

MEMORANDUM

November 2, 2017

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

FROM: Marlene Michaelson, ^{mm} Senior Legislative Analyst

SUBJECT: White Flint 2 Sector Plan

This is the Planning, Housing, and Economic Development (PHED) Committee's fourth worksession on the White Flint 2 Sector Plan. This memorandum addresses follow-up issues from the last worksession, including zoning for the Morgan apartments and Verizon property (and adjacent offices), the zoning strategy for the Parklawn South area, and the Plan recommendation for 15 percent moderately priced dwelling units (MPDUs), both in White Flint 2 and Grosvenor. 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.

ZONING FOR MORGAN APARTMENTS

The Morgan Apartments are part of the 37.3-acre area included in the Jewish Community Center area. This area 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.

Testimony: 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. Based on concerns expressed by the Planning Department and Council Staff about the potential loss of moderately priced housing, the property owner has suggested an increased requirement for affordable housing of 17.5 percent Moderately Priced Dwelling Units (MPDUs) and 2.5 percent workforce housing units, with the potential

of achieving the additional affordable housing in the existing housing. To achieve this, they have revised their zoning request to CR-1.5, C-0.25, R-1.5, H-150.

Staff Recommendation: The strategy suggested here is similar to the one the Council approved in Lyttonsville for a property with existing affordable housing and one that Staff believes is appropriate at this location. Staff supports CRT zoning (rather than CR as requested by the property owner) at the requested density, with the requirement that development include either 17.5 percent MPDUs and 2.5 percent workforce housing OR 20 percent MPDUs (since the benefits of the additional MPDUs might be preferable for the property owner). Staff would limit the height to 120 feet (as Staff recommends for the properties to the South) and would allow the MPDU requirement to be fulfilled in new or existing buildings.

ZONING FOR VERIZON PROPERTY AND ADJACENT OFFICES

The Sector Plan recommends EOF-1.5, H-75 for the Verizon property and confirms the EOF-3.0, H-100 for the offices on either side of the property at 6001 Montrose Road and 6101 Montrose Road.¹ 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. He subsequently revised this request to CRT-4.0, C-4.0, R-3.5, H-150 to provide the flexibility to develop as a residential or commercial use. They believe that the CRT zone will provide the necessary flexibility to allow redevelopment of this telecommunications facility.

At the last PHED Committee meeting, Staff recommended 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 Hebrew Home, which owns the property to the west, supported this recommendation. **Staff consulted with Planning Department staff on the appropriate mix of commercial and residential development and support their recommended allocation as follows: CRT-3.0, C-1.5, R-2.0, H-120.**

ZONING STRATEGY FOR THE PARKLAWN SOUTH DISTRICT

The Committee discussed the Sector Plan's recommendations regarding the Parklawn South District (pages 46-49 of the Plan) and the need to preserve Light Industrial (I-L) land, and asked Staff to explore alternative zoning recommendations that could preserve land for light industrial uses, while still allowing some innovative residential uses. At the last worksession, Councilmember Reimer proposed rezoning the area that is typical retail commercial development (such as a grocery store and restaurants) and not light industrial to the CRT zone. Attached on © 8 is a map prepared by Planning Department staff displaying the area that is typical retail and also showing where the existing uses are light industrial. **Since CRT zoning would eliminate the possibility of light industrial uses, Staff recommends keeping that area limited in size if the Committee decides to use the CRT zone here.**

The alternate strategy, which Staff proposed based on the Committee's earlier discussions, would be to replace the Twinbrook Overlay zone with a new Industrial Overlay zone that would apply to the Twinbrook planning area and the Randolph Shopping Center Area (and potentially other areas that will be identified in future master plans). The key elements of this new Overlay zone would be that it would

¹ The map on page 43 recommends EOF-1.5, H-75 for the Verizon property while the text recommends EOF-1.0, H-75.

allow up to 40 percent to be developed as residential (while still preserving a majority of the property for light industrial uses) and would provide more flexibility than the current Twinbrook Overlay zone² does regarding the form and location of residential development.

The details of the Overlay Zone would be determined during the drafting of this new zone, but Staff suggests the following key elements:

1. Purpose would be to allow limited residential development in the IL zone, while ensuring that residential development does not jeopardize the light industrial focus or uses (including those that have not traditionally been considered compatible with residential development).
2. Would increase allowable FAR from 1.0 to 1.5 and increase height from 50 to 75 feet (as they are proposed to increase in the White Flint 2 proposed Overlay zone).
3. Would require that at least 60 percent of the total square footage of **each development** be light industrial, but would **not** require a specific percentage for **each building** (as is required in Twinbrook). Determine how to require light industrial in each phase of development so that a property owner could not build the residential portion and then not build the remaining light industrial portion.
4. Would not specify the housing type or require that housing be above the first floor (as the Twinbrook Overlay Zone currently does), but would instead require that the Planning Board determine that the form and location of the housing supports the continued operation of light industrial uses and does not create a conflict that would be likely to compromise those uses in the future. This additional flexibility will allow for some of the innovation the Committee appeared to be interested in supporting.
5. Would continue the Twinbrook requirement that the property owner provide notice to future owners regarding the nature of the uses on the property.
6. Would apply in Twinbrook and where specified in a master plan.
7. The White Flint 2 Plan would indicate that the Overlay zone would apply to the area referred to as the Randolph Shopping Center Area.

The Overlay zone proposed by Staff could allow approximately 400 dwelling units (assuming 1,200 square feet per unit) over the entire Randolph Hills Shopping Center area. The Overlay zone prepared by the Planning Board could allow over 1,000 residential units in this same area.

MODERATELY PRICED DWELLING UNITS

Both the White Flint 2 and Grosvenor-Strathmore Plans include a recommendation to increase the requirement for MPDUs from 12.5 to 15 percent. In the Council's worksession on the Rock Spring Sector Plan, the Council indicated an interest in increasing it in Rock Spring as well. The Committee and Council also indicated their intent to have schools be the highest priority public amenity and then have affordable housing be the next highest priority amenity, exempting any property that provides a school or another extraordinary dedication. Planning Department staff believe the only extraordinary dedication these plans might require are athletic fields and, therefore, the Plan can specify athletic fields rather than referring to an unidentified extraordinary dedication.

To implement these recommendations, the first three bullets on page 104 of the Sector Plan would change as follows.

² The existing Twinbrook Overlay zone is attached at © 7.

11.1.4 Public Benefits in the EOF, CRT and CR Zones

Optional method developments in the EOF, CRT and CR zones require public benefits from a minimum of two to four categories. The following public benefits are priorities for this Plan area:

- Dedication of land for needed school sites as the highest priority public amenity.
- Fifteen (15) percent MPDUs as the highest priority public amenity for new residential development, unless the property is required to dedicate land for a school site or athletic fields that can be used by MCPS and approximate the size of a local park.
- The provision of major public facilities other than school sites, including but not limited to: [, a dedicated elementary or middle school site;] land for school athletic fields; new neighborhood parks and open spaces; bike share stations; public transportation (new Metro Station entrance); and undergrounding of utilities.

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Executive Boulevard District			
Area: Executive Boulevard North			
<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
Area: Executive Boulevard South			
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 ¹
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

Rockville Pike-Montrose North District			
Area: Cherington			
<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

¹ 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

Rockville Pike-Montrose North District			
Area: Hebrew Home			
<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)

Rockville Pike-Montrose North District			
Area: Federal Plaza			
<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

Parklawn South District			
Area: Nicholson Court			
<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>

Parklawn South District			
Area: Randolph Hills Shopping Center			
<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.

Randolph Hills District			
<i>Area: Loehmann's Plaza</i>			
<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

Section 4.9.17. Twinbrook (TB) Overlay Zone

A. Purpose

The purpose of the TB Overlay zone is to allow residential uses in the IL zone in areas near the Twinbrook Metro Station.

B. Land Uses

Multi-Unit Living is permitted in the TB Overlay zone. All residential uses must be located above the first floor and must be less than 40% of the total floor area of the building.

C. Development Standards

1. A maximum of 50% of the required amenity open space may be located offsite within the TB Overlay zone.
2. The parking standards for Multi-Unit Living in Section 6.2.4.B apply. A parking space for any dwelling unit must be located behind the front building line.
3. Before issuance of a building permit, the property owner must sign a declaration of use, including all the standards for the use as approved, to provide notice to future owners of the property of its status as a limited residential use under the conditions of the approval.

D. Site Plan

Site plan approval under Section 7.3.4 is required for any development with residential uses or if required under Section 7.3.4.A.8.



Potential CRT

Building 1

Goodwill Retail Store

Building 2

Food Stop Mini Market

Goldberg's New York Bagels

Dry Cleaners

Asteroid Café

Israeli Accents – Gift Store

Mem Sahib Indian Cuisine

Motis Market

Al Ha'esh Israeli Grill

Café 20/20

Bookstore

Kids First Swim School

Building 3

AG Flooring

Vignola Gourmet-Catering

Building 4

Rockville Florist & Gift Basket

Simply Accessories

Building 5

Corrado's Window Treatments

Kitchen and Bath Depot

Kitchen Additions and Bath

Best Tile

Randolph Hills Light Industrial

Building 6

Nationwide Imports (Car Sales)

Marv & Mike's Towing

Building 7

All Around Technology

Image Impact

Club Joola (Table Tennis)

La Fleur Limousines

Hot Tubs of Rockville

Healthy Baller Speed Center

CFI Construction

Randolph Hills cont.

Building 8

Dogtopia

Building 9

Carpet Designers Inc.

Iglesia Roca de Salvacion

Building 10

Quarter Maine Coffee Roasters

Parts Automotive

Building 11

The Market House (Estate

Liquidator)

Palace Florists

Flower Gallery

Festive Foods

Building 12

Rexel Electrical and Datacom

Dynamite Gymnastics Center

Noland Wholesale Plumbing

Building 13

Elite Athlete Training Svcs.

Pickford Properties

Building 14

Avis/Budget Car Rental

Cort Furniture

Maryland School of Dance

Kid to Kid

Hamilton's Sofa Gallery

Carpets Creations and Flooring

Custom Machinery Co.

M&T Marble and Granite

Building 15

Contemporary Concepts

Furniture