WHITE FLINT MALL
SKETCH PLAN SUBMISSION
February 10, 2012

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

**SITE**

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

**PROGRAM**

<table>
<thead>
<tr>
<th>Area</th>
<th>Retail</th>
<th>1,033,990 sf</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential</td>
<td>2,459 Units</td>
</tr>
<tr>
<td></td>
<td>Office</td>
<td>1,025,995 sf</td>
</tr>
<tr>
<td></td>
<td>Hotel</td>
<td>(300 Keys) 279,175 sf</td>
</tr>
</tbody>
</table>

**OPEN SPACE**

<table>
<thead>
<tr>
<th>Public Open Space</th>
<th>(32% of site)</th>
<th>13.1 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Open Space</td>
<td>(8% of site)</td>
<td>3.5 Acres</td>
</tr>
<tr>
<td>Total Open Space</td>
<td>(40% of site)</td>
<td>16.6 Acres</td>
</tr>
</tbody>
</table>

**PUBLIC USE SPACE**

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

**PARKING**

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

**PHASING SUMMARY**

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

*Note: The final number of parking spaces will be determined at the time of future site plan applications.
DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Sketch Plan Approval Program, and Certified Sketch Plan.

Developer's Name:

Company Contact Person

Address:

Phone:      (    )      -

Signature:

No. 320110030, including Approval Conditions, Development

320120040

White Flint Associates, LLC

White Flint Mall, LLLP

c/o Lerner Enterprises

2000 Tower Oaks Boulevard, Eighth Floor

Rockville, Maryland 20852

301 284 6000

James D. Policaro, PE

Applicant/Owner:

2000 Tower Oaks Boulevard, 8th Floor

Rockville, Maryland 20852

Attn: James D. Policaro, PE

2000 Tower Oaks Boulevard, 9th Floor

Rockville, Maryland 20852

Master Planner:

Elkus Mannfried Architects

125 N Street, Boston, MA 02110

317 636 3596

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

301 287 3567 (Main)

Attn: Robert G. Brewer, Jr.

Transportation Consultant

Wells & Associates

170 Jennifer Road, Suite 260

Annapolis, Maryland 21401

410 266 5723

Attn: Nancy Randall AICP, PTP

Transportation Engineer:

Lerch Early & Brewer

3 Bethesda Metro Center, Suite 460

Bethesda, Maryland 20814-5367

301 287 3567 (Main)

Attn: Robert G. Brewer, Jr.

Transportation Consultant

Wells & Associates

170 Jennifer Road, Suite 260

Annapolis, Maryland 21401

410 266 5723

Attn: Nancy Randall AICP, PTP

Transportation Consultant

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170 Jennifer Road, Suite 260

Annapolis, Maryland 21401

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FEBRUARY 10, 2012

SHEET TITLE:

WHITE FLINT MALL

EXISTING CONDITIONS
**Sketch Plan Approval**

**File No. 320110030**, including Approval Conditions, Development

**Developer's Certificate**

The undersigned agrees to execute all the features of the Sketch Plan Approval Program, and Certified Sketch Plan.

**Developer's Name:**

**Address:**

**Phone:** (301) 284-6000

**Signature:**

**No. 320120040**

**White Flint Associates, LLC**

**c/o Lerner Enterprises**

**2000 Tower Oaks Boulevard, Eighth Floor**

**Rockville, Maryland 20852**

**James D. Policaro, PE**

**Applicant/Owner:**

**Master Planner:**

Elkus Manfredi Architects

**Civil Engineer:**

Rogers Consulting

**Land Use Counsel:**

Lerch Early & Brewer

**Land Use Consultant:**

Wells & Associates

**February 10, 2012**

**Sheet Title:**

WHITE FLINT MALL

ZONING PROXIMITY TO TRANSIT / TRACT

**Area Exhibit**

**Notes:**

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### Parking Program Area

<table>
<thead>
<tr>
<th>Floor</th>
<th>Height</th>
<th>Office</th>
<th>Hotel</th>
<th>Res.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>33'</td>
<td>3</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>68'</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>25'</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>52'</td>
<td>0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Parking Areas

- **Building L:** 14
- **Building S:** 5
- **Building G:** 15
- **Building E:** 8

### Subtotal

- **492,365 sf**

### Phase

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floors</th>
<th>Height</th>
<th>Office</th>
<th>Hotel</th>
<th>Res.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3</td>
<td>44</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>11</td>
<td>126</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>19</td>
<td>200</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### GFA

- **GFA 2,911,815**
- **Units 1,033,990**
- **GFA 279,175**
- **Units 81,450**

### Vertical Datum

- **Datum: National Geodetic Vertical Datum (NGVD 29).**
- **Horizontal Datum: Maryland Coordinate System (NAD 83).**

### Public Utility Easements

- Public utility easements and rights of way will be provided where necessary.

### Environmental Request

- An environmental request was sent to the Maryland Department of Natural Resources on November 9, 2010.

### Site Utilities

- Site utilities are serviced by Comcast, PEPCo, VAWater, and Virginia Resources Mapping, Inc.

### Land Use

- The site is not within a special protection area and contains no streams, wetlands, or floodplain based upon field observations.

### Topographic Information

- The planimetric property and topographic information was produced by Virginia Resource Mapping, Inc., date of photography November 2004.

### Certification

- The architect, Elkus Manfredi Architects, certifies that the sketch plan was prepared in accordance with the Maryland-National Capital Park and Planning Commission’s policy and guidelines.

### Legal Description

- The subject site is comprised of Parcel One-White Flint Park, Parcel 081, Part of Lots 3 & 4-North Bethesda Center East, and Parcel 04-01820778, 04-00049608, and 04-03198636.

### Survey


### Maps

- Map 214nw05 and 215nw05.

### Approval

- The plan was approved by the Montgomery County Planning Board, dated November 5, 2004.

### Notes

- Stormwater management quantity and quality facilities are located on-site.

### Disclaimer

- All information contained herein is subject to change without notice and may not be copied or reproduced without written permission from M-NCPPC.

### Contact Information

- **Lerner Enterprises:**
  - 2000 Tower Oaks Boulevard, 16th Floor
  - Bethesda, Maryland 20814-5367
  - Tel: 301.948.4700 (Main)
  - 3 Bethesda Metro Center, Suite 460
  - Bethesda, Maryland 20814-5367
  - Tel: 301.657.0165 (Direct Phone)

- **Elkus Manfredi Architects:**
  - 17847 Century Boulevard, Suite 200
  - Germantown, Maryland 20876
  - Tel: 301.948.4700 (Main)
  - Attn: Michael Cohen, AIA

- **Civil Engineer:**
  - Rodgers Consulting
  - 301.948.4700 (Main)
  - 19847 Century Boulevard, Suite 200
  - Rockville, Maryland 20852
  - Attn: Michael Cohen, AIA

- **Transportation Consultant:**
  - WEX & Associates
  - 3 Bethesda Metro Center, Suite 460
  - Bethesda, Maryland 20814-5367
  - Tel: 301.657.0165 (Direct Phone)
  - Attn: Robert G. Brown, Jr.

- **Master Planner:**
  - Elkus Manfredi Architects
  - 17847 Century Boulevard, Suite 200
  - Germantown, Maryland 20876
  - Attn: James D. Policaro, PE

- **Land Use Counselor:**
  - Leech Eaker & Brewer
  - 3 Bethesda Metro Center, Suite 460
  - Bethesda, Maryland 20814-5367
  - Tel: 301.657.0165 (Direct Phone)
  - Attn: Nancy Randala AICP, FITP

### Credits

- Surveyor: Rodgers Consulting
- Plan: CCR
- Plan No.: SK7
- Scale: 1" = 200' (1:2400)

### Locations

- Woodglen Dr. White Flint
- Executive Bl
- Nicholson Lane
- North Bethesda Gateway
- White Flint Plaza
- Flanders Avenue
- Suburban Ave.
- Garret Park Estates
- White Flint Drive
- Rockville Pike

### Market Keys

- Executive Blvd.
- Woodglen Dr.
- White Flint Lane
- White Flint Drive
- Nicholson Lane
- Residence
- Office
- Retail
- Hotel

### File No.

- 6000 250125

### Certification

- Signed by James D. Policaro, PE

### Project Summary

- The White Flint Mall Sketch Plan is a conceptual plan for the future development of the site.

### Plan Information

- The site is 3.5 acres, with 23,985 sf of retail, 803 sf of specialty, 803 sf of restaurant, and 0 sf of offices.

### Additional Information

- The site contains 279,175 sf of retail, 81,450 sf of office, and 0 sf of hotel space.
Sheet Title: White Flint Mall Plan
Sheet: White Flint Lane Level
Level: P3
EL: +/-332

LEGEND
- Retail
- Residential
- Office
- Hotel

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Illustrative Building Massing And Heights
Illustrative Allowable Building Massing and Heights

Potential Elementary School Site Per Sector Plan

[Diagram showing building massing and heights with various allowances and proposals marked.]
**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Sketch Plan Approval Program, and Certified Sketch Plan.

**Developer's Name:**
White Flint Associates, LLC
White Flint Mall, LLLP
c/o Lerner Enterprises
2000 Tower Oaks Boulevard, Eighth Floor
Rockville, Maryland 20852
301-284-6000

**Company Contact Person:**
James D. Policaro, PE

**Address:**
2000 Tower Oaks Boulevard, 8th Floor
Rockville, Maryland 20852

**Phone:** (301) 284-6000

**Signature:**

---

**Sheet No:** SK11

**February 10, 2012**

---

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---

**Sheet Title:** WHITE FLINT MALL
**Illustrative Shadow Study 9:00 AM**
The Undersigned agrees to execute all the features of the Sketch Plan Approval Program, and Certified Sketch Plan.

Developer's Name:

Company Contact Person

Address:

Phone: ( ) -

Signature:

No. 320110030, including Approval Conditions, Development

320120040

White Flint Associates, LLC

White Flint Mall, LLLP
c/o Lerner Enterprises

2000 Tower Oaks Boulevard, Eighth Floor

Rockville, Maryland 20852

301 284 6000

James D. Policaro, PE

SK12

Applicant/Owner:

2000 Tower Oaks Boulevard, 8th Floor

Rockville, Maryland 20852

Attn: James D. Policaro, PE

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:

Randori Consulting

1967 Century Boulevard, Suite 203

 Germantown, Maryland 20876

301.540.4700 (MAIN)

Attn: Douglas Wrenn

Land Use Counsel:

Lerch Early & Brewer

3 Bethesda Metro Center, Suite 460

Bethesda, Maryland 20814-5367

301.472.6053 (DIRECT PHONE)

Attn: Robert G. Breier, Jr.

Transportation Consultant:

Wells & Associates

170 Jennifer Road, Suite 240

Annapolis, Maryland 21401

410.266.5723

Attn: Nancy Randall AICP, PTP

Transportation Engineer:

Wells & Associates

170 Jennifer Road, Suite 240

Annapolis, Maryland 21401

410.266.5723

Attn: Nancy Randall AICP, PTP

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Illustrative Shadow Study

12:00 Noon
Developer's Certificate

The Undersigned agrees to execute all the features of the Sketch Plan Approval Program, and Certified Sketch Plan.

Developer's Name: White Flint Associates, LLC
Company Contact Person: White Flint Mall, LLLP
c/o Lerner Enterprises
2000 Tower Oaks Boulevard, Eighth Floor
Rockville, Maryland 20852

Phone: 301-284-6000

Signature: James D. Policaro, PE

No. 320110030, including Approval Conditions, Development

WHITE FLINT MALL
ILLUSTRATIVE SHADOW STUDY
3:00 PM

Note: The Sketch Plan drawings are conceptual only and illustrative. 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.

Applicant/Owner:
2000 Tower Oaks Boulevard, 8th Floor
Rockville, Maryland 20852
Attn: James D. Policaro, PE

LERNER ENTERPRISES
2000 Tower Oaks Boulevard, 8th Floor
Rockville, Maryland 20852
Attn: James D. Policaro, PE

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEVELOPER’S CERTIFICATE

SK13
February 10, 2012

Illustrative Shadow Study 3:00 PM
The Undersigned agrees to execute all the features of the Sketch Plan Approval Program, and Certified Sketch Plan.

Developer's Name:
White Flint Associates, LLC
White Flint Mall, LLLP
c/o Lerner Enterprises
2000 Tower Oaks Boulevard, Eighth Floor
Rockville, Maryland 20852
301-284-6000

Signature:
James D. Policaro, PE

Note: The Sketch Plan drawings are conceptual only and illustrative of 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.
Future Rapid Transit Station

Security Lane

Executive Blvd.

North Bethesda Gateway

Executive Blvd.

Executive Blvd.

Edson Lane

Woodglen Dr.

New Providence Lane

Rockville Pike

Nebel St.

White Flint Blvd.

White Flint Street

White Flint Blvd.

White Flint Lane

White Flint Ct

White Flint Path

Flanders Avenue

Stillwater Ave

Orleans Way

Nicholson Lane

Gretchen Street

Executive Blvd.

Executive Blvd.

White Flint Way

White Flint Way

Central Piazza

White Flint Neighborhood Park Addition

White Flint Neighborhood Park (Existing)

Rockville Pike

Rockville Pike

Huff Court

Jolly Way

Rokeby Ave.

White Flint Drive

Garrett Park Estates

North Bethesda Market

170 Jennifer Road, Suite 260
Annandale, Maryland 22013
Attn: Nancy Randall AICP, PTP
Phone 410 266-5723

Sheet Title: WHITE FLINT MALL
Pedestrian Circulation

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

- Primary Bike Public Street
- Primary Bike Private Street
- Dedicated Bicycle Lane
- Dedicated Shared Use Bicycle Lanes
- Bike Share Station

Sketch Plan Approval
No. 320110030, including Approval Conditions, Development
320120040

Developer's Name:
White Flint Associates, LLC
White Flint Mall, LLLP
c/o Lerner Enterprises
2000 Tower Oaks Boulevard, Eighth Floor
Rockville, Maryland 20852
301 284 6000

James D. Policaro, PE

Applicant/Owner:
2000 Tower Oaks Boulevard, 8th Floor
Rockville, Maryland 20852
Attn: James D. Policaro, PE
2000 Tower Oaks Boulevard, 9th Floor
Rockville, Maryland 20852

Elkus Manfredi Architects
300 A Street, Boston, MA 02210
617.368.3491
Attn: Michael Cohen, AIA

Rodgers Consulting
19847 Century Boulevard, Suite 200
Germantown, Maryland 20874
301.948.4700 (Main)
Attn: Douglas Wrenn

Lerch Early & Brewer
3 Bethesda Metro Center, Suite 440
Bethesda, Maryland 20814-5367
301.487.1045 (DIRECT PHONE)
Attn: Robert G. Biemer, Jr.

Elkus Manfredi Architects
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Attn: Michael Cohen, AIA

Lerch Early & Brewer
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Attn: Nancy Randal AICP, PTP

Transportation Consultant
Wells & Associates
170 Jennifer Road, Suite 260
Annapolis, Maryland 21401
Phone 410 266-5723
Attn: Nancy Randall AICP, PTP

February 10, 2012

White Flint Mall
Bicycle Circulation

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

- Vehicular Street
- Parking Entrance
- Service Locations
- Potential Zip Car Locations

*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.*

**Vehicular Circulation**
The Undersigned agrees to execute all the features of the Sketch Plan Approval Program, and Certified Sketch Plan.

Developer's Name:

Company Contact Person:

Address:

Phone: ( ) -

Signature:

No. 320110030, including Approval Conditions, Development

320120040

White Flint Associates, LLC
White Flint Mall, LLLP
c/o Lerner Enterprises
2000 Tower Oaks Boulevard, Eighth Floor
Rockville, Maryland 20852
301 284 6000

James D. Policaro, PE

SK19

February 10, 2012

Sheet Title: White Flint Mall Public Use Space Diagram

*Note: The Sketch Plan drawings are conceptual only and illustrative in nature. 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.
Off/Ret
5 flrs/71' S
Office
4 flrs/50'
Res
6 flrs/70'
4 flrs/
50'
Retail
E Q
7 flrs/90'
8 flrs/88'
8 flrs/100'
G
F
M
N
D
Retail
3 flrs/52'
3 flrs/50'
Office
3 flrs/44'
15 flrs/200'
12 flrs/162' 2 flrs/40'
6 flrs/
75'
8 flrs/95'
11 flrs/
126'
H
M
N
12 flrs/
126'
James D. Policaro, PE
320110030, including Approval Conditions, Development
White Flint Associates, LLC
White Flint Mall, LLLP
c/o Lerner Enterprises
2000 Tower Oaks Boulevard, Eighth Floor
Rockville, Maryland 20852
301 284 6000

LAND USE COUNSEL:
LEBCH EARLE & BREWER
3 RENTHWAITE METRO CENTER, SUITE 440
BETHESDA, MARYLAND 20814-5367
301 657 5145 (DIRECT PHONE)
ATTN: ROBERT G. BREWER, JR.

TRANSPORTATION CONSULTANTS:
WELLS & ASSOCIATES
170 JENNIFFER ROAD, SUITE 260
ANNAPOLIS, MARYLAND 21401
301 268 3111
ATTN: MARY RANDALL, MTP

SHEET NO:
SK21
February 10, 2012

*Note: The Sketch Plan drawings are conceptual only and illustrative Public Use Space Plan
of the final building locations, dimensions, uses, number of residential units and development stan-
ards and programs will be finally determined at the time of future
site plan applications.
Gateway Plaza From Rockville Pike

**KEY PLAN**

**Gateway Plaza From Rockville Pike**

**MASTER PLANNER:**

**Elkus Manfredi Architects**

301 A Street, Boston, MA 02110

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 COUNCIL:**

**Leech Eager & Brewer**

3 Bethesda Metro Center, Suite 400

Bethesda, Maryland 20814-5367

301.415.0185 (Direct Phone)

Attn: Robert G. Brewer, Jr.

**TRANSPORTATION CONSULTANT:**

**Wells & Associates**

170 Jennifer Road, Suite 260

Annapolis, Maryland 21401

301 266-5723

Attn: Nancy Randall AICP, PTP

**APPLICATION/OFFERED TO:**

LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 9th Floor

Rockville, Maryland 20852

Attn: James D. Policaro, PE

**THE TOWER COMPANIES**

2000 Tower Oaks Boulevard, 9th Floor

Rockville, Maryland 20852

Attn: James D. Policaro, PE

**DEVELOPER’S CERTIFICATE**

The Undersigned agrees to execute all the features of the Sketch Plan Approval Program, and Certified Sketch Plan.

Developer’s Name:

Company Contact Person

Address:

Phone: (    ) -

Signature:

No. 320110030, including Approval Conditions, Development

320120040

White Flint Associates, LLC

White Flint Mall, LLLP

c/o Lerner Enterprises

2000 Tower Oaks Boulevard, Eighth Floor

Rockville, Maryland 20852

301

284

6000

James D. Policaro, PE

**SHEET NO:**

SK22

**FEbruary 10, 2012**

**sheet title:**

White Flint Mall

Illustrative View

Gateway Plaza From Rockville Pike

*N*ote: The Sketch Plan drawings are conceptual only and illustrative of the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards will be finally determined at the time of future site plan applications.
*Note: The Sketch Plan drawings are conceptual only and illustra-
tively represent the Project. Final building locations, dimensions,
heights, uses, number of residential units and development stan-
dards and programs will be fully determined at the time of future
site plan applications.*
Central Piazza From White Flint Boulevard

*Note: The Sketch Plan drawings are conceptual only and illustrative of the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards will be determined at the time of future site plan applications.
Illustrative Public Use Space Plan
Central Piazza

*Note: The Sketch Plan drawings are conceptual only and illustrative in nature. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be fully determined at the time of future site plan applications.
Central Piazza From Neighborhood Plaza

**Developer's Certificate**
The Undersigned agrees to execute all the features of the Sketch Plan Approval Program, and Certified Sketch Plan.

**Developer's Name:**
White Flint Associates, LLC
White Flint Mall, LLLP
c/o Lerner Enterprises
2000 Tower Oaks Boulevard, Eighth Floor
Rockville, Maryland 20852
301-284-6000

**Company Contact Person:**
James D. Policaro, PE
320120040

**Address:**
2000 Tower Oaks Boulevard, 9th Floor
Rockville, Maryland 20852

**Phone:**
301-284-6000

**Signature:**

**Certified Sketch Plan**
File No. 320110030, including Approval Conditions, Development White Flint Associates, LLC
White Flint Mall, LLLP
c/o Lerner Enterprises
2000 Tower Oaks Boulevard, Eighth Floor
Rockville, Maryland 20852
301-284-6000

**Sketch Plan Approval Program**

**Development/Owner:**
2000 Tower Oaks Boulevard, 8th Floor
Rockville, Maryland 20852
Attn: James D. Policaro, PE

**Master Planner:**
Elkus Manfredi Architects
300 A Street, Boston, MA 02210
617-363-5893

**Civil Engineer:**
Rodgers Consulting
1967 Century Boulevard, Suite 200
 Germantown, Maryland 20874
301-940-4520 (Main)

**Land Use Counsel:**
Lerch Early & Brewer
3 Bethesda Metro Center, Suite 460
Bethesda, Maryland 20814-5367
301-471-3255 (Direct Phone)

**Transportation Consultant:**
Wells & Associates
170 Jennifer Road, Suite 260
Annapolis, Maryland 21401
301-266-5723

**Transportation Consultant:**
Wells & Associates
170 Jennifer Road, Suite 260
Annapolis, Maryland 21401
301-266-5723

**Illustrative View:**
Central Piazza From Neighborhood Plaza

*Note: The Sketch Plan drawings are conceptual only and illustrative in nature. Final building locations, dimensions, heights, uses, number of residential units and development stan-

dards and programs will be finally determined at the time of future site plan applications.*
*Note: The Sketch Plan drawings are conceptual only and illustrative representations of 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.*
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.
Neighborhood Plaza

Small Park near Pont Neuf, Paris, France

Fountain

Outdoor Seating

Pylon

White Flint Lane

White Flint Mall

Fountain

Outdoor Seating

Pylon

Neighborhood Plaza

White Flint Associates, LLC

White Flint Mall, LLLP

c/o Lerner Enterprises

2000 Tower Oaks Boulevard, Eighth Floor

Rockville, Maryland 20852

301-284-6000

James D. Policaro, PE

Elkus Manfredi Architects

300 A Street, Boston, MA 02210

617-368-3491

Michael Cohen, AIA

Rodgers Consulting

19847 Century Boulevard, Suite 200

Germantown, Maryland 20874

301-948-4700 (Main)

Douglas Wrenn

Lerch Early & Brewer

3 Bethesda Metro Center, Suite 460

Bethesda, Maryland 20814-5367

301-472-8687 (Direct Phone)

Robert G. Brewer, III

Lerch Early & Brewer

3 Bethesda Metro Center, Suite 460

Bethesda, Maryland 20814-5367

301-472-8687 (Direct Phone)

Nancy Randall, AICP, PTP

Wells & Associates

170 Jennifer Road, Suite 260

Annapolis, Maryland 21401

410 266-5723

Nancy Randall, AICP, PTP

Applicant/Owners:

2000 Tower Oaks Boulevard, 8th Floor

Rockville, Maryland 20852

Attn: James D. Policaro, PE

The Undersigned agrees to execute all the features of the Sketch Plan Approval Program, and Certified Sketch Plan.

Developer's Name:

Company Contact Person

Address:

Phone:

Signature:

No. 320110030

Certified Sketch Plan

Approved by: M-NCPPC

MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Sketch Plan Approval Program, and Certified Sketch Plan.

Developer's Name:

Company Contact Person

Address:

Phone:

Signature:

No. 320120040

MONTGOMERY APPROVAL STAMP

Certified Sketch Plan

File No.

Montgomery County Planning Board

Chairman or Designee     Date

Sheet Title:

White Flint Mall

Illustrative

Public Use Space Plan

Neighborhood Plaza

Sheet No:

SK29

February 10, 2012

*Note: The Sketch Plan drawings are conceptual only and illustrative of 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.
Introduction:

The Sketch Plan drawings are conceptual only and illustrative of 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.

The Maryland-National Capital Park and Planning Commission (M-NCPPC) requires the execution of all the features of the Sketch Plan Approval Program, and Certified Sketch Plan.

Developer: White Flint Mall

Address: 2000 Tower Oaks Boulevard, 8th Floor, Rockville, Maryland 20852

Contact Person: James D. Policaro, PE

Phone: 301-284-6000

Approval Conditions:

- SHEET NO: SK30
- Attn: James D. Policaro, PE
- Attn: Michael Cohen, AIA
- Attn: Douglas Wrenn
- Attn: Nancy Randall AICP, PTP

February 10, 2012

White Flint Mall
Illustrative
Public Use Space Plan
Rockville Pike Promenade
Conceptual Design
Rockville Pike Promenade Looking North

Image taken from “Rockville Pike Boulevard Alignment Study”
Illustrative Public Use Space Plan
Rockville Pike Promenade Precedent Images

Applicant: Owner

Lerner Enterprises
2000 Tower Oaks Boulevard, 7th Floor
Rockville, Maryland 20852
Attn: James D. Policaro, PE

M-NCPPC APPROVAL STAMP
Certified Sketch Plan
File No.
Montgomery County Planning Board
Chairman or Designee     Date

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

DEVELOPER’S CERTIFICATE
The Undersigned agrees to execute all the features of the Sketch Plan Approval Program, and Certified Sketch Plan.

Developer’s Name:
White Flint Associates, LLC
White Flint Mall, LLLP
c/o Lerner Enterprises
2000 Tower Oaks Boulevard, Eighth Floor
Rockville, Maryland 20852
301.284.6000

Signature:

No. 320110030

SK32

APPROVAL CONDITIONS
1. Sketch Plan approved on 3/30/2011
2. Sketch Plan submitted for approval on 3/30/2011
3. Sketch Plan approved on 3/30/2011

White Flint Mall
Illustrative Public Use Space Plan Rockville Pike Promenade Precedent Images

SHEET NO:
SK32

February 10, 2012

*Note: The Sketch Plan drawings are conceptual only and illustrative. 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
Rockville Pike Promenade Precedent Images

Sheet No.
SK32

February 10, 2012

*Note: The Sketch Plan drawings are conceptual only and illustrative. 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
Rockville Pike Promenade Precedent Images

Sheet No.
SK32

February 10, 2012
### Summary of Public Benefits Incentive Density Categories

<table>
<thead>
<tr>
<th>Category</th>
<th>Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>59-C-15.851 Major Public Facilities</td>
<td>12</td>
</tr>
<tr>
<td>59-C-15.852 Transit Proximity</td>
<td>24</td>
</tr>
<tr>
<td>59-C-15.853 Connectivity and Mobility</td>
<td>55</td>
</tr>
<tr>
<td>59-C-15.854 Diversity of Uses and Activities</td>
<td>20</td>
</tr>
<tr>
<td>59-C-15.855 Quality Building &amp; Site Design</td>
<td>54</td>
</tr>
<tr>
<td>59-C-15.856 Natural Environmental Protection and Enhancement</td>
<td>25</td>
</tr>
</tbody>
</table>

**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.*

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.


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:

<table>
<thead>
<tr>
<th>Proximity</th>
<th>Adjacent or confronting</th>
<th>Within ¼ mile</th>
<th>Between ¼ and ½ mile</th>
<th>Between ½ and 1 mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit Service Level</td>
<td>CR</td>
<td>30</td>
<td>15</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>CRT</td>
<td>50</td>
<td>25</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>CR</td>
<td>75</td>
<td>20</td>
<td>15</td>
</tr>
</tbody>
</table>

(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 ¼ mile of the transit portal, 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 application is between ¼ and ½ mile of the transit portal, the points must be calculated as the weighted average of the percentage of area in each range.


Development that enhances connectivity between uses and amenities; increases mobility options; encourages non-automotive travel; facilitates social interaction; and 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.
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, facade 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.

---

**59-C-15.854 Diversity of Uses and Activities**

<table>
<thead>
<tr>
<th>Available</th>
<th>Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>20</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Available</th>
<th>Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Smart Business Opportunities</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>.toolStripButton: The Project will provide on-site space for at least three small, neighborhood-oriented businesses (minimum of 5,000 square feet).</td>
<td>20</td>
<td>20</td>
</tr>
</tbody>
</table>

**59-C-15.855 Quality Building & Site Design**

<table>
<thead>
<tr>
<th>Available</th>
<th>Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>20</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Available</th>
<th>Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structural Parking</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>The Project will place a significant amount of parking within above- or below-grade structures.</td>
<td>(600 / 1,100 = 0.55 points = 4 + 1 points)</td>
<td>20</td>
</tr>
</tbody>
</table>

**59-C-15.856 Natural Environmental Protection and Enhancement**

<table>
<thead>
<tr>
<th>Available</th>
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</thead>
<tbody>
<tr>
<td>5</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Available</th>
<th>Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Lot Termination (BLT)</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>The Project will follow building lot terminations an amount equal to 30% of the incentive density base area.</td>
<td>5</td>
<td>5</td>
</tr>
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</table>

**59-C-15.857 Vegetated Area**

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>10</td>
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</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Available</th>
<th>Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vegetative Area</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>The Project will install and maintain a vegetated area that covers up to a minimum of 1,000 square feet, or 50% of the gross lot area, whichever is less.</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Available</th>
<th>Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional Possible Incentive Items</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Area expansiveness of impervious areas.</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Vegetative Area</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>The Project will establish plantings in a minimum of 1,000 square feet, covering at least 50% of the lot area, or 1,000 square feet per residential area.</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Available</th>
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<tr>
<td>Vegetative Area</td>
<td>10</td>
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**59-C-15.858 Quality Building & Site Design Points Requested**

**59-C-15.859 Diversity of Uses and Activities Points Requested**

**59-C-15.860 Natural Environmental Protection and Enhancement Points Requested**

<table>
<thead>
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<td>10</td>
</tr>
</tbody>
</table>

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.
LEGEND

Phase 1
Phase 2
Phase 3
Phase 4

*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.*
**LEGEND**

- **Phase 1**
- **Phase 2**
- **Phase 3**
- **Phase 4**

---

**SK37**

February 10, 2012

---

*Note: The Sketch Plan drawings are conceptual only and illustrative representa-
tion. Final building locations, dimensions, purposes, number of residential units and development stan-
dards and programs will be finally determined at the time of future site plan applications.*
**Existing Parking Structure**

- 3 flrs/52'
- 7 flrs/90'
- 8 flrs/100'
- 10 flrs/111'
- 12 flrs/135'
- 11 flrs/126'
- 13 flrs/150'

**Retail**

- 2 flrs/40'
- 6 flrs/75'
- 8 flrs/95'
- 9 flrs/100'

**Existing School**

- 35,547 sf

**Security Lane**

- Executive Blvd.
- Edson Lane

**Woodglen Dr.**

- Rockville Pike

**White Flint Plaza**

- White Flint Drive

**North Bethesda Market**

**Existing Road**

- White Flint Path

**White Flint**

- North Bethesda Gateway
- Nicholson Lane
- Stillwater Ave.
- Orleans Way

**Garrett Park Estates**

- Flanders Avenue

**Rockville Pike**

**Orleans Way**

**Nicholson Lane**

**White Flint**

**New Potomac Street**

**Central Piazza**

**Gretchen Street**

**Potential Elementary School Site Per Sector Plan**

*Note: The Sketch Plan drawings are conceptual only and illustrative only. 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: Phase One**

**Building V**

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