

# White Flint Sector Plan

worksession #7 april 23, 2009



land use and zoning

school site

marc station



# White Flint Sector Plan

## worksession schedule

- april 23: summary of density, building heights and other redevelopment issues  
public facilities:  
schools  
MARC station site
- april 30: public facilities: parks  
environment and sustainability  
transportation and mobility
- may 4: cr zone
- may 7: design guidelines  
status of fiscal analysis and implementation
- may 21: zoning, staging and implementation

# White Flint Sector Plan schools

public hearing draft recommendation

new elementary school



*image courtesy: csdarch-Luxmanor addition*

# White Flint Sector Plan schools

projected student demand  
9800 dus

Elementary	Middle	High
410*	380*	321*

new students per phase

	Elementary	Middle	High
Phase I	125	116	98
Phase II	125	116	98
Phase III	159	147	125

\* assumes high-rise residential, more than 5 levels

# White Flint Sector Plan

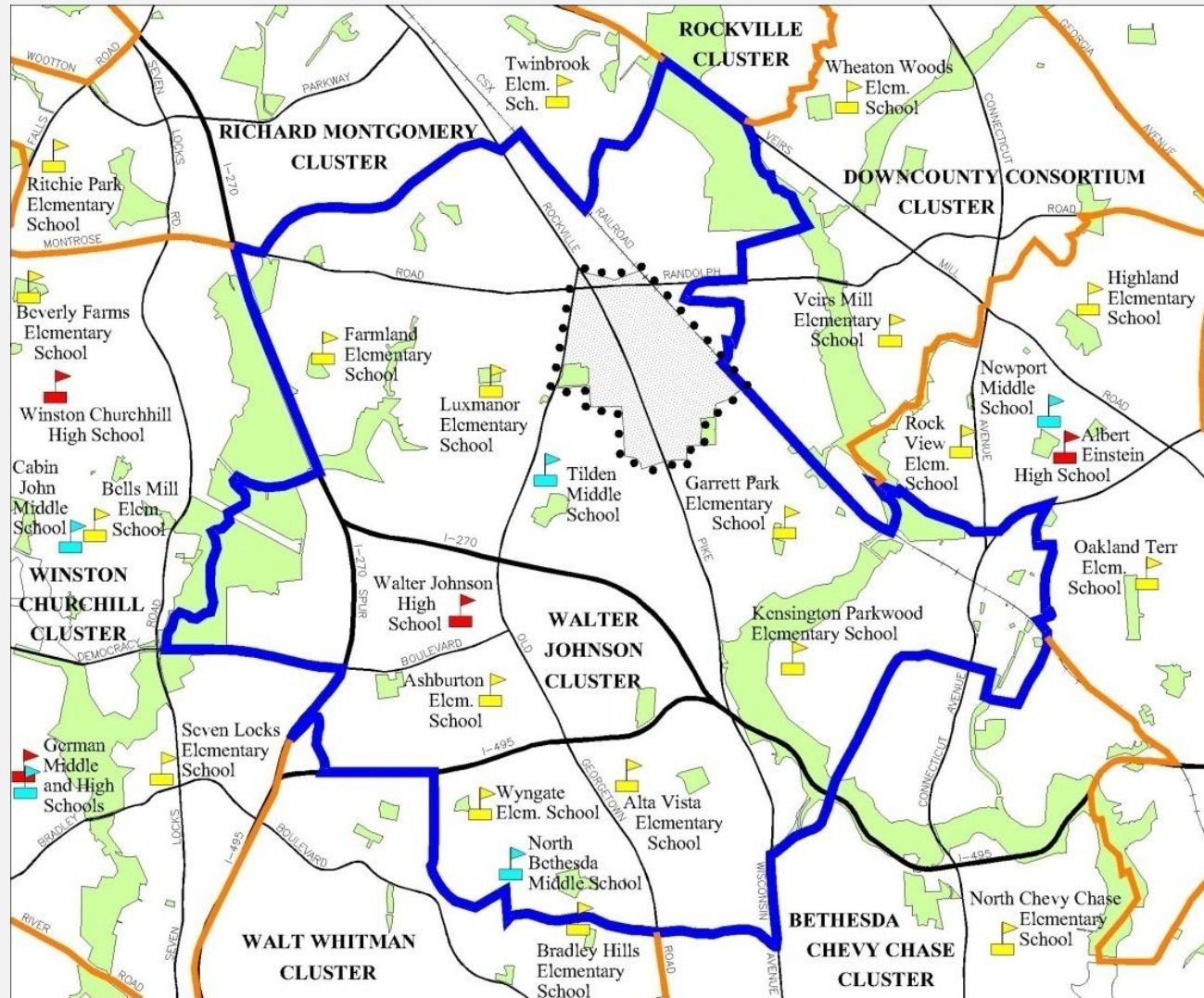
## schools

WJ cluster

high school  
walter johnson

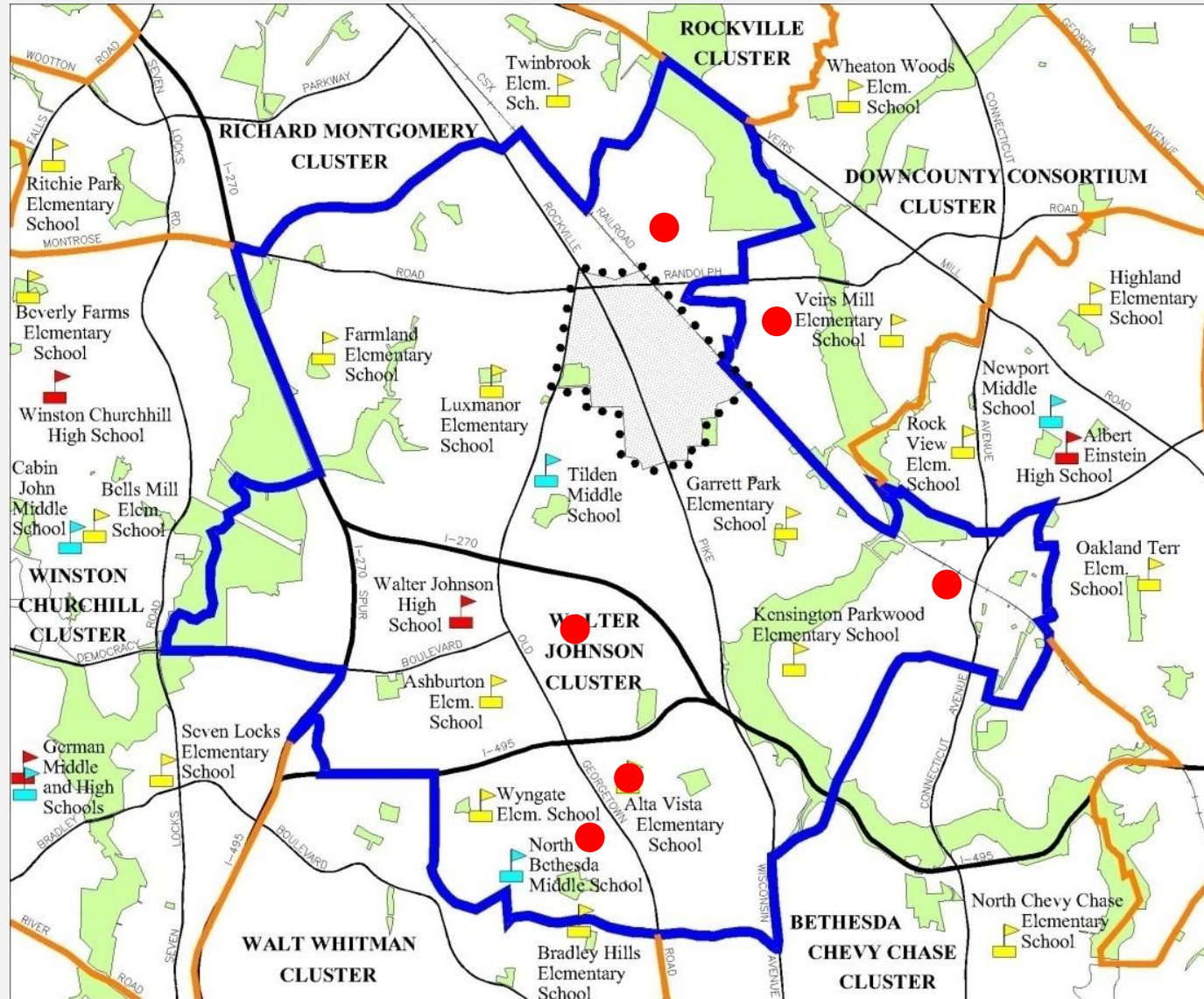
middle schools  
north bethesda middle  
tilden middle

elementary schools  
ashburton  
farmland  
garrett park  
kensington-parkwood  
luxmanor  
wyngate



# White Flint Sector Plan schools

- closed schools
- inside WJ cluster
  - alta vista
  - ayrlawn
  - grosvenor
  - kensington
  - montrose
- outside WJ cluster
  - rockinghorse



# White Flint Sector Plan schools

## site criteria

- proximity to existing residential neighborhoods
- proximity to compatible public facilities
- potential for land dedication
- three or more acres
- interior to a new residential area and away from a major roadway
- within walter johnson cluster boundaries



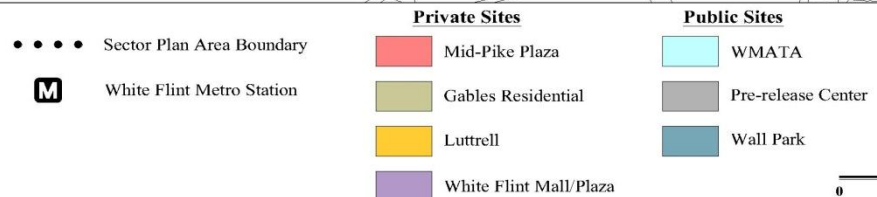
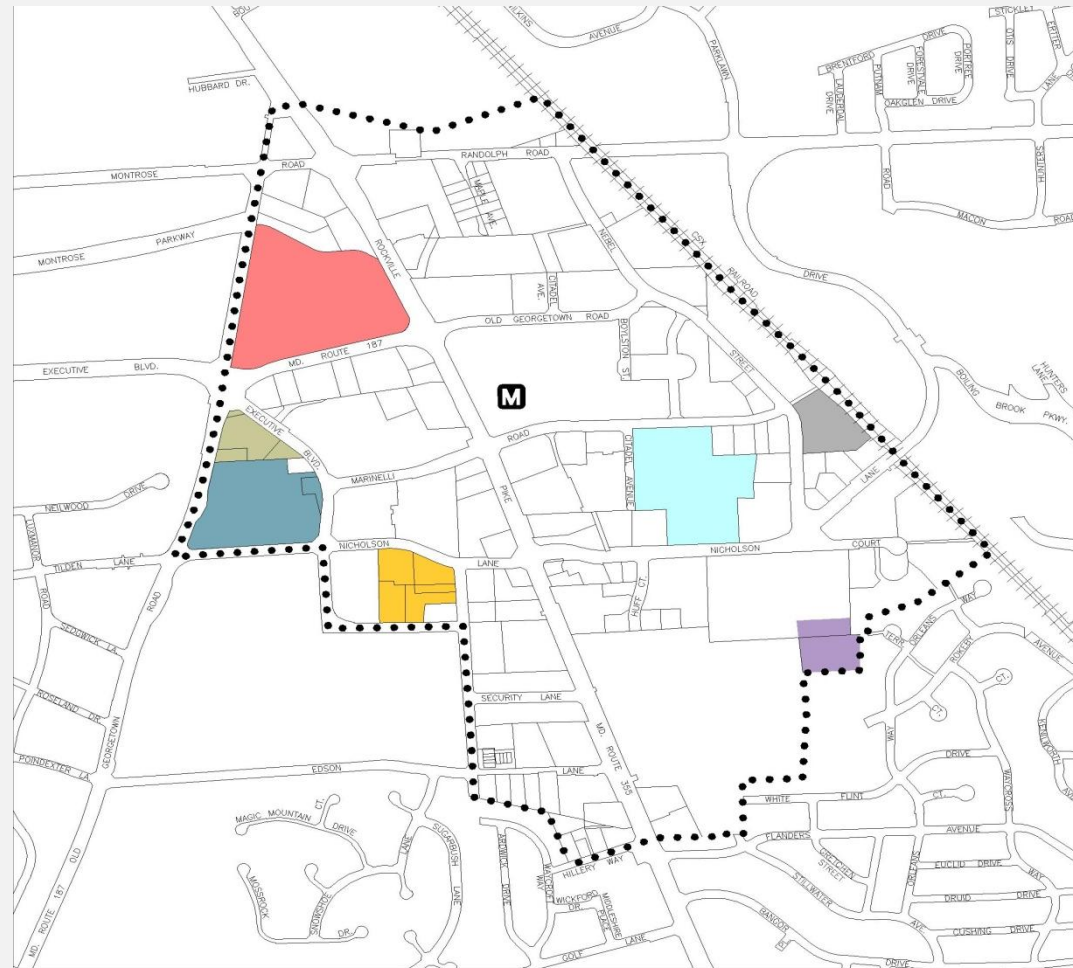
image courtesy: csdarch-Luxmanor addition

# White Flint Sector Plan schools

sites considered

wall park  
WMATA  
pre-release

mid-pike  
gables residential  
white flint mall/plaza  
luttrell

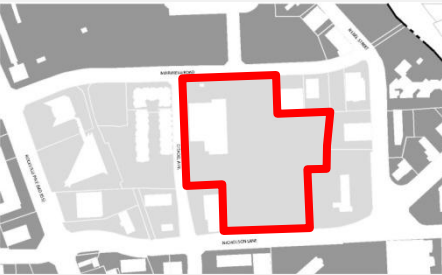
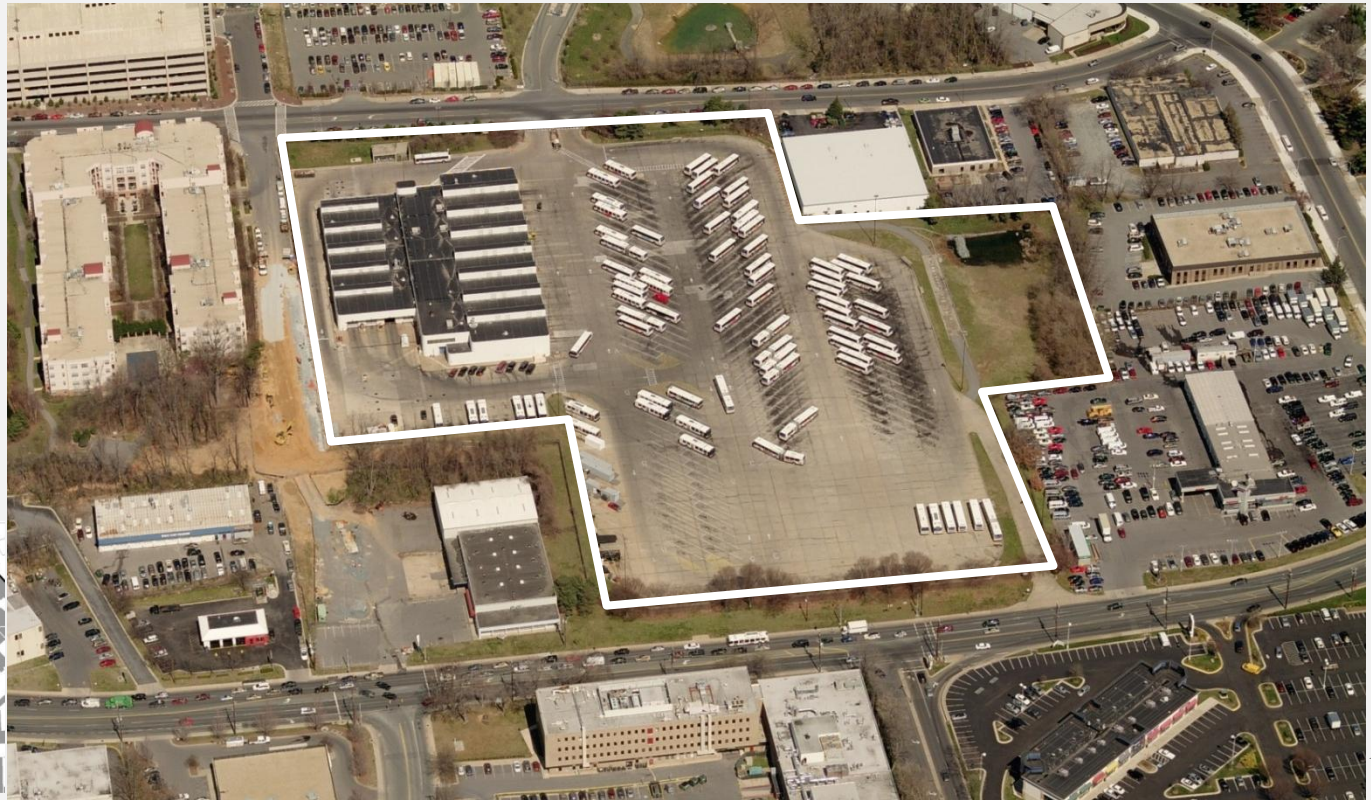




# White Flint Sector Plan

schools

NRC district  
WMATA  
13 acres



# White Flint Sector Plan

schools

## Rocking Horse Road Center

18.7 acres

Administrative Center  
Montgomery County  
and Board of Education

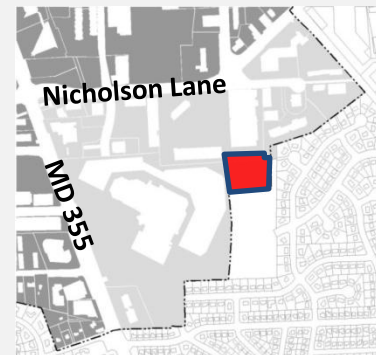
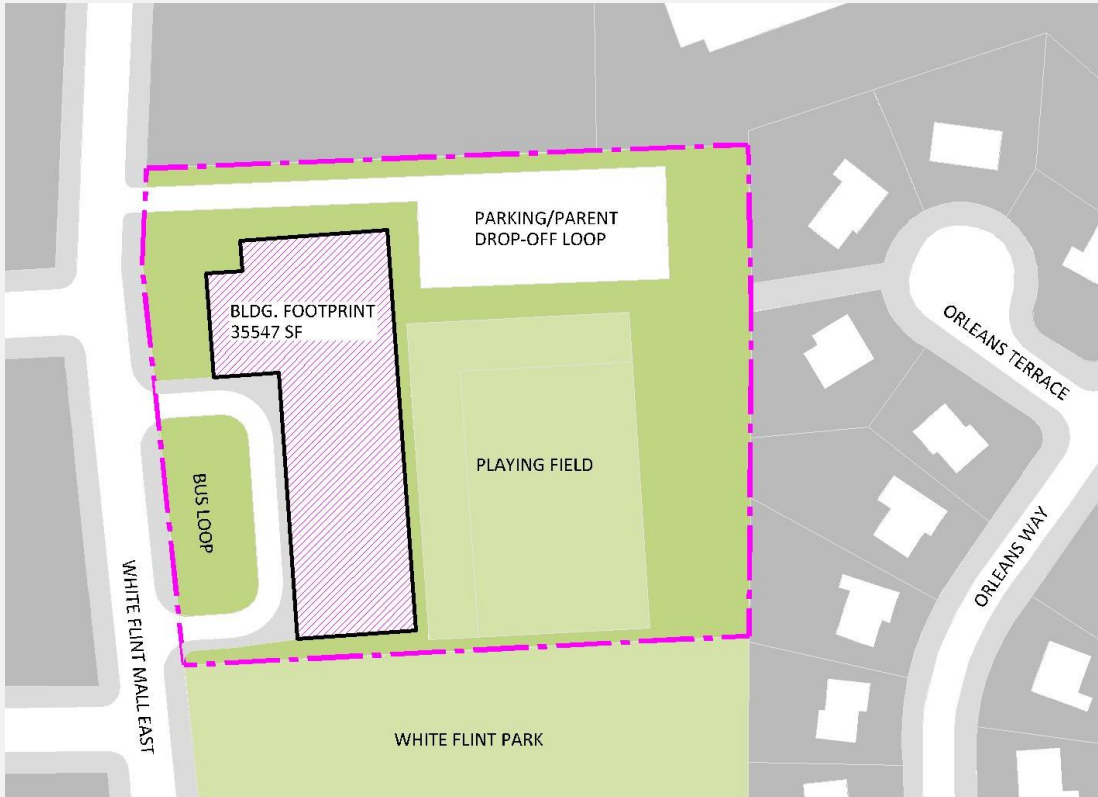


# White Flint Sector Plan schools

staff recommendation

white flint mall/plaza site  
approximately: 4 acres

alternative: former school sites

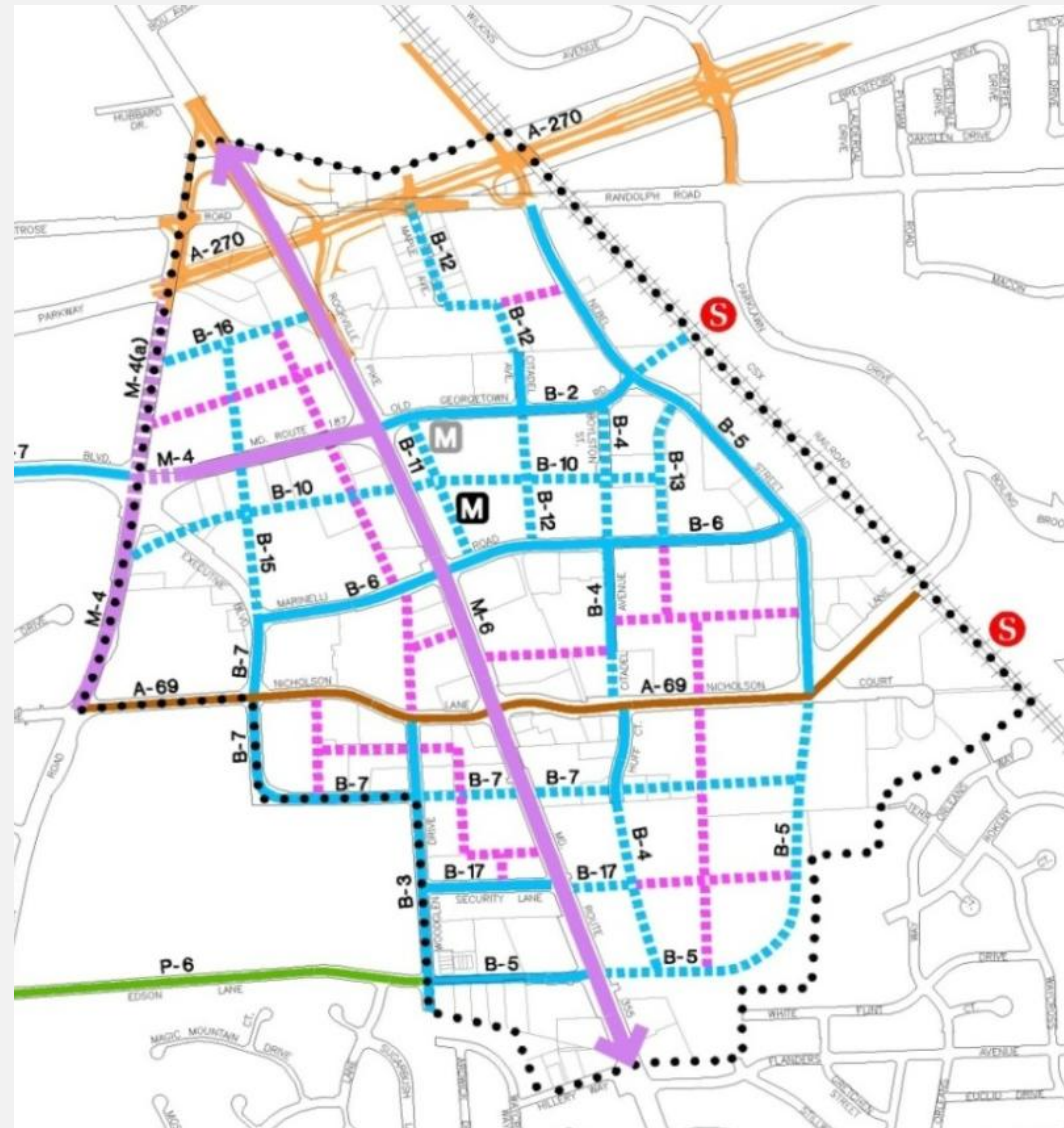


# White Flint Sector Plan

marc station

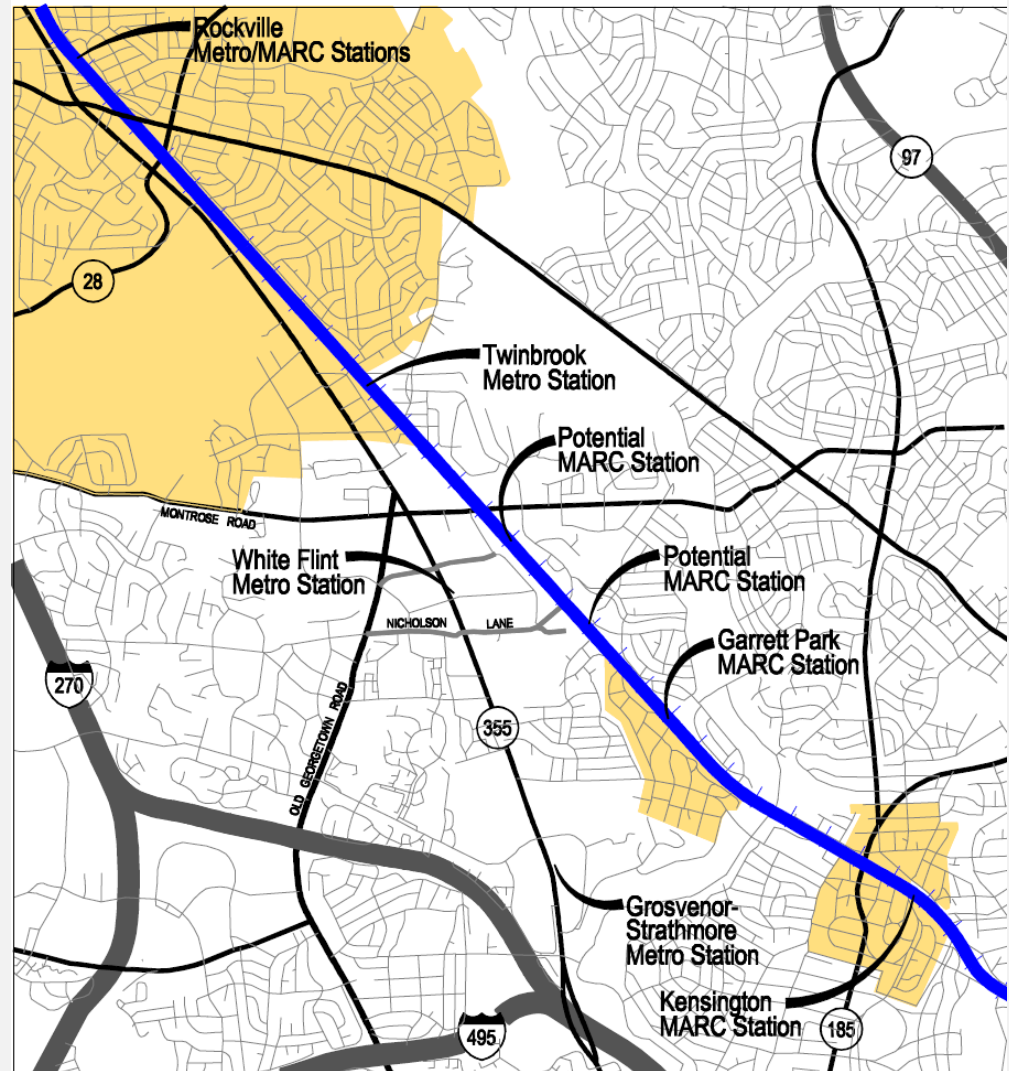
Old Georgetown Road

Nicholson Court



# White Flint Sector marc station Plan

## MARC and METRO in WHITE FLINT AREA



# White Flint Sector Plan

marc station



# White Flint Sector Plan

marc station

Montouri proposal



# White Flint Sector Plan

marc station

## Nicholson Court





# White Flint Sector Plan

marc station

nicholson court proposal

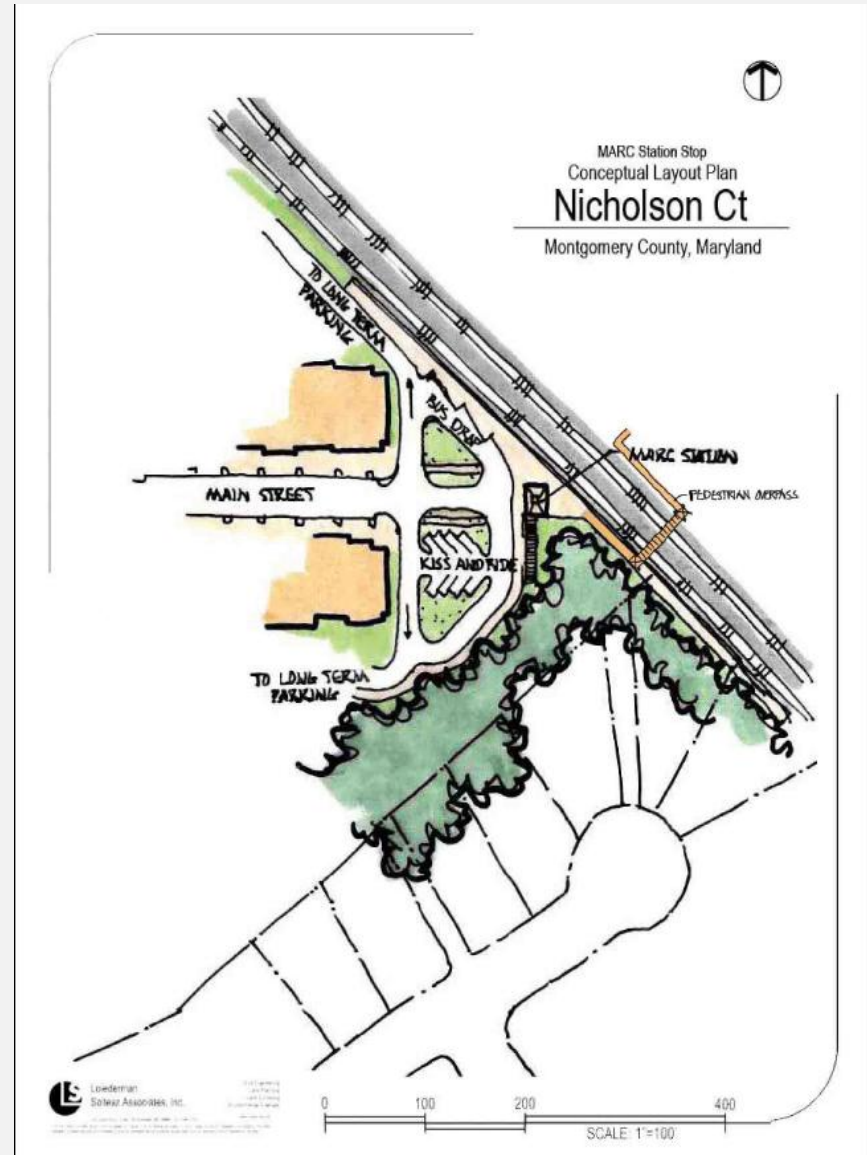


ILLUSTRATIVE LAYOUT PLAN - ALTERNATE 1  
**NICHOLSON CT**  
MONTGOMERY COUNTY, MARYLAND

**LS** Loiederman  
Soltesz Associates, Inc.  
2 Research Place Rockville, Maryland 20850  
p. 301-948-2700 f. 301-648-9667

# White Flint Sector marc station

proposed marc station layout by  
nicholson court property owners

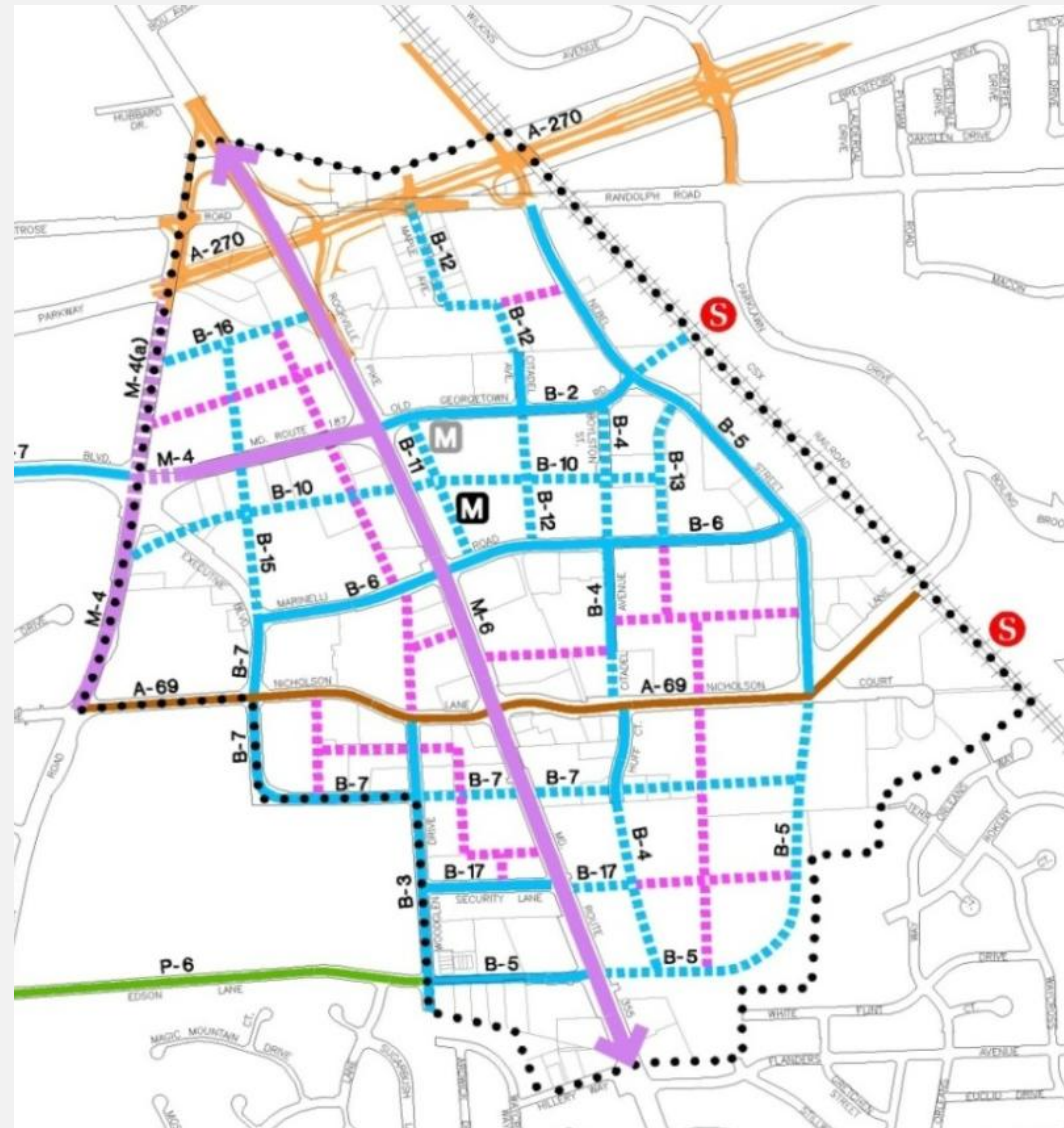


# White Flint Sector Plan

marc station

Old Georgetown Road

Nicholson Court

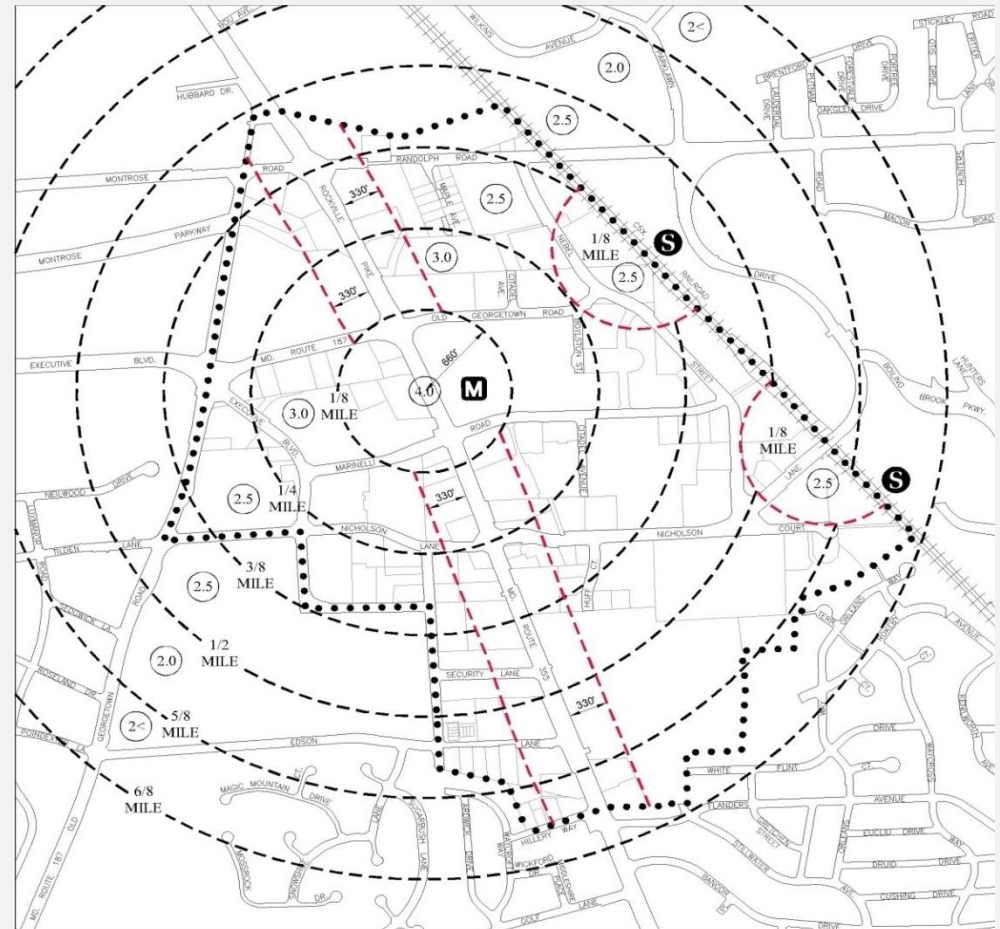


# White Flint Sector Plan

## land use and zoning

### draft plan recommendations

- higher FAR at core
- somewhat higher FAR at MARC
- transition area
- lower density towards existing neighborhoods



- Sector Plan Area Boundary
- 1/8 Mile Concentric Ring
- M** White Flint Metro Station
- - - Secondary Transit Distance
- S** Potential MARC Train Station

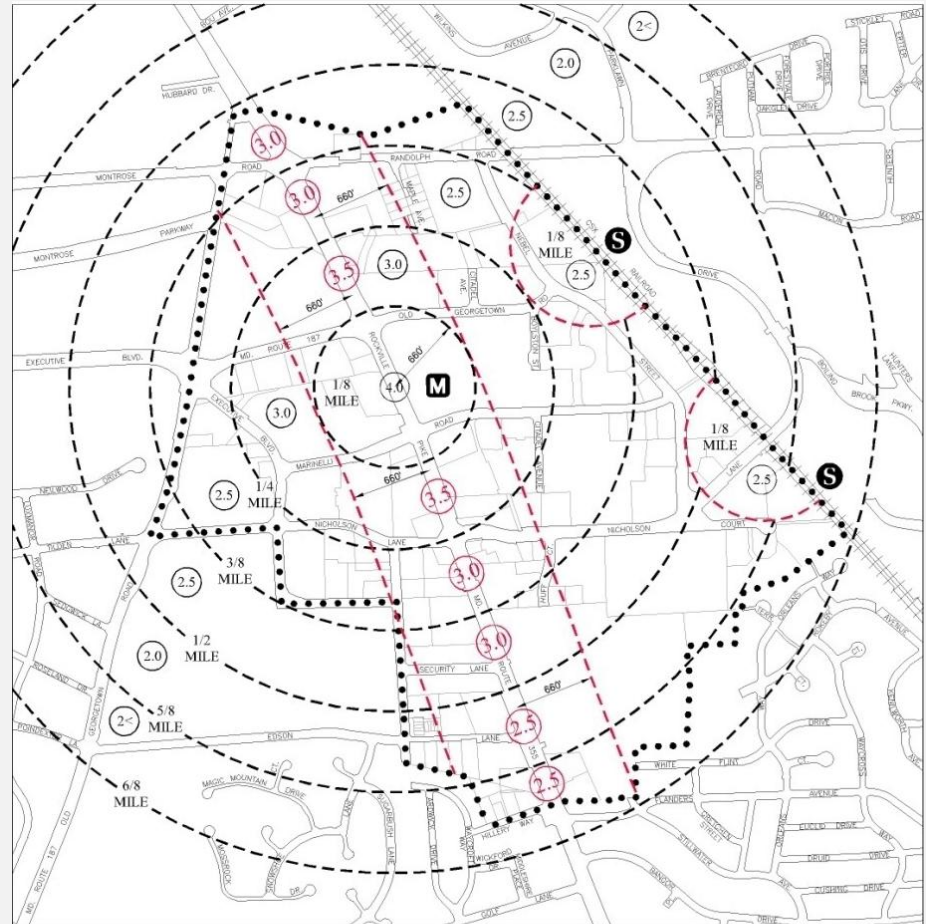


# White Flint Sector Plan

## land use and zoning

### draft plan recommendations

additional density on  
properties along md 355  
through density transfers



- ..... Sector Plan Area Boundary
- 1/8 Mile Concentric Ring
- M** White Flint Metro Station
- Secondary Transit Distance
- S** Potential MARC Train Station



# White Flint Sector Plan

## land use and zoning

### **property owners presentations**

- FAR 2-2.5 necessary to spur development
- no requests for more than 4.0 FAR
- density transfer good idea – combined developments
- more density through transfer to rockville pike increases costs of redevelopment

### **community presentations**

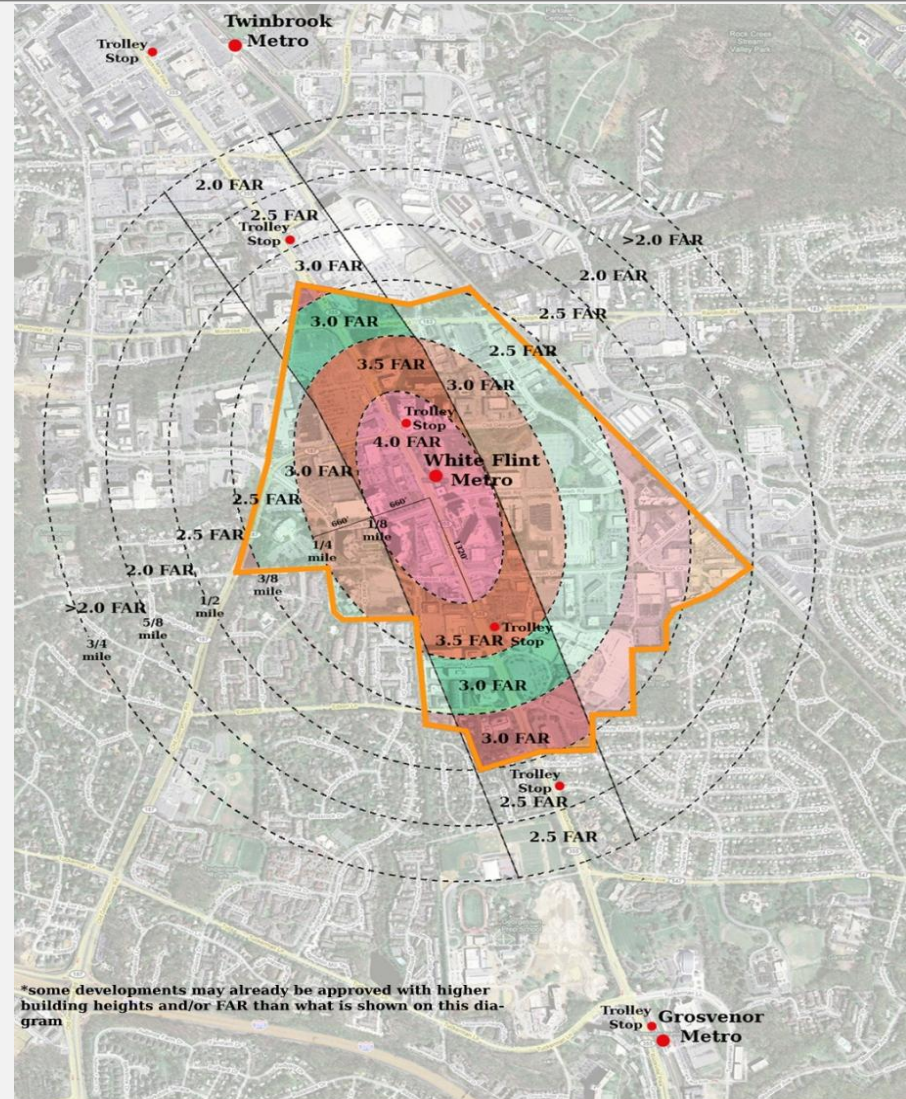
- density and heights must transition better

# White Flint Sector Plan

## land use and zoning

collaborative ellipse  
concept

elongated along rockville  
pike to capture value





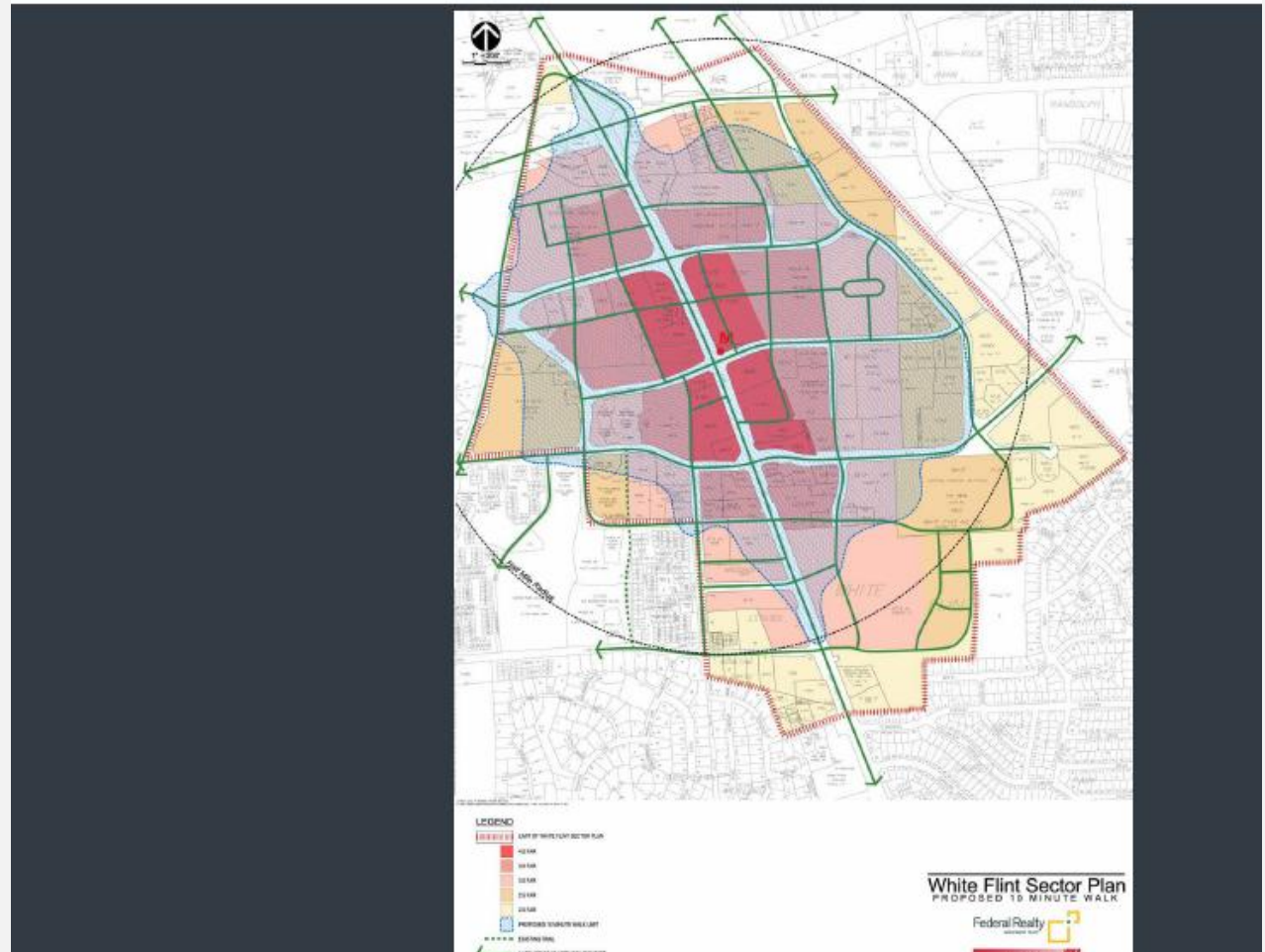


# White Flint Sector Plan

land use and zoning

## 10 Minute Walk From Metro With Proposed New Network

Federal  
INVESTMENT

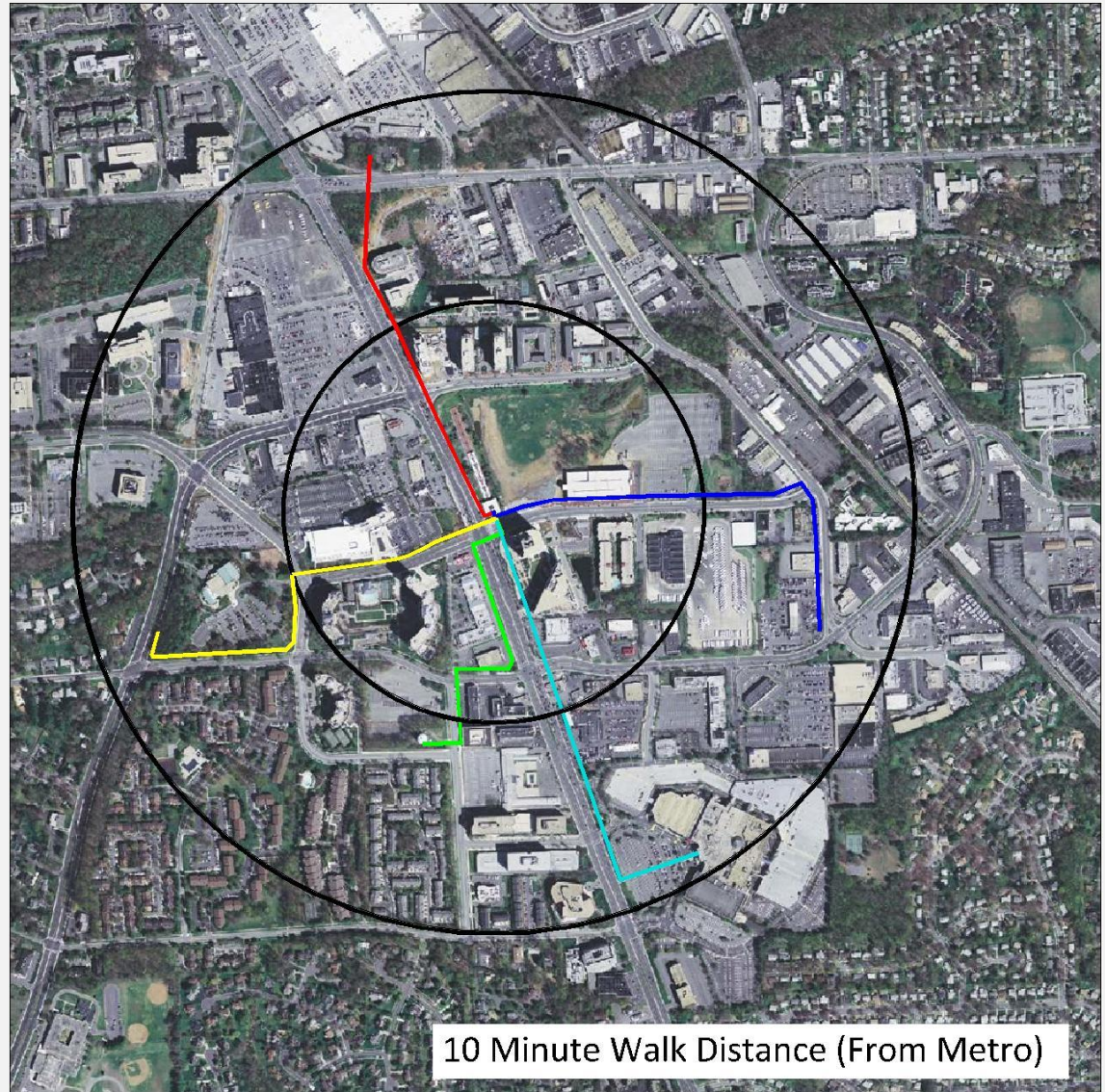


# White Flint Sector Plan

## land use and zoning

**staff test**

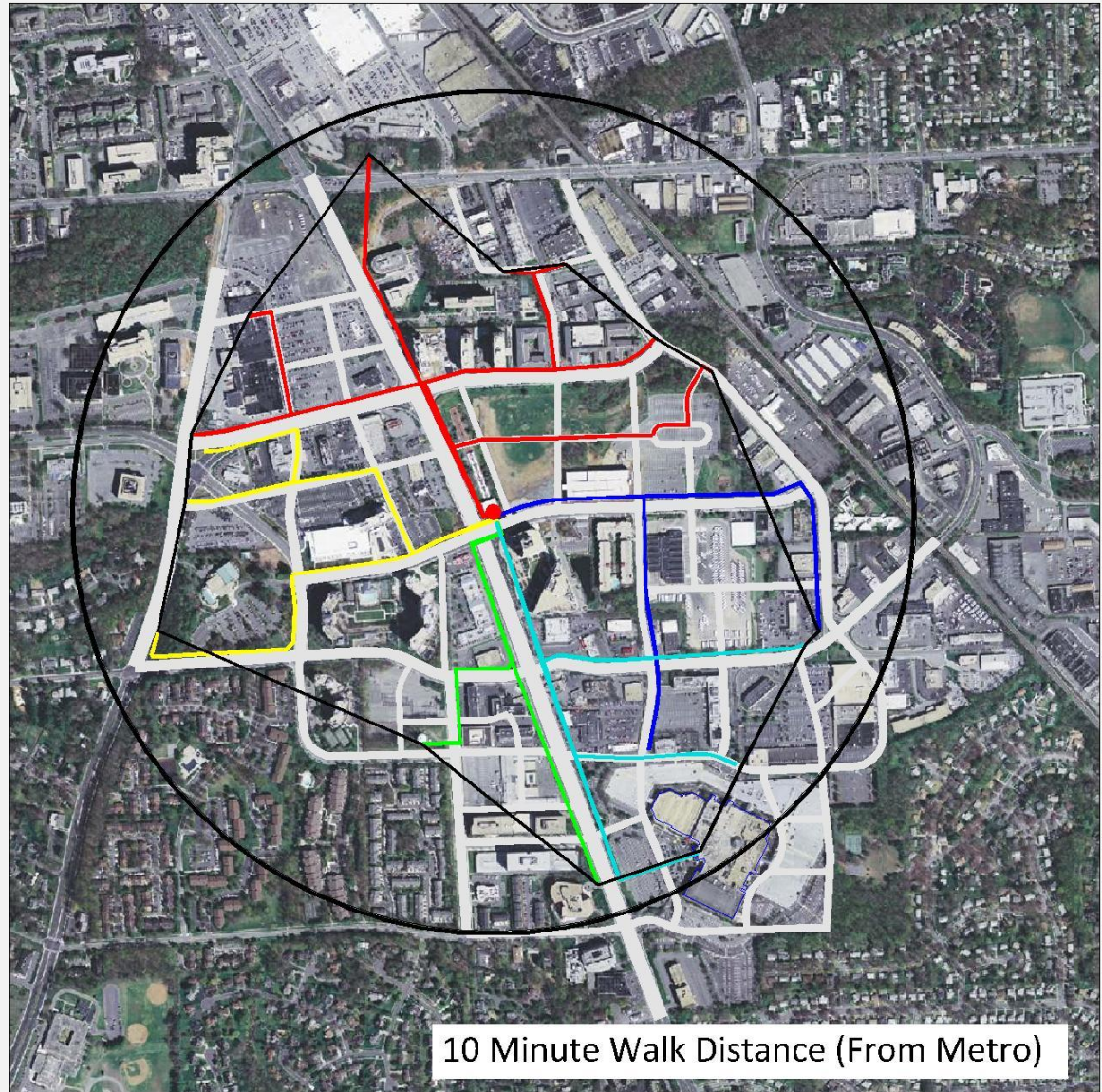
ten minute  
walking  
distance



# White Flint Sector Plan

## land use and zoning

**projected**  
ten minute  
walking  
distance  
on proposed  
road network



# White Flint Sector Plan

## land use and zoning

### density principles

- dense core
- transition
- lower density edges

# White Flint Sector Plan

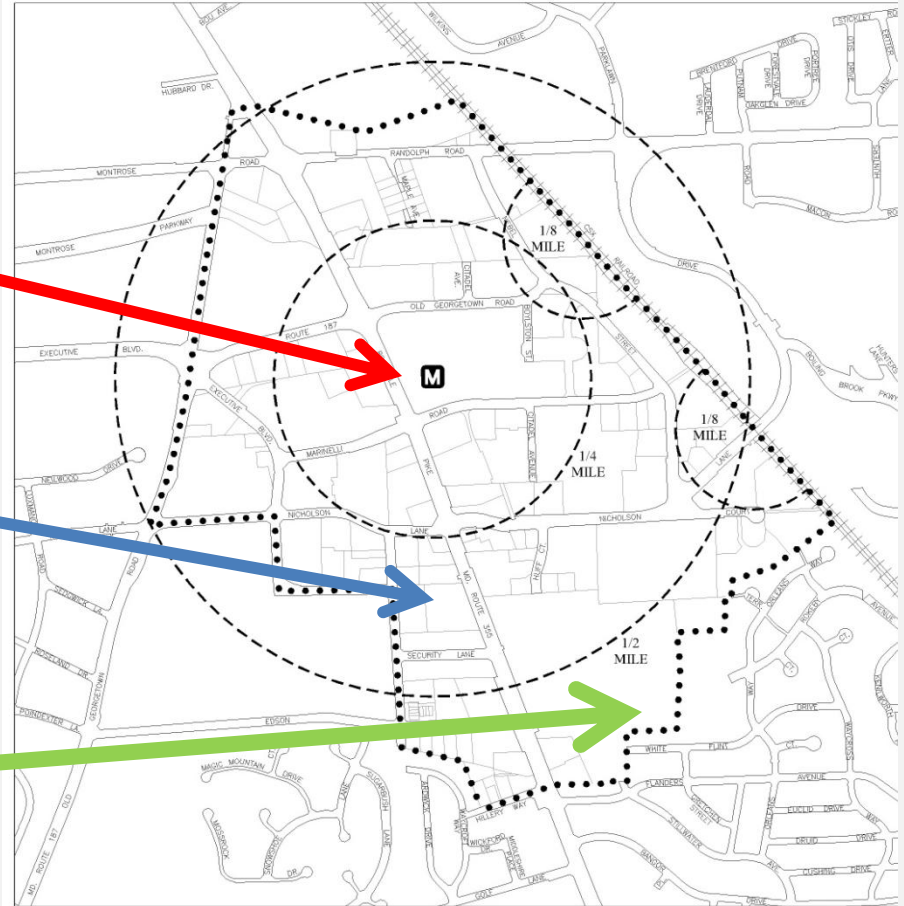
## land use and zoning

1/2 and 1/4 mile Radius from Metro Station

core

transition

edge



•••• Sector Plan Area Boundary

M White Flint Metro Station



# White Flint Sector Plan

## land use and zoning

CORE	BASE	0.5 FAR
	¼ MILE METRO	2.0 FAR
	<b>MAXIMUM FAR</b>	<b>4.0 FAR</b>
TRANSITION:	BASE	0.5 FAR
	½ MILE METRO	1.0 FAR
	<b>MAXIMUM FAR</b>	<b>3.0 FAR</b>
EDGE	BASE	0.5 FAR
	1/8 MARC	1.5 FAR
	<b>MAXIMUM FAR</b>	<b>2.5 FAR</b>
EDGE	BASE	0.5 FAR
	Transit Station Policy Area	0.5 FAR
	<b>MAXIMUM FAR</b>	<b>2.0 - 2.5 FAR</b>

# White Flint Sector Plan

## land use and zoning

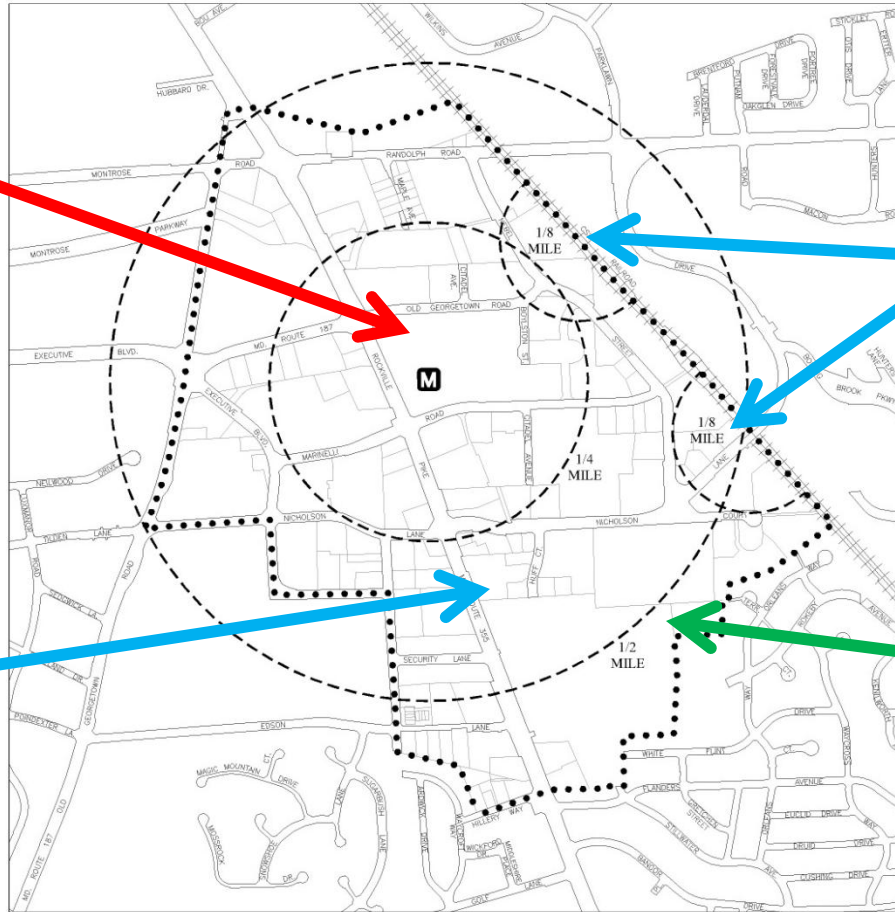
1/2 and 1/4 mile Radius from Metro Station

core area – ¼ mile  
 max 4.0 FAR  
 base 0.5 FAR  
 metro + 2.0 FAR  
 bonus + 1.5 FAR

transition- ½ mile  
 max 3.0 FAR  
 base 0.5 FAR  
 metro + 1.0 FAR  
 bonus + 1.5 FAR

transitions  
 marc bonus  
 max 2.5 FAR  
 base 0.5 FAR  
 marc + 0.5 FAR  
 bonus + 1.5 FAR

edges  
 max 2.0 – 2.5 FAR  
 base 0.5 FAR  
 mspa + 0.5 FAR  
 bonus + 1.5 FAR



•••• Sector Plan Area Boundary

**M** White Flint Metro Station



# White Flint Sector Plan

## base requirements

- affordable housing - required at 20 or more units – 12.5%
- workforce housing – more than 35 units in metro station policy
- non-residential contribution for mpdus
- non-residential contribution for mpdus
- public use space- prorated by land area
- retail ground level
- mix of housing types
- bike parking spaces for 20 units or more
- passive/active outdoor space – 20 units or more
- green factor
- streetscape
- residential amenity space – 20 units or more



# White Flint Sector Plan

## transit requirements

### requirements for transit bonus

- higher green factor than base
- bus shelter
- transit signage off- site
- shuttle service
- mid block connections
- contribution to transit service

# White Flint Sector Plan

## optional bonuses

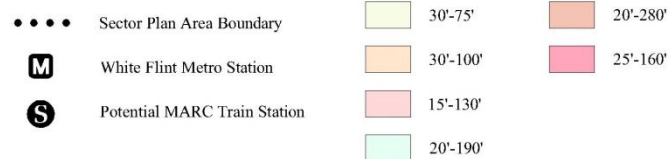
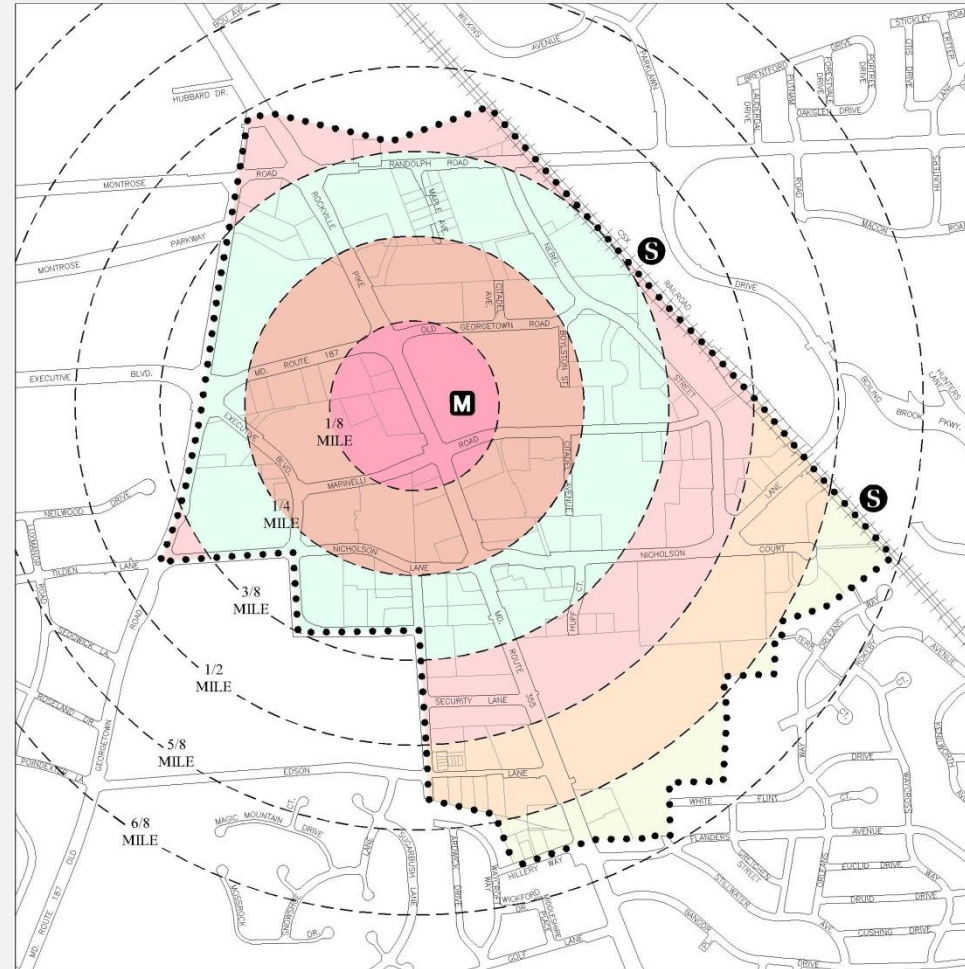
- higher green factor than transit requirements
  - green roofs
  - green walls
- on-site energy generation
- more affordable housing
- more workforce housing
- floor plate size
- public art
- public plaza
- solar access
- community facility
- public facility
- day care

# White Flint Sector Plan

## building heights

draft plan

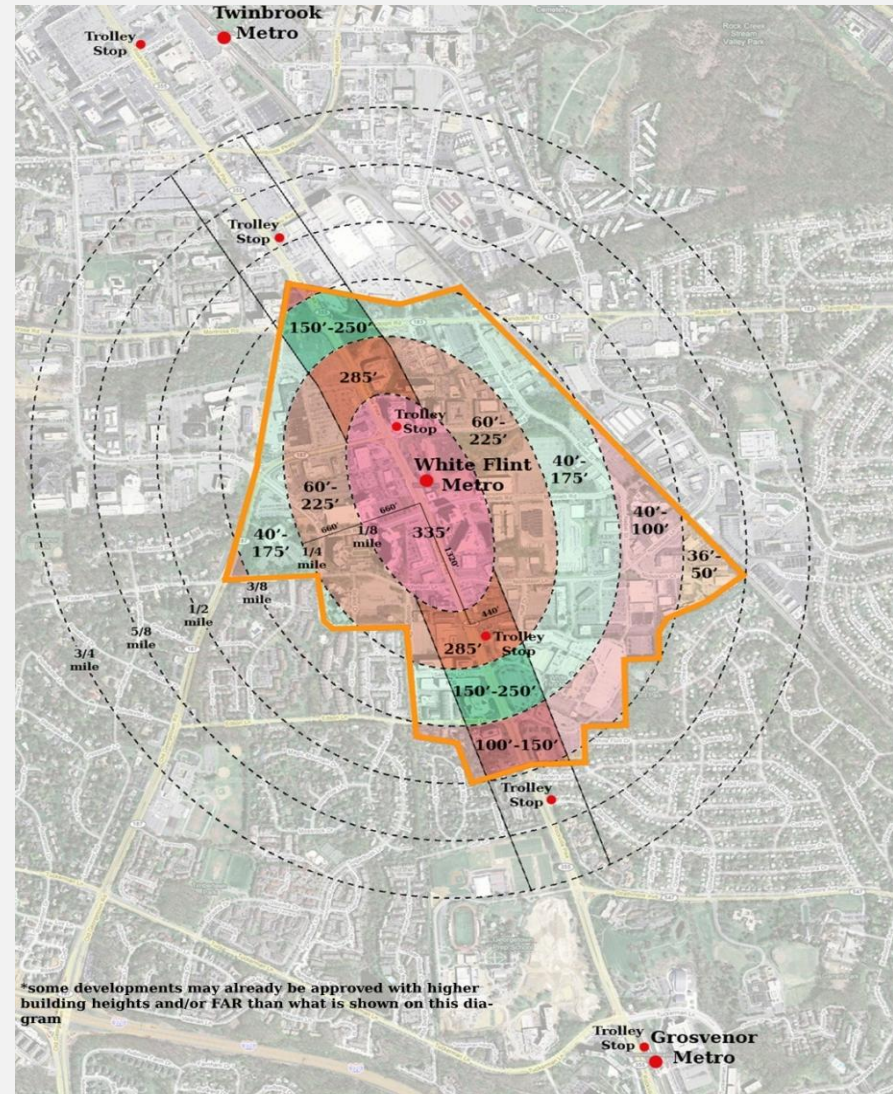
existing heights



# White Flint Sector Plan

## building heights

collaborative



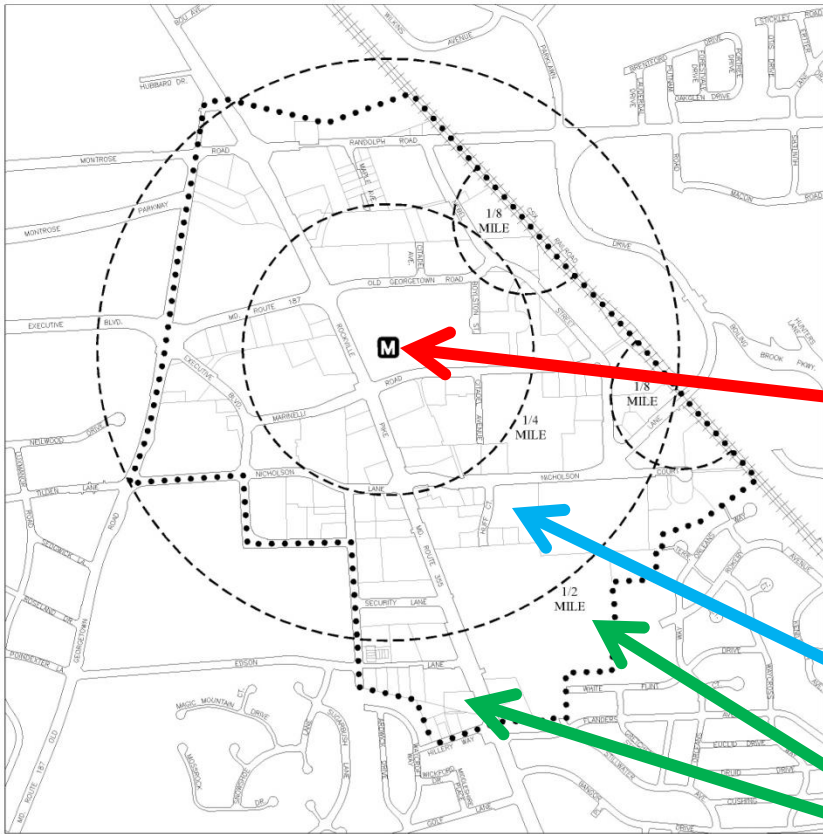
WHITE FLINT COMMERCIAL PROPERTY OWNERS' COLLABORATIVE  
ALTERNATIVE TO FIGURE 18

January 12, 2009

# White Flint Sector Plan

## proposed building heights

1/2 and 1/4 mile Radius from Metro Station



..... Sector Plan Area Boundary

**M** White Flint Metro Station



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) 300 feet

transitional heights

lowest buildings adjacent to existing neighborhoods 36-50 feet

# White Flint Sector Plan

## area diagram

- Existing Public Roads
- Proposed Street Grid
- New Public Roads
- Proposed Roads
- Public Open Space
- Promenades
- Recreation Loop
- Local Trails
- Historic Sites
- Regional Trails
- Development Proposals

