

## WASHINGTON SMART GROWTH ALLIANCE NEWS

### SGA recognizes five new proposals in Virginia, Maryland, and D.C.

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**(Washington – February 12, 2007)** A jury formed by the Washington Smart Growth Alliance has recognized five new development proposals located throughout the Washington region. Details about them all are below. The SGA is a coalition of six regional organizations, the Chesapeake Bay Foundation, the Coalition for Smarter Growth, Enterprise Community Partners, Greater Washington Board of Trade, Metropolitan Washington Builders' Council, and ULI Washington. These organizations, some of whom hold opposing views on growth issues, formed the SGA four years ago to encourage policies and projects that promote smart growth.

The Washington region is projected to get 2 million more people and 1.6 million new jobs by 2030. The challenge for policy makers and developers is to find ways to accommodate this growth in a way that adds value to our neighborhoods and protects the environment. "Smart growth works at any scale," said SGA executive director John Bailey, "These five projects include a 180 acre master-planned community; retrofits of older suburban strip centers; and thoughtfully designed development near Metro stations. There is no one-size-fits-all for development any more."

#### **Falkland North Apartments – Silver Spring, Maryland**

Located just a block from the Silver Spring Metro station, Home Properties is proposing a mixed-use development of residences and neighborhood-serving retail, including a much-needed grocery store. This project is consistent with the Silver Spring Sector Plan that strives to create a more vibrant and walkable downtown Silver Spring. In addition to the new buildings, a large public plaza is included along East-West Highway that will be open to residents and non-residents alike. This is important as accessible and open public space will be critical to the livability of redeveloping Silver Spring, and the developers should be commended for providing such an amenity. In keeping with Montgomery County's emphasis on green building techniques, a green roof will be created above the underground parking garage. The development will also provide all of their required affordable housing units (12.5%) onsite and scattered throughout the development ensuring that housing opportunities will be available to a diverse mix of the public.

#### **Rhode Island Avenue Metro Plaza – Washington, D.C.**

Mid-City Urban and A&R Development are proposing a mix of apartments and retail stores atop what is now a surface parking lot adjacent to the Rhode Island Metro station. The "main street" running through the project will have wide sidewalks and street trees, and will provide a welcoming entrance for Metro riders and an improved amenity for existing residents around the station. The current parking lot which serves WMATA riders will be replaced with a parking garage that will be accessed primarily along a commuter serving road so as not affect the pedestrian scale of the project. To ensure that this project benefits different types of families and residents, 20% of the units will be designated as affordable and 10% of the retail will be reserved for local businesses.

Residents of the eastern part of Washington, D.C. have not benefited as much from the region's current economic growth, and the developers deserve significant credit and recognition for working with the surrounding neighborhood and the City to build such a first-class project.

### **2201 North Pershing Drive – Arlington County**

Reusing older shopping centers is a key smart growth strategy, and one sought by jurisdictions all over our region. Abbey Road Property Group is proposing just such a project in Arlington County near Fort Myer. In place of what is now a decaying old strip center, they are proposing a mixed-used development comprised of apartments and new retail. It is located just ¾ mile from the Clarendon Metro, and along some major bus routes. To create a more pedestrian-oriented experience for the new residents and the surrounding neighborhood, the major intersection will be redesigned as a more urban "hard" corner providing increased sidewalk capacity. To better encourage alternative transportation, 86 bicycle parking spaces are being provided, which is far more than similar developments. They will also be seeking green building certification (LEED).

### **Crown Property – Gaithersburg, Maryland**

KB Home and Centex Homes are proposing the redevelopment of approximately 180 acres, strategically located along Interstate-270 and along the proposed Corridor City Transitway (CCT) alignment. The developers deserve credit for incorporating the right mix of housing types – single-family, townhouses, and larger multi-family buildings –, office buildings, shopping opportunities, and significant set asides for parks and open space. These are all scattered throughout six distinct neighborhoods. Until the future Transitway is built, a shuttle bus is planned to provide public transportation to the Shady Grove Metro station, which is within 4 miles of the site. Green building techniques are also anticipated in several of the buildings further limiting the site's environmental footprint. Proving their commitment to the community, the project details were born from a public involvement process, referred to as a "charette," that was sponsored by the development team.

### **Metro Pike – North Bethesda, Maryland**

Redeveloping older suburban roads like Rockville Pike into walkable business districts and neighborhood centers will be critical as our region continues to grow. In the same vein, the Holladay Corporation is proposing a redevelopment of an auto-oriented strip development into a mixed-use center across the Pike from the White Flint Metro station. To encourage a more pedestrian-friendly environment, the buildings will be brought up to the sidewalk edge as opposed to the typical pattern of Rockville Pike, which sets buildings back far away from the street for surface parking. All of the parking for Metro Pike will be provided underground. New sidewalks will be built, and some of the existing sidewalks will be improved to 25 feet. This is all in keeping with the County's plan for the White Flint station area, and the good news is that there are several nearby development proposals in the pipeline that share this vision. Finally, Holladay will incorporate green roof technology into Metro Pike, and create a new public park at the intersection of Woodglen Avenue and Nicholson Lane.

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Each quarter the SGA jury reviews project proposals in the Washington area that are under review or subject to review by local government agencies. Since the recognition program began in 2002, the SGA jury has recognized more than thirty-five proposals in Virginia, Maryland, and the District of Columbia. To learn more, visit [www.sgalliance.org](http://www.sgalliance.org).