

Master Plan Review

WOODMONT TRIANGLE

Approved and Adopted
December 2004



BACKGROUND

In 2007, the Montgomery County Council directed the Planning Department to undertake a comprehensive zoning ordinance rewrite. Last rewritten in 1977, the current 1,200 + page code is viewed as antiquated and hard to use with standards that have failed to keep pace with modern development practices.

With only about four percent of land in the County available for greenfield development, the new zoning code can play a crucial role in guiding redevelopment to areas like surface parking lots and strip shopping centers. An updated zoning code is important for achieving the kind of growth Montgomery County policymakers and residents want.

Initial sections of the new code were drafted by Code Studio, a zoning consultant. These drafts were subsequently analyzed and edited by planners based on feedback from the Zoning Advisory Panel (a citizen panel appointed by the Planning Board to weigh in on the project's direction), county agency representatives, residents and other stakeholders. In September 2012, planning staff began the release of a draft code in sections accompanied by a report highlighting changes from the current code. The staff drafts were reviewed at length by the Planning Board.



The Planning Board held worksessions and public hearings between September of 2012 and May of 2013. On May 2, they transmitted their draft to the County Council. The Planning, Housing and Economic Development Committee held worksessions during the summer and sent the draft to the full Council in December 2013. The full Council held worksessions in January 2014 and adopted the text of the new code in March. Work on the proposed map amendment continues.

ZONE IMPLEMENTATION PROCESS

An important aspect of the Zoning Rewrite process is the potential simplification of 123 existing zones into about 30 proposed zones. While some of the proposed zones are a direct one-to-one translation of existing zones, others are the result of combining existing zones with similar standards. Additionally, existing zones that are not currently mapped or are no longer used in the County have been eliminated from the proposed code. Through the implementation process, Montgomery County aims to simplify the number of zones, eliminate redundancy, and clarify development standards. A full translation table for all zones can be found in the documents section of our website: www.zoningmontgomery.org.

Agricultural, Residential, and Industrial Zone Implementation:

For agricultural and rural zones, the existing zones will be translated to proposed zones on a one-to-one basis, with the exception of the Low Density Rural Cluster zone which is not currently used in the County and will be eliminated.

Many of the existing residential zones will remain the same. Other residential zones will be combined with existing zones that have similar development standards. The R-4Plex zone, which is not currently mapped anywhere in the county, will be removed from the proposed code.

Implementation of Industrial zones will combine similar zones (Rural Service, I-1, and R+D) into the proposed Industrial Moderate (IM) zone. The existing heavy industrial zone (I-2) will be renamed as the Industrial Heavy (IH) zone.

Examples:



Commercial and Mixed-Use Zone Implementation:

Parcels located in the existing Commercial, Mixed-use, Central Business District (CBD), and Transit Station zones will be translated into one of the proposed Commercial/Residential (CR) or Employment (E) Zones using a two-tiered process.

First, decisions about specific parcels in these zones were based on recommendations within the Master Plan. Planning staff reviewed each Master Plan in the County. When the Master Plan provided specific recommendations about allowed density, height, or mix of uses for individual commercial or mixed-use parcels, those recommendations were used to build the formula of the proposed zone. This ensures consistency with currently allowed density and height, and helps codify Master Plan recommendations in a parcel-specific manner.

Second, if the Master Plan did not make specific recommendations, the current zone changed to a proposed zone on a one-to-one basis or the proposed zone was determined using a specific standardized decision tree (*see example below*). The standardized decision tree translates existing zones by considering each specific parcel's proximity to single-family neighborhoods or other factors. The goal of the implementation decision tree is to retain currently allowed heights and densities and maintain context sensitivity.

Example: C-1 Convenience Commercial



WOODMONT TRIANGLE

PLAN HIGHLIGHTS

The Woodmont Triangle Amendment to the Sector Plan for the Bethesda CBD was adopted in December 2004. The primary purpose of the amendment is to increase opportunities for housing to serve a variety of income levels and to improve the retail environment in the Woodmont Triangle area. The amendment provides general recommendations in several key areas.

Housing: Encourage the retention of existing housing and the construction of new housing to serve a variety of income levels in the Woodmont Triangle Area.

Transit Oriented Development: Capitalize on the development and revitalization potential of the Area as a transit-oriented urban neighborhood. Most of Woodmont Triangle is within 2,500 feet of the Bethesda Metro station.

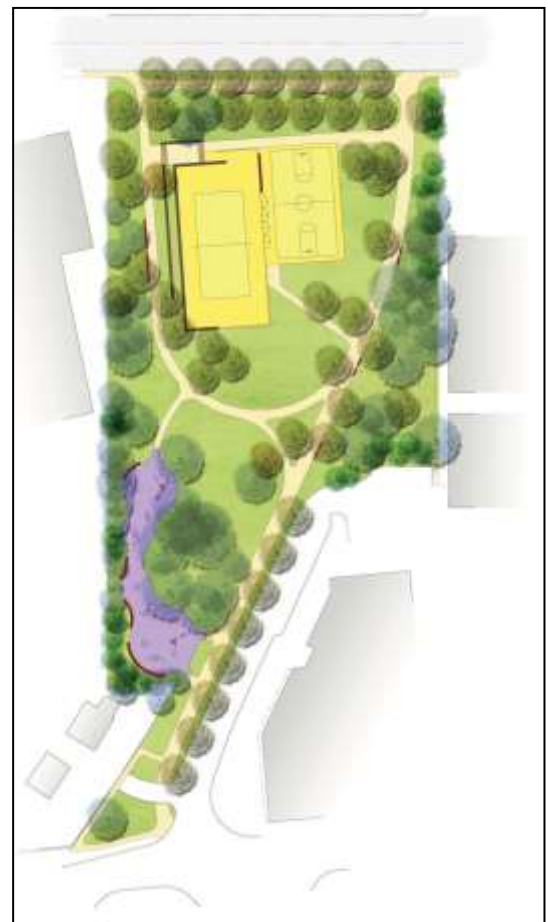
Revitalization through Improvements to Public Streets and Spaces: Invest in public and private improvements to the streets of the Woodmont Triangle to enhance pedestrian safety and access to transit.

Building Height Limits: The Amendment supports the “step down” of building heights from the Metro station area to the edges of the CBD.

Opportunities for Residential Development: Take advantage of the Optional Method of Development tool to encourage housing and to provide public facilities and amenities.

Public Amenities and Facilities: Improve Woodmont Triangle’s public spaces, including the rights-of-way. Improve lighting for public safety, promote attractive streets and sidewalks and use incentives to expand uses and hours of operation among the local businesses. The Norfolk Avenue Urban Spine, Battery Lane Urban Park, and NIH Gateway Park are each recommended to undergo improvements.

Green Building Technology: Incorporate emerging green building methods and practices into new development and redevelopment.



*Proposed Improvements to Battery Lane
Urban Park*

ZONE IMPLEMENTATION

The Woodmont Triangle Planning Area currently has 11 zones: 3 Residential, 1 Commercial, 4 Central Business District (CBD) and 3 Planned Development zones.

Existing Residential:

R-60: Detached Unit, Single-Family
RT-12.5: Townhouse, Single-Family
R-10: Multi-Family, High Density

Existing Commercial

C-T: Commercial, Transitional

Existing CBD:

CBD-1: Central Business District
CBD-2: Central Business District
CBD-R1: Central Business District,
Residential
CBD-R2: Central Business District,
Residential

Existing Planned Development

PD-44: Planned Development
PD-75: Planned Development
PD-100: Planned Development

Standard Implementation:

The existing R-60 and R-60/TDR will be translated to the proposed R-60 zone. The existing RT-12.5 zone will remain. The existing R-10 will remain.

The existing C-T zone will be translated to the proposed CRN (Commercial Retail Neighborhood) zone. The existing PD-44, PD-75, and PD-100 zones will remain unchanged.

The existing CBD zones will fall into the specific proposed CR (Commercial Retail) zones using both the standard implementation criteria and specific Master Plan recommendations. CBD parcels that do not have specific Master Plan recommendations will translate to the proposed zone based on the standard zoning translation table.

NON-STANDARD CONVERSIONS

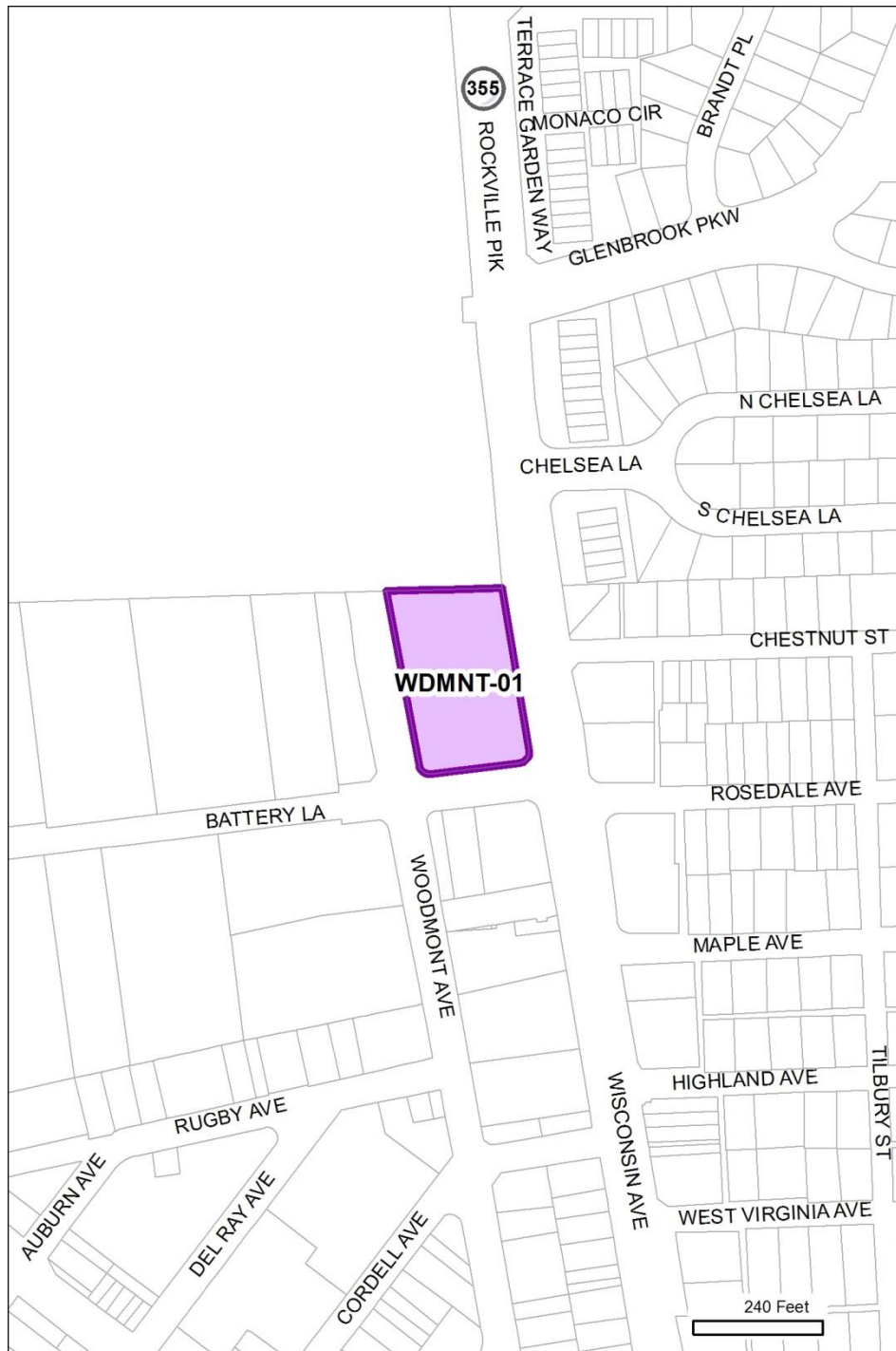
In some cases, properties were not converted using the standard conversions as outlined earlier in the packet.

Generally, this is because the relevant Master or Sector Plan made recommendations regarding the appropriate density, height, or mix of uses on a given site.

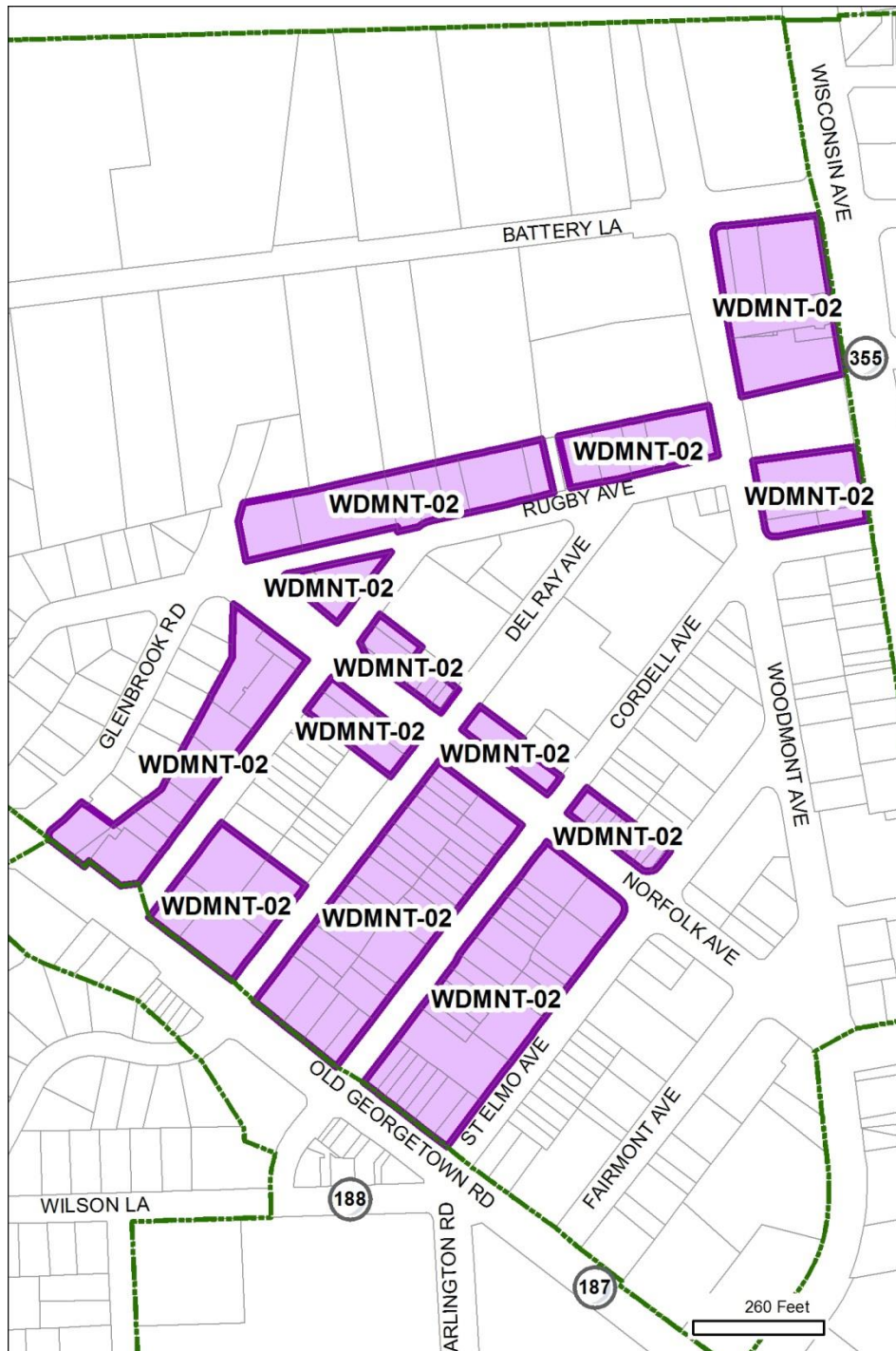
In other cases, the text of the zoning ordinance or an overlay zone can affect the development potential of a site, and therefore affect the conversion given as part of the draft proposed DMA.

Additionally, the PHED Committee instructed that, when requested by a property owner, existing site approvals be reflected in the draft proposed DMA. Non-standard conversions sometimes reflect these project approvals.

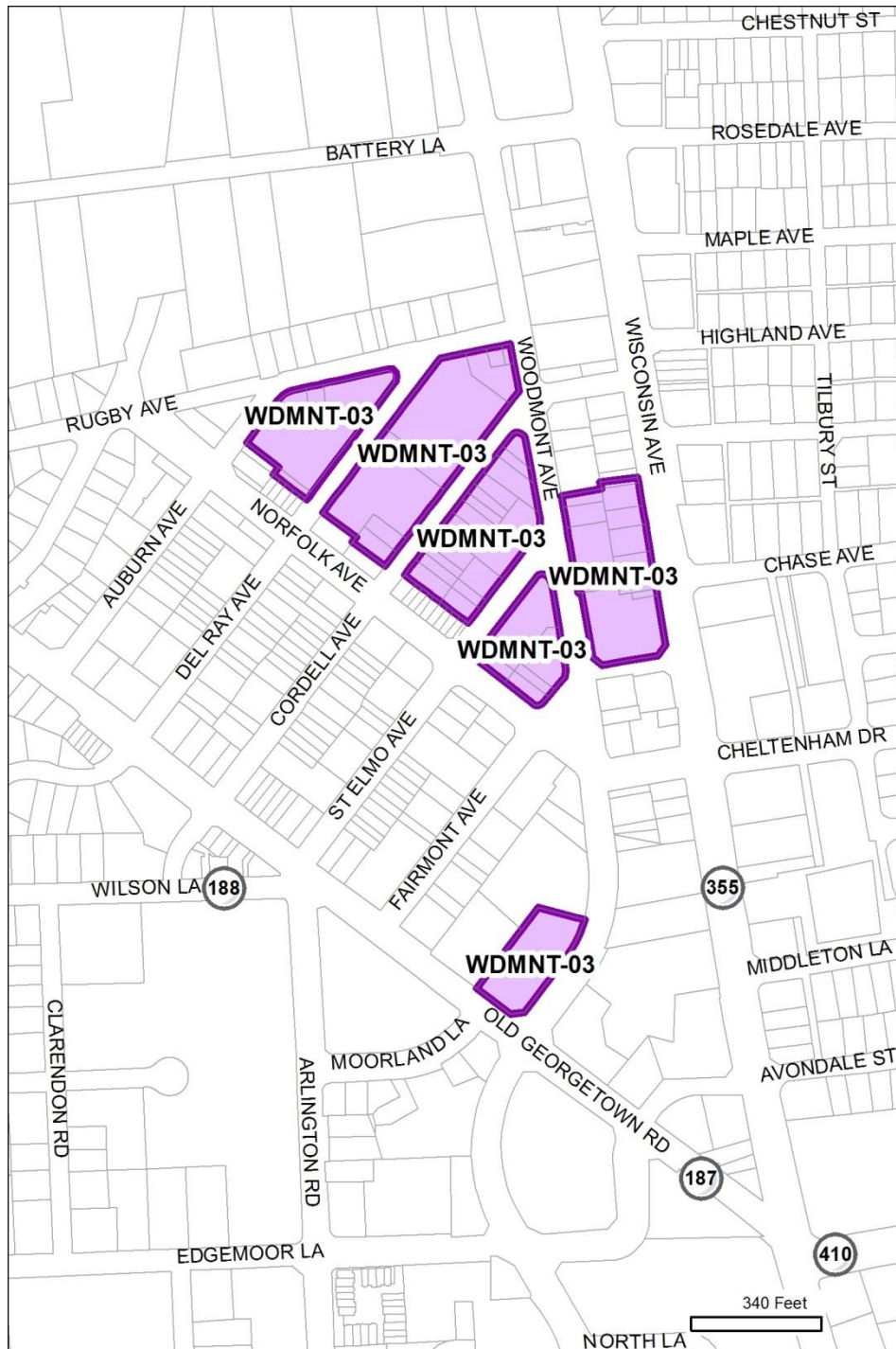
The following pages will give detail on all of the non-standard conversions in this plan area.



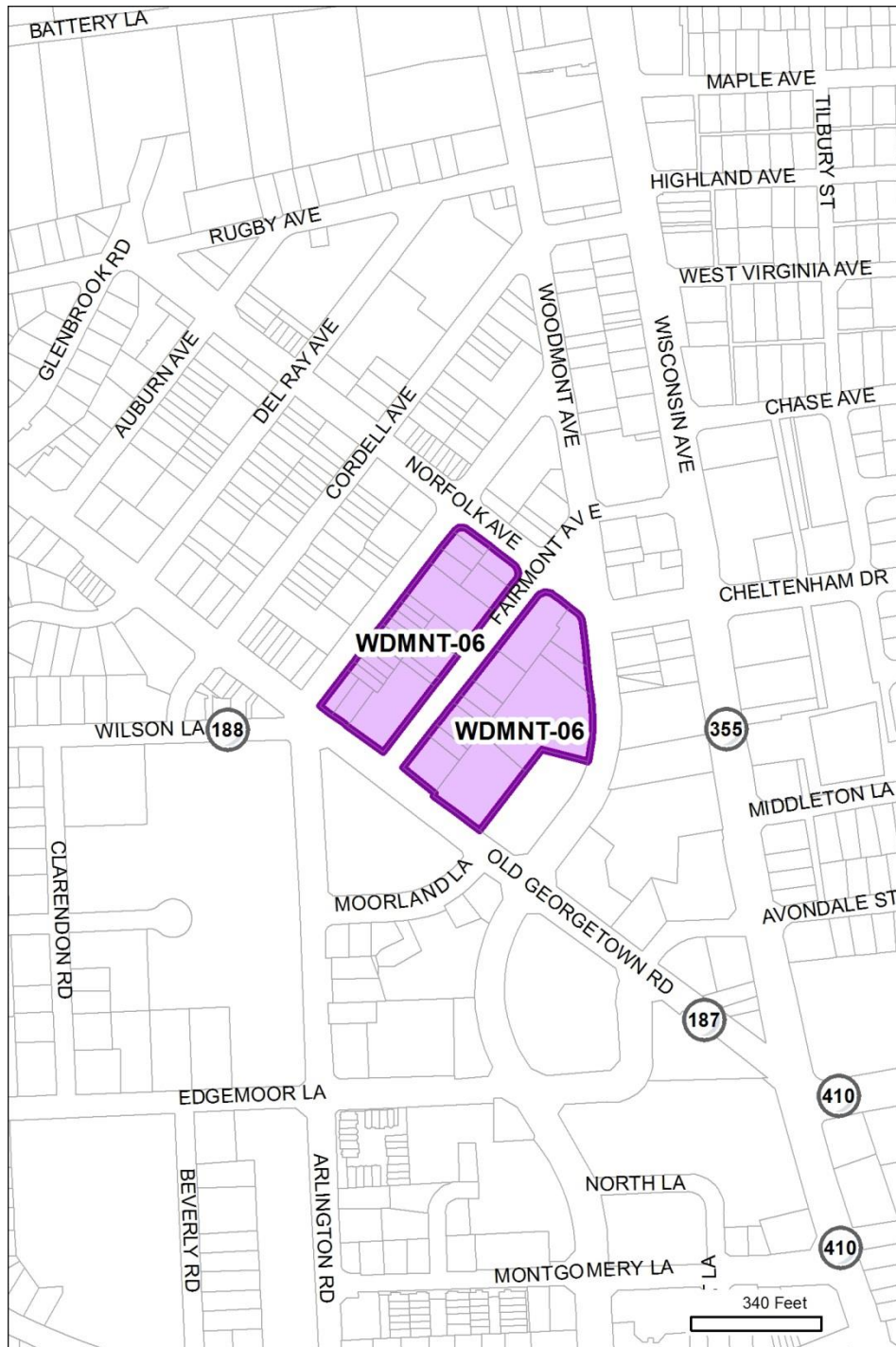
MP Number:		WDMNT-01
Master Plan:		Woodmont Triangle
Location:		Wisconsin Ave & Battery Lane
Existing Zone:		CBD-1
Standard Conv:		CR-3.0 C-2.0 R-2.75 H-90 T
Proposed Conv:		CR-3.0 C-1.0 R-3.0 H-90 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Reduced to 1.0
	Resid'l FAR:	Increased to 3.0
	Height:	Standard
Reason for non-standard conversion:		
Woodmont Triangle Amendment, page 13: <i>"FAR – In order to encourage residential development, the recommended increase in density up to the maximum allowed would be for residential development. All CBD zoned parcels within the study area will be limited to a FAR of 1.0 for non-residential development."</i>		
Notes:		
The is property has been approved for additional residential density above the standard conversion up to 3.0 FAR under site plan 82006036B . As a result, the conversion will give the additional density which has already been approved. SEE ALSO: Change log document MAP-R-240 .		



MP Number:		WDMNT-02
Master Plan:		Woodmont Triangle
Location:		
Existing Zone:		CBD-1
Standard Conv:		CR-3.0 C-2.0 R-2.75 H-90 T
Proposed Conv:		CR-3.0 C-1.0 R-2.75 H-90 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Reduced to 1.0
	Resid'l FAR:	Standard
	Height:	Standard
Reason for non-standard conversion:		
Woodmont Triangle Amendment, page 13:		
<p><i>"FAR – In order to encourage residential development, the recommended increase in density up to the maximum allowed would be for residential development. All CBD zoned parcels within the study area will be limited to a FAR of 1.0 for non-residential development."</i></p>		



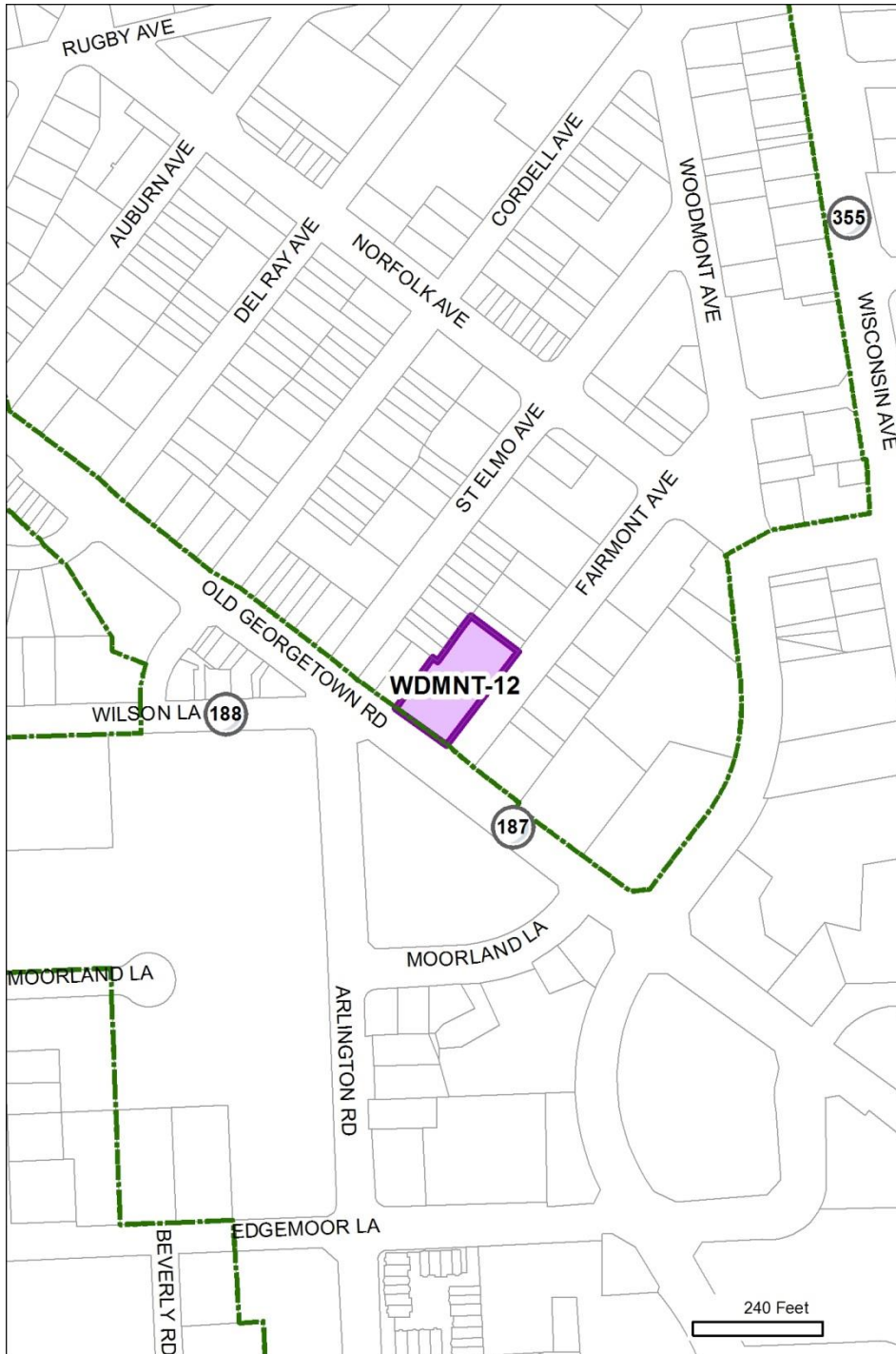
MP Number:		WDMNT-03
Master Plan:		Woodmont Triangle
Location:		
Existing Zone:		CBD-R2
Standard Conv:		CR-5.0 C-1.0 R-5.0 H-200 T
Proposed Conv:		CR-5.0 C-1.0 R-5.0 H-145 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Reduced to 145'
Reason for non-standard conversion:		
Woodmont Triangle Amendment, page 22:		
See table on page 22.		
The portions of Blocks 10, 12, 13, 14, 15, and 45 zoned CBD-R2 are limited to 143' in height.		



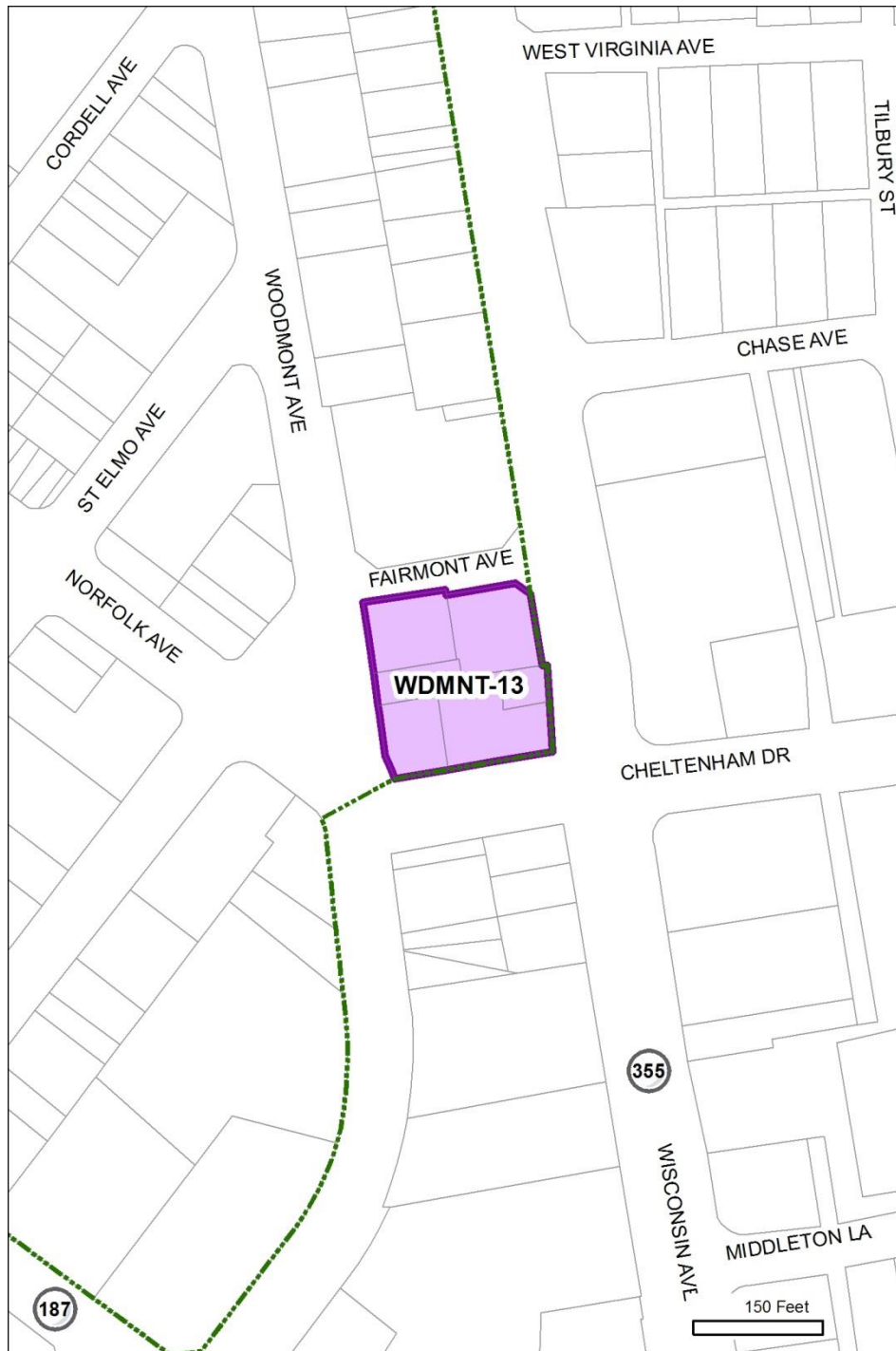
MP Number:		WDMNT-06
Master Plan:		Woodmont Triangle
Location:		Fairmont & Norfolk, Fairmont & Old G'town
Existing Zone:		CBD-2
Standard Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Proposed Conv:		CR-5.0 C-1.0 R-4.75 H-145 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Reduced to 1.0
	Resid'l FAR:	Standard
	Height:	Standard
Reason for non-standard conversion:		
Woodmont Triangle Amendment, page 13: <i>"FAR – In order to encourage residential development, the recommended increase in density up to the maximum allowed would be for residential development. All CBD zoned parcels within the study area will be limited to a FAR of 1.0 for non-residential development."</i>		



MP Number:		WDMNT-11
Master Plan:		Woodmont Triangle
Location:		
Existing Zone:		CBD-1
Standard Conv:		CR-3.0 C-2.0 R-2.75 H-90 T
Proposed Conv:		CR-3.0 C-1.0 R-2.75 H-120 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Reduced to 1.0
	Resid'l FAR:	Standard
	Height:	Increased to 120'
Reason for non-standard conversion:		
<p>Woodmont Triangle Amendment, page 13: <i>"FAR – In order to encourage residential development, the recommended increase in density up to the maximum allowed would be for residential development. All CBD zoned parcels within the study area will be limited to a FAR of 1.0 for non-residential development."</i></p> <p>Woodmont Triangle Amendment, page 21: <i>"The Amendment limits height in Block 9 to 90 feet ... Parcel 646, the American Inn property, is situated between two taller buildings. To achieve comparable heights, building height may be increased on this property up to 118 feet."</i></p> <p>Woodmont Triangle Amendment, page 21: <i>"[Block 10] is zoned CBD-1 and CBD-R2... Heights are limited on CBD-1 properties to 90 feet ... and limited on CBD-R2 properties to 143 feet... The Plank, Inc and Troiano properties are situated south of an existing building of 135 feet and north of a CBD-R2 property which has a height limit of 143 feet. To achieve comparable building heights, this Amendment retains the CBD-1 zoning on these properties, but increases the height limit to 118 feet..."</i></p>		



MP Number:		WDMNT-12
Master Plan:		Woodmont Triangle
Location:		Fairmont & Old G'town
Existing Zone:		CBD-2
Standard Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Proposed Conv:		CR-5.25 C-5.25 R-4.75 H-145 T
Modifications	Zone Group:	Standard
	Overall FAR:	Increased to 5.25
	Comm'l FAR:	Increased to 5.25
	Resid'l FAR:	Standard
	Height:	Standard
Reason for non-standard conversion:		
Match Development Approvals:		
<i>This structure was built in 1964, before the current zoning category existed and before the current Master Plan was put into effect.</i>		
<i>The structure consists of 126,492 GSF on a lot of 24,704 SF, which is an FAR of 5.1.</i>		
<i>To match what the structure was built to, as directed by the PHED Committee, the DMA should be revised to reflect a maximum overall and commercial FAR of 5.25.</i>		



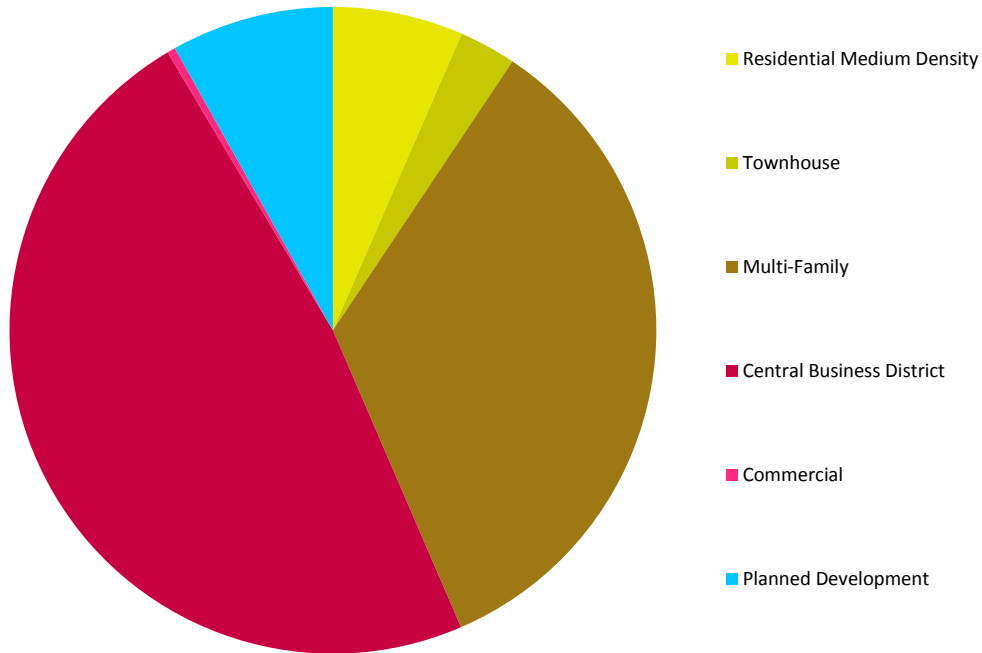
MP Number:		WDMNT-13
Master Plan:		Woodmont Triangle
Location:		
Existing Zone:		CBD-1
Standard Conv:		CR-3.0 C-2.0 R-2.75 H-90 T
Proposed Conv:		CR-3.0 C-1.0 R-2.75 H-120 T
Modifications	Zone Group:	Standard
	Overall FAR:	Standard
	Comm'l FAR:	Reduced to 1.0
	Resid'l FAR:	Standard
	Height:	Increased to 120'
Reason for non-standard conversion:		
<p>Woodmont Triangle Amendment, page 13:</p> <p><i>"FAR – In order to encourage residential development, the recommended increase in density up to the maximum allowed would be for residential development. All CBD zoned parcels within the study area will be limited to a FAR of 1.0 for non-residential development."</i></p> <p>Woodmont Triangle Amendment, page 22-23:</p> <p><i>"Block 11 is located between Wisconsin Avenue, Woodmont Avenue and Norfolk Avenue, across the street from the CBD Core, and within two blocks of the Metro station. There is no residential development in this block. This is an appropriate location for housing. To encourage residential redevelopment, this Amendment retains the existing CBD-1 zoning but increases the FAR to 3.0. Heights are limited to 118 feet or 143 feet with a 22 percent MPDU bonus density."</i></p>		

ZONE IMPLEMENTATION

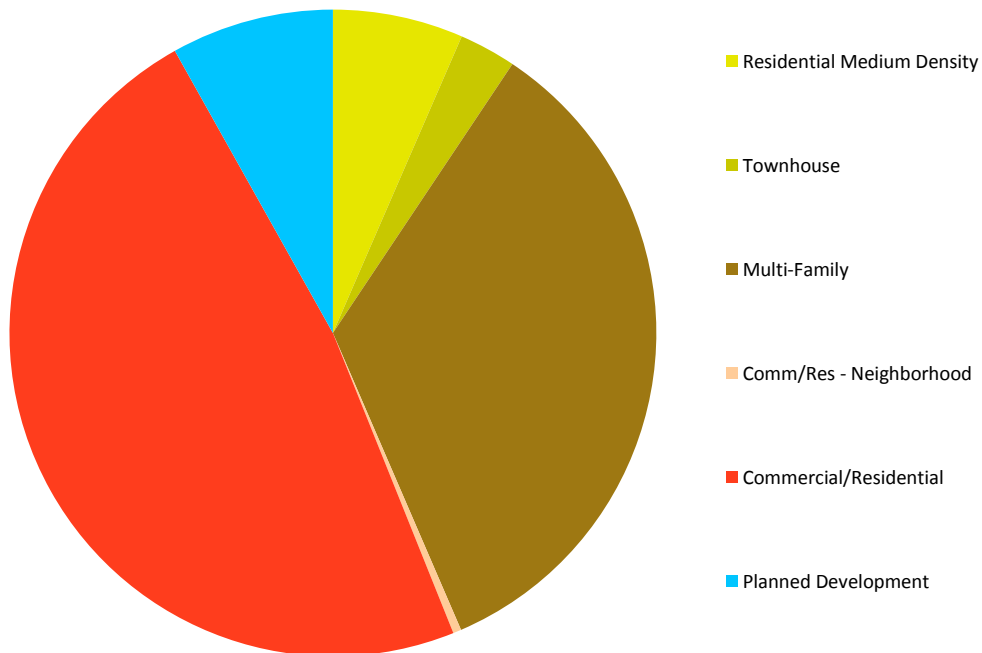
Woodmont Triangle					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
R-60	5.25	6.52	R-60	5.25	6.52
RT-12.5	2.29	2.85	RT-12.5	2.29	2.85
R-10	27.48	34.13	R-10	27.48	34.13
CBD-1	18.96	23.59	CR-3.0 C-1.0 R-2.75 H-120 T	2.65	3.29
			CR-3.0 C-1.0 R-2.75 H-90 T	14.7	18.27
			CR-3.0 C-1.0 R-3.0 H-90 T	1.61	2.0
CBD-2	6.43	7.98	CR-5.0 C-1.0 R-4.75 H-145 T	5.85	7.28
			CR-5.25 C-5.25 R-4.75 H-145 T	0.56	0.70
CBD-R1	2.81	3.5	CR-3.0 C-0.75 R-3.0 H-145 T	2.81	3.50
CBD-R2	10.39	12.91	CR-5.0 C-1.0 R-5.0 H-145 T	10.39	12.91
C-T	0.33	0.41	CRN-0.5 C-0.5 R-0.25 H-35	0.33	0.41
PD-44	1.77	2.19	PD-44	1.77	2.19
PD-75	0.49	0.61	PD-75	0.49	0.61
PD-100	4.28	5.31	PD-100	4.28	5.31
Grand Total	80.48		Grand Total	80.48	

ZONE IMPLEMENTATION

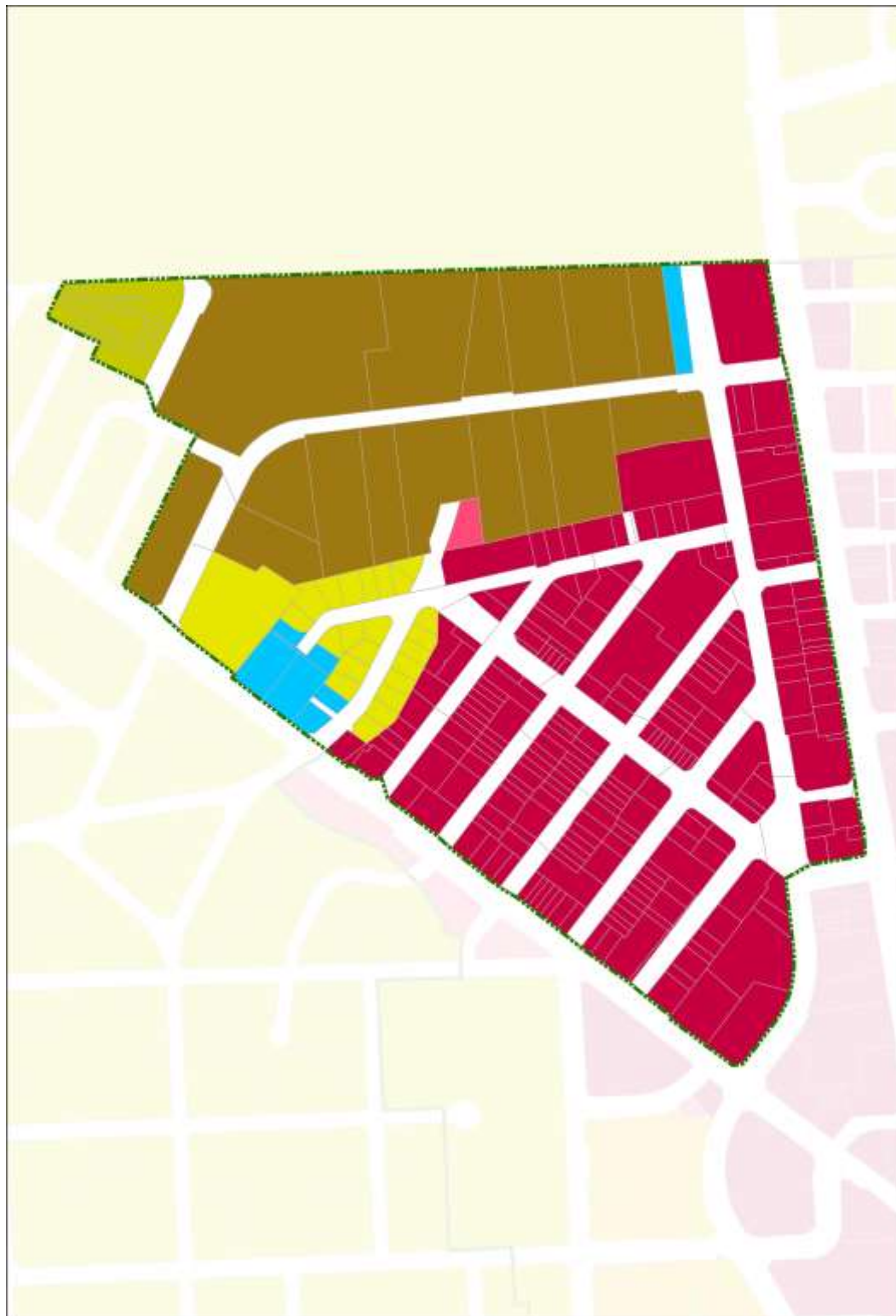
Woodmont Triangle: Existing Zoning



Woodmont Triangle: Proposed Zoning



EXISTING ZONING MAP



PROPOSED ZONING MAP

Proposed Zones

- Residential
Medium Density**
R-60

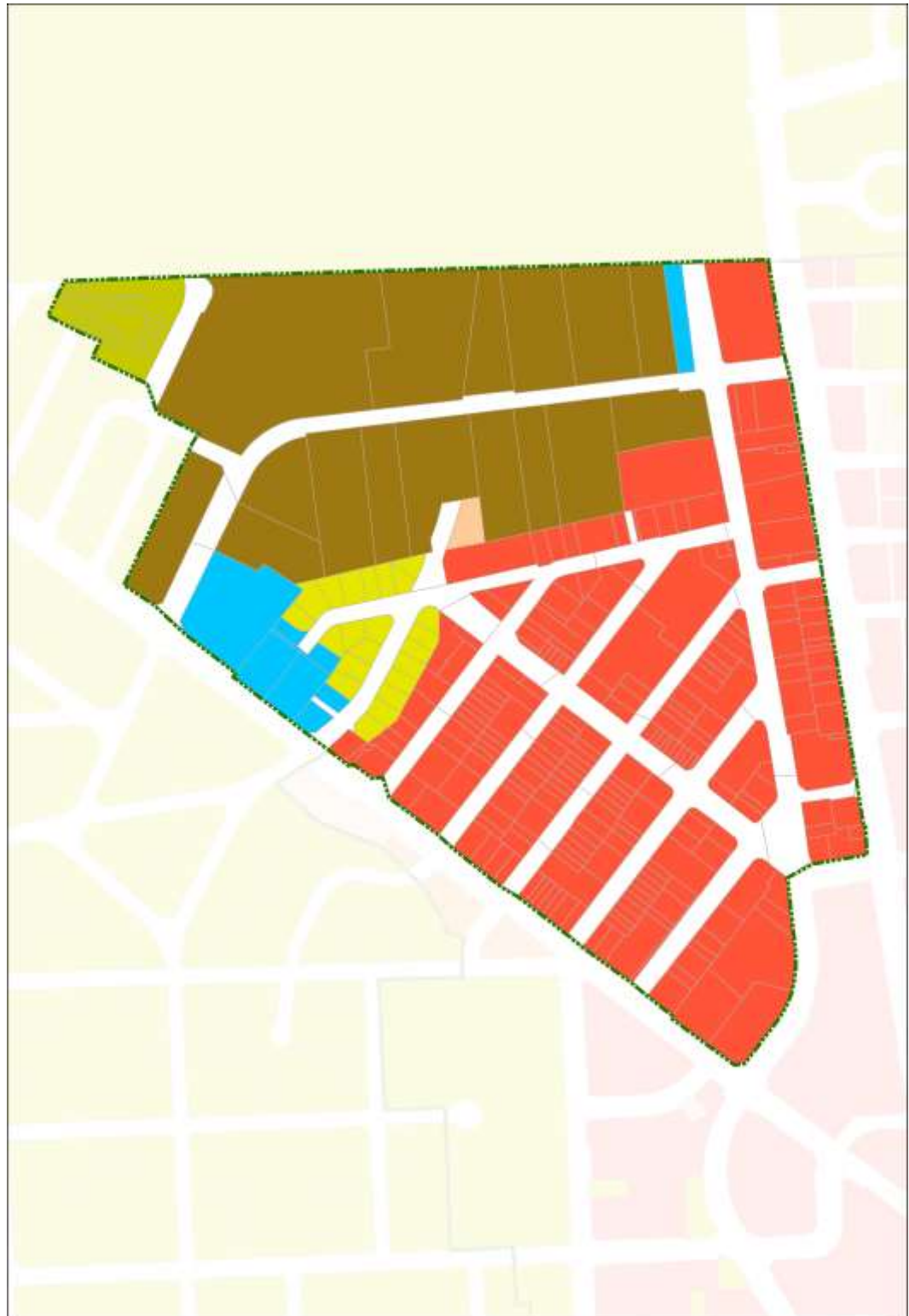
- Townhouse**
RT-12.5

- Multi-Family**
R-10

- Comm/Res-
Neighborhood**
CRN

- Commercial/
Residential**
CR

- Planned
Development**
PD-44
PD-75



PLANNING AREA CONTEXT

