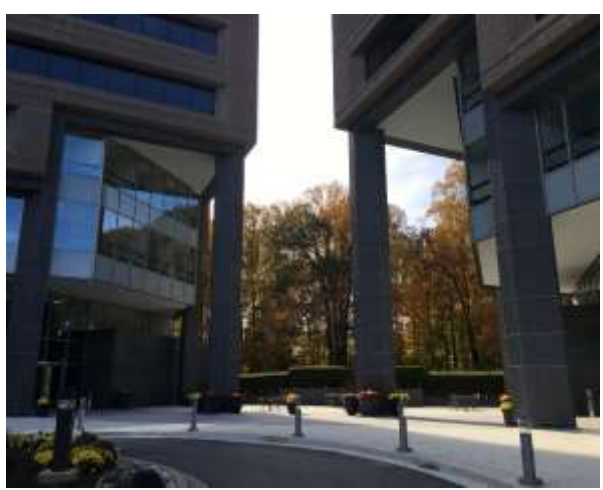
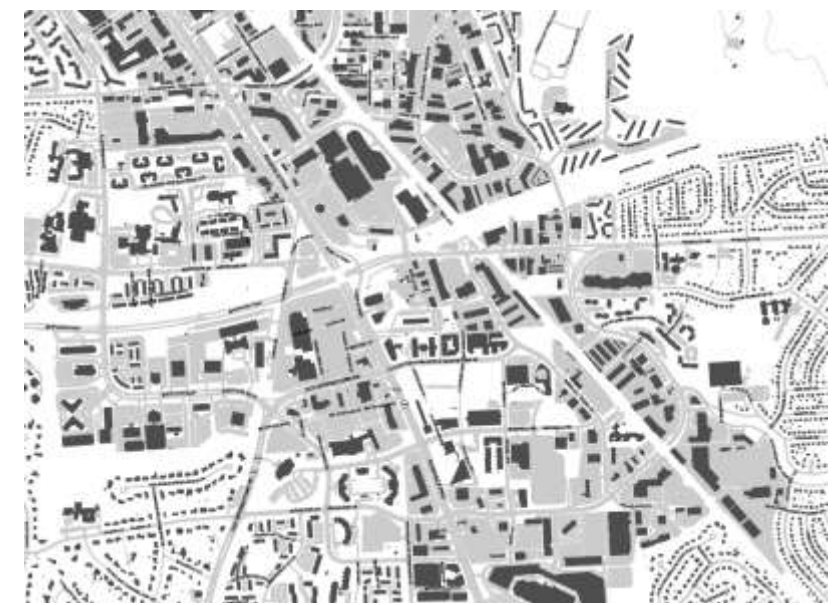
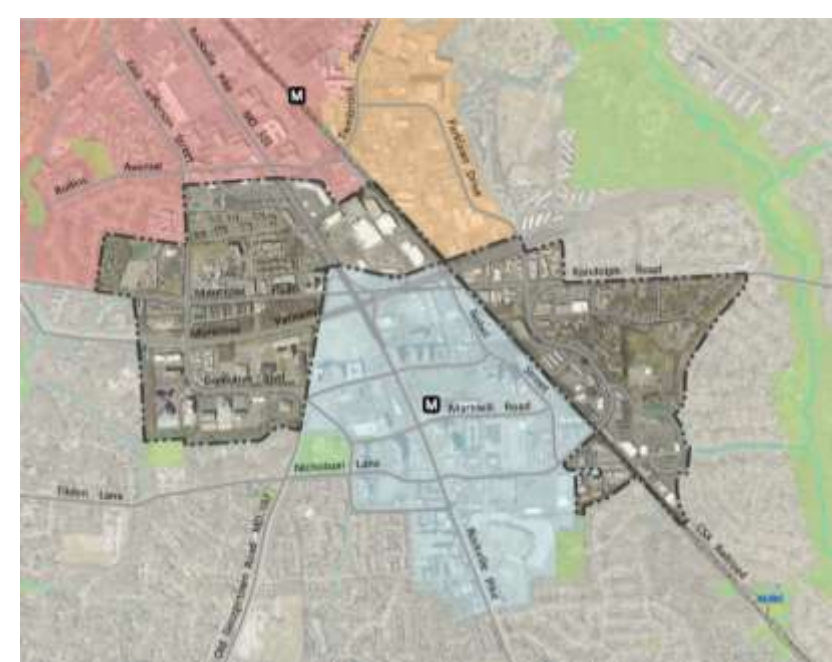
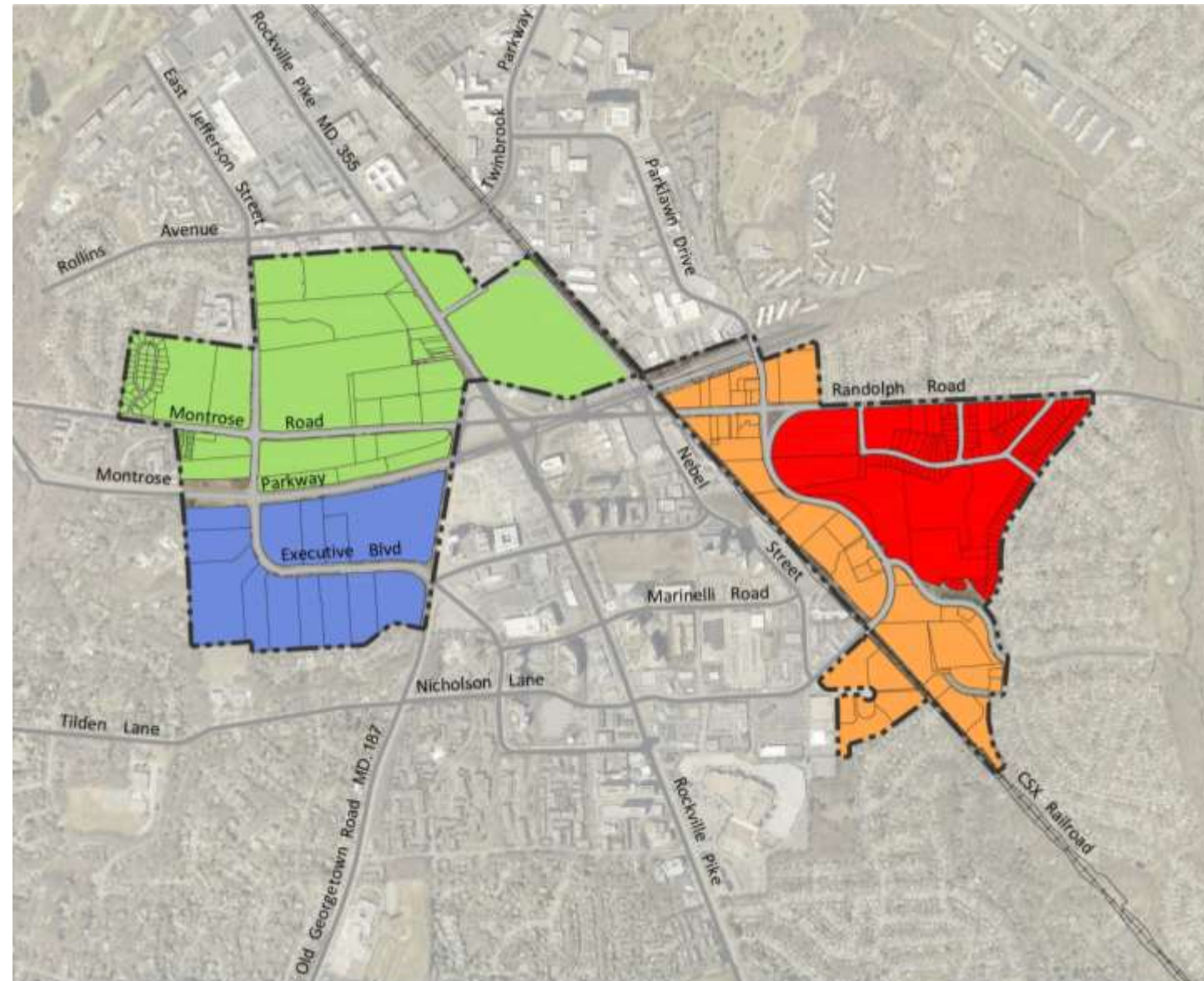


Planning Board Worksession No.3: Rockville Pike- Montrose North and Executive Boulevard District



Prior Worksessions

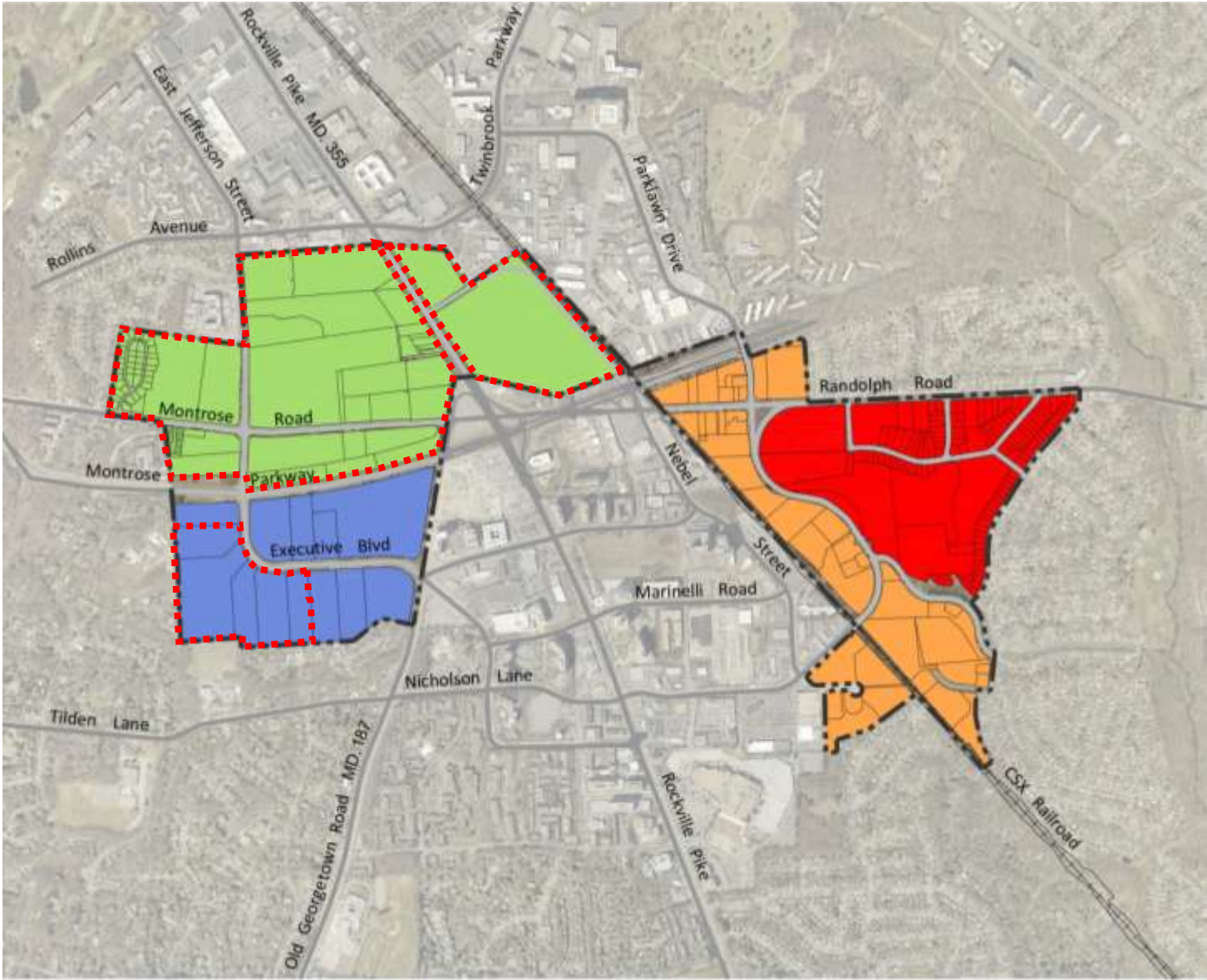


Prior Worksessions

- Transportation Analysis and Staging
- Executive Boulevard
- Walter Johnson Cluster with Rock Spring Plan

- White Flint 2 Sector Plan Boundary
- Executive Boulevard
- Rockville Pike-Montrose North
- Randolph Hills
- Parklawn South

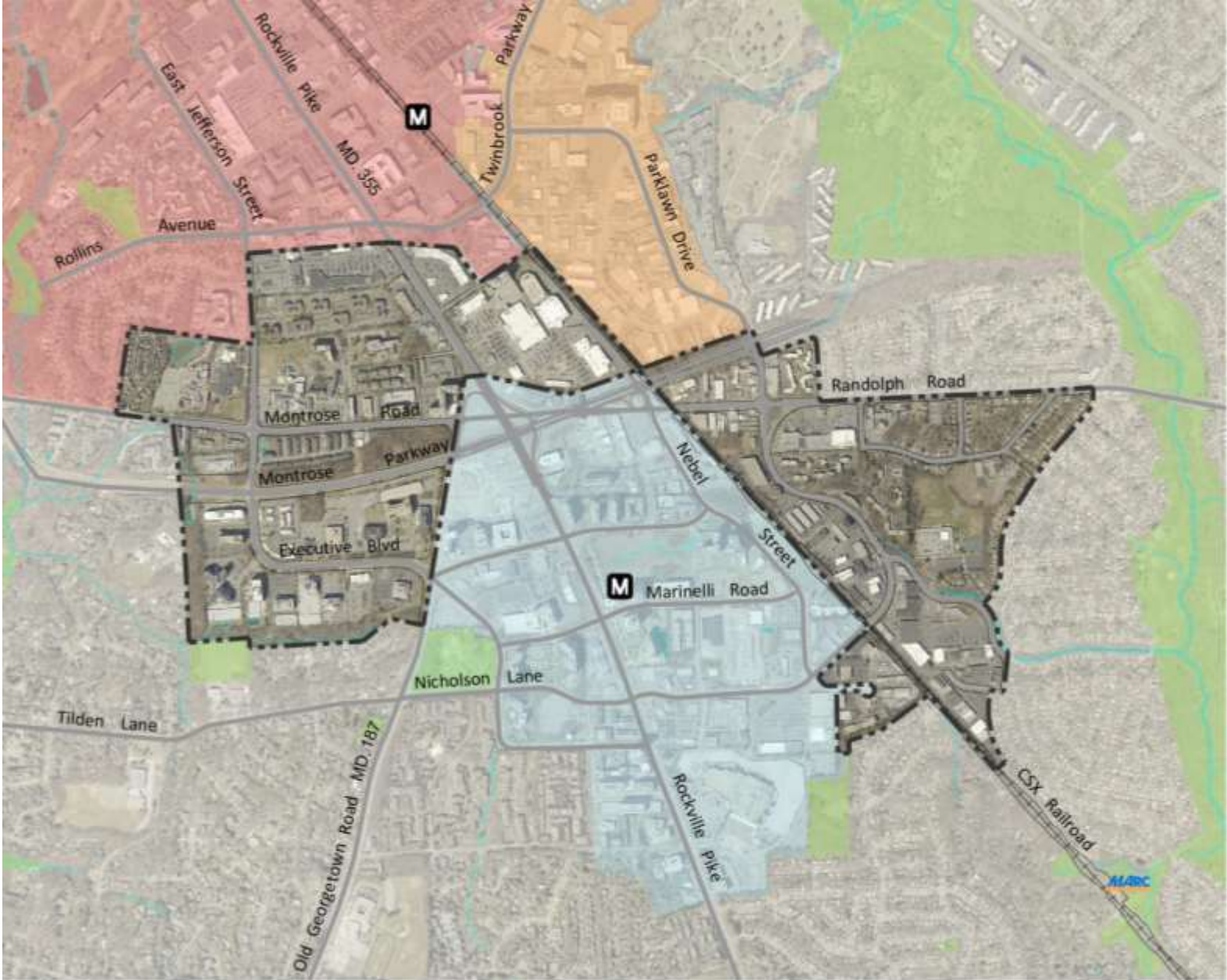
Worksession Overview



Today’s worksession is focused on the Rockville Pike-Montrose North and a portion of Executive Boulevard South

- White Flint 2 Sector Plan Boundary
- Executive Boulevard
- Rockville Pike-Montrose North
- Randolph Hills
- Parklawn South

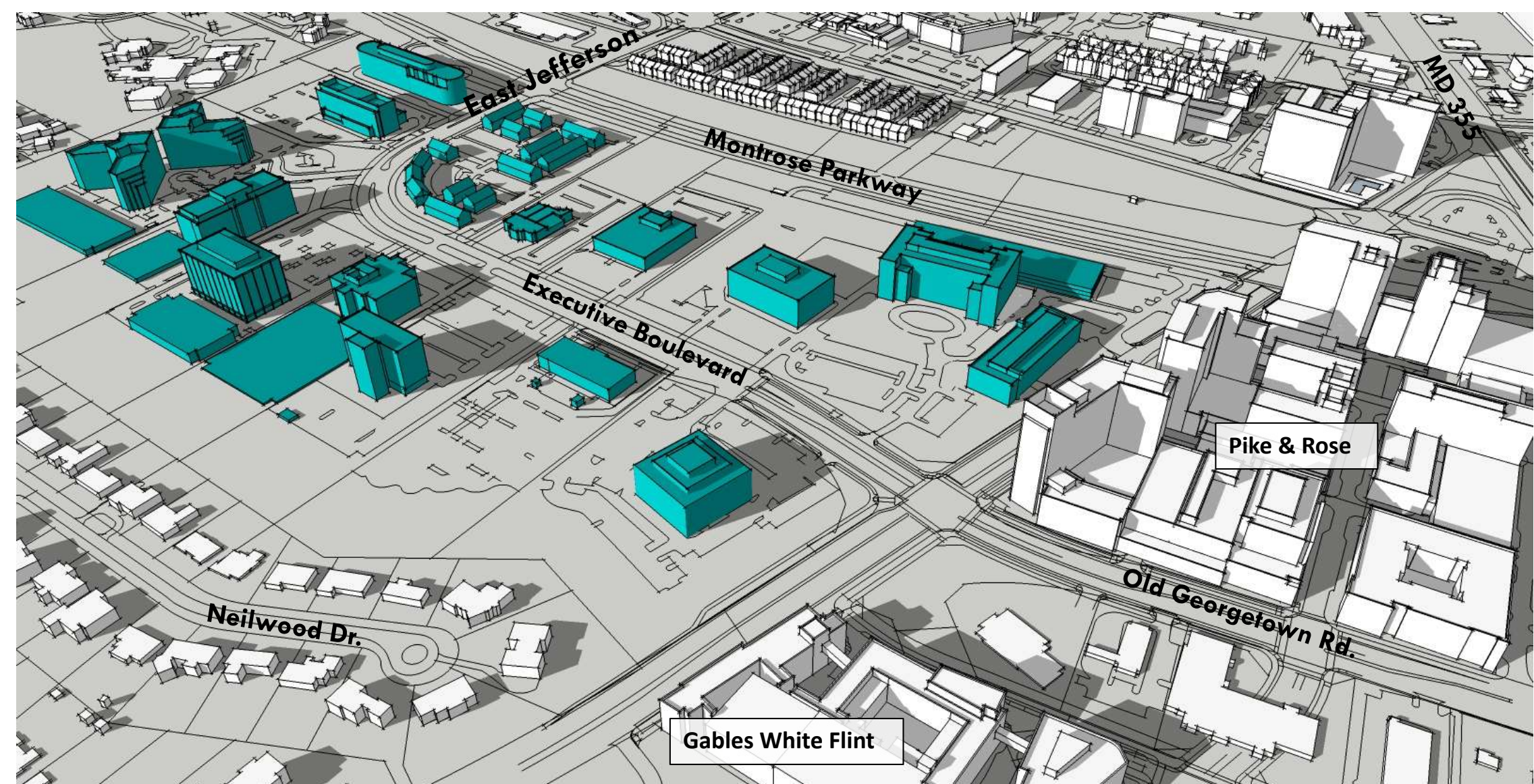
Plan Area



- 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



Executive Boulevard District – Existing Properties

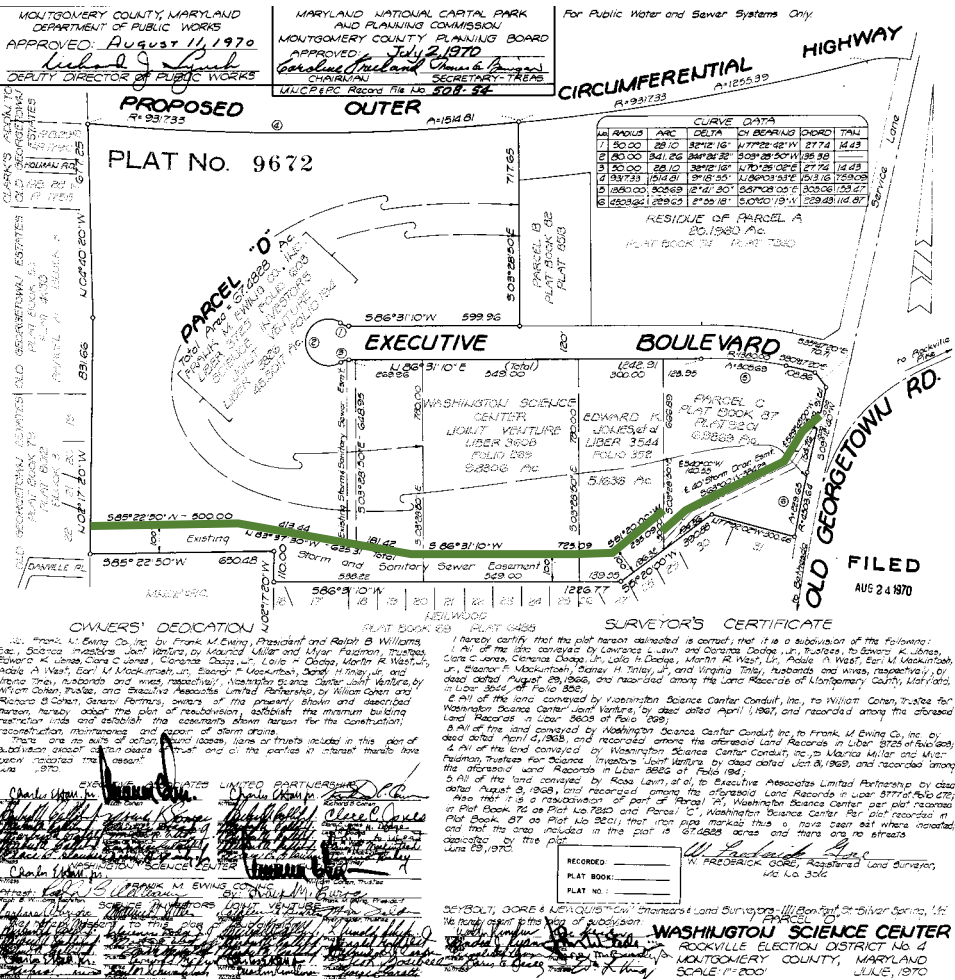


Executive Boulevard-South

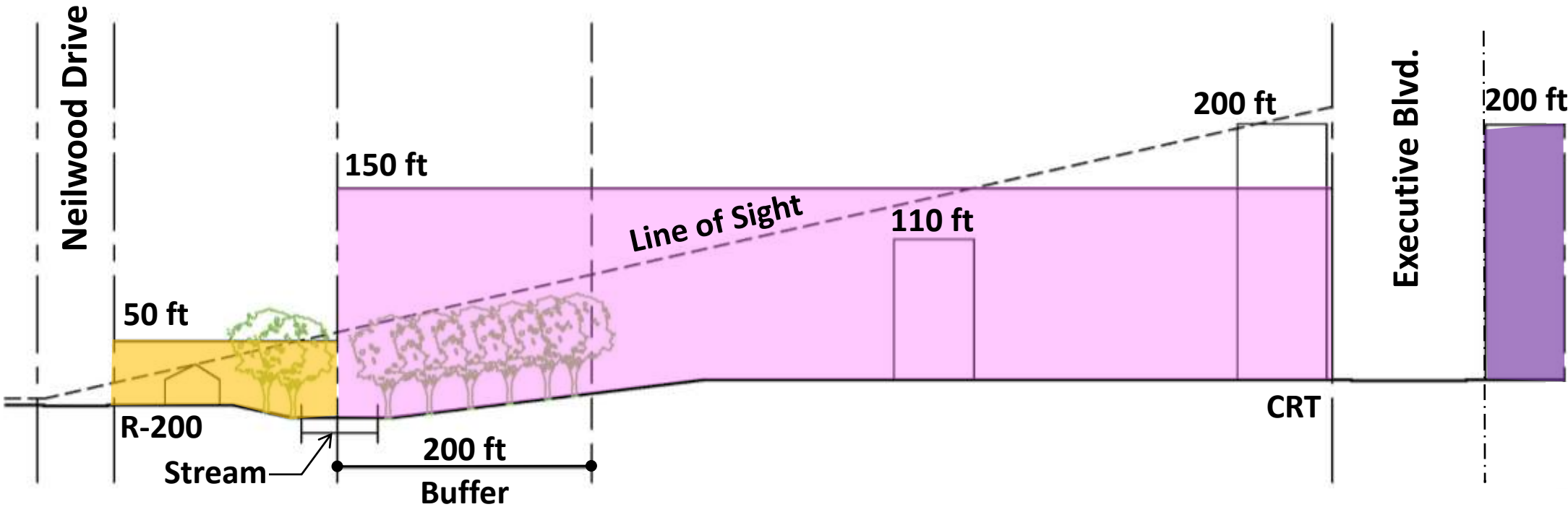


Executive Boulevard District – Easement and Setbacks

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



Executive Boulevard District – Building Heights



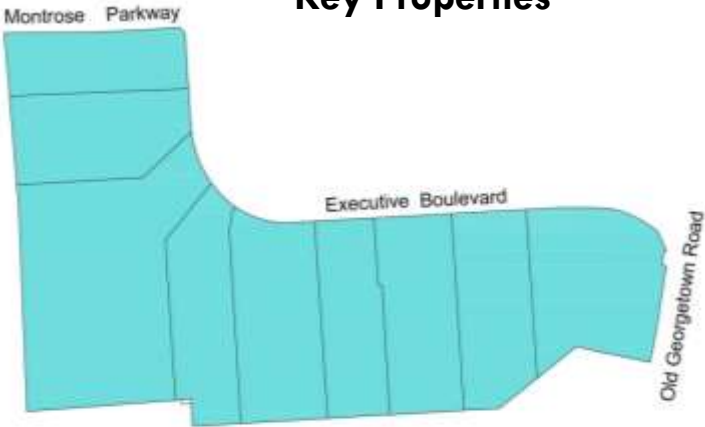
Sight Line Study – Executive Blvd. South

Executive Boulevard-South

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



Key Properties

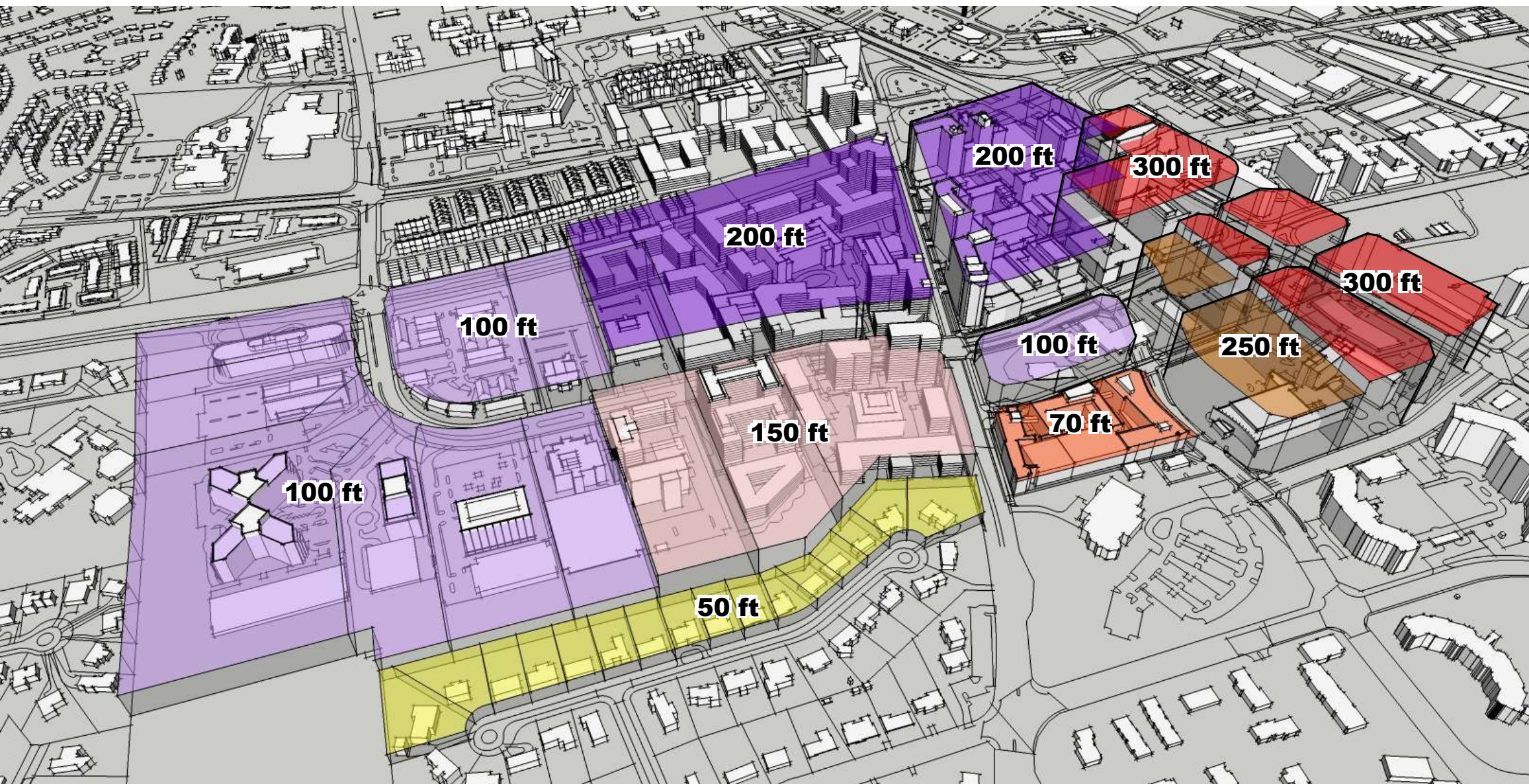


EOF Employment Office
EOF 0.75, H-100 T



Existing Zoning

Executive Boulevard District – Building Heights



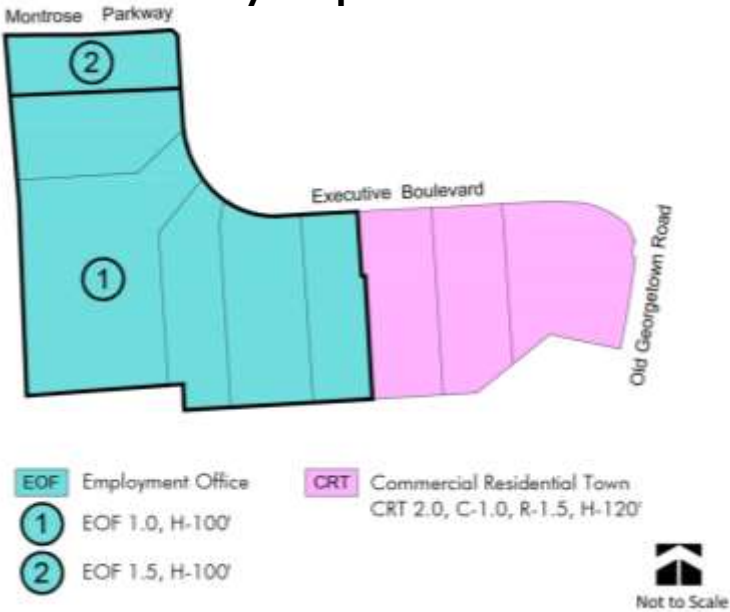
Executive Boulevard-South

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.



Key Properties

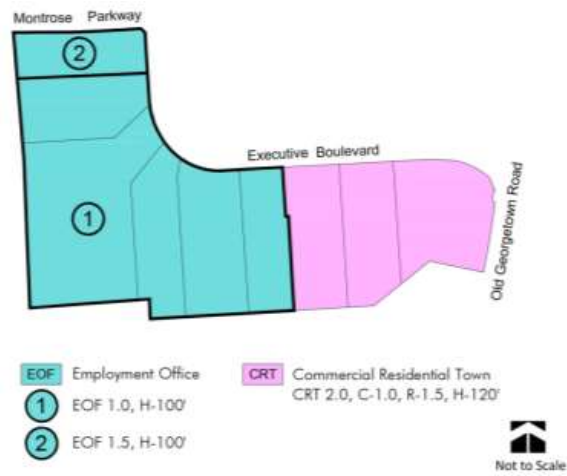


Executive Boulevard-South

Key Properties



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.

Property	Land Area	Existing Square Feet	Existing FAR
6100 Executive Blvd	4.42 acres	150,934 sq.ft.	0.78
6110 Executive Blvd	6.23 acres	215, 552 sq.ft.	0.79
6116 Executive Blvd	4.83 acres	217,109 sq.ft.	0.97
Monument Realty- 6120-6130 Executive	12.91 acres	354,840 sq.ft.	0.63
GPT properties-2115 East Jefferson	5.48 acres	139,006 sq.ft.	0.58



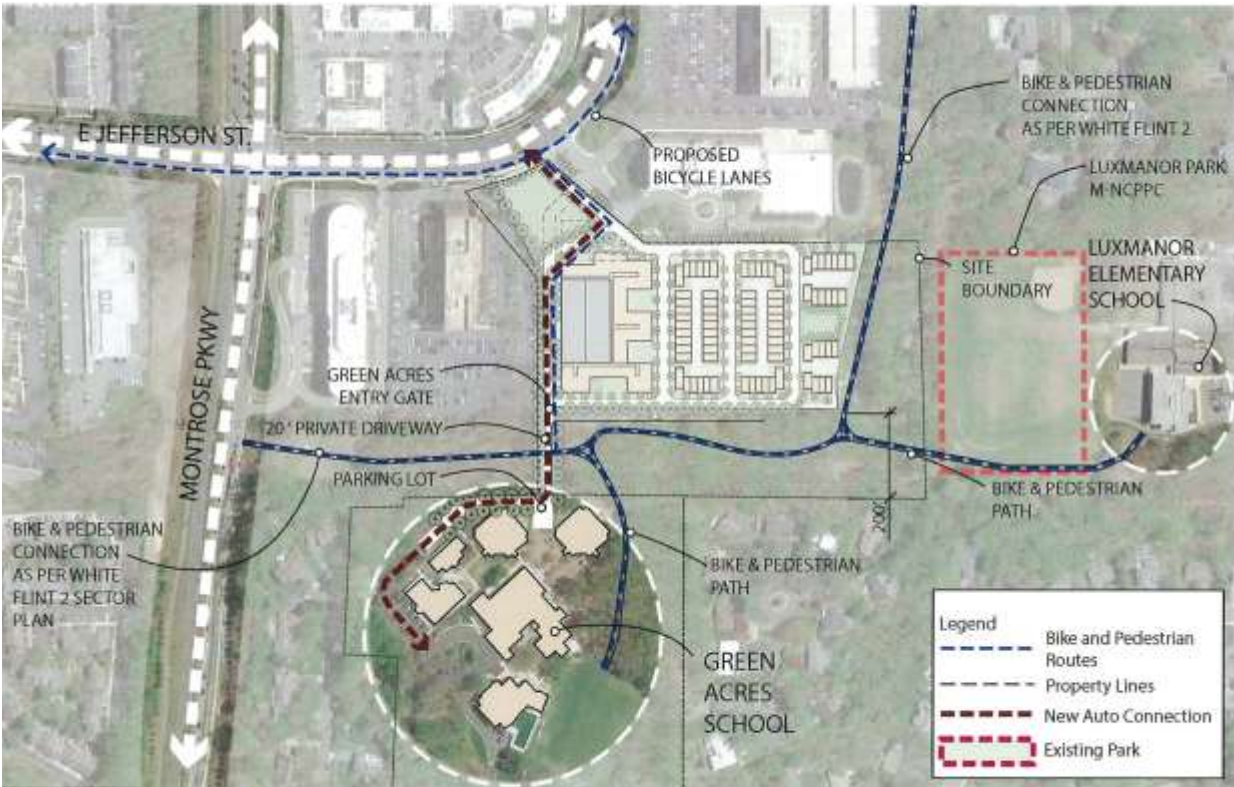
Executive Boulevard-South

CRT 1.0 R1.0 C1.0 H-100 (Floating)



Public Hearing Testimony

- 6120-6130 Executive Boulevard



6120-6130 Executive Boulevard Concepts

School Impacts and Residential Development

	Elementary	Middle	High
White Flint 2 Sector Plan in the Walter Johnson Cluster*	329	139	189
Additional Executive Boulevard	79	33	45
Revised Walter Johnson Total	408	172	234
White Flint 2 Sector Plan in the Downcounty Consortium*	91	38	48
Total White Flint 2 Sector Plan Schools	499	210	282

Public Hearing Draft Recommendation	Dwelling Units
Residential Development	5, 938
Additional Executive Boulevard	1,231
Total	7,169
Additional Properties	??

*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

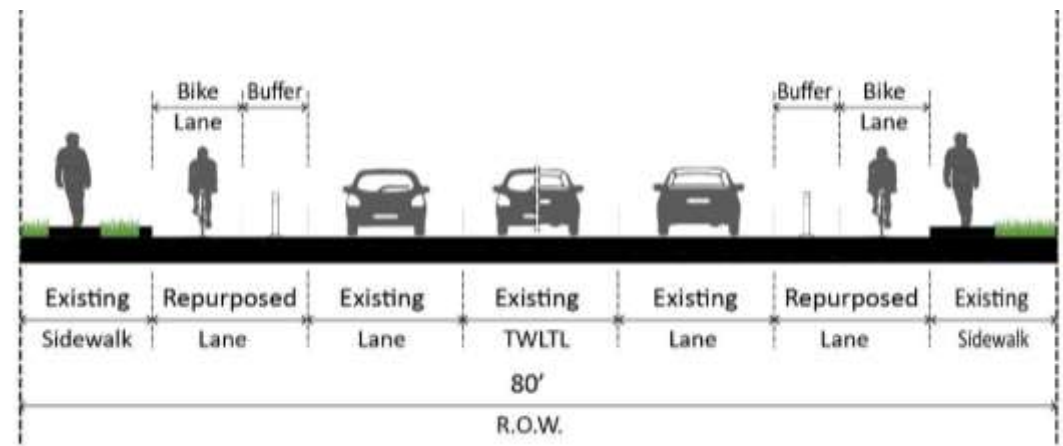


Rockville Pike-Montrose North

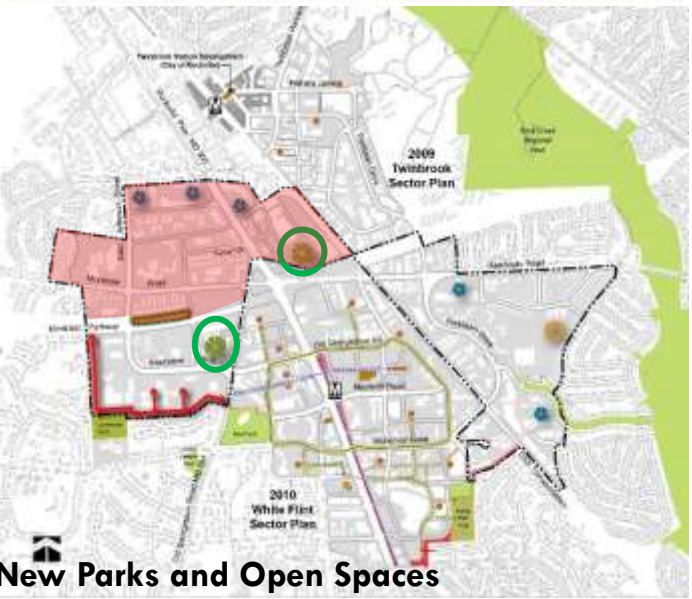
Draft Plan Recommendations



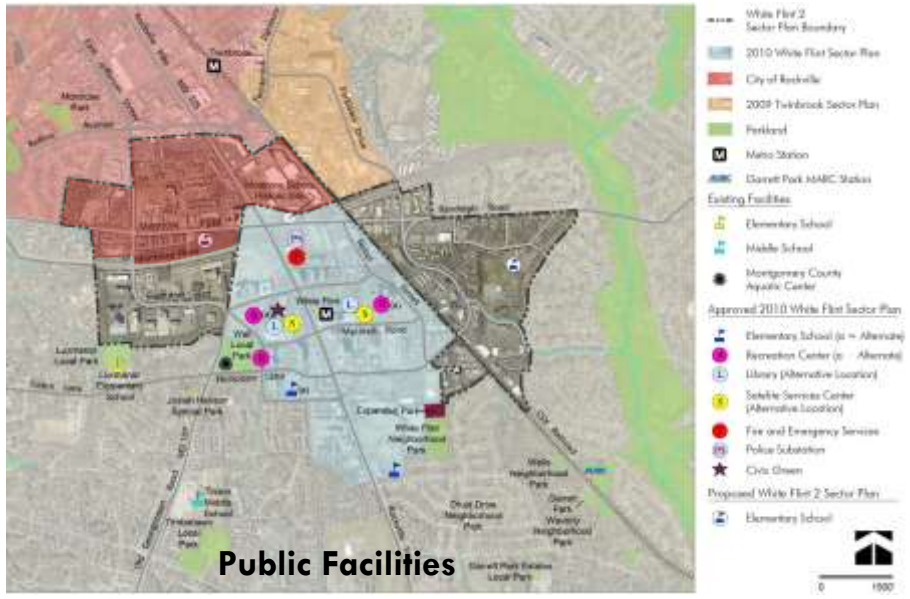
New Streets



New Bikeway on East Jefferson



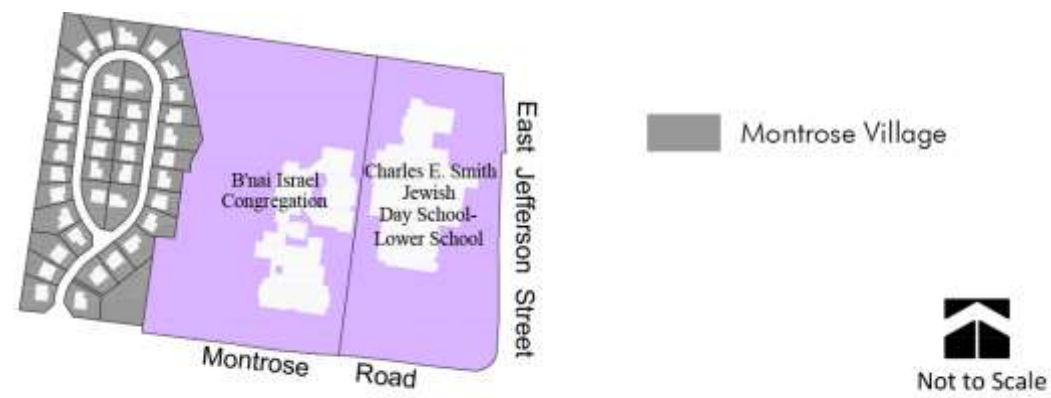
New Parks and Open Spaces



Public Facilities

Rockville Pike-Montrose North

Area: Montrose Village



Key Properties



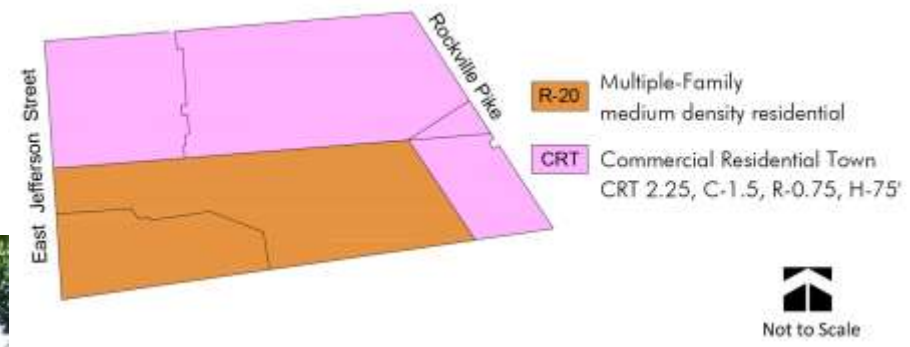
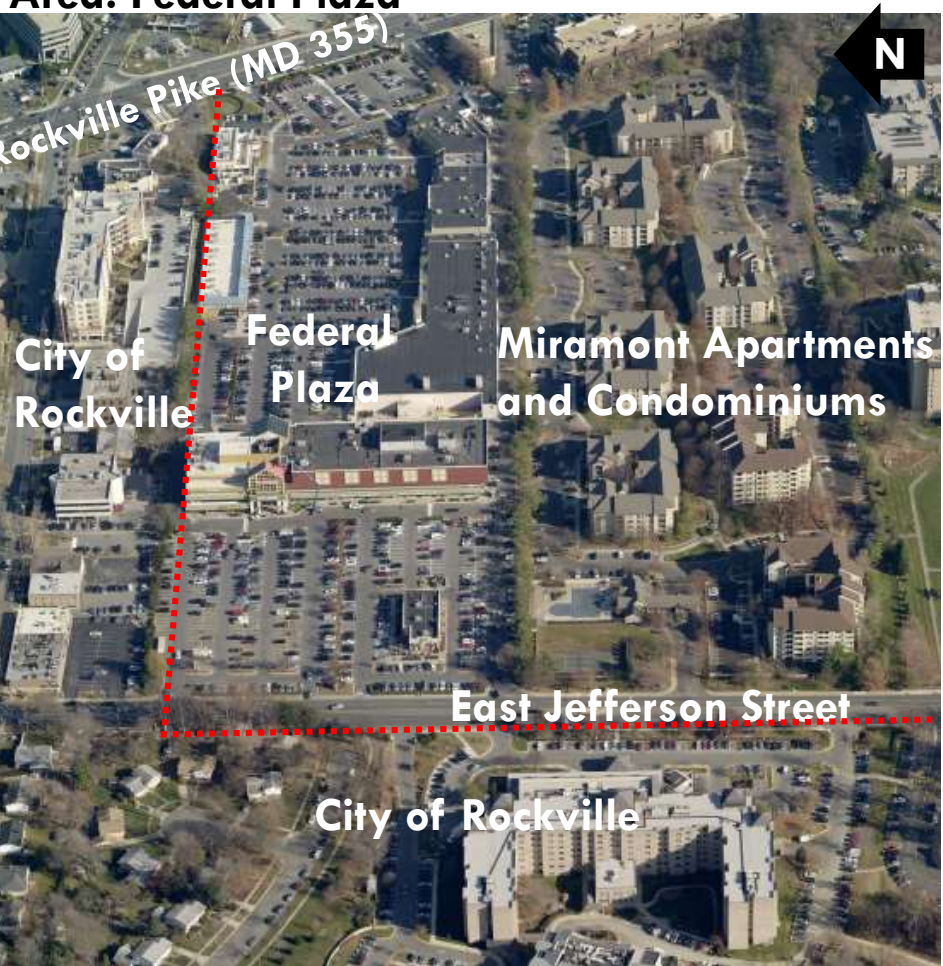
Existing Zoning



Public Hearing Draft Recommendation

Rockville Pike-Montrose North

Area: Federal Plaza



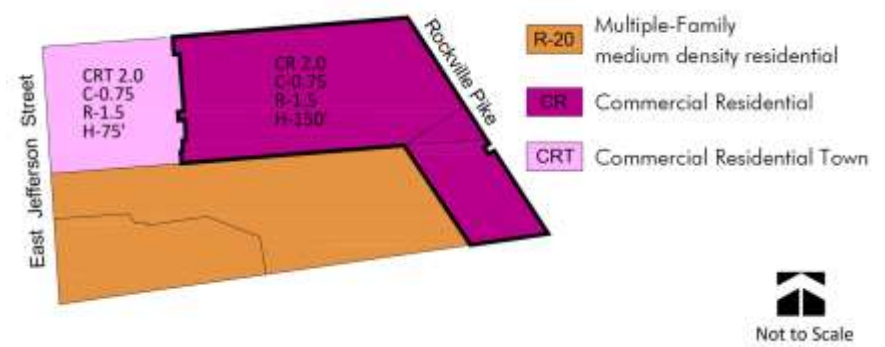
Rockville Pike-Montrose North

Area: Federal Plaza

Public Hearing Comments

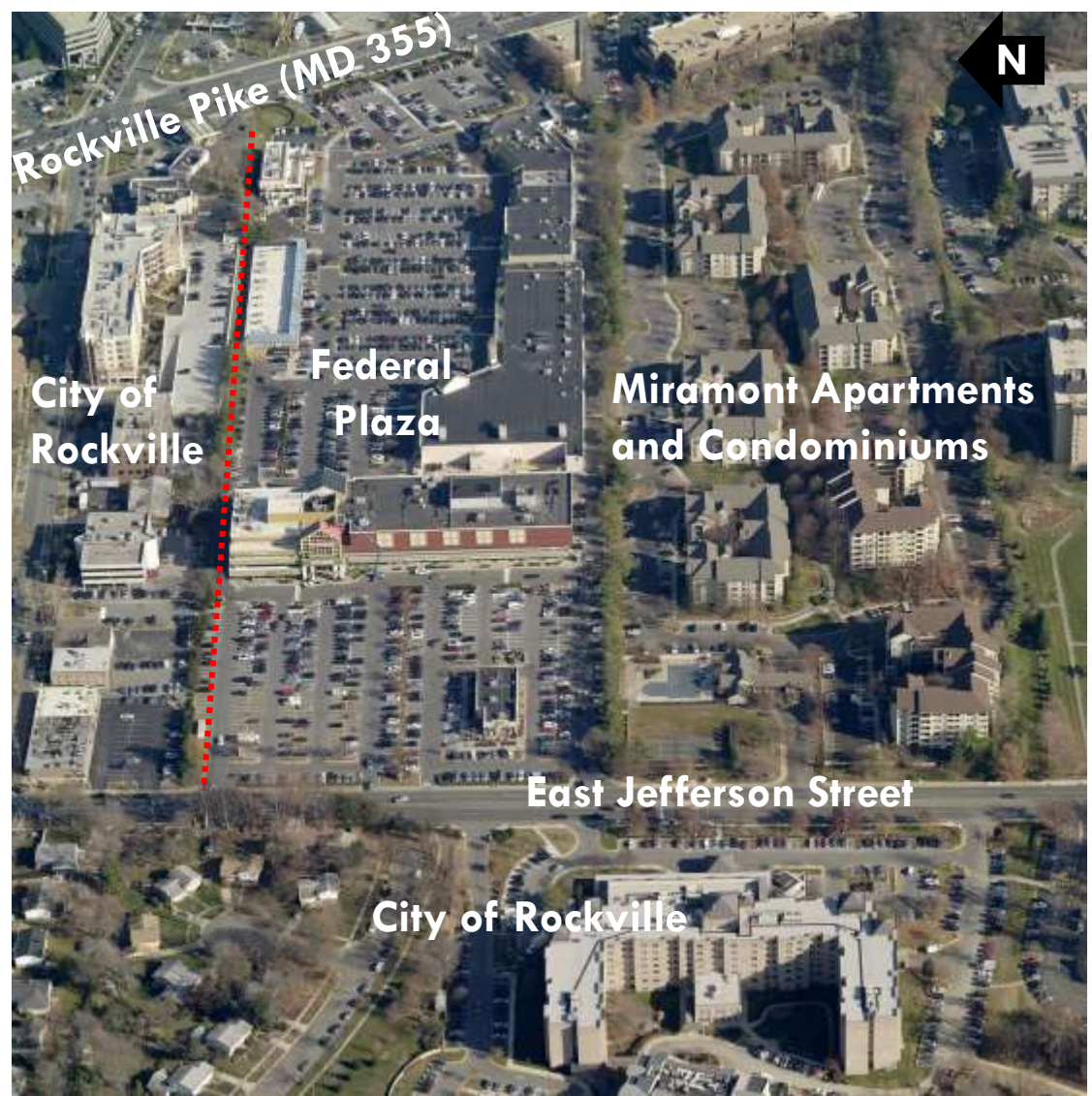
Federal Plaza

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



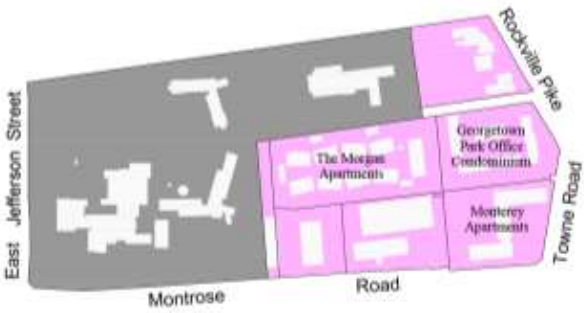
Amended recommendation

- CR 2.25 (MD 355 frontage) and CRT 2.25 (East Jefferson)



Rockville Pike-Montrose North

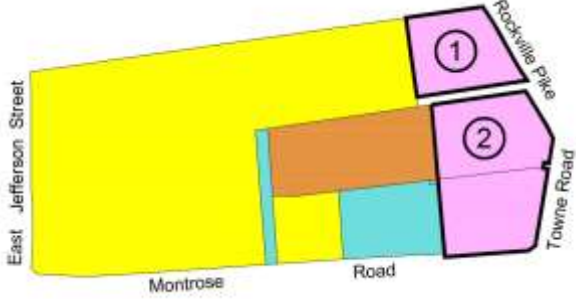
Area: Hebrew Home



Hebrew Home of Greater Washington/JCC



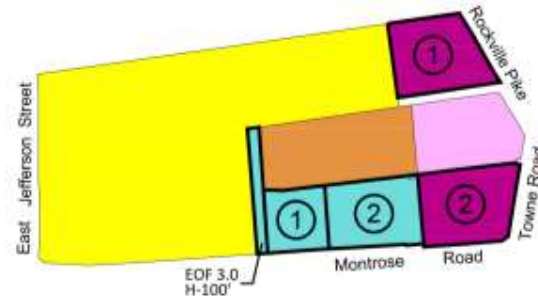
Key properties



- R-200** Single-Family Residential
- R-20** Multiple-Family medium density residential
- EOF** Employment Office EOF 3.0, H-100'
- CRT** Commercial Residential Town
 - 1** CRT 0.75, C-0.75, R-0.25, H-45'
 - 2** CRT 2.25, C-1.5, R-0.75, H-75'



Existing zoning



- R-200** Single-Family Residential
- R-20** Multiple-Family medium density residential
- EOF** Employment Office
 - 1** EOF 1.5, H-75'
 - 2** EOF 3.0, H-100'
- CR** Commercial Residential
 - 1** CR 2.0, C-0.75, R-1.5, H-150'
 - 2** CR 4.0, C-0.25, R-4.0, H-190'
- CRT** Commercial Residential Town CRT 2.25, C-1.5, R-0.75, H-75'



Draft Plan zoning recommendations

Rockville Pike-Montrose North

Area: Hebrew Home

Public Hearing Testimony

Hebrew Home of Greater Washington

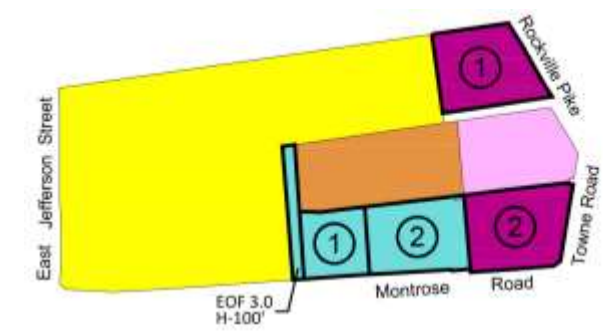
- Supportive of the recommended floating CRT zone.
- Against the mobility recommendations, including new streets and reconfiguration of East Jefferson for a protected bikeway.

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.



Key Properties

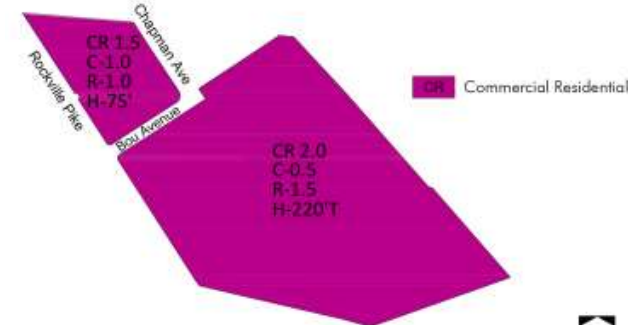


R-200 Single-Family Residential	CR Commercial Residential
R-20 Multiple-Family medium density residential	1 CR 2.0, C-0.75, R-1.5, H-150'
EOF Employment Office	2 CR 4.0, C-0.25, R-4.0, H-190'
1 EOF 1.5, H-75'	CRT Commercial Residential Town
2 EOF 3.0, H-100'	CRT 2.25, C-1.5, R-0.75, H-75'

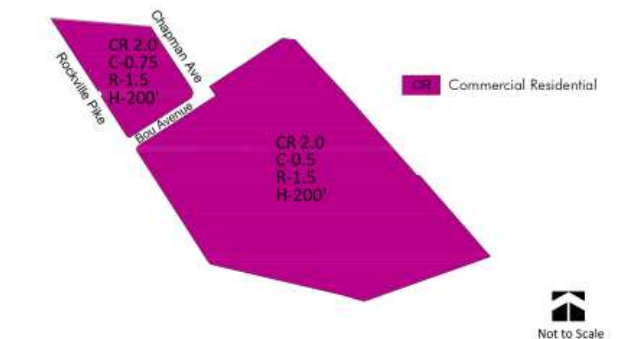
Rockville Pike-Montrose North Area: Montrose Crossing



Key Properties



Existing Zoning



Draft Plan Recommended Zoning



Rockville Pike-Montrose North

Montrose Crossing

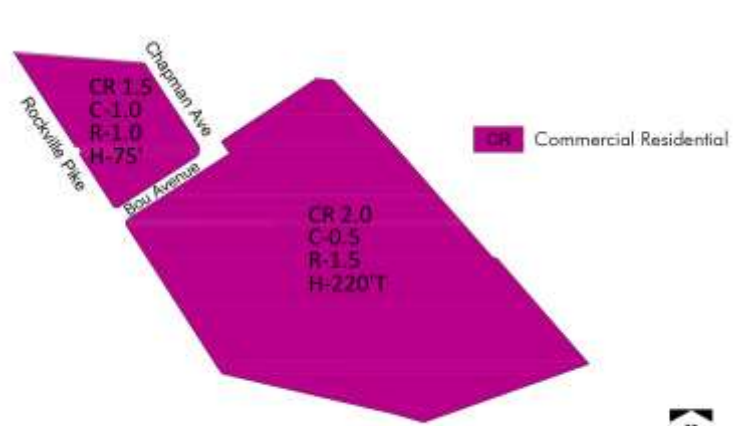
Public Hearing Testimony

Montrose Crossing

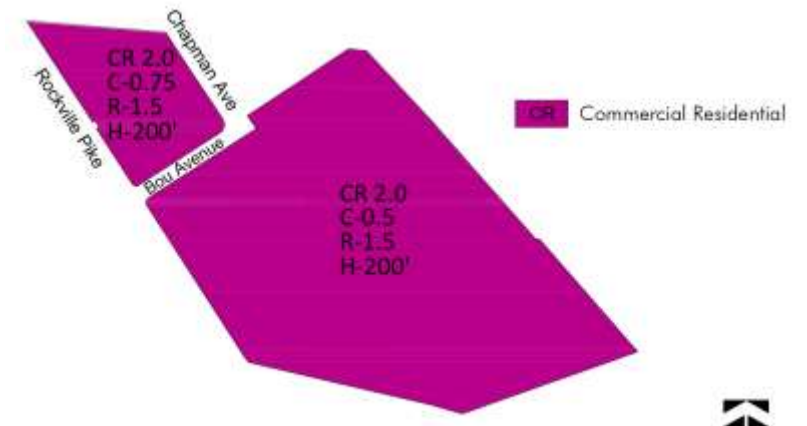
- Civic Green should be smaller, 1/2 acre or less is more desired.
- Private ownership of proposed park.
- Additional densities would provide an incentive to redevelop.



Key Properties



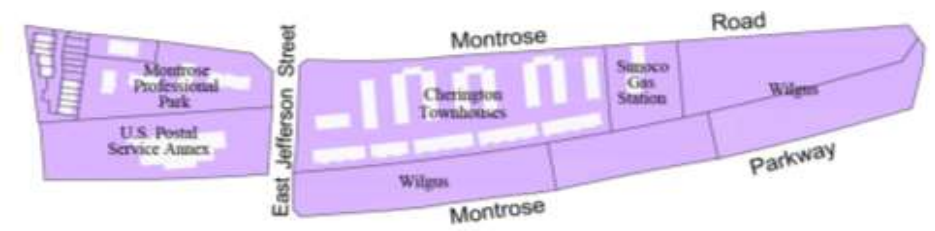
Existing Zoning



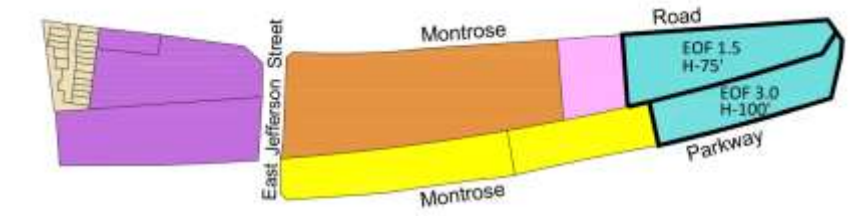
Draft Plan Recommended Zoning

Rockville Pike-Montrose North

Area: Cherington

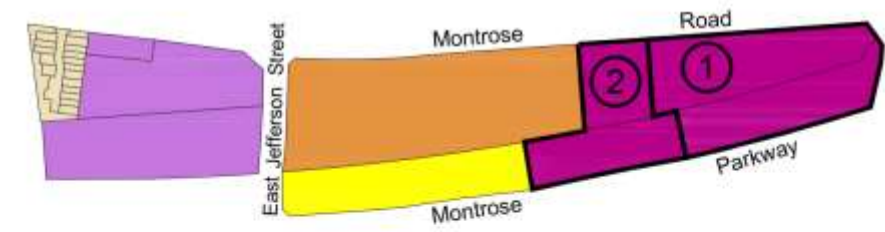


Key Properties



- | | |
|---|---|
| R-200 Single-Family Residential | EOF Employment Office |
| R-60/TDR Single-Family Residential/
Transferable Development Rights | CRN Commercial Residential Neighborhood
CRN 0.5, C-0.5, R-0.25, H-35' |
| R-20 Multiple-Family,
medium density residential | CRT Commercial Residential Town
CRT 0.25, C-0.25, R-0.25, H-35' |

Existing Zoning

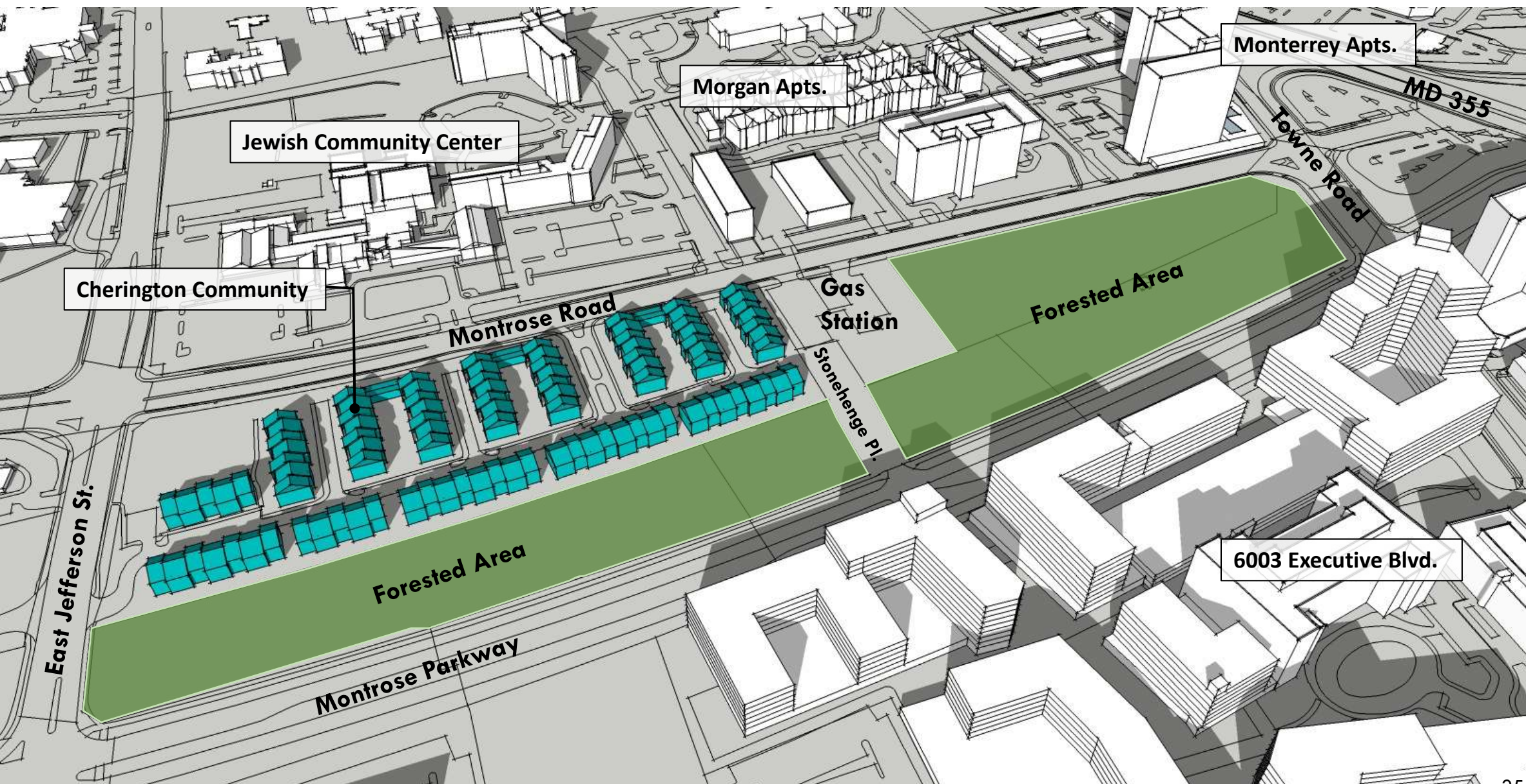


- | | |
|---|---|
| R-200 Single-Family Residential | CR Commercial Residential |
| R-60/TDR Single-Family Residential/
Transferable Development Rights | 1 CR 2.0, C-1.0, R-1.5, H-200' |
| R-20 Multiple-Family,
medium density residential | 2 CR 2.0, C-0.25, R-1.5, H-75' |
| | CRN Commercial Residential Neighborhood
CRN 0.5, C-0.5, R-0.25, H-35' |

Draft Plan Recommended Zoning

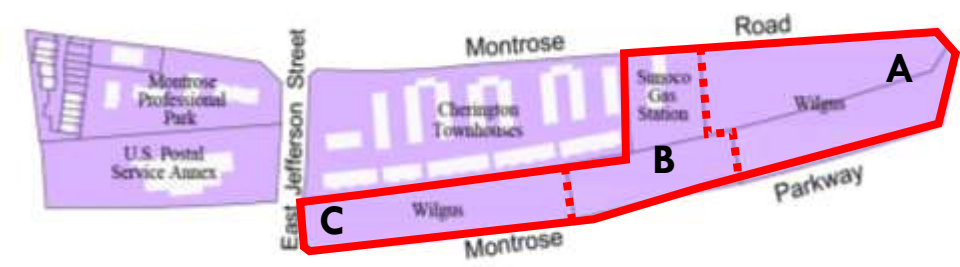


Wilgus Property – Existing Conditions



Rockville Pike-Montrose North

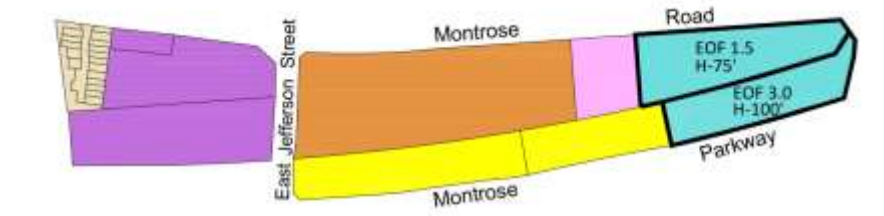
Area: Cherington



Wilgus properties

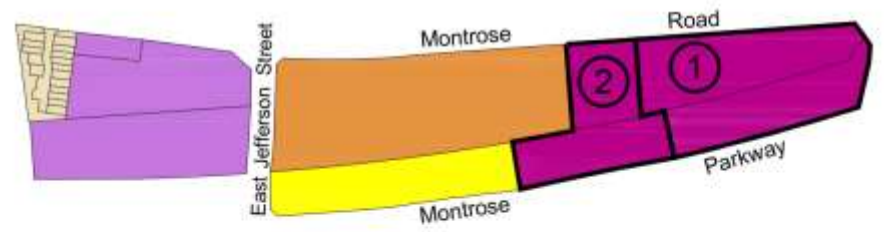
Land: 13.34 acres

- Area A: 6.35 acres
- Area B: 3.77 acres
- Area C: 3.2 acres



R-200	Single-Family Residential	EOF	Employment Office
R-60/TDR	Single-Family Residential/ Transferable Development Rights	CRN	Commercial Residential Neighborhood CRN 0.5, C-0.5, R-0.25, H-35'
R-20	Multiple-Family, medium density residential	CRT	Commercial Residential Town CRT 0.25, C-0.25, R-0.25, H-35'

Existing Zoning

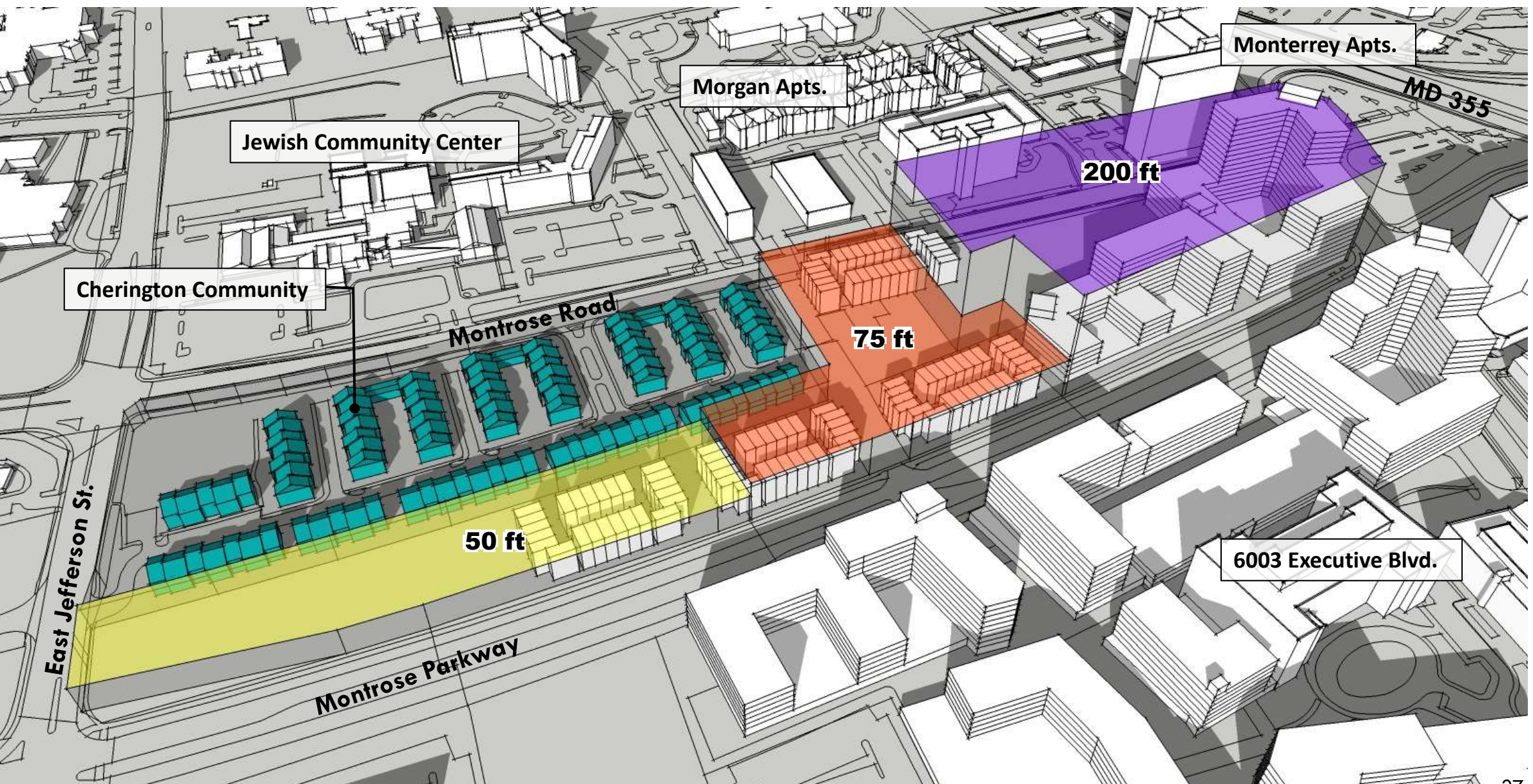


R-200	Single-Family Residential	CR	Commercial Residential
R-60/TDR	Single-Family Residential/ Transferable Development Rights	1	CR 2.0, C-1.0, R-1.5, H-200'
R-20	Multiple-Family, medium density residential	2	CR 2.0, C-0.25, R-1.5, H-75'
		CRN	Commercial Residential Neighborhood CRN 0.5, C-0.5, R-0.25, H-35'

Draft Plan Recommended Zoning



Wilgus Property – Draft Plan Recommended Building Heights



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.



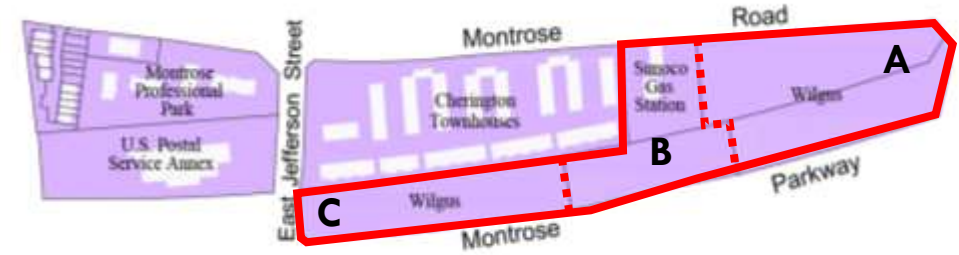
Rockville Pike-Montrose North

Wilgus Property

Property Owner

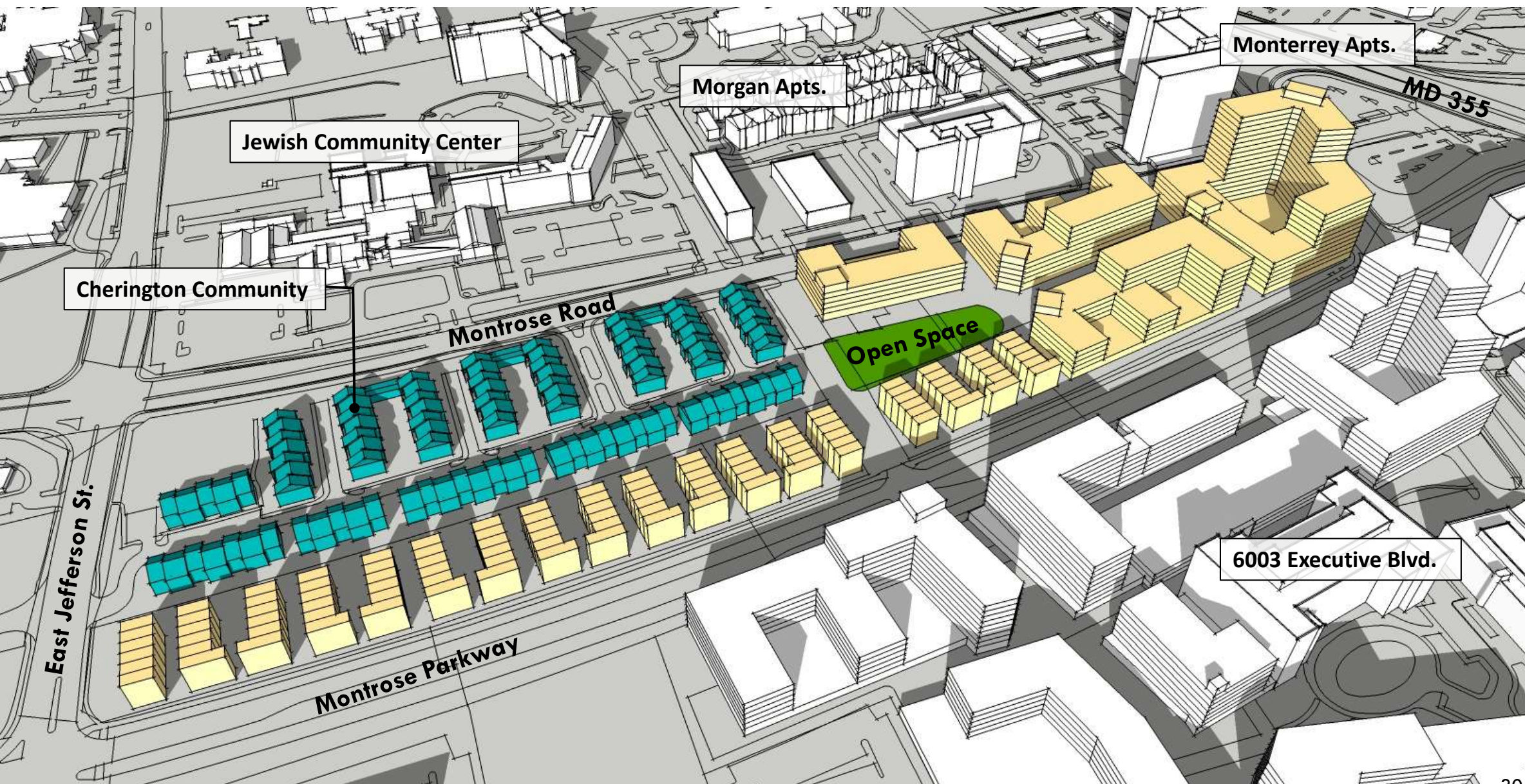


February 2017 Concept Plan

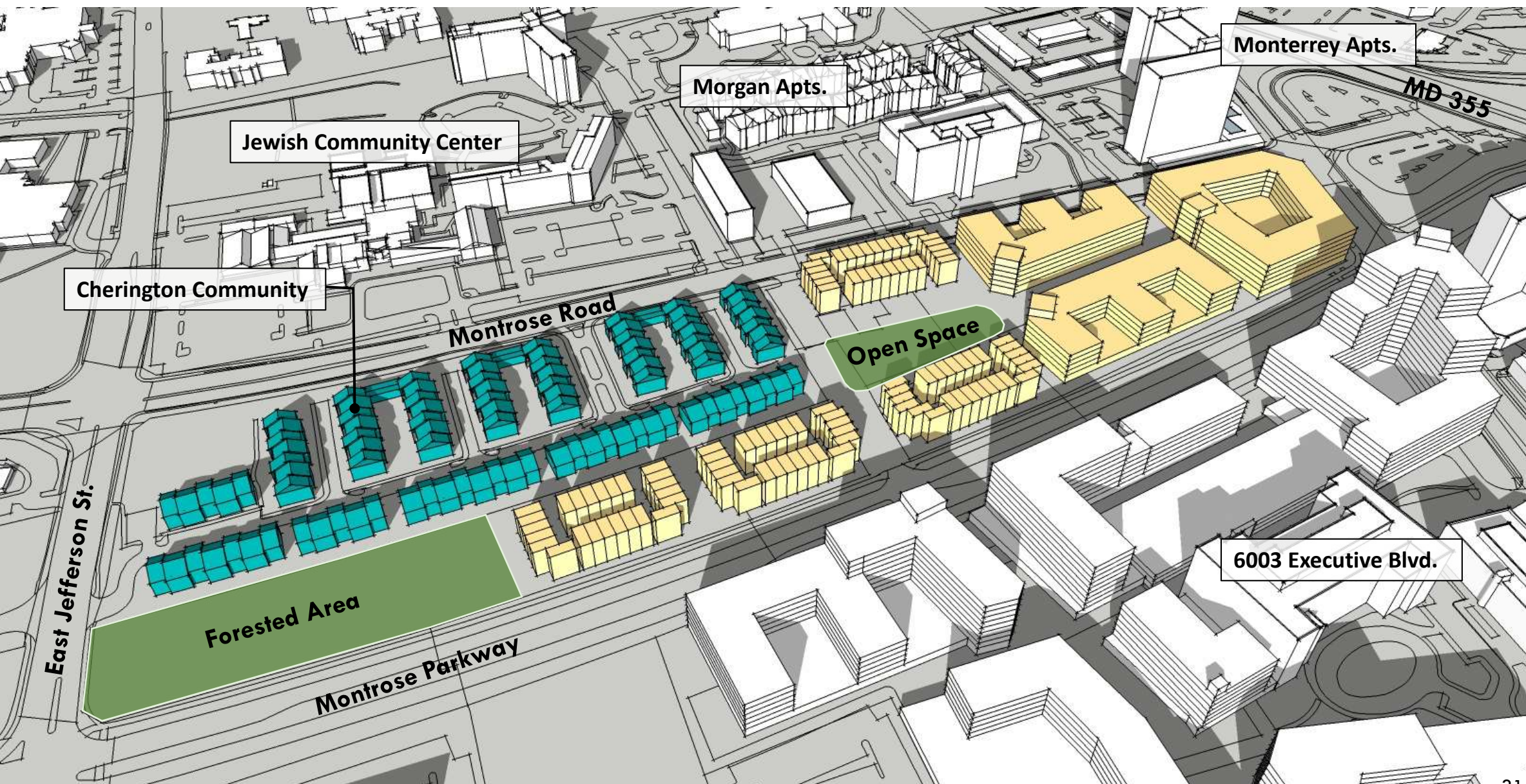


- Additional FAR and height above the Draft Plan recommendations.
- Property has extensive frontages and is surrounded by commercial and mixed-uses.
- Relocate the proposed linear park since the linear area is a poor choice for a park.
- No school site.
- Townhouses would be compatible with the Cherington.

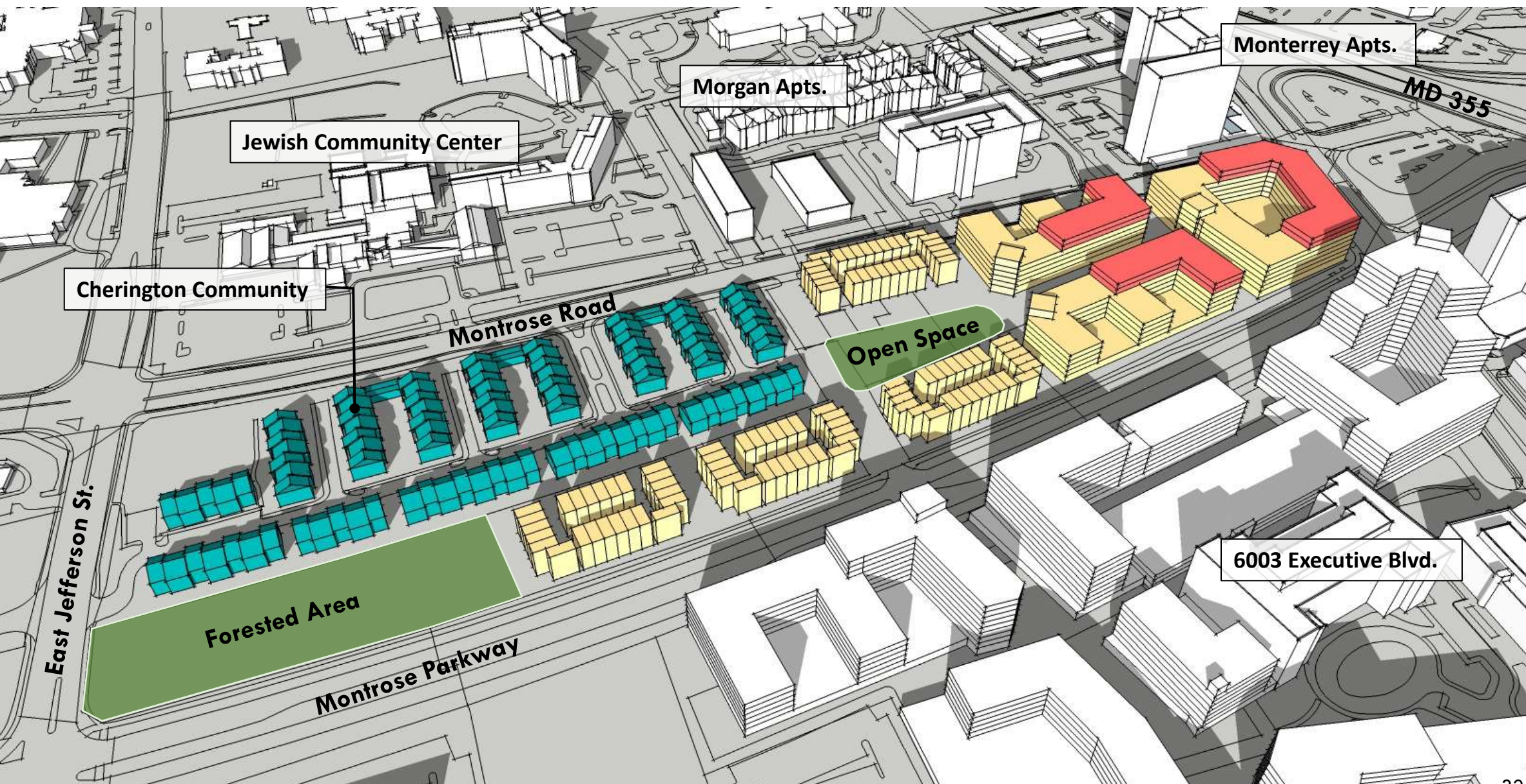
Wilgus Property – Owner's Proposal



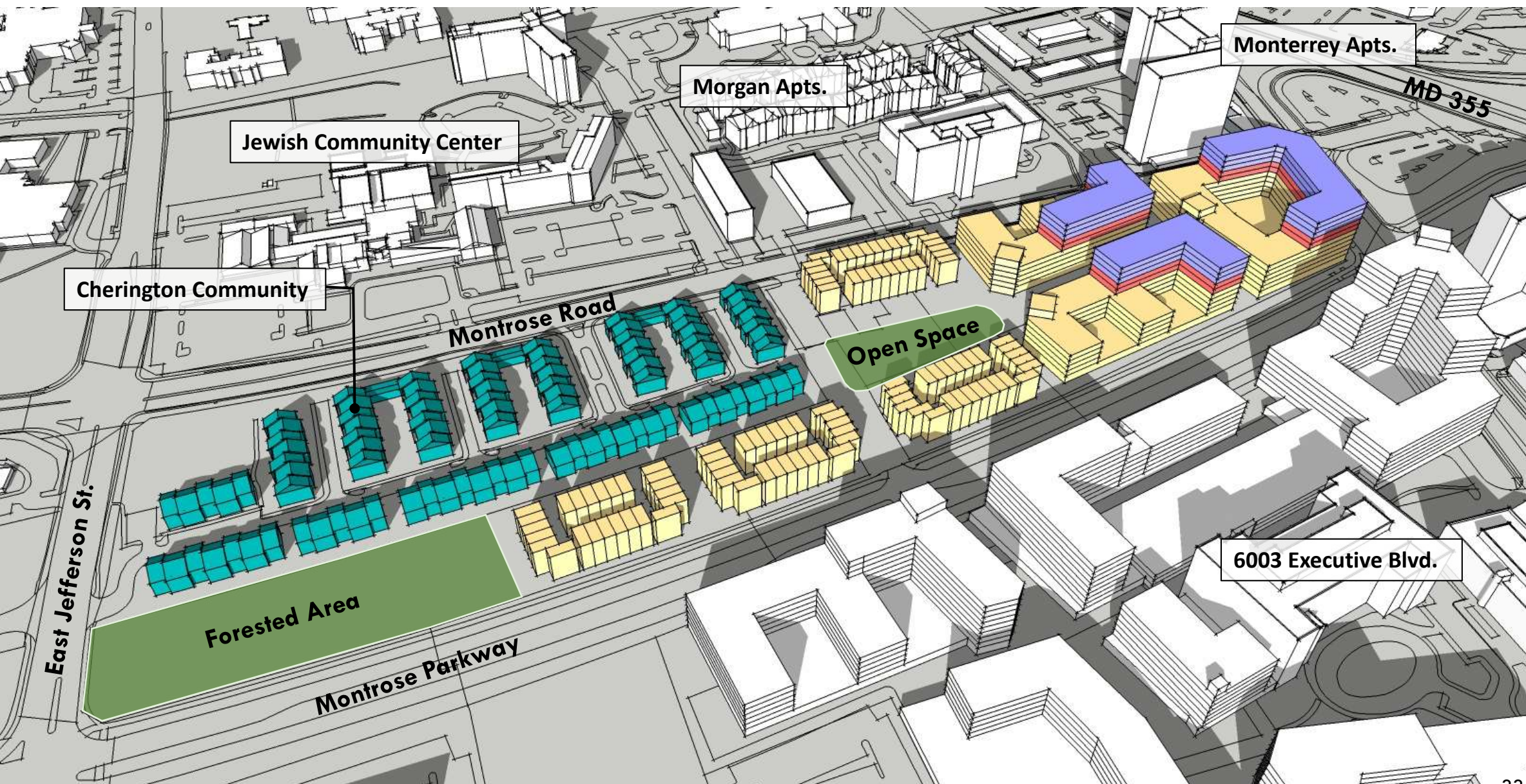
Wilgus Property – Public Hearing Draft Density (2.0)



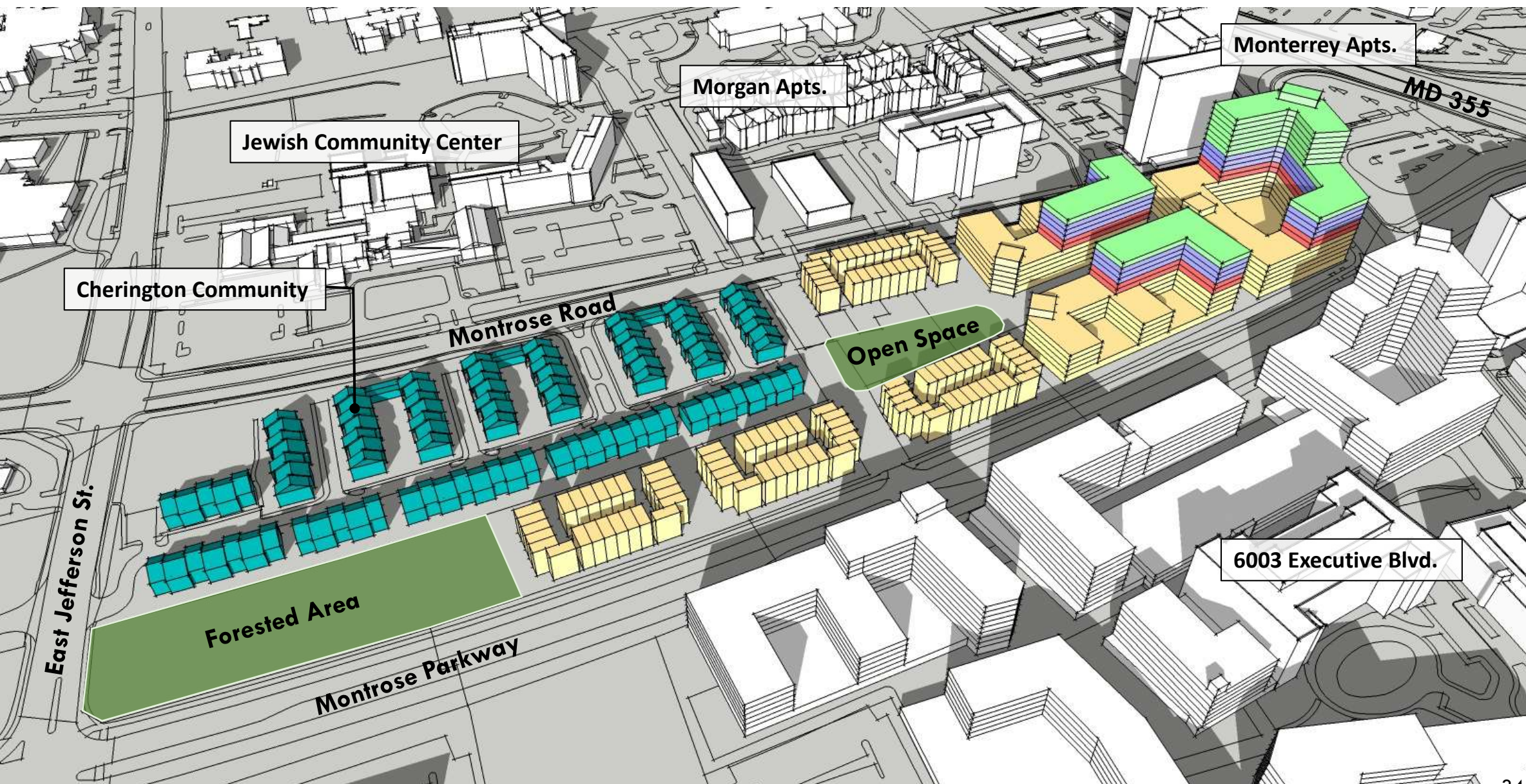
Wilgus Property – Potential Density (2.5)



Wilgus Property – Potential Density (3.0 – Front Parcel)



Wilgus Property – Requested Density



Rockville Pike-Montrose North

Wilgus Property

Pubic Hearing Testimony

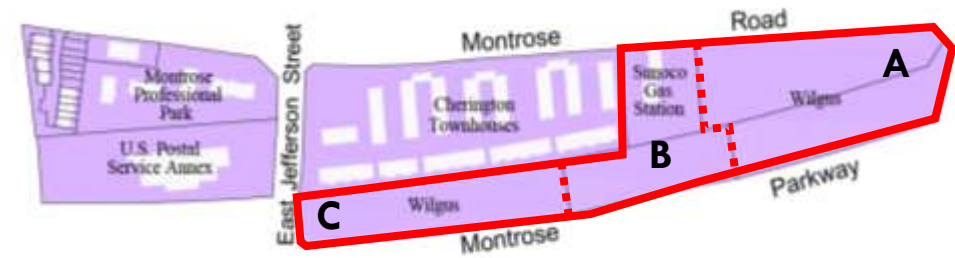
Property Owner

January 26, 2017

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

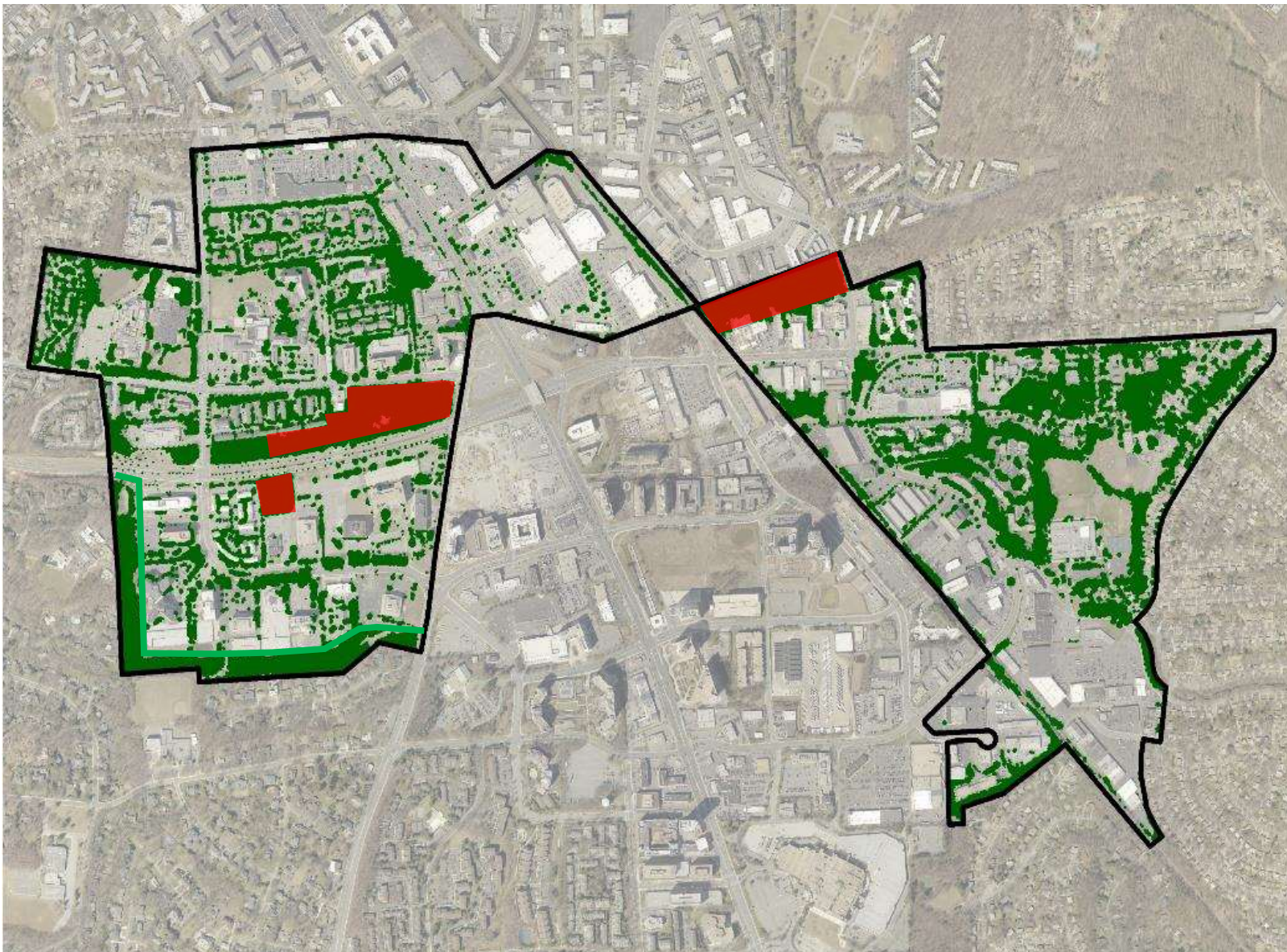
February 21, 2017

Public Hearing Draft	Property Owner	Land Area
CR 2.0 C1.0 R1.5 H200	CRT-3.0 C1.5 R3.0 H200	6.35 acres (Area A)
CR 2.0 C0.25 R1.5 H75	CRT 2.5 C1.5 R2.0 H150	3.77 acres (Area B)
R-200	CRT 1.25 C0.0 R1.25 H-50	3.2 acres (Area C)



Rockville Pike-Montrose North

Existing Environmental Resources



Montrose Parkway East

Wilgus Redevelopment

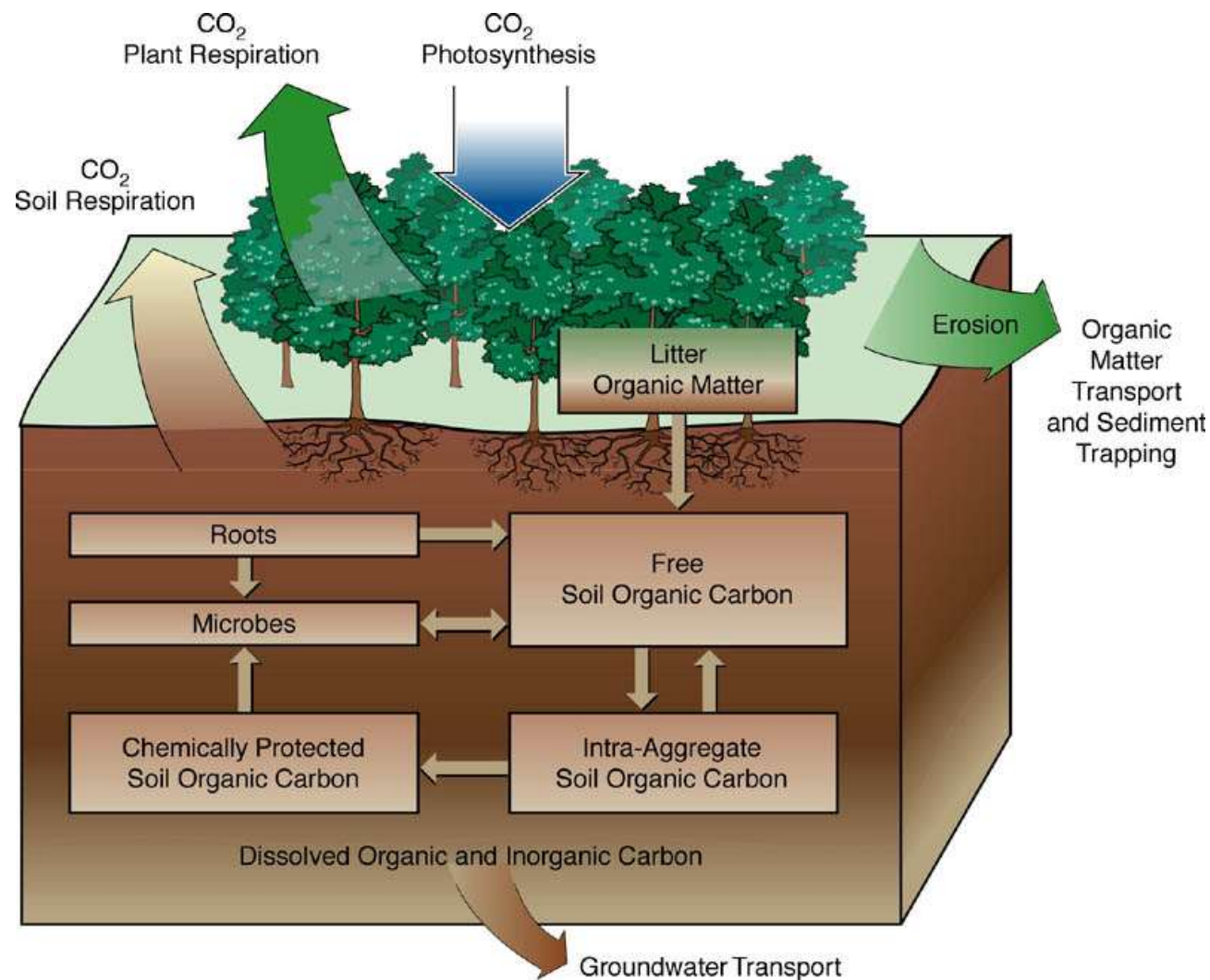
Kaiser Lab

Executive Boulevard

Rockville Pike-Montrose North

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



Copyright 2007, G. Edward Johnson



Rockville Pike-Montrose North

Opportunities



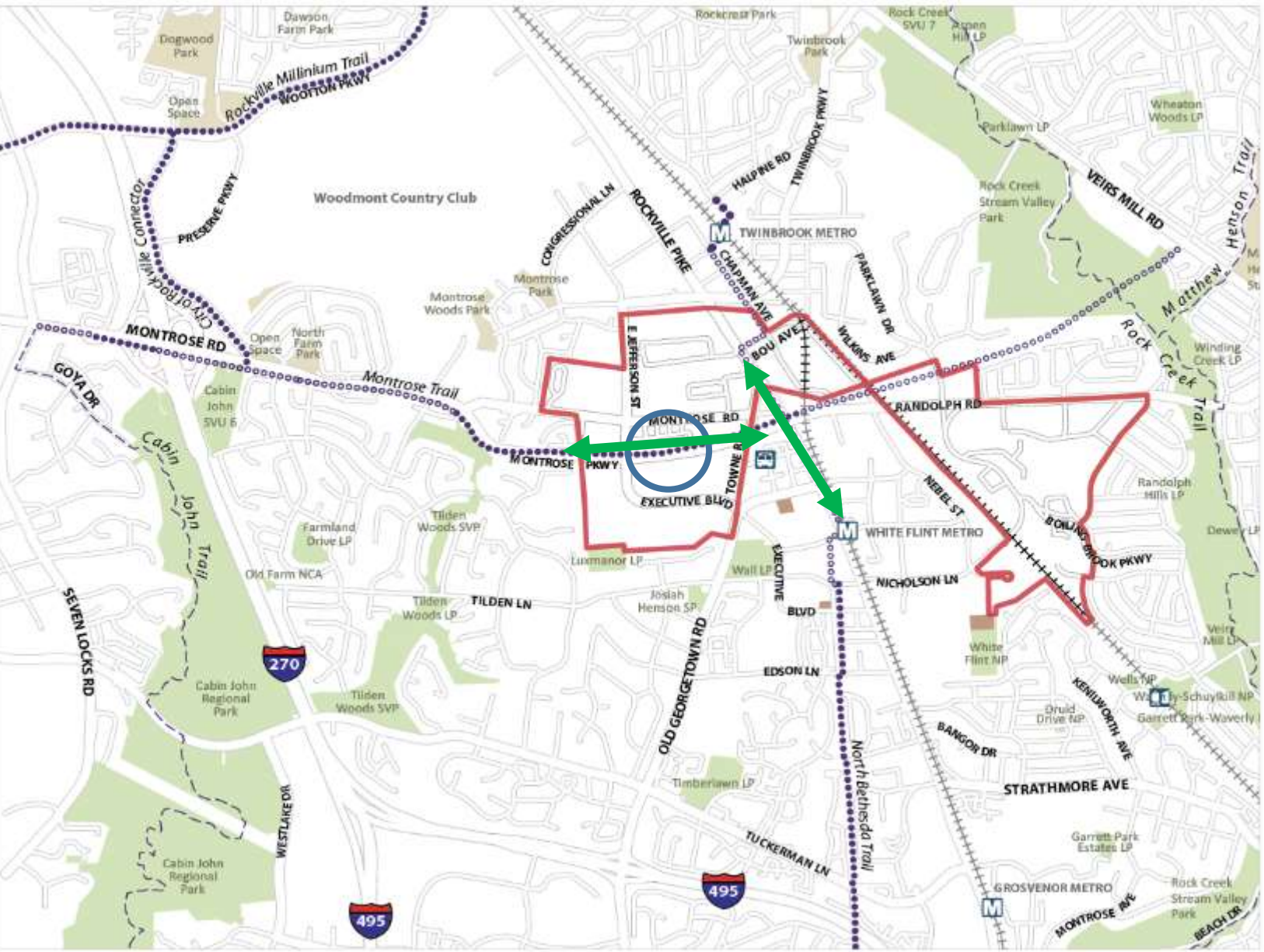
Wooded area along Montrose Parkway

Existing

- Townhouse Development
- Forest
- Montrose Bikeway



Existing Parks and Trails near the White Flint 2 Planning Area



- 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.

Park, Trail and Open Space HIERARCHY

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

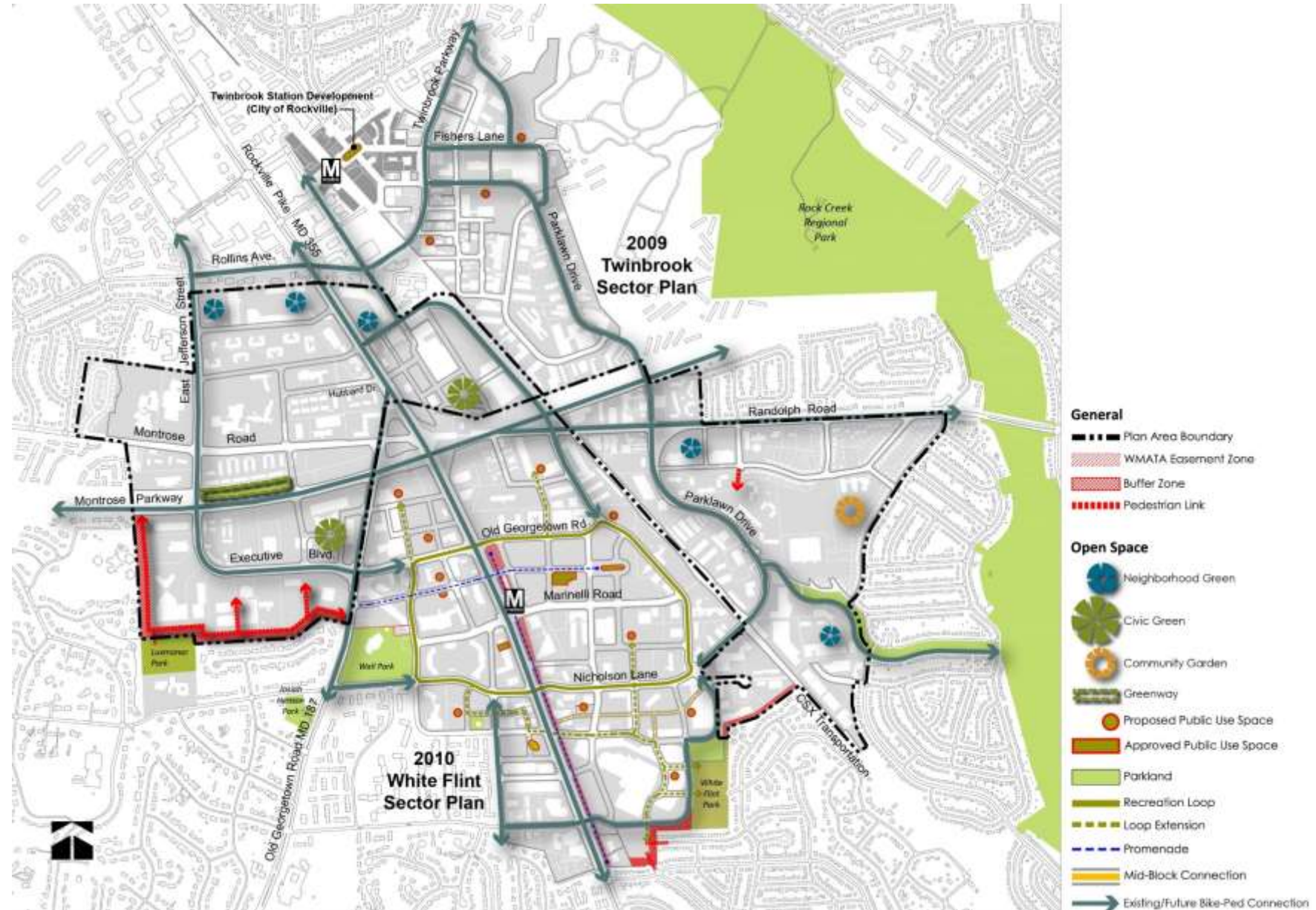
An urban plaza

Meeting place, social gathering

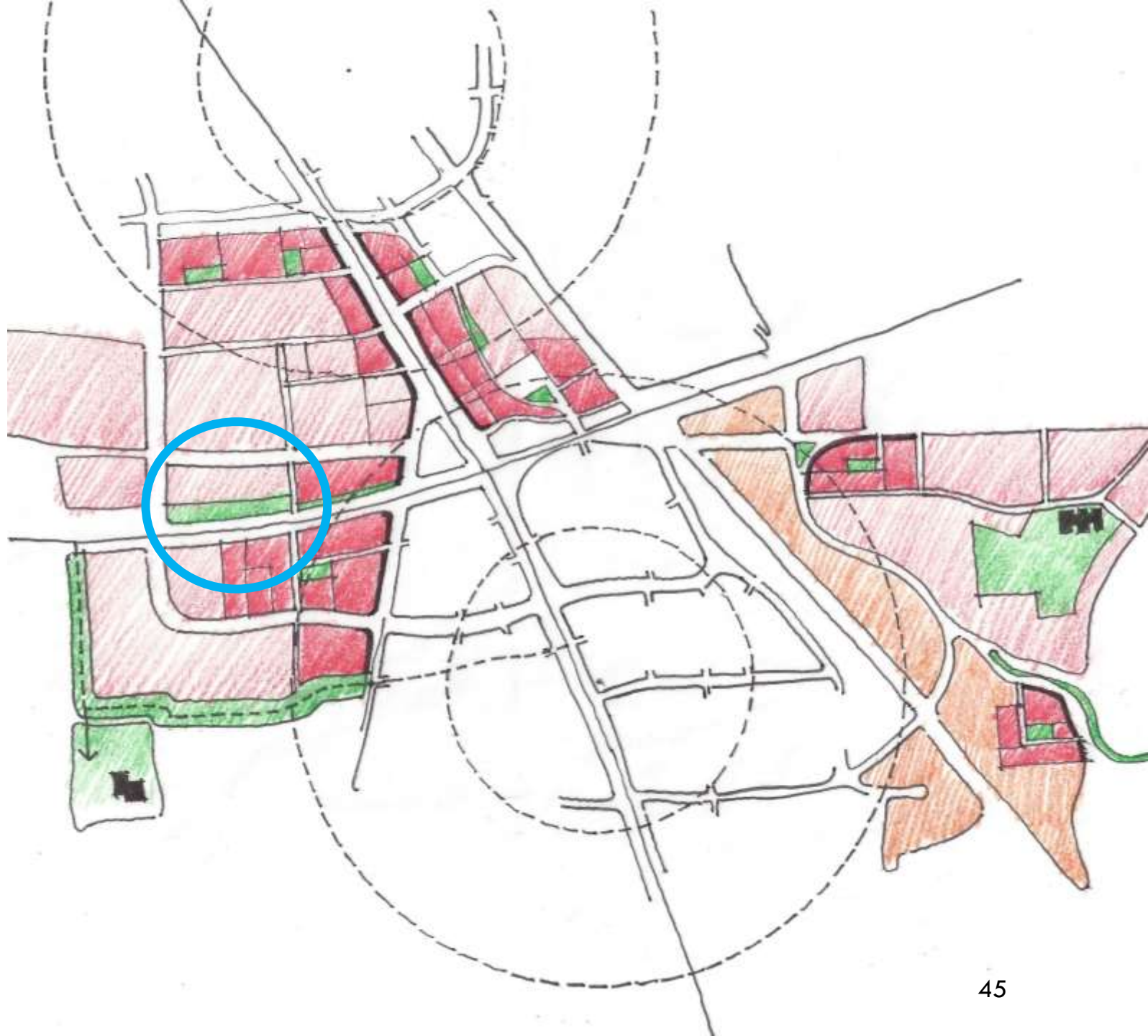
For Each Building

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