Rock Spring Master Plan
Scope of Work
Planning Board Presentation
October 8, 2015
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MONTGOMERY COUNTY PLANNING DEPARTMENT
Maryland-National Capital Park and Planning Commission

M-NCPDC
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Location

Rock Spring Master Plan

- Rock Spring Master Plan Boundary
- Parkland
- Water Features

270
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Cabin John Regional Park
Terrace
Bells Mill Road
Bentley Lane
Oak Glenview
Glenview
Bentley
Oak

Timberlan
Rock Spring Drive
Quarry Knoll Drive

Rock Drive

270

Stratton Local Park
The Rock Spring Master Plan was initiated on July 1, 2015 at the direction of the County Council.
This proposed Master Plan is within the 1992 North Bethesda/Garrett Park Sector Plan.
Framework
Existing Zoning

MAP: Rock Spring Master Plan Boundary

- **R-90**: One-Family Detached Residential
- **GR**: General Retail
  - GR 1.5, H-45'
- **NR**: Neighborhood Retail
  - NR 0.75, H-45'
- **CR**: Commercial Residential
  - CR 1.5, C-0.75, R-0.75, H-275'

- **CRT**: Commercial Residential Town
  - CRT 0.75, C-0.75, R-0.25, H-35'
  - CRT 1.25, C-0.5, R-0.75, H-50'
  - CRT 2.25, C-1.5, R-0.75, H-75'
  - CRT 2.5, C-1.5, R-2.0, H-75'

- **EOF**: Employment Office
  - EOF 0.5, H-60'
  - EOF 0.75, H-100'

- **EOF**: Employment Office
  - EOF 1.0, H-100'
  - EOF 1.0, H-110'
  - EOF 1.25, H-100'
  - EOF 1.25, H-150'
  - EOF 1.5, H-75'
  - EOF 1.5, H-100'
Existing Conditions

- 536 acres of mostly office parks and major retail
- 580 employers providing 22,000 jobs
- 49% of all the executive jobs in the County
- 4th highest office cluster vacancy rate in the County at 23.7%
- 386 existing multi-family residential units
- Over 1,300 residential units approved within boundary
Pipeline Projects

Rock Spring Centre (DRI Development Services, LLC)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Approved Units</th>
<th>Approved GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Family</td>
<td>882</td>
<td>-</td>
</tr>
<tr>
<td>Office</td>
<td>-</td>
<td>500,000</td>
</tr>
<tr>
<td>Retail</td>
<td>500,000</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>300,000</td>
<td></td>
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</tbody>
</table>

Approved Pipeline Development:

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Montgomery Row</td>
<td>168</td>
</tr>
<tr>
<td>Ourisman Ford</td>
<td>340</td>
</tr>
<tr>
<td>Rock Spring Centre</td>
<td>882</td>
</tr>
</tbody>
</table>

**Total** 1,390
Purpose of the Plan

- To reinvent 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.
- Introduce residential uses into predominately non-residential development (where appropriate).
- Plan sustainable environmental measures.
- Build a community with a sense of place
- Additional Placemaking Initiatives
Office Challenges

• The current office vacancy rate in Rock Spring is 23.7%. This is the 4th highest vacancy rate in the County.
• 41% of the vacant space in Rock Spring is resulting from three vacant buildings.
• Further Federal government office restructuring and the possible relocation of high profile tenants may spike office vacancy rates.
• Countywide trends suggest employers are downsizing office and seeking better office environments that provide a mixed-use environment and transit accessibility.

COMSAT Bldg
Capital Gateway 1 B Wing
Rockledge Exe Plaza 2
Office Challenges

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

2014 Vacancy Rate by Area
- Montrose Pky: 32.7%
- I-270 Montrose: 31.6%
- Shady Grove LSC: 20.1%
- Rock Spring: 18.7%
- E I-270 at Gude: 17.5%
- Germantown: 16.4%
- Silver Spring CBD: 11.5%
- Bethesda CBD: 10.4%
- WesTech: 10.4%
- Rockville CBD: 6.6%

1995 Vacancy Rate by Area
- Silver Spring CBD: 24.0%
- E I-270 at Gude: 17.0%
- Germantown: 14.8%
- Montrose Pky: 12.3%
- Bethesda CBD: 12.2%
- Rockville CBD: 10.9%
- Rock Spring: 10.8%
- Shady Grove LSC: 6.4%
- I-270 Montrose to...: 4.2%
- WesTech: 1.7%
Existing Land Use
Existing Land Use

Existing Conditions
Potential Land Use

Mixed Land Uses

- Residential
- Open Space
- Office
- Education
- Retail
- Open Space + Recreation
Transit Connections
Policy Guidance

North Bethesda / Garrett Park (1992)
- Plan specifically recommends an *urban amenity open space* located at Rock Spring
- "Suitable locations for urban amenity open spaces include large employment centers..."

PROS (Parks, Recreation and Open Space Plan) (2012)
- One additional playground and tennis court
- Dog parks, skate parks and community open spaces are all in demand in urban and urbanizing areas

This part of the County historically lacks rectangular athletic fields.
Plan Challenges

• High office vacancy rates
• Lack of identity
• Lack of pedestrian and bike amenities
• Connectivity; I-270 as a barrier
• Lack of human scale
Pedestrian-Scale
Pedestrian-Scale
Pedestrian-Scale
Placemaking

MASTER PLAN
Placemaking

MASTER PLAN
Community Outreach

Outreach will include:

• Community meetings
• Special events such as the summer farmers market and food trucks events
• Meetings with HOAs, PTAs, as requested
• Website will post information and meeting notices
• E-mail blasts to notify interested parties of upcoming meetings
• E-newsletter and social media
Community Outreach

Rock Spring Weekly Farmers Market and Food Trucks

- The Rock Spring team participated in the weekly Farmers Market and Food Trucks event that was held every Thursday in Rock Spring.
- Planners were able to talk to office workers about their wants and needs for the office park as well as promote upcoming meetings.
Kick Off Meeting

September 1\textsuperscript{st} 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.
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:

July 28        Luxmanor Representatives
September 9    Luxmanor Civic Association
September 14   Walter Johnson PTA Cluster Coordinator
September 15   Ashburton Elementary School PTA
September 16   Luxmanor Elementary School PTA
Timeline

Fall 2015 Schedule
July 1 Plan Initiated
September 1 Kick-off Meeting
September 17 Community Meeting
October 8 Scope of Work
October 28 Community Meeting

Overall Plan Schedule
October – April Analysis, Outreach
May – June, 2016 Draft Recommendations
Summer 2016 Working Draft
Fall 2016 Planning Board Review
Spring 2017 County Council Review
Fall 2017 Sectional Map Amendment
Staff recommends Approval of the Rock Spring Scope of Work
Contact

- Community meetings: October 28, 2015, 7-9 pm, WJHS
- Website (www.montgomeryplanning.org/rockspring)
- Comment cards (registration table)
- Social Media (Twitter, Facebook #ReImagineRockspring)
- Contact Planner

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