

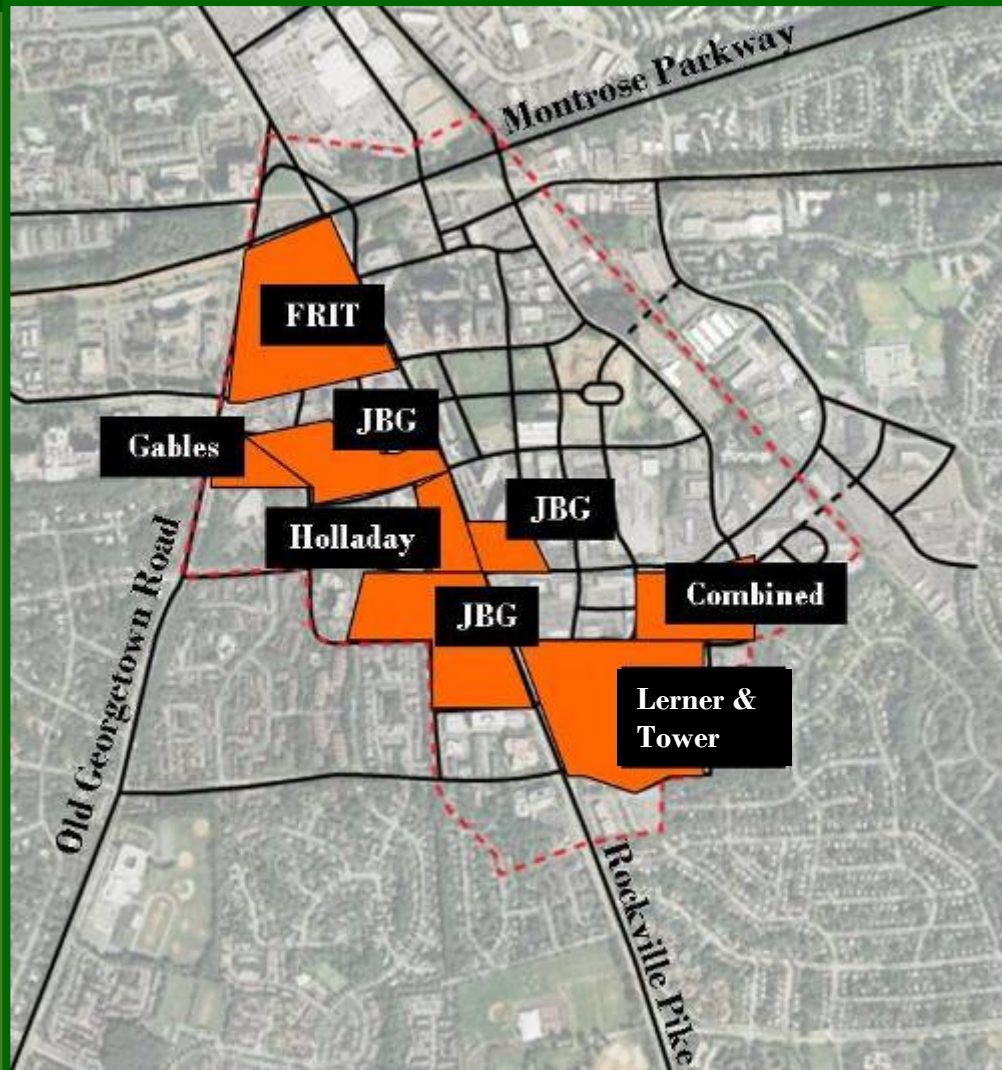


# The White Flint Redevelopment

Council of Governments  
Regional Bus Committee

October 27, 2009

# White Flint Partnership Members



Combined Properties  
Federal Realty  
Gables Residential  
Holladay Corporation  
The JBG Companies  
Lerner Enterprises  
The Tower Companies

# White Flint Existing Conditions



*Image From MNCPPC Planning Staff Presentation*



# White Flint Existing Conditions



Long blocks that  
are difficult to cross

Drivers who do not  
expect pedestrians



# Rockville Pike Today



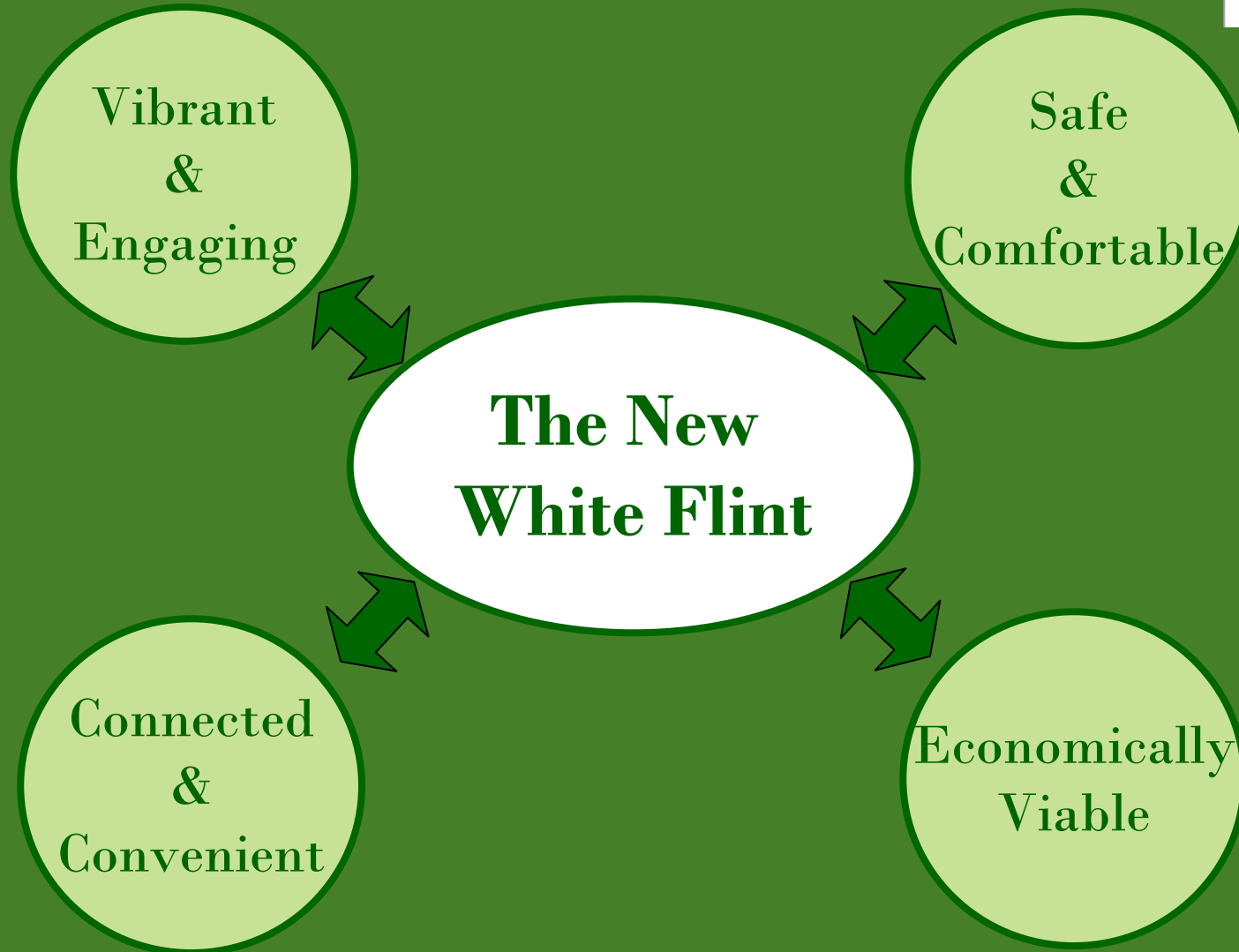
Where do we go from here?



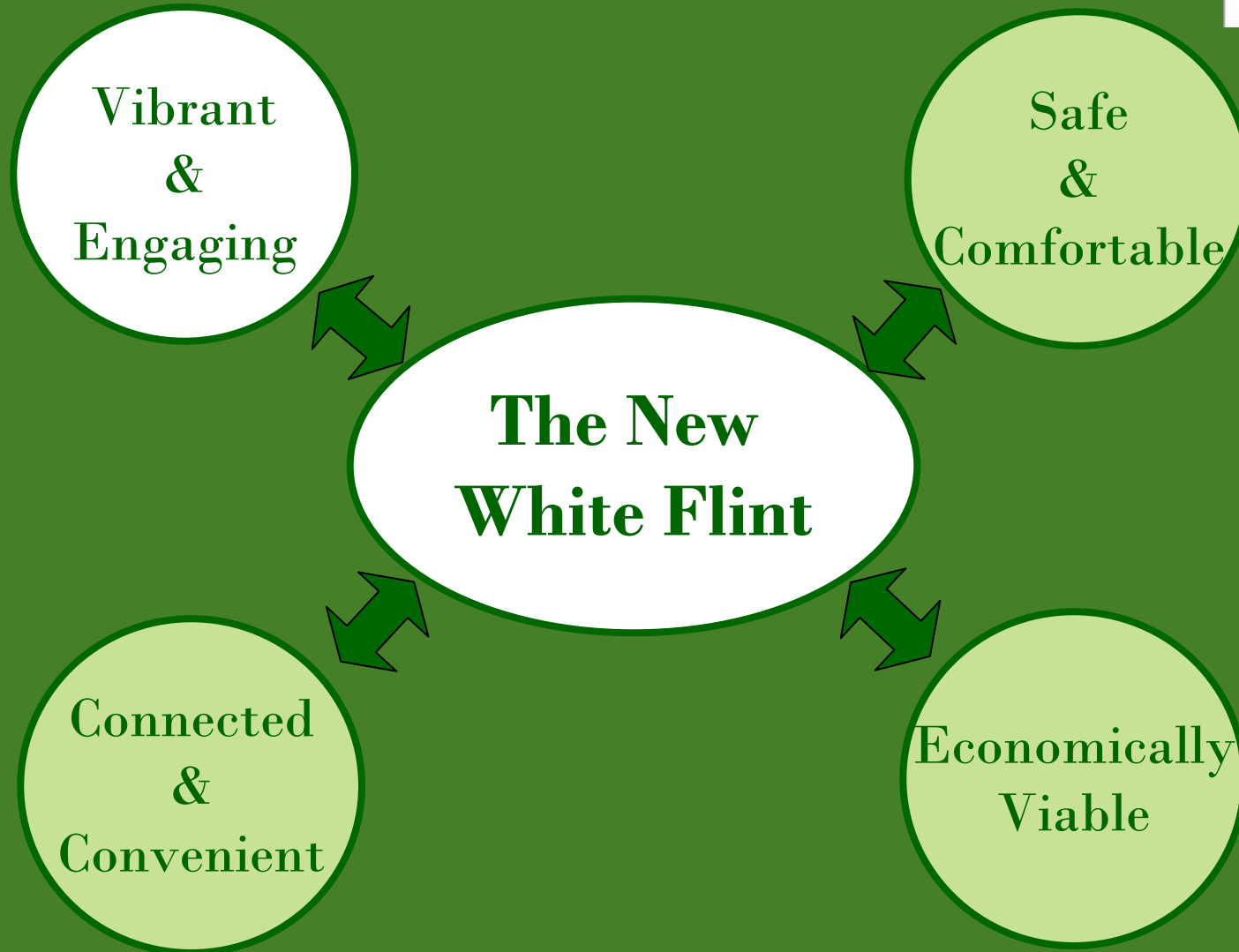
# Rockville Pike Tomorrow...



# The New White Flint



# 1. Vibrant and Engaging





# Vibrant and Engaging



Creating a sense of place and community in White Flint - a neighborhood you are proud to call home.



# Vibrant and Engaging: Main Street USA



Notice the similarities?



Disneyland, USA



Annapolis, MD

# Vibrant and Engaging: A Real Community



Coffee shops and a public library  
for convening with friends

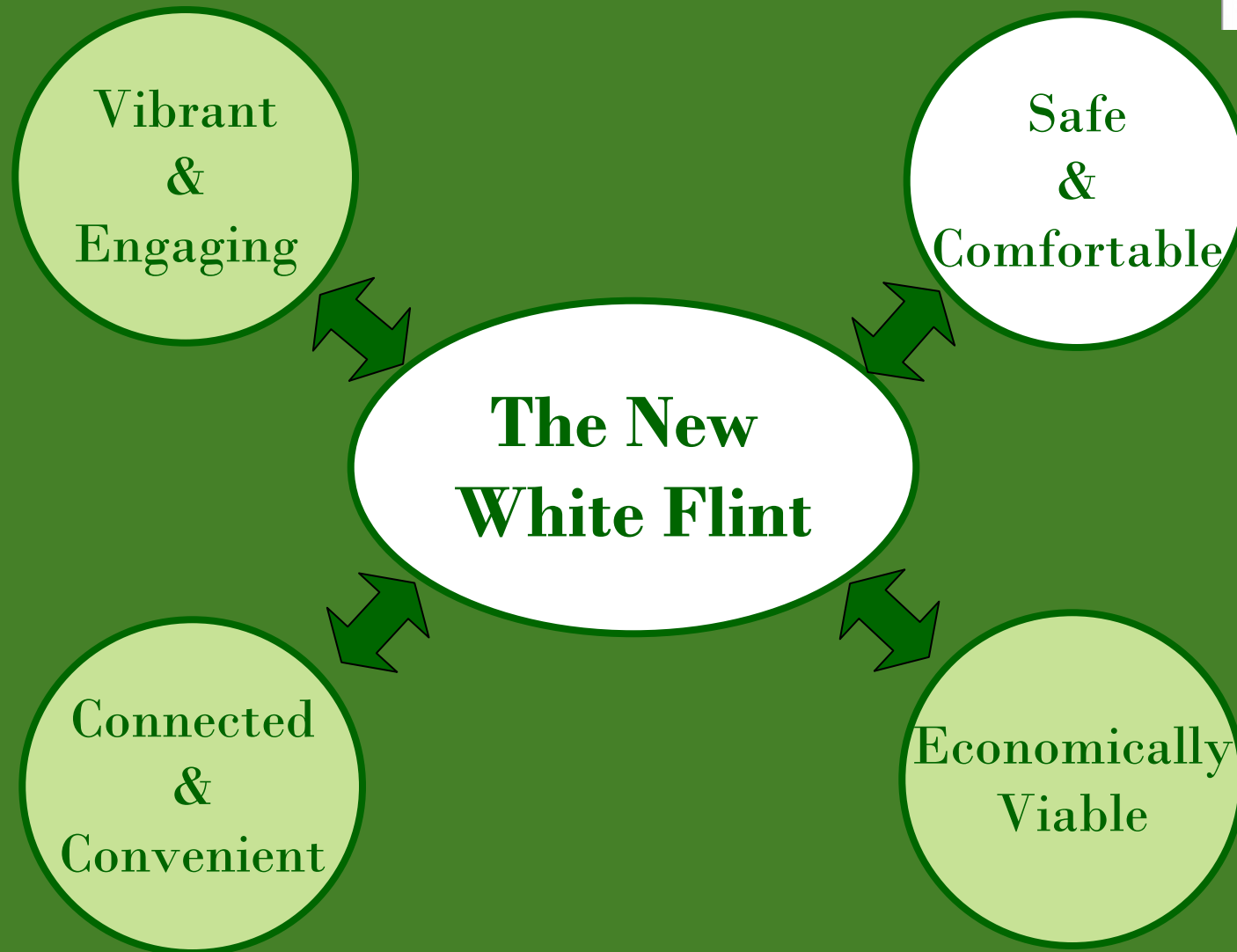


Wall Park and other public  
spaces for neighborhood use





# Safe and Comfortable



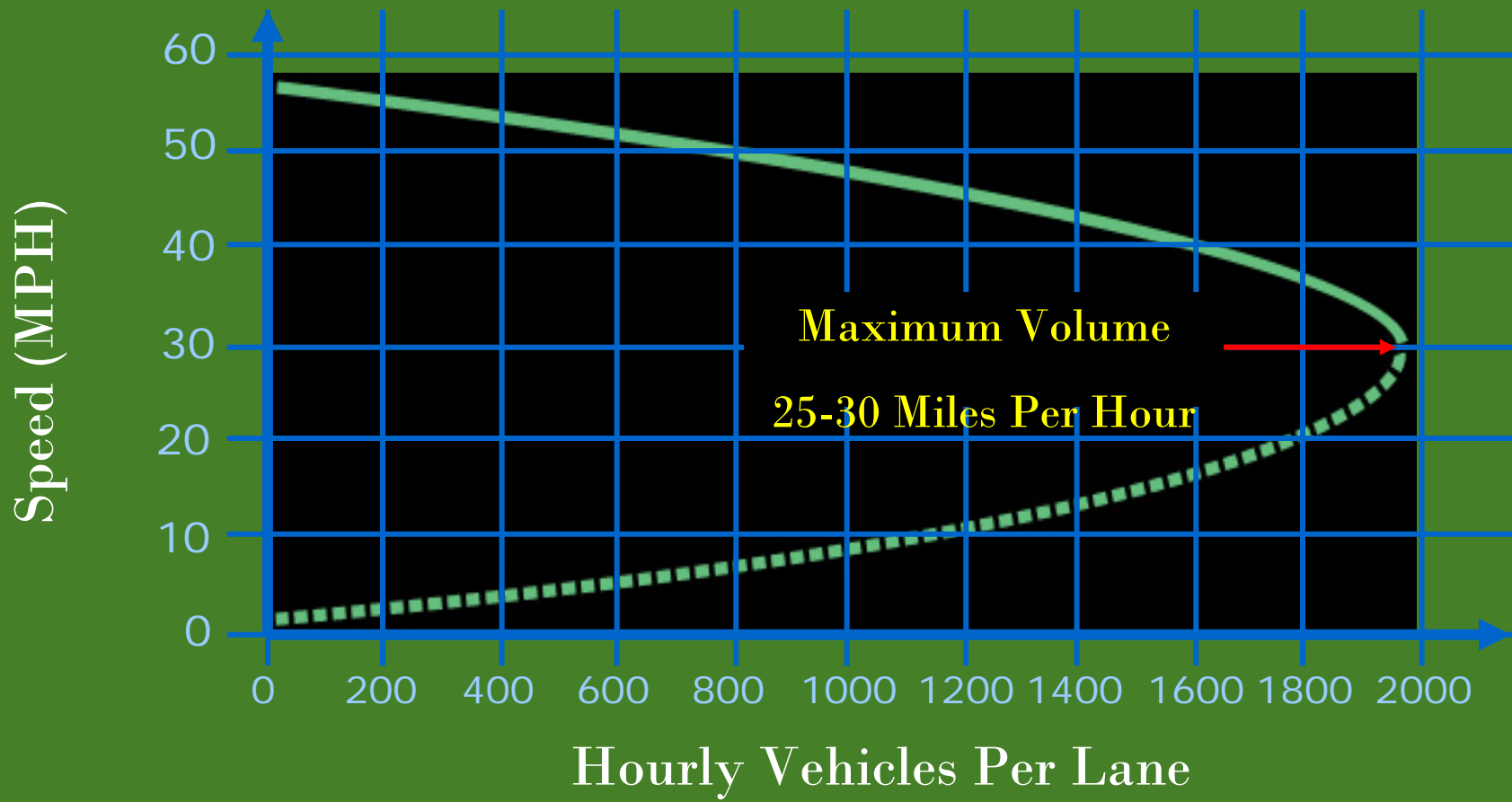
# Safe and Comfortable



Creating a safe environment that embraces individuals of all ages and is reinforced through good design and planning



# Safe and Comfortable: Auto Speed vs. Efficiency?



Source: Glatting Jackson, et al



# Safe and Comfortable: The Vision for Rockville Pike

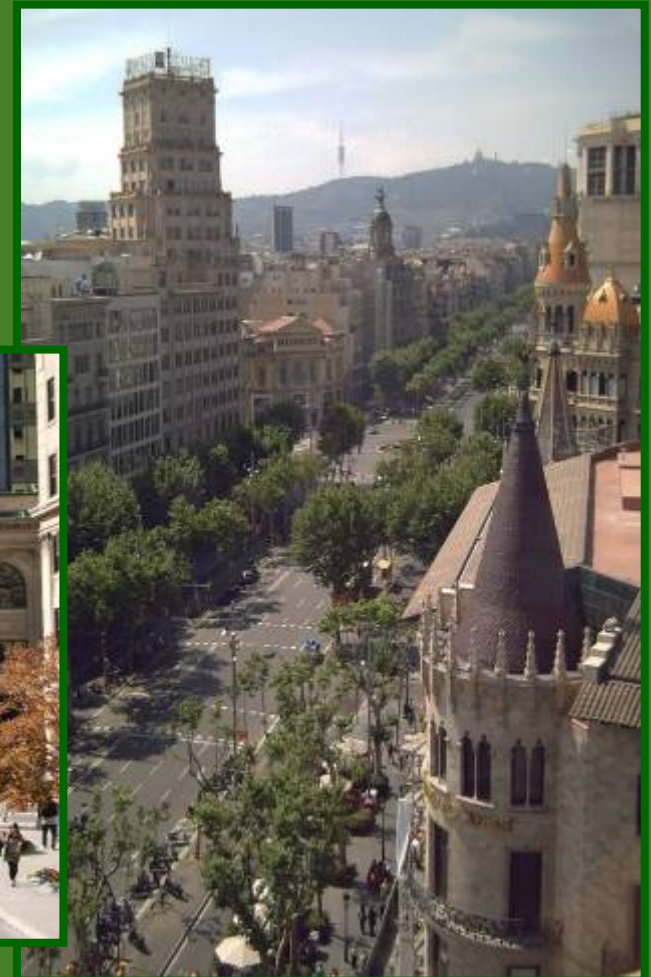


## Boulevards of the World



Chicago, Illinois

Barcelona, Spain



Montreal, Canada





# Connected and Convenient: Rockville Pike – 21<sup>st</sup> Century Boulevard



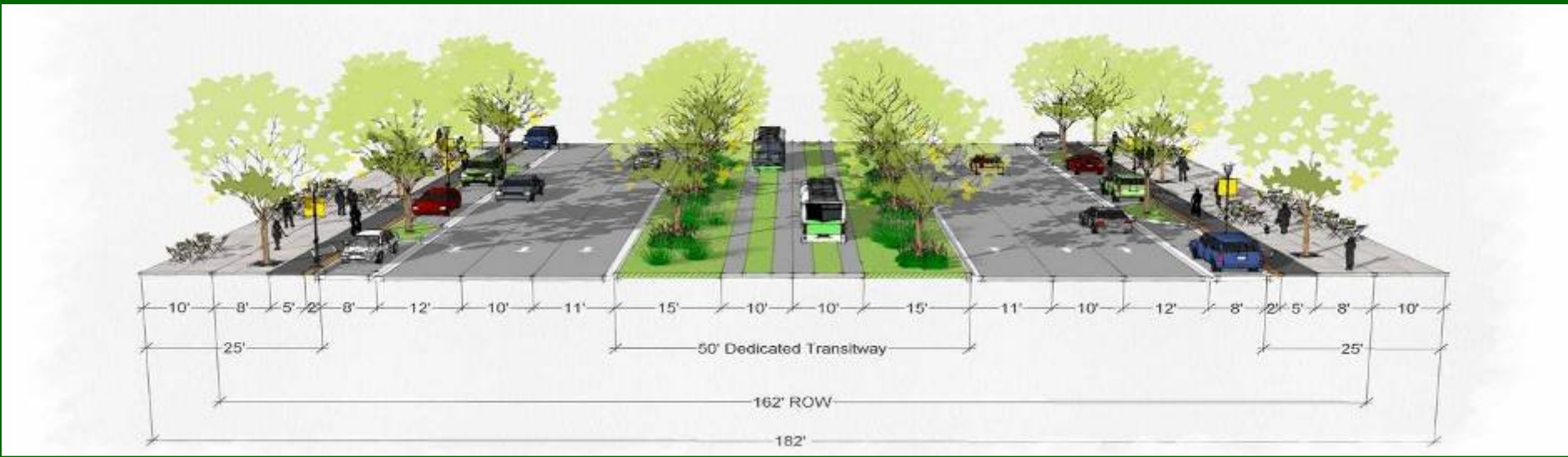
Tree lined boulevard with wide sidewalks and permeable surfaces



# Connected and Convenient: Rockville Pike – 21<sup>st</sup> Century Boulevard

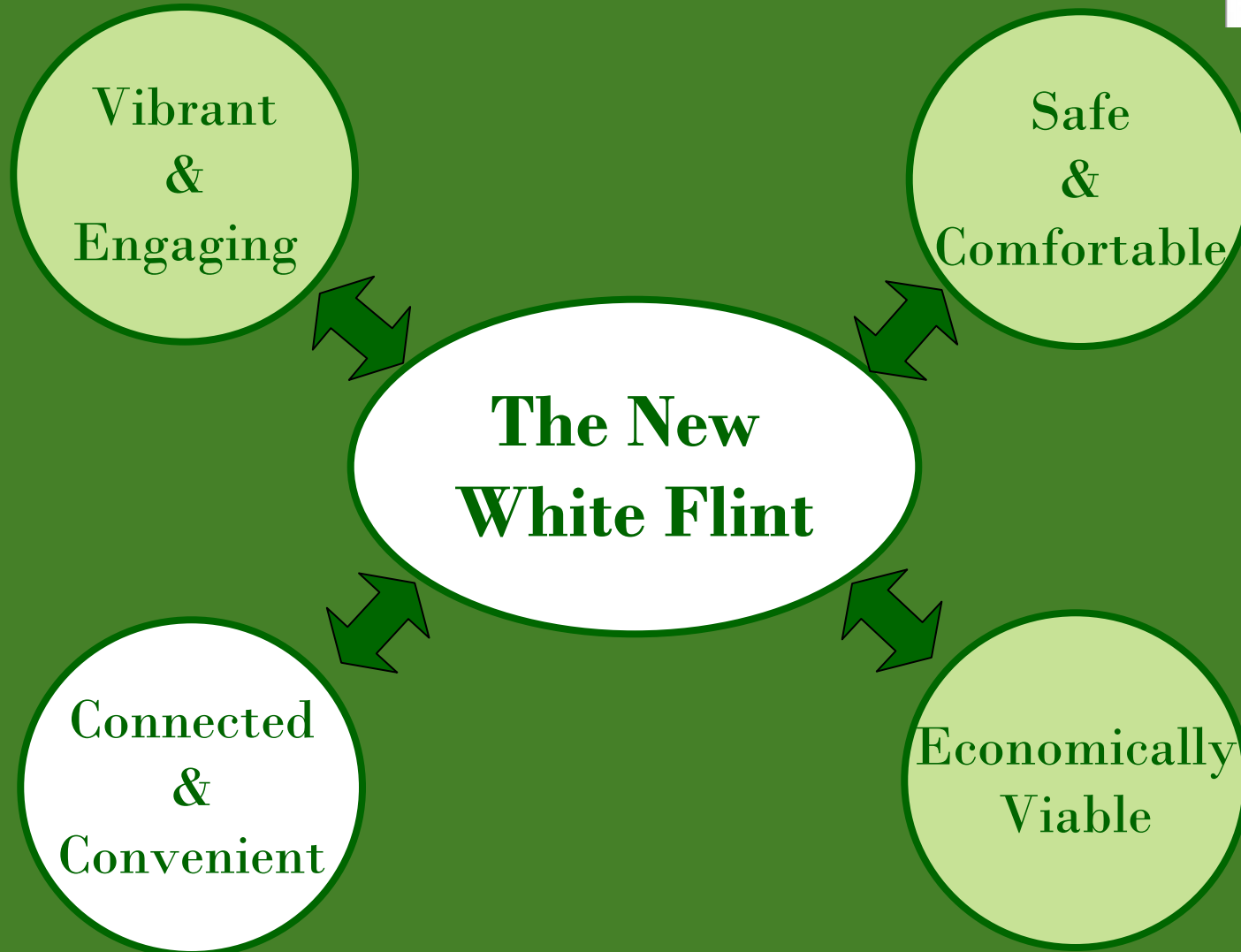


Increased width with street front retail, bike paths and a dedicated bus lane





# Connected and Convenient



# Connected and Convenient



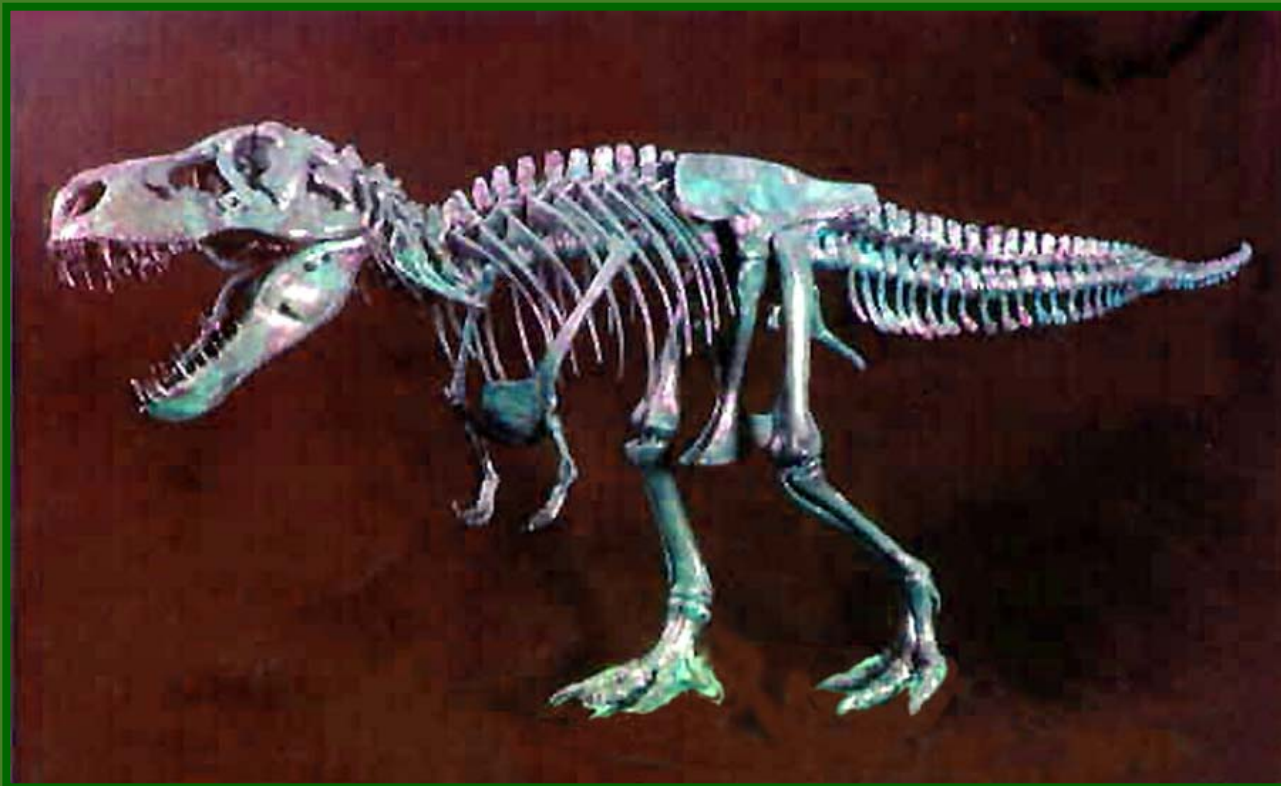
Providing options for modes of transportation that connect a neighborhood to daily conveniences





# Connected and Convenient: What Can the Bones Tell Us?

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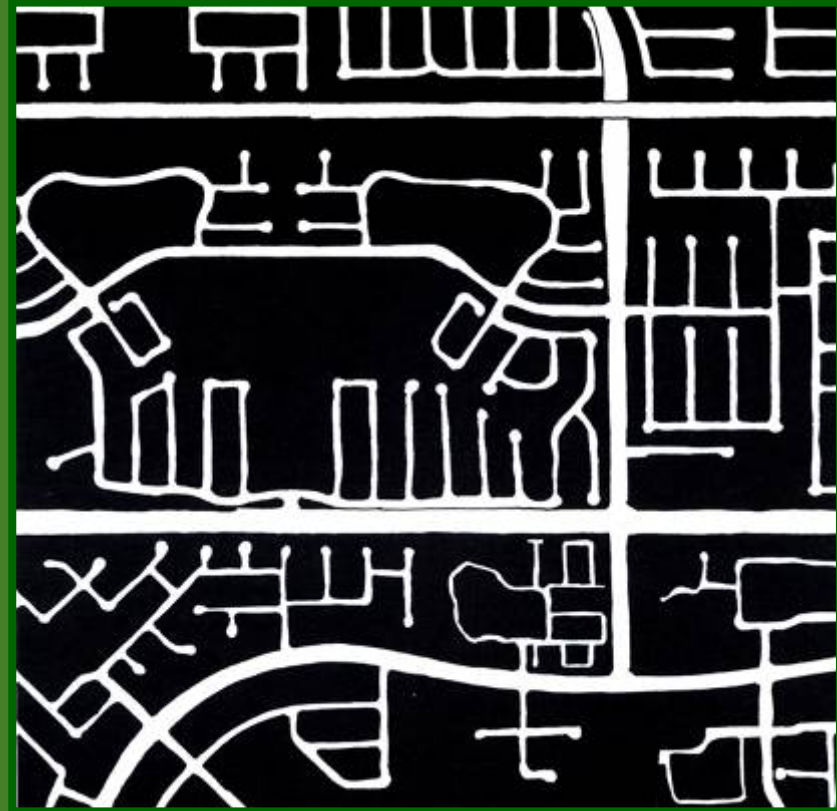


*Source: Glatting Jackson, et al*

# Connected and Convenient: What Can the Street Grid Tell Us?



Savannah, Georgia



Irvine, California



# Connected and Convenient: Getting “The Bones” Right

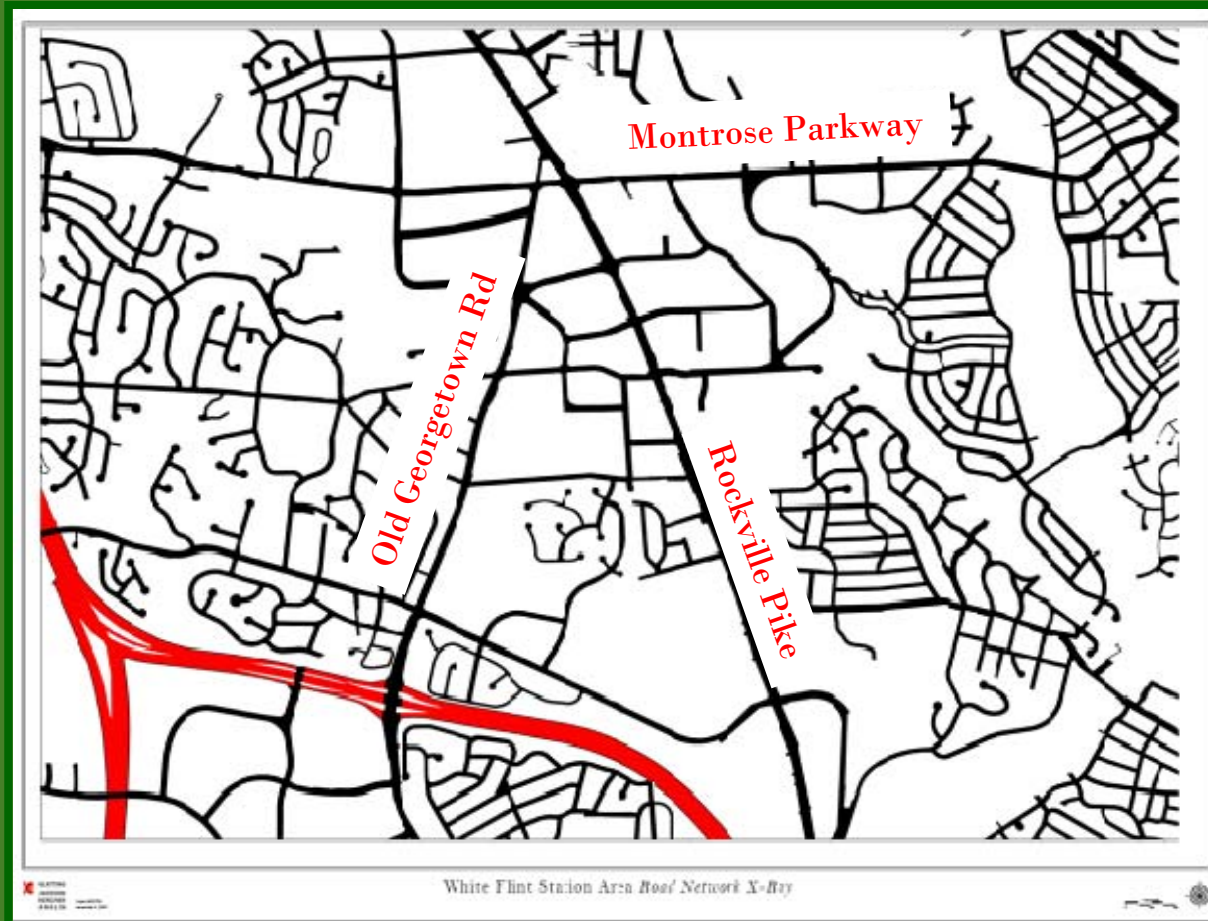


Savannah, Georgia



Irvine, California

# Connected and Convenient: White Flint Street Grid



Source: Glattig Jackson, et al



# Connected and Convenient: Road Network



Sparse



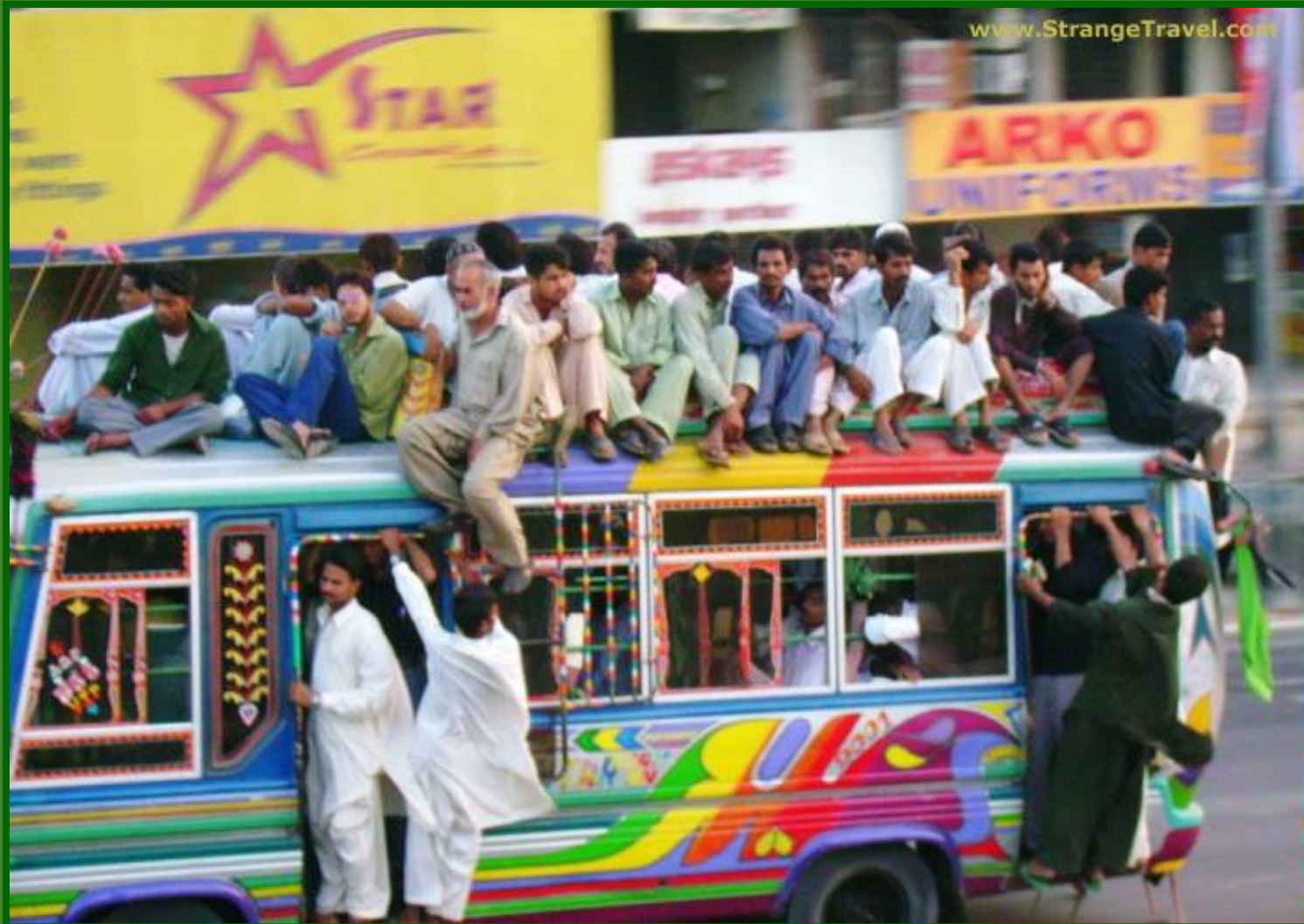
Sparse existing road network

Dense



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

# Connected and Convenient



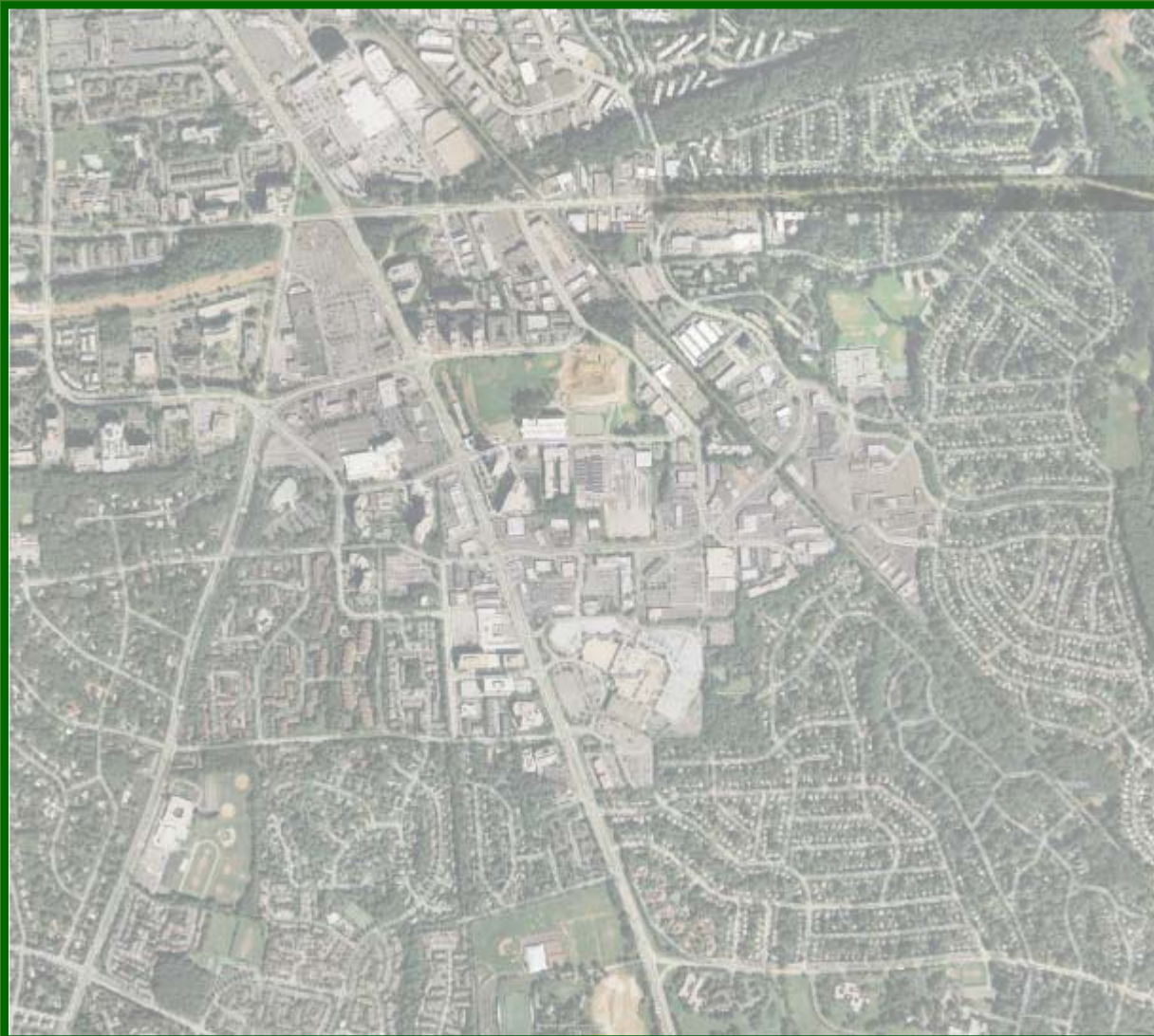


# Connected and Convenient: Improved Public Transit with More Options

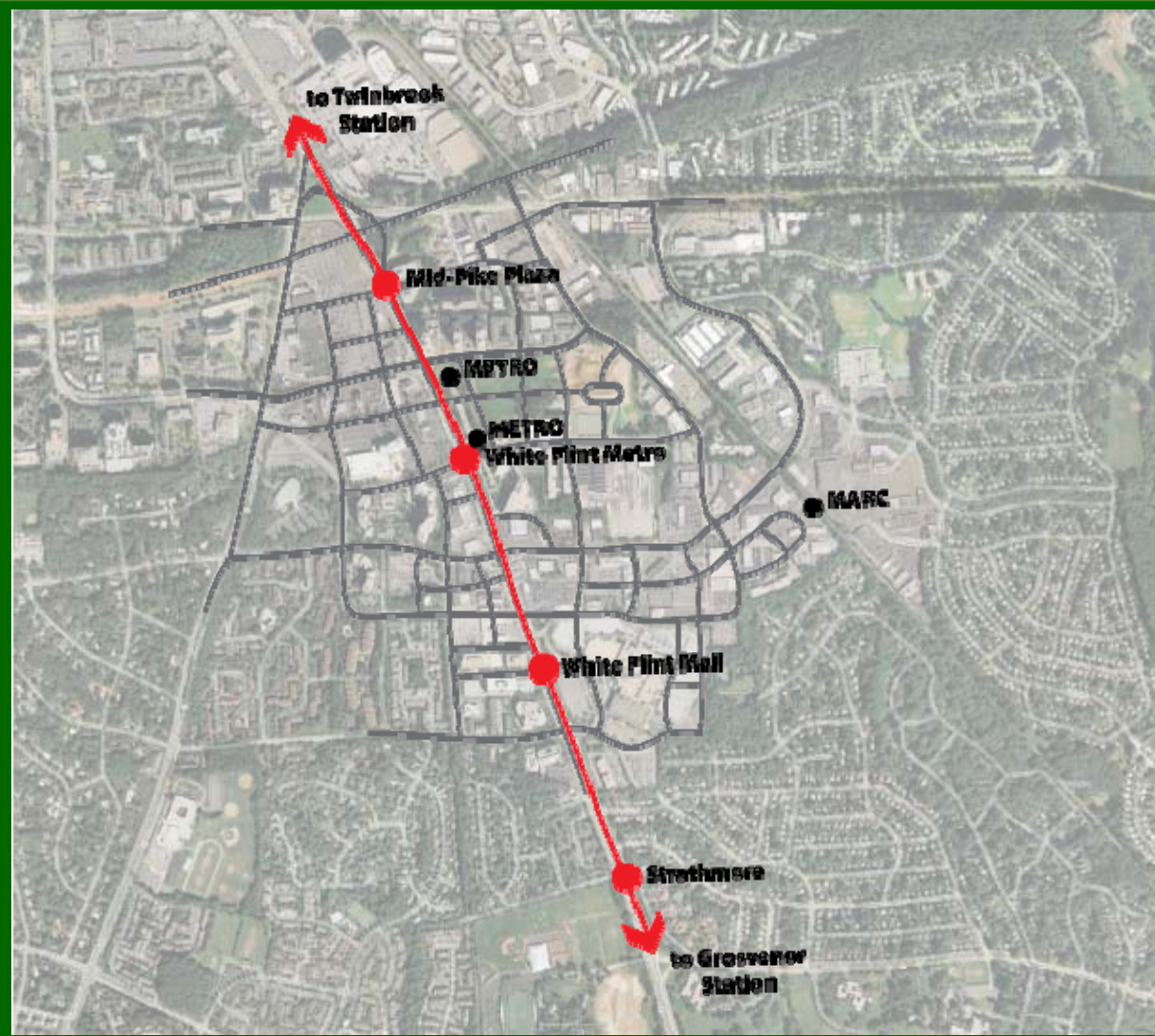




# Connected and Convenient: Existing Transit Conditions

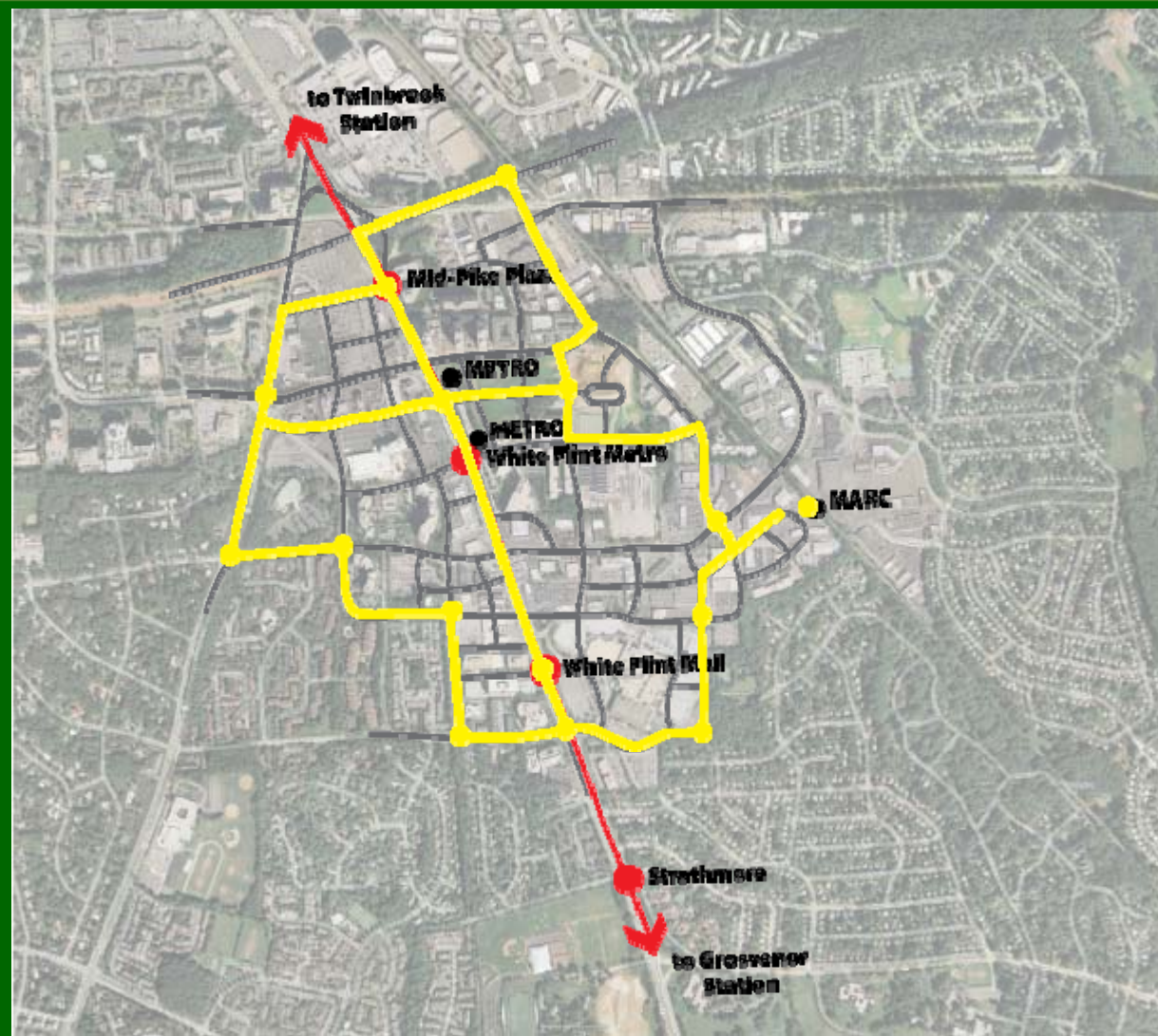


# Connected and Convenient: Train & Bus Rapid Transit Improvements



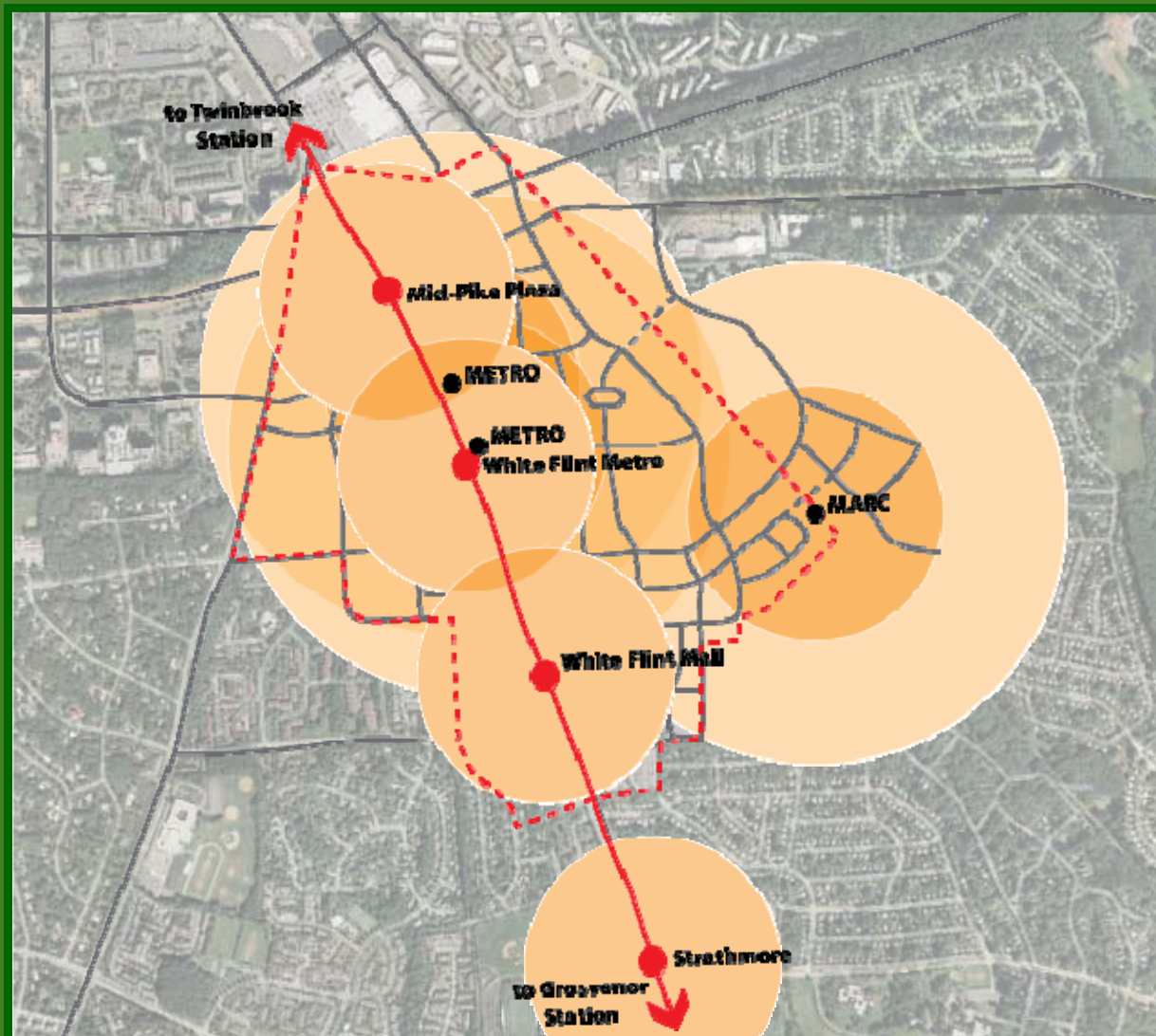


# Connected and Convenient: Local Circulator

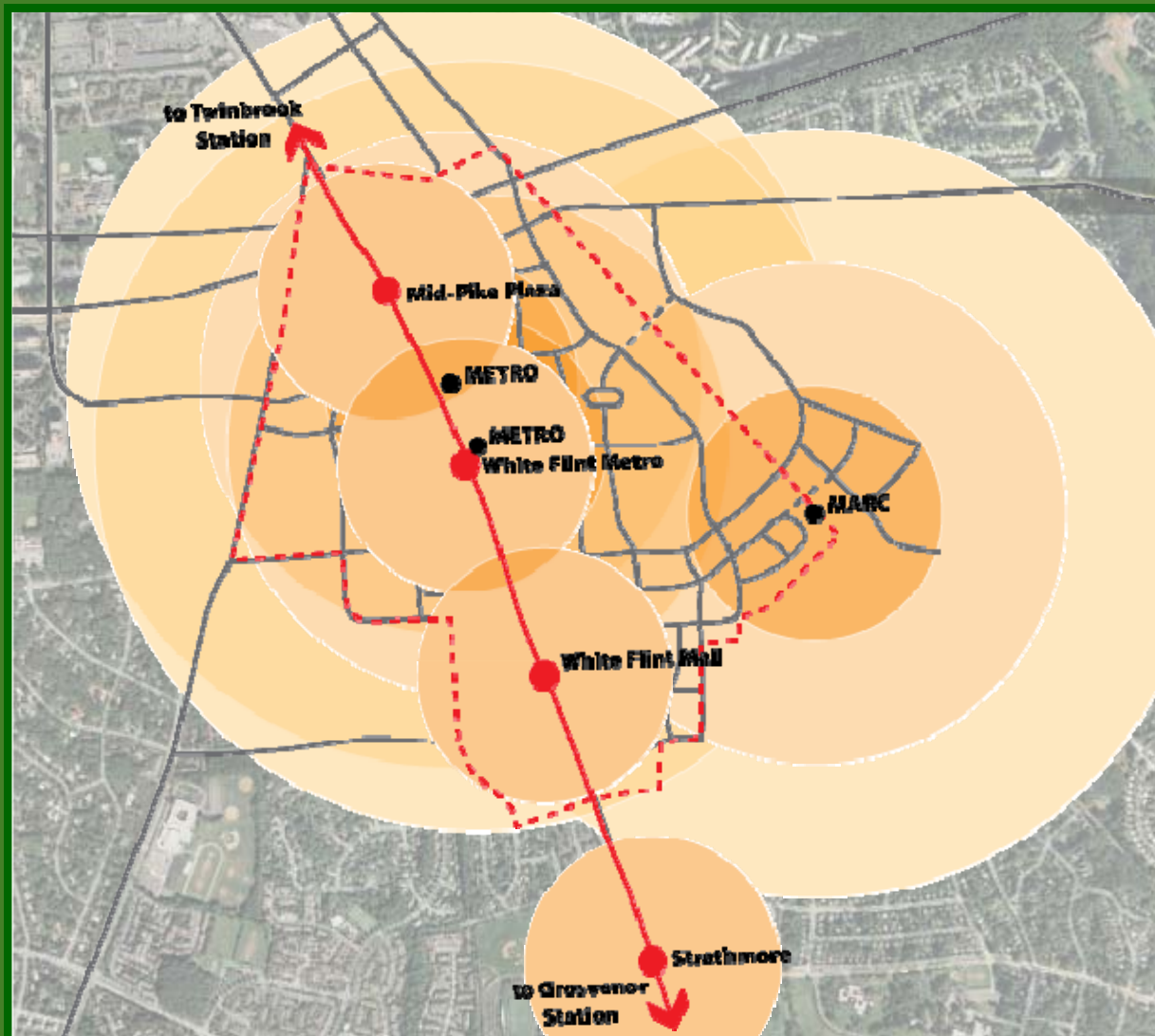




# Connected and Convenient: Improved Walkability



# Connected and Convenient: Walkability + Bikability



# Connected and Convenient: 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



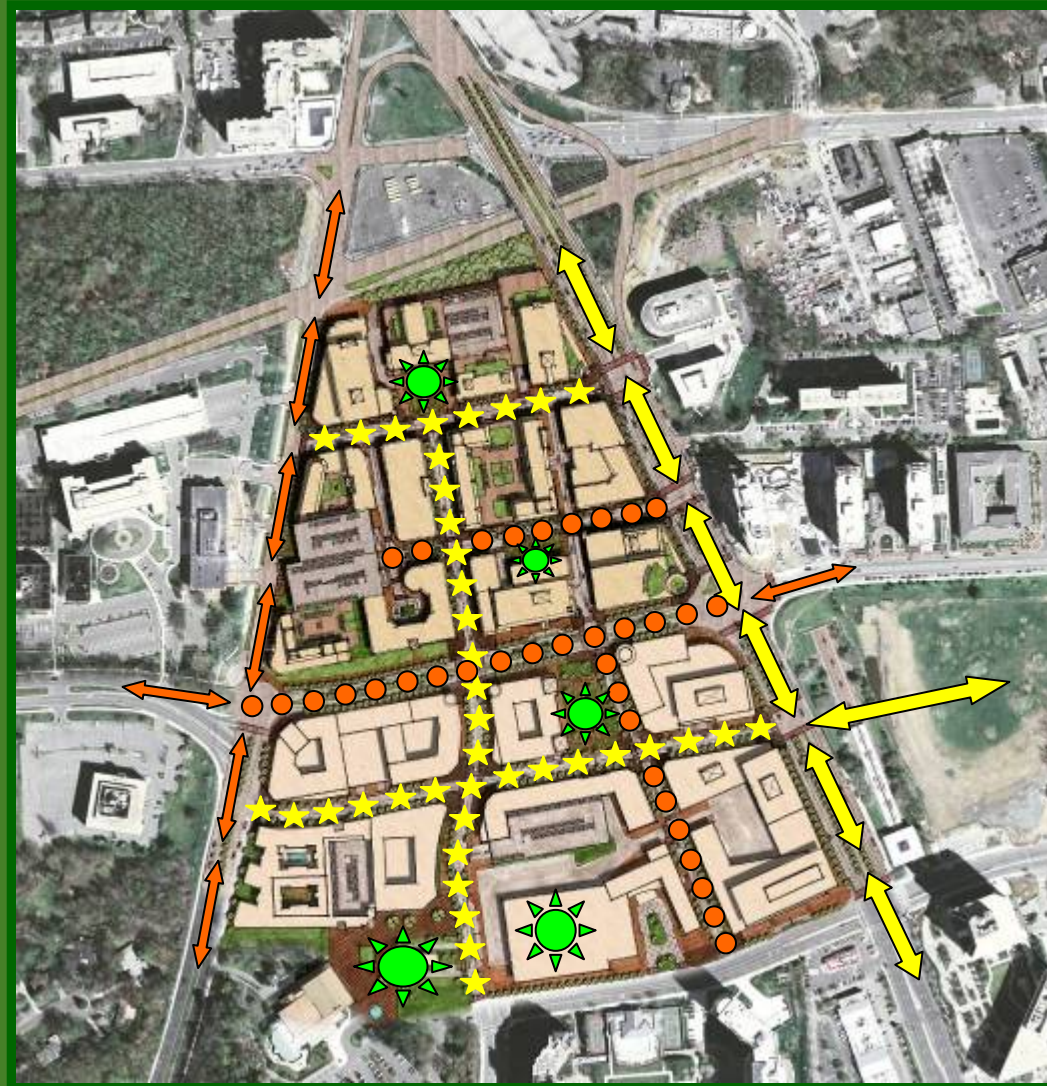
The same number of people on a pedestrian and bicycle-friendly street



# Connected and Convenient: Five Minute Walk Neighborhoods



# Connected and Convenient: Neighborhood A

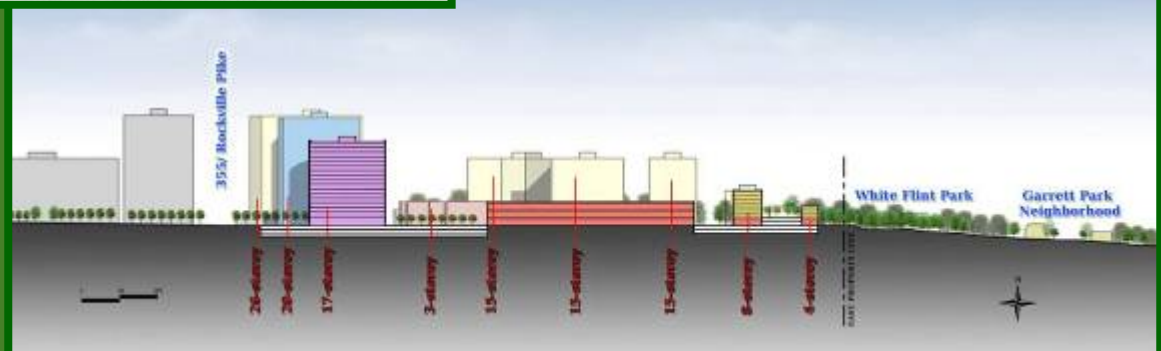




# Connected and Convenient: Neighborhoods C & D

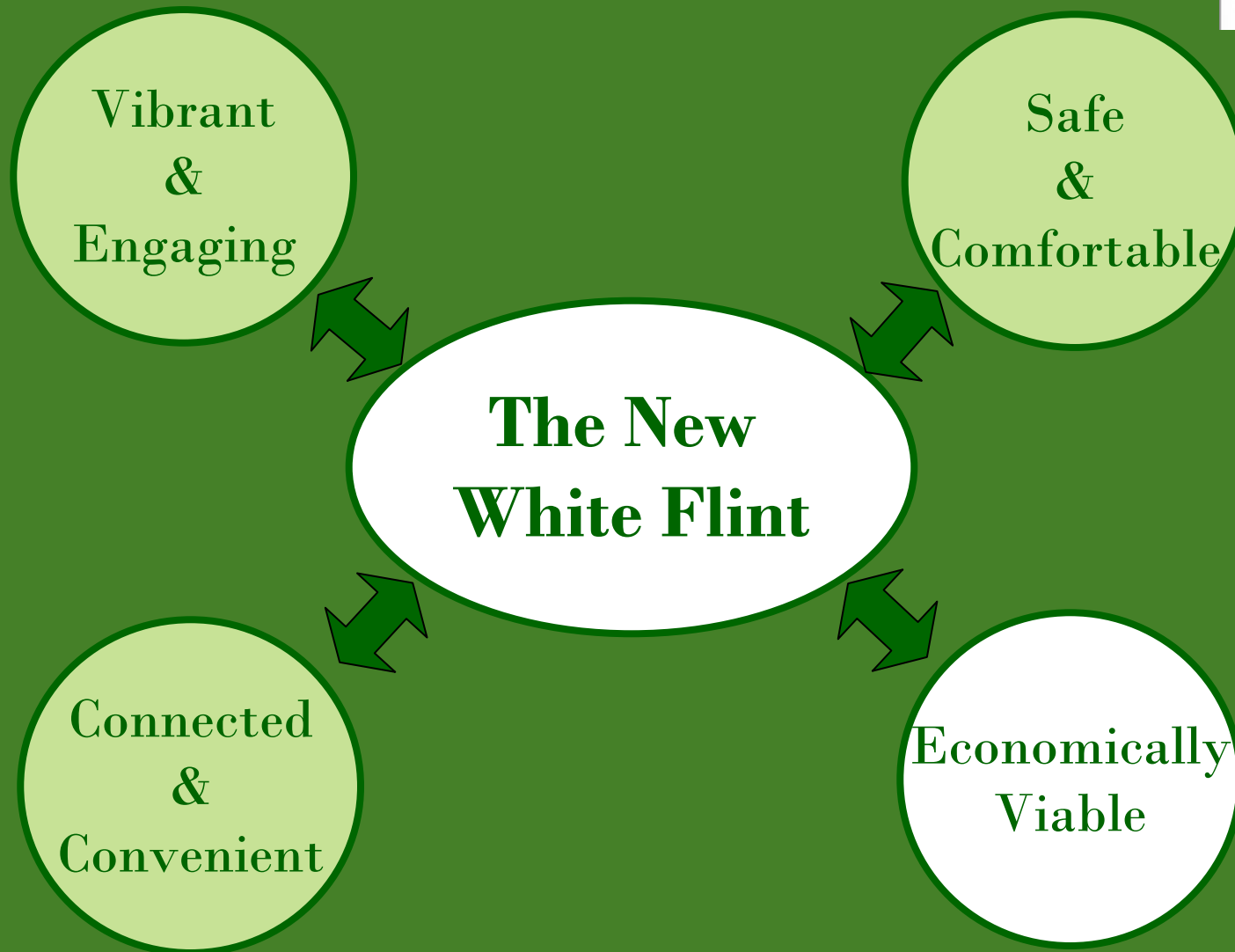


Stepped down building heights to respect and transition with existing neighborhoods





# Economically Viable



# Economically Viable



## Public-Private Financing Strategy

\$500 Million in Infrastructure

75% Funded by Private Sector

25% Funded with Public Bonds

(Increased Commercial Tax Revenues)

JBC's North Bethesda Market



Federal Realty's Mid-Pike Plaza

Implementing an infrastructure funding mechanism to provide for ongoing reinvestment and long term sustainability



# Economically Viable



## Studies Performed by Subject Matter Experts

- \* Economic Analysis Consultant

W-ZHA, LLC

- \* Transportation Consultant

Glattig Jackson Kercher Englin



The Holladay Corporation's Metro Pike

# Economically Viable



This is the future of White Flint!





## For More Information...

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- Host a Living Room Chat
- Attend the Public Hearings and Write Letters
- Become a Friend! [www.friendsofwhiteflint.org](http://www.friendsofwhiteflint.org)
- Upcoming Speaker Series Event
  - Sept 25, 2009 8am at Dave and Busters
  - Speakers: Governor Glendenning & EPA
- Feel free to contact us with questions!

Phone: 301-998-8300

E-mail: [alison@whiteflintpartnership.com](mailto:alison@whiteflintpartnership.com)

[www.whiteflintpartnership.com](http://www.whiteflintpartnership.com)