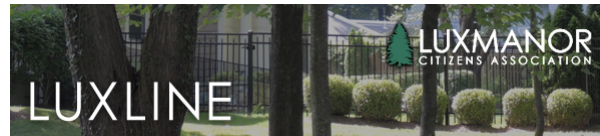


Luxline March 2019 Edition

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March 2019 Edition

Dear Neighbors,

The Luxline is back!! This is your online community e-magazine. It gives us an opportunity to examine issues more closely and an opportunity to highlight important neighborhood issues.

Thank you to our advertisers for supporting our efforts. If you would like to advertise to most households in Luxmanor, Windermere and the Oaks, please contact me at president@luxmanor.org about placing an ad.

This month's Luxline features a discussion of the development surrounding our beautiful community. LCA Zoning Chair and Trustee Abbe Milstein detail the many changes in the works that will impact us. Abbe is a past LCA President and represents our community on the White Flint Implementation Committee. Corresponding Secretary Ed Farber describes his personal experience with the proposed sidewalk project. Environment Co-Chair Sandy Laden provided the tips for protecting the watershed.

Please consider writing for Luxline. Send your story ideas to president@luxmanor.org

Members of our LCA Board are working in a range of ways that impact our community. These volunteers do something every day for LCA including posting information updates, attending meetings, advocating for our neighborhood, speaking with key Montgomery County agencies and officials, welcoming new neighbors, and planning social events. Current issues on our agenda include traffic, road conditions, and speeding, supporting the Villages process, planning for the new buildings for Tilden Middle, Rock Terrace, and Luxmanor Elementary schools, improving creek conditions, working on zoning issues, and developing and maintaining good working relationships with our elected and appointed officials.

The LCA is a volunteer-run community association. I want to thank the LCA Officers, Board members and committee chairs for their hard work and willingness to devote their time to volunteering for the LCA.

Please consider joining your neighbors on the Luxmanor listserv. It is how best to keep up to date on current actions that impact our neighborhood and community happenings. We do not allow business advertising on the Luxmanor listserv and we insist that conversation is civil.

I am often asked about the completion deadlines for school construction. The Tilden Middle and Rock Terrace Schools construction is still on schedule to reopen in September 2020. The Luxmanor Elementary School's completion date has been delayed to spring or summer of 2020.

As the weather is improving and we are outside more often enjoying our beautiful community, two more things to consider. First, please remember to lock your car doors and close your garage doors. "Theft from auto" is the number one crime in our district.

Second, temperatures are starting to warm during the day and freeze at night. These are the perfect conditions for potholes. Please contact 311 to report potholes or adverse road conditions. Repairs won't happen without them. For more information, click on this link:

<https://www3.montgomerycountymd.gov/311/SolutionView.aspx?SolutionId=1-234ONP>

I hope you enjoy this March edition of the Luxline!

Sincerely,
Sheri Steisel Weiss
LCA President

QUICKLINK

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Sharon Plotnick at
svplotnick12@gmail.com.

The White Flint Implementation Committee meets monthly to discuss development within both White Flint I and II. LCA has a seat on this committee which is open to all members of the community. The last few meetings focused on the Grand Park project development of the VOB Nissan property, located at the intersection of Old Georgetown Road and Executive Boulevard. Current plans for this development will consist of three towers and an additional road. Preliminary sketch plans can be viewed at the following link:

<http://www.whiteflint.org/2019/02/12/grand-park-project-drawings/>. This new development will potentially contain 1,000 residential units, parking garages, and street-level shops and other businesses. This development will replace the existing VOB Nissan property and the now-closed Capital One Bank. The current sketch plan includes a civic green as well as an additional street "Grand Park Avenue" which could connect Market Street to Old Georgetown Road. The development will sit directly across Old Georgetown Road from Pike and Rose.

The Gables project, located next to Wall Park/ The Shriver Center is beginning in 2020. See below for a link to this project. This project is planned to consist of 3 residential towers and will have a parking garage on site. The bridge connecting this community to the conference center should be completed by this year, 2019.

The "Western Workaround" project link is available here:<https://www.montgomerycountymd.gov/dot-dte/projects/whiteflintww/index.html>. The White Flint West Workaround project will realign the southern portion of Executive Boulevard to connect with Grand Park Avenue, create a new east/west business street (Main/Market Street) adjacent to the Conference Center, continue Hoya/Towne Road through from Montrose to Old Georgetown Road, and relocate and reconfigure the current intersection of Old Georgetown Road and Executive Boulevard. The CIP (Capitol Improvement Plan) funding provides for construction of one new road (Main/Market Street, B-10), one relocated road (Executive Boulevard Extended, B-15), and an intersection relocation with improvements to Old Georgetown Road (MD187, M-4A) and Towne Road (M-4A, formerly Hoya Street). The various improvements include new traffic lanes, shared use paths, a separated bicycle lane, on-road bicycle lanes, sidewalks, undergrounding of utilities where required, stormwater management, street lights, and landscape.

The Montgomery County Department of Transportation, Capital Projects Manager, Bikeways Coordinator Patricia D. Shepherd, presented the county's latest plan for the Marinelli Separated Bike Lanes project. This project will create separated bike lanes on the stretch of Marinelli Road from Nebel Street to Rockville Pike. The proposed plan includes an exclusive space for bicyclists along or within a roadway that is physically separated from motor vehicles and pedestrians by vertical design elements. The types of vertical separations can include flex posts, parking stops, raised concrete medians, planters and even parked cars. The benefits of the separated bike lanes would be to provide greater distance between motorists and bicyclists, reducing the risk of "dooring" and providing space for bicyclists to pass another bicyclist without encroaching into the adjacent motor vehicle travel lane. The plan includes the installation of a 5 to 6 foot wide separated bike lane with 2 to 3 feet of a buffer in both directions. Resurfacing of the street including new pavement markings and green pavement. Other improvements would include a new bus island platform at the NRC building, a proposed median separation at the NRC security entrance, a revised median along Marinelli just east of MD 355 (Rockville Pike) and protected intersection design at Citadel Ave. Funding for this project exists and construction is slated to begin in late spring or early summer of this year. The proposal can be viewed at the following link:

<https://www.montgomerycountymd.gov/dot-dte/projects/nebelst/index.html>

The following are additional approved development projects in White Flint I and II plan.

White Flint Mall is approved for 5.22 million square foot development which will include 2.87 million square feet of residential uses, office, retail, and public uses.

<https://www.montgomeryplanning.org/community/whiteflint/documents/white-flint-mall-120210-sketch-plan-submission.pdf>

<https://montgomeryplanning.org/wp-content/uploads/2018/01/Block-G.jpg>

North [Bethesda Market II](#) which is approved for up to 470 residential dwelling units and 175,260 square feet of non-residential development. This project is located next to North [Bethesda Market I](#), which is where [Whole Foods Market](#) is currently located.

North Bethesda Gateway is approved for up to 1.26 million square feet of non-residential development and up to 1.07 million square feet of residential development.

<https://www.montgomeryplanning.org/community/whiteflint/documents/north-bethesda-gateway-site-plan.pdf>

Pike and Rose Phase I is almost complete. There are a few properties that are in the construction phase but most are now complete. Phase I includes 24 acres with 493 residential dwelling units and 341,800 square feet of non-residential development.

<https://www.planning.org/>

Pike and Rose Phase II. The plan is approved for up to 645,976 square feet of residential development and up to 1,122,960 square feet of non-residential development on approximately 13.21 gross acres.

<https://www.planning.org/>

The Gables at White Flint is approved for up to 476 residential dwelling units and 31,000 square feet of non-residential development on approximately 5.14 gross acres.

https://www.montgomeryplanning.org/community/whiteflint/documents/GablesWhiteFlint_000.pdf

Saul Centers White Flint is approved for up to 1.43 million sq. ft. of residential development and up to 205,000 sq. ft of non-residential development on 9.42 gross acres.

<https://www.montgomeryplanning.org/community/whiteflint/documents/SaulCentersFlintWhiteSketchPlan.pdf>

Rock Spring is across I-270 from the Oaks and Windermere Communities. Walter Johnson High School is located within this plan. This area is described in planning board documents as follows:

Rock Spring Centre Plans for the Rock Spring Centre project were initiated in the mid-1990s when approximately 50 acres of land (the Davis-Camaler tract) were rezoned from the Residential High-Rise (R-H) Zone to the Mixed Use Planned Development (MXPD) Zone. In 1999, a preliminary plan was approved for approximately one million square feet of commercial uses and 1,250 multi-family dwelling units. The first, and thus far only, built phase of this approved plan was completed in 2004 and includes 386 apartment homes, the Berkshires at Rock Spring. Between 2003-2006, 27 site plans were approved for two residential towers and a project known as "Canyon Ranch," which included a hotel, residences, and a wellness center; none of which have been built. In 2008, the preliminary plan for Rock Spring Centre was amended for adjustments to the mix of commercial uses and, at that time, the County chose not to locate a previously approved 30,000-square foot community center on this site. Instead, the parcel was dedicated to the County for future public recreational uses. The property at Rock Spring Centre offers unique potential to advance the repositioning of the Rock Spring area. Very few such large, contiguous, undeveloped properties remain downcounty, and in such a central location. The Adequate Public Facilities (APF) validity period for the approved preliminary plan expires in November 2019. Since the time of the property's original approvals, the area has changed and grown. Community facility needs have risen to the forefront of local citizens' concerns during this planning process. Should the APF expire or other amendments to approved plans be applied for, it is recommended, to the extent possible, that the property owners work with Planning staff and the Planning Board to modify the project in a manner that could address current and future community needs. This effort could include exploring the feasibility of incorporating a local community center/meeting space into the project that serves current and future residents of the area.

<https://montgomeryplanning.org/wp-content/uploads/2017/04/Planning-Board-Draft-Final.pdf>

At February's White Flint Implementation meeting, newly elected councilmember Andrew Friedson District 1, spoke with the group about the need for pedestrian friendly communities and walkable sidewalks. He also addressed

Farm Creek restoration project being cut from the prior County Executive's priority list and is willing to address this issue with our community. Finally, former county councilmember candidate for District 1, Peter Fosselman has replaced Dee Metz as the Planning Coordinator for the Office of the County Executive.

Abbe Milstein
White Flint Implementation Committee Representative

GUARDIAN REALTY BEGINS DEVELOPMENT ON EXECUTIVE BLVD

Guardian Realty submitted a proposal in early March of last year to construct a three-building development at [6000 Executive Blvd. in North Bethesda](#). The new complex will comprise a 200-foot office tower and two senior housing buildings. Guardian Realty's plan is composed of three phases. The first phase calls for the construction of a six-story building with 131 senior housing units, which would sit above four levels of underground parking. During the next phase, Guardian Realty would build an active-adult senior housing complex with 233 units. The building will have an urban plaza and above-ground and underground parking. The last and final phase would be a 200-foot-tall office building with a neighborhood park. Sidewalks and paths would connect the urban tower to the neighborhood green. The property includes the Old Farm Creek and is located adjacent to several Luxmanor neighbors' homes.

<https://www.bisnow.com/washington-dc/news/mixed-use/guardian-partners-proposes-3-building-project-with-200-foot-office-tower-near-pike-rose-86555>

<https://montgomeryplanning.org/wp-content/uploads/2017/02/Worksession-No-2-Final.pdf>

Abbe Milstein
Zoning and Planning Chair, LCA

A VICTORY FOR THE SMALL GUYS

As on several of our streets, residents of Cushman Road between Tilden and Marcliff received notification from the County Department of Engineering that our street was slated for a sidewalk review. Quite surprising, since we already had a sidewalk, in ill repair, on the school side of the street and no one we knew wanted another one.

The arborist report was mailed to Luxmanor residents and did not include any tree removals on Cushman. Many of us replied to the call for comments, due January 11, indicating our displeasure with the sidewalk proposal.

Only after the January 11 deadline did we receive a second arborist report, indicating the destruction of multiple trees, but with the so reassuring pleasantries that for each tree removed, some 50-70 years old, 3 new baby trees would be planted, somewhere in the county.

We wrote letters and called again, indicating the absurdity of closing the comment period before we had any information about which trees would be removed. At my third request for disclosure of the estimated cost to taxpayers for the sidewalk installation and tree removal project, I was told the project would cost \$256,459.50. We again called and wrote requesting the new sidewalk program be abandoned and the existing sidewalk across the street be repaired at what had to be a significantly lower cost.

On February 5th, we received notification that the sidewalk project was canceled. Of course it is a different department and budget we have to deal with to get the existing sidewalk repaired. While LCA served as a forum for discussion, it was a group of dedicated neighbors who made a difference. Score one for us!

Ed Farber
Cushman Road

10 SIMPLE WAYS TO PROTECT YOUR WATERSHED

Shared by Sandy Laden

We all live in a watershed – an area of land where all surface water and groundwater drains to a common outlet point like a stream, river, wetland, lake, or bay. No matter

yard to how you dispose of waste, affects the waterways into which it drains.

Fortunately, there are simple actions each one of us can take to help protect our watersheds and waterways.

1. **SCOOP THE POOP.** Pet waste left out in the yard, on sidewalks or on roadsides washes away when it rains and is a major contributor to bacteria problems in local waterways. Dispose of pet waste properly by putting it in a sealed bag in the trash, flushing it down the toilet, or burying it in your yard.

2. **DON'T CLUTTER THE GUTTER.** Our storm drains don't go to a treatment plant – they discharge directly into the closest waterway! Don't dump paint, motor oil, pesticides, cleaning products or other hazardous household materials into storm drains. Likewise, don't sweep your lawn clippings or leaves into storm drains.

3. **LET IT GROW.** Don't mow your lawn shorter than 2 ¾" to 3". This will allow it to shade weeds and develop deeper, healthier roots. After mowing, leave your grass and leaf clippings on the lawn. They will decompose rapidly and naturally fertilize your lawn.

4. **GET BUFF.** Plant native trees and shrubs and establish a "no mow" zone along the creekbanks. These buffer strips will help protect water quality, control erosion, filter stormwater runoff and provide essential fish and wildlife habitat.

5. **GO NATIVE.** Add native plants to your landscape. They require less water and fertilizer and are more resistant to pests and disease since they are already adapted to local conditions.

6. **MINIMIZE WHAT YOU FERTILIZE.** Nutrients from fertilizer runoff can lead to excess plant and algae growth in waterways. Minimize your use of lawn and garden fertilizers and maintain a fertilizer-free buffer strip along shorelines.

7. **HOLD BACK THE FLOOD.** Impervious surfaces such as pavements and roofs cause rain to run off rapidly, which can cause flooding and stream bank erosion during rainstorms. Minimize runoff by redirecting downspouts into vegetated areas, installing rain barrels or planting a rain garden. Use the stored water for your garden and other landscaping.

8. **BE WATER WISE.** Do your part to reduce the volume of wastewater from your home. Use low-flow faucets, showers, and toilets and repair any leaks. Take shorter showers, and turn off the tap when brushing your teeth. Run dishwashers and clothes washers only when full, and wash your car and water your lawn only when necessary. You will not only be conserving water but also saving money!

9. **MAKE YOUR VOICE HEARD** by contacting your elected officials and ask them to adopt environmental legislation that protects water resources and supports land conservation.

10. And don't forget to **GET INVOLVED** by joining and/or volunteering with your local watershed organization: [Friends of Cabin Joh Creek!](#)

Thanks to the Chautauqua Watershed Conservancy for these great suggestions.

ARE YOU MISSING SOMETHING...BY NOT BEING ON THE LISTSERV?

1. A missing pet or A missing package?
2. A wolf roaming around the neighborhood?
3. Watching a shuttle fly over the neighborhood or interesting meteor shower?
4. A suspicious car following children getting off the school bus?
5. Free movies at Montgomery Mall?
6. Councilmember Andrew Friedson speaking at an LCA meeting?
7. A LCA sponsored candidates forum?
8. A Meet and Greet for New Neighbors?
9. How to report potholes and cracks and road repair needs?
10. Cars being broken into on neighbors' driveways?
11. WSSC repair plans?

ANSWER: ALL OF THEM!! If you aren't on the Luxmanor listserv...you

and your family are missing out!
Contact listserv@luxmanor.org and we'll help you get connected to the listserv. We also post most LCA messages to Nextdoor, Facebook and a Google group run by one of our neighbors. Contact us for more information about these platforms.

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