



Gables White Flint Sketch Plan

Site Description



Land Area: 5.1 acres (gross)

Zones: CR-4 C2.0 R3.5 H250
and CR-3 C1.5 R2.5 H70

Roadways: Old Georgetown Road (MD 187) and Executive Boulevard

Residential Community:
Luxmanor

Public Facilities:
Wall Local Park and Kennedy-Shriver Aquatic Center





- 1. SAAB
- 2. Conference Center
- 3. Executive Blvd

Gables White Flint Sketch Plan

Existing Conditions

MONTGOMERY COUNTY PLANNING DEPARTMENT



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



Aerial view from over Wall Park (Bing.com)



View north from Wall Park

Residential: 490,000 sq.ft.
Non-Residential: 31,000 sq.ft.
FAR: 2.29



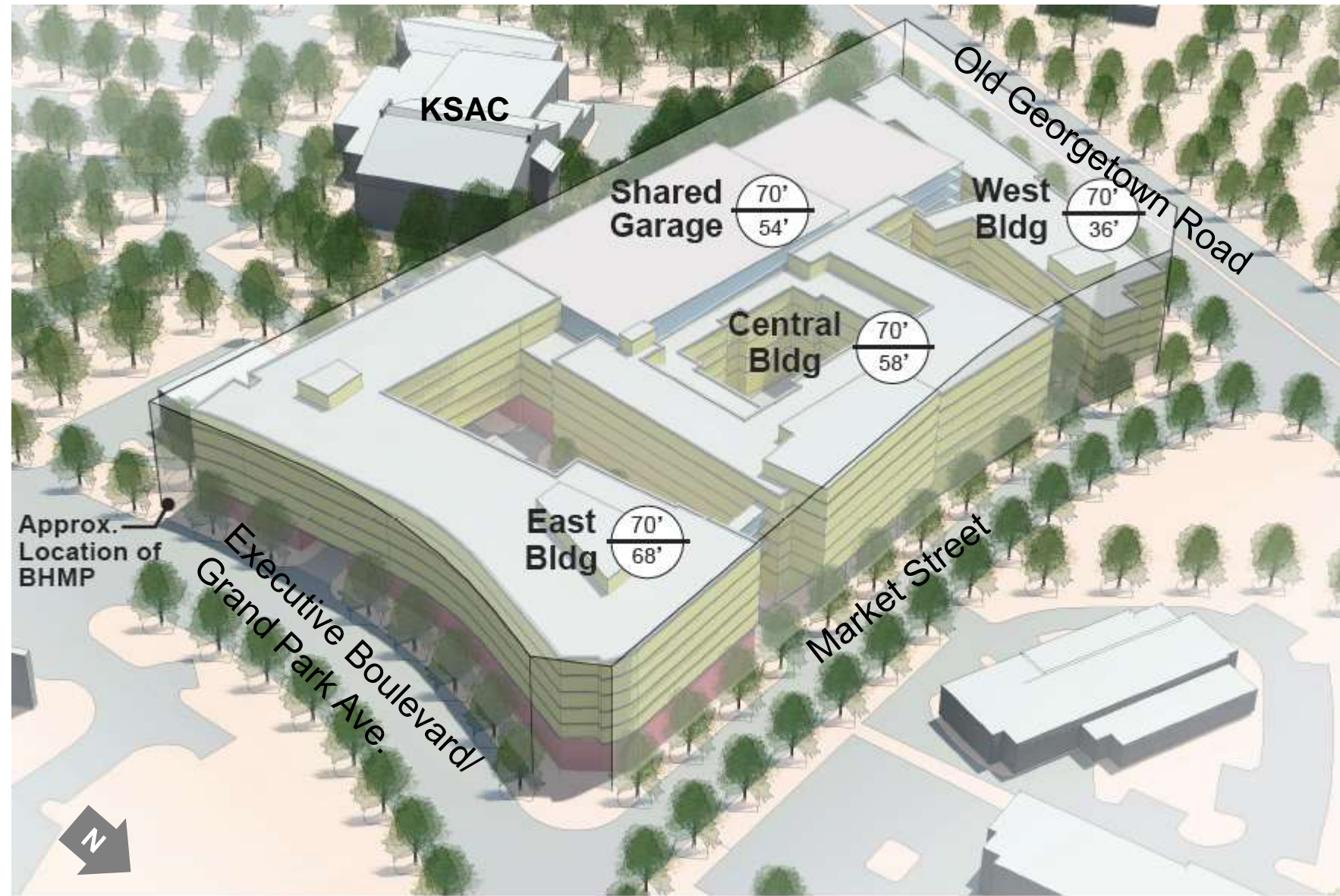
Development Standard	Permitted/Required	Proposed for Approval
Gross Tract Area		
CR-3: C1.5 R 2.5 H 70	NA	202,290 sq.ft.
CR-4: C2.0 R 3.5 H 250	NA	24,728 sq.ft
Density		
Non-Residential	C1.5 FAR	0.13 FAR or 31,000 sq.ft
Residential	R2.5 FAR	2.16 FAR or 490,000 sq.ft
Building Height	70 feet	70 feet
Setbacks	NA	NA
Parking Spaces		
Minimum Required	512 spaces	
Maximum Allowed	864 spaces	
		594 spaces
		400 spaces for Wall Park redevelopment
Public Use Space	10 percent	10 percent
Residential Amenity Space		
Required Indoor	9, 100 sq.ft	9, 100 sq.ft
Required Outdoor	9, 100 sq.ft	9, 100 sq.ft

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Public Benefit Points

MONTGOMERY COUNTY PLANNING DEPARTMENT

Category	Public Benefit	Points Allowed	Points Requested	Points Recommended
Major Public Facility	Parking for Wall Park Redevelopment	70	17.24	17.24
Major Public Facility	Bike Sharing Location	70	5.00	5.00
Transit Proximity	Level 1	35	30.44	30.44
Connectivity and Mobility	Minimum Parking	10	8.62	8.62
	Way Finding	10	5.00	5.00
Quality Building and Site Design	Structured Parking	20	10.82	10.82
	Public Art	15	5.00	5.00
	Exceptional Design	10	5.00	2.50
Natural Environmental Protection and Enhancement	Building Lot Termination	30	5.00	5.00
	Energy Conservation and Generation	15	10.00	10.00
	Vegetated Wall	10	5.00	5.00
	Cool Roof	10	5.00	5.00
	Recycling Facility Plan	10	5.00	0.00
Requested Incentive Density Points		315	117.12	109.62

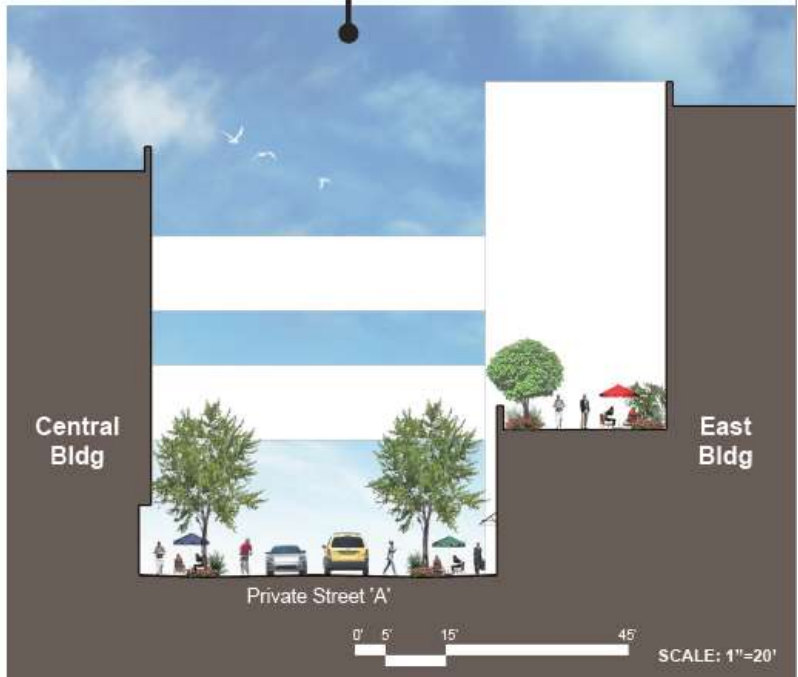
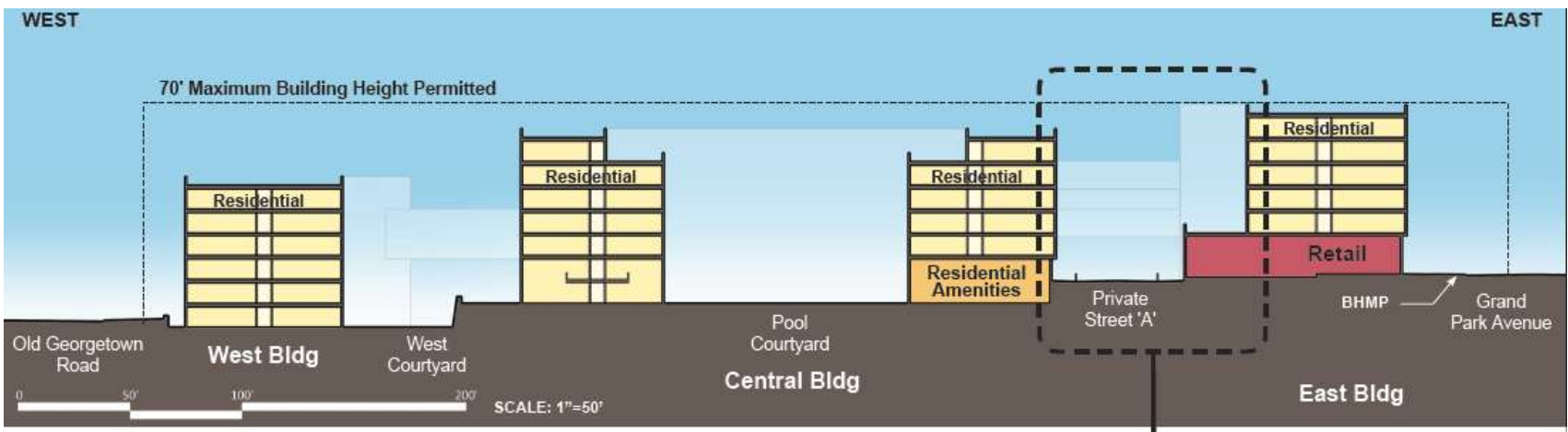




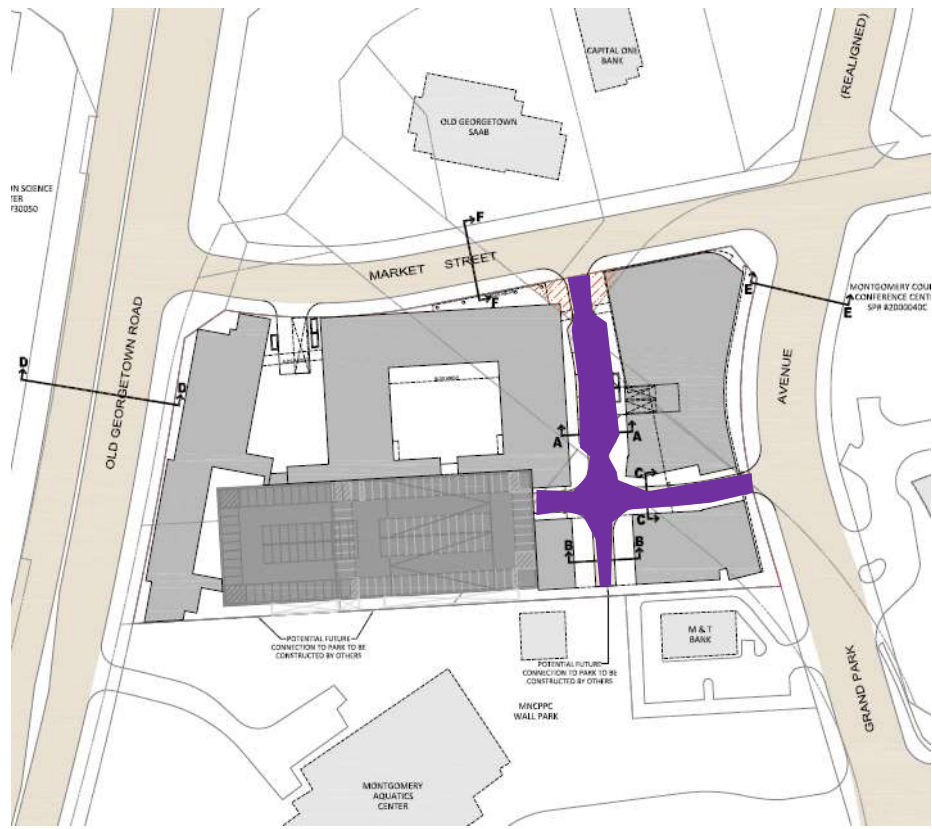
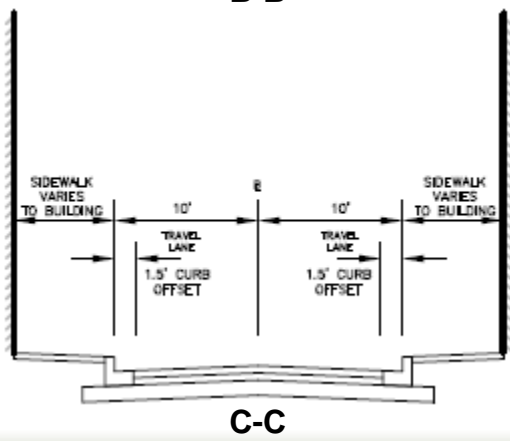
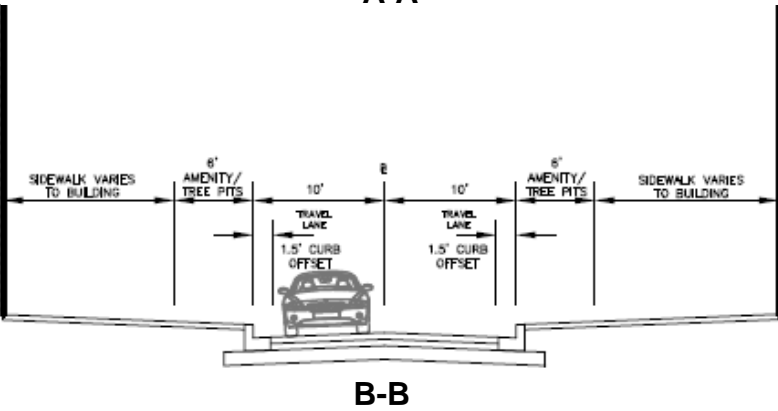
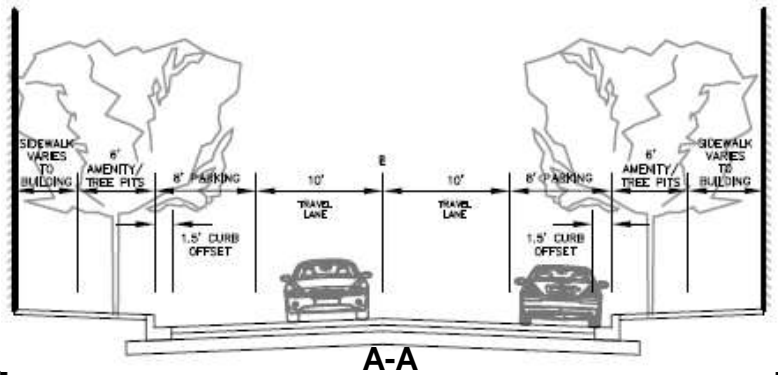
LEGEND
Retail
Residential

4 View from Grand Park Avenue
Looking Northwest

via: Some of the planimetric information shown on this plan is based on copyrighted GIS Data from
Note: This drawing is proposed / conceptual in nature and is to be



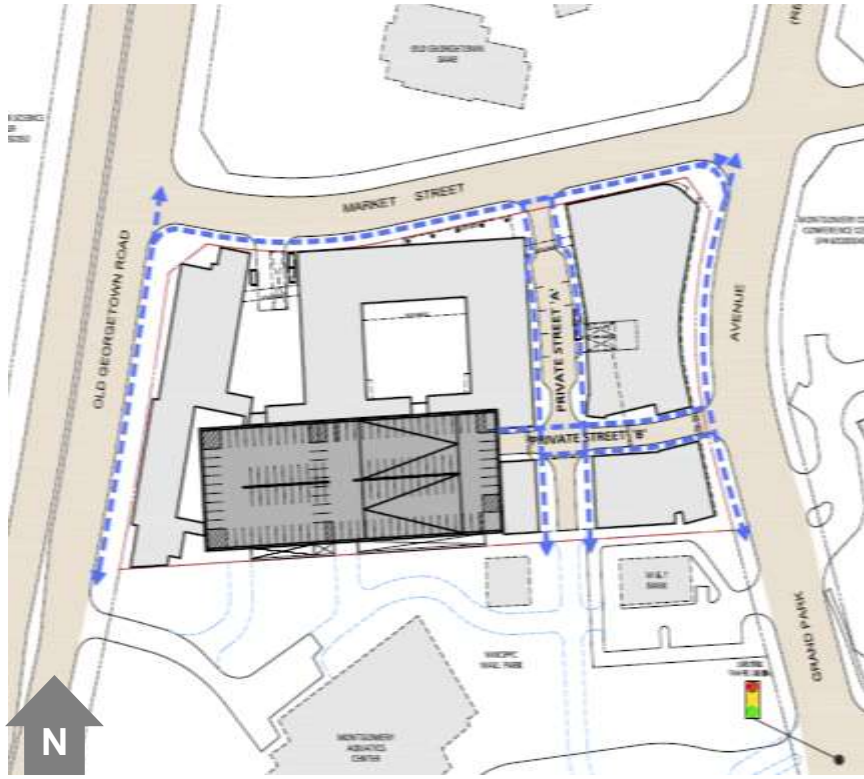
1 Site and Street Sections



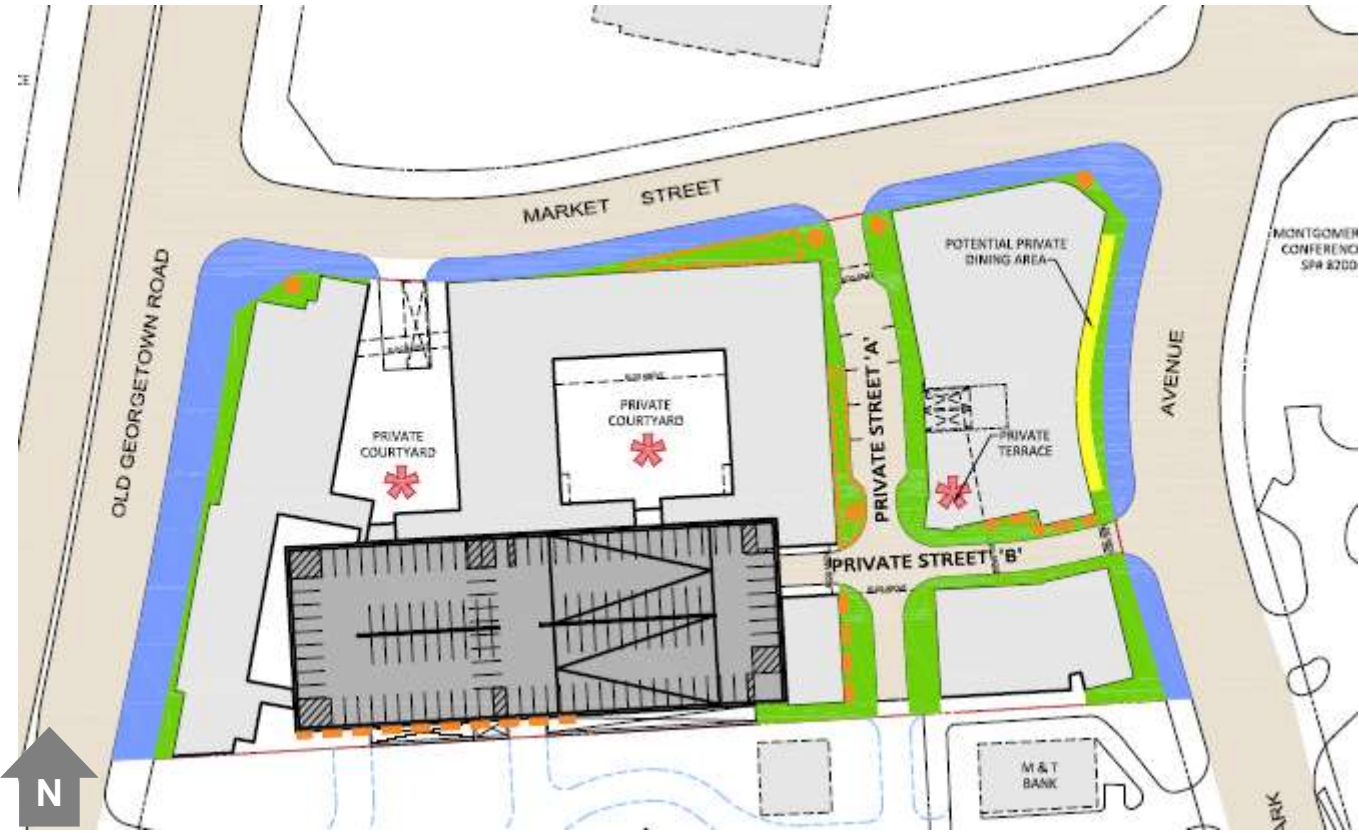
Private Streets



Vehicular Circulation



Pedestrian Circulation







Public Use Space (based on Net Lot Area)

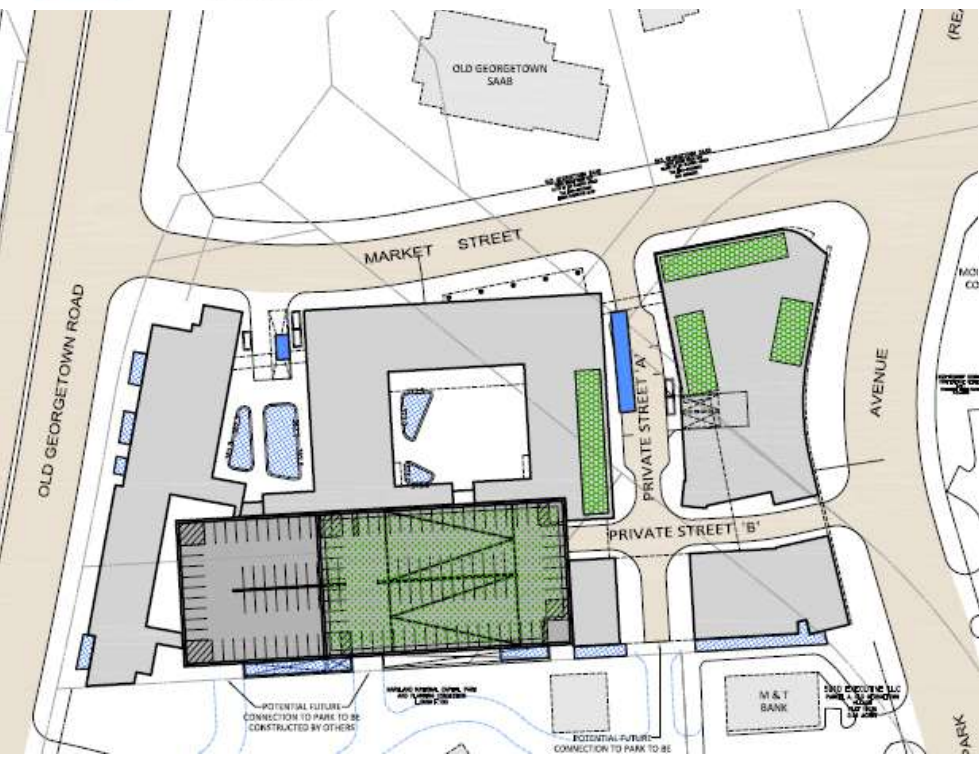
	REQUIRED	PROPOSED
Public Use Space %	10.0%	10.0%
Public Use Space SF	18,034	18,100
Right of Way Streetscape %	N/A	10.0%
Right of Way Streetscape SF	N/A	18,000

Note: Final Public Use Space may be modified but shall not be less than 10% of net lot area.

- Potential Private Dining Area
- ✱ Potential Conceptual Active/Passive Outdoor Recreation Locations
- Potential Conceptual Art Locations (statuary, fountain, sculpture, etc.)
- Potential Conceptual Facade Installations
- General Area Installation (installations in series, interactive/functional)

LEGEND

-  4" Green Roof
-  8" Green Roof
-  Proposed Micro-Bio Retention Facility
-  SWM Vault/Storm Filter



LEED for Homes Mid-rise Project Checklist

For Homes

Project Name: Gables Residential
 Project Team Leader: Jorgen Parvitz, LLC Georgetown LLC
 Home Address (Street/City/State): Calverton Blvd, White Flint, MD

Building Type: Mid-rise multi-family	# of stories: 8	Adjusted Certification Thresholds		
		Certified: 45.8	Gold: 75.8	Platinum: 85.8
# of Units: 456	Avg. Home Size (sq. ft.): 828	Green: 85.8	Platinum: 85.8	
Project Point Total	Final Credit Category Point Totals			
Points: 62.5 - 38 supply pt. Total: 0	LE: 0 SS: 0 EA: 0 EQ: 0			
Certification Level	Final Credit Category Point Totals	LE: 0 WE: 0 MPO: 2	AE: 0	
Points: Not Certified	Final: Not Certified	Minimum Point Threshold for Silver is 70.0 Points		
Date last Recently Updated:	Updated to:			

or indicates that an Accreditation Point is required

Min. Pts. Available	Prerequisite Rating	Project Points
11	1.8	11

Innovation & Design Process (IDP) (Minimum 10 Points Required)

Max. Pts. Available	Final Pts.
11	11

I. Integrated Project Planning

1.1.1. Prerequisite Rating:	Points
Target performance for: <input type="text" value="Silver"/>	
1.1.2. Energy Expenses for MID-RISE:	Points
1.1.3. Professional Consultant with Respect to LEED for Homes:	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
1.1.4. Design Charade:	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
1.1.5. Building Orientation for Solar Design (check all that apply):	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
<input type="checkbox"/> 1) Building orientation with 15% greater than in setback walls <input type="checkbox"/> 2) Setback walls within 30 degrees of the setback <input type="checkbox"/> 3) 10% less SW as % of building wall area, oriented to solar equinox <input type="checkbox"/> 4) 20% of south-facing glazing is shaded or screen, installed in winter	
1.1.6. Trades Training for LEED/IDP:	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

II. Quality Management for Certainty

1.1.1. Charade Planning (check all that apply):	Points
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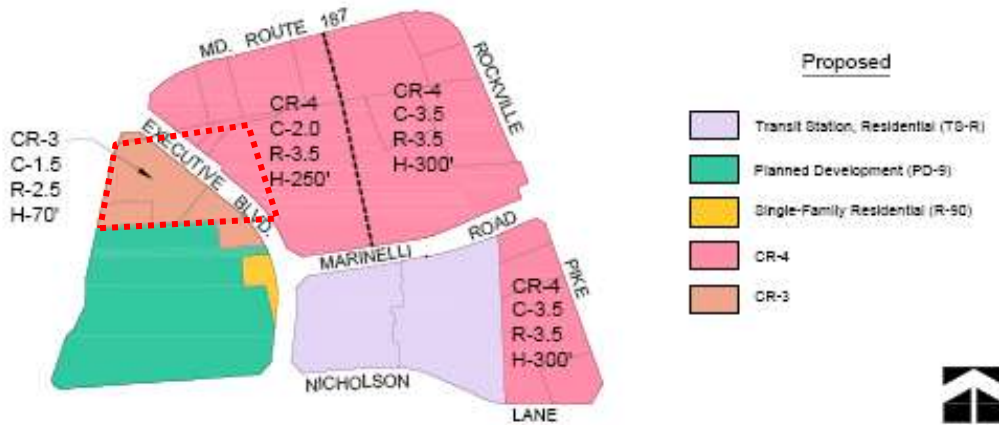
Preliminary LEED checklist

Sector Plan Recommendations

Building Height and Zones



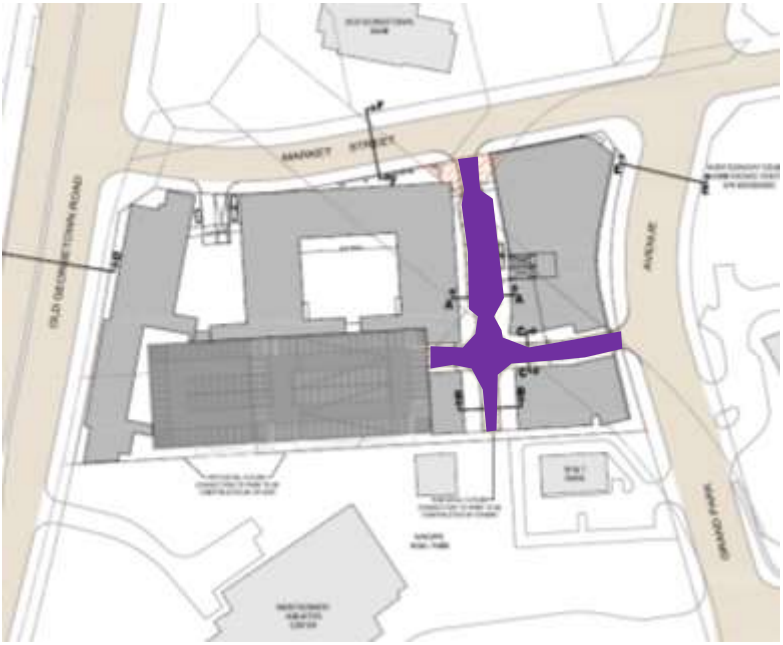
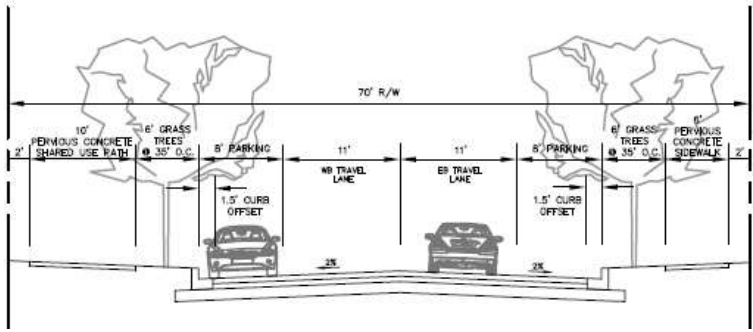
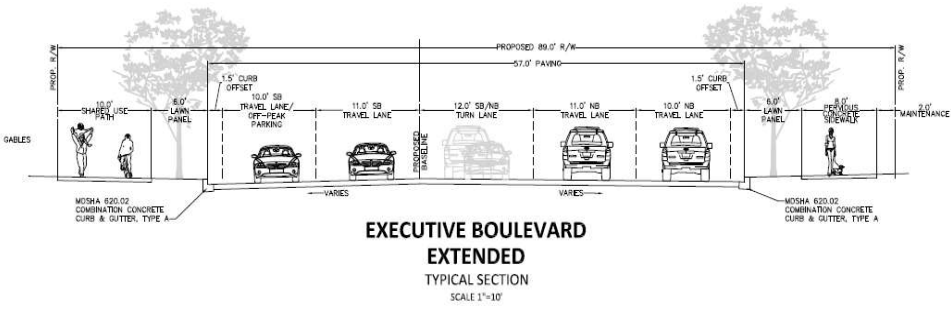
Building Height and Density

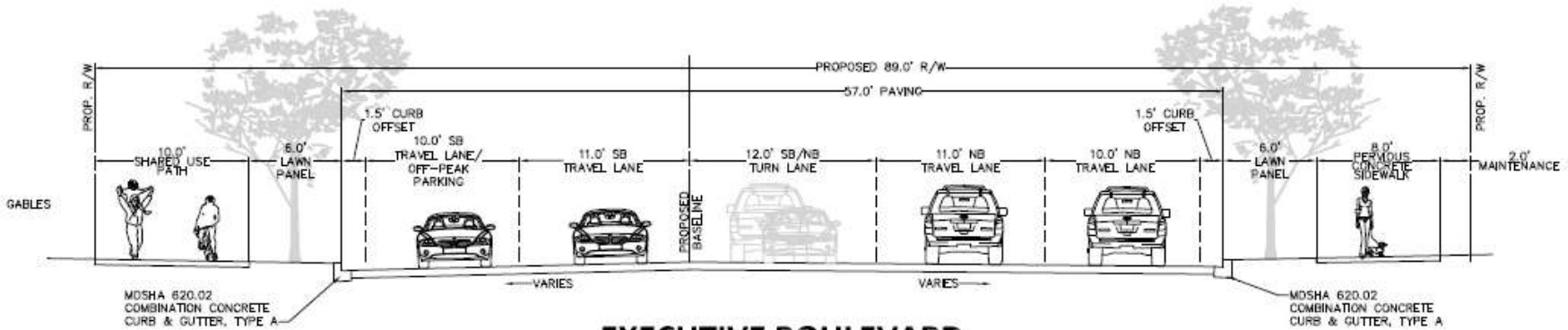


Zoning

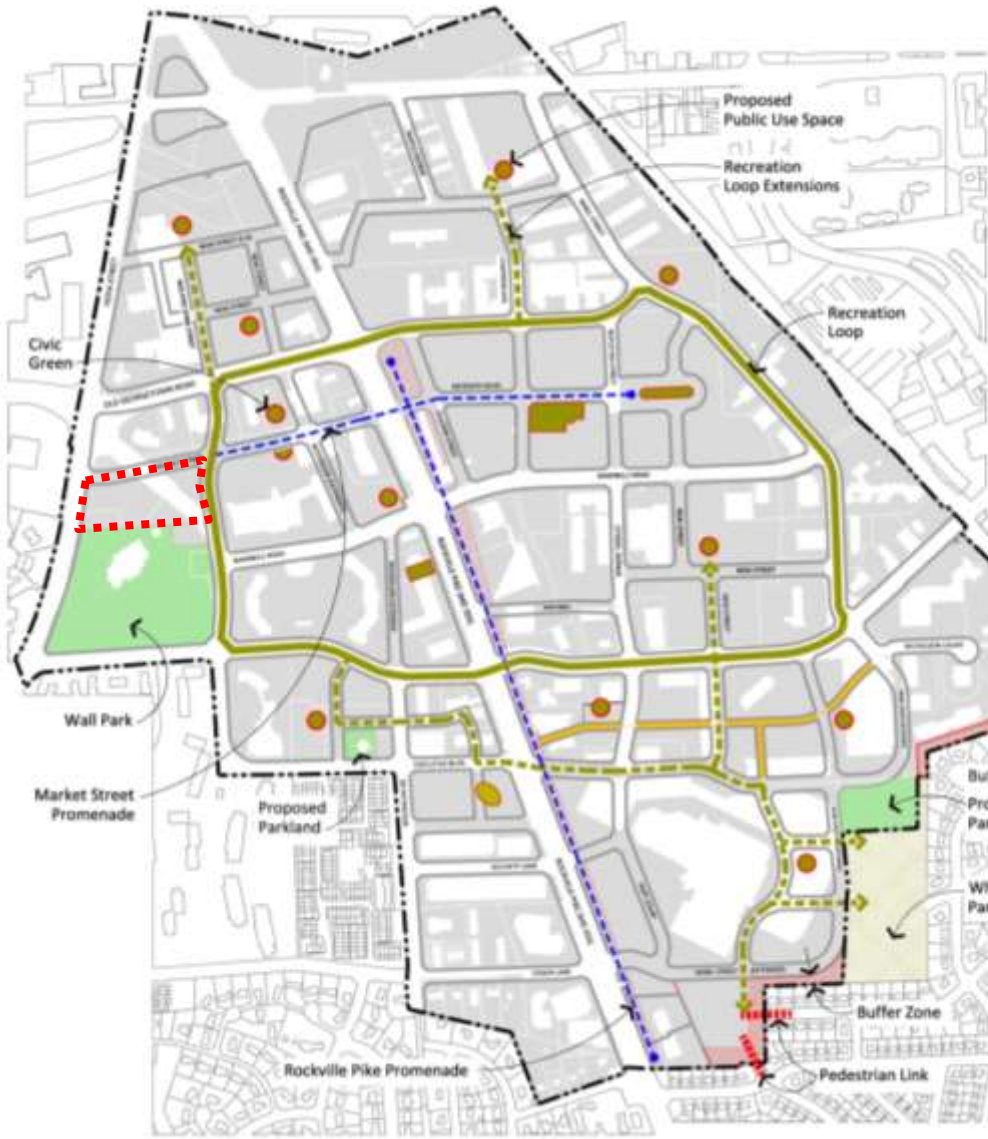
Sector Plan Recommendations

Transportation

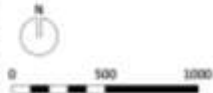




**EXECUTIVE BOULEVARD
EXTENDED**
TYPICAL SECTION
SCALE 1"=10'



- General**
- Proposed R.O.W.
 - Planning Area Boundary
 - WMATA Easement Zone
 - Buffer Zone
 - Pedestrian Link
- Open Space**
- Proposed Public Use Space
 - Approved Public Use Space
 - Parkland (Within Sector)
 - Parkland (Adjacent to Sector)
 - Recreation Loop
 - Loop Extension
 - Promenade
 - Mid-Block Connection



Recreation Center

There may be cost efficiencies in co-locating the recreation center on the Wall Local Park site in conjunction with the expansion of the Aquatic Center and proposed new recreational facilities (p.63).

Wall Park

Wall Local Park could include more outdoor recreational options for the surrounding community and the future residents. Wall Local Park is a suitable for co-location of a recreation center in conjunction with the expansion of the aquatic center (p.60).

The Plan envisions a public/private properties to relocate the surface parking within a parking structure built in conjunction with new residential development. This would help redirect public sector from building structure parking on-site to improving Wall Local Park (p.60).

The facility plan for Wall Local Park should consider:

- An outdoor splash park
 - An expanded indoor pool area
 - Level grass for leisure
 - Flexible space for adults, children and teens
 - A pedestrian connection to Josiah Henson
 - Playgrounds for young children
 - Skateboarding facilities
 - Paths
- (p.60)



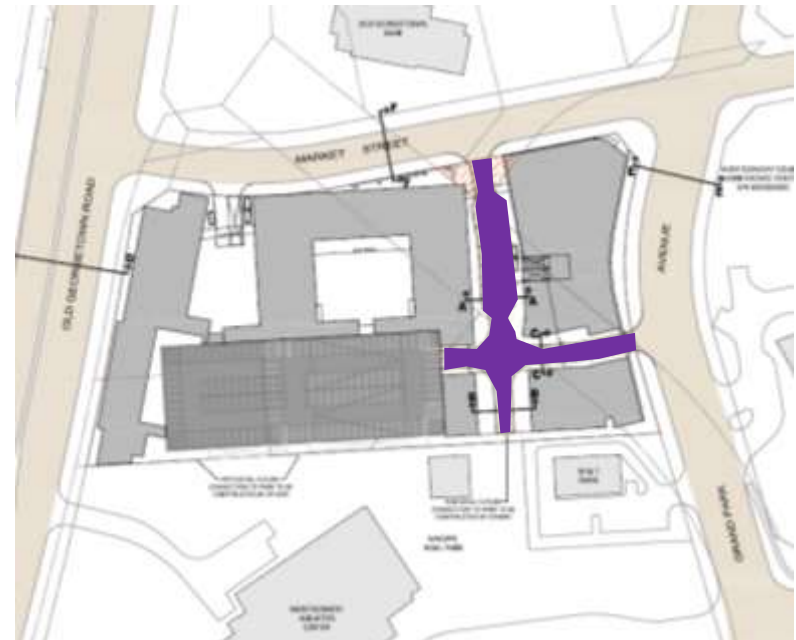
Streets: walkable blocks and street grid (p.10).

Buildings: consistent street wall and active uses (p.24).

Open Space: visible from sidewalks and buildings; sustainable design; opportunities for sun and art; and active park at Wall Park (p. 12-13).

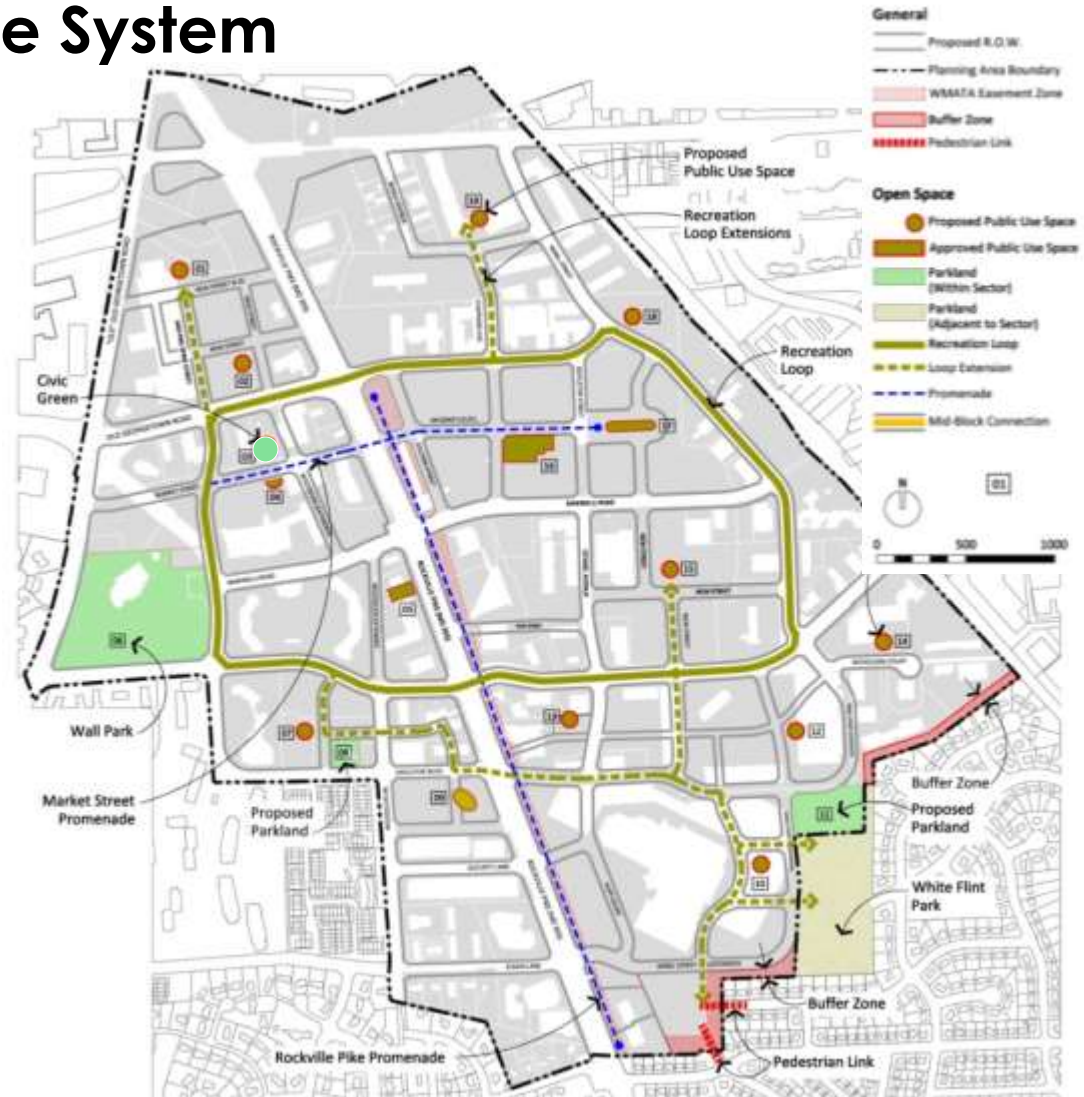
Parking: Minimize street exposure and behind building (p.22-23).

Sustainability: Design new buildings to optimize energy performance and resource conservation (p.24).



Parks and Open Space System

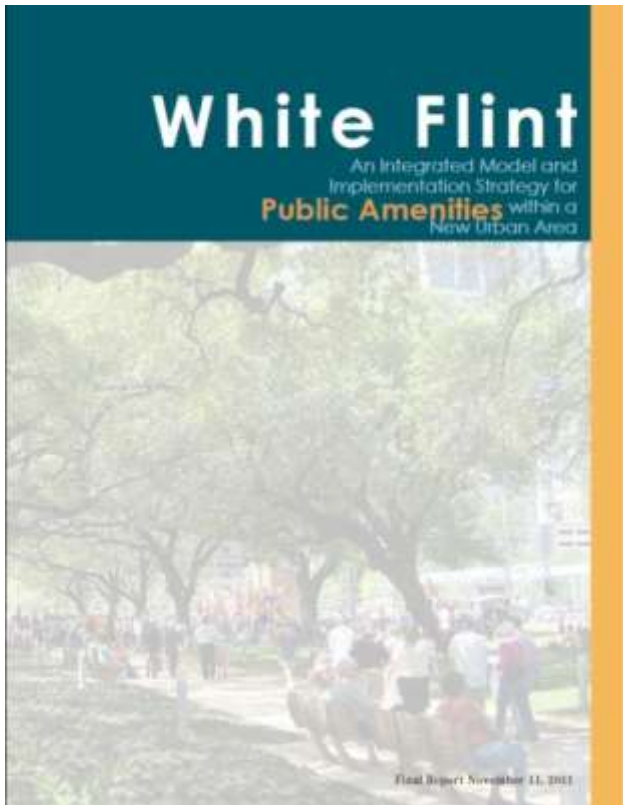
PUBLICLY OWNED
For Everyone Wall Park swimming sports, recreation, and fitness activities White Flint Neighborhood Park Expansion rectangular field space for multiple sports
For the Sector Plan Area A central civic green gathering, ceremonies, and celebrations
PRIVATELY OWNED
For Each Block An urban plaza at each cluster of offices, residences, and shops provide plazas, pocket parks, green streets
For Each Neighborhood A neighborhood green meeting place and landmark
For Each Building Private recreation space public use space, community garden, green roof



White Flint Sector Plan – Approved and Adopted April 2010

White Flint Amenities Report

- Locates the new Community Recreation Center



Preferred Plan And Alternatives

The Team developed several plan options based on the stakeholder input. These plans were presented at the final community meeting. Alternative B was determined to be infeasible due to the inefficiency of the remote location of the Recreation Center. Alternative C was determined to be infeasible in the short term due to the expense of building above the Metro station.

Preferred Plan
Pros
Co-Location Efficiency Between EKSSAC and Recreation Center
"Town Hall" Creates a Multi-Use Building
Civic Green has Presence on Pedestrian Friendly Street
Public Amenities are Located on Both East and West Side of Rockville Pike
Library can Act as a Civic Anchor for East Side
Possibility of library on NBC Property

The Preferred Plan, below, and Alternative A, to Right, were voted on by participants at the final community meeting with the Preferred Plan receiving the greatest number of votes.



The Park Today

- 11.9 acres
- 261 parking spaces
- Existing Swim Center is 44,000 + square feet
- Existing forest along Old Georgetown Road to remain



Draft Preliminary Program of Requirements

Phase I – Interim Park

- Build structured parking
- Remove existing surface parking
- Retain the access to the swim center entrance from Executive Boulevard
- Retain accessible parking near swim center
- Retain the service access to pool from Old Georgetown Road
- Retain the dry dive facility
- Have an interim park with just grassy area where parking was – The Great Lawn
- Preserve the wooded area, existing playground and existing trails through woods



Wall Local Park Today

Interim Park

Future Mixed-use Residential/Retail Development

Future White Flint Community Recreation and Aquatics Center

Existing Kennedy Shriver Aquatics Center

Future Open Space
Surface parking to be removed and relocated to the new garage behind the swim center

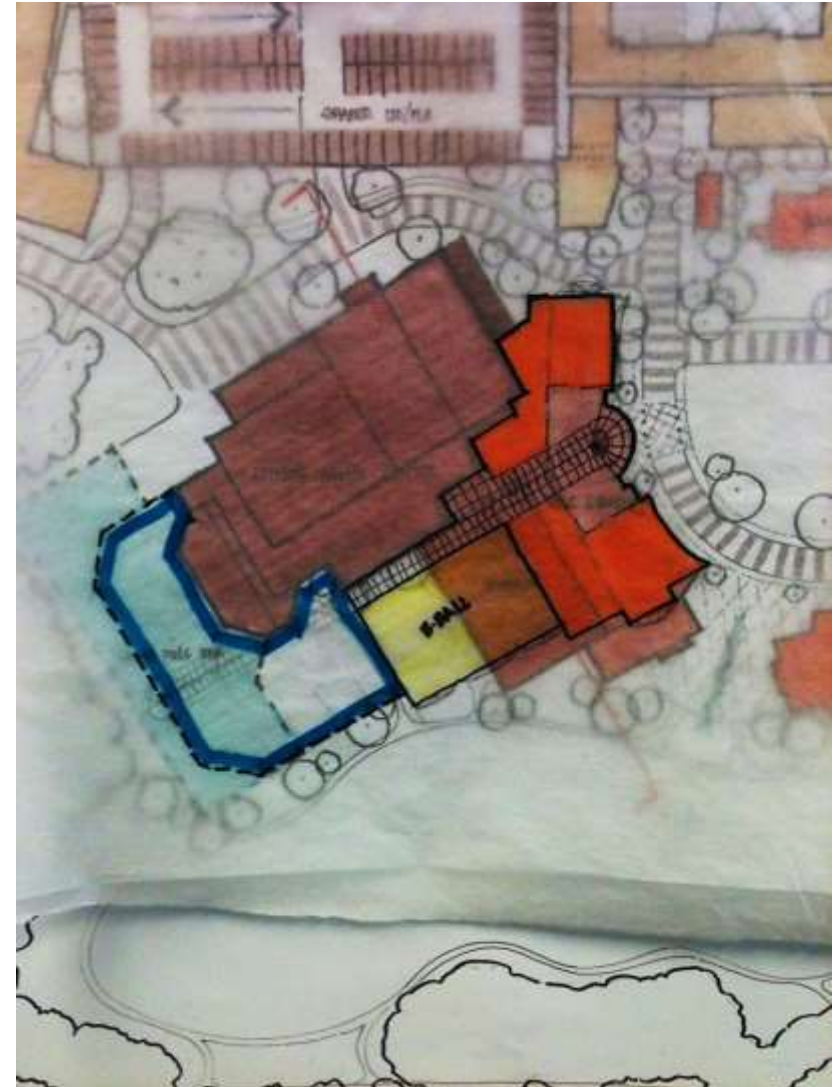


Proposed Parking Structure on Gables Property



Preliminary Option for Recreation Center and Swim Center Expansion

- A compact design that wraps new center components around existing building leaving more open space for the park



Future Concept

- New streets and realignments with better block configuration
- New shared garage allows for +/- 990 total spaces. 400 spaces allocated to Wall Park and KSAC
- New community Open Spaces
- Location of new recreation center and expansion to KSAC
- New shared access via internal lanes increases links and walkability



Phasing and Implementation Thoughts

Phase I – interim park and Developer’s Sketch Plan

- Build structured parking
- Remove surface parking
- Have an interim park with grassy area where parking was

Phase II – Park Facility Plan

- Develop plans for the future park including the renovated, expanded aquatic center/rec center



Wall Local Park today

Visions for future Wall Park



Visions for future Wall Park



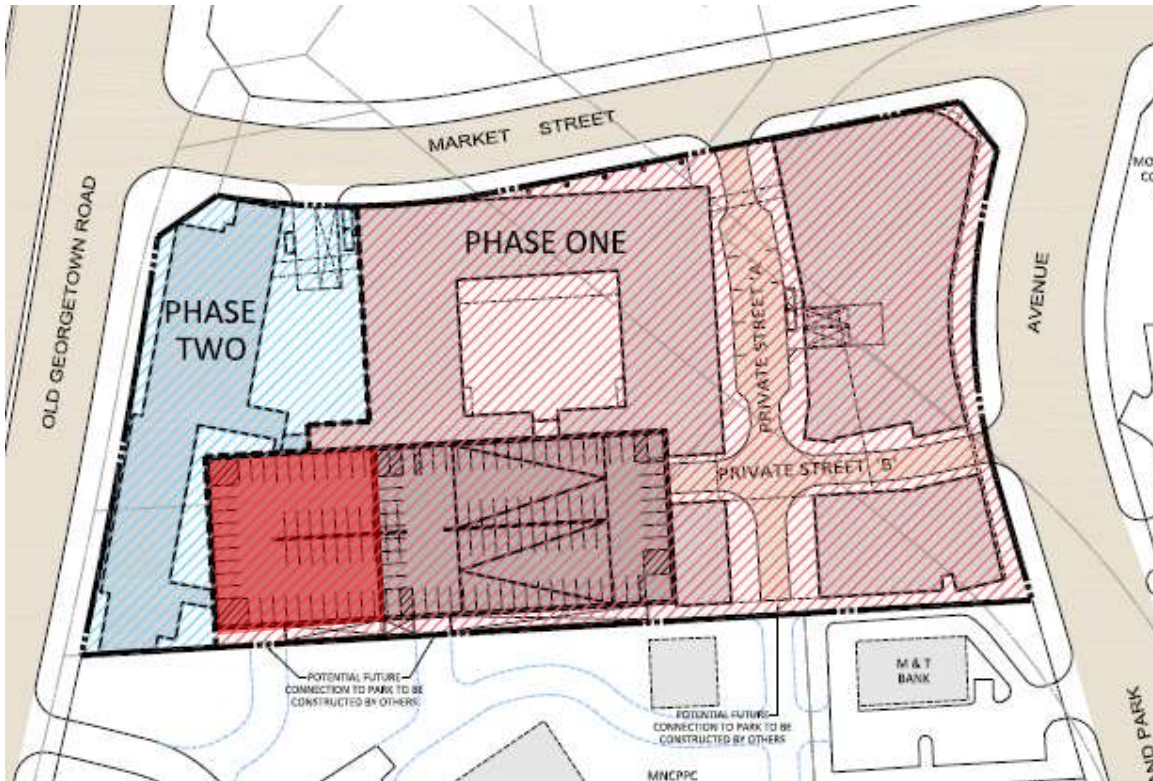
LEGEND



Phase One Development



Phase Two Development



Phase 1: Eastern and central buildings with a single-phase parking garage for public and private development, if public resources contributes towards building the garage in one phase.

Phase 2: Western building with the remaining public component of the garage, if it is not built in phase 1 with public resources.



The Applicant has met the signage and meeting requirements for the development, including presenting to the White Flint Implementation Advisory Committee.

- Main issue is phasing of the parking garage.

One letter from Old Georgetown Village Condominium.

- Supportive of the proposed development.



Staff Recommendation:

At preliminary plan review, Montgomery County, Parks Department, Department of Recreation and the Applicant must establish a strategy that details the funding options for the parking garage construction in one phase.

Applicant's Proposal:

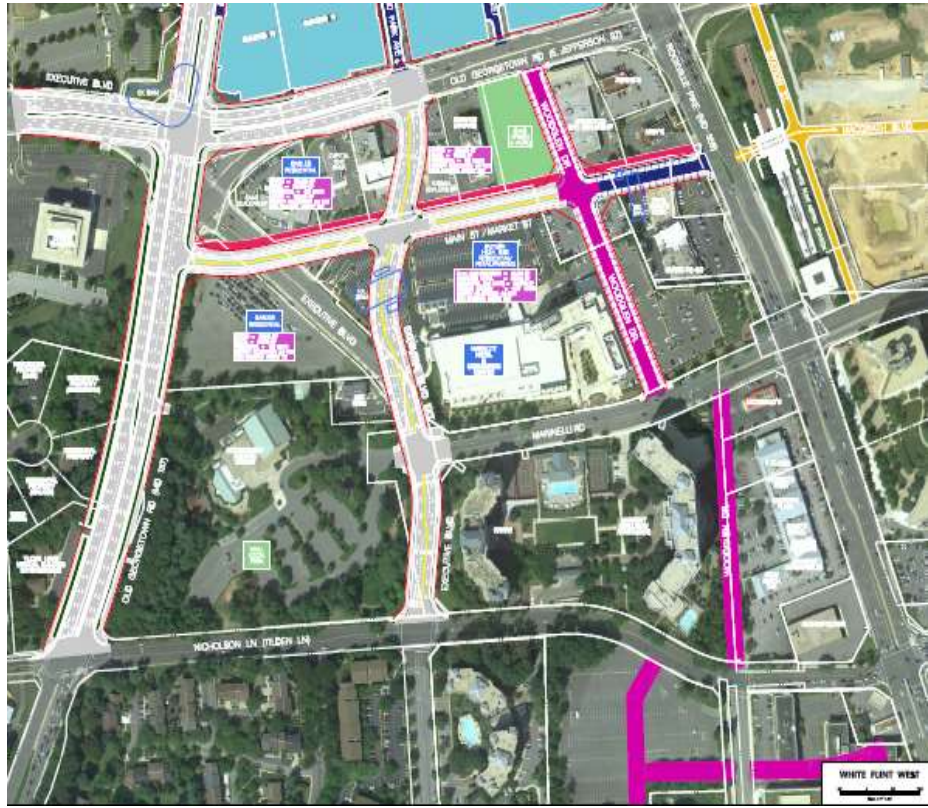
At preliminary plan review, Montgomery County, Parks Department, Recreation and the Applicant **will work to establish a strategy for the implementation of the parking garage construction.**

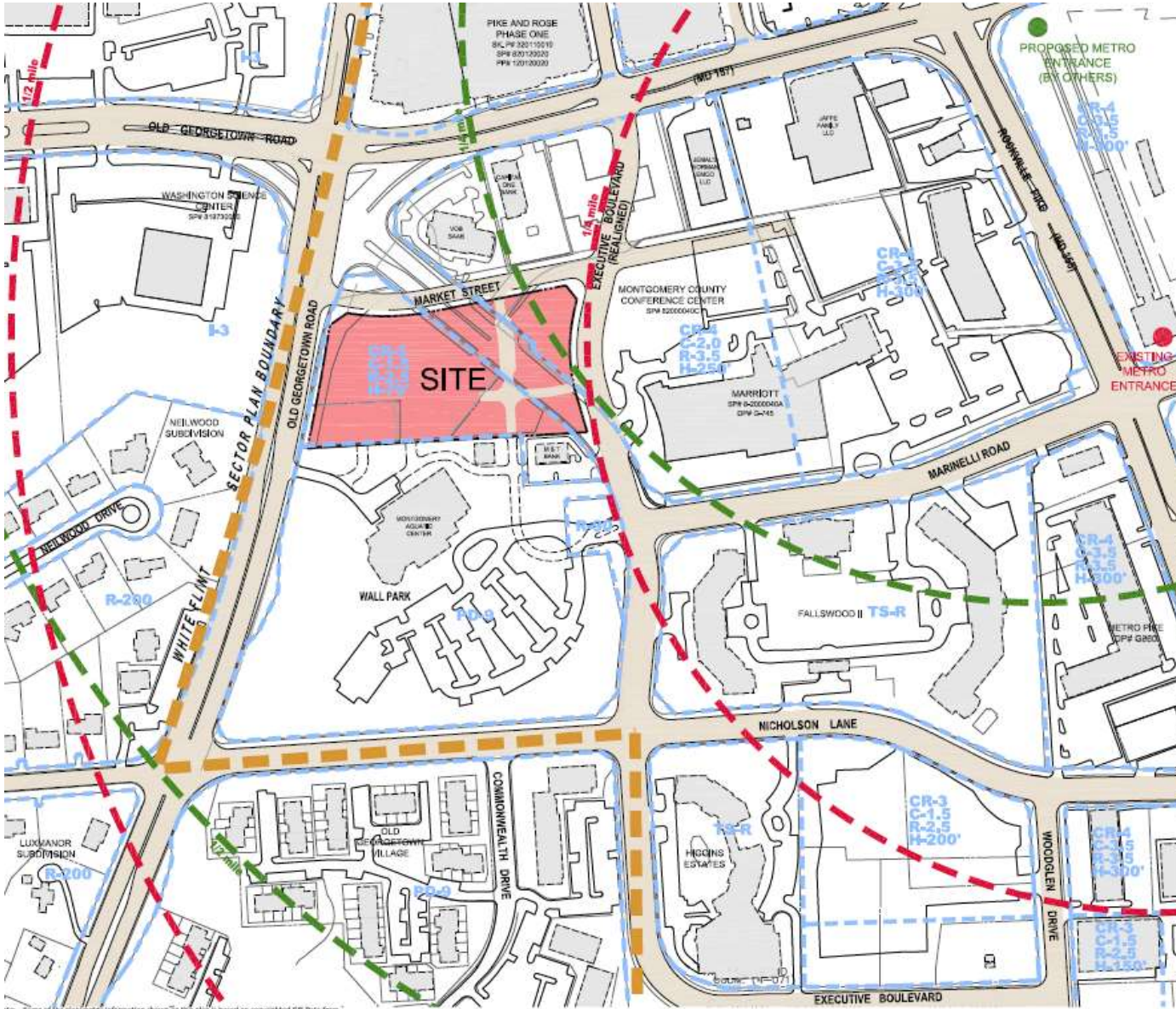


Questions?









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SOURCE: WHITE FLINT SECTOR PLAN NOT TO SCALE

