

# white flint sector plan

worksession #13 june 18, 2009



revisit staging  
and funding



begin detailed  
review of draft  
plan

# white flint sector plan

## worksession schedule

june 25: cr zone review

july 9: complete review

july 23: request to transmit sector plan to  
county council and executive

# white flint sector plan

## staging

issue 1:

tax increment financing(tif) and special assessment district

issue 2 :

sufficient connection between staging and financing

new text for staging

issue 3:

new text for financing and administration

# white flint sector plan

## cip projects

CIP list should contain projects that require public funding in total or in part

CIP list should contain projects that are listed as amenity fund projects in order to permit private sector contribution

CIP list should contain those projects identified in the staging plan that can **only** be provided by the public sector , e.g.: fire and rescue, public safety, schools, library operations.

# white flint sector plan

## list of cip projects

### **placemaking**

*civic green*

*library*

*market street/promenade*

*rockville pike/promenade*

### **public facilities**

*police fire and rescue*

*school*

### **pedestrian**

*streetscape improvements ¼ mile*

*streetscape improvements ½ mile*

### **rockville pike workaround**

*md 187/executive blvd*

*old old georgetown road*

*nebel street*

### **transit**

*north entrance metro*

*marc station*

*bus transit- rockville pike*

### **parks**

*wall park*

*white flint neigh. park*

# white flint sector plan

june 4 worksession

discussed relationship between amenity/place making projects, transportation projects and public facilities.

divided phase 2 into two parts

distinguished between funding and constructing projects

discussed uncertainty of funding; how to ensure completion.

# white flint sector plan

## table 7 cip projects in staging plan

phase 1: contract executive blvd/old g'town road  
contract market street  
fund streetscape ¼ mile metro  
construct police/ fire and rescue  
fund express library

phase 2a: acquire civic green  
construct streetscape ¼ mile metro  
construct express library  
complete executive blvd/old g'town  
construct market street

phase 2b: fund second north metro entrance  
construct nebel street

phase 3: complete streetscape ½ mile metro  
reconstruct rockville pike  
fund marc station

# white flint sector plan

## staging timeline

3,000 units; 2m sf	2a: 1,500 units; 1m sf 2b: 1,500 units; 1m sf	3,800 units; 1.9 m sf
phase 1	phase 2a	phase 3
<b>CIP Projects</b> <ul style="list-style-type: none"> <li>➤ contract executive blvd/old g'town</li> <li>➤ contract market street</li> <li>➤ fund streetscape ¼ mile of metro</li> <li>➤ construct police/ems</li> <li>➤ fund express library</li> </ul> <b>Non-CIP Projects</b> <ul style="list-style-type: none"> <li>➤ 30% non auto mode share</li> <li>➤ bus circulator</li> <li>➤ north bethesda res. circulator study</li> <li>➤ limit long-term parking spaces</li> <li>➤ fund design study for rockville pike</li> </ul>	<b>CIP Projects</b> <ul style="list-style-type: none"> <li>➤ acquire civic green</li> <li>➤ construct streetscape ¼ mile of metro</li> <li>➤ construct express library</li> <li>➤ complete executive blvd/old g'town</li> <li>➤ construct market street</li> </ul> <b>phase 2b</b> <ul style="list-style-type: none"> <li>➤ construct nebel street extended</li> <li>➤ fund 2<sup>nd</sup> metro entrance</li> <li>➤ fund streetscape ½ mile of metro</li> </ul> <b>Non-CIP Projects</b> <ul style="list-style-type: none"> <li>➤ 35% non-auto mode share</li> <li>➤ limit long-term parking spaces</li> <li>➤ evaluate school needs</li> </ul>	<b>CIP Projects</b> <ul style="list-style-type: none"> <li>➤ complete streetscape ½ mile of Metro</li> <li>➤ reconstruct rockville pike</li> <li>➤ fund MARC station</li> </ul> <b>Non-CIP Projects</b> <ul style="list-style-type: none"> <li>➤ 39% non-auto mode share</li> <li>➤ limit long-term spaces to 0.61 per employee</li> </ul>



# white flint sector plan

## review of plan

### correspondence

F.R.I.T. on Mid-Pike

JBG on NoBe

Mike Smith on Metro East

Natalie Goldberg: White Flint Mall

Pam Lindstrom

White Flint Partnership

# white flint sector Plan districts

## mid - pike plaza



may 21 worksession



FRIT proposal  
june 2 letter

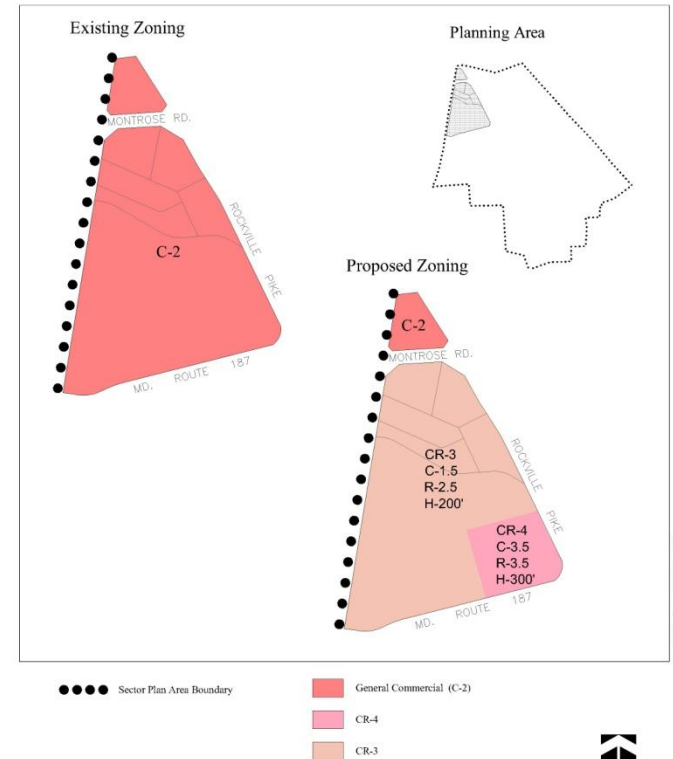
change density and height map: 4 FAR and H 250  
change zoning map

# white flint sector Plan districts

## mid - pike plaza

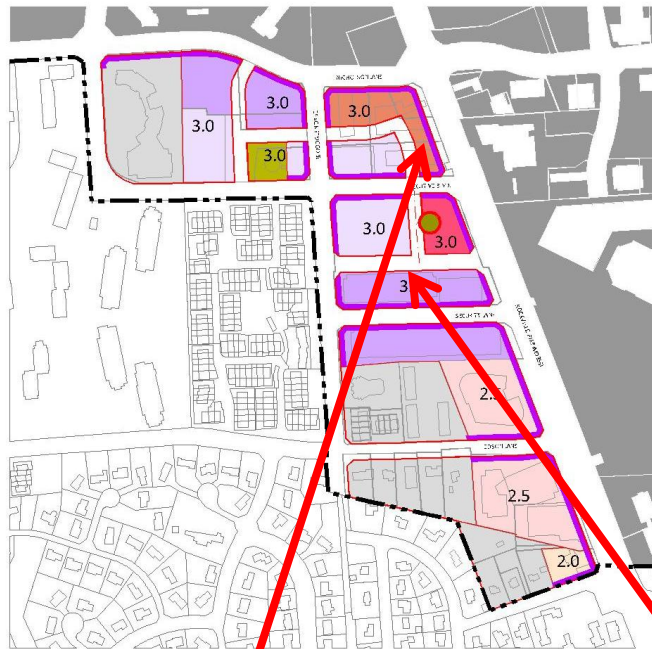


Mid-Pike Plaza District - Existing and Proposed Zoning



# white flint sector plan districts

nobe



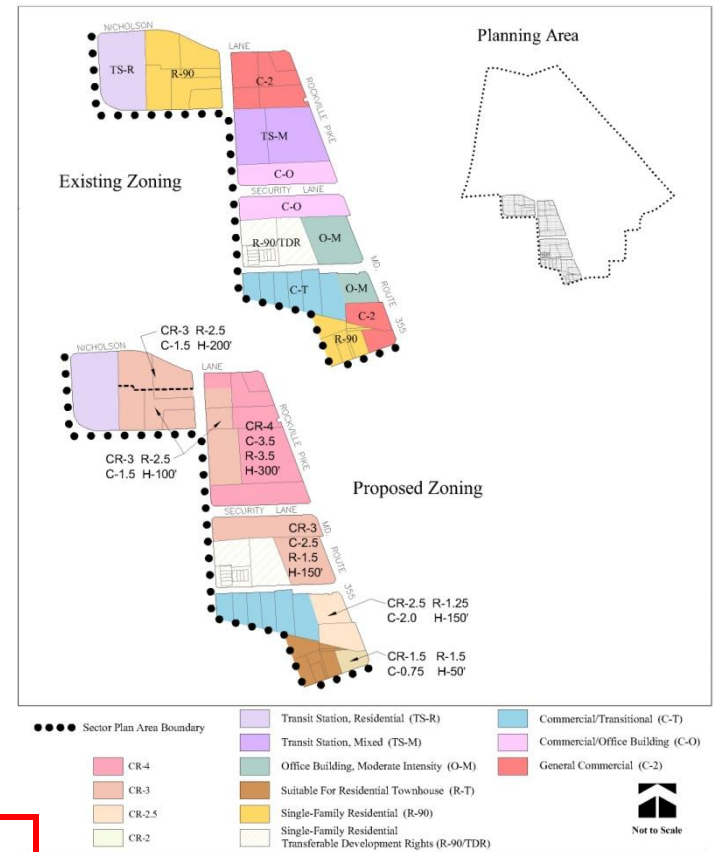
## General

- Proposed R.O.W.
- District Area
- Planning Area Outside District
- Planning Area Boundary
- Build-to Line
- Public Use Space
- Proposed Parkland

## Recommended Building Height

- 300'
- 250'
- 200'
- 150'
- 100'
- 70'
- Existing
- 2.5 Density Allocation

NOBE District - Existing and Proposed Zoning

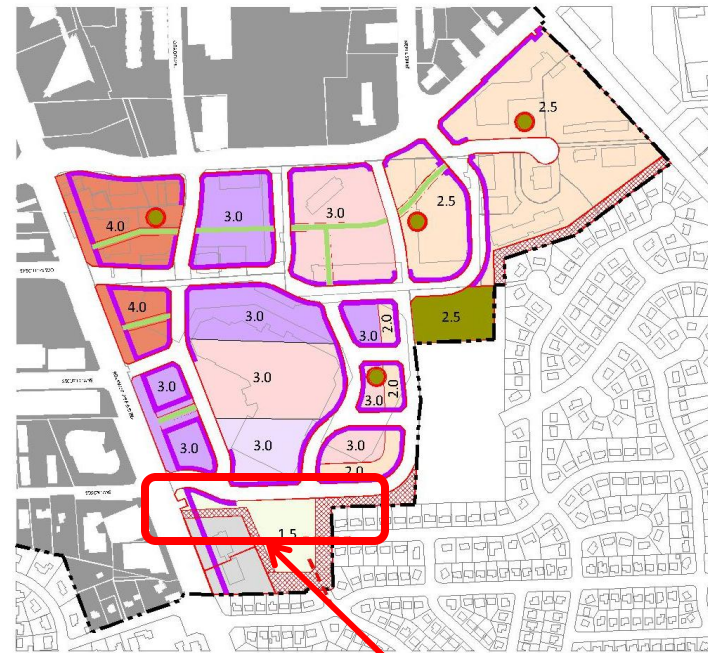


density and height map is less than cr zone and height

# white flint sector plan districts

## white flint mall

White Flint Mall District - Existing and Proposed Zoning

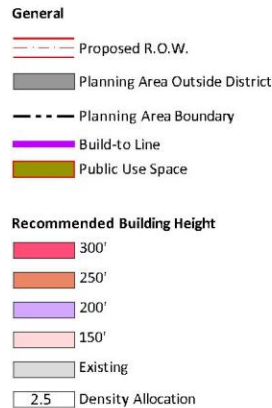


rezone cr 3 to cr 1.5

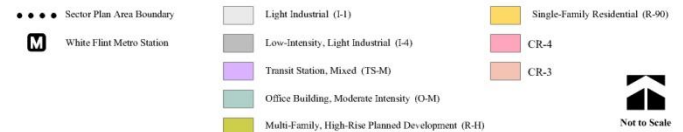
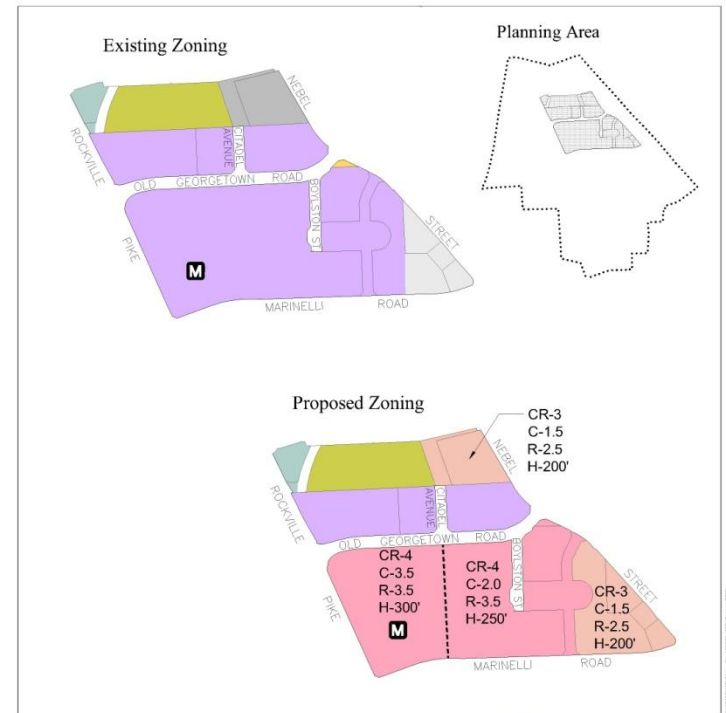
# white flint sector plan

## districts

### Metro east



Metro East District - Existing and Proposed Zoning





# white flint sector plan districts

nrc



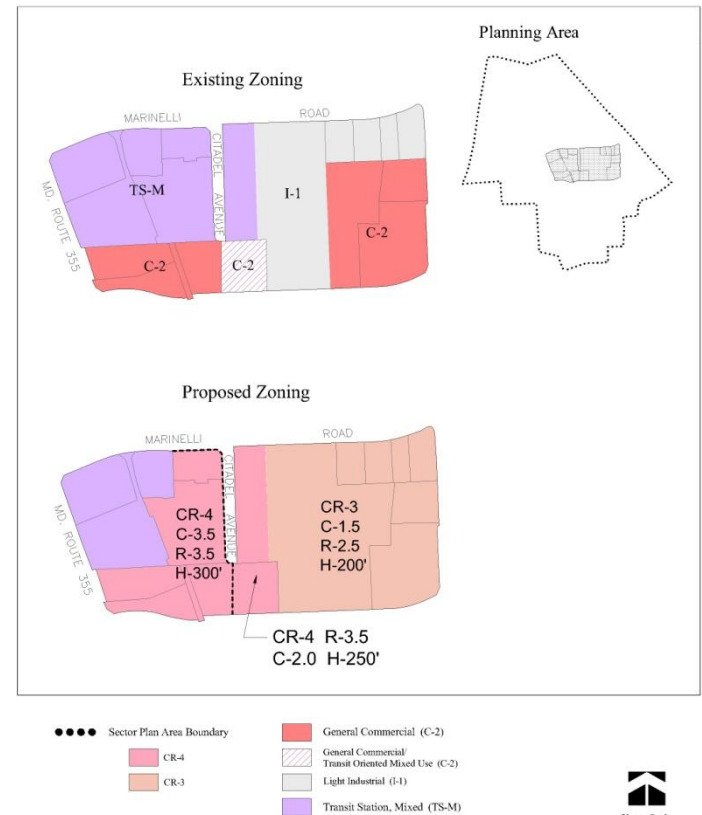
## General

- Proposed R.C
- Planning Are
- Planning Are
- Build-to Line
- WMATA East
- Public Use Sp

## Recommended Buildin

- 300'
- 250'
- 200'
- Existing
- 2.5 Density Alloc

## NRC District- Existing and Proposed Zoning

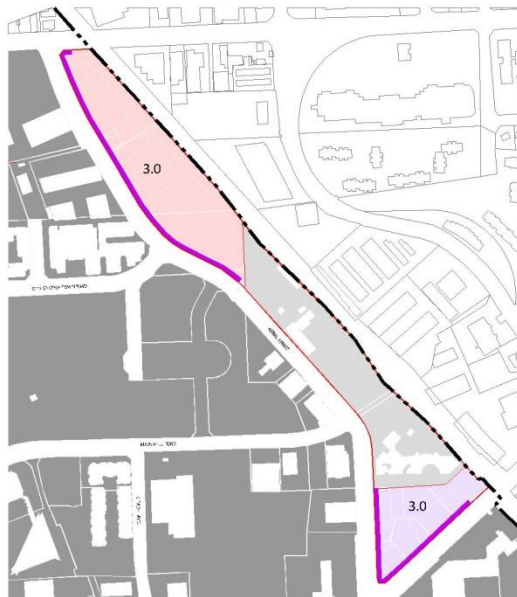


text doesn't correspond to maps

# white flint sector plan

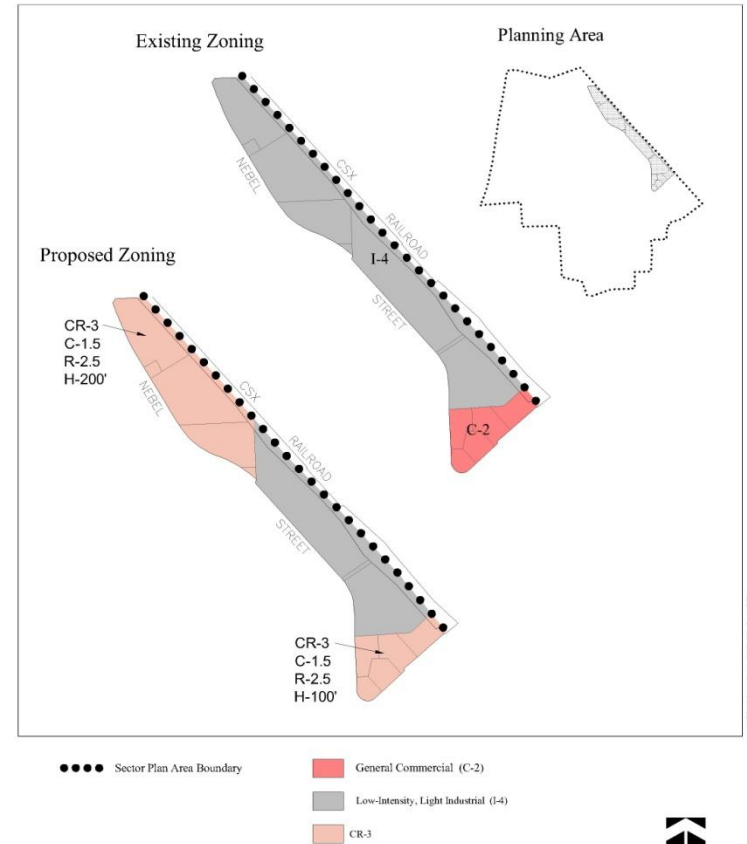
## districts

### nebel



- General**
- Proposed R.O.W.
  - Planning Area Outside District
  - Planning Area Boundary
  - Build-to Line
- Recommended Building Height**
- 150'
  - 100'
  - Existing
  - 2.5 Density Allocation

### Nebel Corridor District- Existing and Proposed Zoning





# white flint sector plan

## districts

### maple



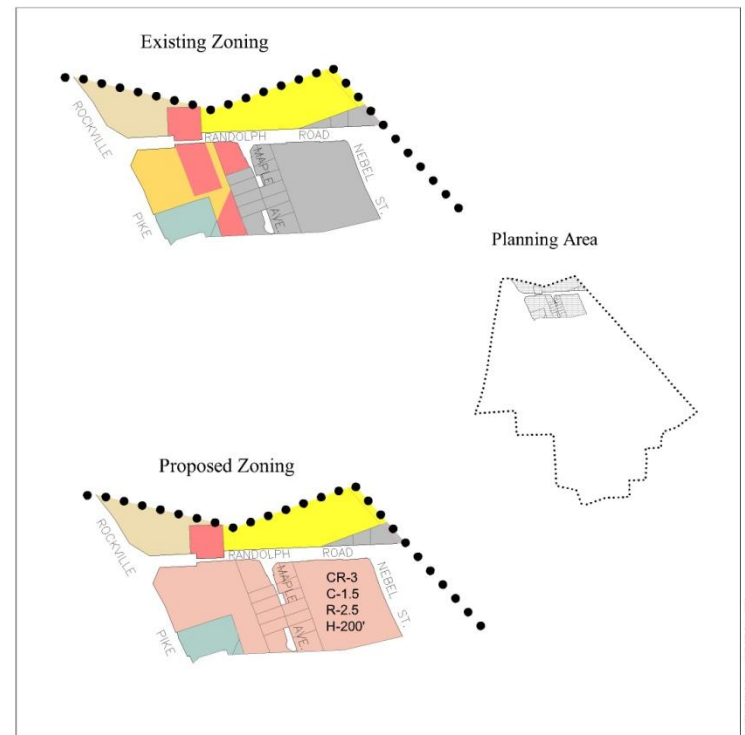
#### General

- Proposed R.O.W.
- Planning Area Outside District
- Planning Area Boundary
- Build-to Line
- Public Use Space

#### Recommended Building Height

- 150'
- Existing
- 2.5 Density Allocation

Maple Avenue District - Existing and Proposed Zoning



- ● ● ● Sector Plan Area Boundary
- Residential Mixed Use Development, Regional Center Commercial Base (RMX/3C)
- Single-Family Residential (R-90)
- General Commercial (C-2)
- Low-Intensity, Light Industrial (I-4)
- Single-Family Residential (R-200)
- Office Building, Moderate Intensity (O-M)
- CR-3



# white flint sector plan

## districts

### Metro west



### Metro West District - Existing and Proposed Zoning

