

Rock Spring Master Plan

Preliminary Staff Recommendations

M-NCPPC

Montgomery County Planning Department

montgomeryplanning.org



Planning Board Item #8
July 28, 2016

Preliminary Recommendations

- Concept Plan
- Urban Design
- Land Use and Zoning
- Community Facilities
- Parks, Trails, and Open Spaces
- Sustainability
- Mobility

Timeline

Date	Task
July 18, 2016	Community Meeting: Discuss Preliminary Draft Plan Recommendations
July 28, 2016	Preliminary Draft Plan Recommendations to Planning Board
Sept 15, 2016	Working Draft Plan to Planning Board
Oct 2016	Planning Board Public Hearing
Oct-Dec 2016	Planning Board Worksessions
Jan/Feb 2017	Transmit Plan to County Executive and County Council

Rock Spring Master Plan Area



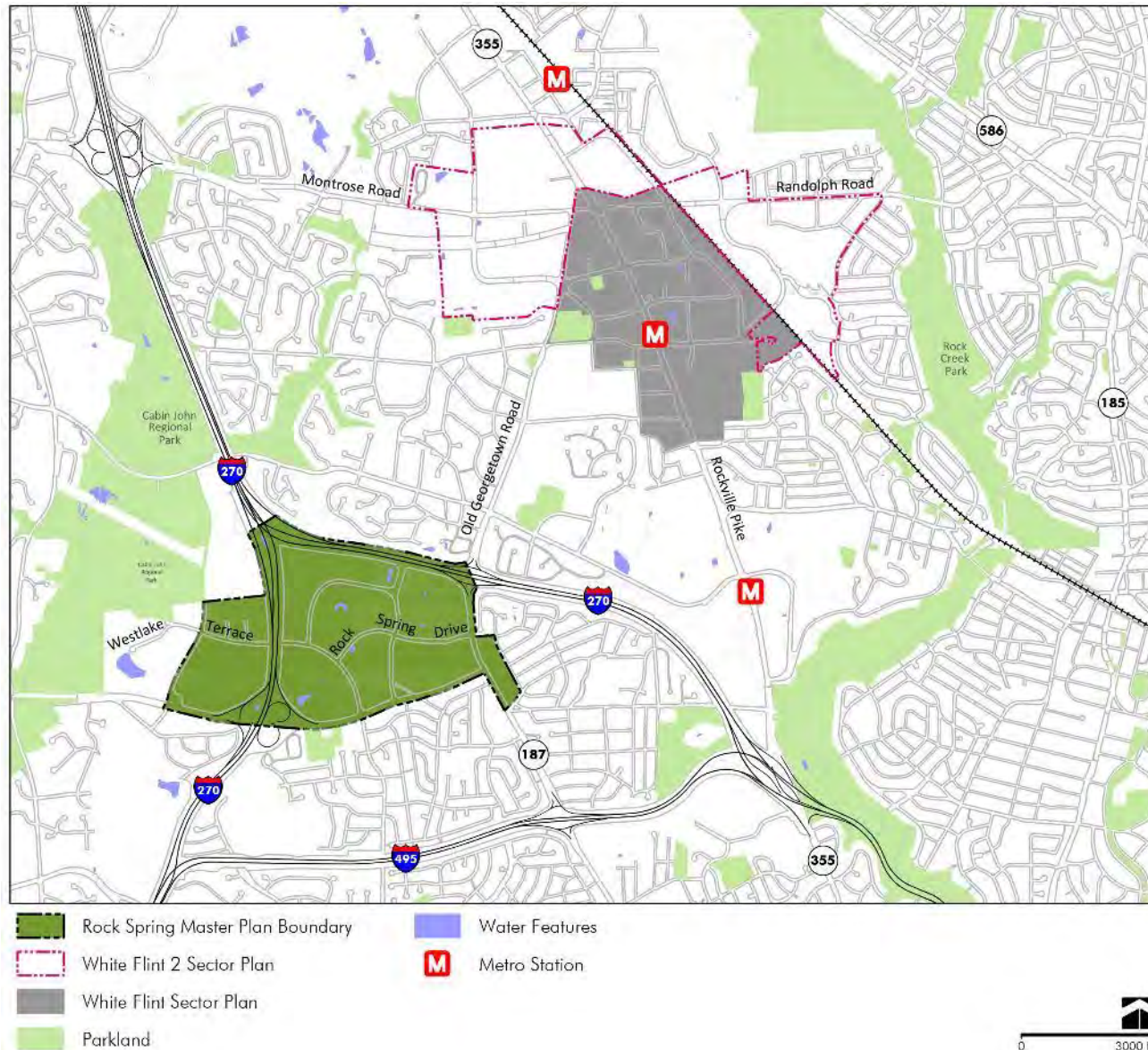
--- Rock Spring Master Plan Boundary

● Parkland

● Water Features



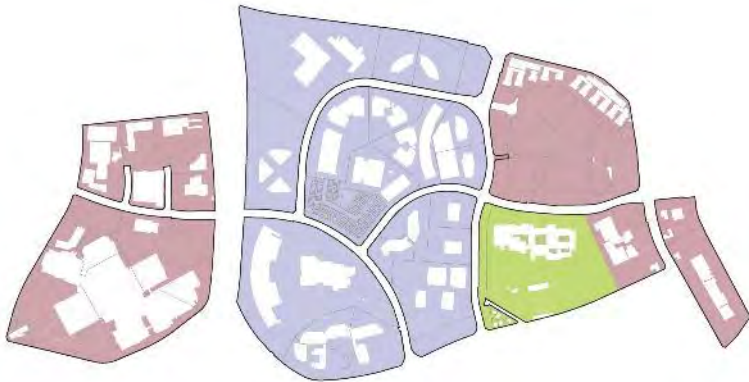
Surrounding Area Context



Master Plan Design Guidance

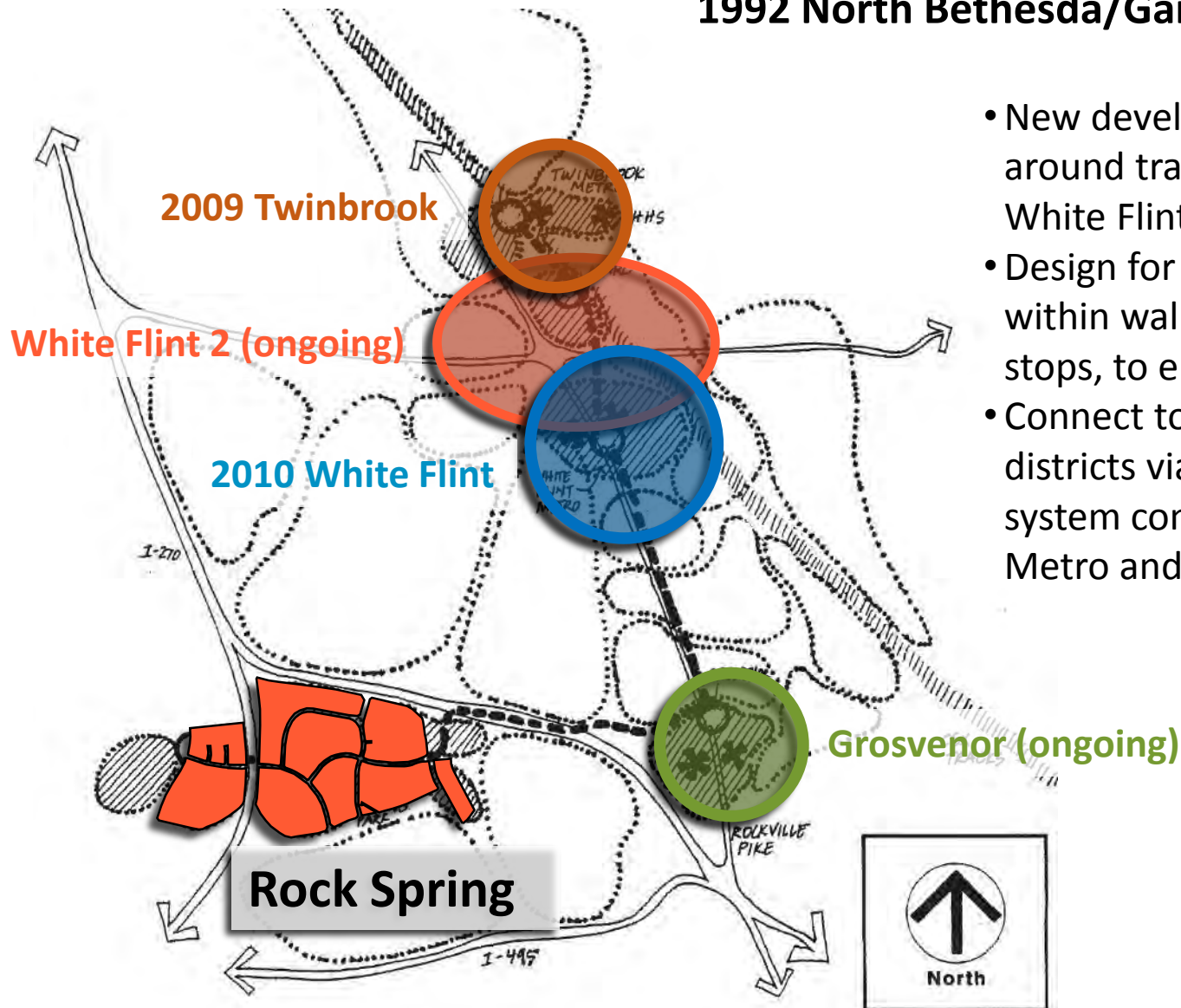
Purpose

- To define potential neighborhood character by helping to visualize the recommendations in the Master Plan.
- To assist the implementation process by offering ideas about best practices in building and site design.
- To support the regulatory process by providing information on how plan recommendations and Zoning Ordinance requirements might be met, to meet Master Plan goals.



Building on Previous Plans

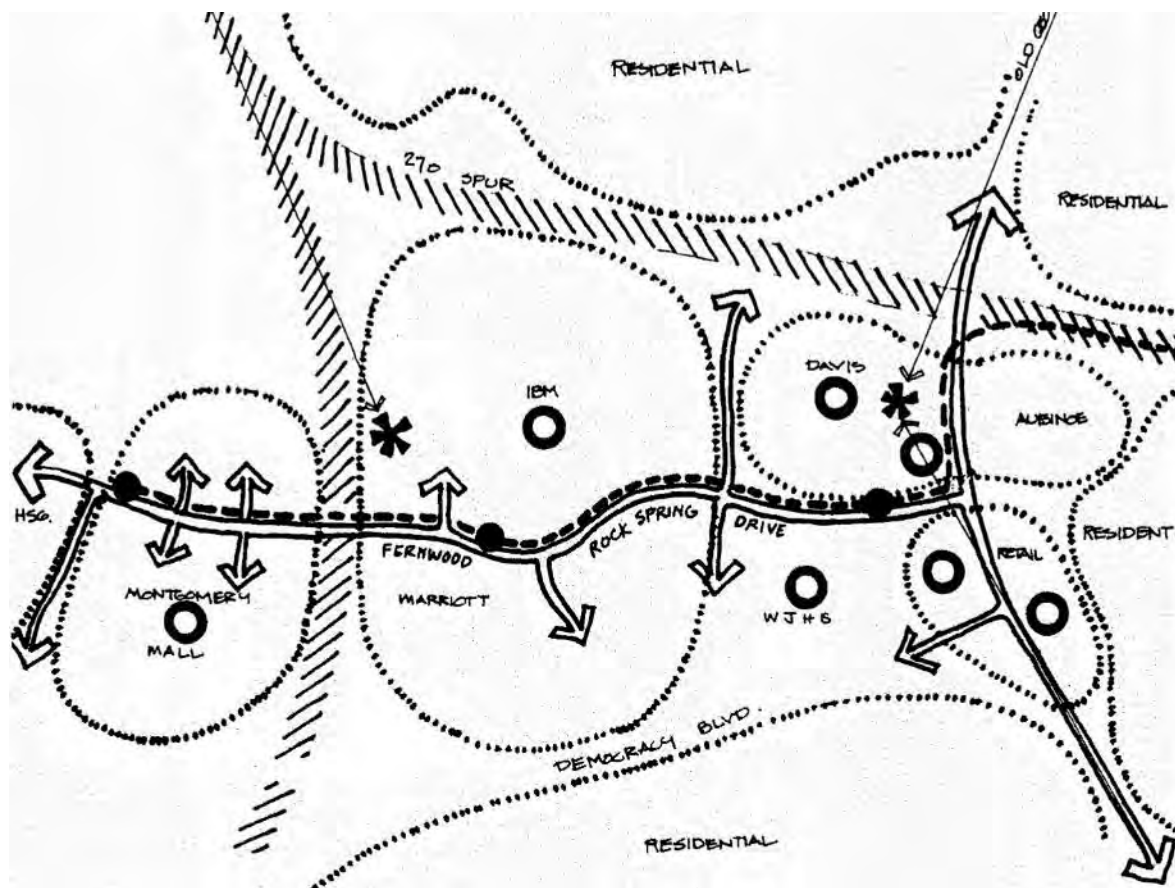
1992 North Bethesda/Garrett Park Master Plan



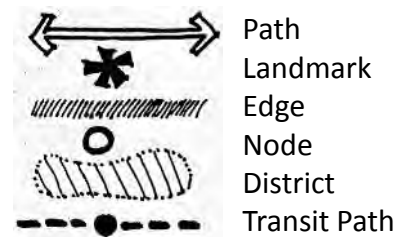
- New development focused around transit nodes (Grosvenor, White Flint, Twinbrook).
- Design for pedestrian-priority within walking distance to transit stops, to encourage transit use.
- Connect to metro accessible districts via a new transitway system connecting Grosvenor Metro and Montgomery Mall.

Building on Previous Plans

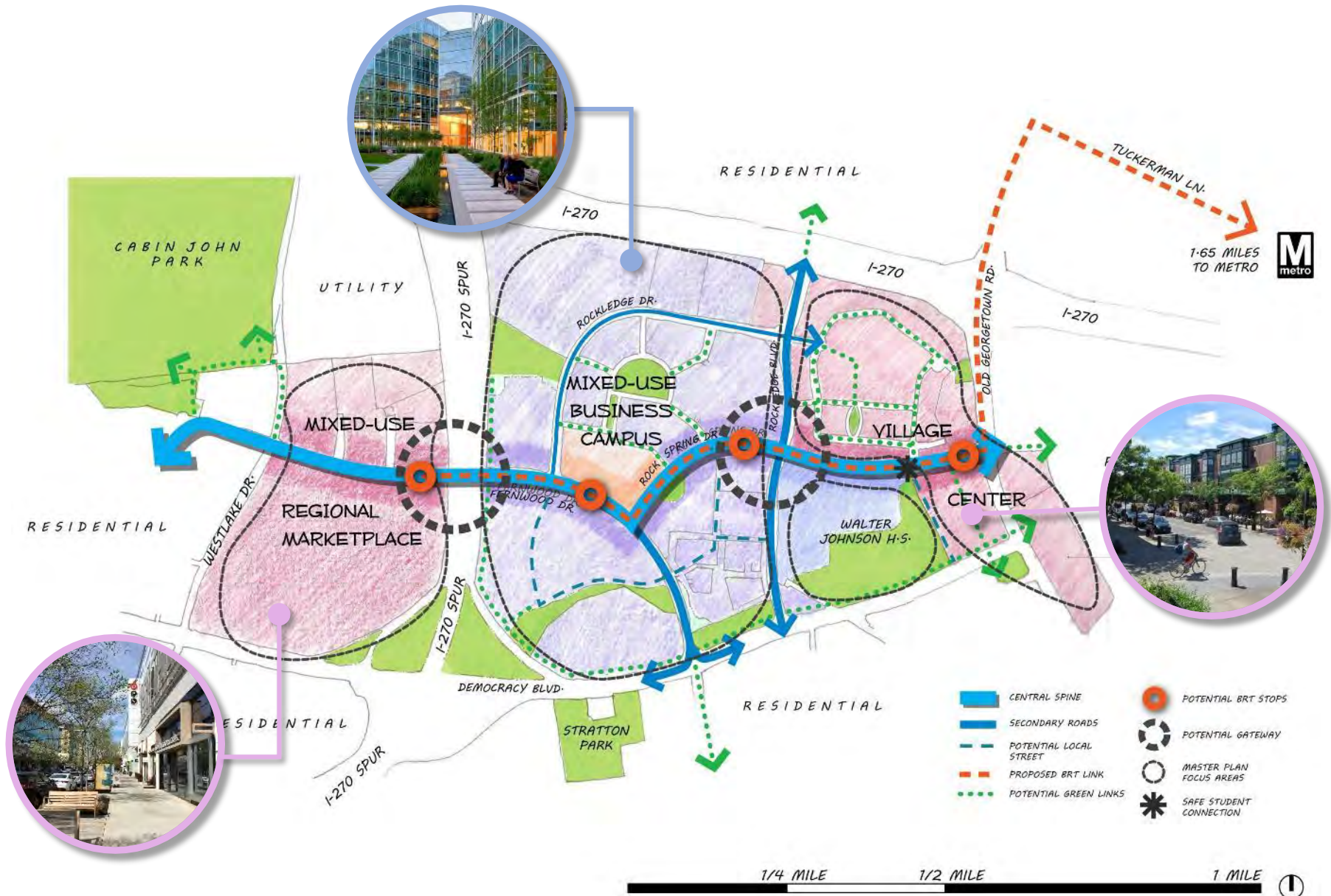
1992 North Bethesda/Garrett Park Master Plan



- New Transitway system would run along Rock Spring Drive / Fernwood Road, and connect between Grosvenor Metro & Montgomery Mall.
- Redesign the “axis” as the main visual organizing element for new development.
- Improve sidewalks, bikeways, linkages, and station stops.



Concept

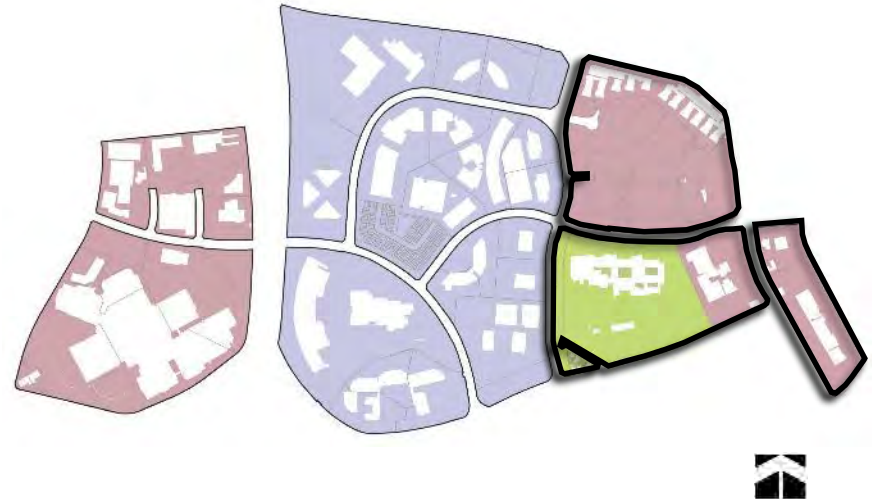


Development Character

Village Center



Old Georgetown Road | Rock Spring Drive

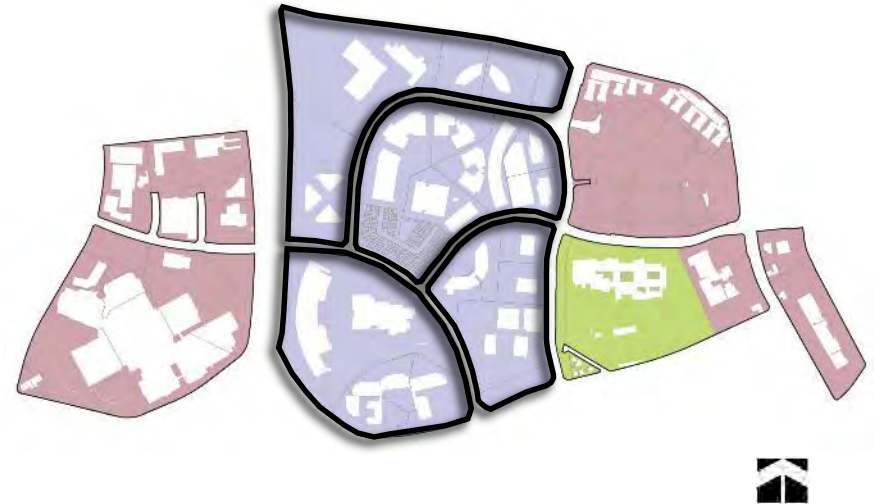


- Develop pedestrian oriented environment with a mixed of uses that maintains existing retail base.
- Create connections and open spaces for public use accessible to residents and adjacent communities.
- Consider appropriate transition to lower-density adjacent residential neighborhoods.

Development Character

Mixed-Use Business Campus

Fernwood Road | Rock Spring Drive

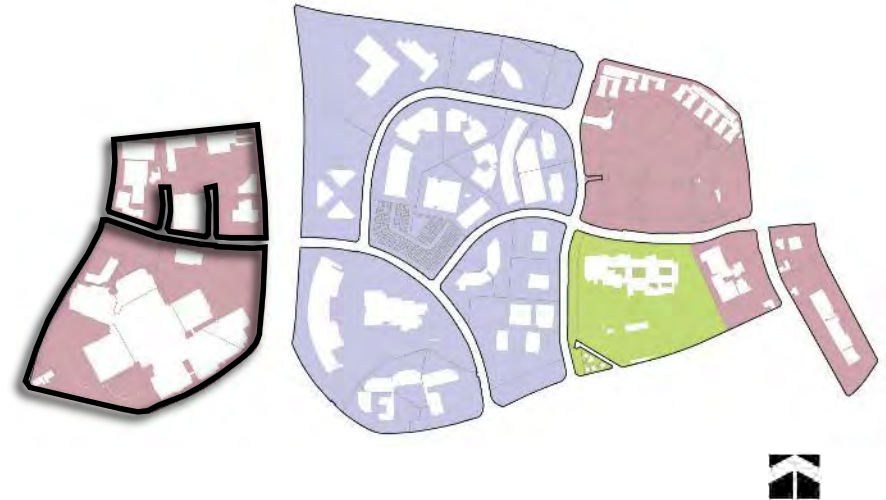


- Enhance existing green areas to provide amenities for current workers and visitors.
- Introduce residential and retail uses to balance office uses.
- Prioritize development along the central spine, to enhance pedestrian access between all areas.
- Improve connections throughout, both internal and between the employment center and adjacent communities.

Development Character

Mixed-Use Regional Marketplace

Westlake Terrace



- Develop pedestrian oriented environment with mixed uses that maintain existing retail.
- Create open spaces for public use accessible to residents and adjacent communities.
- Focus development intensity along Westlake Terrace, to enhance the area for pedestrians.
- Consider appropriate transition to lower-density adjacent residential neighborhoods.

Central Spine

Old Georgetown Road to Montgomery Mall Transit Center



Protected bikeways along both sides of the spine.



Bikeways

Two-way bus rapid transit along the north side of the spine.



Transit

Improved streetscape and comfortable pedestrian areas.



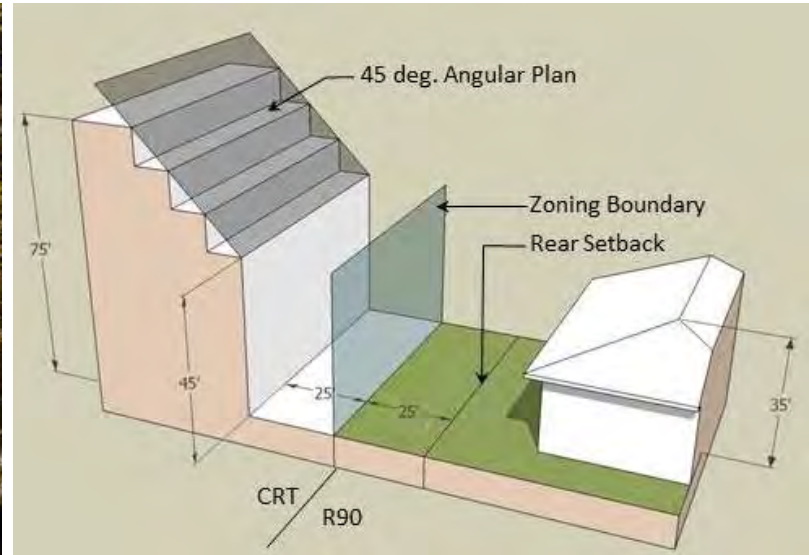
Streetscape

New development with open space at transit nodes.



Open Space

Gateways and Transitions



Gateways

- Create architectural transitions between plan areas with different character and densities.
- Promote development that uses appropriate density and design to transition between distinct areas within the plan boundary.

Transitions

- Recommended zones include tools to ensure development transitions appropriately to adjacent lower-density communities.
- Design guidance will highlight areas where particular focus is needed.

Implementation

Zoning Development Standards

- Prioritize and focus zoning requirements; Concentrate activating uses; give shape to the public realm.

Streetscape

- Enhance pedestrian experience; Improve the public realm.

Enhanced Intersections

- Promote building articulation; Maintain vehicular visibility; Increase pedestrian safety.

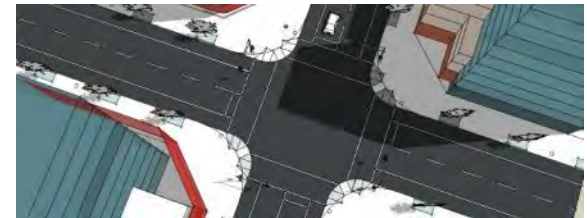
Landmarks and Gateways

- Highlight prominent locations; Create identifiable forms; Promote adequate transitions between neighborhoods.

Spaces for Public Use

- Create connected and inviting places that encourage the public to congregate.

Design Guidelines

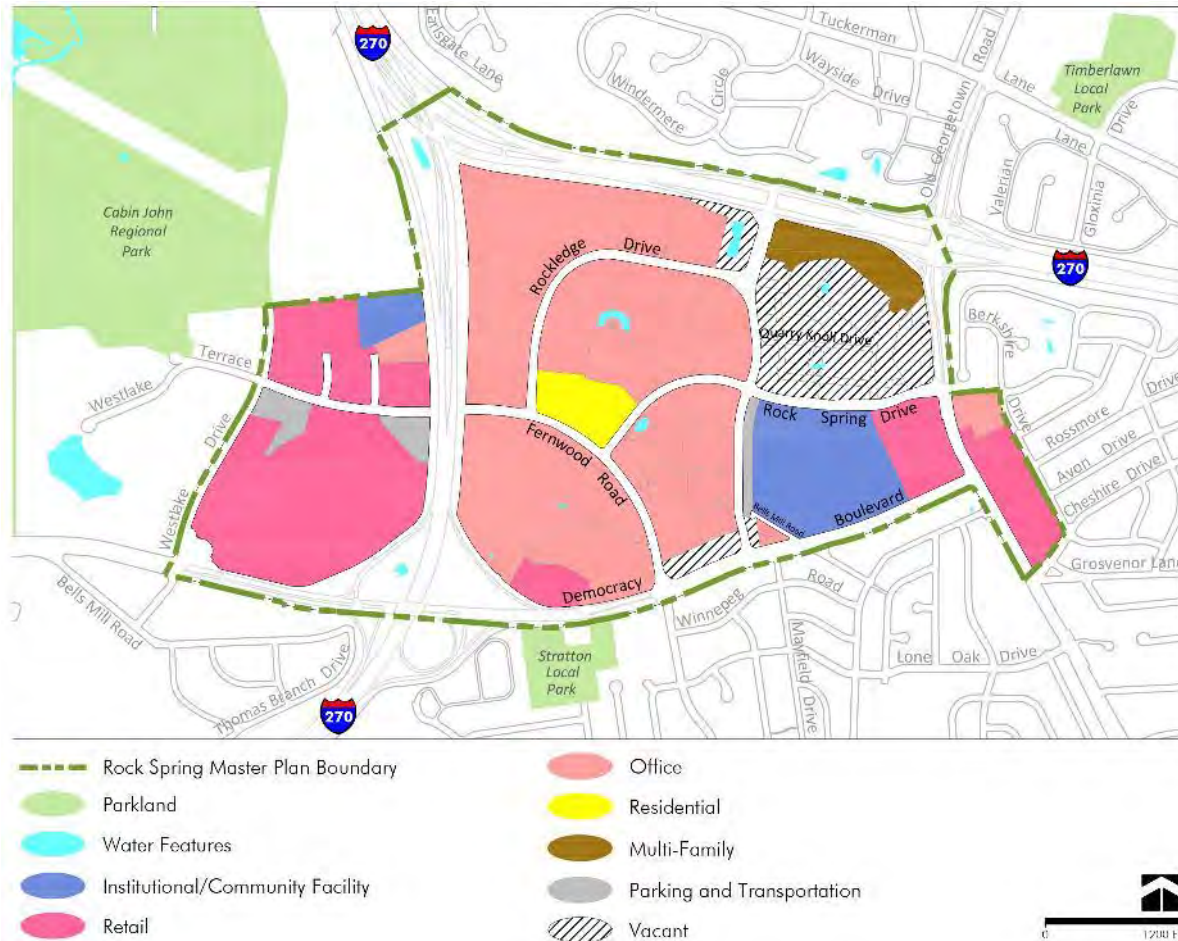


Preliminary Land Use and Zoning Recommendations

Goals

- Strengthen the viability of existing uses.
- Provide opportunities for complementary new development to contribute to the reshaping of a well-integrated Rock Spring District.
- Reshape the character of the area through new development and public open space.
- Create opportunities for infill or redevelopment of single-use commercial areas and surface parking lots with a greater mix of uses, while encouraging increased mobility options, commercial services, public facilities, and amenities.

Existing Land Use



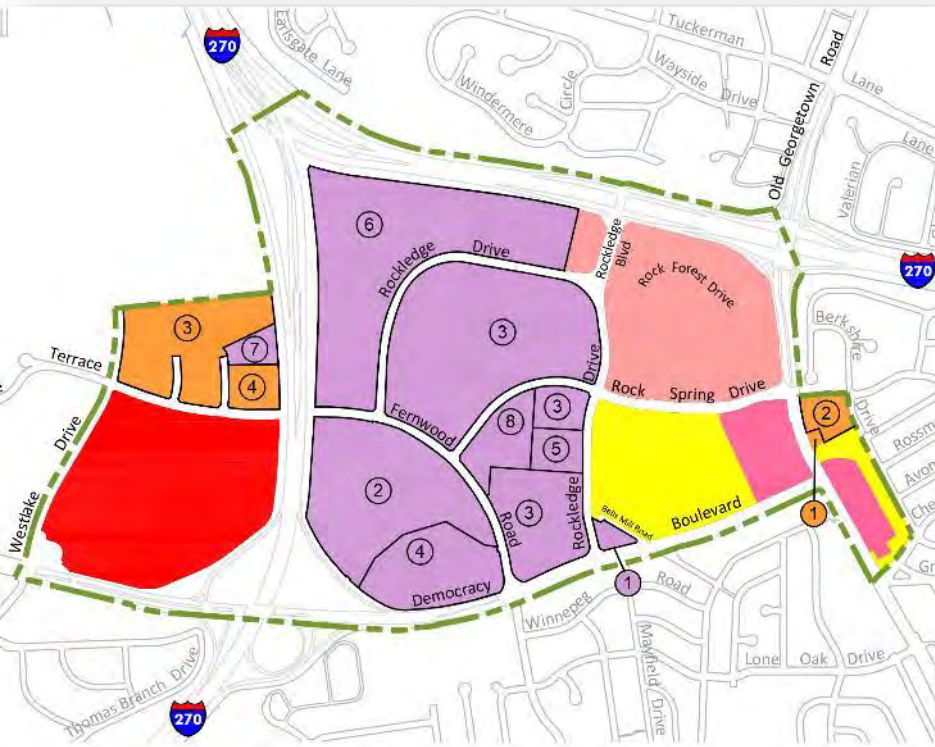
Rock Spring Snap Shot

- 386 existing dwelling units
- 168 pipeline dwelling units under construction
- 1262 dwelling units approved in pipeline
- 5.5 million office SF
- Destination and local retail centers
- Major public institutional use (WJHS)



Existing and Preliminary Proposed Zoning

Existing Zoning



Rock Spring Master Plan Boundary	CRT Commercial Residential Town	EOF 1.0, H-100'
R-90 One-Family Detached Residential	CRT 0.75, C-0.75, R-0.25, H-35'	EOF 1.0, H-110'
GR General Retail	CRT 1.25, C-0.5, R-0.75, H-50'	EOF 1.25, H-100'
NR Neighborhood Retail	CRT 2.25, C-1.5, R-0.75, H-75'	EOF 1.25, H-150'
CR Commercial Residential	CRT 2.5, C-1.5, R-2.0, H-75'	EOF 1.5, H-75'
	EOF Employment Office	EOF 1.5, H-100'
	EOF 0.5, H-60'	
	EOF 0.75, H-100'	

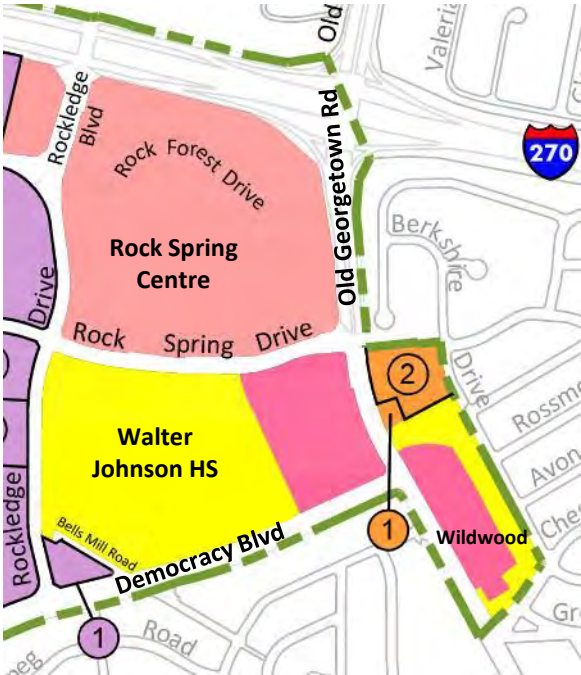
Preliminary Proposed Recommendations



Rock Spring Master Plan Boundary	CRT Commercial Residential Town	EOF 1.5, H-100'
R-90 One-Family Detached Residential	CRT 1.25, C-0.5, R-0.75, H-50'	EOF 1.5, H-110'
THD Townhouse High Density	CRT 1.25, C-0.75, R-0.75, H-50'	EOF 1.5, H-150'
GR General Retail	CRT 1.25, C-0.75, R-0.75, H-75'	
CR Commercial Residential	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'	

Zoning: Rock Spring East/Village Center

Existing Zoning



- 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'
- NR** Neighborhood Retail
NR 0.75, H-45'
- R-90** One-Family Detached Residential
- EOF** Employment Office
 - ① EOF 0.5, H-60'

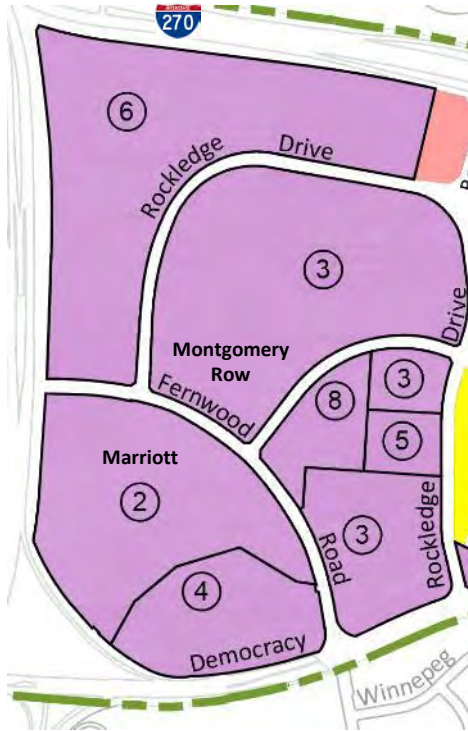
Preliminary Proposed Recommendations



- CR** Commercial Residential
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- CRT** Commercial Residential Town
 - ① CRT 1.25, C-0.5, R-0.75, H-50'
 - ② CRT 1.25, C-0.75, R-0.75, H-50'
 - ③ CRT 1.25, C-0.75, R-0.75, H-75'
- R-90** One-Family Detached Residential
- EOF** Employment Office
 - ① EOF 0.5, H-60'

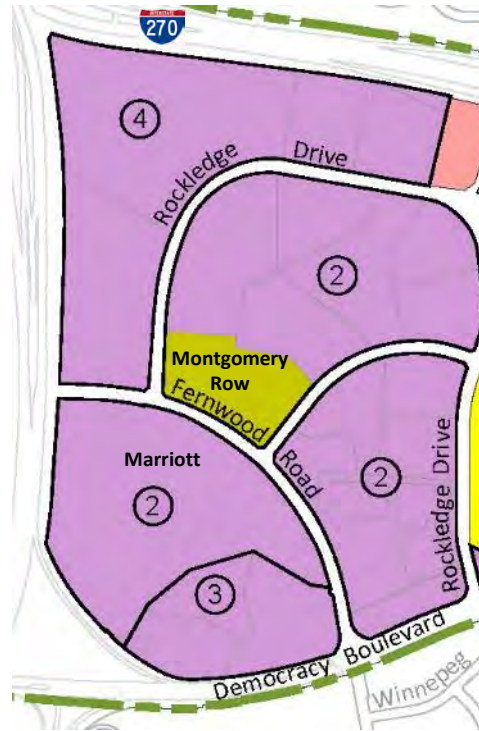
Zoning: Rock Spring Central/Mixed-Use Business Campus

Existing Zoning



EOF	Employment Office
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'
⑧	EOF 1.5, H-100'
CR	Commercial Residential
	CR 1.5, C-0.75, R-0.75, H-275'

Preliminary Proposed Recommendations



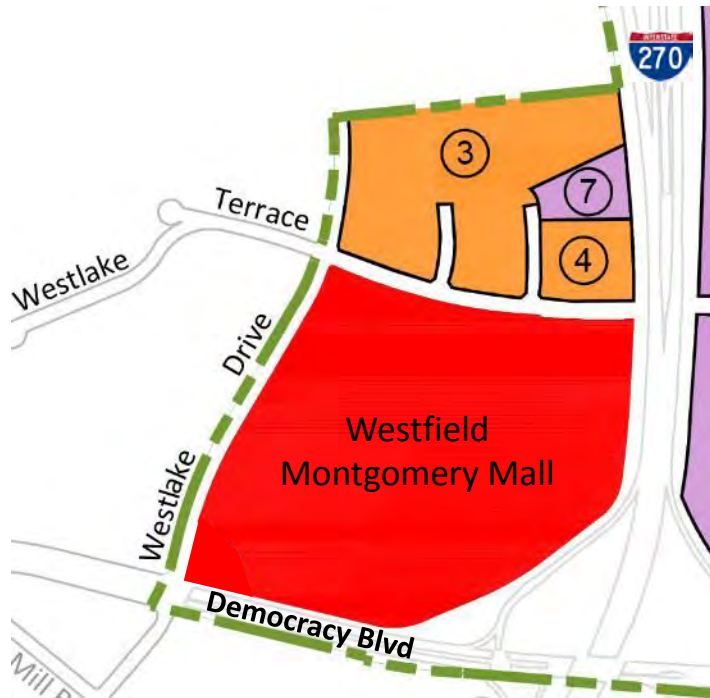
EOF	Employment Office
②	EOF 1.5, H-100'
③	EOF 1.5, H-110'
④	EOF 1.5, H-150'
THD	Townhouse High Density
CR	Commercial Residential
	CR 1.5, C-0.75, R-0.75, H-275'

Multi-layered Approach

- Confirm the existing EOF Zone, with the exception of the Montgomery Row property.
- Adjust the overall FAR to 1.5 for the EOF Zoned properties.
- Consider a floating CRT Zone for the EOF-zoned properties within the office park. It would have an FAR of between 1.5 and 2.5 and a height of up to 150 feet.

Zoning: Rock Spring West/Mixed-Use Regional Marketplace

Existing Zoning



CRT

③ CRT 2.25, C-1.5, R-0.75, H-75'

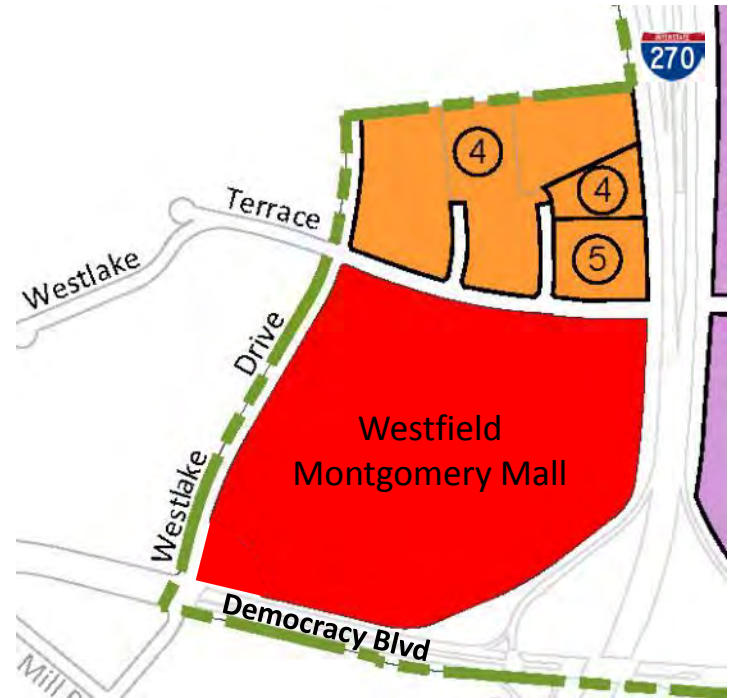
④ CRT 2.5, C-1.5, R-2.0, H-75'

EOF Employment Office

⑦ EOF 1.5, H-75'

GR General Retail
GR 1.5, H-45'

Preliminary Proposed Recommendations



CRT

④ CRT 2.25, C-1.5, R-0.75, H-75'

⑤ CRT 2.5, C-1.5, R-2.0, H-75'

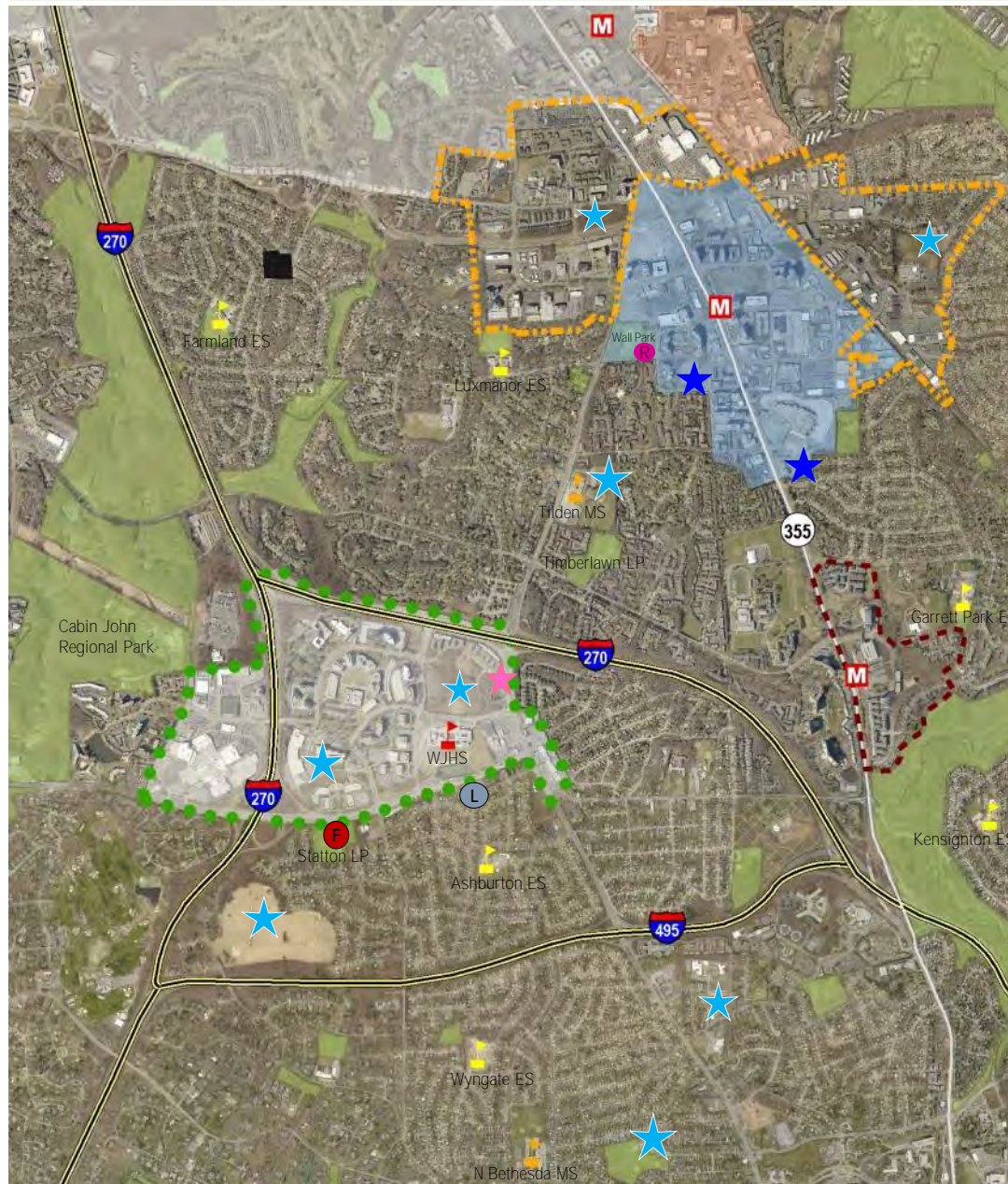
GR General Retail
GR 1.5, H-45'

A photograph of a brick sign for Walter Johnson High School. The sign is dark with white lettering. It is flanked by two brick pillars. In the background, there are large green trees and a brick building.







WALTER JOHNSON HIGH SCHOOL
Est. 1956

Preliminary Community Facilities Recommendations

Preliminary Recommendations: Community Facilities



- Explore a wide range of approaches to accommodate school enrollment growth.
- Increase publicly accessible green spaces within the Plan area.
- Promote the co-location of public facilities to reduce public expenditures and minimize land area requirements.
- Encourage new prototypes for public facilities that promote innovative design.

-  Potential School Opportunity Areas*
-  Proposed White Flint 1 Plan School Sites
-  Potential Rec/Community Gathering Space
-  Existing Fire & Rescue nearest Rock Spring
-  Davis Library
-  Proposed Rec Center, White Flint 1 Plan

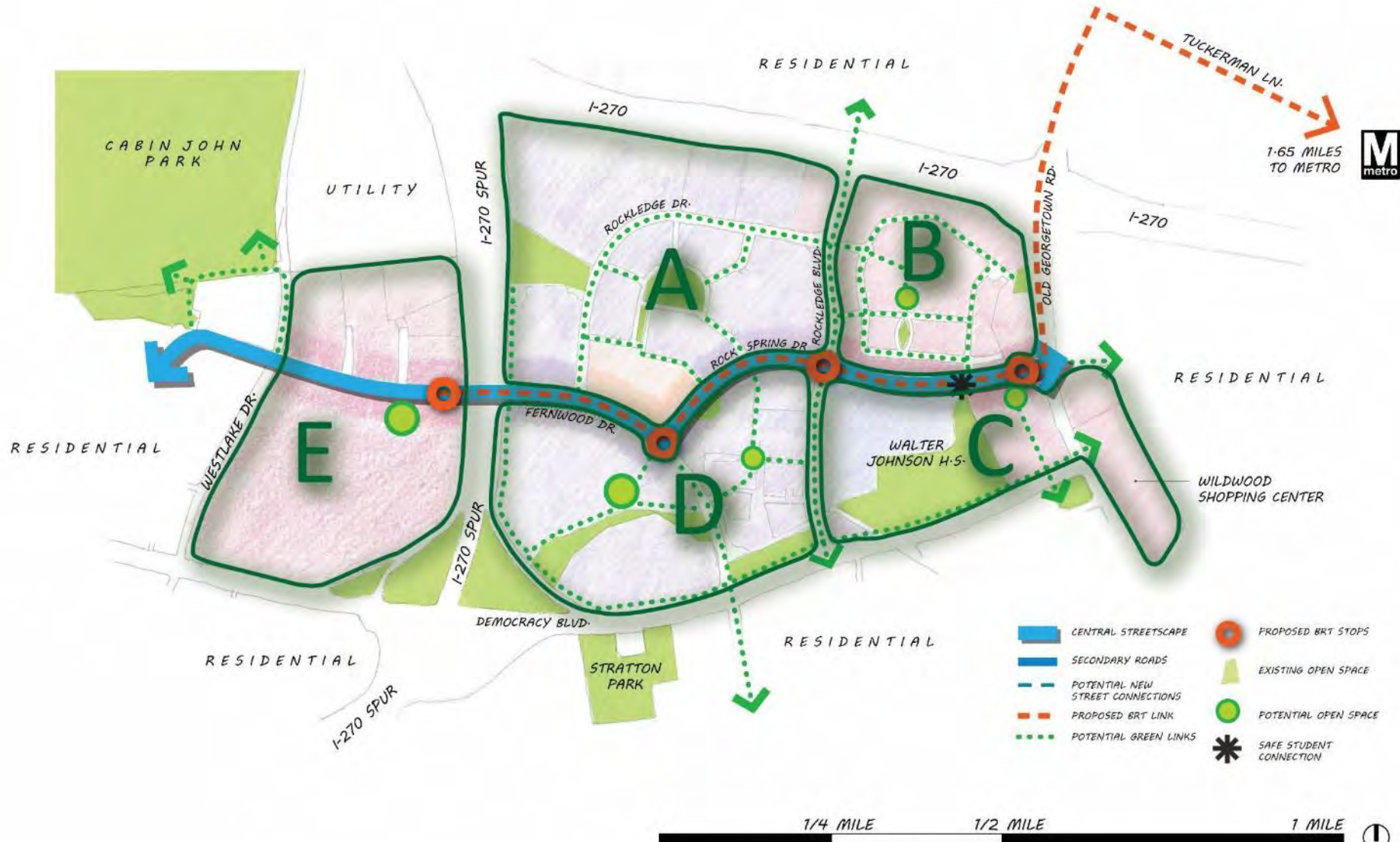
**no commitments have been made in any of these areas. Feasibility should be further explored.*

Parks, Trails, and Open Space Goals

- Increase the number publicly accessible green spaces within the Master Plan area
- Improve the utility of existing publicly accessible open spaces
- Improve pedestrian and cyclist connections to park land and trail networks surrounding the Master Plan area
- Improve pedestrian and cyclist connections between existing and proposed open spaces within the plan area



Parks, Trails, and Open Spaces

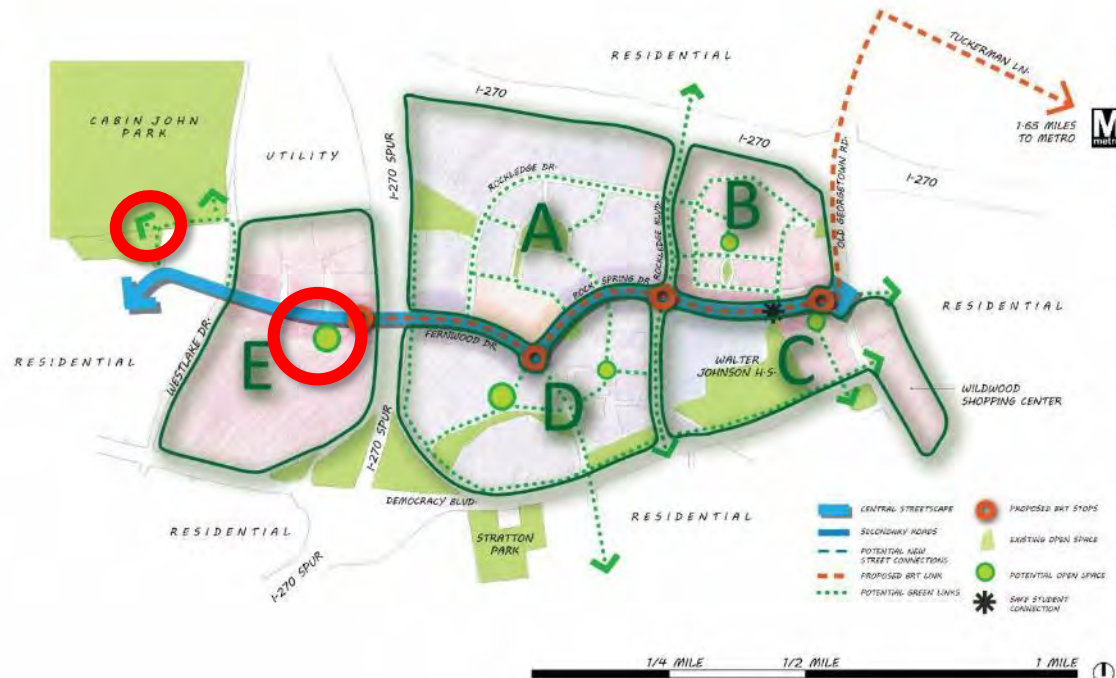


Parks, Trails, and Open Space Preliminary Recommendations

Parks, Trails, and Open Space Preliminary Recommendations

Section E: Montgomery Mall and North of Westlake

- Include plaza-style open spaces with shade, landscaping, water features, seating and play structures.
- Create a pedestrian entrance to Cabin John Regional Park on Westlake Terrace.



Sustainability: Background

Rock Spring Imperviousness



Rock Spring Imperviousness approximately 55 %

Tree Canopy Coverage



Existing Tree Canopy approximately 31%

Managing Carbon Emissions

- In 2008, Montgomery County adopted Bill 32-07 establishing a goal to reduce County- wide greenhouse gas emissions to 80% below the amount in the base year of 2005, including a plan to stop increasing County-wide greenhouse gas (ghg) emissions by 2010 and to achieve a 10% reduction every 5 years through 2050.
- Carbon footprint is calculated by estimating the greenhouse gas emissions from construction and operation of the projected development. Embodied energy emissions, building energy emissions, and transportation emissions are the three main components to greenhouse gas emissions in projecting total emissions for an area.



CAGLECARTOONS.COM

Accessed on 7/15/16 at:

<http://www.smc.edu/AcademicAffairs/Sustainability/Pages/Climate-Action-Pledge.aspx>

Air Quality and Climate Protection

- Promote energy efficiency and encourage net zero energy site and building design.
- Encourage on-site clean energy generation where possible
- Improve the urban ecology, including goals to reduce heat island effect and promote Environmental Site Design (ESD) in stormwater management practices.
- Retain existing wooded areas where possible, and provide increased tree canopy throughout the Plan area.
- Include sustainable solutions in the design of an attractive public realm, to integrate green features, enhance mobility options, and promote walkability.



Natural Resources + Water Quality

Preserving and Enhancing Natural Resources

- Preserve the existing forested stream buffer on the Rock Spring Centre site.
- Plant native vegetation that is beneficial to pollinators to provide food sources for declining populations of native pollinator species.
- Establish green connections west to Cabin John Stream Valley Park.
- Incorporate multiple layers of native vegetation in landscaping.

Water Quality

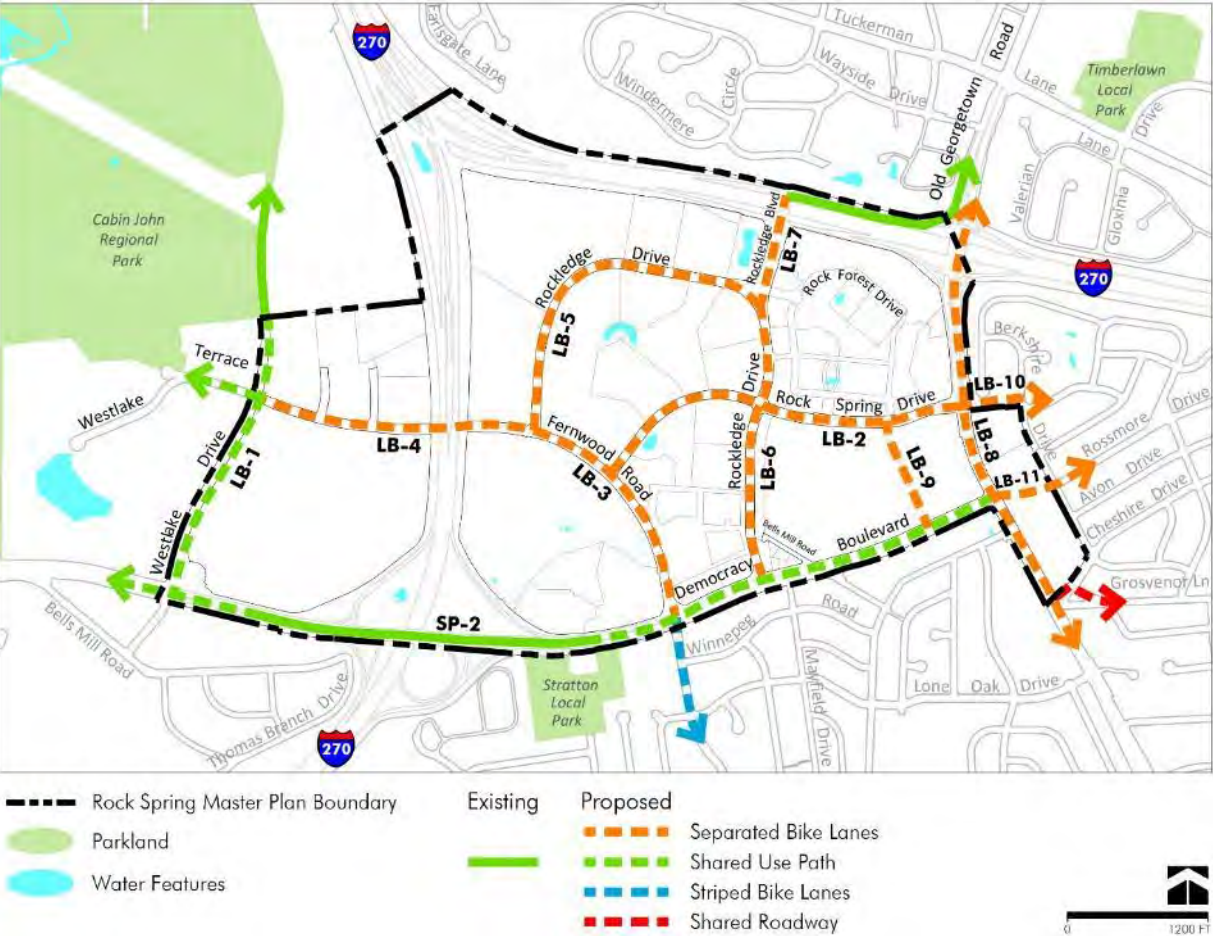
- Prioritize environmental public benefit points for tree canopy cover in the CR, CRT and EOF Zones.
- Promote the use of environmental site design (ESD) techniques to reduce impervious areas.
- Minimize imperviousness/maximize pervious areas where feasible.
- Increase forest and tree cover.
- Use native plants that require less watering and fertilization in landscaped areas and rainwater for watering planted areas.
- Encourage green features (softscaping) in required open space areas and the public realm.



The background image shows a busy urban intersection. In the foreground, a dark blue car is partially visible on the left. A white crosswalk with thick white stripes crosses the road. In the middle ground, a blue and yellow bus is stopped. To the left, a brown sign reads "WALTER JOHNSON HS" and "6400 ROCK SPRING DR". In the background, there are trees, a green highway sign, and traffic lights. The sky is clear and blue.

Preliminary Mobility Recommendations

- ☐ Bikeways Network
- ☐ Pedestrian Safety
- ☐ Other Recommendations



- Create a low-stress bicycle network within the office park (reduce roads from 4 thru lanes to 2 lanes to accommodate separated bike lanes)
- Create new connections to neighborhoods to east and west (Cabin John, Mall, Wildwood Shopping Center & Bethesda Trolley Trail)

Proposed Bicycle Network Improvements

Least Separation



Sharrow



**Traditional
Bike Lane**



**Buffered
Bike Lane**



**Separated
Bike Lane /
Cycletrack**

Most Separation



**Shared-Use
Path**

Inside Office Park,
Bridge to Mall,
Old Georgetown Rd

Democracy Blvd,
Westlake Drive

Pedestrian Safety



Pedestrian Challenges

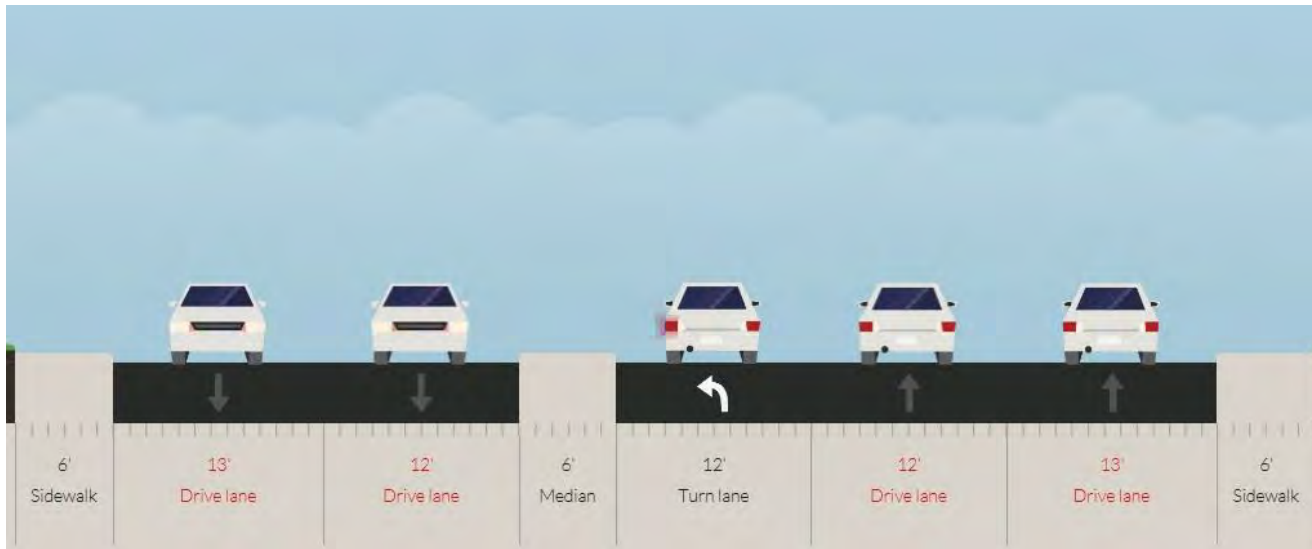
- Wide Roads
- Fast Moving Traffic
- Sidewalks Close to Road
- Long Superblocks
- Lack of Grid Network
- No/Small Ped Refuges
- Missing Crosswalks
- No stop/signal control
- Free Right-Turn Lanes

Rock Spring Drive, looking east
from Rockledge Drive



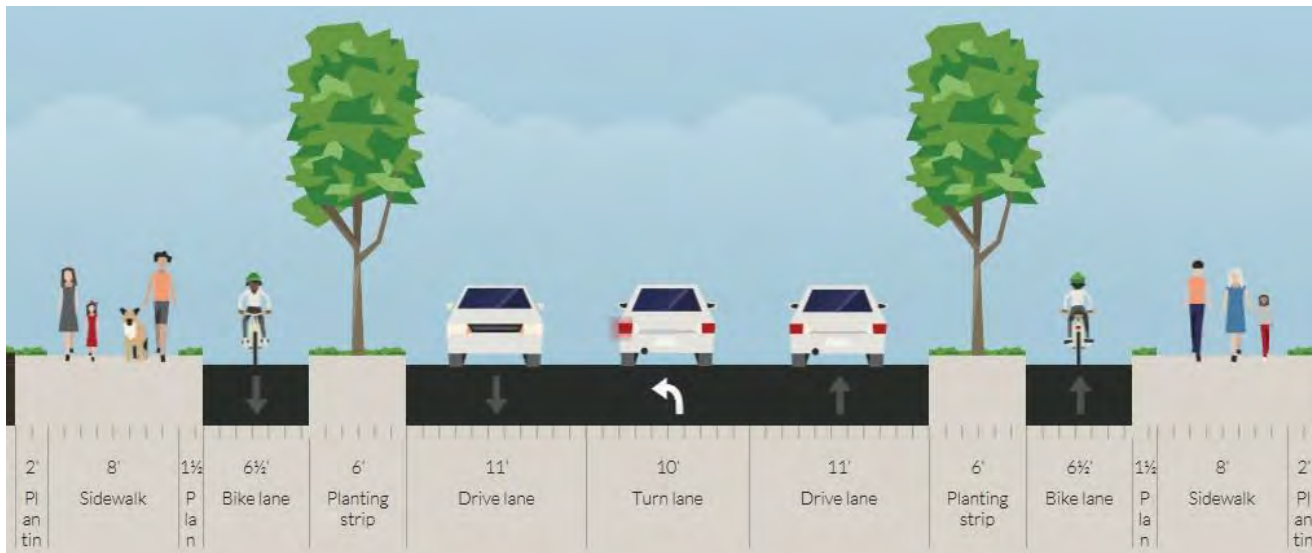
Westlake Terrace, looking west
From I-270 ramps on bridge

Road Diets - Rock Spring Drive (4 to 2 through lanes)



Before

- 68 ft curb-to-curb
- 5 lanes to cross
- No bike lanes
- Sidewalks next to moving traffic
- 80 ft of ROW

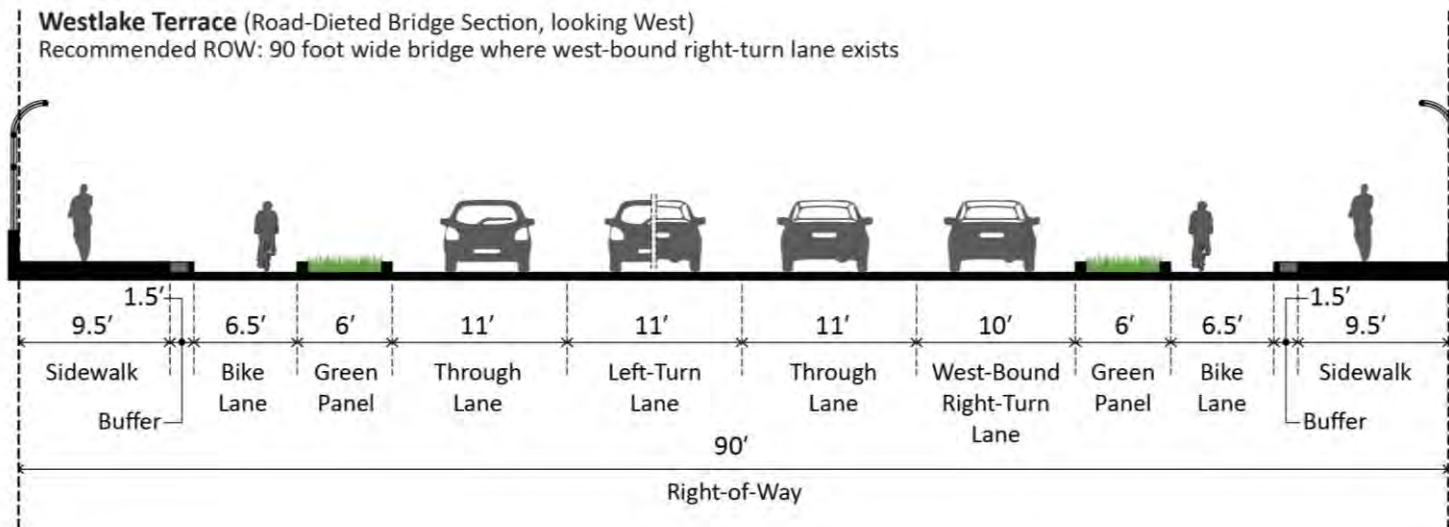
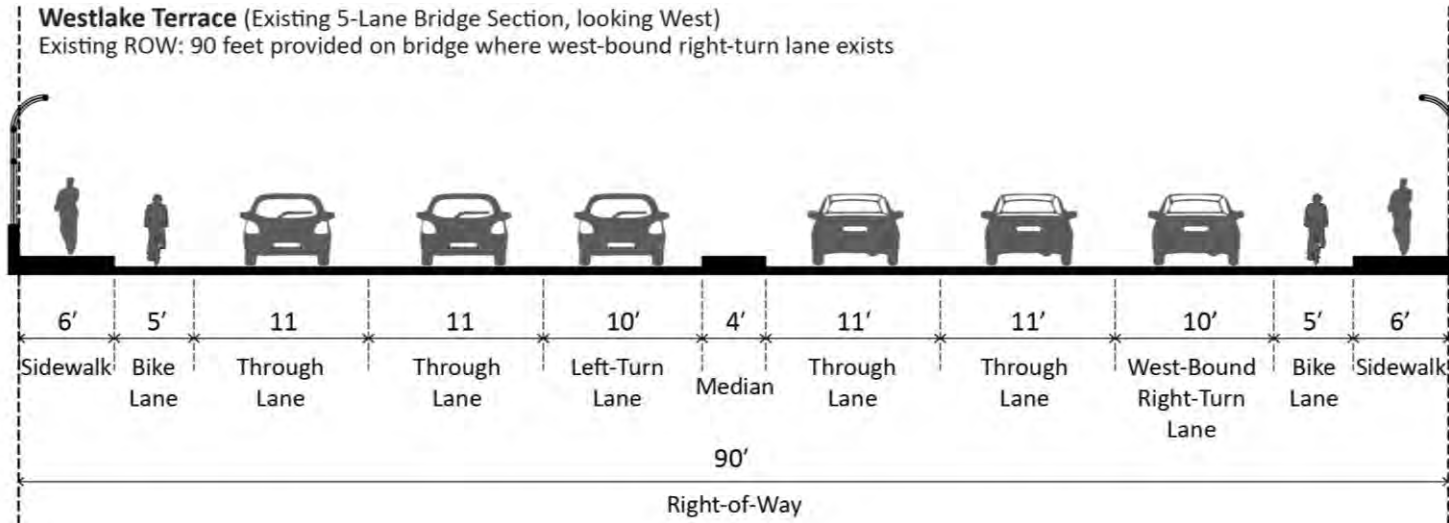


After

- 32 ft curb-to-curb
- 3 lanes to cross
- Protected bike lanes
- Wider sidewalks away from traffic
- 80 ft of ROW

Pedestrian Safety

Westlake Terrace Bridge



Pedestrian Safety

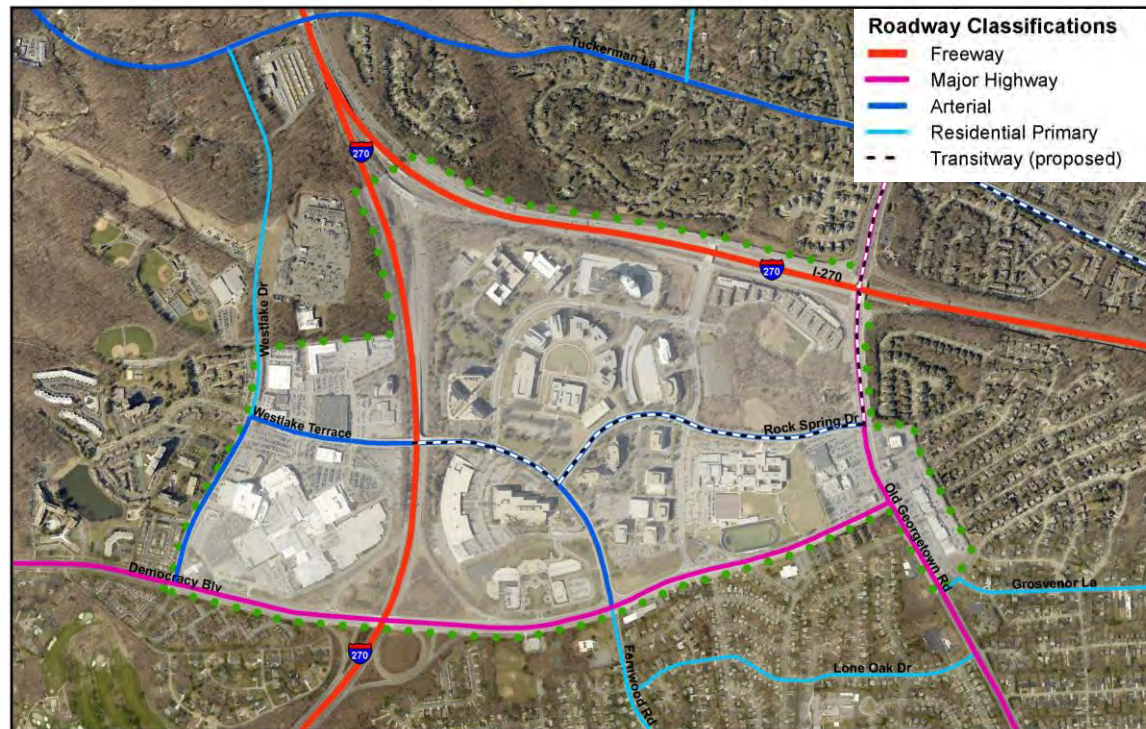
Remove Free Right-Turns

- Slows Traffic
- Shortens Ped Crossing
- Little or no impact on vehicle congestion



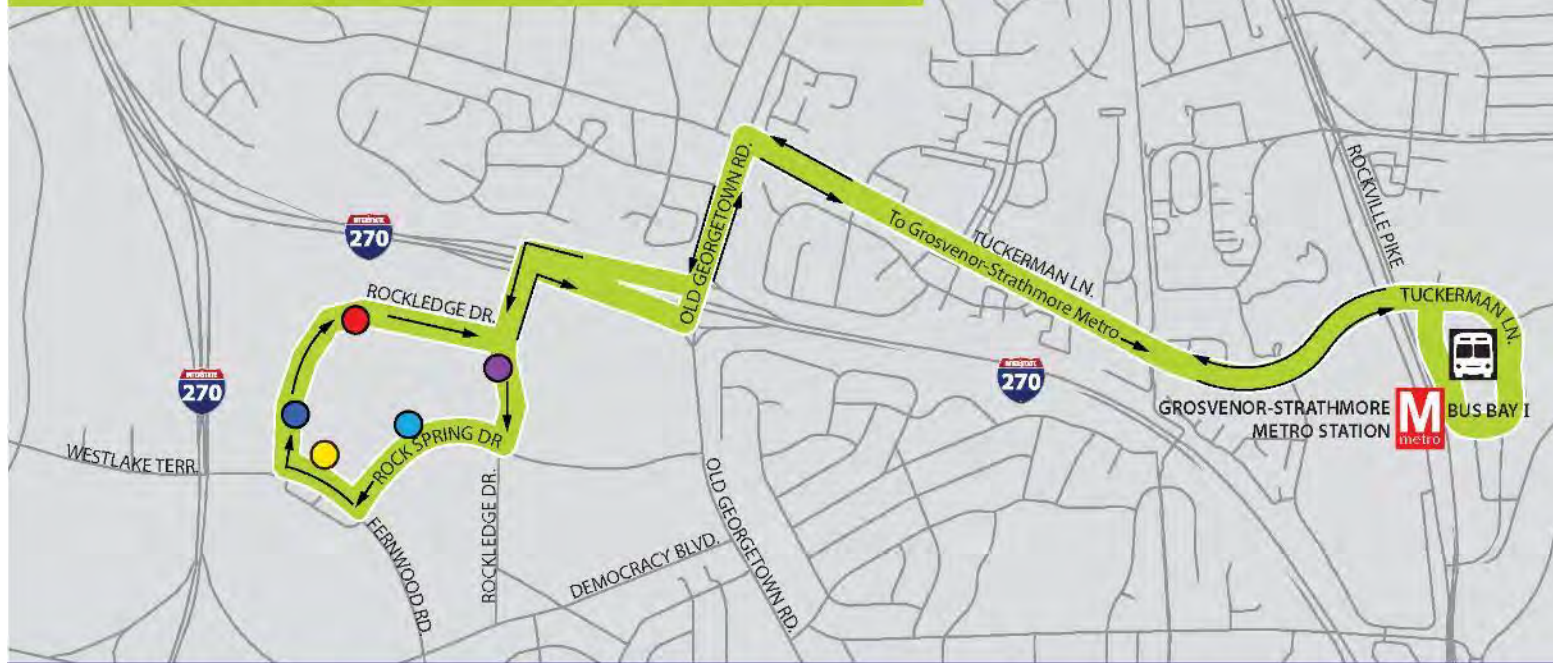
Other Recommendations

- Reclassify all streets in the office park from Arterials to Business Streets
 - Provides greater design flexibility w/bike lanes, lane widths, parking
- Reclassify Westlake Drive from Primary Residential to Minor Arterial
- Create new public and private streets throughout office park to break up large blocks and establish a smaller grid network
- Reduce the radius of large sweeping right-turn on-ramp to I-270 from Democracy Boulevard



New!

ROCK SPRING PARK EXPRESS SERVICE



Free Express Service

Bus Stops

- Rockledge Dr. – Stop ID# 15362
- Rock Spring Dr. – Stop ID# 28414
- Fernwood Dr. – Stop ID# 22208
- Rockledge Dr. – Stop ID# 28800
- Rockledge Dr. – Stop ID# 25492

**Starts
July 25th**



Starts
July 25th

Rock Spring Park

EXPRESS

FREE BUS TO METRO

- Free Express Bus service.
- Every 10-minutes between 6 – 9 am and 3 – 7 pm — Monday – Friday.
- Non-stop between the Grosvenor-Strathmore Metrorail station and Rock Spring Park.
- 5 stops within Rock Spring Park.
- Service timed to complement existing Ride On Route 96 between Metro and Rock Spring Park, so average wait for rider is about 5 minutes for either bus during the peak hours.
- Ride On 96 will continue to run during off-peak hours.

FOR MORE INFORMATION — 301-770-8108.