

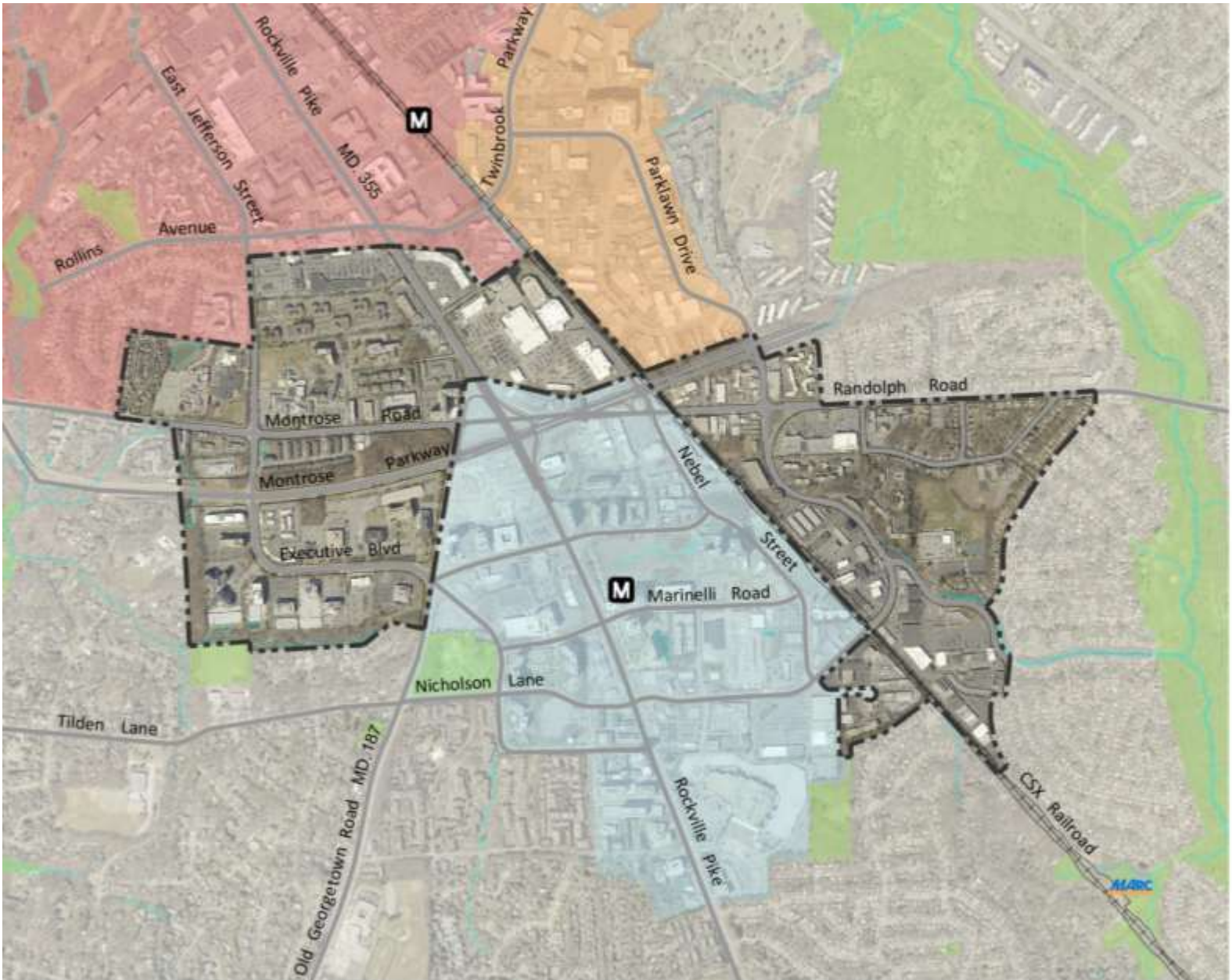
Working Draft Recommendations



Presentation Overview

- I. Background and Context
- II. Urban Design Framework and Concept
- III. Key Recommendations
- IV. Land Use and Zoning
- V. Districts
- VI. Housing
- VII. Community Facilities
- VIII. Parks and Open Spaces
- IX. Sustainability
- X. Mobility
- XI. Implementation-Staging

Plan Area



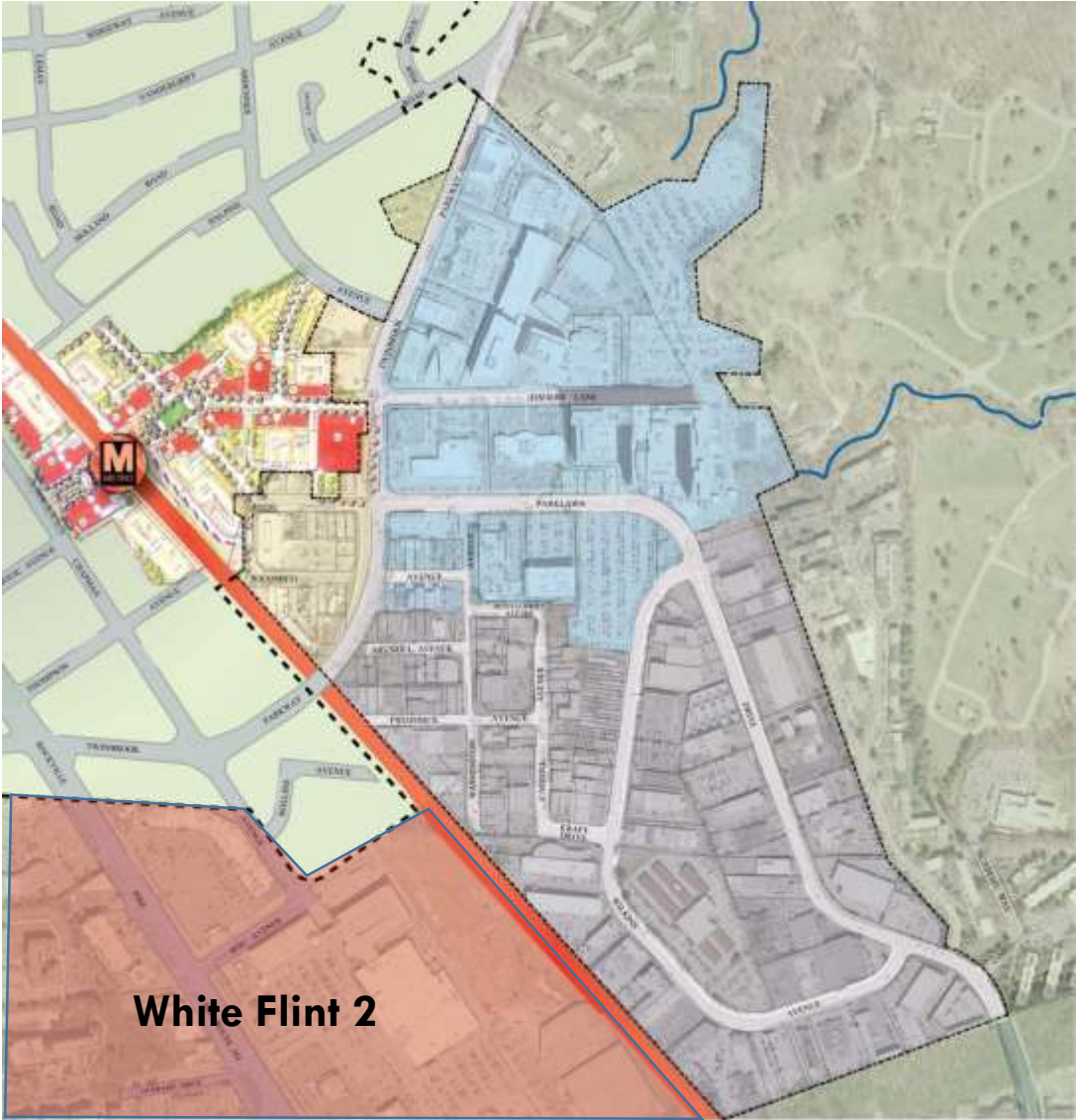
- White Flint 2 Sector Plan Boundary
- 2010 White Flint Sector Plan
- City of Rockville
- 2009 Twinbrook Sector Plan
- Parkland
- M Metro Station
- MARC Garrett Park MARC Station



Plan Context

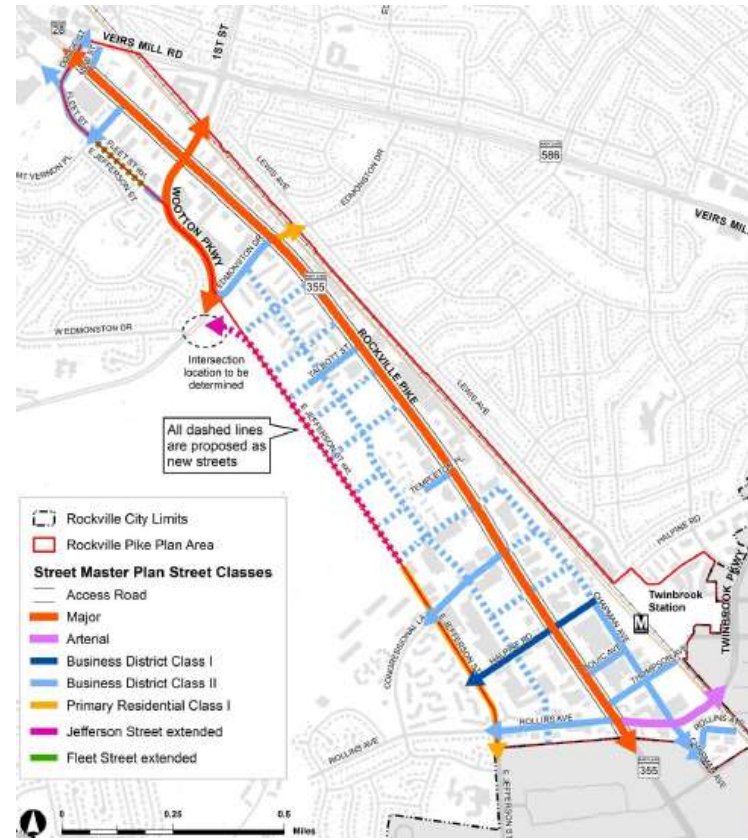


2010 White Flint Sector Plan

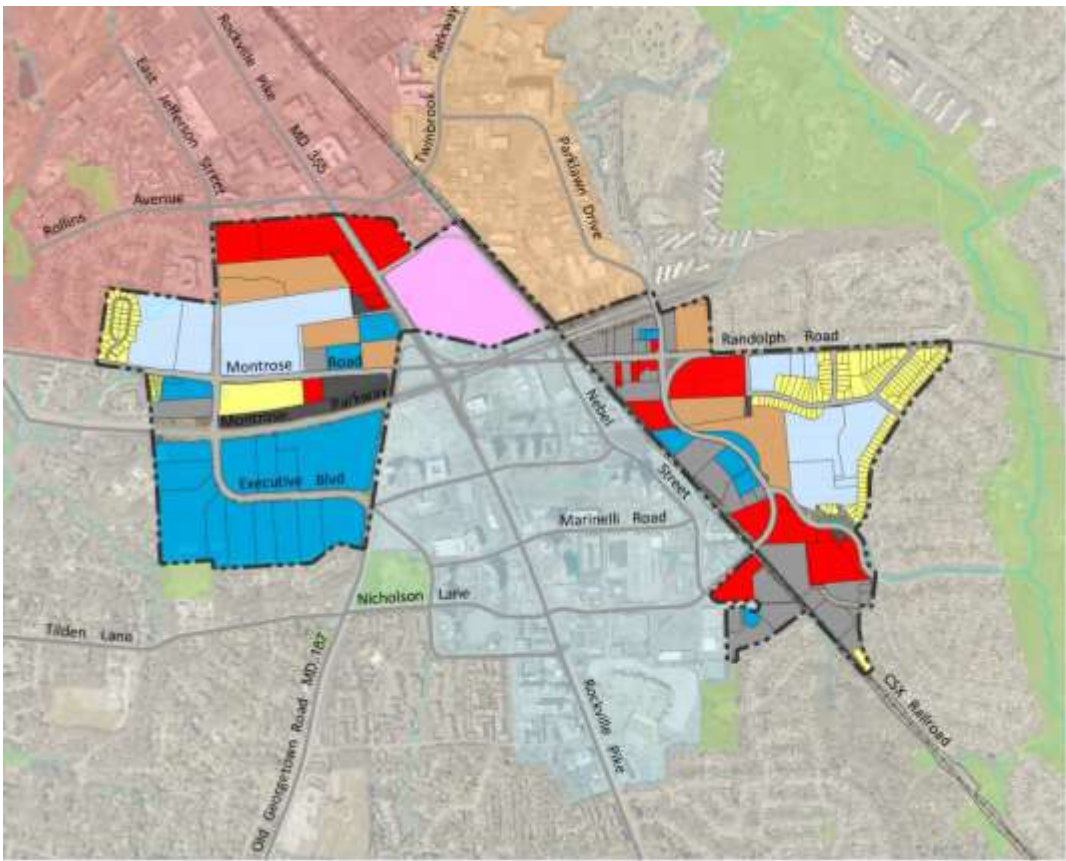
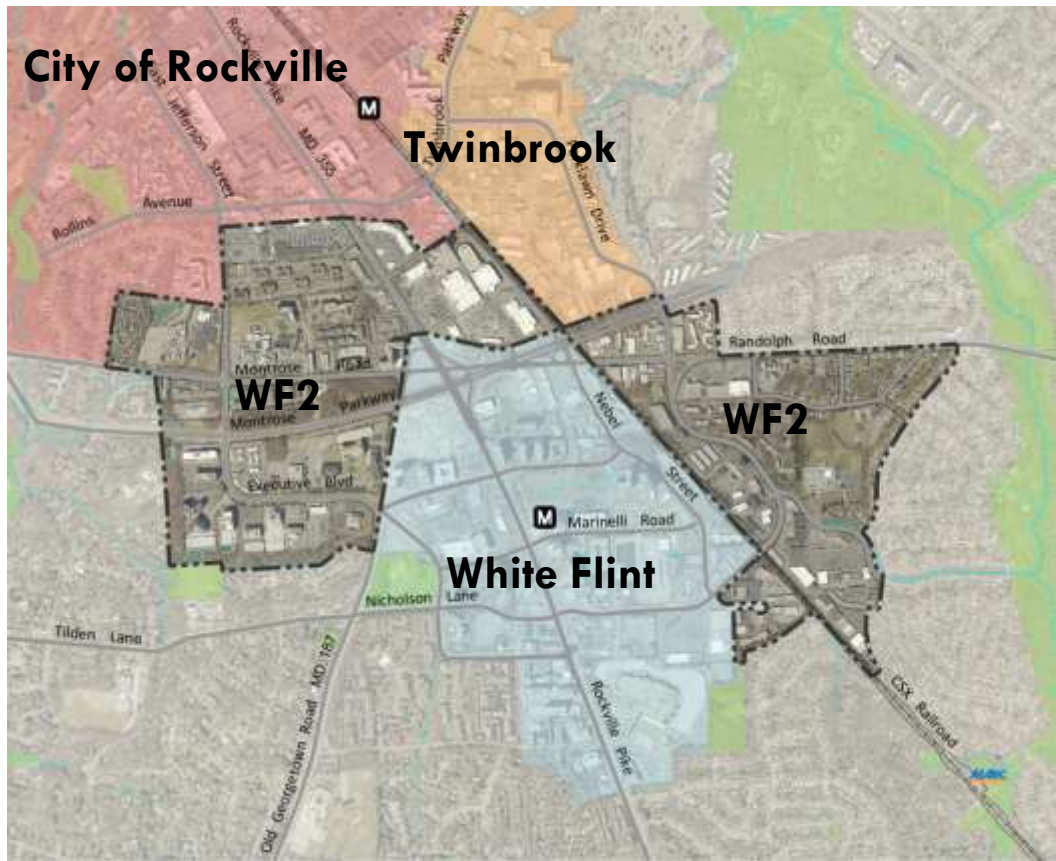


2009 Twinbrook Sector Plan

Plan Context



Existing Land Use

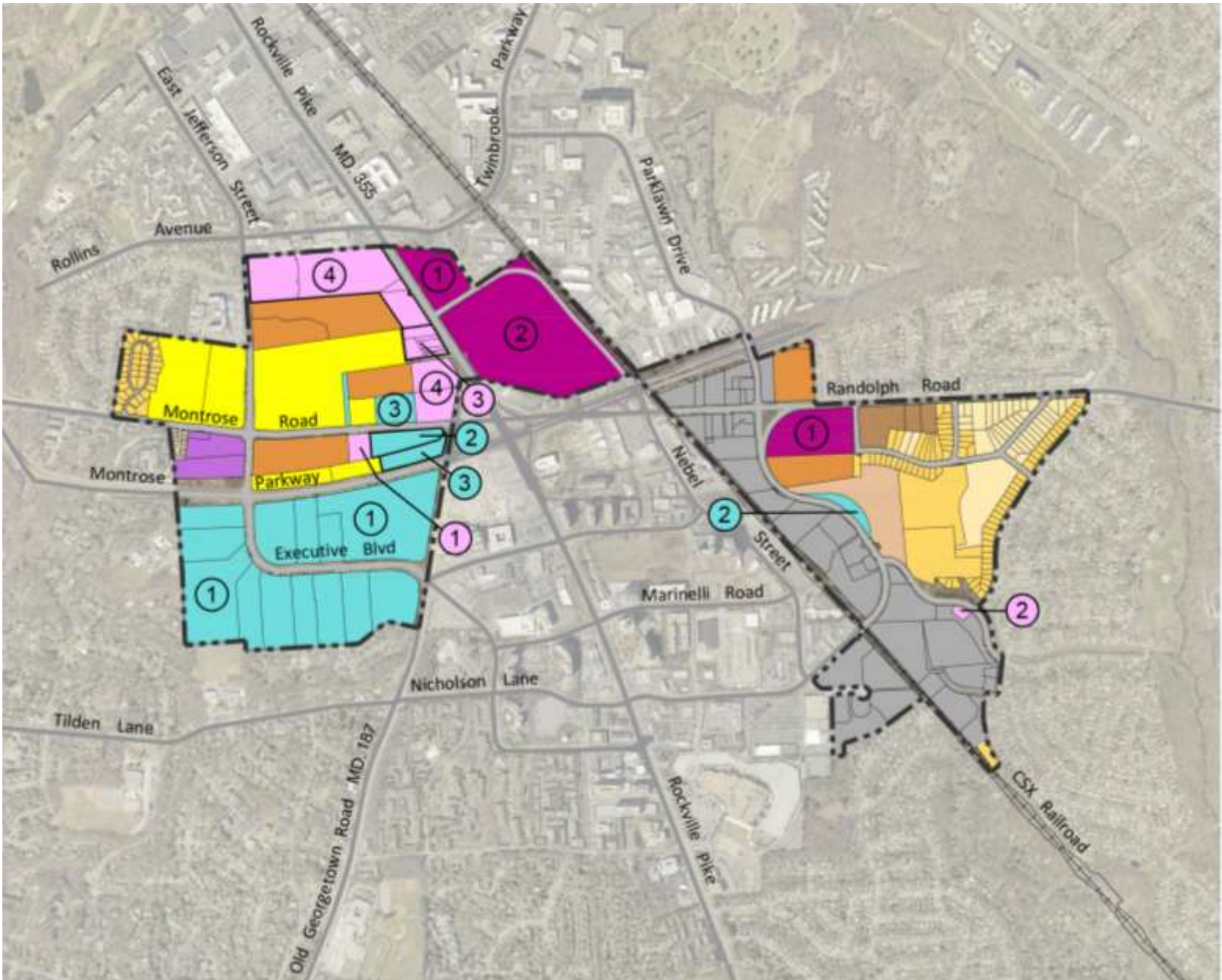


- White Flint 2 Sector Plan Boundary
- 2010 White Flint Sector Plan
- City of Rockville
- 2009 Twinbrook Sector Plan
- Parkland
- Residential
- High-Density Residential
- Mixed Use
- Commercial/Retail
- Office
- Institutional
- Industrial
- Vacant



Built Development	Residential	Non-Residential
	1,904 dwelling units	6.4 million sq.ft

Existing Plan Area Zones



- White Flint 2 Sector Plan Boundary
- R-200 Single-Family Residential
- R-90 Single-Family Residential
- R-60 Single-Family Residential
- R-60TOR Single-Family Residential/Transferable Development Rights
- RT-15 Residential Townhouse
- R-30 Multiple-Family, low density residential
- R-20 Multiple-Family, medium density residential
- EOF Employment Office
- 1 EOF 0.75, H-100'
- 2 EOF 1.5, H-75'
- 3 EOF 3.0, H-100'
- CR Commercial Residential
- 1 CR 1.5, C-1.0, R-1.0, H-75'
- 2 CR 2.0, C-0.5, R-1.5, H-220'
- CRN Commercial Residential Neighborhood
- CRN 0.5, C-0.5, R-0.25, H-35'
- CRT Commercial Residential Town
- 1 CRT 0.25, C-0.25, R-0.25, H-35'
- 2 CRT 0.75, C-0.75, R-0.25, H-35'
- 3 CRT 0.75, C-0.75, R-0.25, H-45'
- 4 CRT 2.25, C-1.5, R-0.75, H-75'
- IL Light Industrial
- IL 1.0, H-50'



Public Outreach



Public meetings

- Schools
- Parks and open spaces
- Transportation
- Property owners and civic/home associations
- Advocates

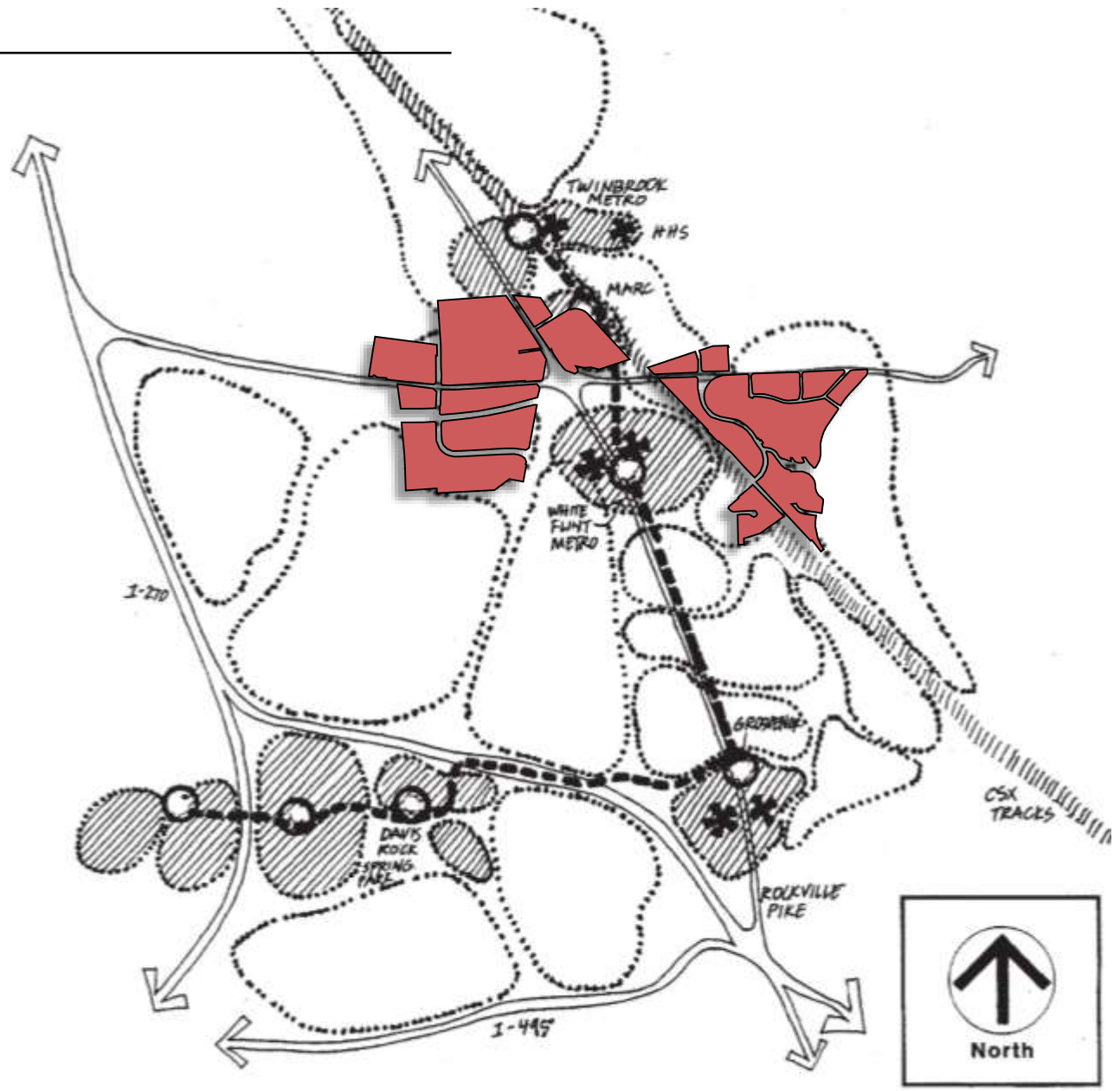


1992 North Bethesda Plan



“...new development within **districts** focused around transit nodes....to establish a balance between auto and transit access by designing for non-auto movement within walking distance of transit stops.”

1992 North Bethesda/Garrett Park Master Plan

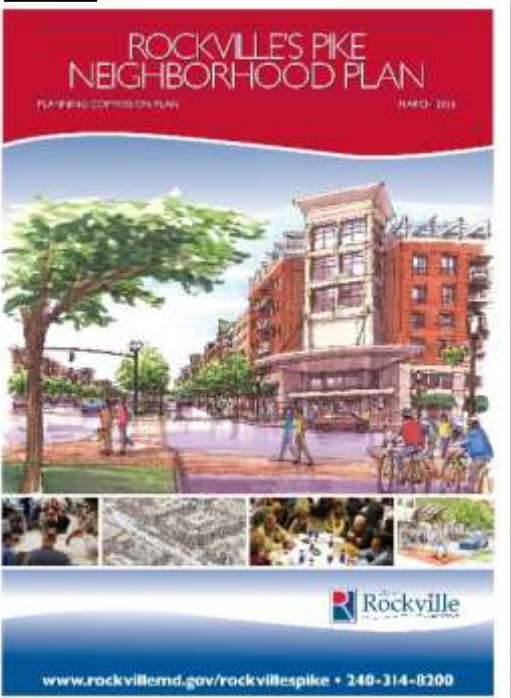


Working Draft Recommendations

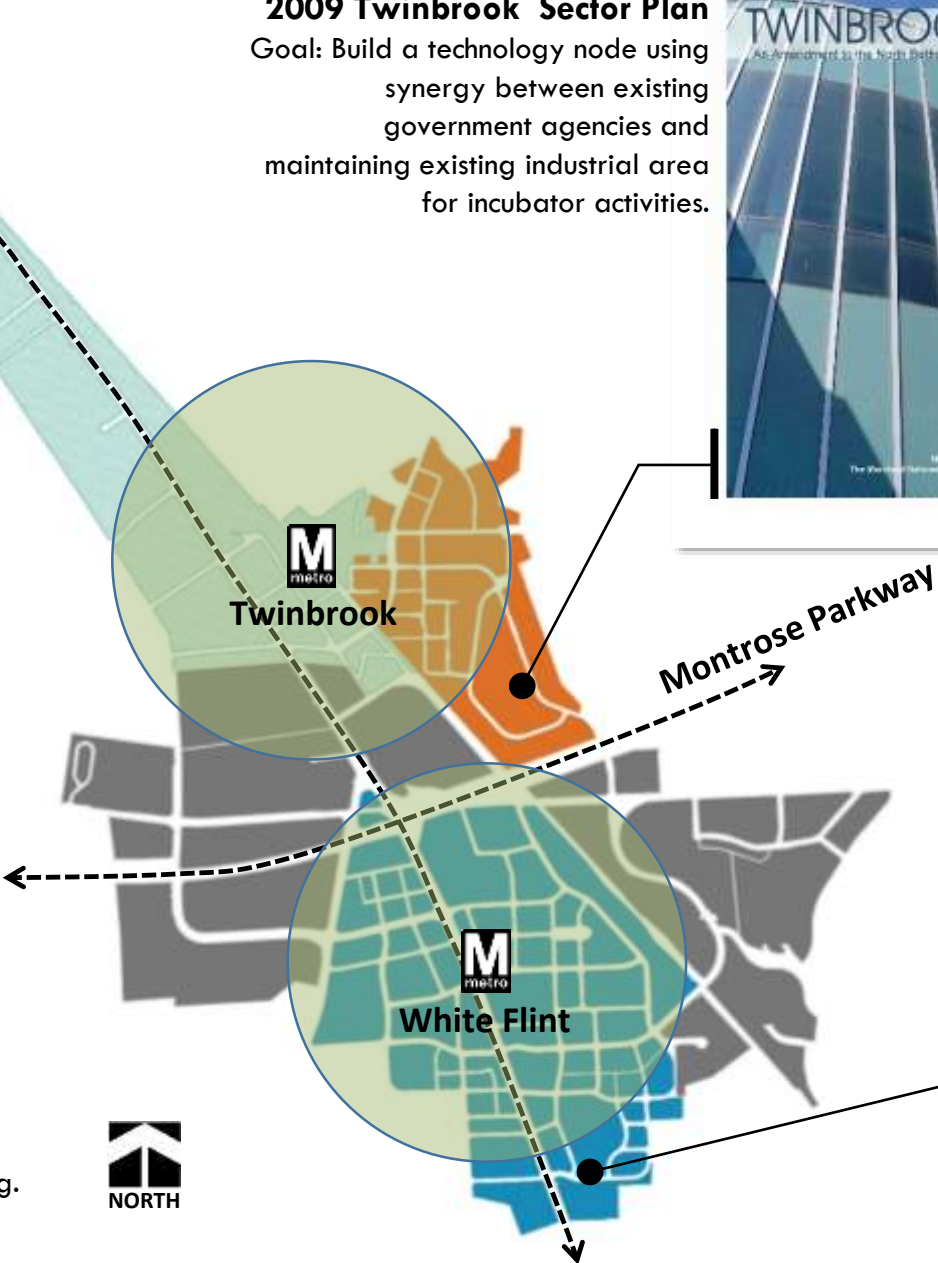
2009 Twinbrook Sector Plan
Goal: Build a technology node using synergy between existing government agencies and maintaining existing industrial area for incubator activities.



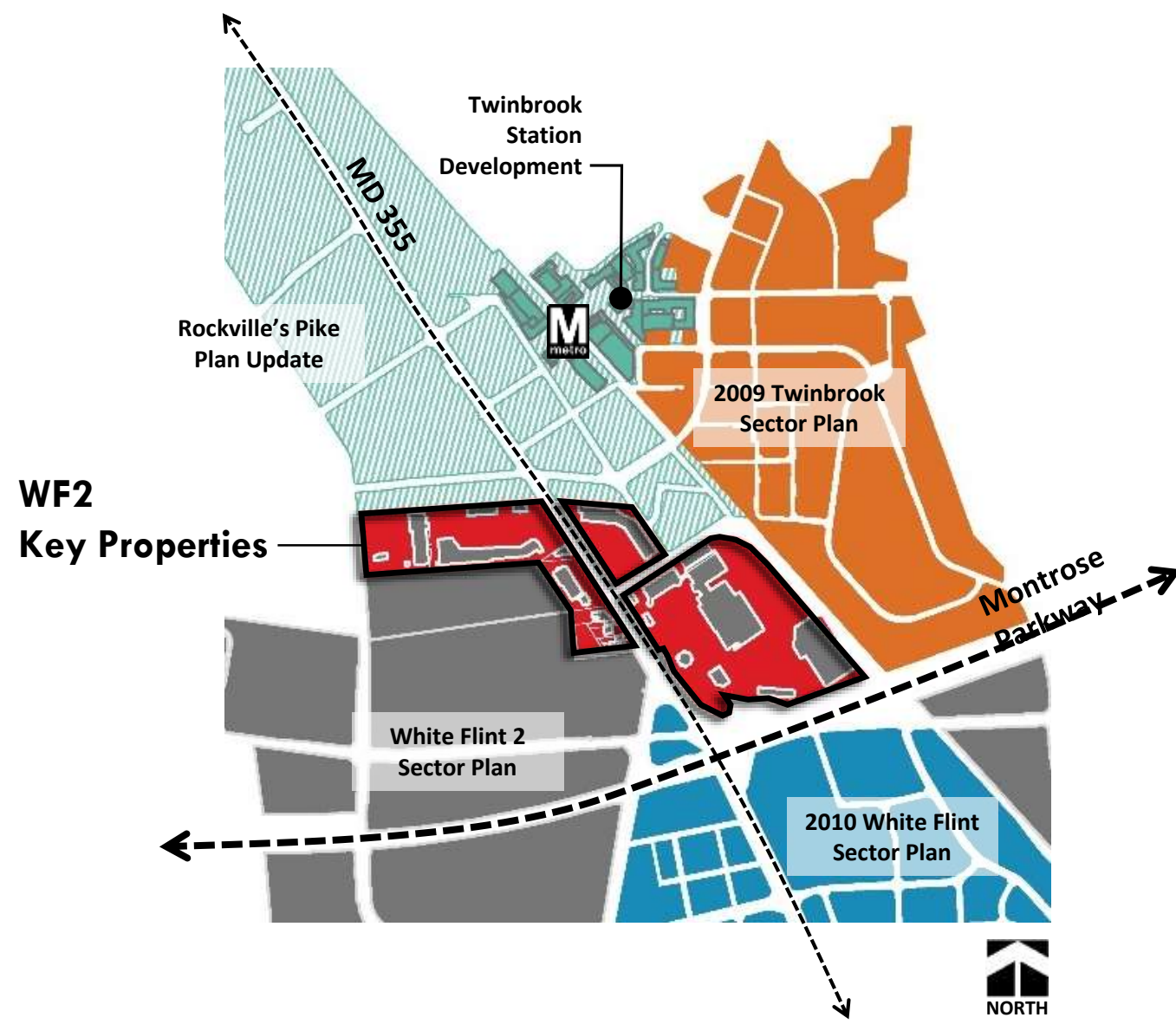
2010 White Flint Sector Plan
Goal: Transform a car-oriented area into an urban and diverse mixed-use area centered on transit.



Rockville's Pike Plan Update (2016 Draft)
Goal: Transform a portion of the Rockville Pike corridor into an attractive and vibrant neighborhood for shopping, living , and working.



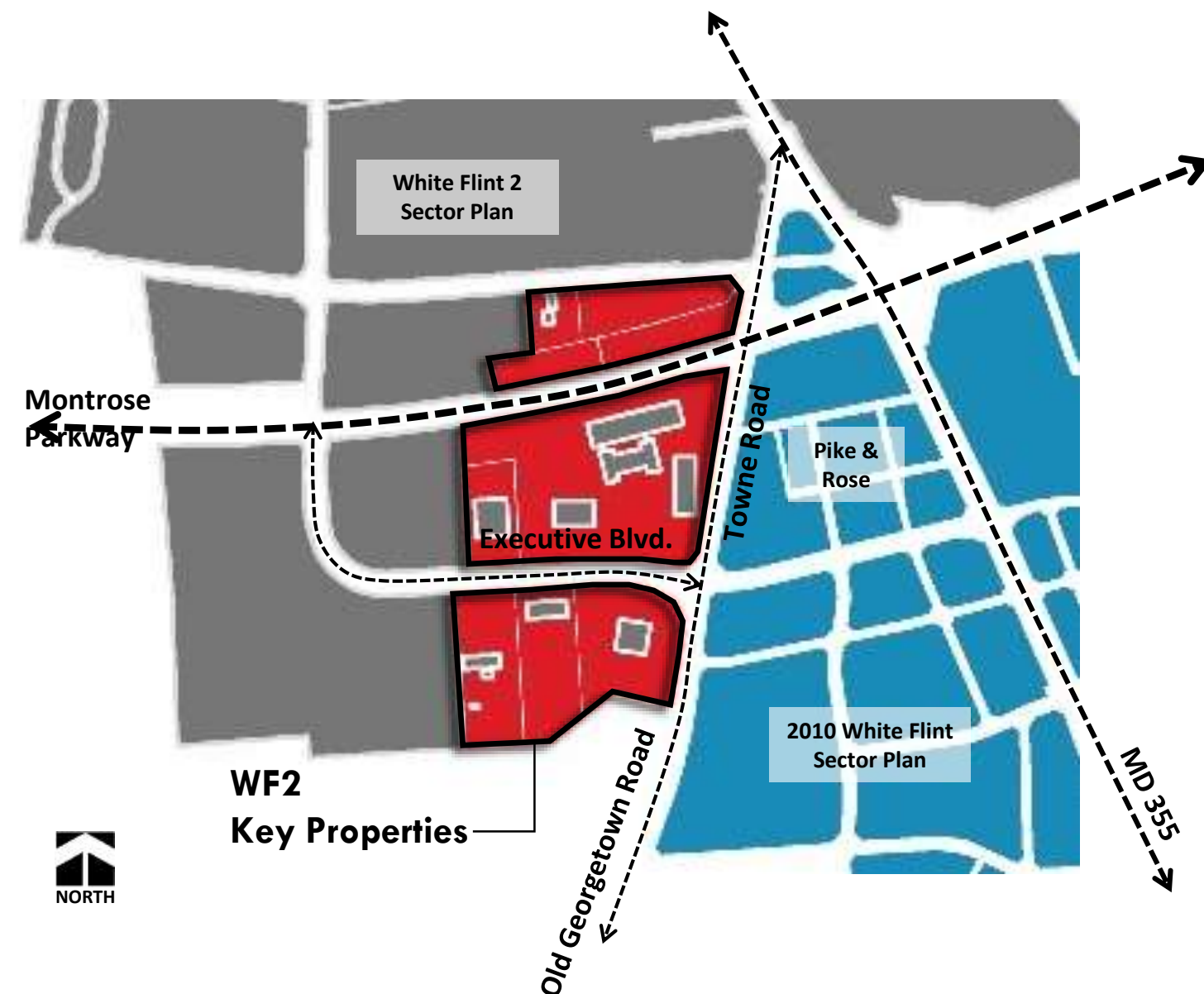
Working Draft Recommendations



Recommendations:

- To transform a car-centric area into a mixed-use, pedestrian friendly location.
- Focus redevelopment along Rockville pike to extend ongoing efforts to transform the corridor north and south through the plan area.
- Improving the area for pedestrians by introducing activating uses along the Pike.
- Integrate into new development spaces for public use, connected to the Pike and accessible to existing and future residents.

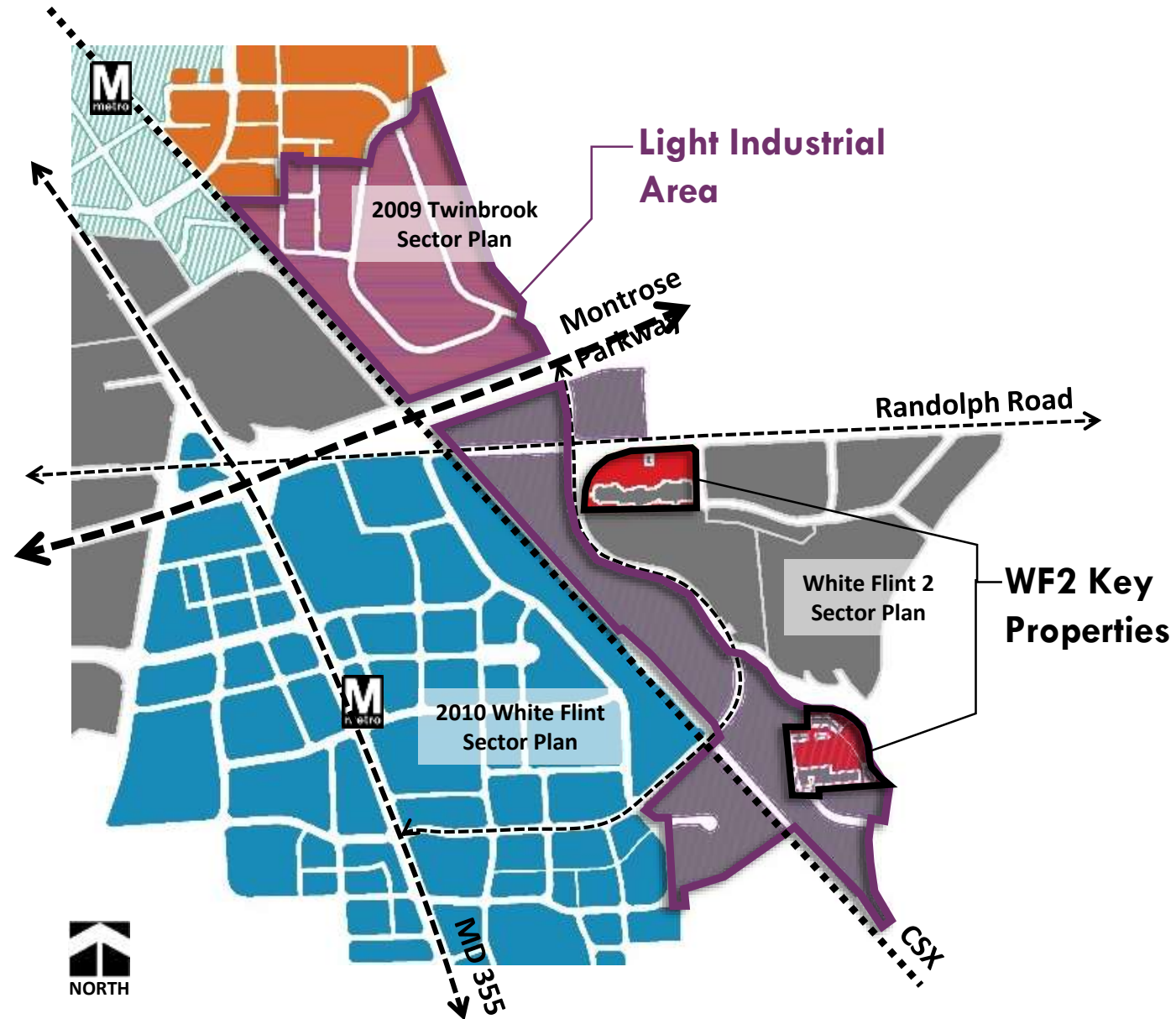
Working Draft Recommendations



Recommendations:

- New development should enhance Executive Boulevard for pedestrians and introducing street activating uses and open spaces for public use.
- Focus redevelopment to support ongoing County priorities, such as the realignment of Executive Blvd. and Old Georgetown Road.
- Develop vacant land north of Montrose Parkway to connect with northern part of the planning area.
- Introduce new uses that complement existing remaining uses, and that take advantage of existing natural resources.

Working Draft Recommendations



Recommendations:

- Redevelopment should incorporate the character of the adjacent industrial area, to create neighborhood serving centers that are unique to this cluster.
- Define and activate open spaces for community use.
- Promote the enhancement of bike and pedestrian connections related to potential redevelopment sites.

Working Draft Recommendations



400 Regency Center, White Flint, DC 20007

Design Objectives

Connectivity

Encourage how people move, and how services, entertainment, and retail are used.

- using building setbacks to create a comfortable pedestrian environment along streets
- providing on street parking wherever possible
- providing, discontinuous trees along all pedestrian oriented streets
- minimizing crosswalk cuts along major pedestrian routes
- creating active mid-block pedestrian connections
- increasing safety at pedestrian crossings

Environment

Focus on how human impacts on the natural environment by:

- creating walkable and bicycle friendly environments
- using green roofs and rainwater harvesting systems to meet the ESD guidelines for a better place
- promoting energy conservation and generation as a primary building and public space design feature
- encouraging building massing that improves airflow and access to sunlight
- integrating sustainable components into the design of buildings and public places (e.g., vegetated roofs, green walls, solar, electric bike racks, etc.)

Design

Apply sustainable principles in the way we build and how we live by:

- building accessible balconies and spaces that can accommodate a range of uses over time
- promoting compact development patterns and walkable communities
- housing on quality buildings and spaces that will promote long term value to the community

Diversity

Create a mix of choices in how and where we live, work and where by:


- complementing land use patterns that create a mix of homes, jobs, shopping, and public amenities
- developing "micro-neighborhoods" that allow for a mix of uses to be located close to each other
- creating an attractive urban environment that will attract a mix of people, businesses, and families

June 2010


Introduction 2

Twinbrook

Urban Design Guidelines



The Shops at Georgetown



Design Objectives

Connectivity

Encourage how people move, and how services, entertainment, and retail are used.

- establishing a grid of streets to improve access for vehicles, pedestrians, and bikes
- promoting continuous building facades along streets, to define and activate the public realm
- providing on street parking wherever possible
- improving safety at pedestrian crossings

Environment

Focus on how human impacts on the natural environment by:

- creating walkable environments to reduce car use
- promoting "green" stormwater management techniques and reducing imperviousness
- promoting energy conservation and generation as a primary building and public space design consideration
- encouraging building massing that improves airflow and access to sunlight
- promoting the integration of sustainable components into the design of buildings and public places

Design

Apply sustainable principles in the way we build and how we live by:

- promoting compact development and shorter buildings to reduce impact on the natural environment
- encouraging pedestrian activity by creating the "active" environment with a mix of uses, open spaces, and transit

Diversity

Create a mix of choices in how and where we live by:

- recommending land use patterns that create a mix of homes, jobs, shopping, and public amenities
- recommending "micro-neighborhoods" that can accommodate a range of ages and family needs
- creating a vibrant urban environment that will attract people of all ages, incomes and ethnicities

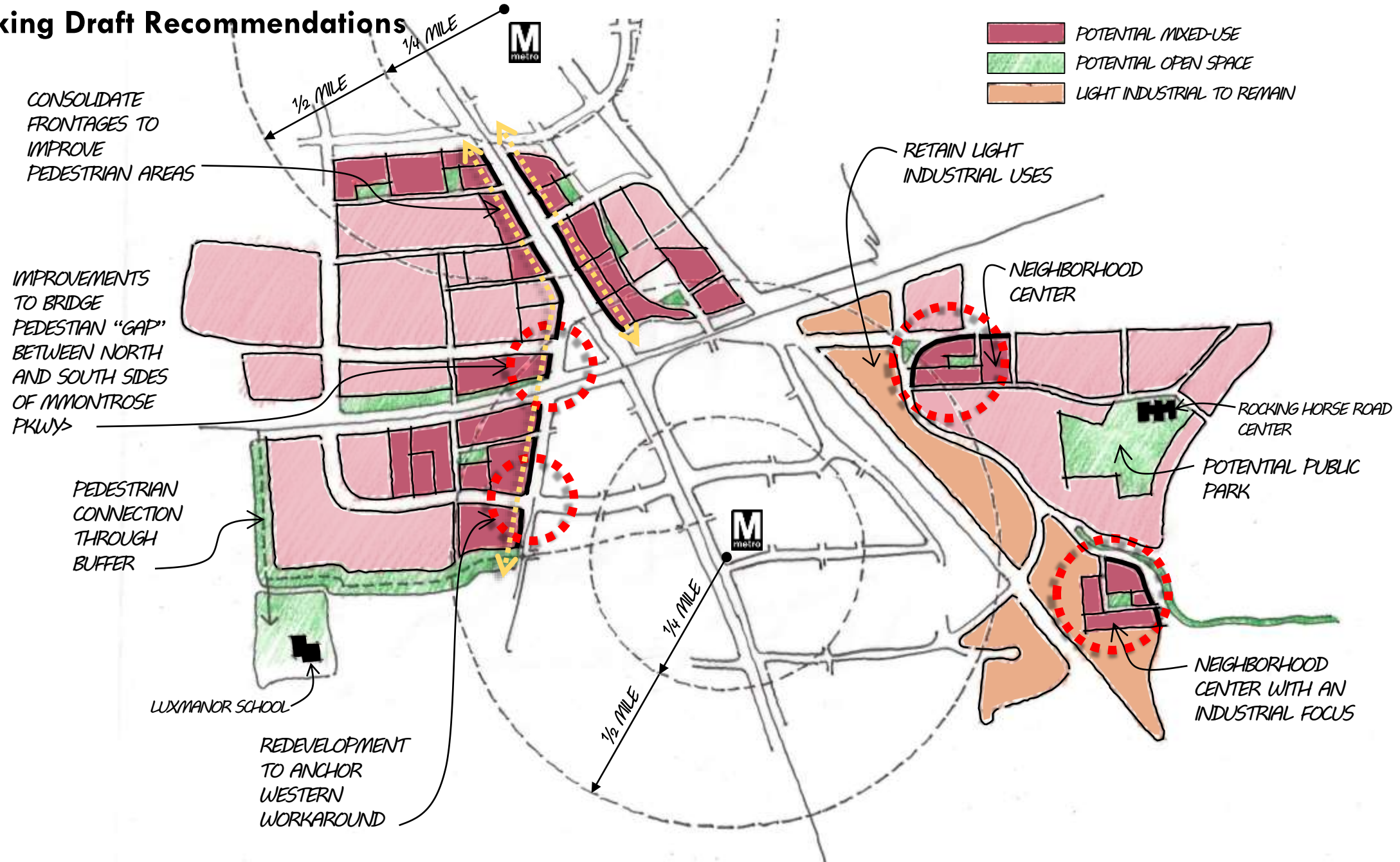
June 2010

Introduction 2

White Flint

Urban Design Guidelines

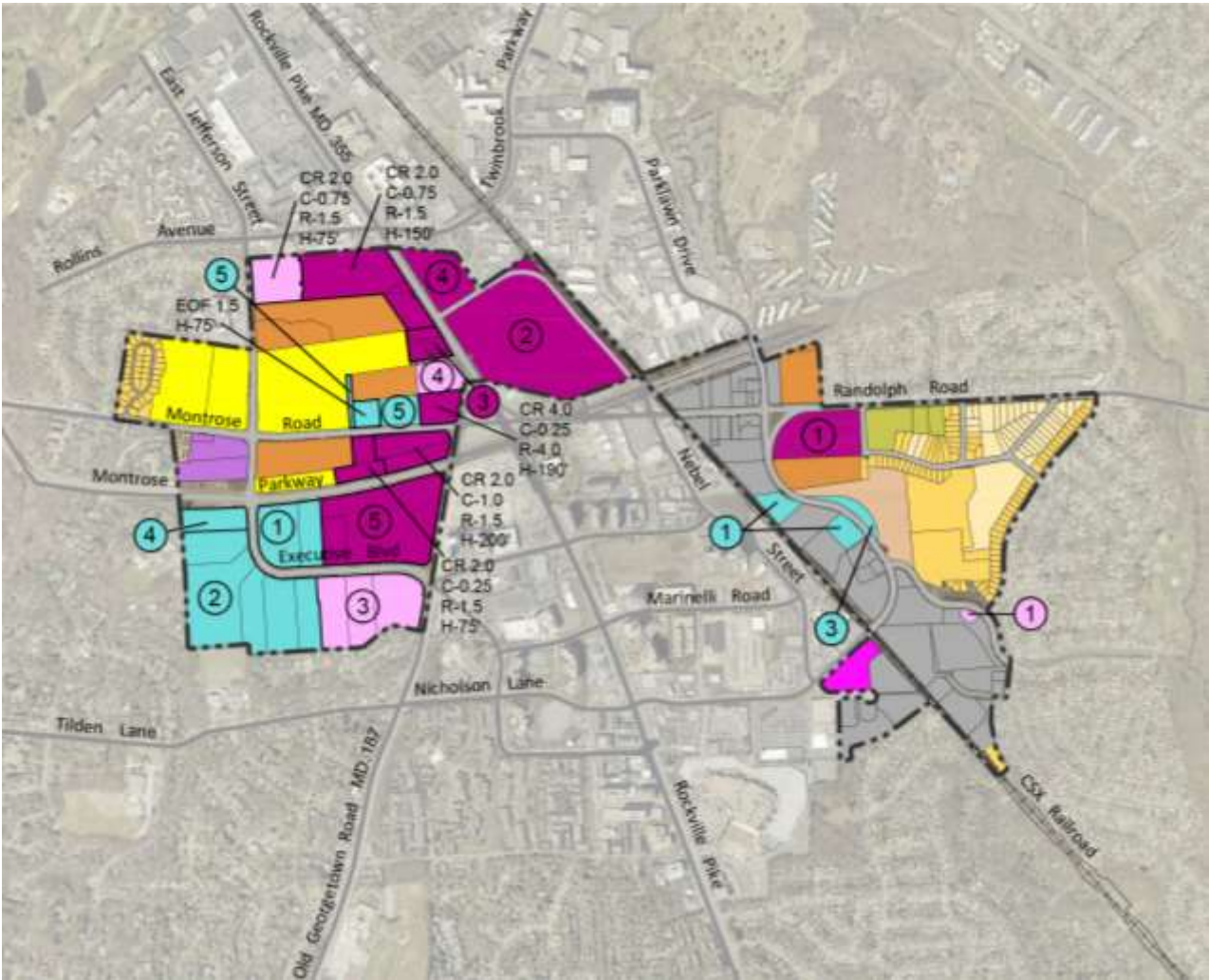
Working Draft Recommendations



Working Draft Recommendations

Land Use and Zoning

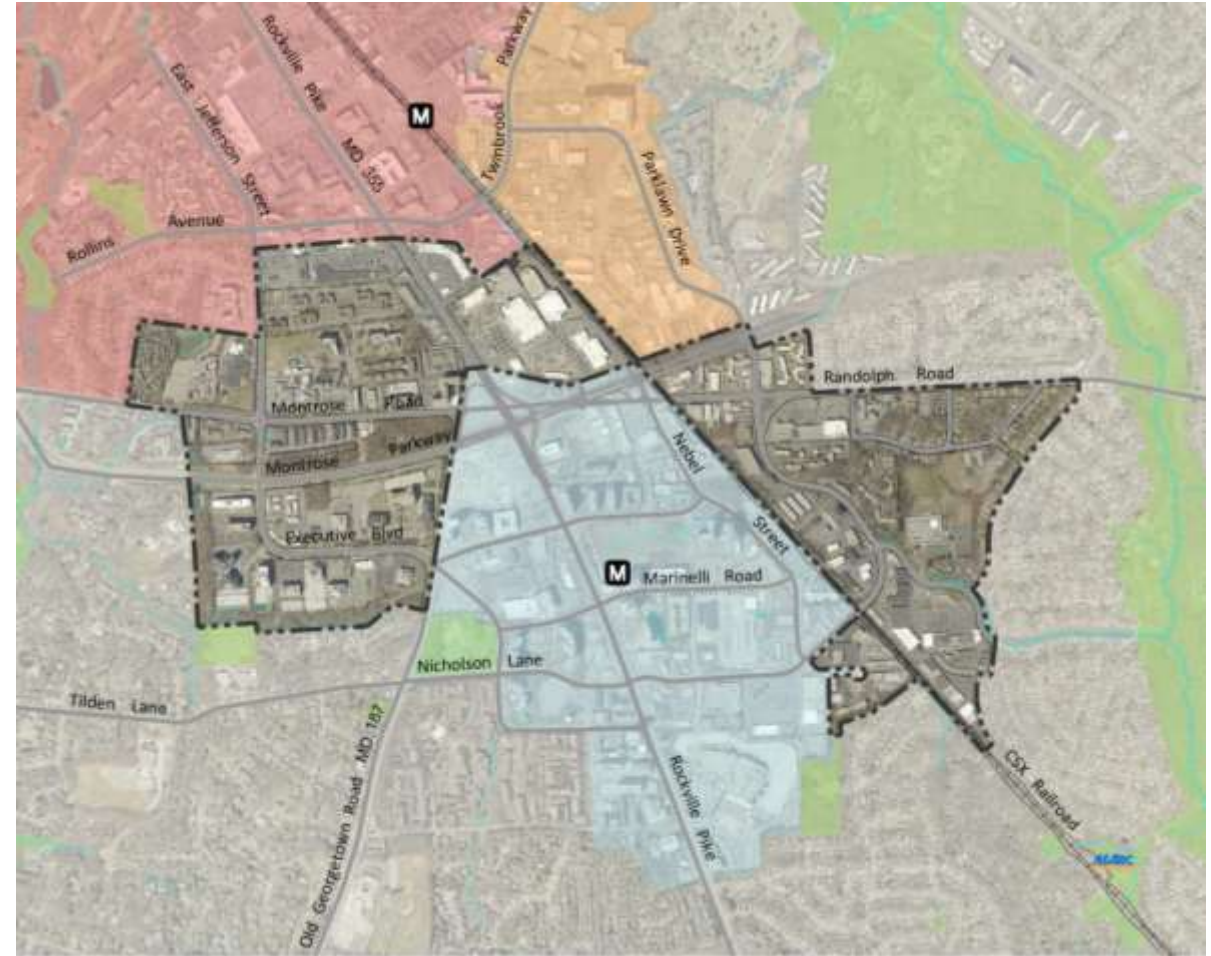
- Promote the transformation of single use commercial shopping centers into mixed-use places along Rockville Pike (MD 355).
- Integrate new residential and non-residential uses in the Executive Boulevard office park and promote mixed-use neighborhood centers at the Loehmann's Plaza and Randolph Hills Shopping Centers.
- Retain existing multi-family residential development as an important resource of market rate affordable housing.
- Retain light industrial properties to provide important services to down County residents, offer opportunities for small scale businesses, entrepreneurs, and vocational and entry-level employment.



Working Draft Recommendations

Mobility

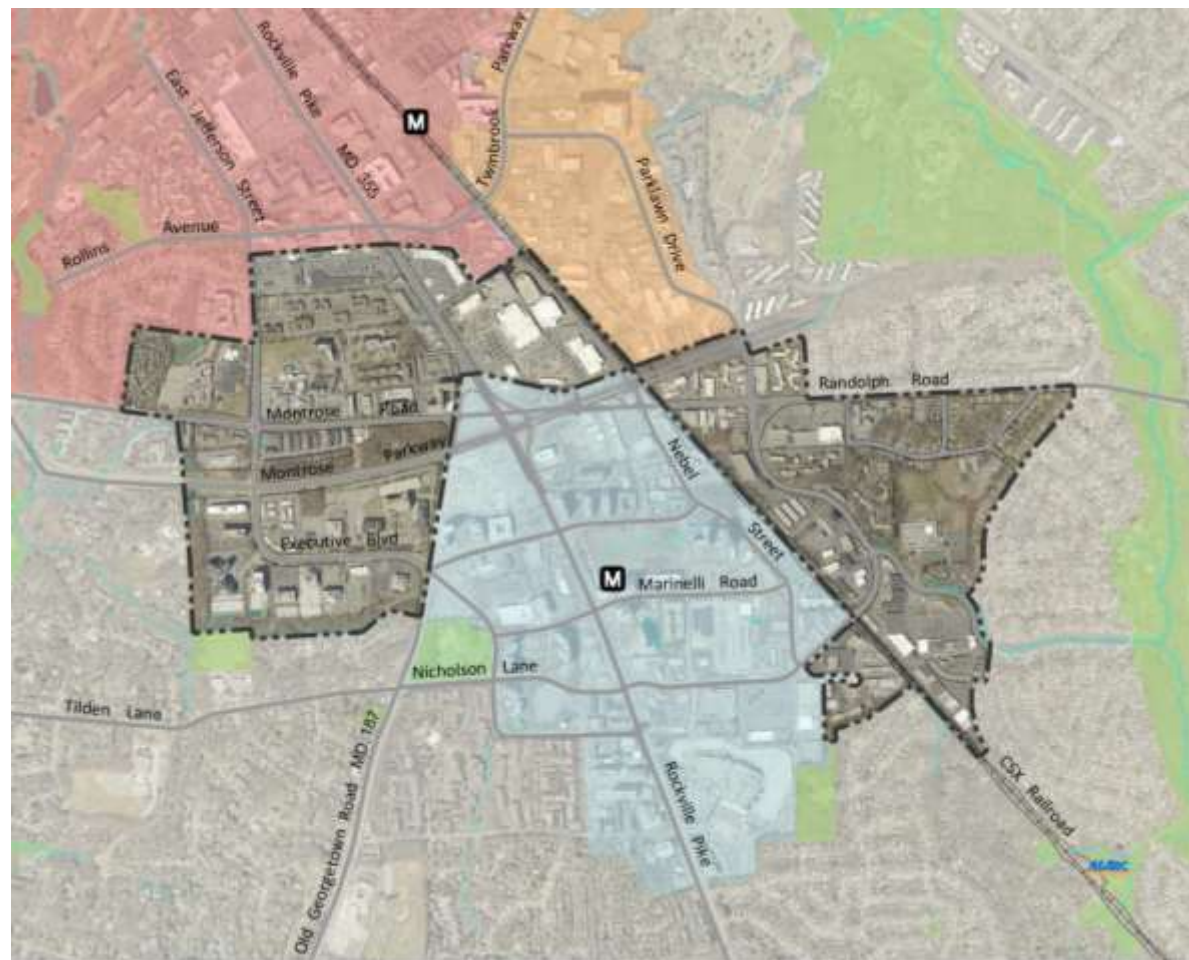
- Extend the Rockville Pike (MD 355) Boulevard concept to the City limits of Rockville with Bus Rapid Transit (BRT).
- Provide new streets that permit alternative ways to navigate in the Plan area and to link to adjacent communities.
- Support the 2010 *White Flint Sector Plan* recommendation for a MARC Station but recognize that Maryland Department of Transportation (MDOT) must develop criteria for infill stations in Montgomery County.
- Support the expansion of the 2010 *White Flint Sector Plan* street network, where feasible.
- Accommodate new bikeways that link to the 2010 White Flint Sector Plan area and the City of Rockville.



Working Draft Recommendations

Parks and Open Space

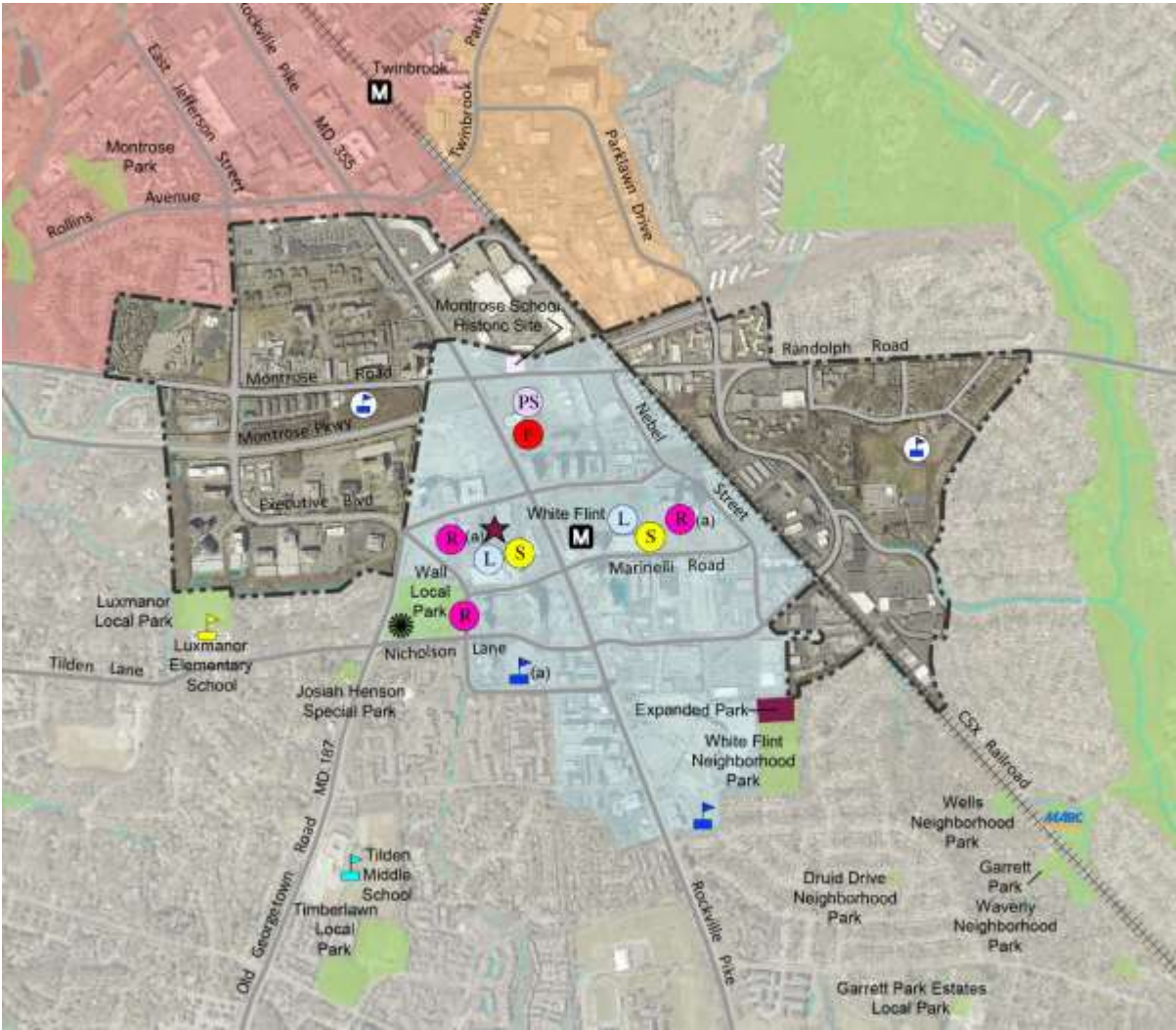
- Create new parks and open spaces for public use to promote a livable environment for existing and future residents, visitors and employees, and to expand the network of interconnected open spaces envisioned by the 2010 *White Flint Sector Plan*.
- Link new parks and open spaces with existing and proposed bikeways and trails.
- Develop at least 9 acres of public use in the Plan area.



Working Draft Recommendations

Public Facilities

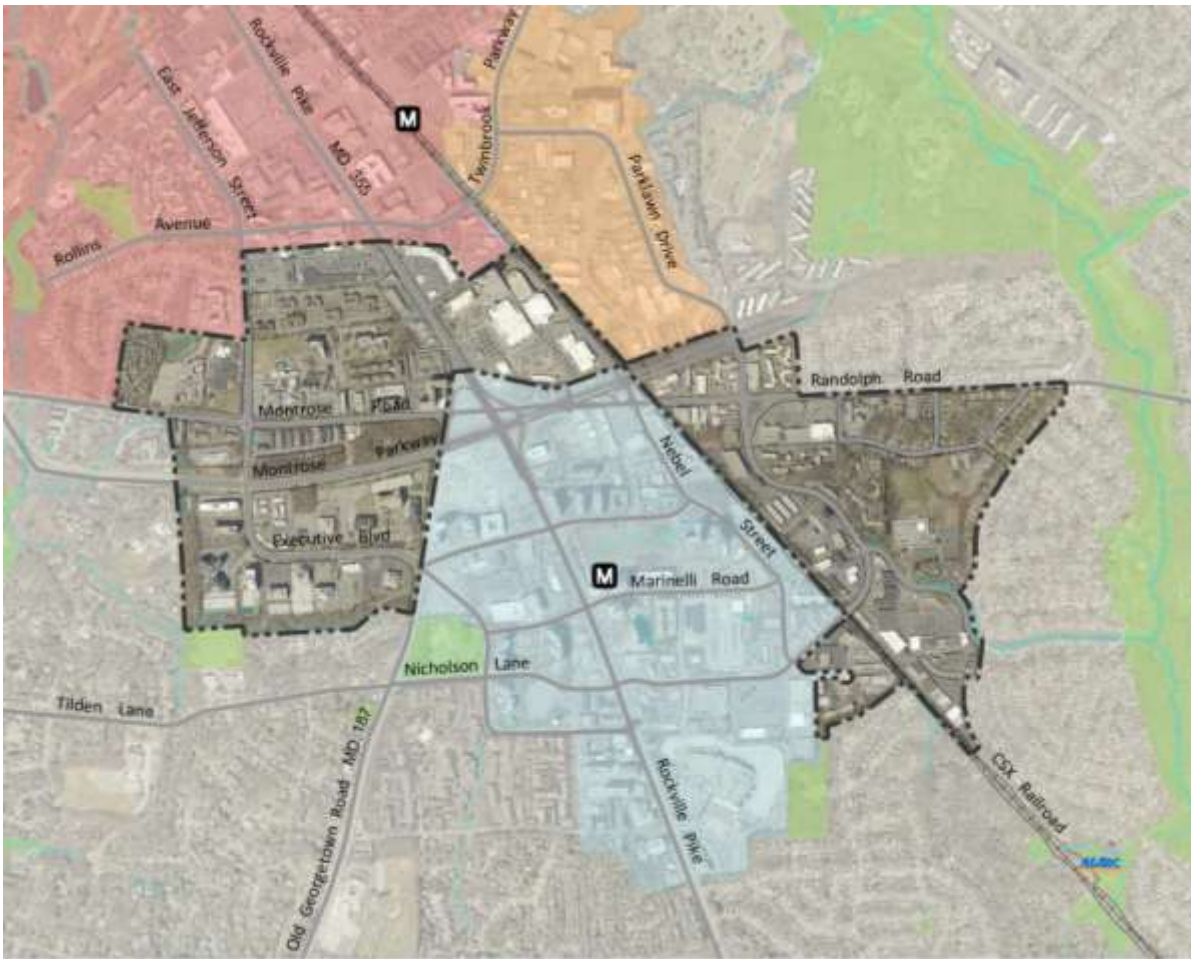
- Support the community facilities recommended in the 2010 *White Flint Sector Plan*.
- Provide recommendations to address school capacity issues in the Walter Johnson cluster.
- Promote the co-location of public facilities to reduce public expenditures and minimize land area.
- Encourage new prototypes for public facilities that promote innovate design.



Working Draft Recommendations

Sustainability

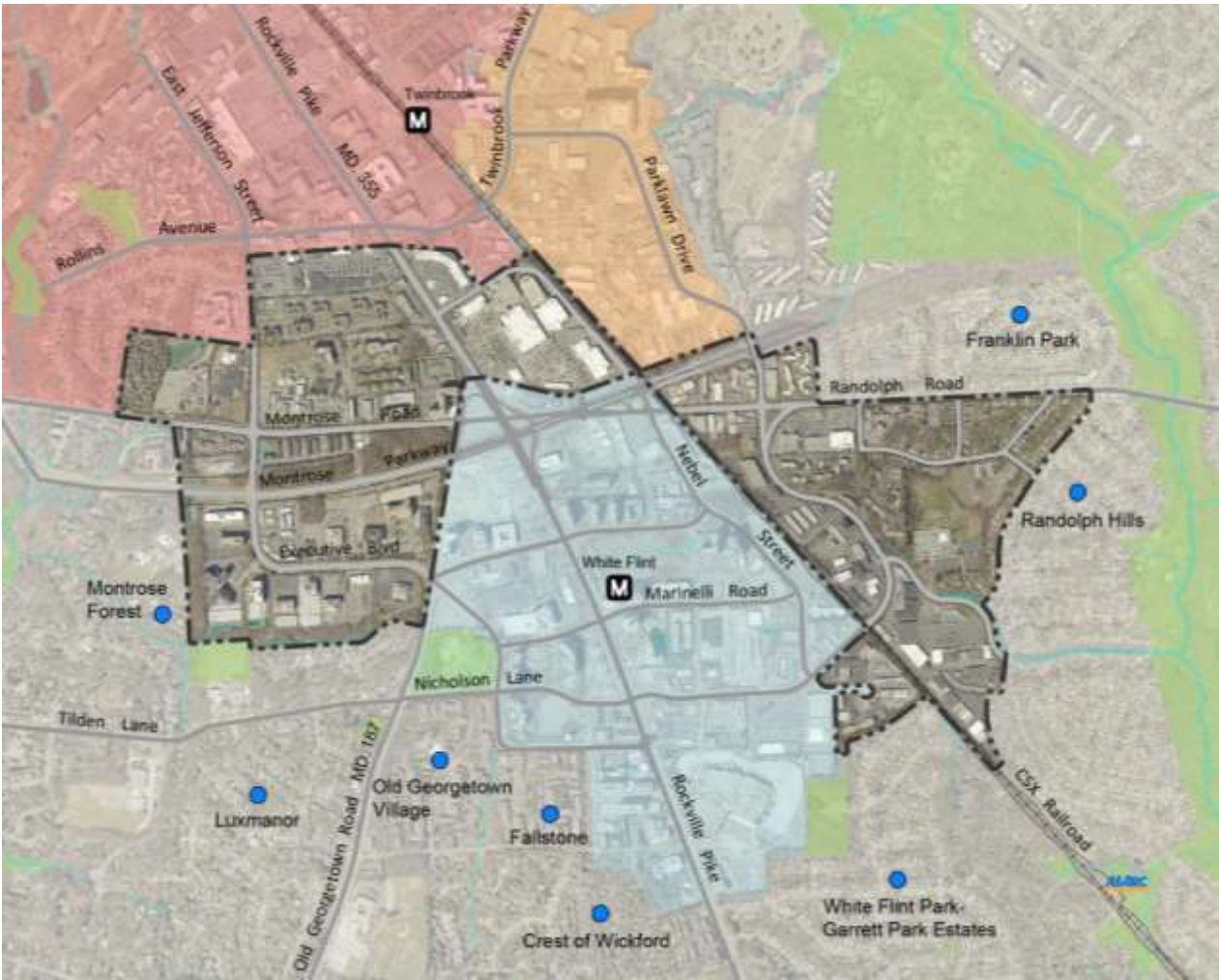
- Promote energy efficiency and encourage net zero energy building design.
- Improve the urban ecology, including goals to reduce heat island effect and promote Environmental Site Design (ESD) in stormwater management practices.
- Retain existing wooded areas where designated, and provide increased tree canopy throughout the Plan area.
- Include sustainable solutions in the design of an attractive public realm, to integrate green features, enhance mobility options, and promote walkability.



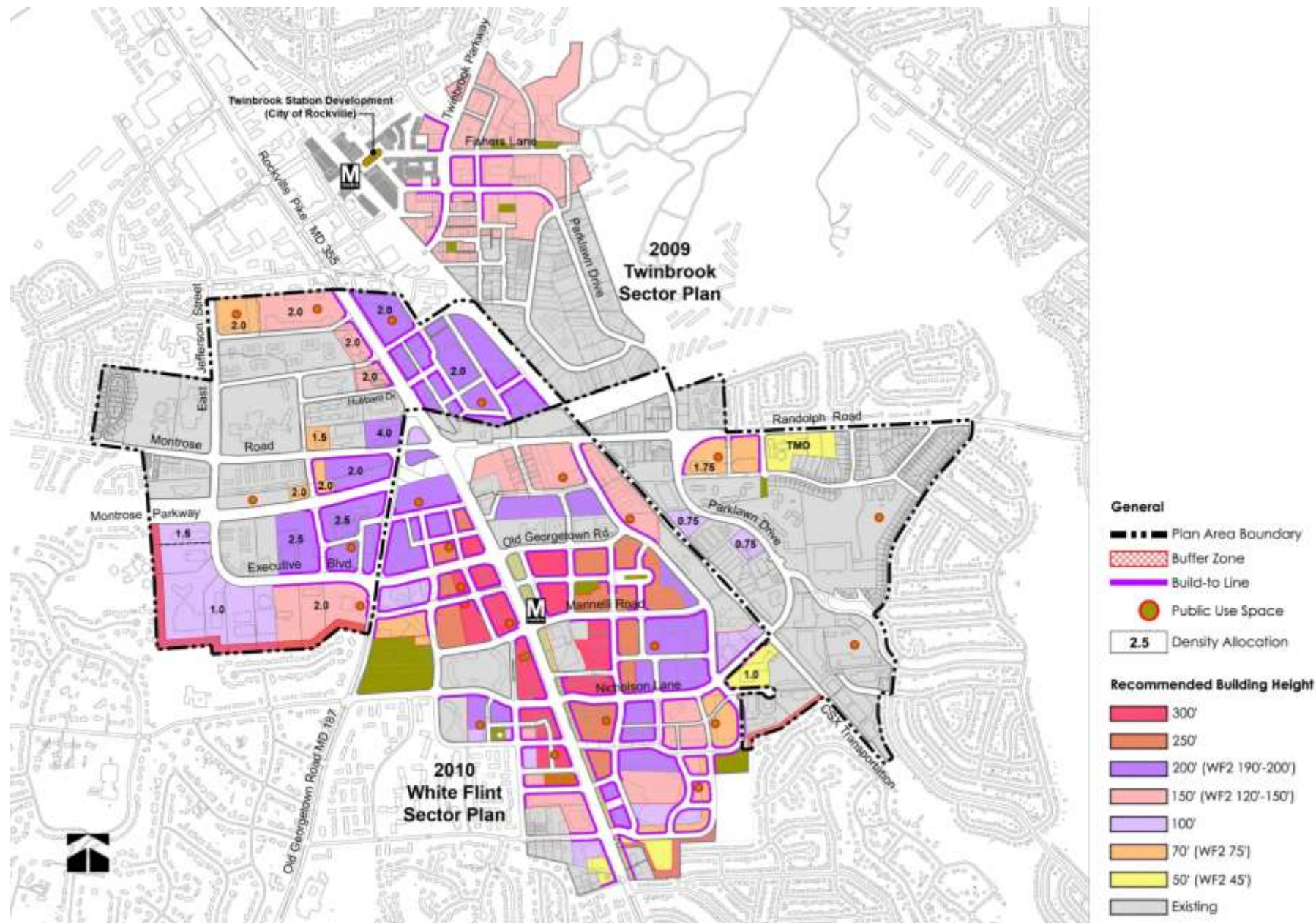
Working Draft Recommendations

Neighborhood Compatibility

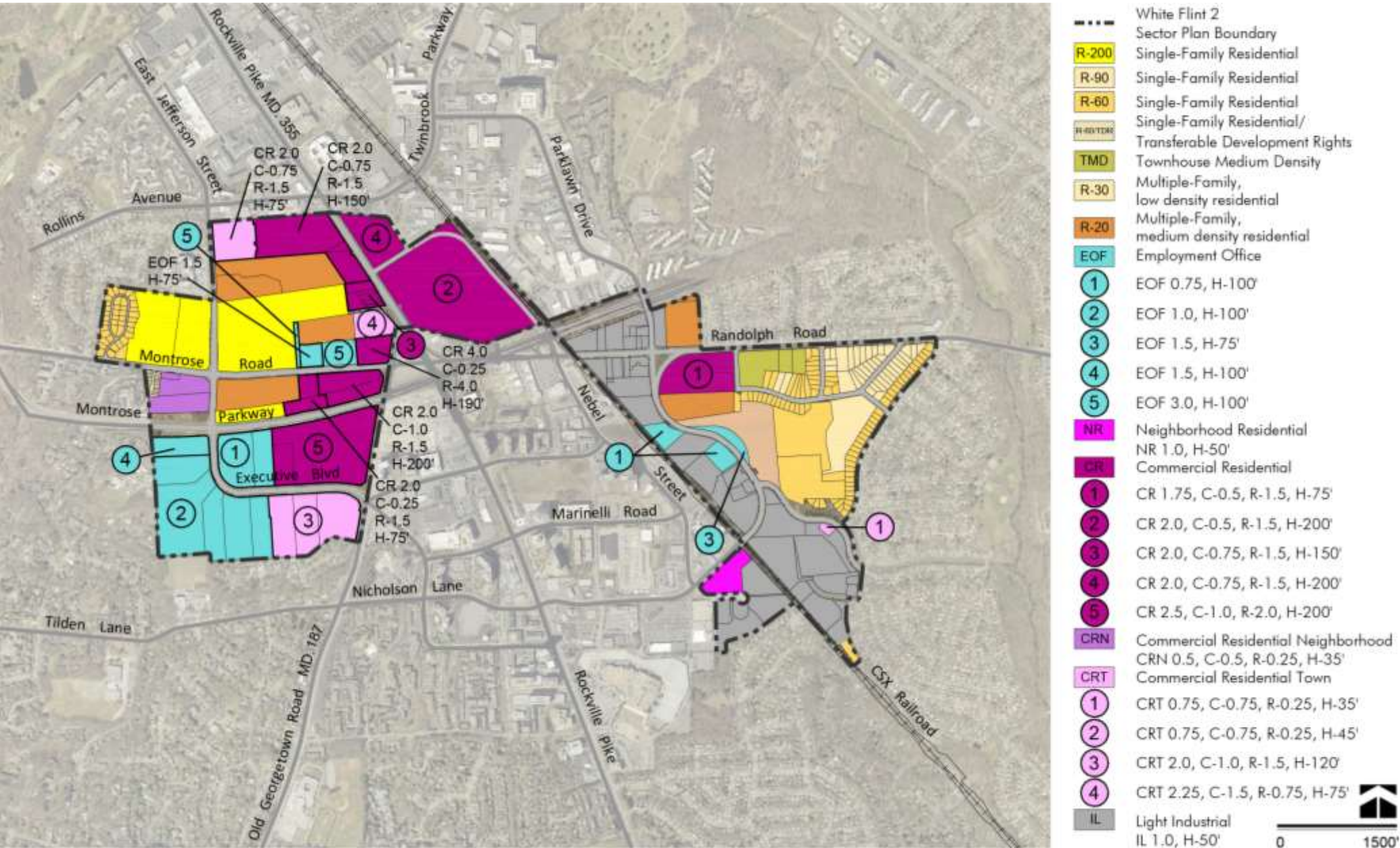
- Provide adequate transitions between new development and existing neighborhoods through appropriate building heights and development intensities.
- Promote new pedestrian paths and bikeways between existing residential communities and new mixed-use development.



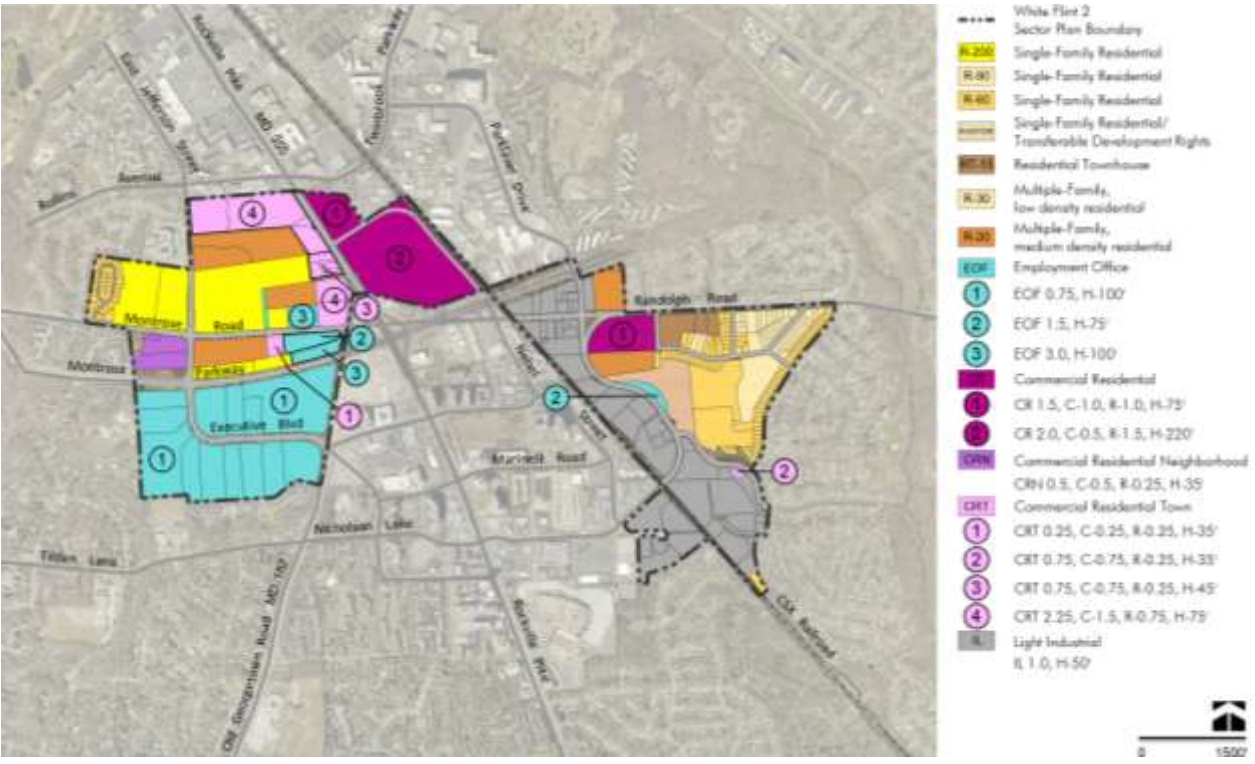
Working Draft Recommendations: Overall Height and Density



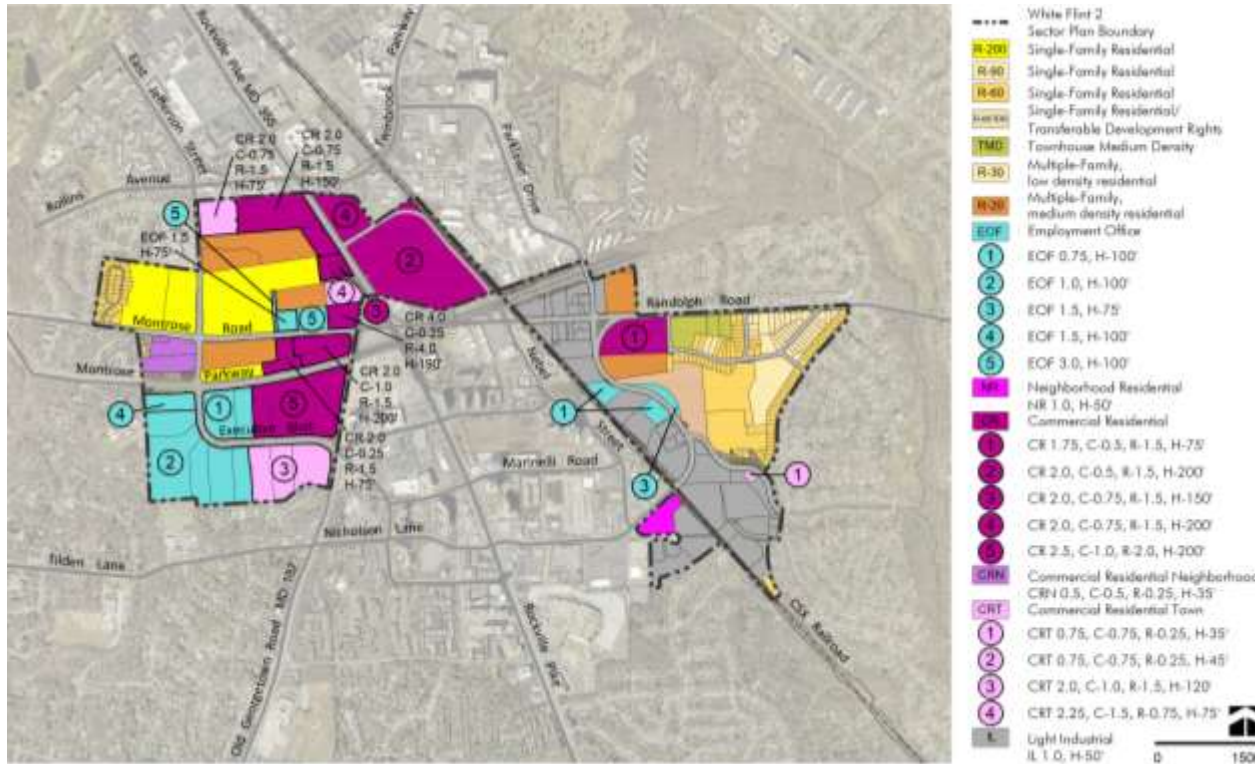
Working Draft Recommendations: Proposed Zoning



Working Draft Recommendations: Existing and Proposed Zoning

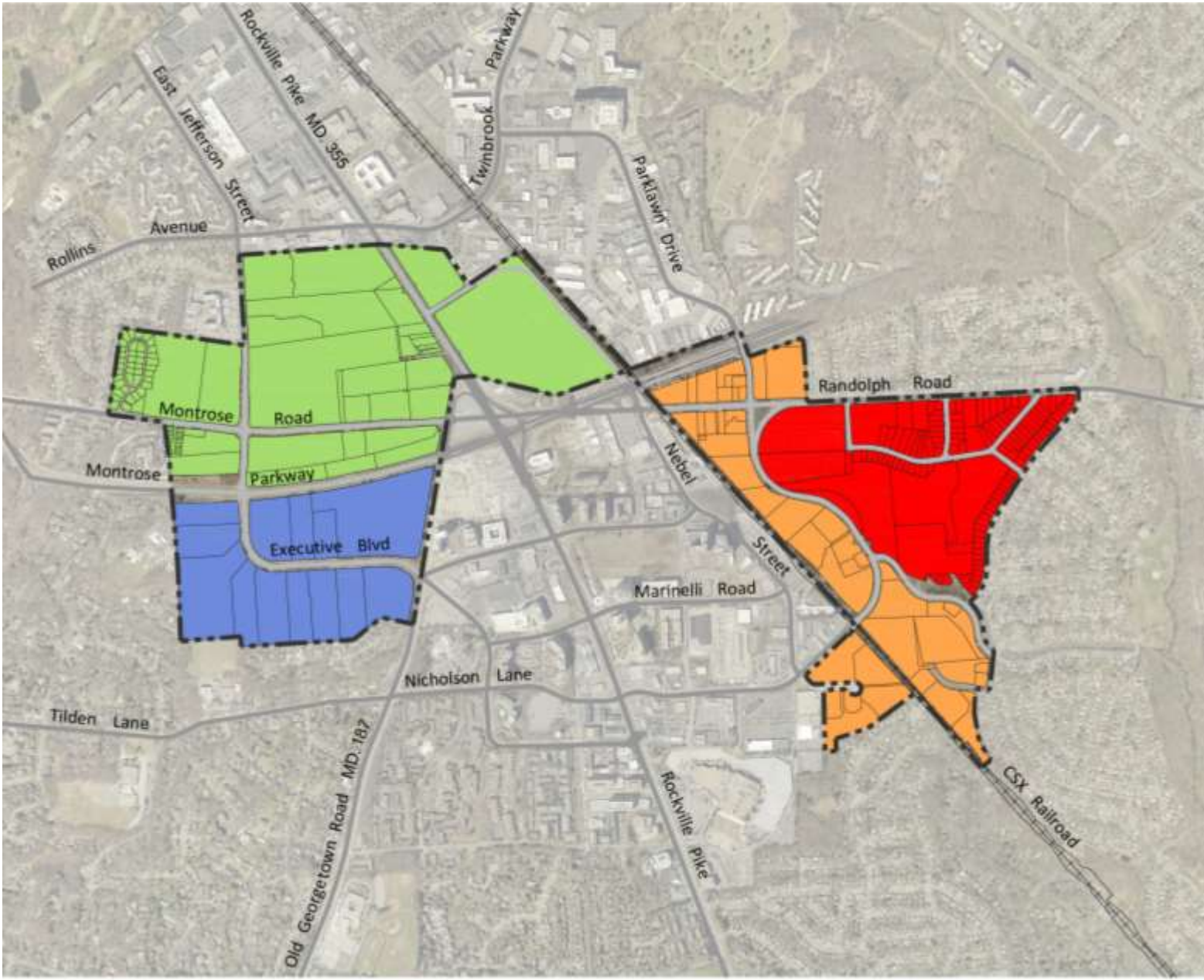


Existing



Working Draft Recommendations

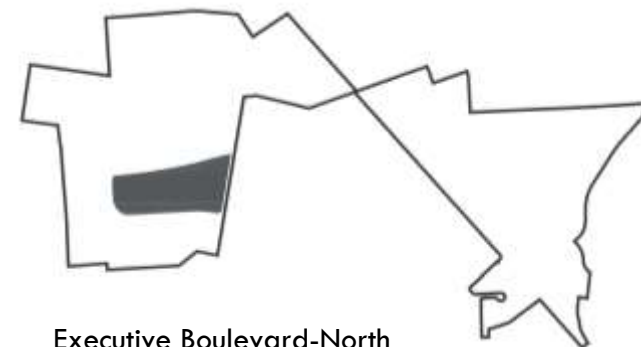
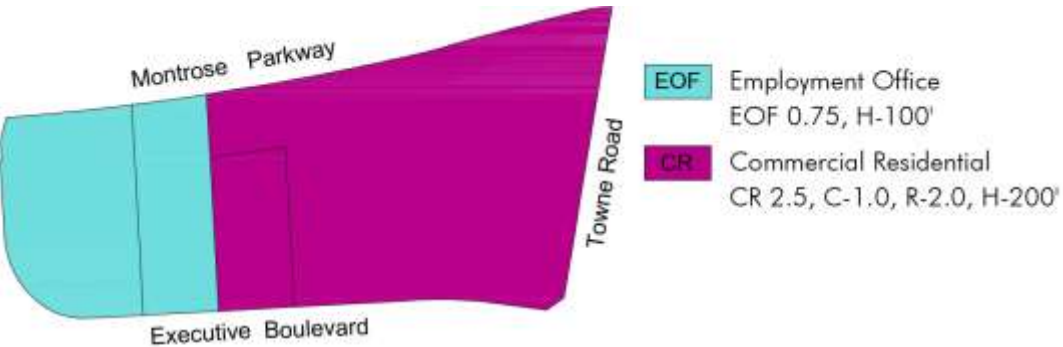
Overall Districts



- White Flint 2 Sector Plan Boundary
- Executive Boulevard
- Rockville Pike-Montrose North
- Randolph Hills
- Parklawn South

Working Draft Recommendations

Area: Executive Boulevard North

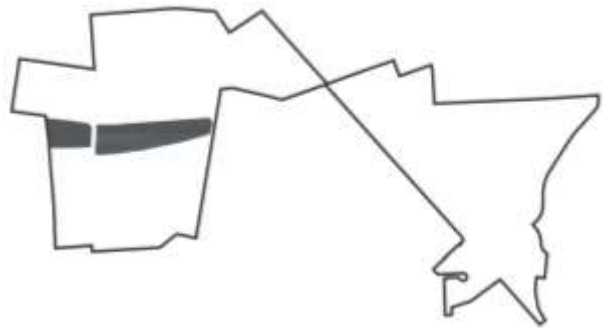
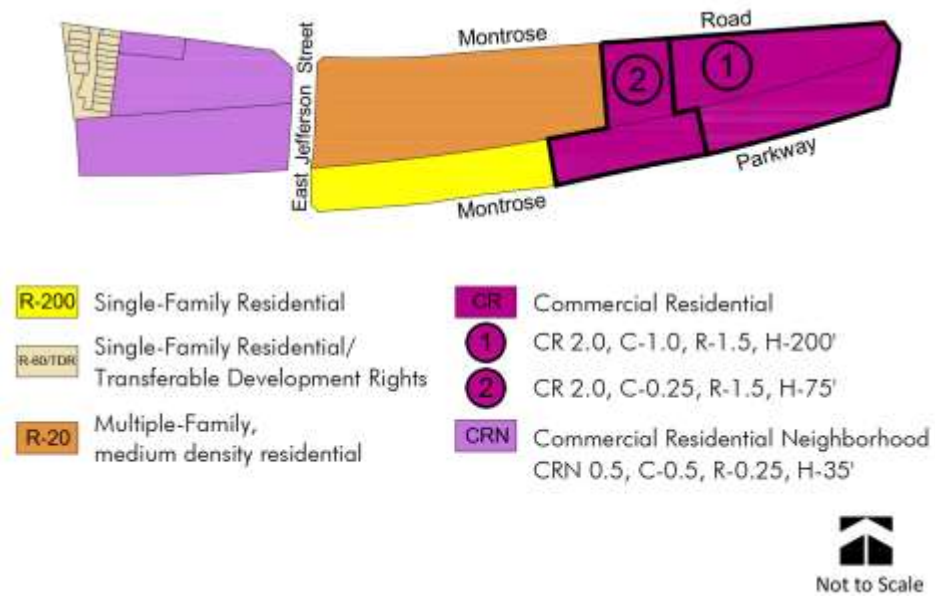


Executive Boulevard-North



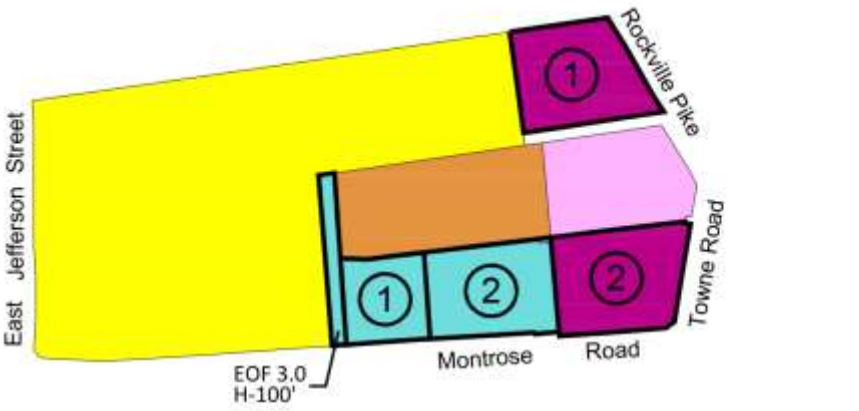
Working Draft Recommendations

Area: Cherington



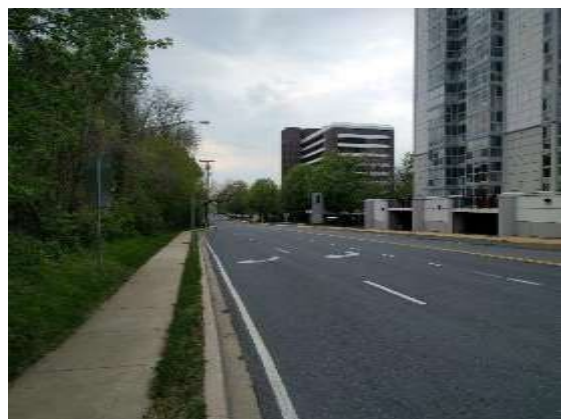
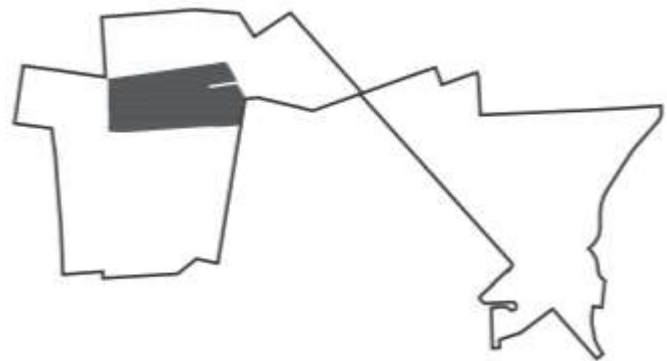
Working Draft Recommendations

Area: JCC



- | | |
|--|---|
| R-200 Single-Family Residential | CR Commercial Residential |
| R-20 Multiple-Family medium density residential | 1 CR 2.0, C-0.75, R-1.5, H-150' |
| EOF Employment Office | 2 CR 4.0, C-0.25, R-4.0, H-190' |
| 1 EOF 1.5, H-75' | CRT Commercial Residential Town CRT 2.25, C-1.5, R-0.75, H-75' |
| 2 EOF 3.0, H-100' | |

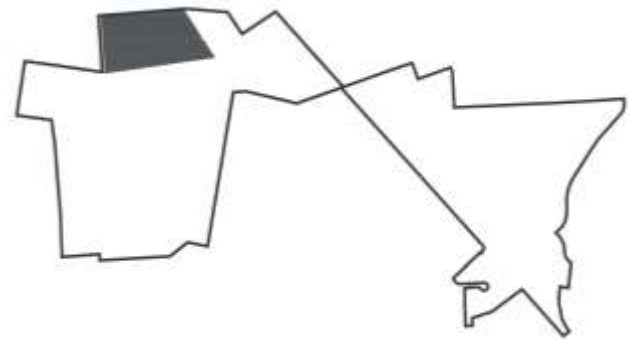
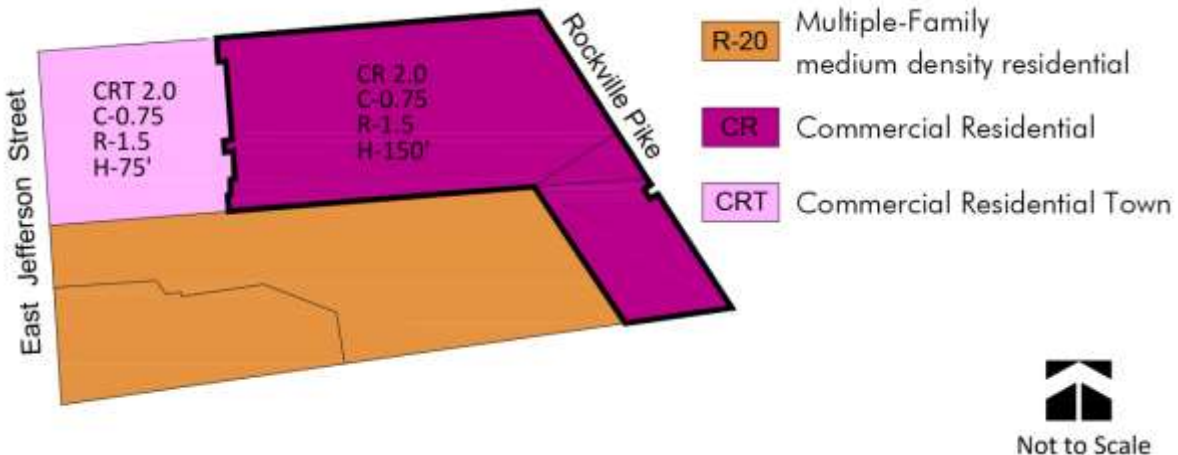
Floating CRT Zone for the JCC property



Georgetown Park

Working Draft Recommendations

Area: Federal Plaza

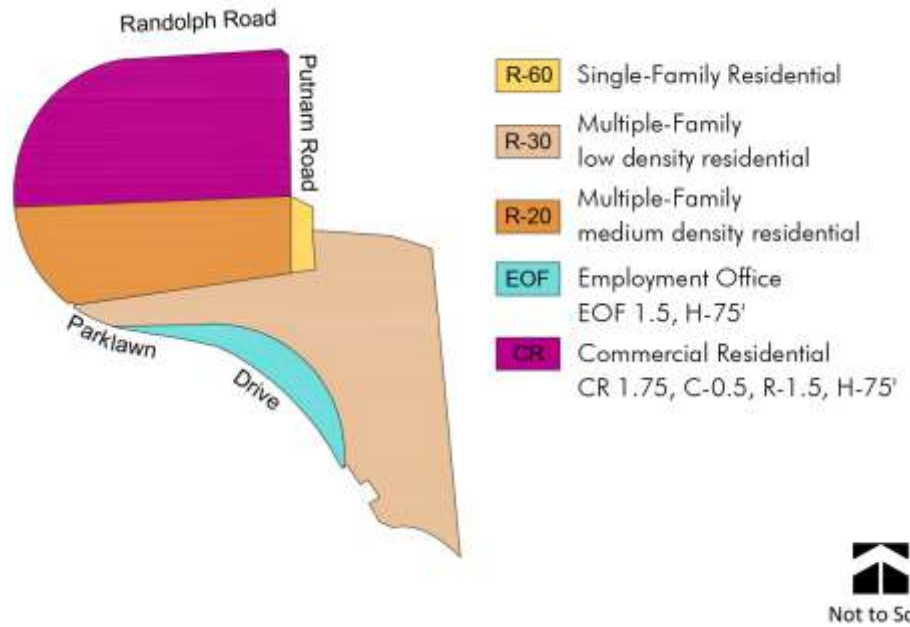


Federal Plaza



Working Draft Recommendations

Area: Loehmann's Plaza



Loehmann's Plaza



Walnut Grove

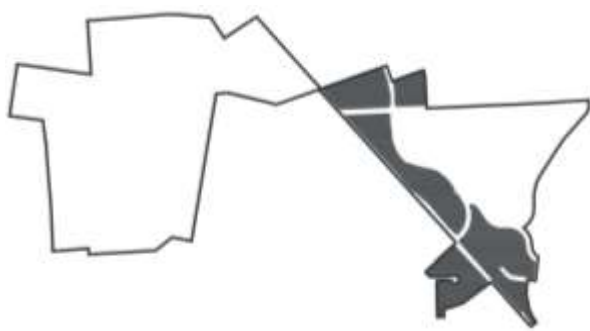
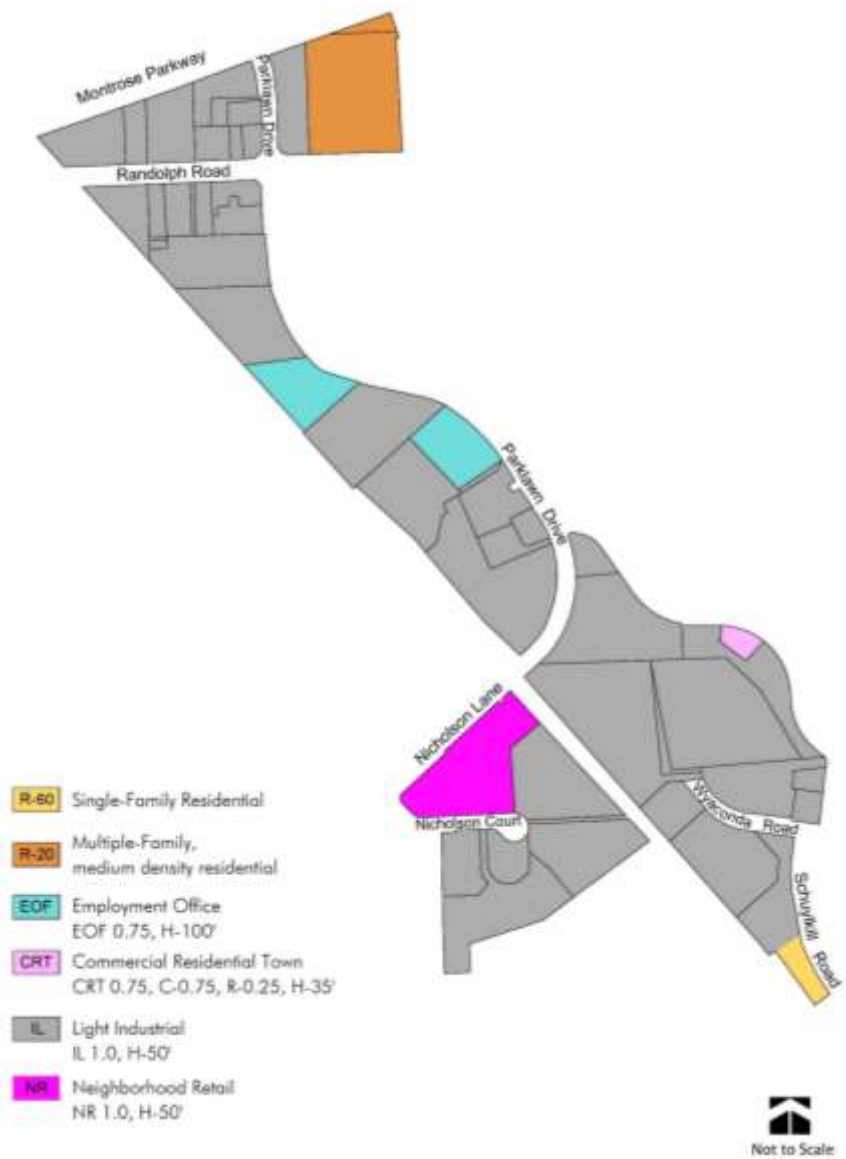


11821 Parklawn Drive



Oxford Square

Working Draft Recommendations
District: Parklawn South



Parklawn Drive



Randolph Hills Shopping Center



Working Draft Recommendations

Scenarios	Residential	Non-Residential
Alternative 1 (Existing Zoning)	3,246 dwelling units	2.76 million sq.ft.
Alternative 2	4,841 dwelling units	3.24 million sq.ft.
Alternative 3	5,788 dwelling units	4.87 million sq.ft.

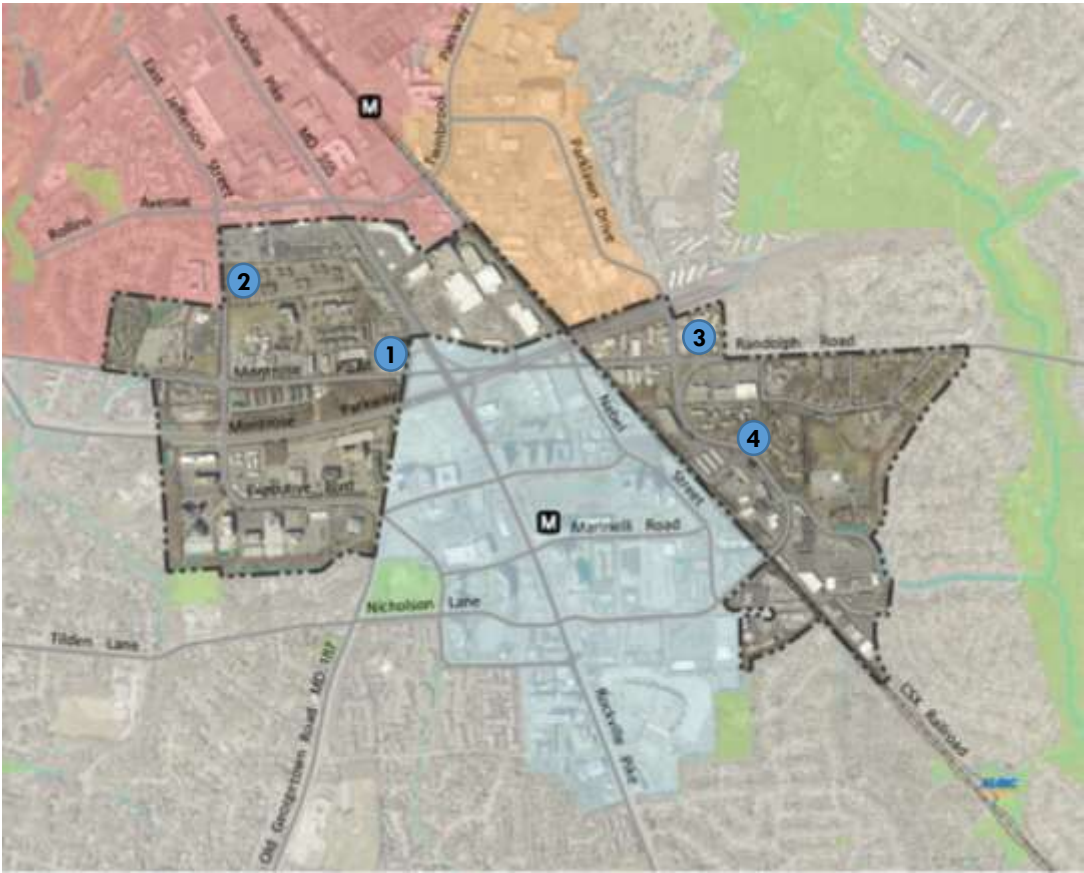
Working Draft Recommendations	Residential	Non-Residential
	5,938 dwelling units	2.98 million sq.ft

Jobs to Housing Working Draft Recommendations	1.49
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Working Draft Recommendations

Existing Market Rate Housing

- Promote a diverse mix of housing options for residents at different stages of life.
- Retain existing multi-family residential development that furthers Montgomery County’s *Housing Element of the General Plan* (2011) to provide a broad range of affordable housing options.
- Encourage 15 percent Moderately Priced Dwelling Units (MPDUs) as the highest priority public amenity for new residential development, built under the optional method development.



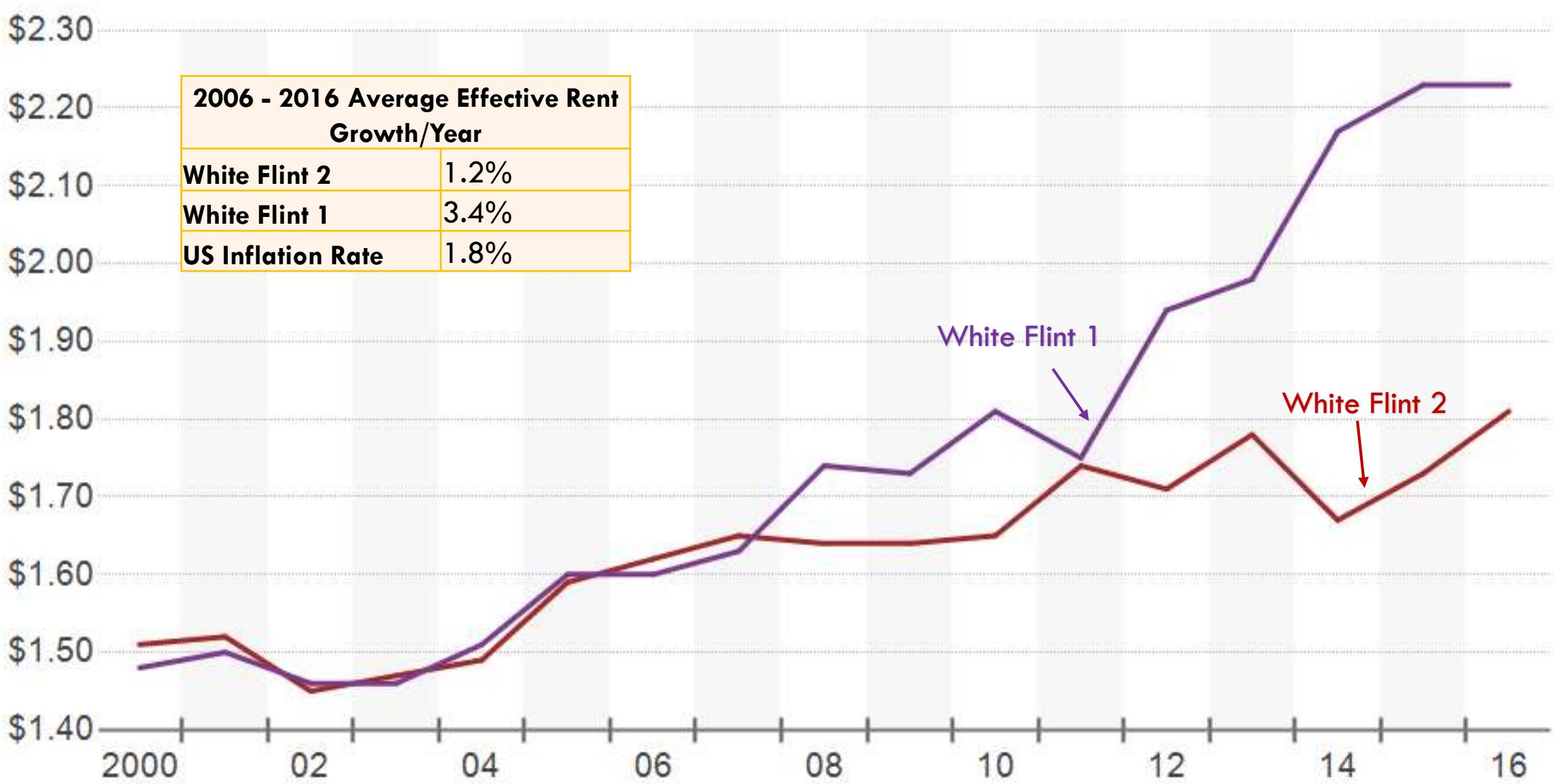
Preliminary Recommendations: Existing Conditions

- Five multi-family dwelling buildings
 - 1,133 units
 - 5% efficiencies, 36% 1-bedrooms, 51% 2-bedrooms, 8% 3-bedrooms
 - 2% MPDUs (20 units)
 - Average age of 38 years
- Of the 5 buildings in White Flint 2, 4 are wholly market-rate affordable
- Rent levels for White Flint 2's multi-family dwelling units are affordable to households who earn between 60% - 109% AMI
 - Average affordability of 83% of AMI

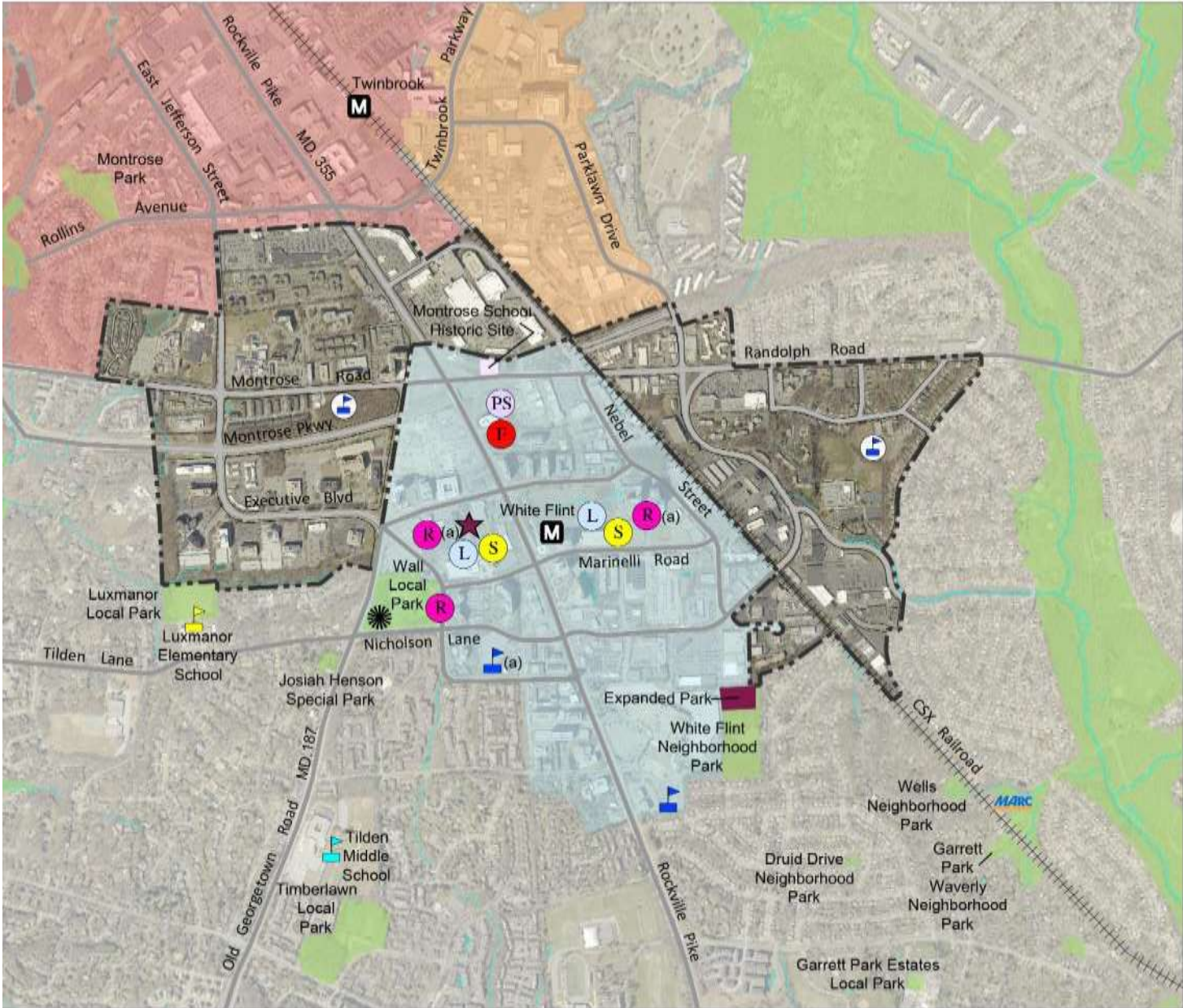
White Flint 1 Comparison

- Apartments in White Flint 2 have lower rents and are more affordable than apartments in White Flint 1
- Average building age in White Flint 1 is only 8 years old
 - 16% of units in White Flint 1 are MPDU units
- Typical with newer construction, multifamily in White Flint 1 skew to smaller units
 - 8% efficiencies, 60% 1-bedrooms, 36% 2-bedrooms, 5% 3-bedrooms
 - Contrast in affordability in greatest in larger units

Effective Rent Per SF in White Flint 1 and White Flint 2 2000-Current

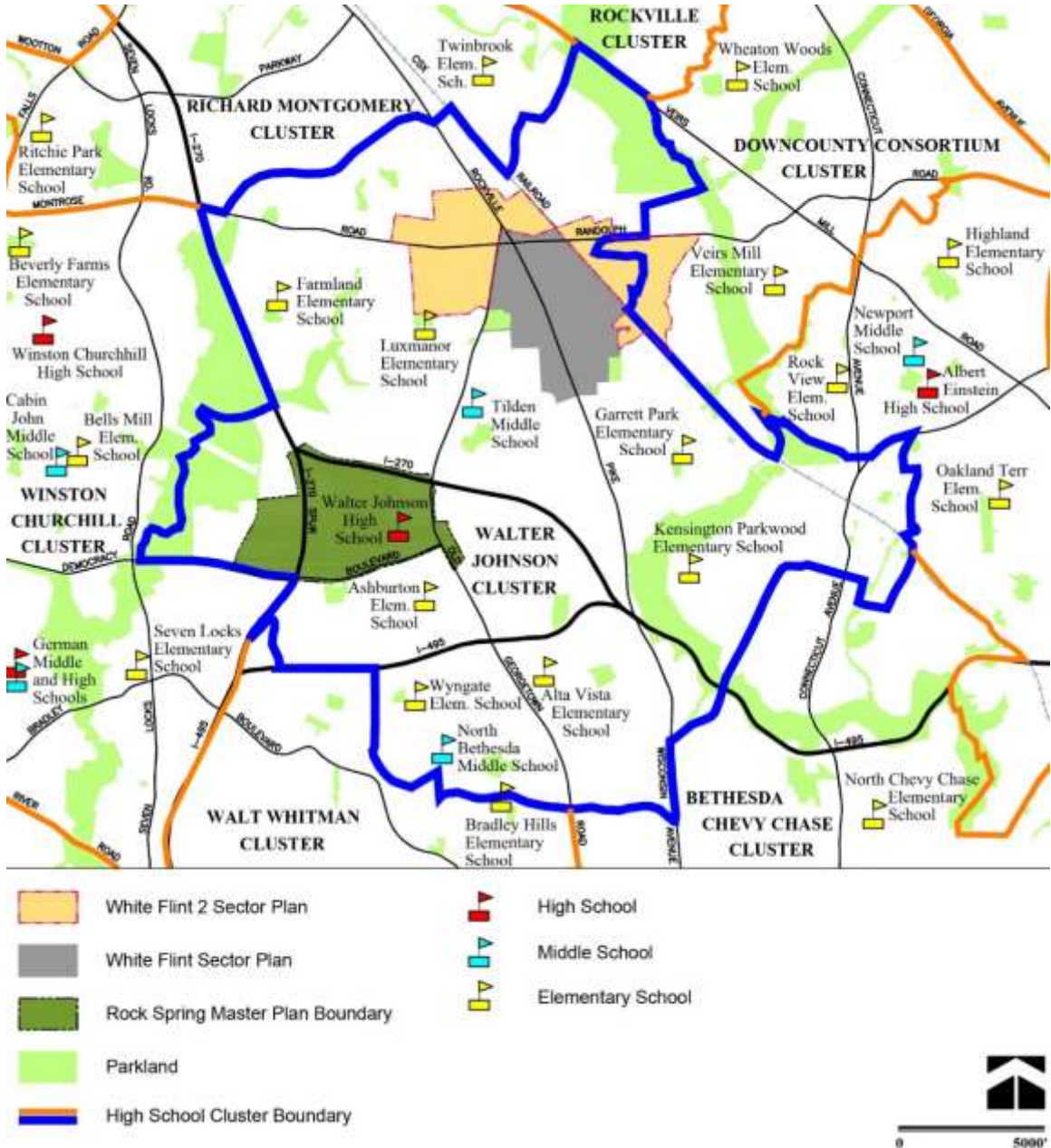


Working Draft Recommendations: Community Facilities



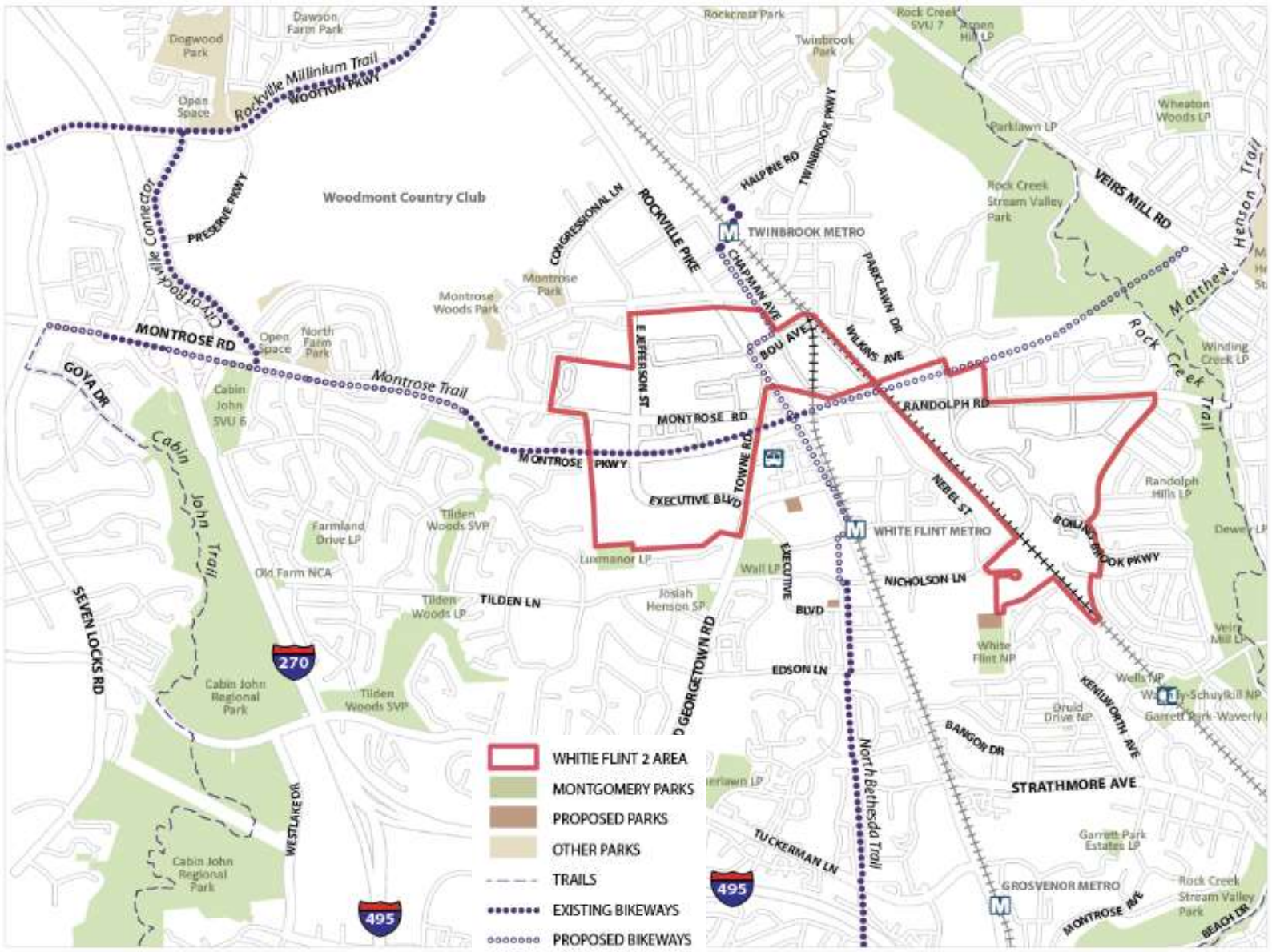
- Support the community facilities recommended in the 2010 White Flint Sector Plan.
- Different sites for an elementary school.
- Promote the co-location of public facilities to reduce public expenditures and minimizes land.
- Encourage new prototypes for public facilities that promotes innovate design.

Working Draft Recommendations: Public Schools



	Elementary School	Middle School	High School
Walter Johnson Cluster in 2045	5500	2750	3500
White Flint 2 Sector Plan in the Walter Johnson Cluster	279	118	148
White Flint 2 Sector Plan in the Downcounty Consortium	71	28	38
2010 White Flint Sector Plan in the Walter Johnson Cluster	410	380	321

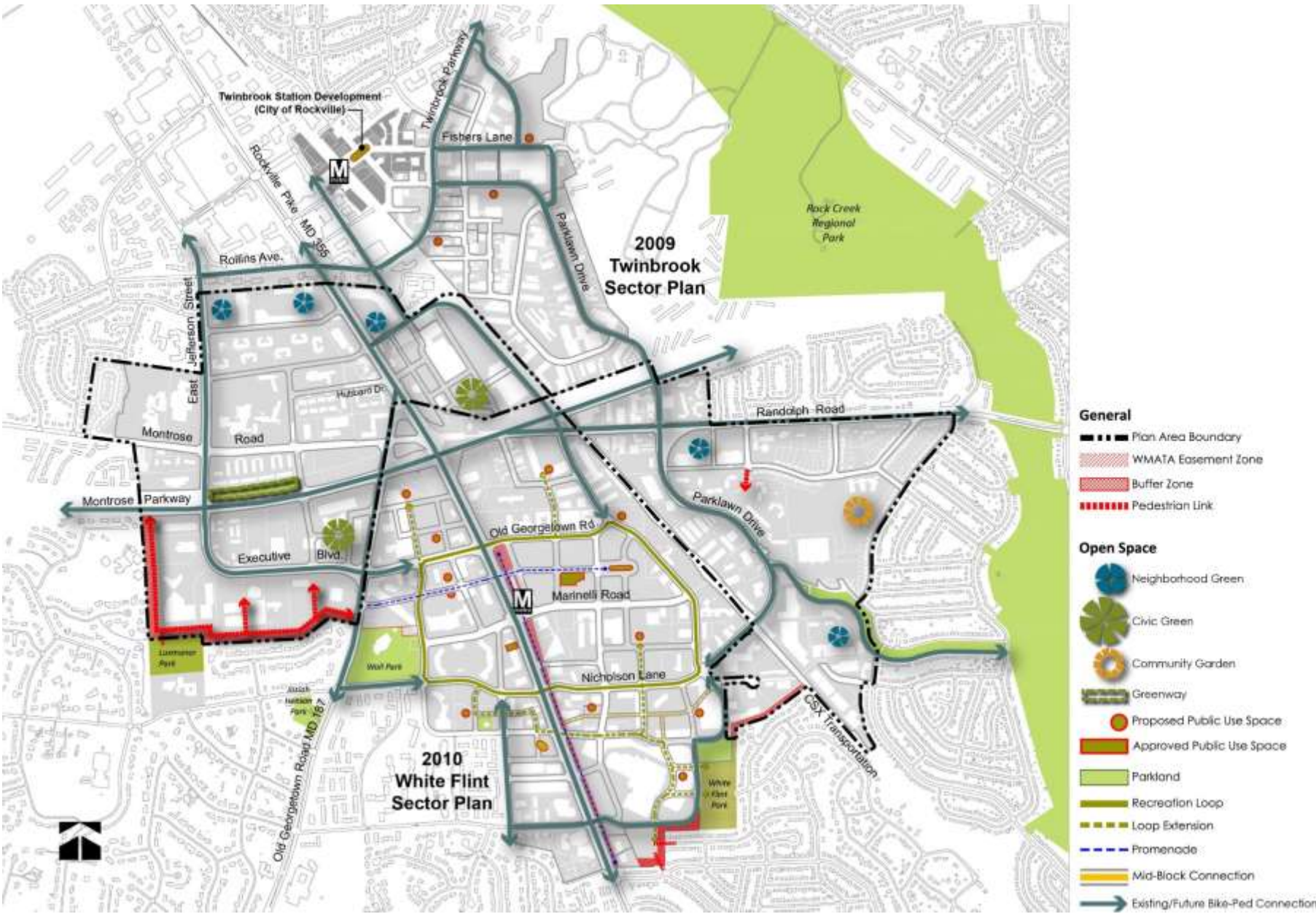
Existing Parks and Trails near the White Flint 2 Planning Area



The existing parks, trails and open space in the area are provided through the following network of spaces:

- Rock Creek Regional Park to the east.
- Cabin John Regional Park to the west.
- Luxmanor Local Park is along the southern boundary of the Plan area, adjacent to the Executive Boulevard district.
- Rocking Horse Road Center is within the plan area and adjacent to the Randolph Hills neighborhood.

Working Draft Recommendations: Parks and Open Space



- Create new parks and open spaces for public use to promote a livable environment for existing and future residents, visitors and employees, and to expand the network of interconnected open spaces envisioned by the 2010 White Flint Sector Plan.
- Link new parks and open spaces with existing and proposed bikeways and trails.

Public Outreach



What we heard:

- Lack of quality open space in the area.
- Space needed for residents that are 55 years and older.
- Need for grass and trees, rather than bricks and benches.
- Lack of amenities for existing employees.



HIERARCHY

For Everyone

Rocking Horse Center

Active recreation, community gardens

Montrose Bike Trail

Major trail connection

Full Sized Rectangular Ball Field

For the Sector Plan Area residents

An urban greenway along Montrose Parkway

Connectivity, active recreation, social interaction

A civic green at Montrose Crossing

Gathering, ceremonies, and celebrations

A civic green at Wilco/Wilgus properties

Gathering, ceremonies, and celebrations

For Each Neighborhood

Five neighborhood greens at Randolph Hill, Loehmann's Plaza, Federal Plaza and Pike Center

Daily recreation, meeting place, access to green

A trail connection north to the urban greenway and trail and east to the center of Pike and Rose

For Each Block

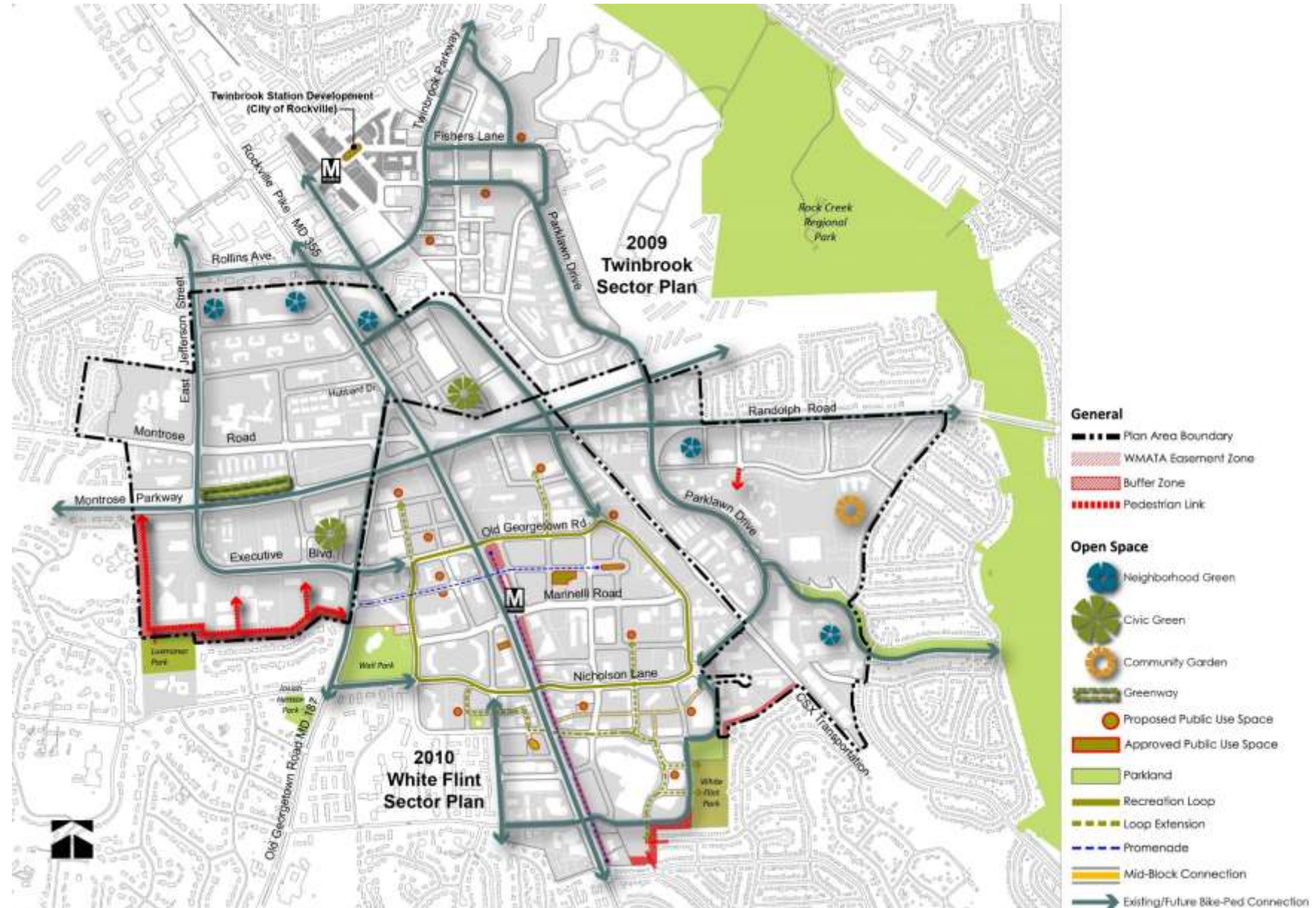
An urban plaza

Meeting place, social gathering

For Each Building

Private recreation space

public use space, community garden, green roof

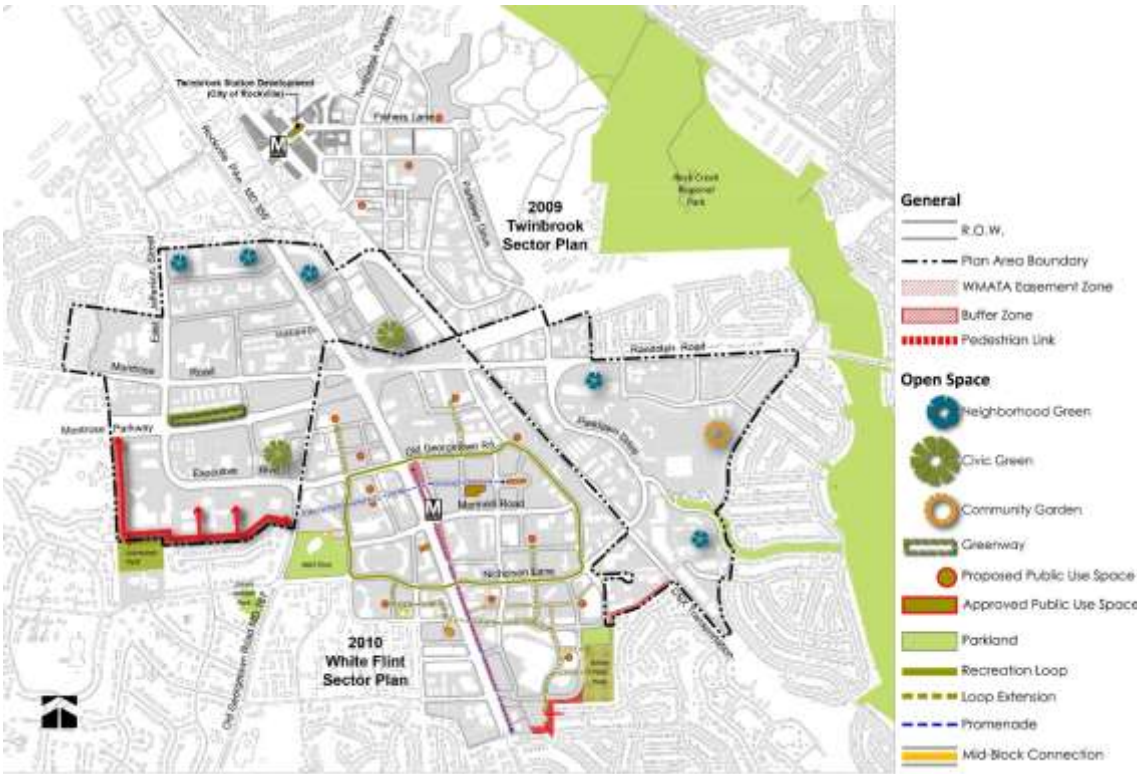


Working Draft Recommendations

Parks, Trails and Open Space Goals

Parks, trails and open space recommendations are framed by the following goals:

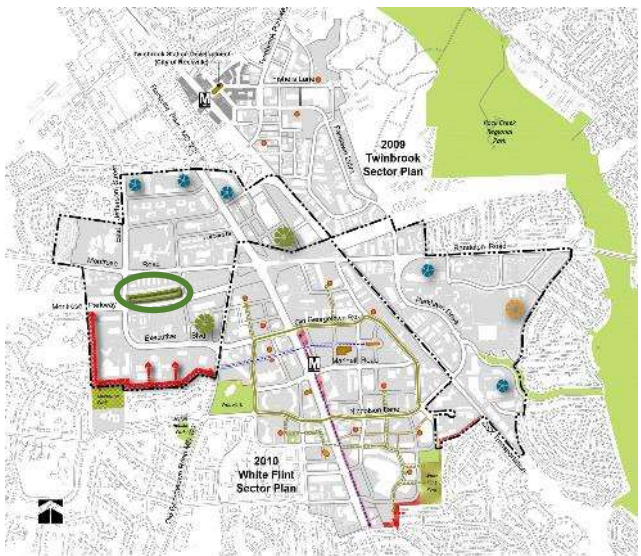
- Provide linkages and signature gateways to the major trail systems and major gathering areas.
- Create livable communities by providing walk to open spaces with amenities for all ages.
- Create green parks within the plan area.
- Improve the function of existing publicly accessible open spaces.



Working Draft Recommendation: Linear Park/Greenway along Montrose Parkway

Existing

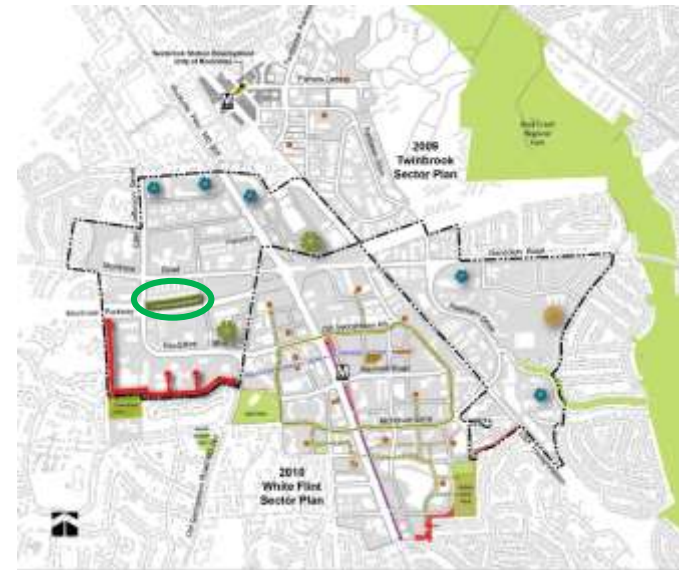
- Cherington townhouses and gas station
- Forest
- Montrose Bikeway



Working Draft Recommendation: Linear Park/Greenway

Proposed

- Size – 3.5 acres
- Major function – Active recreation, connectivity, and forest buffer protection.
- Site location – along Montrose Parkway in the un-developed forested buffer.
- Amenities for existing townhouse residents, for workers along Executive Blvd. and those needed in PROS Plan.



Regional Linear Park Models

Potomac Yards Linear Park

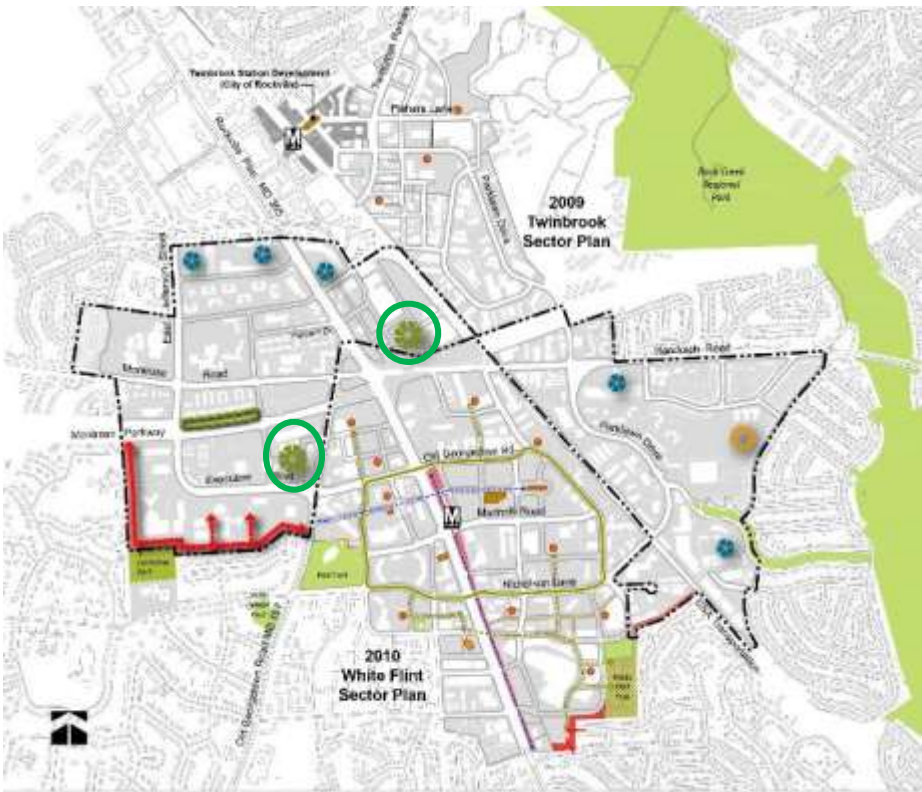
- Next to mixed –Use residential
- 3-1/2 mile long park with regional trail
- Variety of widths allowing a variety of recreational amenities



Working Draft Recommendations: Civic Greens

Existing

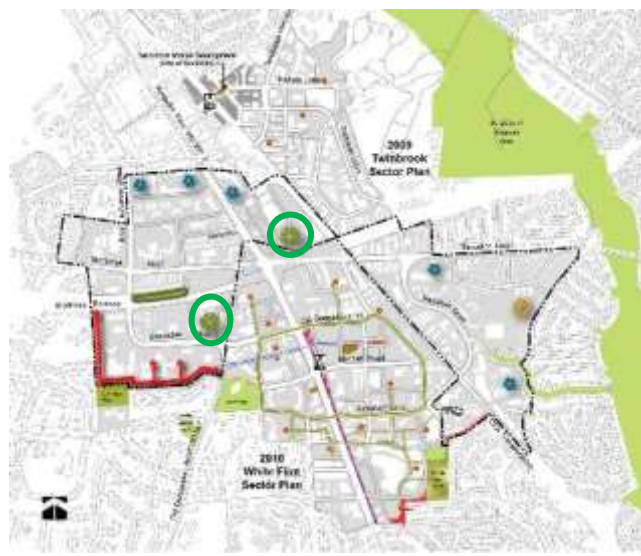
- Office park
- Strip center development
- Large surface parking areas
- Some multi-family residential and next to single family residential



Working Draft Recommendations: Civic Greens

Proposed

- Size - Minimum 1 acre
- Major function – Socialization and community-wide events
- Site location - Located in the center of the re-development, next to activating uses such as retail, along major bikeways and within a 5 minute walk of the new residents
- Amenities - Event spaces and lawns, play spaces, art, lots of trees



Perk Park, Cleveland, OH



Rockville Town Square, Rockville, MD

Working Draft Recommendations: Neighborhood Greens

Commercial Centers

Randolph Hills Shopping Center, Federal Plaza, Pike Center and Loehmann's Plaza

- Light industrial development
- Strip commercial center development
- Large surface parking areas
- No residential, but next to existing residential

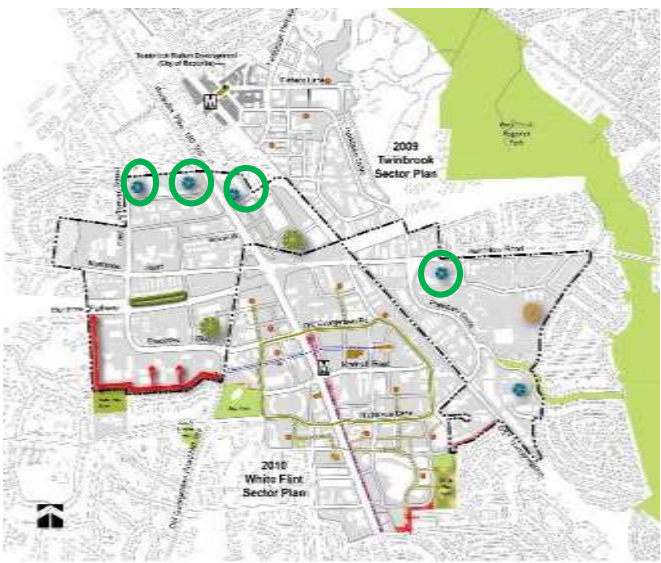


Working Draft Recommendations: Neighborhood Greens

Commercial Centers

Federal Plaza, Pike Center and Loehmann's Plaza

- Size - Minimum 1/2 - 3/4 acre
- Major function – daily recreation and socialization
- Site location - 5-minute walk from residents
- Amenities - Picnic areas, play spaces, flexible green space, activating uses and lots of trees



Mosaic District Central Green, Merrifield VA

Columbia Heights Plaza, Washington DC

Working Draft Recommendations: Neighborhood Greens

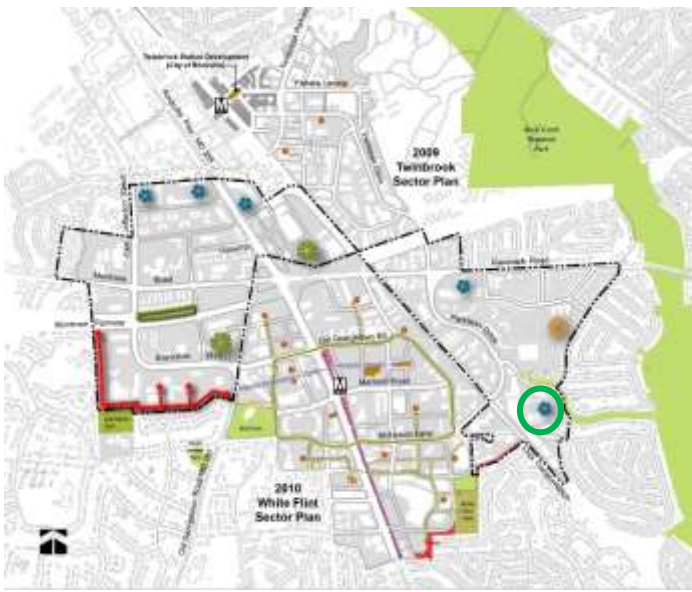
Commercial Center

Randolph Hills Shipping Center

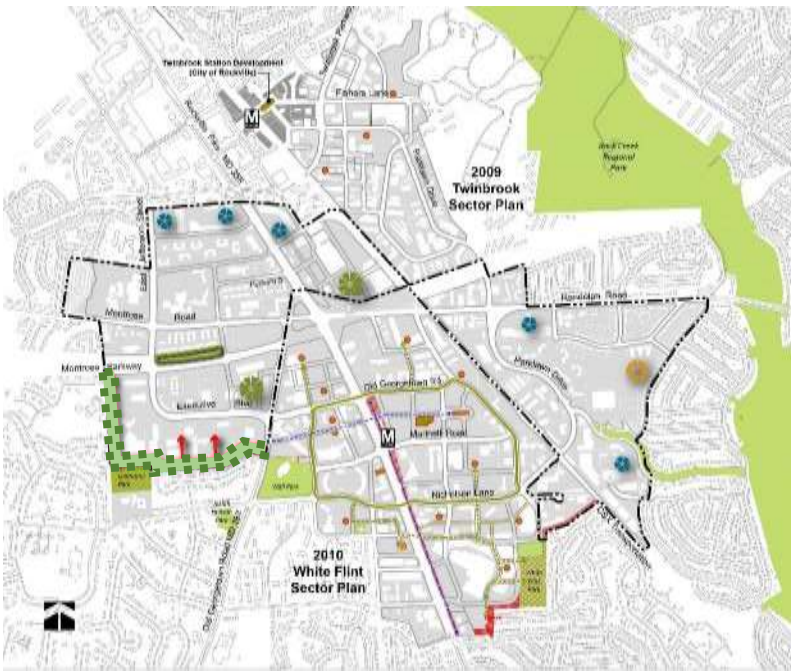
- Size – Minimum- ¾ acre
- Major function – daily recreation and socialization
- Site location - 5-minute walk from residents
- Amenities - Picnic areas, play spaces, flexible green space, activating uses and lots of trees



TAXI Development, Denver CO (Converted Freight Yard)



Working Draft Recommendations: Executive Boulevard Trail

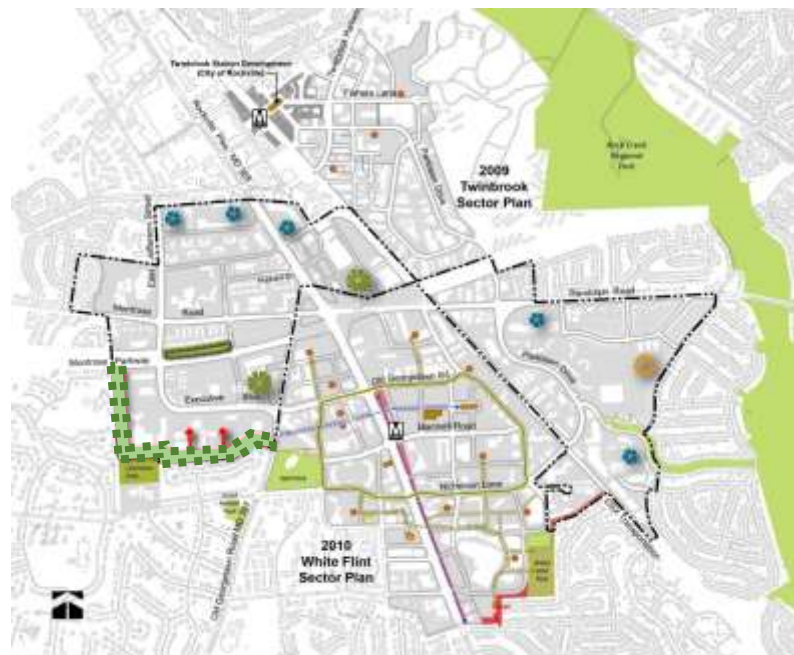


Existing

- Office park
- Large surface parking areas
- Next to single family residential – Luxmanor
- Forested stream and open space behind buildings



Working Draft Recommendations: Executive Boulevard Trail



- Major function – connectivity and recreation
- Site location – within existing open space behind office buildings
- Amenities – Trail, bridge and exercise equipment



Working Draft Recommendation: Rocking Horse Center Park

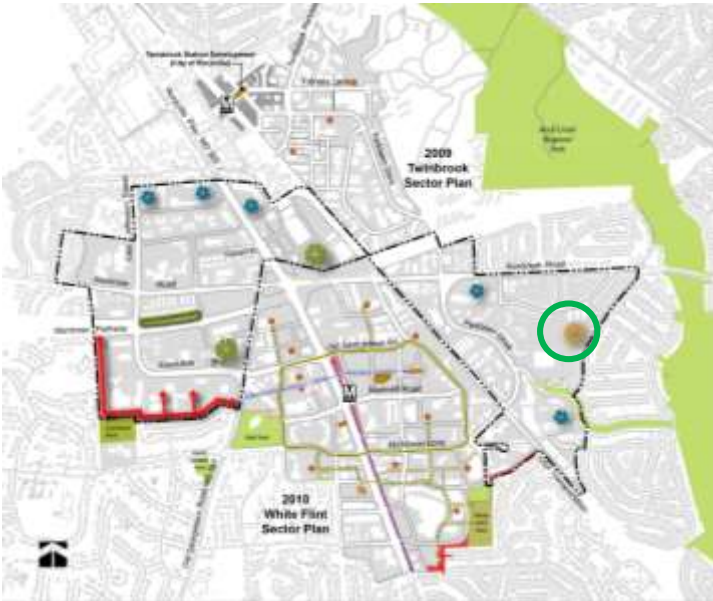


Existing Conditions

- Former Elementary School Building used for offices
- 60 plot community gardens
- Open space

Proposed

- Rectangular field



Summary

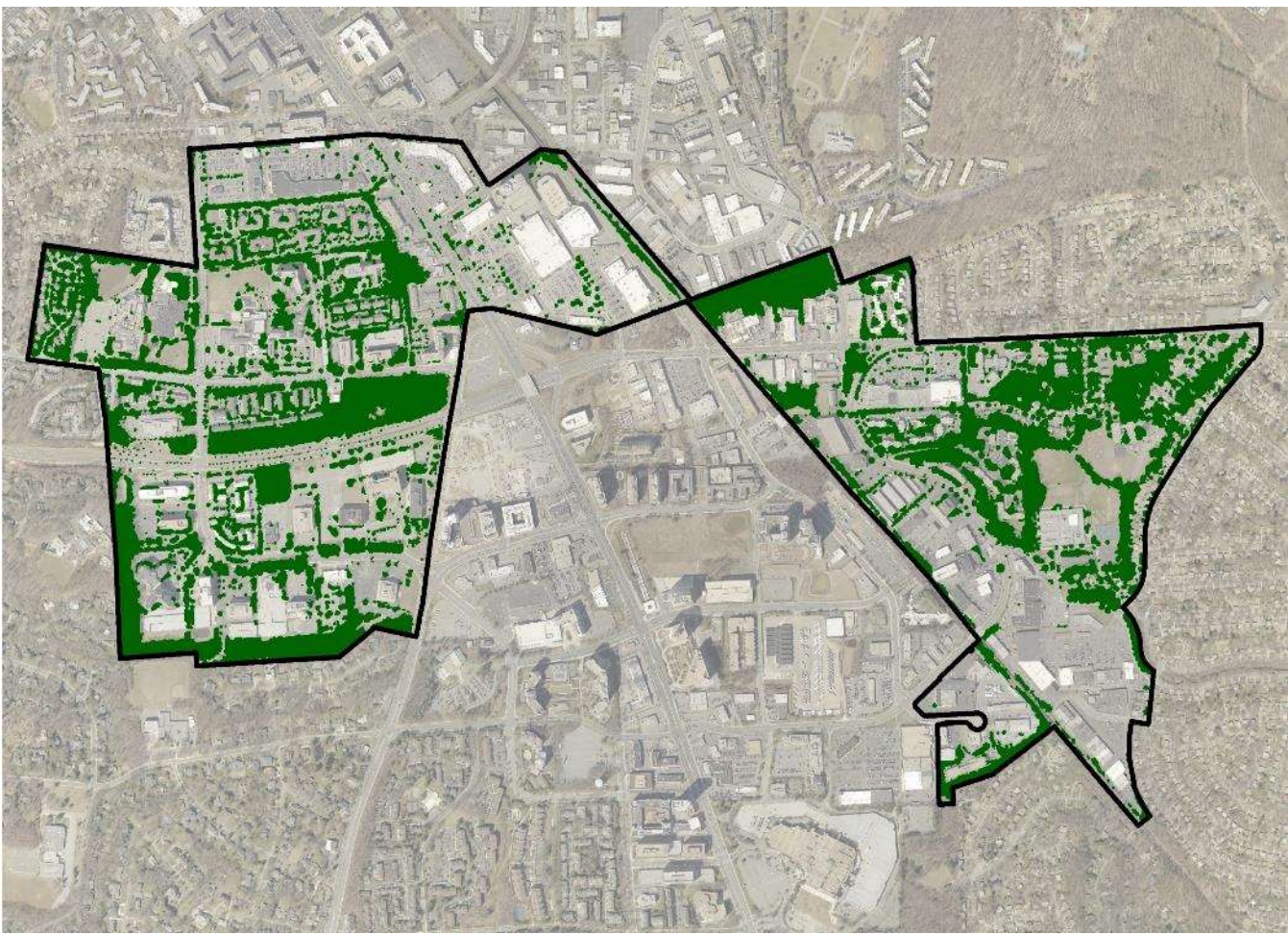
- The existing plan area has 0 parks and 1 public open space.
- The existing plan area has 1 trail/bikeway.
- The new plan proposes 8 new parks and open spaces for a total of 9+ new acres of open space.
- The new plan proposes 3 major trail linkages and new bikeways on all major roads.



Background: Sustainability



White Flint 2 Imperviousness by sub-watershed: approximately 56 percent for the Plan area



Existing Tree Canopy: 29 percent

Preliminary Recommendations: Sustainability

- Promote energy efficiency and encourage net zero energy building design.
- Improve the urban ecology, including goals to reduce heat island effect and promote Environmental Site Design (ESD) in stormwater management practices.
- Retain existing wooded areas where designated, and provide increased tree canopy throughout the Plan area.
- Include sustainable solutions in the design of an attractive public realm, to integrate green features, enhance mobility options, and promote walkability.



Preliminary Recommendations: Sustainability

Preserving and Enhancing Natural Resources

- Preserve the existing forested stream buffer south and west of Executive Boulevard
- Preserve portions of the existing forest north of Montrose Parkway and integrate it into the setting of a shared use path connecting to the existing shared-use path to the west along the Parkway.
- Establish green connections east to Rock Creek Stream Valley Park, west to Cabin John Stream Valley Park, and south to the Luxmanor Elementary School and Park.

Water Quality

- Prioritize environmental public benefit points for tree canopy cover in the CR, CRT and EOF Zones.
- Promote the use of environmental site design (ESD) techniques to reduce impervious areas.
- Minimize imperviousness/maximize pervious areas wherever feasible.
- Increase forest and tree cover.
- Use native plants that require less watering and fertilization in landscaped areas and rainwater for watering planted areas.
- Encourage green features (softscaping) in required open space areas and the public realm.

Preliminary Recommendations: Sustainability

Air Quality and Carbon Emissions

- Increase forest and tree cover.
- Construct buildings with either a green roof or cool roof.
- Encourage green features in required open space areas and the public realm.
- Prioritize environmental public benefit points for tree canopy cover and energy conservation.
- Seek opportunities for on-site renewable energy generation.
- Promote site and building design for energy conservation.
 - Consider block and building orientation to maximize passive solar heating and lighting, and to offer optimal siting for solar energy generation.
 - Consider building and construction design, materials and systems to save energy.
- Provide improvements and facilities that encourage non-auto oriented mobility options.
 - Provide links to transit.
 - Improve bikeability and walkability through human-scale block sizes, through-block connections, paths and sidewalks, and an attractive bicycle network.
- Consider using solar panels on parking lots to shade parking spaces and generate clean energy.
- Strive to achieve a net-zero energy balance.

Preliminary Recommendations: Sustainability

Specific Property/District Recommendations

Executive Boulevard

- Retain the existing woodland/trees in the southern and western area in Executive Boulevard South, adjacent to the Luxmanor residential community, as well as the Neilwood-Old Farm stream.
- Develop a path/trail in the Executive Boulevard South area and minimize any encroachment into the stream and environmental buffer.
- Encourage/promote the incorporation of sustainable/green design principles and sustainability initiatives, including but not limited to STAR Communities, Eco District, and LEED ND.

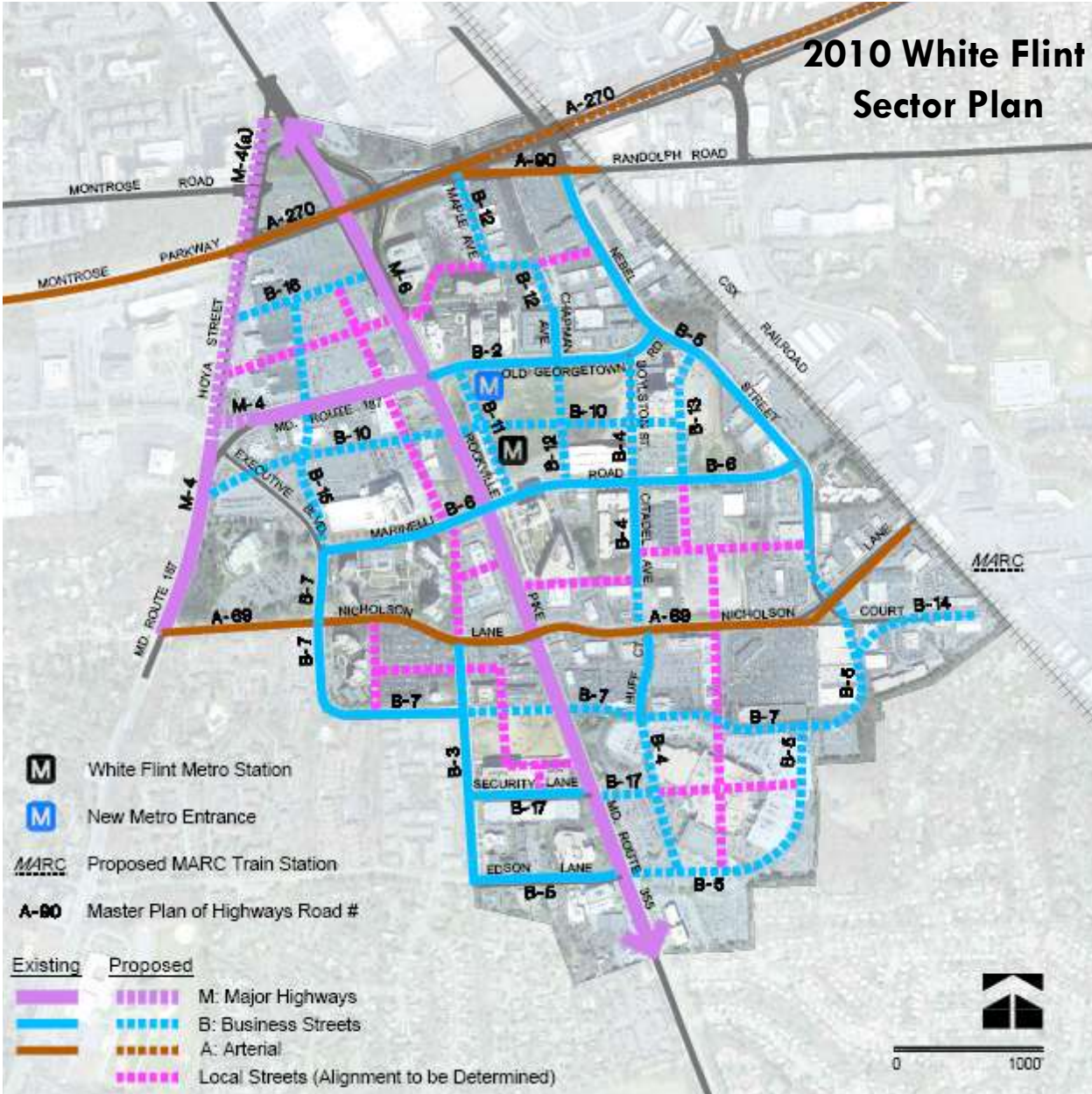
Randolph Hills Shopping Center

- Use infill development to introduce stormwater treatment at Randolph Hills Shopping Center.
- Increase tree canopy.

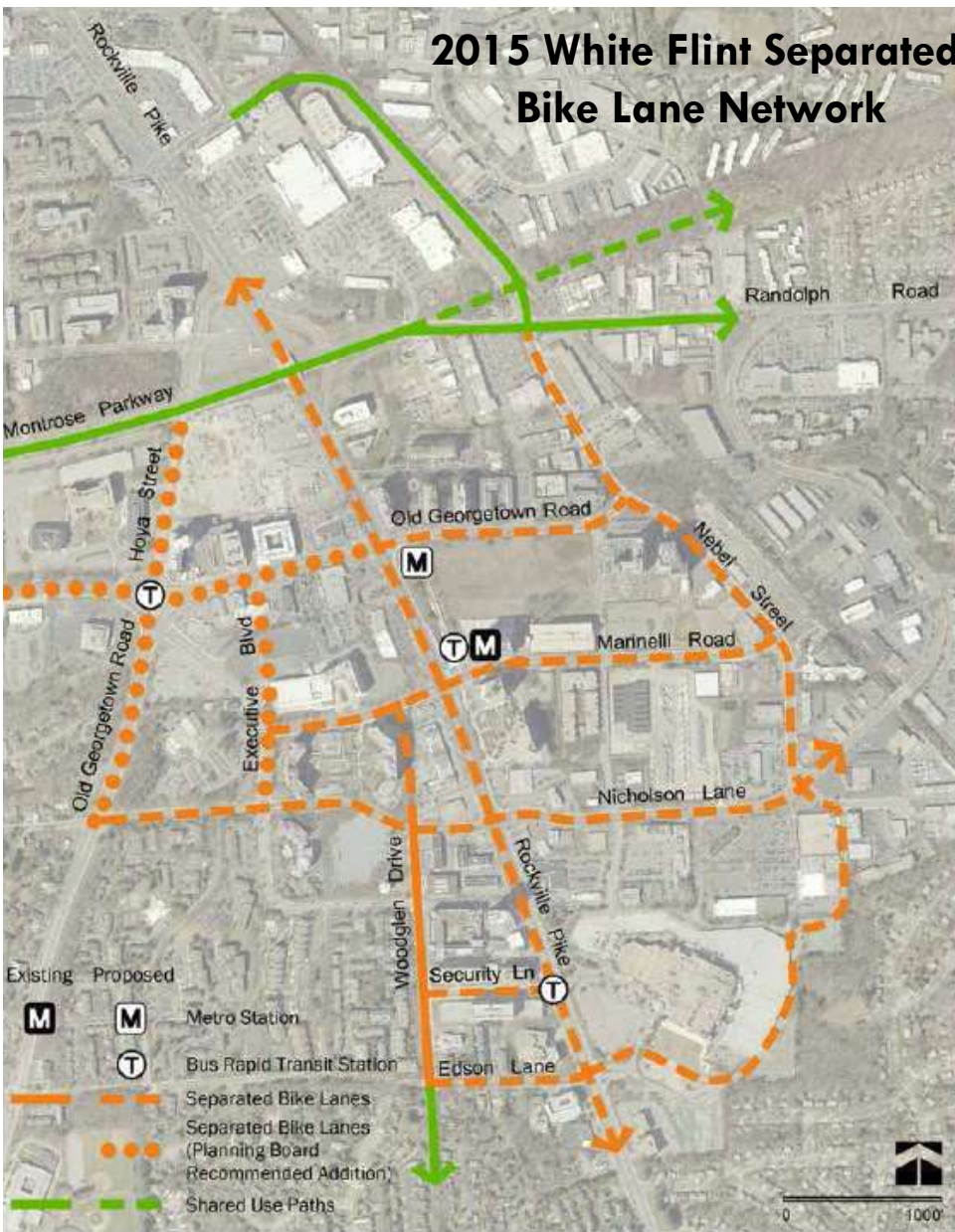
Wilgus

- Retain a portion of the existing wooded area on the Wilgus property.

Background: Mobility



Background: Bikeway Network

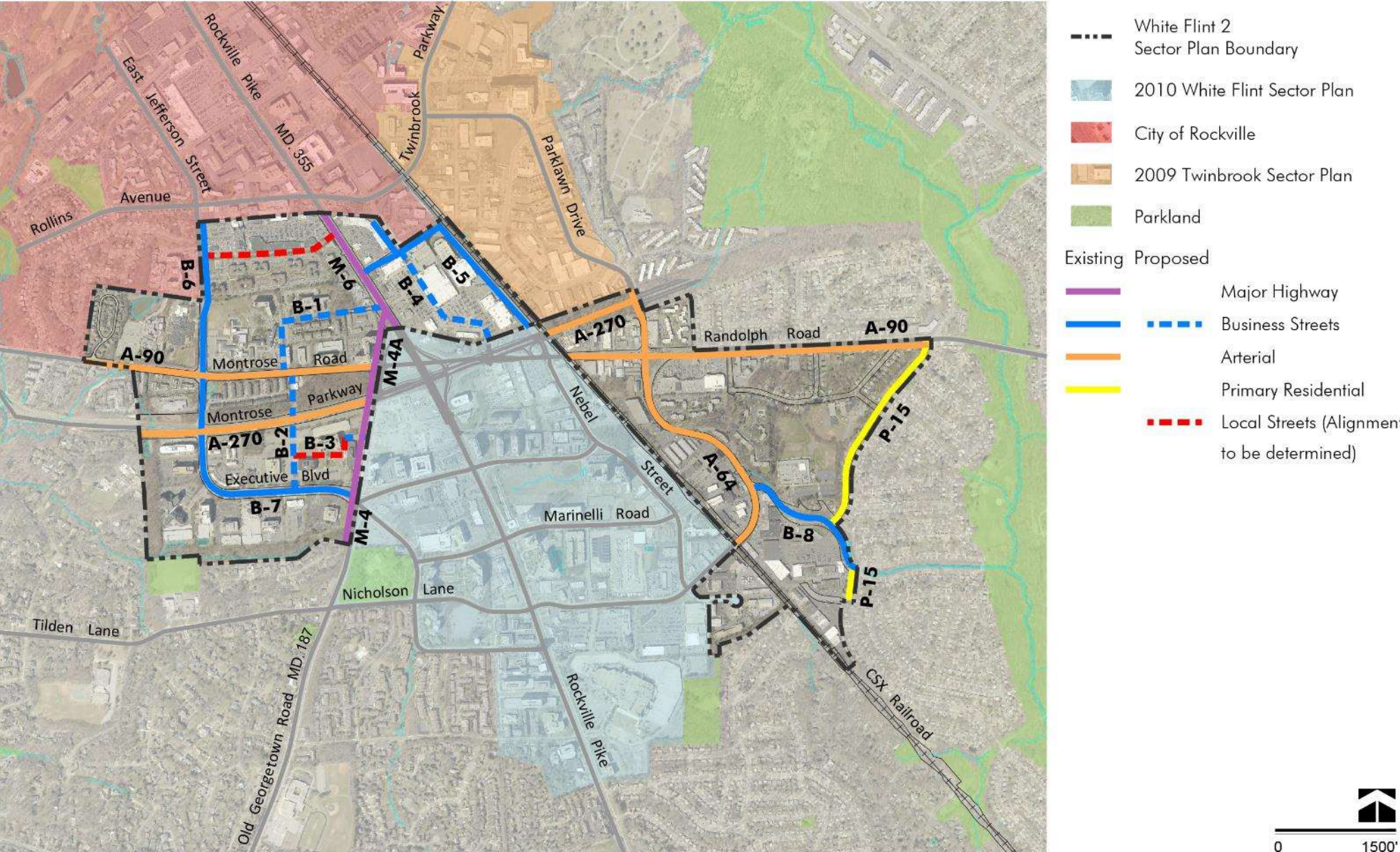


Woodglan Drive

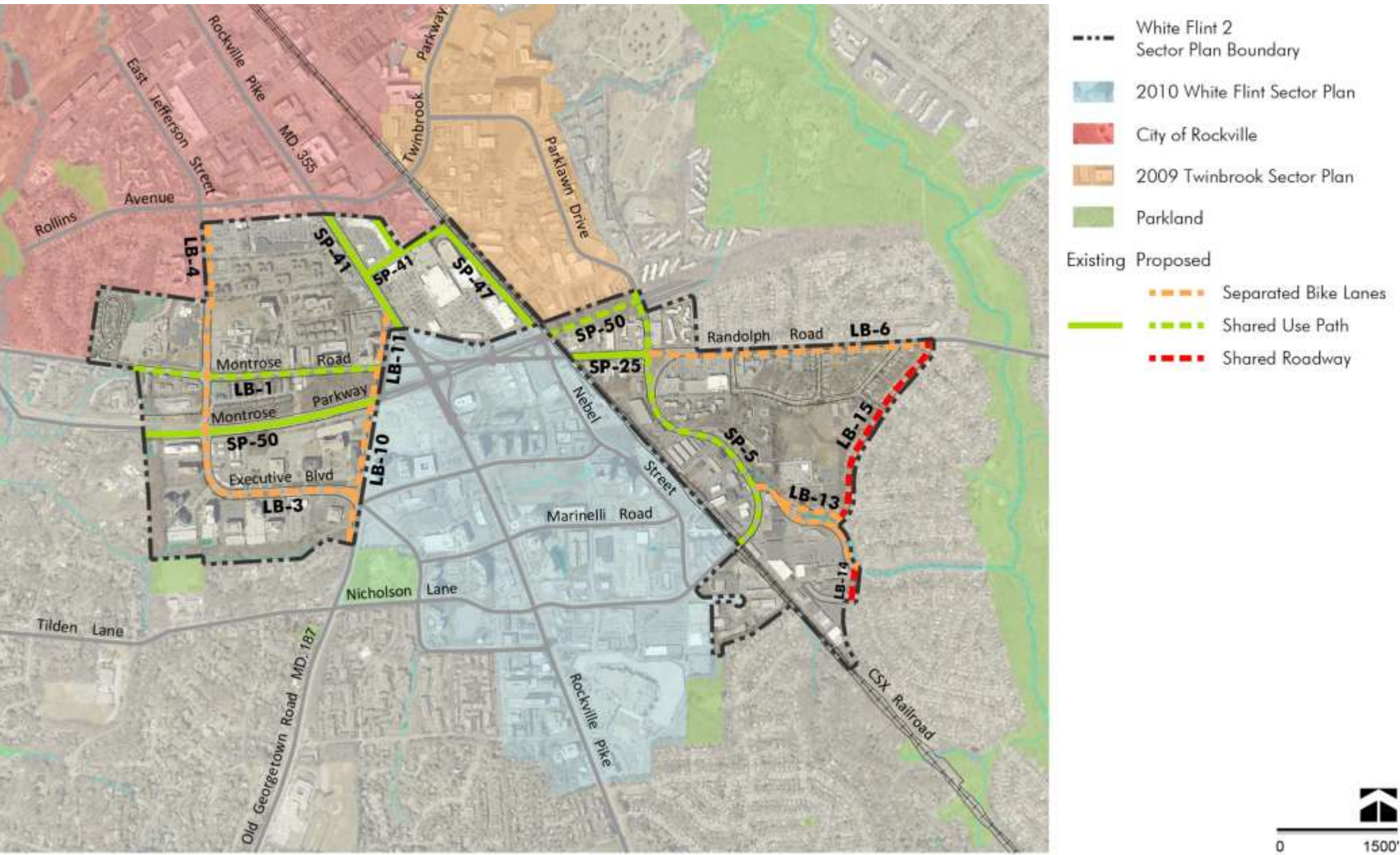


Nebel Street

Working Draft Recommendations: Street Network



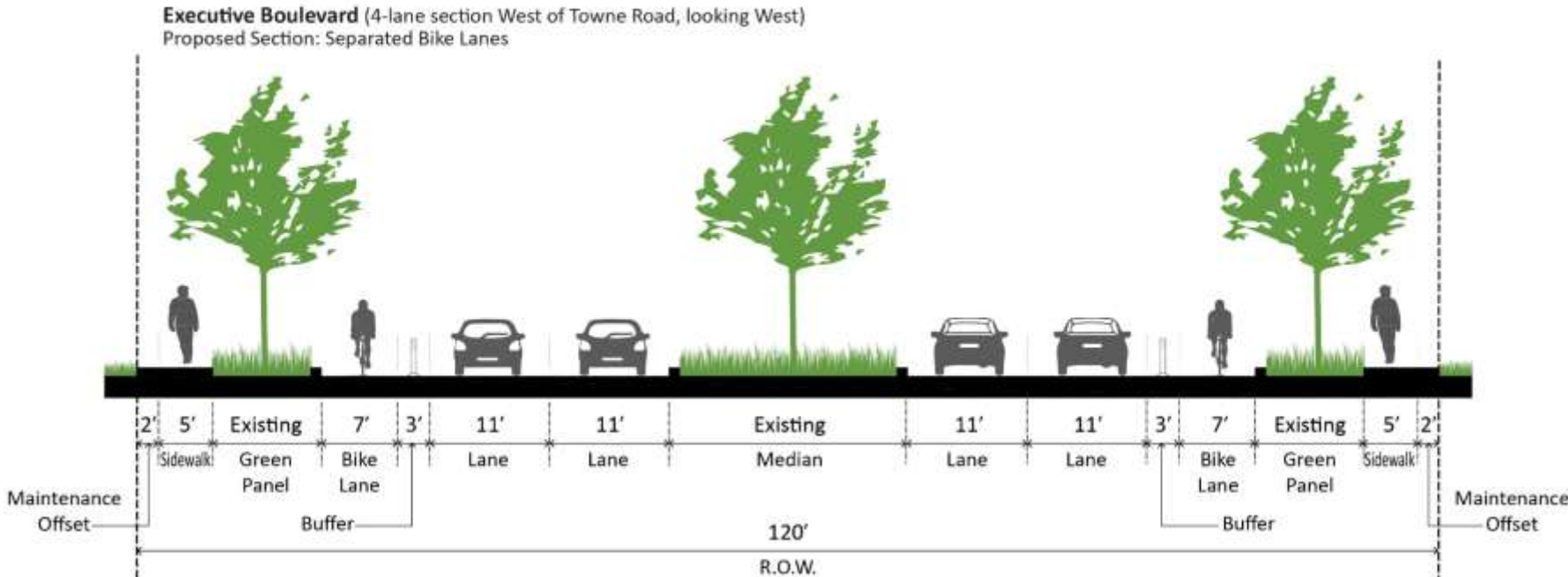
Working Draft Recommendations: Bikeway Network



Working Draft Recommendations: Executive Boulevard



Existing Conditions



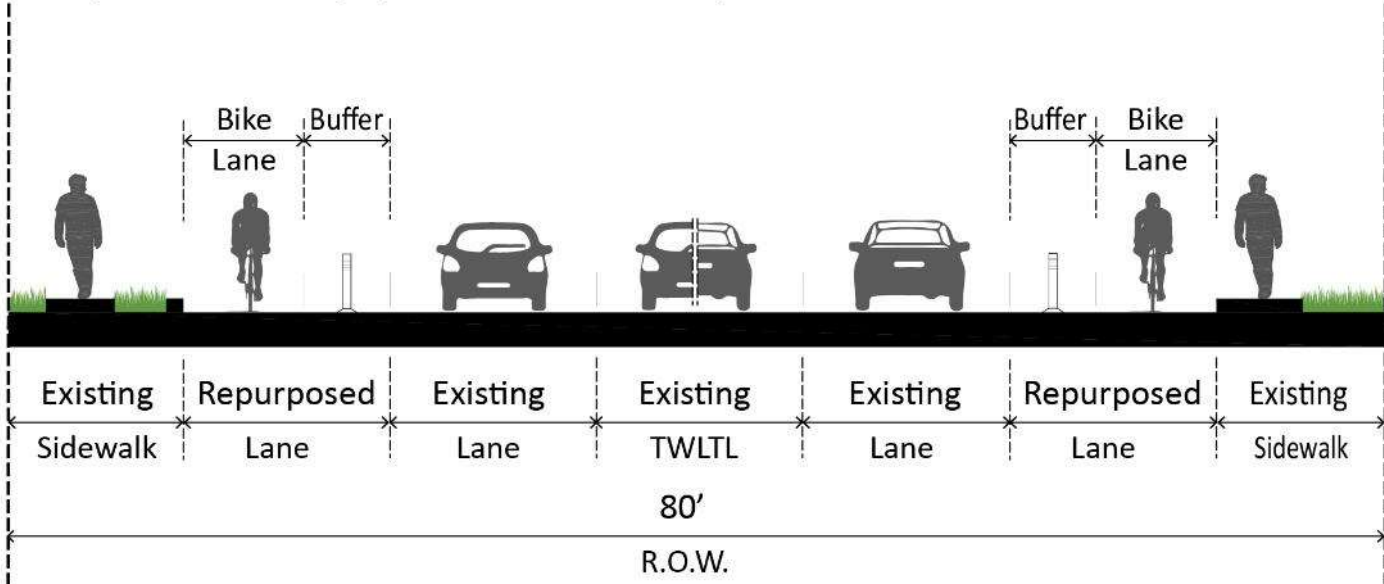
Recommendations

Working Draft Recommendations: East Jefferson Street



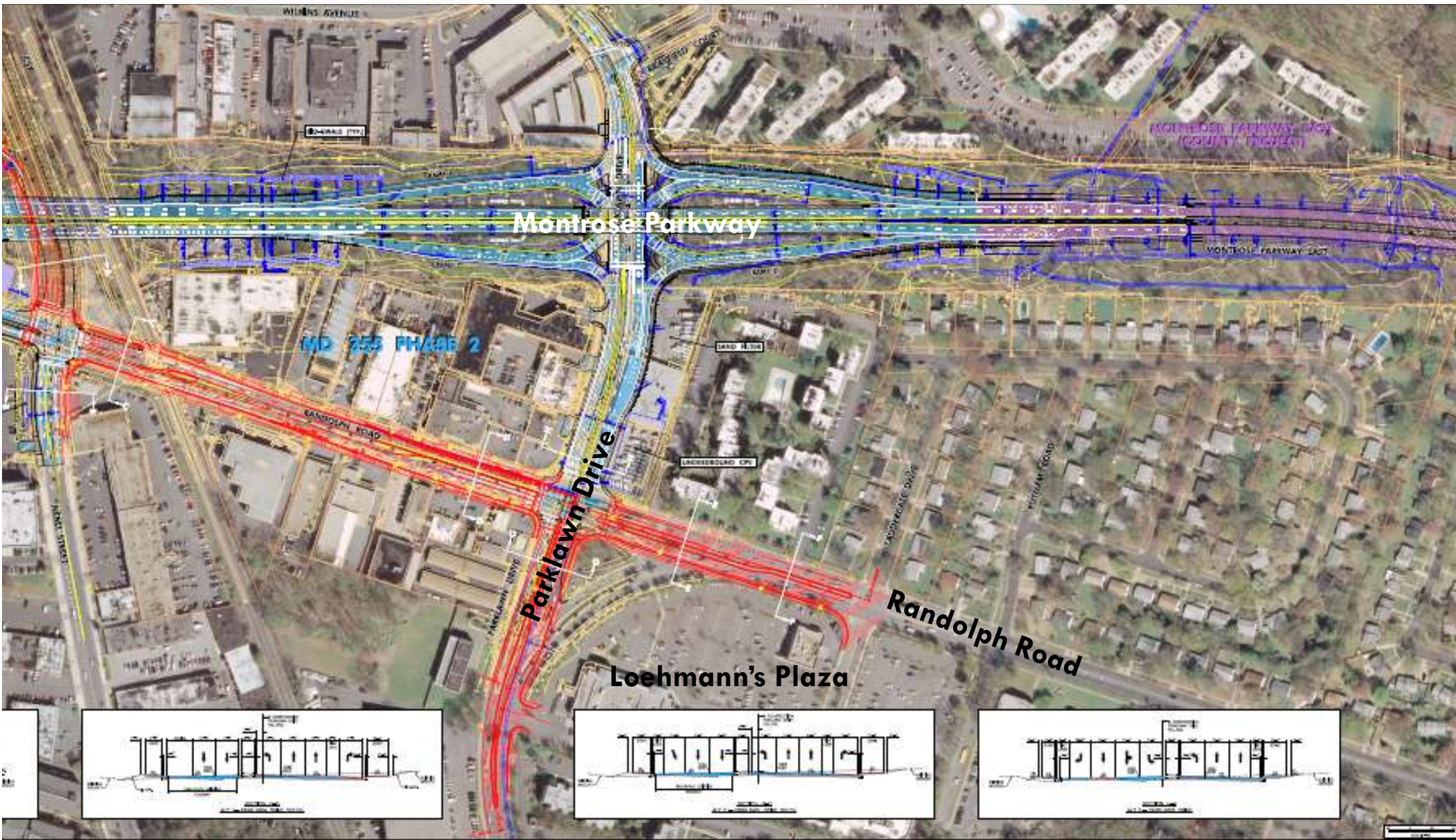
Existing Conditions

East Jefferson Street (3-lane section North of Montrose Road, looking North)
Proposed Section: Repurposed outer lane into Separated Bike Lanes

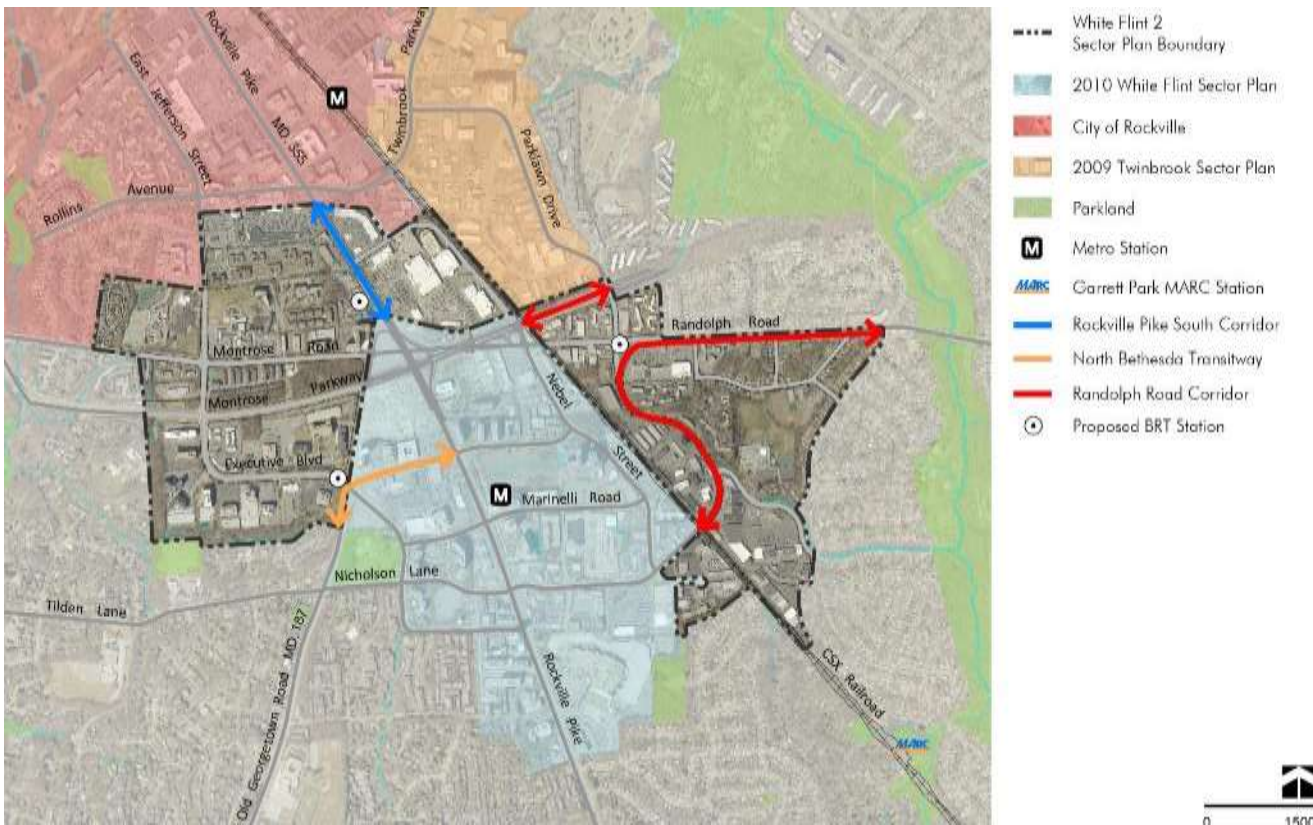
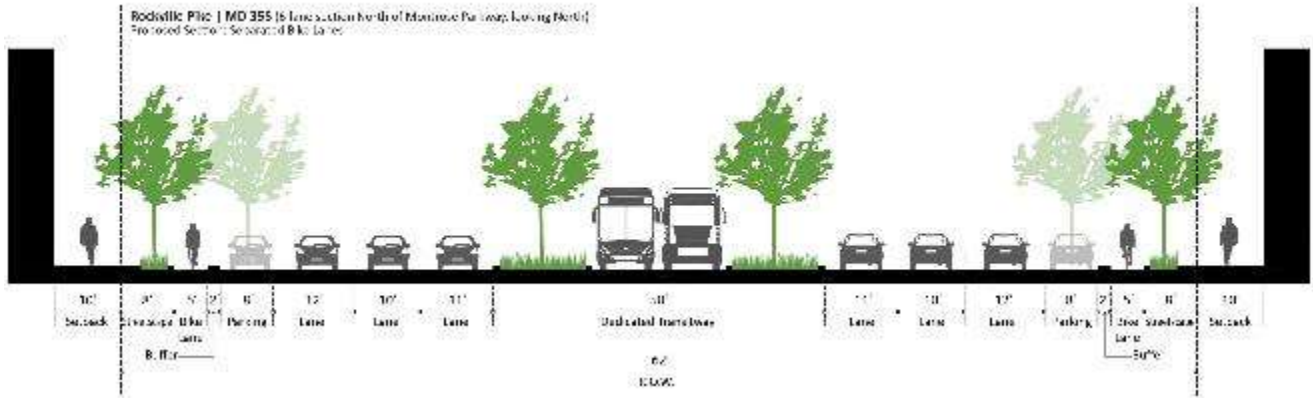
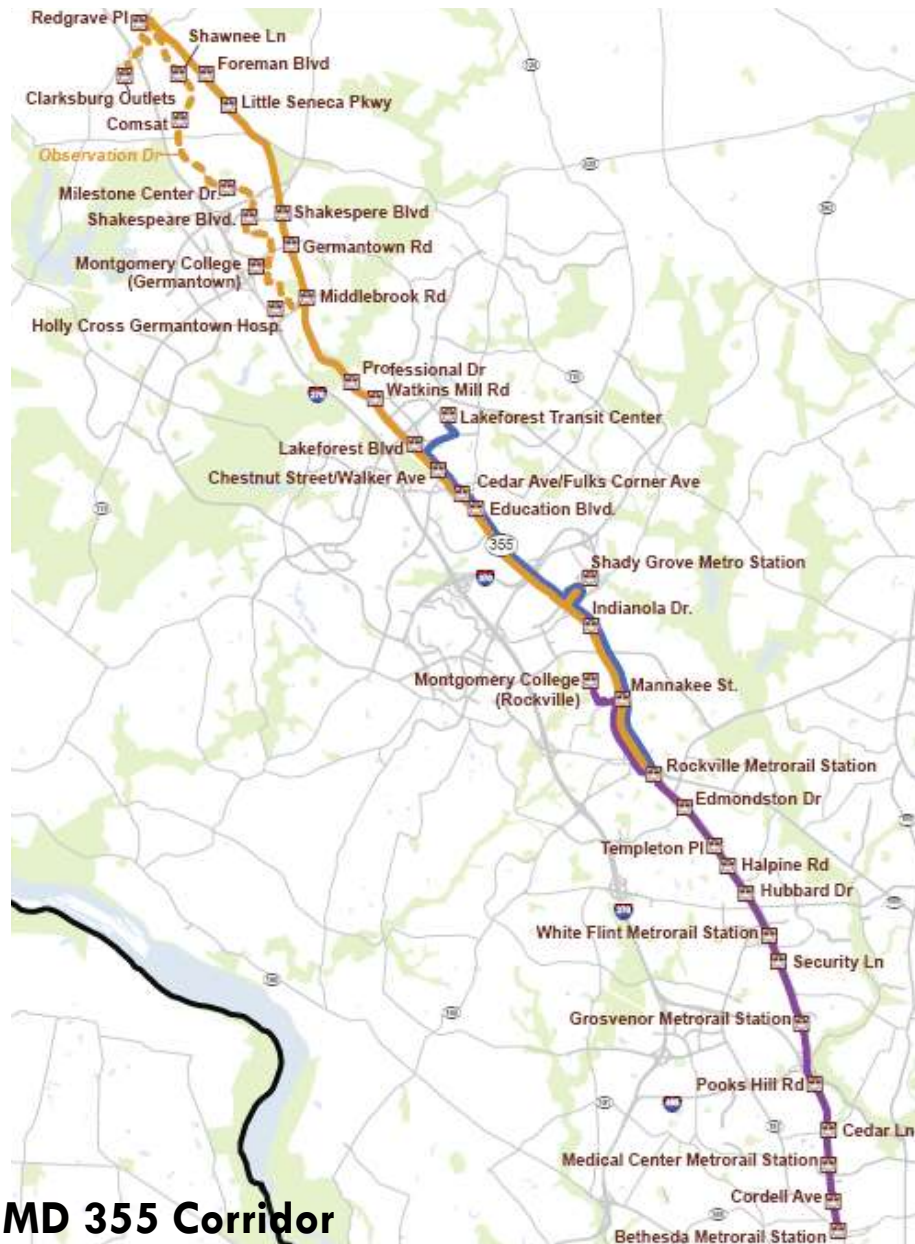


Recommendation

Working Draft Recommendations: Conceptual Roadway Realignment



Working Draft Recommendations: BRT



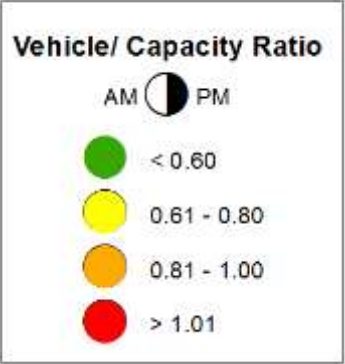
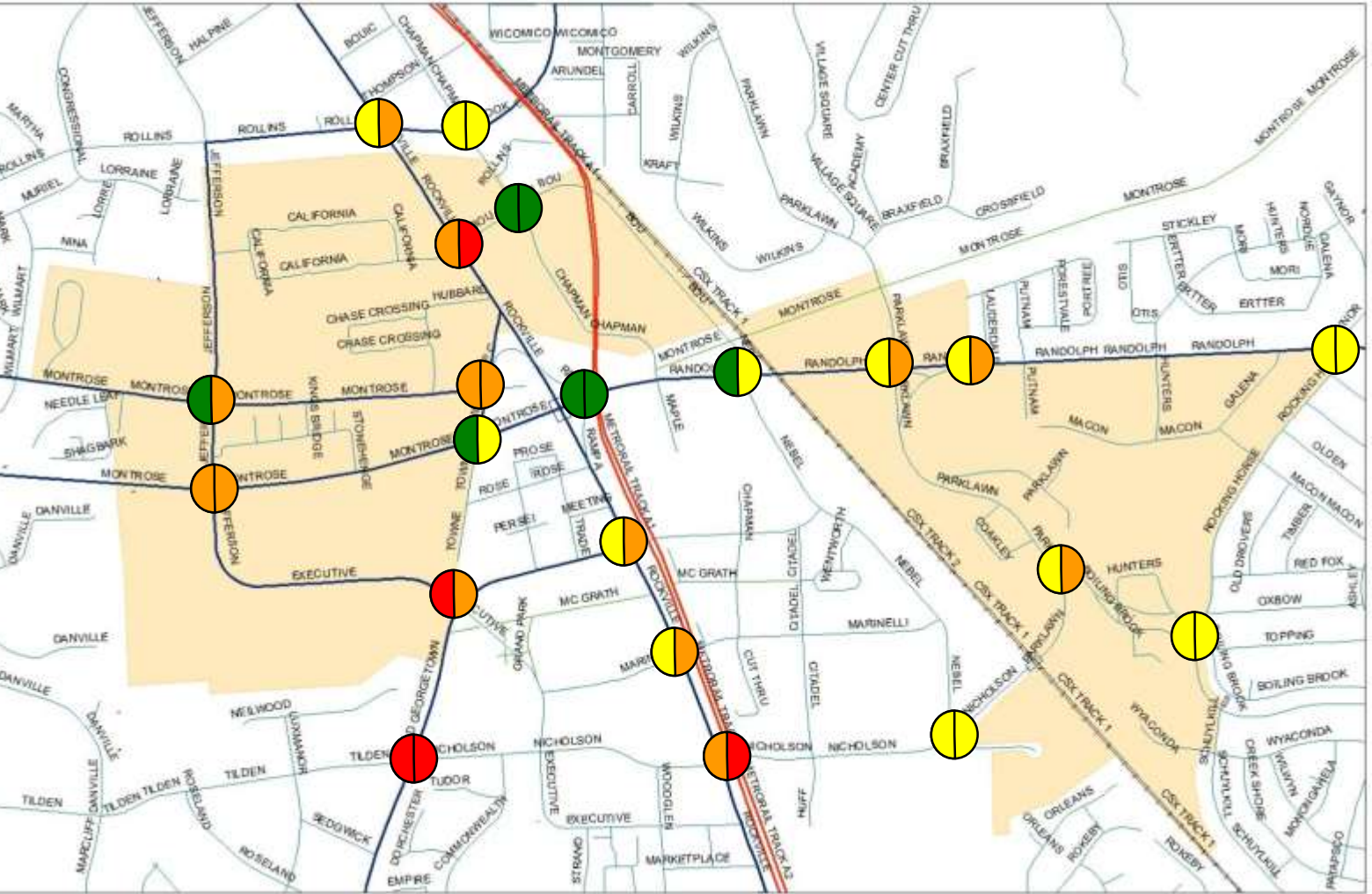
Working Draft Recommendations: Transportation Policy



- Proposed White Flint 2-1600 CLV
- CLV standards vary by area
 - North Bethesda – 1550 CLV
 - White Flint 1 MSPA – 1800 CLV
 - Rockville – 1500 CLV
 - Twinbrook MSPA-1800 CLV

Working Draft Recommendations

	Residential	Non-Residential
Alternative 3	5,788 dwelling units	4.87 million sq.ft.
Working Draft Recommendations	5,938 dwelling units	2.98 million sq.ft.



AM: 6 a.m.-9 a.m.
PM: 3 p.m.-7p.m.

Working Draft Recommendations: Public Benefits

- **15 percent Moderately Priced Dwelling Units (MPDUs)** as the highest priority public amenity for new residential development, built under the optional method development.
- **The provision of major public facilities**, including but not limited to, a dedicated elementary or middle school site; new neighborhood parks and open spaces; bike share stations; public transportation (new Metro Station entrance); and undergrounding of public utilities.
- **Quality building and site design**, including but not limited to, exceptional design and public open space.
- **Connectivity and mobility**, including but not limited to, advanced dedication, streetscape improvement, minimum parking, trip mitigation and transit access improvement.
- **Diversity of uses and activities**, including but not limited to, care centers, moderately priced dwelling units, dwelling unit mix, and enhanced accessibility for seniors or the disabled.
- **Protection and enhancement of the natural environment**, including but not limited to, tree canopy, energy conservation and generation, and habitat preservation and restoration.

Working Draft Recommendations: Staging

Several important pre-staging items are considered for the draft *White Flint 2 Sector Plan*.

- The Planning Board should expand the existing White Flint Sector Plan Implementation Advisory Committee to include property owners, residents and other stakeholders from the *White Flint 2 Sector Plan* area.
- The Planning Board should expand the White Flint Sector Plan biennial monitoring report to include staging recommendations in this Plan.

Prior to approval of any new development in the Plan area, the following actions must be taken:

- Amend the North Bethesda Policy Area to create a new Local Area Transportation Review (LATR) Policy Area for the *White Flint 2 Sector Plan* area, within six months of adopting the Sectional Map Amendment (SMA).
- Within 12 months of adopting the Sectional Map Amendment (SMA), determine if a public financing mechanism will be established to fund public infrastructure recommended for the White Flint 2 Sector Plan area.
- The Planning Board must create a staging allocation procedure for new development in the Plan area or modify the existing *White Flint Sector Plan Implementation Guidelines*.

Working Draft Recommendations: Staging

Phase 1	Phase 2	Phase 3
Residential: 1,800 dwelling units Non-Residential: 900,000 square feet	Residential: 1,800 dwelling units Non-Residential: 900,000 square feet	Residential: 2,100 dwelling units Non-Residential: 900,000 square feet
<p>Achieve 27% Non-Automotive Driver Mode Share (NADMS) for the Plan area.</p> <p>Fund the Executive Boulevard and East Jefferson protected bikeway.</p> <p>Fund and complete the design study for Rockville Pike Bus Rapid Transit (BRT) that will be coordinated with SHA, MCDOT, M-NCPPC and the City of Rockville.</p> <p>Complete the implementation of Western Workaround, including the realignment of Executive Boulevard, Towne Road and Old Georgetown Road (MD 187) for vehicular travel.</p> <p>Fund the roadway realignment of Parklawn Drive and Randolph Road.</p> <p>Montgomery County Public Schools (MCPS) must evaluate the need for a new elementary school within the Walter Johnson cluster and determine how and when a new elementary school will be programmed.</p> <p>Maryland Department of Transportation (MDOT) must conduct a feasibility study for an infill MARC station along the Brunswick Line and determine if a MARC station should be located in the Plan area.</p> <p>The Planning Board must assess that the Sector Plan is achieving its goals and that all the infrastructure items for this Stage 1 are completed, prior to proceeding to Stage 2.</p>	<p>Achieve 35% Non-Automotive Driver Mode Share (NADMS) for the Plan area.</p> <p>Fund a shuttle or circulator that serves the Plan area, adjacent to residential communities, and Metro station areas.</p> <p>Fund the acquisition or dedication of a new public park for the plan area.</p> <p>Construct streetscape improvements, sidewalk improvements, and bikeways for substantially all of the street frontage within one-quarter mile of the Metro station: Old Georgetown Road, Marinelli Road and Nicholson Lane.</p> <p>Fund the second entrance to the White Flint Metro Station.</p> <p>Construct streetscape improvements, sidewalk improvements, and bikeways for substantially all of the street frontages within one-quarter mile of the Metro Station: Old Georgetown Road, Marinelli Road and Nicholson Lane.</p> <p>The Planning Board must assess that the Sector Plan is achieving its goals and that all the infrastructure items for Stage 2 are completed, prior to proceeding to Stage 3.</p>	<p>Achieve 42% Non-Automotive Driver Mode Share (NADMS) for the Plan area.</p> <p>Fund and implement the Parklawn Drive Shared Use Path.</p> <p>Montgomery County Public Schools (MCPS) must construct an elementary school for the Walter Johnson School Cluster or determine how elementary school needs will be addressed for the Cluster.</p> <p>Construct a new MARC station, if MDOT determines that a MARC station will be located within the plan area.</p>

Project Team

Area 2

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Working Draft Recommendations

Adjustments to the Working Draft for the Public Hearing Draft

- Update recommended numbers to reflect adjustments made prior to finalizing the draft.
 - School enrollment forecast.
- Clarify bikeway and road network tables and maps.
 - Include proposed cross-section of East Jefferson, Executive Boulevard and Rockville Pike.

Staff Recommendation

Approve the Working Draft of the White Flint 2 Sector Plan as the Public Hearing Draft and set the public hearing date for January 12, 2017.