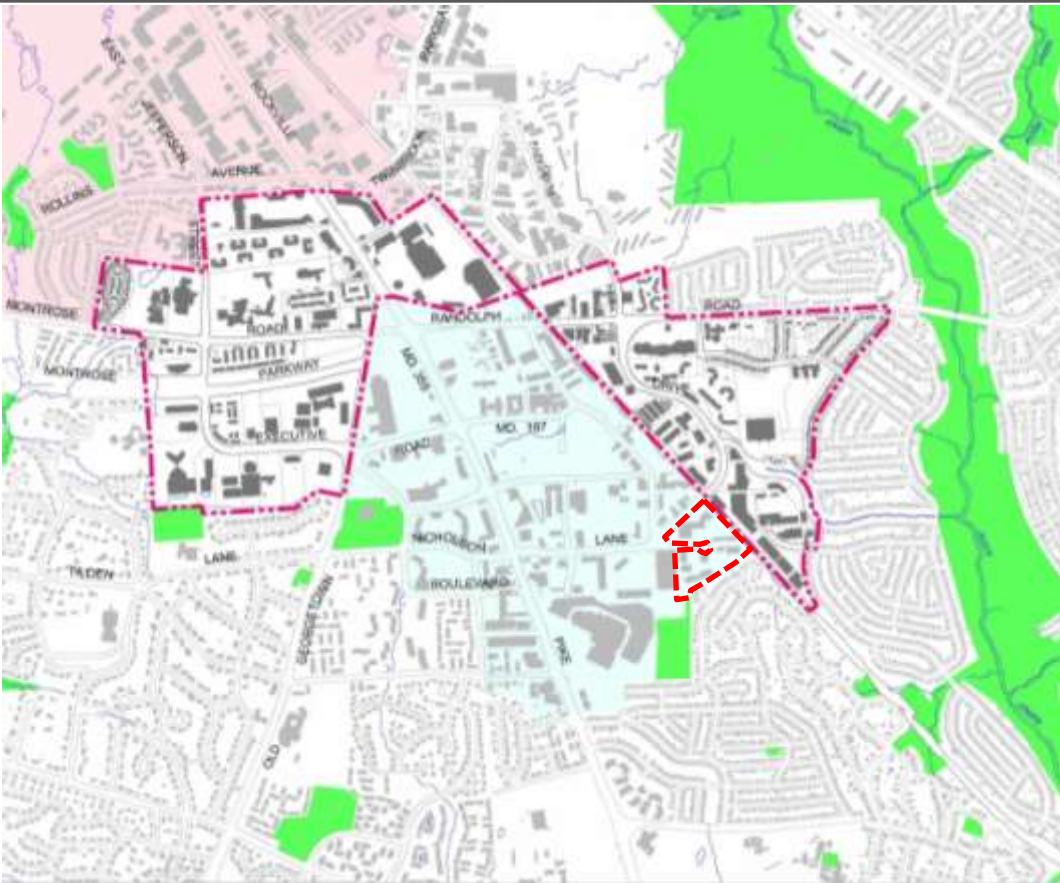
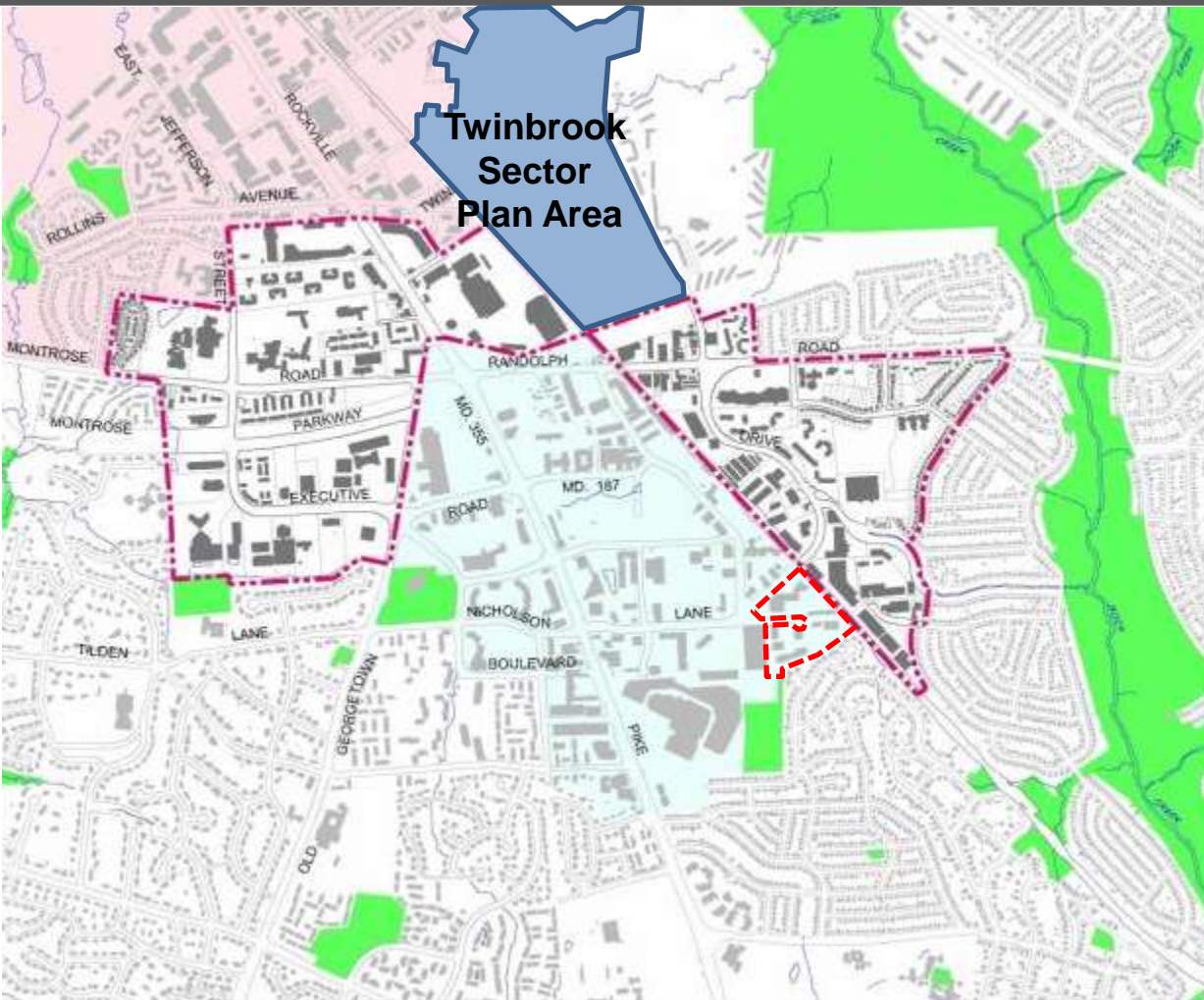


White Flint 2 Scope of Work



White Flint 2 Scope of Work

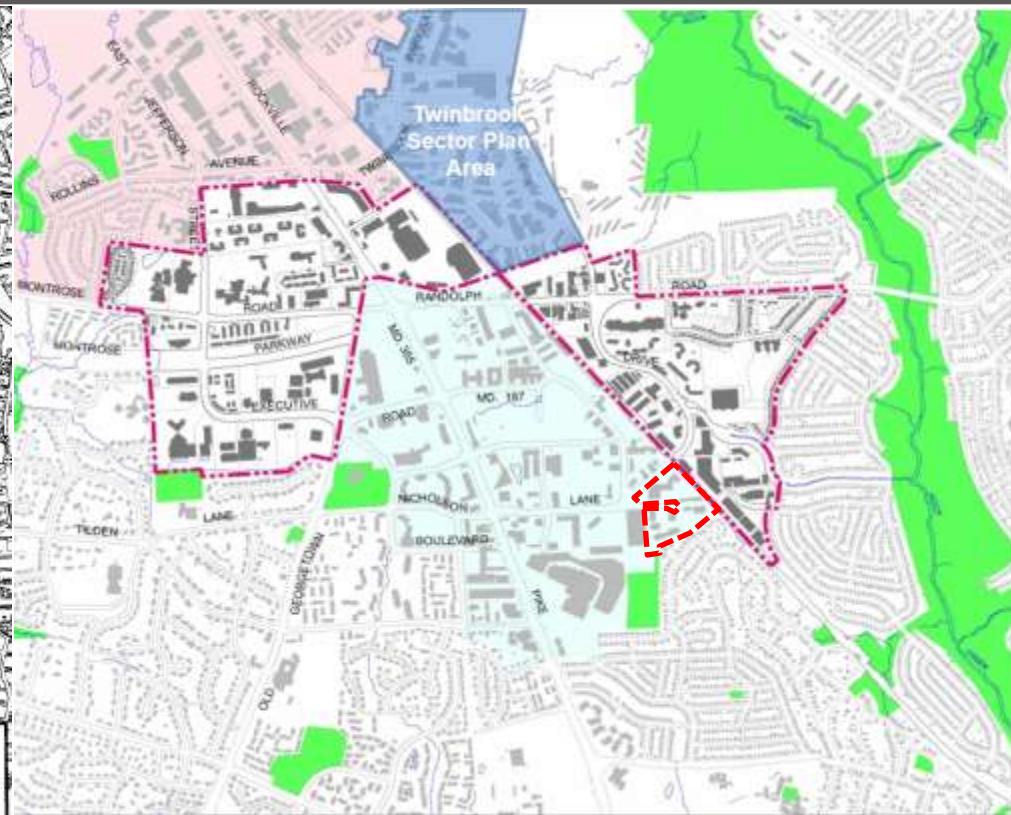
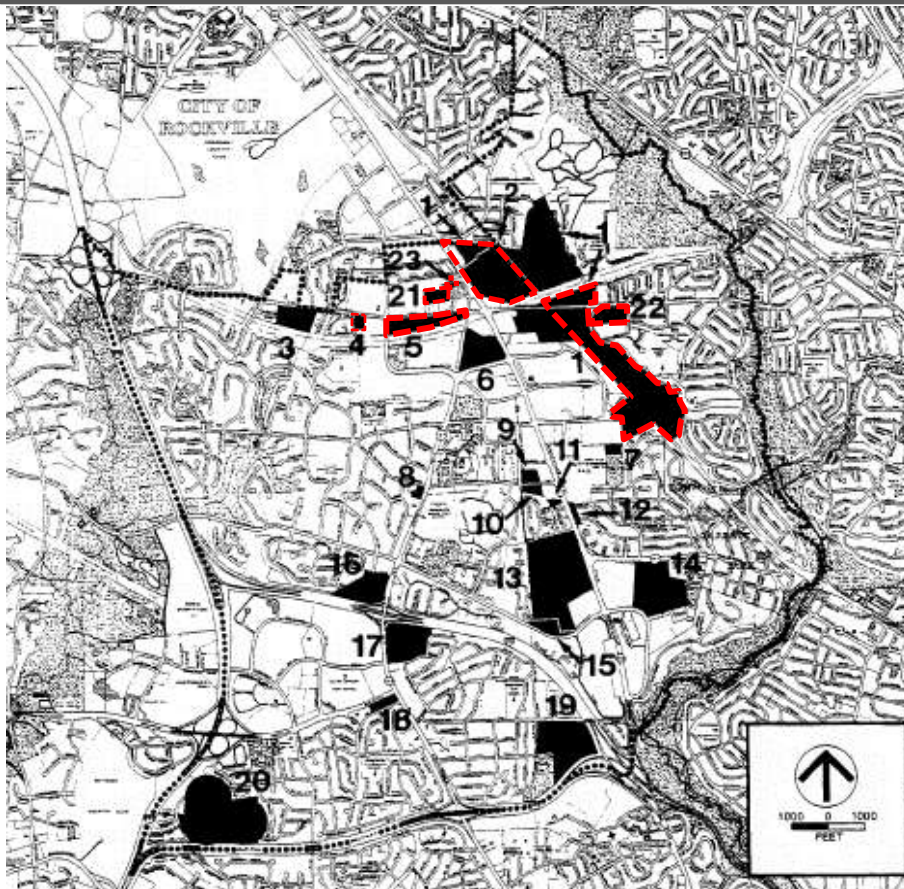


452 acres
City of Rockville
White Flint Sector Plan (2010)
Twinbrook Sector Plan (2009)
Montrose Parkway East
Rockville Pike
BRT

- Rockville City Limits
- 2010 White Flint Sector Plan
- White Flint 2 Sector Plan
- Parkland

Planning Context

White Flint 2 Scope of Work



(Outside Sector Plan Areas and Rock Spring Park)

- | | |
|----------------------------------|-----------------------------------|
| 1. I-1 Zone Outside Sector Plans | 12. WMATA |
| 2. Montrose Crossing | 13. Georgetown Preparatory School |
| 3. Armstrong and Mervis | 14. Holy Cross |
| 4. Maryland National Bank | 15. Corby |
| 5. Wilgus | 16. Davis-Lux Lane |
| 6. Mid Pike Plaza | 17. Aubinoe |
| 7. White Flint Parking Lot | 18. Davis-Democracy |
| 8. Poinexter | 19. American Foresters/NRF |
| 9. Edson Lane North | 20. WMAL, Inc. |
| 10. Edson Lane South | 21. Tri-Rock |
| 11. Hillery Way | 22. Loehmann's Plaza |
| | 23. Chang |

1992 Master Plan and Twinbrook Sector Plan

White Flint 2 Scope of Work



Connectivity

Design

Environment

Diversity

Purpose

White Flint 2 Scope of Work

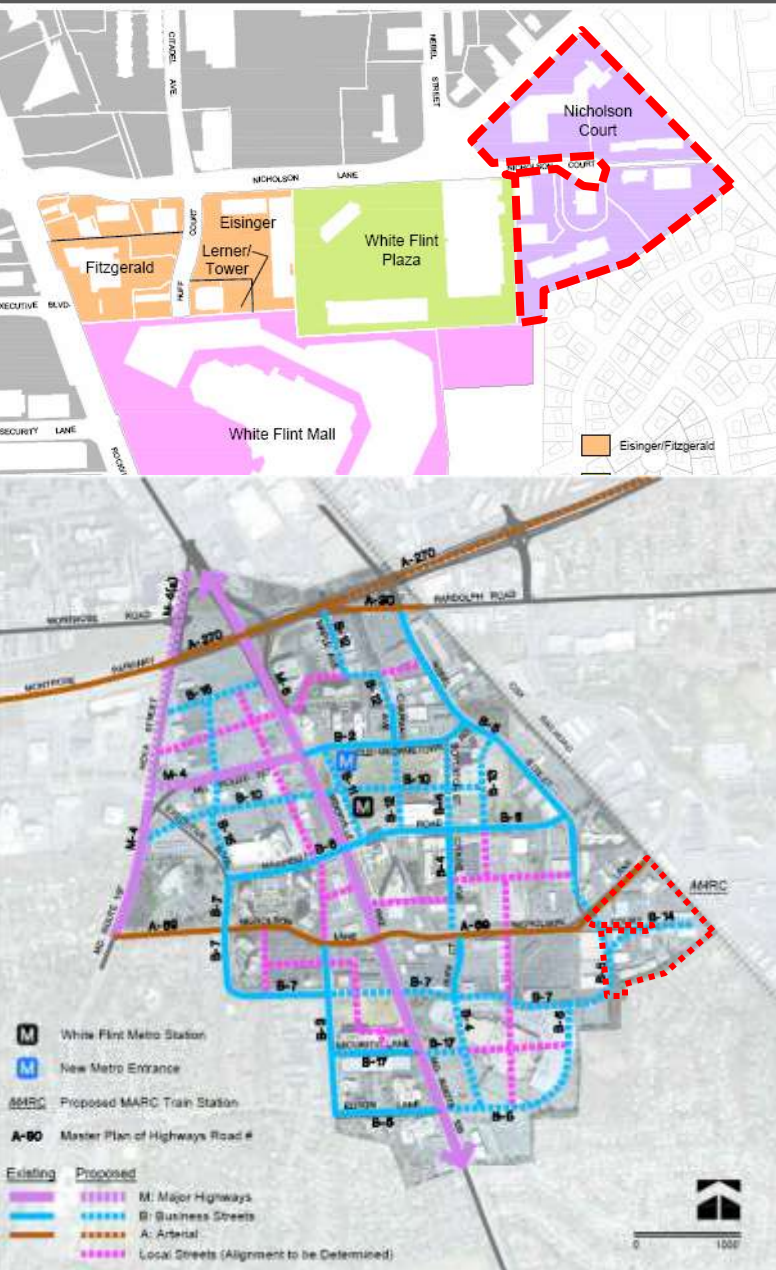
Nicholson Court

Light industrial and commercial uses, including a Ride On bus parking facility and warehouses, are the primary uses in this block. Redevelopment in this district is likely to take place in the long-term. The MARC station will be located in this block and there may be some interest in combining Ride On bus storage and MARC parking facilities. Nicholson Lane, the northern boundary, crosses the CSX tracks and will provide excellent east-west access to the MARC station. For this reason, the zoning and existing uses in this block should be retained and revisited during the development of the White Flint II Sector Plan that will examine the eastern side of the CSX tracks.

- Retain the existing I-4 zoning (p.46).

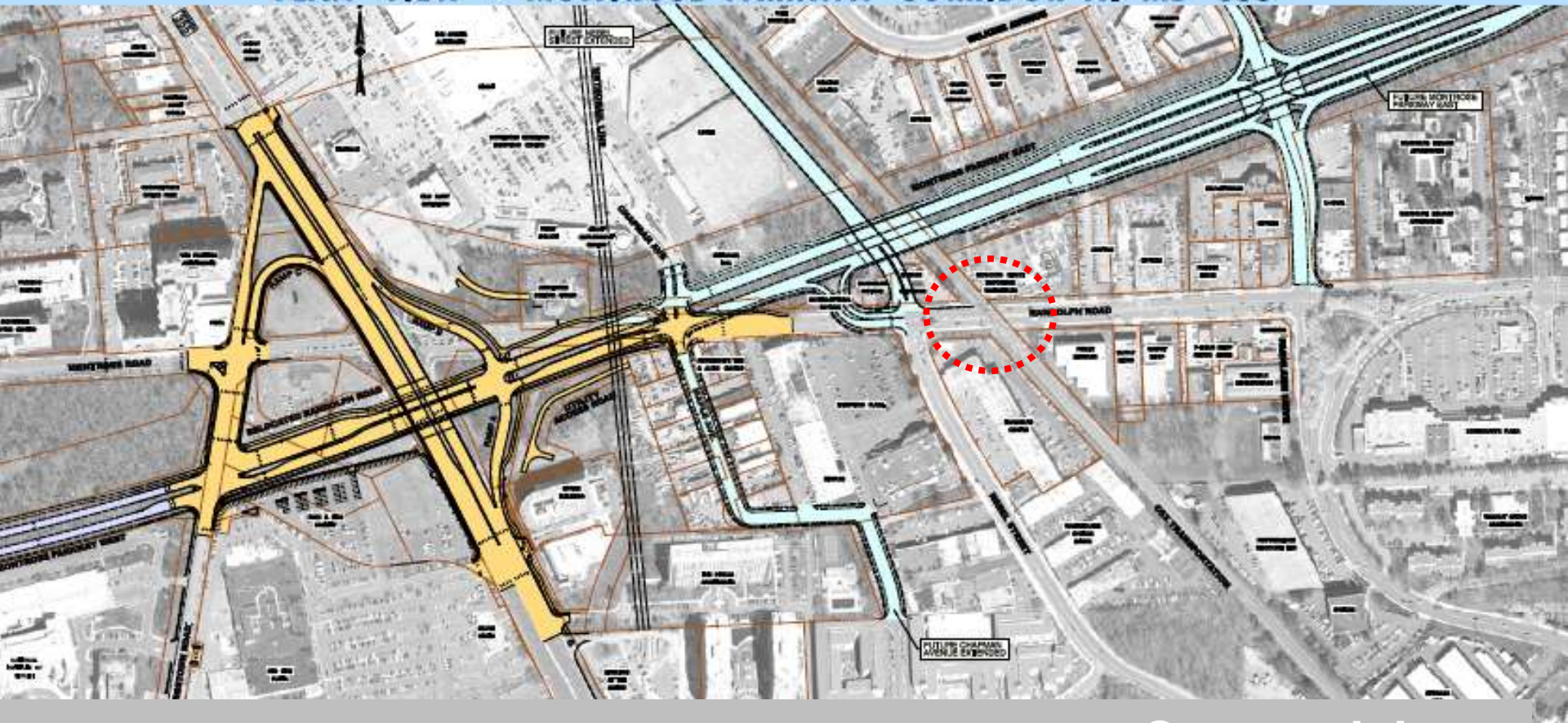
Construct a MARC station at Nicholson Court. The location replaces the Bou Avenue location recommended in the 1992 North Bethesda/Garrett Park Master Plan. The relocation is appropriate since White Flint will be the most intensely developed activity center in North Bethesda along the Brunswick line (p.52)

Connectivity



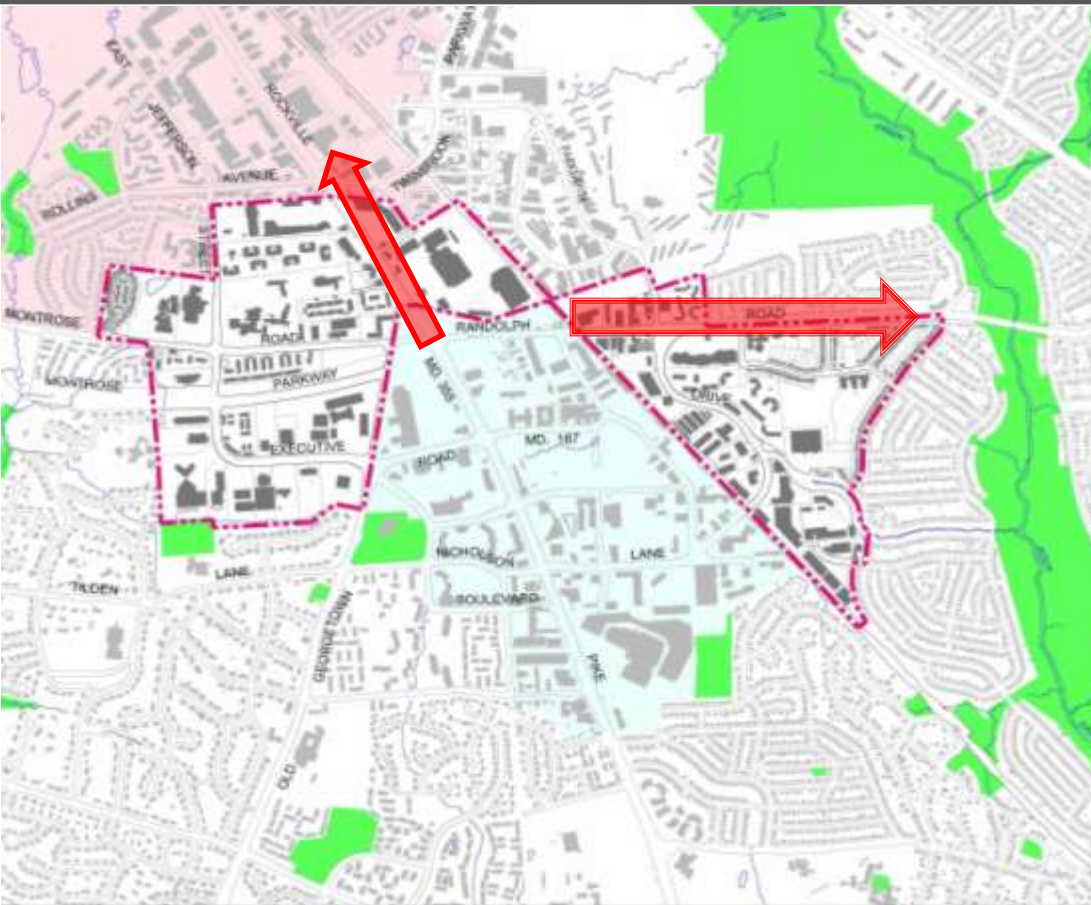
White Flint 2 Scope of Work

PLAN VIEW - MONTROSE PARKWAY CORRIDOR AT MD 355



Connectivity

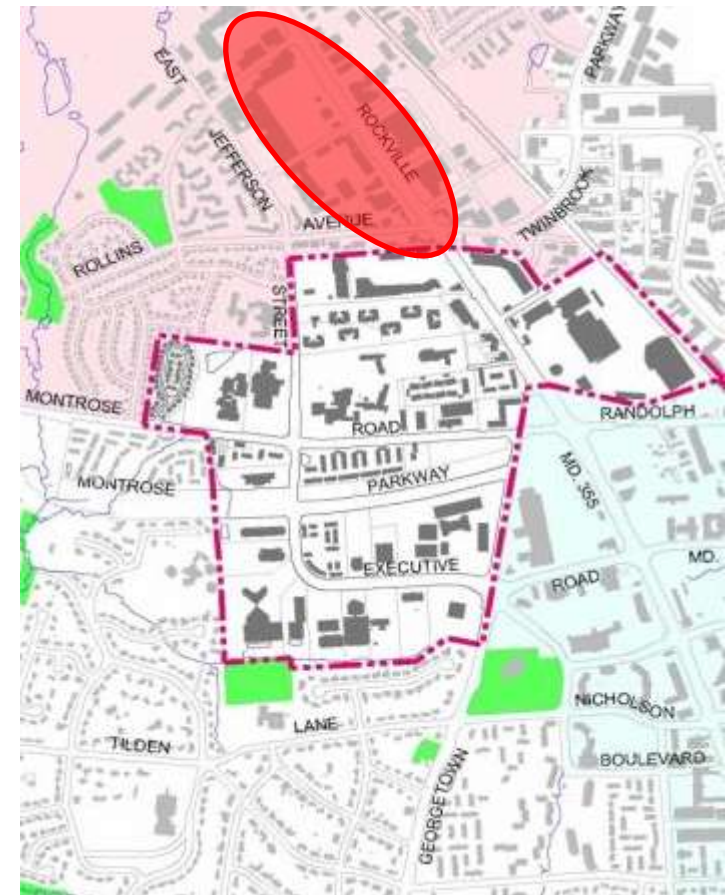
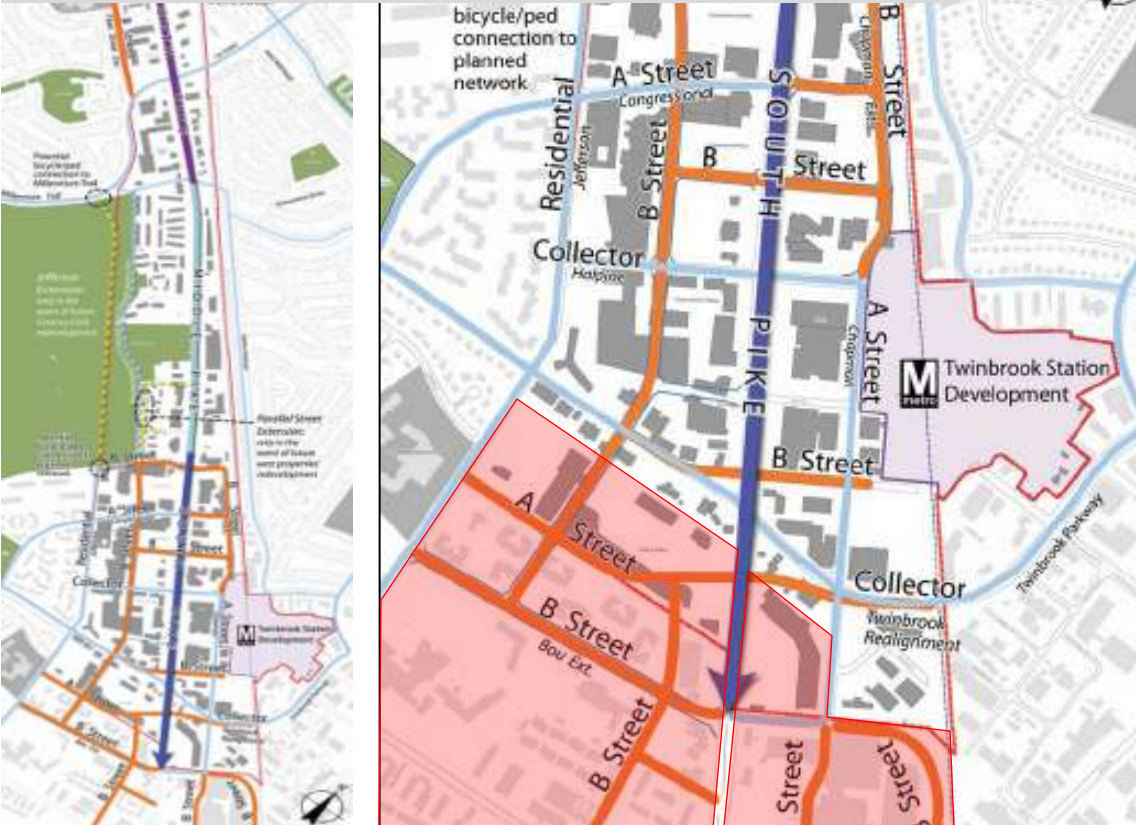
White Flint 2 Scope of Work



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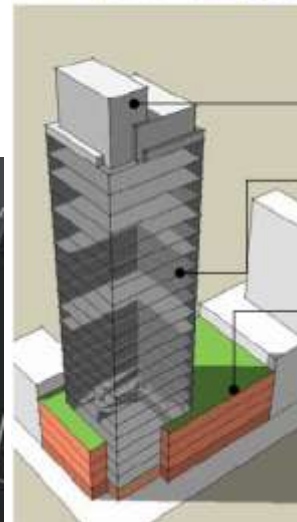
White Flint 2 Scope of Work

City of Rockville Draft Rockville Pike Plan (2010)



Connectivity

White Flint 2 Scope of Work



1. Building Tops - Distinctive building tops are encouraged in towers reaching maximum height levels, or depending on the prominence of their location in the area.

2. Towers - Any portion of a mixed-use structure extending above the podium floors. Towers can accumulate density and still allow for light and air flow. They should be set back or located to reduce their impact on the streets below. Maximum height: 300 ft - see district diagrams for locations.

3. Podiums - The lower floors of a mixed use structure. This shall be the part of the structure establishing continuity with adjacent buildings. Height will vary: 3 to 5 stories, depending on location - see district diagrams.

Building Components

Mixed-use structures should have a lower component (podium) that will define and contain the street and a taller component (tower), to concentrate density vertically.

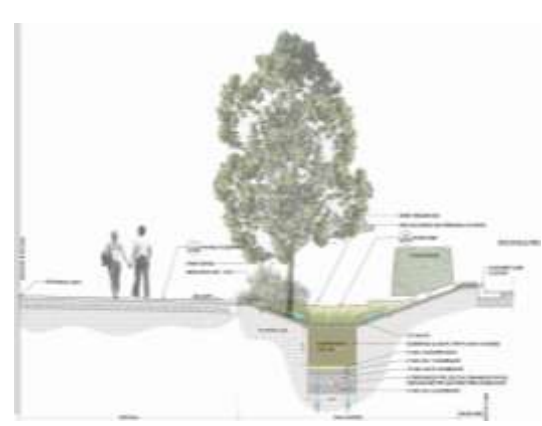
Promote mixed-use development at appropriate locations.

Establish compatible building heights and scale of new development with existing residential development.

Develop urban design guidance.

Design

White Flint 2 Scope of Work



Environment

White Flint 2 Scope of Work



Explore land use patterns that promote a mix of residential and nonresidential development.

Evaluate the appropriateness of industrially zoned properties.

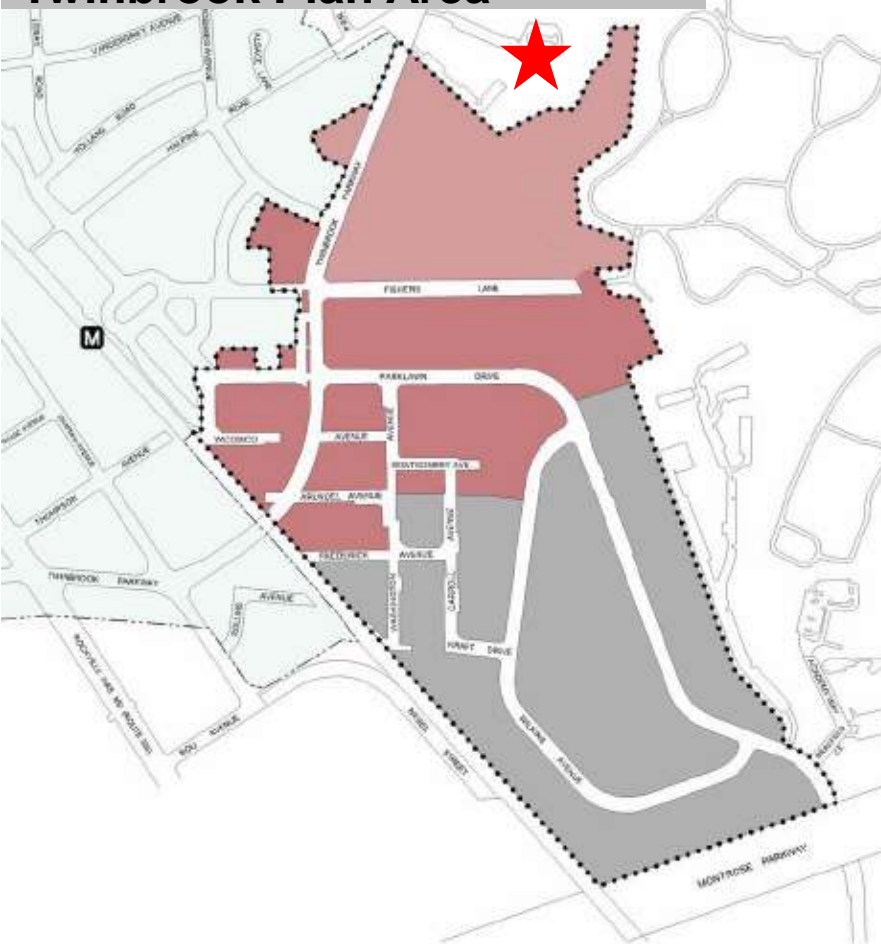
Assess the need for additional community facilities.

Explore ways to fund required infrastructure.

Diversity

White Flint 2 Scope of Work

Twinbrook Plan Area



Halpine View

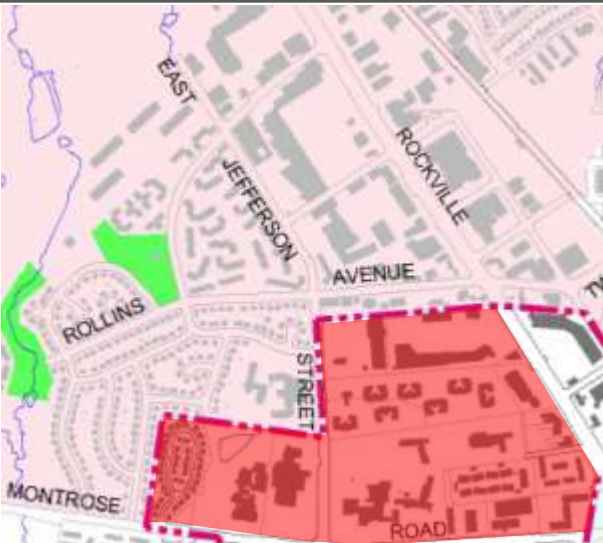


White Flint 2 Scope of Work



Executive Boulevard

White Flint Scope of Work



East Jefferson, Montrose Road and MD 355

White Flint 2 Scope of Work



MD 355 and Bou Avenue

White Flint 2 Scope of Work



Parklawn Drive-West

White Flint 2 Scope of Work

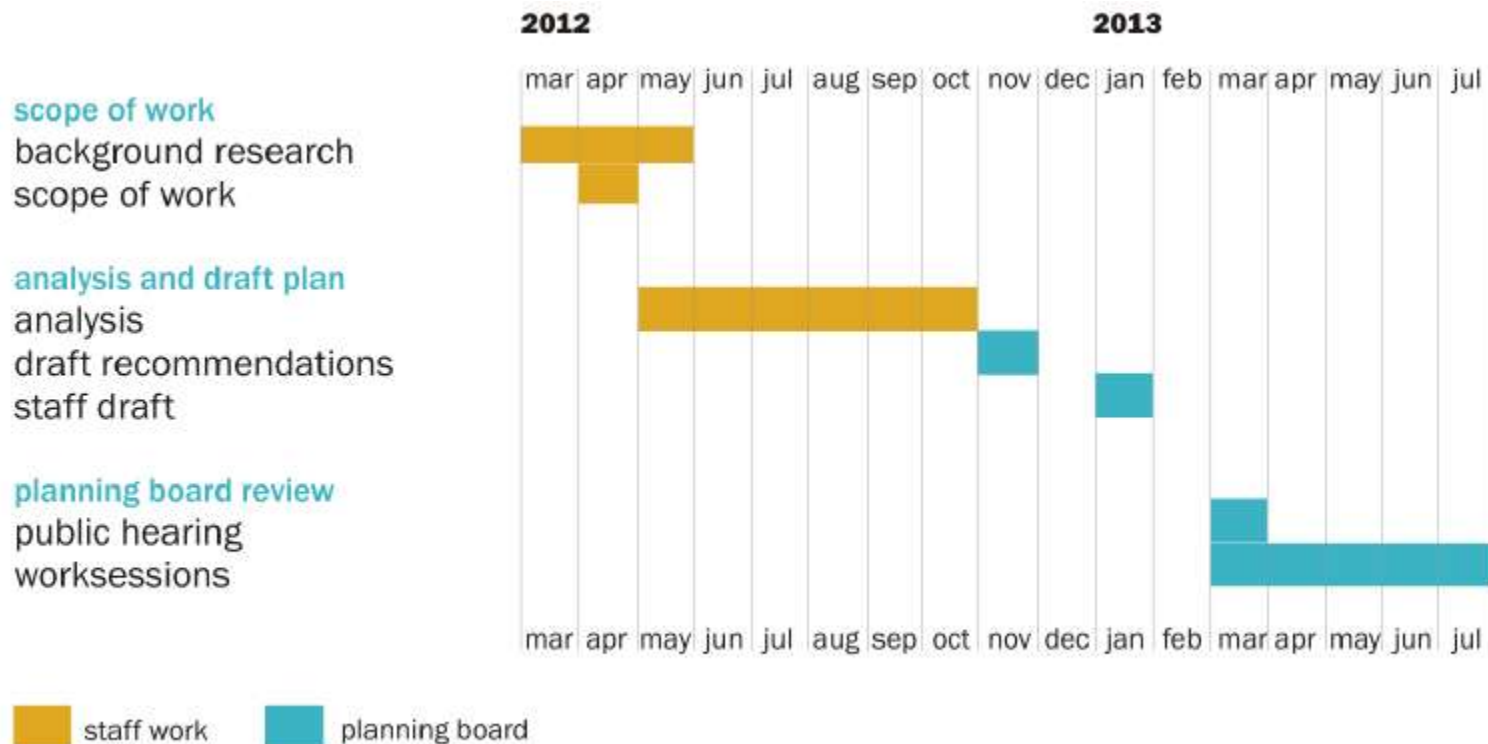


White Flint 2 Scope of Work



Randolph Hills: Boiling Brook Parkway and Wyaconda Road

White Flint 2 Scope of Work



Future Action

County Executive: August-September 2013

Council Review: October 2013-April 2014

Schedule

White Flint 2 Scope of Work

City of Rockville
Civic and Homeowners Associations
Property and business owners
White Flint Sector Plan Implementation
Advisory Committee
Public agencies

www.montgomeryplanning.org/community/whiteflint2/



Outreach

White Flint 2 Scope of Work



Staff Recommendation

