of my neighborhood association (Luxmanor Citizens Association); and am a board member of the Montgomery Mall Citizens Advisory Panel (MMCAP). The latter two organizations have been highly effective in working in a cooperative manner with developers and various county

agencies to protect and improve the quality of life for the residents of the communities that surround the White Flint Sector.

I look forward to the opportunity to talk with you and other Board members about the position and am excited at the prospect of continuing to serve on the development and implementation of the WF Sector Plan as we go forward. I attach my resume for additional information. Please contact me either at this address, or by telephone at 301-984-2944, or via email at paula\_bienenfeld@yahoo.com.

Sincerely,

<electronic signature>

Paula Bienenfeld, Ph.D.

atch.



October 31, 2008

RE; White Flint Sector Steering Committee

To; Royce Hanson, Chairman  
Montgomery County Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910

Mr. Chairman,

I would like to express my interest in participating on the White Flint Sector Steering Committee after having been very active on the White Flint Citizens Advisory Group for the last two years. I'm a lifelong resident of Montgomery County and I have lived in the Luxmanor subdivision in North Bethesda for over 20 years. After a 15 year break in active citizens involvement, (see below) the White Flint Sector Plan got my attention because the 1992 approved North Bethesda Master Plan was hardly executed in the sector. I wanted to make the effort to see that it was this time around and done in a much better way; great design, mandatory sustainability, active human elements and green.

Here is a brief list of organizations I have been active in;

- White Flint Sector Plan CAG, Montgomery County, MD 2006 – current
- Boy Scouts of America (Asst. Cub Master/Den Leader/Committee Chairman) 2004-current
- Member US Chamber of Commerce
- Member ACEC/MW
- Delegate North Bethesda Congress of Citizens Association, 1994 – 2000
- Trustee Luxmanor Citizens Association, 1997 – 2000
- Delegate Montgomery County Civic Federation, 1994 – 1996
- President Luxmanor Citizens Association, 1994 – 1996
- Participant North Bethesda Master Plan 1990-1992
- Member Izaak Walton League of America, BCC Chapter

My business career, for over 25 years, has me involved with Architecture, Engineering, Construction, Development and Real Estate and I have a strong understanding of the issues surrounding it. I am not a developer or general contractor. As for references please contact; Perry Berman or Jean Cryor.

Respectfully,

Ken Hurdle  
6100 Poindexter Lane  
North Bethesda, MD 20852  
H 301.231.5340  
W 703.770.2438  
C 202.288.0235  
E [khurdle@astconsults.com](mailto:khurdle@astconsults.com)

## MCP-Chairman

**From:** Rich, Edward [rich.edward@arentfox.com]  
**Sent:** Wednesday, November 12, 2008 2:10 PM  
**To:** MCP-Chairman  
**Subject:** FW: White Flint Steering Committee  
**Attachments:** Dear White Flint Advisory Group Member.pdf

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OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Chairman Hanson,

I am writing to express my strong interest in being considered for a position on the Steering Committee for the White Flint Sector Plan. Having served as a member of the Advisory Group for the past two years representing the citizens in the neighborhoods of Old Farm, Tilden Woods and Walnut Woods, I am most interested in continuing to ensure that their interests continue to be represented as the Planning Board moves toward adoption of a plan for presentation to the County Council and implementation of the finally adopted plan. I sincerely apologize for the lateness of this submission, and ask for your indulgence in accepting my response. As you can see from the attached e-mail traffic, I contacted the staff shortly after I received the e-mail about the steering committee but did not hear back from the staff in order for me to timely respond to the invitation attached to the e-mail. As you may recall, however, I was one of the persons who testified on behalf of my community at the October 2nd meeting of the Planning Board at which the Advisory Group presented its thoughts on the staff draft, and am most interested in continuing to advise the Planning Board as the process moves forward.

My interest in the White Flint Sector goes back a number of years, when I served as a citizen member of the advisory group that led to the creation of the North Bethesda Transportation Management District, and was a leader in the citizen-led efforts to consider alternatives to the Montrose Parkway. I have also been involved in the Conference Center and North Bethesda Town Center projects as a representative of my neighborhood, and recently testified on behalf of my neighborhood in support of the Phase Two Site Plan for the North Bethesda Town Center, which the Planning Board recently approved. Moreover, I chaired the Facilities Committee of the Farmland Elementary School PTA and have continued to push for the modernization of the school, which is finally slated to occur in 2010. I believe that my community leadership and commitment, coupled with my professional experience as a land use attorney, gives me the qualifications and temperament for service as a member of the Steering Committee.

If you have any questions or concerns, or need additional information, please feel free to contact me. Thank you for your consideration.

Regards,

Ed Rich

Edward J. Rich  
Arent Fox LLP  
1050 Connecticut Avenue, NW  
Suite 600  
Washington, D.C. 20036-5339  
(202) 715-8574  
(202) 857-6395 (fax)  
rich.edward@arentfox.com

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**From:** Yearwood, Nkosi [mailto:Nkosi.Yearwood@mncppc-mc.org]  
**Sent:** Wednesday, November 12, 2008 1:29 PM  
**To:** Rich, Edward  
**Subject:** RE: White Flint Steering Committee

**LCOR**

**LCOR Incorporated**

Suite 280  
6550 Rock Spring Drive  
Bethesda, MD 20817  
(301) 897-0002  
FAX (301) 897-3713

**RECEIVED**  
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OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

November 5, 2008

Mr. Royce Hanson  
Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Steering Committee Appointment for the White Flint Sector Plan

Dear Mr. Hanson:

I am writing to request appointment to the White Flint Steering Committee. As one of the largest property leasehold owners in the White Flint area, LCOR would be delighted to serve on the Steering Committee.

My company is in the process of developing North Bethesda Center, a significant mixed-use development located on 32.5 acres of land adjacent to the White Flint Metro Station. When complete this 2,700,000 sf project will consist of 1,150,000 sf of office space, a 320 room full-service hotel, 1,300 housing units and 200,000 sf of retail space.

We recently completed construction on the first phase of development of the property consisting of a 312-unit high-rise apartment complex and a 65,000 sf Harris Teeter grocery store. We are now in the process of planning subsequent construction starts.

We look forward to working with you, your staff, other property owners and the community in creating a new vision for the White Flint area.

Sincerely yours,



Michael J. Smith  
Vice President  
LCOR Inc.

**WRIT**

WASHINGTON  
REAL ESTATE  
INVESTMENT  
TRUST

6110 Executive Boulevard, Suite 800  
Rockville, Maryland 20852

main 301 984 9400  
fax 301 984 9610

November 10, 2008

**VIA ELECTRONIC MAIL AND US MAIL**

Dr. Royce Hanson, Chairman,  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: White Flint Master Plan  
Steering Committee

Dear Dr. Hanson:

I respectfully request consideration to become a member of the steering committee for the White Flint Master Plan. I have been an active member of the Advisory Group since November 2006 and would like to continue my participation in this process.

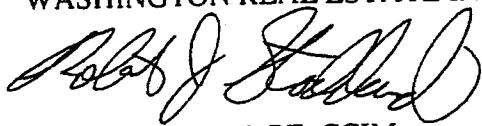
My representation would be as a Property Owner representing Washington Real Estate Investment Trust ("WRIT") and its ownership of 9.79 acres at the intersection of Randolph and Nebel that have been discussed for redevelopment potential in this master plan.

I have been active in land development for over 12 years and believe I bring a forward thinking perspective to this process. I also feel that representation is needed on this committee from property owners who are not fronting on Rockville Pike but will be impacted by the mechanisms created to finance the necessary infrastructure improvements. In addition, I think it is important for the Steering Committee to not be composed exclusively of property owners who were also members of the developer's consortium. As a major property owner in White Flint who did not participate in the consortium, I believe I will bring an additional perspective to the Steering Committee.

Please contact me if you need any additional information regarding my background or qualifications. Thank you for your consideration of my name for this committee.

Sincerely,

WASHINGTON REAL ESTATE INVESTMENT TRUST



Robert J. Stoddard, PE, CCIM  
Director of Development

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NOV 04 2008

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**MCP-Chairman**

**From:** Arnold Kohn [ajkohn@towercompanies.com]  
**Sent:** Tuesday, November 04, 2008 1:23 PM  
**To:** MCP-Chairman  
**Subject:** Application for Membership on new White Flint Sector Plan Steering Committee  
**Attachments:** White Flint Steering Committee letter to Royce Hanson..pdf

Please find attached my application for membership on the Steering Committee. The original of this letter is being delivered by courier to Chairman Hanson this afternoon.



**THE TOWER COMPANIES**  
*Transcend.*

**Arnold J. Kohn** GENERAL COUNSEL  
2000 Tower Oaks Blvd., Ninth Floor  
Rockville, Maryland 20852  
Main: 301.984.7000 Direct: 301.692.1420  
Fax: 301.692.1539 Cell: 240.205.6782  
ajkohn@towercompanies.com  
[www.towercompanies.com](http://www.towercompanies.com)



Please consider the environment before printing this e-mail.

Arnold J. Kohn, General Counsel  
ajkohn@towercompanies.com



**THE TOWER COMPANIES**  
Transcend.

2000 Tower Oaks Boulevard, Ninth Floor  
Rockville, Maryland 20852

[www.TowerCompanies.com](http://www.TowerCompanies.com)

T: 301.984.7000

Tuesday, November 04, 2008

Royce Hanson, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring Maryland 20910

Re: Application for Membership on White Flint Sector Plan  
Steering Committee

Dear Chairman Hanson:

I would like to apply for membership on the new Steering Committee which I understand the Board will appoint on Thursday, November 20, 2008.

I have served as General Counsel of The Tower Companies for the past 24 years, most of which was spent at our former offices on Huff Court adjacent to White Flint Mall. The Mall, as you may know, is jointly owned by The Tower Companies and by Lerner Enterprises, and I would represent both the joint owners, as I have done during my service on the Sector Plan Advisory Committee. As an Advisory Committee member, I have closely followed the staff deliberations and have met on numerous occasions in small groups with Margaret Rifkin, Piera Weiss, Jacob Sesker, Rollin Stanley and N'kosi Yearwood.

As you know, the principal property owners/developers in the Sector Plan area, namely Tower/Lerner, Federal Realty, JBG, Holladay and Combined Properties, have been strong supporters of the Staff, and we have formed an informal consortium to help assist the Staff in developing constructive recommendations. Our consortium funded the activities of independent consultants, such as Glattig-Jackson, W-ZHA Economic Consultants and Kimley-Horn, each of whom presented suggestions that were well-received by independent Advisory Committee and which Staff has, to a certain extent, incorporated into its reports. Our consortium has met on many occasions with citizens' groups, and I am proud that our constructive dealings with the

Royce Hanson, Chairman  
Tuesday, November 04, 2008  
Page 2

citizens' groups contributed to a meeting of the minds between developers and citizens on many of the issues; I believe this is unprecedented in recent land-use planning activity in this County. I am proud of my work on the Advisory Committee and as a participant in the property owner consortium. I would like very much to continue that work as a member of the Steering Committee.

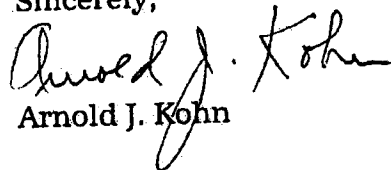
My work as project executive encompasses commercial and residential real estate, from financing, transactional and land-use planning perspectives. I am fortunate to be associated with companies, Tower and Lerner, which are environmentally conscious. We expect that our new building, 2000 Tower Oaks Boulevard in Rockville, jointly owned by Tower and Lerner, will be certified LEED-Platinum by the U.S. Green Building Council, as will The Tower Companies headquarters on the top floor of the building. I have been studying the LEED Reference Manuals, and I plan to become certified as a LEED Accredited Professional myself. I believe that Tower is the leader among metro-area developers in moving to environmentally sustainable building design and construction; we have been creating green buildings for 12-14 years. I also believe that a consensus exists within our developer consortium for "building green" within the White Flint Sector Plan area, and I modestly take some credit for encouraging that consensus. As a member of the Steering Committee, I will continue to work diligently to encourage green development within the White Flint Sector.

In the recent past, I served on the Board of the Bethesda Urban Partnership, and was Chair during one of my years of service. I also served on the Advisory Committee of the Bethesda Transportation Management District, and chaired that committee during two of my years of service. My activities in traffic mitigation and transportation planning actually go back to my days working on the Nuclear Regulatory Commission project on Rockville Pike, also a joint Tower-Lerner project. As a project executive on the NRC project, I oversaw the very successful White Flint shuttle bus program which operated for about 12 years, at no cost to the public, removing vehicular trips from the road. I am committed to the concept of traffic mitigation, and as a Steering Committee member, I will work diligently with the North Bethesda TMD to create a successful traffic mitigation program for the White Flint Sector Plan area.

Royce Hanson, Chairman  
Tuesday, November 04, 2008  
Page 3

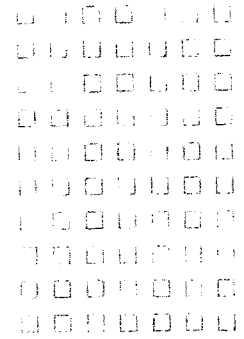
Please let me know if you have any questions or require any further information. Thank you for your favorable consideration.

Sincerely,

  
Arnold J. Kohn

cc: Alan H. Gottlieb, Chief Operating Officer, Lerner Enterprises  
Jeffrey S. Abramson, Principal, The Tower Companies  
Robert G. Brewer, Jr., Esq.





1626 East Jefferson Street  
Rockville, MD 20852-4041  
PH 301.998.8100

November 6, 2008

Chairman Royce Hanson  
Planning Board Chairman  
Vice-Chairman of MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Dear Chairman Hanson,

I am writing to express my interest in being part of the advisory board steering committee for the White Flint Sector Plan. I am currently a Director of Development for Federal Realty Investment Trust (FRIT), and in that role I am in charge of the redevelopment of Mid-Pike Plaza. I was formerly a Vice President with the Holladay Corporation and managed the re-zoning of Metropike into a 450,000 square foot mixed use project to be built at Marinelli and Rockville Pike within the sector plan area.

My interest and familiarity with White Flint developed over the past 4 years as I worked on the rezoning of Metropike for Holladay and ultimately became an Advisory Board member. For the past two years I have been one of the most active land owner participants in the Advisory Board and have consistently reached out to the residential community to work towards agreement.

If selected to serve on the steering committee, I think I bring three key strengths to the table. First, I am highly dedicated to the success of this plan both professionally and personally. The professional side is fairly straightforward. As a land owner with over 20 acres in the Sector Plan area, I want to make sure that the interests of the property owners are heard. More importantly is my own personal belief in smart growth and transit oriented development. I am a proud resident of Adams Morgan in Washington, DC. I live in a condominium with my wife and two kids and we as a family own one car. I take the metro to Twinbrook most days for work and we rarely get in the car on the weekend. I feel strongly that the inner ring of suburbs needs to be modified to counter some of the mistakes that were made in the past fifty years as the car took precedence over the pedestrian. I walk the talk and will bring this viewpoint to the table as we envision the future of White Flint.

Second, I am a good listener and have the ability to work well with residents, land owners, and staff planners alike. I have worked hard to keep a consensus opinion alive among the various constituents on the advisory board. While our presentation to the Planning Board in October was not free from conflicting viewpoints, the consensus items which Suzanne Hudson and I presented were a good representation of where the advisory group stands. It was clear at the end of the presentation that we need to do a better job with consensus building, but more importantly we need to reach out to the silent majority of residents within the sector plan area and the surrounding neighborhoods that support change in White Flint. There will always be skeptics but we can not continue to allow a few voices to be heard louder than the majority.

Finally, I have a unique background in both architecture and real estate finance which I think will be an asset to the advisory board. After graduating from Cornell's design program in 1995, I worked at an architecture firm for two years dealing mostly with planning and design issues of large mixed use and hotel projects throughout the world. I left Brennan Beer Gorman/Architects to take part in the revitalization of the Russian Tea Room restaurant in New York City, working for

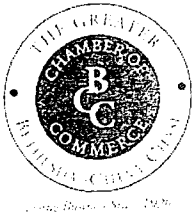
the owner. After six months I was promoted to the Vice President of Design in charge of the in house design department and managed a group of 10 design employees to complete this historic retail project. After the Russian Tea Room opened its doors in 1999, I left for business school at Wharton and received an MBA in real estate and finance. I have since worked on the development and finance side of the business for Tishman Speyer Properties in New York City the Holladay Corporation, and now FRIT. My knowledge of both sides of the development process will enable me to add value to the steering committee as we study both design and financial details of the proposed sector plan.

I am happy to provide additional information as you consider members for the committee. I very much look forward to participating in this process.

Best regards,

A handwritten signature in black ink, appearing to read 'Evan Goldman', with a long horizontal stroke extending to the right.

Evan Goldman



## The Greater Bethesda-Chevy Chase Chamber of Commerce

7910 Woodmont Avenue, Suite 1204, Bethesda MD, 20814 • P: (301) 652-4900 • F: (301) 657-1973 • Email: [staff@bccchamber.org](mailto:staff@bccchamber.org) • Web: [www.bccchamber.org](http://www.bccchamber.org)

Your Business Is  
Our Only Business

November 10, 2008

Dr. Royce Hanson  
Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Recommendations for Business Representatives to the White Flint Sector Steering Committee

Dear Chairman Hanson:

On behalf of The Greater Bethesda-Chevy Chase Chamber of Commerce (the "Chamber"), we wanted to recommend members of our organization to serve on the new White Flint Sector Steering Committee, being formed by the Montgomery County Planning Board.

We recommend that **Andy Shulman of McShea & Co.** be appointed a member of the Steering Committee, representing The Greater Bethesda-Chevy Chase Chamber of Commerce. Mr. Shulman has represented our organization since the inception of the White Flint Advisory Group two years ago. In addition, he is an active member of our Board of Directors and currently serves as the Co-Chair of the Chamber's Real Estate Committee.

In addition, we also endorse the appointment of **David Freishtat of Shulman, Rogers, Gandal, Pordy & Ecker** to the White Flint Sector Steering Committee. Mr. Freishtat, also a member of the White Flint Advisory Group since its inception, is a past Chairman of our Chamber and currently serves as our representative to the North Bethesda Transportation Action Partnership.

Please feel free to contact me if you have any questions. We appreciate your consideration of these endorsements.

Sincerely,

Ginanne M. Italiano, IOM  
President

cc: Andy Shulman  
David Freishtat

## Blackman, Jason

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**From:** David Freishtat [dfreishtat@srgpe.com]  
**Sent:** Friday, November 07, 2008 10:20 AM  
**To:** MCP-Chairman  
**Subject:** White Flint Steering Committee

Dr. Hanson; I would like to offer myself as a member of the proposed White Flint Steering Committee. As you know, I have been a land use attorney in the County for almost 40 years. In addition, our Firm's office is located in the Planning Area, on Rockville Pike, south of Randolph Road. While I do have a couple of clients who own property in the Planning Area, they are not major properties, and will not be a part of any of the major decisions on this Plan. I feel that I can give impartial and valuable insight to the staff and Board during this process, and to the County Council, when they are considering the Sector Plan.

Thank you for the opportunity to offer my services to the Planning Board and County.

[dfreishtat@srgpe.com](mailto:dfreishtat@srgpe.com)

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**MCP-Chairman**

**From:** BZall@aol.com  
**Sent:** Tuesday, November 04, 2008 8:44 AM  
**To:** MCP-Chairman  
**Subject:** Development Review Concerns

**RECEIVED**  
NOV 04 2008

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Chairman Hanson:

Please consider me for appointment to the proposed Steering Committee for the White Flint Sector Plan. I am willing and able to commit to the term of one year or more required in the October 31, 2008 Notice.

I have been an active participant in the White Flint Sector Plan Advisory Group. I moderated the September 23, 2008 Advisory Group meeting, prepared the September 29 Report for the Advisory Group to the Board, and presented the report at the October 2 meeting.

I am a tax attorney and appellate litigator, with an office in White Flint. <http://www.wjlaw.com/BarnabyZ.html>. I have a home in a nearby neighborhood. Although I was a neighborhood economic development consultant for the federal National Commission on Neighborhoods, I have no prior planning experience in Montgomery County.

Thank you for your consideration, and your efforts on this complex but ambitious plan.

Barnaby Zall  
Of Counsel  
Weinberg & Jacobs, LLP  
11300 Rockville Pike, Suite 1200  
Rockville, MD 20852  
301-468-5500  
301-984-1200 (personal fax)  
301-231-6943 (direct dial)  
[bzall@aol.com](mailto:bzall@aol.com)

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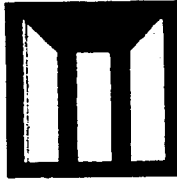
U.S. Treasury Circular 230 Notice

Any U.S. federal tax advice included in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding U.S. federal tax-related penalties or (ii) promoting, marketing or recommending to another party any tax-related matter addressed herein.

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Confidentiality

The information contained in this communication may be confidential, is intended only for the use of the recipient named above, and may be legally privileged. It is not intended as legal advice, and may not be relied upon or used as legal advice. Nor does this communication establish an attorney client relationship between us. If the reader of this message is not the



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OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

November 6, 2008

Royce Hanson  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Mr. Hanson,

I would like to express my interest in an appointment to the White Flint Steering Committee. As a member of the White Flint Advisory Group, I feel I am particularly qualified to join the Steering Committee and see the Plan through the adoption process and implementation.

In addition to my recent experience with the Advisory Group, I am a life long Montgomery County resident and a developer in the area for over 40 years.

I hope you will consider me strongly for this appointment.

Sincerely,

Richard S. Cohen  
President

**TRANSPORTATION  
ACTION  
PARTNERSHIP**

*of NORTH BETHESDA AND ROCKVILLE, INC*

November 7, 2008

Dr. Royce Hanson  
Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Chairman Hanson:

I am interested in serving on the Steering Committee to advise the Planning Board as the White Flint Sector Plan proceeds through the planning process and after its adoption. I have been an active member of the Advisory Group for the White Flint Sector Plan.

Since 1996 I have served as the Executive Director of the North Bethesda Transportation Management District (TMD). I also serve as the Executive Director of the Transportation Action Partnership of North Bethesda and Rockville Inc. (TAP), an organization that I have been involved with since 1987, first as a board member and later as staff.

Because of my experience with the North Bethesda TMD and TAP, I believe I bring a unique set of experiences and knowledge that would be extremely valuable to the Steering Committee. Not only do I have an understanding and appreciation of the issues and concerns of people living and working in North Bethesda, but hands-on experience in the design and delivery of transportation programs and services to meet the needs of area businesses.

In addition to my work with the TMD and TAP, from 1986 to 1996 I served as the Executive Director of the Rock Spring Commuter Service Center (RSP CSC). The RSP CSC was a developer operated traffic mitigation program which was operated as a condition of approval for 1.1 million square feet of office space in the Rock Spring business park in North Bethesda. From 1980 to 1986, I worked for Public Technology, Inc, where I worked on transportation programs and growth management studies. Prior to that, I worked for the City of Rockville planning department and a county planning agency in Michigan.

I have a Masters degree in Regional Planning from Cornell University and a Bachelor of Arts in Urban Studies from Hiram College. I am a member of the American Planning Association, the American Institute of Certified Planners, the Institute of Transportation Engineers, and the Association for Commuter Transportation.

Chairman Hanson  
November 7, 2008  
Page Two

I participated in the University of Maryland's Office of Executive Programs "*Smart Growth Leadership Program*." I am also a member of the 2007 class of Leadership Montgomery.

Please let me know if I can provide any additional information.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Peggy Schwartz". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Peggy Schwartz  
Executive Director



THE JBG COMPANIES

November 17, 2008

Royce Hanson, Chairman,  
Montgomery County Planning Board,  
8787 Georgia Avenue,  
Silver Spring Maryland 20910

Re: Expression of Interest  
White Flint Steering Committee

Dear Mr. Hanson:

I am writing to request that I be included as a representative on the Steering Committee for the White Flint Sector Plan. As you are aware, JBG has numerous properties under development in the Sector Plan, including North Bethesda Market (600,000 mixed-use square feet) and the Bethesda North Marriott Hotel (450 rooms). JBG also controls a significant amount of property in the White Flint Sector plan, which will be redeveloped under this plan.

As a developer of properties along Rockville Pike for the last 20 years, I have overseen the design and development of a number of mixed use projects amassing over four million square feet of residential, retail, office, and hotel space. The critical goals of this sector plan are to create walkable, well-designed and sustainable mixed use projects around existing public transit. JBG's inherently sustainable approach to land use is centered on our commitment to mixed-use redevelopment of urban infill sites served by mass transit; development practices that are aligned with the goals of the Sector Plan. As a testament to our commitment to sustainable development, JBG recently received LEED ND Gold Certification for its Twinbrook Station Development as well as a Charter Award from the Congress for New Urbanism. Not only do we have experience in all property types recommended in the plan, but we have the critical experience of developing these uses in a compact, walkable and sustainable community.

I apologize for the late submission but believe that my experience with JBG and expertise in mixed-use development will provide practical knowledge of the development constraints for all product types and properties in the Sector Plan area.

I appreciate your consideration and hope that you will provide me the opportunity to serve on the Committee.

Sincerely,



Rod Lawrence  
The JBG Companies

cc: Peira Weiss, MNCPPC  
Nkosi Yearwood, MNCPPC



November 17, 2008

Via Hand Delivery and E-mail

Dr. Royce Hanson, Chairman  
The Montgomery County Planning Board  
The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

**Re: White Flint Sector Plan Steering Committee Nomination**

Dear Dr. Hanson:

I would like to express my strong interest in serving on the Planning Board's White Flint Steering Committee. I thought my informal communication to the staff had been sufficient notice of my interest in serving on this committee, but it appears that there was a misunderstanding on my part.

As the Board is aware, I serve as the planner-coordinator for a consortium consisting of several White Flint property owners. This consortium, which we call the Nicholson Lane Urban Village, includes the following properties:

- Jack Fitzgerald, representing Fitzgerald Auto Malls two properties
- Robert Eisinger, representing Sport & Health and the Lake Waverly properties
- Marc "Cap" Kapastin, representing Quantum Company, the Nolan property
- Paul Klinedinst's two properties - one on Nebel street and one on Nicholson Court
- Lee Barnes, representing the Nicholson Court property
- Dr. John Bigelow, representing Rockville Medical Office Building
- Phillip Feliciano, owner of a Nicholson Court property

Collectively, this consortium represents a critical mass of the development potential of the White Flint Plan. We have been working cooperatively over the past several months with the objective of formulating a coordinated area-wide development proposal. We balance individual land use objectives with the public interest, ever mindful that an inadequate or disconnected road network will not facilitate the implementation of a dynamic vision for the future development of White Flint. Our group also recognizes the importance of a coordinated infrastructure plan and the implementation of Rockville Pike as a boulevard with feeder streets and realistic alternative choices that facilitate the free flow of traffic.

My personal interest goes back many years. As the member of the Planning Department, I supervised the preparation of the adopted North Bethesda Master Plan. I have been a planner serving the needs of the county since the early 70's. For your information, I am attaching my resume.

I look forward to continuing a productive dialogue with you, the Planning Board and your staff as the new Sector Plan continues to evolve.

Sincerely,

*Signed*

Perry Berman

CC:

Piera Weiss

Nkosi Yearwood

Jack Fitzgerald

Marc "Cap" Kapastin

Lee Barnes

Robert Eisinger

Phillip Feliciano

Dr. John Bigelow

Jody Kline, Esquire

Stephen J. Orens, Esquire

Derick Berlage, Esquire

Esther Gelman

## Resume of Qualifications of Perry Berman

Perry G. Berman  
7910 Briarglen Drive  
Elkridge, Maryland 21075

[Perryplanning@comcast.net](mailto:Perryplanning@comcast.net)  
301-854-2098 home  
240-888-6166 cell

### Overview

Perry Berman is a land use planner with an extensive land use and zoning background. His current focus as a planning consultant and real estate agent is in assisting Montgomery County developers, property owners and institutions in obtaining necessary regulatory approvals and in locating prosperities for development. His thirty plus years of development experience span both the public and private sectors. He managed the Community Planning Division for the Maryland-National Capital Park & Planning Commission (M-NCPPC). In addition, he has advised elected and appointed officials on crucial urban land use development policies. In his work, Perry strives to create attractive communities within Montgomery County for people of all ages, incomes, and lifestyles.

Mr. Berman is recognized as one of Maryland's foremost authorities on preparing comprehensive area master plans. His experience and knowledge in land use planning, transportation planning, and environmental issues are unequalled. At M-NCPPC, he was the key staff person on most of the County's major development, transportation, and environmental issues.

Few planners are more familiar with Montgomery County's development policies, land use/transportation programs, and planning history.

### **Holland and Knight (Wilkes Artis Chartered)**

As the in-house Planning Consultant with the law firm of Holland and Knight for the four years, Mr. Berman assisted developers and property owners with a variety of commercial and residential projects, a neighborhood shopping center, Bethesda CBD Optional Method Development applications, and several residential developments.

Additionally, he acted as an expert witness in an abandonment case and also represented a variety of property owners and developers before the County Council and Planning Board. He represented developers and landowners in a variety of Master and Sector Plan amendments.

### **M-NCPPC**

As the Chief of the Community Planning Division, Perry Berman established an urban/regional comprehensive planning division with a staff of 30 professionals. Perry managed many interdisciplinary staff professional teams on a variety of complex and politically sensitive issues in the fields of transportation and environmental planning.

He prepared or amended the entire county's many area master plans while developing many of the county's development regulations. Mr. Berman pioneered the county's TDR Agriculture Preservation Program, the county's Adequate Facilities Ordinance, the new town development of Germantown and Clarksburg, the redevelopment of the Silver Spring and Bethesda Center Business Districts, the location of the Shady Grove Metro station, and many other development regulations and policies.

He also participated in many of Montgomery County's transportation efforts such as: highway environmental issues involving natural resources, highway planning, land acquisition, and conservation of county parklands, resource mapping, location of landfills and sewer facilities, as well as the environmental and transportation review of numerous controversial development proposals. In all these matters he was responsible for balancing community development and transportation needs with natural resources protection.

After winning numerous awards and promotions during his 28 years of service, Mr. Berman retired from M-NCPPC in 1996.

#### **Education Professional Affiliations**

- BA degree in history/political science from Queens College in New York
- Masters Degree in Public Administration/Urban Planning from New York University.
- Keller Williams Real Estate Agent
- Montgomery County Chamber of Commerce, Land Use and Transportation Committee
- Maryland-National Capital Building Industry Association
- National Association of Home Builders
- Former Vice Chair of the Howard County Transportation Board
- Several awards from the local chapters of the American Planners Association.
- Expert witness Maryland Federal Bankruptcy Court, Montgomery Board of Appeals, Montgomery County Planning Board, Montgomery Road Abandonment Hearings & Montgomery County Circuit Court
- Former Timbers at Hearthstone Community Association Board Treasurer
- Member of the Greater Washington 50+ Housing Council
- Expert witness Maryland Federal Bankruptcy Court, Montgomery Board of Appeals, Montgomery County Planning Board, Montgomery Road Abandonment Hearings & Montgomery County Circuit Court

10912 Ralston Road  
Rockville, MD 20852  
November 17, 2008

Honorable Royce Hanson  
Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20850

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OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Re: Paula Bienenfeld –  
Recommendation for Membership  
on the White Flint Sector Plan Steering Committee

Dear Dr. Hanson:

By this letter I am writing to highly recommend Ms. Paula Bienenfeld for membership on the contemplated White Flint Sector Plan Steering Committee (the "Committee"). I am making this recommendation not only in my capacity as a resident of Montgomery County, but also as the Vice President of the Luxmanor Citizens Association (the "LCA"), a civic organization that represents the more than 800 households of the communities of Luxmanor, Windermere, and The Oaks – communities that are but one or two stop lights from the area comprising the White Flint Sector.

I have resided in Montgomery County for more than 20 years, and in Windermere, where I currently live, for more than 15 of those years. I also have been an LCA member since moving to Windermere, and I can truly say that no previous LCA president has brought to the position the knowledge, dedication, insight, and collaboration that Ms. Bienenfeld has. As a result, she "gets things done," such as the recent dedication of additional stop signs on Tilden Lane near Luxmanor Elementary School.

Moreover, because Ms. Bienenfeld routinely seeks feedback from our community on how to address the many and varied projects and other matters that impact us, she has a current and accurate reading of the LCA pulse. This, in turn, has enabled her to readily and effectively work with community officials to resolve issues. Attached is an email to Ms. Bienenfeld from Green Acres Day Camp supporting this statement.

Please do not hesitate to contact me by reply email or (during the day) at (202) 418-5441 if I can provide any further information to you.

Very truly yours,

  
Barbara S. Gold

**Weiss, Piera**

---

**From:** Richard Cohen [RCohen@willcocompanies.com]  
**Sent:** Tuesday, November 25, 2008 10:31 AM  
**To:** Weiss, Piera  
**Subject:** Expanded White Flint Sector Planning Committee  
**Attachments:** ltr. to MC Planning Board 11.6.08.doc

**Importance:** High

Ms. Weiss,

This email is in reference to the attached letter sent to you on 11.6.08. I spoke incorrectly. I would like to be considered for the expanded White Flint Sector Planning Committee, not the sub-committee within the existing committee.

Thank you and please feel free to call me with any questions.

Happy Thanksgiving,  
Richard Cohen

## **ATTACHMENT 2**

### **ADVISORY COMMITTEE MEMBERS**

#### **Representatives from residential communities**

- Karen Duvall, resident, The Gallery
- John C. Alexander, Western Montgomery County Citizens Advisory Board
- Kevin Kline, Randolph Hills Civic Association
- John Szczur, Wickford Community Association
- Charles Berry, resident of Garrett Park
- Gary W. Houseknecht, resident of Randolph Hills
- Matthew Tarosky, The Sterling, President of the Owners Association
- Natalie Goldberg, Garrett Park Estates-White Flint Park Citizens Association
- Daniel Hoffman, Randolph Hills Civic Association
- Randy Auerbach, Town of Garrett Park
- Mark Fortune, Strathmore Place Homeowners' Association
- Lawrence Thrower, Kensington
- Paula Bienenfeld, Luxmanor Civic Association
- John Fry, Fallstone Homeowners' Association
- Tom Murphy, Crest of Wickford
- Karl Girshman, Board member of the Wisconsin and the Grand
- Suzanne Hudson, Garrett Park Estates-White Flint Park Civic Association
- Ed Rich, Old Farm Civic Association
- Miry Livnat, Wickford resident
- Ken Hurdle, Luxmanor resident

#### **Representatives from the business community**

- Richard S. Cohen, WILLCO companies
- Mike Smith, LCOR, North Bethesda Town Center
- Bob Stoddard, Washington Real Estate Investment Trust, Randolph and Montrose Shopping Centers
- Dave Freishtat, Shulman Rogers Gandal Pordy & Ecker law offices in White Flint
- Steve Robbins, Lerch Early Brewer, JBG companies
- Josh Wooldridge, Trammel Crow Residential
- William Holmes, White Flint Station, Toll Brothers
- Karja Hansen, Potomac Paddlesports
- Arnold J. Kohn, Tower Companies, White Flint Mall
- Perry Berman, Jack Fitzgerald Auto Mall
- Dr. Alex Livnat, Hillery Way property owner
- Allen Kronstadt, Realty Investors, Boiling Brook Parkway properties
- Marc "Kap" Kapastin, Noland Property, White Flint View
- Lee Barnes, Barwood Taxi
- Dr. John W. Bigelow, White Flint Dental Associates
- John Kraus, JBG Companies



- Barnaby Zall, White Flint law offices
- Evan Goldman, Federal Realty Investment Trust, Mid-Pike Plaza
- Chris Weber, Federal Realty Investment Trust, Mid Pike Plaza
- Rod Lawrence, JBG Companies
- Tim Dugan, Manhattan Automobile Dealerships
- Lenny Greenberg, Greenhill Realty Co.
- Andrew Shulman, Greater Bethesda-Chevy Chase Chamber of Commerce

**Public-Private Representatives**

- Peggy Schwartz, North Bethesda Transportation Center
- Scott Minton, Housing Opportunities Commission

**Federal Agency Representative**

- Michael L. Springer, Nuclear Regulatory Commission