

# white flint 2 sector plan

Approved and Adopted  
JANUARY 2018



## Abstract

This Plan contains the text and supporting maps for a comprehensive amendment to the approved and adopted 1992 *North Bethesda/Garrett Park Master Plan* and the 2010 *White Flint Sector Plan*, as amended. It also amends *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*, as amended, the *Master Plan of Highways and Transitways*, as amended, and the *Countywide Bikeways Functional Master Plan*, as amended. This Plan focuses on land use, appropriate density and mobility options for 460 acres located between three areas: the City of Rockville, the 2009 *Twinbrook Sector Plan* area and the 2010 *White Flint Sector Plan* area. Recommendations are made for zoning, urban design, public facilities and streets.

Master and sector plans convey land use policy for defined geographic areas and should be interpreted together with relevant countywide functional plans and County laws and regulations. Plan recommendations provide comprehensive guidelines for the use of public and private land; and should be referred to by public officials and private individuals when making land use decisions. Public and private land use decisions that promote plan goals are essential to fulfilling a plan's vision.

Master and sector plans look ahead 20 years from the date of the adoption, although they are intended to be revised every 10 to 15 years. Moreover, the circumstances when a plan is adopted will change and the specifics of a plan may become less relevant over time. Plans do not specify all development possibilities. Their sketches are for illustrative purposes only, intended to convey a sense of desirable future character rather than detailed recommendations for a particular design.

## Sources of Copies

The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue

Silver Spring, MD 20910-3760 | Online at [montgomeryplanning.org/planning/communities/area-2/white-flint-2-sector-plan/](http://montgomeryplanning.org/planning/communities/area-2/white-flint-2-sector-plan/)

## The Maryland-National Capital Park and Planning Commission

The Maryland-National Capital Park and Planning Commission (M-NCPPC) is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles in the two counties.

The Commission is charged with preparing, adopting, and amending or extending *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*. The Commission operates in each county through Planning Boards appointed by the county government. The Boards are responsible for preparing all local plans, zoning amendments, subdivision regulations, and administration of parks.

The M-NCPPC encourages the involvement and participation of all individuals in the community, including those with disabilities, in the planning and review processes. In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the M-NCPPC will not discriminate against individuals with disabilities on the basis of disability in its services, programs or activities. The M-NCPPC works to make its facilities and materials accessible and to hold public meetings in locations that are, likewise, accessible. The M-NCPPC will generally provide, upon request, appropriate aids and services and make reasonable modifications to policies and programs for persons with disabilities (e.g. large print materials, listening devices, sign language interpretation, etc.). For assistance with such requests, please contact the M-NCPPC Montgomery County Commissioner's Office, at least a week in advance, at **(301) 495-4605** or at [mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org). Maryland residents can also use the free **Maryland Relay Service** for assistance with calls to or from hearing or speech impaired persons; for information, go to [www.mdrelay.org](http://www.mdrelay.org) or call (866) 269-9006. Residents may also call the TTY number, (301) 495-1331, for assistance.

# white flint<sup>2</sup>sector plan

Approved and Adopted


Prepared by the Montgomery County Planning Department  
[MontgomeryPlanning.org](http://MontgomeryPlanning.org)

**CERTIFICATION OF APPROVAL AND ADOPTION**


**WHITE FLINT 2 SECTOR PLAN**

This Comprehensive Amendment to portions of the Approved and Adopted 1992 *North Bethesda/Garrett Park Master Plan*, as amended, and portions of the Approved and Adopted 2010 *White Flint Sector Plan*, as amended, being also an amendment to the *General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*, as amended; the *Master Plan of Highways and Transitways*, as amended; and the *Countywide Bikeways Functional Master Plan*, as amended; has been approved by the Montgomery County Council, sitting as the District Council, by Resolution Number 18-979 on December 5, 2017, and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution Number 18-01 on January 17, 2018, after duly advertised public hearings pursuant to the Land Use Article – Division II, of the Annotated Code of Maryland.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

  
\_\_\_\_\_  
Casey Anderson  
Chair

  
\_\_\_\_\_  
Elizabeth M. Hewlett  
Vice-Chair

  
\_\_\_\_\_  
Joseph Zimmerman  
Secretary-Treasurer



**MCPB NO. 17-130  
M-NCPPC NO. 18-01**

**RESOLUTION**

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of the Land Use Article of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince George's Counties*; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to procedures set forth in the Montgomery County Code, Chapter 33A, held a duly advertised public hearing on January 12, 2017 on the Public Hearing Draft White Flint 2 Sector Plan, being also an amendment to the Approved and Adopted 2010 *White Flint Sector Plan*, as amended; the Approved and Adopted 1992 *North Bethesda/Garrett Park Master Plan*, as amended; the *Countywide Bikeways Functional Master Plan*, as amended; *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince George's Counties*, as amended; and the *Master Plan of Highways and Transitways*, as amended.


WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on July 13, 2017, approved the Planning Board Draft White Flint 2 Sector Plan, recommended that it be approved by the District Council, and forwarded it to the County Executive for recommendations and analysis; and

WHEREAS, the Montgomery County Council sitting as the District Council for the portion of the Maryland-Washington Regional District lying with Montgomery County, held a public hearing on September 19, 2017, wherein testimony was received concerning the Planning Board Draft White Flint 2 Sector Plan; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Planning Board Draft White Flint 2 Sector Plan and forwarded those recommendations and analysis to the District Council on September 20, 2017; and

WHEREAS, the District Council, on December 5, 2017, approved the Planning Board Draft White Flint 2 Sector Plan subject to the modifications and revisions set forth in Resolution No. 18-979.

NOW, THEREFORE BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt the said White Flint 2 Sector Plan, together with the *General Plan for the Physical Development of the Maryland-Washington Regional*

APPROVED AS TO LEGAL SUFFICIENCY  
  
 M-NCPPC Legal Department  
 Date 12/26/17

**MCPB NO. 17-130  
M-NCPPC NO. 18-01**

*District within Montgomery and Prince George's Counties*, as amended, and as approved by the District Council in the attached Resolution No. 18-979; and

BE IT FURTHER RESOLVED, that copies of said Amendment should be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

This is to certify that the foregoing is a true and corrected copy of Resolution No. 17-130 adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission at its regular meeting held on Thursday, January 11, 2018 in Silver Spring, Maryland on motion of Commissioner Cichy, seconded by Commissioner Fani-González, with a vote of 3 to 1, with Chair Anderson, and Commissioners Fani-González and Cichy voting in favor of the motion, and Commissioner Patterson abstaining, and Vice Chair Dreyfuss absent.

  
 Casey Anderson, Chair  
 Montgomery County Planning Board

**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of Resolution No. 18-01 adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Fani-Gonzalez, seconded by Commissioner Geraldo, with Chair Anderson, Vice-Chair Hewlett, Commissioners, Bailey, Geraldo, Doerner, Cichy, Gonzalez, Patterson and Washington voting in favor of the motion, and Commissioner Dreyfuss being absent from the meeting held on Wednesday, January 17, 2018, in Silver Spring, Maryland.

  
 Patricia Colihan Barney  
 Executive Director

# Table of Contents

<b>Chapter 1:</b>	
<b>Vision</b> .....	<b>1</b>
1.1 Mixed-Use and Urban Infill.....	2
<b>Chapter 2:</b>	
<b>Background</b> .....	<b>5</b>
2.1 Overview .....	6
2.1.1 Sector Plan Area.....	6
2.1.2 Demographic Profiles and Housing Resources.....	7
2.1.3 Existing Land Uses and Zoning .....	9
2.1.4 Relationship to the City of Rockville.....	11
2.1.5 Residential Neighborhoods .....	11
<b>Chapter 3:</b>	
<b>Plan Framework</b> .....	<b>15</b>
3.1 Context .....	16
3.1.1 Planning Context.....	16
<b>Chapter 4:</b>	
<b>Key Recommendations</b> .....	<b>19</b>
4.1 Recommendations.....	20
<b>Chapter 5:</b>	
<b>Land Use and Zoning</b> .....	<b>23</b>
5.1 Urban Design Framework.....	24
5.1.1 Introduction .....	24
5.1.2 Buildings.....	26
5.1.3 Connectivity .....	26
5.1.4 Open Spaces .....	26
5.2 Districts.....	28
5.3 Executive Boulevard District.....	31
5.3.1 Area 1: Executive Boulevard North .....	32
5.3.2 Area 2: Executive Boulevard South .....	34
5.4 Rockville Pike Montrose North District.....	36
5.4.1 Area 1: Cherington Area .....	36
5.4.2 Area 2: Montrose Village .....	39
5.4.3 Area 3: Federal Plaza .....	40
5.4.4 Area 4: Hebrew Home .....	41
5.4.5 Sub-area: Jewish Community Center .....	42
5.4.6 Sub-area: Georgetown Park .....	43
5.4.7 Area 5: Montrose Crossing .....	44
5.5 Parklawn South District .....	46
5.5.1 Area 1: Randolph Square .....	47
5.5.2 Area 2: Parklawn Drive .....	48
5.5.3 Area 3: Randolph Hills Shopping Center .....	48
5.5.4 Area 4: Nicholson Court .....	48
5.6 Randolph Hills District.....	50
5.6.1 Area 1: Loehmann's Plaza.....	50
5.6.2 Area 2: Montrose Baptist.....	53
5.6.3 Area 3: Rocking Horse Road Center.....	54
<b>Chapter 6:</b>	
<b>Housing</b> .....	<b>57</b>
6.1 Housing.....	58
6.1.1 Affordable Housing .....	58
<b>Chapter 7:</b>	
<b>Sustainability</b> .....	<b>61</b>
7.1 Sustainability .....	62
7.1.1 Preserving and Enhancing Natural Resources.....	62
7.1.2 Water Quality.....	62
7.1.3 Air Quality and Carbon Emissions .....	63
7.1.4 Greenhouse Gas Modeling.....	64
7.1.5 Greenhouse Gas Emissions Analysis .....	66
7.1.6 Water and Sewer Service.....	66
7.1.7 Noise .....	66
7.1.8 Specific District Recommendations.....	66

**Chapter 8:**  
**Mobility ..... 69**

- 8.1 Mobility ..... 70
  - 8.1.1 Street Network..... 70
  - 8.1.2 Transportation Standards ..... 71
  - 8.1.3 Bicycle and Pedestrian Network..... 75
  - 8.1.4 Transit Network..... 75
  - 8.1.5 Intersections ..... 79
  - 8.1.6 Transportation Demand Management..... 80
  - 8.1.7 Rockville Pike ..... 80
  - 8.1.8 East Jefferson Street ..... 80
  - 8.1.9 Executive Boulevard ..... 80

**Chapter 9:**  
**Parks, Trails, and Open Spaces ..... 83**

- 9.1 Introduction ..... 84
  - 9.1.1 Policy Guidance..... 84
  - 9.1.2 PROS Plan Urban Parks Hierarchy..... 84
- 9.2 Parks and Open Space Needs..... 86
  - 9.2.1 Parks, Trails and Open Space Goals ..... 86
- 9.3 Recommendations..... 88
  - 9.3.1 Areawide ..... 88
  - 9.3.2 Site Specific Recommendations ..... 88

**Chapter 10:**  
**Community Facilities and Historic Resources..... 91**

- 10.1 Introduction ..... 92
  - 10.1.1 Fire, Rescue and Emergency Medical Services ..... 92
  - 10.1.2 Public Safety..... 92
  - 10.1.3 Libraries ..... 92
  - 10.1.4 Regional Services Center ..... 94
  - 10.1.5 Senior Services and Child Day Care ..... 94
  - 10.1.6 Recreation Center..... 94
  - 10.1.7 Public Schools ..... 94
  - 10.1.8 Walter Johnson Cluster..... 96
  - 10.1.9 Downcounty Consortium..... 97
  - 10.1.10 Historic Resources ..... 99

**Chapter 11:**  
**Implementation ..... 101**

- 11.1 Implementation ..... 102
  - 11.1.1 Urban District..... 102
  - 11.1.2 Financing..... 102
  - 11.1.3 Zoning ..... 102
  - 11.1.4 Public Benefits in the EOF, CRT and CR Zones..... 104
  - 11.1.5 Staging of Development ..... 104
  - 11.1.6 Capital Improvements Projects (CIP)..... 105

# List of Figures and Tables

## Maps

Map 1: White Flint 2 Concept Plan .....	3	Map 34: Hebrew Home Area - Height, Density, and Connectivity .....	43
Map 2: White Flint 2 Sector Plan Area, adjacent plan areas and City of Rockville .....	6	Map 35: Montrose Crossing - Property Key .....	44
Map 3: Existing Land Uses .....	8	Map 38: Montrose Crossing - Height, Density, and Connectivity .....	45
Map 4: Existing Zoning .....	10	Map 36: Montrose Crossing - Existing Zoning .....	45
Map 5: City of Rockville Maximum Expansion Limits .....	12	Map 37: Montrose Crossing - Proposed Zoning .....	45
Map 6: Established Residential Neighborhoods .....	13	Map 39: Parklawn South Area - Property Key .....	47
Map 7: The General Plan Refinement Wedges and Corridors with the White Flint 2 Sector Plan Area .....	17	Map 40: Parklawn South Area - Existing Zoning .....	49
Map 8: Urban Design Context .....	25	Map 41: Parklawn South Area - Proposed Zoning .....	49
Map 9: White Flint 2 Districts .....	28	Map 42: Proposed Industrial Overlay Zoning .....	49
Map 10: White Flint 2 Proposed Overall Zoning .....	29	Map 43: Loehmann's Plaza Area - Property Key .....	50
Map 11: Overall Height and Density Recommendations .....	30	Map 44: Loehmann's Plaza Area - Existing Zoning .....	52
Map 12: Executive Boulevard North - Property Key .....	32	Map 45: Loehmann's Plaza Area - Proposed Zoning .....	52
Map 13: Executive Boulevard North - Existing Zoning .....	33	Map 46: Loehmann's Plaza Area - Height, Density, and Connectivity .....	52
Map 14: Executive Boulevard North - Proposed Zoning .....	33	Map 47: Montrose Baptist Area - Property Key .....	53
Map 15: Executive Boulevard North - Height, Density, and Connectivity .....	33	Map 48: Montrose Baptist Area - Existing Zoning .....	53
Map 16: Executive Boulevard South - Property Key .....	34	Map 49: Montrose Baptist Area - Proposed Zoning .....	53
Map 17: Executive Boulevard South - Existing Zoning .....	35	Map 50: Rocking Horse Road Area - Property Key .....	54
Map 19: Executive Boulevard South - Height, Density, and Connectivity .....	35	Map 51: Rocking Horse Road Area - Existing Zoning .....	54
Map 18: Executive Boulevard South - Proposed Zoning .....	35	Map 52: Rocking Horse Road Area - Proposed Zoning .....	54
Map 20: Cherington Area - Property Key .....	37	Map 53: Existing Tree Canopy .....	63
Map 23: Cherington Area - Height, Density, and Connectivity .....	38	Map 54: Existing Impervious Cover .....	63
Map 21: Cherington Area - Existing Zoning .....	38	Map 55: Existing Subwatersheds .....	65
Map 22: Cherington Area - Proposed Zoning .....	38	Map 56: Montgomery County Urban Road Code Areas: White Flint and Twinbrook ...	71
Map 24: Montrose Village - Property Key .....	39	Map 57: Existing and Proposed Street Network .....	72
Map 25: Montrose Village - Existing Zoning .....	39	Map 58: Proximity to the White Flint and Twinbrook Metro Stations .....	75
Map 26: Montrose Village - Proposed Zoning .....	39	Map 59: Existing and Proposed Bikeway Network .....	76
Map 27: Federal Plaza - Property Key .....	40	Map 60: Proposed Bus Rapid Transit (BRT) Routes and Stations .....	78
Map 28: Federal Plaza - Existing Zoning .....	41	Map 61: Existing Parks and Trails surrounding the Plan area .....	87
Map 29: Federal Plaza - Proposed Zoning .....	41	Map 62: Open Space Network .....	89
Map 30: Federal Plaza - Height, Density, and Connectivity .....	41	Map 63: Existing and Proposed Community Facilities and Historic Resources .....	93
Map 31: Hebrew Home Area - Property Key .....	41	Map 64: Walter Johnson Cluster and other MCPS School Clusters .....	95
Map 32: Hebrew Home Area - Existing Zoning .....	43	Map 65: Proposed Land Uses .....	103
Map 33: Hebrew Home Area - Proposed Zoning .....	43		



## Tables

Table 1: Proposed Development and Jobs-Housing Ratios .....	2
Table 2: Roadway Classifications.....	73
Table 2: Roadway Classifications - Continued .....	74
Table 3: Bikeway Facilities .....	77
Table 4: Long-Term School Enrollment Forecast.....	94
Table 5: Proposed Capital Improvements Program .....	106

## Figures

Figure 1: Population and Demographic Profile .....	7
Figure 2: 1992 North Bethesda/Garrett Park Master Plan Urban Design Concept .....	16
Figure 3: Executive Boulevard with Protected Bikeway .....	81
Figure 4: East Jefferson Street with Bike Lanes.....	81
Figure 5: Rockville Pike Boulevard Concept with Median Bus Rapid Transit (BRT) .....	81

## Appendix (Separate document available online at [montgomeryplanning.org/planning/communities/area-2/white-flint-2-sector-plan/](http://montgomeryplanning.org/planning/communities/area-2/white-flint-2-sector-plan/))

Appendix 1: Demographic Profile
Appendix 2: Housing
Appendix 3: Finance and Office Park Redevelopment
Appendix 4: Adaptive Reuse Study - Executive Boulevard Focus
Bolan Smart Associates
What's Next For Office Parks in Montgomery County -
ULI Technical Assistance Panel - Executive Boulevard Section Only
Appendix 5: Special Tax District Financing
Appendix 6: Transportation and Mobility
Appendix 7: Industrial District Analysis
Appendix 8: Environmental Resources
Appendix 9: Parks, Open Spaces and Trails
Appendix 10: Schools Analysis
Appendix 11: Planning History



white flint<sup>2</sup>sector plan

---

Chapter 1:  
**Vision**

# 1.1 Mixed-Use and Urban Infill

The White Flint 2 Sector Plan envisions the future of the area between the *White Flint Sector Plan* area and the City of Rockville. It complements the 2010 *White Flint Sector Plan* by recommending opportunities for infill and transitional development at key locations. Commercial properties, especially shopping centers along Rockville Pike, will be transformed into mixed-use urban places with targeted infill opportunities for the Executive Boulevard office park and two new neighborhood mixed-use centers in the Randolph Hills community.

The *White Flint 2 Sector Plan* recommends retaining some of the existing multifamily residential development, while promoting redevelopment of others, to support a broad range of affordable housing options in the Plan area. The retention of light industrial

properties will continue to provide needed services for down-county residents and places for small businesses and entrepreneurs. New development in White Flint 2 will be compatible with existing residential neighborhoods, which will continue to have access to new public amenities and bikeway connections. This Plan also envisions a built environment that contributes to a sustainable district, including conserving energy and generating clean energy on site.

White Flint 2 will provide mobility options via future Bus Rapid Transit (BRT); new bikeway linkages to adjacent areas; and new parks and open spaces for recreation and enjoyment. White Flint 2 will contribute to the future transformation of Rockville Pike (MD 355) into an urban boulevard with BRT, by filling in a critical gap, and providing linkages to the City of Rockville. New streets will provide enhanced pedestrian and bikeway connections throughout the Plan area, and Montrose Parkway East-Phase II will improve east-west connectivity.

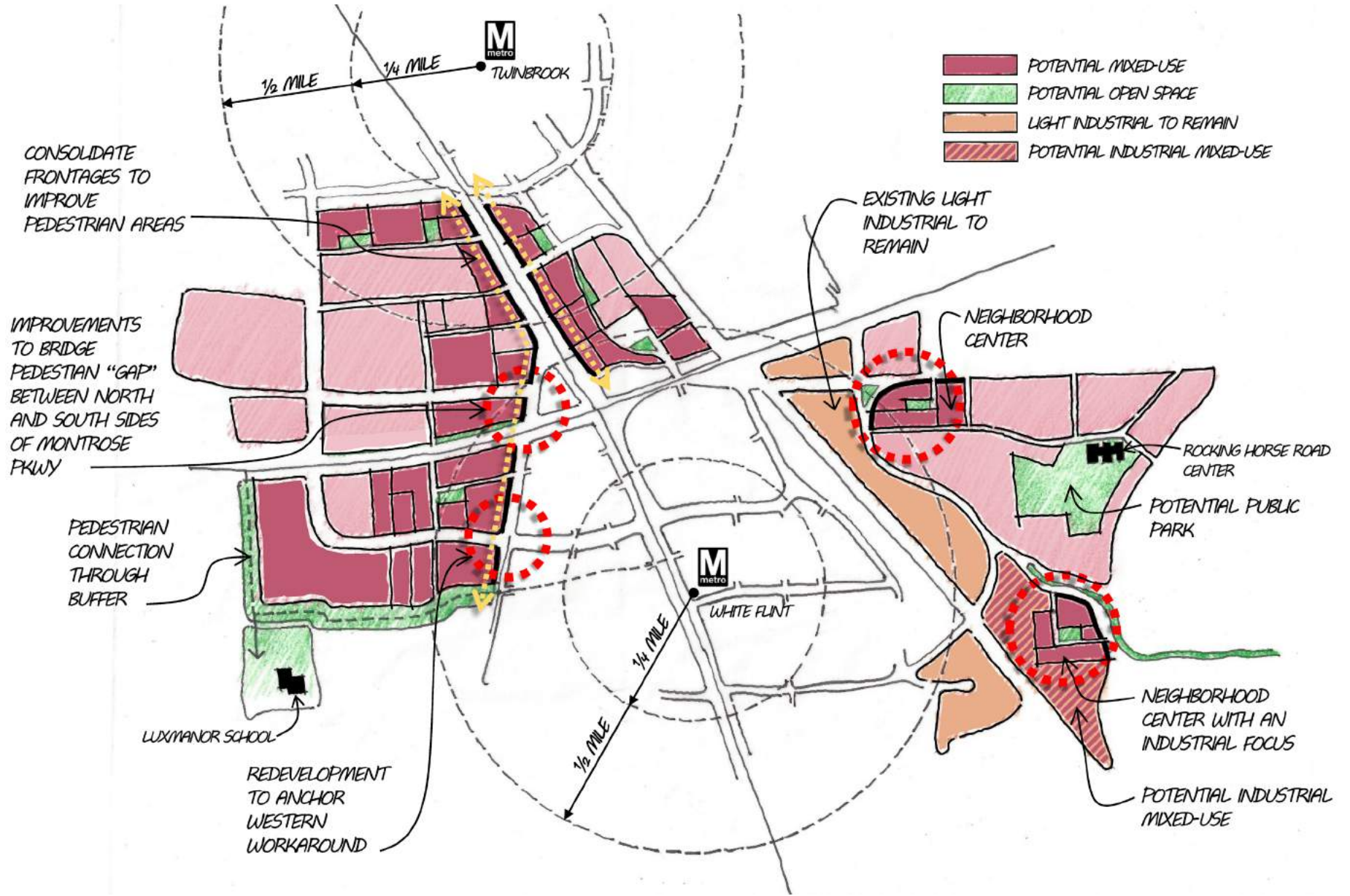
The Plan recommends up to 6,000 new residential dwelling units, primarily focused along Rockville Pike, the Executive Boulevard office park and some areas east of the CSX rail tracks. Development potential from the Guardian and Willco properties of approximately 1,800 dwelling units and 750,000 square feet of non-residential development is added to the phase one staging limits in the 2010 *White Flint Sector Plan*. Development potential from a portion of the Wilgus property (Parcels N208, N279, N174, and N231) of up to 700 residential dwelling units and 180,000 square feet of non-residential development is added to the phase two staging limits of the 2010 *White Flint Sector Plan*.



**Table 1: Proposed Development and Jobs-Housing Ratios**

	Existing	Approved	Proposed	Total
Residential Units	1,904	106	3,332	5,342
Non-Residential Square Feet	6.44 M	-	2.05 M	8.49 M
Non-Residential Square Feet Converted into Jobs	19,638	-	5,968	25,606
Jobs/Housing Ratio	10.31	-	1.79	4.79

Map 1: White Flint 2 Concept Plan





white flint<sup>2</sup>sector plan

---

Chapter 2:  
**Background**

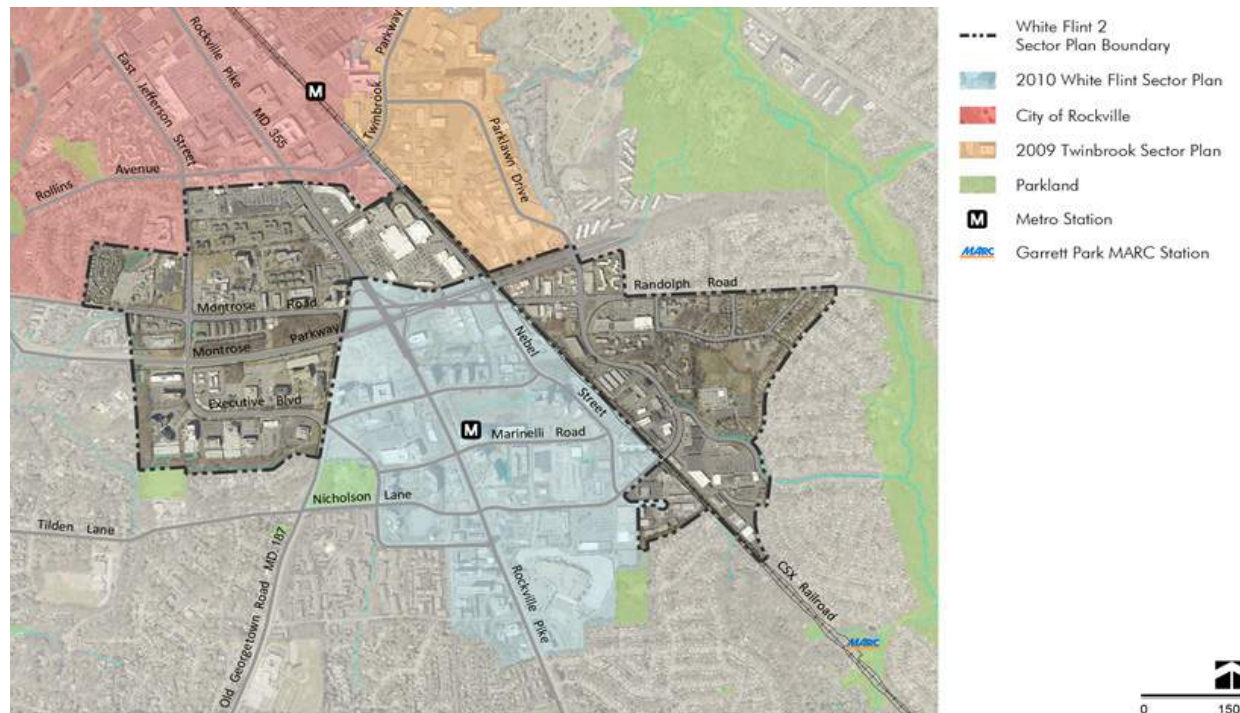
# 2.1 Overview

## 2.1.1 Sector Plan Area

The unusual bow-tie shape of the Plan area contributes to its uniqueness along with a variety of land uses. The diverse uses within the 460-acre Sector Plan include: large commercial shopping centers, an office park, industrial and institutional properties, and established residential communities.

Two major roadways, Rockville Pike (MD 355) and Montrose Parkway, bisect the Plan area north to south and east to west, respectively. The CSX rail tracks divide the eastern part from the western portion of the Plan area. The Plan area's adjacency to the City of Rockville and two areas undergoing significant changes, White Flint and Twinbrook, further contribute to the uniqueness of the area (Map 2).

Most of the Plan area is included in the 1992 *North Bethesda/Garrett Park Master Plan* area and a smaller portion, Nicholson Court, is within the 2010 *White Flint Sector Plan* area. The 1992 Master Plan identified several properties that are within the White Flint 2 Plan area: Montrose Crossing, Wilgus, Tri-Rock, Loehmann's Plaza and light industrial zoned properties along Parklawn Drive. The Montrose Crossing Shopping Center was viewed as a significant opportunity to facilitate mixed-use development given the size of the property. The 1992 *North Bethesda/Garrett Park Master Plan* did not introduce any other mixed-use zoning to the Plan area.

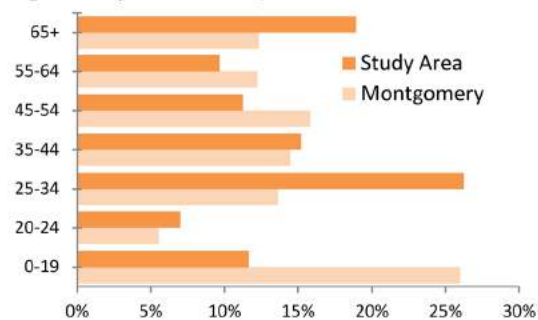




### 2.1.2 Demographic Profiles and Housing Resources

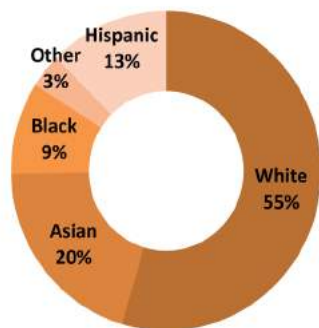
Per the 2010 U.S. Census, the White Flint 2 Study Area, which is a larger geographic area than the *White Flint 2 Sector Plan* area, has 8,140 residents in 4,490 households. The average household size is 1.81 persons, smaller than the 2.70 persons per household countywide. The area's high percentage of single-person households, 46 percent, compared to the countywide average of 25 percent, and senior households with low-

**Age of Population (2010)**



Source: 2010 U.S. Decennial Census

**Race & Hispanic Origin (2010)**



White Flint 2 Study Area

Source: 2010 U.S. Decennial Census

**Figure 1: Population and Demographic Profile**

incomes, contribute to the lower average household income of \$93,683 than the County's average of \$132,222 in 2013. A majority of households are non-family, 59 percent, in contrast to only 31 percent of households countywide.

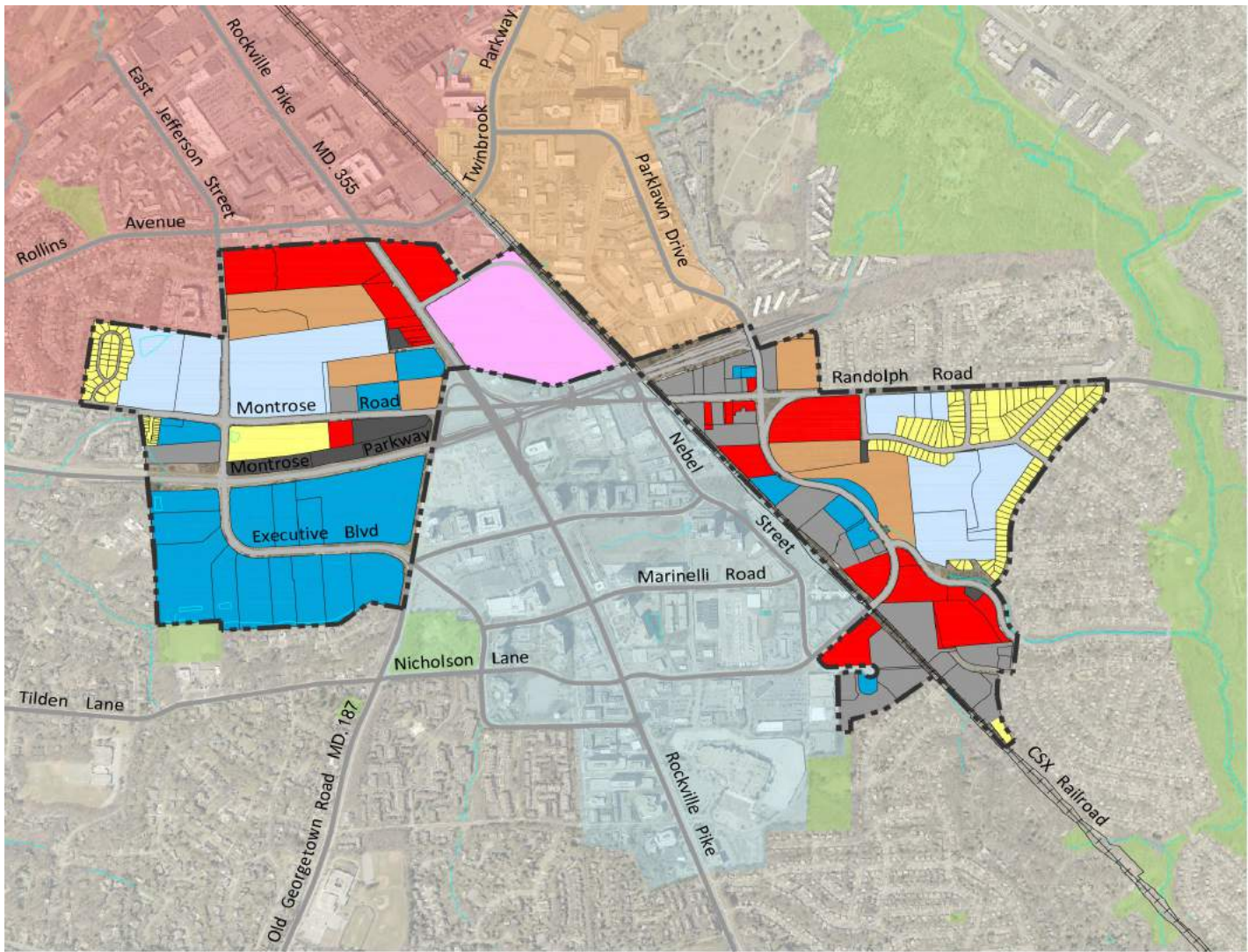
Multifamily residential is the dominant housing type in the Sector Plan area with 1,636 residential units, including the Monterey, Mid-Town North Bethesda and Oxford Square at White Flint. Almost 62 percent of households are renters. Homeowners spend 46 percent of their incomes on housing, which is higher than the Countywide average of 35 percent. Due to the age of the multifamily residential developments, only one development has Moderately Priced Dwelling Units (MPDUs). However, the MPDUs at this development will expire in 2017.

The area's population has a higher percentage of non-Hispanic Whites (55 percent) and Asians (20 percent), and a lower percentage of African Americans (9 percent) and Hispanics (13 percent) than the County's ethnic profile (Figure 1). The two largest demographic segments are residents 25- to 34-year-olds at 26 percent and 65 years and older at 19 percent. Residents in this area are highly educated, 33 percent of adults aged 25 years and older have a graduate degree comparable to 31 percent Countywide.



Existing multifamily residential. From top: The Monterey Apartments; Midtown Condominiums, Oxford Square Apartments.

**Map 3: Existing Land Uses**



- White Flint 2 Sector Plan Boundary
- 2010 White Flint Sector Plan
- City of Rockville
- 2009 Twinbrook Sector Plan
- Parkland
- Residential
- High-Density Residential
- Mixed Use
- Commercial/Retail
- Office
- Institutional
- Industrial
- Vacant



### 2.1.3 Existing Land Uses and Zoning

There are several institutional uses in the eastern and western portions of the Plan area, including the Rocking Horse Road Center owned by Montgomery County Public Schools, and the upper school of the Charles E. Smith Jewish Day School (JDS) in the eastern area in the Randolph Hills residential community. The lower JDS school, Jewish Community Center (JCC) and the Charles E. Smith Life Communities (senior living, assisted living, long-term care and rehabilitation services) are located at the northwestern and northeastern intersections of Montrose Road and East Jefferson Street in the R-200 Zone (Map 3).

Industrial uses in the Light Industrial (IL) Zone are located along Parklawn Drive and Nicholson Court, primarily east of the CSX rail tracks, and at Nicholson Court. Nicholson Court was included in the 2010 *White Flint Sector Plan* area, but the industrial zoning was retained and recommended to be examined as part of this Plan.

The October 2014 Countywide District Map Amendment converted commercial properties to new zoning categories, including the Commercial Residential (CR), Commercial Residential Town (CRT) and Employment Office (EOF) zones. Office uses are concentrated along Executive Boulevard in the Employment Office (EOF) Zone and retail shopping centers are clustered on Rockville Pike in the Plan's northernmost area, including Montrose Crossing Shopping Center and Pike Center in the Commercial Residential (CR) Zone, and Federal Plaza and Towne Plaza in and the Commercial Residential Town (CRT) Zone (Map 4).

Adjacent areas are addressed in the 2009 *Twinbrook Sector Plan* and the 2010 *White Flint Sector Plan*. The *Twinbrook Sector Plan* comprises the area adjacent to the northeast of the White Flint 2 Plan area and recommends mixed-use development near the Twinbrook Metrorail Station in the Commercial Residential (CR) Zone, while retaining the light industrial uses in the Twinbrook Overlay Zone for approximately 109 acres of the Plan area.

The 2010 *White Flint Sector Plan* area is immediately south, west, and east of the White Flint 2 Plan area. The 2010 *White Flint Sector Plan* area recommends the transformation of commercial properties into an urban center with a new street network, parks and open spaces, and new public facilities. Most of the 2010 White Flint Plan area is in the Commercial Residential (CR) Zone.

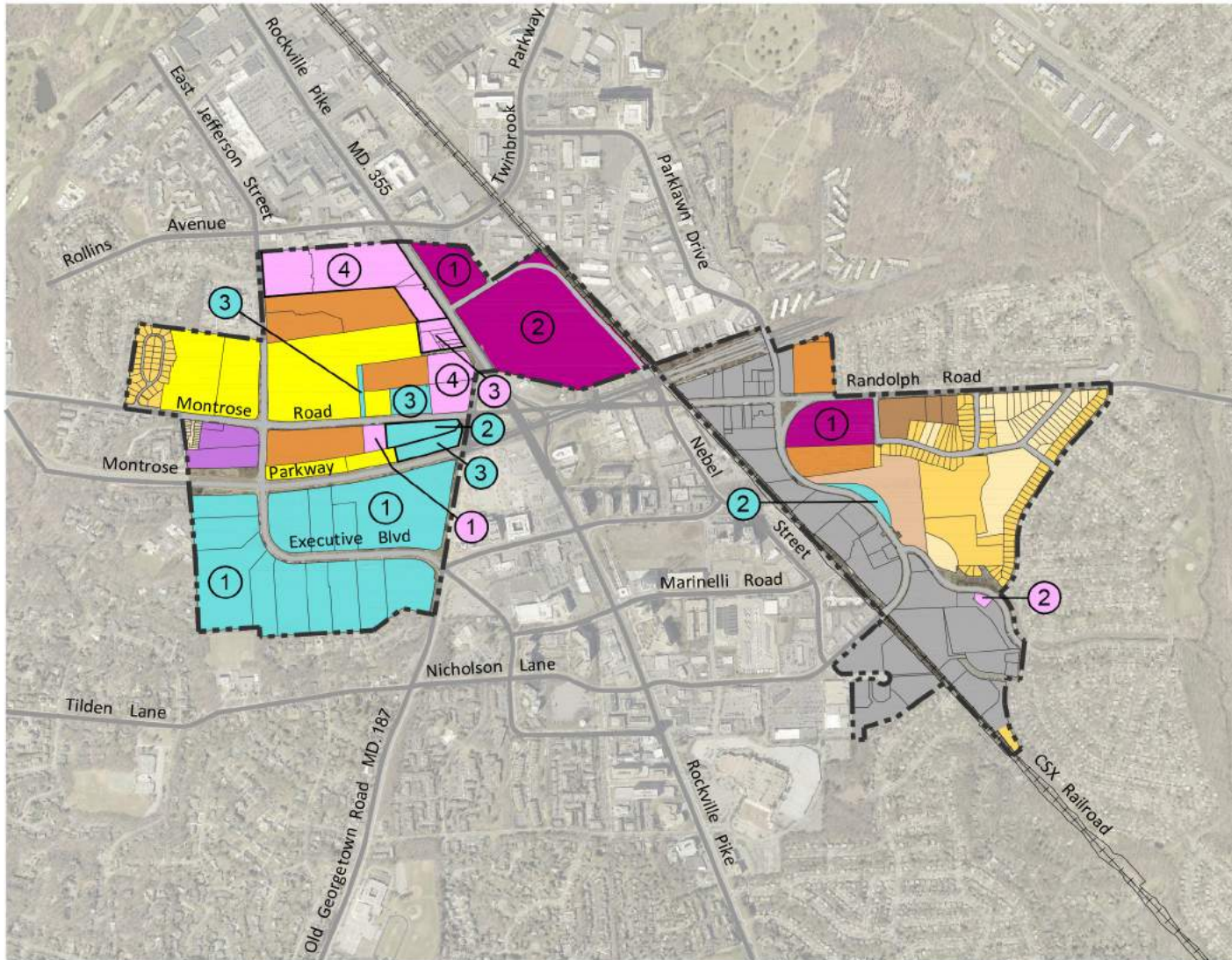


Existing office uses along Executive Boulevard.



Existing land uses (clockwise from top left): Institutional (Jewish Community Center); Multifamily/retail (Midtown Condominiums+Montrose Crossing Shopping Center); Single-family residential (Randolph Hills Community); Light-industrial (Parklawn Drive/Randolph Hills Shopping Center area).

**Map 4: Existing Zoning**



- White Flint 2 Sector Plan Boundary
- R-200 Single-Family Residential
- R-90 Single-Family Residential
- R-60 Single-Family Residential
- R-60/TDR Single-Family Residential/Transferable Development Rights
- RT-15 Residential Townhouse
- R-30 Multiple-Family, low density residential
- R-20 Multiple-Family, medium density residential
- EOF Employment Office
- 1 EOF 0.75, H-100' T
- 2 EOF 1.5, H-75'
- 3 EOF 3.0, H-100'
- CR Commercial Residential
- 1 CR 1.5, C-1.0, R-1.0, H-75'
- 2 CR 2.0, C-0.5, R-1.5, H-220' T
- CRN Commercial Residential Neighborhood
- 1 CRN 0.5, C-0.5, R-0.25, H-35'
- CRT Commercial Residential Town
- 1 CRT 0.25, C-0.25, R-0.25, H-35'
- 2 CRT 0.75, C-0.75, R-0.25, H-35'
- 3 CRT 0.75, C-0.75, R-0.25, H-45'
- 4 CRT 2.25, C-1.5, R-0.75, H-75'
- IL Light Industrial
- 1 IL 1.0, H-50'



### 2.1.4 Relationship to the City of Rockville

The *White Flint 2 Sector Plan* area, including properties north of Montrose Road and Montrose north of Montrose Parkway, is within the City of Rockville’s Urban Growth Area. The Urban Growth Area defines how large the municipality can grow through annexations in the future. The northern part of the Plan area abuts the current municipal boundary of the City of Rockville. In Twinbrook, the City has annexed the Twinbrook Station development surrounding the Twinbrook Metro Station. Any future annexation should implement the recommendations of this Sector Plan.

The City’s *Rockville’s Pike Plan*, which is adjacent to the *White Flint 2 Sector Plan* area, is envisioned as a 1.98-mile-long corridor with a multi-way boulevard for Rockville Pike, incorporating Bus Rapid Transit (BRT) and providing a new street network as well as parks and open spaces. The Pike Plan recommends mixed-use development surrounding the Twinbrook Metro Station, and will create a consistent approach for future dedicated, median BRT, between both White Flint Plan areas and the City of Rockville.

### 2.1.5 Residential Neighborhoods

Established single-family residential communities, including Randolph Hills, Luxmanor and White Flint Park, surround the eastern, western, southeastern and southwestern portions of the Plan area. Randolph Hills is located between the eastern boundary of the Plan area and Rock Creek Park. The White Flint Park-Garrett Park Estates residential community is immediately south of Nicholson Court and is adjacent to the White

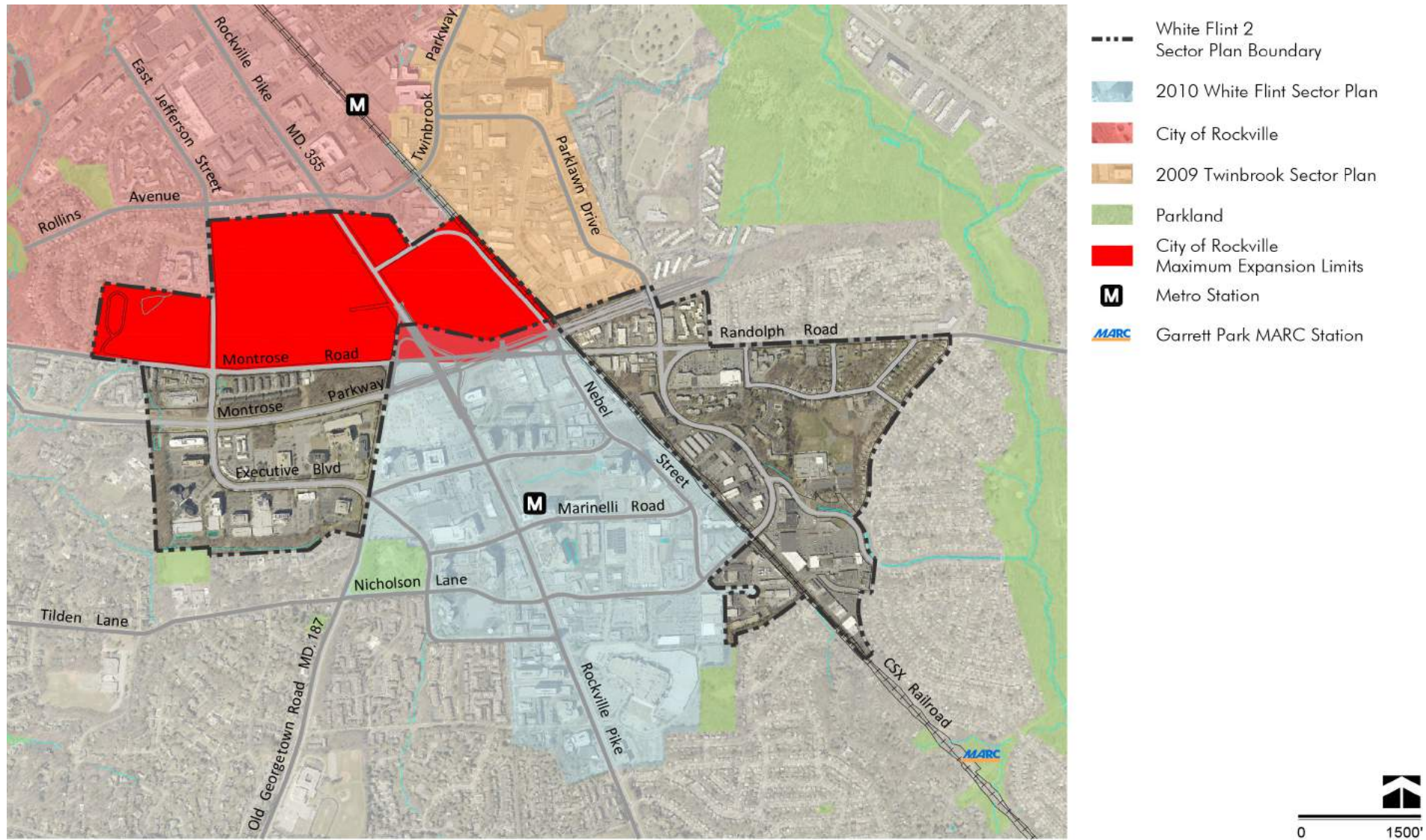
Flint Neighborhood Park (Map 6).

The Luxmanor residential neighborhood, including the Luxmanor Elementary School and Luxmanor Local Park, is immediately south of the Executive Boulevard office park. The Green Acres private school is also in the Luxmanor neighborhood and lies west of the Executive Boulevard office park. Additional residential areas, including Montrose and Rollins Park, are northwest of the Plan area in the City of Rockville.

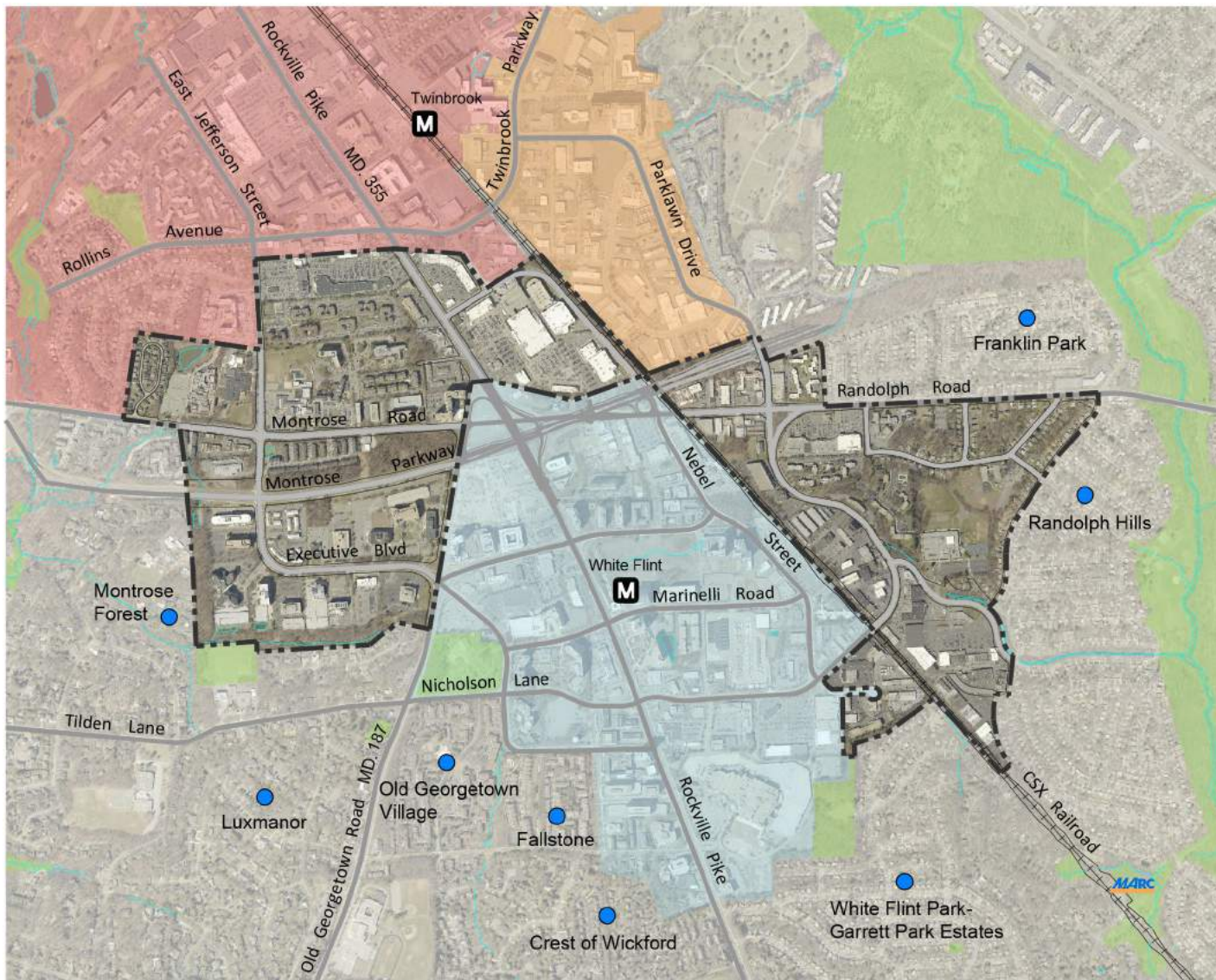


Surrounding residential neighborhoods - from left: Garrett Park historic area residence; Green Acres School activities building; Typical residence, Randolph Hills neighborhood.

**Map 5: City of Rockville Maximum Expansion Limits**



**Map 6: Established Residential Neighborhoods**







white flint<sup>2</sup>sector plan

---

Chapter 3:

# Plan Framework

# 3.1 Context

## 3.1.1 Planning Context

The *White Flint 2 Sector Plan* is guided by Montgomery County's 1993 *General Plan Refinement* that recommends concentrating development in key centers, such as transit station areas (Map 7). The County Council's 2002 *Transportation Policy Report (TPR)* also recommends increasing housing in the I-270 Corridor, especially in transit station areas, to improve the jobs-to-housing balance in the Corridor. The Plan area is served by three future Bus Rapid Transit (BRT) Corridors that are recommended in the 2013 *Countywide Transit Corridors Functional Master Plan*: Rockville Pike (MD 355) South, Randolph Road, and the North Bethesda Transitway.

The 1992 *North Bethesda/Garrett Park Master Plan* focused new development in three Metro station areas: Twinbrook, White Flint

and Grosvenor, and other key redevelopable areas, including Montrose Crossing Shopping Center in White Flint 2. The 1992 Master Plan also recommended the retention of light industrial properties east of the CSX rail tracks and the Plan proposed a new MARC Station at Montrose Crossing. The 2009 *Twinbrook Sector Plan* and the 2010 *White Flint Sector Plan* build on the 1992 Master Plan. The Twinbrook Plan area, which is northeast of the White Flint 2 Plan area, concentrates new residential and non-residential development near the Twinbrook Metro Station, promotion of technology and federal institutions, and the retention of light industrial uses.

The 2010 *White Flint Sector Plan* area is immediately adjacent to the south, west and east of the White Flint 2 Plan area. The 2010 Sector Plan envisions an urban environment with high-intensity, mixed-use development surrounding the White Flint Metrorail Station and along Rockville Pike (MD 355); a new street network; new parks and open spaces; and new public facilities, including Fire and Rescue Services (FRS), an Emergency Medical Services Station (EMS), an elementary school and a recreation center. A small portion of the 2010 White Flint Plan area, Nicholson Court, is also included in the White Flint 2 Plan area.

North of this Plan area, in the City of Rockville, the City recently approved the *Rockville Pike Neighborhood Plan*. This Plan recommends a multi-way boulevard for approximately 1.98 miles of Rockville Pike with dedicated Bus Rapid Transit (BRT), a network of new streets, new parks and open spaces, and mixed-use development.

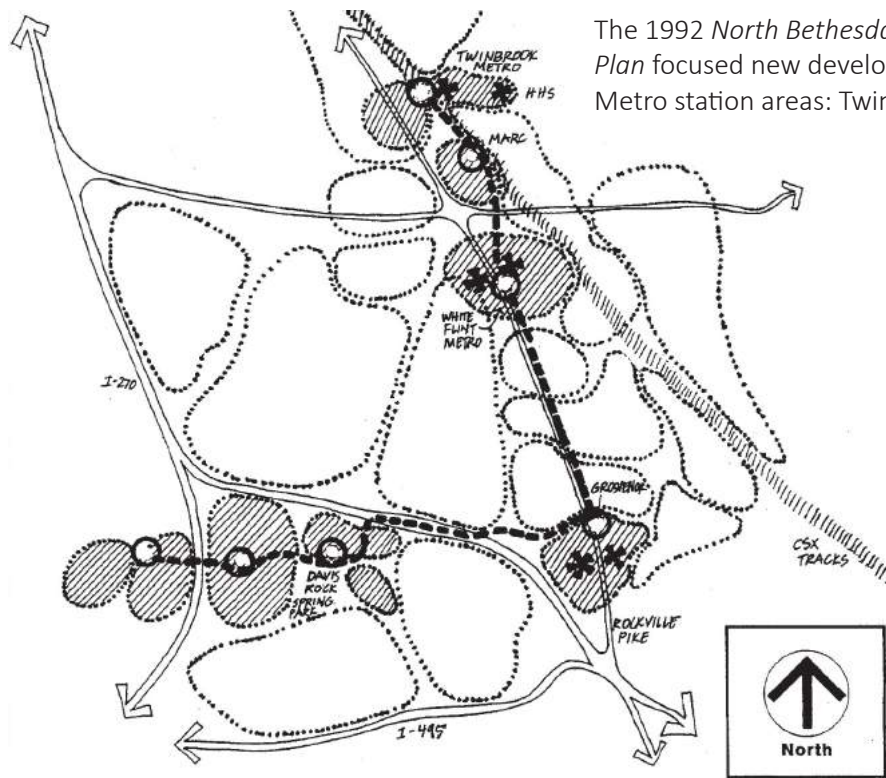
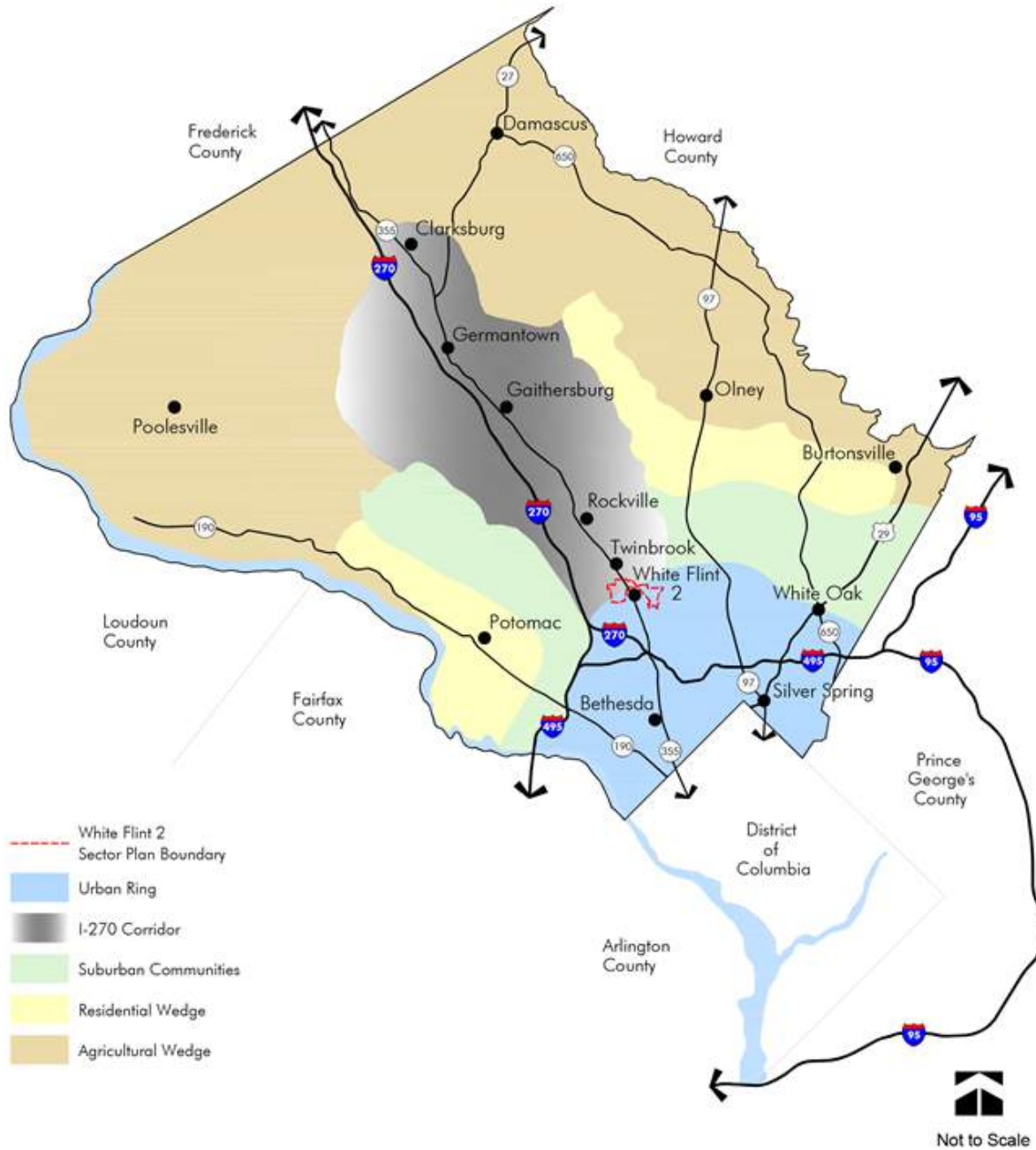


Figure 2: 1992 North Bethesda/Garrett Park Master Plan Urban Design Concept

**Map 7: The General Plan Refinement Wedges and Corridors with the White Flint 2 Sector Plan Area**



Recent development in adjacent planning areas (from top): Galvan Apartments (City of Rockville); Greencourt Innovation Center (2009 Twinbrook Sector Plan); Pike & Rose Development (2010 White Flint Sector Plan).



white flint<sup>2</sup>sector plan

---

Chapter 4:

# Key Recommendations

# 4.1 Recommendations

Recommendations for the White Flint 2 Sector Plan area build on the 2010 *White Flint Sector Plan* and the 2009 *Twinbrook Sector Plan* to strengthen and link an important segment of North Bethesda through new land uses, parks and open spaces, mobility options, community facilities and design guidelines.



Key White Flint 2 recommendations include the following:

## A. Land Use and Zoning

- Promote the transformation of single-use commercial shopping centers into mixed-use places along Rockville Pike (MD 355).
- Integrate new residential and non-residential uses in the Executive Boulevard office park and promote mixed-use neighborhood centers at the Loehmann’s Plaza and Randolph Hills Shopping Center.
- Retain some existing multifamily residential development as an important resource of market-rate affordable housing, while promoting the redevelopment of some multifamily residential.
- Promote the retention of light industrial properties along with the introduction of residential uses.

## B. Mobility

- Extend the Rockville Pike (MD 355) Boulevard concept with Bus Rapid Transit (BRT) to the City limits of Rockville.
- Provide new streets that permit alternative ways to navigate the Plan area and provide links to adjacent communities.
- Support the 2010 *White Flint Sector Plan* recommendation for a MARC Station, but recognize that the Maryland Department of Transportation (MDOT) must develop criteria for infill stations in Montgomery County.

- Support the expansion of the 2010 *White Flint Sector Plan* street network, where feasible.
- Accommodate new bikeways that link to the 2010 *White Flint Sector Plan* area and the City of Rockville.

## C. Urban Design

- Recognize the unique context and development challenges of individual areas such as Executive Boulevard, Rockville Pike, and other neighborhood centers identified in the Plan.
- Encourage design excellence for new development, including quality public use space that complements the White Flint and Twinbrook Urban Design Guidelines.
- Promote walkability with new streets and enhanced streetscapes to define the public realm.
- Promote variety in new building height and massing to maximize access to natural light and air for building occupants, surrounding communities, and public open spaces.

## D. Affordable Housing

- Promote a diverse mix of housing options for residents at different stages of life.
- Retain and promote redevelopment of existing multifamily residential development that advances Montgomery County’s Housing Element of the General Plan (2011) to provide a broad range of affordable housing options.
- Encourage 15 percent Moderately Priced

Dwelling Units (MPDUs) as the highest priority public benefit for new residential development under the optional method development, subject to section 11.1.4.

### E. Parks and Open Space

- Create new parks and open spaces for public use to promote a livable environment for existing and future residents, visitors and employees, and to expand the network of interconnected open spaces envisioned by the 2010 *White Flint Sector Plan*.
- Link new parks and open spaces with existing and proposed bikeways and trails.
- Develop at least 10 acres of public open space in the Plan area.

### F. Community Facilities

- Support the community facilities recommended in the 2010 *White Flint Sector Plan*.
- Address school capacity issues in the Walter Johnson cluster.
- Promote the co-location of public facilities to reduce public expenditures and use available land area more efficiently.
- Encourage innovative design for new prototypes of public facilities.

### G. Sustainability

- Promote energy efficiency and encourage net zero energy building design.
- Improve the urban ecology by incorporating best practices such as goals to reduce heat island effect and promote

Environmental Site Design (ESD) in stormwater management practices.

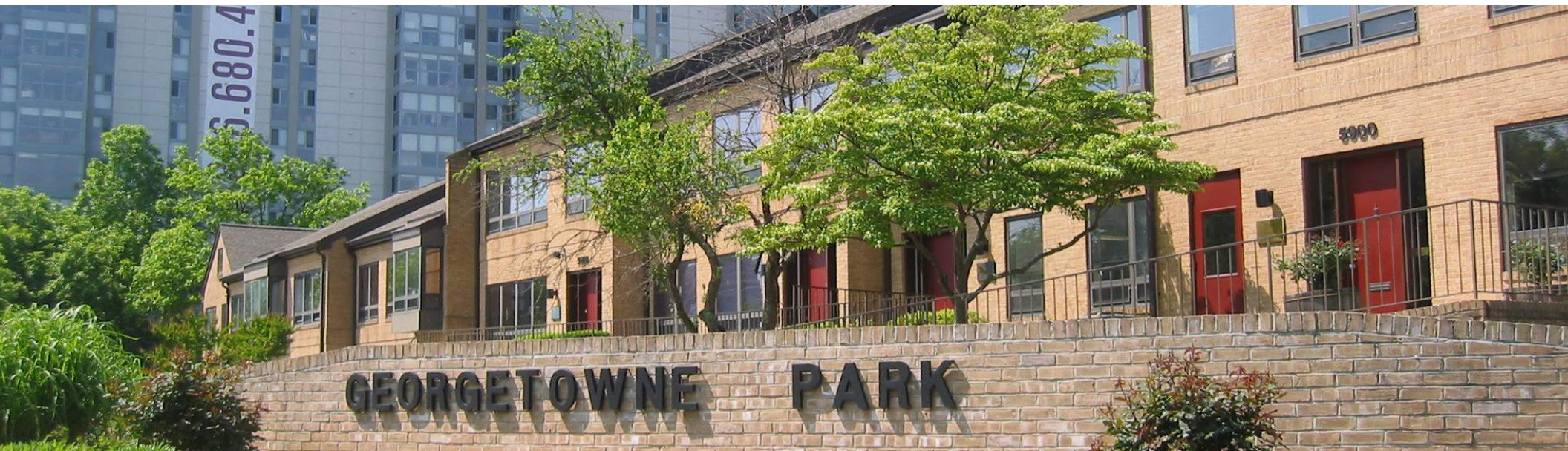
- Retain existing wooded areas where designated, and provide increased tree canopy throughout the Plan area.
- Include sustainable design solutions to create an attractive public realm with integrated green features, and enhanced mobility and walkability.

### H. Neighborhood Compatibility

- Provide adequate transitions between new development and existing neighborhoods through appropriate building heights and development intensities.
- Promote new pedestrian paths and bikeways between existing residential communities and new mixed-use development.



*This plan promotes excellence in building design (top); the provision of interconnected open spaces for public use (center); and improved multimodal connectivity (bottom) within the plan area, and with adjacent communities.*





white flint<sup>2</sup>sector plan

---

Chapter 5:

# Land Use and Zoning

# 5.1 Urban Design Framework

## 5.1.1 Introduction

The 1992 *North Bethesda/Garrett Park Master Plan* outlined an urban design framework to transform the Rockville Pike corridor into a series of pedestrian-friendly nodes centered on existing Metrorail Station areas: Twinbrook, White Flint, and Grosvenor-Strathmore. New development would be focused around these transit nodes “to establish balance between auto and transit access by designing for non-auto movement within walking distance to transit stops” and to transform an “auto-dominated market place that lacked legibility at the pedestrian level”. Plan recommendations included establishing a distinctive image for each district increasing legibility; enhancing identity and creating hierarchy; adding local streets to create interconnected local networks; and improving connectivity between districts by re-defining their edges as pedestrian-friendly zones.

Subsequent planning efforts took these ideas further. The 2009 *Twinbrook Sector Plan* recommended transforming Twinbrook into a technology node where existing government agencies would use adjacent light industrial areas for incubator activities. Design guidelines were also included that focused on the potential of adaptive reuse of existing industrial property to build distinctive local character, improve the public domain, and create sustainable urban fabric.

The 2010 *White Flint Sector Plan* took advantage of the centrally located Metro station and redevelopment potential, and envisioned the transformation of a car-oriented series of strip shopping centers into an urban, transit-oriented and culturally diverse mixed-use area

with commercial and residential offerings supportive of well-established adjacent central business districts (Map 8). The White Flint design guidelines focused on shaping the public realm and describing the character of transitions to neighboring communities.

The *White Flint 2 Sector Plan* addresses the area between the Twinbrook and White Flint Sector Plans. Given the similarities between neighborhoods in all three planning areas, this Plan builds much of its design guidance on concepts drawn from these previous planning efforts, to create a shared design vision among all three planning areas rather than one exclusive to the White Flint 2 Sector Plan area.

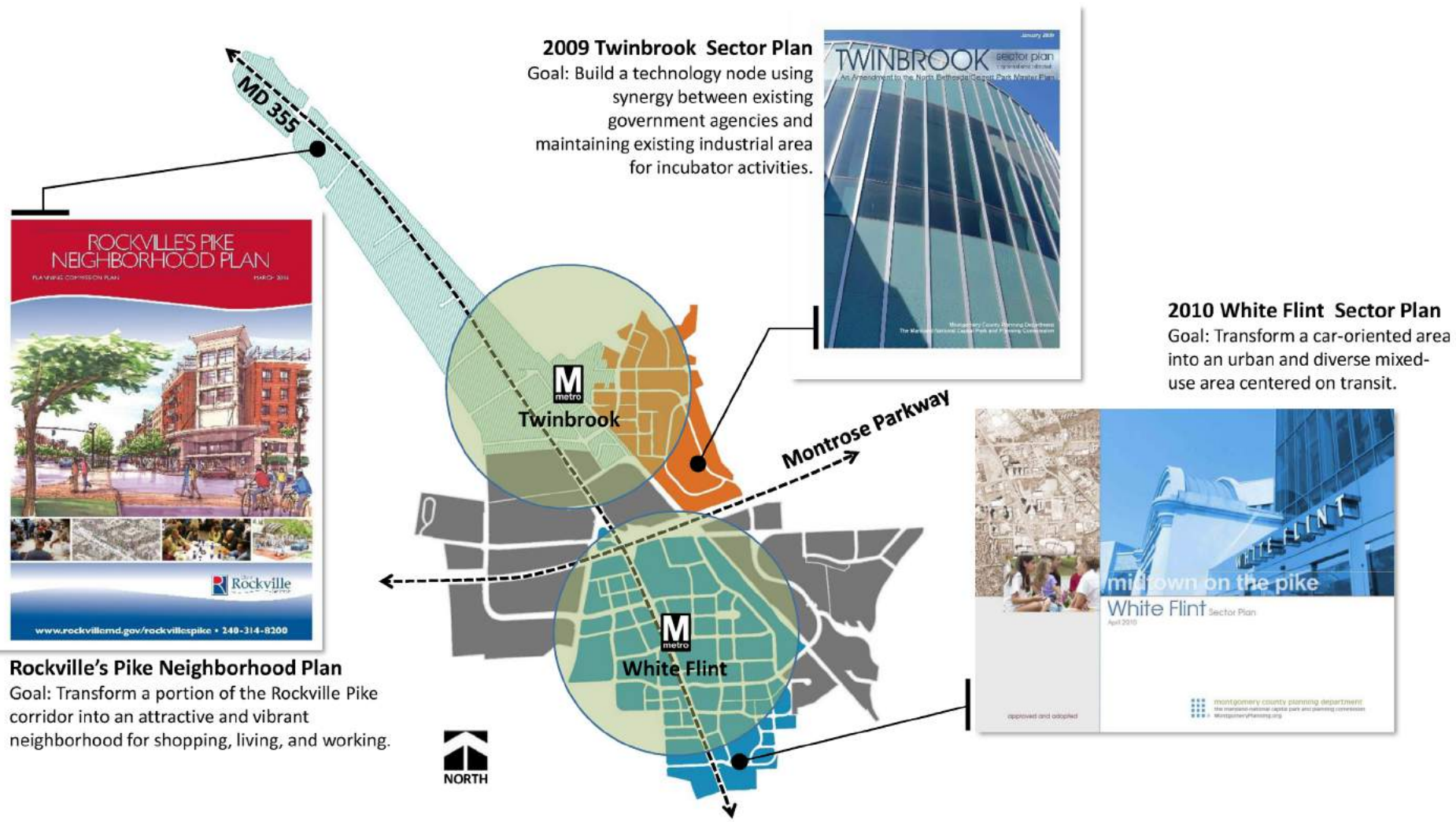
This Plan intends to:

- Concentrate additional density in areas with potential to create mixed-use activity centers in support of ongoing County efforts to transform these areas;
- Highlight properties that will improve connections between districts, if redeveloped;
- Promote compatibility among new development, adjacent high-density development, and existing low-density residential communities; and
- Identify properties that could develop as unique mixed-use neighborhood centers to serve established residential communities.

The following design guidance is provided to assist in the review of future development projects. It is not intended as a mandate for precise form and location of buildings, connections, or open spaces, but rather as a resource to be expanded by stakeholders.



Map 8: Urban Design Context



### 5.1.2 Buildings

The recommendations in this Plan support the ongoing transformation of the area and promote compatibility with adjacent development, new or existing. The districts identified by the Plan include a variety of development clusters characterized by institutional, office, retail, and industrial uses. Given that many existing structures and uses will remain viable in the foreseeable future, new development should seek to integrate these with new uses, to ensure the creation of future neighborhoods that are rooted in local character. Redevelopment within these areas should:

- Consider different and innovative types of development, such as infill, adaptive re-use, and additional development, on properties with existing uses to remain and available capacity for growth.
- Reduce the scale of larger properties by creating compact, mixed-use development patterns that include short blocks and building frontages close to the street.
- Incorporate existing neighborhood character, as well as distinctive local uses, into the design of unique neighborhood centers.
- Create recognizable activity centers, with identifiable edges to reinforce their building form and identity, and scale that are compatible with the adjacent community.
- Encourage quality building and site design elements, such as building orientation, that take advantage of passive heating,

lighting, and ventilation.

- Concentrate development intensity along Rockville Pike, to connect and support the visions of the 2010 *White Flint Sector Plan* and the City of Rockville *Rockville's Pike Plan*.
- Encourage parking to be below grade, or if above grade, structures should be lined with activating uses at the ground level or otherwise designed to minimize their impact on the pedestrian environment and the public realm.

### 5.1.3 Connectivity

Notwithstanding the challenges to expand the network of streets in the near-term due to development uncertainty, the progressive transformation of the greater White Flint area into a more urban and mixed-use place will require enhancements to the public domain. Improved public connections will create alternatives for all mobility types, and could help establish local identity if new connections take existing character into consideration. Redevelopment in the Plan area should:

- Designate public streets on larger properties to improve local connectivity through the area and create mobility alternatives to Rockville Pike.
- Expand the network of public and private streets that are walkable and well-connected to surrounding areas.
- Create distinctive local character by exploring shared streets and other innovative mobility alternatives when considering private streets as part of redevelopment projects.

- Improve the public realm along existing connections with wider sidewalks, amenities for pedestrians and landscaped areas to enhance pedestrian access between districts.
- Create alternatives for pedestrians by exploring mid-block pedestrian connections between existing single-family residential areas and Executive Boulevard.
- Explore creative ways to provide a pedestrian-bike connection across the CSX rail tracks.

### 5.1.4 Open Spaces

Most of the open spaces discussed in this Plan will be provided during the regulatory process as part of the public open space requirement. Because of their location or development potential, key properties that can make significant contributions to this network are identified on Map 11. Expanding the interconnected network of open spaces envisioned by prior planning efforts is an important priority of this Plan. The Plan also seeks to preserve existing natural areas and make them accessible as open space for existing and emerging communities. New open spaces should:

- Consolidate the areas designated for public use space as part of the development process into substantial, programmable, and accessible spaces.
- Provide alternatives for recreation and leisure in mixed-use settings by:
  - ◊ Creating places for community use that are framed and activated by

surrounding development and uses, where the public feels welcome to gather and linger.

- ◇ Including alternatives for seating and options for individual and group activities within each space.
- ◇ Utilizing combinations of hardscaped and landscaped areas, depending on the size and location of the space.
- Consider Crime Prevention through Environmental Design (CPTED) strategies to design safe public spaces.
- Incorporate wooded areas into the open space system to provide alternatives for pedestrian mobility that connect existing residential neighborhoods with amenities, services, and transit options.



*Halstead Square Lofts, Merrifield, VA (top left); Perk Park, Cleveland OH (top right); Bicycle-Pedestrian way, City of Copenhagen (above).*

## 5.2 Districts

The *White Flint 2 Sector Plan* is organized into four districts: Executive Boulevard, Rockville Pike-Montrose North, Parklawn South and Randolph Hills (Map 9). These districts are further divided into smaller areas to provide more specific recommendations.

The Executive Boulevard district is west of Pike & Rose and the Metro West District as outlined in the 2010 *White Flint Sector Plan*. Portions of this district have the potential to evolve from the current office use into a sustainable and innovative district with mixed-uses. This district will benefit from its proximity to new development and infrastructure improvements in the 2010 *White Flint Sector Plan*, including the Pike & Rose development, new street network, and a second entrance to the White Flint Metrorail Station

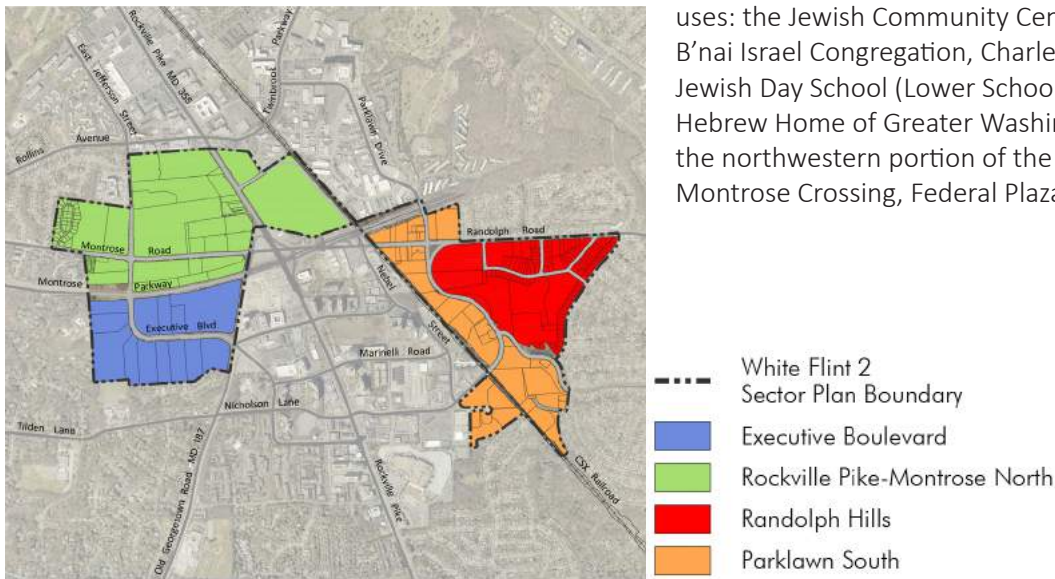
Rockville Pike-Montrose North District includes several institutional and commercial uses: the Jewish Community Center (JCC), B'nai Israel Congregation, Charles E. Smith Jewish Day School (Lower School) and the Hebrew Home of Greater Washington are in the northwestern portion of the Plan area. Montrose Crossing, Federal Plaza, and Pike

Center are three traditional shopping centers in this district with the potential to redevelop with residential and non-residential uses. The proposed Bus Rapid Transit on Rockville Pike (MD 355) will link the Rockville Pike portion of this district to the 2010 *White Flint Sector Plan* area and the City of Rockville.

The Randolph Hills District, which is located east of Parklawn Drive, features additional institutional uses, including: the MCPS-owned Rocking Horse Road Center, Charles E. Smith Jewish Day School (Upper School), and Montrose Christian School and Baptist Church, and a portion of the Randolph Hills residential neighborhood. Light-industrial properties are dominant uses in the Parklawn South District that is primarily located along Parklawn Drive and at Nicholson Court, which was included in the 2010 *White Flint Sector Plan* area (Map 10).

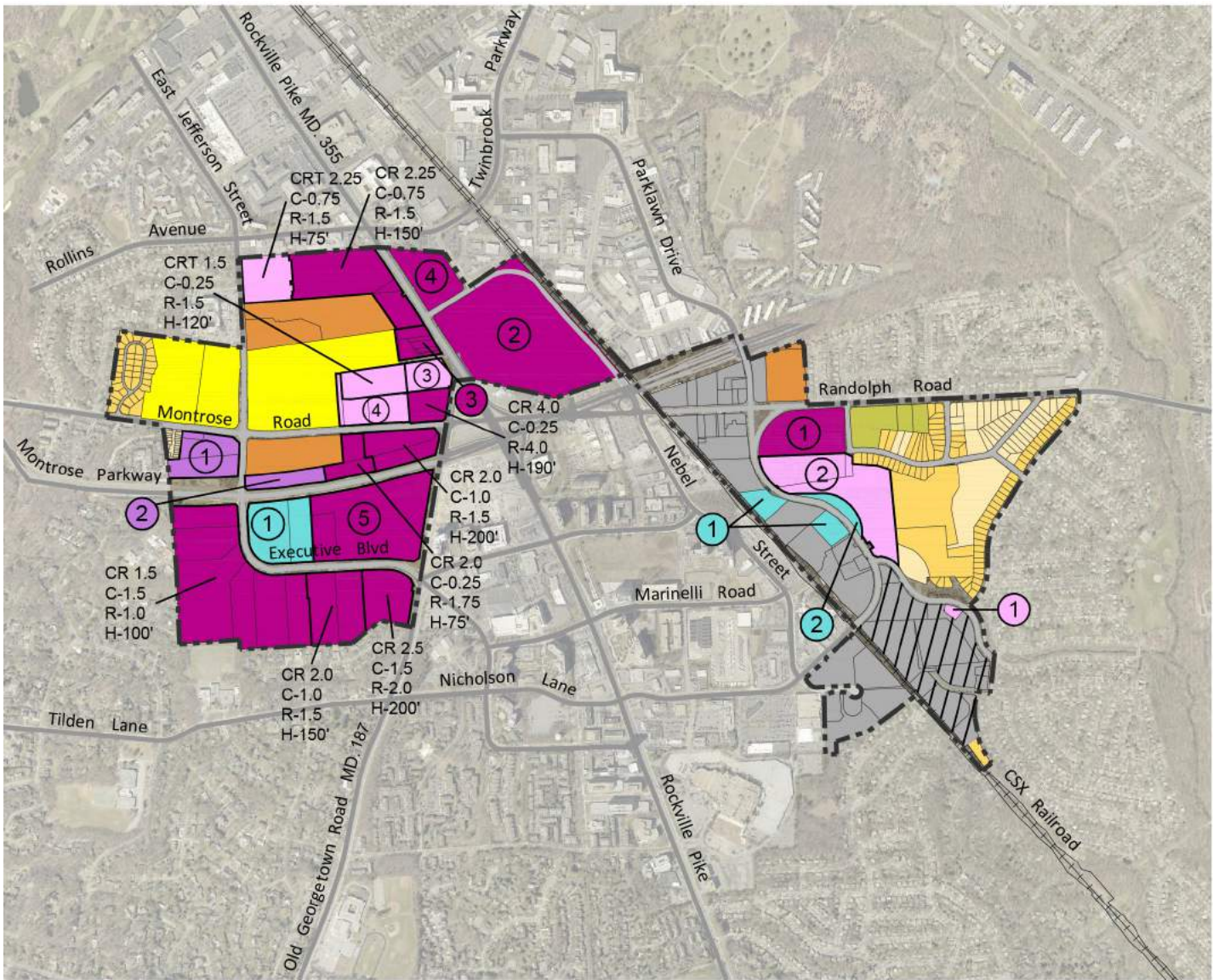
In districts where redevelopment is recommended, a height and density map accompanies land use and zoning recommendations. These maps indicate where special features, such as public use spaces, should be located and areas where building heights should be lower to ensure compatibility with adjacent residential communities. Such transitions in both height and density are needed to achieve the Plan's vision. The proposed roadway alignments and sizes of blocks could shift during the implementation of a development (Map 11).

The 2011 *White Flint Urban Design Guidelines* will be updated to include the *White Flint 2 Sector Plan* area. The updated guidelines will provide greater detail about how new development can create unique places in each district.




Map 9: White Flint 2 Districts

Map 10: White Flint 2 Proposed Overall Zoning

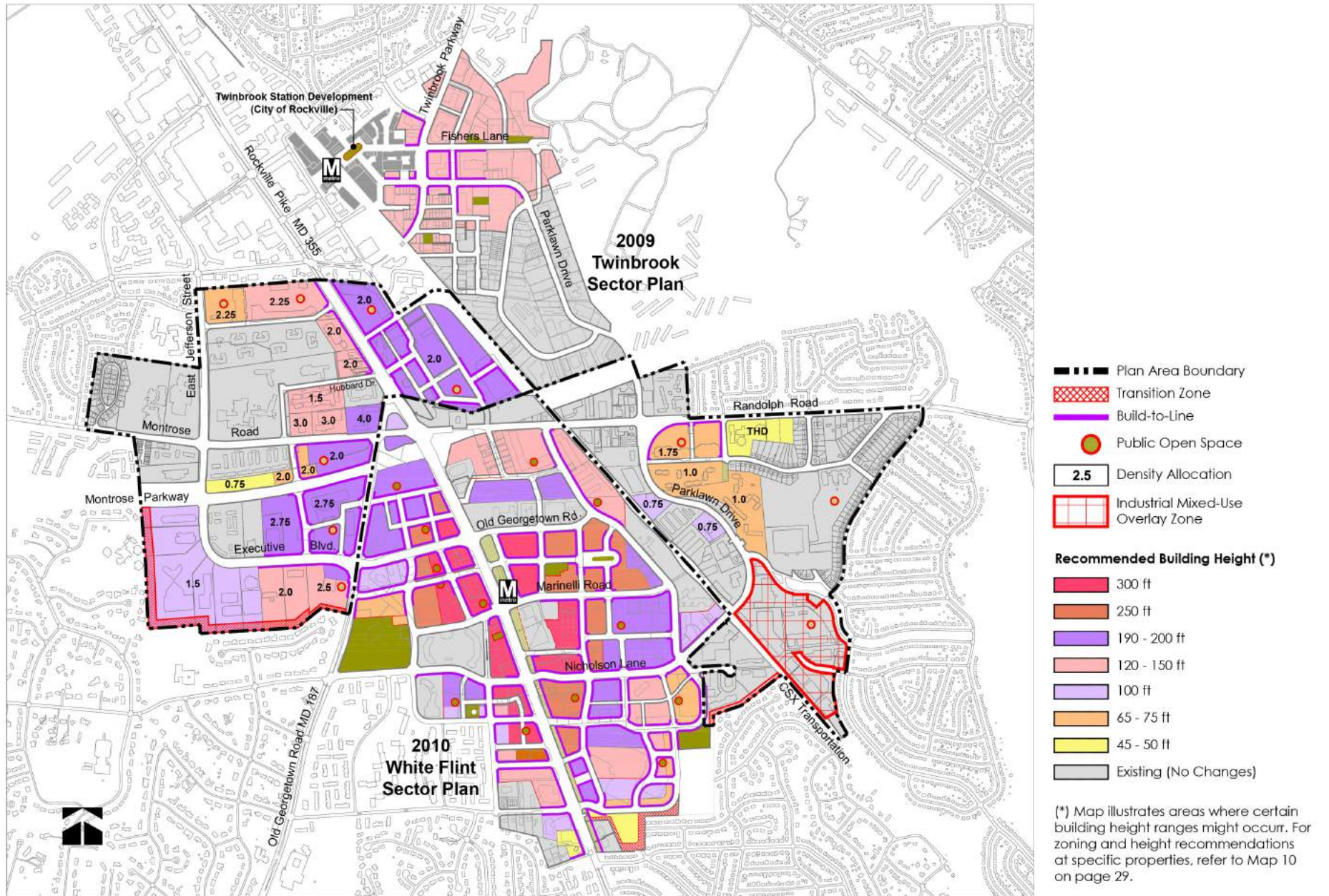


- White Flint 2 Sector Plan Boundary
- R-200 Single-Family Residential
- R-90 Single-Family Residential
- R-60 Single-Family Residential
- R-60/TDR Single-Family Residential/Transferable Development Rights
- THD Townhouse High Density
- R-20 Multiple-Family, medium density residential
- EOF Employment Office
- 1 EOF 0.75, H-100'
- 2 EOF 1.5, H-75'
- CR Commercial Residential
- 1 CR 1.75, C-0.5, R-1.5, H-75'
- 2 CR 2.0, C-0.5, R-1.5, H-200'
- 3 CR 2.0, C-0.75, R-1.5, H-150'
- 4 CR 2.0, C-0.75, R-1.5, H-200'
- 5 CR 2.75, C-1.5, R-2.25, H-200'
- CRN Commercial Residential Neighborhood
- 1 CRN 0.5, C-0.5, R-0.25, H-35'
- 2 CRN 0.75, C-0.0, R-0.75, H-50'
- CRT Commercial Residential Town
- 1 CRT 0.75, C-0.75, R-0.25, H-35'
- 2 CRT 1.0, C-0.25, R-1.0, H-65'
- 3 CRT 2.25, C-1.5, R-0.75, H-75'
- 4 CRT 3.0, C-3.0, R-2.5, H-120'
- IL Light Industrial  
IL 1.0, H-50'
- White Flint 2 Parklawn Overlay



0 1500'

Map 11: Overall Height and Density Recommendations





## 5.3 Executive Boulevard District

The Executive Boulevard district is a traditional suburban office park, developed since the late 1960s, with surface and structured parking. It comprises approximately 2.3 million square feet of office development. The district is located between Montrose Parkway to the north, the Pike & Rose development to the east, and the Luxmanor residential community, including the Luxmanor Local Park and Luxmanor Elementary School to the south and west, respectively. This approximately 91-acre district is in the Employment Office (EOF 0.75 H-100T) Zone. The 1992 *North Bethesda/Garrett Park Master Plan* made no specific recommendations for this district.

Traditionally known as the Washington Science Center, this district has several environmental features: Old Farm-Neilwood Creek, a tree canopy of approximately 37 percent, and nearly 14 acres of wooded areas. Health-related businesses, including Johns Hopkins Community Physicians, Kaiser Permanente Mid-Atlantic Regional Headquarters and Regional Laboratory, and offices of the National Institutes of Health (NIH) have a significant presence in this district.

Nationally and regionally, suburban office parks are going through significant structural changes. Technological innovations, reductions in square feet per employee, and market preferences for more urbanized and transit-served areas with amenities have contributed to increased vacancies and obsolescence for office parks. Initiatives by the federal government to promote consolidations and reductions of leased federal offices have also contributed to suburban office vacancies.

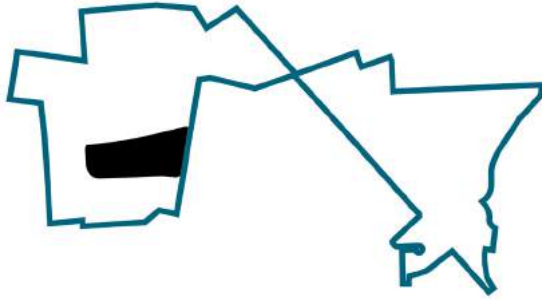
The 2014 District Map Amendment introduced the Employment Office (EOF – FAR 0.75,

H-100T) Zone to Executive Boulevard. This zone replaced the prior Technology and Business Park (I-3) Zone and created several non-conforming buildings in this district where existing Floor Area Ratios (FARs) exceed the new zone's maximum allowed FAR of 0.75. Zoning recommendations in this Plan will increase FARs as needed to make these buildings conforming.

It is envisioned that existing environmental resources can provide the framework for new infill development and some redevelopment to create a sustainable and innovative district. Several existing office buildings will be retained and complemented by new residential and non-residential development, especially properties that are near new infrastructure and development in the 2010 *White Flint Sector Plan* area. The realignment of Executive Boulevard and Old Georgetown Road (MD 187) and the opening of Towne Road will provide greater pedestrian and vehicular access to and from this district. This district is divided into two areas, Executive Boulevard North and Executive Boulevard South, to provide more specific recommendations.



*Executive Boulevard area looking east.*



Executive Boulevard North Locator Map

### 5.3.1 Area 1: Executive Boulevard North

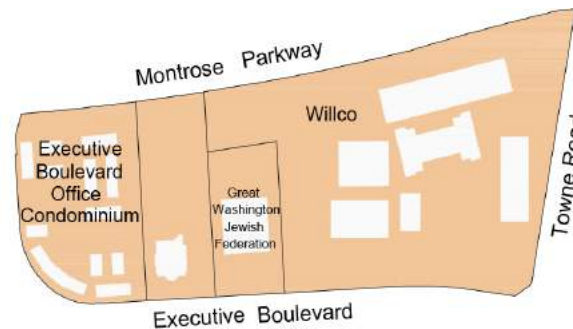
Located west of Pike & Rose and between Montrose Parkway and Executive Boulevard, this 35-acre area has the potential for new infill development on some properties, including the Willco property, Executive Boulevard Office Condominiums, and Kaiser Permanente regional laboratory. (Map 12) All properties in this area are in the EOF 0.75 H100T zone (Map 13).

The Willco property occupies 21.9 acres, with three office buildings (6001, 6003 and 6011 Executive Boulevard), and associated surface and structured parking. It has the greatest potential to accommodate new and infill development. The future land use mix for this property should include primarily residential development since most of the existing office buildings will be retained. This property should provide important street network linkages, including the extensions of Rose Avenue and Stonehenge Place, and a civic green that should be dedicated to the Parks Department. Development on the property must not exceed 2.5 FAR without including a proportionate increase in land provided for public use.

Other properties in this area, including Kaiser Permanente and the Jewish Federation of Greater Washington properties, have no plans to expand at this time, but may need to redevelop in the future.

#### A. Land Use and Zoning Recommendations

- Rezone the Willco property (6001, 6003 and 6011 Executive Boulevard) and the Jewish Federation property (6101 Executive Boulevard) from the EOF 0.75 H-100T Zone to the CR2.75 C1.5 R2.25 H-200 Zone to promote redevelopment that will further the Sector Plan recommended public benefits, including street network, open spaces and residential options for this area (Map 14).
- Rezone the Kaiser Permanente property (6111 Executive Boulevard) and the Executive Boulevard Office Condominium property (6115-6329 Executive Boulevard) from the EOF 0.75 H100T to the EOF 0.75 H100 Zone. In the near-term, an expansion is anticipated for the Kaiser



Map 12: Executive Boulevard North - Property Key

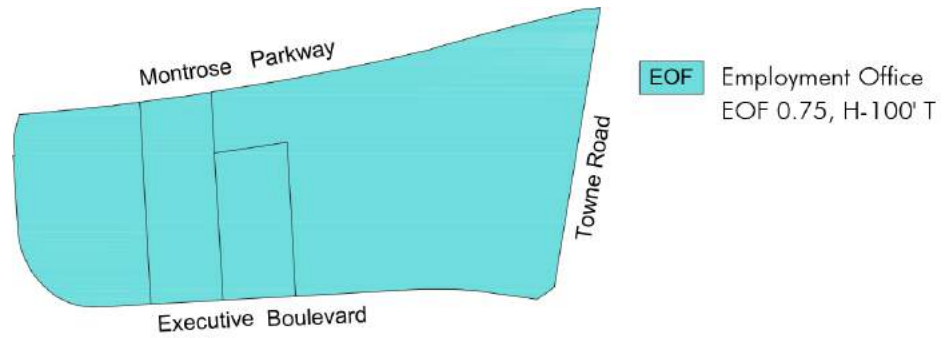
Permanente property, which can be accommodated within the existing EOF zone. No redevelopment is recommended for the office condominium property.

#### B. Design and Connectivity Recommendations

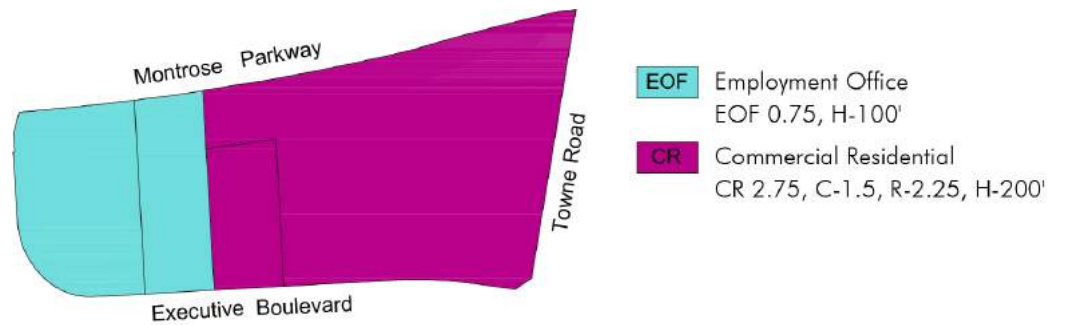
- Redevelopment of the Willco property must:
  - ◊ Establish a neighborhood pattern of blocks and internal streets that are compatible with the Pike & Rose property across Towne Road.
  - ◊ Consider building heights along Towne Road that are compatible with heights on the Pike & Rose property. Heights should taper down from Towne Road toward the western end of this property.
  - ◊ Anchor the northwest corner of Towne Road and Executive Boulevard to create an architectural gateway into the greater White Flint area.
  - ◊ Create a public north-south connection between Executive Boulevard and Montrose Parkway, to align with Stonehenge Place to the north. Consider extending Rose Avenue from the Pike & Rose property to this property and connect it with the proposed north-south connection to Stonehenge Place mentioned above (Map 15).
- At a minimum, one-acre civic green must be provided on this property. The green could be divided into two smaller parks but the total acreage must remain at least

one usable acre. Development on the property must not exceed 2.5 FAR without including a proportionate increase in land provided for public use.

- Enhance the pedestrian areas of properties along Executive Boulevard by including wider sidewalks, passive recreation, and other amenities for pedestrians.
- All properties in this area should provide inter-parcel access with adjacent properties. Specific locations of inter-parcel connections should be determined at the time of development approval.



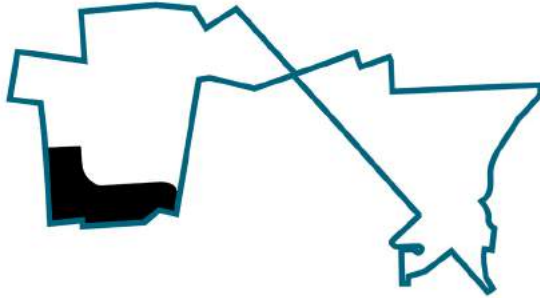
**Map 13: Executive Boulevard North - Existing Zoning**



**Map 14: Executive Boulevard North - Proposed Zoning**



**Map 15: Executive Boulevard North - Height, Density, and Connectivity**



Executive Boulevard South Locator Map

### 5.3.2 Area 2: Executive Boulevard South

The 55.39-acre Executive Boulevard South area comprises nine properties, including the Kaiser Permanente Mid-Atlantic Regional Headquarters and eight other office buildings (Map 16). It is zoned EOF 0.75 H-100T and is located south of Executive Boulevard adjacent to Luxmanor Local Park, Luxmanor Elementary School and the larger Luxmanor residential community. The Green Acres private school is located immediately west of this area. (Map17).

The Old Farm-Neilwood Creek runs along the southern portion of this area and separates it from the adjacent Luxmanor residential neighborhood. The creek exists within a 100-foot easement that contains approximately 14 acres of existing forested area and defines the southern edge of this area. The western edge of this area is defined by another large wooded area that was required by the setback requirement in the prior I-3 Zone. This Plan recommends the retention of the southern and western forested areas to contribute to the Plan’s environmental and tree canopy goals, and to establish a wooded buffer and facilitate a compatible relationship with the existing

Luxmanor residential community.

The 2014 District Map Amendment created four non-conforming buildings in this area: 6100 Executive Boulevard, 6110 Executive Boulevard, 6116 Executive Boulevard and 2101 East Jefferson Street. The built FARs of these properties range from 0.78 to 1.32 FAR exceeding the maximum permitted FAR of 0.75 of the existing EOF Zone. The zoning recommendations in this Plan will increase the FARs as needed to eliminate the current non-conformance for these buildings.

The Plan recommends a pedestrian-bike path adjacent to the existing southern and western forested areas with potential linkages to the Luxmanor Local Park and to Executive Boulevard to the north. This path will create a new amenity for this area and visually extend the proposed Main/Market Street pedestrian promenade, which is east of Old Georgetown Road. The proposed path will be implemented through the public benefit provisions of the recommended CR zone during redevelopment, or private easements for office buildings that may not redevelop. Currently, an existing pedestrian path exists at 6120-6130 Executive



Map 16: Executive Boulevard South - Property Key

Boulevard.

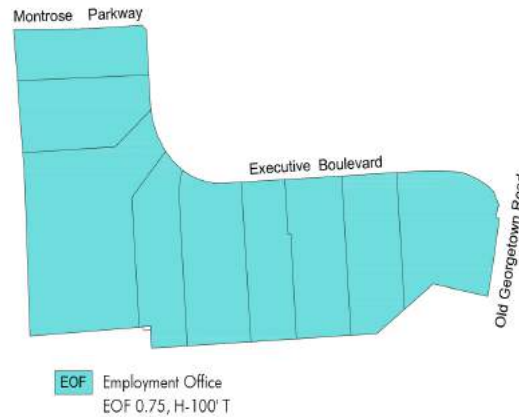
New development in this area should step down in height to be compatible with the Luxmanor residential community. The taller residential buildings are recommended for properties that are close to the proposed infrastructure in the 2010 *White Flint Sector Plan* area (Map 18).

#### A. Land Use and Zoning Recommendations

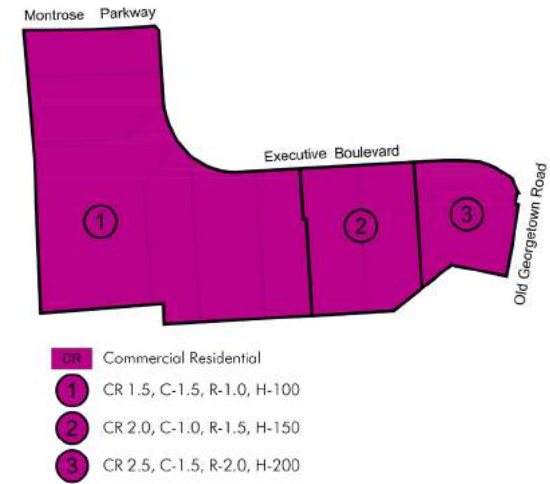
- Rezone 6000 Executive Boulevard from the EOF 0.75 H100T to the CR 2.5 C1.5 R2.0 H200 Zone to promote redevelopment opportunities, including new public benefits that further the Sector Plan recommendations. Development on this property must transition from a maximum of 200 feet high at the northeastern corner of the property to 70 feet at the southern portion of the property. A minimum 50-foot-wide landscape area must be retained on the southern portion of the property that will include preserved and new trees, the pedestrian-bike path called for in this Plan, and required utility easements. Public open space on this property should consist of a combination of an urban greenway, plazas or pocket greens.
- Rezone the 6006 Executive Boulevard and 6010 Executive Boulevard properties from the EOF 0.75 H100T Zone to the CR 2.0 C1.0 R1.5 H150 Zone to promote infill development and support the Sector Plan’s recommended public benefits, including housing options and amenities.
- Rezone the properties at 6100 Executive

Boulevard, 6110 Executive Boulevard, 6116 Executive Boulevard, and 6120 and 6130 Executive Boulevard from the EOF 0.75 H100T Zone to the CR 1.5 C1.5 R1.0 H100 Zone to promote infill development, including new public benefits that advance the Sector Plan recommendations.

- Rezone the 2115 East Jefferson and 2101 East Jefferson properties from the EOF 0.75 H100T to the CR 1.5 C1.5 R1.0 H100 Zone to promote infill development, provide new public benefits that advance the Sector Plan recommendations, and to provide a transition to the existing Luxmanor residential community.



EOF Employment Office  
EOF 0.75, H-100' T



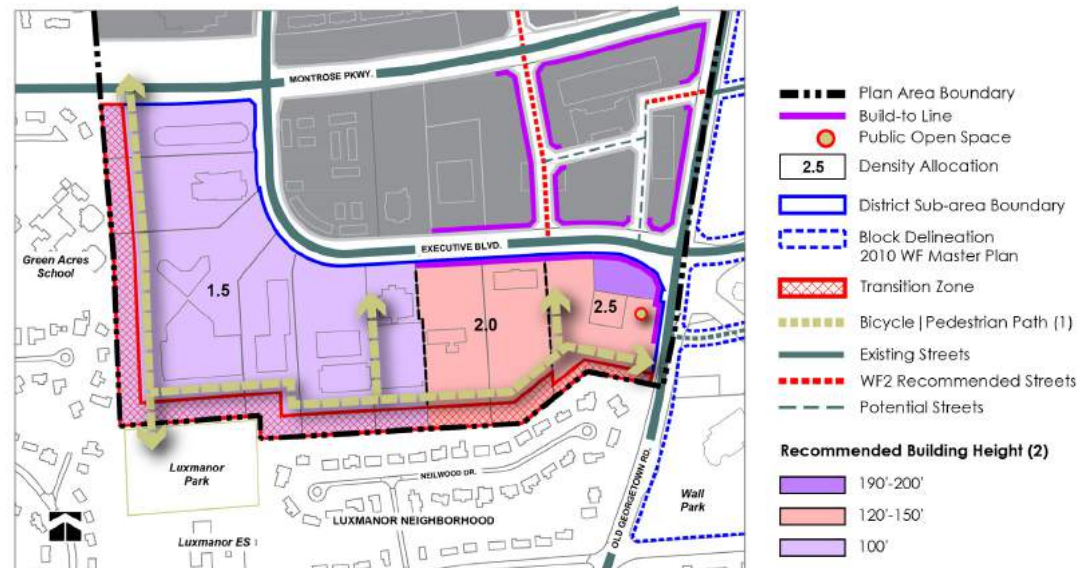
CR Commercial Residential  
 1 CR 1.5, C-1.5, R-1.0, H-100  
 2 CR 2.0, C-1.0, R-1.5, H-150  
 3 CR 2.5, C-1.5, R-2.0, H-200

**Map 17: Executive Boulevard South - Existing Zoning**   **Map 18: Executive Boulevard South - Proposed Zoning**

**B. Design and Connectivity Recommendations**

Redevelopment in Executive Boulevard South should:

- Create an architectural gateway into the greater White Flint area.
- Locate maximum building heights along Executive Boulevard and away from the adjacent single-family residential community.
- Establish a pattern of short blocks and internal streets to promote walkability.
- Create a pedestrian-bike path along the northern edge of the Old Farm-Neilwood Creek area with potential mid-block connections to Luxmanor Local Park to the south and Executive Boulevard to the north. Extend the path along the western edge of the wooded area to Montrose Parkway (Map 19). This path should utilize ecologically sensitive materials for pedestrians and bicyclists. The exact alignment of the path will be determined during the development review process in accordance with the Planning Board's *Environmental Guidelines*.



(1) Bicycle/Pedestrian path is shown separate from the Transition Zone for clarity. This path can be located inside the Transition Zone. Location will be determined during the regulatory review process.

(2) For recommended height at specific properties, see Map 10 on page 29.

**Map 19: Executive Boulevard South - Height, Density, and Connectivity**

## 5.4 Rockville Pike Montrose North District

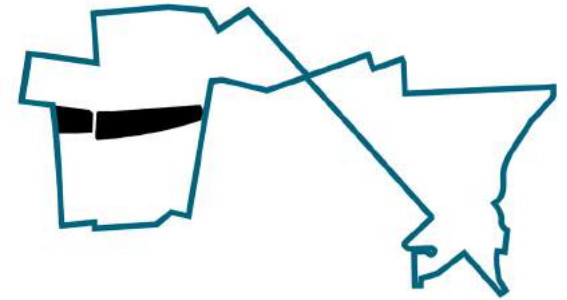
Rockville Pike-Montrose North District consists of properties located north of Montrose Parkway and the 2010 *White Flint Sector Plan* area. Traditional retail shopping centers, including Montrose Crossing and Federal Plaza, are located along Rockville Pike, and institutional uses, including the Hebrew Home of Greater Washington, B'nai Israel Congregation, and Charles E. Smith Jewish Day School (Lower School) are located along Montrose Road.

Large shopping centers are the most likely to be redeveloped into mixed-use destinations with the recommended mixed-use zoning. Some institutional uses are likely to remain while others could evolve with additional uses in the long term. New bikeways along East Jefferson Street, expanded street connections, and new amenities will define this district.

This 186-acre district is divided into five areas: Cherington, Montrose Village, Federal Plaza, Hebrew Home, and Montrose Crossing.



Montrose Crossing Shopping Center.



Cherington Area Locator Map

### 5.4.1 Area 1: Cherington Area

This linear 30.5-acre area, located between Montrose Road and Montrose Parkway has office buildings, the Cherington residential townhouses and a United States Postal Service Center Annex. There are also four vacant properties comprising approximately 11.7 acres. An existing Shared Use Path provides east-west pedestrian and bikeway access along the north side of Montrose Parkway (Map 20). Stonehenge Place, a new street, provides a connection to the Cherington townhouses from Montrose Parkway.

The 1992 *North Bethesda/Garrett Park Master Plan* identified a portion of this area, south of Montrose Road and east of East Jefferson Street, as the Wilgus property and recommended residential and non-residential development for the property. The existing Cherington townhouses are part of the Wilgus property. Existing zones in this area are: R-20; R-200; EOF 1.5 H-75; EOF 3.0 H100, R-60/TDR 15.0; CRT 0.25 C0.25 R0.25 H35; and CRN 0.5 C0.5 R0.25 H35 (Map 21).

The undeveloped portions of the Wilgus property have the greatest potential for new development. Redevelopment in this area

would serve as an important link between the Executive Boulevard District and the Pike & Rose development.

The land use and zoning recommendations for the Wilgus property will permit greater intensities and building heights via the CR Zone on the eastern portion, and lower heights and densities via the CRN Zone on the western portion adjacent to the existing Cherington townhouses. At least 1.25 acres of open space should be provided on the Wilgus property when it is developed, either on the area south of the existing townhomes and/or as a neighborhood green on the central or eastern portion of the Wilgus property. If the area south of the Cherington townhouses is developed with residential units, there should be appropriate transitions between the two communities, including landscaping.

### A. Land Use and Zoning Recommendations

- Rezone the vacant properties at 6000 Montrose Road and Parcel N231-both part of the Wilgus property- from the EOF 1.5 H-75 Zone and EOF 3.0 H-100 Zone to the Commercial Residential CR 2.0 C1.0 R1.5 H-200 Zone, respectively to promote mixed-use development that contributes to the Sector Plan’s public benefits, including housing options and a 1.25-acre neighborhood green.
- Rezone the gas station property at 6060 Montrose Road from the CRT 0.25 C0.25 R0.25 H-35 Zone to the CR 2.0 C0.25 R1.75 H-75 Zone to permit new mixed-use development that is predominantly residential, contributes to the Plan’s public benefits, and maintains compatibility with

the existing residential townhouses to the west. Density from this property could be transferred to the two vacant properties to the east and commercial uses should be concentrated to the east.

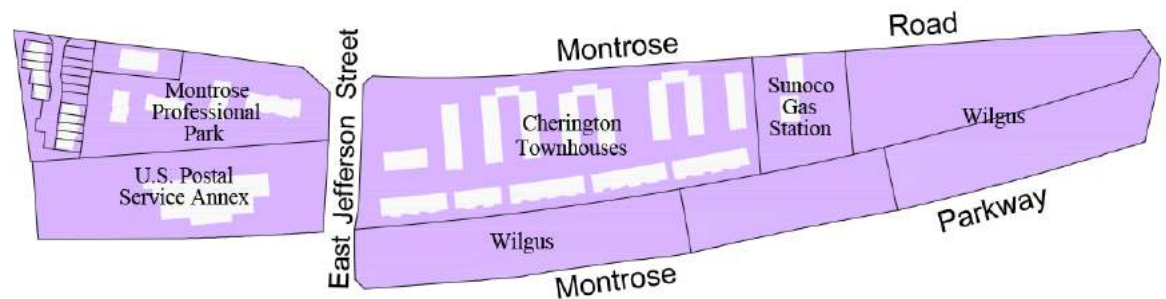
- Rezone the vacant property (Parcel N279) from the R-200 Zone to the CR 2.0 C0.25 R1.75 H-75 Zone to permit new mixed-use development that is predominantly residential, contributes to the Plan’s public benefits, and maintains compatibility with the existing residential townhouses to the west. No commercial development is permitted directly south of the Cherington residential community. Density from this property could be transferred to the two vacant properties to the east.
- Rezone the vacant property (Parcel N273) from the R-200 Zone to the CRN 0.75 C0.0 R0.75 H50 Zone. During the development review process, pursue options for preserving all or a portion of the wooded area along Montrose Parkway for passive use. Ensure that new residential development is compatible with the adjacent townhouse community.

- Confirm the CRN 0.5 C0.5 R0.25 H35 Zone for the Montrose Professional Park property (6200-6288 Montrose Road), 6290 Montrose Road, and the United States Postal Service property at 2011 East Jefferson Street.
- Confirm the R-60/TDR Zone for the Montrose Park residential townhouses.
- Confirm the R-20 Zone for the Cherington residential townhouses(Map22).

### B. Design and Connectivity Recommendations

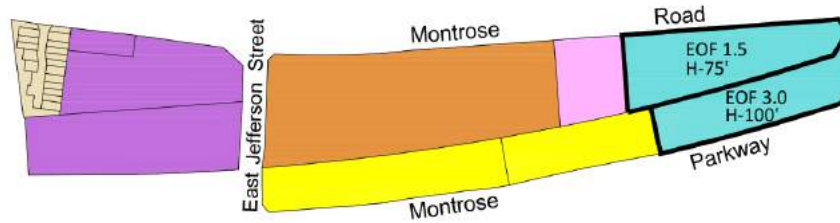
Redevelopment on the Wilgus property must:

- Establish a pattern of short blocks and internal streets to promote walkability.
- Locate maximum building heights at the eastern end of the property along Towne Road.
- Reduce building heights toward the existing Cherington townhouse development to establish a compatible relationship with the existing residential development.



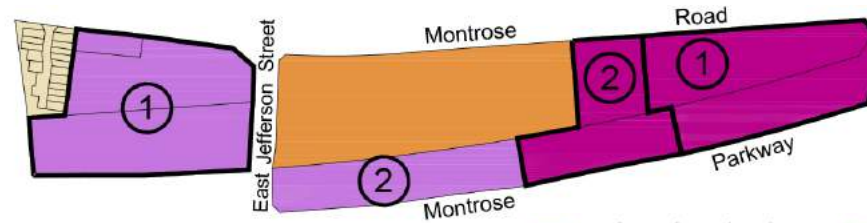
Map 20: Cherington Area - Property Key

- Enhance pedestrian areas along Towne Road to improve pedestrian connectivity between northern and southern districts.
- Extend Stonehenge Place as a public street to connect between Montrose Parkway and Montrose Road.
- Create open spaces, including an area with a minimum 1.25 acres, for public use that are connected to the overall open space network. The location of open space should be defined during the development review process and may include wooded areas and/or a neighborhood green.
- Provide screening via fencing, a hedge, tree planting or other appropriate means between the existing Cherington townhouses to the north, and any new development to the immediate south (Map 23).



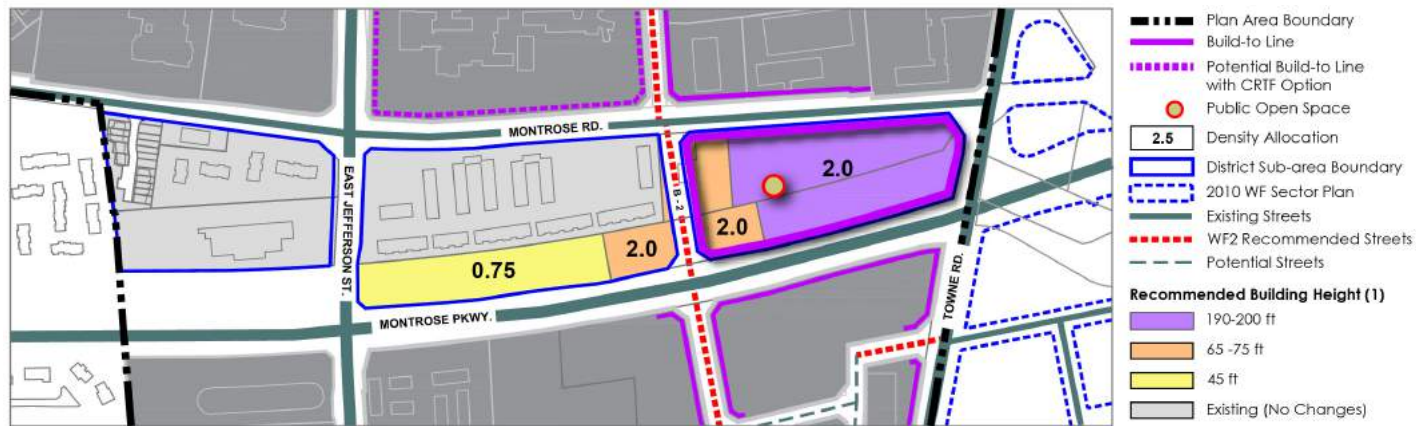
**Map 21: Cherington Area - Existing Zoning**

<span style="background-color: yellow; border: 1px solid black; padding: 2px;">R-200</span> Single-Family Residential	<span style="background-color: lightblue; border: 1px solid black; padding: 2px;">EOF</span> Employment Office
<span style="background-color: #d2b48c; border: 1px solid black; padding: 2px;">R-60/TDR</span> Single-Family Residential/ Transferable Development Rights	<span style="background-color: purple; border: 1px solid black; padding: 2px;">CRN</span> Commercial Residential Neighborhood CRN 0.5, C-0.5, R-0.25, H-35'
<span style="background-color: orange; border: 1px solid black; padding: 2px;">R-20</span> Multiple-Family, medium density residential	<span style="background-color: pink; border: 1px solid black; padding: 2px;">CRT</span> Commercial Residential Town CRT 0.25, C-0.25, R-0.25, H-35'



**Map 22: Cherington Area - Proposed Zoning**

<span style="background-color: #d2b48c; border: 1px solid black; padding: 2px;">R-60/TDR</span> Single-Family Residential/ Transferable Development Rights	<span style="background-color: purple; border: 1px solid black; padding: 2px;">CRN</span> Commercial Residential Neighborhood
<span style="background-color: orange; border: 1px solid black; padding: 2px;">R-20</span> Multiple-Family, medium density residential	<span style="background-color: purple; border: 1px solid black; border-radius: 50%; padding: 2px;">1</span> CRN 0.5, C-0.5, R-0.25, H-35'
<span style="background-color: purple; border: 1px solid black; padding: 2px;">CR</span> Commercial Residential	<span style="background-color: purple; border: 1px solid black; border-radius: 50%; padding: 2px;">2</span> CRN 0.75, C-0.0, R-0.75, H-50'
<span style="background-color: purple; border: 1px solid black; border-radius: 50%; padding: 2px;">1</span> CR 2.0, C-1.0, R-1.5, H-200'	
<span style="background-color: purple; border: 1px solid black; border-radius: 50%; padding: 2px;">2</span> CR 2.0, C-0.25, R-1.75, H-75'	

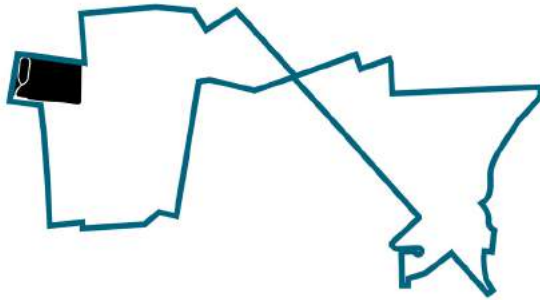


**Map 23: Cherington Area - Height, Density, and Connectivity**

<span style="border-bottom: 2px dashed black; width: 20px;"></span> Plan Area Boundary
<span style="border-bottom: 2px solid purple; width: 20px;"></span> Build-to Line
<span style="border-bottom: 2px dashed purple; width: 20px;"></span> Potential Build-to Line with CRTF Option
<span style="border-bottom: 2px solid purple; width: 20px;"></span> Public Open Space
<span style="border: 1px solid black; padding: 2px;">2.5</span> Density Allocation
<span style="border: 1px solid blue; padding: 2px;"> </span> District Sub-area Boundary
<span style="border: 1px dashed blue; padding: 2px;"> </span> 2010 WF Sector Plan
<span style="border-bottom: 1px solid green; width: 20px;"></span> Existing Streets
<span style="border-bottom: 1px dashed red; width: 20px;"></span> WF2 Recommended Streets
<span style="border-bottom: 1px dashed grey; width: 20px;"></span> Potential Streets
<b>Recommended Building Height (1)</b>
<span style="background-color: purple; width: 20px; height: 10px;"></span> 190-200 ft
<span style="background-color: orange; width: 20px; height: 10px;"></span> 65-75 ft
<span style="background-color: yellow; width: 20px; height: 10px;"></span> 45 ft
<span style="background-color: grey; width: 20px; height: 10px;"></span> Existing (No Changes)

(1) For recommended height at specific properties, see Map 10 on page 29.





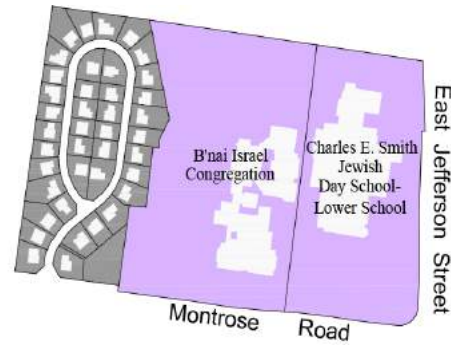
Montrose Village Area Locator Map

### 5.4.2 Area 2: Montrose Village

This 27-acre area includes single-family dwellings along Montrose Village Terrace, the Charles E. Smith Jewish Day School (Lower School), and the B’nai Israel Congregation (Map 24). Both institutional uses are in the R-200 Zone and single-family residential dwellings are in the R-60 Zone (Map25). No redevelopment is anticipated in this area; therefore, existing zones are confirmed (Map26).

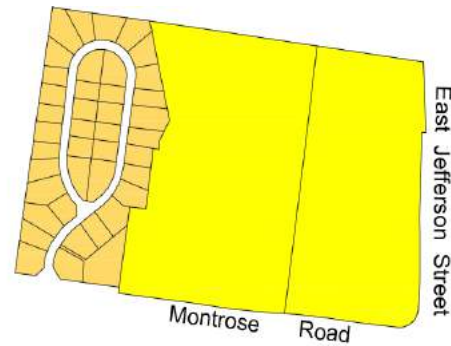
#### A. Land Use and Zoning Recommendations

- Confirm R-200 Zone for the Charles E. Smith Jewish Day School and B’nai Israel Congregation properties.
- Confirm the R-60 Zone for the Montrose Village single-family dwellings.



Map 24: Montrose Village - Property Key

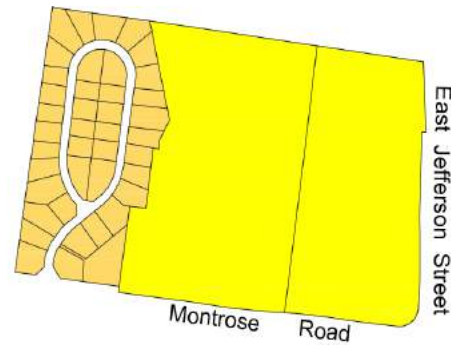
Montrose Village



Map 25: Montrose Village - Existing Zoning

R-200 Single-Family Residential

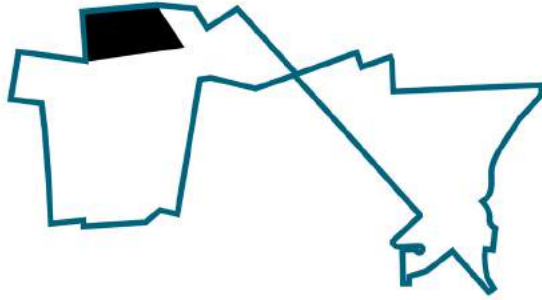
R-60 Single-Family Residential



Map 26: Montrose Village - Proposed Zoning

R-200 Single-Family Residential

R-60 Single-Family Residential



Federal Plaza Area Locator Map

### 5.4.3 Area 3: Federal Plaza

The approximately 37-acre Federal Plaza area contains the Federal Plaza Shopping Center, Miramont Villas Condominium and Miramont Apartments, and commercial properties, including Towne Plaza along Rockville Pike (MD 355) (Map 27). Properties to the north and west in this area are in the City of Rockville. Existing zones in this area are R-20 and CRT 2.25 C1.5 R0.75 H-75 (Map 28).

The Plan’s land use and zoning recommendations for this area will permit new residential and non-residential development for Federal Plaza and commercial properties along Rockville Pike. A new street extending through Federal Plaza will provide an important east-west connection between Rockville Pike (MD 355) and East Jefferson Street, and two neighborhood greens will provide amenities for residents, employees and visitors. Additional pedestrian connections are recommended between Miramont Villas Condominium and Miramont Apartments, and Federal Plaza. No redevelopment is recommended for the Miramont Apartments and Condominiums because of the importance of retaining some

existing multifamily residential development as a source of affordable housing.

#### A. Land Use and Zoning Recommendations

- Split-zone the Federal Plaza property to permit transitional building heights between Rockville Pike and East Jefferson Street, and maintain compatibility with the residential community in the City of Rockville (Map 29).
- Rezone the western portion of Federal Plaza, approximately 6.05 acres, from the CRT-2.25 C1.5 R0.75 H75 Zone to the CRT 2.25 C0.75 R1.5 H75 Zone to permit more residential development that contributes to the Sector Plan’s public benefits. A minimum ½-acre neighborhood green must be provided on this portion of the property. Rezone the eastern portion of Federal Plaza, approximately 11.51 acres, from the CRT-2.25 C1.5 R0.75 H75 Zone to the CR 2.25 C0.75 R1.5 H150 Zone to promote more intense mixed-use development that contributes to the Sector Plan’s public benefits. A minimum ½- acre neighborhood green must be



Map 27: Federal Plaza - Property Key

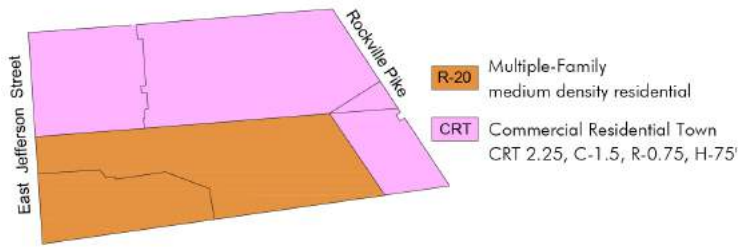
provided on this segment of the property.

- Confirm the R-20 Zone for the Miramont Villas Condominiums and Miramont Apartments to preserve the existing affordable housing in the Plan area.
- Rezone the other commercial properties along Rockville Pike, including the Towne Plaza property, from CRT-2.25 C1.5 R0.75 H75 Zone to the CR 2.25 C0.75 R1.5 H150 Zone to facilitate mixed-use development that contributes to the Sector Plan’s public benefits, including affordable housing, and defines the Rockville Pike boulevard.

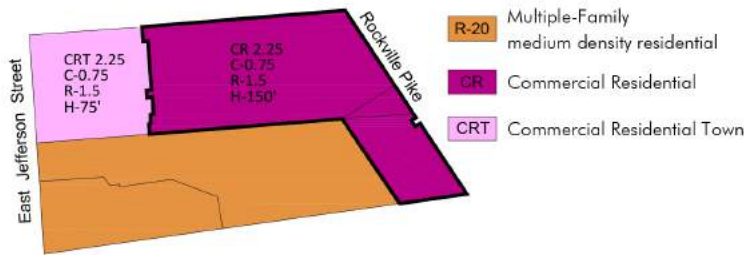
#### B. Design and Connectivity Recommendations

Redevelopment on the Federal Plaza property must:

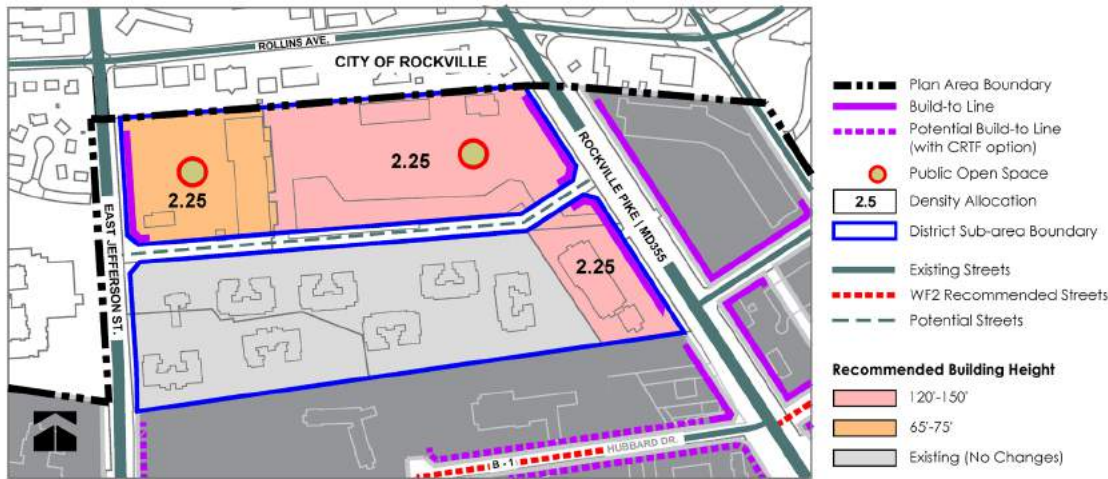
- Create a pattern of short blocks and internal streets to promote walkability.
- Locate maximum heights along Rockville Pike.
- Establish a new street along the south side of the property, to connect East Jefferson Street with Rockville Pike.
- Explore opportunities for pedestrian connections to the Miramont Apartments to the south.
- Provide two ½-acre neighborhood greens integrated with new development and connected to surrounding pedestrian networks (Map 30).



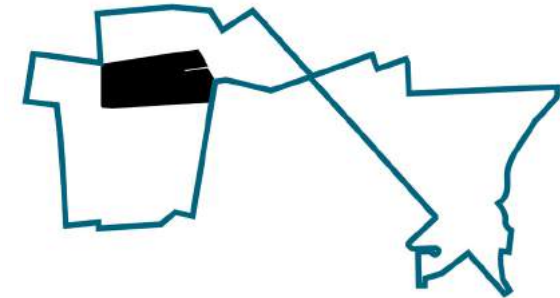
Map 28: Federal Plaza - Existing Zoning



Map 29: Federal Plaza - Proposed Zoning



Map 30: Federal Plaza - Height, Density, and Connectivity

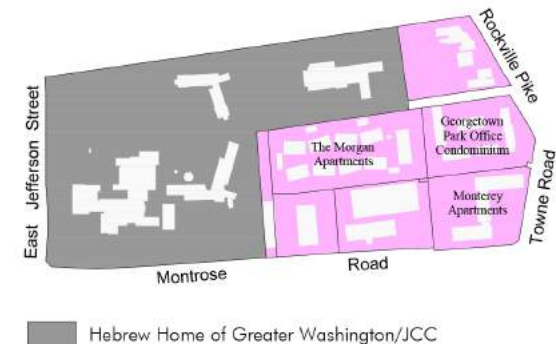


Hebrew Home Area Locator Map

### 5.4.4 Area 4: Hebrew Home

The Hebrew Home area contains office buildings, commercial buildings, the Monterey and Morgan apartments, and institutional uses. The approximately 26.8-acre Hebrew Home of Greater Washington is the largest institutional use in this area and includes several specialty uses, including the Jewish Community Center, Wasserman Residence, Revitz House and Smith-Kogod Residence (Map 31).

Three office buildings are located on Montrose Road, including a Verizon building. The Morgan Apartments are situated in the interior of the block, and the Monterey Apartments are located at the intersection of Towne Road and Montrose Road. Existing zones in this area are: R-200; R-20; EOF 3.0 H-100; CRT 0.75 C0.75 R0.25 H-45; CRT 2.25 C1.5 R0.75 H-75 (Map 32).



Map 31: Hebrew Home Area - Property Key

Limited infill and redevelopment of some properties may occur in this area. This Plan recommends new street connections that provide new ways to navigate within the area. This area is further divided into two sub-areas to establish greater clarity and specific recommendations.

#### **5.4.5 Sub-area: Jewish Community Center**

The approximately 37.3-acre Jewish Community Center (JCC) area is located east of East Jefferson Street and north of Montrose Road. It includes the Hebrew Home of Greater Washington, Morgan Apartments, and three office buildings. The 1992 Master Plan identified the Morgan Apartments as the Tri-Rock property and recommended the existing R-20 Zone and the floating PD-35 Zone as alternatives for the Morgan Apartments. Access to the Morgan Apartments is via Hubbard Drive and a shared private roadway from Montrose Road. Three offices along Montrose Road, including a Verizon building, are in the EOF 3.0 H-100 Zone and R-200 Zone, respectively.

The Hebrew Home was approved in the 1960s via a special exception, which is now called a conditional use. Redevelopment is not anticipated in the near future but in the long term this property could accommodate additional non-residential and residential development. The Hebrew Home campus setting could evolve into a more mixed-use neighborhood with new internal streets that provide linkages to existing roadways, buildings that are street-oriented, and open space to support the development.

The Morgan Apartments is a multi-family residential development where all residential units are two-bedroom units. There are 20 MPDUs for which the original control has

expired, but they are continuing as income-restricted units through an agreement with the Department of Housing and Community Affairs (DHCA) that will expire in 2022. The rents in all other units are affordable to households earning about 110% of the area median income (AMI). If the property is redeveloped, the developer must provide 17.5% MPDUs and 2.5% Workforce Housing, capped at 100% of AMI, or 20% MPDUs. DHCA may agree to allow the developer to meet some or all of their MPDU or Workforce Housing requirements by designating existing two-bedroom units as MPDUs or Workforce Housing, if DHCA determines it benefits the County's affordable housing stock.

This Plan supports the floating Commercial Residential Town (CRT) Zone, via a Local Map Amendment, for potential redevelopment of the Hebrew Home property. The extension of Hubbard Drive onto the Hebrew Home property, along with another new north-south road from Montrose Road, will provide greater connectivity to surrounding streets. These roads are not required unless and until the existing uses for the entire campus are relocated off-site and the site thereafter is either completely redeveloped or the buildings are repurposed for other uses under the existing R-200 or the CRT floating zones. New development should be primarily residential rather than non-residential.

#### **A. Land Use and Zoning Recommendations**

- Confirm the R-200 Zone for the Hebrew Home of Greater Washington property.
- Support a floating CRT 1.0 C0.25 R1.0 H-100 Zone for the JCC property. Redevelopment of the campus in its entirety must provide for new public roadway connections to Rockville Pike and Montrose Road.

- Rezone the Verizon office building from the R-200 Zone to the CRT 3.0, C3.0 R2.5 H-120 Zone to provide flexibility for redevelopment and to support the Sector Plan's recommended public benefits.
- Rezone the office buildings at 6001 Montrose Road and 6101 Montrose Road (Map 33) from the EOF 3.0, H-100 Zone to the CRT 3.0 C3.0 R2.5 H-120 Zone to provide flexibility for redevelopment and to support the Sector Plan's recommended public benefits.
- Rezone the Morgan Apartments from the R-20 Zone to CRT 1.5 C0.25 R1.5 H-120 Zone to promote the Sector Plan's public benefits, including a greater percentage of MPDUs and dwelling unit mix.

#### **B. Design and Connectivity Recommendations**

- Provide a more urban development pattern, compatible in approach to what other large properties are delivering in adjacent areas:
  - ◇ Create a pattern of short blocks with multiple street-facing buildings to activate pedestrian environment.
  - ◇ Implement the public road recommendations of this Plan.
  - ◇ Provide additional internal streets to improve connectivity throughout and to provide better access for all modes of transit between East Jefferson Street, Rockville Pike, and Montrose Road. These internal streets are not required unless and until the existing uses for the entire campus are relocated off-site and the site thereafter is either completely redeveloped or the buildings

are repurposed for other uses under the existing R-200 or the CRT floating zones.

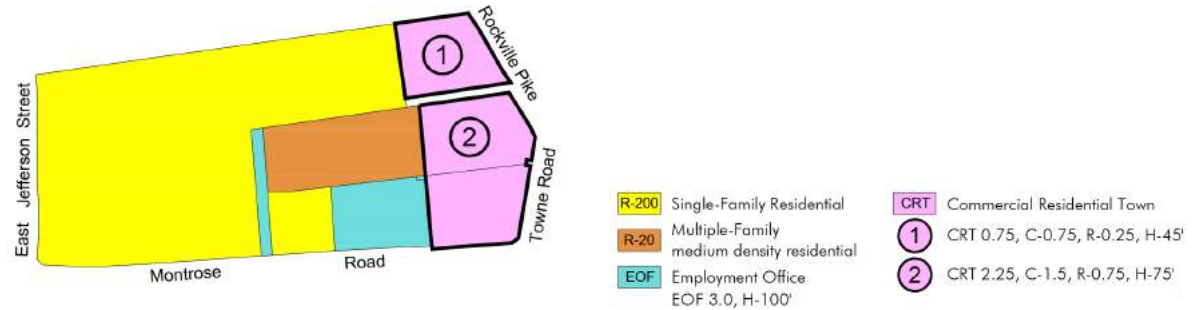
- ◇ Create public open spaces connected to the overall pedestrian network; and
- ◇ Encourage a variety of development types to better integrate future development on this property to adjacent residential, institutional, or commercial development.

### 5.4.6 Sub-area: Georgetown Park

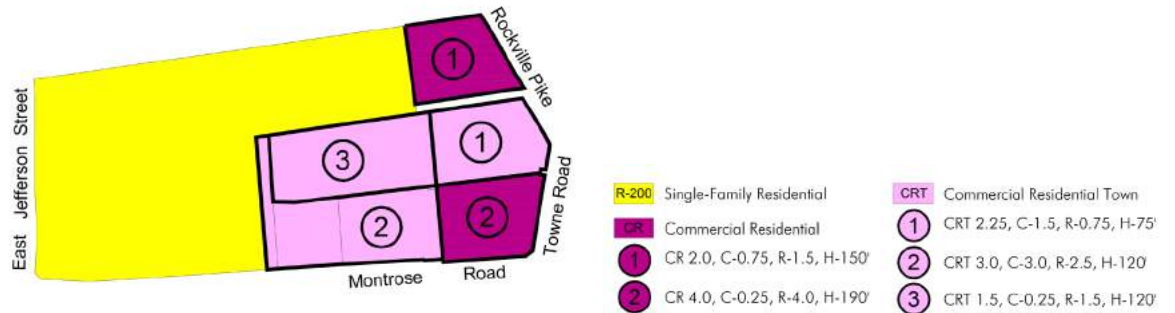
Located west of Rockville Pike (MD 355) and Towne Road, and north of Montrose Road, this sub-area has Georgetown Park office condominiums, the Monterey Apartments and commercial properties along Rockville Pike, and two vacant properties. Hubbard Drive provides primary access to the office condominiums. The 1992 Master Plan identified two properties north of Hubbard Drive as the Chang properties and recommended C-1 Zone for them. These properties, which are east of the Hebrew Home property, were reclassified by the 2014 District Map Amendment to the CRT 0.75 C0.75 R0.25 H-45 Zone (Map 32).

The Monterey Apartments is the oldest multifamily residential building in the Plan area. Built in 1967, the building's existing FAR is 3.81 and height is approximately 186 feet. Both the FAR and height exceed the maximum permitted FAR of 2.25 and height of 75 feet in the current CRT 2.25 C1.5 R0.75 H75 Zone applied by the 2014 District Map Amendment. This Plan recommends the Commercial Residential (CR) Zone for the Monterey Apartments to provide a zone that accommodates the existing FAR and building height (Map 33).

Redevelopment may occur on the commercial properties along Rockville Pike, but it is unlikely for the Georgetown Park office condominium and the Monterey Apartments.



Map 32: Hebrew Home Area - Existing Zoning



Map 33: Hebrew Home Area - Proposed Zoning



Map 34: Hebrew Home Area - Height, Density, and Connectivity

(1) For recommended height at specific properties, see Map 10 on page 29.

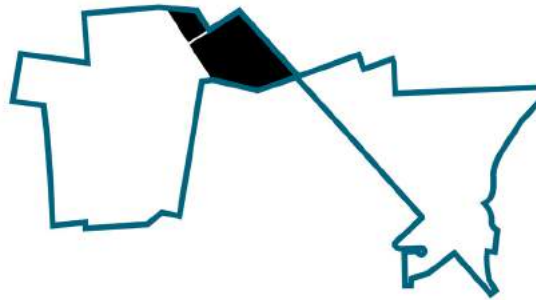
### A. Land Use and Zoning Recommendations

- Confirm the CRT 2.25 C1.5 R0.75 H-75 Zone for the Georgetown Park office condominiums.
- Rezone the Monterey Apartments from the CRT 2.25 C1.5 R0.75 H-75 Zone to the CR 4.0 C0.25 R4.0 H-200 Zone to match the property's zoning with the existing FAR and height.
- Rezone the commercial properties on Rockville Pike from the CRT 2.25 C1.5 R0.75 H-75 Zone to the CR 2.25 C1.0 R1.5 H-150 Zone to promote mixed-use development that further contributes to the Sector Plan's public benefits including housing options.

### B. Design and Connectivity Recommendations

As a group, the cluster of commercial properties in this area could be developed as a mixed-use block. Redevelopment in this sub-area should:

- Create building frontages along Rockville Pike, and provide enhanced pedestrian areas and amenities, furnishings, landscaping, and bicycle infrastructure.
- Consolidate areas dedicated to public use to create a substantial space for public use.
- Dedicate areas along the north side to contribute to the creation of an east-west public street between Rockville Pike and East Jefferson Street.
- Dedicate areas including building frontages and enhanced pedestrian areas along the south side of the group to improve Hubbard Drive (Map 34).



Montrose Crossing Locator Map

#### 5.4.7 Area 5: Montrose Crossing

Located north of Montrose Parkway, east of Rockville Pike, and west of the CSX rail tracks, the 42-acre Montrose Crossing area contains two large commercial properties: Pike Center; and Montrose Crossing Shopping Center. Pike Center, which is a traditional strip shopping center, is adjacent to the municipal limits of the City of Rockville (Map 35), Midtown North Bethesda, a high-rise residential condominium building, and a Target store are also included in this area. The Metrorail's Red Line runs diagonally underneath



Map 35: Montrose Crossing - Property Key

the Montrose Crossing property. Montrose Crossing and Pike Center are within a half mile from both the Twinbrook and White Flint Metro Stations. Pike Center is in the CR 1.5 C1.0 R1.0 H-75 Zone and Montrose Crossing is in the CR2.0 C0.5 R1.5 H-220 T Zone (Map 36).

The 1992 *North Bethesda/Garrett Park Master Plan* recommended mixed-use development for Montrose Crossing at a maximum non-residential 0.5 FAR and a maximum of 40 dwelling units per acre within the RMX Zone. The 1992 Master Plan also recommended the rezoning of Pike Center to the C-4 Zone, the extensions of Chapman Avenue and Nebel Street onto the Montrose Crossing property, and a MARC station on the eastern boundary of Montrose Crossing. Nebel Street has been implemented as a public street with a shared use path between Chapman Avenue and Randolph Road. The extension of Chapman Avenue, as a public street, and the MARC Station have not been implemented.

Both properties have the potential to serve as a major mixed-use destination along Rockville Pike. Existing long-term commercial leases on both properties will likely influence the pace of their redevelopment. This Plan recommends Chapman Avenue be continued south onto the Montrose Crossing property as a public street to supplement the proposed street network. Additional street connections are recommended for the Pike Center property to improve vehicular and pedestrian circulation. The planned construction of Montrose Parkway East will alter the southern portion of Montrose Crossing.

New mixed-use development is appropriate for both properties since they are equidistant from

the White Flint and Twinbrook Metro Stations, and are along Rockville Pike. Building heights on Montrose Crossing should vary with the tallest buildings situated between Chapman Avenue Extended and Rockville Pike (MD 355). Two new parks must be provided on these properties: a Civic Green of at least one acre on the Montrose Crossing property; and a ½-acre neighborhood green on the Pike Center property.

### A. Land Use and Zoning Recommendations

- Rezone the Pike Center property from the CR 1.5 C1.0 R1.0 H-75 Zone to the CR2.0 C0.75 R1.5 H-200 Zone to promote mixed-use development along Rockville Pike and to contribute to the Sector Plan’s public benefits, including parks and housing options. (Map 37).
- Rezone the Montrose Crossing property from the CR2.0 C0.5 R1.5 H-220 T Zone to the CR 2.0 C0.5 R1.5 H-200 Zone to promote mixed-use development along Rockville Pike, a new street network, and to contribute to the Sector Plan’s public benefits.

### B. Design and Connectivity Recommendations

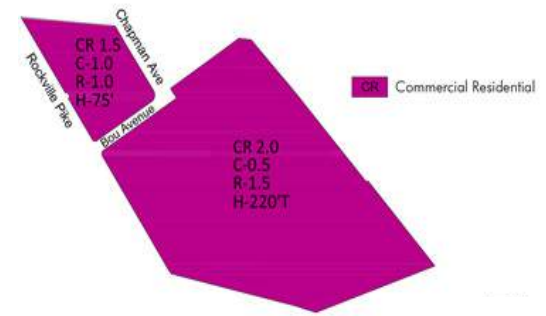
Redevelopment on the Pike Center property must:

- Create a network of short blocks and internal streets.
- Provide a ½-acre neighborhood green and a local street connection.
- Create building frontages along Rockville Pike and Bou Avenue that enhance the

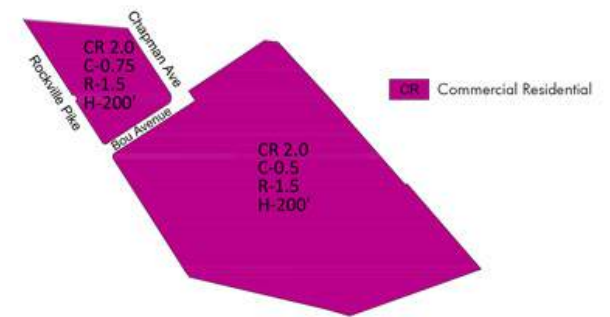
public realm, including landscaping and bicycle infrastructure.

Redevelopment on the Montrose Crossing property must:

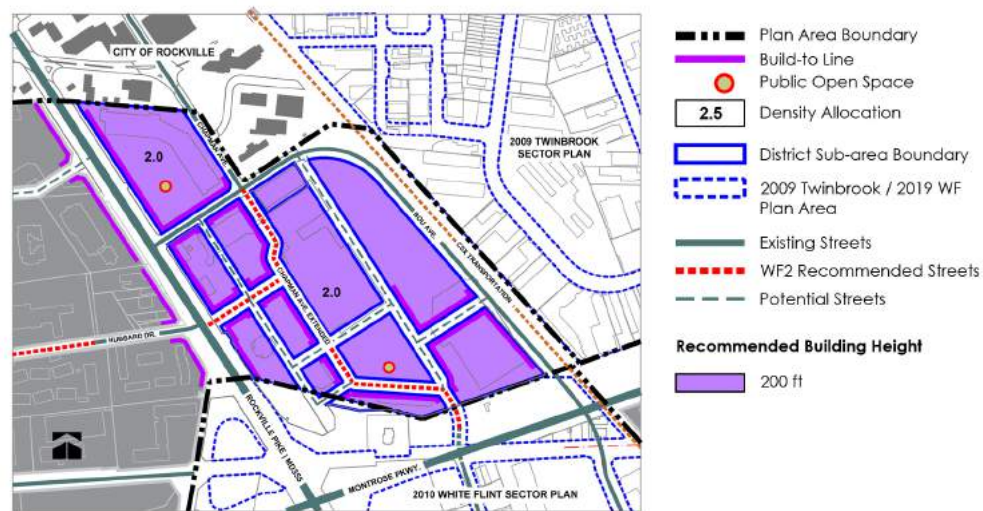
- Build on the existing grid of internal driveways to create a network of short blocks, internal streets, and open spaces.
- Extend Chapman Avenue through the property as a public street, between Bou Avenue and Randolph Road/Montrose Parkway.
- Retain the existing roadway access to the historic Montrose School.
- Create building frontages along Rockville Pike, to include enhanced pedestrian areas and amenities, furnishings, landscaping, and bicycle infrastructure.
- Locate a minimum one-acre civic green on this property (Map 38).



Map 36: Montrose Crossing - Existing Zoning



Map 37: Montrose Crossing - Proposed Zoning



Map 38: Montrose Crossing - Height, Density, and Connectivity

## 5.5 Parklawn South District

Montgomery County has approximately 1,952 acres of industrially zoned properties. The Parklawn South district contains approximately 90 acres of industrial zoned properties, primarily west of Parklawn Drive, south of Montrose Parkway, and at Nicholson Court (Map 39). There are a variety of industrial uses in this district, including automotive repair and services, self-storage, and catering services. Additional uses in this district are coffee roasters, home improvement contractors, decorating services and recreational uses. Properties are in the Light-Industrial (IL) Zone, R-20 Zone and CRT 0.75 C0.75 R0.25 H-35 Zone (Map 40).

The 1992 *North Bethesda/Garrett Park Master Plan* and the 2009 *Twinbrook Sector Plan* have recognized the importance of light-industrial zoned properties. The 1992 Master Plan identified the area along Parklawn Drive and Nicholson Court as “vital for maintaining hi-tech incubator firms and general services for the



*Existing Industrial Areas.*

down-county population” (p. 72). It limited the intrusion of office development by shifting the area from the Light Industrial I-1 Zone to the Low Intensity, Light Industrial I-4 Zone, which allowed office development by special exception rather than by right. Existing office developments at 11900 Parklawn Drive and 11820 Parklawn Drive are representative of the prior permitted offices in this district.

The *Twinbrook Sector Plan* area, which is north of the White Flint 2 Sector Plan area, retained approximately 109 acres of industrial zoned properties and recognized that industrial zoned properties provide “important services to the Twinbrook area and the central part of Montgomery County” (p. 42).

Industrial zoned properties provide several functions: basic needs for County residents and public agencies; opportunities for different forms of employment including vocational and entry-level jobs; and space for small businesses, entrepreneurs, and artisans (Map 39). The proximity of this industrial area to the mixed-use developments in the 2010 *White Flint Sector Plan* area could spur residential development that would complement the industrial uses in this district.

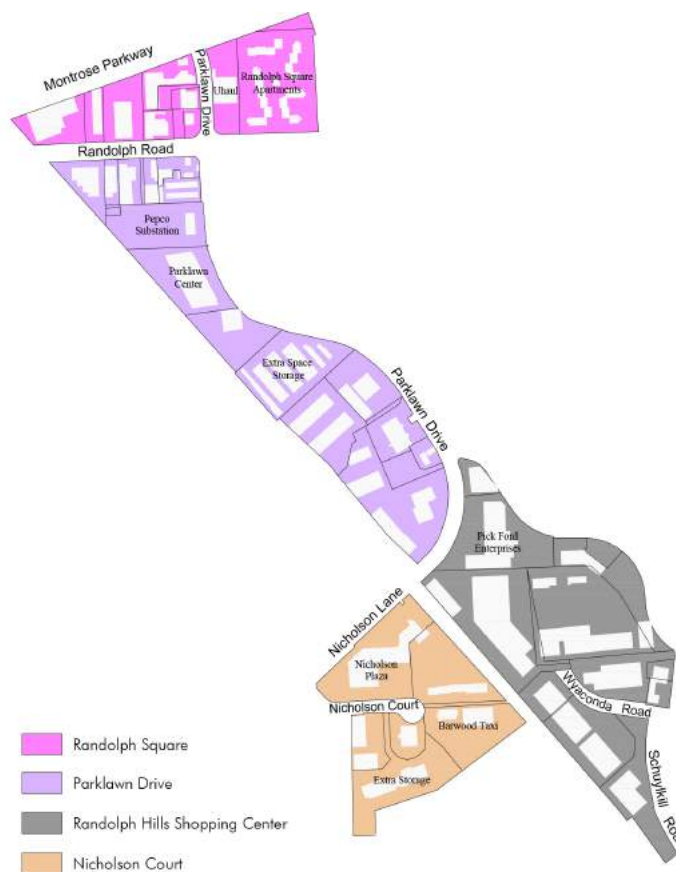
This Plan recommends an overlay zone to retain the light industrial uses while recognizing the need for some residential uses at the Randolph Hills Shopping Center area (Map 42). Major elements of the proposed White Flint 2 Overlay Zone should be the following:

- Maximum FAR of 1.5;
- Maximum Building Height of 75 feet;
- Non-residential uses limited to those allowed in the Light Industrial I-L Zone;

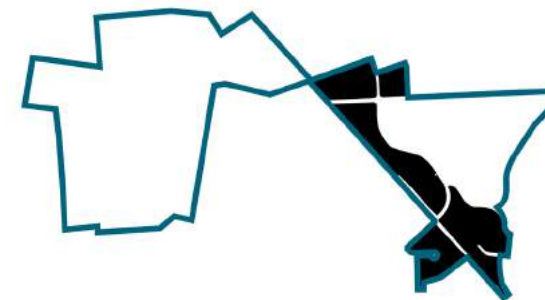


- Residential uses to be allowed with the balance between light industrial and residential to be determined when the Overlay zone is developed;
- Minimum Public Use Space of 10 percent required for mixed-use developments;
- Design guidance in the Plan and separate Urban Design Guidelines; and
- Site Plan for developments that include residential uses.

The 2014 District Map Amendment changed industrial properties from the Low Intensity, Light Industrial I-4 Zone to the Light Industrial I-L Zone. The conversion to the I-L Zone has created some non-conforming buildings in this district where the built heights of office buildings are taller than the 50-foot-height limit of the I-L Zone. This Plan recommends zones that would make these buildings conforming (Map 41). The industrial district is divided into four areas: Randolph Square, Randolph Hills Shopping Center, Parklawn Drive and Nicholson Court (Map 39).



**Map 39: Parklawn South Area - Property Key**



*Parklawn South Area Locator Map*

### 5.5.1 Area 1: Randolph Square

Located between the future Montrose Parkway East and Randolph Road, this area includes storage facilities and automotive repair services, and the Randolph Square apartments. Properties in this area are in the R-20 and I-L 1.0 H-50 zones. The future construction of Montrose Parkway East, as well as the recommended realignment of Randolph Road and Parklawn Drive, will reconfigure the intersection of these two streets. The U-Haul property at the northeastern intersection of Randolph Road and Parklawn Drive will be acquired by Montgomery County for construction of Montrose Parkway East.

#### A. Land Use and Zoning Recommendations

- Confirm the R-20 Zone for the Randolph Square apartments to retain a diverse range of affordable housing in the Plan area.
- Confirm the I-L1.0 H50 Zone for the light industrial properties in this area.

### 5.5.2 Area 2: Parklawn Drive

Automotive repair and services, retail businesses, storage facilities, office buildings, a Pepco substation, arts-oriented businesses, including artists' studios, and a woodworkers club are in this 29.42-acre area zoned I-L1.0 H-50. Located east of the CSX rail tracks, south of Randolph Road and west of Parklawn Drive, this area represents the type of eclectic mix that emanates from the kinds of uses typically found in light industrial zoned properties.

Two office buildings at 11900 Parklawn Drive and 11820 Parklawn Drive, both built in the 1970s, are taller than the 50-foot height limit in the existing I-L Zone. These buildings were built under the prior I-1 Zone that permitted office buildings up to 10 stories or 120 feet. To make these buildings conforming, this Plan recommends the EOF 0.75 H-100 Zone for them.

#### A. Land Use and Zoning Recommendations

- Rezone the office properties at 11900 Parklawn Drive and 11820 Parklawn Drive from the I-L 1.0 H-50 Zone to the EOF 0.75 H-100 Zone.
- Confirm the I-L 1.0 H-50 Zone for all other properties in this area.

### 5.5.3 Area 3: Randolph Hills Shopping Center

Light industrial and commercial uses including the Randolph Hills Shopping Center are located in this 29.3-acre area zoned I-L1.0 H-50 and CRT 0.75 C0.75 R0.25 H-35. Located east of the CSX rail tracks and adjacent to the Randolph Hills residential community, this area has a

combination of retail and traditional light industrial uses, including automotive services and a variety of independent businesses.

Approximately 26 percent of the shopping center property has impervious surfaces due to surface parking lots. Parklawn Drive, Boiling Brook Parkway, and Wyaconda Road provide access to this area.

Both the Randolph Hills Shopping Center and the Pickford property offer the opportunity to create a mixed-use, neighborhood-serving center that complements the industrial character of the area. Both properties could redevelop through the recommended overlay industrial zone.

#### A. Design and Connectivity Recommendations

If the recommended industrial overlay zone is implemented, redevelopment on this location should create a unique center for the Randolph Hills community that would:

- Provide work spaces and complementary amenities that are aligned with the unique needs of creative and new economy businesses.
- Consider housing types that serve families with young children and other households.
- Mix uses to promote collaboration and communication among businesses, residents, and the community.
- Incorporate innovative adaptive reuse techniques and sustainable practices to build new structures, retrofit existing structures, and reduce impervious surfaces.

- Locate a minimum  $\frac{3}{4}$  acre neighborhood green on the Randolph Hills Shopping Center property.
- Locate new residential development to support the neighborhood center envisioned by the Randolph Hills community, and to transition adequately to the abutting single-family neighborhood. Mixed-use development in this area should:
  - ◇ Concentrate light industrial and new mixed-use development that includes multi-family residential development on areas furthest from existing single-family detached residential use (including the existing shopping center/surface parking lot area, or the adjacent Pickford property). The recommended neighborhood green should be located within the Randolph Hills Shopping Center surface parking lot area.
  - ◇ Consider residential uses along the Wyaconda Road frontage and adjacent to the existing single-family residential development, to establish a compatible relationship with the single-family dwellings to the south and east.
  - ◇ Reserve areas along the CSX tracks for industrial space and any required access to it.

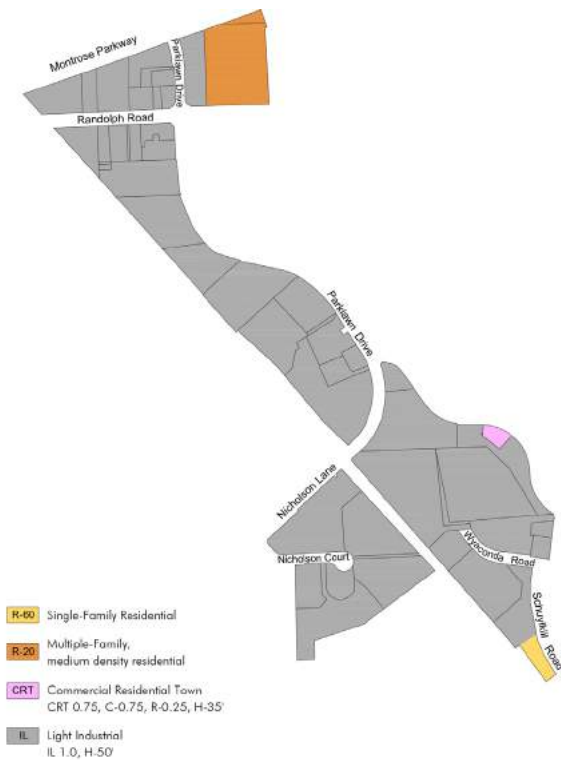
### 5.5.4 Area 4: Nicholson Court

Light industrial and commercial uses, including a Ride On bus parking facility, Barwood Taxi headquarters, a storage warehouse and Nicholson Plaza, a retail shopping center, are in this 16.7-acre area zoned I-L1.0 H-50. Nicholson

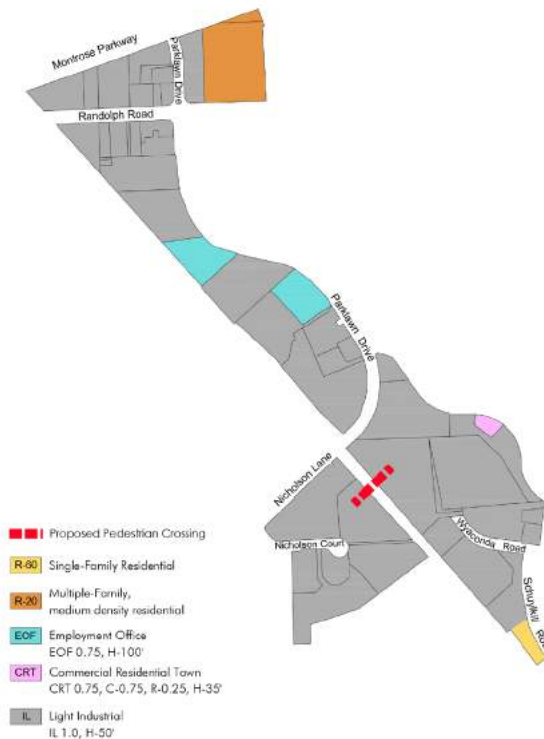
Plaza, which is a traditional strip shopping center, represents the prior Light Industrial I-1 Zone that permitted retail and office uses by right.

### A. Land Use and Zoning Recommendations

- Confirm the I-L1.0 H-50 Zone for all properties in this area.
- Support a pedestrian-bike crossing of the rail tracks.



Map 40: Parklawn South Area - Existing Zoning



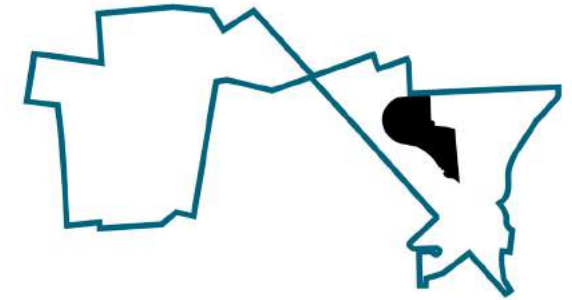
Map 41: Parklawn South Area - Proposed Zoning



Map 42: Proposed Industrial Overlay Zoning

# 5.6 Randolph Hills District

The Randolph Hills district is located east of Parklawn Drive and south of Randolph Road. Single-family dwellings in the Randolph Hills residential community; multifamily residential development, including Walnut Condominium and Oxford Square; and institutional uses comprise this district. Montgomery County is the owner of the Charles E. Smith Jewish Day School property, and the Board of Education is the owner of the Rocking Horse Road Center property. Some redevelopment is anticipated within this area. This district is divided into three areas: Loehmann's Plaza; Montrose Baptist Church; and Rocking Horse Road Center.



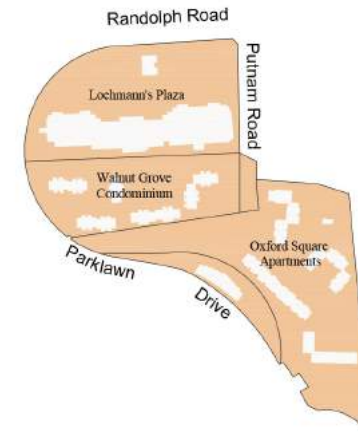
Loehmann's Plaza Area Locator Map

## 5.6.1 Area 1: Loehmann's Plaza

This 30-acre area includes Loehmann's Plaza, a 10.8-acre commercial shopping center located at the intersection of Randolph Road and Parklawn Drive; an office building; and two multifamily residential properties, Walnut Grove Condominium and Oxford Square White Flint (Map 43). Loehmann's Plaza was included in the 1992 Master Plan as a key or redevelopable property with a recommendation for the C-4 Zone. Montgomery County owns a parcel (P268) that is adjacent to Walnut Grove. Parklawn Drive provides the only access for the



Existing uses: Loehmann's Plaza (top), Walnut Grove Condominiums (bottom).



Map 43: Loehmann's Plaza Area - Property Key

Walnut Grove Condominiums, Oxford Square White Flint Apartments and the office building at 11821 Parklawn Drive. Properties in this area are in the R-30, R-20, EOF 1.5 H-75 and CR 1.5 C1.0 R1.0 H-75 zones (Map 44).

This Plan recommends the redevelopment of Loehmann's Plaza with new streets and a minimum ¾-acre neighborhood park. The reconfiguration of the intersection of Randolph Road and Parklawn Drive will create a larger, more rectangular shaped property. The land use mix for this property should reflect a greater residential percentage than non-residential development. The eastern portion of Loehmann's Plaza must establish a lower building height to be compatible with the Randolph Hills residential community and the future townhouses east of Putnam Road.

This Plan's housing goal is to balance the retention of existing affordable housing while producing new affordable units through limited redevelopment of existing multifamily residential development, including Oxford Square White Flint and Walnut Grove Condominiums. These two properties were built prior to the County's MPDU requirement; therefore, redevelopment of these properties must provide the maximum percentage of MPDUS and a broad range of units, including larger units for families.

### A. Land Use and Zoning Recommendations

- Rezone Loehmann's Plaza from the CR 1.5 C0.75 R1.0 H-75 Zone to the CR 1.75 C0.5 R1.5 H-75 Zone to promote mixed-use development and to contribute to the Sector Plan's public benefits and amenities, including parks and affordable housing (Map 45).

- Rezone the Walnut Grove Condominiums property from the R-20 Zone to the CRT 1.0 C0.25 R1.0 H-65 Zone to promote the Sector Plan recommended public benefits, including the maximum percentage of MPDUs and dwelling unit mix.
- Rezone the Oxford Square White Flint property from the R-30 to the CRT 1.0 C0.25 R1.0 H-65 Zone to promote the Sector Plan recommended public benefits, including the maximum percentage of MPDUs, dwelling unit mix and enhancement of the natural environment.
- Confirm the EOF 1.5 H-75 Zone for the office building on Parklawn Drive.
- Rezone the Montgomery County owned property (Parcel No. P268) from the R-60 zone to the CRT 1.0 C0.25 R1.0 H-65 Zone.

### B. Design and Connectivity Recommendations

Redevelopment of the Loehmann's Plaza property must:

- Create development that could serve as a center of community for surrounding residential clusters.
- Focus redevelopment along Randolph Road and Parklawn Drive to enhance this location as an entrance to the Randolph Hills area.
- Provide a mix of uses and development types.
- Place lower density development along Putnam Road to provide transition from higher buildings along Randolph Road to the adjacent single-family residential community.

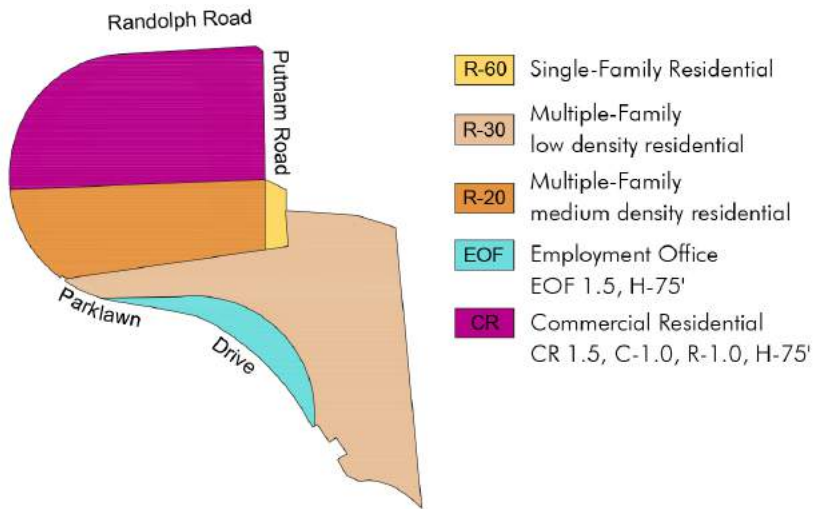
- Consider internal roads and pedestrian connections, including a potential extension of Macon Road to Parklawn Drive and a connection to Lauderdale Drive to the north.
- Provide a ¾-acre neighborhood green urban park on this property.

Redevelopment of the Walnut Grove property must:

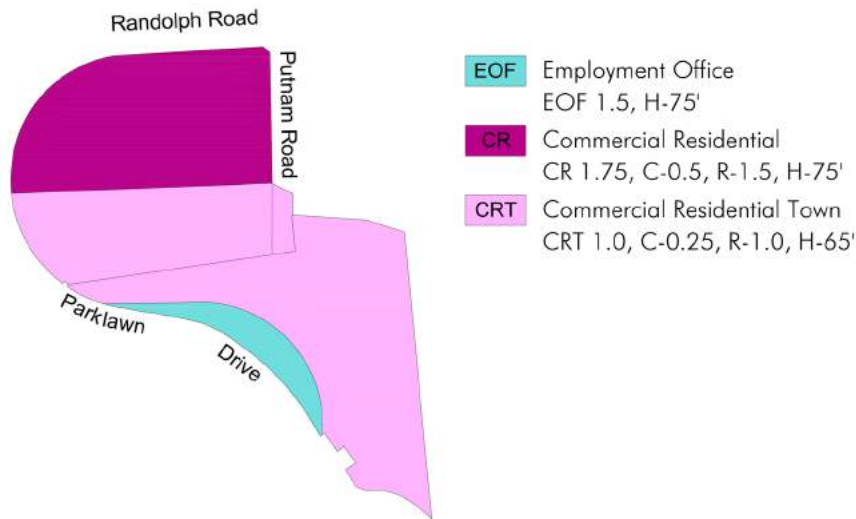
- Establish new street frontages along Parklawn Drive, and pedestrian and bike connections to the Loehmann's Plaza property.
- Create building heights that must transition to the heights on the existing Randolph Hills residential community.
- If redeveloped, consolidate green areas into usable and accessible public open spaces.

Redevelopment of Oxford Square White Flint must:

- Create a pedestrian-bike connection to Macon Road through Montgomery County owned parcel P268.
- Expand existing internal connections to support street-oriented re-development on this property.
- Build on existing green areas to create usable and accessible public open spaces, at locations central to new development.
- Provide a range of unit types, including two and three bedroom units.
- Explore an additional vehicular access to Parklawn Drive (Map 46).



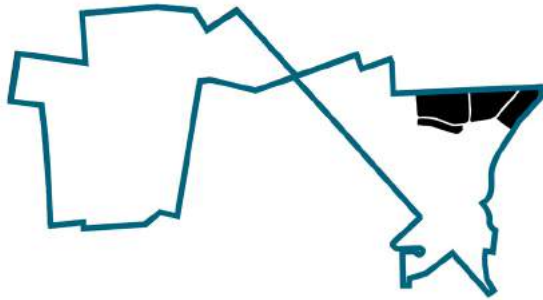
**Map 44: Loehmann's Plaza Area - Existing Zoning**



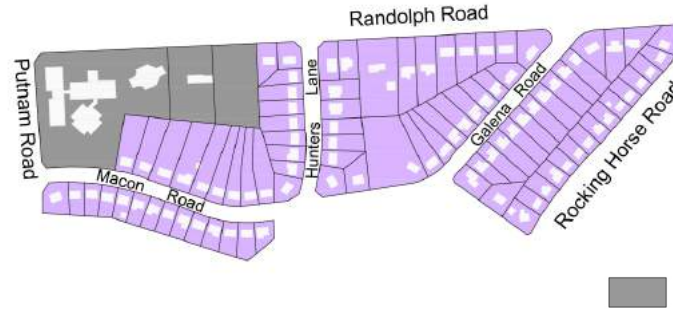
**Map 45: Loehmann's Plaza Area - Proposed Zoning**



**Map 46: Loehmann's Plaza Area - Height, Density, and Connectivity**



Montrose Baptist Area Locator Map



Montrose Christian School & Baptist Church

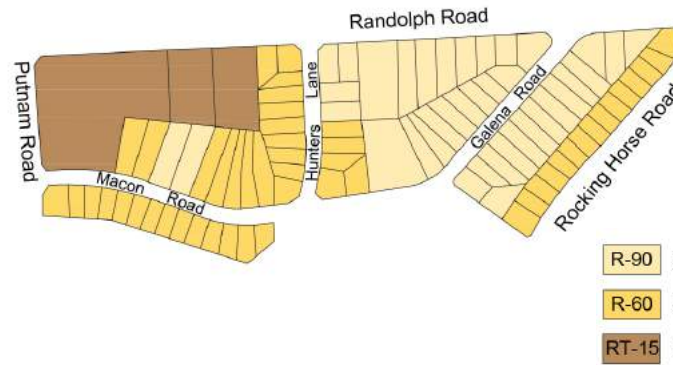
Map 47: Montrose Baptist Area - Property Key

### 5.6.2 Area 2: Montrose Baptist

This area includes the Montrose Baptist Church, Montrose Christian School, and single-family residences between Putnam Road and Rocking Horse Road, in the Randolph Hills community (Map 47). A Local Map Amendment (G-964) rezoned the 8.76-acre Montrose Baptist Church property, including the Montrose Christian School, from the R-60 and R-90 zones to the RT-15 Zone (Map 48) for a townhouse development of 109 units.

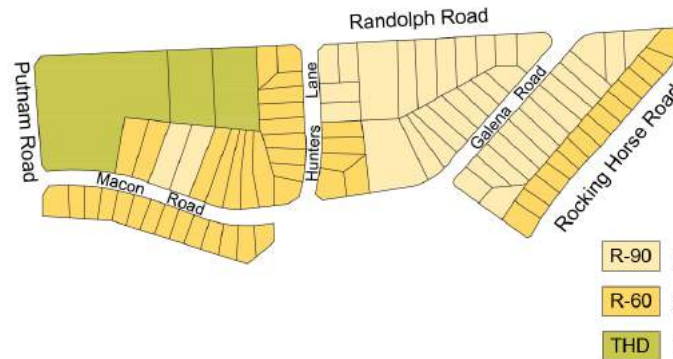
#### A. Land Use and Zoning Recommendations

- Rezone the Montrose Baptist Church and Christian School properties from the RT-15 Zone to the THD Zone (Map 49).
- Confirm the R-90 and R-60 Zones for the single-family dwellings within this area.



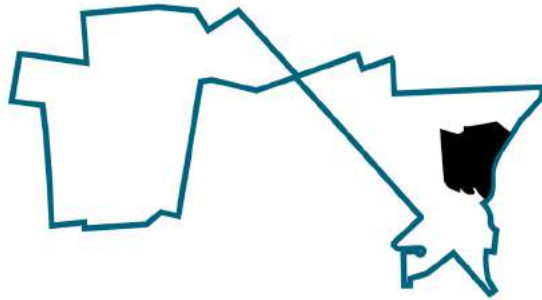
R-90 Single-Family Residential  
 R-60 Single-Family Residential  
 RT-15 Residential Townhouse

Map 48: Montrose Baptist Area - Existing Zoning



R-90 Single-Family Residential  
 R-60 Single-Family Residential  
 THD Townhouse High Density

Map 49: Montrose Baptist Area - Proposed Zoning

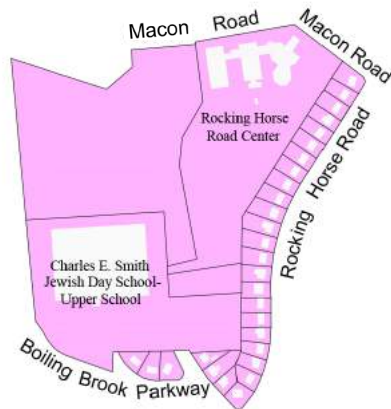


Loehmann's Plaza Area Locator Map

### 5.6.3 Area 3: Rocking Horse Road Center

Charles E. Smith Jewish Day School (Upper School), the Montgomery County Board of Education owned Rocking Horse Road Center, and single-family residential dwellings along Rocking Horse Road (Map 50) in the R-60 and R-90 zones are the primary uses in this 31.9-acre area (Map 51).

The Charles E. Smith Jewish Day School property has a long-term lease with Montgomery County, and the Rocking Horse



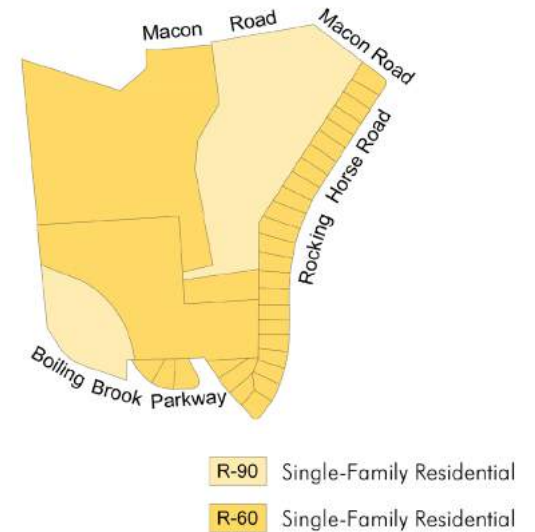
Map 50: Rocking Horse Road Area - Property Key

Road Center functions as an office building and includes international student admissions for Montgomery County Public Schools (MCPS). These publicly owned properties are not in the Walter Johnson School Cluster; both properties are in the Downcounty Consortium. The 1992 Master Plan indicated public ownership for both properties and the potential to reclaim these school buildings for future use.

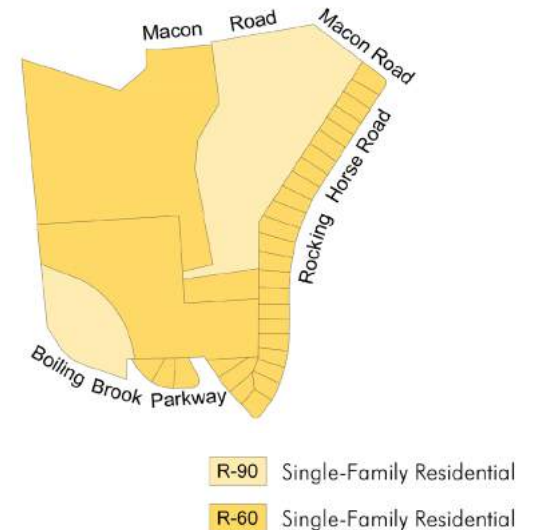
If the Rocking Horse Road Center offices relocate, this Plan recommends that MCPS utilize this property either as a middle or high school site (or a combination) with a park. If this property is converted into a public school, a change in the Downcounty Consortium and Walter Johnson Cluster boundaries could allow this property to relieve capacity problems within the Walter Johnson cluster.

#### A. Land Use and Zoning Recommendations

- Confirm the R-90 Zone for the Rocking Horse Road Center property.
- Confirm the R-60 Zone for the Montgomery County owned Charles E. Smith Jewish Day School (Upper School) property.
- Confirm the R-90 and R-60 Zones for the single-family dwellings in this area (Map 52).



Map 51: Rocking Horse Road Area - Existing Zoning



Map 52: Rocking Horse Road Area - Proposed Zoning





White Flint 2 Districts: clockwise from top left: Rockville Pike - Montrose North District; Randolph Hills District; Executive Boulevard District; Parklawn South District.



white flint<sup>2</sup>sector plan

---

Chapter 6:  
**Housing**

# 6.1 Housing

To meet future needs and to contribute to the County’s long-term vitality, this Sector Plan recommends mixed-use residential development in transit-oriented areas and other strategic locations.



New residential development in the White Flint 2 Sector Plan is guided by the *General Plan Refinement* (1993) that recommends compact, mixed-use development and transit-served centers in the I-270 Corridor. Residential development is further supported by the 2011 *Housing Element of the General Plan*, including conserving existing neighborhoods and housing stock, and concentrating new housing in mixed-use, transit-oriented areas.

Among the Housing Element’s policies and objectives are to:

- Concentrate most new housing near public transportation and provide easy, multi-modal connections to jobs, schools, shopping, recreation, and leisure activities.
- Increase infill housing opportunities in suburban office parks, shopping centers, and other underused properties.
- As older strip commercial areas and surface parking lots are redeveloped, include housing and improve non-vehicular connectivity through the most direct pedestrian and bike routes between homes, jobs, retail, recreation, schools, and public services.
- Ensure that infill development complements existing housing and neighborhoods.
- Ensure that all master plan and sector plan amendments address the need for housing for low, moderate, and middle income households, and promote specific strategies to meet that need including height and density incentives and flexibility.

To meet future needs and to contribute to the County’s long-term vitality, this Sector Plan recommends mixed-use residential development in transit-oriented areas and other strategic locations. It establishes new mixed-use residential development near existing Metro stations and along Rockville Pike (MD 355); provides for infill residential development in the Executive Boulevard office park; and creates some smaller neighborhood mixed-use centers. These recommendations, along with retaining existing multifamily residential development, will contribute to implementing the Housing Element’s policies and objectives.

## 6.1.1 Affordable Housing

Montgomery County’s population is anticipated to grow by another 200,000 residents by 2040 creating the need to provide additional affordable housing, including Moderately Priced Dwelling Units (MPDUs). Current MPDU regulations require any residential development of 20 units or higher must provide at least 12.5 percent of residential units for households earning up to 65 percent of the area median income.

Most of the existing multifamily residential developments are not subject to the County’s MPDU program since they predate the MPDU law. Only the Morgan Apartments are subject to the MPDU provision, through a renewal of their MPDU agreement with Department of Housing and Community Affairs (DHCA). To increase the supply of affordable housing in the Plan area, this Plan recommends that each optional method development in the CR and CRT zones should provide 15 percent MPDUs as the highest priority to earn their public benefit points, subject to section 11.1.4.

The majority of existing housing in White Flint 2 is multifamily with smaller amounts of residential townhouses and single-family residential dwellings. There are seven multifamily residential developments in the Plan area, five of them rentals and the other two condominiums. The Miramont Apartments, the Morgan Apartments, Randolph Square, and Walnut Grove, which is a residential condominium, are in the R-20 Zone. Oxford Square at White Flint is in the R-30 Zone. The Monterey and Midtown North Bethesda, another residential condominium, are in the CRT and CR Zones, respectively.

The average age of the five multifamily rental buildings is 38 years old. The older age of the supply in White Flint 2 creates a natural affordability, meaning units are affordable to households earning less than the median Area Median Income (AMI). As buildings age and new housing is built, the rents for existing older units will decrease to more affordable rent levels.

Multifamily residential rents for White Flint 2 are affordable to households who earn 60 to 109 percent of the Washington Metropolitan Region's AMI. Using a weighted average based on the units and bedroom size per development, the average apartment in White Flint 2 is affordable to a household earning 83 percent of AMI. The age of the buildings also provides a diverse unit supply in the area as older units tend to be larger in both square footage and number of bedrooms. Almost 60 percent of the multifamily units in White Flint 2 have two or more bedrooms. Based on the housing analysis developed for this Plan, two of the multifamily developments are wholly market-rate affordable, and two are partially

market-rate affordable (to households earning under 80 percent of AMI).

Multifamily units in White Flint 2 have lower rents, are more affordable and provide for a broader range of residents than residential development in the 2010 *White Flint Sector Plan* area. More than half of the existing multifamily developments have units that could accommodate families and persons with special needs. Multifamily developments in the 2010 *White Flint Sector Plan* area are newer on average, approximately 8 years, and are generally smaller in size than the White Flint 2 Plan area units. Approximately 54 percent of the 2010 *White Flint Sector Plan* area units are one-bedroom units.

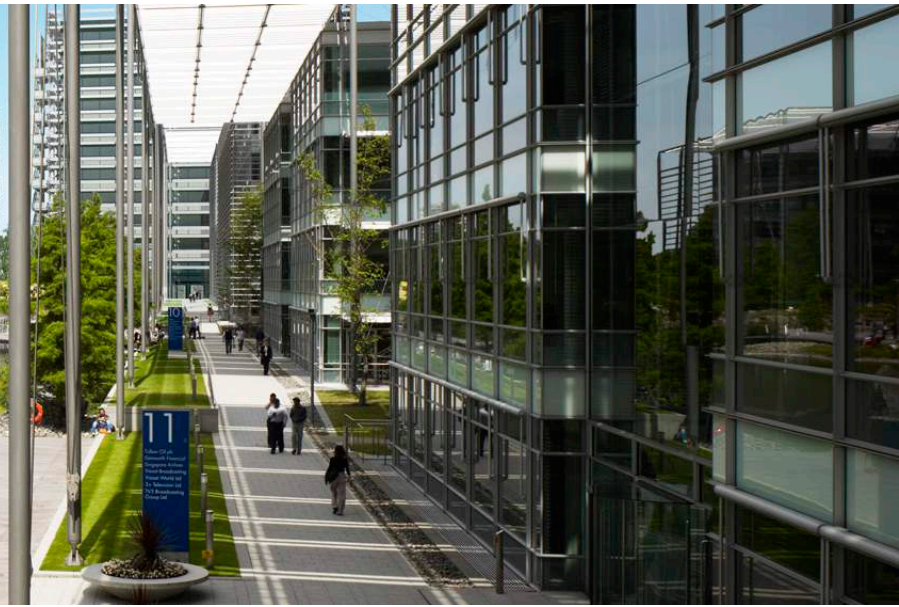
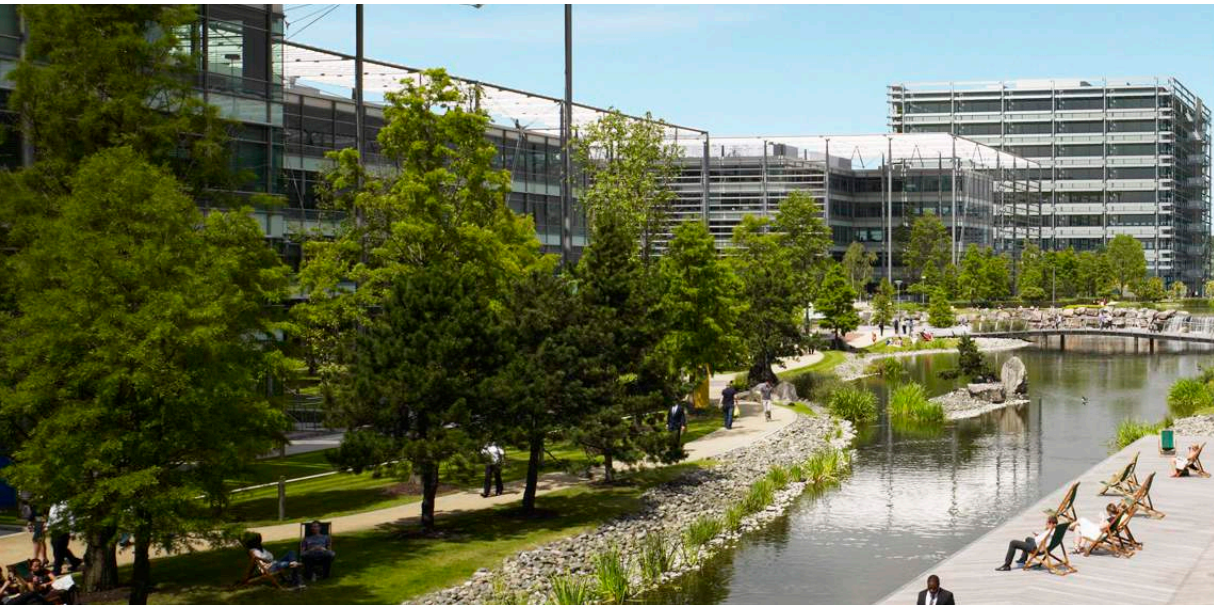
Recommendations to promote and preserve affordable housing are:

- Require 15 percent MDPU as the highest priority public benefit for all new residential development, unless the property is required to dedicate land for a school site or athletic fields that can be used by MCPS and approximate the size of a local park.
- Provide a range of unit types, including for families, seniors, and persons with physical challenges.
- Encourage innovative building conversion, including non-residential to residential development.
- Preserve affordable housing through the use of tax credits and other financing tools.
- Create public-private partnerships between public, private and philanthropic institutions.

The White Flint 2 Sector Plan aims to balance the preservation of existing and production of new affordable housing by recommending redevelopment on two sites in the Sector Plan area while maintaining most of the existing multifamily zones to preserve the existing market rate affordable units throughout the Sector Plan area. The Sector Plan allows for redevelopment to create new housing inventory and new MPDUs in an area that currently has only one development with MPDU units. It recommends retaining the existing zoning on the remaining four multifamily sites to preserve existing market-rate affordable properties.



Top: Aurora Apartments, North Bethesda, MD  
Above: TAXI Development, Denver, CO (Residential/Light Industrial),



white flint<sup>2</sup>sector plan

---

Chapter 7:  
**Sustainability**

# 7.1 Sustainability

Recommendations for environmental sustainability contribute to long-term economic productivity, physical and mental health and well-being, social equity, and efficient use of resources. Many of these recommendations dovetail perfectly with the 2010 *White Flint Sector Plan's* vision to create a compact, walkable, active, mixed-use community that is near transit and existing infrastructure.



This Plan envisions a built environment that contributes to cleaning the air and water, conserving energy, and generating clean energy on-site. It aspires to reach a net-zero energy goal where the amount of energy generated balances with the amount of energy consumed. The Plan seeks to improve tree canopy coverage to 40 percent within the Plan area, and to extend green landscapes and open spaces throughout the community.

Sustainable development always begins by identifying and preserving the most important existing natural resources.

## 7.1.1 Preserving and Enhancing Natural Resources

Sustainable communities are built from the existing framework of natural resources in the community. The most significant natural resources in White Flint 2 are the forested stream area along Neilwood Creek-Old Farm on the southern edge of the planning area, and some forested areas along Montrose Parkway (Map 53).

### Recommendations

- Preserve the existing forested stream area south and west of Executive Boulevard and adjacent to the Luxmanor residential community.
- Establish a landscaped area between the southern boundary of the existing Cherington townhouse community and the proposed new development on the Wilgus property.
- Establish green connections east to Rock Creek Stream Valley Park, west to Cabin John Stream Valley Park, and south to the

Luxmanor Elementary School and Park.

- Incorporate multiple layers of native vegetation in landscaping, including plants that are highly attractive to pollinators, to provide food sources for declining populations of native pollinator species.
- Direct infill development to existing surface parking lots to preserve green spaces.

## 7.1.2 Water Quality

The eastern portion of the Plan area drains to the lower Rock Creek watershed, while the western portion drains to the Cabin John watershed (Map 55). Biological monitoring at sampling stations downstream of the Plan area have documented poor to fair water quality over the past two decades that is typical of older developed watersheds. Factors contributing to water quality degradation include loss of forested land and increases in impervious surfaces. Approximately 56 percent of the Plan area is covered by impervious surfaces.

Impervious surfaces, such as surface parking lots, seal off the soil layer that naturally filters rainwater and infiltrates it back into the water table to feed streamflow (Map 54).

Water quality can be improved by reducing impervious areas where feasible, and by intercepting, detaining and treating stormwater and infiltrating it back into the water table. Stormwater interception, detention and treatment can be accomplished through stormwater treatment facilities and by increasing tree canopy coverage.

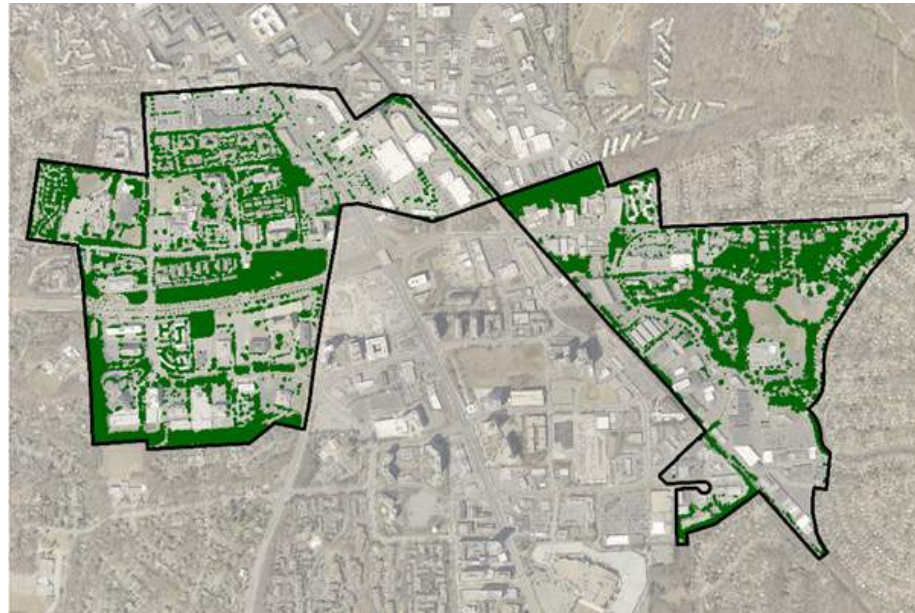


## Recommendations

- Prioritize environmental public benefit points for tree canopy cover in the CR, CRT and EOF zones.
- Promote the use of environmental site design (ESD) techniques to reduce impervious areas.
- Minimize imperviousness and maximize pervious areas wherever feasible.
- Increase forest and tree cover.
- Use native plants that require less watering and fertilization in landscaped areas, and use rainwater for watering planted areas.
- Encourage green features (soft landscaping) in required open space areas and the public realm.
- Where surface parking is retained, introduce improvements to make them more environmentally benign.
  - ◊ Introduce or improve tree cover.
  - ◊ Improve stormwater management.

### 7.1.3 Air Quality and Carbon Emissions

In 2008, Montgomery County adopted Bill 32-07 that established a goal to reduce County-wide greenhouse gas emissions to 80 percent below the amount in the base year of 2005. The law includes a plan to stop increasing County-wide greenhouse gas emissions by 2010 and to achieve a 10 percent reduction every five years through 2050. Greenhouse gas emissions levels are determined by estimating the greenhouse gas emissions from construction and operation of the proposed developments.



Map 53: Existing Tree Canopy



Map 54: Existing Impervious Cover

Embodied energy emissions, building energy emissions, and transportation emissions are the three main components of greenhouse gases used in projecting total emissions for an area. Embodied emissions are created through the extraction, processing, transportation, construction and disposal of building materials as well as emissions created through landscape disturbance. Building energy emissions are created in the normal operation of a building, including lighting, heating cooling and ventilation, operation of computers and appliances, etc. Transportation emissions are released by the operation of cars, trucks, buses, motorcycles, etc. Recommendations to reduce emissions in these three areas are consistent with recommendations in the *Montgomery County Climate Protection Plan* (Montgomery County Department of Environmental Protection, January 2009).

The causes of degraded air quality and carbon emissions are closely linked, and recommendations to improve air quality and to reduce carbon emissions overlap. Burning fossil fuels to power vehicles, homes, and businesses releases fine airborne particulates that cause and exacerbate respiratory illnesses. Fossil fuel combustion also emits the precursors of ground-level ozone, which is created in sunlight and catalyzed by higher air temperatures. Carbon emissions implicated in climate change are also released when fossil fuels are burned. Improving urban air quality and reducing carbon emissions involves reducing vehicle miles traveled and building energy consumption, increasing clean energy generation, sequestering carbon, reducing urban heat island effect,

and filtering pollutants from the air. The relatively compact, mixed-use development recommended in the White Flint 2 Sector Plan, and the proximity of the White Flint Metro Station, will help reduce per-capita carbon emissions and improve air quality.

Enhancing the pedestrian and bicycling infrastructure also contributes significantly to improving air quality and climate protection. High-quality, connected bikeways and pedestrian environments give people an alternative to traveling everywhere by automobile, reducing vehicle miles travelled. They reduce air pollution, energy consumption, and carbon emissions, as well as providing healthful exercise.

### Recommendations

- Increase forest and tree cover.
- Incorporate building design features that keep roofs cool, such as green roofs or cool roofs.
- Encourage green features (soft landscaping) in required open space areas and the public realm.
- Prioritize environmental public benefit points for tree canopy cover and energy conservation.
- Use native vegetation in landscaping and tree planting to sequester carbon emissions and reduce urban heat island effect.
- Look for opportunities for on-site renewable energy generation.
- Promote site and building design for energy conservation.
  - ◊ Consider block and building

orientation to maximize passive solar heating and lighting, and to offer optimal siting for solar energy generation.

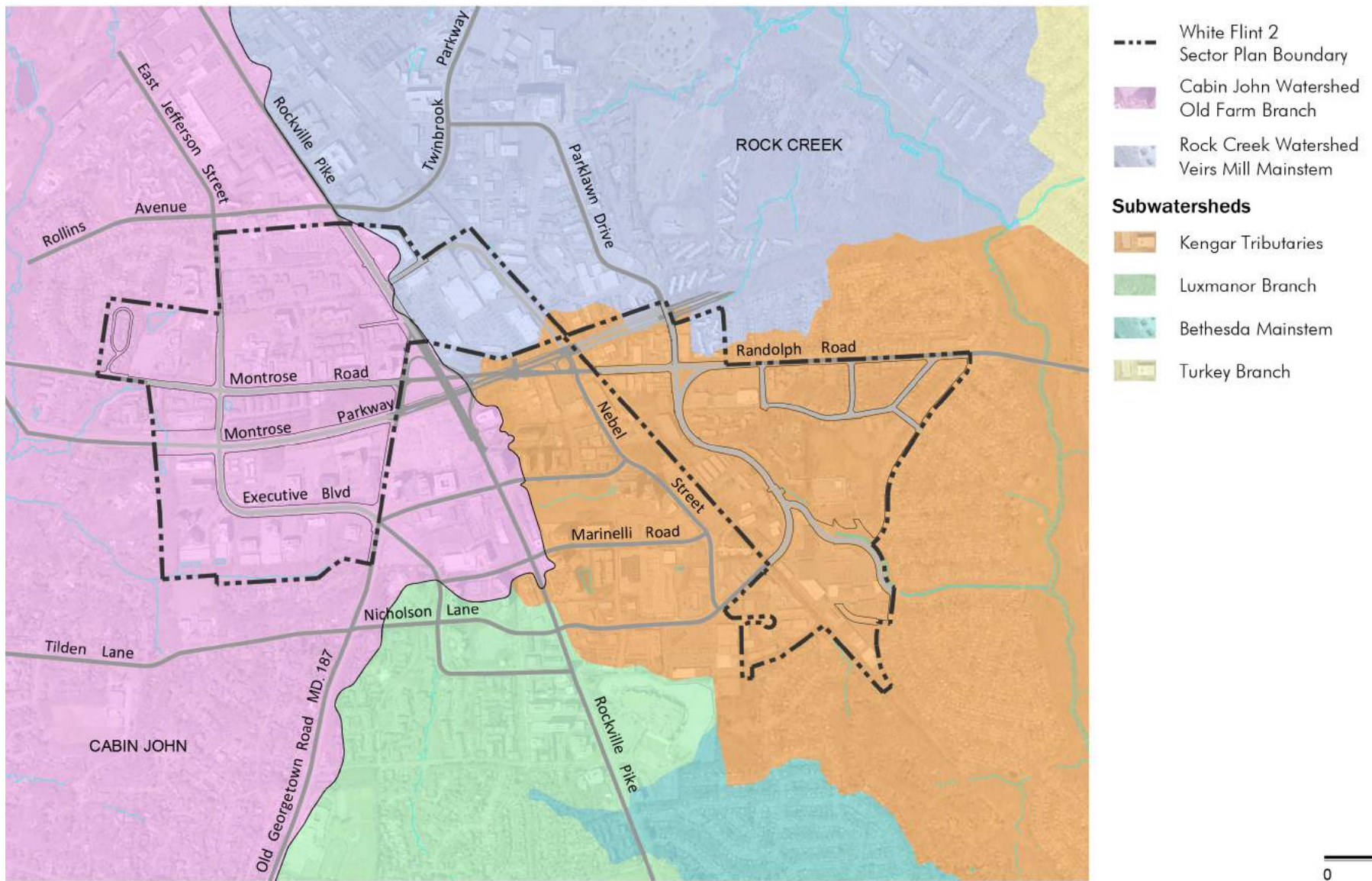
- ◊ Consider building construction design, materials and systems to save energy.
- Provide improvements and facilities that discourage people from driving.
  - ◊ Provide links to transit.
  - ◊ Improve bikeability and walkability through human-scale block sizes, through-block connections, paths and sidewalks, and an attractive bicycle network.
- Consider installing solar panels in parking lots to shade parking spaces and generate clean energy.
- Maximize LEED or other national rating standards for the conservation of energy.

#### 7.1.4 Greenhouse Gas Modeling

Montgomery County Code Chapter 18A-15 requires the Planning Board to model the carbon footprint of planning areas as part of any master or sector plan. Another law (Montgomery County Code Chapter 33A-14) requires the Planning Board to estimate the carbon footprint of areas being master planned, and to make recommendations for carbon emissions reductions. Carbon footprint is calculated by estimating the greenhouse gas emissions from construction and operation of the projected development.

There are three main components to greenhouse gas emissions: embodied energy

Map 55: Existing Subwatersheds



emissions, building energy emissions, and transportation emissions in projecting total emissions for an area. Embodied emissions are created through the extraction, processing, transportation, construction and disposal of building materials as well as emissions created through landscape disturbance (by both soil disturbance and changes in above ground biomass). Building energy emissions are created in the normal operation of a building, including lighting, heating, cooling and ventilation, operation of computers and appliances, etc. Transportation emissions are released by the operation of cars, trucks, buses, motorcycles, etc. Results are given for the total life of the development from construction to demolition, and are given in Metric Tons of Carbon Dioxide Equivalents (MTCO<sub>2e</sub>).

### **7.1.5 Greenhouse Gas Emissions Analysis**

Because master plans focus on areas that are most appropriate for new or re-development, the increased numbers of housing units and non-residential spaces naturally result in an overall increase in greenhouse gas emissions, and White Flint 2 is no exception. The carbon footprint estimation shows an increase in total greenhouse gas emissions of about 39 percent above the existing condition. When considered on a per capita basis, however, the carbon footprint estimation shows a decline in per capita greenhouse gas emissions of about 15 percent less than existing. Recommendations for reducing greenhouse gas emissions are included in the Plan's section on Air Quality and Managing Carbon Emissions. Additional information is provided in the White Flint 2 Technical Appendix.

### **7.1.6 Water and Sewer Service**

The White Flint 2 Sector Plan area is within the approved envelopes for public water and sewer service. However, there are potential sewer capacity issues in the Cabin John trunk sewer downstream of the Plan area. Recent approvals of the Pike & Rose development in the adjacent 2010 *White Flint Sector Plan* area have required capacity improvements in the Cabin John sewer system downstream of the site. A substantial portion of the White Flint 2 plan area will discharge to the same sewer system. According to the Washington Suburban Sanitary Commission (WSSC), trunk line capacities will be evaluated based on WSSC standard procedures at the development review stage. Local and/or Capital Improvements Program (CIP)-size sewer system improvements may be required, to be determined by WSSC on a case-by-case basis. The developer(s) may be responsible for design and construction, but could be eligible for full or partial reimbursement through WSSC's System Development Charge Credits for any CIP-size improvements made.

### **7.1.7 Noise**

The White Flint 2 Sector Plan area contains transportation infrastructure capable of generating intrusive levels of noise that can affect health and quality of life. This infrastructure includes major highways and arterial roads and a railroad right-of-way, including an at-grade crossing on Randolph Road. A portion of the planned extension of Montrose Parkway will also traverse this area in the future.

While the County's Noise Control Ordinance

and the Planning Board's Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development will be applied to all preliminary and site plans during the development review process, this Sector Plan identifies the above-mentioned sources of excessive noise generation that should be considered when making land use recommendations and formulating development plans. The noise and vibration generated by the railroad and by warning whistles at the at-grade crossing at Randolph Road will be difficult to attenuate. This Plan recommends retaining the existing light industrial and commercial land uses along the CSX rail line as more noise-compatible uses than residential developments. If residential development is proposed along the CSX rail corridor under a floating zone in the future, extensive noise attenuation approaches, including site design and construction techniques and materials, will be required.

### **7.1.8 Specific District Recommendations**

#### ***A. Executive Boulevard***

The Executive Boulevard Office Park is an older suburban model that concentrates single land uses and is designed for automobile access. This 90-acre district is not pedestrian or bicycle-friendly, and the large impervious surface parking areas have little to no forest or tree canopy. The forested stream buffer adjacent to the south, including the Neilwood-Old Farm stream, and west of the office park has been largely preserved. It serves to protect water quality and create a buffer to the single-family neighborhood on

the south side of the stream. This stream buffer should be preserved and enhanced wherever possible. Redevelopment plans that locate green open spaces adjacent to the stream buffer are encouraged.

The Executive Boulevard area could transform through infill development or redevelopment into a lushly planted, sustainable office park, if green neighborhood design principles and best practices can be introduced and coordinated between adjacent land owners.

### Recommendations

- Preserve the existing forested stream area south and west of Executive Boulevard and adjacent to the Luxmanor residential community.
- Develop a path/trail in the Executive Boulevard South area and minimize any encroachment into the stream and environmental buffer.
- Promote the incorporation of sustainable design principles and sustainability initiatives, such as STAR Communities, Eco District, and LEED ND standards.

### B. Parklawn South

The Parklawn South district harbors an older light industrial area adjacent to the CSX railroad tracks. The light industrial area is largely compatible with the noise and vibration caused by trains. The industrial and commercial development here features a large expanse of asphalt paving with little or no stormwater controls and virtually no tree canopy cover.

This Plan recommends retaining industrial uses in the Parklawn South district. The Plan's

recommendation to allow infill development under an overlay zone for this area could offer opportunities to improve stormwater management and tree cover through the development review process.

For remaining industrial uses, this Plan encourages landowners to work with Montgomery County government to make the existing land uses more sustainable. The County offers incentives and cooperative programs to introduce or improve stormwater management, tree cover, clean energy generation, and energy conservation into existing commercial developments. The County is working to formalize a comprehensive approach to greening older commercial areas.

### Recommendations

- Integrate stormwater management and tree canopy in the infill development on Randolph Hills Shopping Center. The tree canopy coverage goal for the redeveloped shopping center should be 15-20 percent.



*Sidewalk stormwater management landscape, NoMa District, Washington, D.C.*



white flint<sup>2</sup>sector plan

---

Chapter 8:  
**Mobility**

# 8.1 Mobility

This Plan supports and continues the transformation of Rockville Pike as recommended in the 2010 *White Flint Sector Plan*. It envisions a safe and efficient multi-modal transportation network that focuses on improving connectivity within the Plan area, as well as with adjacent residential neighborhoods, the 2010 *White Flint Sector Plan* area, the 2009 *Twinbrook Sector Plan* area, and the City of Rockville.



The White Flint 2 Plan area is served by major north-south highways including a segment of Rockville Pike (MD 355) and Old Georgetown Road (MD 187). Executive Boulevard and Randolph Road provide additional east-west movement in the Plan area. A segment of the future Montrose Parkway East as well as a portion of the CSX rail tracks are within the Plan area. The adjacent 2010 *White Flint Sector Plan* recommended a new street network; the transformation of Rockville Pike into an urban boulevard with Bus Rapid Transit (BRT) options; and a bikeway network to create a multi-modal environment.

Some of the transportation improvements in the 2010 *White Flint Sector Plan* area, such as the Western Workaround and the new Metro station entrance, are likely to benefit development in the Executive Boulevard and Montrose North-Rockville Pike Districts. This Plan is guided by the following principles:

- Improve the street grid, particularly on the western side of the Plan area, which will contribute to dispersing vehicular traffic from Rockville Pike (MD 355), Old Georgetown Road (MD 187), and Executive Boulevard/East Jefferson Street. New streets will break up larger parcels into smaller blocks to encourage greater pedestrian and bicycling activity and support the urban design and land use vision.
- Reduce single occupancy vehicle usage by focusing on compact and mixed land uses, aggressive transportation demand management (TDM) strategies, and improved connections to the existing and future transit.

- Establish a safe and low-stress bicycle network that provides continuity with the infrastructure planned to be constructed in adjacent Plan areas.

## 8.1.1 Street Network

In addition to the redesign of Rockville Pike as an urban boulevard with Bus Rapid Transit, this Plan recommends providing enhanced street connections within the Plan area to benefit all street users, including pedestrians and bicyclists. To improve circulation west of Rockville Pike and Towne Road, new streets are recommended to create shorter, more walkable blocks. These streets also augment the 2010 *White Flint Sector Plan* street network, including the extension of Rose Avenue. Given the land use recommendations of this Plan to retain light industrial properties adjacent to the CSX rail tracks, coupled with the physical challenges and public expense of crossing the CSX tracks, limited new streets are recommended east of the CSX tracks.

Street network recommendations comprise the following:

- Extend Hubbard Drive as a business street (B-1) westward from Rockville Pike (MD 355) from its current terminus onto the Hebrew Home property, when the property completely redevelops or the buildings are repurposed for other uses, as noted in Section 5.4.5, to provide greater vehicular and pedestrian connectivity through this large property (Map 57, and Table 2).
- Create a new north-south public business street (B-2) from Executive Boulevard to the future Hubbard Drive extension to



provide greater vehicular and pedestrian connectivity through the large-sized blocks.

- Reclassify East Jefferson Street from an arterial (A-271) to a business street (B-6).
- Extend the business street classification (B-5) for Bou Avenue between Rockville Pike (MD 355) and Chapman Avenue. Bou Avenue/Nebel Street is already classified as a business street (B-5) east of Chapman Avenue.
- Extend Rose Avenue from its terminus with Towne Road onto the Willco property in the Executive Boulevard North area as a business street (B-3).
- Improve vehicular, bicycle, and pedestrian inter-parcel connections between adjacent properties north of Montrose Road.
- Reconstruct Chapman Avenue (B-4) on the Montrose Crossing property from a private business street to a public business street. This road will provide an important public connection from Bou Avenue and the City of Rockville to future Montrose Parkway, Randolph Road, and the 2010 *White Flint Sector Plan* area.
- Expand the Urban Road Code boundary to include the entirety of this Plan area. The current Urban Road Code boundary includes portions of the Plan area (north of Executive Boulevard, west of CSX tracks, entire segment of MD 355) plus all the 2010 *White Flint Sector Plan* area (Map 56).
- Extend Hubbard Drive as a public business street from Rockville Pike (MD 355) eastward to Chapman Avenue on the Montrose Crossing property.

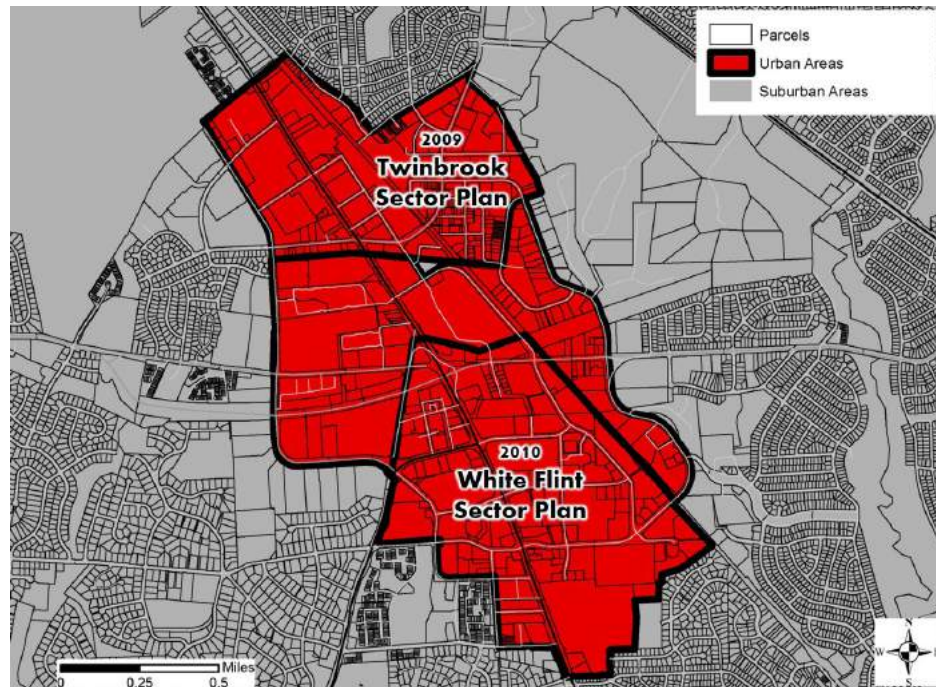
### 8.1.2 Transportation Standards

This Plan recommends modifying the Local Area Transportation Review (LATR) congestion standard by raising the Highway Capacity Manual (HCM) standard for three properties- Guardian, Willco, and a portion of the Wilgus property (Parcels N208, N279, N174, and N231)- from its current average intersection delay threshold of 71 seconds/vehicle to 120 seconds/vehicle. This recommendation recognizes that the existing and planned mixed-use development for these three properties are in character with the 2010 *White Flint Sector Plan*, and that new infrastructure from the 2010 *White Flint Sector Plan* area will benefit these properties since all are near the White Flint Metro Station. Adjusting the HCM standard for these three properties will be consistent with the County’s transportation policy of accepting higher levels of traffic

congestion in urban areas, which are areas near existing and future transit.

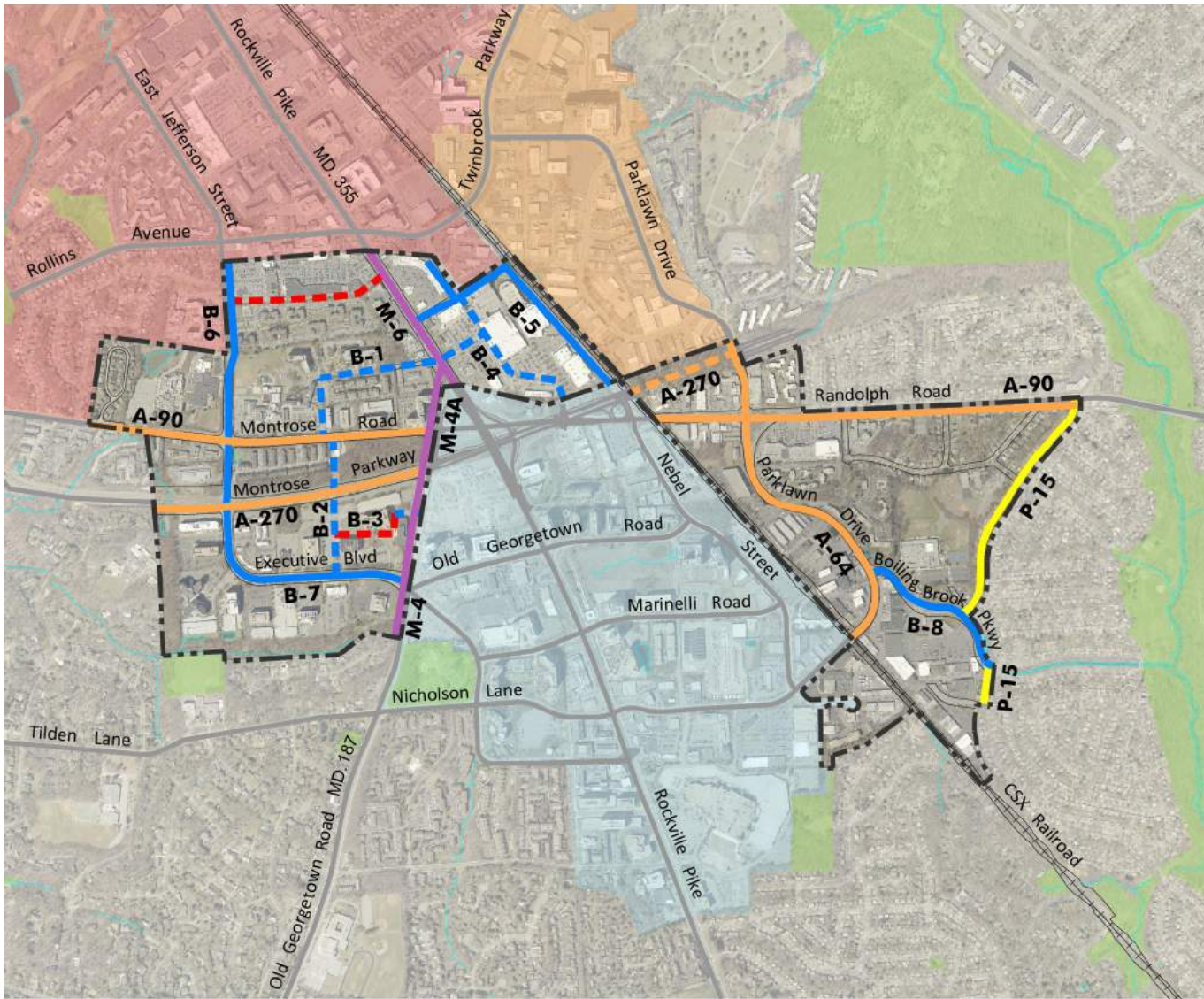
The congestion standard for the remaining segments of the Plan area should remain at 71 seconds/vehicle (the broader North Bethesda policy area congestion standard) because these areas are relatively less accessible to Metro.

Unique to the 2010 *White Flint Sector Plan* area, Local Area Transportation Review (LATR) and Transportation Policy Area Review (TPAR) requirements are eliminated and replaced with the White Flint Special Taxing District, which funds transportation infrastructure required for the staging recommendations in the Plan. This Plan recommends expanding the existing White Flint Special Taxing District to include the Guardian and Willco properties and a portion of the Wilgus property (Parcels N208, N279, N174, and N231).



**Map 56: Montgomery County Urban Road Code Areas: White Flint and Twinbrook**

**Map 57: Existing and Proposed Street Network**



- White Flint 2 Sector Plan Boundary
  - 2010 White Flint Sector Plan
  - City of Rockville
  - 2009 Twinbrook Sector Plan
  - Parkland
- | Existing |  | Proposed |  |
|----------|--|----------|--|
|          | Major Highway                              |          | Business Streets                           |
|          | Arterial                                   |          | Arterial                                   |
|          | Primary Residential                        |          | Primary Residential                        |
|          | Local Streets (Alignment to be determined) |          | Local Streets (Alignment to be determined) |



<b>Table 2: Roadway Classifications</b>						
<b>Master Planned Street</b>	<b>From</b>	<b>To</b>	<b>MPOH#</b>	<b>Minimum ROW (feet)<sup>(1)</sup></b>	<b>Through Travel Lanes<sup>(2)</sup></b>	<b>Design Standard<sup>(3)</sup></b>
<b>Parkway</b>						
Montrose Parkway	CSX Tracks (west of Parklawn Drive)	Parklawn Drive	A-270	300	4, divided	2007.02
<b>Major Highways</b>						
Old Georgetown Road (MD 187)	Sector Plan southern boundary (north of Nicholson Lane)	Towne Road/ Executive Boulevard	M-4	150	6, divided	2008.02 modified
Towne Road (formerly Hoya Street)	Executive Boulevard/ Old Georgetown Road	Rockville Pike (MD 355)(Sector Plan boundary)	M-4a	120	4, divided	2008.01 modified
Rockville Pike (MD 355)	Northern Boundary of 2010 White Flint Sector Plan	Sector Plan northern boundary/City of Rockville limits (south of Rollins Avenue)	M-6	162	6, divided	2008.02 modified
<b>Arterials</b>						
Montrose Road	Sector Plan western boundary (west of Montrose Village Terrace)	East Jefferson Street	A-90	80	4, divided	2004.01
Montrose Road	East Jefferson Street	Towne Road	A-90	80	4	2004.01
Parklawn Drive	Montrose Parkway (Sector Plan northern boundary)	CSX tracks (beginning of Nicholson Lane)	A-64	80	4	2004.01 modified
Randolph Road	CSX tracks (west of Parklawn Drive)	Rocking Horse Road (Sector Plan eastern boundary)	A-90	100	4	2004.05
Montrose Parkway	Towne Road	East Jefferson Street	A-270	130	4, divided	2007.01 modified
Montrose Parkway	East Jefferson Street	Western boundary of Sector Plan	A-270	300	4, divided	2007.01 modified
<b>Business Streets</b>						
Hubbard Drive	Rockville Pike (MD 355)	JCC property	B-1	60	2	2005.01
JCC North-South Street	Hubbard Drive Extended	Montrose Road	B-1	60	2	2005.01
Stonehedge Place Extended	Executive Boulevard	Montrose Road	B-2	60	2	2005.01
Rose Avenue Extended	Towne Road	Willco Property	B-3	70	2	2005.02
Chapman Avenue	Sector Plan northern boundary/City of Rockville limits (south of Twinbrook Parkway)	Montrose Parkway (Sector Plan southern boundary)	B-4	70	2	2005.02
Bou Avenue	Rockville Pike (MD 355)	Chapman Avenue	B-5	70	2	2005.02

Table continues on the following page...

**Table 2: Roadway Classifications - Continued**

Master Planned Street	From	To	MPOH#	Minimum ROW (feet) <sup>(1)</sup>	Through Travel Lanes <sup>(2)</sup>	Design Standard <sup>(3)</sup>
<b>Business Streets - Continued</b>						
Bou Avenue	Chapman Avenue	Nebel Street	B-5	80	4	2005.03 modified
Nebel Street	Bou Avenue	Montrose Parkway (Sector Plan southern boundary)	B-5	80	4	2005.03 modified
East Jefferson Street	Executive Boulevard (traffic signal south of Montrose Parkway)	City of Rocvkille limits (south of Rollins Avenue)	B-6	80	4	2005.02 modified
Executive Boulevard	East Jefferson Street (traffic signal south of Montrose Parkway)	Old Georgetown Road (MD 187)/ Towne Road	B-7	120	4, divided	2005.04 modified
Boiling Brook Parkway	Parklawn Drive	Schuylkill Road (Sector Plan eastern boundary)	B-8	80	4	2005.03 modified
<b>Primary Residential Street</b>						
Rocking Horse Road	Randolph Road	Boiling Brook Parkway	P-15	70	2	2003.12
Schuylkill Road	Boiling Brook Parkway	Wyaconda Road (Sector Plan southern boundary)	P-15	70	2	2003.12

(1) Reflects minimum right-of-way, and may not include lanes for turning, parking, acceleration, deceleration, or other purposes auxiliary to through travel. Rights-of-way are considered to be measured symmetrically based upon roadway right-of-way centerline.

(2) The recommended number of lanes refers to the number of planned through travel lanes for each segment. Lane widths in urban areas must comply with Council Bill No. 33-13.

(3) Modified indicates that some modification is needed to the referenced design standard to reflect planned elements, such as bike lanes or turn lanes. The target design speed for all roadways in the Plan area is 25 miles per hour, except for Montrose Parkway, which has a target speed of 35 miles per hour.

### 8.1.3 Bicycle and Pedestrian Network

This Plan envisions a safe and comfortable network of physically separated bicycle lanes in the portions of the Plan area anticipated to transition to a more urban environment. The bikeway classifications listed in Table 3 will provide a network of bikeways for connectivity between the White Flint Plan areas and City of Rockville. The following recommendations are intended to encourage development of a high-quality bicycle network and pedestrian environment.

- Provide linkages to existing and proposed public transit facilities, as well as to outlying bicycle and trail networks by implementing the planned bicycle network as shown in Map 59 and discussed in Table 3.
- Expand the current White Flint Bicycle and Pedestrian Priority Area boundary to include the Plan area. Bicycle and Pedestrian Priority Areas are official County (BiPPA) and State (BPPA) designations that facilitate the allocation of funds for bicycle and pedestrian improvements on their respective roadway networks.
- Expand bikeshare infrastructure into the Plan area through property redevelopment and incentives in the CR Zone, or concurrently with the introduction of bikeshare to the 2010 *White Flint Sector Plan* area.
- Remove the Executive-Tilden Connector shared use path (EB-25) from the *Countywide Bikeways Functional Master Plan*. This path is being replaced by the recommended pedestrian-bike path in the Executive Boulevard South area.

- All intersections should be considered as protected intersections to provide the safest crossings for bicyclists and pedestrians.
- Consider building a pedestrian-bike trail over the CSX tracks to connect the Randolph Hills neighborhood with White Flint.

### 8.1.4 Transit Network

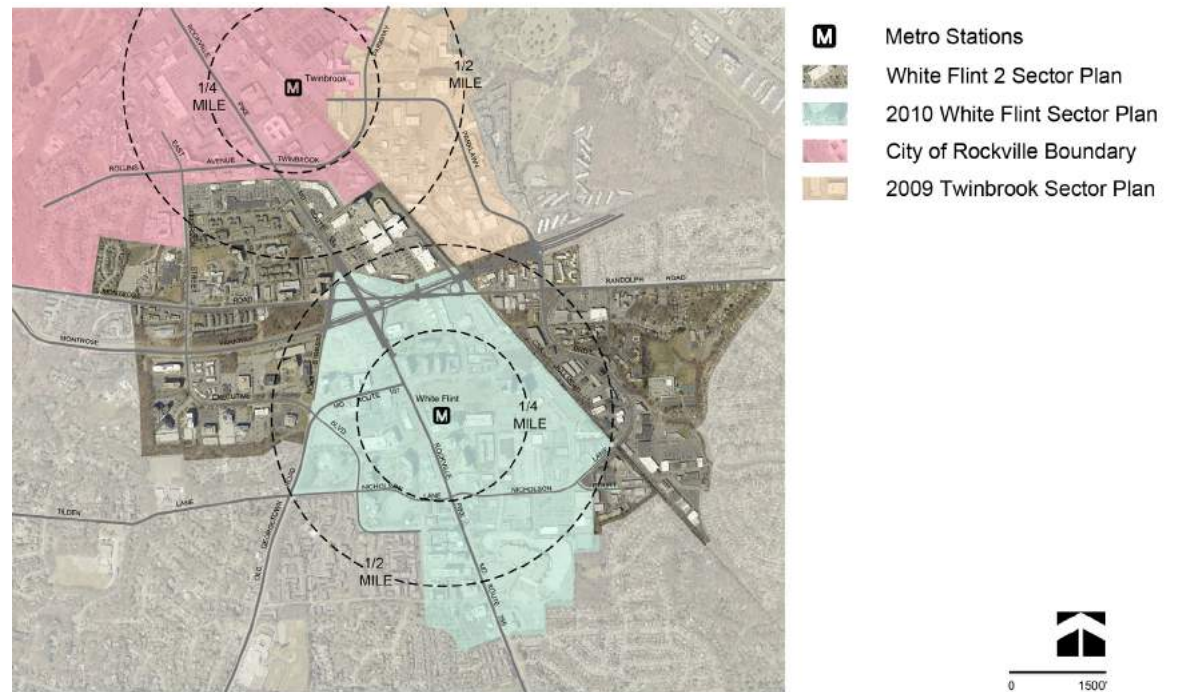
The White Flint 2 Plan area is uniquely located between the White Flint Metro Station and the Twinbrook Metro Station. A half mile from transit is a traditional threshold of how far an employee or a resident is typically willing to walk from their office or home to transit. A large segment of the Montrose North-Rockville Pike District is within

a ½ mile from the Twinbrook Metro Station. The western portion of the Plan area, especially the Executive Boulevard district, is within ¾ mile from the existing White Flint Metro Station (Map 58).

The future White Flint Metro Station entrance at Rockville Pike and Old Georgetown Road will further improve walkability within the Plan area, especially in the Executive Boulevard and Montrose North-Rockville Pike Districts.

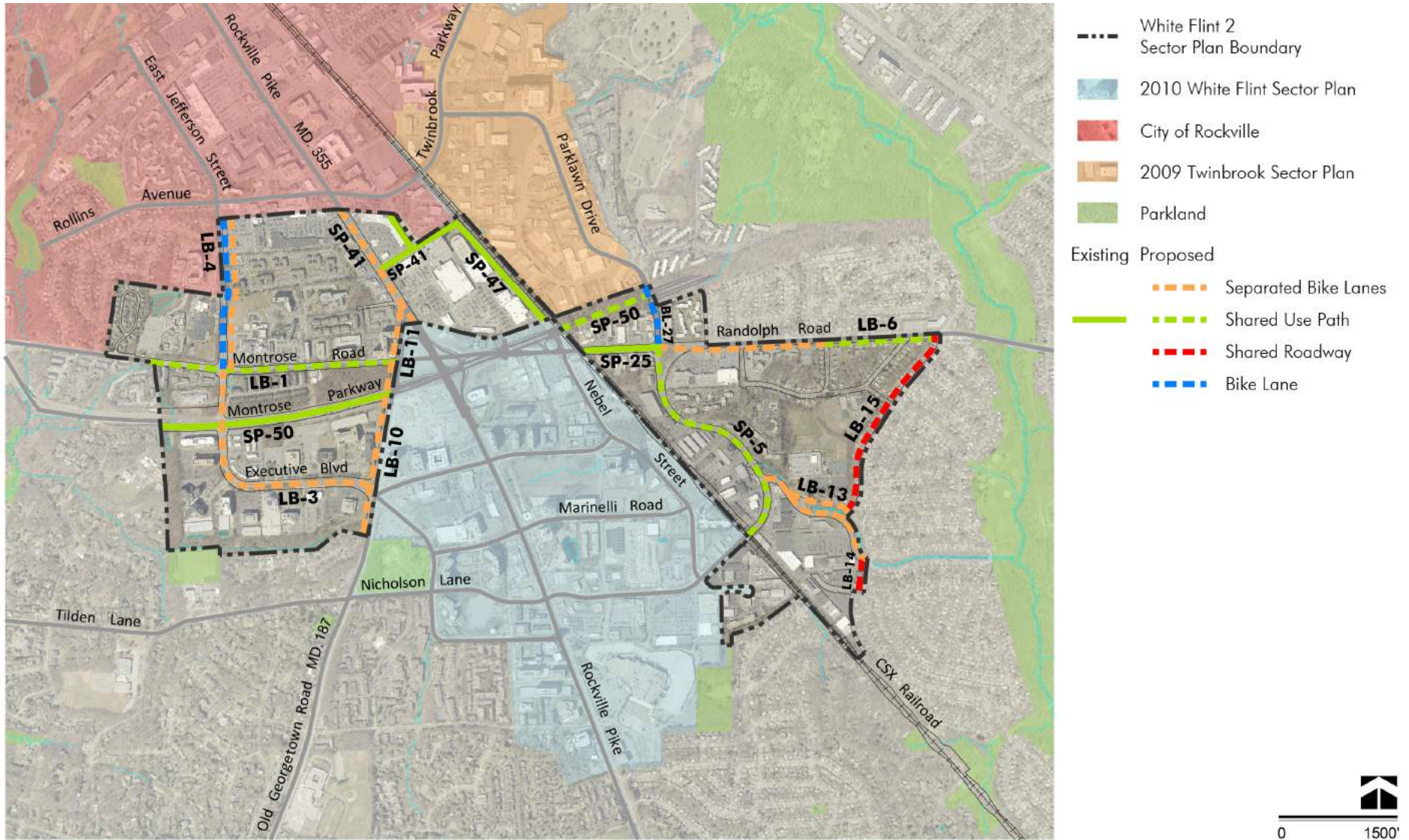
In the long term, a new MARC station is desired for the Plan area. This future station must not derogate service then current at the Garrett Park MARC station.

The County’s BRT network recommended in the 2013 *Countywide Transit Corridors Functional Master Plan* includes three corridors that are within the Plan area: North Bethesda Transitway,



**Map 58: Proximity to the White Flint and Twinbrook Metro Stations**

Map 59: Existing and Proposed Bikeway Network



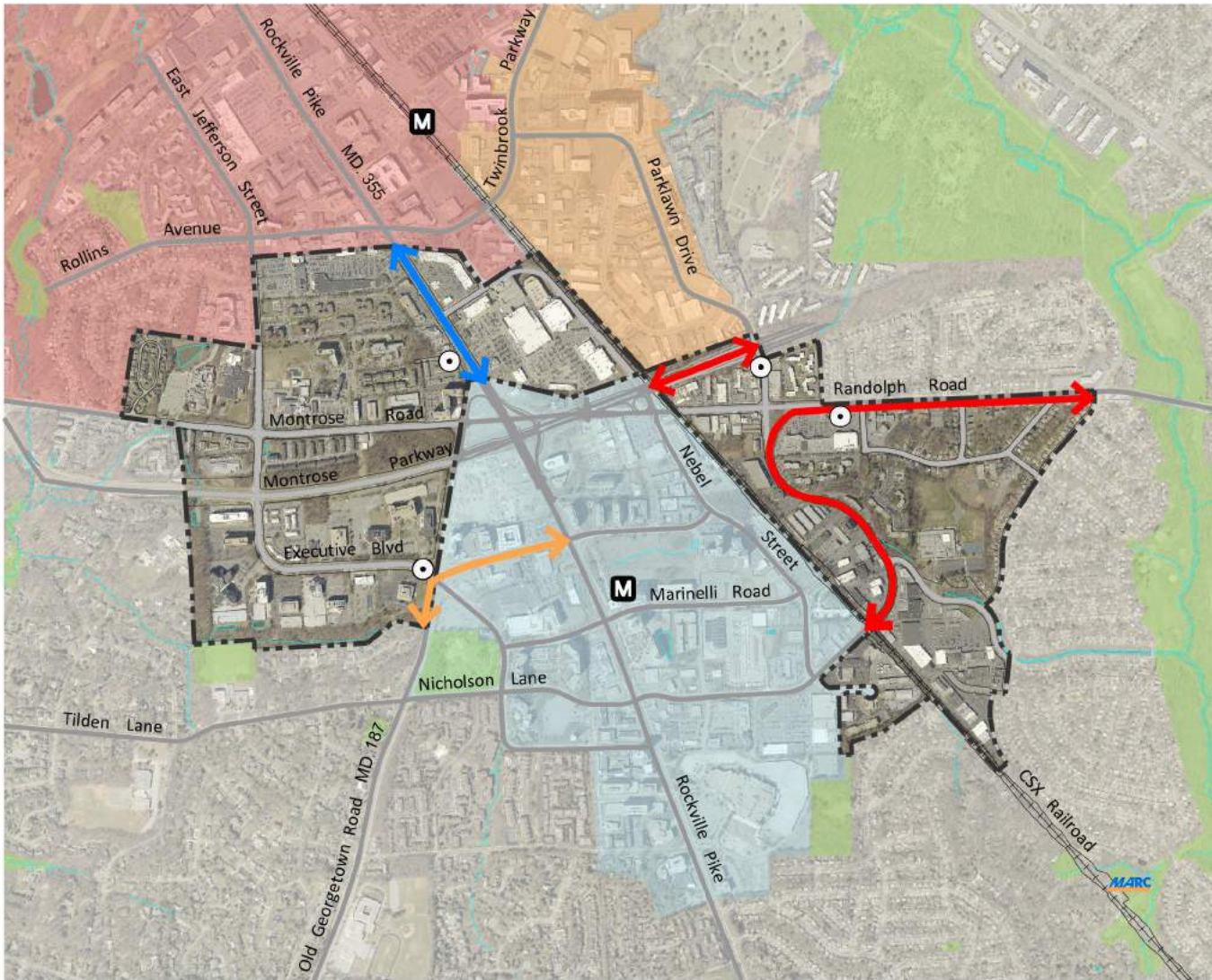
**Table 3: Bikeway Facilities**

Name and Type*	From	To	Route Number	Status
<b>Shared Use Paths</b>				
Montrose Road	Sector Plan western boundary (west of Montrose Village Terrace)	Towne Road	LB-1	Proposed
Nebel Street	Bou Avenue (midblock east/south of Target store)	Montrose Parkway (Sector Plan southern boundary)	SP-47	Existing
Bou Avenue	Chapman Avenue	Nebel Street (midblock east/south of Target store)	SP-47	Existing
Bou Avenue	Rockville Pike (MD 355)	Chapman Avenue	SP-41	Existing
Rockville Pike (MD 355)	Sector Plan southern boundary	City of Rockville limits	SP-41	Existing
Montrose Parkway	Sector Plan western boundary (west of East Jefferson Street)	Towne Road	SP-50	Existing
Montrose Parkway-East	CSX tracks (west of Parklawn Drive)	Parklawn Drive (Sector Plan eastern boundary)	SP-50	Proposed
Parklawn Drive	Sector Plan northern boundary (Montrose Parkway)	CSX tracks (beginning of Nicholson Lane)	SP-51	Proposed
Randolph Road	CSX tracks	Parklawn Drive	SP-25	Existing
Randolph Road	Hunters Lane	Rocking Horse Road (Sector Plan eastern boundary)	LB-6	Proposed
<b>Separated Bike Lanes</b>				
Rockville Pike (MD 355)	Sector Plan southern boundary	City of Rockville limits		Proposed
Executive Boulevard	East Jefferson Street (traffic signal south of Montrose Parkway)	Old Georgetown Road (MD 187)/Towne Road	LB-3	Proposed
East Jefferson Street	Executive Boulevard (traffic signal south of Montrose Parkway)	City of Rockville limits (south of Rollins Avenue)	LB-4**	Proposed
Randolph Road	Parklawn Drive	Hunters Lane	LB-6	Proposed
Old Georgetown Road (MD 187)	Nicholson Lane/Tilden Lane (just south of Sector Plan southern boundary)	Towne Road/Executive Boulevard	LB-10	Proposed
Towne Road (formerly Hoya Street)	Executive Boulevard/Old Georgetown Road	Rockville Pike (MD 355)(Sector Plan southern boundary)	LB-11	Proposed
Boiling Brook Parkway	Parklawn Drive	Schuylkill Road (Sector Plan eastern boundary)	LB-13	Proposed
<b>Bike Lane</b>				
Parklawn Drive	Randolph Road	Montrose Parkway	BL-27	Proposed
<b>Shared Roadway</b>				
Rocking Horse Road	Randolph Road	Montrose Parkway	BL-27	Proposed
Schuylkill Road	Wyaconda Road	Boiling Brook Parkway	LB-14	Proposed

\*An update to the Countywide Bikeways Functional Master Plan is currently underway. Route numbers, facility types, boundaries, and terminology may be changed during that process.

\*\* Facility type could also be standard bicycle lane. See section 8.1.8, p.80.

**Map 60: Proposed Bus Rapid Transit (BRT) Routes and Stations**





Rockville Pike, and Randolph Road. The Rockville Pike BRT route in the Plan area will be within the dedicated lanes of Rockville Pike, and it will link to the multiway boulevard in the City of Rockville. The Maryland Department of Transportation and the Montgomery County Department of Transportation are conducting a BRT corridor planning study that will more specifically define BRT on Rockville Pike. The North Bethesda Transitway and Randolph Road BRT routes are anticipated to run in mixed traffic within the rights-of-way of Old Georgetown Road (MD 187) and Randolph Road, respectively (Map 60). The Old Georgetown Road route is one of two possible routes for the North Bethesda Transitway, the other being via Tuckerman Lane to the Grosvenor-Strathmore Metro Station.

The 2013 *Countywide Transit Corridors Functional Master Plan* and the preliminary Rockville BRT study recommend BRT stations in the Plan area at Hubbard Drive and Rockville Pike in the Montrose North-Rockville Pike district; at the intersection of Old Georgetown Road and Executive Boulevard to serve the Executive Boulevard district; and another station near Loehmann’s Plaza. The transit recommendations are the following:

- Support the 2010 *White Flint Sector Plan* recommendation to construct a second White Flint Metro Station entrance on the southeast corner of the intersection of Rockville Pike and Old Georgetown Road.
- Support the alignments and character of both the MD 355 South (Corridor 4) and Randolph Road (Corridor 7) BRT corridors through the Plan area, as recommended in the 2013 *Countywide Transit Corridors Functional Master Plan*.
- Support the recommendation that

Maryland Department of Transportation conduct a feasibility study for an infill MARC station in the Plan area.

- Implement a circulator or shuttle that provides local service for residents and businesses in the Plan area and adjacent Planning areas, including the White Flint Metro Station.

A shuttle or circulator is recommended to increase the mobility options in the Plan area, and to contribute towards achieving the recommended NADMS goal. The shuttle service could begin as a developer initiative and expand to be a public/private service for the larger Plan area, or it could be funded entirely as a public shuttle/circulator for the area.

### 8.1.5 Intersections

Roadway intersections in the Plan area should emphasize pedestrian and bicyclist accommodations while minimizing additional roadway widening in order to promote walkability and achievement of the Non-Auto Driver Mode Share (NADMS) goals. Results from the transportation forecast conducted in support of this Plan indicated that two intersections are forecast to exceed the Local Area Transportation Review (LATR) standard. Multi-modal mitigation approaches to address this situation, including trip mitigation measures to reduce vehicular demand, rather than roadway widening, should be given a high priority.

This Plan recommends the following intersection modifications:

- Realign the curved Parklawn Drive section of the intersection with Randolph Road to form a traditional four-way intersection. Realignment on Parklawn Drive will improve

pedestrian and bicyclist safety and slow vehicular traffic. It will also support the redevelopment of Loehmann’s Plaza, which is located at the southeastern intersection of Parklawn Drive and Randolph Road.

- Remove free-right-turn ramps at the following intersections to improve safety for pedestrians and bicyclists:
  - ◊ East Jefferson Street and Montrose Parkway.
  - ◊ Montrose Road and Towne Road.
  - ◊ Bou Avenue and Chapman Avenue.
  - ◊ Old Georgetown Road and Towne Road/ Executive Boulevard.

There are two intersections within the Plan area, Parklawn Drive and Randolph Road and Parklawn Drive and Boiling Brook Parkway that are forecast to exceed the applicable Local Area Transportation Review congestion standards, if build out is achieved. The intersection at Chapman Avenue and Rollins Avenue, within the City of Rockville, is also forecast to exceed the applicable LATR congestion standard at buildout.

Signal timing optimization and physical geometric improvements are some of the measures that could be undertaken in order to achieve acceptable congestion conditions at these intersections. The following improvements were studied for these intersections and found to be sufficient to address the projected congestion levels. Alternative improvements to achieve the same results should be explored, if needed:

- Adding a second left turn on southbound Parklawn Drive and remove the split phase.
- Adding a right turn pocket on northbound Boiling Brook Parkway.

- Re-optimizing the AM peak split phase signal at Chapman Avenue and Rollins Avenue.

### 8.1.6 Transportation Demand Management

The White Flint 2 Sector Plan area is located within the North Bethesda Transportation Management District that promotes effective transportation demand management, including transit use, pedestrian and bicycle safety, and Non-Automotive Driver Mode Share (NADMS) goals for the North Bethesda-Garrett Park Plan area. NADMS is the percentage of employees or residents who take work trips via transit (either bus or rail), carpool, walk or bike during the peak travel period. The *North Bethesda/Garrett Park Master Plan* area has an established NADMS goal of 39 percent for employees traveling to jobs in the Plan area. Based on the 2010 Census and later updated by data derived from the 2009-2013 American Community Survey, the current NADMS for the *White Flint 2 Plan* area is 21.3 percent.

This Plan recommends that the Guardian, Willco and a portion of the Wilgus properties (Parcels N208, N279, N174, and N231) will be subject to the NADMS goals in the White Flint Sector Plan's (April 2010) staging, depending upon the staging phase.

This Plan recommends a blended average NADMS goal of 40 percent at buildout for all other properties in this Plan. The area east of the CSX tracks has relatively less accessibility to Metrorail due to the limited areas for crossing the CSX tracks. As a result, the area east of the CSX tracks will likely have an NADMS at buildout lower than 40 percent, and the area north and west of the CSX tracks will likely have an NADMS

at buildout higher than 40 percent.

NADMS goals will be achieved through a combination of land use (density, diversity and design) and zoning requirements, transit improvements, and supportive TDM programs managed by the North Bethesda Transportation Management District.

### 8.1.7 Rockville Pike

Rockville Pike (MD 355) is a State road that serves as the primary north-south roadway between both White Flint Sector Plan areas and the City of Rockville.

This Plan recommends retaining Rockville Pike as a six-lane major highway and expands the 2010 *White Flint Sector Plan* recommendations for an urban boulevard with Bus Rapid Transit alternatives within a 162-foot right-of-way (Figure 5) to this Plan area. The 2013 *Countywide Transit Corridors Functional Master Plan* also recommended a 162-foot-wide right-of-way for Rockville Pike within this Plan area, including two dedicated lanes of Bus Rapid Transit.

The Maryland Department of Transportation and Montgomery County Department of Transportation are conducting a Rockville Pike BRT corridor planning study, which will cover both White Flint plan areas. This study will consider curb or dedicated median BRT, along with bikeway accommodations, and provisions to improve the pedestrian environment. A locally preferred alternative will be selected after recommended concepts are analyzed.

The City of Rockville's 2016 *Rockville Pike Neighborhood Plan* recommends a multiway boulevard with dedicated median BRT for approximately 1.98 miles of Rockville Pike north

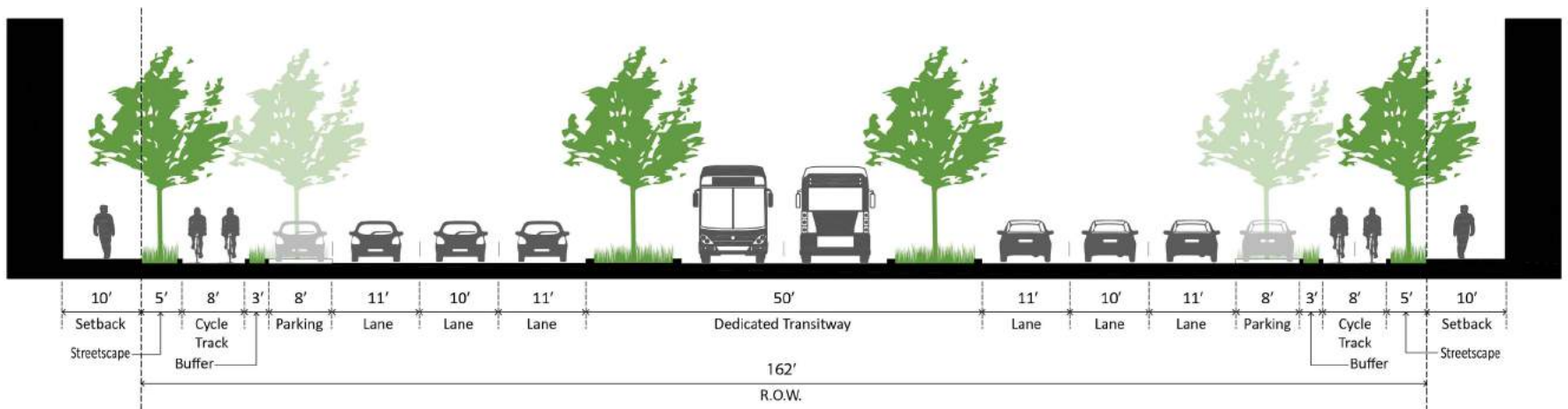
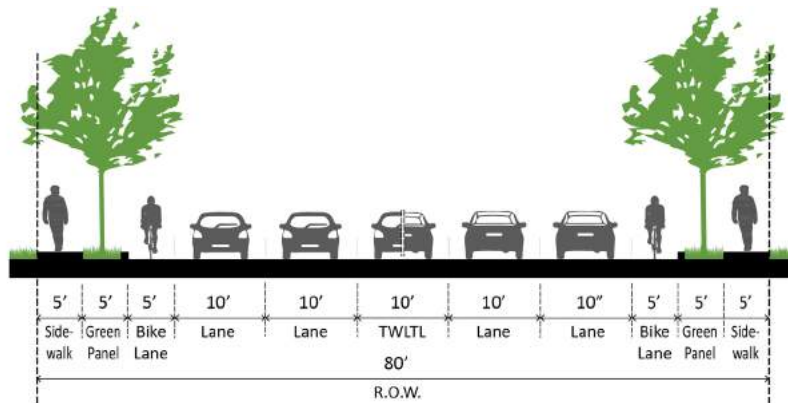
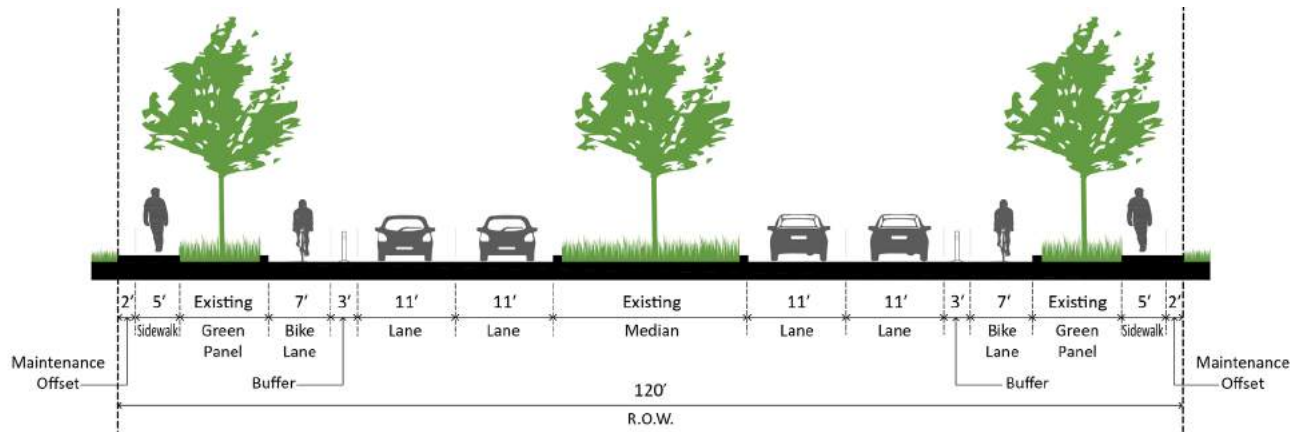
of Bou Avenue. The City's Plan also recommends converting existing easement areas along Rockville Pike into access roads separated from the main travel lanes to minimize curb cuts, and provide on-street parking and bikeway accommodations. The *White Flint 2 Sector Plan* cannot recommend access lanes since there are no existing easements to convert into access lanes, and the property impacts on both sides of Rockville Pike would be significant.

### 8.1.8 East Jefferson Street

East Jefferson Street provides western access to the City of Rockville. It is classified as an arterial with five travel lanes, including a turn lane for a segment of the roadway. This Plan recommends the reclassification of East Jefferson Street to a business street with either a separated bikeway or standard bike lanes to link the proposed bikeway network between Executive Boulevard and the City of Rockville (Figure 4).

### 8.1.9 Executive Boulevard

Executive Boulevard is a four-lane business street that provides the only access to the Executive Boulevard office park. This Plan confirms the business street classification to this roadway and introduces a protected bikeway, via existing travel lanes and median modifications, that will link it to the East Jefferson Street bikeway proposal, Towne Road protected bikeway and future bikeway on Old Georgetown Road in the 2010 *White Flint Sector Plan* area (Figure 3).





white flint<sup>2</sup>sector plan

---

Chapter 9:

# Parks, Trails, and Open Spaces

# 9.1 Introduction

Parks, trails, and open spaces are essential to providing recreational needs for a diverse populations. In this Plan area, as in other urbanizing areas in Montgomery County, residents, employees and visitors need an attractive and convenient system of parks, trails, and open spaces that is accessible by different modes. Adding more density to the built environment, as is recommended in this Plan, requires more parks, trails, and open space located in the right places to make sure the area remains a place where people want to live, work, and play.

The positive effects that parks have on people cannot be overstated, particularly in urban areas. Urban living can result in a disengagement from natural environment that is detrimental to health and well-being. Parks can be the vital link to nature that people need to be healthy. They offer space for leisure and sport, and their natural green settings help reduce stress. Parks help create community cohesion and identity. They provide spaces for gatherings and events, with opportunities for people to meet each other, socialize and bond with neighbors.

This Plan provides a system of open spaces and linkages that encourages people to get outside, get together and get moving.

## 9.1.1 Policy Guidance

The 2012 and 2017 *Park, Recreation and Open Space Plan* (PROS Plan) focuses on how the parks and recreation system meets the needs of Montgomery County’s growing population, while continuing to play a major role in enhancing a high quality of life. Service delivery strategies are a central component of PROS

since the Plan ensures that parks and recreation facilities are located where they are most needed. Current and future plans for urban parks, trails, dog parks, community gardens and other needed facilities are guided by *PROS*.

The PROS Plan recommends a system of parks and open spaces for every urban master plan or sector plan area through a combination of public and private efforts. The 2010 *White Flint Sector Plan* adopted this urban parks framework, and this Plan also incorporates the same parks hierarchy for new parks and open spaces in the Plan area. The guidelines and framework appear in the Parks Appendix.

## 9.1.2 PROS Plan Urban Parks Hierarchy

The Urban Parks Hierarchy is outlined in the 2012 *PROS Plan* for the evaluation and creation of a more complete park, trail, and open space system. The hierarchy is as follows (page 22, PROS Plan):

Each area master plan should include a system of open spaces based on the roles of each type of open space. The amount and size of open spaces may vary from plan to plan and should be directly proportional to the projected density, and adjusted to the pattern of existing open space and other factors such as community-specific needs.

The following hierarchy should be applied to any new urbanizing area:

For the Sector Plan Area:

- Active recreation destinations located within or near the Plan area, including courts, playgrounds, and lawn areas large enough for pick up soccer, festivals or events, etc.



- A Central Civic Green Urban Park, ranging in size from ½ to 2 acres, depending on projected densities, located in proximity to a public transit hub, next to activating uses, with a mixture of hard and soft surfaces including a central lawn area for events.
- An interconnected system of sidewalks and trails to connect parks and open spaces.
- Wooded areas that will provide a sense of contact with nature.

For each Urban Neighborhood: a Neighborhood Green, or Community Use Recreational Parklet.

For each Block: an urban square, plaza, or green area.

For each Building: outdoor recreation space.

For each Residence: private outdoor space.



*Plan area open space goals: areas for active recreation (top left), a civic green (top right), interconnected pathways and sidewalks (bottom left), and access to wooded areas (bottom right).*



*Neighborhood and block open space goals: Neighborhood green or plaza (left), and small neighborhood park (right).*



*Building and dwelling unit open space goals: Multifamily outdoor recreation space (left), and dwelling unit private outdoor space (right).*

## 9.2 Parks and Open Space Needs

Emerging and future park needs, such as civic greens and community gardens, are challenging to implement because of limited land availability and acquisition costs. This Plan recommends a variety of new parks and open spaces on properties that will redevelop with new mixed uses in the future.

Park, Trail and Open Space needs for the *White Flint 2 Sector Plan* area were determined through community input, during several public workshops, meetings, and the 2012 PROS Plan. Throughout the extensive public outreach efforts, the following common parks and open space themes emerged:

1. Lack of quality open space in the area.
2. Space needed for residents who are 55 years and older.
3. Need for grass and trees, rather than bricks and benches.
4. Lack of amenities for current employees.

The existing parks, trails and open space in the area are provided through the following network of spaces (Map 61):

- Rock Creek Regional Park to the east.
- Cabin John Regional Park to the west.
- Luxmanor Local Park is along the southern boundary of the Plan area, adjacent to the Executive Boulevard district.
- Rocking Horse Road Center is within the Plan area and adjacent to the Randolph Hills neighborhood.
- A series of underutilized privately-owned and publicly accessible plaza spaces.



As White Flint 2 urbanizes, additional park spaces will be needed to meet the residential demand for parks, park facilities, and open spaces. The PROS Plan and additional studies conducted by Montgomery Parks indicate that there is unmet demand in the White Flint area for athletic fields, dog parks, skate parks, adult fitness equipment, community gardens, and community open space. Playgrounds are typically planned in every neighborhood and local park and should be considered, where there are gaps in a walkable service area. Redevelopment of existing commercial properties within the Plan area, especially single use shopping centers and a portion of the Executive Boulevard office park, may provide a variety of new public open spaces (Map 62).

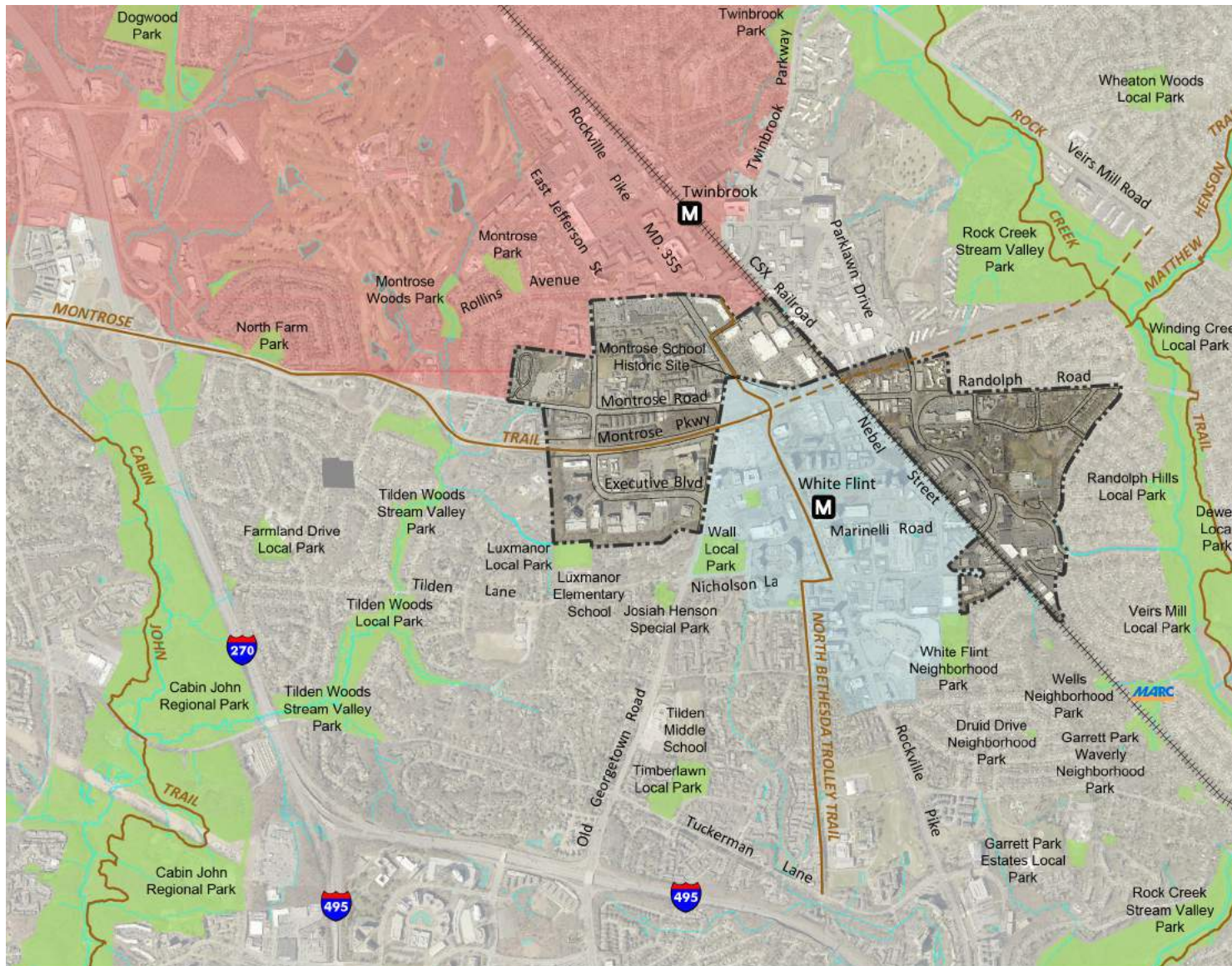
### 9.2.1 Parks, Trails and Open Space Goals

Parks, trails and open space recommendations are framed by the following goals:

- Provide linkages and signature gateways to the major trail systems and major gathering areas.
- Create livable communities by providing walkways to open spaces with amenities for all ages.
- Create green parks within the Plan area.
- Improve the function of existing publicly accessible open spaces.



Map 61: Existing Parks and Trails surrounding the Plan area



- White Flint 2 Sector Plan Boundary
- 2010 White Flint Sector Plan
- City of Rockville
- Parkland
- M Metro Station
- MARC Garrett Park MARC Station
- Existing Trails
- Proposed Trails

## 9.3 Recommendations

### 9.3.1 Areawide

- New development in the Executive Boulevard District should provide wayfinding to the Josiah Henson Special Park, Wall Local Park, and other public facilities in the 2010 *White Flint Sector Plan* area.

### 9.3.2 Site Specific Recommendations

#### *A. Provide linkages and signature gateways to the major trail systems and major gathering areas.*

- Create a trail along the southern and western edges of the Executive Boulevard South area. This trail, which should be a minimum of eight feet wide, will link the Luxmanor Elementary School and Park, and the future protected bikeway on Executive Boulevard. It will also provide a visual extension of the Market Street pedestrian promenade in the *White Flint Sector Plan* area. Existing trees along the Neilwood-Old Farm Creek should be retained.

#### *B. Create livable communities by providing walkways to open spaces with amenities for all ages.*

- Create an Urban Recreational Parklet, a minimum of  $\frac{3}{4}$  acre, at the Randolph Hills Shopping Center when it redevelops to provide an outdoor component to the existing indoor recreational destination. The space should serve a variety of ages with active recreational amenities such as outdoor fitness, skate park, dog park and play areas.



Urban open space: (top) Columbia Heights, Washington, DC; (bottom) Rockville, MD

- Create a minimum  $\frac{3}{4}$ -acre Neighborhood Green Urban Park at Loehmann's Plaza when it redevelops. This park should include neighborhood amenities, including a flexible green gathering place, picnic areas and play features.

#### *C. Create green parks when redevelopment occurs within the Plan area.*

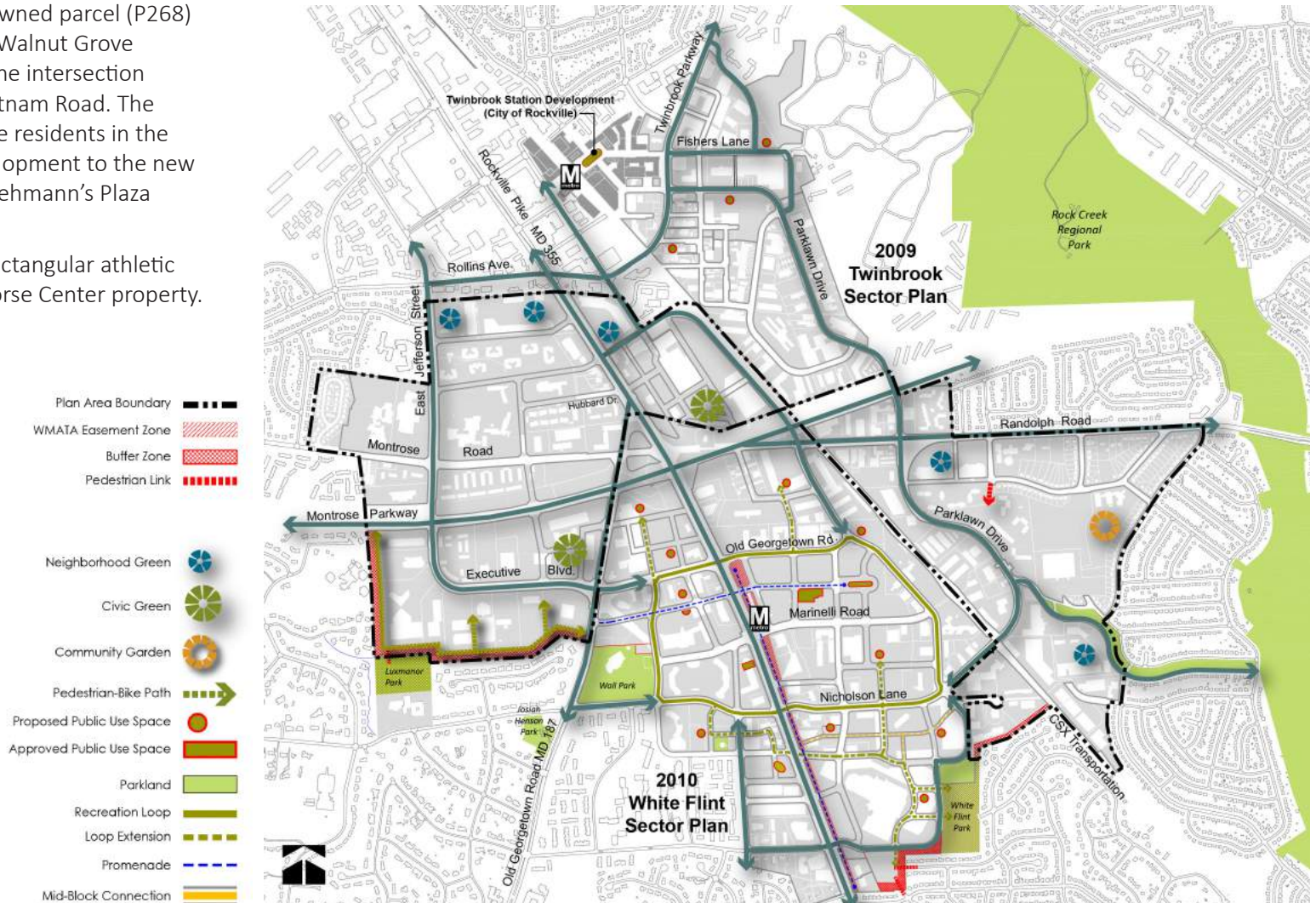
- Create a minimum one-acre Civic Green at the Willco property on Executive Boulevard. The Civic Green could be divided into two smaller areas and should provide places for events and informal gatherings. If redevelopment exceeds 2.5 FAR, the recommended open space must be increased by a proportionate amount.
- Create a Civic Green, a minimum of an acre, at the Montrose Crossing Shopping Center. This park should accommodate events, informal gatherings, shaded seating, a dog park and exercise.
- Create a minimum of two neighborhood green urban parks at the Federal Plaza. One with a minimum half-acre should be located on the six-acre portion of the property, and another on the eastern portion.
- Create a minimum  $\frac{1}{4}$ -acre open space area for public use at the Wilgus Property when it redevelops. This area could include neighborhood amenities, including a flexible green gathering place, picnic areas, and play features or maybe a wooded area with passive recreation. It should be linked to the Montrose Parkway bikeway by a trail connection.

- Explore providing a rectangular field on top of structured parking in the Plan area to help meet the active recreation needs of the area.

**D. Improve the function of existing publicly accessible open spaces.**

- Create an accessible pedestrian and bicycle pathway through the MCDOT Montgomery County owned parcel (P268) that is adjacent to the Walnut Grove Condominium and at the intersection of Macon Road and Putnam Road. The pathway should link the residents in the existing southern development to the new development at the Loehmann’s Plaza property.
- Create a youth-sized rectangular athletic field on the Rocking Horse Center property.

**Map 62: Open Space Network**





white flint<sup>2</sup>sector plan

---

Chapter 10:

# Community Facilities and Historic Resources

# 10.1 Introduction

Community facilities are essential components of a livable community. These facilities represent the public's investment in supporting existing and future residents and businesses, and fostering a sense of community and civic importance.



The Plan area will benefit from recommendations of the 2010 *White Flint Sector Plan* that address several public facilities, including an elementary school, recreation center, fire and emergency services, and a regional services center (Map 63).

This Plan area does not include any public facilities. Luxmanor Local Park and Luxmanor Elementary School are immediately south of the Executive Boulevard District and Rock Creek Park is east of the Plan area. Wall Local Park and White Flint Neighborhood Park are nearby existing public parks that are near but outside the Plan area. The Rocking Horse Road Center, a former elementary school site that houses office functions of the Montgomery County Public Schools, is in the Randolph Hills section of the Plan area, as is the JDS Upper School, on Hunters Lane. The Lower School of JDS is located at the southwestern quadrant of East Jefferson Street and Montrose Road.

## 10.1.1 Fire, Rescue and Emergency Medical Services

The *White Flint 2 Sector Plan* area is served primarily by Fire-Rescue Station 23 located at 121 Rollins Avenue, Rockville, immediately north of the Plan area. The station includes a paramedic engine, aerial tower, medic unit and ambulance. Surrounding fire-rescue stations that also serve the Plan area include: Station 3 (380 Hungerford Drive, Rockville); Station 21 (12500 Veirs Mill Road, Kensington); Station 26 (6700 Democracy Boulevard, Bethesda); Station 5 (10620 Connecticut Avenue, Kensington); and Station 33 (11430 Falls Road, Rockville). Resources from more distant fire-rescue stations respond to the Plan area as needed.

To adequately meet the future fire, rescue, and emergency medical services (EMS) needs for both *White Flint Sector Plan* areas and other residential communities, Station 23 will be relocated to the area near Chapman Avenue and Randolph Road, east of Rockville Pike in the *White Flint Sector Plan* area. This new five-bay station will be larger than existing Station 23 to accommodate existing resources plus additional EMS units to address the projected increase in EMS demand. This future demand will be brought about by additional residences and businesses that are in the development pipeline or planned for both White Flint Sector Plan areas and other areas along Rockville Pike.

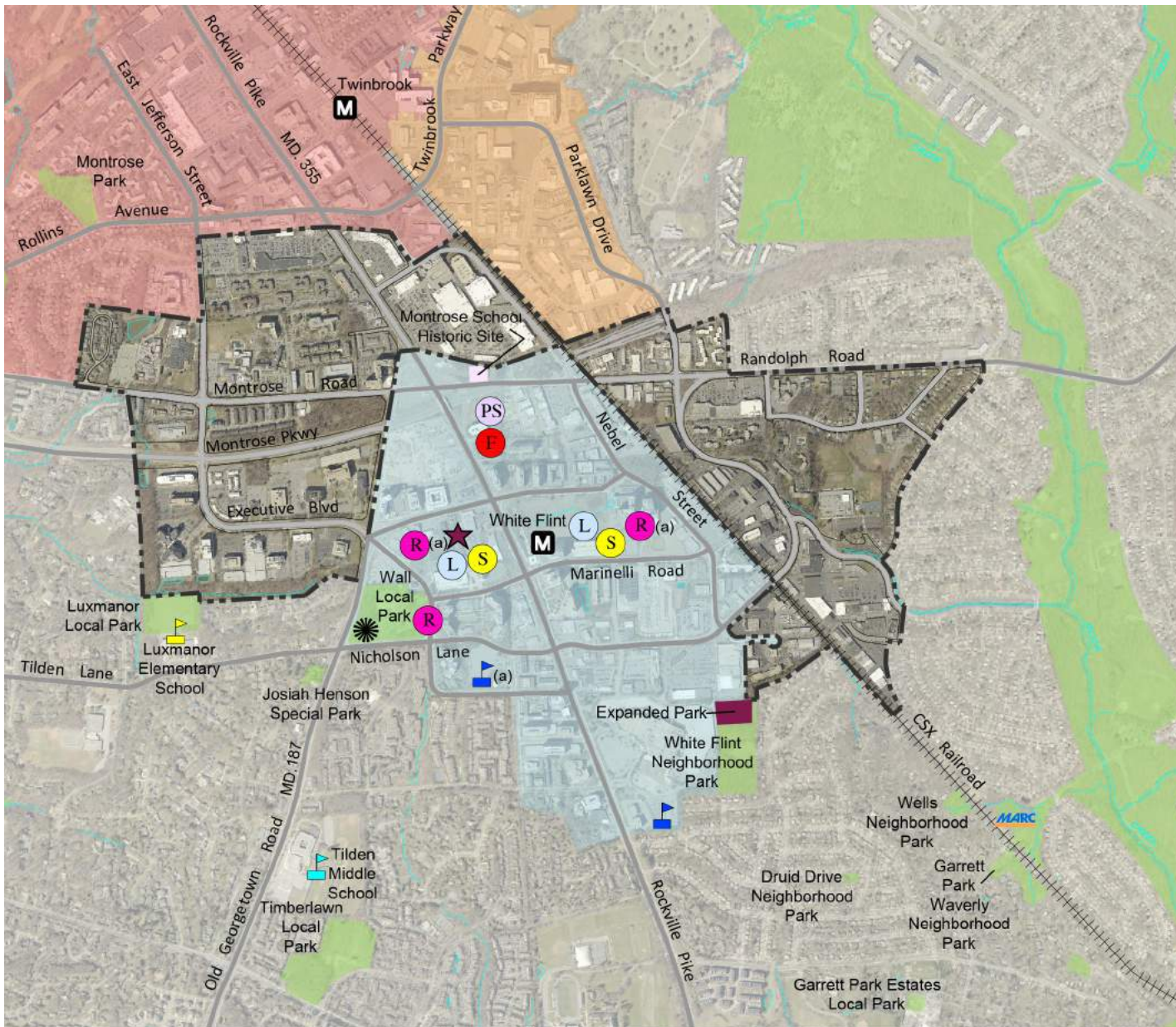
## 10.1.2 Public Safety

The Montgomery County Department of Police 1st District located north of Randolph Road and Montrose Road, and the 2nd District located south of Randolph Road provide public safety services to the Plan area. A new police substation, along with the relocated Fire Station 23, is recommended in the 2010 *White Flint Sector Plan* area. This Plan supports the new police substation and the relocation of Station 23.

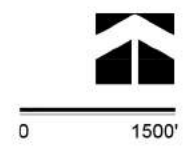
## 10.1.3 Libraries

A public library is recommended in the 2010 *White Flint Sector Plan*. The Montgomery County Department of Public Libraries (MCPL) notes the recommendation for a public library in the Metro East or Metro West Districts in the 2010 *White Flint Sector Plan* area, but acknowledges that delivery of library services is an evolving practice. Any future library or delivery of library services should be considered in the context of other libraries in the greater

Map 63: Existing and Proposed Community Facilities and Historic Resources



- White Flint 2 Sector Plan Boundary
- 2010 White Flint Sector Plan
- City of Rockville
- 2009 Twinbrook Sector Plan
- Parkland
- M Metro Station
- MARC Garrett Park MARC Station
- Existing Facilities
- Elementary School
- Middle School
- Montgomery County Aquatic Center
- Approved 2010 White Flint Sector Plan
- Elementary School (a = Alternate)
- Recreation Center (a = Alternate)
- Library (Alternative Location)
- Satellite Services Center (Alternative Location)
- Fire and Emergency Services
- Police Substation
- Civic Green



North Bethesda vicinity. Evaluating the delivery of services in the future should include consideration of non-traditional methods such as self-service options, MCPL outreach programs at non-library facilities and internet-based programming.

### 10.1.4 Regional Services Center

The Montgomery County Bethesda-Chevy Chase Regional Service Center provides local services to North Bethesda area residents and it will have a satellite office in the new Fire Station 23. This office will be sufficient for the needs of the White Flint 2 Plan area.

### 10.1.5 Senior Services and Child Day Care

The Jewish Community Center of Greater Washington and Hebrew Home of Greater Washington provide child day care and senior services in the Plan area. This Plan recommends additional child day care and senior services to support existing and future families. They should be considered as a public benefit priority for redeveloping properties in the CR and CRT zones.

### 10.1.6 Recreation Center

The 2010 *White Flint Sector Plan* recommended a future recreation center at Wall Local Park/Kennedy Shriver Aquatic Center. This site would also permit the co-location of the existing Aquatic Center and an urban park. The Montgomery County Department of Recreation recommends that the Wall Park recreation center serve all of North Bethesda, including the White Flint 2 Sector Plan area.

### 10.1.7 Public Schools

Public schools are an essential component of a livable community both in terms of education and community identity. Most of the Sector Plan area is included in the Walter Johnson School Cluster and a smaller portion is in the Downcounty Consortium. The Walter Johnson Cluster includes six elementary schools--Ashburton, Farmland, Garrett Park, Kensington-Parkwood, Luxmanor and Wyngate; two middle schools--North Bethesda, and Tilden; and the Walter Johnson High School (Map 64).

The Downcounty Consortium area is served by Veirs Mill Elementary School and the Middle School Magnet Consortium, including Argyle, Loiederman and Parkland Middle Schools in the base area of Wheaton High School. Students in this area may choose to attend other high schools in the consortium, including Montgomery Blair, Albert Einstein, John F. Kennedy and Northwood High Schools.

There are no existing public schools within

the Plan area. The Board of Education owns Rocking Horse Road Center, a former elementary school in the Randolph Hills neighborhood that is utilized as an office building. There are two private Charles E. Smith Jewish Day School (JDS), an upper and lower school, in the Plan area. The lower JDS school is located at the intersection of East Jefferson Street and Montrose Road and the upper JDS school is located on Hunters Lane in the Randolph Hills neighborhood. The upper JDS school is leased from Montgomery County. The JDS lease runs through June 2025, with renewal options and a purchase options.

Residential development in this Plan area will generate additional students at each level, particularly at the elementary level in the Walter Johnson Cluster. Further, demographic changes in existing residential neighborhoods, new infill development, and anticipated development from other master plans in North Bethesda will also impact the Walter Johnson School Cluster. Students generated

**Table 4: Long-Term School Enrollment Forecast**

Column 1	Elementary School	Middle School	High School
Walter Johnson Cluster in 2045	6115 <sup>(1)</sup>	2938 <sup>(2)</sup>	3878
White Flint 2 Sector Plan in the Walter Johnson Cluster <sup>(3)</sup>	343	146	201
White Flint 2 Sector plan in the Downcounty Consortium <sup>(4)</sup>	101	44	59
2010 White Flint Sector Plan in the Walter Johnson Cluster	483	193	272

(1) Includes all elementary schools: Ashburton, Farmland, Garrett Park, Kensington-Parkwood, Luxmanor and Wyngate.

(2) Includes North Bethesda and Tilden Middle.

(3) Assumes 90 percent of new residential development will be multifamily mid-rise or higher and 10 percent as townhouses.

(4) Assumes 90 percent of new residential development will be multifamily mid-rise or higher and 10 percent as townhouses.



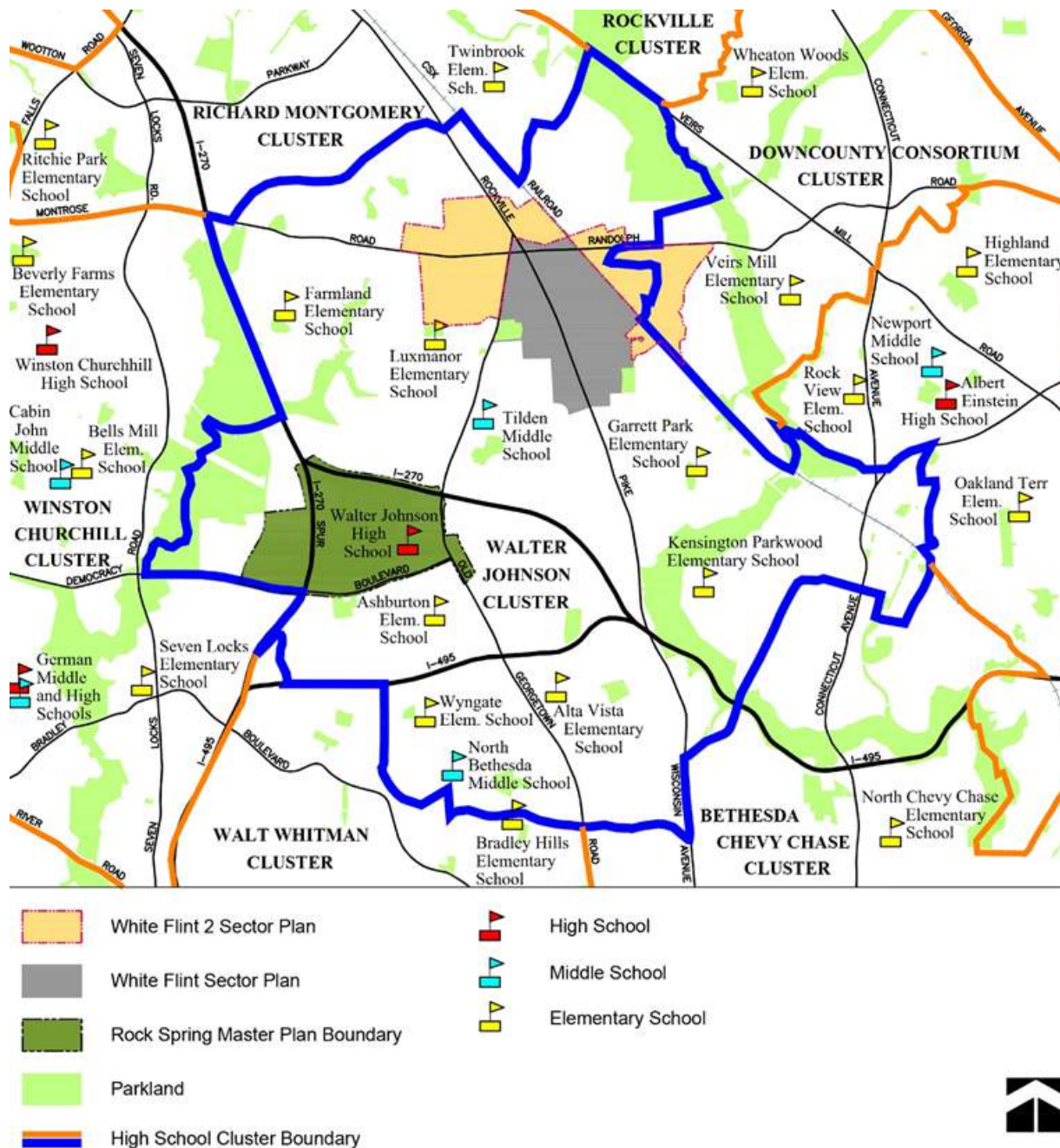
in the Downcounty Consortium portion of the Plan area can be accommodated at all school levels in existing facilities.

This Plan's role is to identify appropriate sites for schools needed to serve existing communities and proposed residential development. Since finding a site of 8-12 acres (the typical size of a traditional elementary school site) within the Plan area or the larger Walter Johnson Cluster area is difficult, unique opportunities for a new school prototype, including a multi-level building, smaller land area, and innovative play fields, should be explored. Several privately-owned properties in the Plan area are large enough to provide a new school site through dedication or through the optional method of development's public benefits mechanism in the CR zone. The 2010 *White Flint Sector Plan*, also in the Walter Johnson cluster, recommends an elementary school on the southern portion of the White Flint Mall as the preferred site for an elementary school, and the Luttrell property as an alternative.

Build-out of this Plan is estimated to take 20 to 30 years. Some of the development will require redevelopment of existing properties that may not occur during the life of the Plan. The recommended residential development is approximately 90 percent multifamily mid-rise or high-rise, and 10 percent townhouses. Based on past experiences, it is unlikely that full build-out will be reached during the life of the Plan (Table 4).

The full impact of the Plan on school enrollment will not be felt for many years, which makes it challenging to precisely gauge the school enrollments over the 20-30 year horizon of

**Map 64: Walter Johnson Cluster and other MCPS School Clusters**



the Plan since many factors other than the additional development allowed by this Plan will also influence school enrollment in the area. In addition to long-term projections, MCPS forecasts school enrollment and associated facility requirements for a six-year period to prepare its Capital Improvement Program to address the ongoing school capacity issues.

Enrollment increases have been occurring at all school levels, and a variety of strategies would be considered to accommodate additional students resulting from the Plan. The following options to accommodate additional students from the Plan describe current enrollment projections and capital projects. All approaches require Board of Education approval.

### 10.1.8 Walter Johnson Cluster

Residential development in the Rock Spring, White Flint, White Flint 2, and Grosvenor-Strathmore master and sector plans have the potential to impact school enrollment. Several potential means of adding school capacity are noted in the sections below. In addition, if there is a major development or redevelopment within these planning areas, several sites or a combination of sites may be appropriate for consideration of a public school. *Each and every* development application should be thoroughly evaluated for a potential school site, notwithstanding any previous development approvals. It is this Plan's direction that the Planning Department will negotiate for maximum dedication of land for a school and that this be the top priority benefit under the review process of projects proceeding under these plans.

### Facility Planning at the Walter Johnson Cluster

MCPS has conducted a community roundtable discussion process that explored a wide range of approaches to accommodate near-term and long-term enrollment growth in the Walter Johnson Cluster. The Board of Education is addressing enrollment capacity issues in the Cluster through several actions, including future utilization of an annex facility at Garrett Park Elementary and the completion of a study group that included representatives from the Downcounty Consortium high schools and the Walter Johnson, Whitman, and Bethesda-Chevy Chase high school clusters.

#### A. Elementary Schools

This Sector Plan recommends the following alternatives to accommodate elementary school needs:

- Determine if the capacity of existing schools can be increased. At the elementary school level, most of the Walter Johnson Cluster schools are either above, or projected to be above, enrollment capacity in the future. Garrett Park and Luxmanor Elementary Schools will be impacted by the continued build-out of the 2010 *White Flint Sector Plan*, which is within both school service areas. In addition, elementary schools in the cluster have been expanding to around 740 student capacity or are planned to be expanded in the next few years. Therefore, all Cluster schools will be at the high end of the range of student enrollment with capacities ranging from 714 to 777; no further expansions will be considered.

- Because further increasing the current capacity of existing elementary school is not possible, and the magnitude of enrollment growth is considerable, the opening of a new elementary school should be considered. A new elementary school could be provided in one of the following ways:
  - ◇ Reopen one of the former elementary schools in the Walter Johnson Cluster: Alta Vista, Arylawn, Kensington, Montrose, and Grosvenor (currently a holding facility for schools undergoing revitalization or expansion).
  - ◇ Construct a new elementary school on a site in this Plan area.
  - ◇ Construct a new elementary school on either the preferred or the alternative site recommended in the 2010 *White Flint Sector Plan*.
  - ◇ If a site is not provided in this Plan, and the site at the White Flint Mall is not considered feasible, then the purchase of an elementary school site or colocation with a park could be considered.
- In addition to considering the opening of a new elementary school, options to reassign students to elementary schools adjacent to the Walter Johnson Cluster with available capacity, or potential expansions of these adjacent schools, if feasible, could be considered as well. Of the clusters adjacent to the Walter Johnson Cluster, the Winston Churchill and Rockville clusters have elementary schools with available space or could be expanded and reassigned to take students from the Plan area.

## B. Middle Schools

The following options should be explored for accommodating additional middle school students from this Plan:

- Determine if the capacity of existing middle schools can be increased. At the middle school level, expansions are planned for North Bethesda and Tilden Middle Schools that will take both schools up to a capacity of around 1,200 students each. This capacity will address projected enrollment through 2021–2022. However, these expansions are not expected to accommodate the full build-out of the 2010 *White Flint Sector Plan*, or the potential enrollment needs of currently underway Rock Spring Master Plan, the Grosvenor-Strathmore Minor Master Plan Amendment, and this Plan. Options to further expand these schools could be explored in the future, perhaps taking them up to 1,500 students each.
- If increasing the capacities of existing middle schools in the Walter Johnson cluster above the planned 1,200 capacities is infeasible or is insufficient to address enrollment increases, then available capacity in middle schools surrounding the Walter Johnson Cluster should be considered. The only adjacent cluster with space available in its middle schools is the Winston Churchill Cluster where both Cabin John and Herbert Hoover middle schools are projected to have available space.
- Construct a new middle school. There is one future middle school site in the vicinity of the Walter Johnson Cluster:

the Brickyard Middle School site in the Winston Churchill Cluster. If building a new school at this location is considered infeasible, then the purchase of a middle school site or co-location with a park could be considered.

- Consider locating a middle or high school site on the Rocking Horse Road Center facility in the Randolph Hills neighborhood. The 18-acre property, which is a former elementary school in a residential neighborhood, is large enough to accommodate a traditional middle school and is within the Sector Plan area. However, it would require adjustment of school boundaries as the site is currently in the Downcounty Consortium.

## C. High Schools

The following options should be explored for accommodating additional high school students from this Plan:

- Build an addition at Walter Johnson High School. The high school had a capacity in the fall of 2017 of 2,330 students. However, long-term enrollment projections for the school developed in the fall of 2017 anticipate enrollment reaching 4,010 students by 2032, including some, but not all, of the students that would be generated by the North Bethesda plans.
- The Board of Education has requested funds to reopen the former Woodward High School. Reopening this facility and expanding it over time will accommodate projected enrollment increases from this Plan, the 2010 *White Flint Sector Plan*,

and the *Rock Spring Master Plan* currently underway. An addition at Woodward could take the school up to 2,400 students, which, when combined with Walter Johnson capacity, could total up to 4,400 students. An expanded Woodward may also contribute to alleviating overcrowding at adjacent high schools.

### 10.1.9 Downcounty Consortium

Areas east of the CSX rail tracks, including Loehmann’s Plaza, Randolph Hills Shopping Center and Randolph Hills residential neighborhood are in the Downcounty Consortium. The school enrollment impact of students generated by this Plan in the Downcounty Consortium is significantly less than the impact on the Walter Johnson Cluster.

#### A. Elementary Schools

The following alternatives are recommended to accommodate additional elementary school students from the Plan area:

- Determine if capacity is available at the Veirs Mill Elementary School that serves the Plan area. It is already at the high end of the desired capacity range for elementary schools, and the future enrollment is projected to remain near its capacity. If these projections remain unchanged, MCPS could explore the following options.
- Reassign students to a nearby school that either has available capacity or can be increased in size. Elementary schools in the vicinity of Veirs Mill Elementary School are located in the Downcounty Consortium and Walter Johnson clusters.

Most of these elementary schools are projected to operate near or above capacity for the next six years, and are already at the high end of the desired elementary school size. The one exception is Wheaton Woods Elementary School that is projected to have approximately 200 seats available when its expansion is completed in August 2017. Reassignment of students could be considered if this school continues to have available capacity in the future as new residential units are built.

- The next option is opening a new elementary school as follows:
  - ◊ Reopen one of the former elementary schools in the cluster: Bushey Drive, Forest Grove, Macdonald Knolls, Parkside, Pleasant View, Rocking Horse Road, Saddlebrook, and Spring Mill.
  - ◊ Since there are no future elementary school sites in the Downcounty Consortium, a new elementary school could be built in the White Flint 2 Plan area on one of the recommended sites.
  - ◊ Purchase an elementary school site or co-locate a school with a park.

### *B. Middle Schools*

The following options are recommended to accommodate additional middle school students from the Plan area:

- Consider locating a middle or high

school site on the Rocking Horse Road Center facility in the Randolph Hills neighborhood.

- Determine if there is available capacity at the middle schools serving the plan area. The portion of this Plan area that is in the Downcounty Consortium is in the service area of Middle Schools Magnet Consortium: Argyle, Loiederman and Parkland Middle Schools. Students residing in this area may choose which school to attend, based on program offerings. These middle schools are projected to exceed capacity in the next six years. Additions at these schools may be feasible and would be explored if there is no available capacity.
- If additions are infeasible, then reassignments to schools with available capacity, or capable of additions, would be explored. Two of the nine middle schools in the Downcounty Consortium are projected to have available capacity in the next six years; Col. E. Brooke Lee; and Newport Mill Middle Schools. Reassignment could be considered if these schools continue to have available capacity in the future as new residential units are built.
- Opening a new middle school in one of two ways:
  - ◊ Reopen the former Montgomery Hills Jr. High School.
  - ◊ Construct a new middle school by either purchasing a new site or co-locating with a park.

### *C. High Schools*

The following options are recommended to accommodate additional high school students from this Plan:

- Determine if there is available capacity at the Wheaton High School, the base high school serving the Plan area. High school students may attend their base area high school, or choose to attend four other consortium high schools based on program offerings, including Montgomery Blair, Albert Einstein, John F. Kennedy and Northwood High Schools. Enrollments at all Downcounty Consortium high schools are projected to exceed capacity in the next six years. Wheaton High School was recently expanded and is master planned for additional enrollment. A feasibility study for additions at the other four consortium high schools is underway and it may be possible to expand these schools, as well as Wheaton High School.
- Explore reassignments to other high schools with available capacity, or capable of additions. However, most high schools in areas adjacent to the consortium high schools face space shortages. The exception is Springbrook High School in the Northeast Consortium where capacity is projected to be available for the next six years. Reassignment of students could be considered if this high school continues to have available capacity in the future as new residential units are built.

- Another high school adjacent to the Downcounty Consortium area is Rockville High School. Although the school is projected to be fully enrolled in the next six years, with a capacity of 1,570 students, it is relatively small by current high school standards. An addition to increase its capacity and reassignment of students from this Plan’s area could be considered in the future.
- If none of the previous options are feasible, then opening a new high school could be considered in one of two ways:
  - ◊ The Board of Education has requested funds to reopen the former Woodward High School in the Walter Johnson Cluster. This may require reassignment of students from the Downcounty Consortium portion of the White Flint 2 Sector Plan area to this high school.
  - ◊ Construct a new high school by either purchasing a new site or co-locating with a park.

Located south of the Executive Boulevard District is the Josiah Henson Site/Uncle Tom’s Cabin on Old Georgetown Road. The building and property, are associated with Josiah Henson, whose 1849 autobiography inspired author Harriett Beecher Stowe’s novel, *Uncle Tom’s Cabin*. The property is designated on the *Master Plan for Historic Resources* (Resource #30/6).

### 10.1.10 Historic Resources

There are no existing historic resources in the Plan area. Located immediately south of the Montrose Crossing Shopping Center, is the Montrose School, in the 2010 *White Flint Sector Plan* area. Completed in 1909, the Montrose School is designated on the *Master Plan for Historic Preservation* (Resource #30/2) and is listed on the National Register of Historic Places. Owned by Peerless Rockville, the environmental setting includes the entire one-acre parcel. New development at Montrose Crossing should retain the existing access to the historic school.



Local historic resources: Montrose School (left); Josiah Henson Site (right).



white flint<sup>2</sup>sector plan

---

Chapter 11:  
**Implementation**

# 11.1 Implementation

## 11.1.1 Urban District

This Plan recommends the expansion of the proposed White Flint Urban District to include the White Flint 2 Plan area. The existing White Flint Downtown Committee, which is led by the Bethesda-Chevy Chase Regional Services Center, is responsible for promoting and advancing enhanced public services in the 2010 *White Flint Sector Plan* area, including the maintenance of public streetscapes, improving pedestrian safety, and branding and promoting the area. Expanding the urban district will permit both Plan areas to be maintained and promoted in a holistic manner.

## 11.1.2 Financing

The implementation of this Plan will require a combination of investments from the public sector, the private sector, or a public-private partnership. The County can use a variety of tools, including special assessments, to fund the public infrastructure recommended in this Plan.

The White Flint Special Taxing District, using an *ad valorem* property tax, was established in 2011 to fund specific transportation infrastructure improvements needed to implement specific transportation projects in the 2010 White Flint Sector Plan area. This taxing district also replaced the adequate public facilities requirements of Local Area Transportation Review (LATR) and Transportation Policy Area Review (TPAR) for new development in the area.

Due to the proximity of the northern and western portions of the White Flint 2 Plan area to the 2010 *White Flint Sector Plan* area, the Willco, Guardian, and a portion of the Wilgus (Parcels N174, N231, N208, and N279)

properties in the Executive Boulevard and the Rockville Pike-Montrose North Districts would benefit substantially from the new transportation infrastructure improvements in the 2010 *White Flint Sector Plan*. Balancing the considerations of equity and infrastructure benefits between these properties, this Plan recommends that these three properties in the western portion of the Plan area contribute towards the implementation and funding of these infrastructure improvements. Consequently, the Willco and Guardian properties and a portion of the Wilgus property (Parcels N208, N279, N174, and N231) will have the same benefit of no LATR review for new developments.

## 11.1.3 Zoning

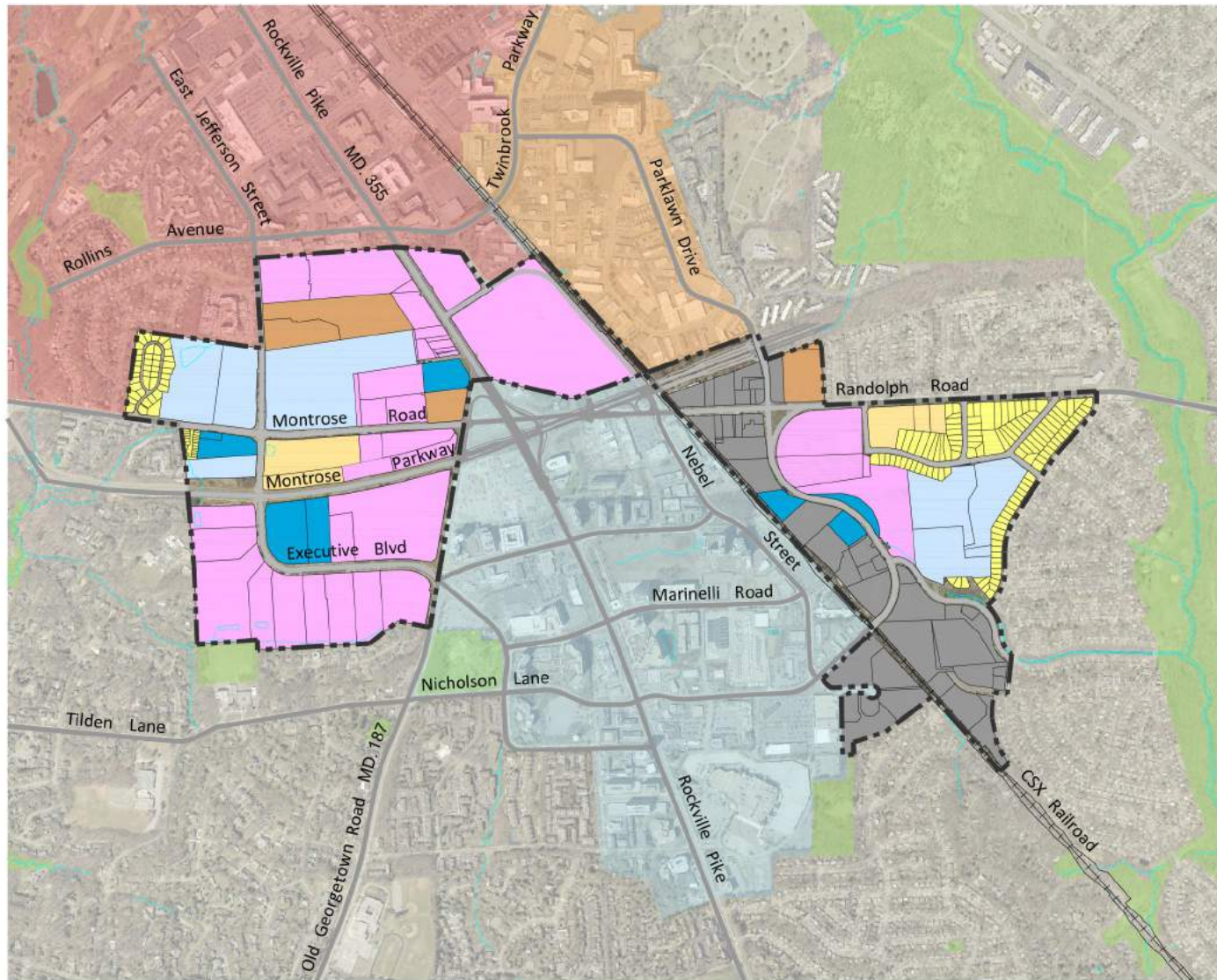
Montgomery County adopted a new Zoning Ordinance that became effective on October 30, 2014. The new Ordinance established several new zones for non-residential areas in this Plan area, including the Commercial Residential (CR) Zone, Commercial Residential Town (CRT) Zone, Commercial Residential Neighborhood (CRN) Zone, Employment Office (EOF) Zone and Light Industrial (IL) Zone.

Commercial properties in this Plan area, along the eastern portion of Rockville Pike, including Pike Center and Montrose Crossing Shopping Center, were rezoned to the CR Zone. Properties along the western segment of MD 355 were rezoned to the CRT Zone, including Federal Plaza and Towne Plaza. Loehmann's Plaza, which is at the southeastern corner of the intersection of Randolph Road and Parklawn Drive was also rezoned to the CR Zone. The Executive Boulevard office park zoning was converted to the EOF Zone and





Map 65: Proposed Land Uses



- White Flint 2 Sector Plan Boundary
- 2010 White Flint Sector Plan
- City of Rockville
- 2009 Twinbrook Sector Plan
- Parkland
- Residential Single-Family
- Residential Townhouses
- High-Density Residential
- Mixed Use
- Office
- Institutional
- Industrial



industrial properties were rezoned to I-L Zone. Existing single-family residential and multifamily residential zones were retained.

The CR, CRT, and EOF zones permit two forms of development: standard and optional method. The standard method permits up to 1.0 FAR in the CRT Zone and up to 0.5 FAR in the CR Zone. The optional method in the CR, CRT, and EOF zones permit higher densities with flexible development standards and the requirement of public benefits to justify the additional densities. The CRN Zone does not permit the optional method.

The 2014 Zoning Ordinance conversion created several non-conforming buildings in the Plan area where existing FARs and or building heights exceed the maximum allowable building heights and FARs in the new zones. Four office properties on Executive Boulevard (including the Kaiser Permanente Regional Headquarters property) and five other properties in the Plan area are above the maximum allowed FARs or building heights of the new zones. This Plan recommends zones and building heights that address non-conforming building heights and FARs.

In addition to the Euclidean zones that are applied via the Sectional Map Amendment (SMA) process, this Plan recommends floating CRT zones for the JCC property and properties within the Nicholson Court and Randolph Hills Shopping Center areas. The recommended floating zones permit future redevelopment of these properties at the initiative of the property owner.

An industrial mixed-use overlay zone is recommended for Light Industrial (IL) zoned properties in the Randolph Hills Shopping

Center area. The Plan's objective of preserving the existing light industrial uses in the area east of the tracks while providing flexibility to create some residential use will be implemented through the new overlay zone. This overlay zone will be implemented through a zoning text amendment to the Zoning Ordinance.

#### **11.1.4 Public Benefits in the EOF, CRT and CR Zones**

Optional method developments in the EOF, CRT, and CR zones require public benefits from a minimum of two to four categories. The following public benefits are priorities for this Plan area:

- Dedication of land for needed school sites as the highest priority public benefit.
- Fifteen (15) percent MPDUs as the highest priority public benefit for new residential development, unless the property is required to dedicate land for a school site or athletic fields that can be used by MCPS and approximate the size of a local park.
- The provision of major public facilities other than school sites, including but not limited to: land for school athletic fields; new neighborhood parks and open spaces; public transportation (new Metro Station entrance); and undergrounding of utilities.
- Quality building and site design, including but not limited to, exceptional design and public open space.
- Connectivity and mobility, including but not limited to, advanced dedication, streetscape improvement, minimum

parking, trip mitigation and transit access improvement.

- Diversity of uses and activities, including but not limited to, care centers, moderately priced dwelling units, dwelling unit mix, and enhanced accessibility for seniors or the disabled.
- Protection and enhancement of the natural environment, including but not limited to, tree canopy, energy conservation and generation, and habitat preservation and restoration.

#### **11.1.5 Staging of Development**

Staging of development links new development with the provision of public infrastructure required to support the Plan recommendations. The 2010 *White Flint Sector Plan* established a three-phased staging plan that links new development with required mobility and transportation infrastructure to support new development and contribute to creating a new urban area.

This Plan's staging recommendation is influenced primarily by the adjacency of three properties to the 2010 *White Flint Sector Plan* area and its staging plan, and the common infrastructure improvements, such as Executive Boulevard/Western Workaround improvements, and the White Flint Metro Station. This Plan includes the Guardian and Willco properties and a portion of the Wilgus property (Parcels N208, N279, N174, and N231) within the staging limits in the 2010 *White Flint Sector Plan* by:

- Increasing the Phase 1 cap from 3,000 dwelling units and 2 million square feet of non-residential development to 4,800

dwelling units and 2.75 million square feet of non-residential development; and

- Increasing the Phase 2 cap from 3,000 dwelling units and 2 million square feet of non-residential development to 3,700 dwelling units and 2.18 million square feet of non-residential development.

The following implementation actions must be taken:

- Within three months of adopting the SMA, the County Council should amend the North Bethesda Policy Area to reflect the expansion of the White Flint Metro Station Policy Area to include the Guardian, Willco, and a portion of the Wilgus (Parcels N208, N279, N174, and N231) properties.
- Within six months of adopting the SMA, extend the existing White Flint Special Taxing District to include the Willco, Guardian, and a portion of the Wilgus (Parcels N208, N279, N174, and N231) properties.
- The Planning Board must modify the existing *White Flint Sector Plan Implementation Guidelines* to account for the Willco, Guardian, and a portion of the Wilgus (Parcels N208, N279, N174, and N231) properties.

### 11.1.6 Capital Improvements Projects (CIP)

The County CIP, which is approved by the County Council, determines how and when new public projects are completed. The recommended CIP indicated in Table 6 represent the mobility infrastructure that could be funded through the CIP. These projects could also be funded via the extension of the White Flint Taxing District to the Plan area as recommended by this Plan, if it is approved. The estimated costs for new capital projects are indicated as well as the corresponding phase for each project. Some projects, including the second Metro Station entrance and the MARC station, reflect 2008 costs estimates. The Western Workaround, Montrose Parkway East, and Rockville Pike BRT are excluded from this list.



Potential land uses (clockwise from bottom left): Public Use Space; Enhanced Pedestrian Areas; Light-Industrial/Residential Mixed-Use; Residential/Retail Mixed-use.

**Table 5: Proposed Capital Improvements Program**

Project Name	Description	Category	Road #	Estimated Cost (\$M)	Lead Agency	Coordinating Agencies
Bikeways	Enhance non-automotive options	Transportation Connectivity		\$3	MCDOT	MCDOT, M-NCPPC, Developers
Rockville Pike Boulevard	Bus Rapid Transit (BRT)	Transportation	M-6		MCDOT/SHA	MCDOT, SHA, M-NCPPC
MARC Station	New Transit Connection	Transportation		\$20	MTA	MCDOT, M-NCPPC, Developers
Pedestrian Bridge	New pedestrian and bike crossing	Transportation Connectivity		\$5	MCDOT	Developers, M-NCPPC
Realignment of Parklawn Drive and Randolph Road	Realignment of Intersection	Transportation	A-90 and A-64	\$10	MCDOT	SHA, MCDOT & M-NCPPC
Second White Flint Metro Station Entrance	New Metro Station Entrance	Transportation		\$13.5 - \$35	WMATA	MCDOT, M-NCPPC
Circulator/Shuttle	Enhanced mobility options and linkages to Metro and other places	Transportation Connectivity		\$1.25-\$5	MCDOT	M-NCPPC, Developers
Macon-Putnam path	New pedestrian-bike connection	Transportation Connectivity			MCDOT	M-NCPPC
<b>Total</b>				<b>\$52.75 - \$78</b>		

## Agency Acronyms:

M-NCPPC: Maryland-National Capital Park and Planning Commission

MTA: Maryland Transit Administration

MCDOT: Montgomery County Department of Transportation

SHA: Maryland State Highway Administration

Resolution No.: 18-979  
Introduced: December 5, 2017  
Adopted: December 5, 2017

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND**

By: County Council

**SUBJECT:** Approval of July 2017 White Flint 2 Sector Plan

1. On August 8, 2017, the Montgomery County Planning Board transmitted to the County Executive and the County Council the July 2017 Planning Board Draft White Flint 2 Sector Plan.
2. The July 2017 Planning Board Draft White Flint 2 Sector Plan contains the text and supporting maps for an amendment to portions of the approved and adopted 1992 North Bethesda/Garrett Park Master Plan and portions of the 2010 White Flint Sector Plan, as amended. It also amends The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended; the Master Plan of Highways and Transitways, as amended; and the Countywide Bikeways Functional Master Plan, as amended.
3. On September 19, 2017, the County Council held a public hearing on the July 2017 Planning Board Draft White Flint 2 Sector Plan. The Sector Plan was referred to the Council's Planning, Housing, and Economic Development Committee for review and recommendations.
4. On September 20, 2017, the Office of Management and Budget transmitted to the County Council the Executive's Fiscal Impact Statement for the July 2017 Planning Board Draft White Flint 2 Sector Plan.
5. On October 9, October 23, October 30, and November 6, 2017, the Planning, Housing, and Economic Development Committee held worksessions to review the issues raised in connection with the Planning Board Draft White Flint 2 Sector Plan.
6. On November 14, 2017, the County Council reviewed the Planning Board Draft White Flint 2 Sector Plan and the recommendations of the Planning, Housing, and Economic Development Committee.

Page 2

Resolution No.: 18-979

**Action**

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft White Flint 2 Sector Plan, dated July 2017, is approved with revisions. County Council revisions to the Planning Board Draft White Flint 2 Sector Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring. All page references are to the July 2017 Planning Board Draft White Flint 2 Sector Plan.

Page 2: Add a new sentence at the end of the fourth paragraph as follows:

The Plan recommends up to 6,000 new residential dwelling units, primarily focused along Rockville Pike, the Executive Boulevard office park and some areas east of the CSX rail tracks. Development potential from the Guardian and Willco properties of approximately 1,800 dwelling units and 750,000 square feet of non-residential development is added to the phase one staging limits in the 2010 White Flint Sector Plan. Development potential from a portion of the Wilgus property (Parcels N208, N279, N174, and N231) of up to 700 residential dwelling units and 180,000 square feet of non-residential development is added to the phase two staging limits of the 2010 White Flint Sector Plan.

Page 2: Revise Table 1 per the Council decision.

Page 3: Revise Map 1: "White Flint 2 Concept Plan" per the Council decision.

Pages 20-21: Modify the last bullet on page 20 as follows:

- Encourage 15 percent Moderately Priced Dwelling Units (MPDUs) as the highest priority public [amenity] benefit for new residential development under the optional method of development, subject to section 11.1.4.

Page 26: Modify the first paragraph under "5.1.4 Open Spaces" as follows:

Most of the open spaces discussed in this Plan will be provided during the regulatory process as part of the public open space requirement. Because of their location or development potential, key properties that can make significant contributions to this network are identified on Map 11. Expanding the interconnected network of open spaces envisioned by prior planning efforts is an important priority of this Plan. The Plan also seeks to preserve existing natural areas and make them accessible as open space for existing and emerging communities. New open spaces should:

Page 29: Update Map 10: "White Flint 2 Proposed Overall Zoning" to reflect the Council-recommended zoning changes.

Page 30: Update Map 11: "Overall Height and Density Recommendations" to reflect the Council decisions.

Page 34: Amend the last sentence of the second paragraph as follows:

This Plan recommends the retention of the southern and western forested areas to contribute to the Plan's environmental and tree canopy goals, and to [maintain a transitional area to] establish a wooded buffer and facilitate a compatible relationship with the existing Luxmanor residential community.

Page 34: Amend the first bullet under "A. Land Use and Zoning Recommendations" as follows:

Rezone 6000 Executive Boulevard from the EOF 0.75 H100T to the CR [2.0] 2.5, [C1.0 R1.5] C 1.5, R 2.0, H200 Zone to promote redevelopment opportunities, including new public benefits that [support] further the Sector Plan recommendations. Development on this property must transition from a maximum of 200 [foot building heights] feet high at the northeastern corner of the property to 70 feet at the southern portion of the property. A minimum 50-foot wide landscape area must be retained on the southern portion of the property. [This landscape] that will include preserved and new trees, the pedestrian-bike path called for in this Plan, and required utility easements. Public open space on this property should consist of a combination of an urban greenway, plazas or pocket greens.

Page 34: Modify the second bullet under "A. Land Use and Zoning Recommendations" as follows:

Rezone the 6006 Executive Boulevard and 6010 Executive Boulevard properties from the EOF 0.75 H100T Zone to the CR 2.0 C1.0 R1.5 H150 Zone to promote infill development and support the Sector Plan's recommended public benefits, including housing options and amenities. [The existing water and sewer easement must be retained and the recommended path must be located outside of this easement.]

Pages 34-35: Modify the third bullet under "A. Land Use and Zoning Recommendations" as follows:

Rezone the properties at 6100 Executive Boulevard, 6110 Executive Boulevard, 6116 Executive Boulevard, and 6120 and 6130 Executive Boulevard from the EOF 0.75 H100T Zone to the CR 1.5 C1.5 R1.0 H100 Zone to promote infill development, including new public benefits that advance the Sector Plan recommendations. [The existing water and sewer easement must be retained and the recommended path must be located outside of this easement.]

Page 35: Revise Maps 18 and 19 to reflect the Council decisions.

Page 35: Amend the fourth bullet under "B. Design and Connectivity Recommendations" as follows:

Create a pedestrian-bike path along the northern edge of the Old Farm-Neilwood Creek area with potential mid-block connections to Luxmanor Local Park to the south and Executive Boulevard to the north. Extend the path along the western edge of the wooded area to Montrose Parkway (Map 19). This path should utilize ecologically sensitive materials for pedestrians and bicyclists. The exact alignment of the path will be determined during the development review process in accordance with the Planning Board's Environmental Guidelines.

Page 37: Revise the last sentence of the first full paragraph as follows:

[A] At least 1.25[-acre] acres of open space should be provided on the Wilgus property when it is developed, either on the area south of the existing townhomes and/or as a neighborhood green [must be provided] on the central or eastern portion of the Wilgus property, while a landscaped area must be provided adjacent to. If the area south of the Cherington townhomes is developed with residential units, there should be appropriate transitions between the two communities, including landscaping.

Page 37: Amend the last sentence of the second bullet as follows:

Density from this property could be transferred to the two vacant properties to the east and commercial uses should be concentrated to the east.

Page 37: Modify the third and fourth bullets under "A. Land Use and Zoning Recommendations" as follows:

- Rezone the vacant property (Parcel N279) from the R-200 Zone to the CR 2.0 C0.25 R1.75 H-75 Zone to permit new mixed-use development that is predominantly residential, contributes to the Plan's public benefits, and maintains compatibility with the existing residential townhomes to the west. No commercial development is permitted directly south of the Cherington residential community. Density from this property could be transferred to the two vacant properties to the east.
- Rezone the vacant property (Parcel N273) from the R-200 zone to the CRN 0.75 C0.0 R0.75 H50 Zone [to promote]. During the development review process, pursue options for preserving all or a portion of the wooded area along Montrose Parkway for passive use. Ensure that new residential development [that] is compatible with the adjacent townhouse community.

Page 37: Modify the sixth bullet under B. Design and Connectivity Recommendations as follows:

- Create open spaces, including an area with a minimum 1.25[-acre neighborhood green] acres, for public use that are connected to the overall open space network. The location of open space should be defined during the development review process and may include wooded areas and/or a neighborhood green.

Page 42: Insert a new paragraph after the second paragraph under “5.4.5 Sub-area: Jewish Community Center” as follows:

The Morgan Apartments is a multi-family residential development where all residential units are two-bedroom units. There are 20 MPDUs for which the original control period has expired, but they are continuing as income-restricted units through an agreement with the Department of Housing and Community Affairs (DHCA) that will expire in 2022. The rents in all other units are affordable to households earning about 110% of the area median income (AMI). If the property is redeveloped, the developer must provide 17.5% MPDUs and 2.5% Workforce Housing, capped at 100% of AMI, or 20% MPDUs. DHCA may agree to allow the developer to meet some or all of their MPDU or Workforce Housing requirements by designating existing two-bedroom units as MPDUs or Workforce Housing, if DHCA determines it benefits the County’s affordable housing stock.

Page 42: Modify the third paragraph under “5.4.5 Sub-area: Jewish Community Center” as follows:

This Plan supports the floating Commercial Residential Town (CRT) Zone, via a Local Map Amendment, for potential redevelopment of the Hebrew Home property. The extension of Hubbard Drive onto the Hebrew Home property, along with another new north-south road from Montrose Road, will provide greater connectivity to surrounding streets. These roads are not required unless and until the existing uses for the entire campus are relocated off-site and the site thereafter is either completely redeveloped or the buildings are repurposed for other uses under the existing R-200 or the CRT floating zones. New development should be primarily residential rather than non-residential.

Page 42: Modify the second, third, and fourth bullets and add a new bullet under “A. Land Use and Zoning Recommendations” as follows:

- Support a floating CRT 1.0 C-0.25 R-1.0 H-100 Zone for the JCC property. Redevelopment of the campus in its entirety must provide for new public roadway connections to Rockville Pike and Montrose Road.
- Rezone the Verizon office building from the R-200 Zone to the [EOF 1.0 H75] CRT-3.0, C-3.0, R-2.5, H-120 Zone [to align the existing use with an office zone and other office zones in the area] to provide flexibility for redevelopment and to support the Sector Plan’s recommended public benefits.
- [Confirm the EOF 3.0 H-100 Zone for the offices] Rezone the office buildings at 6001 Montrose Road and 6101 Montrose Road (Map 33) from the EOF-3.0, H-100 Zone to the CRT-3.0, C-3.0, R-2.5, H-120 Zone to provide flexibility for redevelopment and to support the Sector Plan’s recommended public benefits.
- Rezone the Morgan Apartments from the R-20 Zone to the CRT-1.5, C-0.25, R-1.5, H-120 Zone to promote the Sector Plan’s public benefits, including a greater percentage of MPDUs and dwelling unit mix.

Page 42: Modify the third sub-bullet under “B. Design and Connectivity Recommendations” as follows:

- Provide additional internal streets to improve connectivity throughout and to provide better access for all modes of transit between East Jefferson Street, Rockville Pike, and Montrose Road. These internal streets are not required unless and until the existing uses for the entire campus are relocated off-site and the site thereafter is either completely redeveloped or the buildings are repurposed for other uses under the existing R-200 or the CRT floating zones.

Page 43: Revise Maps 33 and 34 to reflect the Council decisions.

Pages 46-47: Modify the fifth paragraph starting on page 46 as follows:

This Plan recommends an overlay zone to retain the light industrial uses while recognizing the need for [limited] some residential uses [in the district] at the Randolph Hills Shopping Center area. The proposed overlay zone will be similar in concept to the existing Twinbrook Overlay Zone, but it will be more expansive in its residential potential since, unlike the Twinbrook Overlay Zone, the residential development in this overlay zone will be not be limited to a certain percentage of the existing non-residential floor area on a property] (Map 42). Major elements of the proposed White Flint 2 Overlay Zone [are] should be the following:

- Maximum FAR of 1.5;
- [Maximum Residential FAR of 1.0;]
- Maximum Building Height of 75 feet;
- Non-residential uses limited to those allowed in the Light Industrial I-L Zone;
- Residential uses to be allowed with the balance between light industrial and residential to be determined when the Overlay zone is developed]; Multi-unit];
- [Ground floor to be used only for non-residential uses allowed in the base I-L Zone;]
- Minimum Public Use Space of 10 percent required for mixed-use developments;
- Design guidance in the Plan and separate Urban Design Guidelines; and
- Site Plan for developments that include residential uses [per the overlay zone].

Page 47: Delete the second paragraph as follows:

[This Plan also recommends that a future zoning text amendment should be introduced that will comprehensively examine both the Twinbrook and White Flint 2 industrial areas to determine how to balance the retention of light industrial zones with residential development ]

Page 47: Delete the third bullet under “A. Land Use and Zoning Recommendations” as follows:

- [Create an overlay zone for this area that would permit residential uses, while retaining industrial uses.]

Page 48: Delete the third bullet under “A. Land Use and Zoning Recommendations” as follows:

- [Create an overlay zone for this area that would permit residential uses, while retaining industrial uses.]

Page 48: Modify the third paragraph under “5.5.3 Area 3: Randolph Hills Shopping Center” as follows:

Both the Randolph Hills Shopping Center and the Pickford property offer the opportunity to create a mixed-use, neighborhood-serving center that complements the industrial character of the area. Both properties could [redeveloped, either] redevelop through the recommended overlay industrial zone [or a floating CRT Zone]. [A pedestrian-bike bridge across the CSX tracks should be funded either through the county’s capital improvements program, or a public-private partnership, or the public benefits of the CRT Zone. Both properties are suitable for a floating CRT 1.5 H-75 Zone. A Floating CRT with 2.0 FAR and a maximum height of 75 feet should be supported only if the redevelopment contributes towards funding of a MARC station at this location, if MDOT determines that a MARC station will be located here.]

Page 48: Amend “A. Design and Connectivity Recommendations” as follows:

If the recommended [floating CRT zones or] industrial overlay zone is implemented, redevelopment on this location should create a unique center for the Randolph Hills community that would:

- Provide work spaces and complementary amenities that are aligned with the unique needs of creative and new economy businesses.
- [Create high-density housing that] Consider housing types that serve families with young children and other households.
- Mix uses to promote collaboration and communication among businesses, residents, and the community.
- Incorporate innovative adaptive reuse techniques and sustainable practices to build new structures, retrofit existing structures, and reduce impervious surfaces.
- Locate a minimum ¼ acre neighborhood green on the Randolph Hills Shopping Center property.
- Locate new residential development to support the neighborhood center envisioned by the Randolph Hills community, and to transition adequately to the abutting single-family neighborhood. Mixed-use development in this area should:
  - Concentrate light industrial and new mixed-use development that includes multi-family residential development on areas furthest from existing single-family detached residential use (including the existing shopping center/surface parking lot area, or the adjacent Pickford property). The recommended neighborhood green should be located within the Randolph Hills Shopping Center surface parking area.
  - Consider residential uses along the Wyaconda Road frontage and adjacent to the existing single-family residential development, to establish a compatible relationship with the single-family dwellings to the south and east.
  - Reserve areas along the CSX tracks for industrial space and any required access to it.

Pages 48-49: Delete the second paragraph under “5.5.4 Area 4: Nicholson Court” as follows:

[The 2010 *White Flint Sector Plan* confirmed the light industrial zone for this area until the *White Flint 2 Sector Plan* can evaluate both sides of the CSX rail tracks. The 2010 Sector Plan also recommended a MARC station at Nicholson Court. Maryland Transit Administration (MTA) is in the process of creating standards for new infill MARC stations, along the Brunswick Line in Montgomery County. This Plan’s recommended staging plan requires that MTA conduct a feasibility study in Phase 1 to determine if and where an infill station would be located in the Plan area.]

Page 49: Modify the second and third bullets under “A. Land Use and Zoning Recommendations” as follows:

- [Create an overlay zone for this area that would permit residential uses while retaining industrial uses.]
- Support [a floating Commercial Residential Town (CRT) Zone with up to 1.5 FAR with the provision of] a pedestrian-bike crossing of the rail tracks. [The maximum FAR can be up to 2.0 if a MARC station is funded by the development.]

Page 49: Update Map 42 to reflect the Council decision to limit the area covered by the Overlay zone to the Randolph Hills Shopping Center area.

Page 51: Amend the fifth bullet under “A. Land Use and Zoning Recommendations” as follows:

- [Confirm the R-60 zone for] Rezone the Montgomery County owned property (Parcel No. P268) from the R-60 zone to the CRT-1.0, C-0.25, R-1.0, H-65 Zone.

Page 58: Modify the last sentence on the page as follows:

To increase the supply of affordable housing in the Plan area, this Plan recommends that each optional method development in the CR and CRT zones should provide 15 percent MPDUs as the highest priority to earn their public [amenity] benefit points, subject to section 11.1.4.

Page 59: Amend the first bullet as follows:

- Require 15 percent MDPUs as the highest priority public [amenity] benefit for all [optional method projects] new residential development, unless the property is required to dedicate land for a school site or athletic fields that can be used by MCPS and approximate the size of a local park.

Page 70: Amend the first bullet under “8.1.1 Street Network” as follows:

- Extend Hubbard Drive as a business street (B-1) westward from Rockville Pike (MD 355) from its current terminus onto the Hebrew Home property, when the property completely redevelops or the buildings are repurposed for other uses, as noted in Section 5.4.5. to



provide greater vehicular and pedestrian connectivity through this large property (Map 57 and Table 2).

Page 71: Add a new bullet at the end of the “8.1.1 Street Network” recommendations as follows:

- Extend Hubbard Drive as a public business street from Rockville Pike (MD 355) eastward to Chapman Avenue on the Montrose Crossing property.

Page 71: Amend the first, second and third paragraphs under “8.1.2 Transportation Standards” as follows:

This Plan recommends modifying the Local Area Transportation Review (LATR) congestion standard [for the Plan area] by raising the Highway Capacity Manual (HCM) standard [in the western and northern segments of the Plan area—the Executive Boulevard District and Montrose North-Rockville Pike Districts—] for three properties—Guardian, Wilco and a portion of the Wilgus property (Parcels N208, N279, N174, and N231)—from its current average intersection delay threshold of 71 seconds/vehicle to 120 seconds/vehicle. This recommendation recognizes that the existing and planned mixed-use development for [the Executive Boulevard and Rockville Pike-Montrose North Districts] these three properties are in character with the 2010 *White Flint Sector Plan*, and that new infrastructure from the 2010 *White Flint Sector Plan* area will benefit these [districts] properties since [both] all are near the White Flint [and Twinbrook] Metro [Stations] Station. Adjusting the HCM standard for these [two districts] three properties will be consistent with the County’s transportation policy of accepting higher levels of traffic congestion in urban areas, which are areas near existing and future transit.

The [area east of the CSX] congestion standard for the remaining segments of the Plan area should remain at 71 seconds/vehicle (the broader North Bethesda policy area congestion standard) because [the Plan area east of the CSX tracks will have less new development than the area west of the tracks, and it is] these areas are relatively less accessible [by] to Metro [compared to the northern and western segments of the Plan area].

Unique to the 2010 *White Flint Sector Plan* area, Local Area Transportation Review (LATR) and Transportation Policy Area Review (TPAR) requirements are eliminated and replaced with the White Flint Special Taxing District, which funds transportation infrastructure required for the staging recommendations in the Plan. This Plan recommends expanding the existing White Flint Special Taxing District to include [the Executive Boulevard and Rockville Pike-Montrose North Districts] the Guardian and Wilco properties and a portion of the Wilgus property (Parcels N208, N279, N174, and N231).

Page 72: Revise Map 57: “Existing and Proposed Street Network” to reflect the Council revisions.

Pages 73-74: Update Table 2: “Roadway Classifications” to reflect the Council revisions.

Page 75: Revise the last bullet under “8.1.3 Bicycle and Pedestrian Network” and add a new bullet as follows:

- All intersections should be [designed] considered as protected intersections to provide the safest crossings for bicyclists and pedestrians.
- Consider building a pedestrian-bike trail over the CSX tracks to connect the Randolph Hills Neighborhood with White Flint.

Pages 75 and 79: Amend the third and fourth paragraphs under “8.1.4 Transit Network” as follows:

[The 2010 *White Flint Sector Plan* recommended a MARC Station at Nicholson Court and this Plan supports this recommendation. It also recommends that the Maryland Transit Administration (MTA) conduct a feasibility study to establish new standards for an infill MARC station along the Brunswick Line] In the long-term, a new MARC station is desired for the Plan area. This future station must not derogate service then current at the Garrett Park MARC station.

The County’s BRT network recommended in the 2013 *Countywide Transit Corridors Functional Master Plan* includes three corridors that are within the Plan area: North Bethesda Transitway, Rockville Pike, and Randolph Road. The Rockville Pike BRT route in the Plan area will be within the dedicated lanes of Rockville Pike, and it will link to the multiway boulevard in the City of Rockville. The Maryland Department of Transportation and the Montgomery County Department of Transportation are conducting a BRT corridor planning study that will more specifically define BRT on Rockville Pike. The North Bethesda Transitway and Randolph Road BRT routes are anticipated to run in mixed traffic within the rights-of-way of Old Georgetown Road (MD 187) and Randolph Road, respectively (Map 60). The Old Georgetown Road route is one of two possible routes for the North Bethesda Transitway, the other being via Tuckerman Lane to the Grosvenor-Sirathmore Metro Station.

Page 76: Update Map 59: “Existing and Proposed Bikeway Network” to reflect the Council revisions.

Page 77: Update Table 3: “Bikeway Facilities” to reflect the Council revisions.

Page 79: Modify the first full paragraph and second paragraph as follows:

The 2013 *Countywide Transit Corridors Functional Master Plan* and the preliminary Rockville BRT study recommend BRT stations in the Plan area at Hubbard Drive and Rockville Pike in the Montrose North-Rockville Pike district; at the intersection of Old Georgetown Road and Executive Boulevard to serve the Executive Boulevard district; and another station near Loehmann’s Plaza. The transit recommendations are the following:

- Support the 2010 *White Flint Sector Plan* recommendation to construct a second White Flint Metro Station entrance on the southeast corner of the intersection of Rockville Pike and Old Georgetown Road.

- Support the alignments and character of both the MD 355 South (Corridor 4) and Randolph Road (Corridor 7) BRT corridors through the Plan area, as recommended in the 2013 *Countywide Transit Corridors Functional Master Plan*.
- Support the recommendation that Maryland Department of Transportation [Administration] conduct a feasibility study for an infill MARC station in the Plan area.
- Implement a circulator or shuttle that provides local service for residents and businesses in the Plan area and adjacent Planning areas, including the White Flint Metro Station.

A shuttle or circulator is recommended [in the staging plan as an infrastructure project that will] to increase [contribute towards increasing] the mobility options in the Plan area, and to contribute towards achieving the recommended NADMS goal. The shuttle service [can] could begin as a developer initiative [limited to a few properties] and expand to be a public/private service for the larger plan area, or it [can] could be funded entirely as a public shuttle/circulator for the area.

Page 80: Update the second and third paragraphs under “8.1.6 Transportation Demand Management” as follows:

This Plan recommends [a higher NADMS goal for properties in the Executive Boulevard and Rockville Pike-Montrose North districts, while areas east of the CSX tracks will have lower NADMS goal] that the Guardian, Wilco and a portion of the Wilgus properties (Parcels N208, N279, N174, and N231) will be subject to the NADMS goals in the White Flint Sector Plan’s (April 2010) staging, depending upon the staging phase.

[The higher NADMS goal for the Executive Boulevard and Rockville Pike-Montrose North districts mirrors the 2010 White Flint Sector Plan area NADMS recommendations since these districts are between two Metro Station areas, adjacent to recommended and new transportation infrastructure of the 2010 *White Flint Sector Plan*, and will be served by future BRT routes. Unlike the 2010 Sector Plan, each phase of the staging plan requires NADMS goals for both residents and employees.] This Plan recommends a blended average NADMS goal of 40 percent at buildout for all other properties in this Plan. The area east of the CSX tracks has relatively less accessibility to Metrorail due to the limited areas for crossing the CSX tracks. As a result, the area east of the CSX tracks will likely have an NADMS at buildout lower than 40 percent, and the area north and west of the CSX tracks will likely have an NADMS at buildout higher than 40 percent.

[In addition, these NADMS goals are consistent with the urbanizing character of this portion of North Bethesda. They] NADMS goals will be [achievable] achieved through a combination of land use (density, diversity and design) and zoning requirements, transit improvements, and supportive TDM programs[, such as shuttles and bike-sharing,] managed by the North Bethesda Transportation Management District.

Page 80: Modify the two paragraphs under “8.1.8 East Jefferson Street” as follows:

East Jefferson Street provides western access to the City of Rockville. It is classified as an arterial with five travel lanes, including a turn lane for a segment of the roadway. This Plan

recommends the reclassification of East Jefferson Street to a business street with [a protected bikeway] either a separated bikeway or standard bike lanes to link the proposed bikeway network between Executive Boulevard and the City of Rockville[. To implement the bikeway recommendation, the Plan recommends modifying the existing number of travel lanes to two travel lanes in each direction with a center turning lane] (Figure 4).

Page 81: Update Figure 4: “East Jefferson Street with Protected Bikeway” to reflect the Council decision.

Page 88: Modify the fourth bullet under “C. Create green parks when development occurs within the Plan area” as follows:

Create a minimum 1¼-acre [Neighborhood Green Urban Park] open space area for public use at the Wilgus Property when it redevelops. This [park should] area could include neighborhood amenities, including a flexible green gathering place, picnic areas, and play features or maybe a wooded area with passive recreation. It should be linked to the Montrose Parkway bikeway by a trail connection.

Page 92: Modify the paragraph under “10.1.3 Libraries” as follows:

A public library is recommended in the 2010 *White Flint Sector Plan*. The Montgomery County Department of Public Libraries [endorses] notes the recommendation for a public library in the Metro East or Metro West Districts in the 2010 *White Flint Sector Plan* area, but acknowledges that delivery of library services is an evolving practice. [This] Any future library [, along with] or delivery of library services should be considered in the context of other libraries in the greater North Bethesda vicinity[, including Twinbrook and Rockville, will provide sufficient library services for the White Flint 2 Plan area.] Evaluating the delivery of services in the future should include consideration of non-traditional methods such as self-service options, MCPL outreach programs at non-library facilities and internet-based programming.

Page 93: Remove the symbol for the single site identified as a Proposed White Flint 2 Sector Plan school, since the Sector Plan includes a process for evaluating numerous potential sites for schools.

Page 94: Update Table 4 to include enrollment forecasts for 2046 in the Superintendent’s Recommended FY 2019 Capital Budget, and enrollment generated by the residential development in the Council-approved White Flint 2 Sector Plan.

Page 95: Delete the last sentence of the first full paragraph as follows:

[This Plan’s recommended staging indicates that a new elementary school be built by the third stage of the phasing plan.]

Page 96: Add a new paragraph directly under “10.1.8 Walter Johnson Cluster” as follows:

Residential development in the Rock Spring, White Flint, White Flint 2, and Grosvenor-Strathmore master and sector plans have the potential to impact school enrollment. Several potential means of adding school capacity are noted in the sections below. In addition, if there is a major development or redevelopment within these planning areas, several sites or a combination of sites may be appropriate for consideration of a public school. Each and every development application should be thoroughly evaluated for a potential school site, notwithstanding any previous development approvals. It is this Plan’s direction that the Planning Department will negotiate for maximum dedication of land for a school and that this be the top priority benefit under the review process of projects proceeding under these plans.

Page 96: Revise the second sentence in the paragraph entitled “Facility Planning at the Walter Johnson Cluster” as follows:

The Board of Education is addressing enrollment capacity issues in the Cluster through several actions, including [utilizing] future utilization of an annex facility at Garrett Park Elementary and [convening a roundtable discussion to include] the completion of a study group that included representatives from the Downcounty Consortium high schools and the Walter Johnson, Whitman, and Bethesda-Chevy Chase high school [cluster] clusters.

Page 96: Revise the last sentence in the first bullet under “A. Elementary Schools” as follows:

Therefore, all Cluster schools will be at the high end of the range of student enrollment with capacities ranging from [729] 714 to [881] 777; no further expansions will be considered.

Page 97: Revise the first full bullet as follows:

- Construct a new middle school. There [are two] is one future middle school [sites] site in the vicinity of the Walter Johnson Cluster[ ]; [The] the Brickyard Middle School site [is] in the Winston Churchill Cluster [and the King Farm Middle School site is in the Richard Montgomery Cluster]. If building a new school at [these locations] this location is considered infeasible, then the purchase of a middle school site or co-location with a park[,] could be considered.

Page 97: Revise the first bullet under “C. High Schools” as follows:

- Build an addition at Walter Johnson High School. The high school [currently has an enrollment] had a capacity in the fall of 2017 of [2,335] 2,330 students. [Long range enrollment projections indicate 3,500 students by 2045 not counting any students generated by this Plan and other North Bethesda plans currently underway.] However, long-term enrollment projections for the school developed in the fall of 2017 anticipate enrollment reaching 4,010 students by 2032, including some, but not all, of the students that would be generated by the North Bethesda plans. [If the high school capacity was increased to 3,500 students or more, it may be possible to accommodate the build-out of this Plan.]

Page 97: Revise the second bullet under “C. High Schools” as follows:

- [Reopen] The Board of Education has requested funds to reopen the former Woodward High School. Reopening this facility and expanding it over time will accommodate projected enrollment increases from this Plan, the 2010 *White Flint Sector Plan*, and the *Rock Spring Master Plan* currently underway. An addition at Woodward could take the school up to 2,400 students, which, when combined with Walter Johnson capacity, could total up to 4,400 students. An expanded Woodward may also contribute to [alleviate] alleviating overcrowding at [Bethesda-Chevy Chase or Whitman] adjacent high schools.

Page 97: Delete the last bullet under “C. High Schools” as follows:

- [Beyond the approaches noted above, reassign students from the Walter Johnson Cluster to high schools with available enrollment capacity, or expand their capacities. Currently, most high schools adjacent to the Walter Johnson Cluster are projected to have enrollments greater than their capacities, and will already be built out to the high end of the desired enrollment size of 2,400 students each. The exception is Rockville High School. Although this school is projected to be fully enrolled in the next six years, with a capacity of 1,570, it is relatively small for a high school by current standards. An addition at this high school, with reassignment of students from this Plan area, could be considered in the future.]

Page 98: Add a bullet under “B. Middle Schools” as follows:

- Consider locating a middle or high school site on the Rocking Horse Road Center facility in the Randolph Hills neighborhood.

Page 98: Amend the second sub-bullet under the last bullet under “C. Middle Schools” as follows:

- Construct a new middle school by either purchasing a new site or collocating with a park [since there are no recommended middle school sites in the Downcounty Consortium].

Page 99: Revise the first sub-bullet as follows:

[Reopen the former Woodward High School in the Walter Johnson Cluster, currently under consideration as a part of the community roundtable discussion process (described under “Walter John Cluster School Facilities” in this Plan). The Board of Education has requested funds to reopen the former Woodward High School in the Walter Johnson Cluster. This [option would] may require reassignment of students from the Downcounty Consortium portion of the White Flint 2 Sector Plan area [from Walter Johnson cluster] to this high school.

Page 99: Amend the second sub-bullet under the first bullet as follows:

- Construct a new high school by either purchasing a new site or co-locating with a park [as there are no recommended future high school sites in the Downcounty].

Page 102: Amend the third and fourth paragraphs under “11.1.2 Financing” as follows:

Due to the proximity of the northern and western portions of the White Flint 2 Plan area to the 2010 *White Flint Sector Plan* area, the Willco, Guardian, and a portion of the Wilgus (Parcels N174, N231, N208, and N279) properties in the Executive Boulevard and the Rockville Pike-Montrose North Districts would benefit substantially from the new transportation infrastructure improvements in the 2010 *White Flint Sector Plan*, including the Western Workaround and the second Metro station entrance. Balancing the considerations of equity and infrastructure benefits between these [areas] properties, this Plan recommends that these three properties in the [northwestern] western portion of the Plan area contribute towards the implementation and funding of these infrastructure improvements. [Therefore, the northwestern area of this Plan should have the same financing mechanism as the 2010 *White Flint Sector Plan* area]. [Subsequently] Consequently, the Willco and Guardian properties and a portion of the Wilgus property (Parcels N208, N279, N174, and N231) [properties in the Executive Boulevard and Rockville Pike-Montrose North districts] will have the same benefit of no LATR review for new developments.

[New infrastructure that is associated with properties east of the CSX tracks and are further away from new infrastructure in the 2010 *White Flint Sector Plan* could be financed via a Local Transportation Improvement Program or a Unified Mobility Program.]

Page 103: Update Map 64 to reflect the Council decisions.

Page 104: Modify the fourth full paragraph as follows:

An industrial mixed-use overlay zone is recommended for Light Industrial (IL) zoned properties [primarily east of the CSX tracks and at Nicholson Court] in the Randolph Hills Shopping Center area. The Plan’s objective of preserving the existing light industrial uses in the area east of the tracks while providing flexibility to create some residential use [on upper floors] will be implemented through the new overlay zone. This overlay zone [will be similar in concept to the existing Twinbrook Overlay Zone, but it will be more expansive in its residential potential, and] will be implemented through a zoning text amendment to the Zoning Ordinance.

Page 104: Add a bullet and amend the first two bullets under “11.1.4 Public Benefits in the EOF, CRT and CR Zones” as follows:

- Dedication of land for needed school sites as the highest priority public benefit.
- Fifteen (15) percent MPDUs as the highest priority public [amenity] benefit for new residential development, unless the property is required to dedicate land for a school site or athletic fields that can be used by MCPS and approximate the size of a local park.
- The provision of major public facilities other than school sites, including but not limited to: [a dedicated elementary or middle school site;] land for school athletic fields; new neighborhood parks and open spaces; [bike share stations;] public transportation (new Metro Station entrance); and undergrounding of utilities.

Pages 104-106: Amend the “11.1.5 Staging of Development” section as follows:

Staging of development links new development with the provision of public infrastructure required to support the Plan recommendations. [Prior North Bethesda master plans, including the 1992 *North Bethesda-Garrett Park Master Plan* and 2010 *White Flint Sector Plan* required staging of new residential and non-residential development with required public infrastructure, especially transportation.] The 2010 *White Flint Sector Plan* established a three-phased staging plan that links new development with required mobility and transportation infrastructure to support new development and contribute to creating a new urban area.

This Plan’s [proposed] staging recommendation is influenced [by various factors, but] primarily by the adjacency of [the area] three properties to the 2010 *White Flint Sector Plan* area and its staging plan, and the common infrastructure improvements, such as [Rockville Pike BRT,] Executive Boulevard/Western [workaround] Workaround improvements, and the White Flint Metro Station, that would be needed to support new development in both plan areas]. This Plan includes the Guardian and Willco properties and a portion of the Wilgus property (Parcels N208, N279, N174, and N231) within the staging limits in the 2010 *White Flint Sector Plan* by.

- increasing the Phase 1 cap from 3,000 dwelling units and 2 million square feet of non-residential development to 4,800 dwelling units and 2.75 million square feet of non-residential development; and
- increasing the Phase 2 cap from 3,000 dwelling units and 2 million square feet of non-residential development to 3,700 dwelling units and 2.18 million square feet of non-residential development.

[The proposed staging framework is guided by the following principles:

- Ensure an adequate level of development or tax contributions to help fund new infrastructure.
- Address the infrastructure needs for White Flint 2 while balancing the infrastructure needs of both White Flint plan areas.
- Limit the free-rider effect where properties in White Flint 2 could benefit disproportionately from new infrastructure in the 2010 *White Flint Sector Plan* area.
- Development in the core of the 2010 *White Flint Sector Plan*, which is near to the Metro Station and along Rockville Pike, should be prioritized before White Flint 2 properties are developed.]

[The Planning Board should take the following actions before the proposed staging plan takes effect.

- Expand the existing White Flint Sector Plan Implementation Advisory Committee to include the stakeholders from the *White Flint 2 Sector Plan* area.
- Expand the White Flint Sector Plan biennial monitoring report to include staging recommendations in this Plan.]

[Prior to approval of any new development in the Plan area, the] The following implementation actions must be taken:

- Within [six] three months of adopting the [Sectional Map Amendment] SMA, the County Council should amend the North Bethesda Policy Area to [create a new Local Area Transportation Review (LATR) Policy Area for the White Flint 2 area] reflect the expansion of the White Flint Metro Station Policy Area to include the Guardian, Willco, and a portion of the Wilgus (Parcels N208, N279, N174, and N231) properties.
- Within [12] six months of adopting the SMA, [determine if a public financing mechanism will be established to fund public infrastructure recommended by the Plan] extend the existing White Flint Special Taxing District to include the Willco, Guardian and a portion of the Wilgus (Parcels N208, N279, N174, and N231) properties.
- The Planning Board must [create a staging allocation procedure for new development in the Plan area or] modify the existing *White Flint Sector Plan Implementation Guidelines* to account for the Willco, Guardian, and a portion of the Wilgus (Parcels N208, N279, N174, and N231) properties.

[The recommended staging plan combines key staging transportation infrastructure requirements from the 2010 *White Flint Sector Plan* with new transportation and public facilities from this Plan. This combination approach acknowledges the relationship and infrastructure linkages between the two plan areas (Table 5).]

[The recommended zoning envelope has more potential density than what is permitted in the staging plan. The amount of development represents the desired mix of new development in White Flint 2 that will be predominately residential, approximately more than 60 percent, with the remaining development as non-residential. The recommended development is divided into three phases with the largest amount in the third phase. The NADMS goals further the County’s investment in promoting transit and other non-automotive modes.]

[New development can occur anywhere in the Plan area. Infrastructure listed for each phase could be funded either through the Capital Improvements Program (CIP), Consolidated Transportation Program (CTP) for State projects, White Flint Special Taxing District, public-private partnership, or developer initiative or contribution. During each phase, the Planning Board may approve both residential and non-residential development until it reaches its maximum allowed limit, at which time any further development in that category (residential or non-residential, whichever has reached the allowed limit) will need to demonstrate that the staging requirements to proceed to the next phase have been met.]

Page 105: Delete Table 5 to reflect the Council decision.

Page 107: Modify Table 6 per the Council decisions.

**General**

All illustrations and tables included in the Plan will be revised to reflect the District Council changes to the Planning Board Draft White Flint 2 Sector Plan (July 2017). The text and graphics will be revised as necessary to achieve and improve clarity and consistency, to update factual

information, and to convey the actions of the District Council. Graphics and tables will be revised and re-numbered, where necessary, to be consistent with the text and titles.

This is a correct copy of Council action.

  
Linda M. Lauer, Clerk of the Council

## **Elected and Appointed Officials**

### **County Council**

Roger Berliner, President  
Hans Riemer, Vice President  
Marc Elrich  
Nancy Floreen  
Tom Hucker  
Sidney Katz  
George Leventhal  
Nancy Navarro  
Craig Rice

### **County Executive**

Isiah Leggett

### **The Maryland-National Capital Park and Planning Commission**

Casey Anderson, Chair  
Elizabeth M. Hewlett, Vice Chair

### **Commissioners**

Montgomery County Planning Board  
Casey Anderson, Chair  
Norman Dreyfuss, Vice Chair  
Gerald R. Cichy  
Natali Fani-Gonzalez  
Tina Patterson

Prince George's County Planning Board  
Elizabeth M. Hewlett, Chair  
Dorothy F. Bailey, Vice Chair  
William M. Doerner  
Manuel R. Geraldo  
A. Shuanise Washington

## The Planning Process

A plan provides comprehensive recommendations for the use of publicly and privately owned land. Each plan reflects a vision of the future that responds to the unique character of the local community within the context of a countywide perspective. Together with relevant policies, plans should be referred to by public officials and private individuals when making land use decisions.

The WORKING DRAFT PLAN is prepared by the Montgomery County Planning Department for presentation to the Montgomery County Planning Board. The Planning Board reviews the Working Draft Plan, makes preliminary changes as appropriate, and approves the Plan for public hearing. After the Planning Board's changes are made, the document becomes the Public Hearing Draft Plan.

The PUBLIC HEARING DRAFT PLAN is the formal proposal to amend an adopted master plan or sector plan. Its recommendations are not necessarily those of the Planning Board; it is prepared for the purpose of receiving public testimony. The Planning Board holds a public hearing and receives testimony, after which it holds public worksessions to review the testimony and revise the Public Hearing Draft Plan as appropriate. When the Planning Board's changes are made, the document becomes the Planning Board Draft Plan.

The PLANNING BOARD DRAFT PLAN is the Planning Board's recommended Plan and reflects their revisions to the Public Hearing Draft Plan. The Regional District Act requires the Planning Board to transmit a master plan or sector plan to the County Council with copies to the County Executive who must, within sixty days, prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward to the County Council other comments and recommendations.

After receiving the Executive's fiscal impact analysis and comments, the County Council holds a public hearing to receive public testimony. After the hearing record is closed, the relevant Council committee holds public worksessions to review the testimony and makes recommendations to the County Council. The Council holds worksessions, then adopts a resolution approving the Planning Board Draft, as revised.

After Council approval, the plan is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the plan officially amends the master plans, functional plans, and sector plans cited in the Commission's adoption resolution.

# Acknowledgements

Gwen Wright, Director  
Rose Krasnow, Deputy Director\*

## Project Team

### *Area 2 Division*

Carrie Sanders, Chief  
Glenn Kreger, Chief\*  
Khalid Afzal, Acting Chief  
Nancy Sturgeon, Master Planner/Supervisor  
Nkosi Yearwood, Lead Planner  
Andrea Gilles, Lead Planner\*  
Luis Estrada Cepero, Urban Design  
Steve Findley, Environmental Planning  
Aaron Zimmerman, Transportation Planning\*  
Dan Janousek, Transportation Planning\*  
Emily Tettelbaum, Zoning

### *Functional Planning and Policy Division*

Pam Dunn, Chief  
Eric Graye  
Jaesup Lee  
Tom Autrey\*

### *Legal Office*

Carol Rubin  
David Lieb\*

### *Research and Special Projects Division*

Caroline McCarthy, Chief  
Rick Liu  
Lisa Govoni  
Lisa Tate\*

### *Park Planning, Department of Parks*

Brooke Farquhar\*  
Rachel Newhouse

### *Communications Team*

Bridget Schwiesow, Communications Manager  
Deborah Dietsch  
Brian Kent  
Darrell Godfrey  
Sam Dixon\*

\*former staff member





# white flint<sup>2</sup>sector plan

Approved and Adopted

M-NCPPC  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, MD 20910

[MontgomeryPlanning.org](http://MontgomeryPlanning.org)