Planning Board Worksession No.3: Rockville Pike - Montrose North and Executive Boulevard District
Prior Worksessions

- Transportation Analysis and Staging
- Executive Boulevard
- Walter Johnson Cluster with Rock Spring Plan
Today’s worksession is focused on the Rockville Pike-Montrose North and a portion of Executive Boulevard South.
Executive Boulevard District – Existing Properties
Executive Boulevard-South

Luxmanor Elementary and Park

Eagle Bank

Guardian

Peel Properties

Old Georgetown Road (MD 187)

Tilden Lane

Neilwood Drive

6100-6130

2115 East Jefferson
Executive Boulevard District – Easement and Setbacks

Existing Stormwater and Sanitary Easement
Prior Setback Requirements from the I-3 Zone

Record Plat No. 9672
Executive Boulevard District – Building Heights

Neilwood Drive

50 ft

R-200

Stream

200 ft

Line of Sight

110 ft

Sight Line Study – Executive Blvd. South
**Executive Boulevard-South**

<table>
<thead>
<tr>
<th>Property</th>
<th>Land Area</th>
<th>Existing Square Feet</th>
<th>Existing FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Guardian Realty-6000 Executive Blvd</td>
<td>6.78 acres</td>
<td>141,429 sq.ft.</td>
<td>0.48</td>
</tr>
<tr>
<td>Peel Properties-6006 Executive Blvd</td>
<td>5.15 acres</td>
<td>48,600 sq.ft.</td>
<td>0.21</td>
</tr>
<tr>
<td>Eagle Bank-6010 Executive Blvd</td>
<td>5.38 acres</td>
<td>100,126 sq.ft.</td>
<td>0.42</td>
</tr>
<tr>
<td>6100 Executive Blvd</td>
<td>4.42 acres</td>
<td>150,934 sq.ft.</td>
<td>0.78</td>
</tr>
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<td>6110 Executive Blvd</td>
<td>6.23 acres</td>
<td>215,552 sq.ft.</td>
<td>0.79</td>
</tr>
<tr>
<td>6116 Executive Blvd</td>
<td>4.83 acres</td>
<td>217,109 sq.ft.</td>
<td>0.97</td>
</tr>
<tr>
<td>Monument Realty-6120-6130 Executive</td>
<td>12.91 acres</td>
<td>354,840 sq.ft.</td>
<td>0.63</td>
</tr>
<tr>
<td>GPT properties-2115 East Jefferson</td>
<td>5.48 acres</td>
<td>139,006 sq.ft.</td>
<td>0.58</td>
</tr>
<tr>
<td>Kaiser Permanente Mid-Atlantic-2101 East Jefferson</td>
<td>4.14 acres</td>
<td>237,910 sq.ft.</td>
<td>1.32</td>
</tr>
</tbody>
</table>
Executive Boulevard District – Building Heights

- 200 ft
- 150 ft
- 100 ft
- 70 ft
- 50 ft
- 300 ft
- 250 ft
- 200 ft
- 100 ft
- 100 ft
Executive Boulevard-South

Land area: 33.91 acres (excluding Kaiser Headquarters)
Existing Development: 1.07 million sq.ft
Average FAR: 0.75

Any additional residential development must consider the impacts on the Walter Johnson Cluster. A floating CRT zone would permit other Executive Boulevard South properties to redevelop in the future.
**Executive Boulevard-South**

### Key Properties

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### Public Hearing Draft Recommendation

**Alternative Zone:** CRT 1.0 R1.0 C1.0 H-100 (Floating)

Potential residential development at 1 FAR: 1,231 dus

Retention of existing wooded areas.
Public Hearing Testimony
- 6120-6130 Executive Boulevard

Executive Boulevard-South
CRT 1.0 R1.0 C1.0 H-100 (Floating)
## School Impacts and Residential Development

<table>
<thead>
<tr>
<th></th>
<th>Elementary</th>
<th>Middle</th>
<th>High</th>
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</thead>
<tbody>
<tr>
<td><strong>White Flint 2 Sector Plan in the Walter Johnson Cluster</strong>*</td>
<td>329</td>
<td>139</td>
<td>189</td>
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<tr>
<td><strong>Additional Executive Boulevard</strong></td>
<td>79</td>
<td>33</td>
<td>45</td>
</tr>
<tr>
<td><strong>Revised Walter Johnson Total</strong></td>
<td>408</td>
<td>172</td>
<td>234</td>
</tr>
<tr>
<td><strong>White Flint 2 Sector Plan in the Downcounty Consortium</strong>*</td>
<td>91</td>
<td>38</td>
<td>48</td>
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<tr>
<td><strong>Total White Flint 2 Sector Plan Schools</strong></td>
<td>499</td>
<td>210</td>
<td>282</td>
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</tbody>
</table>

### Public Hearing Draft Recommendation

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Dwelling Units</th>
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<tbody>
<tr>
<td>Residential Development</td>
<td>5,938</td>
</tr>
<tr>
<td>Additional Executive Boulevard</td>
<td>1,231</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,169</strong></td>
</tr>
<tr>
<td>Additional Properties</td>
<td>??</td>
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</table>

*Assumption: 90% of the residential development are multifamily; 10% are townhouses and latest generation rates for the Southwest area (June 2016)*
Rockville Pike-Montrose North

Draft Plan Recommendations

New Streets

New Parks and Open Spaces

New Bikeway on East Jefferson

Public Facilities
Rockville Pike-Montrose North

Area: Montrose Village

Key Properties

Existing Zoning

Public Hearing Draft Recommendation
Rockville Pike-Montrose North

Area: Federal Plaza

Key properties

Existing zoning

Draft Plan zoning recommendations
Rockville Pike-Montrose North
Area: Federal Plaza

Public Hearing Comments

Federal Plaza

- Recommended density is lower than existing zoning.
- Additional densities would provide an incentive to redevelop.
- More balance approach to the zoning recommendations.

Draft Plan zoning recommendations

Amended recommendation

- CR 2.25 (MD 355 frontage) and CRT 2.25 (East Jefferson)
Rockville Pike-Montrose North
Area: Hebrew Home

Key properties

Existing zoning

Draft Plan zoning recommendations
Rockville Pike-Montrose North

Area: Hebrew Home

Public Hearing Testimony

Hebrew Home of Greater Washington
- Supportive of the recommended floating CRT zone.
- Against the mobility recommendations, including new streets and reconfiguration of East Jefferson for a protected bikeway.

The Morgan Apartments
- Recommends the Commercial Residential (CR) 1.5 C0.25 R1.25 H120 zone, rather than retaining the existing multifamily (R-20) zone.
- March 9 worksession will discuss existing multifamily residential properties.
Rockville Pike-Montrose North
Area: Montrose Crossing

Key Properties

Existing Zoning

Draft Plan Recommended Zoning
Montrose Crossing

- Civic Green should be smaller, ½ acre or less is more desired.
- Private ownership of proposed park.
- Additional densities would provide an incentive to redevelop.
Rockville Pike-Montrose North
Area: Cherington

Key Properties

Existing Zoning

Draft Plan Recommended Zoning

Rockville Pike-Montrose North
Area: Cherington

Key Properties

Existing Zoning

Draft Plan Recommended Zoning
Wilgus Property – Existing Conditions

- Jewish Community Center
- Cherington Community
- Morgan Apts.
- Monterrey Apts.
- 6003 Executive Blvd.
Rockville Pike-Montrose North
Area: Cherington

Wilgus properties

Land: 13.34 acres
- Area A: 6.35 acres
- Area B: 3.77 acres
- Area C: 3.2 acres
Rockville Pike-Montrose North

Wilgus Property

Public Hearing Testimony

Cherington Homeowners Association

- Supportive of retaining the R-200 portion as a linear park.
  - Development south of the Cherington would fundamental change the area.
  - Significant benefits of nature, including wooded area.
- Supportive of the step down in building heights.
- Supportive of mixed-use development east of Stonehenge Place.
- Against commercial development west of Stonehenge Place
- Concern about cut-through traffic from the extension of Stonehenge Place to Montrose Road.
- Removal of travel lanes on East Jefferson will increase congestion of the roadway.
Rockville Pike-Montrose North

Wilgus Property

Property Owner

- Additional FAR and height above the Draft Plan recommendations.
- Property has extensive frontages and is surrounded by commercial and mixed-uses.
- Relocate the proposed linear park since the linear area is a poor choice for a park.
- No school site.
- Townhouses would be compatible with the Cherington.
Wilgus Property – Owner’s Proposal

- Cherington Community
- Jewish Community Center
- Morgan Apts.
- Monterrey Apts.
- 6003 Executive Blvd.
Wilgus Property – Public Hearing Draft Density (2.0)
Wilgus Property – Potential Density (2.5)

- Jewish Community Center
- Cherington Community
- Morgan Apts.
- Monterrey Apts.
- Open Space
- Forested Area
- Montrose Parkway
- Montrose Road
- 6003 Executive Blvd.
Wilgus Property – Potential Density (3.0 – Front Parcel)
Wilgus Property – Requested Density

- Jewish Community Center
- Cherington Community
- Morgan Apts.
- Monterrey Apts.
- 6003 Executive Blvd.
- Montrose Road
- Open Space
- Forested Area
- Montrose Parkway
Rockville Pike-Montrose North

Wilgus Property

Public Hearing Testimony

Property Owner

January 26, 2017

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<thead>
<tr>
<th>Public Hearing Draft</th>
<th>Property Owner</th>
<th>Land Area</th>
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<tbody>
<tr>
<td>CR 2.0 C1.0 R1.5 H200</td>
<td>CR-3.0 C1.5 R3.0 H200</td>
<td>6.35 acres (Area A)</td>
</tr>
<tr>
<td>CR 2.0 C0.25 R1.5 H75</td>
<td>CRT 2.0 C1.5 R2.0 H150</td>
<td>3.77 acres (Area B)</td>
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<tr>
<td>R-200</td>
<td>CRT 1.25 C0.0 R1.25 H-50</td>
<td>3.2 acres (Area C)</td>
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</table>

February 21, 2017

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<th>Property Owner</th>
<th>Land Area</th>
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<tr>
<td>CR 2.0 C1.0 R1.5 H200</td>
<td>CRT-3.0 C1.5 R3.0 H200</td>
<td>6.35 acres (Area A)</td>
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<td>CRT 2.5 C1.5 R2.0 H150</td>
<td>3.77 acres (Area B)</td>
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<td>R-200</td>
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Rockville Pike-Montrose North

Existing Environmental Resources

Montrose Parkway East
Wilgus Redevelopment
Kaiser Lab
Executive Boulevard
Value of Ecosystem Services

- Water Supply
- Water Quality
- Air Quality
- Carbon Sequestration
- Wildlife Habitat
- Erosion Reduction
- Urban Heat Island Amelioration
- Mental Health Benefits
- Visual Buffer
Existing Wooded Area
Rockville Pike-Montrose North

Opportunities
Rockville Pike-Montrose North

Opportunities
Rockville Pike-Montrose North

Opportunities
Wooded area along Montrose Parkway

Existing

- Townhouse Development
- Forest
- Montrose Bikeway
The existing parks, trails and open space in the area are provided through the following network of spaces:

- 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.
For Everyone
Rocking Horse Center
Active recreation, community gardens
Montrose Bike Trail
Major trail connection
Full Sized Rectangular Ball Field
Active recreation

For the Sector Plan Area
An urban greenway along Montrose Parkway
Connectivity, active recreation, social interaction

A civic green at Montrose Crossing
Gathering, ceremonies, and celebrations

A civic green at Wilco/Wilgus properties
Gathering, ceremonies, and celebrations

For Each Neighborhood
Five neighborhood greens at Randolph Hill, Loehmann’s Plaza, Federal Plaza and Pike Center
Daily recreation, meeting place, access to green
A trail connection north to the urban greenway and trail and east to the center of Pike and Rose

For Each Block
An urban plaza
Meeting place, social gathering

For Each Building
Private recreation space
public use space, community garden, green roof
Located in the center of residential and commercial areas
Unique Park to area

- Provides a forest for resource based recreation
Unique Park to area

- Provides a forest for resource based recreation
Unique Park for the area

- Provides a forest for resource based recreation
Unique Park for the area

- Provides a space for typical park amenity like Dog Parks
Other Open Spaces in the Area
Adult Fitness Course
Interesting Lighting in the existing trees
Rockville Pike-Montrose North

Next Worksession

- March 9: Multifamily Residential properties and Parklawn South