



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

MCPB
Item # 1
3/30/09

March 24, 2009

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief *AK*
Vision Division

FROM: Piera Weiss, *PW* Master Planner (301.495.4728)
H.Y. N'kosi Yearwood, Senior Planner (301.495.1332)
South Central Transit Corridor Team
Vision Division

SUBJECT: White Flint I Sector Plan Worksession #5: Continuation of Worksession #4:
Land Use and Zoning/Property Owners' Presentations/Community
Presentations

STAFF RECOMMENDATIONS:

1. Review and Discuss Property Owners' Presentations
2. Review and Discuss Community Presentations

CURRENT WORKSESSION SCHEDULE

April 23 Worksession #6
Public Facilities: Schools and Parks
Draft Design Guidelines
Environment and Sustainability
Transportation and Mobility
Select a MARC Station site

May 7 Worksession #7
Zoning
Staging
Implementation

PURPOSE OF THIS WORKSESSION

The worksession will continue with property owners' presentations from the previous worksession and community presentations.

PROPERTY OWNERS' PRESENTATIONS

As was done at the two previous worksessions (March 5 and March 19), staff has prepared a checklist for each property, including some revisions requested by the Planning Board. The checklists include existing conditions, the 1992 Plan and Draft Plan recommendations. The property owners' will be providing additional information at the worksession. The checklists are attached (Attachment 1, circle pages 3-6).

These property owners' will be presenting on March 30 as follows:

1. Nebel District
 - Montouri Property – north MARC station location
2. Metro West District
 - Holladay – Block 3
3. Mid Pike District
 - Federal Realty

The community presentations are as follows:

1. Garrett Park Estates/White Flint Park: Natalie Goldberg and Suzanne Hudson
2. Luxmanor Estates: Paula Bienenfeld
3. Fallstone HOA: John Fry
4. Randolph Civic: Dan Hoffman

PW:ha: M:\White Flint Plan production file\March30Worksession 1.doc

Attachment:

1. Checklists for Property Owners' Presentations

ATTACHMENT 1

CHECKLISTS FOR PROPERTY OWNERS' PRESENTATIONS

Districts/Property Owners':

Nebel – Montouri

Metro West – Holladay

Mid-Pike – Federal Realty Investment Trust

District: Nebel Property Owner: Montouri				Block: Acres: 2.5
Existing Development	Existing Zoning I-4	1992 Plan I-4 Zone	Sector Plan Recommendation	Owner Proposal
Vacant	1.0 FAR	1.0 FAR	2.5 FAR	
	0 DU	0 DU	141 DU	
	0 SF	0 SF	109,000 SF	
			MARC Station	

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
Mixed Use			
60% Residential Development (minimum)			
40% Non-Residential Development (maximum)			
Affordable Housing			
12.5% Moderately Priced Dwelling Units			
10% Workforce Housing			
Agricultural Preservation			
Building Lot Termination (BLTs) for commercial only			
Sustainability			
20% energy needs on-site generation			
No net loss of pervious land cover			
20% pervious area for all new development			
30% tree canopy for plan area (includes street trees)			
Native vegetation			
Public Use Space			
20% (minimum) on-site public use space			
Private Outdoor Use Space for Every Unit			
Public/Private Streets along Frontage/Interior			
Dedicate ROW and construct			
Street trees			
Underground utilities			
New or improved sidewalks			
Parking			
Underground/structured – standards reduced			
Other Issues:			

District: Metro West				Block: 3
Property Owner: Holladay				Acres: 4.48
Existing Development	Existing Zoning TSM	1992 Plan TSM Zone	Sector Plan Recommendation	Owner Proposal
0.29 FAR	2.22 FAR	2.22 FAR	3.0 FAR	
0 DU	247 DU	247 DU	302 DU	
69,000 SF	202,000 SF	202,000 SF	242,000 SF	
			Woodglen Ext. Bethesda Trolley Trail	

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
Mixed Use			
60% Residential Development (minimum)			
40% Non-Residential Development (maximum)			
Affordable Housing			
12.5% Moderately Priced Dwelling Units			
10% Workforce Housing			
Agricultural Preservation			
Building Lot Termination (BLTs) for commercial only			
Sustainability			
20% energy needs on-site generation			
No net loss of pervious land cover			
20% pervious area for all new development			
30% tree canopy for plan area (includes street trees)			
Native vegetation			
Public Use Space			
20% (minimum) on-site public use space			
Private Outdoor Use Space for Every Unit			
Public/Private Streets along Frontage/Interior			
Dedicate ROW and construct			
Street trees			
Underground utilities			
New or improved sidewalks			
Parking			
Underground/structured – standards reduced			
Other Issues:			

District: Mid-Pike Property Owner: Federal Realty Investment Trust				Block: Acres: 20
Existing Development	Existing Zoning C-2	1992 Plan C-2 Zone	Sector Plan Recommendation	Owner Proposal
0.38 FAR	1.5 FAR	1.5 FAR	2.75 FAR	
0 DU	0 DU	0 DU	1,198 DU	
331,700 SF	1,300,000 SF	1,300,000 SF	958,320 SF	
			Local streets Neighborhood Green Express library SHA land joint dev.	

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
Mixed Use			
60% Residential Development (minimum)			
40% Non-Residential Development (maximum)			
Affordable Housing			
12.5% Moderately Priced Dwelling Units			
10% Workforce Housing			
Agricultural Preservation			
Building Lot Termination (BLTs) for commercial only			
Sustainability			
20% energy needs on-site generation			
No net loss of pervious land cover			
20% pervious area for all new development			
30% tree canopy for plan area (includes street trees)			
Native vegetation			
Public Use Space			
20% (minimum) on-site public use space			
Private Outdoor Use Space for Every Unit			
Public/Private Streets along Frontage/Interior			
Dedicate ROW and construct			
Street trees			
Underground utilities			
New or improved sidewalks			
Parking			
Underground/structured – standards reduced			
Other Issues:			