



MASTER PLAN

M-NCPPC

Montgomery County Planning Department

montgomeryplanning.org

Rock Spring Master Plan Scope of Work Planning Board Presentation October 8, 2015



Maryland-National Capital Park and Planning Commission



Scope of Work

October 8, 2015

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Montgomery County Planning Department

montgomeryplanning.org





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Team Members



M-NCPPC

Montgomery County Planning Department

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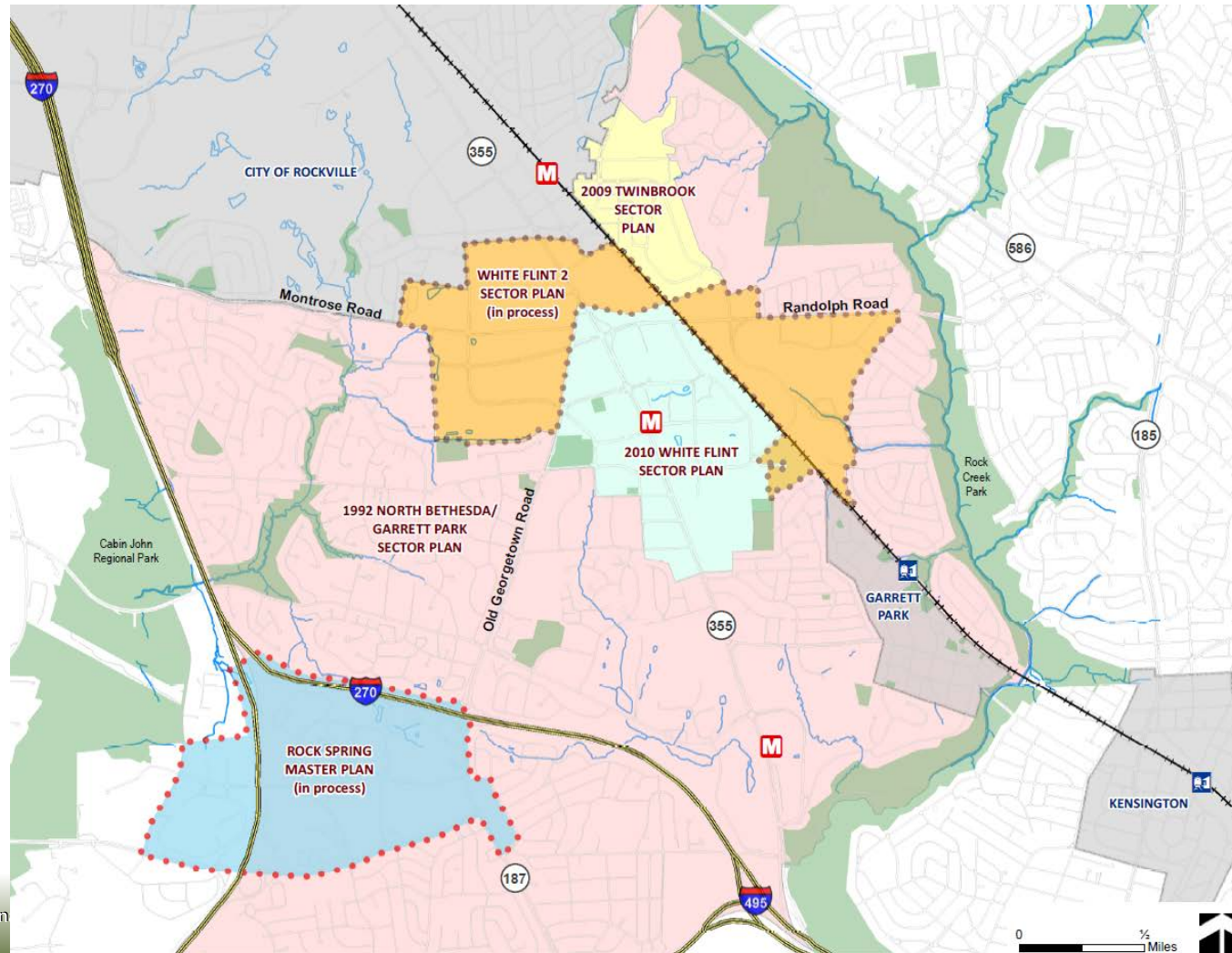
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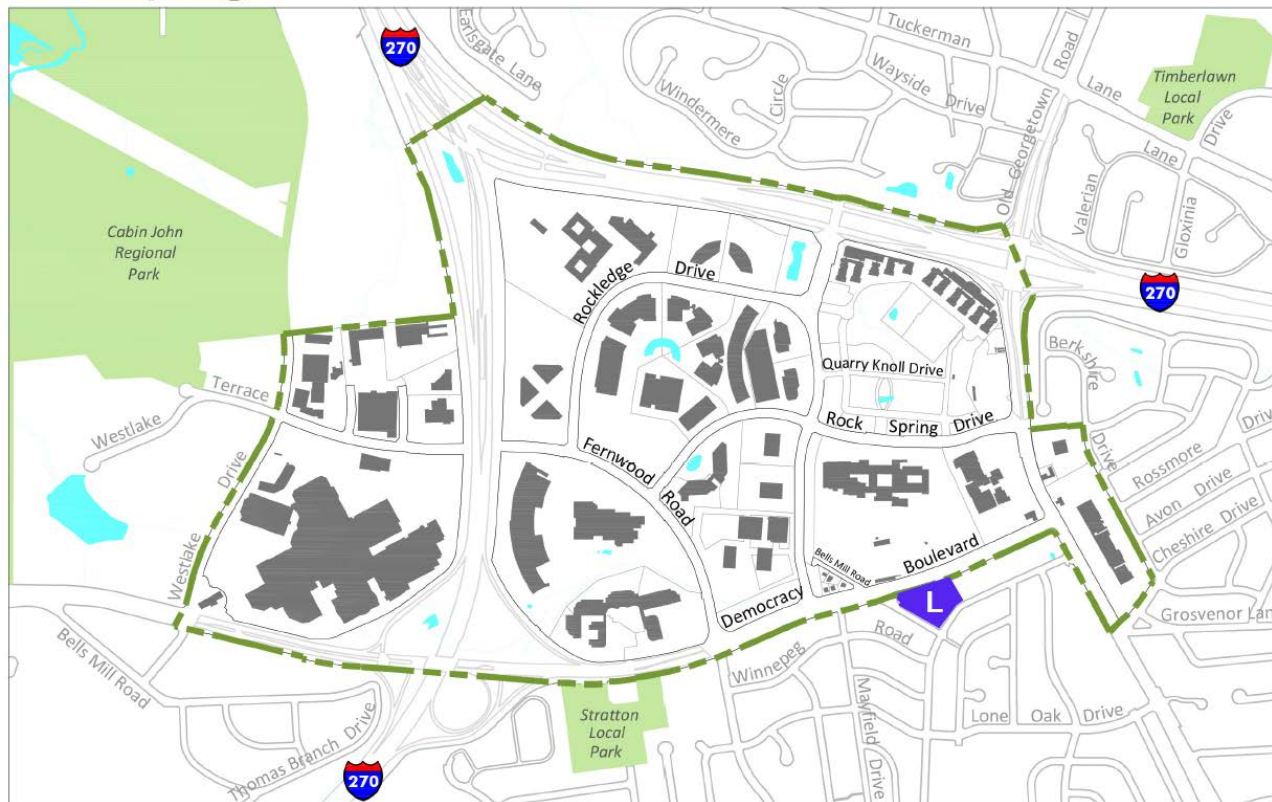
Framework





Location

Rock Spring Master Plan

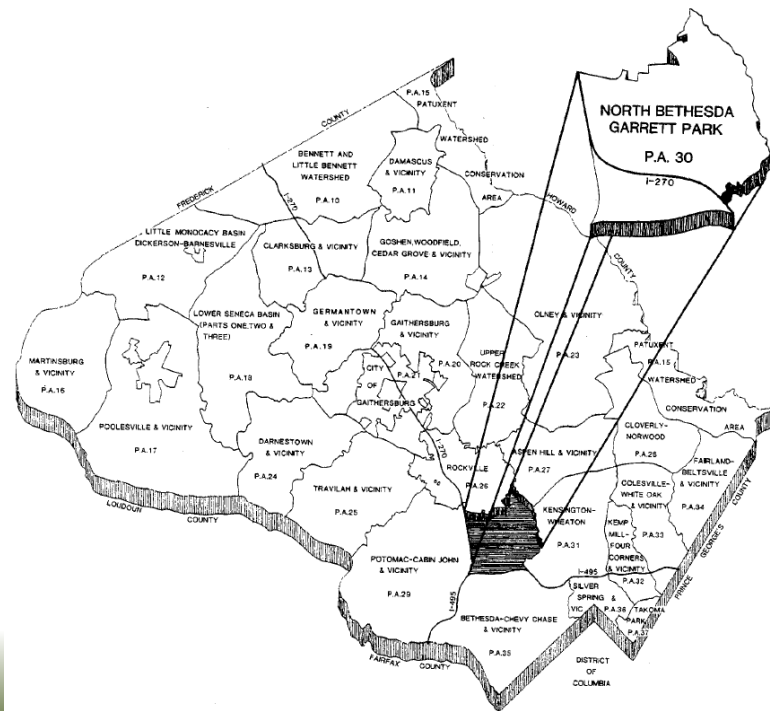
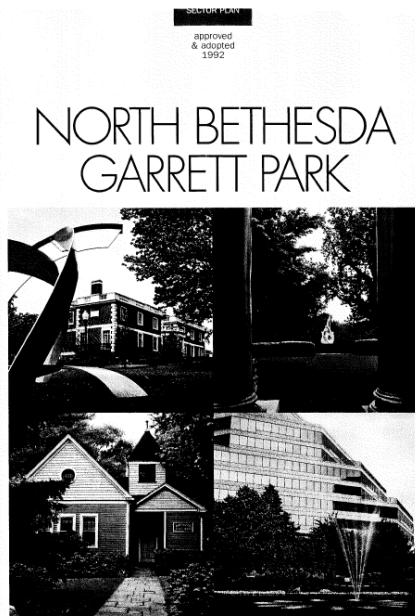


- Rock Spring Master Plan Boundary
- Parkland
- Water Features



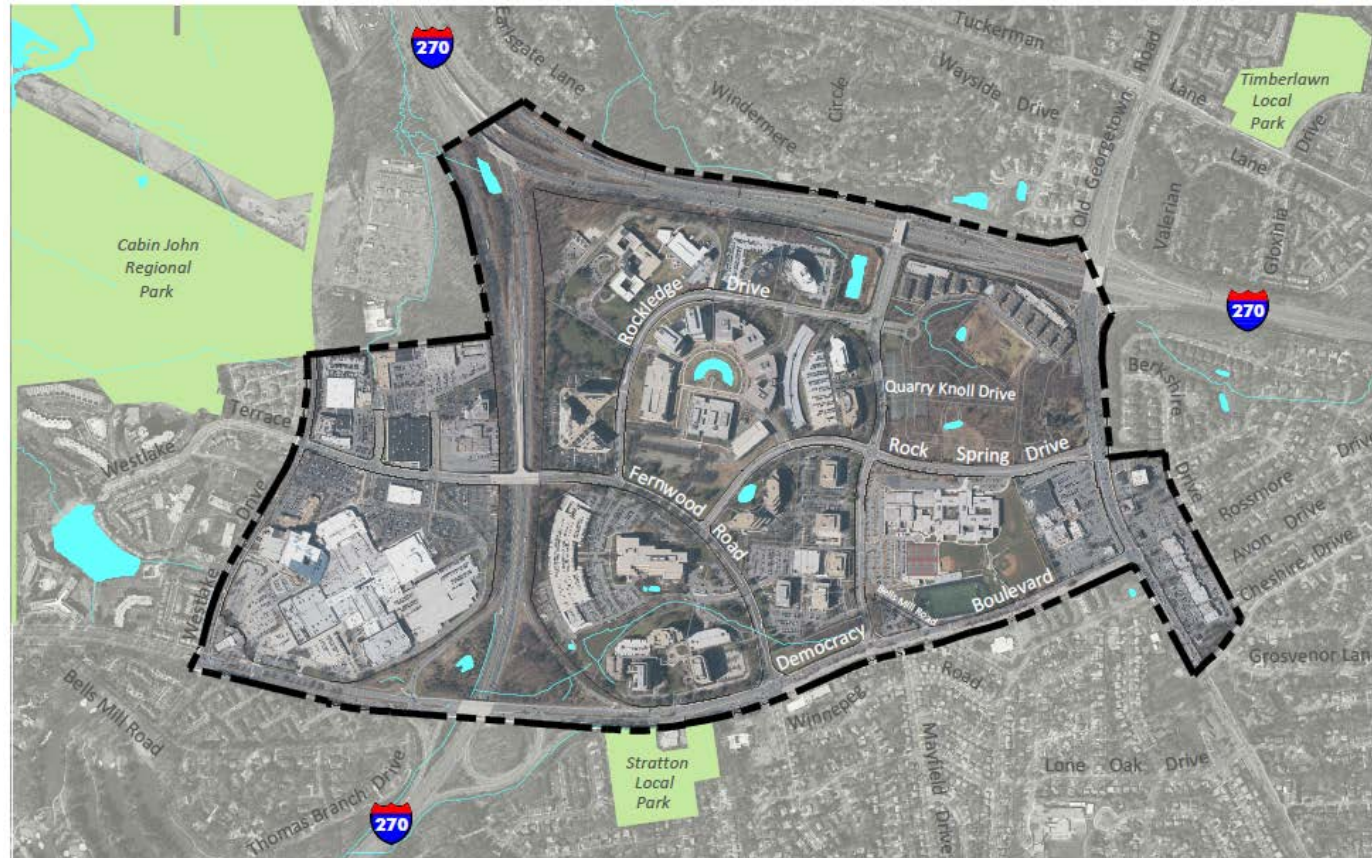
Framework

- 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



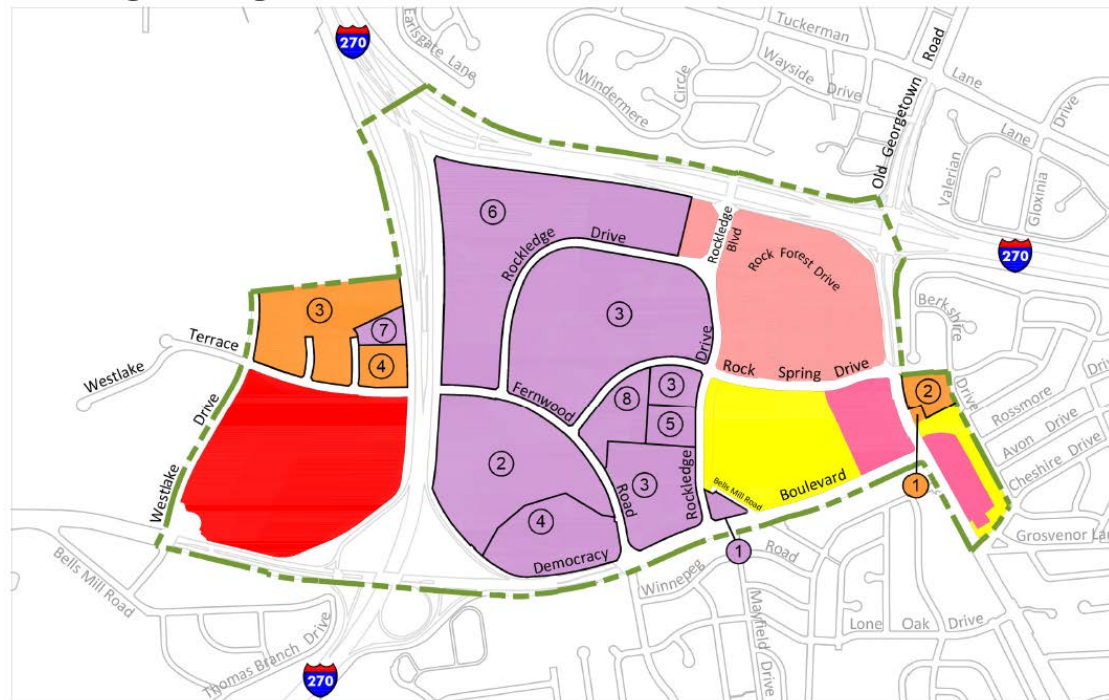
- Rock Spring Master Plan Boundary (Proposed)
- Parkland
- Water Features





Existing Zoning

Existing Zoning



--- 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

① CRT 0.75, C-0.75, R-0.25, H-35'

② CRT 1.25, C-0.5, R-0.75, H-50'

③ CRT 2.25, C-1.5, R-0.75, H-75'

④ CRT 2.5, C-1.5, R-2.0, H-75'

EOF Employment Office

① EOF 0.5, H-60'

② EOF 0.75, H-100'

③ EOF 1.0, H-100'

④ EOF 1.0, H-110'

⑤ EOF 1.25, H-100'

⑥ EOF 1.25, H-150'

⑦ EOF 1.5, H-75'

⑧ EOF 1.5, H-100'



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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





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Pipeline Projects

Rock Spring Centre (DRI Development Services, LLC)

Land Use	Approved Units	Approved GFA
Multi-Family	882	-
Office	-	500,000
Retail	-	500,000
Other	-	300,000



Approved Pipeline Development:

Project	Total Units:
Montgomery Row	168
Ourisman Ford	340
Rock Spring Centre	882
Total	1,390



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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



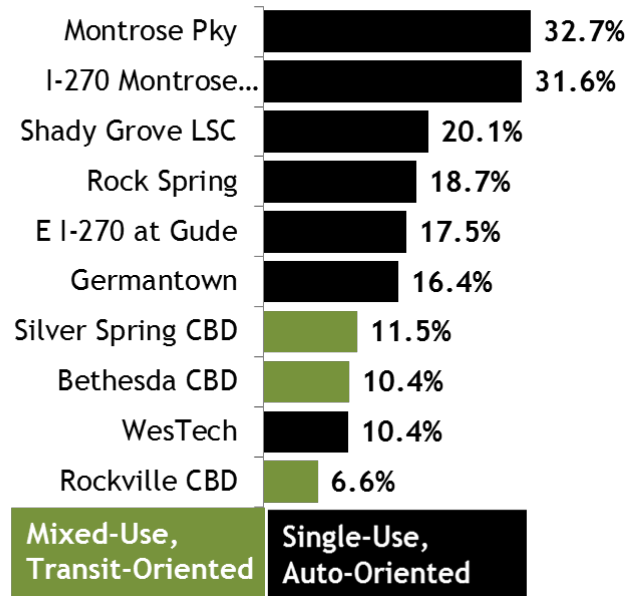


Office Challenges

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

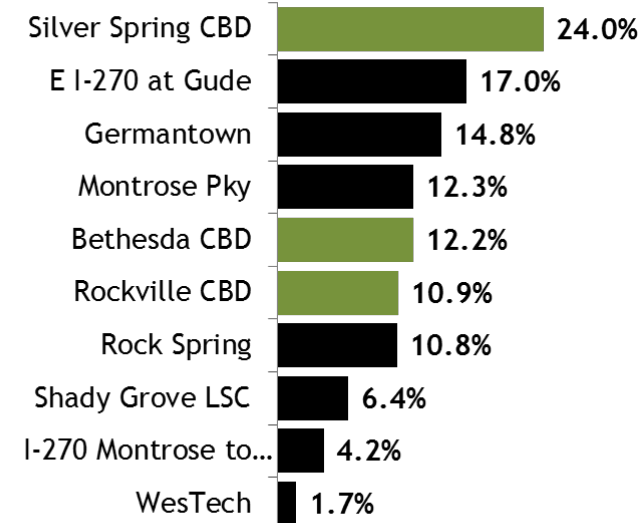
2014

VACANCY RATE BY AREA



1995

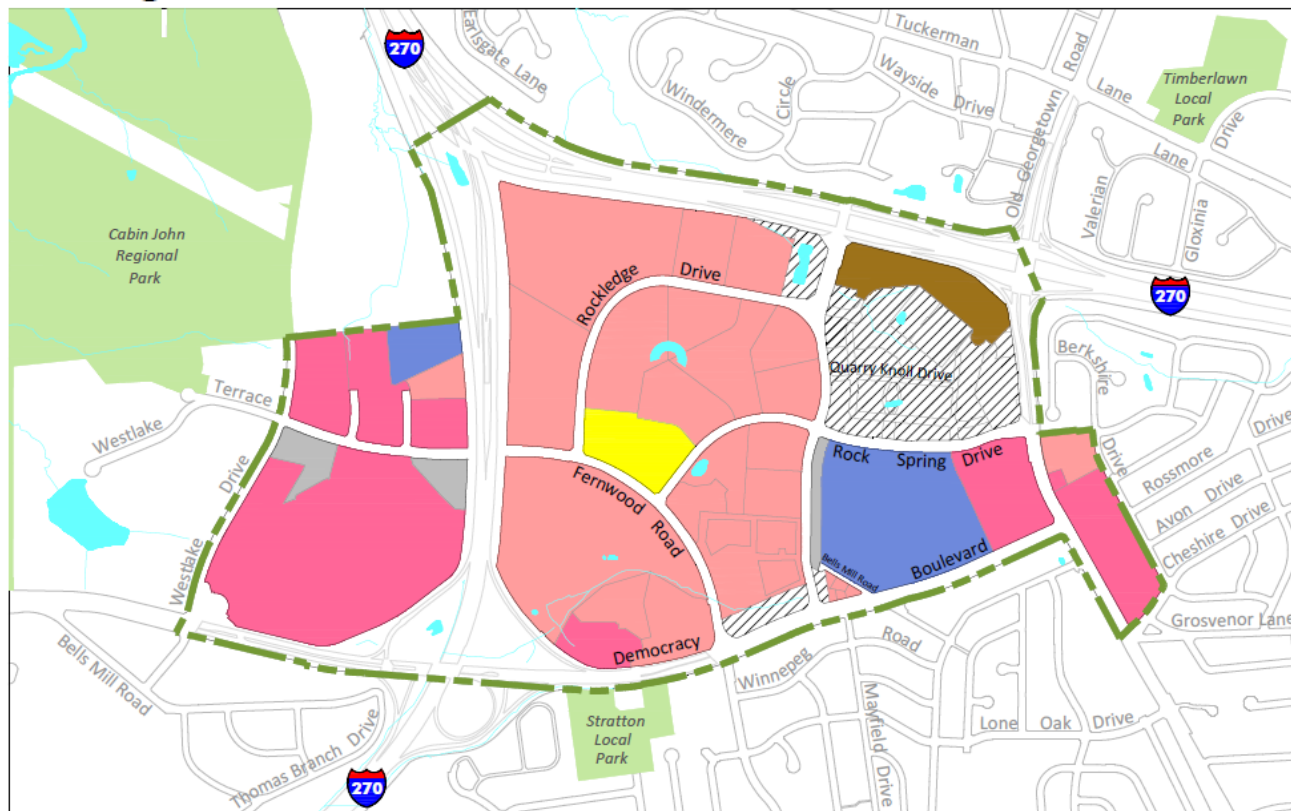
VACANCY RATE BY AREA





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Existing Land Use



--- Rock Spring Master Plan Boundary

○ Parkland

○ Water Features

○ Institutional/Community Facility

○ Retail

○ Office

○ Residential

○ Multi-Family

○ Parking and Transportation

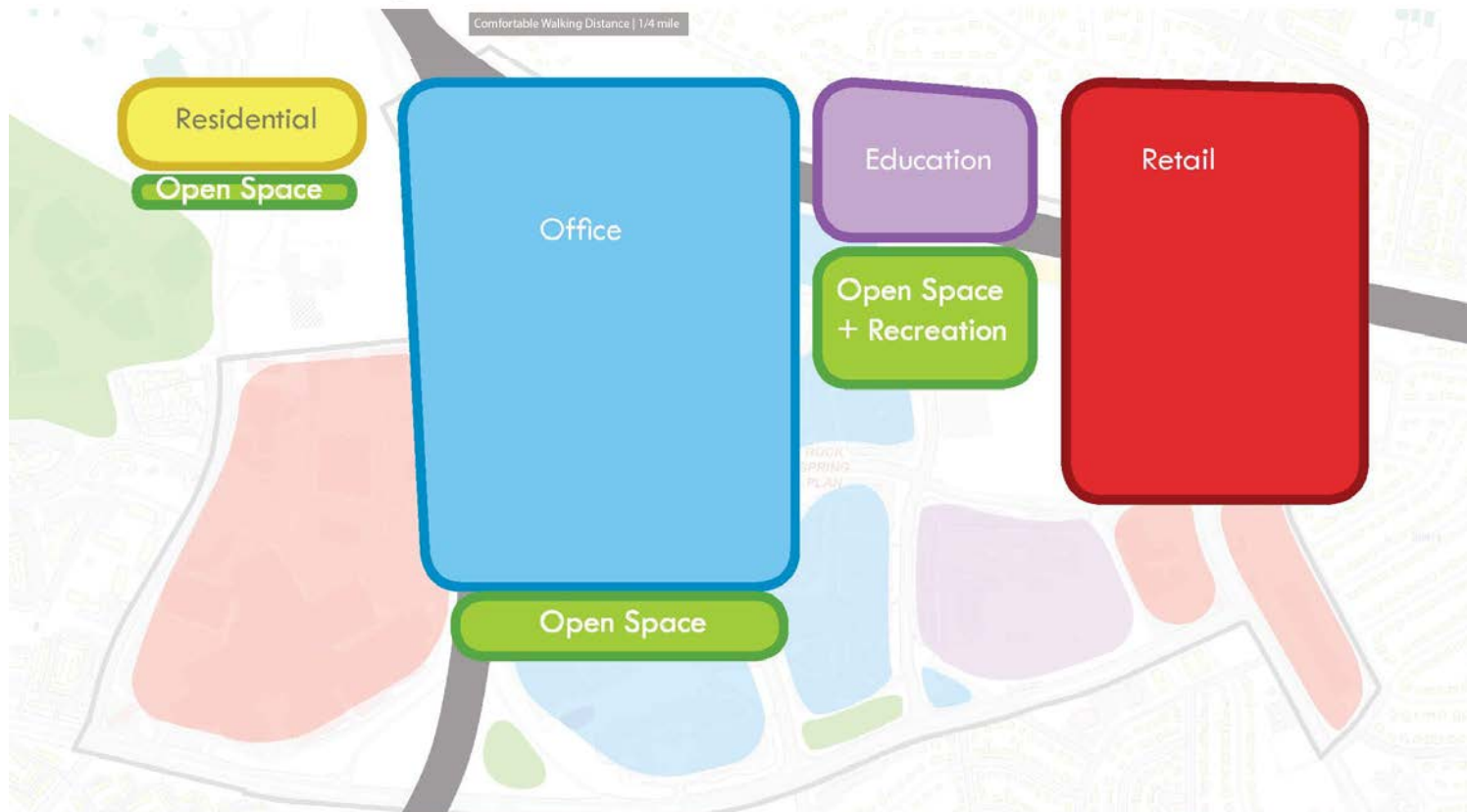
○ Vacant



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Existing Land Use

Existing Conditions

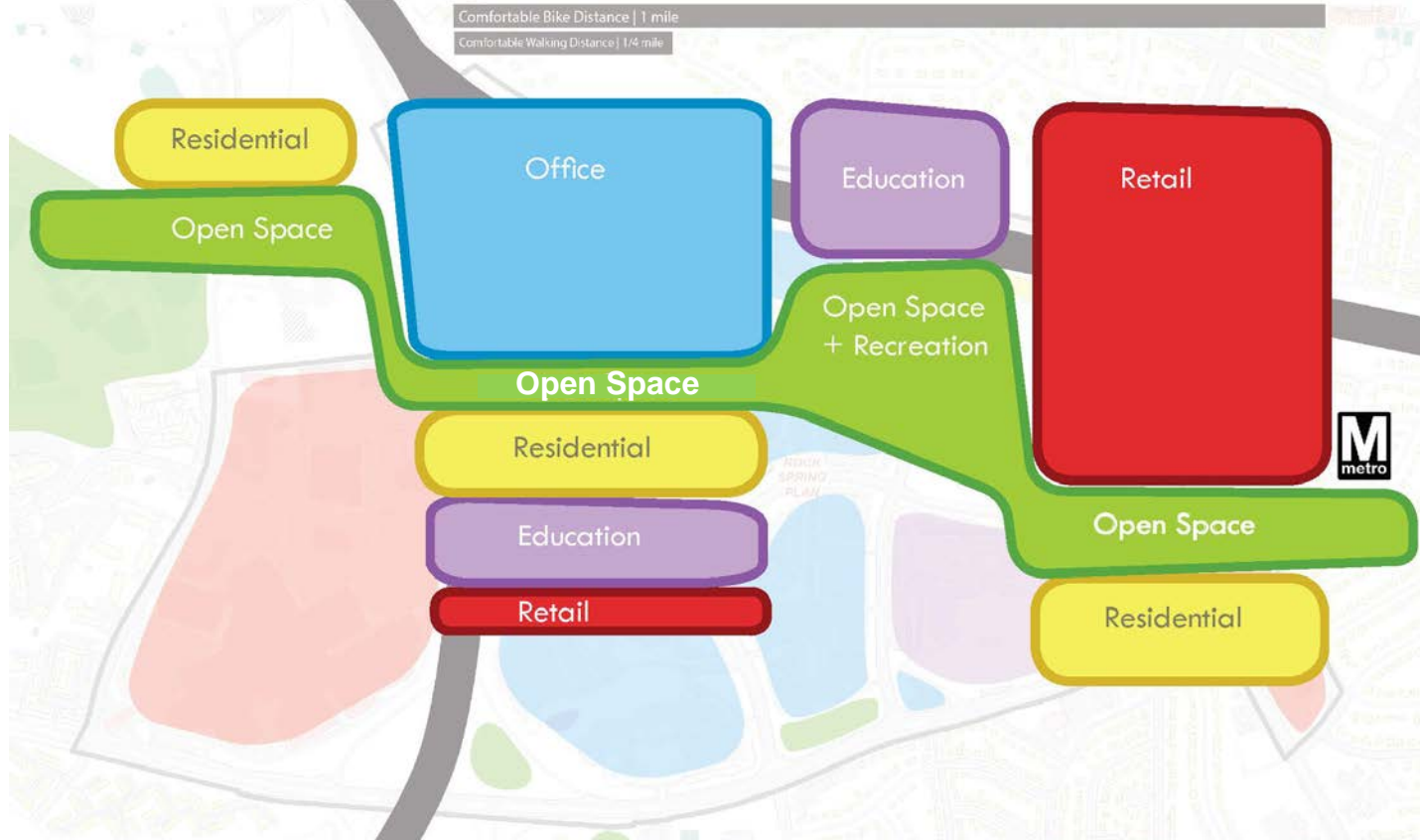




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Potential Land Use

Mixed Land Uses





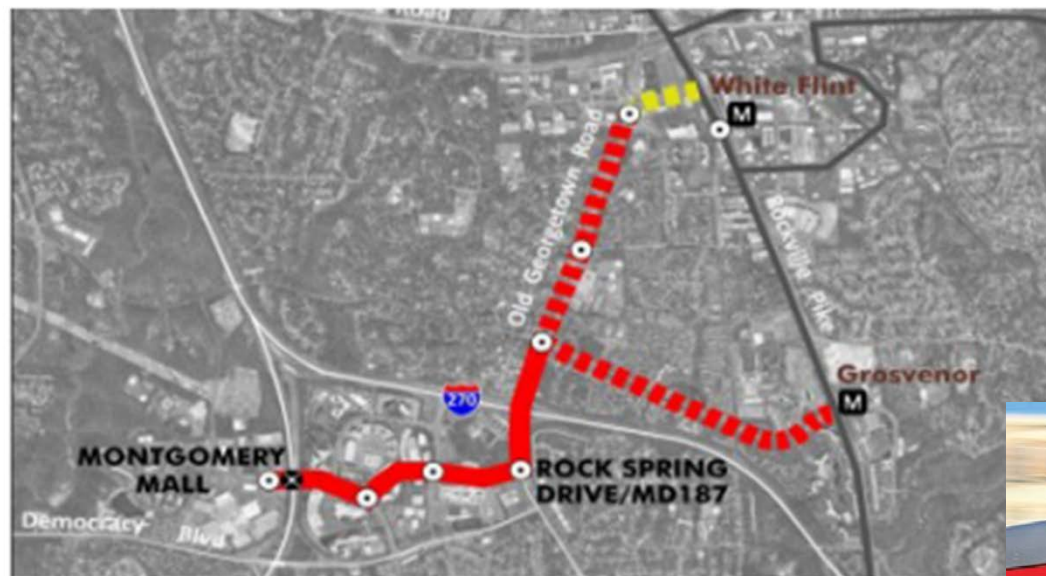
Transit Connections

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Montgomery County Plan





ReImagine Rock Spring Parks & Open Space MASTER PLAN

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...”

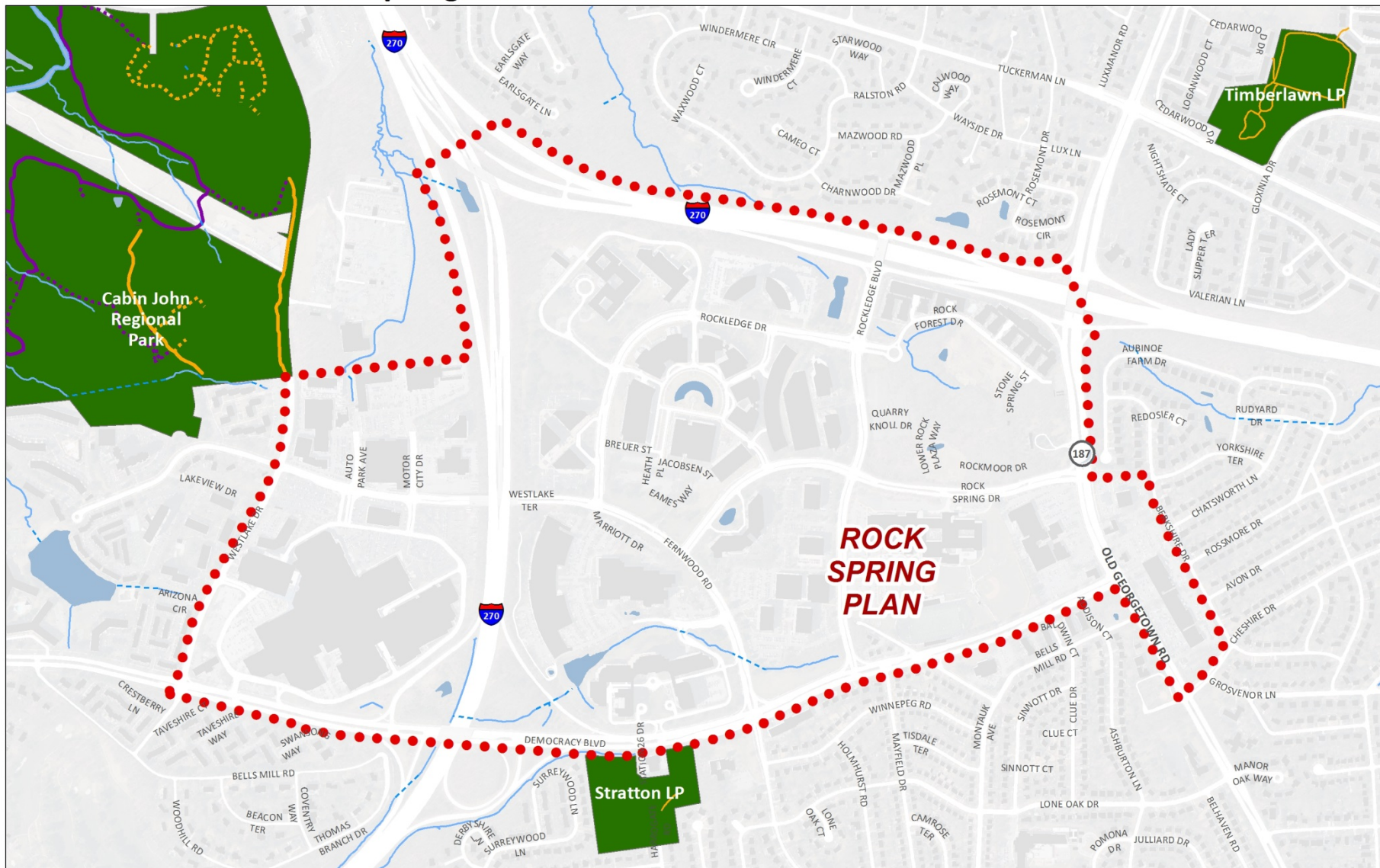
PROS (Parks, Recreation and Open Space Plan) (2012)

- 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.



Parks and Trails in Rock Spring Master Plan Area



- Masterplan-Rock Spring Plan**

M-NCPPC Parks

Park Trails

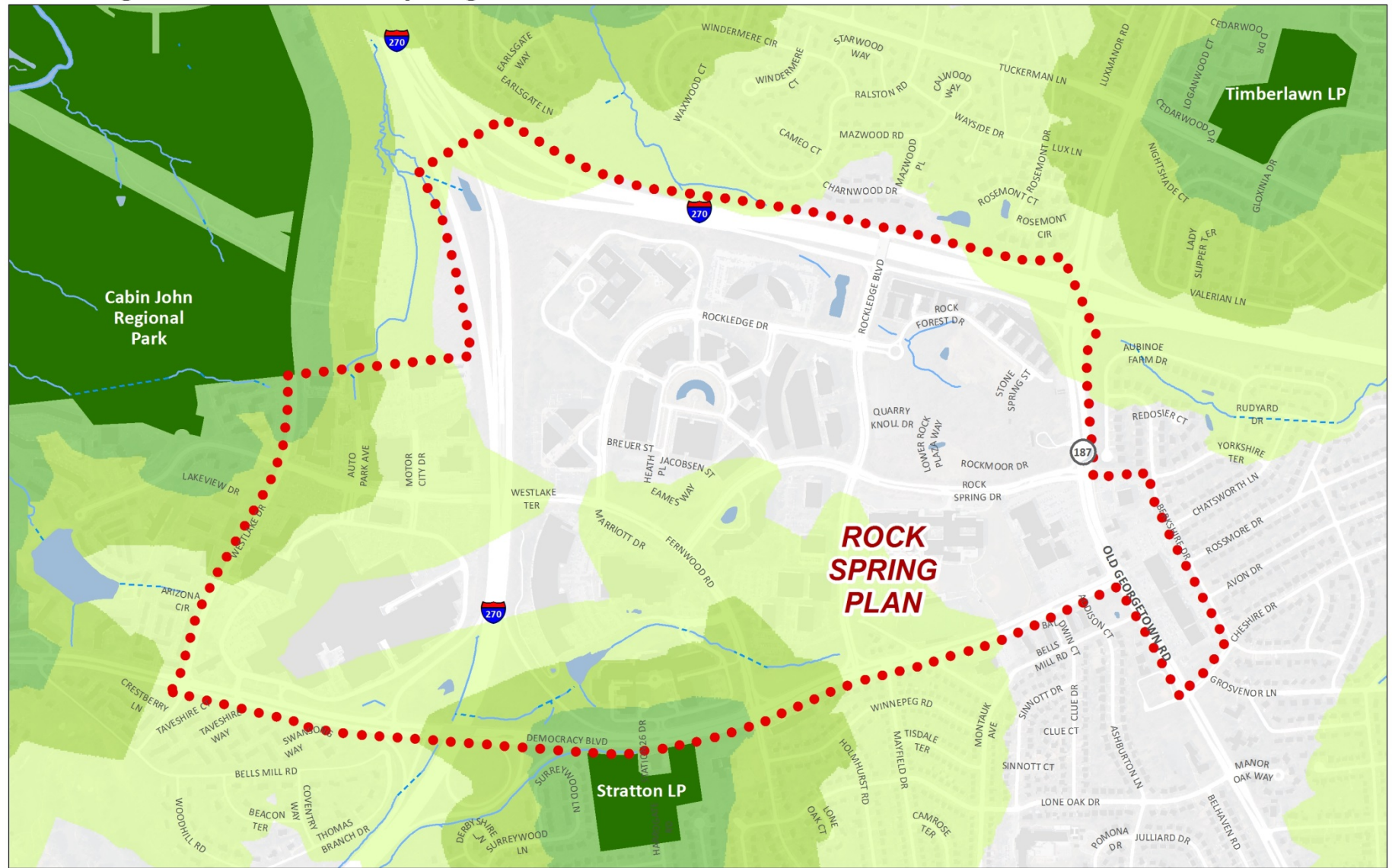
 - Hard Surface Connector
 - Hard Surface Trail
 - Natural Surface Connector
 - Natural Surface Trail

0.25

☐ Miles






Walking to Parks in Rock Spring Master Plan Area

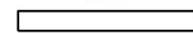


Masterplan-Rock Spring Plan

Walking times and distances

-  2 minute walk (500 feet)
-  5 minute walk (0.25 mile)
-  10 minute walk (0.5 mile)

0.25

 Miles





Plan Challenges

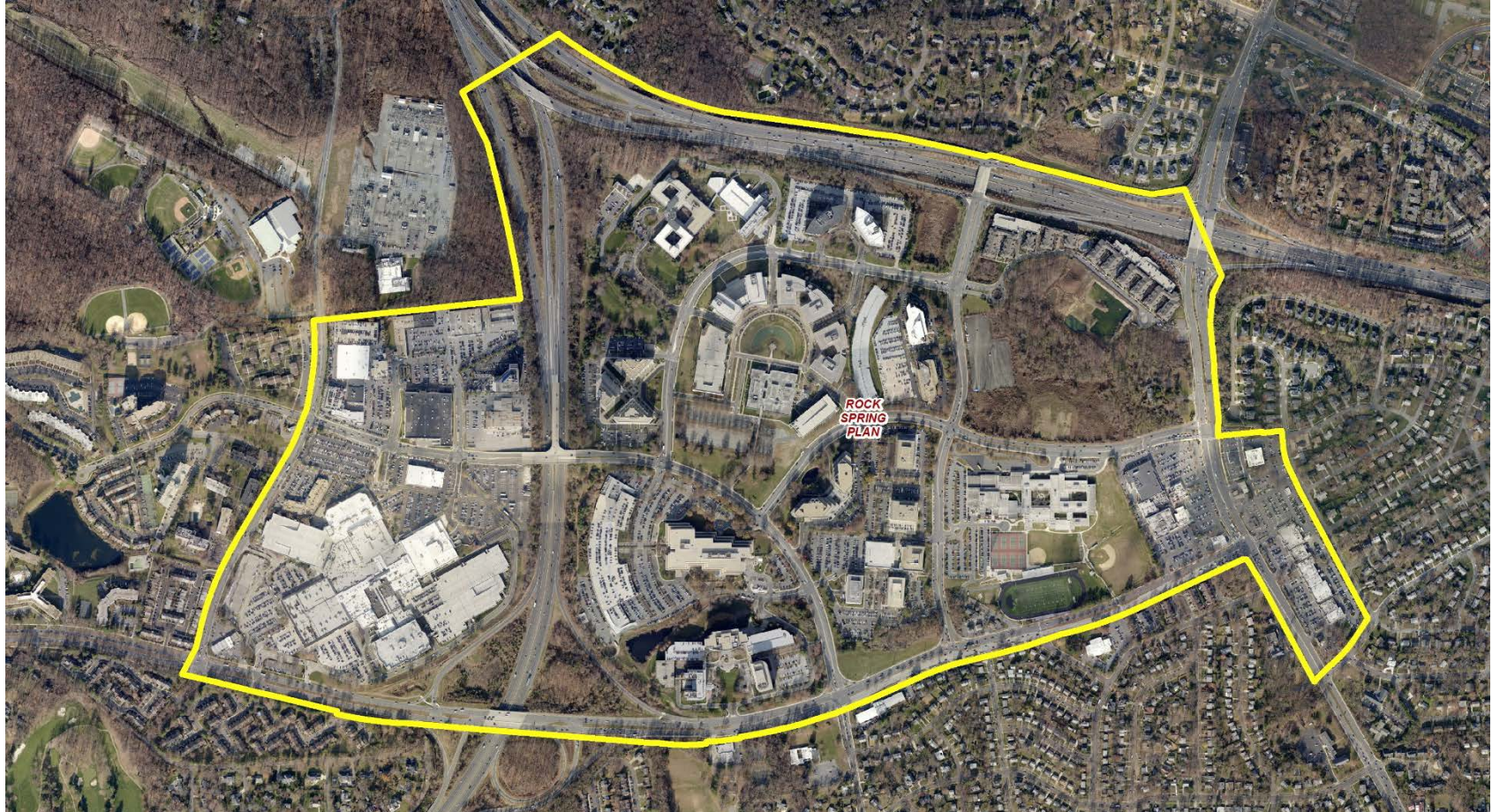
- High office vacancy rates
- Lack of identity
- Lack of pedestrian and bike amenities
- Connectivity; I-270 as a barrier
- Lack of human scale





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Pedestrian-Scale





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Pedestrian-Scale



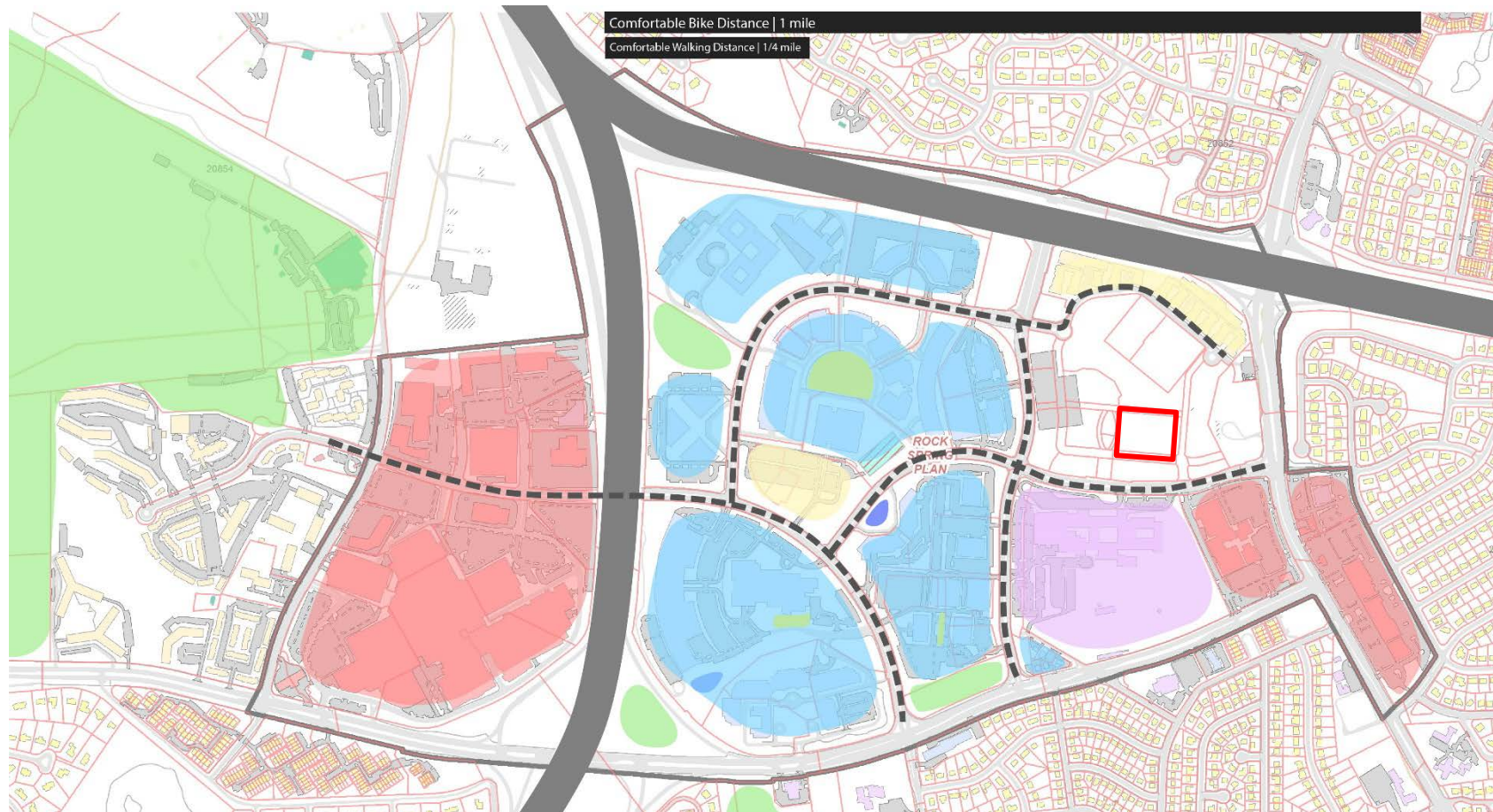
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, Aero, GeoEye, IGN, CNR, Airbus





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Pedestrian-Scale





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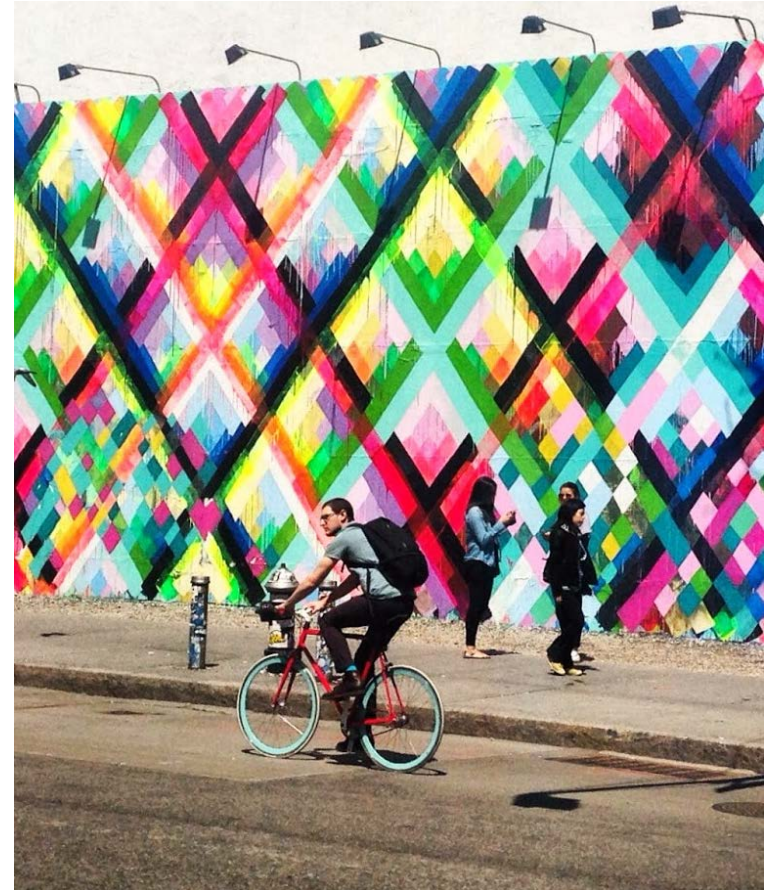
Placemaking





MASTER PLAN

Placemaking



The logo features the word "Relmagine" in a sans-serif font above "Rock Spring" in a larger, bold, sans-serif font. To the left of the text is a stylized graphic of a tree with vertical lines for the trunk and horizontal lines for the branches. Below "Rock Spring" are the words "MASTER PLAN" in a smaller, all-caps, sans-serif font.

Community Outreach

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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





RelImagine Rock Spring Community Outreach

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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 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.





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

Master Plan Process





Approval

Staff recommends Approval of the Rock Spring Scope of Work

Rock Spring Master Plan



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

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