

# White Flint Sector Plan

Montgomery County Planning Board

November 20, 2008





# Vision: North Bethesda's Urban Center

---

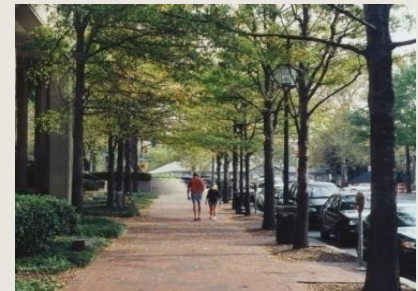
Urban Form



Pedestrian Scale



Mobility Options



Open Space



Public Amenities



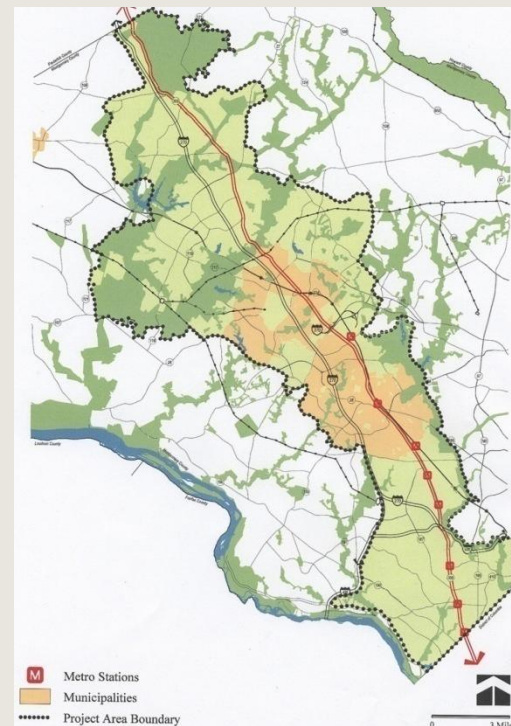
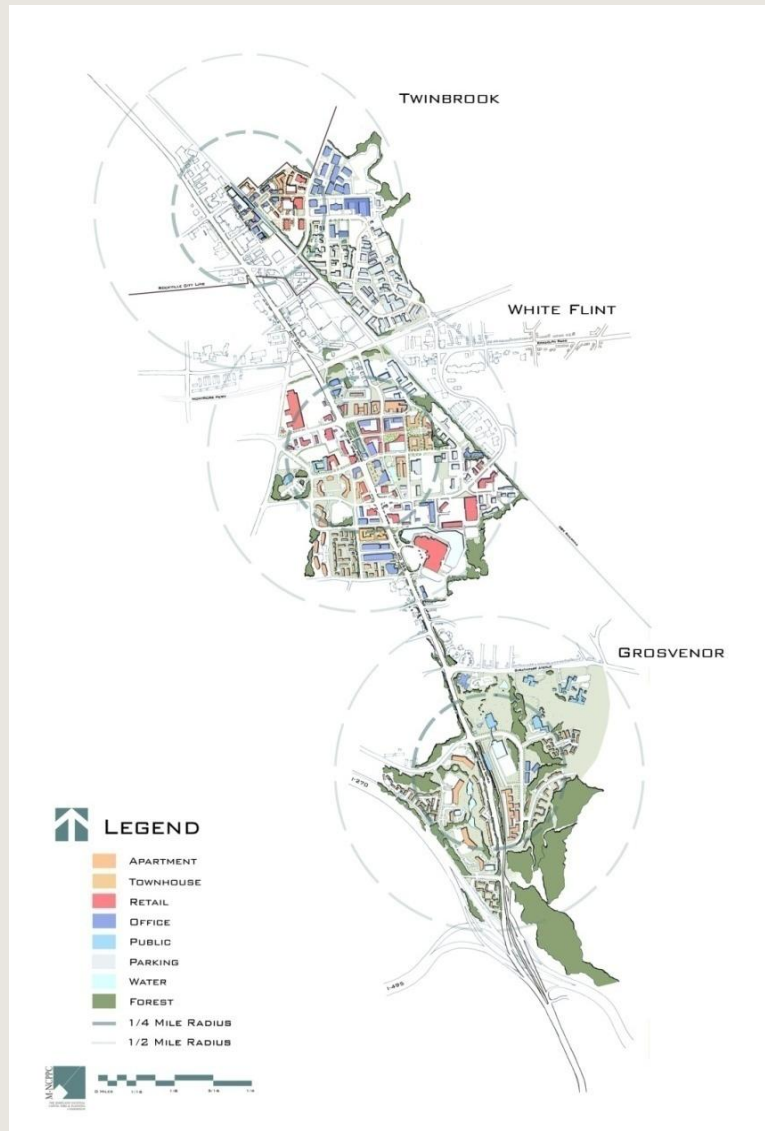
Staging

# MD 355 Context: North Bethesda

Twinbrook: Life Science

White Flint: Urban Center

Grosvenor-Strathmore: Culture

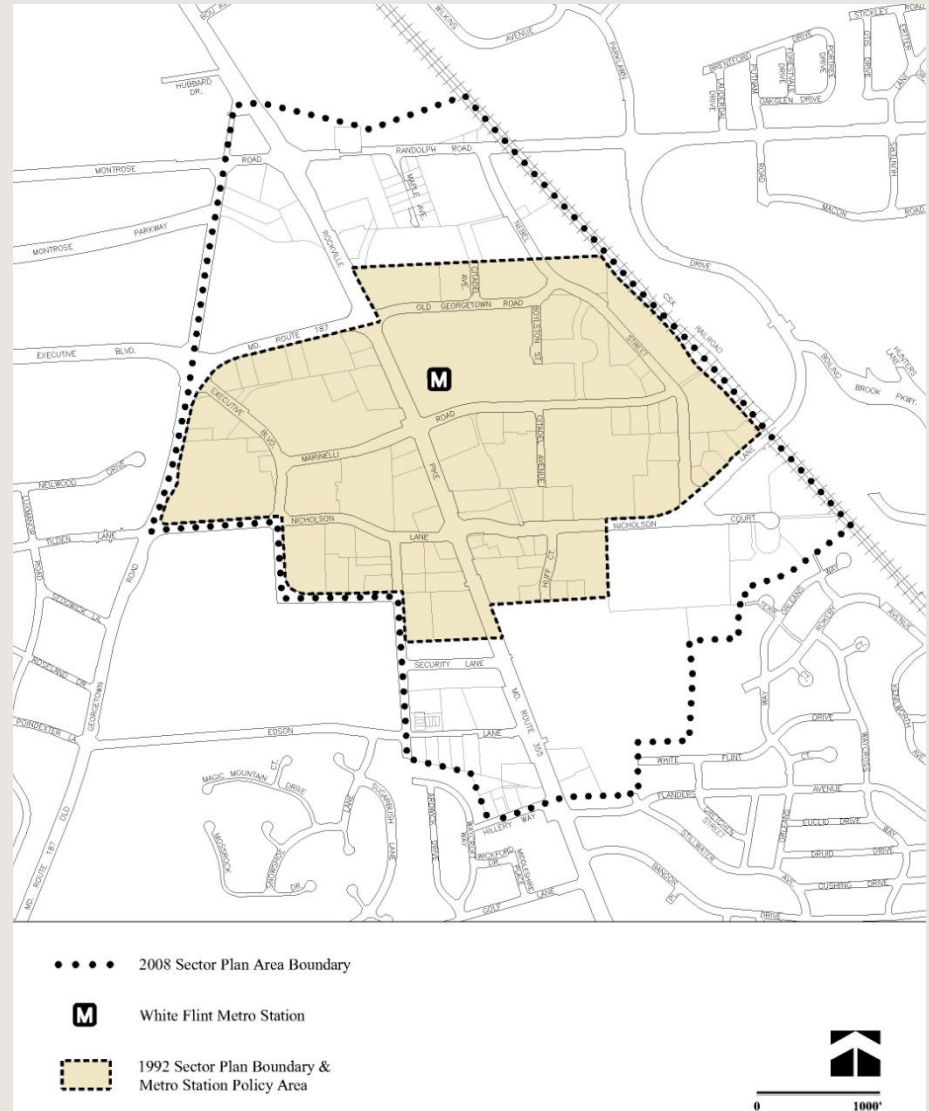


# 1992 Master Plan

200 acres

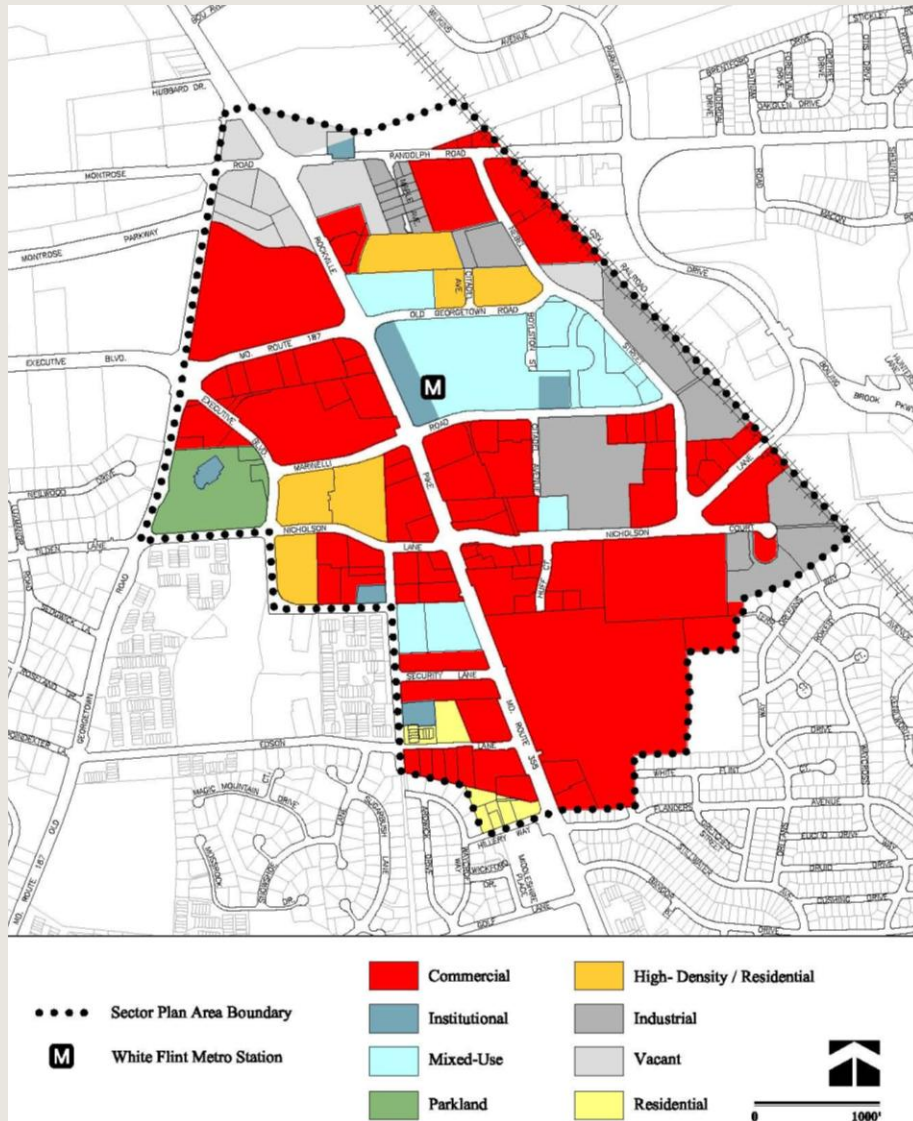
Same boundary as the 1978  
Nicholson Lane Plan

Metro Station Policy Area





# Existing Land Use



Primarily commercial uses  
on large properties

Some mixed uses

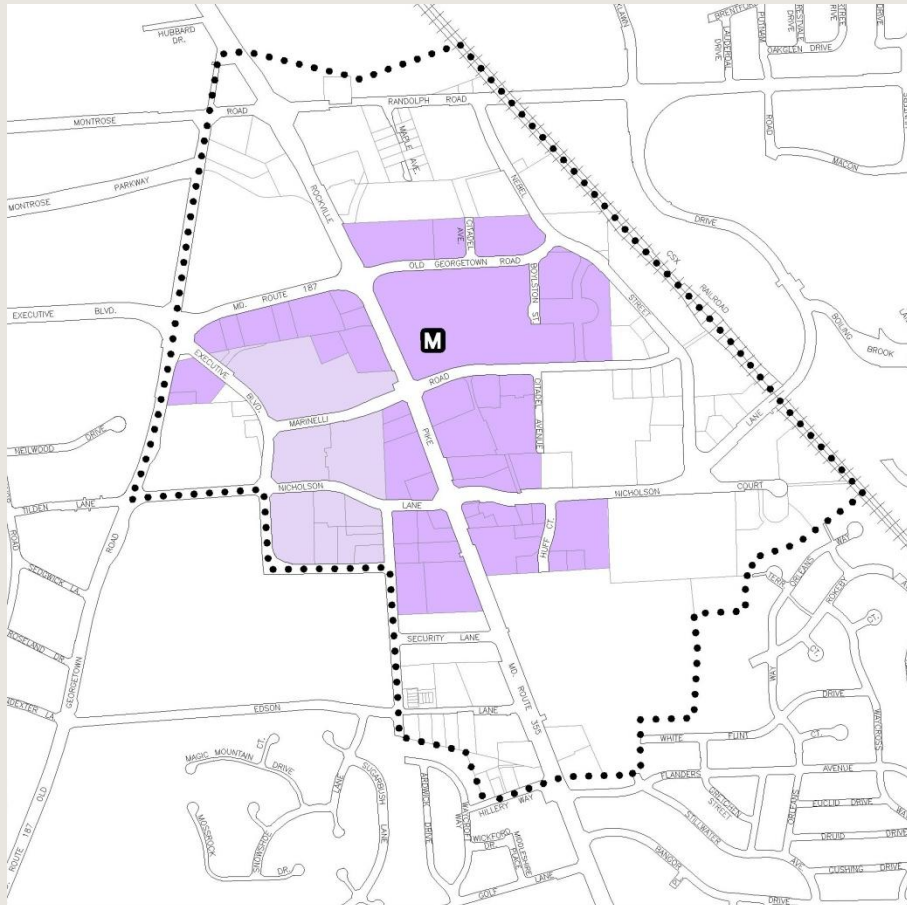
Existing multi-family residential  
(2200 units)

Multi-family under construction  
(2200 units)

Public facilities

Major highways

# 1992 Master Plan



Transit Station, Residential (TSR)  
Maximum Density: 2.5 FAR

Transit Station, Mix (TSM)  
Maximum Density: 2.4 FAR

- • • • Sector Plan Area Boundary
-  White Flint Metro Station
-  Transit Station Residential (TSR)
-  Transit Station Mixed (TS-M)

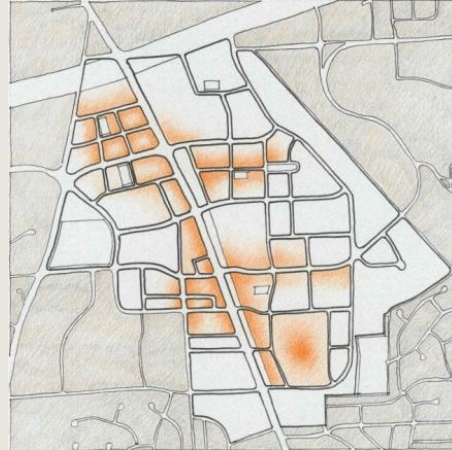


# Elements

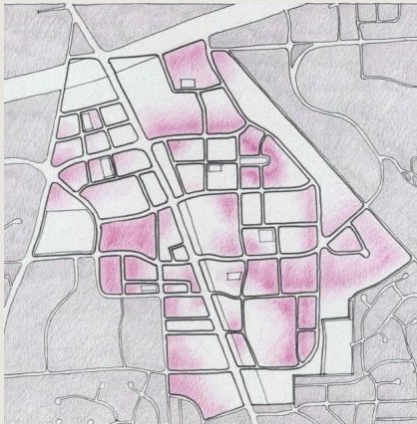
---



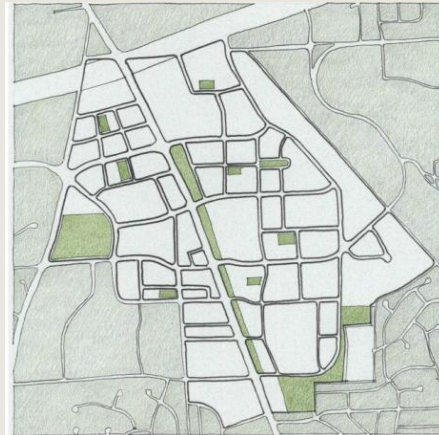
Urban-Density



Marketplace-Retail



Livable-Residential



Green-Open Space



Walkable-Network



# Plan Concept

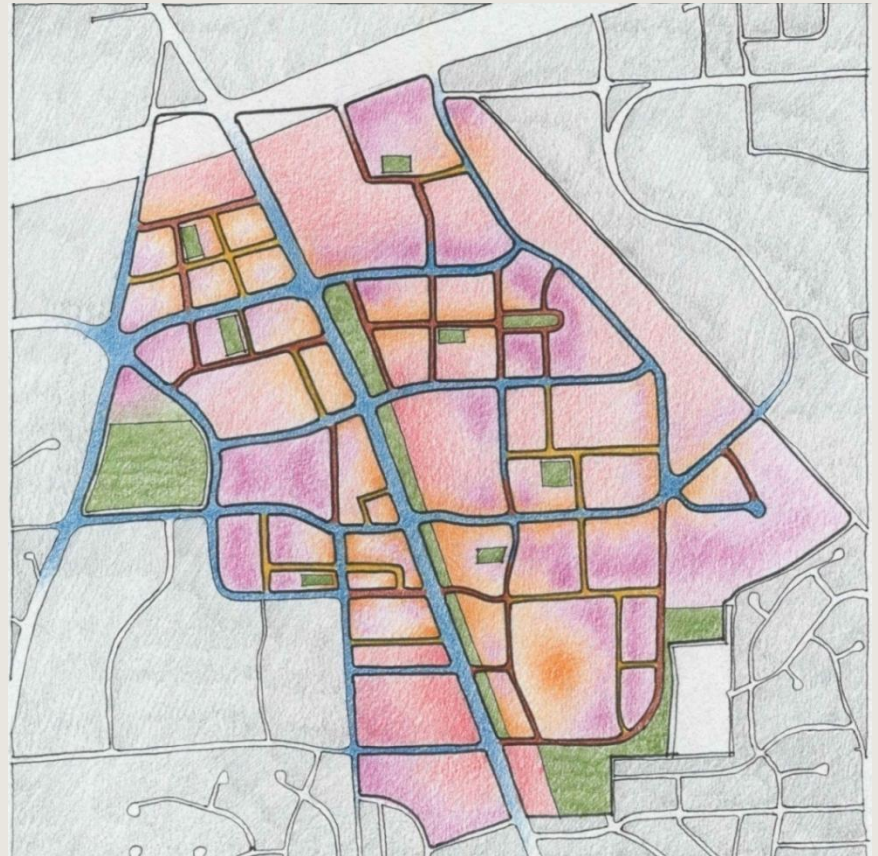
Walkable: Multimodal

Urban: Density and street activating retail

Green: Variety of parks and open spaces

Livable: A place where people live

Marketplace: Local and regional



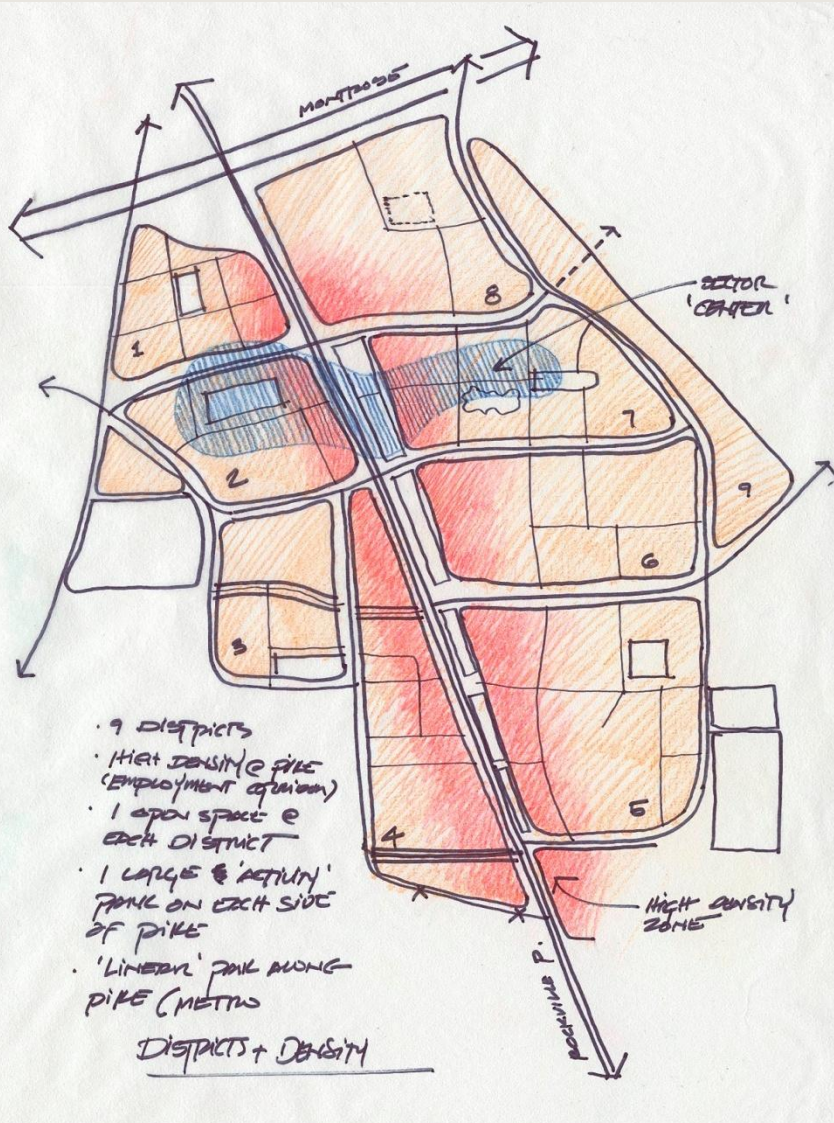


# Center

Metro Core

Rockville Pike

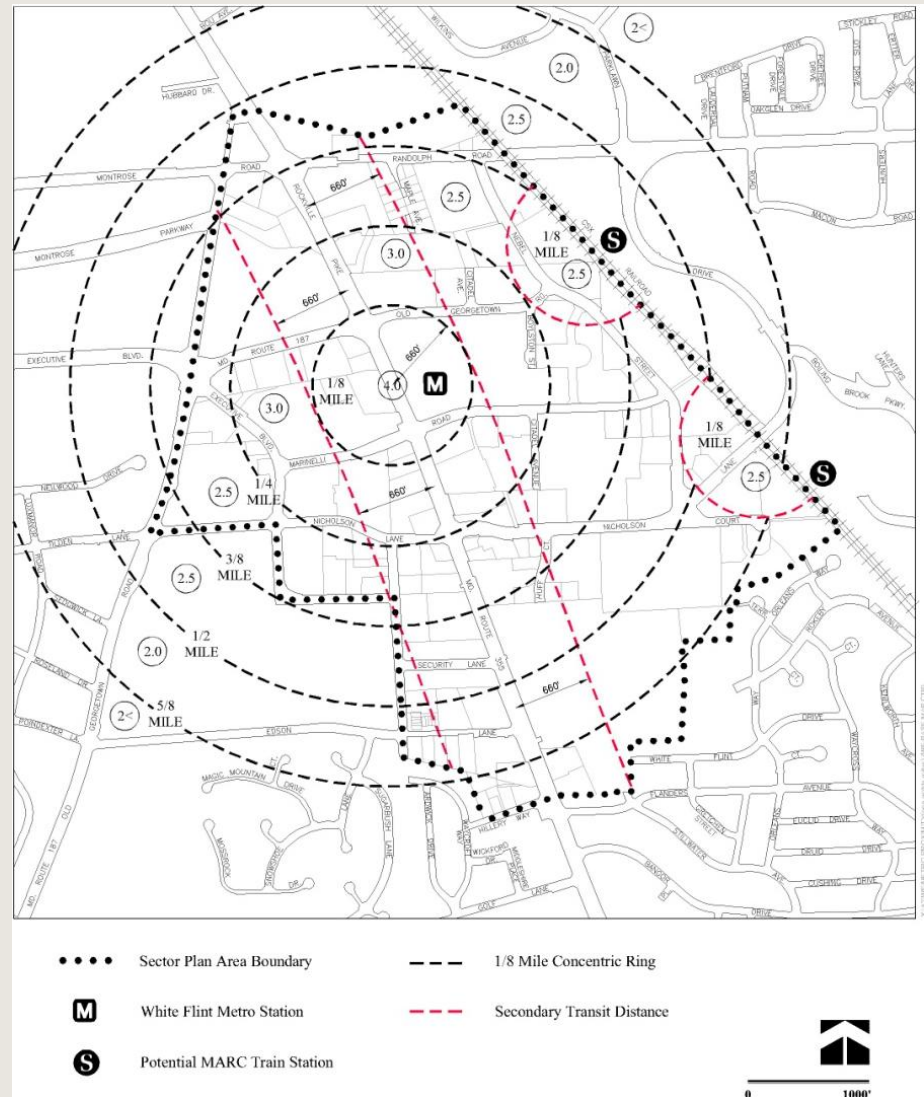
Districts



# Proposed Density

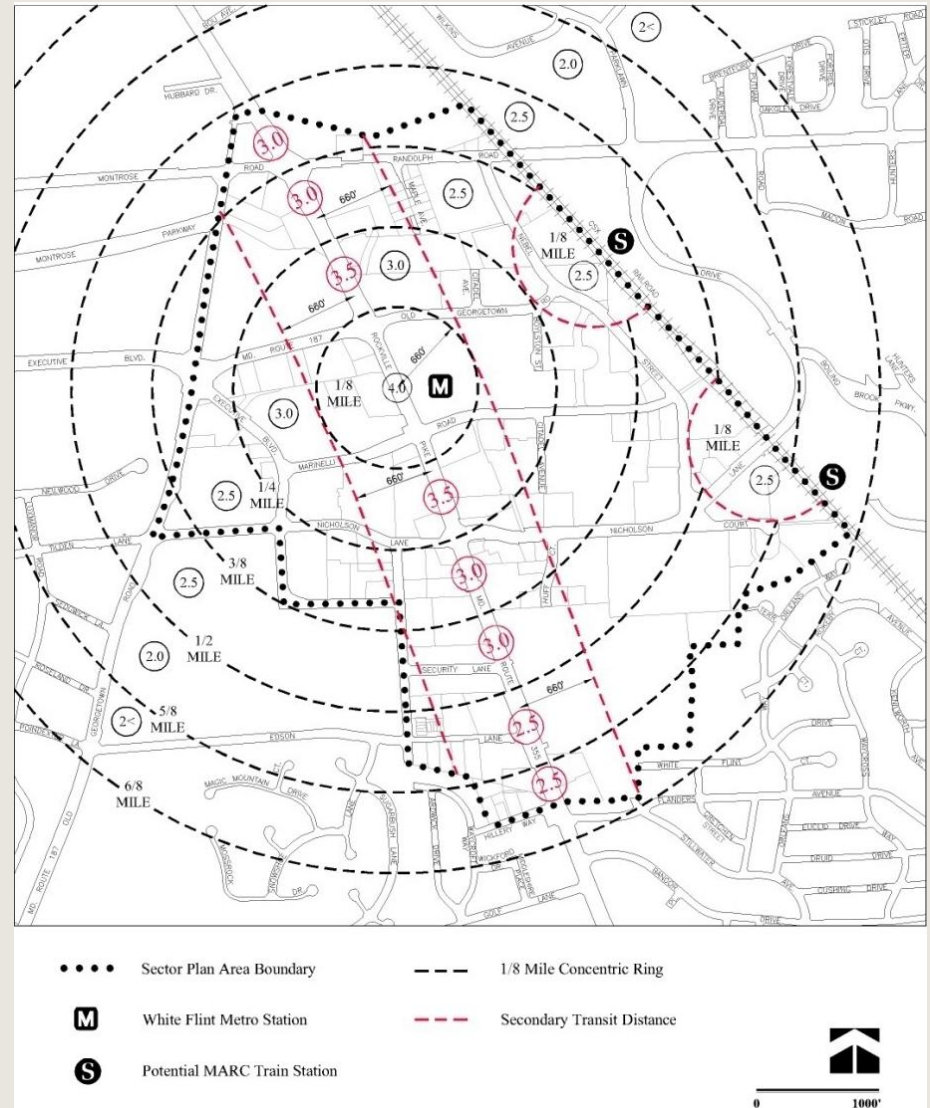
Higher FAR at Core  
Somewhat higher FAR at MARC

Lower density towards existing neighborhoods



# Transfer of Density

Properties along MD 355 can accommodate additional density through density transfers





# Mobility



Future



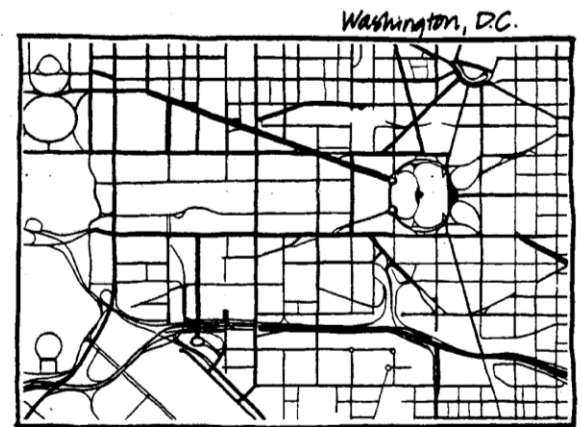
Existing



Rockville Pike



Bethesda CBD

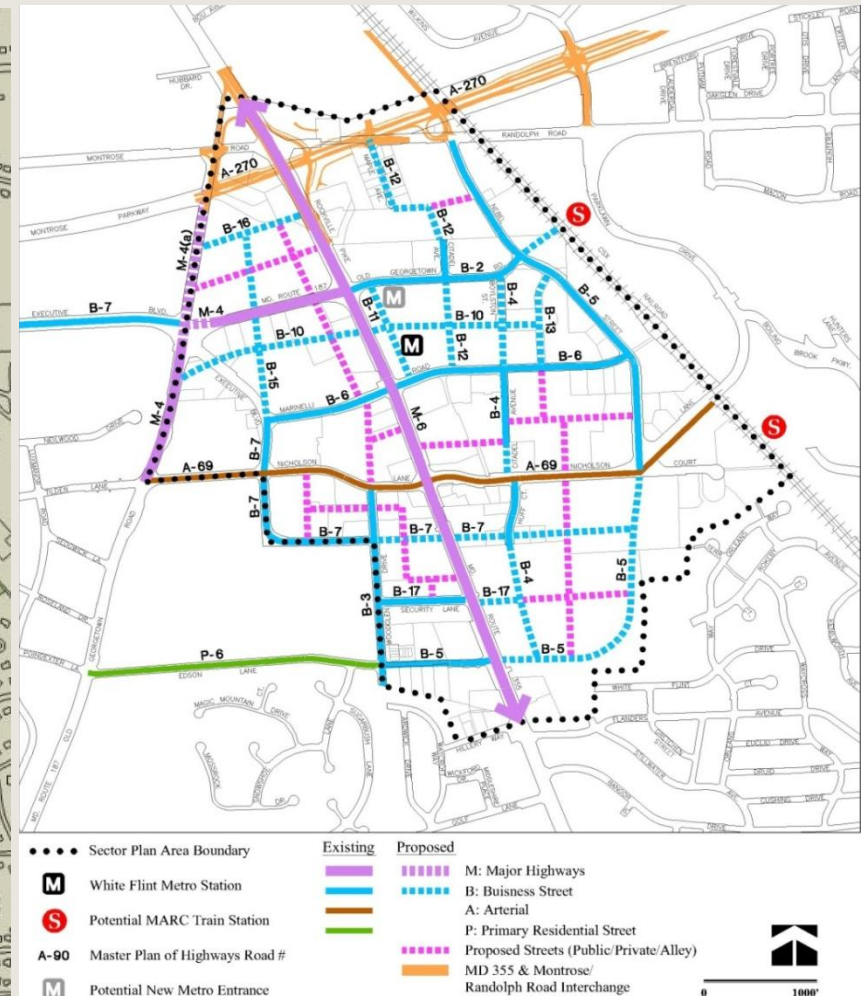


Washington, D.C.

1992 Master Plan Comparison

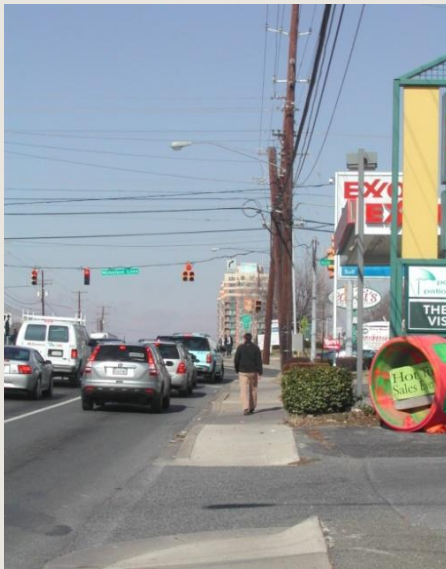
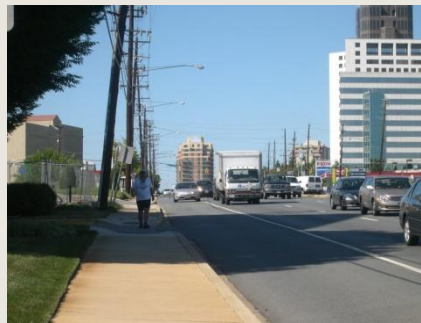
# Mobility

## Street Pattern





# Mobility-MD 355





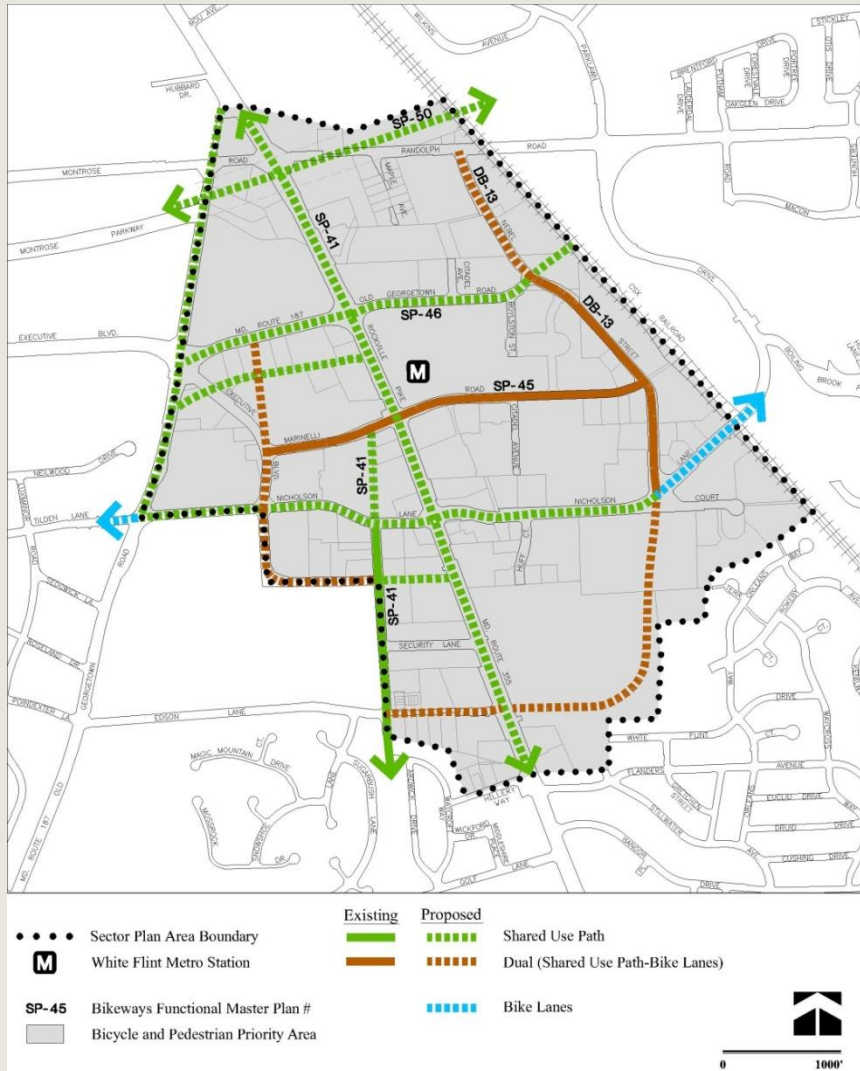
# Mobility-MD 355



View looking north along Rockville Pike (MD 355)

Rockville Pike Boulevard Concept

# Mobility



Bicycle and pedestrian priority area

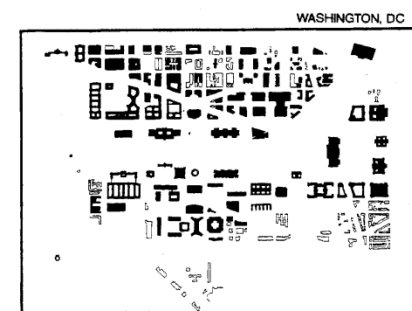
Regional trail connections

Integrated with street network

Supported by on-site facilities

Bike rental kiosks

# Buildings

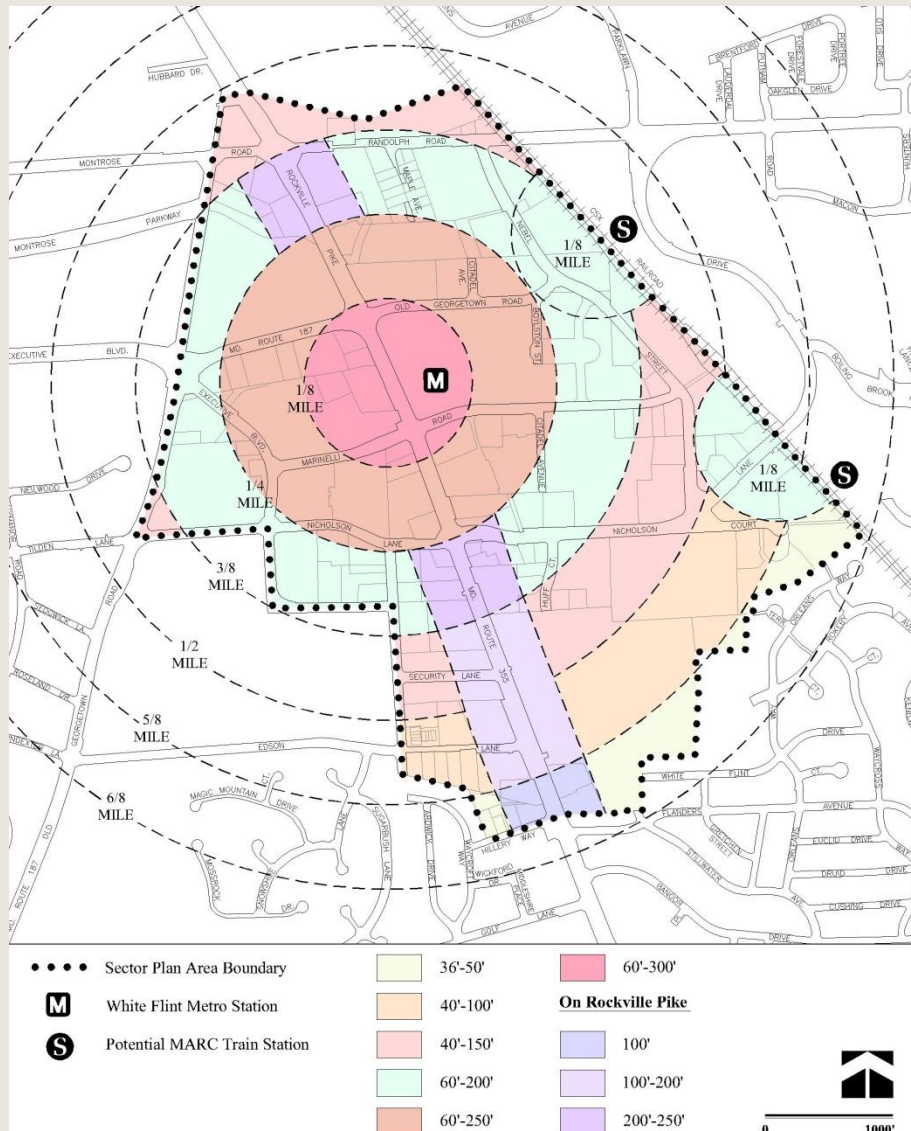


- 1-4 Stories
- Over 4 Stories

1992 Plan Image



# Proposed Building Heights



Guidelines for building height establish a transition from the Metro Station and MARC Stations to the adjacent neighborhoods based on the distance from the transit stations

Tallest buildings at the Metro Station and along MD 355 (Rockville Pike)

Lowest buildings adjacent to the existing neighborhoods

# Buildings

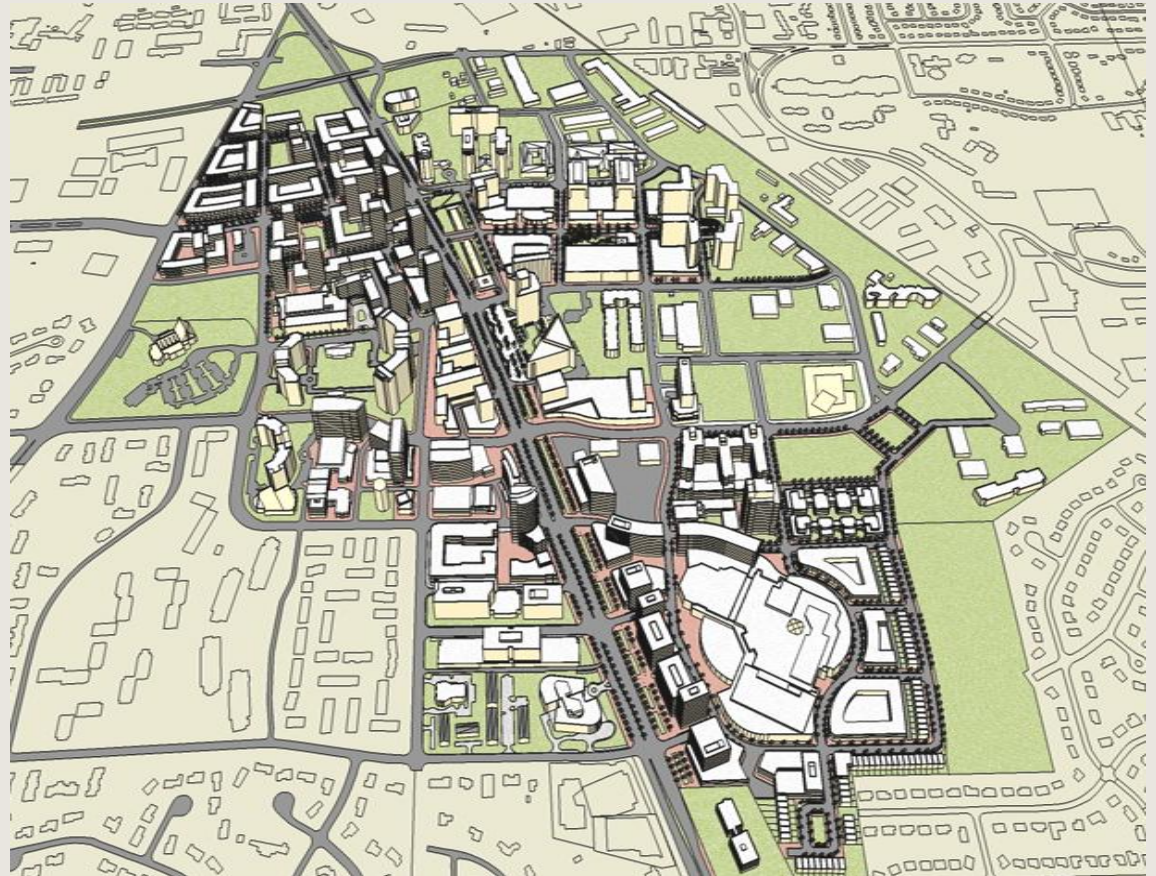
## General Guidelines for Buildings:

Buildings will form the streets and public open spaces

Tallest buildings (300') along Rockville Pike and at the Metro Station

Lowest buildings adjacent to the existing neighborhoods

Locate parking below grade, and away from streets





# Buildings

## Building Form and Neighborhood Character Conference Center Block



### Guidelines:

1. Towers (300' high) along MD 355
2. Street oriented buildings:
  - 30' setback (curb to building) from MD 355
  - 15'-20' setback (curb to building) from all other streets
3. Parking area in Wall Park redesigned for active and passive recreation
4. Civic green (1/2 to 1 acre)





# Transitions

Lower building heights and density  
towards existing communities



# Open Space and Public Use

## Parks for White Flint



Wall Park is a park adjacent to the Montgomery County Aquatic Center. Replacement of the surface parking lot provide an opportunity to create and active park with fields and other public recreation facilities.

## On-site Public Use Space



Each optional method project is required to provide 20 percent on the net lot to be public use space. Projects can provide this space on-site or off-site to provide a center of public life in White Flint.

## Public Use Space



Civic green located on the Conference center block provides the primary open space for civic function in the White Flint area. This open would be visible and defined by the buildings.

## Recreation Space



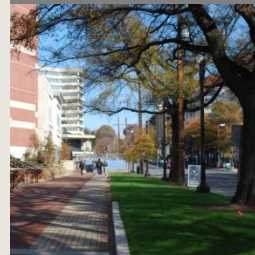
A range of recreation opportunities will be provided in the White Flint area. The larger public parks provide for major recreation fields. Other public uses space provide for other recreation opportunities.

## Neighborhood Open Space



Neighborhood open space located on the LCOR property. This space provides a focus for the neighborhood. Larger projects provide this space as part of the list of amenity requirements designated in the sector plan. .

## Recreation Loop



The recreation loop provides an extensive pedestrian network. This trail connects the neighborhood parks and the active recreation areas. Wide sidewalks, trees and pedestrian lighting will mark this trail .


# Open Space and Public Use

## Range of Parks for White Flint

### Parkland : For the White Flint Area

- Active Urban Park - 11 acre Wall Park
- White Flint Park (existing buffer area)

### Public Use Space: For the White Flint Area

- Civic Green - 1 acre 
- On-site or off-site public use space

### Proposed Neighborhood Open Space

- Designated open spaces
- On-site or off-site public use space
- Neighborhood Green - ¼ to ½ acre

### On-site Public Use Space

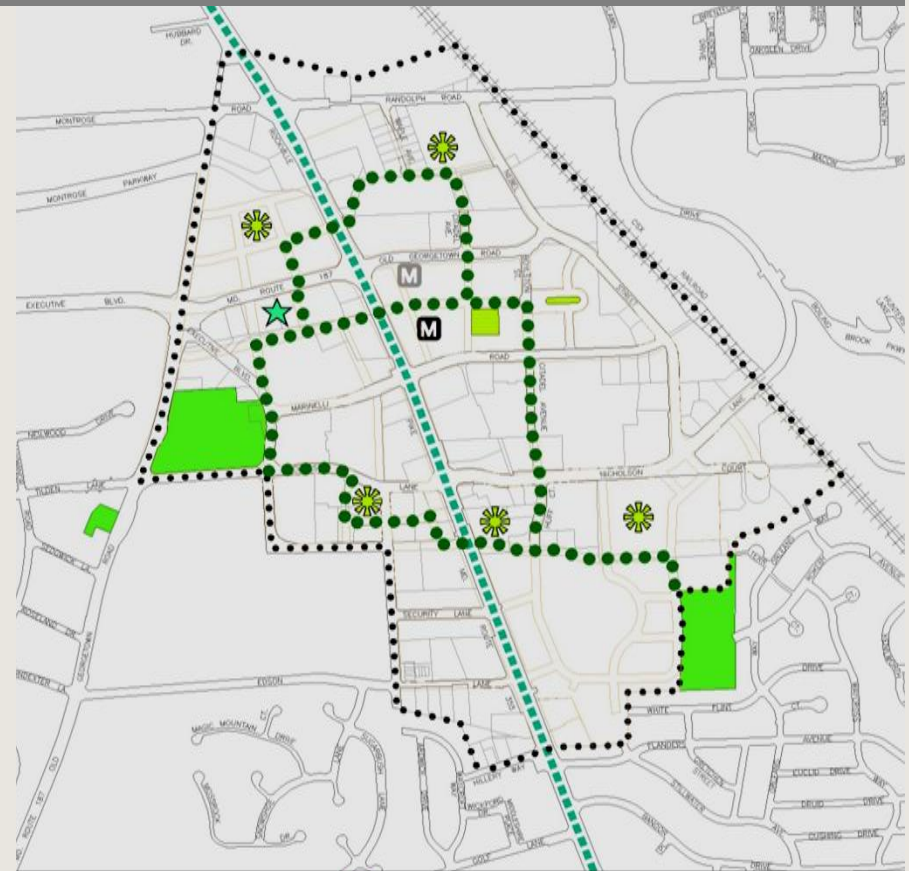
- Additional public use space
- 20 percent minimum for each project
- Size varies

### Recreation Space

- On-site active and passive space for residents
- Interior or exterior, size varies

### Recreation Loop

- Pedestrian linkage between open spaces



- |                                                                                                                  |                                                                                                                        |                                                                                                 |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| ..... Sector Plan Area Boundary                                                                                  |  Parkland                         |  Loop      |
|  White Flint Metro Station    |  Civic Green                      |  Boulevard |
|  Potential New Metro Entrance |  Existing Neighborhood Open Space |                                                                                                 |
|                                                                                                                  |  Proposed Neighborhood Open Space |                                                                                                 |





# White Flint Districts

Maple Avenue

Mid-Pike

Metro West

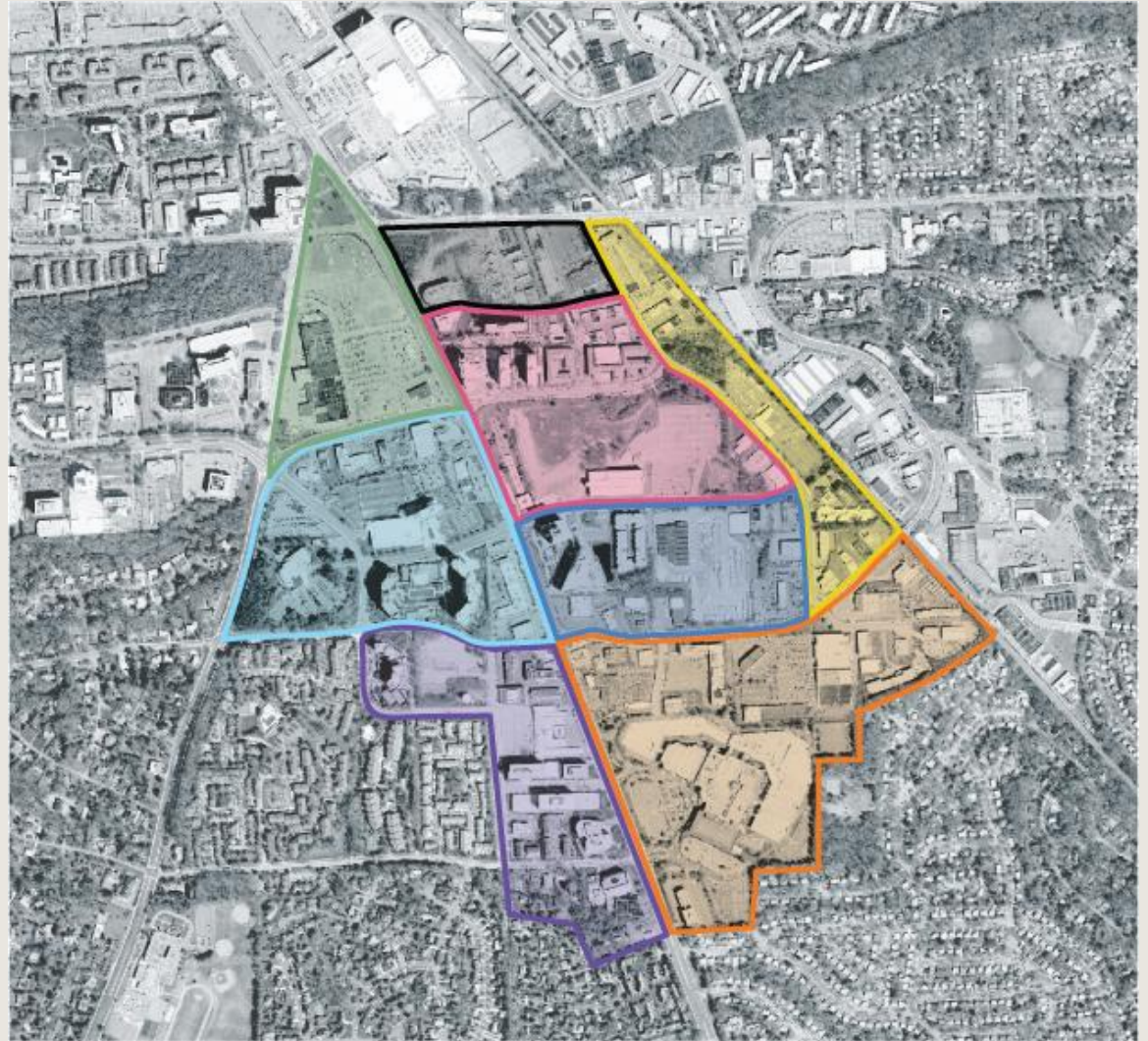
Metro East

NoBe

White Flint Mall

NRC

Nebel Corridor



# Level of Development

Amount of Development				
	Existing	Pipeline (Approved/ Under Construction)	Recommendation	Totals
Dwelling Units	2,259 dus	2,220 dus	9, 800 dus *	14,279 dus
Residential Square Feet	2.7M	2.6 M	11.7 M*	17 M
Non- Residential Square Feet	5.5M	1.79 M	5.69 M	12.9 M
*Average dwelling unit size is 1, 200 sq.ft * Does not include MPDU and WF bonus densities				



# Sustainability

Design to avoid, reduce and sequester carbon emissions.

Green Buildings should emphasize:

Efficient energy systems and use of renewable energy sources



Bicycle storage and shower facilities



Green roofs, green walls, and water conservation

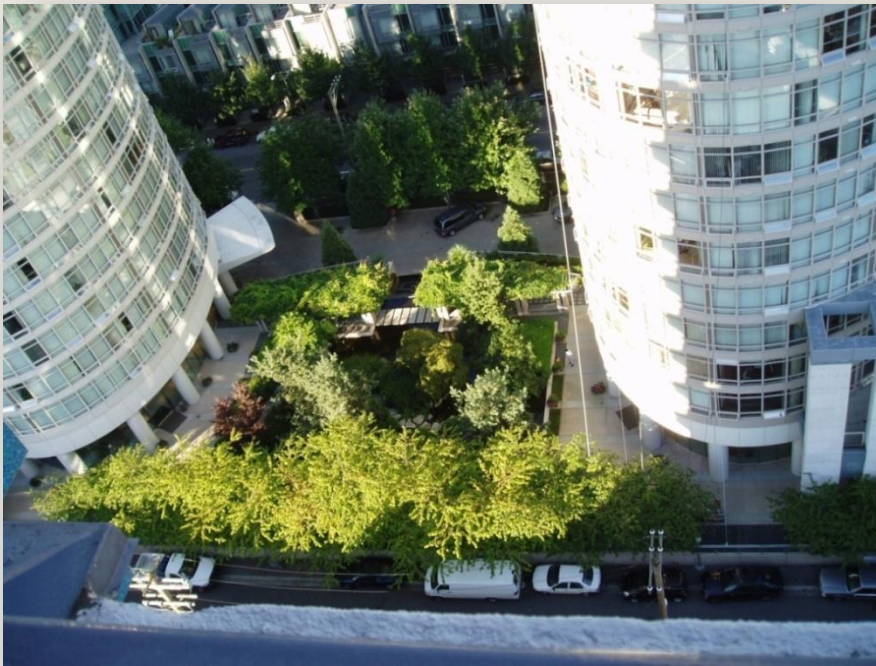


Recycle materials from existing building deconstruction

# Sustainability

## 30% Tree Canopy Coverage

Native vegetation for community character  
Clean air, reduce heat island, filter water



Provide pervious areas



Use native plants and  
promote biodiversity



# Sustainability

No net loss of pervious land surface

Provide a connected multi-functional green space system that also achieves

**Recreation:** Active or Passive



**Environmental:**  
Stormwater infiltration



**Transportation:** Attractive and safe walking and biking lanes



**Cultural:** Public art or Historic reference

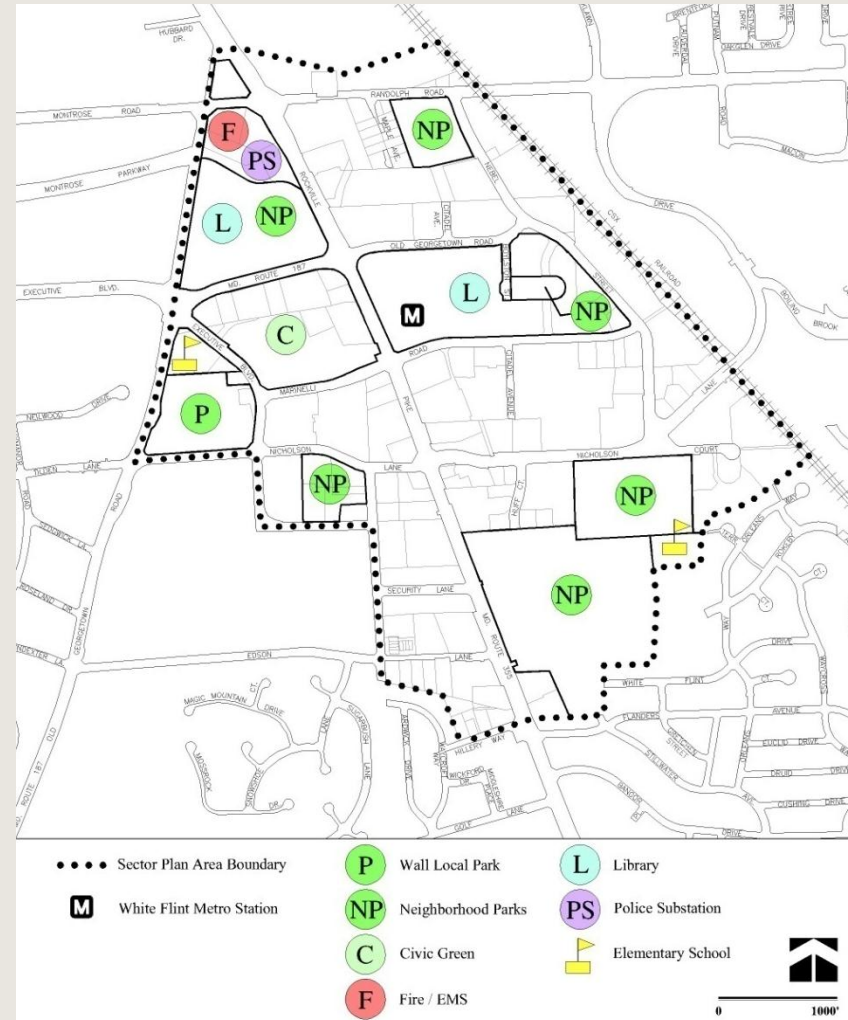
# Public Facilities

Public Parks

Library

Elementary School

Fire and Emergency Services





# Staging of Development

## Prerequisites

- Approval of the Sector Plan and Sectional Map Amendment (SMA)
- Expansion of Metro Station Policy Area
- Create a public-private partnership

  - Urban District

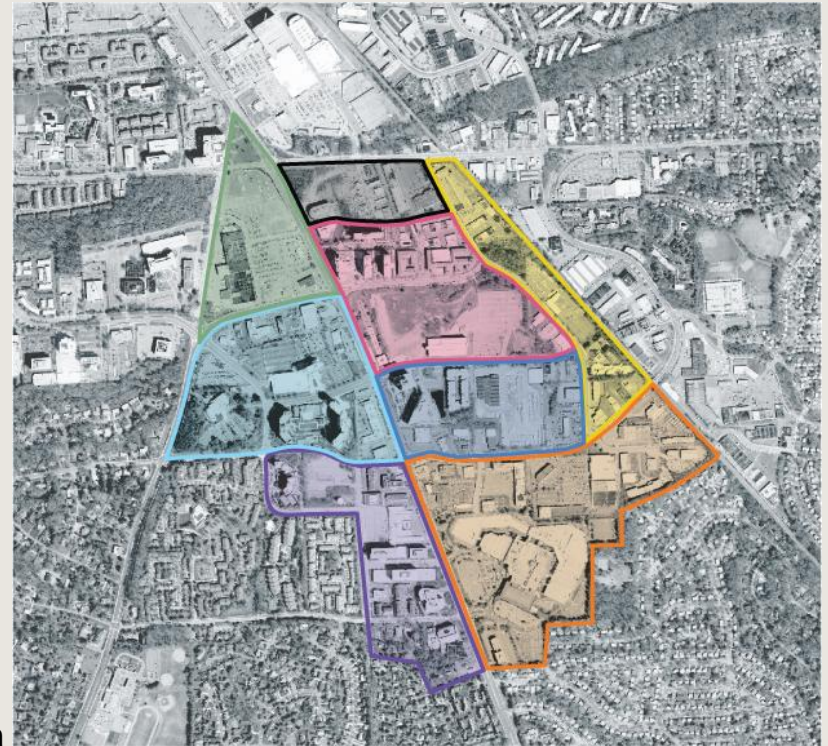
  - Development District

  - Business Improvement District

  - Parking Lot District

  - Special taxing district

- Coordinate with SHA/MCDOT to develop a Rockville Pike Boulevard Feasibility Study
- Establishment of Bicycle Pedestrian Priority Area
- Develop a Transportation Approval Mechanism and Monitoring Program
  - Biennial monitoring program
  - Establishment of an advisory committee



# Staging of Development

## Phase 1

### Level of Development

3,200 residential dwelling units

2 million sq.ft of non-residential development

### Requirements

Fund the realignment of Executive Blvd  
and Old Georgetown Road

Fund the east-west Main Street

Establish a bus circulator system

Fund the acquisition or dedication Civic Green

TMD goal of 30% non-automotive drive share

Public-private partnership to redevelop

Wall Park parking lot

Locate an express/urban library

Pre-planning for Rockville Boulevard with SHA





# Staging of Development

## Phase 2

### Level of Development

2,600 residential dwelling units

2 million sq.ft of non-residential development

### Requirements

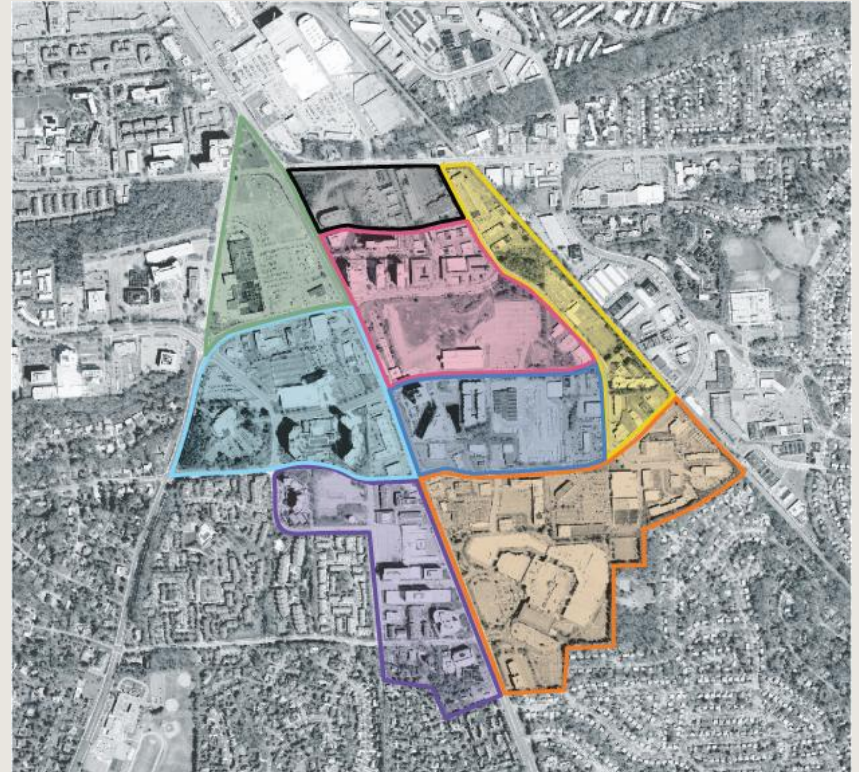
Increase non-automotive drive share to 35%

MCPS to evaluate the status of  
an elementary school

Fund the second entrance to the Metro Station

Fund MARC station

Completion of business street network



# Staging of Development

## Phase 3

### Level of Development

3,800 residential dwelling units

1.9 million sq.ft of non-residential development

### Requirements

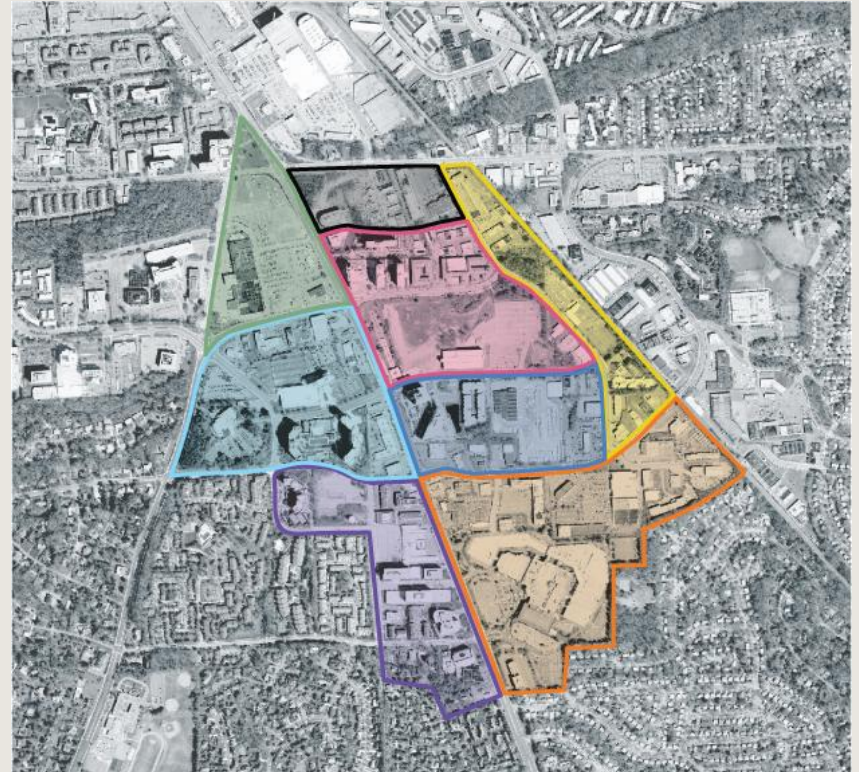
Increase non-automotive drive share to 39%

Fund the

Implement MARC station

Complete all streetscape improvements

Construct an elementary school, if needed





# Implementation

---

White Flint Redevelopment Authority

Public-Private Partnerships  
Development District  
Special Taxing District







# Next Steps

---

January 2009 Public Hearing?

Appoint members of the Steering Committee

