worksession #11 may 21, 2009

design guidelines,
density
and building heights by district
June 4: Implementation:
- Application of CR zone
- Proposed zoning map
- Staging and CIP
- Rockville Pike
- Administration and financing

June 18: Review final draft

July 9: Request to transmit sector plan
White Flint Sector Plan

mid-pike district

density

residential/non-residential split

public parking on SHA property
proposed building heights and density

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

Maximum Building Height
- 300'  
- 200'  
- 70'  
- 2.5 Density Allocation
White Flint Sector Plan

mid-pike district

open space

streets
### White Flint Sector Plan

#### mid-pike district

<table>
<thead>
<tr>
<th>Property owner</th>
<th>Acres</th>
<th>Zone</th>
<th>Existing FAR</th>
<th>Zone Max FAR</th>
<th>1992 Plan FAR</th>
<th>Draft Plan FAR</th>
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<th>CR zone FAR with incentives</th>
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residential/non-residential
property owner: 53%-residential; 46% non-residential
White Flint Sector Plan

mid-pike district

fire, ems, and other public function

PROPOSED FIRE STATION - ALT. 1
1.3 ACRE
Building footprint based on Silver Spring Station

PROPOSED FIRE STATION - ALT. 2
1.3 ACRE
Building footprint based on Silver Spring Station
White Flint Sector Plan

**metro west district**

density
civic green location
building height at the conference center
White Flint Sector Plan

metro west district

proposed building heights and density

[Diagram showing proposed building heights and density with legend:
- Proposed R.O.W.
- Planning Area Outside District
- Planning Area Boundary
- Build-to Line
- Proposed Public Use Space
- Maximum Building Height:
  - 300'
  - 250'
  - 100'
  - 70'
  - Existing
  - 2.5 Density Allocation]
### White Flint Sector Plan

**Metro West District**

#### Zoning

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Acres</th>
<th>Zone</th>
<th>Existing FAR</th>
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White Flint Sector Plan

metro west district

civic green
White Flint Sector Plan

metro west district

building height: 390 feet

jbg concept plan for conference center

jbg office proposal
White Flint Sector Plan

density

allow additional 10,000 sq.ft at rockwall building

wssc site
proposed building heights and density
White Flint Sector Plan

open space

streets

General
- Proposed R.O.W.
- District Area
- Planning Area Outside District
- Planning Area Boundary

Open Space
- Public Use Space
- Parkland
- Green Loop
- Urban Connector
- Rockville Pike Promenade

General
- Proposed R.O.W.
- District Area
- Planning Area Outside District
- Planning Area Boundary
- Retail

Streets
- Major Highway
- Business Street
- Arterial
- Proposed Street
White Flint Sector Plan

wssc property

rockwall office buildings
White Flint Sector Plan

density
rezoning of montrose school
WRIT transfer
proposed building heights and density

General
- Proposed R.O.W.
- Planning Area Outside District
- Planning Area Boundary
- Build-to Line
- Proposed Open Space

Maximum Building Height
- 150'
- Existing
- Density Allocation 2.5
White Flint Sector Plan

maple district

open space

streets

<table>
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<tr>
<th>General</th>
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<thead>
<tr>
<th>Open Space</th>
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<tr>
<td>Public Use Space</td>
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<td>Recreation Loop Extension</td>
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White Flint Sector Plan

maple district

montrose school
WRIT density transfer
White Flint Sector Plan

metro east district

montouri transfer

grandfathering language for LCOR
proposed building heights and density
### White Flint Sector Plan

#### metro east district zoning

<table>
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<tr>
<th>Property owner</th>
<th>Acres</th>
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<th>Existing FAR</th>
<th>Zone Max FAR</th>
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montouri property

Montouri’s concept plan

north bethesda center

LCOR’s development plan
proposed building heights and density
### White Flint Sector Plan

#### nebel district

### zoning

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White Flint Sector Plan

nrc district

density

HOC requests rezoning

WMATA requests rezoning only TSM portion; retain industrial

JBG desires more non-residential
proposed building heights and density
### White Flint Sector Plan

#### nrc district

<table>
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<th>Property owner</th>
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White Flint Sector Plan

white flint mall district

density

higher density on eisinger property

parkland on R-90 portion of combined properties

pedestrian connections

Improvements to white flint neighborhood park
White Flint Sector Plan

proposed building heights and density
White Flint Sector Plan

open space

streets
### White Flint Sector Plan

#### White Flint Mall District

<table>
<thead>
<tr>
<th>Property owner</th>
<th>Acres</th>
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**zoning**
Parkland on combined property and White Flint Park improvements

Pedestrian connections from adjacent neighborhood