

White Flint Sector Plan

worksession #12 june 4, 2009



implementation
zoning
staging

administration
and financing

rockville pike
cross section
and right-of-
way



White Flint Sector Plan

worksession schedule

june 18: review final draft

july 9: request to transmit sector plan

White Flint Sector Plan

may 21 worksession

planning board decisions

set height maximum at 300 feet

floated civic green symbol on market street and

added language for complementary public open space on
conference center site

retained public facility recommendations north and south
of montrose parkway

agreed to not rezone montrose school property – candidate
for moving

accepted the design and height maps for seven districts

approved alternate proposal for white flint mall

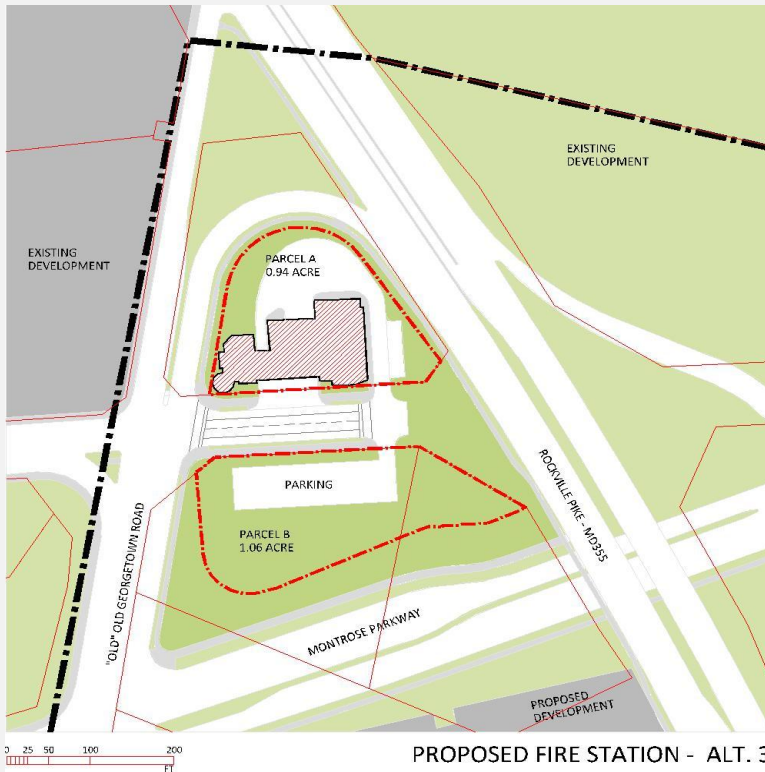
White Flint Sector Plan

follow-up may 21 worksession

staff:

met with fire and rescue

spoke with mary van balooy, director, peerless rockville



PROPOSED FIRE STATION - ALT. 3
2 ACRE (COMBINED)
Building footprint based on Silver Spring Station
14500 sf Ground Fl
6700 sf Upper floors (3)



PROPOSED FIRE STATION - ALT. 1
1.3 ACRE
Building footprint based on Silver Spring Station
14500 sf Ground Fl
6700 sf Upper floors (3)

White Flint Sector Plan

implementation-zoning

process: zoning implementation:

sector plan followed by sectional map amendment (sma)

sma is a comprehensive zoning action

- implements the zoning recommendations of the plan
- after county council approval of plan and
- after adoption by mncppc (full commission)

can't file sma if recommended zone does not exist

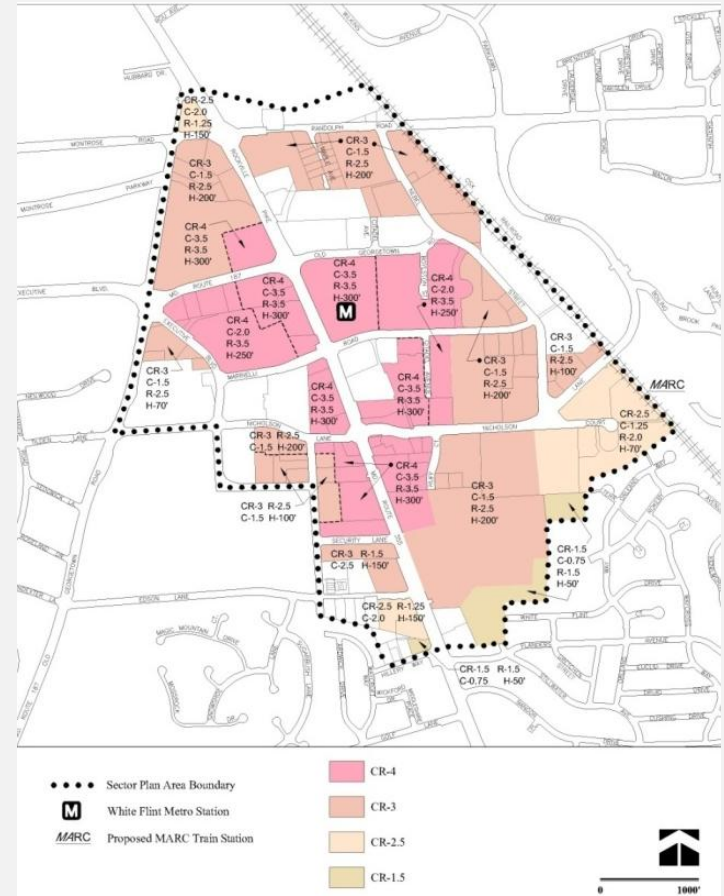
text amendment for cr zone must accompany plan

White Flint Sector Plan

implementation-zoning

sector plan and zoning complementary

sector plan guides development with density and height maps



zoning sets absolute FAR and height maximums

White Flint Sector Plan

implementation-zoning

sector plan

identifies difference between zone maximum
and density and height maps

identifies where lower heights and/or FAR
necessary to address compatibility

identifies possible public open space locations

considers existing conditions and possible non-
conformity

White Flint Sector Plan

implementation-zoning

cr zone

FAR incentives

transit

connectivity and mobility

diversity

design

environment

establish maximum FAR and height

sets c (commercial) and r (residential) mix

requires public open space

grandfathering provision

White Flint Sector Plan

implementation- zoning

sector plan zoning recommendations

recommends cr zoning for new mixed use development

confirms existing residential development:

- wisconsin
- grand
- forum
- white flint station
- sterling
- gallery

confirms existing zoning on public uses where redevelopment is unlikely:

- nrc
- pre-release center
- washington gas
- wall park

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implementation-zoning

sector plan zoning recommendations

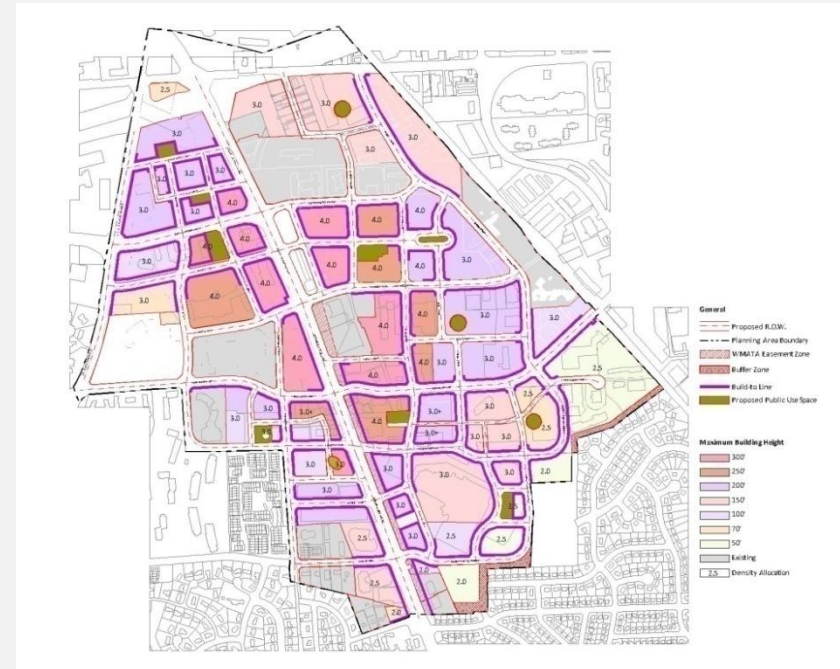
density and height map as guide

limit number of cr zones

allow for 20/80 and 50/50
non-residential /residential use
mix

identify areas where more
non-residential uses
(more than 50%) may be appropriate

suppress height and FAR where necessary for
compatibility reasons



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zoning

Table 1: Comparison 40/60%, 50/50%, 80% Residential Mixed use

Total Maximum FAR	40% Commercial (C)	60% Residential (R)	50% Commercial and Residential	80% Residential
CR 4	1.6	2.4	2.0	3.2
CR 3	1.2	1.8	1.5	2.4
CR 2.5	1.0	1.5	1.25	2.0
CR 2	.8	1.2	1.0	1.6
CR 1.5	.6	.9	.75	1.2

White Flint Sector Plan

zoning

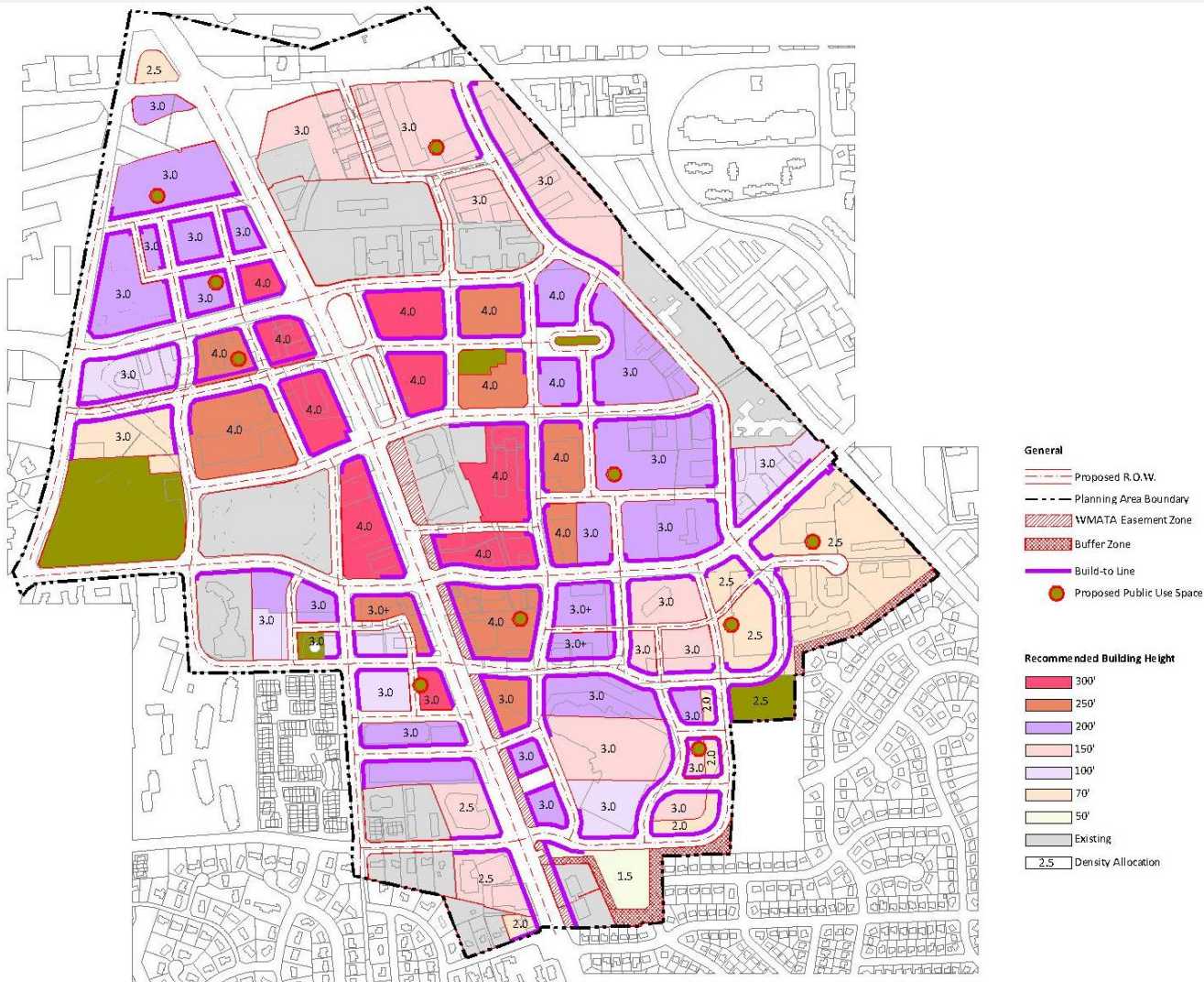
Table 2: CR Zones

Total Maximum FAR	Commercial (C)	Residential (R)	Height (H)	Application
CR 4	C3.5	R 3.5	300	At Metro-Office
CR 3	C 2	R 3.5	250	At Metro-Residential
CR 3	C 3	R 1.5	200	Existing Office
CR 3	C 1.5	R 2.5	200	½ Metro-Tall
CR 3	C 1.5	R 2.5	100	½ Metro-Medium
CR 3	C 1.5	R 2.5	70	½ Metro-Low
CR 2.5	C 2	R 1.25	150	Office-Medium
CR 2.5	C 1.25	R 2	70	Residential-low
CR 1.5	C.75	R 1.5	50	Transitional

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density and height maps

density and height



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implementation-zoning

model based on density and height map



White Flint Sector Plan

implementation-zoning

model based on density and height map



White Flint Sector Plan

implementation-zoning

zoning function:

implements plan vision

fewest zones necessary

sector plan can suppress height where necessary

allow for 20/80 and 50/50

non-residential /residential split

allow for areas where more non-residential uses are
recommended (more than 50%)

ability to combine development

balance along Rockville Pike

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implementation-zoning

density and building heights



General

- Mid-Block Pedestrian Connection
- Proposed Open Space
- Buffer Zone
- Planning Area Outside District
- Planning Area Boundary
- Proposed Park Land

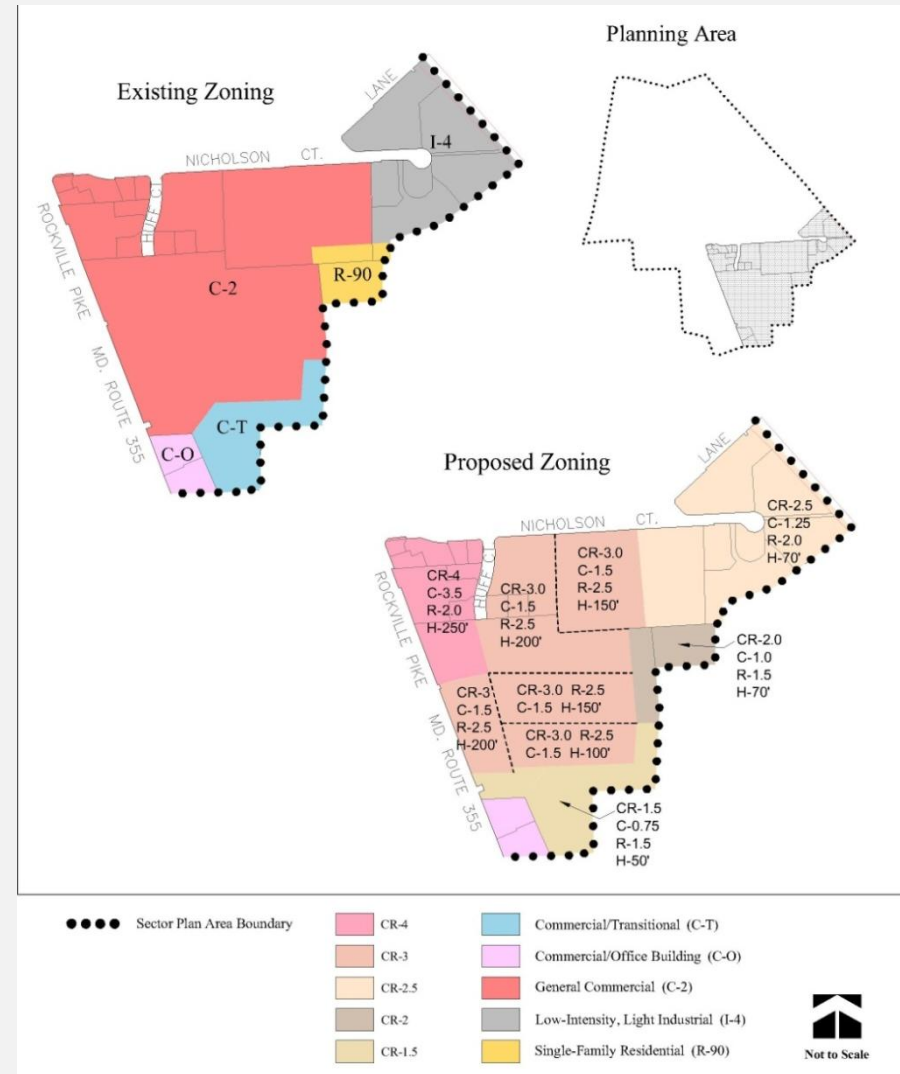
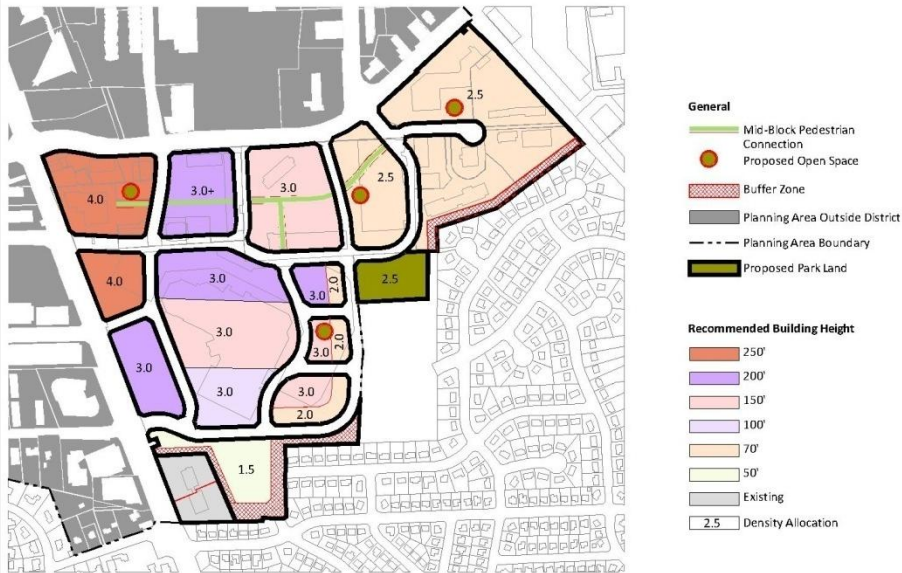
Recommended Building Height

- 250'
- 200'
- 150'
- 100'
- 70'
- 50'
- Existing
- 2.5 Density Allocation

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implementation- zoning

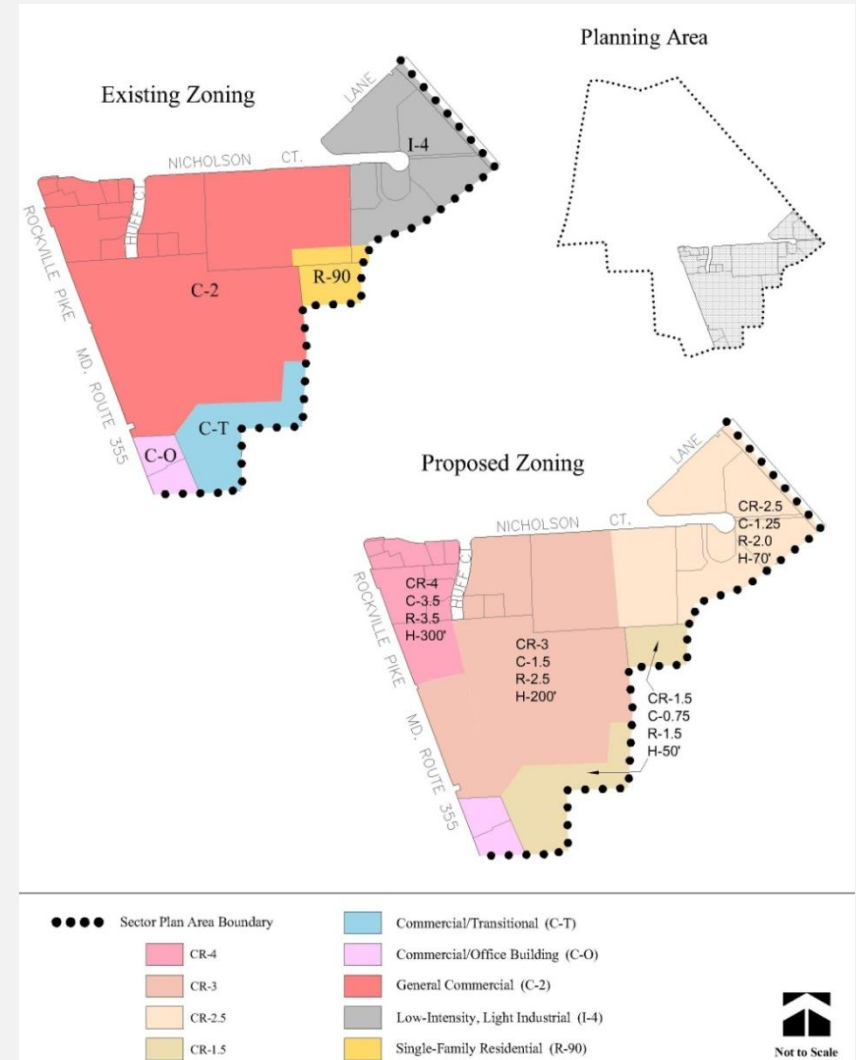
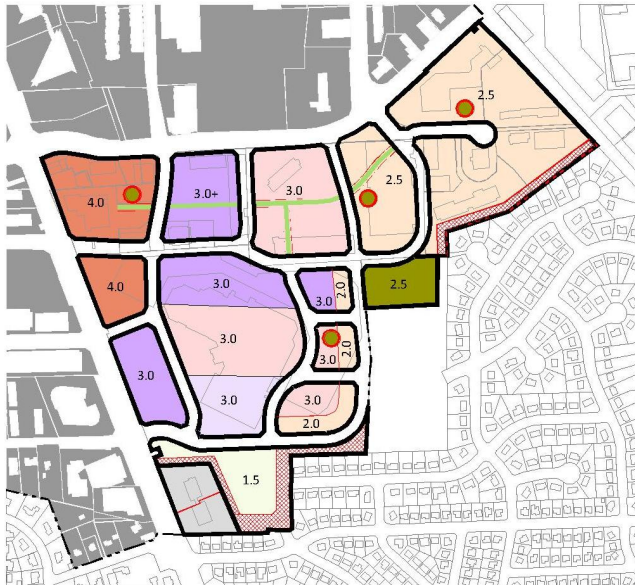
density and building heights



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implementation- zoning

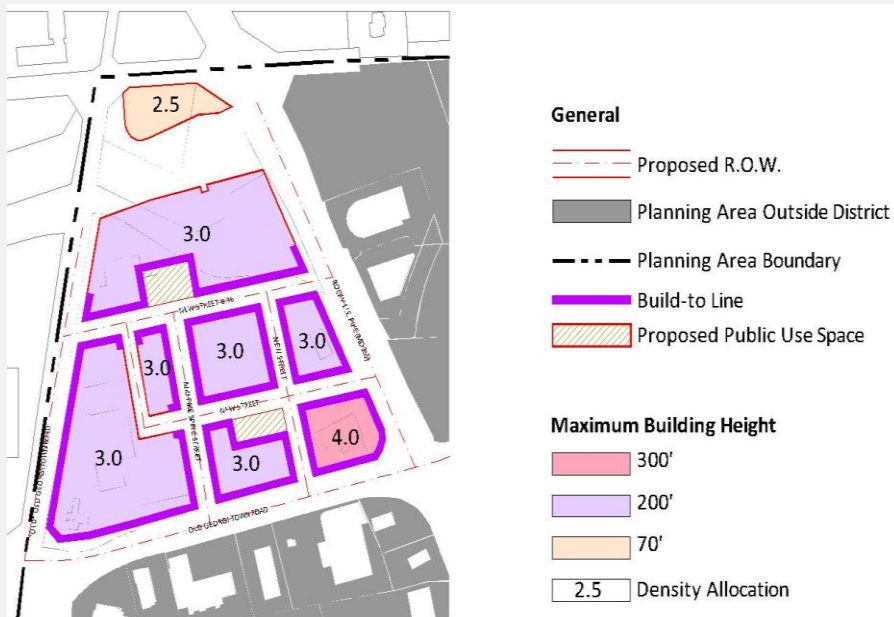
density and building heights



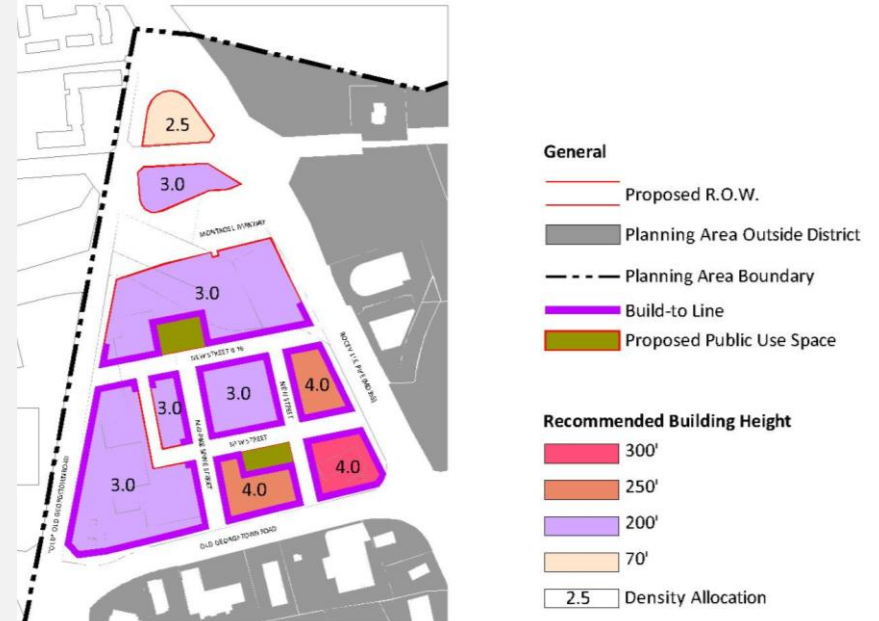
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implementation- zoning

density and building heights



May 21 staff presentation

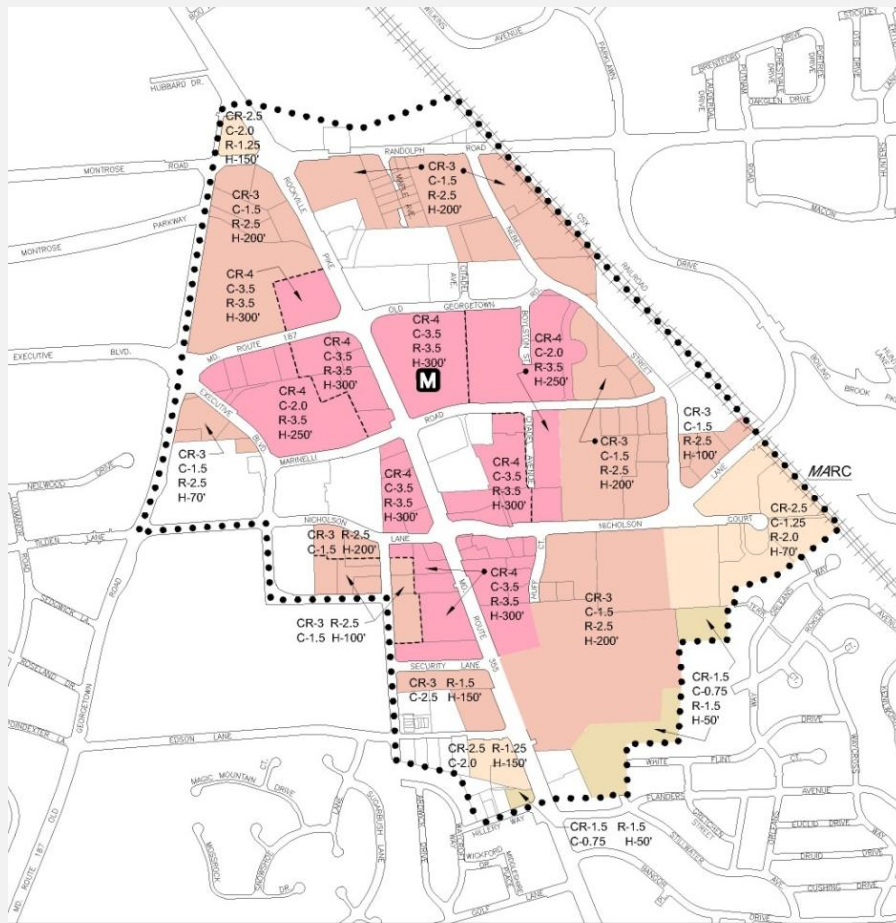


alternative proposal

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implementation- zoning

proposed zoning map



..... Sector Plan Area Boundary



White Flint Metro Station



Proposed MARC Train Station

CR-4

CR-3

CR-2.5

CR-1.5



0 1000'

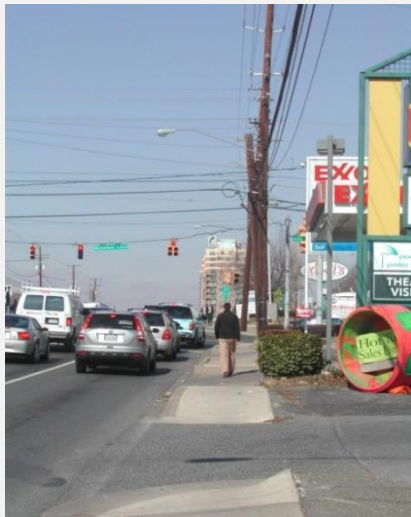
9 discrete CR zones

CR 4	C 3.5	R 3.5	H 300
CR 4	C 2	R 3.5	H 250
CR 3	C 3	R 1.5	H 200
CR 3	C 1.5	R 2.5	H 200
CR 3	C 1.5	R 2.5	H 100
CR 3	C 1.5	R 2.5	H 70
CR 2.5	C 2	R 1.25	H 150
CR 2.5	C 1.25	R 1.25	H 150
CR 1.5	C .75	R 1.5	H 50

White Flint Sector Plan

rockville pike

existing conditions



White Flint Sector Plan

rockville pike

cross section-150' major highway

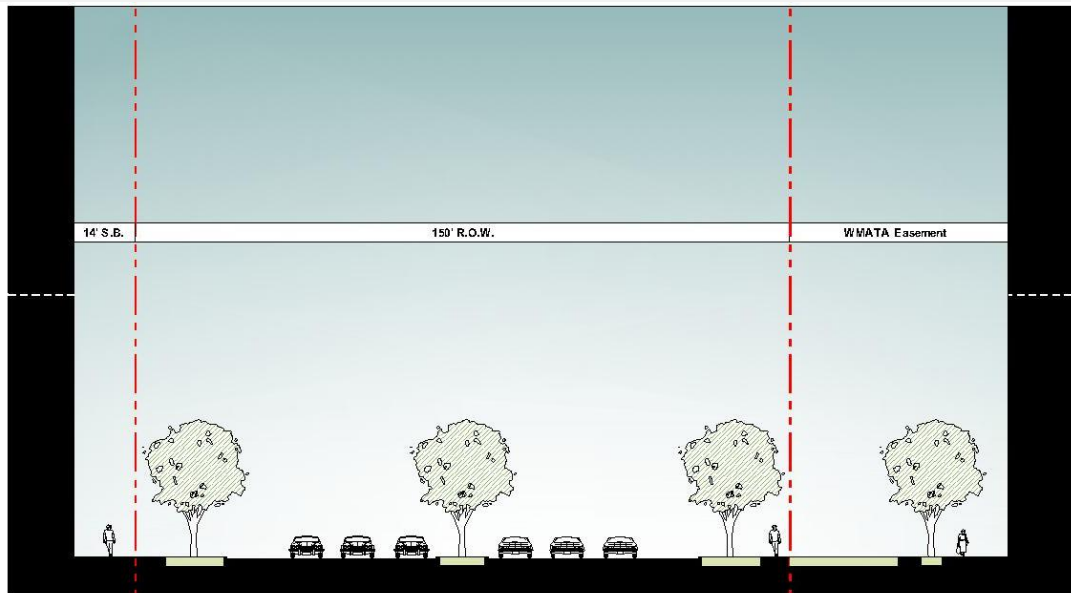


Conceptual Rockville Pike Boulevard

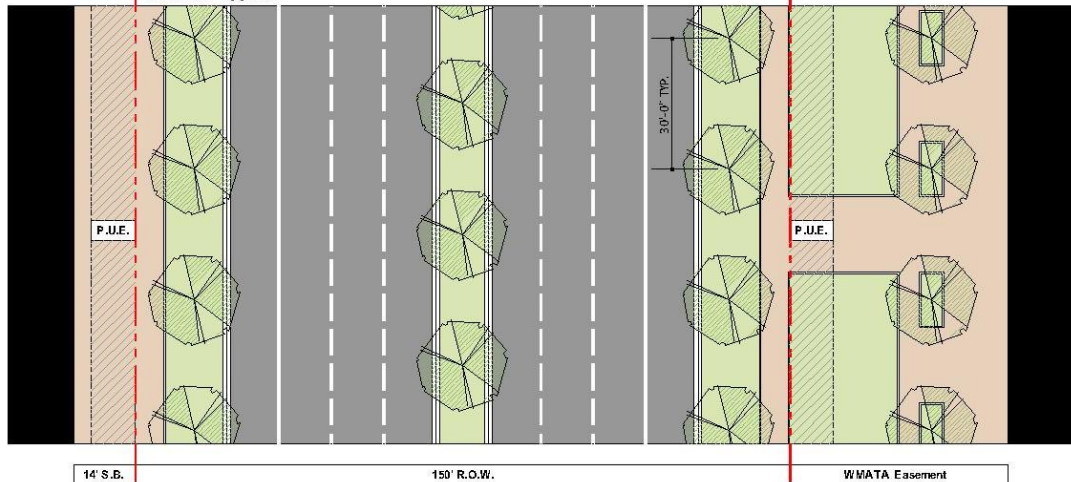
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rockville pike

cross section-150' major highway



Section Type A



rockville pike

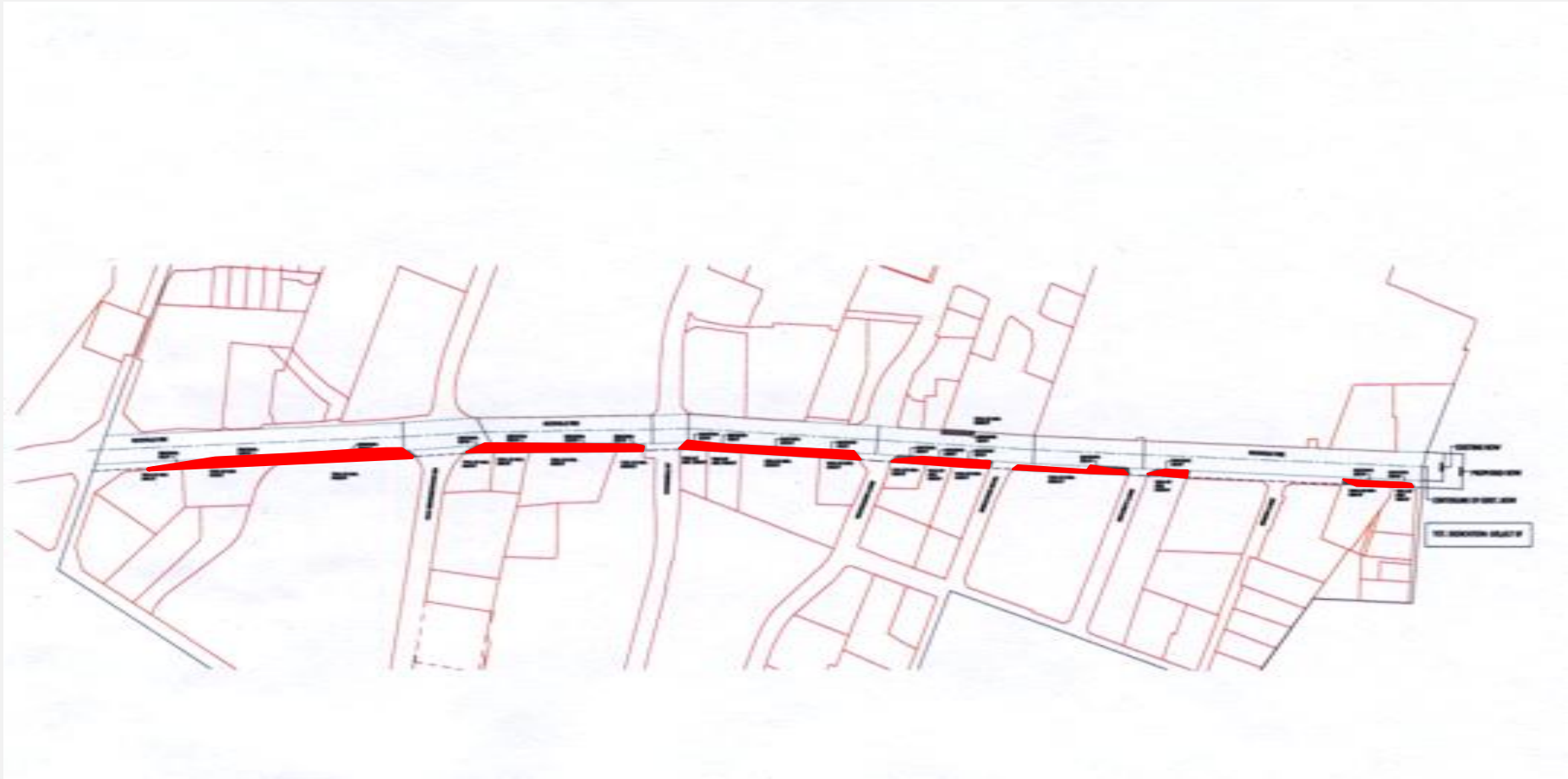
white flint partnership proposal



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rockville pike

150' right-of-way: public hearing draft



White Flint Sector Plan

rockville pike

162' proposal



White Flint Sector Plan

rockville pike

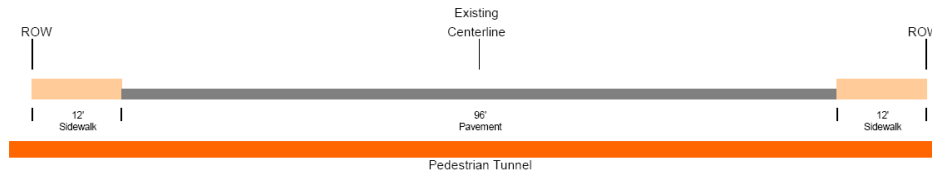
alternatives

White Flint Sector Plan Alternative Rockville Pike Sections

Metrorail Station South Entrance ~200 feet north of Marinelli Lane Looking North

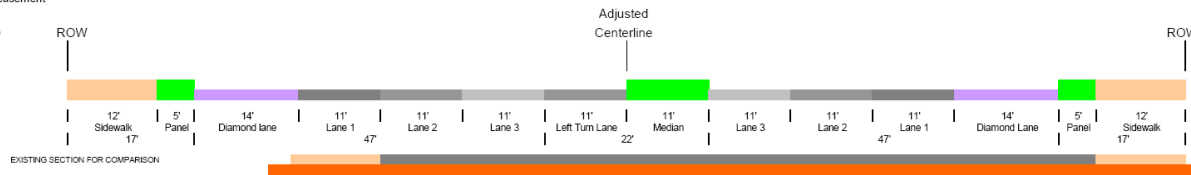
Existing Conditions

96' Curb to Curb
120' ROW



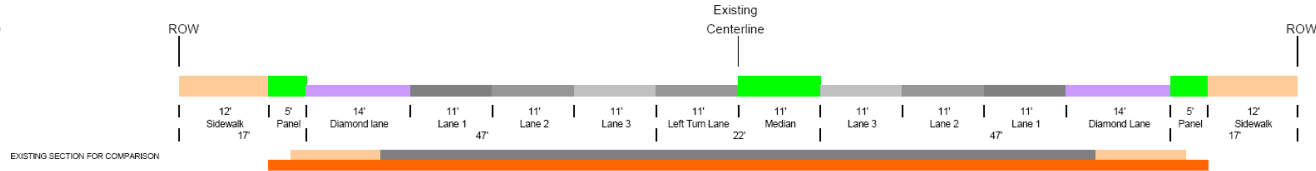
Public Hearing Draft Plan Shifted west from Metro easement

116' Curb to Curb
150' ROW



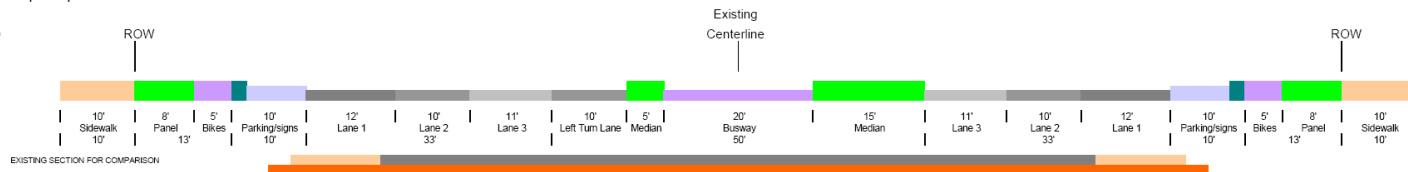
Public Hearing Draft Plan Revised Revised to meet existing centerline

116' Curb to Curb
150' ROW



White Flint Partnership Proposal

132' Curb to Curb
162' ROW



White Flint Sector Plan

rockville pike

conclusions



purpose statement
function
elements
design

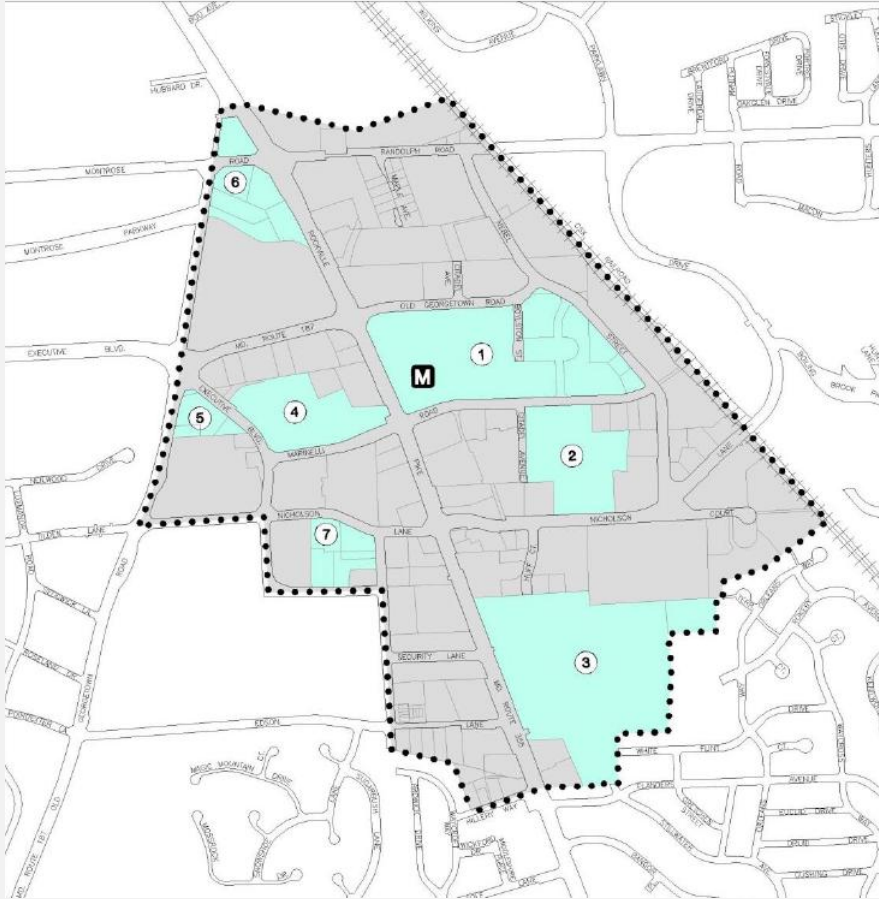
typical section per Draft Plan
with 150' ROW on current
centerline

preserve 162' ROW pending new
info from County BRT study

White Flint Sector Plan

parking management

parking



use CR zone

establish parking management
authority (not PLD)

White Flint Sector Plan

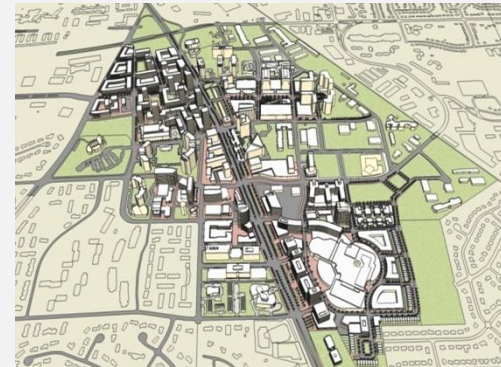
implementation-administration

administration

- creation of an urban service district
- redevelopment office or similar entity

financing

- tax increment financing
- development impact taxes and other excise taxes
- special assessment districts
- development district



White Flint Sector Plan

implementation-staging

Table 7: Capital Improvement Projects and Staging Plan-Phase I

		<i>Right-of-way</i>		<i>Construction</i>		
Phase	Project Name	Acres	Estimated Cost (\$M)	Length (mile)	Estimated cost (\$M)	Total Cost (\$M)
1	Civic Green	1	\$6.5			\$6.5
1	Library				5	\$5
1	Market street and promenade	3.2	20.8	0.3	\$7.5	\$28.3
1	Wall Park	11	\$71.5		\$10	\$81.5
1	Fire EMS/Police	1.5	\$9.8		\$10	\$19.8
1	Streetscape improvements			3	\$15	\$15
1	MD 187/Executive intersection	0.5	\$3.3	0.3	\$7.5	\$10.8
1	Old Old Georgetown Road	0.2	\$1.3	0.3	\$7.5	\$8.8
1	Executive Boulevard realignment	2.6	\$16.9	0.3	\$7.5	\$24.4
	Phase I Subtotal		\$130		\$70	\$200

White Flint Sector Plan

implementation-staging

Table 7: Capital Improvement Projects and Staging Plan-Phase 2 and 3

		<i>Right-of-way</i>		<i>Construction</i>		
Phase	Project Name	Acres	Estimated Cost (\$M)	Length (mile)	Estimated cost (\$M)	Total Cost (\$M)
2	Nebel Street Extended (south)	5.2	\$33.8	0.5	\$12.5	\$46.3
2	Metrorail Northern Station Entrance				\$25	\$25
2	Streetscape improvements			5.4	\$27	\$27
	Phase 2 Subtotal		\$33.8		\$64.5	98.3
3	Rockville Pike Boulevard	2.4	\$15.6	1.2	\$66	\$81.6
3	MARC Station/access improvements				\$15	\$15
	Phase 3 Subtotal		\$15.6		\$81.0	\$96.6
	Phases 1-3 Total		\$179		\$215.5	\$394.9

White Flint Sector Plan

staging timeline

	year 1	year 1 +	year 1++
approvals per phase	3000 units 2.0 mill. sf	3000 units 2.0 mill. sf	3800 units 1.9 mill. sf
	phase 1	phase 2	phase 3
public projects must be completed in each phase before next phase	<ul style="list-style-type: none"> • executive blvd reconstruction • main street • streetscape ¼ mile of metro • civic green • wall park parking • bus circulator • express library • feasibility study for rockville pike • 30% non auto mode share • circulator study • north bethesda circulation study • limit long-term parking spaces 	<ul style="list-style-type: none"> • evaluate school needs • second metro entrance • construct nebel street extended • complete business street network • 35% non-auto mode share • limit long-term parking spaces 	<ul style="list-style-type: none"> • school if needed • complete all streetscapes, pedestrian and bicycle network • rockville pike reconstruction • 39% non-auto mode share • fund MARC station • reconstruct Rockville Pike • limit long-term spaces to 0.61 per employee