

ReImagine Rock Spring

MASTER PLAN

ROCK SPRING MASTER PLAN

Planning Board Worksession #7: March 30, 2017

Planning Board Item #5

Area 2 Division

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THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Rock Spring Worksession Schedule

| Date | Topic |
|-----------------------|--|
| December 15, 2016 | Worksession #1: Plan Overview, Concept Framework Place Comparisons |
| January 19, 2017 | Worksession #2: Zoning options for core office park |
| February 2, 2017 | Worksession #3: Revised zoning options |
| February 16, 2017 | Worksession #4: Joint session with White Flint 2 and MCPS |
| March 2, 2017 | Worksession #5: Wrap-up issues |
| March 16, 2017 | Worksession #6: Review text edits to Planning Board Draft |
| March, 30 2017 | Worksession #7: Final Review of Planning Board Draft; Approval to Transmit Plan |

Rock Spring: Edits to Planning Board Draft

Chapter 1 Introduction – page 6

- Added more place names the to Rock Spring Context map

Chapter 2 Rock Spring Tomorrow: Land Uses, Zoning, and Design

Page 22

- Added a table showing Estimated Potential Development; one correction needs to be made
- Modified first bullet under *Design Guidelines: Buildings*

Pages 26, 31, 36

- Revised three cluster area proposed zoning maps to match numbering on Figure 9, overall Proposed Zoning map. Added aerial map with place names next to each zoning map.

Rock Spring Master Plan Planning Board Draft

The following was added to page 22; correction will be made to the final Plan.

Table 1 provides an estimate of the potential development in the Master Plan area based on the recommended zoning. The “Plan Estimates” column reflects assumptions about possible development for select properties that may redevelop within the life of the Plan. These estimates are not based on the maximum theoretical density of each property.

Table 1 Existing and Estimated Potential Development

| | Existing | Pipeline | Plan Estimates | Total |
|----------------------------|-----------|-------------------------------|----------------|------------|
| Commercial | 8,210,867 | 1,104,000 | 1,087,752 | 10,402,619 |
| Residential Dwelling Units | 386 | 1,430 | 2,297 | 4,113 |
| Jobs | 28,963 | 3,485 | 3,347 | 35,795 |
| Jobs/Housing Ratio | 75/1 | <u>2.4/1</u> 1.9/1 | 1.45/1 | 8.7/1 |

Rock Spring: Edits to Planning Board Draft

Edits to page 22:

The Rock Spring East Village Center and Rock Spring West Mixed-Use Regional Marketplace clusters include existing retail centers and properties with existing approvals for mixed-use development. Developers of property in these clusters should:

- Support future transit and create mixed-use centers that will continue to serve adjacent residential communities:
- Concentrate development intensity along Westlake Drive and Westlake Terrace and proximate to the transit center on the west side. To the extent possible, activate the frontage of Westlake Terrace. ~~and around the intersection of Rock Spring Drive and Old Georgetown Road on the east, to support future transit and to create mixed-use centers that will continue to serve adjacent residential communities.~~
- Concentrate development around the intersection of Rock Spring Drive and Old Georgetown Road on the east side.

Rock Spring: Edits to Planning Board Draft

Chapter 3 Environment and Sustainability - pages 40-41

- Added the Carbon Footprint Analysis

Chapter 4 Community Facilities

Pages 45-46

- Edits to Public Schools section

Page 52

- Added a section of the PROS Plan Urban Parks Hierarchy

Chapter 5 Transportation and Connectivity - pages 66-67

- Added Road Code Design Standard to Table 4.2 Roadway Classifications

Chapter 6 Implementation

Page 76

- Added Table 6.4 – potential projects for the Capital Improvements Program

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Page 45-46

Facility Planning in the Walter Johnson Cluster

~~MCPS is evaluating a long-term growth management strategy for each school cluster. In 2016, MCPS is currently reviewing the input from~~ led a community roundtable discussion group ~~process~~ that explored a wide range of approaches to accommodate near-term and long-term enrollment growth in the Walter Johnson Cluster. As a result of this process, MCPS is leading another work group that will focus on reopening the former Charles W. Woodward High School to provide relief for high schools in the downcounty area. It is anticipated that a recommendation will be made for cluster schools in fall 2016 by the superintendent, and the Board of Education will take action shortly thereafter. The following descriptions of options to accommodate additional enrollment reflect alternatives that have been explored by the roundtable discussion group.

If there is redevelopment within the Plan area, several sites may be appropriate for consideration for a public school through an optional method development project. In addition, this Plan recommends two sites in particular that could be considered for a school, given their size and development potential:

- Rock Spring Centre: if this site's Adequate Public Facilities approvals expire and/or an amendment to the approved plans is requested, the opportunity should be taken to explore the possibility of an adjustment to the development proposal that includes a school site.
- Marriott International: when Marriott ultimately vacates its headquarters in Rock Spring, and the property is considered for redevelopment, the feasibility of a new school at this location should be discussed.

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Page 27 - Chapter 2 Rock Spring Tomorrow: Land Uses, Zoning, and Design

Rock Spring Centre

The property at Rock Spring Centre offers unique potential to advance the repositioning of the Rock Spring area. Very few such large, contiguous, undeveloped properties remain down-County, and in such a central location. The Adequate Public Facilities (APF) validity period for the approved preliminary plan expires in November 2019. Since the time of the property's original approvals, the area has changed and grown. School and community facility needs have risen to the forefront of local citizens' concerns during this planning process. Should the APF expire or other amendments to approved plans be applied for, it is recommended, to the extent possible, that the property owners work with Planning staff and the Planning Board to modify the project in a manner that could address current and future community needs. This effort could include exploring the feasibility of incorporation a school site on the Rock Spring Centre property or integrating a local community center/meeting space into the project that serves current and future residents of the area.

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Page 47 *Middle Schools*

- If it is not possible to address middle school enrollment increases through expansion of schools in the Walter Johnson Cluster, or through reassignments to middle schools in adjacent clusters, then the opening of a new middle school could be considered. A new middle school could be provided by the following option:
 - Construct a new middle school. ~~At more than 11 acres, the Wilgus property in the White Flint 2 Sector Plan might accommodate a middle school.~~ There are two future middle school sites in the vicinity of the Walter Johnson Cluster: 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 is not considered feasible, then the purchase of a middle school site could be considered. In addition, Rocking Horse Center, a former elementary school within the Downcounty Consortium that is currently being used for MCPS administrative offices, could be considered for a middle school.

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Page 55 Democracy Center

- Community Open Space and Active Recreation at the Democracy ~~Associates~~ Center property (existing private green space with basketball court and walking trail):

- ~~•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.~~
- ~~•Should this property redevelop in the future, this space is recommended for acquisition by the Department of Parks.~~
- Should the existing structures on the site be razed and the property redeveloped, or if infill is contemplated under optional method development, removal of the existing open space on the northern portion of the site should be discouraged. This existing open space should be considered for parkland, as a public benefit, either through dedication, or acquisition by the Department of Parks. Multi-family residential development should be encouraged over townhouses.

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Page 55 *Sub-area B: Rock Spring Centre*

If the opportunity arises, ~~Park and Trail Planning~~ staff at the ~~County~~ Department of Parks and ~~staff at the County~~ Planning Department should work with the property owner to incorporate and potentially expand the existing publicly owned land at the former recreation center site with the creation of recreational public open space on this site for athletic fields and other community amenities such as a dog park. Given the potential expansion of Walter Johnson High School, and the significant proposed development at the Rock Spring Centre site, additional recreational open space is needed in the area to serve the unmet needs of the surrounding community and the high school. Department of Parks and Planning Department staff will work with the property owner during the development or redevelopment process to create the most appropriate public recreational space. Acquisition of additional land in this sub-area may be considered to create the necessary park and recreation amenities.

Sub-area C: Walter Johnson High School/Georgetown Square

- If the Georgetown Square shopping center redevelops, this site becomes an appropriate location for a public plaza with small recreational features (spray ground, interactive seating elements, and shade trees). One acre of open space is required by the Zoning Ordinance. Any open space should be consolidated and usable for recreation.

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Page 63 Chapter 5 Transportation and Connectivity

New Road B-6

Greater overall connectivity throughout Rock Spring could improve the pedestrian experience, allow vehicular traffic to diffuse, and give more low-speed street frontage for properties. If there is redevelopment, the Plan recommends that additional connectivity be provided through the large blocks. Redevelopment of large commercial properties that have existing driveways and parking lanes may provide an opportunity to create new internal streets that support both existing and new uses. Should the Georgetown Square shopping center be redeveloped, the Plan recommends a new two-lane north-south public street (B-6 on Figure 17) between Democracy Boulevard and Rock Spring Drive, and between the shopping center and Walter Johnson High School to improve connectivity within the Plan area.

Page 64 Figure 17 Roadway Classifications Map

Pages 66-67 Table 2 Roadway Classifications Table

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Page 25

~~Site 3:~~ Georgetown Square Shopping Center

Georgetown Square is anchored by a Giant grocery store as well as smaller retailers and restaurants. It is a community serving shopping center, designed with its shops set back from the street and separated from the street by surface parking.

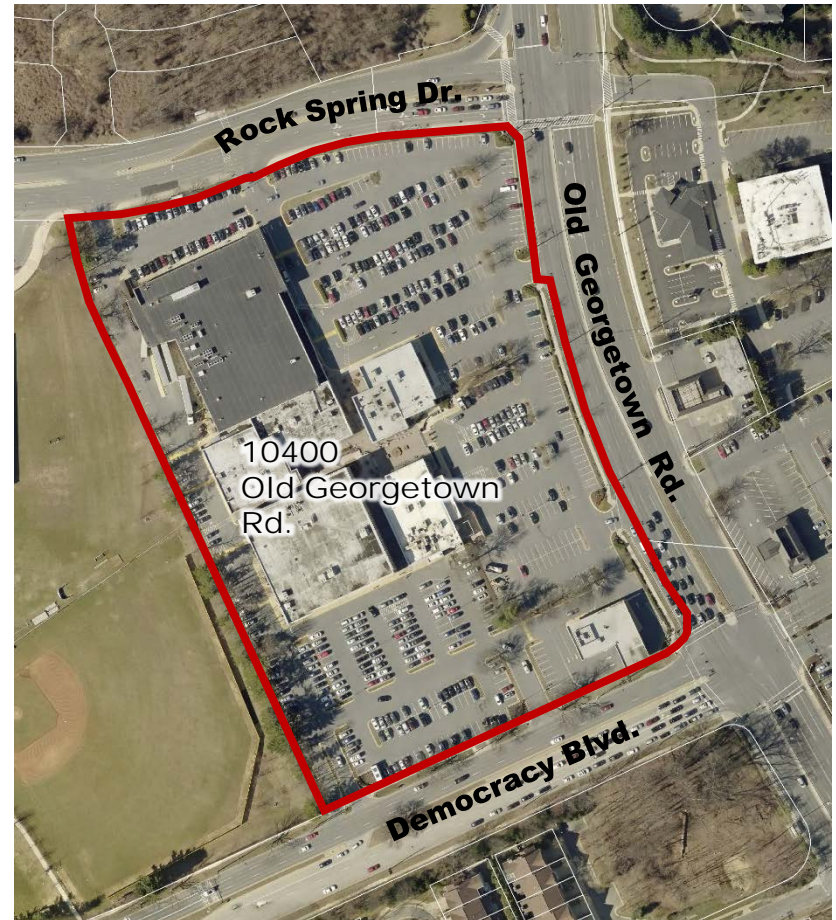
Recommendation:

- Rezone the site from NR-0.75, H-45 to CRT-~~1.25~~ 1.5, C-~~0.75~~ 1.0, R-0.75, H-75. CRT zoning for this site would allow the opportunity for a mix of uses to be introduced to this single-use retail area, while encouraging a more sustainable, connected, and pedestrian-friendly development pattern. If this property redevelops, it may be appropriate for a density transfer from the Rock Spring Centre property, located on the north side of Rock Spring Drive.

Georgetown Square Shopping Center Page 25

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~~ CR-1.5, C-1.0, R-1.5, H-75
Revised Zoning: CRT-1.5, C-1.0, R-0.75, H-75
Potential DUs: 268

| Site Data | |
|--------------------------|------------------|
| Site Area | 446,798/10 acres |
| Existing Zoning | NR-0.75, H-45 |
| Existing FAR/Built FAR | 0.75/0.27 |
| Maximum Building SF | 335,098 |
| Existing Building SF/FAR | 121,705/0.27 |
| Unbuilt SF/FAR | 213,393/0.48 |
| Year Built | 1973 |



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

| 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 Buildings 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 |



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PAGE 13 Chapter 1 Development Activity

In 2009, the Planning Board approved a 340-unit multi-family high-rise residential building with ground-floor commercial space on a parcel on the north side of Westlake Terrace across from Westfield Montgomery Mall. ~~.; however, Ourisman Ford continues to occupy the site.~~ This property, formerly occupied by Ourisman Ford, has not redeveloped yet. Another project in the pipeline is a 58-unit multi-family building approved on the southern portion of the property where the Aubinoe office building is currently located to the north of the Wildwood Shopping Center.

Zoning and Design Overview

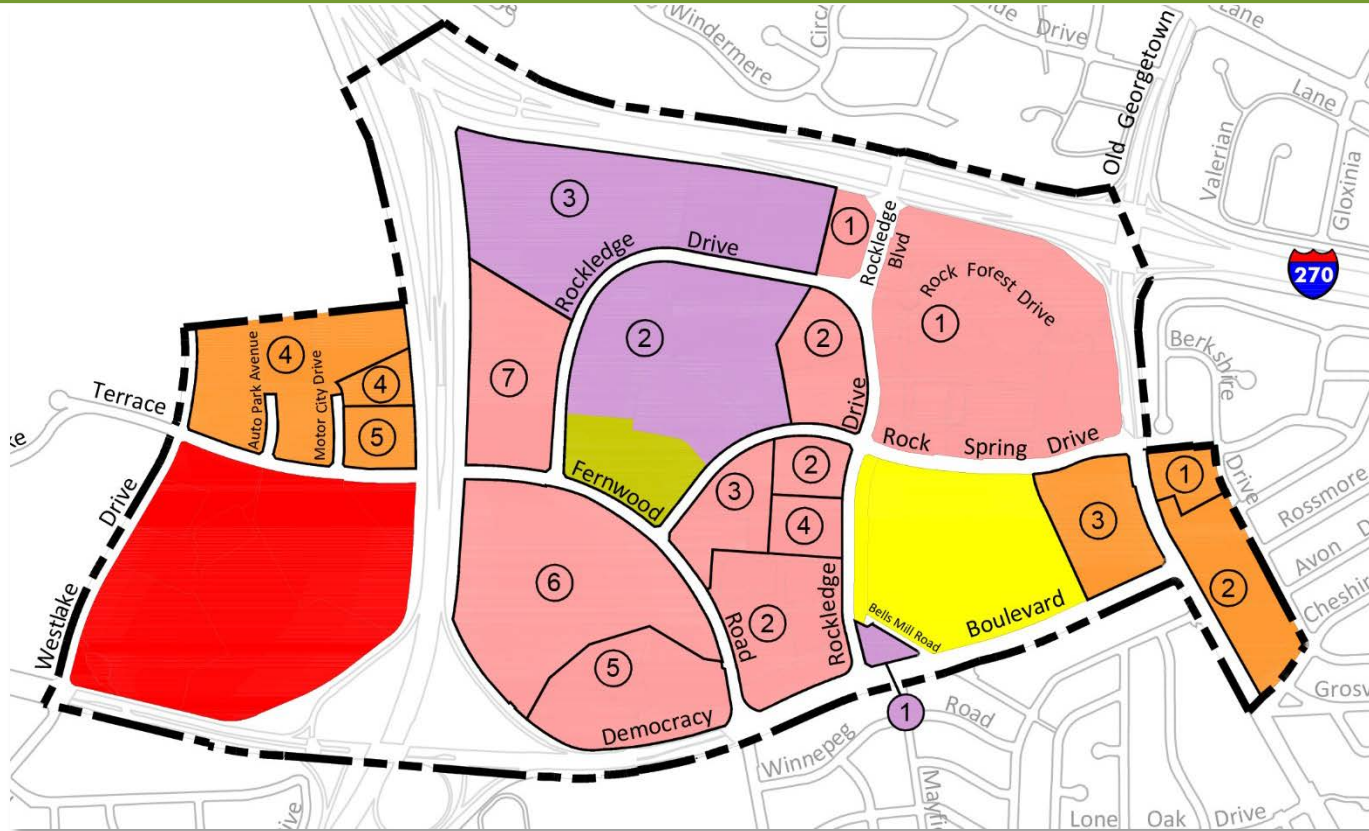
~~Zoning recommendations in this Plan are twofold for several properties within the Rock Spring Central/Mixed-Use Business Campus cluster. They increase floor-area-ratio (FAR) maximums to provide greater flexibility under the existing Employment Office (EOF) Zone; and recommend a mixed-use floating zone if property owners decide to undertake comprehensive changes to their properties in the future. Design guidance for these properties addresses the potential for existing zones to be retained to improve the area via infill or enhancement of existing resources. The guidelines also provide direction for restructuring the character of the area through new development and public open space, should the recommended floating zones be pursued.~~

Promoting the long-term transformation of Rock Spring's central core, the office park, is a priority of this Plan, particularly for properties that have direct access to the central spine. ~~In the near term, t~~The recommendations in this Plan **provide the opportunity for redevelopment support revitalization strategies that promote infill development consolidated primarily** along the central spine, as well as within existing commercial clusters east and west of the core in order to support future transit and create pedestrian-friendly clusters. Overall, the transformation of this area should:

The following design guidelines, addressing buildings, connections, and open spaces, ~~should be considered recommendations, not mandates, and~~ are intended to assist developers and regulatory staff in implementing projects consistent with the vision of this Plan.

Proposed Zoning Planning Board Draft

Page 21



| | | | | | |
|-------------|----------------------------------|------------|---------------------------------|------------|---------------------------------|
| --- | Rock Spring Master Plan Boundary | 4 | CR 1.5, C-1.25, R-0.75, H-100' | 4 | CRT 2.25, C-1.5, R-0.75, H-150' |
| R-90 | One-Family Detached Residential | 5 | CR 1.5, C-1.0, R-0.75, H-150' | 5 | CRT 2.5, C-1.5, R-2.0, H-150' |
| THD | Townhouse High Density | 6 | CR 1.5, C-0.75, R-0.75, H-150' | EOF | Employment Office |
| GR | General Retail GR 1.5, H-45'* | 7 | CR 1.5, C-1.25, R-0.75, H-150' | 1 | EOF 0.5, H-60' |
| CR | Commercial Residential | CRT | Commercial Residential Town | 2 | EOF 1.0, H-100' |
| 1 | CR 1.5, C-0.75, R-0.75, H-275' | 1 | CRT 1.25, C-0.5, R-0.75, H-50' | 3 | EOF 1.25, H-150' |
| 2 | CR 1.5, C-1.0, R-0.75, H-100' | 2 | CRT 1.25, C-0.75, R-0.75, H-50' | | |
| 3 | CR 1.5, C-1.5, R-0.75, H-100' | 3 | CRT 1.5, C-1.0, R-0.75, H-75' | | |

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

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PAGE 22 Chapter 2

Design Guidelines: Buildings

The three clusters in the Plan are characterized by retail/institutional/residential, office, and retail/commercial uses. Given that many of the existing structures and uses in these clusters will remain viable in the foreseeable future, new infill development should be well integrated within and around these existing uses. ~~The Plan recommends retaining existing zones for many of these properties, with an optional floating zone recommendation, resulting in several possible development scenarios.~~

The Rock Spring East Village Center and Rock Spring West/Mixed-Use Regional Marketplace clusters include existing retail centers and properties with existing approvals for mixed-use development. Developers of property in ~~these~~ these clusters should:

- Concentrate development intensity ~~along~~ at the corner of Westlake Drive and Westlake Terrace and proximate to the transit center on the west side, and around the intersection of Rock Spring Drive and Old Georgetown Road on the east, to support future transit and to create mixed-use centers that will continue to serve adjacent residential communities.

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PAGE 22 Chapter 2

Design Guidelines: Buildings

Infill redevelopment of several properties in the Rock Spring Central/Mixed-Use Business Campus cluster ~~is may be possible. under existing zoning. Conversely, if the recommended floating zones were implemented in this area, Existing~~ development patterns could be replaced with a more comprehensive restructuring of the area into a more mixed-use community. ~~In either case, d~~Developers of property in this cluster should:

If developers of properties with the CR Zone in the Rock Spring Central cluster ~~redevelop, implement the recommended floating zones,~~ they should also ensure that the development:

- Creates compact development patterns to define a new neighborhood structure that includes internal streets, small blocks, and interconnected open spaces.
- Concentrates higher densities at future transit station locations.
- Ensures adequate scale transitions to adjacent development.

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PAGE 23 Chapter 2

Design Guidelines: Connectivity

Developers of property away from the central spine ~~who seek to implement floating zones~~ should also provide improvements that enhance the proposed pedestrian/bicyclist-orientation envisioned for the area, such as:

- Completing a missing link in the sidewalk, pedestrian path, or bicycle network.
- Providing public art that contributes to community identity and sense of place.
- Linking the proposed project to an existing bicycle or pedestrian path along the spine.
- Improving a pedestrian/bicyclist crossing.

Design Guidelines: Open Space

- Consolidate the areas designated for public ~~use~~ open space as part of the development process into usable, substantial, active, programmed, and accessible spaces.

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PAGES 25-26 Chapter 2

Site 3: Georgetown Square Shopping Center

Georgetown Square is anchored by a Giant grocery store as well as smaller retailers and restaurants. It is a community serving shopping center, designed with its shops set back from the street and separated from the street by surface parking.

Recommendation:

- Rezone the site from NR-0.75, H-45 to CRT-~~1.25~~, 1.5, C-~~0.75~~, 1.0, R-0.75, H-75. CRT zoning for this site would allow the opportunity for a mix of uses to be introduced to this single-use retail area, while encouraging a more sustainable, connected, and pedestrian-friendly development pattern. **If this property redevelops, it may be appropriate for a density transfer from the Rock Spring Centre property, located on the north side of Rock Spring Drive.**

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PAGE 28 Chapter 2

Site 5 (Rock Spring Centre)

~~Additional~~ Development is appropriate on the northwestern corner of this property to anchor ~~the southwestern corner~~ and frame this intersection as an important entry point to the Plan area. If proposed, development at this location should create frontages along Old Georgetown Road and Rock Spring Drive, provide internal connections to the already approved grid of streets for the property, and transition between the higher densities already approved to the potential lower densities on the Georgetown Square property directly to the south.

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PAGE 29 Chapter 2

Rock Spring Central/Mixed-Use Business Campus

Add new text at the top of page 29:

Rock Spring is still a viable employment center, and has the potential to be strengthened and fortified if new uses are introduced to the area that help create a more vibrant, interesting, and marketable location. The new townhouses being built in the center of the office park are the first non-office use in the area, a transition that provides land use diversity. Implementation of the approved, pipeline projects, situated on both sides of the office park, would contribute significantly to enhancing Rock Spring as a business location by bringing more activities and amenities to the area.

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PAGE 29 - Chapter 2

Rock Spring Central/Mixed-Use Business Campus

The EOF Zone provides greater flexibility than the previous office zones, and is intended for office and employment activity, combined with limited residential and neighborhood commercial uses. The EOF Zone allows flexibility in building, circulation, and parking lot layout and provides property owners with the option of diversifying uses under the existing zoning, either within an existing building or as a new infill project. The EOF Zone allows a maximum of 30 percent of the built and approved gross floor area of a subject site to be used for residential and up to 30 percent may be used for retail. The Plan recommends that the EOF Zone be maintained for several properties in the northern portion of this cluster, as it accommodates the landowners' interests (see Figure 11). At the same time, limiting residential and retail uses presents challenges for property owners who may wish to consider uses other than office. Potential options to address the limitations of the EOF Zone are outlined in the Implementation chapter.

The Plan recommends that the EYA townhouses be rezoned from the EOF Zone to the Townhouse High Density Zone (THD) to reflect the new land use.

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PAGE 29 Chapter 2 Rock Spring Central/Mixed-Use Business Campus

Add the following text before the Zoning Recommendations:

For properties along the central spine that are zoned EOF, the Plan recommends the CR Zone, including the Marriott site, Democracy Center, and the properties owned by the Camalier/Camalier-Davis families (Democracy Plaza, Rockledge Executive Plaza, and the entire block bounded Rock Spring Drive, Rockledge Drive, Democracy Boulevard, and Fernwood Road). The purpose of rezoning these properties to CR is to provide options and flexibility for infill or redevelopment in the future should circumstances change for these office buildings. Additional flexibility is provided with the option of transferring density through the FAR averaging provision in the CR Zone.

Property owners also have the option of applying for a CR Floating (CRF) Zone through a local map amendment. For the Rock Spring area, densities for a CRF Zone could range between 1.5 and 2.5 with heights between 150 to 200 feet. Any application for a CRF Zone must include major public benefits such as a school site, a park, a significant recreational amenity, funding for public transit, a library, or a recreation center. Major public benefits help provide conveniently located community amenities where increased densities create greater needs for civic uses and more demands on public services.

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PAGE 29 Chapter 2 Rock Spring Central/Mixed-Use Business Campus

Sites 7-7e: Office Park

The Rock Spring office park ~~includes approximately 30 buildings with more than 5 million square feet of space that, which~~ was built for corporate headquarters, government contractors, high-tech industry, and medical offices. ~~The office park~~ has historically been one of the County's major employment centers; however, over the past decade, vacancy rates have risen. The following zoning recommendations provide flexibility ~~a twofold option~~ for these properties to adjust to changes in the evolving office market.

Recommendations:

1. Confirm the EOF Zone for the following properties in the northern portion of the office park: currently zoned EOF within the office park, with the exception of the Montgomery Row townhouse development (Site 8):

Lockheed Martin (6801 Rockledge Drive) and Rockledge Center Associates (6701 and 6705 Rockledge Drive): EOF-1.25, H-150

6555 Rock Spring Drive, 6700 Rockledge Drive, 6710 Rockledge Drive, 6800 Rockledge Drive: EOF-1.0, H-100

- The EOF Zone allows for a greater mix of uses than the previous single-use office zones.
- Property owners in this northern portion of the office park have not indicated any near-term plans for major changes in use or redevelopment of their properties.

PAGES 30 and 31 – Delete #2 and #3

~~Adjust the overall FAR to 1.5 for the EOF-zoned properties within the office park. The properties included in Site 7d currently have an FAR of 1.5, which should be confirmed. Increasing the FAR to 1.5 provides additional incentive and opportunity to infill or adaptively reuse properties within the current EOF Zone.~~

~~This increase will address the three properties that are currently built over their existing maximum FARs. Specifically, zoning changes are recommended as follows:~~

~~Site 7: Lockheed Martin, Democracy Associates, Rockledge Center Associates~~

~~Recommendation: Rezone from EOF 1.25, H 150 to EOF 1.5, H 150.~~

~~Site 7a: IBM, NIH, engineering, financial, technology, corporate offices~~

~~Recommendation: Rezone from EOF 1.0, H 100 to EOF 1.5, H 100.~~

~~Site 7b: Marriott International Headquarters~~

~~Recommendation: Rezone from EOF 0.75, H 100 to EOF 1.5, H 100.~~

~~Site 7c: Democracy Plaza, Marriott Hotel~~

~~Recommendation: Rezone from EOF 1.0, H 110 to EOF 1.5, H 110.~~

~~Site 7d: Rock Spring Plaza~~

~~Recommendation: Confirm the existing EOF 1.5, H 100 zone.~~

~~Site 7e: Medical Offices~~

~~Recommendation: Rezone from EOF 1.0, H 100 and EOF 1.25, H 100 to EOF 1.5, H 100.~~

~~Provide for a floating CR Zone for the EOF-zoned properties within the office park. It would have an FAR of between 1.5 and 2.5 and a height of up to 150 feet.~~

~~2. The EOF Zone currently satisfies the landowners' short and mid-term needs. However, as market conditions evolve, these properties could be reconsidered for rezoning.~~

For properties along the central spine, the Plan recommends that the EOF Zone be replaced with the CR Zone. The Plan recommends a consistent zoning approach for these properties, as follows: an overall FAR of 1.5, commercial FAR of the same amount that the property has under the EOF Zone, and residential FAR of 0.75. Building heights along I-270 and the spur are somewhat higher than those along the central spine. Zoning recommendations for specific properties are as follows:

Democracy Associates (6901 Rockledge Drive): CR-1.5, C-1.25, R-0.75, H-150

Marriott International Headquarters (10400 Fernwood Road): CR-1.5, C-0.75, R-0.75, H-150

Democracy Plaza (6701 and 6707 Democracy Boulevard) and Marriott Suites Hotel (6711 Democracy Boulevard): CR-1.5, C-1.0, R-0.75, H-150

Rockledge Executive Plaza (6600 and 6610 Rockledge Drive): CR-1.5, C-1.0, R-0.75, H-100

Rock Spring Plaza (6550 and 6560 Rock Spring Drive): CR-1.5, C-1.5, R-0.75, H-100

6430 Rockledge Drive: CR-1.5, C-1.25, R-0.75, H-100

6410, 6420, 6500 Rockledge Drive and 10215 Fernwood Road: CR-1.5, C-1.0, R-0.75, H-100

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PAGE 31 Design and Connectivity Guidance for the Rock Spring Central Cluster

~~• If additional development were consider under the EOF zoning, infill locations should:~~
Redeveloping properties should:

- Prioritize the establishment of the central spine as a pedestrian-friendly environment by orienting development toward the spine or establishing connections to it.
- Focus development around suggested future transitway locations.
- Introduce a mix of uses and pedestrian-friendly amenities into underutilized areas that can promote and enhance walkability to and from the central spine.
- Establish synergies between existing and new uses.

~~If implementation of the recommended floating zones is considered, redeveloping properties should:~~

- Cluster higher densities along the central spine and around suggested future transitway station locations.
- Promote sustainable building and site development practices by implementing compact development patterns that introduce short blocks, a variety of interconnected open spaces, and high levels of internal connectivity.
- Improve internal connectivity between adjacent properties, and to and from new pedestrian areas and the central spine.
- Create local character by incorporating public art into new development, to enhance public spaces, highlight points of interest, and transition between different development types.

Rock Spring Master Plan: Edits to Planning Board Draft

PAGE 33 – Chapter 2 Rock Spring Tomorrow: Land Uses, Zoning, and Design

Regional Shopping Center (RSC) Overlay Zone

With a Zoning Text Amendment, revise the Regional Shopping Center (RSC) Overlay Zone to clarify that residential uses are allowed and allow additional height (up to 150 feet) to accommodate development of multi-family residential buildings.

Does Planning Board agree to proceed with the ZTA for the Regional Shopping Center (RSC) Overlay Zone?

Page 33

Site 11: Westfield Montgomery Mall

- ~~Consider a~~Amending the RSC Overlay Zone to include residential uses and any associated development standards.

Rock Spring Master Plan: Edits to Planning Board Draft

Chapter 3 Environment and Sustainability

Staff will add the Carbon Footprint Analysis to this chapter of the Plan.

Rock Spring Master Plan

Page 42 – Community Facilities

Public Schools

Facility Planning in the Walter Johnson Cluster

Elementary Schools

Construct a new elementary school on a site in the vicinity of the Rock Spring Master Plan geographic area. Two sites that could be considered, given their size and development potential, are:

- 1) If the Rock Spring Centre site's APF approvals expire and/or an amendment to the approved plans is requested, the opportunity should be taken to explore the possibility of an adjustment to the development proposal that includes a school site.
- 2) When Marriott ultimately vacates its headquarters in Rock Spring, and the property is considered for redevelopment, the feasibility of a new school site at this location should be discussed.

Rock Spring Master Plan: Edits to Planning Board Draft

PAGE 47 – Chapter 4 Community Facilities

These privately owned open spaces are disconnected from each other, and there is no ~~clear~~ central outdoor gathering place that anchors this Plan area.

Parks, Trails, and Open Space Goals

1. Increase the ~~number-amount~~ of publicly accessible green and open spaces within the Master Plan area, including privately owned public spaces and public parkland.

Rock Spring Master Plan: Edits to Planning Board Draft

PAGE 49 – Chapter 4 Community Facilities, Parks, Trails, and Open Space

Recommendations

To implement these four goals for parks, trails and open space, additional private open space and public parkland will be necessary to meet the needs of the residents and employees in this area. The recreational needs in this Plan area are currently not met by existing parkland and open space. The demand that will be generated by potential new residential development in the Plan area will create different open space needs, which will be partially met by the regulatory requirements of the zoning.

In addition to detailed recommendations below that outline ways to add and reconfigure privately owned public space, acquisition of additional public parkland will be considered where opportunities arise. The Montgomery County Department of Parks, part of the Maryland-National Capital Park and Planning Commission (M-NCPPC), typically acquires parkland in two ways: direct acquisition through fee-simple purchase of property or dedication of land through the regulatory review process. ~~The Rock Spring Master Plan area is bordered by several M-NCPPC parks and others, such as Timberlawn Local Park, are located within a short distance. Given the low to moderate increase in residential development outlined by this Plan, the open space recommendations primarily focus on the improvement of privately owned, publicly accessible open space. New open spaces are typically dependent on the redevelopment of private properties in the Plan area. In addition, with little redevelopment anticipated at this time, there are limited opportunities to acquire public parkland through dedication.~~

Rock Spring Master Plan: Edits to Planning Board Draft

Page 49 – Chapter 4 Community Facilities Parks, Trails, and Open Space

Recommendations

Public parkland may be created through dedication of land, as described below. Direct acquisition through purchase also will be considered as opportunities arise to complement private open space and dedicated parks. The documented needs for additional parkland in this area of the County (as documented in the 2012 Parks, Recreation, and Open Space Plan) justifies the acquisition of parkland not specifically identified in this Plan, and funding sources such as the Advanced Land Acquisition Revolving Fund (ALARF) would be appropriate to fund opportunity acquisitions in this Plan area.

Rock Spring

PAGE 49 – Chapter 4 Community Facilities Parks, Trails, and Open Space

Recommendations

Goal 1: Increase the number of publicly accessible green spaces within the Master Plan area

Sub-area A: Stormwater Pond area

- Community Open Space and Active Recreation at the Democracy Associates property (existing private green space with basketball court and walking trail):
 - ~~• 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.~~
 - ~~• Should this property redevelop in the future, this space is recommended for acquisition by the Department of Parks.~~
- Should the existing structures on the site be razed and the property redeveloped, or if infill is contemplated, the existing open space on the northern portion of the site should be considered for parkland, either through dedication, or acquisition by the Department of Parks.

Rock Spring

PAGE 50 Chapter 4 Community Facilities Parks, Trails, and Open Space

Sub-area B: Rock Spring Centre

Revise the second bullet, as follows:

- If the opportunity arises, ~~Park and Trail Planning~~ staff at the ~~County~~ Department of Parks and ~~staff at the County~~ Planning Department should work with the property owner to incorporate and potentially expand the existing publicly owned land at the former recreation center site with the creation of recreational public open space on this site for athletic fields and other community amenities such as a dog park. Given the potential expansion of Walter Johnson High School, and the significant proposed development at the Rock Spring Centre site, additional recreational open space is needed in the area to serve the unmet needs of the surrounding community and the high school. Department of Parks and Planning Department staff will work with the property owner during the development or redevelopment process to create the most appropriate public recreational space. Acquisition of additional land in this sub-area may be considered to create the necessary park and recreation amenities.

Rock Spring

PAGE 50 Chapter 4 Community Facilities Parks, Trails, and Open Space

Recommendations

Sub-area C: Walter Johnson High School/Georgetown Square

- If the Georgetown Square shopping center redevelops, this site becomes an appropriate location for a public plaza with small recreational features (spray ground, interactive seating elements, and shade trees). The space should be a minimum of one acre of usable open space.
- ~~Crete a greenway with walking trail and safe road crossings along the existing tributary that starts on the Walter Johnson High School property and flows west toward the Marriott property and the I-270 spur.~~
- ~~Add more athletic field space to Walter Johnson High School. To achieve this goal, Montgomery County Public Schools should examine the feasibility of acquiring or long-term leasing parking areas across Rockledge Drive and converting existing surface parking lots across the street to athletic field space.~~

Rock Spring

PAGE 50 - Chapter 4 Community Facilities Parks, Trails, and Open Space

Sub-area D: Marriott and Medical Office Buildings

- If the Marriott site redevelops, the Plan recommends ~~a~~ public civic gathering/green open spaces, plazas, and active recreation spaces at this location. Of the approximately 3.3 acres of required public open space, one of the spaces should be a civic green of one to two acres of usable open space to accommodate large community gatherings and events. The civic green should include a large lawn area to support multiple uses including markets, festivals, and recreational uses.
- The Plan recommends creating and continuing a greenway with a walking trail along the existing tributary ~~that starts on the Walter Johnson High School property and flows west toward the Marriott property and the I-270 spur.~~
- In order to create safer and more efficient connections to surrounding parks, the Plan recommends that the County Department of Parks create a pedestrian entrance to Stratton Local Park along Democracy Boulevard. Students at Walter Johnson High School currently walk from the school to Stratton Local Park to use the park's recreation facilities. The Department of Transportation should explore ways to make the intersections of Rockledge Drive at Democracy Boulevard and Fernwood Road ~~and~~ at Democracy Boulevard safer for pedestrians.

Rock Spring

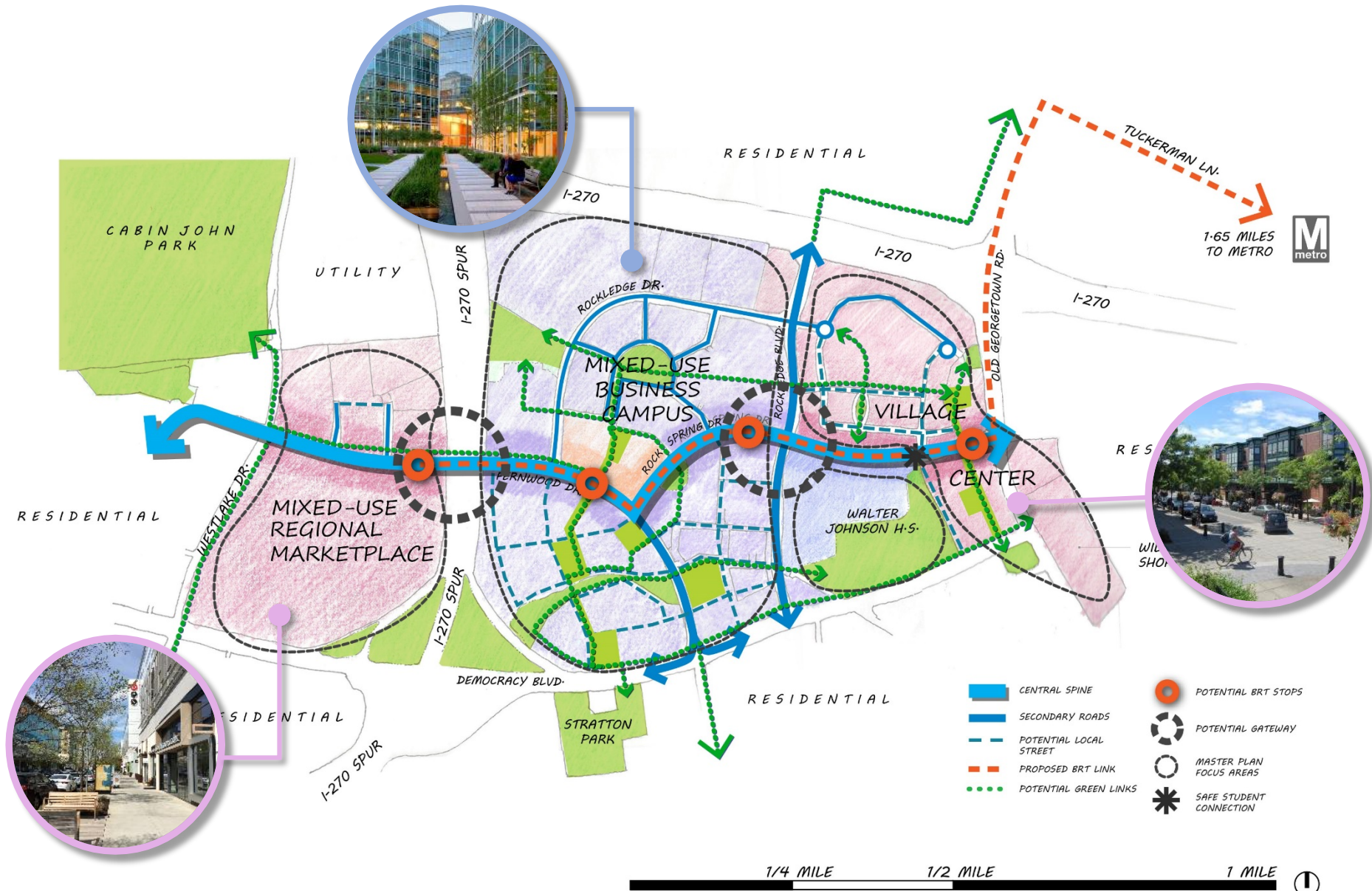
PAGE 51 Chapter 4 - Community Facilities Parks, Trails, and Open Space

Revise second bullet and add a third bullet:

Goal 3: Improve pedestrian and cyclist connections to existing parkland and trail networks surrounding the Master Plan area

- ~~The County Department of Parks should~~ improve the pedestrian and cyclist entrance to Cabin John Regional Park to make the park more visible and accessible to people on foot and on bikes.
- Create a greenway network of trails and open spaces that link users to the major destinations and opens spaces within the Plan area, including Walter Johnson High School, Rock Spring Centre, Marriott, Wildwood Shopping Center, Georgetown Square Shopping Center, Montgomery Mall, and Cabin John Regional Park.

Concept



Rock Spring Master Plan: Edits to Planning Board Draft

PAGES 60 – 61 Chapter 5 Transportation and Connectivity

Table 1 Roadway Classifications

Staff will add the Rode Code Standard to the Table.

Rock Spring Master Plan: Edits to Planning Board Draft

PAGES 67 – 68 Chapter 6 Implementation

Delete the entire section on the Employment Office Zone.

Rock Spring Master Plan: Edits to Planning Board Draft

PAGES 69 - Chapter 6 Implementation Capital Improvements Program

Staff will add a table listing the Capital Improvements Projects that would be necessary to implement the Plan's recommendations.



Rock Spring Master Plan: Edits to Planning Board Draft

Westfield Montgomery Mall
7101 Democracy Boulevard

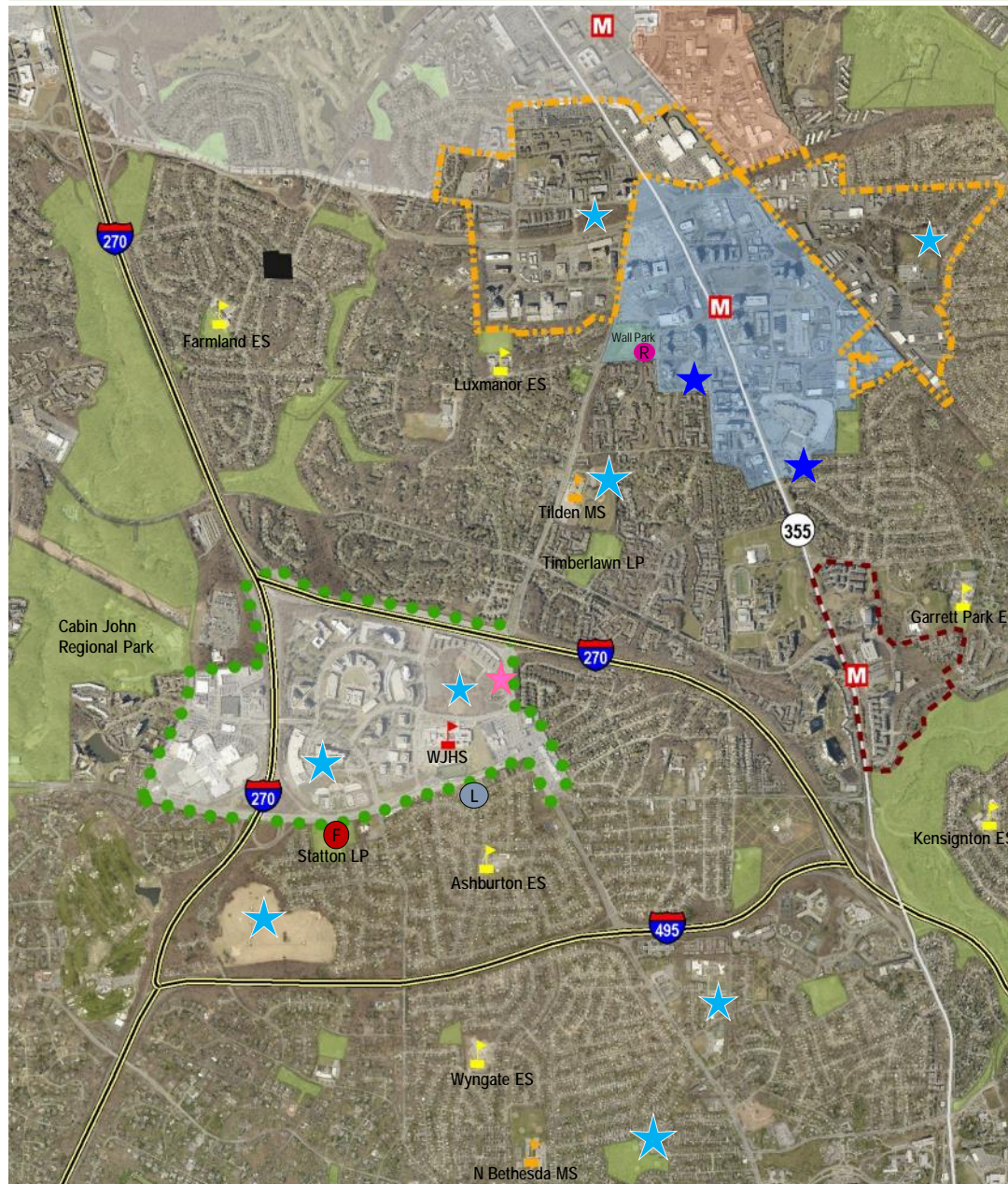
With a Zoning Text Amendment, revise the Regional Shopping Center (RSC) Overlay Zone to clarify that residential uses are allowed and allow additional height (up to 150 feet) to accommodate development of multi-family residential buildings.

Does Planning Board agree to proceed with the ZTA for the Regional Shopping Center (RSC) Overlay Zone?



Rock Spring Master Plan

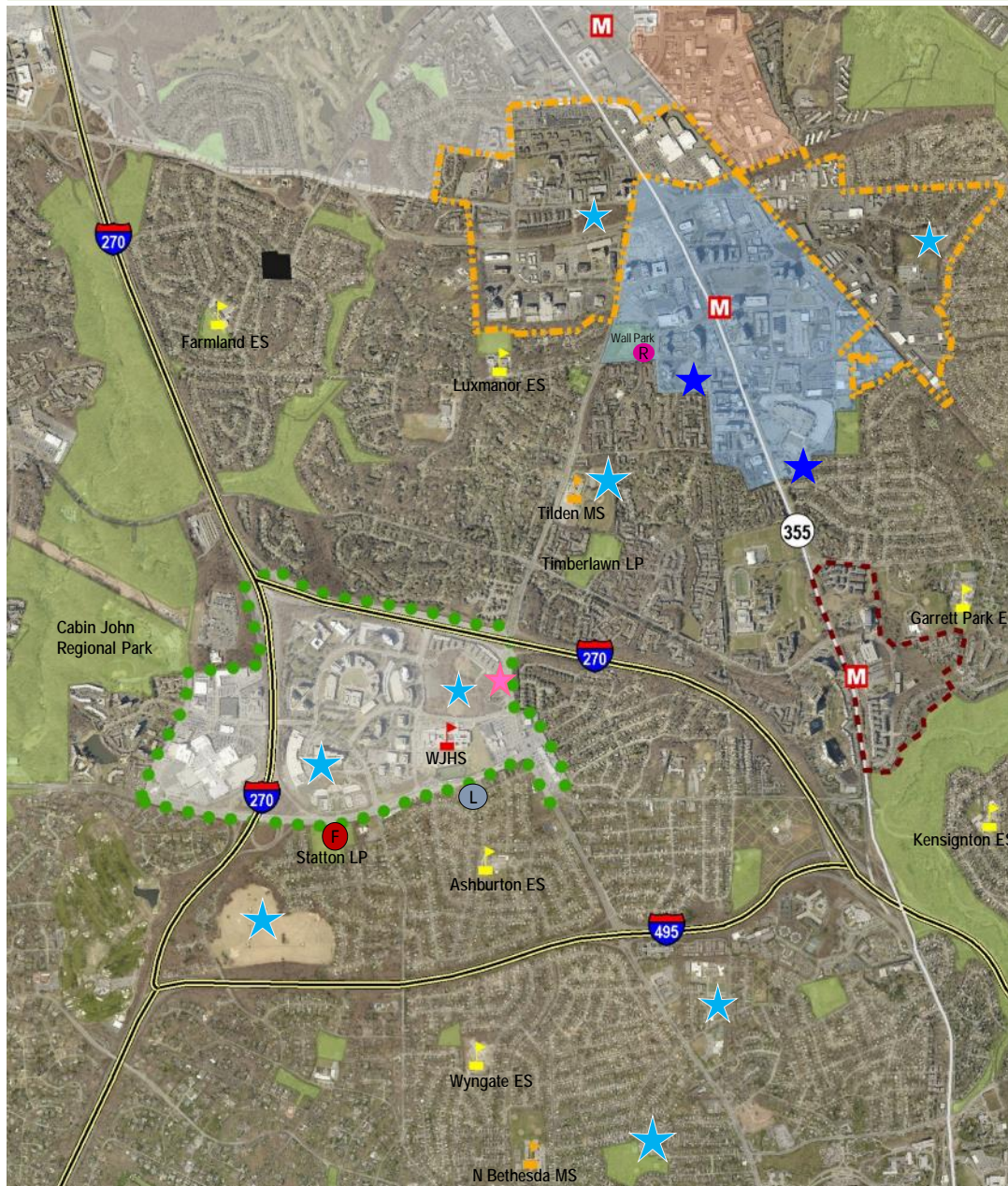
Rock Spring: School Recommendations



- If the Rock Spring Centre site's APF approvals expire and/or an amendment to the approved plans is requested, the opportunity should be taken to explore the possibility of an adjustment to the development proposal that includes a school site. (page 42)
- When Marriott ultimately vacates its headquarters in Rock Spring, and the property is considered for redevelopment, the feasibility of a new school site at this location should be discussed. (page 42)

- ★ Potential School Opportunity Areas*
- ★ Proposed White Flint 1 Plan School Sites



**No commitments have been made at any of these sites. Feasibility should be further explored.*



2010 *White Flint Sector Plan*:
White Flint Mall Site
Luttrell Site

PH Draft White Flint 2 Sector Plan:
Wilgus/Willco
Rocking Horse Road Center

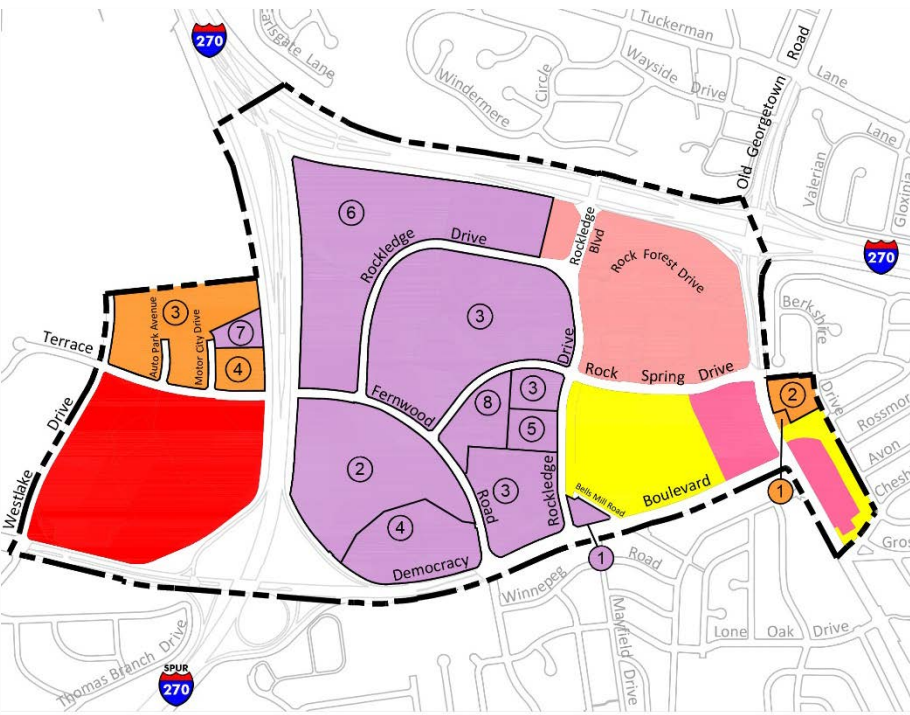
PH Draft Rock Spring Master Plan:
Rock Spring Centre
Marriott

-  Potential School Opportunity Areas*
-  Proposed White Flint 1 Plan School Sites

**No commitments have been made at any of these sites. Feasibility should be further explored.*

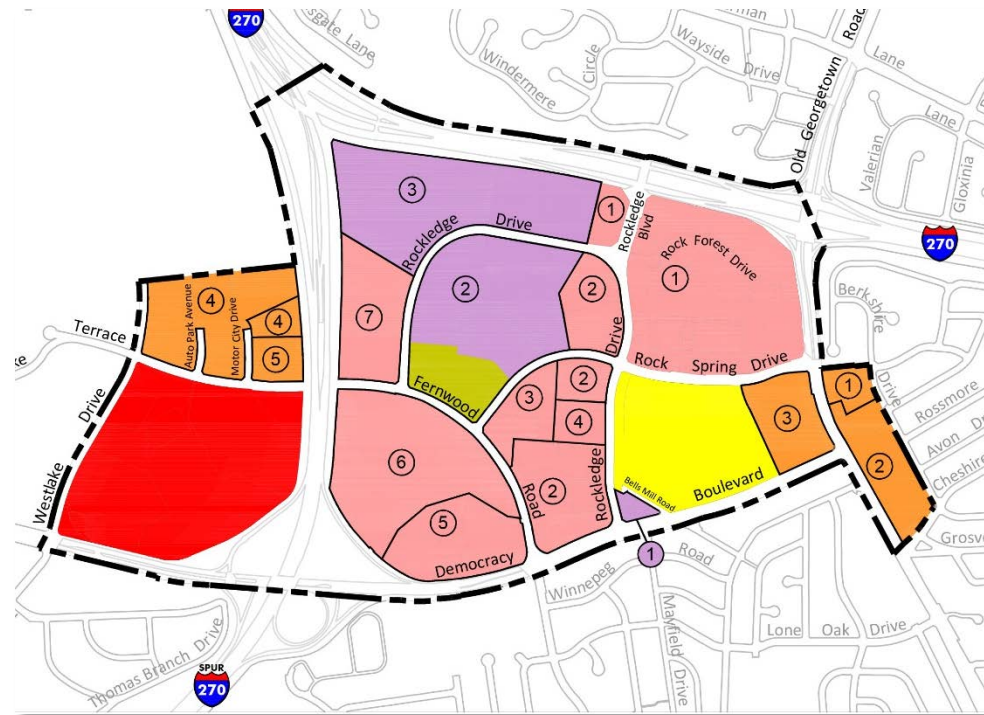
Existing and Revised Zoning

Existing Zoning



- Rock Spring Master Plan Boundary
- R-90** One-Family Detached Residential
- GR** General Retail
GR 1.5, H-45'
- NR** Neighborhood Retail
NR 0.75, H-45'
- CR** Commercial Residential
CR 1.5, C-0.75, R-0.75, H-275'
- CRT** Commercial Residential Town
 - ① CRT 0.75, C-0.75, R-0.25, H-35'
 - ② CRT 1.25, C-0.5, R-0.75, H-50'
 - ③ CRT 2.25, C-1.5, R-0.75, H-75'
 - ④ CRT 2.5, C-1.5, R-2.0, H-75'
- EOF** Employment Office
 - ① EOF 0.5, H-60'
 - ② EOF 0.75, H-100'
- ③ EOF 1.0, H-100'
- ④ EOF 1.0, H-110'
- ⑤ EOF 1.25, H-100'
- ⑥ EOF 1.25, H-150'
- ⑦ EOF 1.5, H-75'
- ⑧ EOF 1.5, H-100'

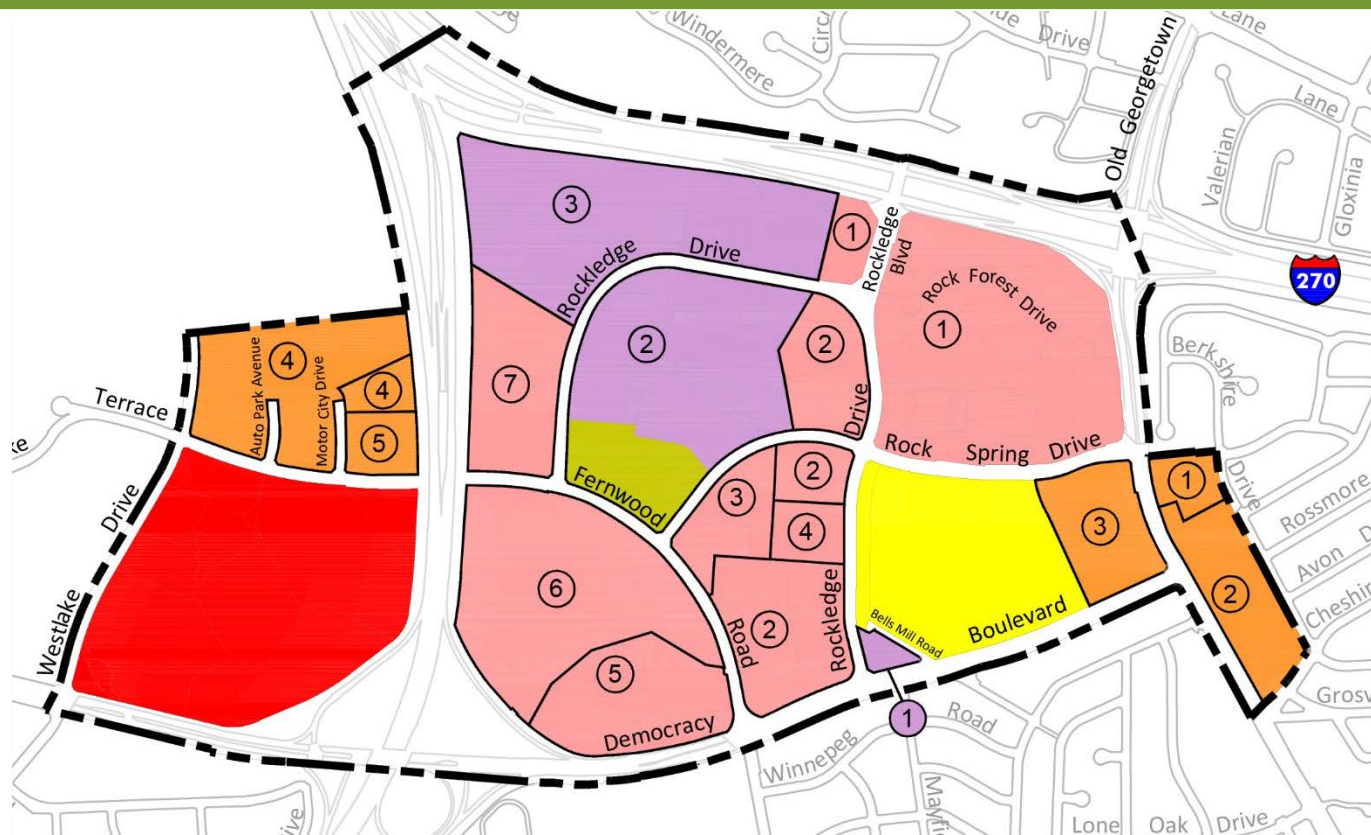
Revised/Proposed Zoning



- Rock Spring Master Plan Boundary
- R-90** One-Family Detached Residential
- THD** Townhouse High Density
- GR** General Retail
GR 1.5, H-45'*
- CR** Commercial Residential
 - ① CR 1.5, C-0.75, R-0.75, H-275'
 - ② CR 1.5, C-1.0, R-0.75, H-100'
 - ③ CR 1.5, C-1.5, R-0.75, H-100'
- ④ CR 1.5, C-1.25, R-0.75, H-100'
- ⑤ CR 1.5, C-1.0, R-0.75, H-150'
- ⑥ CR 1.5, C-0.75, R-0.75, H-150'
- ⑦ CR 1.5, C-1.25, R-0.75, H-150'
- CRT** Commercial Residential Town
 - ① CRT 1.25, C-0.5, R-0.75, H-50'
 - ② CRT 1.25, C-0.75, R-0.75, H-50'
 - ③ CRT 1.5, C-1.0, R-0.75, H-75'
- ④ CRT 2.25, C-1.5, R-0.75, H-150'
- ⑤ CRT 2.5, C-1.5, R-2.0, H-150'
- EOF** Employment Office
 - ① EOF 0.5, H-60'
 - ② EOF 1.0, H-100'
 - ③ EOF 1.25, H-150'

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

Revised Zoning



| | | | | | |
|-------------|----------------------------------|------------|---------------------------------|------------|---------------------------------|
| ----- | Rock Spring Master Plan Boundary | ④ | CR 1.5, C-1.25, R-0.75, H-100' | ④ | CRT 2.25, C-1.5, R-0.75, H-150' |
| R-90 | One-Family Detached Residential | ⑤ | CR 1.5, C-1.0, R-0.75, H-150' | ⑤ | CRT 2.5, C-1.5, R-2.0, H-150' |
| THD | Townhouse High Density | ⑥ | CR 1.5, C-0.75, R-0.75, H-150' | EOF | Employment Office |
| GR | General Retail GR 1.5, H-45'* | ⑦ | CR 1.5, C-1.25, R-0.75, H-150' | ① | EOF 0.5, H-60' |
| CR | Commercial Residential | CRT | Commercial Residential Town | ② | EOF 1.0, H-100' |
| ① | CR 1.5, C-0.75, R-0.75, H-275' | ① | CRT 1.25, C-0.5, R-0.75, H-50' | ③ | EOF 1.25, H-150' |
| ② | CR 1.5, C-1.0, R-0.75, H-100' | ② | CRT 1.25, C-0.75, R-0.75, H-50' | | |
| ③ | CR 1.5, C-1.5, R-0.75, H-100' | ③ | CRT 1.5, C-1.0, R-0.75, H-75' | | |

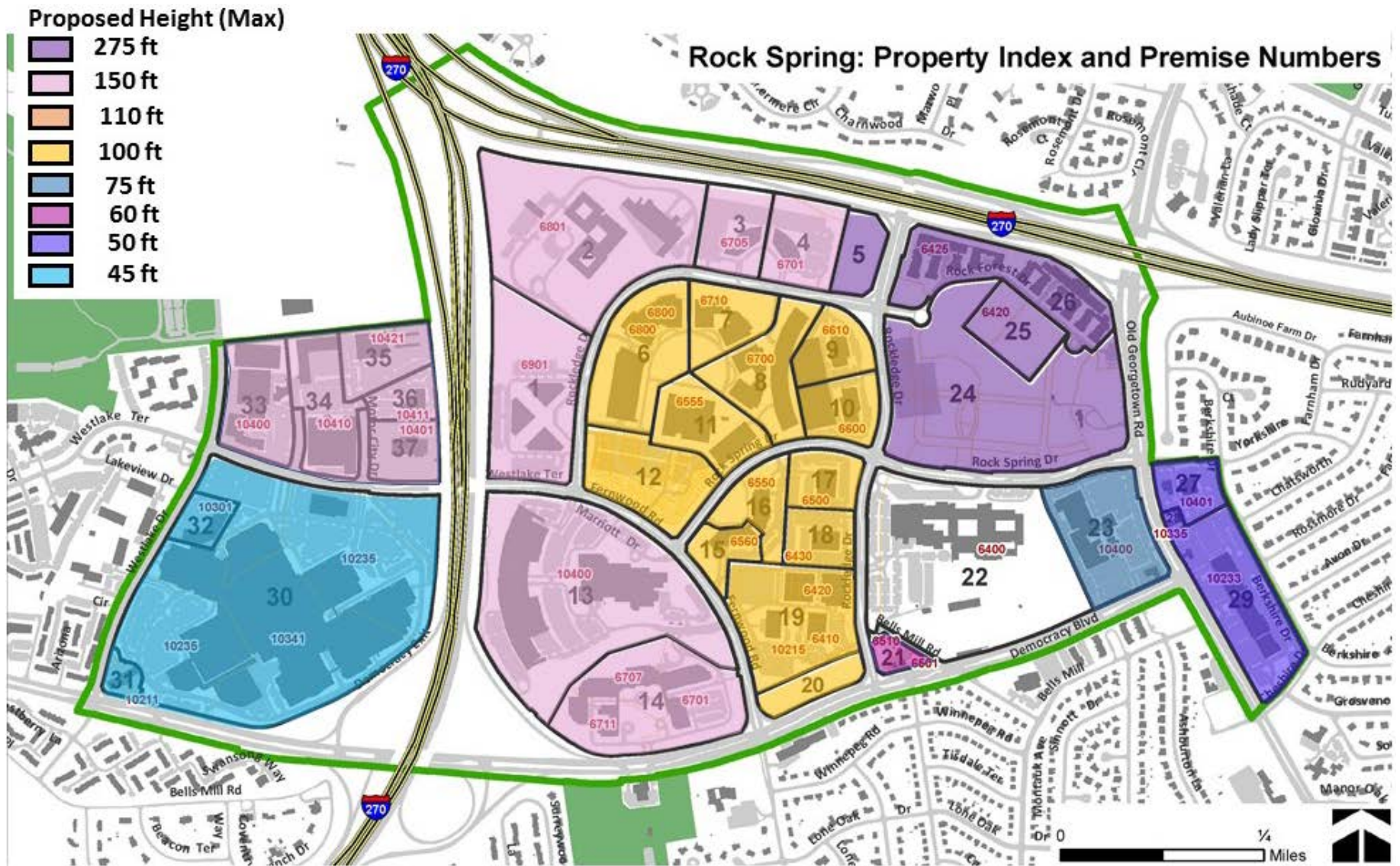
* Regional Shopping Center Overlay Zone applies; building height may be increased.



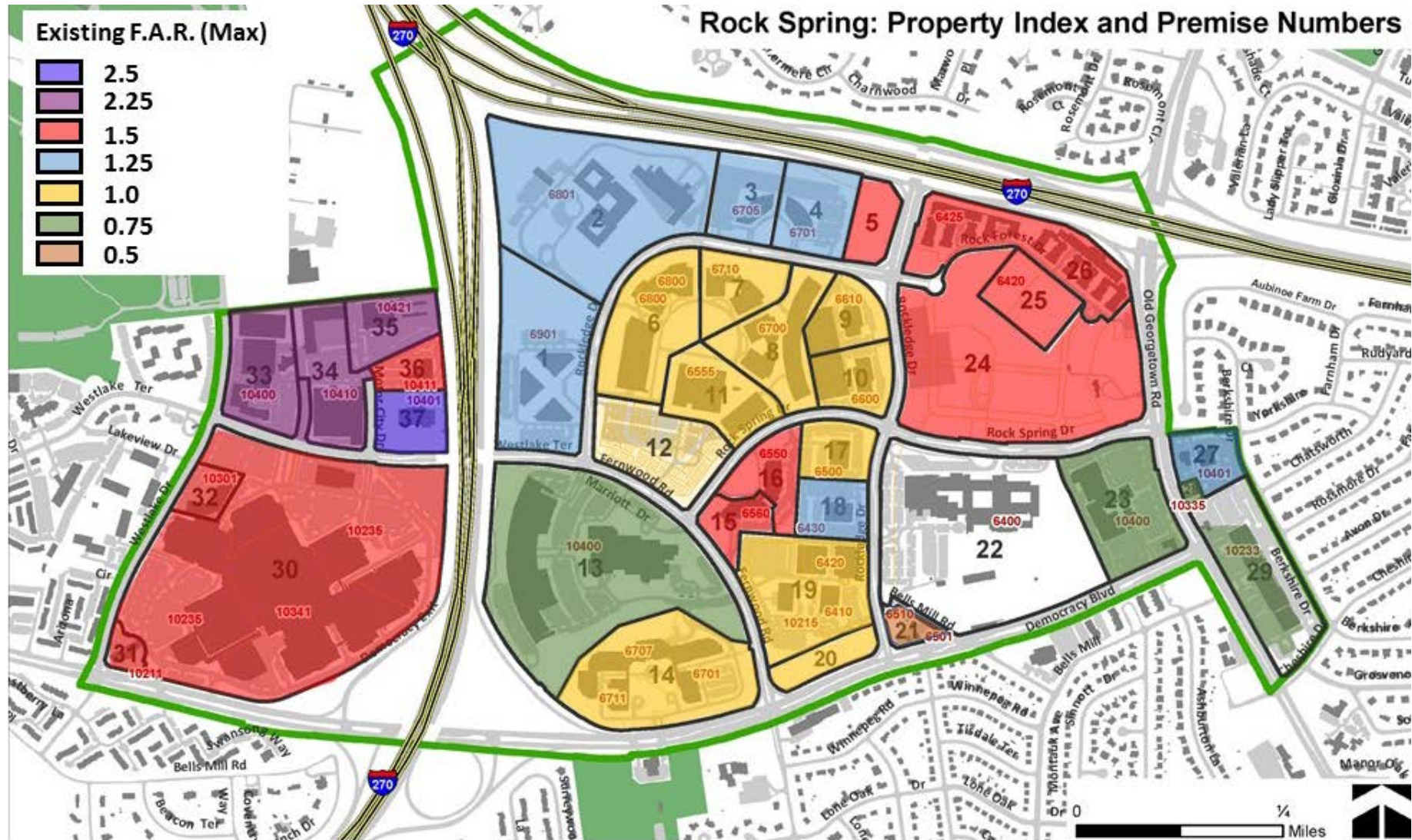
Existing Height (Max)



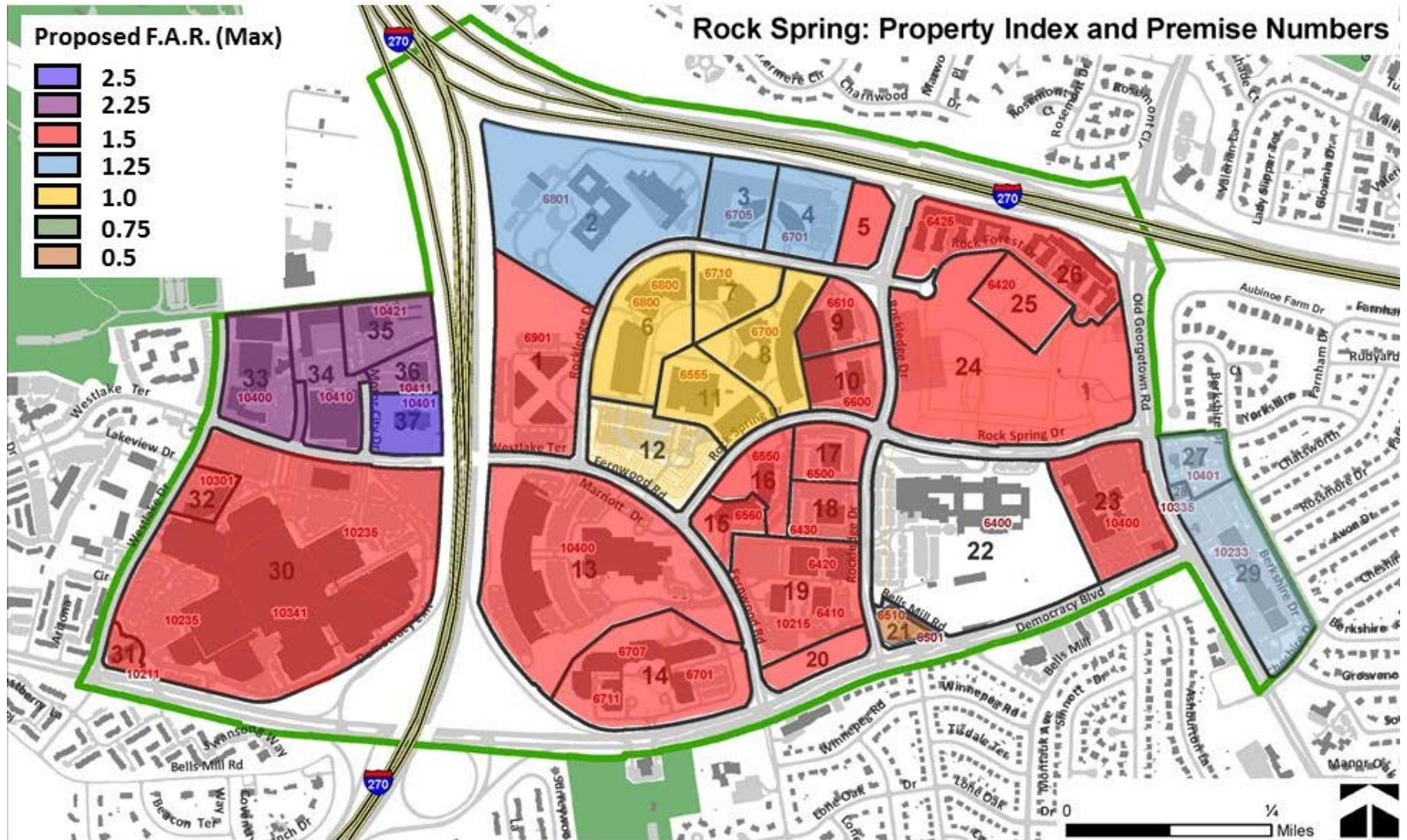
Proposed Heights



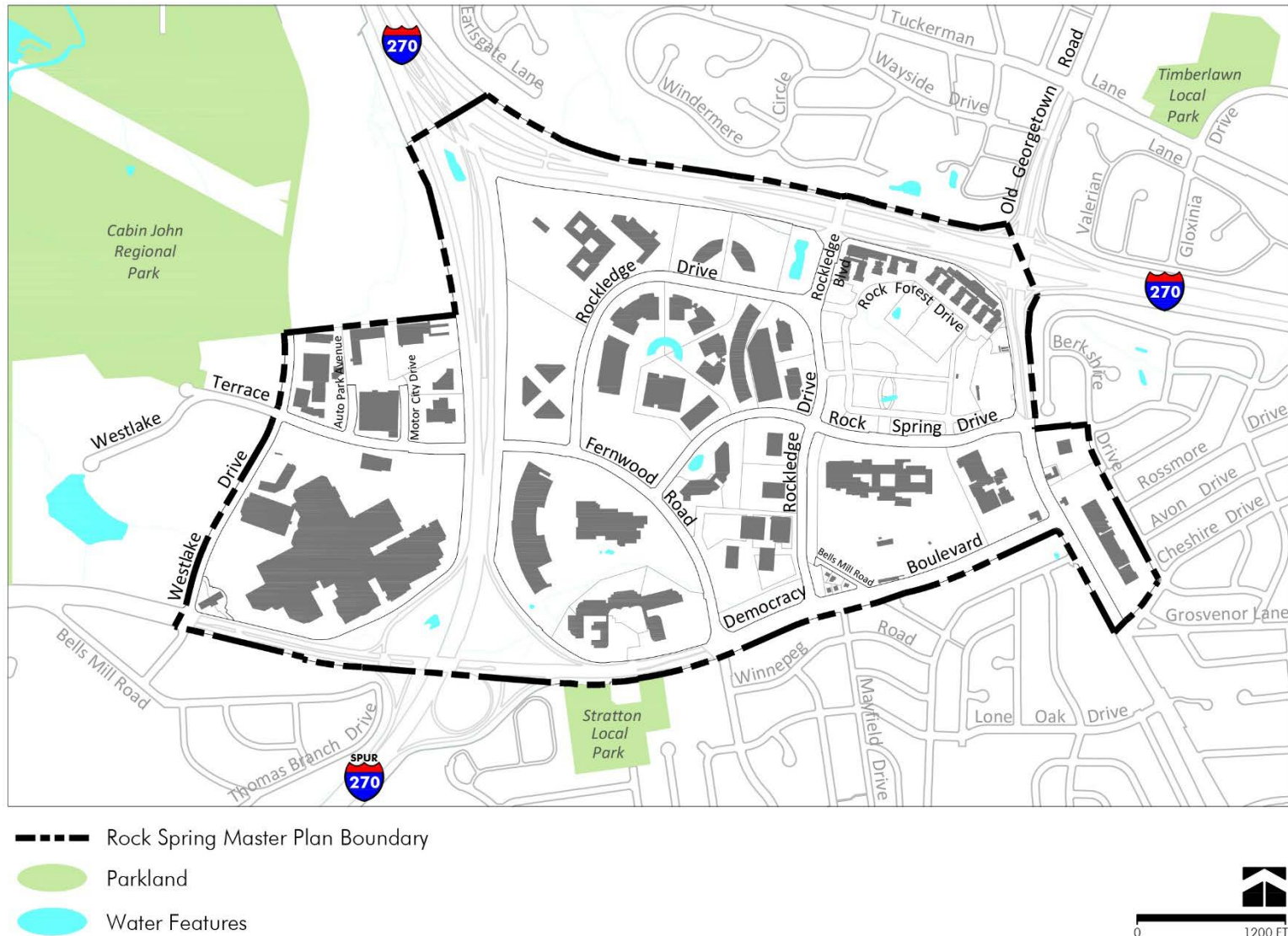
Existing FAR



Proposed FAR



Plan Boundaries



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%)



NIH Consolidation 2016



Medical Offices

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

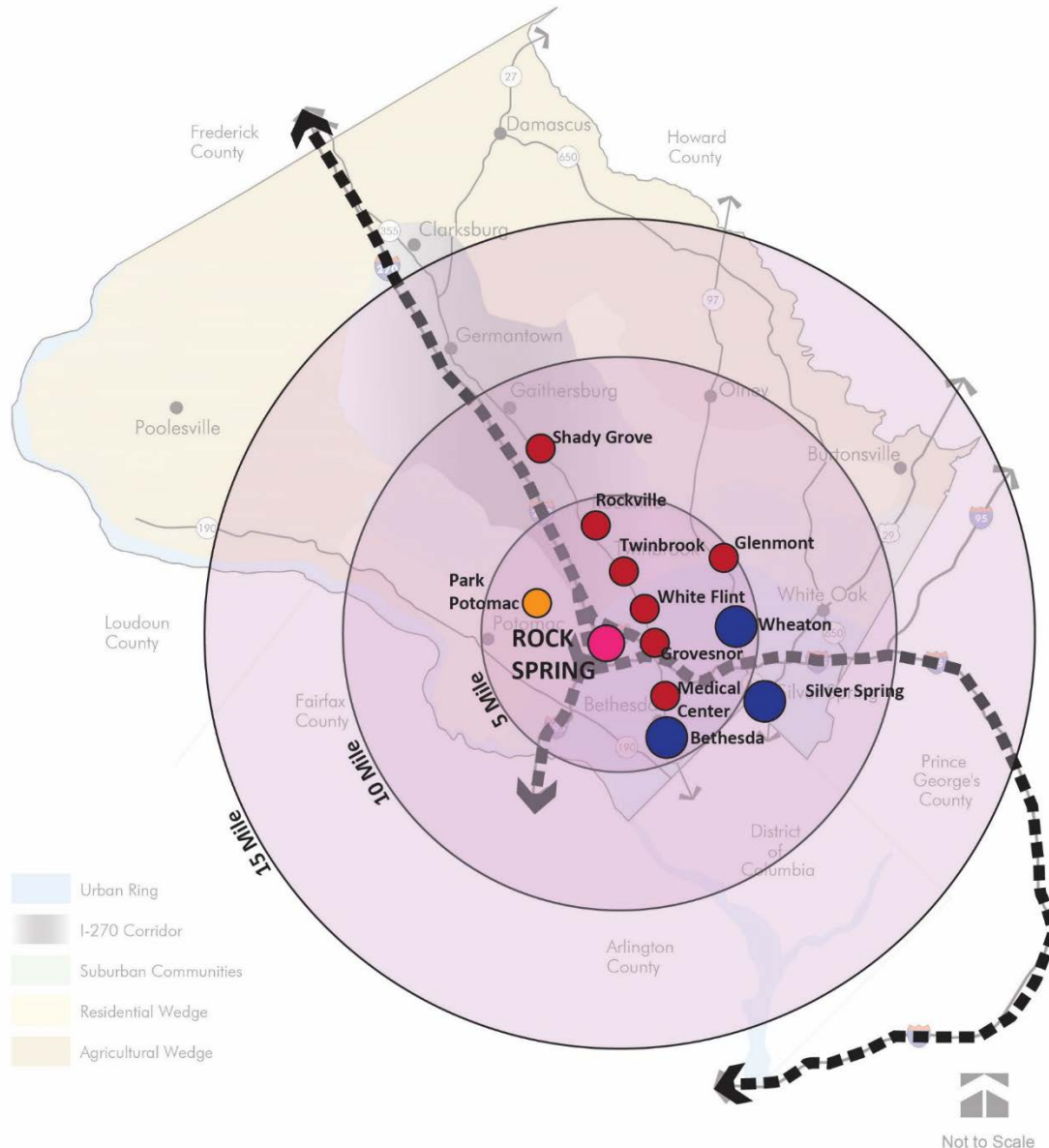
864 DUs in pipeline

58 DUs (#4)

Total DUs in Pipeline:

1,262

Regional Context



| Location | Area | FAR | Height |
|---------------|------------|---------|----------|
| Bethesda | 450 Acres | 0.5-8.0 | 35'-290' |
| Silver Spring | 265 Acres | 1.0-8.0 | 50'-200' |
| Wheaton | 484 Acres | 1.0-6.0 | 45'-250' |
| White Flint | 430 Acres | 0.5-4.0 | 50'-300' |
| Twinbrook | 154 Acres | 1.0-2.0 | 50'-145' |
| Glenmont | 711 Acres | 1.5-3.0 | 45'-120' |
| Rock Spring | 535 Acres | 0.5-1.5 | 35'-150' |
| Park Potomac | 54 Acres | >1.0 | 100' |
| Mosaic | 31.3 Acres | 1.39 | 115' |

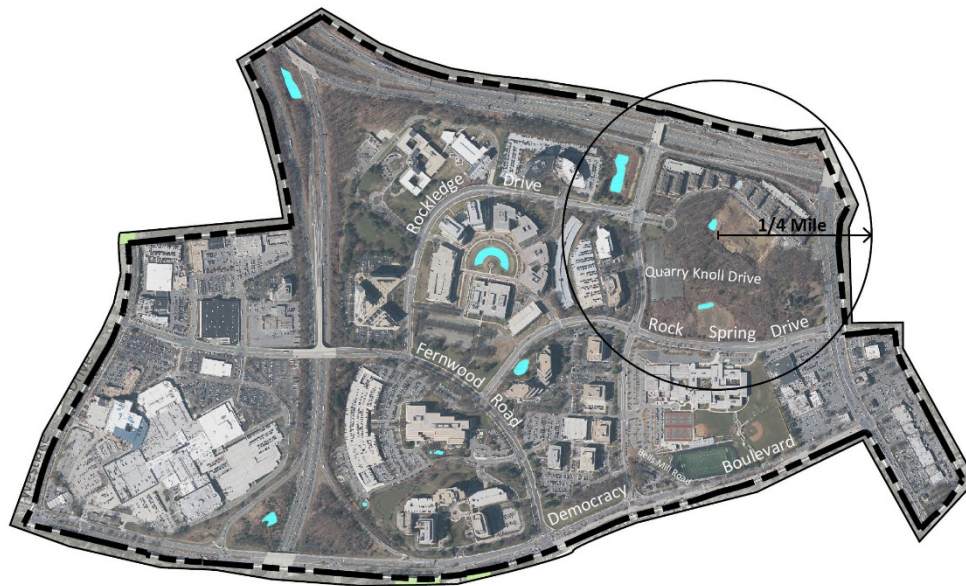
Non-Metro Station Centers

= 1 - 1.5 FAR (Floor Area Ratio)

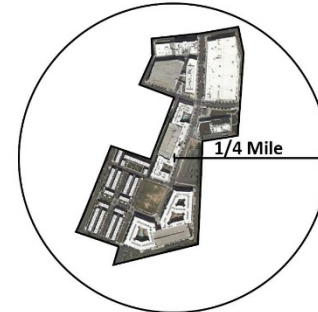
- Low- and Mid-rise buildings
- Fewer amenities (parks, parking structures, neighborhood retail and services)



Rock Spring Scale Comparison: Non Metro Non CBDs

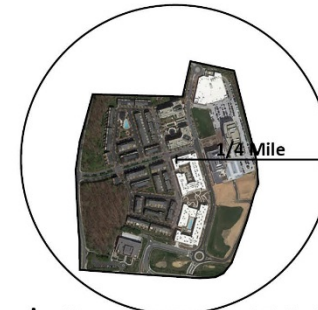


Rock Spring Master Plan Area: 535 Ac



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

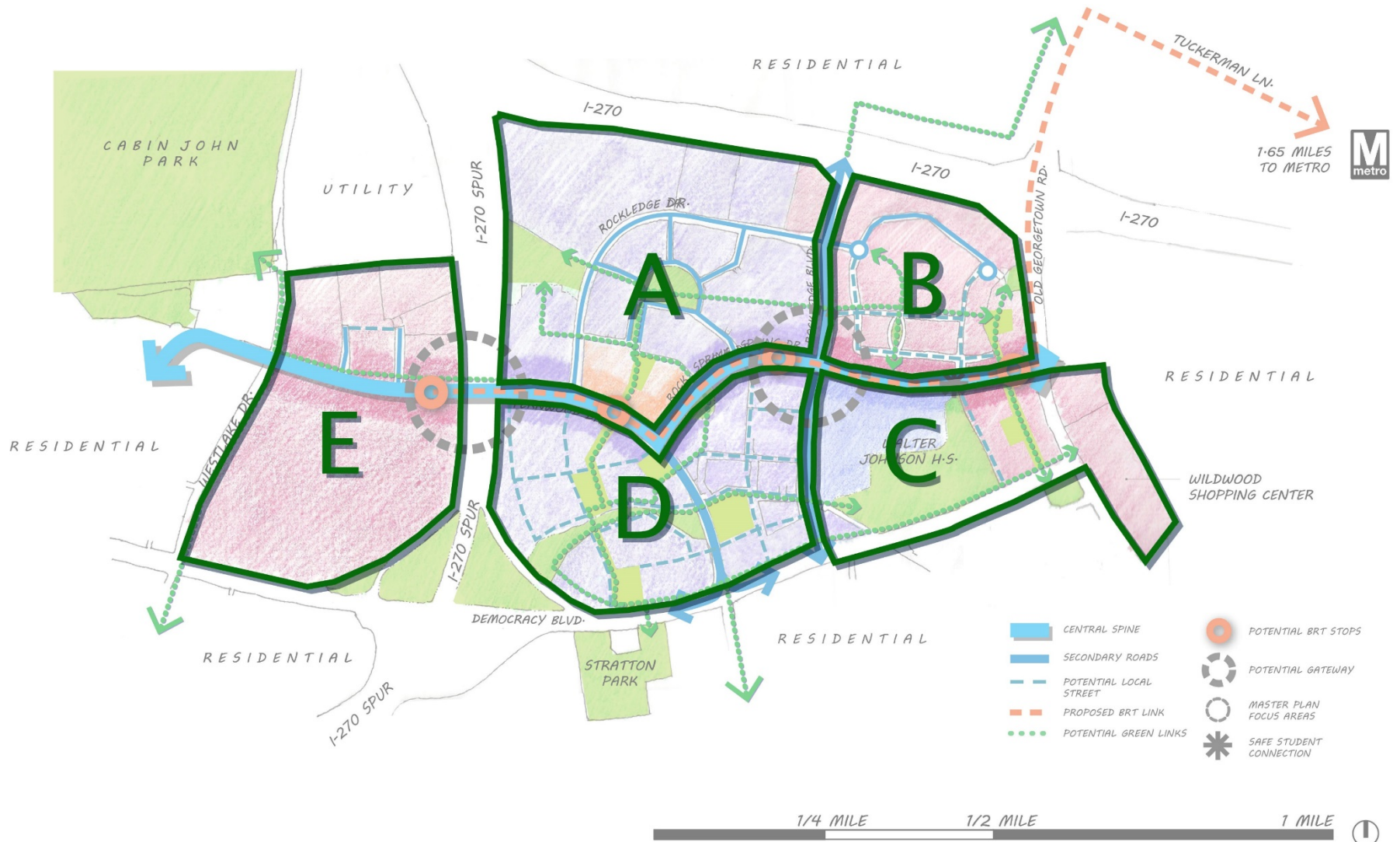
Park Potomac



- 54 Acres
- < 1.0 FAR
- Max. Ht: 100'
- 600 Units
- 2.0 Million SF



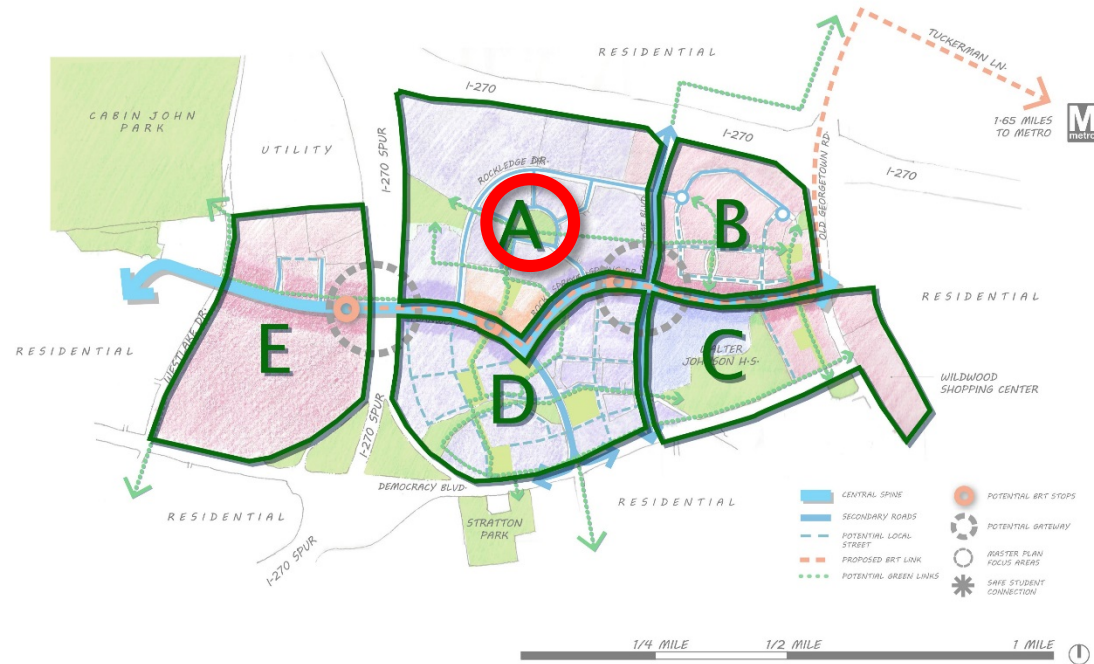
Parks, Trails, and Open Spaces



Parks, Trails, and Open Space Recommendations

Section A: Stormwater Pond Area

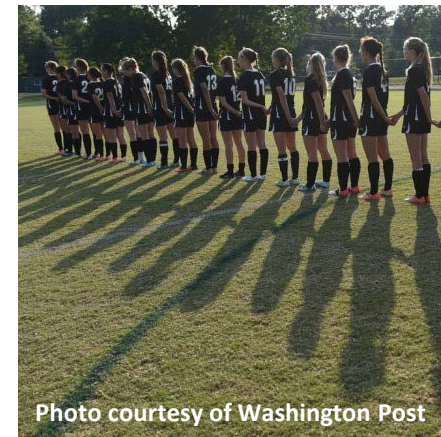
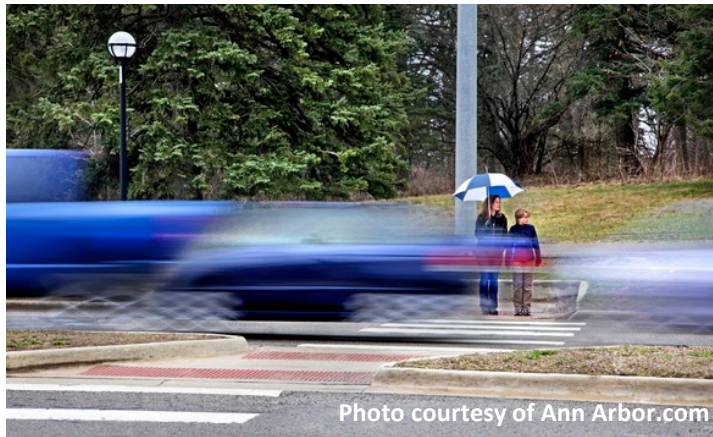
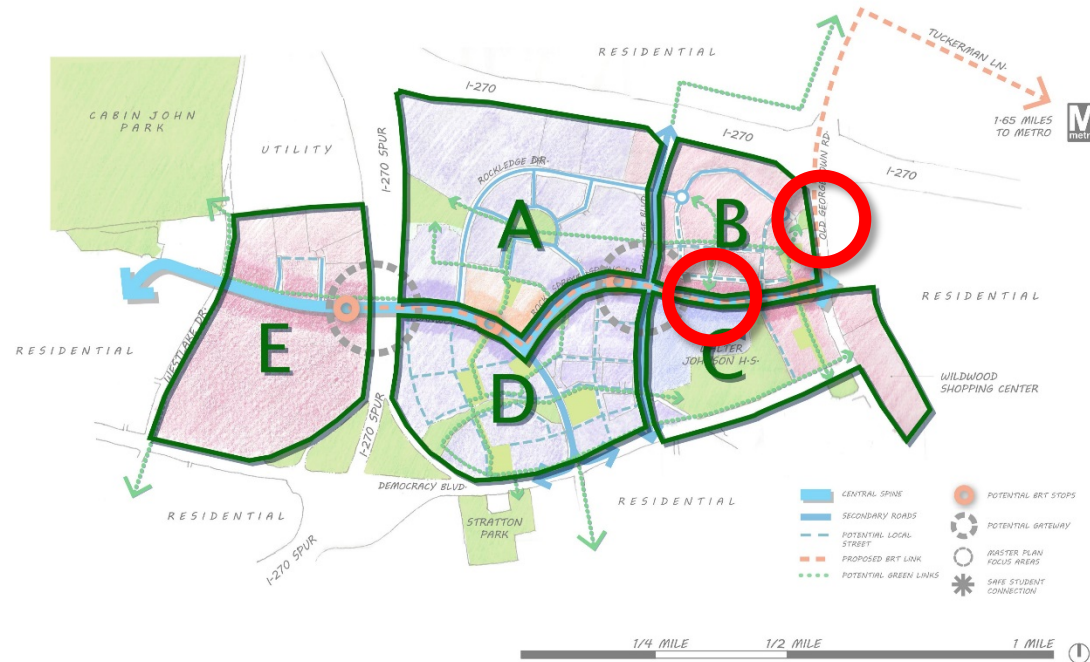
Central Gathering Place at the
Stormwater Retention pond



Parks, Trails, and Open Space Recommendations

Section B: Rock Spring Center

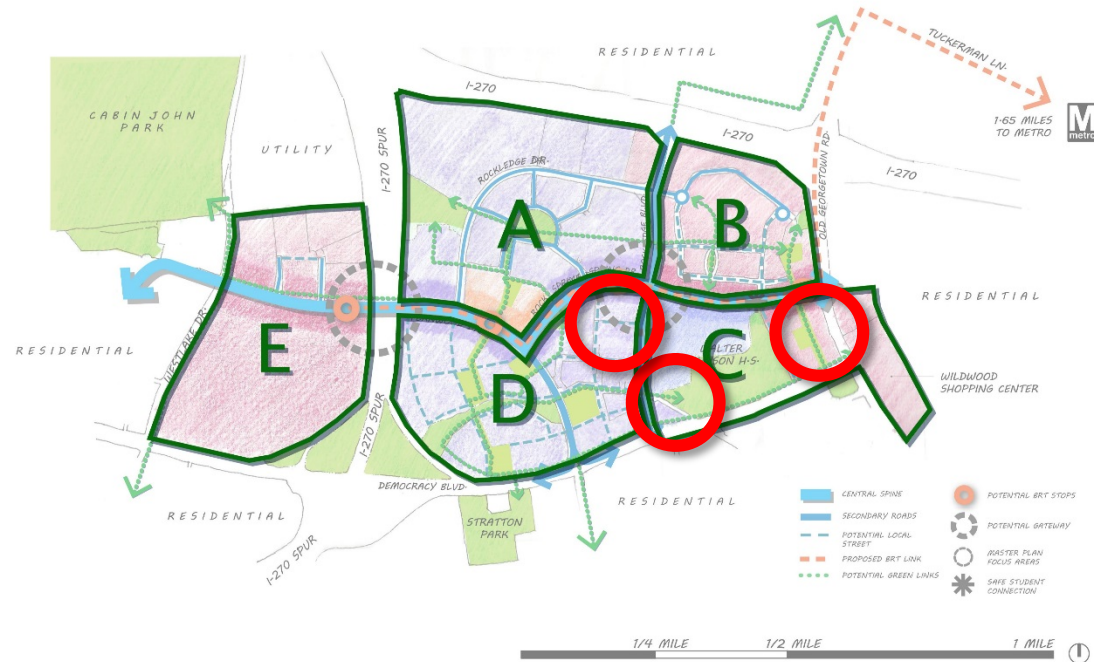
- Incorporate County-owned parcel into a larger active recreation amenity, such as rectangular fields
- Create safe, visible crosswalks and a safe mid-block crossing between Walter Johnson High School and open space amenities / retail at Rock Spring Centre



Parks, Trails, and Open Space Recommendations

Section C: Walter Johnson / Georgetown Square

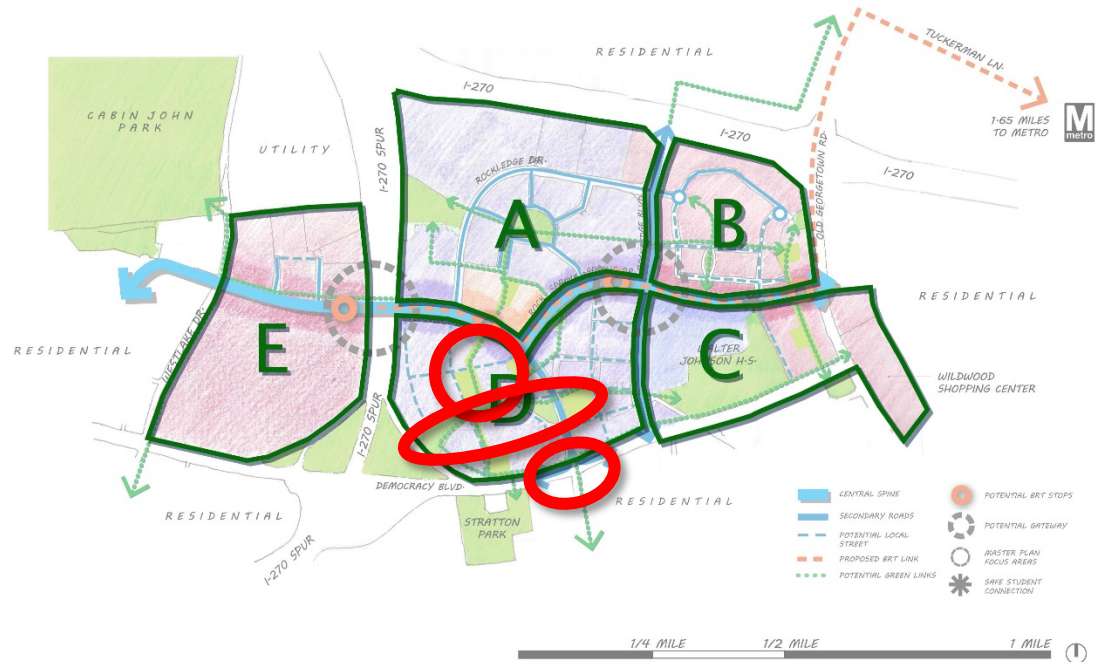
- Public plaza at Georgetown Square with small recreational features (spray ground, interactive seating elements, shade trees)
- Greenway with walking trail and safe road crossings
- MCPS should examine opportunities to long-term lease parking areas to convert surface parking lots to athletic space



Parks, Trails, and Open Space Recommendations

Section D: Marriott and Medical Offices

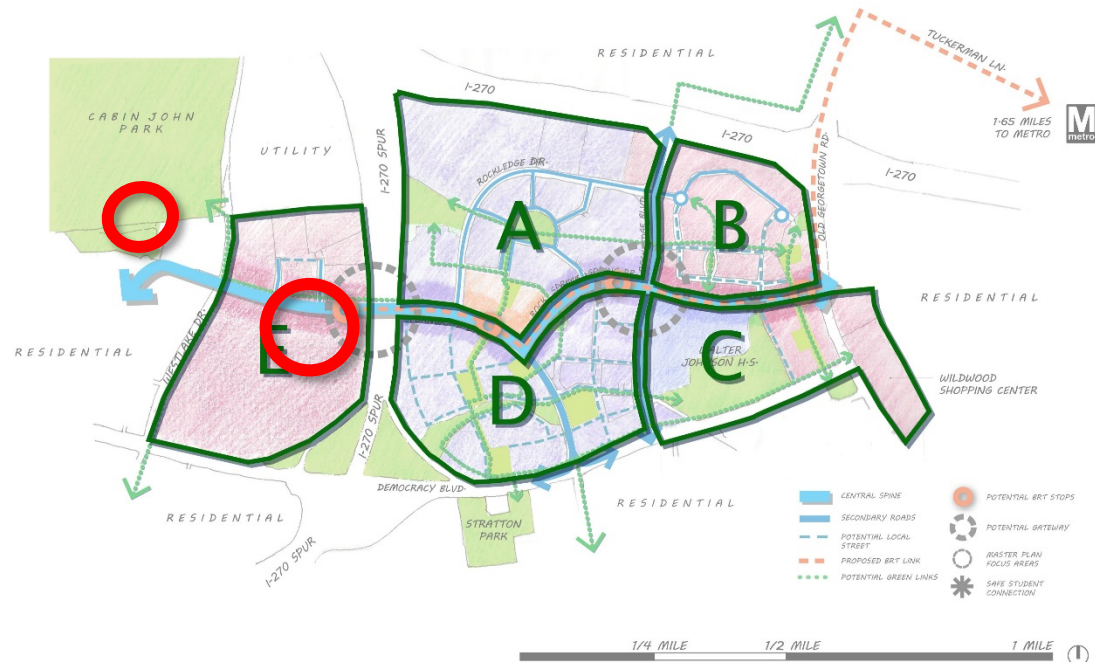
- Civic gathering space and active recreation open space, such as athletic fields
- Greenway with walking trail and safe road crossings along existing tributary
- Pedestrian entrance to Stratton Local Park and pedestrian safety improvements for crossing Democracy Blvd at Fernwood.



Parks, Trails, and Open Space Recommendations

Section E: Montgomery Mall and North of Westlake

- Include plaza-style open spaces with shade, landscaping, water features, seating and play structures.
- Create a pedestrian entrance to Cabin John Regional Park on Westlake Terrace.





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

| Site Data | |
|--------------------------|----------------|
| Site Area | 57 acres |
| Existing FAR/Built FAR | 1.5/0.49 |
| Maximum Building SF | 3,781,239 |
| Existing Building SF/FAR | 1,242,172/0.49 |
| Unbuilt SF / FAR | 2,539,067/1.0 |



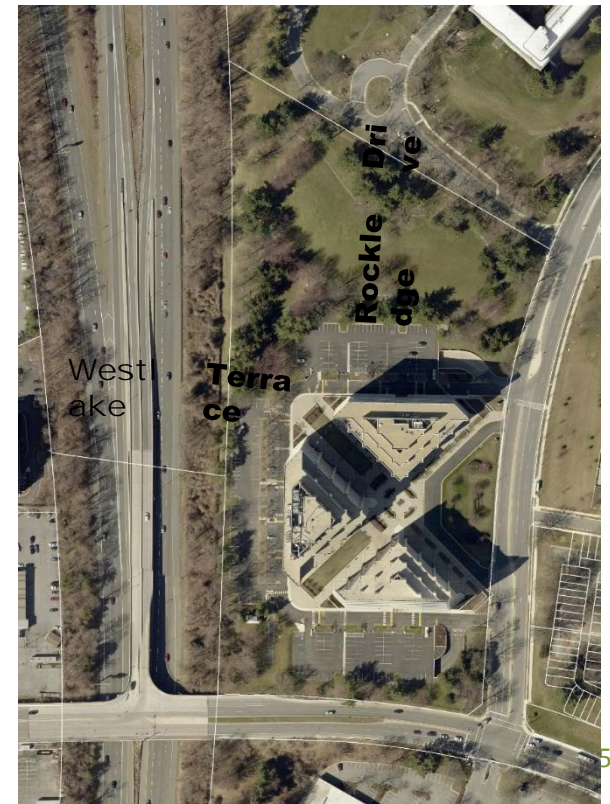
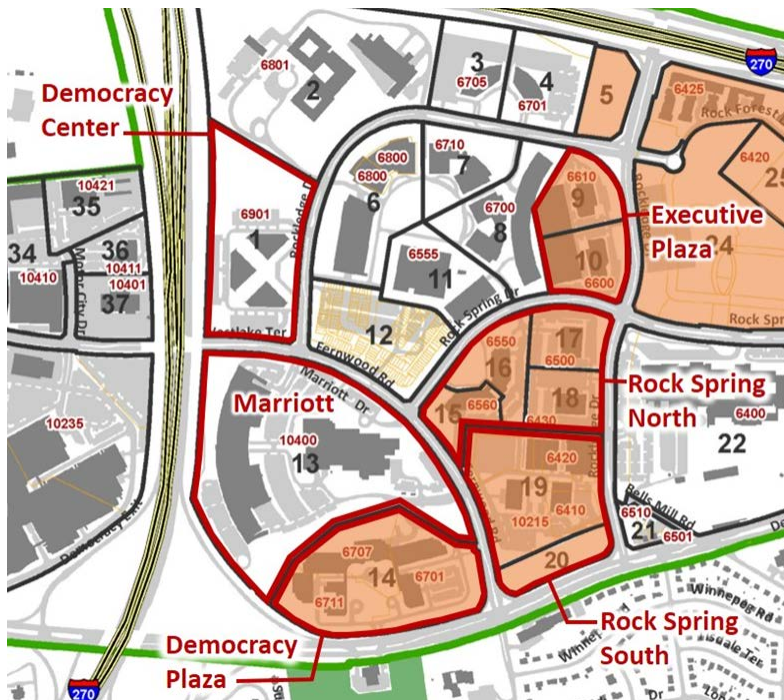
Democracy Center 6901 Rockledge Drive (#1)

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.

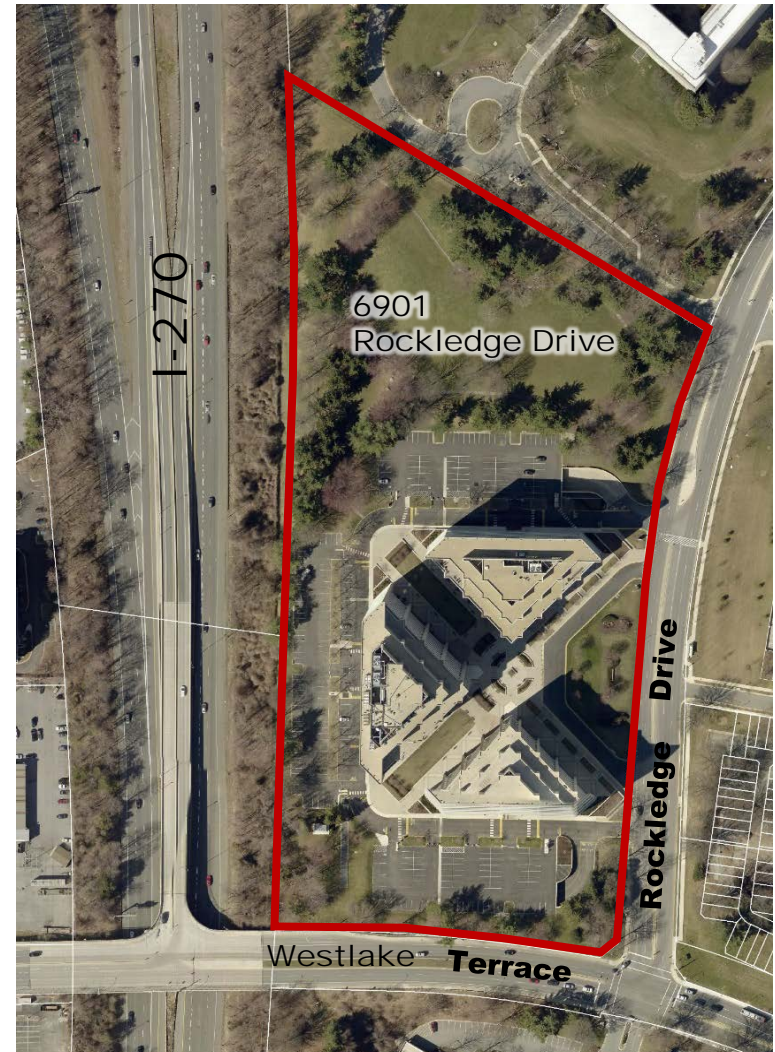
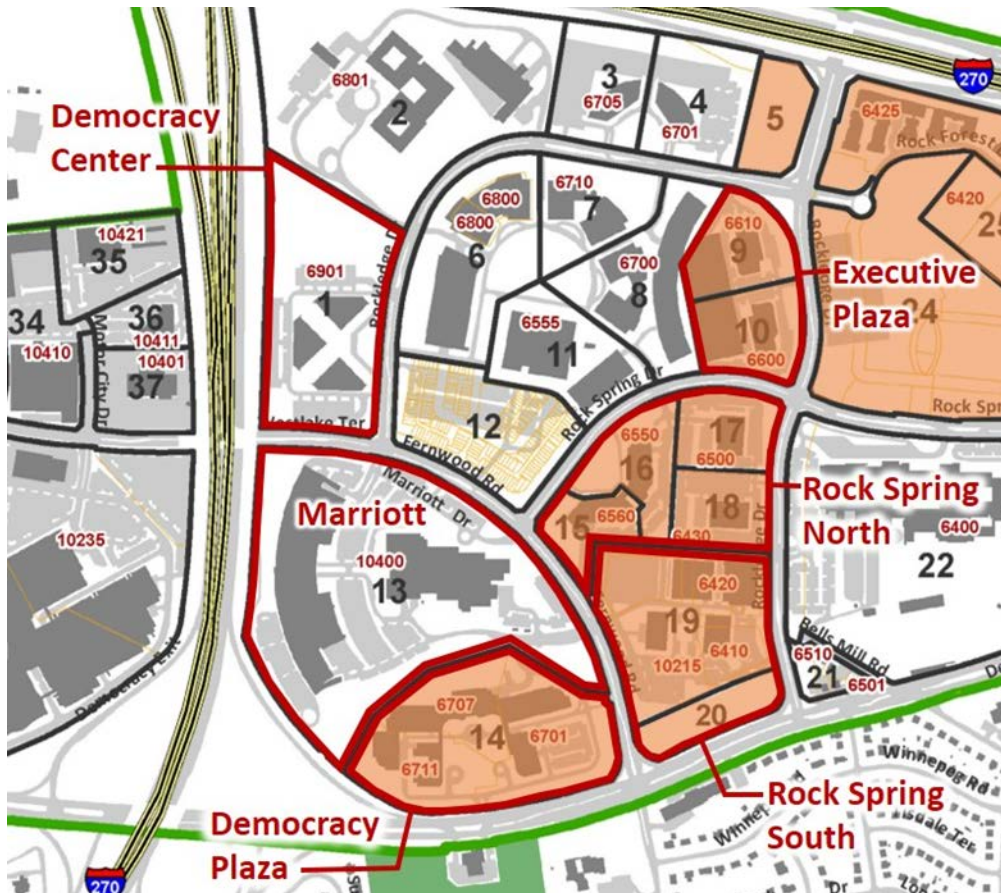


Democracy Center 6901 Rockledge Drive (#1)

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



[illegible]

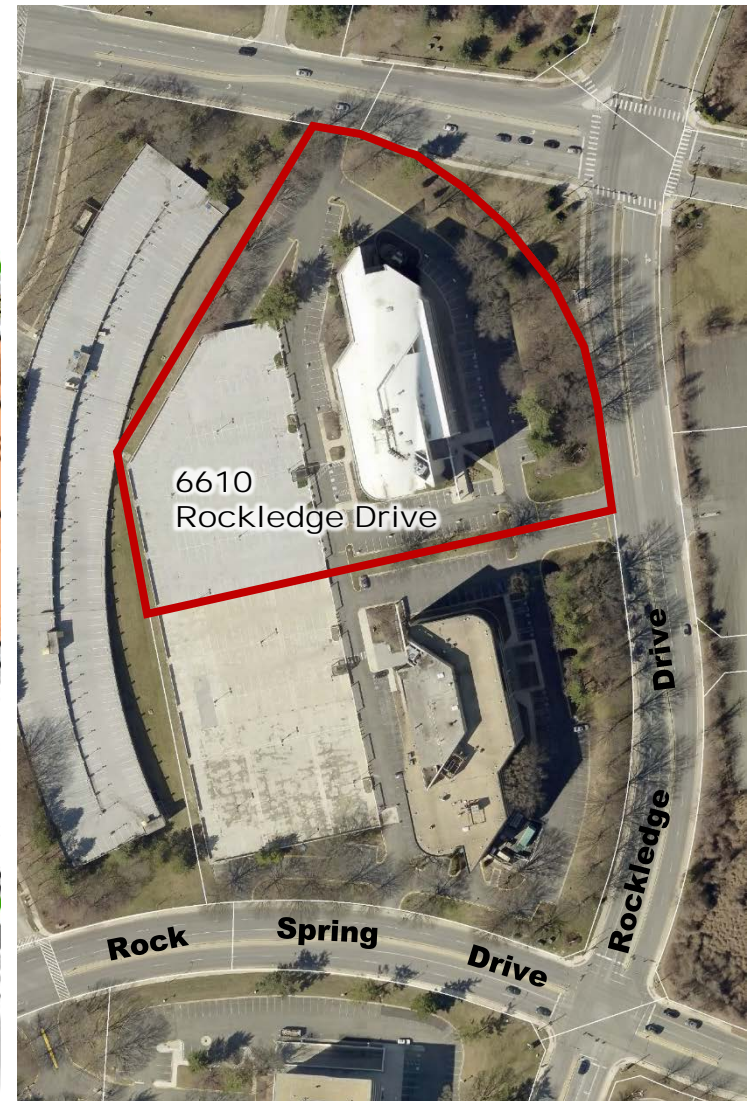
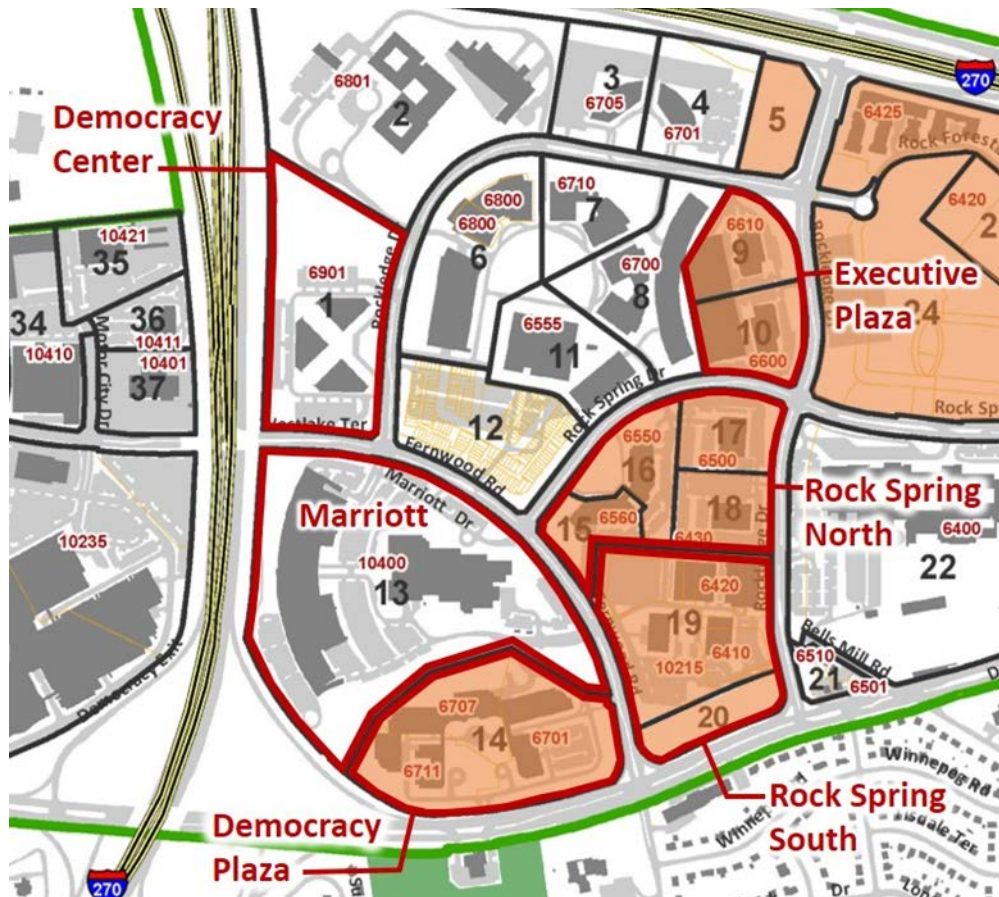
Rockledge Executive Plaza 6610 Rockledge Drive (#9)

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

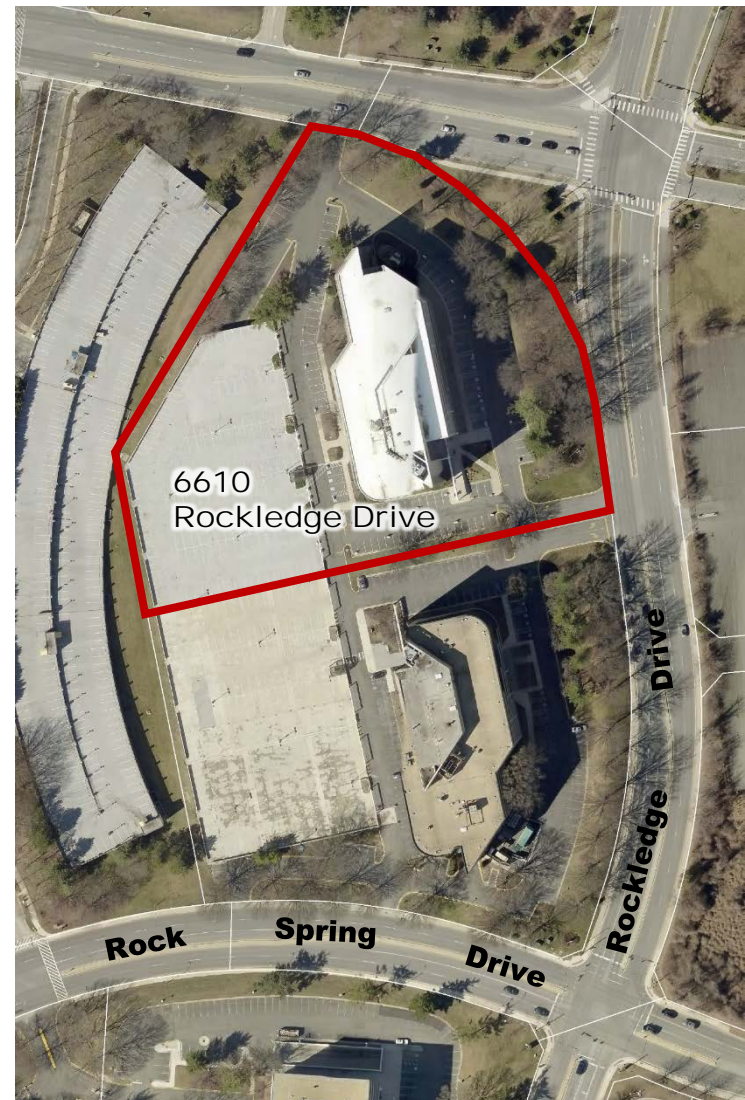
Potential DUs: 116



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

| 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% |

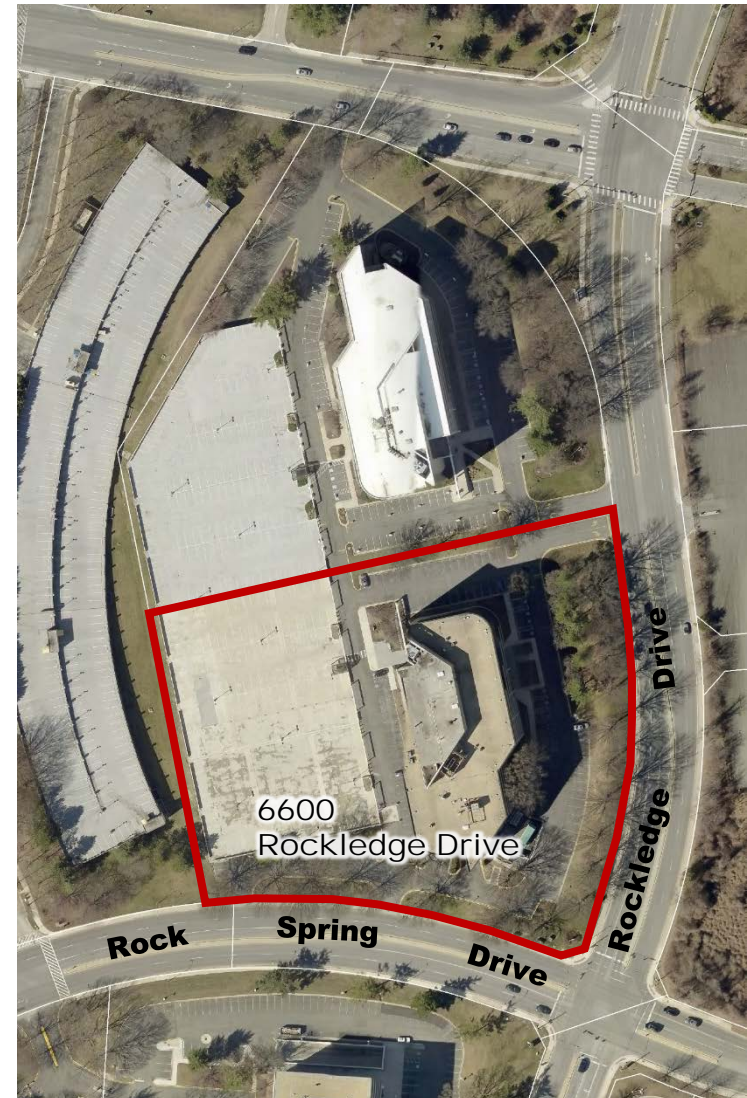
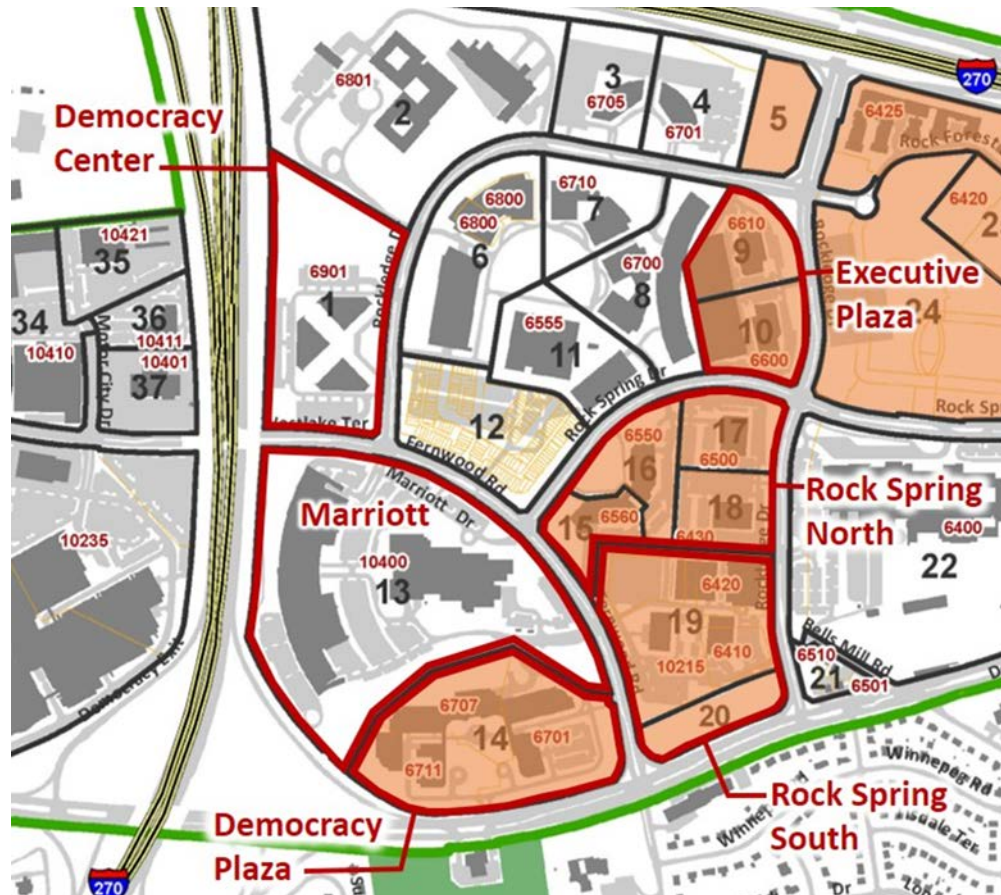


Rockledge Executive Plaza 6600 Rockledge Drive (#10)

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)

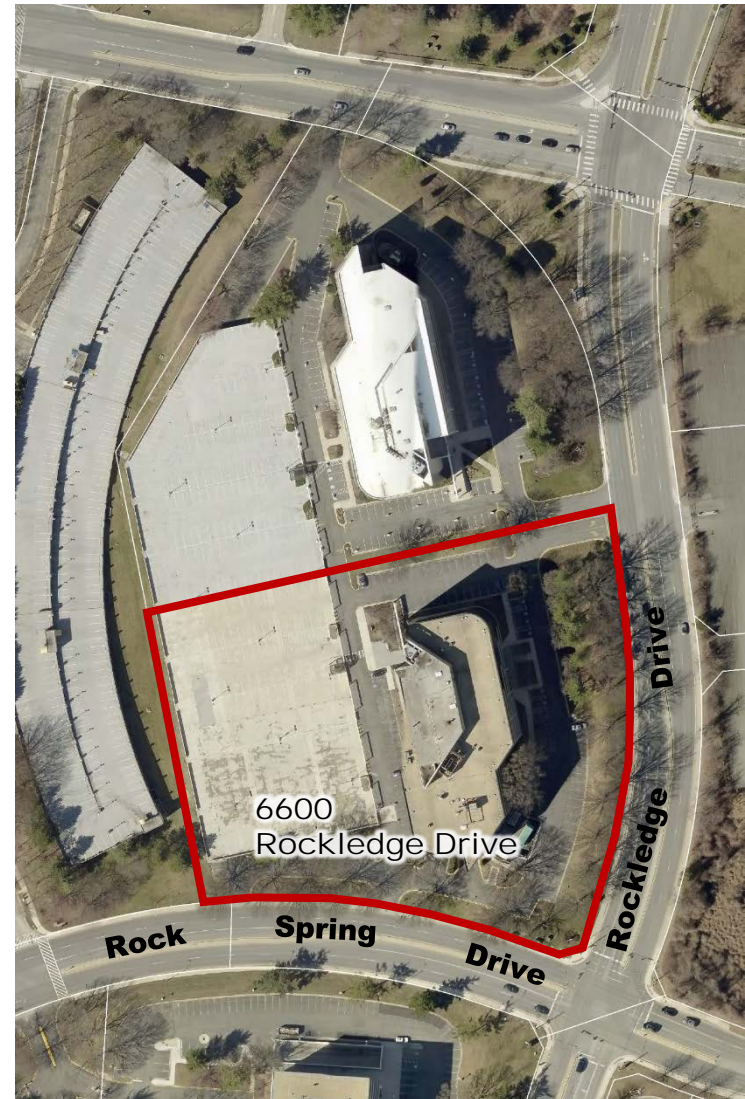
Existing Zoning: EOF-1.0, H-100

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

| 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% |



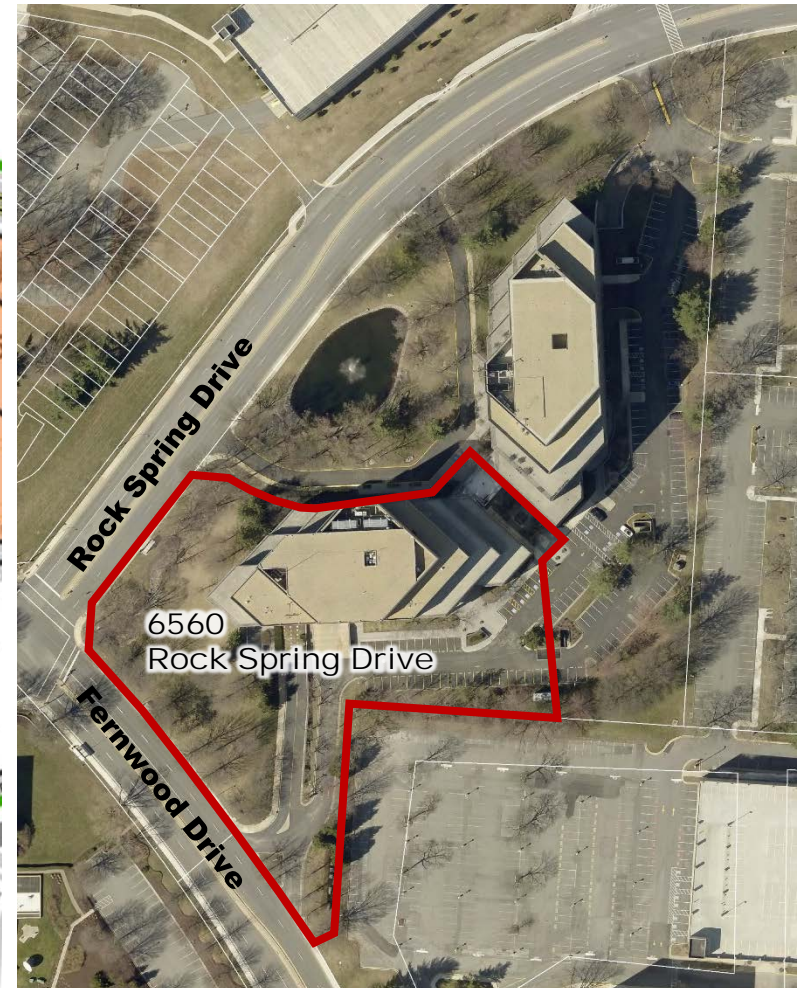
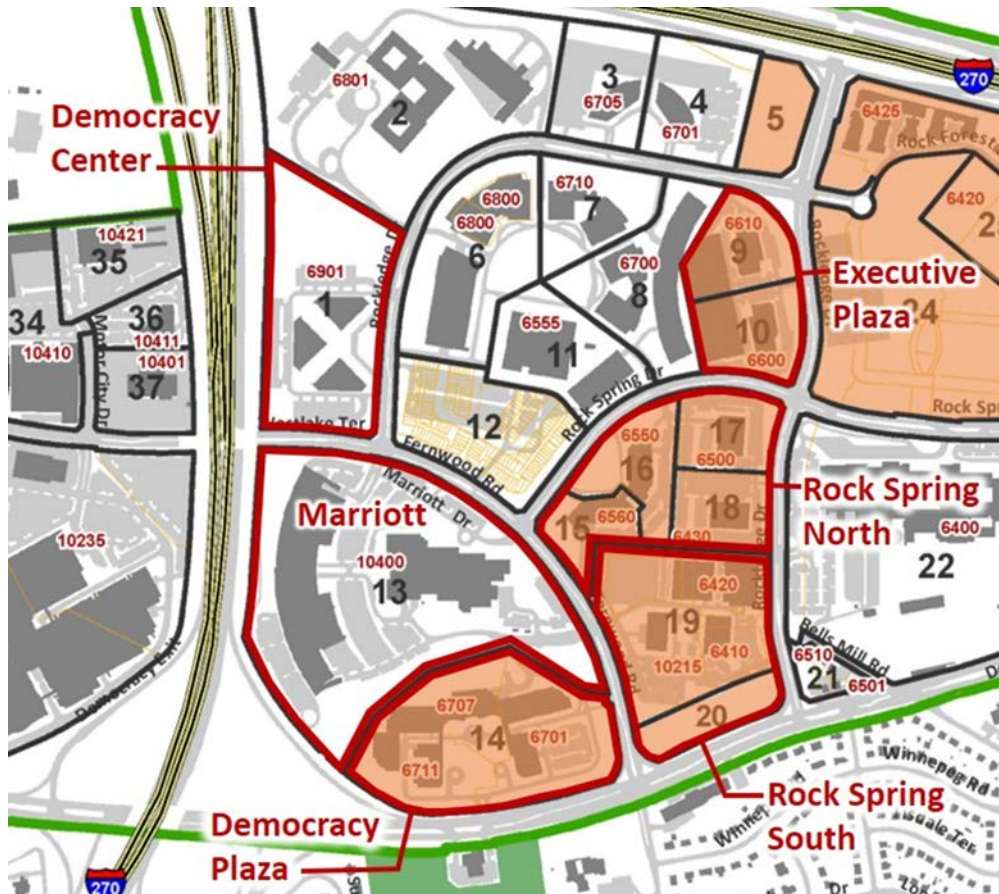
Rock Spring North 6560 Rockledge Drive (#15)

Existing Zoning: EOF-1.5, H-100

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

Revised Zoning: **CR-1.5, C-1.5, R-0.75, H-100**

Potential DUs: **81**



Rock Spring North 6560 Rockledge Drive (#15)

Existing Zoning: EOF-1.5, H-100

Owner's Request: CR-2.5, C-2.5, R-2.5, H-175

Revised Zoning: **CR-1.5, C-1.5, R-0.75, H-100**

Potential DUs: 81

| 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 | |



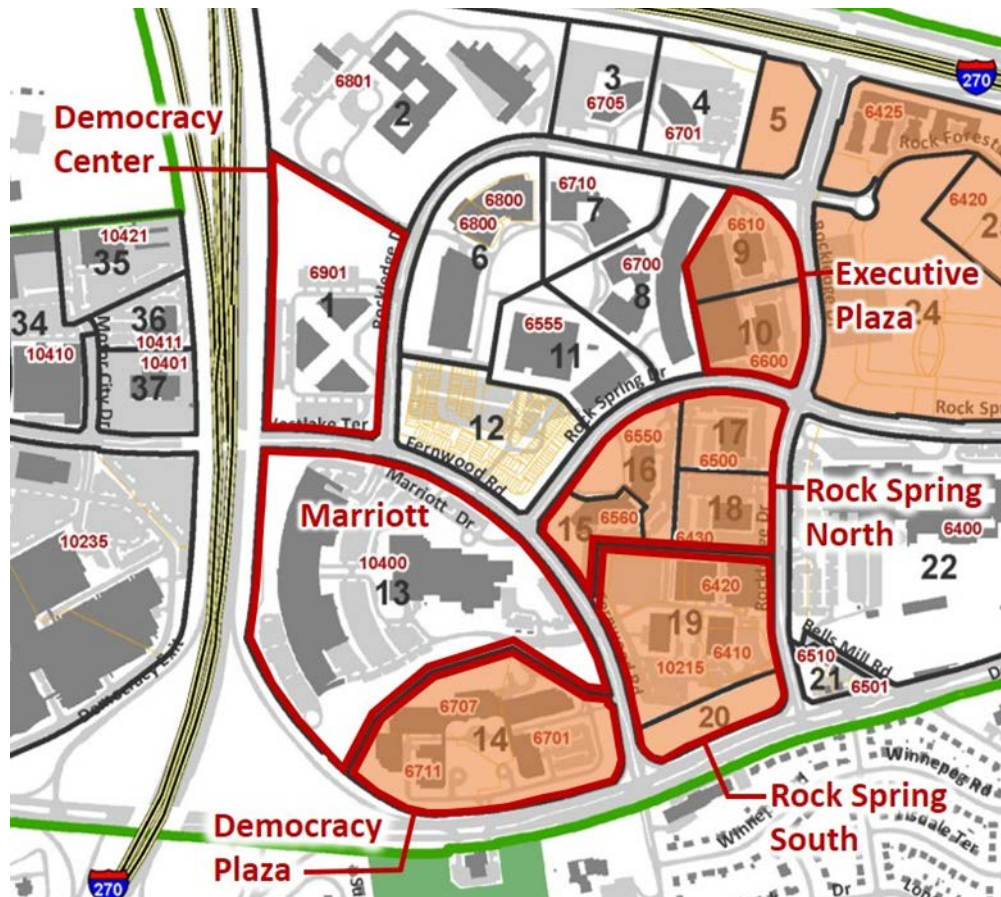
Rock Spring North 6550 Rock Spring Drive (#16)

Existing Zoning: EOF-1.5, H-100

Owner's Request: CR-2.5, C-2.5, R-2.5, H-175

Revised Zoning: **CR-1.5, C-1.5, R-0.75, H-100**

Potential DUs: **115**



Rock Spring North 6550 Rock Spring Drive (#16)

Existing Zoning: EOF-1.5, H-100

Owner's Request: CR-2.5, C-2.5, R-2.5, H-175

Revised Zoning: **CR-1.5, C-1.5, R-0.75, H-100**

Potential DUs: 115



| 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)

Existing Zoning: EOF-1.0, H-100

Owner's Request: CR-2.5, C-2.5, R-2.5, H-175

Revised Zoning: **CR-1.5, C-1.0, R-0.75, H-100**

Potential DUs: 102

| 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% |



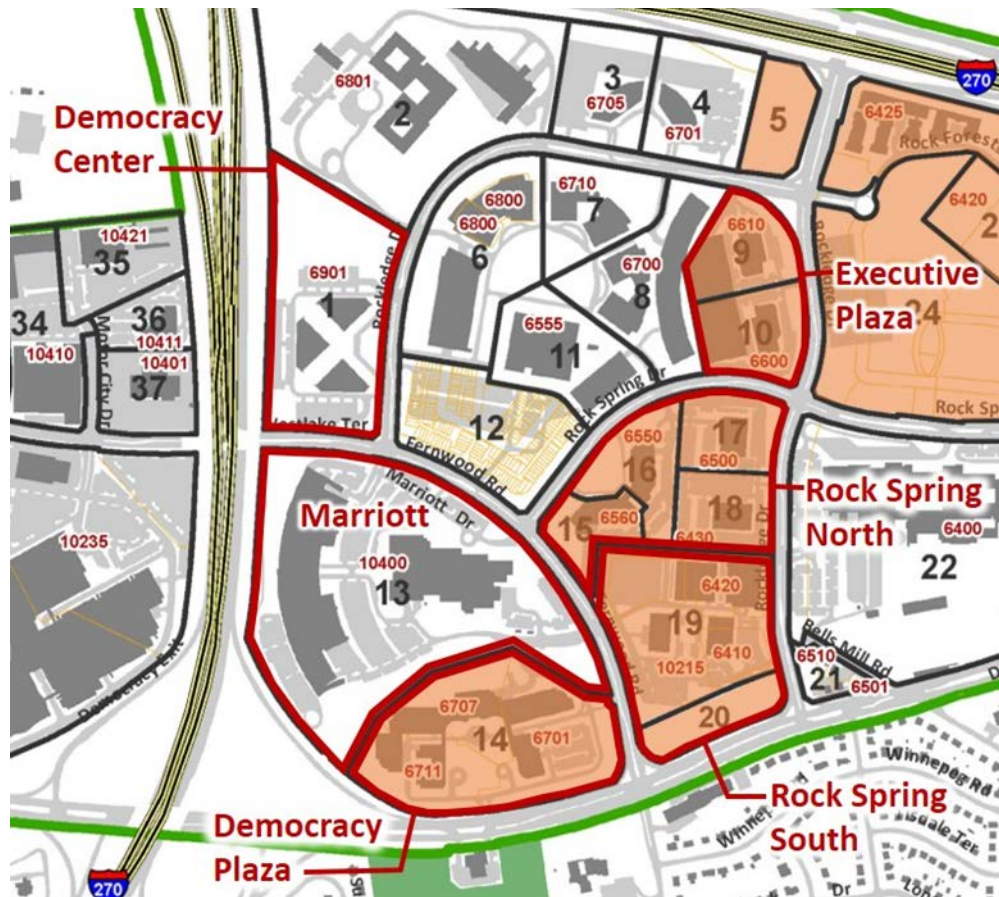
Rock Spring North 6500 Rockledge Drive (#17)

Existing Zoning: EOF-1.0, H-100

Owner's Request: CR-2.5, C-2.5, R-2.5, H-175

Revised Zoning: CR-1.5, C-1.0, R-0.75, H-100

Potential DUs: 102



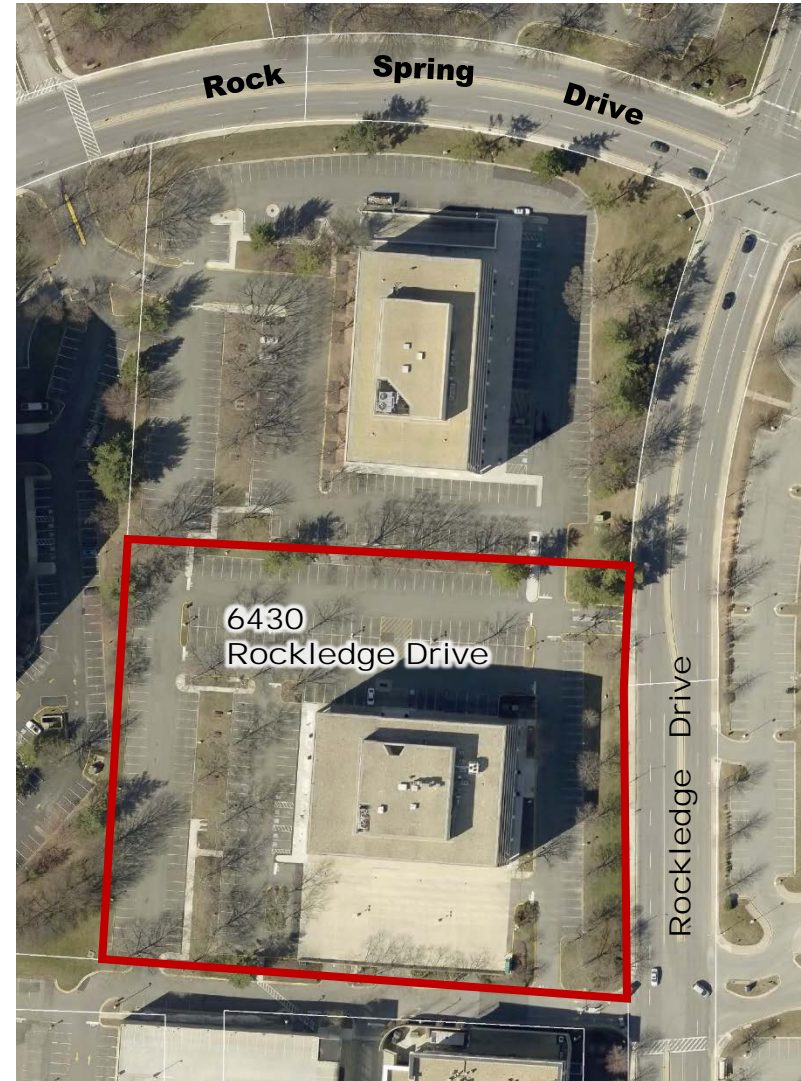
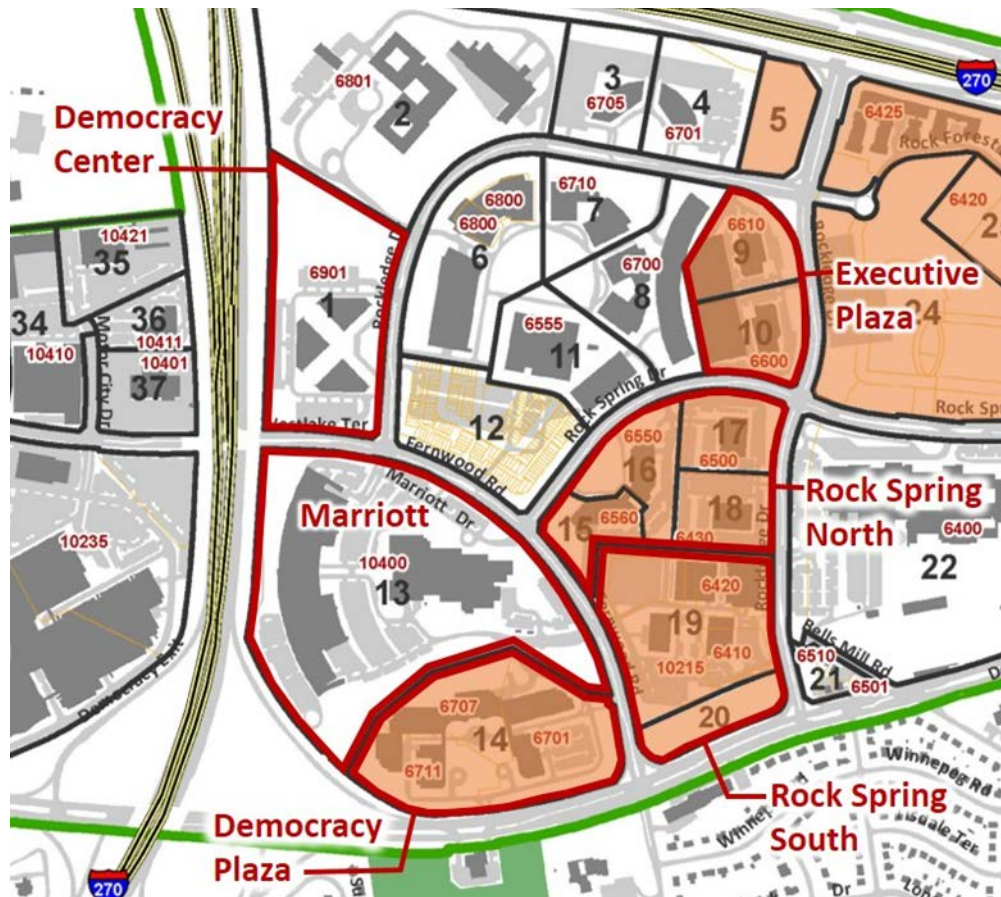
Rock Spring North 6430 Rockledge Drive (#18)

Existing Zoning: EOF-1.25, H-100

Owner's Request: CR-2.5, C-2.5, R-2.5, H-175

Revised Zoning: **CR-1.5, C-1.25, R-0.75, H-100**

Potential DUs: **101**



Rock Spring North 6430 Rockledge Drive (#18)

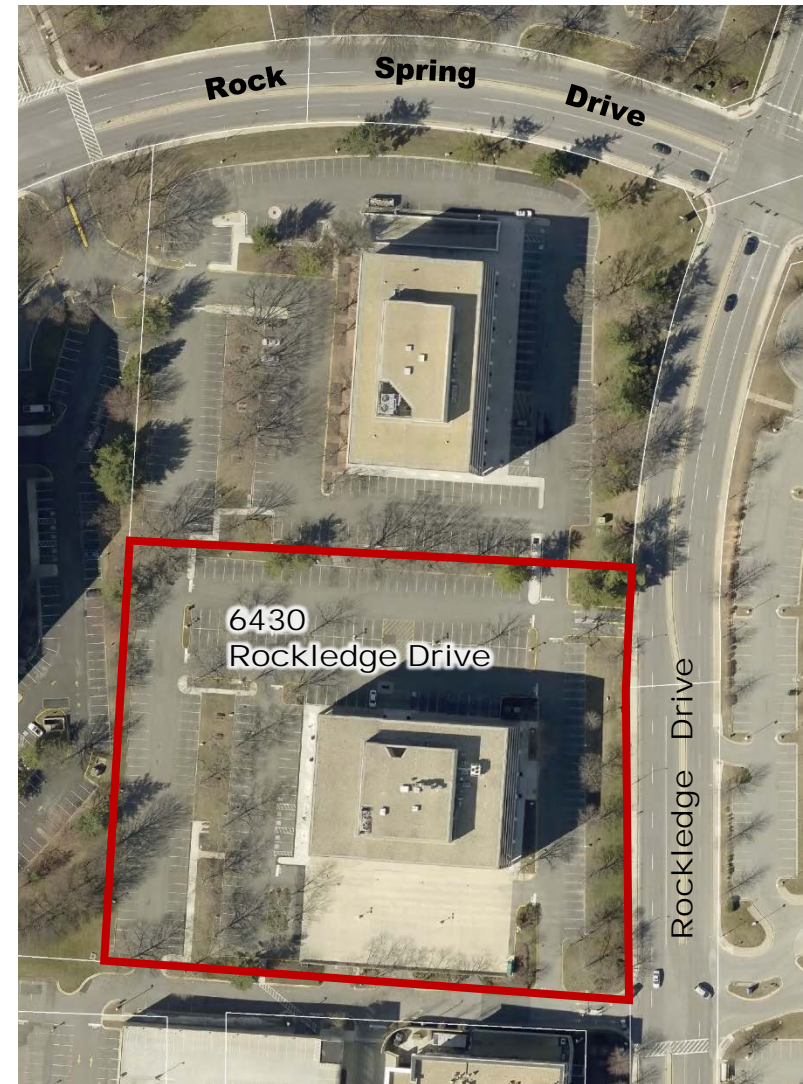
Existing Zoning: EOF-1.25, H-100

Owner's Request: CR-2.5, C-2.5, R-2.5, H-175

Revised Zoning: **CR-1.5, C-1.25, R-0.75, H-100**

Potential DUs: 101

| 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% |



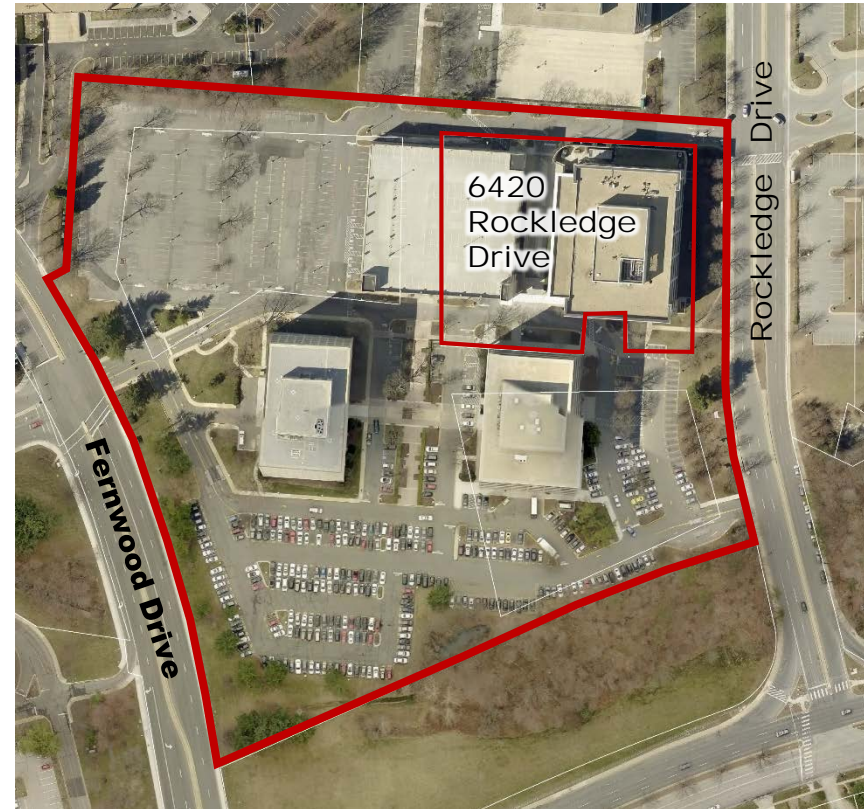
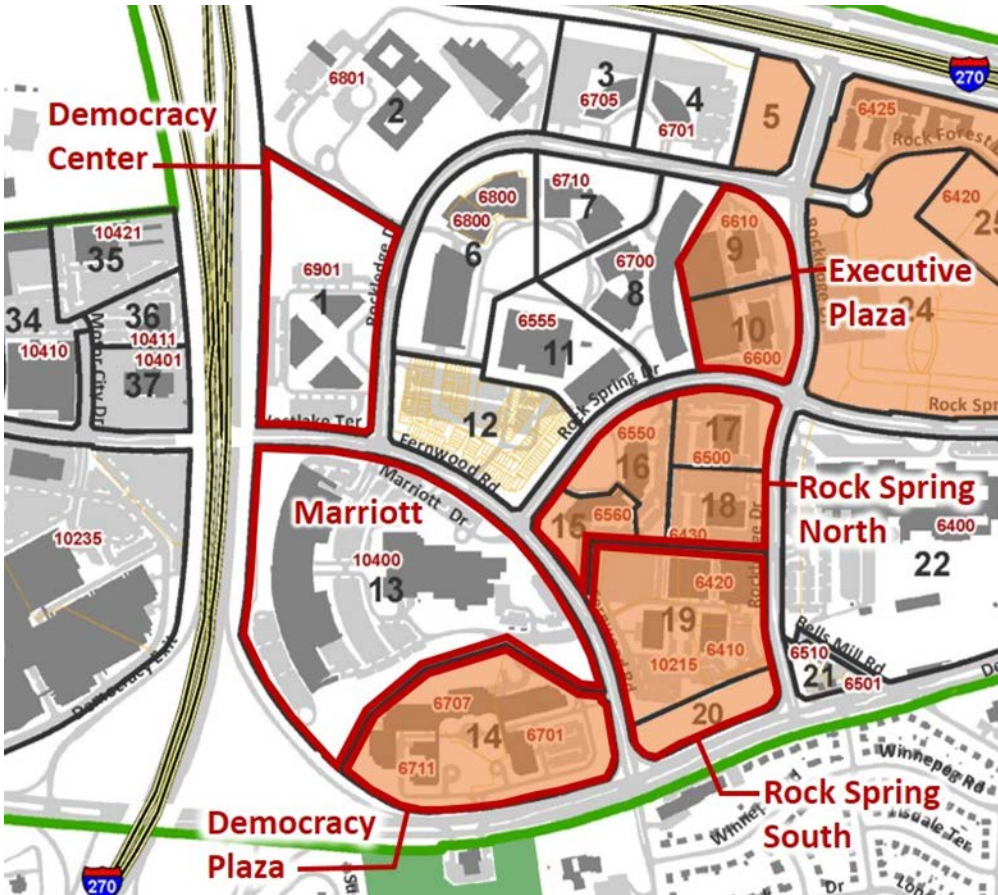
Rock Spring South 6420 Rockledge Drive (#19)

Existing Zoning: EOF-1.0, H-100

Owner's Request: **CRT-1.5, C-1.5, R-1.0, H-150**

Revised Zoning: CR-1.5, C-1.0, R-0.75, H-100

Potential DUs: 75



Rock Spring South 6420 Rockledge Drive (#19)

Existing Zoning: EOF-1.0, H-100

Owner's Request: **CRT-1.5, C-1.5, R-1.0, H-150**

Revised Zoning: **CR-1.5, C-1.0, R-0.75, H-100**

Potential DUs: 75

| 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% |



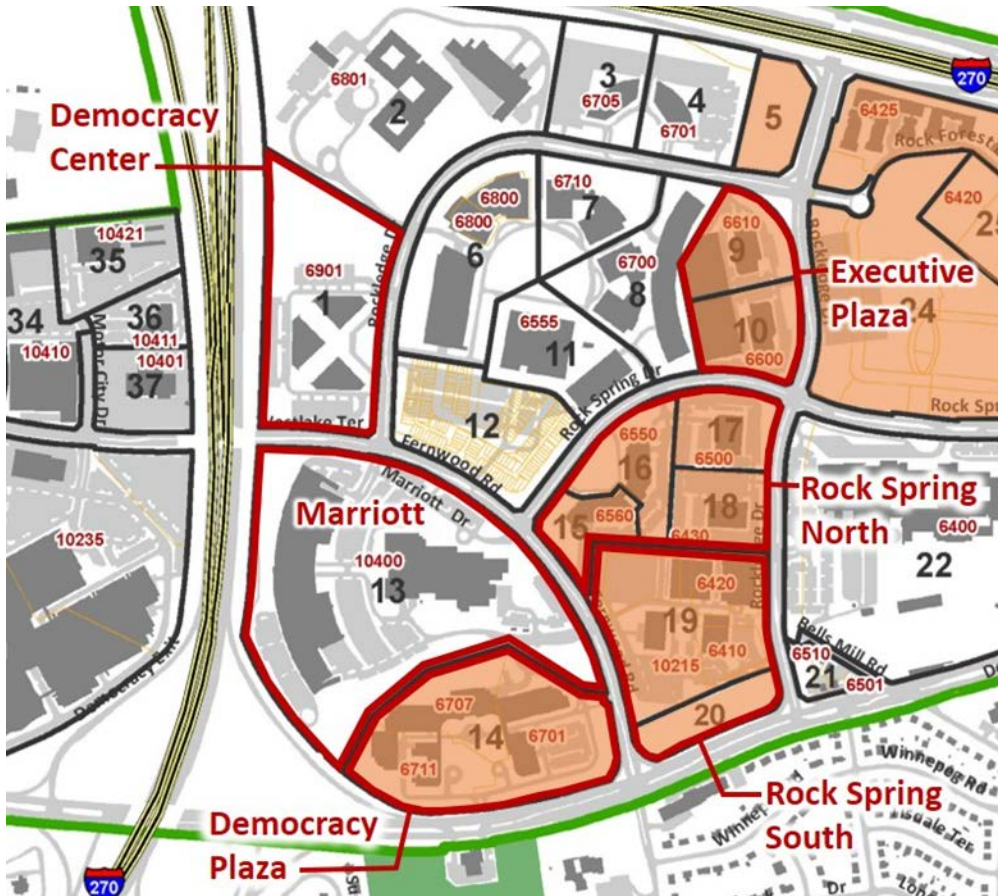
Rock Spring South 6410 Rockledge Drive (#19)

Existing Zoning: EOF-1.0, H-100

Owner's Request: **CRT-1.5, C-1.5, R-1.0, H-150**

Revised Zoning : CR-1.5, C-1.0, R-0.75, H-100

Potential DUs: 84



Rock Spring South 6410 Rockledge Drive (#19)

Existing Zoning: EOF-1.0, H-100

Owner's Request: **CRT-1.5**, C-1.5, R-1.0, H-150

Revised Zoning : **CR-1.5, C-1.0, R-0.75, H-100**

Potential DUs: 84

| 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% |



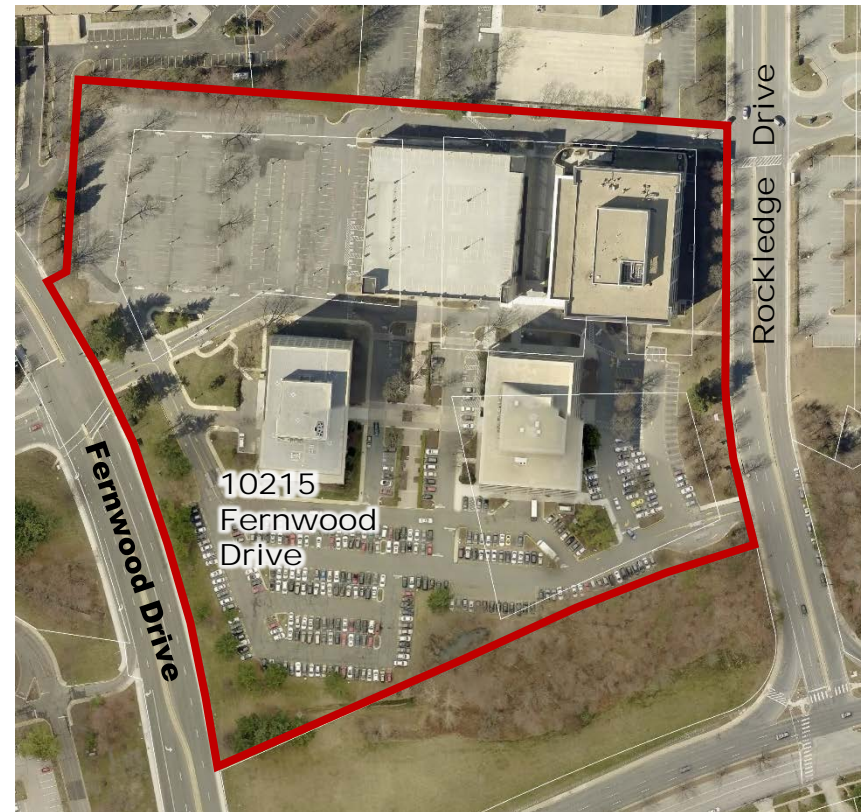
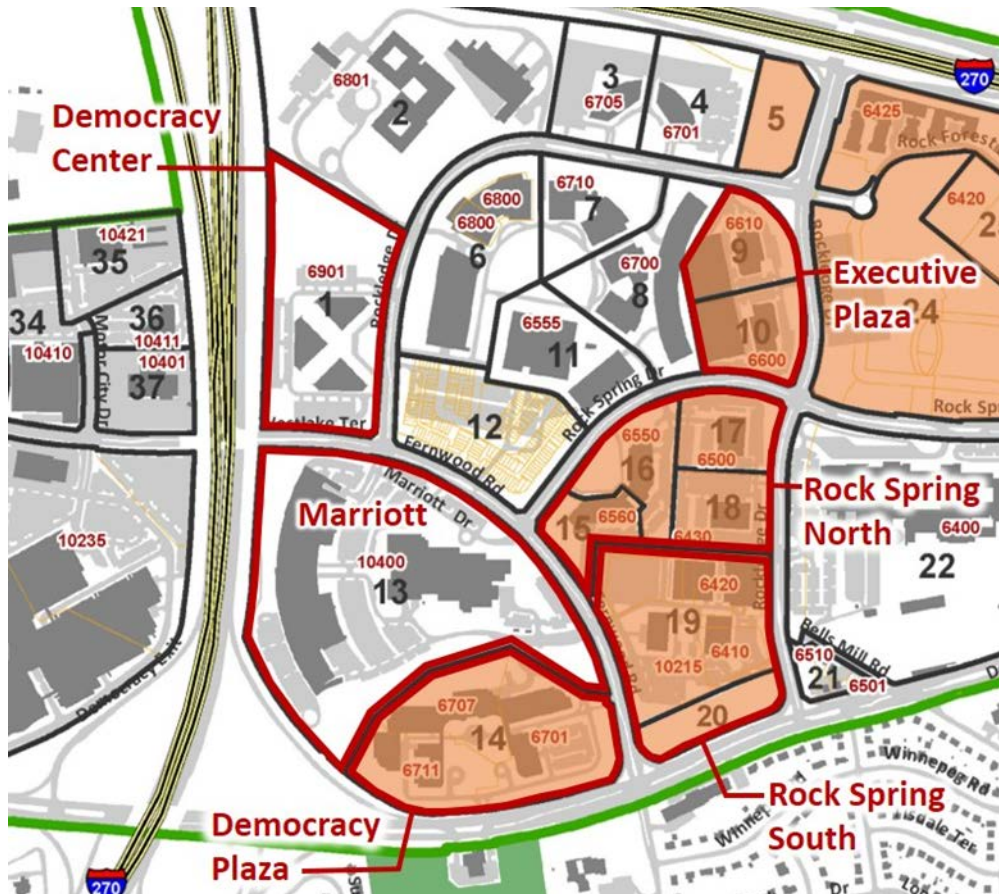
Rock Spring South 10215 Fernwood Drive (# 19)

Existing Zoning: EOF-1.0, H-100

Owner's Request: **CRT-1.5, C-1.5, R-1.0, H-150**

Revised Zoning: **CR-1.5, C-1.0, R-0.75, H-100**

Potential DUs: 99



Rock Spring South 10215 Fernwood Drive (# 19)

Existing Zoning: EOF-1.0, H-100

Owner's Request: **CRT-1.5, C-1.5, R-1.0, H-150**

Revised Zoning: **CR-1.0, C-1.0, R-0.75, H-100**

Potential DUs: 99

| 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% |



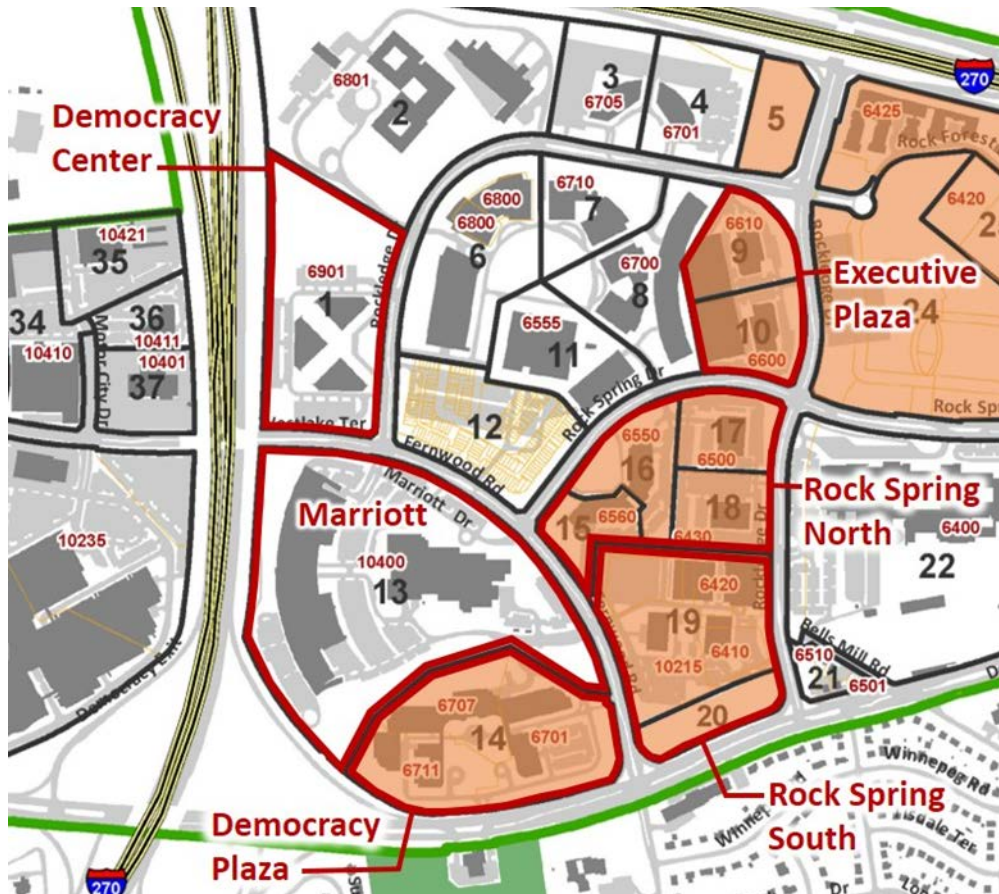
Rock Spring South Vacant Site (#20)

Existing Zoning: EOF-1.0, H-100

Owner's Request: **CRT-1.5**, C-1.5, R-1.0, H-100

Revised Zoning: **CR-1.5, C-1.0, R-0.75, H-100**

Potential DUs: 81



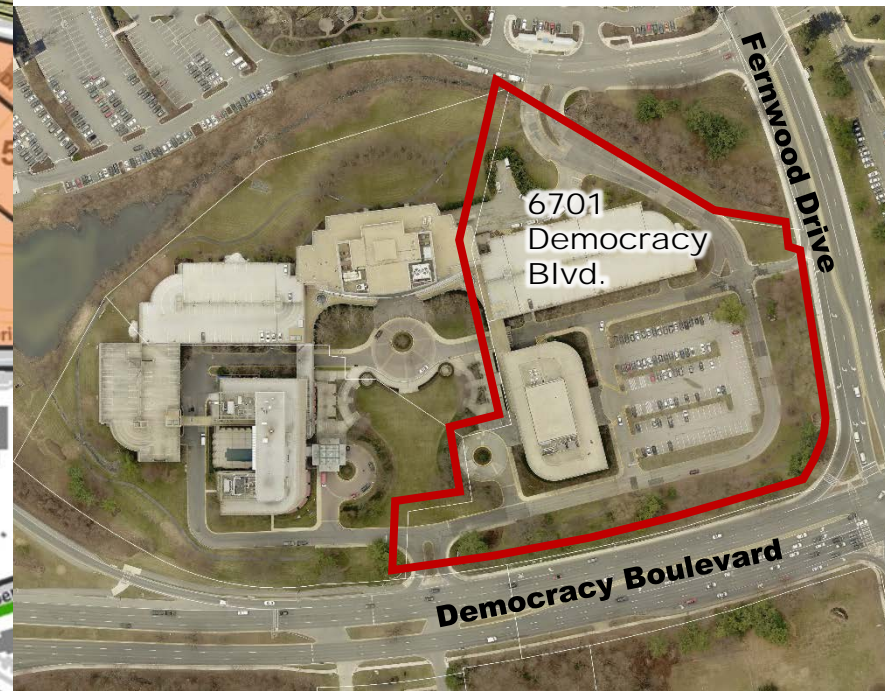
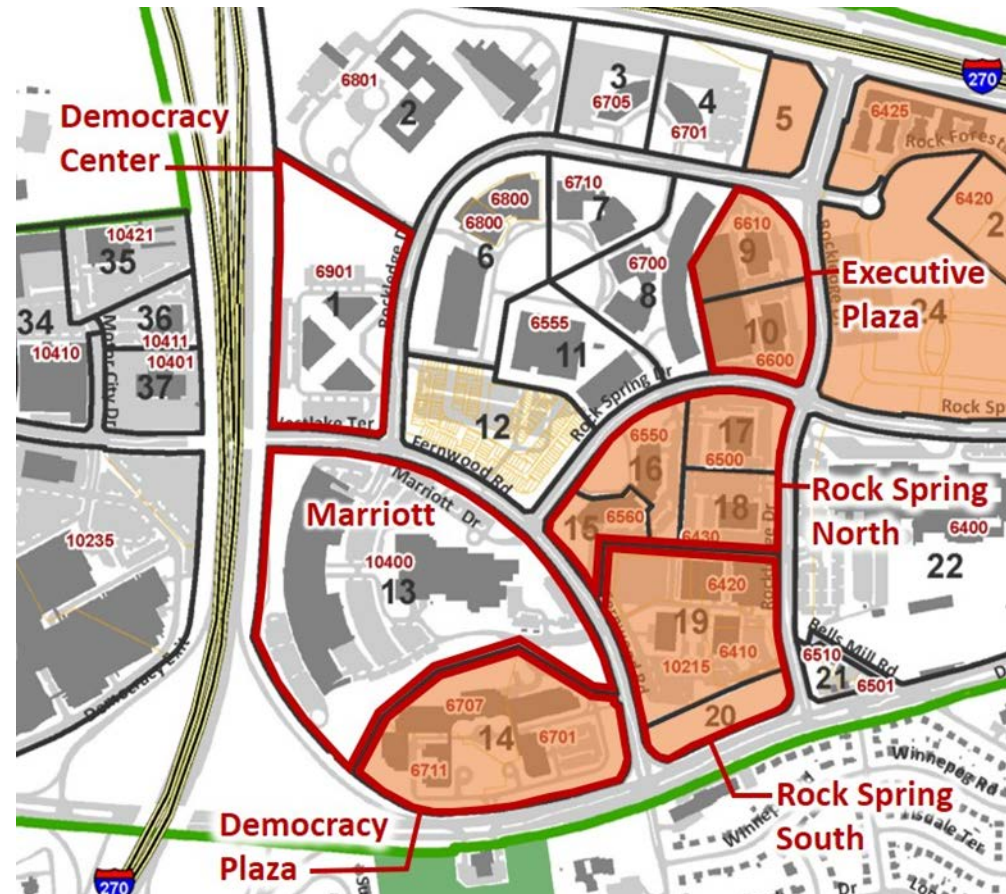
Democracy Plaza 6701 Democracy Blvd. (#14)

Existing Zoning: EOF-1.0, H-110

Owner's Request: **CRT-1.5, C-1.5, R-0.75, H-150**

Revised Zoning: **CR-1.5, C-1.0, R-0.75, H-110**

Potential DUs: 186



Democracy Plaza 6701 Democracy Blvd. (#14)

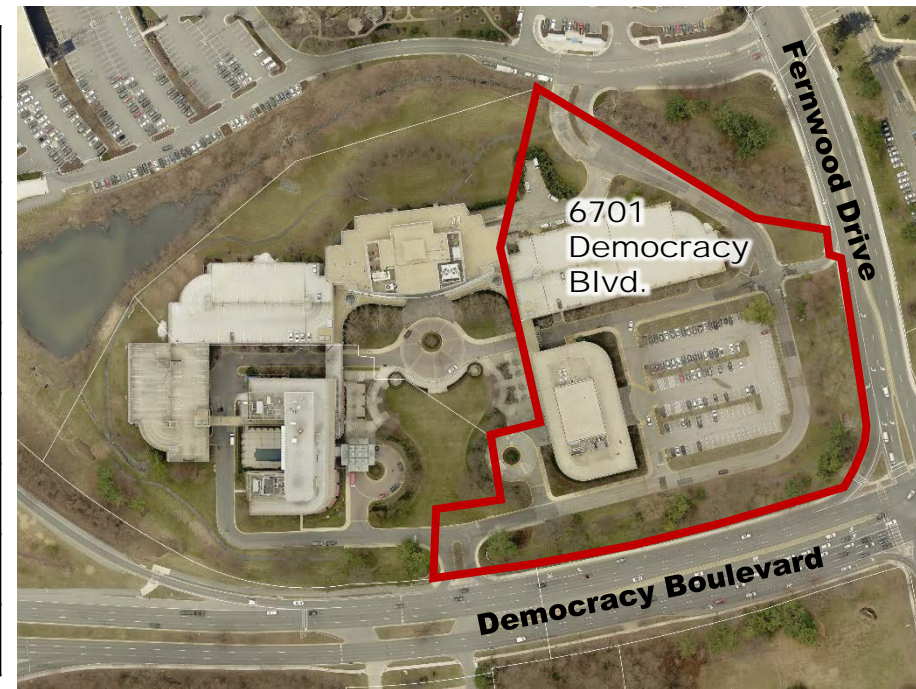
Existing Zoning: EOF-1.0, H-110

Owner's Request: **CRT-1.5, C-1.5, R-0.75, H-150**

Revised Zoning: **CR-1.5, C-1.0, R-0.75, H-110**

Potential DUs: **186**

| 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% |



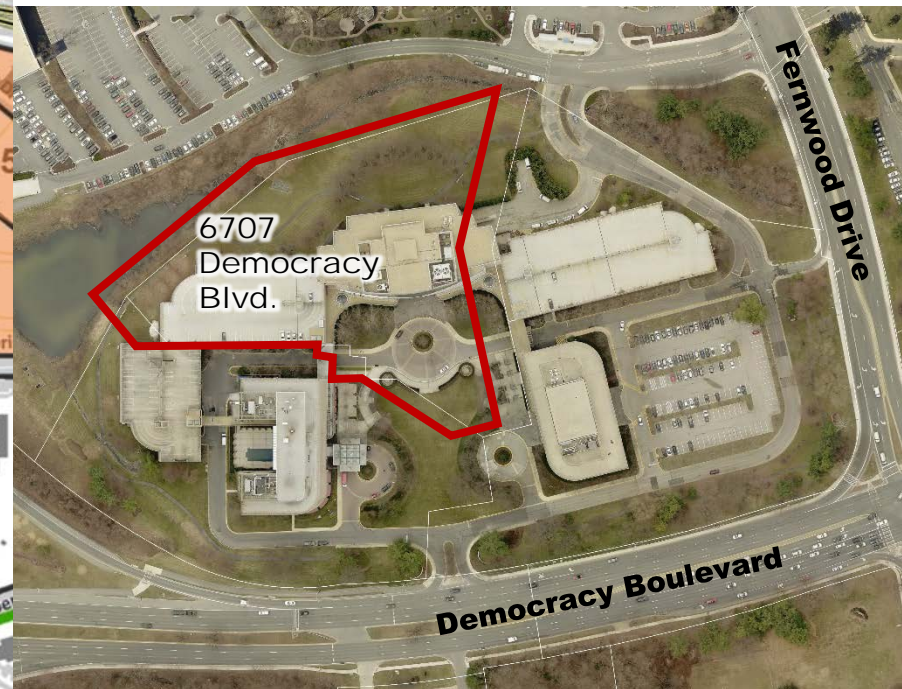
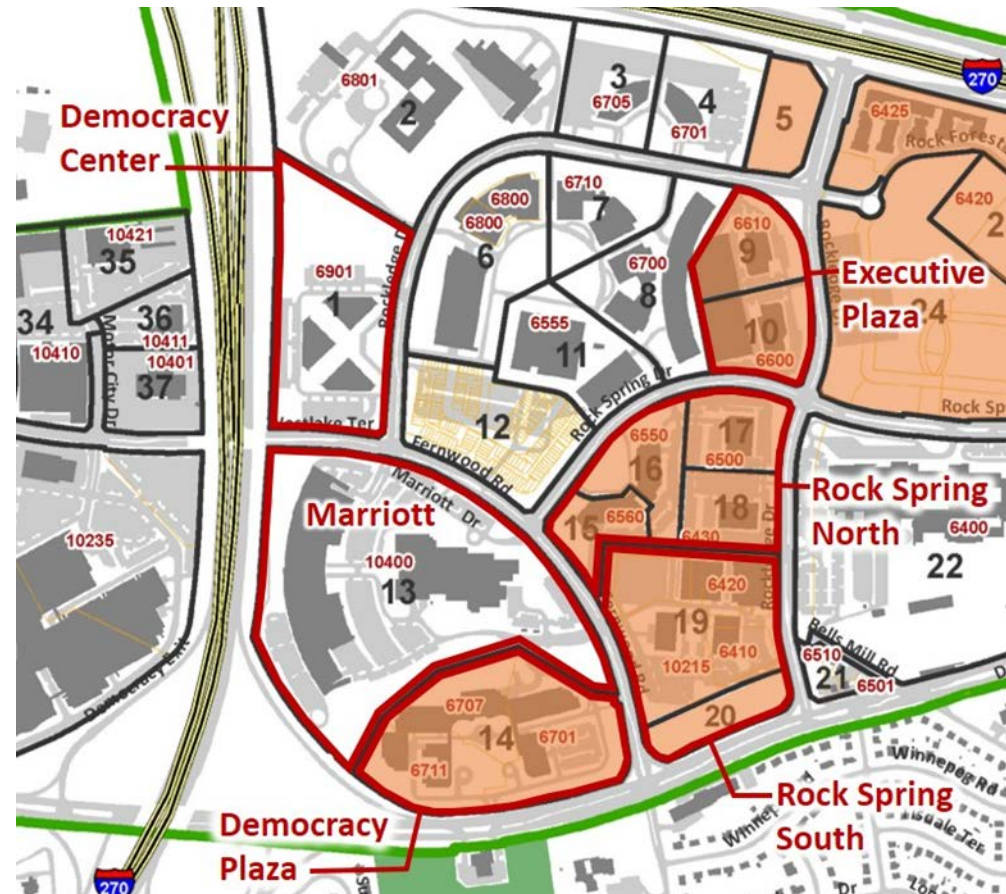
Democracy Plaza 6707 Democracy Boulevard (#14)

Existing Zoning: EOF-1.0, H-110

Owner's Request: **CRT-1.5, C-1.5, R-0.75, H-150**

Revised Zoning: **CR-1.5, C-1.0, R-0.75, H-110**

Potential DUs: 114



Democracy Plaza 6707 Democracy Boulevard (#14)

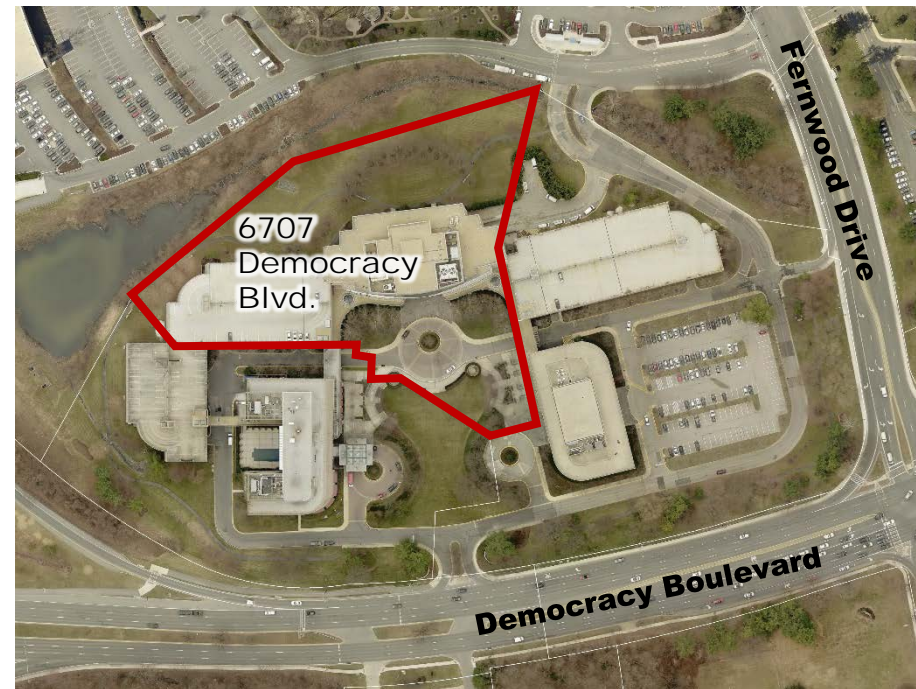
Existing Zoning: EOF-1.0, H-110

Owner's Request: **CRT-1.5, C-1.5, R-0.75, H-150**

Revised Zoning: **CR-1.5, C-1.0, R-0.75, H-110**

Potential DUs: 114

| 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% |



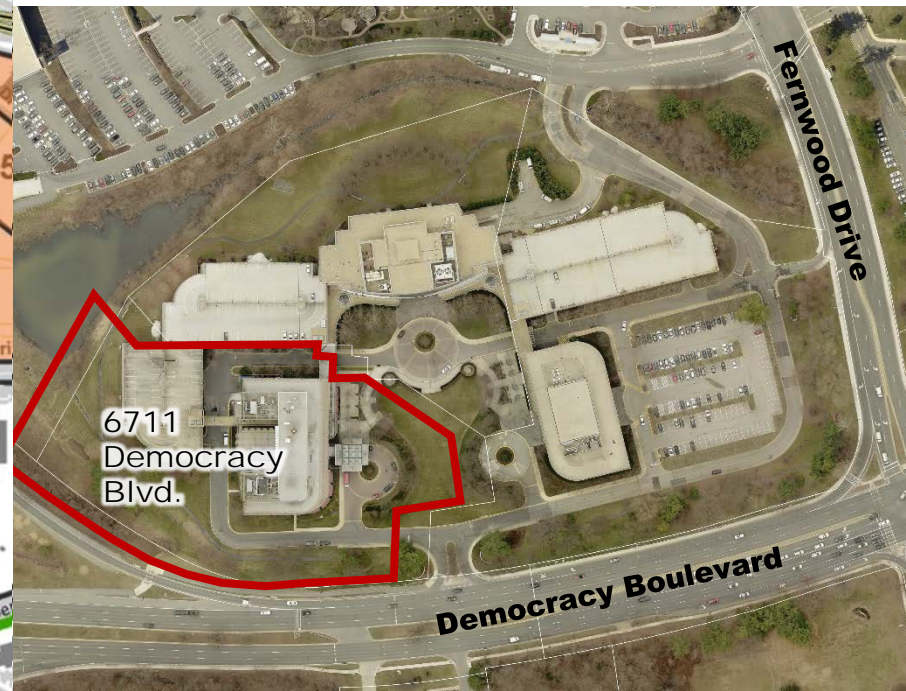
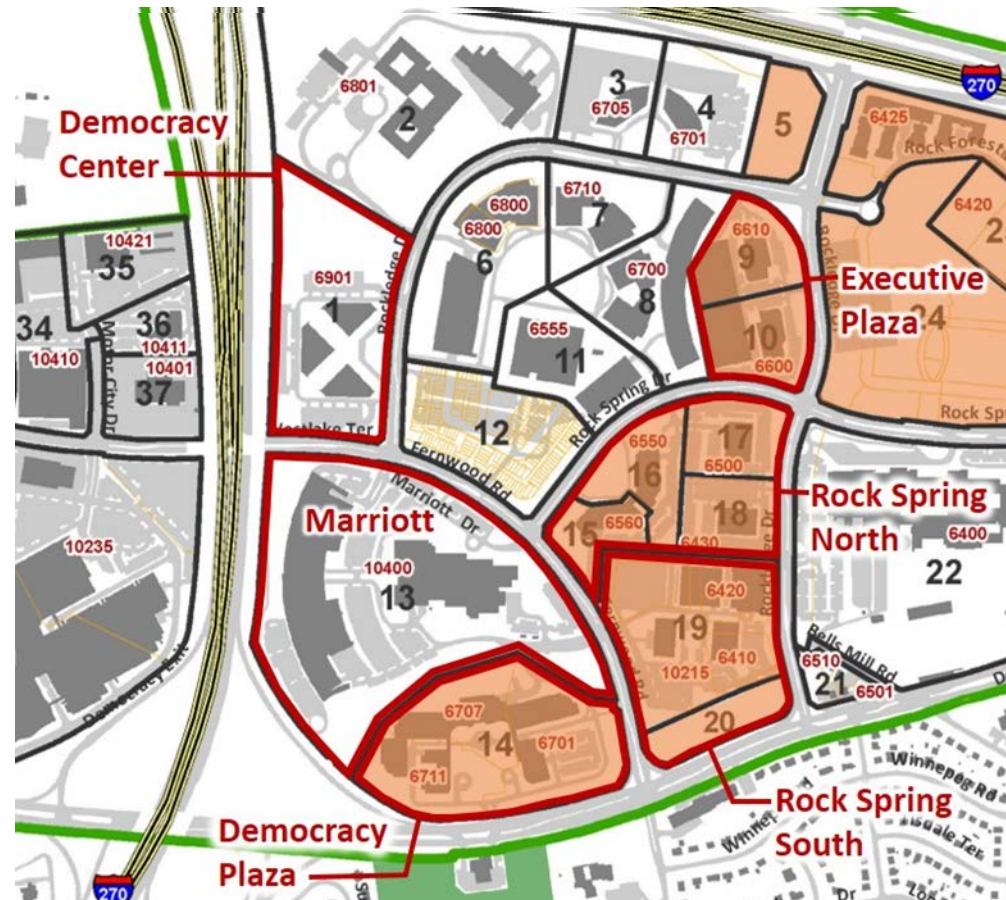
Democracy Plaza 6711 Democracy Blvd. (#14)

Existing Zoning: EOF-1.0, H-110

Owner's Request: **CRT-1.5, C-1.5, R-0.75, H-150**

Revised Zoning: **CR-1.5, C-1.0, R-0.75, H-110**

Potential DUs: 122



Democracy Plaza 6711 Democracy Blvd. (#14)

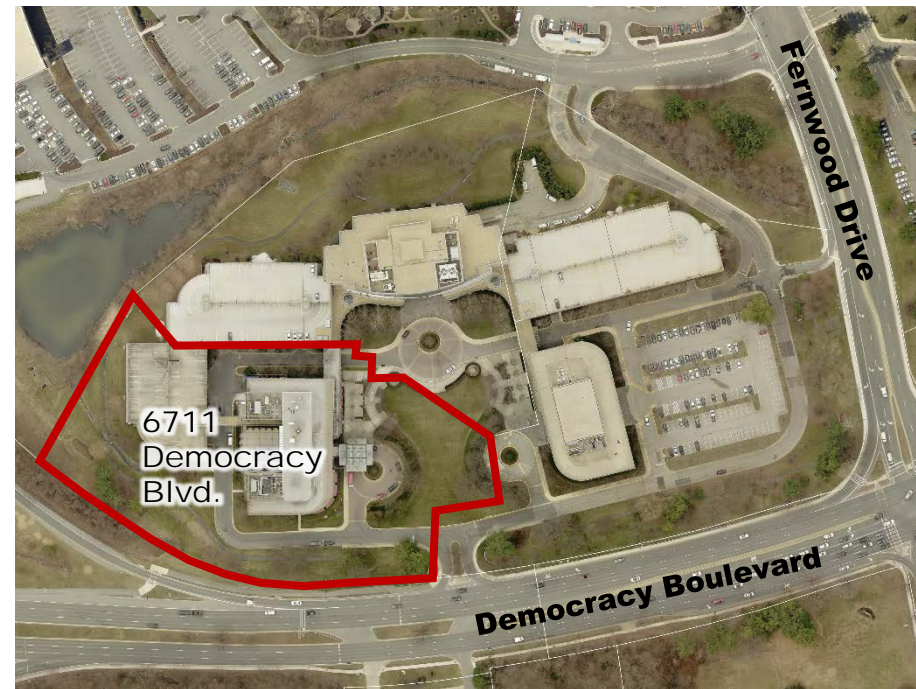
Existing Zoning: EOF-1.0, H-110

Owner's Request: **CRT-1.5, C-1.5, R-0.75, H-150**

Revised Zoning: **CR-1.5, C-1.0, R-0.75, H-150**

Potential DUs: **122**

| 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 |
| | |



Rock Spring Centre (#24, 25)

Existing Zoning: CR-1.5, C-0.75, R-0.75, H-275
Owner's Request: CR-1.5, **C-1.0**, R-0.75, H-275
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





Rock Spring Centre (page 26)

Since the time of the property's original approvals, the area has changed and grown. School and community facility needs have risen to the forefront of local citizens' concerns during this planning process. Should the APF expire or other amendments to approved plans be applied for, it is recommended, to the extent possible, that the property owners work with Planning staff and the Planning Board to modify the project in a manner that could address current and future community needs. This effort could include exploring the feasibility of incorporation a school site on the Rock Spring Centre property or integrating a local community center/meeting space into the project that serves current and future residents of the area.

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

1 million SF commercial - Pipeline

Total Dus 1250 DUs

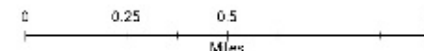
Built 386 DUs

Pipeline 864 DUs



Walter Johnson Cluster

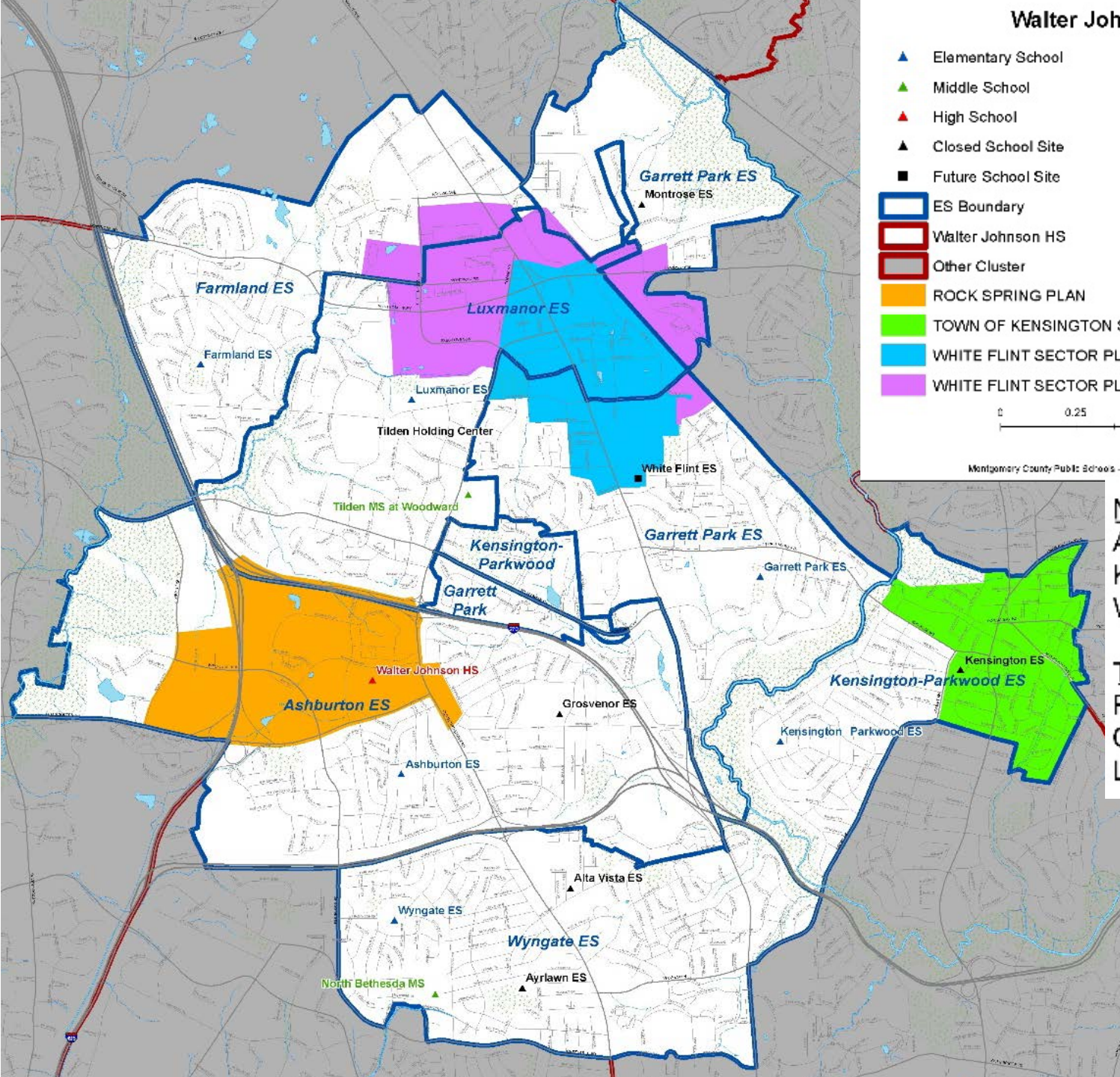
- ▲ Elementary School
- ▲ Middle School
- ▲ High School
- ▲ Closed School Site
- Future School Site
- ES Boundary
- Walter Johnson HS
- Other Cluster
- ROCK SPRING PLAN
- TOWN OF KENSINGTON SECTOR PLAN
- WHITE FLINT SECTOR PLAN
- WHITE FLINT SECTOR PLAN PHASE 2
- Ramp
- Highway
- State Road
- Major Road
- Local Road
- Planned Road
- Stream
- Lake
- Park



Montgomery County Public Schools - Division of Long-range Planning - February 17, 2016

North Bethesda MS
 Ashburton ES
 Kensington-Parkwood ES
 Wyngate ES

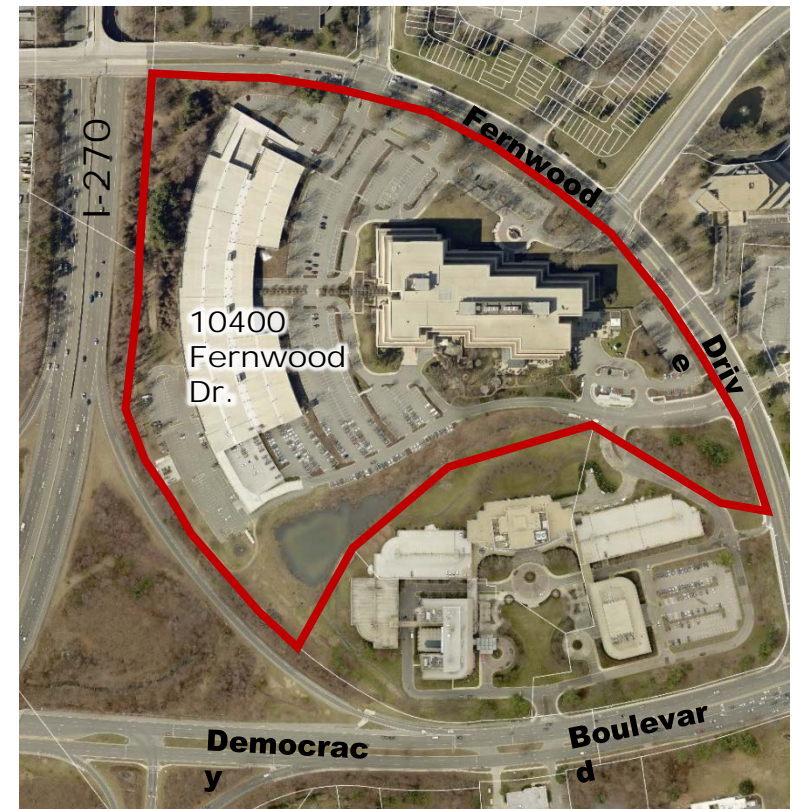
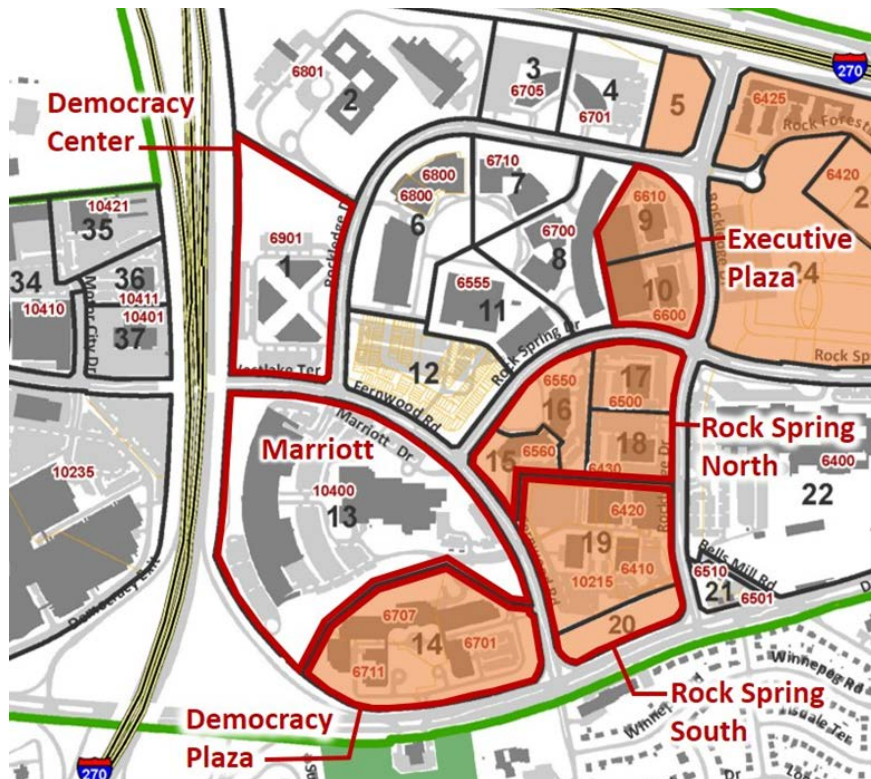
Tilden MS
 Farmland ES
 Garrett Park ES
 Luxmanor ES



Rock Spring Master Plan: Marriott Site

Site: 33.6 acres

- *When Marriott ultimately vacates its headquarters in Rock Spring, and the property is considered for redevelopment, the feasibility of a new school site at this location should be discussed. (page 42)*



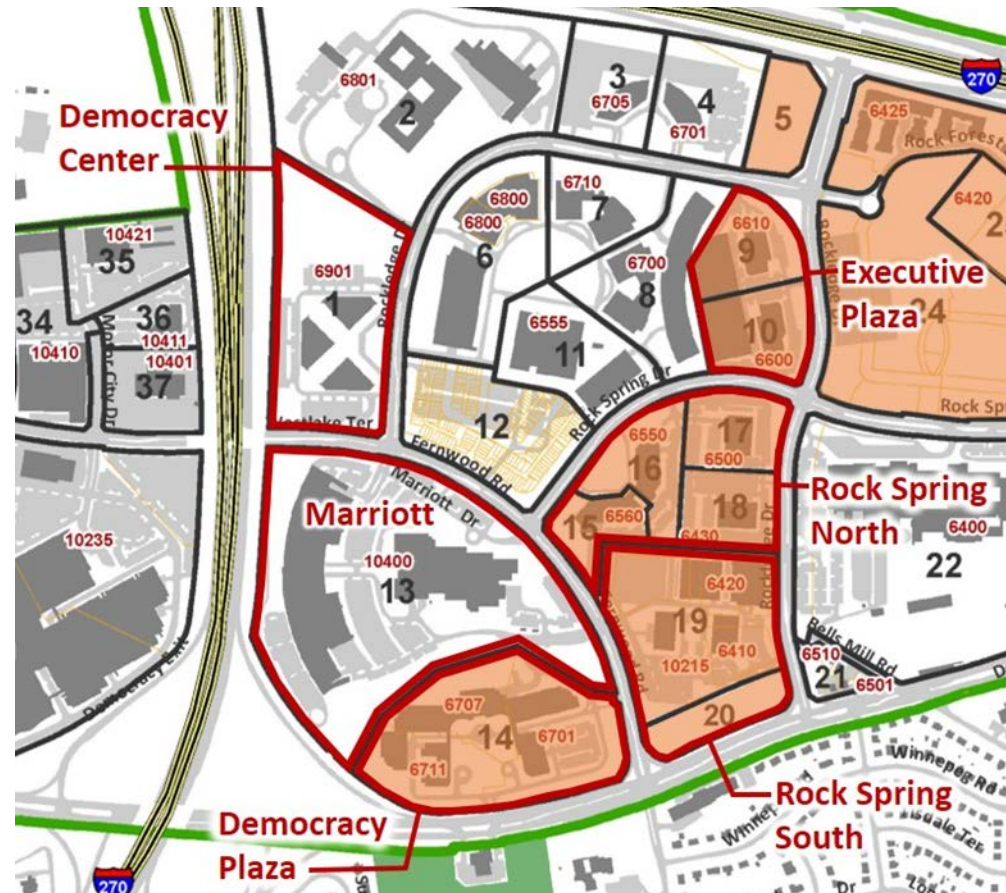
Marriott Site 10400 Fernwood Road (#13)

Existing Zoning: EOF-0.75, H-100

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

Revised Request: **CR-1.5, C-0.75, R-0.75, H-150***

Potential DUs: 879



Marriott Site 10400 Fernwood Road (#13)

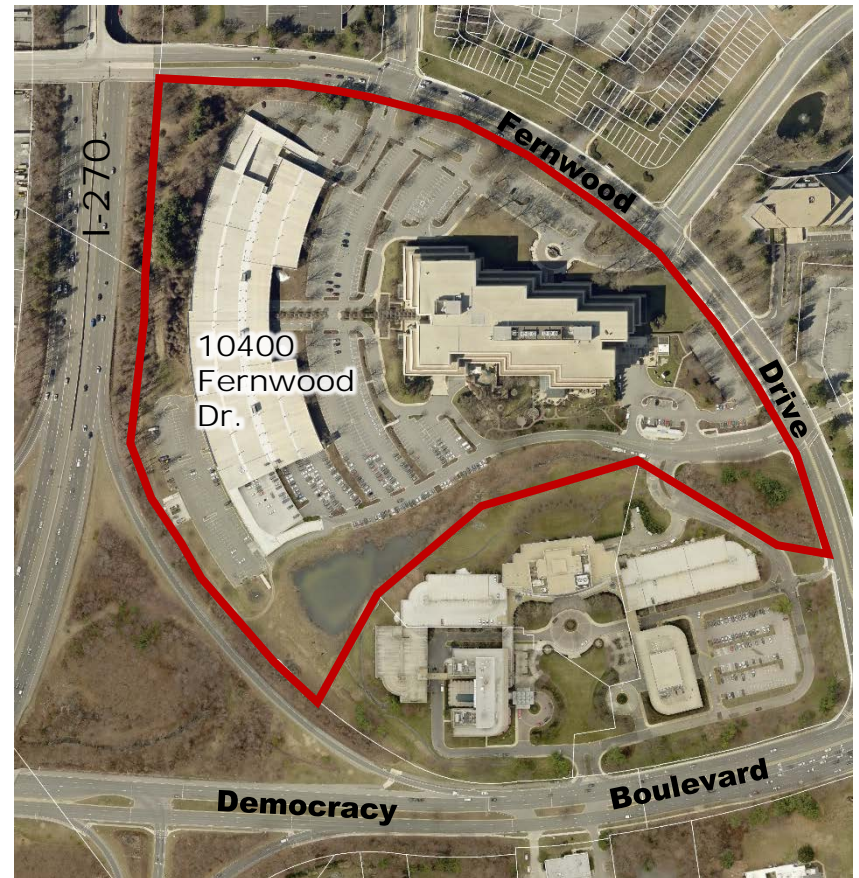
Existing Zoning: EOF-0.75, H-100

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

Revised Zoning: **CR-1.5, C-0.75, R-0.75, H-100**

Potential DUs: 879

| 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% |
| | |



Wildwood Shopping Center (#29)

Existing Zoning: NR 0.75, H-45; R-90
PH Draft Zoning: CRT 1.25,C-0.75, R-0.75, H-50
Potential DUs: 303

| Site Data | |
|--------------------------|--------------------|
| Site Area/acres | 505,731/11.6 acres |
| Existing FAR/Built FAR | 0.75/0.16 |
| Maximum Building SF | 379,298 |
| Existing Building SF/FAR | 80,539 |
| Unbuilt SF / FAR | 298,759/0.59 |
| Year Built | 1958 |



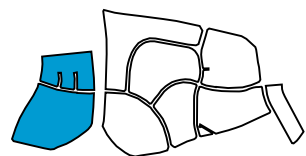
Aubinoe Property (#27)

Existing Zoning: CRT-1.25, C-0.5, R-0.75, H-50
PH Draft Zoning: CRT-1.25, C-0.75, R-0.75, H-50
Owner's Request: CRT-1.25, C-0.5, R-0.75, **H-56**
Staff Response: Maintain PH Draft
Potential DUs: 58

| Site Data | |
|--------------------------|--|
| Site Area/acres | |
| Existing Zoning | |
| Existing FAR/Built FAR | |
| Maximum Building SF | |
| Existing Building SF/FAR | |
| Unbuilt SF / FAR | |
| Year Built | |

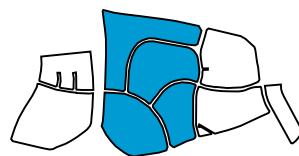


Development Character



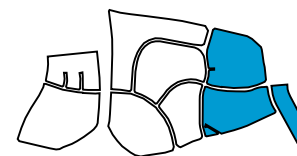
**Mixed-Use
Regional
Marketplace**

- Introduce residential uses to balance existing commercial/retail uses.
- Create a network of public open spaces and a pedestrian connections to link all uses.
- Prioritize development and enhancements along Westlake Terrace.



**Mixed-Use
Business
Campus**

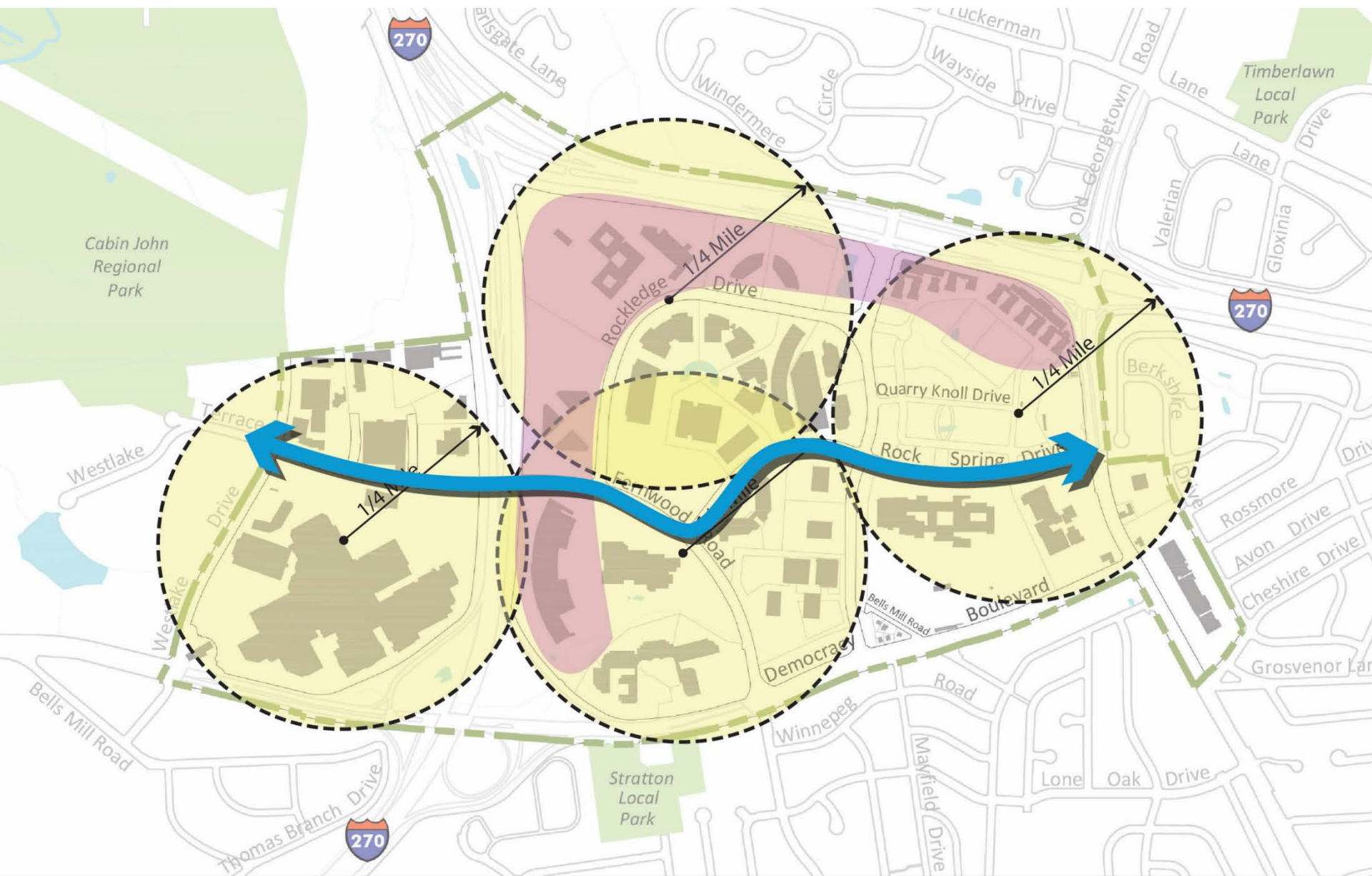
- Enhance existing green areas to provide amenities for current workers and visitors.
- Introduce residential and retail uses to balance office uses.
- Improve connections throughout, both internal and between the employment center and adjacent communities.



Village Center

- Develop pedestrian oriented environment with a mixed of uses that maintains existing retail.
- Create open spaces for public use accessible to residents and adjacent communities.
- Consider appropriate transition to lower-density adjacent residential neighborhoods.

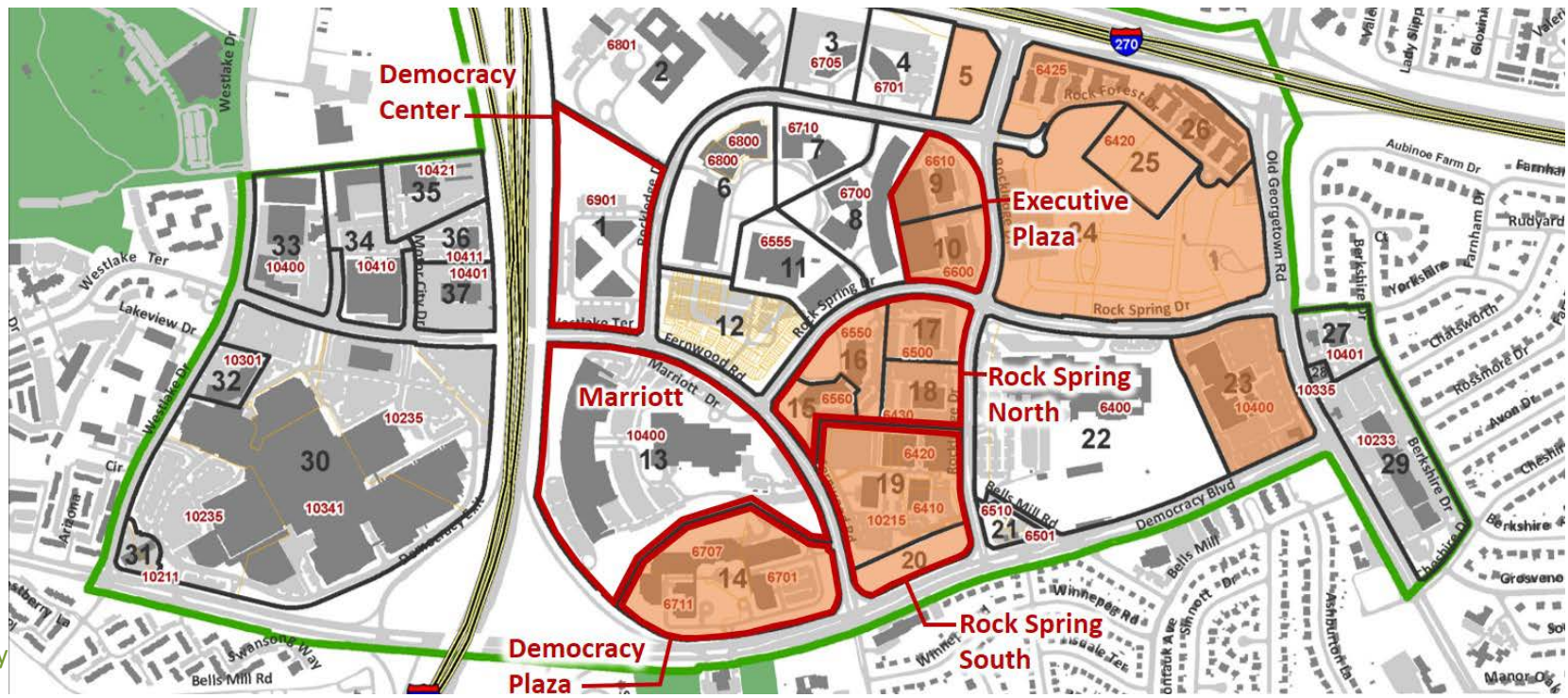
Conceptual Approach



Overview of Potential Dwelling Units

| Map # | Property | 0.75 FAR |
|---------------------|------------------|----------|
| 9-10 | Ex. Plaza | 236 |
| 15-20 | RS North & South | 739 |
| 14 | Dem. Plaza | 422 |
| 23 | Geo. Square | 268 |
| 29 | Wildwood | 303 |
| 30 | Montgomery Mall | 328 |
| 1 | Dem. Center | 400 |
| 13 | Marriott | 879 |
| Total Potential New | | 3,575 |

| Map # | Property | DUs |
|---------------------------|-------------------|------|
| 26 | <i>Berkshires</i> | 386 |
| 12 | EYA | 168 |
| 37 | Ourisman | 340 |
| 27 | Aubinoe | 58 |
| 24-25 | RS Centre | 864 |
| Total Existing & Pipeline | | 1861 |



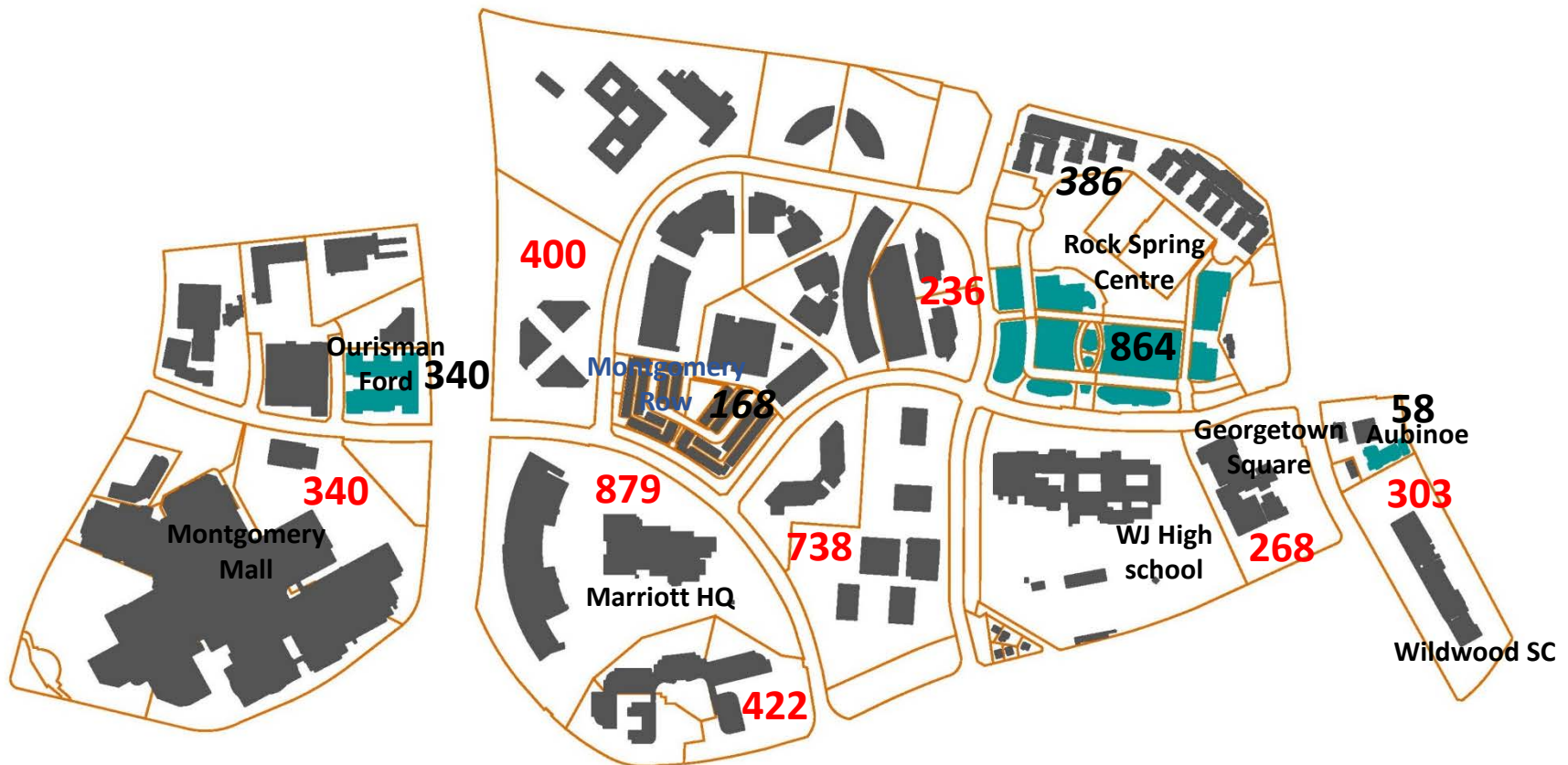
Rock Spring: Potential Dwelling Units at 0.75 FAR

CR Zone, R-0.75

Potential New DUs: **3,575** 75% = 2,681
Existing & Pipeline: **1,816** 1,816
5,391 4,497

Modeled (Traffic & Schools)

Potential New DUs: 2,387
Existing and Pipeline: 1,816
4,203



Rock Spring Modeling

CR Zone, R-0.75

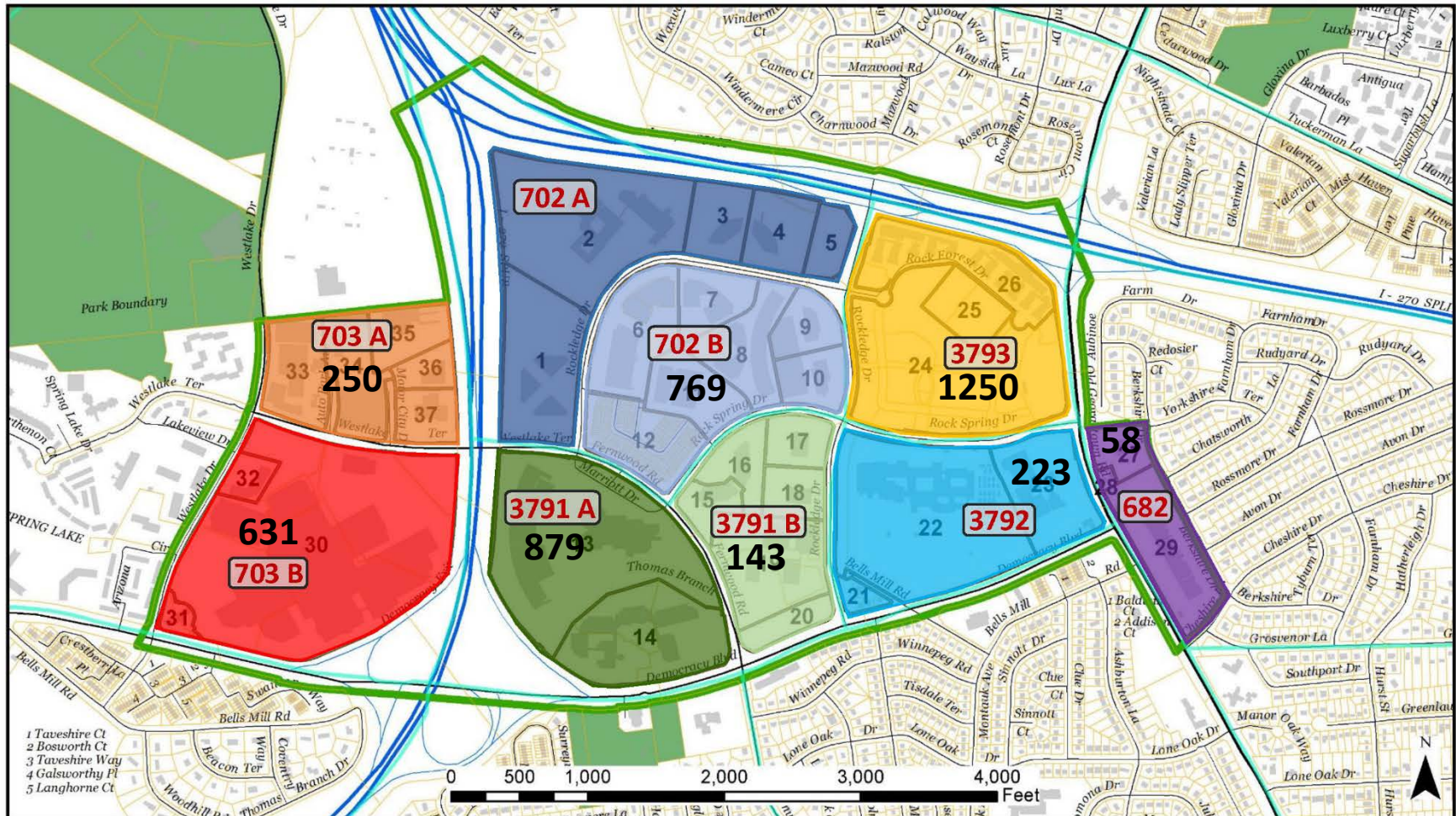
Potential New DUs: **3,575** 75% = 2,681

Existing & Pipeline: **1,816** 1,816
5,391 4,497

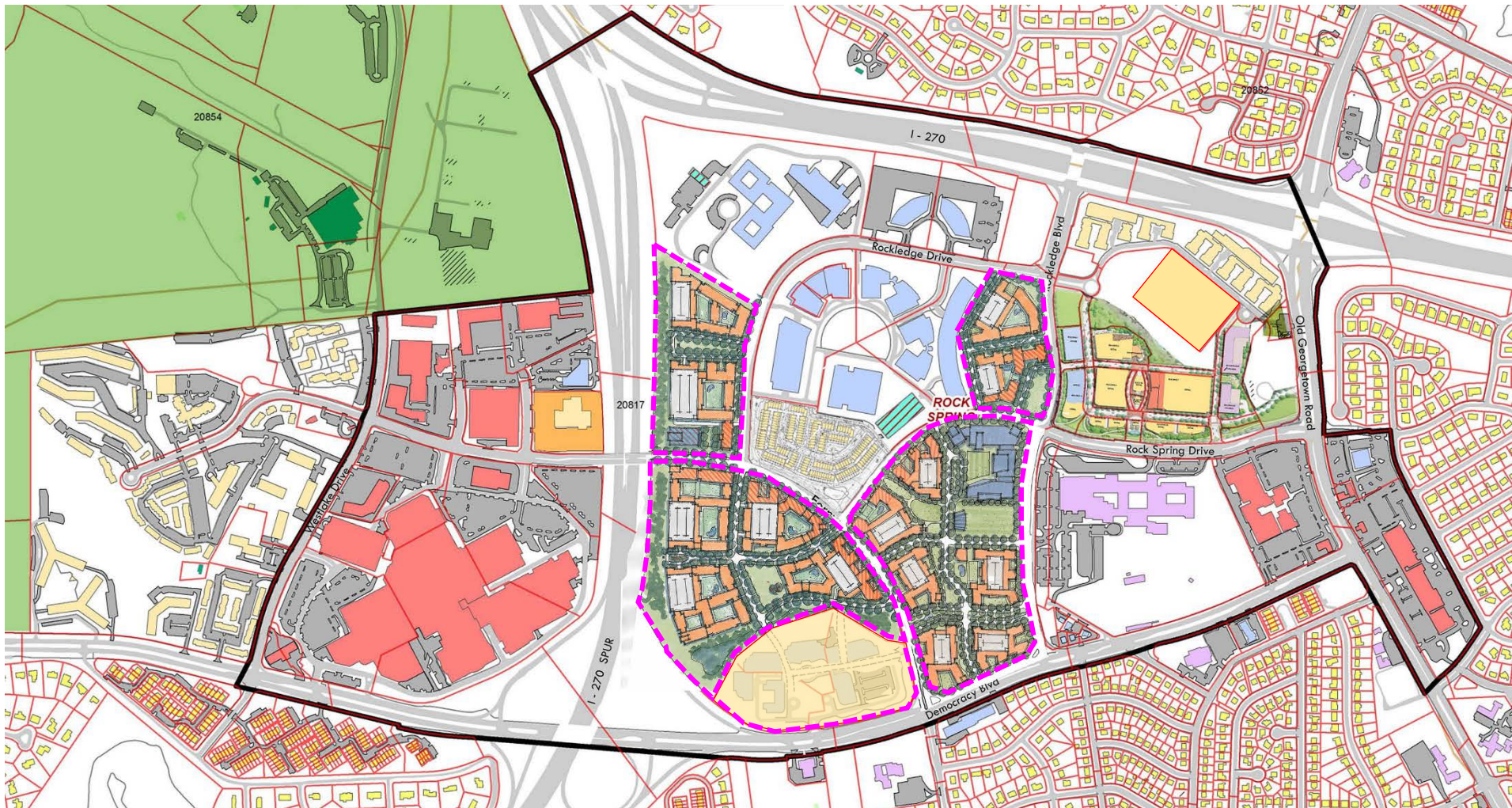
Modeled (Traffic & Schools)

Potential New DUs: 2,387

Existing and Pipeline: **1,816**
4,203

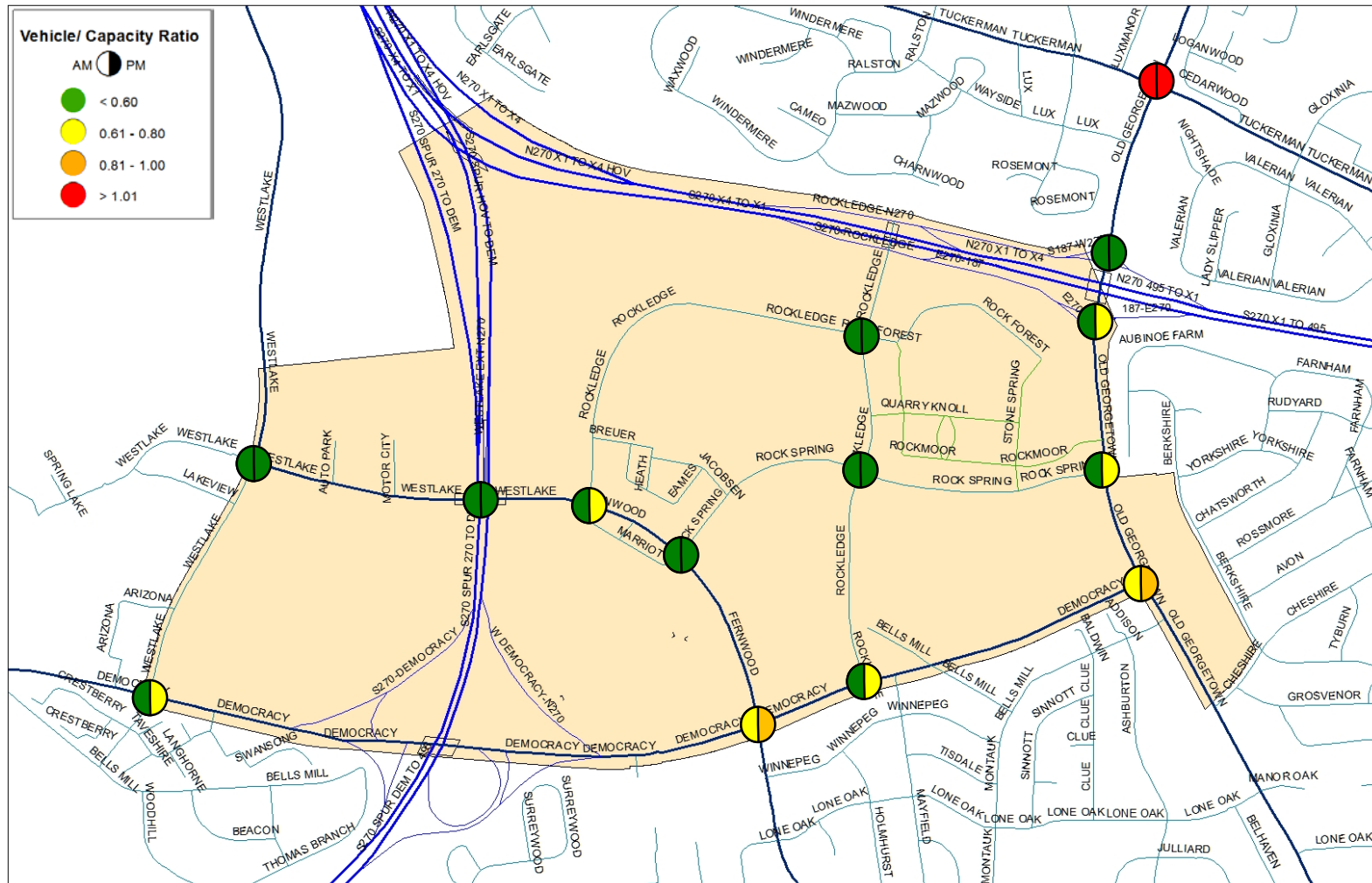


Overall Illustrative Plan



Transportation Analysis

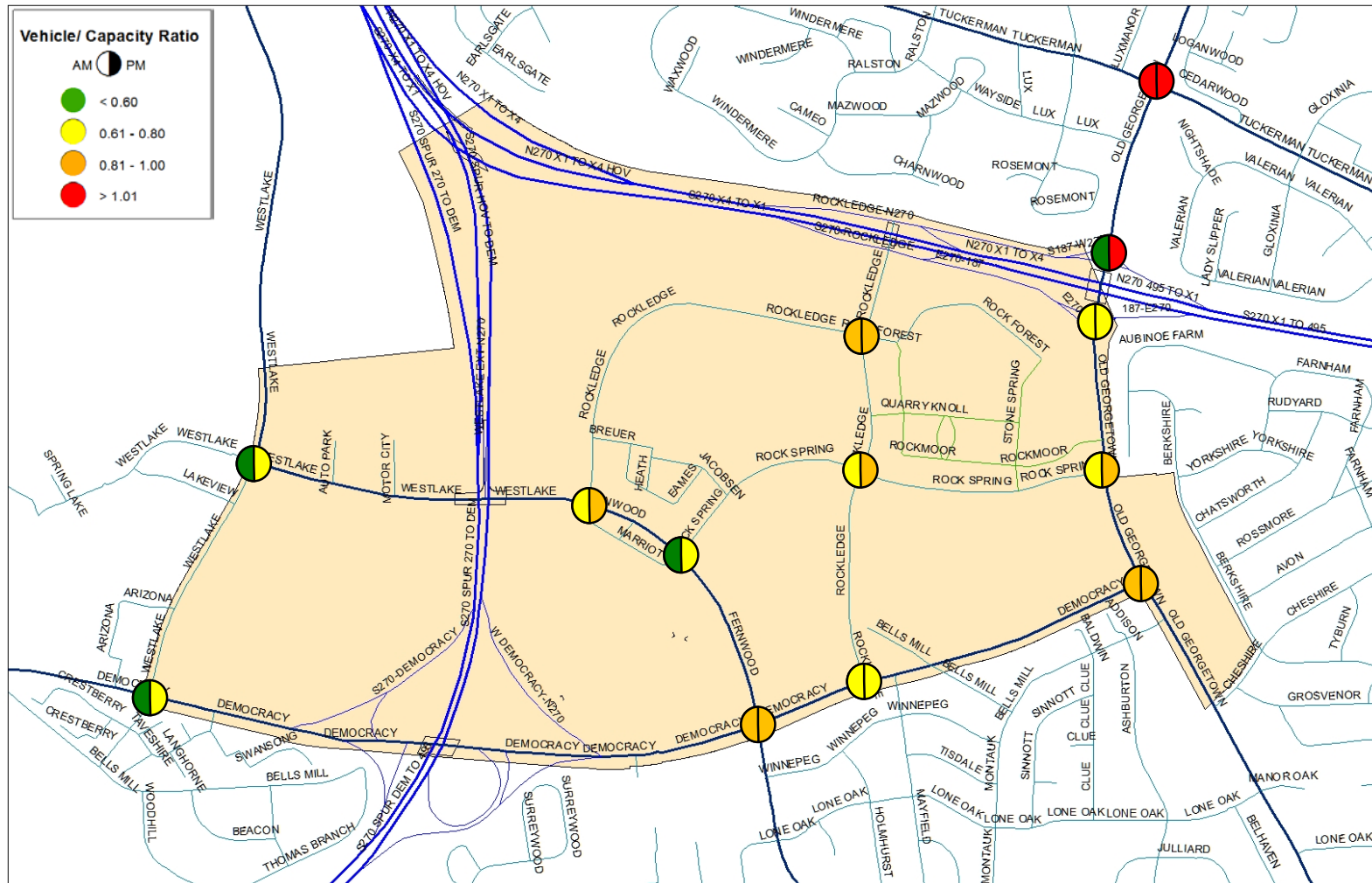
Existing Conditions Traffic Congestion (2015)



AM: 6am-9 am
PM: 3pm-7pm

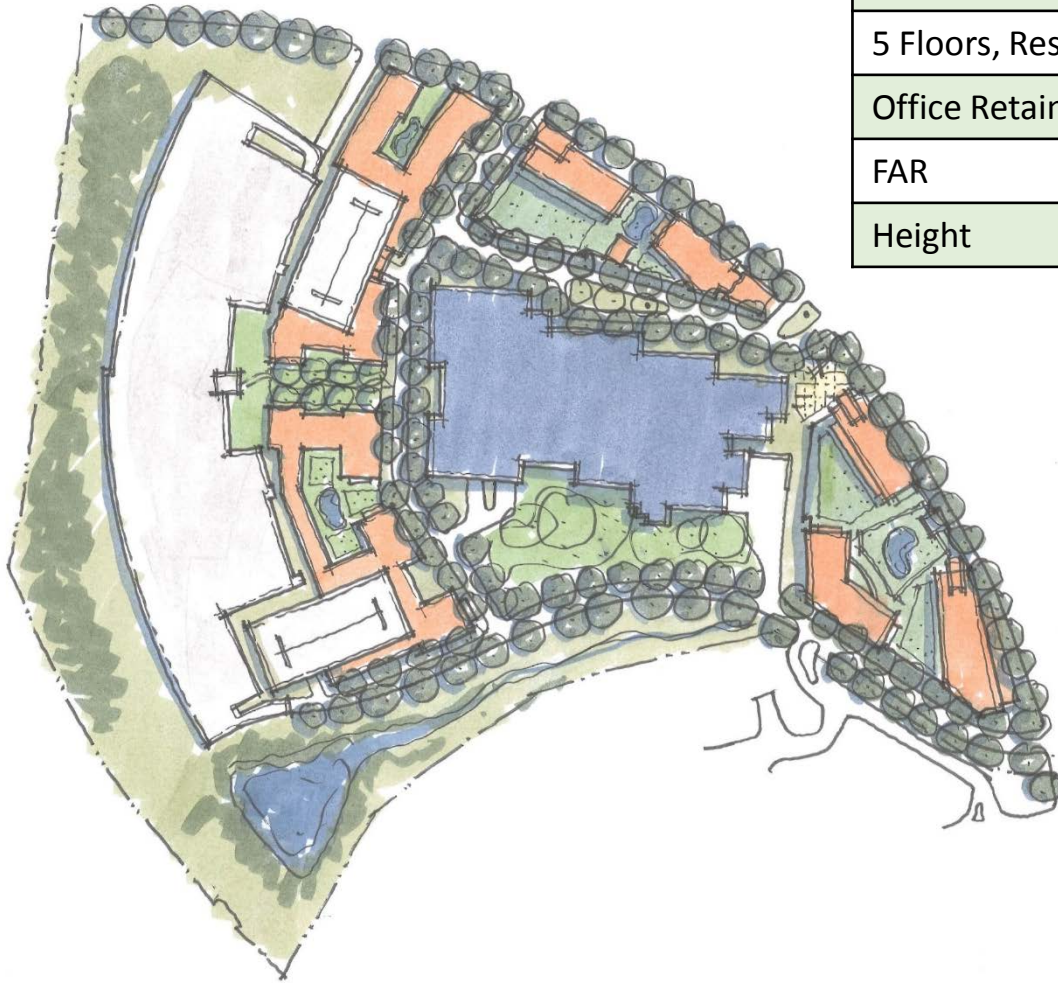
Transportation Analysis

2040 Traffic Congestion: High Development Land Use Scenario



AM: 6am-9 am
PM: 3pm-7pm

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 |



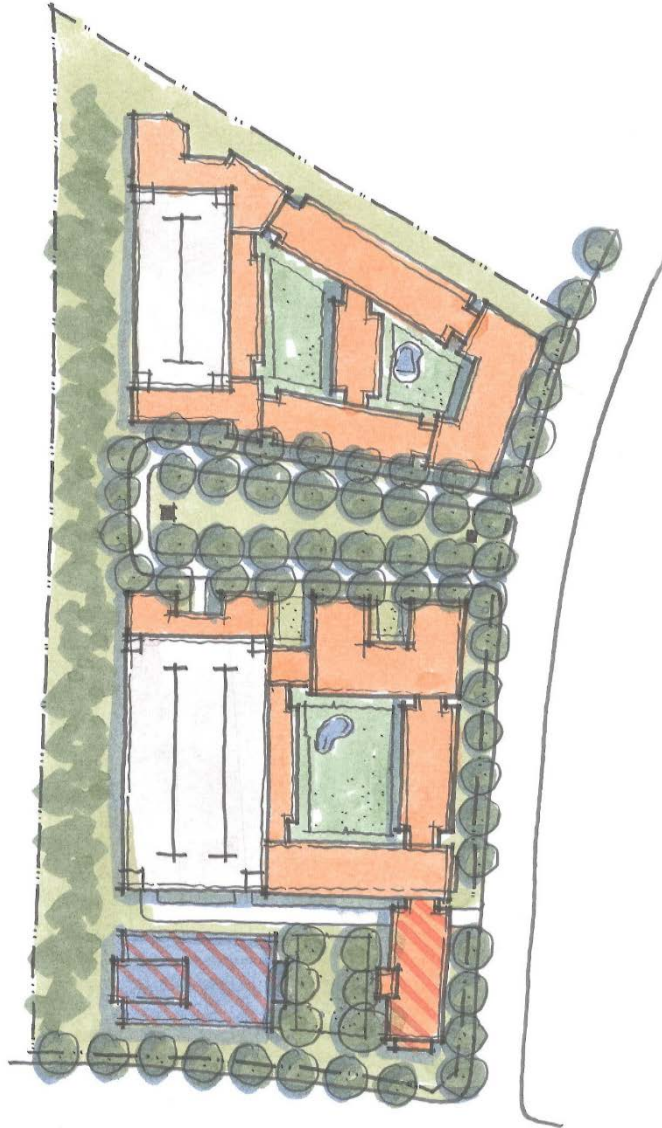
Rockledge Executive Plaza - Site Studies at FAR 1.0



| 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



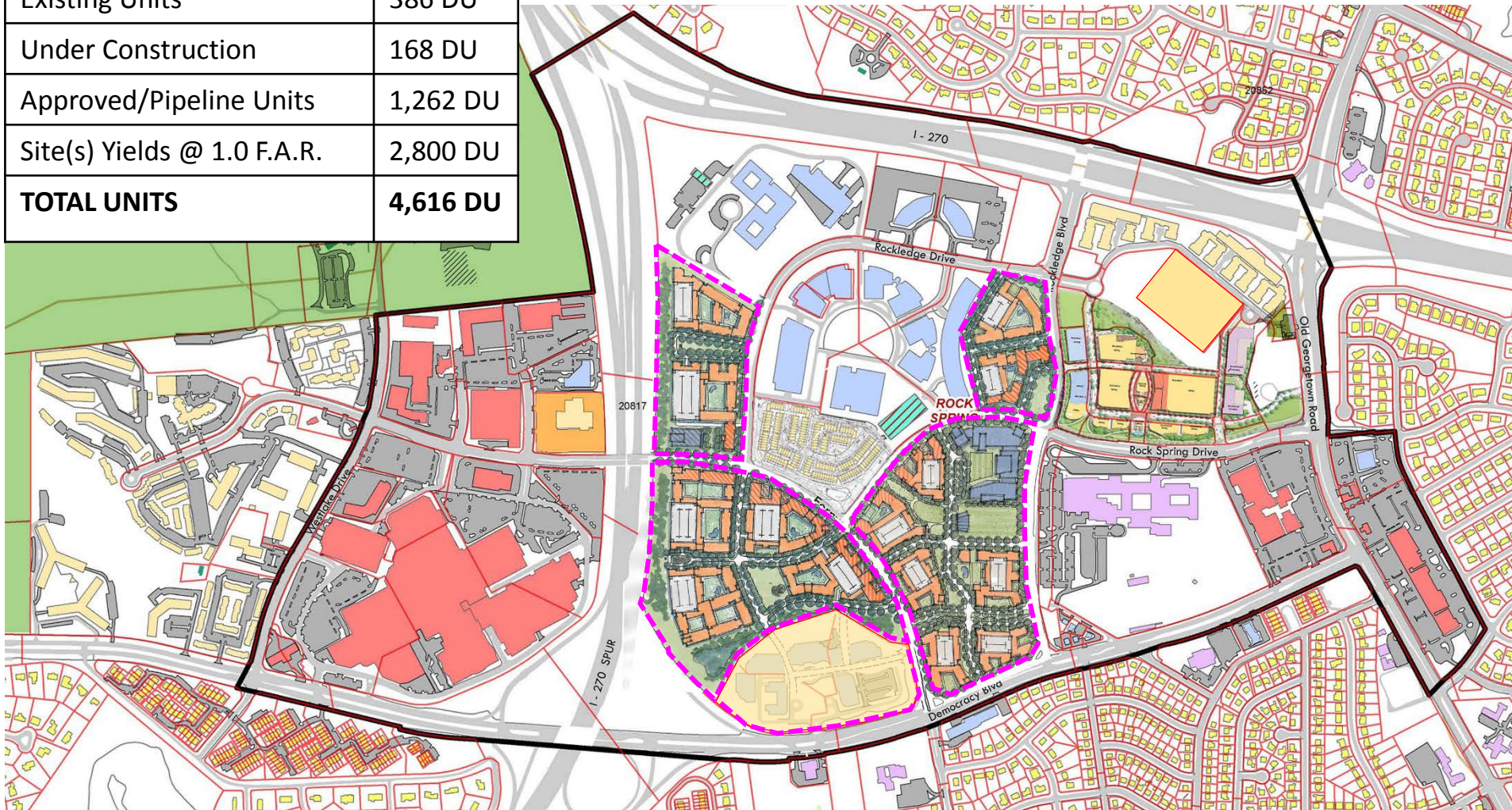
| Site Study Yield | |
|-----------------------|---|
| Site Area | 668,091 SF / 15.33 Acres |
| 5 Floors, Residential | 455,000 SF /365 DUs |
| 10 Floors, Office | 200,000 SF |
| Retail | 10,000 SF – 20,000 SF |
| FAR Achieved | 1.0 |
| Height Required | 75 Feet Max for Residential 150 Feet Max of Office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



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 |



Worksession #3: Overview

Zoning options for properties in central area discussed in Worksession #2:

Democracy Center

Camalier Davis Properties

Marriott

Zoning for properties not previously discussed in a Worksession:

Rock Spring Centre

Georgetown Square

