



white flint
a rethink

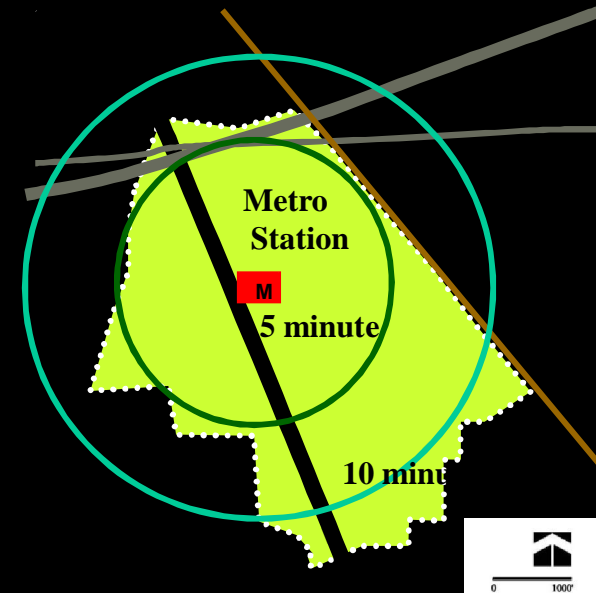
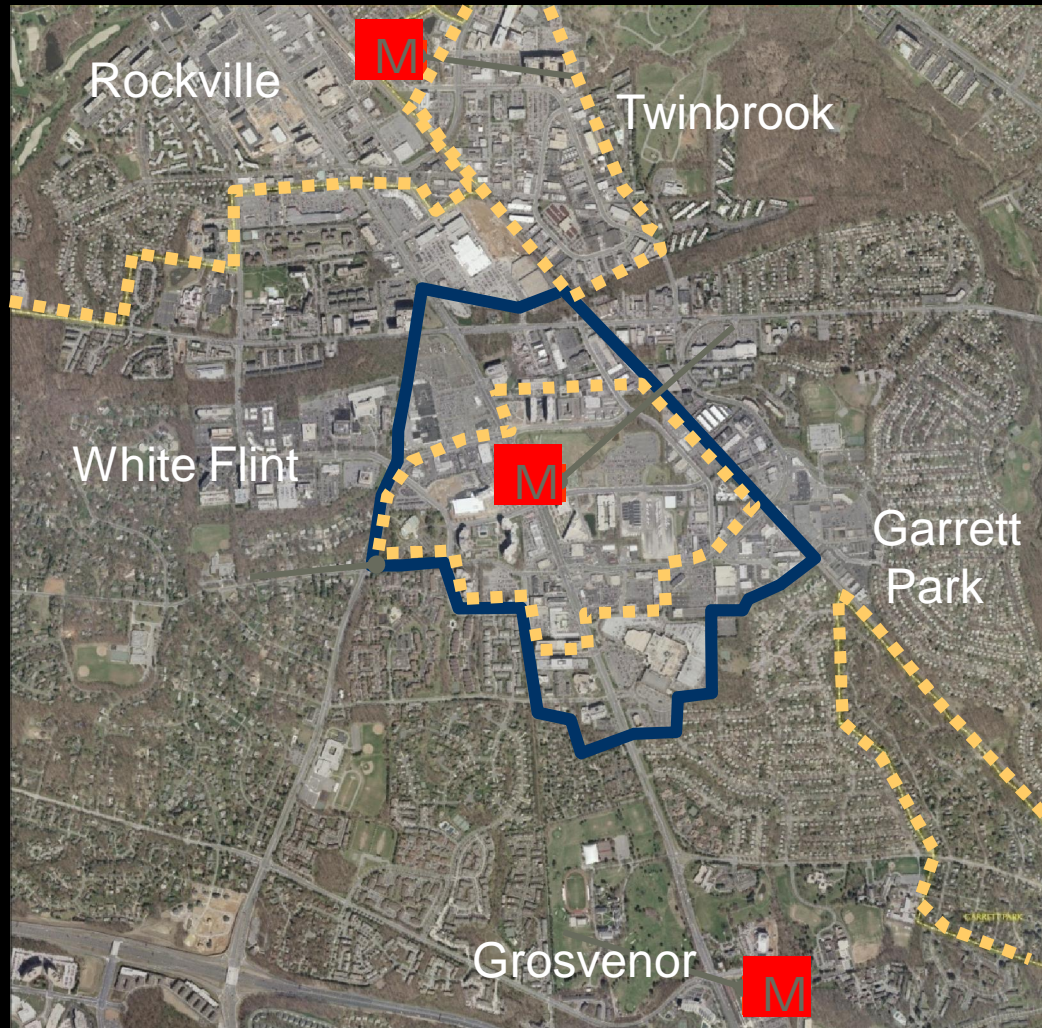
r3

redevelopment

revitalization

renewal

Nearby Jurisdictions and Metro Stations



Vision

Regional Marketplace

North Bethesda's Urban Center

with a Conference Center District



Big Ideas

More TOD Mixed Use

Intensity at Metro

Boulevard

Open Space System

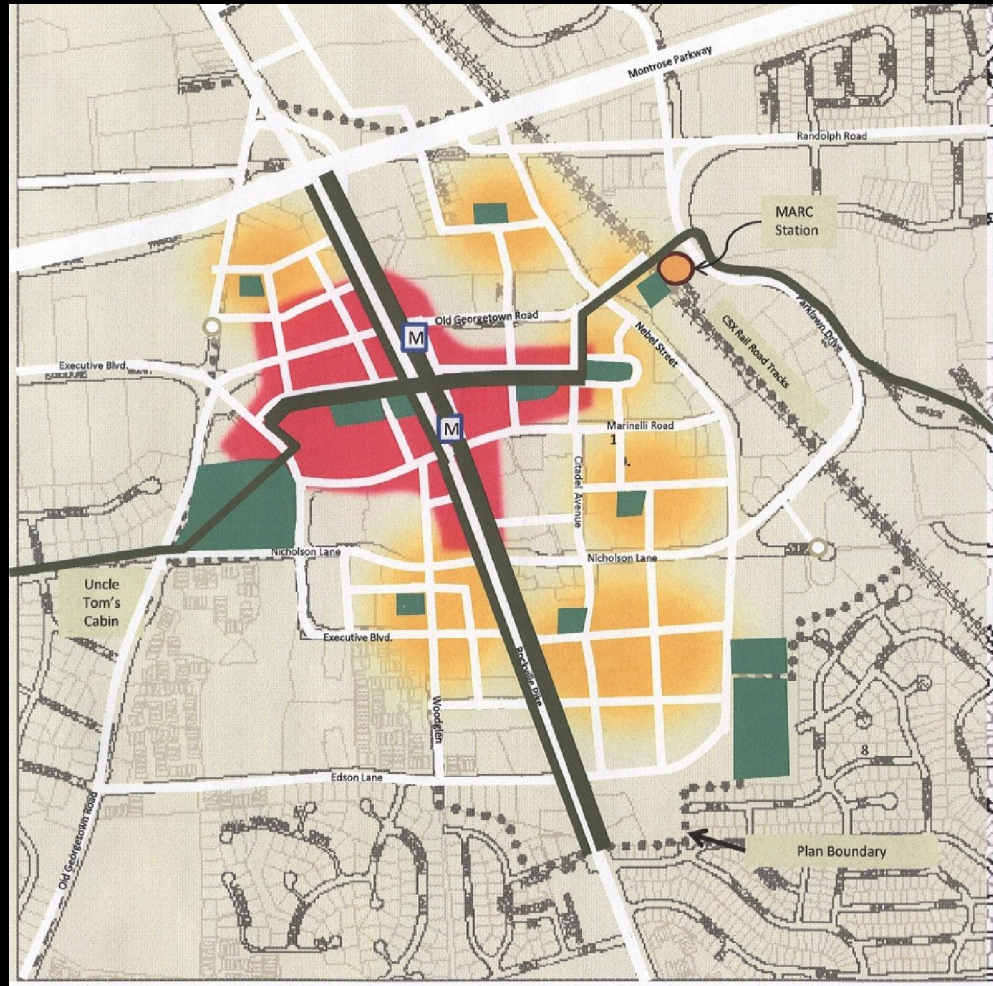
Better Tools

Concept

Core Area

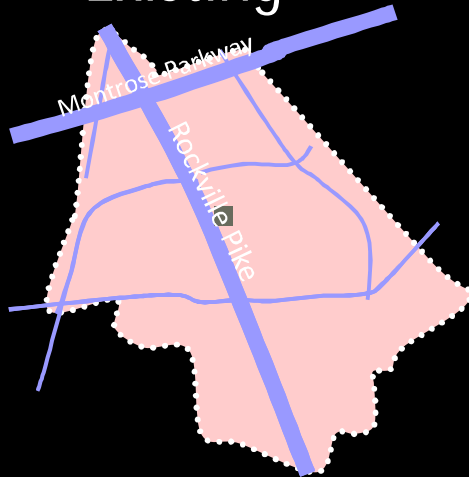
Smaller Centers

East West Green Trail

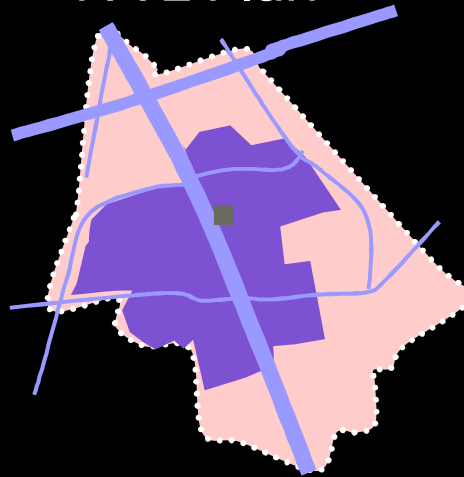


Land Use Recommendations Intensify at Metro and Expand Mixed Use

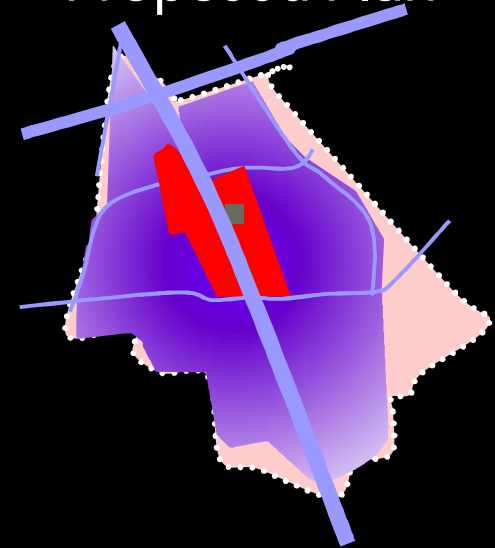
Existing



1992 Plan



Proposed Plan



- Single use
- Mixed use – most intense
- Mixed use
- Metro station

Amount of Development

	Existing	1992 Plan	Proposed
Dwelling Units	2,140	7,080	14,000 to 17,000
Residential Square Feet	2.7M	8.8M	17.5M to 17.8M*
Non-Residential Square Feet	5.5M	9.3M	11.6M to 18.M

* Average dwelling unit size reduced from 1,250 to 1,050 SF

Land Use Concept

Highest Density at Metro

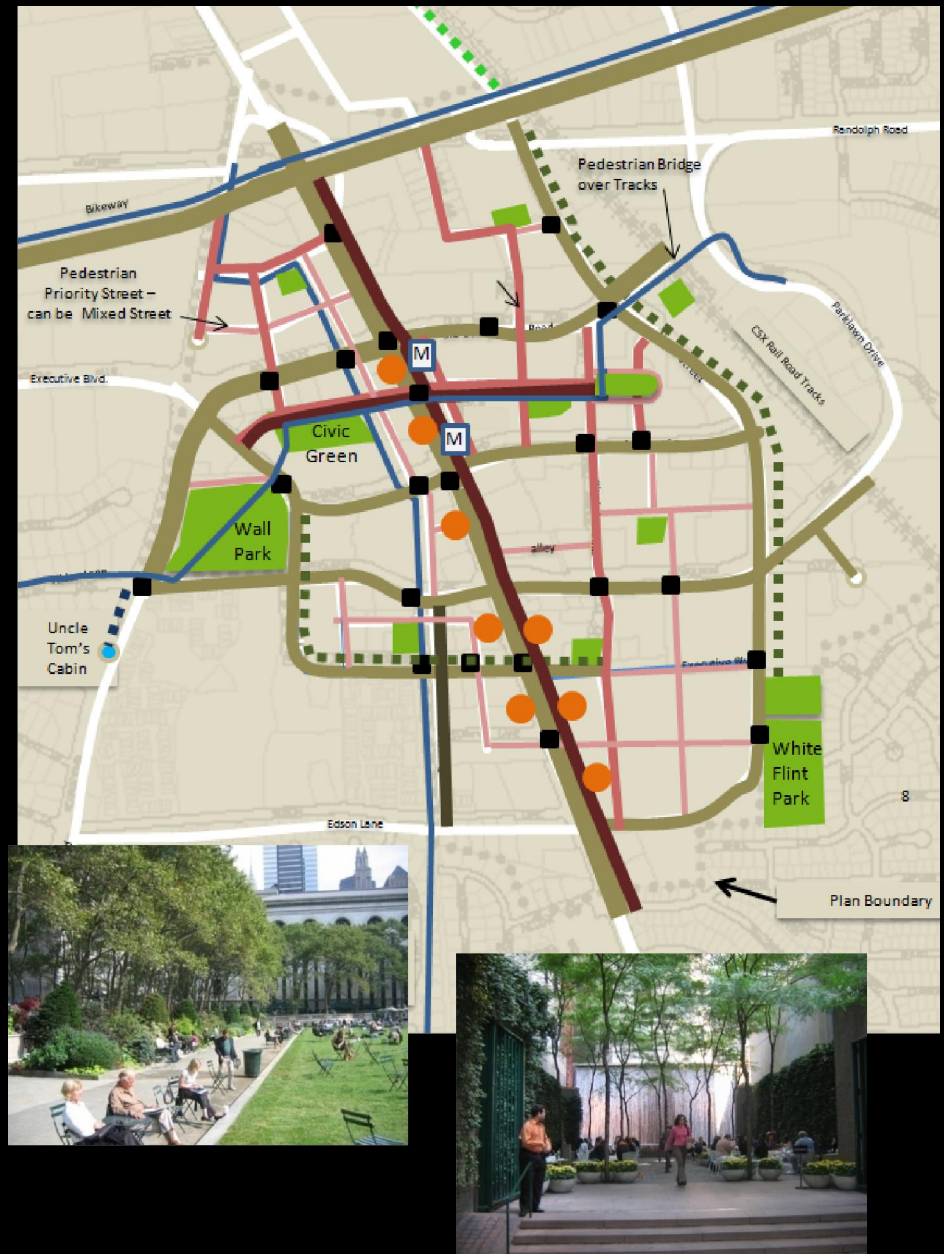
Lowest Density at Edges

Industrial Edge



Open Space Concept

- Urban Park
- Civic Green
- Neighborhood
- Blocks
- Buildings
- Promenades
- Loops
- Trails



Community Facilities

Schools

Fire and Rescue

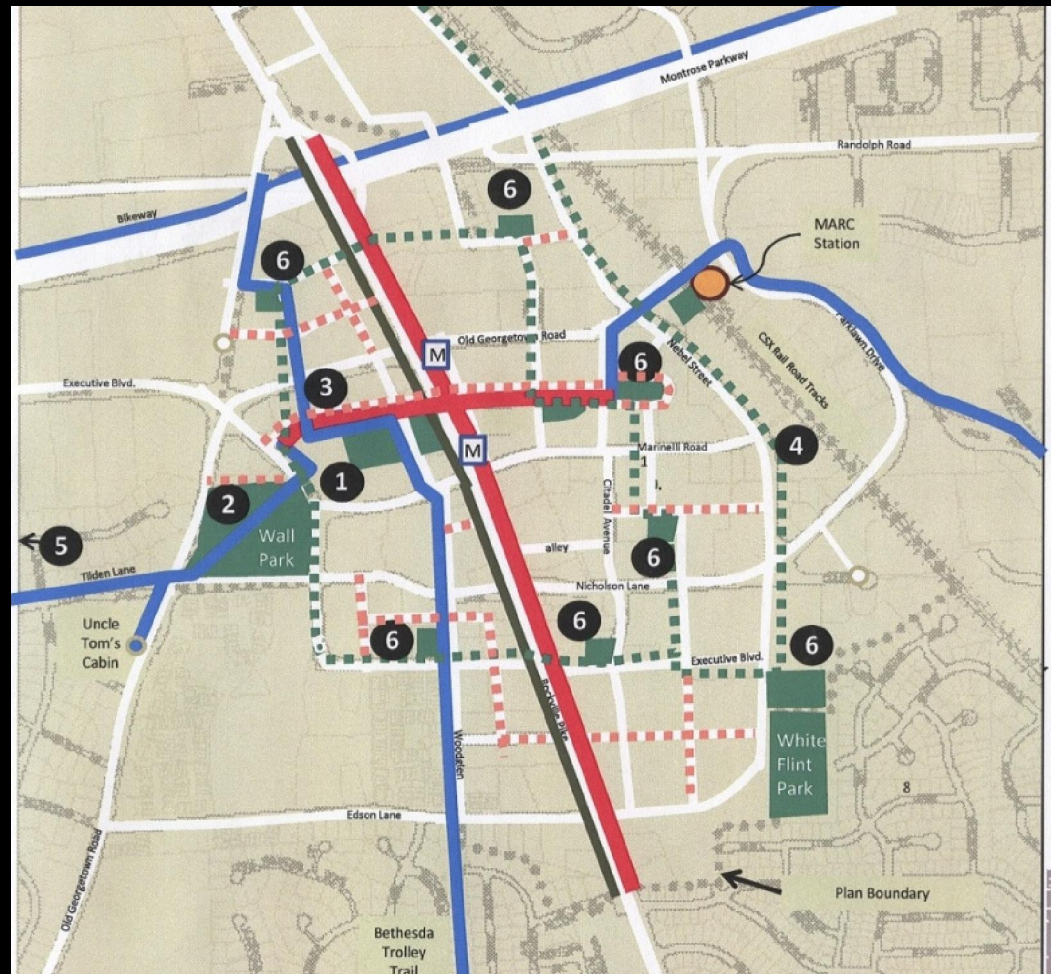
Police

Libraries

Recreation

Parks

Pre-Release Center



Circulation

Refine Land Uses:

Encourage Non-Auto Travel

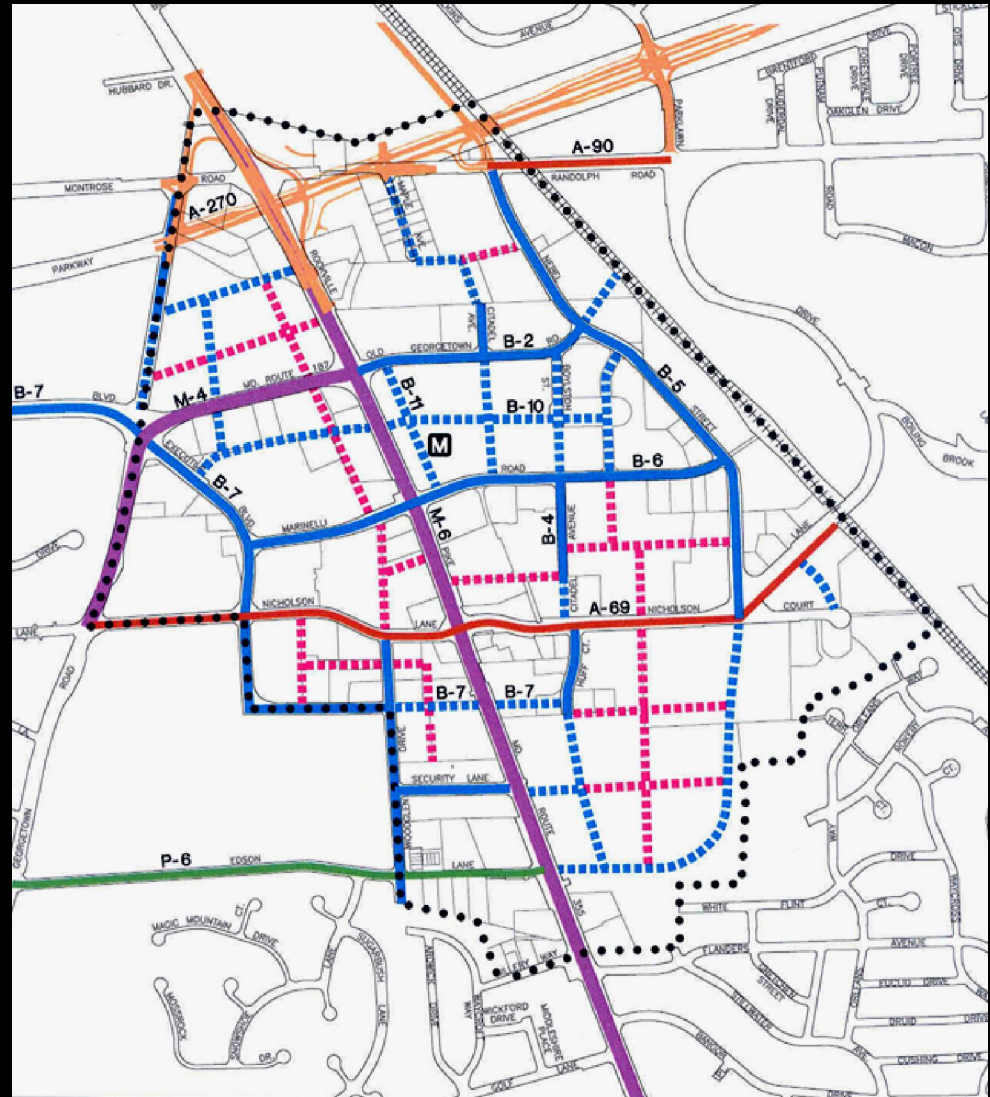
Improve J/H Ratio

Modify Travel Behavior:

Traffic Demand Management

Circulation : Add Facilities

- New Metro Entrance
- Better Bus Stops
- Metro Block@Metro
- Pike 150' ROW
- Network of Streets
- MARC Station
- Walk/Bike Network
- Parking Streets & Structures



Parking

Reduced Requirements

New District

New Partnerships Public-Private



Schedule

2008

July	Advisory Group
July	Planning Board
Sept	Draft to Planning Board
Oct	Worksessions
Dec	Draft to County Council

2009

Winter	Worksessions
Summer	Adopt Plan & Apply Zones