



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

MCPB
Item # 7
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MEMORANDUM

TO: Montgomery County Planning Board

VIA: Rollin Stanley, Director *RS*
Montgomery County Planning Department

FROM: Judy Daniel, Team Leader, Bethesda-Chevy Chase/North Bethesda Team *JD*
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SUBJECT: White Flint Sector Plan Round Table Discussion

On January 31, 2008, the Planning Board held a round table discussion on the White Flint Sector Plan. The discussion covered land use recommendations, funding strategies, and open space requirements. The Board directed the staff to:

- Revise the land use and circulation recommendations to provide a slightly more intense pattern that takes better advantage of the proximity of this Plan area to the Metro, and the potential of this area for advanced bus transit, and inter-connected complete urban neighborhoods.
- Prepare design guidelines for the Plan that will be contained partially in the Plan and partially in a separate accompanying document.
- Prepare a more detailed open space plan with connected spaces.
- Develop Implementation Strategies that consider the fiscal viability of the Plan's land use and circulation recommendations.

Since that time, the staff has spent considerable time on all these elements, discovering that to fulfill the Board's vision for this Plan, it would be necessary to extend the time for completion. Further, the new Planning Director arrived with many ideas and new methods for considering the elements requested by the Board. For these reasons, the Board informed the County Council at the Semi-Annual Report that the arrival of the White Flint Sector Plan would be delayed until the fall of 2008.

Our presentation today is an update on this work, primarily in a visual format. The land use and massing work is nearing completion, while the economic projections work continues. Therefore, no new recommendations are complete at this time. This presentation will cover:

- A summary of the plan vision and how recent work relates to that vision
- A summary of the work underway on building form and massing – especially along MD 355, including an update on the “Community Viz” work being completed by the Placeways Group
- An update on Design Review Standards that are being crafted
- An update on the Urban Open Space Plan – especially for the Conference Center block
- An update on the transportation network and options including the increased use of and incentives for non-auto options
- An update on the economic analysis work - an ambitious evaluation of the implementability of the Plan recommendations that is far more comprehensive than has previously been attempted in our master plans, to determine whether the densities proposed are economically feasible based upon cost sharing, revenue projections, bond amounts, infrastructure costs, public benefits and an assessment of appropriate incentives for redevelopment
- A general update on the process and new schedule for reports to the Planning Board and the Advisory Committee

The outcome will be a new approach to our master plans. It will introduce an exciting new vision for White Flint, coupled with appropriate regulatory tools, all developed through a collaborative process with the community.