



ATTACHMENT H

3. Provide pedestrian links between all sides of the central public park and other pedestrian destinations along the exterior roadways.
4. Provide an easement for future dedication of all necessary right-of-way for the North Bethesda Transitway and a station along the southern portion of the site. The right-of-way should allow for a bikeway and bus pull-off at the transitway station.
5. Coordinate the design of the retail structure with that of the transit station to create a focal point of activity and vitality in Rock Spring Park and a link to the central public park.
6. Accommodate to a reasonable extent the reconfiguration of the Fernwood Road/Rock Spring Drive intersection to allow uninterrupted east-west flow along the southern boundary of the IBM site. Provide right-of-way for a sidewalk.
7. Provide streetscape elements along the realigned road, including sidewalks, street trees, benches, bus shelters, and other streetscape elements.
8. Explore with adjacent property owners and public agencies the opportunity for creating a small public park or landscaped island on land "left over" from the road realignment.

C. DAVIS PARCEL

The major undeveloped site in Rock Spring Park is the 54-acre Davis parcel. The existing zoning is R-H (multiple family, high-rise residential). This Plan recommends retaining R-H as the base zone, and MXPD (Mixed Use Planned Development) as a floating zone.

Development Guidelines

Under the MXPD option, careful design will ensure that the 54-acre parcel becomes the urban village center for this area of North Bethesda, creating a more pedestrian friendly, transit serviceable environment with the housing and retail on the Davis parcel linked to the offices in the remainder of the Park.

In order to ensure the realization of the land use, transportation, environmental and urban design objectives of the Plan in a comprehensive vision for the site, development should adhere to the following guidelines:

Phasing

1. Defer subdivision approval until County adequate public facilities requirements have been met.
2. Provide significant residential development in the first phase of construction.
3. Prior to the issuance of the building permit for the second office building, a community center must be operational or its construction must have started.

4. Upon rezoning of the property to the MXPDP Zone for the development provided for in this Plan, the landowners will agree to lease the existing estate house to the County for use as an interim community center. Subsequently, as part of the development of the site, the Davis estate house would be used for some purpose such as a day-care center, conference center, meeting place, or other uses to serve residents and/or employees consistent with the covenant upon this land.
5. Dedicate land that is adequate for the following facilities:
 - a. Direct access ramp(s) from I-270 near Old Georgetown Road and the roadway connection from the ramp to Rockledge Drive.
 - b. The North Bethesda Transitway. (See #18.)
 - c. A community center, generally on the southern edge of the central woods or other appropriate location. The site should be adequate to accommodate a 23,000 square foot structure.
 - d. Streets leading to the community recreation center and to major open spaces in order to ensure public access to these facilities and amenities.

Affordable Housing

6. Develop a proposal for a creative, employer-sponsored or supported employee housing program, to serve employees of the Park and nearby locations. Implementation of a program devised in conjunction with agencies such as the Housing Opportunities Commission, the Housing and Community Development Department of Montgomery County or the State of Maryland is strongly encouraged.
7. Require the construction of 226 MPDU's (22 percent of the base housing component of 1,024 units) as part of the development plan approval for the MXPDP Zone.

Office and Retail Use

8. Provide approximately 150,000 square feet of retail space designed to serve not only the residents in the development but also the employees and residents of the surrounding communities. This amount may be increased up to a maximum of 220,000 square feet provided any increase above 150,000 square feet would require an equal reduction in the office floor area. The public community recreation center is not counted as retail or office space.
9. Provide a maximum 900,000 square feet of office space. Incorporate site amenities and design features which will ensure compatibility with the remainder of Rock Spring Park and with on-site residential and retail uses.



10. Preserve a significant portion of the woods in the center of the site for public use and enjoyment. The woods may be modified and enhanced but may not be removed. The Plan encourages location of the public community recreation center on the southern side of the woods or in another appropriate location.
11. Retain the open space around the estate house (subject to an existing covenant) and utilize the house for an accessory use such as a day care center, conference center or meeting space. Recreation uses on the site are also encouraged. Provide for use of the existing estate house as an interim community center.
12. Incorporate the stream corridor into the urban design. Use the land in the northwest corner of the site for stormwater management.
13. Develop and maintain a visual buffer of woodlands along I-270 to screen the new development.
14. Create a linked open space system, subject to a public use easement, including the stormwater management area, central woods and estate house grounds, along the northwest to southeast diagonal axis of the site.
15. Provide pedestrian/bicycle paths through the site, linking the central woods and community center with Walter Johnson High School.
16. Organize the site plan around the two diagonal axes through the site which intersect in the central park. Take advantage of the potential to locate landmark buildings where the view axes of north and southbound Old Georgetown Road intersect. (See Figure 47.)
17. Provide an open space and park system on a minimum of 40 percent of the site area.

Circulation and Parking

18. Accommodate the North Bethesda transitway and station in development of the site. The preferred alignment of the transitway is on the southern edge of the site (along the north right-of-way line of Fernwood/Rock Spring Drive). Flexibility should be retained for the precise alignment along the eastern edge of the property, but the final design should be compatible with the estate house and grounds. The station should be sited north of the Georgetown Square Shopping Center to serve the new development, existing shopping centers, and high school. The alignment must be shown on the development plan. The final alignment will be determined at site plan review, and must be coordinated with the easement provided by IBM on the parcel to the west.
19. Coordinate major access points with existing development, and ensure safe ingress and egress to Walter Johnson High School.
20. Create a fine-grained grid of streets open to the public at a size that will result in urban-scale blocks. Locate parking garage entrances and loading docks in a

manner to minimize interruptions to the retail frontage along the streets.

21. Provide most of the parking in structures. (Some surface parking will be required for residential and retail uses.) Also provide some parking on-street in order to ensure streets with an urban character.

Building Location, Height, and Use

22. To ensure a lively pedestrian environment, provide public spaces adjacent to the streets. For the most part, locate buildings adjacent to both sides of the street (except those on the central park).
23. Provide a mix of building heights. Locate the high buildings on the central park or at the southwest corner of the site, with the highest buildings on the northeast-southwest axis. Reduce heights and visibility of structures to Luxmanor by stepping down building heights towards Luxmanor and by including appropriate screening and architectural treatment to break up massing.
24. Locate a significant portion of the retail along the southern portion of the site to relate to Georgetown Square Shopping Center.
25. The bulk of the retail should be sited in the southeast segment of the site with visibility to Rock Spring Drive. This retail siting is designed to enhance the pedestrian connection along Rock Spring Drive between the offices to the west and the shops and apartments to the east and to reinforce the role of Rock Spring Drive as the main spine of Rock Spring Park. The location of retail is intended to attract the pedestrian to the central park and recreational facilities.

C. OTHER LAND USE AND ZONING RECOMMENDATIONS

1. Martin Marietta

The Martin Marietta parcel is currently zoned C-P. The zone does not have a specified FAR, but the height/setback/coverage requirements could result in an FAR of as much as 1.25; an FAR of 1 is more realistic, given the site constraints. The existing building has an FAR of .21; thus the owners of the property could expand their existing floor area very substantially by adding up to 913,704 square feet. Martin Marietta has registered as a loophole property.

If public policy makes it advisable to reduce the development potential on the site because of the increase in traffic that would be generated, there are several options but none that is very satisfactory. Much of the Park is zoned I-3, but the I-3 is a floating zone, with a maximum FAR of 0.5, and there would be no incentive for the owner to apply for rezoning. The R&D (Research & Development) Zone has an FAR of 0.3 or up to 0.5 with the Optional Method and is a Euclidean Zone—allowing the Council to impose a zone by Sectional Map Amendment. But the R&D Zone is designed to allow low scale flexible space for a variety of types of research and development, not for general office use; no more than 50% of the gross floor area may be used for office.