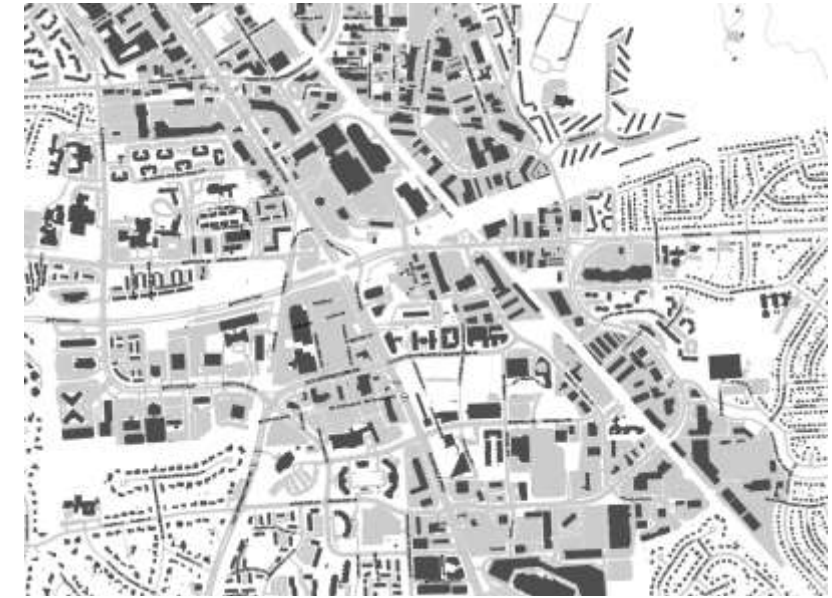
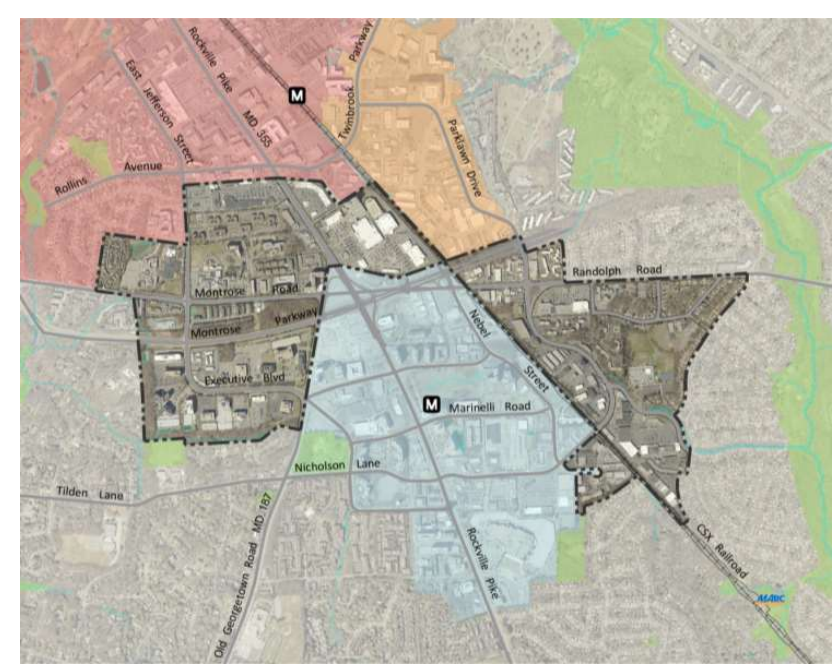


Planning Board Worksession No.9: Parklawn South, Executive Boulevard, Schools and Staging



Prior Worksession Decisions: May 18

Parklawn South

- Explore ways to introduce residential uses within the base industrial zone, either through an amendment to the Twinbrook Overlay or another zone.
- Retain Light Industrial (IL) base zone with floating Commercial Residential Town Zone (CRT 1.5 with a pedestrian crossing and CRT 2.0 with a MARC station provision).

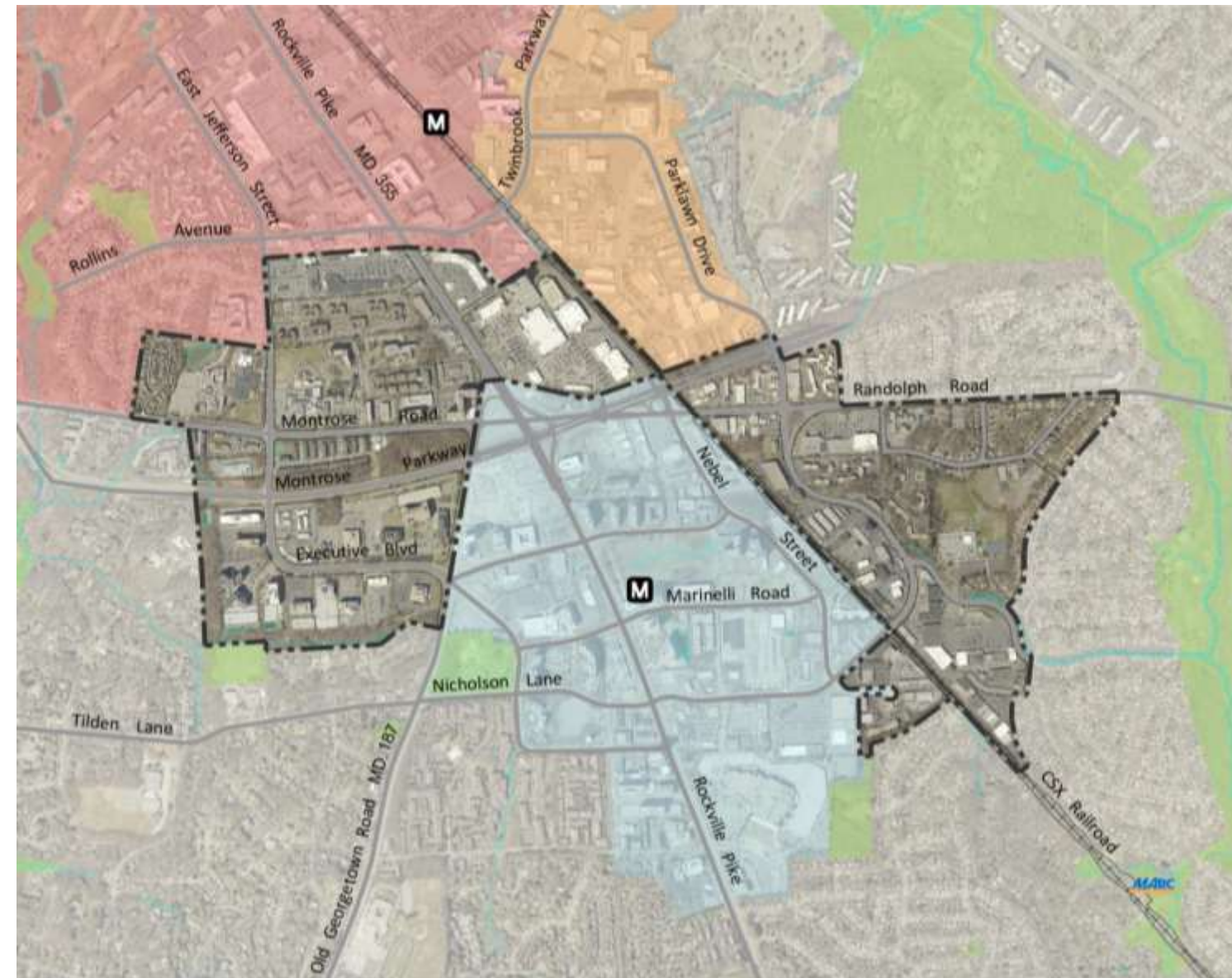
Executive Boulevard

- 6000 Executive Boulevard (Guardian Property): CR 2.0 at 200-foot height, which is limited to one building at the southern intersection of Executive Boulevard and Old Georgetown Road (MD 187). Lower building heights to the south, 70 feet, and retention of 50 feet of wooded area.
- Two board members supported CR 2.5 FAR, while two others supported CR 3.0 FAR for the Willco property.
- The Board recommended rezoning Executive Boulevard South to the CR zone from the previous Employment Office (EOF) and CRT (Floating) zones.

Wilgus property

- No retention of existing wooded area for a linear park. Property within the CR and CRN zones. A park between 1 to 1.5 acres on the property.

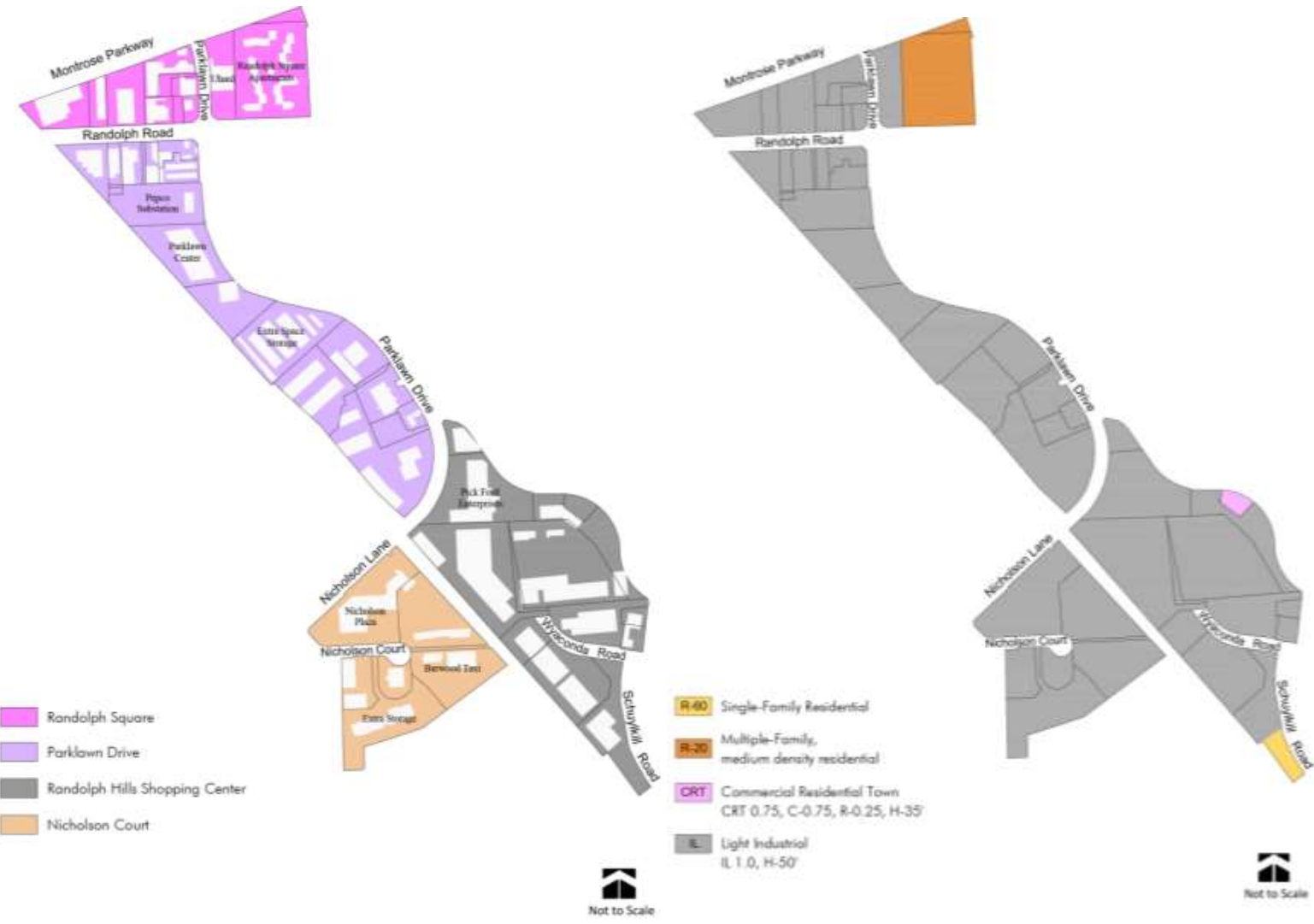
Worksession Overview



Today's worksession is focused on:

- An industrial overlay zone for Parklawn South;
- Executive Boulevard zoning recommendations;
- Schools; and
- Staging recommendations.

Parklawn South



Existing Land Area

- 90 acres of IL zoned properties

Average FAR of industrial properties

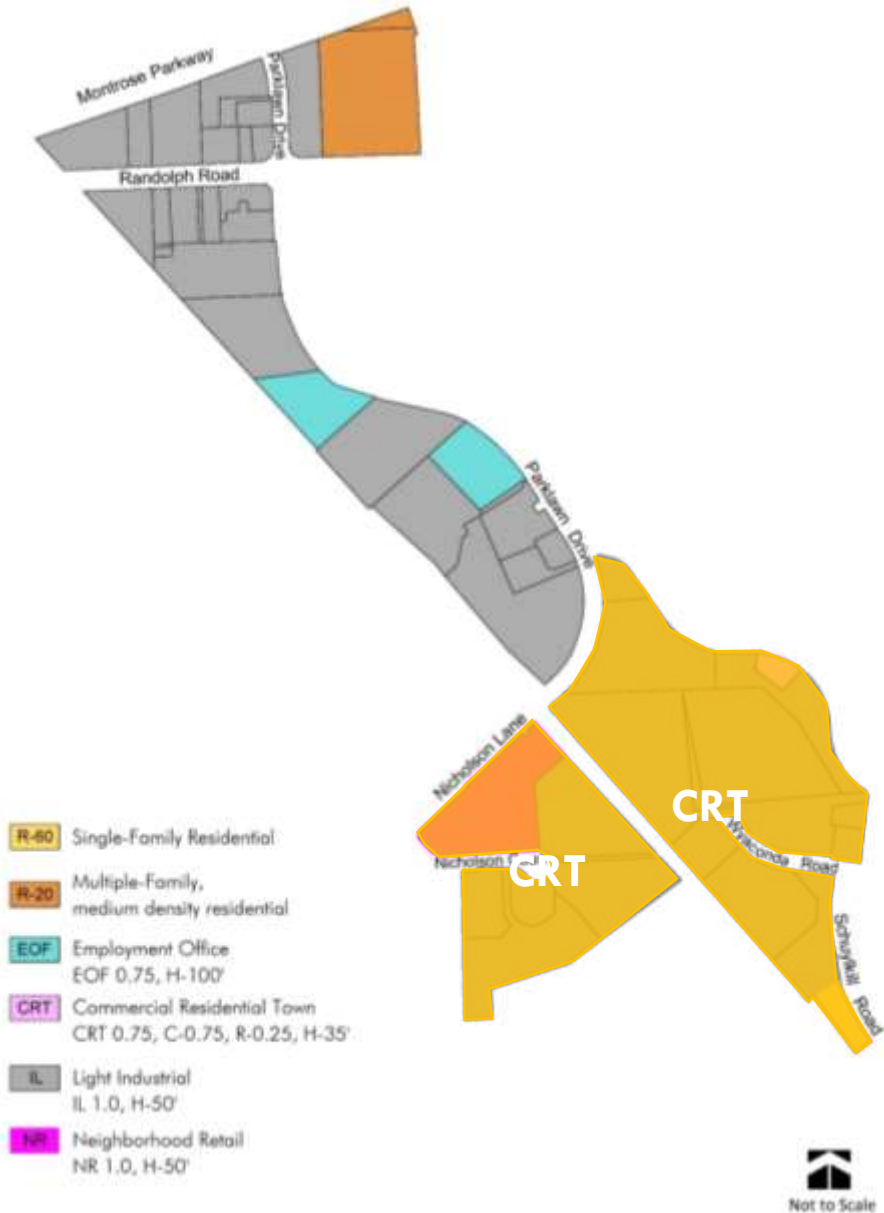
- 0.46 FAR



District: Parklawn South

Existing Zoning

Parklawn South



Planning Board Prior Decisions

Randolph Hills and Nicholson Court areas

- Approximately 46.03 acres

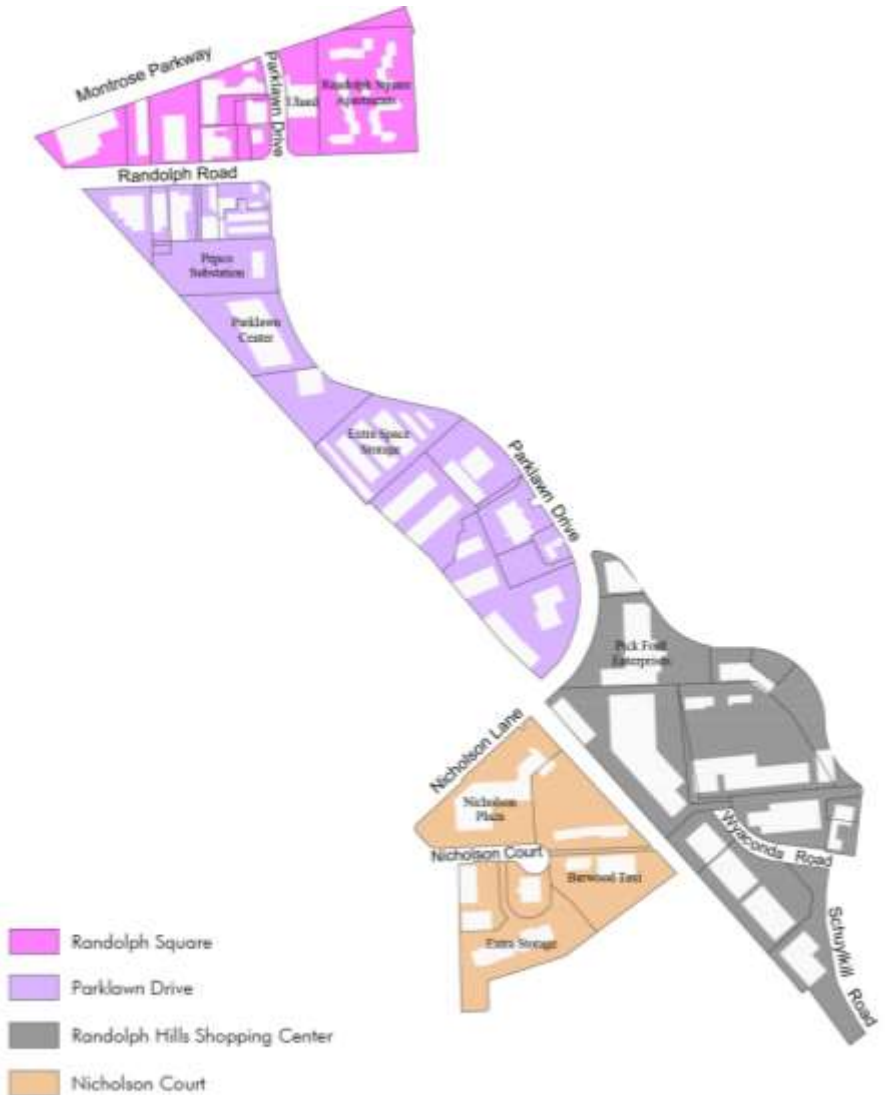
Retain industrial base zone

Floating Commercial Residential Town (CRT)

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

Consider providing residential uses, along with industrial uses.

Parklawn South




Not to Scale

Mixed-Use Industrial Zone Alternatives

1. A new overlay zone for the area.
2. An optional method for the Light Industrial (IL) Zone that would permit residential development.
3. An amendment to the existing Twinbrook Overlay Zone.

Parklawn South

Twinbrook Overlay

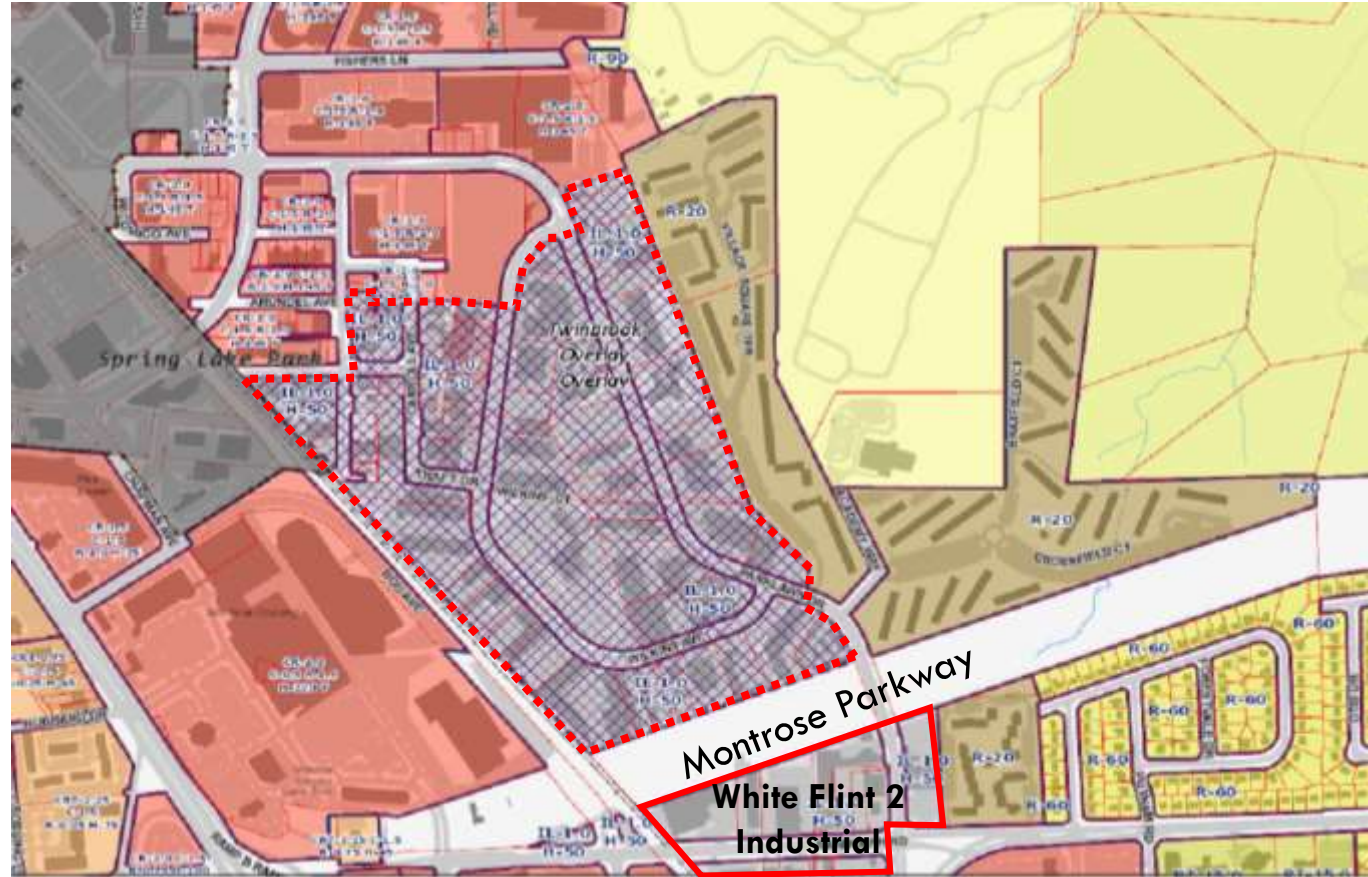
The Approved and Adopted 2009 *Twinbrook Sector Plan* recommended an amendment to the Low Intensity, Light Industrial (I-4) Zone to permit “accessory residential use” and to waive or reduce some development standards, including setbacks, green area and parking for industrial properties (p 46).

Division 4.9. Overlay Zones

1. Section 4.9.17. Twinbrook Overlay (TB) Zone

Twinbrook Overlay Features

- Building Height: 50 feet
- FAR: 1.0
- Residential uses are required above the first floor
- Residential uses must be less than 40% of the total floor area of the building
- A property owner must sign a declaration of use, including all the standards for the use as approved, and to provide notice to future owners of the property of its status as a limited residential use.



Twinbrook Overlay

Parklawn South

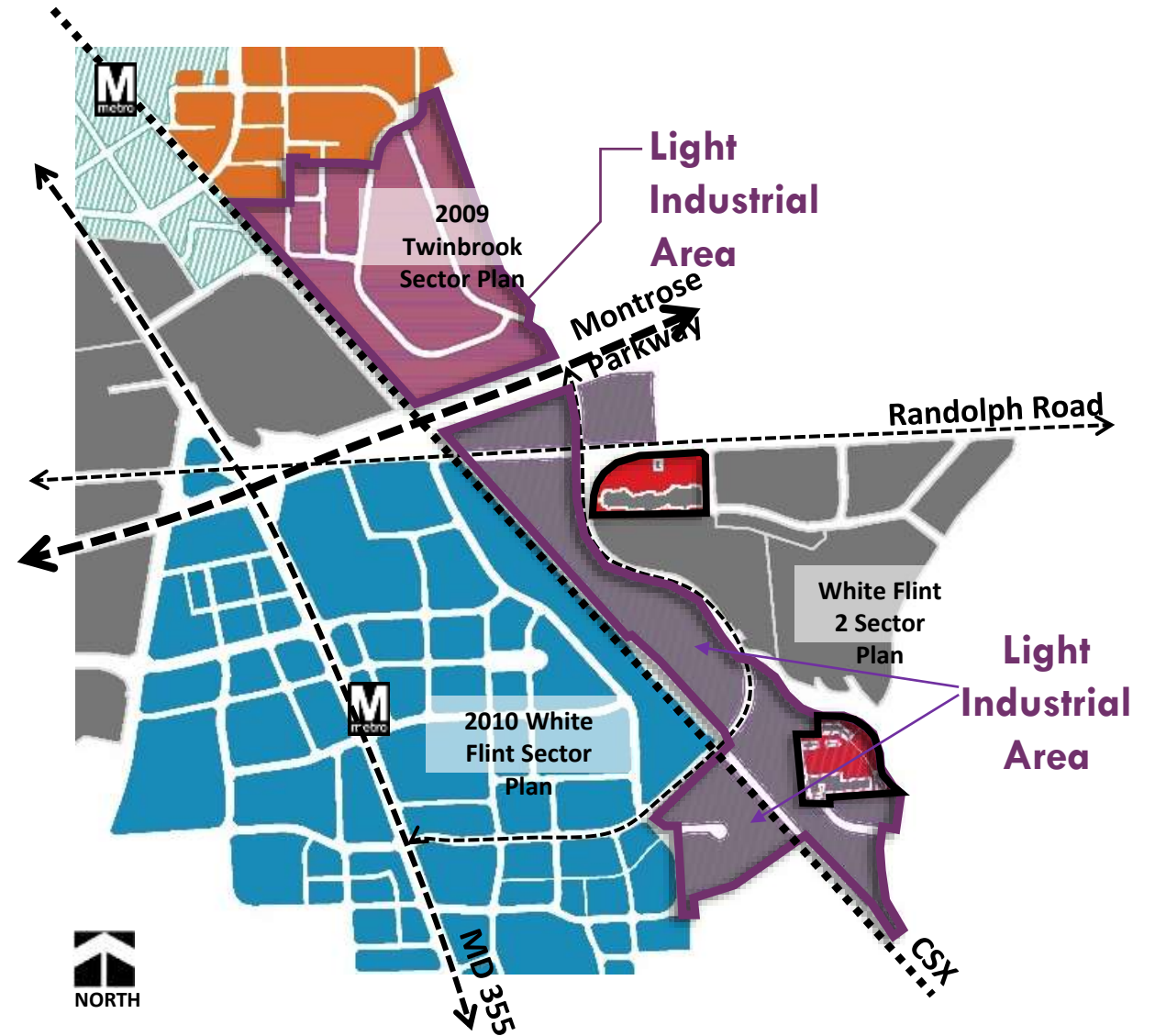
Recommendation: The Draft Plan will recommend the framework and features of the proposed White Flint 2 Overlay.

Features of the overlay are the following:

- Maximum FAR: 1.5
- Maximum Residential FAR: 0.75 FAR (Multi-Unit)
- Maximum Building Height: 75 feet
- Non-Residential uses: Light Industrial (IL) Zone uses
- Ground floor must be used only for non-residential uses allowed in the base I-L Zone
- Minimum Public Use Space: 10 percent for mixed use developments
- Design: Guidance in the Master Plan and Urban Design Guidelines
- Procedure: Site Plan for developments that include residential uses per the overlay zone.

Division 4.9. Overlay Zones

1. New Section for the White Flint 2 Overlay



Executive Boulevard District – Existing Properties

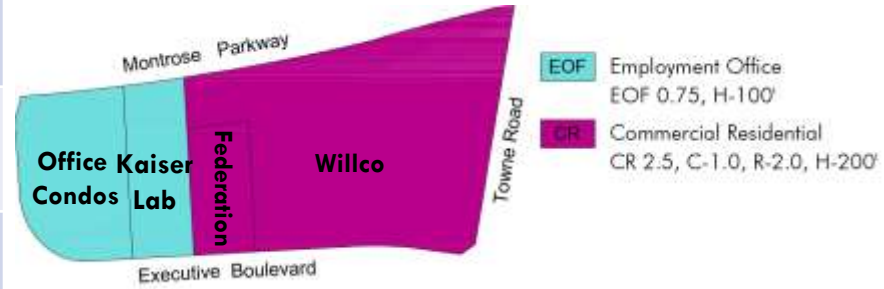


Prior Planning Board Worksessions

- February 9
- February 23
- May 18

Executive Boulevard-North

Property	Land Area	Draft Plan Recommendation	Property owner	Revised property owner
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	CR 2.75 C1.5 R2.25 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	—	—



February 9 and 23 and May 18 Recommendation



Executive Boulevard-South

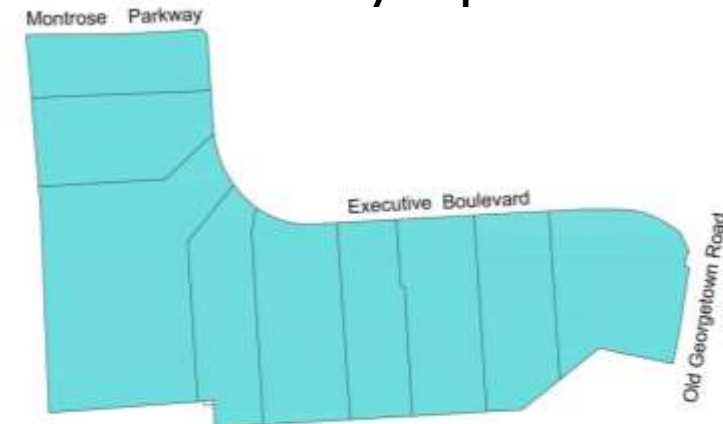


Executive Boulevard-South

Property	Land Area	Existing Square Feet	Existing FAR
Guardian Realty-6000 Executive Blvd	6.78 acres	141,429 sq.ft.	0.48
Peel Properties-6006 Executive Blvd	5.15 acres	48,600 sq.ft.	0.21
Eagle Bank-6010 Executive Blvd	5.38 acres	100,126 sq.ft.	0.42
6100 Executive Blvd	4.42 acres	150,934 sq.ft.	0.78
6110 Executive Blvd	6.23 acres	215,552 sq.ft.	0.79
6116 Executive Blvd	4.83 acres	217,109 sq.ft.	1.03
Monument Realty-6120-6130 Executive	12.91 acres	354,840 sq.ft.	0.63
GPT properties-2115 East Jefferson	5.48 acres	139,006 sq.ft.	0.58
Kaiser Permanente Mid-Atlantic-2101 East Jefferson	4.14 acres	237,910 sq.ft.	1.32



Key Properties



EOF Employment Office
EOF 0.75, H-100' T

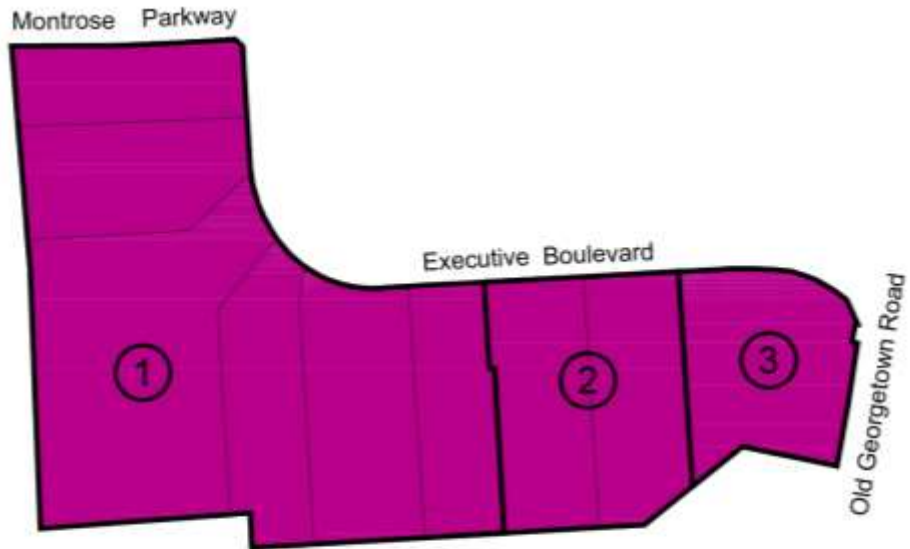
Existing Zoning



Executive Boulevard-South

May 18th : Planning Board Decisions

- All properties in Executive Boulevard South to the CR Zone.



- CR** Commercial Residential
- 1** CR 1.5, C-1.5, R-1.0, H-100
- 2** CR 2.0, C-1.0, R-1.5, H-150
- 3** CR 2.0, C-1.0, R-1.5, H-200



Draft Zoning Recommendations



Key Properties

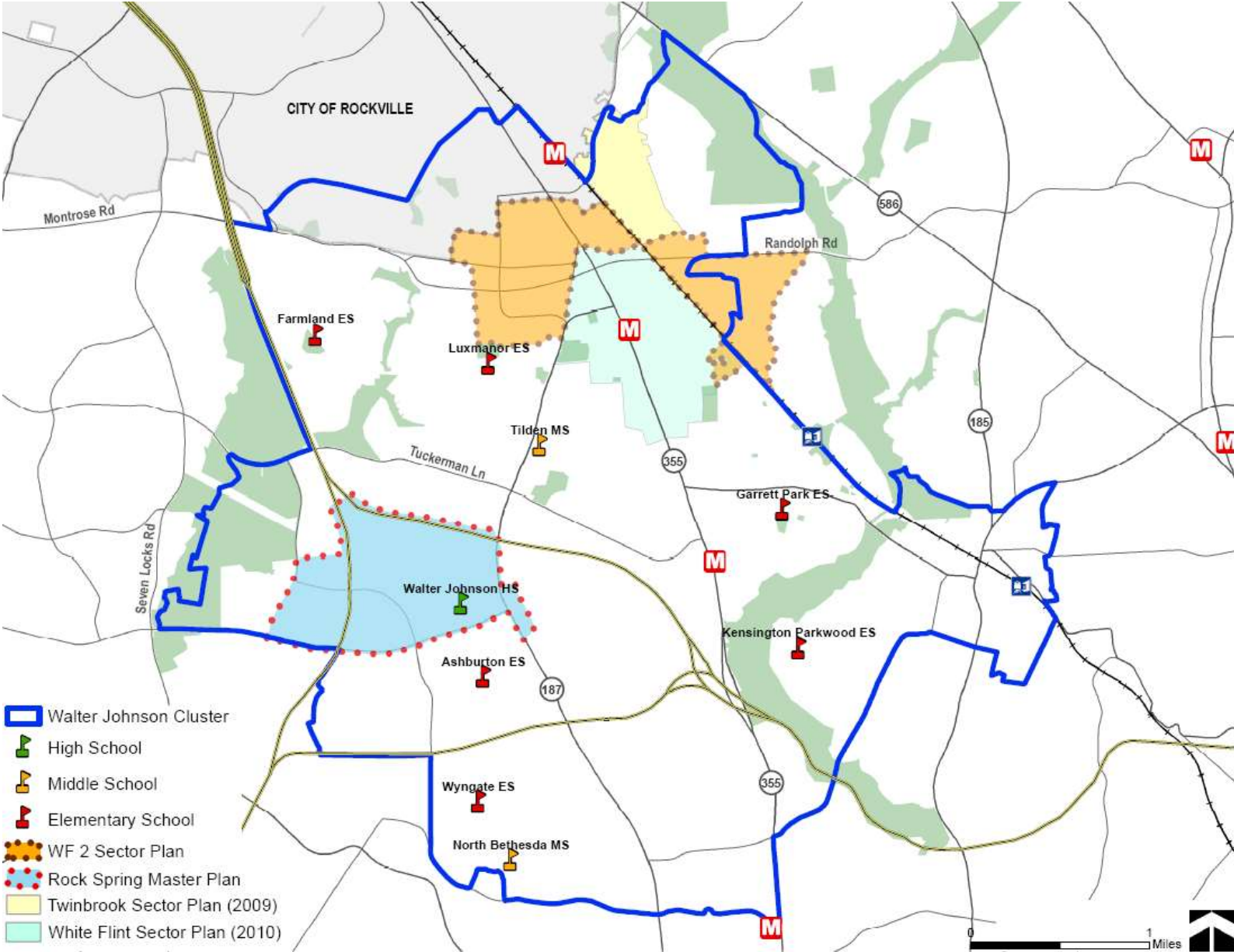
Zoning Recommendations

- Property: 6000 Executive Boulevard
- Zone: CR 2.0 C1.0 R1.5 H 200
- Properties: 6006 and 6010 Executive Boulevard
- Zone: CR 2.0 C1.0 R1.5 H 150

Zoning Recommendations

- Properties: 6100, 6110, 6116, 6120-6130 Executive Boulevard, 2115 and 2101 East Jefferson
- Zone: CR 1.5 C1.5 R1.0 H100

Walter Johnson Cluster



Walter Johnson High School

North Bethesda Middle School

- North Bethesda MS
- Tilden Middle School

Elementary Schools

- Ashburton ES
- Kensington-Parkwood ES
- Wyngate ES
- Farmland ES
- Garrett Park ES
- Luxmanor ES

Walter Johnson Cluster: Elementary Schools 2016-2022

	Off. Enr.	Projected Enrollment					
	2016- 2017	2017- 2018	2018- 2019	2019-2020	2020-2021	2021-2022	2022-2023
Ashburton Elementary School							
Program Capacity	651	651	651	881	881	881	881
Enrollment	905	955	969	965	978	998	979
<i>Space available</i>	-254	-304	-318	-84	-97	-117	-98
Farmland Elementary School							
Program Capacity	714	714	714	714	714	714	714
Enrollment	755	808	834	854	868	865	835
<i>Space available</i>	-41	-94	-120	-140	-154	-151	-121
Garrett Park Elementary School							
Program Capacity	776	776	776	776	776	776	776
Enrollment	829	855	882	888	894	882	894
<i>Space available</i>	-53	-79	-106	-112	-118	-106	-118
Kensington-Parkwood Elementary School							
Program Capacity	472	472	746	746	746	746	746
Enrollment	656	653	664	667	674	676	676
<i>Space available</i>	-184	-181	82	79	72	70	70
Luxmanor Elementary School							
Program Capacity	411	411	411	429	745	745	745
Enrollment	467	466	496	531	555	588	596
<i>Space available</i>	-56	-55	-85	-102	190	157	149
Wyngate Elementary School							
Program Capacity	777	777	777	777	777	777	777
Enrollment	739	719	727	708	696	715	716
<i>Space available</i>	38	58	50	69	81	62	61

Walter Johnson Cluster

Walter Johnson Cluster Elementary Schools Projected Enrollment, 2016–2046

	Off. Enr.	Projected Enrollment*										
	2016	2017	2018	2019	2020	2021	2022					2046
	2017	2018	2019	2020	2021	2022	2023	2026	2031	2036	2041	**
Total Walter Johnson Cluster Elementary Schools												
Program Capacity	3812	3812	3812	4086	4402	4402	4402	4631	4631	4631	4631	4631
Enrollment	4250	4345	4424	4471	4457	4573	4513	4800	4800	5100	5300	5500
<i>Space available</i>	-438	-533	-612	-385	-55	-171	-111	-169	-169	-469	-669	-869

MCPS Projections (2016)

*Projections from 2036 to 2046 assume complete build-out of Kensington and White Flint (2010) Sector Plans and proposed housing not associated with these sector plans. Market conditions and the pace of redevelopment of existing properties could change the number of units built and the timing of full build-out. Most master plans never reach full build-out.

**The projection for 2046 is considered peak enrollment. However, the projection for 2046 does not include the Rock Spring Master Plan, White Flint 2 Sector Plan and Grosvenor Strathmore Amendment as housing unit counts are not finalized at this time. The longer the forecast period, the more error is possible. It is considered equally likely for enrollment to come in below the numbers as it is for enrollment to exceed them.

Walter Johnson Cluster

Walter Johnson Cluster: Near-term solutions

FY 17-2022 CIP

Elementary Schools: Expansion/revitalization

- Ashburton
- Kensington Parkwood
- Luxmanor

Elementary school enrollment will be monitored to determine the timing for opening a new school in the long-term.

- Farmland will be monitored to determine if space deficit continues to remain at high levels; possible student reassignments will be considered.

Middle Schools: Expansion/revitalization or classroom additions

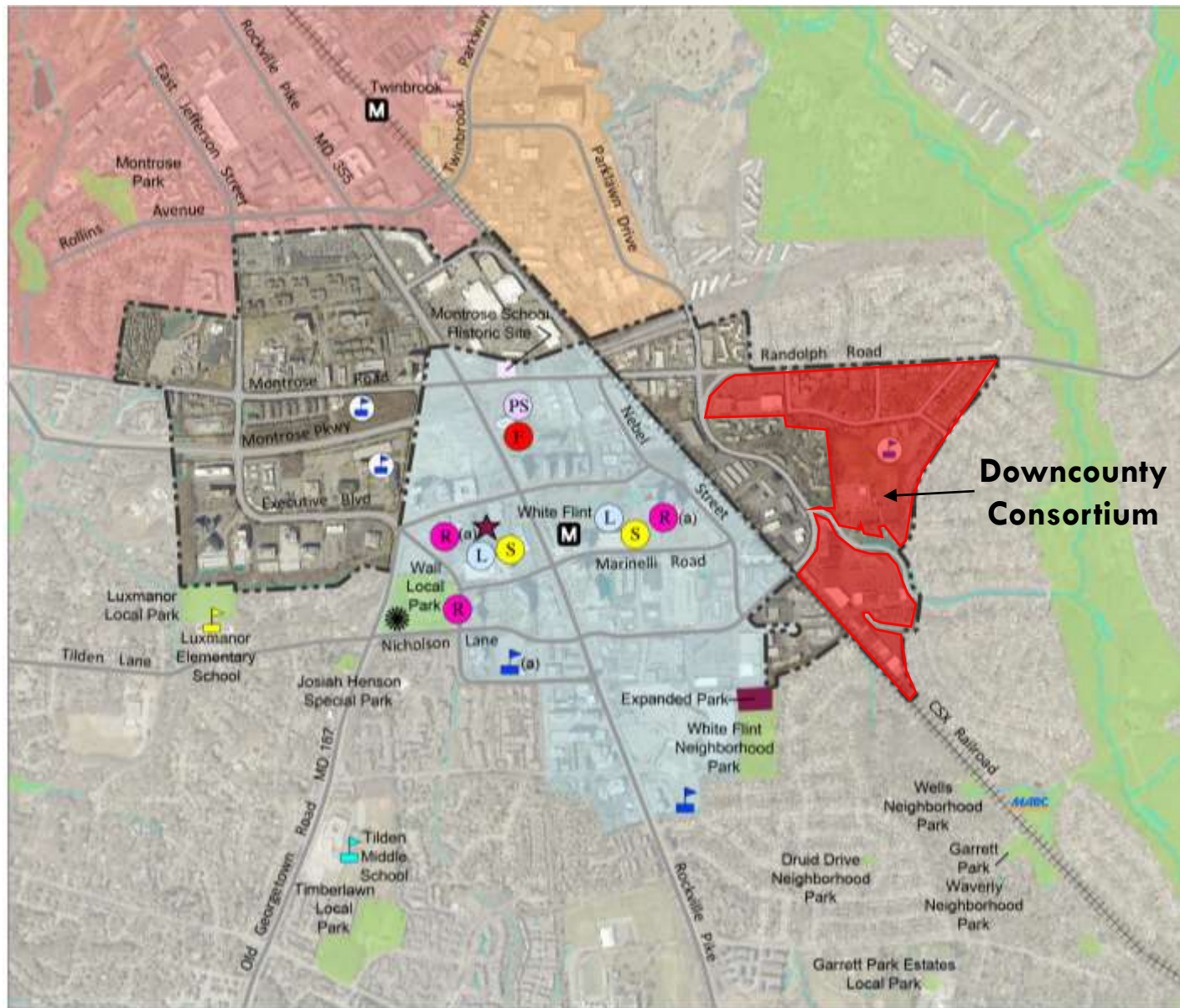
- North Bethesda Middle
- Tilden Middle

High School

- The reopening of the Woodward High School
- Capacity study to include five Downcounty Consortium high schools (Montgomery Blair, Albert Einstein, John F. Kennedy, Northwood and Wheaton) and Walter Johnson High School
- High school roundtable

Walter Johnson Cluster

Forecast Impacts



	Elementary	Middle	High
White Flint 2 Sector Plan in the Walter Johnson Cluster*	347	147	200
White Flint 2 Sector Plan in the Downcounty Consortium*	71	30	40

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

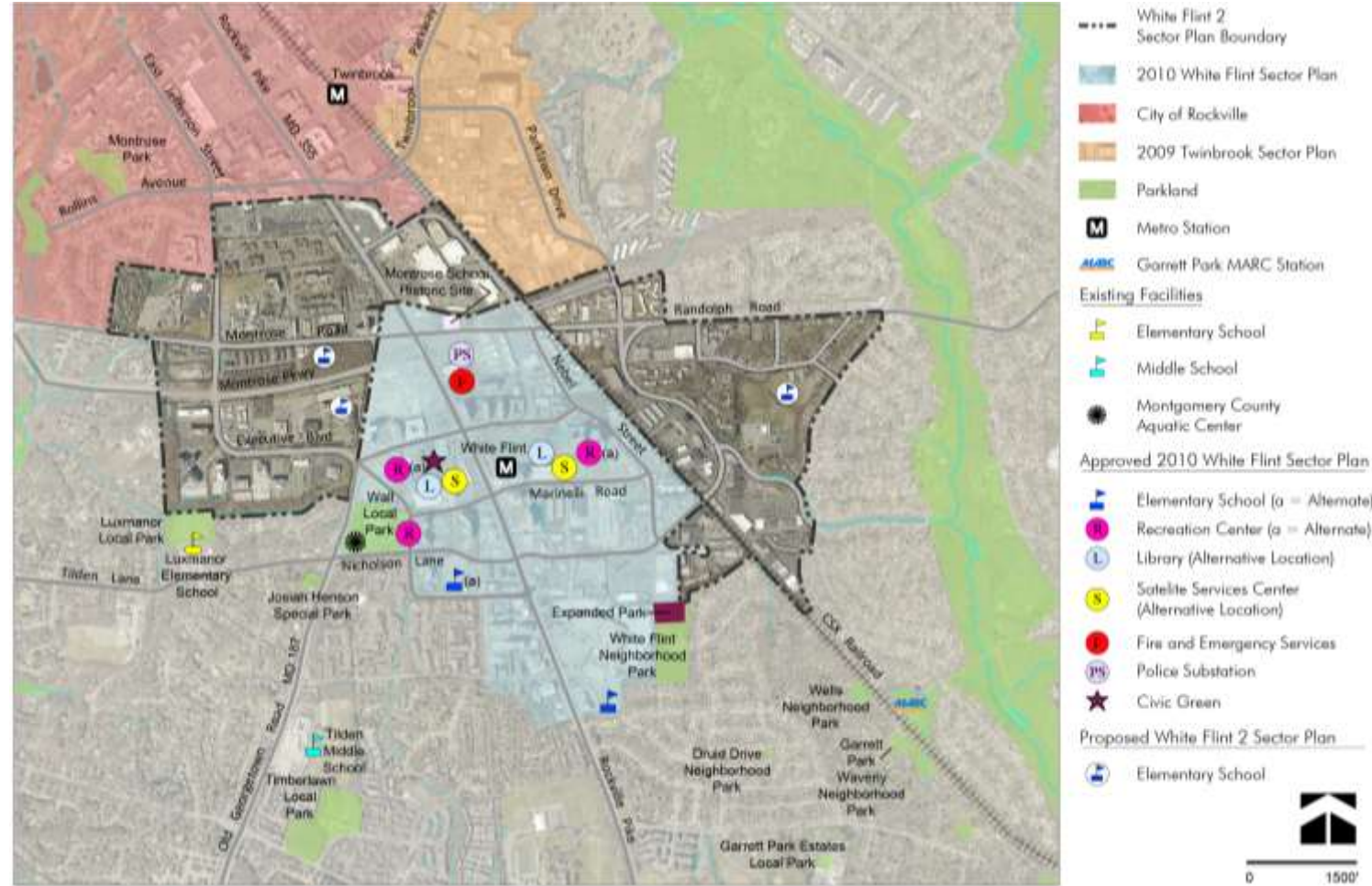
Walter Johnson Cluster

Framework for School Sites

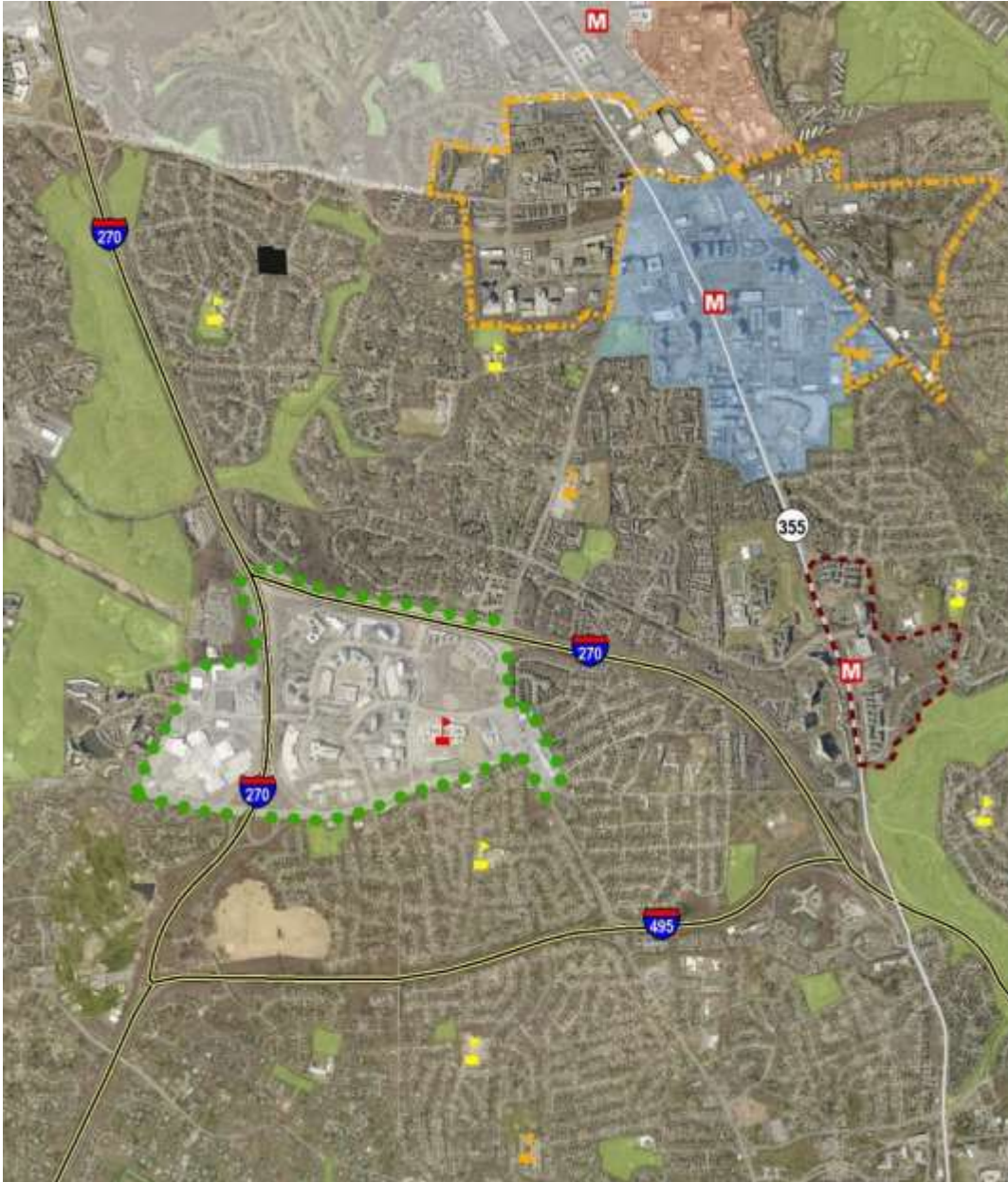
- Proximity to an existing residential neighborhood or multifamily residential development.
- Opportunities for the dedication or conveyance of a large property through the redevelopment process.
- Publicly owned properties.
- Within the Walter Johnson Cluster.

Draft Plan Recommendations Sites

- Willco
- Rocking Horse Road Center



Walter Johnson Cluster



Current Master Plans: White Flint 2, Rock Spring, and Grosvenor

	Elementary	Middle	High
White Flint 2 Sector Plan *	347	147	200
Planning Board Draft Rock Spring Plan	254	109	149
Estimated Draft Grosvenor Plan	96	24	32
Totals	697	280	381

* Walter Johnson Cluster Only and Staging Limit

Staging Recommendations

Key Concepts

- Linkage with the 2010 White Flint Sector Plan
 - Facilities and NADMS
- Mobility and public facilities focused
- East and west side considerations

Phasing Approach

Phasing 1

- Funding of new infrastructure
- Assessment or feasibility study for a public facility
- Achievement of NADMS goals

Phase 2

- Achievement of NADMS goals
- Funding of larger infrastructure projects (second Metro entrance and Randolph Road and Parklawn Drive realignment)

Phase 3

- Constructing major facilities (MARC and elementary schools)
- Achievement of NADMS goals

Staging Recommendations

Several important pre-staging items are considered for the draft *White Flint 2 Sector Plan*.

- The Planning Board should expand the existing White Flint Sector Plan Implementation Advisory Committee to include property owners, residents and other stakeholders from the *White Flint 2 Sector Plan* area.
- The Planning Board should expand the White Flint Sector Plan biennial monitoring report to include staging recommendations in this Plan.

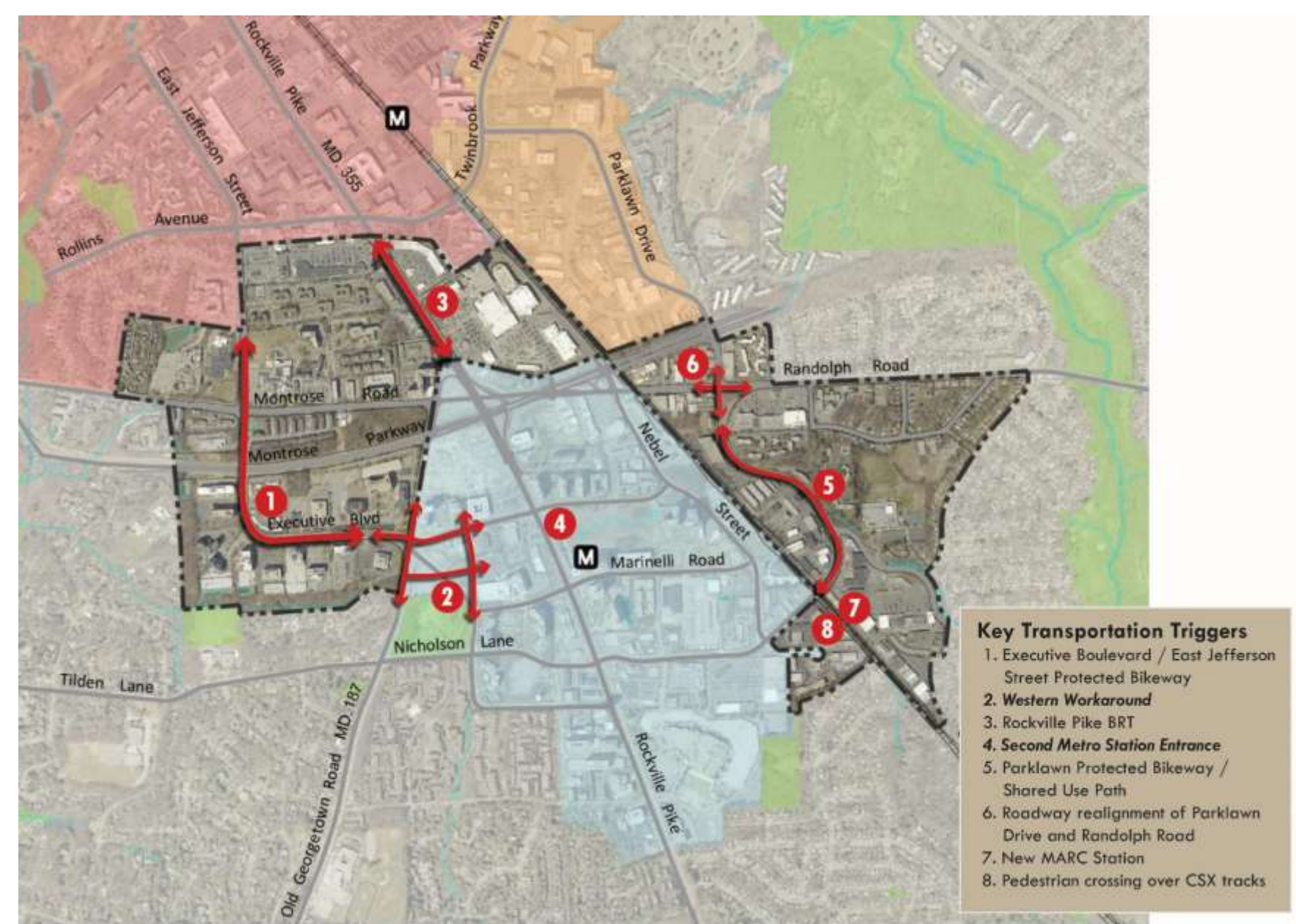
Prior to approval of any new development in the Plan area, the following actions must be taken:

- Amend the North Bethesda Policy Area to create a new Local Area Transportation Review (LATR) Policy Area for the *White Flint 2 Sector Plan* area, within six months of adopting the Sectional Map Amendment (SMA).
- Within 12 months of adopting the Sectional Map Amendment (SMA), determine if a public financing mechanism will be established to fund public infrastructure recommended for the White Flint 2 Sector Plan area.
- The Planning Board must create a staging allocation procedure for new development in the Plan area or modify the existing *White Flint Sector Plan Implementation Guidelines*.

Staging Recommendations

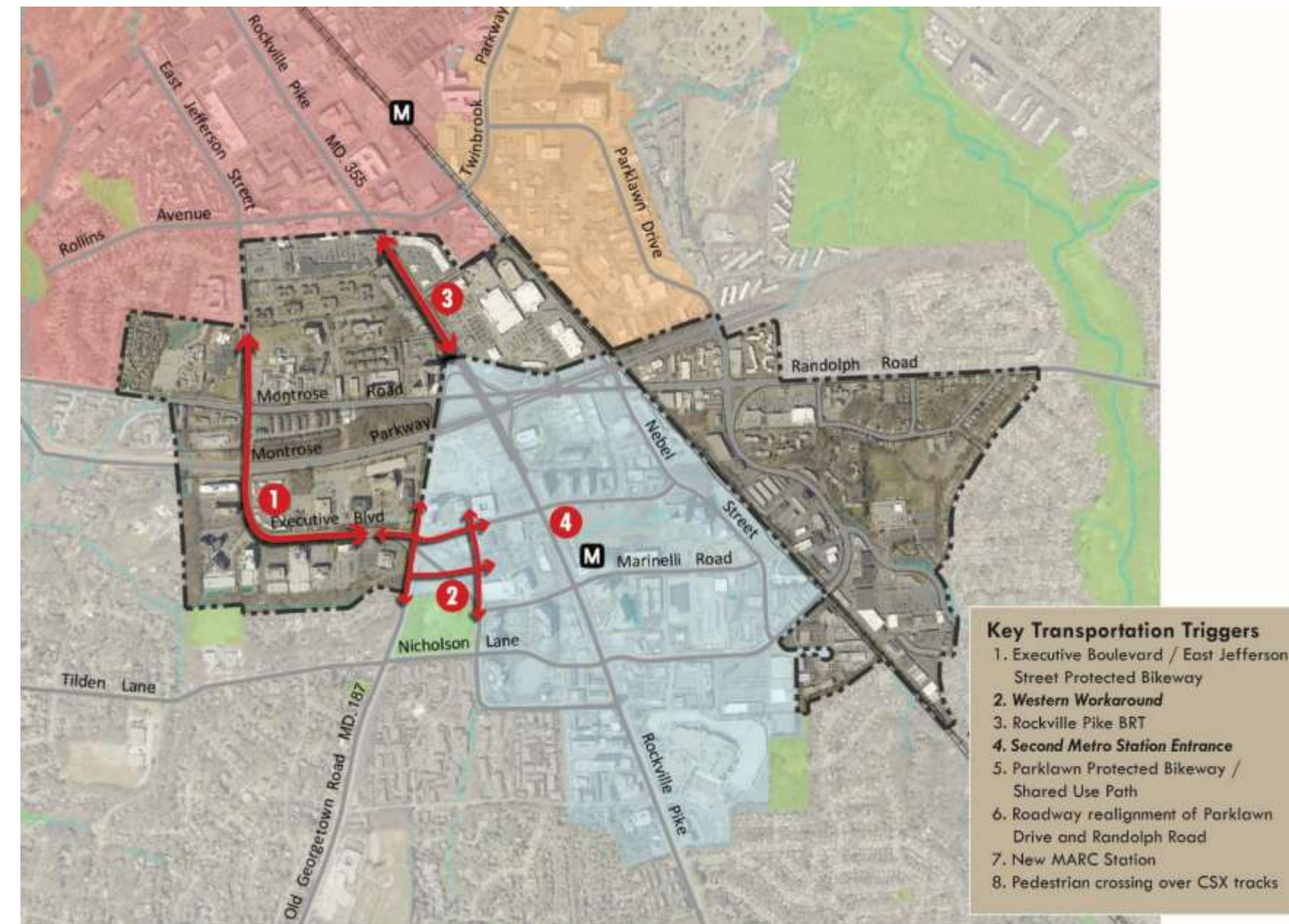
New development can occur anywhere in the Plan area. Infrastructure listed for each phase could be funded either through the Capital Improvements Program (CIP), Consolidated Transportation Program (CTP) for State- related projects, public-private partnership or developer initiative/contribution.

Staging Recommendations: Mobility Focused

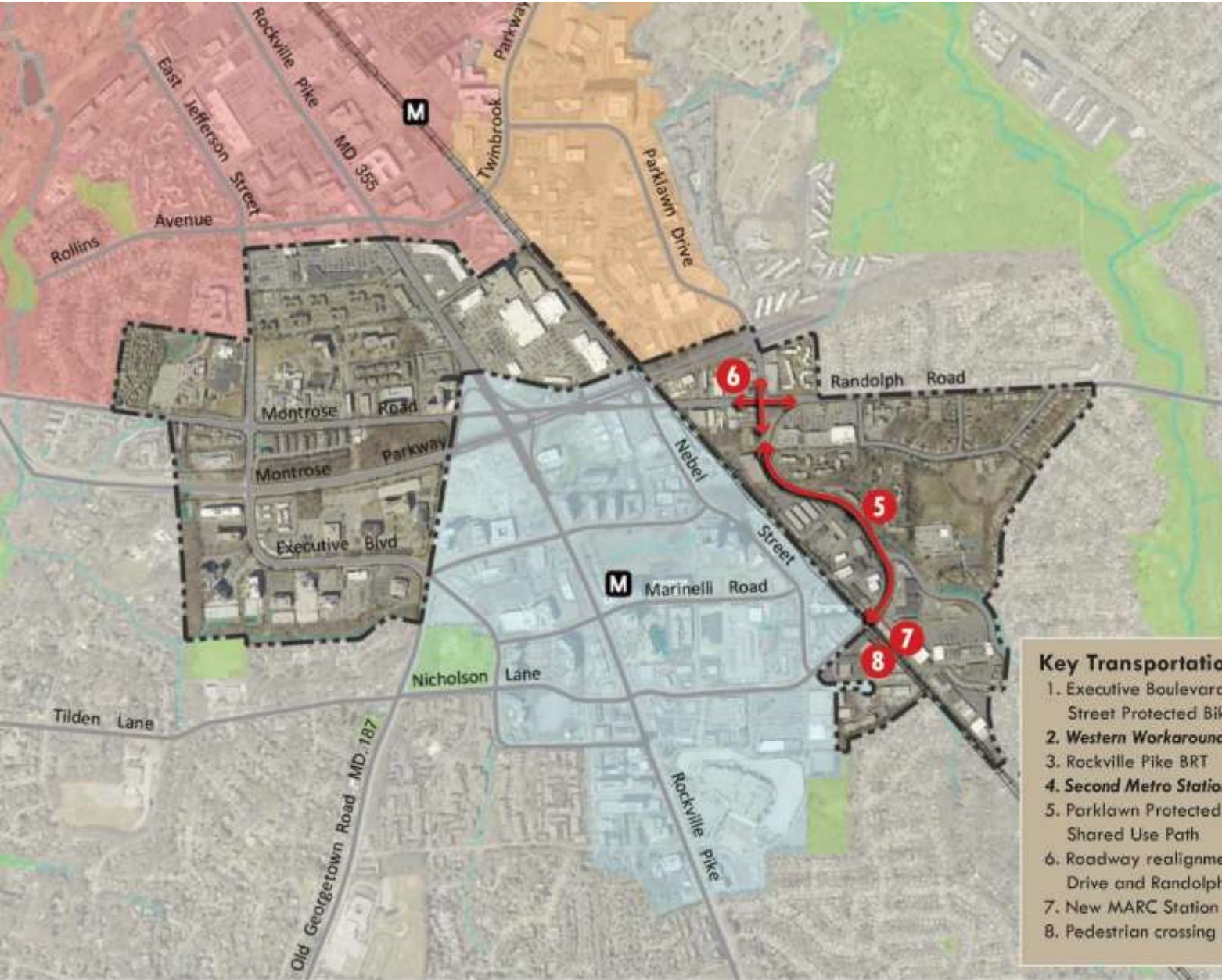


- Key Transportation Triggers**
1. Executive Boulevard / East Jefferson Street Protected Bikeway
 2. *Western Workaround*
 3. Rockville Pike BRT
 4. *Second Metro Station Entrance*
 5. Parklawn Protected Bikeway / Shared Use Path
 6. Roadway realignment of Parklawn Drive and Randolph Road
 7. New MARC Station
 8. Pedestrian crossing over CSX tracks

Staging Recommendations: Mobility Focused



Staging Recommendations: Mobility Focused



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