

Rock Spring Break Out Table Comments

Table 1:

<p><u>Strengths Want</u></p> <ul style="list-style-type: none"> → Needs a school w/safe access (Elem / Middle School) → More recreational fields → Community Center → Improve safe access to Walter Johnson, especially → Better grocery stores → Bicycle & Pedestrian accessibility Covered 	<p><u>Table ① Weaknesses</u></p> <ul style="list-style-type: none"> → Not good walking paths / lighting → More Parks → Don't Charge for Parking @ Medical Bldg. → Safety (pedestrian) → No / Limited Metro Access
<p><u>Opportunities</u></p> <ul style="list-style-type: none"> → Repurposing Surface Parking for Storm Water Runoff, Tree Canopy → New Restaurants, Services → New Community Bldg Areas - Park, Dog Park, Playground, Library, etc. → Mixed use good idea but has to balance School demand and NIH, Walter Reed, White Flint, WMAL, Suburban/Hopkins growth 	<p><u>Strengths</u></p> <ul style="list-style-type: none"> * TREES / Open areas * Medical Care / Offices * Parking @ Medical Impr. * Hotels nearby * Mall Access * Good access to Emergency Services / Police / Ambulance Fire

Strengths:

- Trees, open areas

- Medical Care, Offices
- Parking at Medical important
- Mall access
- Good access to emergency services/police/ambulance/Fire

Weaknesses:

- Not good walking paths or lighting
- More Parks
- Don't charge for parking at Medical Building
- Pedestrian Safety
- No/Limited access to Metro

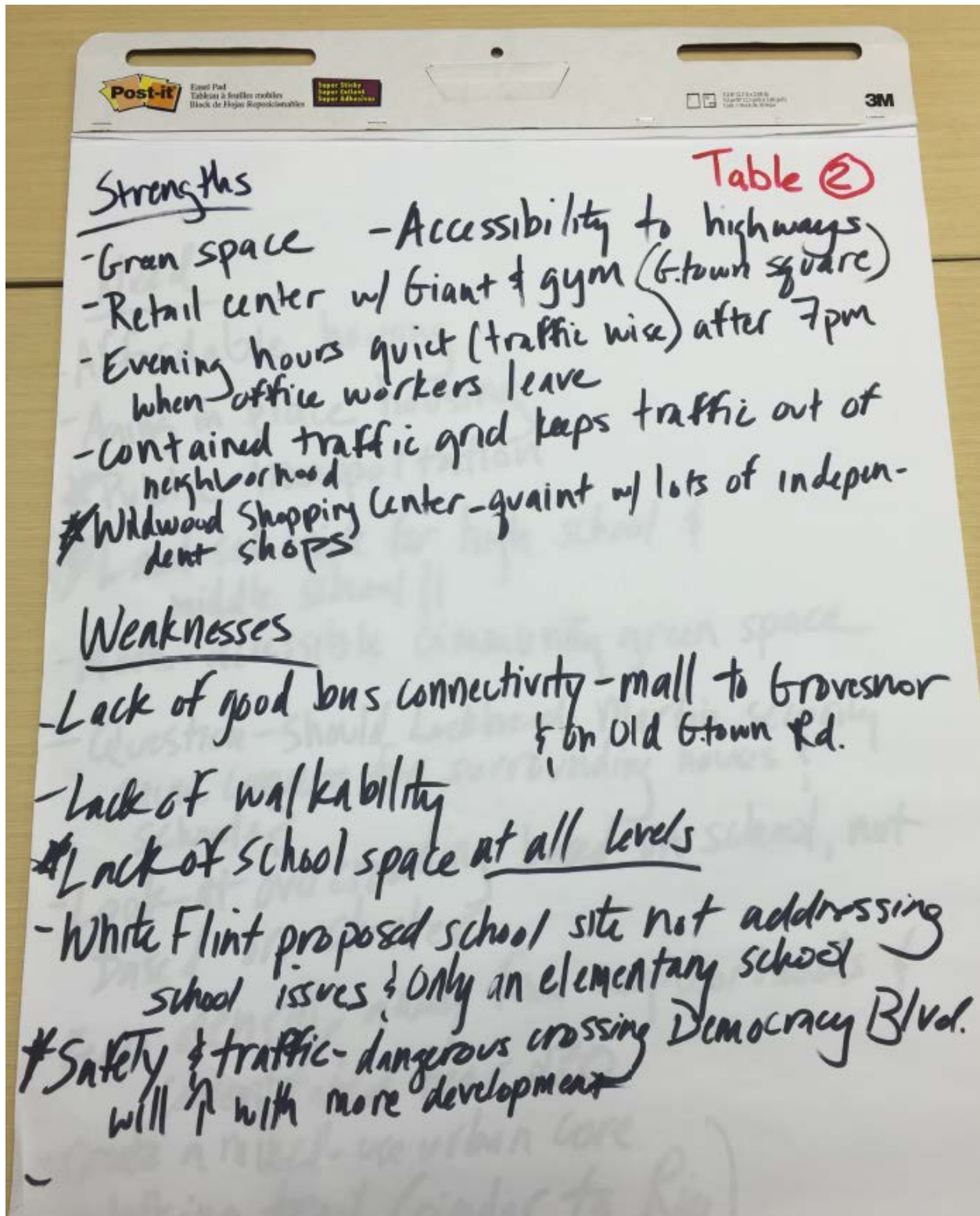
Wants:

- Needs a school with safe access (Elem/Middle school)
- More recreational fields
- Community Center
- Better grocery stores
- Covered Bicycle & Pedestrian accessibility.
- LED flashing solar powered pedestrian crossing on Old Georgetown, etc.

Opportunities:

- Repurposing surface parking for Storm water runoff, tree canopy
- New restaurants, services
- New community Building areas – Park, Dog Park, Playground, Library, etc...
- Mixed use a good idea but has to balance school demand and NIH, Walter Reed, White Flint, WMAL, Suburban/Hopkins growth
- Model for growing school, business & community.

Table 2:



Strengths:

- Green space
- Accessibility to highways
- Retail Center with Giant & Gym (Georgetown Square)
- Evening Hours quiet (traffic wise) after 7 pm when office workers leave
- Contained traffic grid keeps traffic out of neighborhood
- Wildwood Shopping Center – quaint with lots of independent shops

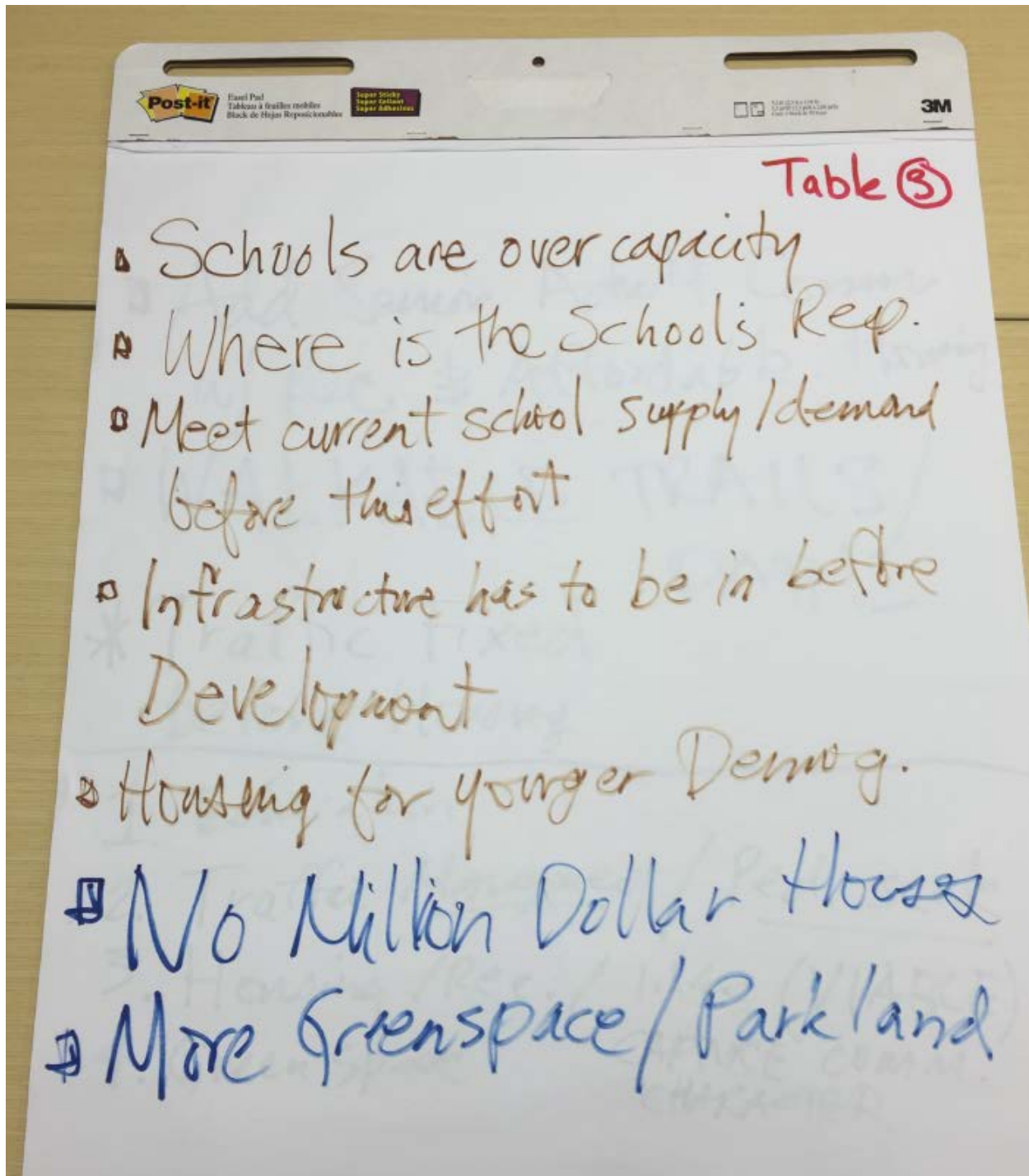
Weaknesses:

- Lack of good bus connectivity – To Mall from Grovesnor and on Old Georgetown Road
- Lack of walkability
- Lack of school space at all levels
- White Flint proposed site not addressing school issues & only an elementary school
- Safety & Traffic (will increase with more development) – dangerous crossing Democracy Boulevard.

Need:

- Affordable Housing
- Aging in place housing
- Public Transportation*
- Land set aside for high school & middle school*
- More accessible community green space
- Question - should Lockheed Martin security case concern for surrounding houses and schools?
- Look at overcrowding based on school, not based on cluster
- Keep density away from neighborhoods and concentrated near 270.
- Create a mixed-use urban core
- Walking trail (similar to Rio)

Table 3:



Maps:

- Add light, better pedestrian access and crossing at Democracy Boulevard near high school

Weaknesses:

- Schools are over capacity
- Where is the school rep?
- Meet current school supply and demand before this effort
- Infrastructure has to be in before development
- Housing for younger demographic

Wants:

- No million dollars houses
- More greenspace and parkland
- Add Senior Adult Community center with recreation & affordable housing
- Walkable trails and parks
- Suburban environment! – Not Urban
- Trust in elected officials

Needs:

- Traffic fixed before housing*
- 1. Education
- 2. Traffic management/Pedestrian Scale
- 3. Housing/Recreation/Capture Community Character
- 4. Green Space

Table 4:

universal one	Easel Pad 30 Sheets 25 in x 30 in	UNV35603
PROS	CONS	Table (4)
<ul style="list-style-type: none"> - Retail Opportunities - Mature trees along roads = true boulevards. - Walkable retail. - Opportunity to reduce vacancy / add jobs. 	<ul style="list-style-type: none"> - No school - Traffic - Impact of new development on utilities - Congestion - Pollution - Transportation capacity for level in pipeline is insufficient. ^{Petty} - Gang activity / Crime on increase. - Insufficient transportation capacity for planned development. 	
Needs	Changes	
<ul style="list-style-type: none"> - Schools - Elem, Middle & High - Transp. Link to Metro - Parks + bike trails + walking paths - safe passage to schools, shopping, library - Rezone Re district apts. near mall to different school (Flacks + Bells Mills) - Preserve / expand parks, trees, trails, recreation spaces, open space, etc. - Parking for residential development. - Analyze B sector plan's ability to attract biz / decrease vacancy 	<ul style="list-style-type: none"> • Knock down / convert vacant buildings to green space, schools, etc. • No tall buildings. 	

Maps:

- Elementary, middle, and High School at Rock Spring Centre site
- Wegmans at Rock Spring Centre site
- Fix intersections at Old Georgetown & Democracy and Old Georgetown & Cheshire Drive
- Redistrict schools west of I-270 western spur

Pros (Strengths):

- Retail opportunities
- Mature trees along roads = true boulevards
- Walkable retail
- Opportunity to reduce vacancy/add jobs

Cons (Weaknesses):

- No school
- Traffic
- Impact of new development on utilities
- Congestion
- Pollution
- Gang activity/Petty crime on increase
- Insufficient transportation capacity for planned development

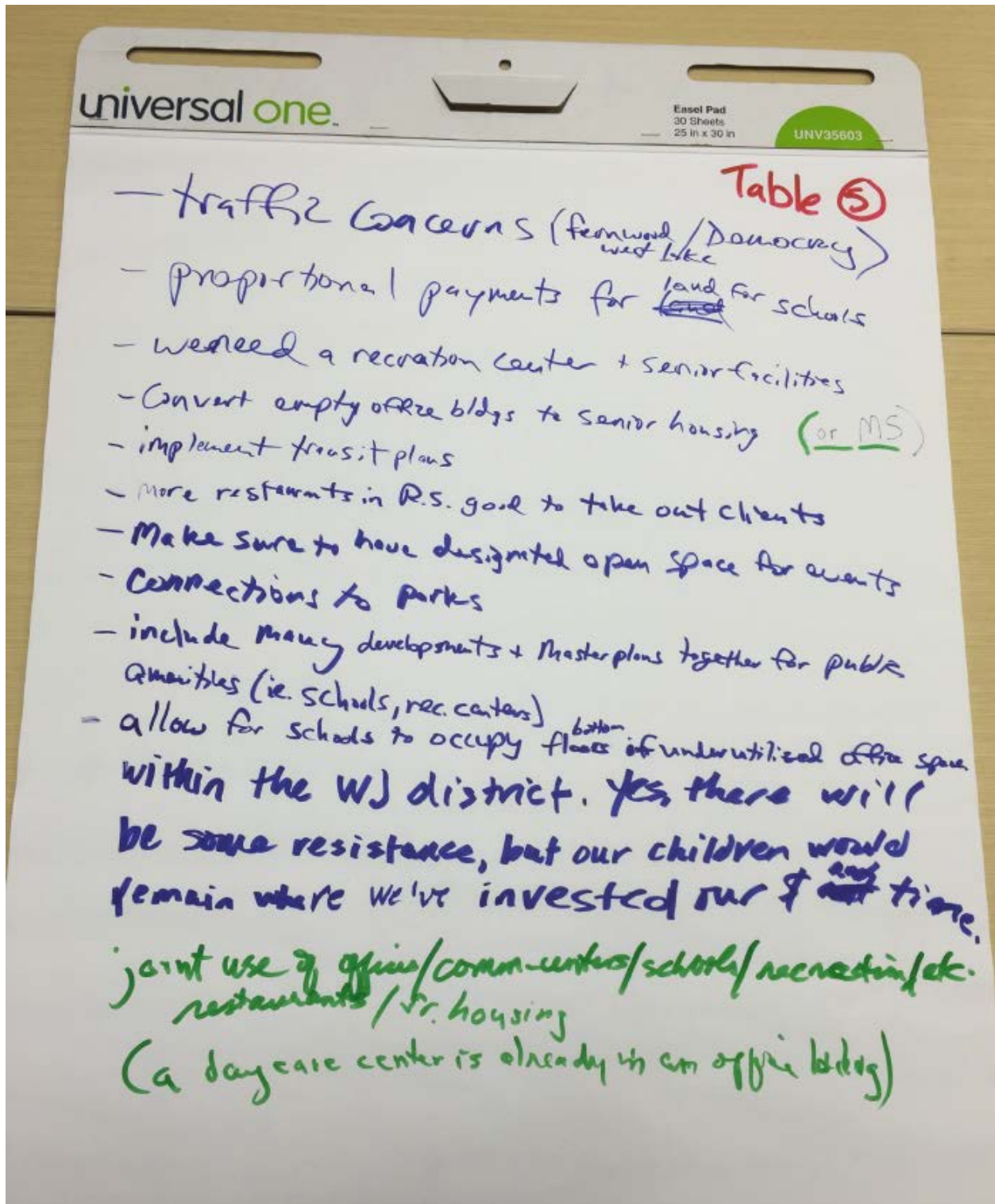
Needs:

- Schools – Elementary, Middle and High
- Transportation link to Metro
- Parks and bike trails – walking paths, safe passage to schools, shopping and library
- Redistrict apartments near mall to different school (7 Locks + Bells Mill)
- Preserve/expand parks, trees, trails, recreation spaces, open space, etc...
- Parking for residential development
- Analyze sector plan's ability to attract business and decrease vacancy

Changes:

- Knock down/convert buildings to green space, schools, etc.
- No tall buildings

Table 5:



Maps:

- Vacant building for middle school?
- For public school & public amenities look at in conjunction with WF1 plan, WF2 plan, Rock Spring Centre, development just south of Twinbrook, WMAL Radio property, Grovesnor Lane, College of Cardiology, etc, etc...

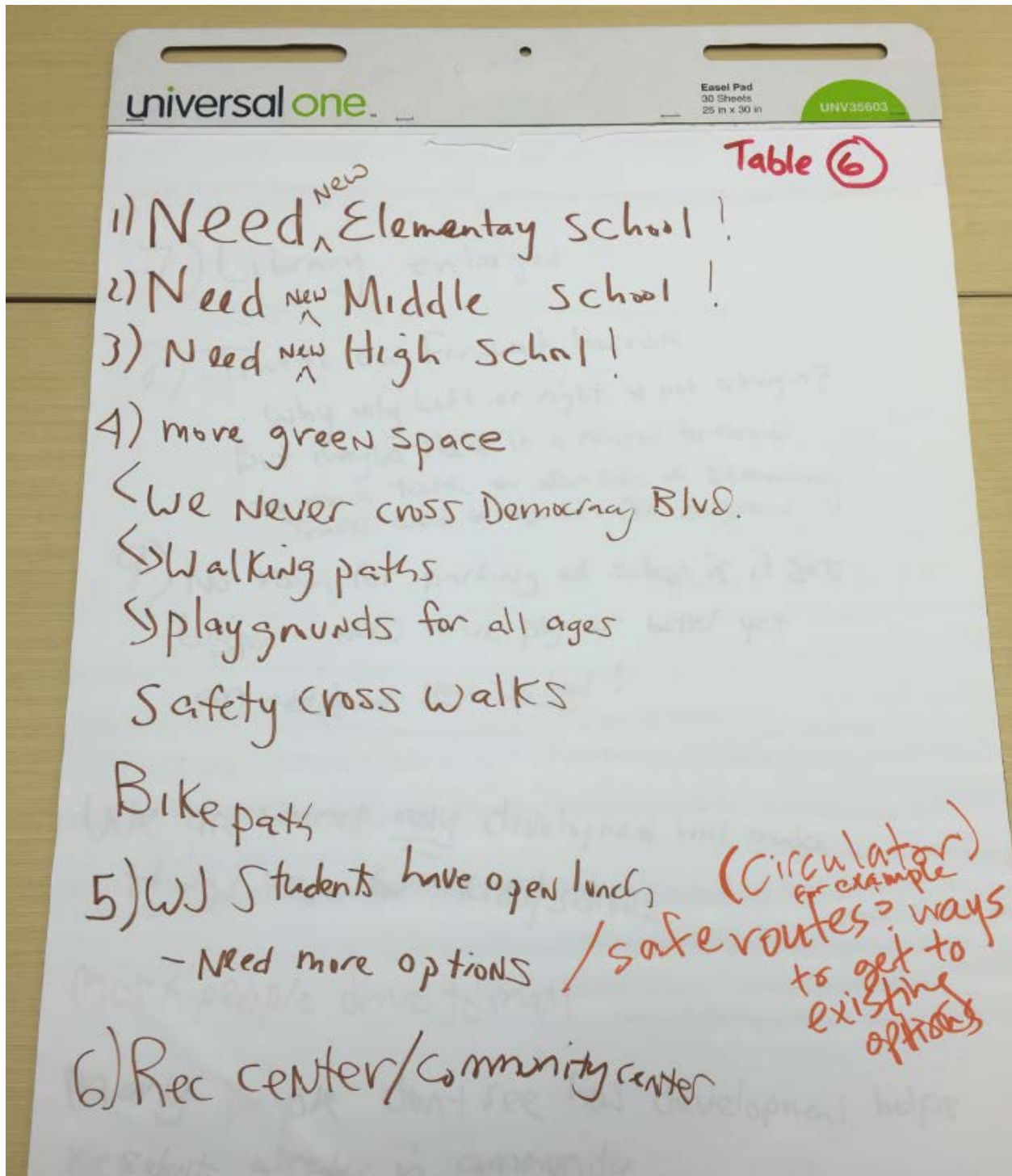
Needs:

- Traffic concerns (Fernwood /Democracy/Westlake)

Changes:

- Proportional payments for land for schools
- Need a recreation center and senior facilities
- Convert empty office buildings to senior housing
- More restaurants in Rock Spring. Good to take out clients
- Make sure to have designated open space for events
- Connections to parks
- Include many developments + master plans together for public amenities (ie. Schools, rec centers)
- Allow for schools to occupy bottom floors of underutilized office space with the WJ district. Yes there will be some resistance but our children would remain where we've invested our money and time.
- Joint use of offices, community centers, schools, recreations, restaurants and senior housing (day care center is already in an office building)

Table 6:



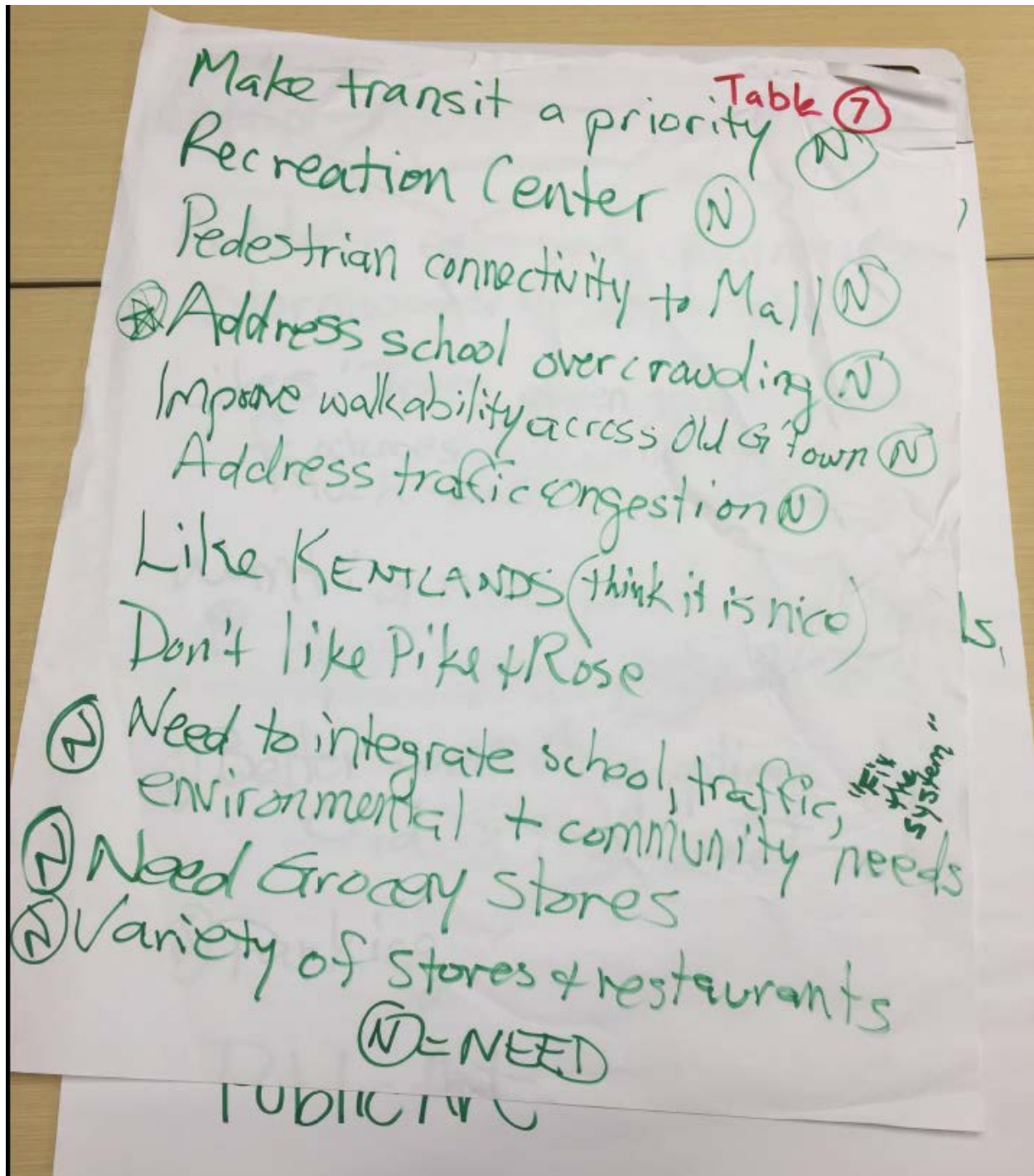
Maps:

- Any development should be safe for students
- BRT at Wildwood shopping center? BRT at mall near Westlake Drive?
- Library is small
- Democracy is not easy to cross
- Not enough parking at school. Students park in neighborhood*
- Traffic

Needs:

- Need a new elementary school
- Need a new middle school
- Need a new high school
- More Green space
- No one crosses Democracy Boulevard
- Walking paths, playgrounds for all ages, safety at crosswalks
- Bike paths
- WJ students have open lunch and need more options
- Safe Routes? (Circulator for example) Ways to get to existing options
- Rec center/community center
- Library enlarged
- Traffic on Fernwood Horrible – Why only left or right and not straight? But maybe there is a reason to avoid too much traffic on other side of Democracy. Traffic would be worse on Old Georgetown Road.
- No room for parking at school if it gets bigger – need more parking or better yet an additional new school!
- Worried any development will make things worse for kids/schools.
- Most people drive to mall
- Many people don't see how development helps residents in community.
- We don't need another downtown Bethesda or Friendship Heights or Rockville Town Center!!

Table 7:



Maps:

- Improve walkability on Democracy Boulevard
- Pedestrian Bridge near Library on Democracy Boulevard
- Recreation on the Rock Spring Centre Development
- Improve walkability along Old Georgetown Road
- Access to Metro
- Tall buildings along highways not in neighborhoods
- Improve walkability to mall

Strengths (Likes):

- Trees, green space, water features, low buildings, not much traffic

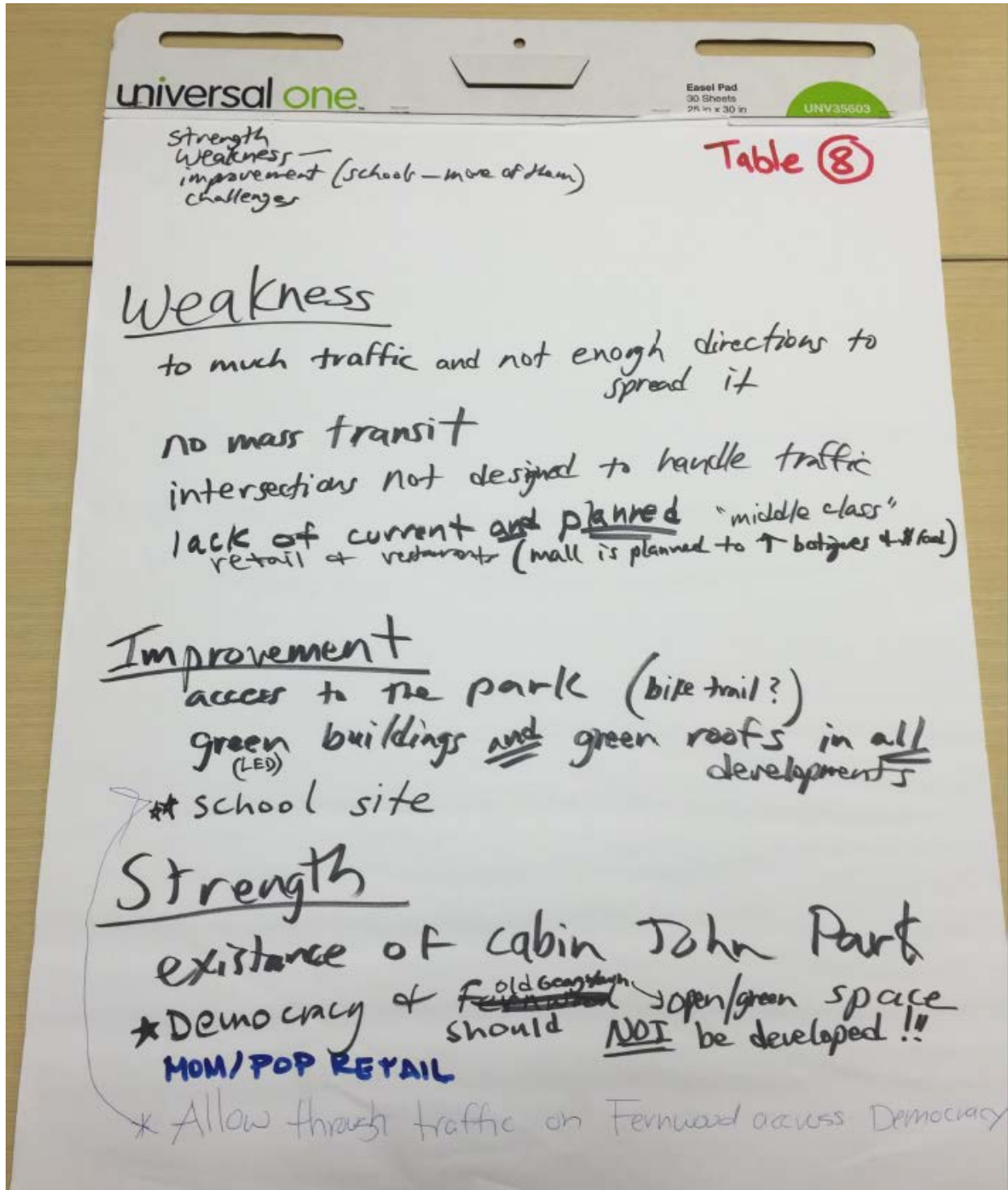
Needs:

- Make transit a priority
- Recreation center
- Pedestrian connectivity to mall
- Address school overcrowding*
- Improve walkability across Old Georgetown
- Address traffic congestion
- Like Kentlands (thinks it is nice) and doesn't like Pike & Rose
- Need to integrate school, traffic, environmental and community needs ("fix the system")
- Variety of stores and restaurants
- Address existing environmental/stormwater issues
- Open Space, water features
- Parking
- Public Art

Wants:

- A nice park, ballfields

Table 8:



Maps:

- Westlake Terrace – Weak intersection nor designed for capacity
- Fernwood heading to Westlake – Needs Pedestrian connections and sidewalks
- Fernwood Road – More connections
- Office Space – Strength, Get Rio
- More Open Space - Strength

Strengths:

- Existence of Cabin John Park
- Democracy and Old Georgetown's open/green space should not be developed.

Weaknesses:

- Too much traffic and not enough directions to spread it
- No mass transit
- Intersections not designed to handle traffic
- Lack of current and planned "middle class" retail and restaurants (mall is planned to boutiques and expensive food)

Changes (Improvement):

- Access to the park (bike trail?)
- Green (LED) buildings and green roofs in all developments
- School site**
- Allow thru traffic on Fernwood across Democracy.