

# Community Meeting | July 7<sup>th</sup> | 2016



M Metro Stations  Proposed Boundary  Parkland



<http://www.montgomeryplanning.org/community/grosvenor-strathmore/>

# Community Meeting | July 7<sup>th</sup> | 2016

## Agenda

### **Welcome and Introductions**

### **Presentations**

- i. Planning Staff | Clarifying Q & A
- ii. WMATA | Clarifying Q & A
- iii. WMATA Site Developer – Five Square | Clarifying Q & A
- iv. The Music Center at Strathmore Presentation | Clarifying Q & A

### **Planning Staff - Next Steps**

### **Comments Period**

# Minor Master Plan Process

## Comprehensive Master Plans

- Large-scale, community wide (1992 North Bethesda Garrett Park Master Plan)
- 2 – 4 year process for plan completion

## Minor Master Plans

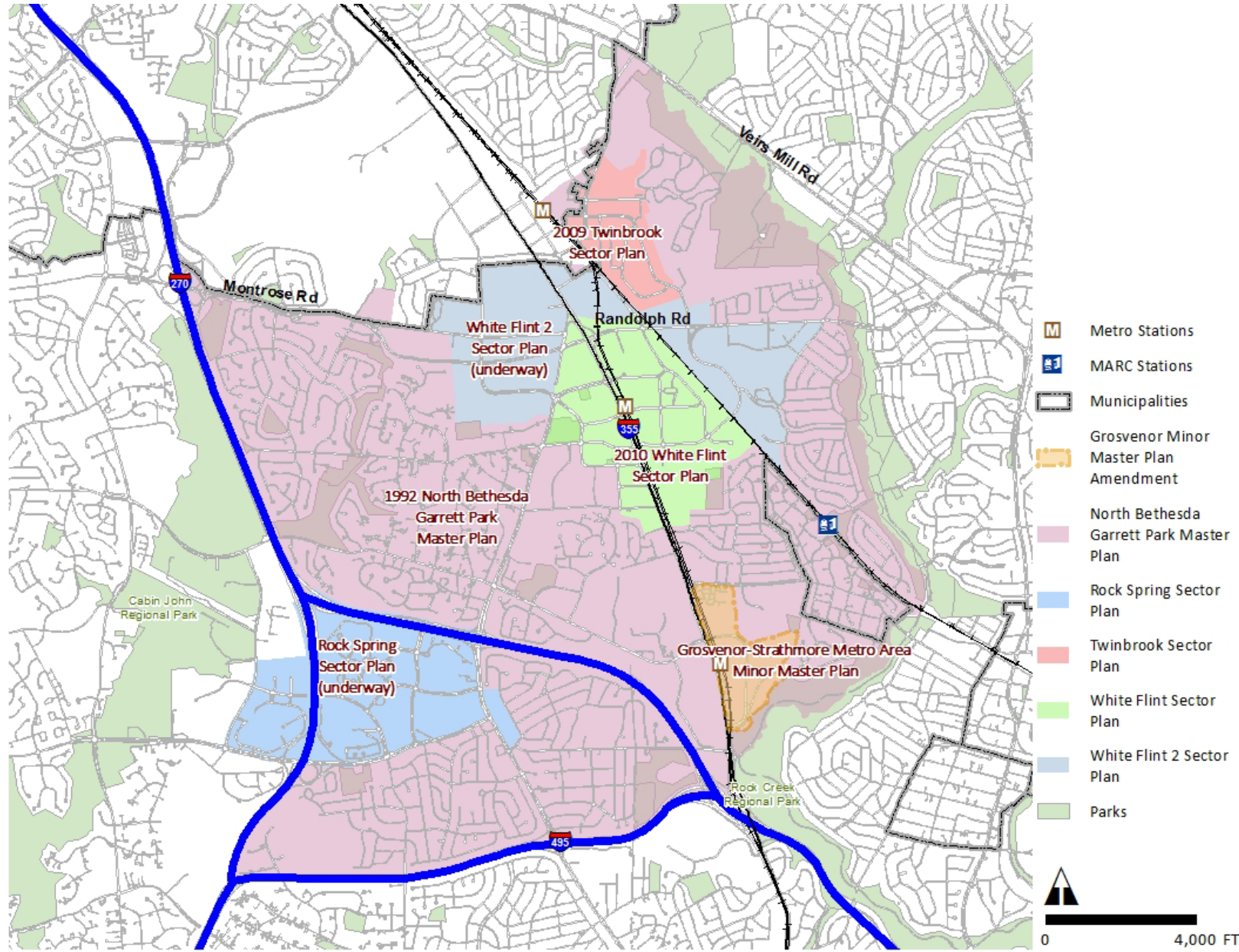
- May be initiated by the County Council, Planning Department, property owners, or community groups through an application process to the Planning Department
- Smaller, consolidated areas in need of a shorter-term reassessment due to changing conditions or opportunities
- Process between 1-1.5 years for amendment completion

# Minor Master Plan Process

## Case for Minor Master Plan

- WMATA generated a joint development agreement for a surface parking lot located south of the existing Metro parking garage at the Grosvenor-Strathmore Metro Station.
- It has been more than two decades since the North Bethesda/Garrett Master plan was approved
- Montgomery County is experiencing significant change with the region's population choosing growth in areas offering various modes of transportation, more walkable and bikeable communities, and a greater sense of place embracing The Music Center at Strathmore as the cultural center.

# Minor Mater Plan | Planning Context

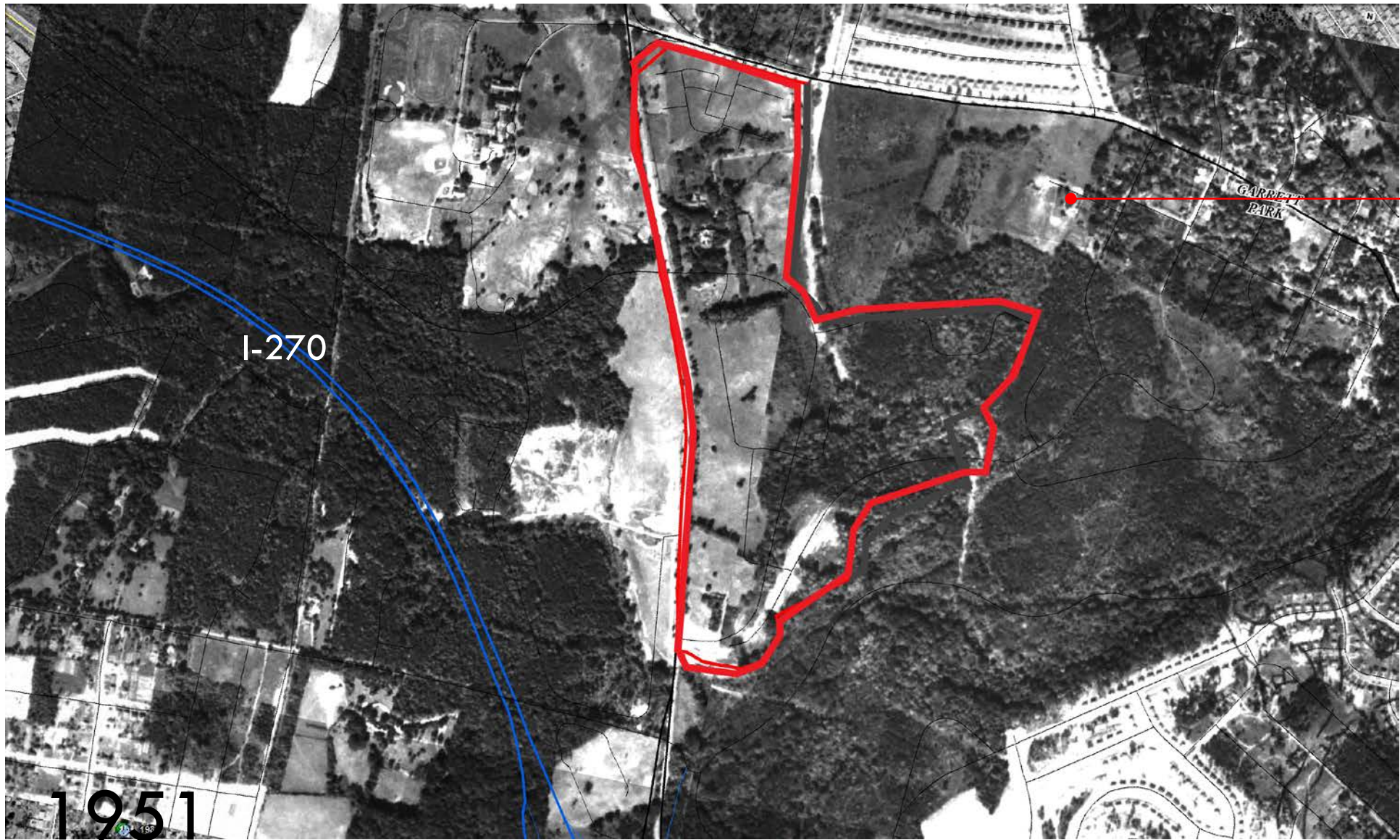


# Minor Master Plan Process

## Timeline

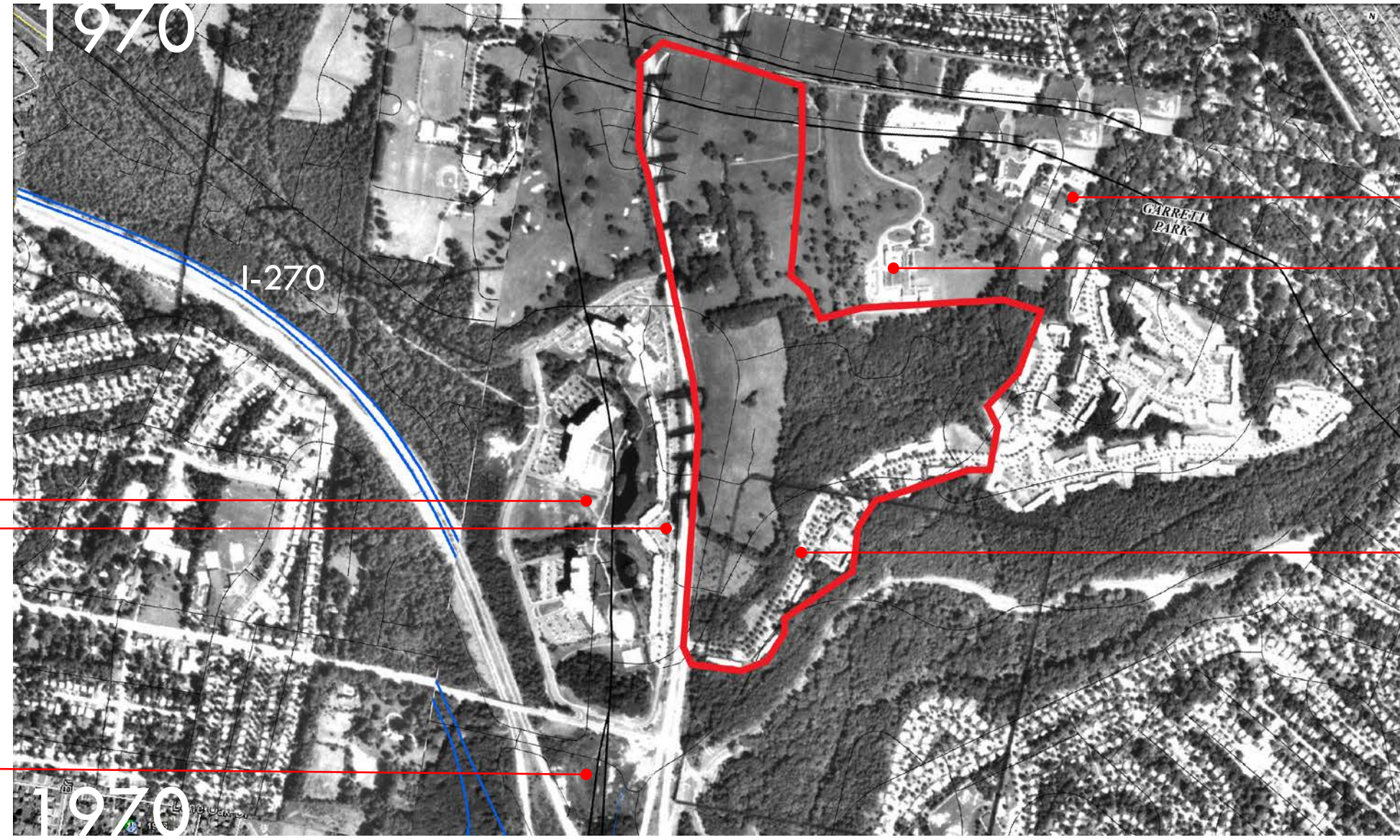
Milestones	Location	2016	2017
<b>Community Workshops</b>	The Music Center at Strathmore	July – December 2016	
<b>Analysis and Draft Plan</b>	Montgomery County Planning Dept.	July – December 2016	
<b>Scope of Work</b>	Montgomery County Planning Dept.	September 2016	
<b>Planning Board Review</b>	Montgomery County Planning Dept.		January – April 2017
<b>Planning Board Draft</b>	Montgomery County Planning Dept.		May 2017
<b>County Executive Review</b>	County Building		June 2017
<b>County Council Hearing</b>	County Building		July 2017
<b>County Council Review</b>	County Building		August – November 2017

# History of Planning and Development



Garrett Park  
Elementary

# History of Planning and Development



1970

I-270

GARRETT  
PARK

10401 & 10201  
Grosvenor Park

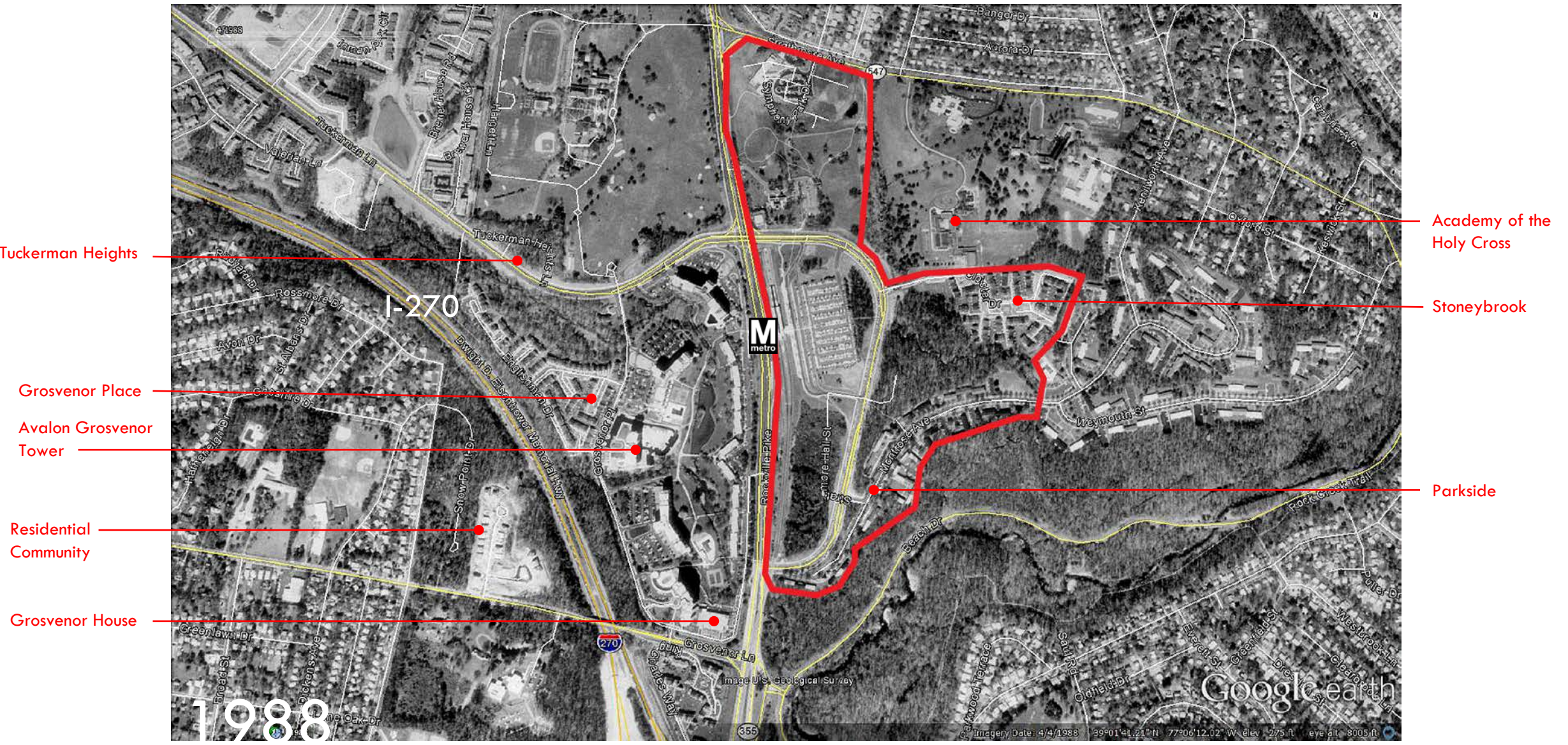
Grosvenor Mews

1970

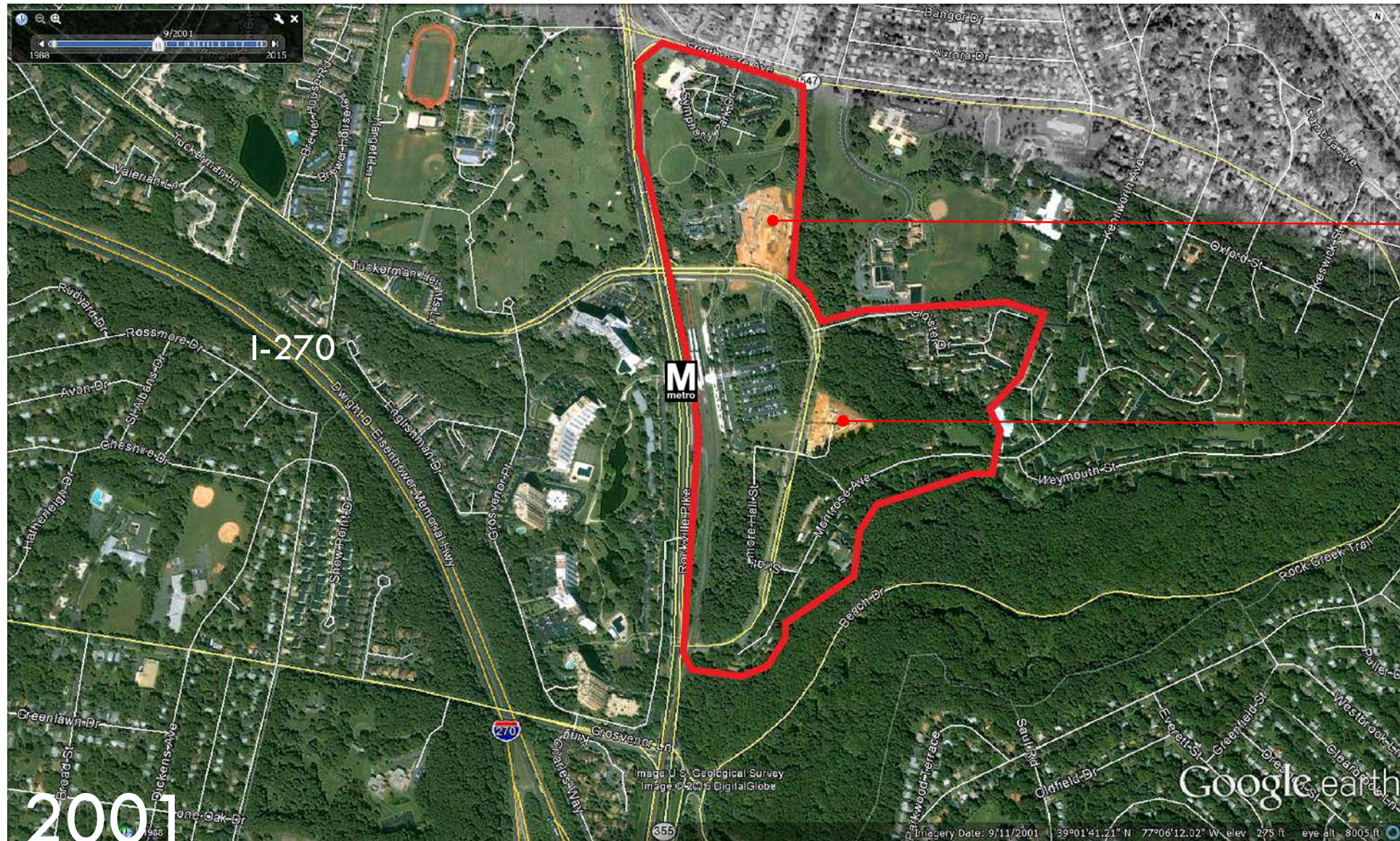
Garrett Park  
Elementary  
Academy of the  
Holy Cross

Parkside

# History of Planning and Development



# History of Planning and Development



The Music Center at  
Strathmore

Strathmore Park  
at Grosvenor

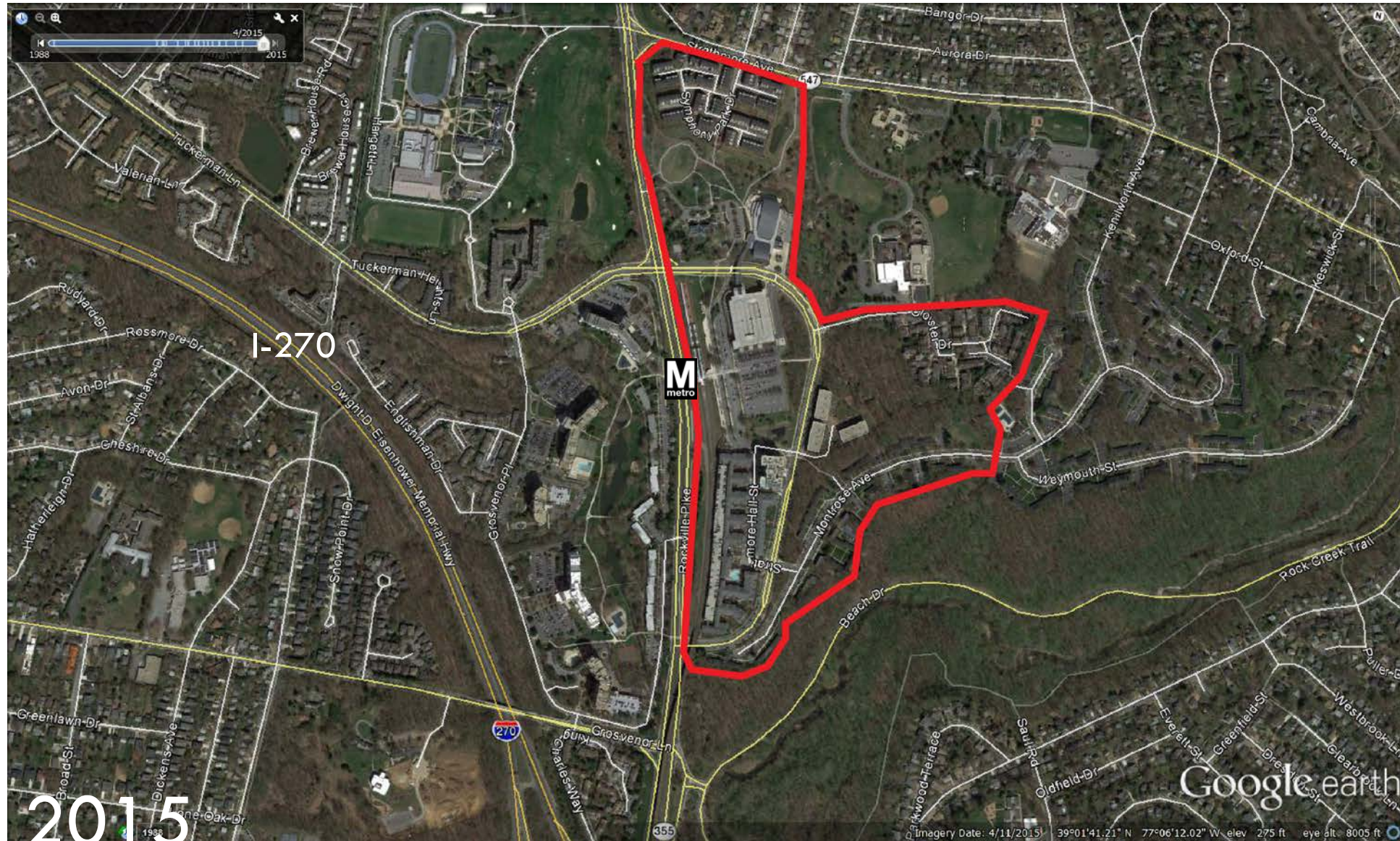
# History of Planning and Development



# History of Planning and Development



# History of Planning and Development



# Minor Master Plan | 1992 & 1993

## Minor Master Plan Area 1992 Master Plan & 1993 General Plan

# 1993 General Plan Refinement

## General Plan Refinement

### The Urban Ring Tomorrow:

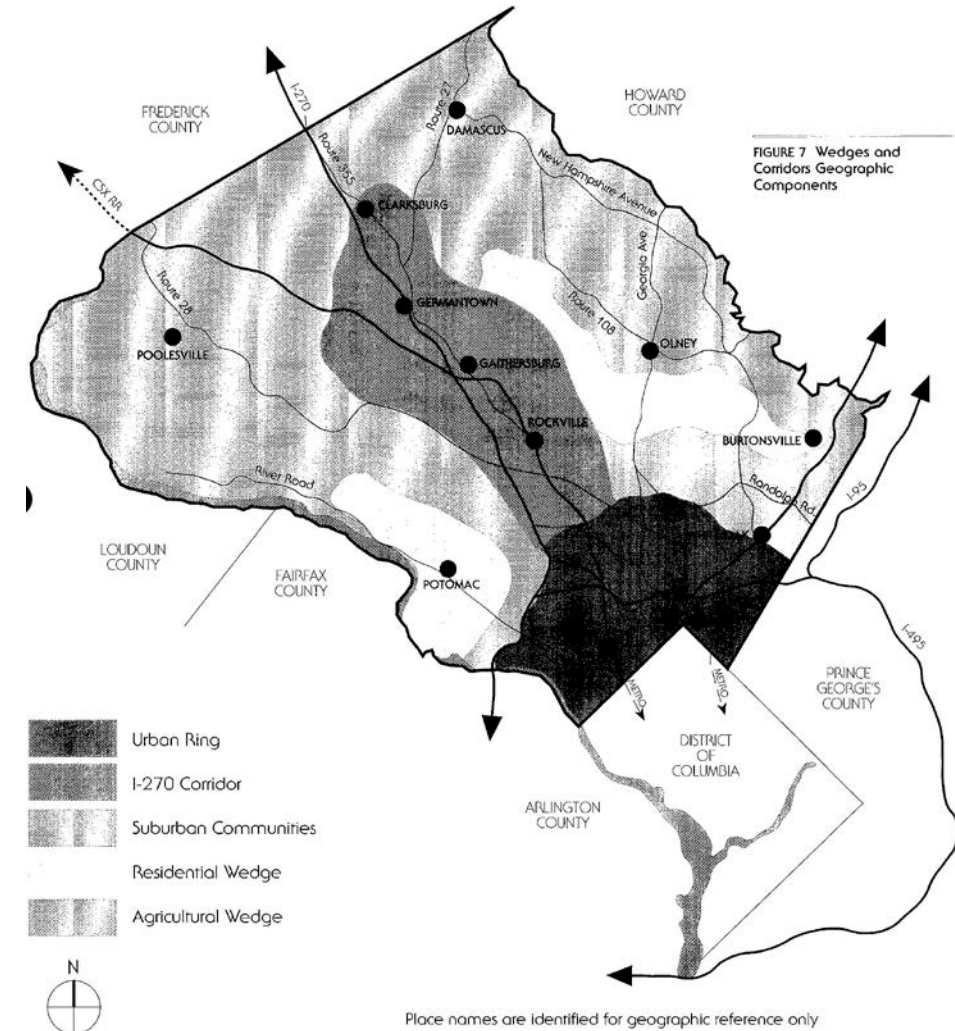
- Accommodating selective additional development and redevelopment in a sensitive manner
- Emphasizing development, including housing, in appropriate transit station areas;
- Expanding transportation options, while accommodating pedestrian needs;
- Preserving existing neighborhoods;
- Maintaining and enhancing public facilities;
- Enhancing park and recreation linkages; and
- Protecting environmentally sensitive areas.

Since growth will include both infill and redevelopment, the **Refinement stresses the special need for compatibility with existing communities.**

The Refinement **emphasizes the continued desirability of development and redevelopment in the Metrorail station areas and generally encourages mixed uses in these areas.**

**Transportation issues are particularly important in the densely developed Urban Ring. Pedestrian-scale development is encouraged, with emphasis on urban design features and traffic management to create an inviting, safe, and pleasing atmosphere.**

(Pages 24-25)



# 1992 Master Plan | Land Use and Zoning

## Recommendations

**Two-fold: to provide additional housing in the Planning Area and to expand potential Metro ridership.**

### Area 1 | 45 acres

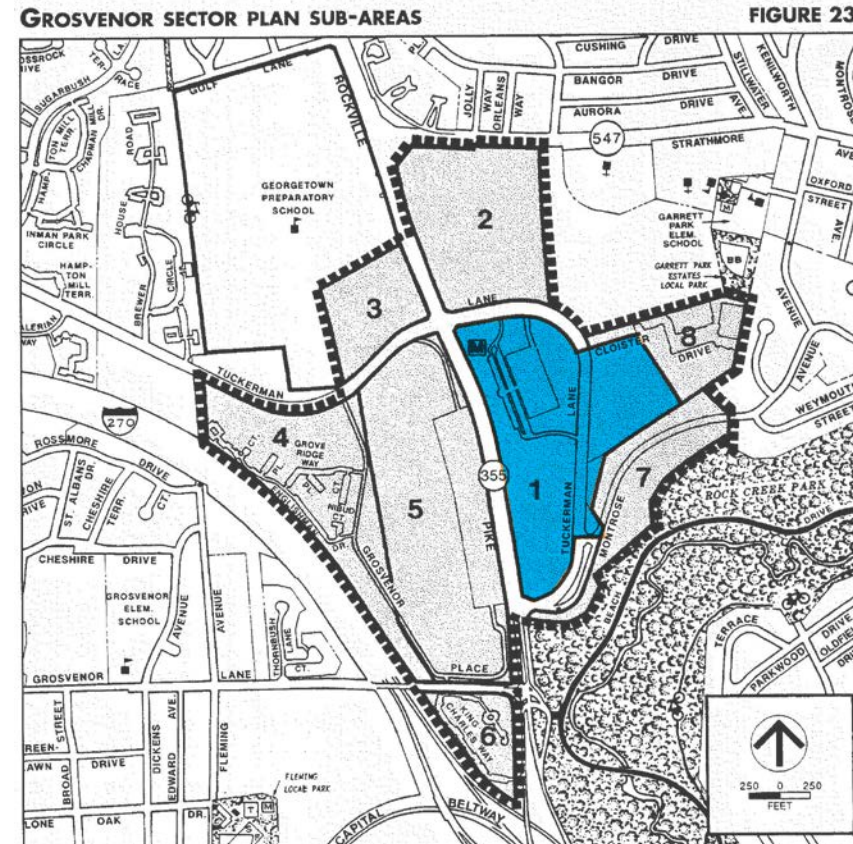
**WMATA/Grosvenor:** Retaining the existing R-60 zoning as a base zone with PD-25 as a floating zone. The total number of residential units to be developed under the PD-25 Zone should be limited to a maximum of 1,403 units including MPDU's.

**Measures should be taken to protect all residential communities in this area, both existing, and new, from commuter parking overflow.**

The maximum number of trees and understory should be preserved,...

**A transitway connection is recommended from the Metro station to Montgomery Mall via Rock Spring Park.**

The plan supports WMATA's vote for a day care facility at the station.



# 1992 Master Plan | Land Use and Zoning

## Recommendations

### Area 2 | 30 acres

#### Strathmore Hall, former Corby Mansion, and American Speech:

The Plan recommends that the existing base zone of R-60 be confirmed for the entire area.

The Strathmore Hall property, and any portion of the American Speech, Language and Hearing Association acquired by Strathmore Hall, be appropriate for the Planned Cultural Zone (PCC).



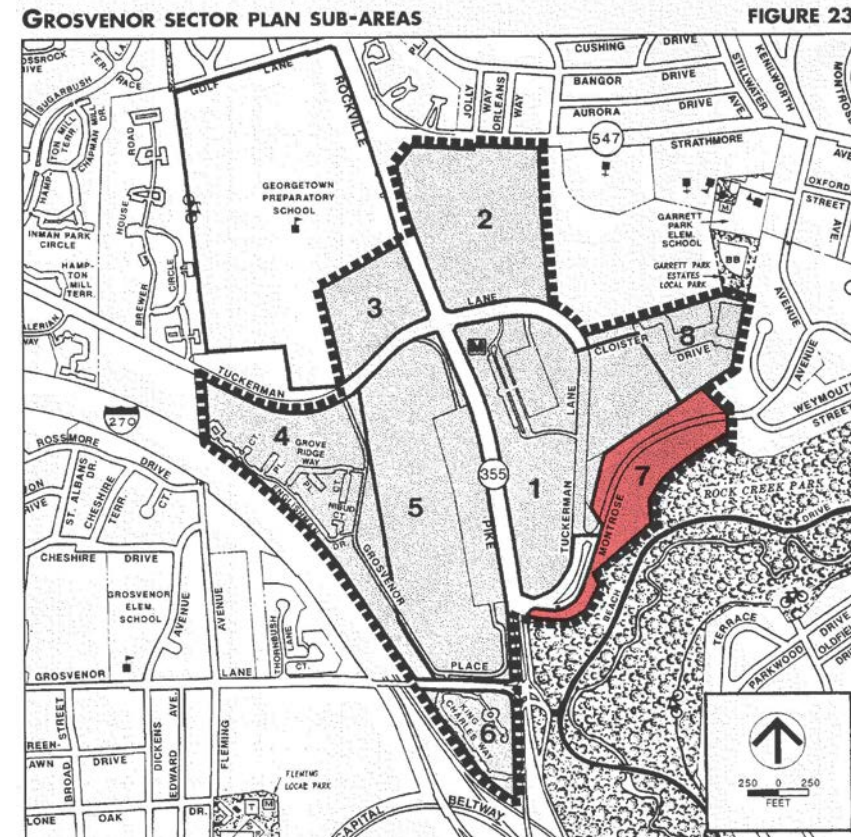
# 1992 Master Plan | Land Use and Zoning

## Recommendations

**Area 9 | 69 acres**

**Parkside Condominium Apartments:**

No zoning or land use changes are proposed for this area.

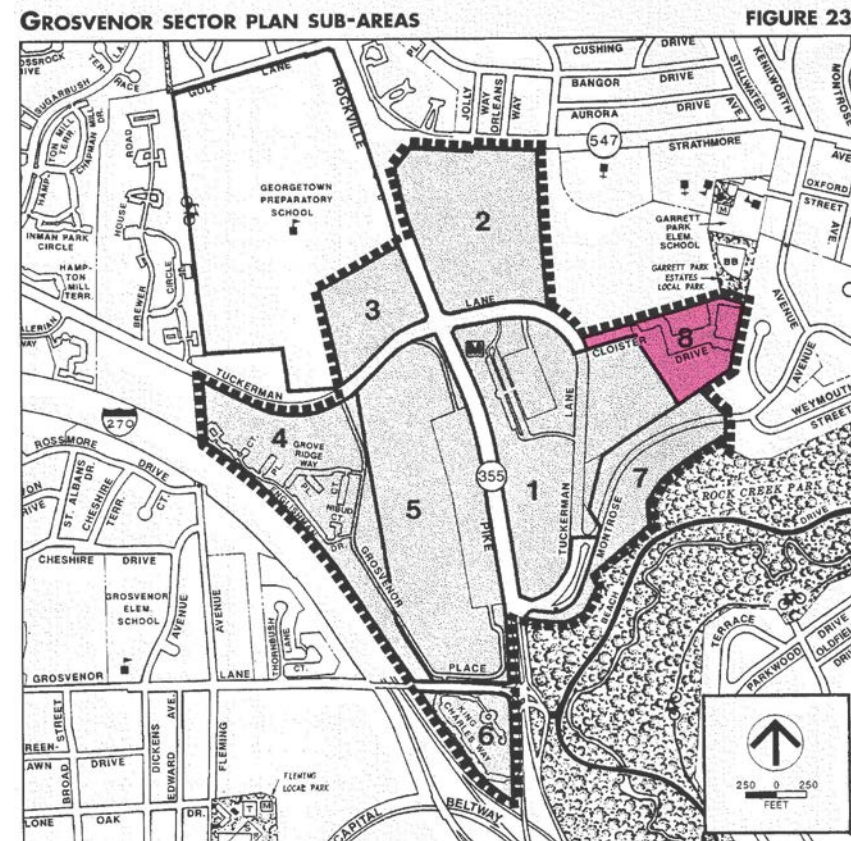


# 1992 Master Plan | Land Use and Zoning

## Recommendations

### Area 8 | 16 acres

**Stoneybrook:** No zoning or land use changes are proposed for this area.



# 1992 Master Plan | Urban Design

## Recommendations

Page 132

### Description:

- The existing residential towers will continue to function as landmarks and, together with the proposed high-rise residences east of the Pike, will form a gateway to North Bethesda.

### Paths:

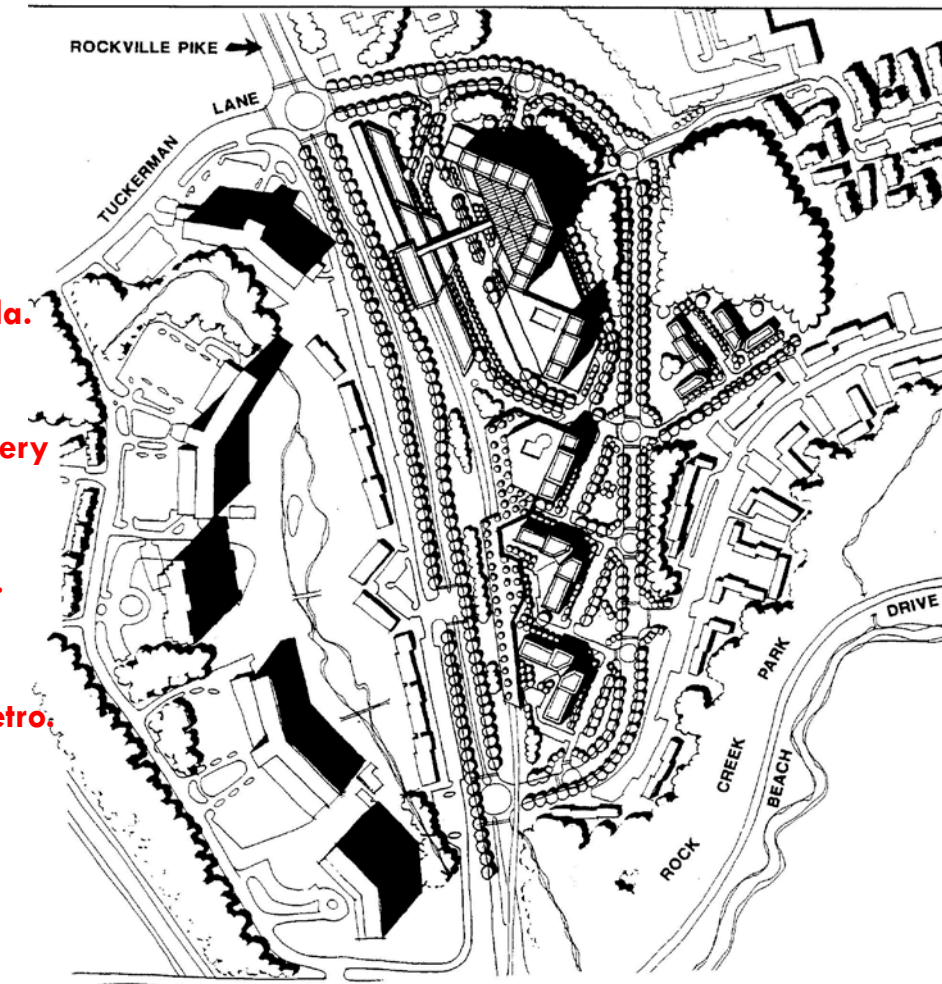
- Introduce the Grosvenor Transitway, connecting Metro to Rock Spring Park and Montgomery Mall.
- If possible, develop a single station for both Metro and the transitway.
- Improve pedestrian and bicycle connections between Metro and the nearby communities.

### Nodes:

- Develop Grosvenor as an air-rights, joint development housing site south and east of Metro.
- Include convenience retail and services in the shared Metro-Transitway station, to serve existing and new resident and commuters.
- Provide open space within the new development, preserved existing tree stands to the maximum possible extent.

GROSVENOR ILLUSTRATIVE PLAN

FIGURE 46



# 1992 Master Plan | Urban Design

## Recommendations

Page 132-135

### Districts:

- Continue the residential character of the Grosvenor district.
- Preserve the open space at Strathmore Hall and Georgetown Prep School.

### Edges:

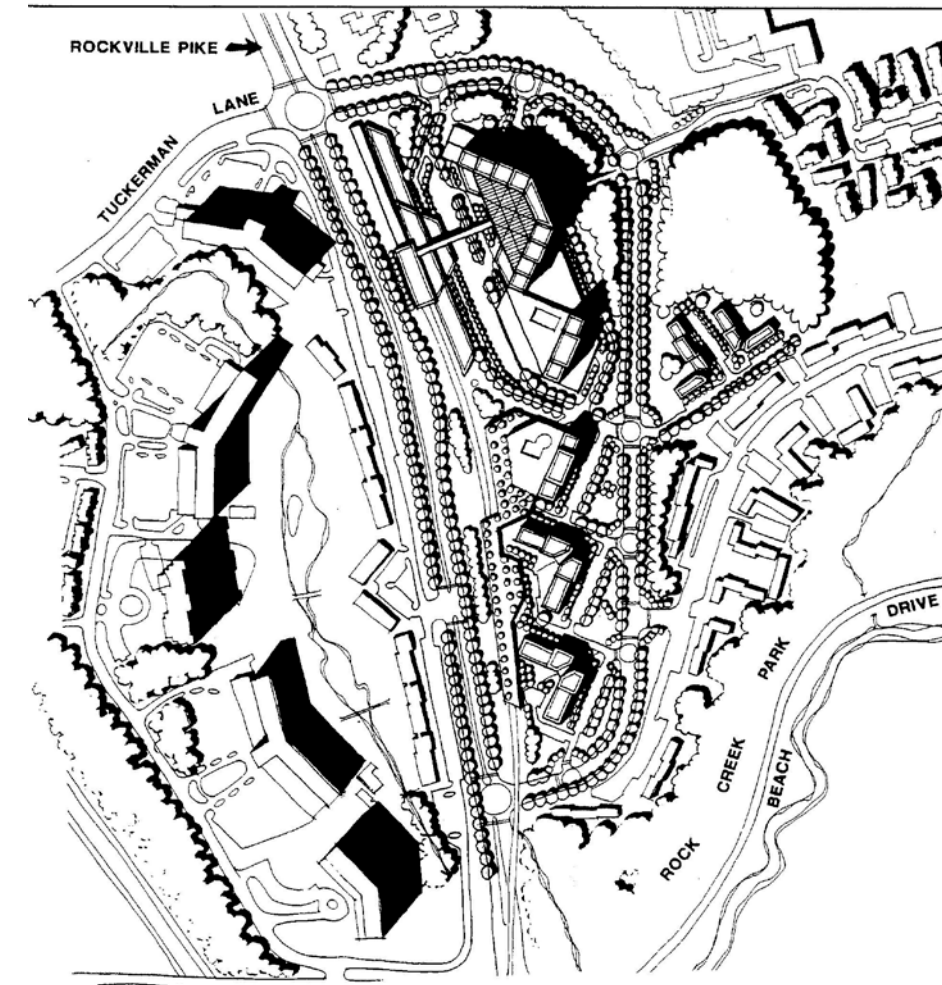
- Step development intensity down at the east and south edges of the future housing site for compatibility with existing neighborhoods.
- Design pedestrian routes from the existing tunnel under the Pike, through the new development to the Metro stop, to overcome the barrier to pedestrians caused by Pike traffic.

### Landmarks:

- Protect and enhance the distinctive greenspace character of Georgetown Prep and Strathmore Hall... by providing for a cultural center at Strathmore Hall that would retain the green space along the Pike.
- Reinforce the gateway and landmark functions of the towers flanking the Pike.

GROSVENOR ILLUSTRATIVE PLAN

FIGURE 46



## GROSVENOR SECTOR PLAN SUB-AREAS

This map illustrates the Rock Creek Park area, divided into eight numbered regions. The map features a network of streets including Rockville Lane, Tuckerman Lane, Grosvenor Avenue, and the Beltway. Notable landmarks include Georgetown Preparatory School, Garrett Park Elementary School, and Rock Creek Park. A scale bar and north arrow are located in the bottom right corner.

**Numbered Regions:**

- 1: Central area near Tuckerman Lane and Grosvenor Avenue.
- 2: North-central area near Rockville Lane.
- 3: West-central area near Rockville Lane and Tuckerman Lane.
- 4: West-central area near Tuckerman Lane and Grosvenor Avenue.
- 5: Central area near Grosvenor Avenue and Tuckerman Lane.
- 6: South-central area near Grosvenor Avenue and the Beltway.
- 7: East-central area near Grosvenor Avenue and Rock Creek Park.
- 8: East-central area near Grosvenor Avenue and Rock Creek Park.

**Streets and Landmarks:**

- Streets:** Rockville Lane, Tuckerman Lane, Grosvenor Avenue, Cheshire Drive, St. Albans Drive, Rossmore Drive, Fleming Avenue, Dickens Avenue, Broad Street, Oak Drive, Capital Beltway, Weymouth Street, Stillwater Avenue, Kenilworth Avenue, Oxford Street, and Avenue.
- Landmarks:** Georgetown Preparatory School, Garrett Park Elem. School, Garrett Park Estates Local Park, Rock Creek Park, and Fleming Local Park.

**Scale and Orientation:**

- Scale:** 250 0 250 FEET.
- Orientation:** North arrow pointing upwards.

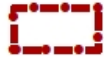
# Minor Master Plan Today

## Minor Master Plan Area Today

# Minor Master Plan Area



Metro Stations



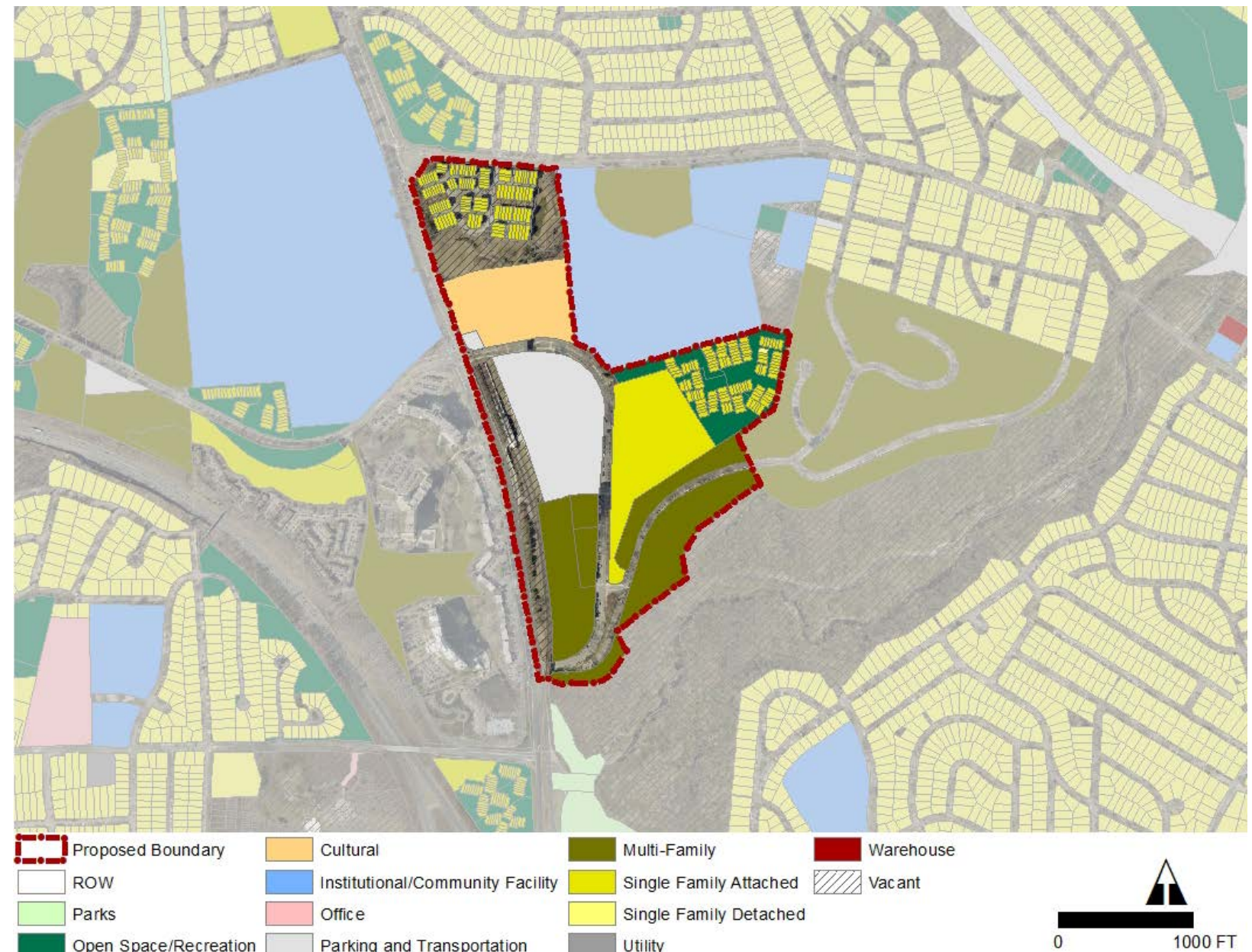
Proposed Boundary



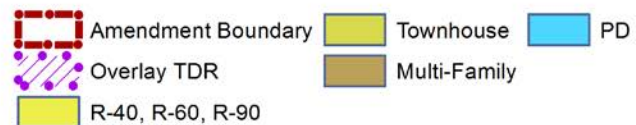
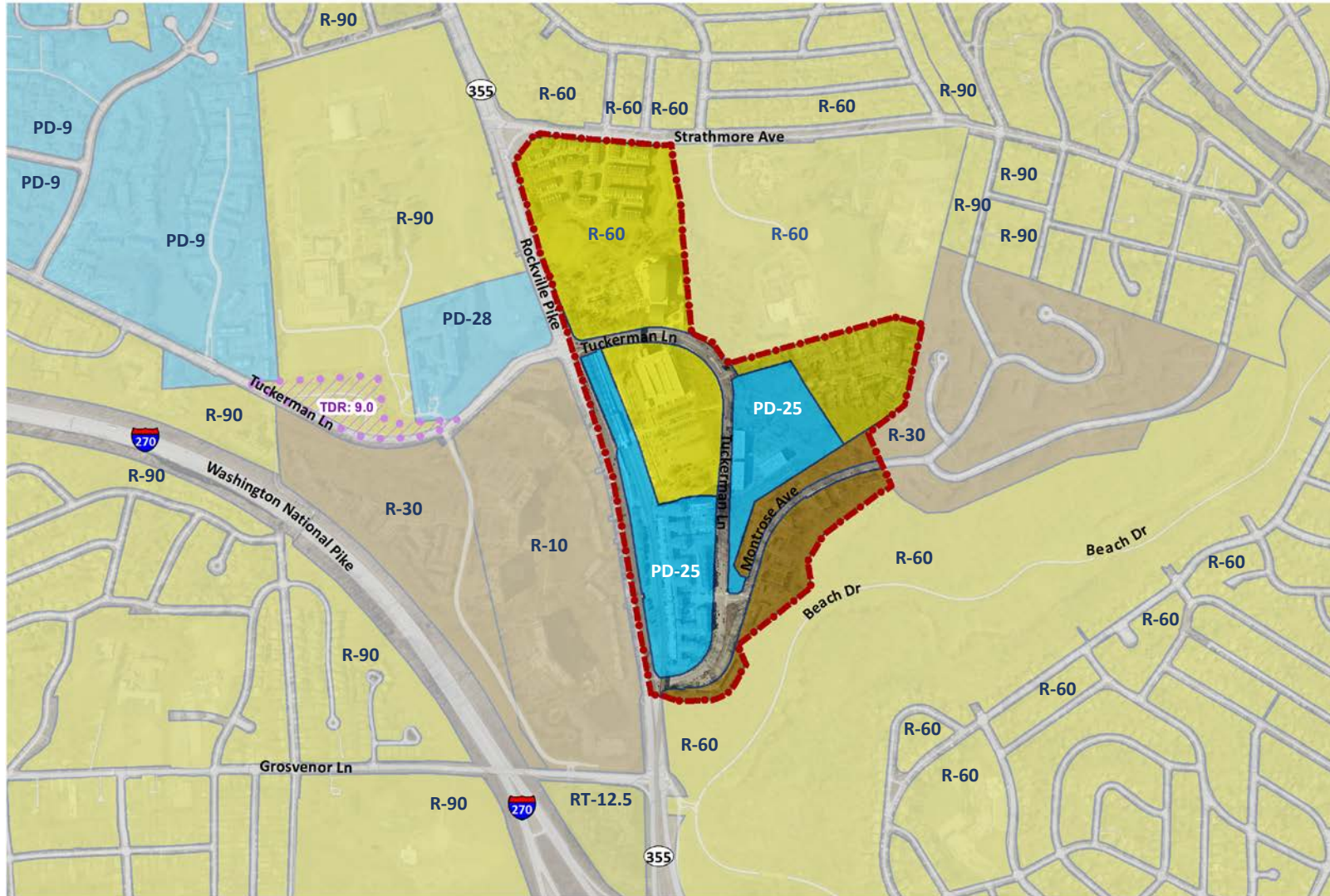
Parkland



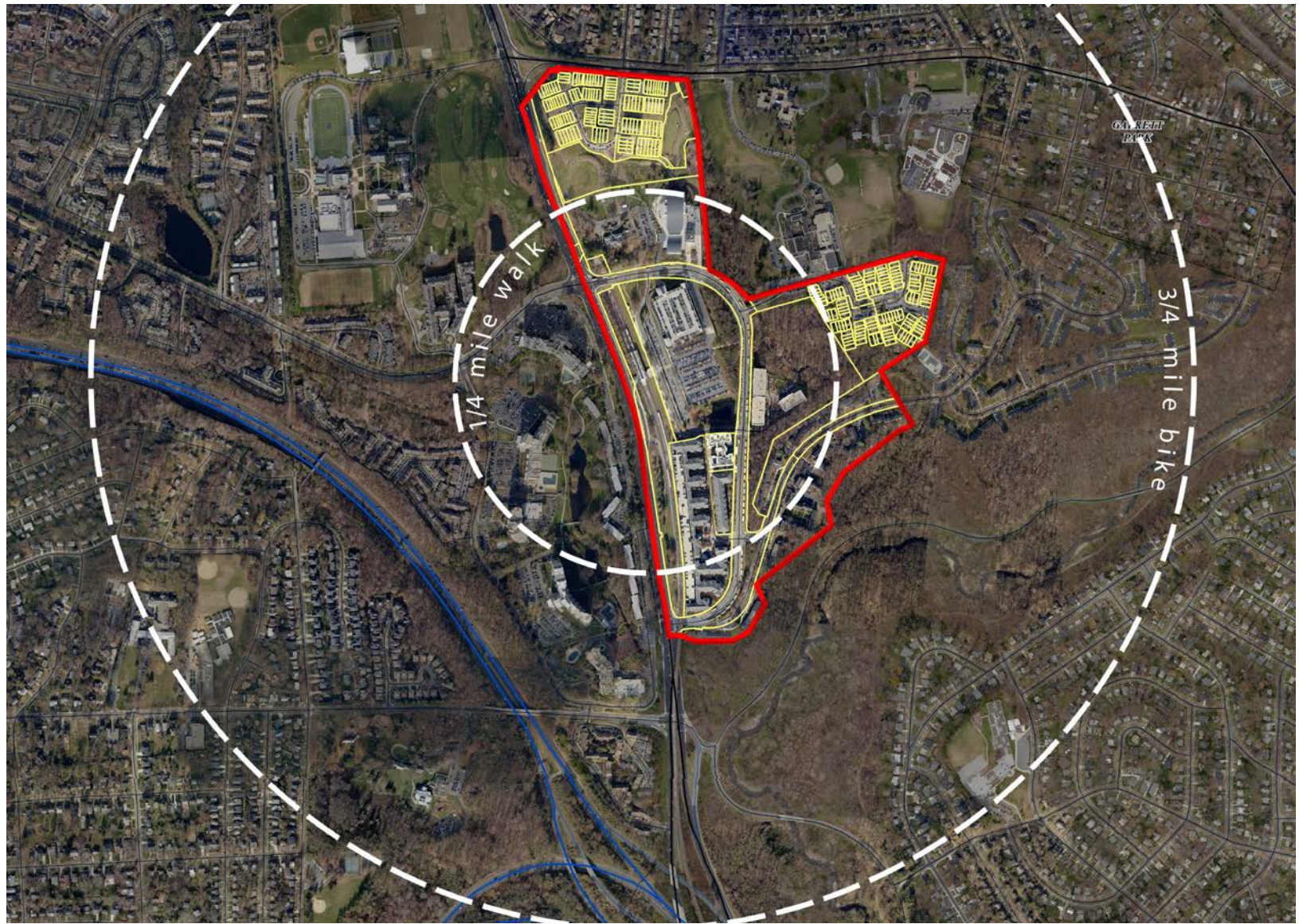
# Minor Mater Plan | Land Use



# Minor Mater Plan | Zoning



# Minor Master Plan Framework



# Existing Conditions



# Existing Conditions



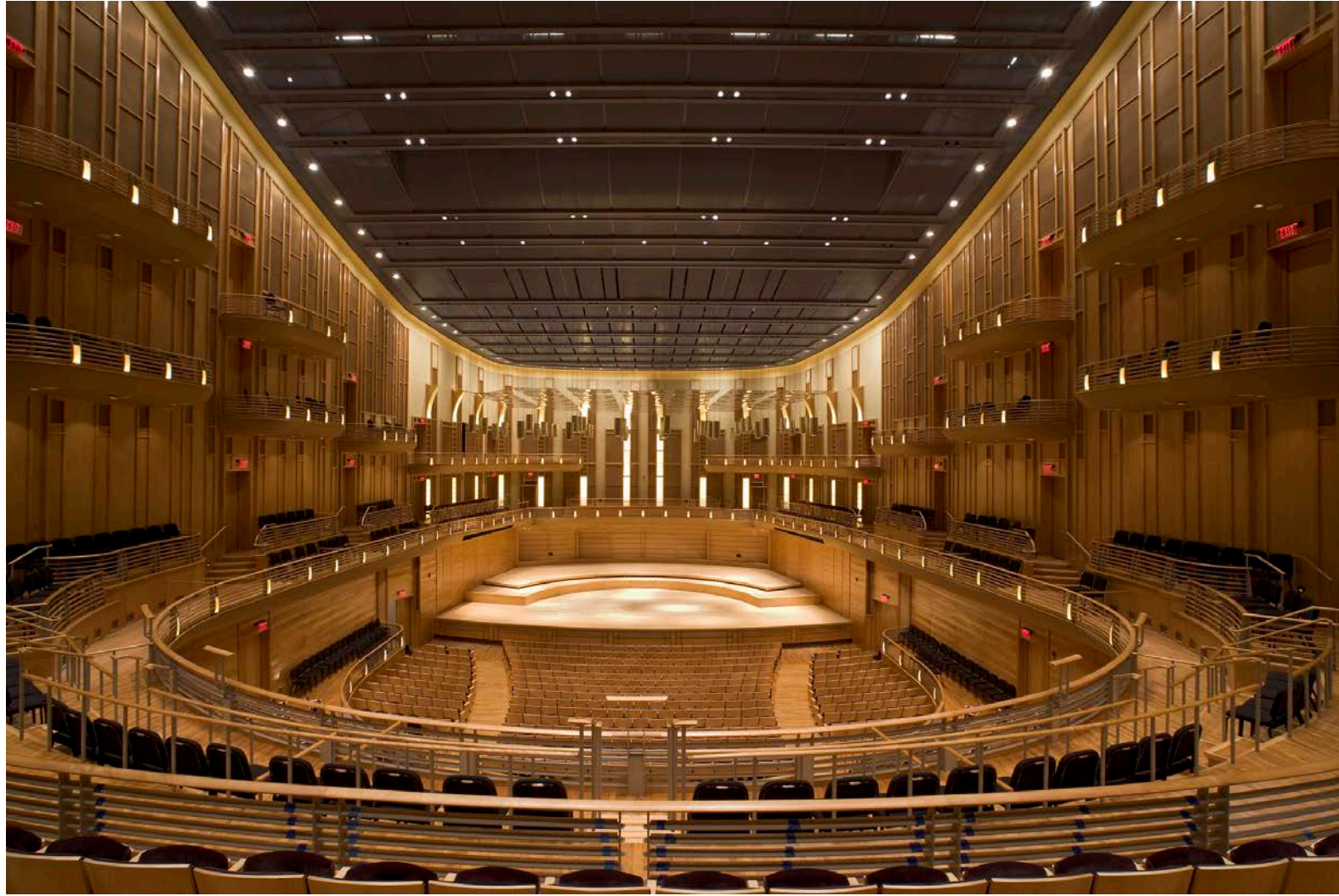
# Existing Conditions



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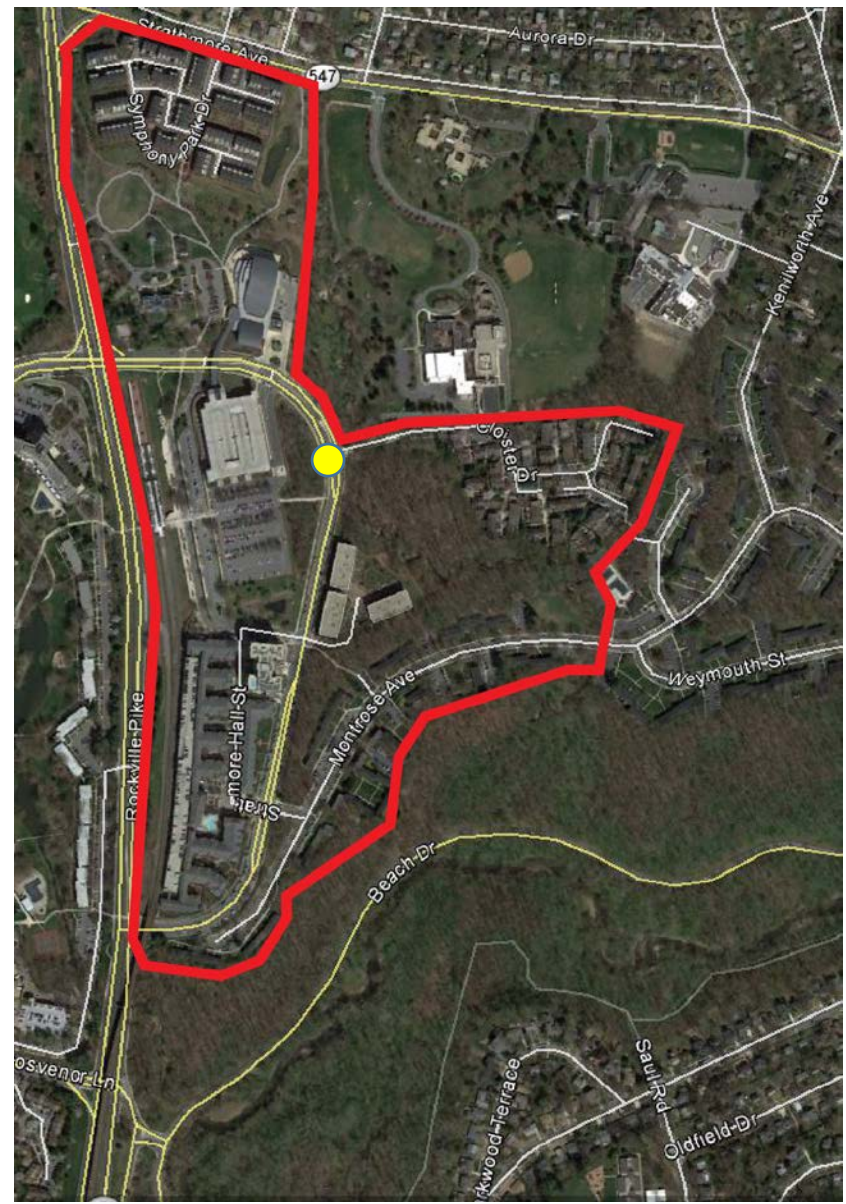
# Existing Conditions



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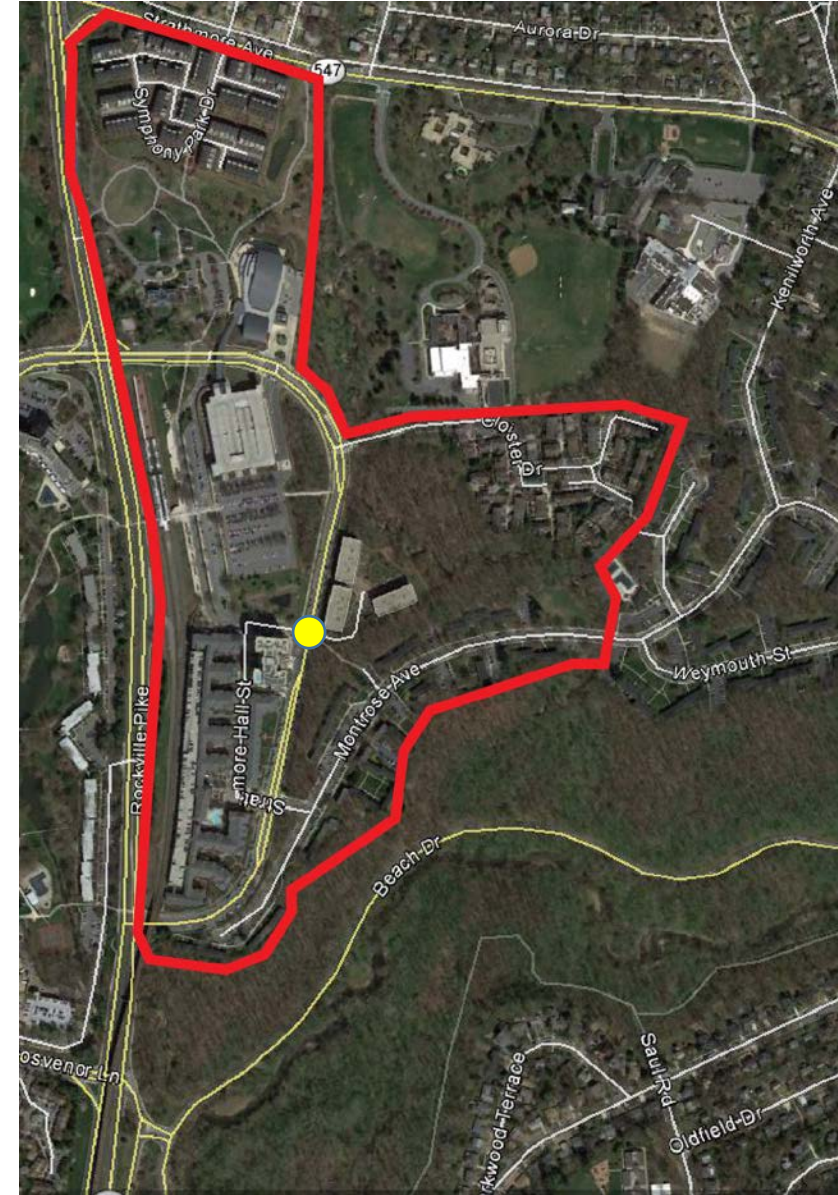
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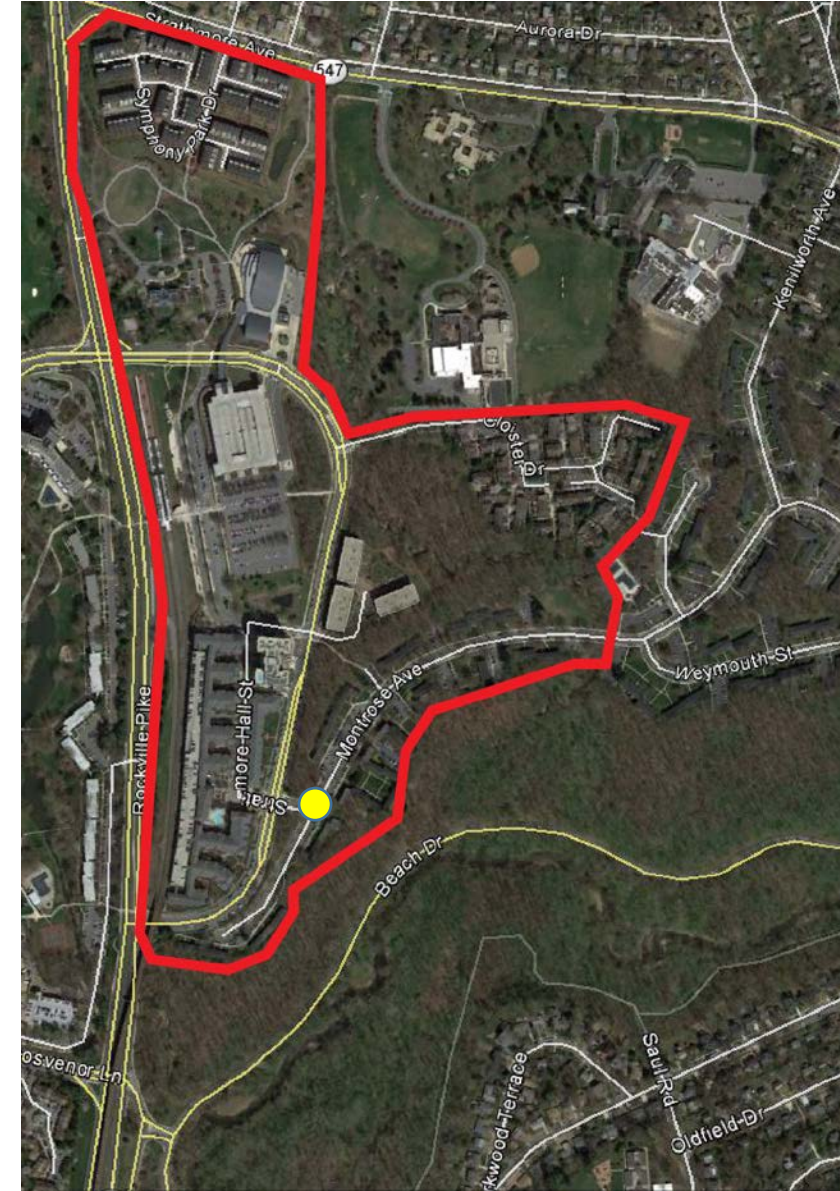
# Existing Conditions



# Existing Conditions



# Existing Conditions



# Minor Master Plan Focus

In addition to the existing conditions, we are also revisiting certain aspects of North Bethesda Garrett Park Sector plan while reflecting the goals and objectives of the General Plan with regards to the changing circumstances and issues of today and tomorrow:

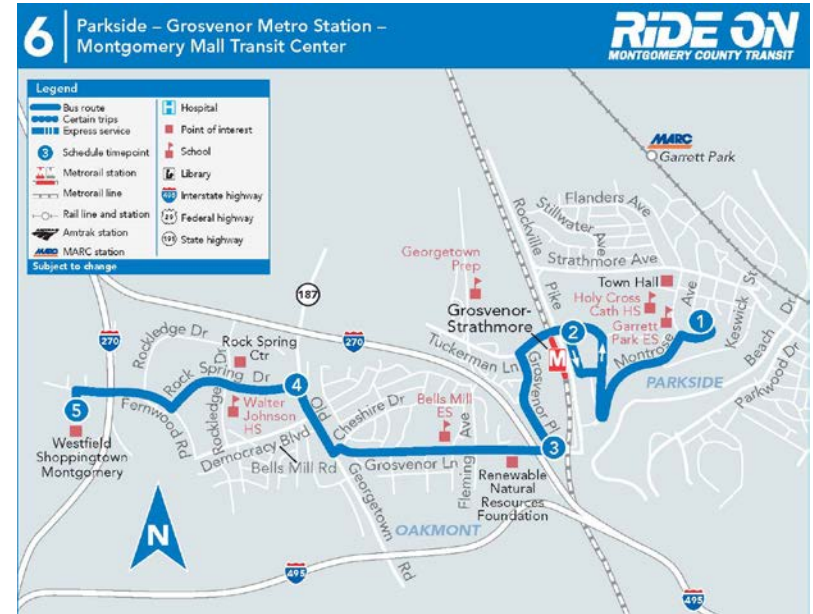
Those aspects include:

- **Placemaking** (Community Identity/Character)  
Pedestrian-scaled, Performing Arts Identity, Education (indoor/outdoor), and Environment
- **Land Uses**
- **Transportation** (Connectivity) – Analyze carrying capacity on surrounding roads and traffic signals  
Alternative transportation tailored to embrace the return of a more pedestrian-oriented experience
- **Environment** - Explore connectivity to and from surrounding resources
- **Schools** – Work with MCPS to address capacity concerns

# Transportation

## Transportation Analysis

- Intersections
- Traffic Signals
- Road Capacity
- Speeds



**BRT** is planned to connect the Grosvenor-Strathmore Metro Station to the Montgomery Mall and Rock Spring Park.

A **Local shuttle** will begin operation on July 25<sup>th</sup> from the Grosvenor Metro Station to Rock Spring and Montgomery Mall.



A **Bus link** is being considered from Grosvenor-Strathmore Metro Station to Montgomery Mall and Rock Spring Park Bicycle and Pedestrian Priority Areas (**BiPPA**)

**Ride On Transit #6** (Parkside – Westfield Montgomery Mall)

Grosvenor Lane connection to Beach Street

# Existing/Proposed Bikeway Improvements



-  Proposed Boundary
-  Shared Use Path (existing)
-  Metro Stations
-  Signed Shared Roadway (proposed)
-  Parkland

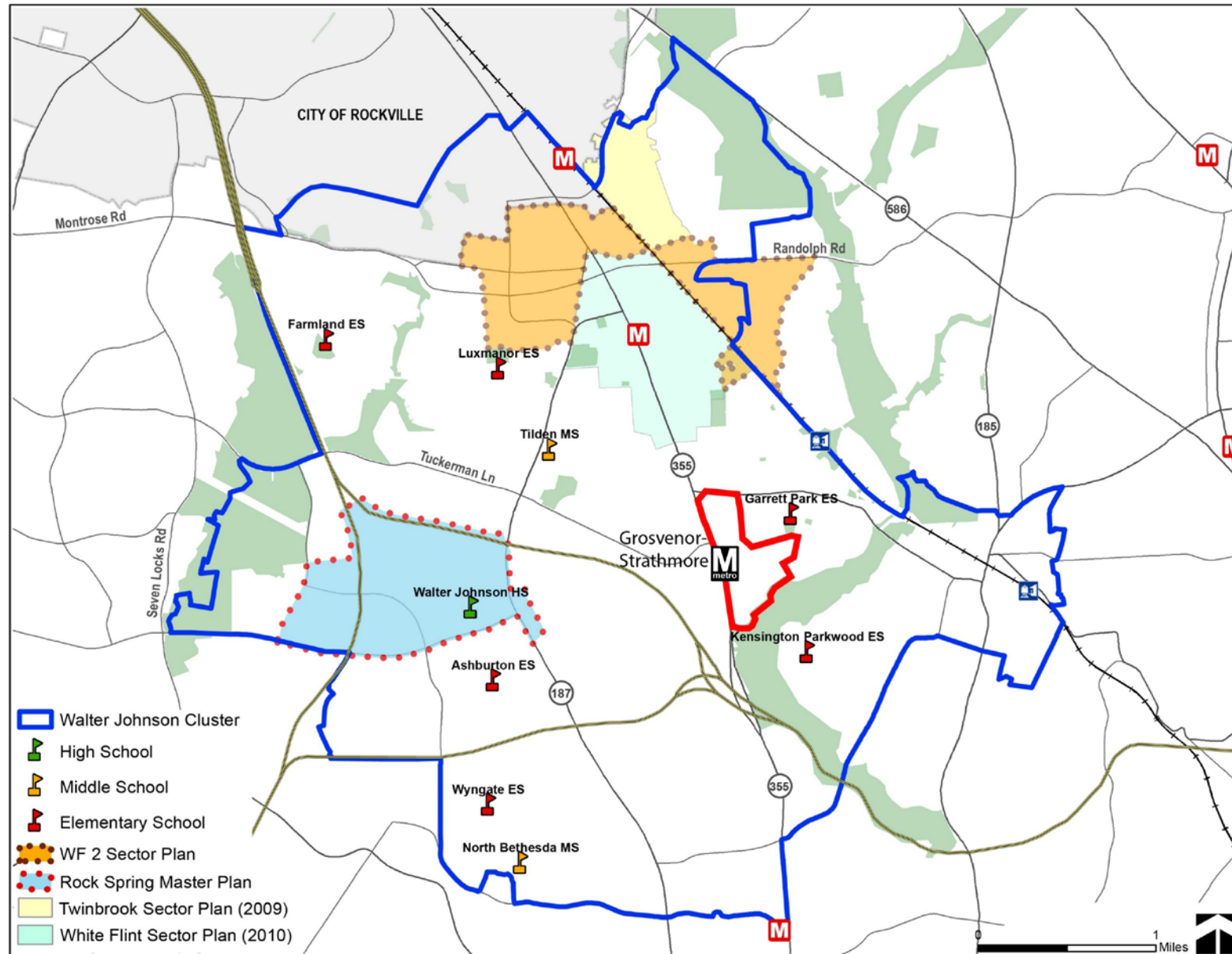


# Environment

## Environmental Analysis

- Existing Native Trees and Forest Conditions
- Watersheds, drainage, stream conditions, and impervious surfaces
- Recreation loops
- Linkages to Rock Creek Park and other surrounding resources and recreation amenities.

# Schools



# Next Steps

## Outreach

- Community Meetings (3+)
- Charrette-type meeting with the community and the developer
- Focused meetings

## Scope of Work

- Our first staff report, which includes:
  - Boundaries
  - Issues to be addressed
  - Planning effort
  - Overall schedule
  - Outreach strategies

# Schools

## Montgomery County Planning

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<http://www.montgomeryplanning.org/community/grosvenor-strathmore/>

# Appendix

# Appendix

# Area Demographics

## DEMOGRAPHIC SNAPSHOT

### Grosvenor Minor Master Plan Amendment

Source: Montgomery County Planning Department analysis of 2014 5-year American Community Survey estimates, U.S. Census

VARIABLE	Grosvenor MMPA *	Montgomery County
<b>Total Population</b>	2,003	1,005,087
<i>Share of County</i>	<i>0.2%</i>	<i>100%</i>
<b>Age 65 years &amp; older</b>	12%	13%
<b>Ethnic Origin</b>		
• Not Hispanic	89%	82%
• Hispanic or Latino	11%	18%
<b>Occupation</b>		
• Management, business, science, arts	86%	56%
• Service	5%	15%
<b>Average Household Size</b>	1.95	2.75
<b>Tenure</b>		
• Owner-occupied	22%	67%
• Renter-occupied	78%	33%
<b>2011 Median Household Income</b>	\$112,917	\$98,704

\*Block Group 1, Census Tract 7012.4

# Natural Resources



# Schools

## Montgomery County Public Schools Contact

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# Planning Framework



# Planning Framework



# Existing Conditions



# Existing Conditions



# Existing Conditions



# Existing Conditions



# Existing Conditions



# Schools

## Enrollment Projections | High School & Middle Schools

	ENROLLMENT								
SCHOOLS	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2025	2030
<b>Walter Johnson H.S.</b>									
Program Capacity	2335	2335	2335	2335	2335	2335	2335	2335	2335
Enrollment	2289	2304	2356	2466	2649	2763	2865	3000	3100
space available	46	31	-21	-131	-314	-428	-530	-665	-765
<b>North Bethesda M.S.</b>									
Program Capacity	864	864	864	1229	1229	1229	1229	1229	1229
Enrollment	1028	1133	1183	1200	1206	1194	1181	1300	1200
space available	-164	-269	-319	29	23	35	48	-71	29
<b>Tilden M.S.</b>									
Program Capacity	939	939	939	939	939	1200	1200	1200	1200
Enrollment	850	939	959	992	1024	1094	1132	1300	1300
space available	89	0	-20	-53	-85	106	68	-100	-100

# Schools

## Enrollment Projections | Elementary Schools

	OFFICIAL ENROLLMENT	PROJECTED ENROLLMENT							
SCHOOLS	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2025	2030
<b>Ashburton E.S.</b>									
Program Capacity	652	652	652	652	881	881	881		
Enrollment	911	924	926	917	895	890	886		
space available	-259	-272	-274	-265	-14	-9	-5		
					Addition opens				
<b>Farmland E.S.</b>									
Program Capacity	729	729	729	729	729	729	729		
Enrollment	691	734	762	755	744	747	745		
space available	38	-5	-33	-26	-15	-18	-16		
<b>Garrett Park E.S.</b>									
Program Capacity	752	752	752	752	752	752	752		
Enrollment	804	844	874	902	904	902	880		
space available	-52	-92	-122	-150	-152	-150	-128		

# Schools

## Enrollment Projections | Elementary Schools

<b>Kensington-Parkwood E.S.</b>									
Program Capacity	472	472	472	746	746	746	746		
Enrollment	644	664	672	685	688	706	715		
space available	-172	-192	-200	61	58	40	31		
				Addition opens					
<b>Luxmanor E.S.</b>									
Program Capacity	429	429	429	429	745	745	745		
Enrollment	429	442	457	472	500	512	542		
space available	0	-13	-28	-43	245	233	203		
					Rev/Ex opens				
<b>Wyngate E.S.</b>									
Program Capacity	778	778	778	778	778	778	778		
Enrollment	755	737	733	740	726	726	745		
space available	23	41	45	38	52	52	33		
<b>Cluster Elementary</b>									
Program Capacity	3812	3812	3812	4086	4631	4631	4631	4631	4631
Enrollment	4234	4345	4424	4471	4457	4483	4513	4800	4800
space available	-422	-533	-612	-385	174	148	118	-169	-169