Nearby Jurisdictions and Metro Stations

- Rockville
- Twinbrook
- White Flint
- Garrett Park
- Grosvenor

Metro Stations:
- 5 minute
- 10 minute
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

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>1992 Plan</th>
<th>Proposed</th>
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<tbody>
<tr>
<td><strong>Dwelling Units</strong></td>
<td>2,140</td>
<td>7,080</td>
<td>14,000 to 17,000</td>
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<tr>
<td><strong>Residential Square Feet</strong></td>
<td>2.7M</td>
<td>8.8M</td>
<td>17.5M to 17.8M*</td>
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<tr>
<td><strong>Non-Residential Square Feet</strong></td>
<td>5.5M</td>
<td>9.3M</td>
<td>11.6M to 18.0M</td>
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* 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
<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<td>2008</td>
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<tr>
<td>July</td>
<td>Advisory Group</td>
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<td>July</td>
<td>Planning Board</td>
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<td>Sept</td>
<td>Draft to Planning Board</td>
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<td>Oct</td>
<td>Worksessions</td>
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<tr>
<td>Dec</td>
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<td>2009</td>
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<tr>
<td>Winter</td>
<td>Worksessions</td>
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<tr>
<td>Summer</td>
<td>Adopt Plan &amp; Apply Zones</td>
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