

An aerial satellite photograph of a suburban area. A small, irregularly shaped lot is highlighted in orange on the right side of the image, near a road intersection. The surrounding area includes residential houses, green spaces, and a golf course on the left. The text "TILDEN PLACE" is overlaid in large white letters on the left side of the image.

# TILDEN PLACE

White Flint, MD

## SKETCH PLAN APPLICATION



# TILDEN PLACE





# TILDEN PLACE

## Public Use Space

The Plan recommends a hierarchical public use space system in which each space contributes variety in function and setting (Map 9). A recreation loop connects the public use spaces.

### For Everyone Wall Local Park

swimming sports, recreation, and fitness activities

### For the Sector Plan Area a central civic green

gathering, ceremonies, and celebrations

### For Each Block an urban plaza

at each cluster of offices, residences, and shops provide plazas, pocket parks, green streets

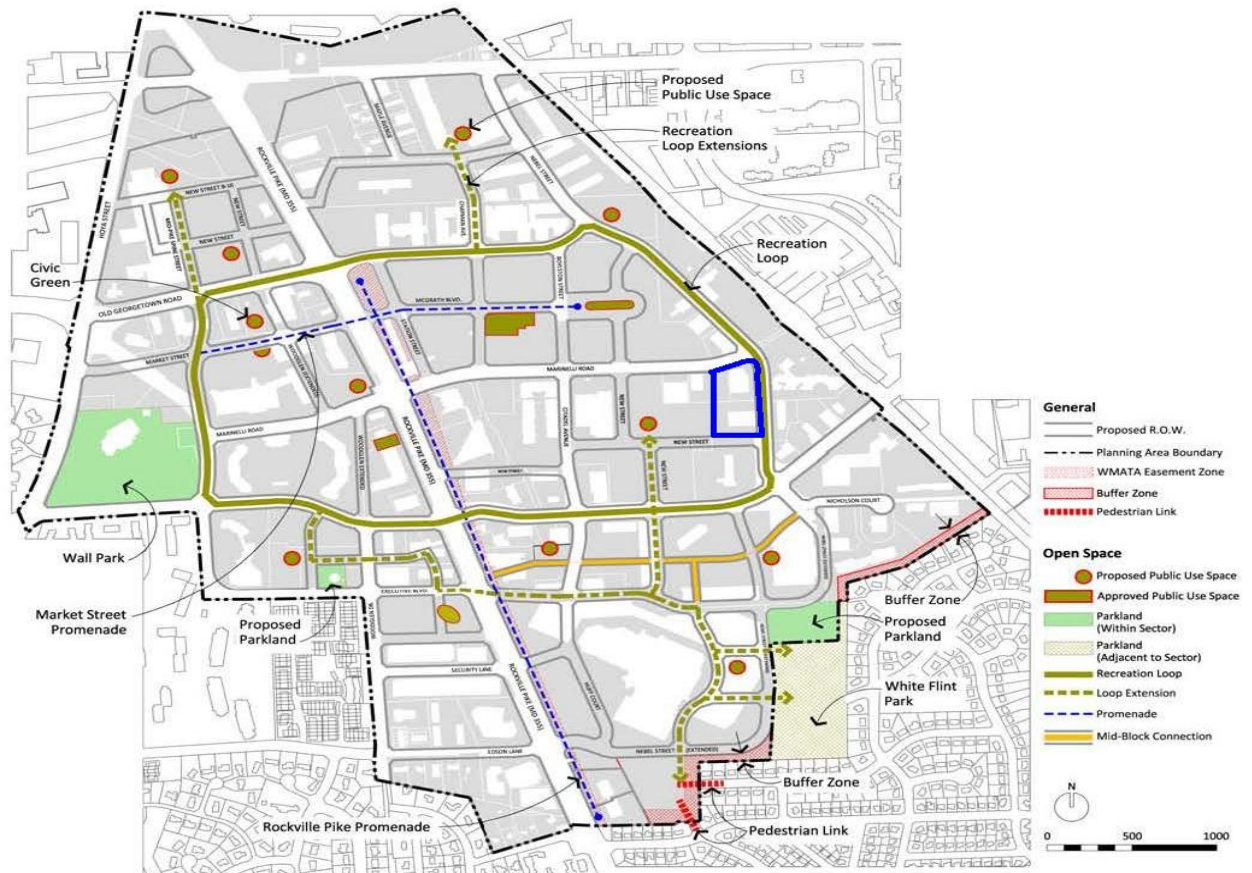
### For Each Neighborhood a neighborhood green

meeting place and landmark

### For Each Building private recreation space

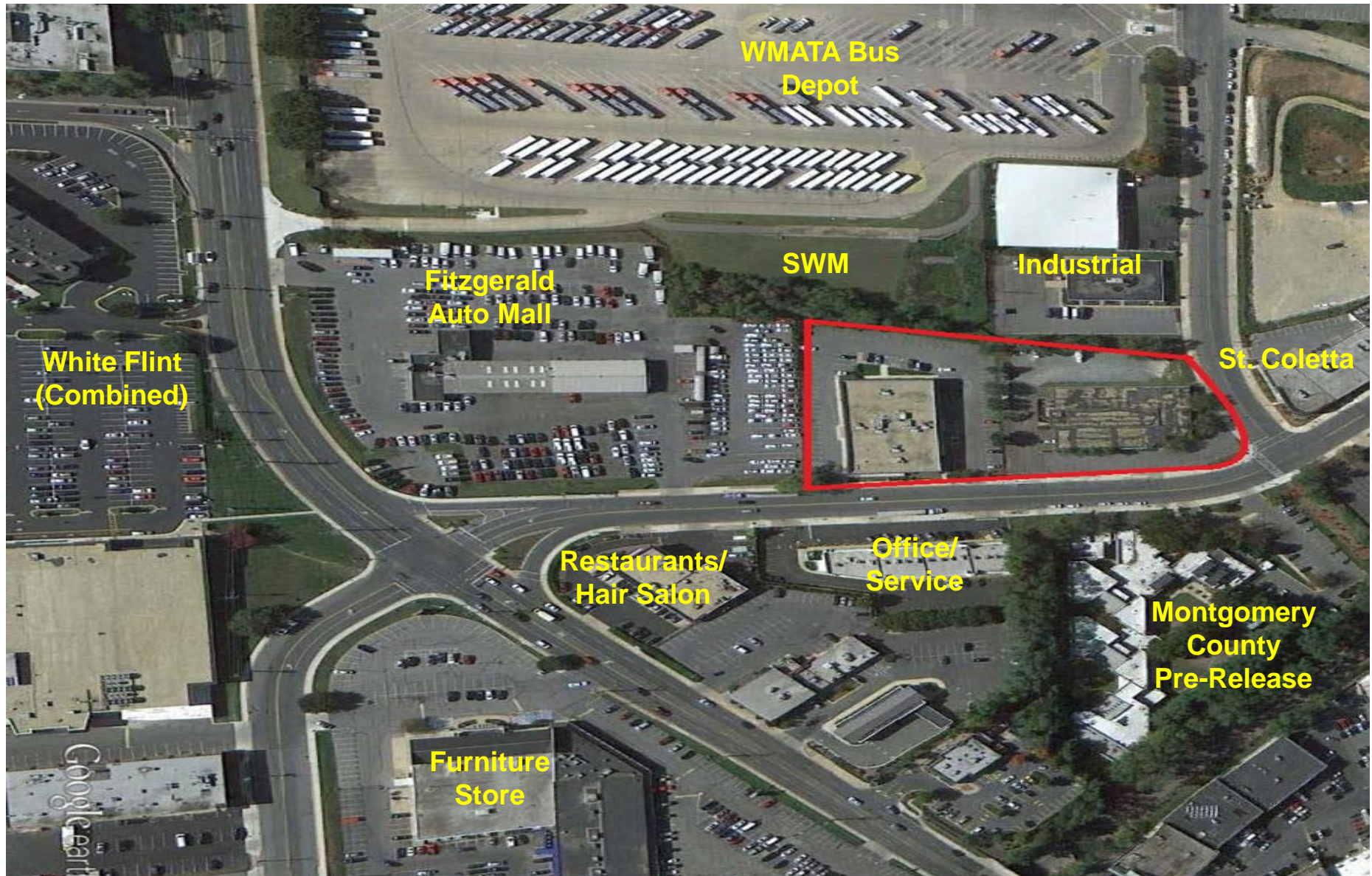
public use space, community garden, green roof

Map 9: Public Use Space Plan



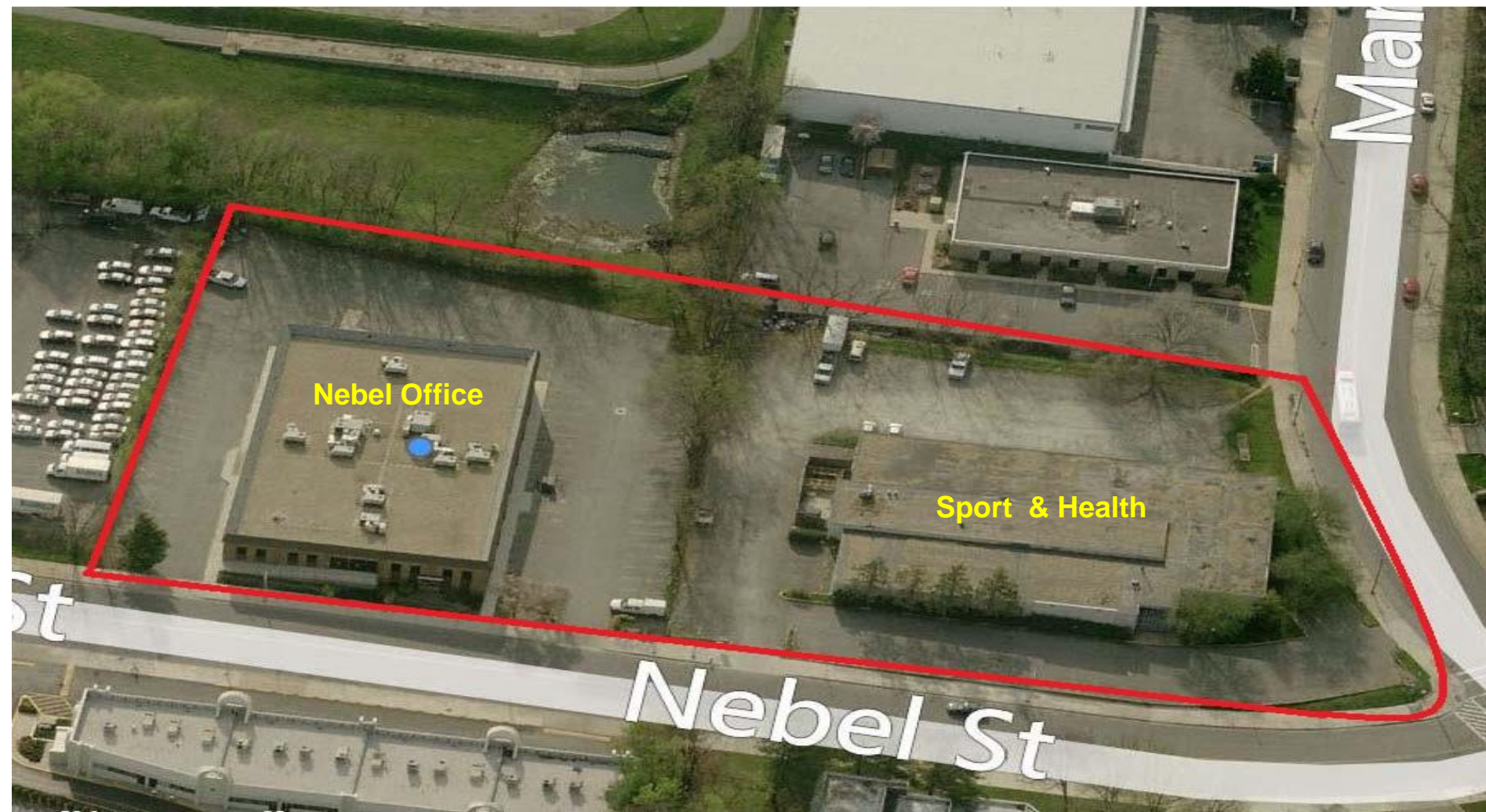


# TILDEN PLACE





# TILDEN PLACE



**Acreage:** 2.70 Acres

**Cross Track:** 3.345

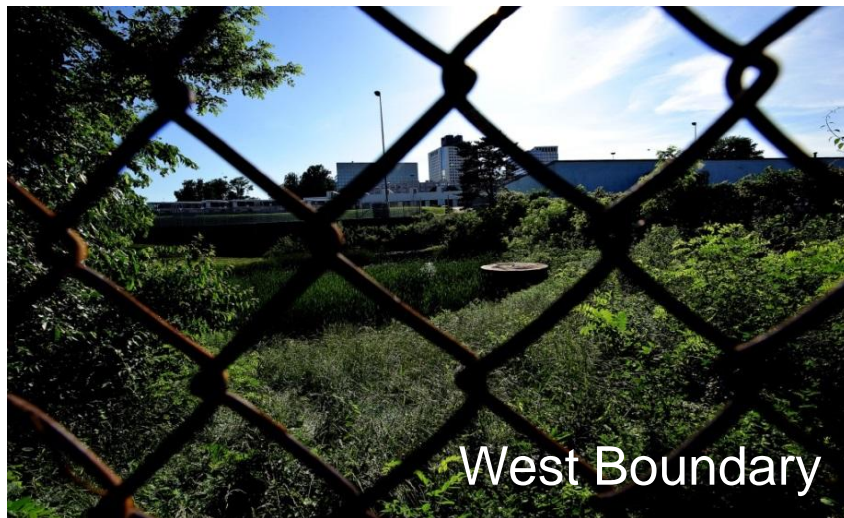
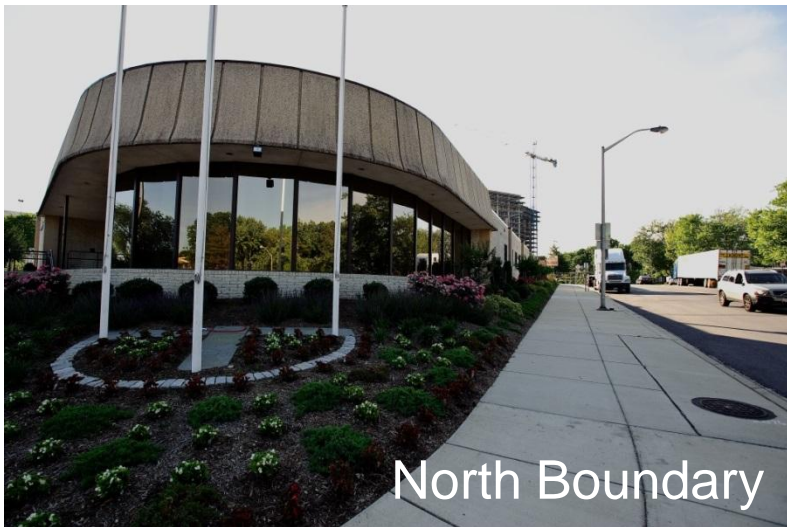
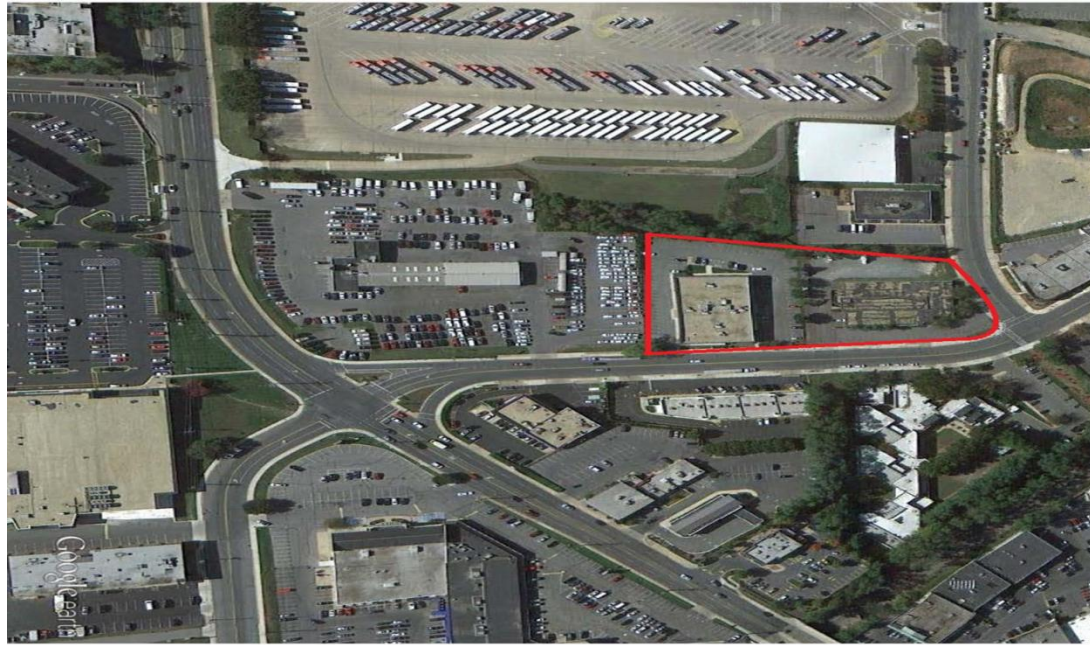


# EXISTING CONDITIONS/ ON SITE





# SOUTH, NORTH, & WEST BOUNDARIES



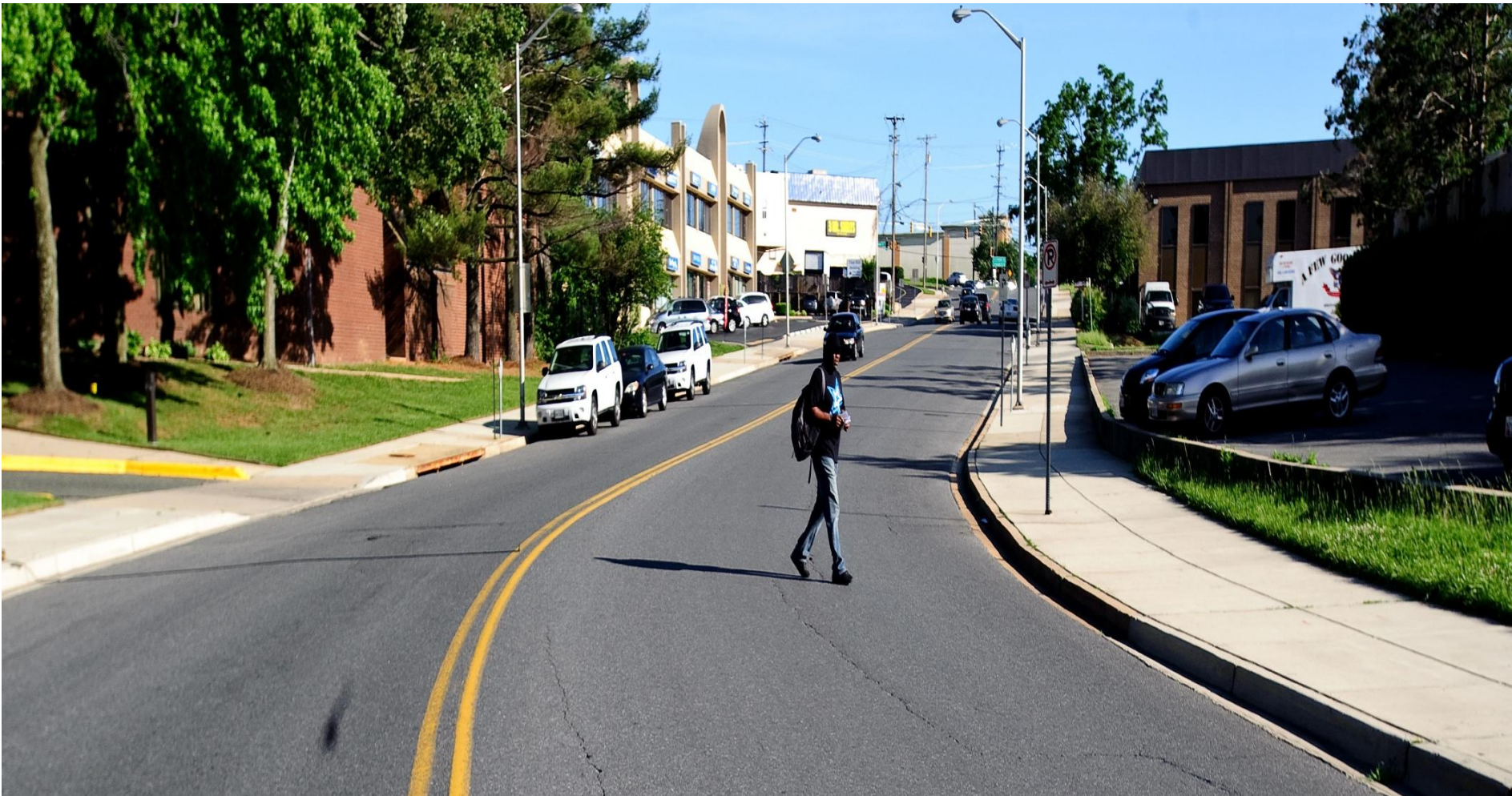


# EAST BOUNDARY





# RETAILING CHALLENGES





# EXISTING RETAIL



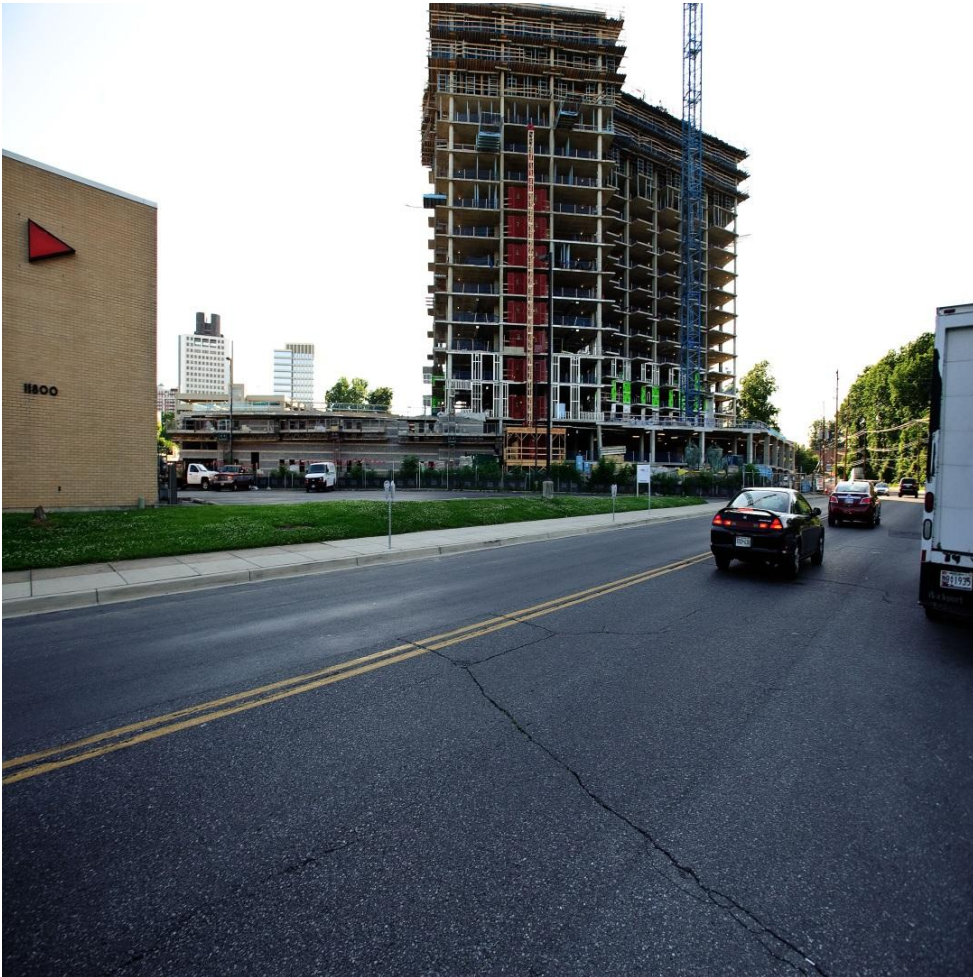


# MARINELLI ROAD / WMATA BUS DEPOT





# NEBEL STREET NORTH



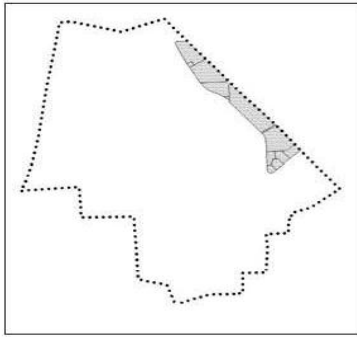


# NEBEL STREET NORTH





# TILDEN PLACE

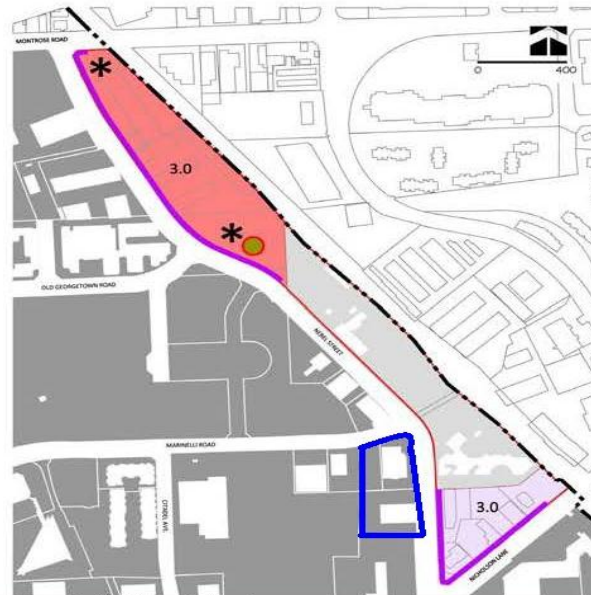


## Nebel District

The Washington Gas facility and the Montgomery County Pre-Release Center are two public uses within this 23-acre district, which lies alongside the CSX tracks. The district is zoned I-4 and C-2. Some properties in this district, including the Randolph Shopping Center, have redevelopment potential (Map 33).



Map 33: Location



Map 34: Height and Density

### General

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

### Recommended Building Height

- 150'
- 100'
- Existing
- Signature Building (200')



# DESIGN OBJECTIVES

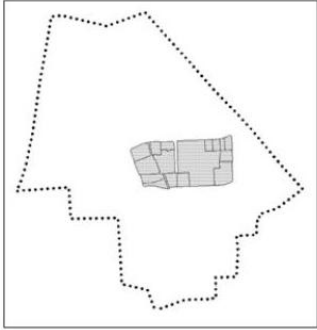
**WHITE FLINT**  
Urban Design Guidelines (June 2010)

**THE WHITE FLINT SECTOR PLAN**  
Midtown On The Pike (2010)

- 
- Improve/ facilitate access to transit, services, entertainment and open space
  - Activate the public realm with continuous building facades
  - Consider energy conservation
  - Incorporate sustainable principles
  - Encourage pedestrian activity
  - Provide attractive housing options and an inviting environment
  - Attract people of all ages, incomes, and ethnicities

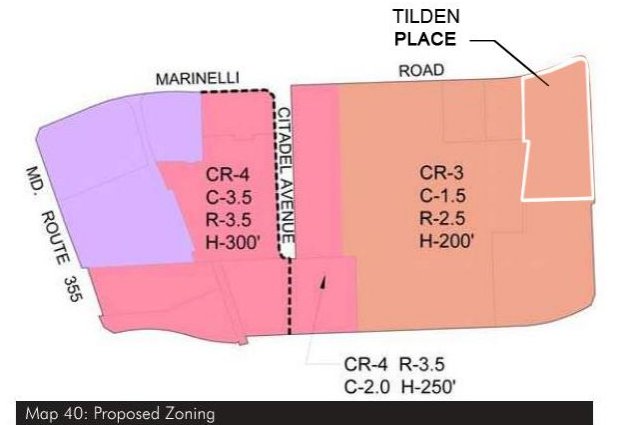


# PROPOSED ZONING



## NRC DISTRICT

- The site is located within the NRC District
- Site is zoned at CR-3 to promote residential growth and development
- 3.0 FAR Max. allowed / 2.5 actual
- 200 ft. Max. Building Height allowed / 80 ft. actual
- Public Use Space nearby
- According to The White Flint Sector Plan, the NRC District has “the greatest potential for future redevelopment”



THE WHITE FLINT SECTOR PLAN  
Midtown On The Pike (2010) PG. 43



# NRC DISTRICT- PUBLIC USE SPACES





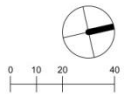
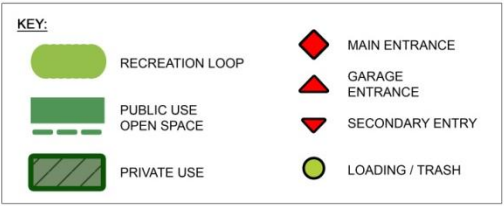
The map illustrates the Rockville Pike area with various street types and proposed transit improvements. Key features include:

- Streets:** Marinelli Road, Citadel Avenue, Nicholson Lane, Tilden Place, Nebel Street, and Rockville Pike.
- Transit Improvements:**
  - Bike Lanes:** Indicated by green lines along Rockville Pike and Nicholson Lane.
  - Shared Use Path:** Indicated by green lines with arrows along Rockville Pike and Nicholson Lane.
  - Dual (Shared Use Path + Bike Lane):** Indicated by green lines with double arrows along Rockville Pike and Nicholson Lane.
- Street Types:**
  - Major Highways:** Rockville Pike (purple line).
  - Business Streets:** Marinelli Road, Nicholson Lane, Tilden Place, Nebel Street, and Citadel Avenue (blue lines).
  - Arterial:** Nicholson Lane (brown line).
  - Local Streets:** Various streets within the grid (pink lines).

A "M metro" logo is located in the top left corner. A key in the bottom right corner defines the line types used on the map.

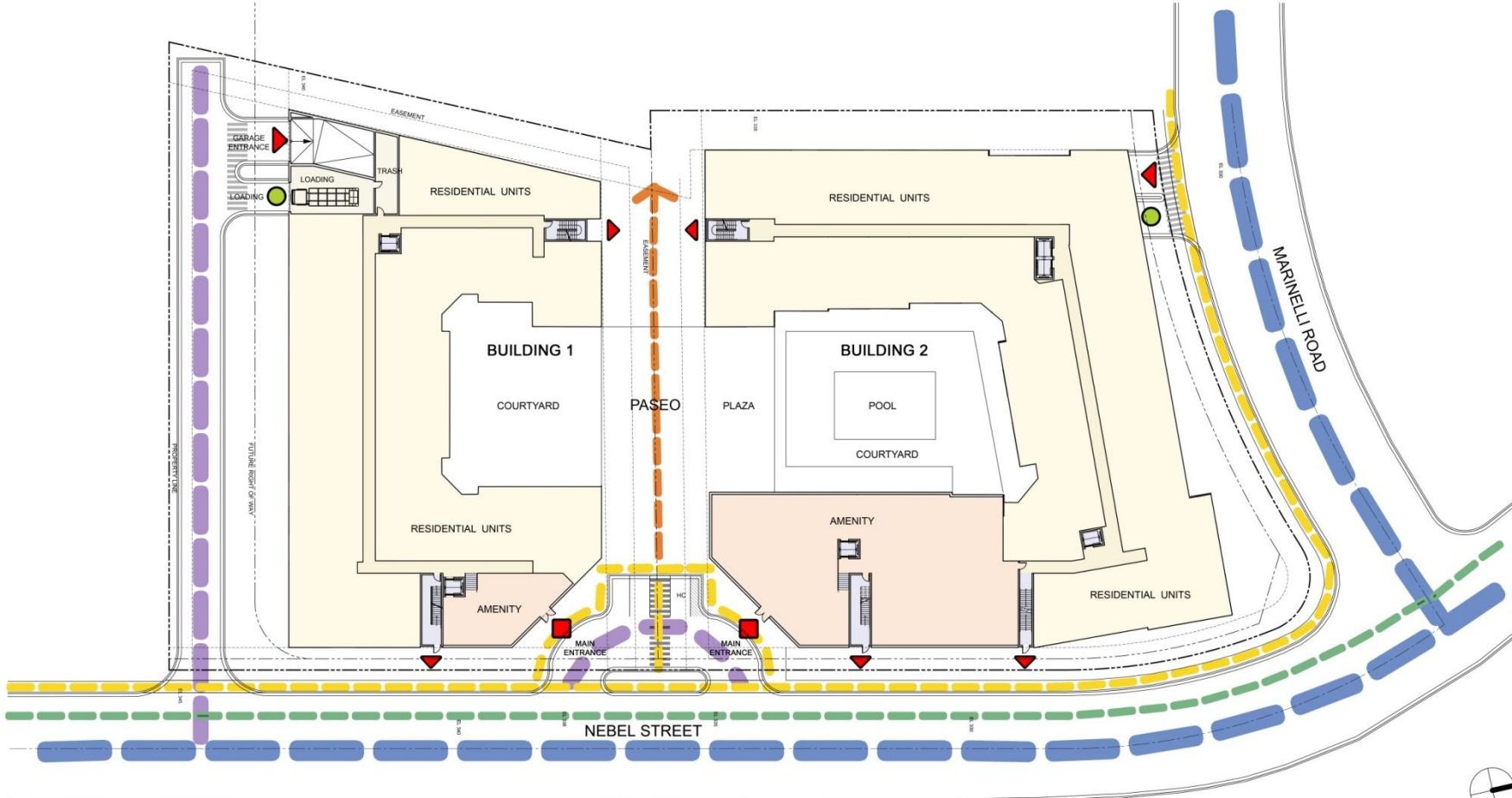


# SITE PLAN – OPEN SPACES



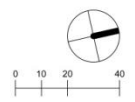


# SITE PLAN – CIRCULATION



**KEY:**

PUBLIC VEHICULAR	MAIN ENTRANCE
INTERNAL VEHICULAR	GARAGE ENTRANCE
PEDESTRIAN	SECONDARY ENTRY
PASEO	LOADING / TRASH
BIKE LANES	





# GROUND FLOOR



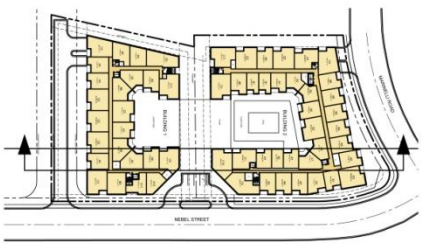
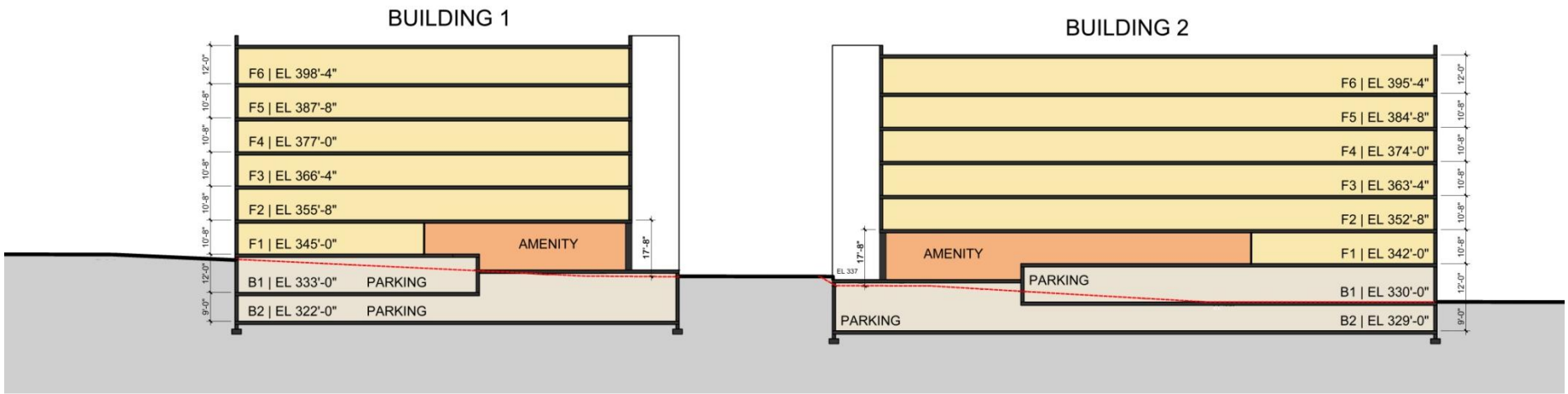


# TYPICAL FLOOR



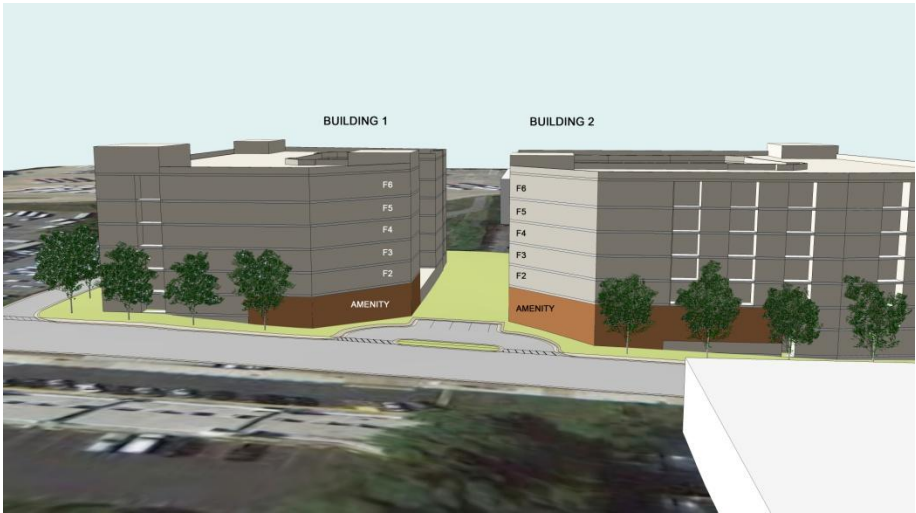


# SECTION





# 3D VIEWS





# SUMMARY TABULATIONS

	BUILDING GSF (W/ AMENITY)	NO. OF UNITS	PARKING SPACES PROVIDED
BUILDING 1	156,508 GSF	156 UNITS	138 SPACES
BUILDING 2	207,780 GSF	206 UNITS	190 SPACES
TOTAL	364,288 GSF	362 UNITS	328 SPACES

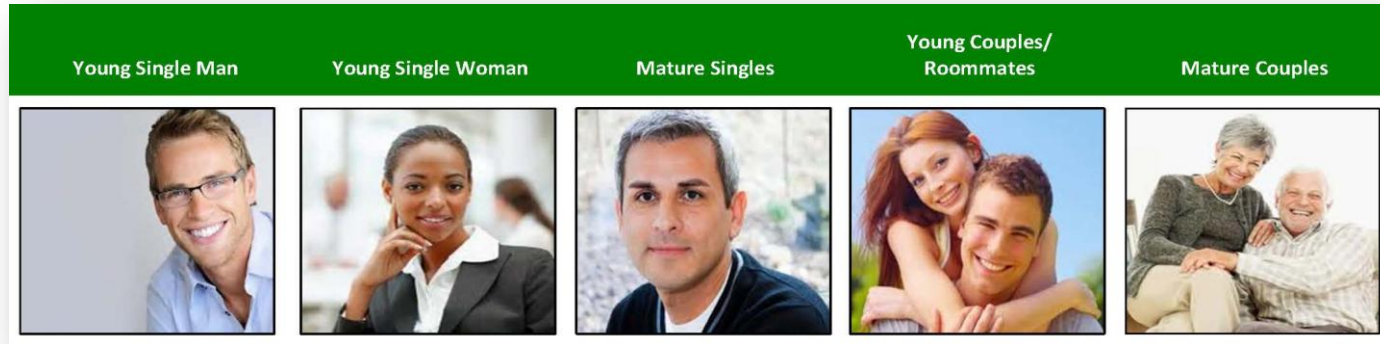
**CROSS TRACK AREA:** 145,715 SF

**FAR:** 2.5

**MPDU'S:** 46

NOTE: TOTAL UNIT AND MPDU COUNT SUBJECT TO MINOR REDUCTIONS AS A RESULT OF FINAL DESIGN.

# RESIDENTIAL



- Tilden Place Concept
- Shifting Consumer Attitude
- Home Design



# WHO IS THE RENTER?

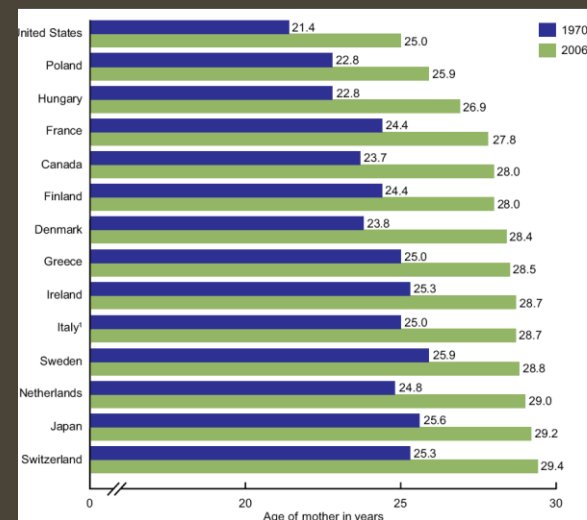
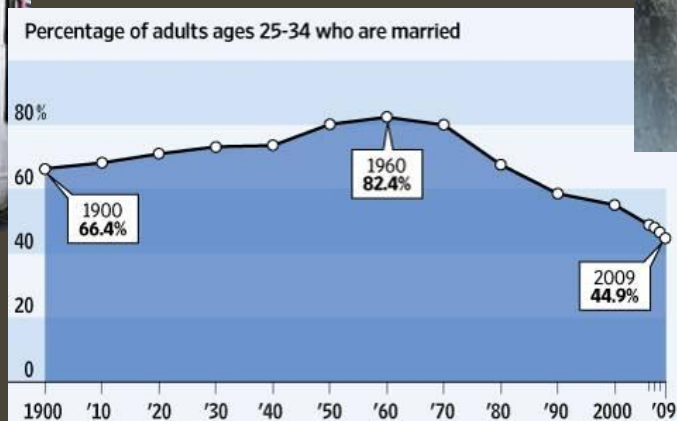
There is a new housing demographic... the **Dawdlers**



Delay...Delay...



- Average age for American men marrying for the first time is now **28**. (That's up 5 years since 1970)

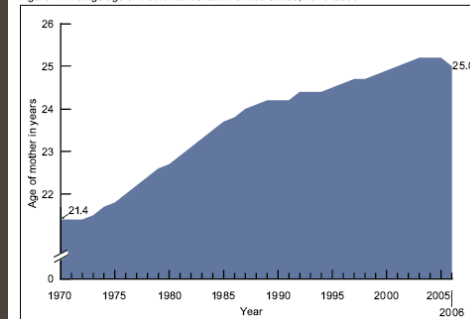


**Children** come later...

Women are waiting to have children.

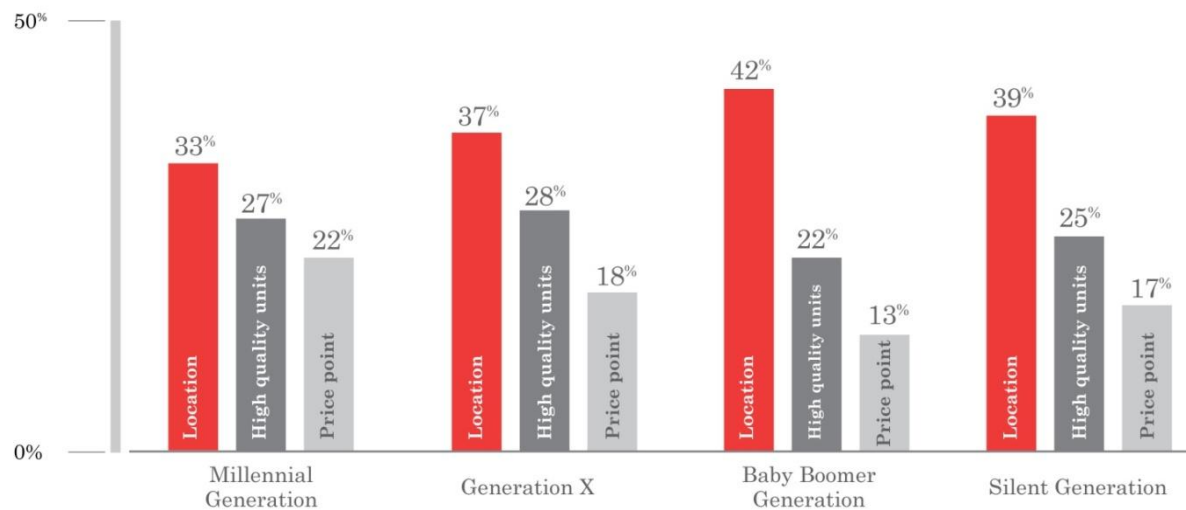
- more than 4 years since 1970.
- Having children later makes it possible to live in a wider range of city neighborhoods.

Figure 1. Average age of mother at first birth: United States, 1970-2006



# RENTAL SELECTION CRITERIA

What was the most important factor influencing your decision to rent at your community?

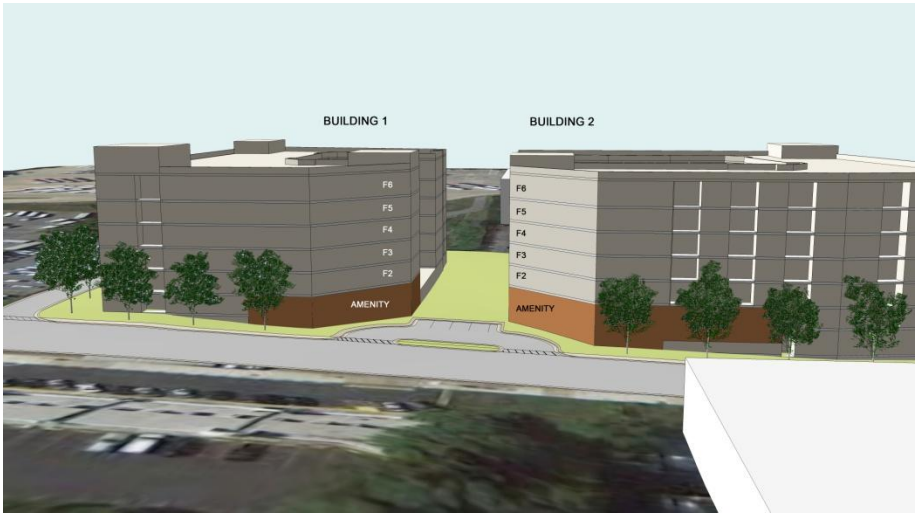




# PROJECT MILESTONE SCHEDULE

<b>Start of Construction</b>	4 <sup>th</sup> QTR. 2014
<b>Unit Delivery</b>	
Building 2 (Phase I)	2 <sup>nd</sup> QTR. 2016
Building 1 (Phase II)	2 <sup>nd</sup> QTR. 2017

3D VIEWS







FOULGER-PRATT

**PROMARK**  
REAL ESTATE SERVICES, LLC



Architecture+Planning