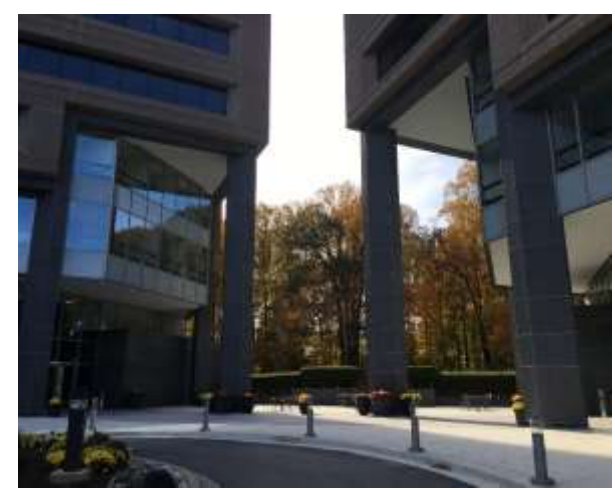
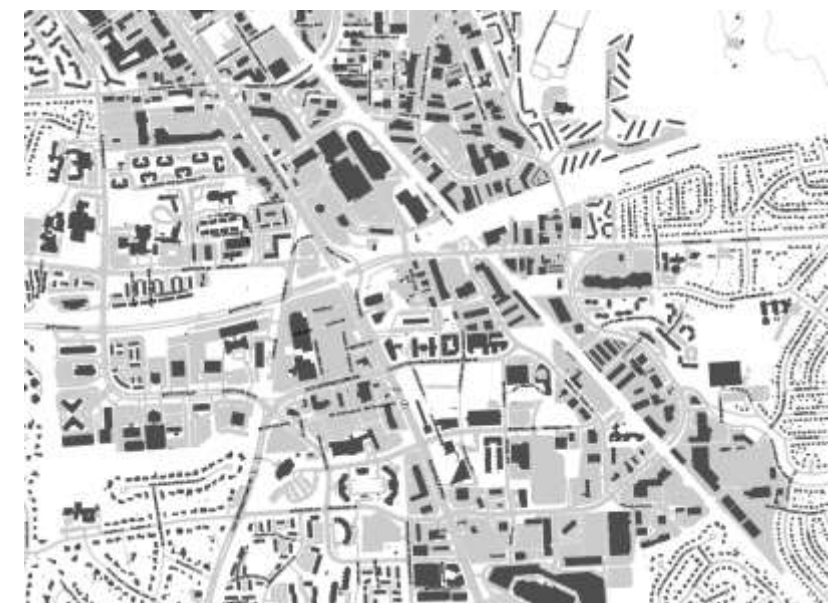
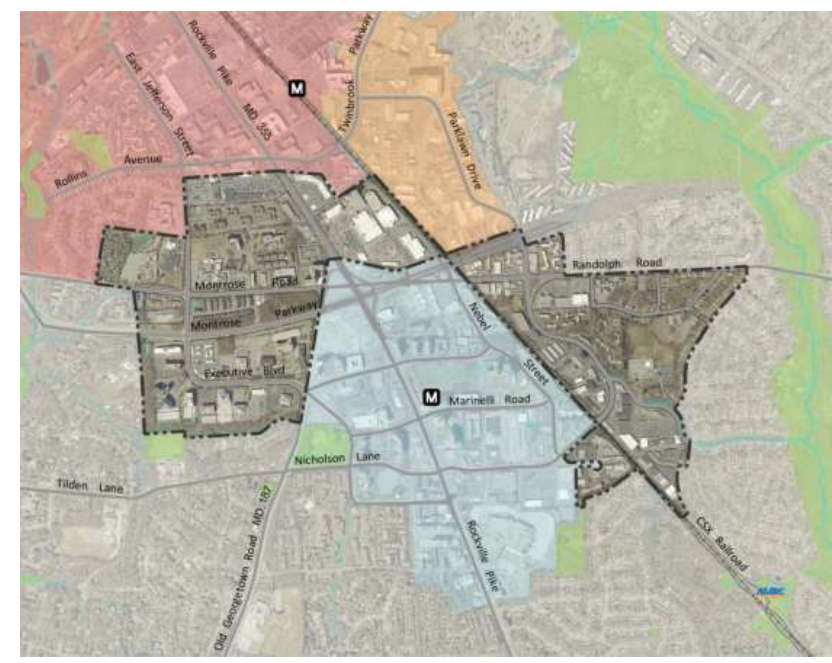
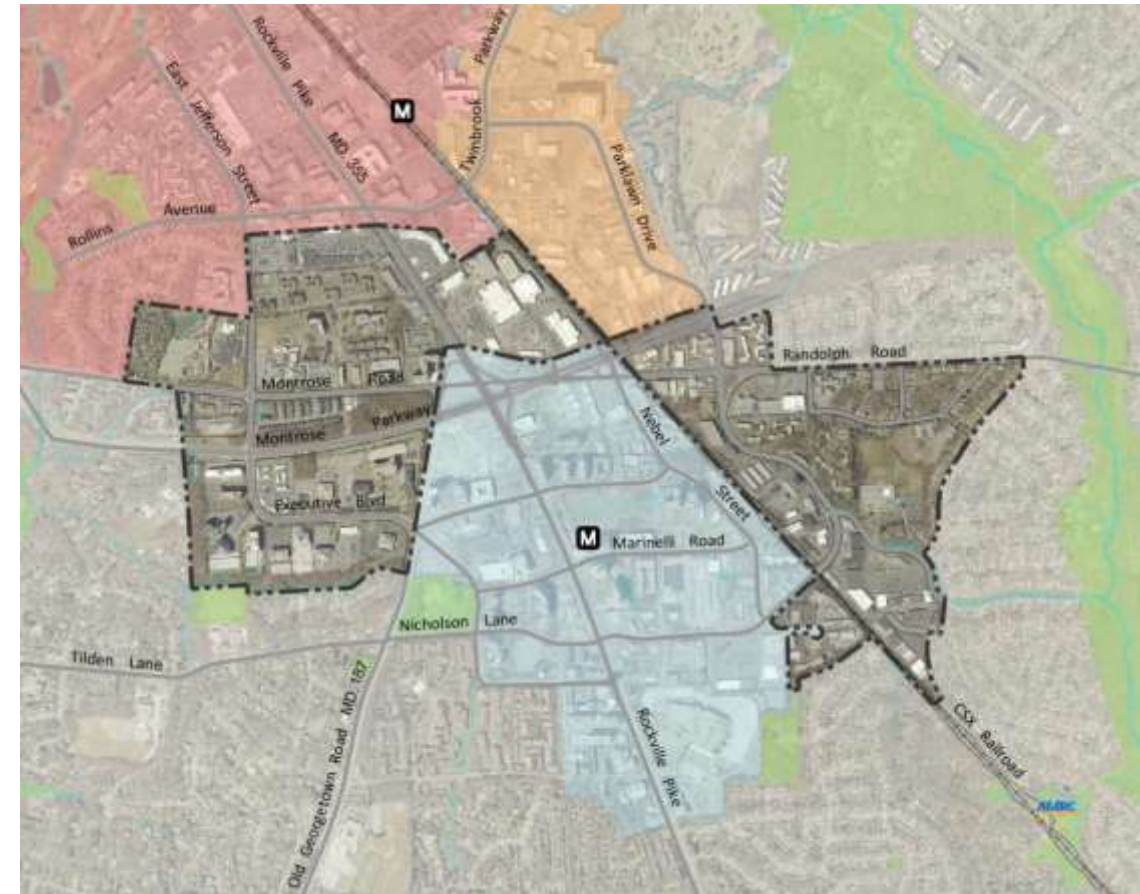


Planning Board Worksession No.8: Parklawn South, Executive Boulevard and Montrose North Districts

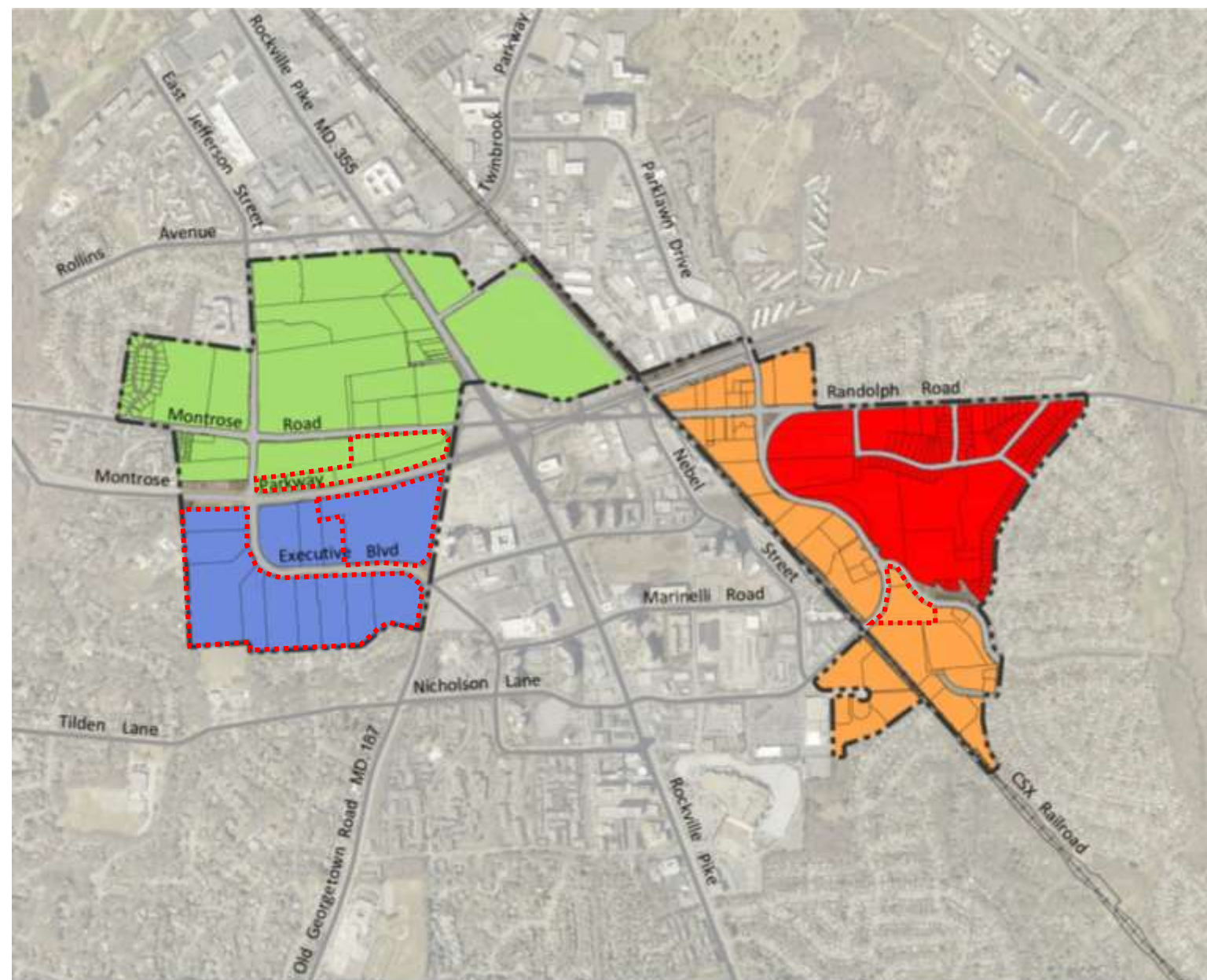


Prior Worksessions

- **January 27:** Focused on transportation analysis and staging recommendations in the Draft Plan.
- **February 9:** Reviewed the Executive Boulevard District and associated economic feasibility analysis for some properties.
- **February 16:** A joint meeting with the Rock Spring Master Plan on school issues within the Walter Johnson Cluster.
- **February 23:** Reviewed the Rockville-Pike Montrose North District and revisited five properties in the Executive Boulevard district.
- **March 9:** Reviewed the Randolph Hills district and Parklawn South district, and addressed industrial issues and multifamily residential issues.
- **April 20:** Reviewed the updated Highway Capacity Manual (HCM) analysis and revised staging recommendations.
- **May 4:** Reviewed the Urban Design Guidelines.



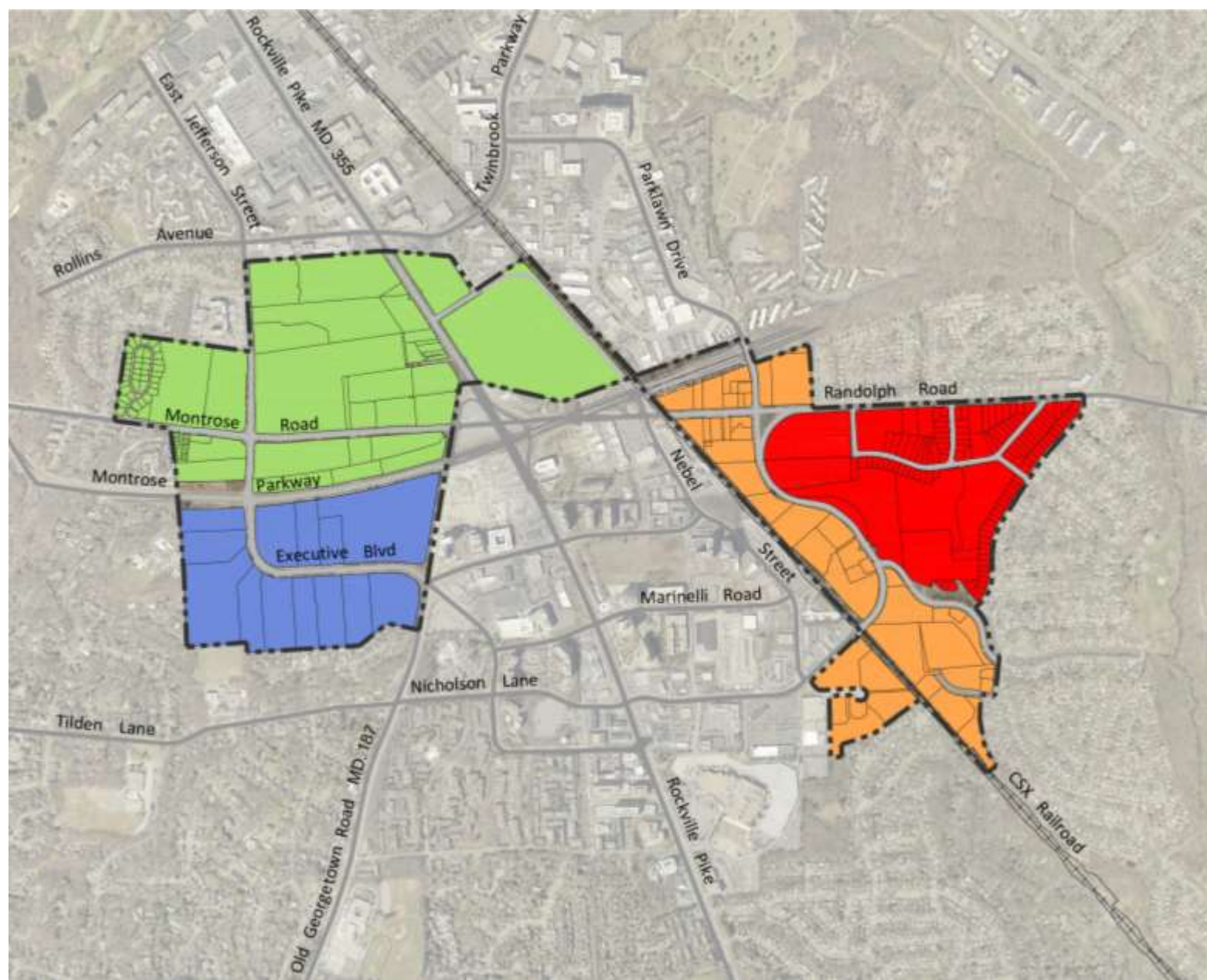
Worksession Overview



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

Today's worksession is focused on revisiting a segment of Parklawn South, Executive Boulevard, and a segment of Rockville Pike-Montrose North.

Draft Plan Recommendations



Residential: 6,000 dwelling units

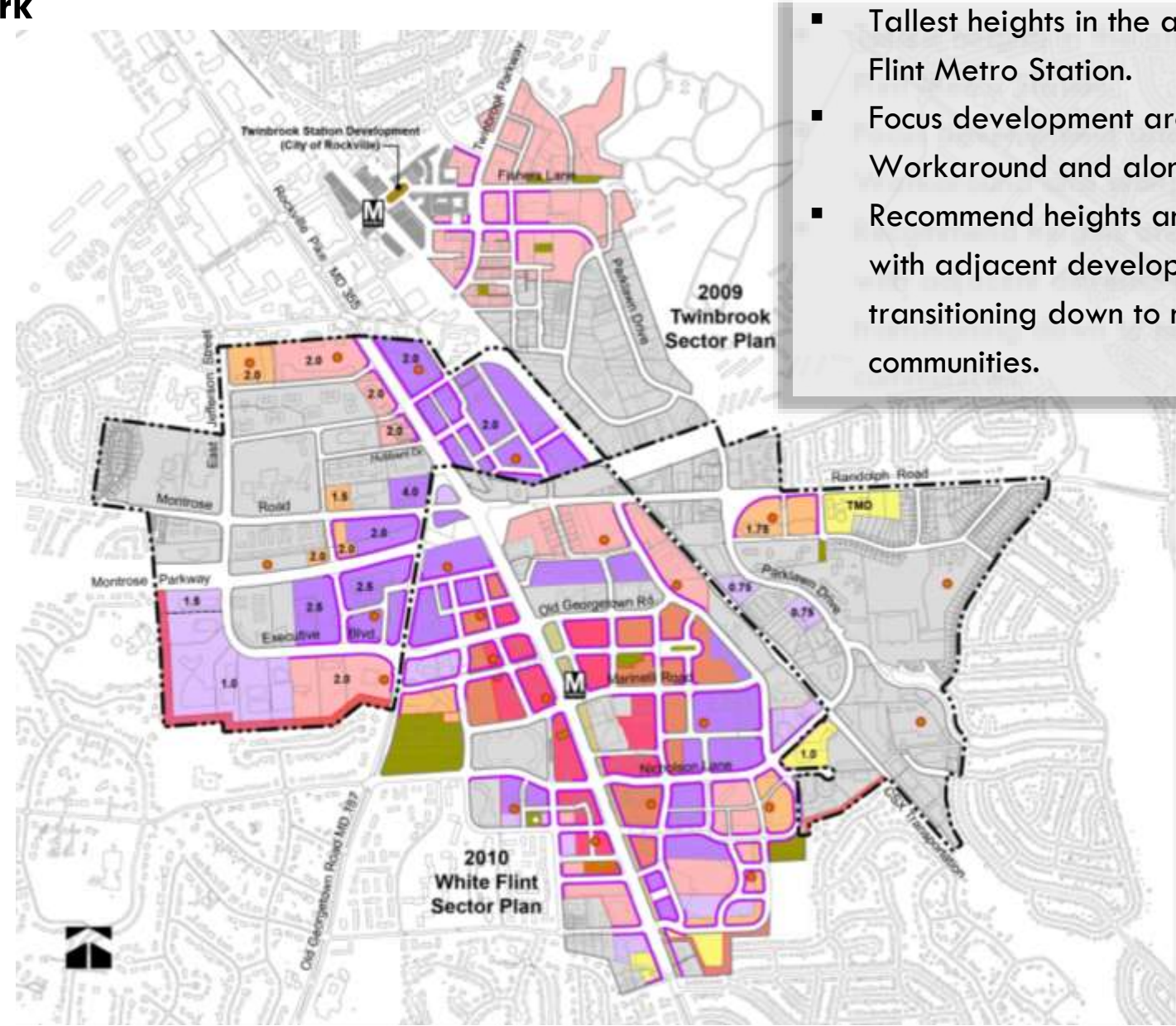
Non-Residential: 3 million sq.ft.

Approximately 60% of the new residential development and more than 50% of new non-residential development recommended in the 2010 White Flint Plan.

Does not reflect all of the floating zones possibilities.

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

Height and Density Framework



- Tallest heights in the area remain around White Flint Metro Station.
- Focus development around the Western Workaround and along Rockville Pike.
- Recommend heights and density compatible with adjacent developing properties, and transitioning down to neighboring residential communities.

General

- Plan Area Boundary
- Buffer Zone
- Build-to Line
- Public Use Space
- 2.5 Density Allocation

Recommended Building Height

- 300'
- 250'
- 200' (WF2 190'-200')
- 150' (WF2 120'-150')
- 100'
- 70' (WF2 75')
- 50' (WF2 45')
- Existing

Parklawn South



- Randolph Square
- Parklawn Drive
- Randolph Hills Shopping Center
- Nicholson Court


Not to Scale



Nicholson Court



Parklawn Drive



Randolph Hills Shopping Center



Industrial Analysis



Market Analysis

White Flint II Industrial District: Market Performance Indicators ¹		
	WFI II Industrial District	County (Industrial)
Occupancy		
Occupancy Rate	90.50%	89.50%
5-Year Occupancy Rate Change	4.70%	1.50%
Rent		
Rent per SF	\$13.12	\$12.34
5-Year Rent PSF Change	2.00%	2.10%
Absorption		
Annual Net Absorption Rate	2.20%	1.00%
Utilization		
Proportion of Underutilized Land ²	7.20%	33.7

Source: CoStar Group, Inc.

¹ Industrial space measured in the County include only buildings classified as industrial and flex space.

² Planning professionals often consider properties with an improvement-to-land ratio below one to be underutilized and more likely to be redeveloped or improved over time

March 9 Worksession

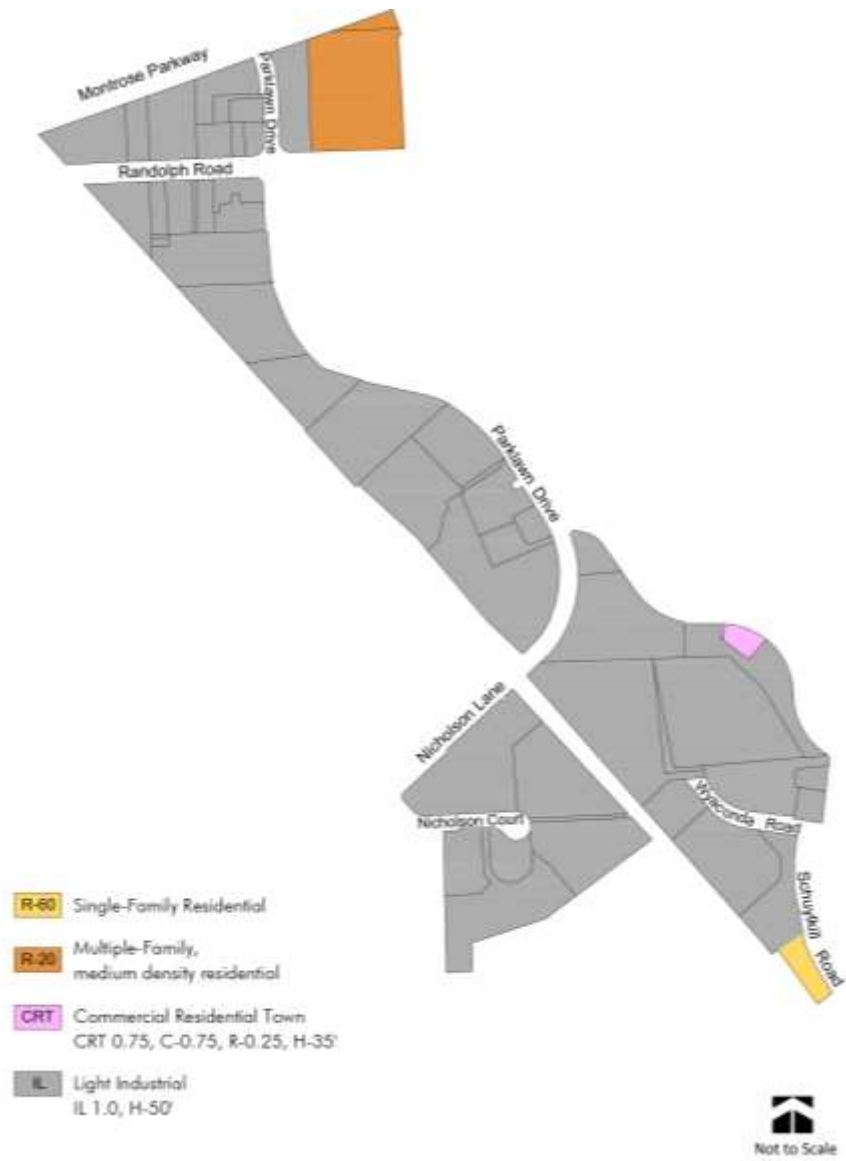
Conclusions

- Strong market; vacant space accommodates future demand
- Diverse businesses; many provide valuable down-county services
- Facilities match the needs of industrial tenants
- Older facilities keep rents low, although could benefit from reinvestment

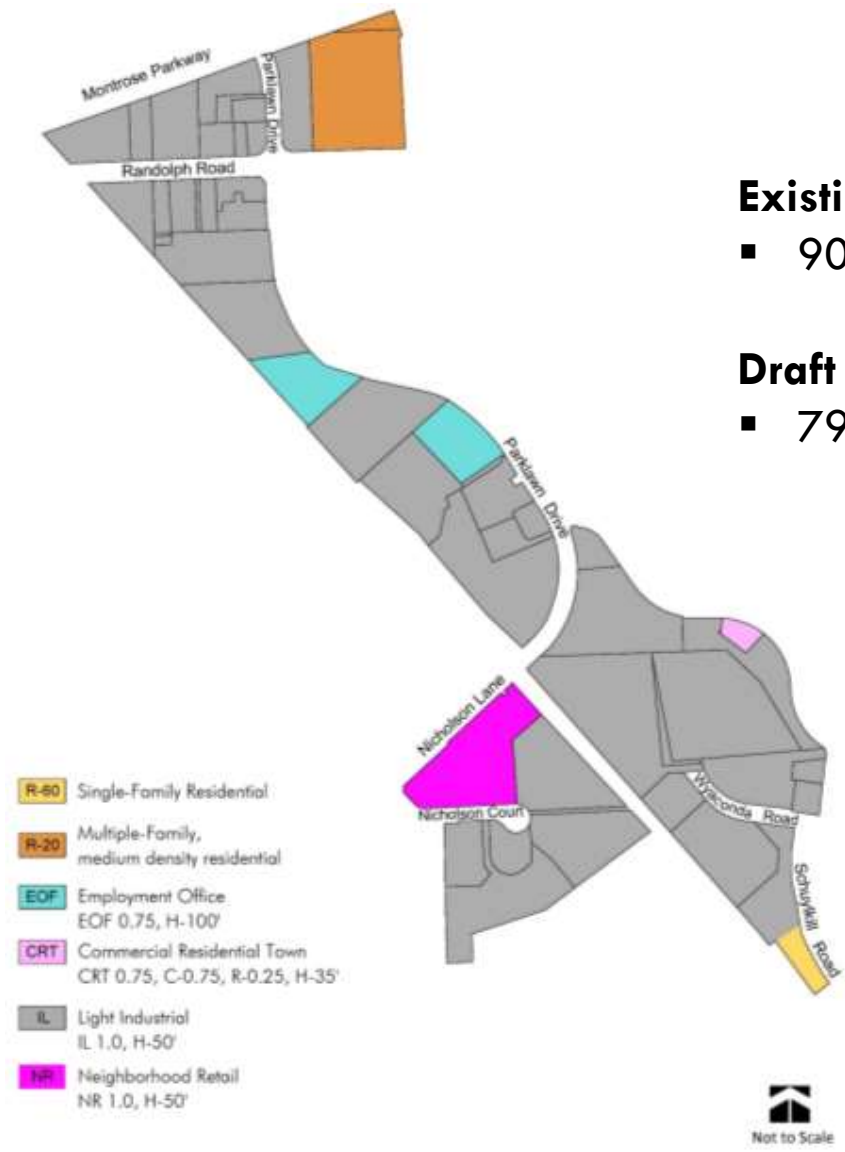
Land Use Recommendations

- Maintain IL zoning for majority of industrial district
- Providing additional density (within existing uses) could encourage reinvestment for some properties
- Retail zoning classifications possible for properties with established retail presence
- Limit new residential uses in the district

Parklawn South



Existing Zoning



Draft Plan Zoning Recommendations

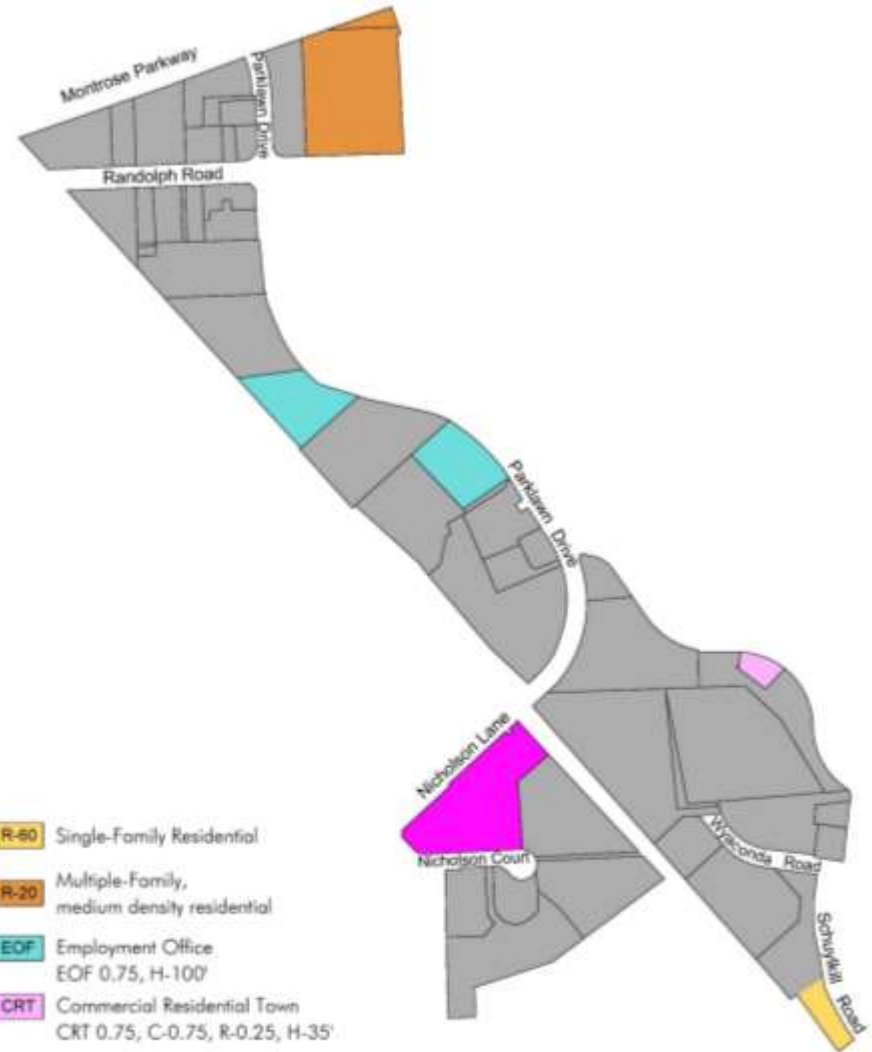
Existing Land Area

- 90 acres of IL zoned properties

Draft Plan Recommendation

- 79.4 acres of IL zoned properties

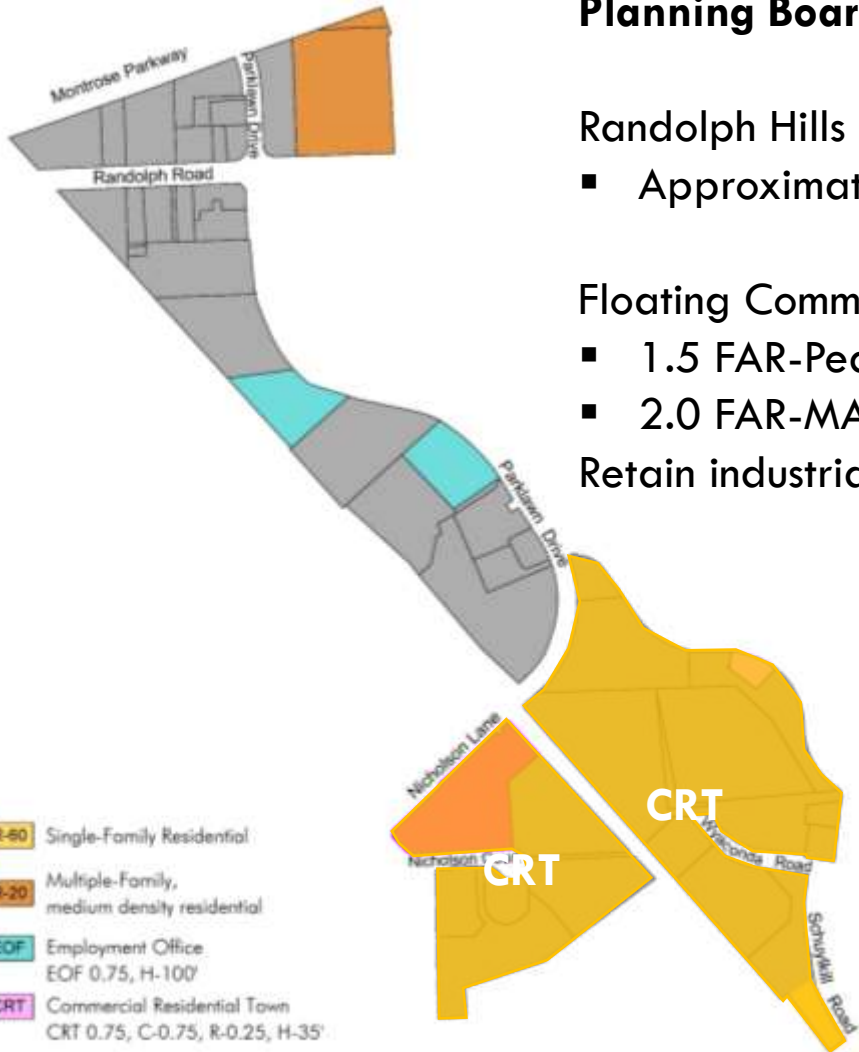
Parklawn South



- R-60 Single-Family Residential
- R-20 Multiple-Family, medium density residential
- EOF Employment Office
EOF 0.75, H-100'
- CRT Commercial Residential Town
CRT 0.75, C-0.75, R-0.25, H-35'
- IL Light Industrial
IL 1.0, H-50'
- NR Neighborhood Retail
NR 1.0, H-50'



Draft Plan Zoning Recommendations



- R-60 Single-Family Residential
- R-20 Multiple-Family, medium density residential
- EOF Employment Office
EOF 0.75, H-100'
- CRT Commercial Residential Town
CRT 0.75, C-0.75, R-0.25, H-35'
- IL Light Industrial
IL 1.0, H-50'
- NR Neighborhood Retail
NR 1.0, H-50'



Planning Board Recommendations

Planning Board Recommendations

Randolph Hills and Nicholson Court areas

- Approximately 46.03 acres

Floating Commercial Residential Town (CRT)

- 1.5 FAR-Pedestrian/bike bridge
- 2.0 FAR-MARC station

Retain industrial base zone

Parklawn South



Property: Pickford Enterprises

Land Area: 4.88 acres

Existing FAR: 0.65

Draft Plan Recommendation

- IL 1.0 H-50 zone

Planning Board Recommendations

- IL 1.0 H-50 zone (Base)
- CRT 1.5 zone- H-75 (Floating)
- CRT 2.0 zone-H-75(Floating)

Pickford proposal

- IL zone at 1.5 FAR
- Height: 75 feet
- Zoning text amendment for residential uses

Recommendations

- Retain industrial base with floating zone options.
- Include mixed-use industrial features in the Urban Design guidelines.
- Provide additional guidance in the Sector Plan, including public benefits such as support for small businesses.



Pickford Concept

Executive Boulevard District – Existing Properties



Prior Planning Board Worksessions

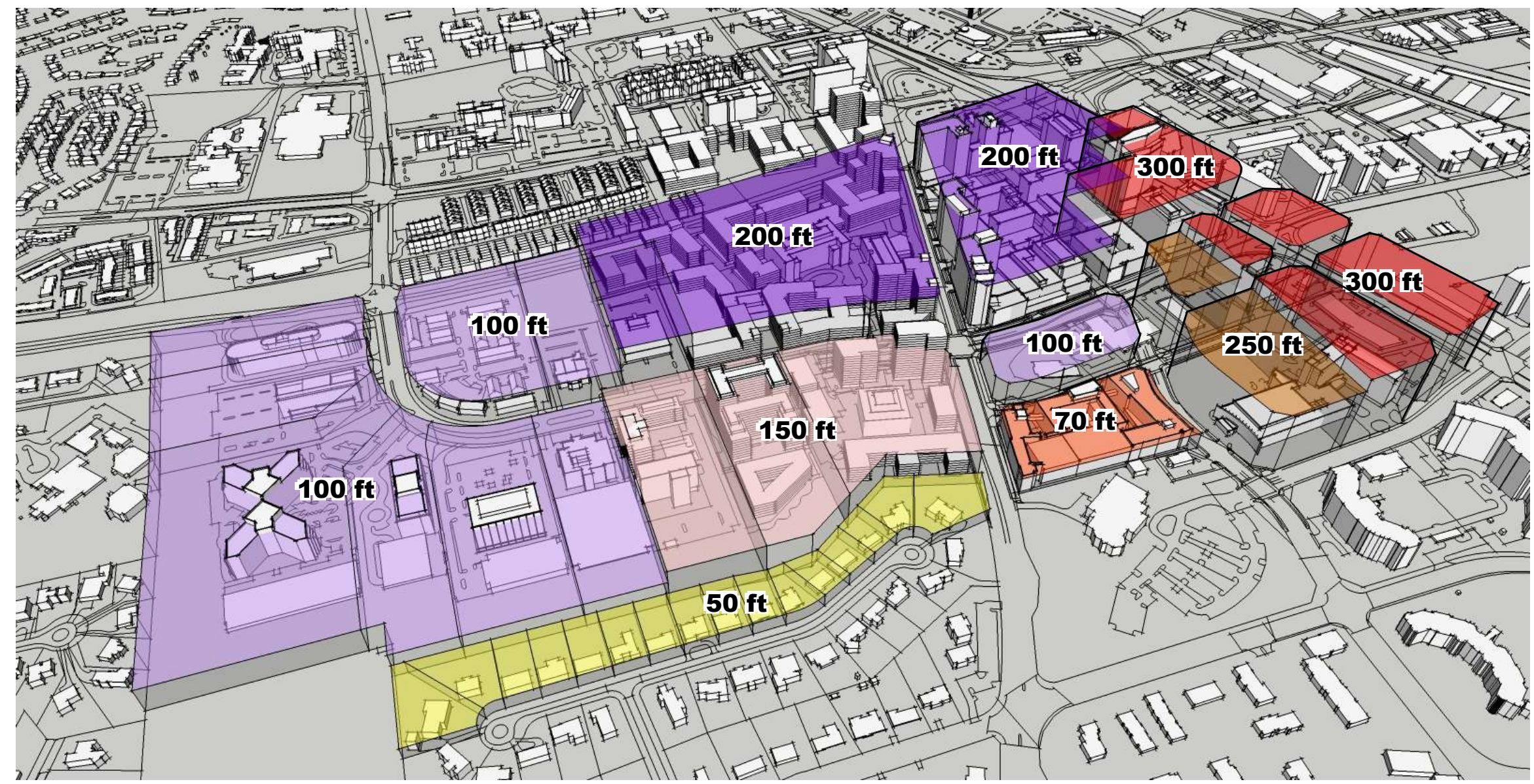
February 9

- Highlights of prior office studies (ULI and adaptive reuse)
- Overview of Executive Boulevard and financial analysis. Discussions regarding height and density for properties. The Board made no decisions.

February 23

- Revisit for a portion of Executive Boulevard (6100, 6110, 6116, 6120-6120 Executive Boulevard and 2115 East Jefferson).
- Recommended the floating CRT zone, while adjusting the base EOF.

Executive Boulevard District – Building Heights



Economic Analysis

Development Programs – Willco and Eagle Bank						
	Zoning	Development Program (SF)				
		Residential (DU)	Retail (SF)	Office (SF)	Hotel (Rooms)	Total
Willco Property						
Owner Preferred Development Concept	CR-3.0, H-200'	1,750	157,500	442,000	150	2,424,500
		1,875	171,000	302,000	150	2,423,000
Planning Team Preferred Zoning	CR-2.0* , H-200'	1,426	129,245	292,704	118	1,907,108
Eagle Bank Property						
Owner Preferred Development Concept	CR-2.0, H-150'	117	25,213	327,039	N/A	469,646
Planning Team Preferred Zoning	CR-2.0, H-120*	117	25,213	327,039	N/A	469,646

* Initial analysis was conducted prior to amended FAR and height recommendations

Economic Feasibility

Initial Findings

- Densities contemplated by Planning Team would likely be feasible for owners’ preferred vision of significant infill development while keeping existing buildings intact
 - Relatively large positive residual value at build-out

- Initial miscalculation in construction cost (brought to our attention by Willco in March) results in lower amended residual value
 - However, overall conclusions remain unchanged

Residual Value Proforma Analysis: Willco and Eagle Bank (in millions)			
Estimates	Willco	Eagle Bank	Eagle Bank (w/o new office)
Total Value of Project	\$927	\$193	\$114
Cost of Development	\$(610)	\$(191)	\$(95)
Cost of Public Benefits	\$(78)	\$(9)	\$(7)
Residual Value	\$257	\$(4)	\$(16)
(Amended) Cost of Development	\$(742)	\$(191)	\$(95)
(Amended) Residual Value	\$125	\$(4)	\$16

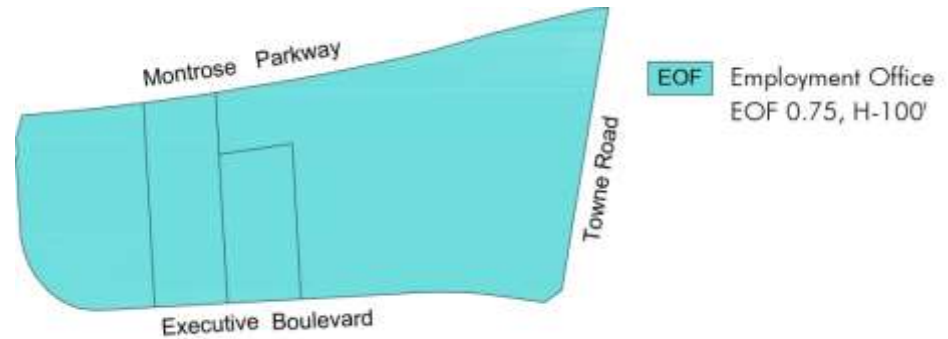
Economic Feasibility

Willco Response

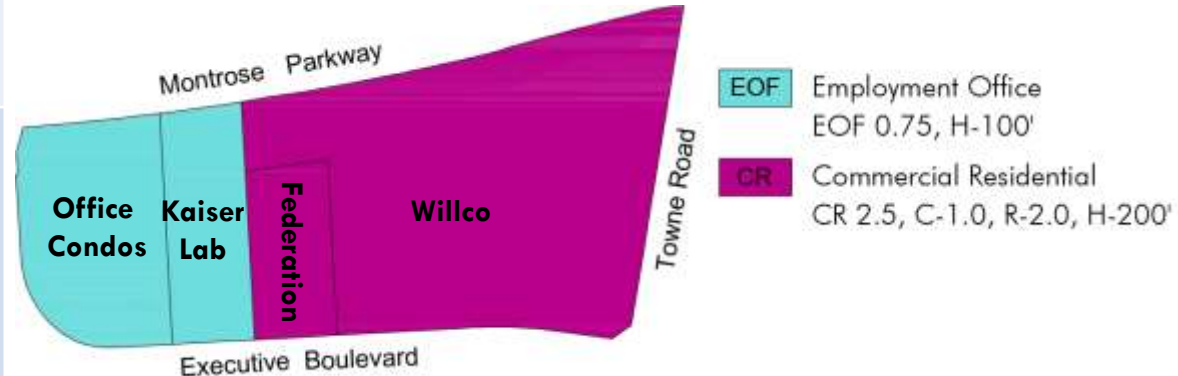
Difference in Market Assumptions - Willco/Staff				
Market Factors	Product Type	Staff Assumption	Willco Assumption	Staff Comments
Rents	Office, Retail	\$35 PSF (O) \$41 PSF (R)	\$30 PSF (O) \$30 PSF (R)	New office can achieve higher rents than current. Retail rents conservative but in range.
Vacancy Rate	Office, Retail	5% (O) 5% (R)	10% (O) 10% (R)	5% typically represents stabilized occupancy, especially Metro-proximate
Market "Cap" Rate	Multifamily	4.75%	5.50%	Fed interest rate increases & slowdown in market sector
Rate of Return	Multifamily	6.25%	7.25%	Commensurate with cap rate (1.5%-2.5% higher)
Construction Cost	Multifamily	\$170 PSF	\$200 PSF	\$200 PSF on high end of range

Executive Boulevard-North

Property	Land Area	Draft Plan Recommendation	Property owner recommendation
Willco (6001, 6003, 6011 Executive Blvd)	21.9 acres	CR 2.5 C1.0 R2.0 H200	CR 3.0 C1.5 R2.5 H200
Kaiser Lab-6111 Executive Blvd	4 acres	EOF 0.75 H75	EOF 0.75 H75
Greater Washington Jewish Federation-6101 Executive Blvd	3.02 acres	CR 2.5 C1.0 R2.0 H200	—
The Executive Office Condos	6.66 acres	EOF 0.75 H75	—



Existing Zoning



February 9 and 23 Recommendation



Executive Boulevard-South



Executive Boulevard-South

Planning Board Review (February 9 and 23)

Properties

- 6000, 6006 and 6010 Executive Boulevard

Existing Zone

- EOF 0.75 H100 T

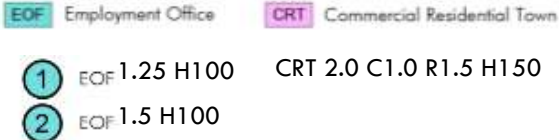
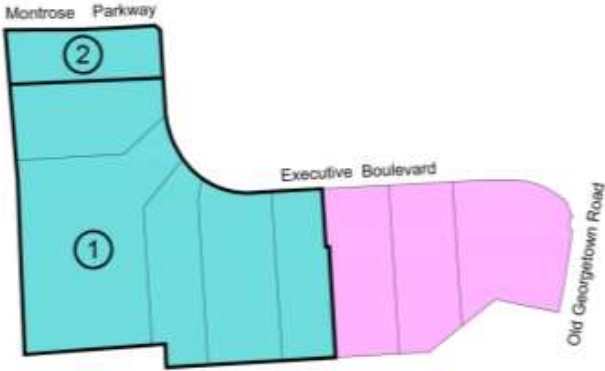
Recommended Zone

- CRT 2.0 C1.0 R1.5 H150

Key Properties



Recommended Zone



Property	Land Area	Plan Recommendation	Property owner recommendation
Guardian Realty-6000 Executive Blvd	6.7 acres	CRT 2.0 C1.0 R1.5 H150	CR 2.5 C2.25 R2.25 H200
Peel Properties-6006 Executive Blvd	5.15 acres	CRT 2.0 C1.0 R1.5 H150	CRT 2.5 C2.0 R2.25 H150
Eagle Bank-6010 Executive Blvd	5.38 acres	CRT 2.0 C1.0 R1.5 H150	CRT 2.0 C1.0 R1.5 H150

Executive Boulevard-South

Properties

- 6100, 6110, 6116, 6120-6130 Executive Boulevard and 2115 East Jefferson

Revised Zoning Recommendation

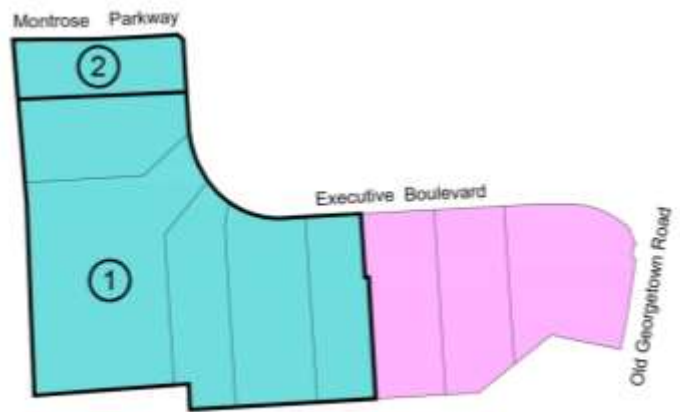
- EOF 1.25 H-100

Revised Floating Zone Option

- CRT 1.5 R1.0 C1.25 H-100

Property	Land Area	Existing Square Feet	Existing FAR	Existing Zone
6100 Executive Blvd	4.42 acres	150,934 sq.ft.	0.78	EOF 0.75 H100 T
6110 Executive Blvd	6.23 acres	215,552 sq.ft.	0.79	EOF 0.75 H100 T
6116 Executive Blvd	4.83 acres	217,109 sq.ft.	1.03	EOF 0.75 H100 T
Monument Realty-6120-6130 Executive	12.91 acres	354,840 sq.ft.	0.63	EOF 0.75 H100 T
GPT properties-2115 East Jefferson	5.48 acres	139,006 sq.ft.	0.58	EOF 0.75 H100 T

Key Properties



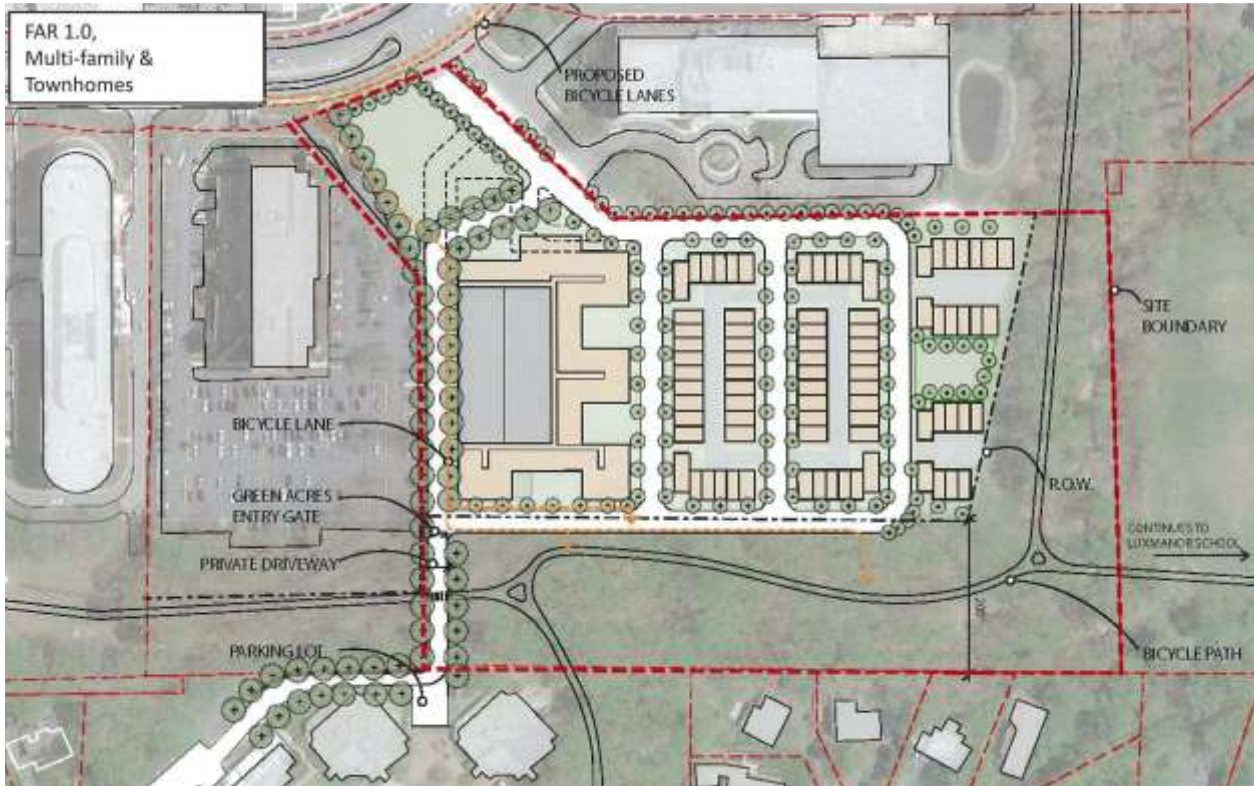
EOF Employment Office CRT Commercial Residential Town
1 EOF 1.25 H100 CRT 2.0 C1.0 R1.5 H150
2 EOF 1.5 H100

Revised Recommendations

6120-6130 Executive Boulevard



- Two vacant office buildings
- New tenant (ABT) moving into a building in 2018
- Recommendation: CRT 1.5 R1.0 C1.25 H-100 (Floating)



6120-6130 Executive Boulevard Concepts

School Impacts and Residential Development

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

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

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

Executive Boulevard District – Easement and Setbacks

Existing and prior requirements

- Stormwater and Sanitary Easement
- Setback requirements from the I-3 Zone

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
APPROVED: August 14, 1970
Richard J. Lynch
DEPUTY DIRECTOR OF PUBLIC WORKS

MARYLAND NATIONAL CAPITAL PARK
AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: July 2, 1970
Carolus M. Hurland
CHAIRMAN
James G. Parsons
SECRETARY-TREASURER

For Public Water and Sewer Systems Only

CIRCUMFERENTIAL HIGHWAY

PROPOSED OUTER

PLAT No. 9672

STATION	ARC	DELTA	CHORD BEARING	CHORD	TOTAL
1+00.00	241.20	32°12'16"	N 77°28'42" W	277.4	14.43
2+00.00	181.20	34°18'22"	S 53°49'20" W	208.9	35.39
3+00.00	121.20	36°24'28"	S 25°04'28" W	142.8	54.28
4+00.00	61.20	38°30'34"	S 0°04'34" W	72.3	126.59
5+00.00	1.20	40°36'40"	S 34°36'40" E	1.3	127.89
6+00.00	241.20	32°12'16"	N 77°28'42" W	277.4	14.43

RESIDUE OF PARCEL A
20,198.00 AC.
PLAT BOOK 93, PLATE 2380

EXECUTIVE BOULEVARD

OLD GEORGETOWN RD.

FILED
AUG 24 1970

OWNER'S DEDICATION

SURVEYOR'S CERTIFICATE

I hereby certify that the plot herein described is correct, that it is a subdivision of the following:

- All of the land conveyed by Caroline Leavitt and Caroline Deane, her husband, to James A. Jones, Clara Jones, George Jones, Jr., Lella H. George, Martha R. West, L. Paula A. West, Earl M. Washington, Jr., Eleanor H. Washington, Harry M. Tinsley, Jr. and Virginia Tinsley, husband and wife, respectively, by deed dated August 28, 1968, and recorded among the Land Records of Montgomery County, Maryland, in Liber 3657, of Page 205.
- All of the land conveyed by Washington Science Center Conduct, Inc. to William Cohen, Trustee for Washington Science Center, by deed dated April 1, 1963, and recorded among the aforesaid Land Records in Liber 3628 of Page 269.
- All of the land conveyed by Washington Science Center Conduct, Inc. to Frank M. Ewing Co., Inc. or its assigns, by deed dated April 4, 1968, and recorded among the aforesaid Land Records in Liber 3628 of Page 269.
- All of the land conveyed by Ross Levin, et al, to Executive Associates Limited Partnership by deed dated August 28, 1968, and recorded among the aforesaid Land Records in Liber 3777 of Page 477.

Also that it is a subdivision of part of Parcel "A", Washington Science Center, per plat recorded in Plat Book 93 of Page 2380, and Parcel "C", Washington Science Center, per plat recorded in Plat Book 87 of Page 262, and that the area included in the plot is 67.4228 acres and there are no streets shown on the plot.

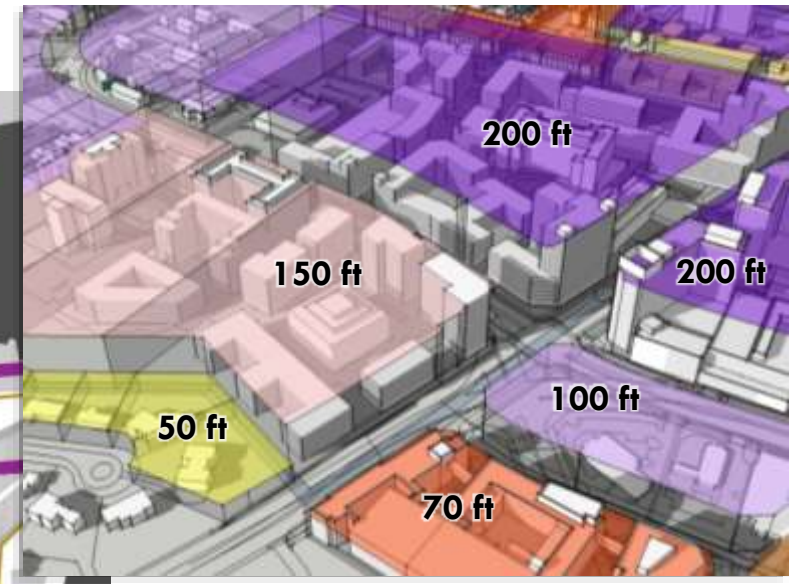
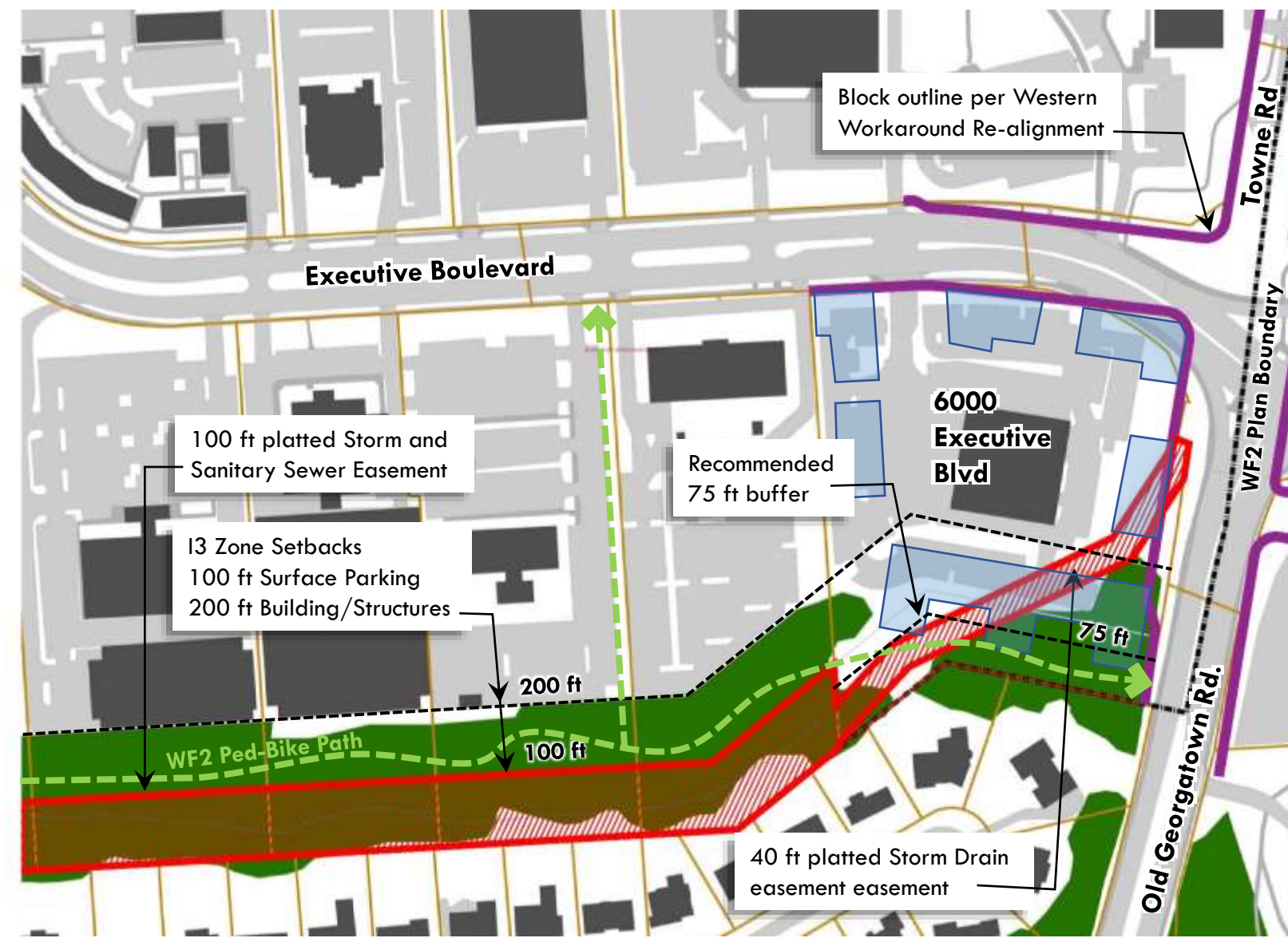
RECORDED
PLAT BOOK: _____
PLAT NO: _____

W. Fred Smith, Surveyor
W. FREDRICK GORE, Registered Land Surveyor,
MC No. 3316

30 SOUTH GORE & LEVINS "C" Owners & Land Surveyors, 11150 Spring Dr Silver Spring, MD
14 1/2 acres of subdivision
Washington Science Center
Rockville Election District No. 4
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 200'
JULIE, 1970

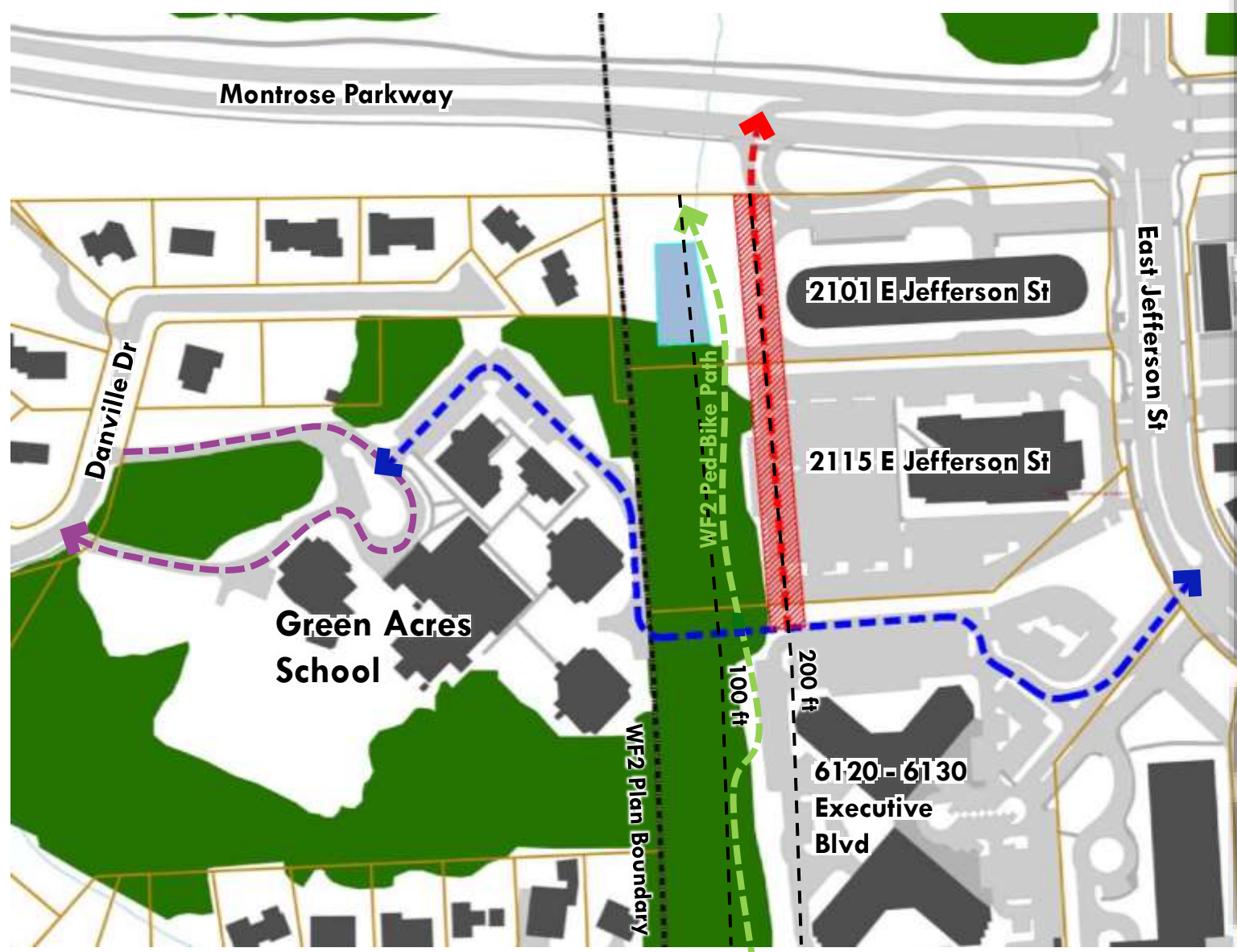


Executive Blvd South Buffer



- Staff Recommendation**
- Retain the 100 ft setback associated with the platted easement to provide a buffer to single family community to the south for properties west of 6000 Executive Blvd.
 - Provide space for the recommended WF2 Ped-Bike Path outside the 100 ft buffer
 - Encourage retaining as much tree coverage as possible
 - Provide a 75 ft buffer along the southern edge of 6000 Executive Blvd
 - Recommended ped-bike path can be located within the buffer at this property only.

Green Acres School Access Road



PB Recommendation
 Provide street connection from Montrose Parkway via 2101 E Jefferson entrance

- Location would utilize existing Montrose Parkway access point to 2101 E Jefferson St
- Potential disruption to existing 2101 E Jefferson St SWM facilities and dedicated access from Montrose Parkway
- If public street, would require dedication from 2101 and 2115 E Jefferson St

AG-Monument Proposal (6120-6130 Executive Boulevard)
 Shared entrance with 6120 from Executive Blvd and driveway access to school through shared property line

- If rezoned as requested, access driveway would be provided as part of future redevelopment
- Most driveway needed for this alternative exists, so connection could be provided independent of redevelopment
- Ped-Bike connection adjacent to the existing tree buffer could be provided also as part of future redevelopment

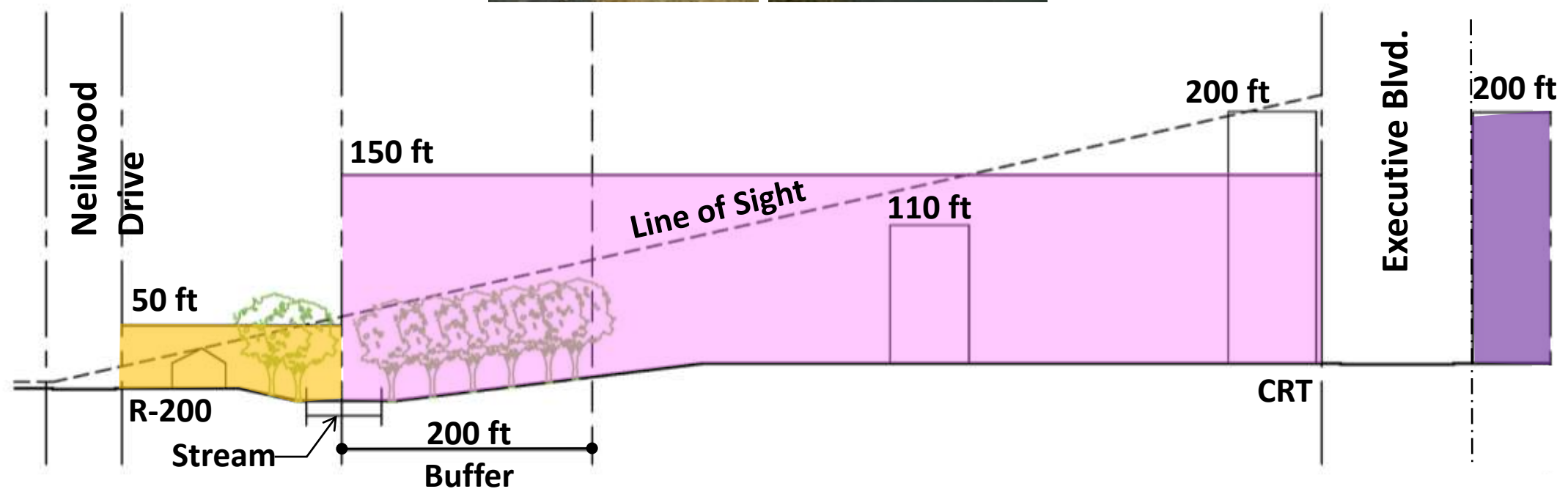
Existing School Access Drive

- Both existing entrance and exit are from Danville Drive

Staff Recommendation

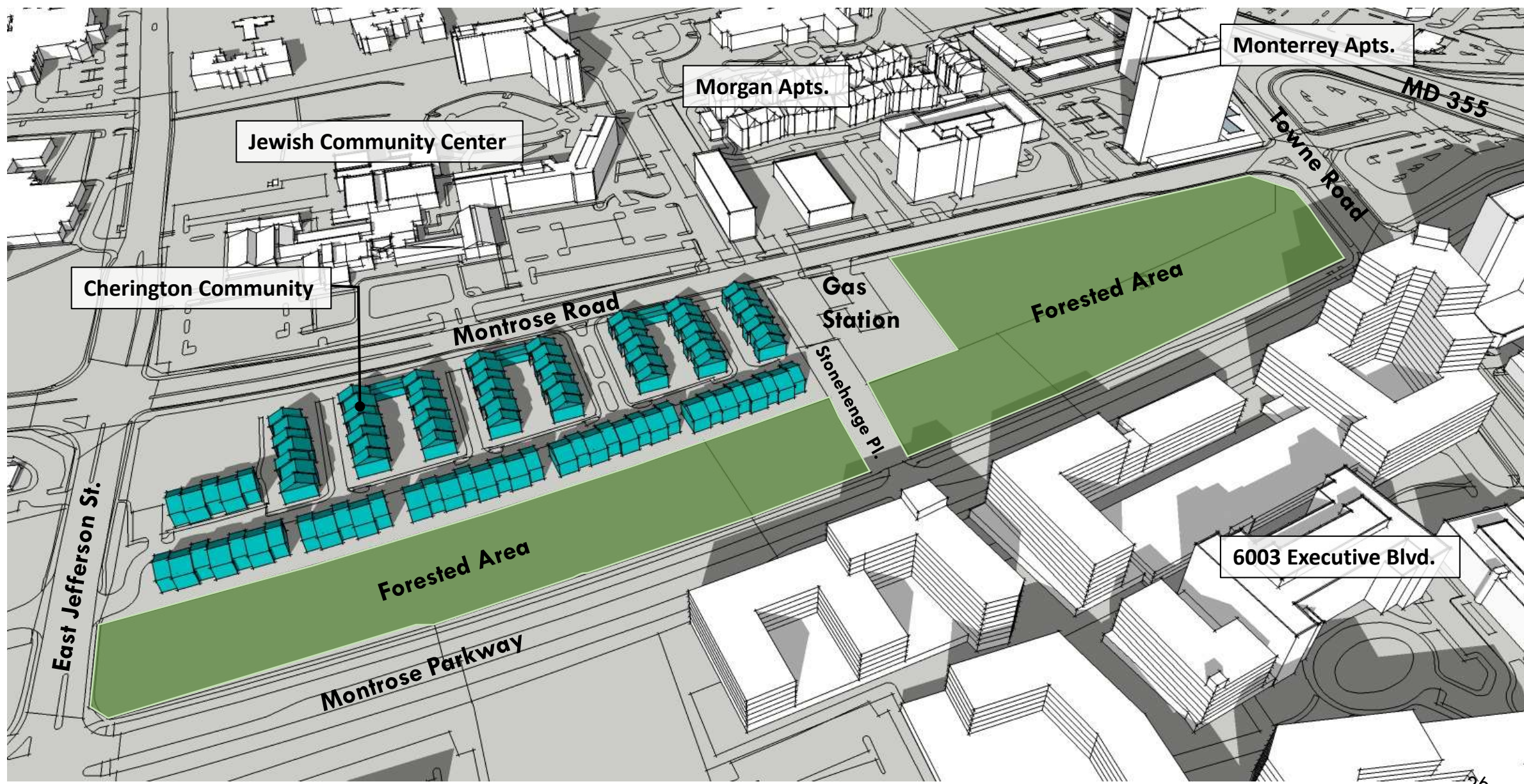
- AG proposal would be sufficient to provide additional access to the school

Executive Boulevard District – Building Heights



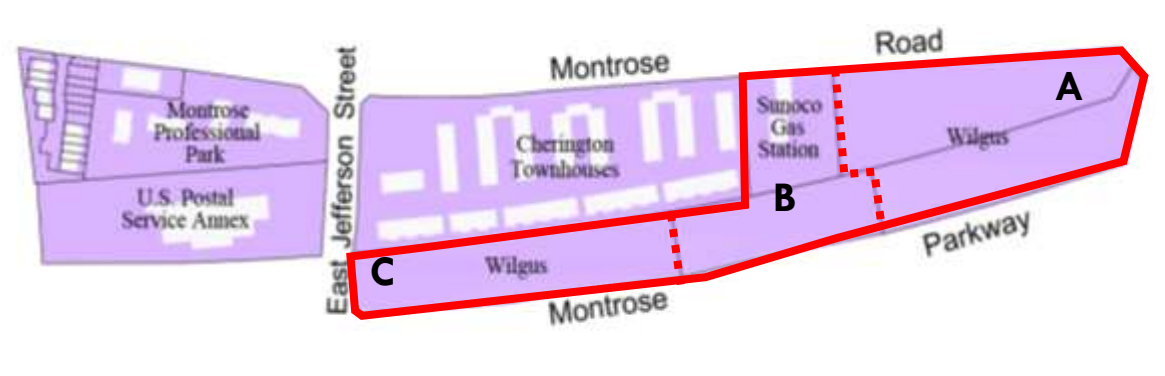
Sight Line Study – Executive Blvd. South

Wilgus Property – Existing Conditions



Rockville Pike-Montrose North

Wilgus Property

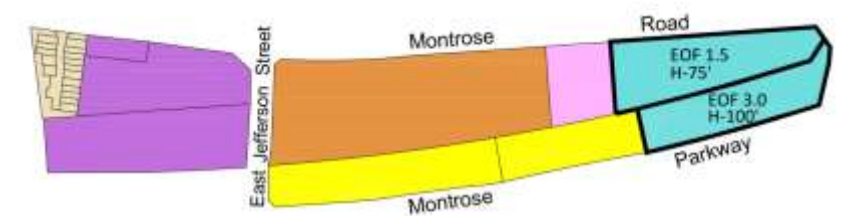


Land: 13.34 acres

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

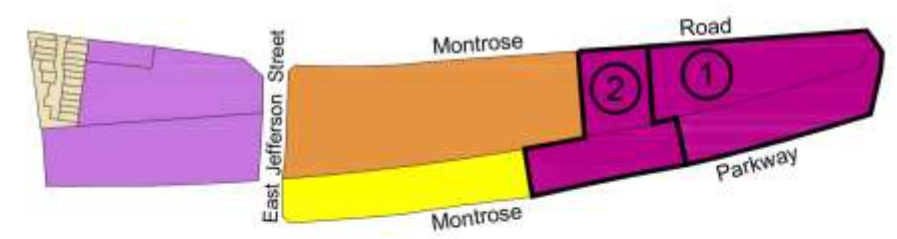
Zoning by Areas

- Area A: EOF 1.5 H-75 and EOF 3.0 H-100
- Area B: CRT C0.25 R0.25 H-35 and R-200
- Area C: R-200



- | | |
|---|---|
| R-200 Single-Family Residential | EOF Employment Office |
| R-80/TDR Single-Family Residential/
Transferable Development Rights | CRN Commercial Residential Neighborhood
CRN 0.5, C-0.5, R-0.25, H-35' |
| R-20 Multiple-Family,
medium density residential | CRT Commercial Residential Town
CRT 0.25, C-0.25, R-0.25, H-35' |

Existing Zoning

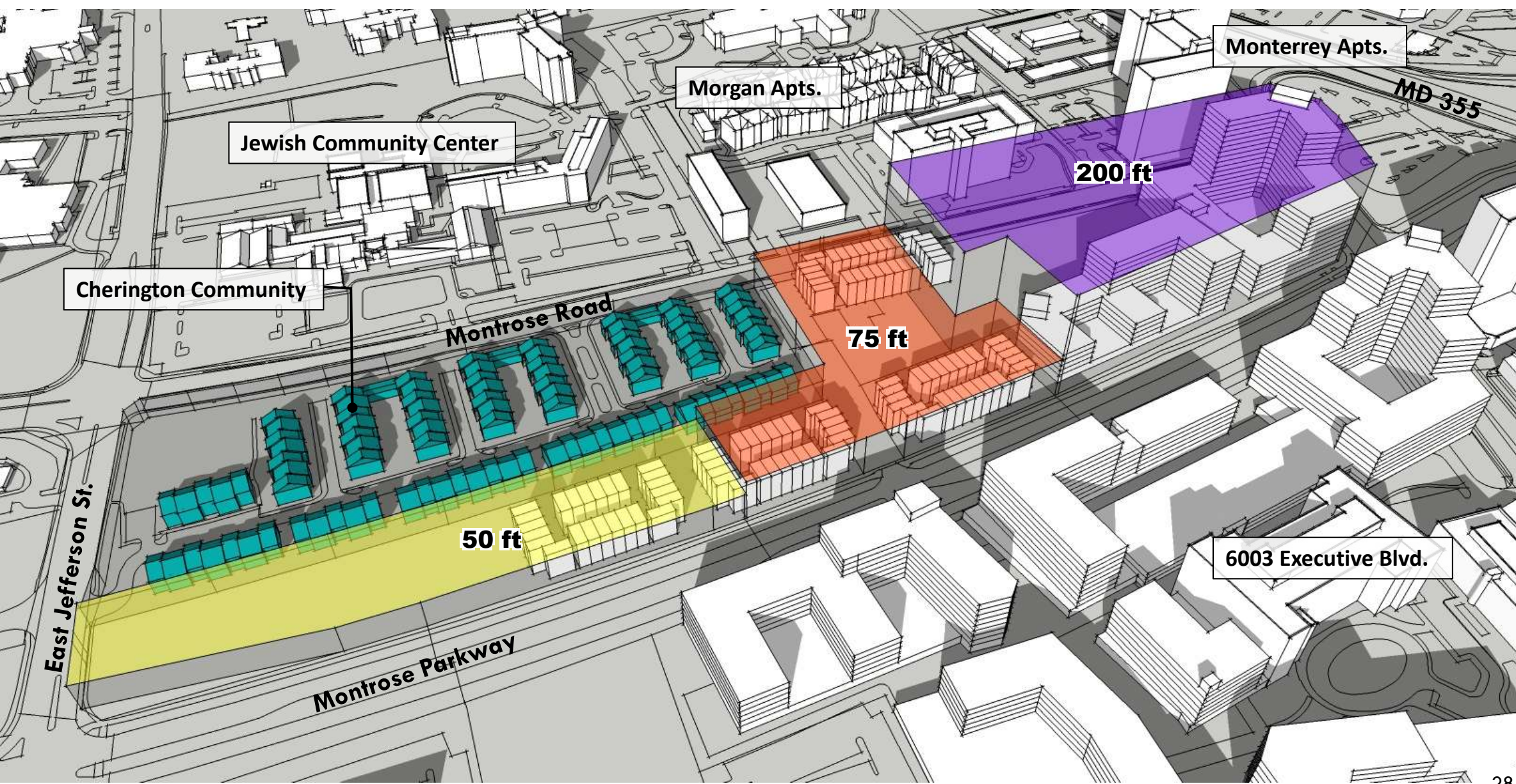


- | | |
|---|---|
| R-200 Single-Family Residential | CR Commercial Residential |
| R-80/TDR Single-Family Residential/
Transferable Development Rights | 1 CR 2.0, C-1.0, R-1.5, H-200' |
| R-20 Multiple-Family,
medium density residential | 2 CR 2.0, C-0.25, R-1.5, H-75' |
| | CRN Commercial Residential Neighborhood
CRN 0.5, C-0.5, R-0.25, H-35' |

Draft Plan Recommended Zoning



Wilgus Property – Draft Plan Recommended Building Heights



Rockville Pike-Montrose North

Wilgus Property

Public Hearing Testimony and New Emails

Cherington Homeowners Association and residents

- Supportive of retaining the as a linear park.
 - Development south of the Cherington would fundamental change the area.
 - Significant benefits of nature, including wooded area.
- Supportive of the step down in building heights.
- Supportive of mixed-use development east of Stonehenge Place.
- Against commercial development west of Stonehenge Place
- Concern about cut-through traffic from the extension of Stonehenge Place to Montrose Road.



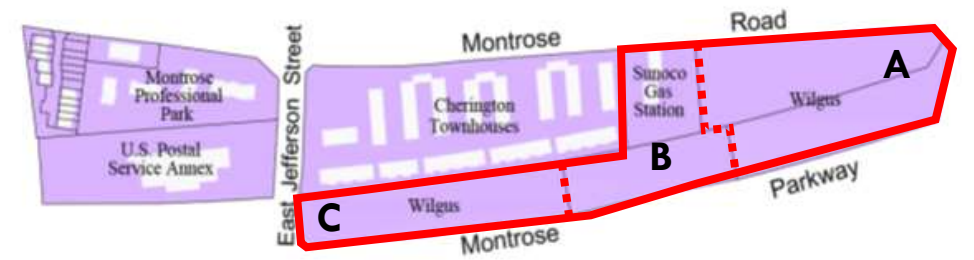
Rockville Pike-Montrose North

Wilgus Property

Property Owner



February 2017 Concept Plan

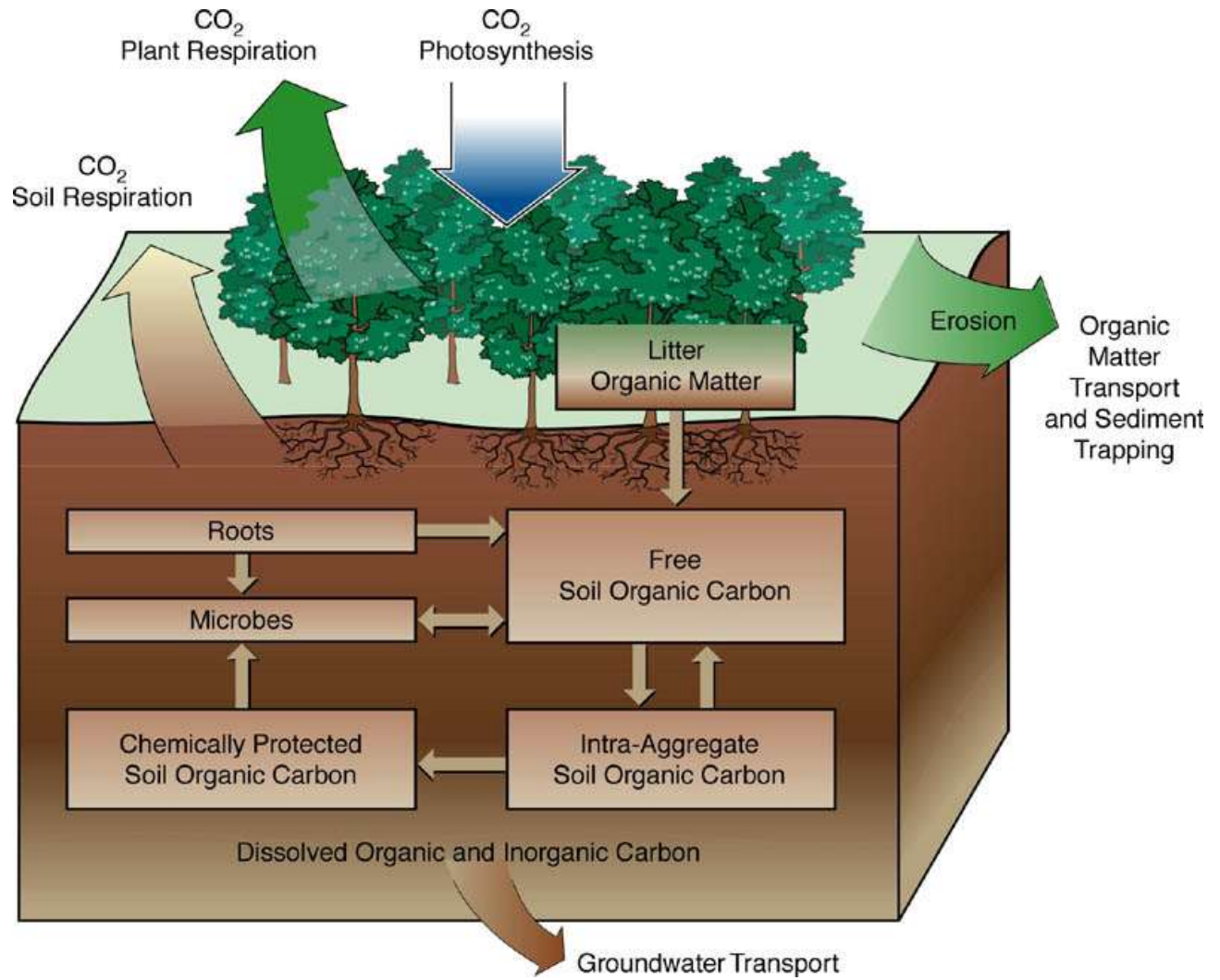


- Additional FAR and height above the Draft Plan recommendations.
- Property has extensive frontages and is surrounded by commercial and mixed-uses.
- Relocate the proposed linear park since the linear area is a poor choice for a park.
- No school site.
- Townhouses would be compatible with the Cherington.

Rockville Pike-Montrose North

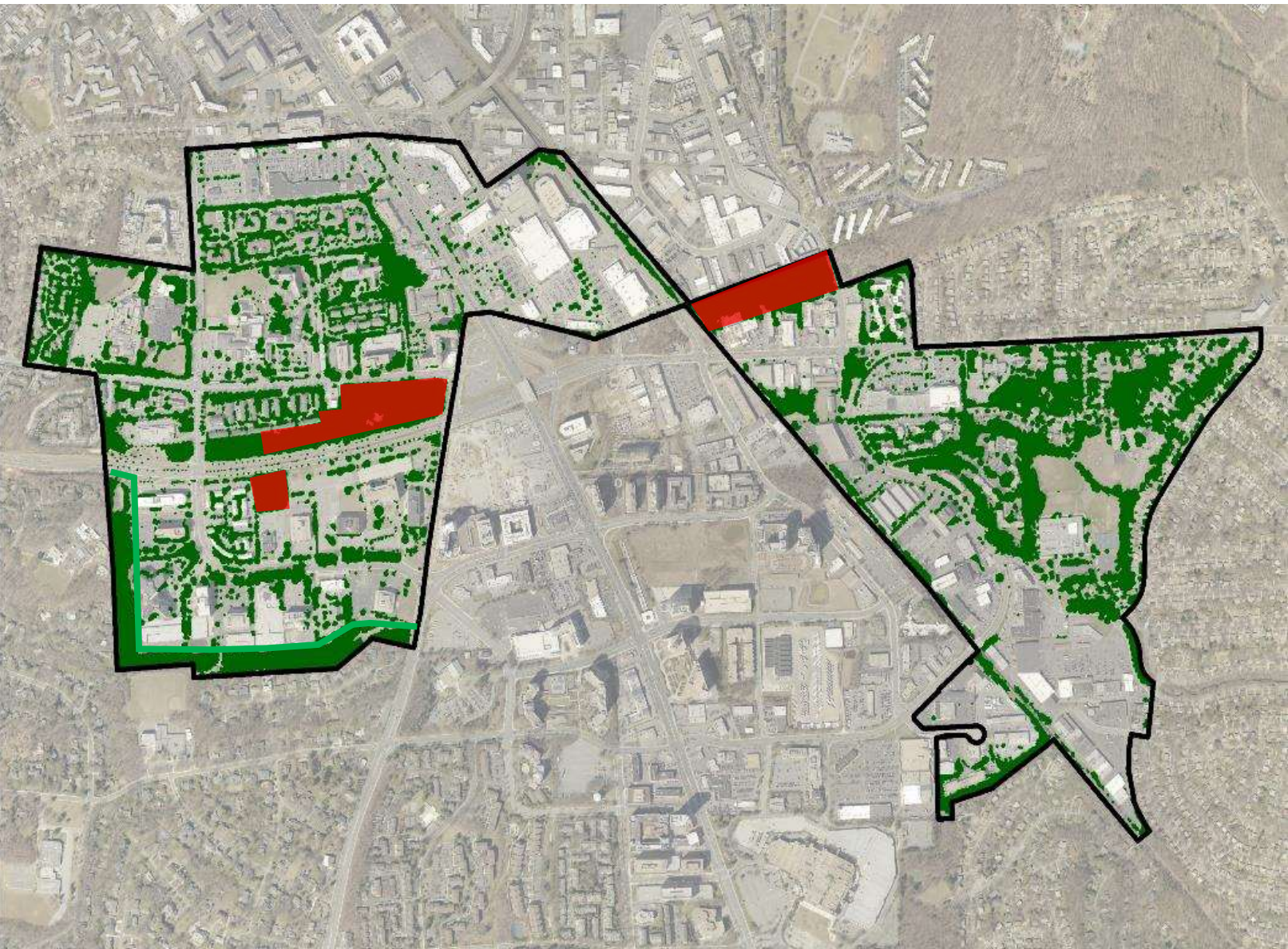
Value of Ecosystem Services

- Water Supply
- Water Quality
- Air Quality
- Carbon Sequestration
- Wildlife Habitat
- Erosion Reduction
- Urban Heat Island Amelioration
- Mental Health Benefits
- Visual Buffer



Rockville Pike-Montrose North

Existing Environmental Resources



Montrose Parkway East

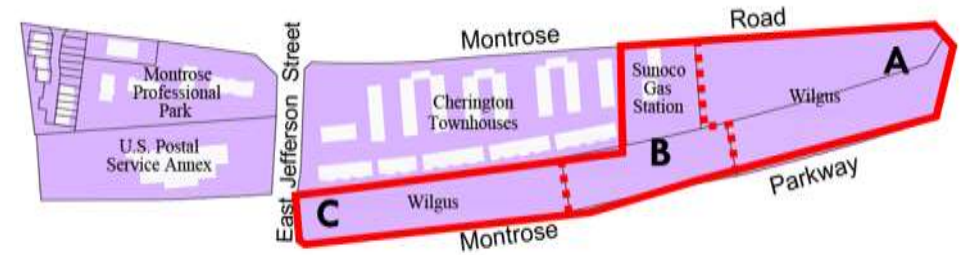
Wilgus Redevelopment

Kaiser Lab

Executive Boulevard

White Flint 2 Forest Area

Concerns from Arborist's Report – Wilgus Property



Concern

- “To maximize the natural benefits of a forest, recreational opportunities need to be limited” and vice-versa

Response

- We agree. Our primary goal is to preserve forest areas where feasible, but enhance the forest’s value to the community by introducing limited, and compatible, recreation in a park setting. We seek to balance forest preservation and provision of appropriate recreational opportunities.

Concern

- Fill areas

Response

- We are only looking to preserve part of Area C. Apparent fill areas are minimal.





White Flint 2 Forest Area

Concern

- Health and sensitivity of tuliptrees

Response

- Tuliptrees are the most common tree in Montgomery County, including throughout Montgomery County Parks. We have many recreational facilities near tuliptrees. There is a danger associated with any large tree, of any species, any where they occur.
- Tuliptrees can be sensitive to root compaction. The park should be planned to limit root compaction to trees.
- The trees were assessed by a Parks Department arborist on 5/17. Most trees appear to be in good health. Many have invasive vines that should be removed. All trees on the site should be assessed for health. It is possible that a few may need to be removed.



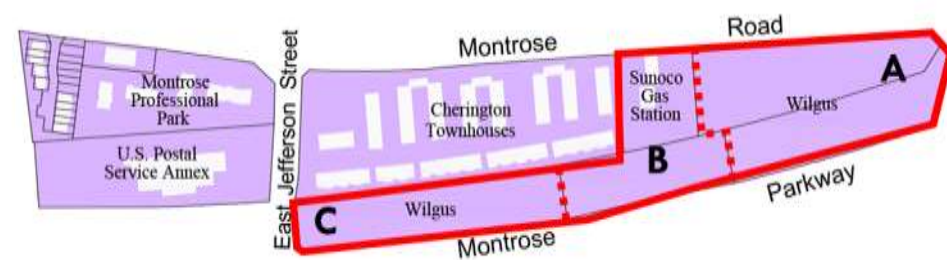
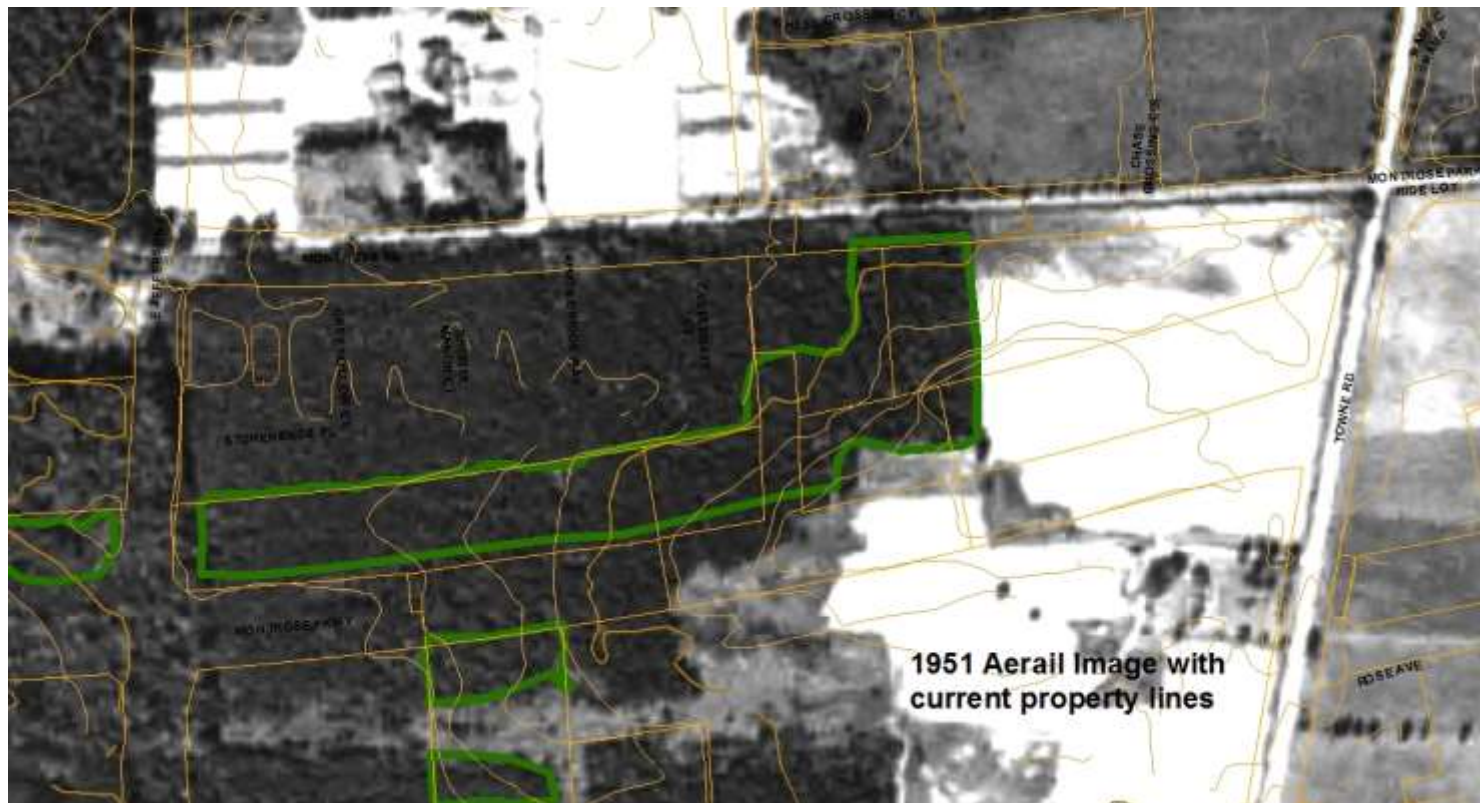


White Flint Forest Area

- White Flint has some of the lowest forest canopy cover in Montgomery County
- Benefits unlikely to be recaptured in White Flint if existing forest is lost



White Flint Woods at Montrose Pkwy and E. Jefferson, 1951



White Flint 2 Forest Area

Concern

- Use of forest as homeless encampment

Response

- The forest in Area C is not the portion favored by use by the homeless, because most of the area is visible from the road on one side and the townhouses on the other. Management to remove invasive species will make the understory area more visible. The Department of Parks management approaches for this kind of park include incorporating CPTED principles for safety.

Concern

- The forest is not sustainable

Response

- Any urban forest requires management; but, with proper management, this forest should be sustainable.

Concern

- The energy expended to create the forest preserve will outweigh the environmental benefits.

Response

- Staff disagrees.





White Flint 2 Forest Area

Concern

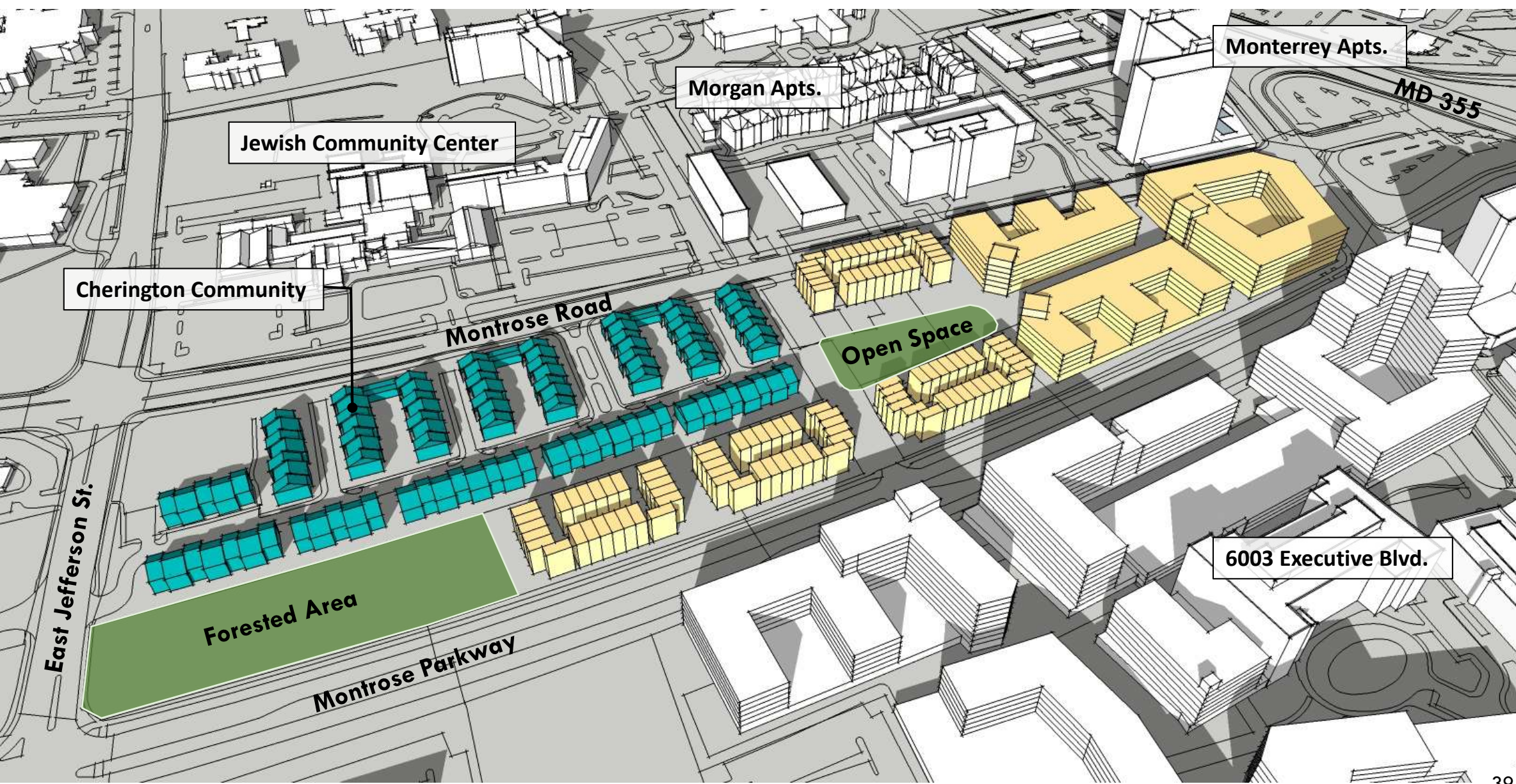
- This area is not suitable as a park

Response

- This area fits a new park paradigm highlighted in the recent PROS Plan. The designation would be an Urban Wooded Park. This kind of park recognizes the need to provide natural areas near people in more urban settings. It anticipates the kind of maintenance that we acknowledge will be needed. This kind of park responds to an identified and growing need. Creating this kind of park here will allow us to implement this new design.

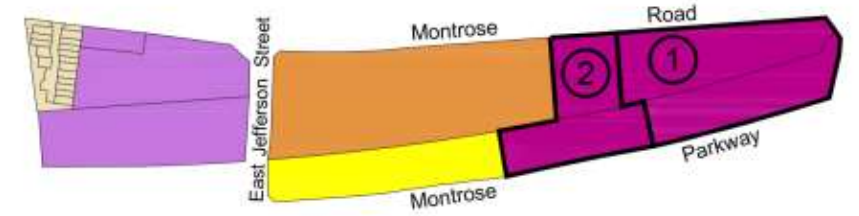
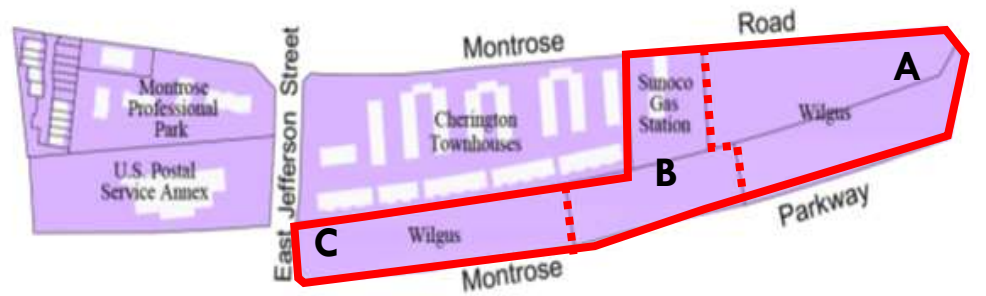


Wilgus Property – Public Hearing Draft Density (2.0)



Rockville Pike-Montrose North

Wilgus Property



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



Land Area	Property Owner
Area A: 6.35 acres	CRT-3.0 C1.5 R3.0 H-200
Area B: 3.77 acres	CRT 2.5 C1.5 R2.0 H-150
Area C: 3.2 acres	CRT 1.25 C0.0 R1.25 H-50

Land Area	Revised Recommendations
Area A: 6.35 acres	CR 2.0 C1.0 R1.5 H200
Area B: 3.77 acres	CR 2.0 C0.25 R1.5 H-75
Area C: 3.2 acres	CRN 0.75 C0.0 R0.75 H-50

February 21, 2017

Future Worksession

June 8, 2017