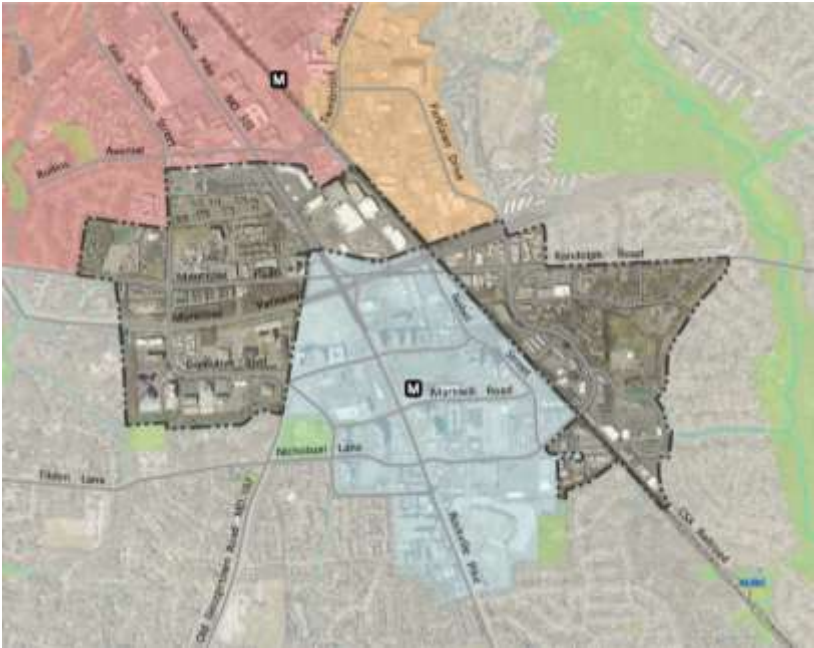
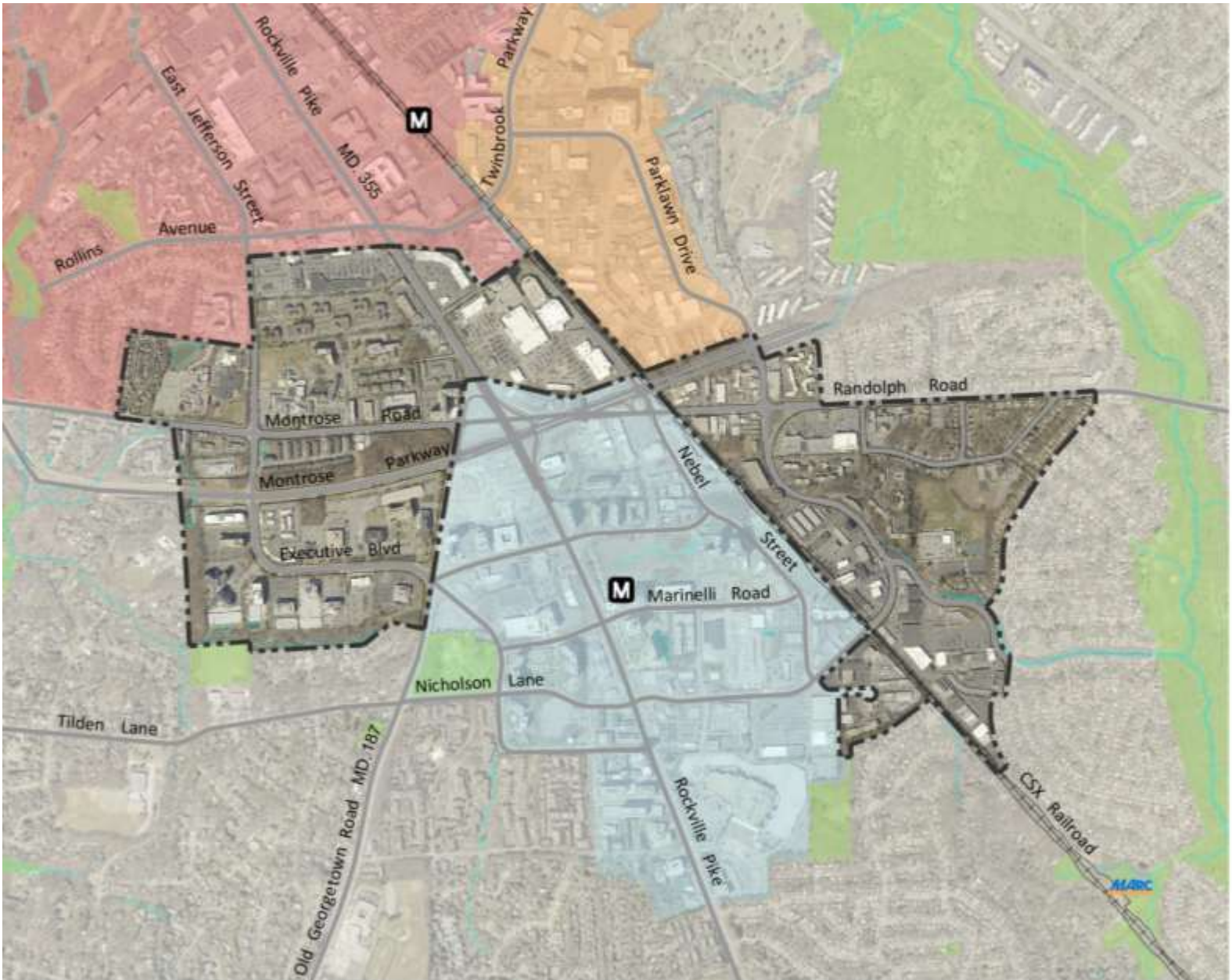


Preliminary Recommendations



Plan Area



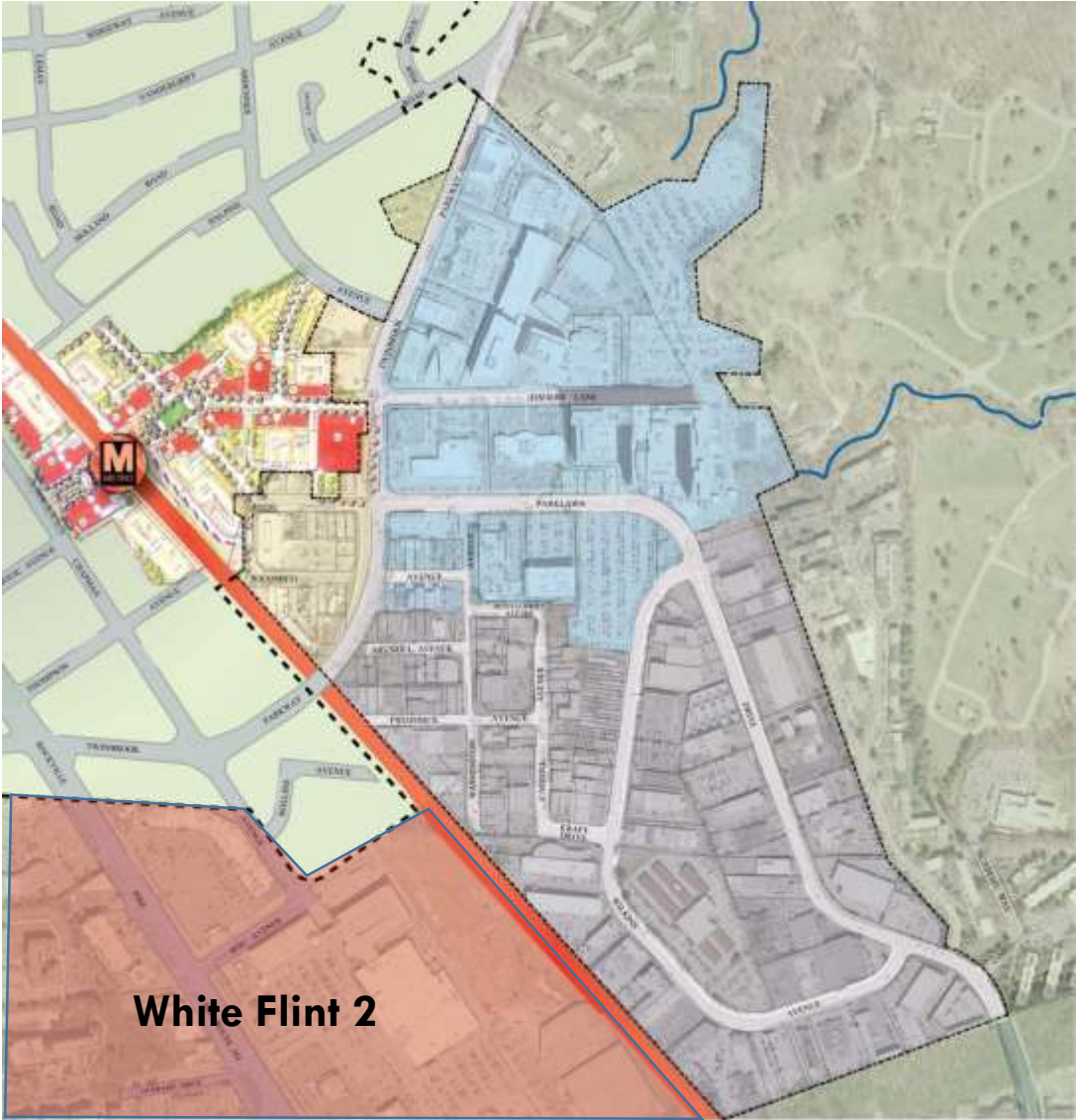
- White Flint 2 Sector Plan Boundary
- 2010 White Flint Sector Plan
- City of Rockville
- 2009 Twinbrook Sector Plan
- Parkland
- M Metro Station
- MARC Garrett Park MARC Station



Plan Context

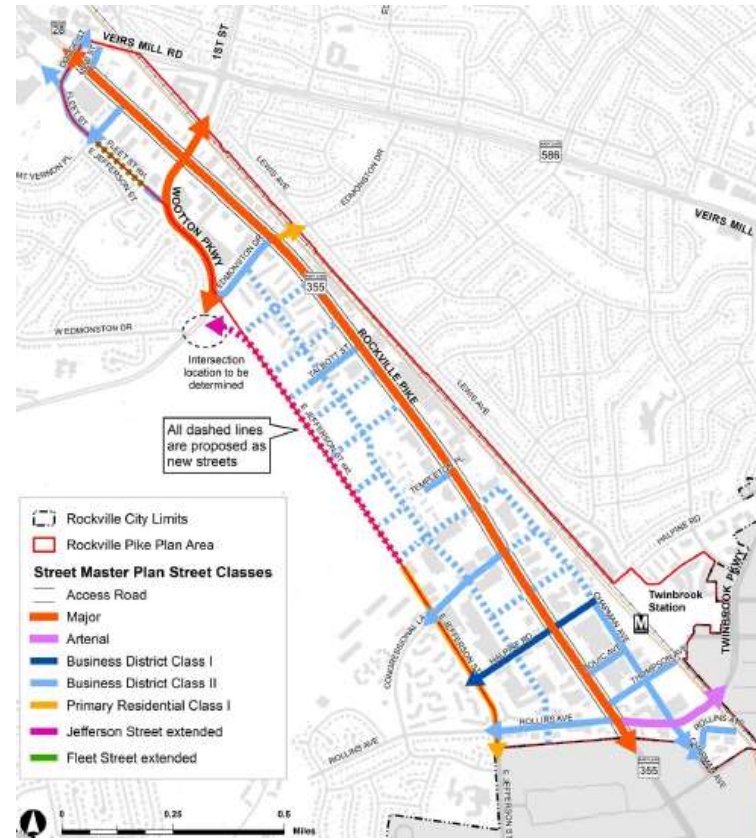


2010 White Flint Sector Plan

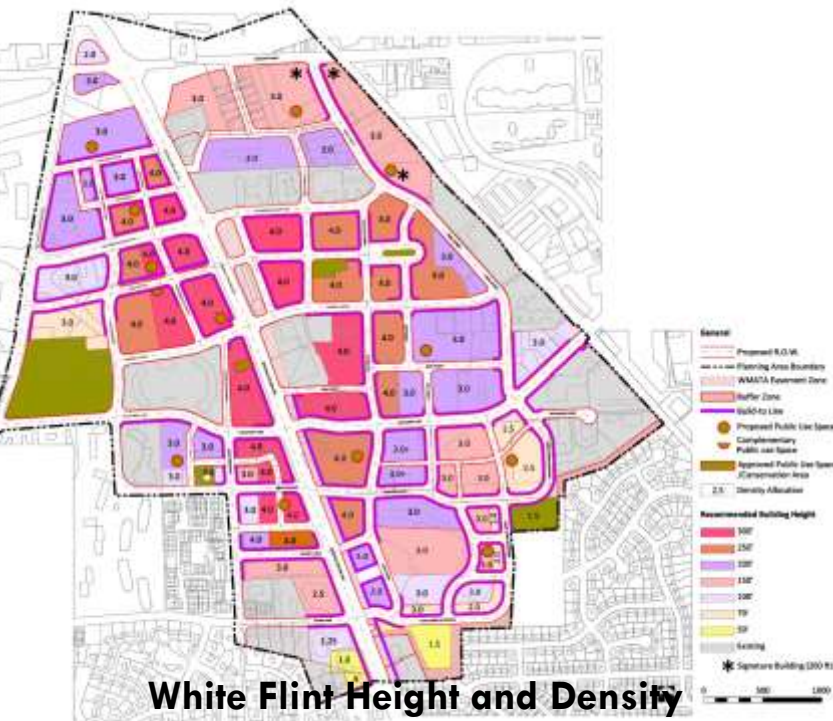


2009 Twinbrook Sector Plan

Plan Context



Plan Context



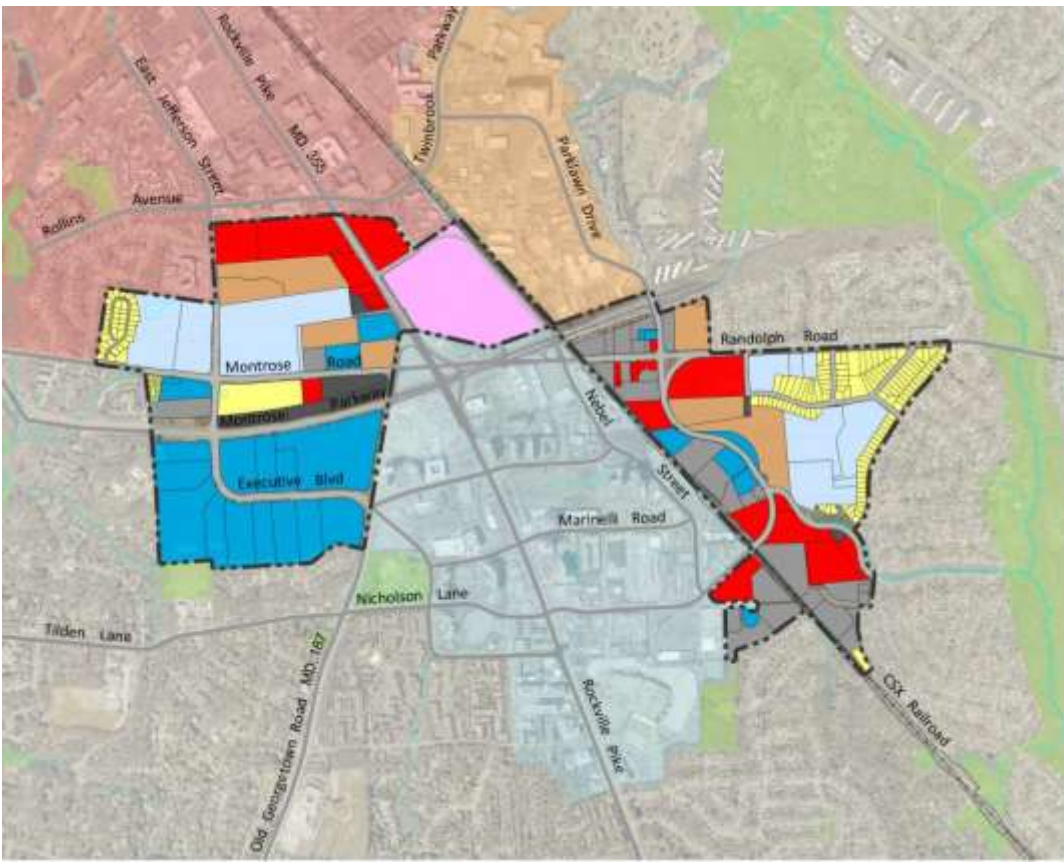
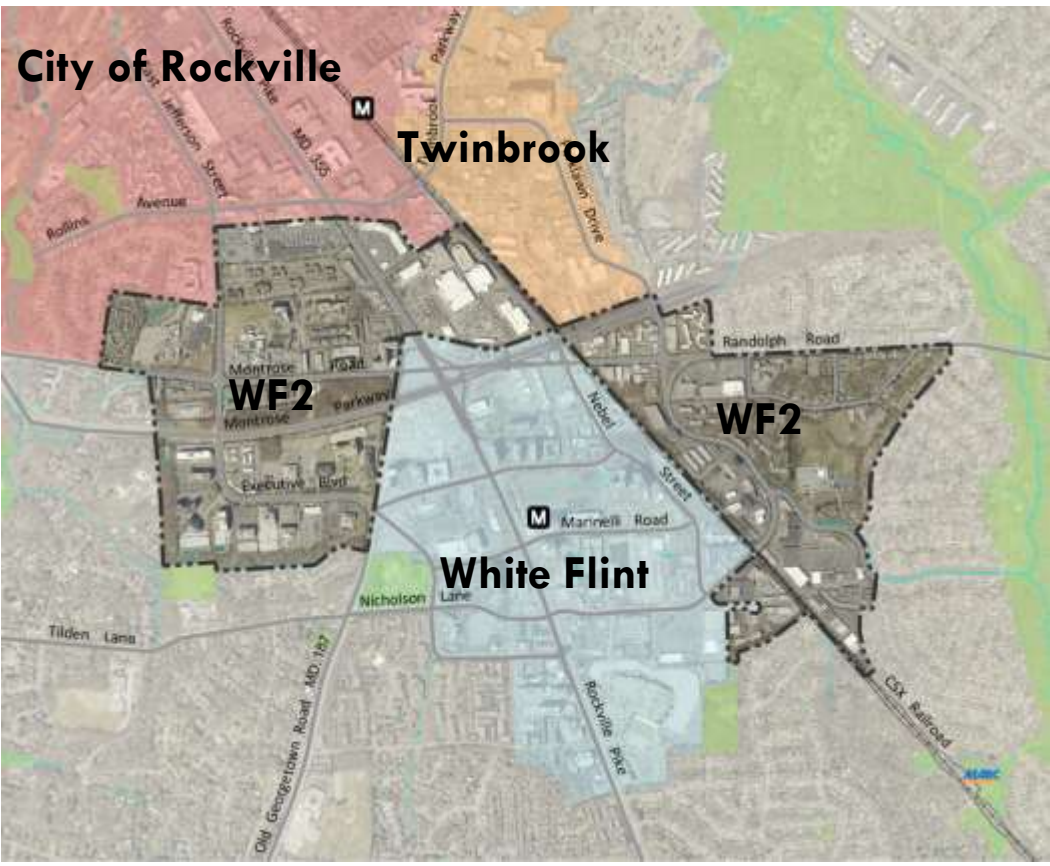
- Approved Pipeline**
- 1. LCOR-North Bethesda Center-*Partially Built*
 - 2. North Bethesda Market (NoBe)-*Built*
 - 3. Metro Pike Holladay (Saul Centers-Westside)-*Unbuilt*
 - 4. White Flint View -*Unbuilt*

White Flint	Residential	Non-Residential
Sector Plan Recommendation	9,800 dwelling units	5.69 million sq.ft.
White Flint Sector Plan-Phase 1	3,000 dwelling units	2.0 million sq.ft.
Staging Allocated Development-Phase1	861 dwelling units	387, 640 sq.ft.
Remaining Phase 1	2,139 dwelling units	1.61 million sq.ft.

White Flint	Residential	Non-Residential
Sector Plan Pipeline	2,220 dwelling units	1.8 million sq.ft.
Built Pipeline Development	1,064 dwelling units	623,068 sq.ft.
Remaining Pipeline Development	1,156 dwelling units	1.17 million sq.ft.

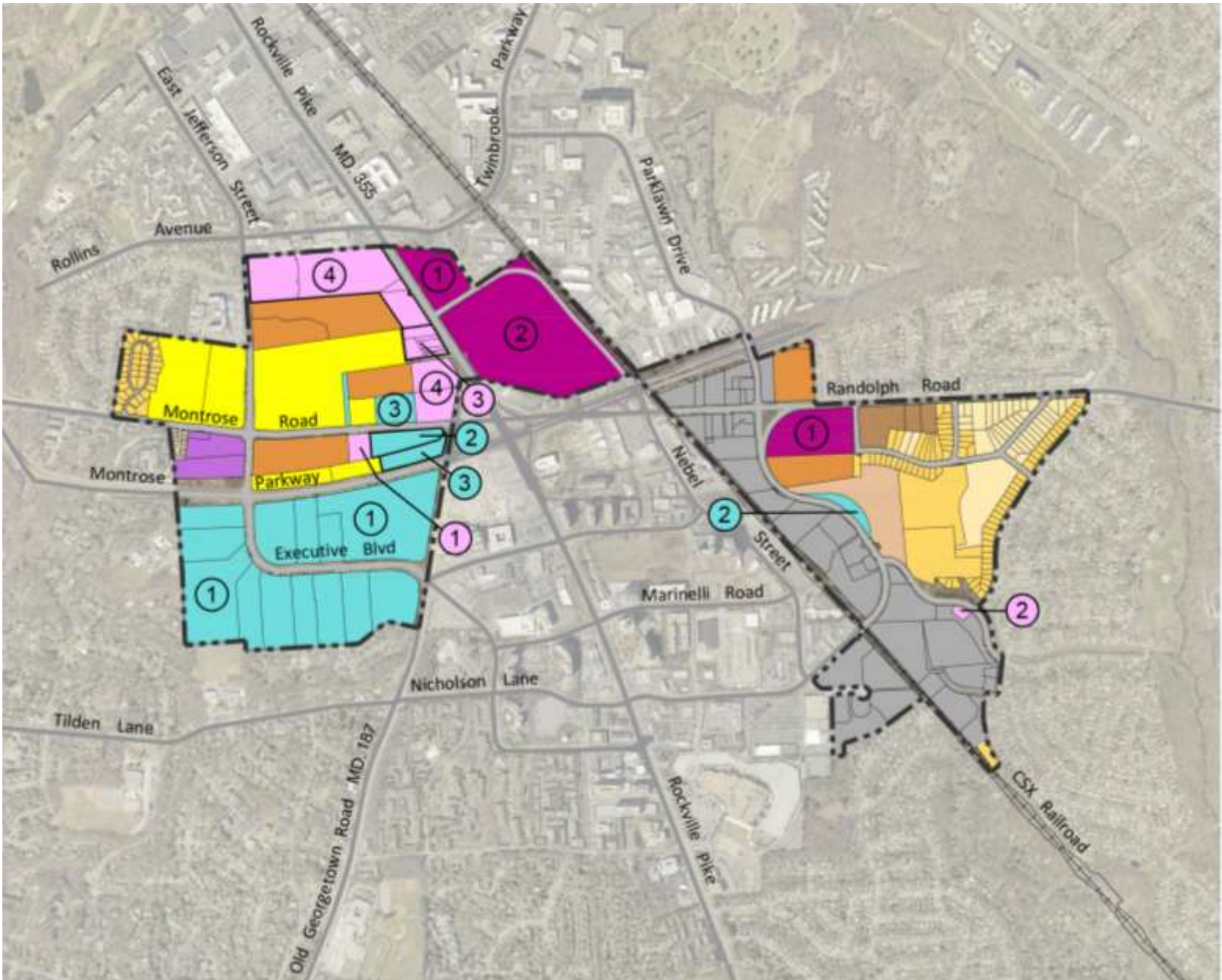
White Flint	Residential	Non-Residential
Remaining Sector Plan Recommendation and Pipeline	10,095 dwelling units	6.47 million sq.ft.

Existing Land Use



Built Development	Residential	Non-Residential
	1,904 dwelling units	6.4 million sq.ft

Existing Plan Area Zones



- White Flint 2 Sector Plan Boundary
- R-200 Single-Family Residential
- R-90 Single-Family Residential
- R-60 Single-Family Residential
- R-60TOR Single-Family Residential/Transferable Development Rights
- RT-15 Residential Townhouse
- R-30 Multiple-Family, low density residential
- R-20 Multiple-Family, medium density residential
- EOF Employment Office
- 1 EOF 0.75, H-100'
- 2 EOF 1.5, H-75'
- 3 EOF 3.0, H-100'
- CR Commercial Residential
- 1 CR 1.5, C-1.0, R-1.0, H-75'
- 2 CR 2.0, C-0.5, R-1.5, H-220'
- CRN Commercial Residential Neighborhood
- CRN 0.5, C-0.5, R-0.25, H-35'
- CRT Commercial Residential Town
- 1 CRT 0.25, C-0.25, R-0.25, H-35'
- 2 CRT 0.75, C-0.75, R-0.25, H-35'
- 3 CRT 0.75, C-0.75, R-0.25, H-45'
- 4 CRT 2.25, C-1.5, R-0.75, H-75'
- IL Light Industrial
- IL 1.0, H-50'



Public Outreach



Public meetings

- Schools
- Parks and open spaces
- Transportation
- Property owners and civic/home associations
- Advocates

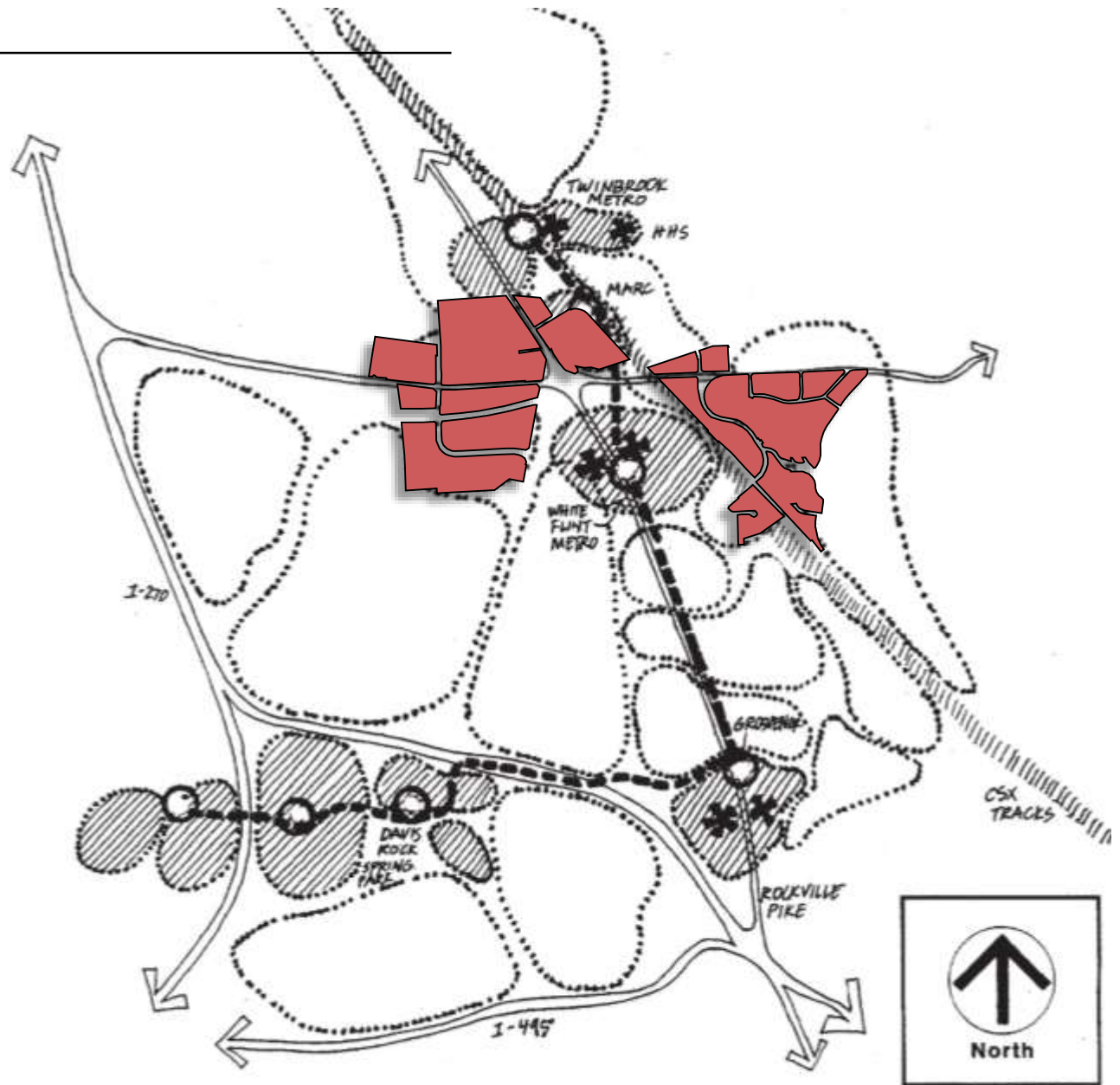


1992 North Bethesda Plan



“...new development within **districts** focused around transit nodes....to establish a balance between auto and transit access by designing for non-auto movement within walking distance of transit stops.”

1992 North Bethesda/Garrett Park Master Plan

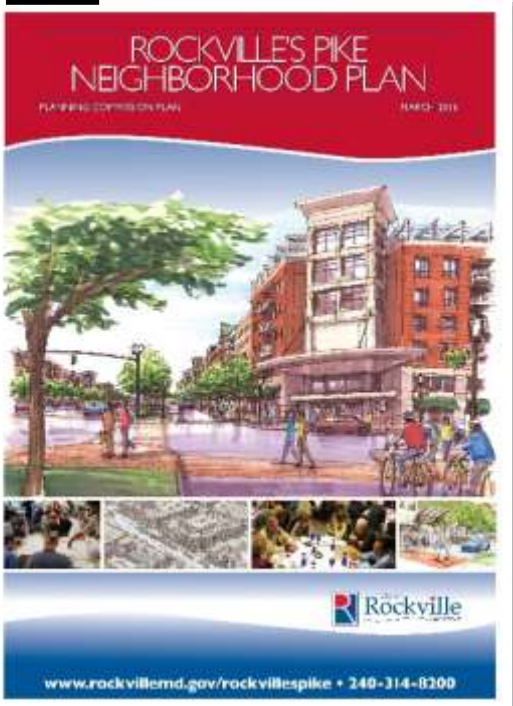


Preliminary Recommendations

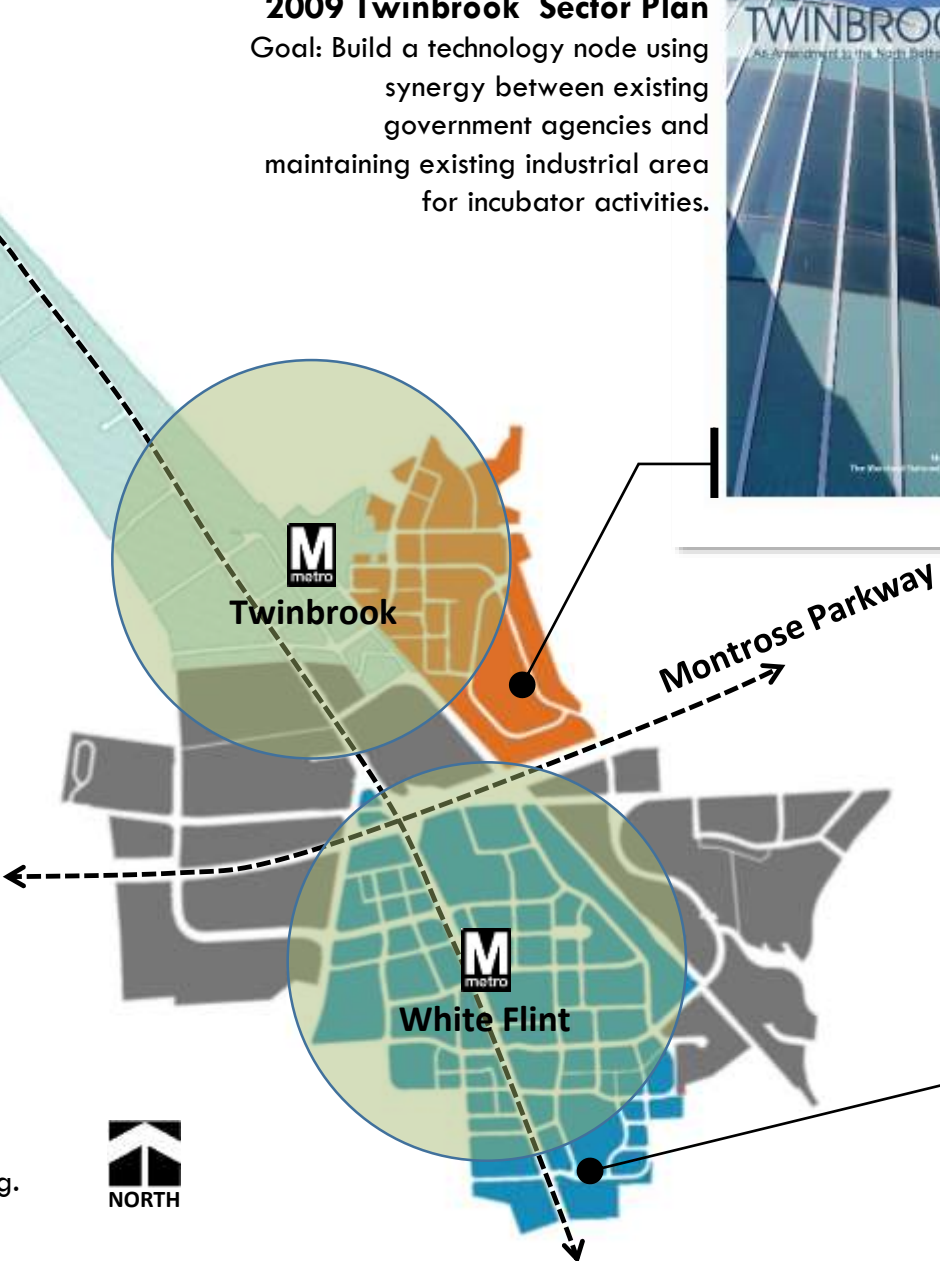
2009 Twinbrook Sector Plan
Goal: Build a technology node using synergy between existing government agencies and maintaining existing industrial area for incubator activities.



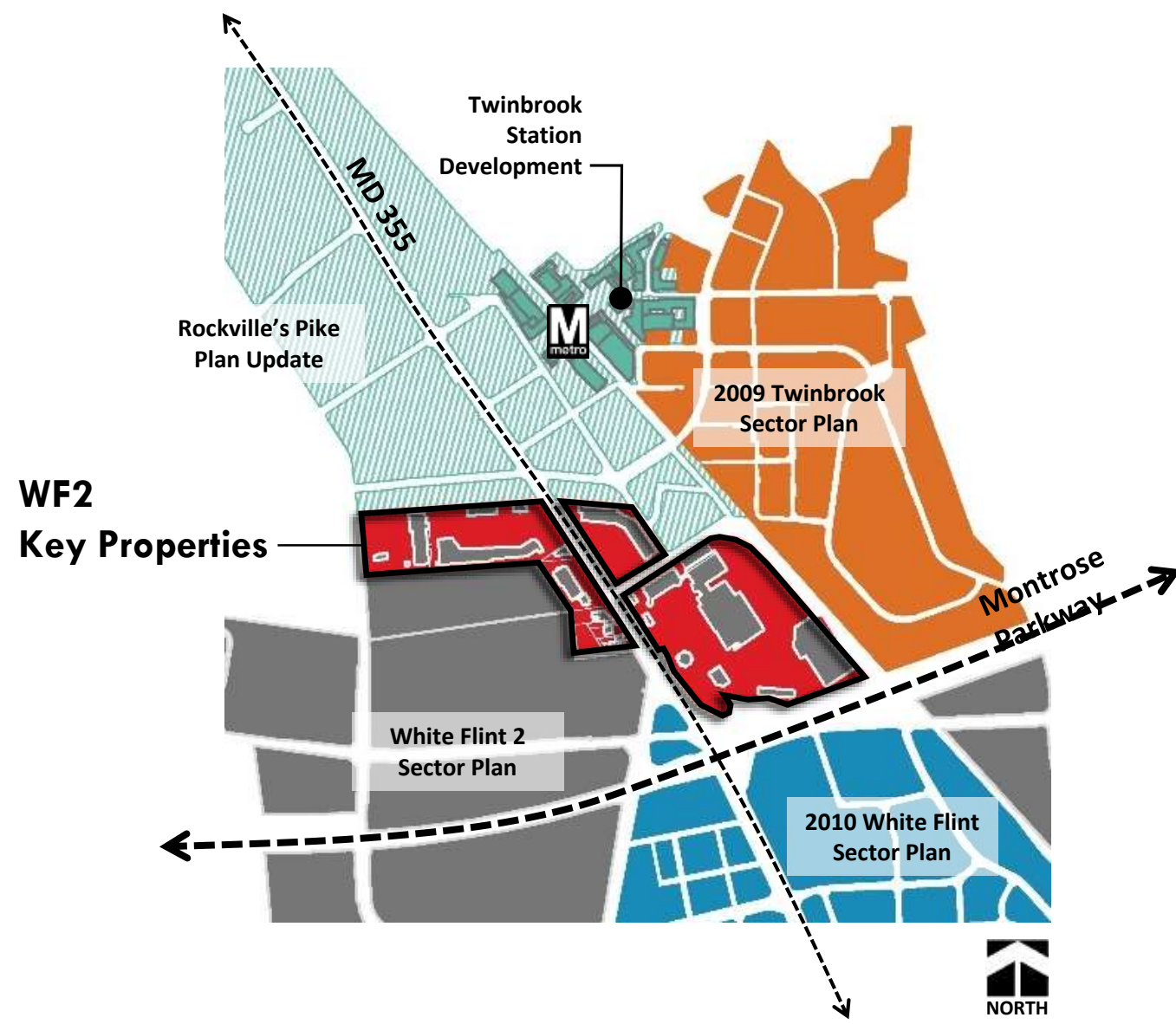
2010 White Flint Sector Plan
Goal: Transform a car-oriented area into an urban and diverse mixed-use area centered on transit.



Rockville's Pike Plan Update (2016 Draft)
Goal: Transform a portion of the Rockville Pike corridor into an attractive and vibrant neighborhood for shopping, living , and working.



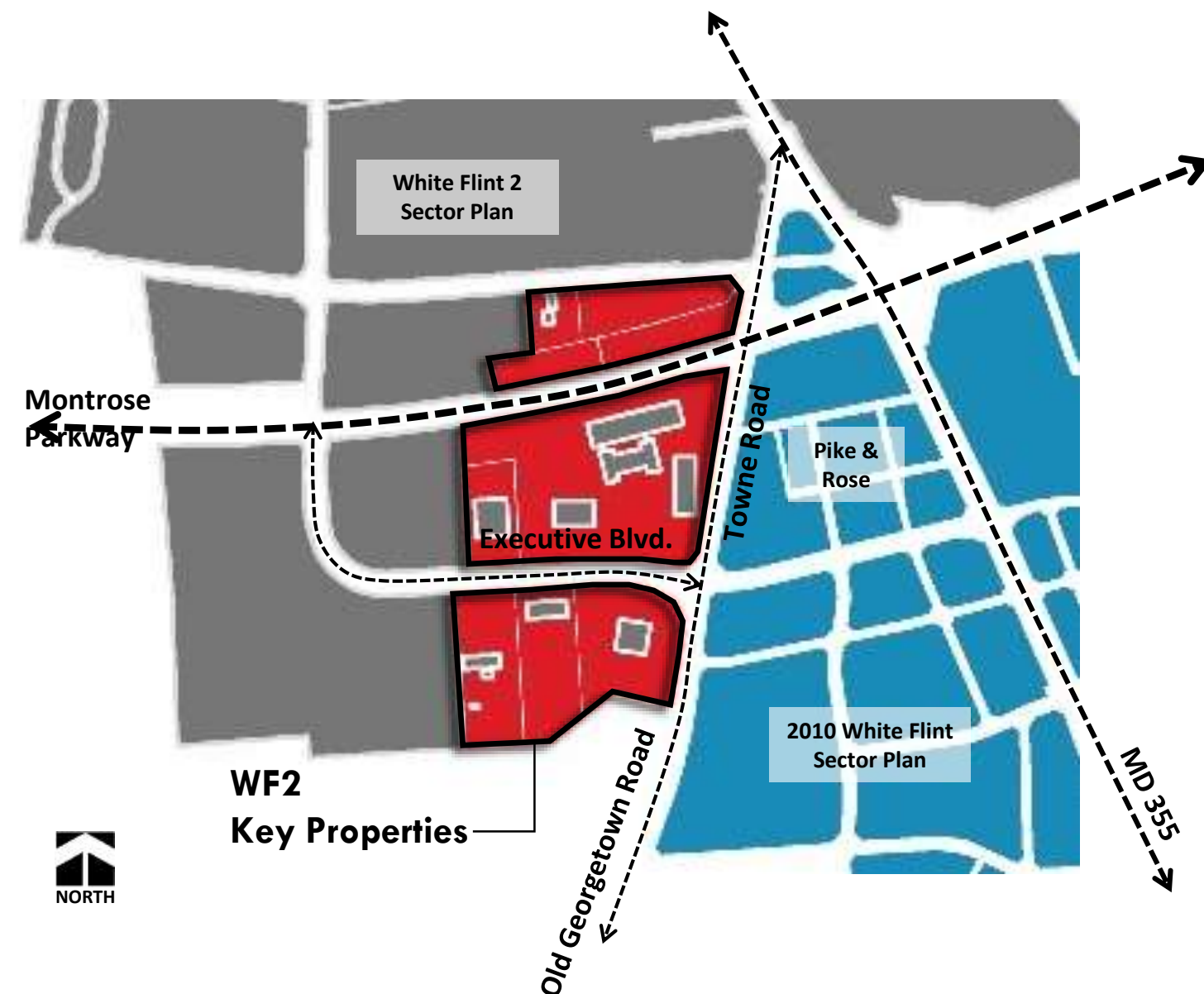
Preliminary Recommendations



Recommendations:

- To transform a car-centric area into a mixed-use, pedestrian friendly location.
- Focus redevelopment along Rockville pike to extend ongoing efforts to transform the corridor north and south through the plan area.
- Improving the area for pedestrians by introducing activating uses along the Pike.
- Integrate into new development spaces for public use, connected to the Pike and accessible to existing and future residents.

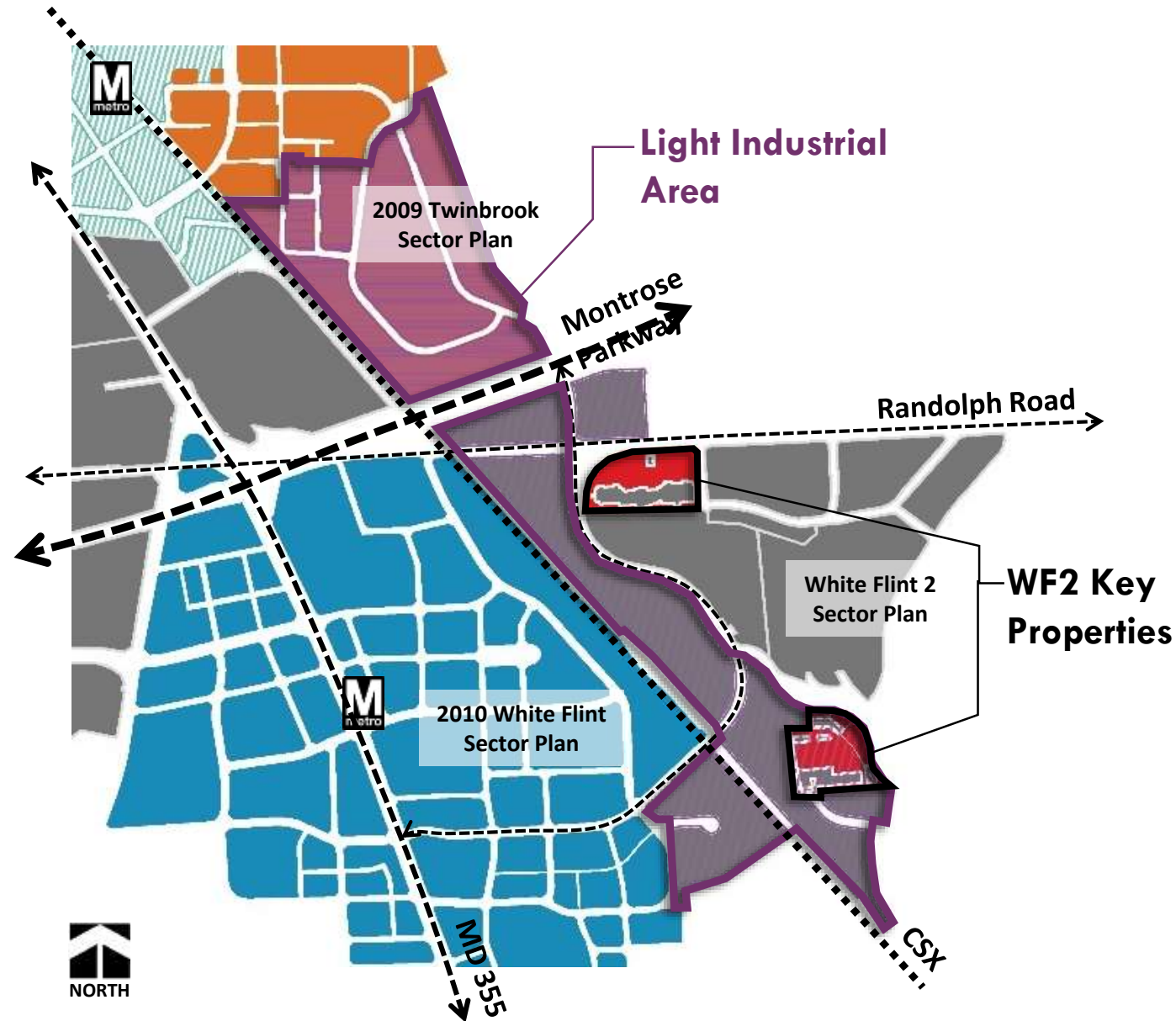
Preliminary Recommendations



Recommendations:

- New development should enhance Executive Boulevard for pedestrians and introduce street activating uses and open spaces for public use.
- Focus redevelopment to support ongoing County priorities, such as the realignment of Executive Blvd. and Old Georgetown Road.
- Develop vacant land north of Montrose Parkway to connect with northern part of the planning area.
- Introduce new uses that complement existing remaining uses, and that take advantage of existing natural resources.

Preliminary Recommendations



Recommendations:

- Redevelopment should incorporate the character of the adjacent industrial area, to create neighborhood serving centers that are unique to this cluster.
- Define and activate open spaces for community use.
- Promote the enhancement of bike and pedestrian connections related to potential redevelopment sites.

Preliminary Recommendations



400 Regency Center, White Flint, DC 20007

Design Objectives

Connectivity

- Increase how people connect to transit, services, entertainment, and retail by:
 - using building setbacks to create a comfortable pedestrian environment along streets
 - providing on-street parking wherever possible
 - providing, discontinuous trees along all pedestrian-oriented streets
 - minimizing crosswalk cuts along major pedestrian routes
 - creating active mid-block pedestrian connections
 - increasing safety at pedestrian crossings

Environment

Focus on how human impacts on the natural environment by:

- creating walkable and bicycle-friendly environments
- incorporating green roofs and green walls to reduce the heat island effect
- promoting energy conservation and generation as a primary building and public space design feature
- encouraging building massing that improves airflow and access to sunlight
- integrating sustainable components into the design of buildings and public places (e.g., vegetated roofs, green walls, solar, rainwater harvesting, etc.)

Design

Apply sustainable principles in the way we build and how we live by:

- building accessible balconies and spaces that can accommodate a range of uses over time
- promoting compact development patterns and walkable communities
- housing in quality buildings and spaces that will promote long-term vitality in the community

Diversity

Create a true mix of choices in how and where we live and work by:

- implementing land use policies that encourage a mix of homes, jobs, shopping, and public amenities
- incorporating a mix of uses, right and street uses to retain flexibility to adjust to change
- creating an attractive urban environment that will attract a broad range of users, incomes, and abilities

June 2010

Introduction 2 | Page



The Slough, White Flint, DC 20007

Design Objectives

Connectivity

Encourage how people connect to transit, services, entertainment, and retail by:

- establishing a grid of streets to improve access for vehicles, pedestrians, and bikes
- promoting continuous building facades along streets, sidewalks, and across the public realm
- providing on-street parking wherever possible
- improving safety at pedestrian crossings

Environment

Reduce our impact on the natural environment by:

- creating walkable environments to reduce car use
- promoting sustainable stormwater management techniques and reducing imperviousness
- promoting energy conservation and generation as a primary building and public space design consideration
- encouraging building massing and siting that improves airflow and access to sunlight
- promoting the integration of sustainable components into the design of buildings and public places

Design

Apply sustainable principles in the way we build and how we live by:

- promoting compact development and shorter buildings to reduce impact on the natural environment
- encouraging pedestrian activity by enhancing the streetscape with trees, landscaping, seating, open spaces, and transit

Diversity

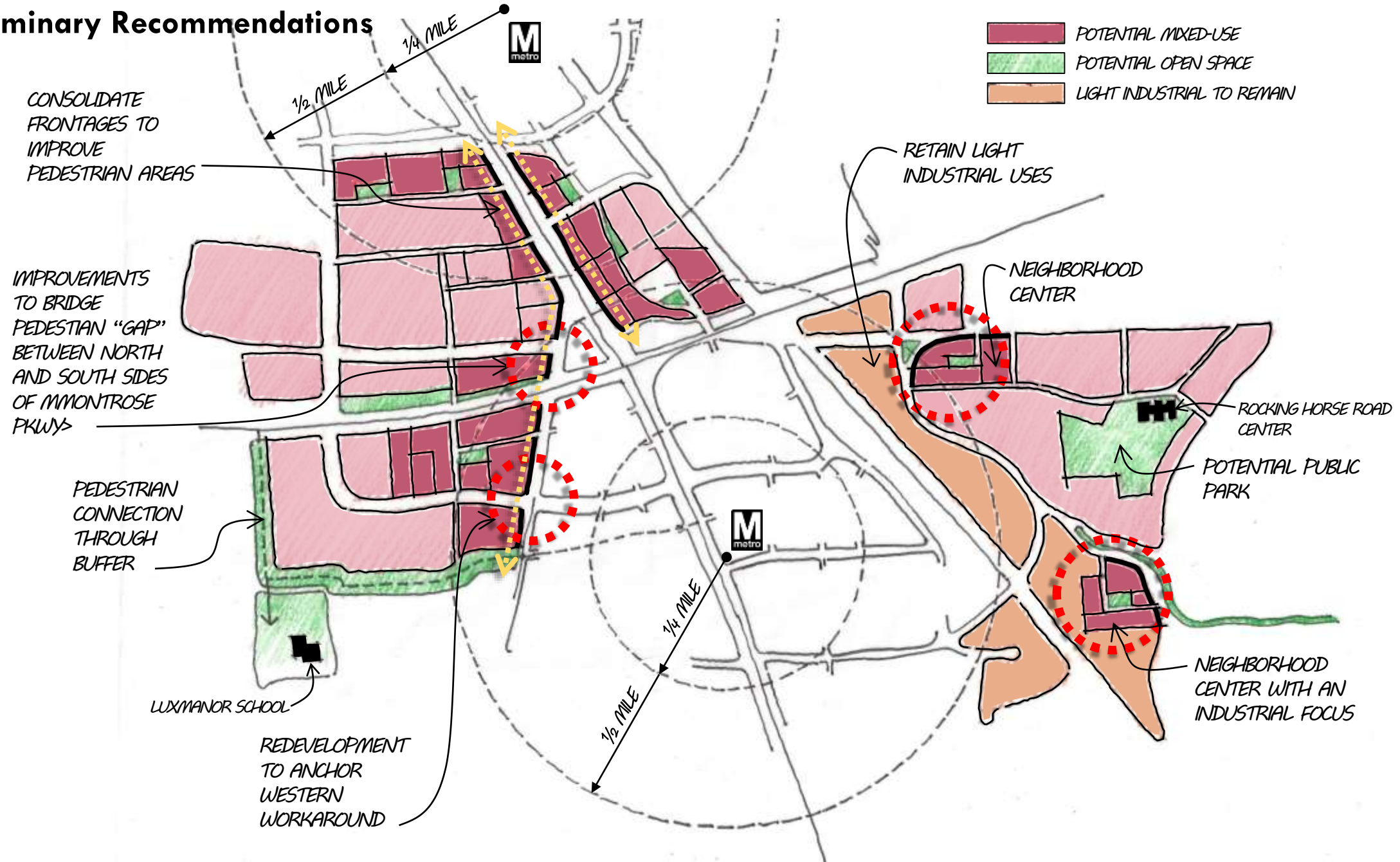
Create a true mix of choices in how and where we live by:

- recommending land use policies that create a mix of homes, jobs, shopping, and public amenities
- recommending a mix of uses, right and street uses to accommodate a range of ages and family needs
- creating a vibrant urban environment that will attract people of all ages, incomes and abilities

June 2010

Introduction 2 | Page

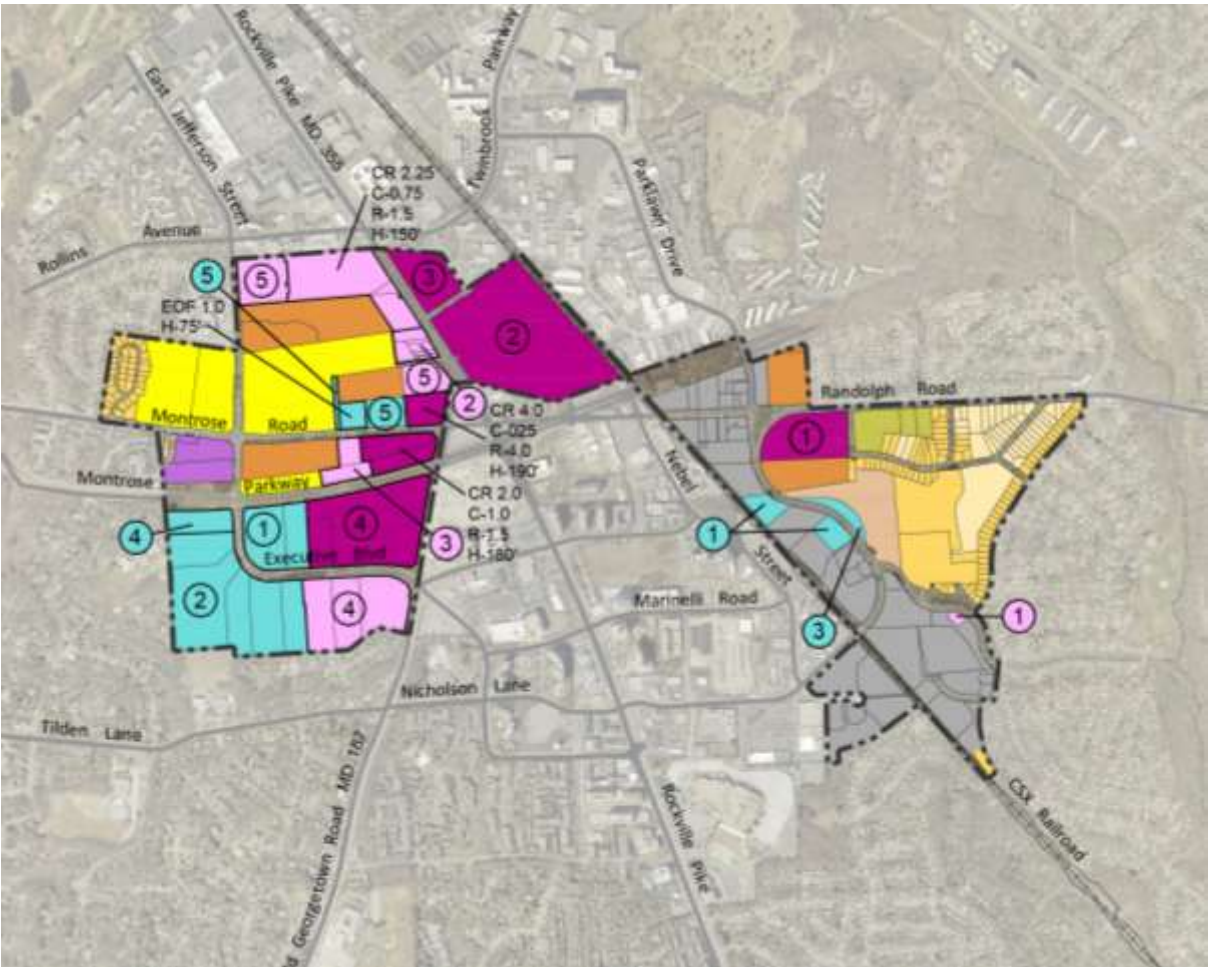
Preliminary Recommendations



Key Recommendations

Land Use and Zoning

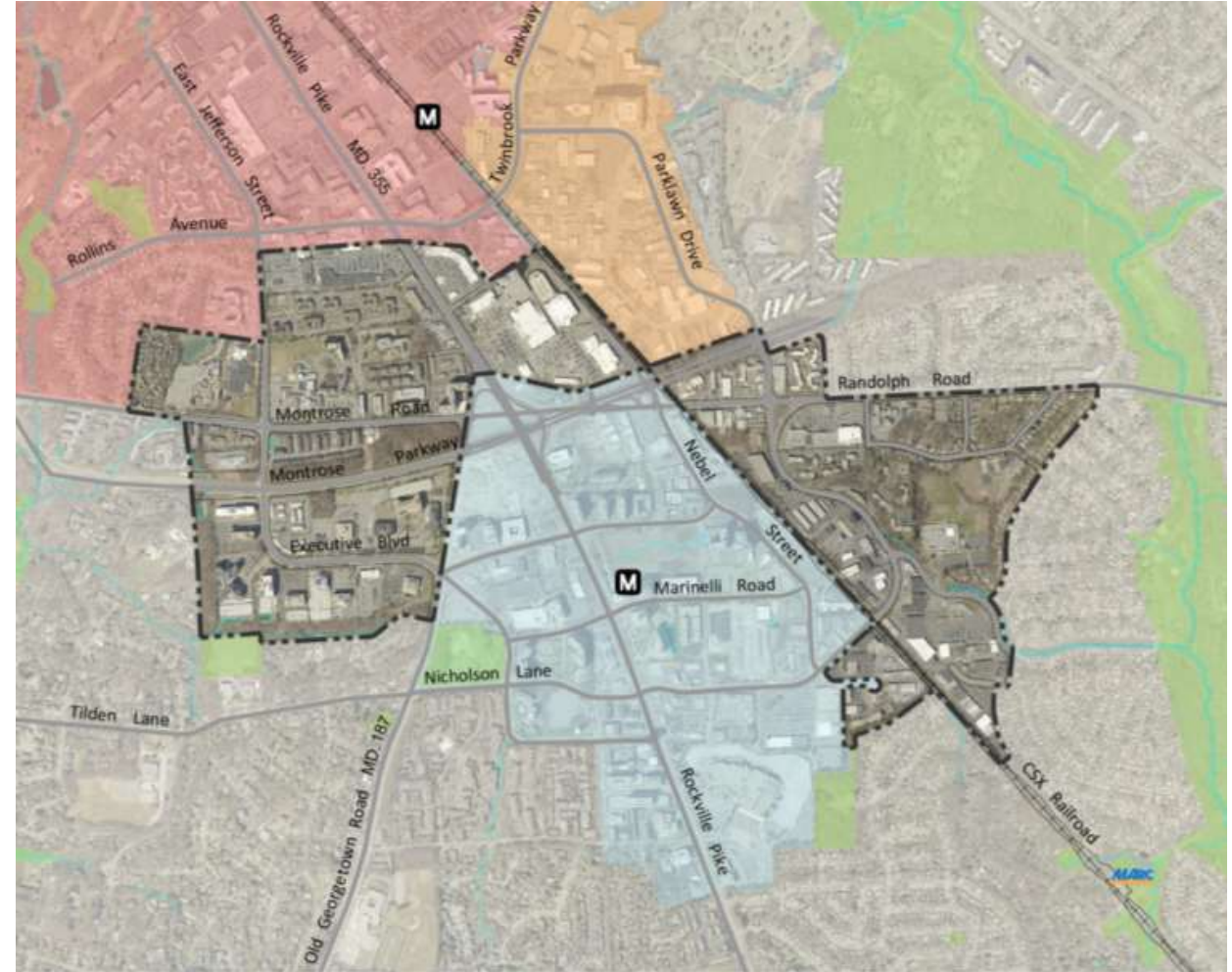
- Promote the transformation of single use commercial shopping centers into mixed-use places along Rockville Pike (MD 355).
- Integrate new residential and non-residential uses in the Executive Boulevard office park and promote mixed-use neighborhood centers at the Loehmann's Plaza and Randolph Hills Shopping Centers.
- Retain existing multi-family residential development as an important resource of market rate affordable housing.
- Retain light industrial properties to provide important services to down County residents, offer opportunities for small scale businesses, entrepreneurs, and vocational and entry-level employment.



Key Recommendations

Affordable Housing

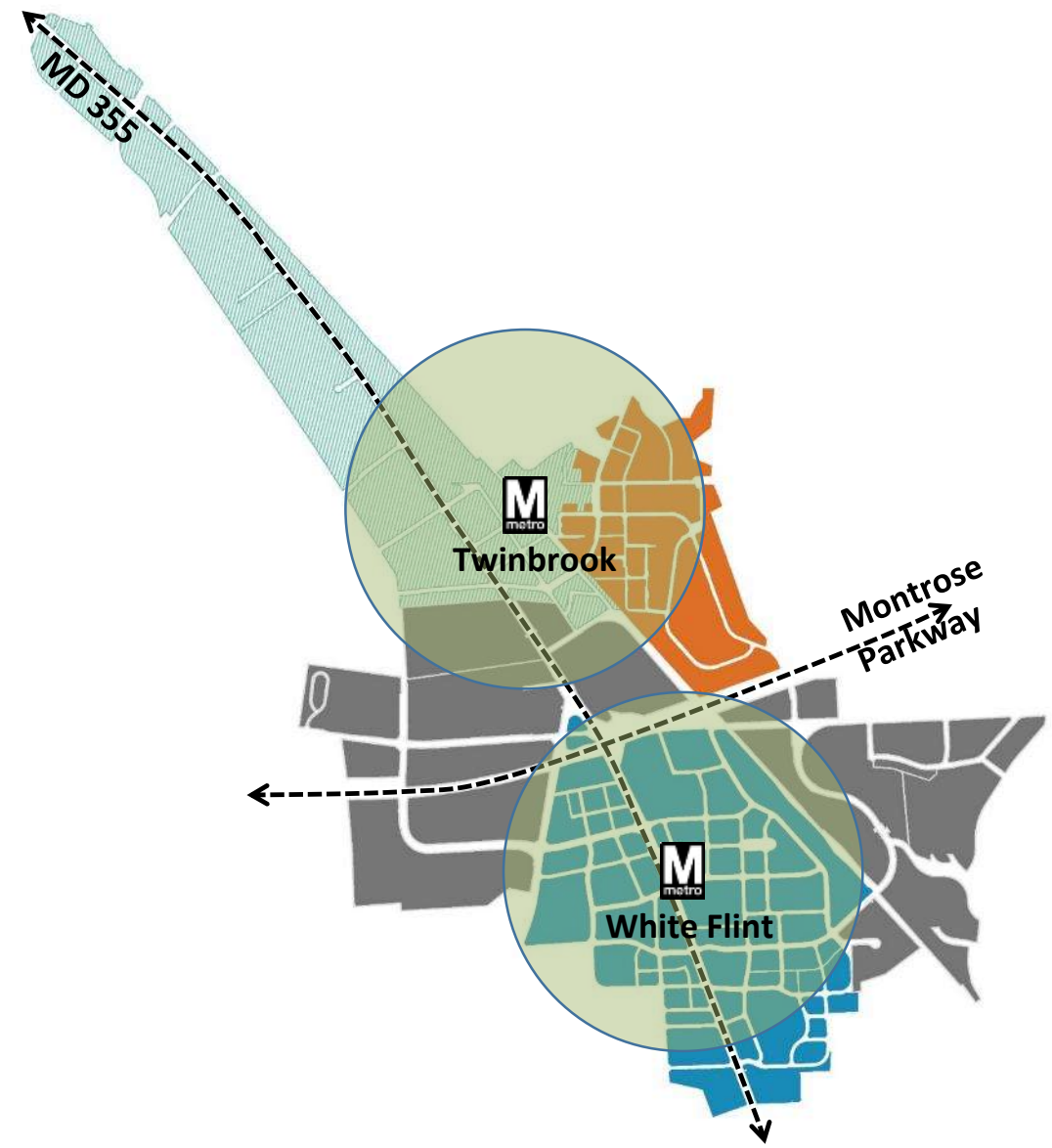
- Promote a diverse mix of housing options for residents at different stages of life.
- Retain existing multi-family residential development that furthers Montgomery County's *Housing Element of the General Plan* (2011) to provide a broad range of affordable housing options.



Key Recommendations

Urban Design

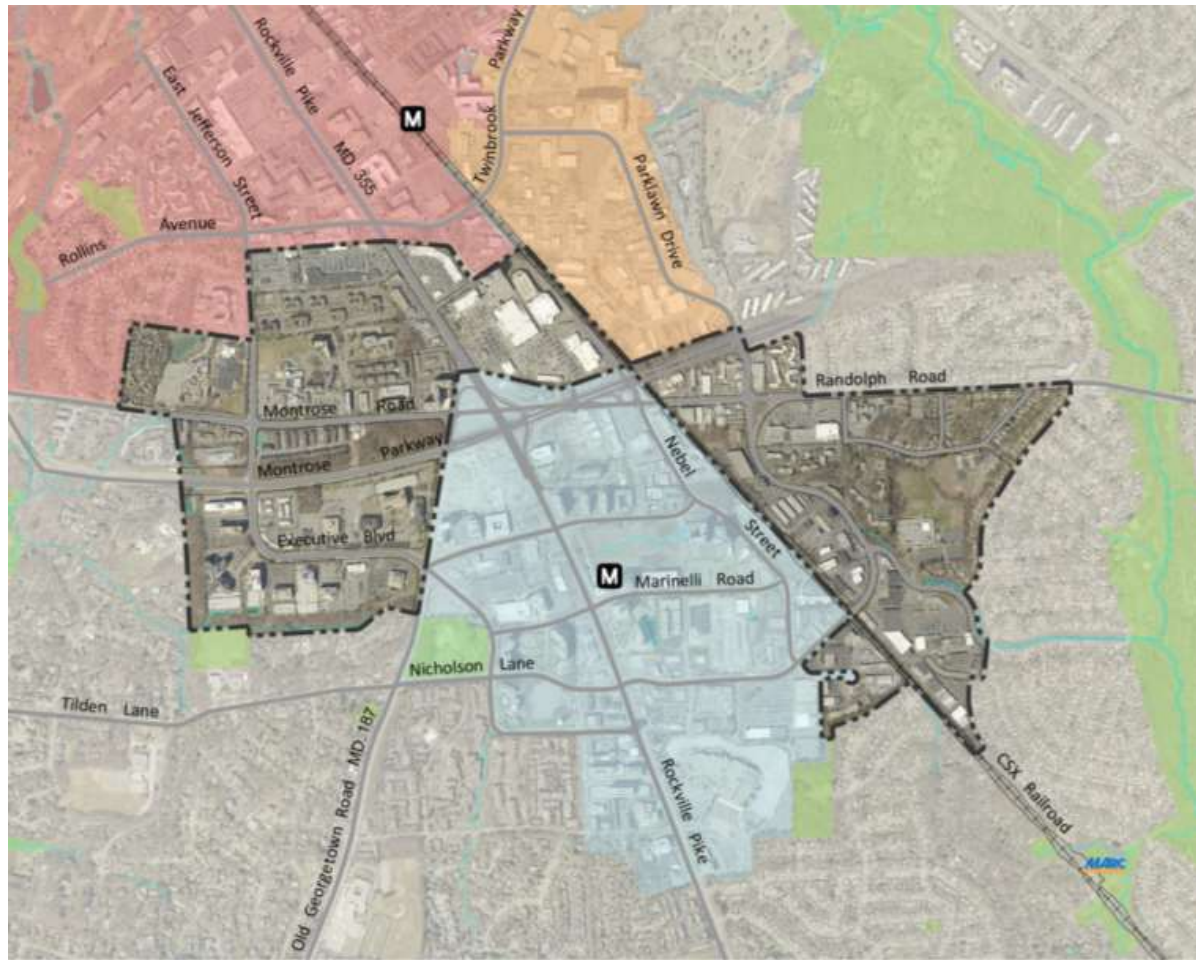
- Provide design direction that recognizes the unique context and development challenges of individual areas such as Executive Boulevard, Rockville Pike, and other neighborhood centers identified by the Plan.
- Encourage design excellence for new development, including quality public use space that complements the guidance of the White Flint and Twinbrook Urban Design Guidelines.
- Promote walkability with new streets and enhanced streetscape to define the public realm.
- Promote variety in new building height and massing to maximize access to natural light and air circulation for building occupants, those of neighboring buildings, and surrounding communities and public open spaces.



Key Recommendations

Mobility

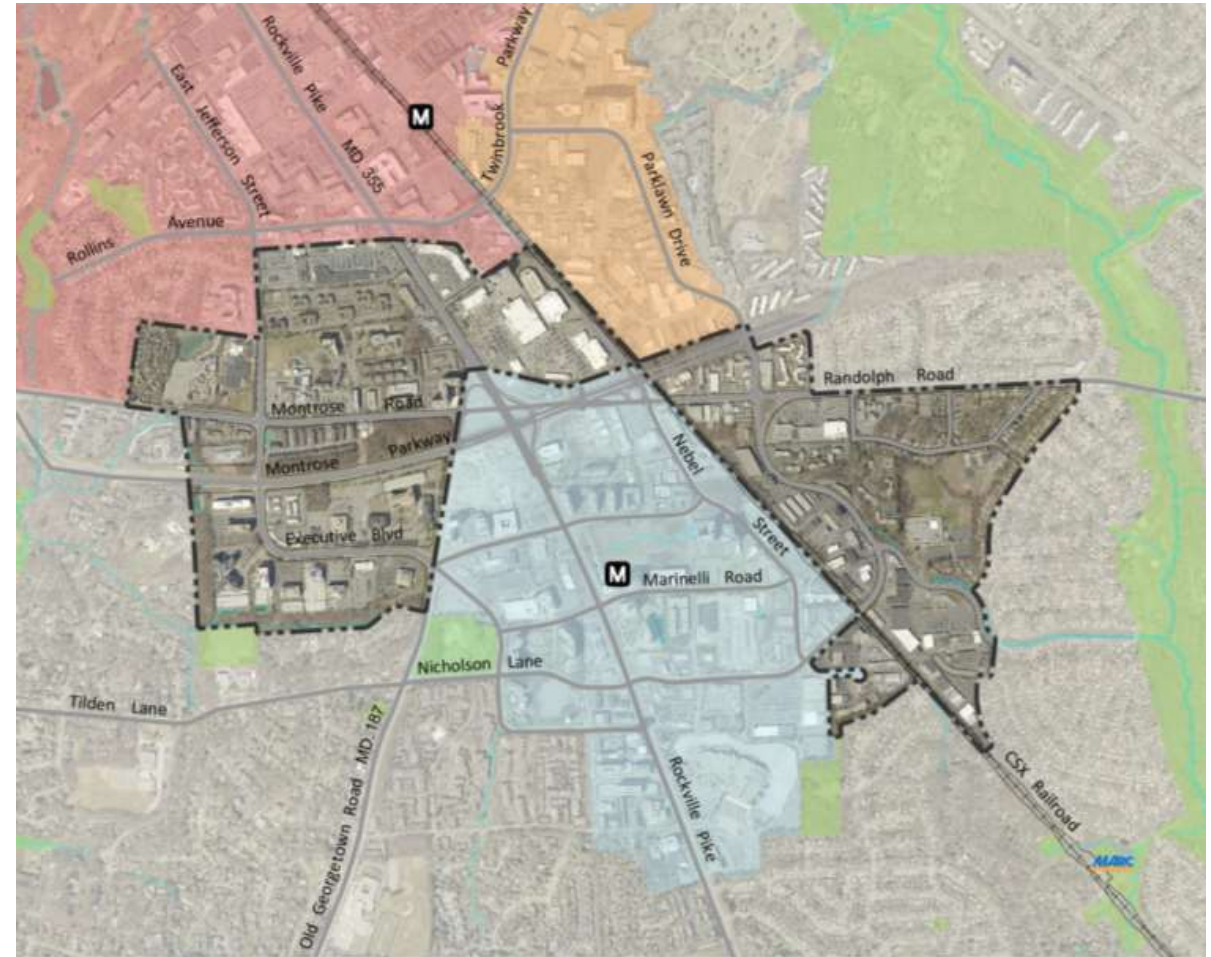
- Extend the Rockville Pike (MD 355) Boulevard concept to the City limits of Rockville with Bus Rapid Transit (BRT).
- Provide new streets that permit alternative ways to navigate in the Plan area and to link to adjacent communities.
- Support the 2010 *White Flint Sector Plan* recommendation for a MARC Station but recognize that Maryland Department of Transportation (MDOT) must develop criteria for infill stations in Montgomery County.
- Support the expansion of the 2010 *White Flint Sector Plan* street network, where feasible.
- Accommodate new bikeways that link to the 2010 White Flint Sector Plan area and the City of Rockville.



Key Recommendations

Parks and Open Space

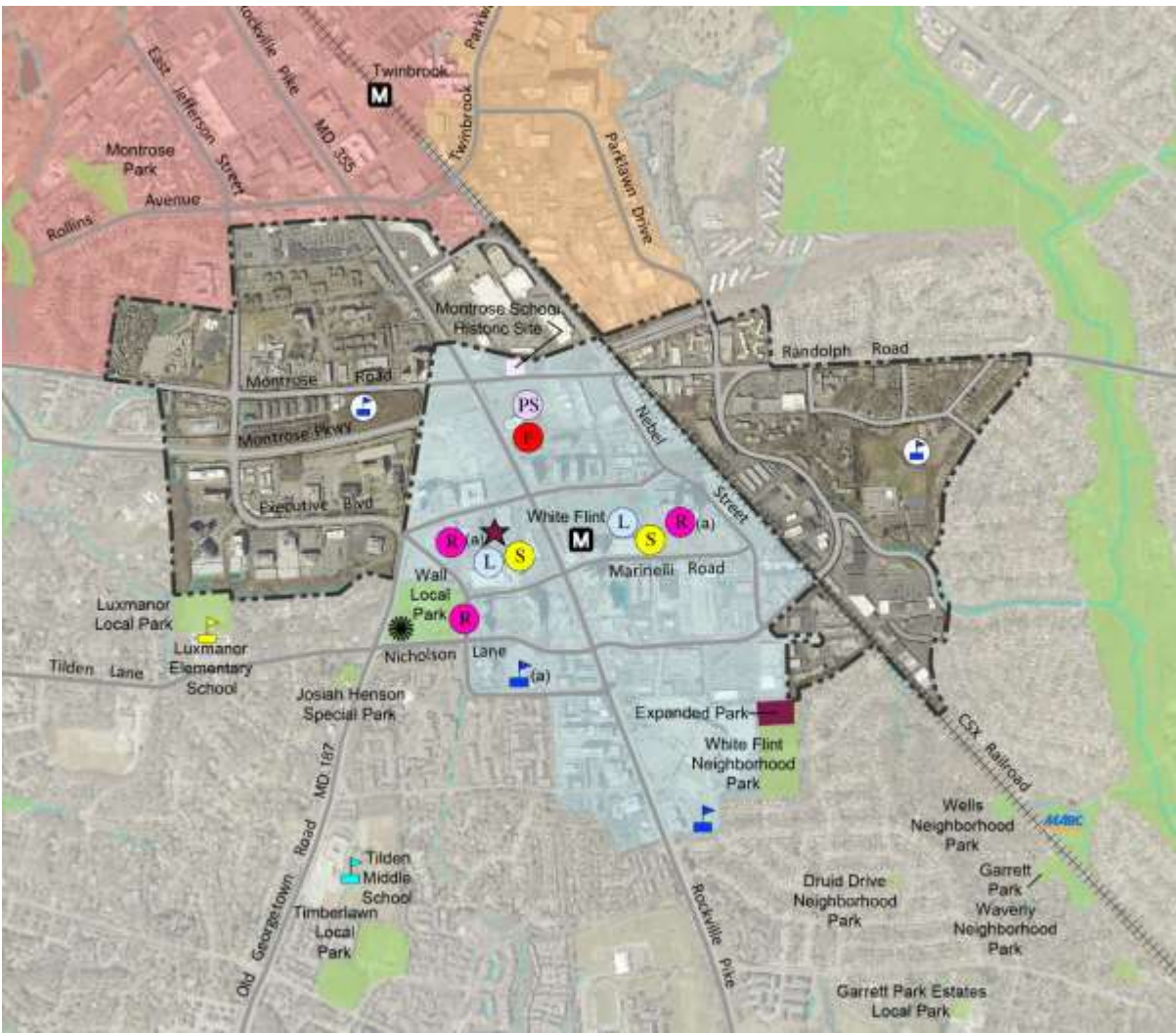
- Create new parks and open spaces for public use to promote a livable environment for existing and future residents, visitors and employees, and to expand the network of interconnected open spaces envisioned by the 2010 *White Flint Sector Plan*.
- Link new parks and open spaces with existing and proposed bikeways and trails.
- Develop at least 12 acres of public use in the Plan area.



Key Recommendations

Public Facilities

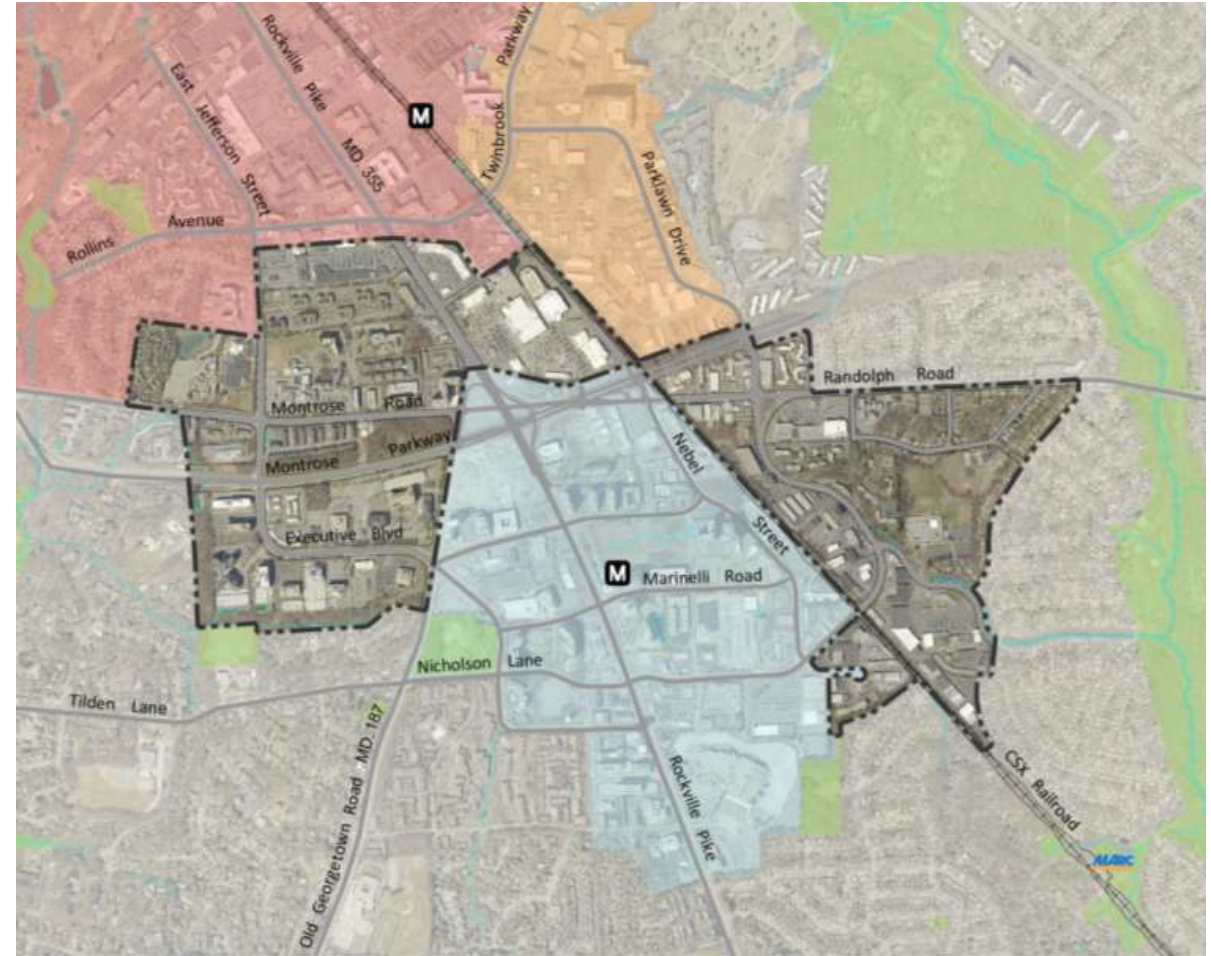
- Support the community facilities recommended in the 2010 *White Flint Sector Plan*.
- Provide recommendations to address school capacity issues in the Walter Johnson cluster.
- Promote the co-location of public facilities to reduce public expenditures and minimize land area.
- Encourage new prototypes for public facilities that promote innovate design.



Key Recommendations

Sustainability

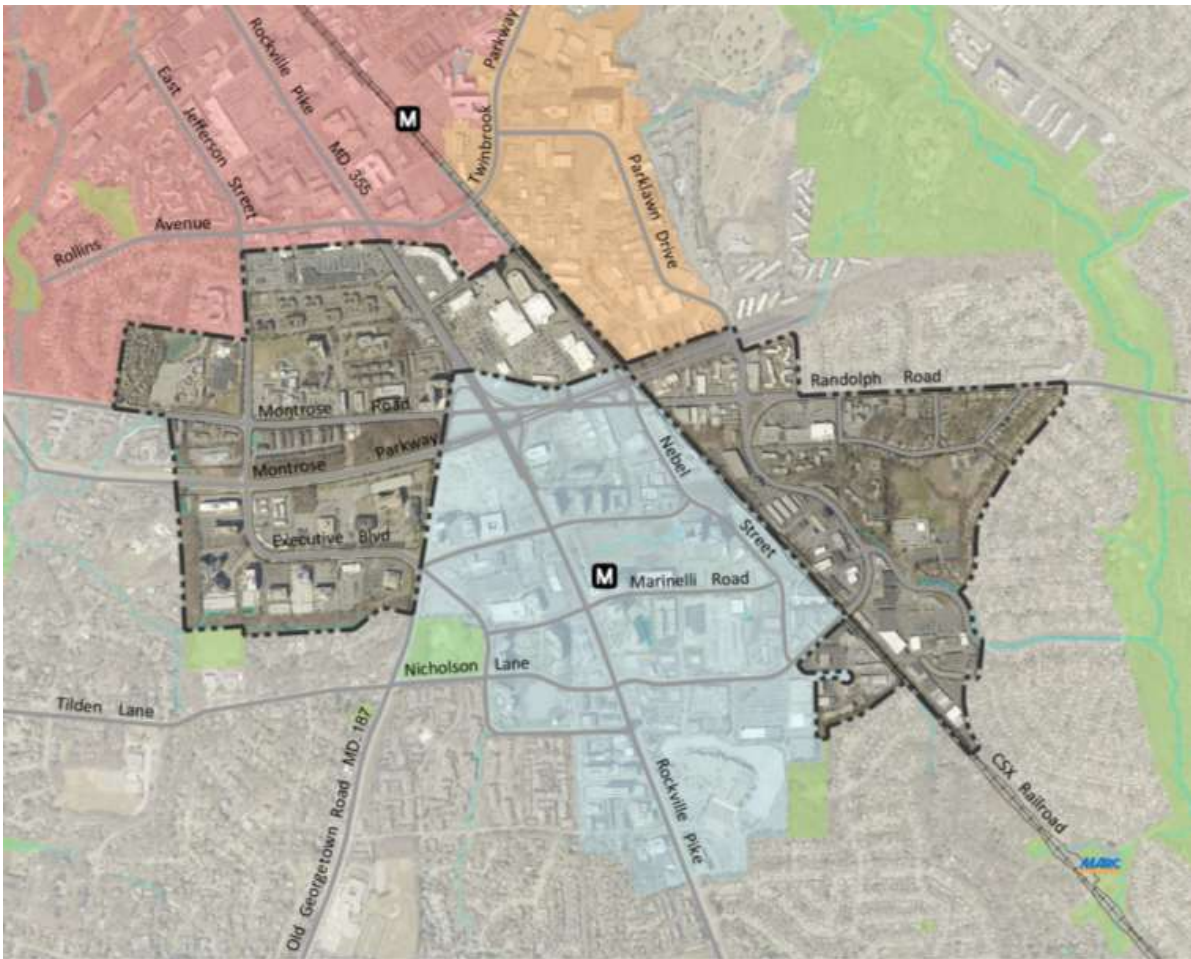
- Promote energy efficiency and encourage net zero energy building design.
- Improve the urban ecology, including goals to reduce heat island effect and promote Environmental Site Design (ESD) in stormwater management practices.
- Retain existing wooded areas where designated, and provide increased tree canopy throughout the Plan area.
- Include sustainable solutions in the design of an attractive public realm, to integrate green features, enhance mobility options, and promote walkability.



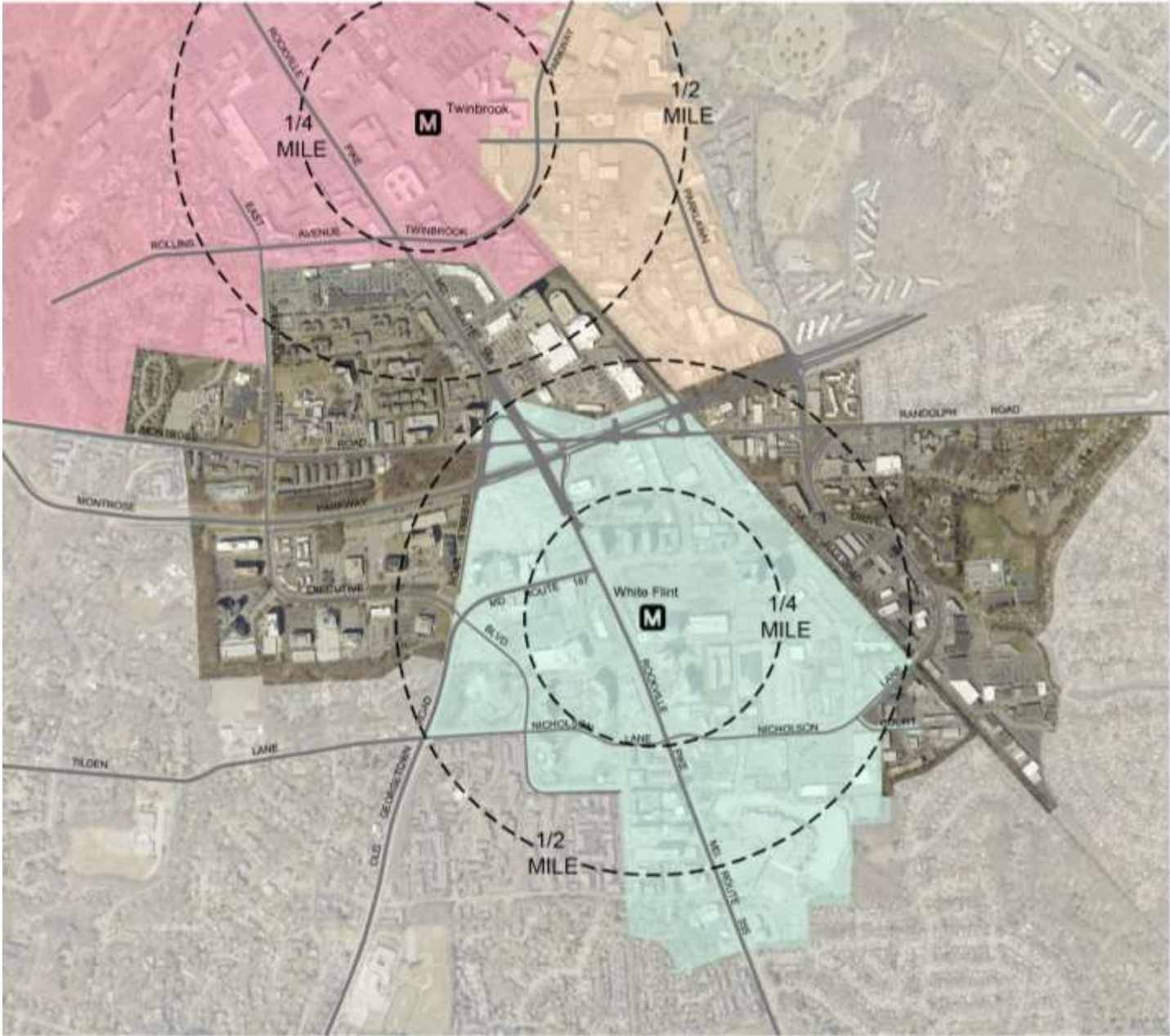
Key Recommendations

Neighborhood Compatibility

- Provide adequate transitions between new development and existing neighborhoods through appropriate building heights and development intensities.
- Promote new pedestrian paths and bikeways between existing residential communities and new mixed-use development.



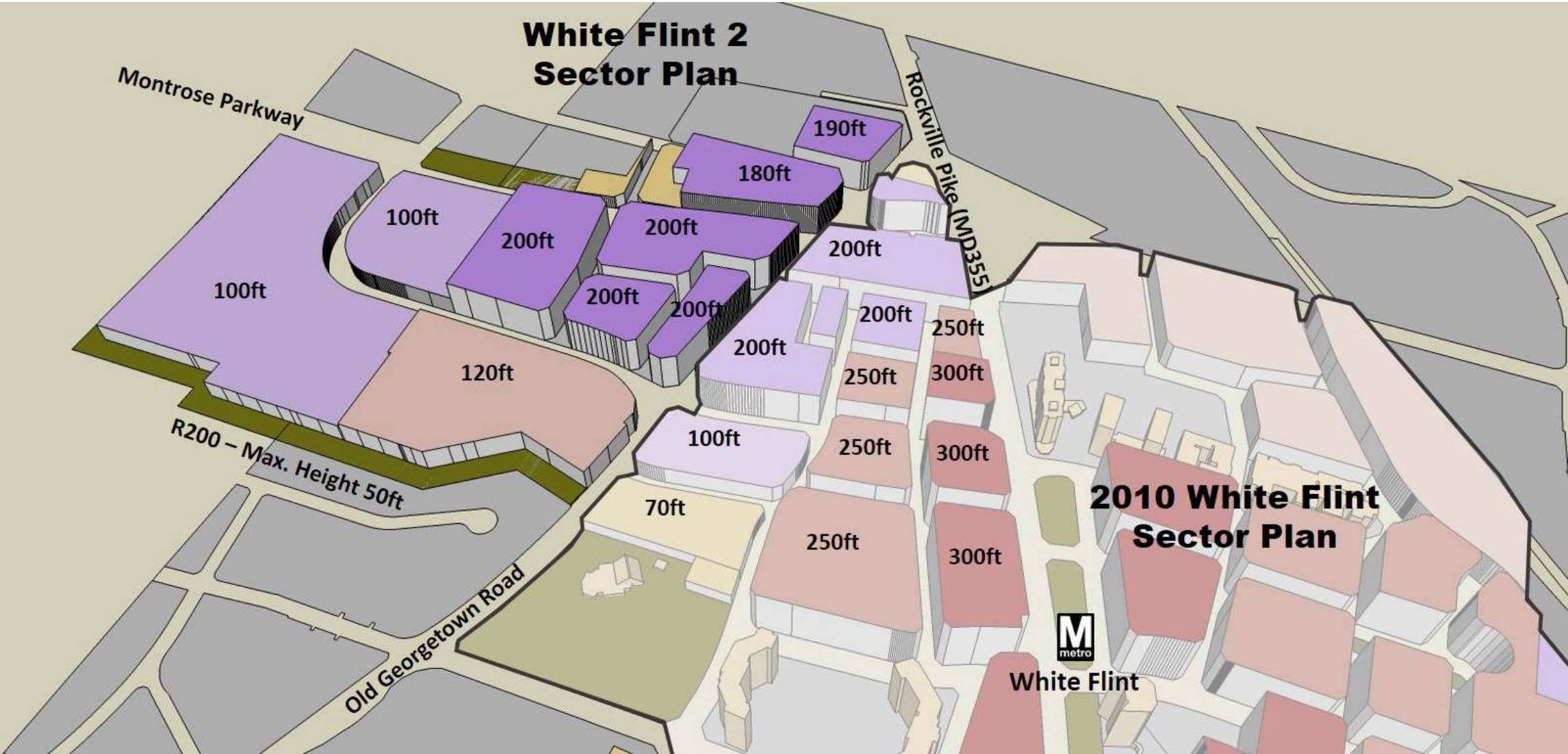
Metro Proximity



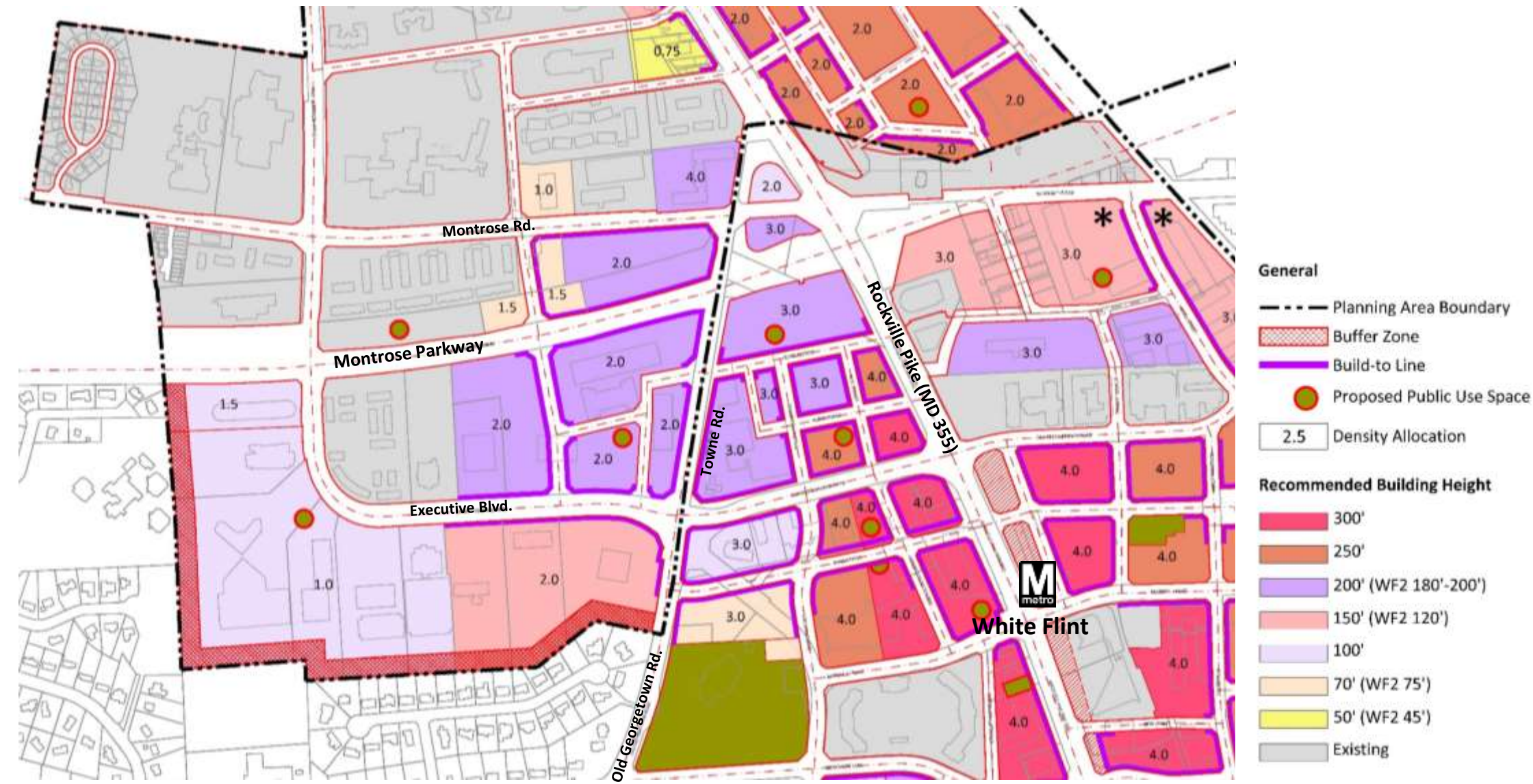
- M Metro Stations
- White Flint 2 Sector Plan
- 2010 White Flint Sector Plan
- City of Rockville Boundary
- 2009 Twinbrook Sector Plan



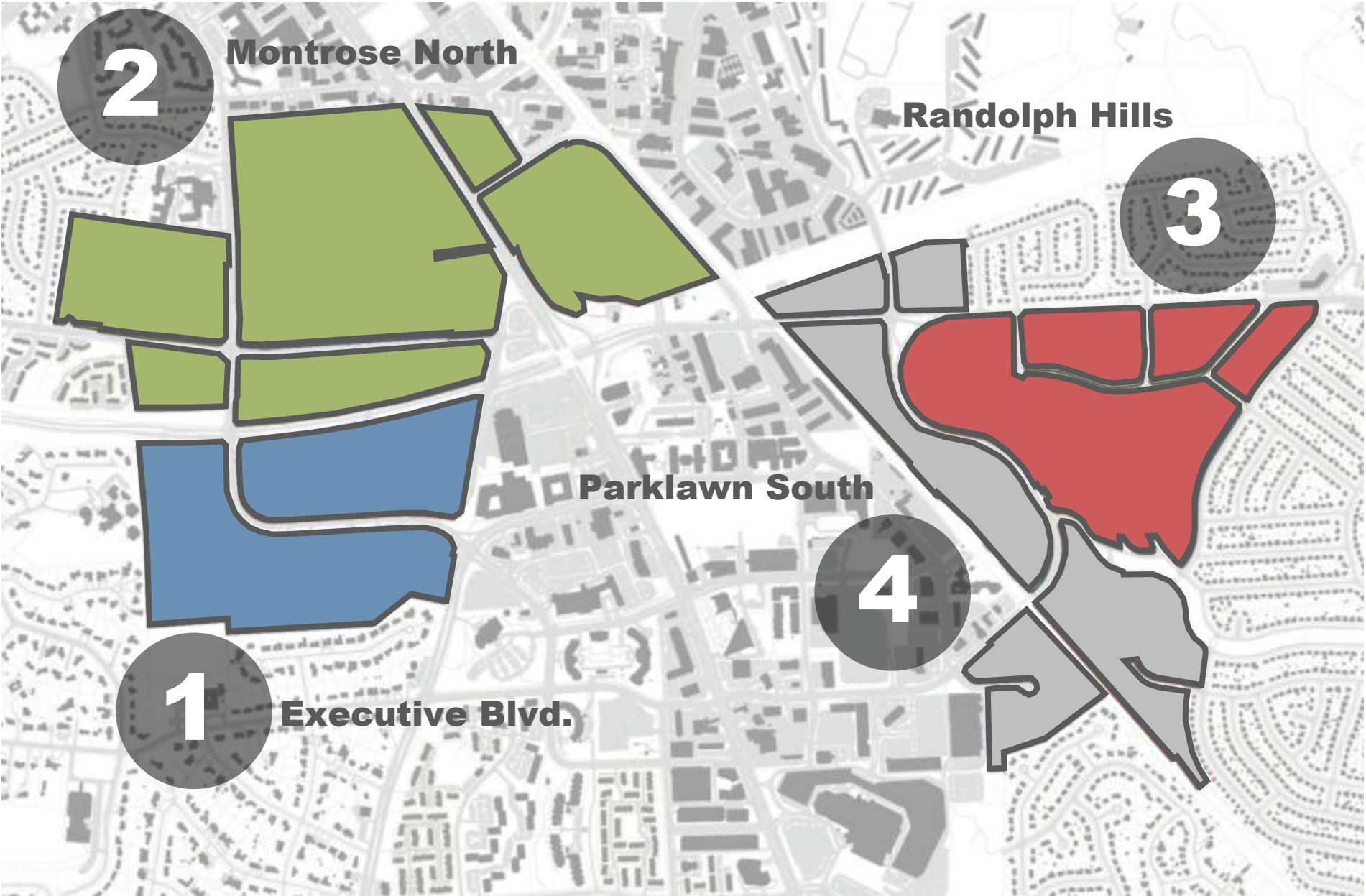
Metro West and Pike & Rose Districts (2010) and Executive Boulevard



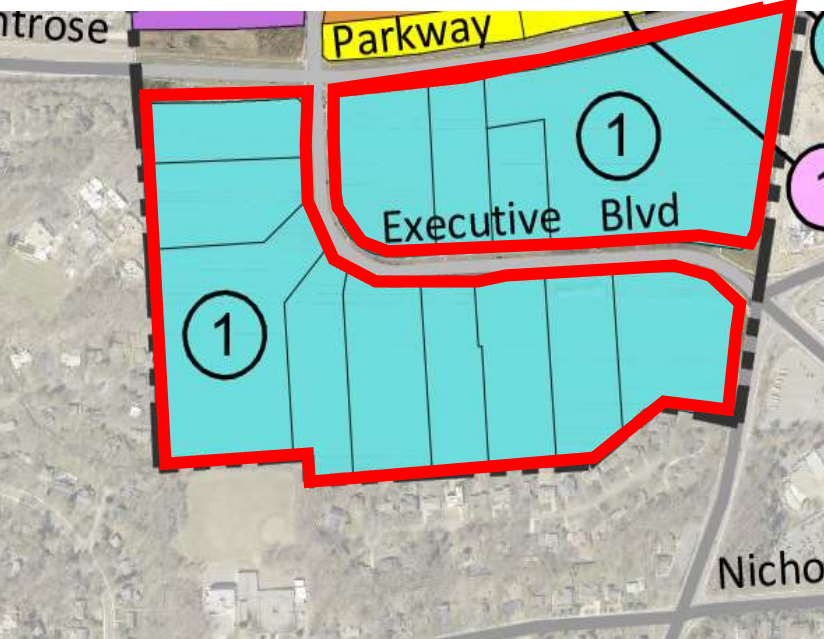
Metro West, Pike & Rose Districts (2010) and Executive Boulevard and Cherington



Overall Districts

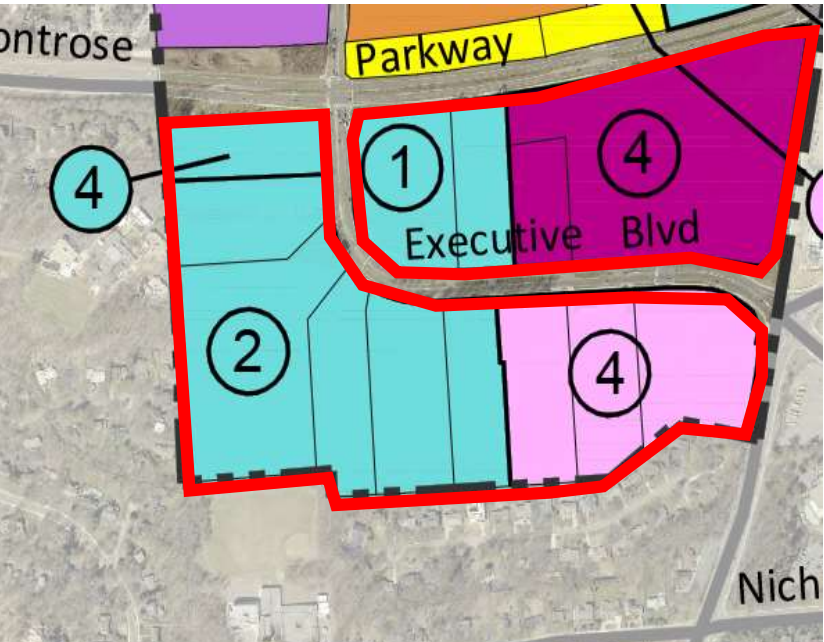


District: Executive Boulevard



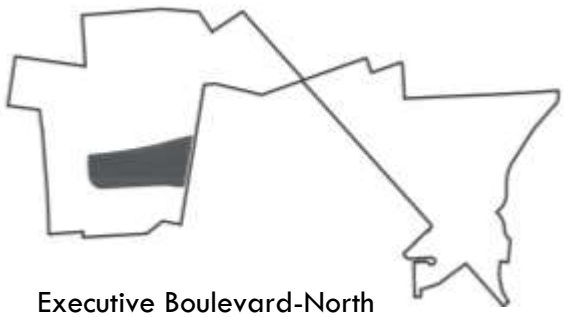
Existing Zone

- EOF Employment Office
- ① EOF 0.75, H-100'

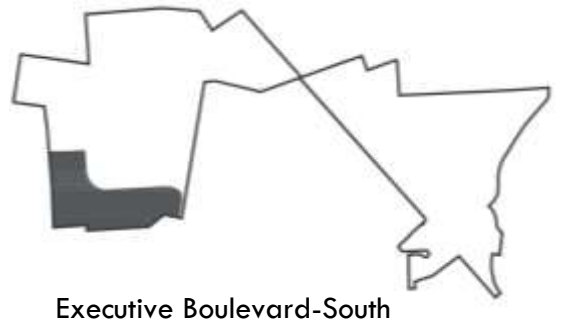


Proposed Zones

- EOF Employment Office
- ① EOF 0.75, H-100'
- ② EOF 1.0, H-100'
- ④ EOF 1.5, H-100'
- CR Commercial Residential
- ④ CR 2.0, C-1.0, R-1.5, H-200'
- CRT Commercial Residential Town
- ④ CRT 2.0, C-1.0, R-1.5, H-120'



Executive Boulevard-North



Executive Boulevard-South



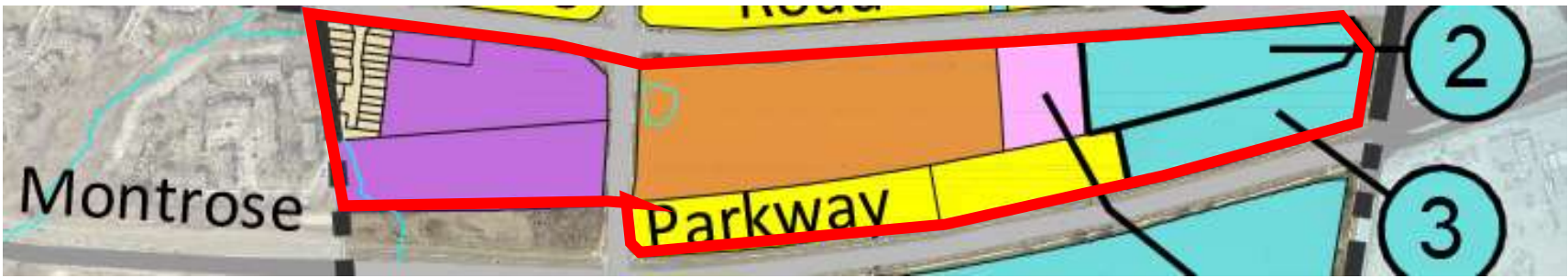
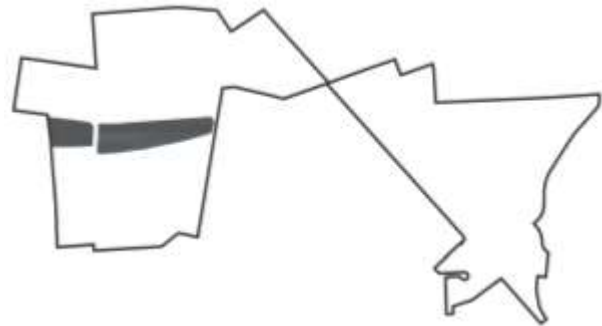
Western Workaround



District: Cherington

Existing Zones

R-200	Single-Family Residential	R-60/TDR	Single-Family Residential/ Transferable Development Rights	CRT	Commercial Residential Town
EOF	Employment Office			1	CRT 0.25, C-0.25, R-0.25, H-35'
2	EOF 1.5, H-75'	R-20	Multiple-Family, medium density residential	CRN	Commercial Residential Neighborhood
3	EOF 3.0, H-100'				CRN 0.5, C-0.5, R-0.25, H-35'

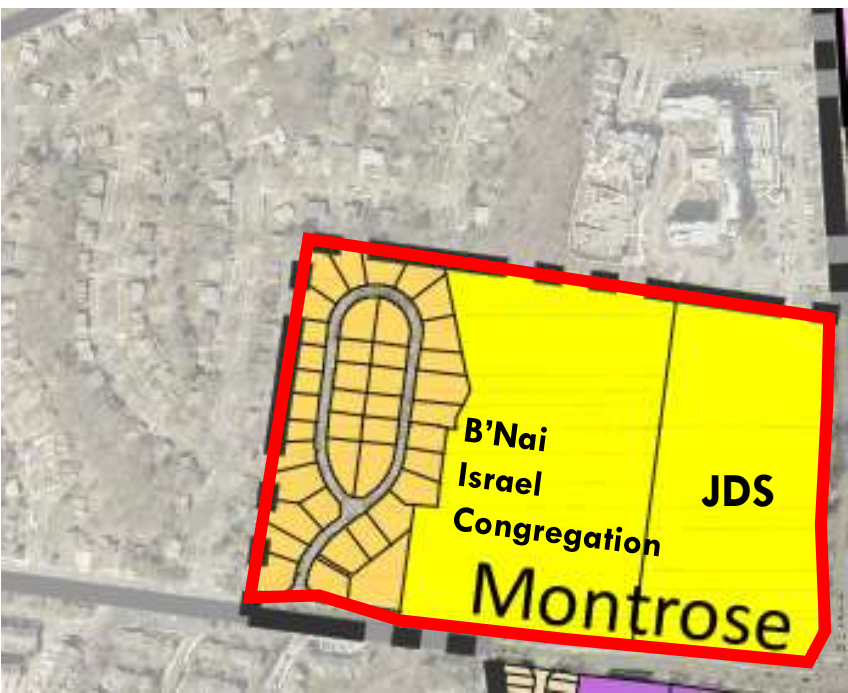
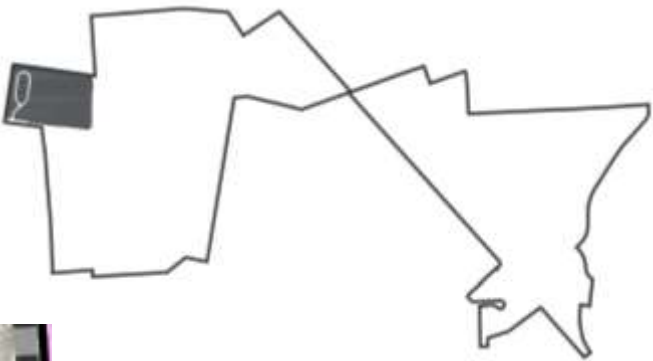


Proposed Zones

R-200	Single-Family Residential	R-60/TDR	Single-Family Residential/ Transferable Development Rights	CRT	Commercial Residential Town
R-20	Multiple-Family, medium density residential	CRN	Commercial Residential Neighborhood	3	CRT 1.5, C-0.5, R-1.5, H-75'
					CR 2.0 C1.0 R1.5 H-180

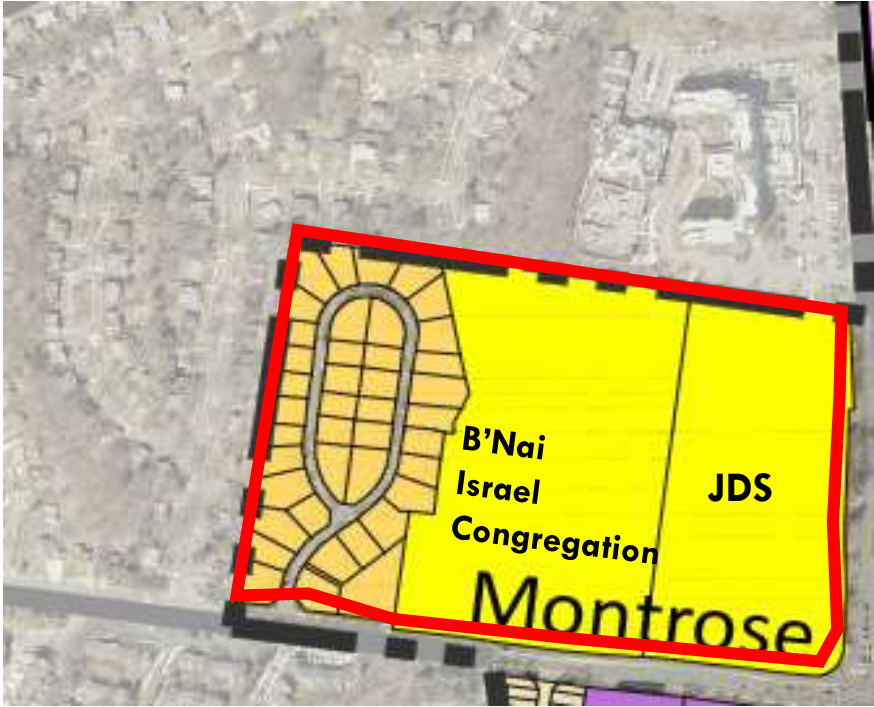


District: Montrose Village



Existing Zones

- White Flint 2 Sector Plan Boundary
- R-200 Single-Family Residential
- R-60 Single-Family Residential



Proposed Zones

- White Flint 2 Sector Plan Boundary
- R-200 Single-Family Residential
- R-60 Single-Family Residential

District: JCC

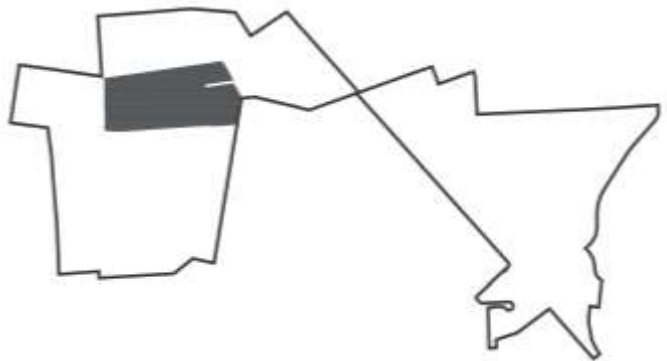
Existing Zones

- R-200 Single-Family Residential
- R-20 Multiple-Family, medium density residential
- EOF Employment Office
 - 3 EOF 3.0, H-100'
- CRT Commercial Residential Town
 - 3 CRT 0.75, C-0.75, R-0.25, H-45
 - 4 CRT 2.25, C-1.5, R-0.75, H-75'

Proposed Zones

- R-200 Single-Family Residential
- EOF Employment Office
 - 5 EOF 3.0, H-100'
- R-20 Multiple-Family, medium density residential
- CRT Commercial Residential Town
 - 5 CRT 2.25, C-1.5, R-0.75, H-75'

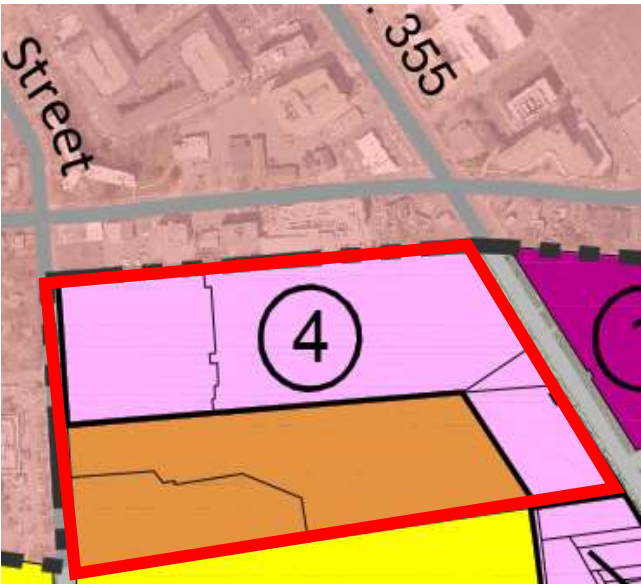
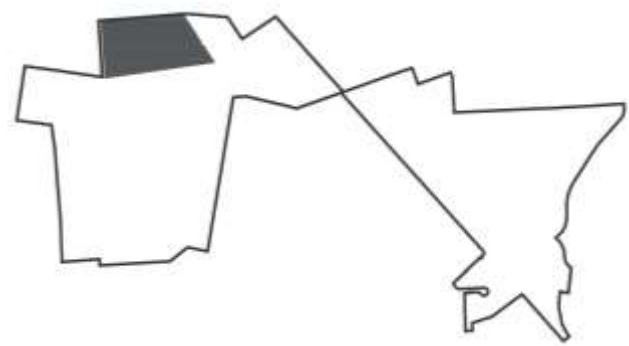
CR 4.0 C0.25 R4.0 H190



EOF 1.0 H-75

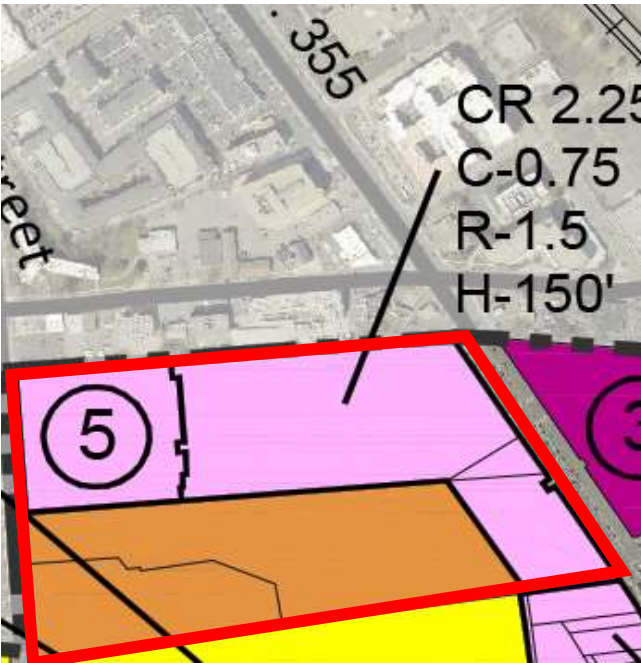
Floating CRT Zone for the JCC property

District: Federal Plaza



Existing Zones

- CRT** Commercial Residential Town
- 5** CRT 2.25, C-1.5, R-0.75, H-75'
- R-20** Multiple-Family, medium density residential



Proposed Zones

- CR 2.25 C0.75 R1.5 H150
- CRT** Commercial Residential Town
 - 4** CRT 2.25, C-1.5, R-0.75, H-75'
 - R-20** Multiple-Family, medium density residential



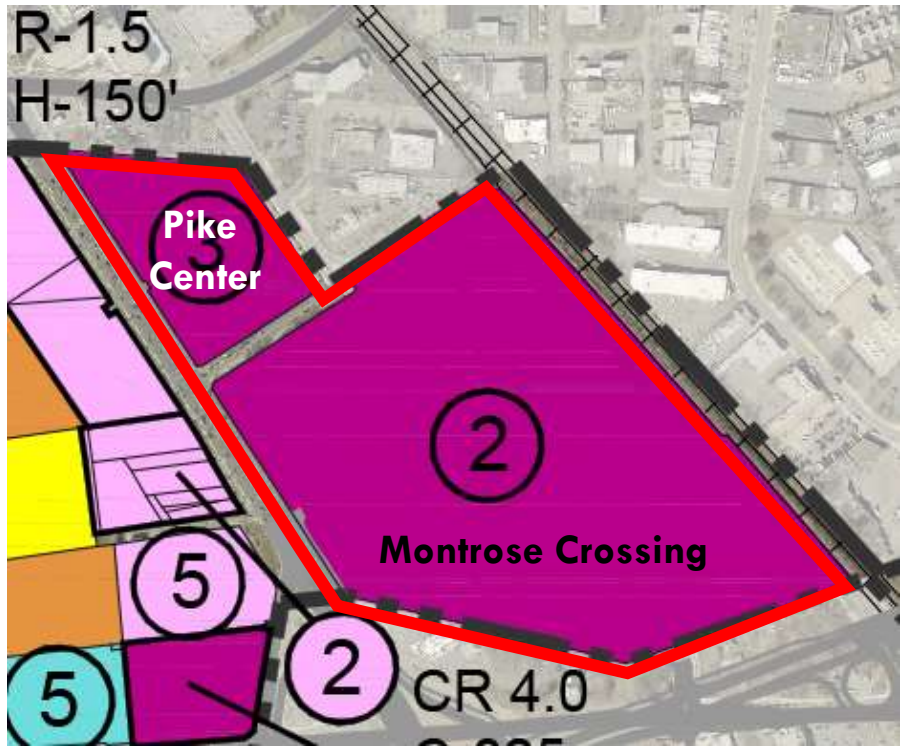
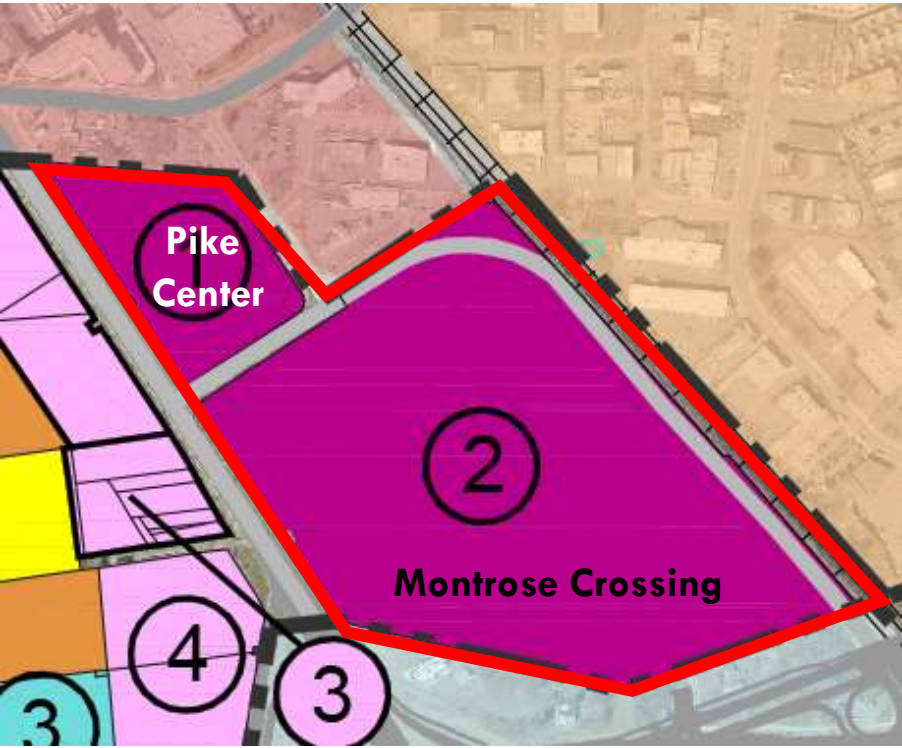
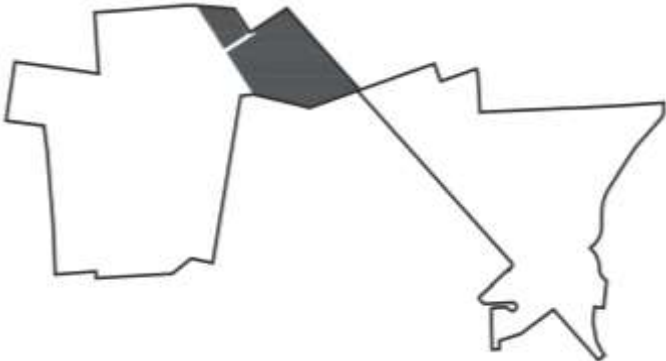
District: Montrose Crossing

Existing Zones

- CR Commercial Residential
- ① CR 1.5, C-1.0, R-1.0, H-75'
- ② CR 2.0, C-0.5, R-1.5, H-220'

Proposed Zones

- CR Commercial Residential
- ② CR 2.0, C-0.5, R-1.5, H-200'
- ③ CR 2.0, C-0.75, R-1.5, H-200'

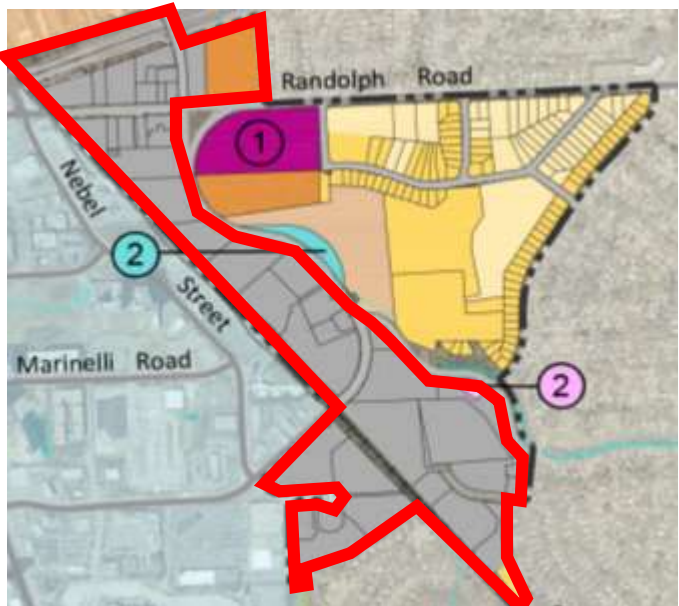
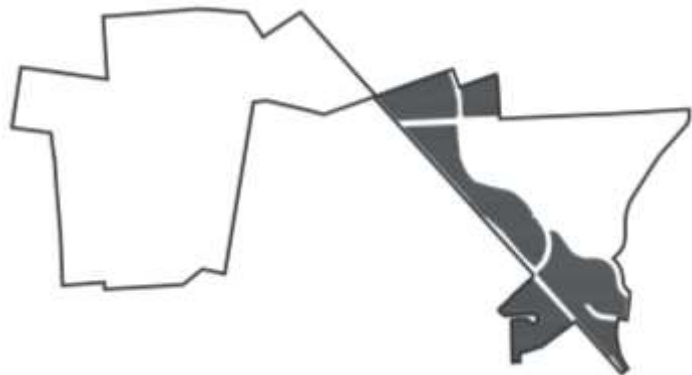


Pike Center



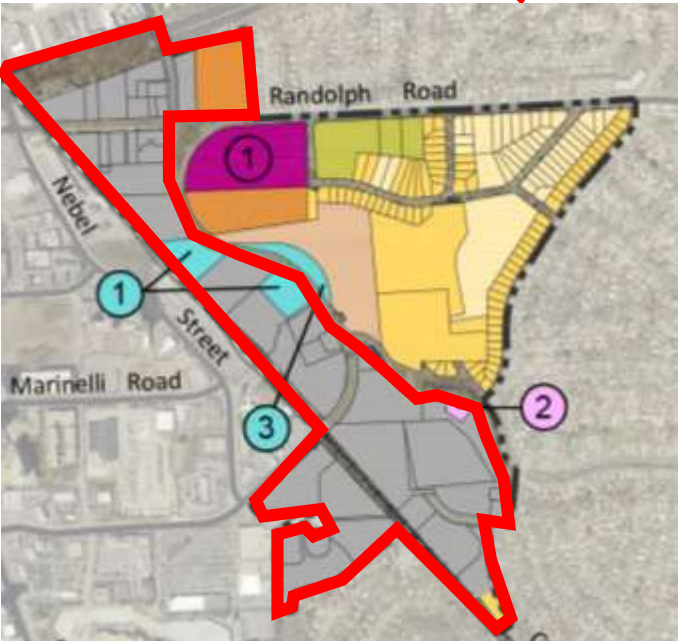
Montrose Crossing

District: White Flint 2 Industrial



Existing Zones

- IL Light Industrial
IL 1.0, H-50'
- CRT Commercial Residential Town
② CRT 0.75, C-0.75, R-0.25, H-35'
- R-20 Multiple-Family,
medium density residential



Proposed Zones

- IL Light Industrial
IL 1.0, H-50'
- EOF Employment Office
① EOF 0.75, H-100'
- R-20 Multiple-Family,
medium density residential
- CRT Commercial Residential Town
② CRT 0.75, C-0.75, R-0.25, H-35'

Floating CRT Zone for a portion of the Randolph Hills Shopping Center.



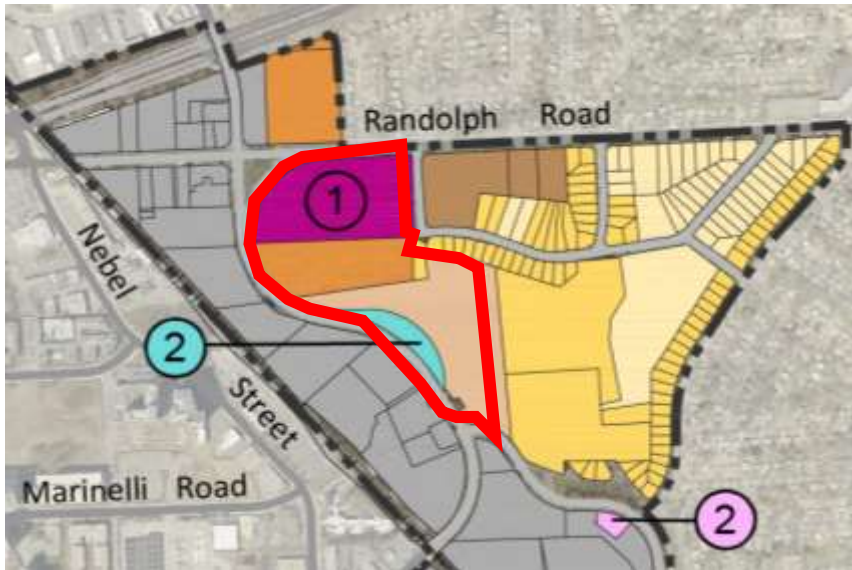
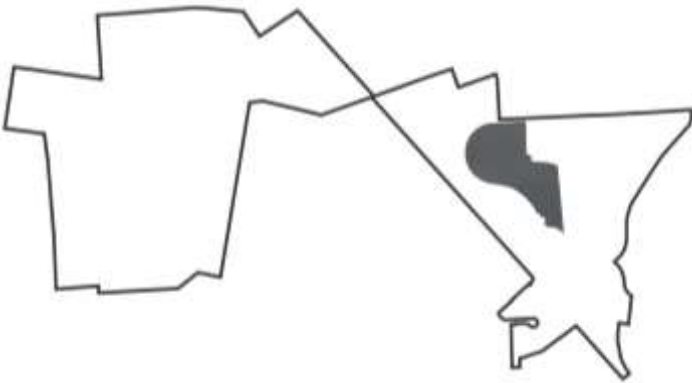
Randolph Hills Shopping Center



Parklawn Drive

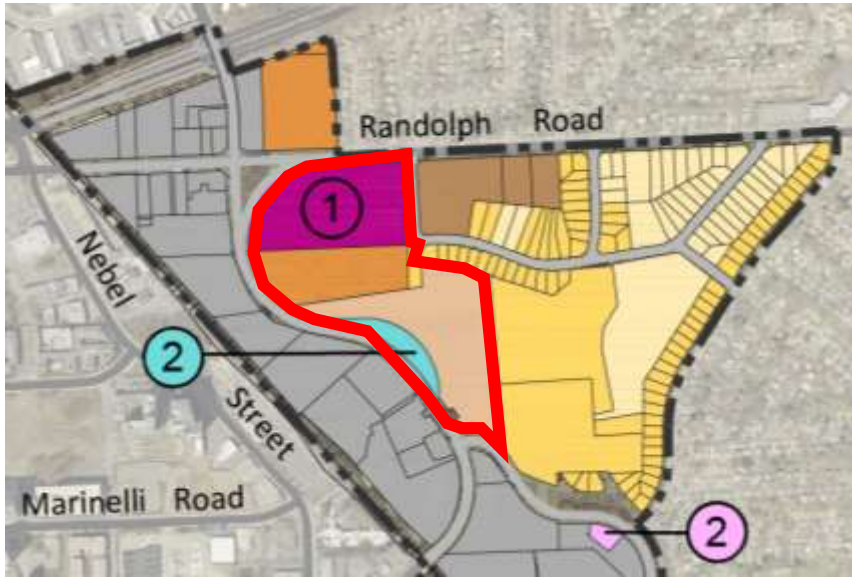


District: Loehmann's Plaza



Existing Zones

- R-30 Multiple-Family, low density residential
- R-20 Multiple-Family, medium density residential
- CR Commercial Residential
 - 1 CR 1.5, C-1.0, R-1.0, H-75'
- EOF Employment Office
 - 2 EOF 1.5, H-75'



Proposed Zones

- R-30 Multiple-Family, low density residential
- R-20 Multiple-Family, medium density residential
- CR Commercial Residential
 - 1 CR 1.5, C-1.0, R-1.0, H-75'
- EOF Employment Office
 - 2 EOF 1.5, H-75'



Loehmann's Plaza



Oxford Square

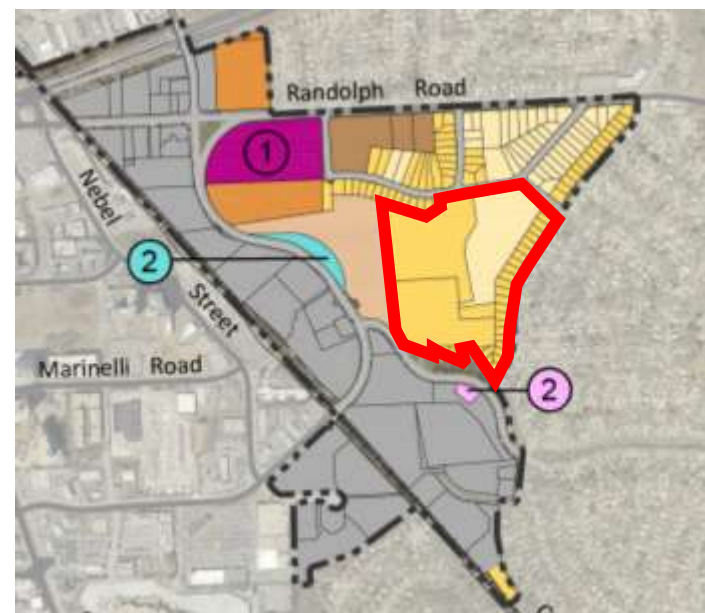


Walnut Grove



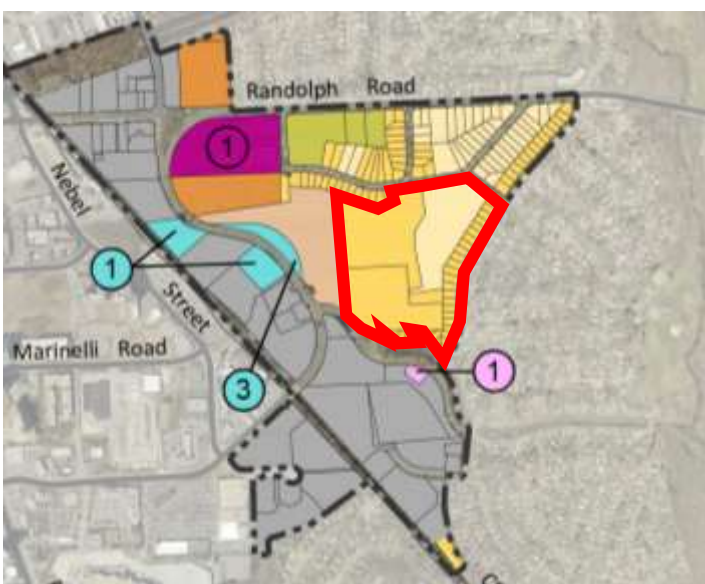
1821 Parklawn Drive

District: Rocking Horse Road Center



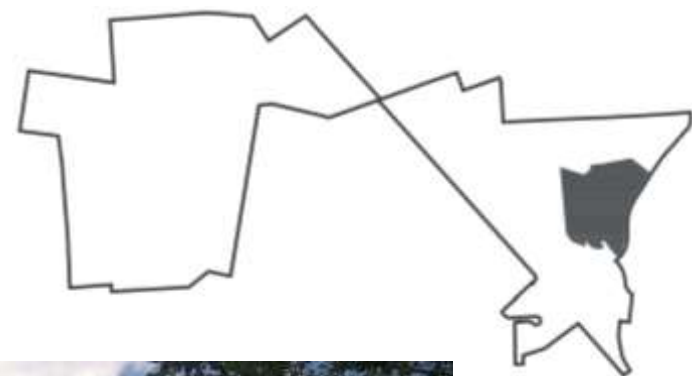
Existing Zones

- R-90 Single-Family Residential
- R-60 Single-Family Residential



Proposed Zones

- R-90 Single-Family Residential
- R-60 Single-Family Residential

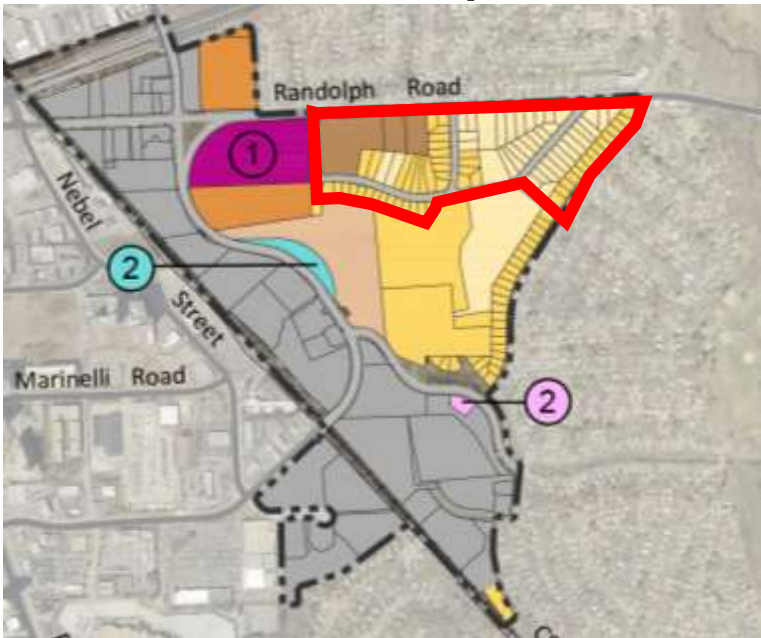


JDS Upper School



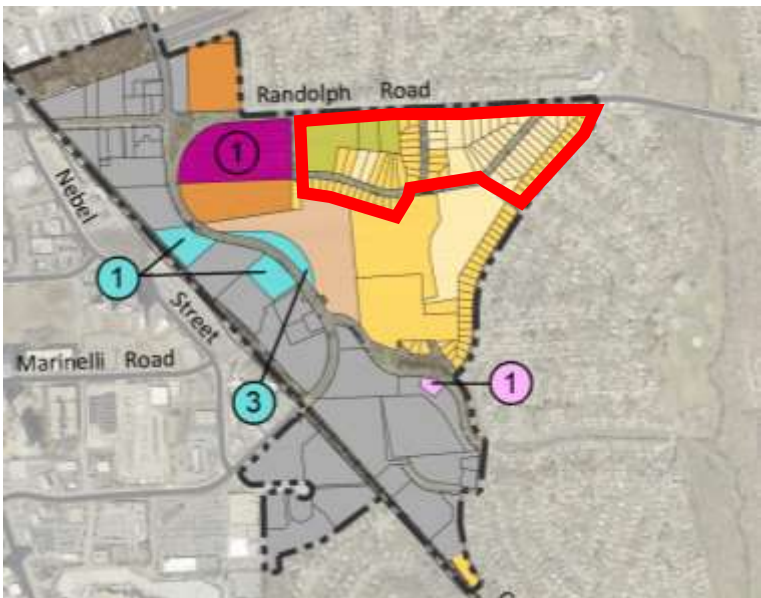
Randolph Hills community

District: Montrose Baptist



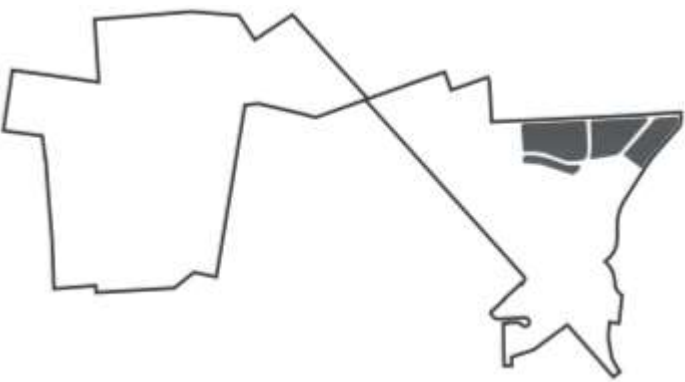
Existing Zones

- R-90 Single-Family Residential
- R-60 Single-Family Residential
- RT-15 Residential Townhouse



Proposed Zones

- R-90 Single-Family Residential
- R-60 Single-Family Residential
- TMD Townhouse Medium Density

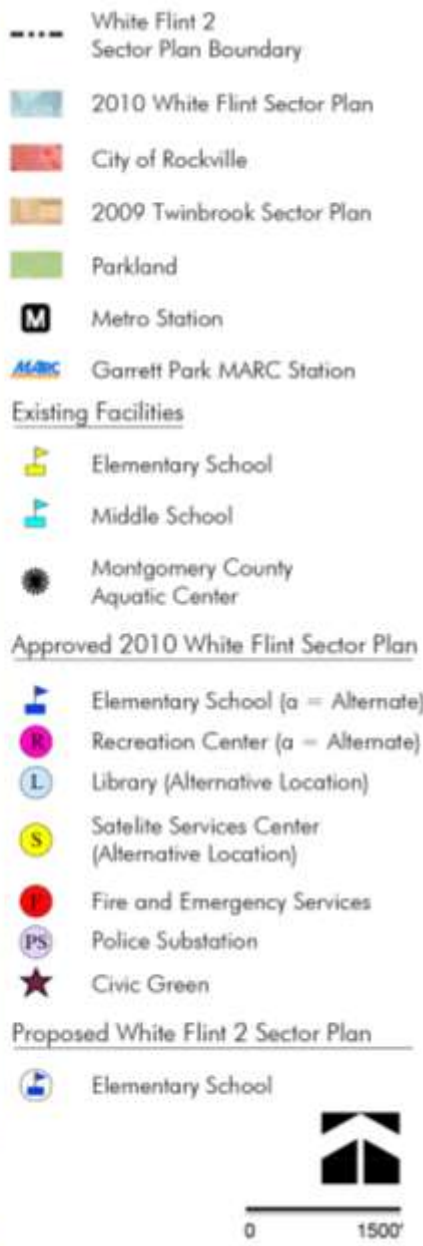
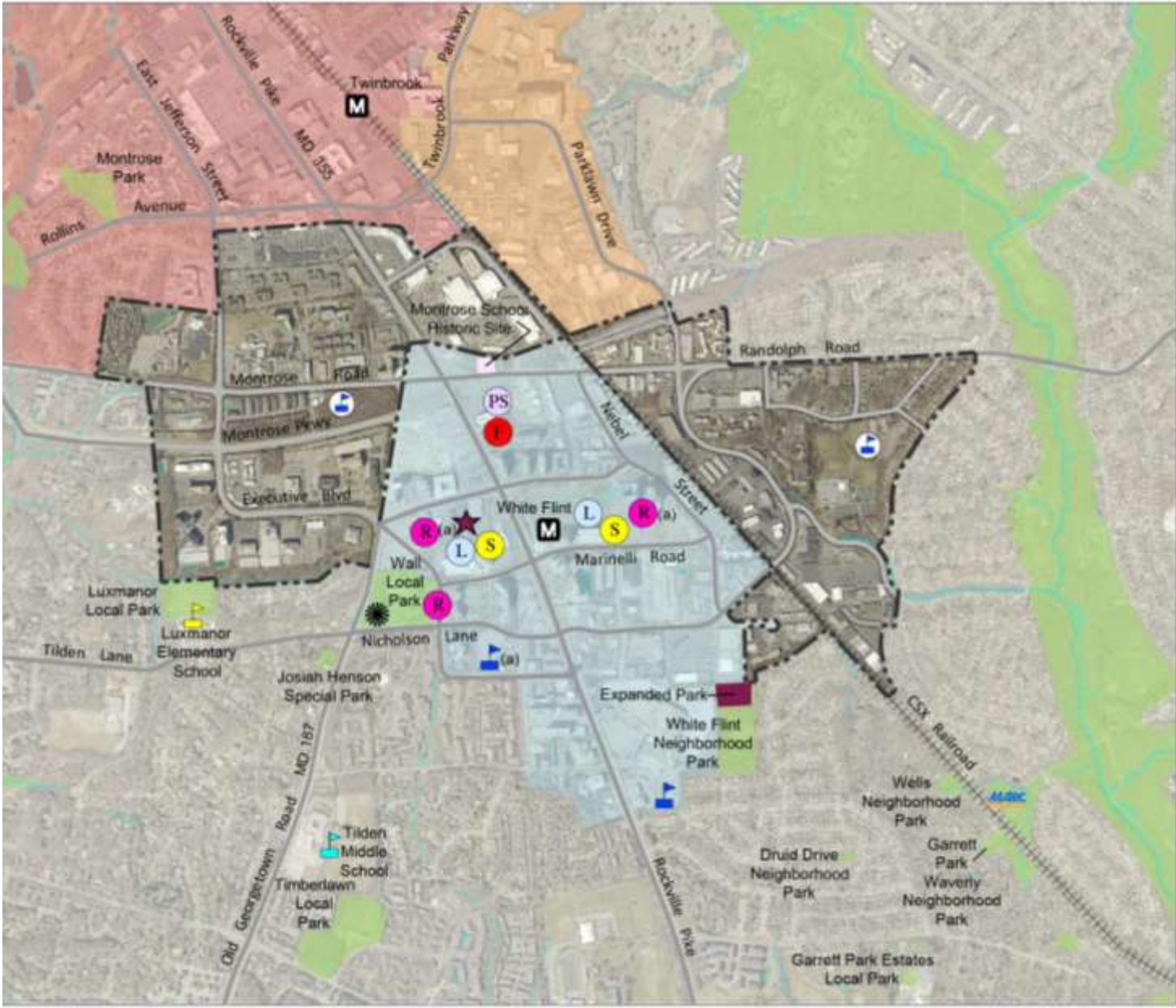


Land Use Alternatives

Scenarios	Residential	Non-Residential
Alternative 1 (Existing Zoning)	3,246 dwelling units	2.76 million sq.ft.
Alternative 2	4,841 dwelling units	3.24 million sq.ft.
Alternative 3	5,788 dwelling units	4.87 million sq.ft.

Preliminary Recommendations	Residential	Non-Residential
	5,189 dwelling units	3.53 million sq.ft

Preliminary Recommendations: Community Facilities

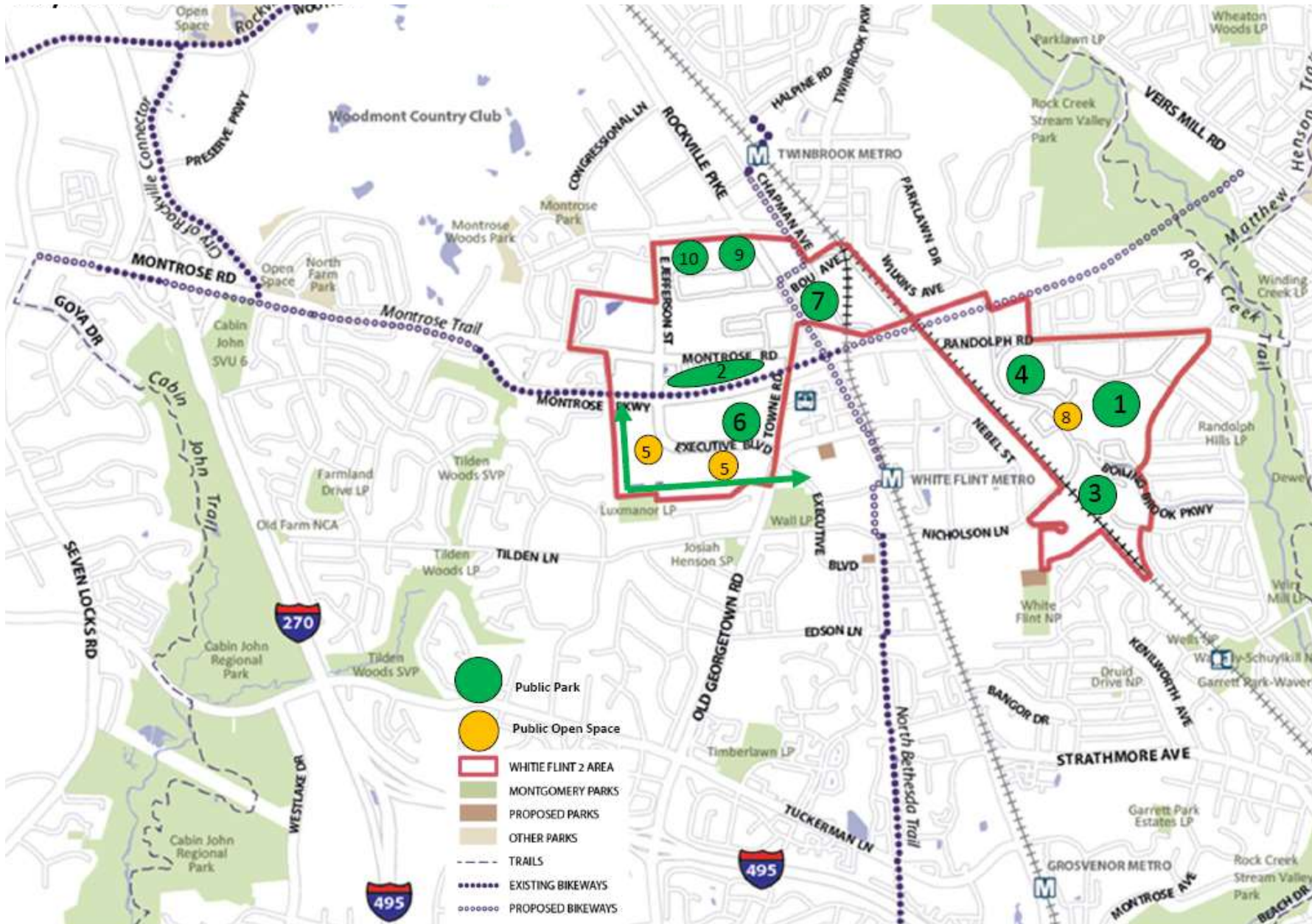


- Support the community facilities recommended in the 2010 White Flint Sector Plan.
- New options for an elementary school.
- Promote the co-location of public facilities to reduce public expenditures and minimizes land.
- Encourage new prototypes for public facilities that promotes innovate design.

Preliminary Recommendations: Elementary Schools

- Determine if the capacity of existing schools can be increased. At the elementary school level, most Walter Johnson cluster schools already operate above capacity or are projected to in the future. Garrett Park and Luxmanor elementary schools will be impacted by the continued build-out of the 2010 White Flint Sector Plan that is within both school service areas. In addition, elementary schools in the cluster have been expanding to around 740 capacity, or are planned to be expanded in the next few years. Therefore, all cluster schools will be at the high end of the range of student enrollment with capacities ranging from 729 to 881, and no further additions will be considered.
- Because further increasing the capacity of existing elementary schools is not possible, and the magnitude of enrollment growth is considerable, the opening of a new elementary school would be considered. A new elementary school could be provided in one of the following ways:
 - Reopen a former elementary school in the Walter Johnson Cluster. There are several former MCPS elementary schools in the Cluster that could be reopened, including the former Alta Vista, Arylawn, Kensington and Montrose elementary schools. The former Grosvernor Elementary School also is located in the cluster, but is used as a holding facility for schools undergoing revitalization or expansion.
 - Construct a new elementary school on a site provided in the White Flint II Sector Plan area. The combined Wilgus and Wilco properties, will have a large student impact on the Cluster and it is suitable for an innovative elementary school.
 - Construct a new elementary school on either the recommended or alternative site identified in the 2010 White Flint Sector Plan.
 - If a site is not provided in the White Flint II Sector Plan, and the site at the White Flint Mall is not considered a feasible location, then purchase of an elementary school site, or collocation with a park, could be considered.
 - Consider locating an elementary school site on the Rockinghorse Road facility in the Randolph Hills neighborhood, which would require adjustments of school boundaries by the Board of Education. This property, which is a former elementary school, has the size of a traditional elementary school, it is located in a residential neighborhood, and it is within the Sector Plan area.

Preliminary Recommendations: Park, Trail and Open Space



- Create new parks and open spaces for public use to promote a livable environment for existing and future residents, visitors and employees, and to expand the network of interconnected open spaces envisioned by the 2010 White Flint Sector Plan.
- Link new parks and open spaces with existing and proposed bikeways and trails.

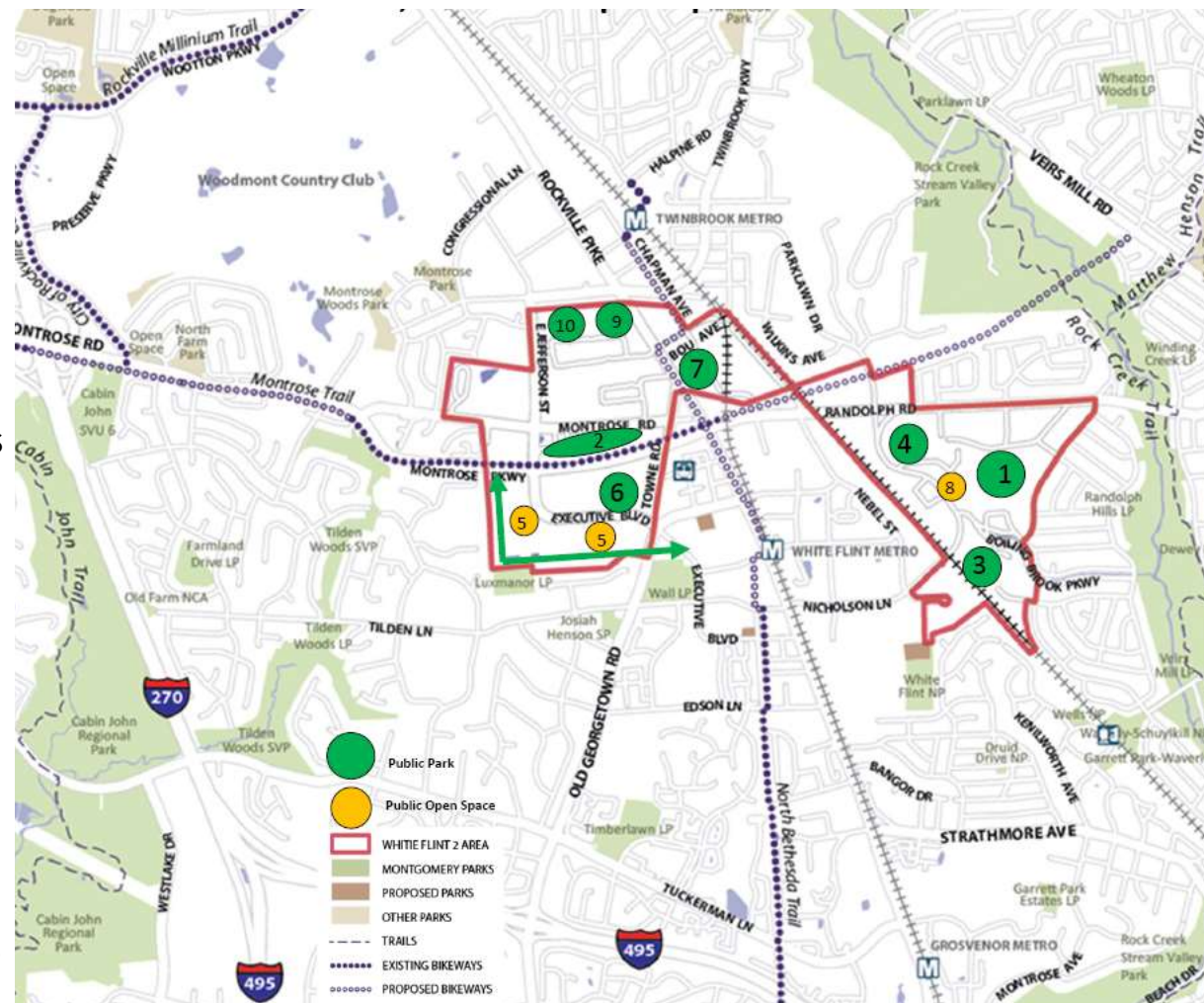
Preliminary Recommendations: Park, Trail and Open Space

Area-wide Recommendations

- All developers in the White Flint 2 area should be encouraged to provide wayfinding to the Josiah Henson Special Park and the Wall Park per Parks Department plans.

Specific Property Recommendations

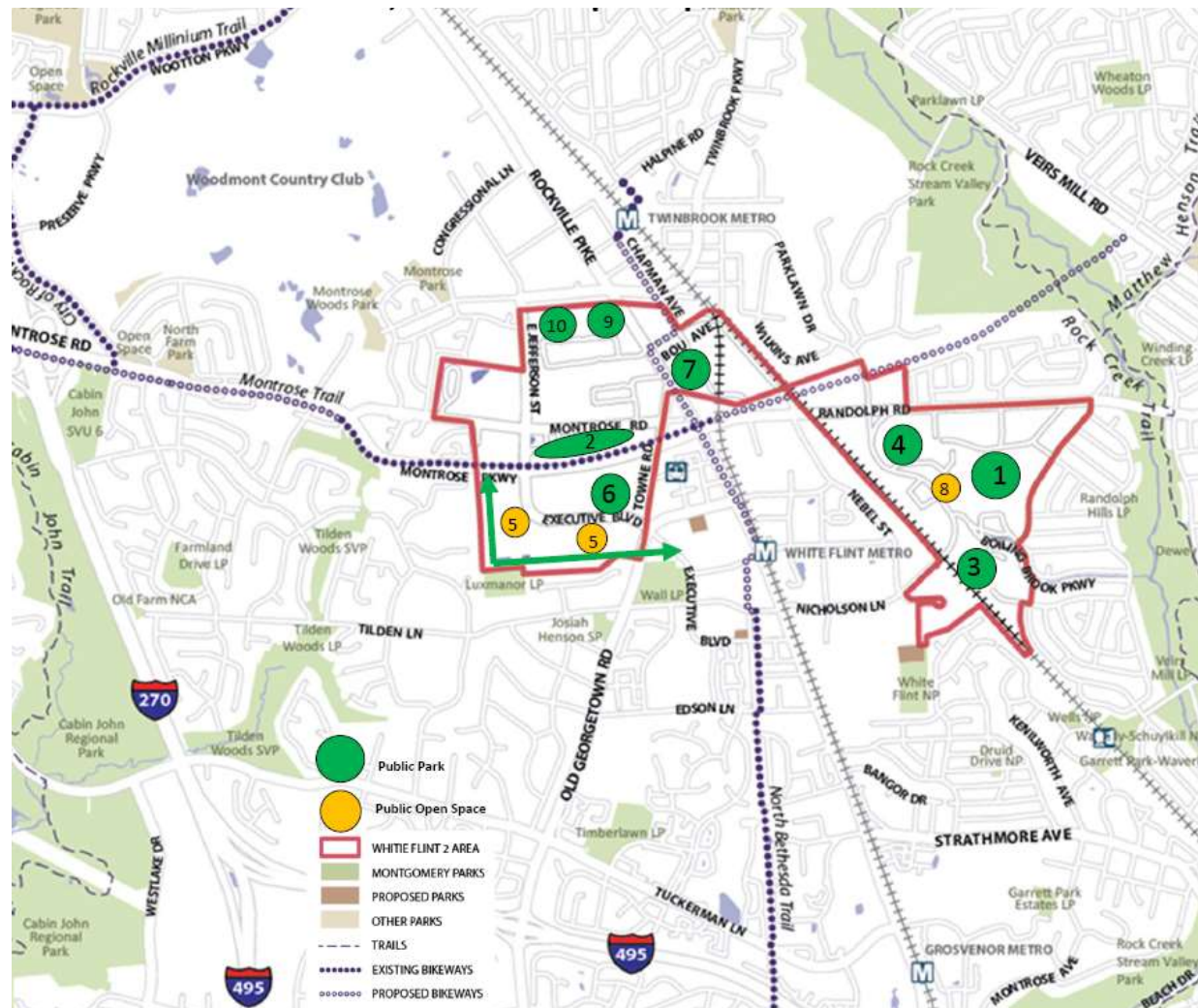
- Create a **park #1** on the green space next to Rocking Horse to include additional community garden plots and a playing field.
- Create a **linear park #2** along Montrose Parkway in the excess road ROW. The space should have active senior facilities or a dog park. It will need to be set back a sufficient distance from the road to be a pleasant place to be in. The existing tree buffer should remain and be enhanced with new plantings.
- Create an **urban recreational park #3** at the Randolph Hills Shopping Center when it re-develops to provide an outdoor component to the existing indoor recreational destination. Minimum 1-acre park. The space should serve a variety of ages with active recreational amenities such as outdoor fitness, skate park, dog park and play areas.



Preliminary Recommendations: Parks, Trails and Open Space

Specific Property Recommendations

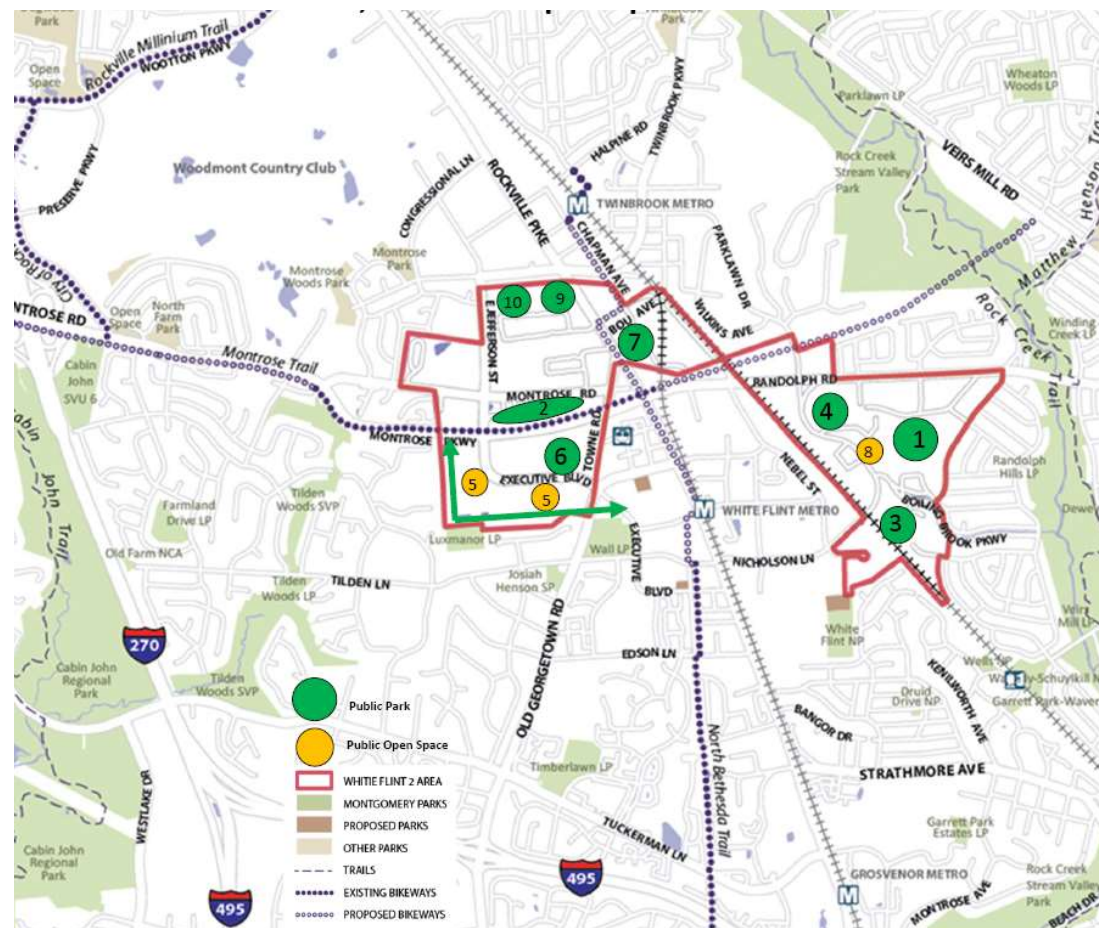
- Create a **neighborhood green urban park #4** at the Loehmann's Plaza property when it re-develops. A .75 to 1-acre park is needed. The park should include neighborhood amenities such as a flexible green gathering place, picnic areas and play features.
- Create **pocket parks #5** along the re-development of Executive Boulevard. These spaces should function as amenity spaces for the office workers and there should be a pleasant green walkable path leading into downtown Pike and Rose. These spaces should have playful sculptures, eating areas and places to work out.
- Create a **neighborhood green urban park #6** at the Wilco Property. Minimum 1-acre park. Include a level grassy area for events and informal gatherings.
- Provide a full sized rectangular field on top of structured parking to help meet un-met field needs in the area.



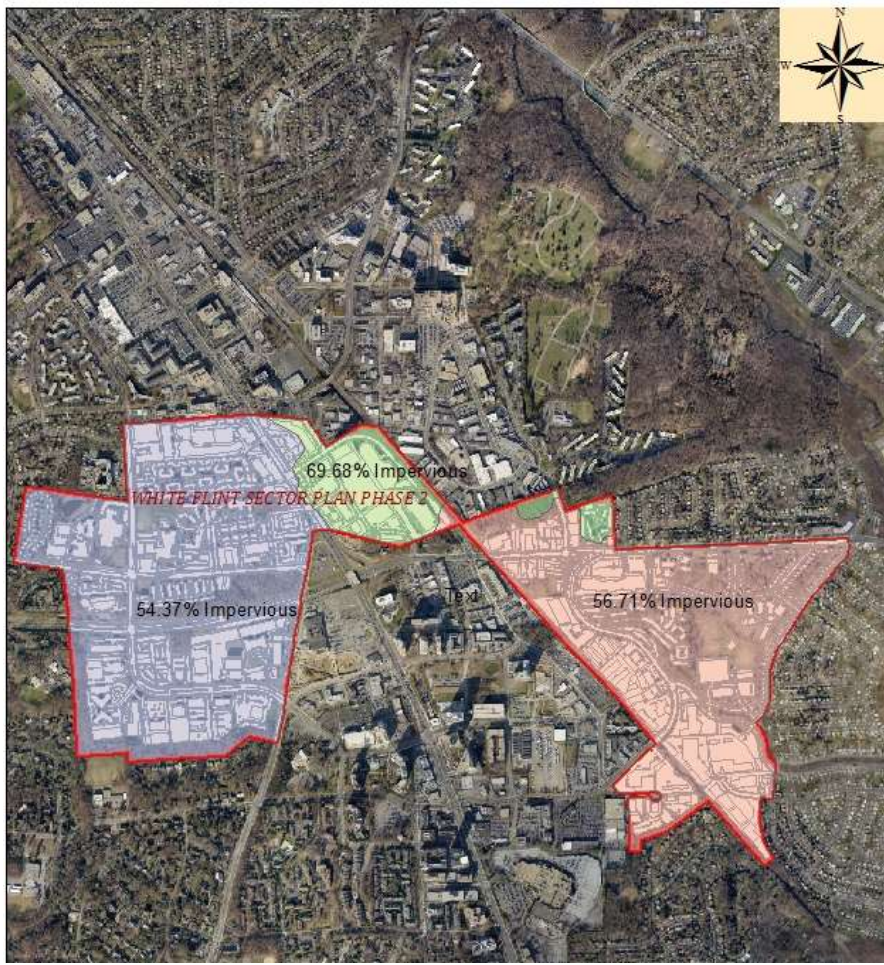
Preliminary Recommendations: Parks, Trails and Open Space

Specific Property Recommendations

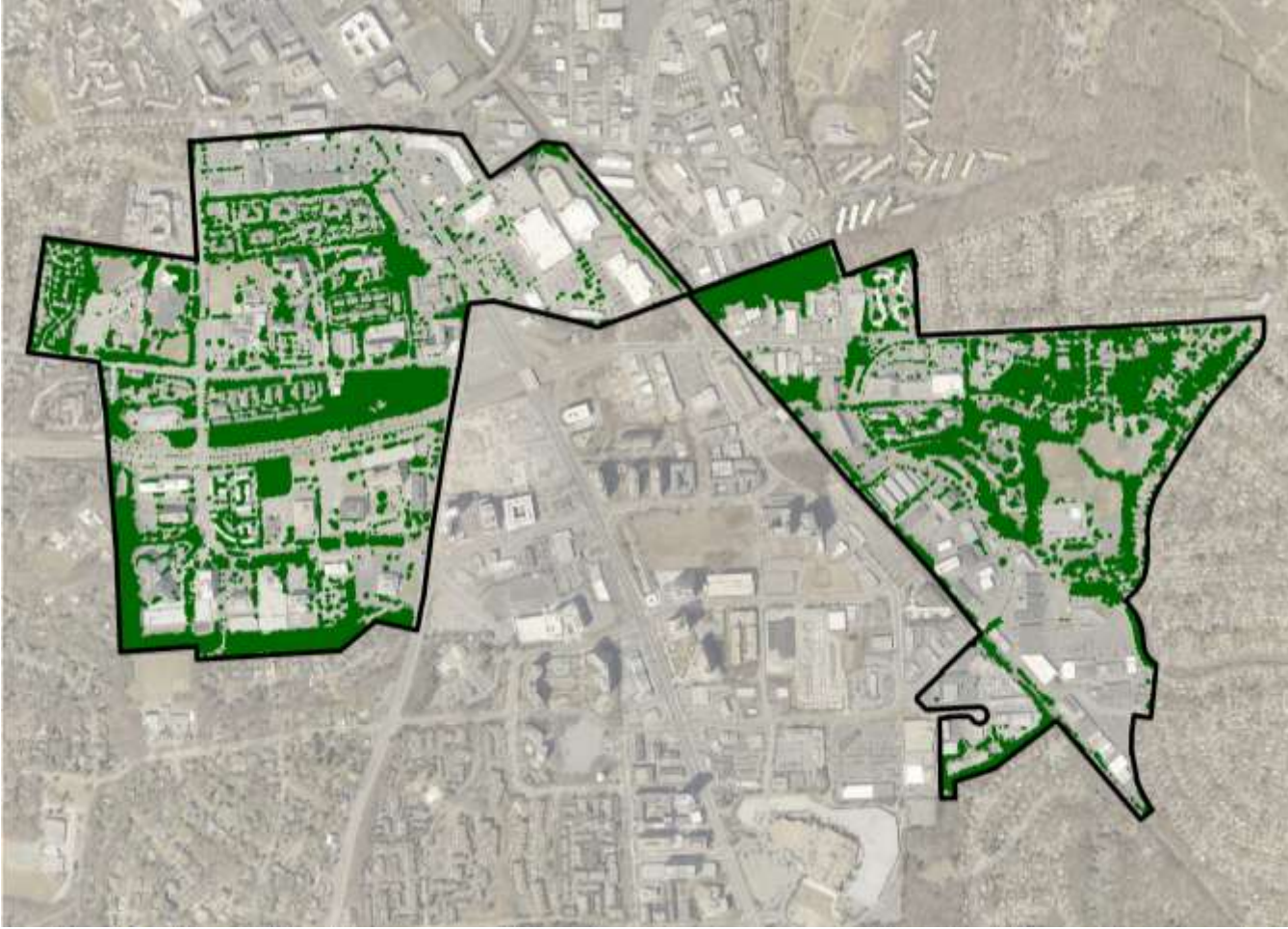
- Create a **neighborhood green urban park #7** at the FRIT property at Montrose Crossing. Minimum 1-2 acres for events, informal gatherings, shaded seating, dog park and exercise.
- Create a **pocket park #8** in the paper street at Gelena Road. There should be space for a trail connection. There are large trees that should be saved, if possible.
- Create a **park like public open space #9** at the Federal Plaza property when it re-develops.
- Create a **park like public open space #10** at the Federal Plaza property when it re-develops.
- Create **two trails** at southern and western edges of the private properties along Executive Blvd. One trail would link Luxmanor Elementary School to the Montrose Bikeway and one trail would link Luxmanor Elementary School with the walkways leading to the heart of Pike and Rose.



Background: Sustainability



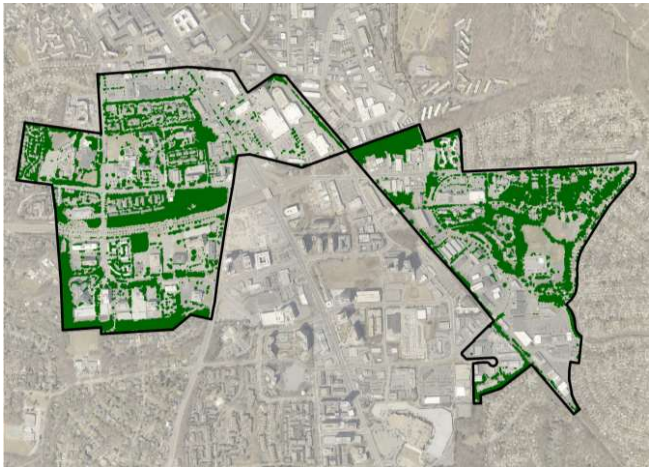
White Flint 2 Imperviousness by sub-watershed: approximately 56 percent for the Plan area



Existing Tree Canopy: 29 percent

Preliminary Recommendations: Sustainability

- Promote energy efficiency and encourage net zero energy building design.
- Improve the urban ecology, including goals to reduce heat island effect and promote Environmental Site Design (ESD) in stormwater management practices.
- Retain existing wooded areas where designated, and provide increased tree canopy throughout the Plan area.
- Include sustainable solutions in the design of an attractive public realm, to integrate green features, enhance mobility options, and promote walkability.



Preliminary Recommendations: Sustainability

Preserving and Enhancing Natural Resources

- Preserve the existing forested stream buffer south and west of Executive Boulevard
- Preserve portions of the existing forest north of Montrose Parkway and integrate it into the setting of a shared use path connecting to the existing shared-use path to the west along the Parkway.
- Establish green connections east to Rock Creek Stream Valley Park, west to Cabin John Stream Valley Park, and south to the Luxmanor Elementary School and Park.

Water Quality

- Prioritizing environmental public benefit points for tree canopy cover in the CR, CRT and EOF Zones.
- Promote the use of environmental site design (ESD) techniques to reduce impervious areas.
- Minimize imperviousness/maximize pervious areas wherever feasible.
- Increase forest and tree cover.
- Use native plants that require less watering and fertilization in landscaped areas and rainwater for watering planted areas.
- Encourage green features (softscaping) in required open space areas and the public realm.

Air Quality and Managing Carbon Emissions

- In 2008, the Montgomery County adopted Bill 32-07 that established a goal to reduce County- wide greenhouse gas emissions to 80% below the amount in the base year of 2005, including a plan to stop increasing County-wide greenhouse gas (ghg) emissions by 2010 and to achieve a 10% reduction every 5 years through 2050. Carbon footprint is calculated by estimating the greenhouse gas emissions from construction and operation of the projected development. Embodied energy emissions, building energy emissions, and transportation emissions are the three main components to greenhouse gas emissions in projecting total emissions for an area.

Preliminary Recommendations: Sustainability

Specific Property/District Recommendations

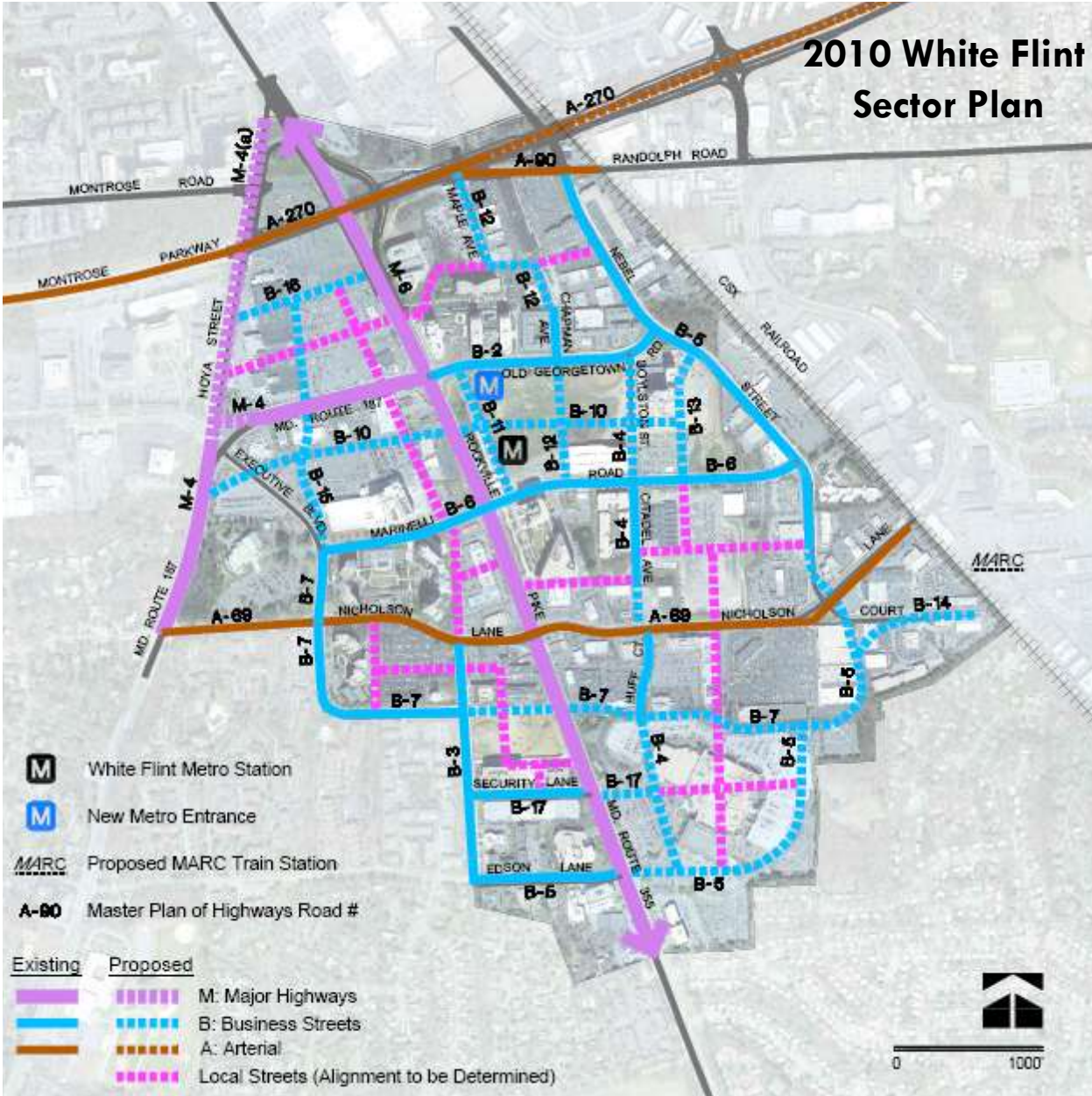
Executive Boulevard

- Retain the existing woodland/trees in the southern and western area in Executive Boulevard South, adjacent to the Luxmanor residential community, as well as the Neilwood-Old Farm stream.
- Develop a pedestrian only path/trail in the Executive Boulevard South area and minimize any encroachment into the stream and environmental buffer.
- Encourage/promote the incorporation of sustainable/green design principles and sustainability initiatives, including but not limited to STAR Communities, Eco District, and LEED ND.

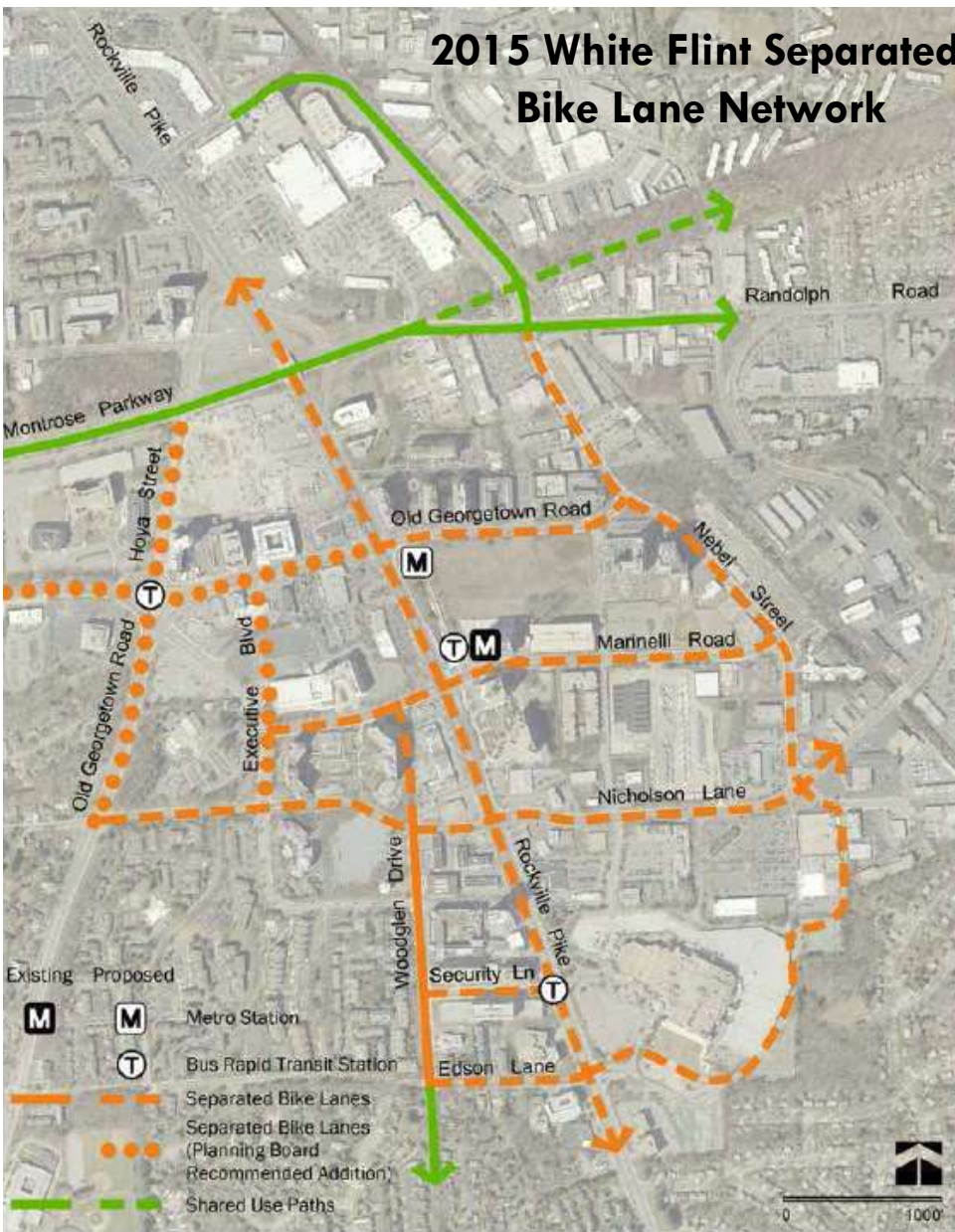
Randolph Hills Shopping Center

- Integrate stormwater management in the infill development on Randolph Hills Shopping Center.
- Increase tree canopy to 30-40 percent.

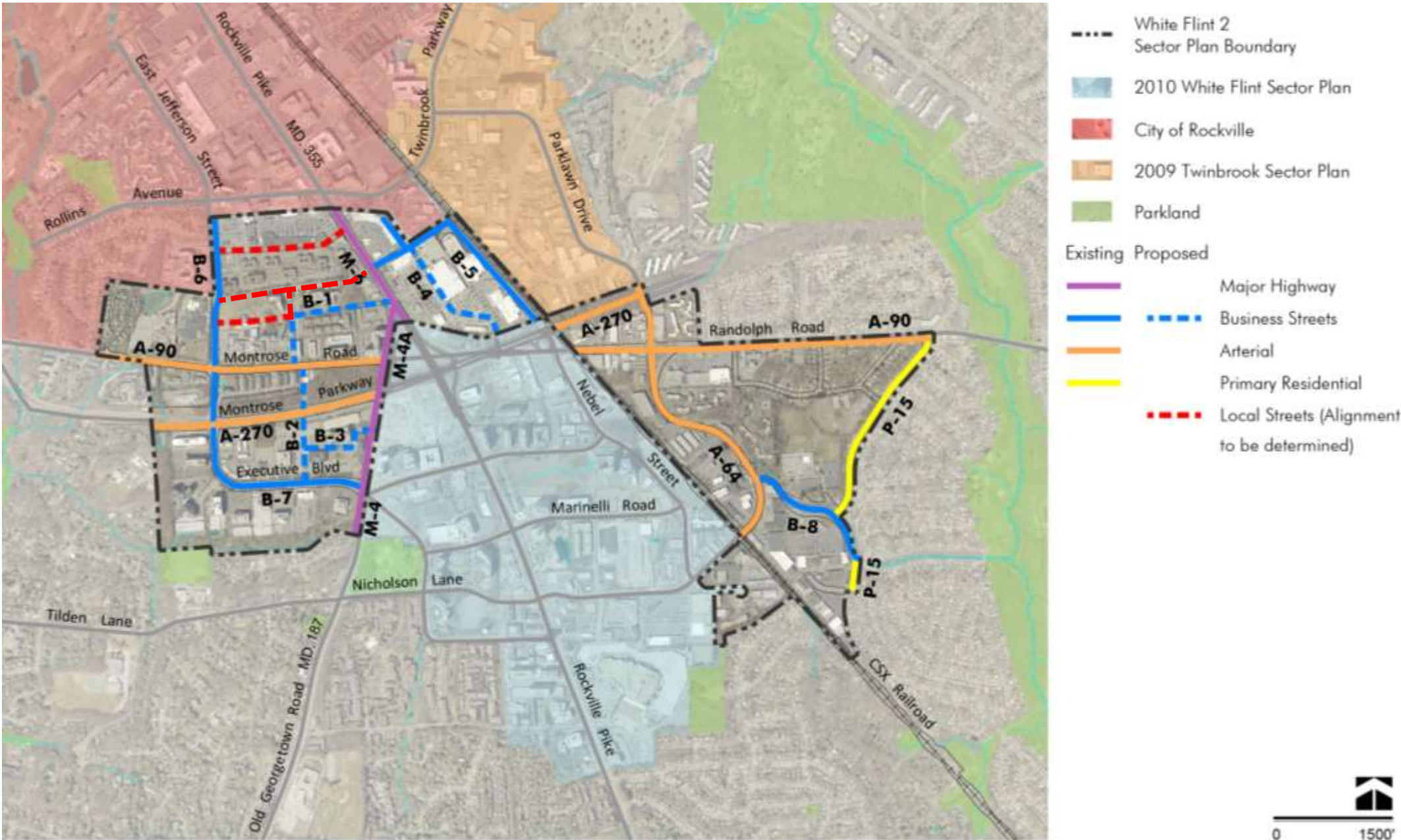
Background: Mobility



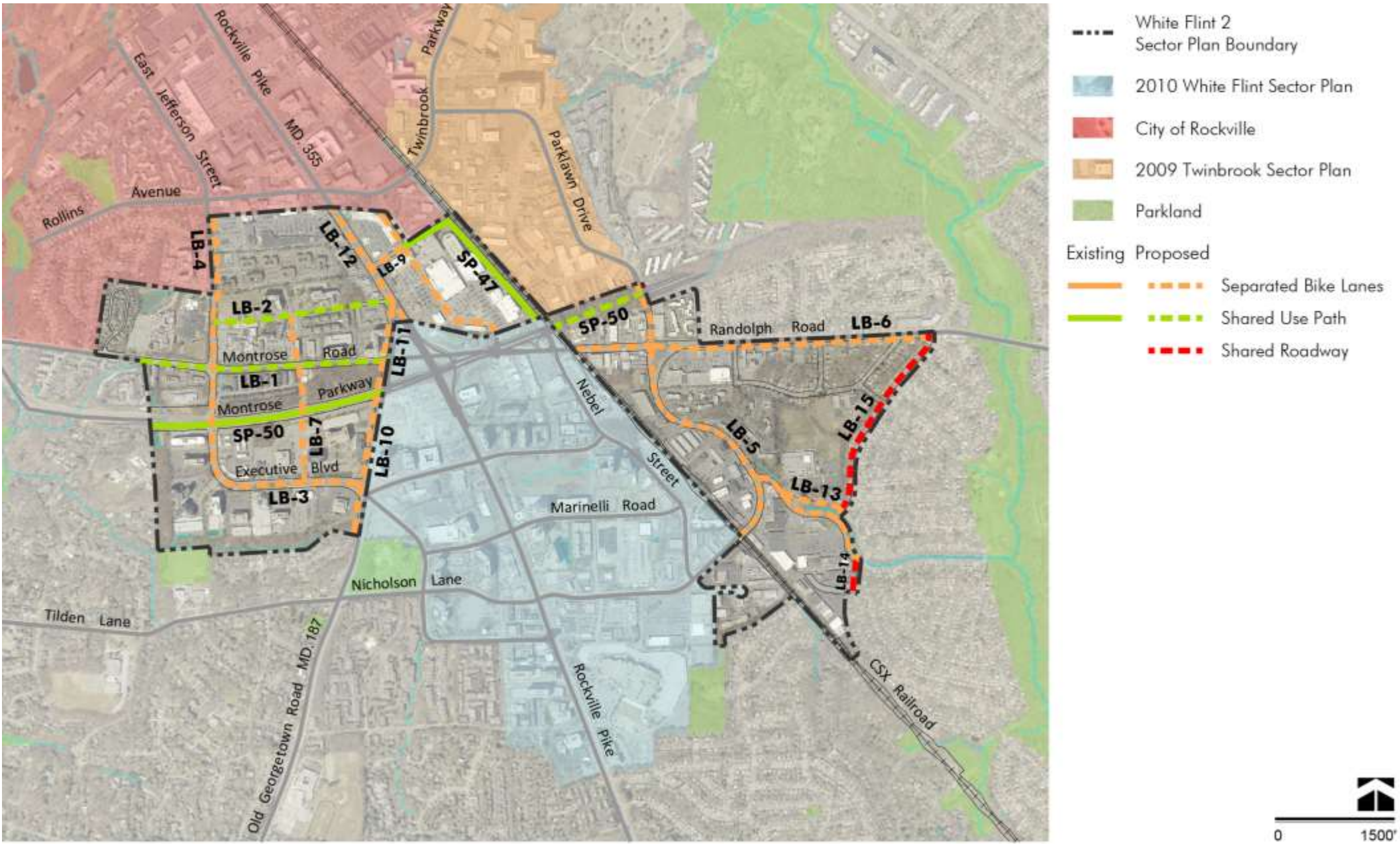
Background: Bikeway Network



Preliminary Recommendations: Street Network



Preliminary Recommendations: Bikeway Network



Preliminary Recommendations: Conceptual Roadway Realignment



Preliminary Recommendations: Transportation Policy



- Proposed White Flint 2-1600 CLV
- CLV standards vary by area
 - North Bethesda – 1550 CLV
 - White Flint 1 MSPA – 1800 CLV
 - Rockville – 1500 CLV
 - Twinbrook MSPA-1800 CLV

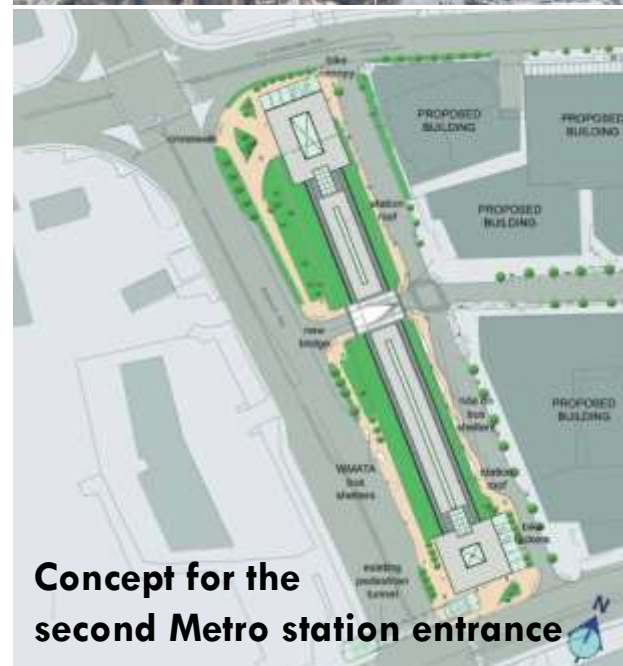
Staging

Table 6 : Staging Plan		
Phase 1 3,000 dwelling units 2 million square feet non-residential	Phase 2 3,000 dwelling units 2 million square feet non-residential	Phase 3 3,800 dwelling units 1.69 million square feet non-residential
<div>Contract for the construction of the realignment of Executive Boulevard and Old Georgetown Road.</div> <div>Contract for construction of Market Street (B-10) in the Conference Center block.</div> <div>Fund streetscape improvements, sidewalk improvements, and bikeways for substantially all of the street frontage within one-quarter mile of the Metro station: Old Georgetown Road, Marinelli Road, and Nicholson Lane.</div> <div>Fund and complete the design study for Rockville Pike to be coordinated with SHA, MCDOT and M-NCPPC.</div> <div>Achieve 34 percent non-auto driver mode share for the Plan area.</div> <div>The Planning Board should assess whether the build out of the Sector Plan is achieving the Plan's housing goals.</div>	<div>Construct streetscape improvements, sidewalk improvements, and bikeways for substantially all of the street frontage within one-quarter mile of the Metro station: Old Georgetown Road, Marinelli Road, and Nicholson Lane.</div> <div>Complete realignment of Executive Boulevard and Old Georgetown Road.</div> <div>Construct the portion of Market Street as needed for road capacity.</div> <div>Fund the second entrance to the White Flint Metro Station.</div> <div>Explore the potential for expediting portions of Rockville Pike where sufficient right-of-way exists or has been dedicated. It should be constructed once the "work-around" roads are open to traffic.</div> <div>Increase non-auto driver mode to 42 percent.</div> <div>The Planning Board should assess whether the build out of the Sector Plan is achieving the Plan's housing goals.</div> <div>The Planning Board must develop a plan to determine how to bring the mode share to 51 percent NADMS for residents and 50 percent NADMS for employees during Phase 3.</div>	<div>Complete all streetscape improvements, sidewalks, and bikeways outside one-quarter mile from the Metro.</div> <div>Reconstruct any remaining portion of Rockville Pike not constructed during prior phases.</div> <div>Achieve the ultimate mode share goals of 51 percent NADMS for residents and 50 percent NADMS for employees.</div>

Considerations for Staging

Framework

1. Linking the 2010 White Flint Sector Plan with the White Flint 2 Sector Plan area.
 - New infrastructure: Western Workaround and Northern Metro Entrance.
 - Non-Auto Driver Mode Share (NADMS) Goals for both plan areas.
 - Rockville Pike BRT
 - Bikeways
2. The White Flint Special Tax District provides funding for new transportation infrastructure, via an *ad valorem* property tax that is 10 cents per \$100 of assessed value. No LATR and TPAR in the 2010 White Flint Plan area.
3. Equity issues between property owners in 2010 White Plan Area and the White Flint 2 Plan area. Portions of White Flint 2, especially some Executive Boulevard properties will benefit from the Western Workaround and Rockville Pike properties will benefit from the second White Flint Metro entrance.
4. Leap frog of development from the 2010 White Flint area into the periphery area of White Flint 2.
5. Implement the new SSP modification for White Flint 2 within six months of the adoption of the Sector Plan and any financing mechanism should be implemented within 12-18 months of the adoption of the Sector Plan.



Q&A

