



WHITE FLINT MALL  
SKETCH PLAN SUBMISSION  
FEBRUARY 10, 2012



APPLICANT/ OWNER:



**LERNER ENTERPRISES**

2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE



**THE TOWER COMPANIES\***

2000 TOWER OAKS BOULEVARD, 9TH FLOOR  
ROCKVILLE, MARYLAND 20852

MASTER PLANNER:

**ELKUS MANFREDI ARCHITECTS**  
300 A STREET, BOSTON, MA 02210  
617.368.3491  
ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:

**RODGERS CONSULTING**  
19847 CENTURY BOULEVARD, SUITE 200  
GERMANTOWN, MARYLAND 20874  
301.948.4700 (MAIN)  
ATTN: DOUGLAS WRENN

LAND USE COUNSEL:

**LERCH EARLY & BREWER**  
3 BETHESDA METRO CENTER, SUITE 460  
BETHESDA, MARYLAND 20814-5367  
301.657.0165 (DIRECT PHONE)  
ATTN: ROBERT G. BREWER, JR.

TRANSPORTATION CONSULTANT  
**WELLS & ASSOCIATES**

170 JENNIFER ROAD, SUITE 260  
ANNAPOLIS MARYLAND 21401  
PHONE 410 266-5723  
ATTN: NANCY RANDALL AICP, PTP

**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Sketch Plan Approval No. 320120040, including Approval Conditions, Development Program, and Certified Sketch Plan.

Developer's Name: White Flint Associates, LLC James D. Policaro, PE  
White Flint Mall, L.L.P. Contact Person  
Company

Address: c/o Lerner Enterprises  
2000 Tower Oaks Boulevard, Eighth Floor  
Rockville, Maryland 20852

Phone: (301) 284-6000

Signature: [Signature]

**M-NCPPC APPROVAL STAMP**

Certified Sketch Plan  
File No. 320120040  
Montgomery County Planning Board

Chairman or Designee \_\_\_\_\_ Date \_\_\_\_\_



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SHEET TITLE:

WHITE FLINT MALL  
COVER SHEET

SHEET NO:

SKO

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Certified Sketch Plan File No. 320120040 Montgomery County Planning Board	
Chairman or Designee	Date
 MONTGOMERY COUNTY PLANNING DEPARTMENT THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION	

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SHEET TITLE:  
**WHITE FLINT MALL  
CONTEXT PLAN**

SHEET NO:  
**SK1**

FEBRUARY 10, 2012



# Sketch Plan Summary

## SITE

Site Area (Existing Gross Tract Area)	45.3 Acres	1,974,642 sf
As of right F.A.R.		0.50
Requested Total Incentive Density Points		190
Allowable F.A.R. When Incentive Density Meets or Exceeds 100 Points		2.77
Maximum Allowable Building Area		5,466,090 sf GFA

## PROGRAM

Retail		1,033,990 sf
Residential		2,459 Units
Office		1,025,995 sf
Hotel	(300 Keys)	279,175 sf

## OPEN SPACE

Public Open Space	(32% of site)	13.1 Acres
Private Open Space	(8% of site)	3.5 Acres
Total Open Space	(40% of site)	16.6 Acres

## PUBLIC USE SPACE

Public Use Space (10% Required)	(18.8% Net Tract)	6.7 Acres
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## PARKING

Maximum Parking Allowed	13,361 spaces
Minimum Parking Required	7,925 spaces
Parking Provided	8,750 spaces

## PHASING SUMMARY

	Total Area	Office	Hotel	Residential		Retail
Phase 1	2,194,345 sf GFA	0 sf GFA	0 sf GFA	1,421,600 sf GFA	1,201 Units	772,745 sf GFA
Phase 2	1,767,840 sf GFA	373,180 sf GFA	279,175 sf GFA	942,530 sf GFA	803 Units	172,955 sf GFA
Phase 3	1,121,500 sf GFA	492,365 sf GFA	0 sf GFA	547,685 sf GFA	455 Units	81,450 sf GFA
Phase 4	167,290 sf GFA	160,450 sf GFA	0 sf GFA	0 sf GFA	0 Units	6,840 sf GFA
Total	5,250,975 sf GFA	1,025,995 sf GFA	279,175 sf GFA	2,911,815 sf GFA	2,459 Units	1,033,990 sf GFA

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Date

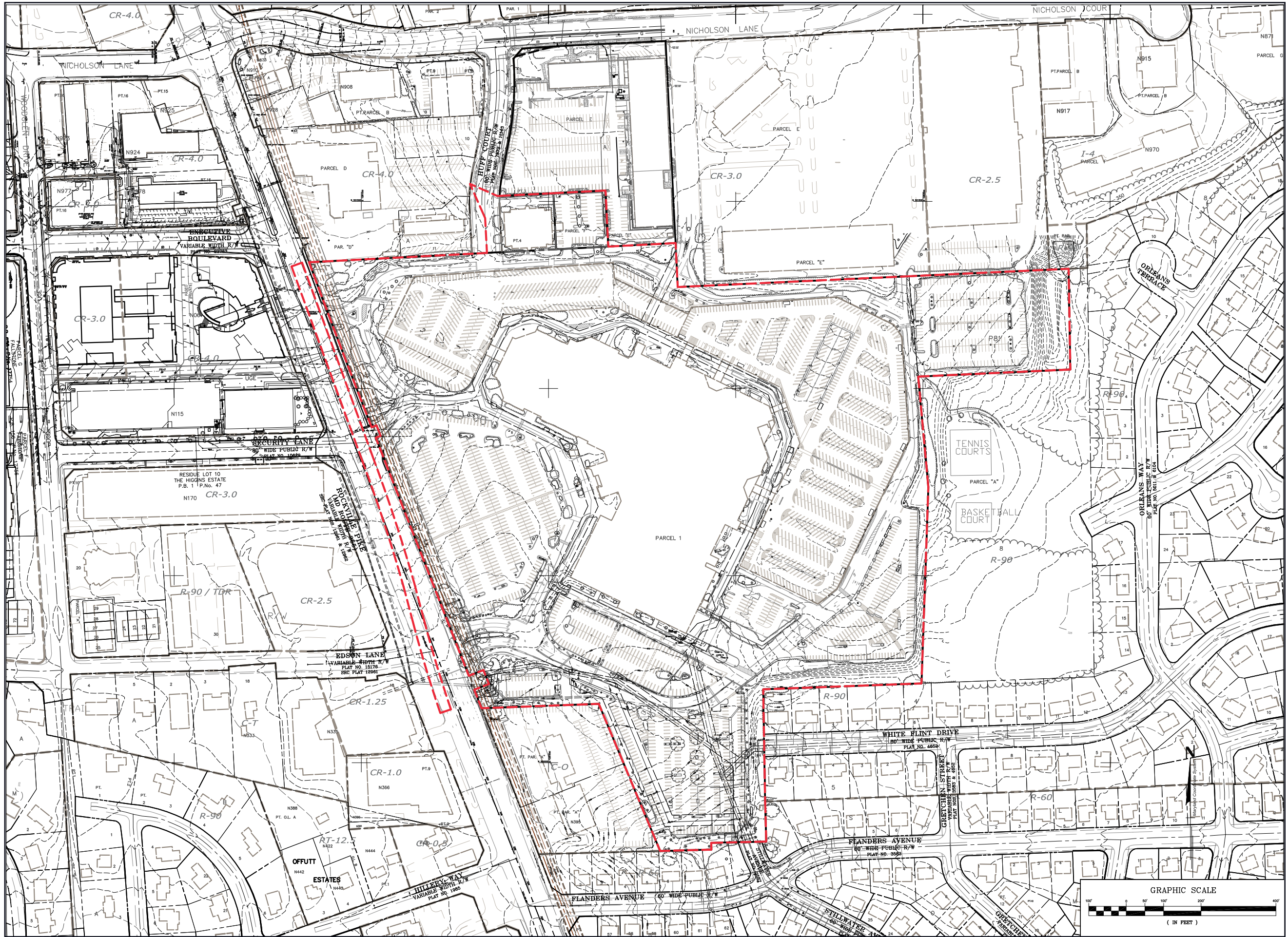
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SKETCH PLAN SUMMARY





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SHEET TITLE:  
**WHITE FLINT MALL  
EXISTING CONDITIONS**

SHEET NO:

**SK3**

FEBRUARY 10, 2012





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Chairman or Designee Date

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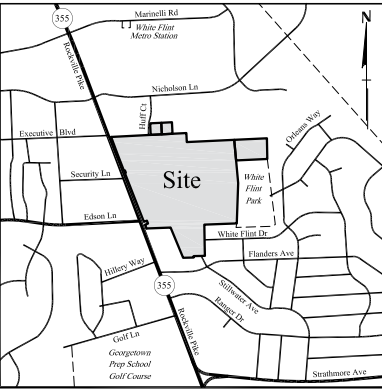
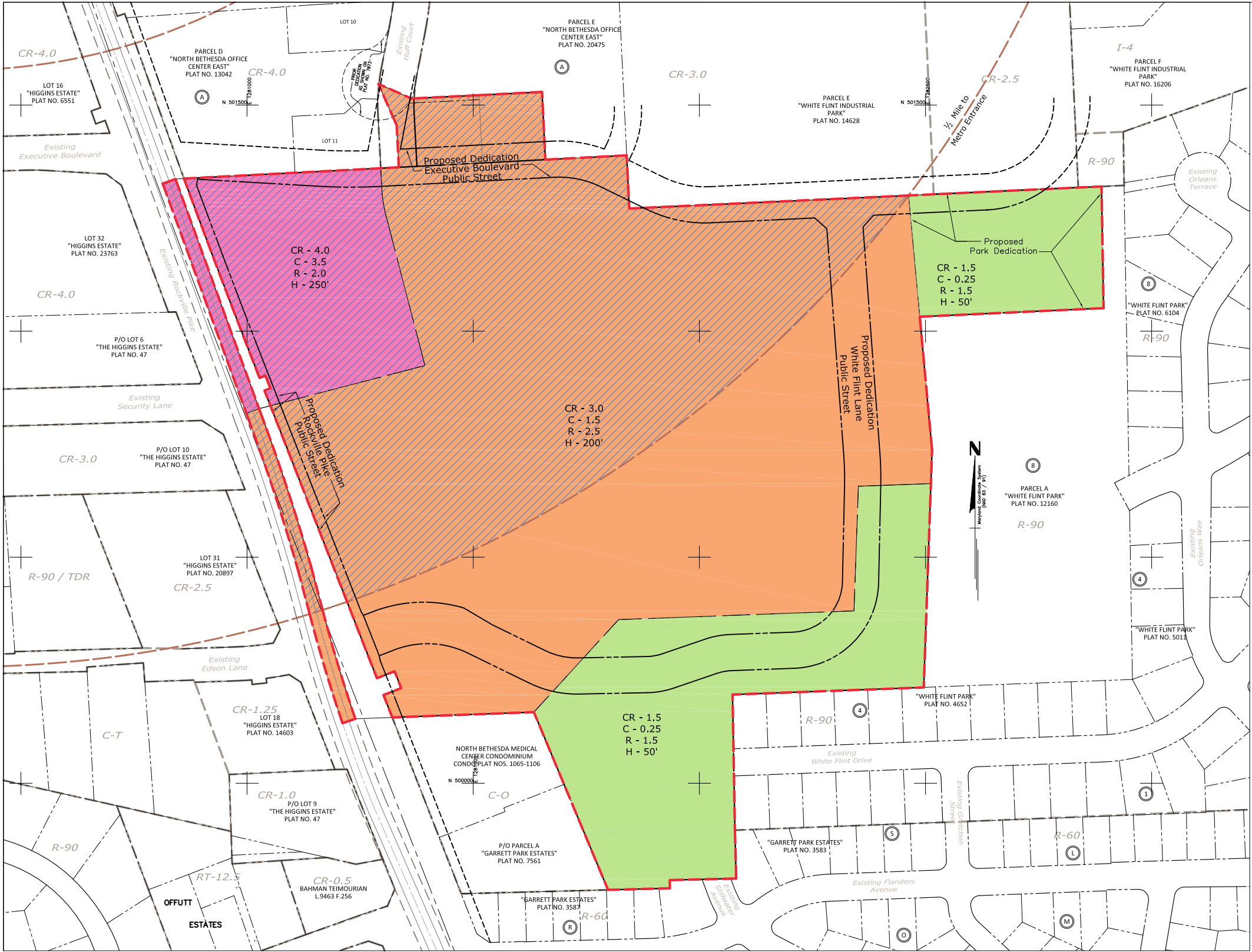
SHEET TITLE:

WHITE FLINT MALL  
ZONING PROXIMITY  
TO TRANSIT / TRACT  
AREA EXHIBIT

SHEET NO:

SK4

FEBRUARY 10, 2012



<b>Existing Gross Tract Area</b>	
Existing Net Tract Area	1,929,178 sf
Existing Tract Prior Dedication Area	45,464 sf
Existing Gross Tract Area	1,974,642 sf

Existing Gross Tract Area within CR-4.0	203,920 sf
Existing Gross Tract Area within CR-3.0	1,329,553 sf
Existing Gross Tract Area within CR-1.5	441,169 sf
Existing Gross Tract Area	1,974,642 sf

Between 1/4 and 1/2 mile of Existing Metro	964,771 sf
Between 1/2 and 1 mile of Existing Metro	1,009,871 sf
Existing Gross Tract Area	1,974,642 sf

<b>Proposed Dedication Area</b>	
Proposed Right-of-Way Rockville Pike	25,759 sf
Proposed Right-of-Way Executive Boulevard	78,654 sf
Proposed Right-of-Way White Flint Lane	164,403 sf
Proposed Park Dedication Area	101,691 sf
Proposed Dedication Area	370,506 sf

<b>Proposed Net Tract Area</b>	
Existing Gross Tract Area	1,974,642 sf
Existing Right-of-Way Dedication Area	(45,464) sf
Proposed Right-of-Way Dedication Area	(268,815) sf
Proposed Park Dedication Area	(101,691) sf
Proposed Net Tract Area	1,558,672 sf

Note:  
The Right-of-Way alignment and dedication area shown for Executive Boulevard reflect the alignment agreed upon between the adjoining property owners.

The final alignment and dedication area associated with Executive Boulevard will be amended based on the design drawings currently being prepared by M.C.D.O.T.

No dedication credit has been taken related to Huff Court; we have assumed that any dedications or abandonments associated with the realignment of Huff Court will be considered a land swap.















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SHEET TITLE:  
WHITE FLINT MALL  
SKETCH PLAN WITH  
POSSIBLE FUTURE  
ELEMENTARY SCHOOL

SHEET NO:

SK6

FEBRUARY 10, 2012





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WHITE FLINT MALL  
SKETCH PLAN WITH  
RESIDENTIAL BUILDING V

SHEET NO:

SK7

FEBRUARY 10, 2012





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**WHITE FLINT MALL**  
**PLAN: WHITE FLINT LANE LEVEL**  
**LEVEL P3**  
**EL. +/-332**

SHEET NO:

**SK8**

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**WHITE FLINT MALL  
ILLUSTRATIVE  
BUILDING MASSING  
AND HEIGHTS**

**SHEET NO:**

**SK9**

FEBRUARY 10, 2012





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**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Sketch Plan Approval No. 320120040, including Approval Conditions, Development Program, and Certified Sketch Plan.

Developer's Name: White Flint Associates, LLC James D. Policaro, PE  
Company Contact Person

Address: c/o Lerner Enterprises  
2000 Tower Oaks Boulevard, Eighth Floor  
Rockville, Maryland 20852

Phone: (301) 284-6000

Signature: [Signature]

**M-NCPPC APPROVAL STAMP**

Certified Sketch Plan  
File No. 320120040  
Montgomery County Planning Board

Chairman or Designee Date  
 **MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

\*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:  
**WHITE FLINT MALL  
ILLUSTRATIVE  
ALLOWABLE BUILDING MASSING  
AND HEIGHTS**

SHEET NO:

**SK10**

FEBRUARY 10, 2012





APPLICANT/ OWNER:

**LERNER ENTERPRISES**  
2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE

**THE TOWER COMPANIES\***  
2000 TOWER OAKS BOULEVARD, 9TH FLOOR  
ROCKVILLE, MARYLAND 20852

MASTER PLANNER:  
**ELKUS MANFREDI ARCHITECTS**  
300 A STREET, BOSTON, MA 02210  
617.368.3491  
ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:  
**RODGERS CONSULTING**  
19847 CENTURY BOULEVARD, SUITE 200  
GERMANTOWN, MARYLAND 20874  
301.948.4700 (MAIN)  
ATTN: DOUGLAS WRENN

LAND USE COUNSEL:  
**LERCH EARLY & BREWER**  
3 BETHESDA METRO CENTER, SUITE 460  
BETHESDA, MARYLAND 20814-5367  
301.657.0165 (DIRECT PHONE)  
ATTN: ROBERT G. BREWER, JR.

TRANSPORTATION CONSULTANT  
**WELLS & ASSOCIATES**  
170 JENNIFER ROAD, SUITE 260  
ANNAPOLIS MARYLAND 21401  
PHONE 410 266-5723  
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Rockville, Maryland 20852  
Phone: (301) 284-6000  
Signature: [Signature]

**M-NCPPC APPROVAL STAMP**  
Certified Sketch Plan  
File No. 320120040  
Montgomery County Planning Board  
Chairman or Designee: \_\_\_\_\_ Date: \_\_\_\_\_  
**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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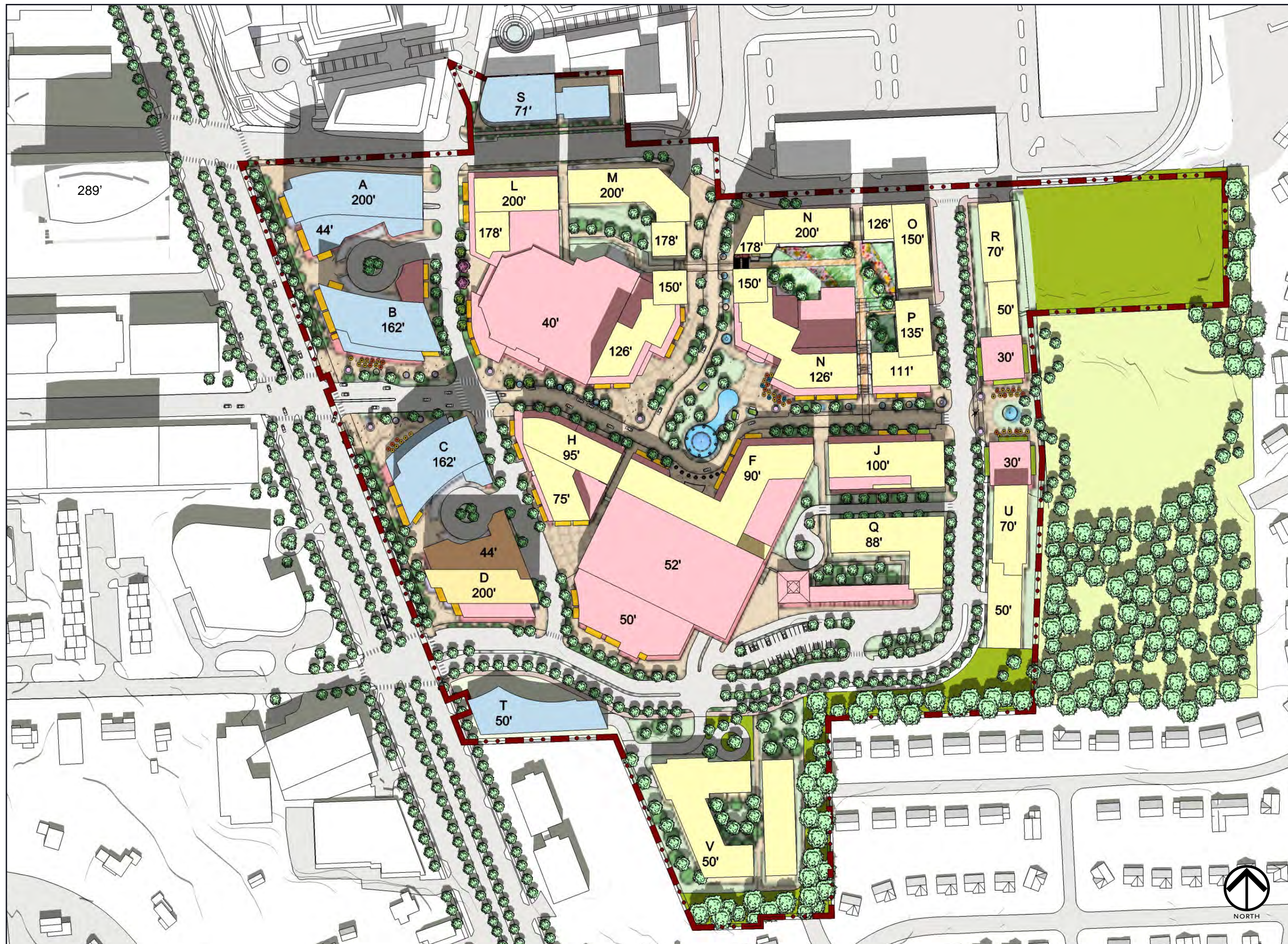
SHEET TITLE:  
**WHITE FLINT MALL  
ILLUSTRATIVE  
SHADOW STUDY  
9:00 AM**

SHEET NO:

**SK11**

FEBRUARY 10, 2012





APPLICANT/ OWNER:



**LERNER ENTERPRISES**

2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE



**THE TOWER COMPANIES\***

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ROCKVILLE, MARYLAND 20852

MASTER PLANNER:  
**ELKUS MANFREDI ARCHITECTS**  
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301.948.4700 (MAIN)  
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Rockville, Maryland 20852  
Phone: (301) 284-6000  
Signature: [Signature]

**M-NCPPC APPROVAL STAMP**

Certified Sketch Plan	
File No. <u>320120040</u>	
Montgomery County Planning Board	
Chairman or Designee	Date
 <b>MONTGOMERY COUNTY PLANNING DEPARTMENT</b> THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	

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SHEET TITLE:  
**WHITE FLINT MALL**  
**ILLUSTRATIVE**  
**SHADOW STUDY**  
**12:00 NOON**

SHEET NO:

**SK12**

FEBRUARY 10, 2012





APPLICANT/ OWNER:

**LERNER ENTERPRISES**  
2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE

**THE TOWER COMPANIES\***  
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ROCKVILLE, MARYLAND 20852

MASTER PLANNER:  
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617.368.3491  
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**M-NCPPC APPROVAL STAMP**  
Certified Sketch Plan  
File No. 320120040  
Montgomery County Planning Board  
Chairman or Designee: \_\_\_\_\_ Date: \_\_\_\_\_  
**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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SHEET TITLE:  
**WHITE FLINT MALL  
ILLUSTRATIVE  
SHADOW STUDY  
3:00 PM**

SHEET NO:  
**SK13**

FEBRUARY 10, 2012





APPLICANT/ OWNER:

**LERNER ENTERPRISES**  
2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE

**THE TOWER COMPANIES\***  
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ROCKVILLE, MARYLAND 20852

MASTER PLANNER:  
**ELKUS MANFREDI ARCHITECTS**  
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617.368.3491  
ATTN: MICHAEL COHEN, AIA

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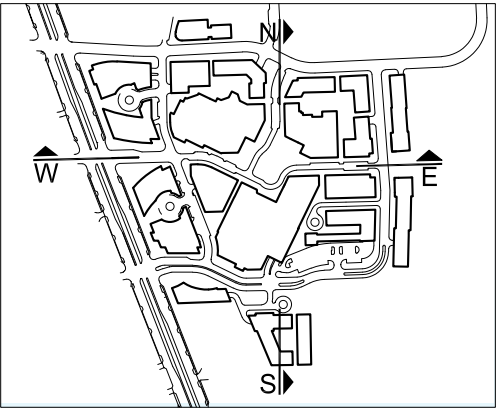
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Phone: (301) 284-6000  
Signature: [Signature]

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Certified Sketch Plan  
File No. 320120040  
Montgomery County Planning Board  
Chairman or Designee \_\_\_\_\_ Date \_\_\_\_\_  
**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

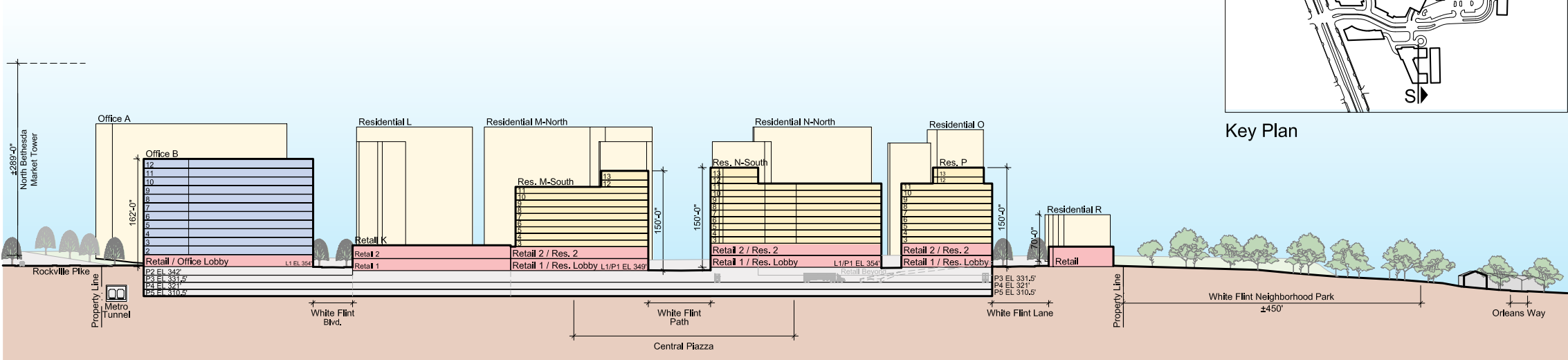
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SHEET TITLE:  
**WHITE FLINT MALL**  
**ILLUSTRATIVE SITE SECTIONS**

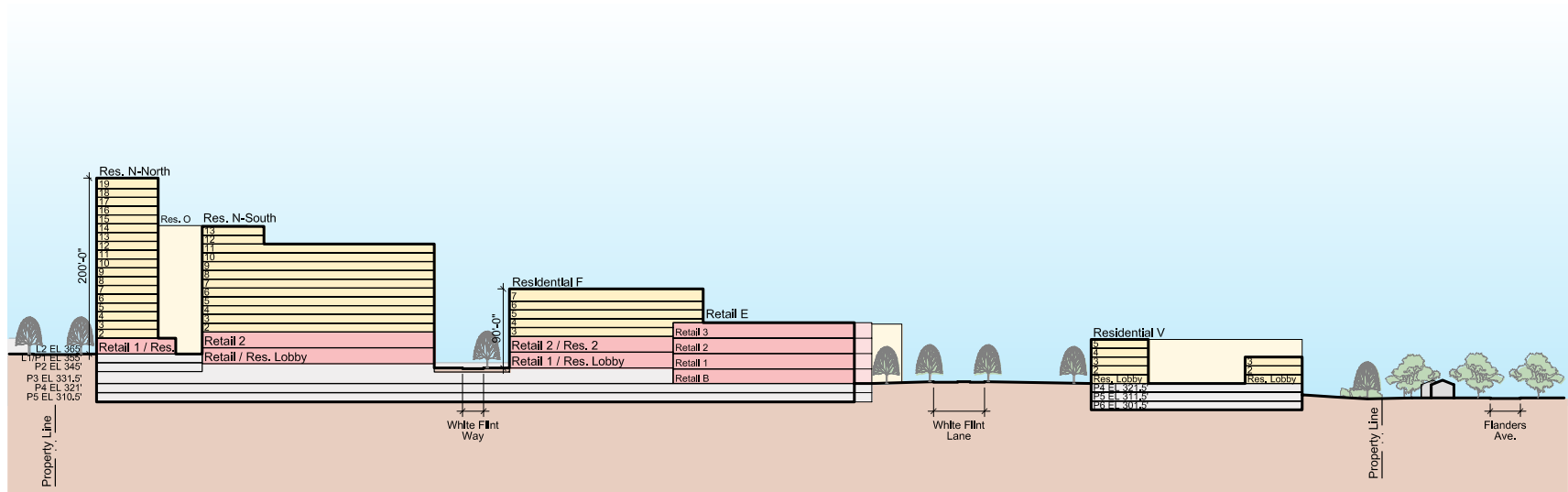
SHEET NO:  
**SK14**  
FEBRUARY 10, 2012



Key Plan



Site Section W/E: West/East



Site Section N/S: North/South

**LEGEND**

Retail	[Pink Box]
Residential	[Yellow Box]
Office	[Blue Box]







APPLICANT/ OWNER:



**LERNER ENTERPRISES**

2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE



**THE TOWER COMPANIES\***

2000 TOWER OAKS BOULEVARD, 9TH FLOOR  
ROCKVILLE, MARYLAND 20852

MASTER PLANNER:

**ELKUS MANFREDI ARCHITECTS**  
300 A STREET, BOSTON, MA 02210  
617.368.3491  
ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:

**RODGERS CONSULTING**  
19847 CENTURY BOULEVARD, SUITE 200  
GERMANTOWN, MARYLAND 20874  
301.948.4700 (MAIN)  
ATTN: DOUGLAS WRENN

LAND USE COUNSEL:

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TRANSPORTATION CONSULTANT  
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PHONE 410 266-5723  
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Company Contact Person

Address: c/o Lerner Enterprises  
2000 Tower Oaks Boulevard, Eighth Floor  
Rockville, Maryland 20852

Phone: (301) 284-6000

Signature: [Signature]

**M-NCPPC APPROVAL STAMP**

Certified Sketch Plan  
File No. 320120040  
Montgomery County Planning Board

Chairman or Designee Date



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SHEET TITLE:

**WHITE FLINT MALL  
PEDESTRIAN CIRCULATION**

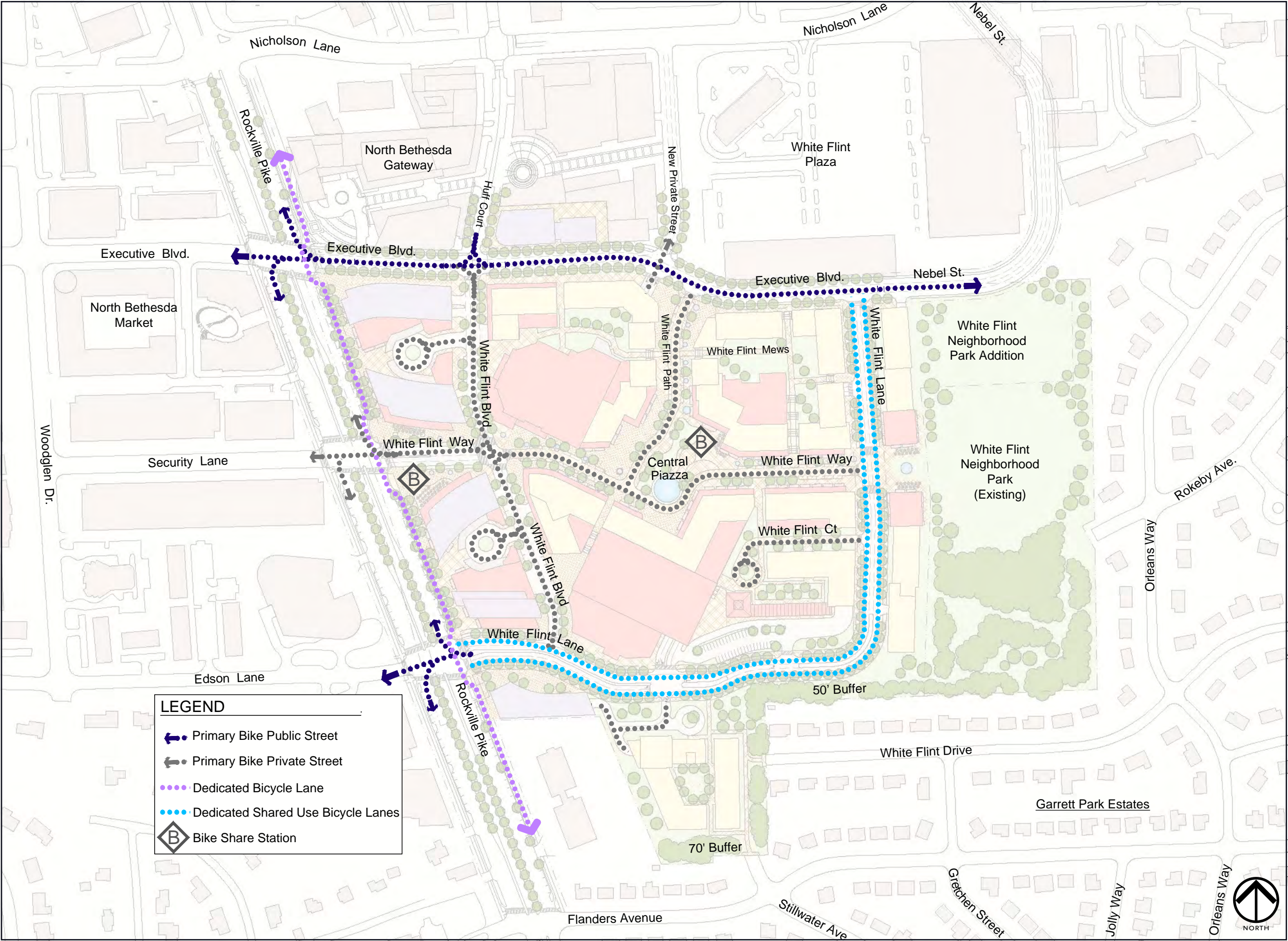
SHEET NO:

**SK15**

FEBRUARY 10, 2012







APPLICANT/ OWNER:

**LERNER ENTERPRISES**  
2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE

**THE TOWER COMPANIES\***  
2000 TOWER OAKS BOULEVARD, 9TH FLOOR  
ROCKVILLE, MARYLAND 20852

MASTER PLANNER:  
**ELKUS MANFREDI ARCHITECTS**  
300 A STREET, BOSTON, MA 02210  
617.368.3491  
ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:  
**RODGERS CONSULTING**  
19847 CENTURY BOULEVARD, SUITE 200  
GERMANTOWN, MARYLAND 20874  
301.948.4700 (MAIN)  
ATTN: DOUGLAS WRENN

LAND USE COUNSEL:  
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BETHESDA, MARYLAND 20814-5367  
301.657.0165 (DIRECT PHONE)  
ATTN: ROBERT G. BREWER, JR.

TRANSPORTATION CONSULTANT  
**WELLS & ASSOCIATES**  
170 JENNIFER ROAD, SUITE 260  
ANNAPOLIS MARYLAND 21401  
PHONE 410 266-5723  
ATTN: NANCY RANDALL AICP, PTP

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Developer's Name: White Flint Associates, LLC James D. Policaro, PE  
White Flint Mall, L.L.P. Company Contact Person

Address: c/o Lerner Enterprises  
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Rockville, Maryland 20852

Phone: (301) 284-6000

Signature: [Signature]

**M-NCPC APPROVAL STAMP**

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File No. 320120040  
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Chairman or Designee \_\_\_\_\_ Date \_\_\_\_\_

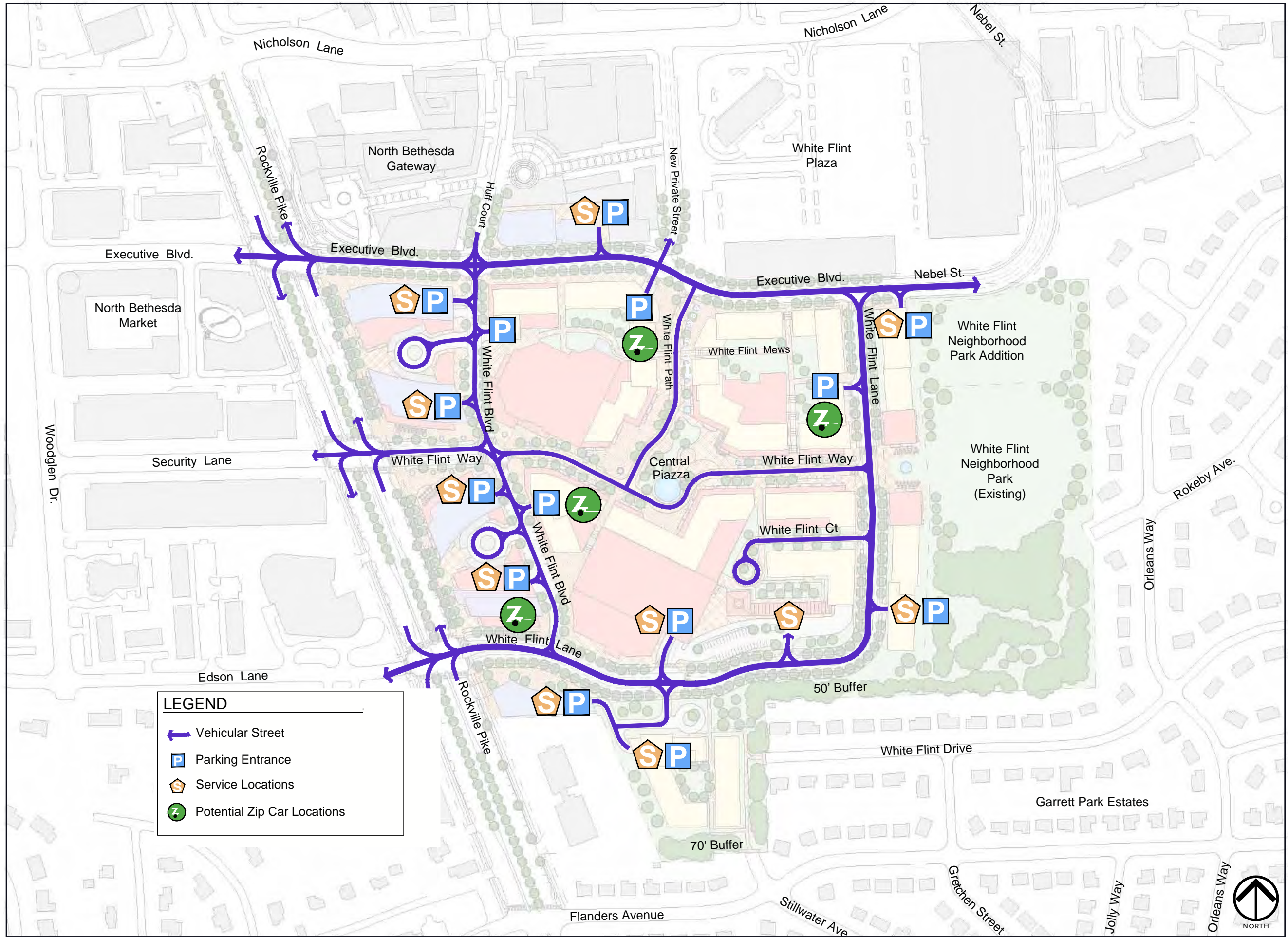
**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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SHEET TITLE:  
**WHITE FLINT MALL  
BICYCLE CIRCULATION**

SHEET NO:  
**SK16**  
FEBRUARY 10, 2012





APPLICANT/ OWNER:



**LERNER ENTERPRISES**

2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE



**THE TOWER COMPANIES\***

2000 TOWER OAKS BOULEVARD, 9TH FLOOR  
ROCKVILLE, MARYLAND 20852

MASTER PLANNER:  
**ELKUS MANFREDI ARCHITECTS**  
300 A STREET, BOSTON, MA 02210  
617.368.3491  
ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:  
**RODGERS CONSULTING**  
19847 CENTURY BOULEVARD, SUITE 200  
GERMANTOWN, MARYLAND 20874  
301.948.4700 (MAIN)  
ATTN: DOUGLAS WRENN

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**M-NCPPC APPROVAL STAMP**

Certified Sketch Plan  
File No. 320120040  
Montgomery County Planning Board  
Chairman or Designee \_\_\_\_\_ Date \_\_\_\_\_  
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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SHEET TITLE:  
**WHITE FLINT MALL  
VEHICULAR CIRCULATION**

SHEET NO:  
**SK17**

FEBRUARY 10, 2012





Note: Areas and open space categories subject to change.

LEGEND		Percent of Gross Site	
<div></div>	Public Open Space	±569,000 sf	13.1 ac 32%
<div></div>	Private Open Space	±153,200 sf	3.5 ac 8%
		±722,200 sf	16.6 ac 40%



APPLICANT/ OWNER:

**LERNER ENTERPRISES**  
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ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE

**THE TOWER COMPANIES\***  
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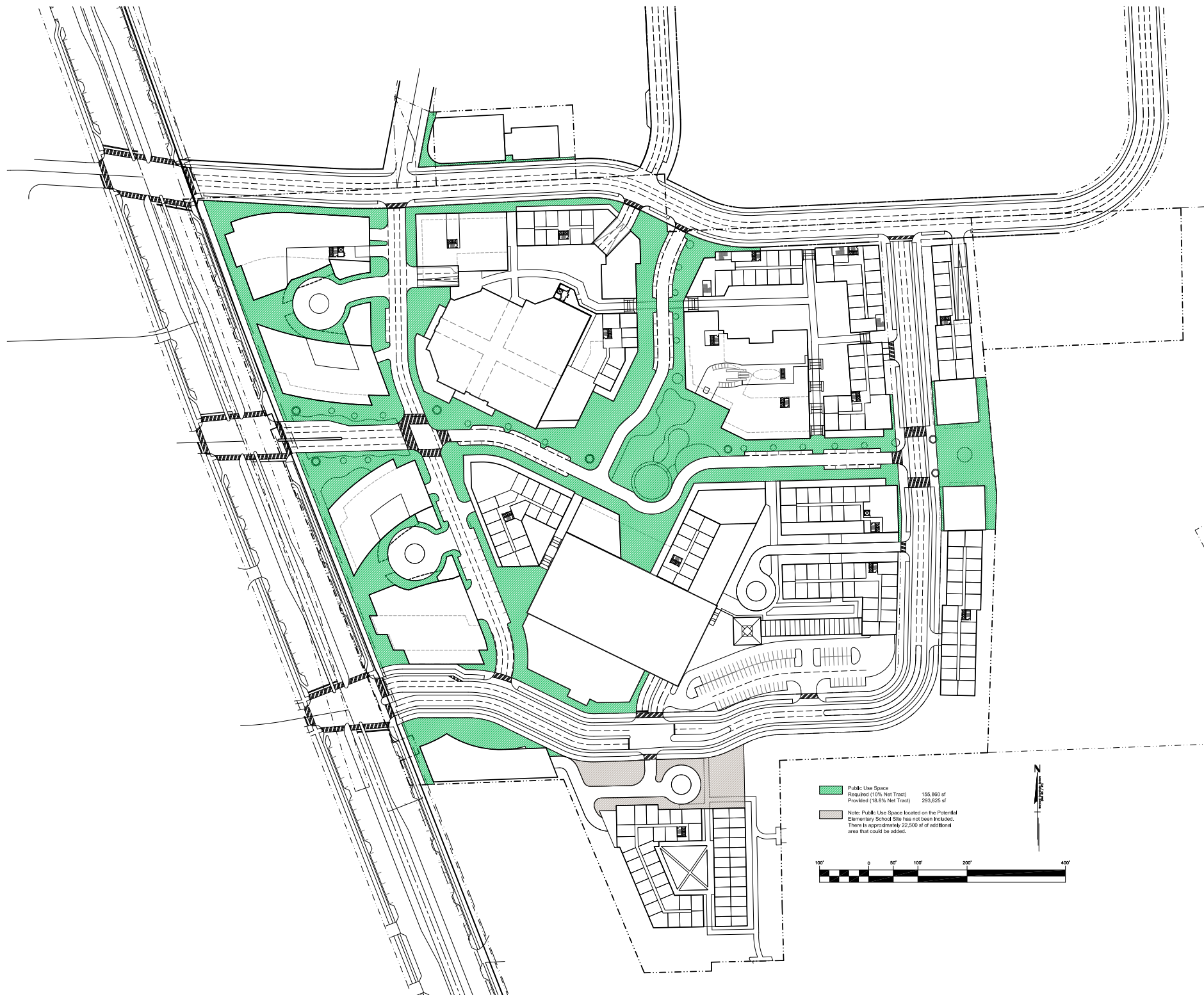
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 **MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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SHEET TITLE:  
WHITE FLINT MALL  
OPEN SPACE DIAGRAM





APPLICANT/ OWNER:



**LERNER ENTERPRISES**

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ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE



**THE TOWER COMPANIES\***

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Chairman or Designee \_\_\_\_\_ Date \_\_\_\_\_



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SHEET TITLE:  
**WHITE FLINT MALL  
PUBLIC USE SPACE  
DIAGRAM**

SHEET NO:

**SK19**

FEBRUARY 10, 2012





APPLICANT/ OWNER:

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**WELLS & ASSOCIATES**  
170 JENNIFER ROAD, SUITE 260  
ANNAPOLIS MARYLAND 21401  
PHONE 410 266-5723  
ATTN: NANCY RANDALL AICP, PTP

**DEVELOPER'S CERTIFICATE**  
The Undersigned agrees to execute all the features of the Sketch Plan Approval No. 320120040, including Approval Conditions, Development Program, and Certified Sketch Plan.  
Developer's Name: White Flint Associates, LLC James D. Policaro, PE  
White Flint Mall, L.L.P. Contact Person  
Address: c/o Lerner Enterprises  
2000 Tower Oaks Boulevard, Eighth Floor  
Rockville, Maryland 20852  
Phone: (301) 284-6000  
Signature: [Signature]

**M-NCPPC APPROVAL STAMP**  
Certified Sketch Plan  
File No. 320120040  
Montgomery County Planning Board  
Chairman or Designee \_\_\_\_\_ Date \_\_\_\_\_  
**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

\*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:  
**WHITE FLINT MALL**  
**ILLUSTRATIVE**  
**PUBLIC USE SPACE PLAN**

SHEET NO:

**SK20**

FEBRUARY 10, 2012







Wide tree-lined sidewalk with raised planters  
(Michigan Avenue, Chicago, IL)



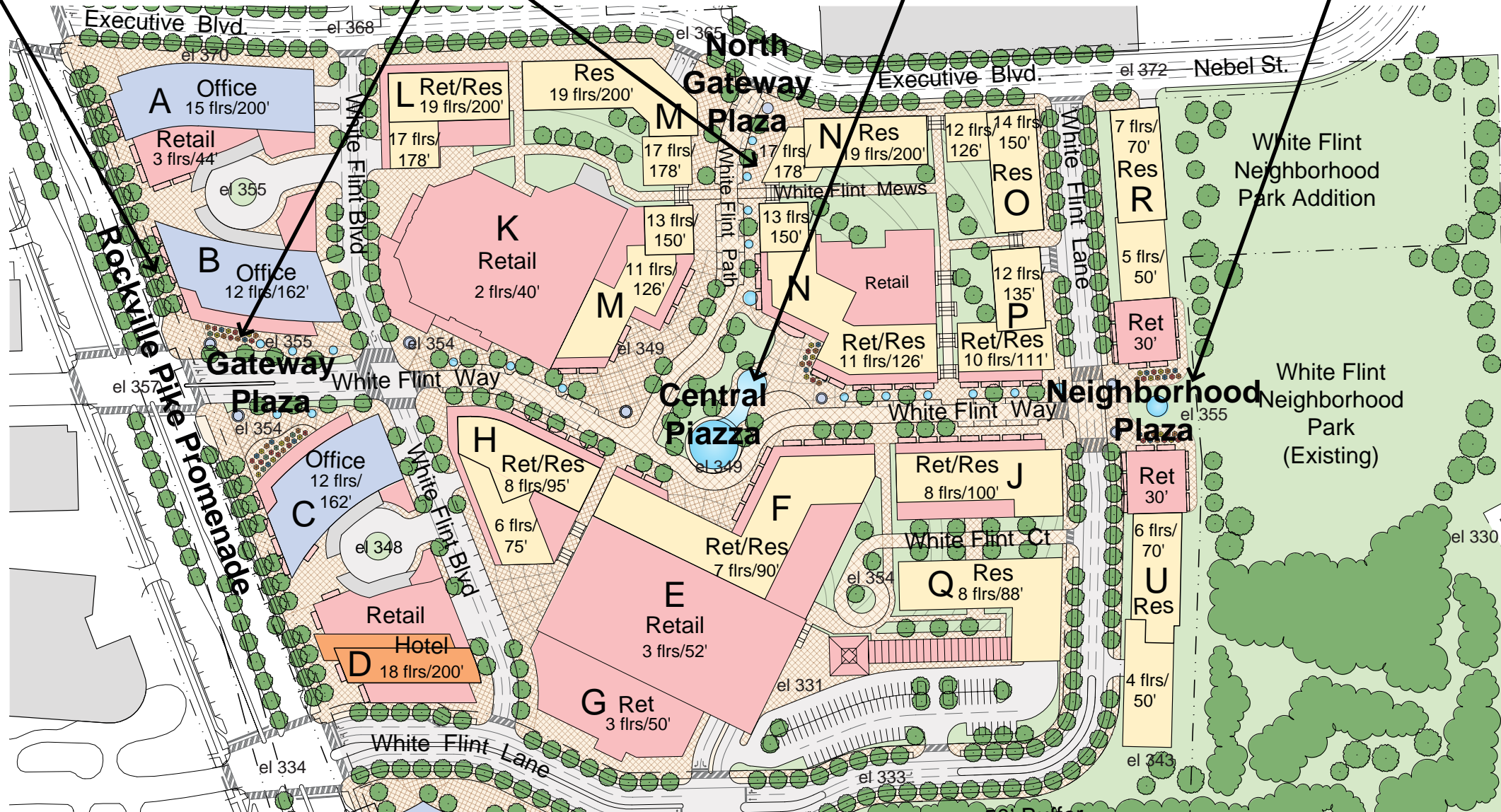
Piazza Navona  
(Rome, Italy)



Central Court with signature fountain  
(Americana at Brand, Glendale, CA)



London, England



APPLICANT/ OWNER:

**LERNER ENTERPRISES**

2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE



**THE TOWER COMPANIES\***

2000 TOWER OAKS BOULEVARD, 9TH FLOOR  
ROCKVILLE, MARYLAND 20852

MASTER PLANNER:

**ELKUS MANFREDI ARCHITECTS**  
300 A STREET, BOSTON, MA 02210  
617.368.3491  
ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:

**RODGERS CONSULTING**  
19847 CENTURY BOULEVARD, SUITE 200  
GERMANTOWN, MARYLAND 20874  
301.948.4700 (MAIN)  
ATTN: DOUGLAS WRENN

LAND USE COUNSEL:

**LERCH EARLY & BREWER**  
3 BETHESDA METRO CENTER, SUITE 460  
BETHESDA, MARYLAND 20814-5367  
301.657.0165 (DIRECT PHONE)  
ATTN: ROBERT G. BREWER, JR.

TRANSPORTATION CONSULTANT

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ANNAPOLIS MARYLAND 21401  
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Address: c/o Lerner Enterprises  
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Rockville, Maryland 20852

Phone: (301) 284-6000

Signature: [Signature]

**M-NCPPC APPROVAL STAMP**

Certified Sketch Plan	
File No. <u>320120040</u>	
Montgomery County Planning Board	
Chairman or Designee	Date
 <b>MONTGOMERY COUNTY PLANNING DEPARTMENT</b> THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION	

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SHEET TITLE:

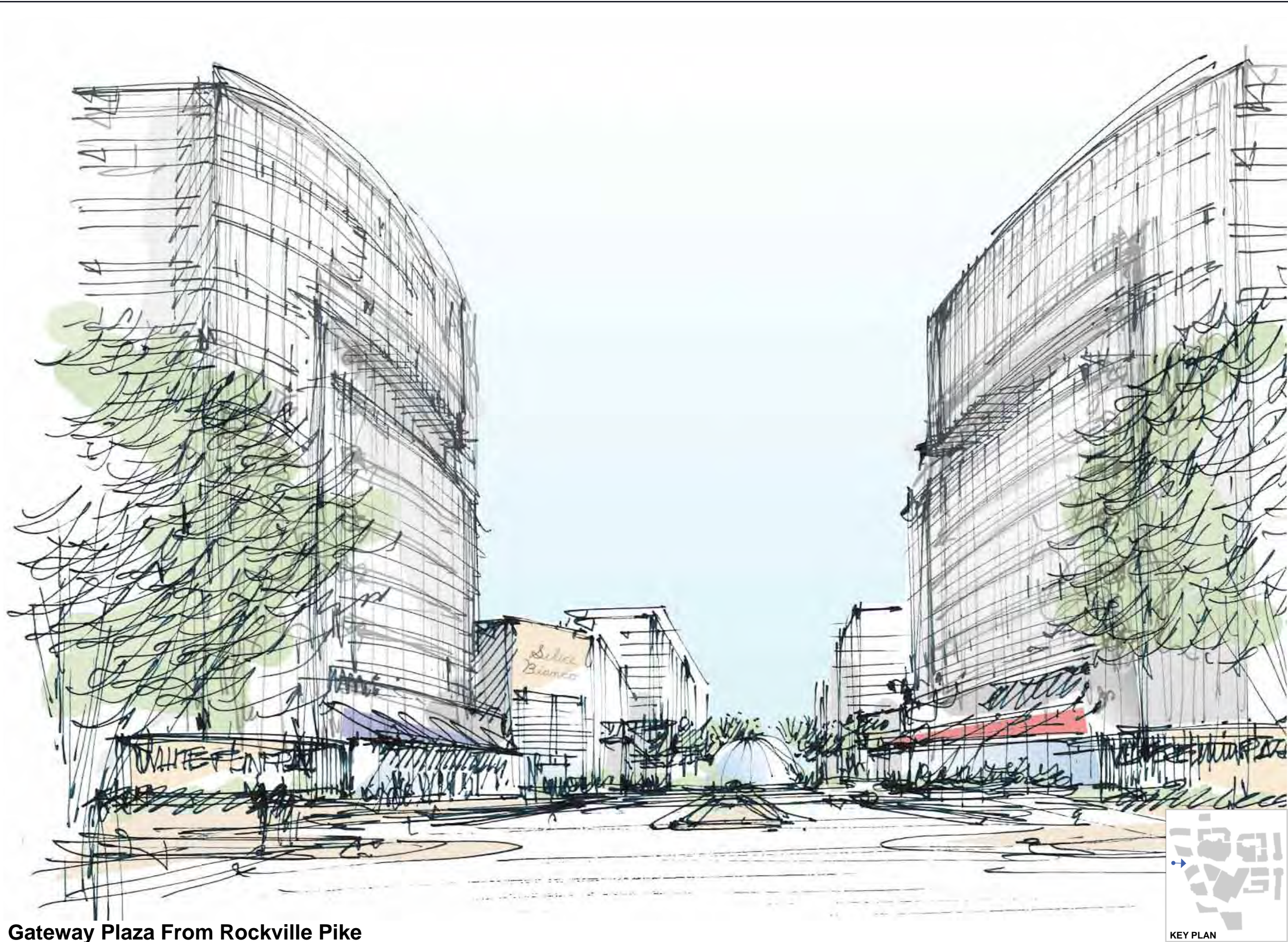
**WHITE FLINT MALL  
ILLUSTRATIVE  
PUBLIC USE SPACE PLAN**

SHEET NO:

**SK21**

FEBRUARY 10, 2012






Gateway Plaza From Rockville Pike



APPLICANT/ OWNER:

  
**LERNER ENTERPRISES**  
2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE

  
**THE TOWER COMPANIES\***  
2000 TOWER OAKS BOULEVARD, 9TH FLOOR  
ROCKVILLE, MARYLAND 20852


MASTER PLANNER:  
**ELKUS MANFREDI ARCHITECTS**  
300 A STREET, BOSTON, MA 02210  
617.368.3491  
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CIVIL ENGINEER:  
**RODGERS CONSULTING**  
19847 CENTURY BOULEVARD, SUITE 200  
GERMANTOWN, MARYLAND 20874  
301.948.4700 (MAIN)  
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<b>M-NCPPC APPROVAL STAMP</b>	
Certified Sketch Plan	
File No. 320120040	
Montgomery County Planning Board	
Chairman or Designee	Date
 <b>MONTGOMERY COUNTY PLANNING DEPARTMENT</b> THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	

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SHEET TITLE:  
WHITE FLINT MALL  
ILLUSTRATIVE VIEW:  
GATEWAY PLAZA  
FROM ROCKVILLE PIKE

SHEET NO:  
**SK22**  
FEBRUARY 10, 2012





## Gateway Plaza



Gateway Towers, LAX airport, Los Angeles, CA



Piazza Navona, Rome, Italy



Rome, Italy



Michigan Avenue, Chicago, IL



Bryant Park, New York

# WHITE FLINT

APPLICANT/ OWNER:



## LERNER ENTERPRISES

2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE



## THE TOWER COMPANIES\*

2000 TOWER OAKS BOULEVARD, 9TH FLOOR  
ROCKVILLE, MARYLAND 20852

MASTER PLANNER:  
ELKUS MANFREDI ARCHITECTS  
300 A STREET, BOSTON, MA 02210  
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ATTN: MICHAEL COHEN, AIA

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19847 CENTURY BOULEVARD, SUITE 200  
GERMANTOWN, MARYLAND 20874  
301.948.4700 (MAIN)  
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BETHESDA, MARYLAND 20814-5367  
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### M-NCPPC APPROVAL STAMP

Certified Sketch Plan  
File No. 320120040  
Montgomery County Planning Board

Chairman or Designee Date



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SHEET TITLE:  
WHITE FLINT MALL  
ILLUSTRATIVE  
PUBLIC USE SPACE PLAN  
GATEWAY PLAZA

SHEET NO:

## SK23

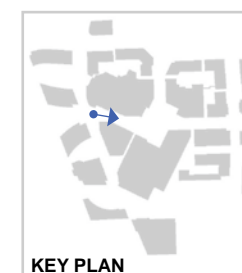
FEBRUARY 10, 2012







Central Piazza From White Flint Boulevard



APPLICANT/ OWNER:



**LERNER ENTERPRISES**

2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE



**THE TOWER COMPANIES\***

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<b>M-NCPPC APPROVAL STAMP</b>	
Certified Sketch Plan	
File No. 320120040	
Montgomery County Planning Board	
Chairman or Designee	Date
MONTGOMERY COUNTY PLANNING DEPARTMENT THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION	

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SHEET TITLE:  
WHITE FLINT MALL  
ILLUSTRATIVE VIEW:  
CENTRAL PIAZZA  
FROM WHITE FLINT BLVD.

SHEET NO:

**SK24**

FEBRUARY 10, 2012





Central Piazza



Olympic Park, Atlanta, GA



Plaza Santa Ana, Madrid



Post Office Square, Boston, MA



Luxembourg Gardens, Paris



Americana at Brand, Glendale, CA



APPLICANT/ OWNER:



**LERNER ENTERPRISES**

2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE



**THE TOWER COMPANIES\***

2000 TOWER OAKS BOULEVARD, 9TH FLOOR  
ROCKVILLE, MARYLAND 20852

MASTER PLANNER:

**ELKUS MANFREDI ARCHITECTS**

300 A STREET, BOSTON, MA 02210

617.368.3491

ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:

**RODGERS CONSULTING**

19847 CENTURY BOULEVARD, SUITE 200

GERMANTOWN, MARYLAND 20874

301.948.4700 (MAIN)

ATTN: DOUGLAS WRENN

LAND USE COUNSEL:

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Signature: [Signature]

**M-NCPPC APPROVAL STAMP**

Certified Sketch Plan  
File No. 320120040  
Montgomery County Planning Board

Chairman or Designee Date



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SHEET TITLE:

WHITE FLINT MALL  
ILLUSTRATIVE  
PUBLIC USE SPACE PLAN  
CENTRAL PIAZZA

SHEET NO:

SK25

FEBRUARY 10, 2012







Central Piazza From Neighborhood Plaza



APPLICANT/ OWNER:



**LERNER ENTERPRISES**

2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE



**THE TOWER COMPANIES\***

2000 TOWER OAKS BOULEVARD, 9TH FLOOR  
ROCKVILLE, MARYLAND 20852

MASTER PLANNER:  
**ELKUS MANFREDI ARCHITECTS**  
300 A STREET, BOSTON, MA 02210  
617.368.3491  
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19847 CENTURY BOULEVARD, SUITE 200  
GERMANTOWN, MARYLAND 20874  
301.948.4700 (MAIN)  
ATTN: DOUGLAS WRENN

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Signature:	

<b>M-NCPPC APPROVAL STAMP</b>	
Certified Sketch Plan File No. 320120040 Montgomery County Planning Board	
Chairman or Designee	Date
 <b>MONTGOMERY COUNTY PLANNING DEPARTMENT</b> THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION	

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SHEET TITLE:  
**WHITE FLINT MALL  
ILLUSTRATIVE VIEW:  
CENTRAL PIAZZA  
FROM NEIGHBORHOOD PLAZA**

SHEET NO:

**SK26**

FEBRUARY 10, 2012





North Gateway Plaza



Berlin, Germany



Newbury Street, Boston, MA



Rue Montorgueil, Paris



Bethesda Lane, Bethesda, Maryland



APPLICANT/ OWNER:

**LERNER ENTERPRISES**

2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE



**THE TOWER COMPANIES\***

2000 TOWER OAKS BOULEVARD, 9TH FLOOR  
ROCKVILLE, MARYLAND 20852

MASTER PLANNER:

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Signature: [Signature]

**M-NCPPC APPROVAL STAMP**

Certified Sketch Plan  
File No. 320120040  
Montgomery County Planning Board

Chairman or Designee Date



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SHEET TITLE:

**WHITE FLINT MALL**  
**ILLUSTRATIVE**  
**PUBLIC USE SPACE PLAN**  
**NORTH GATEWAY PLAZA**

SHEET NO:

**SK27**

FEBRUARY 10, 2012





Nearhood Plaza From White Flint Way



APPLICANT/ OWNER:

  
**LERNER ENTERPRISES**  
2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE

  
**THE TOWER COMPANIES\***  
2000 TOWER OAKS BOULEVARD, 9TH FLOOR  
ROCKVILLE, MARYLAND 20852

MASTER PLANNER:  
**ELKUS MANFREDI ARCHITECTS**  
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617.368.3491  
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19847 CENTURY BOULEVARD, SUITE 200  
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Certified Sketch Plan	
File No. 320120040	
Montgomery County Planning Board	
Chairman or Designee	Date
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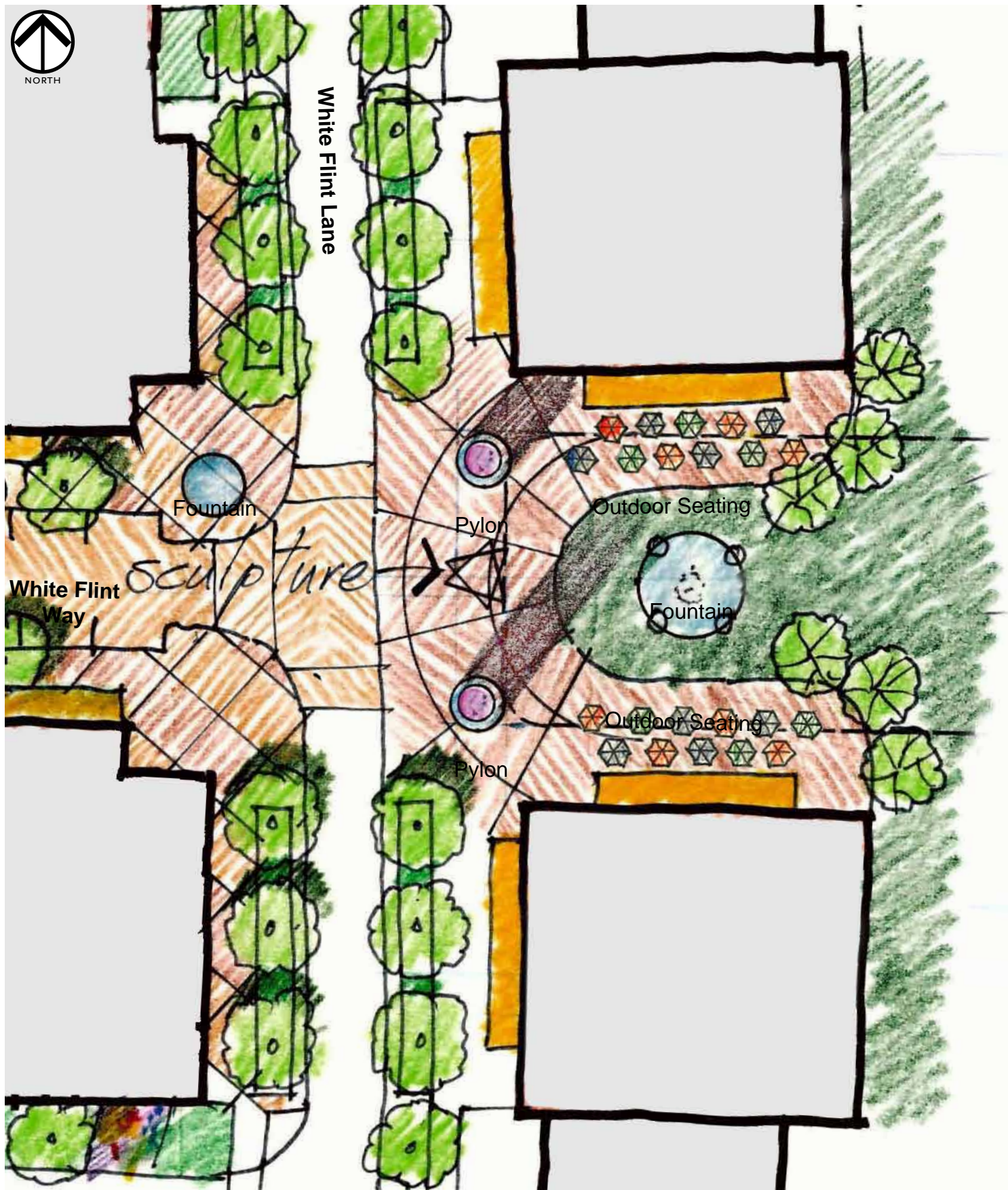
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SHEET TITLE:  
WHITE FLINT MALL  
ILLUSTRATIVE VIEW:  
NEIGHBORHOOD PLAZA  
FROM WHITE FLINT WAY

SHEET NO:  
**SK28**

FEBRUARY 10, 2012





Neighborhood Plaza



Public Fountain



Plaza Santa Ana, Madrid, Spain



Small Park near Pont Neuf, Paris, France



London, England



APPLICANT/ OWNER:

**LERNER ENTERPRISES**  
2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE

**THE TOWER COMPANIES\***  
2000 TOWER OAKS BOULEVARD, 9TH FLOOR  
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**M-NCPPC APPROVAL STAMP**

Certified Sketch Plan  
File No. 320120040  
Montgomery County Planning Board

Chairman or Designee \_\_\_\_\_ Date \_\_\_\_\_

**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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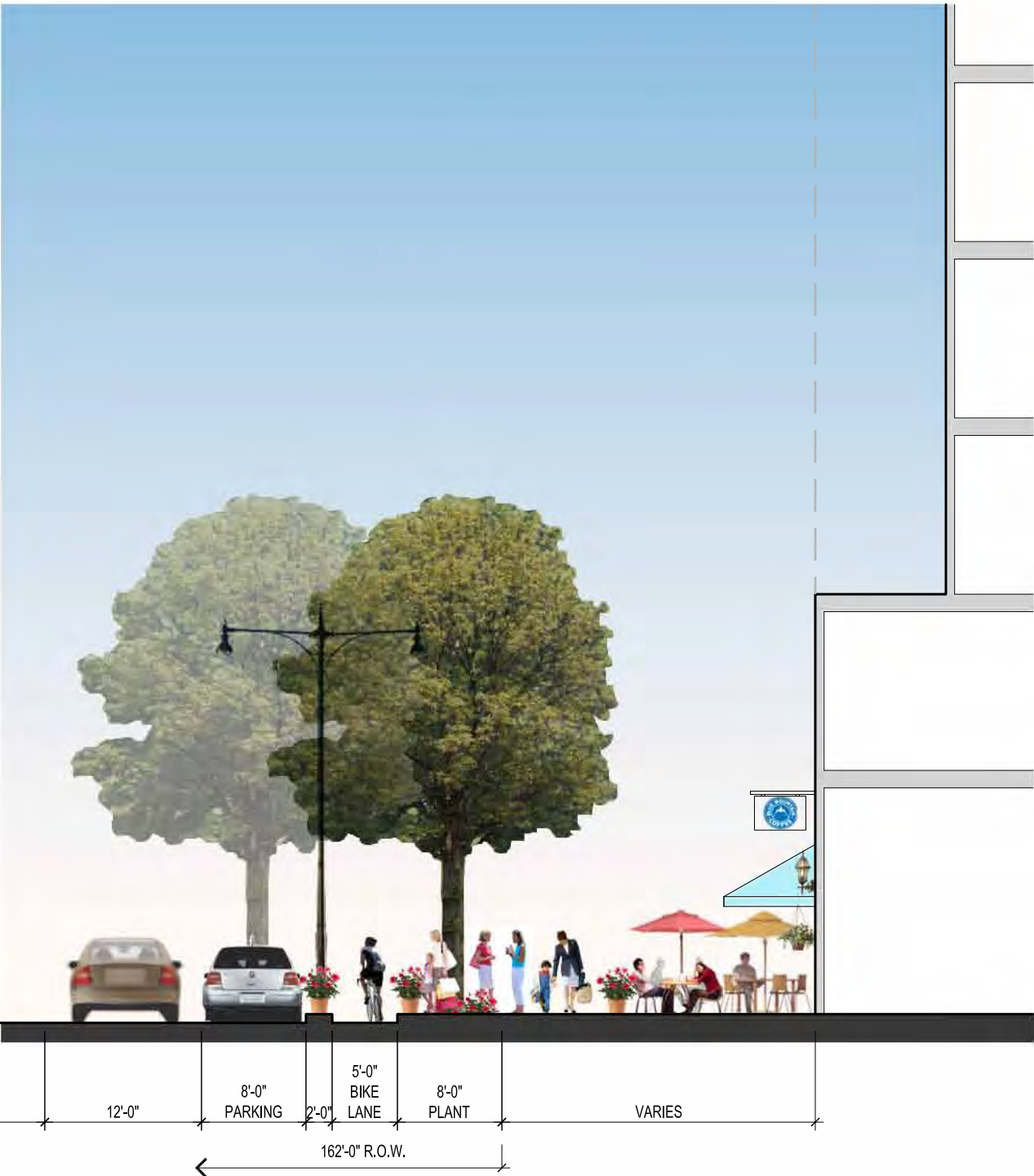
SHEET TITLE:  
**WHITE FLINT MALL**  
**ILLUSTRATIVE**  
**PUBLIC USE SPACE PLAN**  
**NEIGHBORHOOD PLAZA**

SHEET NO:  
**SK29**

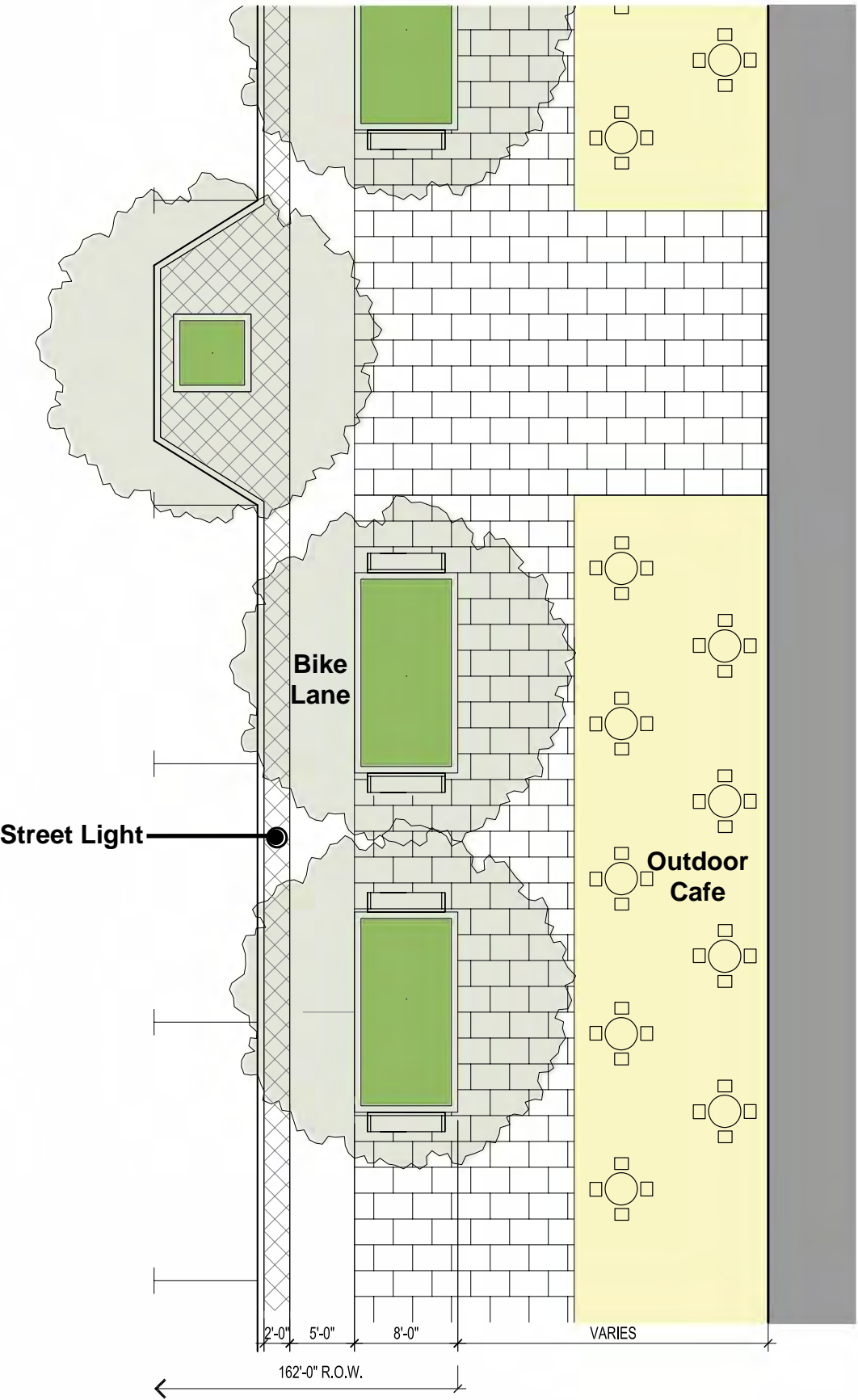
FEBRUARY 10, 2012



Rockville Pike Promenade



Section



Plan Detail



APPLICANT/ OWNER:

**LERNER ENTERPRISES**  
2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE

**THE TOWER COMPANIES\***  
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PHONE 410 266-5723  
ATTN: NANCY RANDALL AICP, PTP

**DEVELOPER'S CERTIFICATE**  
The Undersigned agrees to execute all the features of the Sketch Plan Approval No. 320120040, including Approval Conditions, Development Program, and Certified Sketch Plan.  
Developer's Name: White Flint Associates, LLC James D. Policaro, PE  
Company Contact Person  
Address: c/o Lerner Enterprises  
2000 Tower Oaks Boulevard, Eighth Floor  
Rockville, Maryland 20852  
Phone: (301) 284-6000  
Signature: [Signature]

**M-NCPPC APPROVAL STAMP**  
Certified Sketch Plan  
File No. 320120040  
Montgomery County Planning Board  
Chairman or Designee Date  
**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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SHEET TITLE:  
**WHITE FLINT MALL  
ILLUSTRATIVE  
PUBLIC USE SPACE PLAN  
ROCKVILLE PIKE PROMENADE  
CONCEPTUAL DESIGN**

SHEET NO:

**SK30**

FEBRUARY 10, 2012






Rockville Pike Promenade Looking North

Image taken from “Rockville Pike Boulevard Alignment Study”



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SHEET NO:

SK31

FEBRUARY 10, 2012





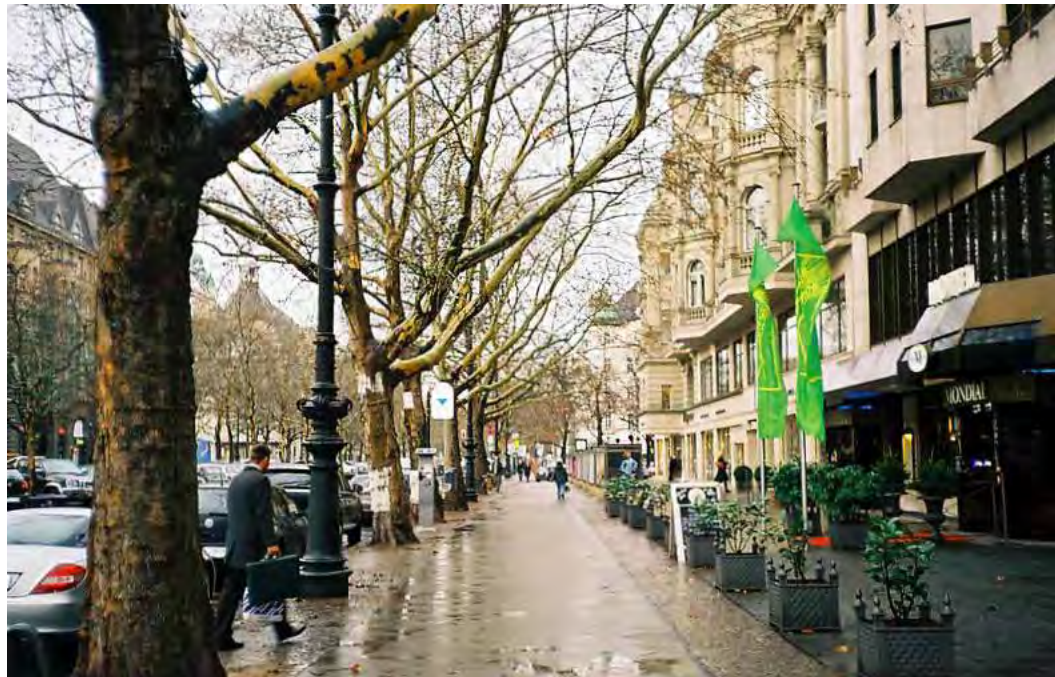
Americana at Brand, Glendale, CA



Bahnhofstrasse, Zurich, Switzerland



Bike Sharing Program, Washington, D.C.



Kurfurstendamm, Berlin



Champs Elysees, Paris



Boulevard St. Michel, Paris



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PRECEDENT IMAGES**

SHEET NO:

**SK32**

FEBRUARY 10, 2012



Summary of Public Benefits Incentive Density Categories

	Requested
59-C-15.851 Major Public Facilities	12
59-C-15.852 Transit Proximity	24
59-C-15.853 Connectivity and Mobility	55
59-C-15.854 Diversity of Uses and Activities	20
59-C-15.855 Quality Building & Site Design	54
59-C-15.856 Natural Environmental Protection and Enhancement	25
Requested Total Incentive Density Points	190


Notes:

- Incentive Density Calculations based on:
  - Montgomery County Zoning Ordinance 16-44 Adopted 03-02-2010
  - Revised per Ordinance 17-09 Adopted 10-11-2011
- M-NCP&PC CR Zone Incentive Density Implementation Guidelines 12-2-2010

\*Note: Certain adjustments to the proposed public benefit categories may be made at the time of future site plan approvals based on actual density and mix of uses.



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PUBLIC BENEFITS PROGRAM



59-C-15.851. Major public facilities.

Major public facilities provide public services at convenient locations and where increased density creates a greater need for civic uses and greater demands on public infrastructure.

- (a) Major public facilities include, but are not limited to, such facilities as schools, libraries, recreation centers, parks, county service centers, public transportation or utility upgrades, or other resources delineated in an applicable master or sector plan.

59-C-15.852. Transit Proximity.

Development near transit facilities encourages greater use of transit, controls sprawl, and reduces vehicle miles traveled, congestion, and carbon emissions, and is eligible for incentive density. The Planning Board may approve incentive density for transit proximity under this section. Transit proximity points are granted for proximity to existing or master planned transit stops based on transit service level and CRT and CR zones as follows:

Proximity	Adjacent or confronting		Within ¼ mile		Between ¼ and ½ mile		Between ½ and 1 mile	
Transit Service Level	1	2	1	2	1	2	1	2
CRT	25	15	20	12.5	15	10	10	7.5
CR	50	30	40	25	30	20	20	15

- (a) A project is adjacent to or confronting a transit station or stop if it shares a property line or easement line, or is separated only by a right-of-way from an existing or master-planned transit station or stop, and 100 percent of the gross tract area in a single sketch plan application is within ¼ mile of the transit portal.

- (b) For split proximity-range projects:

- (1) If at least 75 percent of the gross tract area in a single sketch plan application is within the closer of two proximity ranges, the entire project may take the points for the closer range;
- (2) If less than 75 percent of the gross tract area in a single sketch plan is within the closer of 2 proximity ranges, the points must be calculated as the weighted average of the percentage of area in each range.

59-C-15.853. Connectivity and mobility.

Development that enhances connectivity between uses and amenities; increases mobility options; encourages non-automotive travel; facilitates social interaction; provides opportunities for healthier living; and stimulates local businesses is eligible for incentive density.

\*Note: Certain adjustments to the proposed public benefit categories may be made at the time of future site plan approvals based on actual density and mix of uses.


59-C-15.851 Major Public Facilities		Requested
The Project dedicates approximately 2.3 acres (101,691 square feet) for the location of the extended White Flint Neighborhood Park, a major public facility.		
Tract Area		
	Land Area (sq. ft.)	
	Gross Tract Area	1,974,642
	Prior Right-of-Way Dedication	45,464
	Proposed Right-of-Way Dedication	268,815
	Net Tract Area	1,660,363
Public Facility Area		
	Land Area (sq. ft.)	
	Proposed Land Dedication (White Flint Park)	101,691
	Proposed FAR Dedication	0
	Facility Construction	0
	Summary of Facility Dedication Area	101,691
Major Public Facility Points Requested		12

59-C-15.852 Transit Proximity		Requested
The Project is located between ¼ and 1 mile of the White Flint Metrorail Station.		
(b) For split proximity-range projects:		
(2) If less than 75 percent of the gross tract area in a single sketch plan is within the closer of 2 proximity ranges, the points must be calculated as the weighted average of the percentage of area in each range.		
Level 1 Transit		
	sq. ft.	% appl. bonus blended
Adjacent or Confronting	0	0.00% 50 0.00
Within 1/4 mile	0	0.00% 40 0.00
Between 1/4 and 1/2 mile	964,771	48.86% 30 14.66
Between 1/2 mile and 1 mile	1,009,871	51.14% 20 10.23
Beyond 1 mile	0	0.00% 0 0.00
	1,974,642	0.00% 0 24.89
Transit Proximity Points Requested		24

59-C-15.853 Connectivity and Mobility		Available	Requested
C. Through Block Connections		20	20
The Project will provide safe and attractive pedestrian connections between Executive Boulevard, White Flint Way and White Flint Lane from north to south; and between Rockville Pike, White Flint Boulevard, White Flint Path and White Flint Lane from east to west.			
Through Block Connections should be:			
• Be open-air, non-climate controlled			
• Provide Direct Connection between streets, with public access easements			
• At least 15' wide			
• Unobstructed windows for 35% of the walls facing and connection below 8'			
• Be open to the public between sunrise and sunset, and where the connection leads to a transit facility or public parking facility within 1/2 mile be open for the hours of the public facility			
Additional Possible Incentive Items			
• Direct connection to parks, transit or public buildings			
• Accessable retail uses along the majority of the length			
• Increased width			
• Public Artworks along the walk			
D. Public Parking		25	9
The Project will provide 8,750 parking spaces of which 3,565 will be reserved and 5,185 will be available for public parking.			
The maximum allowable parking for the Project is 13,361 spaces.			
((Total Spaces - Reserved Residentail) / Maximum Allowed) (25 Points)			
(( 8,750 - 3,565 ) / 13,361 ) (25 points) = 9.7 points			
H. Advanced Dediation		30	16
Per Technical Staff's advisement, the Sketch Plan Booklet shows the location and quantity of the land that will be dedicated on the Sketch Plan, and the calculation of how much density credit that supports (see page SK-4). The actual dedication will be platfied after the Planning Board approves the Sketch Plan Application and the Project's first subsequent preliminary plan of subdivision.			
I. Way Finding		10	10
The Project will provide a way-finding system orienting pedestrians and cyclists to major open spaces, cultural facilities, and transit opportunities.			
Connectivity and Mobility Points Requested		55	



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PUBLIC BENEFITS PROGRAM



59-C-15.854. Diversity of uses and activities.

Development that increases the variety and mixture of land uses, types of housing, economic variety, and community activities; contributes to development of more efficient and sustainable communities; reduces the necessity for automobile use; and facilitates healthier lifestyles and greater social interaction is eligible for incentive density.

59-C-15.855. Quality building and site design.

High quality design is especially important in urban, integrated-use settings, to ensure that buildings and uses are visually compatible with each other and adjacent communities and to provide a harmonious pattern of development, and is eligible for incentive density. Due to increased density in these settings, buildings tend to be highly visible; high quality design helps attract residents, patrons, and businesses to these areas. Location, height, massing, façade treatments, and ornamentation of buildings affect sense of place, orientation, and the perception of comfort and convenience. The quality of the built environment affects light, shadow, wind, and noise, as well as the functional and economic value of property.

59-C-15.856. Protection and enhancement of the natural environment.

Protecting and enhancing natural systems and decreasing energy consumption help mitigate or reverse environmental impacts, such as heat island effects from the built environment, inadequate carbon-sequestration, habitat and agricultural land loss, and air and water pollution caused by reliance on the automobile, and are eligible for incentive density.

\*Note: Certain adjustments to the proposed public benefit categories may be made at the time of future site plan approvals based on actual density and mix of uses.

59-C-15.854 Diversity of Uses and Activities	Available	Requested
<b>D. Small Business Opportunities</b>	20	20
The Project will provide on-site space for at least three small, neighborhood-oriented businesses (retail bays of no more than 5,000 square feet).		
Diversity of Uses and Activities Points Requested		20

59-C-15.855 Quality Building & Site Design	Available	Requested
<b>B. Structured Parking</b>	20	19
The Project will place a significant amount of its parking within above- or below-grade structures.		
(Structured Parking Spaces / Total Parking Spaces) (20 points) (8,600 / 8,750) (20 points) = 19.7 points		
<b>D. Public Art</b>	15	15
The Project will implement a public art program, which will be reviewed for comment by the Arts and Humanities Council and fulfill at least five of the following goals:		
<ul style="list-style-type: none"><li>• Achieve aesthetic excellence;</li><li>• Ensure an appropriate interaction between the art and the architectural setting in terms of scale, materials, and context;</li><li>• Ensure public access and invite public participation;</li><li>• Encourage collaboration between the artist(s) and other project designers early in the design phases;</li><li>• Ensure long-term durability of permanent works through material selection and/or a documented maintenance program;</li><li>• Encourage a rich variety of arts including permanent installations, revolving temporary works, and event programming;</li><li>• Increase public understanding and enjoyment of art through interpretive information and/or programmed events;</li><li>• Contribute to a collection of commissioned art that is unique and fosters a positive community identity.</li></ul>		
<b>E. Public Open Space</b>	20	10
The Project provides significant public open space in addition to the minimum required public use space.		
Public Open Space should be:		
<ul style="list-style-type: none"><li>• Directly accessible to a street; and Open to the public between sunrise and sunset;</li><li>• No proposed loading or parking facilities are visible below a height of the fourth floor;</li><li>• Contains seating, trash receptacles, landscaping, and other amenities such as water features, kiosks, and passive recreation</li><li>• At least 35 feet at its narrowest width;</li><li>• Walls of any non-residential floor area facing the open space have windows on at least 60 percent of the facade below a height of 40 feet; and</li><li>• Main entries to any dwelling units are from a wall facing the open space.</li></ul>		
(Public open space / Net lot area)		
<b>F. Exceptional Design</b>	10	10
The Project will provide a building/site design whose visual and functional impacts enhance the character of its setting and the purposes delineated in Section 59-C-15.855 of the CR Zone.		
Quality Building & Site Design Points Requested		54

59-C-15.856 Natural Environmental Protection and Enhancement	Available	Requested
<b>A. Building Lot Termination (BLT)</b>	5	5
The Applicant will purchase BLT easements in an amount equal to 5% of the incentive density floor area.		
<b>C. Vegetated Wall</b>	10	10
The Project will install and maintain a vegetated wall that covers at least 30% of a blank wall or parking garage façade that is at least 300 square feet in area and is visible from a public street or open space.		
Additional Possible Incentive Items		
<ul style="list-style-type: none"><li>• Greater percent of coverage;</li><li>• Southern or western exposure;</li><li>• Plants with varying flowering seasons; or</li><li>• Integration into an overall energy or environmental site design program</li></ul>		
<b>E. Vegetated Area</b>	10	10
The Project will install plantings in a minimum of 12 inches of soil, covering at least 5,000 square feet, within interior residential areas.		
Additional Possible Incentive Items		
<ul style="list-style-type: none"><li>• Area replaces impervious area;</li><li>• Larger area;</li><li>• Maintenance program is provided;</li><li>• Greater soil depth, or</li><li>• Use of vegetated area as a community garden</li></ul>		
Natural Environmental Protection and Enhancement Points Requested		25



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Phone: (301) 284-6000  
Signature: [Signature]

**M-NCPC APPROVAL STAMP**  
Certified Sketch Plan  
File No. 320120040  
Montgomery County Planning Board  
Chairman or Designee \_\_\_\_\_ Date \_\_\_\_\_  
**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

\*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:  
**WHITE FLINT MALL  
ILLUSTRATIVE  
PHASING DIAGRAM  
WITH POSSIBLE FUTURE  
ELEMENTARY SCHOOL**

SHEET NO:  
**SK36**  
FEBRUARY 10, 2012





APPLICANT/ OWNER:



**LERNER ENTERPRISES**

2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE



**THE TOWER COMPANIES\***

2000 TOWER OAKS BOULEVARD, 9TH FLOOR  
ROCKVILLE, MARYLAND 20852

MASTER PLANNER:

**ELKUS MANFREDI ARCHITECTS**

300 A STREET, BOSTON, MA 02210

617.368.3491

ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:

**RODGERS CONSULTING**

19847 CENTURY BOULEVARD, SUITE 200

GERMANTOWN, MARYLAND 20874

301.948.4700 (MAIN)

ATTN: DOUGLAS WRENN

LAND USE COUNSEL:

**LERCH EARLY & BREWER**

3 BETHESDA METRO CENTER, SUITE 460

BETHESDA, MARYLAND 20814-5367

301.657.0165 (DIRECT PHONE)

ATTN: ROBERT G. BREWER, JR.

TRANSPORTATION CONSULTANT

**WELLS & ASSOCIATES**

170 JENNIFER ROAD, SUITE 260

ANNAPOLIS MARYLAND 21401

PHONE 410 266-5723

ATTN: NANCY RANDALL AICP, PTP

**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Sketch Plan Approval No. 320120040, including Approval Conditions, Development Program, and Certified Sketch Plan.

Developer's Name: White Flint Associates, LLC James D. Policaro, PE  
Company Contact Person

Address: c/o Lerner Enterprises  
2000 Tower Oaks Boulevard, Eighth Floor  
Rockville, Maryland 20852

Phone: (301) 284-6000

Signature: [Signature]

**M-NCPDC APPROVAL STAMP**

Certified Sketch Plan  
File No. 320120040  
Montgomery County Planning Board

Chairman or Designee Date  
 **MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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SHEET TITLE:

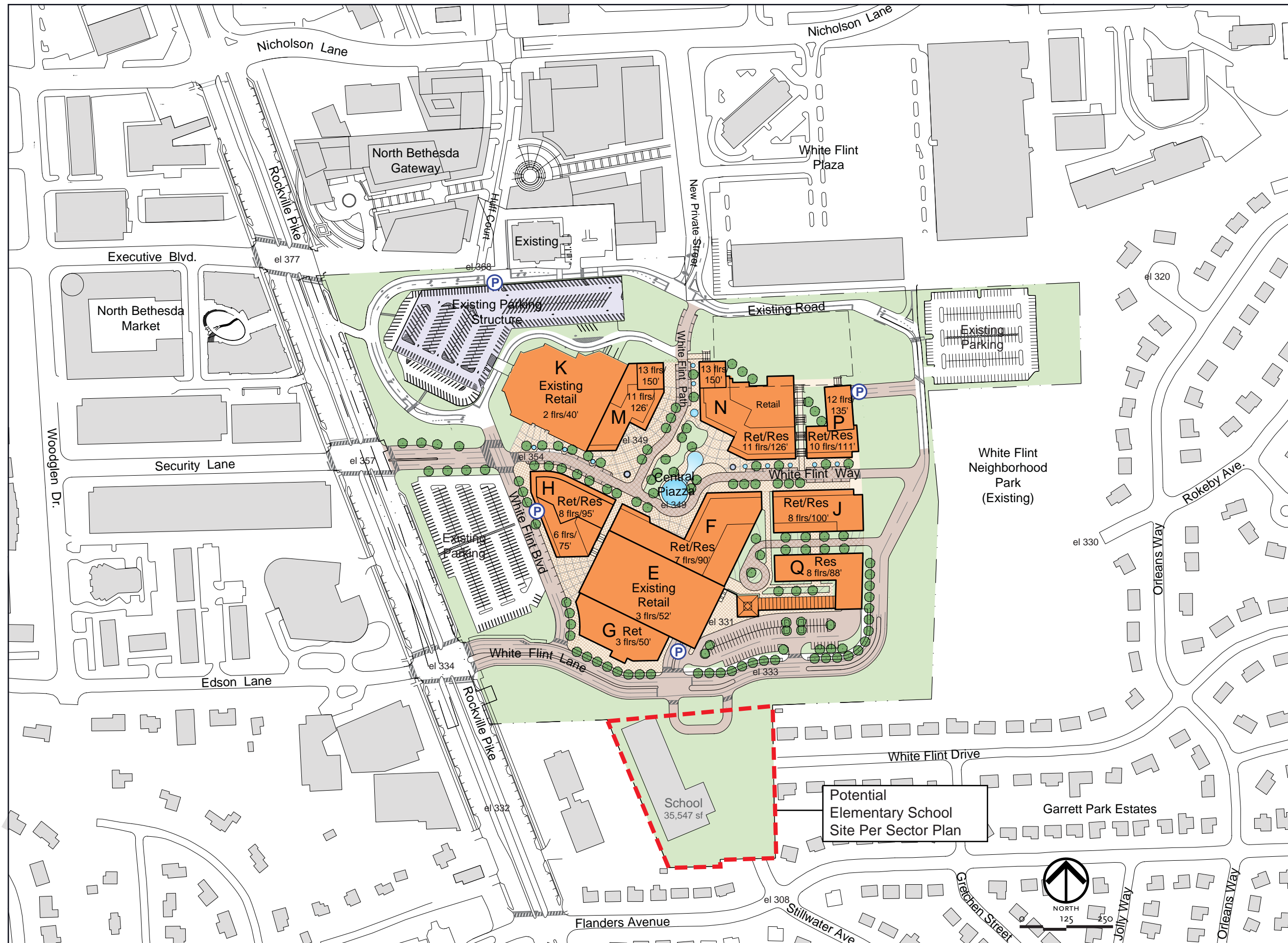
**WHITE FLINT MALL  
ILLUSTRATIVE  
PHASING DIAGRAM  
WITH RESIDENTIAL  
BUILDING V**

SHEET NO:

**SK37**

FEBRUARY 10, 2012





APPLICANT/ OWNER:



**LERNER ENTERPRISES**

2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE



**THE TOWER COMPANIES\***

2000 TOWER OAKS BOULEVARD, 9TH FLOOR  
ROCKVILLE, MARYLAND 20852

MASTER PLANNER:

**ELKUS MANFREDI ARCHITECTS**  
300 A STREET, BOSTON, MA 02210  
617.368.3491  
ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:

**RODGERS CONSULTING**  
19847 CENTURY BOULEVARD, SUITE 200  
GERMANTOWN, MARYLAND 20874  
301.948.4700 (MAIN)  
ATTN: DOUGLAS WRENN

LAND USE COUNSEL:

**LERCH EARLY & BREWER**  
3 BETHESDA METRO CENTER, SUITE 460  
BETHESDA, MARYLAND 20814-5367  
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Developer's Name: White Flint Associates, LLC James D. Policaro, PE  
Company: White Flint Mall, L.L.P. Contact Person  
Address: c/o Lerner Enterprises  
2000 Tower Oaks Boulevard, Eighth Floor  
Rockville, Maryland 20852  
Phone: (301) 284-6000  
Signature: [Signature]

**M-NCPPC APPROVAL STAMP**

Certified Sketch Plan	
File No. <u>320120040</u>	
Montgomery County Planning Board	
Chairman or Designee	Date
 <b>MONTGOMERY COUNTY PLANNING DEPARTMENT</b> THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION	

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SHEET TITLE:

**WHITE FLINT MALL  
ILLUSTRATIVE  
PHASING DIAGRAM: PHASE ONE  
WITH POSSIBLE FUTURE  
ELEMENTARY SCHOOL**

SHEET NO:

**SK38**

FEBRUARY 10, 2012





APPLICANT/ OWNER:



**LERNER ENTERPRISES**

2000 TOWER OAKS BOULEVARD, 8TH FLOOR  
ROCKVILLE, MARYLAND 20852  
ATTN: JAMES D. POLICARO, PE



**THE TOWER COMPANIES\***

2000 TOWER OAKS BOULEVARD, 9TH FLOOR  
ROCKVILLE, MARYLAND 20852

MASTER PLANNER:

**ELKUS MANFREDI ARCHITECTS**  
300 A STREET, BOSTON, MA 02210  
617.368.3491  
ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:

**RODGERS CONSULTING**  
19847 CENTURY BOULEVARD, SUITE 200  
GERMANTOWN, MARYLAND 20874  
301.948.4700 (MAIN)  
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Montgomery County Planning Board

Chairman or Designee \_\_\_\_\_ Date \_\_\_\_\_  
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SHEET TITLE:

**WHITE FLINT MALL  
ILLUSTRATIVE  
PHASING DIAGRAM: PHASE ONE  
WITH RESIDENTIAL  
BUILDING V**

SHEET NO:

**SK39**

FEBRUARY 10, 2012