



## White Flint 2 Sector Plan Worksession No. 7: Urban Design Guidelines

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**Completed: 4/27/2017**

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### Summary

The Public Hearing Draft of the White Flint 2 Sector Plan contains urban design guidelines and staff will present these for discussion with the Planning Board at the May 4 worksession. The Plan's draft design guidelines are intended to provide design direction for new development within the Plan area. The draft White Flint 2 Sector Plan also incorporates the overall objectives of approved urban design guidelines for adjacent planning areas, including the 2010 Twinbrook Urban Design Guidelines and the 2010 White Flint Design Guidelines. At the appropriate time, staff will update the design guidelines for these adjacent sector plans, adding relevant new guidance from the White Flint 2 Plan for the districts that are adjacent to the Twinbrook Sector Plan and the White Flint Sector Plan.

## **PURPOSE OF THIS WORKSESSION**

The purpose of this worksession is to present the White Flint 2 Urban Design Guidelines that are contained in the Public Hearing Draft, including the most recent Planning Board deliberations on this topic. Similar to other approved urban design guidelines, the White Flint 2 design guidelines discuss streets, buildings, open space and specific issues that are unique to the Plan area.

## **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 12, 2017. The Planning Board has held six 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 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 was discussed.

The next worksession on May 18, 2017 will return to land use and zoning issues for properties where the Board has not provided specific guidance to staff.