



MASTER PLAN



M-NCPPC

Montgomery County Planning Department

montgomeryplanning.org

Rock Spring Master Plan Community Plan Meeting October 28, 2015



Maryland-National Capital Park and Planning Commission



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Agenda

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Agenda

7:00 pm	Welcome and Introductions
7:10 pm	Review of Past Meetings
7:30 pm	Staff Presentations
7:45 pm	Presentations on Future Developments
8:30 pm	Next Steps



Kick Off Meeting

September 1st Master Plan Kick-off Meeting at Walter Johnson High School

- A large turnout of local and nearby residents and office workers
- School capacity issues were a major topic
- Table break out discussions focused on schools, connectivity, pedestrian safety and access, and the need for more recreation space.



Table Discussions

After a lengthy discussion on schools and school capacity, several other issues were discussed among the audience in smaller break out tables. At the table discussions, audience members were asked to address the Strengths, Weaknesses, Needs and Wants of the Rock Spring Area.

The following is what we heard from you:

Strengths:

- Trees and Open Space
- Access to quality retail
- Great access to highway
- Traffic confined to office park and retail
- Medical offices seen as an asset

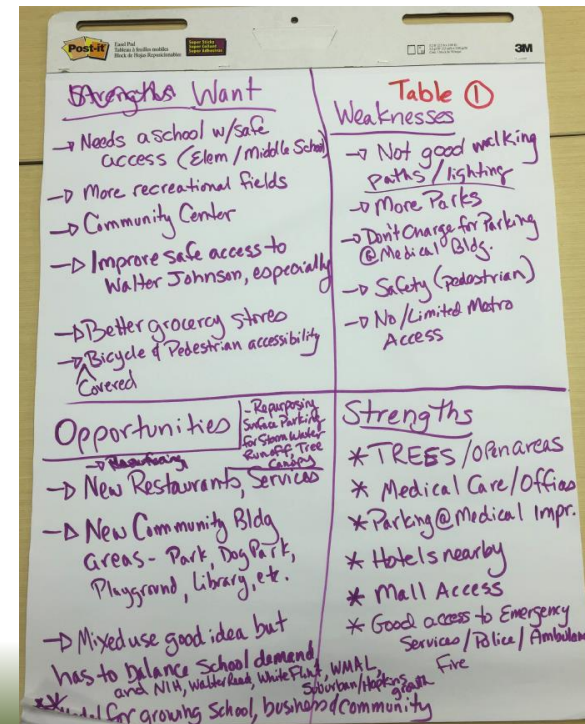


Table Discussions

The audience also laid out a number of different challenges outside of school capacity issues for the overall area. The table break out discussions saw the following Weaknesses:

- Overcrowded schools at all levels from elementary to high
- Pedestrian safety and walkability
- Lack of transit connections and accessibility.
- Democracy Boulevard not safe to cross
- Improve infrastructure before developments.
- Too much traffic and congestion
- Intersections can't handle current traffic
- Affordability

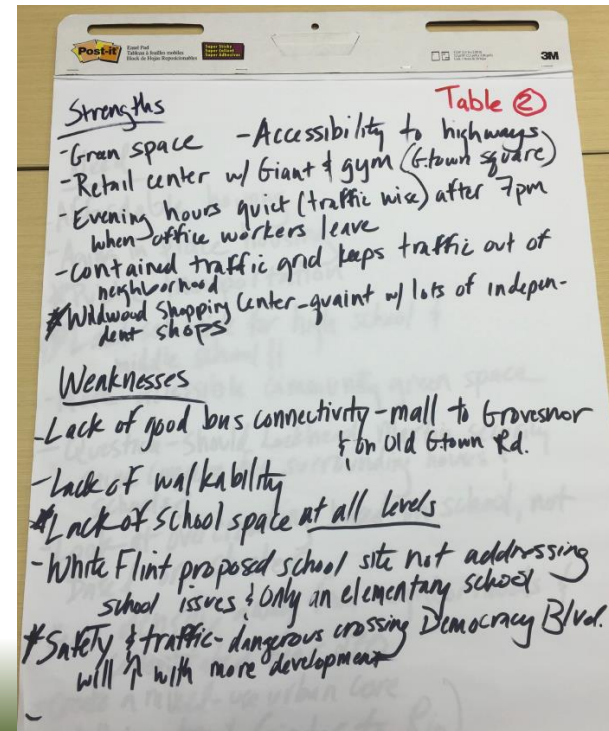


Table Discussions

Needs:

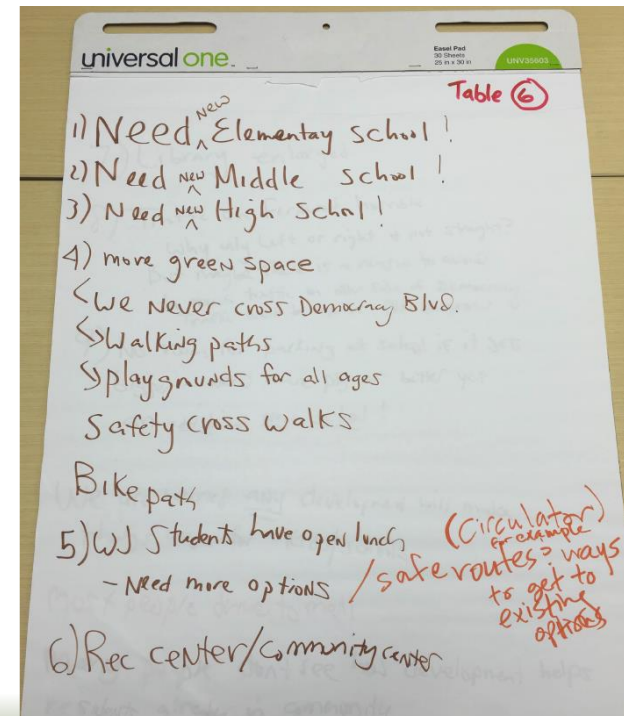
- Schools and acquiring a school site in the plan boundary
- Keep density near I-270. Residents want mixed use but not something as dense as Pike & Rose
- Provide better crosswalks and access on Democracy Boulevard and Old Georgetown Road
- Recreation space and a community center
- Pedestrian and bike trails. More walking paths
- Improve connectivity
- Better access to transit
- Reduce traffic congestion
- Larger library

universal one. Event Post 20 Sheets 15.5" x 26" 100% recycled	
<p>PROS</p> <ul style="list-style-type: none"> - Retail opportunities - Mature trees along roads = true boulevard? - Walkable retail. - Opportunity to reduce vacancy / add jobs. 	<p>CONS</p> <ul style="list-style-type: none"> - No school - Traffic - Impact of new development on utilities - Congestion - Pollution - Transportation capacity for bus, car, bicycle, wheelchair, etc. - Gang activity / Crime on increase. - Insufficient transportation capacity for planned development.
<p>Needs</p> <ul style="list-style-type: none"> - Schools - Elem, Middle & High - Transp. Link to Metro - Parks + bike trails = walking paths - Safe passage to school shopping, library - Redistrict Redistrict - Rezone Rezone mkt to different school (Plains Mills M.H.S.) - Preserve / expand parks, trees, trails, recreation spaces, open space, etc. - Parking for residential development. - Analyze sector plan's ability to attract biz / decrease vacancy 	<p>Changes</p> <ul style="list-style-type: none"> - Knock down / convert vacant buildings to green space, schools, etc. - No tall buildings.

Table Discussions

Wants:

- New community buildings and parks
- Balanced infrastructure and development
- Senior Community Center and senior housing
- Maintaining the suburban character
- Repurposing buildings
- More open space
- Better school amenities and a new school site
- Restaurants and a Wegmans
- Improve walkability



Major Points

The major points of the comments that we heard could be summarized into three major subject areas.

Transportation:

- Better connections and accessibility both inside and outside the boundary
- Walkability, Problems crossing Democracy Boulevard
- Access to transit

Recreation and Parks:

- Need for more parks and open space
- Walking trails and bicycle paths

Community Facilities:

- Community center/senior center
- More Schools

Schools Outreach

After hearing residents voice concerns over school capacity at the Kick-off meetings for Rock Spring and White Flint 2, the staff teams scheduled a meeting on September 17 at Walter Johnson High School that focused on school issues.

Staff also met with:

September 9	Luxmanor Civic Association
September 14	Walter Johnson PTA Cluster Coordinator
September 15	Ashburton Elementary School PTA
September 16	Luxmanor Elementary School PTA

ReImagine Rock Spring Joint School Meeting

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Rock Spring/White Flint II Joint Master Plan School Meeting

- Both the Rock Spring and White Flint II Master Plans held a joint meeting to discuss school capacity in the Walter Johnson cluster.
- Councilman Berliner and the Planning Board Chair both addressed the crowd and discussed the challenges of school capacity.
- MCPS and Planning staff outlined strategies to accommodate new growth and discuss factors that have led to current capacity issues



September 17th Joint Master Plan School Meeting at Walter Johnson High School

Rock Spring Master Plan & White Flint 2 Sector Plan

Summary of County Agency Roles

Montgomery County Public Schools/Board of Education

- Re-open closed school sites
- Build additions to schools capable of expansion
- Re-district school boundaries
- Construct new schools

Planning Department/Planning Board

- Recommend master plans that address long term development and school facility needs.
- Recommend modifications to the standards for approving new development set by the Subdivision Staging Policy.
- Approve only subdivisions and site plans that meet the adequacy standards set under the APFO.
- Recommend to the County Executive and County Council public facilities that should be prioritized for inclusion in the County's CIP.

Montgomery County Council

- Approve master plans to guide future development.
- Establish standards through the Subdivision Staging Policy (SSP) for the MCPB to use in approving new development
- Program community facilities in the CIP.
- Raises \$\$ to fund capital projects (taxes; required developer contributions; State aid)



Scope of Work

The Scope of Work for the Rock Spring Master Plan was approved by the Montgomery County Planning Board on October 8th. At the Planning Board hearing, the board approved the following:

- The Plan Boundary
- Community Outreach Methods
- Purpose of the plan
- Timeline

Rock Spring Master Plan





Purpose of the Plan

- To reimagine the typical suburban office park, with its auto-oriented street network and surface parking spaces.
- Improve connectivity (ex. by identifying opportunities for a new street grid).
- Identify places for public use spaces and amenities.
- Provide a mix of uses and build a sense of place.
- Plan sustainable environmental measures.
- Additional Placemaking Initiatives



Staff Presentation

Economic, Office and Retail Conditions in Rock Spring

Rick Liu, Research Planner



Economic Base

Top 5 Employers

Employees in Rock Spring

Lockheed Martin	3000+
Marriott	3000+
National Institutes of Health	2000 to 2999
Nordstrom	250 to 499
Macy's	250 to 499

MONTGOMERY COUNTY



ROCK SPRING



■ Company Management ■ Professional/Scientific/Technical ■ Retail ■ Finance/Insurance ■ Other

Office Challenges

- Montgomery County *Office Market Assessment*, 2015
- Forces shaping the office market
 - Technology
 - Space Utilization
 - Federal Sequestration
- Strongest markets in urbanized, mixed-use, walkable communities with transit



PIKE AND ROSE



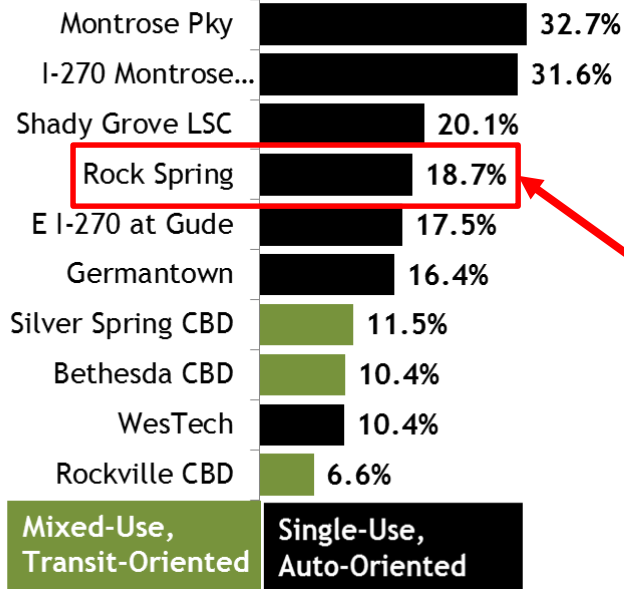
COMSAT BUILDING

Office Challenges

Single-use, auto-oriented office parks are losing their appeal

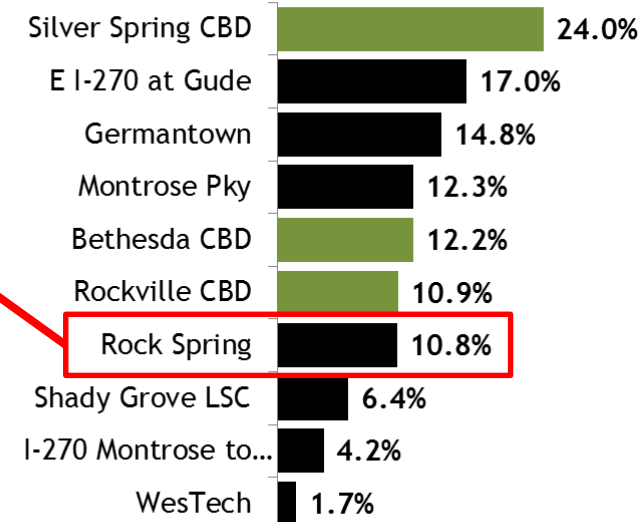
2014

VACANCY RATE BY AREA



1995

VACANCY RATE BY AREA

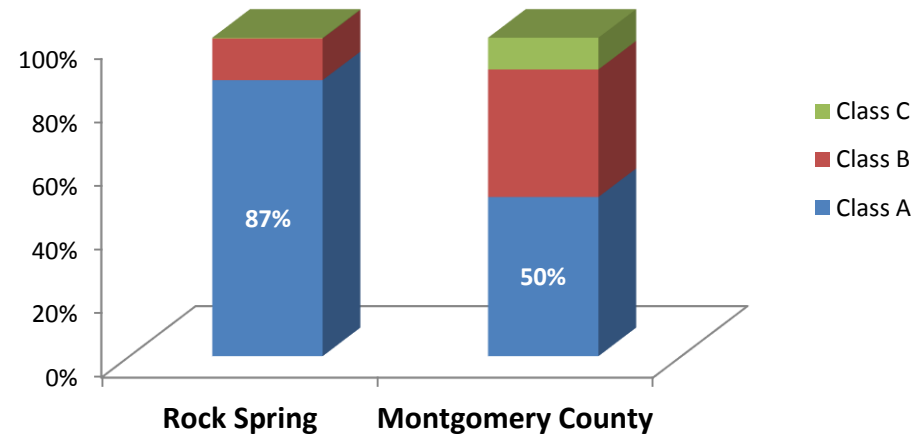


Office Context

Rock Spring includes high quality, suburban office buildings that has historically attracted highly recognized companies



Proportion of Class A Office Space



Office Context

But...

- Higher vacancies than County
- Rents are strong, but should be stronger
- Three (3) buildings account for 41% of vacant space

Office Market		
	Rock Spring	Montgomery County
# of Buildings	32	1,517
Rentable Square	5,447,205	73,394,375
Under Construction (square feet)	0	400,021
Vacancy Rate	23.7%	15.0%
Rent/square foot per Month	\$30.12	\$27.82



COMSAT Bldg



Capital Gateway 1 B Wing



Rockledge Exe Plaza 2

Retail Context



Retail Context

- Retail is strong:
 - Rent Rates higher than County (+20%)
 - Vacancy rates lower than County (-60%)
- Rock Spring comprises:
 - ~20% of building supply sales in County
 - Over 10% of GAFO sales in County

Retail Market		
	Rock Spring	Montgomery County
# of Buildings	19	2,326
Rentable Square Feet	1,856,217	39,913,783
Under Construction (square feet)	0	68,742
Vacancy Rate	1.4%	3.9%
Rent/square foot per Month	\$32.00	\$27.33



Office Market& Retail

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Staff Presentation

Placemaking

Mike Bello, Lead Urban Designer

Plan Challenges

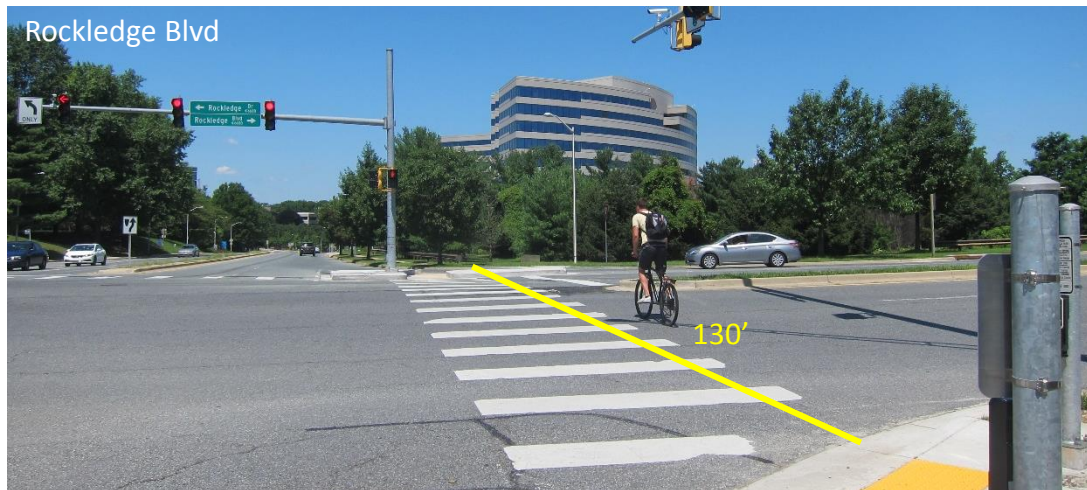
- Lack of identity
- Lack of pedestrian and bike amenities
- Connectivity; I-270 as a barrier
- Lack of human scale
- A lack of placemaking



Plan Challenges

What is Lack of human scale?

Rockledge Blvd



Rockledge Drive

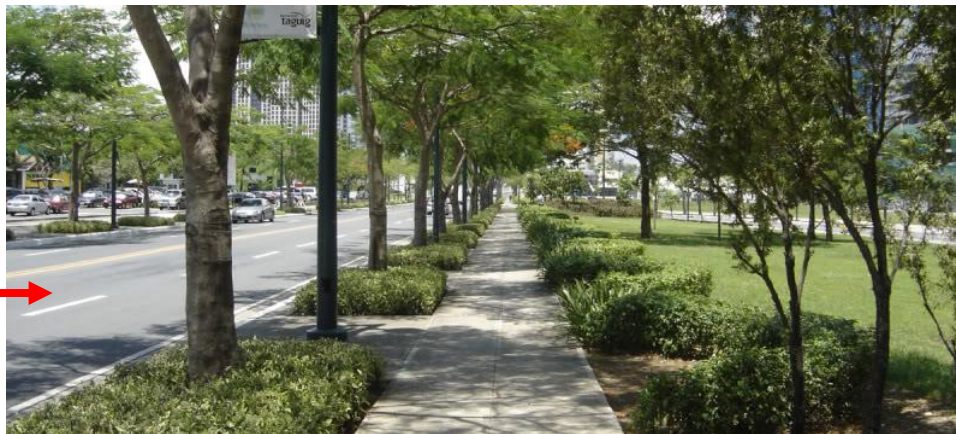


Rockledge Drive



Plan Challenges

What is human scale?



Plan Challenges

What is human scale?





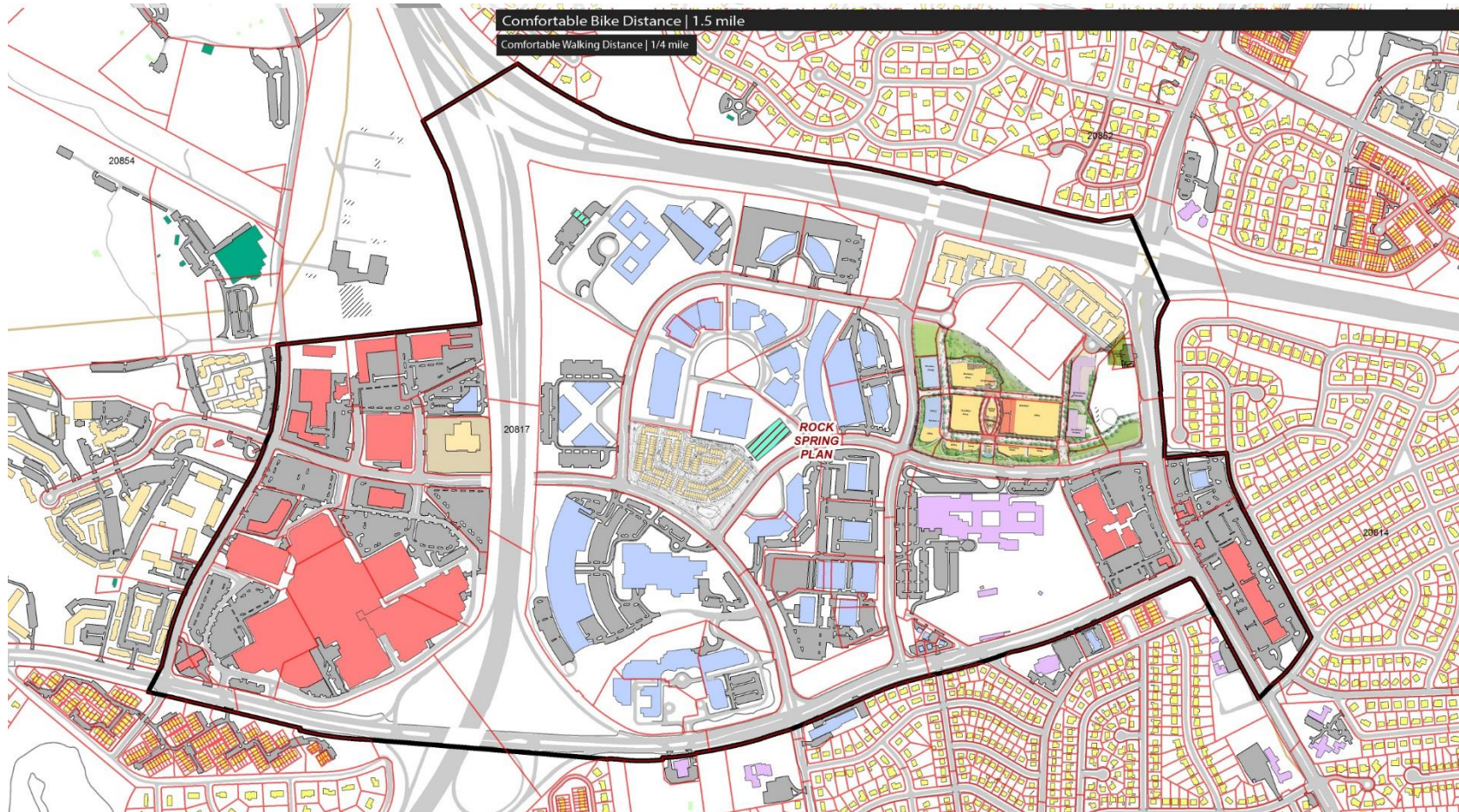
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Changing Character



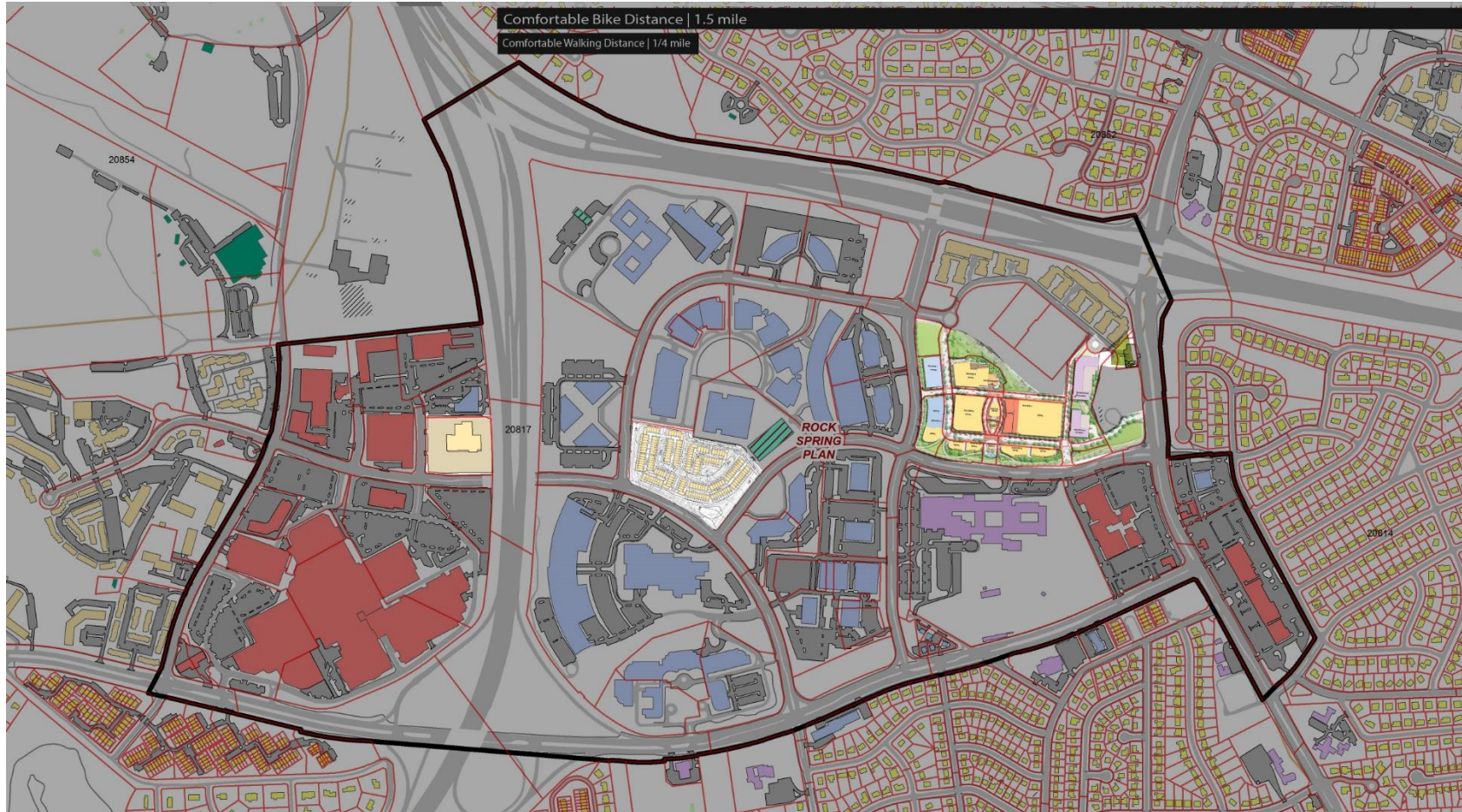
Placemaking

CONNECTIVITY + EXPERIENCE NOW



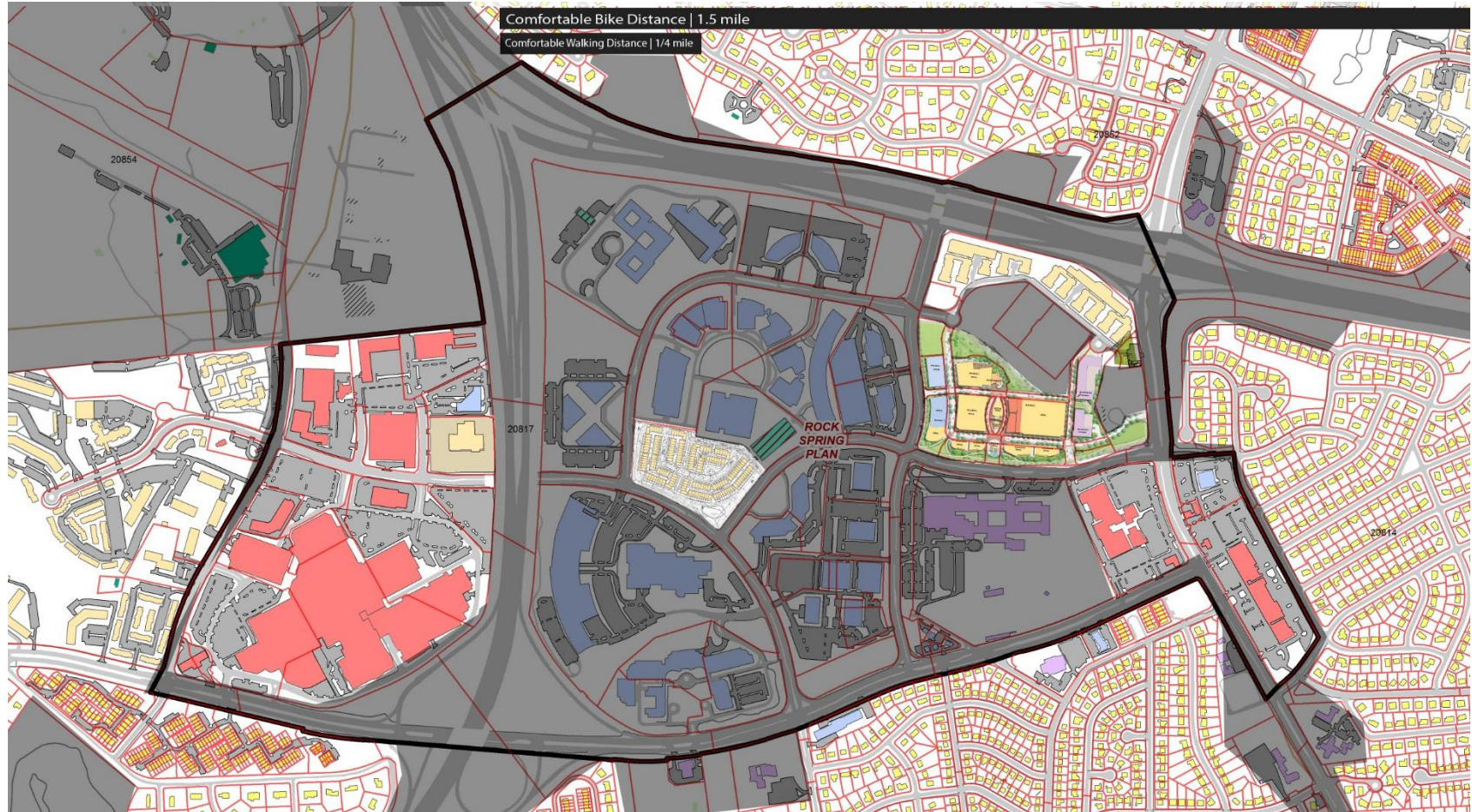
Placemaking

CONNECTIVITY + EXPERIENCE NOW



Placemaking

CONNECTIVITY + EXPERIENCE NOW





Placemaking

ENHANCING THE EXPERIENCE BY HIGHLIGHTING
ROCK SPRING'S EXISTING CHARACTER | CAMPUS





Placemaking

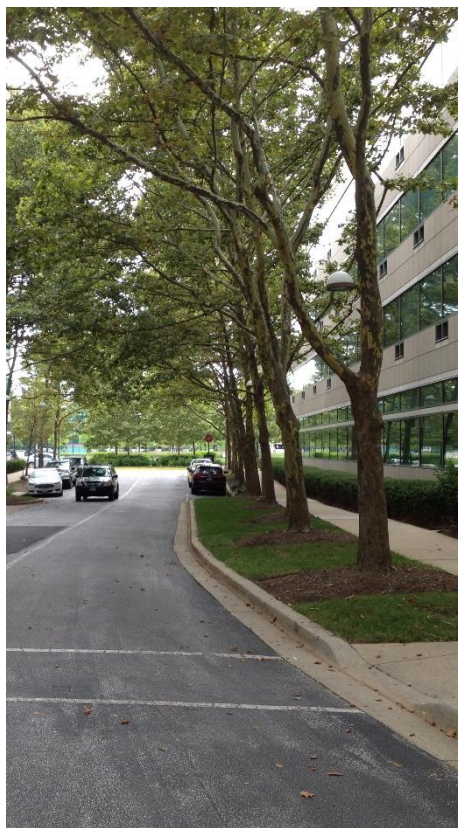
ENHANCING THE EXPERIENCE WITH ENGAGING ACTIVITIES





Placemaking

ENHANCING THE EXPERIENCE BY HIGHLIGHTING
ROCK SPRING'S EXISTING CHARACTER | CONNECTIVITY



Placemaking

ENHANCING THE EXPERIENCE BETWEEN STREETS



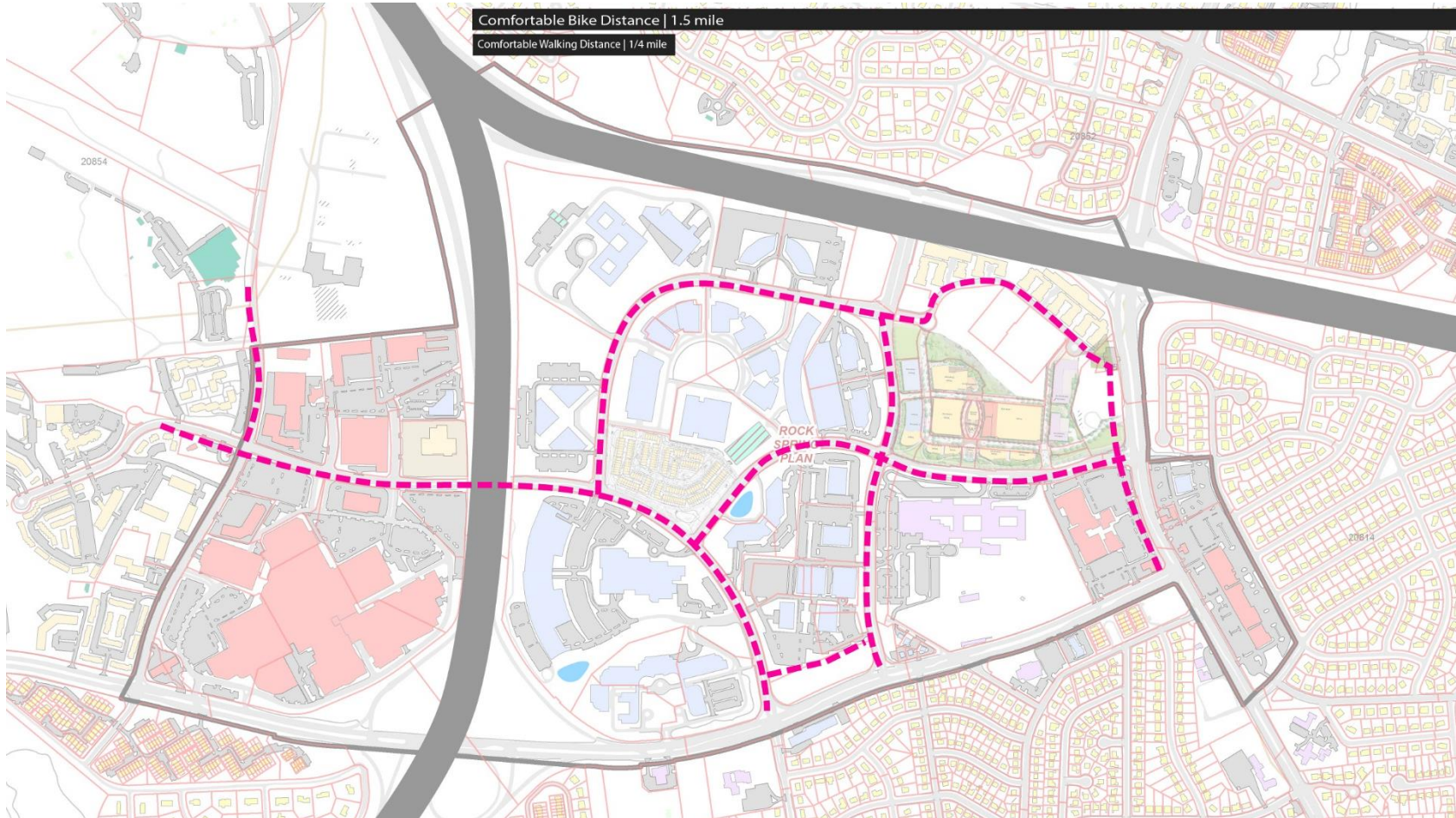
Placemaking

ENHANCING THE EXPERIENCE BETWEEN STREETS



Placemaking

CONNECTIVITY + EXPERIENCE TOMORROW



Placemaking

ENHANCING THE EXPERIENCE ALONG STREETS



Placemaking

ENHANCING THE EXPERIENCE ALONG STREETS



Staff Summary

Office Vacancy

- Office Vacancy Task Force
- Montgomery County Development Corporation
- ULI TAP

Schools

- Interim Superintendent Report
- Subdivision Staging Report to the Planning Board on November 5th

Staff Summary

Planning Department is sponsoring efforts focused on office vacancies:

- ***Urban Land Institute Technical Assistance Panel*** (December or January)
- Consultant Study to Explore Adaptive Reuse of Office Buildings (January – March 2016)

Planning Department is updating the Countywide:

- ***Subdivision Staging Policy*** - ensures public facilities, including schools and roads, are adequate to meet new growth and development.
- Kick-off Meeting held October 19
- SSP reviewed every four years; will be approved by the County Council in 2016.

Staff Summary

Montgomery County Government is forming:

- ***Office Market Working Group*** will explore options to help reduce office vacancies
(November 2015)
- ***Economic Development Corporation*** is a new public-private entity focusing on strategic priorities to enhance the County's economic growth and vitality (November 2015)

Montgomery County Public Schools

- Report of the Cross-Agency Work Group on School Design Options transmitted to the BOE on 9-30-15
- Interim Superintendent's Recommended CIP for 2017-2022 now available
- Interim Superintendent Recommends formation of the ***Walter Johnson Roundtable Discussion Group*** to address near-term and long term facility issues; BOE vote on 11/16/15.



Future Development

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To speak about the changing character of Rock Spring we have the developers or property owners of recent pipeline approved developments who will speak about their projects more in depth. Tonight we have developers representing the following:

Westfield Montgomery Mall

- Jim Agliata & Eric Howard of Westfield

Montgomery Row

- McLean Quinn of EYA

Rock Spring Center

- Steve Robins, attorney representative & DRI Development Services



Montgomery Mall

Westfield Montgomery Mall

- Jim Agliata & Eric Howard of Westfield



Montgomery Row

Montgomery Row

- McLean Quinn of EYA



Rock Spring Center

Rock Spring Center

- Steve Robins, attorney representative & DRI Development Services



Next Steps

All comments, questions and concerns will be recorded on the project webpage (www.montgomeryplanning.org/rockspring) and summarized at our next community plan meeting.

November 18 6:30 – 9:30 pm White Flint 2 Sector Plan Community Meeting #4
Rocking Horse Road Elementary School

December 14 7:00 – 9:00 pm Rock Spring Master Plan Community Meeting #4
Walter Johnson High School

Subdivision Staging Policy Meetings

October 19 Kick-off Meeting

November 5 Planning Board Overview Briefing

December 3 Planning Board Briefing on Transportation Policy Area Review