





White Flint 2 Sector Plan Public Hearing

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Completed: 1-05-17
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Staff Recommendation:

The Planning Board will receive public testimony on the White Flint 2 Sector Plan Public Hearing Draft. Planning Board members should bring their copies of the Public Hearing Draft that were previously distributed to them.

Summary

Staff presented the Working Draft of the White Flint 2 Sector Plan to the Planning Board on November 10, 2016. The Planning Board authorized staff to prepare the Public Hearing Draft of the Master Plan and the Board scheduled a public hearing for January 12, 2017 in the auditorium of the Planning Department at 8787 Georgia Avenue in Silver Spring.

The public hearing was advertised in the Montgomery County Sentinel on December 8, 2016. Following the public hearing, staff will summarize the testimony presented at the public hearing and conduct the first worksession with the Board on January 26, 2017. The public hearing record will be kept open until a date to be set by the Board at the hearing.

Prior to the public hearing, staff received a letter from a property owner, Loehmann's Plaza, that is attached.

Attachment

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November 29, 2016

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

RE: White Flint 2 Sector Plan Public Hearing Draft;
In Support of Loehmann's Plaza Recommendations;
5200-5290 Randolph Road

Dear Chair Anderson and Members of the Planning Board:

This office represents Mr. Rob Rosenfeld and Rosenfeld Investment LLC, the owners of property located at 5200-5290 Randolph Road, commonly known as Loehmann's Plaza. Recommendations for land use and zoning relative to the Loehmann's Plaza site can be found on pages 44-46 and Map 26 of the White Flint 2 Sector Plan Public Hearing Draft.

When the property owners first became aware of the County's interest in undertaking an effort to comprehensively envision the future of the area covered by the White Flint 2 Sector Plan ("White Flint 2"), the reaction was extremely positive. At about the same time, the owners had also come to embrace the need to start seriously evaluating what the next phase of Loehmann's Plaza might look like and had already initiated a development feasibility study for the property. Safeway's departure from the site in late 2015 created an opportunity to look at a first phase redevelopment of the plaza sooner than would have been possible if their lease was still in place. Encouraged by the County's interest and effort to move forward with White Flint 2, the decision was made to accelerate pulling together a design team that would bring vision to paper and engage in discussions with M-NCPPC staff to exchange ideas and information. The resulting development schemes revealed that the site is more than capable of compatibly accommodating additional residential density than what might be allowed under the property's current zoning.

Accordingly, our clients fully support the Public Hearing Draft's recommendation for the **CR-1.75, C-0.5, R-1.5, H-75 Zone** for the 10.8 acre Loehmann's Plaza site, which we believe strikes the right balance between residential and commercial density to be developed on the site. (Public Hearing Draft, pgs. 44-46)

In addition, we agree that a reconfiguration of the intersection of Randolph Road and Parklawn Drive (i.e., straightening the current curve of Parklawn Drive) into a more standard intersection configuration could offer a number of benefits. Our preliminary observations of the potential benefits to the transportation network that could result from a realignment of Parklawn Drive (previously shared with transportation planning staff) are as follows:

- Provides better spacing between signalized intersections.
- Facilitates creation of bike lanes.
- Improves pedestrian access through the intersection of the two major streets.
- Allows for elimination of the current split phasing function which will markedly improve the efficiency of the intersection.

A redesign of Parklawn Drive could also have positive benefits on a future redevelopment of Loehmann's Plaza as follows:

- Allows for a more efficient layout for the overall site that more seamlessly integrates with the surrounding neighborhood.
- Allows for better connectivity from Parklawn Drive to/from green areas and park spaces located on the west side of the site.
- Allows for more efficient and usable commercial/retail space to support/serve the surrounding community.
- Allows for a more typical street grid and opportunities for additional access points along western and northern frontages to achieve better/safer access and circulation throughout the development.

In closing, we want to express appreciation for planning staff's work on White Flint 2 and your consideration of all the above. We look forward to continuing the dialogue with planning staff and bringing forth a redevelopment proposal for the Loehmann's Plaza site that supports the vision set forth in the White Flint 2 Sector Plan.

Sincerely yours,

MILLER, MILLER & CANBY



Soo Lee-Cho

cc: Nkosi Yearwood
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