
Planning at Metro Stations

Case Studies and Lessons Learned

Montgomery County, Maryland

John A. Carter, Chief
Urban Design and Preservation Division
M-NCPPC
Montgomery County

May 18, 2010

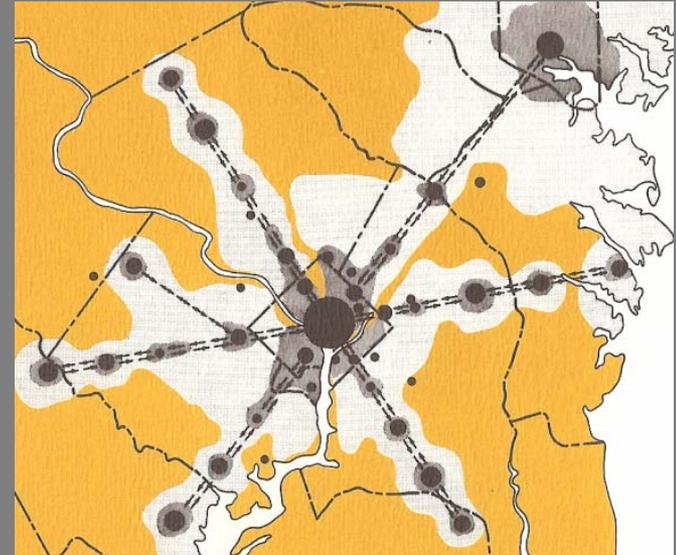


Reston Task Force

Outline

Case Studies:

- **General Plan ... on wedges and corridors**
- **I-270 Corridor**
- **Friendship Heights CBD**
Residential and Retail Center/Capacity and Incentive Zoning
- **BCC/Green Mile**
Residential corridor/Neighborhood preservation
- **Bethesda CBD**
Mixed-use CBD/Phasing and incentive zoning
- **White Flint**
Mid-town on the Pike/high density mixed-use center
- **Twinbrook**
Urban design and public amenities/design guidelines

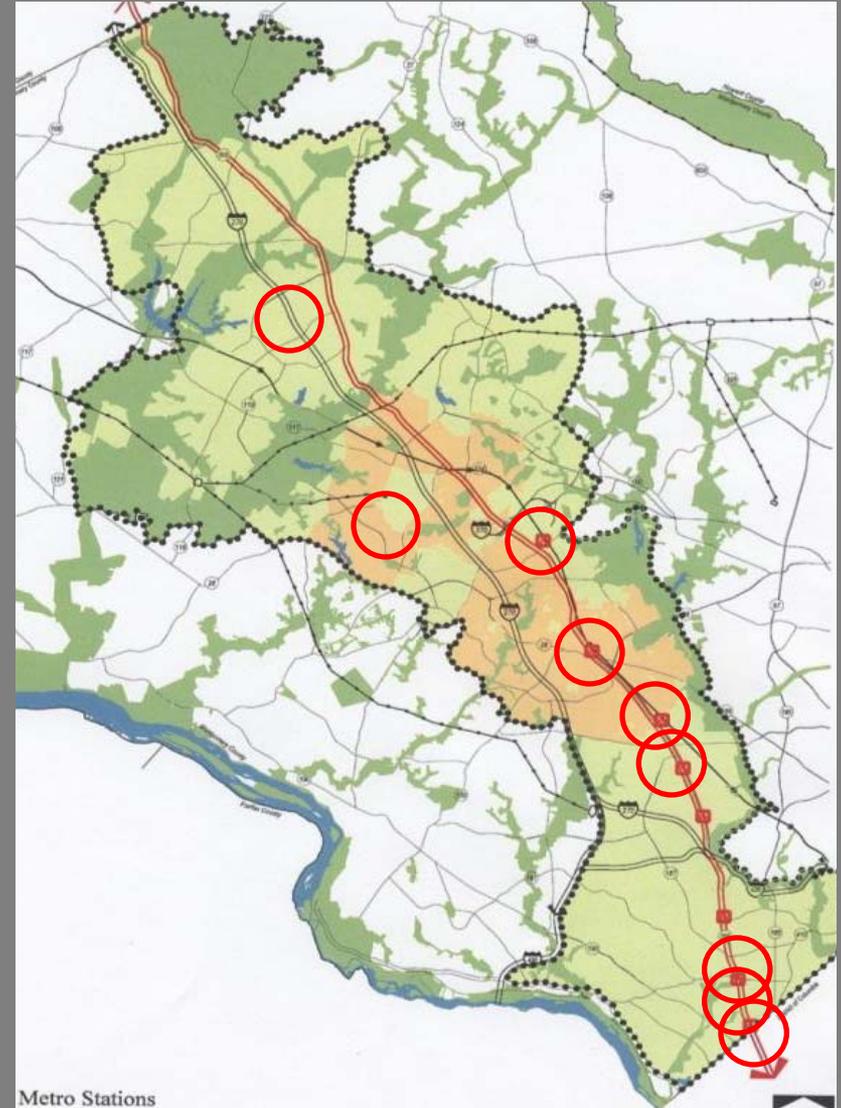


Reston Task Force

I-270 Corridor

Integrated Planning Program:

- General Plan
- I-270 Corridor Program
- Master Plans: ○
 - Friendship Heights CBD, BCC/Green Mile, Bethesda CBD, White Flint, Twinbrook, and Shady Grove
 - City of Rockville
 - Gaithersburg and Germantown
- Zoning Code Revisions
- Design Guidelines



Reston Task Force

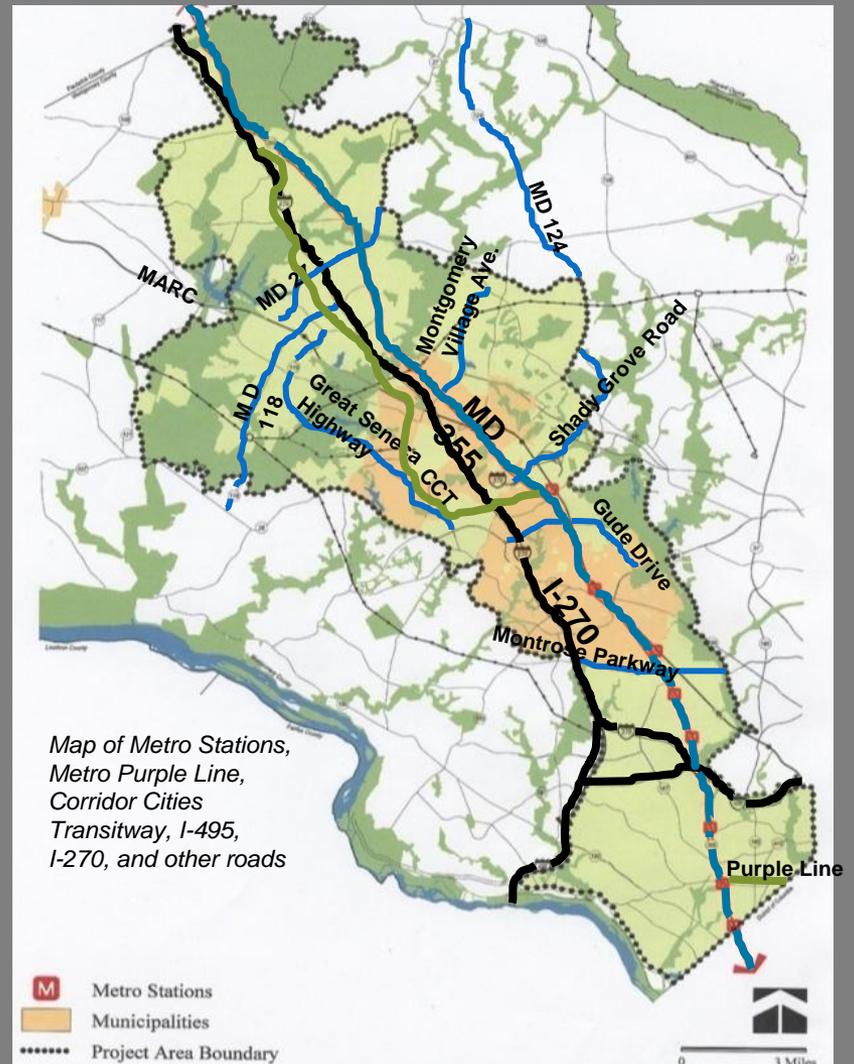
I-270 Corridor

Planning for the MD 355/I-270 Corridor:

Vision - Transform the Corridor into a coordinated series of connected, and livable centers.

- Respond to Global and Local Forces
- Create Centers at Metro Stations
- Connect the Corridor
- Balance Jobs and Housing
- Design

Corridor Access



Reston Task Force

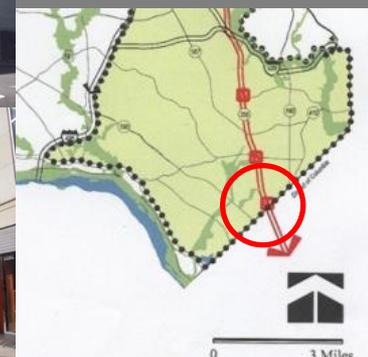
Friendship Heights CBD

Friendship Heights CBD

Residential and Retail Center - Capacity Analysis/Incentive Zoning



Friendship Heights

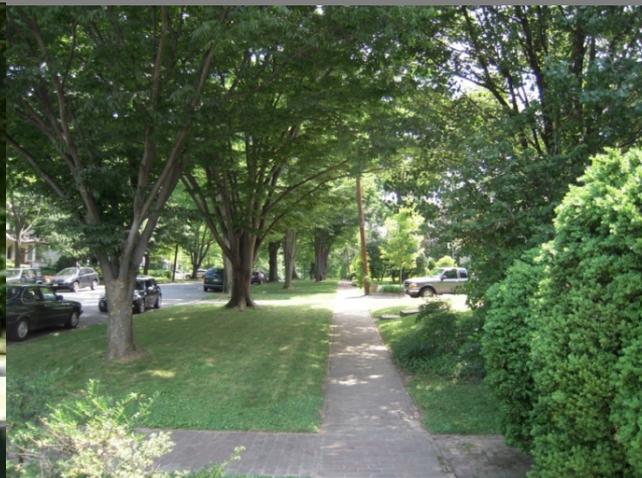


Reston Task Force

BCC/Green Mile

BCC/Green Mile

Residential Corridor - Neighborhood Preservation



Green Mile

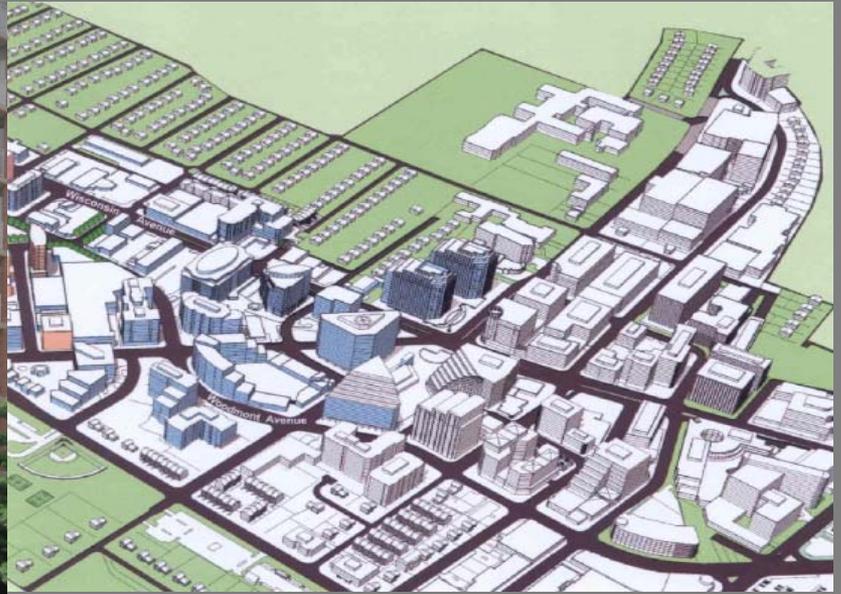


Reston Task Force

Bethesda CBD

Bethesda CBD

Mixed-Use CBD - Staging Development /Incentive Zoning

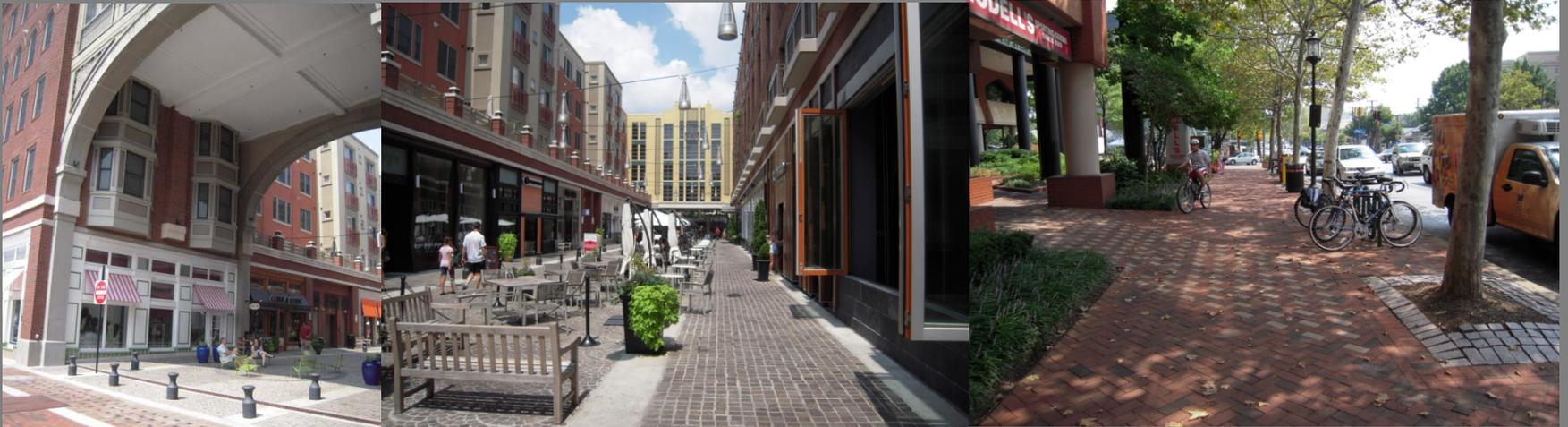


Reston Task Force

Bethesda CBD

Bethesda CBD

Mixed-Use CBD - Staging Development /Incentive Zoning



Bethesda CBD



Reston Task Force

Bethesda CBD

Bethesda CBD

Mixed-Use CBD - Staging Development /Incentive Zoning/Public Art



Bethesda CBD

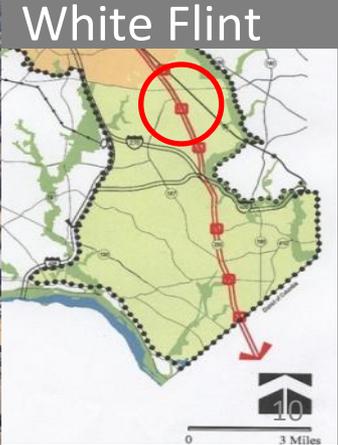
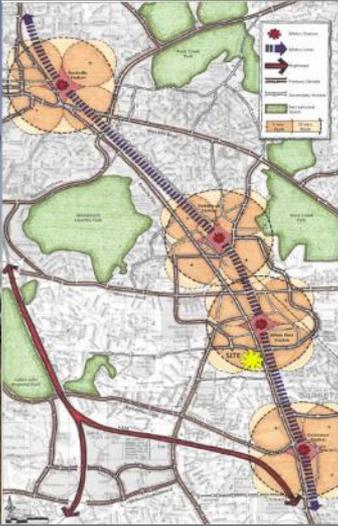
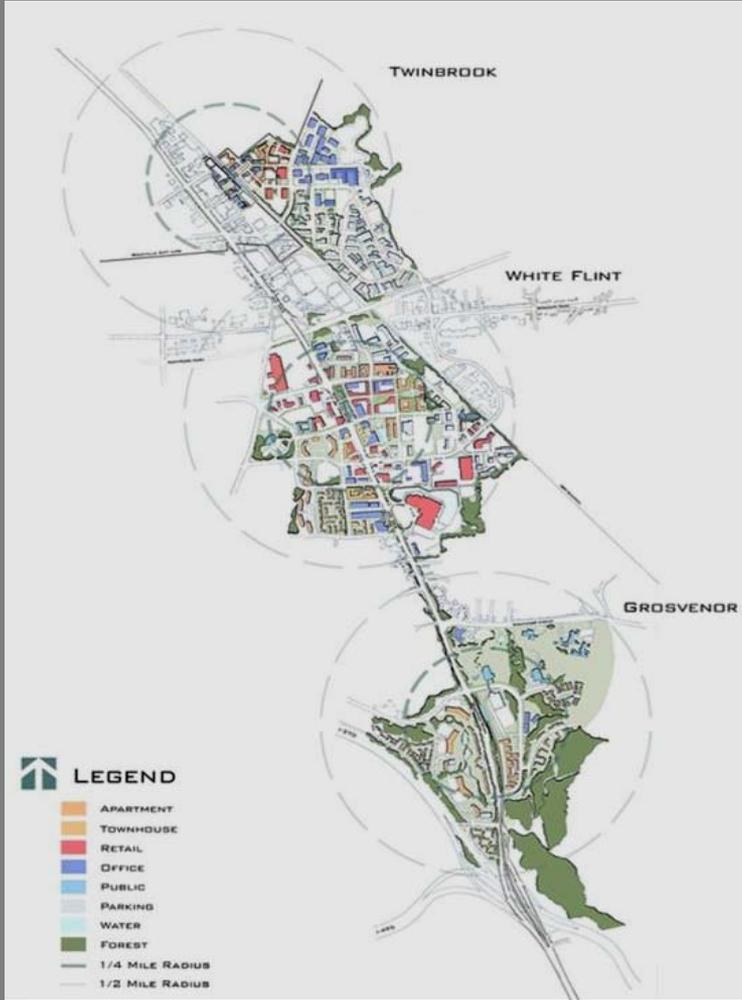


Reston Task Force

White Flint

North Bethesda/White Flint

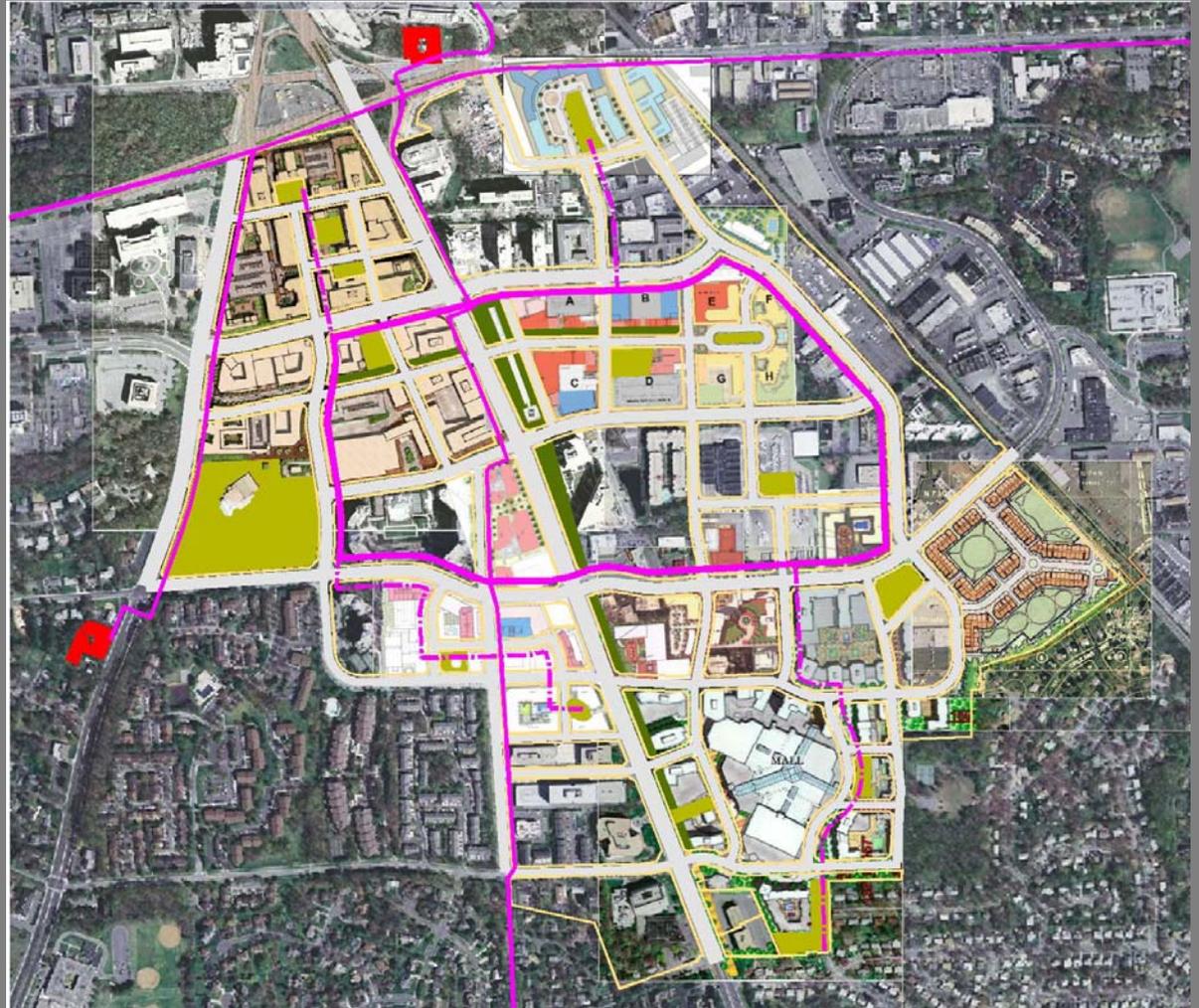
Mixed-Use CBD - Staging Development / Incentive Zoning



Reston Task Force

White Flint Composite

- Existing Public Roads
- Proposed Street Grid
- New Public Roads
- Proposed Roads
- Public Open Space
- Promenades
- Recreation Loop
- Local Trails
- Historic Sites
- Regional Trails
- Development Proposals



Reston Task Force

White Flint – walk

North Bethesda/White Flint

Mixed-Use CBD - Staging Development/Incentive Zoning



Reston Task Force

White Flint

White Flint

Area 1

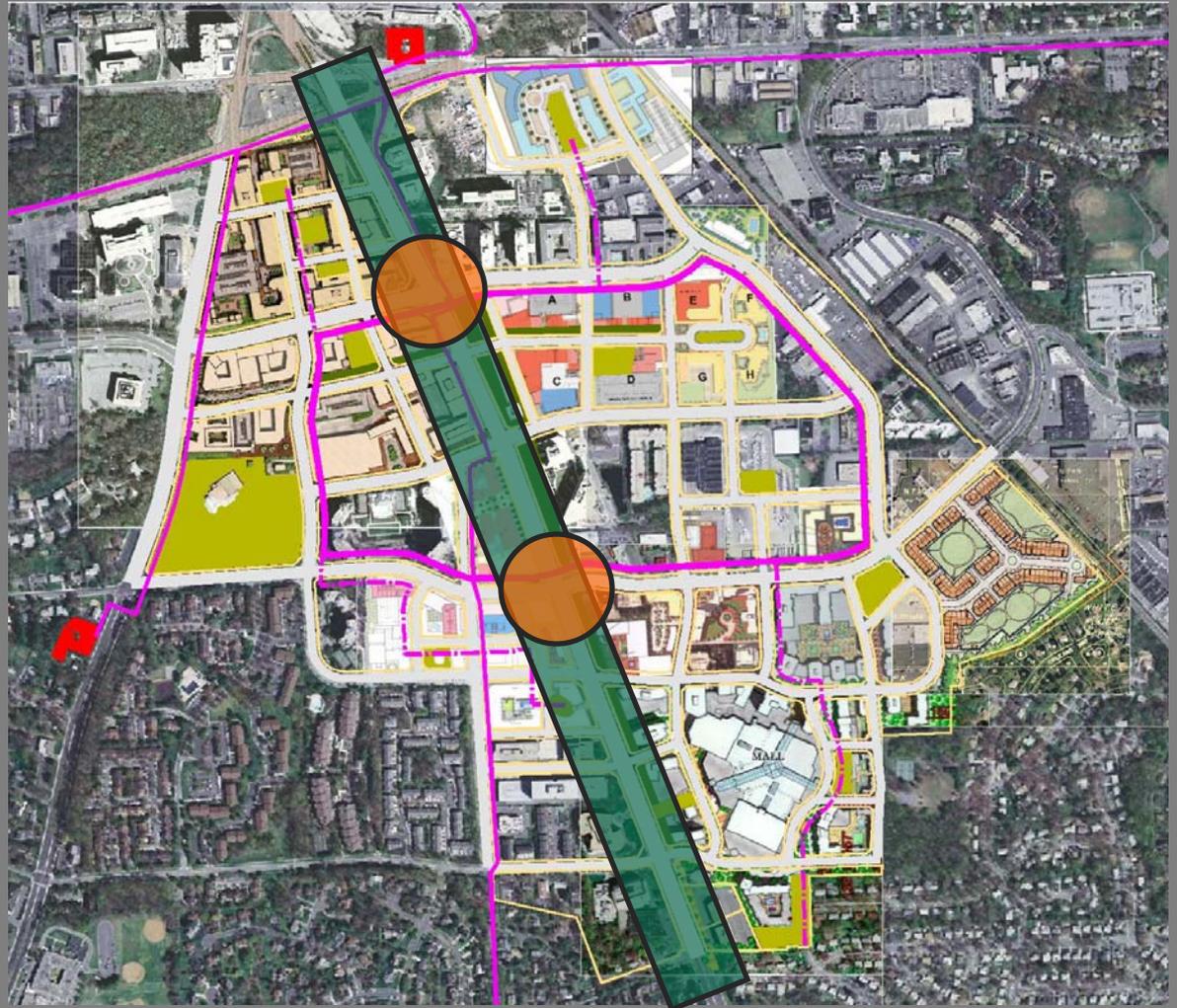
Improving the pedestrian environment along Rockville Pike

Area 2

Intersection of MD 355 with Old Georgetown Road

Area 3

Intersection of MD 355 with Nicholson Lane



Reston Task Force

White Flint

Compatibility/Rockville Pike



Reston Task Force

White Flint

Public Space/
LEED Standards/
Incentive Zoning



Reston Task Force Twinbrook

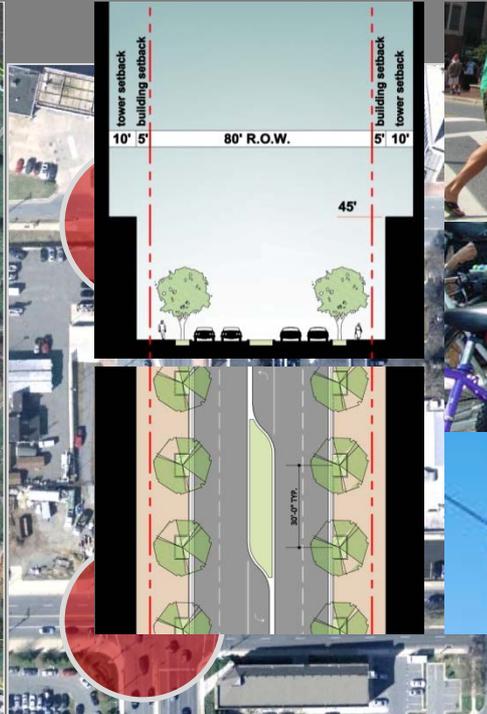
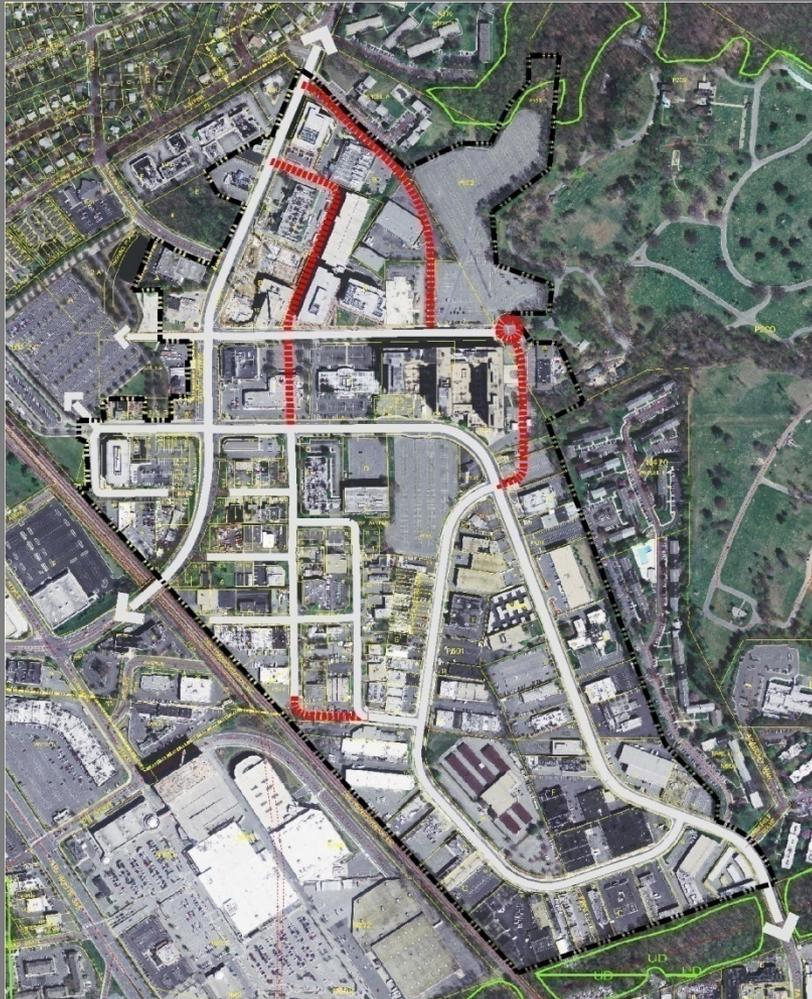
Community Building Blocks - Streets/Open Space/Buildings

LEED Neighborhood



Reston Task Force

Twinbrook



Proposed Roads

Trouble Spots

Existing Roads

Street Network

Reston Task Force

Twinbrook

Twinbrook Fishers Lane Corridor Diagram



Station Green

Existing

Larger Spaces

Smaller Spaces

Open Space Network

Reston Task Force

Twinbrook

Twinbrook Parkway to Parklawn Building



Buildings - Housing for all, laboratories, offices, retail, light industrial

Reston Task Force Twinbrook

Incentive Zoning



Reston Task Force

City of Rockville

County Seat:

- Open Space
- Public Facilities
- Balance of Land Use



Rockville



Reston Task Force

Public Art

Public Art and Place Making: Round House Theater, Hand of NOAA, Wave Pool

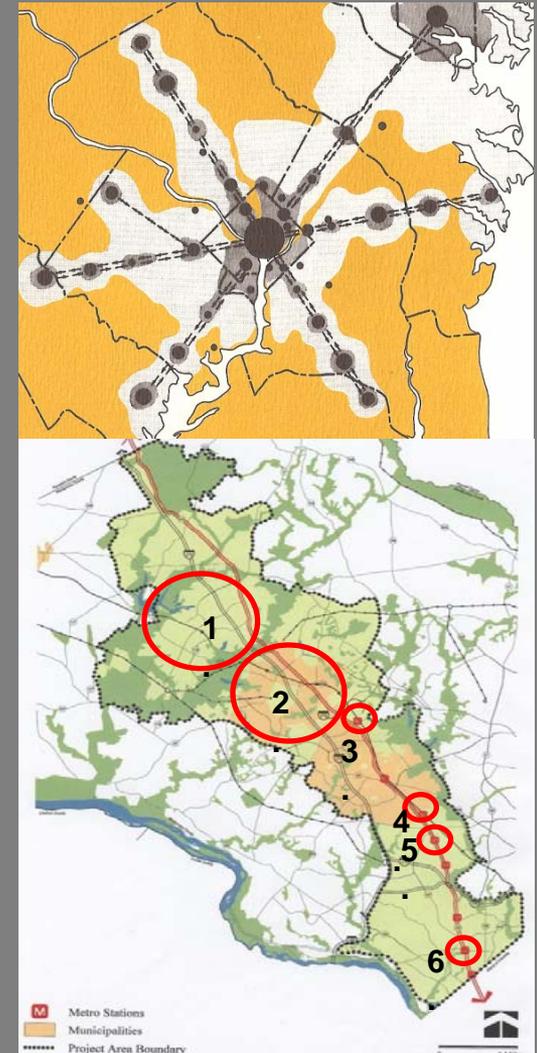


Reston Task Force

Lessons Learned

General Planning:

- Integrated Planning Program:
 - General Plan and Corridor Plan
 - Comprehensive and visionary area plans
- Capacity analysis and staging:
 - Balance land use with public facilities
 - Capacity for traffic and schools
 - Staging - Zoning/Open/Geographic
- Identify a special character for each Metro station area
- Balance jobs and housing
- Comparison of places or centers



Reston Task Force

Lessons Learned

General Planning:

- Comprehensive and visionary corridor area plan
- Capacity analysis and staging
(Balance land use with public facilities)
- Identify a special character for each Metro station area
- Balance jobs and housing
- Comparison of places or centers



Reston Task Force

Lessons Learned

Planning the Centers:

- Pedestrian oriented street system or grid
- Successful public spaces
- Buildings that shape streets and open spaces
- Flexible approach - one size does not fit all
- Incentive zoning tools (proffers)
- Focus on housing for all
- Focus on Sustainability/LEED (Neighborhoods, blocks and buildings)

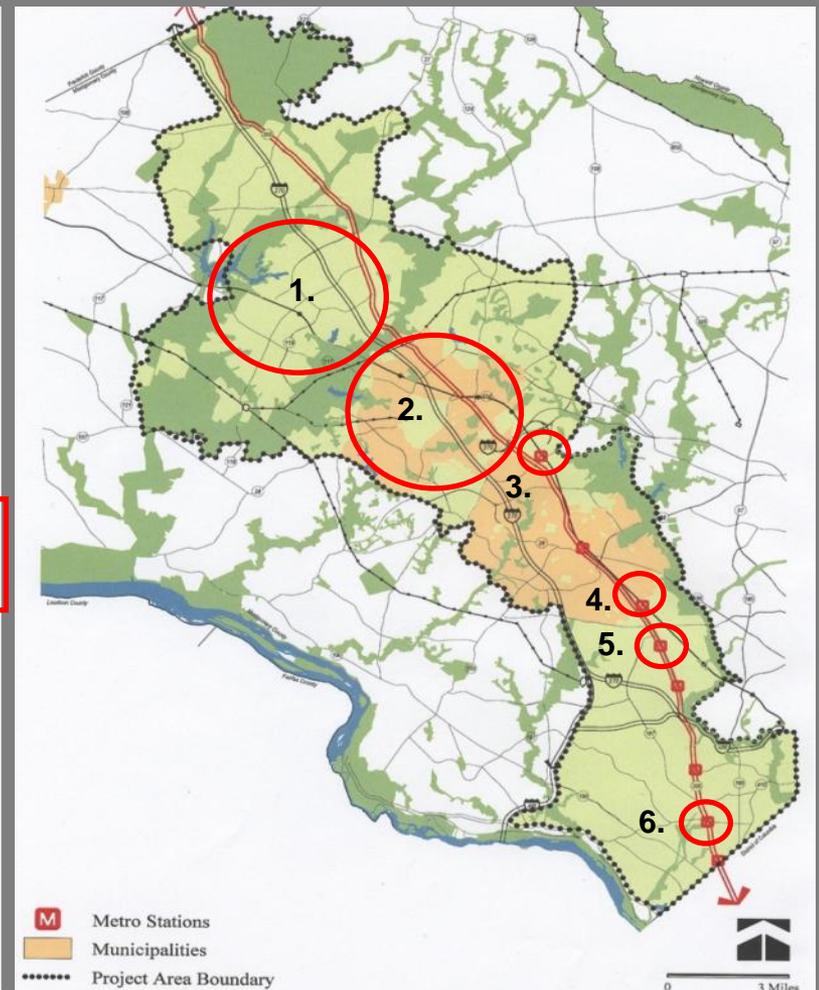


Reston Task Force

Balance of Jobs and Housing

Balance of land uses/jobs and housing through Master Planning

Name of Center	Existing	Existing Master Plans	Pending or Approved Master Plans
1. Germantown	3.70	8.31	4.43
2. Gaithersburg West	6.42	10.01	8.61
3. Shady Grove	32.55	10.62	1.44
4. Twinbrook	9.45	9.19	5.69
5. White Flint	8.43	4.81	2.87
6. Woodmont/ Bethesda	2.50	2.10	1.33
I-270 Totals	2.48	2.18	2.05

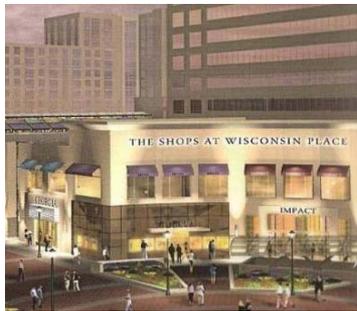


Reston Task Force

Place Comparisons

Montgomery County

Items	Neighborhoods				
-------	---------------	--	--	--	--



	Friendship Heights	Bethesda CBD	White Flint	Twinbrook	City of Rockville
Max. FAR	3.0	4.0	4.0	1.5 - 1.9	2.5
Bldg Hgt.	143 feet	200 feet	300 feet	143 feet	150 feet
Public Space	20%	20 %	20 %	20%	NA

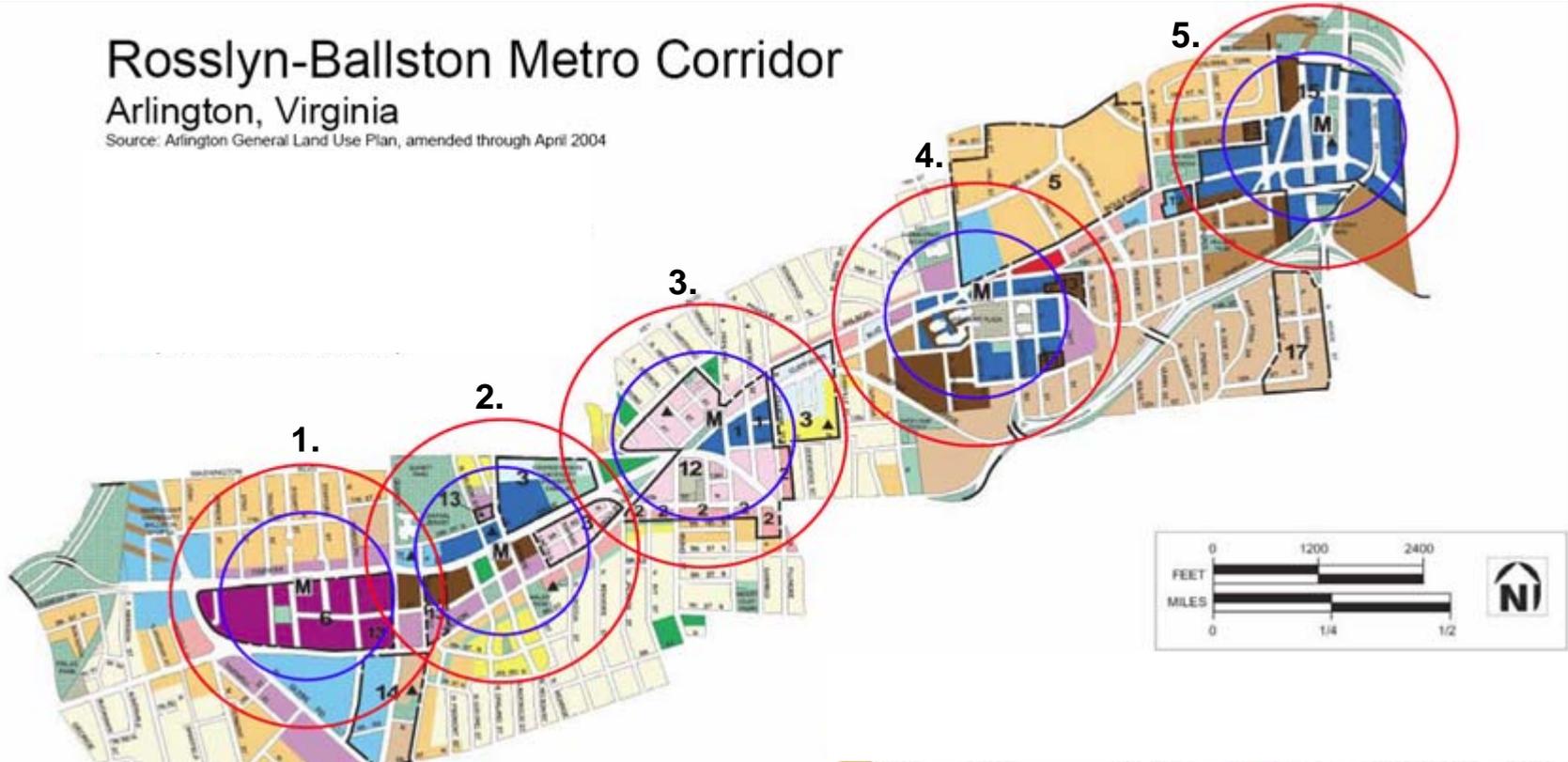
Reston Task Force

Place Comparisons

Rosslyn-Ballston Metro Corridor

Arlington, Virginia

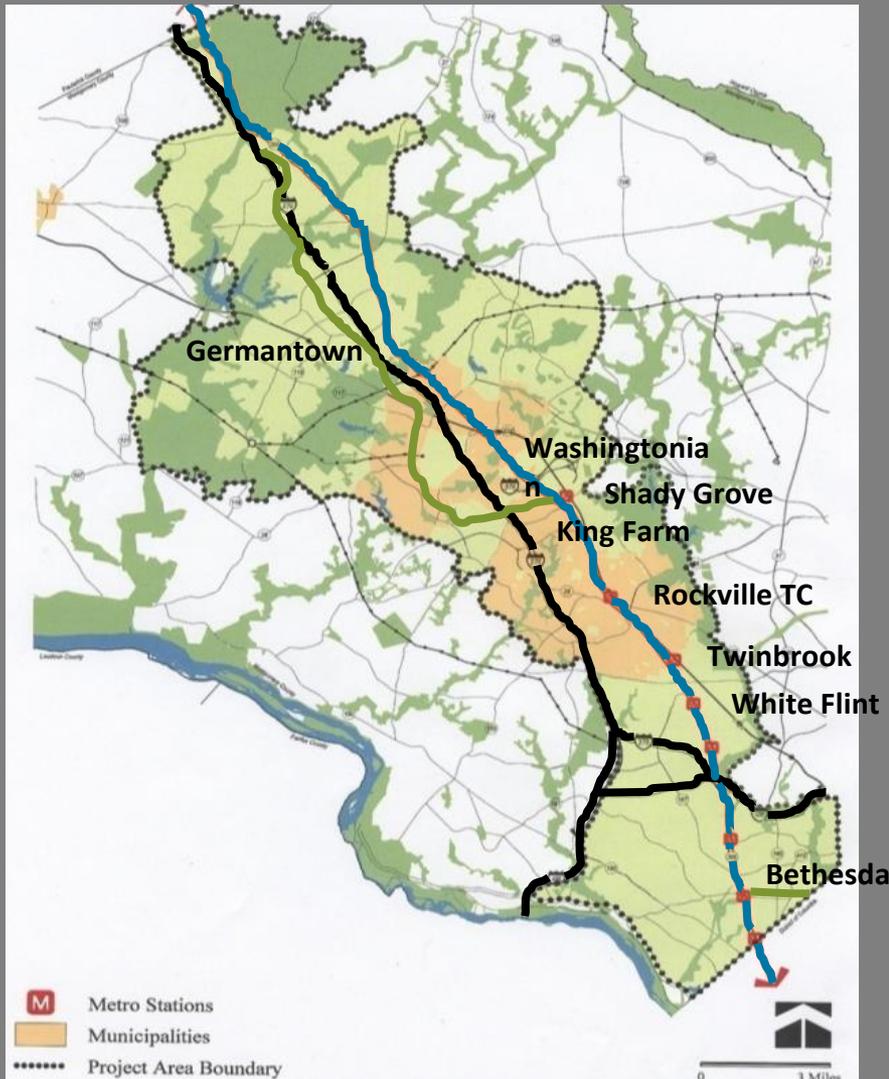
Source: Arlington General Land Use Plan, amended through April 2004



	1. Ballston	2. Virginia Square	3. Clarendon	4. Courthouse Square	5. Rosslyn
FAR	6.0	4.3	4.0	4.0	10.0
Building Hgt.	216 feet	90-180 feet	75-110 feet	180 feet	300 feet +

Reston Task Force

Comparison of Place



Place	FAR	Building Height
Tyson's Corner	6.0 FAR*	400'
Rosslyn	10.0 FAR	300'
Ballston	6.0 FAR	216'
Virginia Square	4.3 FAR	180'
Courthouse Square	4.0 FAR	180'
Clarendon	4.0 FAR	110'
Bethesda	4.0 FAR*	200'
Rockville TC	2.5 FAR	150'
Reston TC	2.0 FAR	250'
Southeast/Navy Yard	6.0 FAR	90'
Carlyle	2.0 FAR	200'
Twinbrook	1.9 FAR*	143'
Shady Grove	1.5-2.0 FAR*	143'
Germantown	1.0-2.0 FAR*	143'
King Farm	0.4 FAR	NA

* Not including any density bonus (e.g. 30 percent) for MPDUs or Workforce housing)

Reston Task Force

Lessons Learned

Focus on Community Building Blocks

- **Pedestrian oriented street system or grid:**
 - Street character/design
 - Multi-modal
- **Great and successful public spaces:**
 - Environment
 - Public use space
 - Public facilities
 - Public art
- **Buildings that shape streets and open spaces:**
 - Design excellence
 - LEED



Reston Task Force

Lessons Learned

Focus on Community Design:

- **Flexible approach - one size does not fit all**
- **Successful planning tools:**
 - bonus density
 - proffers
- **Design Guidelines Program**
- **Focus on Sustainability:**
 - Neighborhoods
 - Blocks
 - Buildings



