

ReImagine Rock Spring

MASTER PLAN

ROCK SPRING MASTER PLAN

Planning Board Worksession #2: January 19, 2017

Planning Board Item #6

Area 2 Division

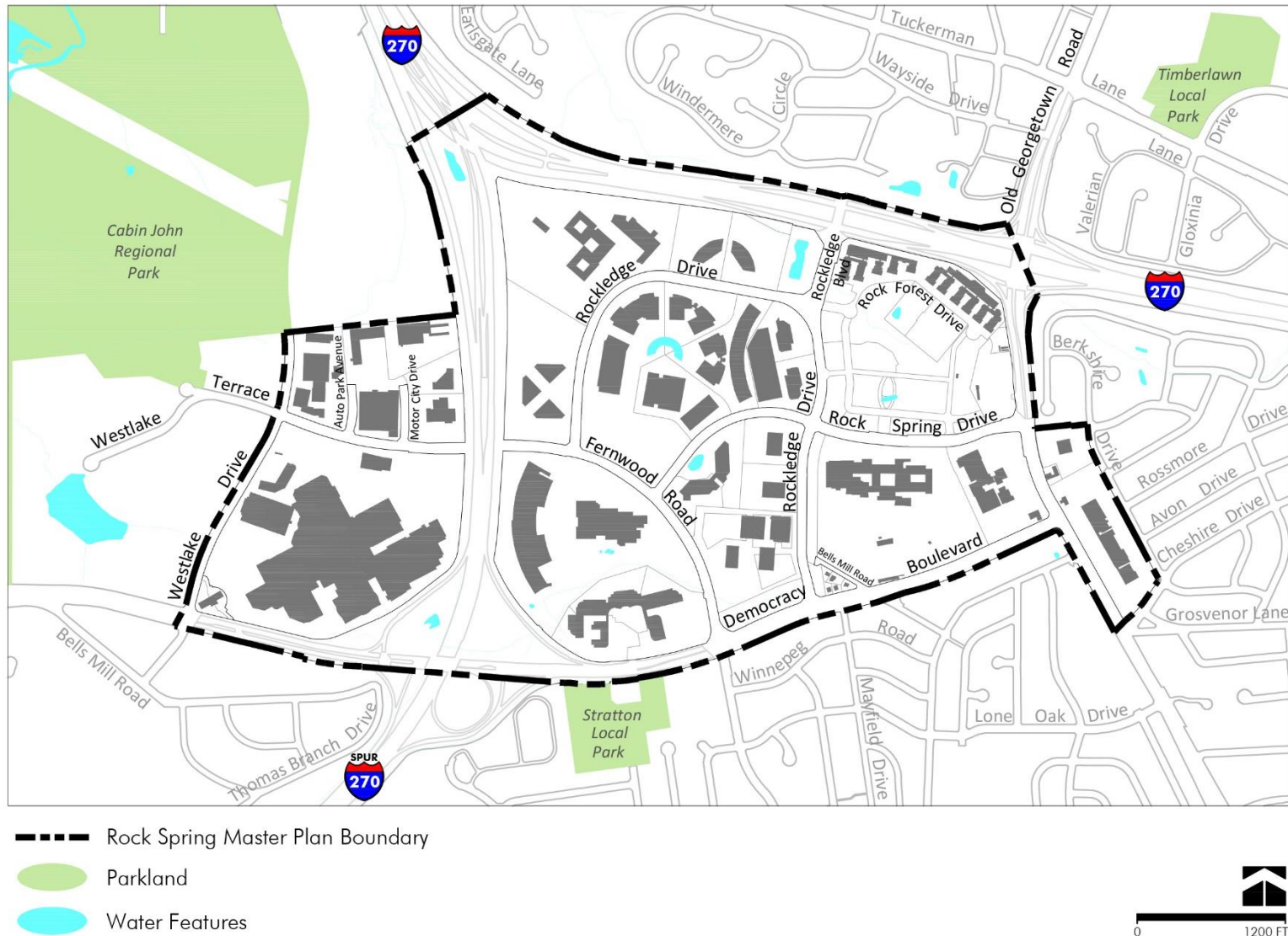
Nancy Sturgeon: nancy.sturgeon@montgomeryplanning.org

www.montgomeryplanning.org/community/rockspring/

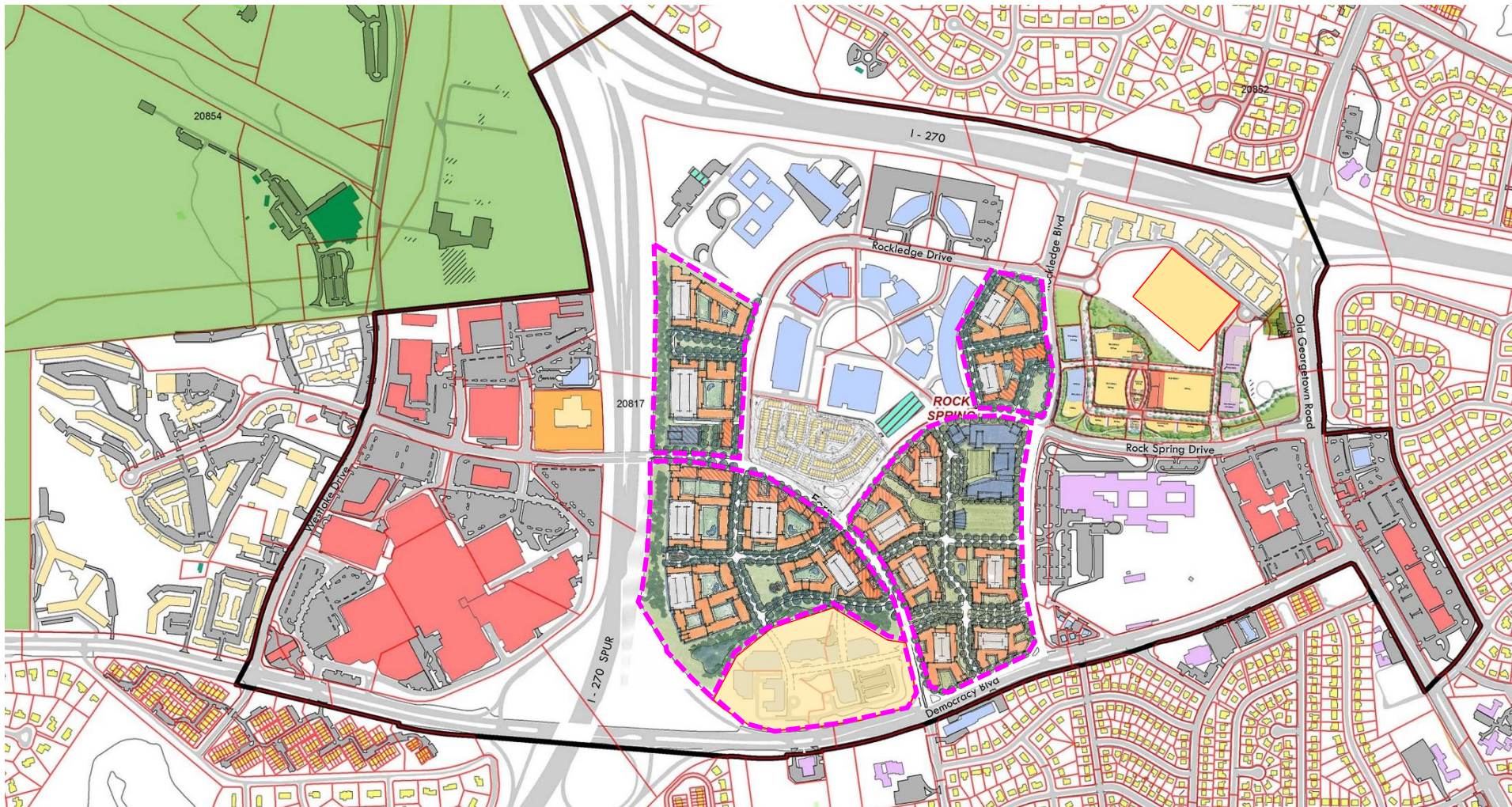
THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Plan Boundaries



Overall Illustrative Plan



Marriott Site Infill – Site Studies at FAR 1.0



Site Study Yield	
Site Area	1,465,794 SF = 33.65 Acres
5 Floors, Residential	880,000 SF / 700 DU
Office Retained	586,885 SF
FAR	1.0
Height	75 Feet Max (Except Existing Building)



Marriott Site Redevelopment – Site Studies at FAR 1.0



Site Study Yield	
Site Area	1,465,794 SF = 33.65 Acres
5 Floors, Residential	1,367,213 SF / 1,093 DU
Retail	100,000 SF
FAR	1.0
Height	75 Feet Max



Rock Spring North & South Redeveloped – Site Studies FAR 1.0



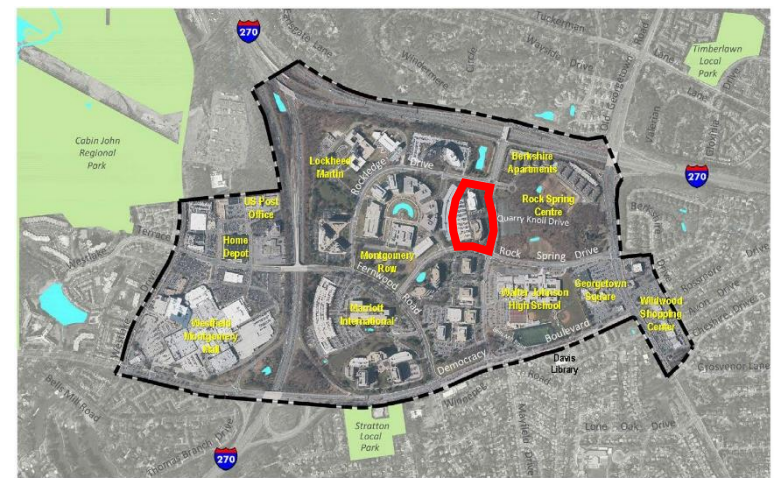
Site Study Yield	
Site Area	1,348,575 SF / 31 Acres
5 Floors, Residential	1,300,000 SF / 1,040 DUs
Retail	50,000 SF
FAR	1.0
Height	75 Feet Max



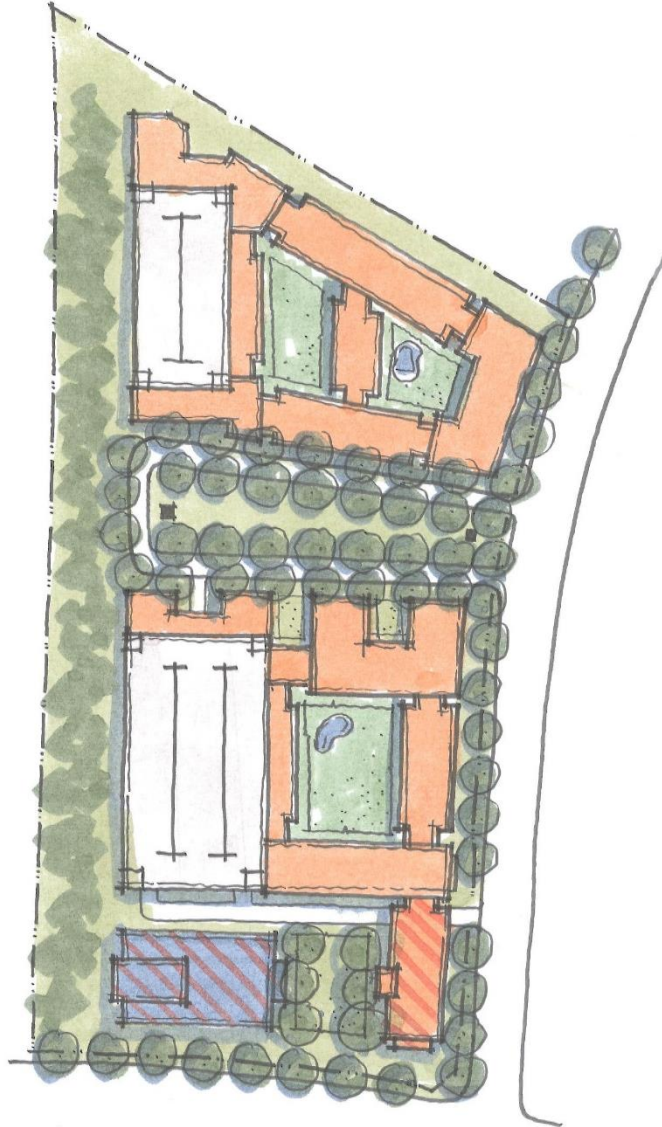
Rockledge Executive Plaza - Site Studies at FAR 1.0



Site Study Yield	
Site Area	394,478 SF / 9.06 Acres
5 Floors, Residential	394,000 SF / 315 DUs
Retail	10,000 SF – 20,000 sq. ft.
FAR	1.0
Height	75 Feet Max



Democracy Center - Schematic Design



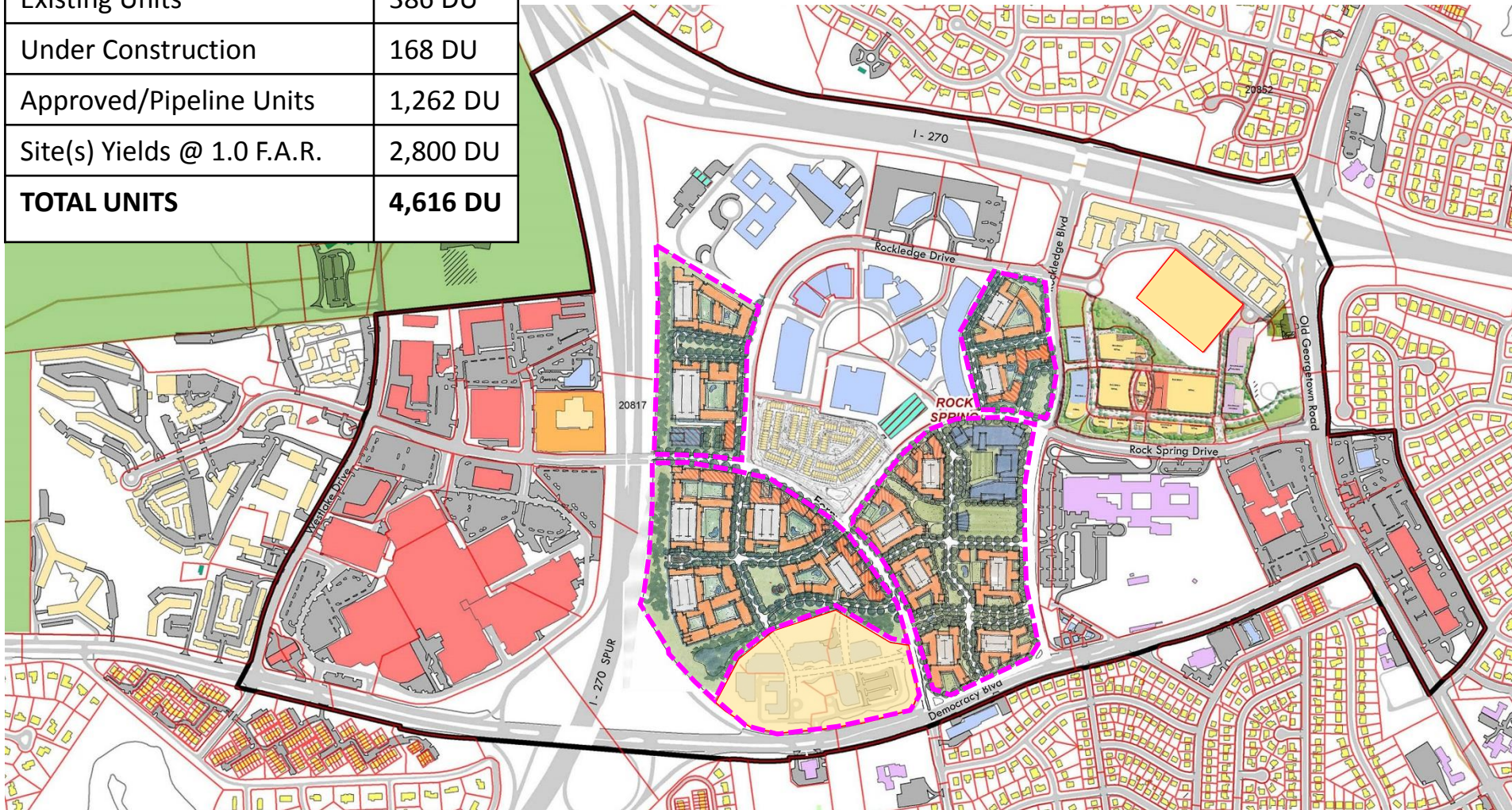
Site Study Yield	
Site Area	668,091 SF / 15.33 Acres
5 Floors, Residential	455,000 SF / 365 DUs
10 Floors, Office	200,000 SF
Retail	10,000 SF – 20,000 SF
FAR Achieved	1.0
Height Required	75 Feet Max for Residential 150 Feet Max of Office



Overall Illustrative Plan

Potential Yield Based On Selective Site Studies

Existing Units	386 DU
Under Construction	168 DU
Approved/Pipeline Units	1,262 DU
Site(s) Yields @ 1.0 F.A.R.	2,800 DU
TOTAL UNITS	4,616 DU



Democracy Center

Democracy Center 6901 Rockledge Drive (#1)
 Existing Zoning: EOF-1.25, H-150
 PH Draft Zoning: EOF-1.5, H-150
 Owner’s Request: CRT or modified EOF zone
 Staff Response: **CR-1.25, C-1.25, R-1.0, H-150**
Potential DUs: 534

Site Data	
Site Area	668,091 SF = 15.33 Acres
Existing FAR/Built FAR	1.25 / 1.07
Max Building SF	835,113 = 1.25 FAR
Existing Building SF/FAR	713,553 = 1.07 FAR
Unbuilt SF / FAR	121,560 / 0.18
Year Built	1984
Current Vacancy Rate	21.2%
Highest Vacancy Rate	38.4% - 2013



Rockledge Executive Plaza

6610 Rockledge Drive (#9, Camalier Davis)

Existing Zoning: EOF-1.0, H-100

PH Draft Zoning: EOF-1.5, H-100

Owner's Request: CR-2.5, C-2.0, R-2.0, H-275

Staff Response: **CR-1.0, C-1.0, R-1.0, H-100**

Potential DUs: 155

Site Data	
Site Area	194,288 = 4.4 acres
Existing Zoning	EOF-1.0, H-100'
Existing FAR / Built FAR	1.0 / 0.84
Max Building SF	194,288 = 1.0 FAR
Existing Building SF	163,901 = 0.84 FAR
Unbuilt SF / FAR	30,387 / 0.16
Year Built	1981
Current Vacancy Rate	100%



Rockledge Executive Plaza

6600 Rockledge Drive (#10, Camalier Davis)

Existing Zoning: EOF-1.0, H-100

PH Draft Zoning: EOF-1.5, H-100

Owner's Request: CR-2.5, C-2.0, R-2.0, H-275

Staff Response: **CR-1.0, C-1.0, R-1.0, H-100**

Potential DUs: 160

Site Data	
Site Area	200,190 = 4.6 acres
Existing Zoning	EOF-1.0, H-100'
Existing FAR / Built FAR	1.0 / 0.84
Max Building SF	200,190 = 1.0 FAR
Existing Building SF	167,454 = 0.84 FAR
Unbuilt SF / FAR	32,736 / 0.16
Year Built	1981
Current Vacancy Rate	0%



Rock Spring North

6560 Rock Spring Drive (#15, Camalier Davis)

Existing Zoning: EOF-1.5, H-100

PH Draft Zoning: EOF-1.5, H-100

Owner's Request: CR-2.5, C-2.0, R-2.0, H-225

Staff Response: **CR-1.5, C-1.5, R-1.0, H-100**

Potential DUs: 108

Site Data	
Site Area	135,277 = 3.1 acres
Existing Zoning	EOF-1.5, H-100
Existing FAR / Built FAR	1.5 / 1.37
Max Building SF	202,916 at 1.5 FAR
Existing Building SF	185,500 = 1.37 FAR
Unbuilt SF / FAR	17,416 / 0.13
Year Built	1992
Vacancy	



Rock Spring North

6550 Rock Spring Drive (#16, Camalier Davis)

Existing Zoning: EOF-1.5, H-100

PH Draft Zoning: EOF-1.5, H-100

Owner's Request: CR-2.5, C-2.0, R-2.0, H-225

Staff Response: **CR-1.5, C-1.0, R-1.0, H-100**

Potential DUs: 154

Site Data	
Site Area	192,613 = 4.4 acres
Existing Zoning	EOF-1.5, H-100
Existing FAR / Built FAR	1.5 / 1.12
Max Building SF	288,919 at 1.5 FAR
Existing Building SF	216,142 = 1.12 FAR
Unbuilt SF / FAR	72,778 / 0.38 FAR
Year Built	1992
Current Vacancy Rate	34.2%



Rock Spring North

6500 Rockledge Drive (#17, Camalier Davis)

Existing Zoning: EOF-1.0, H-100

PH Draft Zoning: EOF-1.5, H-100

Owner's Request: CR-2.5, C-2.0, R-2.0, H-225

Staff Response: **CR-1.0, C-1.0, R-1.0, H-100**

Potential DUs: 136

Site Data	
Site Area	170,000 = 3.9 acres
Existing Zoning	EOF-1.0, H-100
Existing FAR / Built FAR	1.0 / 0.85
Max Building SF	170,000 at 1.0 FAR
Existing Building SF	144,406 = 0.85 FAR
Unbuilt SF / FAR	25,594 / 0.15 FAR
Year Built	1981
Current Vacancy Rate	9.3%



Rock Spring North (Medical Offices)

6430 Rockledge Drive (#18, Camalier Davis)

Existing Zoning: EOF-1.25, H-100

PH Draft Zoning: EOF-1.5, H-100

Owner's Request: CR-2.5, C-2.0, R-2.0, H-225

Staff Response: **CR-1.25, C-1.25, R-1.0, H-100**

Potential DUs: 135

Site Data	
Site Area	168,884 = 3.8 acres
Existing Zoning	EOF-1.25, H-100
Existing FAR / Built FAR	1.25 / 0.8
Max Building SF	211,105 at 1.25 FAR
Existing Building SF	135,054 = 0.8 FAR
Unbuilt SF / FAR	76,051 / 0.45 FAR
Year Built	1979
Current Vacancy Rate	57.8%



Rock Spring South (Medical Offices)

6420 Rockledge Drive (#19, Camalier Davis)

Existing Zoning: EOF-1.0, H-100

PH Draft Zoning: EOF-1.5, H-100

Owner's Request: CR-2.5, C-2.0, R-2.0, H-150

Staff Response: **CR-1.0, C-1.0, R-1.0, H-100**

Potential DUs: 100

Site Data	
Site Area	125,955 = 2.8 acres
Existing Zoning	EOF-1.0, H-100
Existing FAR / Built FAR	1.0 FAR / 0.78 FAR
Max Building SF	125,955 at 1.0 FAR
Existing Building SF	98,550 = 0.78 FAR
Unbuilt SF / FAR	27,405 / 0.22 FAR
Year Built	1978
Vacancy	0%



Rock Spring South (Medical Offices)

6410 Rockledge Drive (#19, Camalier Davis)

Existing Zoning: EOF-1.0, H-100

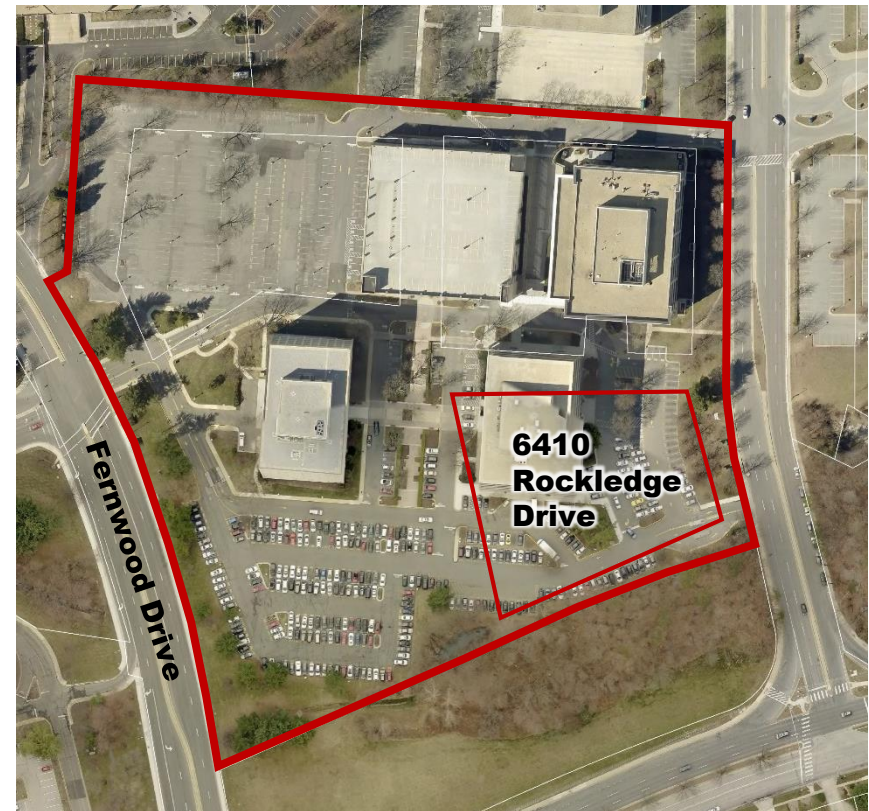
PH Draft Zoning: EOF-1.5, H-100

Owner's Request: CR-2.5, C-2.0, R-2.0, H-150

Staff Response: **CR-1.0, C-1.0, R-1.0, H-100**

Potential DUs: 112

Site Data	
Site Area	140,259 = 3.2 acres
Existing Zoning	EOF-1.0, H-100
Existing FAR / Built FAR	1.0 FAR / 0.93 FAR
Max Building SF	140,259 at 1.0 FAR
Existing Building SF	129,948 = 0.93 FAR
Unbuilt SF / FAR	10,311 / 0.07 FAR
Year Built	1971
Vacancy	0%



Rock Spring South (Medical Offices)

10215 Fernwood Drive (#19, Camalier Davis)

Existing Zoning: EOF-1.0, H-100

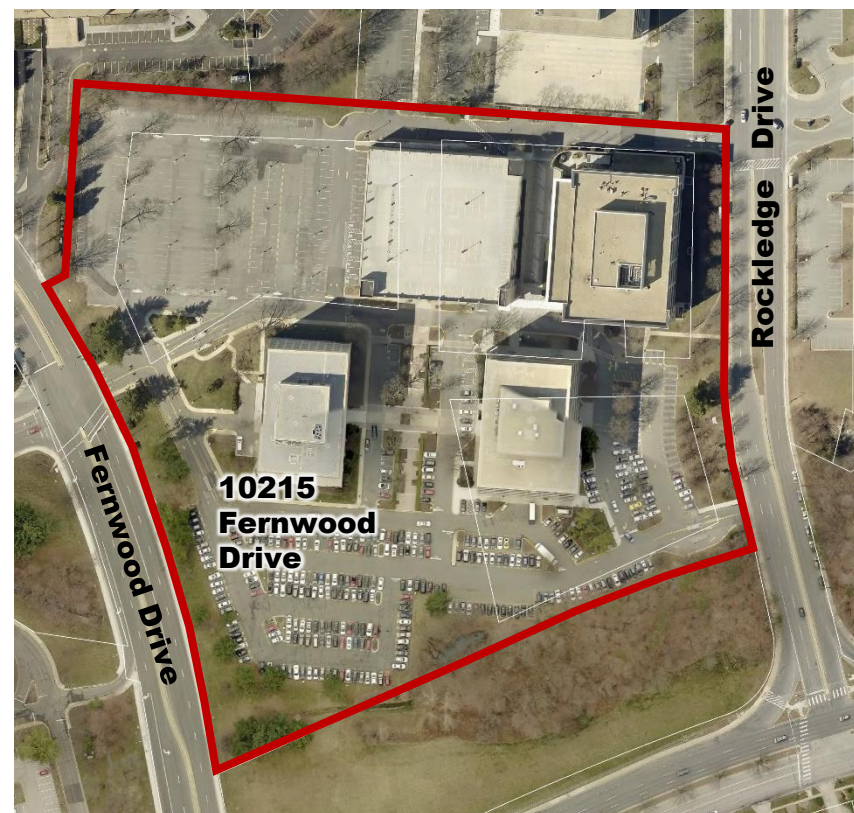
PH Draft Zoning: EOF-1.5, H-100

Owner's Request: CR-2.5, C-2.0, R-2.0, H-150

Staff Response: **CR-1.0, C-1.0, R-1.0, H-100**

Potential DUs: 132

Site Data	
Site Area	165,246 = 3.8 acres
Existing Zoning	EOF-1.0, H-100
Existing FAR / Built FAR	1.0 FAR / 0.82 FAR
Max Building SF	165,246 at 1.0 FAR
Existing Building SF	136,152 = 0.82 FAR
Unbuilt SF / FAR	29,094 / 0.18 FAR
Year Built	1978
Vacancy	18.2%



Democracy Plaza

6701 Democracy Boulevard (#14, Camalier Davis)

Existing Zoning: EOF-1.0, H-110

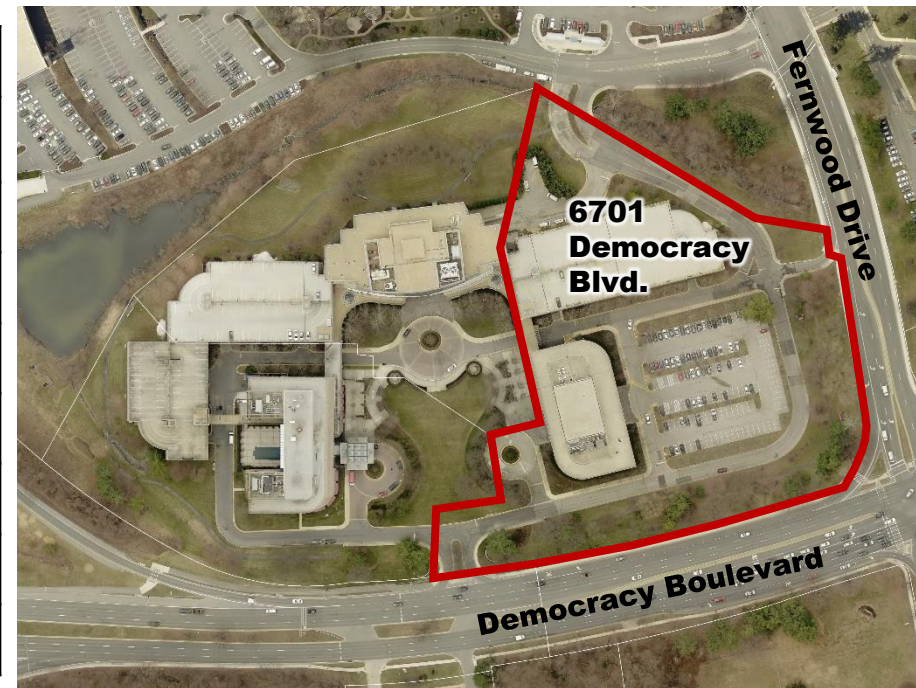
PH Draft Zoning: EOF-1.5, H-110

Owner's Request: CR-2.5, C-2.0, R-2.0, H-150

Staff Response: **CR-1.0, C-1.0, R-1.0, H-150**

Potential DUs: 249

Site Data	
Site Area	311,485 = 7.1 acres
Existing Zoning	EOF-1.0, H-110
Existing FAR / Built FAR	1.0 / 0.75
Max Building SF	311,485 at 1.0 FAR
Existing Building SF	234,931 = 0.75 FAR
Unbuilt SF / FAR	76,554 / 0.25
Year Built	1986
Vacancy	6.4%



Democracy Plaza

6707 Democracy Boulevard (#14, Camalier Davis)

Existing Zoning: EOF-1.0, H-110

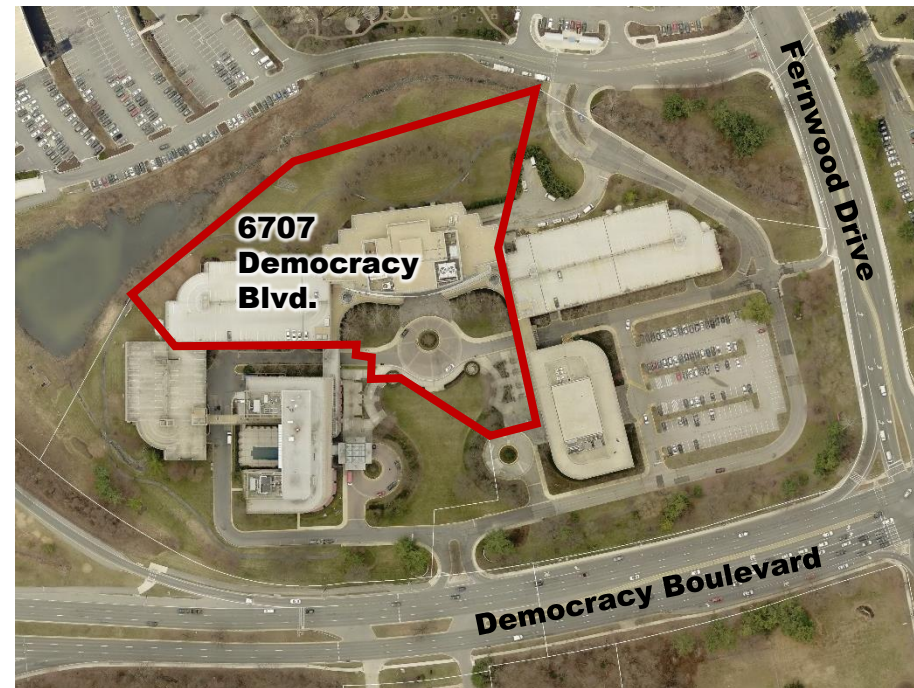
PH Draft Zoning: EOF-1.5, H-110

Owner's Request: CR-2.5, C-2.0, R-2.0, H-150

Staff Response: **CR-1.0, C-1.0, R-1.0, H-110**

Potential DUs: 152

Site Data	
Site Area	189,921 = 4.3 acres
Existing Zoning	EOF-1.0, H-110
Existing FAR / Built FAR	1.0 / 1.31
Max Building SF	189,921 at 1.0 FAR
Existing Building SF	249,000 = 1.3 FAR
Unbuilt SF	0
Year Built	1990
Vacancy	7.7%



Democracy Plaza

6711 Democracy Boulevard, Marriott Suites Hotel (#14, Camalier Davis)

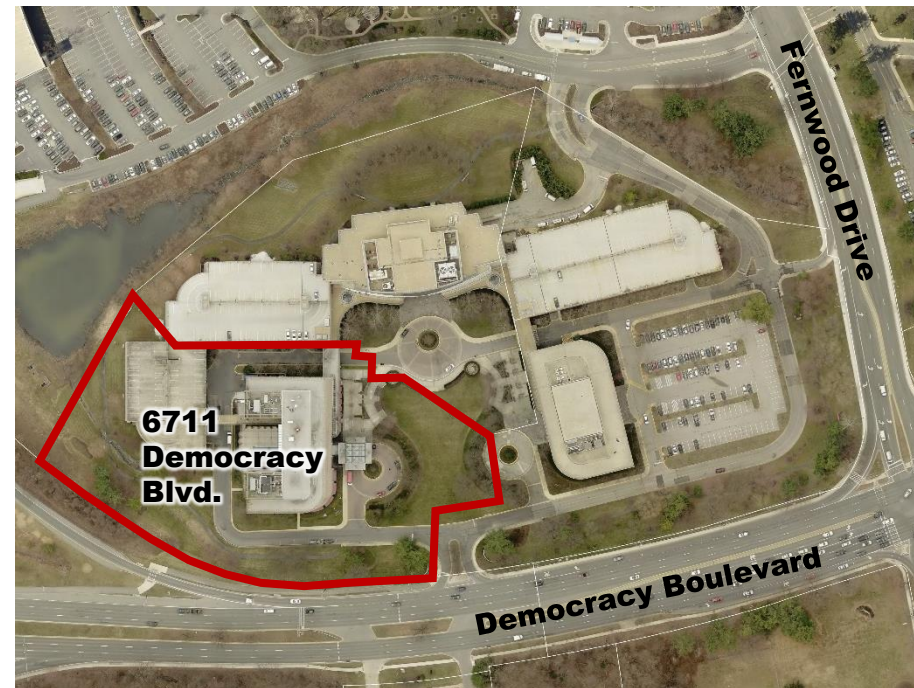
Existing Zoning: EOF-1.0, H-110

PH Draft Zoning: EOF-1.5, H-110

Owner's Request: CR-2.5, C-2.0, R-2.0, H-150

Staff Response: **CR-1.0, C-1.0, R-1.0, H-150**

Site Data	
Site Area	207,124 = 4.7 acres
Existing Zoning	EOF-1.0, H-110
Existing FAR / Built FAR	1.0 / 1.08
Max Building SF	207,124 at 1.0 FAR
Existing Building SF	223,510 = 1.08 FAR
Unbuilt SF	0
Year Built	1990



Marriott Site

10400 Fernwood Road (#13)

Existing Zoning: EOF-0.75, H-100

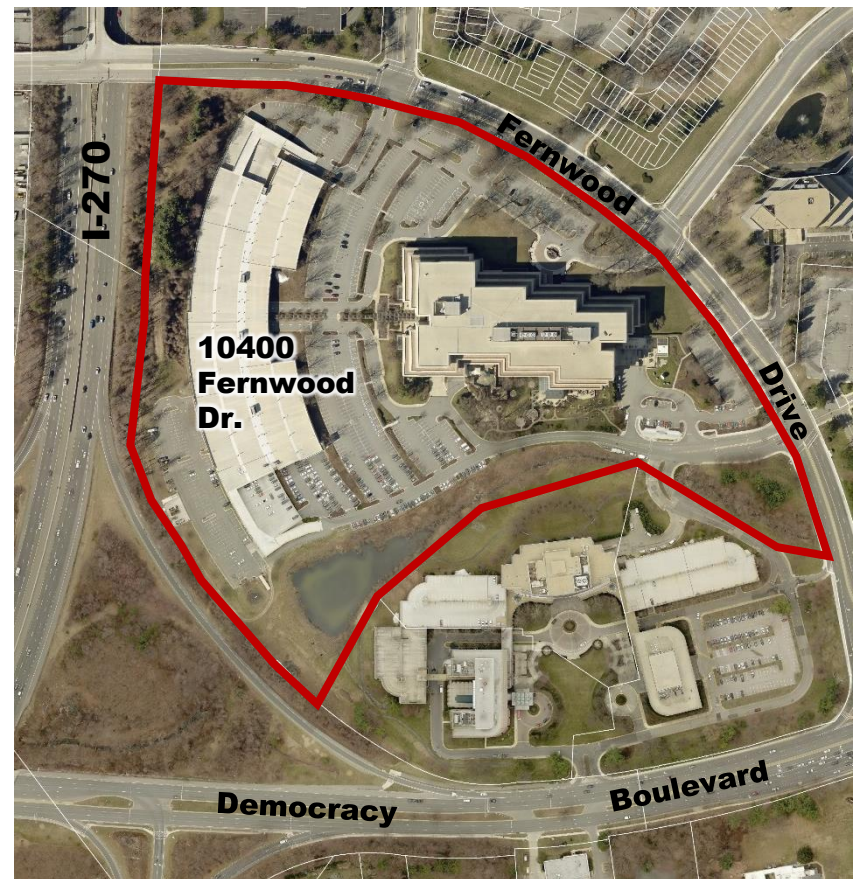
PH Draft Zoning: EOF-1.5, H-100

Owner's Request: CR-1.5, C-1.5, R-1.0, H-150 (or Modified EOF zone)

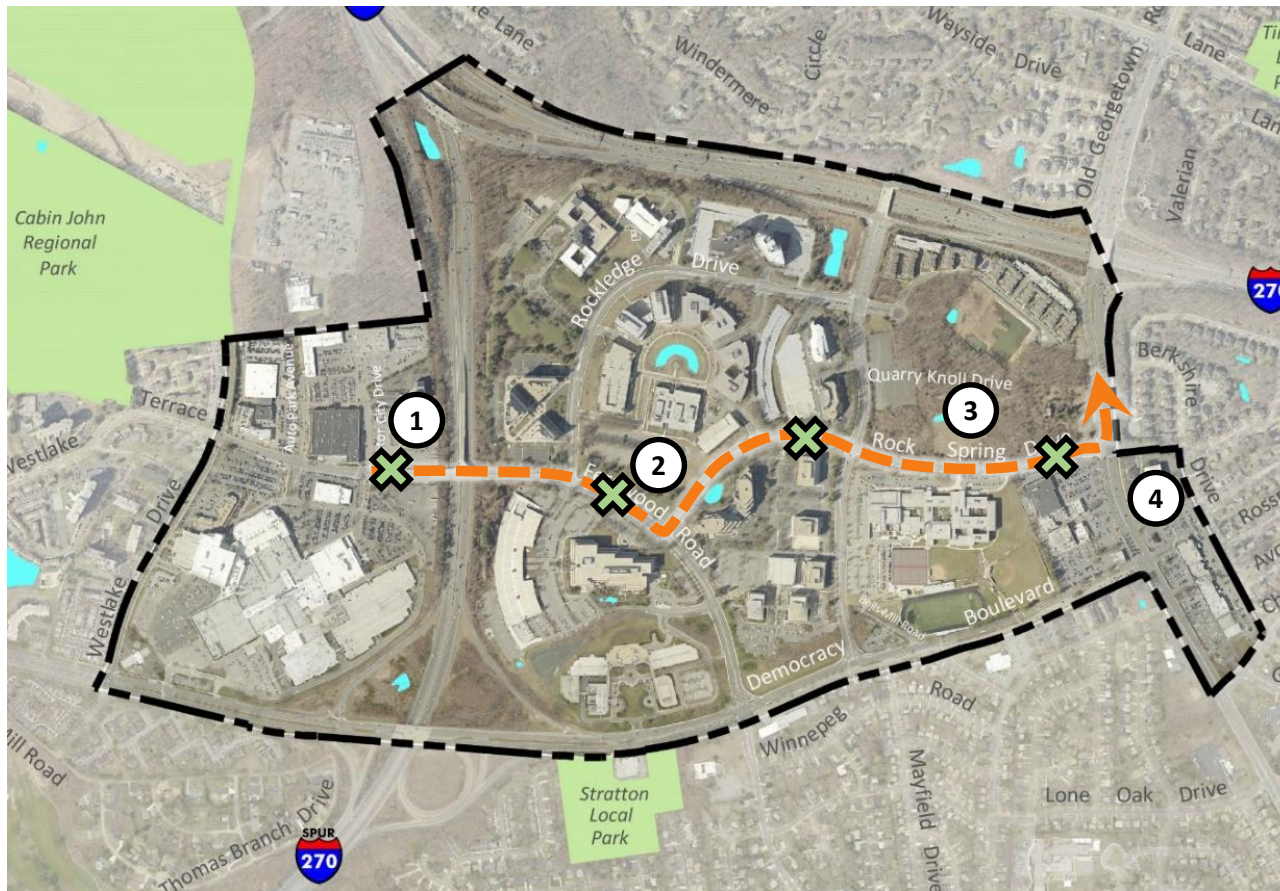
Staff Response: **CR-1.0, C-0.75, R-1.0, H-100**

Potential DUs: 1,173

Site Data	
Site Area	1,465,794=33.65 acres
Existing Zoning	EOF-0.75, H-100'
Existing FAR/Built FAR	0.75 / 0.55
Maximum Building SF	1,099,345 = 0.75 FAR
Existing Building SF/FAR	808,482 = 0.55 FAR
Unbuilt SF / FAR	290,863 / 0.2 FAR
Year Built	1968
Current Vacancy Rate	0%



Rock Spring Residential



Existing

386 Multi-family DUs (#3)

Under Construction

168 Townhomes (#2)

Approved Pipeline

340 DUs (#1)

864 DUs (#3)

Rock Spring Centre

1250 DUs approved

386 DUs built

864 DUs in pipeline

58 DUs (#4)

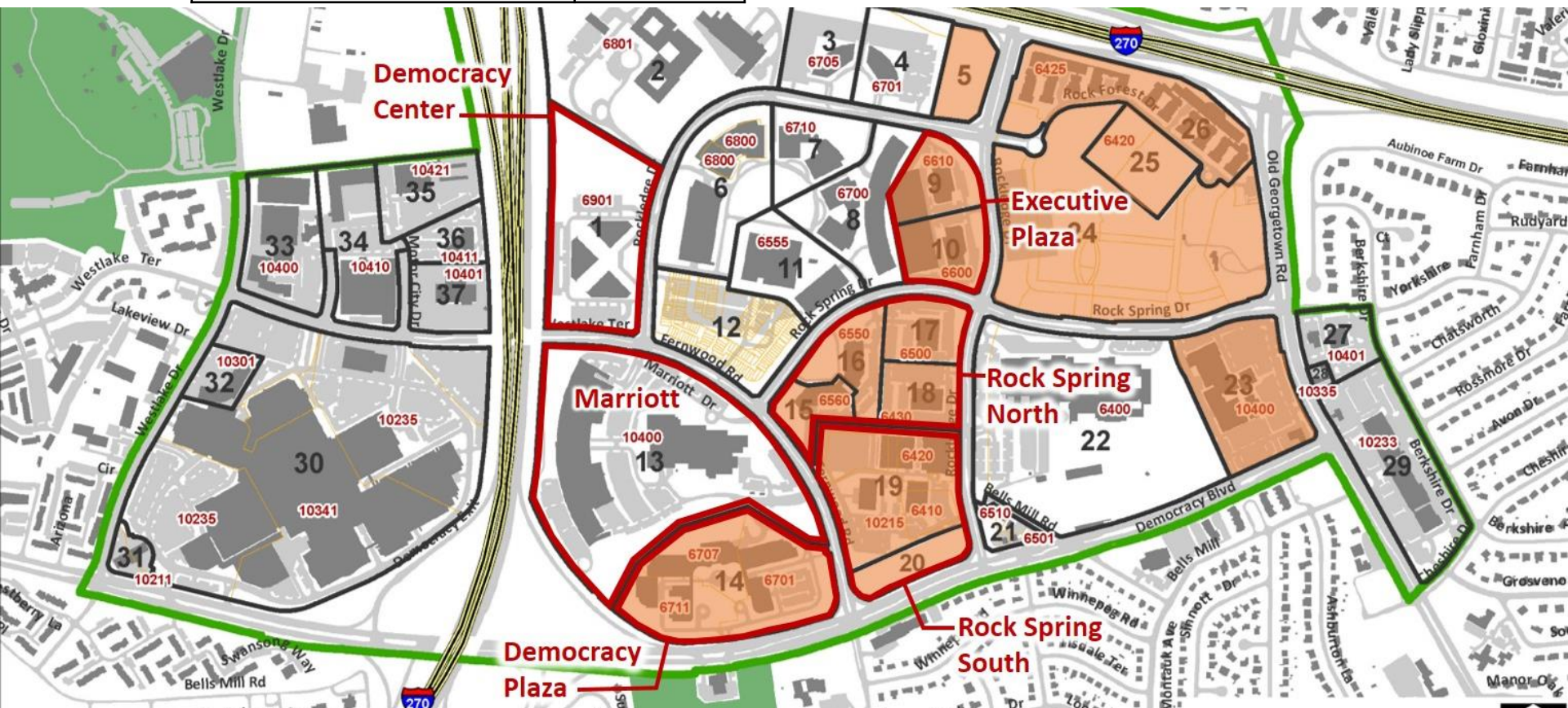
Total DUs in Pipeline:

1,262

Overview of Dwelling Units

Map #	Property	DUs at 1 FAR
9-10	Ex. Plaza	315
15-18	RS North	533
19-20	RS South	543
14	Dem. Plaza	401
23	Geo. Square	268
<i>Camalier Properties Total</i>		<i>2,060</i>
1	Dem. Center	534
13	Marriott	1,173
Total		3,677

Map #	Site	DUs
26	<i>Berkshires</i>	<i>386</i>
12	EYA	168
37	Ourisman	340
27	Aubinoe	58
24-25	RS Centre	864
Existing & Pipeline		1816



Rock Spring Centre

Rock Spring Centre (#24, 25, Camalier Davis)

Existing Zoning: CR-1.5, C-0.75, R-0.75, H-275

Owner's Request: CR-2.0, C-1.5, R-1.5, H-275

PH Draft Zoning: maintain existing zoning

Staff Response: maintain existing zoning

May 1999 - Rock Spring Centre Preliminary Plan approved by Planning Board for:

1 million SF commercial - Pipeline

1250 DUs Total

386 DUs Built

864 DUs Pipeline





Neighborhoods

