



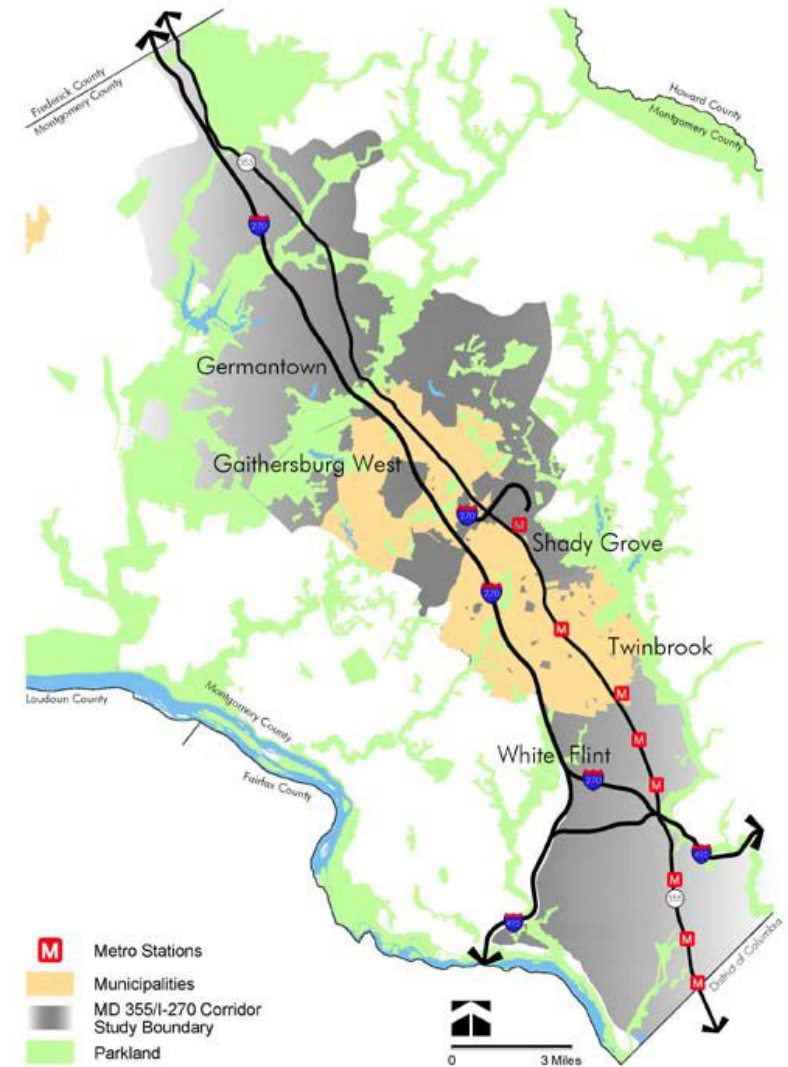
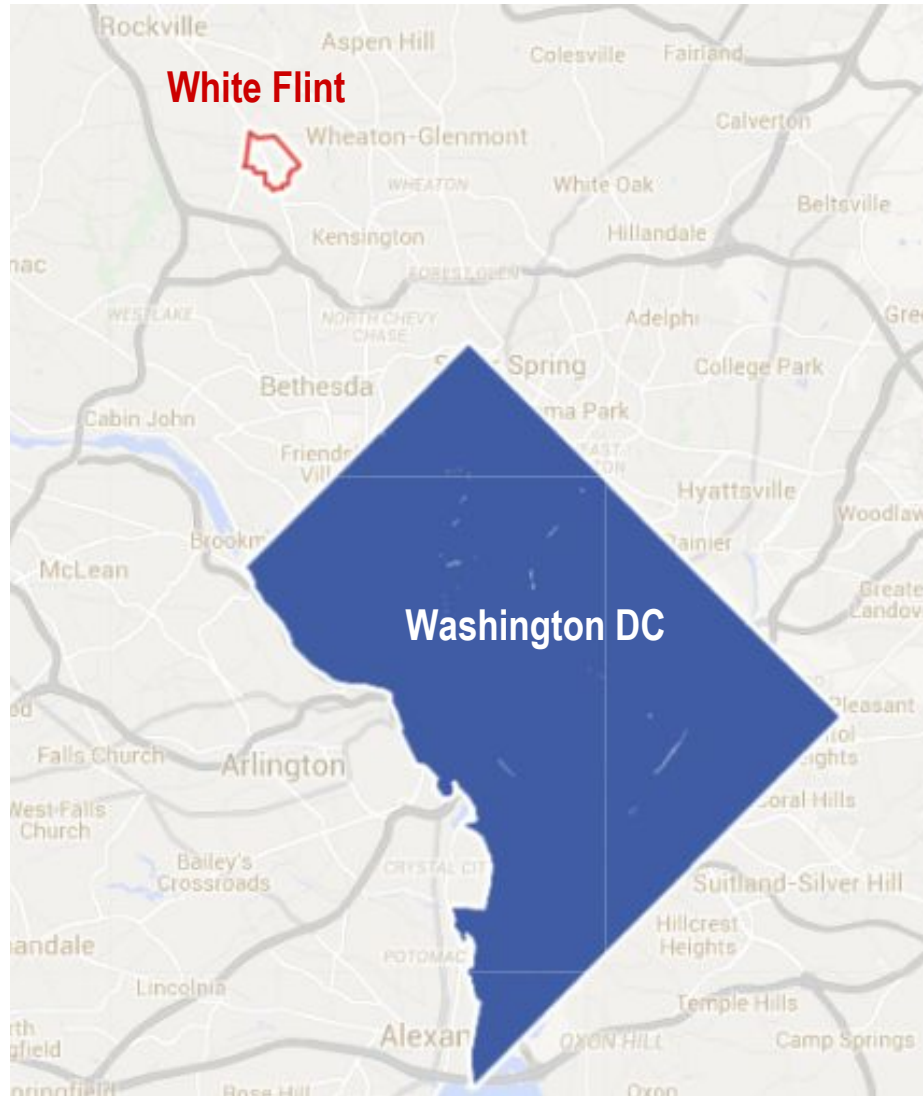
WHITE FLINT SUSTAINABLE MASTER PLAN

RETROFITTING WHITE FLINT MALL

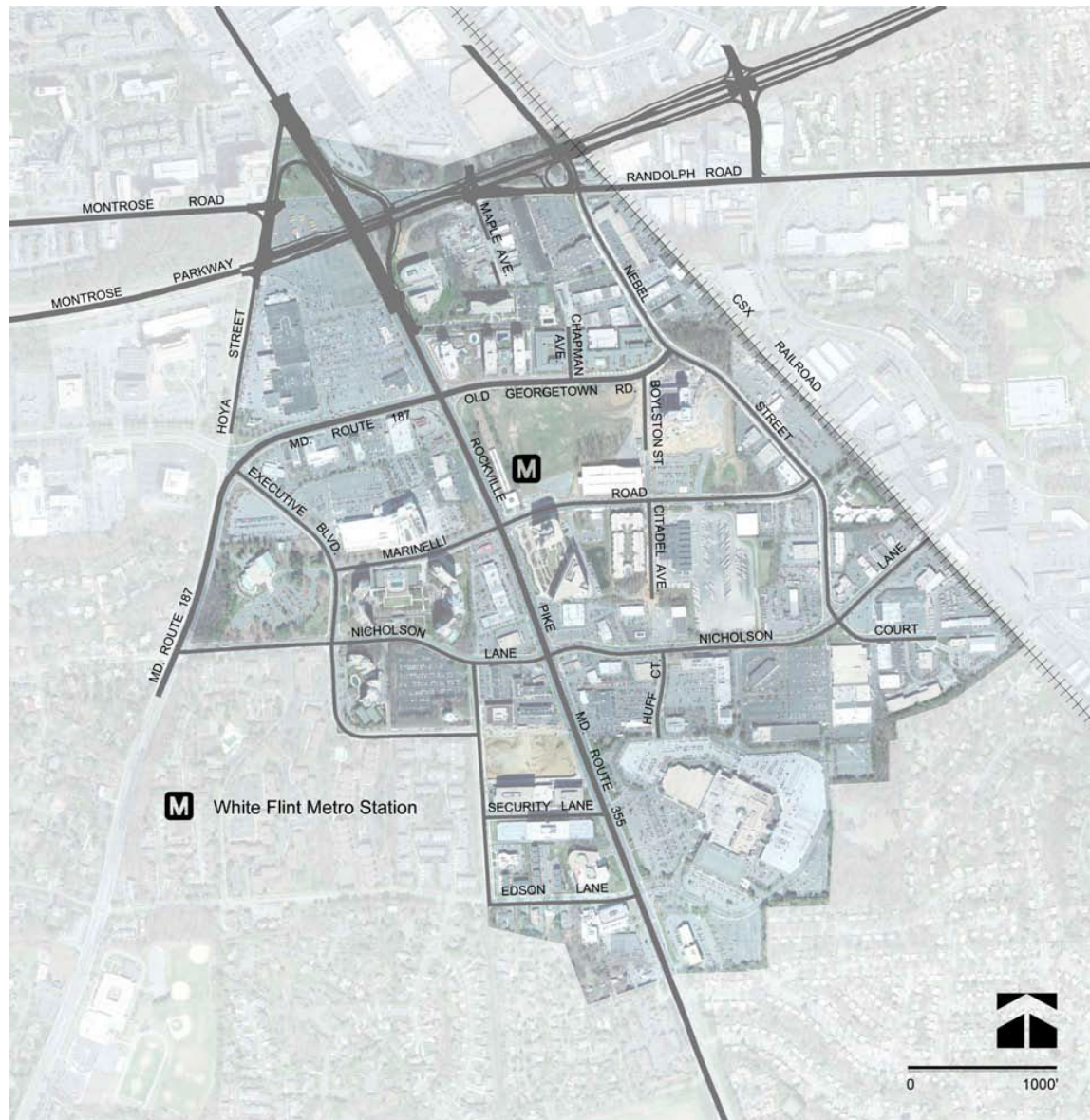
UPP 557

AJ CESENA
BETHANY SALMON
FRANK KRYZAK
PAUL NEEDHAM

REGIONAL CONTEXT



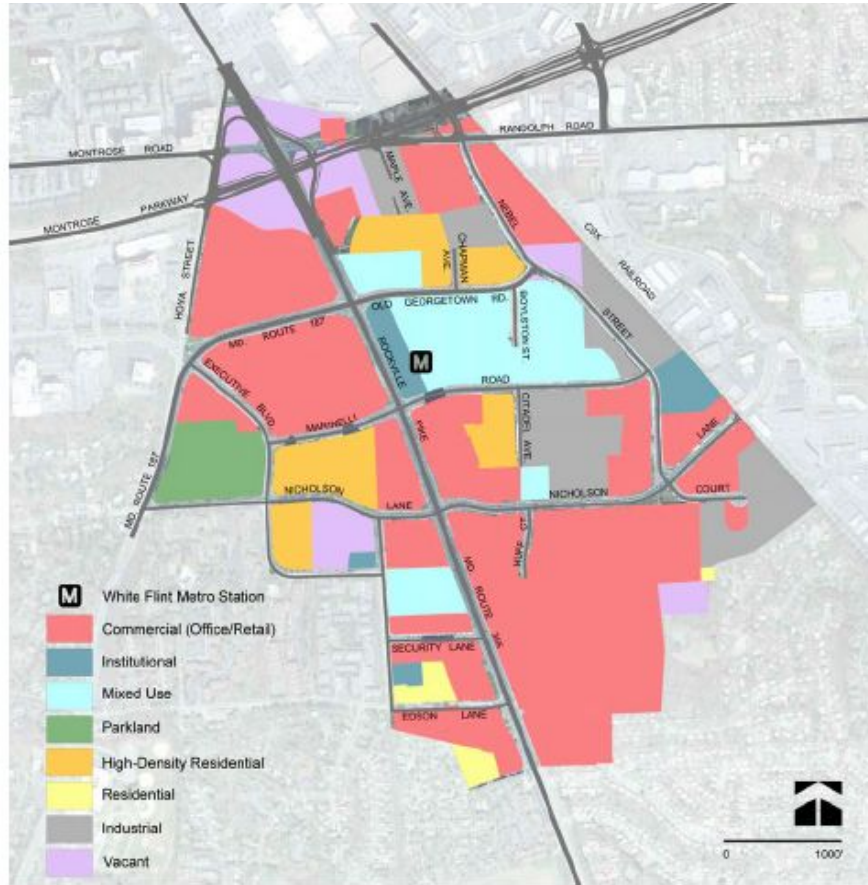
WHITE FLINT PLANNING AREA



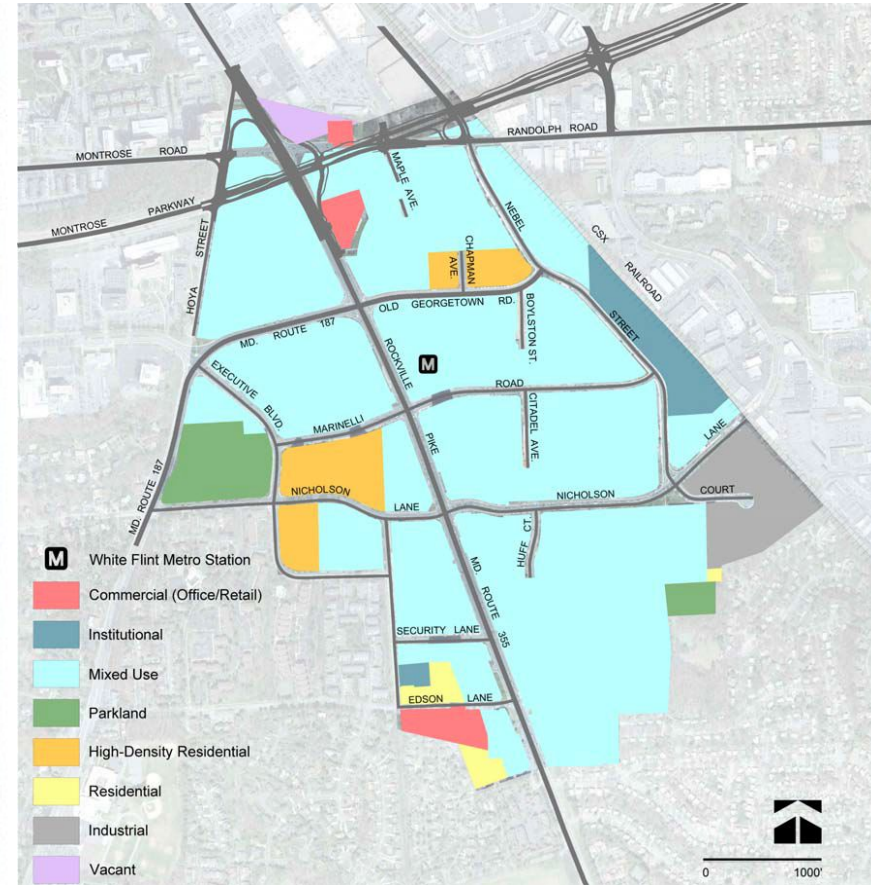




LAND USE



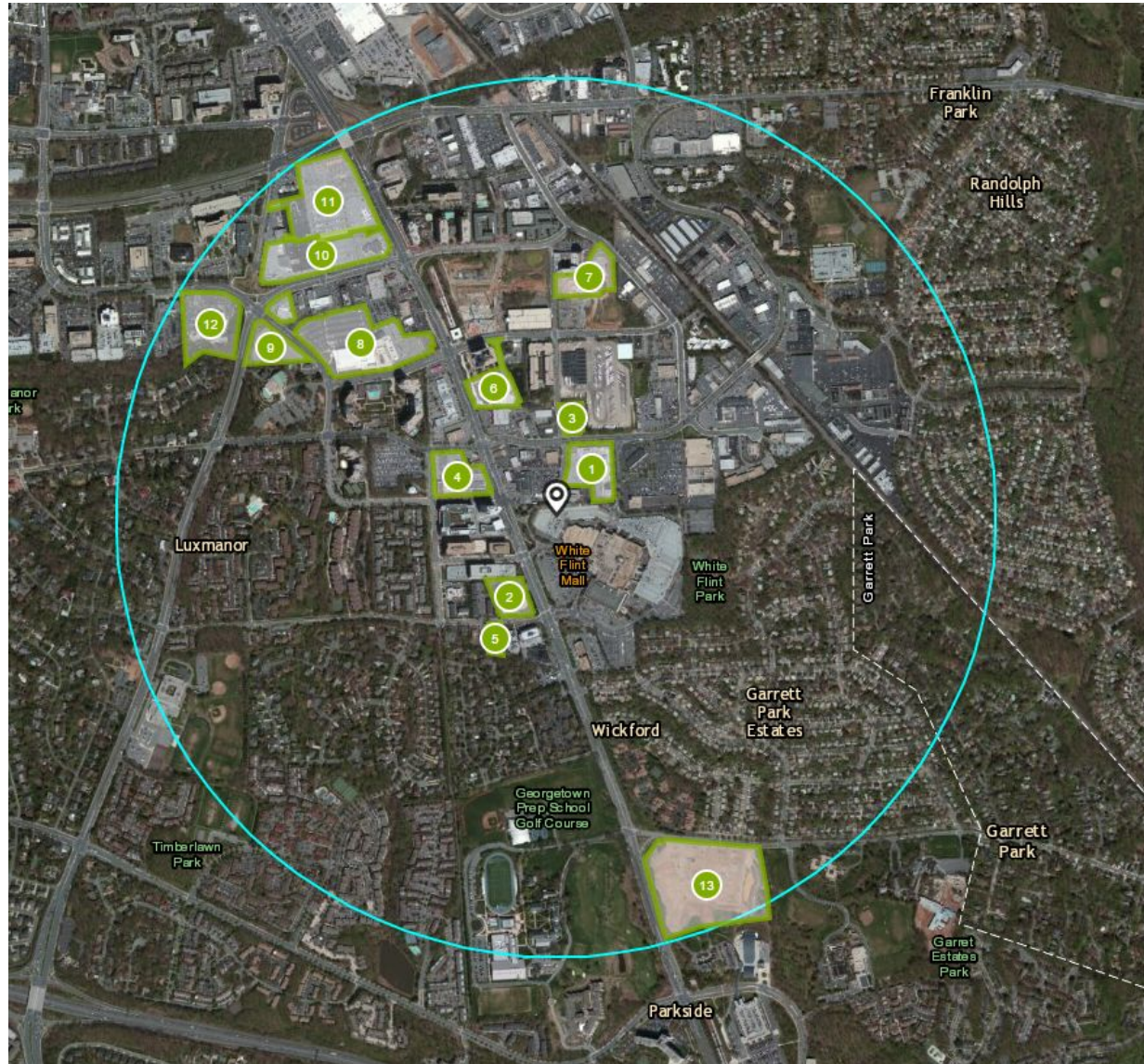
EXISTING LAND USE



PROPOSED LAND USE

CURRENT DEVELOPMENT

- 1) **East Village**
a) 614 MF Units
- 2) **CRI Building**
a) 192, 000 sq ft.
- 3) **White Flint View**
a) 193 MF Units
- 4) **North Bethesda Market II**
a) 464 MF Units
- 5) **Goddard School**
a) 13,000 sq ft.
- 6) **White Flint North**
a) 364, 000 sq ft.
- 7) **Aurora at North Bethesda**
a) 341 MF Units
- 8) **Conference Center**
a) 327,000 sq ft.
- 9) **Gables White Flint**
a) 476 MF units
- 10) **Pike and Rose**
a) 493 MF Units
- 11) **Pike and Rose Phase 2**
a) 405 MF Units
- 12) **Science Center**
a) 145,500 sq ft
- 13) **Symphony Park**
a) 112 MF Units



STEPS TOWARD RETROFITTING SUBURBIA



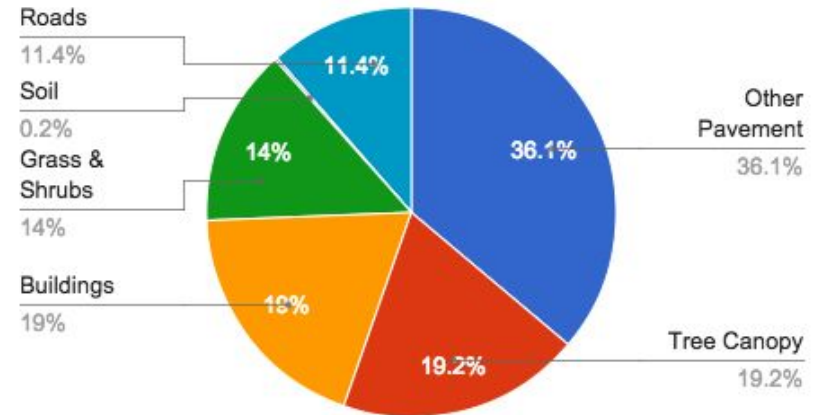
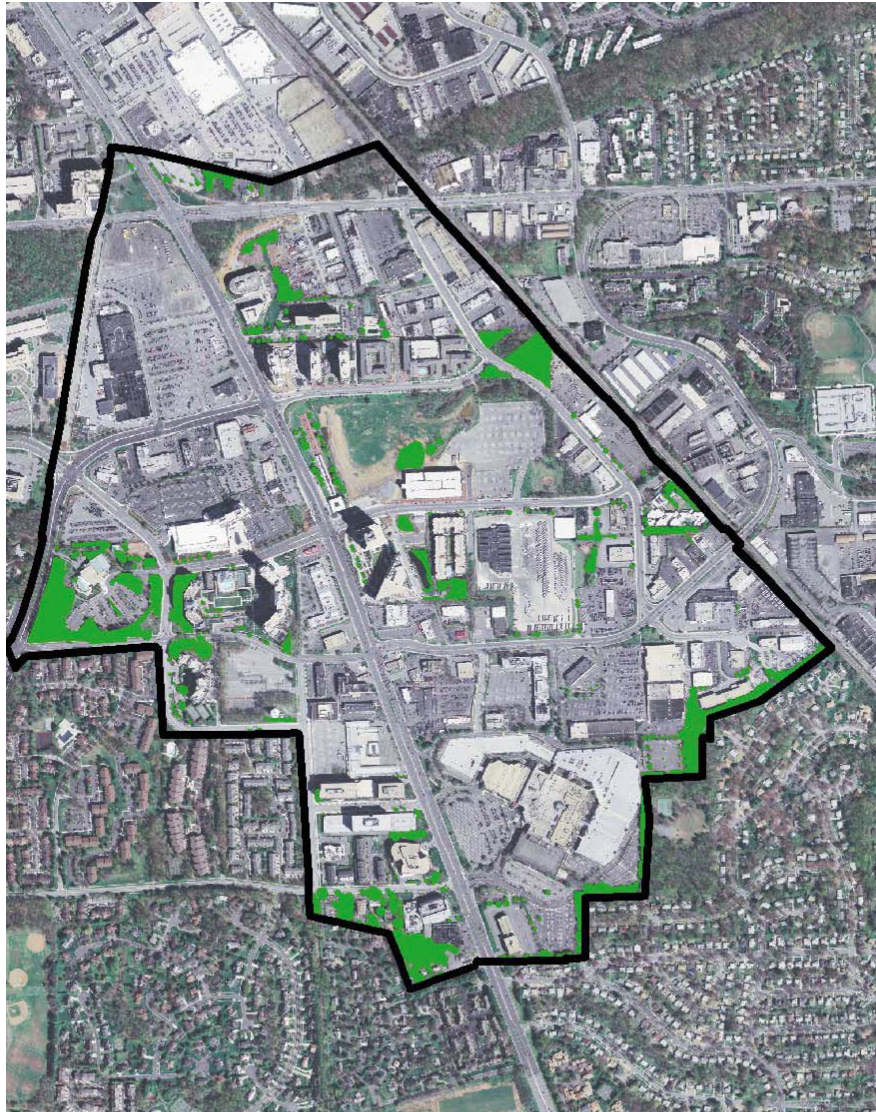
PROPOSED BUILDING HEIGHTS



Recommended Building Heights



LOW TREE CANOPY COVERAGE & LACK OF GREEN SPACE



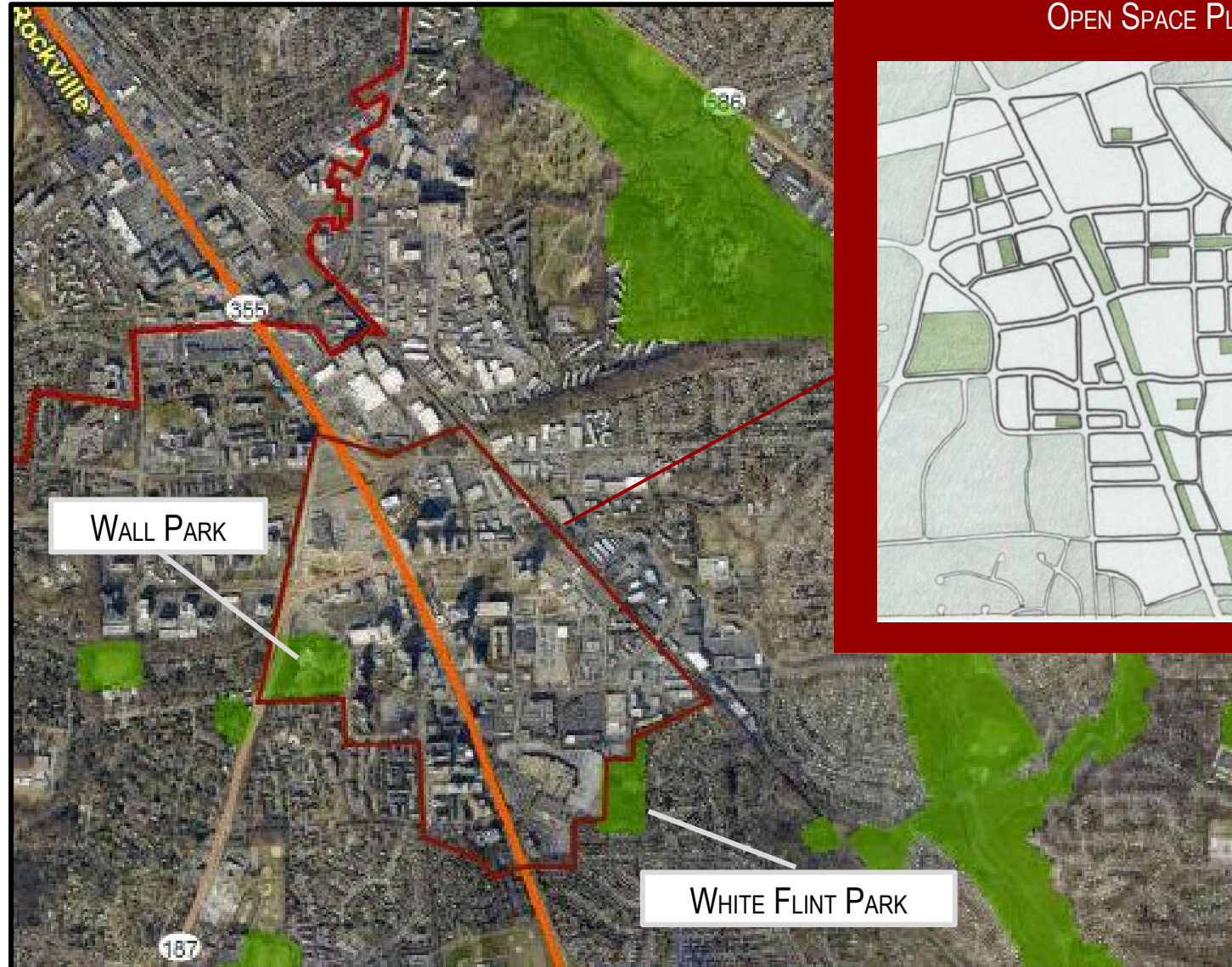
MONTGOMERY COUNTY URBAN AREAS

Bethesda CBD	24%
Glenmont	41%
North Bethesda	23%
Friendship Heights	31%
WHITE FLINT	19%

INCREASE PARKS & GREEN SPACE



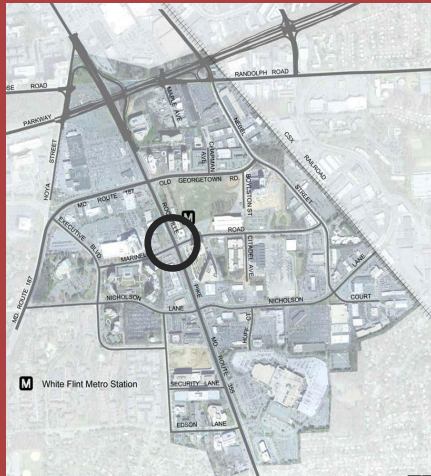
INCREASE PARKS & GREEN SPACE



OPEN SPACE PLAN



PROPOSED PUBLIC PLAZA - WHITE FLINT METRO STOP



LOCATION

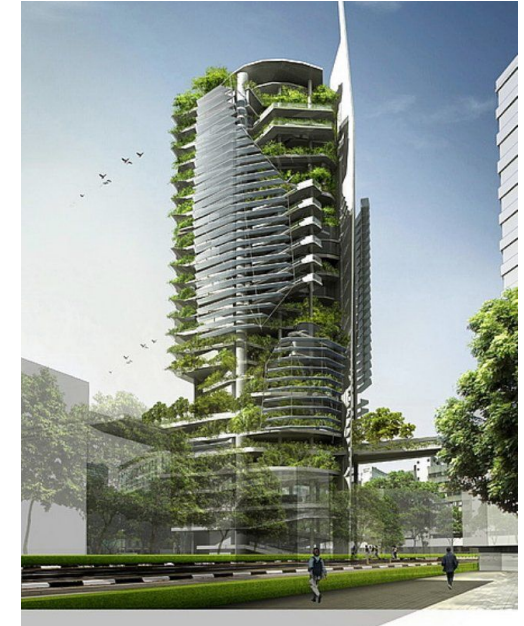
PROPOSED PUBLIC PLAZA - OLD GEORGETOWN & ROCKVILLE



LOCATION



INTEGRATE (SUB) URBAN AGRICULTURE



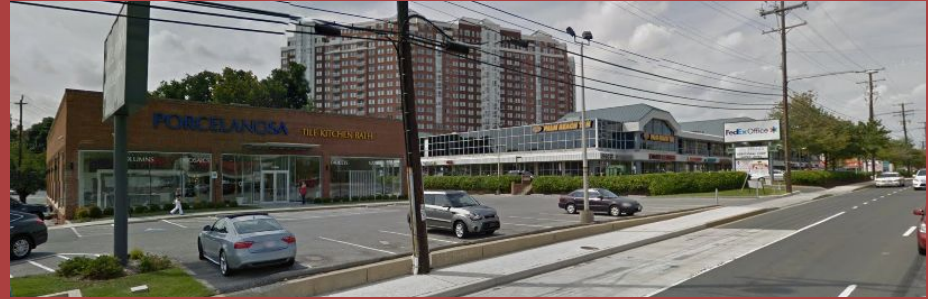
ROOFTOP FARMING

VERTICAL FARMING

PLACEMAKING ALONG STREETS



LOCATIONS



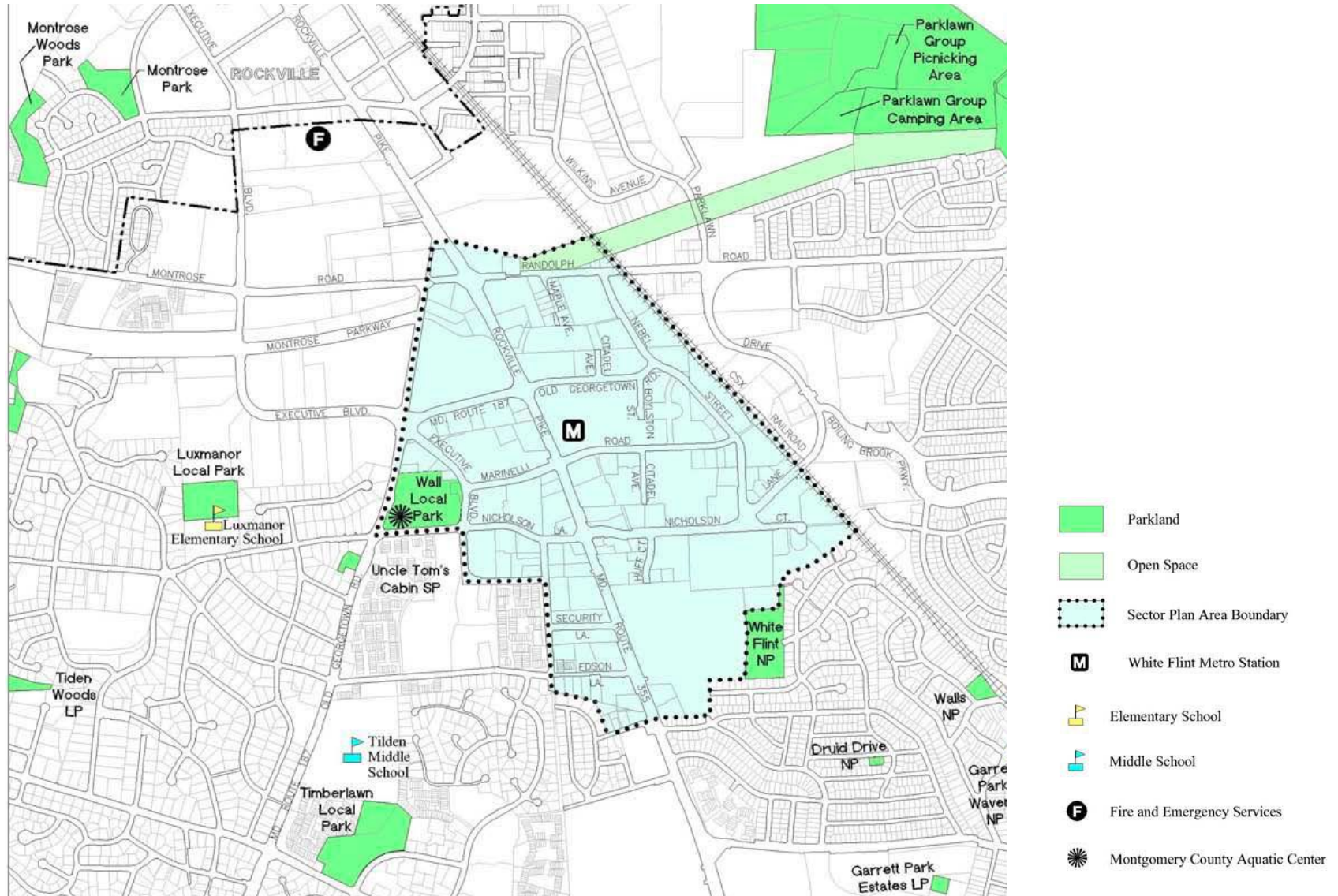
CONNECT TO TRAILS & GREENWAYS



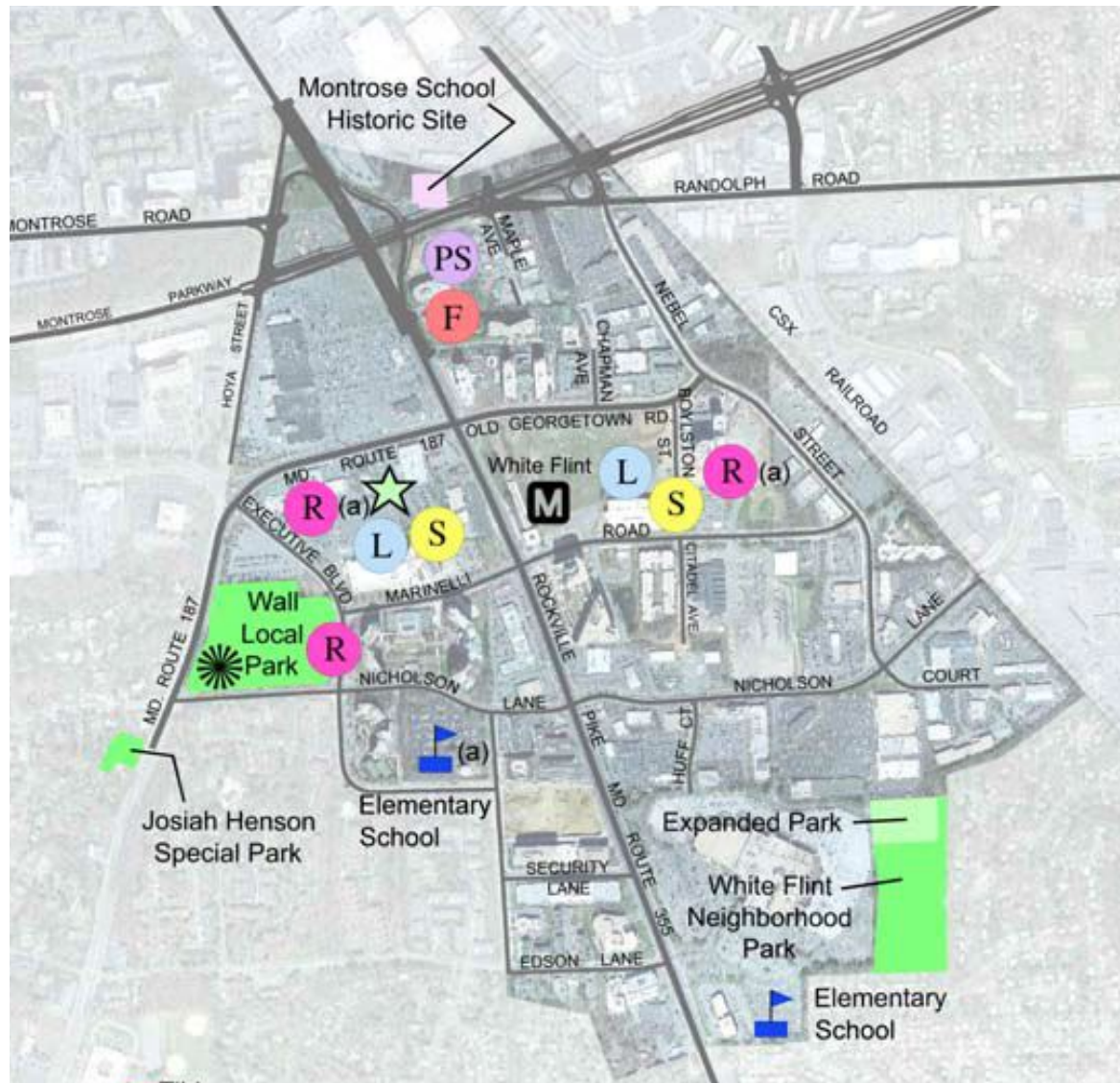
ROCK CREEK TRAIL



COMMUNITY FACILITIES



COMMUNITY FACILITIES



EXISTING

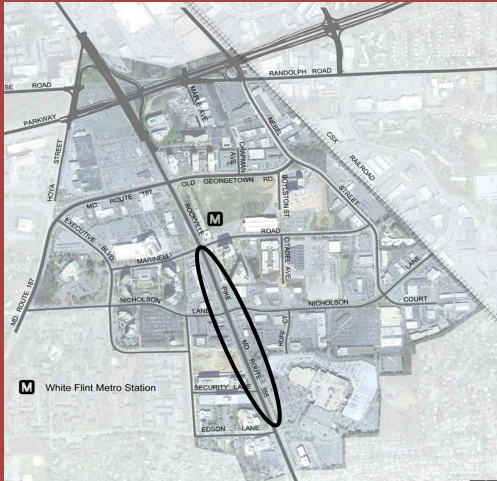
-  Elementary School
-  Middle School
-  Fire and Emergency Services
-  Montgomery County Aquatic Center

PROPOSED

-  Elementary School (a = alternate)
-  Recreation Center (a = alternate)
-  Library (Alternative Location)
-  Satellite Services Center (Alternative Location)
-  Fire and Emergency Services
-  Police Substation
-  Civic Green

GREEN INFRASTRUCTURE

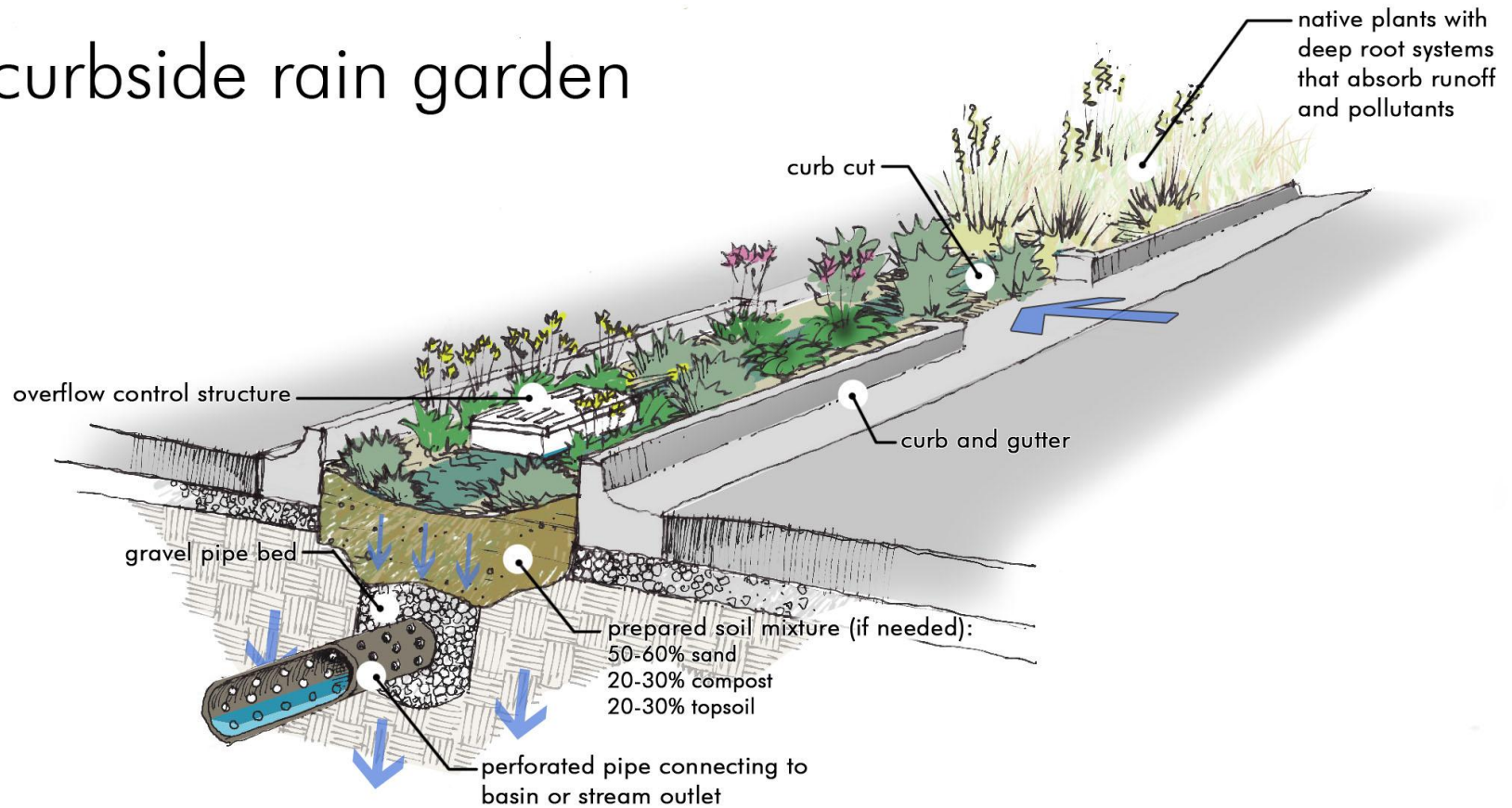
LOCATION



Bioswales and Rain Gardens

GREEN INFRASTRUCTURE

curbside rain garden



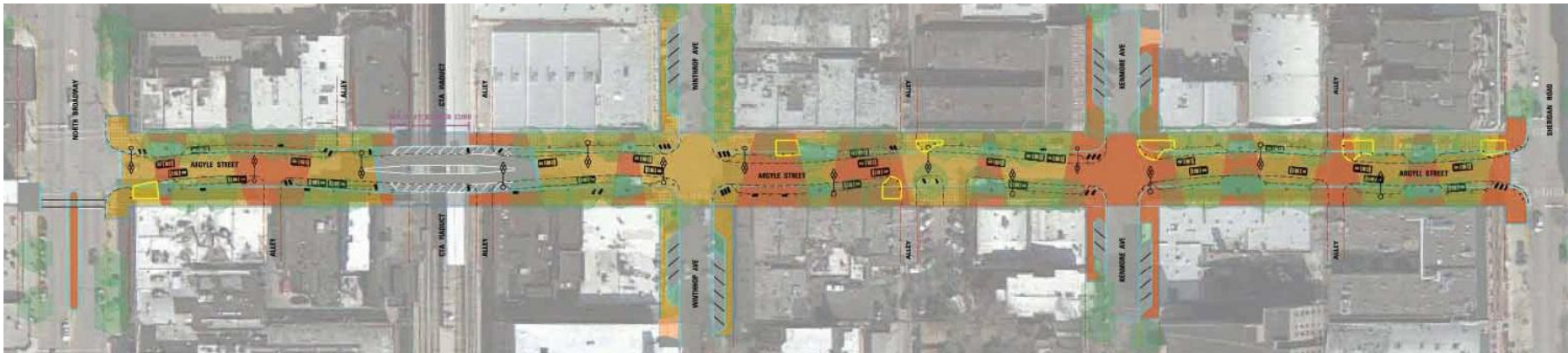
GREEN INFRASTRUCTURE - GREEN ROOFS



GREEN INFRASTRUCTURE - RENEWABLE ENERGY



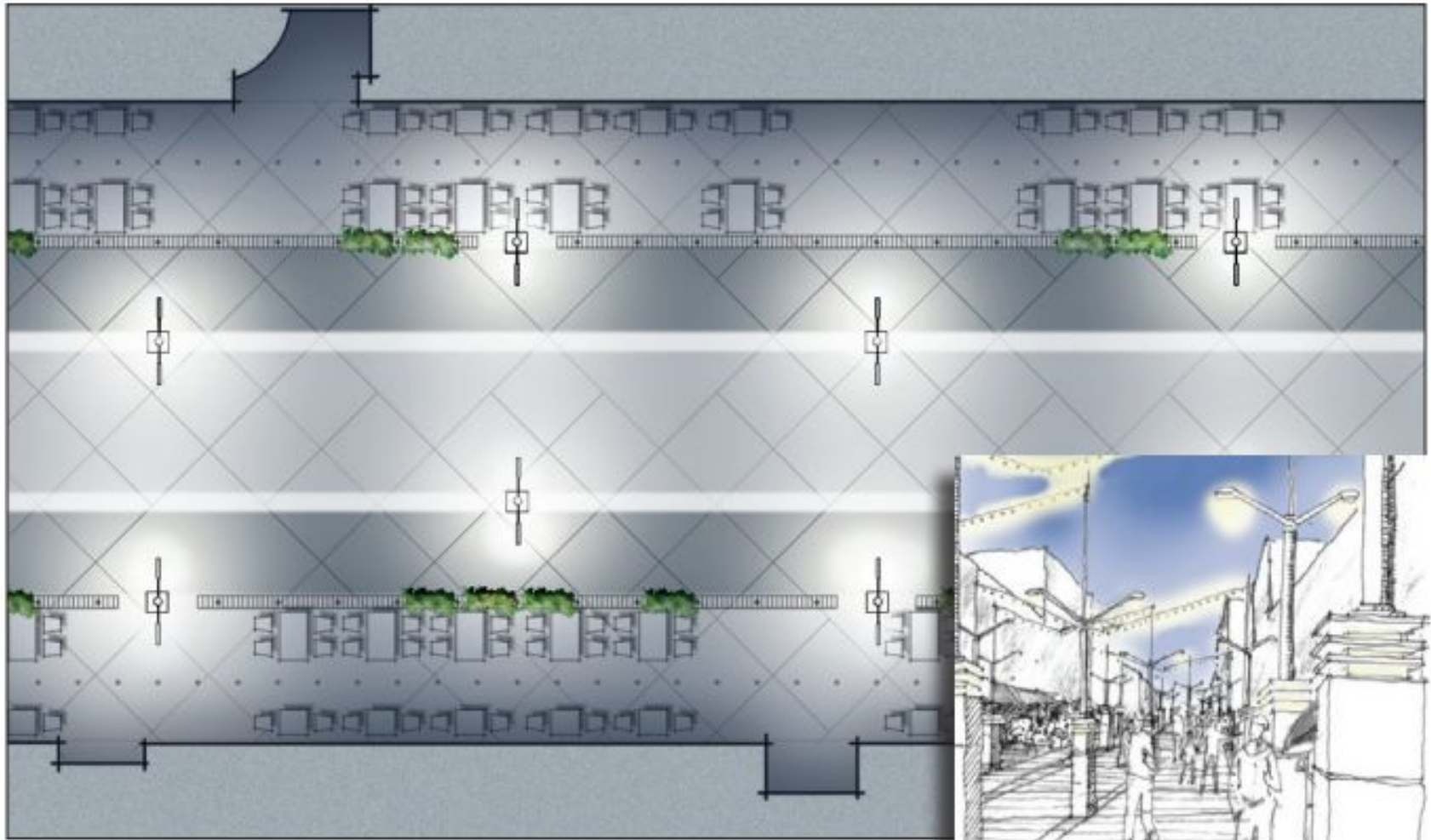
WOONERF CONCEPT



WOONERF LIGHTING CONCEPT

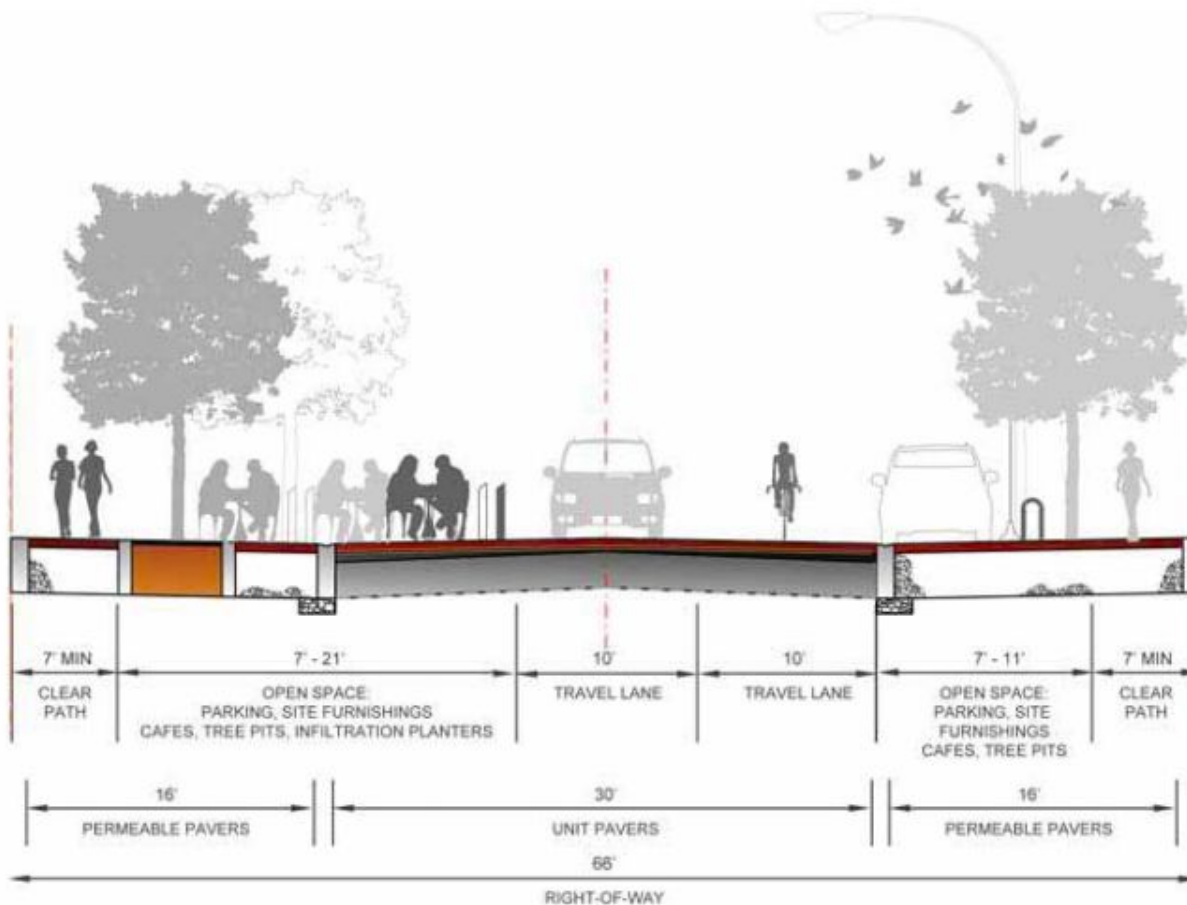
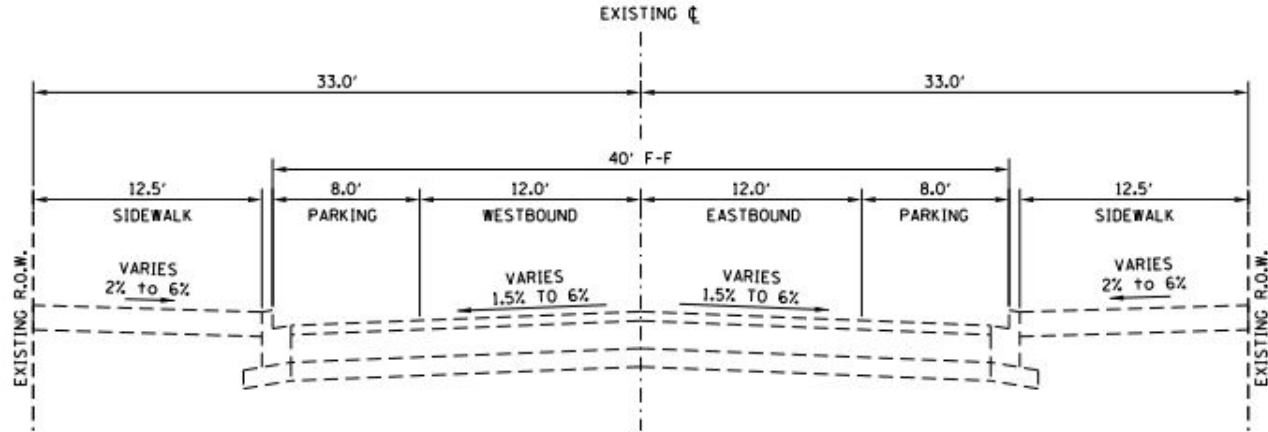


WOONERF STAGGERED LIGHTING SCHEME



A staggered lighting scheme maximizes light and creates a colourful, bright and safe environment on the street, while clearly marking zones of primary use.





TRANSPORTATION



WASHINGTON METRO TRANSIT



System Map

wmata.com
Customer Information Service: 202-637-7000
TTY Phone: 202-638-3780

Legend

- RD Red Line • Glenmont to Shady Grove
- OR Orange Line • New Carrollton to Vienna
- BL Blue Line • Franconia-Springfield to Largo Town Center
- GR Green Line • Branch Ave to Greenbelt
- YL Yellow Line • Huntington to Fort Totten
- SV Silver Line • Future Dulles Corridor Line

- Station Features**
- Bus to Airport
 - Parking
 - Hospital
 - Airport
- Connecting Rail Systems**
- AMTRAK
 - VRE
 - MBRC



BIKE SHARING



PROPOSED BIKE SHARING STATIONS

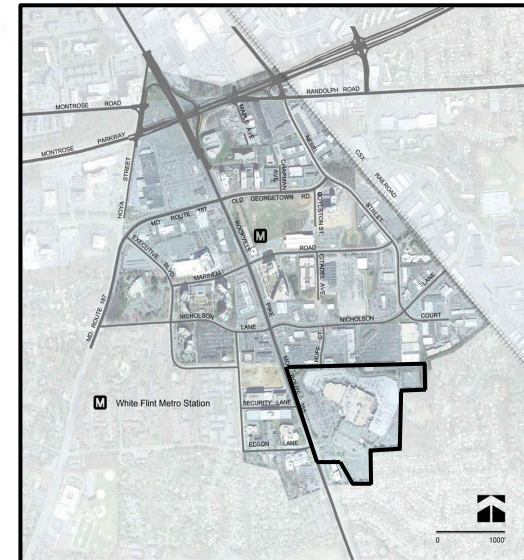


- Proposed Bike Share Station
- Woonerf
- Green Space



ENVISIONING A SUSTAINABLE PLAN FOR WHITE FLINT MALL

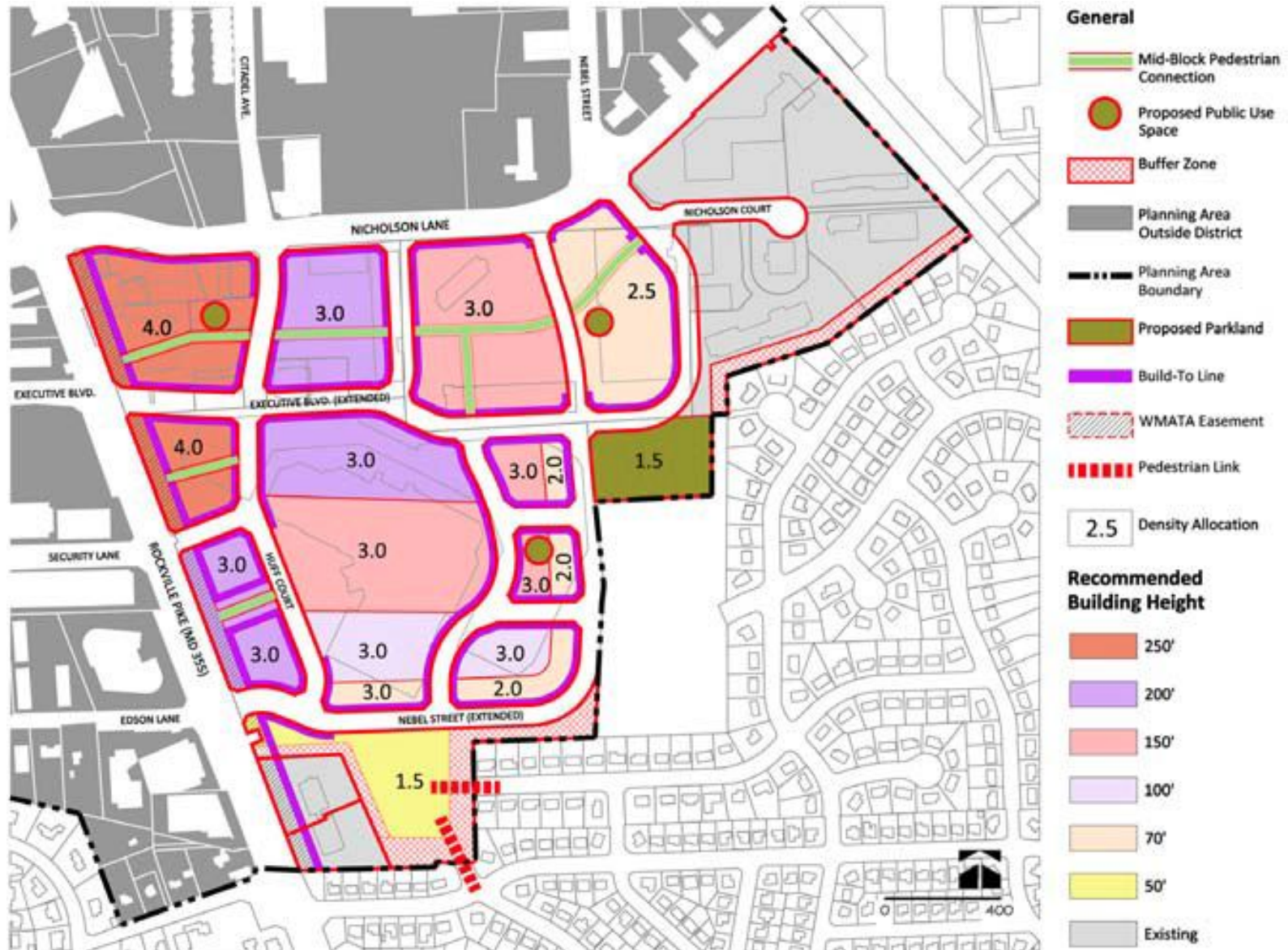
WHITE FLINT MALL SITE



SITE CONTEXT



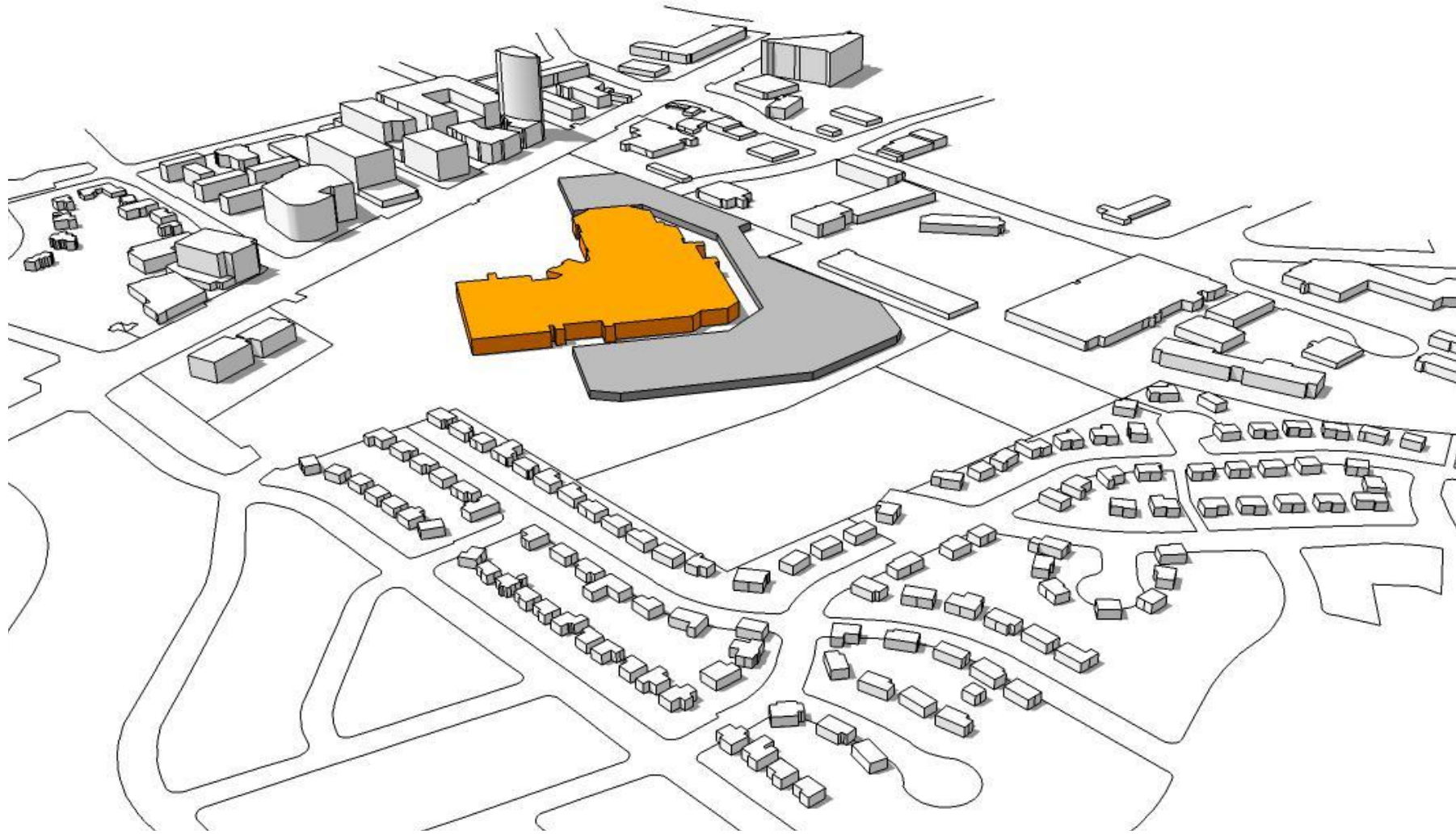
HEIGHT & DENSITY



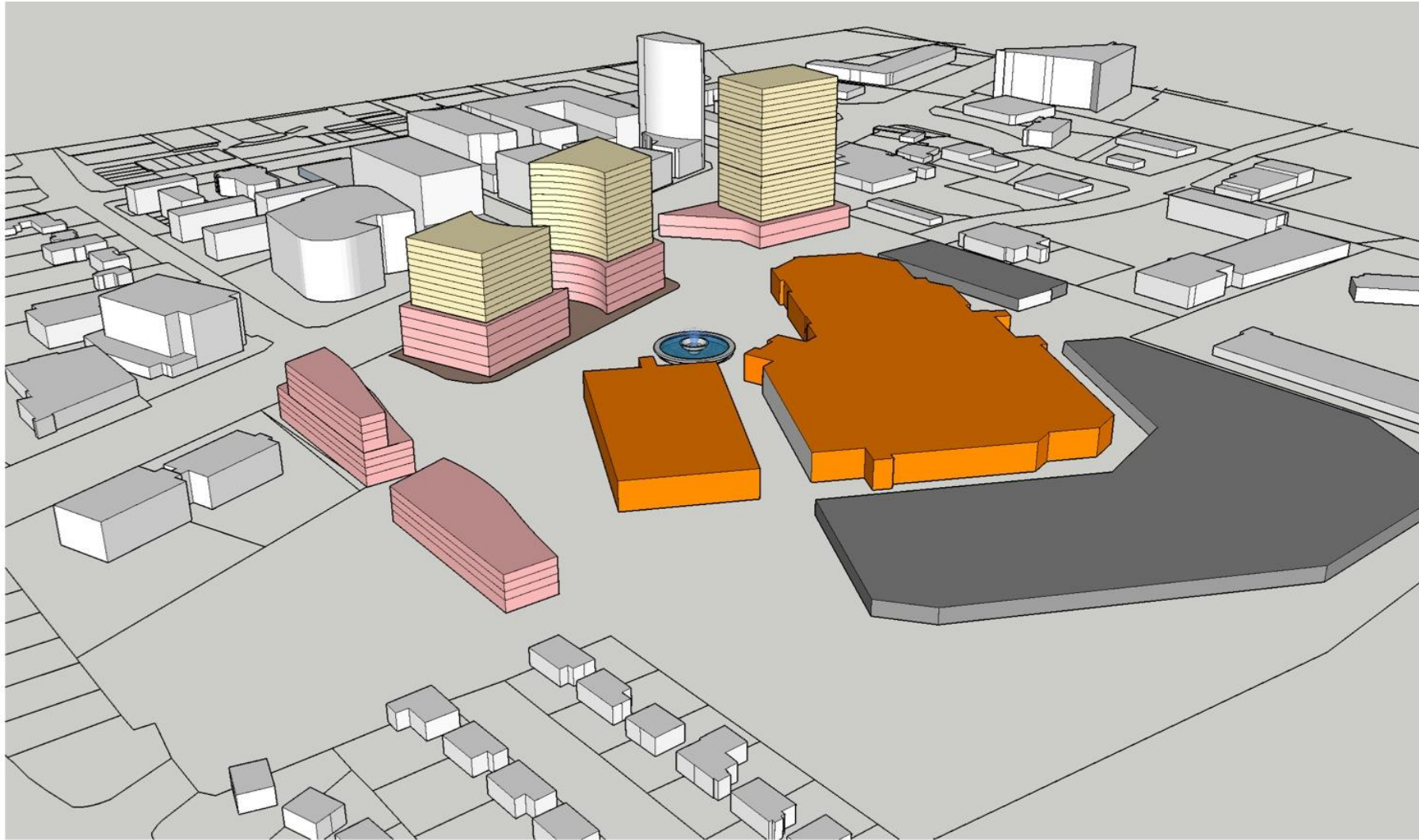
EXISTING SITE PLAN



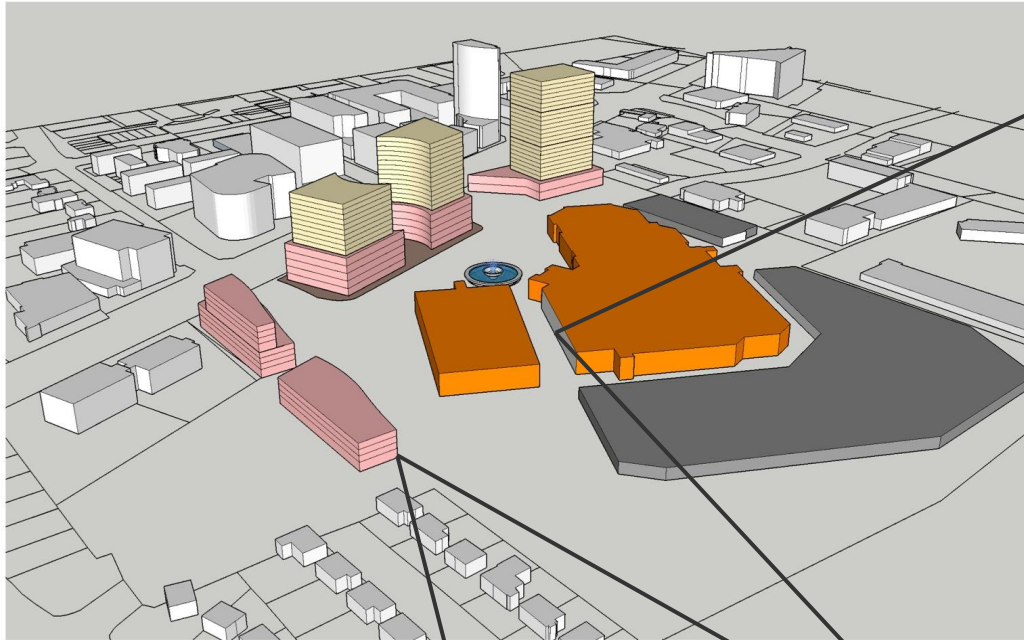
EXISTING SITE PLAN



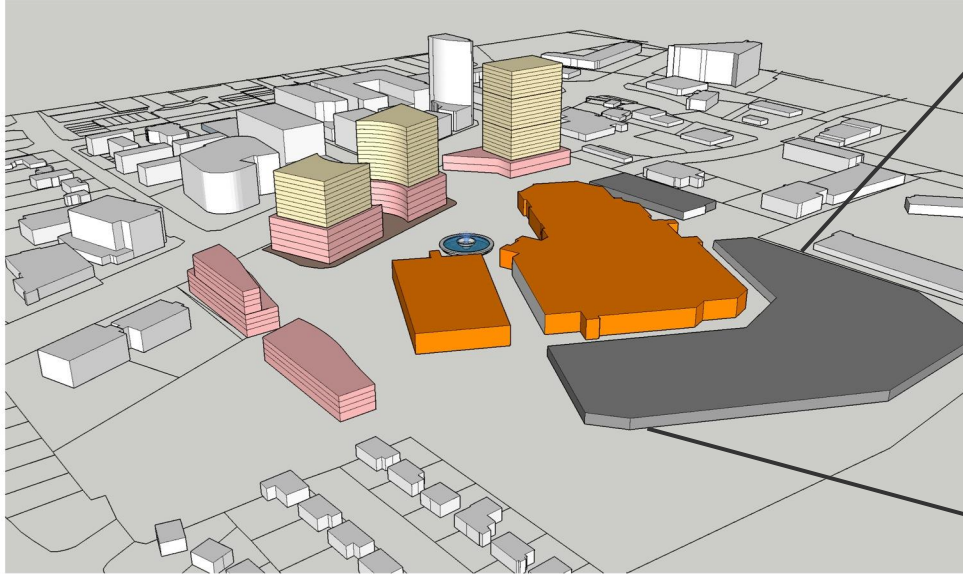
SCENARIO 1: ADAPTIVE REUSE OF THE MALL



ADAPTIVE REUSE OF THE MALL



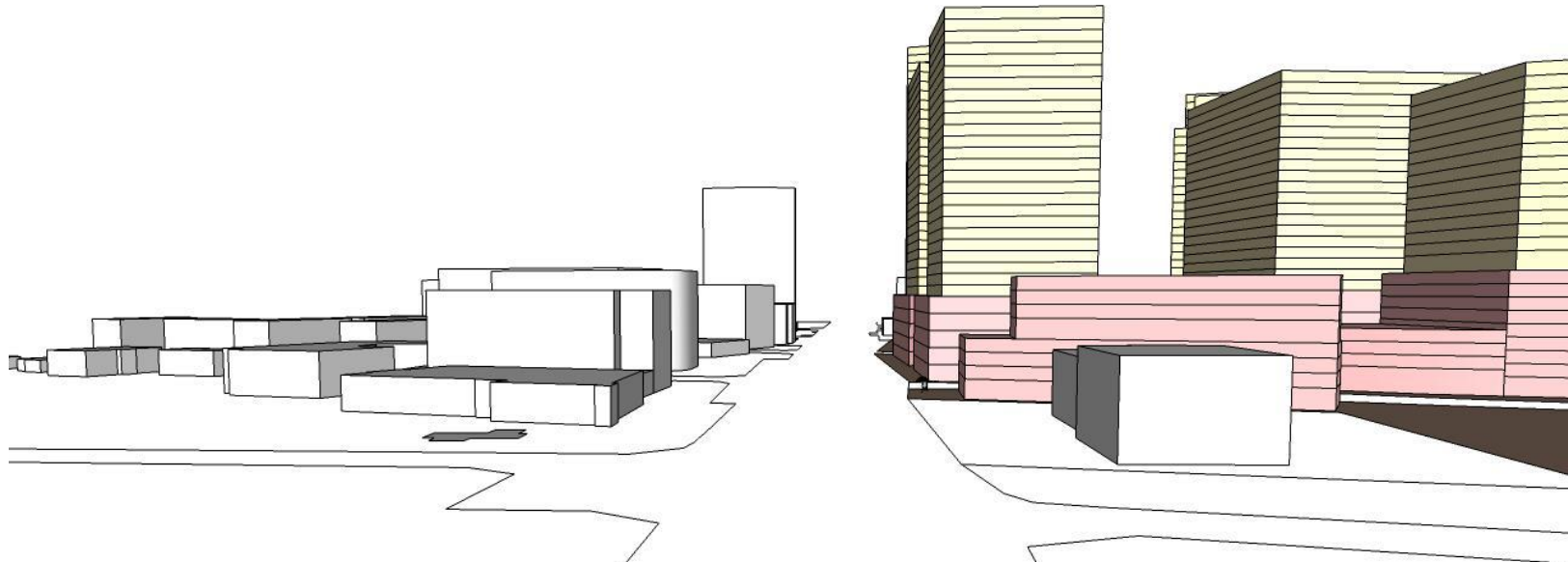
ADAPTIVE REUSE OF THE MALL



SCENARIO 2: SKYSCRAPER CITY



SKYSCRAPER CITY



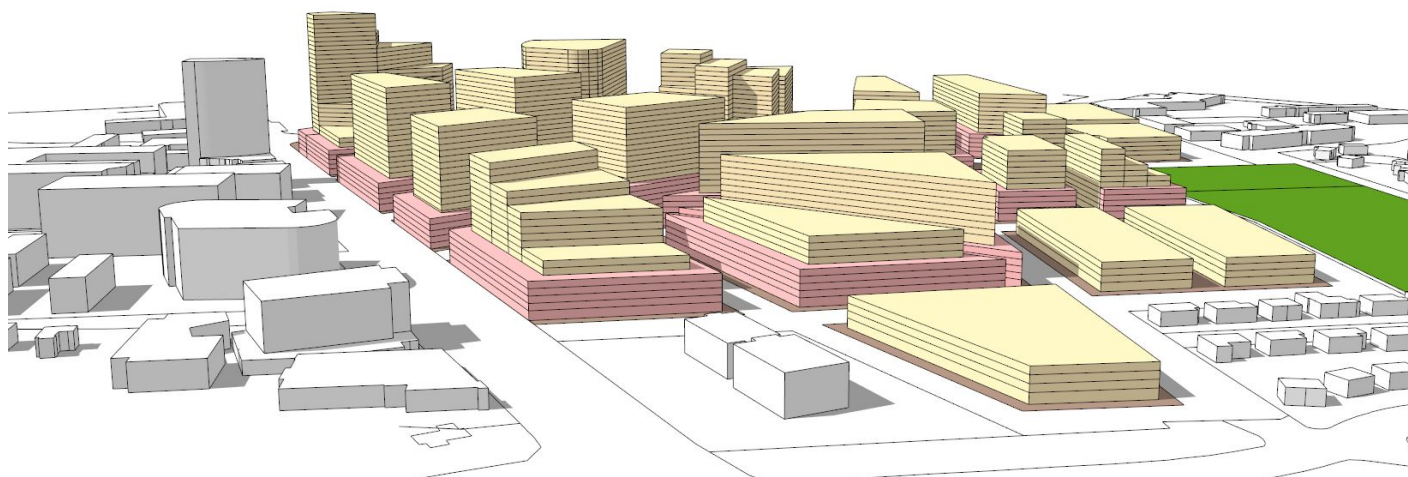
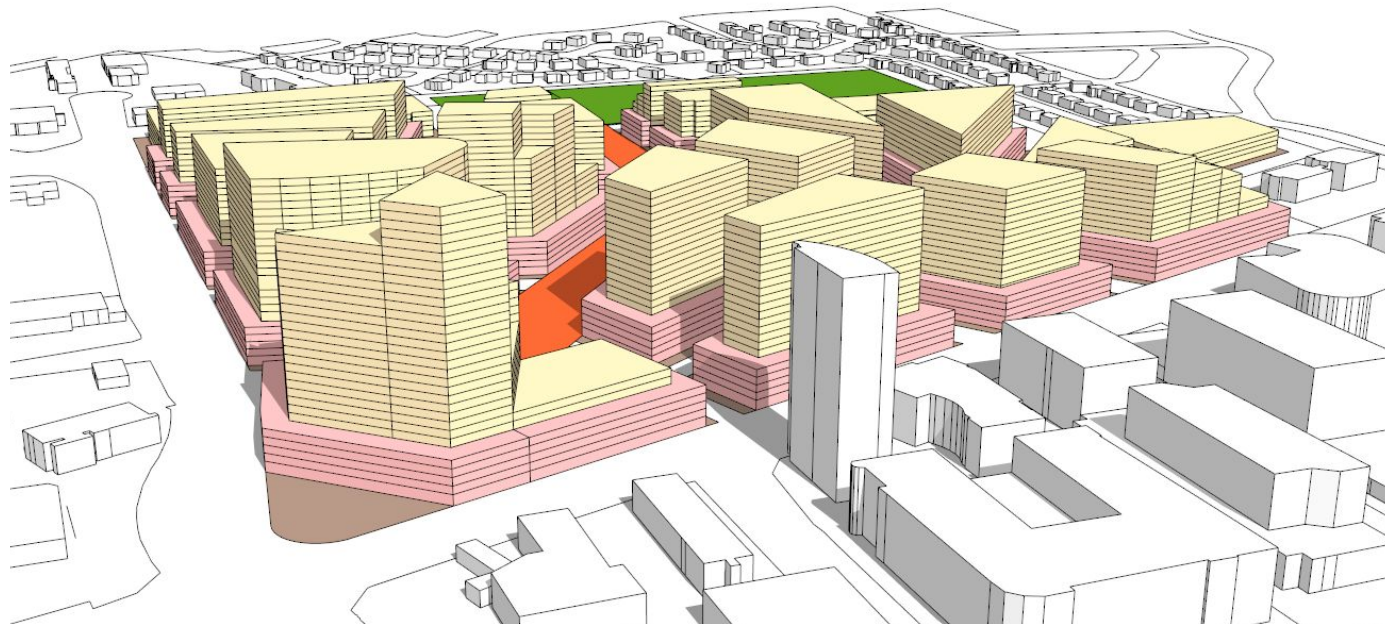
SKYSCRAPER CITY



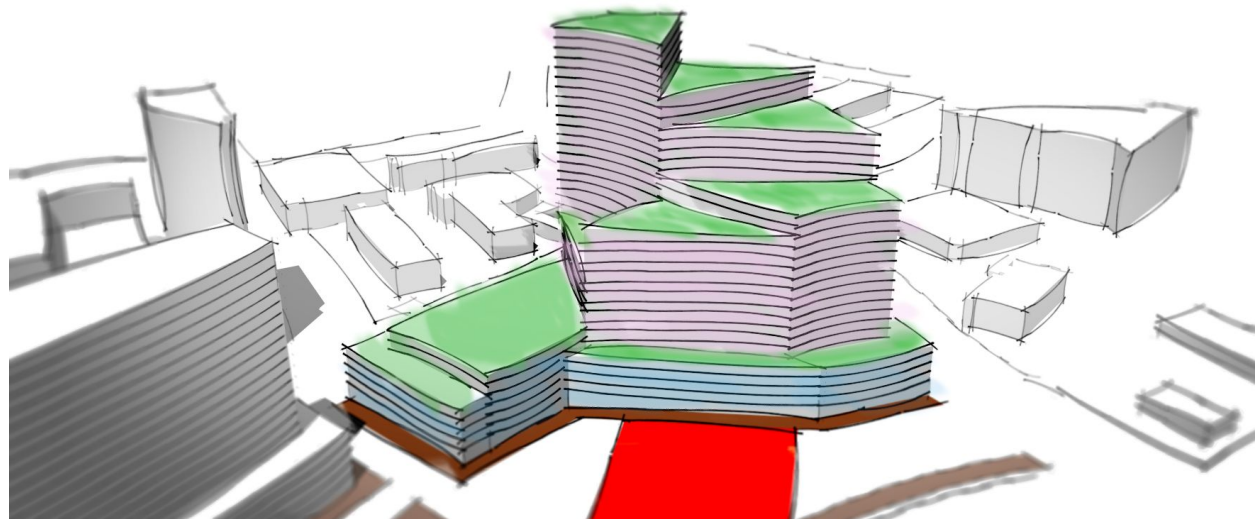
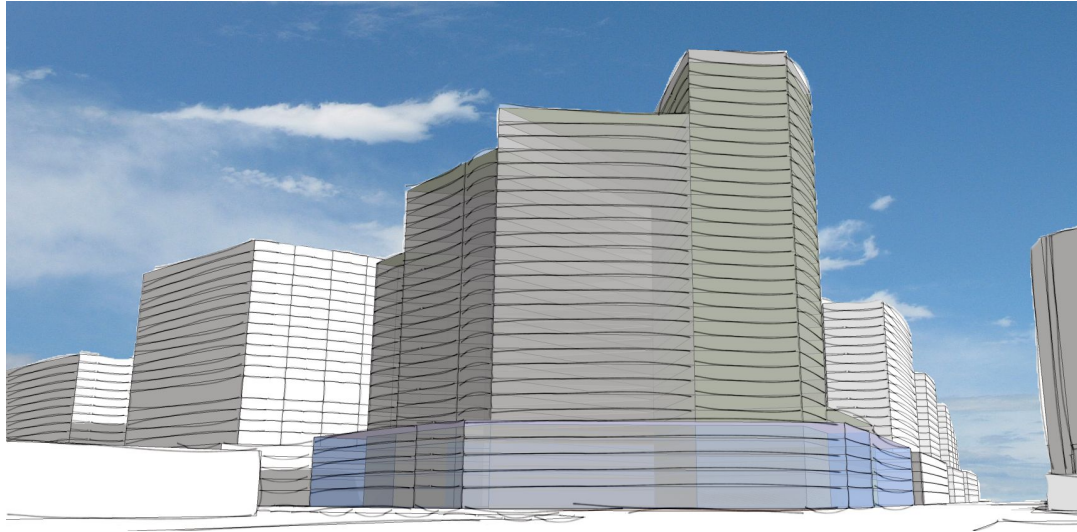
SCENARIO 3: SKYBLOSSOM MALL!



SKYBLOSSOM MALL!



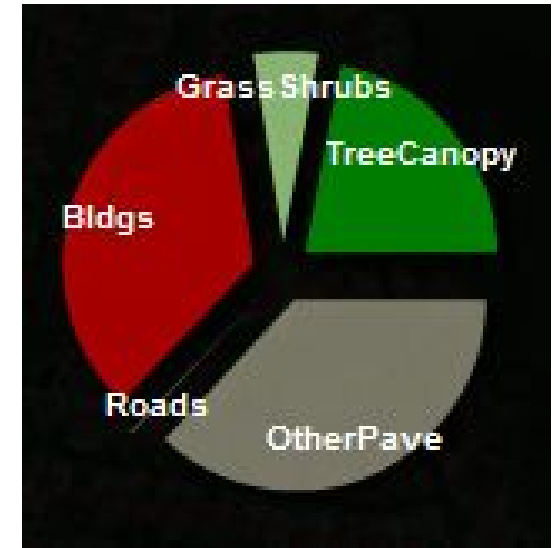
SKYBLOSSOM MALL!



WOONERF RENDERING



POOR EXISTING TREE CANOPY



Other Pavement: 36.9%

Buildings: 35.3%

Tree Canopy: 22%

Grass & Shrubs: 5.5%

Roads: .3%

Soil: .2%

PARKS & OPEN SPACE PLAN



FROM PARKING LOT TO URBAN FARM



EXISTING



PROPOSED