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WHITE FLINT REDEVELOPMENT

December 1, 2011



White Flint Development Team

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LERNER



THE TOWER COMPANIES
Transcend.

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Lerner Enterprises

Montgomery County Based

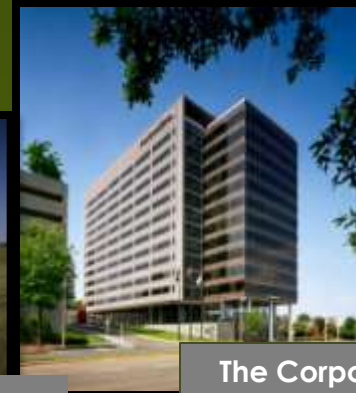
With a strong history of local development



Hotel/Entertainment



Commercial



The Corporate Office Centre at Tysons II



Retail



Residential





THE TOWER COMPANIES

Transcend.



- *The Tower Companies strive to develop eco-progressive real estate that transcend traditional approaches to the built environment, teach people how to engage with their surroundings, promote the balance of body and mind, optimize human achievement and treat the planet with respect.*

The Tower Building



The Blairs





Lerner & Tower Joint Ventures



Dulles 28 Centre



White Flint Mall



Washington Square



White Flint North II



Recognition of Design Principles



White Flint Sector Plan

“This Sector Plan vision establishes policies for transforming an auto-oriented suburban development pattern into an urban center of residences and businesses where people walk to work, shops and transit. Offices and plazas are full of workers during the day. At night and on weekends people attend the theater, visit galleries, and eat out. In the summer, people are out enjoying evening activities. Rockville Pike will be transformed from a traffic barrier dividing the center into a unifying multi-modal boulevard. White Flint will be a place where different lifestyles converge to make urban living interesting and exciting. The proposed cultural and retail destinations in and around the civic core, the open space system, and the walkable street grid unite to energize White Flint. From this energy, White Flint will become a vibrant and sustainable urban center that can adapt and respond to existing and future challenges.”



White Flint Sector

Map 2: Sector Plan Area Boundary

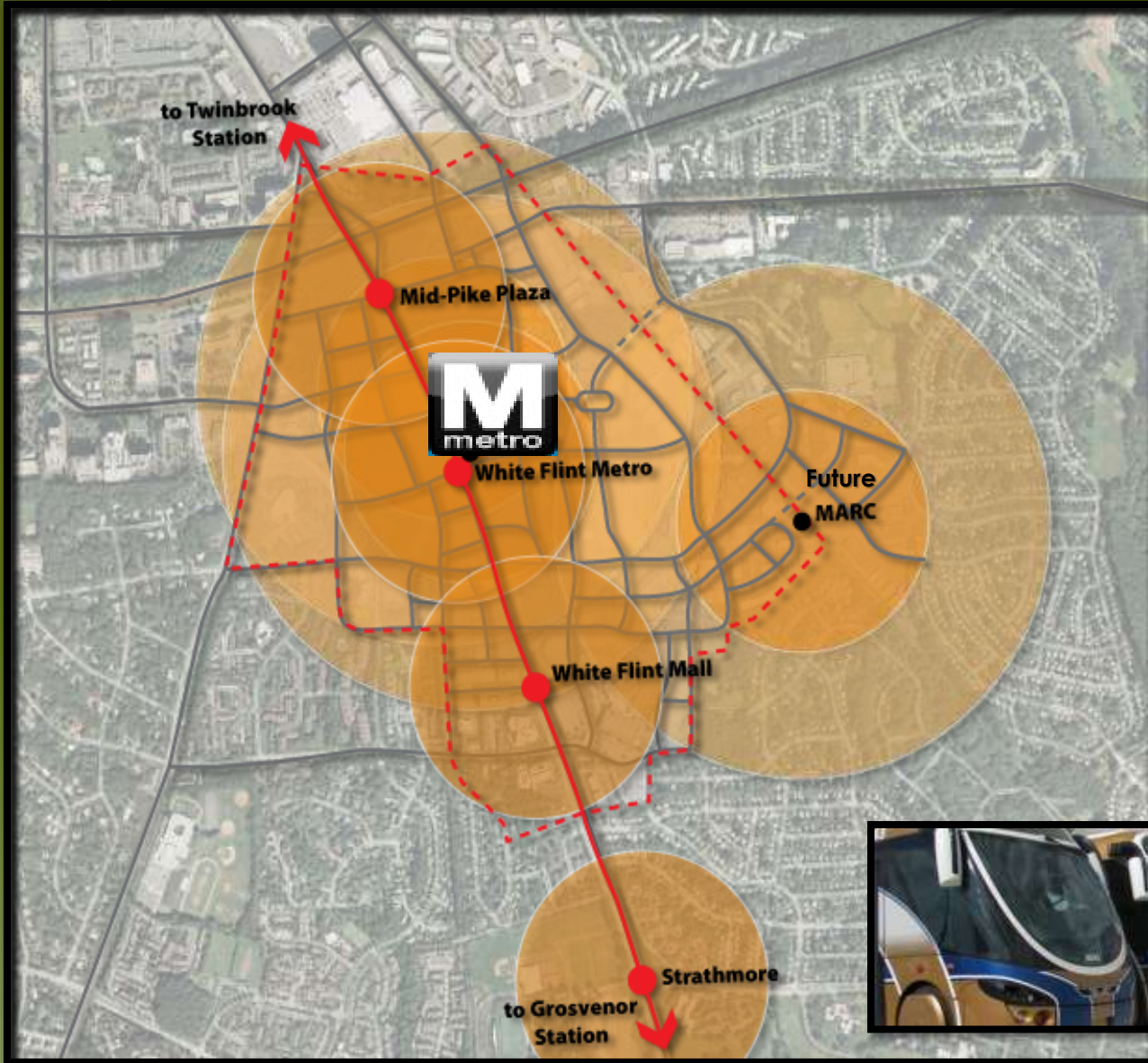


White Flint
Sector
Plan Area:
430 Acres

White Flint
Mall
45.3 Acres



Transit Accessibility



● Future Rapid Transit Stations

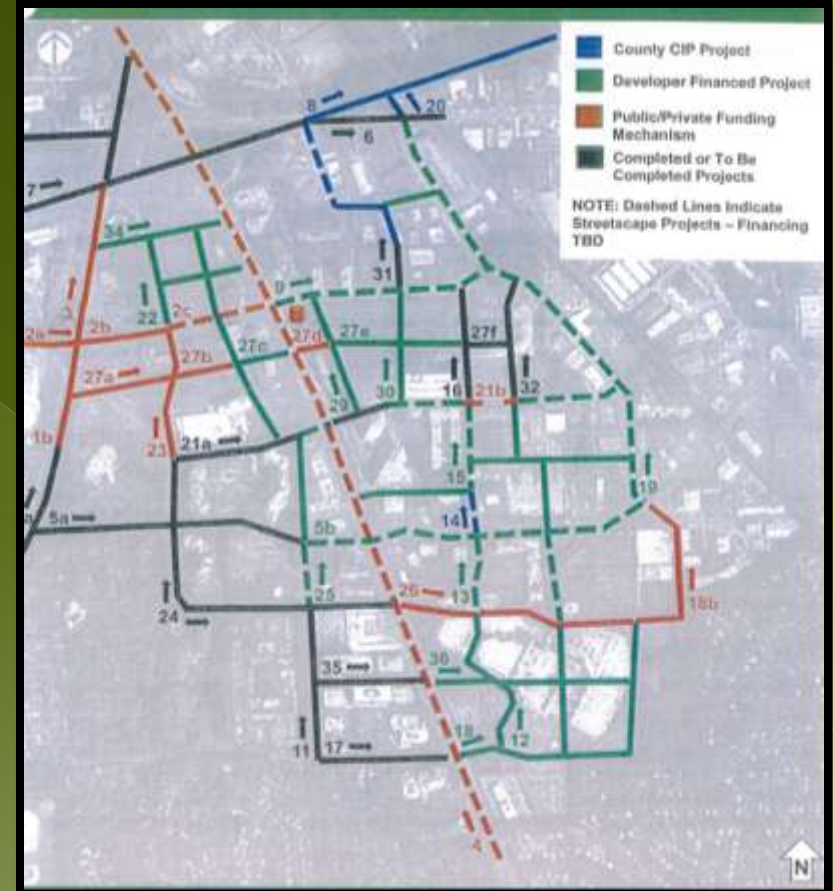




White Flint Sector Road Network



Existing Road Network



New Road Network

Sketch Plan

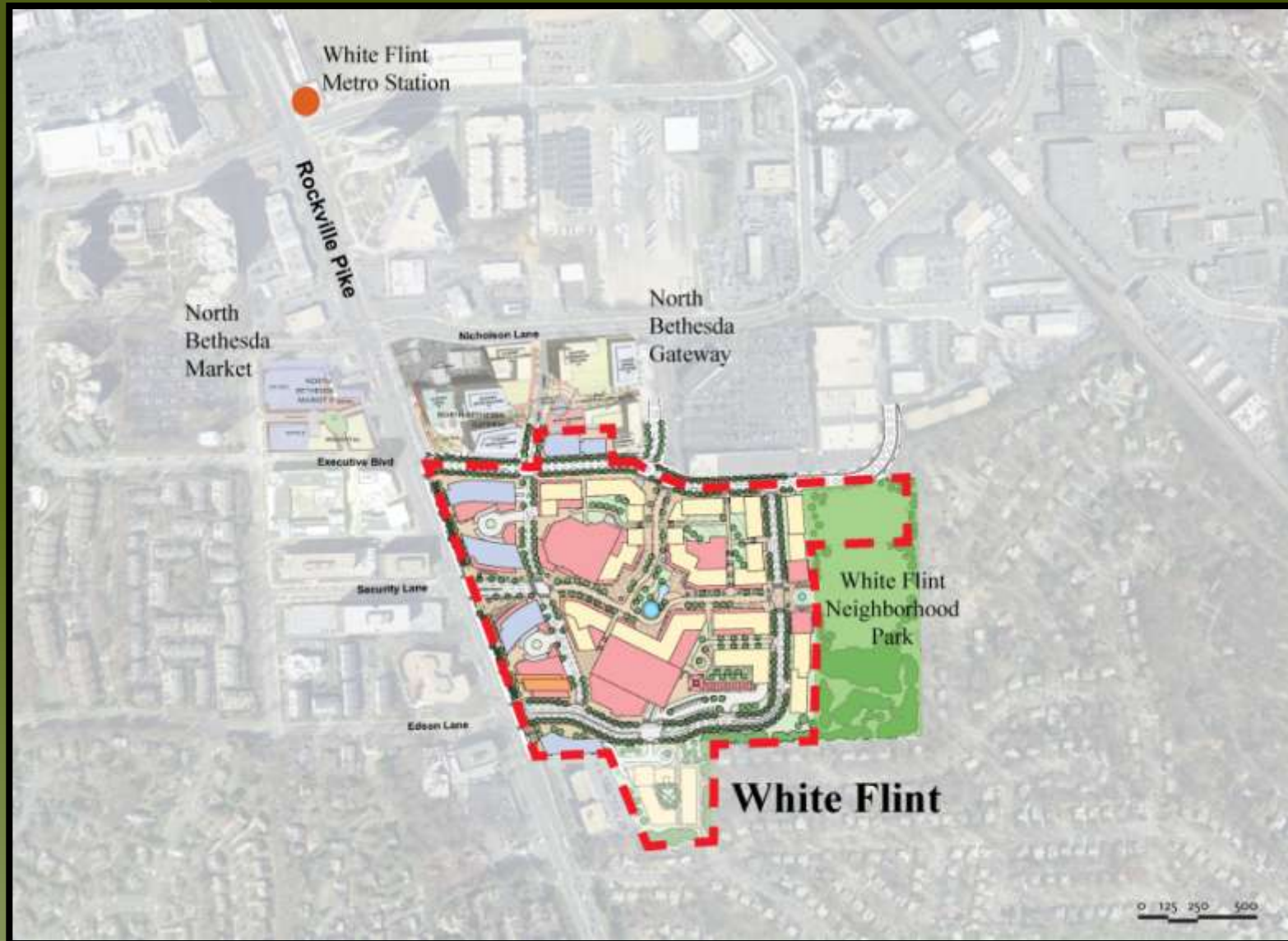


Existing White Flint Mall





Context Plan



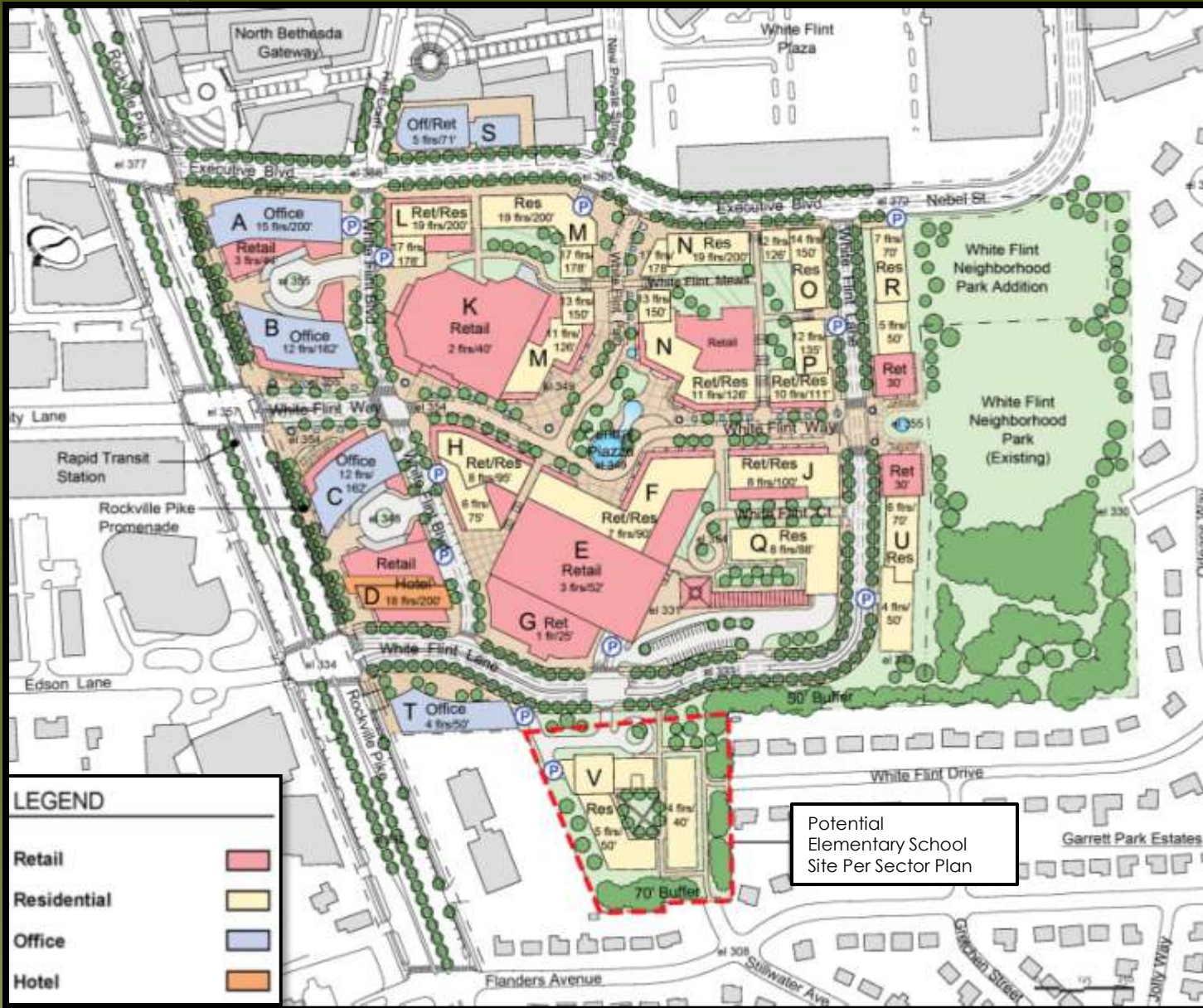
Sketch Plan

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Sketch Plan

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3-D View



Potential
Elementary School
Site Per Sector Plan



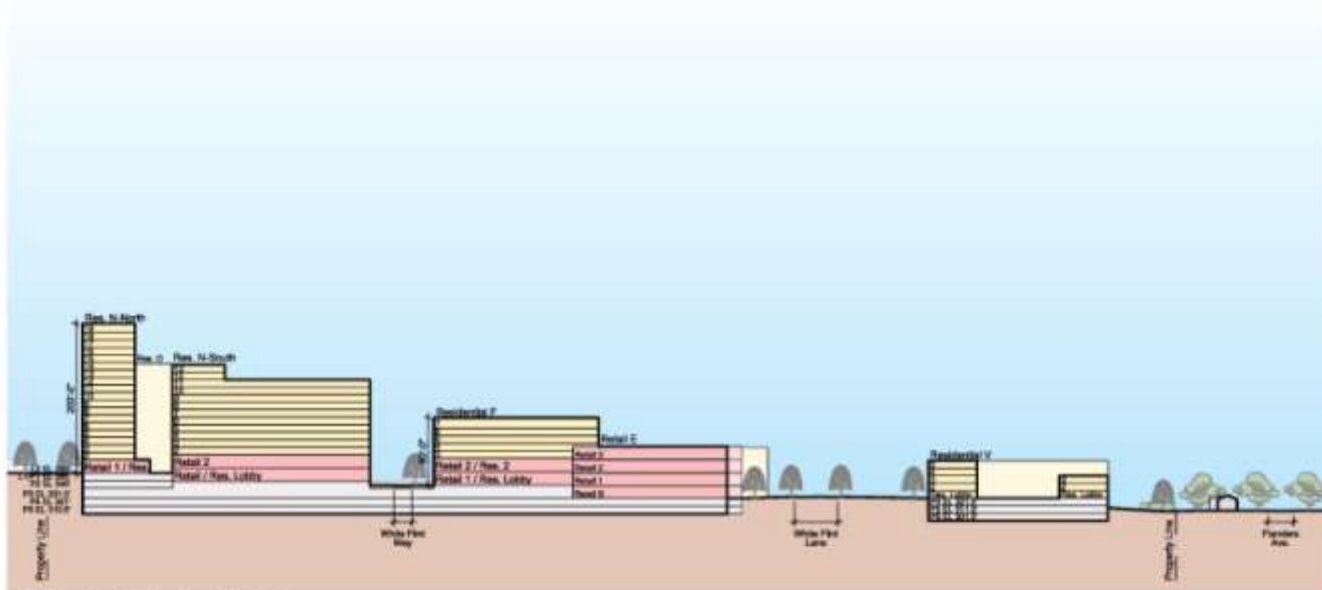
Allowable Building Heights



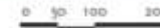
Potential Elementary School Site Per Sector Plan



Site Cross Section



Site Section N/S: North/South



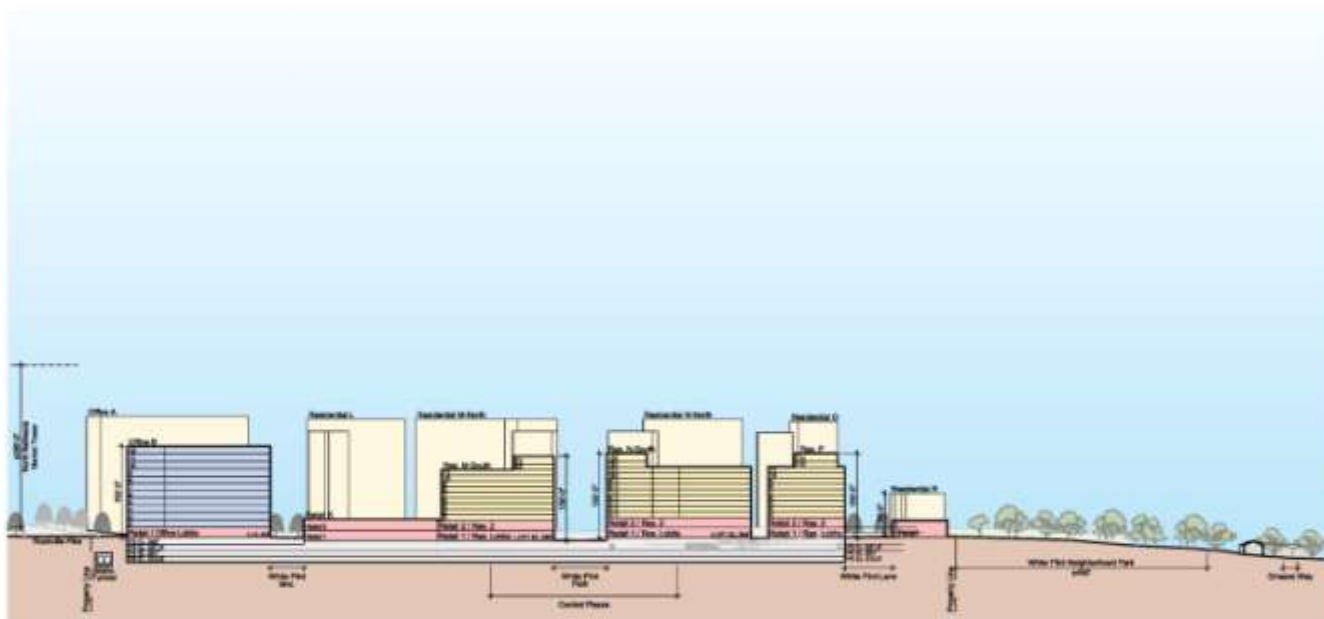
LEGEND	
Retail	
Residential	
Office	



Key Plan



Site Cross Section



Site Section W/E: West/East



LEGEND	
Retail	
Residential	
Office	



Key Plan



Open Space





Public Use Space



Wide tree-lined sidewalk with raised planters
(Michigan Avenue, Chicago, IL)



Piazza Fontana
(Rome, Italy)



Central Court with signature fountain
(Americana at Brand, Glendale, CA)



London, England





Public Use Space





White Flint Way





White Flint Way





White Flint Way



Piazza Navona
Rome, Italy



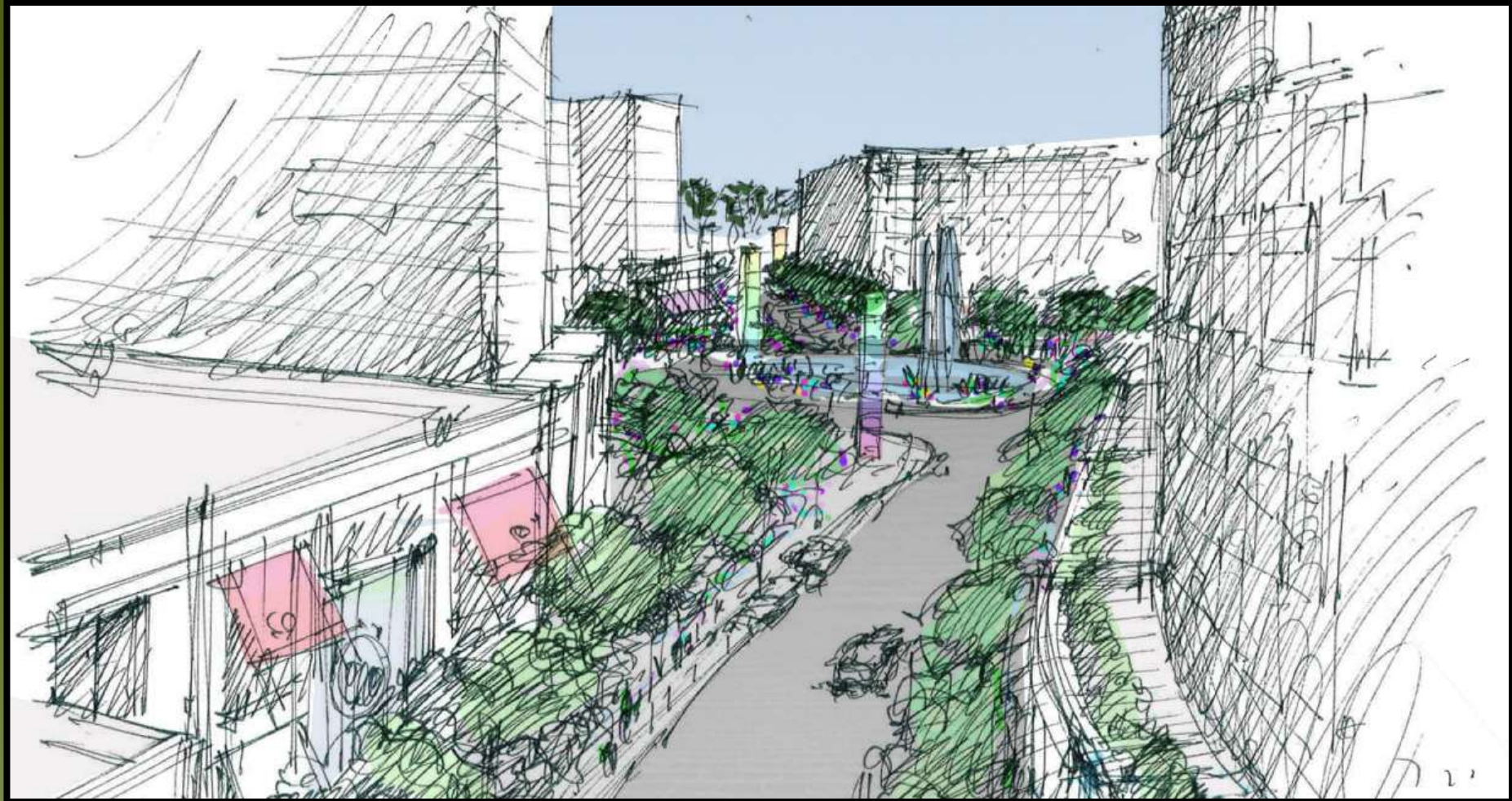
White Flint Way



Michigan Avenue
Chicago, Illinois

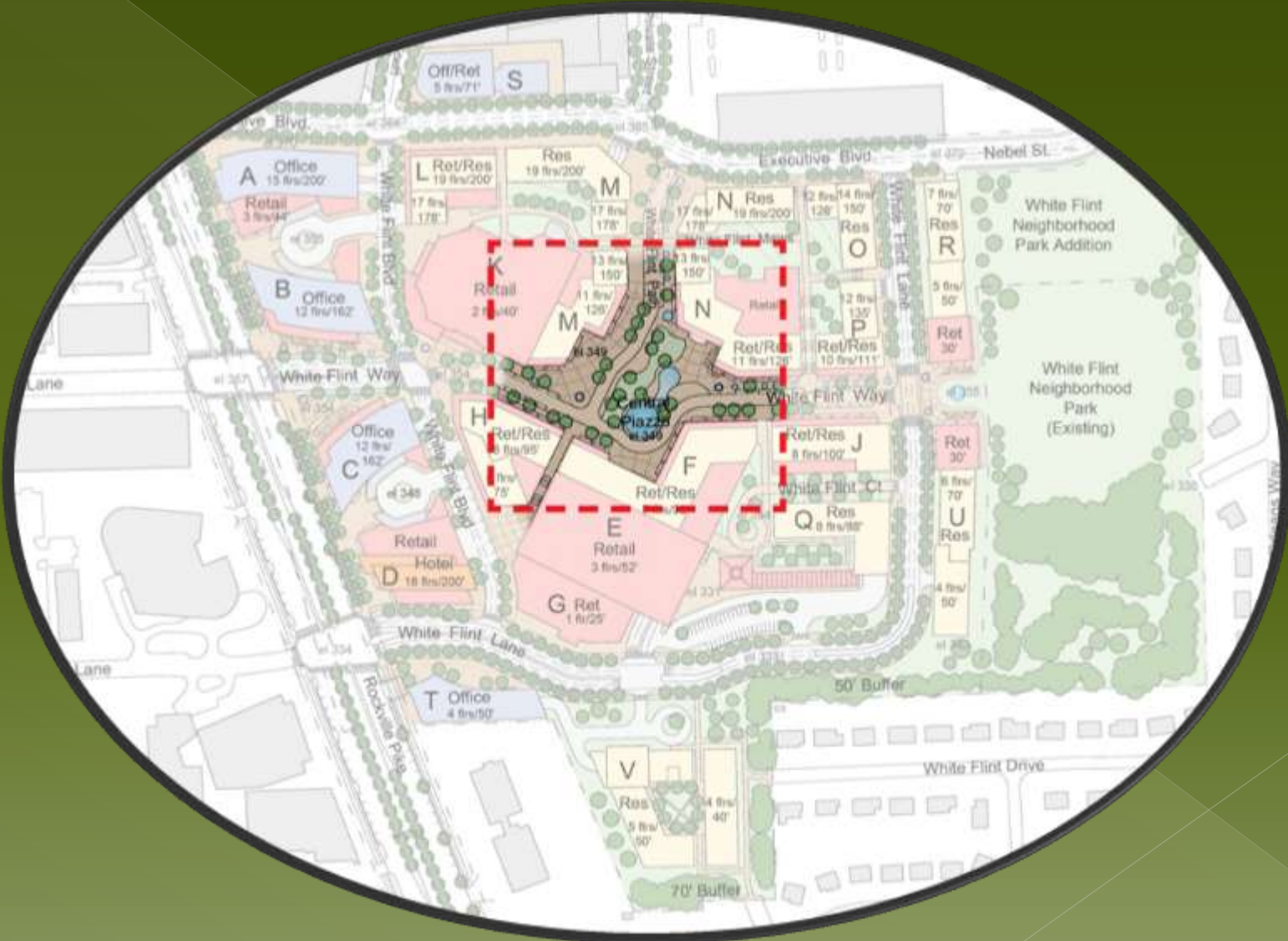


White Flint Way





Central Piazza





Central Piazza



Americana at Brand
Glendale, California



Central Piazza



Luxembourg Gardens
Paris, France

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Central Piazza



Americana at Brand
Glendale, California

Central Piazza

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Post Office Square
Boston, Massachusetts



White Flint Way





Plaza at the White Flint Neighborhood Park





Plaza at the White Flint Neighborhood Park





Plaza at the White Flint Neighborhood Park



Plaza Santa Ana
Madrid, Spain



Plaza at White Flint Neighborhood Park



Bryant Park
New York, New York



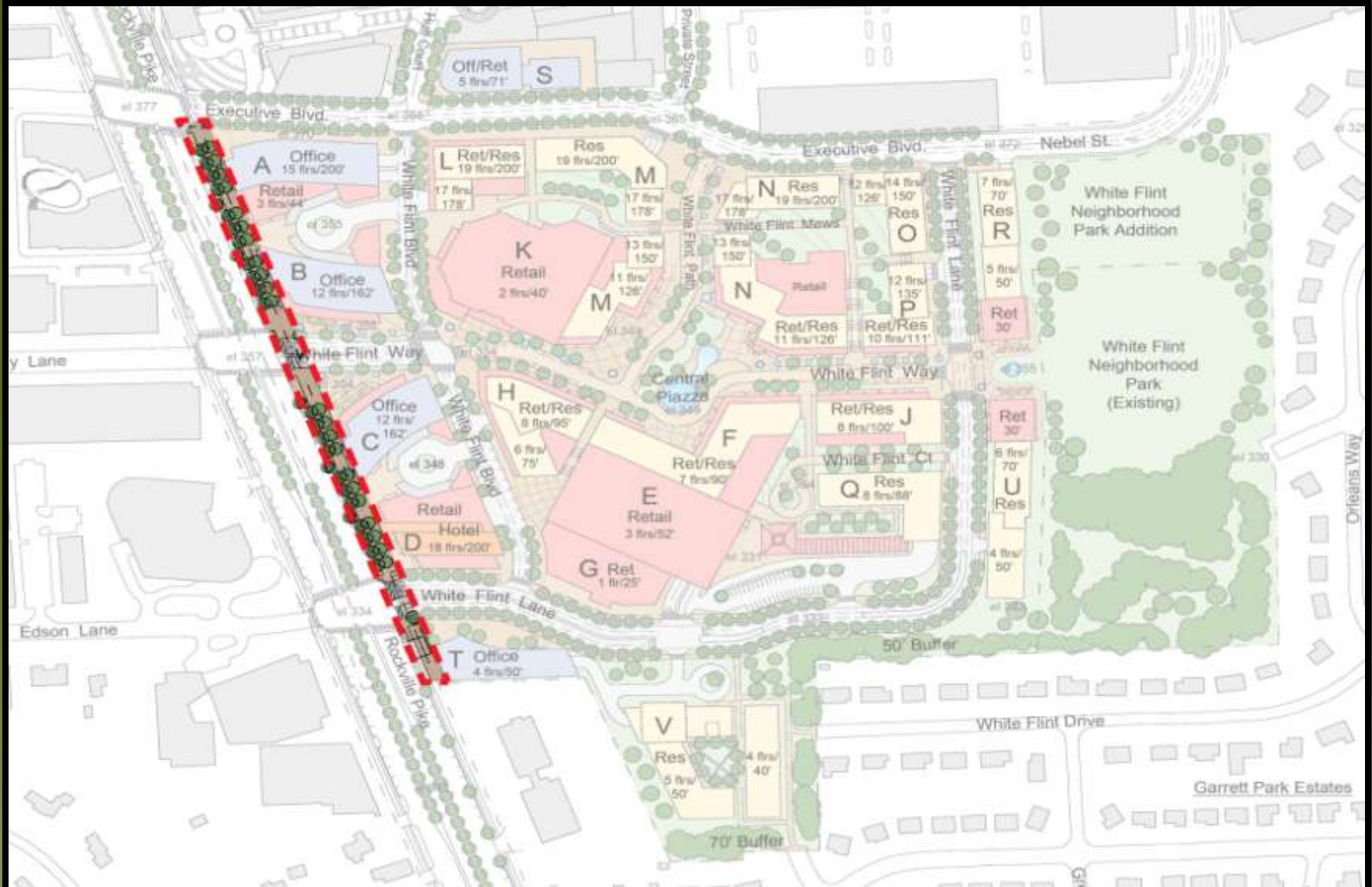
Plaza at the White Flint Neighborhood Park



London, England



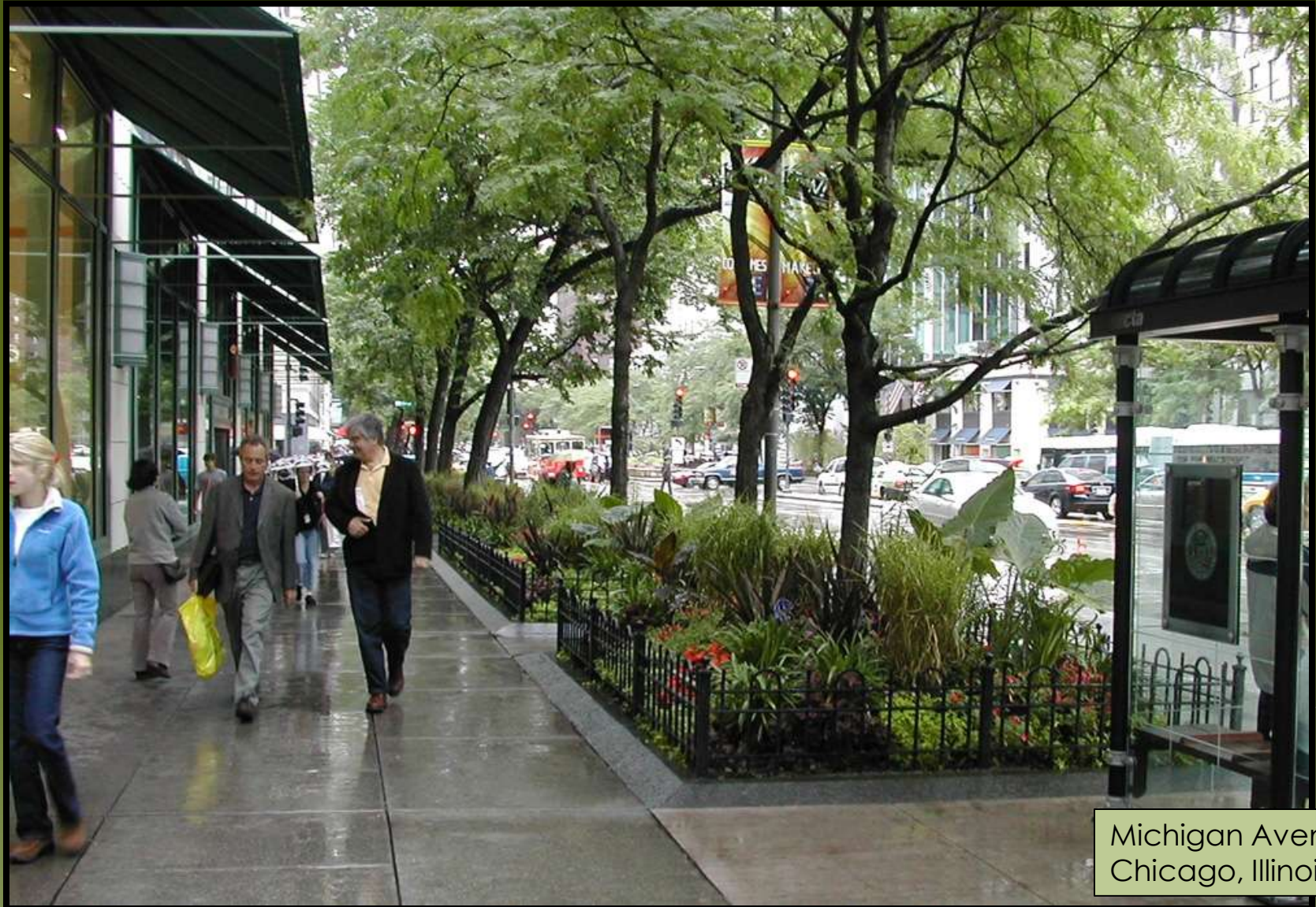
Public Use Space Rockville Pike Promenade



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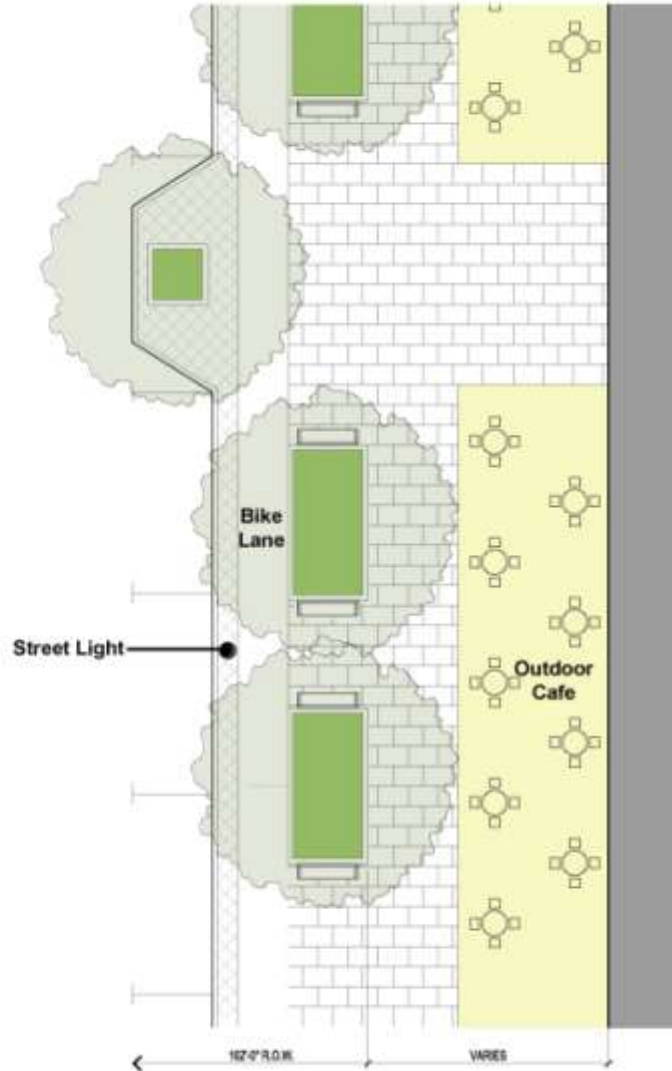
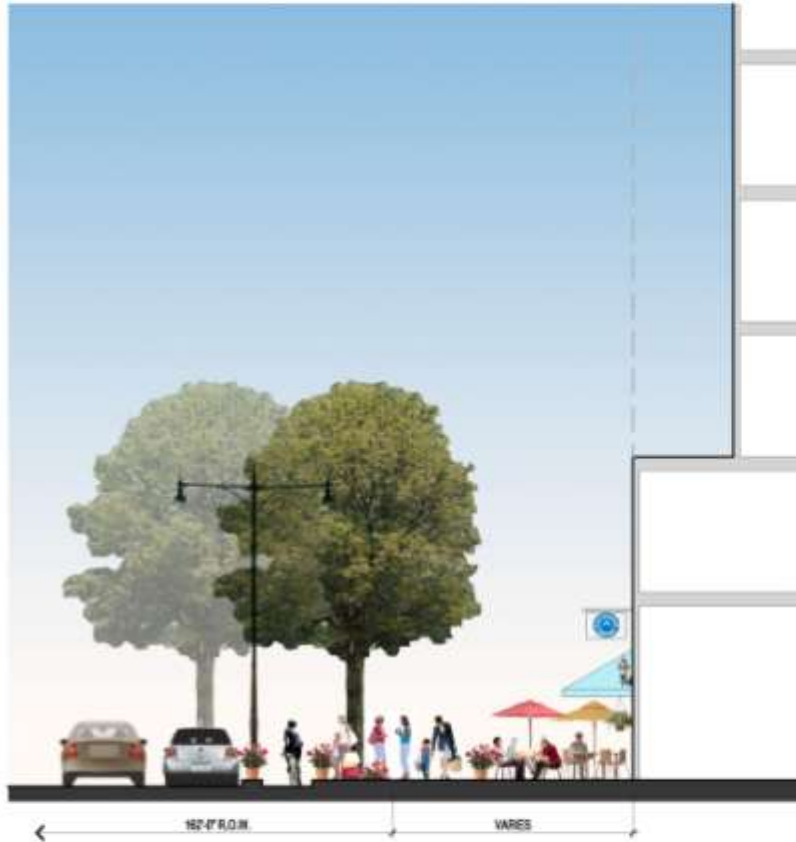
Rockville Pike Promenade



Michigan Avenue
Chicago, Illinois



Rockville Pike Promenade



Section

Plan Detail

Rockville Pike Promenade





Environmental Design Features



Green Wall



Green Roof



Parks



Bioretention Facility



Permeable Pavement



Rain Garden

Circulation



Pedestrian Circulation



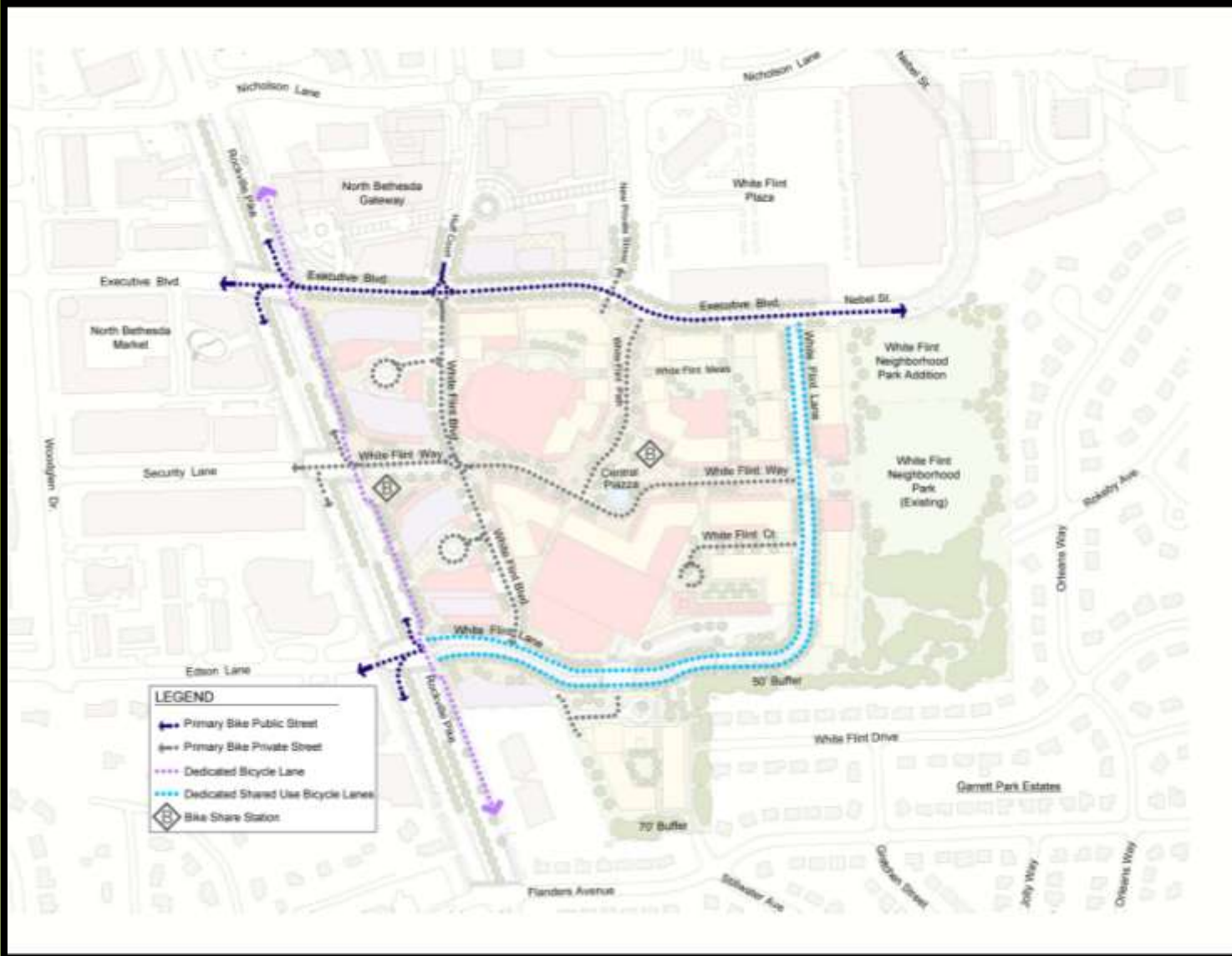


Vehicular Circulation





Bicycle Circulation



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Commuter Transportation Partners & Programs



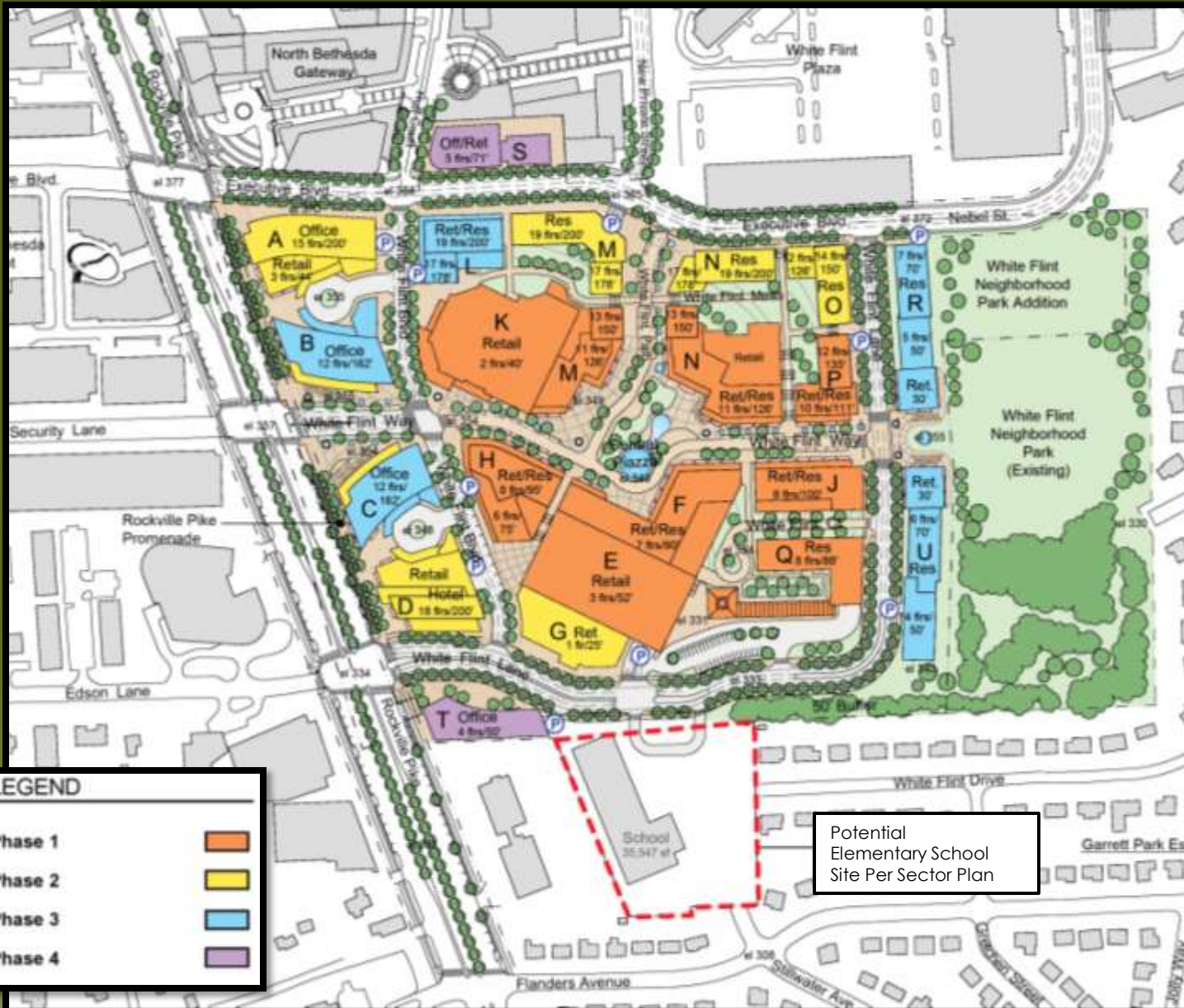
NORTH BETHESDA
TRANSPORTATION CENTER



Phasing

Phasing

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LEGEND	
Phase 1	
Phase 2	
Phase 3	
Phase 4	

Potential
Elementary School
Site Per Sector Plan

Phase I

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Timing and Approval Process

Sketch Plan
Subdivision Plan
Site Plan



White Flint Redevelopment



Sketch Plan

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