



PARKING LOTS TO PLACES

Urban Design Guidelines for Rock Spring & White Flint 2 Sector Plans

URBAN DESIGN PRINCIPLES

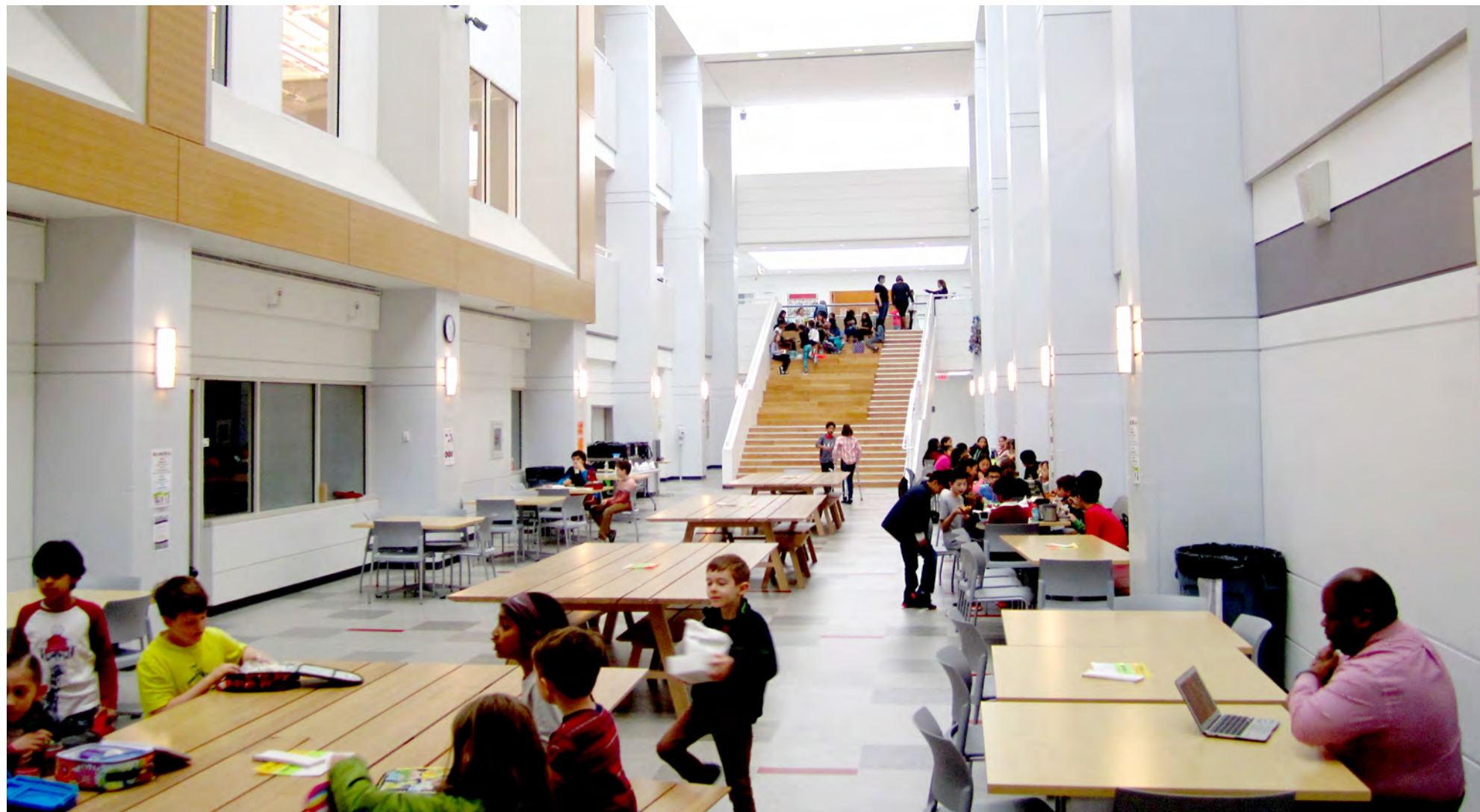
TRANSFORMATION

Promote the conversion of single use areas into mixed-use places.



INNOVATIVE SCHOOLS

Encourage the use of new school prototypes that employ adaptive reuse, co-location, and multi-level designs.



CONNECTIVITY

Integrate mobility alternatives with a focus on pedestrian and bike connections to amenities and destinations.



VIBRANT PUBLIC SPACES

Complement urban development with easily accessible and high-quality public and private parks and open spaces.



HUMAN SCALE DESIGN

Design buildings, public spaces and streets for pedestrian interest and comfort.



SUSTAINABLE DESIGN

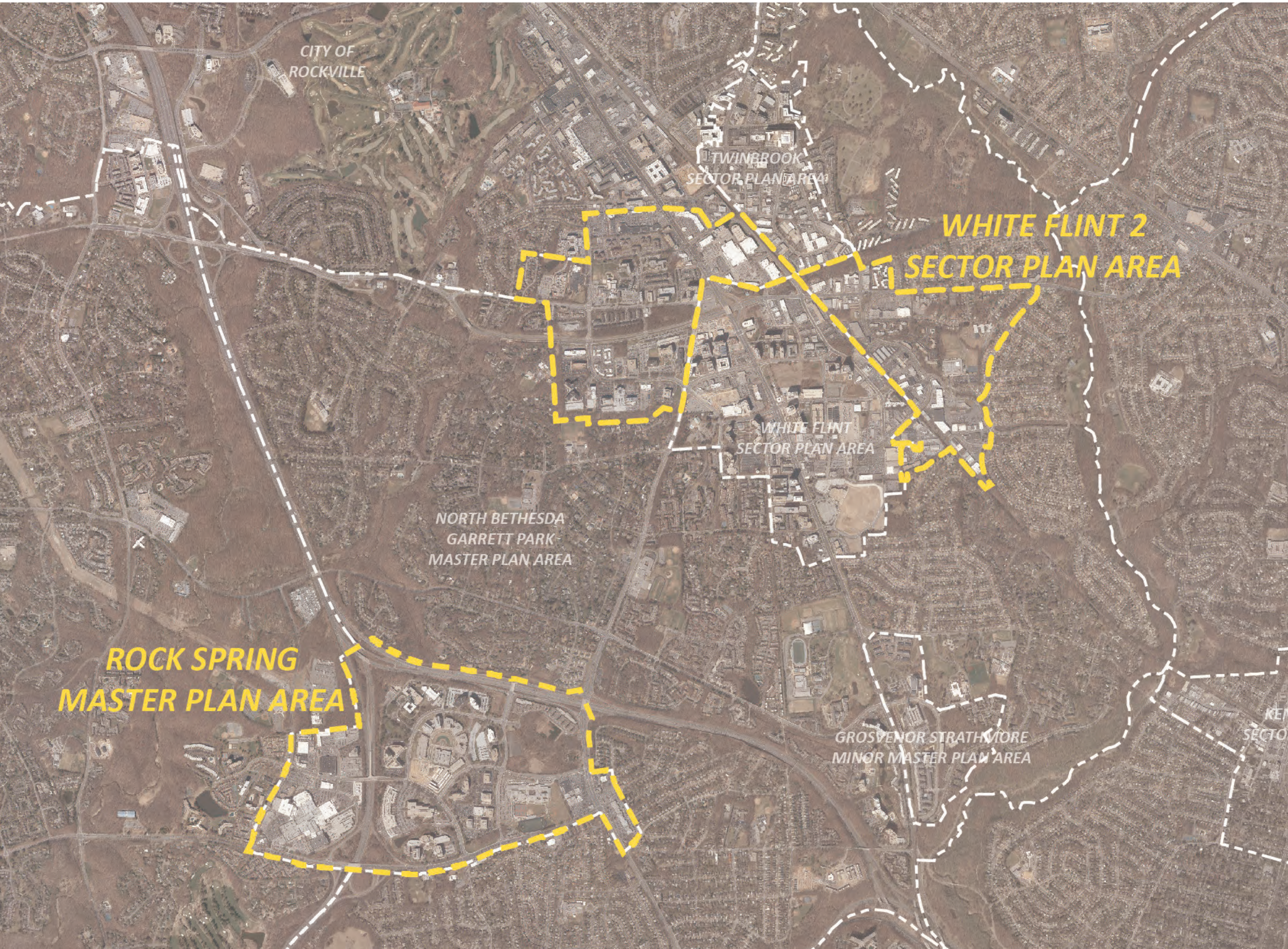
Apply sustainable design practices to protect natural resources and improve the health of residents in the Plan areas.



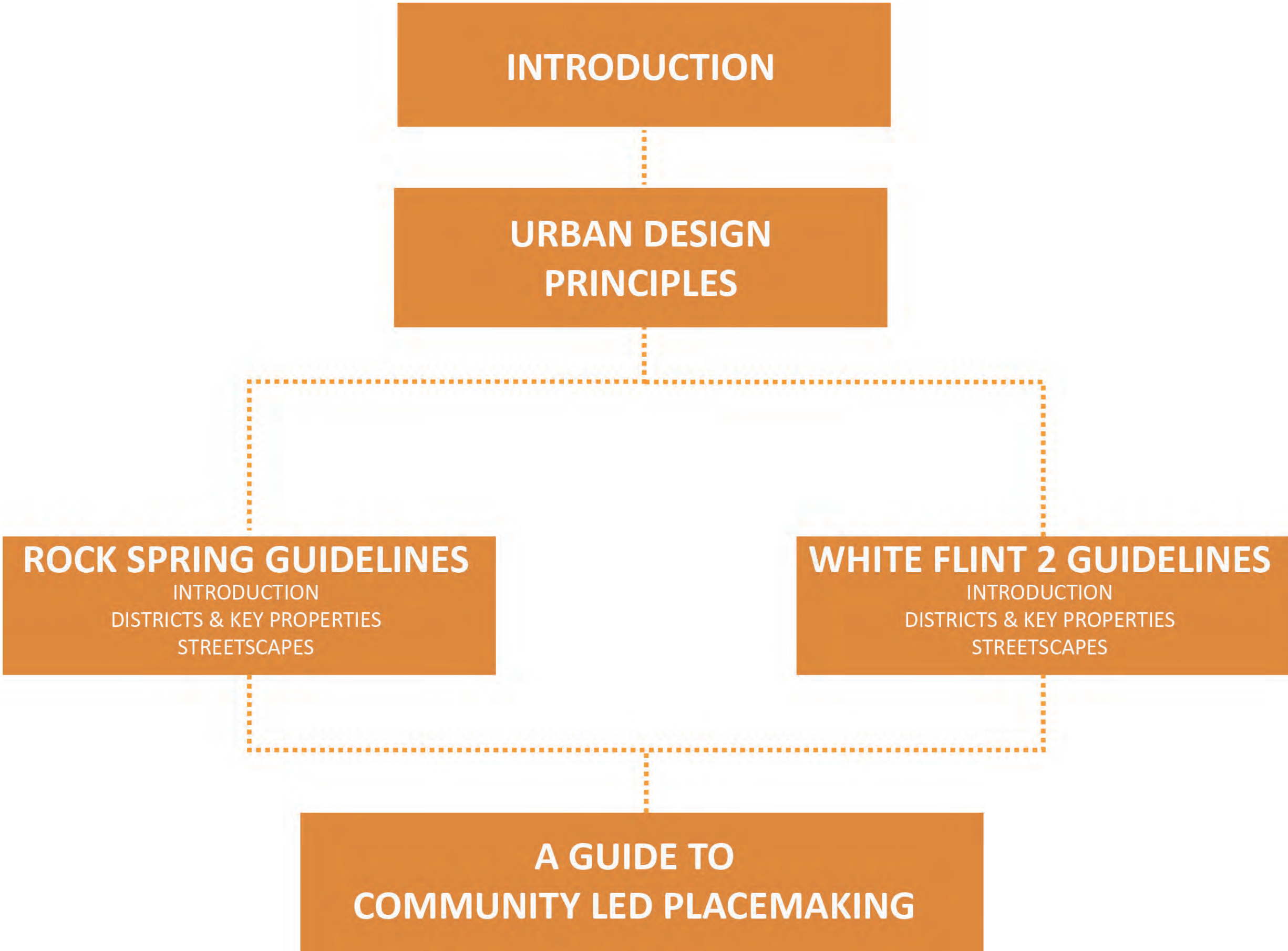
PARKING LOTS TO PLACES

INTRODUCTION

Describes the purpose of the document, and how to use these guidelines.



Overview of the two Plan areas



Structure of the document

1. General Guidance
Consult Chapter 1 for urban design principles guiding the overall layout of streets, buildings and open spaces.



2. Site and Building Guidelines
Consult chapter 2 or 3 for the applicable master or sector plan that provides guidance for:
-Streetscape dimensions for all streets.
-Urban design guidance for districts within each plan area.
-Guidance for key properties that outline recommended circulation, open space design and building form.



3. Community Led Placemaking
Consult Chapter 5 to explore potential for Community Led Placemaking opportunities on the particular site.



4. Regulatory Review
Submit application for review by the Design Advisory Panel and the applicable regulatory processes.

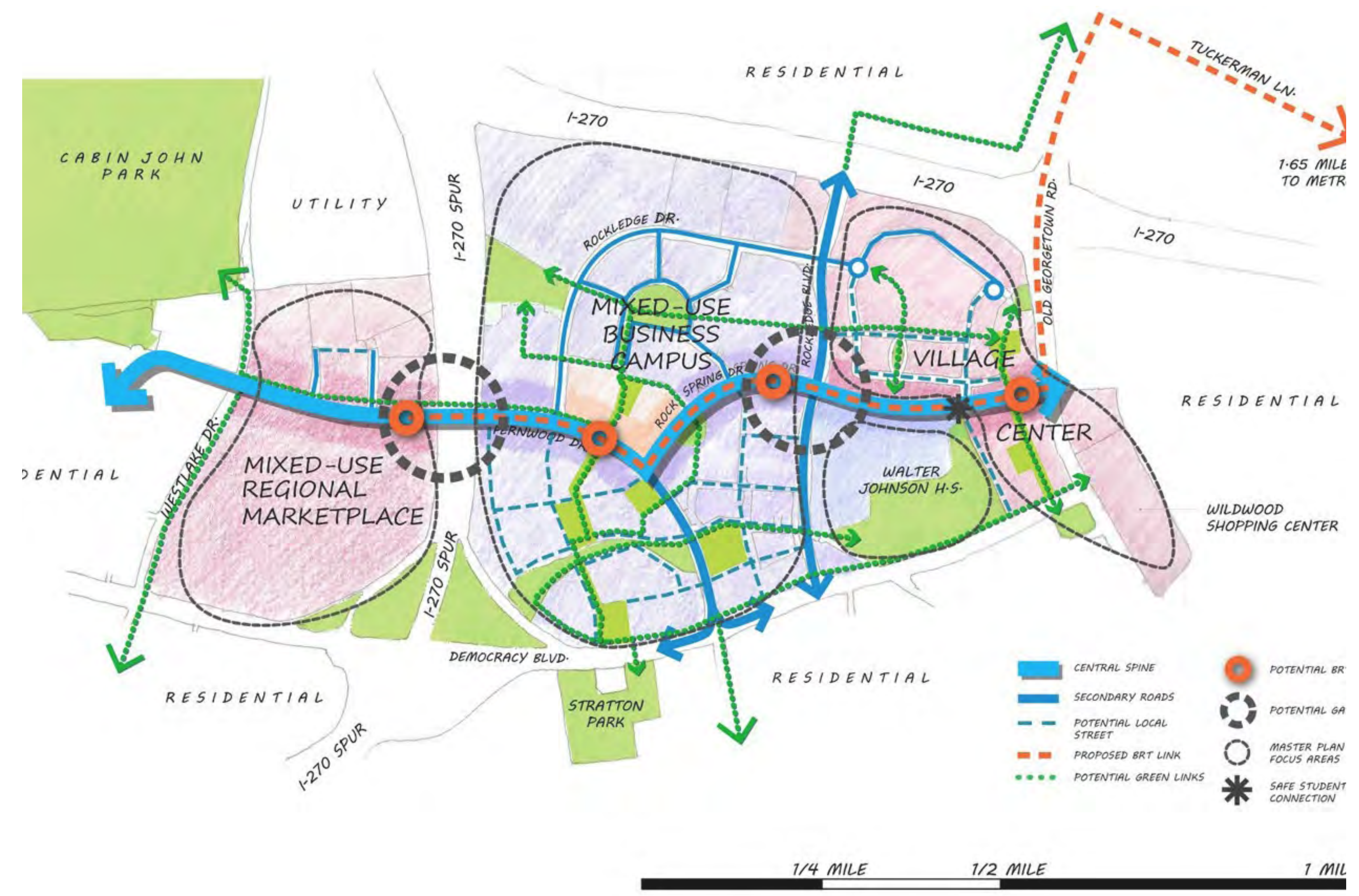
How to use the guidelines

PARKING LOTS TO PLACES

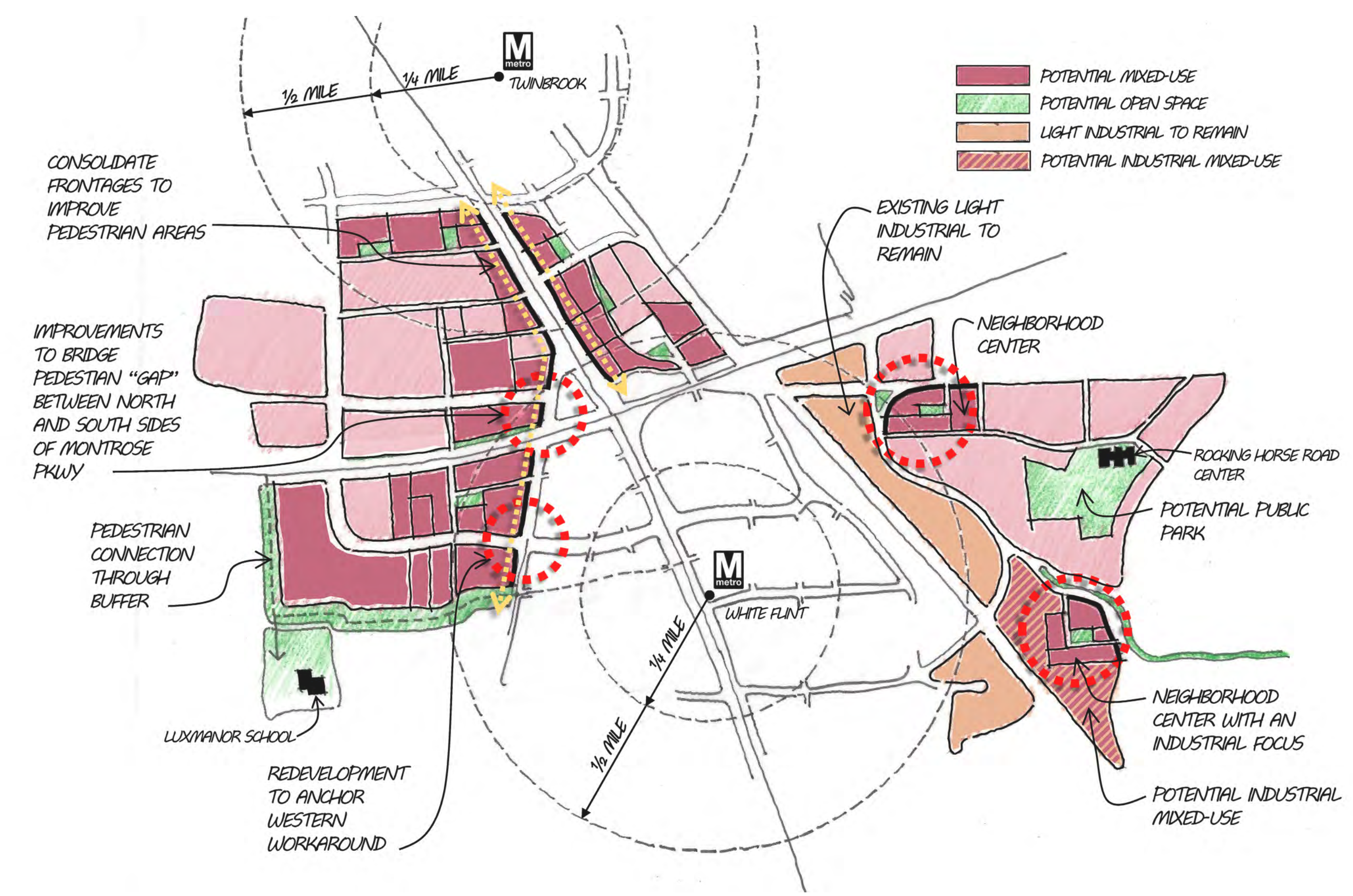
Urban Design Guidelines for Rock Spring & White Flint 2 Sector Plans

VISION

Provides an overall context for the two Plan areas, summarizes the vision set forth by the two Plans and outlines general recommendations that apply to both Plan areas.



Concept diagram for the Rock Spring Sector Plan



Concept diagram for the White Flint 2 Sector Plan

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VISION

Provides an overall context for the two Plan areas, summarizes the vision set forth by the two Plans and outlines general recommendations that apply to both Plan areas.

Goal: Create streetscapes that treat streets as places not just to move through but also to socialize and gather, especially for walkers, bikers and transit users.

- Allow sufficient setback from the curb for adequate Curb Zone, Planting / Furnishing Zone, Pedestrian Zone and a frontage zone.
- The frontage zone along commercial ground floor uses should accommodate outdoor seating, awnings, signage and landscaping.
- The frontage zone along residential ground floors should accommodate landscaping that provides privacy and a transition from public to private realm.

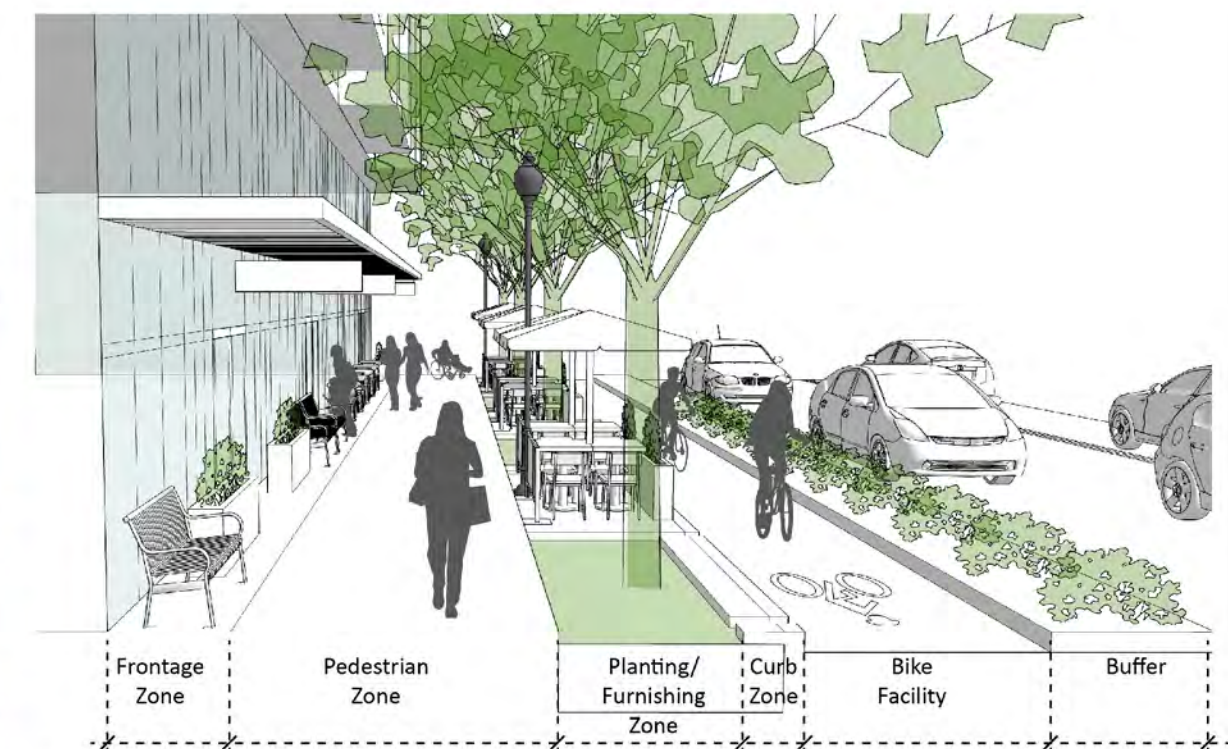


Diagram showing the various zones within a typical sidewalk. Note: Diagrams are for illustrative purposes only. Actual site and building design will be evaluated during the regulatory review process.



Trees provide shade, pedestrian comfort and buffer from traffic.

Goal: Incorporate recommendations from the Montgomery County Bicycle Master Plan into the design of streets throughout the two plan areas.

- Work with Planning Staff, MCDOT, and SHA where applicable to implement recommendations from the Montgomery County Bicycle Master Plan during the regulatory review process. See chapters for streetscape recommendations for recommended street sections for the various streets within the two Plan areas.
- Private streets should be designed and built to accommodate the same level of bicycle and pedestrian facilities as adjoining public streets, at a minimum.

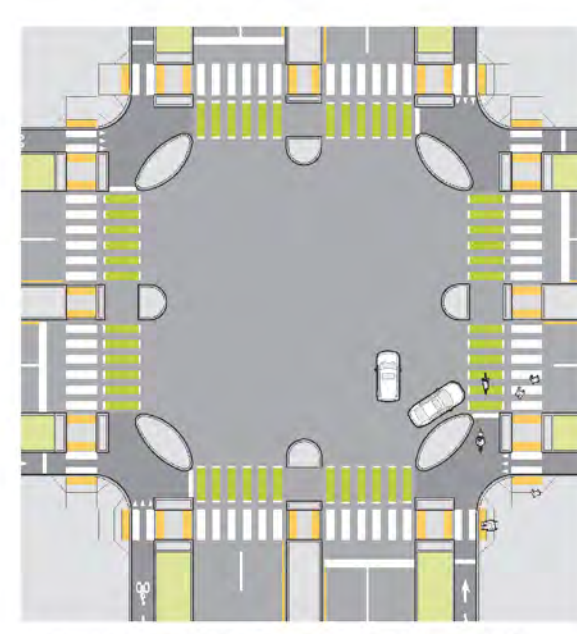


Diagram showing a protected intersection that allows smooth traffic flow while protecting cyclists and pedestrians. Note: Diagrams are for illustrative purposes only. Actual site and building design will be evaluated during the regulatory review process.



A shared use path can serve both pedestrians and cyclists where separate facilities are not feasible.



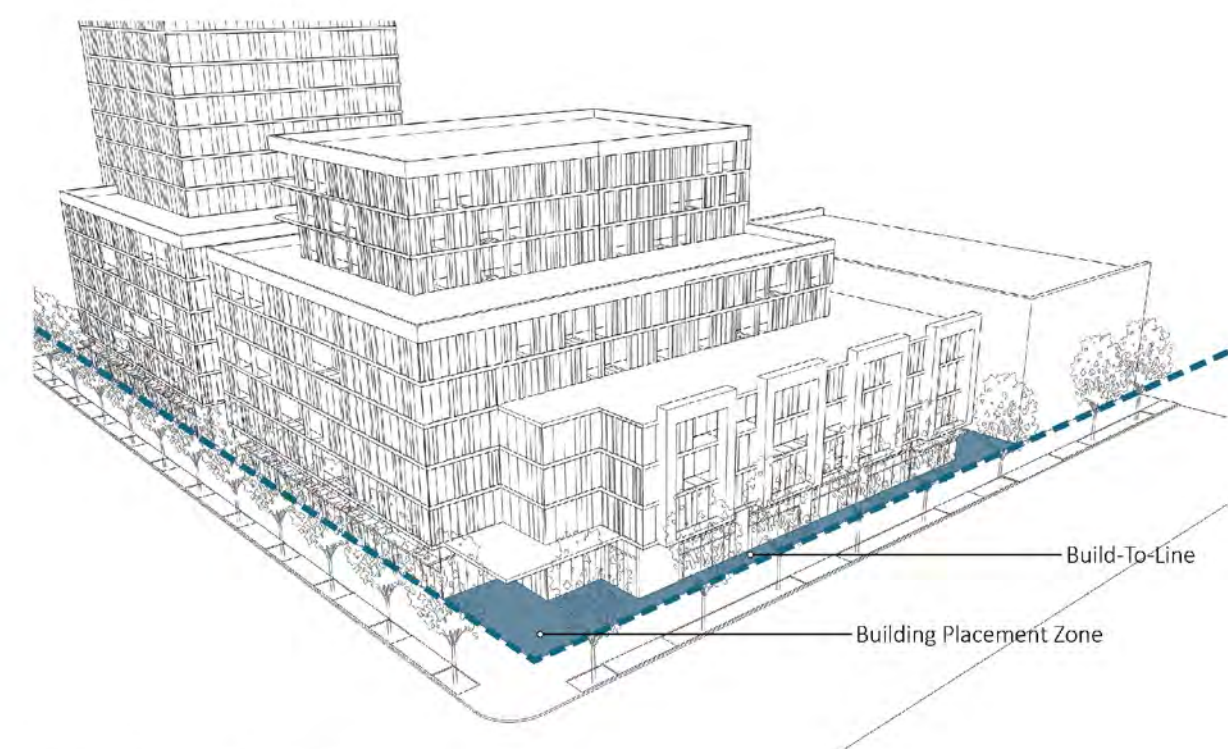
A separated bike lane buffered by landscape provides a safe and efficient route for cyclists.

2.2.3 Human-Scale Design

Building Placement

Goal: Locate buildings to frame streets and open space and create comfortable "rooms" for pedestrians.

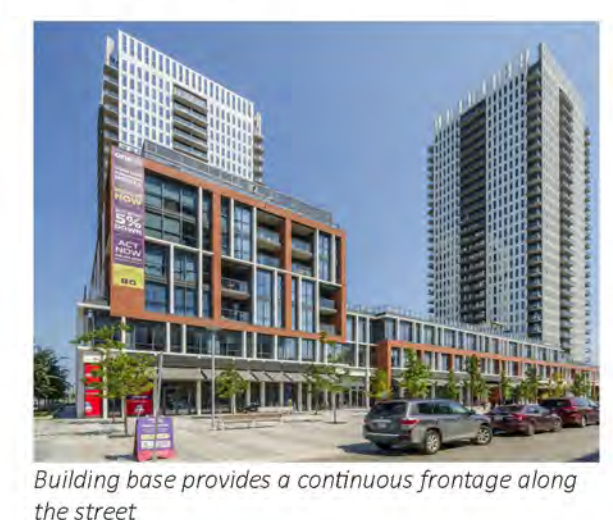
- Place the base of buildings along the edges of streets, parks and open space to create enclosure of the public realm.
- Locate the facade of the building base within the build-to-area or along the build-to-line.
- Provide greater building setbacks, where appropriate, to improve pedestrian amenities, including more space for tree planting, wider sidewalks, forecourt plazas, and other publicly accessible open spaces.



Building Placement Diagram. Note: Diagrams are for illustrative purposes only. Actual site and building design will be evaluated during the regulatory review process.



Building facade lining a public open space.



Building base provides a continuous frontage along the street.

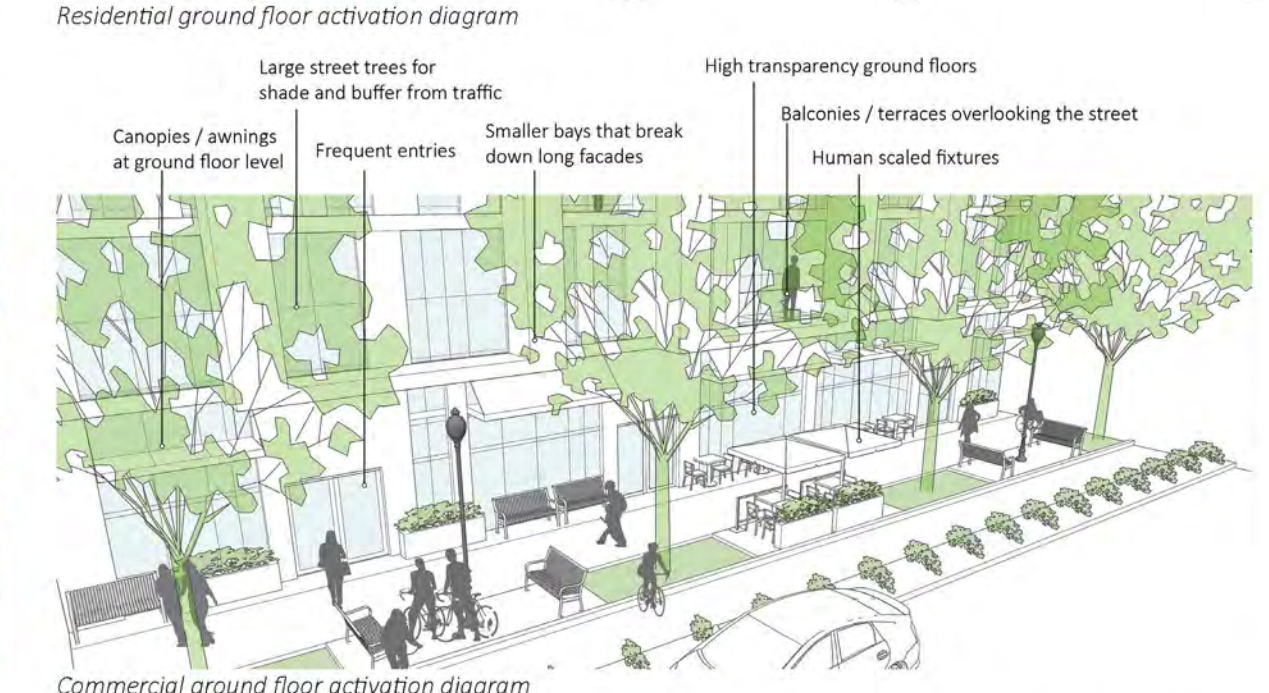


Greater setback creates a forecourt plaza and connection to green space.

Street Activation

Goal: Provide ground floor and base design elements that engage with the sidewalk and the street environment.

- Provide frequent entries, transparency, and operable store fronts where possible to encourage visual and physical connections between the ground floor and the public sidewalk. Avoid long blank walls along the sidewalk.
- Orient private balconies and terraces toward the street to encourage an interface between the private and public realms and provide eyes on the street.
- Include elements such as public art, awnings, signage, plantings, and seating to create a visually engaging and inviting ground floor to frame the sidewalks and open spaces.



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Ground floor retail that opens on to the sidewalk.

Corner Treatments

Goal: Anchor street intersections with a continuous building wall and unique design features.

- Provide signature design elements on prominent corners or intersections. Prominent locations include sites adjacent to open spaces and sites that terminate view corridors within the two Plan areas.
- The full height of tall buildings may be expressed at corners as a way to provide emphasis and variation along the building's facades.
- Consider placing retail and other activating uses such as entrance lobbies at building corners.



Corner expressed through tower element with unique geometry.



Full height of tower expressed at key corner.



A rounded architectural treatment at the corner.



Corner emphasized by a taller entry portal into the building.

Building Compatibility

Goal: Ensure that new buildings respond to and strengthen the character of existing districts within the two Plan areas.

- Step down buildings to create a smooth transition in scale to existing structures. Follow compatibility requirements per the zoning ordinance where applicable.
- Use architectural vocabularies that are compatible with the surrounding area in terms of scale of elements, materials and articulation strategies.
- Celebrate local culture and heritage through public art and signage.



Building mass reduces in scale to create a pedestrian scaled mid-block connection.



Building steps down to meet the scale of adjacent properties.

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GUIDELINES FOR ROCK SPRING

Outlines recommendations for the three districts within the Plan area and provides more detailed guidance for the design of buildings, open spaces and streets within key properties. Street sections are provided for all streets within the Plan area.

3.1 District: Rock Spring East

Rock Spring East/Village Center includes the areas east of Rockledge Drive/Rockledge Boulevard. It contains strip style centers and office buildings within the Wildwood Shopping Centre and the Aubinoe property east of Old Georgetown Road. Across the street lies Georgetown Square, the largely undeveloped Rock Spring Centre site and Walter Johnson High School. All commercial properties and Rock Spring Center enjoy high visibility from Old Georgetown Road and form the gateway into the Plan area from the east.

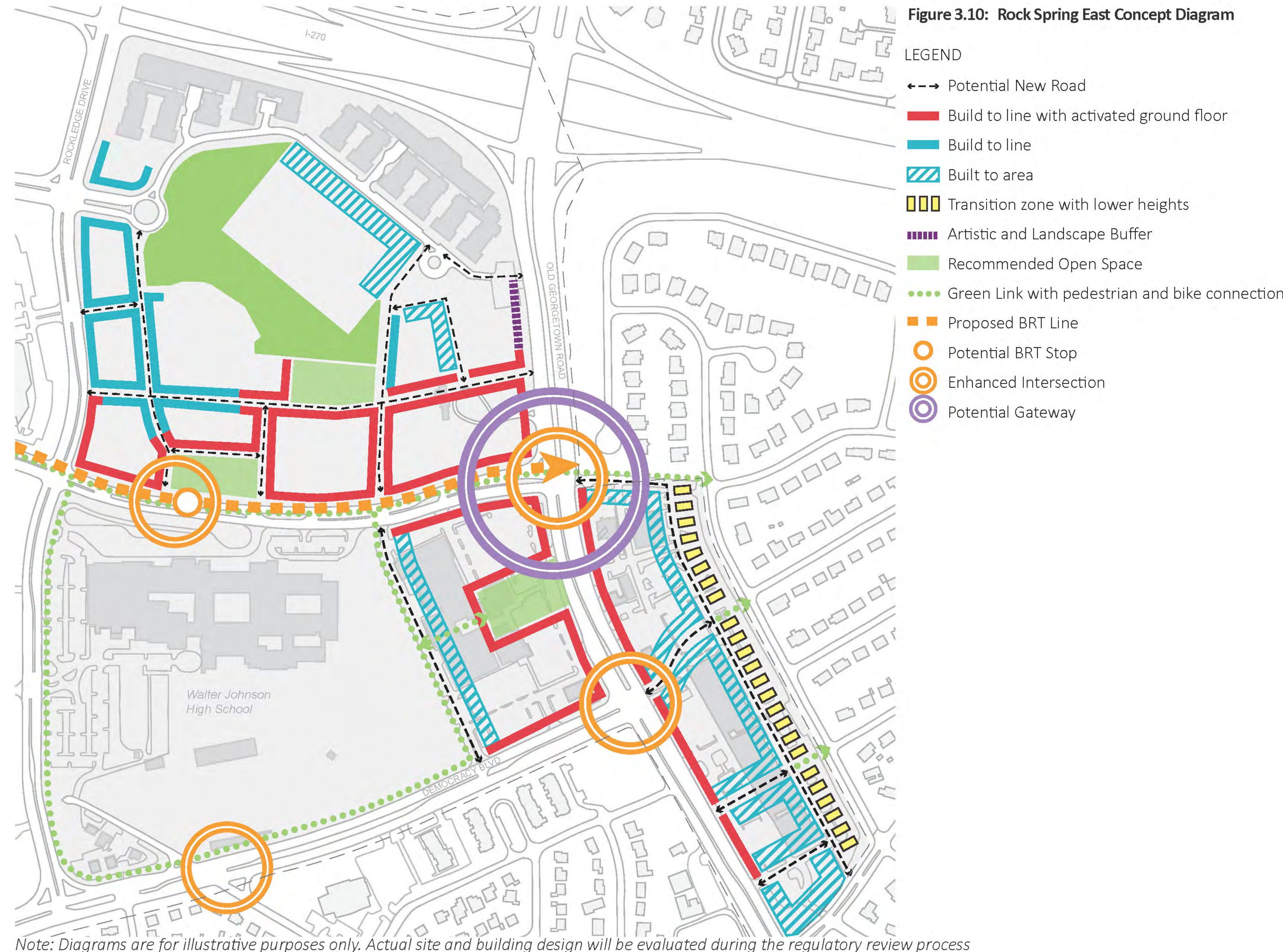
As these properties develop or redevelop over time, they should:

- Introduce a mix of uses through new development and orient these uses towards the proposed transitway stop and public and private roads.

- All projects should create pedestrian-friendly environments and accessible amenities for new residents, retail patrons and existing neighborhoods.
- New projects should work with adjacent existing or pipeline development, extending the street network across properties.
- New buildings should be scaled to provide adequate transitions to surrounding residential communities.
- Higher densities and heights should be located along major street frontages.
- Lower densities and less intense uses should be located adjacent to existing residential areas.
- Include building and site design sustainability features, landscaped amenity areas, and public art.



Pedestrian friendly environments promote walking to local destinations



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3.2 District: Rock Spring Central

Rock Spring Central includes the properties between Rockledge Drive/Rockledge Boulevard on the east and the I-270 spur on the west. This central portion of the Plan area is the Rock Spring office park, which contains 30 buildings with more than 5 million square feet of space, built primarily between the 1970s and 1990s. The Montgomery Row townhouse project is in the middle of the office park, at the corner of Fernwood Road and Rock Spring Drive. Other than these 168 townhouses, all the properties in this district are developed with office buildings and their associated structured and surface parking.

As these properties develop or redevelop over time, they should:

- Prioritize the establishment of the central spine as a pedestrian-friendly environment by orienting development towards the spine and suggested future transitway locations along it.
- Place taller buildings along the I-270 spur and Democracy Boulevard that become gateways into the Plan area and enhance its skyline.
- Build upon the existing network of open spaces.
- Implement compact development patterns that introduce short blocks, a variety of interconnected open spaces, and high levels of internal connectivity.
- Introduce a mix of uses and pedestrian-friendly amenities into underutilized areas like parking lots to promote walkability, especially to and from the central spine.
- Create local character by incorporating public art into new developments and retrofits that enhances public spaces, highlights architecture, and screens auto oriented uses like parking and loading.



The Mohawk Valley Gateway Overlook creates an inviting pedestrian atmosphere using landscaping, seating, lighting, and paving patterns that coordinate with public art.

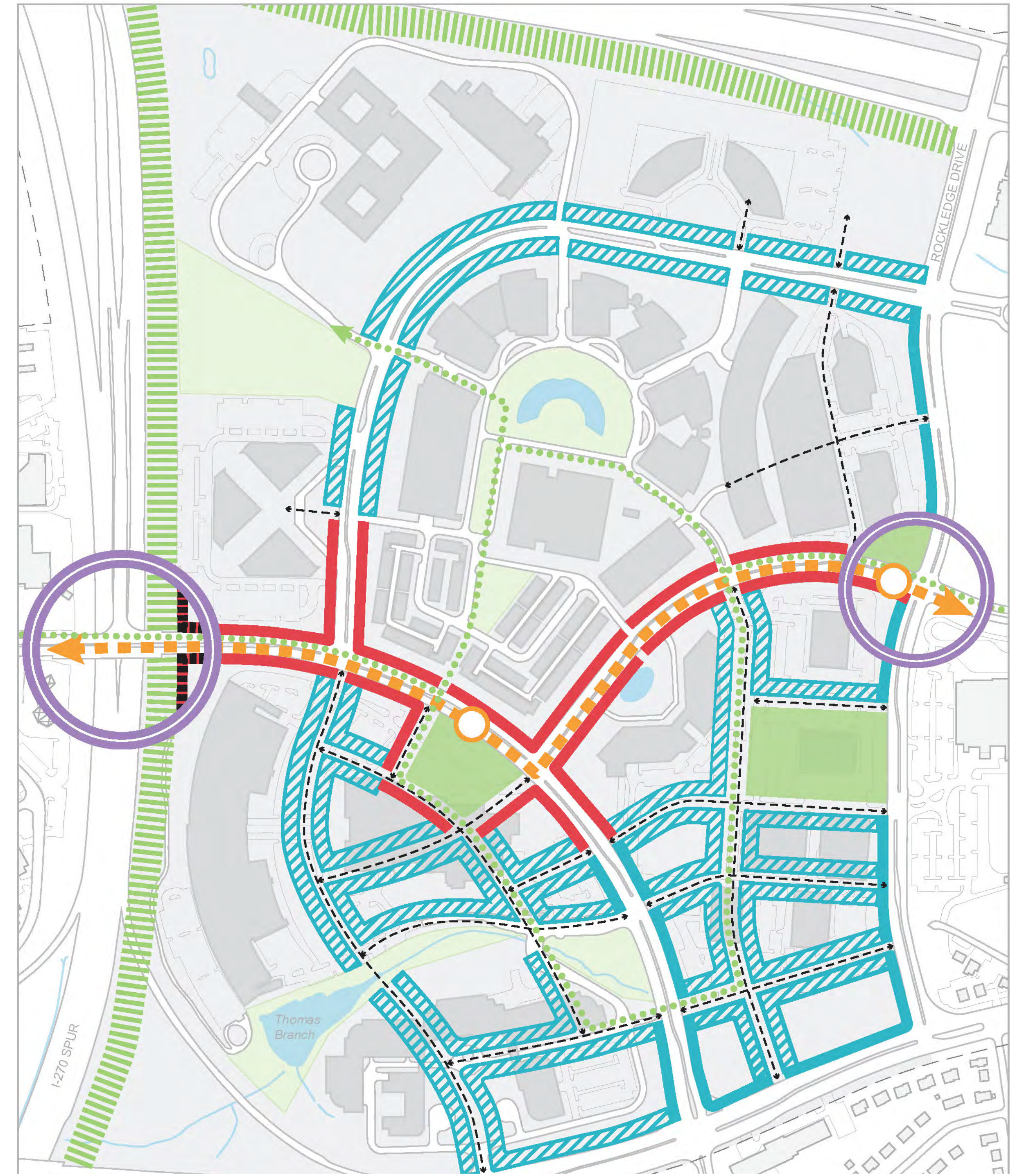


Figure 3.19: Rock Spring Central Concept Diagram

- LEGEND
- Potential Road
 - █ Build to line with activated ground floor
 - █ Build to line
 - █ Built to area
 - █ Recommended Tall Building
 - █ Recommended Park or Open Space
 - █ Existing Park or Open Space
 - ... Green Link
 - █ Green Buffer
 - █ Proposed BRT Line
 - Proposed BRT Stop
 - Enhanced Intersection
 - Potential Gateway

Note: Diagrams are for illustrative purposes only. Actual site and building design will be evaluated during the regulatory review process

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GUIDELINES FOR ROCK SPRING

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3.3 District: Rock Spring West

This district includes properties located west of the I-270 spur and north and south of Westlake Terrace. The area is linked to the office park by Westlake Terrace/Fernwood Road, which bridges the I-270 spur. This district comprises destination retailers, with Westfield Montgomery Mall located on the south side of Westlake Terrace. Across from Westfield Montgomery Mall, on the north side of Westlake Terrace, there is a Home Depot, as well as automobile sales and service uses, including Jim Coleman Toyota/Infinity/Cadillac, and the former site of Ourisman Ford.

Infill and redevelopment within this district should:

- Supplement existing retail uses by introducing compatible uses including residential, hotel and new format office uses such as co-working and incubator spaces.

- Focus new development intensity along Westlake Terrace and prioritize its transformation into a pedestrian-friendly environment.
- Infill development should be designed in a way that fronts on to the network of existing and proposed streets, while creating connections between existing uses and these street frontages.
- Create highly visible open spaces for public use along the Central Spine and streets that are easily accessible to workers, residents, and neighboring communities.
- Enhance the existing intersections along Westlake Terrace and Westlake Drive to improve crossing conditions for pedestrians, improve access to Cabin John Regional Park, and improve connectivity between north and south areas of this district.



Infill development around the Pentagon City Mall seamlessly connects to surrounding community through a central open space

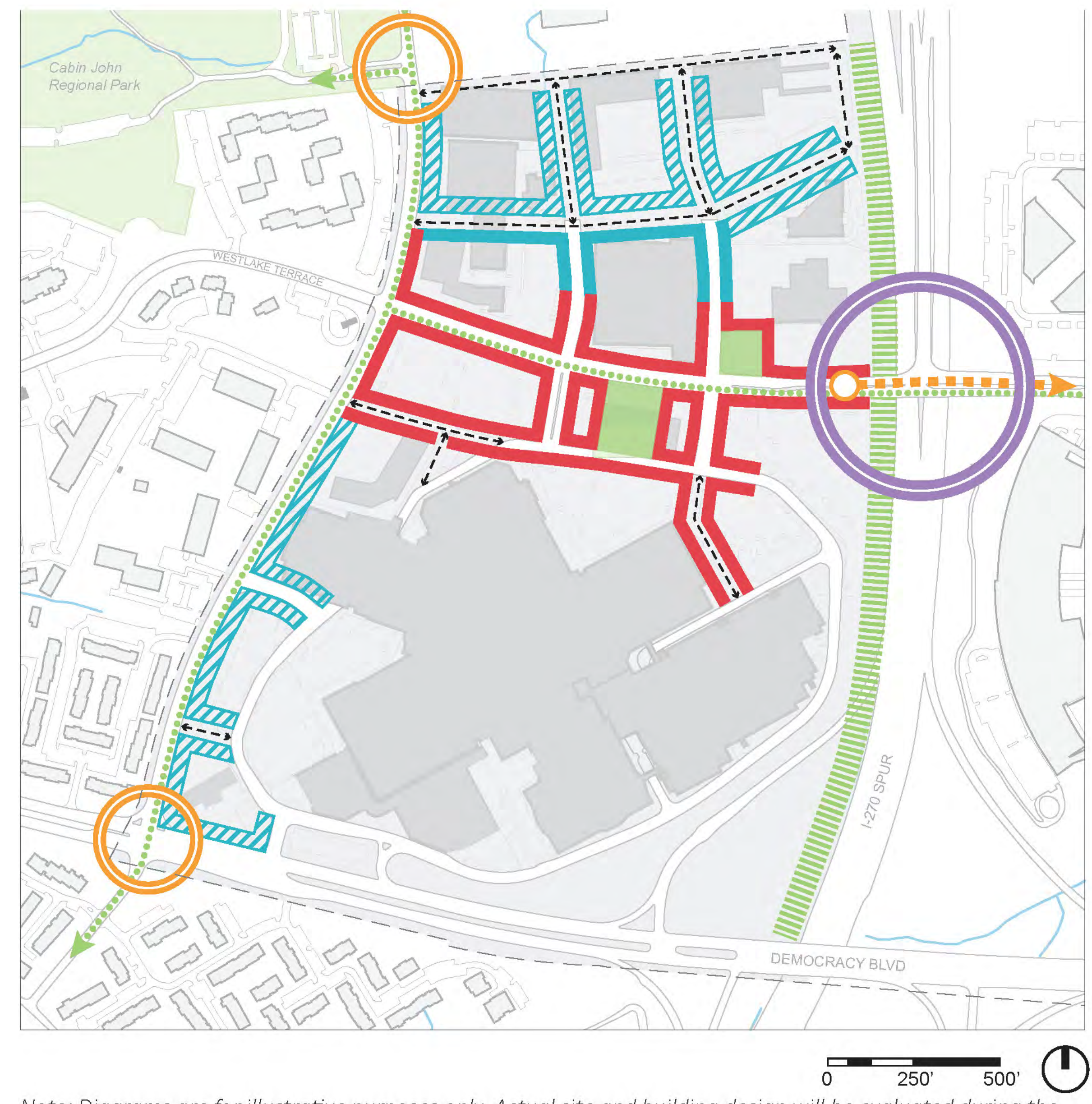


Figure 3.30: Rock Spring West Concept Diagram

- LEGEND
- Potential Road
 - Build to line with activated ground floor
 - Build to line
 - ▨ Build to area
 - Recommended Urban Plaza
 - ... Green Link
 - ||| Green Buffer
 - - - Proposed BRT Line
 - Proposed BRT Stop
 - ⊗ Enhanced Intersection
 - ⊙ Potential Gateway

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COMMUNITY LED PLACEMAKING

Contains detailed information and resources for pursuing community led placemaking projects within the two Plan areas and beyond.

5.2 Steps to Organize

The following section includes guidance for implementing a placemaking event in a community. This guidance can be adapted to a variety of efforts such as gathering spaces, street design, transit stations, improving existing structures, and dog parks. Potential sites determined by the community can range in size and use. Examples include a parking space, a sidewalk, a street, a parking lot, or property. The steps provided may need to be adjusted depending on the placemaking effort.

Additionally, included at the end of the section are sample surveys and evaluations used for the White Flint Placemaking Festival. The surveys provide an example of questions organizers may want to ask community members prior to, during, or after the placemaking effort. Questions may need to be revised depending on organizer needs.

Step 1: Select a Site

- In selecting a site for the placemaking event, look for areas that meet the following requirements:
- Edges that define the space
 - Consider the boundaries of the site. Does the site have edges that make it feel enclosed? Will edges have to be created as part of the project to create an enclosed space?
 - Interest from local partners
 - Leasable and available buildings that present opportunities for temporary business development
 - Potential for multi-modal street infrastructure
 - Proximity to a neighborhood

For example, to host the White Flint Placemaking Festival, the Better Block Foundation and Montgomery County Planning chose the Randolph Hills Shopping Center based on recommendations from the White Flint Sector 2 Master Plan. Randolph Hills Shopping Center was identified as an area that would benefit from the creation of a 0.75-acre neighborhood oriented green space. Within the Shopping Center, the underutilized green space proved to be the best option for the project because of its proximity to the neighborhood, and its potential for long-term use. Allen Kronstadt, the property owner, was very supportive of the project and the community's vision of the site. The local neighborhood association, the Randolph Civic Association, was a very important partner for this project. They were extremely civically engaged and were willing to work to make the placemaking event happen.

Step 2: Kickoff and Survey

Once the project dates are set and the site is chosen, host a kickoff event. This will serve as the community's introduction to the project and help garner excitement. The kickoff event will help to identify community organizers and potential partners for the project.

At the kickoff, start your community surveying. Bring short-form paper surveys to hand out to attendees but also have your long-form online survey live and ready to go. Ask the community what works well, what is missing, what kind of skillsets are available in the community, and who is not at the table who needs to be engaged. These results will determine committee heads, volunteers, interventions, and project partners.

During the surveying process for the White Flint Placemaking Event, residents overwhelmingly responded with requests for a community green space. However, it was pointed out during site-design discussions that there is an existing green space on the property, but it is underutilized.



Touring the site with Randolph Community Members



Community members building the Wikiblock Morris Column during Kickoff Event

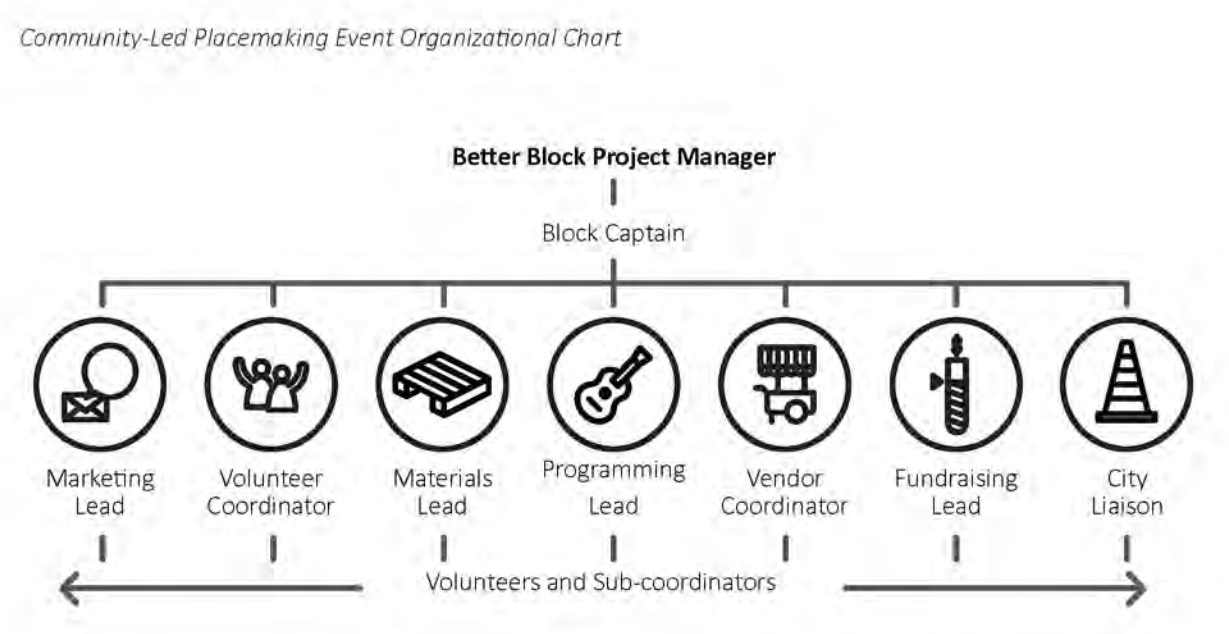
Thus, a pop-up park to welcome neighborhood residents was designed. The Better Block Foundation encouraged and supported the Randolph Hills community members to work with the property owner to take ownership of the space and create a more community-centric park.

For reference, a Sample Survey has been provided at the back of this chapter. The sample questions were developed for the White Flint Placemaking Festival. Questions may need to be revised for future use depending on organizer needs.

Step 3: Organize

After the site has been selected, a team must be organized. Community-led placemaking efforts require substantial input and volunteering efforts by the community. Identifying stakeholders who are engaged with the local community is crucial to the success of the project. Typically, engaged stakeholders and neighborhood organizers can be found at community meetings, in neighborhood associations, and at town hall meetings. They are also frequently involved with organizing farmers' markets, game nights, and local concerts. Assign committee roles to your team members to ensure that all of the tasks are covered.

For the White Flint Placemaking Festival, members of the Randolph Community Association served as our local team. Each team member lived in the neighborhood and had close personal relationships with many of the vendors and partners. They provided recommendations for programming, vendors, material sources, advised on site design, marketing, and coordinating volunteers. The engagement and ownership of the project by the community was the reason the White Flint Placemaking Festival was so successful.



For the White Flint Placemaking Festival, the following committees were formed:

- A. Vendor Recruitment**
 - Find and track vendors for the event to host pop-up shops
 - Develop a plan for vendors in conjunction with the concept plan
 - Determine the permitting needs for each vendor
 - B. Programming**
 - Work with partners to find and schedule programming (art, theater, music, etc.)
 - Develop a program that can be marketed
 - Be onsite to help performers set up and provide everything needed to perform
 - C. Volunteer Recruitment and Marketing**
 - Handle all communication and outreach to the community
 - Run social media and reach out to press
 - Coordinate the recruitment of volunteers
 - Organize and manage volunteer schedules and tasks during the build week
 - D. Community Public Agency Outreach**
 - Work with the County on permitting
 - Identify resources and roadblocks
 - E. Property Owner Representative, Site Preparation**
 - Represent the property owner's interest
 - Help with logistics on-site (electricity, bathrooms, storage, etc.)
- Step 4: Design**
- One of the most important steps of the process is the design of the site and the creation of the

concept plan. Based on the results of community surveying, determine what kind of interventions would be most effective in the space and accepted by the community.

When designing the site, keep in mind the following factors:

- F. Nodes of activity**
 - What kind of activities will be present?
 - Where will these nodes of activity be located in relation to each other? For example, will music programming be near food and drinks?
- G. Sight lines**
 - Are the nodes of activity visible from each point?
 - Consider where the photos will be taken.
 - Do the sight lines compel people to move through the space to see what is on the other side or around the corner?
- H. Flow of pedestrians through the space**
 - Consider how attendees will move throughout the space and interact with each intervention, and design around movement and people's activity.
- I. How to incentivize interaction and increase safety**
 - What kind of interventions will bring people together to talk and interact?
 - More interaction and life on the street will help to increase safety in the area.
- J. Efficiency for pedestrians and alternative modes of transportation**
 - How can the site be remodeled to more safely accommodate cyclists, pedestrians,

and public transportation?

- Work with the local public agencies to test possible design ideas during the event and consider how they could be made permanent should they prove successful.

Building and designing around a theme for the event will help to orient and structure the space. For the White Flint Placemaking Festival, the theme was music for the grassy section and kids' play for the parking lot. Knowing these two themes and having the programming structured around these elements helped focused the design of the space to facilitate these two activities effectively.

For the design of the pop-up park, two sections connected with a street mural across the driveway were created. The grassy area was designed based on the tenets of traditional German beer gardens. The space was filled with Better Block Foundation's Wikiblock long tables, rows of trees donated by the Parks Department, and lined the site with local vendors. String lights were hung at 12-feet-high to create an artificial ceiling at human scale. Fire pits and swing sets were built to provide people an area to congregate. These elements helped create a relaxed, casual, human-scaled atmosphere on the previously empty space.

The other half of the park design was more activity focused. The Parks Department brought out toys and games for kids, including Kaboom's Rigamajig set, ping pong, and hula-hoops, which were extremely popular. Rockville Bike Hub and WABA provided bicycle workshops and education, promoting cycling in the DC area. KOA Sports organized games for kids on the pop-up basketball court, while Dynamite Gymnastics, MyGym, and Badlands PlaySpace created pop-up obstacle courses for kids. Working with these partners, the parking lot was transformed from a space solely for cars to a safe play area for kids and families.



Concept Plan Sketch for White Flint Placemaking



Sketchup rendering for White Flint Placemaking

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Concept Plan Sketch for White Flint Placemaking



Sketchup rendering for White Flint Placemaking

Programming

For the placemaking event, consider what types of programming and activity will be most successful on the site. Refer to the community surveys to see what the community would enjoy most in their neighborhood. Use the community as a resource to find local performers, host classes, organize races and other events.

Consider the following categories when creating the programming schedule for the placemaking event:

- Organized races and classes for all age groups
- Exercise and sport classes such as Zumba, Crossfit, basketball tournament, etc.
- Physical activities, such as ballet, rock climbing, gymnastics, etc.
- Passive activities, such as interactive art and art classes, book reading, etc.
- Events involving local community artists, etc.



Outdoor games for all ages

Music

- Cater to a variety of ages and taste.
- Utilize local musicians that are connected and known by the community as much as possible.
- Schedule music and other programming in a way that they will not compete with or be distracting from each other.

Vendors

- Invite vendors that are local and connected with the community.
- Book vendors that are consistent with the theme and messaging of the event.
 - For example, for a bike-themed event invite bicycling advocacy groups, bike shops, etc.
- Prioritize entrepreneurs with business ideas and provide space for them to test their products.



Fire pit located by food and music



Cafe and library area for book reading



Active recreation class at entrance to pop-up park



Active recreation class at entrance to pop-up park

Step 5: Gather Materials and Build

From the concept plan, create a materials list. Determine how much wood will be needed; what kind of tools; how much paint; if there will be CNC fabricated elements, who will be doing the cutting and shipping; what kind of landscaping will be needed; etc. Have all these materials staged and ready to go for the build week. Ask the community for links to resources for materials and tools. Borrowing and purchasing materials from community members and local businesses helps to continually engage them throughout the build process and give them a stronger sense of ownership for the project.

For the build week, work with the Volunteer Committee to organize workshop times to build the interventions. Start building workshops 2-3 days before the project launch. Workshops typically last 2-3 hours and can be hosted twice a day. Host workshops at times when there will be the most volunteers available.

The following table is the schedule of the first day of build workshops for the White Flint Placemaking Festival. Use this table as a template to help organize volunteer build activities.

TIME	TASK	ASSIGNED TO	LOCATION	# of VOLUNTEERS
9 AM - NOON	First Volunteer Workshop			
9 am - 11 am	Sand Wikiblock elements	Olivia	11601 Boiling Brook Parkway	4 volunteers
9 am - 11 am	Build fire pits	Dylan		2 volunteers
11 am - Noon	Build swingsets	Dylan		2 volunteers
11 am - Noon	Build Wikiblock elements	Olivia		4 volunteers
Mid-morning	Trees delivered	Colin		
1:30 PM - 3:30 PM	Afternoon Workshop			
1:30 pm - 3:30 pm	Misc. tape out mural	Colin/Dylan/Olivia		
4 PM - 7 PM	Second Volunteer Workshop			
4-7 PM	Paint Wikiblock elements	Dylan/Olivia		4 volunteers
4-7 PM	Arrange trees	Colin		2 volunteers



Spreading mulch to create the pop-up park



Painting Wikiblock rocking chairs

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GUIDELINES FOR WHITE FLINT 2

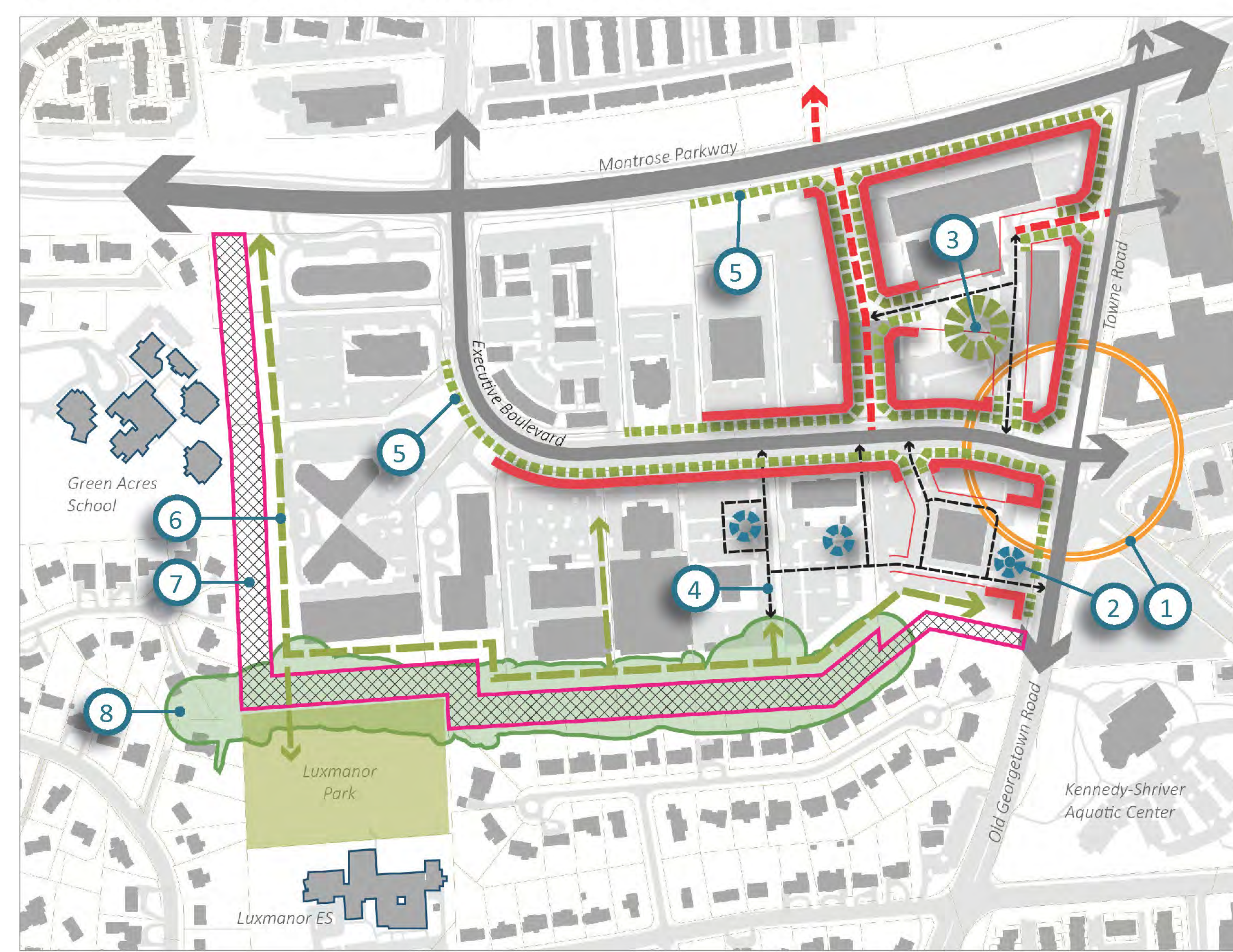
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4.2 Executive Boulevard District

The Executive Boulevard district consists clusters of older office uses adjacent to major roads, single-family residential neighborhoods, and rapidly growing mixed-use areas. Portions of this district have the potential to evolve from their current office use into a more sustainable mix of uses. Several properties north and south of Executive Boulevard could transform into diverse neighborhoods, depending on the size of the properties being redeveloped. Several property owners have expressed interest in retaining existing structures and introducing new development around them. On the south side of Executive Boulevard, where properties are smaller, infill scenarios that retain existing uses could deliver a campus-like setting by inserting new buildings alongside existing and creating pedestrian connections to that could link between properties and with adjacent single-family neighborhoods to the south, to promote pedestrian activity to and from the district. On the north side of the district, where property sizes are larger, more intense development would be appropriate, where an internal grid of streets and open spaces could be lined by street-facing buildings. Both scenarios could support the goals of the Western Workaround and

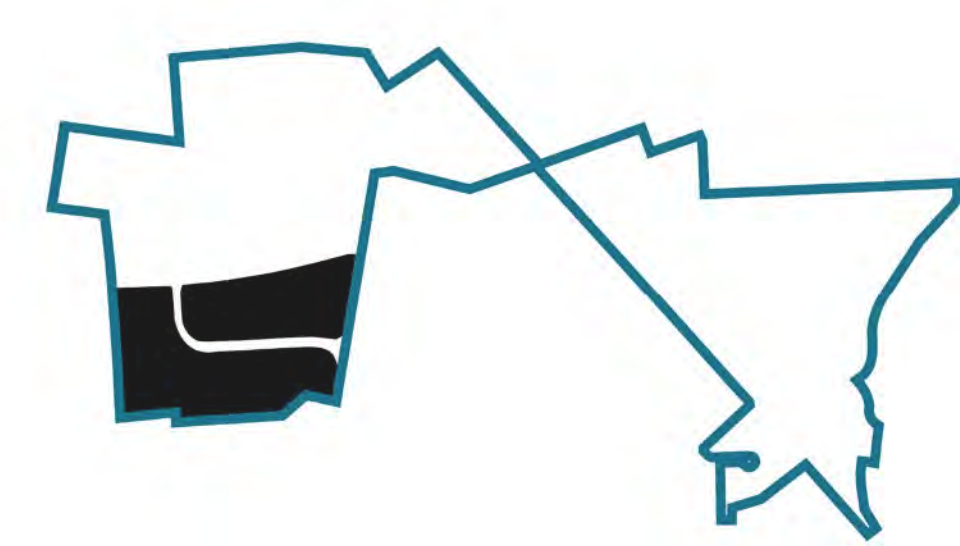
- create an urban node that would build on the work of the previous 2010 *White Flint Sector Plan*. As these properties develop or redevelop over time, they should:
- Support the goal of transforming single use districts by introducing residential and retail uses where feasible.
 - Prioritize the creation of active pedestrian areas along Executive Boulevard and public streets recommended by the Sector Plan.
 - Explore synergies with adjacent existing and redeveloping properties, and with adjacent residential communities.
 - Concentrate development intensity along Executive Boulevard and to support an architectural node at the intersection of Executive Boulevard, Old Georgetown Road, and Towne Road.
 - Create publicly accessible open spaces that are anchored and activated by new development.

Figure 4.39: Executive Boulevard District - Design Elements Diagram



- LEGEND**
- Build to line
 - Streetscape
 - Setback Area
 - Existing Street
 - Recommended Street
 - Potential Street
 - Bicycle/Pedestrian Path
 - Stream Buffer
 - Enhanced Intersection
 - Civic Green
 - Neighborhood Green
1. Redevelopment should help establish this as an important intersection, in support of the ongoing realignment work.
 2. Redeveloping properties should include accessible open space, locations and amenities to be discussed at regulatory review time.
 3. Given the size of this property and its potential for redevelopment, a significant public open space should be provided.
 4. Private street connections are encouraged. Locations and character to be discussed at regulatory review. Consider alternatives for providing connectivity between properties.
 5. Streetscape improvements might be needed at locations where active frontages may be unfeasible.
 6. Ped/bike path.
 7. Recommended setback area.
 8. Stream buffer, as delineated by ongoing restoration work.

Built-to-areas are required along every street: the diagram delineates segments where achieving active fronts is a priority. Streets that are internal to developing properties should provide activation as feasible.



Executive Boulevard area looking east.

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GUIDELINES FOR WHITE FLINT 2

Outlines recommendations for the four districts within the Plan area and provides more detailed guidance for the design of buildings, open spaces and streets within key properties. Street sections are provided for all streets within the Plan area.

4.3 Montrose North District

This district includes all properties between East Jefferson Street on the west and the CSX tracks on the east, and the City of Rockville boundary on the north and Montrose Parkway on the south. Most of the development potential is centered on Rockville Pike, and the various retail centers lining it. These properties can deliver a mix of uses that will continue the transformation of Rockville Pike initiated by the 2010 White Flint Sector Plan, south of Montrose Parkway. This area also includes large institutional and residential uses that will remain, as well as undeveloped property with potential to connect, via redevelopment of strategic properties, emergin urban areas north and south of Montrose Parkway.

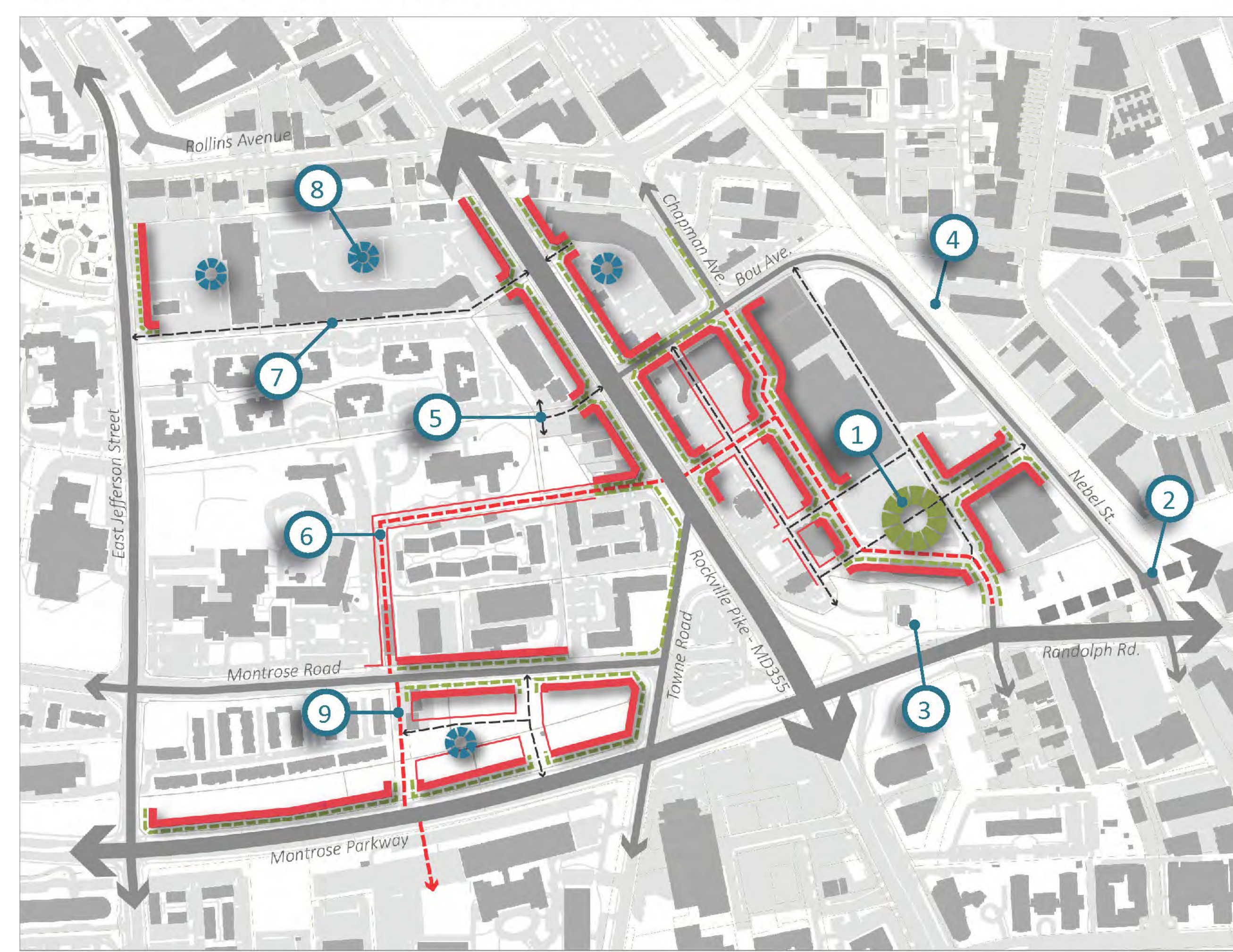
As these properties redevelop over time, they should:

- Concentrate development intensity along Rockville Pike, to promote active and safe

pedestrian areas along both sides.

- Promote development at locations that can extend and join pedestrian areas along Rockville Pike, north and south of Montrose Parkway.
- Consider alternatives to allow access for residents of existing residential communities to potential new amenities along Rockville Pike when properties located next to residential areas redevelop.
- Prioritize improving pedestrian areas along Rockville Pike, for smaller properties redevelop.
- Break larger properties with compact development patterns that include internal streets to promote walkability and create opportunities for public open space.

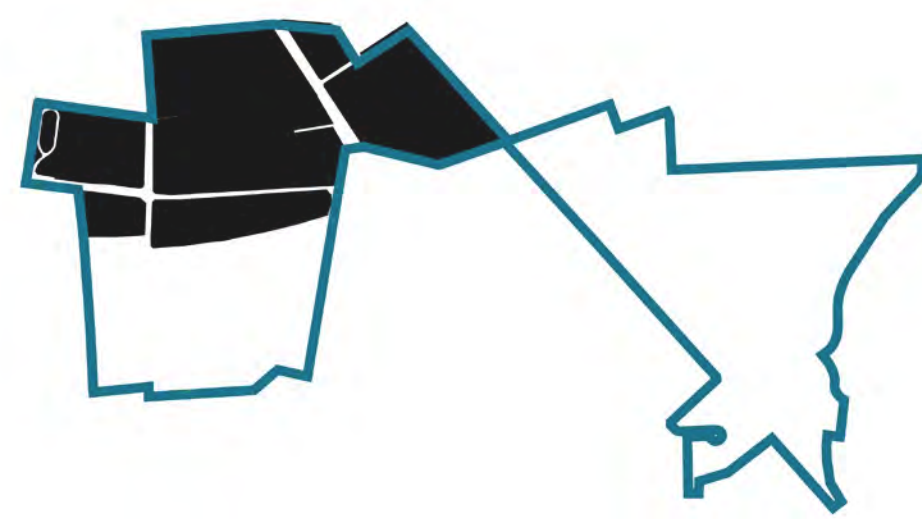
Map 4.1: Map 5.2.5: Montrose North District - Design Elements Diagram



- LEGEND
- Build-to-line
 - Streetscape
 - Setback Area
 - Existing Street
 - Recommended Street
 - Potential Street
 - Bicycle/Pedestrian Path
 - Stream Buffer
 - Enhanced Intersection
 - Civic Green
 - Neighborhood Green

1. A significant public open space should be provided, given the large size of this property.
2. Future Montrose Parkway East.
3. Historically designated Montrose School. Permitted impacts onto the resource's environmental setting will be discussed during regulatory review.
4. Existing CSX tracks.
5. Consider consolidating access at Bou Avenue traffic light.
6. Recommended street, only to be implemented if existing uses were replaced.
7. Improve existing alley to create a private street.
8. Public open space requirement might be met in more than one location at this property.
9. Extend Stonehenge Pl. as a public street.

Priorities on this district are to improve pedestrian connectivity by improving pedestrian areas along and adjacent to Rockville Pike, and by improving pedestrian fronts on Town Road along the Wilgus property.



Caption

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GUIDELINES FOR WHITE FLINT 2

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4.4 Randolph Hills District

This area is a primarily a single-family residential subdivision anchored by a retail strip at the corner of Parklawn Drive and Randolph Road. The area also includes multi-family complexes and institutional uses. Single-family residential areas and institutional uses are not expected to change, but the retail strip has the potential to build a greater presence on Randolph Road, and to deliver amenities, connections and services to the immediately surrounding community. There is also the possibility that at least one of the multi-family complexes in the cluster might explore redevelopment, which will also create opportunities for increased connectivity through the district.

- Redevelopment within this cluster should:
- Introduce a mix of uses, new connections, and public open space.
 - Focus new development intensity on the

- intersection of Randolph Road and Parklawn Drive and prioritize its transformation into a pedestrian-friendly environment.
- Infill development should be designed in a way that fronts on to the network of existing and proposed streets, while creating connections between existing uses and these street frontages.
 - Create highly visible open spaces for public use along the Central Spine and streets that are easily accessible to workers, residents, and neighboring communities.
 - Enhance the existing intersections along Westlake Terrace and Westlake Drive to improve crossing conditions for pedestrians, improve access to Cabin John Regional Park, and improve connectivity between north and south areas of this cluster.



Loehmann's Plaza today.

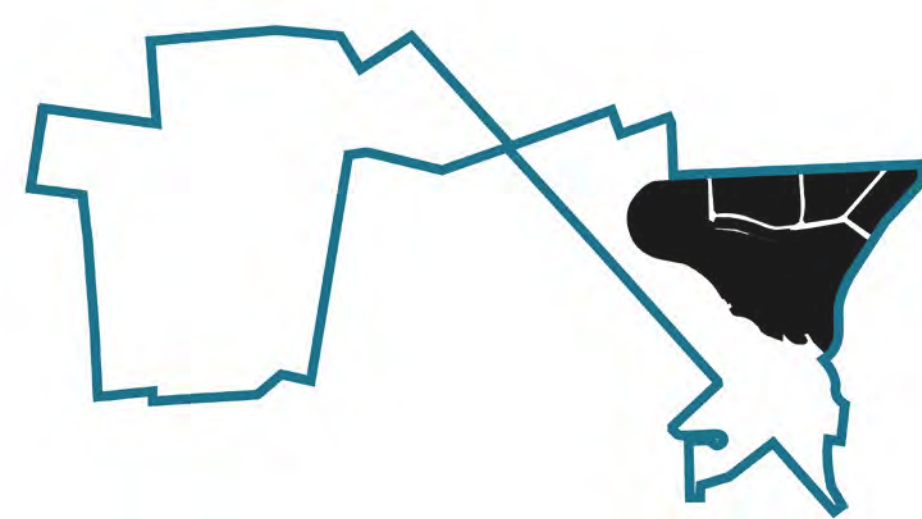


Figure 4.44: Map 5.2.5: Randolph Hills District - Design Elements Diagram



Potential redevelopment is limited to properties close to the intersection of Randolph Road and Parklawn Drive.

- LEGEND**
- Build to line
 - Streetscape
 - Setback Area
 - Existing Street
 - Recommended Street
 - Potential Street
 - Bicycle/Pedestrian Path
 - Stream Buffer
 - Enhanced Intersection
 - Civic Green
 - Neighborhood Green
1. Redevelopment at this location should establish an architectural gateway for the area.
 2. Redevelopment should include a central public open space.
 3. Development types along Putnam Road should be compatible with residential uses to the east.
 4. Redevelopment should consider connections to improve mobility for all residents.
 5. Redevelopment of the Oxford Square Apartments should include a potential pedestrian connection with Putnam Road.
 6. Apartments redevelopment should also consider additional connections to Parklawn Drive, closer to Boiling Brook Parkway.
 7. Existing entrance to Oxford Square, to remain.
 8. Sector Plan recommends considering a public garden on the Grounds of the International Center.

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GUIDELINES FOR WHITE FLINT 2

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4.5 Parklawn South District

The light industrial area along Parklawn Drive is an extension of the industrial areas north of Randolph Road, that were included in the 2009 Twinbrook Sector Plan. The guidelines for that sector plan included extensive discussion on adaptive reuse, which is relevant for this area as well. The character of the area and the existing light-industrial uses are its greatest asset, and any infill redevelopment must endeavor to maintain these uses. The White Flint 2 Sector Plan maintained the existing industrial zoning for most of district but encouraged the exploration of new residential uses on the group of properties bound by Parklawn Drive, Boiling Brook Parkway, Wyaconda Road, and the CSX tracks.

Infill and redevelopment within this cluster should:

- On designated properties, supplement existing

light industrial and retail uses by introducing compatible residential and new economy-type uses such as co-working and incubator spaces.

- Focus new development intensity on the retail areas existing close to Boiling Brook Parkway to prioritize its transformation into a pedestrian-friendly environment, and to locate amenities closer to existing single-family residential.
- Infill development should be organized to allow for the needs of existing light-industrial uses.
- Open spaces for public use should be easily accessible to workers, residents, and neighboring communities.



Caption

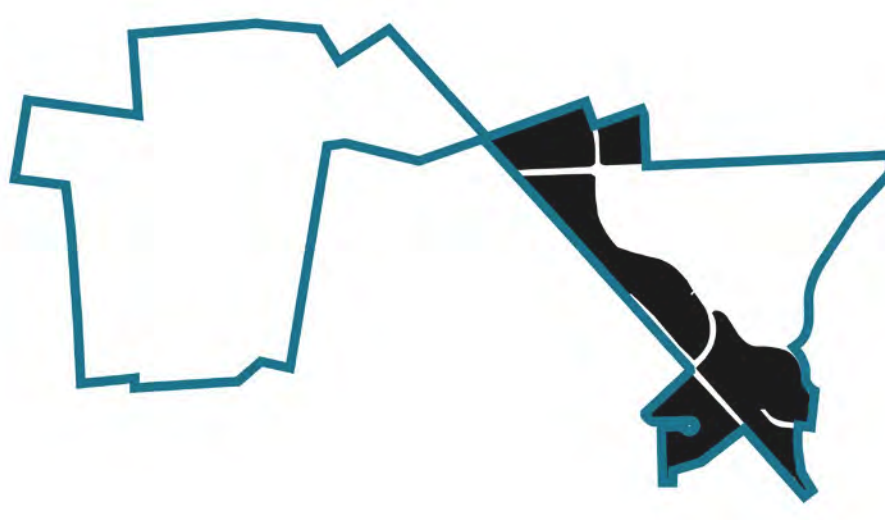
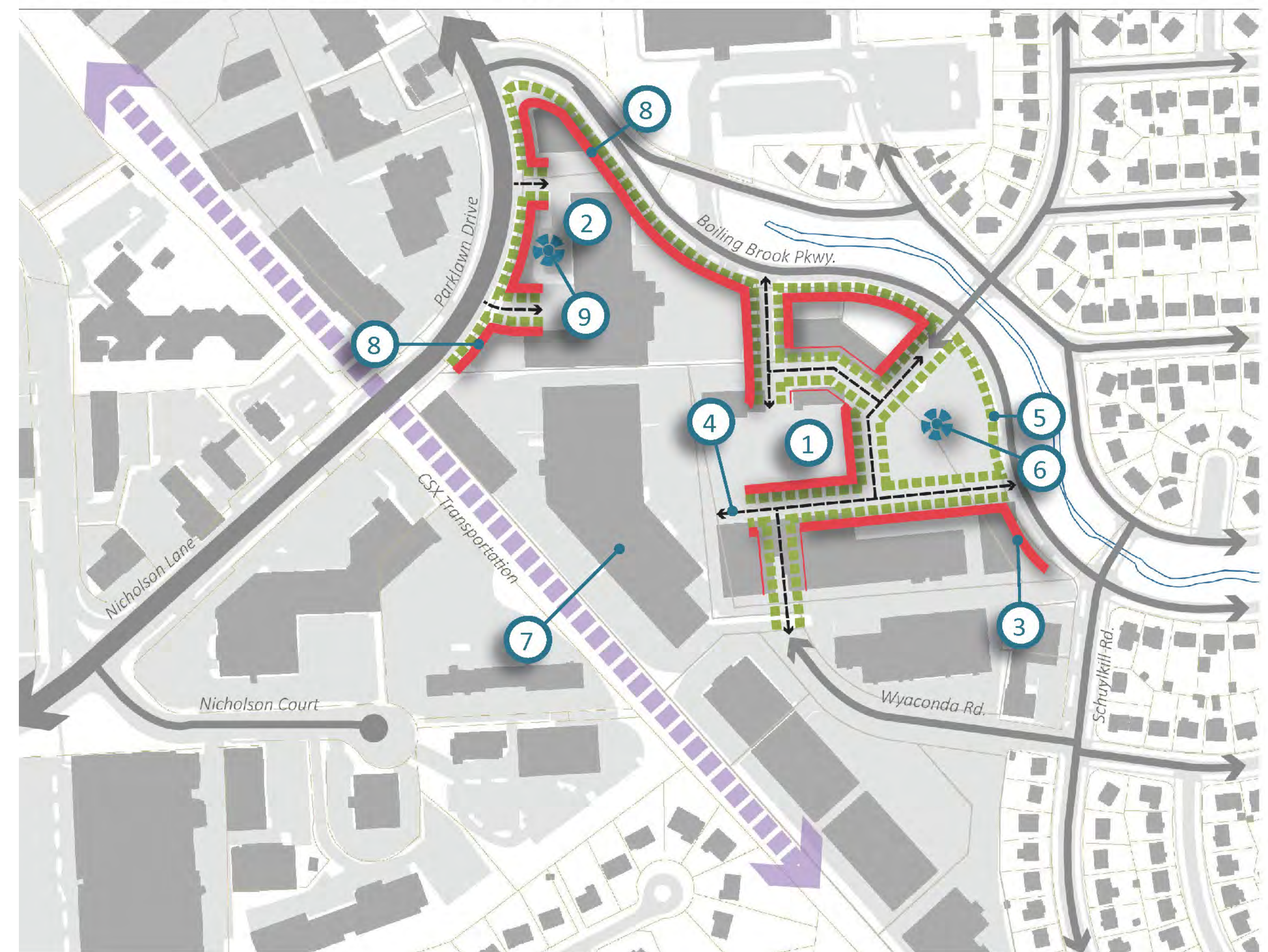


Figure 4.47: Parklawn South District - Design Elements Diagram



- LEGEND
- Build-to-line
 - Streetscape
 - Existing Street
 - Potential Street
 - Stream Buffer
 - Civic Green
 - Neighborhood Green

1. In the Randolph Hills Shopping Center property, mixed uses should be considered in the areas where retail currently exists.
2. Pickford properties should consider adaptive reuse of existing structures to retain existing ground floor uses and add residential/other uses above.
3. Location of potential active frontages - final location will depend on type of redevelopment proposed.
4. Redevelopment should improve connectivity for all mobility types.
5. Streetscape improvements should extend pedestrian areas into the property.
6. Size, character and ultimate location of public open space will be determined based on type of redevelopment.
7. Existing industrial uses along the CSX tracks should be retained.
8. Extent of active frontages will depend on type of redevelopment.
9. Consider creative alternatives for public open space.

While the Parklawn District includes all the light industrial properties east of the CSX tracks, the White Flint 2 Sector Plan recommended an overlay on the properties bounded by Parklawn Drive, Boiling Brook Parkway, Schuylkill Road, and the CSX Tracks, to allow for the exploration of how to introduce a mix of uses to the area. Existing light industrial uses are to be retained. The diagram includes only those properties covered by the overlay.

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