



September 15, 2010

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief *GK*
Vision/Community-Based Planning Division

Bill Barron, Team Leader, South Central Transit Corridor
Vision/Community-Based Planning Division



FROM: *N.Y.* N'kosi Yearwood, Senior Planner (301.495.1332)
South Central Transit Corridor Team
Vision/Community-Based Planning Division

SUBJECT: White Flint Sector Plan Implementation Advisory Committee

STAFF RECOMMENDATION: Approve membership of the White Flint Sector Plan Implementation Advisory Committee.

BACKGROUND

The County Council approved the White Flint Sector Plan on March 23, 2010. The Staging Plan in the Sector Plan requires that several prerequisites must be completed prior to the start of the first phase of development, including development of a transportation approval mechanism and monitoring program as well as the creation of an advisory committee. The County Council Resolution states that:

The Planning Board must establish an advisory committee of property owners, residents and interested groups that are stakeholders in the redevelopment of the Plan area, as well as representatives from the Executive Branch, to evaluate the assumptions made regarding congestion levels, transit use, and parking. The committee's responsibilities should include monitoring the Plan recommendations, identifying new projects for the Amenity Fund, monitoring the CIP and Growth Policy, and recommending action by the Planning Board and County Council to address issues that may arise. (Council Resolution No. 16-1300, p.22.)

On July 22, 2010, Planning staff provided the Planning Board with a status update on the other elements of the Sector Plan's staging requirements.

OUTREACH

In June, staff solicited nominations from a variety of property owners, civic and home owners associations surrounding the Sector Plan area, and existing multifamily developments within the Plan area. All nominations were required to submit a letter of interest of no more than 500 words, highlighting their interest, background, expertise and any other qualification that would ensure the successful implementation of the Sector Plan. The Executive Branch also was asked to submit nominees.

COMMITTEE MEMBERSHIP

The Planning Board received 19 letters of interest and four letters of support for membership on the Advisory Committee. After the deadline for submissions on August 13, 2010, staff received a request from Karl Girshman, a resident of the Wisconsin Condominium, and Katherine Roberson (nominating Kurt Meeske), property owner of White Flint Plaza, to serve on the Advisory Committee. (See Attachment 1.) The Executive Branch also requested three members on the advisory committee; they are listed below. This brings the total membership to 24.

NAME	AFFILIATION
Evan Goldman	Mid-Pike Plaza (White Flint Partnership)
Michael Springer	U.S. Nuclear Regulatory Commission
Mike Smith	LCOR
Greg Trimmer	JBG Companies (White Flint Partnership)
Arnold Kohn	White Flint Mall (White Flint Partnership)
David D. Freishtat	Bethesda-Chevy Chase Chamber of Commerce
Todd Lewers	Forum Condominium
John King	White Flint Community Coalition
Della Stolsworth	Luxmanor Citizens Association
John Fry	Fallstone Homeowners Association
Chad Salganik	Franklin Park Homeowners Association
Ruwan Salgado	Gables on Tuckerman Condominium Association
Daniel Hoffman	Randolph Civic Association
Meredith Josef	Timberlawn Homeowners Association
Edward Rich	Resident of Old Farm
Natalie Goldberg	Resident of Garrett Park Estates
Barnaby Zall	Friends of White Flint
Peggy Schwartz	North Bethesda Transportation Management District
Francine Waters	Lerner Enterprises (White Flint Partnership)
Karl Girshman	Resident of the Wisconsin Condominium
Kurt Meeske	Combined Properties, Inc. (White Flint Partnership)
Anne Root	Montgomery County Department of Transportation
Mike Coveyou	Montgomery County Department of Finance
Diane Schwartz-Jones	Office of the County Executive

Although the committee will be relatively large (24), staff recommends that all of the submitted names be appointed to the White Flint Sector Plan Implementation Advisory Committee. Most of the submitted nominations either served on the original White Flint Advisory Committee and the most recent, White Flint Steering Committee. However, there are new individuals who have not served on either group. Property owners, such as White Flint Mall and Mid-Pike Plaza, own about a quarter of the land area in the Sector Plan and are on the proposed Committee as well as members of the White Flint Partnership and non-affiliated residents from the surrounding community. All of the major civic associations surrounding the Plan area, such as Randolph Civic and White Flint Community Coalition, will be represented on the Committee.

NEXT STEPS

It is anticipated that the first meeting of the Committee will take place in October. All meetings will be held at the Planning Department and will be open to the public. The Sector Plan's website, www.whiteflintplanning.org, will include a segment on the Committee's activities.

CONCLUSION

Membership of the White Flint Sector Plan Implementation Advisory Committee needs to reflect a balance of interests and a commitment to implementing the approved and adopted Sector Plan. The Planning staff recommends the approval of the White Flint Sector Plan Implementation Advisory Committee with the membership listed above.

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Attachment:

1. Letters of interest received after August 13 deadline

ATTACHMENT 1

Garcia, Joyce

From: cageyk@juno.com
Sent: Friday, September 03, 2010 12:32 PM
To: MCP-Chair
Cc: cageyk@juno.com
Subject: appointment to Advisory Committee

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

Dear Francoise Carrier,

First, an apology for the lateness of my letter of interest. Over the last six months I have been recovering from a crashing fall which kept me away from the final work on the White Flint Sector Plan. In addition, my computer crashed and my new one was installed this past week.

Professionally, the first 6 years after graduate school were in the clinical practice of Social Group Work in Hospitals and Guidance Centers; 3 years in the Buffalo Jewish Center to "repay" the agency for the 5 years of guaranteed income to support my family while my father was being treated for T.B. in Denver.

Except for 2 years of work towards a Doctorate in Social Policy & Planning at the Florence Heller School at Brandeis University, my work was in Planning and Implementation of a variety of Programs such as the National Center for Alcohol and Drug Education, and Training of former addicts as Therapists and Program Implementors. I also worked in Implementing the Federal "Community Mental Health and Mental Retardation Centers Act" (Detroit-Wayne County Board) as Principal Planner. Following this I was attracted by University Research Corporation to work as Planner to establish Private Mental Health, Addiction and Private General Hospitals in about 8 states.

Following this I established my own firm, "Health Services Development Corporation" and was successful in obtaining "Certificates of Need" for 6 facilities. The one that is most relevant for this area is the National Rehabilitation Hospital. Completed 27 years ago, the Hospital has about 40 out-patient centers in the D.C., Montgomery, and Prince Georges county area and serves as a national model, The Hospital and its centers treats returning Veterans from the Mid-East.

With regard to the White Flint Sector Plan, I was on the Board of the Wisconsin Condominium and President when the first community representatives worked in an advisory group to the mnppc. I participated in all of the on-site exercises (such as the Pedestrian Safety walk around) I identified the hazardous crossing at Marinelli and 355, especially "slow or handicapped walkers" and feel still that the solution especially for access to the Conference Center and the Marriott is in elevators from the track level and on the east side with a "tunnel", instead of another entrance north of the present one.

Representing The Wisconsin which is the largest Condo closest to White Flint, I worked in support of the LCOR and Federal Realty Projects together with John Fry from the Fallstone and David Freishtat from the BCC Chamber of Commerce who I knew and worked with as Associate Executive of the Hebrew Home. Finally, I continue to serve on the Community Advisory Committee of the Conference Center and the Corrections Pre-Release Center.

I look forward to meeting you and serving on the Advisory Committee.

Sincerely yours,

Karl M. Girshman



Combined Properties

August 17, 2010

VIA ELECTRONIC MAIL

Francoise Carrier, Chairperson
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: White Flint Sector Plan Advisory Committee

Dear Chairperson Carrier:

Combined Properties is the owner of White Flint Plaza, one of the largest properties within the Sector Plan area. We were active in the Sector Plan process, and continue to be active in the financing discussion. As a result, we have developed a nuanced understanding of the issues impacting the Sector Plan area. We, therefore, are formally expressing our interest in joining the soon-to-be-created White Flint Sector Plan Advisory Committee.

By way of background, Combined has owned White Flint Plaza for more than 40 years and has continuously operated the Plaza as a shopping center for local residents. Currently, the Plaza includes a Shoppers Food Warehouse (recently renovated), Petsmart, Homegoods, Rodman's and numerous other local retailers. As we advised the Planning Board and County Council during the Sector Plan process, the Shoppers (along with other tenants) has a long term lease that will likely preclude a portion of the site for redevelopment in the near term. Consequently, while the site received the benefit of the new CR Zone, and will be burdened with the new special assessment (or whatever program is implemented), redevelopment to take full advantage of the zone and infrastructure is well into the future.

This presents a, relatively, unique position within the Sector Plan area – few property owners of any considerable size have absolutely no short-term plans for redevelopment. Our interest in the Advisory Board centers on this circumstance. Similar to residents with a vested, long-term, interest in the area, Combined Properties wants to be a partner in the redevelopment of the area even though its actual redevelopment is not imminent. Combined brings a long-term perspective to the Advisory Board, both as a property owner and as a landlord. Such perspective is vital over the term of the Sector Plan to ensure that policies created to spur redevelopment do not have any unintended consequences. Similarly, because Combined has been involved in the Sector Plan process from the beginning, this perspective is tempered by the trial and error (internal and external) that produced the Sector Plan.

Because of its long term goals and visions for the Sector Plan area and White Flint Plaza itself, Combined desires to be a part of the Advisory Committee. Combined respectfully nominates Kurt Meeske, Vice President for Combined, to serve on the Advisory Committee on behalf of the company. Kurt has been involved in the Sector Plan process since 2006 and is familiar with the

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various iterations and goals of the plan. In addition, Kurt is an experienced real estate executive and has sat on a number of similar Boards and Commissions in the other jurisdictions (both local and outside the region) and can contribute meaningfully from his experience.

Thank you for the opportunity to participate in the process and we look forward to working together in the future.

COMBINED PROPERTIES, INCORPORATED,
a District of Columbia corporation

By:


Katherine D. Roberson, President