



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item #**  
**5/21/09**

May 11, 2009

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** Glenn Kreger, Acting Chief *GK*  
Vision Division

**FROM:** Piera Weiss, Master Planner (301.495.4728)  
*HW* N'kosi Yearwood, Senior Planner (301.495.1332)  
South Central Transit Corridor Team  
Vision Division

**SUBJECT:** Worksession #11: White Flint I Sector Plan – Design Guidelines, Density and Building Heights by District

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**STAFF RECOMMENDATION:** Approve density, heights, and improvements for each District.

**CURRENT JUNE-JULY WORKSESSION SCHEDULE**

June 4	Worksession #12: Zoning – Application of the CR Zone and Proposed Zoning Map Staging Implementation including discussion of Rockville Pike Reconstruction
June 18	Worksession #13: Review Final Draft
July 9	Worksession #14: Request to transmit Sector Plan

**PURPOSE OF THIS WORKSESSION**

The purpose of this worksession is to review the recommendations for each district including density, proposed heights, public use spaces, road network, any special conditions and connections to existing neighborhoods.

Staff has summarized the outstanding items the Planning Board will need to consider for each district. Attachment 1 contains maps of each district, a list of the Public Hearing Draft Plan recommendations for each district and Planning Board decisions made during previous worksessions. The maps indicate proposed density and building heights under CR zoning. There is a list of all proposed improvements by district and block and when the proposed improvements are planned or expected to occur in the staging plan. There is a table comparing the existing zoning, draft plan recommendations, property owners' requests and the staff's proposed maximum FAR using the bonus incentives of the CR District. Also included are the completed check sheets used in the previous worksessions during which property owners presented their projects.

- The Metro West District contains significant public improvements that must be completed in the first phase of the staging plan. These improvements are necessary to improve overall vehicular circulation and provide a workaround for the displacement of traffic when Rockville Pike is reconstructed in phase three. These improvements also involve acquiring and building the civic green and a portion of "Market Street" and expanded outdoor recreational facilities in Wall Park.
- The White Flint Mall District will contain the greater proportion of new neighborhoods within the Sector Plan area. There will be two public facilities located within this district: the MARC station and the expanded White Flint Neighborhood Park. Both facilities provide improved access to and from the adjacent Randolph Hills and Garrett Park/White Flint Estates communities and as such are important to addressing the relationships between existing and future communities.
- Development in all the districts will be expected to provide improvements to the public realm under the provisions of the CR zones. (Staff will be discussing the CR District at the May 21 Planning Board agenda and there is a staff memorandum under separate cover.) Development under the standard method will provide, at a minimum, public use spaces, improvements to the existing and proposed street network, affordable housing and improved access to transit. Development approved under the incentive system will provide much more.

On June 4, staff will bring to the Planning Board proposed mapping of the CR District to properties within the White Flint Sector Plan area. The Planning Board will also consider the cross-section and staging of the proposed reconstruction of Rockville Pike. Attachment 2 is a summary of the Planning Board's decisions from the May 4 worksession, and Attachment 3 is a summary of the May 7 worksession.

## **STAFF RECOMMENDATIONS BY DISTRICT**

### **Mid-Pike District**

1. FAR Density using CR zoning shown in Table 1

*Staff Recommendation: Approve density shown in table. FAR is consistent with property owner's proposal.*

2. A property owner wants 53/46 residential/non-residential mix.

*Staff Recommendation: CR zone will allow a range of mixes between 50/50 and 100%. The Plan should encourage 60/40 residential/non-residential mix overall, but state that particular mix on each site should be determined by Planning Board as allowed by the zone.*

3. Public Parking on SHA property

*Staff Recommendation: The Plan recommends public uses and affordable housing for SHA remainder property either side of Montrose Parkway. Affordable housing is suitable on the south side; Fire, EMS, other public are suitable on the north side. The county is interested in having surface parking on the north side. The Plan should not encourage surface parking and recommend structured parking for the site.*

### **Metro West District**

1. FAR Density using CR zoning shown in Table 2

*Staff Recommendation: Approve density shown in table. FAR is consistent with property owners' proposal.*

2. Civic Green symbol on either side of Market Street. Correspondence from Steven Robins states that the staff summary of the worksession incorrectly states that the Planning Board made a decision to float the symbol.

*Staff Recommendation: Staff listened to tapes and agrees that it is not clear if the Planning Board made a decision. Staff believes that floating the symbol may be beneficial for achieving better overall design should assemblage occur.*

3. JBG needs more than 300 feet in height for eastern portion of property.

*Staff Recommendation: Staff continues to believe that 300 feet is tall enough for the core.*

## **NOBE District**

1. FAR Density using CR zoning shown in Table 3

*Staff Recommendation: Approve density shown in table. FAR is consistent with property owners' proposal with the exception of the JBG North Bethesda Market site.*

2. Allow 10,000 SF for Rockwall – rezone to new zone

*Staff Recommendation: The existing zone and new zone have FAR less than the existing FAR. Rezoning to the new zone will allow for retail uses. Staff suggests that the new zone could have language allowing expansion of up to 10,000 SF for existing buildings upon a finding by the Planning Board that such an expansion is consistent with the sector plan.*

3. JBG interested in assemblage with WSSC Water Tower site; plan recommends site for parkland.

*Staff Recommendation: Retain public park designation. There is very little publicly owned land in the sector plan. Such land should remain in public ownership and the site is suitable for a small park.*

## **Maple Avenue District**

1. FAR Density using CR zoning shown in Table 4

*Staff Recommendation: Approve density shown in table. FAR is consistent with property owner's proposal.*

2. Rezoning Historic Site

*Staff Recommendation: Retain existing zoning. The Public Hearing Draft Proposed Zoning Map shows TMX zoning for the site, but there is no discussion in the text. The Montrose School site will be separated from the rest of the sector plan area once Montrose Road is completed. There will be pedestrian access to the site from the south; vehicular access from the north side of Montrose Parkway.*

3. W.R.I.T. would prefer more residential development (80 %+ ) and the ability to transfer density between WRIT sites.

*Staff Recommendation: This can be accomplished in the CR zone, which will allow a range of mixes between 50/50 and 100 %. The Plan should encourage 60/40 overall, but state that particular mix on each site should be determined by Planning Board as allowed by the zone. The CR zone will not include the ability to transfer density; however, if a project came in with two different properties, a combined development wouldn't be considered a transfer. Staff is recommending a 3.0 FAR for both WRIT*

*properties. This is sufficient so that there is no need to transfer under the current development proposal.*

### **Metro East District**

1. FAR Density using CR zoning shown in Table 5

*Staff Recommendation: Approve density shown in table. FAR is consistent with property owners' proposal.*

2. Ability to transfer density for Montouri properties.

*Staff Recommendation: The CR zone will not include the ability to transfer density; however, if a project came in with two different properties, a combined development wouldn't be considered a transfer.*

3. Grandfathering language for LCOR

*Staff Recommendation: This issue involves more properties than the LCOR site. Staff will bring this issue to the Planning Board as part of the CR zone text amendment.*

### **Nebel District**

1. FAR Density shown in Table 6

*Staff Recommendation: Approve density shown in table. FAR is consistent with property owner's proposal.*

- 2 W.R.I.T. would prefer more residential development (80 %+ ) and the ability to transfer density between WRIT sites.

*Staff Recommendation: This can be accomplished in the CR zone, which will allow a range of mixes between 50/50 and 100 %. The Plan should encourage 60/40 overall, but state that particular mix on each site should be determined by Planning Board as allowed by the zone. The CR zone will not include the ability to transfer density; however, if a project came in with two different properties, a combined development wouldn't be considered a transfer. Staff is recommending a 3.0 FAR for both WRIT properties. This is sufficient so that there is no need to transfer under the current development proposal.*

### **NRC District**

1. FAR Density using CR zoning shown in Table 7

*Staff Recommendation: Approve density shown in table. FAR is consistent with property owner's proposal*

2. HOC requests rezoning

*Staff Recommendation: Approve rezoning to the CR zone for the HOC property. If redevelopment occurs, more affordable housing will be achieved in close proximity to transit.*

3. WMATA requests rezoning only the TSM portion; leave rest of property on I-1 and C-2, do not make use non-conforming.

*Staff Recommendation: Public uses are not usually considered non-conforming. The property is sizable and may suitable for redevelopment at some point in the future.*

4. JBG wants more non-residential for the Eatzie's Property.

*Staff Recommendation: This can be accomplished in the CR zone, which will allow a range of mixes between 50/50 and 100 %. The Plan should encourage 60/40 overall, but state that particular mix on each site should be determined by Planning Board as allowed by the zone.*

**White Flint Mall District**

1. FAR Density using CR zoning shown in Table 8

*Staff Recommendation: Approve density shown in table. FAR is consistent with property owner's proposal with the exception of Eisinger property.*

2. Higher FAR on Eisinger Property for Workforce Housing

*Staff recommendation: Some of the Commissioners have expressed interest in the APAD housing concept. Staff has concerns about the number of very small units at one location. However, affordable housing near transit is basic to the Sector Plan concept. The map indicates a 3.0+ FAR. The CR Zone could indicate an 4.0 FAR for the property with the Plan indicating 3.0 FAR and language stating that if a primarily affordable housing were to be located on the Eisinger Property, then the Planning Board could approve up to the maximum allowed by the zone if the project was consistent with the goals of the plan and created a viable neighborhood.*

3. Additional parkland from R-90 parking lot on Combined Properties (1.5 acre).

*Staff Recommendation: The Draft Plan recommended the school site on both Combined and the White Flint Mall properties. The Planning Board decided to place parkland designation on the portion on the Mall site (approximately 3 acres). Staff believes that a public use space internal to new development would be more beneficial than expanding the park for creating neighborhoods and would recommend against the expansion of the White Flint Neighborhood Park.*

4. Pedestrian connection to adjoining neighborhood

*Staff Recommendation: This can be addressed in the Design Guidelines and with more explicit plan language in the description for the district.*

5. Improvements to White Flint Neighborhood Park

*Staff Recommendation: Add more language to the Park section of the plan designated the park expansion and add potential improvements to the park to Table 7 of the Sector Plan. Table 7 is a list of recommended CIP projects.*

PW: ha: M:\White Flint Plan production file\draft may 23.doc

Attachments:

1. Districts
2. Summary of Worksession #9, May 4, 2009
3. Summary of Worksession #10, May 7, 2009
4. Correspondence re Civic Green

## **ATTACHMENT 1: DISTRICTS**

West Side of Rockville Pike

Mid-Pike Plaza

Metro West

NoBe

East Side of Rockville Pike

Maple Avenue

Metro East

NRC

White Flint Mall

Nebel

Composite: Maximum FAR and Height Using CR Zoning

Composite: Developers Proposals

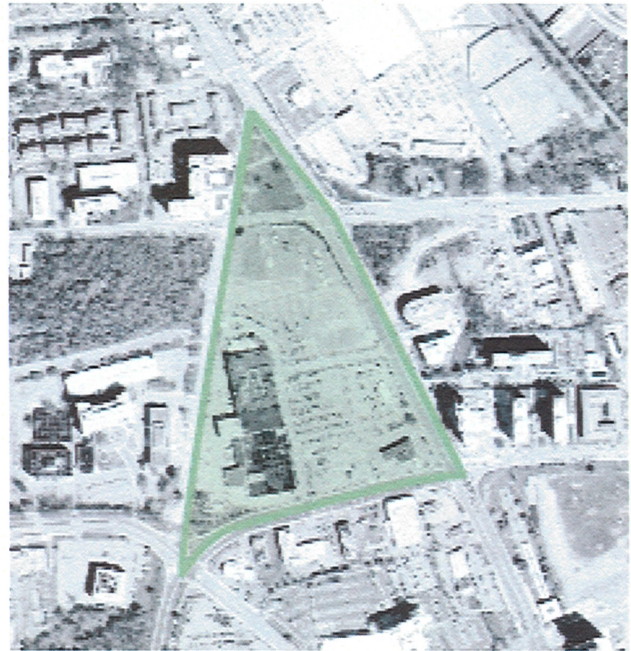
## MID-PIKE DISTRICT

### Planning Board Changes

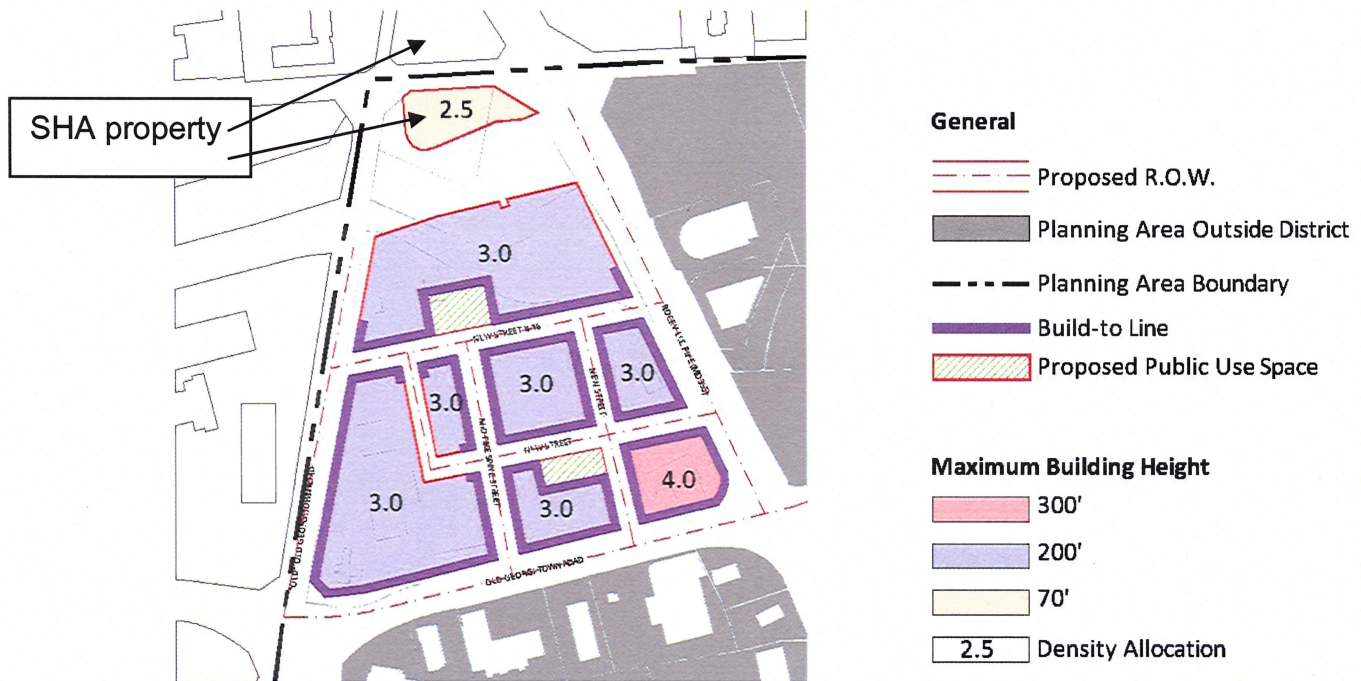
- Realignment of B-15

### Issues to be Resolved

- FAR Density using CR zoning (Table 1)
- Property owners wants 53/47 residential/non-residential use mix
- Public uses on SHA property



### MAP OF MAXIMUM FAR AND HEIGHT – CR ZONING



## Summary Draft Plan Recommendations

- Reconstruction of Executive Boulevard and Old Georgetown Road
- Dedication for Rockville Pike reconstruction
- Public use spaces – at least one acre
- Express library and community meeting space
- Public uses on SHA property
  - public parking – no surface parking lots
  - relocated fire and EMS service

## Staging Plan

### Phase 1:

- Reconstruction of Executive Boulevard and Old Georgetown Road
- Complete all streetscape improvements within ¼ mile Metro- Old Georgetown Road

### Phase 2:

- None

### Phase 3:

- Rockville Pike Reconstruction
- Complete all streetscape improvements outside ¼ mile Metro

**Table 1: Comparison of Property Owners Requests, Existing Zoning, 1992 Master Plan, Draft Plan Recommendations and CR Incentive FAR**

Property Owner	Acres	Zone	Exist/ App. FAR	Zone Max FAR	1992 Plan FAR	Draft Plan FAR	Request. FAR	CR FAR with Incentives
F.R.I.T.	20.0	C-2	0.38	1.5	1.5	2.5-3.0	3.3	3.0-4.0

District: Mid-Pike				Block:
Property Owner: Federal Realty Investment Trust (F.R.I.T.)				Acres: 20
Existing Development	Existing Zoning C-2	1992 Plan C-2 Zone	Sector Plan Recommendation	Owner Proposal
0.38 FAR	1.5 FAR	1.5 FAR	2.75 FAR	3.32 FAR
0 DU	0 DU	0 DU	1,198 DU	53% - 1605 DU
331,700 SF	1,306,000 SF	1,300,000 SF	958,320 SF	47% 1,540,000
			Height 200-300 feet	
			Local streets Neighborhood Green Express library SHA land joint dev.	

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>			
60% Residential Development (minimum)			
40% Non-Residential Development (maximum)			
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units		X	
10% Workforce Housing	?		
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only		X	
<b>Sustainability</b>			
20% energy needs on-site generation			
No net loss of pervious land cover			
20% pervious area for all new development	X		
30% tree canopy for plan area (includes street trees)			
Native vegetation			
<b>Public Use Space</b>			
20% (minimum) on-site public use space		X	
<b>Private Outdoor Use Space for Every Unit</b>	X		
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct		X	
Street trees		X	
Underground utilities		X	
New or improved sidewalks		X	
<b>Parking</b>			
Underground/structured – standards reduced		X	
<b>Other Issues:</b>			

## METRO WEST DISTRICT

### Planning Board Changes

- Realignment of Executive Boulevard (B-15)
- Rename Main Street to Market Street

### Issues to be Resolved:

- FAR Density using CR zoning (Table 2)
- Show Civic Green symbol on both sides of Market Street – Conference Center (See Correspondence )
- JBG needs more than 300 feet height for eastern portion of Conference Center Site for an iconic office building



### MAP OF MAXIMUM FAR AND HEIGHT – CR ZONING



Civic Green  
JBG Site

#### General

- Proposed R.O.W.
- Planning Area Outside District
- Planning Area Boundary
- Build-to Line
- Proposed Public Use Space

#### Maximum Building Height

- 300'
- 250'
- 100'
- 70'
- Existing
- 2.5 Density Allocation

## Summary Draft Plan Recommendations

### Block 1

- Reconstruction of Executive Boulevard, Old - Old Georgetown and Old Georgetown Road (M-4, M-4a, B-7,B-15)
- Dedication for Rockville Pike Reconstruction
- Class 1 Bikeway along Old Georgetown Road (SP-46)
- Dedicate and construct Market Street (B-10) between B-15 and Rockville Pike
- Acquire and construct a one-acre Civic Green along Market Street
- Public use space at the Metro station entrance
- Farmer's market
- Internal streets
- Reconstruct safe pedestrian crossing improvements
  - Rockville Pike
  - Old Georgetown Road
  - Old "Old" Georgetown Road

### Block 2

- Reconstruction of Executive Boulevard and Old Georgetown Road (M-4, M-4a, B-7, B-15)
- Relocation of surface parking in Wall Park to structured parking facility in conjunction with the Gables Property
- Construct internal private streets
- Transitional building heights and massing along Old Georgetown Road to existing communities

### Block 3

- Dedication for Rockville Pike reconstruction
- Dedicate and construct Woodglen Road Extended including Bethesda Trolley Trail between Nicholson Lane and Marinelli Road
- Safe pedestrian crossing improvements
  - Marinelli Road
  - Rockville Pike
- Internal streets

## Staging Plan

### Phase1:

- Realignment and reconstruction of Executive Boulevard and Old Georgetown Road and streetscape including bike lane along Old Georgetown Road
- Acquisition or improvement of Civic Green
- Construction of Executive Boulevard Extended (B-15)
- Dedication of portion of Market Street (B-10) on the Conference Center Site
- Streetscape improvement for properties within ¼ mile of Metro
- Relocate surface parking in Wall Park

### Phase 2:

- None

### Phase 3:

- Rockville Pike Reconstruction
- Complete all streetscape improvements outside ¼ mile Metro

**Table 2 Comparison of Property Owners Requests, Existing Zoning, 1992 Master Plan, Draft Recommendations and CR Incentive FAR**

Block	Property Owner	Acres	Zone	Exist/ App. FAR	Zone Max FAR	1992 Plan FAR	Draft Plan FAR	Request. FAR	CR FAR Incentives
1	Nissan VOB	2.96	C-2	0.20	1.5	2.4	3.0	3.0	4.0
1	JBG- Conference Center	11.81	TSR	0.63	2.5	2.5	4.0	4.0	4.0
2	Gables	3.08	C-2 R-200	0	1.5	Open Space	2.5	2.5	3.0
3	Holladay	4.63	TSM	2.29	2.22	2.22	3.0	4.0	4.0

District: Metro West			Block: 2	
Property Owner: Gables			Acres: 3.08	
<b>Existing Development</b>	<b>Existing Zoning C-2/R-90</b>	<b>1992 Plan</b>	<b>Sector Plan Recommendation</b>	<b>Owner Proposal</b>
0 FAR	1.5 FAR	Acquire for open space	2.5 FAR	2.5 FAR
0 DU			168 DU	
0 SF			134,600 SF	
			Height 200 feet	
			Structured Parking for Wall Park	

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>			
60% Residential Development (minimum)			80 -90 %
40% Non-Residential Development (maximum)		Less than 40%	
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units		X	
10% Workforce Housing			
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only			
<b>Sustainability</b>			
20% energy needs on-site generation			
No net loss of pervious land cover			
20% pervious area for all new development			
30% tree canopy for plan area (includes street trees)			
Native vegetation			
<b>Public Use Space</b>			
20% (minimum) on-site public use space		X	
<b>Private Outdoor Use Space for Every Unit</b>			
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct		X	
Street trees		X	
Underground utilities		X	
New or improved sidewalks		X	
<b>Parking</b>			
Underground/structured – standards reduced			
<b>Other Issues:</b>			
5 story multi-family bldg wrapped around structured parking, very small amount of retail; 2.5 FAR is ok because land is vacant. Can't do 60-40 split; prefer 80 % or more residential.			

District: Metro West				Block: 3
Property Owner: Holladay				Acres: 4.63
Existing Development	Existing Zoning TSM	1992 Plan TSM Zone	Sector Plan Recommendation	Owner Proposal
0.29 FAR	2.22 FAR	2.22 FAR	3.0 FAR	4.0 FAR
0 DU	247 DU	247 DU	302 DU	
69,600 SF	201,822 SF	202,000 SF	242,000 SF	750,000 SF
			Height 250-300 feet	
			Woodglen Ext. Bethesda Trolley Trail	

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>		X*	
60% Residential Development (minimum)	X		
40% Non-Residential Development (maximum)	X		
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units		X	
10% Workforce Housing	X		
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only		X	
<b>Sustainability</b>			
20% energy needs on-site generation	X		
No net loss of pervious land cover		X	
20% pervious area for all new development	X		
30% tree canopy for plan area (includes street trees)	X		
Native vegetation		X	
<b>Public Use Space</b>			
20% (minimum) on-site public use space		X	
<b>Private Outdoor Use Space for Every Unit</b>	X		
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct	X**		
Street trees		X	
Underground utilities		X	
New or improved sidewalks		X	
<b>Parking</b>			
Underground/structured – standards reduced		X	
<b>Other Issues:</b> *Need flexibility; let market dictate mix **Can't provide ROW for Woodglen Avenue beyond what is shown on Development Plan- Need 4.0 FAR to be economically viable			

District: Metro West				Block: 1
Property Owner: Nissan/Saab VOB				Acres: 2.96
Existing Development	Existing Zoning C-2	1992 Plan TSM	Sector Plan Recommendation	Owner Proposal
0.2 FAR	1.5 FAR	2.4 FAR	3.0 FAR	3.0 +
0 DU	0 DU	65 DU	193 DU	
31,245 SF	128,937 SF	64,468 SF	123,400 SF	
			Height 200 feet	
			Contribute to Main Street, Civic Green Bikeway Old Georgetown Rd Farmer's Market space Executive Blvd.	

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>			
60% Residential Development (minimum)		X	X
40% Non-Residential Development (maximum)			
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units		X	
10% Workforce Housing			
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only			
<b>Sustainability</b>			
20% energy needs on-site generation			
No net loss of pervious land cover			
20% pervious area for all new development			
30% tree canopy for plan area (includes street trees)			
Native vegetation			
<b>Public Use Space</b>			
20% (minimum) on-site public use space			
<b>Private Outdoor Use Space for Every Unit</b>			
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct	X		
Street trees			
Underground utilities			
New or improved sidewalks			
<b>Parking</b>			
Underground/structured – standards reduced			
<b>Other Issues:</b> Long term use, need incentives for redevelopment; significant public improvements impact the block, assemblage required; business may have to be acquired;			

District: Metro West			Block: 1	
Property Owner: JBG – Conference Center			Acres: 11.81	
Existing Development	Existing Zoning TSR	1992 Plan	Sector Plan Recommendation	Owner Proposal
0.63 FAR	2.5 FAR	2.5 FAR	3.5 - 4.0 FAR	4.0 FAR
0 DU	0 DU	0 DU	900 DU	
327,530 SF	1,286,109 SF	1,286,109 SF	720,000 SF	
			Height 200-300 feet	

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>			
60% Residential Development (minimum)		X	
40% Non-Residential Development (maximum)		X	
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units		X	
10% Workforce Housing	X		
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only		X	
<b>Sustainability</b>			
20% energy needs on-site generation	X		
No net loss of pervious land cover		X	
20% pervious area for all new development	X		
30% tree canopy for plan area (includes street trees)	X		
Native vegetation		X	
<b>Public Use Space</b>			
20% (minimum) on-site public use space		X	
<b>Private Outdoor Use Space for Every Unit</b>	X		
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct		X	
Street trees		X	
Underground utilities		X	
New or improved sidewalks		X	
<b>Parking</b>		X	
Underground/structured – standards reduced			
<b>Other Issues:</b> Can provide 20% pervious area if, and only if, green roofs and the tops of parking garages count in this calculation.  300' height limit is not sufficient – suggest allowing Planning Board discretion for additional height in the first 1/8 mile from Metro.			

## NOBE DISTRICT

### Planning Board Changes

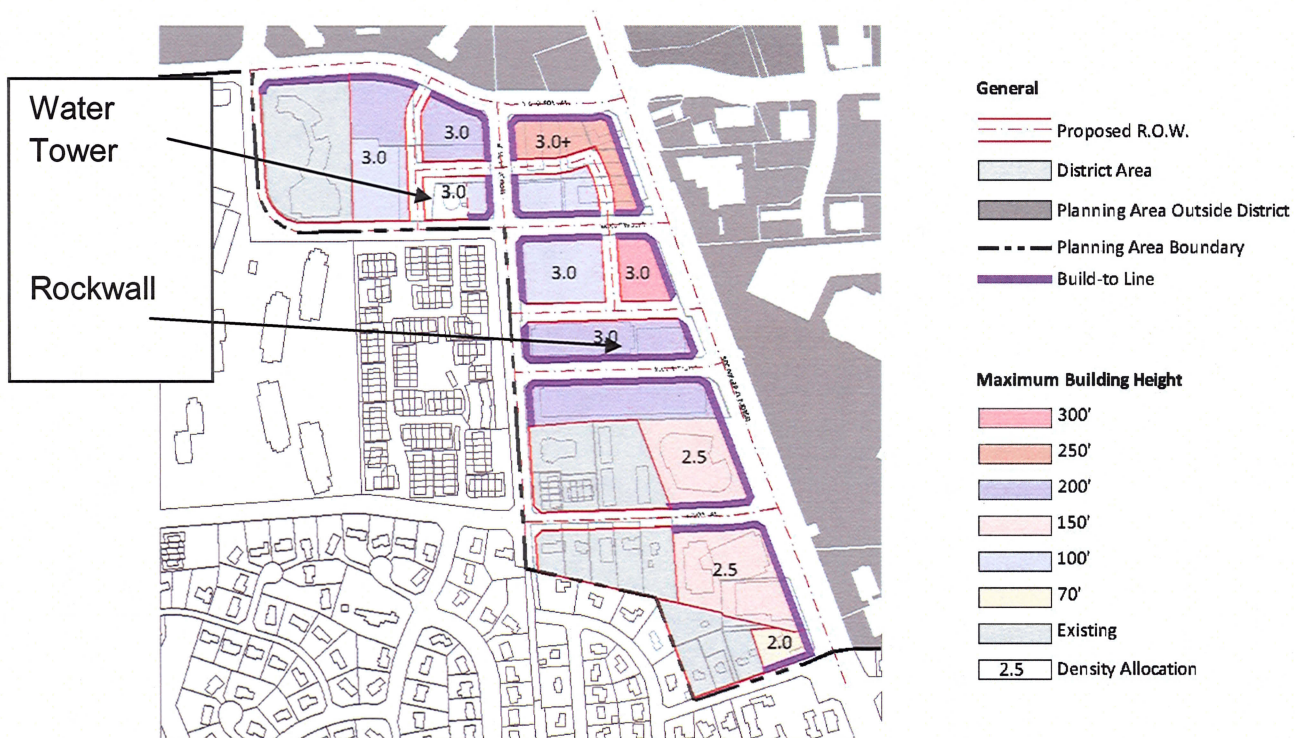
- None

### Issues to be Resolved

- Density and Building Heights Block 1 (Table 3)
- Allow 10,000 SF to Rockwall to add street level retail. In new zone. Existing development exceeds C-O Zone standards.
- WSSC site recommended for parkland if water facility no longer needed; JBG interested in joint development.



### MAP OF MAXIMUM FAR AND HEIGHT – CR ZONING



### Summary Draft Plan Recommendations,

#### Block 1:

- Public use space - ½-acre open space
- WSSC site for parkland if water facility no longer needed
- Compatible building heights along Executive Boulevard

#### Block 2:

- Extend Bethesda Trolley Trail
- Properties north of Executive Boulevard suitable for non-residential development

#### Block 3:

- Retain C-O Zone for Rockwall and Cascade Buildings

#### Block 4:

- Confirm CT zone and R-90/TDR zones
- New development be in compatible structures to adjoining residential neighborhood

#### Block 5:

- Confirm R-90 Zoning; recommend RT-12.5

### Staging Plan

#### Phase 1:

- None

#### Phase 2:

- None

#### Phase 3:

- Rockville Pike Reconstruction
- Complete all streetscape improvements outside ¼ mile Metro

**Table 3: Comparison of Property Owners Requests, Existing Zoning, 1992 Master Plan, Draft Plan Recommendations and CR Incentive FAR**

Block	Property Owner	Acres	Zone	Exist/ App. FAR	Zone Max FAR	1992 Plan FAR	Draft Plan FAR	Request. FAR	CR FAR with Incentives
1	JBG– LUTRELL	5.3	R-90	0	NA	2.5	2.5	2.5	3.0
2	JBG-CHILI'S	3.85	C-2	1.16	1.5	2.4	2.5	3.5	3.0
3	JBG-NORTH BETHESDA MKT.	5.91	TSM	2.29	3.0	2.4	3	3.22	3.0
4	JBG– ROCKWALL	2.46	C-O	3.11	3.0	3.0	2.5	Add 10,000 SF	3.0

District: NoBe			Block: 1	
Property Owner: JBG Lutrell			Acres: 5.3	
<b>Existing Development</b>	<b>Existing Zoning R-90</b>	<b>1992 Plan R-90/TSR</b>	<b>Sector Plan Recommendation</b>	<b>Owner Proposal</b>
0 FAR		2.5 FAR	2.5 FAR	2.5 FAR
0 DU	26 DU	109 DU	289 DU	
0 SF	0 SF	108,900 SF	231,303 SF	
			Height 100 feet	

<b>Requirements for Every New Development</b>	<b>Can't Provide</b>	<b>Will Provide</b>	<b>Provide More</b>
<b>Mixed Use</b>			
60% Residential Development (minimum)		X	
40% Non-Residential Development (maximum)		X	
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units		X	
10% Workforce Housing	X		
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only		X	
<b>Sustainability</b>			
20% energy needs on-site generation	X		
No net loss of pervious land cover		X	
20% pervious area for all new development	X		
30% tree canopy for plan area (includes street trees)	X		
Native vegetation		X	
<b>Public Use Space</b>			
20% (minimum) on-site public use space		X	
<b>Private Outdoor Use Space for Every Unit</b>	X		
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct		X	
Street trees		X	
Underground utilities		X	
New or improved sidewalks		X	
<b>Parking</b>			
Underground/structured – standards reduced		X	
<b>Other Issues:</b> Can provide 20% pervious area if and only if, green roofs and the tops of parking garages count in this calculation; would like to incorporate WSSC site into project.			

District: NoBe			Block: 2	
Property Owner: JBG- Chili's			Acres: 3.85	
<b>Existing Development</b>	<b>Existing Zoning C-2</b>	<b>1992 Plan C-2/TSM</b>	<b>Sector Plan Recommendation</b>	<b>Owner Proposal</b>
1.16 FAR	1.5 FAR	2.4 FAR	2.5 FAR	3.5 FAR
0 DU	0 DU	167 DU	245 DU	
195,726 SF	251,559 SF	201,247 SF	221,747 SF	
			Height 250 feet	
			Bethesda Trolley Trail Woodglen Road Private Streets	

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>			
60% Residential Development (minimum)		X	
40% Non-Residential Development (maximum)		X	X
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units		X	
10% Workforce Housing	X		
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only		X	
<b>Sustainability</b>			
20% energy needs on-site generation	X		
No net loss of pervious land cover		X	
20% pervious area for all new development	X		
30% tree canopy for plan area (includes street trees)	X		
Native vegetation		X	
<b>Public Use Space</b>			
20% (minimum) on-site public use space		X	
<b>Private Outdoor Use Space for Every Unit</b>	X		
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct		X	
Street trees		X	
Underground utilities		X	
New or improved sidewalks		X	
<b>Parking</b>			
Underground/structured – standards reduced		X	
<b>Other Issues:</b> Can provide 20% pervious area if, and only if, green roofs and the tops of parking garages count in this calculation. Would like more retail along Rockville Pike and residential in interior. Internal density transfer may be a problem because of ownerships.			

District: NoBe			Block:	
Property Owner: JBG - Rockwall			Acres:	
<b>Existing Development</b>	<b>Existing Zoning C-O</b>	<b>1992 Plan C-0</b>	<b>Sector Plan Recommendation</b>	<b>Owner Proposal</b>
3.11 FAR	1.5 FAR*	Retain C-O zoning	Retain C-O zoning	Minimal density 10,000 SF
0 DU				TMX
33,512 SF				

\*Development in C-O Zone dates to 1970; No FAR limit at that time but an 8 story height limit.

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>			
60% Residential Development (minimum)		n/a	
40% Non-Residential Development (maximum)		n/a	
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units		n/a	
10% Workforce Housing		n/a	
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only		X	
<b>Sustainability</b>			
20% energy needs on-site generation		n/a	
No net loss of pervious land cover		X	
20% pervious area for all new development	X		
30% tree canopy for plan area (includes street trees)	X		
Native vegetation			
<b>Public Use Space</b>			
20% (minimum) on-site public use space	X		
<b>Private Outdoor Use Space for Every Unit</b>	X		
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct		n/a	
Street trees		n/a	
Underground utilities		n/a	
New or improved sidewalks		n/a	
<b>Parking</b>			
Underground/structured – standards reduced		X	
<b>Other Issues:</b> The site is recommended to remain in the C-O zone. To allow for street fronting retail, the property must be rezoned to TMX (or other White Flint mixed use zone); C-O zone allows internal retail, would like to bump out existing first floor to have retail met the street.			

## MAPLE AVENUE DISTRICT

### Planning Board Changes

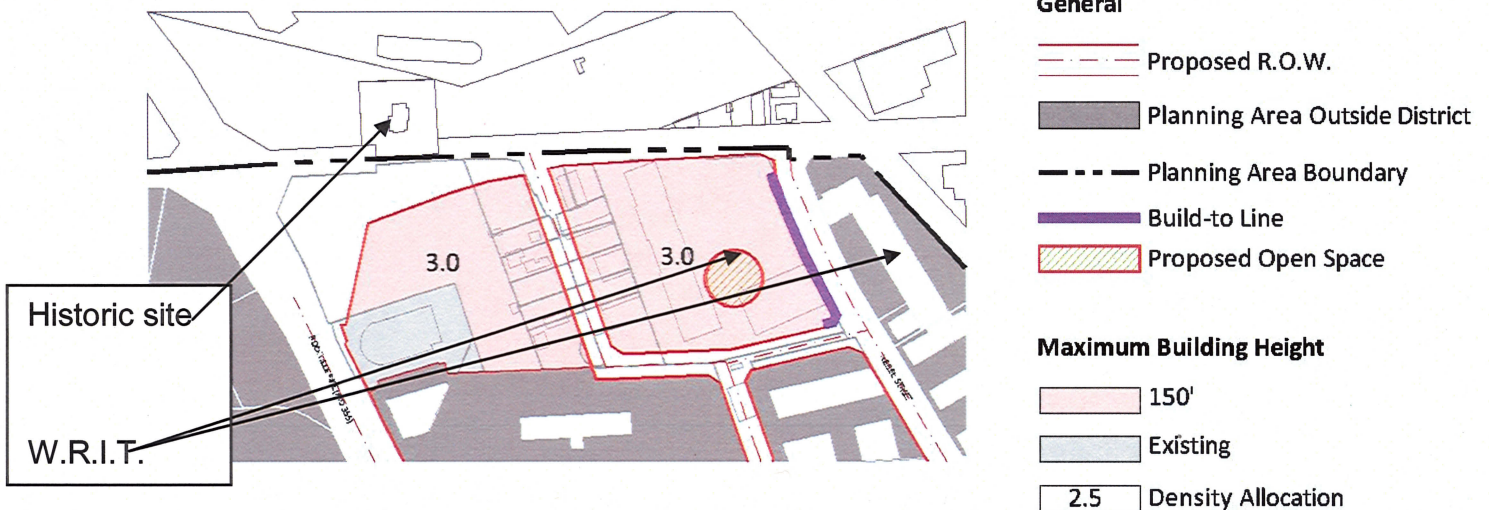
- None

### Issues to be Resolved

- FAR Density using CR zoning (Table 4)
- Should Historic Site (Montrose School) be rezoned?
  - Very little re-development potential, no discussion in text.
- 80%+ residential on W.R.I.T. and ability to transfer density between two W.R.I.T. sites



### MAP OF MAXIMUM FAR AND HEIGHT – CR ZONING



### Summary Draft Plan Recommendations.

- Extension of Maple/Citadel Avenue to Old Georgetown and Randolph Road (B-12)
- Public uses on remaining SHA land
- Confirm OM zoning at 11921 Rockville Pike
- Public Use Space on W.R.I.T.
- Historic site shown zoned TMX on Proposed Zoning Map.

### Staging Plan

#### Phase 1:

- Complete all streetscape improvements within ¼ mile Metro

#### Phase 2:

- None

#### Phase 3:

- Complete all streetscape improvements outside ¼ mile Metro
- Reconstruction of Rockville Pike

<b>Table 4: Comparison of Property Owners Requests, Existing Zoning, 1992 Master Plan, Draft Plan Recommendations and Incentive FAR</b>								
<b>Property Owner</b>	<b>Acres</b>	<b>Zone</b>	<b>Exist/ App. FAR</b>	<b>Zone Max FAR</b>	<b>1992 Plan FAR</b>	<b>Draft Plan FAR</b>	<b>Requested FAR</b>	<b>FAR with Incentives</b>
W.R.I.T.	9.71	I-4	0.54	1.0	1.0	2.5	2.5	3.0

## METRO EAST DISTRICT

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### Planning Board Changes

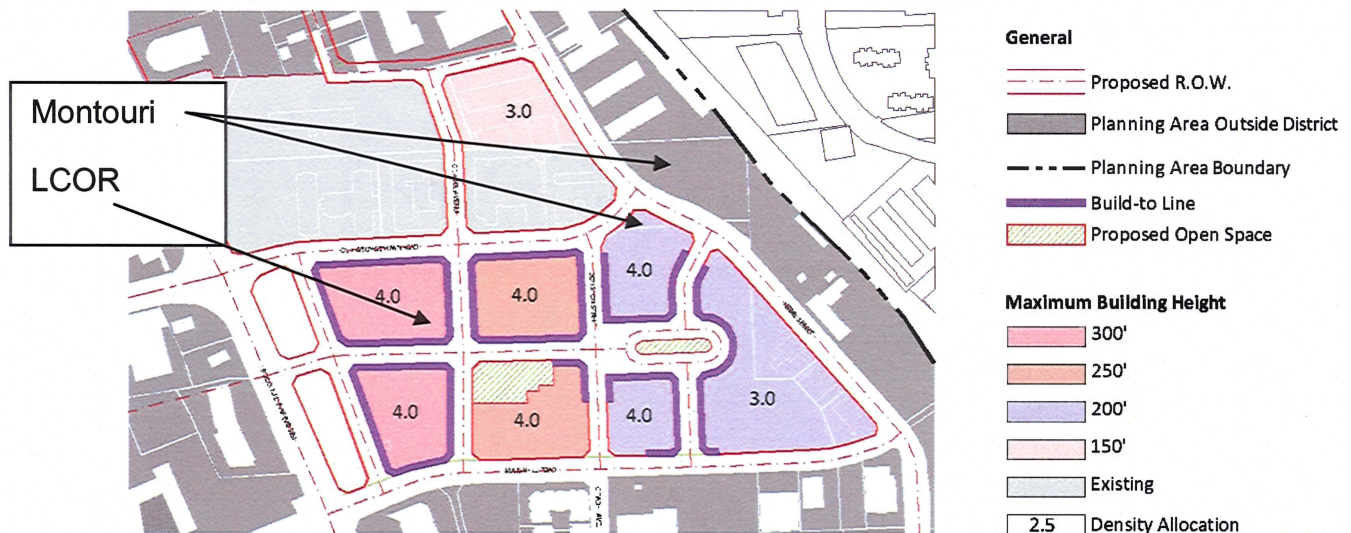
- None

### Issues to be Resolved

- FAR Density using CR zoning (Table 5)
- Montouri Property transfer to property in Nebel District
- Grandfathering language for LCOR/North Bethesda Center



### MAP OF MAXIMUM FAR AND HEIGHT – CR ZONING



## Summary Draft Plan Recommendations

### Block 1

- Express library
- Transfer of Density from Montouri to Nebel District Montouri Property

### Block 2

- Dedicate and construct Citadel Avenue Extended from Old Georgetown Road to Randolph Road (B-12).

## Staging Plan

### Phase 1:

- Express Library
- Streetscape improvements within ¼ mile of Metro

### Phase 2:

- None

### Phase 3:

- Complete all streetscape improvements outside ¼ mile Metro
- Reconstruction of Rockville Pike

**Table 5: Comparison of Property Owners Requests, Existing Zoning, 1992 Master Plan, Draft Plan Recommendations and CR Incentive FAR**

Block	Property Owner	Acres	Zone	Exist/ App. FAR	Zone Max FAR	1992 Plan FAR	Draft Plan FAR	Request. FAR	CR FAR Incentives
1	Jolles	0.45	I-1	0.59	NA	NA	2.5	2.5	3.0
1	North Bethesda Ctr.	32.0	TSM	2.0	2.0	2.0	2.5-4.0	2.4	3.0-4.0

District: Metro East			Block: 1	
Property Owner: LCOR North Bethesda Center			Acres: 32	
Existing Development	Existing Zoning TSM	1992 Plan R-90/TSM	Sector Plan Recommendation	Owner Proposal
2.0 FAR	2.0 FAR	2.0 FAR	2.5- 4.0 FAR	2.5 – 4.0 FAR
1350 DU	1350 DU		852 DU	900 + DU
1,342,037 SF	1,342,037 SF		1,760,000 SF	400,000 SF
			Heights 200-300 feet	
			New public streets* Bridge of Metro* Express Library	

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>			
60% Residential Development (minimum)			
40% Non-Residential Development (maximum)			
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units		X	X
10% Workforce Housing			X
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only	X		
<b>Sustainability</b>			
20% energy needs on-site generation			
No net loss of pervious land cover			
20% pervious area for all new development		X	
30% tree canopy for plan area (includes street trees)			
Native vegetation		X	
<b>Public Use Space</b>			
20% (minimum) on-site public use space		X	
<b>Private Outdoor Use Space for Every Unit</b>			
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct		X	
Street trees		X	
Underground utilities		X	
New or improved sidewalks		X	
<b>Parking</b>			
Underground/structured – standards reduced			
<b>Other Issues:</b> *Already provided. <ul style="list-style-type: none"> <li>Seeks hotel use without need for special exception; difficult to absorb commercial, office uses.</li> <li>More residential is desirable 3-4 more towers 300 units each.</li> <li>Problem locating public utilities in the right-of-way; do not want public utility easement.</li> <li>Grandfathering language in zone and master plan; marginal density increase subject to new regulations.</li> </ul>			

District: Metro East				Block: 1
Property Owner: Myron Jolles				Acres: .45
Existing Development	Existing Zoning I-1	1992 Plan I-1	Sector Plan Recommendation	Owner Proposal
0.59 FAR	1.5	1.5	2.5 FAR	2.5 FAR
0 DU		0 DU	15 DU	
11,918 SF		19,602 SF	11,918 SF	
			Height 150 feet	

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>			
60% Residential Development (minimum)			
40% Non-Residential Development (maximum)			
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units			
10% Workforce Housing			
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only			
<b>Sustainability</b>			
20% energy needs on-site generation			
No net loss of pervious land cover			
20% pervious area for all new development			
30% tree canopy for plan area (includes street trees)			
Native vegetation			
<b>Public Use Space</b>			
20% (minimum) on-site public use space			
<b>Private Outdoor Use Space for Every Unit</b>			
Public/Private Streets along Frontage/Interior			
Dedicate ROW and construct			
Street trees			
Underground utilities			
New or improved sidewalks			
<b>Parking</b>			
Underground/structured – standards reduced			
<b>Other Issues:</b> 3 properties along Nebel Street –income producing Parking should allowed under sidewalk and in the ROW			

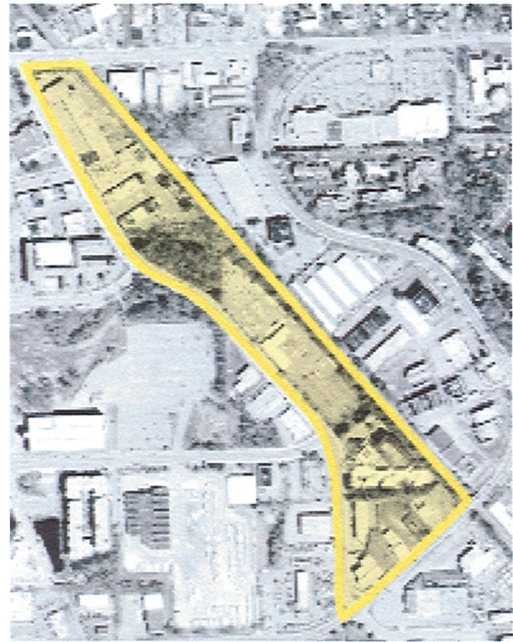
## NEBEL DISTRICT

### Planning Board Changes

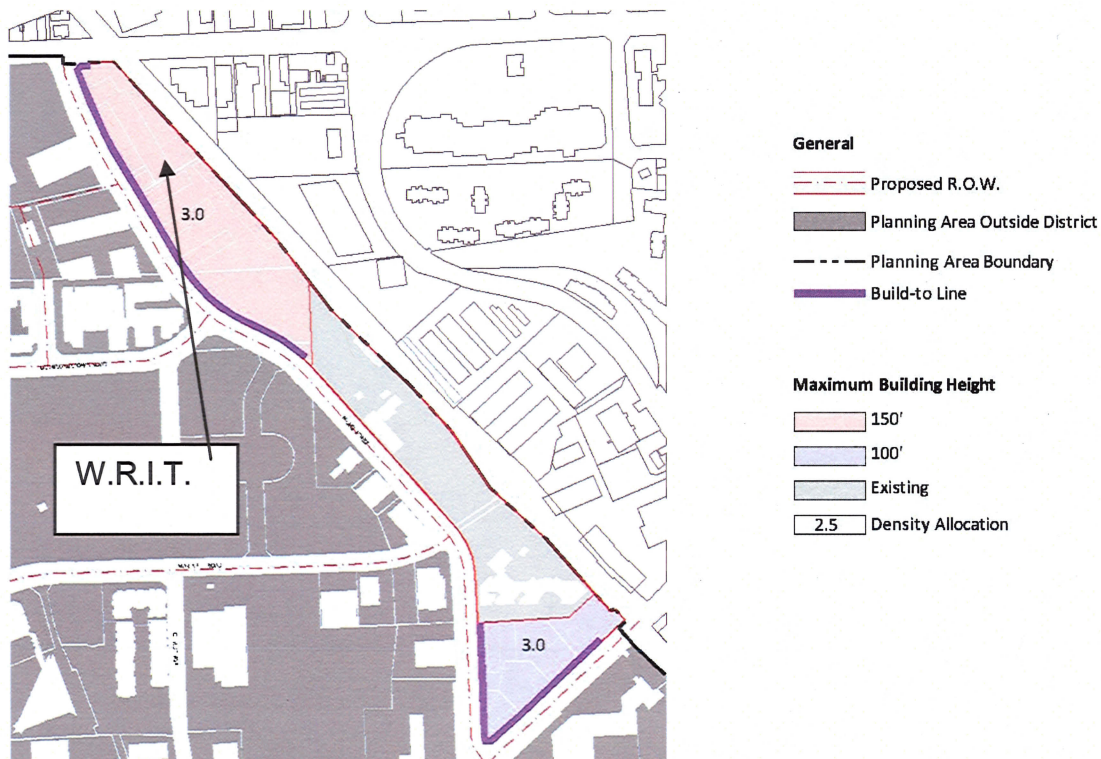
- No MARC Station
- No extension of Old Georgetown Road

### Issues to be Resolved

- FAR Density using CR zoning (Table 6)
- 80% +residential on W.R.I.T.
- Transfer density on two W.R.I.T. sites



### MAP OF MAXIMUM FAR AND HEIGHT – CR ZONING



### Summary Draft Plan Recommendations

- Confirm I-4 Zone for the Washington Gas and Montgomery County Pre-Release Center properties.
- All other properties to be rezoned for mixed-use
- MARC station
- Orient new buildings towards Nebel Street

### Staging Plan

Phase 1:

- None

Phase 2:

- None

Phase 3:

- Complete all streetscape improvements outside ¼ mile Metro

**Table 6: Comparison of Property Owners Requests, Existing Zoning, 1992 Master Plan, Draft Plan Recommendations and CR Incentive FAR**

Property Owner	Acres	Zone	Exist/ App. FAR	Zone Max FAR	1992 Plan FAR	Draft Plan FAR	Request FAR	CR FAR with Incentives
W.R.I.T.	9.71	I-4	0.54	1.0	1.0	2.5	2.5	3.0
Montouri	2.5	I-4	0	1.0	1.0	2.5	2.5	3.0

District: Nebel				Block:
Property Owner: Montouri				Acres: 2.5
Existing Development	Existing Zoning I-4	1992 Plan I-4 Zone	Sector Plan Recommendation	Owner Proposal
Vacant	1.0 FAR	1.0 FAR	2.5 FAR	2.5 FAR
	0 DU	0 DU	146 DU	300 DU
	116,740 SF		116,240 SF	
			Height 200 feet	
			Old Georgetown Road to CSX tracks MARC Station	

<b>Requirements for Every New Development</b>	<b>Can't Provide</b>	<b>Will Provide</b>	<b>Provide More</b>
<b>Mixed Use</b>			
60% Residential Development (minimum)	X		
40% Non-Residential Development (maximum)	X		
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units		X	
10% Workforce Housing	X		
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only	X		
<b>Sustainability</b>			
20% energy needs on-site generation			
No net loss of pervious land cover			
20% pervious area for all new development			
30% tree canopy for plan area (includes street trees)		X	
Native vegetation			
<b>Public Use Space</b>			
20% (minimum) on-site public use space		X	
<b>Private Outdoor Use Space for Every Unit</b>			
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct			
Street trees			
Underground utilities			
New or improved sidewalks			
<b>Parking</b>			
Underground/structured – standards reduced		X	
<b>Other Issues:</b>			
200 foot height limit; need density transfer 100% residential			

<b>District: Nebel and Maple</b>			<b>Block:</b>	
<b>Property Owner: W.R.I.T.</b>			<b>Acres: 9.71</b>	
<b>Existing Development</b>	<b>Existing Zoning I-4</b>	<b>1992 Plan I-4</b>	<b>Sector Plan Recommendation</b>	<b>Owner Proposal</b>
0.54 FAR	1.0 FAR		2.5 FAR	2.5 FAR
0 DU	0 DU		530 DU	795 DU
225,815 SF	422,967 SF		423,403 SF	152,000 SF
			Height 200 feet	
			New Street Neighborhood Park	

<b>Requirements for Every New Development</b>	<b>Can't Provide</b>	<b>Will Provide</b>	<b>Provide More</b>
<b>Mixed Use</b>			
60% Residential Development (minimum)			85%
40% Non-Residential Development (maximum)		X	15%
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units			X
10% Workforce Housing			
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only			
<b>Sustainability</b>			
20% energy needs on-site generation			
No net loss of pervious land cover			
20% pervious area for all new development	X		
30% tree canopy for plan area (includes street trees)			
Native vegetation			
<b>Public Use Space</b>			
20% (minimum) on-site public use space		X	
<b>Private Outdoor Use Space for Every Unit</b>			
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct		X	
Street trees		X	
Underground utilities		X	
New or improved sidewalks		X	
<b>Parking</b>			
Underground/structured – standards reduced		X	
<b>Other Issues:</b> Ability to transfer between two properties; 1.87 FAR on smaller ; 2.87 FAR on larger/Average 2.5 FAR; Public use space over parking- not pervious			

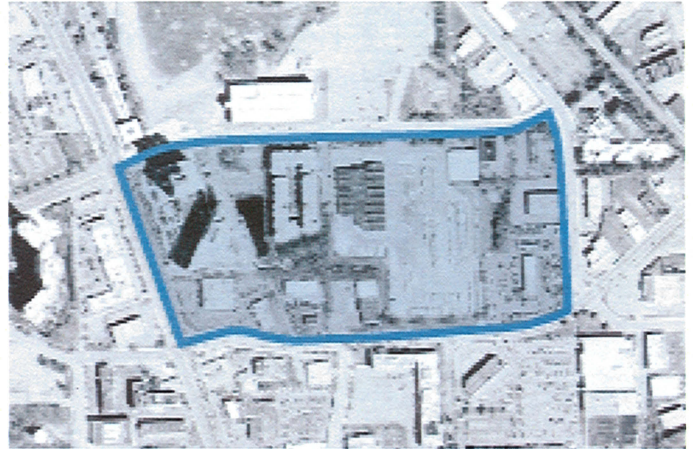
## NRC DISTRICT

### Planning Board Changes

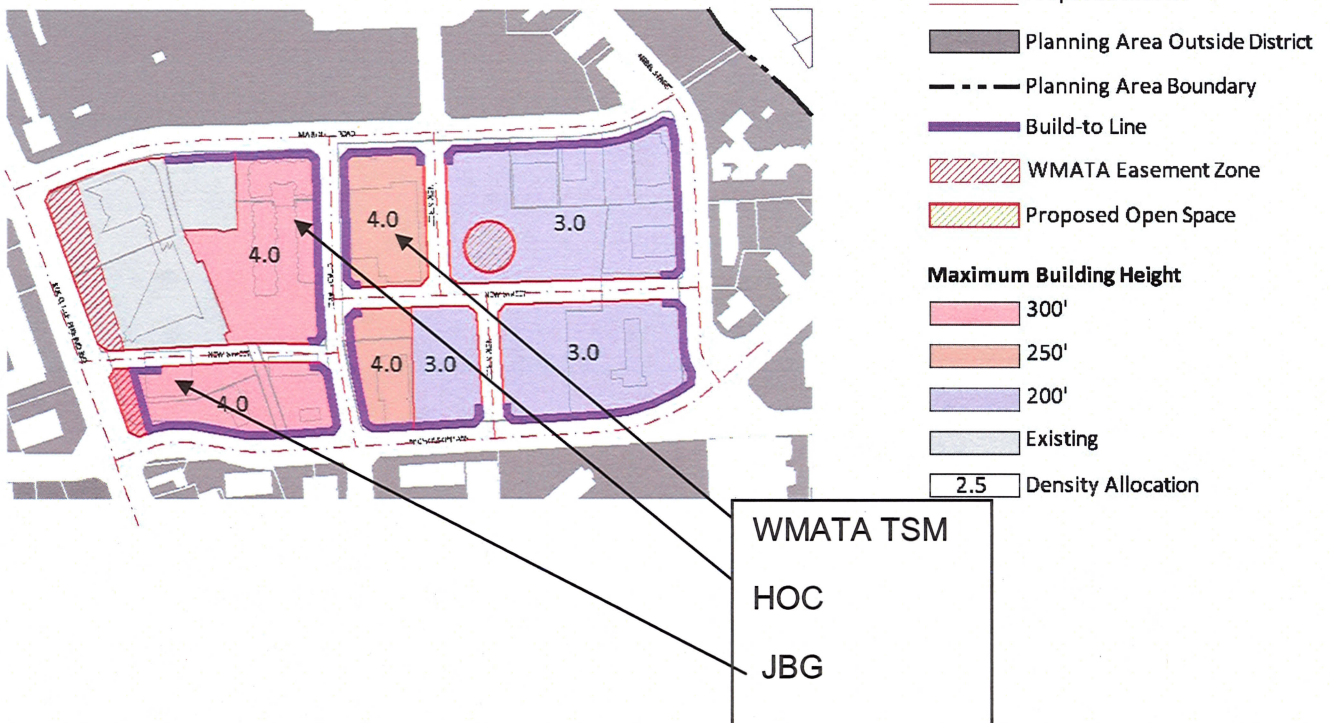
- Public Use Space on WMATA site

### Issues to be Resolved

- FAR Density using CR zoning (Table 7)
- HOC requests rezoning
- WMATA requests rezoning only the TSM portion; leave rest of property on I-1 and C-2, do not make use non-conforming.
- JBG wants more non-residential.



### MAP OF MAXIMUM FAR AND HEIGHT – CR ZONING



### Summary Draft Plan Recommendations

- Extend Rockville Pike promenade between the NRC properties to Nicholson Lane.
- Internal street network extended across the WMATA property to provide inter-block connections north and south.
- Public Use Space on MWATA Property.
- Confirm zoning on NRC.

### Staging Plan

#### Phase 1:

- Complete all streetscape improvements within ¼ mile Metro

#### Phase 2:

- None

#### Phase 3:

- Rockville Pike Reconstruction and Promenade
- Complete all streetscape improvements outside ¼ mile Metro

**Table 7: Comparison of Property Owners Requests, Existing Zoning, 1992 Master Plan, Draft Plan Recommendations and CR Incentive FAR**

Property Owner	Acres	Zone	Exist/ App. FAR	Zone Max FAR	1992 Plan FAR	Draft Plan FAR	Request FAR	CR FAR with Incentives
Fitzgerald	3.56	C-2	0.07	1.5	2.4	2.5	3.0	3.0
JBG - Eatzie's	1.8	C-2	0.29	1.5	2.4	3.0	4.0	4.0
HOC	4.45	TSM	1.03		2.0	1.0	3.0	4.0
White Flint View	1.86	C-2	2.0	2.0	1.5	2.5	3.0	4.0

District: NRC				Block:
Property Owner: Housing Opportunities Commission				Acres: 4.45
Existing Development	Existing Zoning TSM (G-96)	1992 Plan TSM Zone	Sector Plan Recommendation Retain TSM Zone	Owner Proposal Request new zone
1.0 FAR	1.83 FAR	2.0-2.4 FAR	2.0-2.4 FAR	3.5 FAR
202 DU	202 DU	293 DU	293 DU	500 DU
0 SF	0 SF	234,000 SF	234,000 SF	232,610 SF
			Height 250 feet	

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>			
60% Residential Development (minimum)			X
40% Non-Residential Development (maximum)			
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units			X
10% Workforce Housing			
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only			
<b>Sustainability</b>			
20% energy needs on-site generation			
No net loss of pervious land cover			
20% pervious area for all new development			
30% tree canopy for plan area (includes street trees)			
Native vegetation			
<b>Public Use Space</b>			
20% (minimum) on-site public use space			
<b>Private Outdoor Use Space for Every Unit</b>			
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct			
Street trees			
Underground utilities			
New or improved sidewalks			
<b>Parking</b>			
Underground/structured – standards reduced			
<b>Other Issues:</b> Would like to be rezoned with more density. Would like to see a housing chapter in the sector plan and more emphasis on affordable housing. Want to maximize residential uses and affordable housing.			

District: NRC				Block:
Property Owner: Fitzgerald				Acres: 3.56
Existing Development	Existing Zoning C-2	1992 Plan C-2 Zone	Sector Plan Recommendation	Owner Proposal
0.07 FAR	1.5 FAR	1.5 FAR	2.5 FAR	3.0 FAR
0 DU	0 DU	0 DU	195 DU	233 DU
11,120 SF	232,610 SF	232,610 SF	155,509 SF	186,087 SF
			Height 150 feet	

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>			
60% Residential Development (minimum)			
40% Non-Residential Development (maximum)			
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units			
10% Workforce Housing			
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only			
<b>Sustainability</b>			
20% energy needs on-site generation			
No net loss of pervious land cover			
20% pervious area for all new development			
30% tree canopy for plan area (includes street trees)			
Native vegetation			
<b>Public Use Space</b>			
20% (minimum) on-site public use space			
<b>Private Outdoor Use Space for Every Unit</b>			
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct			
Street trees			
Underground utilities			
New or improved sidewalks			
<b>Parking</b>			
Underground/structured – standards reduced			
<b>Other Issues:</b> Planning auto related commercial development.			

District: NRC			Block:	
Property Owner: Capistan- White Flint View			Acres: 1.86	
<b>Existing Development</b>	<b>Existing Zoning C-2</b>	<b>1992 Plan C-2</b>	<b>Sector Plan Recommendation</b>	<b>Owner Proposal</b>
0.22 FAR	*2.0 FAR	1.5 FAR	2.5 FAR	3.0 FAR
0 DU	183 DU		183 DU	183 DU
17,951 SF	64,418 SF		33,000 SF	29,500 SF
	180 height		Height 200 feet	
			Citadel Extension	

\*C-2 residential development option

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>			
60% Residential Development (minimum)			X
40% Non-Residential Development (maximum)			
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units			
10% Workforce Housing			15%
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only			
<b>Sustainability</b>			
20% energy needs on-site generation			
No net loss of pervious land cover			
20% pervious area for all new development	14%		
30% tree canopy for plan area (includes street trees)			
Native vegetation			
<b>Public Use Space</b>			
20% (minimum) on-site public use space			
<b>Private Outdoor Use Space for Every Unit</b>			
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct			
Street trees			
Underground utilities			
New or improved sidewalks			
<b>Parking</b>			
Underground/structured – standards reduced			
<b>Other Issues:</b> Grandfather approvals, APF etc., in new zone; no new infrastructure should be required on existing approval. Units are 900 SF, not 1200 SF as used in sector plan. Do not want more units but would like to resize to 1200 SF with increase in FAR. Project will improve existing conditions as to perviousness.			

District: NRC – Eatzie's				Block:
Property Owner: JBG				Acres: 1.8
<b>Existing Development</b>	<b>Existing Zoning C-2</b>	<b>1992 Plan C-2/RSM</b>	<b>Sector Plan Recommendation</b>	<b>Owner Proposal</b>
0.2 FAR	1.5 FAR	2.4	3.0 FAR	4.0 FAR
0 DU	0 DU	79 DU	118 DU	0 DU
20,761 SF	118,264 SF	94,611 SF	94,612 SF	315,372 SF
			Height 300 feet	

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>			
60% Residential Development (minimum)	X		
40% Non-Residential Development (maximum)			X
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units		n/a	
10% Workforce Housing		n/a	
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only		X	
<b>Sustainability</b>			
20% energy needs on-site generation	X		
No net loss of pervious land cover		X	
20% pervious area for all new development	X		
30% tree canopy for plan area (includes street trees)	X		
Native vegetation		X	
<b>Public Use Space</b>			
20% (minimum) on-site public use space		X	
<b>Private Outdoor Use Space for Every Unit</b>	X		
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct		X	
Street trees		X	
Underground utilities		X	
New or improved sidewalks		X	
<b>Parking</b>			
Underground/structured – standards reduced		X	
<b>Other Issues:</b> Can provide 20% pervious area if, and only if, green roofs and the tops of parking garages count in this calculation.  This site is not appropriate for residential development – a commercial density restriction will preclude development.			

## WHITE FLINT MALL DISTRICT

### Planning Board Changes

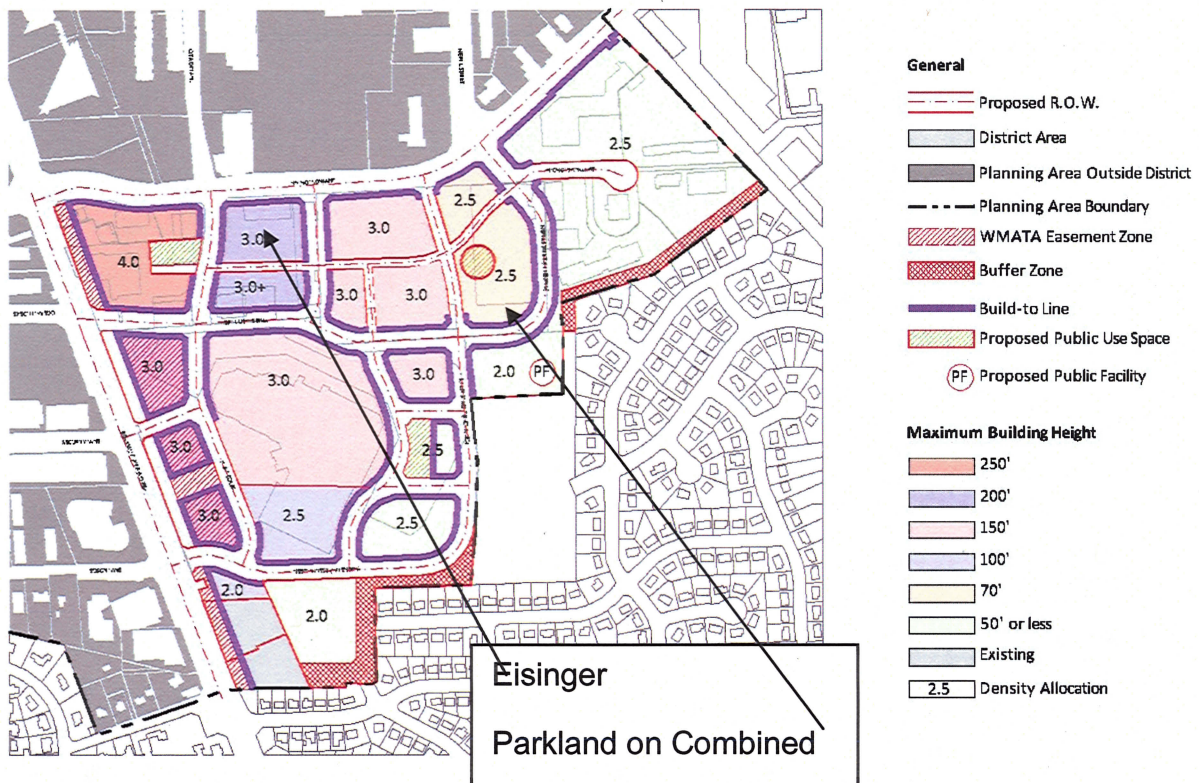
- MARC Station site
- Realignment of Nebel Street – 80 ROW with three lanes
- Add three acres to White Flint Park

### Issues to be Resolved

- FAR Density using CR zoning (Table 8)
- More FAR on Eisinger Property for Workforce Housing
- Additional parkland from R-90 parking lot on Combined Properties
- Pedestrian connection to adjoining neighborhood
- Improvements to White Flint Neighborhood Park



### MAP OF MAXIMUM FAR AND HEIGHT – CR ZONING



## Draft Plan Recommendations

### Block 1: Eisinger and Fitzgerald

- Executive Boulevard Extended (B-7)
- Mid-block connections
- Local streets
- Huff Court/ Citadel Avenue (B-4)

### Block 2: Combined

- Public use space
- Executive Boulevard Extended (B-7)
- Nebel Street Extended (B-5)
- Mid-block connections
- Huff Court (B-4)

### Block 3: Nicholson Court

- MARC Station
- Public use space
- Mid-block connections

### Block 4: White Flint Mall

- Executive Boulevard Extended (B-7)
- Huff Court (B-4)
- Public use space
- Mid-block connections

## Staging Plan

### Phase 1:

- None

### Phase 2:

- Fund Marc Station

### Phase 3:

- Reconstruction of Rockville Pike and Promenade
- Complete all streetscapes improvements outside ¼ mile Metro

<b>Table 8 Comparison of Property Owners Requests, Existing Zoning, 1992 Master Plan, Draft Plan Recommendations and CR Incentive FAR</b>									
<b>Block</b>	<b>Property Owner</b>	<b>Acres</b>	<b>Zone</b>	<b>Exist/ App. FAR</b>	<b>Zone Max FAR</b>	<b>1992 Plan FAR</b>	<b>Draft Plan FAR</b>	<b>Requested FAR</b>	<b>CR FAR with Incentives</b>
1	Eisinger	4.42	C-2	0.51	1.5	2.4	2.5	4.0	3.0
2	Combined Properties	15.00	C-2	0.29	1.5	1.5	2.0- 2.5	2.5	2.5-3.0
3	Nicholson Court Prop	16.50	I-4	0.47	1.0	1.0	2.0- 2.5	2.5	2.5
4	White Flint Mall	43.27	C-2/ R-90/CT	0.65	0.5-1.5	0.5-1.5	2.0- 2.5	2.8	2.0-3.0

District: White Flint Mall Property Owner: Fitzgerald				Block: 1 Acres: 4.22
Existing Development	Existing Zoning C-2 Zone	1992 Plan TSM Zone	Sector Plan Recommendation	Owner Proposal
0.28 FAR	1.5 FAR	2.0-2.4 FAR	2.5 FAR	4.0 FAR
0 DU	0 DU	182 DU	229 DU	0 DU
43,748 SF	275,000 SF	219,000 SF	226,897 SF	766,000 SF
			Height 250 feet	15-22 stories
	Executive Blvd. Extended		Rockville Pike Prom. Executive Blvd. Extended Neighborhood Park	

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>			
60% Residential Development (minimum)			
40% Non-Residential Development (maximum)			X
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units			
10% Workforce Housing			
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only	X		
<b>Sustainability</b>			
20% energy needs on-site generation			
No net loss of pervious land cover			
20% pervious area for all new development		X	
30% tree canopy for plan area (includes street trees)		X	
Native vegetation			
<b>Public Use Space</b>			
20% (minimum) on-site public use space		X	
<b>Private Outdoor Use Space For Every Unit</b>			
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct		X	
Street trees		X	
Underground utilities		X	
New or improved sidewalks		X	
<b>Parking</b>			
Underground/structured – standards reduced			
<b>Other Issues:</b> No residential on site, wants to combine with Eisinger residential project. 15- 22 stories non-residential including hotel. Huff Court will have local neighborhood retail. Trying to add adjacent property (Commerce Bank). If assembled- each project could proceed independently but overall creates 9 acre anchor with local retail off Rockville Pike. Executive Blvd should be in Phase 1 to help circulation. Will do promenade. Cumulative effect of exactions with BLT will result in higher rents.			

District: White Flint Mall				Block: 1
Property Owner: Eisinger				Acres: 4.42
Existing Development	Existing Zoning C-2	1992 Plan TSM Zone	Sector Plan Recommendation	Owner Proposal
0.51 FAR	0.51 FAR	2.0-2.4 FAR	2.5 FAR	4.0 FAR
0 DU	0 DU	193 DU	241 DU	1,922 DU*
99,100 SF	99,171 SF	231,000 SF	192,970 SF	100,154 SF
			Height 150 feet	
			Executive Blvd. Extended Neighborhood green	Executive Blvd Ext. Public use space Parking garage land

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>			
*60% Residential Development (minimum)			X
**40% Non-Residential Development (maximum)	X		
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units			240
10% Workforce Housing			1642
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only			
<b>Sustainability</b>			
20% energy needs on-site generation	X		
No net loss of pervious land cover			X
20% pervious area for all new development		X	
30% tree canopy for plan area (includes street trees)		X	
Native vegetation			
<b>Public Use Space</b>			
20% (minimum) on-site public use space			X
<b>Private Outdoor Use Space For Every Unit</b>	X		
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct			X
Street trees			X
Underground utilities			X
New or improved sidewalks			X
<b>Parking</b>			
Underground/structured – standards reduced			X
<b>Other Issues:</b> *With Fitz. 52% **With Fitz. 48%. 900 units-- 380 SF per unit yield 1922 units; @1200 SF yields 608 units. Density of 4.0 bonus necessary. Parking District- will provide the ground for a County garage on-site or build and sell to County at cost. Removes 5.2 acres with no storm water management. Creates Huff Court Retail District. Executive Blvd should be in Phase 1 to help circulation in conjunction with Fitzgerald.			

District: White Flint Mall Property Owner: Combined Properties				Block: 2 Acres: 15.02
Existing Development	Existing Zoning C-2	1992 Plan C-2 Zone	Sector Plan Recommendation	Owner Proposal
0.29 FAR	1.5 FAR	1.5 FAR	2.25 FAR	2.5 FAR
0 DU	0 DU	0 DU	736 DU	1,000-1,400 DU
192,400 SF	981,406 SF	981,406 SF	588,844 SF	225,000 -500,000 SF
			Height 100-150 feet	
			New street school Neighborhood Park	Some private streets

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>			
60% Residential Development (minimum)		?	
40% Non-Residential Development (maximum)		?	
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units		X	
10% Workforce Housing		X	
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only			
<b>Sustainability</b>			
20% energy needs on-site generation	X		
No net loss of pervious land cover		X	
20% pervious area for all new development		?	
30% tree canopy for plan area (includes street trees)		?	
Native vegetation		X	
<b>Public Use Space</b>			
20% (minimum) on-site public use space		X	
<b>Private Outdoor Use Space For Every Unit</b>			
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct		X	
Street trees		X	
Underground utilities		X	
New or improved sidewalks		X	
<b>Parking</b>			
Underground/structured – standards reduced		X-structured	
<b>Other Issues:</b> Redevelopment goals long- term; incentives are insufficient. Can provide buffer to community, object to school; flexibility necessary for economic reasons. Grandfathering for existing development, don't want non-conformity, but ability to expand before large scale redevelopment. MARC is in stage 2 but not planned by state until 2035 – redevelopment may occur in the next sector plan.			

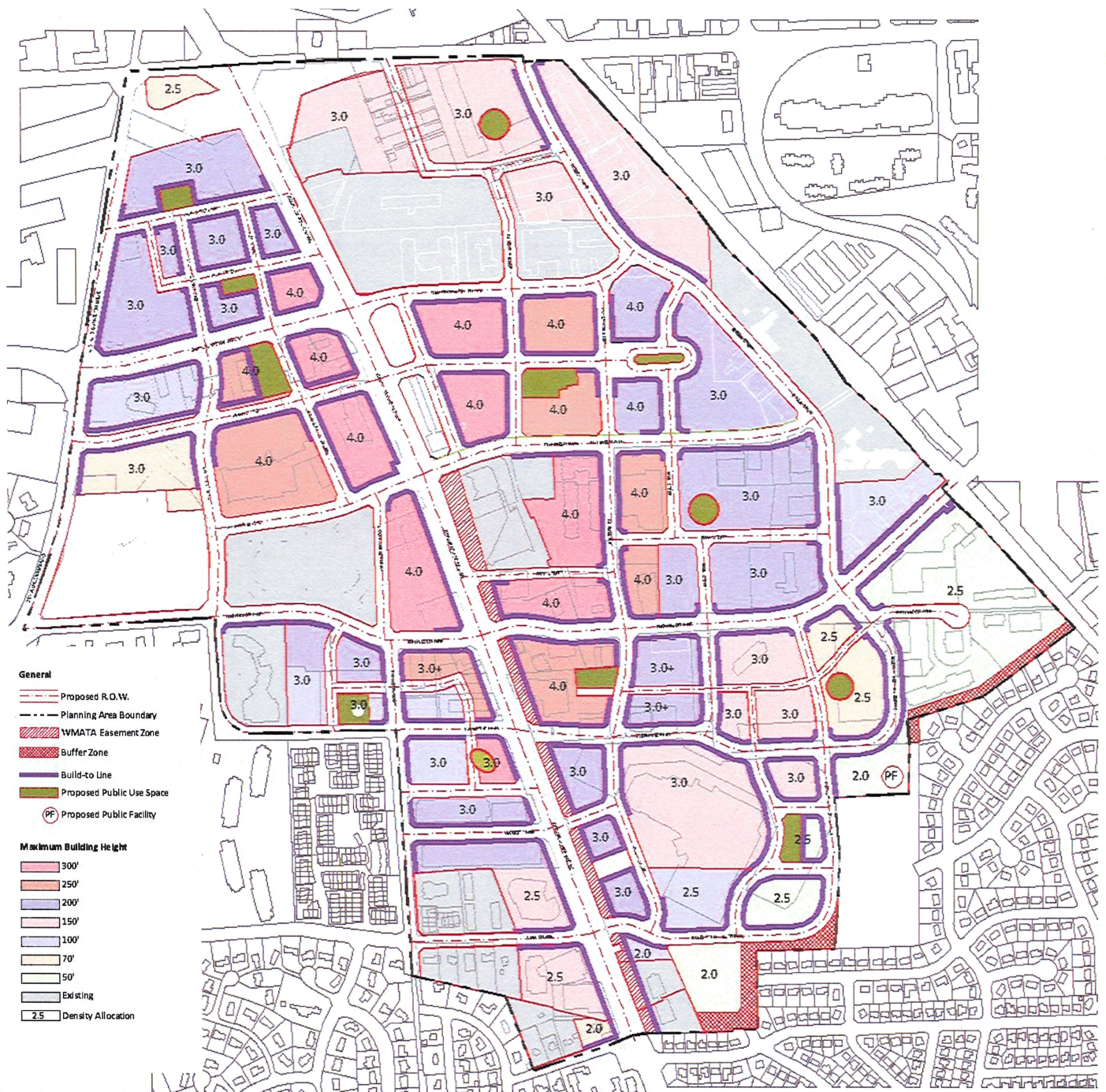
District: White Flint Mall			Block: 3	
Property Owner: Nicholson Court Group			Acres: 16.5	
Existing Development	Existing Zone I-4	1992 Plan I-4 Zone	Sector Plan Recommendation	Owner Proposal
0.47 FAR	1.0 FAR	1.0 FAR	2.0-2.5 FAR	2.5 FAR
0 DU	0 DU	0 DU	815 DU	800 + DU
327,559 SF	720,500 SF	720,000 SF	651,627 SF	
			Height 36-200 feet	4-5 stories
			MARC Station	MARC Station

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>			
60% Residential Development (minimum)			X
40% Non-Residential Development (maximum)			
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units		X	
10% Workforce Housing		X	
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only			
<b>Sustainability</b>			
20% energy needs on-site generation			
No net loss of pervious land cover			
20% pervious area for all new development		X	
30% tree canopy for plan area (includes street trees)			
Native vegetation			
<b>Public Use Space</b>			
20% (minimum) on-site public use space		X	
<b>Private Outdoor Use Space for Every Unit</b>			
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct		X	
Street trees		X	
Underground utilities		X	
New or improved sidewalks		X	
<b>Parking</b>			
Underground/structured – standards reduced			
<b>Other Issues:</b> Support MARC station; TOD development envisioned; compatibility with community on south side; public use space for the broader community; buffer on south. Bus service for MARC; pedestrian overpass connection for Randolph Hills to station. 4-5 stories stick construction residential development. More residential than 60% desirable.			

District: White Flint Mall				Block: 4
Property Owner: Lerner and Tower				Acres: 43.27
Existing Development	Existing Zoning C-2/C-T/R-90	1992 Plan C-2/C-T/R-90 Zones	Sector Plan Recommendation	Owner Proposal
0.65 FAR	0.5-1.5 FAR		2.25 FAR	2.8 FAR
0 DU	0 DU		1,700 DU	2,700 DU approx.
933,000 SF	2,292,345 SF		1,553,761 SF	5,392,000 SF approx.
			Height 36-200 feet	2- 26 stories
			New Streets Huff Ct. Ext. School Site Executive Blvd. Rockville Pike Promenade	New Streets Huff Ct. Ext. Executive Blvd. Rockville Pike Promenade

Requirements for Every New Development	Can't Provide	Will Provide	Provide More
<b>Mixed Use</b>		X	
60% Residential Development (minimum)		53%	
40% Non-Residential Development (maximum)		47%	
<b>Affordable Housing</b>			
12.5% Moderately Priced Dwelling Units		X	
10% Workforce Housing	X		
<b>Agricultural Preservation</b>			
Building Lot Termination (BLTs) for commercial only	X		
<b>Sustainability</b>			
20% energy needs on-site generation	X		
No net loss of pervious land cover		X	
20% pervious area for all new development	X		
30% tree canopy for plan area (includes street trees)	X		
Native vegetation		X	
<b>Public Use Space</b>			
20% (minimum) on-site public use space		X	
<b>Private Outdoor Use Space for Every Unit</b>	X		
<b>Public/Private Streets along Frontage/Interior</b>			
Dedicate ROW and construct		X	
Street trees		X	
Underground utilities		X	
New or improved sidewalks		X	
<b>Parking</b>			
Underground/structured – standards reduced		X	
<b>Other Issues:</b> Can't provide both BLT and workforce housing, as currently drafted, but can accommodate some combination. 26 stories along Rockville Pike, 15 stories interior and 5-7 stories at edges.			

## COMPOSITE: MAXIMUM FAR AND HEIGHTS USING CR ZONING





## **ATTACHMENT 2: SUMMARY OF WORKSESSION #9 - MAY 4, 2009**

### **Transportation and Mobility; School Site**

#### *Mobility*

This worksession continued the previous worksession and focused primarily on the mobility recommendations of the White Flint Sector Plan. Staff reviewed the public transit recommendation (north portal for Metro, new site for Marc station and expanded local and through bus service), the proposed road network, and the pedestrian/bicycle system.

The White Flint Partnership had submitted a letter requesting time to present their consultants, Gladding Jackson, concept for the road network and design for bus rapid transit (BRT) along Rockville Pike. The Planning Board agreed to a fifteen minute presentation. Evan Goldman, representing the Partnership, showed a network similar to the Draft Sector Plan with two notable differences: (1) B-16 would cross Rockville Pike through two developed properties (the Forum and an Office Building ) and across the WRIT Property to Nebel Street and (2) different alignment for the Randolph Road connection to Chapman Avenue.

The Planning Board decided to give staff more time to evaluate the Rockville Pike proposal. Staff presented changes to the road network- there were two, realignment in the B-15 and a shifted alignment and reduced ROW for B-5. Staff presented changes to the pedestrian and bicycle system emphasizing that all streets would have sidewalks, business district streets would have sidewalks that could accommodate bicycles, and some through streets with dedicated bike lanes required additional right-of-way.

#### Decisions:

- The Planning Board approved the north portal for Metro.
- The Planning Board approved the expanded bus service.
- The Planning Board approved the two changes to the road network.
- The Planning Board approved the pedestrian and bikeway system.
- The Planning Board tabled its final decision on the right-of-way and section for Rockville Pike.

#### *Elementary School*

The Planning Board revisited the elementary school site. Commissioner Alfandre described his site visit and observed that the school would be best located at the Rocking Horse Facility. The Commissioners concurred that Commissioners Alfandre, Cryor and Presley were in agreement and that there would be no provisions for a school within the Sector Plan boundaries. The Chairman asked about the possibility of a park. Commissioner Cryor suggested that that decision should be made when Commissioner Presley was present and the Board agreed.

**Decisions:**

- The Planning Board decided not to locate an elementary school site within the boundaries of the Sector Plan.
- The Planning Board decided to resolve the outstanding park issue at the next worksession.

## **ATTACHMENT 3: SUMMARY OF WORKSESSION 10 - May 7, 2009**

### **Status of Implementation, Park Site Selection, Design Guidelines**

#### *Status of Implementation*

Staff presented an update of information regarding the financial analysis of the Sector Plan based on meetings held over the last four months with Executive Branch Staff. Executive Branch Staff was in attendance and answered the Planning Board's questions. Staff asked for guidance from the Planning Board regarding three aspects of the implementation plan:

- Creation of an implementing authority
- Pursuing TIF as a possible funding mechanisms
- Selecting options that might require change to State law.

#### Decisions:

- The Planning Board reluctantly decided against recommending a development authority.
- The Planning Board continues to consider TIF financing.
- The Planning Board agreed that trying to change State law or the county charter limits might not prove productive.

#### *Parks*

The Planning Board discussed the possibility of designating the site shown in the Draft Plan as a school site for a public park instead.

#### Decisions:

- Commissioners Hanson, Robinson and Cryor voted to show the park symbol; Commissioners Presley and Alfandre reserved judgment.

### **Urban Design Guidelines**

Staff did not request the Planning Board to make any decisions. The draft guidelines will be provided to the County Executive and County Council for informational purposes. The Planning Board will approve the Urban Design Guidelines after the County Council approves the Sector Plan.

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## MEMORANDUM

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TO: Piera Weiss  
Nkosi Yearwood

FROM: Steven A. Robins 

SUBJECT: Civic Green/White Flint Sector Plan

DATE: May 14, 2009

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On April 30, 2009, the Montgomery County Planning Board conducted Worksession #8 on the White Flint Sector Plan. One of the items the Board discussed was Public Facilities – Parks, Environment and Sustainability, Transportation and Mobility. This memorandum concerns Parks, more particularly the Board's discussion and decision on the Civic Green.

In Technical Staff's Memorandum dated May 1, 2009, Staff summarized the Board's discussion on the Civic Green. Staff indicated that the following decision was made regarding the Civic Green:

- The Planning Board generally agreed that at least one acre was necessary and directed staff to amend the language to specify an acre.
- The Planning Board generally agreed that the symbol should float so that part of the Civic Green could be incorporated into redevelopment of the County owned Conference Center Site.

We disagree with the conclusion reached in the second bullet (after listening to the tapes of the hearing). The Board did discuss potentially locating a portion of the Civic Green on the Conference Center parcel. However, the Board and Staff also agreed that given the County's position regarding its parking and the Conference Center, the most reasonable opportunity to acquire property for the Civic Green would be on the north side of new "main street" – more

particularly the Jemal property (since, according to Staff, Mr. Jemal appears to be a willing seller). There also was discussion over the size of the Civic Green and the Board and Staff concluded that the appropriate size would be approximately 1 acre. Dr. Hanson concluded the discussion on the Civic Green by stating that the Civic Green would be approximately one acre in size and by saying, "Looks like what we are talking about is putting it on between Main Street and Old Georgetown Roads," *i.e.*, north of the Conference Center property. Additional property needed to meet the size requirement potentially might come from the VOB site adjacent to the Jemal parcel.

Please understand that JBG as the ground lessee and Montgomery County as the property owner do not support locating the Civic Green on the Conference Center parcel. This issue was addressed by the Planning Board and we believe the Board concluded that the Civic Green would remain as proposed in the Draft Sector Plan – that is north of the new "main street."

We would appreciate it if you would correct your May 1, 2009 memorandum regarding the Civic Green. Thank you very much for your consideration regarding this matter.