



MASTER PLAN



M-NCPPC

Montgomery County Planning Department

montgomeryplanning.org

Rock Spring Master Plan Community Plan Meeting December 14, 2015



Maryland-National Capital Park and Planning Commission



Agenda

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Agenda

- | | |
|---------|-------------------------------------|
| 7:00 pm | Opening Remarks |
| 7:10 pm | Review of ULI TAP on Office Vacancy |
| 7:20 pm | Creating a Main Boulevard |
| 7:45 pm | Break Out Sessions |
| 8:30 pm | Wrap up and Review |



Prior Meetings

September 1: Rock Spring Kick Off Meeting



September 17: Walter Johnson Schools Meeting



October 28: Future Developments





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Changing Character

MONTGOMERY COUNTY PLANNING DEPARTMENT



Future Development

Ourisman Ford Approved Plan

- Approved in 2009, located at the former Ourisman Car Dealership site
- Mixed-use development with 340 dwelling units (43 MPDUs, 12.5 percent)
- 54,000 square feet of retail and restaurant space
- The original developer is seeking to sell the site and it's approved development to new developers.



On the Horizon

Since our last meeting the Planning Department has met with several property owners to discuss their plans for possible future development. These possible plans include:

Westfield Montgomery Mall

- Possible expansion of an anchor tenant and expansion of a parking garage

Aubinoe Wildwood Medical Site

- Received special exception approval in 2012 to construct a 5 story residential building
- Recently applied to amend approval to increase height and modify other binding elements

Federal Reality - Wildwood Shopping Center

- Proposing a minor addition at the end of the shopping center building

Staff Summary

Planning Department is updating the Countywide:

- ***Subdivision Staging Policy*** - SSP reviewed every four years; will be approved by the County Council in 2016.

Montgomery County Public Schools

- 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 (January 2016)

Staff Summary

Montgomery County Government is forming:

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

Planning Department is sponsoring efforts focused on office vacancies:

- Consultant Study to Explore Adaptive Reuse of Office Buildings (January – March 2016)

ReImagine Rock Spring ULI TAP Presentation

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The Montgomery County Planning Department contacted the Urban Land Institute to conduct a Technical Assistance Panel (TAP) to help us reimagine the future of the Rock Spring and White Flint 2/Executive Boulevard office parks.

The Technical Assistance Panel was made up of 10 panelists who's backgrounds ranged from developers, planners, public officials, financiers from the Washington D.C. area.



ReImagine Rock Spring ULI TAP Presentation

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The ULI TAP workshop included:

- Site Visits, Roundtable discussions with property owner representatives, Presentations from staff

The ULI Panel focused on the following for their final presentation:

- Identity
- Connectivity
- Amenities
- Land Use





Rock Spring - Identity

- Live Well
 - Build upon existing medical tenants and open space/park like environment
 - Create an anchor for wellness/central community uses
 - Lifestyle environment will be key to attracting tenants and residents
 - Mixed-use environment is favored by corporate tenants and residents alike
 - Enhance pedestrian-oriented environment



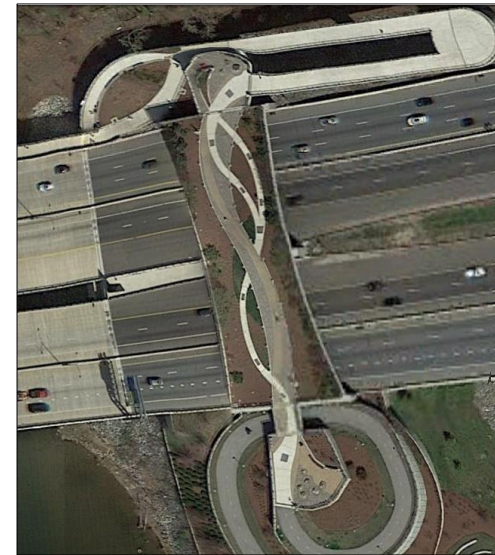
Rock Spring - Identity

- Improve entry points:
create gateway theme
through artwork, signage,
etc.



Rock Spring - Connectivity

- Transit technology tools to enhance rider knowledge
- Direct shuttle to the Metro with appropriate headways
- Mall/bridge connection (civic plaza – 11th Street Bridge, Wilson Bridge)
- Bikeshare stations



Rock Spring - Connectivity

- Pedestrian connectivity – break up superblock with mid-block crossings
- Pedestrian experience along the routes



Rock Spring - Amenity

- Infuse communal amenities into a central location on the site for activity (village center, community center, library,) instead of individual building amenities.
- Create mixed use "Village Center" centrally located and walkable within the campus; include relocated library, arts facilities, etc.





ULI TAP Presentation

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Rock Spring – Land Use

- Flexibility of uses – change zoning to eliminate constraints and make it market responsive
- Explore creative approach to address school issue to include adding another school on Walter Johnson site, adaptive re-use of existing office building or building new school on site within Rock Spring Park

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

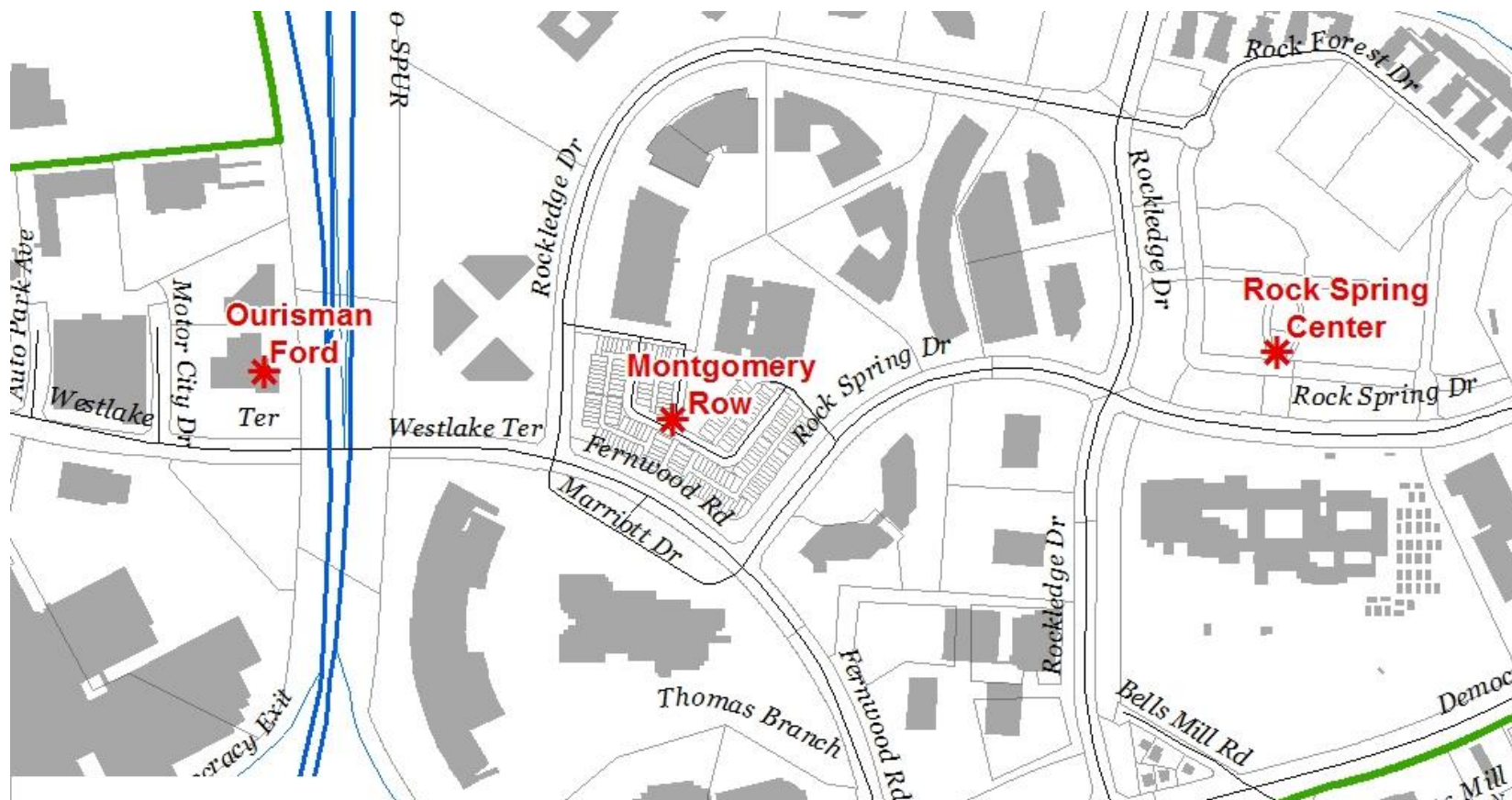
Community Facilities:

- Community center/senior center
- More Schools

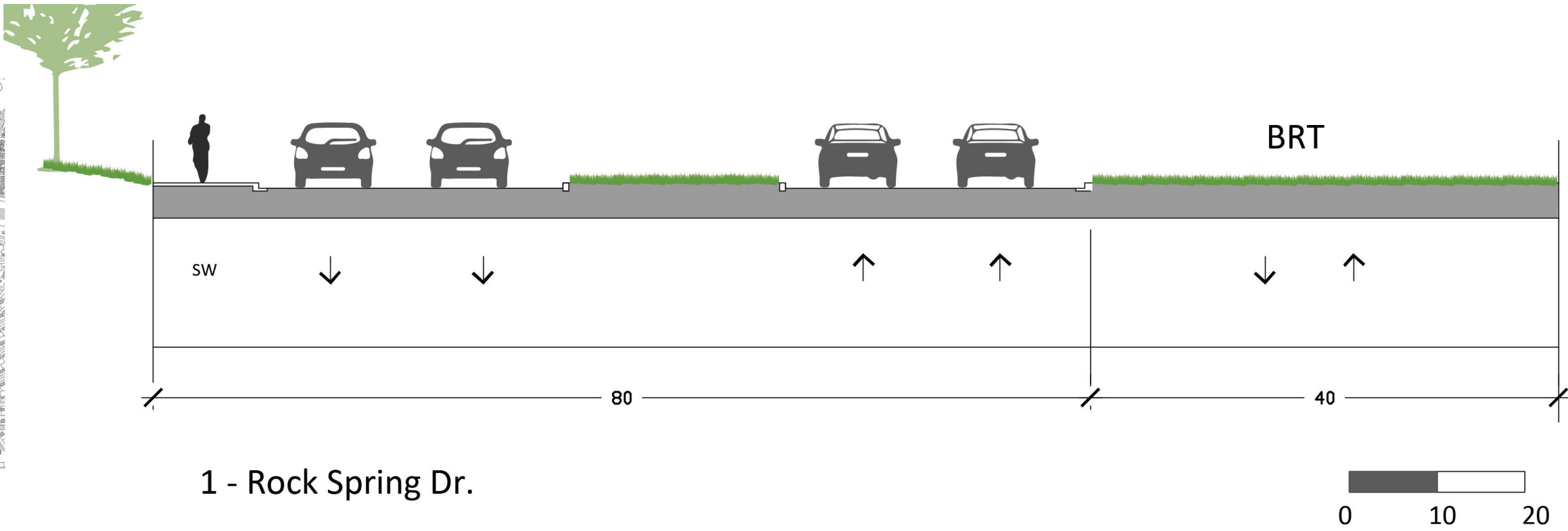
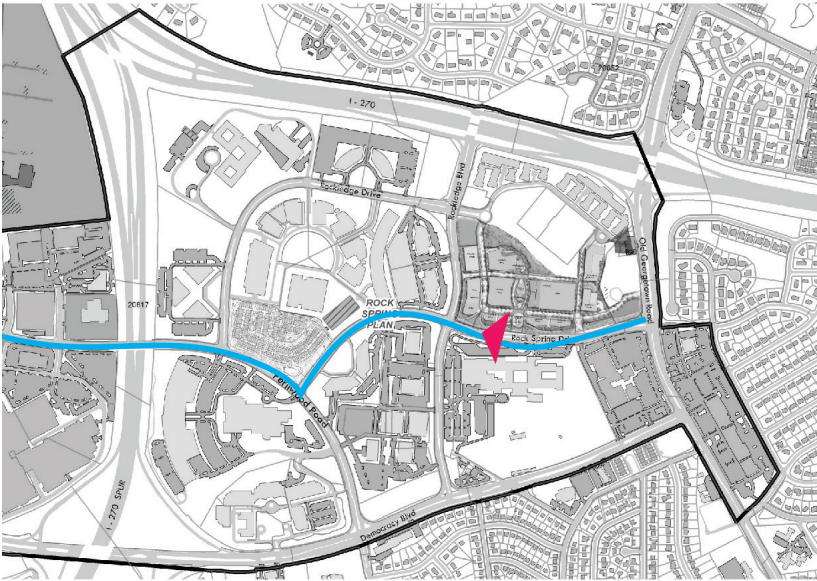
Issues Map



Creating a Spine



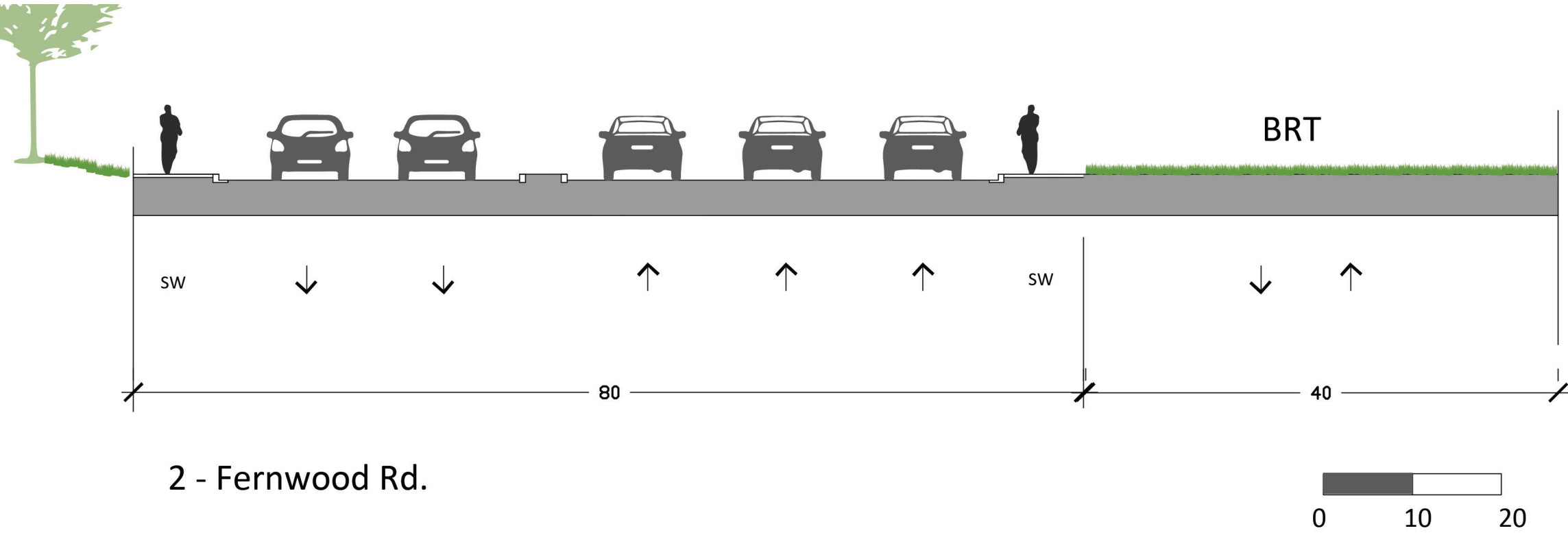
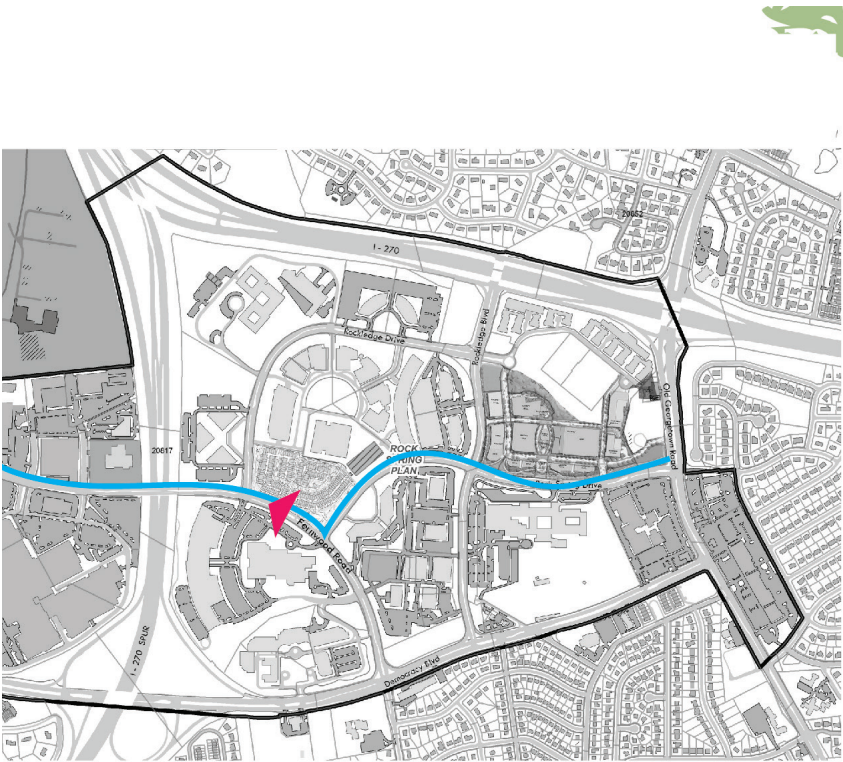
Placemaking



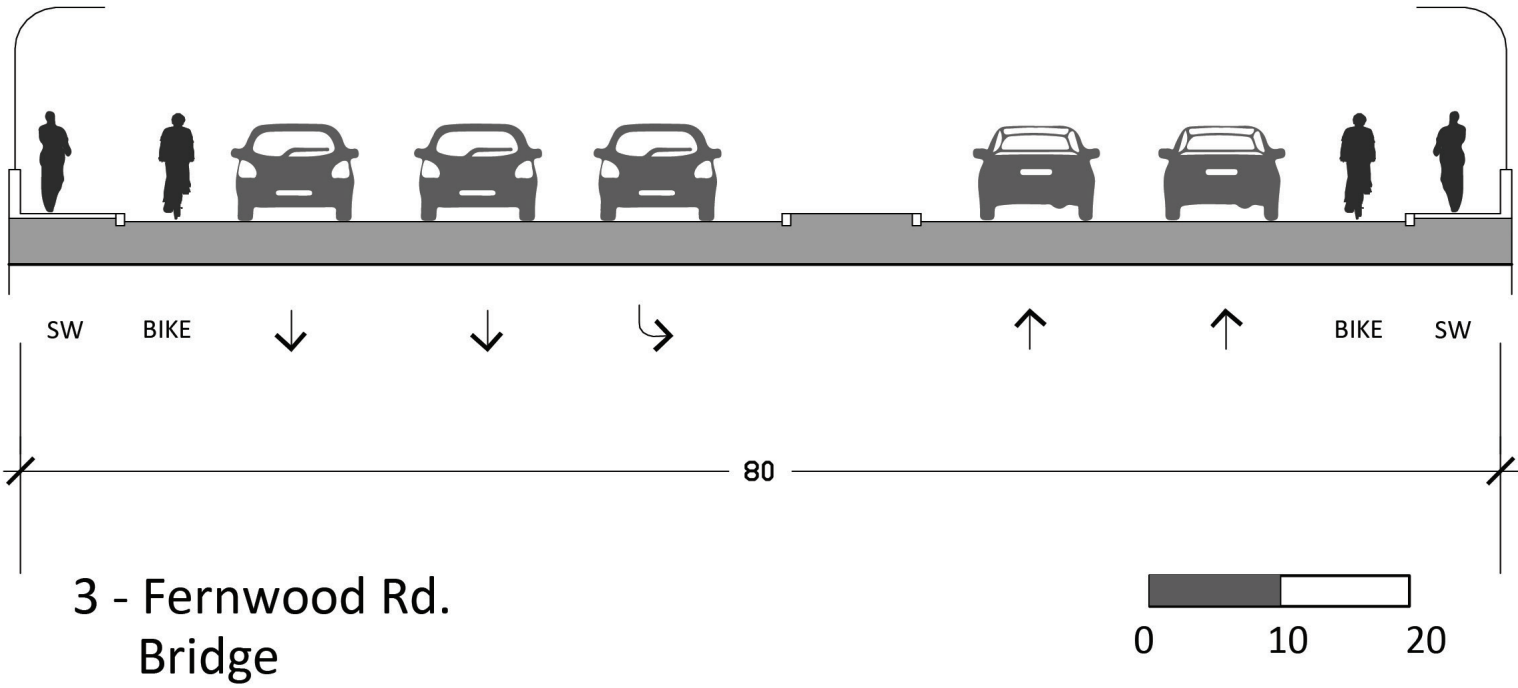
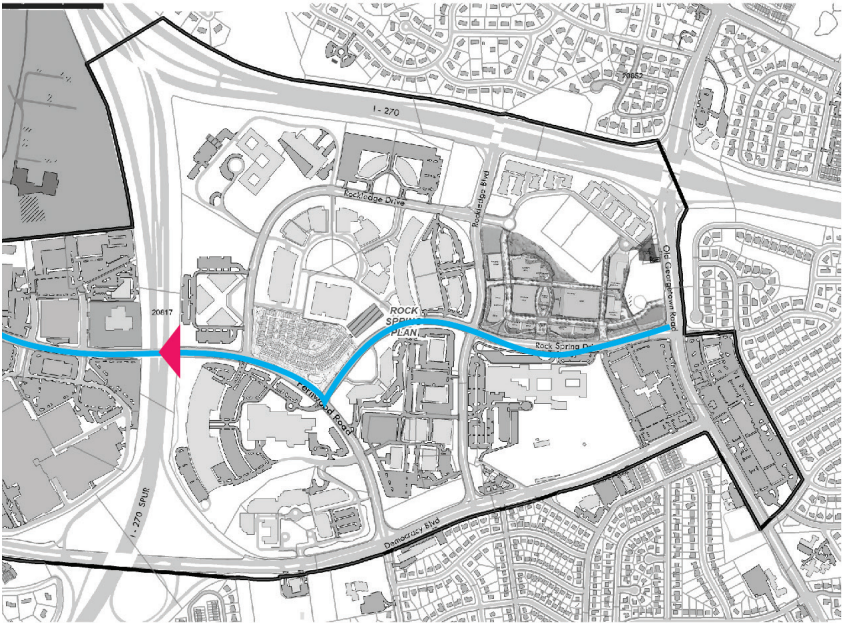
1 - Rock Spring Dr.



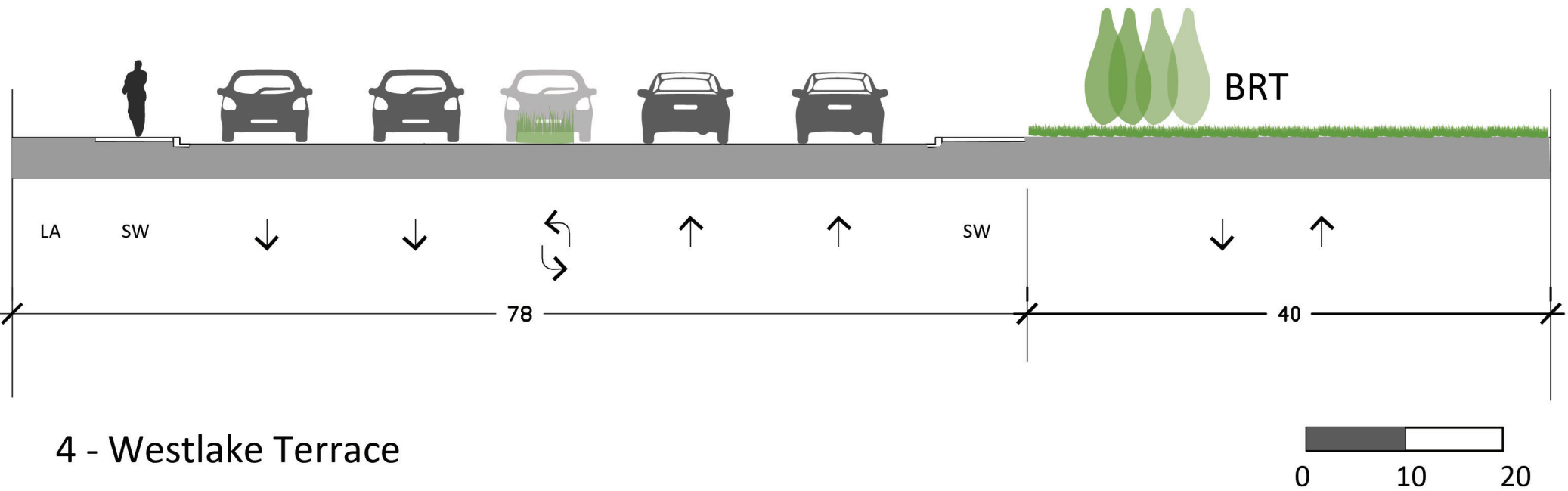
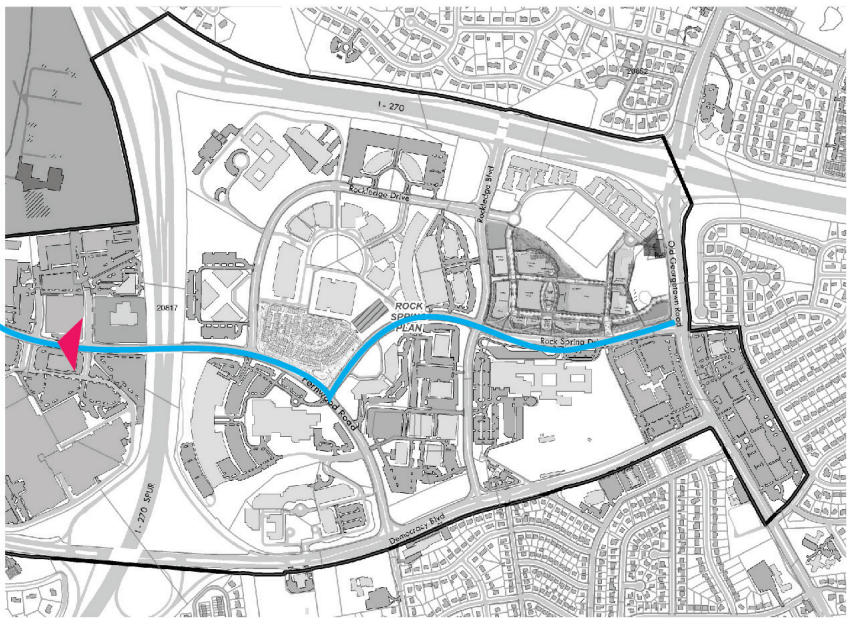
Placemaking



Placemaking



Placemaking



Placemaking



Pedestrian between the landscape and roadway



Pedestrian buffered by the landscape

Placemaking



Pedestrian crossing an auto-oriented intersection

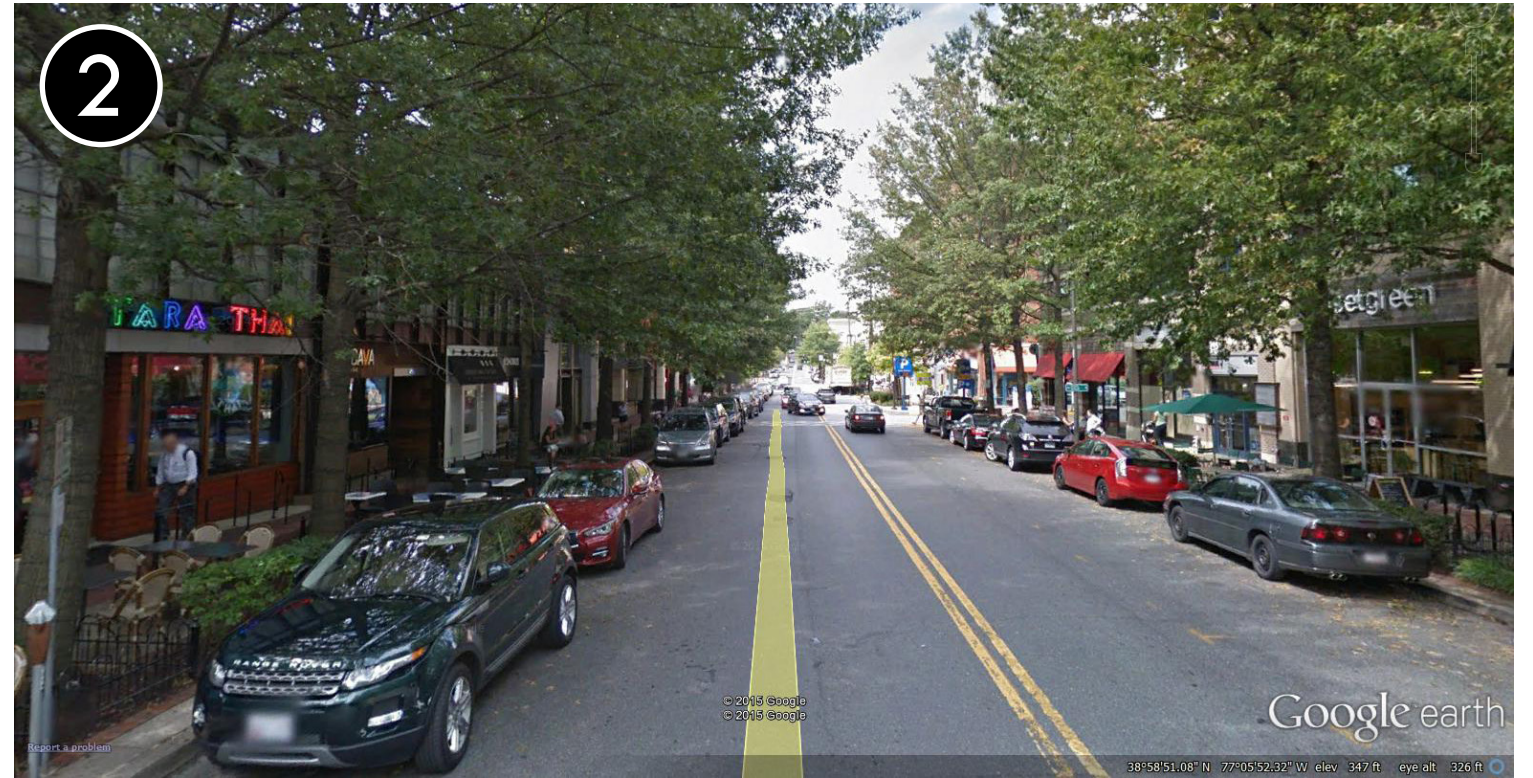


Pedestrian crossing in a balanced intersection

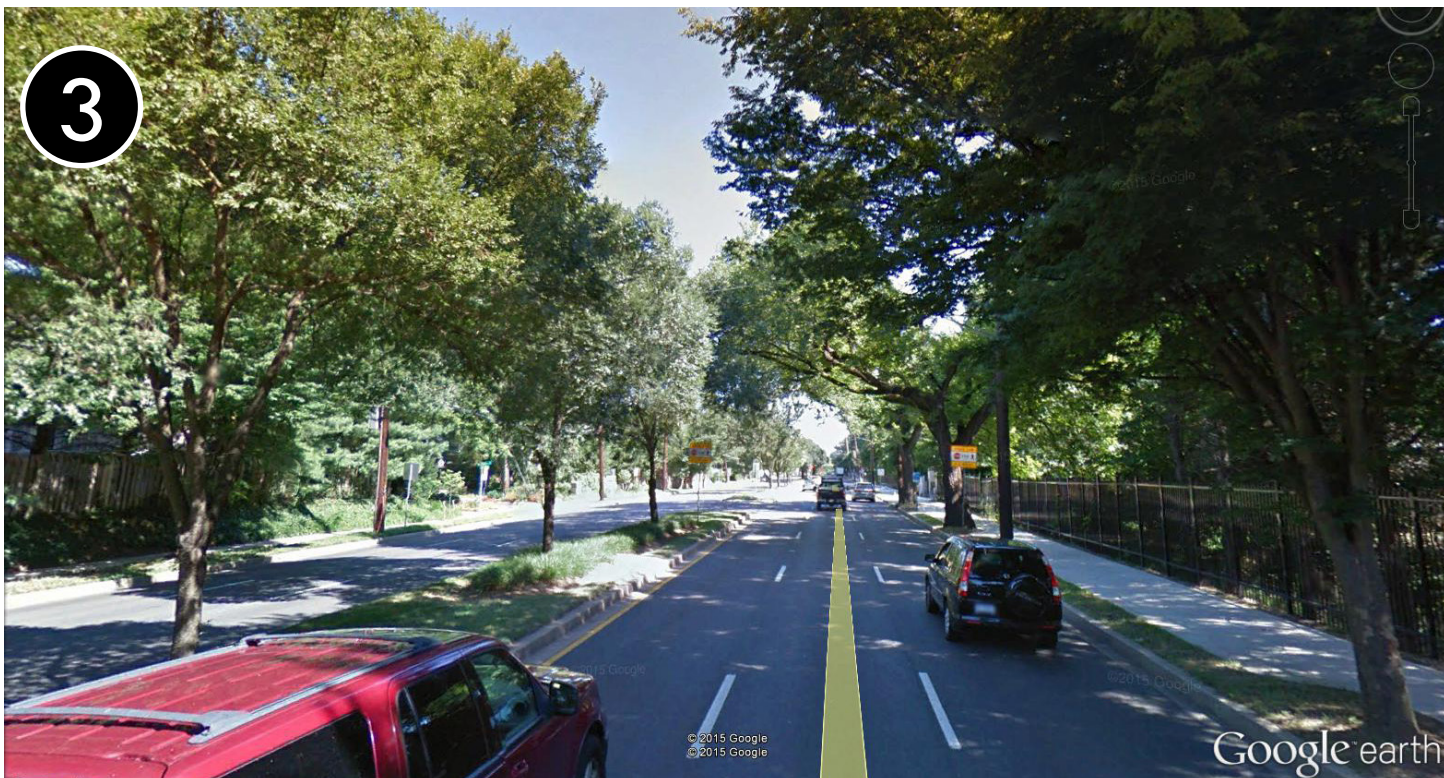
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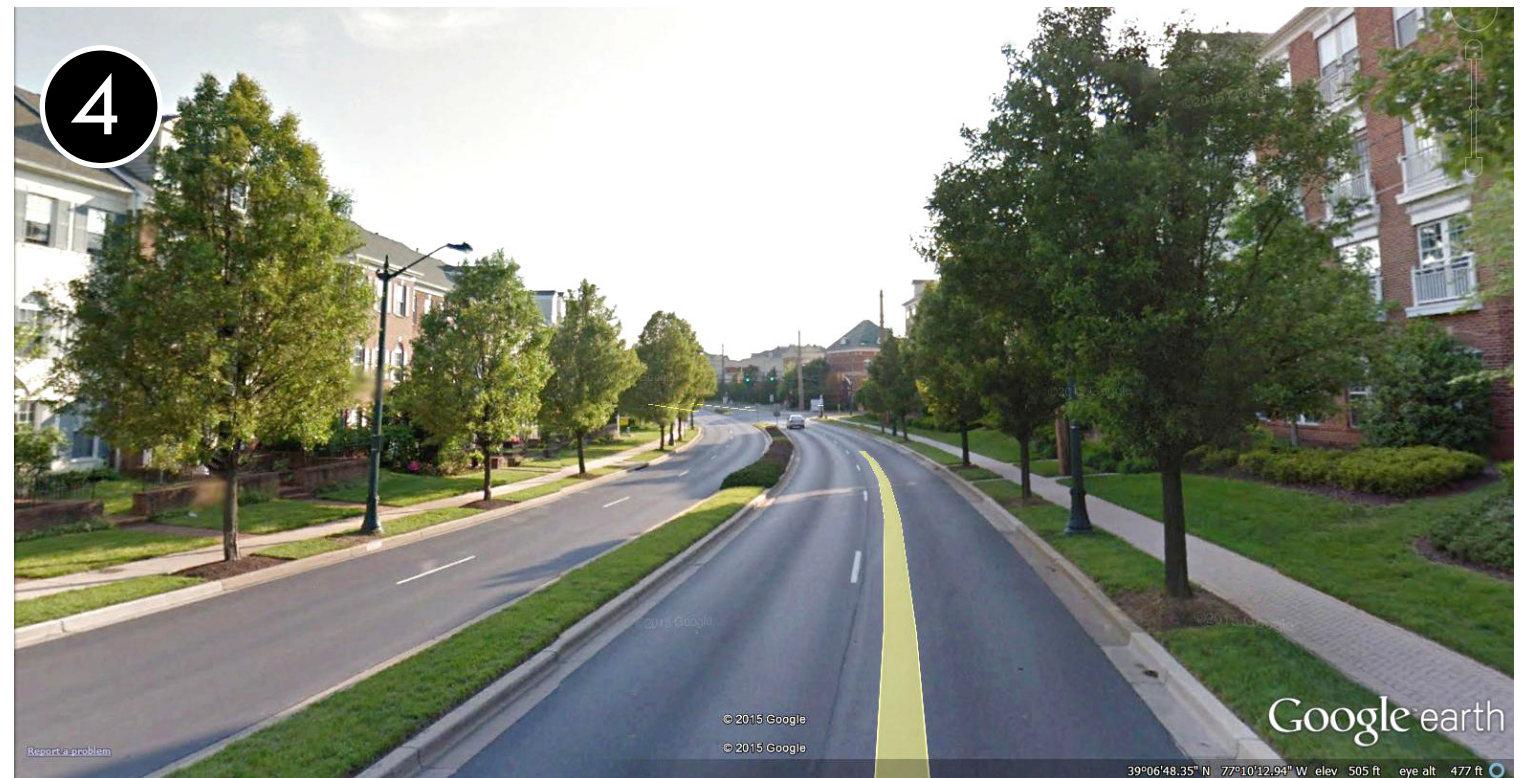
Woodmont Avenue | 80-90' width | 30 MPH



Bethesda Avenue | 70'+/- width

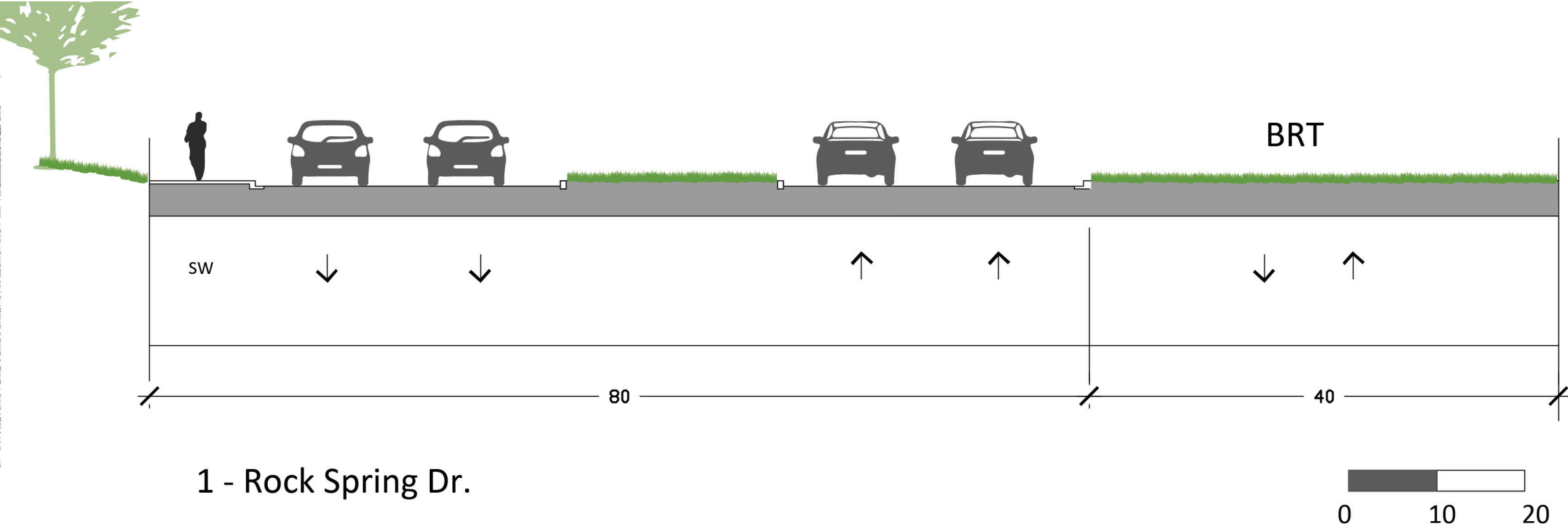
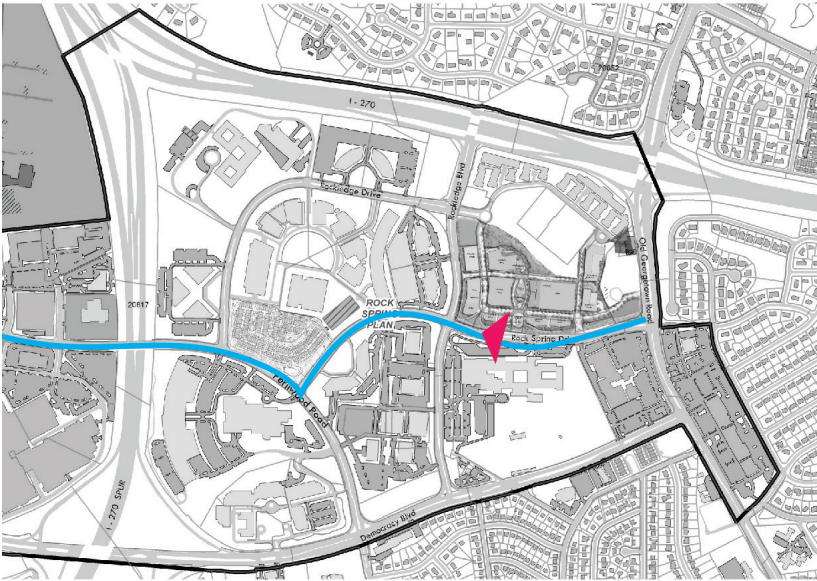


Wisconsin Avenue | South of Bethesda | 90' width | 35 MPH



Redland Boulevard | 70-80' width | 30 MPH

Placemaking



Placemaking



Rock Spring Drive



Redland Boulevard

Placemaking

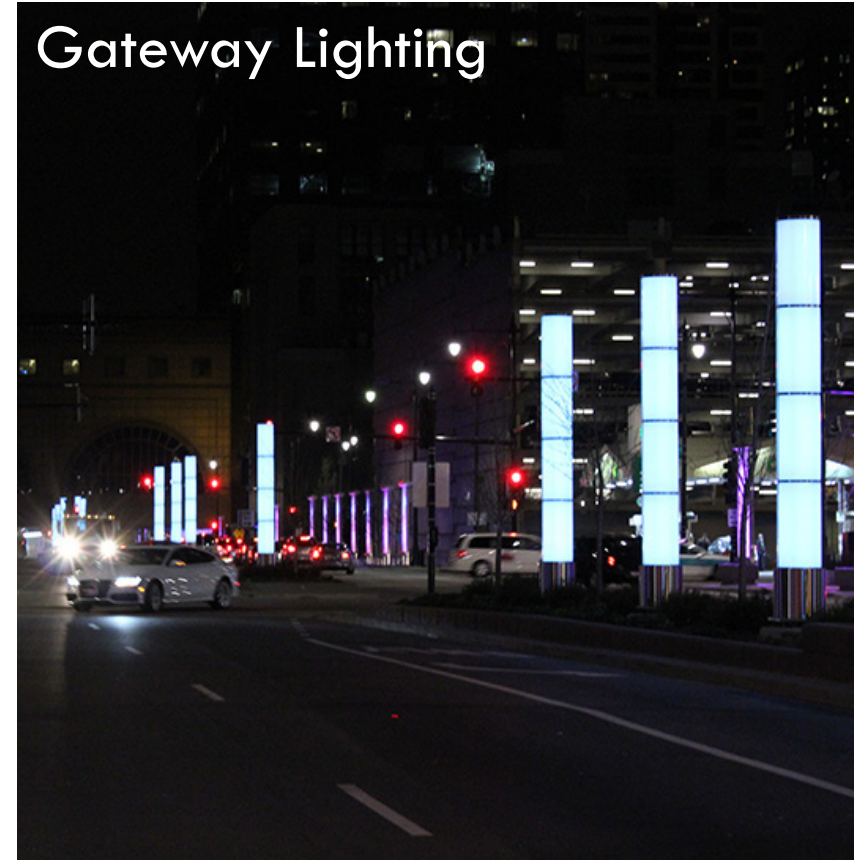


Rock Spring Drive



Woodmont Avenue

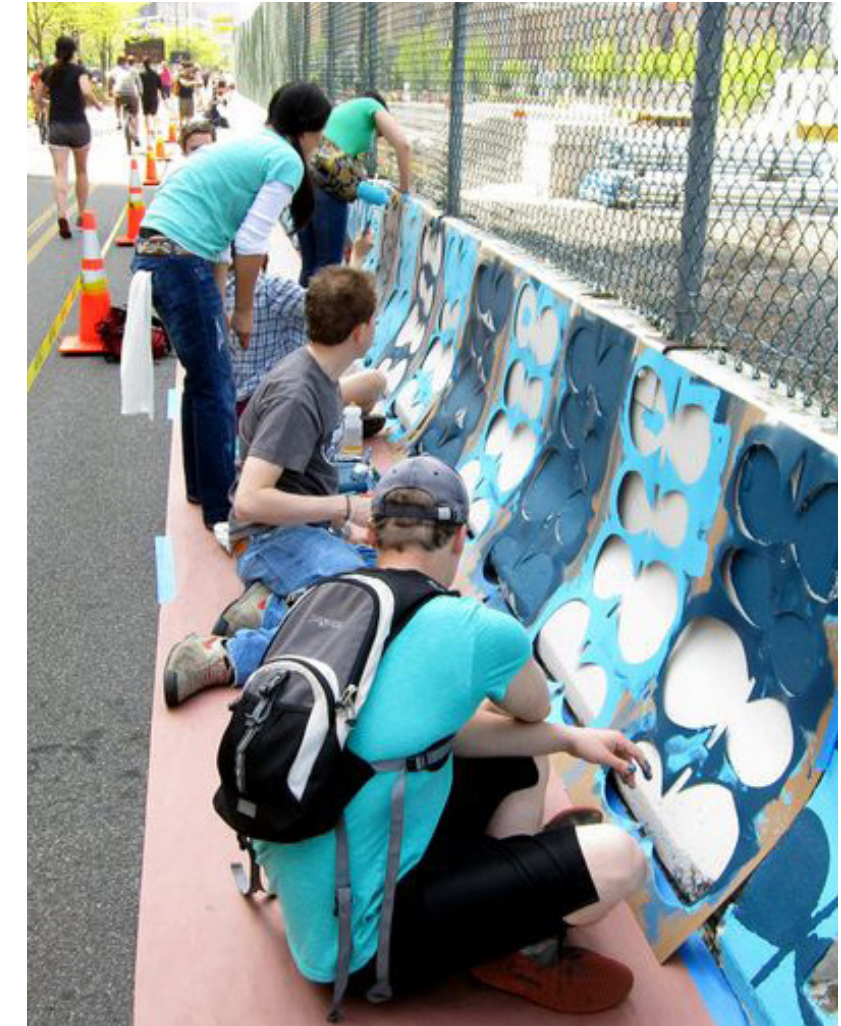
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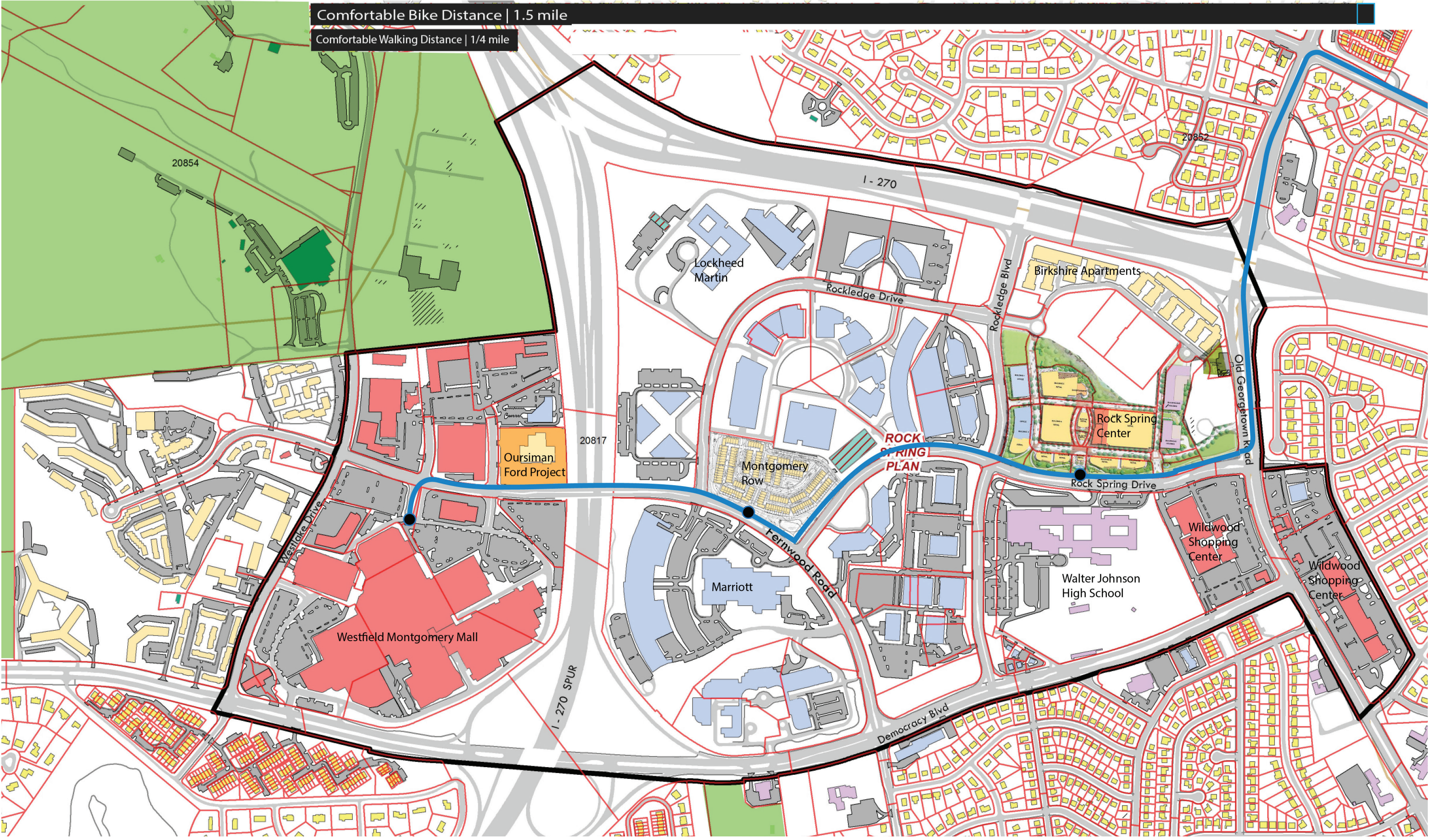


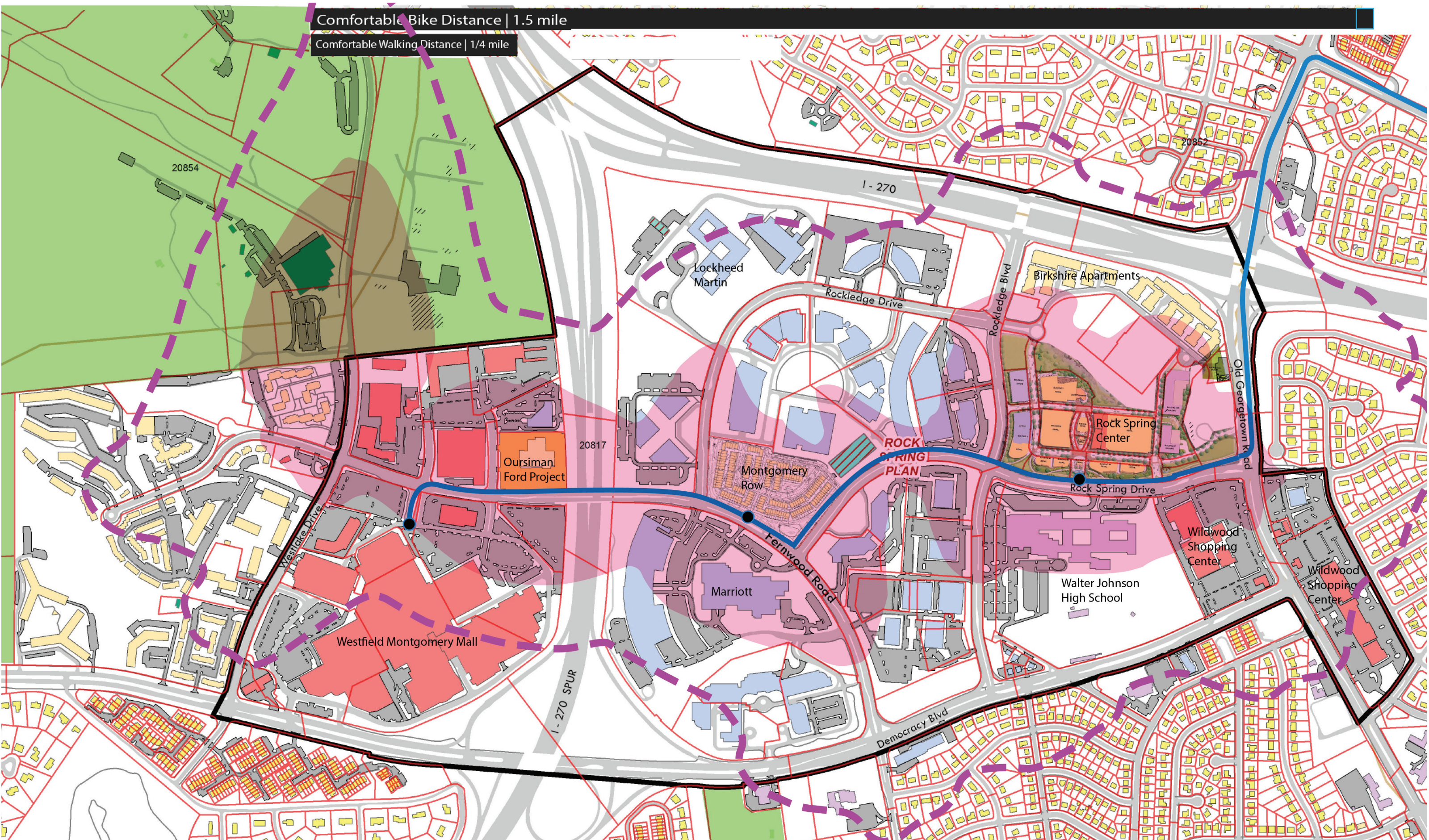
Placemaking



Comfortable Bike Distance | 1.5 mile

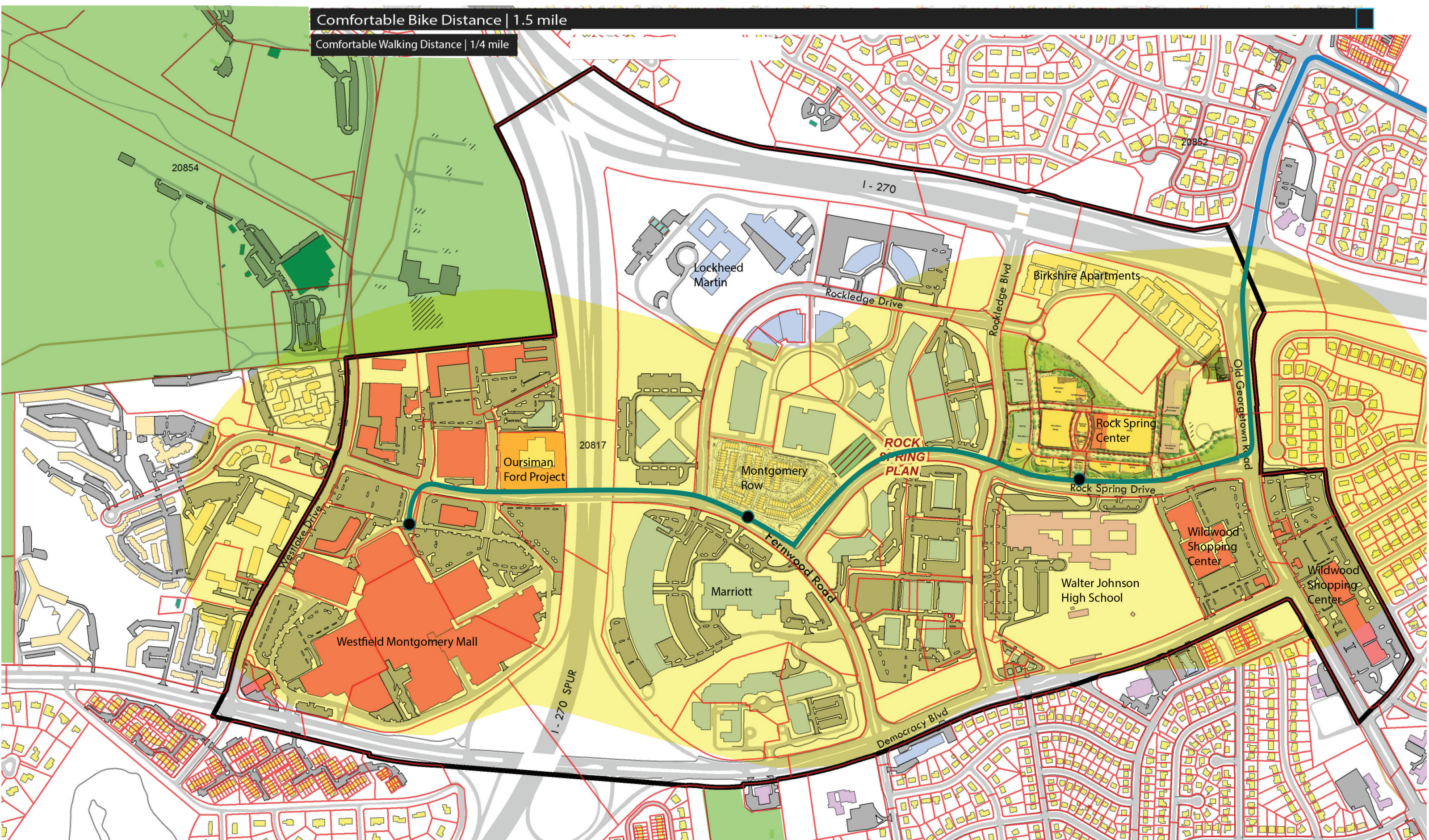
Comfortable Walking Distance | 1/4 mile





Comfortable Bike Distance | 1.5 mile

Comfortable Walking Distance | 1/4 mile



Break-Out Sessions

For the next 30 minutes the Rock Spring Team would like to hear from you!

There four break out tables with panel displays and maps with a facilitator from my department that will help guide the discussion and take notes. Each table will discuss:

- **Parks, Trails & Open Spaces** – What kind of open spaces would you to see in Rock Spring and where?
- **Transportation** – Where are transit features lacking? What transit features would you like to see?
- **Streetscapes and Placemaking** – How can we better activate spaces in Rock Spring?

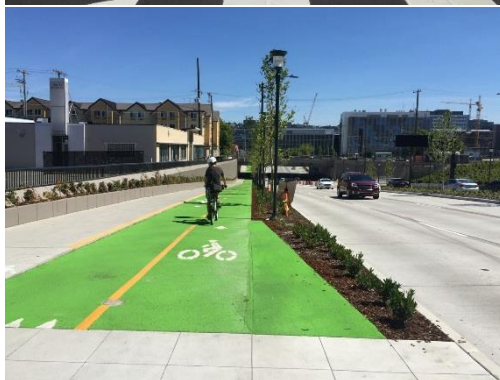
Parks, Trails and Open Spaces

**What kinds of things do you
like to do outside?**

**Where do you currently spend
time outside in the Rock Spring
area?**

**What types of outdoor spaces
do you think Rock Spring
needs?**



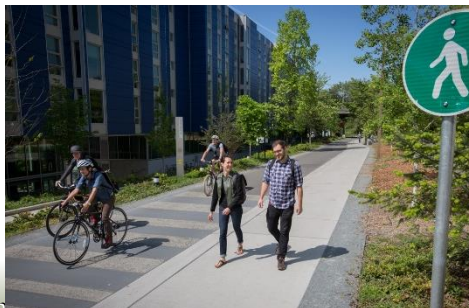


Streetscapes and Placemaking

What type of streets will invite more people and less cars?

What temporary programs can help activate the spaces after work?

What are Rock Spring's destinations? Can Re-Imagined Rock Spring offer alternative means of transit to get to those



Reporting

Break Out Sessions Reports



Next Steps

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

Staff will use the comments that were made here tonight to build our future recommendations.

Our Next Meeting will be held on:

Rock Spring Master Plan Meeting
January 28, 2016 at 7 pm
Walter Johnson High School

Timeline

July 1, 2015

Plan Officially Starts

September 1, 2015

Kick Off Meeting

September 17, 2015

WFII & RS MasterPlan Joint School Meeting

September 2015 – June 2016

Staff Work: Outreach, Plan Development

July 2016 - January 2017

Planning Board Review

February – April 2017

County Executive/County Council Review

April 2017

Council Public Hearing

November 2017 – February 2018

SMA (Apply Zoning Recommendations)

- Website (www.montgomeryplanning.org/rockspring)
- Comment cards (registration table)
- Social Media (Twitter, Facebook #RelImagineRockspring)
- Contact Planner

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