






## White Flint 2 Sector Plan

### Worksession No. 8: Executive Boulevard, Parklawn South, and Montrose North Districts

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**Completed: 5/11/2017**

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## Summary

Staff will revisit districts within the White Flint 2 Sector Plan area, including the Executive Boulevard district and Parklawn South district, where the Planning Board has not finalized its decisions on the Draft Plan. At the February 9 worksession, the Planning Board reviewed the recommendations for the Executive Boulevard district as well as financial analysis that explored redevelopment feasibility for some Executive Boulevard properties. At the February 23 worksession, the Board discussed five Executive Boulevard properties, including the option for the floating Commercial Residential Town Zone (CRTF) at these sites. At the March 9 worksession, the Board discussed industrial properties east of the CSX tracks and the Board recommended a pedestrian-bike bridge across the CSX rail tracks and supported a MARC station.

## **Schedule**

The Planning Board held a public hearing on the Public Hearing Draft White Flint 2 Sector Plan on January 12, 2017. The public hearing record was open until the close of business on January 26, 2017.

The Planning Board has held the following worksessions on the Public Hearing Draft of the White Flint 2 Sector Plan:

- January 27: Focused on transportation analysis and staging recommendations in the Draft Plan.
- February 9: Reviewed the Executive Boulevard District and associated economic feasibility analysis for some properties.
- February 16: A joint meeting with the Rock Spring Master Plan on school issues within the Walter Johnson Cluster.
- February 23: Reviewed the Rockville Pike-Montrose North District and revisited five properties in the Executive Boulevard District.
- March 9: Reviewed the Parklawn South, Randolph Hills and multifamily residential properties in the Plan area.
- March 23: Reviewed financing alternatives for the Plan area.
- April 27: Updated transportation analysis using Highway Capacity Manual (HCM) approach, and revised staging recommendations of the Draft Plan were discussed.
- May 4: Reviewed draft Urban Design Guidelines.

The next worksession on June 8, 2017 will return to staging recommendations for the Draft Plan.

## **PURPOSE OF THIS WORKSESSION**

This worksession will focus on making final zoning decisions for properties in the Executive Boulevard and Montrose North-Rockville Pike districts and will revisit the Parklawn South district.