



GABLES WHITE FLINT - IMPLEMENTATION COMMITTEE MEETING (SITE PLAN PHASE)

14 July 2014



GABLES<sup>®</sup>  
RESIDENTIAL

*Taking Care of the Way People Live<sup>®</sup>*

# GABLES WHITE FLINT - CURRENT PROPERTY CONFIGURATION





# PROPOSED STREETS / FAR & HEIGHT





# ACHIEVING SECTOR PLAN GOALS: GABLES WHITE FLINT LAYOUT - SITE PLAN CONCEPT





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## GABLES WHITE FLINT - TABULATIONS

### Sector Plan Recommendations

**FAR**  
 2.5 Maximum for Residential  
 0.5 Maximum for Retail

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3.0 Total Maximum

**Height**  
 70' Maximum Building Height

**Parking**  
 Relocated onto Gables' Site  
 Reduced parking to encourage walking and transit use

### Proposed at Gables White Flint

**FAR**  
 2.18 Current Estimated Residential FAR  
 0.14 Current Estimated Retail FAR

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2.32 Current Estimated Total FAR

**Height**  
 70' Current Estimated Building Height

**Parking (Shared)**  
 Residential and Retail (Gables, ±585 spaces)  
 Montgomery County (400 total spaces)  
 KSAC+Expansion / Wall Park (250 spaces)  
 Proposed Rec Center (150 spaces)

**Units + Retail**  
 476 Residential Units  
 ±30,000 gsf Retail

**Height**  
 Buildings "step" down toward Old Georgetown Road

**Parking (Residential + Retail)**  
 Retail parks at 4 per 1000gsf  
 ±30,000 gsf Retail = ±120 spaces

**Residential parking:**  
 Overall 0.98 spaces per unit, current  
 estimated unit mix yields ±465 spaces  
 ±585 spaces

**Residential parking rates:**

Studio	0.50 spaces per unit
1-Bedroom	1.00 spaces per unit
1-Bedroom + Den	1.00 spaces per unit
2-Bedroom	1.50 spaces per unit

MPDU parking ratio is 50% of above

## GABLES WHITE FLINT - INCENTIVE DENSITY POINTS

Public Benefit Category	Sub-category	Sketch Plan Points	Site Plan Points
59-C-15.851: Major Public Facility (70 max)		22.24	22.49
	Wall Park Garage	17.24	17.49
	Bike Share	5.00	5.00
59-C-15.852: Transit Proximity (50 max)		30.45	30.44
	1/4 Mile Radius	1.78	1.78
	1/2 Mile Radius	28.67	28.67
59-C-15.853: Connectivity & Mobility (170 max)		13.62	13.78
	Minimum Parking	8.62	8.78
	Wayfinding Signage	5.00	5.00
59-C-15.855: Quality Building & Site Design (115 max)		18.32	19.65
	Structured Parking	10.82	12.15
	Public Art	5.00	5.00
	Exceptional Design	2.50	2.50
59-C-15.856: Protection & Enhancement of the Natural Environment (180 max)		25.00	25.00
	BLT	5.00	5.00
	Energy Conservation & Generation	10.00	10.00
	Vegetated Wall	5.00	5.00
	Cool Roof	5.00	5.00
	Recycling Plan	0.00	0.00
<b>Total Public Benefit</b>		<b>109.62</b>	<b>111.36</b>

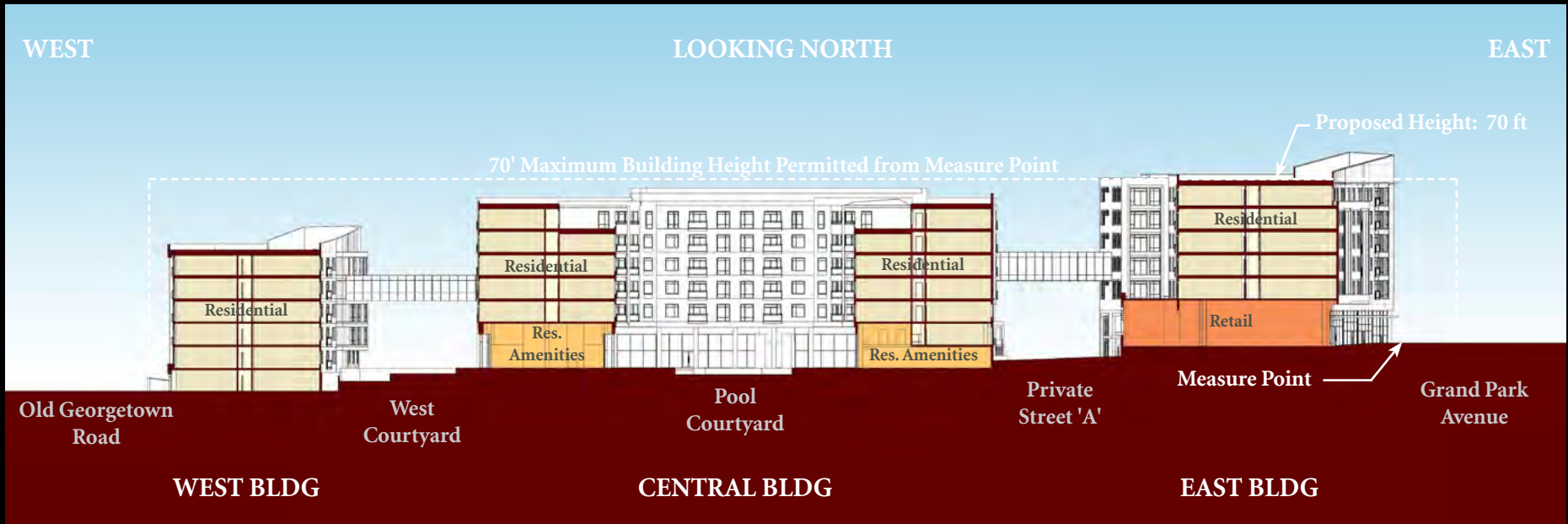


GABLES WHITE FLINT - STREETSCAPE PLAN





# GABLES WHITE FLINT - CONCEPTUAL CROSS-SECTION



GABLES WHITE FLINT - AERIAL PERSPECTIVE LOOKING SOUTHEAST





GABLES WHITE FLINT - PERSPECTIVE at MARKET STREET & GRAND PARK AVENUE





**GABLES WHITE FLINT - PRIVATE STREET 'A' PERSPECTIVE  
LOOKING TOWARD WALL PARK**

