

WILGUS PROPERTY

SKETCH PLAN PRESENTATION

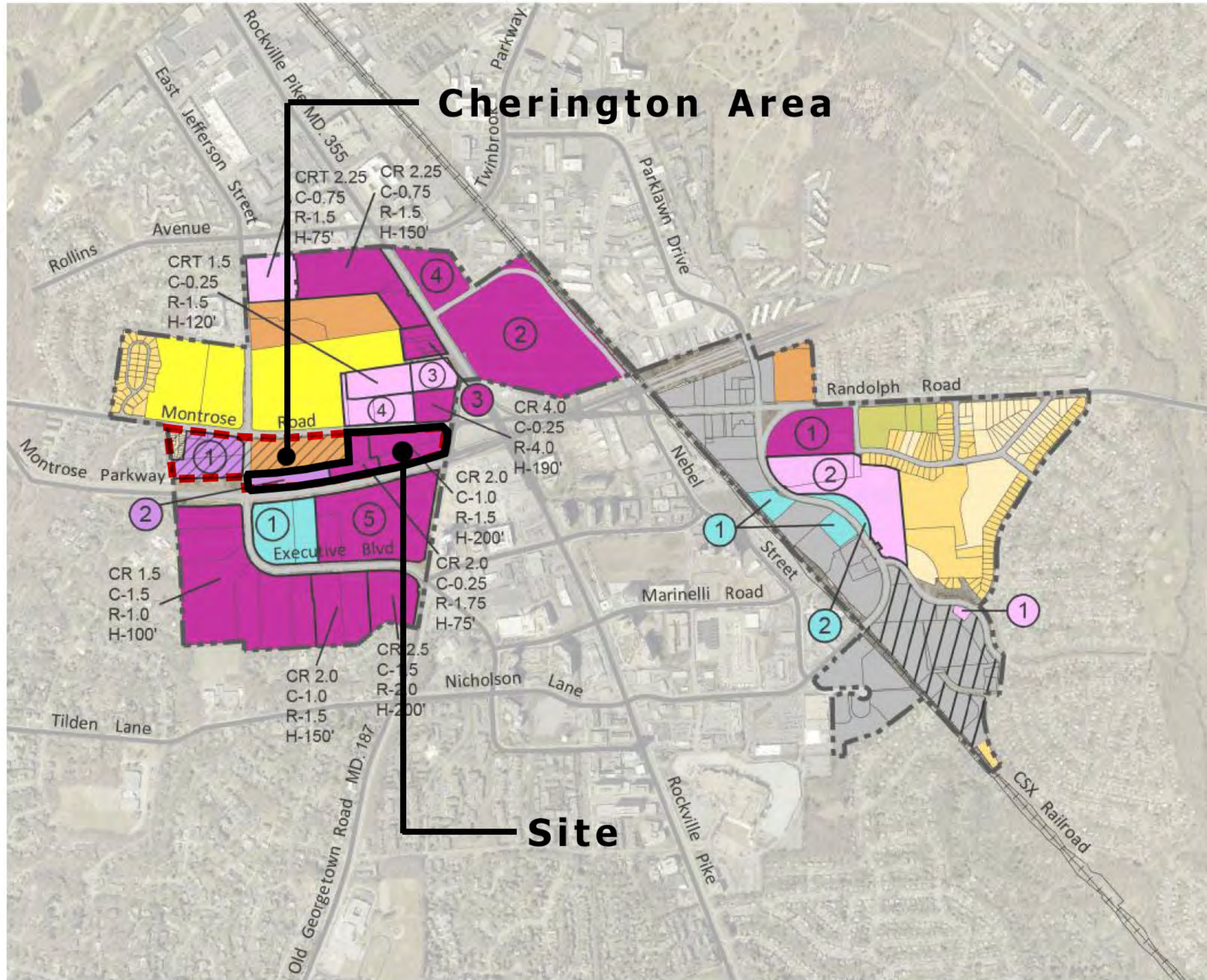
April 08, 2019

Sketch Plan Presentation Agenda

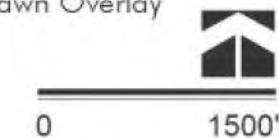
- I. Introduction**
- II. Proposed Sketch Plan/Illustrative Site Design**
- III. Sector Plan Conformance**
- IV. Potential List of Public Benefit Point Categories**
- V. Schedule**
- VI. Questions and Answers**

I. Introduction

Map 10: White Flint 2 Proposed Overall Zoning



- White Flint 2 Sector Plan Boundary
- R-200 Single-Family Residential
- R-90 Single-Family Residential
- R-60 Single-Family Residential
- R-60/TDR Single-Family Residential/Transferable Development Rights
- THD Townhouse High Density
- R-20 Multiple-Family, medium density residential
- EOF Employment Office
- 1 EOF 0.75, H-100'
- 2 EOF 1.5, H-75'
- CR Commercial Residential
- 1 CR 1.75, C-0.5, R-1.5, H-75'
- 2 CR 2.0, C-0.5, R-1.5, H-200'
- 3 CR 2.0, C-0.75, R-1.5, H-150'
- 4 CR 2.0, C-0.75, R-1.5, H-200'
- 5 CR 2.75, C-1.5, R-2.25, H-200'
- CRN Commercial Residential Neighborhood
- 1 CRN 0.5, C-0.5, R-0.25, H-35'
- 2 CRN 0.75, C-0.0, R-0.75, H-50'
- CRT Commercial Residential Town
- 1 CRT 0.75, C-0.75, R-0.25, H-35'
- 2 CRT 1.0, C-0.25, R-1.0, H-65'
- 3 CRT 2.25, C-1.5, R-0.75, H-75'
- 4 CRT 3.0, C-3.0, R-2.5, H-120'
- IL Light Industrial
IL 1.0, H-50'
- /// White Flint 2 Parklawn Overlay



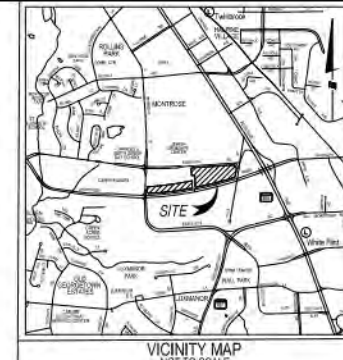
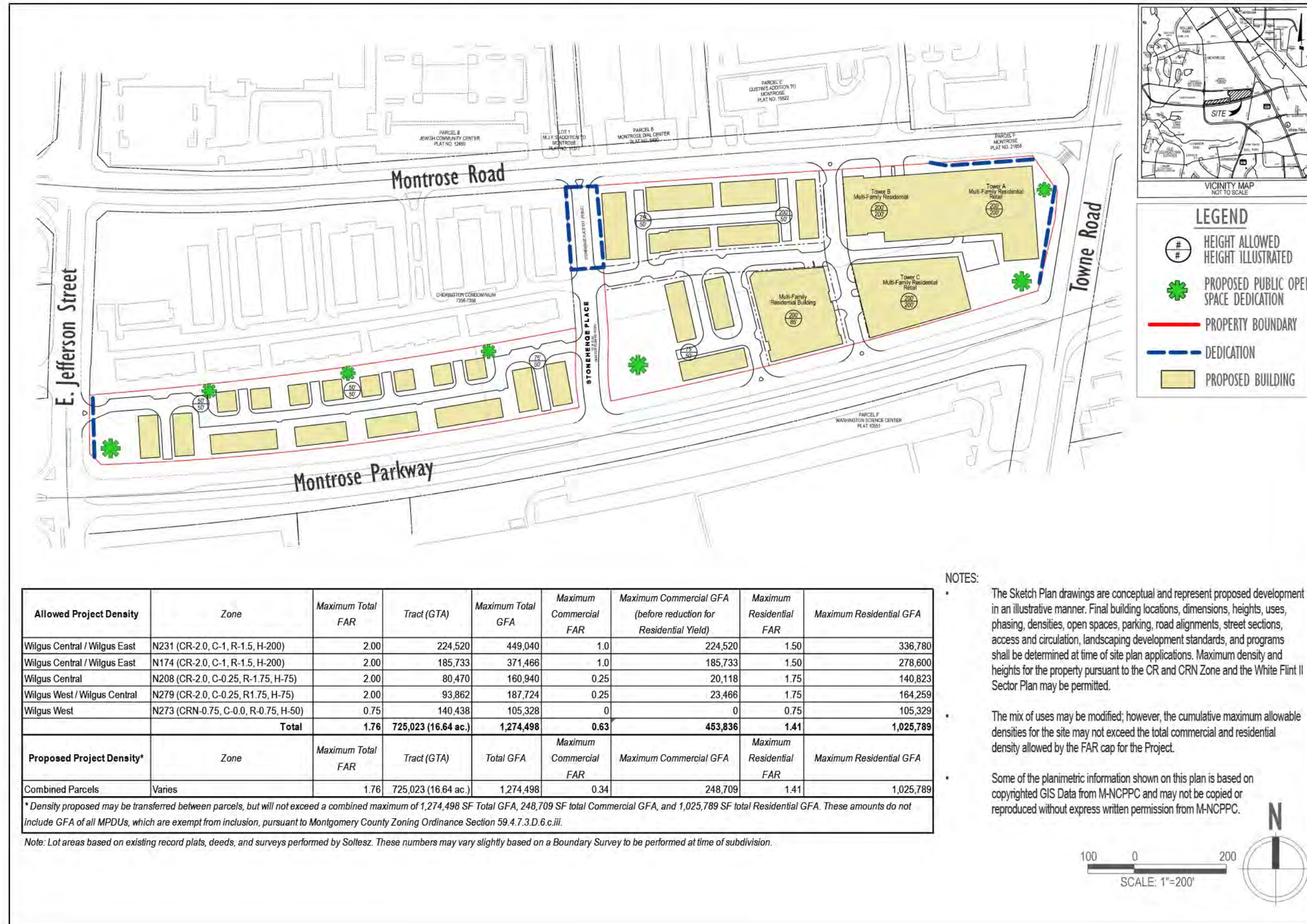
White Flint 2 Sector Plan - Approved and Adopted January 2018

Existing Zoning

(Implemented in White Flint 2 Sector Plan SMA H-128)



II. Proposed Sketch Plan



LEGEND

- # HEIGHT ALLOWED
- # HEIGHT ILLUSTRATED
- 🌳 PROPOSED PUBLIC OPEN SPACE DEDICATION
- PROPERTY BOUNDARY
- - - DEDICATION
- PROPOSED BUILDING

WILGUS

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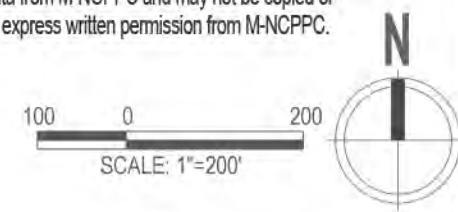
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 ROCKVILLE, MD 20850
 PHONE # (301) 948-2750
 BRANDON FRITZ / KEELY LAURETTI

- NOTES:**
- The Sketch Plan drawings are conceptual and represent proposed development in an illustrative manner. Final building locations, dimensions, heights, uses, phasing, densities, open spaces, parking, road alignments, street sections, access and circulation, landscaping development standards, and programs shall be determined at time of site plan applications. Maximum density and heights for the property pursuant to the CR and CRN Zone and the White Flint II Sector Plan may be permitted.
 - The mix of uses may be modified; however, the cumulative maximum allowable densities for the site may not exceed the total commercial and residential density allowed by the FAR cap for the Project.
 - Some of the planimetric information shown on this plan is based on copyrighted GIS Data from M-NCPPC and may not be copied or reproduced without express written permission from M-NCPPC.

Allowed Project Density	Zone	Maximum Total FAR	Tract (GTA)	Maximum Total GFA	Maximum Commercial FAR	Maximum Commercial GFA (before reduction for Residential Yield)	Maximum Residential FAR	Maximum Residential GFA
Wilgus Central / Wilgus East	N231 (CR-2.0, C-1, R-1.5, H-200)	2.00	224,520	449,040	1.0	224,520	1.50	336,780
Wilgus Central / Wilgus East	N174 (CR-2.0, C-1, R-1.5, H-200)	2.00	185,733	371,466	1.0	185,733	1.50	278,600
Wilgus Central	N208 (CR-2.0, C-0.25, R-1.75, H-75)	2.00	80,470	160,940	0.25	20,118	1.75	140,823
Wilgus West / Wilgus Central	N279 (CR-2.0, C-0.25, R1.75, H-75)	2.00	93,862	187,724	0.25	23,466	1.75	164,259
Wilgus West	N273 (CRN-0.75, C-0.0, R-0.75, H-50)	0.75	140,438	105,328	0	0	0.75	105,329
Total		1.76	725,023 (16.64 ac.)	1,274,498	0.63	453,836	1.41	1,025,789
Proposed Project Density*	Zone	Maximum Total FAR	Tract (GTA)	Total GFA	Maximum Commercial FAR	Maximum Commercial GFA	Maximum Residential FAR	Maximum Residential GFA
Combined Parcels	Varies	1.76	725,023 (16.64 ac.)	1,274,498	0.34	248,709	1.41	1,025,789

* Density proposed may be transferred between parcels, but will not exceed a combined maximum of 1,274,498 SF Total GFA, 248,709 SF total Commercial GFA, and 1,025,789 SF total Residential GFA. These amounts do not include GFA of all MPDUs, which are exempt from inclusion, pursuant to Montgomery County Zoning Ordinance Section 59.4.7.3.D.6.c.iii.

Note: Lot areas based on existing record plats, deeds, and surveys performed by Soltesz. These numbers may vary slightly based on a Boundary Survey to be performed at time of subdivision.



SKETCH PLAN DRAWING

SHEET NO.
SK 5

Illustrative Site Design



This Drawing is Illustrative. Final building locations, dimensions, heights, uses, phasing, densities, open spaces, parking, road alignments, street sections, access and circulation, landscaping, development standards, and programs shall be determined at time of preliminary plan and/or site plan applications as appropriate.

PERMITTED DENSITY UNDER EXISTING ZONING

Residential Allowable FAR: Up to 1,025,789 sq. ft.

Commercial Allowable FAR: Up to 453,836 sq. ft.

Total Allowable FAR: Up to 1,274,498 sq. ft.

Density may be Transferred between Parcels, but will not exceed a combined Maximum of 1,274,498 Square Feet of Total GFA.

Illustrative Dwelling Unit Summary

Townhomes

West Parcel 68 Units

Central Parcel 42 Units

Total 110 Units

2 Story Over 2 Story – Central Parcel 34 Units

7 Story Multi Family – Central Parcel 100-110 Units

Multi Family - East Parcel 500-565 Units

Total 744-819 Units

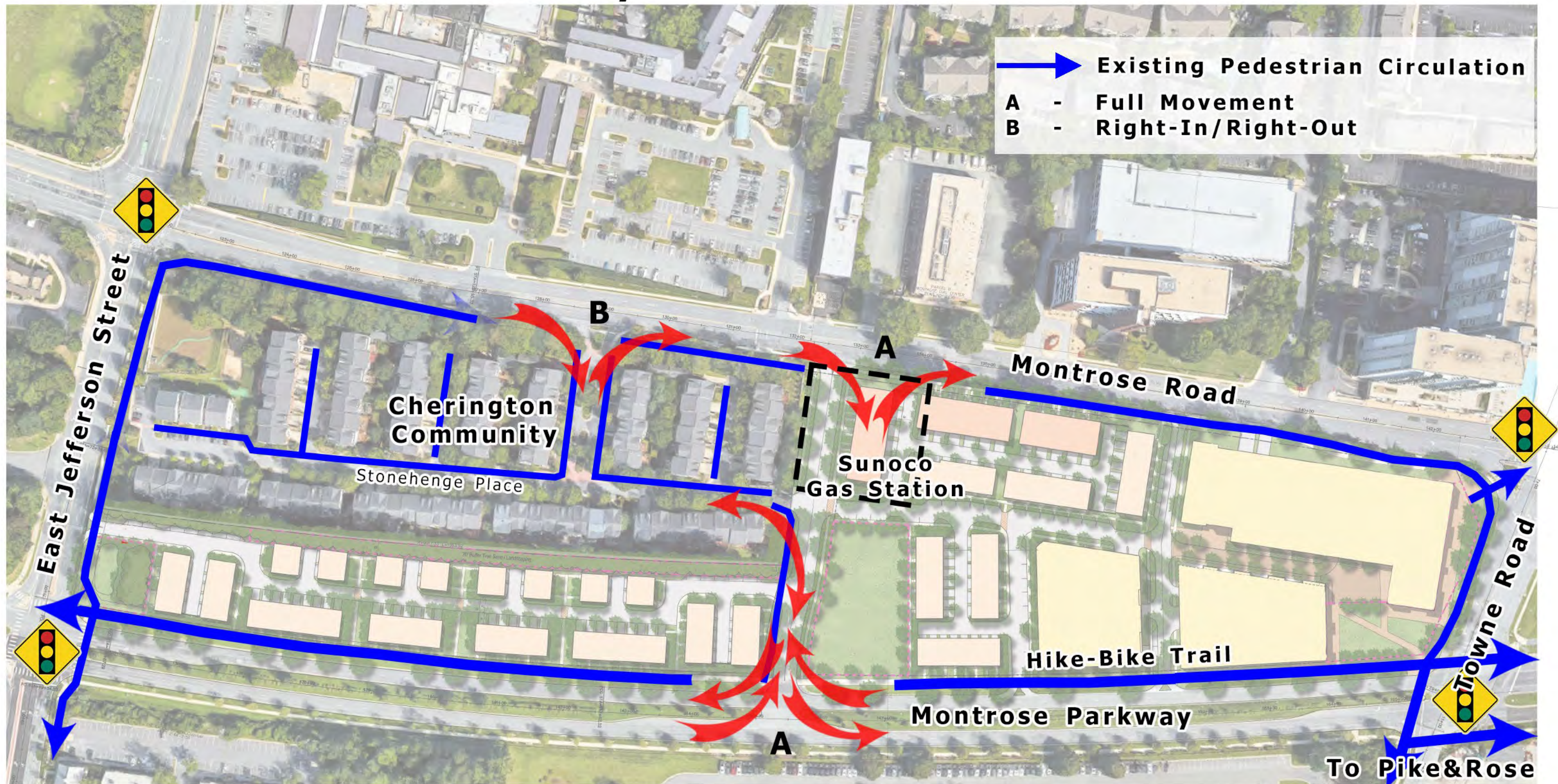
This Chart is Illustrative only. Final uses, Mix of Uses, and Unit Counts may be modified and will be reviewed at Site Plan.

III. Conformance with the Design and Connectivity Recommendations of the White Flint 2 Sector Plan

The Recommendations are found at Pages 37 and 38 from approved and adopted White Flint 2 Sector Plan.
Numbers added for Presentation reference only

- 1. Establish a Pattern of Short Blocks and Internal Streets to Promote Walkability.**
- 2. Locate Maximum Building Heights at the Eastern End of the Property along Towne Road.**
- 3. Reduce Building Height Toward the Existing Cherington Townhouse Development to Establish a Compatible Relationship with the Existing Residential Development.**
- 4. Enhance Pedestrian Areas Along Towne Road to Improve Pedestrian Connectivity Between Northern and Southern Districts.**
- 5. Extend Stonehenge Place as a Public Street to Connect Between Montrose Parkway and Montrose Road.**
- 6. Create Open Spaces, Including an Area with a Minimum 1.25 acres, for Public Use That are Connected to the Overall Open Spaces Network. The Location of Open Space Should be Defined During the Development Review Process and may Include Wooded Areas and/or a Neighborhood Green.**
- 7. Provide Screening via Fencing, a Hedge, Tree Planting or Other Appropriate Means Between the Existing Cherington Townhouses to the North, and Any New Development to the Immediate South.**

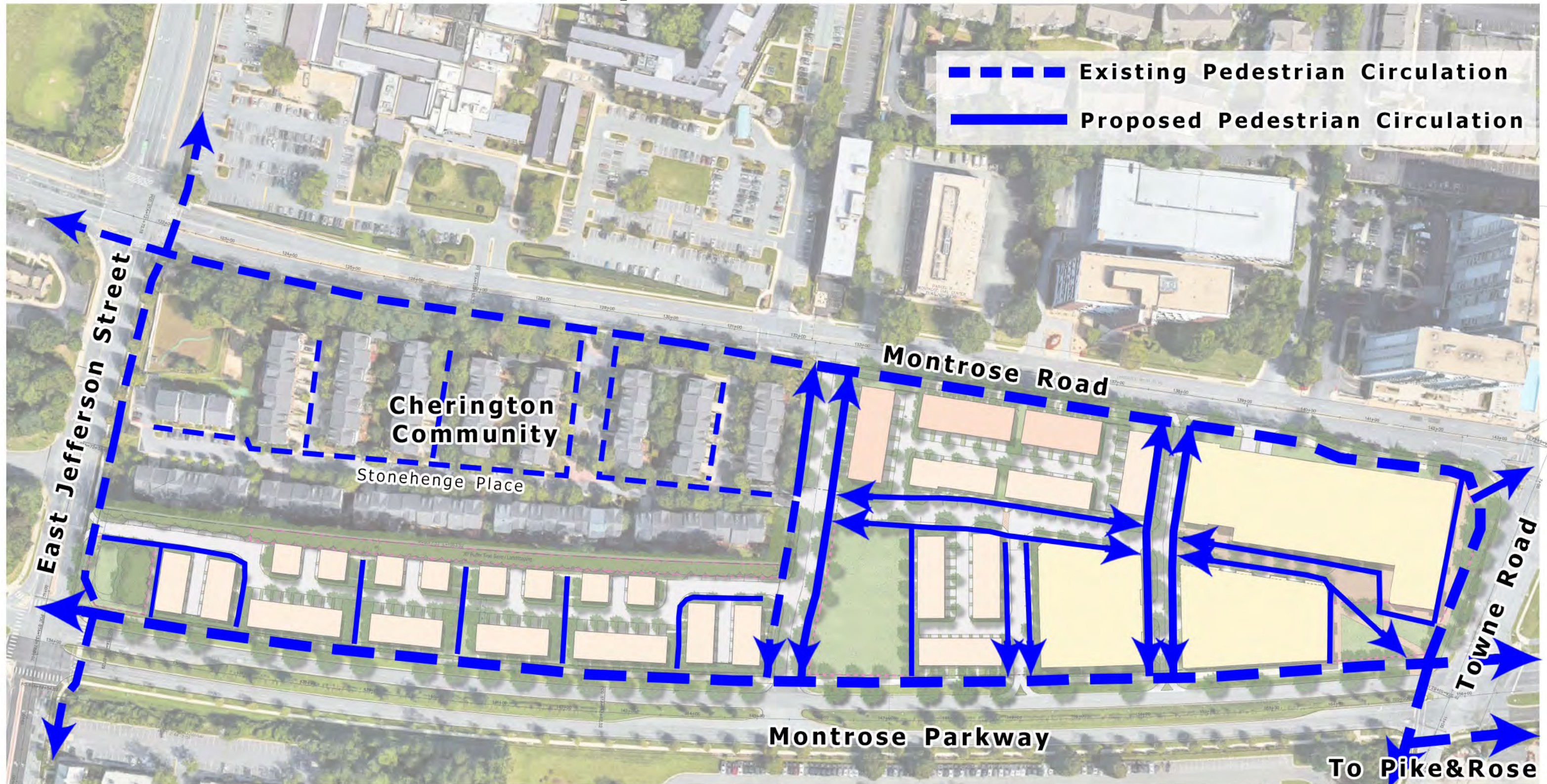
1. Establish a Pattern of Short Blocks and Internal Streets to Promote Walkability



Existing Pedestrian and Vehicular Connection

This Drawing is Illustrative. Final building locations, dimensions, heights, uses, phasing, densities, open spaces, parking, road alignments, street sections, access and circulation, landscaping, development standards, and programs shall be determined at time of preliminary plan and/or site plan applications as appropriate.

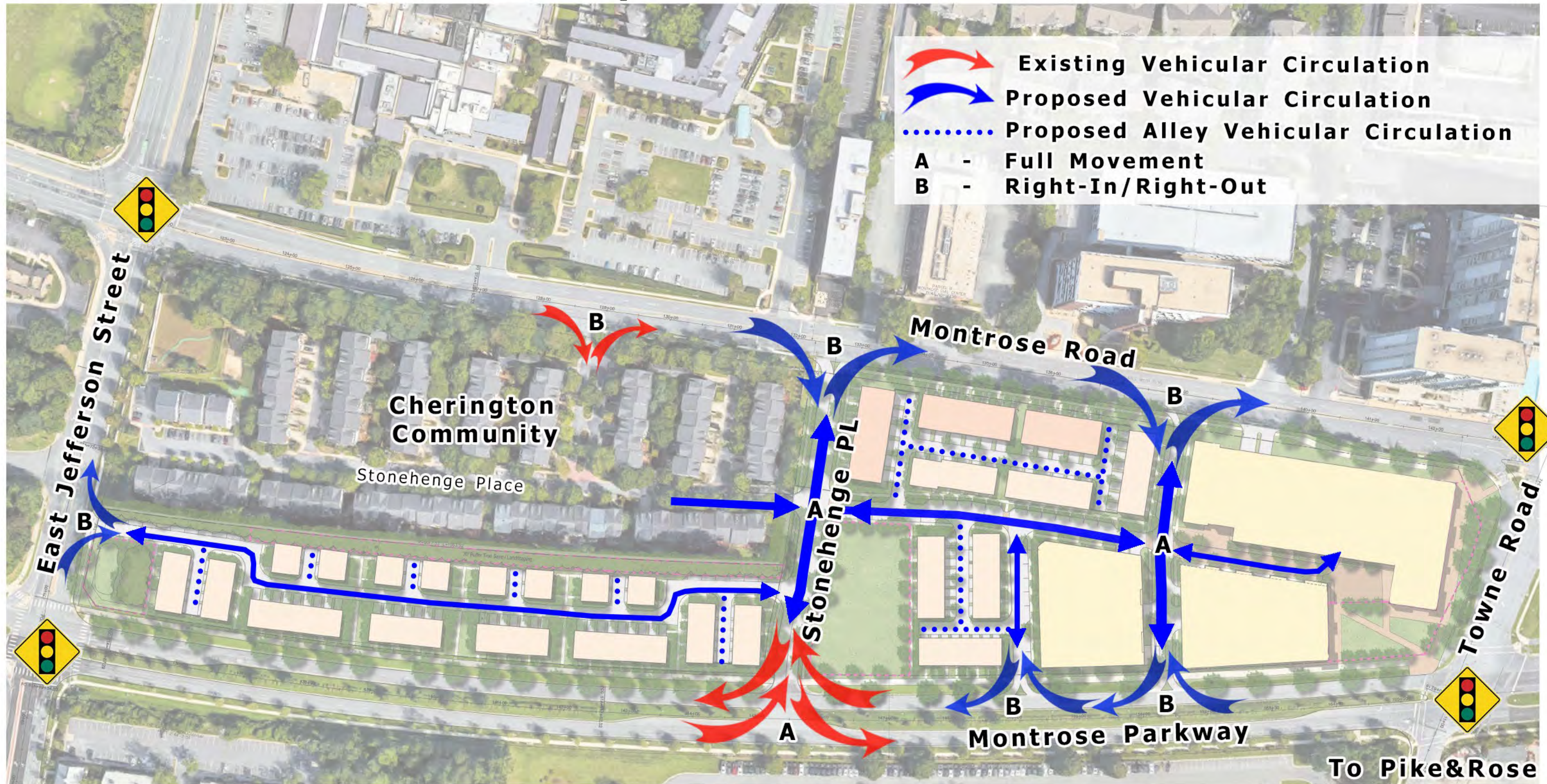
1. Establish a Pattern of Short Blocks and Internal Streets to Promote Walkability



Proposed Pedestrian Circulation

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1. Establish a Pattern of Short Blocks and Internal Streets to Promote Walkability

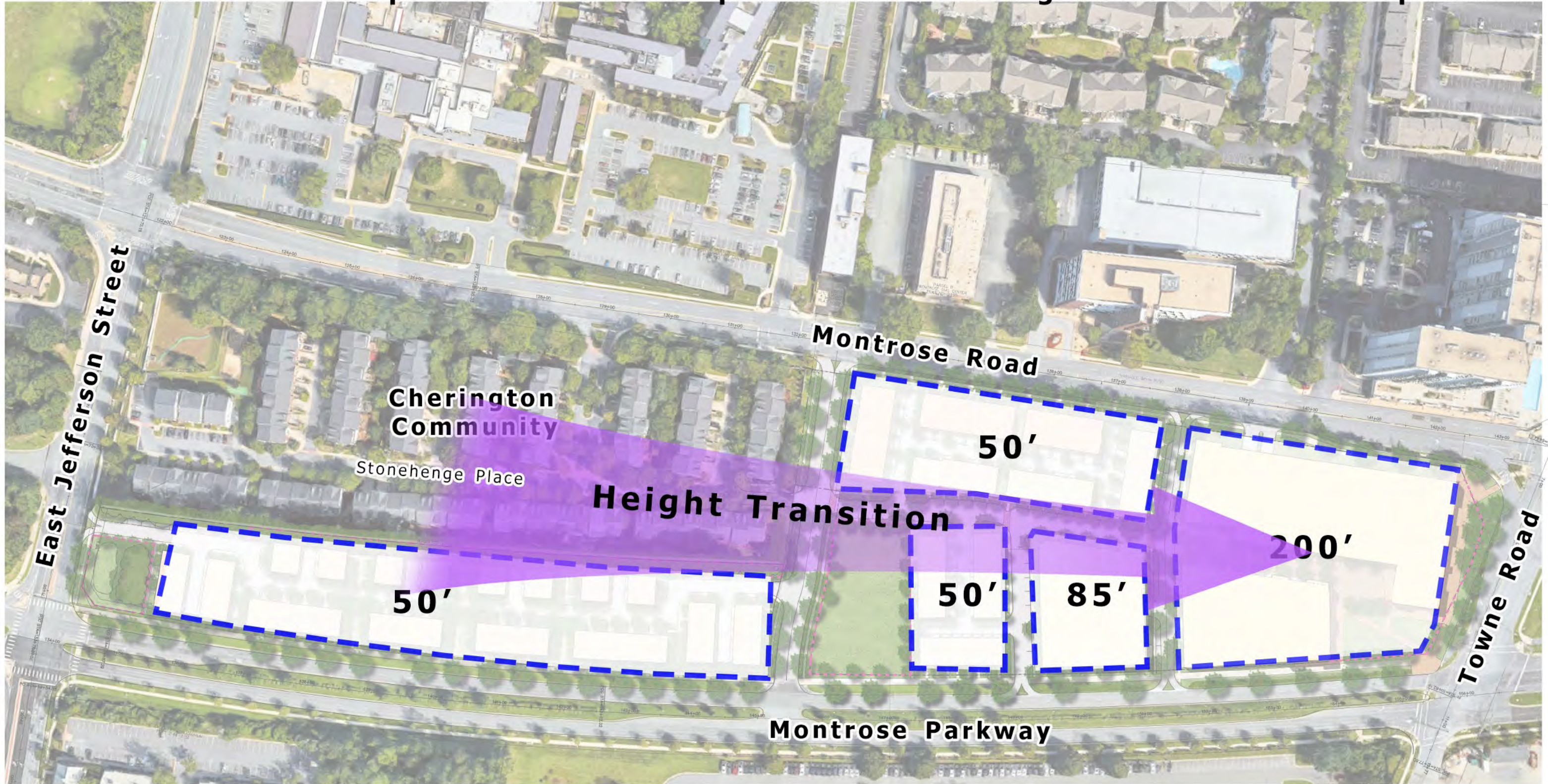


Proposed Vehicular Circulation

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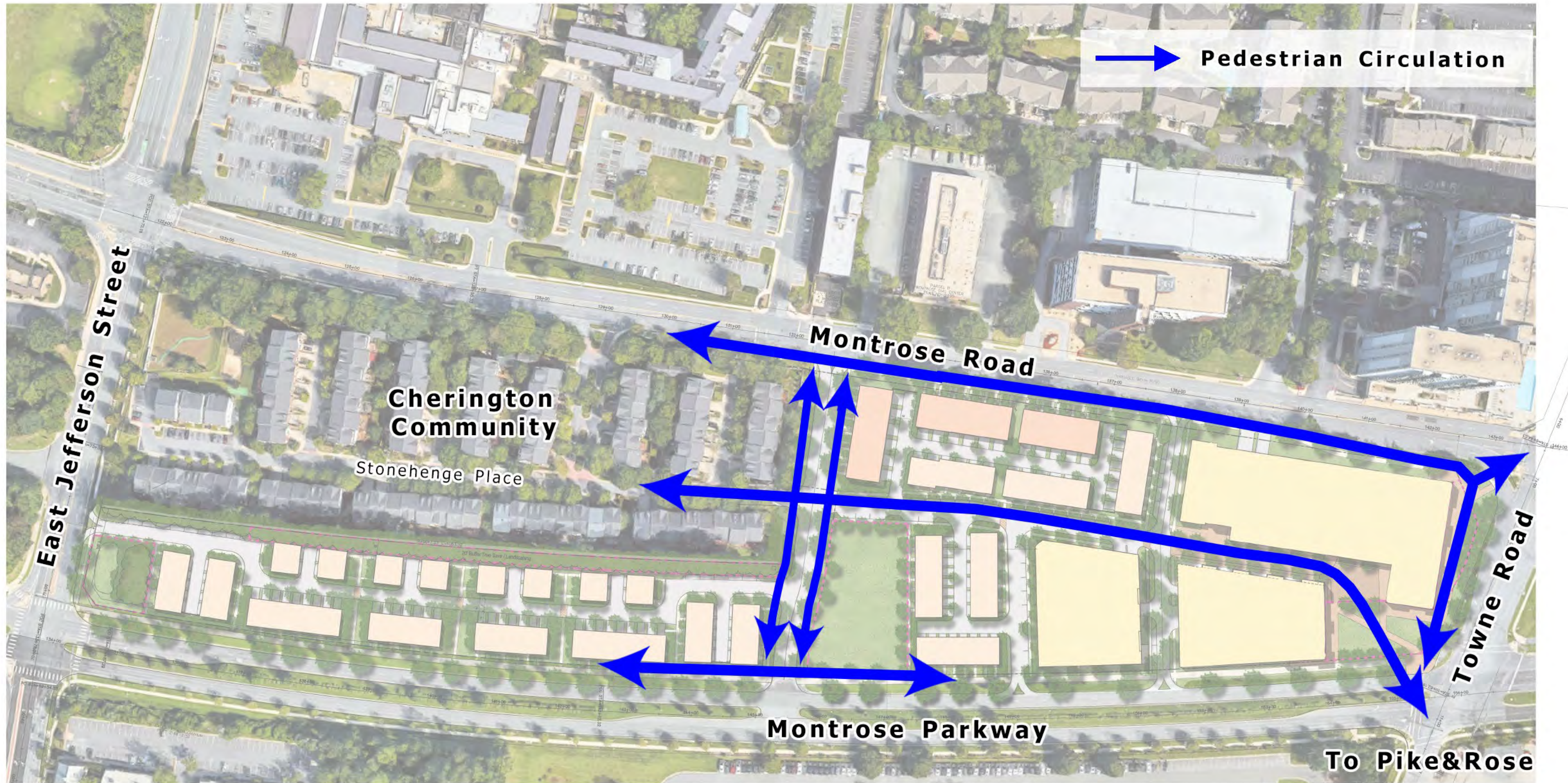
2. Locate Maximum Building Heights at the Eastern End of the Property Along Towne Road

3. Reduce Building Height Toward the Existing Cherington Townhouse Development to Establish a Compatible Relationship with the Existing Residential Development

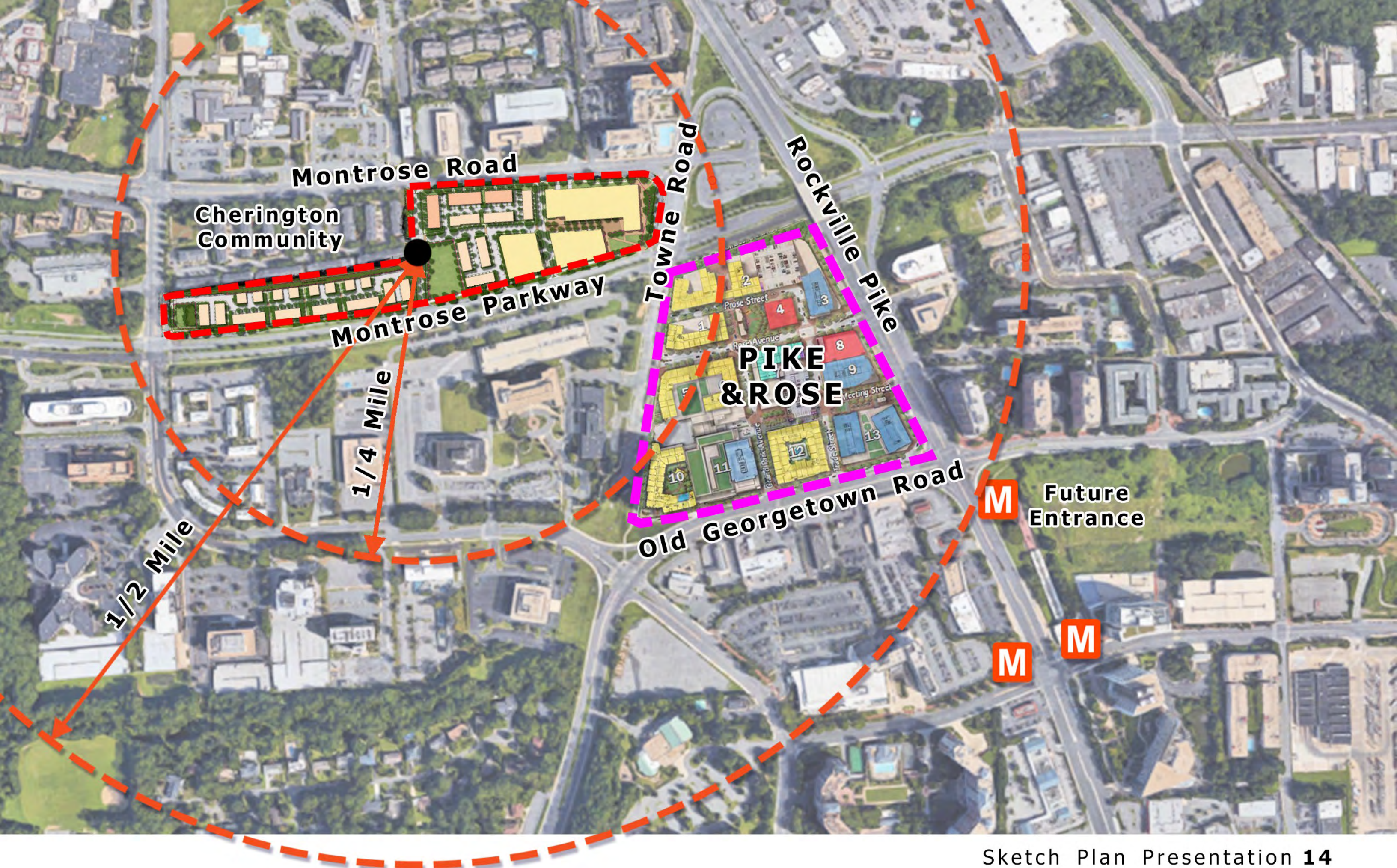


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4. Enhance Pedestrian Areas along Towne Road to Improve Pedestrian Connectivity Between Northern and Southern Districts



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Montrose Road

Cherington Community

Montrose Parkway

Towne Road

Rockville Pike

PIKE & ROSE

Old Georgetown Road

M

Future Entrance

M

M

1/2 Mile

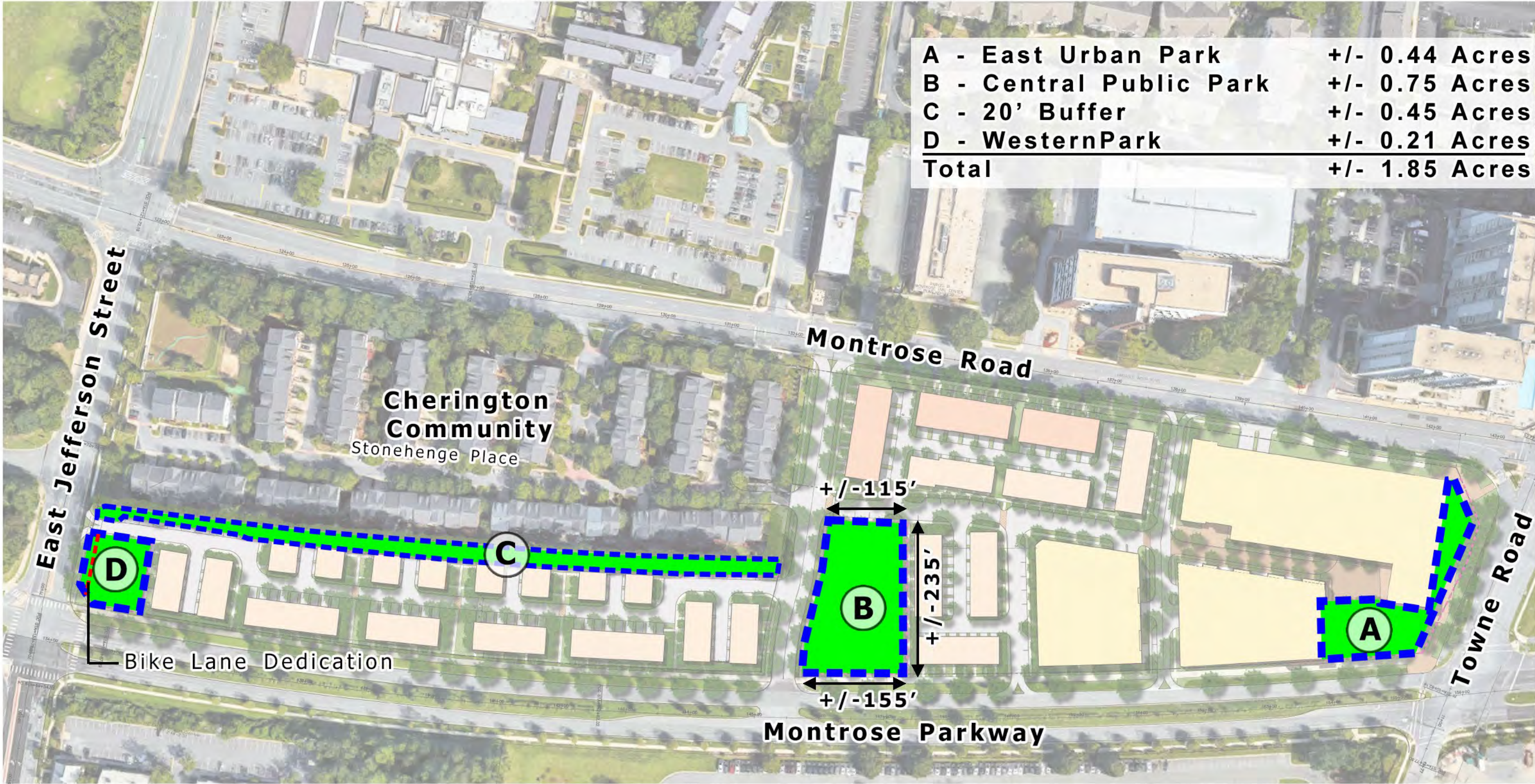
1/4 Mile

5. Extend Stonhenge Place as a Public Street to Connect between Montrose Parkway and Montrose Road



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6. Create Open Spaces, Including an Area with Minimum of 1.25 acres, for Public Use that are Connected to the Overall Open Space Network. The Location of Open Space Should be Defined during the Development Review Process and May Include Wooded Areas and/or a Neighborhood Green.



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6. Illustrative Examples of Neighborhood Park



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6. Illustrative Examples of Neighborhood Park



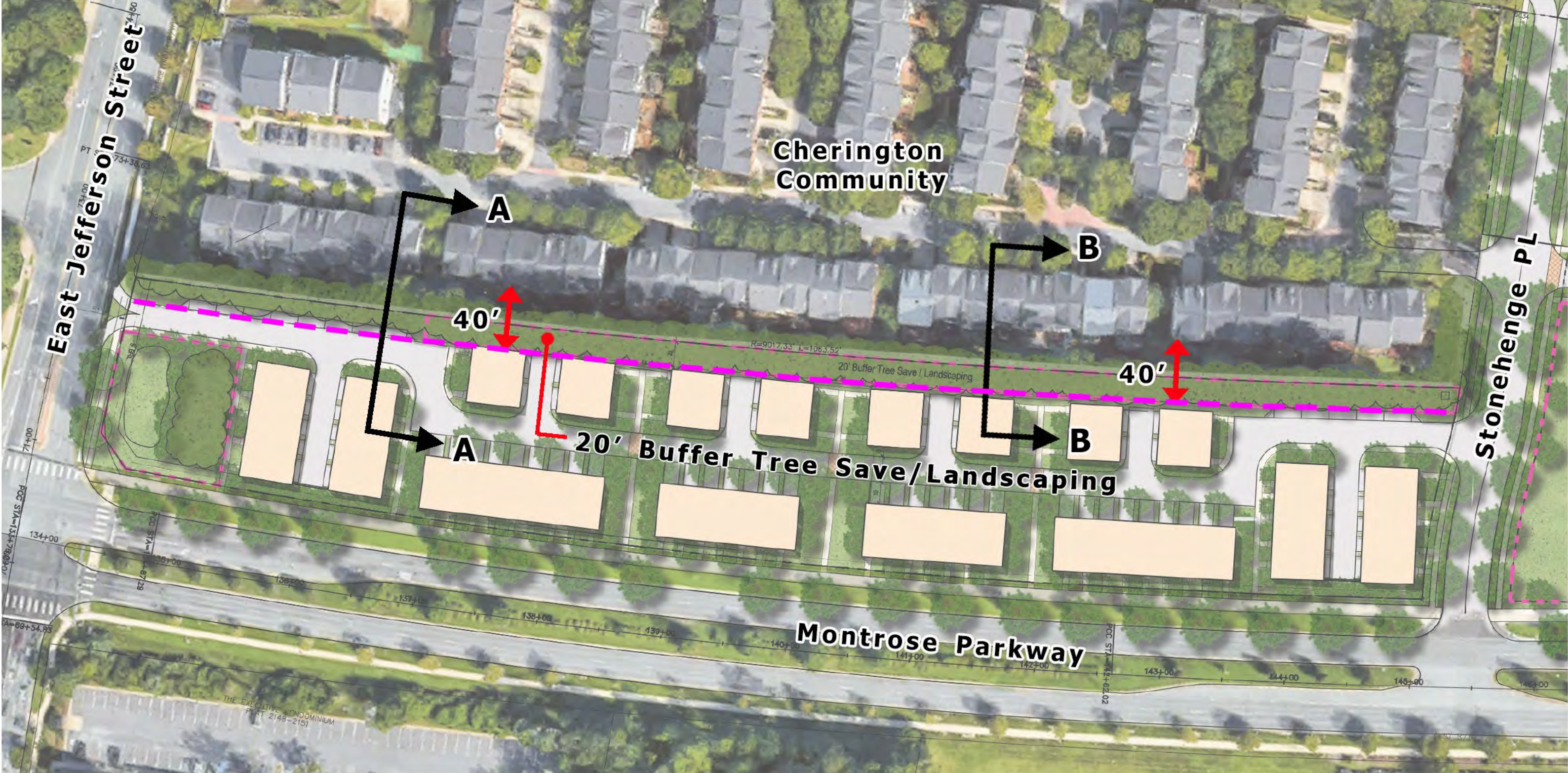
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6. Illustrative Examples of Plaza Walkways



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7. Provide Screening Via Fencing, a Hedge, Tree Planting or Other Appropriate Means Between the Existing Cherington Townhouses to the North, and New Development to the Immediate South



Conceptual Illustrative Plan - West District

This Drawing is Illustrative. Final building locations, dimensions, heights, uses, phasing, densities, open spaces, parking, road alignments, street sections, access and circulation, landscaping, development standards, and programs shall be determined at time of preliminary plan and/or site plan applications as appropriate.

IV - Potential List of Public Benefit Point Categories

Major Public Facilities

- Dedication and Construction of the Park

Protection and Enhancement of the Natural Environment

- Purchase of BLTs
- Cool Roof

Quality Building and Site Design

- Public Open Space
- Structured Parking

Diversity of Uses and Activities

- 15% MPDUs (Moderately Priced Dwelling Units)

Transit Proximity

- White Flint Metro Existing and Planned Station Entrance

Connectivity and Mobility

- Advance Dedication, Stonehenge Place
- Through-Block Connection

V - Schedule

Sketch Plan Submission Accepted	March 25, 2019
DRC Meeting*	April 16, 2019
Planning Board Public Hearing	June 20, 2019
Preliminary and Site Plan Submissions	June 20, 2019
Planning Board Preliminary Plan and Site Plan Hearing	September 2019
Plat Recordation	4 th Quarter 2019
Start of Construction	2nd Quarter 2020

*Timeframes after DRC Meeting are estimates and may vary.

VI - Questions and Answers