



MONTGOMERY COUNTY PLANNING DEPARTMENT

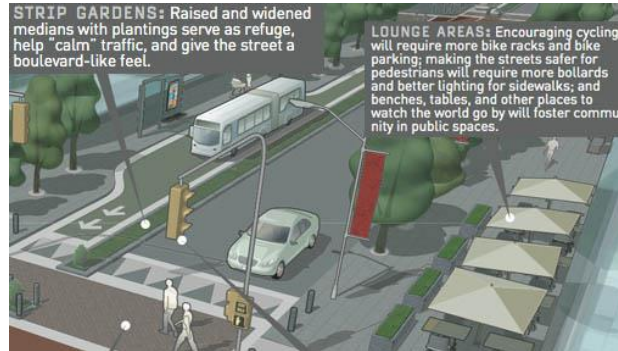
PRESENTATION TO THE SUSTAINABLE GROWTH COMMISSION

Rose Krasnow, Deputy Director

July 22, 2013

Sustainable Qualities

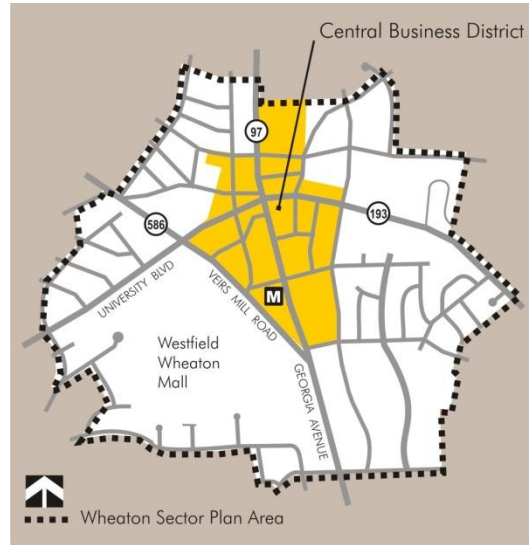
- Redevelopment of Underutilized Sites
- Site Design and Urban Planning
- Building materials and building siting
- Green roofs and integrated swm concepts
- LEED buildings
- Complete Streets
- Location to transit and transit lines
- Density Transfer
- Preservation of buildings
- Education



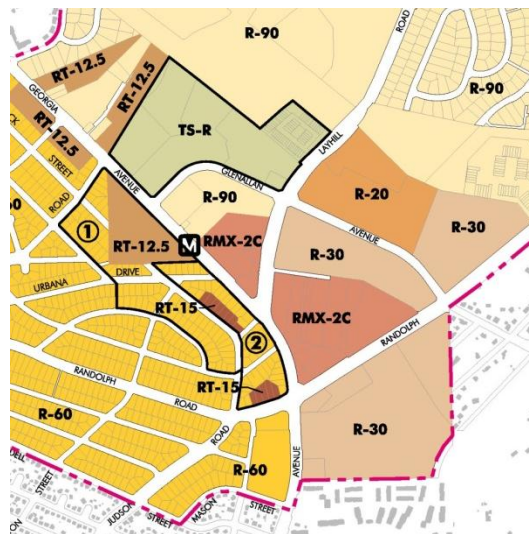
Sustainable Qualities in Our Master Plans

Current Plans Under Review

- Bethesda CBD
- Chevy Chase Sector Plan
- Long Branch
- Countywide Transit Corridors Functional Plan
- Glenmont Sector Plan
- White Oak Science Gateway
- Clarksburg-Ten Mile Creek



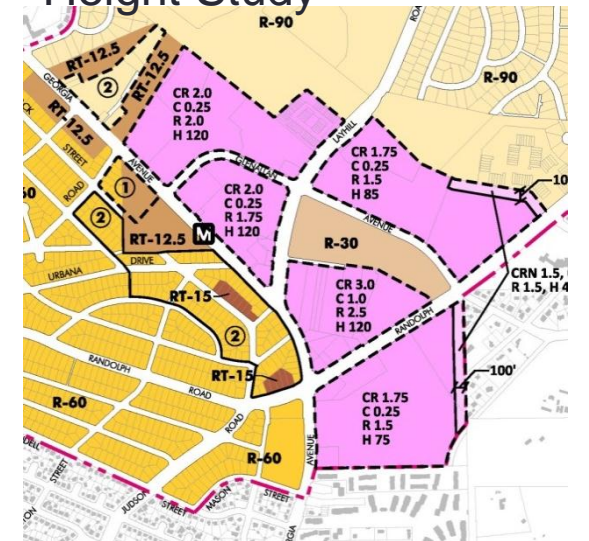
Wheaton CBD



Glenmont Ex. Zones



Wheaton Building Height Study



Glenmont Proposed Zones

Mixed-use Development-*Bethesda*

Bainbridge Bethesda (The Monty) located on Fairmont Avenue

- 174-foot tall residential building including 200 units with ground floor retail
- Pedestrian promenade connecting two primary retail streets
- 30 affordable housing units
- Woodmont Triangle
- Density Transfer-preservation of small businesses in return for increased density



Commercial Development-*Bethesda*

Bethesda Center

- Two buildings: Office and hotel both with ground floor retail
- Mid-block pedestrian connection from Woodmont Avenue to Wisconsin Avenue and Metro
- Woodmont Triangle
- Integrated swm and tree canopy
- Public street improvements and public art



Commercial Development-*Silver Spring*

United Therapeutics

- Expansion of office and R&D campus
- Introduction of first R&D “net zero” building
- Integrated swm and green roofs
- Public street improvements and public art



Residential Development-Silver Spring



Chelsea School

- Redevelopment of an existing private school at the edge of the CBD
- 67 townhouses and preservation/restoration of an historic structure
- 5-minute walk to Silver Spring Metro
- Transitional use to residential neighborhood and business district

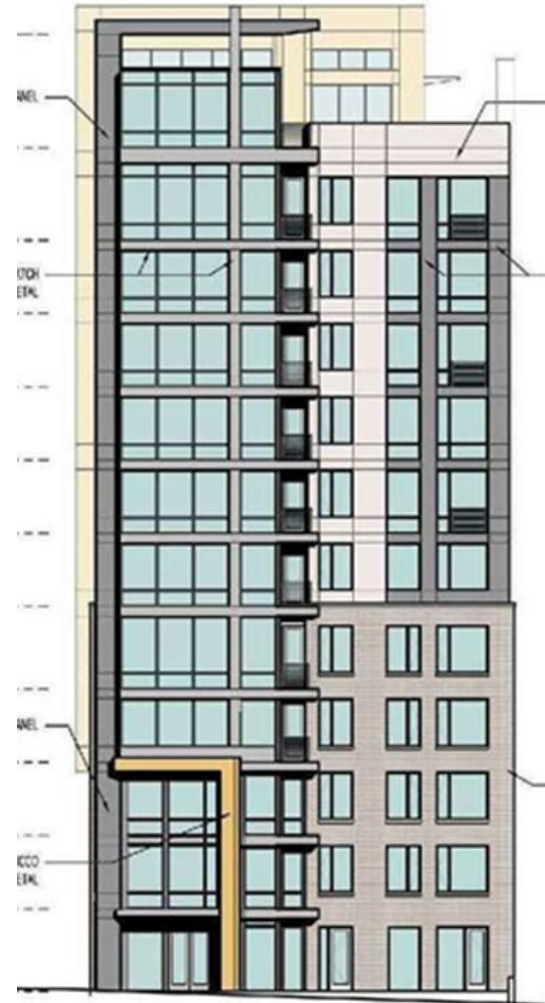


Mixed-use Development- *Wheaton*



11914 University Blvd.

- Conversion of a 5-story office building to a 12-story mixed-use residential/retail building
- Across street from Wheaton Metro



Mixed-use Development- *Wheaton*

Wheaton Safeway

- Redevelopment of an existing Grocery to include a 200-foot tall residential building including 486 units with a new 60,000 sf. Safeway on the ground floor
- 61 affordable housing units
- Across street from Wheaton Metro
- Contribution to the Amenity Fund



Mixed-Use Development-White Flint



Pike and Rose Development

- Redevelopment of a significant block in White Flint
- Implementation of the new CR zone new residential units and commercial uses
- Complete streets
- Civic green
- Integrated swm system



Large Scale Neighborhood Planning



- The Blairs-Redevelopment of an existing shopping center and multi-family complex
- 1,600 new residential units
- 1,600 sf of new commercial uses
- Prominent green spaces in the downtown
- 5-minute walk to Silver Spring Metro

Considering Eco-neighborhood with energy efficient buildings, green roofs, integrated swm, complete streets, green areas, green building materials



Large Scale Neighborhood Planning

- Cabin Branch Development
- 1,600 new residential units
- 120,000 sf of new commercial uses
- Prominent greenways and protection of stream buffers
- Protection of historic structure
- Integrated park system



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

PARKER RODRIGUEZ, INC.
scale: 1" = 200'-0"