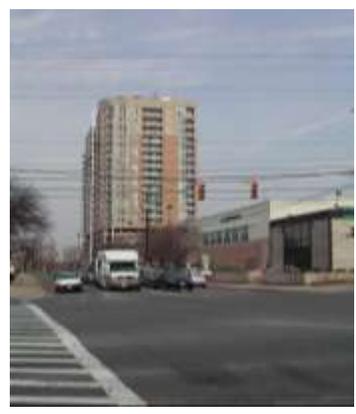
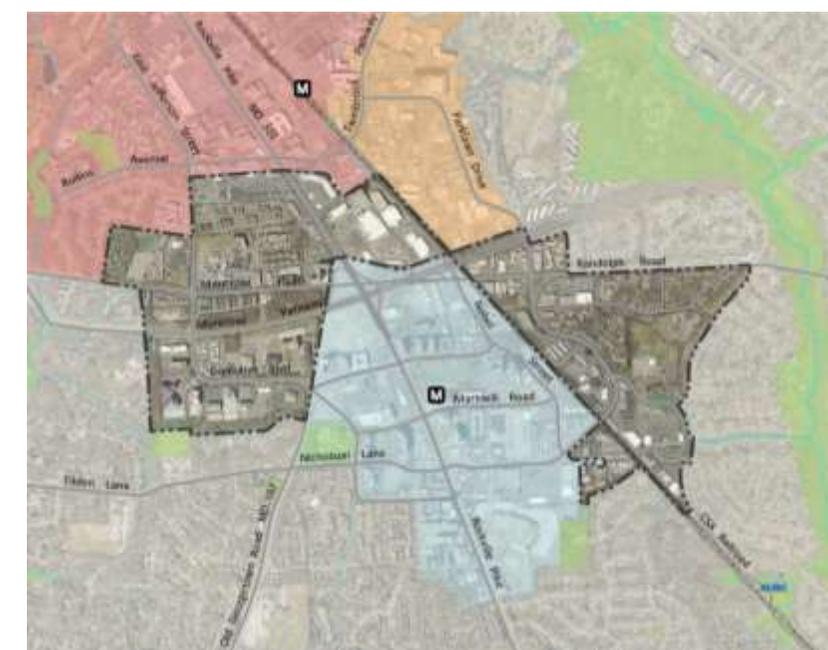
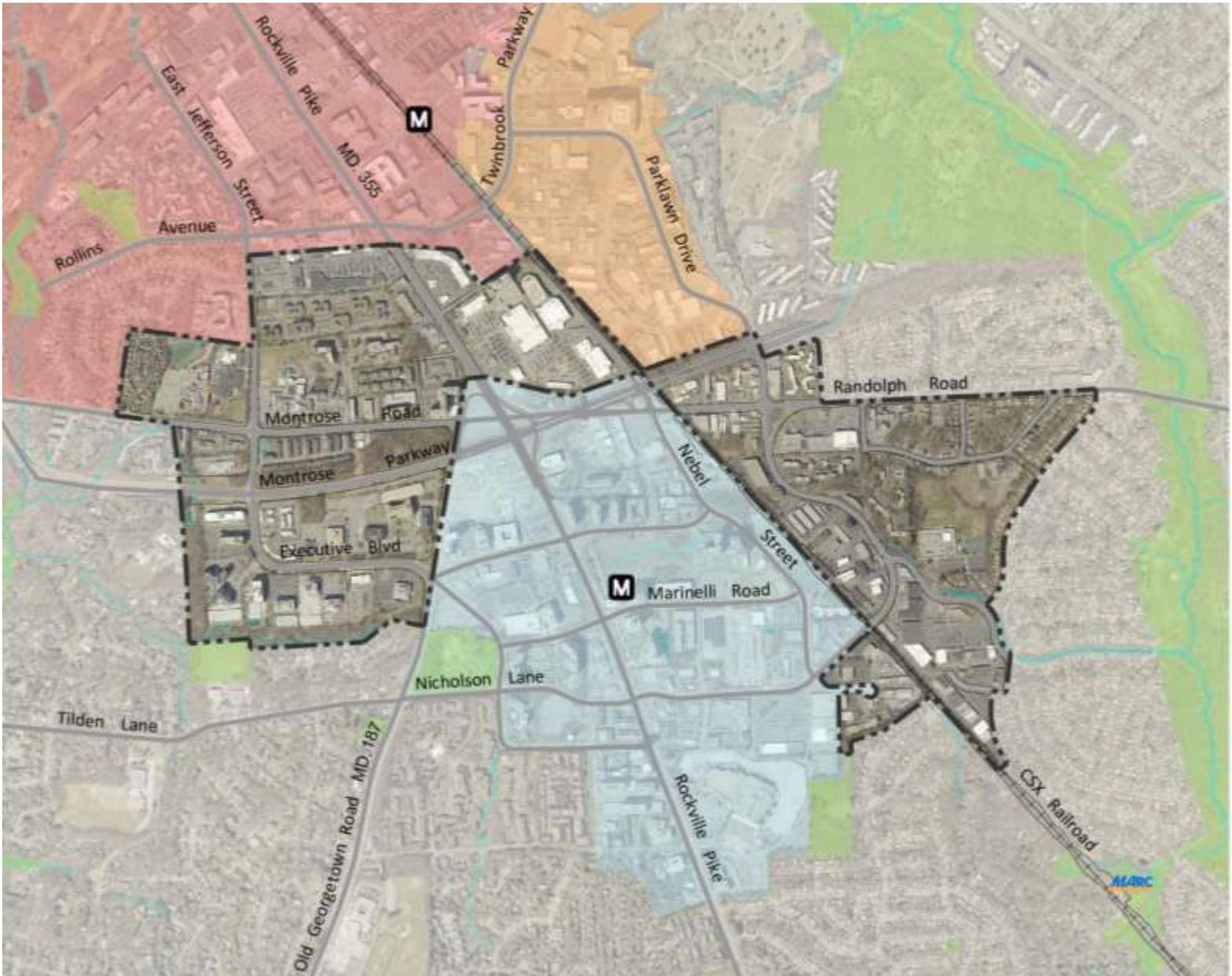


# Preliminary Recommendations



# Plan Area



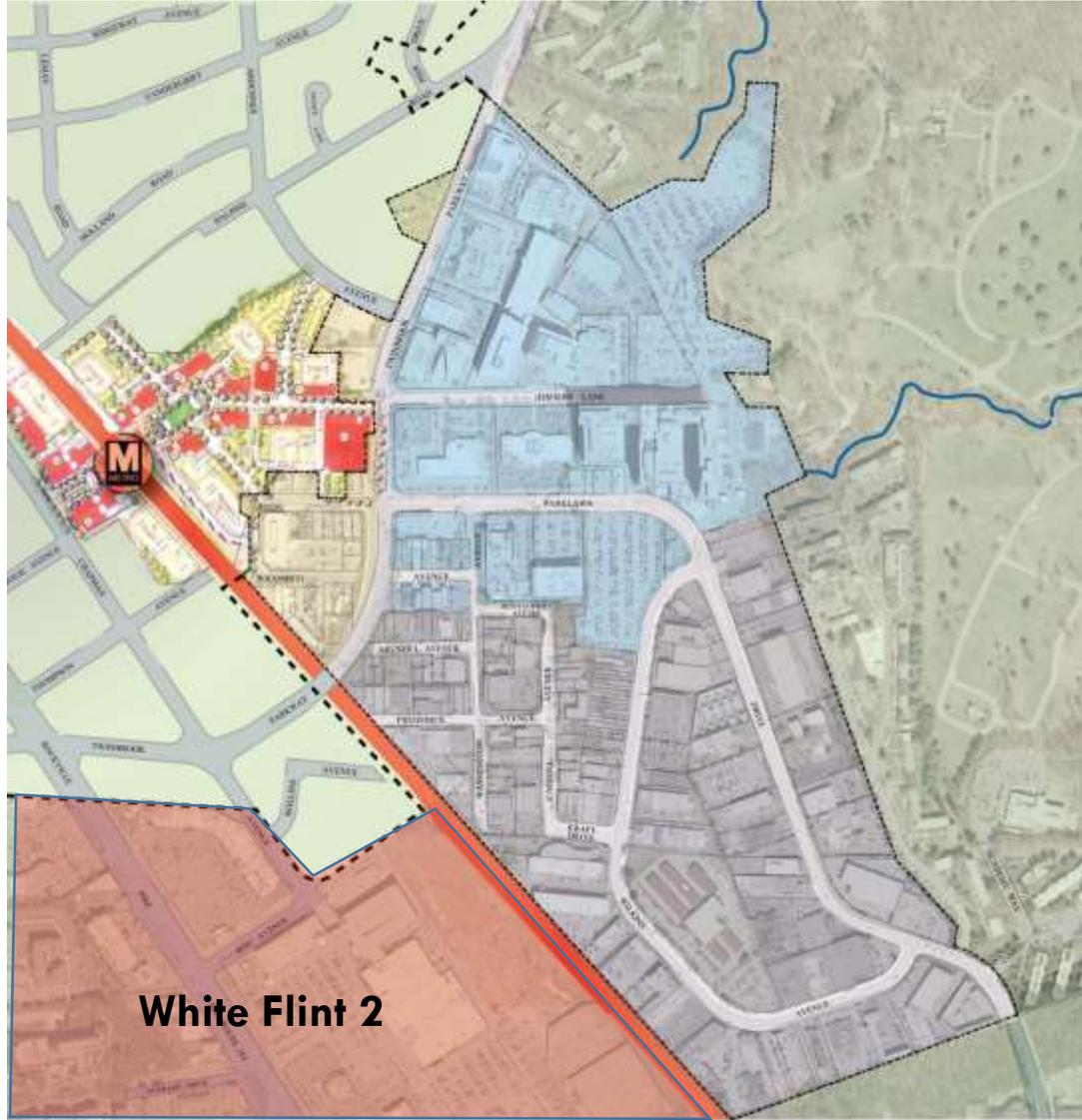
-  White Flint 2 Sector Plan Boundary
-  2010 White Flint Sector Plan
-  City of Rockville
-  2009 Twinbrook Sector Plan
-  Parkland
-  Metro Station
-  Garrett Park MARC Station



# Plan Context



**2010 White Flint Sector Plan**

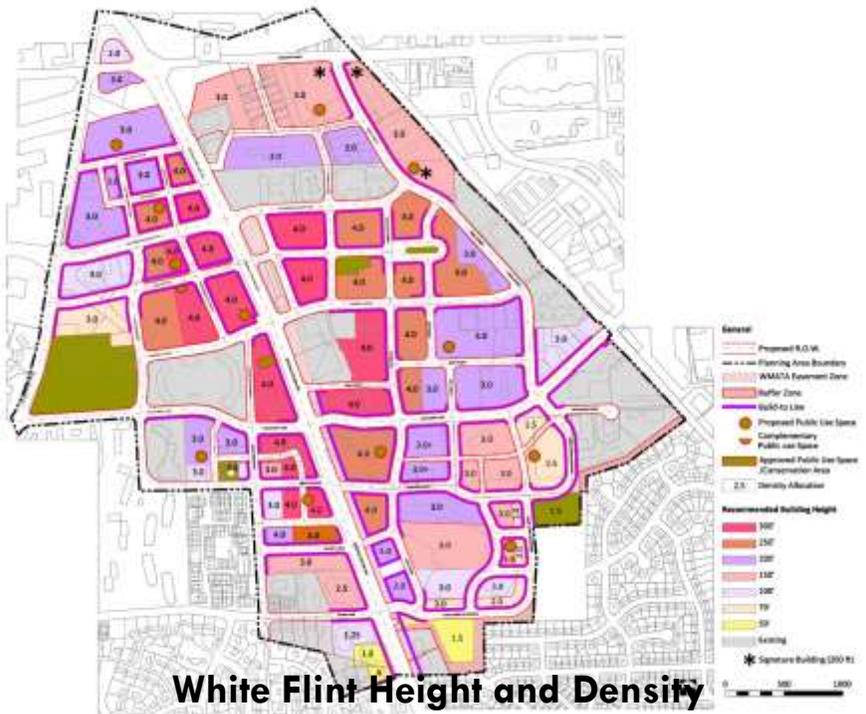


**White Flint 2**

**2009 Twinbrook Sector Plan**



**Plan Context**



**White Flint Height and Density**



**Approved Pipeline**

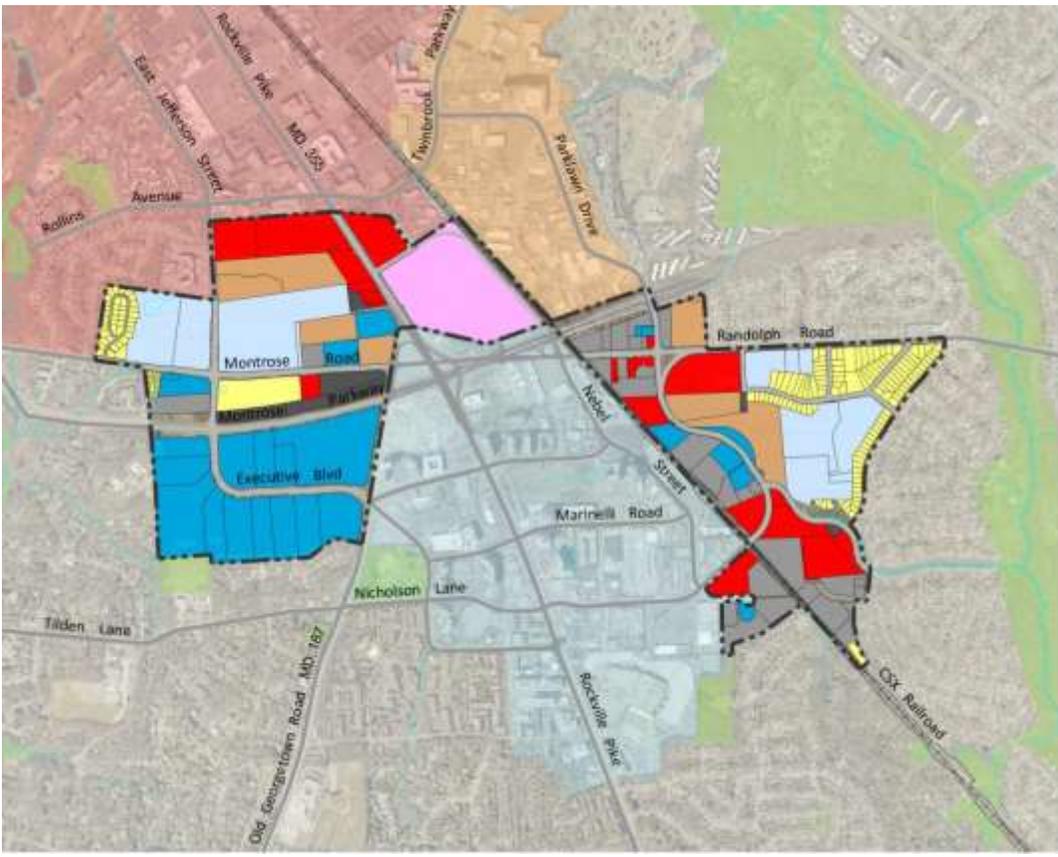
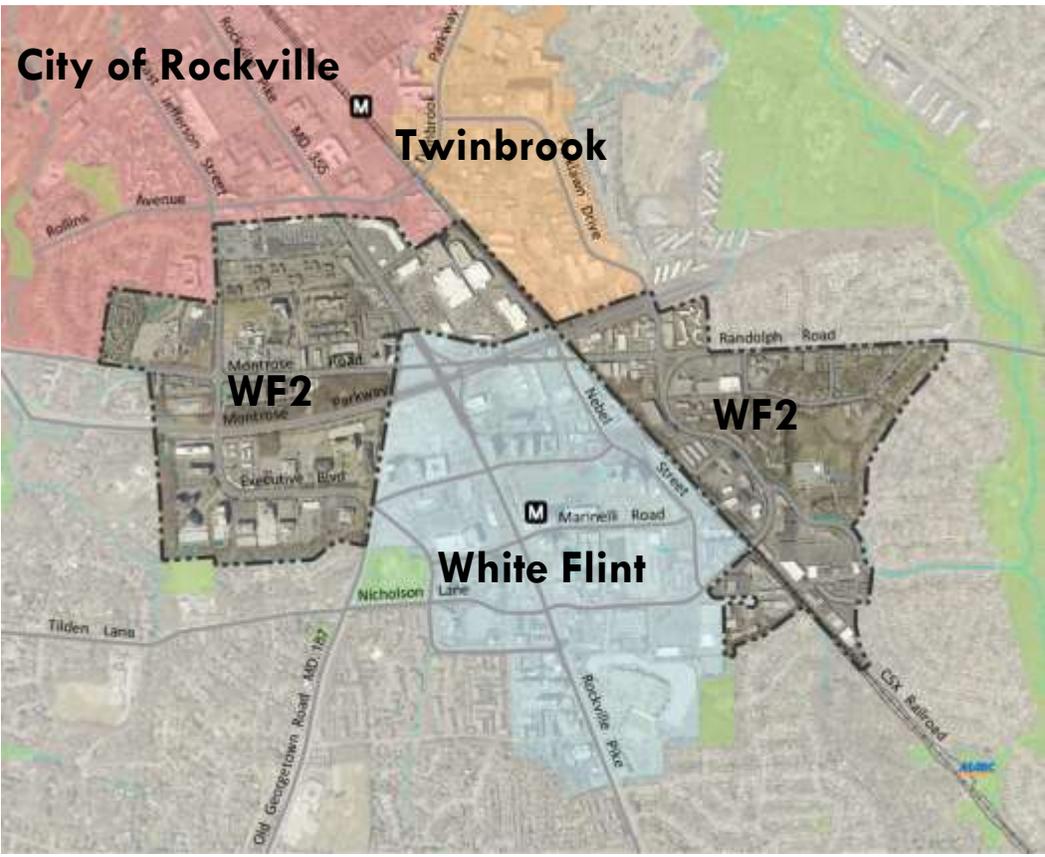
1. LCOR-North Bethesda Center-*Partially Built*
2. North Bethesda Market (NoBe)-*Built*
3. Metro Pike Holladay (Saul Centers-Westside)-*Unbuilt*
4. White Flint View -*Unbuilt*

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

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

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

# Existing Land Use

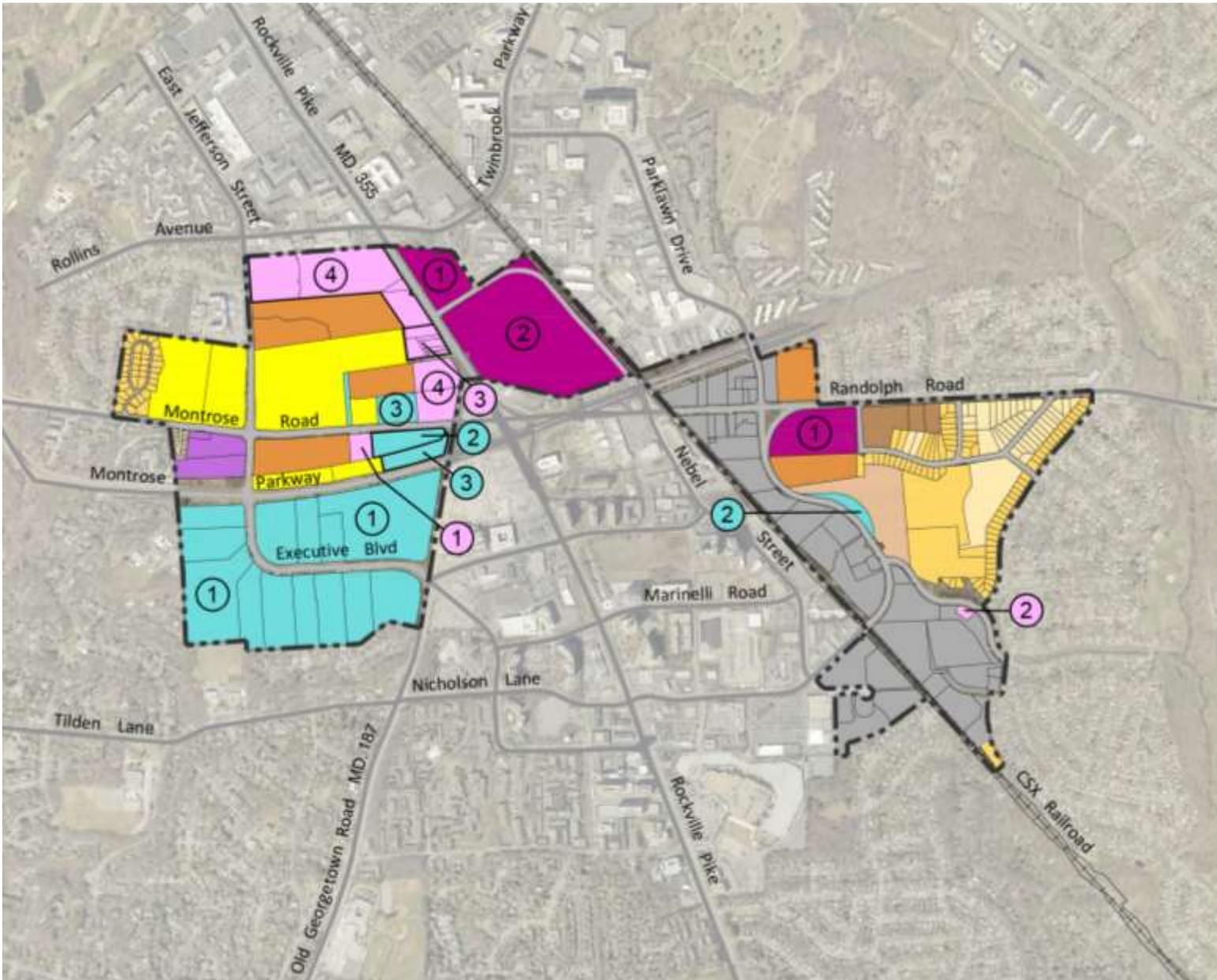


- White Flint 2 Sector Plan Boundary
- 2010 White Flint Sector Plan
- City of Rockville
- 2009 Twinbrook Sector Plan
- Parkland
- Residential
- High-Density Residential
- Mixed Use
- Commercial/Retail
- Office
- Institutional
- Industrial
- Vacant



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-60/TDR 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
- 1 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 IL 1.0, H-50'



# Public Outreach



## Public meetings

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

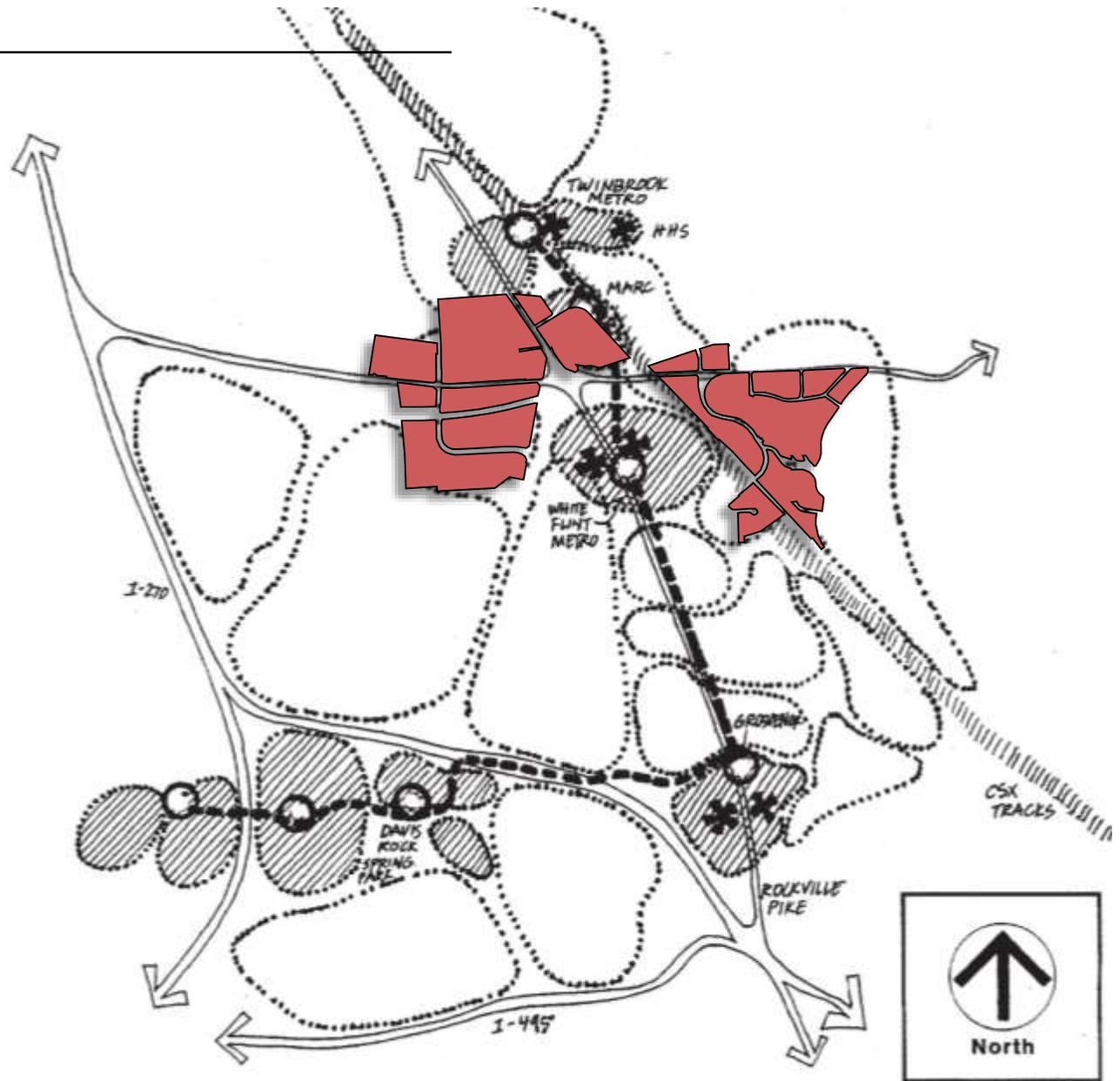


# 1992 North Bethesda Plan



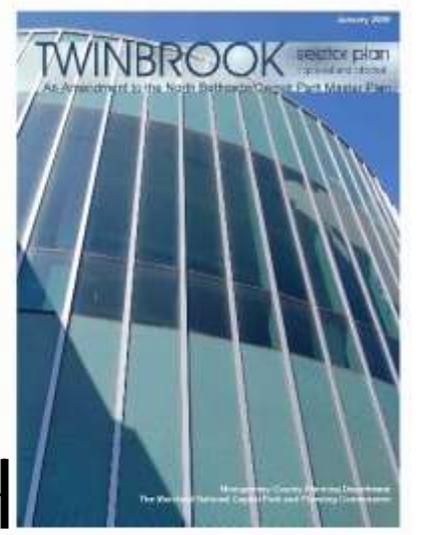
“...new development within **districts** focused around transit nodes....to establish a balance between auto and transit access by designing for non-auto movement within walking distance of transit stops.”

1992 North Bethesda/Garrett Park Master Plan

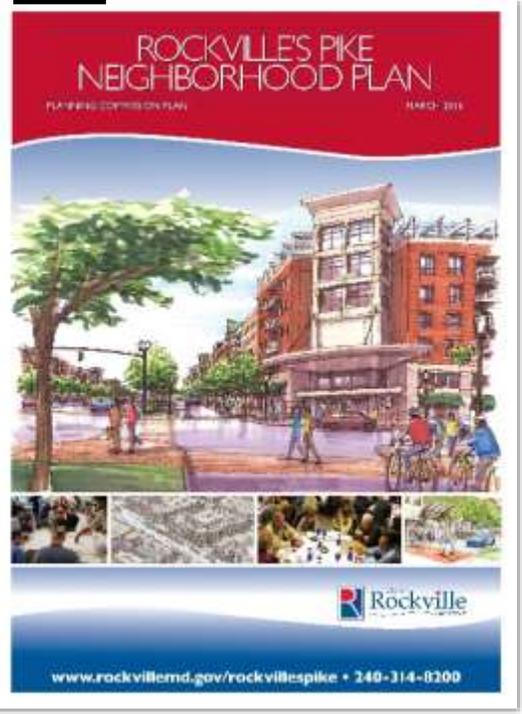


Preliminary Recommendations

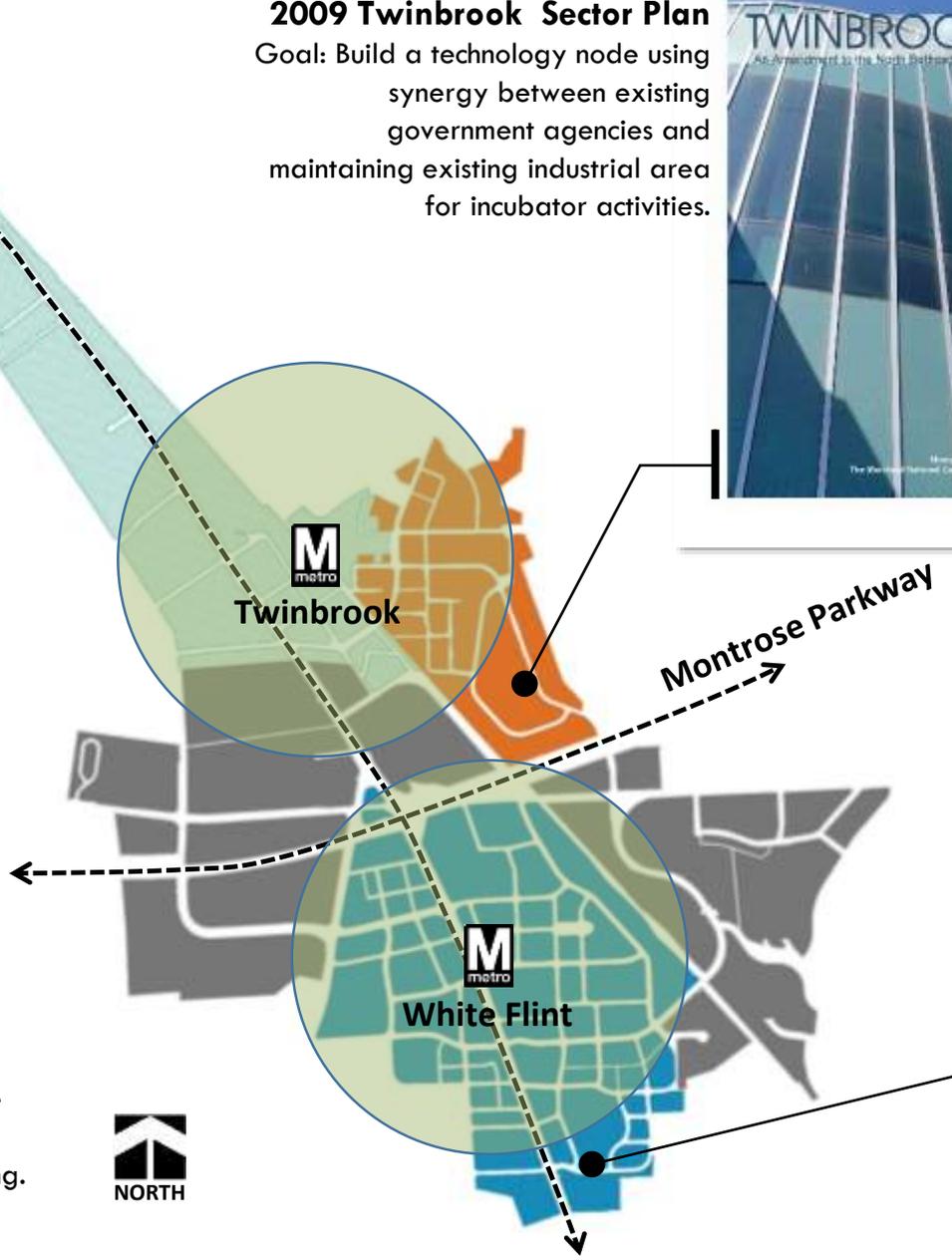
**2009 Twinbrook Sector Plan**  
 Goal: Build a technology node using synergy between existing government agencies and maintaining existing industrial area for incubator activities.



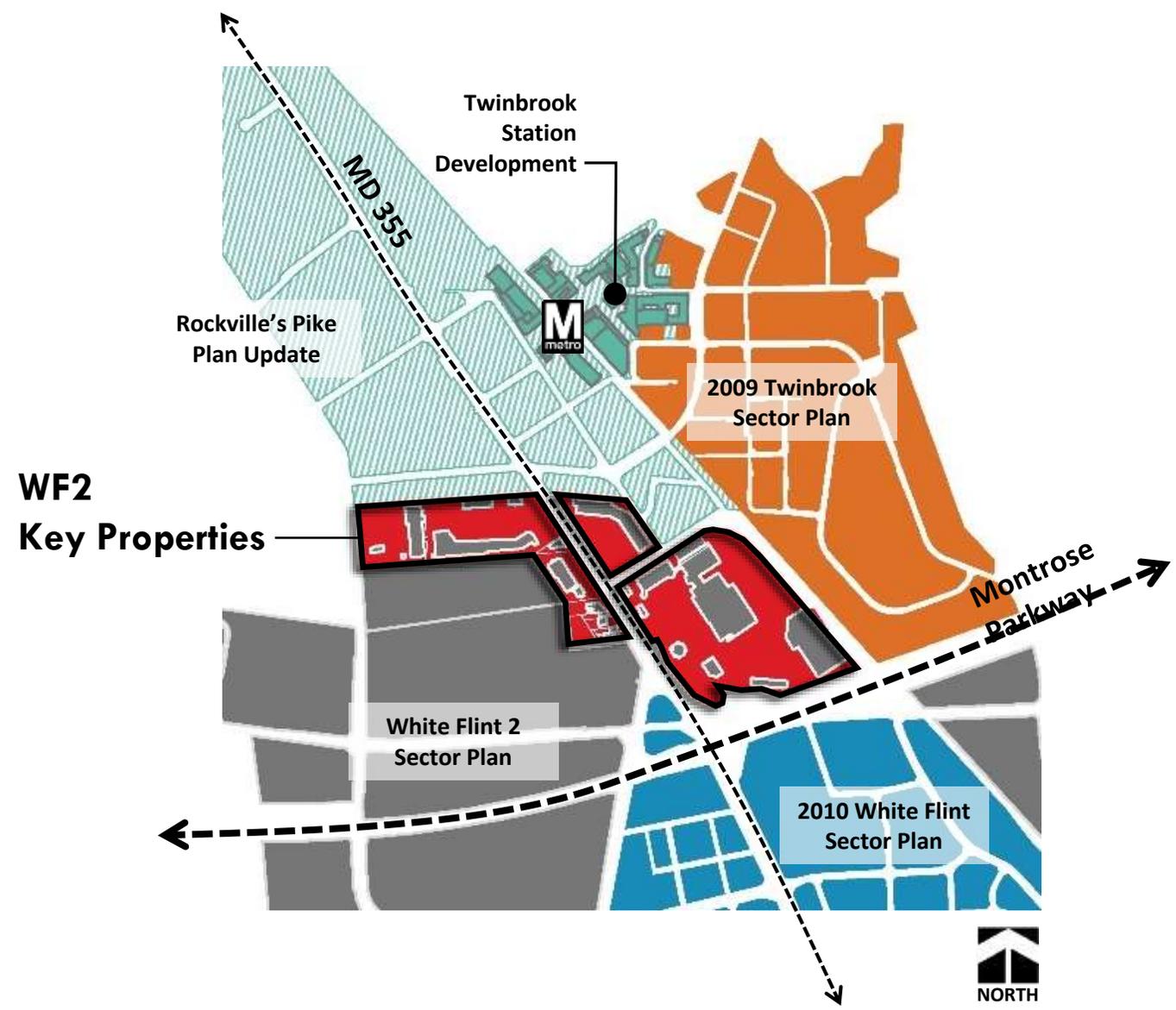
**2010 White Flint Sector Plan**  
 Goal: Transform a car-oriented area into an urban and diverse mixed-use area centered on transit.



**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.



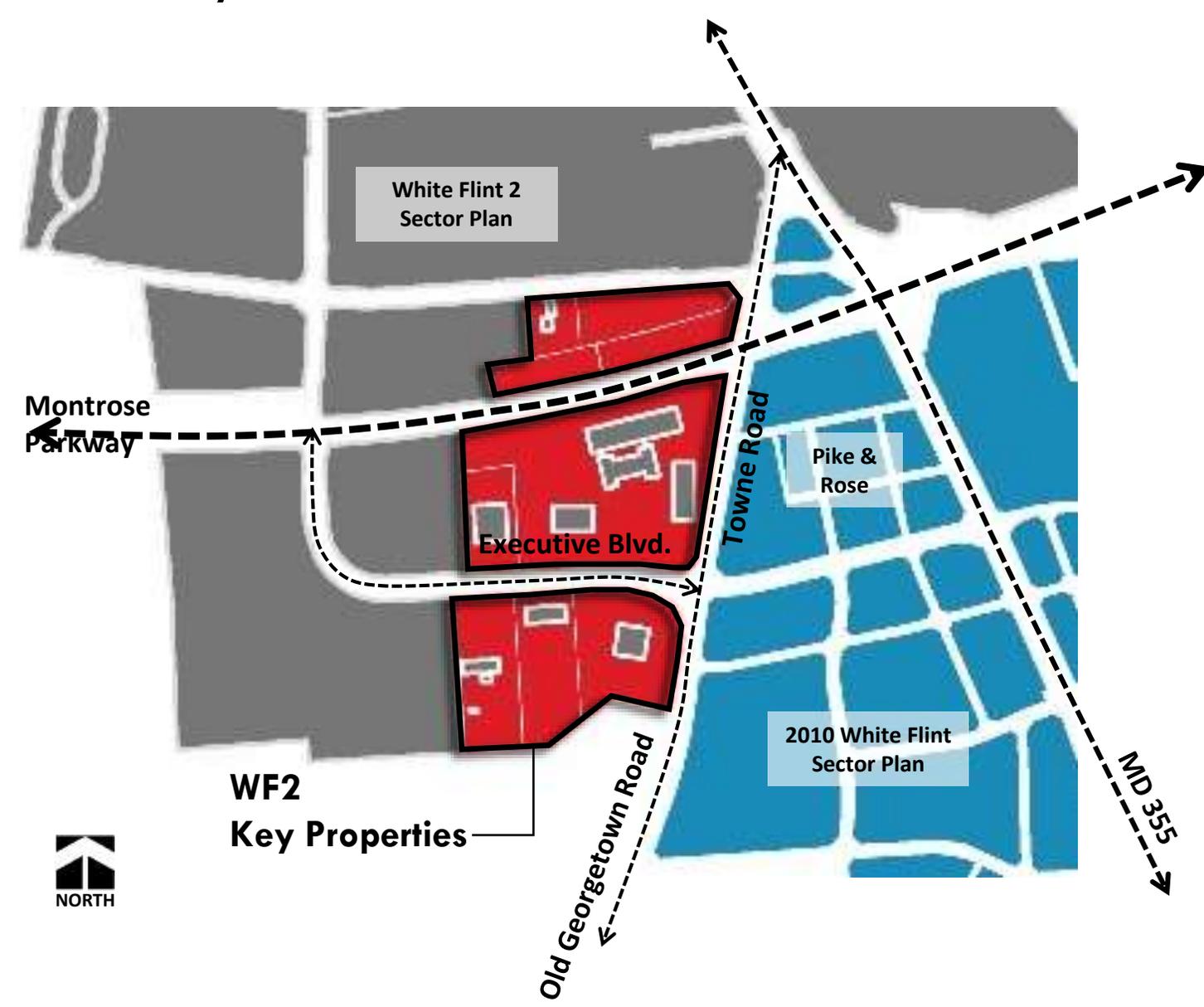
# Preliminary Recommendations



## 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.

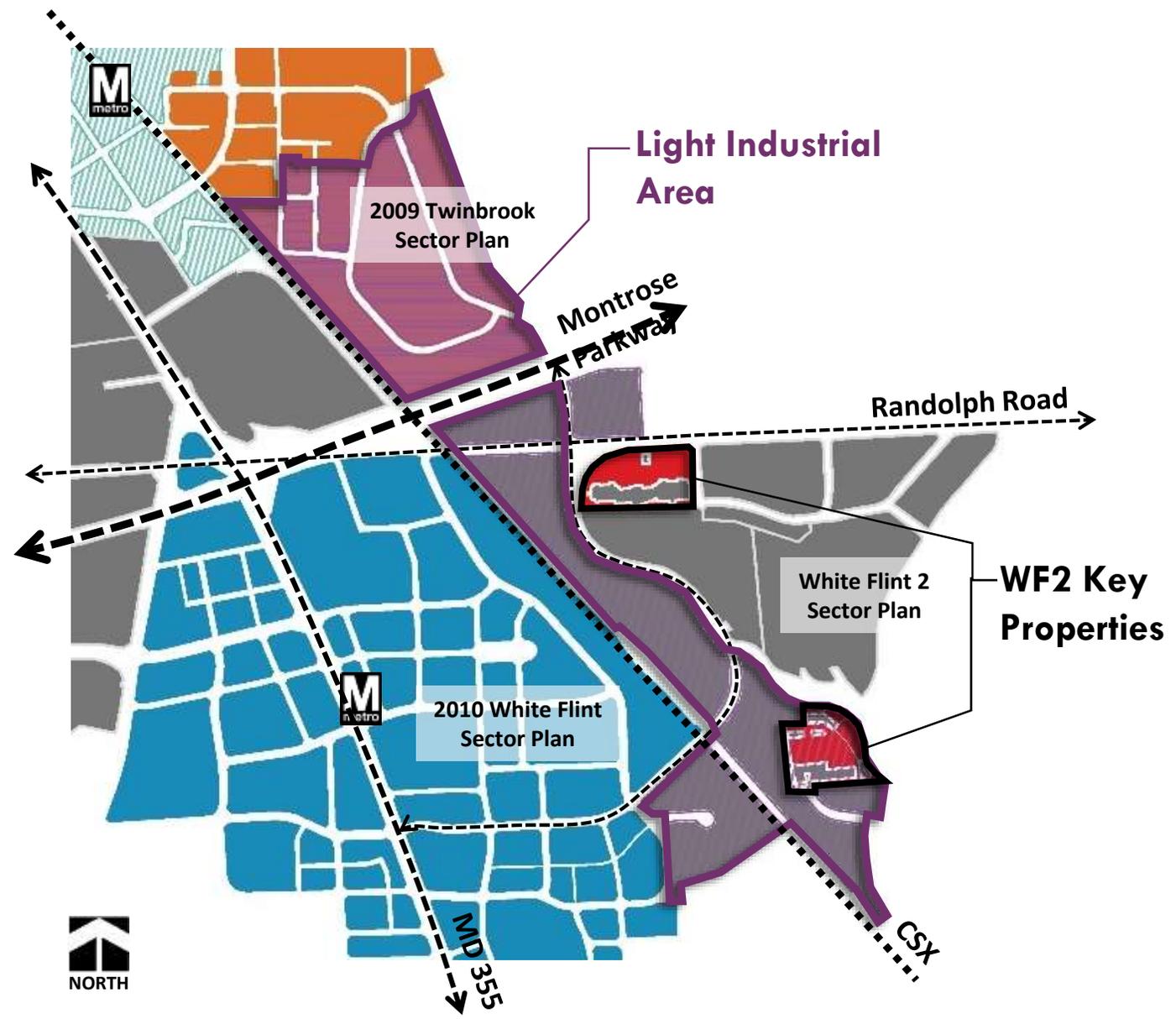
**Preliminary Recommendations**



**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



Architectural rendering of a modern building.

## Design Objectives

### Connectivity

- Increase how people connect to transit, services, entertainment, and recreation by:
  - using building setbacks to create a comfortable pedestrian environment
  - providing on-street parking wherever possible
  - providing development that allows for pedestrian-oriented streets
  - minimizing on-street parking spaces
  - creating active miles, bicycle pedestrian connections
  - increasing safety at pedestrian crossings

### Environment

- Reduce the built environment's impact on the environment by:
  - creating walkable and bicycle-friendly environments
  - using green roofs and rainwater management systems to meet the ESD guidelines for a low-impact
  - promoting energy conservation and generation of a primary building and public space energy plan
  - 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 to the way we build and how we live by:
  - building accessible buildings and spaces that are sustainable in the long-term
  - promoting compact development patterns and walkable communities
  - focusing on quality buildings and spaces that will provide long-term value to the community

### Diversity

- Create a 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
  - developing "smart" streets that allow users to retain flexibility to adjust to change
  - creating an attractive urban environment that will attract residential, commercial, and public uses

June 2010



Architectural rendering of a street scene.

## Design Objectives



### Connectivity

- Increase how people connect to transit, services, entertainment, and recreation by:
  - establishing a grid of streets to improve access for vehicles, pedestrians, and bicycles
  - promoting continuous building facades along streets, sidewalks, and active transit corridors
  - providing additional sidewalks to increase safety
  - improving safety at pedestrian crossings

### Environment

- Reduce our impact on the natural environment by:
  - creating walkable environments to reduce car use
  - promoting "green" alternatives for managing the built-up and reducing imperviousness
  - promoting energy conservation and generation as a primary building and public space design consideration
  - encouraging building massing that has a high impact on the built-up and a low impact on the environment
  - promoting the integration of sustainable components into the design of buildings and public places

June 2010

### Design

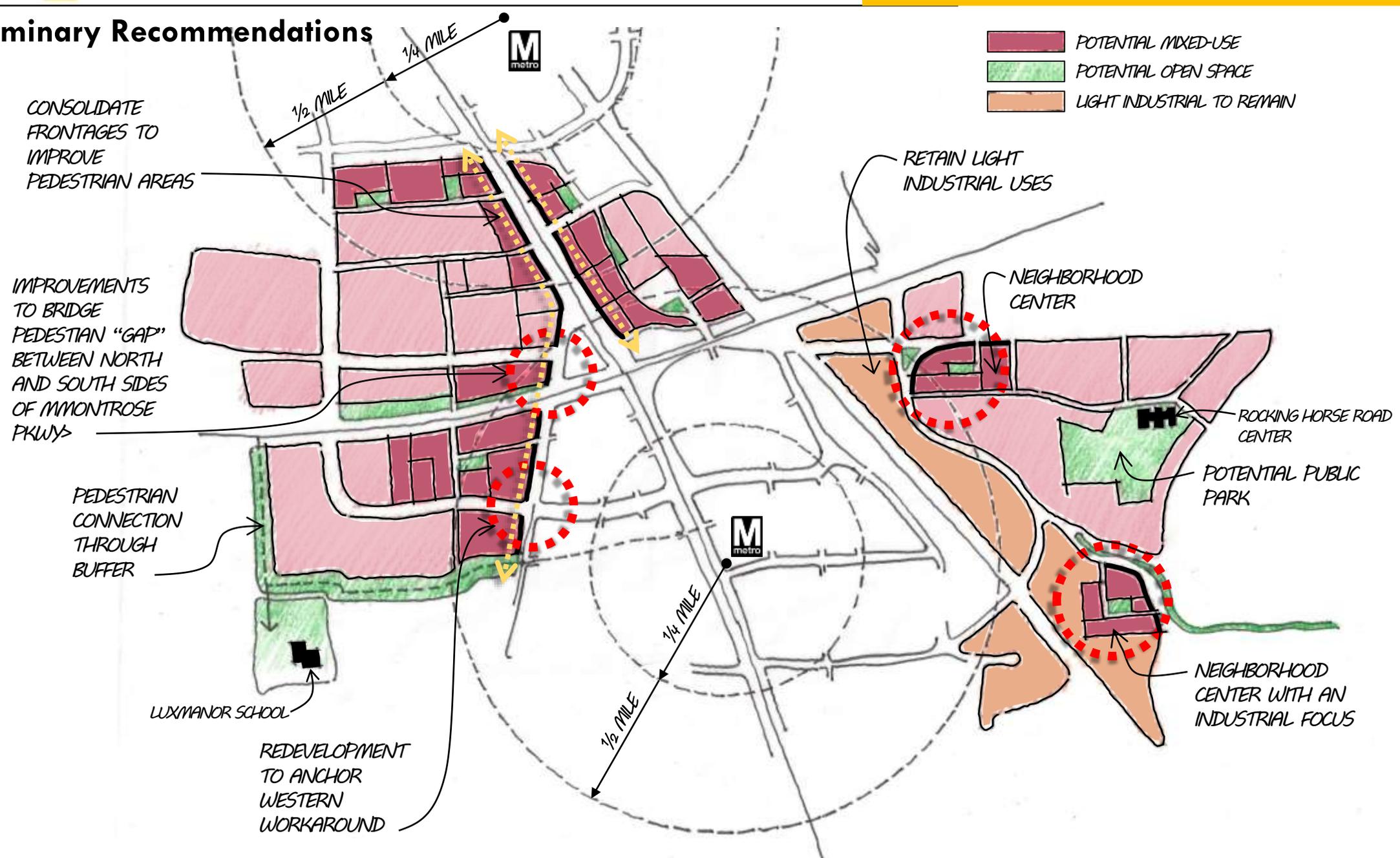
- Apply sustainable principles to the way we build and how we live by:
  - promoting compact development and smarter buildings to reduce impact on the natural environment
  - encouraging pedestrian activity by enhancing the street, sidewalks, and transit corridors, open spaces, and transit

### Diversity

- Create a 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 "smart" development patterns that accommodate a range of ages and family needs
  - creating an attractive urban environment that will attract people of all ages, incomes and ethnicities

June 2010

# Preliminary Recommendations



- POTENTIAL MIXED-USE
- POTENTIAL OPEN SPACE
- LIGHT INDUSTRIAL TO REMAIN

CONSOLIDATE FRONTAGES TO IMPROVE PEDESTRIAN AREAS

IMPROVEMENTS TO BRIDGE PEDESTRIAN "GAP" BETWEEN NORTH AND SOUTH SIDES OF MONTROSE PKWYS

PEDESTRIAN CONNECTION THROUGH BUFFER

LUXMANOR SCHOOL

REDEVELOPMENT TO ANCHOR WESTERN WORKAROUND

RETAIN LIGHT INDUSTRIAL USES

NEIGHBORHOOD CENTER

ROCKING HORSE ROAD CENTER

POTENTIAL PUBLIC PARK

NEIGHBORHOOD CENTER WITH AN INDUSTRIAL FOCUS

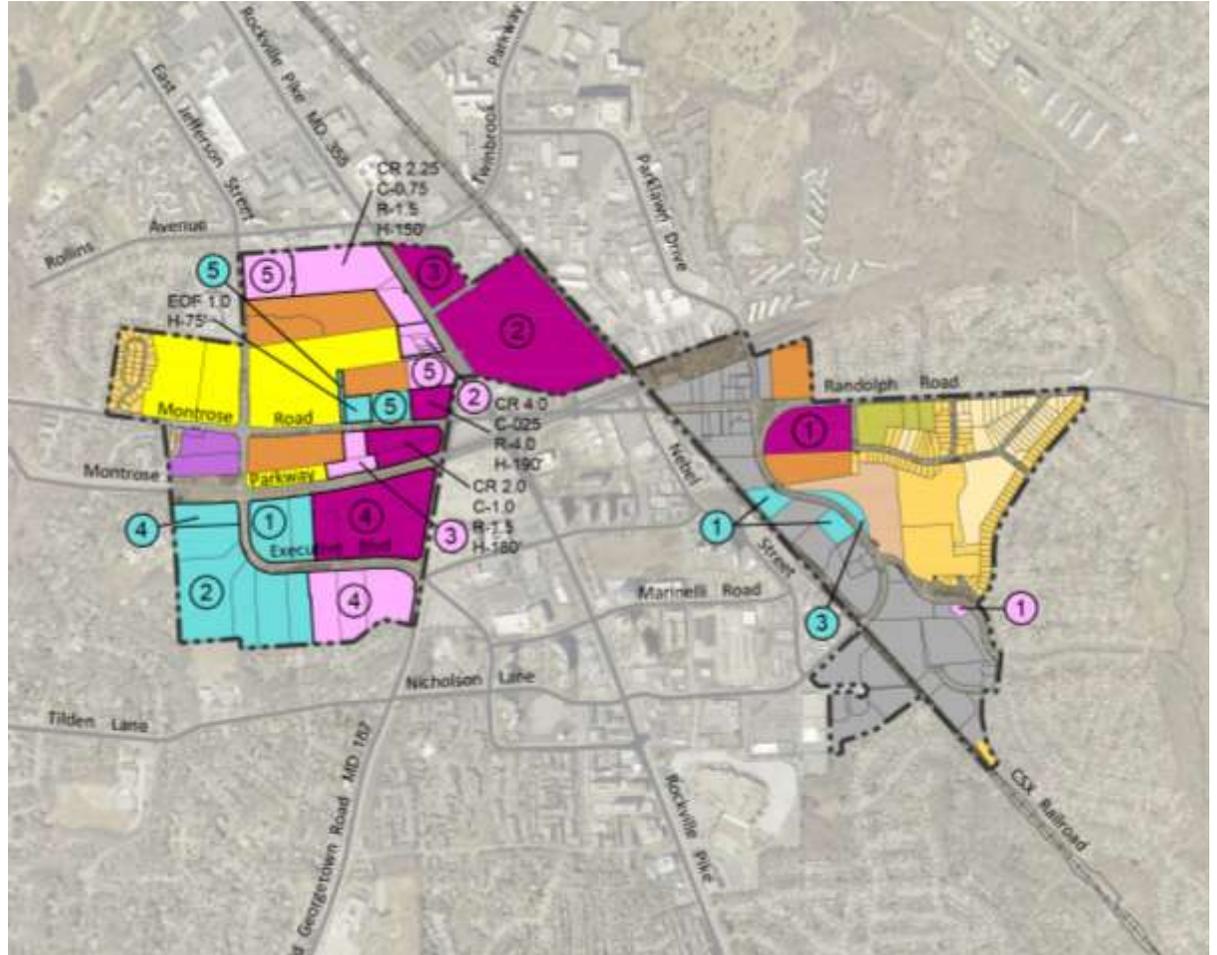
1/4 MILE  
1/2 MILE

1/4 MILE  
1/2 MILE

## Key Recommendations

### Land Use and Zoning

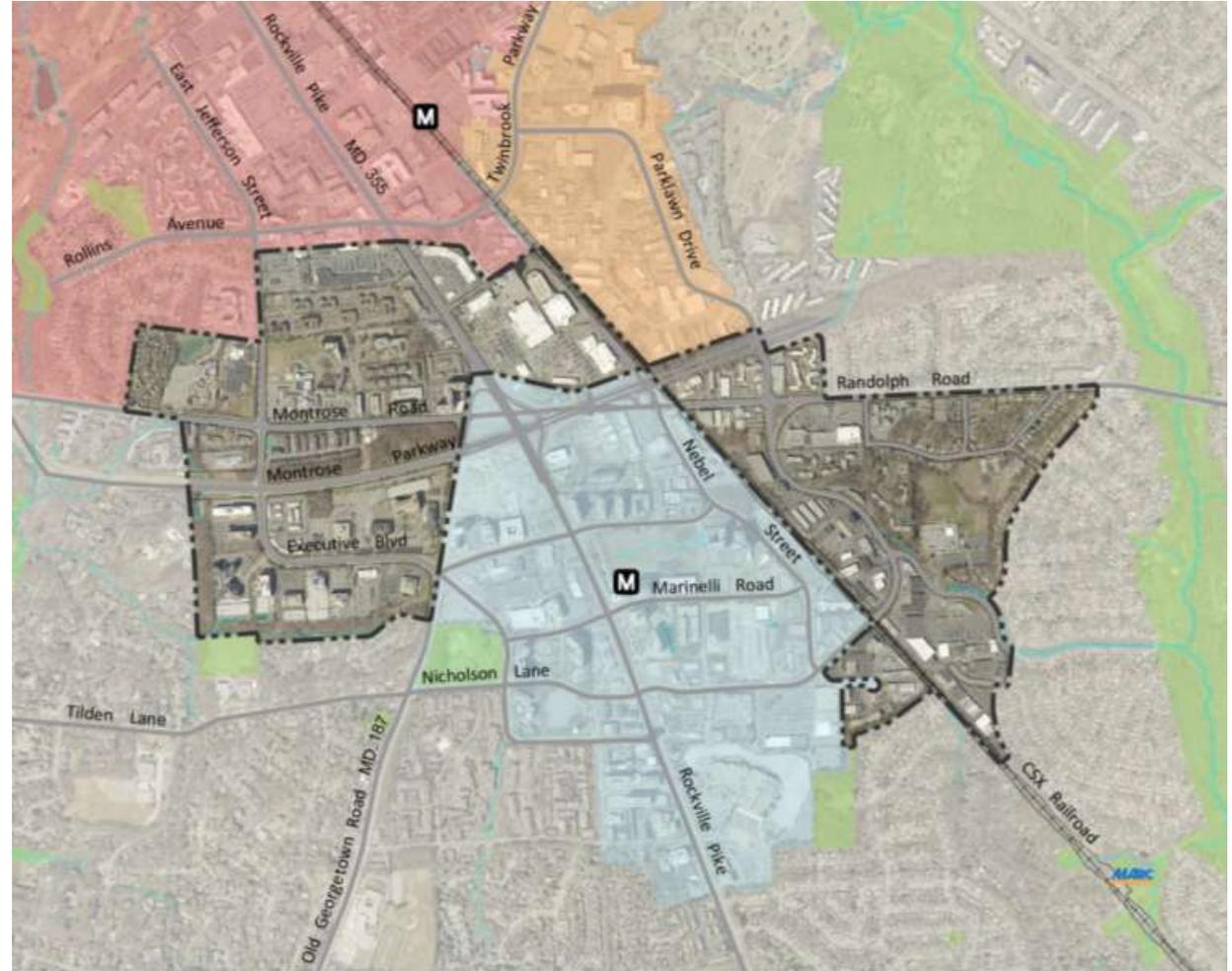
- Promote the transformation of single use commercial shopping centers into mixed-use places along Rockville Pike (MD 355).
- Integrate new residential and non-residential uses in the Executive Boulevard office park and promote mixed-use neighborhood centers at the Loehmann's Plaza and Randolph Hills 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

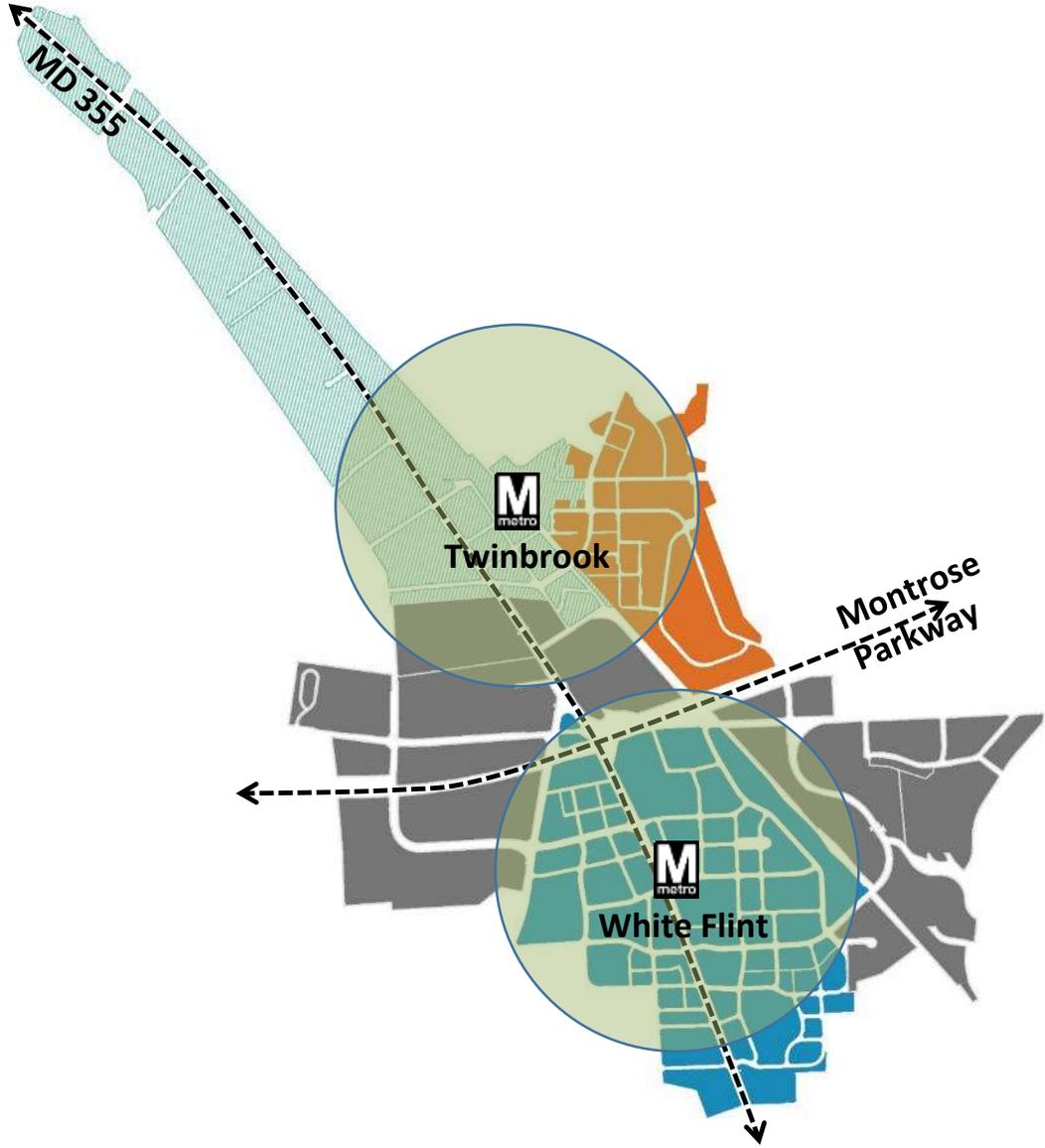
- Promote a diverse mix of housing options for residents at different stages of life.
- Retain existing multi-family residential development that furthers Montgomery County's *Housing Element of the General Plan* (2011) to provide a broad range of affordable housing options.



# Key Recommendations

## Urban Design

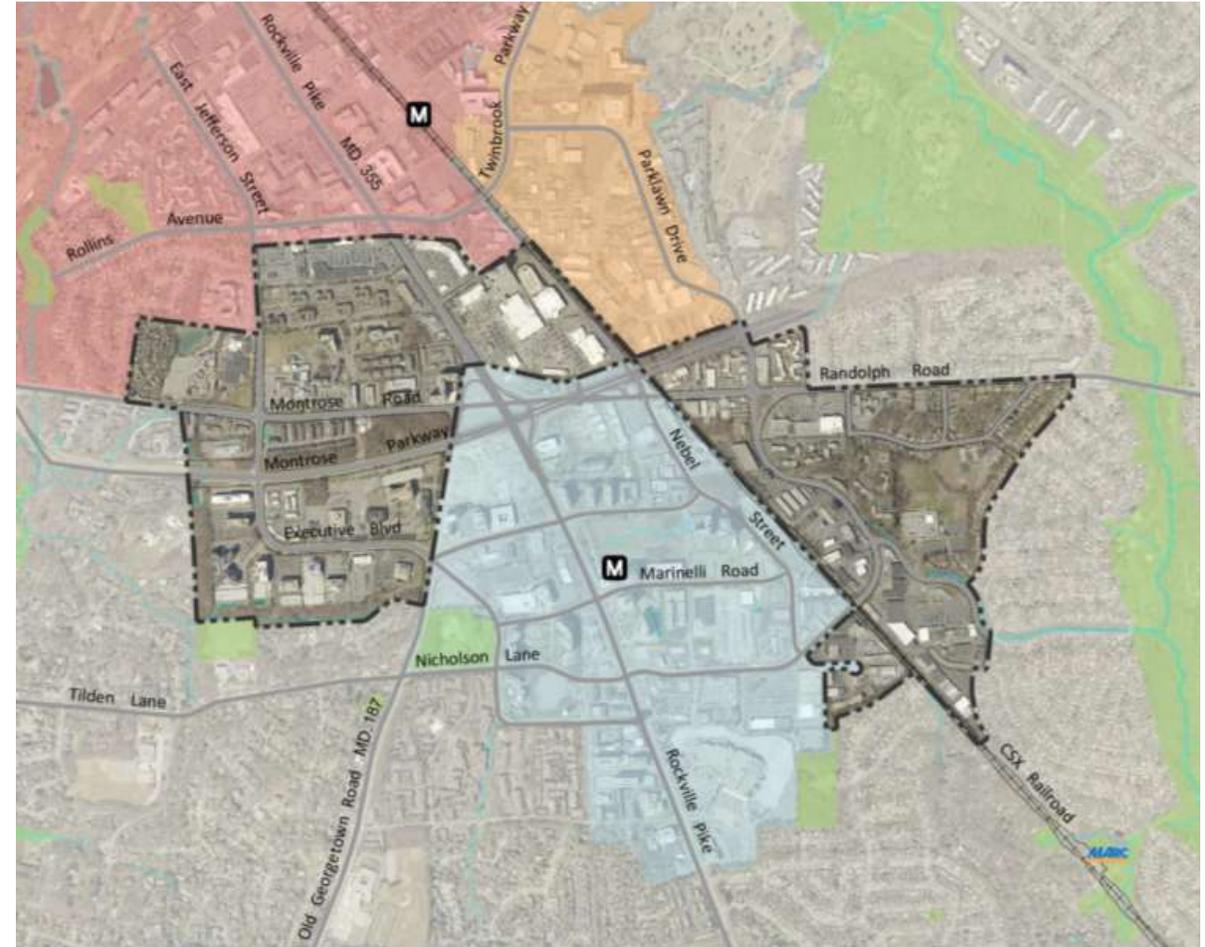
- Provide design direction that recognizes the unique context and development challenges of individual areas such as Executive Boulevard, Rockville Pike, and other neighborhood centers identified by the Plan.
- Encourage design excellence for new development, including quality public use space that complements 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

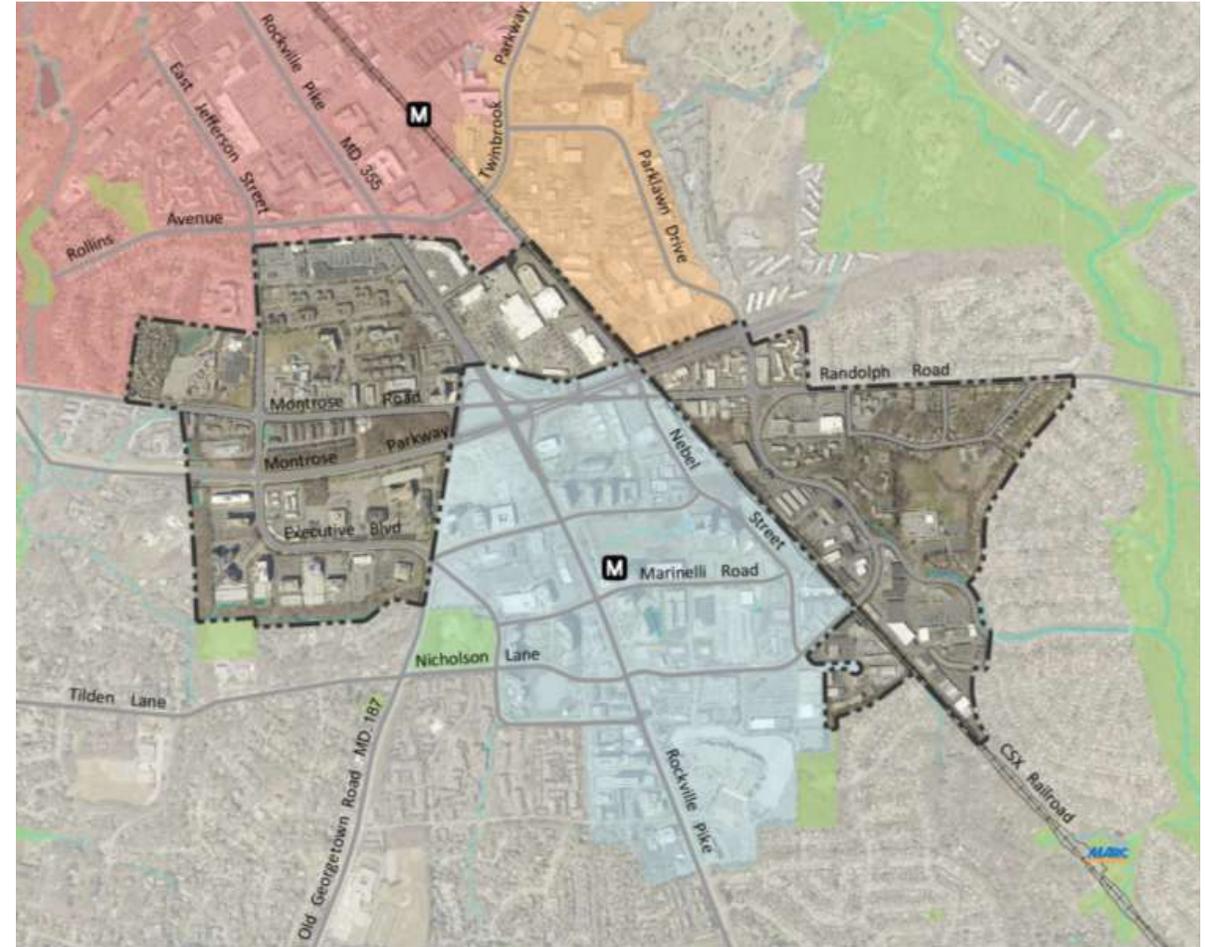
- Extend the Rockville Pike (MD 355) Boulevard concept to the City limits of Rockville with Bus Rapid Transit (BRT).
- Provide new streets that permit alternative ways to navigate in the Plan area and to link to adjacent communities.
- Support the 2010 *White Flint Sector Plan* recommendation for a MARC 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

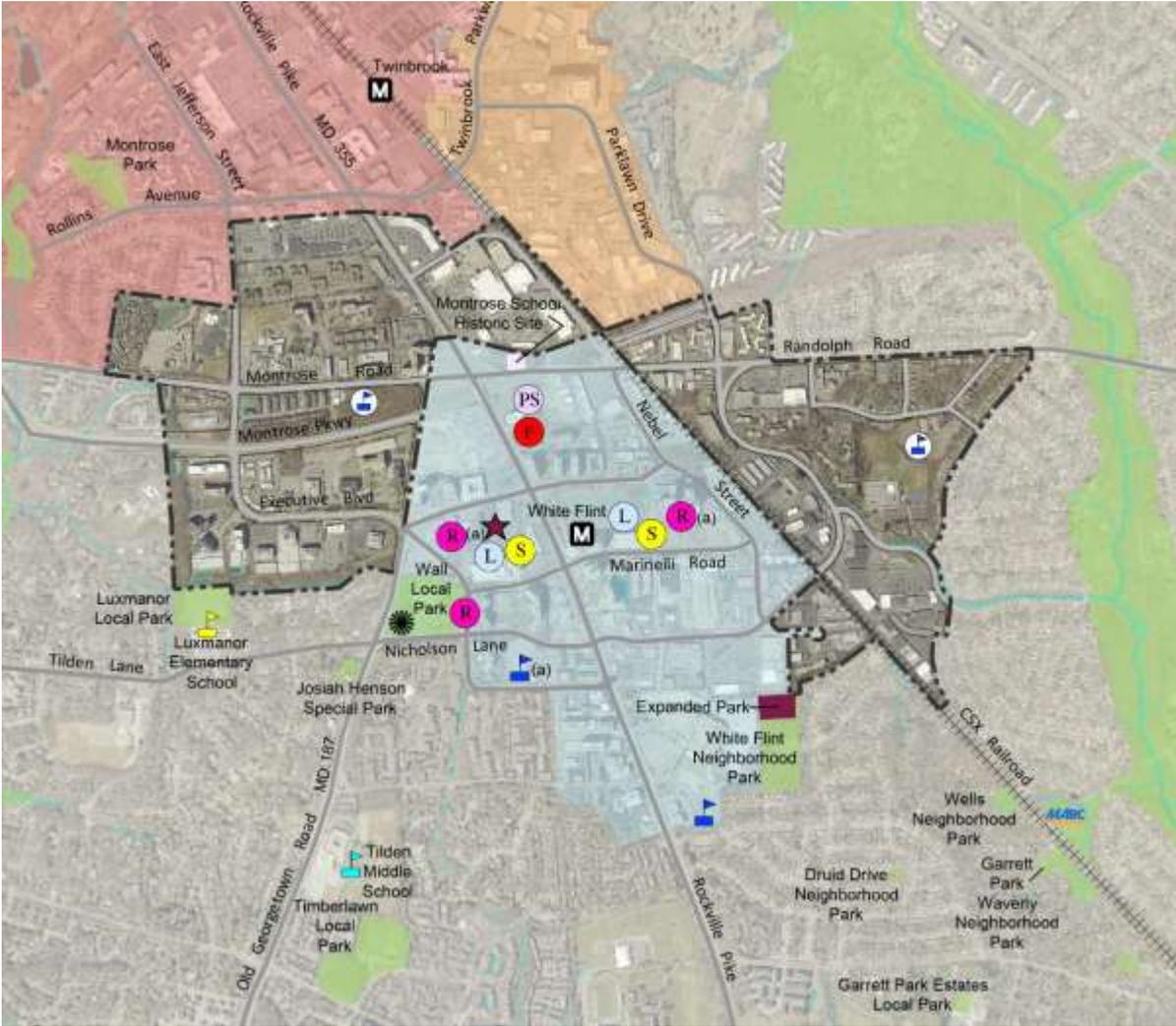
- Create new parks and open spaces for public use to promote a livable environment for existing and future residents, visitors and employees, and to expand the network of interconnected open spaces envisioned by the 2010 *White Flint Sector Plan*.
- Link new parks and open spaces with existing and proposed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



# Key Recommendations

## Public Facilities

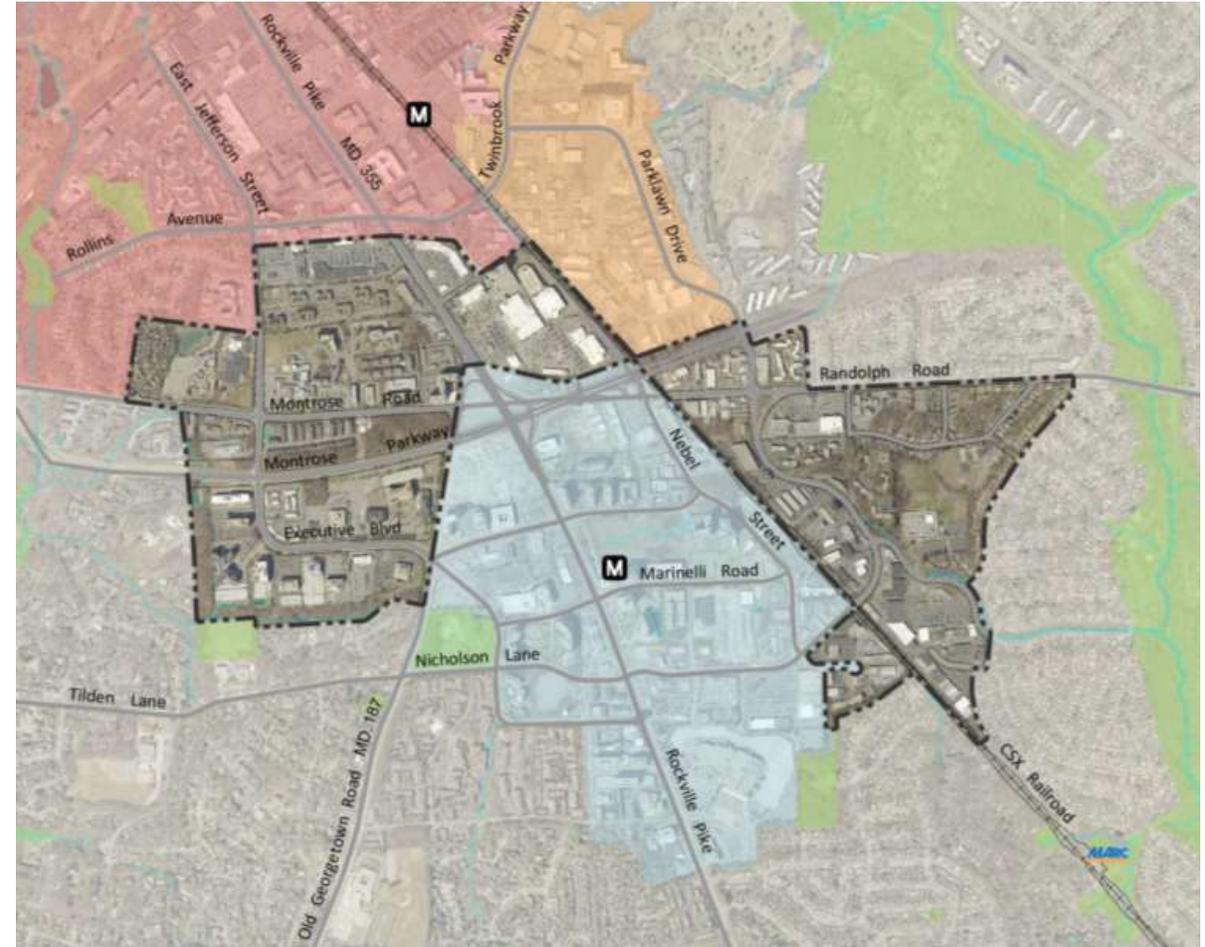
- Support the community facilities recommended in the 2010 *White Flint Sector Plan*.
- Provide recommendations to address school capacity issues in the Walter Johnson cluster.
- Promote the co-location of public facilities to reduce public expenditures and minimize land area.
- Encourage new prototypes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



## Key Recommendations

### Sustainability

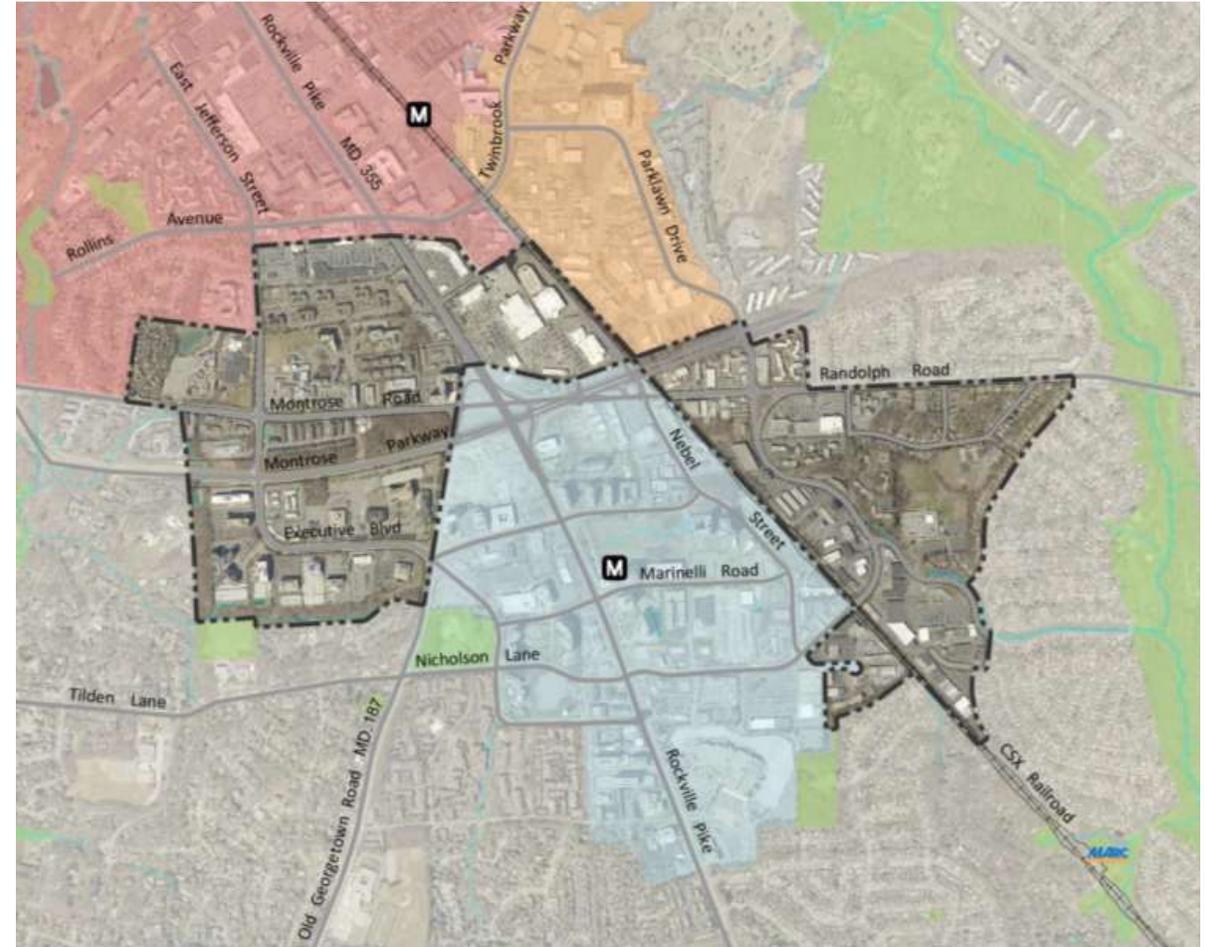
- Promote energy efficiency and encourage net zero energy building design.
- Improve the urban ecology, including goals to reduce heat island effect and promote Environmental Site Design (ESD) in stormwater management practices.
- Retain existing wooded areas where designated, and provide increased tree 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.



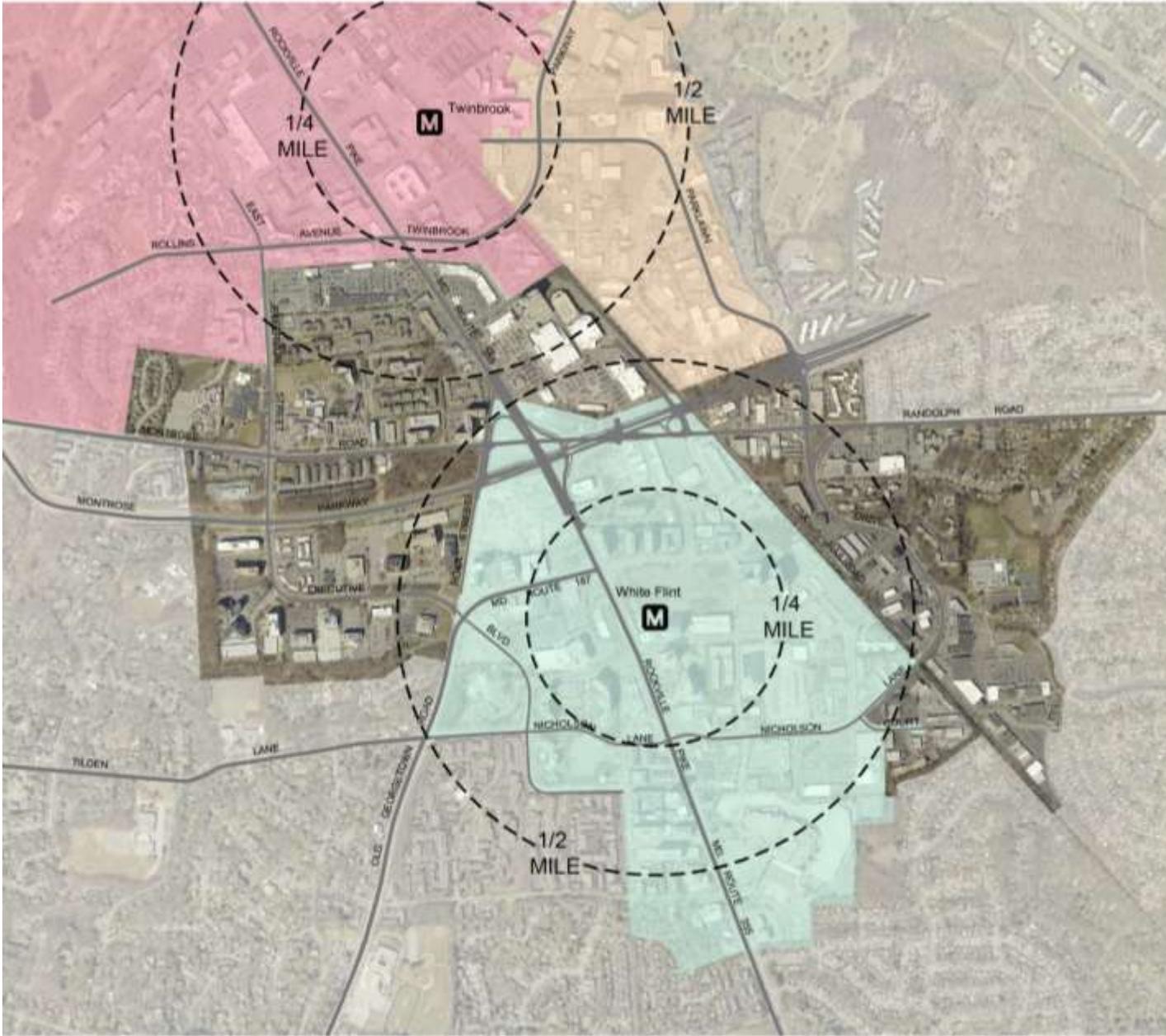
# Key Recommendations

## Neighborhood Compatibility

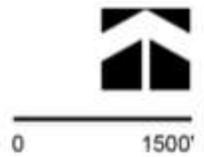
- Provide adequate transitions between new development and existing neighborhoods through appropriate building heights and development intensities.
- Promote new pedestrian paths and bikeways between existing residential communities and new mixed-use development.



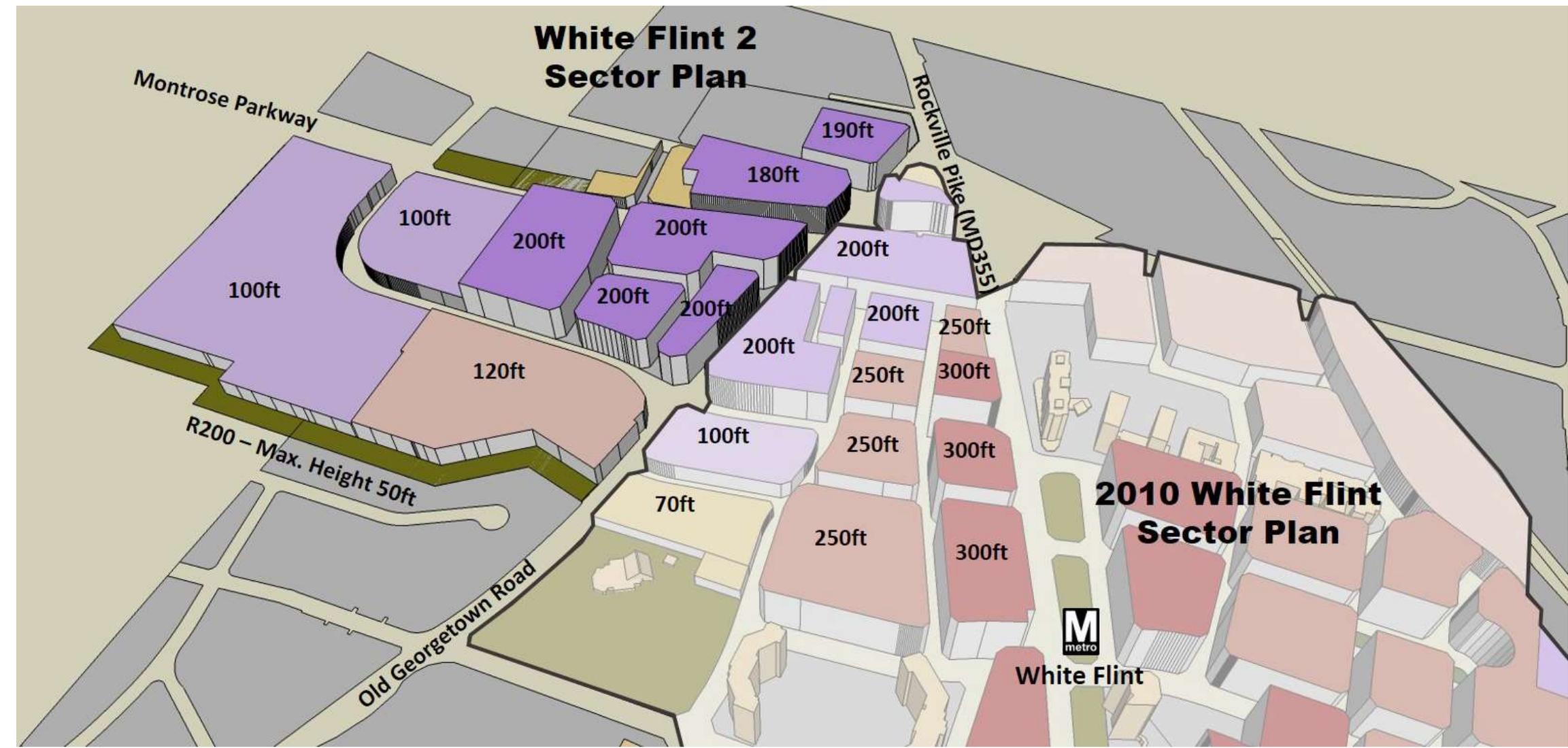
# Metro Proximity



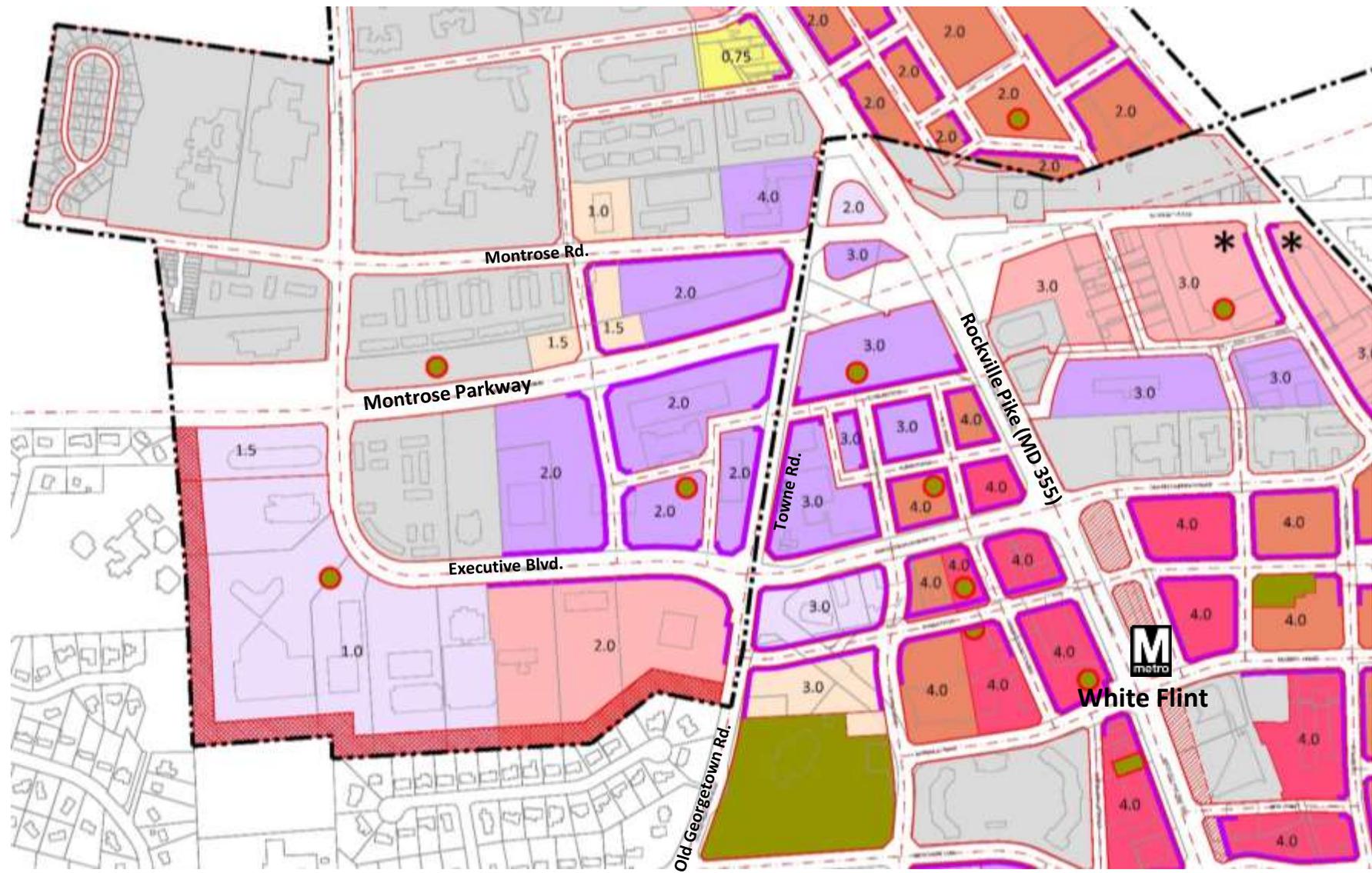
-  Metro Stations
-  White Flint 2 Sector Plan
-  2010 White Flint Sector Plan
-  City of Rockville Boundary
-  2009 Twinbrook Sector Plan



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



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



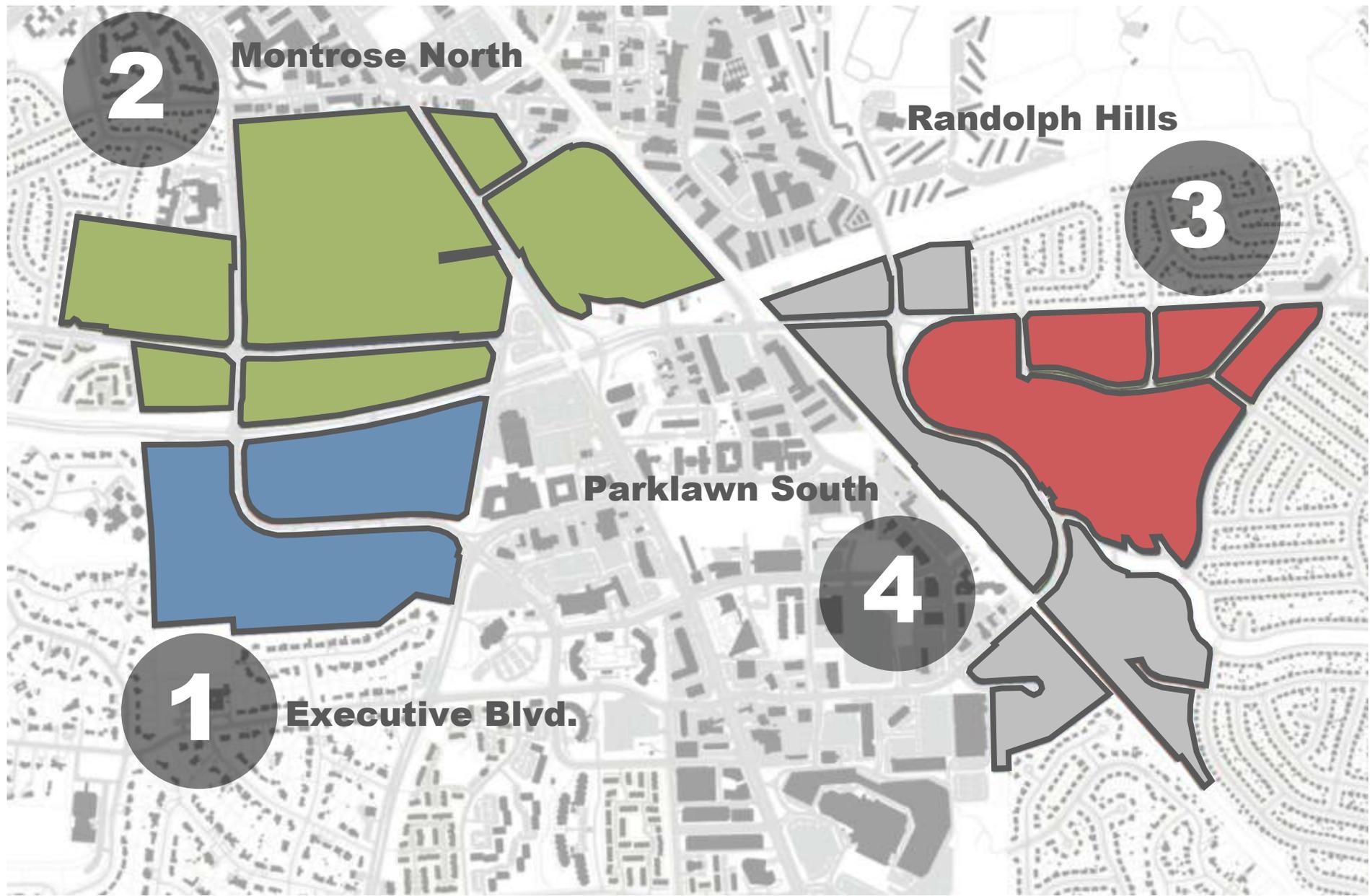
**General**

- Planning Area Boundary
- Buffer Zone
- Build-to Line
- Proposed Public Use Space
- 2.5 Density Allocation

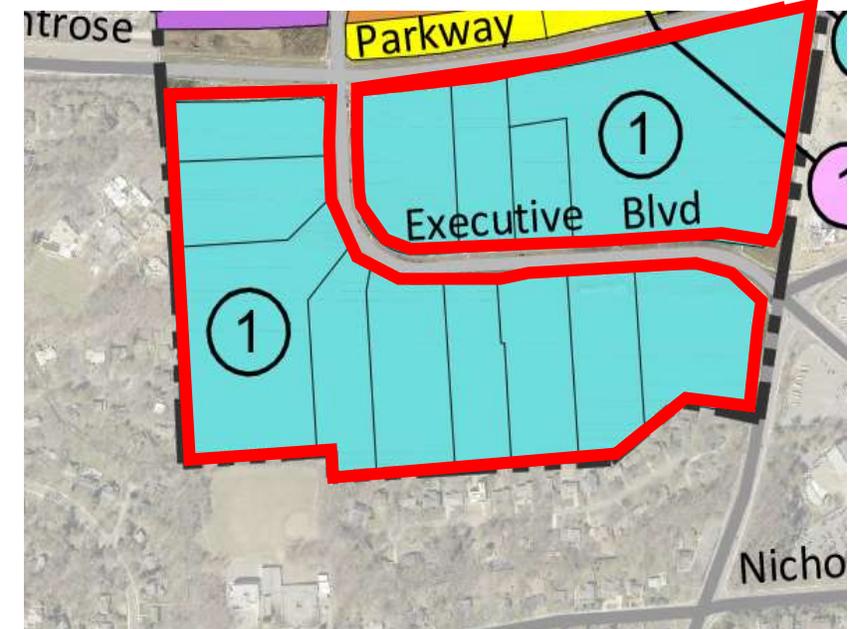
**Recommended Building Height**

- 300'
- 250'
- 200' (WF2 180'-200')
- 150' (WF2 120')
- 100'
- 70' (WF2 75')
- 50' (WF2 45')
- Existing

# Overall Districts

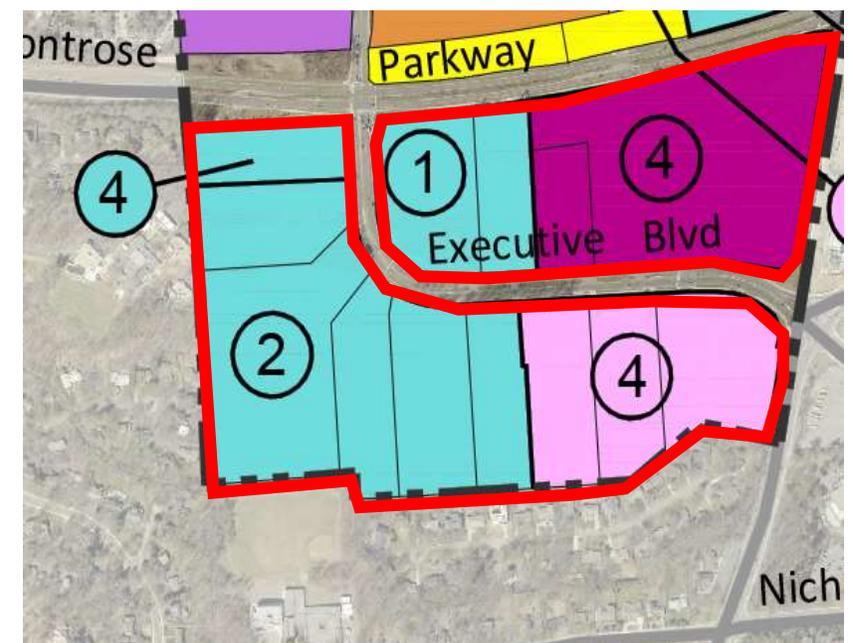


# District: Executive Boulevard



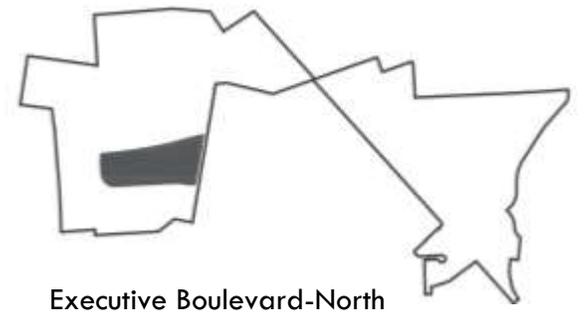
## Existing Zone

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



## Proposed Zones

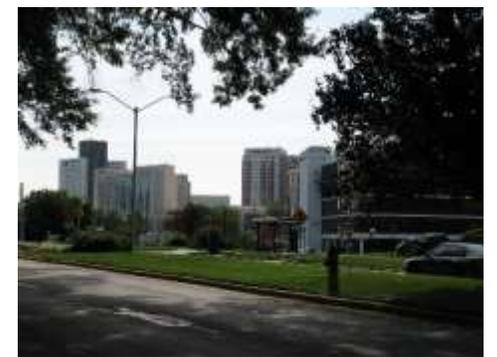
- EOF Employment Office
- 1 EOF 0.75, H-100'
- 2 EOF 1.0, H-100'
- 4 EOF 1.5, H-100'
- CR Commercial Residential
- 4 CR 2.0, C-1.0, R-1.5, H-200'
- CRT Commercial Residential Town
- 4 CRT 2.0, C-1.0, R-1.5, H-120'



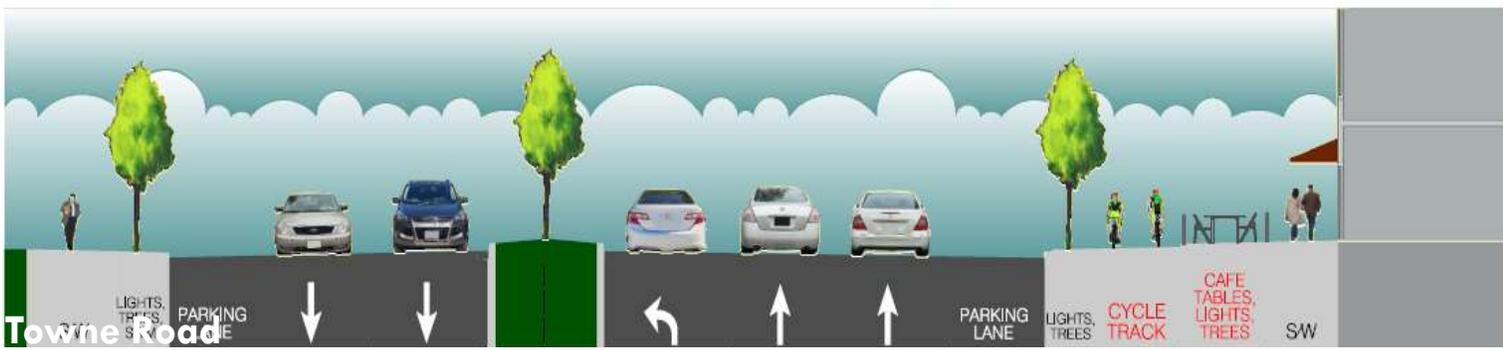
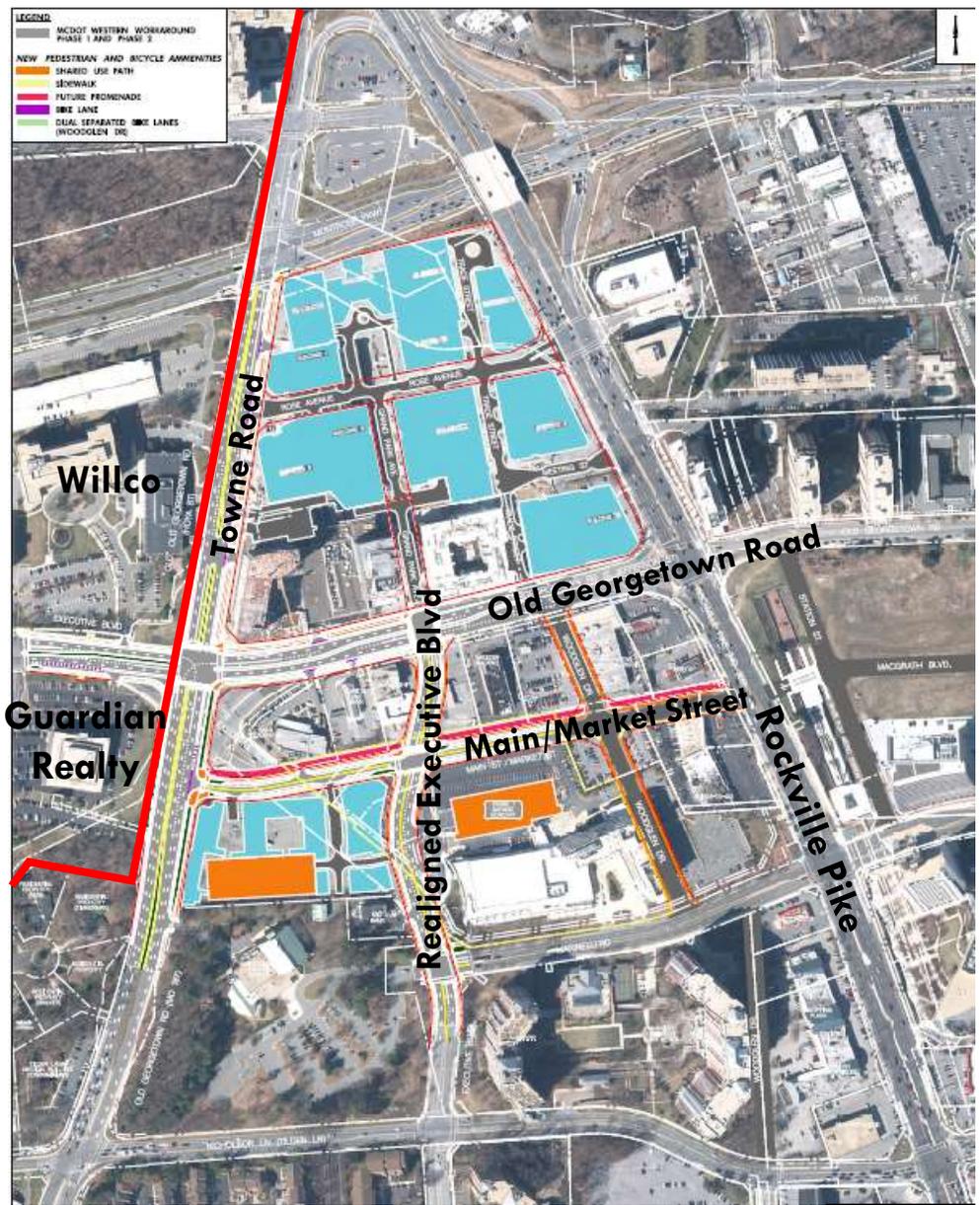
Executive Boulevard-North



Executive Boulevard-South



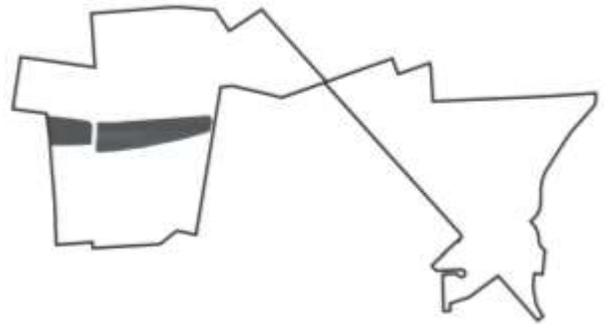
# Western Workaround



# District: Cherington

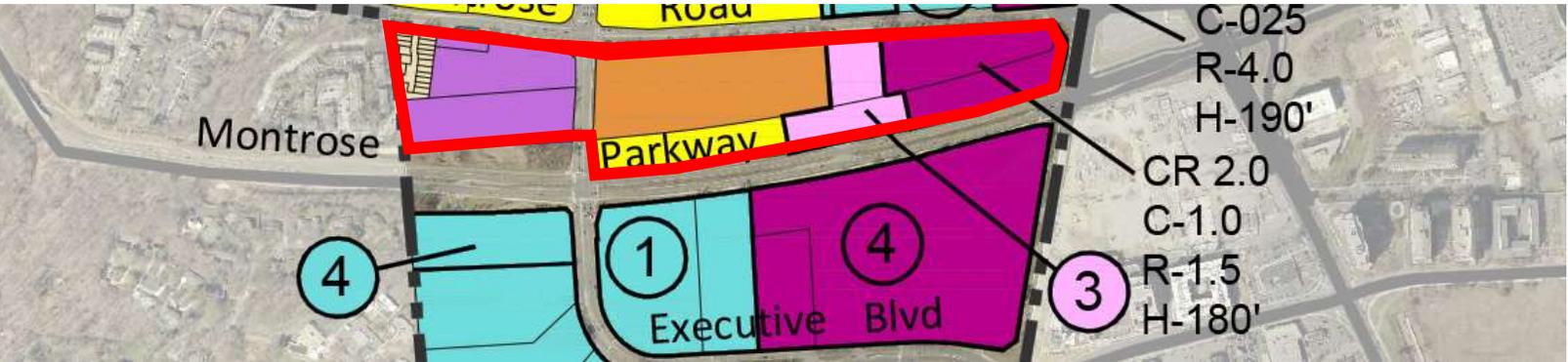
## Existing Zones

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

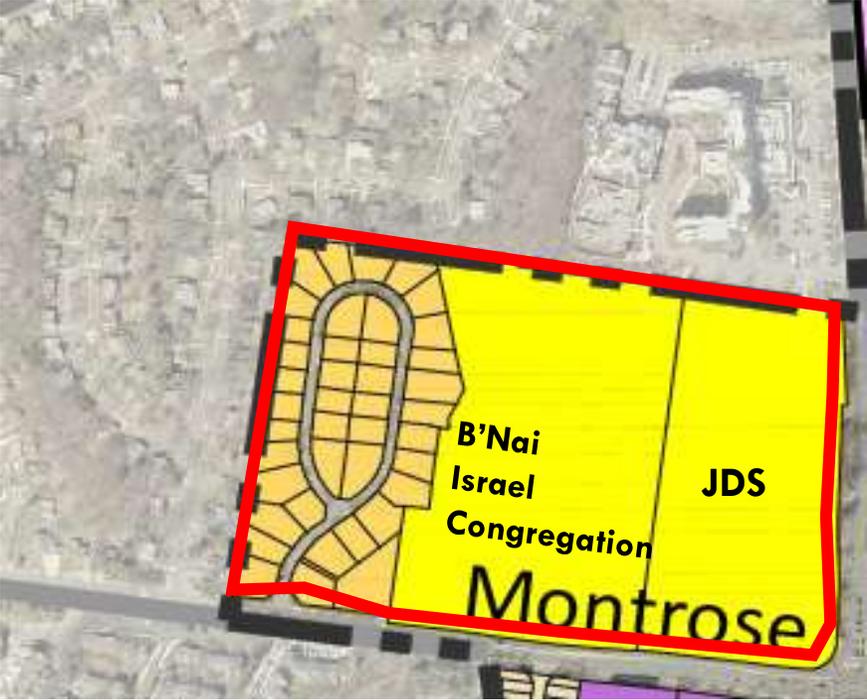
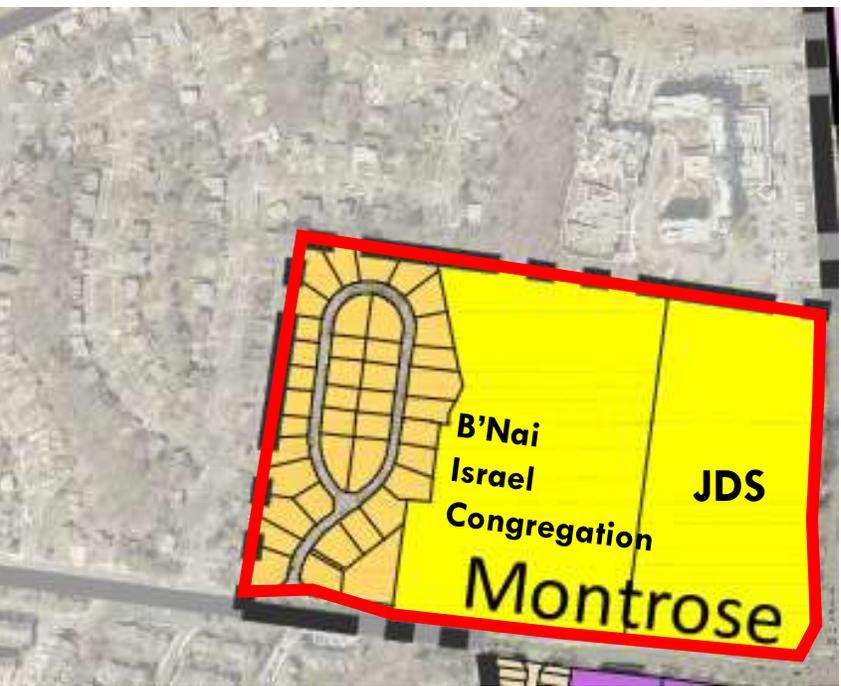
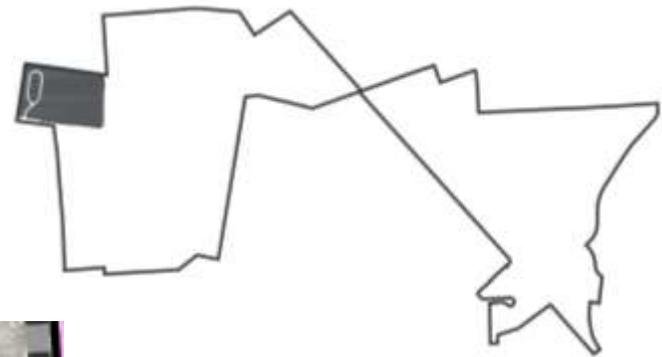


## Proposed Zones

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



# District: Montrose Village



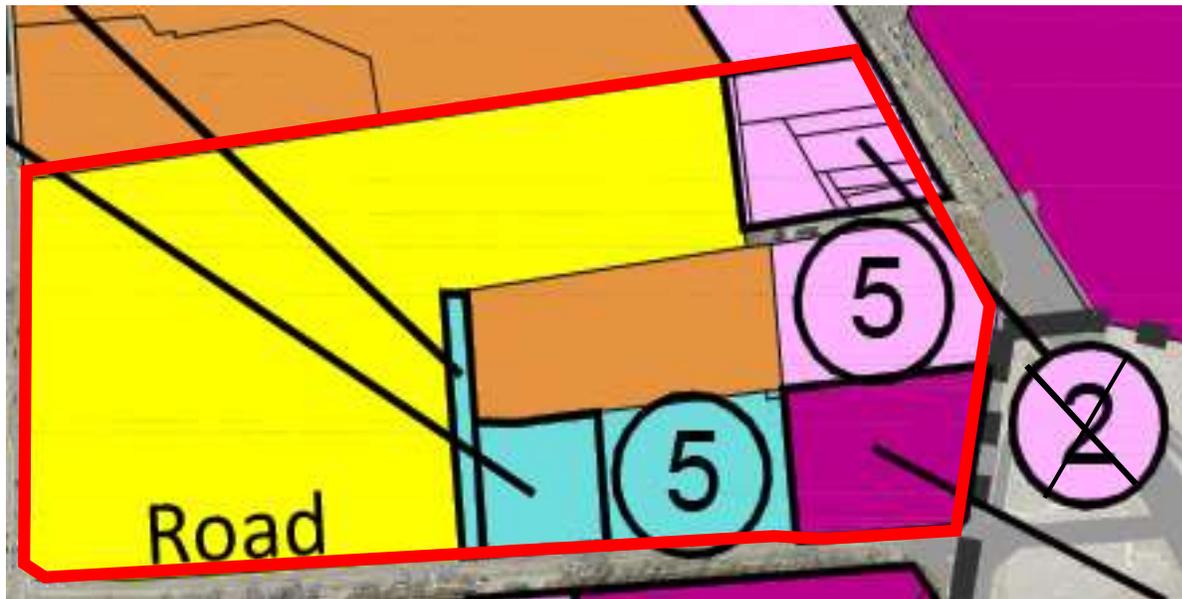
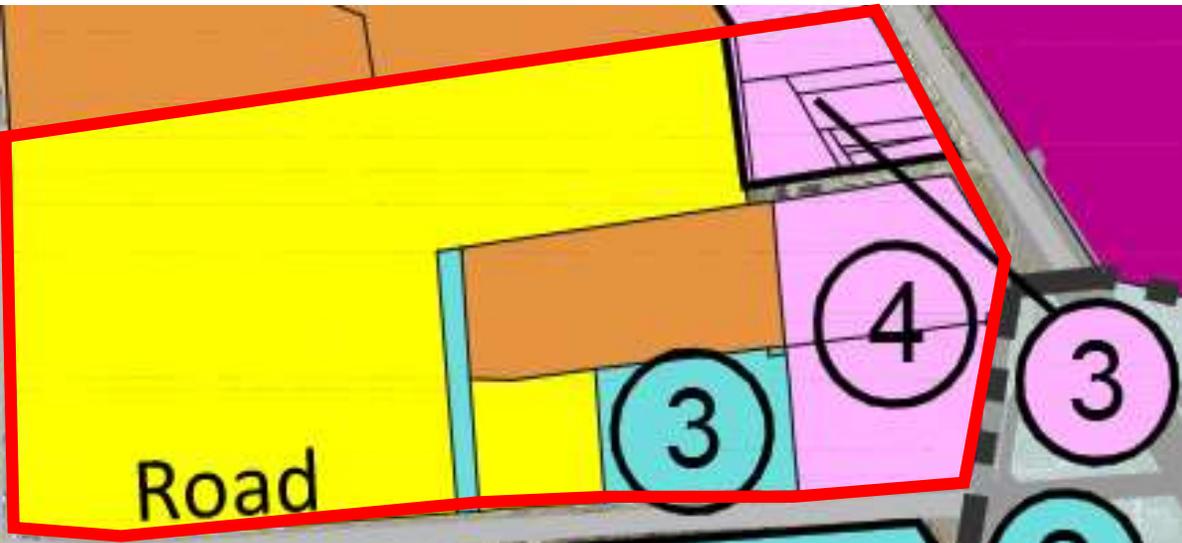
## Existing Zones

- 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**



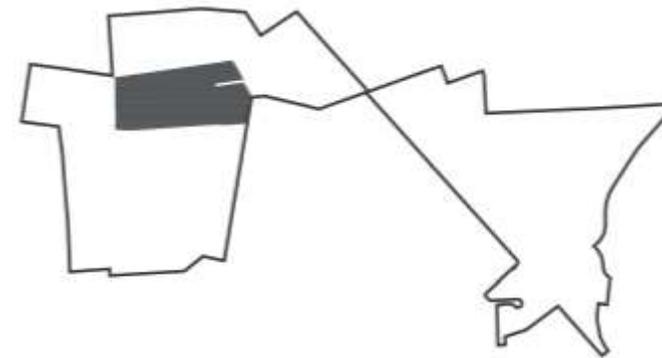
**Existing Zones**

- 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'

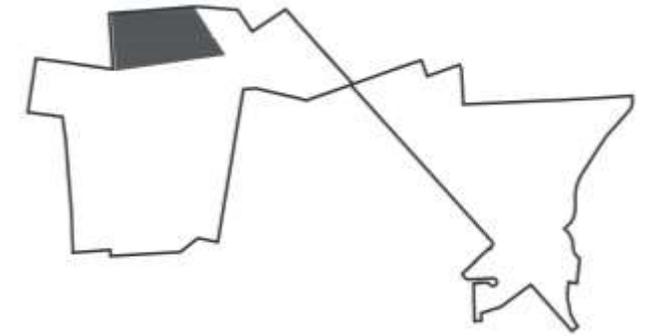
CR 4.0 C0.25 R4.0 H190



EOF 1.0 H-75

Floating CRT Zone for the JCC property

**District: Federal Plaza**

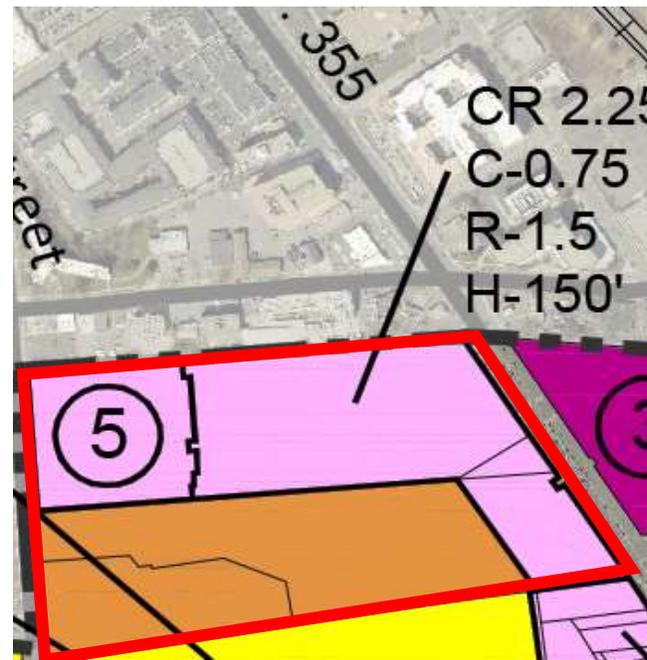
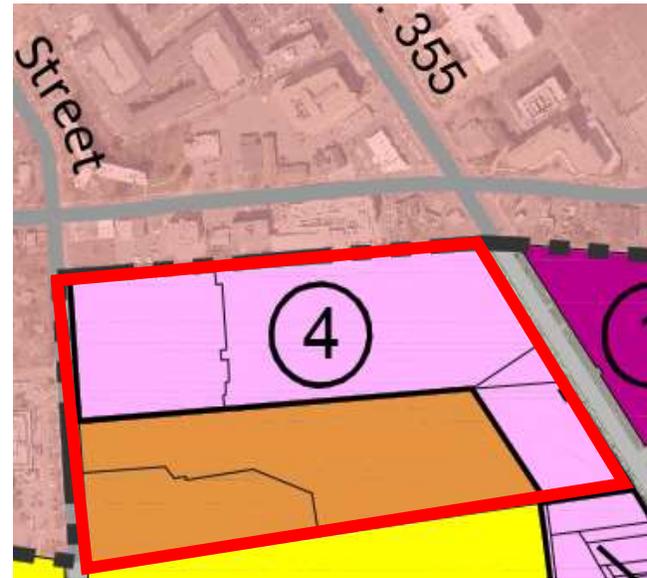


**Existing Zones**

- 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



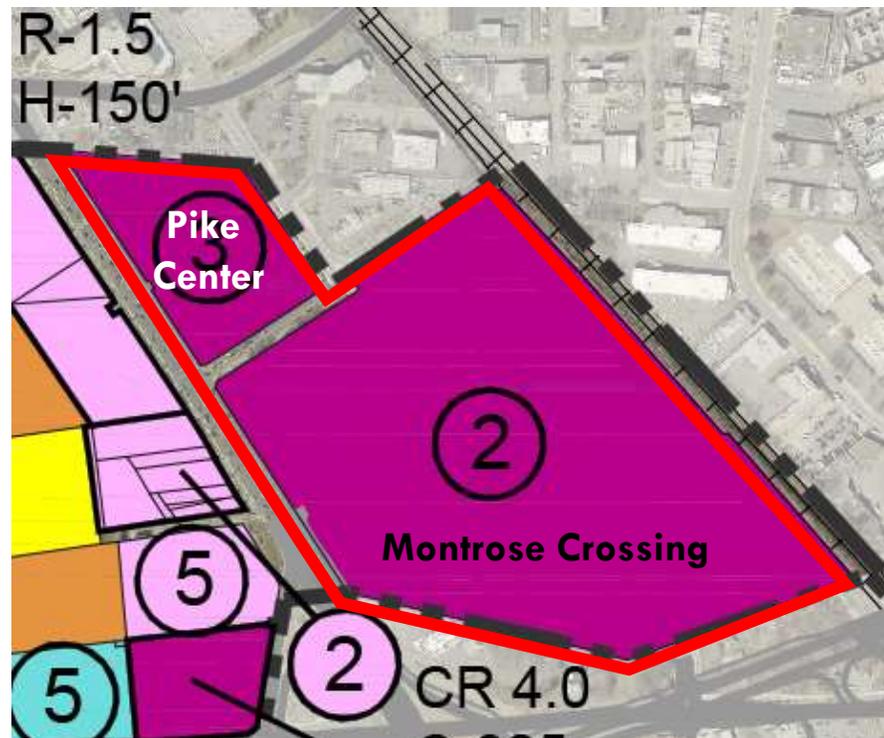
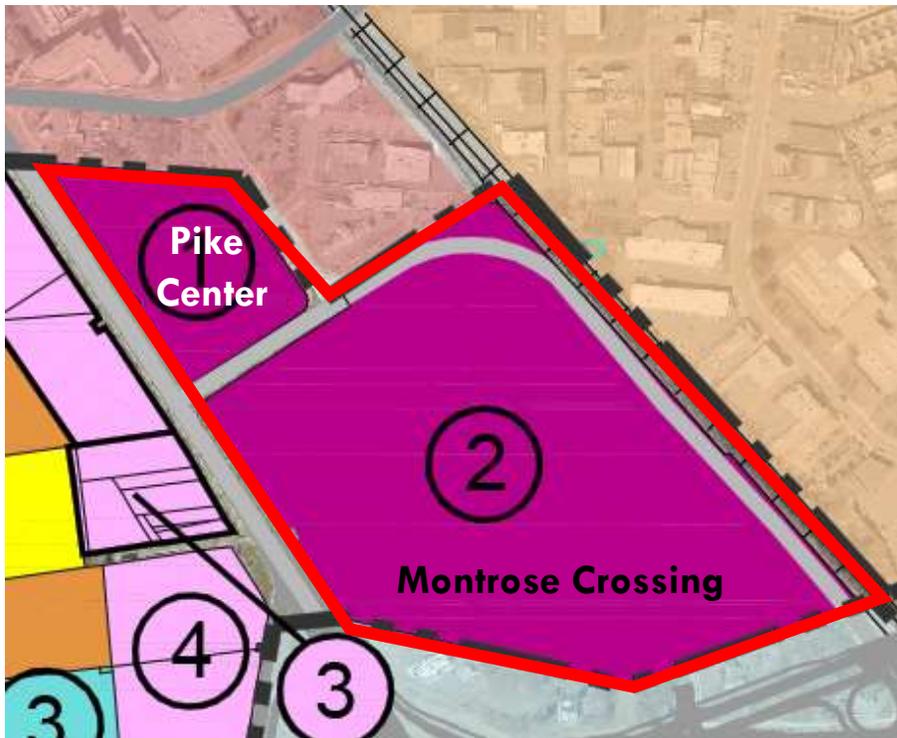
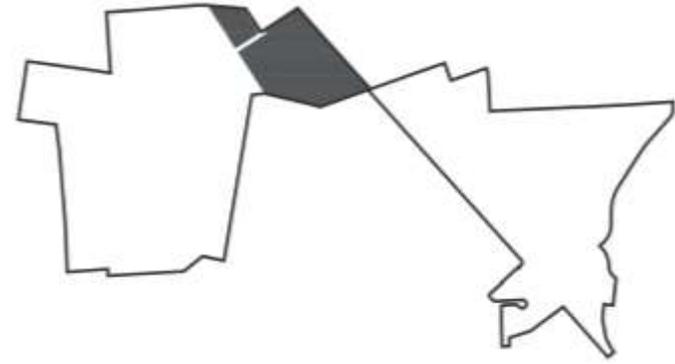
# District: Montrose Crossing

## 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'

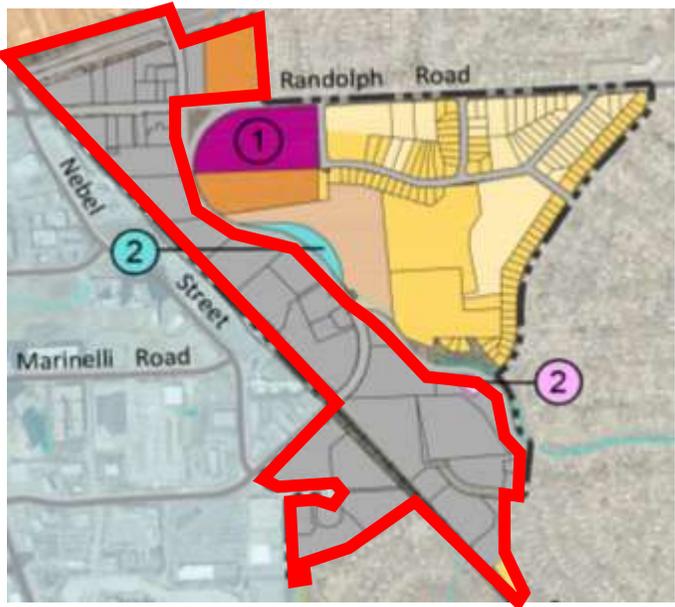
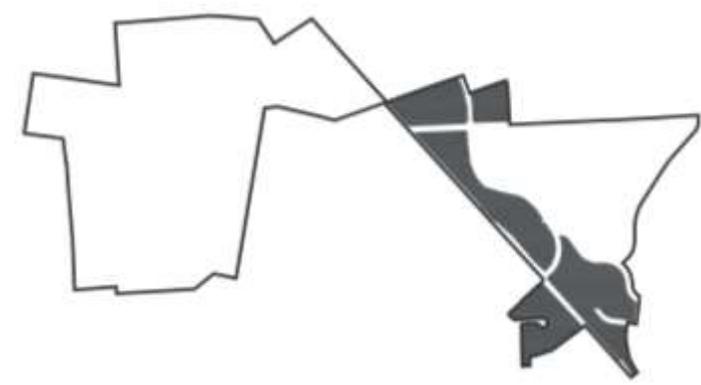


Pike Center



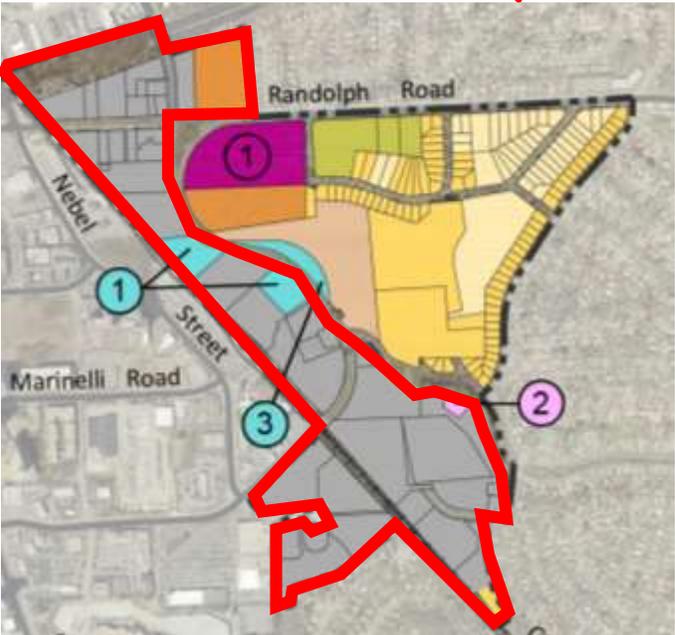
Montrose Crossing

# 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.



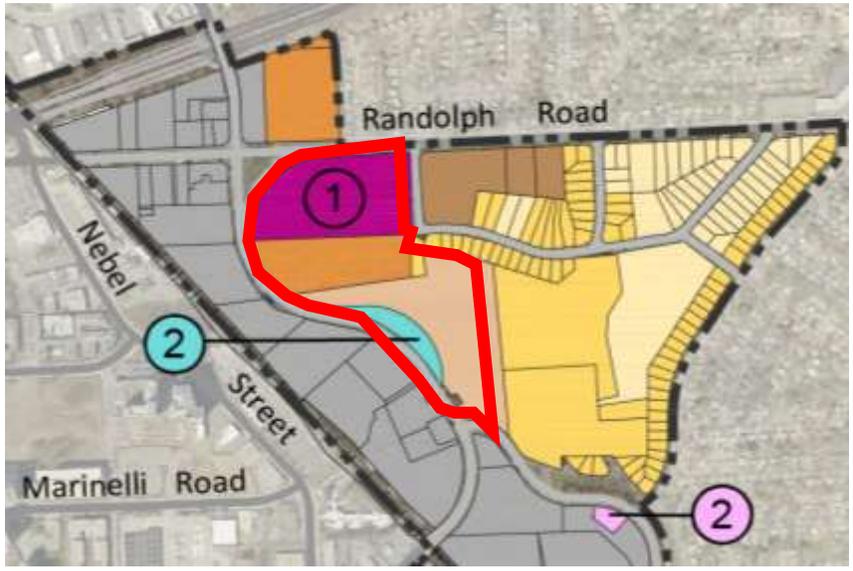
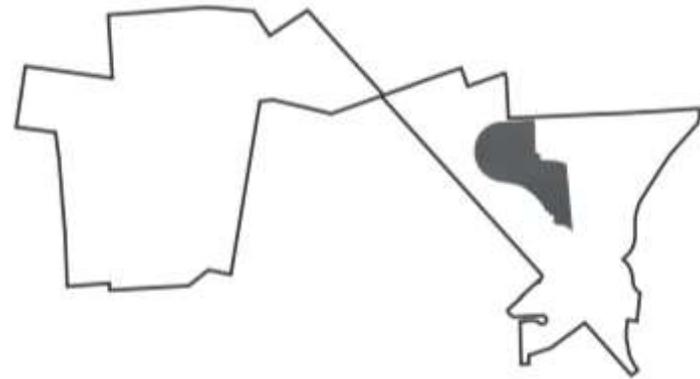
Randolph Hills Shopping Center



Parklawn Drive

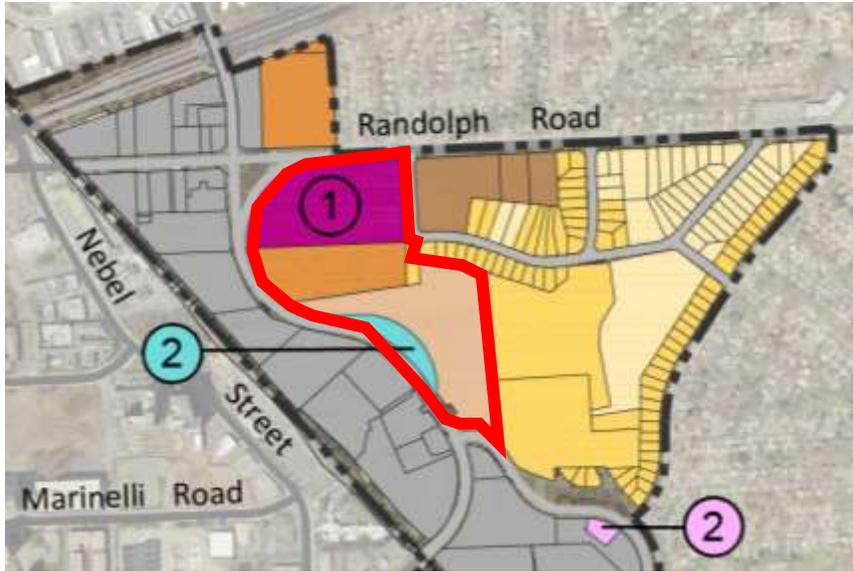


**District: Loehmann's Plaza**



**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**

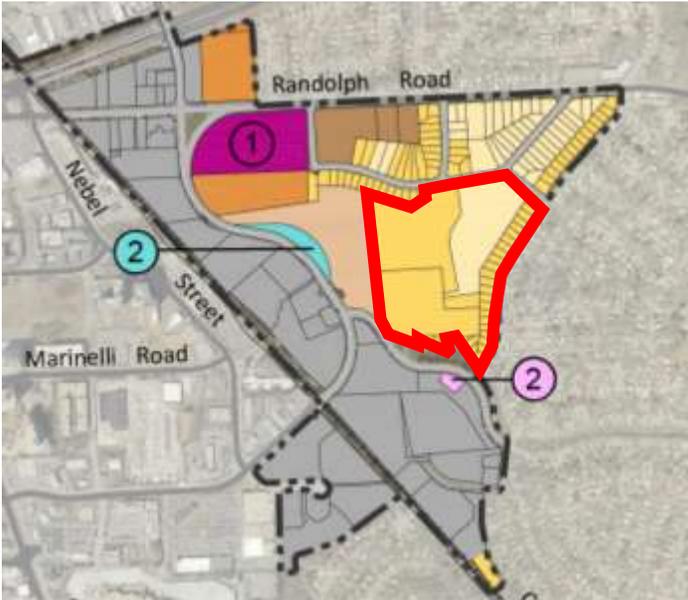
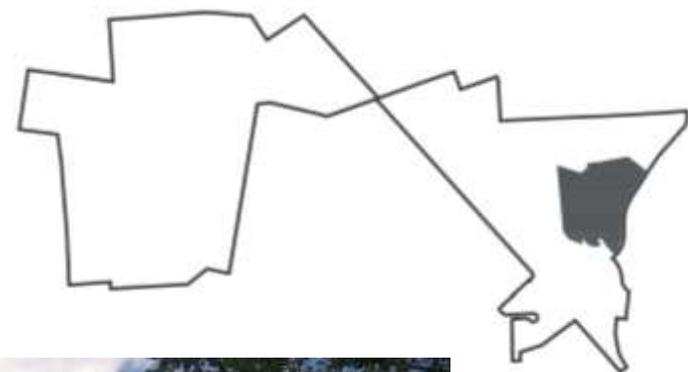


**Walnut Grove**



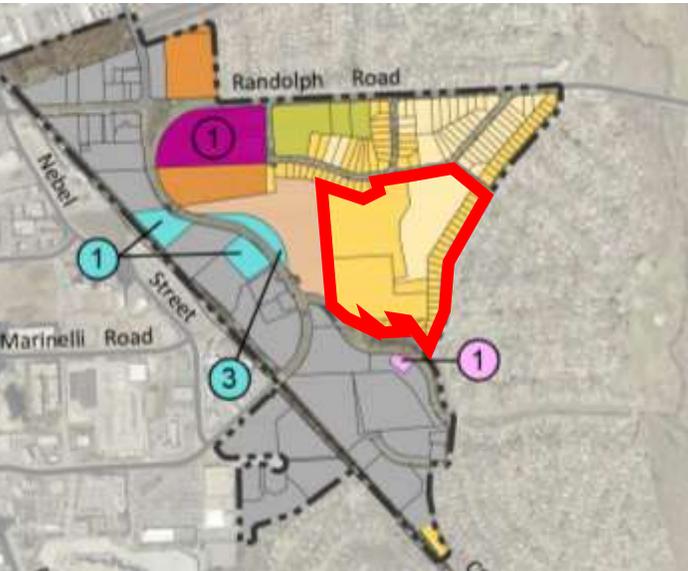
**1821 Parklawn Drive**

# District: Rocking Horse Road Center



### Existing Zones

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

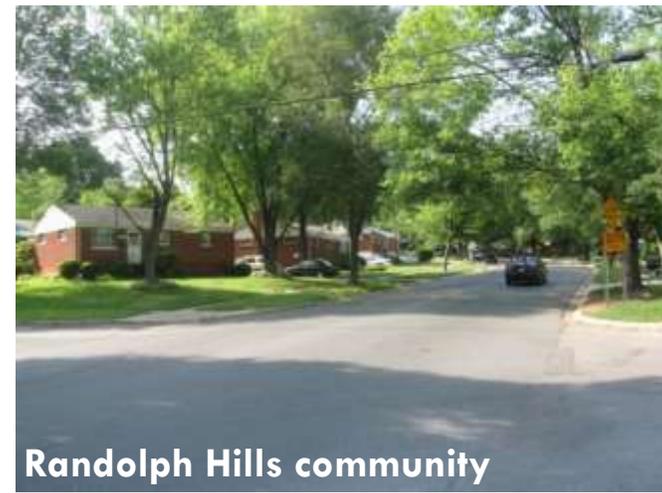


### Proposed Zones

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



JDS Upper School



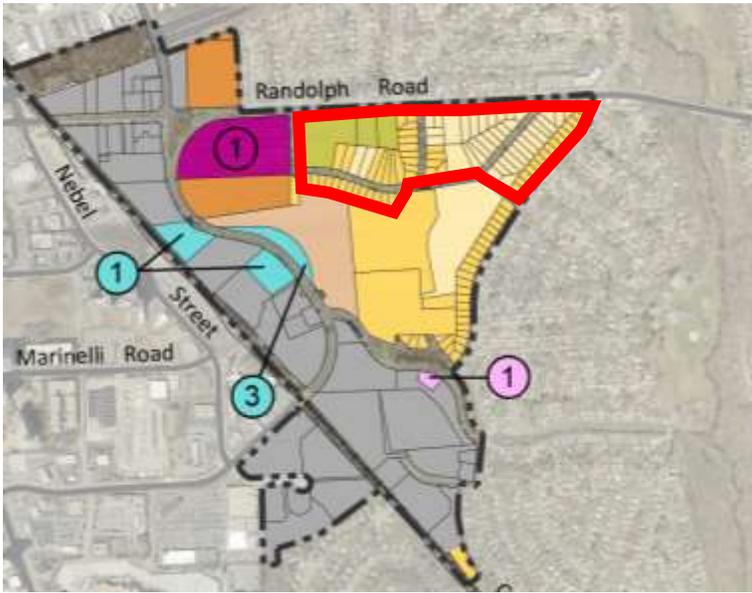
Randolph Hills community

**District: Montrose Baptist**



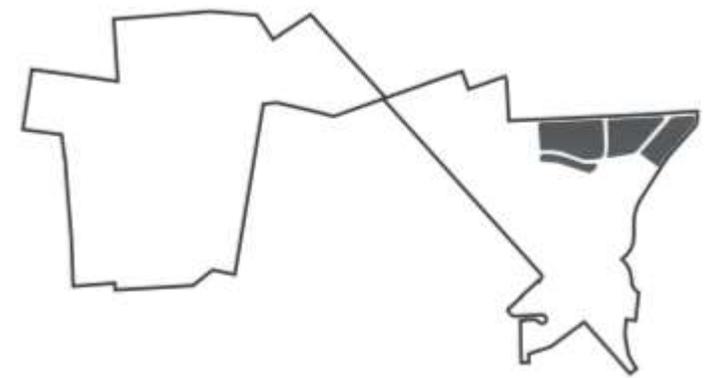
**Existing Zones**

- 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

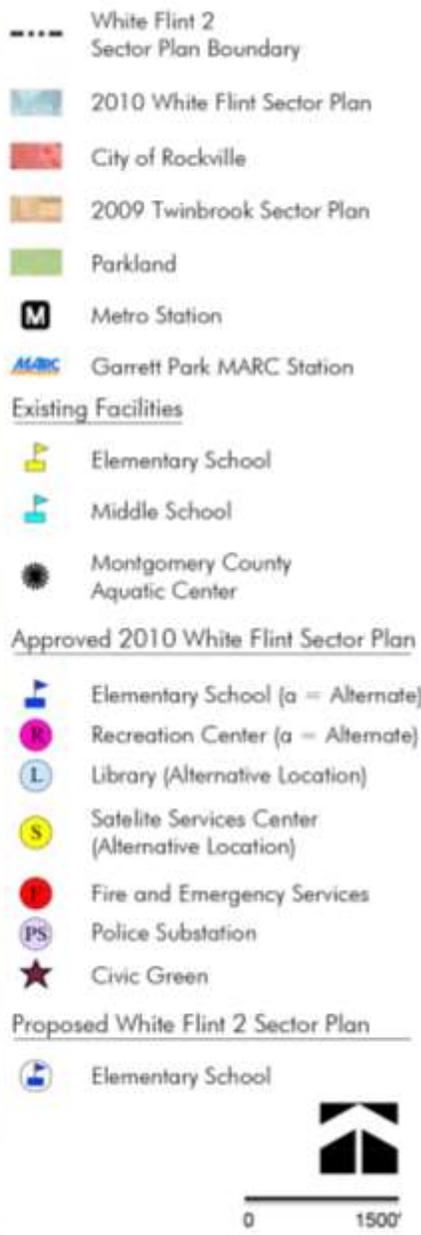
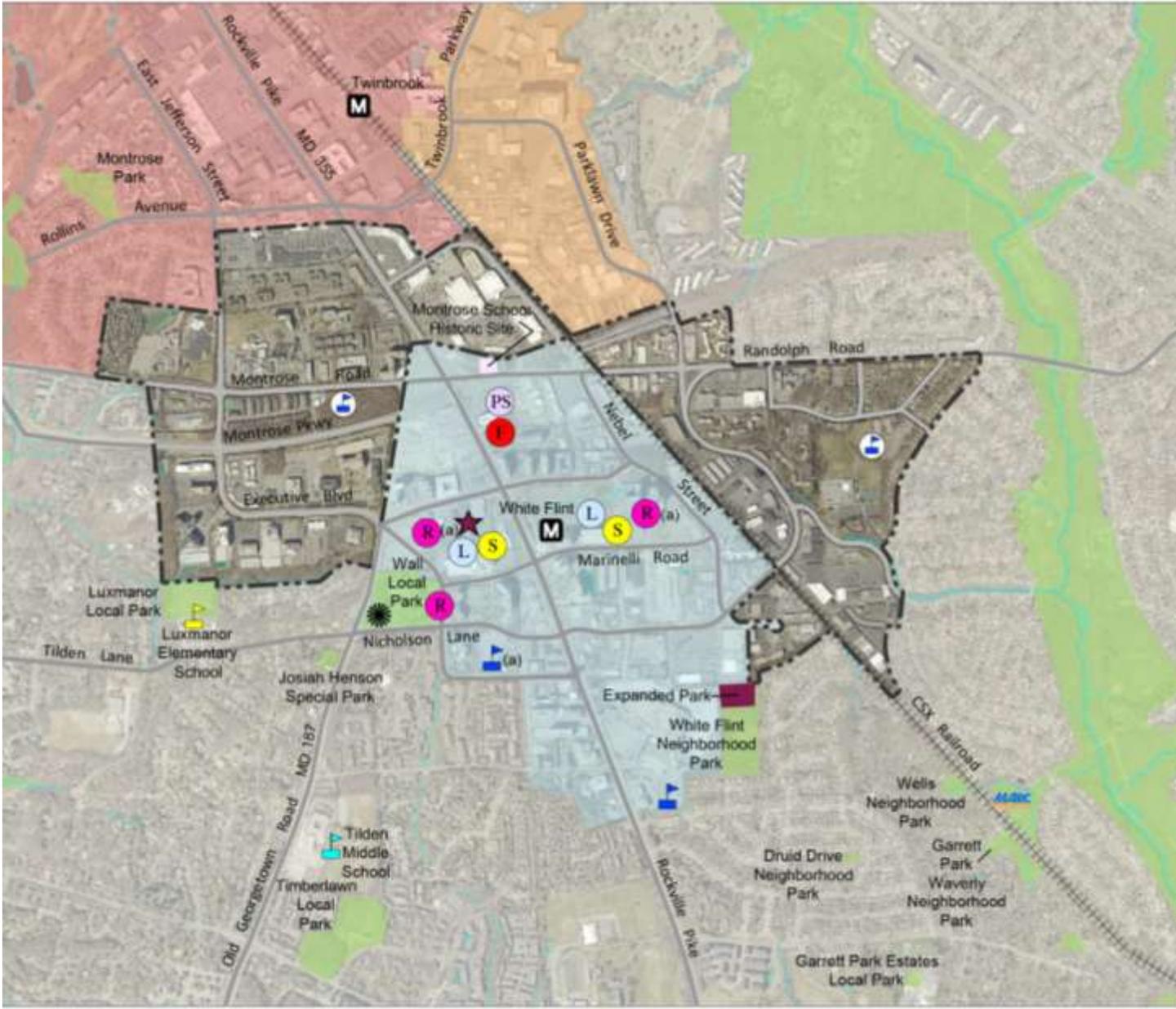


**Land Use Alternatives**

<b>Scenarios</b>	<b>Residential</b>	<b>Non-Residential</b>
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.

<b>Preliminary Recommendations</b>	<b>Residential</b>	<b>Non-Residential</b>
	5,189 dwelling units	3.53 million sq.ft

# Preliminary Recommendations: Community Facilities

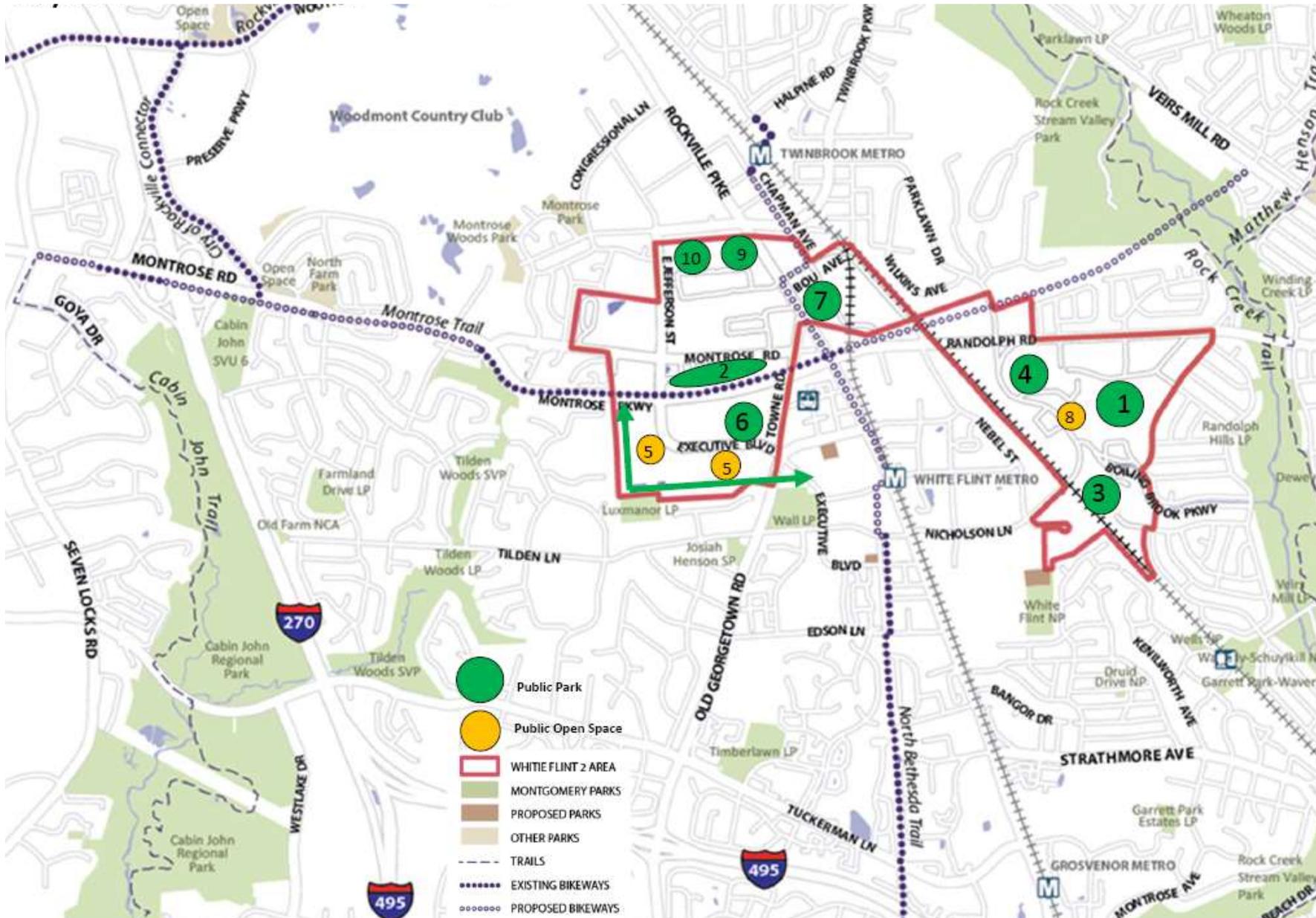


- Support the community facilities recommended in the 2010 White Flint Sector Plan.
- New options for an elementary school.
- Promote the co-location of public facilities to reduce public expenditures and minimizes land.
- Encourage new prototypes for public facilities that promotes innovate design.

## 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 Grosvenor 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.

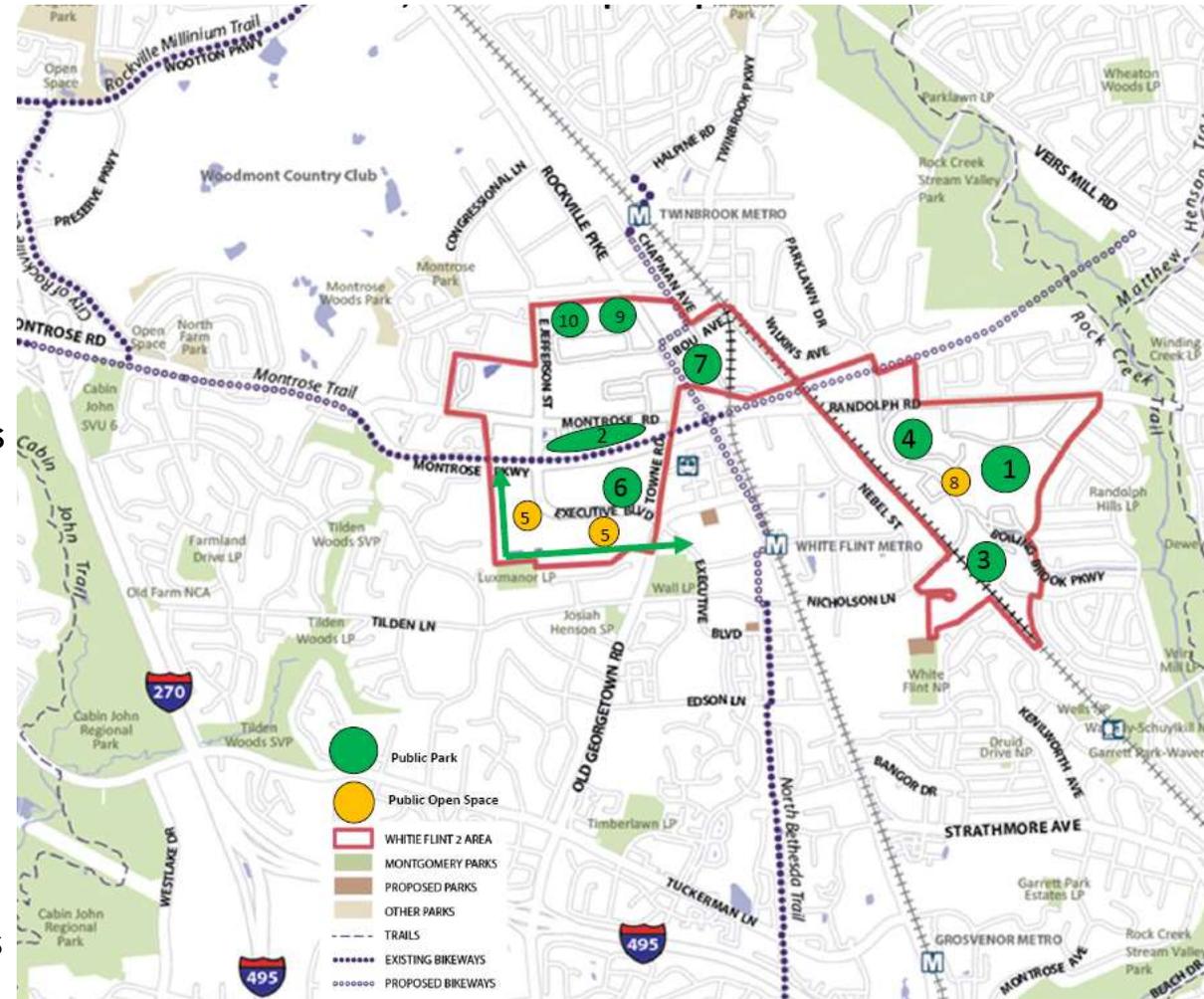
# Preliminary Recommendations: Park, Trail and Open Space

## 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

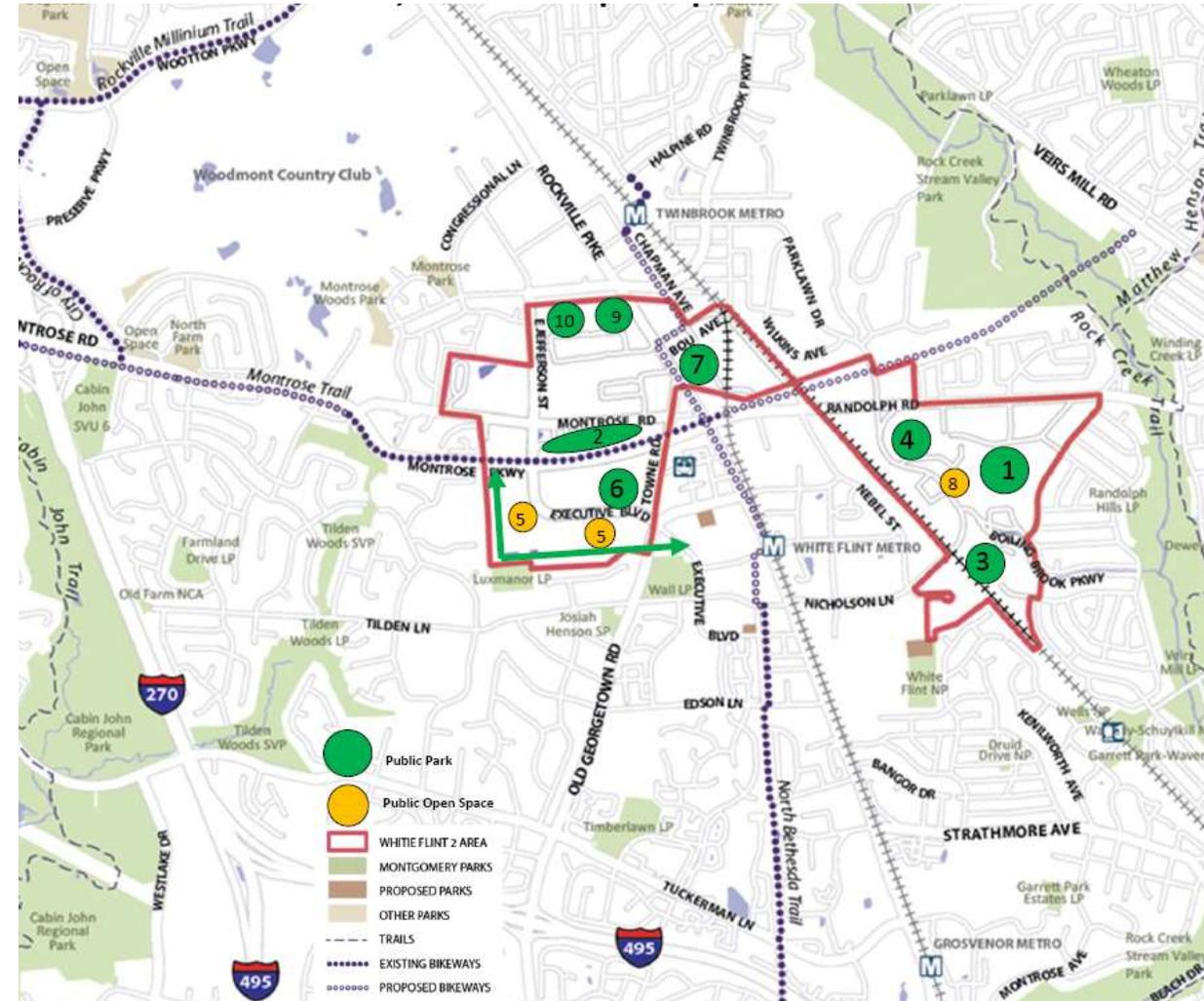
- Create a **park #1** on the green space next to Rocking Horse to include additional community garden plots and a playing field.
- Create a **linear park #2** along Montrose Parkway in the excess road ROW. The space should have active senior facilities or a dog park. It will need to be set back a sufficient 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

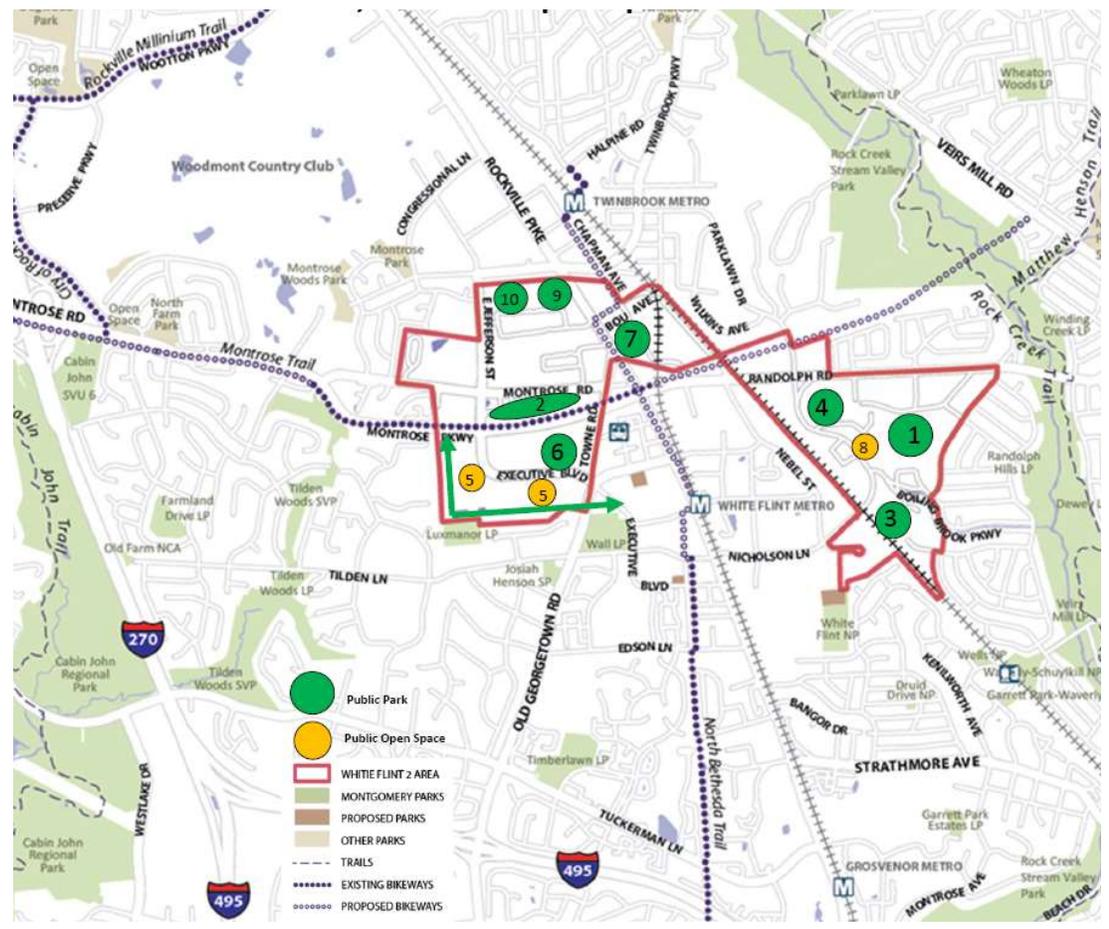
- Create a **neighborhood green urban park #4** at the Loehmann's Plaza property when it re-develops. A .75 to 1-acre park is needed. The park should include neighborhood amenities such as a flexible green gathering place, picnic areas and play features.
- Create **pocket parks #5** along the re-development 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.



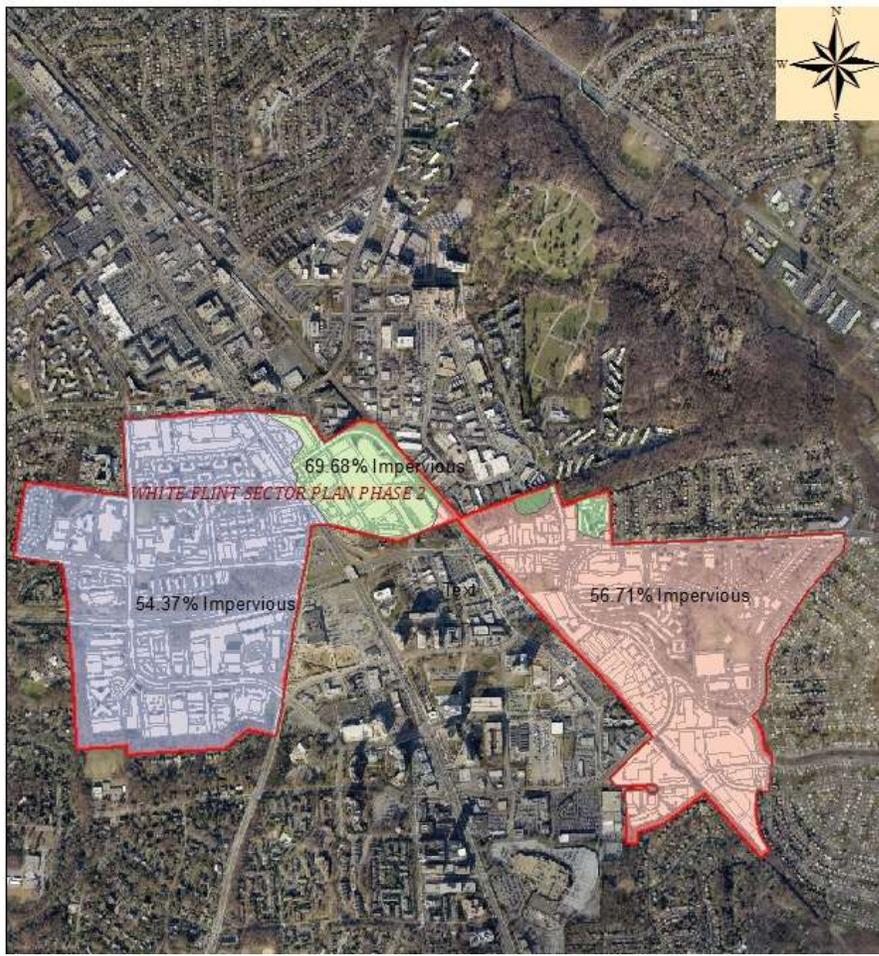
# Preliminary Recommendations: Parks, Trails and Open Space

## Specific Property Recommendations

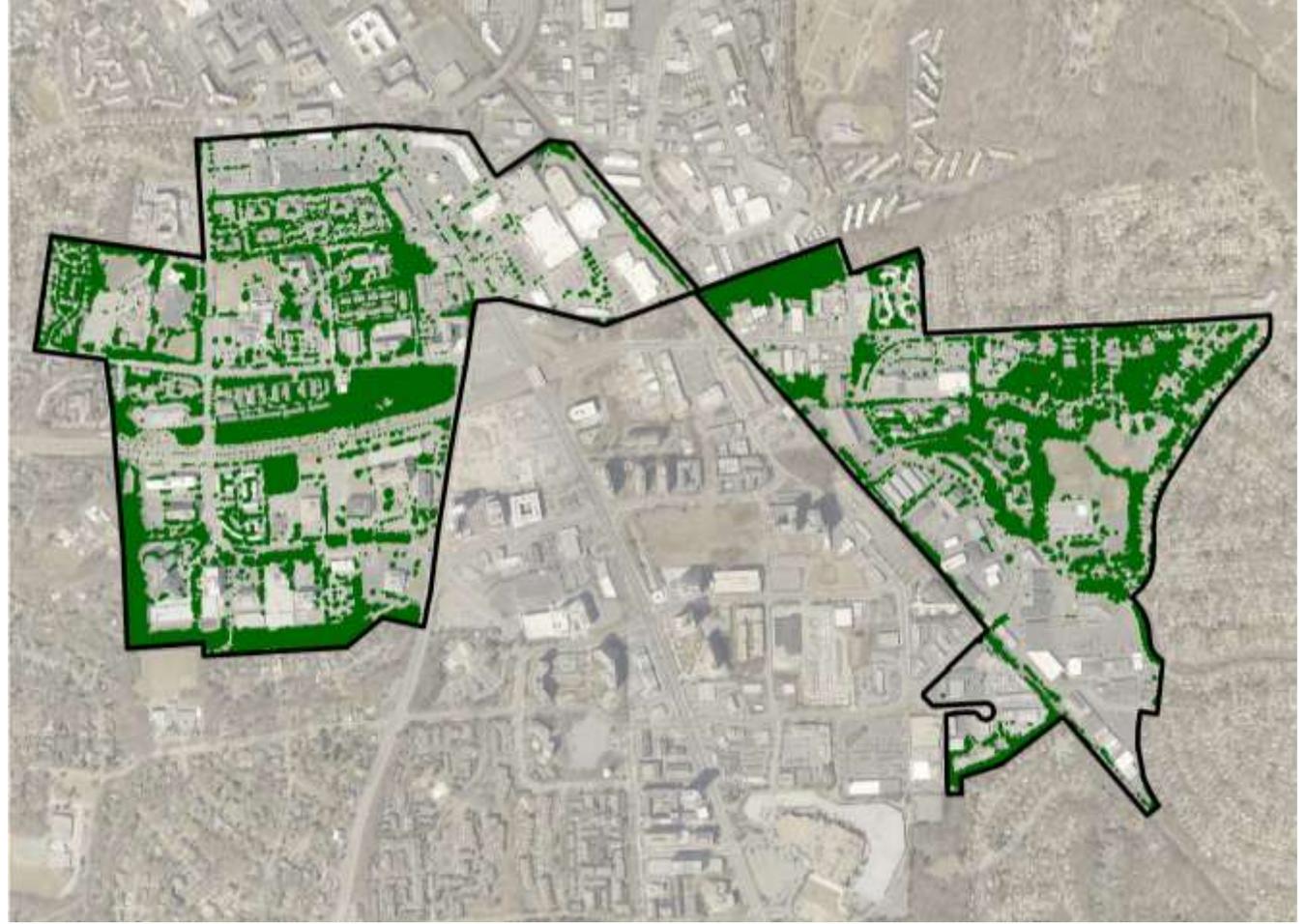
- Create a **neighborhood green urban park #7** at the FRIT property at Montrose Crossing. Minimum 1-2 acres for events, informal gatherings, shaded seating, dog park and exercise.
- Create a **pocket park #8** in the paper street at Gelena Road. There should be space for a trail connection. There are 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



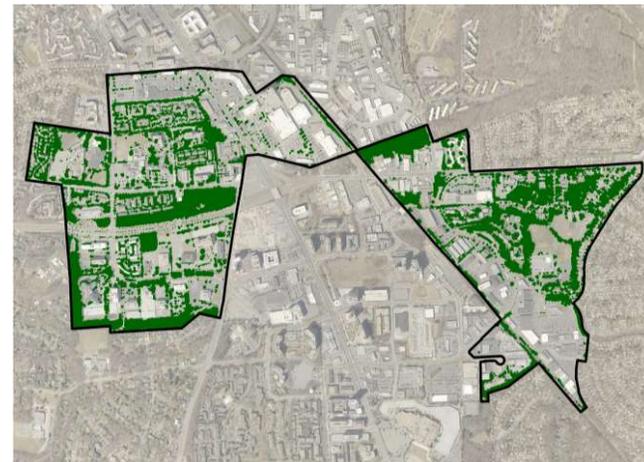
White Flint 2 Imperviousness by sub-watershed: approximately 56 percent for the Plan area



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**

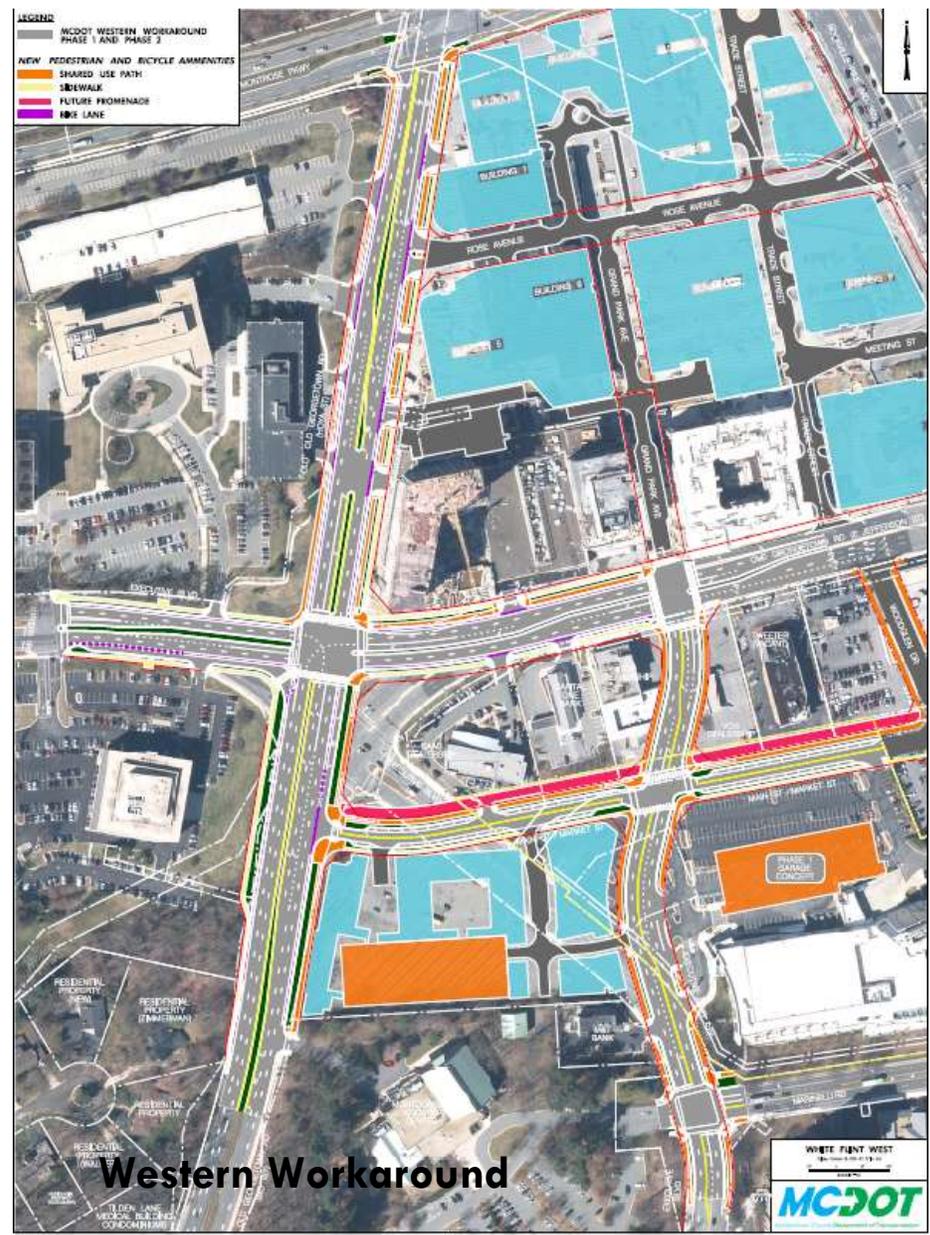
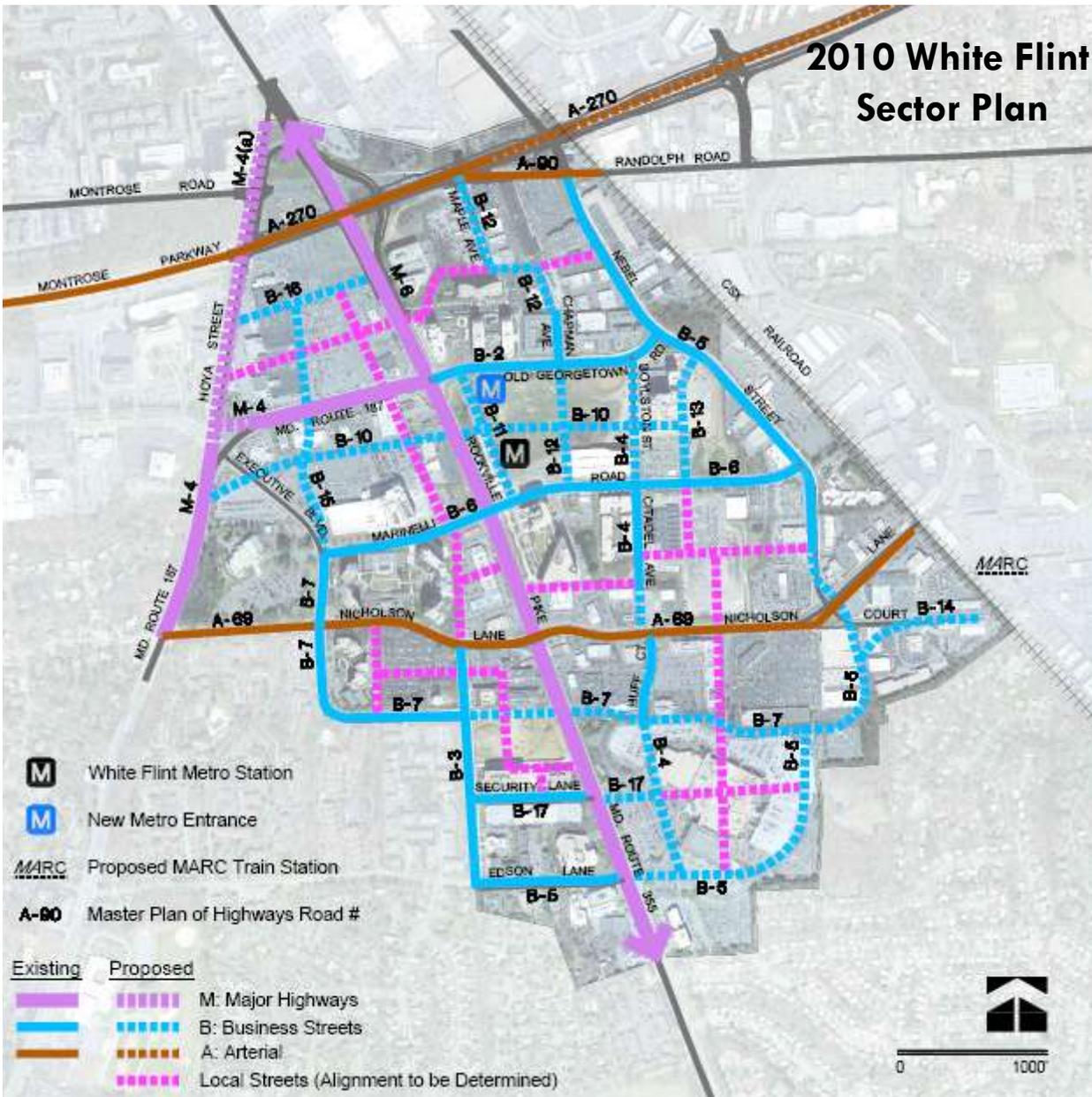
#### *Executive Boulevard*

- 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.

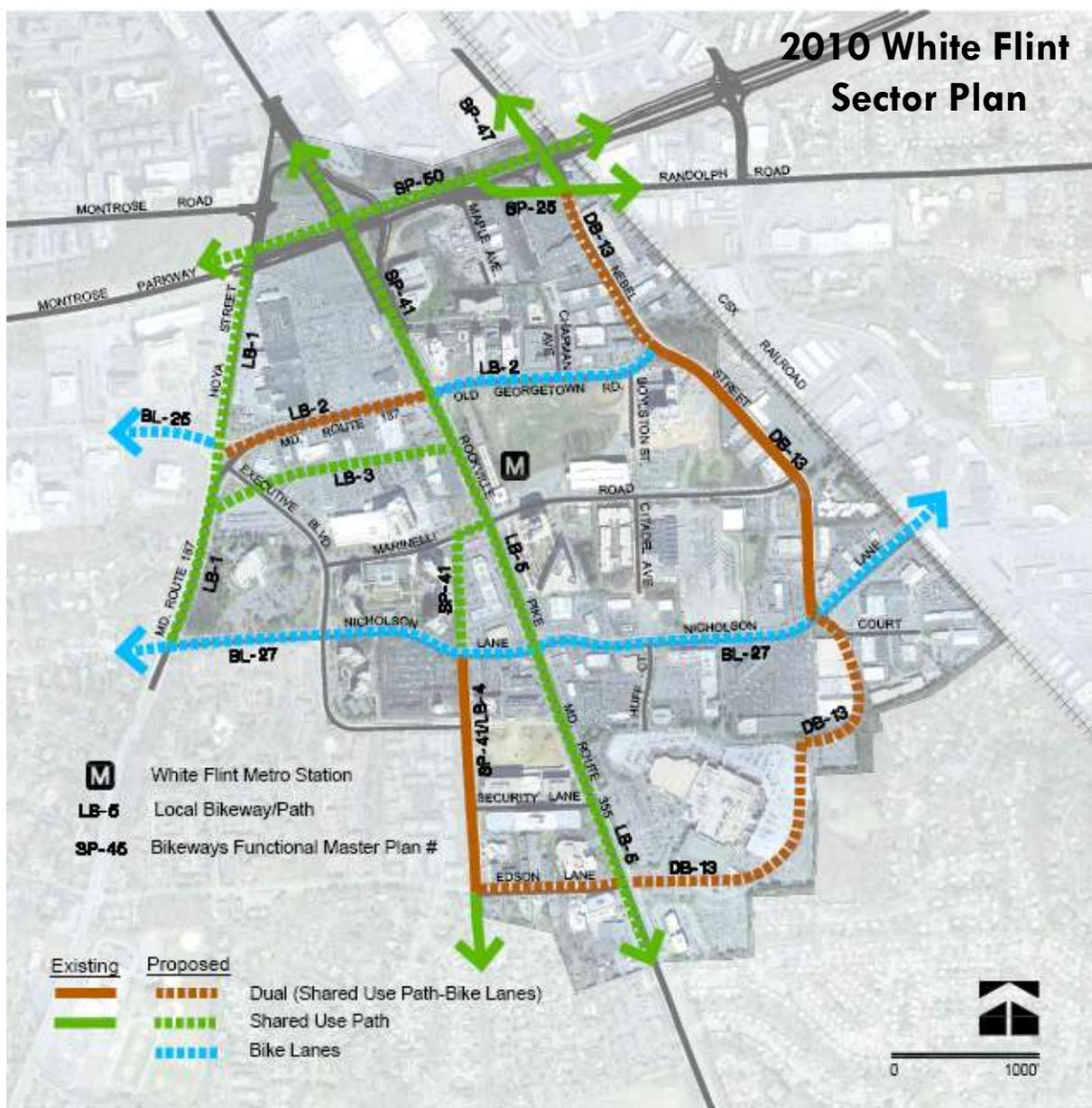
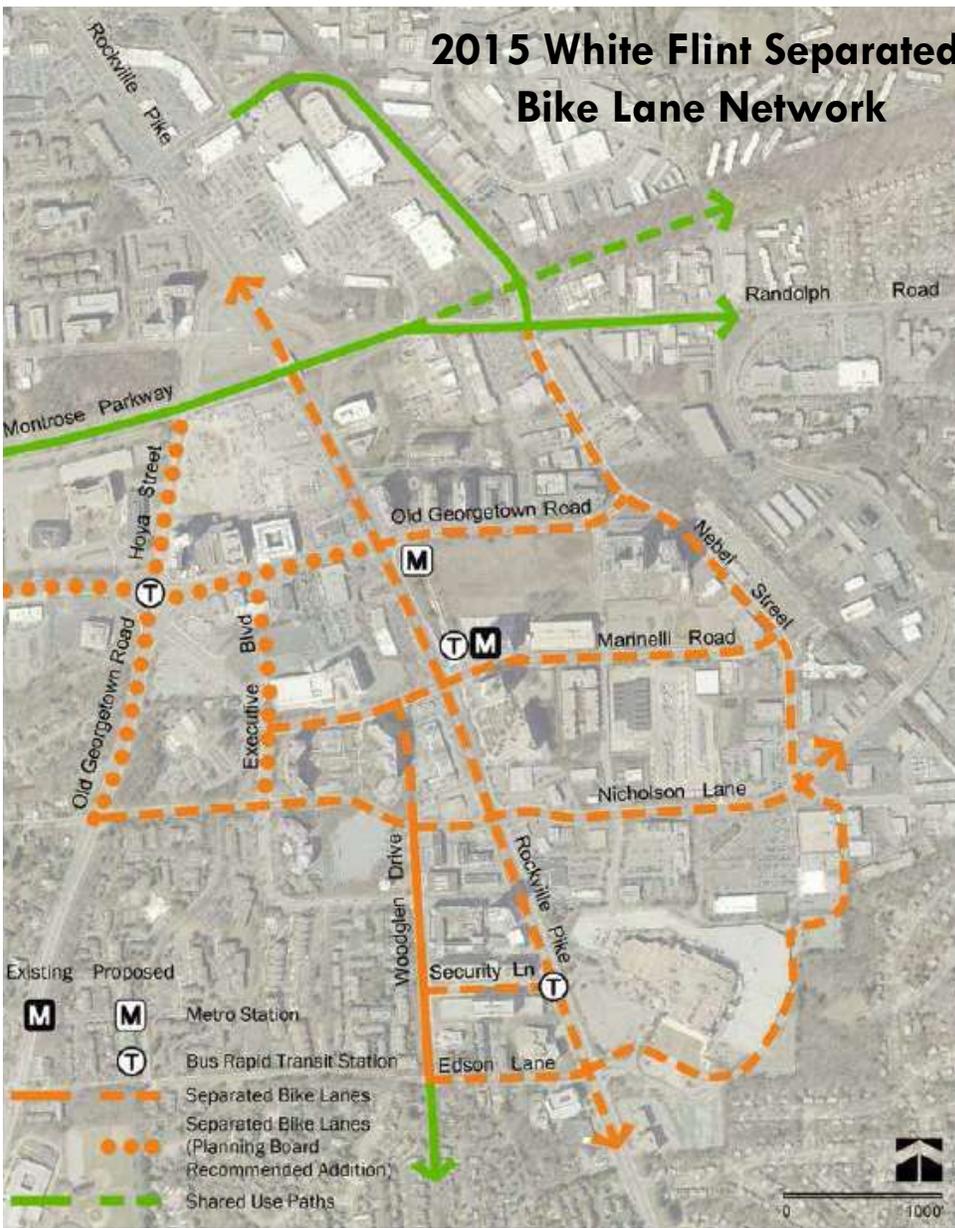
#### *Randolph Hills Shopping Center*

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

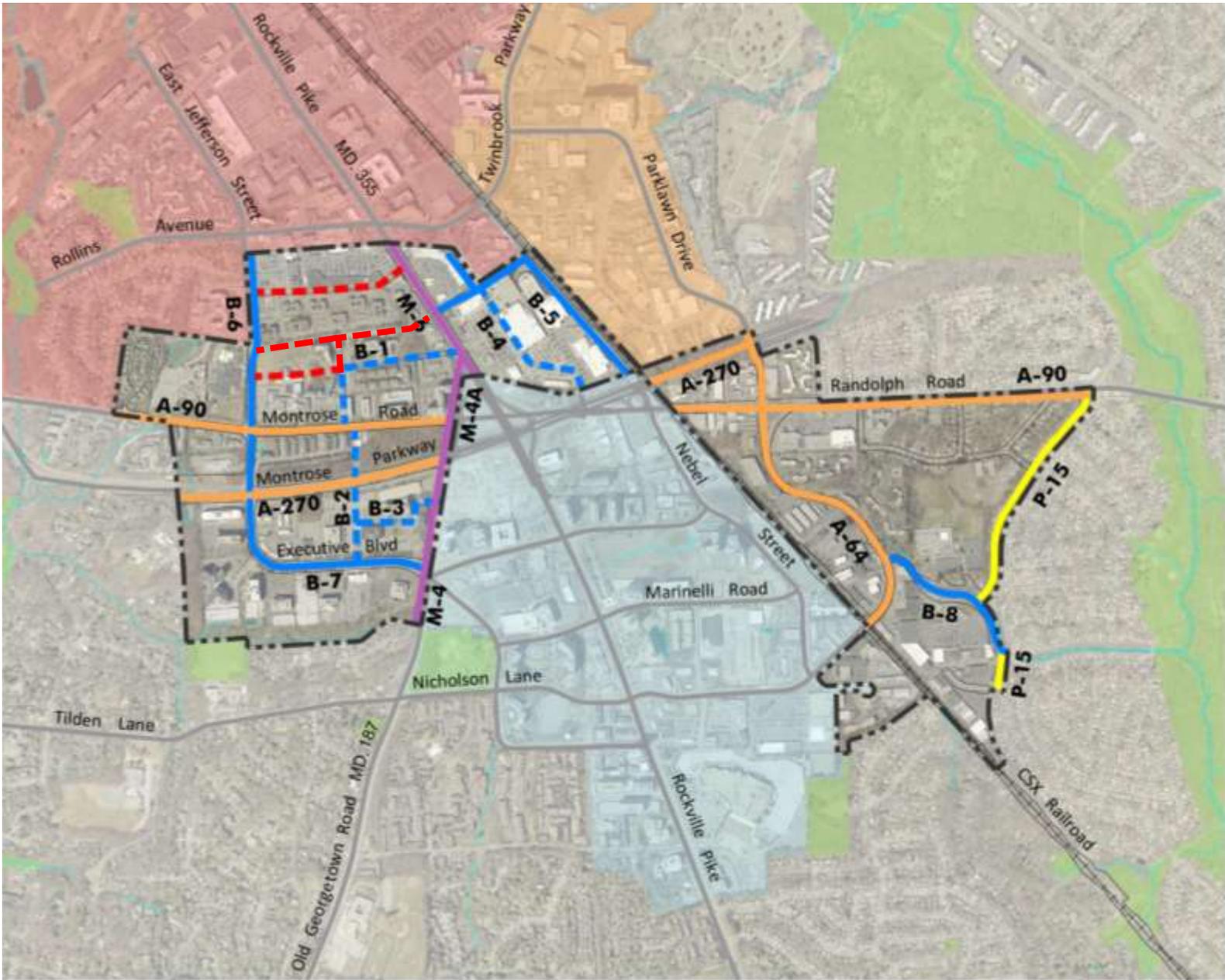
# Background: Mobility



# Background: Bikeway Network



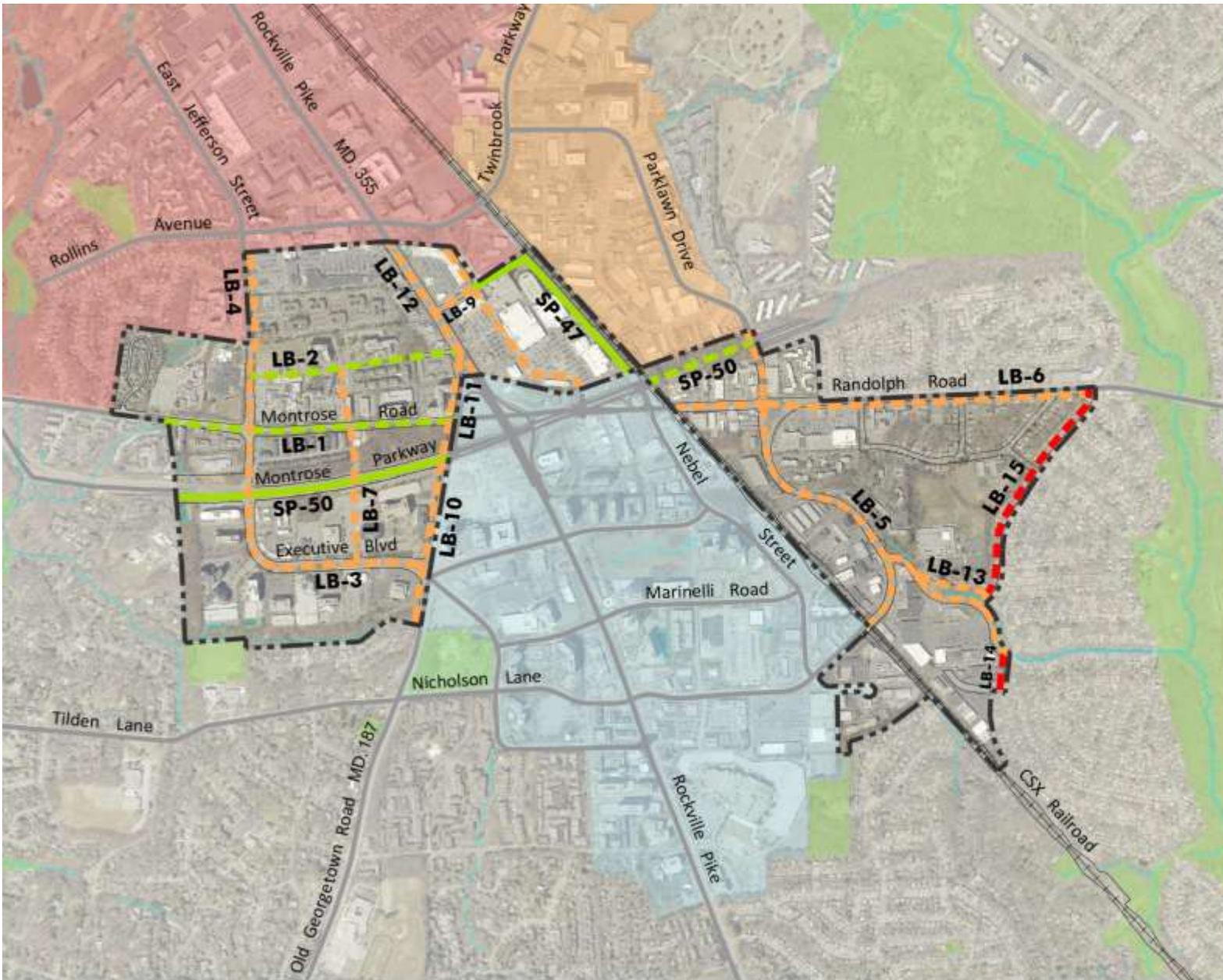
# Preliminary Recommendations: Street Network



- White Flint 2 Sector Plan Boundary
  - 2010 White Flint Sector Plan
  - City of Rockville
  - 2009 Twinbrook Sector Plan
  - Parkland
- Existing Proposed
- Major Highway
  - Business Streets
  - Arterial
  - Primary Residential
  - Local Streets (Alignment to be determined)



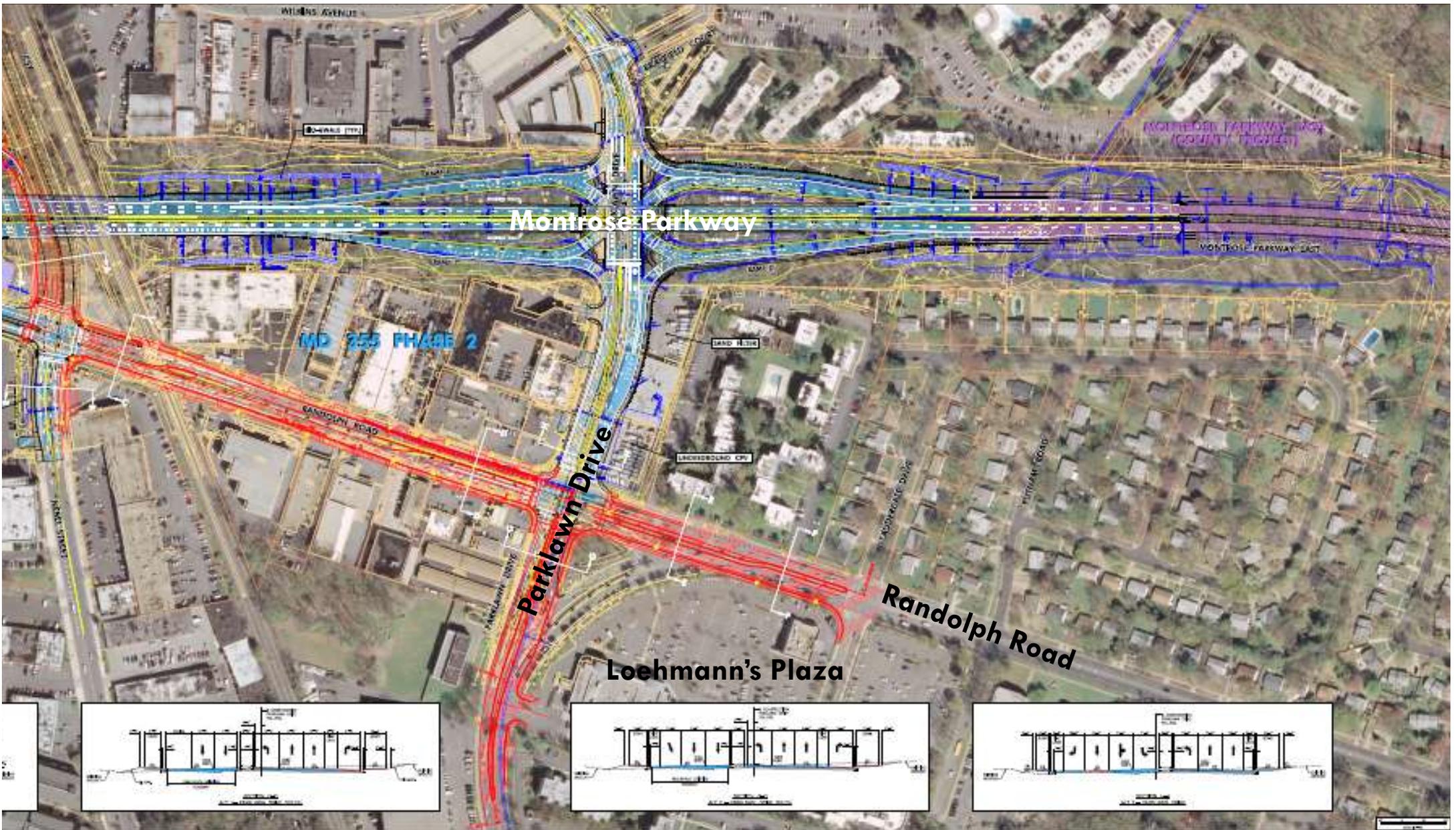
# Preliminary Recommendations: Bikeway Network



- White Flint 2 Sector Plan Boundary
  - 2010 White Flint Sector Plan
  - City of Rockville
  - 2009 Twinbrook Sector Plan
  - Parkland
- Existing    Proposed
- Separated Bike Lanes
  - Shared Use Path
  - Shared Roadway



# 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**

<p><b>Phase 1</b> 3,000 dwelling units 2 million square feet non-residential</p>	<p><b>Phase 2</b> 3,000 dwelling units 2 million square feet non-residential</p>	<p><b>Phase 3</b> 3,800 dwelling units 1.69 million square feet non-residential</p>
<p>Contract for the construction of the realignment of Executive Boulevard and Old Georgetown Road.</p> <p>Contract for construction of Market Street (B-10) in the Conference Center block.</p> <p>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.</p> <p>Fund and complete the design study for Rockville Pike to be coordinated with SHA, MCDOT and M-NCPPC.</p> <p>Achieve 34 percent non-auto driver mode share for the Plan area.</p> <p>The Planning Board should assess whether the build out of the Sector Plan is achieving the Plan's housing goals.</p>	<p>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.</p> <p>Complete realignment of Executive Boulevard and Old Georgetown Road.</p> <p>Construct the portion of Market Street as needed for road capacity.</p> <p>Fund the second entrance to the White Flint Metro Station.</p> <p>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.</p> <p>Increase non-auto driver mode to 42 percent.</p> <p>The Planning Board should assess whether the build out of the Sector Plan is achieving the Plan's housing goals.</p> <p>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.</p>	<p>Complete all streetscape improvements, sidewalks, and bikeways outside one-quarter mile from the Metro.</p> <p>Reconstruct any remaining portion of Rockville Pike not constructed during prior phases.</p> <p>Achieve the ultimate mode share goals of 51 percent NADMS for residents and 50 percent NADMS for employees.</p>

## 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.



**Western Workaround**



**Concept for the second Metro station entrance**

Q&A

