

# North Bethesda-White Flint

## Capital Improvements Program

### Fire Station and EMS

- Southeast quadrant of MD 355 and Randolph Road
- Construction expected FY27 to FY29

### Marinelli Road Bikeway

- Construction started March 2025

### MD 355 and Old Georgetown Road

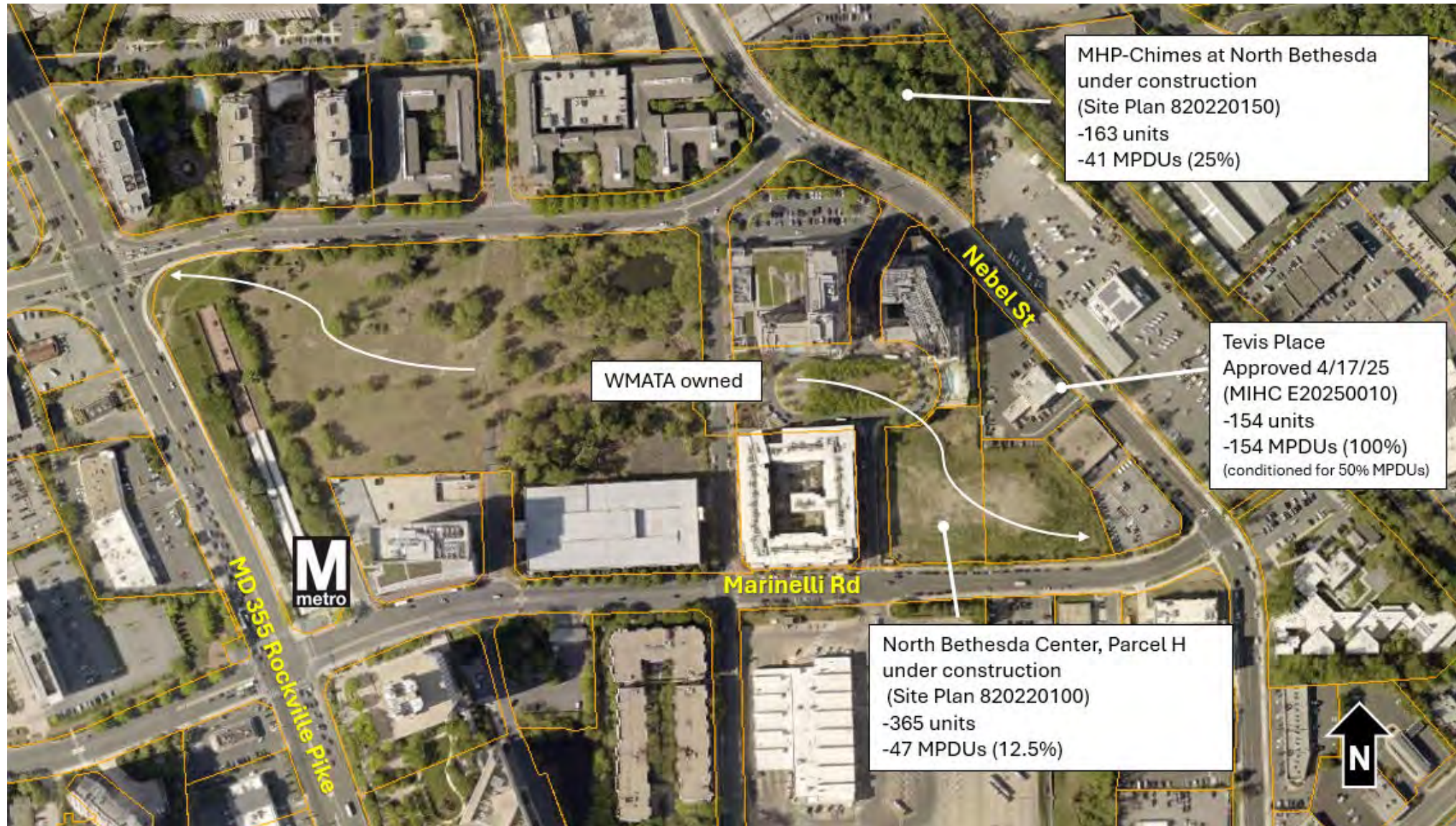
- On hold due to funding constraints

### North Bethesda Metro Station Northern Entrance

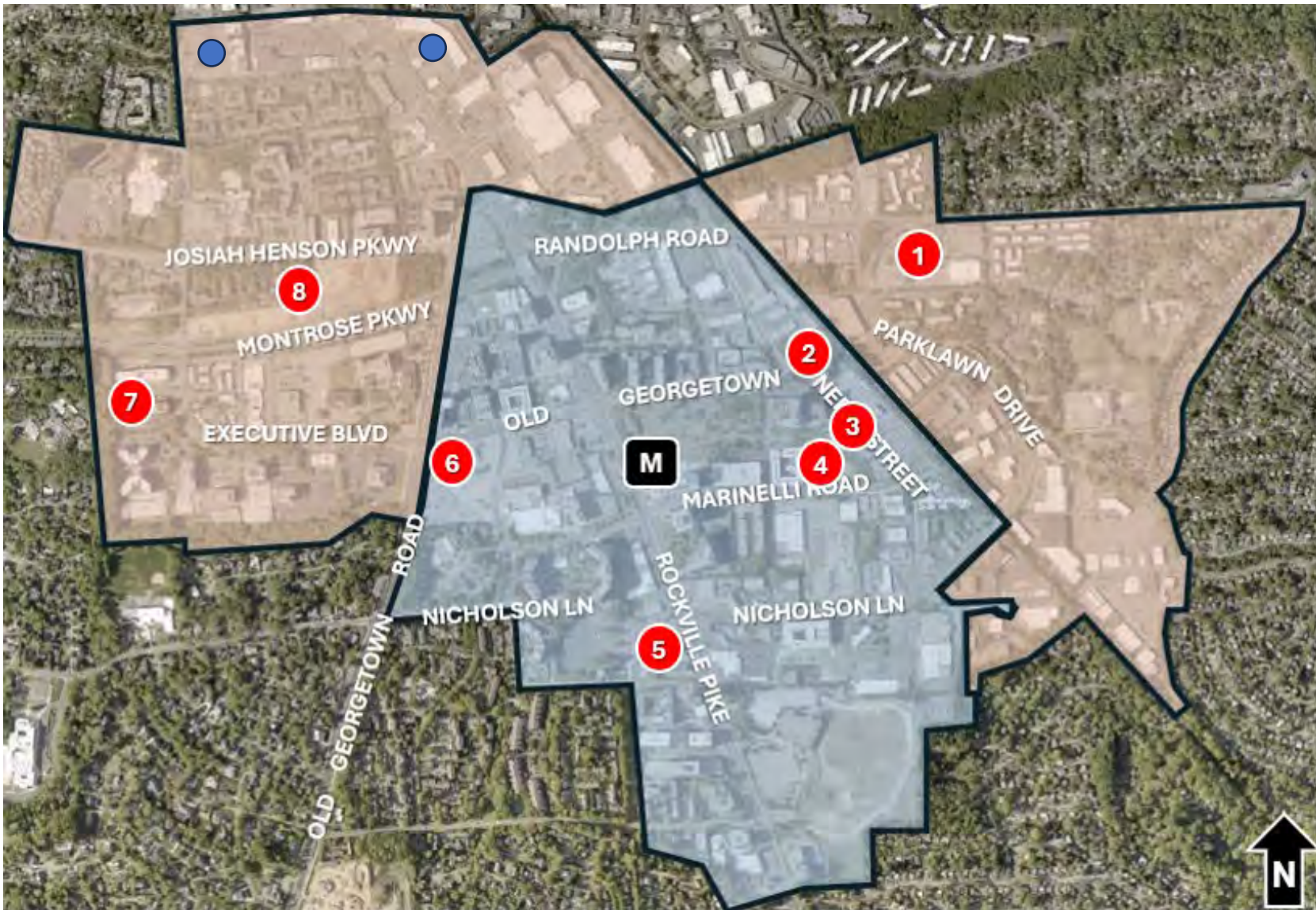
- FY 28-30 – Northern Metro Station Entrance
- WMATA expected to select a development partner and initiate design in FY25











## North Bethesda Residential Site Plans

1. Loehmann's Plaza (2025)
2. The Chimes at North Bethesda (2022)
3. Tevis Place (2025)
4. North Bethesda Parcel H (2022)
5. North Bethesda Market II (2023)
6. Grand Park (2023)
7. 2115 East Jefferson Street (2023)
8. Northpark Phase I (2021)

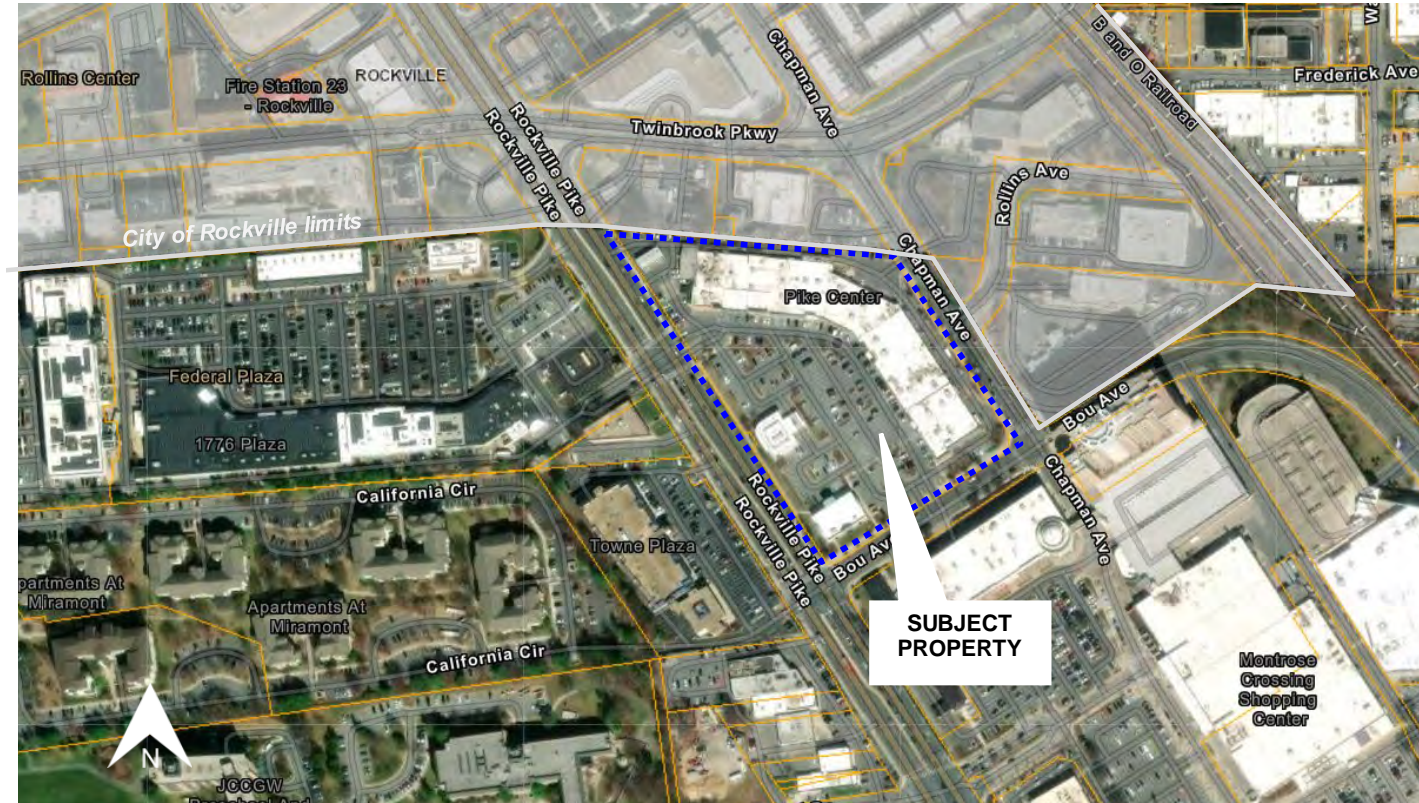
Total Number of Dwelling Units: **1,400**

Total Number of MPDUs: **307 (26%)**



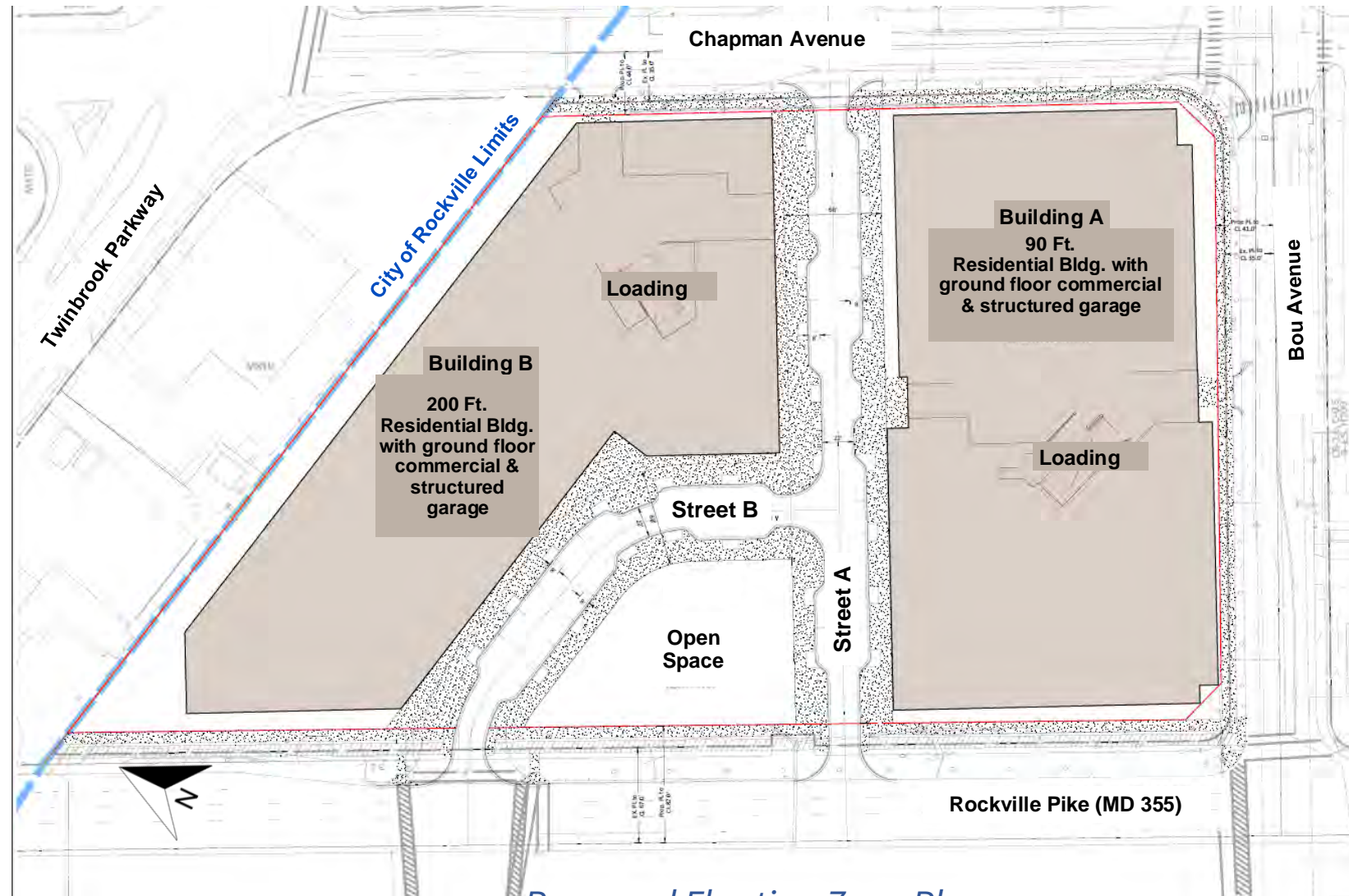
# Pike Center

- Recommended for approval by the Planning Board on 4/17/25. Pending final approval by OZAH & County Council.
- Local Map Amendment No. H-155 & F20240990
- 12101 Rockville Pike
- *White Flint 2 Sector Plan* area
- Property is approximately 6.7 acres of existing lot area
- The Property is developed with an approximately 81,007 square foot strip shopping center comprised of three, one-story buildings. Two (2) of the buildings are standalone commercial retail pad sites located towards the southwest corner of the Property.



# Pike Center

- The Project requests a rezoning from the CR-2.0, C-0.75, R-1.5, H-200 to CRF-2.5, C-0.75, R-2.25, H-200
- Redevelop a single-use shopping center with surface parking lot into compact, walkable blocks for mixed-use buildings that are framed by the existing street network.
- Proposes two (2) new mixed-use buildings with a total of 90,000 square feet of ground floor commercial development and 806,880 square feet of residential development (up to 780 units) located above the commercial uses and two (2) structured parking garages at- and below-grade.
- A ½ acre central public space is proposed along Rockville Pike, per the Sector Plan.



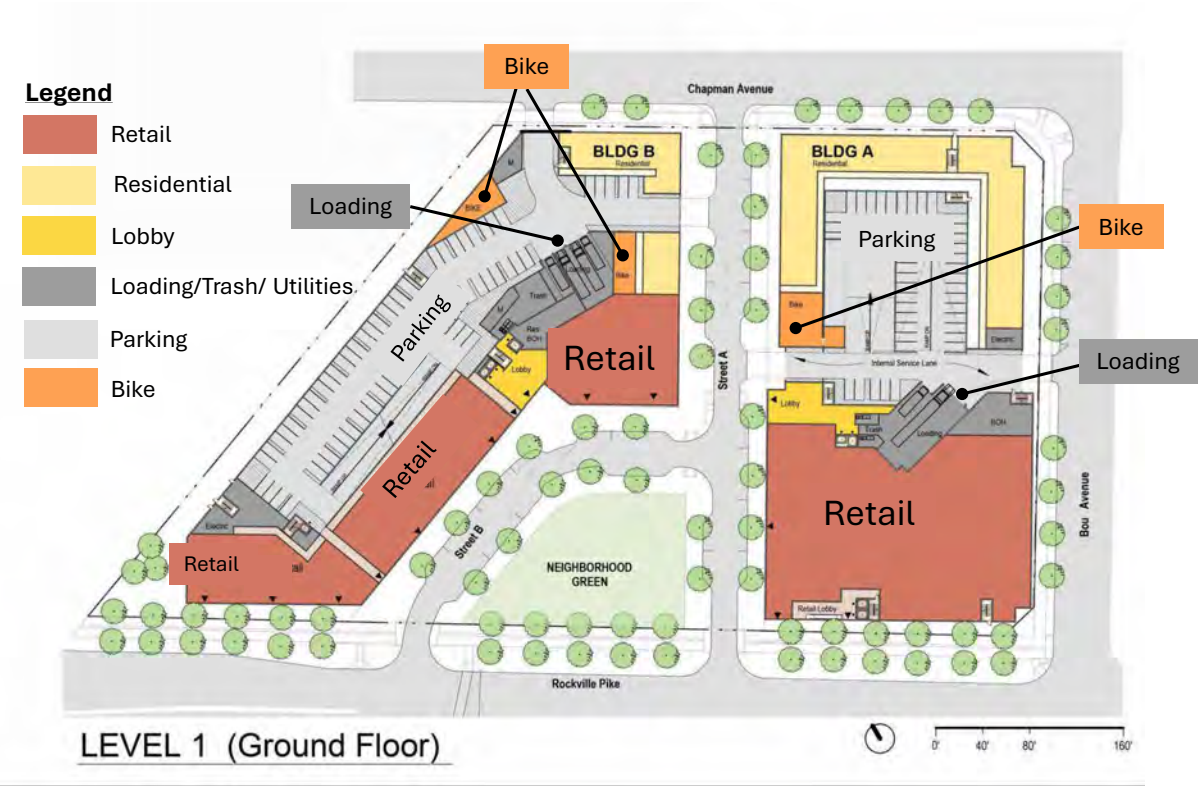
*Proposed Floating Zone Plan*



# Pike Center



*Proposed Building Section View from Rockville Pike*



*Proposed Ground Floor Plan Concept*

# Tevis Place/11800 Nebel Street

## Administrative Subdivision Plan No. 620250090

- Approved on 4/17/25
- One lot, including dedication along Nebel Street and bike lane improvements
- Redevelopment of property with a residential building (up to 154 units)





# Tevis Place/11800 Nebel Street

## Mixed-Income Housing Community Plan

- Approved on 4/17/25
- New plan type/process for projects that include a significant amount of affordable units
- Replaces Sketch/Site Plan Review
- Accelerated regulatory process (65 days vs 120 days for a site plan)
- 100% of units will be designated as MPDUs
- Seven floors of residential above one level of parking

