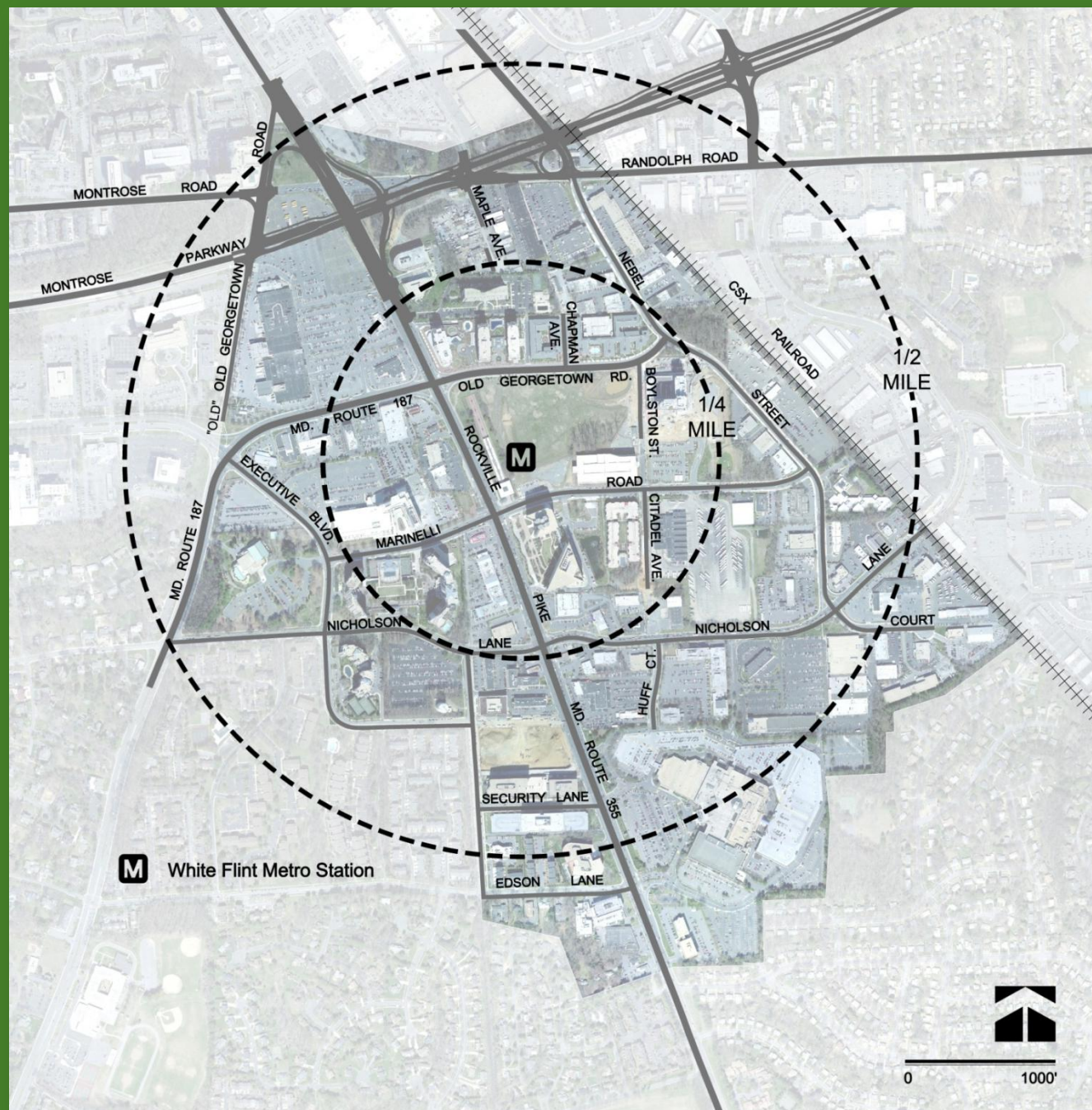


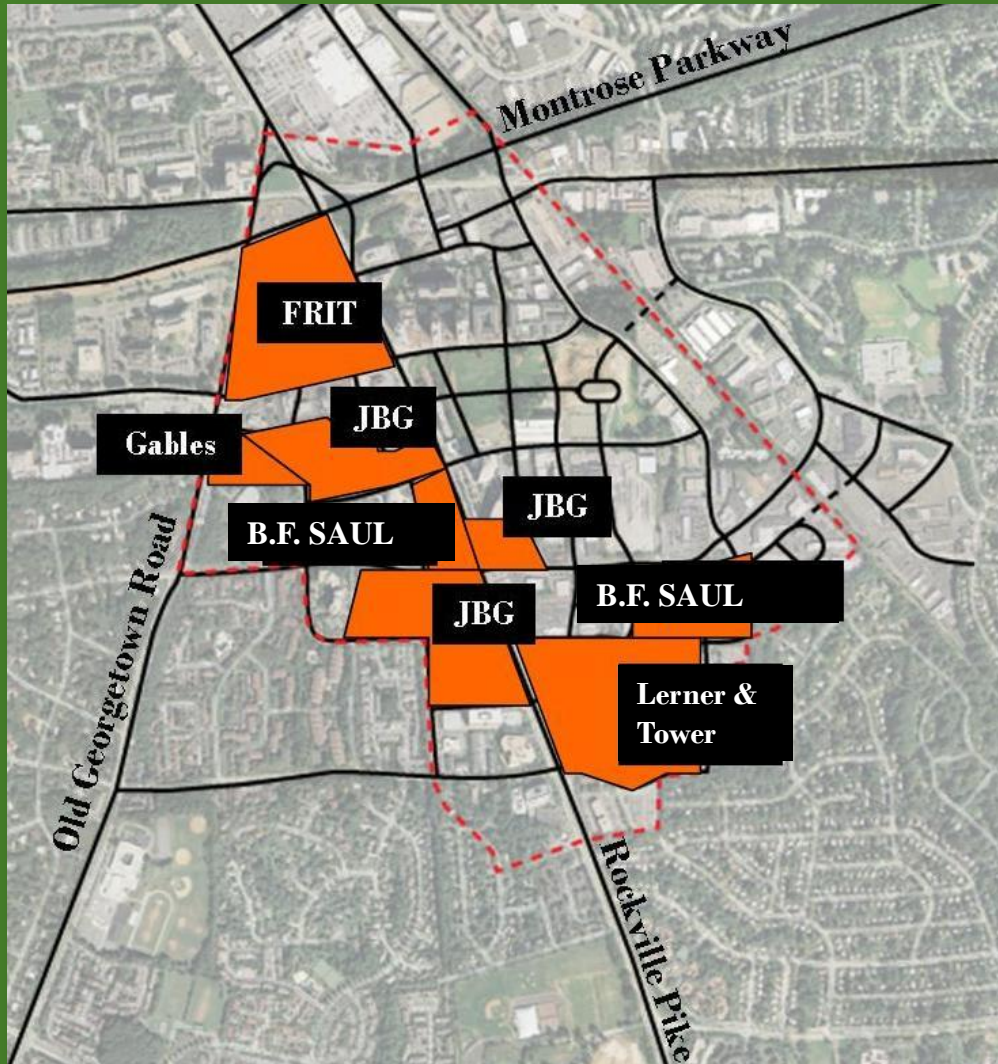
The White Flint Partnership





White Flint Sector Plan Area: 430 Acres

White Flint Partnership Members



B. F. Saul

Federal Realty

Gables Residential

The JBG Companies

Lerner Enterprises

The Tower Companies

White Flint Existing Conditions



*Image From MNCPPC Planning Staff
Presentation*

Community Outreach



Speaker Series



THE WHITE FLINT PARTNERSHIP

CORDIALLY EXTENDS AN INVITATION TO JOIN US

FRIDAY, MAY 1ST AT 8:30 A.M.
DAVE & BUSTERS @ WHITE FLINT

For a presentation on

Transit-oriented development, smart growth and the principles of New Urbanism

the presentation will focus on national trends, a case study highlighting Arlington County and how these principals can be applied to White Flint and Rockville Pike in the future


Speakers:


Christopher Zimmerman
www.arlingtonva.us
Member, Arlington County board and chairman, board of the directors of the Washington Metropolitan Area Transit Authority

Ian Lockwood
www.gabro.com
Principal
Gladding Jackson Karcher Anglin, Inc.

Christopher B. Leinberger (invited)
www.clarkebank.com
The Brookings Institution

SPONSORED BY:

 THE GREATER BETHESDA CHEVY CHASE CHAMBER OF COMMERCE

 THE FRIENDS OF WHITE FLINT

CONTINENTAL BREAKFAST WILL BE SERVED

THE FAVOR OF YOUR REPLY WOULD BE GREATLY APPRECIATED BY THURSDAY, APRIL 26, 2008 TO:

GAIL CALHOUN
301-662-2377



DESIGN-Placemaking



Establish a connection between land use,
motorists, transit and bicycles



Connected and Convenient: Road Network



Sparse



Sparse existing road network

Dense



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

Rockville Pike – 21st Century Boulevard



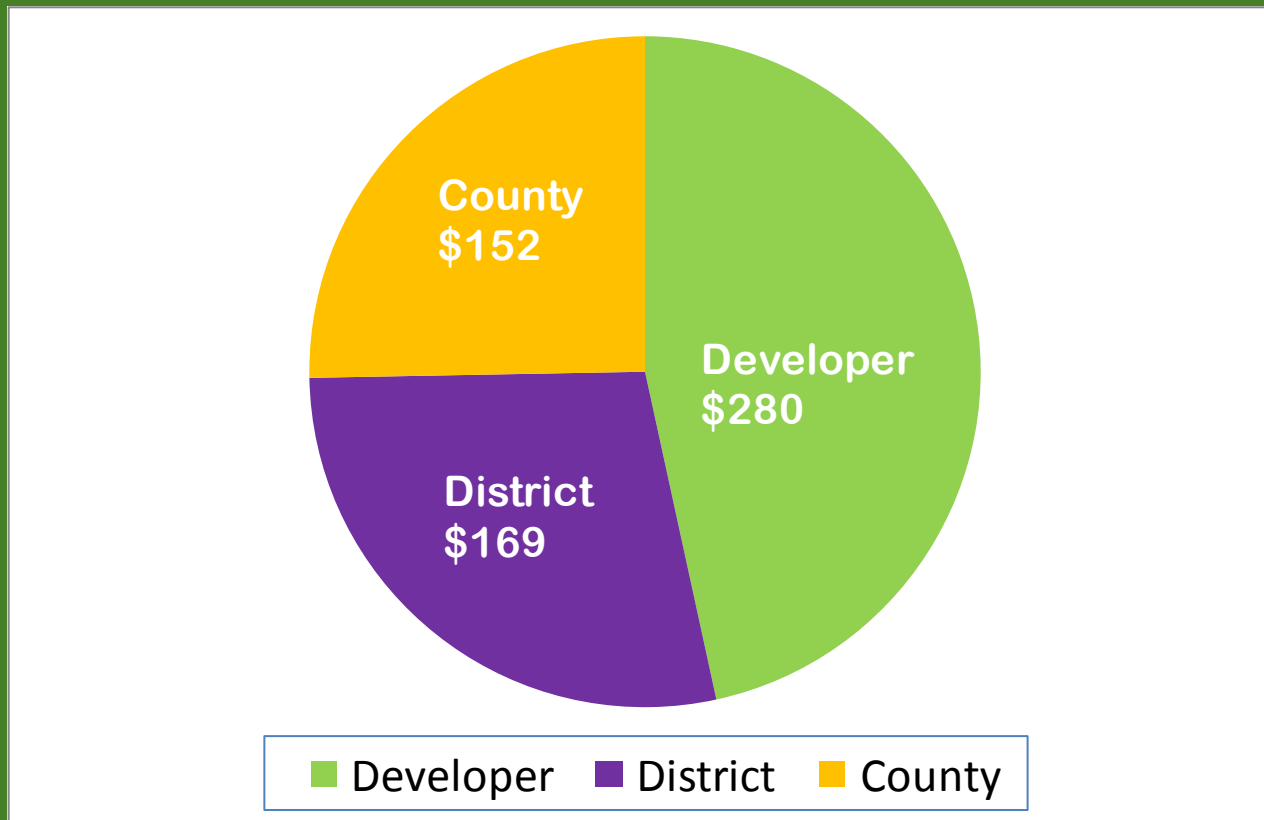
Increased width with street front retail, bike paths and a dedicated bus lane



White Flint



\$618 million Total Infrastructure Cost in White Flint...

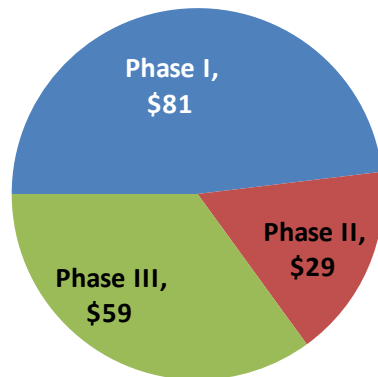


...75% Funded by the Private Sector

District Costs



**District Costs by Phase
(millions)**



Ph
I

Ph
II

Ph
III

#	Improvement	Estimate	Complete
1	Rockville Pike (Md 355) - Phase 1	\$5,000,000	2013
2	Reopening of Old Old Georgetown Rd	\$34,907,000	2013
2	Market St & realignment of Executive Blvd	\$24,817,000	2014
3	Executive Blvd Ext (east)	\$16,700,000	2016
3	Nebel Street	\$8,200,000	2020
4	Bridge over Metro station	\$7,500,000	2020
5	Nicholson Lane ¹ (streetscape)	\$12,942,000	2024
1	Rockville Pike (Md 355) - Phase 3	\$59,261,000	2026
Total		\$169,327,000	2026

Western
Workaround
Eastern
Workaround

¹ 40% of estimated costs as an allowance to cover 40% of streetscape improvements (assumes remaining 60% covered by private sector)

² Assumes utilities are publicly constructed. If privately constructed, utility work will cost approximately 33% more

Thank You



White Flint Partnership

Francine E. Waters

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

fwaters@lerner.com