
WHITE FLINT REDEVELOPMENT

December 1, 2011
Applicant/Owners:
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Rockville, MD 20852
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Master Plan
Architect:
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Civil Engineer:
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Transportation Engineer:
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Nancy Randall, AICP, PTP
Shahriar Etemadi, PTP
Lerner Enterprises
Montgomery County Based
With a strong history of local development
The Tower Companies strive to develop eco-progressive real estate that transcend traditional approaches to the built environment, teach people how to engage with their surroundings, promote the balance of body and mind, optimize human achievement and treat the planet with respect.
Lerner & Tower Joint Ventures

Dulles 28 Centre

White Flint Mall

Washington Square

White Flint North II
Recognition of Design Principles

Climate Leaders Partner
The United States Environmental Protection Agency hereby recognize and applauds The Tower Companies as a Partner in Climate Leaders. By joining Climate Leaders, they have made a corporate-wide commitment to superior greenhouse gas management. Partners agree to develop a greenhouse gas emissions inventory and to work with EPA to set a greenhouse gas reduction goal.

Montgomery County Department of Transportation
2008 Keep Montgomery County Beautiful 22nd Annual Beautification Awards
The Tower Companies
Award of Distinction
Environmental- Level II

U.S. Green Building Council
LEED for Core & Shell

U.S. Green Building Council
THE TOWER COMPANIES, HEADQUARTERS
ROCKVILLE, MD
LEED for Commercial Interiors
“This Sector Plan vision establishes policies for transforming an auto-oriented suburban development pattern into an urban center of residences and businesses where people walk to work, shops and transit. Offices and plazas are full of workers during the day. At night and on weekends people attend the theater, visit galleries, and eat out. In the summer, people are out enjoying evening activities. Rockville Pike will be transformed from a traffic barrier dividing the center into a unifying multi-modal boulevard. White Flint will be a place where different lifestyles converge to make urban living interesting and exciting. The proposed cultural and retail destinations in and around the civic core, the open space system, and the walkable street grid unite to energize White Flint. From this energy, White Flint will become a vibrant and sustainable urban center that can adapt and respond to existing and future challenges.”
White Flint Sector

Plan Area: 430 Acres

White Flint Mall

45.3 Acres
White Flint Sector Road Network

Existing Road Network

New Road Network

Source: Glatting Jackson, et al
Existing White Flint Mall
Context Plan
Sketch Plan

3-D View

Potential Elementary School Site Per Sector Plan
Allowable Building Heights
Site Cross Section

Legend:
- Retail
- Residential
- Office

Key Plan
Site Cross Section

LEGEND

Retail
Residential
Office

Key Plan
Public Use Space
Public Use Space
White Flint Way
White Flint Way
White Flint Way

Piazza Navona
Rome, Italy
White Flint Way

Michigan Avenue
Chicago, Illinois
Central Piazza
Central Piazza

Americana at Brand
Glendale, California
Central Piazza

Luxembourg Gardens
Paris, France
Central Piazza

Americana at Brand
Glendale, California
White Flint Way
Plaza at the White Flint Neighborhood Park
Plaza at the White Flint Neighborhood Park
Plaza at the White Flint Neighborhood Park
Plaza at White Flint Neighborhood Park

Bryant Park
New York, New York
Plaza at the White Flint Neighborhood Park

London, England
Rockville Pike Promenade
Environmental Design Features

- Green Roof
- Green Wall
- Parks
- Bioretention Facility
- Permeable Pavement
- Rain Garden
Circulation
Vehicular Circulation
Bicycle Circulation
Commuter Transportation Partners & Programs

- Ride On
- Washington Area Bicyclist Association
- capital bikeshare
- zipcar
- North Bethesda Transportation Center
- Forward Metro
- Commuter Connections

Phase I

Potential
Elementary School
Site Per Sector Plan
Timing and Approval Process

Sketch Plan
Subdivision Plan
Site Plan
White Flint Redevelopment

Potential Elementary School Site Per Sector Plan