

White Flint Sector Plan

Luxmanor Citizens Association
October 16, 2014





Amendment to the 1992 North Bethesda- Garrett Park Master Plan

430 acres

Sector Plan Area

Table 6 : Staging Plan

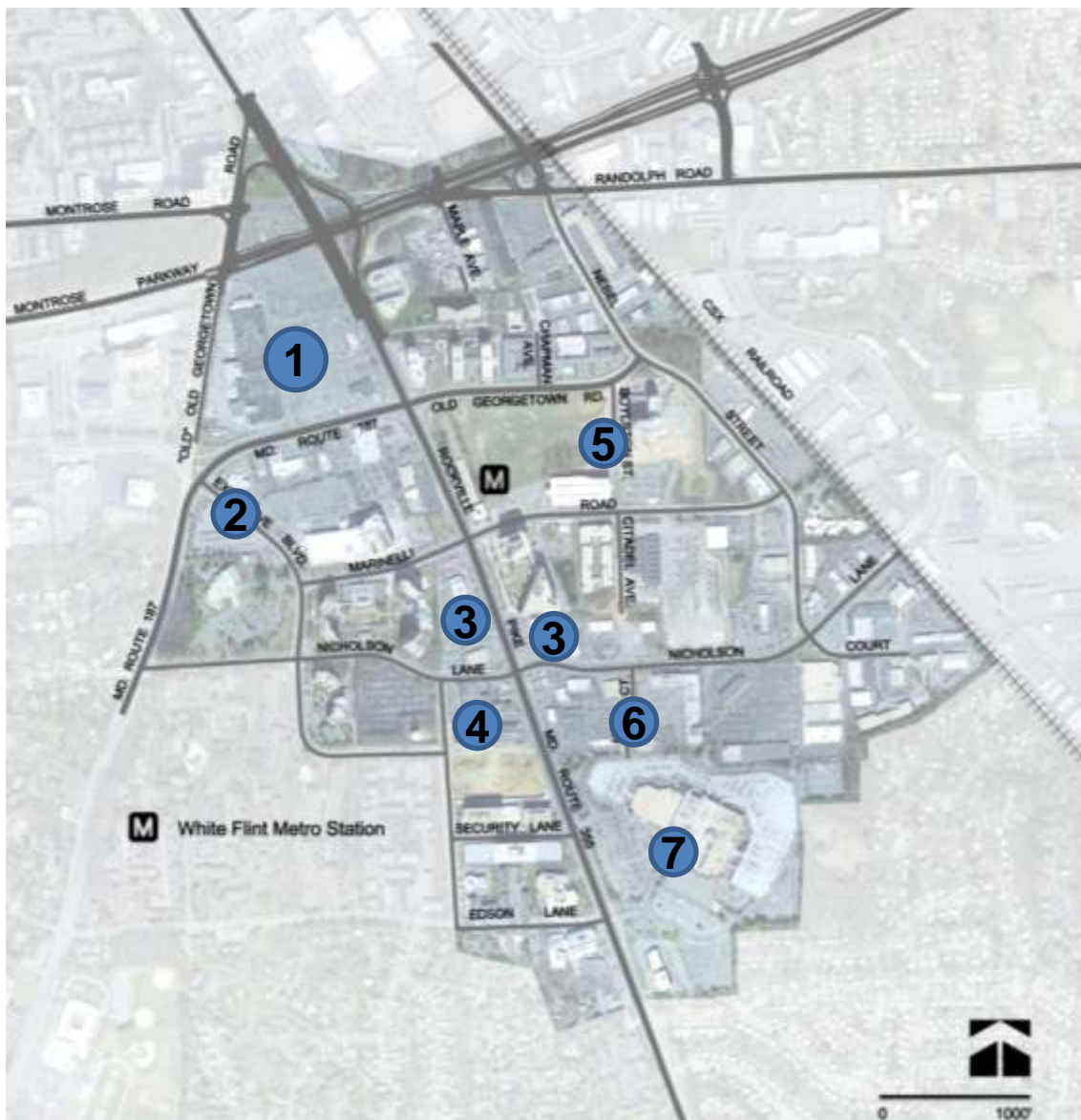
Phase 1 3,000 dwelling units 2 million square feet non-residential	Phase 2 3,000 dwelling units 2 million square feet non-residential	Phase 3 3,800 dwelling units 1.69 million square feet non-residential
<p>Contract for the construction of the realignment of Executive Boulevard and Old Georgetown Road.</p> <p>Contract for construction of Market Street (B-10) in the Conference Center block.</p> <p>Fund 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 and complete the design study for Rockville Pike to be coordinated with SHA, MCDOT and M-NCPPC.</p> <p>Achieve 34 percent non-auto driver mode share for the Plan area.</p> <p>The Planning Board should assess whether the build out of the Sector Plan is achieving the Plan's housing goals.</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>Complete realignment of Executive Boulevard and Old Georgetown Road.</p> <p>Construct the portion of Market Street as needed for road capacity.</p> <p>Fund the second entrance to the White Flint Metro Station.</p> <p>Explore the potential for expediting portions of Rockville Pike where sufficient right-of-way exists or has been dedicated. It should be constructed once the "work-around" roads are open to traffic.</p> <p>Increase non-auto driver mode to 42 percent.</p> <p>The Planning Board should assess whether the build out of the Sector Plan is achieving the Plan's housing goals.</p> <p>The Planning Board must develop a plan to determine how to bring the mode share to 51 percent NADMS for residents and 50 percent NADMS for employees during Phase 3.</p>	<p>Complete all streetscape improvements, sidewalks, and bikeways outside one-quarter mile from the Metro.</p> <p>Reconstruct any remaining portion of Rockville Pike not constructed during prior phases.</p> <p>Achieve the ultimate mode share goals of 51 percent NADMS for residents and 50 percent NADMS for employees.</p>

All Phases

	Residential Dwelling Units	Non-Residential Square feet
Phase 1 Limit	3,000 dwelling units	2.0 million sq. ft.
Allocated Development (October 2014)	861 dwelling units	212, 958 sq. ft.
Remaining Phase I Development (October 2014)	2, 139 dwelling units	1, 787, 042 sq. ft.

Allocated Development





- 1 Pike & Rose
- 2 Gables White Flint
- 3 Saul Centers
- 4 NoBe II
- 5 North Bethesda Center
- 6 North Bethesda Gateway
- 7 White Flint Mall

www.montgomeryplanning.org/community/whiteflint/

Development Locations

Residential Development: 1, 544 dwelling units (1.72 million square feet)

Non-Residential Development:

Retail: 433, 900 Square Feet

Office: 1, 192, 346 Square Feet

Hotel: 90,000 Square Feet (125 keys)

Phase I (Buildings 10-12) is under construction: 493 residential units and 262,800 square feet of non-residential development



Existing

Non-Residential Development:

Retail: 331, 716 Square Feet



Future

Pike and Rose



Building 12

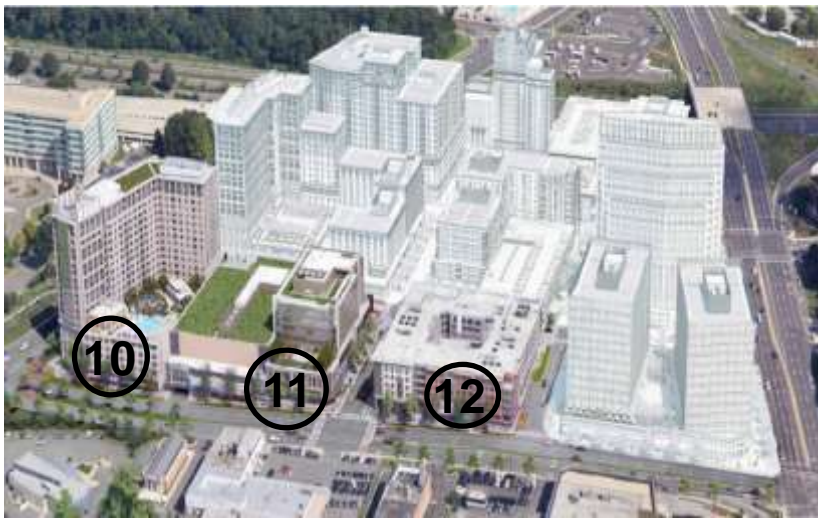


Buildings 10 and 11



Building 10

Pike and Rose: Phase 1 Under Construction



Building 11

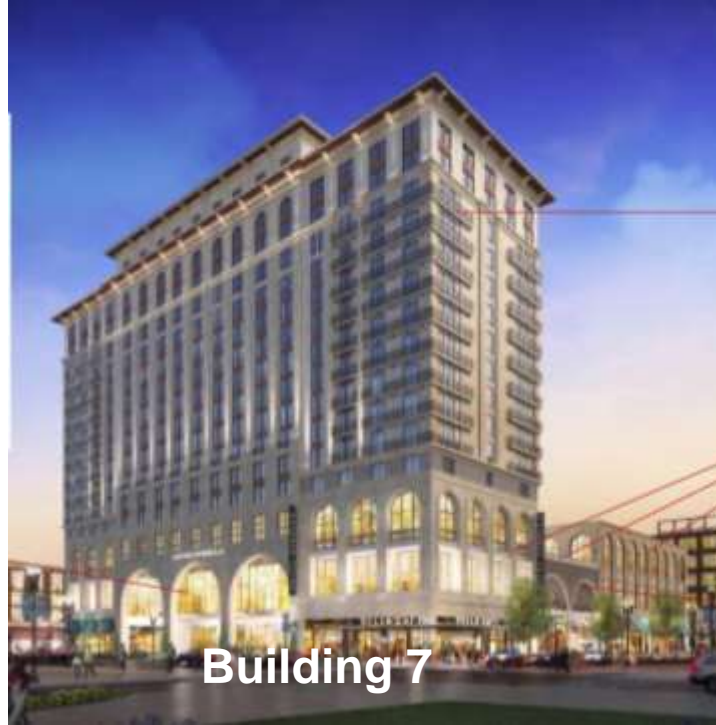


Building 10



Building 12

Pike and Rose: Phase 1



Pike and Rose: Phase 2



View north from Wall Park



View S.E. from intersection of Old Georgetown Road and Executive Blvd



View east from Old Georgetown Road



View S.W. from Executive Blvd



View toward site from west edge of Conference Center



Existing

Aerial view from over Wall Park (Bing.com)



View north from Wall Park

Gables White Flint



Approved Development
 Residential: 490,000 Square Feet
 Non-Residential: 67,000 Square Feet

Gables White Flint



Existing



Future



Future

Proposed Development
Residential: 1,436 dus
Non-Residential: 205,000 sq.ft

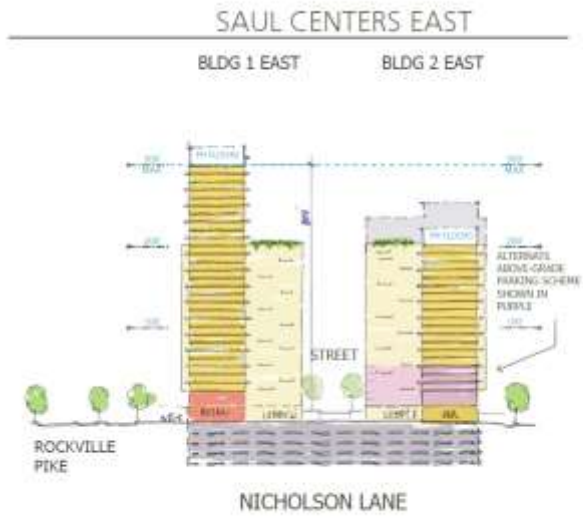
Saul Centers White Flint



Future



Existing



Future



Existing

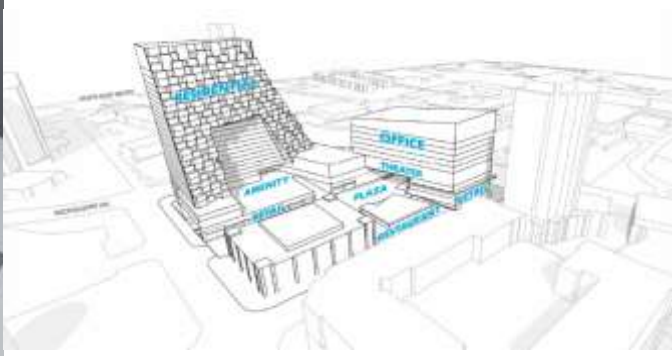
Saul Centers White Flint



Proposed Development:

Residential
414 dwelling units

Non-Residential
290,282 Square Feet



North Bethesda Market II



Existing



Proposed Development:

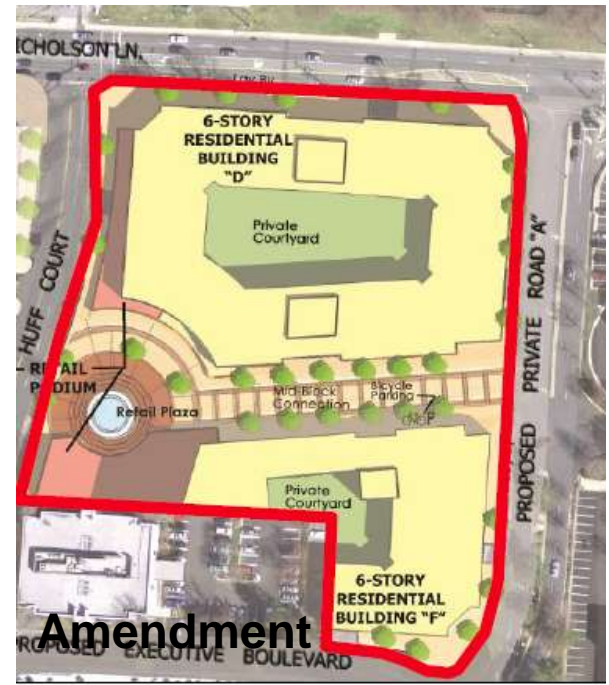
Residential
739, 198 Square Feet

Non-Residential
961,043 Square Feet

Approved Sketch Plan and
Sketch Plan Amendment



Initial Approval



Amendment

North Bethesda Gateway



Existing



Existing



White Flint Mall

Future



Approved Development Residential:
2,459 dwelling units

Non-Residential:
Retail: 1.0 million Square Feet
Office: 1.0 million Square Feet
Hotel: 279, 175 Square Feet (300 keys)

Sketch Plan approved (Oct. 25, 2012)

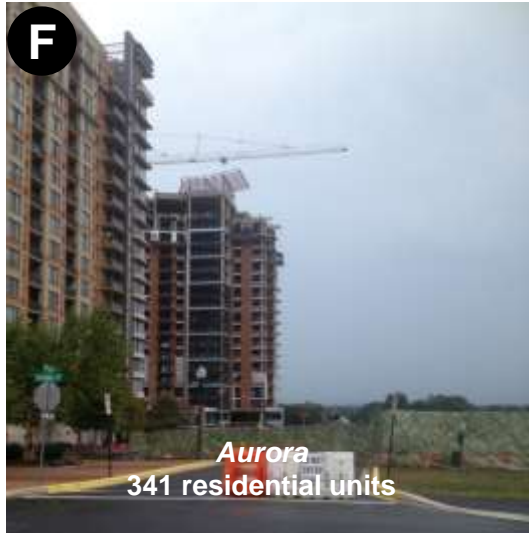
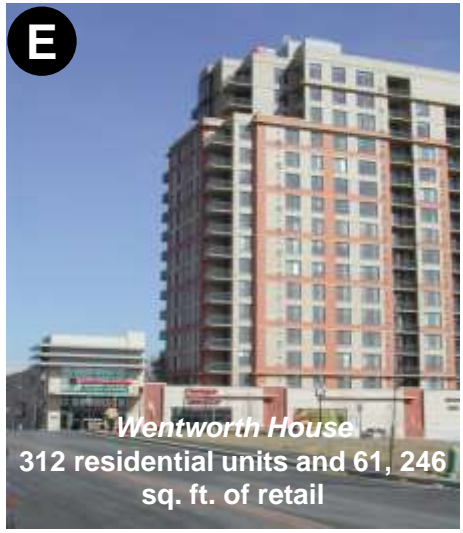
Future



White Flint Mall



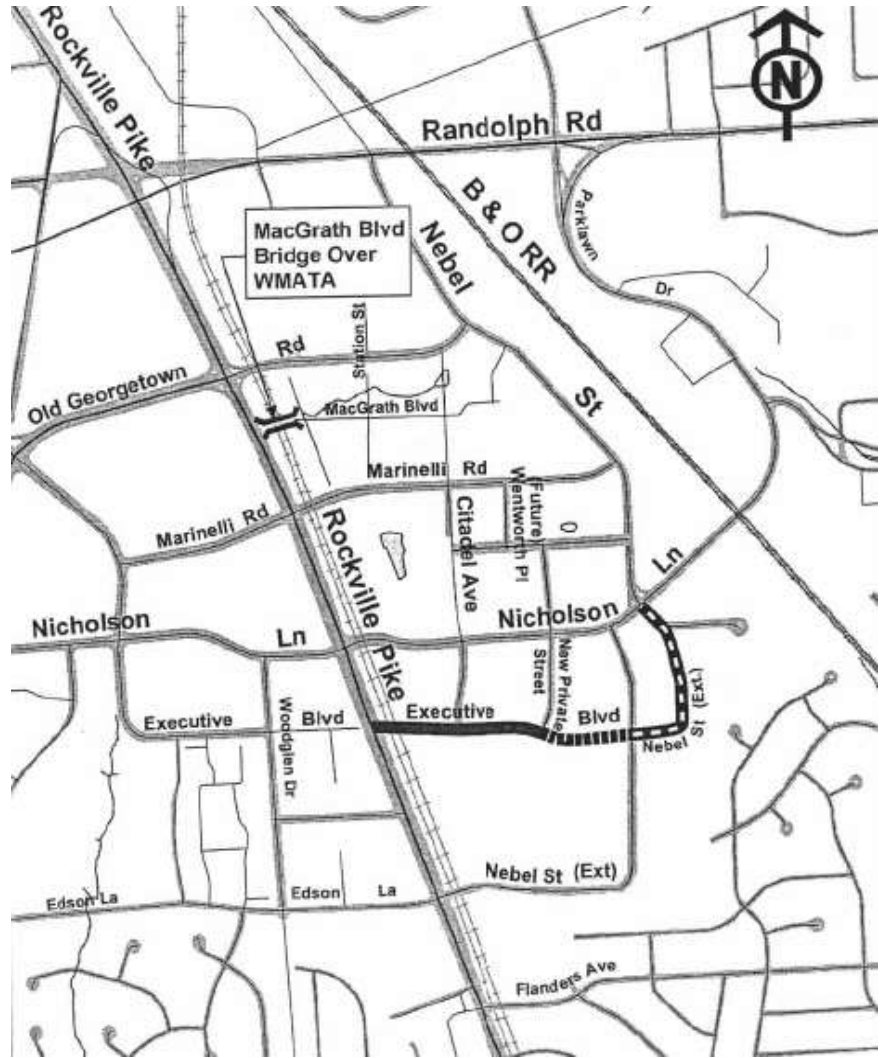
Approved Development
Residential: 1,350 dwelling units
Non-Residential: 1.23 million sq.ft.
Prior to the new Sector Plan



North Bethesda Center

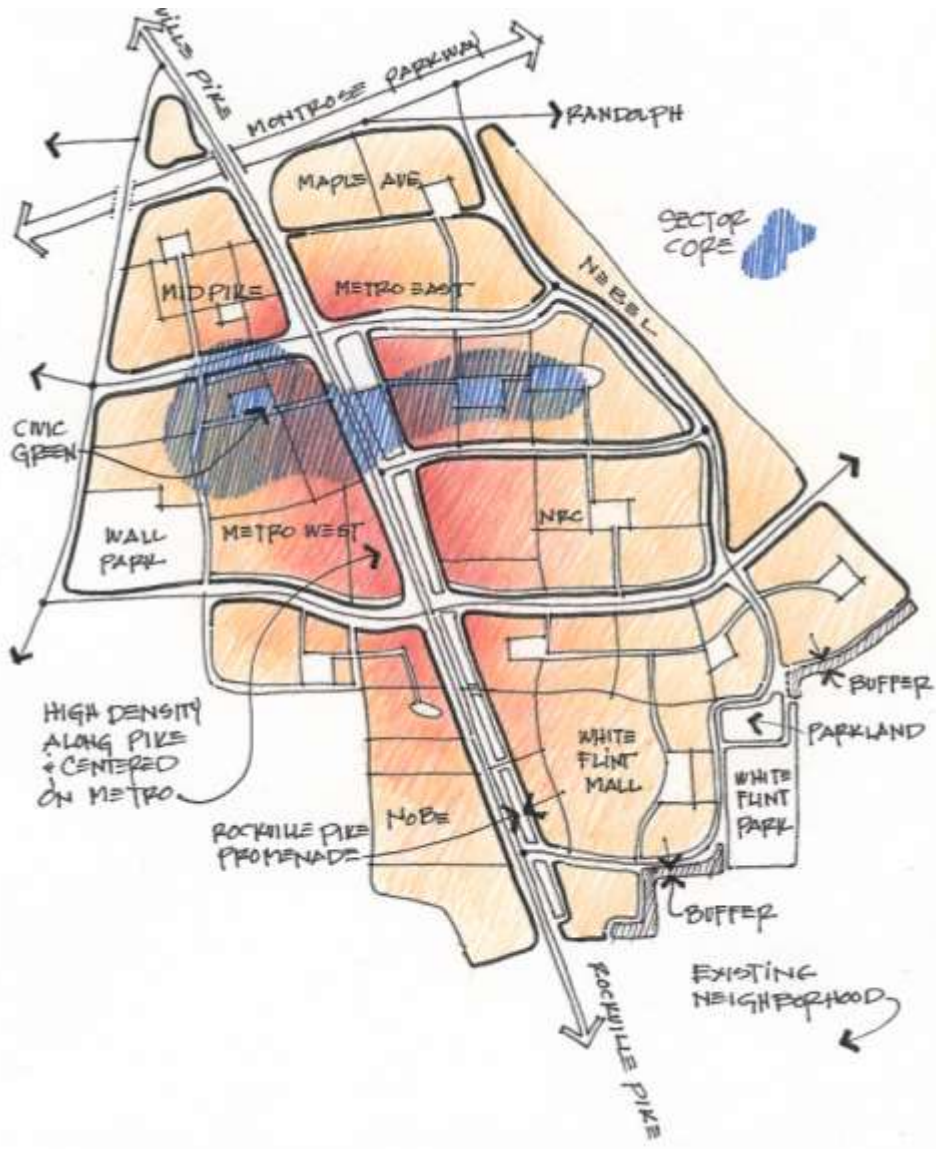


Metro West



Metro East

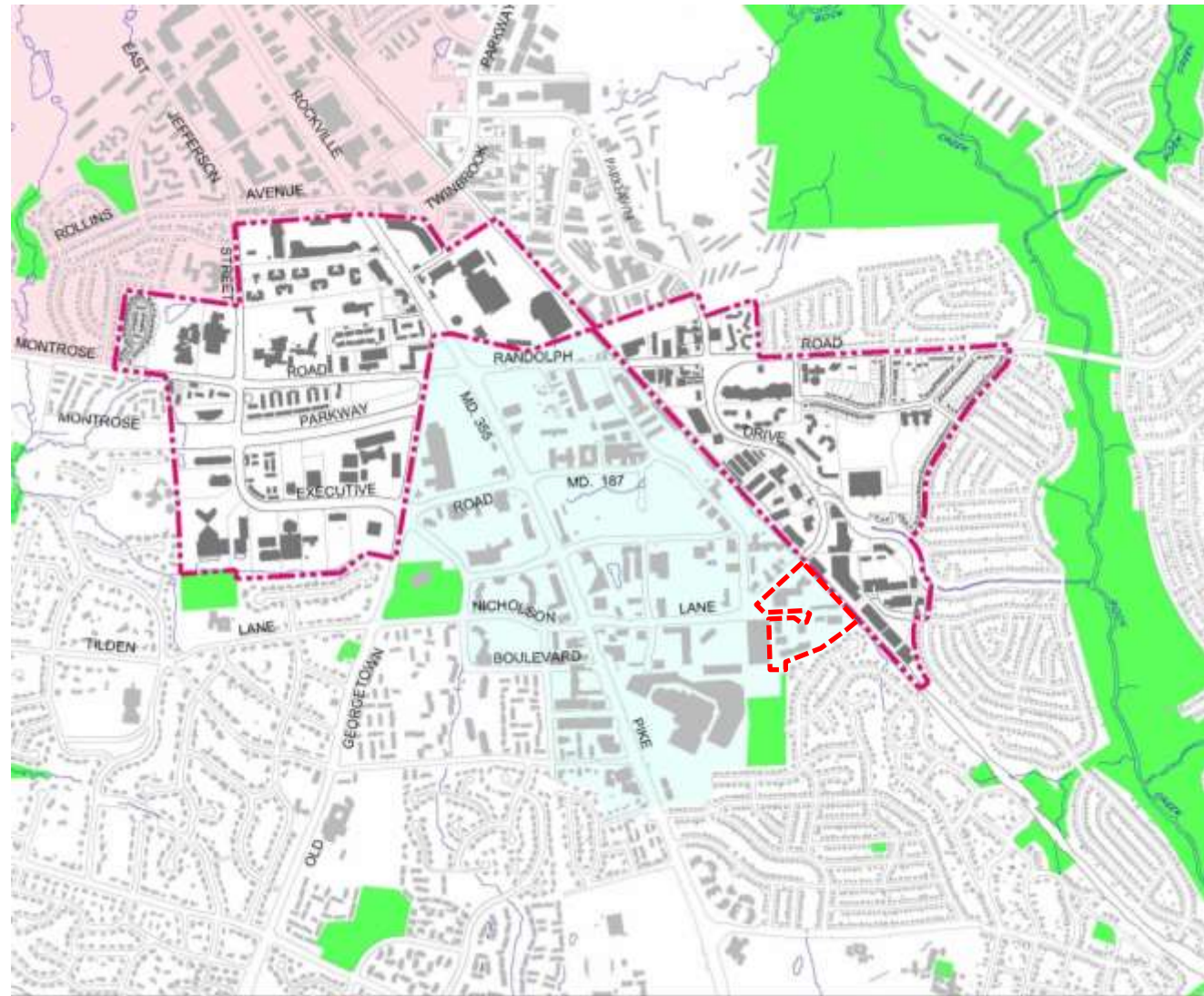
Capital Improvements Program



White Flint Special Tax District
 10% on all commercial properties

**Capital Improvements Program (FY 15-
 FY20)**
 Metro West Workaround and Metro East
 Workaround
 White Flint Fire Station
 Conference Center Parking Garage

Implementation



Work on White Flint 2 will restart next summer.

www.montgomeryplanning.org/community/whiteflint2/

White Flint 2 Plan Area

