

White Flint

An Integrated Model and
Implementation Strategy for
Public Amenities within a
New Urban Area



Final Report November 11, 2011
Revised 11/22/2011

Credits

Montgomery County Planning Board

M-NCPPC Parks Department

Office of the County Executive

Montgomery County Department of General Services

Montgomery County Public Libraries

Montgomery County Department of Recreation

Regional Services Center

Area Residents, Land Owners, and Community Stakeholders

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Executive Summary

Introduction

This report summarizes the collaborative work of numerous stakeholders to create an Integrated Model and Implementation Strategy for Public Amenities in the White Flint area. The new, dynamic urban area of White Flint will offer a high quality of life for all who live, work, shop, visit, learn and play in the community. The added amenities needed to support this wonderful urban place will build upon the many existing amenities that are already there including the Eunice Kennedy Shriver and Sargent Shriver Aquatic Center, Strathmore Hall, Wall Park and Josiah Henson Park, the Conference Center and the White Flint Metro Station. Leveraged together, these amenities – both existing and planned – will contribute to the creation of a distinctive and amenity-rich place that will be one of the most desirable locations in the Washington, DC region.

The valuable contributions of the stakeholders were key to the ideas and recommendations in this report. The designated County Departments focused on providing needed services within the realities of operational efficiency and budgetary constraints. The community members, business owners and residents contributed their ideas about the needs, character and location of the amenities to be provided. And the landowners and developers sought to optimize the public amenities with the complimentary amenities that they are providing, or planning to provide in the White Flint area in the future. When combined, these diverse voices have contributed to a coordinated and vibrant plan that will maximize the value of White Flint for all.

The purpose of this document is to create platform from which to develop more specific amenity plans with the active participation of all State and Local agencies, developers, and the community.

Sector Plan

In April 2010, the County Council approved the White Flint Sector Plan which will be transformational for White Flint. The plan will create a new, densely populated, mixed-use urban area. The existing and new community will need important quality of life amenities intended to support this new urban community. To ensure that the area is vibrant and inviting, these amenities need to be implemented in a way that will help to contribute to White Flint as an exciting destination and to create a dynamic and sustainable public realm for the evolving community.

The White Flint Sector Plan identifies several public amenities to serve the existing and future White Flint Community. These amenities include:

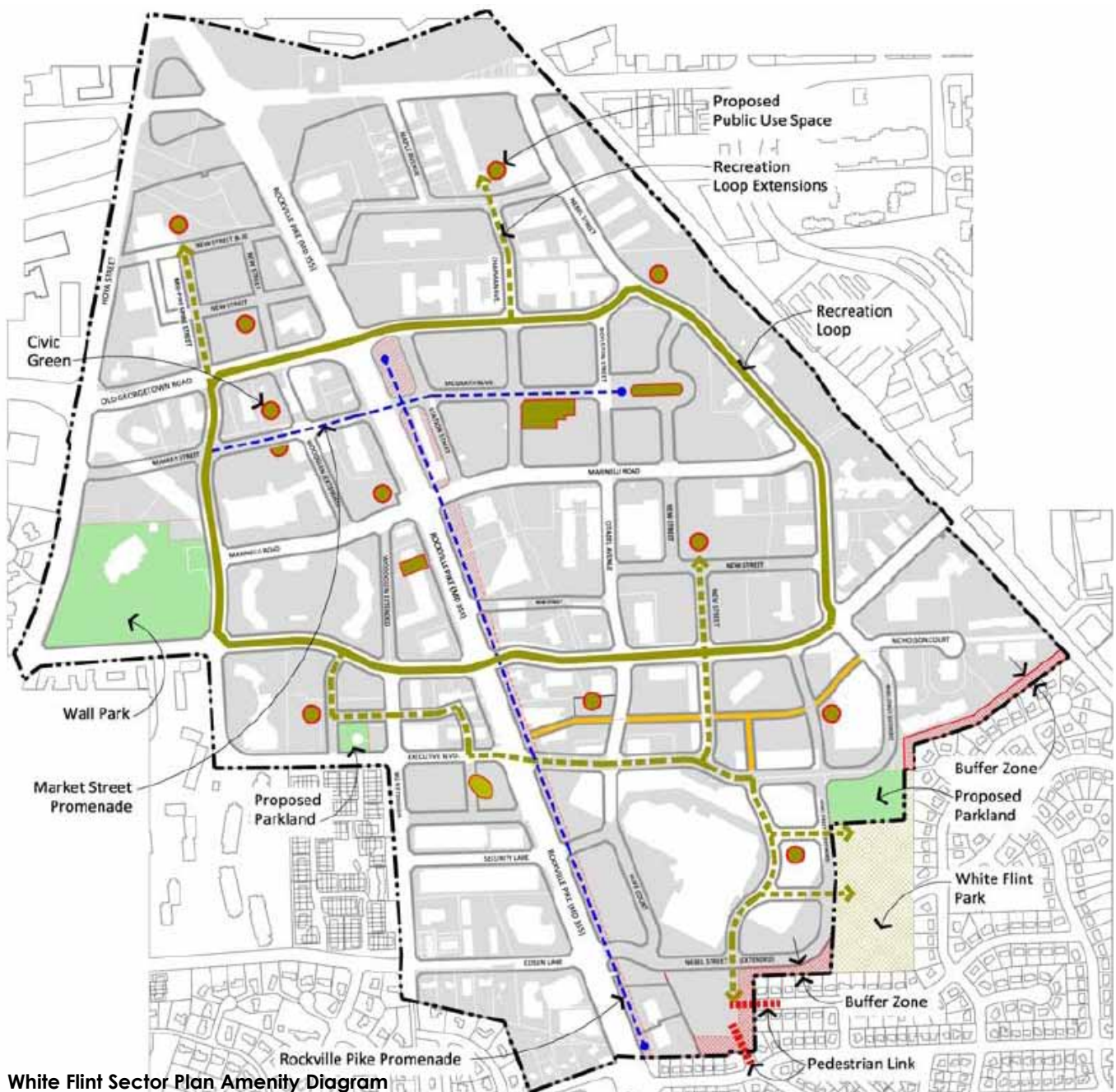
- A Library
- A Community Recreation Center
- A 1 to 2 Acre Civic Green
- A Satellite Office for Regional Services Center and meeting space
- Modifications to Wall Park
- A Recreation Loop



Community Presentation

These amenities need to relate to assets that are existing and planned for the White Flint Sector Plan area and the surrounding community. They also need to be strategically planned to avoid unintended redundancy, optimize use and operational efficiency, be affordable and maximize the pedestrian and bicycle friendly underpinnings of the plan.

The development of an integrated public amenities implementation plan will require a coordinated effort among the Montgomery County Planning Board, the MNCPPC Parks Department, Office of the County Executive, Montgomery County Department of General Services, Montgomery County Public Libraries, Montgomery County Department of Recreation, the Regional Services Center, landowners/developers, citizen's groups, and individual citizens. We intend for this amenity plan to help guide these efforts.



White Flint Sector Plan Amenity Diagram

Project Process

Process For Creating a Public Amenities Plan

The cooperative public/ private process engaged broad-based participation by stakeholders to understand the existing and forecasted requirements for public amenities in the White Flint area.

The process was strategically planned to:

1. Avoid unintended redundancy;
2. Optimize use and efficiency;
3. Create synergies with existing and planned public and private facilities;
4. Leverage the recreation loop and transit to promote greater accessibility, use and enjoyment;
5. Be affordable to develop and use;
6. Create a vibrant and inviting sense of place; and
7. Maximize the benefits to the public.

Since the White Flint Sector Plan recommends general locations for most of these amenities, the process was not intended to reopen those decisions. The following process was organized around five facilitated meetings:

Meeting 1: Work Sessions -

- Joint Intake Meeting with Designated County Departments

The meeting was held to gather and understand information from each designated County Department regarding program and service needs. The findings of this meeting were used to develop graphics and other materials in support of future meetings. The Team also gathered precedents of various amenities with different configurations and sizes in comparable high quality urban centers, useful in visualizing potential opportunities for White Flint. A comparative analysis of quantities and

types of open space was developed as a tool to assist in understanding what is proposed for White Flint. All of this information was compiled into a Power Point that was used for Meeting 2.

Meeting 2:

- Community Meeting

The purpose of this facilitated meeting was to gather input from the community, stakeholders, property owners, and tenants regarding both the needs and programming of public amenities within the White Flint Sector Plan area. Following a short presentation of the plan and its issues, the team conducted an intake session consisting of multiple break out groups to come to understand the community's perspectives and specific ideas regarding desired amenities.

Meeting 3:

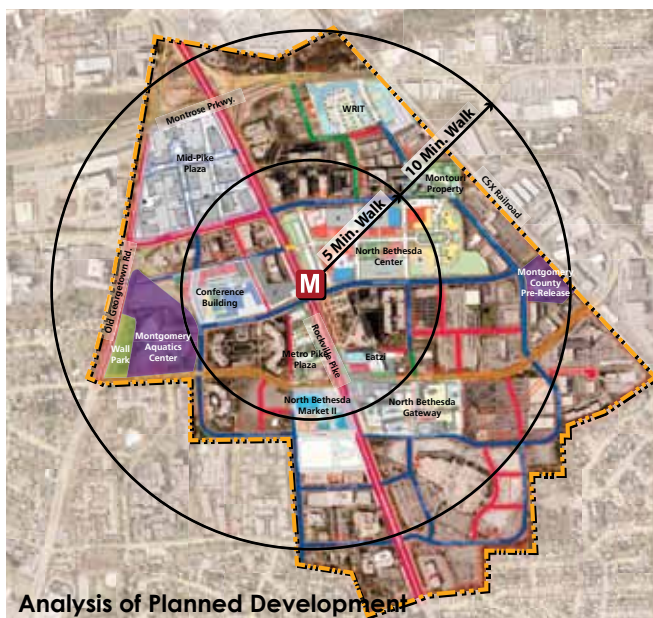
- Stakeholder Meeting

This facilitated meeting focused on specific community stakeholders such as property owners and tenants. An important priority was to understand from the owners' and tenants' perspectives how these County amenities will best contribute to creating a sense of place in tandem with the other existing and planned amenities in the surrounding development. Based on the input from the community stakeholders, the Team then explored multiple strategies/alternatives for locating and implementing the public amenities.

Meeting 4:

- Work Session with Designated County Departments

After developing alternate scenarios that were consistent with each Department's criteria/principles, community input, and stakeholder input, the Team met



Analysis of Planned Development



Sample Precedent Image



Community Meeting Breakout Session

with designated County Departments to coordinate and review information. During this meeting the Team presented several alternate scenarios for discussion, resulting in two recommended alternatives, and determined a preferred direction that would be presented at the following public meeting.

Meeting 5:

- Public Presentation

After Meeting 4, the Team compiled the feedback and findings, and refined the recommended plans for presentation to the community. A Power Point was presented, summarizing and comparing what has been heard from the community, agencies, and property owners and highlighted common themes with precedent images. This was followed by a presentation of location alternatives for the designated amenities and their respective pros and cons. The meeting then proceeded, much as Meeting 2, with break outs into facilitated small groups to discuss with the community the principles and program for each amenity and the alternative plans that were presented. Each group facilitator was given the same set of questions to address with the group. The questions were organized around the six amenity elements, the vision for the entire White Flint area, and the recommended plan alternatives. The goal of these breakout sessions was to understand the community's thoughts regarding the recommended alternatives. As the community addressed each of the questions, facilitators noted their input. After the groups addressed the questions, the overall meeting reconvened and each of the facilitators summarized the findings of their group to the entire assembly.

Preferred Plan And Alternatives

The Team developed several plan options based on the stakeholder input. These plans were presented at the final community meeting. Alternative B was determined to be infeasible due to the inefficiency of the remote location of the Recreation Center. Alternative C was determined to be infeasible in the short term due to the expense of building above the Metro station.

The Preferred Plan, below, and Alternative A, to Right, were voted on by participants at the final community meeting with the Preferred Plan receiving the greatest number of votes.

Preferred Plan

Pros

Co-Location Efficiency Between EKSSAC and Recreation Center

"Town Hall" Creates a Multi-Use Building

Civic Green has Presence on Pedestrian Friendly Street

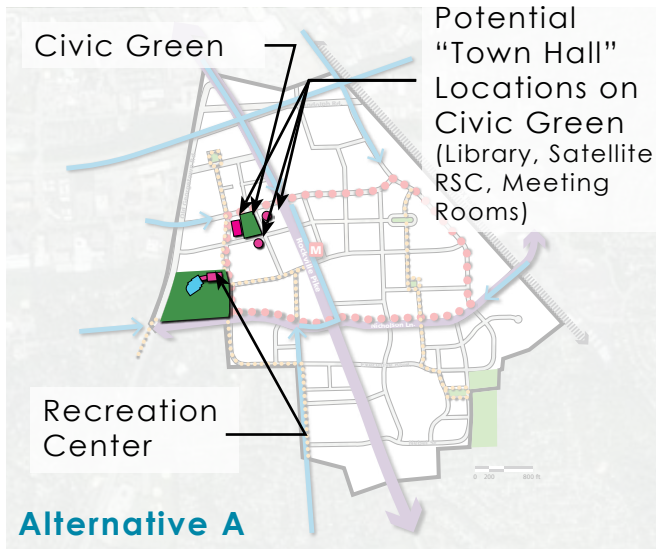
Public Amenities are Located on Both East and West Side of Rockville Pike

Library can Act as a Civic Anchor for East Side

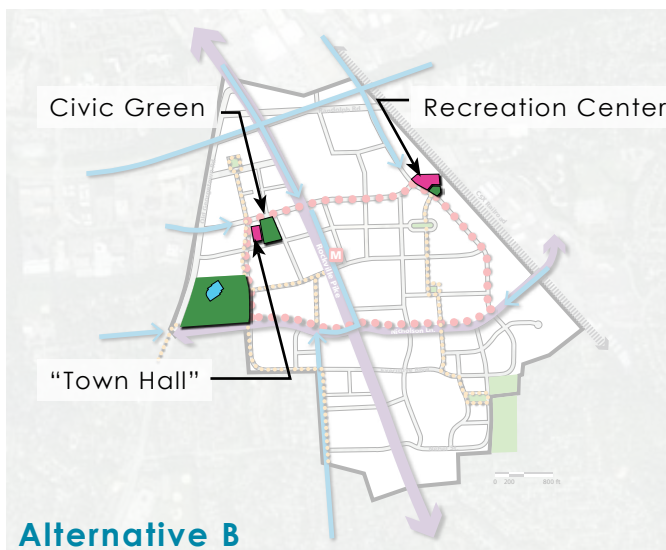
Possibility of library on NBC Property



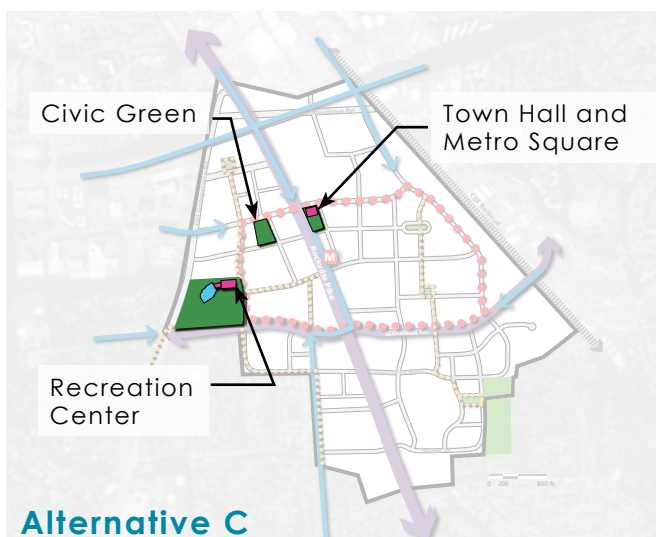
Preferred Plan



Alternative A
Pros
Co-Location Efficiency Between EKSSAC and Recreation Center
"Town Hall" Creates a Multi-Use Building
Civic Green has Presence on Pedestrian Friendly Street
All Public Amenities are Located on West Side of Rockville Pike
Potential Location Strengthens Market Street
Potential Location in Conference Center Block
Potential Location of Town Hall Closer to Metro
Cons
Inadequate East/West Distribution



Alternative B
Pros
"Town Hall" Creates a Multi-Use Building
Civic Green has Presence on Pedestrian Friendly Street
All Public Amenities are Located on Both East and West Side of Rockville Pike
Cons
Co-Location Efficiency is Lost Between EKSSAC and Recreation Center
Location of Recreation Center Near Many Planned Redundant Private Amenities



Alternative C
Pros
Co-Location Efficiency Between EKSSAC and Recreation Center
Civic Green has Presence on Pedestrian Friendly Street
Public Amenities are Located on Both East and West Side of Rockville Pike
Location of Town Hall Transforms Scar at Heart of White Flint into an Amenity
Cons
Implementation is More Complex and Expensive
Transit Plaza Would be a Long Term Strategy

Recommendations

Introduction

The Following are Recommendations for each of the specific Amenities. These recommendations were a result of feedback from County Departments and Community Stakeholders.

Library

- The Library Department has identified its needs for a Library “Branch”, a working part of a larger system, to serve the White Flint area at approximately 10,000sf.
- There was a general consensus that the Library should be a learning center of the future; leveraging cutting edge technology such as interactive workstations and E-Books.
- It should be uniquely focused so as to be compatible with the surrounding network of Libraries without being redundant.
- The location of the Library should anchor a civic destination and help to foster a synergy between its use and other adjacent civic and commercial uses.
- If the Library is host to broader public restrooms, appropriate funding must be budgeted in the development district for regular upkeep and maintenance.
- The community expressed a desire for a coffee shop or other casual seating area to be in the Library. This could either be located in a lobby area, a shared civic space, or in an adjacent commercial space. It cannot be located in the Library, next to the stacks.
- It is possible that the Library could be located in a second floor space, but if that is the case, there should be a lobby on the first floor that ensures a visible presence to the public street frontage.
- While the Library is rated third by the stakeholders as to community priority for timing of development,

the implementation of the White Flint Library is subject to the County-Wide Library priorities, which may delay development at this location.

Community Recreation Center (CRC)

- The Recreation Department has identified its concept of a combined Community Recreation Center and Eunice Kennedy Shriver and Sargent Shriver Aquatic Center (EKSSAC) at about 95,000sf (including the existing EKSSAC).
- The Community Recreation Center should be a Destination for the Community and provide high quality community recreation and leisure services for all populations.
- Programs should include activities and classes for Children as well as Adults.
- A variety of both indoor and outdoor activities would be accommodated on multi-purpose courts.



Multi-Use Court



- The CRC should not compete with Private Development Amenities.
- It is most advantageous to locate the CRC near the Eunice Kennedy Shriver and Sargent Shriver Aquatic Center in order to take advantage of shared resources. Expansion of the Aquatic Center facility to house the CRC should be minimized to avoid impacts to the park, by using as compact a footprint as possible and by locating it on the north or northeast end of the existing buildings.
- All parking except for necessary accessible spaces should be located offsite. A parking analysis is a necessary next step to strategize offsite, but nearby locations, for parking.
- The removal of surface parking and development of the Community Recreation Center will greatly expand the usable area of Wall Park for recreation activities. This change could be a net gain of green space.

Civic Green

- The Civic Green is essentially an updated version of a traditional Town Common. It is generally thought to be a plot of land approximately 1 to 2 acres in size.
- The Civic Green was listed as the highest priority by the community.
- The Civic Green should be the heart of White Flint; A Town Center, a Destination and a Public Gathering Place for the Community.
- It should be Open, Visible, Lighted and Safe.
- It should be thoughtfully landscaped to accommodate a variety of year-round activities, active and passive, social and solitary. The surface should be a mixture of hard and softscape with a substantial lawn area and appropriately paved areas where heaviest use and foot traffic would occur. If possible water features could be

Recommendations

included. An appropriate budget must be identified for upkeep and maintenance.

- A multi-use space should be included to serve as a venue for events.
- The Civic Green should make easy connections to the Recreation Loop, trail systems, adjacent parks, and Metro that include historic way-finding where appropriate.
- Leverage its Amenity with Other Public/Private/Commercial Uses.
- Restrooms are needed in a public building for users of the Civic Green, but should be located in a building near, not in, the park. Appropriate funding should be budgeted into the Development District for regular upkeep and maintenance of the restrooms.

Regional Services Center

- The Regional Services Center has been defined at approximately 4,000sf.
- The Regional Services Center is a Place to Meet; The Living Room of the Community.
- A One Stop Shop for a Variety of County Services.
- A Meeting Space - Large Meeting Room that can be Subdivided into Smaller Rooms.
- Co-Location with other civic uses to create a Town Hall that will increase

efficiency and effectiveness. (e.g. a shared facility with the Library, Town Office, Conference Center)

- The Town Hall of White Flint
- The Program of Uses and Co-Location should be clarified.

Wall Park

- Wall Park should be a Unique Outdoor Destination; It should be Safe and Protected; and Inclusive for All Ages and Abilities.
- The Park should have locations for Passive, Contemplative Activities as well as locations for active recreation.
- The Park should be well Connected to Other Amenities such as the Civic Green and Recreation Loop.
- The connection to Josiah Henson Park should acknowledge the international historic significance of the area through interpretive way finding.
- The removal of surface parking and development of the Community Recreation Center, both partially offsite activities, will greatly expand the usable area of Wall Park for Recreation Activities. This change is a net increase in Green Space.

Recreation Loop

- The Recreation Loop should be a Unique Component of the sidewalk within the right of way; Safe, Convenient and Interesting.
- Because the Recreation Loop and extensions will be constructed during street improvements as part of a development project, standards to guide developers' streetscape enhancements must be created as soon as possible.
- Unique Street Branding - Attractive, Colorful, with Nice Way-finding Signage and Lighting.
- The Loop should Link other



Passive Recreation

Amenities and Facilities.

- A connection to the Metro station should be made.
 - Provide Bike Share Stations on the Loop and Elsewhere in White Flint.
 - The Concept for the Recreation Loop needs to be fully coordinated with adjacent development.
 - Create Streetscape Standards that provide enough room for Dedicated Walking and Biking Paths Separated from Driving Lanes - Not a Multi-use Path.
 - Because the Loop affects the overall road right of way and, in select sections, it includes a shared use path that accommodates bicycles, all plans for the Recreation Loop should also dovetail with the Countywide Bikeways Functional Master Plan and should be coordinated with Maryland DOT to prevent redundancies and foster countywide pedestrian and bikeway continuity.
 - Work needs to be done with all of the appropriate agencies to clarify the street sections within the ROW for Vehicle Travel Lanes, Appropriate Parking Lanes, Bike Lanes, and Sidewalks.
- not be repeated in consideration of planned private spaces.
 - If bathrooms are to be located in a public building it will require that appropriate funding is budgeted in the Development District for regular upkeep and maintenance.
 - Support should be shown for Strathmore Hall and Josiah Henson Special Park tie-ins where appropriate, including off-site symposia, performances, and programming at the proposed Civic Green. Build upon ways to jointly market Strathmore's historic and artistic programs with those of Josiah Henson, including Strathmore's tie in with the Baltimore Symphony Orchestra and Howard University Artists.
 - Amenities such as aquatic play and 'spray ground', and possibly a dog park could be accommodated through improvements to the EKSSAC.
 - Where possible, complimentary amenities should be co-located with each other; increasing efficiency and effectiveness. A combined facility will be better able to serve the public and achieve economy-of-scale savings in overhead, construction, and operations. This supports the County's Smart Growth Initiative.

Additional Comments

- All Amenities should have adequate parking within the context of a transit oriented community. This can be accommodated through a combination of structured, surface, and on-street parking. A parking demand analysis and strategies should take into consideration all amenities, adjacent shared uses and proximity to Metro.
- All Amenities should have adequate bike parking and studies should be done to determine appropriate convenient locations for Bike Share Stations.
- While Meeting Spaces should be accommodated, they should

Next Steps for Implementation

Community Prioritization of Amenities

During the final Community Meeting, the community members were asked to rank each of the amenities by the order in which they would like to see the amenities developed. The votes were then tallied and averaged.



Community Prioritization of Amenities

	Amenity	Number of Votes by Priority						Weighted Average
		1	2	3	4	5	6	
1	Civic Green	18	6	6	2	1	3	4.81
2	Regional Services Center	4	8	6	8	4	1	3.90
3	Library	3	6	6	10	3	6	3.35
4	Community Recreation Center	3	5	7	2	11	4	3.22
5	Wall Park	4	6	2	6	10	5	3.18
6	Recreation Loop	2	6	7	4	3	15	2.78

Ongoing Public Process and Next Steps

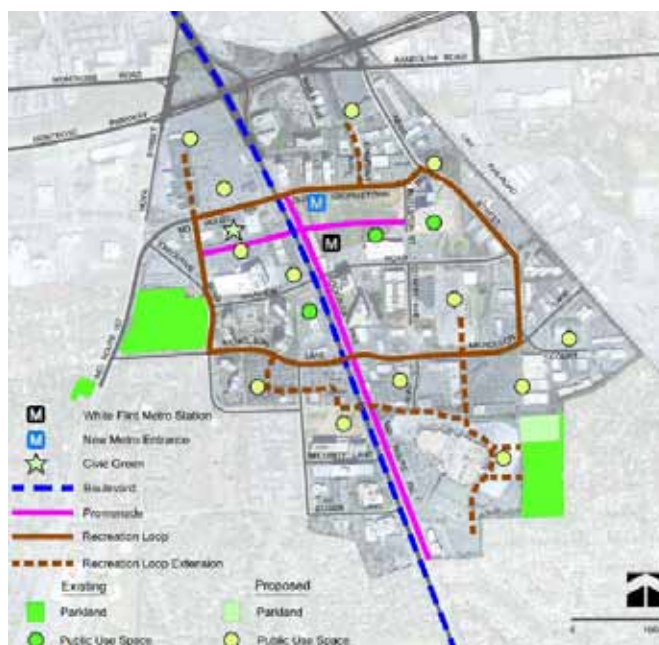
- Brief County Executive, Council Committee and Planning Board
- Develop Amenity Fund Approach and Necessary CIP
- Develop Standards and Strategies for Recreation Loop Branding
- Begin Planning for Acquisition of Land for Amenities i.e. Civic Green, Town Hall
- Develop Detailed Agency POR's for each amenity type
- Coordinate among Planning, County Agencies and Property Owners
- Continued Ongoing Public Process



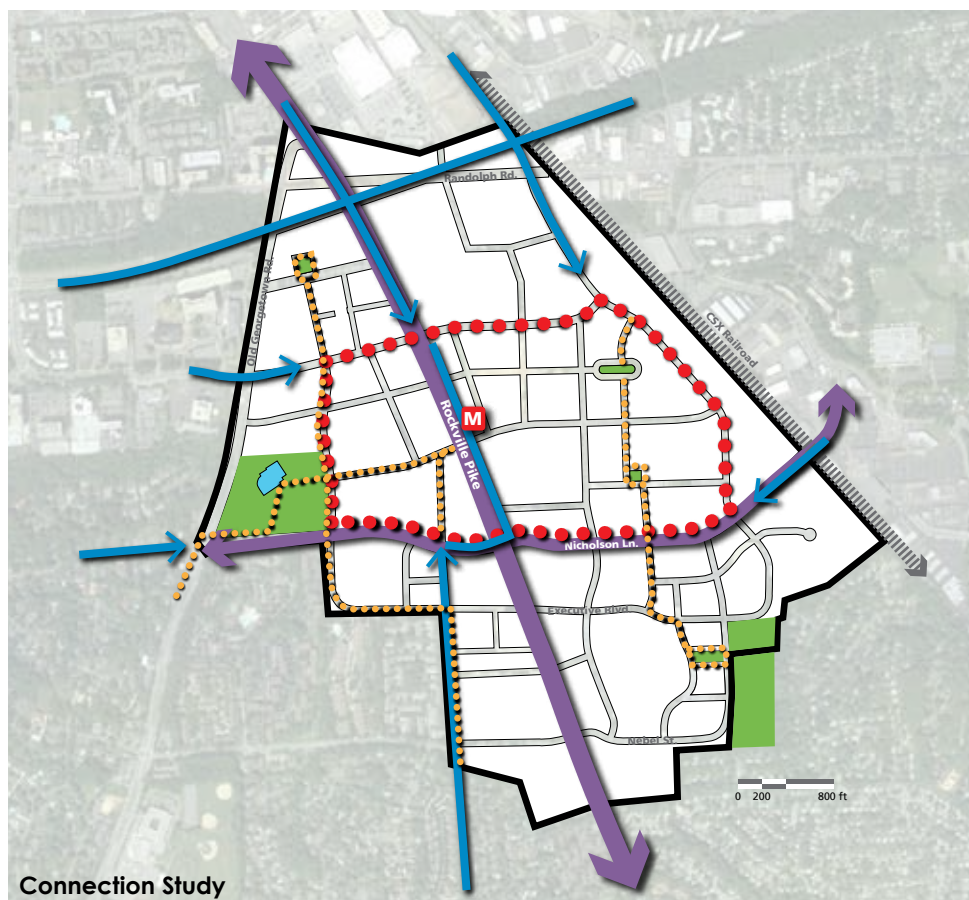
Appendix

Connection Study

The Sector Plan has identified connections to various Existing and Proposed Public-Use Spaces via Recreation Loop Extensions, a cross-district Promenade and the the new Rockville Pike Boulevard. The Countywide Bikeways Functional Master Plan has identified bike routes that will connect White Flint to the rest of the county. As a part of this process a study of connections was done. This study found that there are several additional opportunities to potentially strengthen and accentuate north/south connections. This includes a stronger connection to Josiah Hensen Special Park through Wall Park and continuing the planned Recreation Loop extension on the east side of White Flint through the NBC property, connecting it to the cross-district Promenade in North Bethesda Market.



Sector Plan Connections



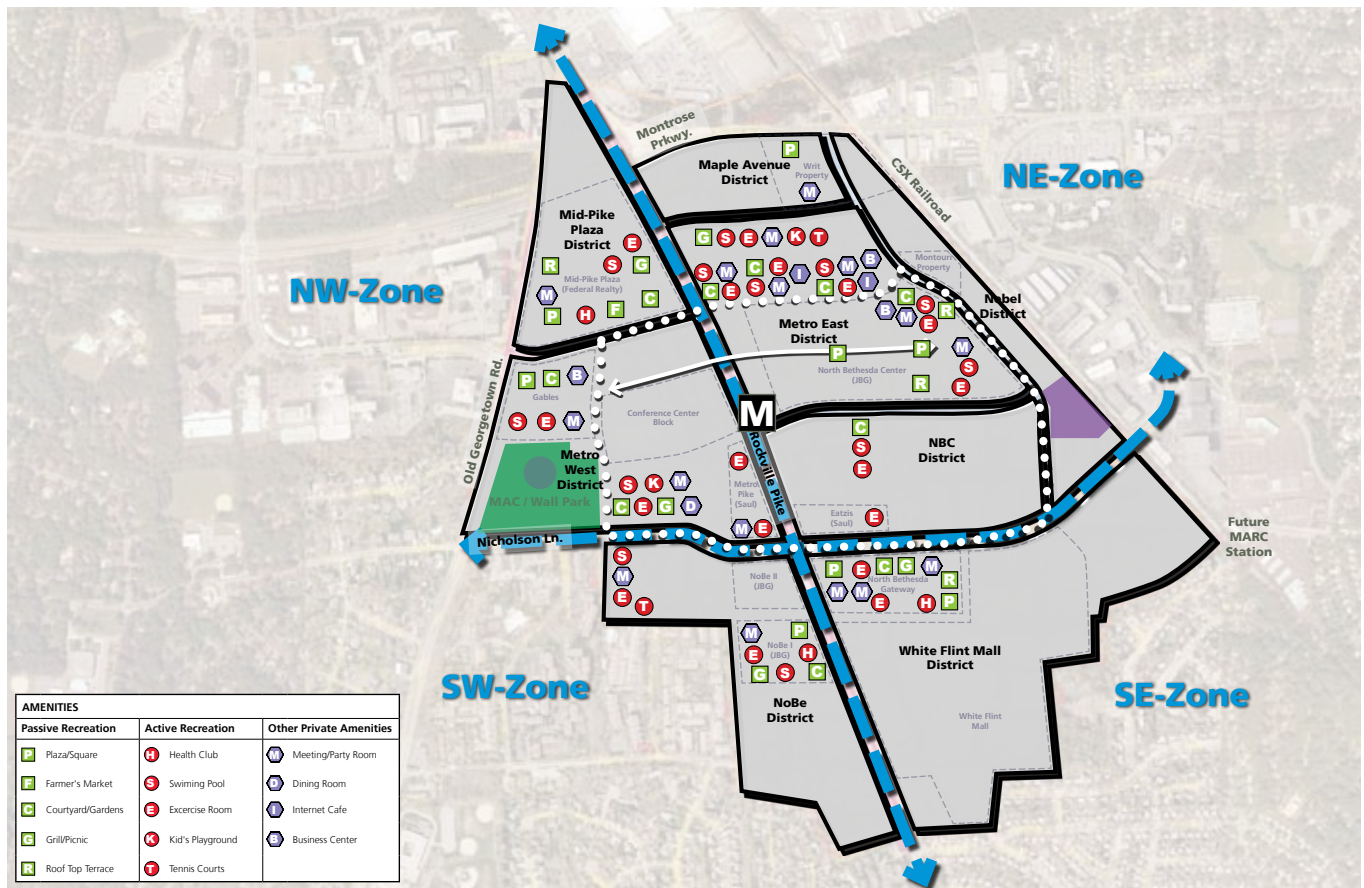
Connection Study

Legend	
	Major Vehicular Connectors
	Public Green Space
	Recreation Loop
	Regional Bike Connections
	Strengthen North/South Connection

Potential Private Amenities

The private sector developments also plan to offer amenities to their residents. To ensure that the County Amenities do not repeat services, a study was done which highlighted existing amenities, as well as those that are potentially planned for future development.

AMENITIES		
Passive Recreation	Active Recreation	Other Private Amenities
P Plaza/Square	H Health Club	M Meeting/Party Room
F Farmer's Market	S Swimming Pool	D Dining Room
C Courtyard/Gardens	E Exercise Room	I Internet Cafe
G Grill/Picnic	K Kid's Play-ground	B Business Center
R Roof Top Terrace	T Tennis Courts	
● ● ● ● ● ● ● ●		Recreation Loop
← — →		Major Connection Corridors
↔		East/West Connection



Proposed Private Amenities

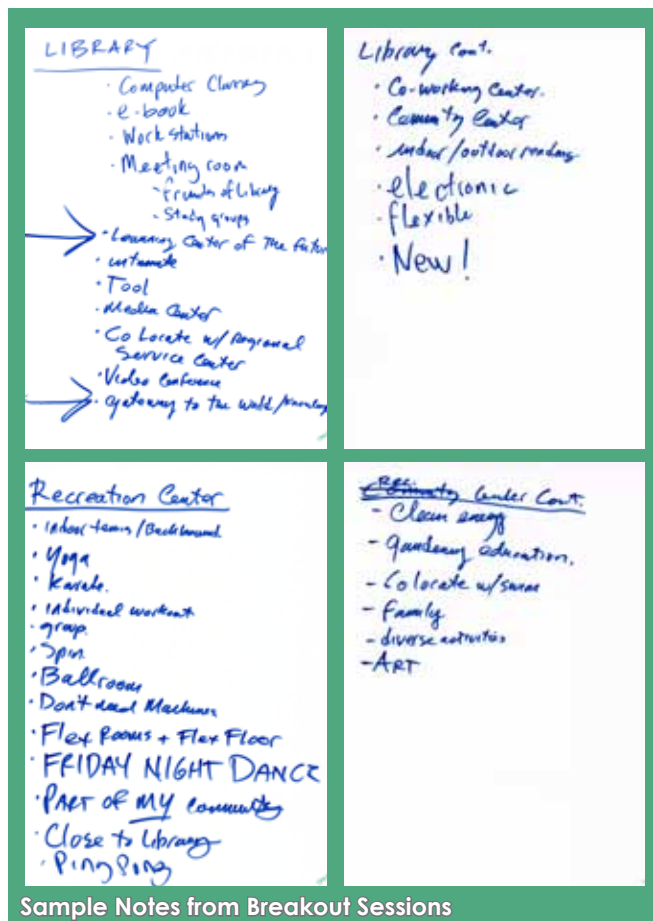
Appendix

Precedents



Community Feedback

At each of the Public Meetings, facilitated break out sessions were a catalyst for community input. The input was recorded at the meetings and then summarized with comments from appropriate County Agencies and Property Owners in Tables that will be found on the following pages. These summarized comments were also posted on the website.



Sample Notes from Breakout Sessions

Sample Amenity Table

AMENITY NAME					
Community Mtg #		COMMENTS	COMMUNITY	AGENCY	PROPERTY OWNERS
1	2				
Vision					
✓	✓	Vision 1	✓	✓	✓
✓		Vision 2	✓	Alternative	
Location					
✓		Location 1	✓		
✓	✓	Location 2	✓	Alternative	
Specific Activities					
	✓	Specific Events 1	✓	✓	
✓	✓	Specific Events 2	✓	✓	✓
Program/Design					
✓	✓	Program/Design 1	✓		
✓	✓	Program/Design 2	✓	✓	✓

- The checks in the left two columns indicate in which community meeting each concern was raised.
- The green box with a check signifies that a comment was addressed favorably by the corresponding stakeholder group.
- A checkmark in the community column represents suggestions raised by at least one community member at the charrette and do not necessarily represent a consensus community opinion.
- The red comment gives the stakeholders' reason for not being in favor of a comment.
- The white box signifies that the comment was not addressed in any of the meetings by that specific stakeholder group.

Appendix

Library Precedents and Community Feedback



Indoor Reading Space



Anchor Building



Interactive Technology

LIBRARY					
Community Mtg #		COMMENTS	COMMUNITY	AGENCY	PROPERTY OWNERS
1	2				
Vision					
✓	✓	Learning Center of the Future / Anchor/Destination/Signature Building	✓	✓	✓
✓	✓	Cutting Edge Technology/Interactive	✓	✓	✓
✓		Compatible with Surrounding Network of Libraries	✓	✓	
✓	✓	Co-Locate with Other Amenities or Commercial Uses (ex. With the Regional Services Center, Innovation Center, or in a Store Front)	✓	✓	✓
	✓	Free to the Public	✓	✓	
	✓	Fills a specific Niche - Theme/Concentration, Foreign Language Books	✓	Will Consider	
	✓	Community Focused - Attracts Children and Families	✓	Will Consider	
Location					
✓	✓	Centrally Located - Walkable and Accessible by Bus and Metro	✓	✓	✓
✓	✓	Locate at Civic Green	✓	✓♦♦	
✓		Linked to Civic Green	✓	✓	
	✓	Co-Located as part of a "Town Hall"	✓	✓♦♦	
	✓	Near Retail	✓	✓	
	✓	Could be located above commercial space	✓	Prefer a ground floor location that is visible	
Specific Activities					
✓		Activities for Children: Story Time	✓	TBD	
✓		Activities for Adults: Book Club, Research, Classes, Public Events, Study Groups, Literacy Groups, Readings	✓	TBD	
✓		Video Conference	✓	TBD	✓
✓		Extended Hours	✓	✓	✓
✓	✓	Movies	✓	Could be in Other Facilities	Are Providing
	✓	Lending of both Traditional Books and E-Books	✓	✓	
	✓	Internet Access	✓	Will Consider	
Program/Design					
✓	✓	Meeting Rooms/Conference Room	✓	To be Provided in Other Locations	✓
✓	✓	Children's Reading Room	✓	TBD	
✓	✓	Work Stations	✓	✓	
✓	✓	Drop-off Box	✓	✓	
✓	✓	"Green" Building / Accessible	✓	✓	
✓		Indoor/Outdoor Reading/ Use Roof as Outdoor Space	✓	✓	
✓		Bike Parking	✓	✓	
✓	✓	Coffee Shops	✓	Only if there is a lobby or shared space - no food or drinks allowed in library space	
✓		Size	15k - 20k	6k - 10k (SF Assumes Meeting Space is Provided Elsewhere)	Small
✓		Shared/Off-Site Parking		✓	

♦♦There must be County Maintenance funding support if the library becomes the public restroom

Appendix

Community Recreation Center Precedents and Community Feedback



Multi-Use Space



Multi-Use Court



Recreation Center



Co-Location with Eunice Kennedy Shriver and Sargent Shriver Aquatic Center



Art Classes



Children's Classes



Signature Building

COMMUNITY RECREATION CENTER					
Community Mtg #		COMMENTS	COMMUNITY	AGENCY	PROPERTY OWNERS
1	2				
Vision					
✓	✓	Unique/Signature Building; a Destination for the Community	✓	✓	
✓		Co-Location (ex. Eunice Kennedy Shriver and Sargent Shriver Aquatic Center)	✓	✓	✓
✓	✓	“Green” and Accessible Building	✓	✓	
✓		Not a Private Gym - Shouldn't Compete with Private Development Amenities	✓	✓	✓
✓		Don't Co-locate with Eunice Kennedy Shriver and Sargent Shriver Aquatic Center	✓	Greatly improved effectiveness, efficiency, and affordability through co-location	
	✓	Affordable Access	✓	✓	
Location					
✓	✓	Locate Away from Wall Park	✓	Greatly improved effectiveness, efficiency, and affordability through co-location	
✓	✓	Locate at Wall Park	✓	✓	
✓		Link to Recreation Loop	✓	✓	✓
	✓	Easily Accessible through various means of Transportation	✓		
Specific Activities					
✓	✓	Activities for Children: Pre-school Programs	✓	✓	
✓	✓	Classes and Activities for Adults and Seniors: Aerobics, Choral Groups, Karate, Dancing, Gardening, Nutrition, Yoga, Art, Dance Floors	✓	✓	✓
✓		Sports: Tennis, Basketball	✓	Multi-Purpose Court	
✓		Swimming	✓	Pools Provided at The EKSSAC	✓
	✓	Wintertime Activities: Pingpong,	✓		
	✓	Activities for the Differently Abled such as Bankshot	✓	Recreation services provided to all populations	
Program/Design					
✓	✓	Meeting Rooms/Flexible Space	✓	✓	✓
✓	✓	Indoor and Outdoor Usage	✓	✓	✓
✓	✓	All Purpose Court	✓	✓	
✓		Work-out Rooms - Individual and Group Workout	✓	✓	
✓		Don't Need Machines	✓	Exercise machines increase user safety and improve ease of use	
✓	✓	Sports Courts: Badminton, Volleyball, Racquetball, Handball, Basketball (Indoor and Outdoor), Tennis, Squash, Ping Pong,	✓	Gyms w/ multipurpose courts serve all mentioned activities except tennis/racquetball/squash as each requires specialized playing facility	
✓	✓	Indoor Soccer		Adaptable to Multi-Purpose Gym	✓
✓	✓	Ice Skating Rink (Winter) Splash Park or Rollerblading (Summer)	✓	Expensive in Outdoor Environment	
✓	✓	Tot Lots (Indoor and Outdoor)	✓	✓	
✓		Adequate Parking and Bike Racks	✓	✓	✓
✓		Size	30k SF (60k People)	Combined facility to serve region	

Appendix

Civic Green Precedents and Community Feedback



Civic Gathering Space



Mix of Hard- and Soft-Scape



Civic Building Fronting Green



Outdoor Amphitheater



Farmers Market

CIVIC GREEN					
Community Mtg #		COMMENTS	COMMUNITY	AGENCY	PROPERTY OWNERS
1	2				
Vision					
✓	✓	The Heart of White Flint, Town Square, Destination and Gathering Place for the Community - Public	✓	✓	
✓		Needs Private Sector Contributions for Programming	✓	✓	
✓	✓	Open, Visible, Lighted and Safe	✓	✓	✓
✓	✓	Softscaped - Central Lawn Area with Space for Events.	✓	✓	✓
Location					
✓	✓	Easy Connectivity to Walking/Metro/Shuttle	✓	✓	
✓		Connected to Recreation Loop/Trail Systems	✓	✓	
	✓	Activated by surrounding with Commercial Uses	✓		
	✓	Not Co-Located With the Library	✓		
	✓	Additional Small park on the East Side	✓		
Specific Activities					
✓	✓	Programable Year-Round Activities: Concerts, Festivals, Temporary Events, Outdoor Movies, Music, Books, Charity Events, Holiday Celebrations, Starting Point of Races/Marathons, Lawn Bowling, Chess Board, Labyrinth, Taste of White Flint	✓	✓	
✓		Farmers Market, Artists Market	✓	✓	Already Planned On their Property
✓		A Place to have Lunch	✓	✓	
	✓	Active Parks as opposed to Passive Wall Park	✓		
Program/Design					
✓	✓	Leverage its Amenity with Other Public/Private/Com- mercial Uses (e.g. Conference Center, Library, Retail, Entertainment, Restaurants, Cafes, etc)	✓	✓	✓
✓	✓	Allow for Street Closures for Events	✓	✓	✓
✓	✓	Outdoor Bandstand, Public Pavilion or Amphitheater	✓	✓	✓
✓	✓	Water Features: Ducks, Pond, Children’s Sailboats, Fountain, Rain Garden	✓	Expensive to maintain - Takes too much space	
✓	✓	Nice, Permanent Bathrooms	✓	✓♦♦ In a Public Building	
✓	✓	Lots of Seating, Places to Read.	✓	✓	
✓	✓	Natural - Low Maintenance Plants. Meditation Gar- dens.	✓	✓	
✓	✓	Flexible Space toSupport a Variety of Activities	✓	✓	
✓	✓	Ice Skating Rink (Fountain/Lake in the Summer)	✓	Expensive to maintain	✓
✓	✓	Dog Park	✓	Wall Park rather than Civic Green	
✓	✓	Public Art		✓	
✓		Close and Adequate Parking	✓	✓	
	✓	Hardscape Features such as Rocks and Boulders	✓		
	✓	Bike Share Station	✓		
✓		Size	Big	1+ Acres	Smaller/ Active Better than Big/ Under utilized

♦♦There must be County Maintenance funding support

Appendix

Regional Services Center Precedents and Community Feedback



Mix of Automated and Assisted Services



Transit Kiosk



Small Conference Rooms



Large Meeting Rooms

REGIONAL SERVICES CENTER AND MEETING SPACE					
Community Mtg #		COMMENTS	COMMUNITY	AGENCY	PROPERTY OWNERS
1	2				
Vision					
✓		The Town Hall of White Flint. Iconic and “Green” Building	✓		
✓		A Place to Meet, The Living Room of the Community	✓	✓	✓
✓		Co-location (e.g. Library, Day Care, Town Office, Conference Center)	✓	✓	✓
✓		Urban Partnerships	✓		
✓		Don't bring Services to White Flint - Keep all Civic Services in Rockville	✓	County Plans for a smaller Reg. Serv. Ctr in White Flint	
	✓	Business Incubation Cetner with Co-Working and shared office space	✓		
Location					
✓	✓	Close to Metro	✓	✓	
✓		Close to Civic Green	✓		
✓		Store Front Location: Visible and Easy to Find	✓	Not Necessary	Not Necessary
	✓	Co-Located with the Library	✓		
	✓	On the East Side of the Metro	✓		
Specific Activities					
✓		One Stop Shop for a Variety of County Services	✓		
✓		Transportation Management: Bike Rental, Zip Car, DMV Express, Smart Card Dispensers, Parking Pass, etc.	✓		
✓		Teleworking Facility	✓		
✓	✓	Vocational Training and other community based classes - Tutoring Services	✓		
	✓	Passport Renewal Services	✓		
Program/Design					
✓	✓	Meeting Space - A Large Meeting Room that can be Subdivided and Smaller Rooms	✓	✓	✓
✓		Flexible Space for County Staff		✓	
✓		Outdoor Meeting Space	✓		
✓		Universally Accessible	✓	✓	✓
✓	✓	Office Space for Start-ups	✓		
✓		Classroom Space, Computer Lab	✓		
✓	✓	Community Information Kiosk	✓	✓	
✓	✓	Keep it Small (It Might Not be Necessary)	✓		
✓		Senior Center, Arts Center, Sustainability Center	✓		
✓		Adequate Parking	✓	✓	
✓		Size		Aprox 4,000 SF	

Appendix

Wall Park Precedents and Community Feedback



WALL PARK					
Community Mtg #		COMMENTS	COMMUNITY	AGENCY	PROPERTY OWNERS
1	2				
Vision					
✓	✓	A Unique Public Destination. Safe and Protected. For all Ages. Accessible	✓	✓	✓
✓	✓	Co-Locate with Community Rec Center	✓	✓	
✓	✓	Passive Recreation	✓	✓	✓
✓		Active Recreation Fields	✓	Multi-Purpose Lawn Area	✓
✓		Need to Clarify Difference Between Wall Park and Civic Green		✓	
✓		Management Techniques	✓	✓	
✓		The Area that can be Planned at Wall Park is Reduced due to the Abundance of Trees in the Park		✓	✓
	✓	Inviting, Quiet, Passive, Meditative, Bucolic, Serene, Picturesque	✓		
	✓	More Natural/Wild - Central Park in White Flint	✓		
Location					
✓		Connected to other Amenities	✓	✓	✓
✓		Strengthen Connection to Metro	✓	✓	✓
✓		Linked to Civic Green and Josiah Henson Park	✓	✓	✓
	✓	Co-Locate with CRC	✓		
	✓	Linked to the Recreation Loop	✓		
Specific Activities					
✓		Place for Kids and Leagues to Play (Children and Teens)	✓	✓	✓
✓		Events on the green - Music Concerts	✓	Prefer at Civic Green	
✓		Limited Usage at Night	✓	✓	
✓		Day and Night-time Activities	✓	✓	
	✓	Lawn Bowling, Shuffleboard, Volleyball Courts	✓		
	✓	Activity Circuits	✓		
Program/Design					
✓		Bike Paths	✓	✓	
✓		No More Buildings on the Park. Keep Park Green	✓		
✓		Day Care	✓		
✓	✓	Water Features: Lake, Splash Park, Indoor and Outdoor Pools	✓	EKSSAC has Indoor Pool for others	✓
✓	✓	Lawn/Unprogrammed and Multi-use Space	✓	✓	✓
✓		Basket and Tennis Court on Roof of the Community Rec. Ctr.	✓	✓	
✓	✓	Tennis Courts	✓	Multi-Purpose Lawn Area	✓
✓	✓	Picnic Facilities	✓	✓	
✓	✓	Gardens, Community Gardens, Natural Refuge - a quiet space	✓	✓	
✓	✓	Playgrounds for Kids and Teens	✓	✓	
✓	✓	Outdoor Fitness Trail/Running Loop/Nature Trail	✓	✓	
✓	✓	Climbing Walls, Skateboard Park, Ice Skating Rink, Roller Hockey	✓	Skateboard Park Only	✓
✓		Petting Zoo	✓	High Maintenance Costs	
✓	✓	Dog Park	✓	✓	✓
✓		Performance Space	✓	✓	✓
✓		Trash Cans / Doggie Waste Bags	✓	✓	
✓	✓	Public/ Interactive Art	✓	✓	
✓	✓	Take Surface Parking out of Wall Park	✓	✓	
✓	✓	Off-Site Parking or Underground	✓	✓	✓
✓		Cafes and Food	✓	✓	

Appendix

Recreation Loop Precedents and Community Feedback



RECREATION LOOP					
Community Mtg #		COMMENTS	COMMUNITY	AGENCY	PROPERTY OWNERS
1	2				
Vision					
✓	✓	A Unique component of the sidewalk; Safe, Convenient and Interesting. Attractive, Colorful, with Nice Signage and Lighting	✓	✓	✓
✓	✓	Link Loop to Regional Facilities	✓	✓	✓
✓		Provide Bike Infrastructure for other Roads Too	✓		
✓		Alternative to Driving	✓	✓	
✓	✓	The Concept of the Recreation Loop is not Clear - Could benefit from rebranding maybe Art or Historical theme	✓	✓	✓
✓		The Loop should Connect to Metro			✓
✓		Should have a Name that Reflects its Character and Intent such as Neighborhood Trail			✓
Location					
✓		Route Course Away from Steep Hills and The Pre-Release	✓		
✓	✓	Minimize Street Crossings	✓		
	✓	Concern over Crossing Rockville Pike	✓		
	✓	Nicholson Lane is too busy	✓		
	✓	Nebel street is too steep and not secure	✓		
Specific Activities					
✓	✓	Walking Events, Races and Marathons	✓	✓	
✓	✓	Provide Bike Share Stations on Rec. Loop and Elsewhere	✓	✓	✓
✓	✓	Sufficient Bike Racks on Rec. Loop to Serve White Flint			✓
✓	✓	Multimodal; Bikes, Zip Cars, Metro, Pedestrians (walkers, runners, strollers)	✓	✓	
Program/Design					
✓	✓	Wide Enough to Allow for Dedicated Walking and Biking Paths Separated from Driving Lanes - Not a Multi-use Path	✓		
✓	✓	Question Whether There is Sufficient ROW for Bike Lanes	✓	✓	✓
✓	✓	Provide Destination Points, Signage and Way Finding	✓	✓	✓
✓	✓	Shade Trees and Benches	✓	✓	
✓	✓	Frequent Bus Circulator	✓		
✓	✓	Work-out Stations	✓		
✓	✓	Food, Cafes, Commercial Kiosks	✓	✓	
✓	✓	Restrooms Facilities	✓		
✓	✓	Water Fountains	✓		
✓	✓	Soft Surfaces	✓		
	✓	Street Calming Devices	✓		
	✓	Emergency Phones	✓		
	✓	Paving should be wheel chair friendly	✓		

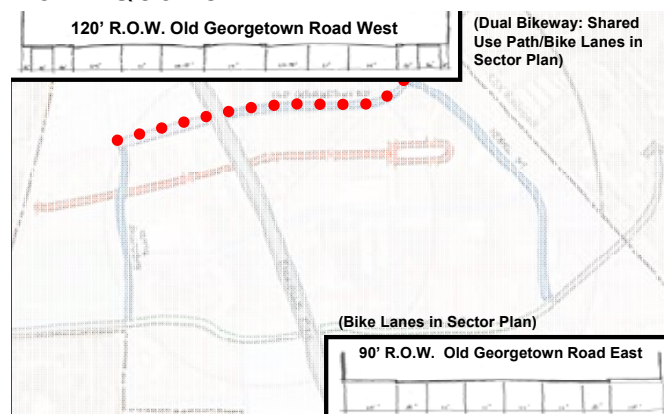
Appendix

Potential Character Elements of the Recreation Loop

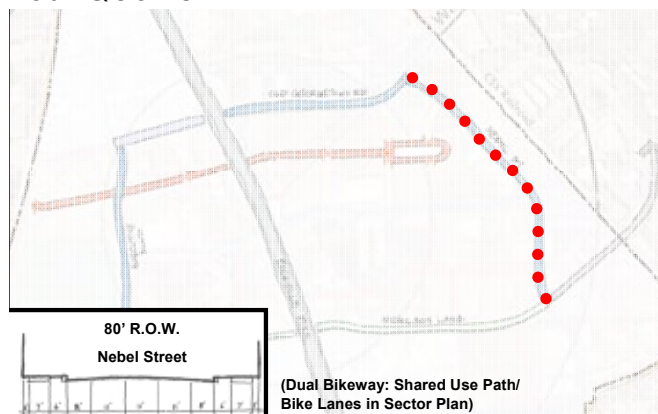
The Recreation Loop can be logically split into quadrants. Because of rights of way and zoning, each of the quadrants will have their own distinct character. To compliment and reinforce this character, a set of wayfinding and minimum construction standards should be developed to promote a sense of place and continuity throughout the loop. Each quadrant of the Recreation Loop should have both consistent elements (i.e. Way-finding elements, signage, etc) as well as unique character elements to reflect the changing character of the different districts in White Flint.



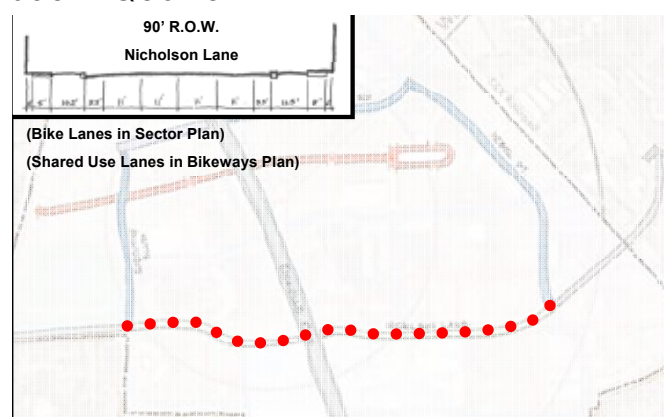
North Quarter



East Quarter



South Quarter



West Quarter



CHARACTER ELEMENTS	NORTH QUARTER	EAST QUARTER	SOUTH QUARTER	WEST QUARTER
Bikeway Facilities as per White Flint Sector Plan and Countywide Bikeways Functional Master Plan				
Bike Lanes	✓		✓	✓
Dual Bikeway: Shared Use Path/ Bike Lanes	✓	✓	✓	
Pedestrian Facilities as Per White Flint Sector Plan				
Sidewalk	✓	✓	✓	✓
Retail/Commercial Sidewalk	✓			✓
Shared Use Path	✓	✓	✓	

Potential Common Street Elements for Wayfinding
Flowering Trees and Landscaping Unique to Recreation Loop
Benches
Street Lamps
Bollards
Medallions
Street Art
Signage
Unique Color Theme to Highlight Quarter
Water Fountains



Medalion



Bollards



Urban Shared Use Path



Signage

