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.
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
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.
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.
**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

<table>
<thead>
<tr>
<th>Property</th>
<th>Land Area</th>
<th>Draft Plan Recommendation</th>
<th>Property owner</th>
<th>Revised property owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Willco (6001, 6003, 6011 Executive Blvd)</td>
<td>21.9 acres</td>
<td>CR 2.5 C1.0 R2.0 H200</td>
<td>CR 3.0 C1.5 R2.5 H200</td>
<td>CR 2.75 C1.5 R2.25 H200</td>
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<td>Kaiser Lab-6111 Executive Blvd</td>
<td>4 acres</td>
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<td>Greater Washington Jewish Federation-6101 Executive Blvd</td>
<td>3.02 acres</td>
<td>CR 2.5 C1.0 R2.0 H200</td>
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<tr>
<td>The Executive Office Condos</td>
<td>6.66 acres</td>
<td>EOF 0.75 H75</td>
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February 9 and 23 and May 18 Recommendation
Executive Boulevard-South

Luxmanor Elementary and Park

6120-6130

2115 East Jefferson

6100

Eagle Bank

6110

Executive Boulevard

6116

Peel Properties

Old Georgetown Road (MD 187)

Tilden Lane

Neilwood Drive

Guardian

6115

Eagle Bank
## Executive Boulevard-South

<table>
<thead>
<tr>
<th>Property</th>
<th>Land Area</th>
<th>Existing Square Feet</th>
<th>Existing FAR</th>
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<tbody>
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<td>6.78 acres</td>
<td>141,429 sq.ft.</td>
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<td>Peel Properties-6006 Executive Blvd</td>
<td>5.15 acres</td>
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<td>Eagle Bank-6010 Executive Blvd</td>
<td>5.38 acres</td>
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<td>6100 Executive Blvd</td>
<td>4.42 acres</td>
<td>150,934 sq.ft.</td>
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<tr>
<td>6110 Executive Blvd</td>
<td>6.23 acres</td>
<td>215,552 sq.ft.</td>
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<tr>
<td>6116 Executive Blvd</td>
<td>4.83 acres</td>
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<td>Monument Realty-6120-6130 Executive</td>
<td>12.91 acres</td>
<td>354,840 sq.ft.</td>
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<tr>
<td>GPT properties-2115 East Jefferson</td>
<td>5.48 acres</td>
<td>139,006 sq.ft.</td>
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<tr>
<td>Kaiser Permanente Mid-Atlantic-2101 East Jefferson</td>
<td>4.14 acres</td>
<td>237,910 sq.ft.</td>
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### Key Properties

- **Existing Zoning**:
  - **T**: Employment Office (EOF 0.75, H-100° T)
Executive Boulevard-South

May 18th: Planning Board Decisions

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

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

Draft 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

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*MCPS Projections (2016)*
Walter Johnson Cluster

Walter Johnson Cluster Elementary Schools Projected Enrollment, 2016–2046

<table>
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<tr>
<th>Off. Enr.</th>
<th>Projected Enrollment*</th>
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<td>-</td>
<td>-</td>
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<tr>
<td>2017</td>
<td>2018</td>
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<td>2020</td>
<td>2021</td>
<td>2022</td>
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<td>2031</td>
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</tr>
</tbody>
</table>

| Program Capacity | 3812 | 3812 | 3812 | 4086 | 4402 | 4402 | 4402 | 4631 | 4631 | 4631 | 4631 |
| Enrollment Space available | 4250 | 4345 | 4424 | 4471 | 4457 | 4573 | 4513 | 4800 | 4800 | 5100 | 5300 |

*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

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<tr>
<th></th>
<th>Elementary</th>
<th>Middle</th>
<th>High</th>
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<td>White Flint 2 Sector Plan in the Walter Johnson Cluster*</td>
<td>347</td>
<td>147</td>
<td>200</td>
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<td>White Flint 2 Sector Plan in the Downcounty Consortium*</td>
<td>71</td>
<td>30</td>
<td>40</td>
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*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

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<th>High</th>
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<tr>
<td>White Flint 2 Sector Plan *</td>
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<tr>
<td>Planning Board Draft Rock Spring Plan</td>
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<tr>
<td>Estimated Draft Grosvenor Plan</td>
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<td>Totals</td>
<td>697</td>
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* 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
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

Key Transportation Triggers
1. Executive Boulevard / East Jefferson Street Protected Bikeway
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