

White Flint Place Phase 2B
DPA 04-01
List of Amenities

This application is a modification of the previously approved zoning and Development Plan for the White Flint Place project. The overall project consists of approximately 4.76 acres and contains two residential towers, with amenities, and the proposed additional residential tower with a commercial component along Rockville Pike. The project amenities include the following:

- significant streetscape improvements along Rockville Pike to enhance the pedestrian experience and protect pedestrians from the vehicular traffic, this includes brick pavers, bike path, bike racks, benches, landscaping and other improvements to support the commercial businesses on the first floor and which will be further explored at site plan.
- streetscape improvements along Old Georgetown Road will continue those made during the first part of the development by Windsor Villas' predecessor, and include upgraded pavers, lighting and landscaping which all encourage pedestrian traffic to Metro.
- the wall and landscaping along the north property line, adjacent to the Forum Condominiums, includes materials and architectural details, approved by the Forum's Association, that provide a pleasant visual experience for their residents; in addition, the proposed landscaping to be installed by the Developer will upgrade the Forum's existing landscaping.
- the treatment of the east face of the existing buildings adjacent to Windsor Villa's and the shared driveway includes landscaping, spacing and details, as approved by the Villa's owner, to protect the residents and their outdoor experience as it relates to the subject property.
- the buildings have all been sited with sensitivity to the Forum Condominium's and the Windsor Villa's communities, including height, spacing, balcony locations, footprint and design features.
- the recreational space for the residents will include the indoor fitness center and community room which connects to the outdoor amenity plaza and swimming pool (the exact design and usage of the plaza area will be determined at site plan); these areas will allow residents to enjoy both indoor and outdoor amenity spaces.
- the public use space includes the streetscape areas along Rockville Pike and Old Georgetown Road, as well as a large urban plaza area to the southeast of the building; this area will provide a peaceful and inviting landscaped retreat from the busy roadways (the features and design of this space will be more developed at site plan).

Overall, the project will provide residents with a convenient luxury apartment home near Metro and numerous shopping venues, while enhancing the aesthetic appearance of the area for drivers and pedestrians along Rockville Pike and Old Georgetown Road. Further, it will provide a public urban plaza area and improved links to and from Metro for the whole community.