

MONTGOMERY COUNTY

DEVELOPMENT OUTLOOK BEYOND 2012

The Panel

Francine Waters
Lerner Enterprises

Rob Klein
Montgomery County Department of General Services

David McDonough
Johns Hopkins Real Estate

Moderator – Joel Zingesser, *Grunley Construction Company*

Presentation 5:30 to 7:00 p.m.
Reception 7:00 to 8:00 p.m.

November 1, 2012



11/1/2012

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Construction



GRUNLEY
Building on Tradition

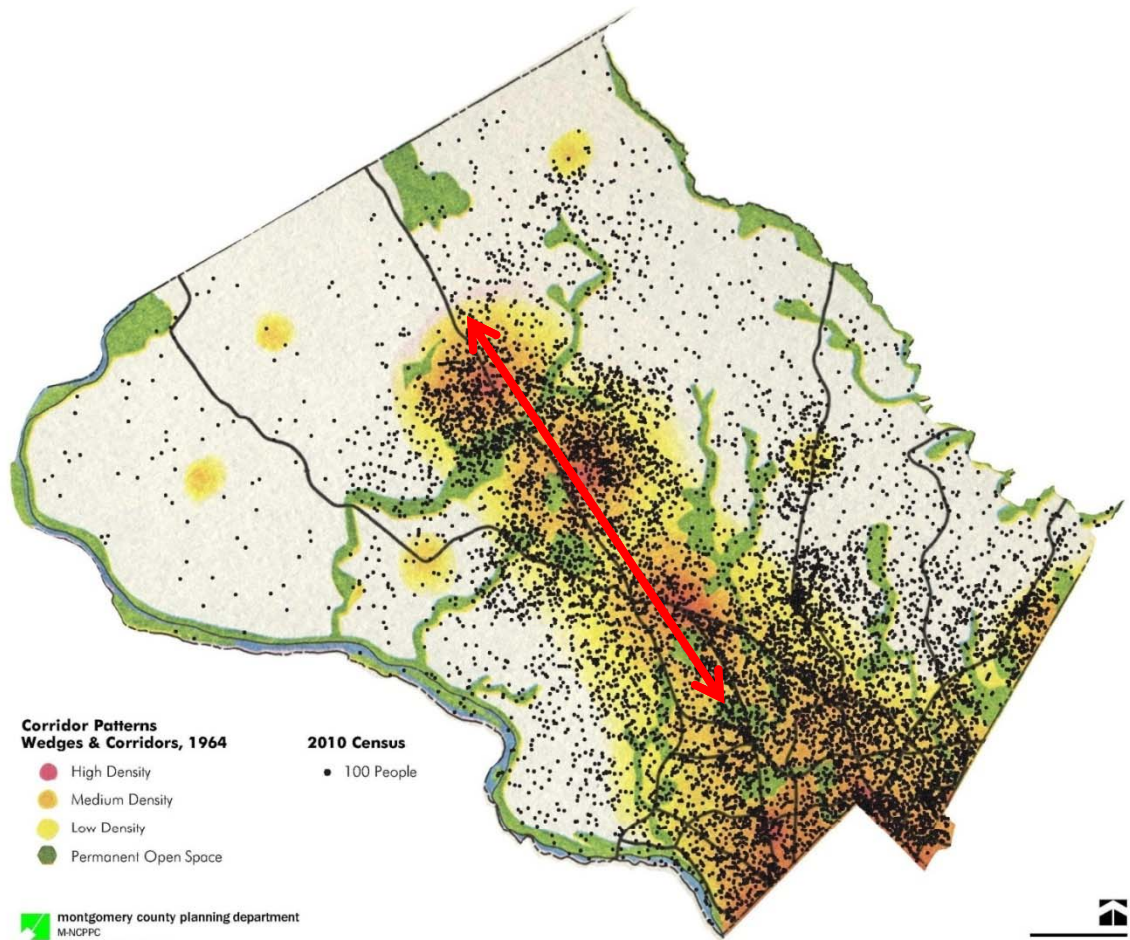


White Flint Sector Updates

Francine E. Waters
November 1, 2012

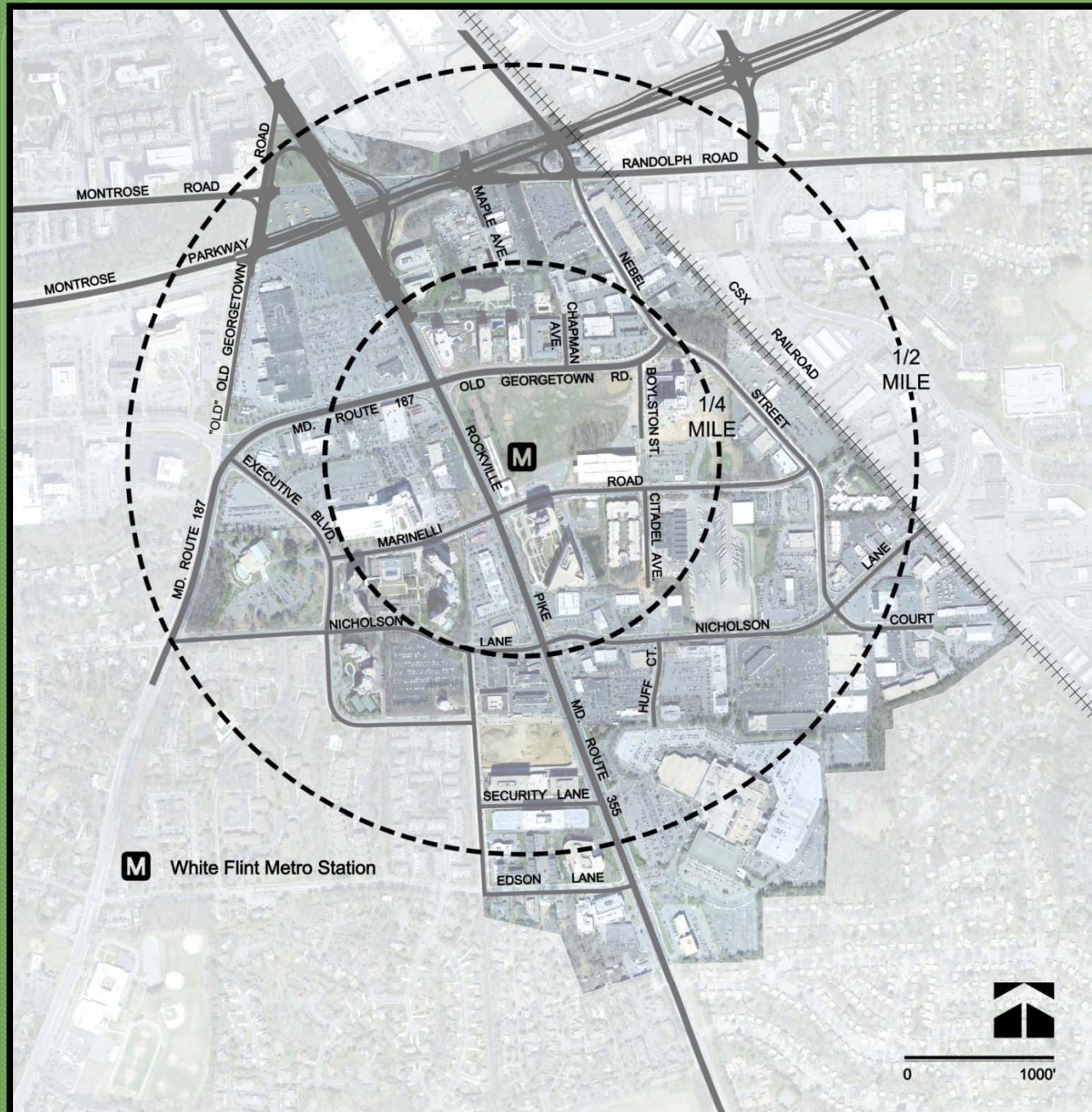
Montgomery County Population Distribution

Population Distribution 2010



11/1/2012

The base is the 1960's wedges & corridors master plan showing where we would focus growth. The dots rep 100 people as reflected in the 2010 census.



White Flint
Sector Plan
Area:
430 Acres

White Flint Existing Conditions



Image From MNCPPC Planning Staff Presentation



11/1/2012

White Flint Existing Conditions



Long blocks that are difficult to cross

Drivers who do not expect pedestrians



11/1/2012

Rockville Pike Today



Where are we going from here?

11/1/2012

Vision. Innovation. Experience. Integrity.

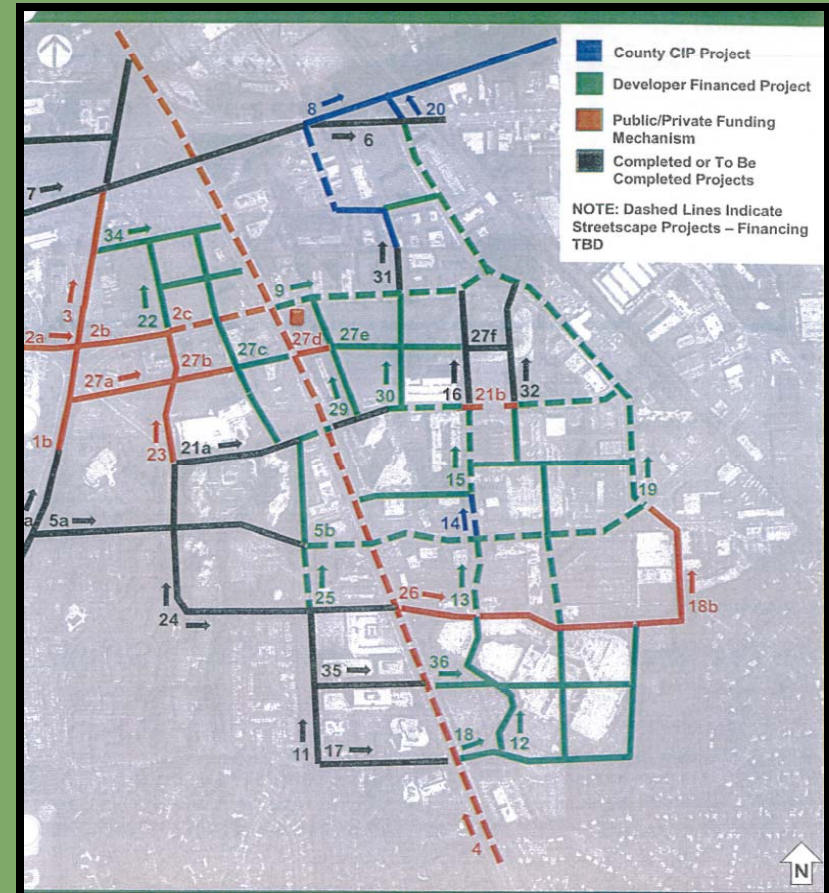


White Flint Sector Road Network

Existing Road Network



APPROVED Network



10 Additional Lanes East/West
6 Additional Lanes North/South

Source: Glatting Jackson, et al

Moving People as Well as Cars

Transportation planning efforts

Changing perspective to look at “person trips” rather than individual cars or vehicle miles traveled

PERSON TRIPS

Most transportation planning is based on vehicle travel rather than moving people. The Denver STP uses “person trips.”



Maximum number of cars on a street



Distribution of people served by these cars

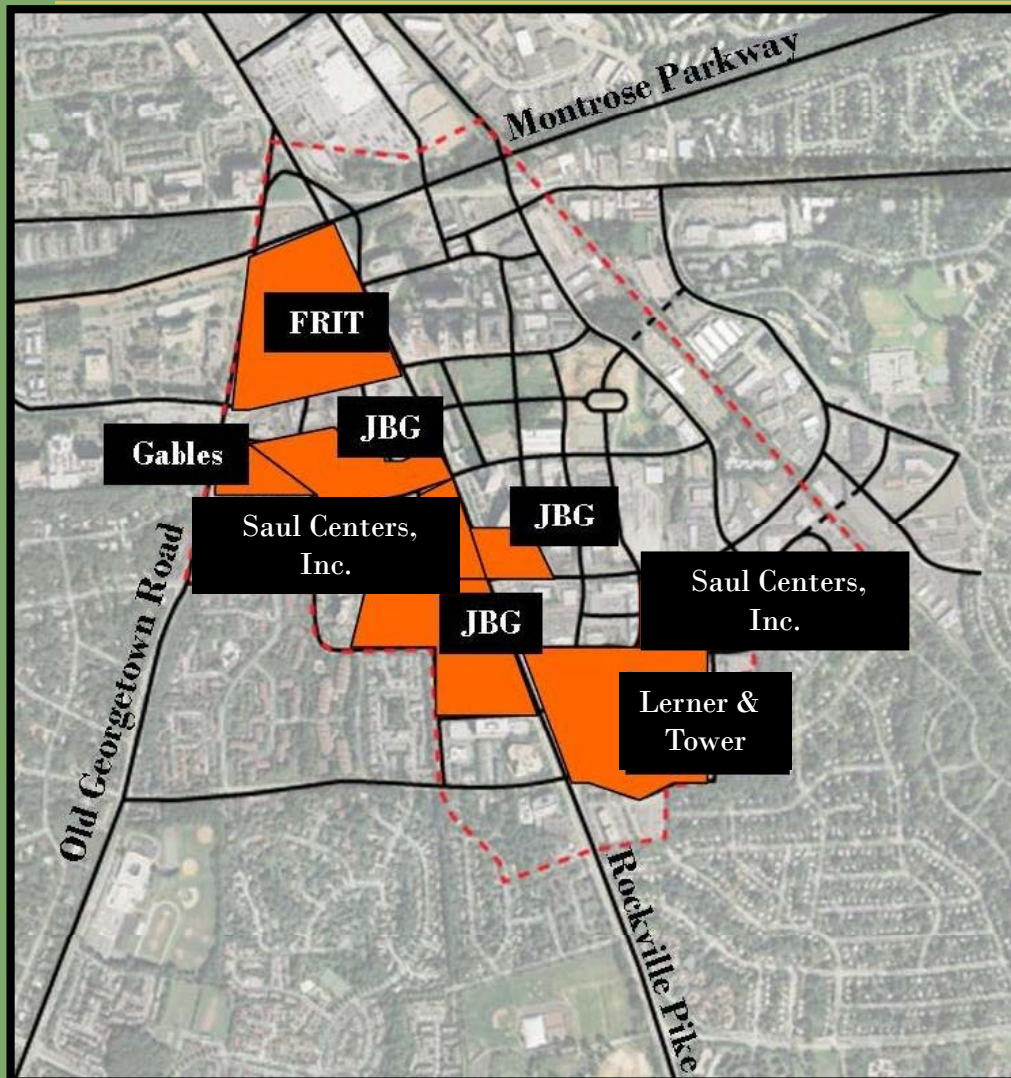


The same number of people on a bus



The same number of people on a pedestrian and bicycle-friendly street

White Flint Partnership Members



Saul Centers, Inc.

Federal Realty

Gables Residential

The JBG Companies

Lerner Enterprises

The Tower Companies

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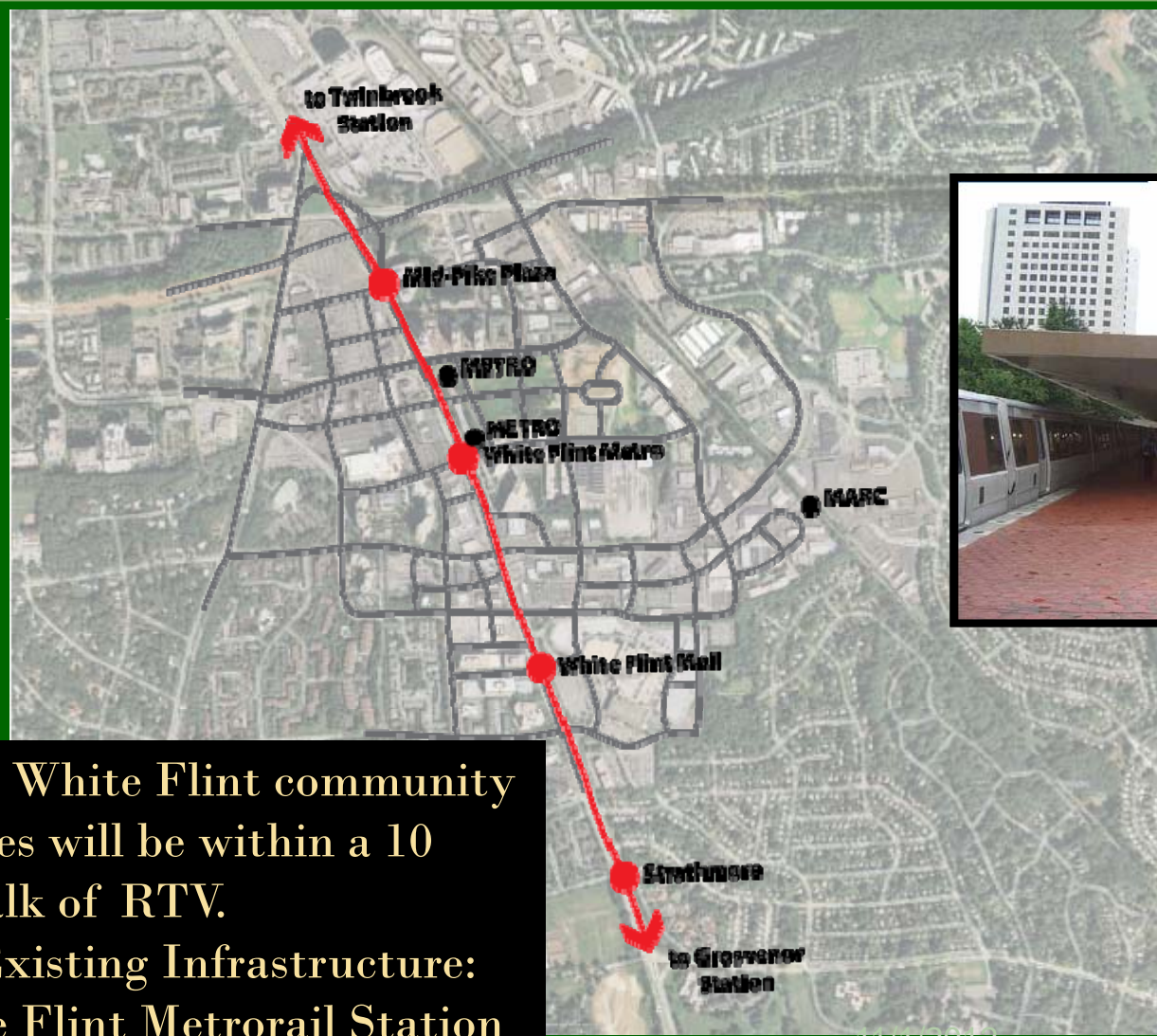
DESIGN - Placemaking

Establish a connection between land use, motorists, transit and bicycles



11/1/2012

Rapid Transit Improvements on a Sustainable Corridor – Rockville Pike



The entire White Flint community of 430 acres will be within a 10 minute walk of RTV.

Support Existing Infrastructure:
The White Flint Metrorail Station

11/1/2012

Transit Oriented Development Bicycles & Pedestrians



Rockville Pike – 21st Century Boulevard

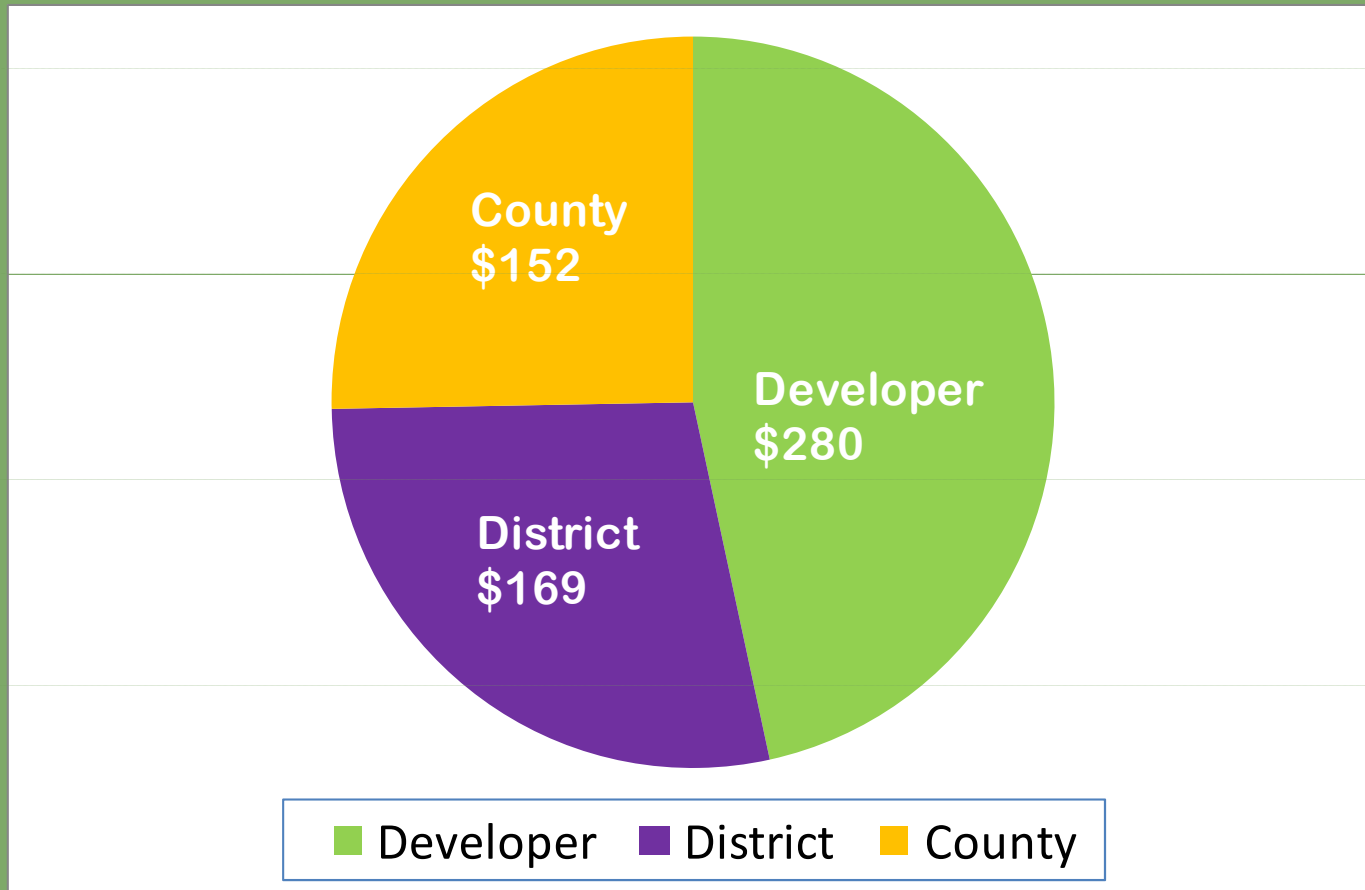


A 21st Century Boulevard with street front retail, dedicated bike lanes and center lane dedicated rapid transit.



11/1/2012

\$601 Million Total Infrastructure Cost in White Flint...



...75% Funded by the Private Sector

11/1/2012

District Infrastructure Costs

#	Improvement	Estimate	Complete
1	Rockville Pike (Md 355) - Phase 1	\$5,000,000	2013
2	Reopening of Old Old Georgetown Rd	\$34,907,000	2013
2	Market St & realignment of Executive Blvd	\$24,817,000	2014
3	Executive Blvd Ext (east)	\$16,700,000	2016
3	Nebel Street	\$8,200,000	2020
4	Bridge over Metro station	\$7,500,000	2020
5	Nicholson Lane ¹ (streetscape)	\$12,942,000	2024
1	Rockville Pike (Md 355) - Phase 3	\$59,261,000	2026
Total		\$169,327,000	2026

¹ 40% of estimated costs as an allowance to cover 40% of streetscape improvements (assumes remaining 60% covered by private sector)

² Assumes utilities are publicly constructed. If privately constructed, utility work will cost approximately 33% more

Rockville Pike – 21st Century Boulevard

Tree lined boulevard with wide sidewalks and permeable surfaces



11/1/2012

White Flint Partnership Commissioned

ROCKVILLE PIKE BOULEVARD **ALIGNMENT STUDY**



Prepared By:

VFA
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Germantown, MD 20874
301.916.4100
www.vfa.com

AECOM

150 North Orange Avenue, Suite 200
Orlando, FL 32801
407.843.6552
www.aecom.com

White Flint Partnership

2011.1.20

4/1/2012

Montgomery County RTV Study and Recommendations



Countywide Bus Rapid Transit Study

Consultant's Report (Final)
July 2011



DEPARTMENT OF TRANSPORTATION



REPORT AND RECOMMENDATIONS OF THE COUNTY EXECUTIVE'S TRANSIT TASK FORCE



MAY 2012

11/1/2012

Rapid Transit Vehicles (RTV)



11/1/2012

RTV Characteristics: METRO Like Vehicle on Rubber Tires



1. **Sleek and Stylish**
2. **Comfortable**
3. **Multiple wide doors on both sides of RTVs**
4. **WiFi capabilities and electronic real-time messaging**

11/1/2012

RTV Characteristics: Top Priority: Separate Dedicated Lanes



11/1/2012

RTV Characteristics:

Pre- Boarding Fare Card System
Real Time Digital Arrival-Departure Schedules at Each Station



11/1/2012

RTV Characteristics: Level Boarding Platforms at Stations

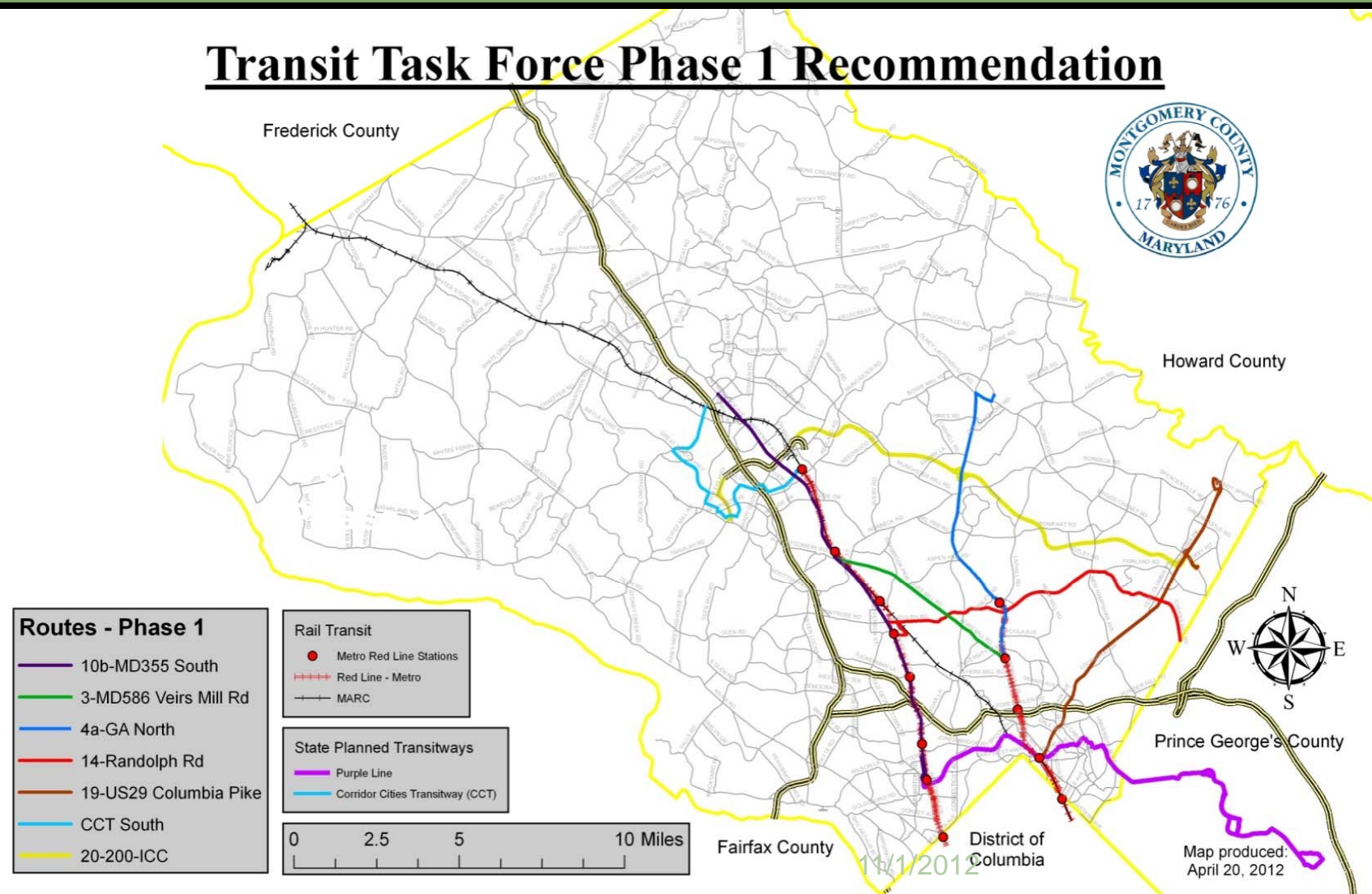


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PROPOSED RTV SYSTEM – PHASE 1

(which includes Phase 1 of the CCT)

Transit Task Force Phase 1 Recommendation



Value Creation in White Flint



\$1.3 Billion Net New Property Tax Revenue Generated (PV)

39,000 New Jobs

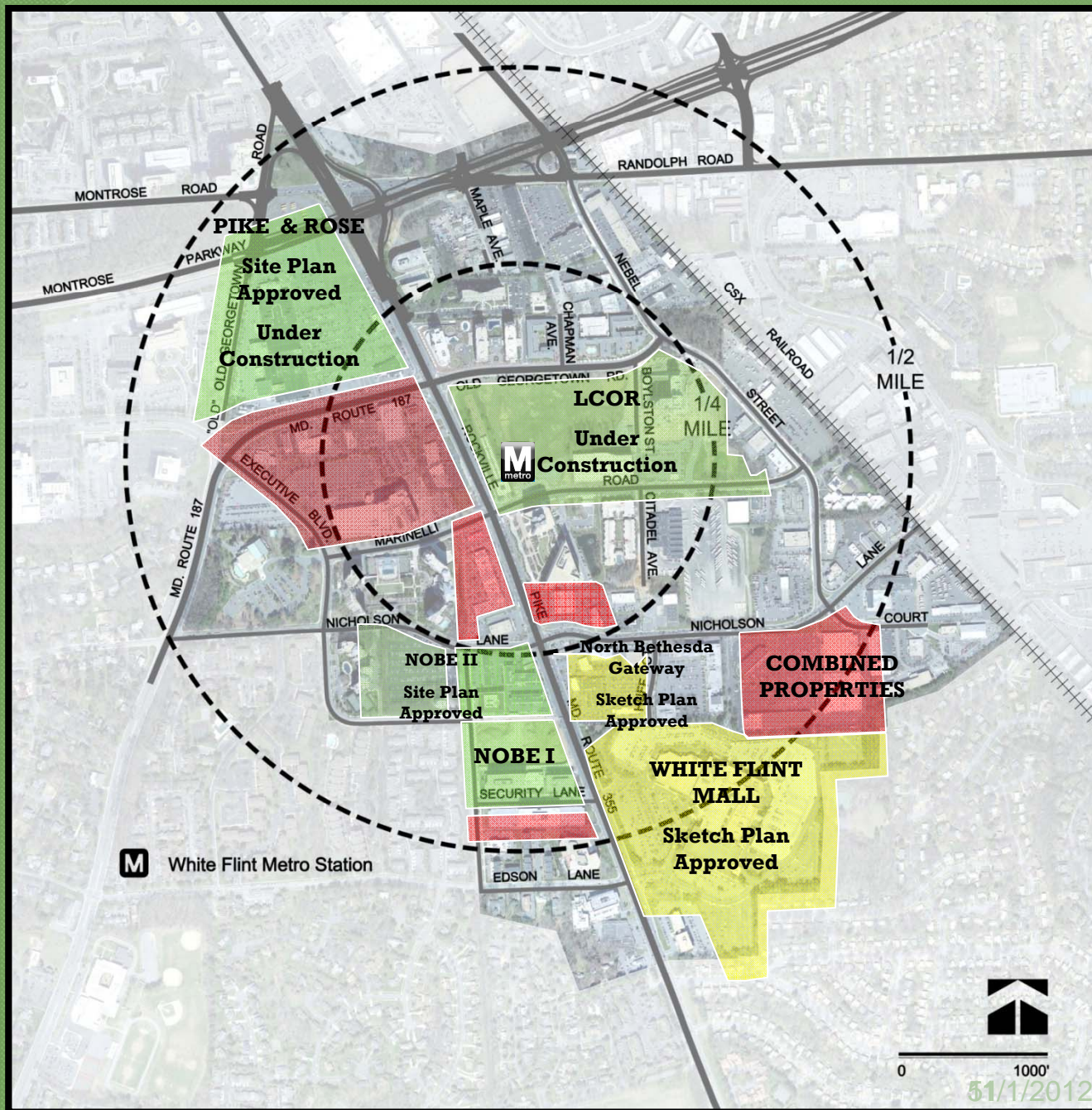
Note: Value assumes market rate per square foot of: existing retail \$220, residential \$375, office \$440, hotel \$430, retail \$550. Assumes 3% annual growth rate.

Rockville Pike – 21st Century Boulevard

Tree lined boulevard with wide sidewalks and permeable surfaces



11/1/2012



White Flint Sector Plan:

Approved Site Plans
Approved Sketch Plans
Under Construction

North Bethesda Center at White Flint Metrorail



Master Developer for Washington Metropolitan Area Transit Authority (WMATA) 32 Acres
Status: New White Flint Master Plan allows for up to 4.5M SF of mixed use-development
Phase I: Wentworth House apartments / Harris Teeter grocery (opened 2008)
Phase 2: 362,000 SF Nuclear Regulatory Commission headquarters (under construction)

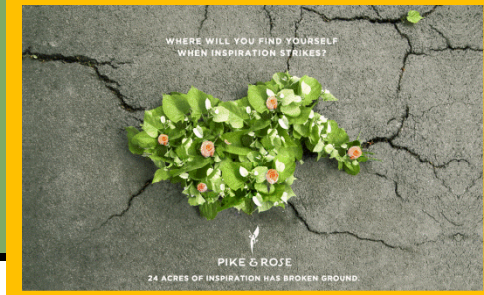
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North Bethesda Market I



Pike and Rose



Program	
Retail	433,900 sf
Office	1,192,346 sf
Residential	1,726,642 sf
	1,544 du
Hotel	90,000 sf
	125 keys
Total	3,442,888 sf
FAR	3.24

Legend

- Retail
- Office
- Residential
- Hotel



North Bethesda Market II



Aerial Photo

11/1/2012

North Bethesda Gateway



Area: 11.04 acres

Proposed:

1,127 residential units;

1 million square feet non-residential

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White Flint Mall Redevelopment



11/1/2012

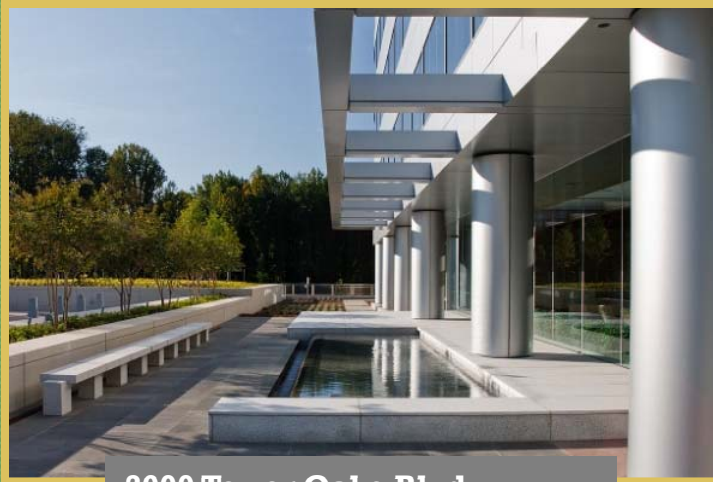
Vision. Innovation. Experience. Integrity.



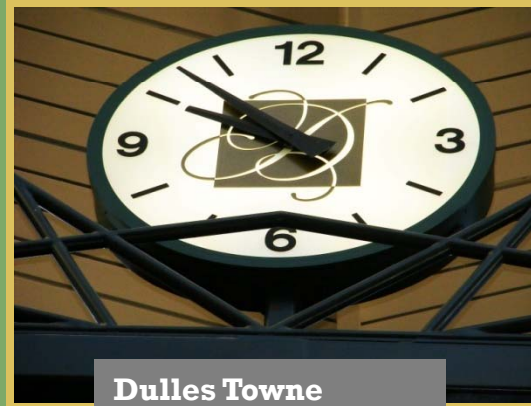
Lerner Enterprises

Montgomery County Based

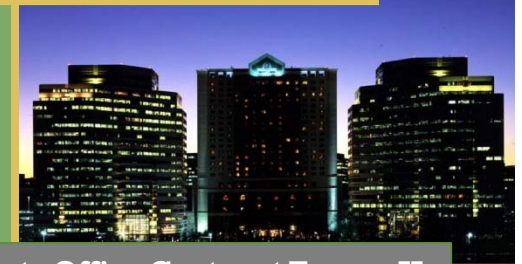
With a strong history of regional development



2000 Tower Oaks Blvd.,
Rockville



Dulles Towne
Center



The Corporate Office Centre at Tysons II



Fallsgrove



20 M Street, S.E.



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Lerner & Tower Joint Ventures



2000 Tower Oaks Blvd.

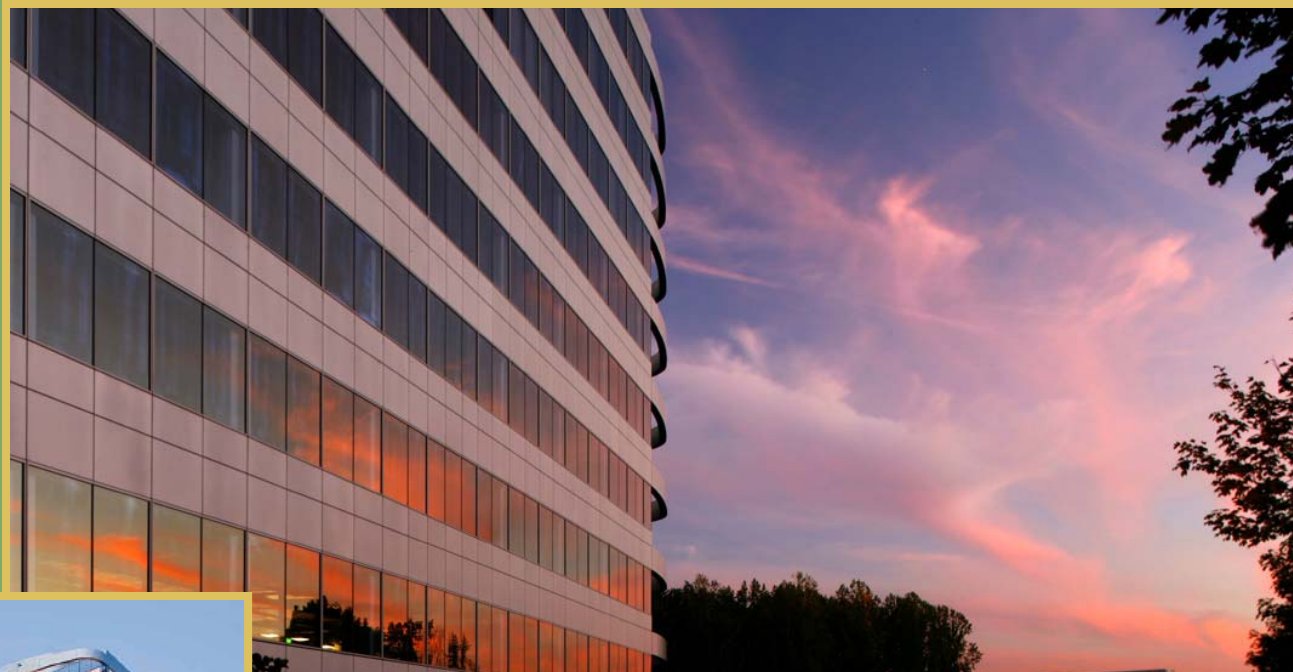
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LEED Platinum Corporate Offices





2000 Tower Oaks Blvd.

- ◎ Design Principles:
 - Proportions
 - Center of Silence
 - Vastu
- ◎ The design was inspired by Maharishi Vedic architecture, an ancient system that constructs a building in accordance with the laws of nature.





Recognition of Design Principles



CLIMATE LEADERS
U.S. Environmental Protection Agency

Climate Leaders Partner

The United States Environmental Protection Agency hereby recognizes and applauds

The Tower Companies

as a Partner in Climate Leaders. By joining Climate Leaders, they have made a corporate-wide commitment to superior greenhouse gas management. Partners agree to develop a greenhouse gas emissions inventory and to work with EPA to set a greenhouse gas reduction goal.


Kathleen Hogan
Director, Climate Protection Partnerships Division
U.S. Environmental Protection Agency



U.S. Green Building Council

HEREBY CERTIFIES THAT

2000 TOWER OAKS BOULEVARD
ROCKVILLE, MD

HAS SUCCESSFULLY MET THE GREEN BUILDING STANDARDS REQUIRED FOR THE FOLLOWING LEVEL OF CERTIFICATION UNDER THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.

LEED for Core & Shell



April 2009



Chairman
U.S. Green Building Council, President, CEO and Founding Chairman



Montgomery County
Department of Transportation
2008 Keep Montgomery County Beautiful
22nd Annual Beautification Awards

The Tower Companies

Award of Distinction
Environmental- Level II




U.S. Green Building Council

HEREBY CERTIFIES THAT

THE TOWER COMPANIES, HEADQUARTERS
ROCKVILLE, MD

HAS SUCCESSFULLY MET THE GREEN BUILDING STANDARDS REQUIRED FOR THE FOLLOWING LEVEL OF CERTIFICATION UNDER THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.

LEED for Commercial Interiors



June 2009

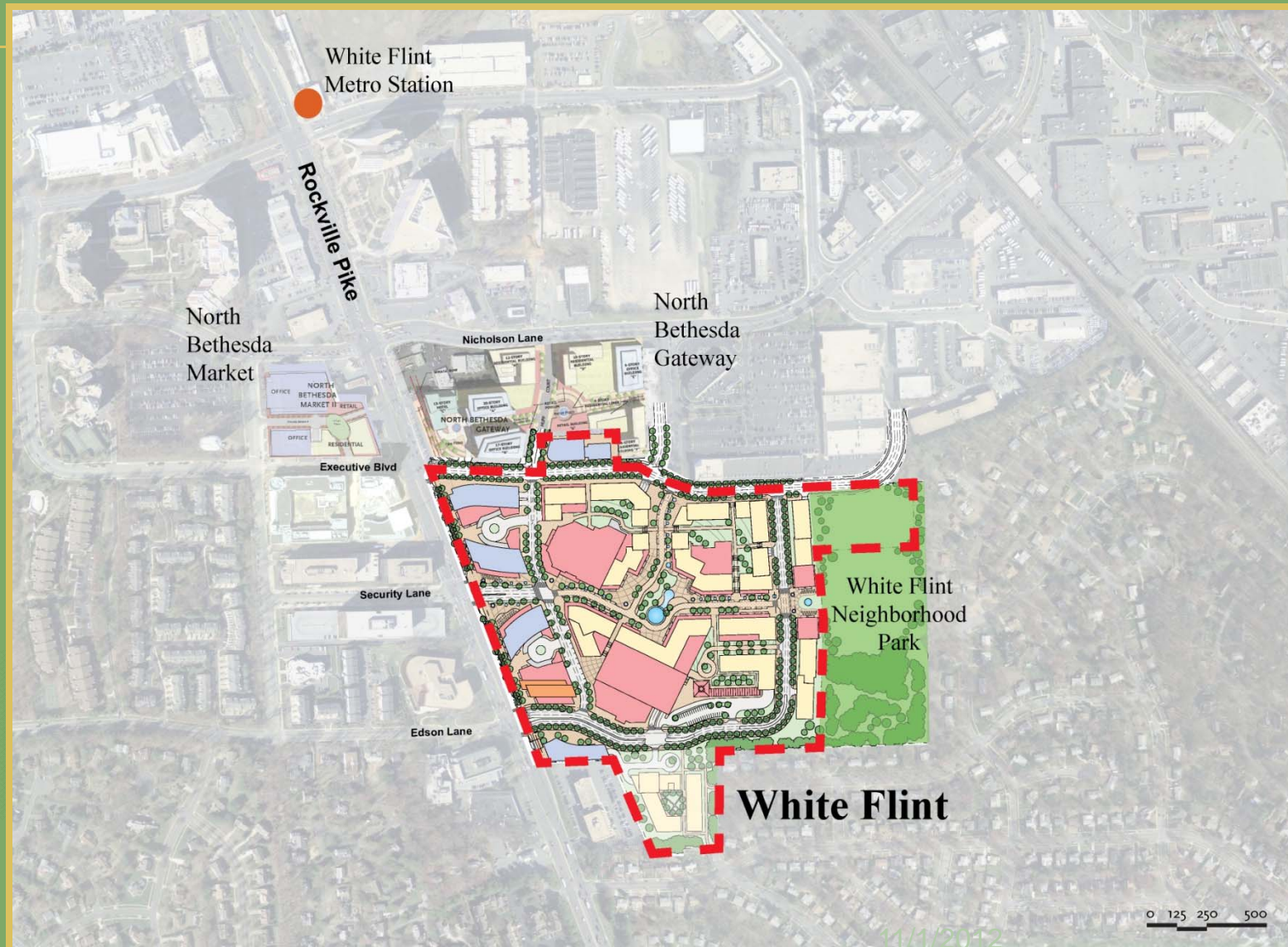


Chairman
U.S. Green Building Council, President, CEO and Founding Chairman

11/1/2012



White Flint Mall Context Plan







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Sketch Plan Summary

Sketch Plan Summary

SITE

Site Area (Existing Gross Tract Area)	45.3 Acres	1,974,642 sf
As of right F.A.R.		0.50
Requested Total Incentive Density Points		190
Allowable F.A.R. When Incentive Density Meets or Exceeds 100 Points		2.77
Maximum Allowable Building Area		5,466,090 sf GFA

PROGRAM

	Area
Retail	1,034,690 sf
Residential	2,426 Units
Office	1,030,240 sf
Hotel (300 Keys)	280,350 sf

OPEN SPACE

Public Open Space	(32% of site)	11.3 Acres
Private Open Space	(12% of site)	4.2 Acres
Total Open Space	(44% of site)	15.5 Acres

PUBLIC USE SPACE

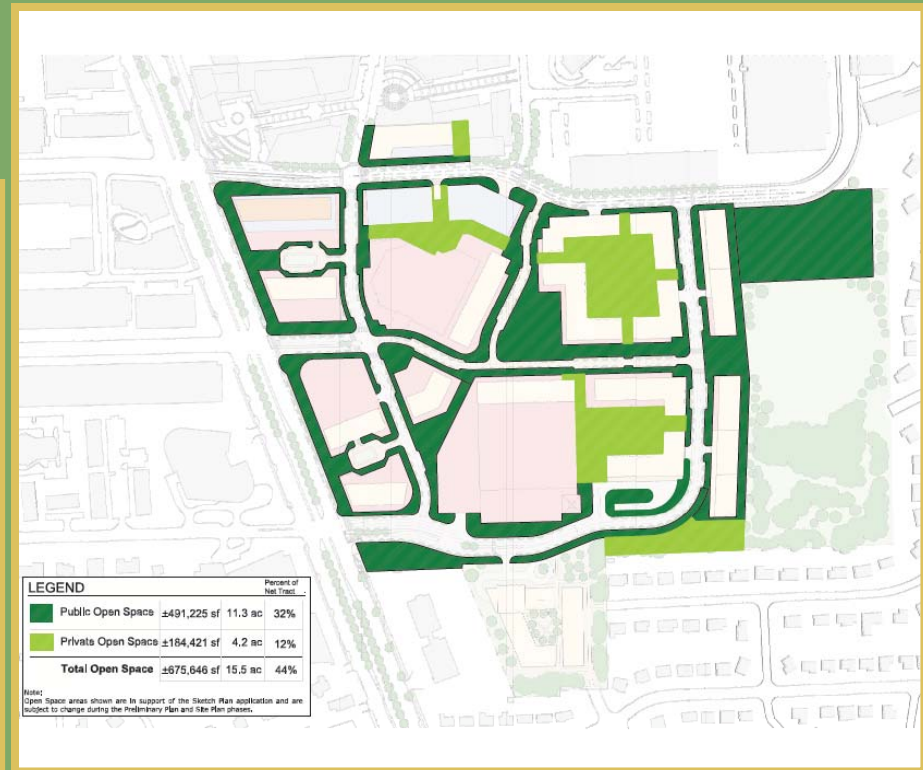
Public Use Space (10% Required)	(20.3% Net Tract)	7.2 Acres
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PARKING

Maximum Parking Allowed	13,776 spaces
Minimum Parking Required	7,976 spaces
Parking Provided	9,300 spaces

PHASING SUMMARY

	Total Area	Office	Hotel	Residential	Retail
Phase 1	2,982,875 sf GFA	198,950 sf GFA	280,350 sf GFA	1,545,575 sf GFA	1,300 Units
Phase 2	1,413,120 sf GFA	831,290 sf GFA	0 sf GFA	518,730 sf GFA	439 Units
Phase 3	824,570 sf GFA	0 sf GFA	0 sf GFA	810,980 sf GFA	687 Units
Total	5,220,565 sf GFA	1,030,240 sf GFA	280,350 sf GFA	2,875,285 sf GFA	2,426 Units





Public Use Space



Wide tree-lined sidewalk with raised planters
(Michigan Avenue, Chicago, IL)



Piazza Navona
(Rome, Italy)



Central Court with signature fountain
(The Americana at Brand, Glendale, CA)



London, England



11/1/2012



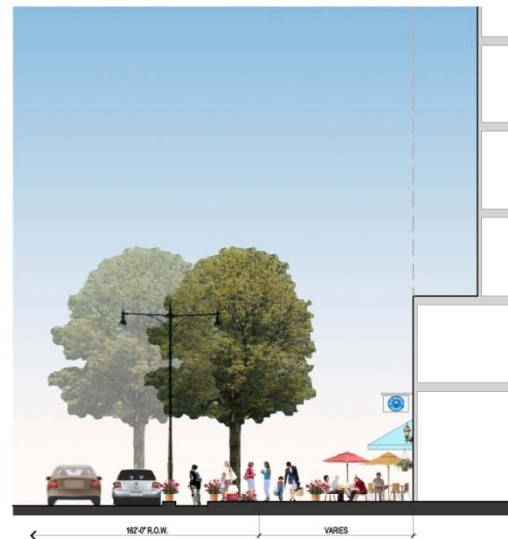
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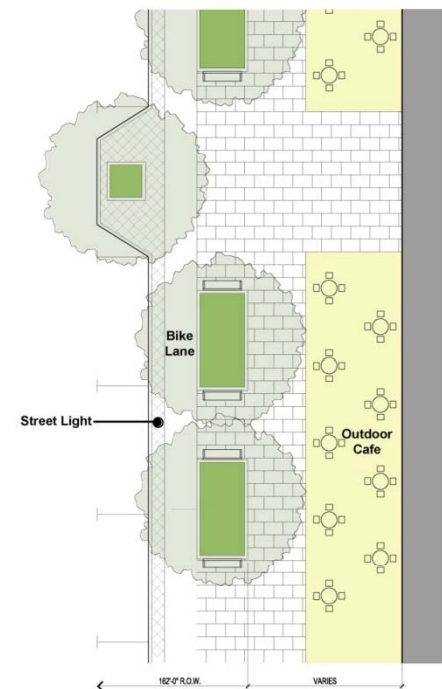
Rockville Pike Promenade



Michigan Avenue
Chicago, Illinois



Section



11/1/2012 Plan Detail



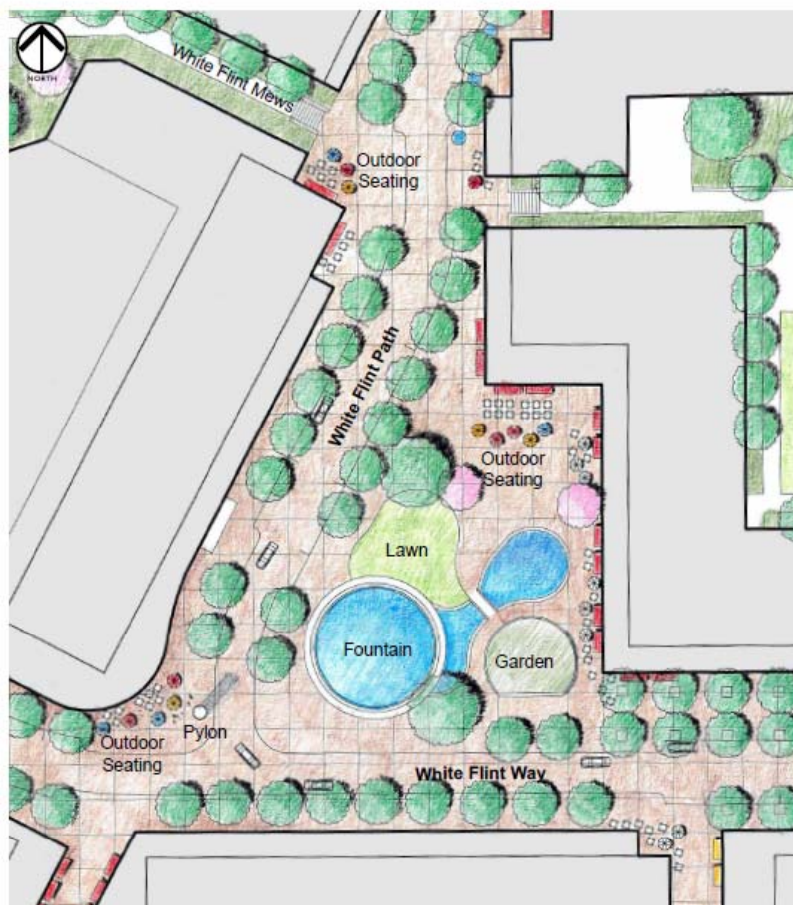
Central Piazza From White Flint Boulevard



11/1/2012



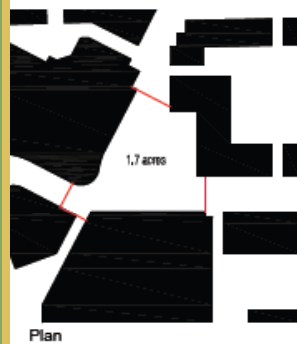
Central Piazza



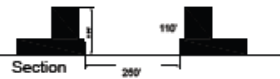
Central Piazza



11/1/2012



Plan



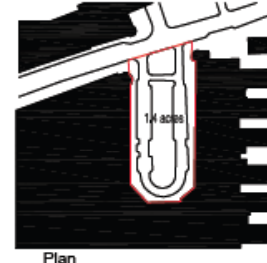
White Flint Redevelopment
Rockville, MD
Size: 1.7 Acres
Width-Height Ratio = 2.2:1



Plan



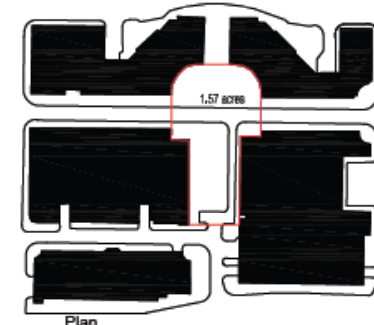
Rockville Town Center
Rockville, MD
Size: .9 Acres
Width-Height Ratio = 1.5:1



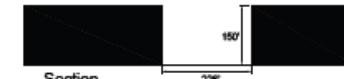
Plan



Market Common
Arlington, VA
Size: 1.4 Acres
Width-Height Ratio = 2:1



Plan

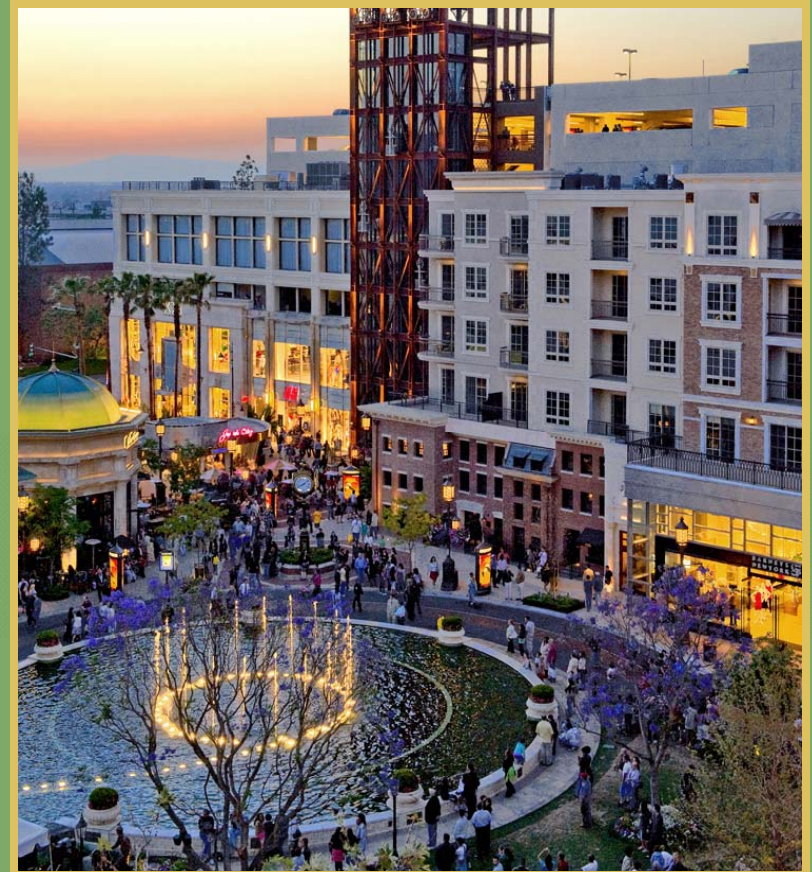


Reston Town Center
Reston, VA
Size: 1.57 Acres
Width-Height Ratio = 1.5:1





Central Piazza



Luxembourg Gardens
Paris, France

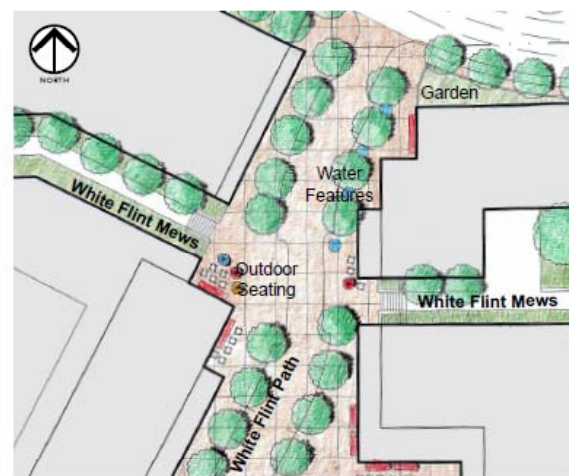


Post Office Square
Boston, Massachusetts

Americana at Brand
Glendale, California



North and South Gateway Plaza



North Gateway Plaza



South Gateway Plaza



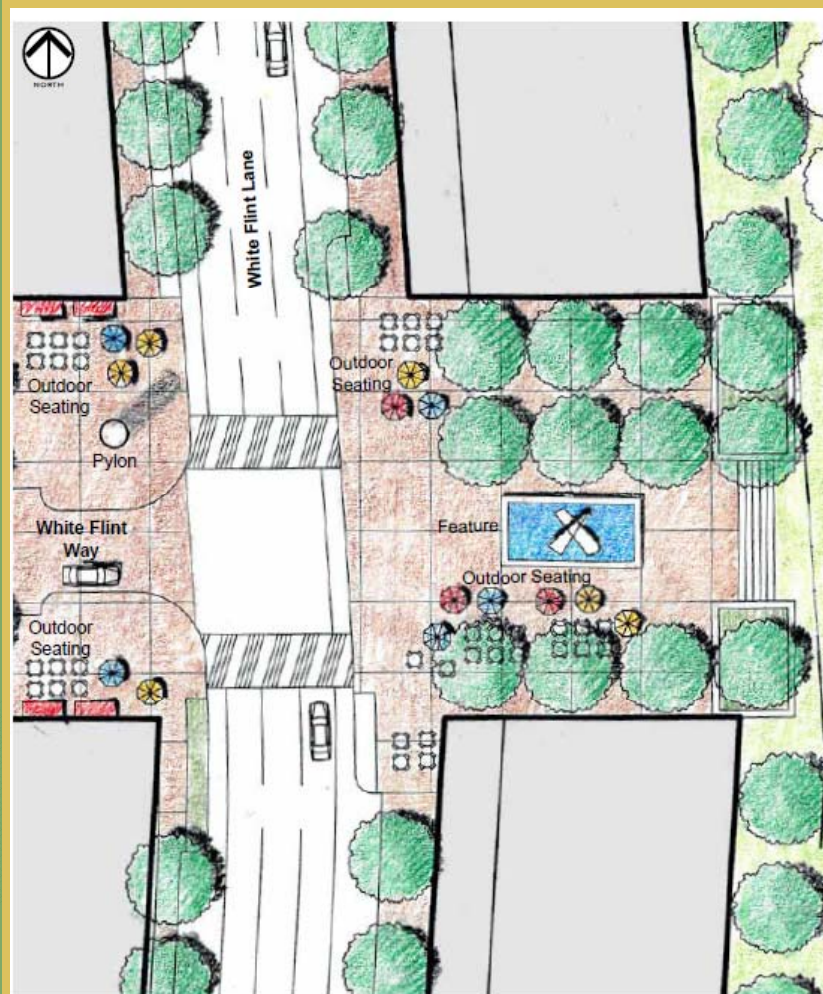
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KEY PLAN



Plaza at the White Flint Neighborhood Park



Neighborhood Plaza



KEY PLAN



Public Fountain



Place Santa Ana, Madrid, Spain



Small Park near Font Neuve, Paris, France



London, England

11/1/2012

Vision. Innovation. Experience. Integrity.



Environmental Design Features



Green Wall



Green Roof



Parks



Bioretention Facility



Permeable Pavement



Rain Garden

Thank You!

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www.whiteflintpartnership.com

WASHINGTON BUILDING CONGRESS

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The WBC was established in 1937 as an “*umbrella organization*” to represent the collective interests of the industry, provide education and networking opportunities, and promote the professional advancement of our members.