

White Flint Sector Plan

worksession #11 may 21, 2009



design
guidelines,

density

and
building
heights
by district



White Flint Sector Plan

worksession schedule

- 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

White Flint Sector Plan

mid-pike district

proposed building heights and density



General

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

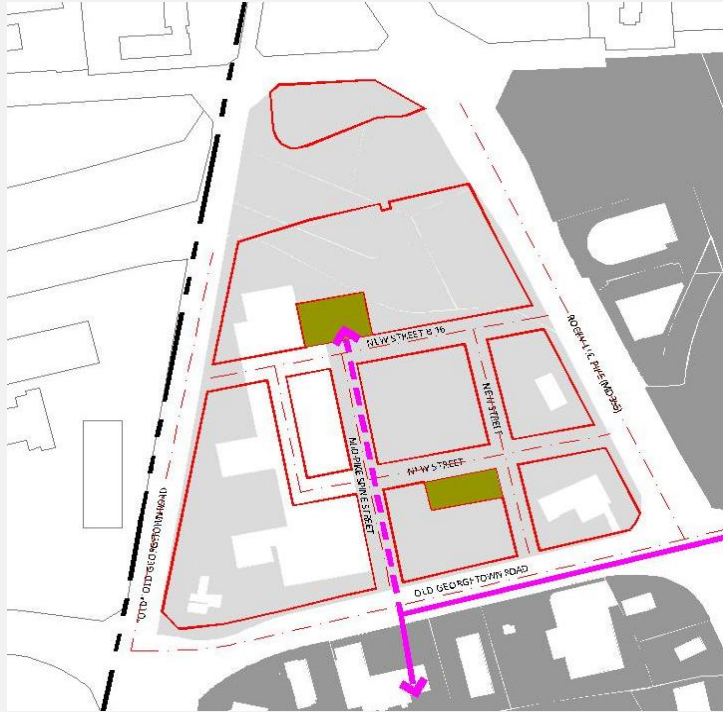
Maximum Building Height

- 300'
- 200'
- 70'
- 2.5 Density Allocation

White Flint Sector Plan

mid-pike district

open space



General

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

Streets

- Major Highway
- Business Street
- Proposed Street

streets



General

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

Open Space

- Public Use Space
- Recreation Loop
- Loop Extension

White Flint Sector Plan

mid-pike district

zoning

Property owner	Acres	Zone	Existing FAR	Zone Max FAR	1992 Plan FAR	Draft Plan FAR	Requested FAR	CR zone FAR with incentives
Federal Realty Investment Trust	20	C-2	0.38	1.5	1.5	2.5-3.0	3.3	3.0-4.0

White Flint Sector Plan

mid-pike district

residential/non-residential

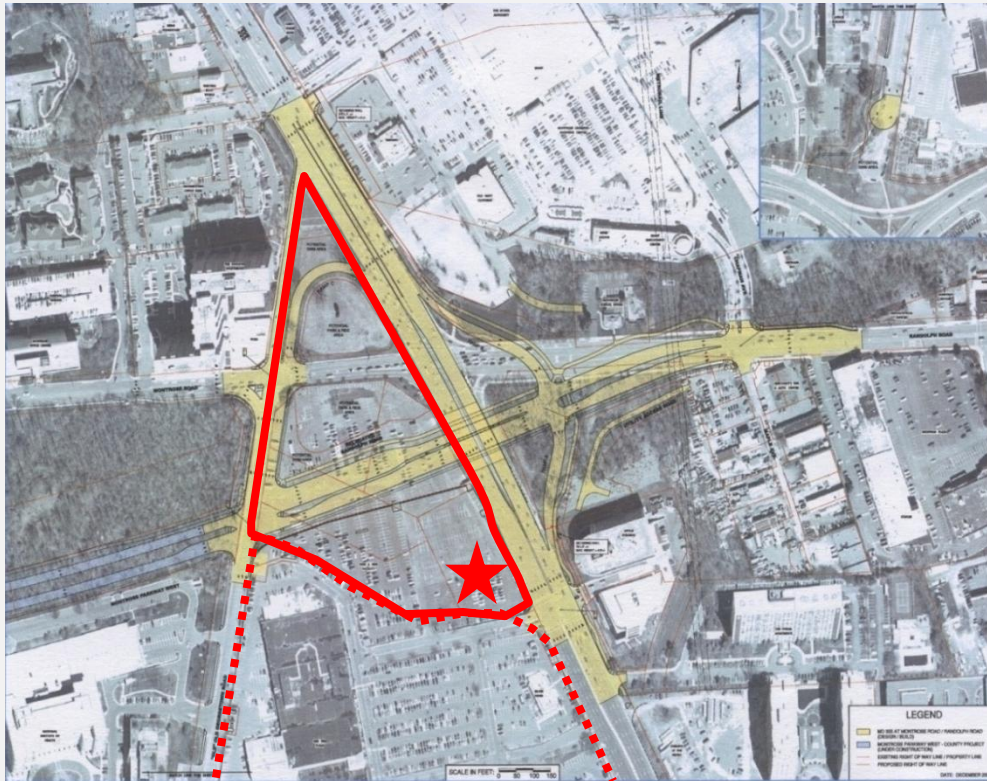
property owner: 53%-residential; 46% non-residential



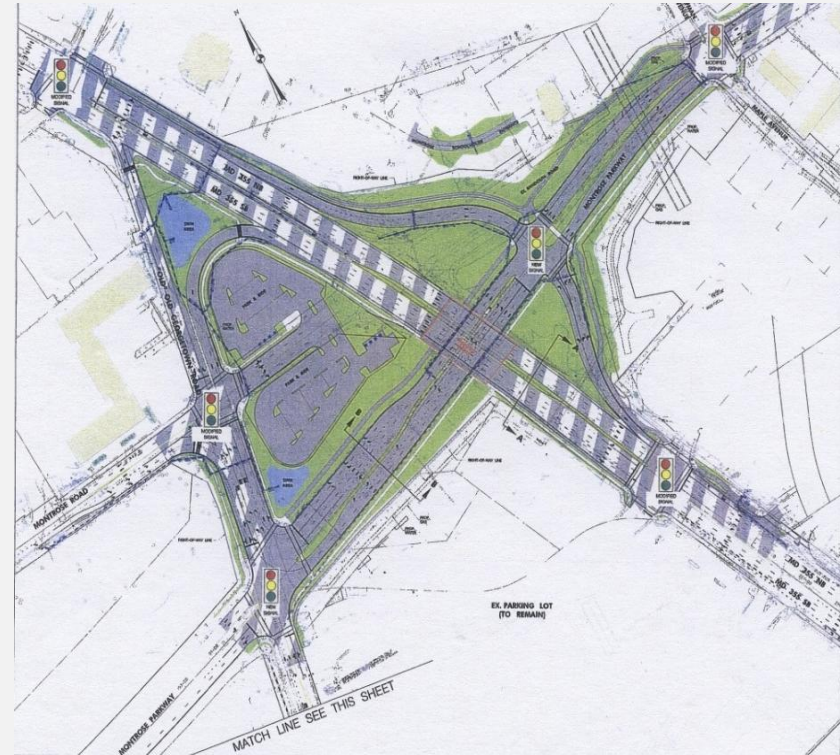
White Flint Sector Plan

mid-pike district

montrose parkway



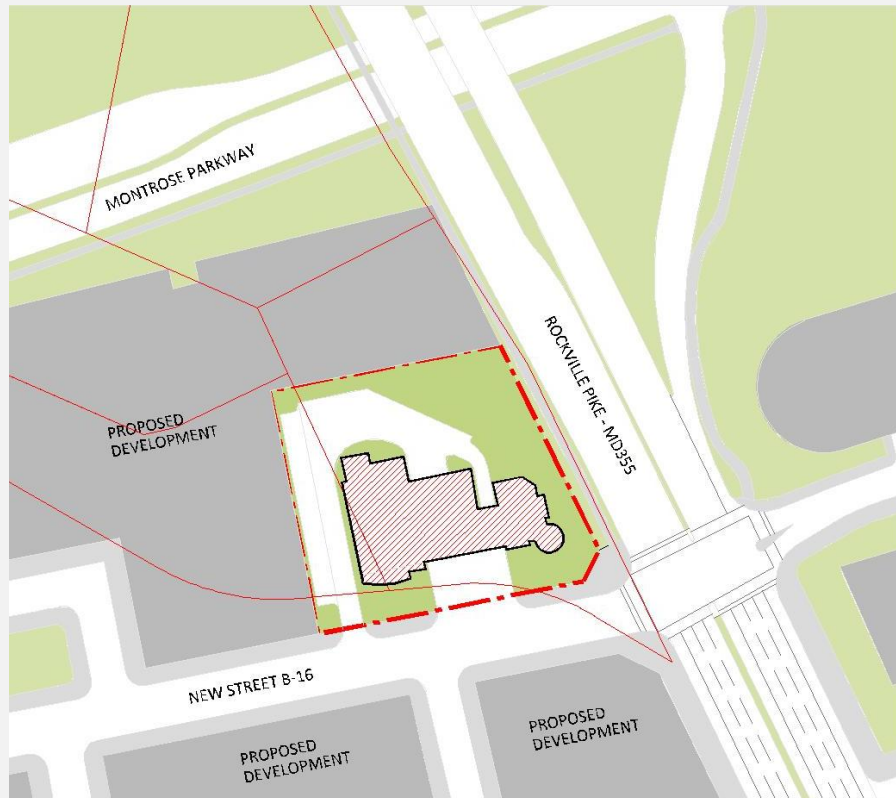
surface parking at SHA



White Flint Sector Plan

mid-pike district

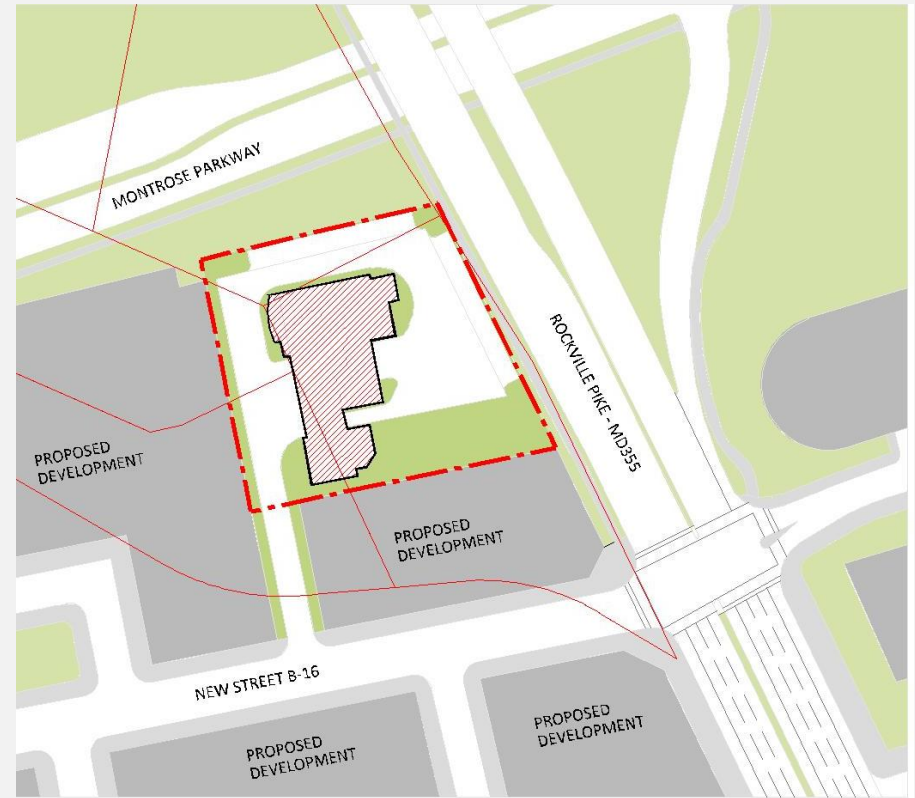
fire, ems, and other public function



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

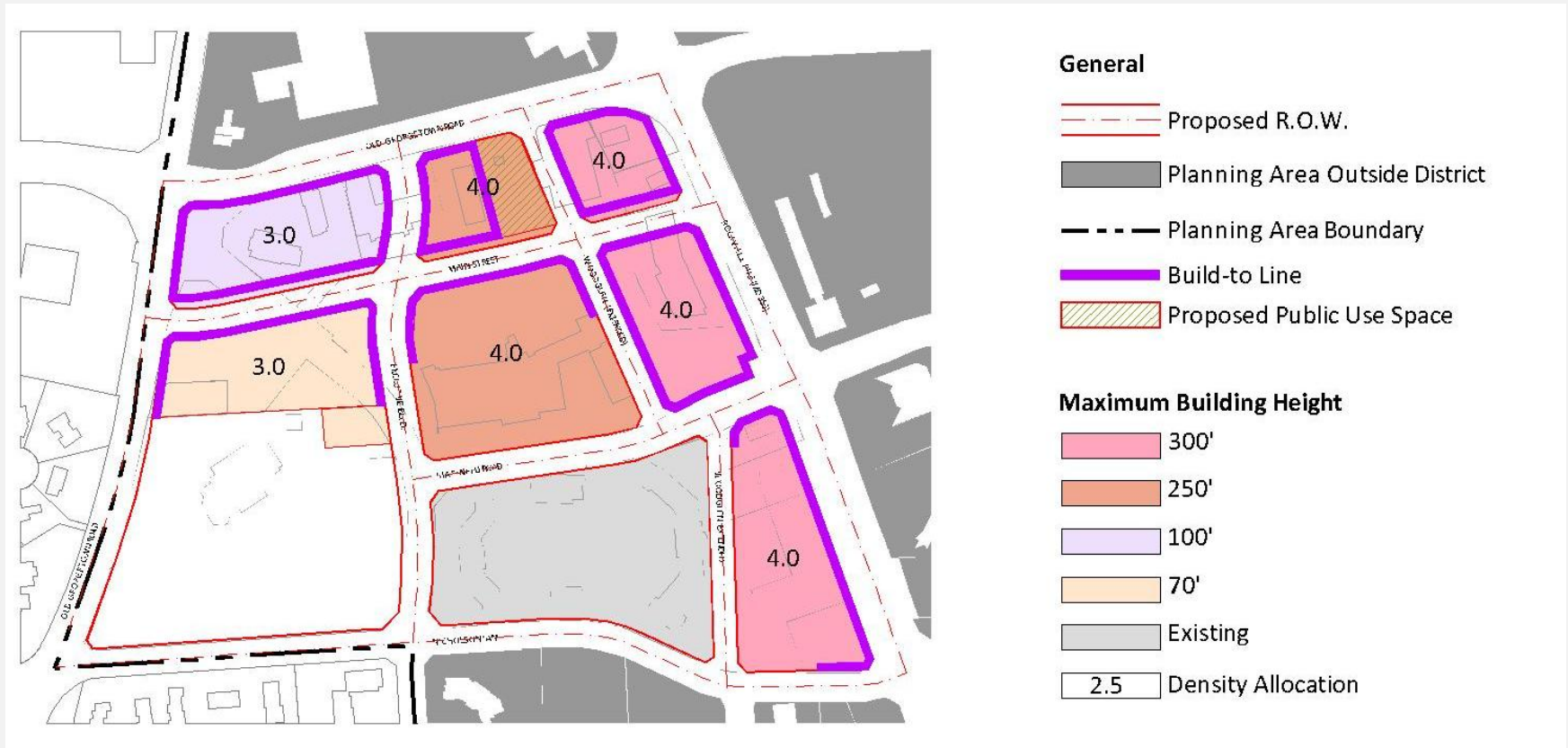
civic green location

building height at the
conference center

White Flint Sector Plan

metro west district

proposed building heights and density



White Flint Sector Plan

metro west district

open space



General

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

Open Space

- Public Use Space
- Urban Park
- Recreation Loop
- Main Street Promenade

streets



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

metro west district

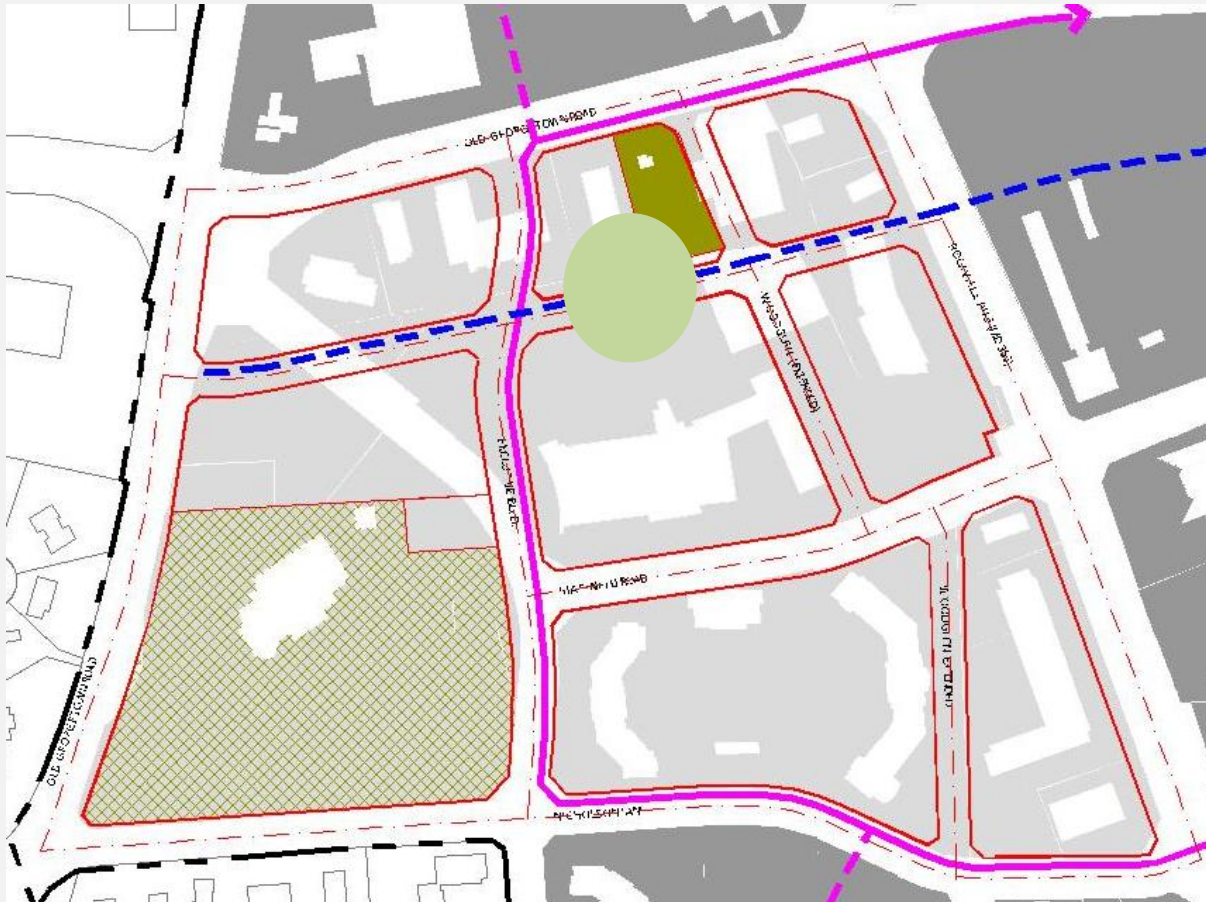
zoning

Property owner	Acres	Zone	Existing FAR	Zone Max FAR	1992 Plan FAR	Draft Plan FAR	Requested FAR	CR zone FAR with incentives
Nissan VOB	2.96	C-2	0.20	1.5	2.4	3.0	3.0	4.0
JBG-Conference Center	11.81	TSR	0.61	2.5	2.5	4.0	4.0	4.0
Gables	3.09	C-2/ R-90	0	1.5	open space	2.5	2.5	3.0
Holladay	4.63	TSM	2.29	2.4	2.4	3.0	4.0	4.0

White Flint Sector Plan

metro west district

civic green



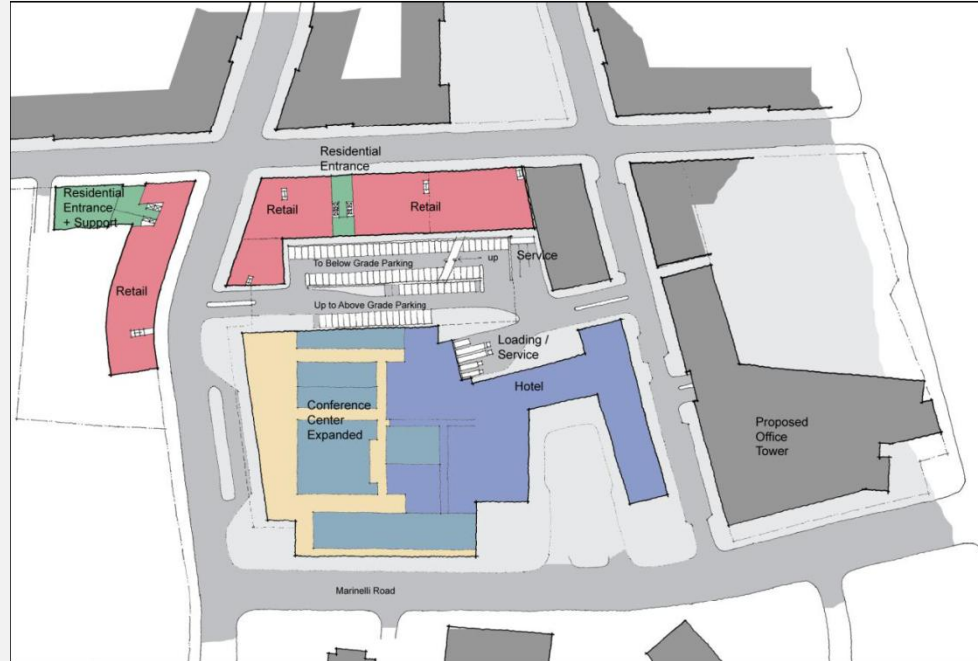
White Flint Sector Plan

metro west district

building height: 390 feet



jbg office proposal



jbg concept plan for conference center

White Flint Sector Plan

nobe district



density

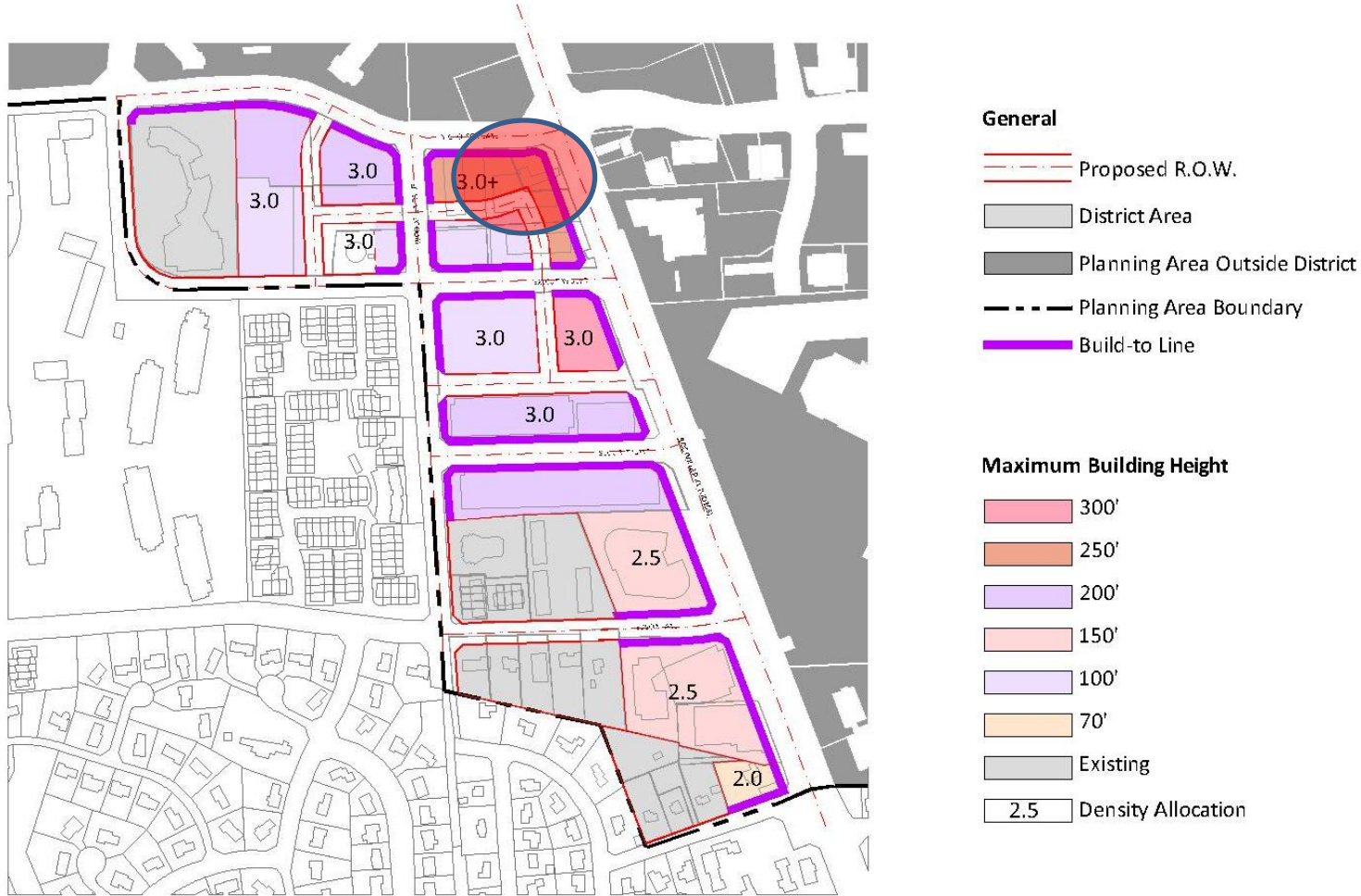
allow additional 10,000 sq.ft at
rockwall building

wssc site

White Flint Sector Plan

nobe district

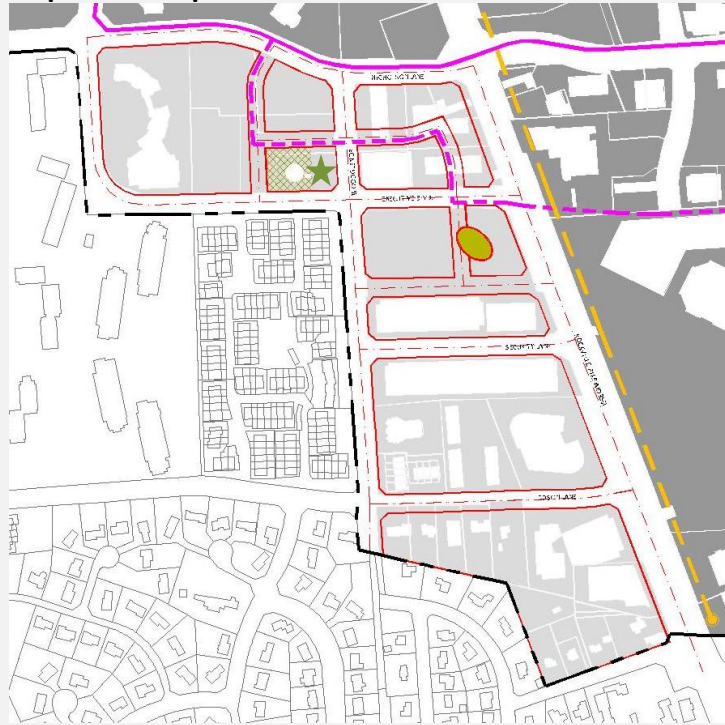
proposed building heights and density



White Flint Sector Plan

nobe district

open space



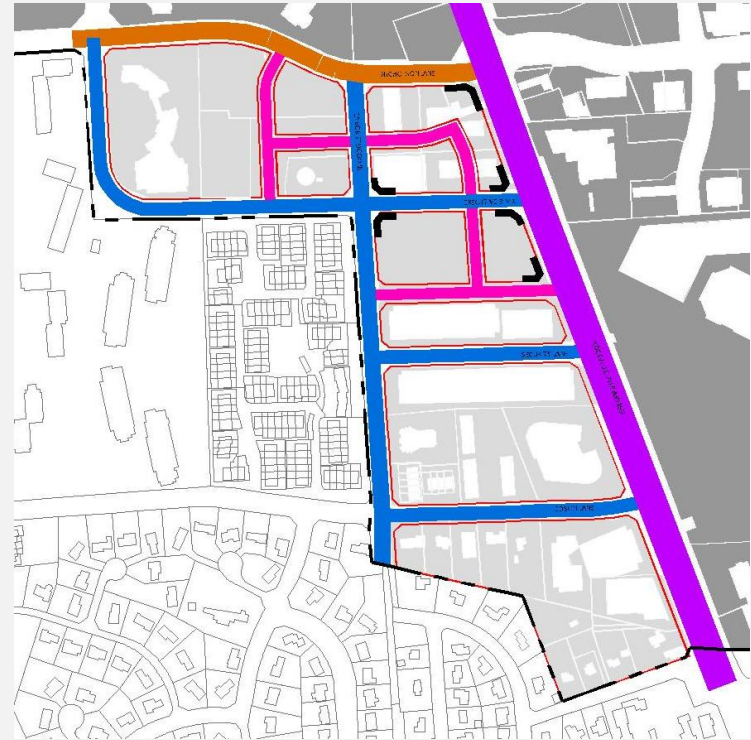
General

- 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

streets



General

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

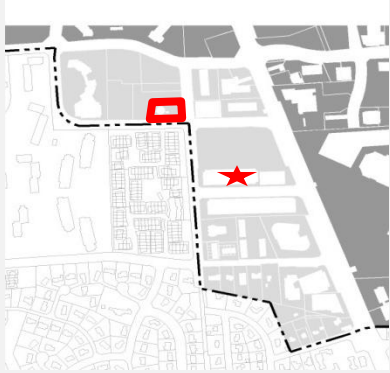
Streets

- Major Highway
- Business Street
- Arterial
- Proposed Street

White Flint Sector Plan

nobe district

wssc property



rockwall office buildings



White Flint Sector Plan

maple district



density

rezoning of montrose school

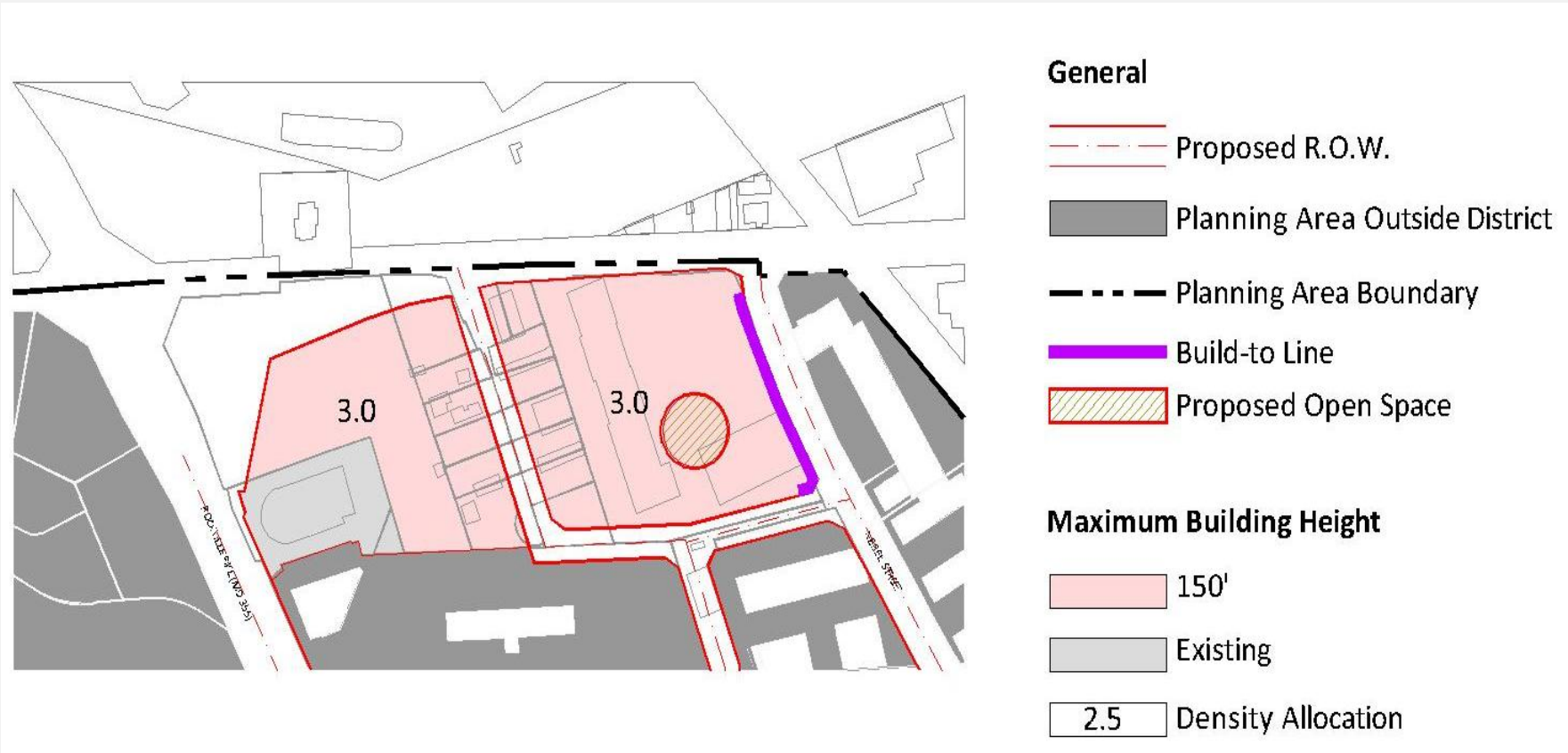
WRIT transfer



White Flint Sector Plan

maple district

proposed building heights and density



White Flint Sector Plan

maple district

open space



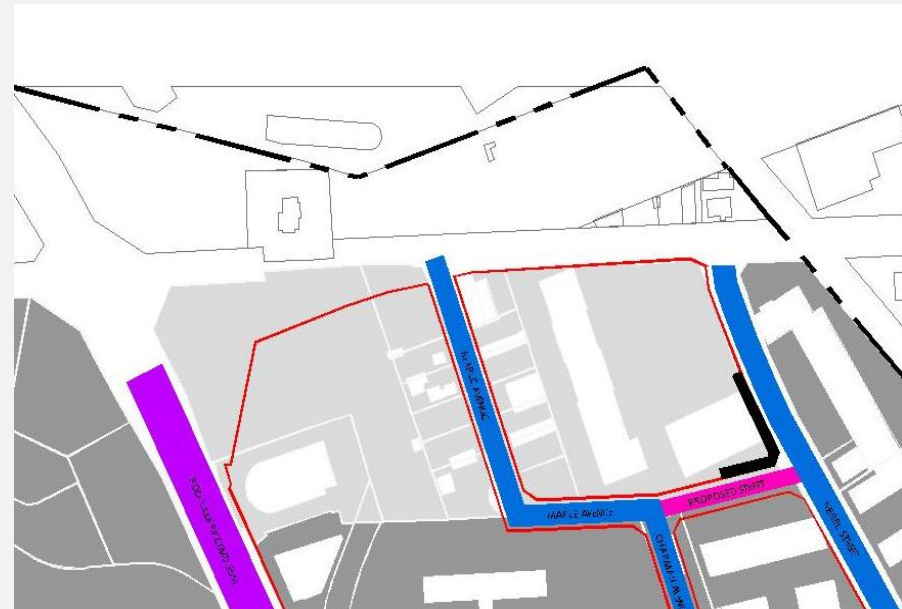
General

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

Open Space

- Public Use Space
- Recreation Loop Extension

streets



General

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

Streets

- Major Highway
MD 355 - 150'
- Business Street
MAPLE AVENUE - 70'
REBEL STREET - 90'
- Proposed Street
PROPOSED STREET - 70'

White Flint Sector Plan

maple district

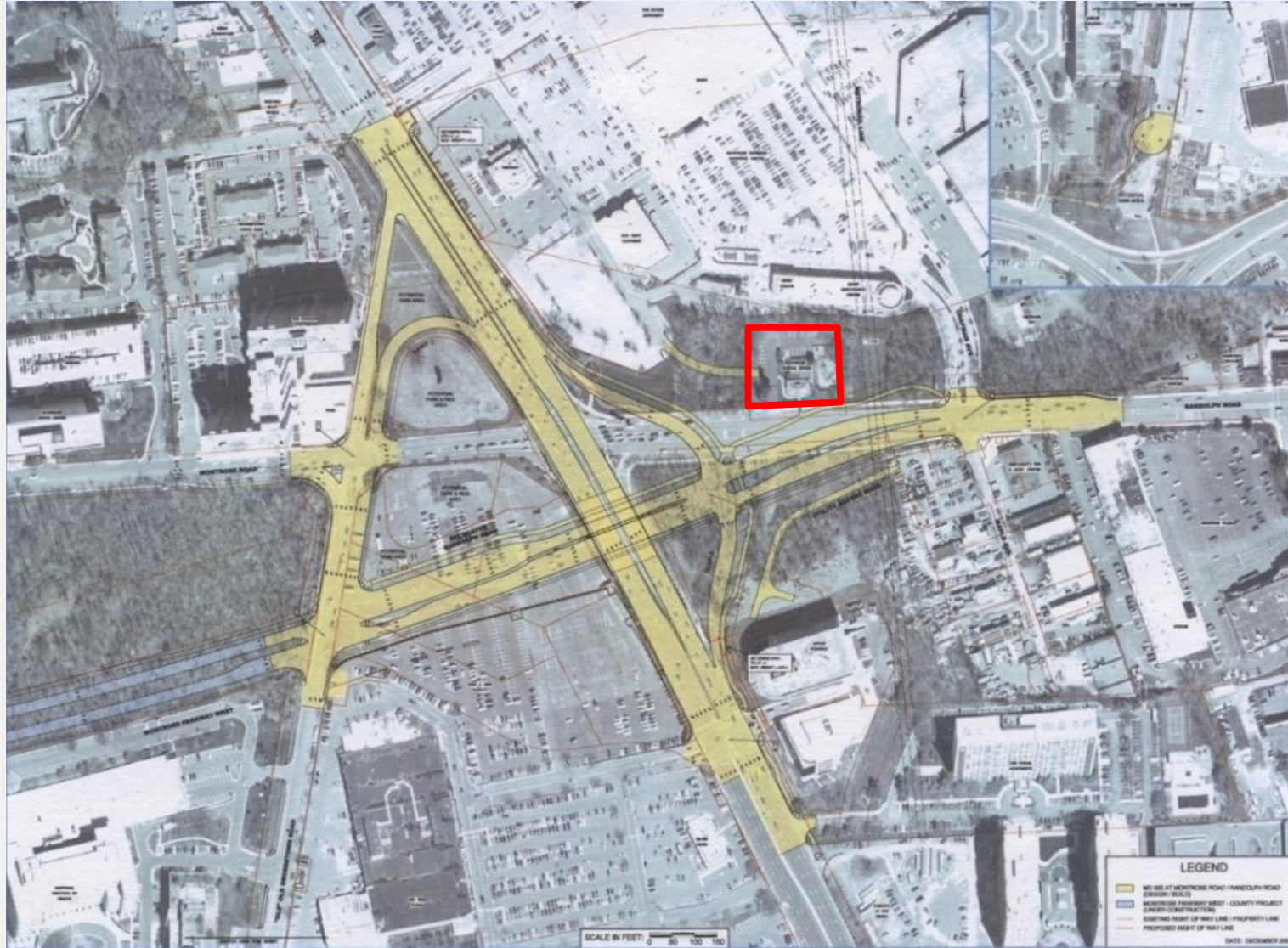
zoning

Property owner	Acres	Zone	Existing FAR	Zone Max FAR	1992 Plan FAR	Draft Plan FAR	Requested FAR	CR zone FAR with incentives
WRIT	9.71	I-4	0.54	1	1	2.5	2.5	3.0

White Flint Sector Plan

maple district

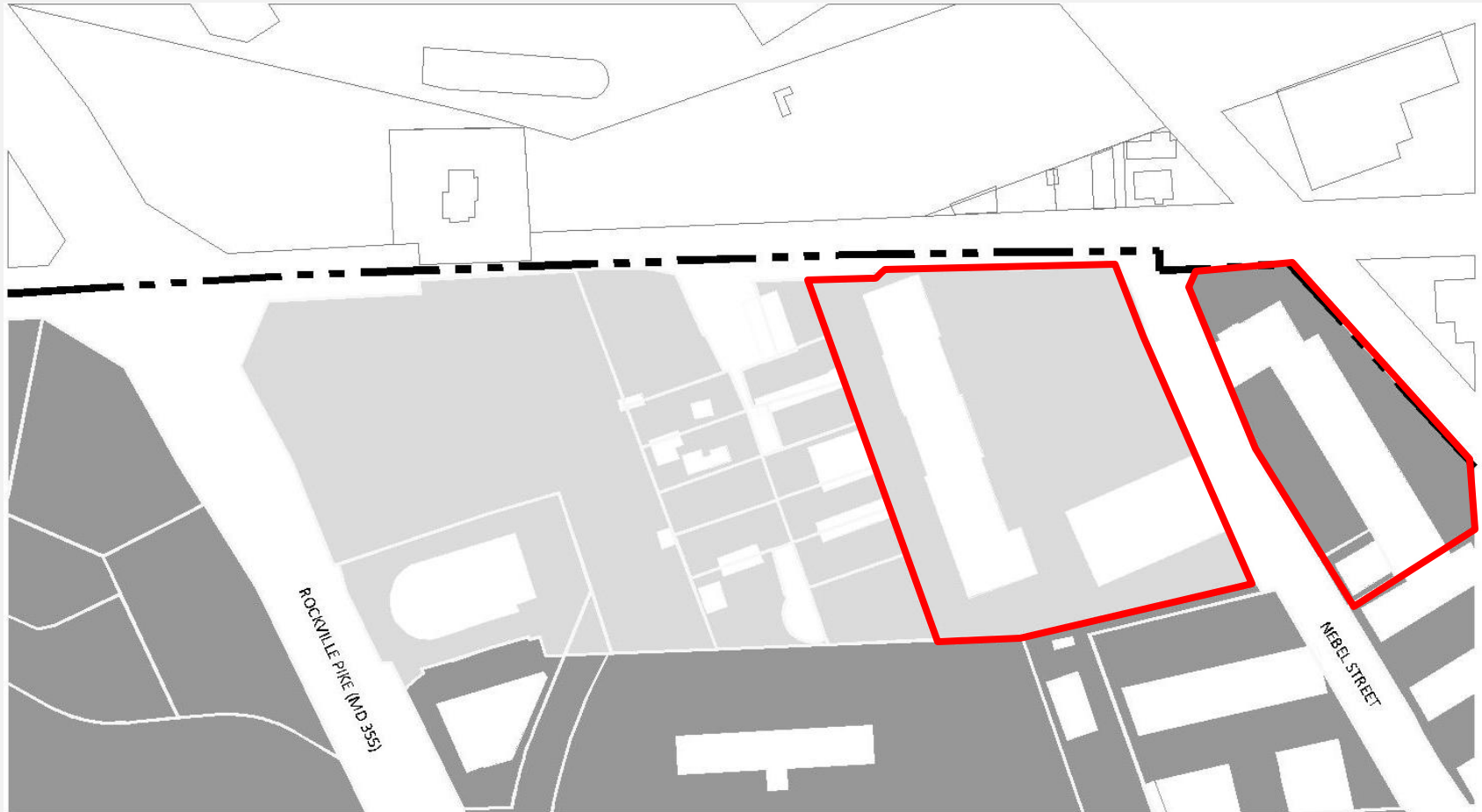
montrose school



White Flint Sector Plan

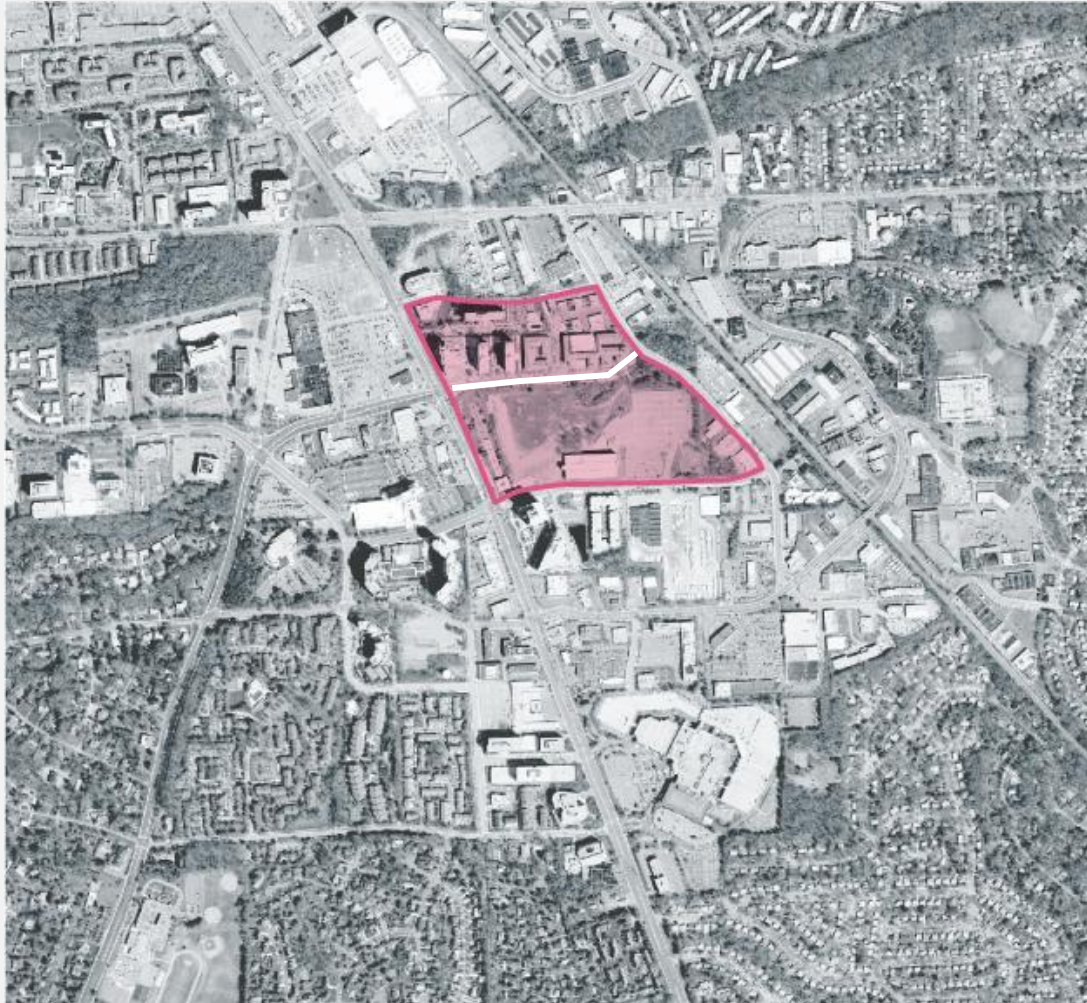
maple district

WRIT density transfer



White Flint Sector Plan

metro east district



montouri transfer

grandfathering language for LCOR

White Flint Sector Plan

metro east district

proposed building heights and density



White Flint Sector Plan

metro east district

open space



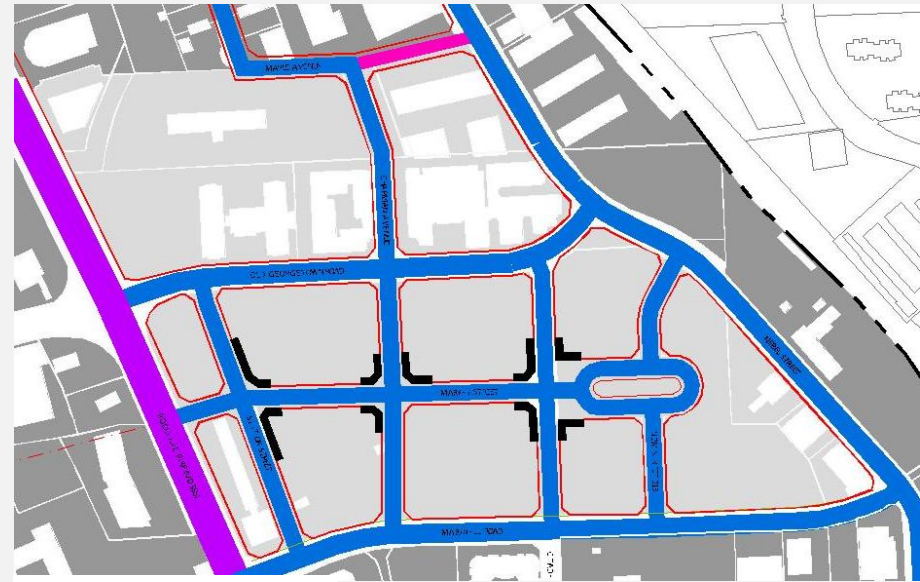
General

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

Open Space

- Public Use Space
- Recreation Loop
- Main Street Promenade

streets



General

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

Streets

- Major Highway
MD 355/150
- Business Street
- Proposed Street

White Flint Sector Plan

metro east district

zoning

Property owner	Acres	Zone	Existing FAR	Zone Max FAR	1992 Plan FAR	Draft Plan FAR	Requested FAR	CR zone FAR with incentives
North Bethesda Center	32.24	TSM/I-1	2.0	2.4	2.4	2.5-4.0	2.4	3.0-4.0
Jolles	0.45	I-1	0.59	NA	NA	2.5	2.5	3.0

White Flint Sector Plan

metro east district

montouri property



Montouri's concept plan

north bethesda center



LCOR's development plan

White Flint Sector Plan

nebel district



density

WRIT transfer of density

White Flint Sector Plan

nebel district

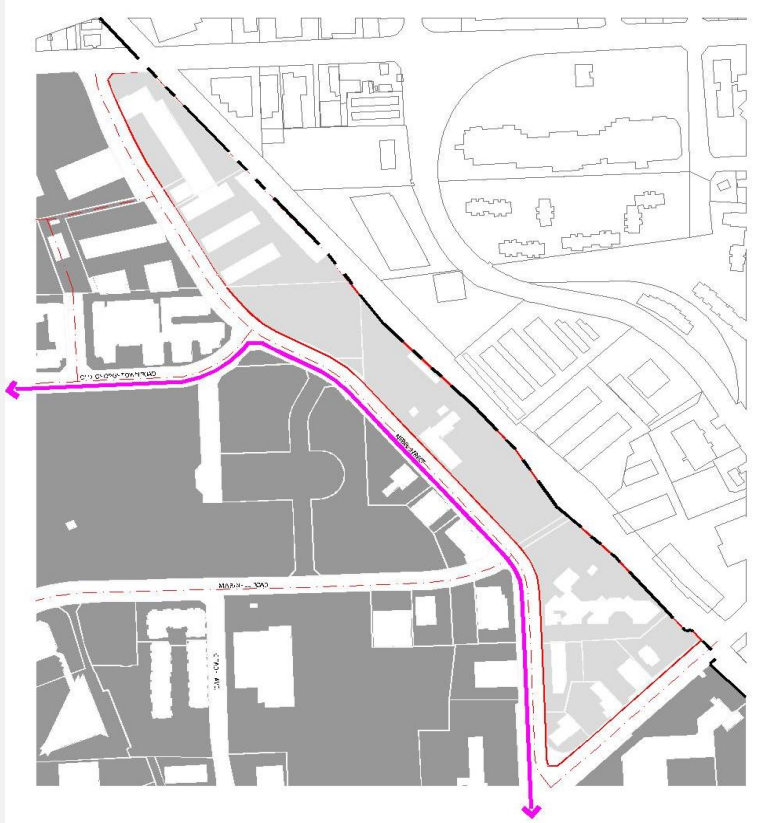
proposed building heights and density



White Flint Sector Plan

nebel district

open space



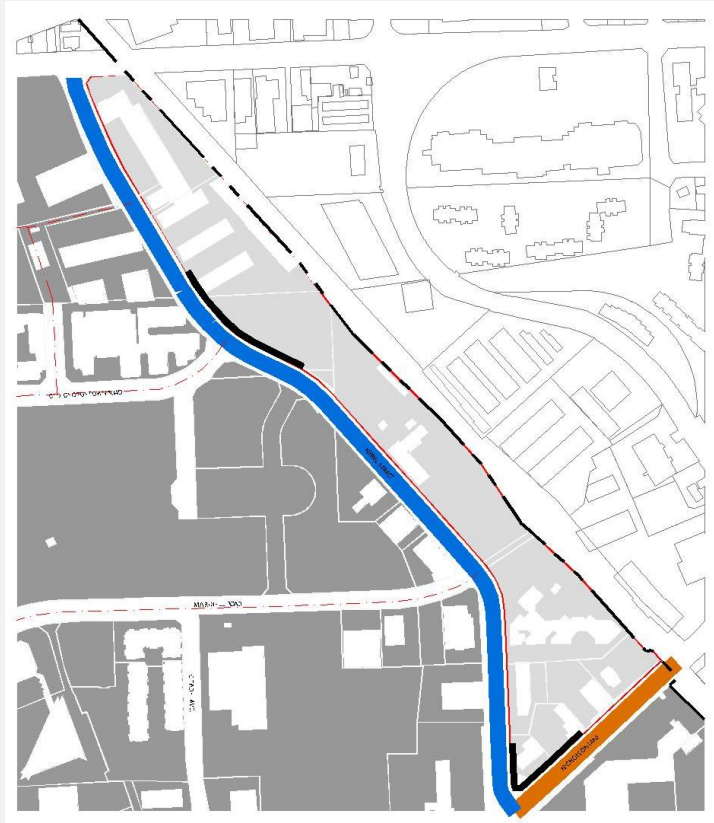
General

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

Open Space

- Recreation Loop

streets



General

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

Streets

- Business Street
- Arterial

White Flint Sector Plan

nebel district

zoning

Property owner	Acres	Zone	Existing FAR	Zone Max FAR	1992 Plan FAR	Draft Plan FAR	Requested FAR	CR zone FAR with incentives
WRIT	9.71	I-4	0.54	1.0	1.0	2.5	2.5	3.0
Montouri	2.5	I-4	0	1.0	1.0	2.5	2.5	3.0

White Flint Sector Plan

nrc district



density

HOC requests rezoning

WMATA requests rezoning only TSM
portion; retain industrial

JBG desires more non-residential

White Flint Sector Plan

nrc district

proposed building heights and density



General

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

Maximum Building Height

- 300'
- 250'
- 200'
- Existing
- 2.5 Density Allocation

White Flint Sector Plan

nrc district

open space



General

- Proposed R.O.W.
- District Area
- Planning Area Outside District
- Planning Area Boundary
- WMATA Easement Zone

Open Space

- Public Use Space
- Recreation Loop
- Loop Extension
- Rockville Pike Promenade

streets



General

- Proposed R.O.W.
- District Area
- Planning Area Outside District
- Planning Area Boundary
- WMATA Easement Zone
- Retail

Streets

- Major Highway
MD 355-150'
- Business Street
MARINELLI ROAD-90'
STAGEL AVE-70'
NEBEL STREET-90'
- Arterial
NICHOLSON LANE-90'
- Proposed Street
NEW STREET-70'

White Flint Sector Plan

nrc district

zoning

Property owner	Acres	Zone	Existing FAR	Zone Max FAR	1992 Plan FAR	Draft Plan FAR	Requested FAR	CR zone FAR with incentives
Fitzgerald	3.56	C-2	0.07	1.5	1.5	2.5	3.0	3.0
JBG-Eatzie's	1.8	C-2	0.29	1.5	2.4	3.0	4.0	4.0
HOC	4.45	TSM	1.01		2.0	1.0	3.0	4.0
White Flint View	1.86	C-2		2.0	1.5	2.5	3.0	4.0

White Flint Sector Plan

nrc district



Eatzi's



HOC-Strathmore Court



WMATA

White Flint Sector Plan

white flint mall district



density

higher density on eisinger
property

parkland on R-90 portion of
combined properties

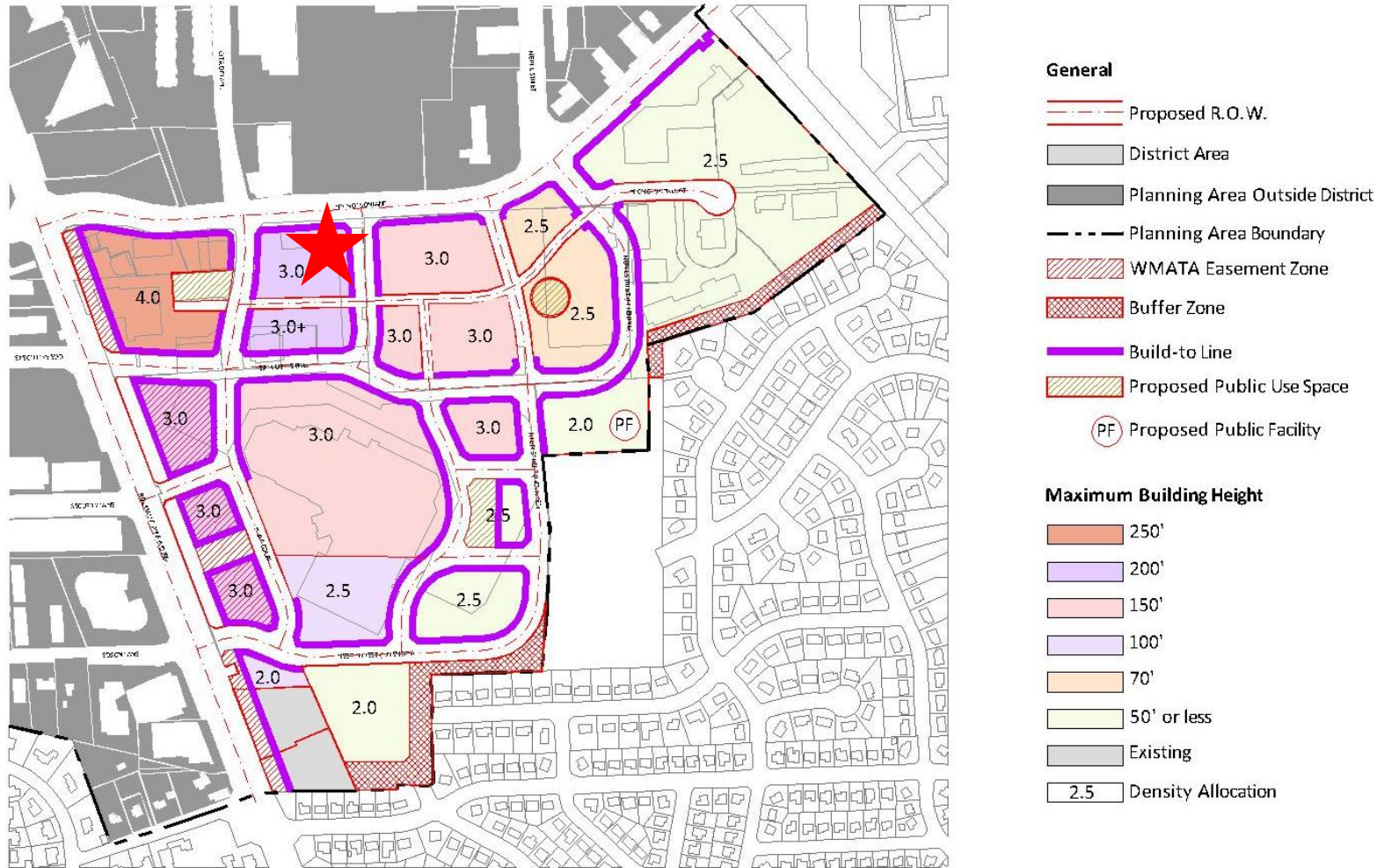
pedestrian connections

Improvements to white flint
neighborhood park

White Flint Sector Plan

white flint mall district

proposed building heights and density



White Flint Sector Plan

white flint mall district

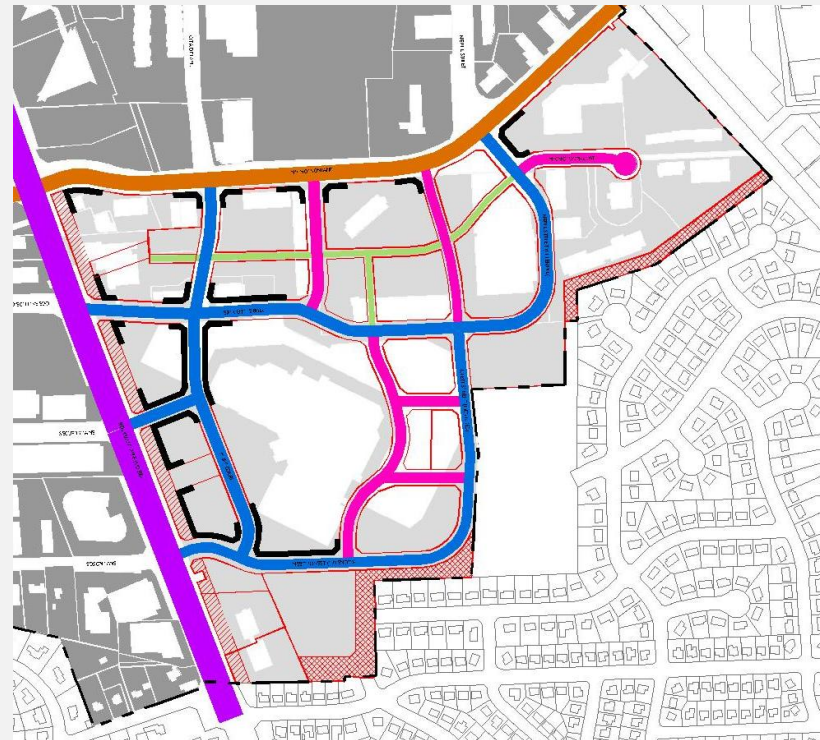
open space



- General**
- Proposed R.O.W.
 - District Area
 - Planning Area Outside District
 - Planning Area Boundary
 - WMATA Easement Zone
 - Buffer Zone
 - Pedestrian Passage

- Open Space**
- Public Use Space
 - Parkland
 - Recreation Loop
 - Loop Extension
 - Rockville Pike Promenade
 - Mid-Block Connection

streets



- General**
- Proposed R.O.W.
 - District Area
 - Planning Area Outside District
 - Planning Area Boundary
 - Retail
 - WMATA Easement Zone
 - Planted Buffer Zone
 - Pedestrian Passage

- Streets**
- Major Highway
 - Business Street
 - Arterial
 - Proposed Street
 - Mid-Block Pedestrian Connection

White Flint Sector Plan

white flint mall district

zoning

Property owner	Acres	Zone	Existing FAR	Zone Max FAR	1992 Plan FAR	Draft Plan FAR	Requested FAR	CR zone FAR with incentives
Fitzgerald	4.22	C-2	0.28	1.5	2.4	2.5	4.0	4.0
Eisinger	4.42	C-2	0.51	1.5	2.4	2.5	4.0	3.0
Combined Properties	15.02	C-2	0.29	1.5	1.5	2.0-2.5	2.5	2.5-3.0
Nicholson Court Properties	16.5	I-4	0.47	1.0	1.0	2.0-2.5	2.5	2.5
White Flint Mall	43.27	C-2/ R90/ CT	0.65	0.5-1.5	0.5-1.5	2.0-2.5	2.8	2.0-3.0

White Flint Sector Plan

white flint mall district



Parkland on combined property and White Flint Park improvements



Pedestrian connections from adjacent neighborhood