

Gables White Flint - Public Benefits Calculations 1/2

Zone: CR3, C1.5, R2.5, H70' & CR4 , C2.5, R3.5, H250'

CR3 Portion of GTA	186,965 sf	
CR4 Portion of GTA	24,728 sf	
Total Gross Tract Area	211,693 sf	4.85980 ac
Total Proposed GFA		521,000 sf
Base GFA Allowed (Existing GTA x 43,560 sf x 0.50 FAR) (not including Old Georgetown Saab land area for density)		104,572 sf
Allowed GFA for CR3 portion of site (CR3 portion of GTA x 43,560 sf x 3.0)	560,895 sf	
Allowed GFA for CR4 portion of site (CR4 portion of GTA x 43,560 sf x 4.0)	88,716 sf	
Total GFA Allowed for site	649,611 sf	
Bonus Density Needed to reach Maximum	128,611 sf	

Public Benefit Category			Points Met
59-C-15.851: Major Public Facility (max 70 points possible)			22.24
Net Lot Area (gross tract area minus roadway dedications)	180,343		
Parking Area for Wall Park within garage	15,550	22,179 sf	17.24
Calculation: ((Wall Park parking area within garage / net lot area)*2*100)			
Bike Share Station on site		6,431 sf	5.00

Public Benefit Category			Points Met
59-C-15.852: Transit Proximity (max 50 points possible)			30.47
Level 1 Proximity (White Flint Metro located within 1/4 mile to 1/2 mile of site - 75% of site must qualify)		39,189 sf	30.47
Total Tract Area	211,693		
Area of site within 1/4 mile of a metro entrance	9,973		
Area of site within 1/2 mile of a metro entrance	201,720		
Calculation: (site within 1/4 mile / tract area)*40			1.88
Calculation: (site within 1/2 mile / tract area)*30			28.59

Public Benefit Category			Points Met
59-C-15.853: Connectivity & Mobility (max 170 points possible)			15.75
(b) Minimum Parking		11,086 sf	8.62
Calculation: ((max allowed spcs/proposed spcs)/(max allowed spcs/min. req'd spcs)*10)			
(d) Public Parking on private Street A & Realigned Executive Boulevard		2,745 sf	2.13
Calculation: (public parking spaces/ (total provided spaces less min. required spaces)*25)			
(i) Wayfinding Signage		6,431 sf	5.00
(5 points is acceptable for providing signage within open & public spaces)			
-- for metro station, wall park, etc. on this site			

Public Benefit Category			Points Met
59-C-15.855: Quality Building & Site Design (max 115 points possible)			20.82
(b) Structured Parking		13,922 sf	10.82
Calculation: ((above grade spaces/total spaces)*10)+(below grade spaces/total spaces)*20))			
(d) Public Art		6,431 sf	5.00
(10 points is acceptable for meeting five or more goals listed in ordinance)			
(f) Exceptional Design		6,431 sf	5.00
(5 points is acceptable for meeting at least four of the goals listed in ordinance)			

Public Benefit Category			Points Met
59-C-15.856: Protection & Enhancement of the Natural Environment (max 180 points possible)			30.00
(a) BLT--must purchase 5 points minimum (5% of bonus density to be earned)	1.04107	6,431 sf	5.00
Calculation: (521,000 -104,572 = 416,428 x .05 = 20,821/20,000 = 1.04107 BLTs)			
(First 5 points is mandatory for projects in the CR zone)			
(b) Energy Conservation & Generation		12,861 sf	10.00
(10 Points for new buildings exceeding DOE Standards by 10%)			
(c) Vegetated Wall		6,431 sf	5.00
(5 points appropriate for covering at least 30% of blank or garage wall facing public street or open space)			
(g) Cool Roof (project proposes 90% cool roof on available roof area)		6,431 sf	5.00
(5 points for a site that is greater than one acre in size, that meets development requirements of the Zoning Ordinance)			
(h) Recycling Plan		6,431 sf	5.00
(5 points for a site that meets development requirements of the Zoning Ordinance)			

			Total Project Points Met
TOTAL PUBLIC BENEFIT	153,426 sf		119.29

Maximum Allowed Site GFA 649,611 sf
 Total Proposed GFA 521,000 sf

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major public facility	
180,343	net lot area
	parking area for Wall Park within
15,550	garage
0.086224583	0.172449166
100	17.24
bike share	5.00
total points	22.24

transit proximity	
211,693	total tract (GTA)
9,973	1/4 mile portion
201,720	1/2 mile portion
1.88	40 point factor
28.59	30 point factor
30.47	total points

minimum parking	
864	maximum allowed spaces
512	minimum required spaces
594	proposed spaces
1.45	max allowed/proposed
1.69	max allowed/min required
0.86	result of dividing the two
10	point factor
8.62	total points

public parking	
7	public spaces
594	total provided spaces
512	minimum required
82	difference
0.08537	public spaces/difference
25	point factor
2.13	total points

structured parking	
594	total spaces (14 surface + garage)
415	spaces above grade
114	below grade spaces
6.98653	above grade points
3.83838	below grade points
10.82	total points

BLTs	
521,000	total proposed density
104,572	base allowed density
416,428	incentive density sf
5%	minimum required
20,821.40000	minimum SF to purchase
20,000	divided by per BLT
1.041070	BLTs

Total points	
5.00	Wayfinding
5.00	Public Art
5.00	Exceptional Design
5.00	BLTs
10.00	Energy Conservation & Generation
5.00	Vegetated Wall
5.00	Cool Roof
5.00	Recycling Plan
45.00	Subtotal
74.29	points calculated, above
45.00	points from left
119.29	total proposed points

Gables White Flint

Major Public Facility: The Applicant proposes to provide space on its property to allow the construction of structured parking to serve the adjacent Wall Park. The new parking spaces in the structured parking would replace the 250 existing surface parking spaces at Wall Park and provide an additional 150 spaces for a possible new community recreation center for the surrounding community and future residents. The relocation of the surface parking spaces and the additional parking spaces would allow Wall Park to be redesigned as the significant public amenity envisioned in the White Flint Sector Plan (the “Sector Plan”) as well as reduce impervious area on the park property. These parking spaces would be in addition to the project’s proposed parking supply. The Applicant also proposes a bikeshare station to serve the west end of the Sector Plan area.

Transit proximity: The transit proximity is calculated based upon the distance to the White Flint Metro for Level 1. This project has a split proximity calculation because only a portion of the project is within ¼ mile of the proposed northern entrance to the White Flint Metro Station.

Minimum parking: The Applicant will limit parking by up to 60% of the total required parking to encourage greater use of alternative modes of transportation and help White Flint to achieve mode share and environmental goals for the area.

Public Parking: Approximately 22% of the parking at the project will be publicly accessible in order to improve flexibility and choices for employees, shoppers, and visitors to the area.

Wayfinding signage: The Applicant proposes wayfinding signage on the property for the adjacent Wall Park, White Flint Metro Station, Josiah Henson Park and other amenities to help visitors navigate their way around the White Flint area.

Structured parking: Except for the on-street parallel spaces, the remaining parking spaces will be constructed within the proposed parking structure, which will help to improve the public realm and environmental condition of the site.

Public art: The Applicant is proposing inclusion of public art on the property. Several locations are being considered toward meeting the goals of the Sector Plan’s Incentive Density Guidelines. Once a Public Art program is developed and an artist(s) retained, specific locations can be determined. It is the Applicant’s goal to create a safe, pedestrian-friendly and memorable experience that enhances the public realm. The Applicant believes that a positive and learning atmosphere is created with well-placed and well-designed Public Art. Scale, compatibility and appropriateness to the property and its uses and users are key factors in the installation(s)’s final determination and configuration.

An approach will be utilized whereby several locations within the property, either as stand-alone installations or as attachments to a building will allow for a collection or series by an artist to foster an interpretive interaction by the viewer/participant. While scale is important, that scale can operate at the single-person scale or, if as part of a façade, at a larger, perhaps more distant scale. Another approach could be that the public art is interactive with participants whether via lighting, water, or audio/visual elements. This would encourage multiple visits and sets up a true identity-making

Gables White Flint Sketch Plan Public Benefit Narrative

component to the overall design of the property. The property's Public Art is also intended to be seen by, interacted with, or touched by pedestrians. Whichever the approach or installation, the Applicant understands that the team's inclusion of the artist(s) during the process of design is critical to its success and viability.

Gables will work with the Public Arts Steering Committee on the Public Art program for the property. The Public Art will be incorporated into an amenity plan for the property and will be assembled with insight and assistance from the Steering Committee and Staff.

Exceptional Design: The Applicant proposes building/site design with visual and functional impacts that enhance the character of the White Flint area and satisfies the following criteria for exceptional design as described in detail below:

- *Provides innovative solutions in response to the immediate context:*

The site is situated adjacent to the Kennedy Shriver Aquatic Center ("KSAC") located in Wall Park to the south and between the Montgomery County Conference Center and a single-family residential neighborhood. As such, the design carefully considers scale and massing as a transition between the very large scale conference center and the very small scale of single-family structures. The proposed design breaks the site into three distinct buildings with space between each and connections via transparent bridges. In addition, the buildings envelop the shared parking structure maintaining a residential scale and feel. A pedestrian and vehicular (through-block) combination path will connect the site to the KSAC and thereby, the proposed design will further break down the block size and allow public access and choice in circulating through the site to access parking and retail.

- *Creates a sense of place and serves as a landmark:*

Much of one's sense of place comes from the ability to associate various aspects of that place with adjacent places and functions, resulting in a memorable experience. The proposed design for the site carefully links function, circulation, and views with the adjacent Wall Park and KSAC. Rather than being developed as a site that one enters and exits at a single point onto a sidewalk or public road, the proposed project has multiple entry points and links to Wall Park with an internal pedestrian and vehicular path. Passing below upper portions of the building at street level allows for framed views and defined public realm spaces that will come to be associated with not only the residential and retail program, but also with the Wall Park program, thus creating a landmark.

- *Enhances the public realm in a distinct and original manner:*

The design for Gables White Flint, which includes a new shared parking structure on its site, replaces surface parking on the Wall Park site. What is now impervious asphalt will become play fields, walking paths, or simply green spaces. In today's highly densifying world, the proposed project provides a rare opportunity for the creation of green space from a previously built area. Because Wall Park serves as the premier recreational urban space in White Flint, this strategy is both distinctive and original, and more importantly, immeasurable.

Gables White Flint Sketch Plan Public Benefit Narrative

- *Introduces materials, forms, or building methods unique to the immediate vicinity or applied in a unique way:*

Instead of building out the block to its perimeter and internalizing exterior space to become private courtyards, the proposed building forms respond to good urban design practice. Primary building volumes are kept simple and at an appropriate scale. Their juxtaposition allows for a publicly accessed pedestrian and vehicular path as a through-block connection linking it with the Wall Park site and KSAC, thus allowing the public to partake in experiencing the site. In order to frame views and allow for secure, yet convenient residential internal circulation, transparent bridges link the buildings defining “urban rooms.”

- *Uses design solutions to make compact, infill development living, working, and shopping environments more pleasurable and desirable on a problematic site:*

The subject site slopes 30 feet or three stories from one end to the other. The proposed design takes advantage of this by “stepping” the individual buildings to better transition the scale to the single-family residential neighborhood to its west. The inclusion of the shared parking structure enables convenient vehicular parking for multiple functions including those at Wall Park and KSAC. In addition, the inclusion of a pedestrian and vehicular (through-block) path links the site to Wall Park and enables connectivity between the sites and uses at a human scale.

- *Integrates low-impact development methods into the overall design of the site and building, beyond green building or site requirements:*

The Applicant has elected to provide less than the maximum allowable parking to encourage use of mass transit. In addition, wherever possible, bio-planters are being used to minimize the use of storm water tanks. As the design develops further, explorations into the use of energy saving strategies may yield additional low-impact methods.

BLT's: A minimum of 5% of the incentive density will be achieved by the purchase of the required BLT in accordance with the CR Zone.

Energy Conservation and Generation: The proposed project will meet or exceed the required DOE standard by 10% for its buildings, which will be all new construction.

Vegetated wall: At least 30% of the garage wall area on the project is proposed to be covered in accordance with the CR Zone Design Guidelines.

Cool Roof: This project will have roofing with a solar reflectance index per the CR Zone Design Guidelines on roof area not vegetated or covered by mechanical equipment.

Recycling Plan: The Applicant proposes to incorporate a recycling plan for this project for residents and retailers to follow in compliance with the County’s standards. Facilities, signage and education of the buildings’ occupants will be incorporated as part of this program.



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

CERTIFICATE OF COMPLIANCE

I do hereby certify, to the best of my knowledge, information, and reasonable belief, that all of the information and data provided with this application is accurate, and all of the features and elements provided on the plans is consistent with the standards of the applicable zone. The certification includes, but is not limited to boundary information, property information and ownership, topography, historic resources, etc. I agree that the submitted plans may be rejected or returned by the Maryland-National Capital Park and Planning Commission if the plans are found to be inaccurate, false or misleading.

 5/20/13
Applicant or Applicant's Representative Date

Print Name: Jorgen Punda

Print Company: LG Georgetown LLC

Print Title: Regional Vice President of Investments

Plan Name: Gables White Flint

Plan Number: 320130010