


## MEMORANDUM

October 19, 2017

TO: Planning, Housing, and Economic Development (PHED) Committee

FROM: Marlene Michaelson, Senior Legislative Analyst 

SUBJECT: White Flint 2 Sector Plan

This is the Planning, Housing, and Economic Development (PHED) Committee's second worksession on the White Flint 2 Sector Plan. This memorandum addresses housing and land use. Attached on © 1-6 is a chart that compares existing zoning, the Public Hearing Draft Plan (Planning staff recommendations), and Planning Board Draft recommended zoning.

**Councilmembers should bring their copy of the Plan to the meeting.**

### HOUSING

The Housing Chapter of the Sector Plan is on pages 57-60. The Plan notes that most of the existing multi-family housing predated the County's Moderately Priced Dwelling Unit (MPDU) law. To increase the supply of affordable housing in the Plan area, the Sector Plan recommends that each optional method development in the Commercial/Residential (CR)<sup>1</sup> and Commercial/Residential Town (CRT) zones provide 15 percent MPDUs as the highest priority to earn their public amenity points. Existing multi-family residential rents in the White Flint 2 area are affordable to households who earn 60 to 109 percent of the Washington Metropolitan Region's Average Median Income. The Plan seeks to create new MPDUs while also retaining some of the existing affordable units.

**Testimony:** The Montgomery Housing Partnership (MHP) testified in support of the Sector Plan's recommendation to increase the requirement for moderately priced dwelling units (MPDUs) from 12.5 to 15 percent. The Council also received testimony from property owners concerned that their properties would be at a competitive disadvantage with properties in White Flint 1, which are not required to exceed the existing 12.5 percent recommendation.

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<sup>1</sup> In the CR, CRT and CRN zones, the C indicates the Commercial Floor Area Ratio (FAR), the R indicates the Residential FAR, and the H indicates the Height.

**Staff Recommendation:** Staff believes that there should be a comprehensive analysis of which areas in the County should require 15% MPDUs (or whether it should be a County-wide requirement). However, until that analysis occurs and its results are implemented, the Council should not forgo the opportunity to increase MPDUs in areas before the Council for master plan review that appear to be appropriate locations to increase MPDUs. **Staff supports the Sector Plan recommendation.**

## **LAND USE AND ZONING**

Pages 23-56 is the Land Use and Zoning Chapter of the Sector Plan. Pages 24-27 discuss the Urban Design Framework. The Plan's goals are to concentrate additional density to create mixed-use centers, highlight properties that will improve connections between districts, promote compatibility between new and existing development, and identify properties that could develop as mixed-use centers to serve existing communities. The recommendations on page 26 focus on buildings, connectivity and open spaces. The remaining portion of this chapter provides specific recommendations for properties in the 4 districts in the Plan: Executive Boulevard, Rockville Pike-Montrose North, Parklawn South, and Randolph Hills. Each area and specific properties are addressed below.

### **EXECUTIVE BOULEVARD DISTRICT**

The approximately 91-acre Executive Boulevard District is discussed on pages 31-35 of the Plan. It is a traditional suburban office park, comprising 2.3 million square feet of office development. The Plan envisions that "existing environmental resources can provide the framework for new infill development and some redevelopment to create a sustainable and innovative district."

#### **Area 1: Executive Boulevard North**

Located west of Pike and Rose and between Montrose Parkway and Executive Boulevard, the Plan indicates that this 35-acre area has the potential for new infill development on some properties. This area is discussed on pages 32-33. A map of the properties appears on page 32 of the Plan. The Plan indicates that the 21.9-acre Washington Science Joint Venture (Willco) property has the greatest potential to accommodate new and infill development and recommends a significant increase in floor area ratio (FAR)<sup>2</sup> (from 0.75 to 2.75) and height (from 100 feet to 200 feet). Any development over 2.5 FAR must include "a proportionate increase in land provided for public use".

**Testimony:** The Council received testimony from Barbara Sears and Francoise Carrier on behalf of **Willco**, owner of approximately 22 acres. Willco supports the Plan's recommendation to change the zoning on this property from EOF-0.75 H-100 to CR-2.75 C-1.5 R-2.25 H-200. (Willco's comments on staging will be addressed in the memorandum for the meeting that addresses staging.)

**Staff Recommendation:** Staff believes that Planning Department staff and the Planning Board were correct in determining that this area, and the WILLCO site in particular, due to its size, proximity to Pike and Rose, and development plans, is the appropriate location for a significant increase in density and height. **Staff supports the Sector Plan recommendation.**

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<sup>2</sup> The FAR expresses the relationship between the amount of useable floor area permitted in a building (or buildings) and the area of the lot on which the building stands.

## **Area 2: Executive Boulevard South**

The 55.4-acre Executive Boulevard South area is discussed on pages 34-35. A map showing the properties' owners is on page 34 and the proposed zoning is on page 35. The Sector Plan allows an increase the density on each of the properties in this area, in part to address the status of buildings made non-conforming by the 2014 District Map Amendment. Densities and heights are greatest on the eastern end of this district, where the properties are closer to Old Georgetown Road, and taper to the west. Since there are single-family homes south and west of this area, the Plan generally recommends that new development step down in height as it gets closer to the residential communities, and provides more specific guidance on the Guardian property.

The Sector Plan recommends preservation of the 100-foot easement on the southern portion of the area, which includes Old Farm-Neilwood Creek. It recommends a pedestrian-bike path adjacent to the existing southern and western forested areas, with potential linkages to the Luxmanor Local Park and to Executive Boulevard to the north. Diagrams illustrating the buffer are attached on © 7-8.

**Testimony:** Jennifer Russel testified on behalf of **GPT properties, owners of 2115 E. Jefferson Street**, in support of the Sector Plan recommendations and the proposed rezoning from an EOF zone to the CR zone with a density of 1.5 FAR and 100-foot height.

Emily Vaias testified on behalf of the **Kaiser Foundation** Health Plan of the Mid-Atlantic States in support of the proposed zoning, but asking that the proposed pedestrian-bike path be incorporated into the transitional area. (Their comments on staging will be addressed in the memorandum for the meeting that addresses staging.)

Casey Cirner testified on behalf of the **RMR Group, the manager of property located at 2115 E. Jefferson Street** in Rockville, in support of the Sector Plan's recommendation to rezone the property from the EOF zone to CR-1.5 C-1.5 R-1.0 H-100. They seek clarification as to the specific size transition zone and the pedestrian-bike path and whether the bicycle path can be included within the transition area.

Stacy Silber testified on behalf of **AG Lowe Executive Plaza Owner, LLC, an affiliate of Monument Realty and Angelo Gordon**, the owners and managers of 6120 and 6130 Executive Boulevard. They support the Sector Plan recommend zoning of CR-1.5 C-1.5 R-1.0 H-100 but request that the proposed pedestrian-bike path be placed within the Transition Zone. They also ask that the Sector Plan not reference the water and sewer easement located behind the properties on Executive Boulevard because the easement location could change over the life of the Sector Plan.

Steve Robins testified on behalf of **Peel Properties** (6006 Executive Boulevard). They request that the zoning be changed from the Sector Plan recommendation of CR-2.0 C-1.0 R-1.5 H-150 to CR-2.25 to 2.5 C-1.5 R-2.0 H-150. They further request that Map 19 of the Plan (pages 34-35) be revised so that the pedestrian-bike path is located with the "Transition Zone". They further request that the Plan not mandate that the water and sewer easement located behind the property be retained because the easement could change over time (or be eliminated).

Francoise Carrier testified on behalf of **Guardian Realty Investors**. They support the Planning Board's recommendation to increase the height from 100 feet to 200 feet and request that the FAR be increased from the Plan's recommended 2.0 FAR to 2.5. They note that the properties in the other 3 corners of

this intersection have FARs ranging from 2.75 to 3.0 and they believe that additional density is necessary to incentivize redevelopment and justify the cost of underground and structured parking. They suggest that the requirement for age-restricted MPDUs be limited to 12.5% rather than the 15% recommended by the Sector Plan. Their comments on staging will be addressed in a future memorandum. They also request that the open space symbol on page 30 be removed from the Sector Plan because they believe they should not be required to provide unspecified Public Open Space in addition to the pedestrian-bike path. They do not believe this was considered by the Planning Board.

**Staff Recommendations:** Staff believes that the Sector Plan recommended zoning changes and recommendations for transitions to the single-family homes are appropriate for this area and does not support the requested increases in density for the Peel and Guardian properties. Given the limited forested area in the planning area, Staff supports the recommendation to retain the forested area “to contribute to the Plan’s environmental and tree canopy goals and maintain a transition to the existing Luxmanor residential community”. Moreover, M-NCPPC regulations will require a 100-foot setback from the stream in this wooded area, and any hard surface trail should be outside the stream buffer. However, Staff does not believe it is appropriate to require the retention of a water and sewer easement to which the Commission is not a party, and recommends changing the first paragraph on page 35 accordingly. The public open space symbol on the Guardian property is not meant to imply a greater requirement than would otherwise occur under normal regulatory procedures, but is meant to provide guidance on location. Staff does not recommend removing it.

## **ROCKVILLE PIKE MONTROSE NORTH DISTRICT**

The Rockville Pike Montrose North District is discussed on pages 36-45 of the Plan. This 186-acre District includes properties within the planning area located north of Montrose Parkway. The area includes traditional retail shopping centers (Federal Plaza and Montrose Crossing), institutional, and residential uses.

### **Area 1: Cherington Area**

This 30.5-acre area, located between Montrose Road and Montrose Parkway, has office buildings, the Cherington residential townhouses, and a United States Postal Service Center Annex. There are 4 vacant properties totaling approximately 11.7 acres. The undeveloped portions of the Wilgus property have the greatest potential for new development. This area is shown on page 38 of the Sector Plan. The Plan confirms the existing CRN zoning west of East Jefferson Street and the R-20 zoning south of Montrose Road and recommends rezoning the remaining vacant land. The Plan recommends CR-2.0 C-1.0 R-1.5 H-200 for the easternmost lot 2; CR-2.0 C-0.25 R-1.75 H-75 for the middle two lots and CRN-0.75 C-0.0 R-0.75 H-50 for the lot directly south of the Cherington townhouses. The Sector Plan recommends that a 1.25-acre neighborhood green be provided on the central or eastern portion of the Wilgus area, while a landscaped area must be provided adjacent to the Cherington townhouses.

**Testimony:** The Council received testimony from 2 civic associations and residents of the Cherington community in support of the Planning Department staff recommendation to retain the existing 3.5 acres of forested R-200 property as open space and an additional 33,000 square feet between the area identified by Planning Department staff and Stonehenge Place. They believe that the proposed development would negatively impact the existing community and result in the loss of tree cover and a forested area that could serve the broader community.

Barbara Sears testified on behalf of Wilgus Associates, owner of the Wilgus property, in support of the Sector Plan's recommendations. They believe that the recommended CRN-0.75 zoning is compatible with the adjacent development and will mirror it in scale, height and scope and will provide the recommended screening between the communities.

**Staff Recommendation:** Staff believes that the appropriate zoning for this property is the CRN zoning recommended by the Planning Board, but that efforts should be made during the regulatory process to determine whether it will be possible to preserve all or a portion of the wooded area. Staff recommends the following change to the text:

Rezone the vacant property (Parcel N273) from the R-200 Zone to the CRN 0.75, C 0.0, R0.75, H 50 Zone [to promote]. During the development review process, explore options for preserving all or a portion of the wooded area along Montrose Parkway for passive use. If the site's open space is not maintained, ensure that new residential development [that] is compatible with the adjacent townhouse community

Staff further recommends that language in the in the Sector Plan be revised to more clearly indicate that commercial uses should not be located on the area directly south of the Cherington community even though a portion is recommended for CR zoning.

## **Area 2: Montrose Village**

This 27-acre area is discussed on page 39 of the Sector Plan and includes single-family dwelling units, the Charles E. Smith Jewish Day School (Lower School) and the B'nai Israel Congregation. No redevelopment is contemplated and the Plan confirms the existing R-200 and R-60 zoning. The Council did not receive any testimony on this area and **Staff supports the recommendation to confirm the existing zoning.**

## **Area 3: Federal Plaza**

The approximately 37-acre Federal Plaza area is discussed on page 40 of the Sector Plan and contains the Federal Plaza Shopping Center, Miramont Villas Condominium and Miramont Apartments, and commercial properties. The Sector Plan recommends a change in zoning to facilitate new residential and non-residential development for Federal Plaza and commercial properties along Rockville Pike. For the 6-acre western portion of the Federal Plaza Shopping Center, the Sector Plan recommends retaining the same total FAR (2.25 FAR), but switching the commercial and residential densities to allow residential development (from C-1.5 to C-0.75 and from R-0.75 to R-1.5). On the 11.5-acre eastern portion, the Sector Plan recommends an identical shift in commercial and residential densities and an increase in height from 75 to 150 feet.

**Testimony:** Jay Corbalis testified on behalf of Federal Realty, indicating that since the Sector Plan does not increase the density and since this center is financially successful, it would not make economic sense to redevelop the property under current market conditions. He did not request a change in the zoning.

**Staff Recommendation:** Staff supports the Sector Plan recommendations for this property.

#### **Area 4: Hebrew Home**

The Hebrew Home area is discussed on pages 41-43 of the Sector Plan and contains the office buildings, commercial buildings, the Monterey and Morgan apartments, and institutional uses. The Sector Plan divides it into 2 sub-areas, discussed below.

##### **Sub-area: Jewish Community Center**

The 37.3-acre Jewish Community Center is discussed on page 42 and is located east of East Jefferson Street and north of Montrose Road. It includes the Hebrew Home of Greater Washington, Morgan Apartments, and three office buildings. The Sector Plan recommends retaining the existing R-200 zoning on the Hebrew Home and supports a floating CRT zone should the property redevelop. It confirms the EOF-3.0 H-100 for offices at 6001 Montrose Road and 6101 Montrose Road and recommends EOF-1.5 H-75 for the Verizon property (which is between the 2 offices).<sup>3</sup>

**Testimony:** Tim Dugan submitted a letter on behalf of **Verizon**, requesting that the proposed EOF-1.0 H-75 zoning be changed to CRT-4.0 C-0.5 R-3.5 H-150. They believe that the CRT zone will provide the necessary flexibility to allow redevelopment of this telecommunications facility.

Bruce Lane testified on behalf of the **Meridian Group, owners of the Morgan garden apartments**. They request that the R-20 zoning (which the Sector Plan recommends maintaining) be changed to CR-1.25 C-0.25 R-1.25 H 120, which would allow for possible redevelopment of the site with a modest amount of additional residential development and neighborhood retail uses. The existing and recommended zoning would not allow any additional development on the site, but the CR zone would allow approximately 95,000 square feet of additional development.

**Staff Recommendation:** Staff recommends changing the zoning on the Verizon property and the offices on either side to the CRT zone, but with a total density of 3.0 (as recommended for the other 2 offices) and a height of 120 feet. The Planning Board retained the existing R-20 on the Morgan garden apartment because this property provides moderately priced rents that could be eliminated with redevelopment. Absent a strategy to preserve affordable housing, Staff does not support the requested change in zoning.

##### **Sub-area: Georgetown Park**

This sub-area is discussed on pages 42-43 of the Sector Plan and includes the Georgetown Park office condominiums, the Monterey Apartments and commercial properties along Rockville Pike, and two vacant properties. The Plan recommends rezoning the Monterey Apartments from the CRT 2.25 zone to CR-4.0 C-0.25 R-4.0 H 200 so that the existing development is no longer non-conforming. It further recommends rezoning the commercial properties on Rockville Pike from CRT-2.25 C-1.5 R-0.75 H-75 to CR-2.25 C-1.0 R-1.5 H-150 to promote mixed-use development that further contributes to the Sector Plan's public benefits, including housing options.

**Staff Recommendation:** Staff supports the Sector Plan recommendations for this property.

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<sup>3</sup> The map on page 43 recommends EOF-1.5 H-75 for the Verizon property, while the text recommends EOF-1.0 H-75.

## **Area 5: Montrose Crossing**

The 42-acre Montrose Crossing area is discussed on pages 44-45 of the Sector Plan and includes 2 large shopping centers: Pike Center and Montrose Crossing Shopping Center. The Sector Plan indicates that both shopping centers have the potential to serve as a major mixed-use destination along Rockville Pike with a 1-acre civic green on the Montrose Crossing property and a ½-acre neighborhood green on the Pike Center property. To encourage redevelopment, the Sector Plan recommends changing the zoning on the Pike Center from CR-1.5 C-1.0 R-1.0 H-75 to the CR-2.0 C-0.75 R-1.5 H-200 zone. The Plan recommends reducing the height on the Montrose Crossing property from 220 to 200 but otherwise keeps the density unchanged (CR-2.0 C-0.5 R-1.5).

**Testimony:** Jay Corbalis testified on behalf of Federal Realty, expressing their preference that the Sector Plan not require a minimum 1-acre civic green if the property is redeveloped, but instead allow for “a series of smaller, pocket parks designed and programmed at the neighborhood level”. He also noted that since the Sector Plan does not increase the density and this center is financially successful, it would not make economic sense to redevelop the property under current market conditions. He did not request a change in the zoning.

**Staff Recommendation:** Staff supports the Sector Plan recommendations for this property.

## **PARKLAWN SOUTH DISTRICT**

The Parklawn South District is discussed on pages 46-49 of the Plan. Most of the land in this district is zoned Light Industrial (I-L) and the area includes an interesting mix of uses, including automotive repair and services, self-storage, catering services, coffee roasters, home improvement contractors, decorating services, and recreational uses. The County has a significant shortage of industrially zoned land and staff believes it is critical that it be retained, not only for industrial purposes but as land for new and incubator purposes. As the Sector Plan notes on page 46:

“Industrial zoned properties provide several functions: basic needs for County residents and public agencies; opportunities for different forms of employment including vocational and entry-level jobs; and space for small businesses, entrepreneurs, and artisans.”

A strong case for preserving light industrial land in the County was made in the 2013 Industrial Land Use Study and confirmed in the Appendix 7 to the White Flint 2 Sector Plan (pages 112-121 of the Appendix). This Appendix supported the retention of the existing Light Industrial zoning and recommended against introducing residential uses or the Commercial/Residential (CR) zone into this area, quoting the 2013 study and indicating that residential encroachment is “one of the most serious threats to an active industrial district”.

The Planning Board was not persuaded by these recommendations and chose instead to recommend an Overlay zone and floating CRT zone that would allow the area to develop primarily residential. The I-L zone only allows housing for a caretaker or watchman and has a maximum height of 50 feet and FAR of 1.0. The proposed Overlay zone (which will be the subject of a public hearing on November 14, 2017) would allow a total FAR of 1.5 and height of 75 feet. It requires a use permitted in the I-L zone on the ground floor, but would allow up to 1.0 FAR to be residential, making it very likely that the projects would be primarily residential. On 2 of the areas within this District (Randolph Hills Shopping Center

and Nicholson Court), the Sector Plan recommends a CRT floating zone with a maximum FAR of 1.5 or 2.0 with a significant contribution to public facilities. The Plan does not specify a mix of uses. **The increased value of the development allowed under the CRT designation makes it likely that local map amendments would be pursued and industrial uses eliminated altogether on these properties.**

Staff recommends that the Committee not endorse the floating zone or Overlay zone options as recommended in the Sector Plan. If the Committee believes that some residential uses are appropriate, it should consider expanding the Twinbrook Overlay Zone, rather than creating a new one. The Twinbrook Overlay Zone allows residential uses in the I-L zone, but limits residential uses to less than 40% of total floor area, ensuring that the area remains primarily industrial. The Council received testimony requesting that the proposed Overlay Zone allow townhomes in addition to multi-family units. Staff believes this would provide a greater threat to the future of industrial uses than the multi-family development allowed by the Planning Board recommended ZTA and does not recommend this.

### **Area 1: Randolph Square**

The Randolph Square Area is discussed on page 47 of the Sector Plan. Located between the future Montrose Parkway East and Randolph Road, this area includes storage facilities and automotive repair services and the Randolph Square Apartments. The Sector Plan recommends confirming the base zoning and applying the Overlay zone. The Council did not receive any testimony on this area. **Staff supports confirming the base zone as recommended by the Plan, but does not support the proposed Overlay zone for reasons discussed above.**

### **Area 2: Parklawn Drive**

The Parklawn Drive Area is discussed on page 48 of the Sector Plan. This 29.4-acre area is a good example of the eclectic mix of uses found in the I-L zone. It includes automotive repair and services; retail businesses; storage facilities; office buildings; a Pepco substation; arts-oriented businesses, including artists' studios; and a woodworker's club. The Sector Plan recommends rezoning two offices that became non-conforming because of the District Map Amendment from I-L (with a height limit of 50 feet) to EOF-0.75 H-100. **Staff supports changing the base zone on 2 properties and confirming the zoning on others as recommended by the Plan, but does not support the proposed Overlay zone for reasons discussed above.**

### **Area 3: Randolph Hills Shopping Center**

The Randolph Hills Shopping Center Area is discussed on page 48 of the Sector Plan. This 29.3-acre area is primarily zoned I-L-1.0 H-50 with a limited amount of CRT-0.75 and R-60. This area has a combination of retail and traditional light industrial uses, including automotive services and a variety of independent businesses. The Plan recommends that both the Randolph Hills Shopping Center and the Pickford property "offer the opportunity to create a mixed-use, neighborhood-serving center that complements the industrial character of the area." It indicates that both properties are appropriate for redevelopment under the Overlay zone of the CRT floating zone. It also recommends a ¾-acre neighborhood green on the Randolph Hills Shopping Center property.



**Testimony:** Steve Robins testified on behalf of **Pickford Enterprises, LLC** in support of the Sector Plan zoning recommendations, including the base Light Industrial zone, the Overlay zone that allows for residential development, and the CRT floating zone.

Joshua Sloan testified on behalf of Randolph Properties, owner of the **Randolph Hills Shopping Center**, asking that the Sector Plan allow additional residential development, including townhomes, on the portion of the site closest to existing single-family development. In addition, they do not support the language in the recommended Overlay zone that would limit residential development to upper floors and retain light industrial uses on the ground floor.

The **Randolph Civic Association's** testimony supported zoning flexibility on the Randolph Hills Shopping Center and the Pickford Property that would facilitate their eventual redevelopment as a mixture of commercial and residential uses. While they understand the importance of maintaining industrial areas, they believe that these properties are different, since the industrial uses are directly abutting single-family and apartment residences.

**Staff Recommendation:** Staff supports confirming the existing base zoning as recommended in the Sector Plan, but does not support the proposed Overlay zone or the floating zone option for the reasons listed above. If one believes that it is not appropriate to have light industrial uses next to residential uses, then the problem is not addressed by adding new residential uses that would still be adjacent to industrial uses.

#### **Area 4: Nicholson Court**

The 16.7-acre Nicholson Court Area is discussed on pages 48-49 of the Sector Plan and includes light industrial and commercial uses, including a Ride On bus parking facility, Barwood Taxi headquarters, a storage warehouse, and Nicholson Plaza, a retail shopping center. The zoning is I-L-1.0 H-50. The Sector Plan recommends confirming the existing zoning, creating the proposed Overlay zone, and indicating that a floating CRT zone would be appropriate for the property.

**Staff Recommendation:** Staff supports confirming the existing base zoning as recommended in the Sector Plan, but does not support the proposed Overlay zone or the floating zone option for the reasons listed above.

### **RANDOLPH HILLS DISTRICT**

The Randolph Hills District is described on pages 50-54 of the Plan. The District includes single-family and multi-family residential development, retail and institutional uses.

#### **Area 1: Loehmann's Plaza**

This 30-acre area includes the 10.8-acre Loehmann's Plaza shopping center, an office building, and two multi-family residential properties. It also includes a County-owned parcel adjacent to the Walnut Grove Condominium. The Sector Plan recommends confirming the CR zoning on the Loehmann's Plaza shopping center but increasing the density from 1.5 FAR to 1.75 and increasing the residential FAR (from 1.0 to 1.5), while decreasing the commercial FAR from 1.0 to 0.5. It recommends changing the 2 multi-family complexes (zoned R-20 and R-30) to CRT 1.0, C-0.25, R-1.0, H-65. These properties

were built prior to MPDU requirements and the Plan indicates that redevelopment would lead to the creation of MPDUs. The Plan confirms the EOF zoning on the office building and R-60 zoning on the County-owned property.

**Testimony:** Francine Waters testified for **Lerner Enterprises, owner of the Oxford Square Apartments** on Parklawn Drive, in support of the Sector Plan recommended change in zoning.

Staff received a request from Executive staff to rezone the small County-owned property from R-60 to CRT 1.0, C-0.25, R 1.0, H-65, as the Sector Plan recommends for the adjacent properties since it could be redeveloped in conjunction with those properties, particularly since the Sector Plan requires a pedestrian-bike connection on the property.

**Staff Recommendation:** Staff supports the Sector Plan recommended zoning and the request of Executive staff to rezone the County-owned parcel to be consistent with the recommended zoning for the adjacent residential developments.

## **Area 2: Montrose Baptist**

This area, discussed on page 53 of the Plan, includes the Montrose Baptist Church, Montrose Christian School, and single-family residences between Putnam Road and Rocking Horse Road. A local map amendment previously rezoned the Church property from the R-60 and R-90 zones to the RT-15 zone for a townhouse development of 109 units. The Sector Plan recommends rezoning the Church property from RT-15 to the THD zone and confirms the R-90 and R-60 zoning of other properties.

The Council did not receive any testimony on this area and **Staff supports the recommended zoning.**

## **Area 3: Rocking Horse Road Center**

This 31.9-acre area is discussed on page 54 of the Sector Plan and includes the Charles E. Smith Jewish Day School (located on land owned by Montgomery County Public Schools - MCPS), the MCPS-owned Rocking Horse Road Center, and single-family residential dwellings. If the offices located at the Rocking Horse Road Center relocate, the Plan recommends that property be considered for a new middle school or high school (or a combination) with a park. The Plan recommends confirming the existing R-90 and R-60 zoning.

Although the Council received significant testimony on potential locations for future schools, it did not receive any testimony on the zoning recommendations for these properties and **Staff supports the Sector Plan recommendation to confirm the existing zoning.**

## **TECHNICAL CORRECTION**

The Council received testimony indicating that the key on page 30 of the Sector Plan did not appropriately reflect the heights recommended in the Sector Plan. Staff recommends that this be updated after Council decides the heights of specific properties.

<b>Executive Boulevard District</b>			
<b>Area: Executive Boulevard North</b>			
<i>Property</i>	<i>Existing Zoning</i>	<i>Public Hearing Draft Plan Recommendation</i>	<i>Planning Board Draft Plan</i>
6001, 6003 and 6011 Executive Boulevard (Willco)	EOF 0.75 H-100T	CR2.5 C1.0 R2.0 H-200	CR 2.75 C1.5 R2.25 H-200
6101 Executive Boulevard	EOF 0.75 H-100T	CR 2.5 C1.0 R2.0 H-200	CR 2.75 C1.5 R2.25 H-200
<b>Area: Executive Boulevard South</b>			
6000 Executive Boulevard (Guardian)	EOF 0.75 H-100T	CRT 2.0 C1.0 R1.5 H-120	CR 2.0 C1.0 R1.5 H-200
6006 Executive Boulevard (Peels)	EOF 0.75 H-100T	CRT 2.0 C1.0 R1.5 H-120	CR 2.0 C1.0 R1.5 H-150
6010 Executive Boulevard (Eagle Bank/Ron Paul)	EOF 0.75 H-100T	CRT 2.0 C1.0 R1.5 H-120	CR 2.0 C1.0 R1.5 H-150
6100 Executive Boulevard	EOF 0.75 H-100T	EOF 1.0 H-100	CR 1.5 C1.5 R1.0 H-100 <sup>1</sup>
6110 Executive Boulevard	EOF 0.75 H-100T	EOF 1.0 H-100	CR 1.5 C1.5 R1.0 H-100
6116 Executive Boulevard	EOF 0.75 H-100T	EOF 1.0 H-100	CR 1.5 C1.5 R1.0 H-100
6120-6130 Executive Boulevard	EOF 0.75 H-100T	EOF 1.0 H-100	CR 1.5 C1.5 R1.0 H-100
2115 East Jefferson Street	EOF 0.75 H-100T	EOF 1.0 H-100	CR 1.5 C1.5 R1.0 H-100
2101 East Jefferson Street (Kaiser Permanente Headquarters)	EOF 0.75 H-100T	EOF 1.5 H-100	CR 1.5 C1.5 R1.0 H-100

<b>Rockville Pike-Montrose North District</b>			
<b>Area: Cherington</b>			
<i>Property</i>	<i>Existing Zoning</i>	<i>Public Hearing Draft Plan Recommendation</i>	<i>Planning Board Draft Plan</i>
Wilgus-6000 Montrose Road and Parcel N231	EOF 1.5 H-75	CR 2.0 C1.0 R1.5 H-200	CR 2.0 C1.0 R1.5 H-200
Wilgus-Parcel N279	EOF 3.0 H-100	CR 2.0 C0.25 R1.5 H-75	CR 2.0 C0.25 R1.75 H-75

<sup>1</sup> During the Board's worksessions, Planning Staff recommended the floating CRT zone for the properties between 6100 Executive Boulevard to 2115 East Jefferson Street.

6060 Montrose Road (Gas station)	CRT 0.25 C0.25 R0.25 H-35	CR 2.0 C0.25 R1.5 H-75	CR 2.0 C0.25 R1.75 H-75
Wilgus-Parcel N273	R-200	R-200	CRN0.75 C0.0 R0.75 H-50

<b>Rockville Pike-Montrose North District</b>			
<b>Area: Hebrew Home</b>			
<i>Property</i>	<i>Existing Zoning</i>	<i>Public Hearing Draft Plan Recommendation</i>	<i>Planning Board Draft Plan</i>
JCC/Hebrew Home	R-200	R-200/CRT floating	R-200/CRT 1.0 C0.25 R1.0 H-100 floating
Verizon-6015 Montrose Road	R-200	EOF 1.5 H-75	EOF 1.5 H-75
6001 Montrose Road	EOF 3.0 H-100	EOF 3.0 H-100	EOF 3.0 H-100
The Morgan Apartments-12000 Chase Crossing Circle	R-20 (Multifamily, medium density residential)	R-20 (Multifamily, medium density residential)	R-20 (Multifamily, medium density residential)

<b>Rockville Pike-Montrose North District</b>			
<b>Area: Federal Plaza</b>			
<i>Property</i>	<i>Existing Zoning</i>	<i>Public Hearing Draft Plan Recommendation</i>	<i>Planning Board Draft Plan</i>
Federal Plaza-12260 Rockville Pike	CRT 2.25 C1.5 R0.75 H-75	CR 2.0 C0.75 R1.5 H- 150	CR 2.25 C0.75 R1.5 H-150
Federal Plaza-1776 East Jefferson Street	CRT 2.25 C1.5 R0.75 H-75	CRT 2.0 C0.75 R1.5 H- 75	CRT 2.25 C0.75 R1.5 H-75

<b>Parklawn South District</b>			
<b>Area: Nicholson Court</b>			
<i>Property</i>	<i>Existing Zoning</i>	<i>Public Hearing Draft Plan Recommendation</i>	<i>Planning Board Draft Plan</i>
Nicholson Plaza, 5000 Nicholson Lane	IL 1.0 H-50	NR 1.0 H-50	Confirm the IL Zone.  Recommends a new Mixed-Use Industrial (1.5 FAR:0.5 FAR

			<p>Industrial uses-IL- and 1.0 FAR Residential)</p> <p>Supports a floating Commercial Residential Town (CRT) Zone, up to 1.5 FAR with a pedestrian-bike crossing and up to 2.0 FAR, if a MARC station is provided.</p>
5000 Nicholson Court	IL 1.0 H-50	IL 1.0 H-50	<p>Confirm the IL Zone.</p> <p>Recommends a new Mixed-Use Industrial (1.5 FAR-0.5 FAR Industrial uses-IL- and 1.0 FAR Residential)</p> <p>Supports a floating Commercial Residential Town (CRT) Zone, up to 1.5 FAR with a pedestrian-bike crossing and up to 2.0 FAR, if a MARC station is provided.</p>
4950 Nicholson Court	IL 1.0 H-50	IL 1.0 H-50	<p>Confirm the IL Zone.</p> <p>Recommends a new Mixed-Use Industrial (1.5 FAR:0.5 FAR Industrial uses-IL- and 1.0 FAR Residential)</p> <p>Supports a floating Commercial Residential Town (CRT) Zone, up to 1.5 FAR with a pedestrian-bike crossing and up to 2.0 FAR, if a MARC station is provided.</p>
4940 Nicholson Court	IL 1.0 H-50	IL 1.0 H-50	<p>Confirm the IL Zone.</p> <p>Recommends a new Mixed-Use Industrial</p>

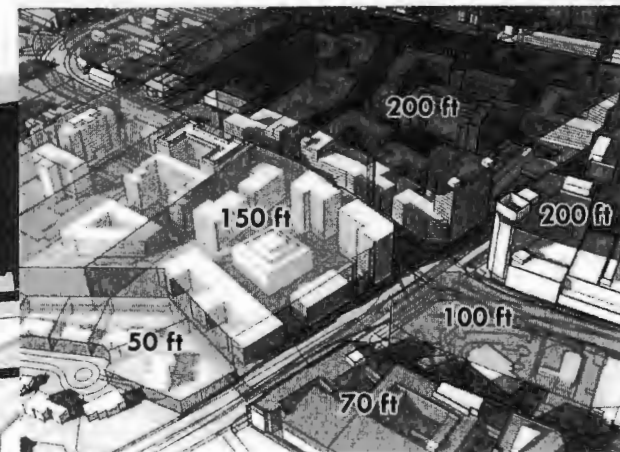
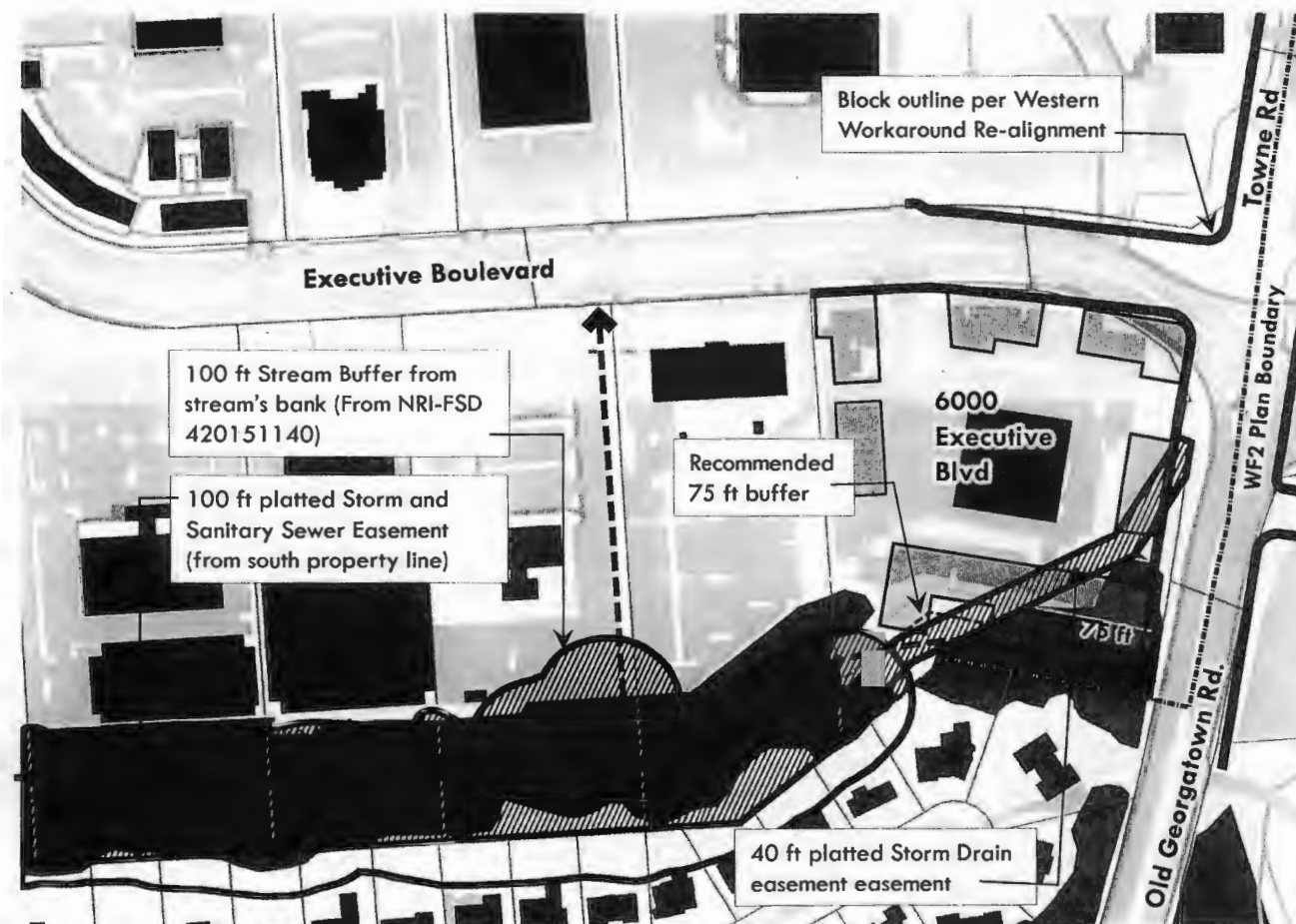
			<p>(1.5 FAR: 0.5 FAR Industrial -IL- and 1.0 FAR Residential)</p> <p>Supports a floating Commercial Residential Town (CRT) Zone, up to 1.5 FAR with a pedestrian-bike crossing and up to 2.0 FAR, if a MARC station is provided.</p>
4900 Nicholson Court	IL 1.0 H-50	IL 1.0 H-50	<p>Confirm the IL Zone.</p> <p>Recommends a new Mixed-Use Industrial (1.5 FAR: 0.5 FAR Industrial-IL- and 1.0 FAR Residential)</p> <p>Support a floating Commercial Residential Town (CRT) Zone, up to 1.5 FAR with a pedestrian-bike crossing and up to 2.0 FAR, if a MARC station is provided.</p>
4935 Nicholson Court	IL 1.0 H-50	IL 1.0 H-50	<p>Confirm the IL Zone.</p> <p>Recommended Mixed-Use Industrial (1.5 FAR: 0.5 FAR Industrial -IL- and 1.0 FAR Residential)</p> <p>Support a floating Commercial Residential Town (CRT) Zone, up to 1.5 FAR with a pedestrian-bike crossing and up to 2.0 FAR, if a MARC station is provided.</p>

<b>Parklawn South District</b>			
<b>Area: Randolph Hills Shopping Center</b>			
<i>Property</i>	<i>Existing Zoning</i>	<i>Public Hearing Draft Plan Recommendation</i>	<i>Planning Board Draft Plan</i>
Randolph Hills Shopping Center	IL 1.0 H-50	IL 1.0 H-50 A floating Commercial Residential Town is appropriate for approximately 8 acres.	Confirm the IL Zone.  Recommended Mixed-Use Industrial (1.5 FAR: 0.5 FAR Industrial-IL- and 1.0 FAR Residential)  Supports a floating Commercial Residential Town (CRT) Zone, up to 1.5 FAR with a pedestrian-bike crossing and up to 2.0 FAR, if a MARC station is provided.
Pickford Enterprises- 5040 Boiling Brook Parkway and 11711 Parklawn Drive	IL 1.0 H-50	IL 1.0 H-50	Confirm the IL Zone.  Recommended Mixed-Use Industrial (1.5 FAR: 0.5 FAR Non-Residential and 1.0 FAR Residential)  Support a floating Commercial Residential Town (CRT) Zone, up to 1.5 FAR with a pedestrian-bike crossing and up to 2.0 FAR, if a MARC station is provided.

<b>Randolph Hills District</b>			
<b>Area: Loehmann's Plaza</b>			
<i>Property</i>	<i>Existing Zone</i>	<i>Public Hearing Draft Plan Recommendation</i>	<i>Planning Board Draft Plan</i>
Walnut Grove Condominium	R-20 (Multifamily, medium density)	Confirm the R-20 zone	CRT 1.0 C0.25 R1.0 H-65
Oxford Square	R-30 (Multifamily, low density)	Confirm the R-30 zone	CRT 1.0 C0.25 R1.0 H-65
Loehmann's Plaza	CR 1.5 C1.0 R 1.0 H-75	CR 1.75 C0.5 R1.5 H-75	CR 1.75 C0.5 R1.5 H-75



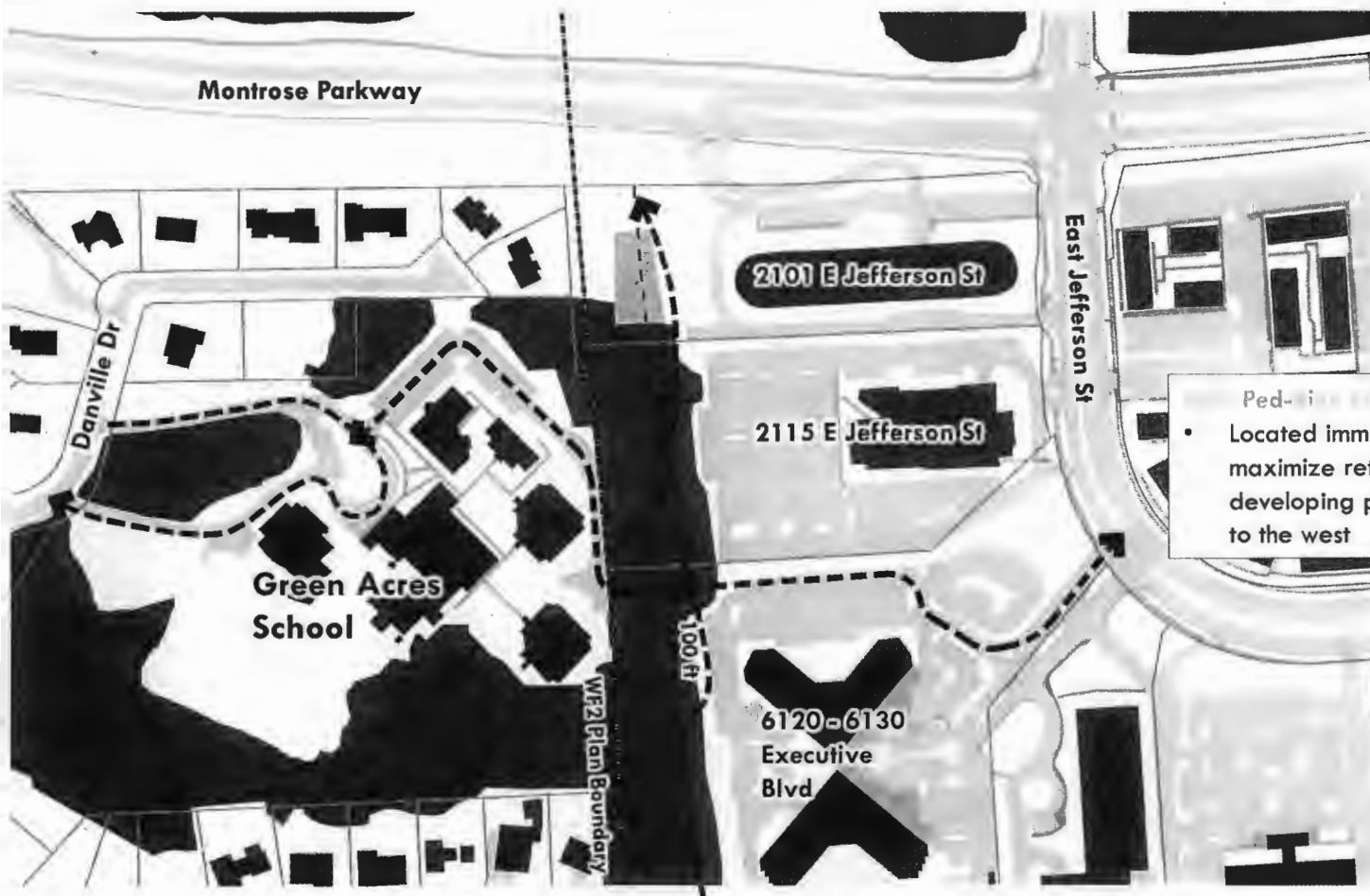
## Executive Blvd South Buffer



### 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.

## Executive Boulevard Western Edge



Ped-ice walk

- Located immediately outside the 100 ft buffer, to maximize retainage of existing landscape between developing properties and residentially zoned properties to the west