



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Agenda Date: April 17, 2014  
Agenda Item No. 3

**MEMORANDUM**

DATE: April 7, 2014

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Chief, Area 2 Division *GK*  
Khalid Afzal, Supervisor, Area 2 Division

FROM: Michael Brown, Planner Coordinator, Area 2 Division *MB*

SUBJECT: Georgetown Village Condominium Comments on Saul Centers White Flint Sketch Plan

---

Attached please find a letter addressed to the Planning Board on November 25, 2013 from Edward E. Reich, president of the Georgetown Village Condominium in White Flint in reference to the Saul Centers White Flint Sketch Plan No. 320140010. This letter was inadvertently omitted from the original packet.

MB:ha:

Attachment

**From:** edwreich <edwreich@aol.com>

**To:** MCP-Chair <MCP-Chair@mncppc-mc.org>

**Cc:** Nkosi.Yearwood <Nkosi.Yearwood@montgomeryplanning.org>; GVC-Office <GVC-Office@Georgetownvillage.org>

**Subject:** Georgetown Village Condominium Comments on Saul Centers White Flint Sketch Plan (#320140010)

**Date:** Mon, Nov 25, 2013 6:44 am

---

**Comments of Georgetown Village Condominium on the Saul Centers White Flint Sketch Plan (No. 320140010)**

My name is Edward Reich, and I am President of Georgetown Village Condominium, a community of 304 homes located between Nicholson and Edson Lanes, and Executive Boulevard and Old Georgetown Road. With our main entrance on Nicholson Lane, and being only two blocks from Rockville Pike, we are very interested in, and concerned about, the Saul Centers White Flint Sketch Plan.

Initially, I would note that my community supported the adoption of the White Flint Sector Plan, and has generally supported the projects currently under development as the Plan begins to be implemented. We are not opposed to development, but want to see it proceed in a way that does not overwhelm or change the character of our neighborhood. Development must take into account, and value, the needs and concerns of existing homeowners as well as the residents and businesses in the new developments.

I also would like to make clear that the representatives of Saul Centers have been very gracious and accommodating in providing a briefing to our homeowners and in offering a continuing dialogue as the project proceeds. We greatly welcome their efforts and attitude.

For that reason, we would like to be supportive of the project but we nonetheless need to express our concerns about it for your consideration. To some degree, these comments could apply to other nearby projects as well, and reflect uneasiness with the cumulative impacts of all of these projects.

More particularly, our community will be impacted by a number of the developments now under construction or in the planning process. This would include Pike & Rose, North Bethesda Market, Gables White Flint, Saul Centers White Flint, White Flint View, North Bethesda Gateway, and White Flint Mall. All of these projects are within a few blocks of my community.

We are focusing our comments on Saul Centers White Flint for four reasons. The first is its massive scope, with five high-rise buildings as tall as 300-feet. Second, it will have the biggest impact on Nicholson Lane, our main entrance, a road that is already overwhelmed by traffic as you approach the intersection with Rockville Pike. Third, unlike many other "mixed use" projects being proposed, it will have a very limited retail component, and most of the retail will be new restaurants.

And, finally, with the loss of the current Metropike Plaza, as well as the stores on the east side of Rockville Pike, we will be losing many of the kinds of stores that are



important to residents in their daily living. We cannot afford to lose the unglamorous, but very practical, stores like 7-11, the FedEx copy center, Staples, and yes, even McDonalds and Duncan Donuts, from our neighborhood. We appreciate high-end restaurants but there is more to life than that.

We are concerned that Saul Centers, especially combined with the other projects already approved by the Planning Board, will stress our local roads such as Nicholson Lane, Woodglen Drive, Executive Boulevard, and Edson Lane past the breaking point. The intersections of Nicholson Lane and Rockville Pike, and Nicholson Lane and Woodglen Drive, are both marginally functional at best even now. The prospect of residents of the massive Saul Centers high-rises (right across from the NOBE 2 high-rise) being added to the traffic mix is nothing less than frightful.

A related issue is the availability of adequate parking for the new residents, and workers and visitors to the new office building. We appreciate the efforts of Saul Centers to provide adequate parking and we recognize that the White Flint Sector Plan is deliberately structured to discourage providing parking so as to encourage mass transit use. However, our community has one of the few open parking areas in close proximity to the Saul Centers site and we are concerned that if adequate parking is not provided, people will be tempted to park on our property.

There is no practical way to close our parking lots, and trying to limit parking through towing would require compliance with the new State towing law. That would require posting of large, unsightly signs all over our property, not an aesthetically pleasing prospect, and create a financial and administrative burden for us that would be unfair to require us to bear. We do not want to pay the price for overly optimistic projections about mass transit use. (Even if parking is made available, if it is priced too high, that still could impact our community by encouraging people to look for free parking elsewhere.)

Finally, I would like to raise a concern about staging of trucks during construction. When the first phase of North Bethesda Market was under construction, dump trucks were lined up all along Nicholson Lane in a way that made exiting our community difficult at best, perilous at worst. This cannot be allowed to occur again, whether during the construction of Saul Centers White Flint or any other project.

We recognize that these comments are mostly general and conceptual in nature, as is befitting the Sketch Plan stage, and we may well have more detailed comments at the Preliminary Plan/Site Plan stage. We would be pleased to provide any information that you would find useful, and we look forward to your consideration of these comments.

Edward E. Reich  
President