Planning Board Item #6

Area 2 Division
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www.montgomeryplanning.org/community/rockspring/
Plan Boundaries

- Rock Spring Master Plan Boundary
- Parkland
- Water Features

Maryland-National Capital Park and Planning Commission
Rock Spring Worksession Schedule

<table>
<thead>
<tr>
<th>Date</th>
<th>Topic</th>
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<tbody>
<tr>
<td>December 15, 2016</td>
<td>Worksession #1: Plan Overview, Concept Framework</td>
</tr>
<tr>
<td>January 19, 2017</td>
<td>Worksession #2: Zoning options for core office park</td>
</tr>
<tr>
<td>February 2, 2017</td>
<td>Worksession #3: Revised zoning options</td>
</tr>
<tr>
<td>February 16, 2017</td>
<td>Worksession #4: Joint session with WF2 and MCPS</td>
</tr>
<tr>
<td>March 2, 2017</td>
<td>Worksession #5: Confirm/finalize zoning; wrap-up issues</td>
</tr>
<tr>
<td>March 16, 2017</td>
<td>Worksession #6: Review Text Changes</td>
</tr>
<tr>
<td>March 30, 2017</td>
<td>Worksession #7: Review Planning Board Draft; Approve to Transmit</td>
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Worksession #5: Overview

Our approach is not to incentivize residential in order to demolish office buildings, but to sustain, fortify, and enhance Rock Spring by adding some residential uses to create a more vibrant, interesting, marketable location.

At worksession #3 on February 2, based on Planning Board direction, staff revised zoning options as follows:

CR zone for properties along the central spine:
- 1.5 FAR overall density
- 0.75 FAR residential density
- commercial density based on existing EOF zone
- keep densities at amounts that were modeled (high scenario)

Today:
- Confirm and finalize zoning recommendations for all properties
- Westfield Montgomery Mall – Zoning Text Amendment and requested text changes
Rock Spring Advantages

- Corporate headquarters space and nationally prominent tenants
  - (e.g. Host Hotels, Lockheed, Coventry Health)
- Strong medical-user office market
- Recent leasing activity
  - Total Wine & More (100,000+ SF)
  - NIH consolidation (630,000 SF)
  - Host Hotels renewed lease
- Primary vacancies are isolated
  - Two vacant buildings over 150K SF comprise 1/3 of office vacancy
- Overall rents still higher than County (+ 4%)
Rock Spring’s Future

- Value of buildings too high for redevelopment
  - Buildings are aging but not obsolete
  - Conversions/adaptive reuse difficult
  - Continued reinvestment on case-by-case basis

- Rock Spring still a competitive market
  - Strong location, value pricing and convenient parking
  - Landlords positive about area but with more modest expectations
  - Owners positive about mixed-use additions and connectivity links

- The Future
  - Rock Spring will likely retain a core office use with incremental mixed-use over time
  - Within two miles of Rock Spring, there are 4,772 multi-family units within the development pipeline
Rock Spring

Rock Spring is a major employment center, as well as a retail destination, that can evolve into a more diverse and cohesive community with new residential development projects.

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
### Regional Context

#### Rock Spring Master Plan Area

<table>
<thead>
<tr>
<th>Location</th>
<th>Area</th>
<th>FAR</th>
<th>Height</th>
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<tbody>
<tr>
<td>Bethesda</td>
<td>450 Acres</td>
<td>0.5-8.0</td>
<td>35’-290’</td>
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<tr>
<td>Silver Spring</td>
<td>265 Acres</td>
<td>1.0-8.0</td>
<td>50’-200’</td>
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<tr>
<td>Wheaton</td>
<td>484 Acres</td>
<td>1.0-6.0</td>
<td>45’-250’</td>
</tr>
<tr>
<td>White Flint</td>
<td>430 Acres</td>
<td>0.5-4.0</td>
<td>50’-300’</td>
</tr>
<tr>
<td>Twinbrook</td>
<td>154 Acres</td>
<td>1.0-2.0</td>
<td>50’-145’</td>
</tr>
<tr>
<td>Glenmont</td>
<td>711 Acres</td>
<td>1.5-3.0</td>
<td>45’-120’</td>
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<tr>
<td>Rock Spring</td>
<td>535 Acres</td>
<td>0.5-1.5</td>
<td>35’-150’</td>
</tr>
<tr>
<td>Park Potomac</td>
<td>54 Acres</td>
<td>&gt;1.0</td>
<td>100’</td>
</tr>
<tr>
<td>Mosaic</td>
<td>31.3 Acres</td>
<td>1.39</td>
<td>115’</td>
</tr>
</tbody>
</table>
Non-Metro Station Centers

= 1 - 1.5 FAR (Floor Area Ratio)

- Low- and Mid-rise buildings
- Fewer amenities (parks, parking structures, neighborhood retail and services)
Rock Spring Scale Comparison: Non Metro Non CBDs

Rock Spring Master Plan Area: 535 Ac

Mosaic District: 31.3 Ac
- 170K Office
- 520K Retail / Restaurant
- 148 Room Hotel
- 42,000 Movie Theater
- 1 Million SF Residential
- 1.39 FAR
- Max. Ht: 115’
- Built: 75’

Park Potomac: 54.8 Ac
- 835K Office
- 45K Retail / Restaurant
- 156 Room Hotel
- 1 Million SF Residential
- <1.0 FAR
- Max. Ht: 100’
- Built: 75’
Hierarchy of Place

Park Potomac

- 54 Acres
- < 1.0 FAR
- Max. Ht: 100’
- 600 Units
- 2.0 Million SF
Existing and Revised Zoning

Existing Zoning

Revised/Proposed Zoning

Rock Spring Master Plan Boundary
One-Family Detached Residential

General Retail
GR 1.5, H-45

Neighborhood Retail
NR 0.75, H-45

Commercial Residential
CR 1.5, C-0.75, R-0.75, H-275

Commercial Residential Town
CR 0.75, C-0.75, R-0.25, H-35

CR 1.25, C-0.5, R-0.75, H-50

CR 2.5, C-1.5, R-0.75, H-75

Employment Office
EOF 0.5, H-60

EOF 0.75, H-100

EOF 1.0, H-100

EOF 1.0, H-110

EOF 1.25, H-100

EOF 1.25, H-150

EOF 1.5, H-75

EOF 1.5, H-100

EOF 1.5, H-100

EOF 1.5, H-110

EOF 1.5, H-100

EOF 1.5, H-150

EOF 1.0, H-100

EOF 0.5, H-60

EOF 1.0, H-100

EOF 1.25, H-150

Regional Shopping Center Overlay Zone applies; building height may be increased.

Maryland-National Capital Park and Planning Commission

12
Revised Zoning

Maryland-National Capital Park and Planning Commission
Existing Heights

Existing Height (Max)
- 275 ft
- 150 ft
- 110 ft
- 100 ft
- 75 ft
- 60 ft
- 50 ft
- 45 ft
- 35 ft

Rock Spring: Property Index and Premise Numbers

Maryland-National Capital Park and Planning Commission
Proposed Heights

Proposed Height (Max)
- 275 ft
- 150 ft
- 110 ft
- 100 ft
- 75 ft
- 60 ft
- 50 ft
- 45 ft

Rock Spring: Property Index and Premise Numbers
Existing FAR
Montgomery Mall  7101 Democracy Blvd.

Existing Zoning:     GR-1.5, H-45  
PH Draft Zoning:     GR-1.5, H-45  
Owner’s Request:     Existing Zoning is fine, need a Zoning Text Amendment  
Staff Response:     Support the ZTA  
Potential DUs:     328

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<tr>
<th>Site Data</th>
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<tr>
<td>Site Area</td>
<td>57 acres</td>
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<td>Existing FAR/Built FAR</td>
<td>1.5/0.49</td>
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<td>Maximum Building SF</td>
<td>3,781,239</td>
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<td>1,242,172/0.49</td>
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<tr>
<td>Unbuilt SF / FAR</td>
<td>2,539,067/1.0</td>
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</table>
Revise the Regional Shopping Center (RSC) Overlay Zone to clarify that residential uses are allowed and allow additional height (up to 150 feet) in the overlay zone to accommodate development of multi-family residential buildings.
Page 49 – Staff recommends removing the following text:

Although this property is privately owned, if the owner concurred, the Plan would encourage public access to this open space given the nearby residential development under construction at the EYA property; it is anticipated that residents may use this open space for recreation and dog walking.

Page 49 - Staff recommends editing the last bullet on the page, as follows:

Should the existing structures on the site be razed and the property redeveloped, all or a substantial portion of the open space could be considered for parkland, either through dedication, or acquisition by the Department of Parks.
Democracy Center  6901 Rockledge Drive (#1)

Existing Zoning: EOF-1.25, H-150
Owner’s Request: CR-2.0, C-1.25, R-1.25, H-200 (conditioned on open space being dedicated as parkland)
Revised Zoning: CR-1.5, C-1.25, R-0.75, H-150  Potential DUs: 400
Democracy Center 6901 Rockledge Drive (#1)

Existing Zoning: EOF-1.25, H-150
Owner’s Request: CR-2.0, C-1.25, R-1.25, H-200 (conditioned on open space being dedicated as parkland)
Revised Zoning: CR-1.5, C-1.25, R-0.75, H-150

Potential DUs: 400

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<td>668,091 SF = 15.33 Acres</td>
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<td>1.25 / 1.07</td>
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<tr>
<td>Max Building SF</td>
<td>835,113 = 1.25 FAR</td>
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<td>Existing Buildings SF/FAR</td>
<td>713,553 = 1.07 FAR</td>
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<td>Unbuilt SF / FAR</td>
<td>121,560 / 0.18</td>
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<tr>
<td>Year Built</td>
<td>1984</td>
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<tr>
<td>Current Vacancy Rate</td>
<td>21.2%</td>
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<tr>
<td>Highest Vacancy Rate</td>
<td>38.4% - 2013</td>
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Camalier Davis Properties (116 acres)
Rockledge Executive Plaza  6610 Rockledge Drive (#9)

Existing Zoning:     EOF-1.0, H-100
Owner’s Request:    CR-2.5, C-2.5, R-2.5, H-200
Revised Zoning:    CR-1.5, C-1.0, R-0.75, H-100
Potential DUs:  116
Rockledge Executive Plaza  6610 Rockledge Drive (#9)

Existing Zoning:    EOF-1.0, H-100
Owner’s Request:    CR-2.5, C-2.5, R-2.5, H-200
Revised Zoning:    CR-1.5, C-1.0, R-0.75, H-100
Potential DUs:    116

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<tr>
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<tr>
<td>Site Area</td>
<td>194,288 = 4.4 acres</td>
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<td>Existing Zoning</td>
<td>EOF-1.0, H-100’</td>
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<tr>
<td>Existing FAR / Built FAR</td>
<td>1.0 / 0.84</td>
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<tr>
<td>Max Building SF</td>
<td>194,288 = 1.0 FAR</td>
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<tr>
<td>Existing Building SF</td>
<td>163,901 = 0.84 FAR</td>
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<tr>
<td>Unbuilt SF / FAR</td>
<td>30,387 / 0.16</td>
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<tr>
<td>Year Built</td>
<td>1981</td>
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<tr>
<td>Current Vacancy Rate</td>
<td>100%</td>
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</table>
Owner’s Request:  CR-2.5, C-2.5, R-2.5, H-200
Revised Zoning:   CR-1.5, C-1.0, R-0.75, H-100
Potential DUs: 120
Rockledge Executive Plaza  6600 Rockledge Drive (#10)

Existing Zoning:      EOF-1.0, H-100
Owner’s Request:  CR-2.5, C-2.5, R-2.5, H-200
Revised Zoning:     CR-1.5, C-1.0, R-0.75, H-100
Potential DUs:     120

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<td>Existing Zoning</td>
<td>EOF-1.0, H-100’</td>
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<td>Existing FAR / Built FAR</td>
<td>1.0 / 0.84</td>
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<tr>
<td>Max Building SF</td>
<td>200,190 = 1.0 FAR</td>
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<td>Existing Building SF</td>
<td>167,454 = 0.84 FAR</td>
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<td>Unbuilt SF / FAR</td>
<td>32,736 / 0.16</td>
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<td>Year Built</td>
<td>1981</td>
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<tr>
<td>Current Vacancy Rate</td>
<td>0%</td>
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Georgetown Square Shopping Center (#23)

Existing Zoning: NR-0.75, H-45
PH Draft Zoning: CRT-1.25, C-0.75, R-0.75, H-75
Owner’s Request: CRT-2.0, C-1.5, R-1.5, H-75
Staff Response: Maintain PH Draft zoning
Potential DUs: 268

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<td>Site Area</td>
<td>446,798/10 acres</td>
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<td>Existing Zoning</td>
<td>NR-0.75, H-45</td>
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<td>Existing FAR/Built FAR</td>
<td>0.75/0.27</td>
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<td>Maximum Building SF</td>
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<td>Existing Building SF/FAR</td>
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<td>Unbuilt SF/FAR</td>
<td>213,393/0.48</td>
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<td>Year Built</td>
<td>1973</td>
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