

Community Meeting- October 14, 2015

Luxmanor Elementary School



Tonight's Agenda

7:00-7:30 p.m: Background and recap of prior meetings

7:30 p.m.-8:40 p.m: Breakout sessions

- Vision, Image and Character
- Transportation and Connections
- Parks and Open Space
- Public Facilities
- Land Use and Density

8:40 p.m.-9 p.m: Summary report outs

- Top 3-5 topics from each table

Public Meetings

June 25, 2015: White Flint 2 Open House



September 17, 2015: Walter Johnson Schools Meeting



Public Meetings Summary

Public Facilities: Schools

- Cluster schools are already overcrowded.
- Need another location for elementary and middle school within the WJ cluster.
- Need plan for facilities and land payments (proportional payments) for all added school enrollment.
- Firm commitment to fund schools at all levels.

Transportation and Connectivity

- Extend the White Flint 1 street network to White Flint II.
- Smaller blocks-create more walkable connections.
- Bike system to be coordinated.
- Shuttle (free) connectors needed to tie commercial buildings with new residential.
- It is difficult for pedestrian to cross the Pike (pedestrian signals don't work in places, long crossing distances).
- Railroad quiet zones at Randolph Road crossing and proposed Nicholson Court MARC Station.
- Will the at-grade CSX railroad crossing at Randolph Road remain open to Randolph Road through traffic? Has a decision been made?
- Improve pedestrian connections across CSX tracks from eastern portion of WF 2 to WF1
- Keep Montrose Parkway grade separated where it was intended and planned to be. Extend Montrose Parkway to Veirs Mill and then to Connecticut Avenue in Aspen Hill.

Public Meetings Summary

Public Facilities: Parks and Open Space

- Need more public parks, not just reserved for specific development.
- There is no element of green space connecting our area. Would love to be able to walk to a park and rest, relax and play with my dog. Please help to make this very dense corridor have more green, less heat island effect, and with your support, less energy use.
- Turn excess Montrose Parkway Right-of-Way over to Parks to manage as public space.
- Turn SHA Park/Ride lot into a park.
- Address access to Luxmanor Local Park. Currently, it is only accessible through the school, Luxmanor Elementary.

Land Use and Zoning

- Supportive of the idea of repurposing office buildings for schools.
- Nicholson Court-isolated by elevation issues. Not accessible from community.

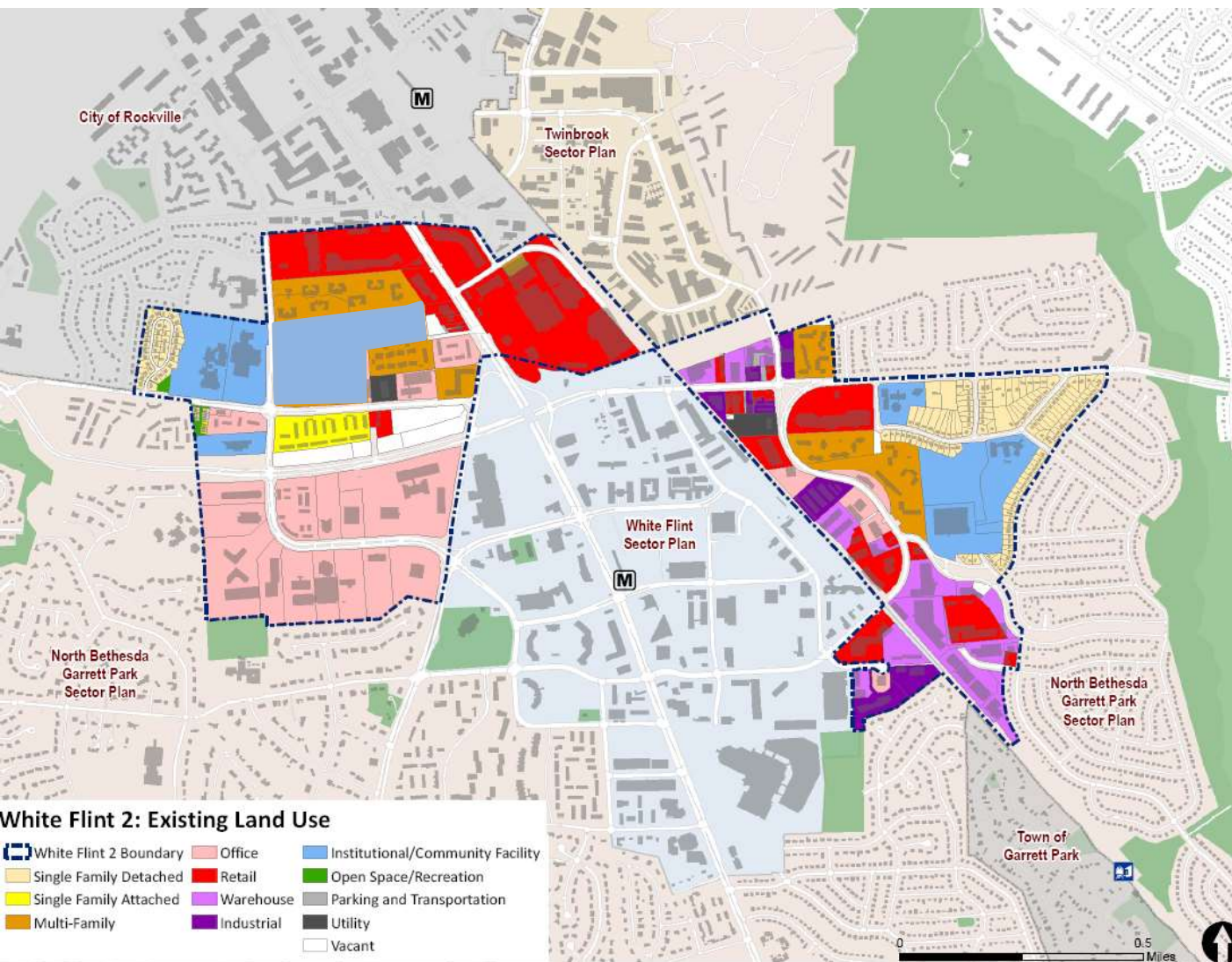
Environment

- Require property developments to address and mitigate stormwater run-off effects on neighboring downstream residential properties.

Infrastructure

- Maintain the Garrett Park train station.
- Can the infrastructure handle this development in terms of schools, traffic, Metro, green spaces and parks?

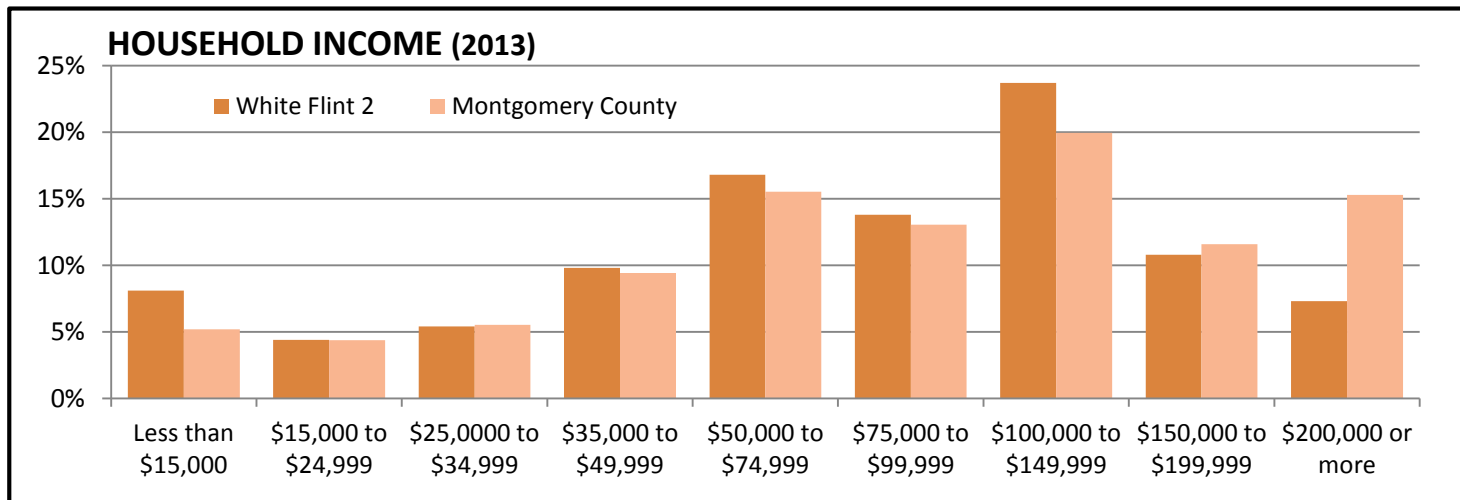
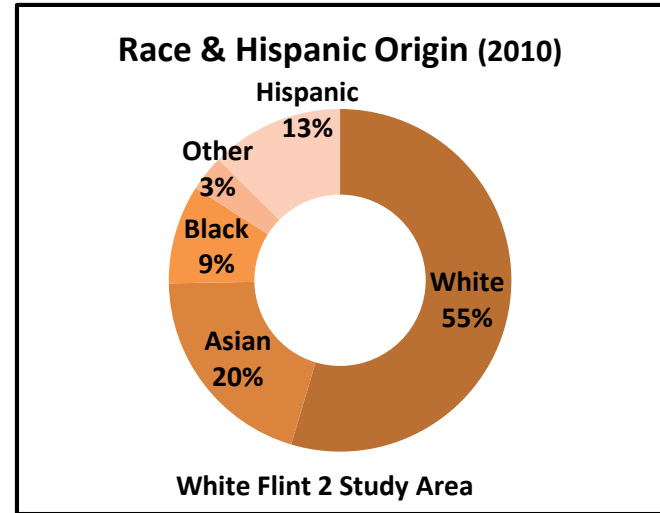
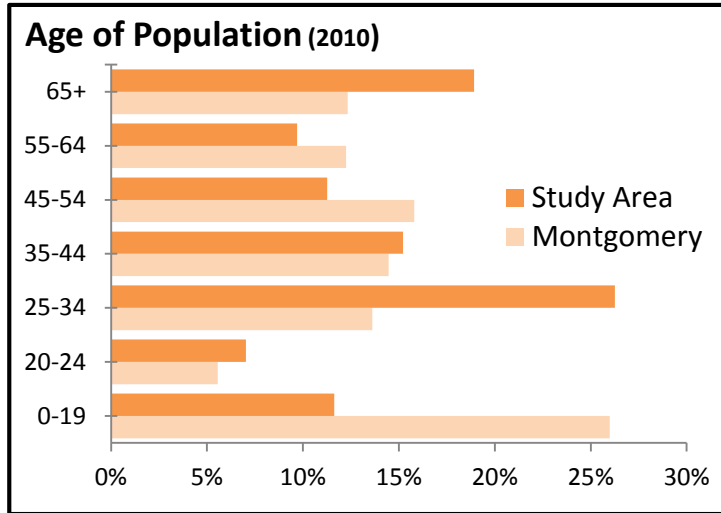
Existing Land Use



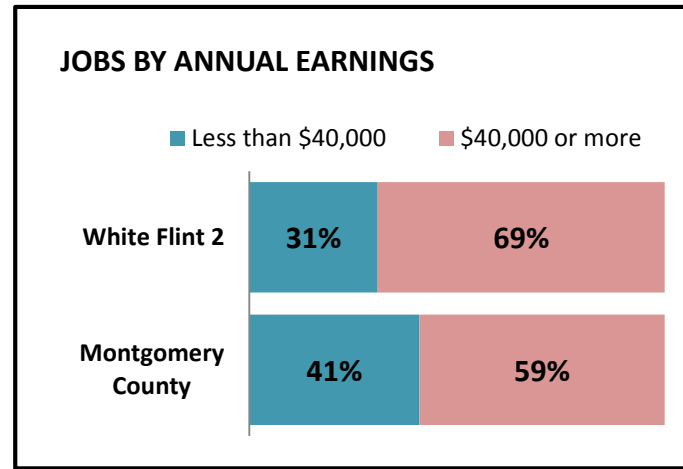
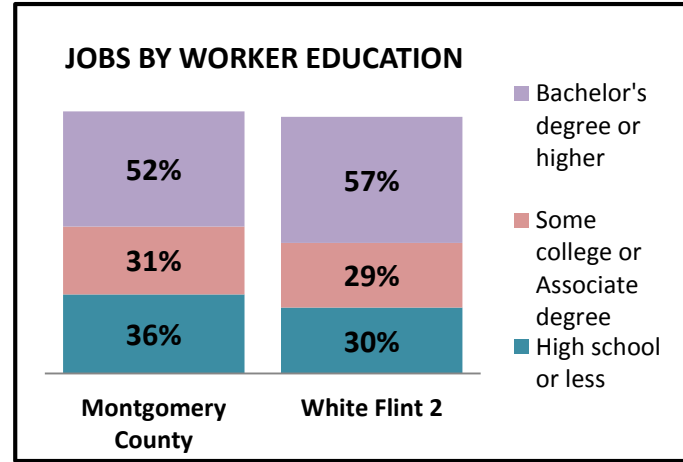
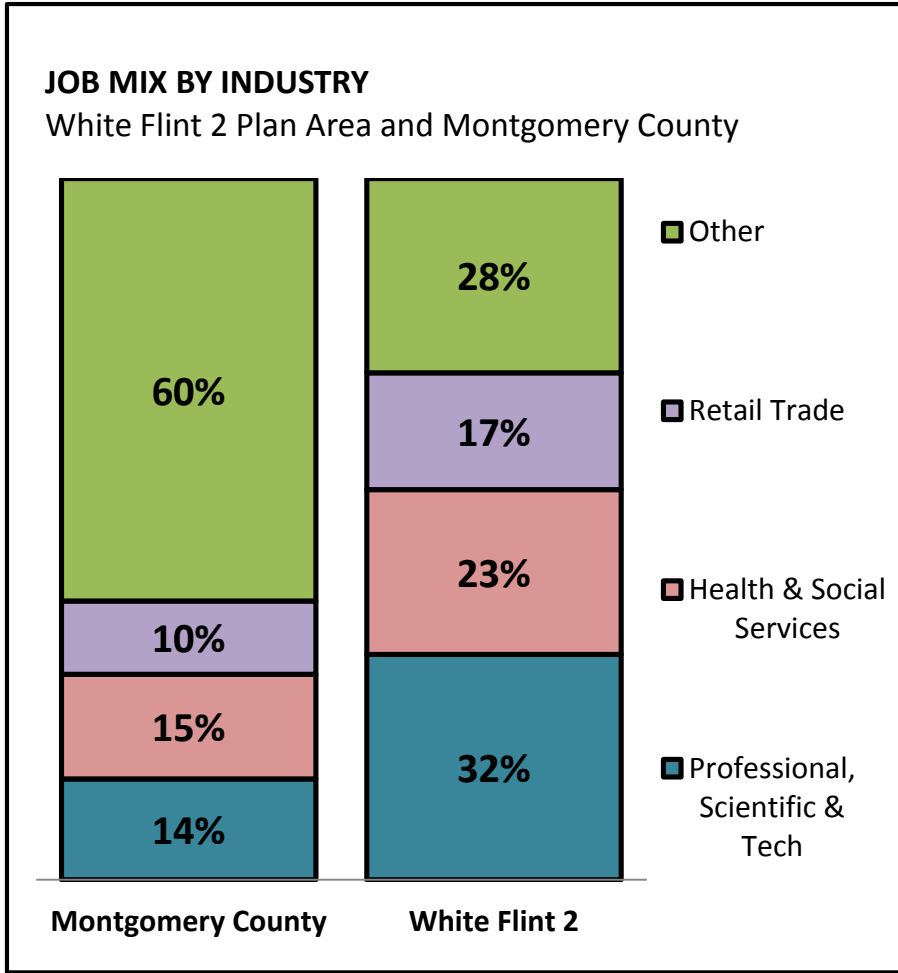
Residential Development:
1,904 dwelling units

Non-Residential Development
6.44 million sq.ft.

Who Lives Here?



Who Works Here?



Office Market Context

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



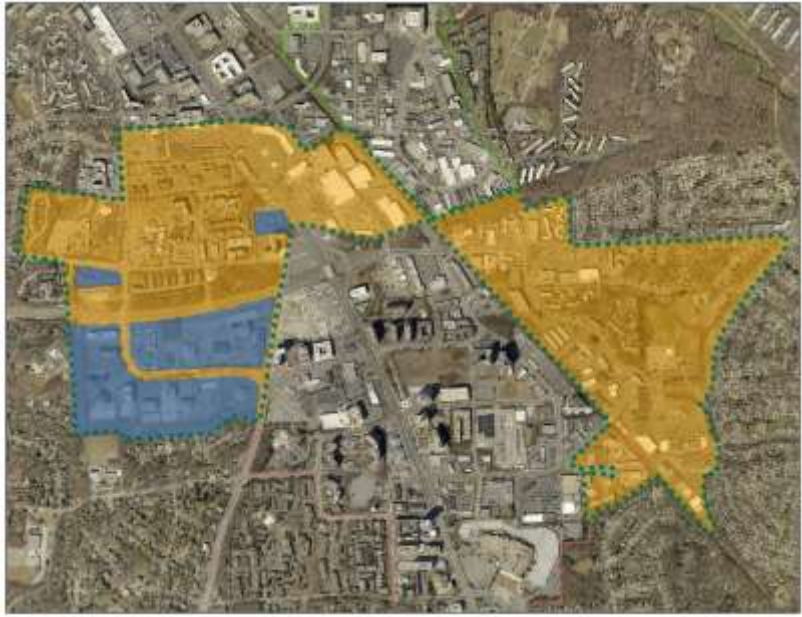
PIKE AND ROSE



6130 EXECUTIVE BLVD

White Flint II Office Inventory

- Mainly along Executive Boulevard
- Lower rents and higher vacancies than County
- Three (3) buildings account for 70% of vacant space



Office Market		
	White Flint II	Montgomery County
# of Buildings	59	1,517
Rentable Square	3,498,832	73,394,375
Under Construction (square feet)	0	400,021
Vacancy Rate	22.2%	15.0%
Rent/square foot per Month	\$24.50	\$27.82

White Flint II Retail Space

- Retail along Rockville Pike and in neighborhood centers
- Plan area comprise 4% of retail sales in the County
- Healthy retail market: High rents, low vacancies

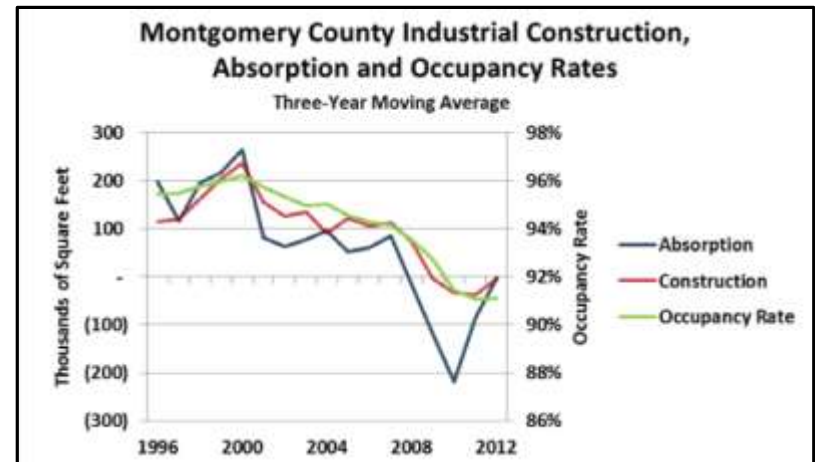


FEDERAL PLAZA

Retail Market		
	White Flint II	Montgomery County
# of Buildings	41	2,326
Rentable Square Feet	1,407,309	39,913,783
Under Construction (square feet)	0	68,742
Vacancy Rate	2.4%	3.9%
Rent/square foot per Month	\$27.44	\$27.33

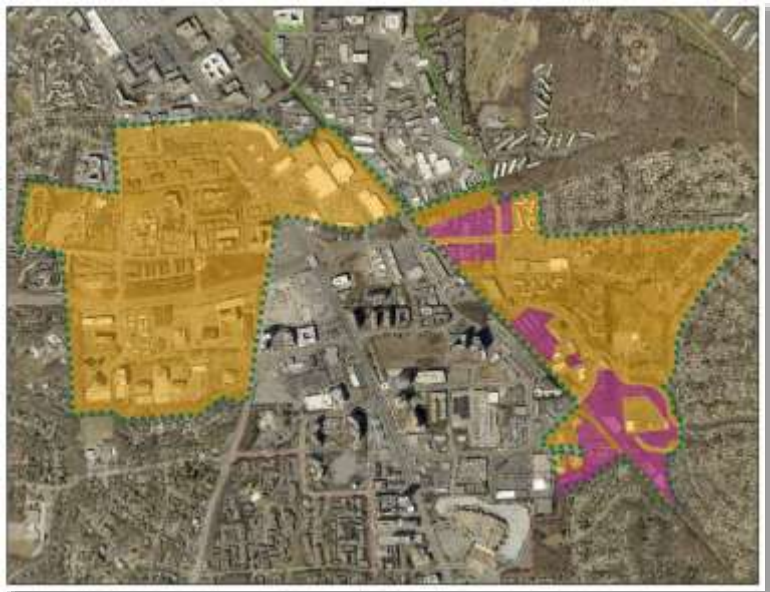
Industrial Space Insights

- *Montgomery County Industrial Land Use Trends, 2015*
- Downcounty industrial land important because of:
 - Proximity to customers
 - Service to businesses
 - Municipal Support
 - Entrepreneurship
- Parklawn/Twinbrook cluster cited critical for preservation



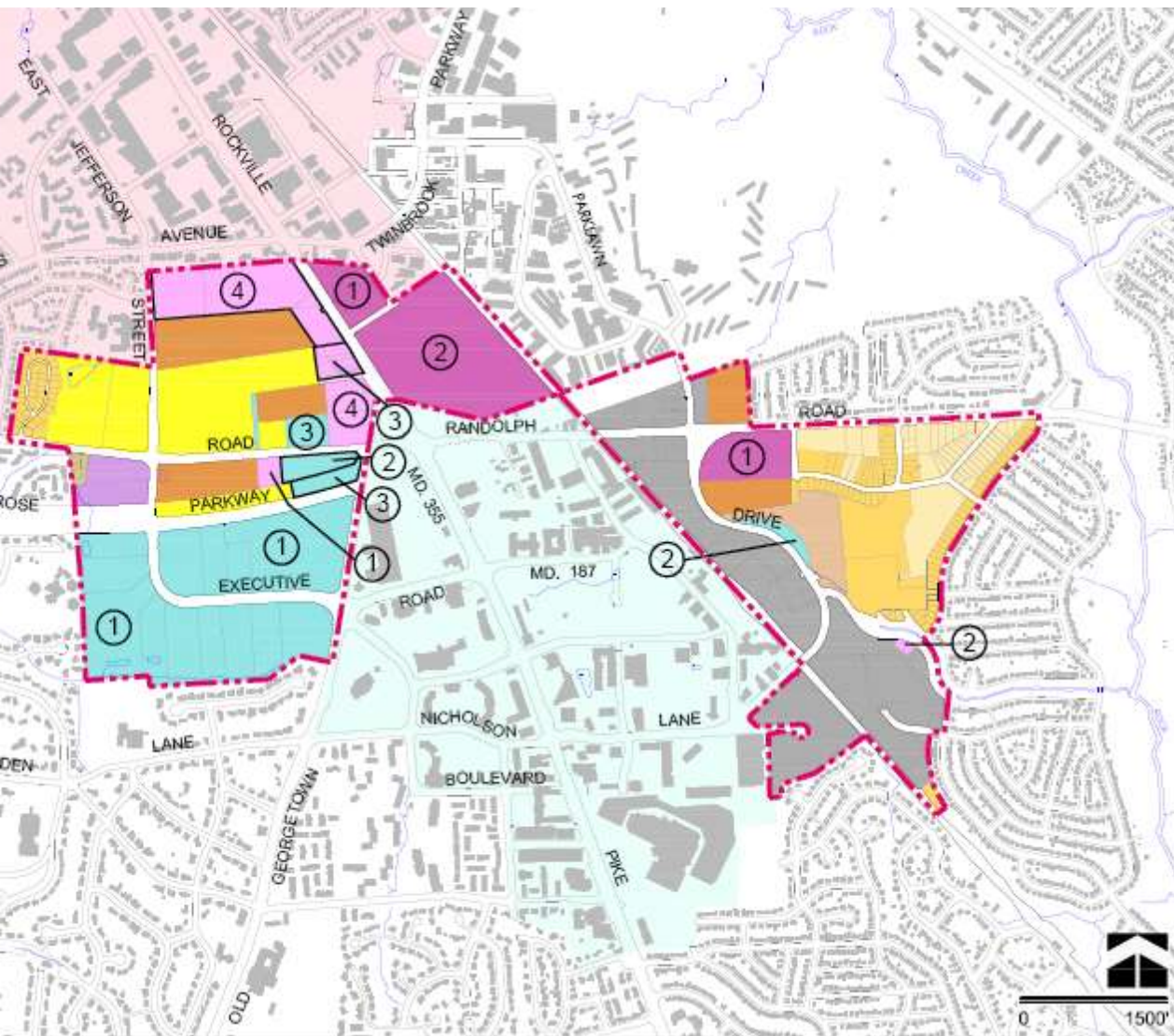
White Flint II Industrial Market

- Industrial east of the rail tracks
- Businesses include home building, auto repair, landscaping, catering, fitness
- Similar rent levels but higher vacancies than County



Industrial Market		
	White Flint II	Montgomery County
# of Buildings	22	623
Rentable Square Feet	716,054	13,995,275
Under Construction (square feet)	0	200,000
Vacancy Rate	14.4%	7.6%
Rent/square foot per Month	\$11.28	\$11.67

Existing Zoning

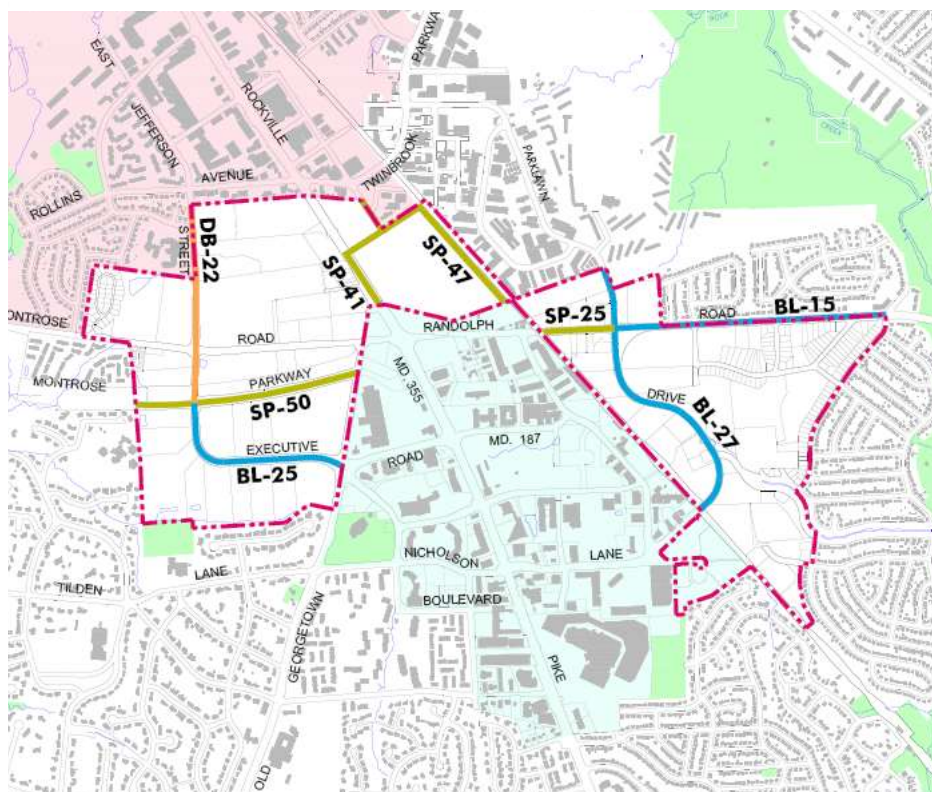


	Rockville City Limits
	2010 White Flint Sector Plan
	White Flint 2 Sector Plan
	R-200 Single-Family Residential
	R-90 Single-Family Residential
	R-60 Single-Family Residential
	R-60/TDR Single-Family Residential/ Transferable Development Rights
	R-30 Multiple-Family, low density residential
	R-20 Multiple-Family, medium density residential
	EDF Employment Office
	① EOF 0.75, H-100'
	② EOF 1.5, H-75'
	③ EOF 3.0, H-100'
	CR Commercial Residential
	① CR 1.5, C-1.0, R-1.0, H-75'
	② CR 2.0, C-0.5, R-1.5, H-220'
	CRN Commercial Residential Neighborhood
	CRN 0.5, C-0.5, R-0.25, H-35'
	CRT Commercial Residential Town
	① CRT 0.25, C-0.25, R-0.25, H-35'
	② CRT 0.75, C-0.75, R-0.25, H-35'
	③ CRT 0.75, C-0.75, R-0.25, H-45'
	④ CRT 2.25, C-1.5, R-0.75, H-75'
	IL Light Industrial
	IL 1.0, H-50'

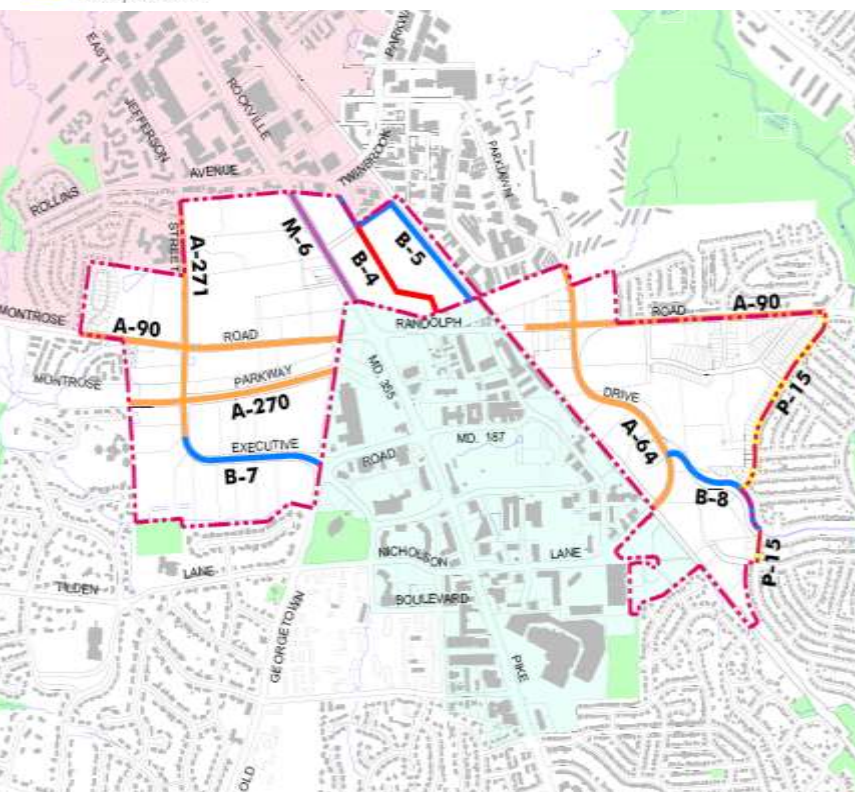
Existing Transportation and Bikeway Network

- Rockville City Limits
- 2010 White Flint Sector Plan
- White Flint 2 Sector Plan
- Parkland
- Dual Bikeway
- Bike Lanes
- Shared Use Path

- Rockville City Limits
- 2010 White Flint Sector Plan
- White Flint 2 Sector Plan
- Parkland
- Major Highway
- Arterial
- Business
- Business-Private
- Primary Residential

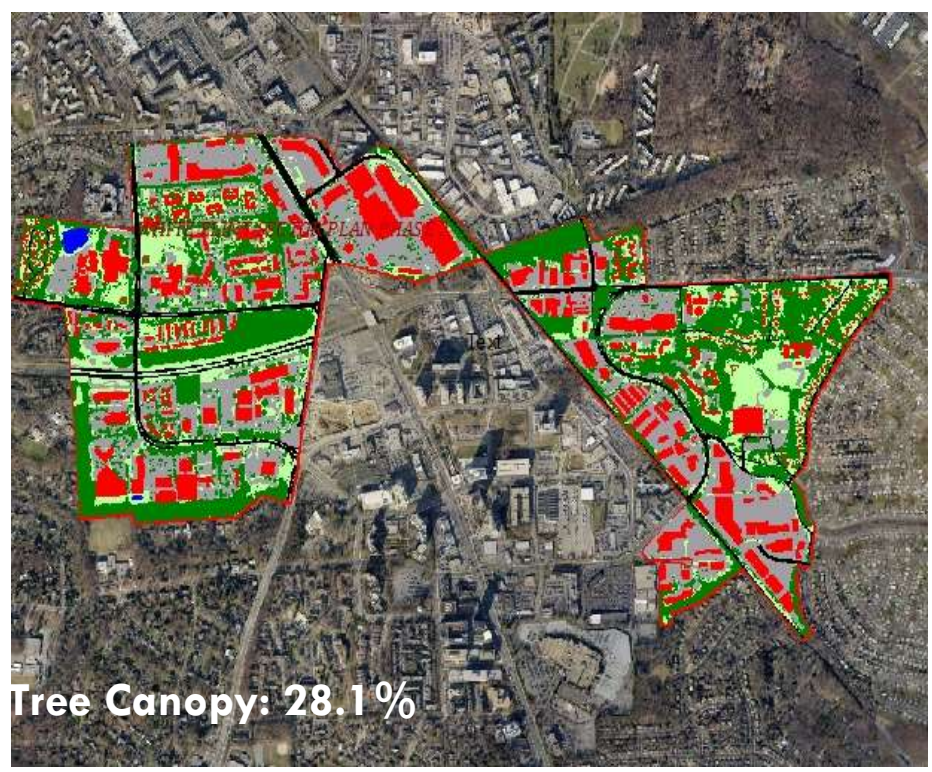
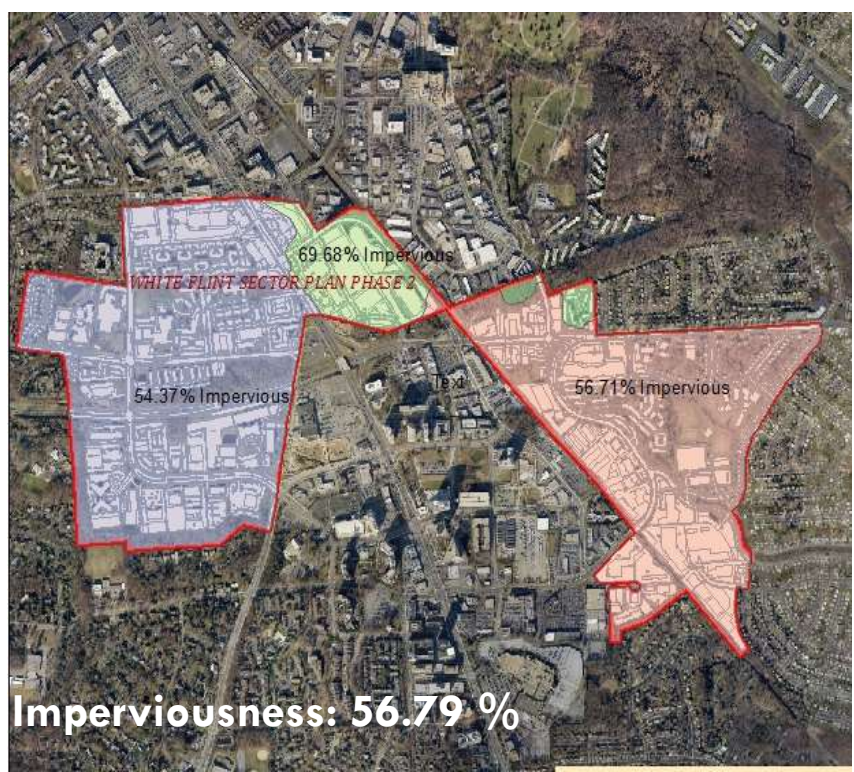


Bikeway Network

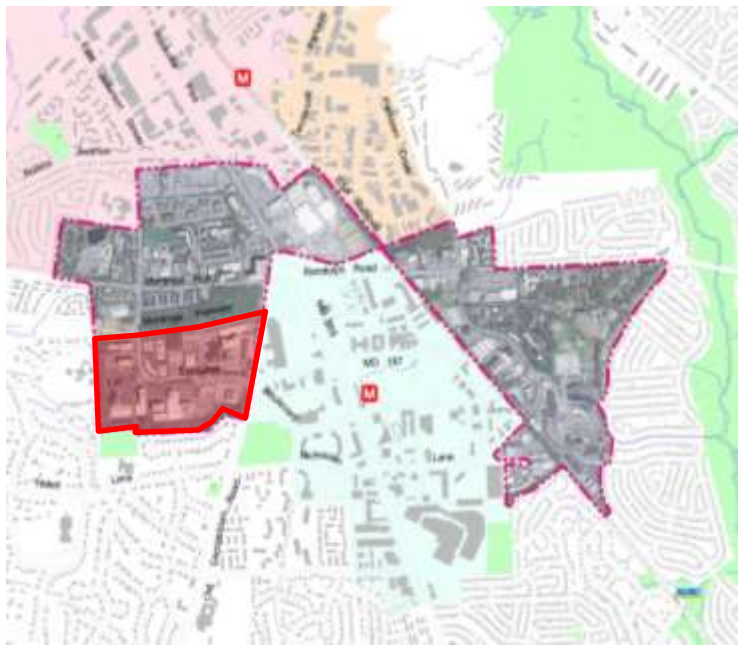


Street Network

Environment



Executive Boulevard Office Park



Land Area: 91 acres
Existing Development: 2.3 million sq.ft.
Zone: Employment Office (EOF 0.75 H100)
Existing Vacancy Rate: 29.2%



Rockville Pike Corridor-East



Land Area: 38.36 acres

Existing Development

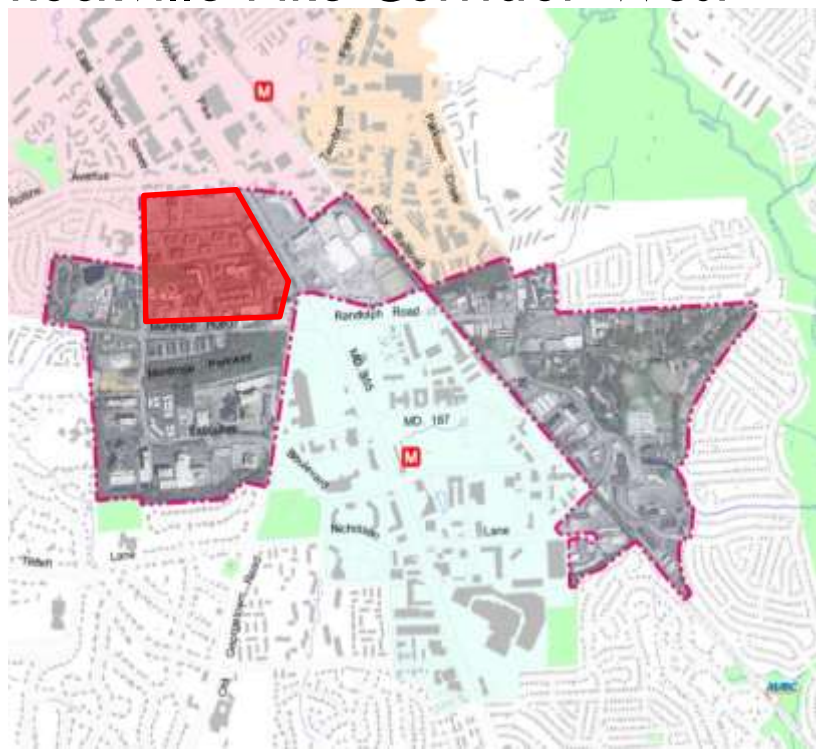
- Residential: 230 dwelling units
- Non-Residential: 465,691 sq.ft.

Zones:

- CR 2.0 C0.5 R1.5 H220 T (Montrose Crossing)
- CR 1.5 C1.0 R1.0 H75 (Pike Center)



Rockville Pike Corridor-West



Land Area: 84.05 acres

Existing Development

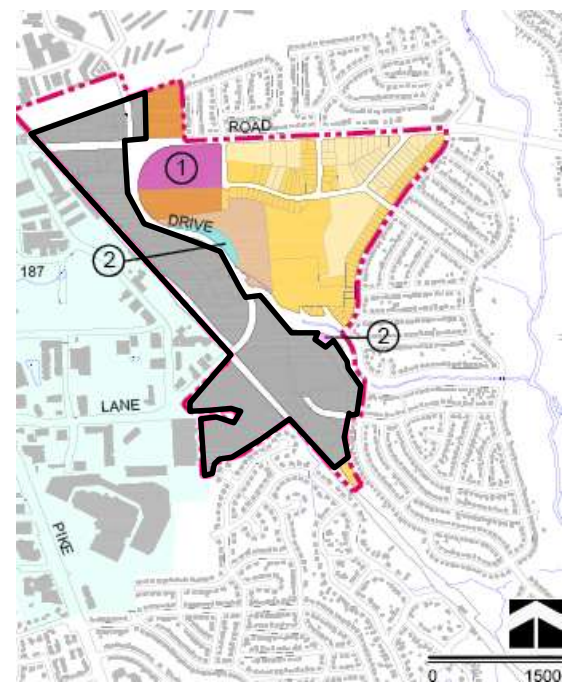
- Residential: 984 dwelling units
- Non-Residential: 1.09 million sq.ft.

Zones: CRT 2.25 C1.5 R0.75 H75; CRT 0.75 C0.75 R0.25 H45; EOF 3.0 H100; R-20; R-200

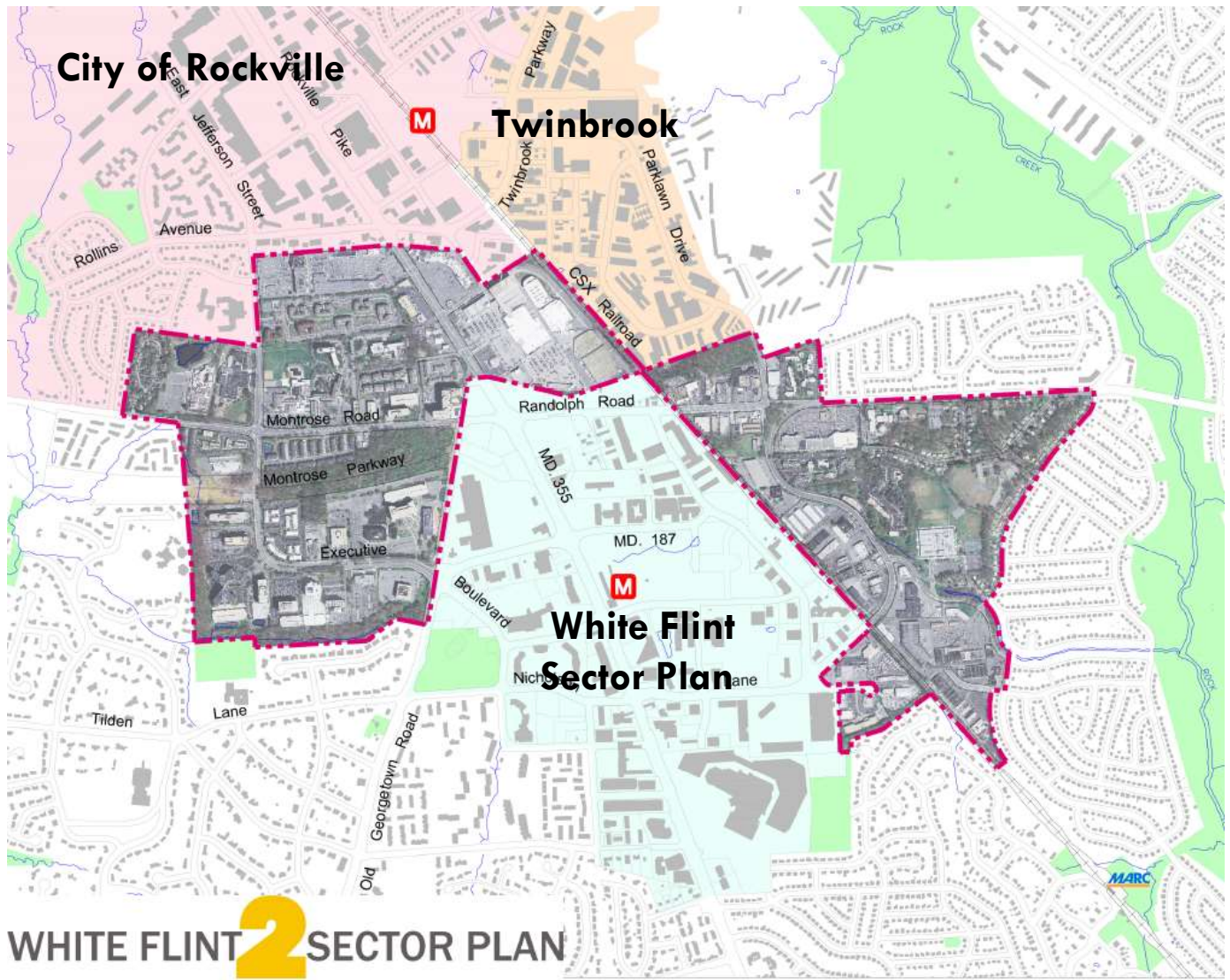


Industrial Properties

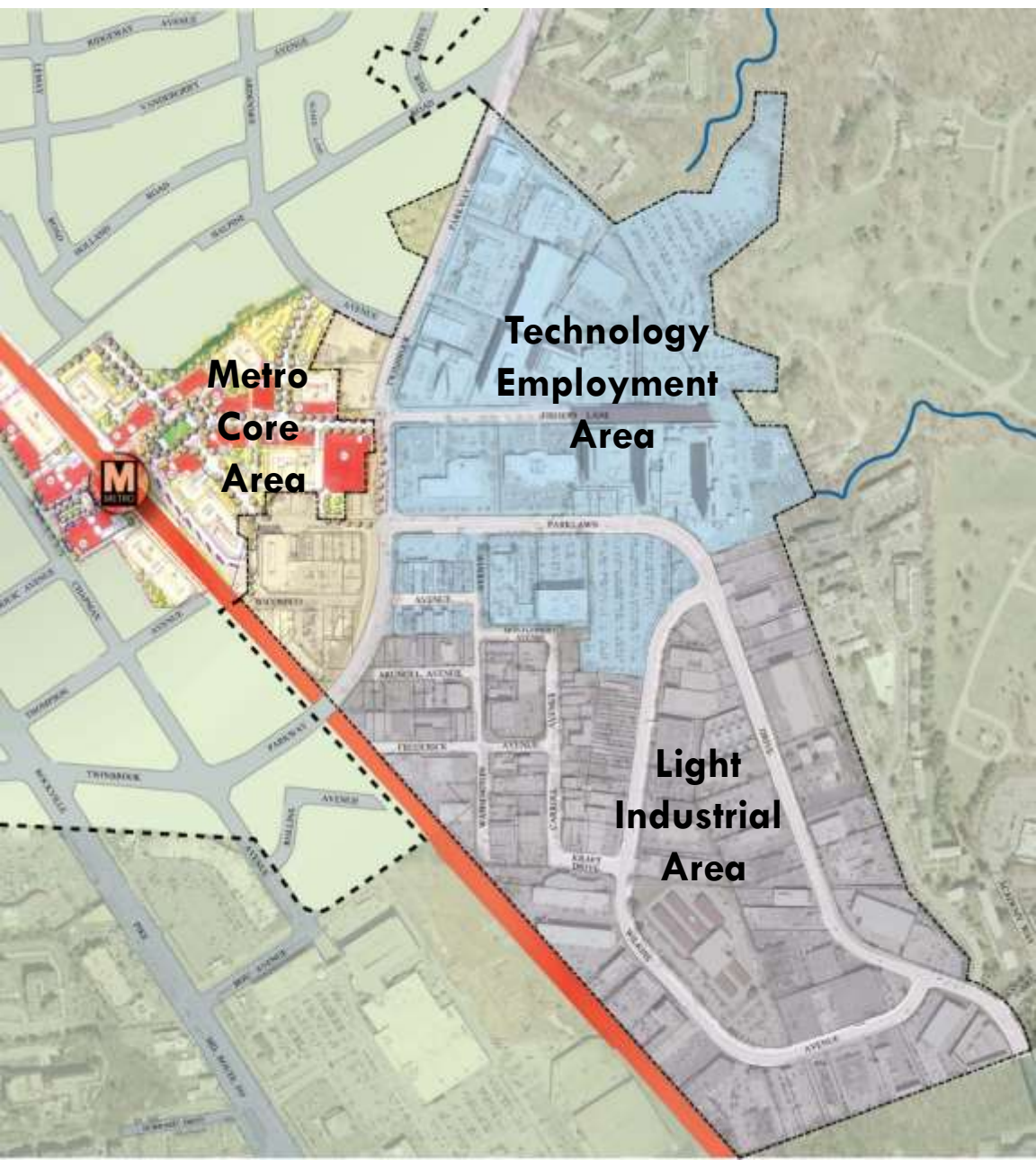
Land Area: 90 acres
Existing Development: 1.8 million sq.ft.
Zone: Light Industrial (IL)



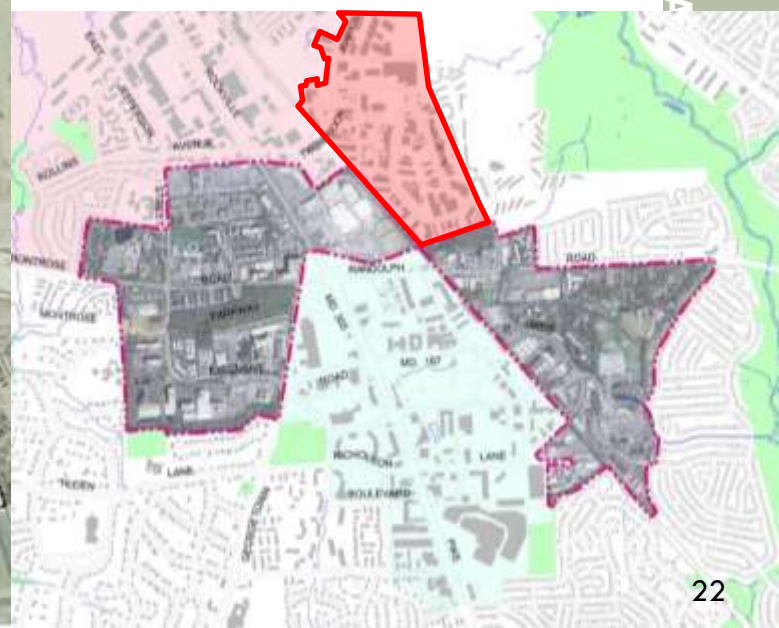
Planning Context



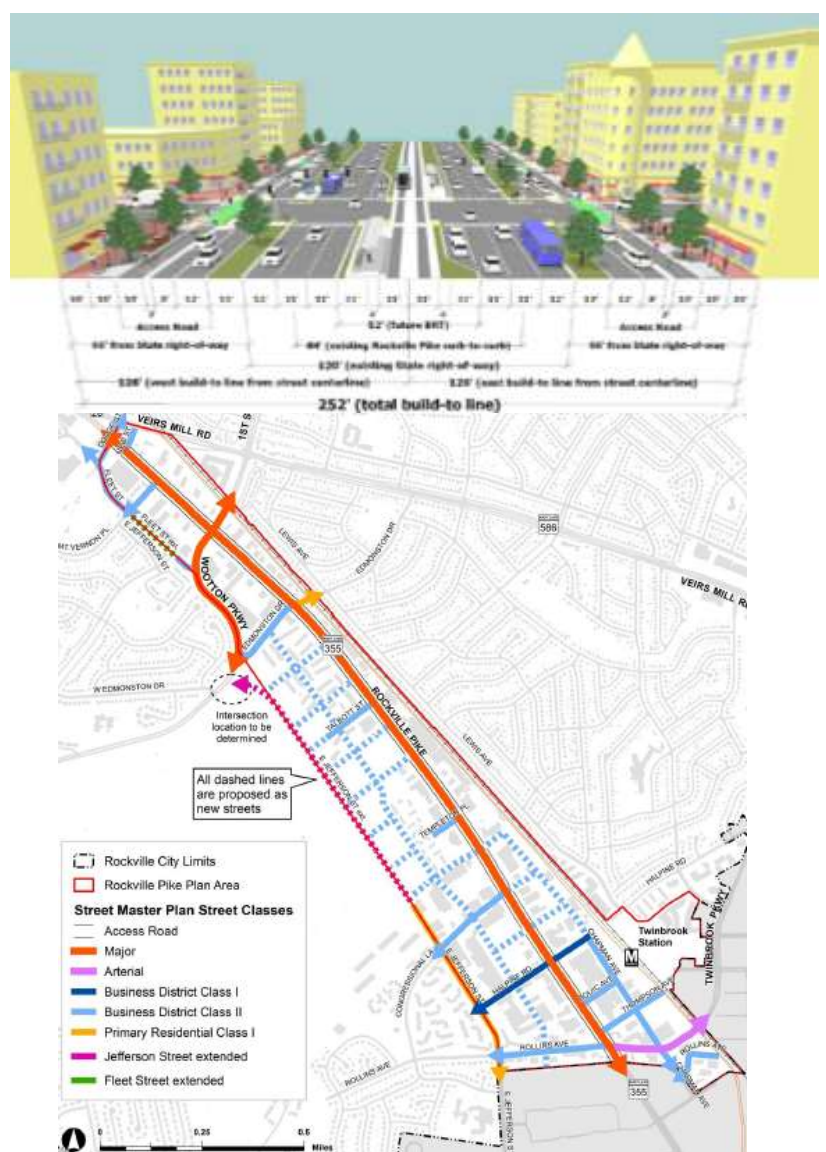
Twinbrook Sector Plan



Approved and Adopted (2009)
Twinbrook Sector Plan

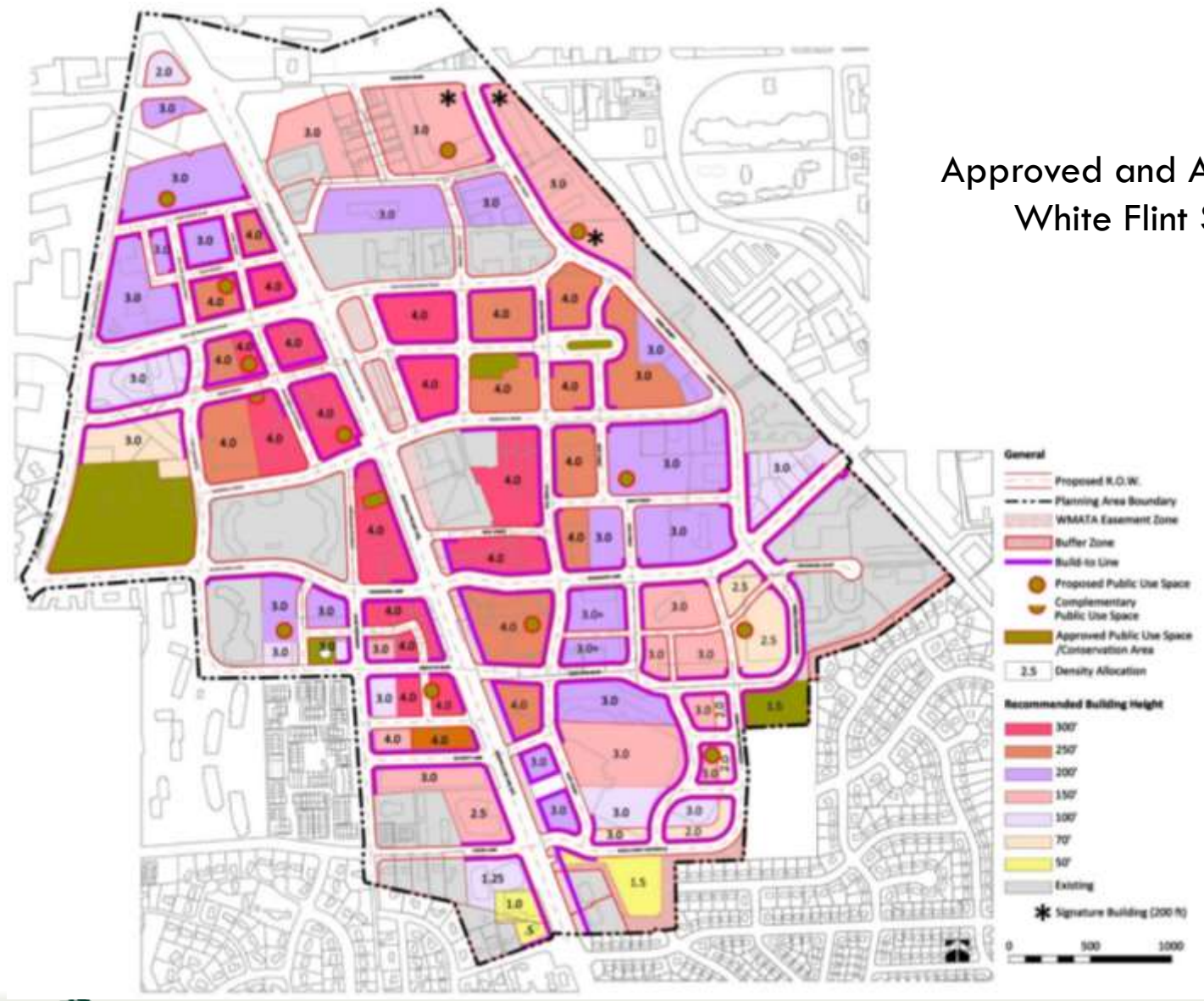


City of Rockville MD 355 Plan

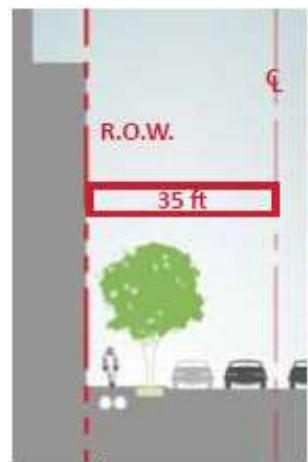
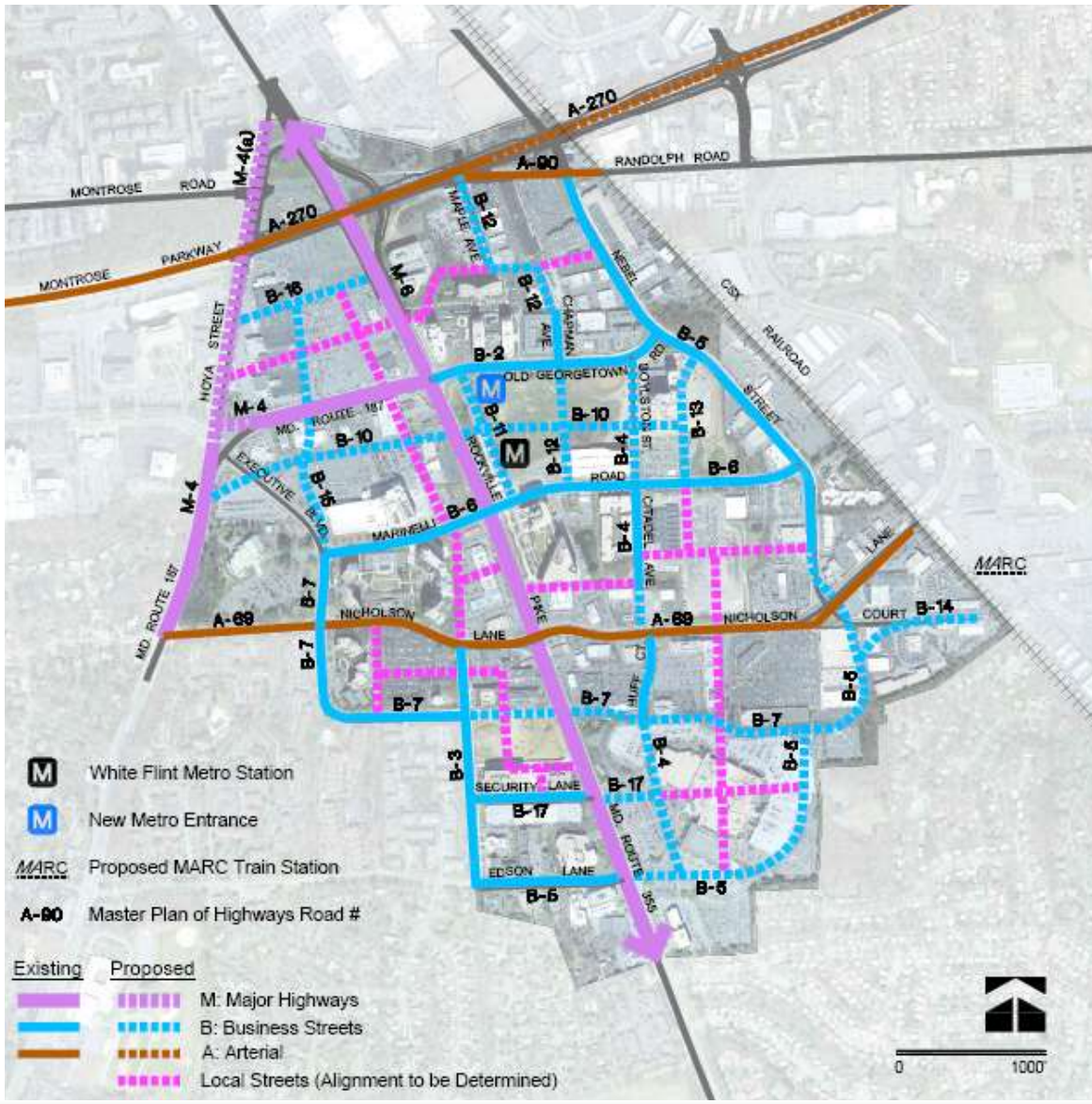


White Flint Sector Plan-Overview

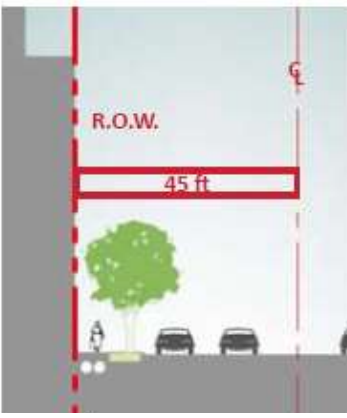
Approved and Adopted (2010)
White Flint Sector Plan



White Flint I Street Network



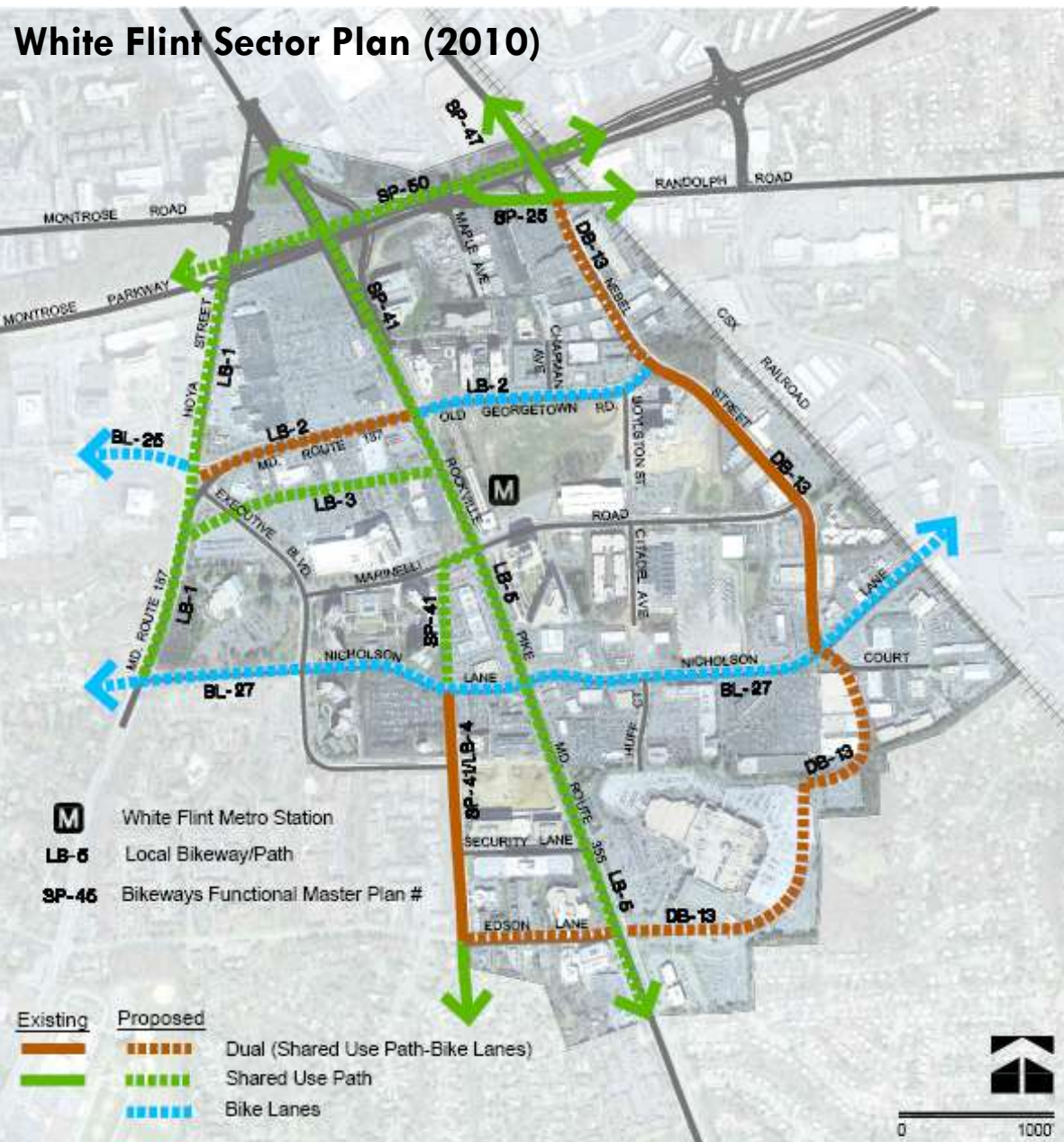
Sector Plan	
Min. R.O.W.:	70 ft
Lanes:	2
Guidelines	
Parking:	Both sides
Trees:	40-45' o.c.
Sidewalk:	Per RoadCode
Setback:	None
Street Wall:	42-60' H. max
Median:	None



Sector Plan	
Min. R.O.W.:	90 ft
Lanes:	4
Guidelines	
Parking:	None
Trees:	40-45' o.c.
Sidewalk:	Per RoadCode
Setback:	None
Street Wall:	42-60' H. max
Median:	Turning lane

White Flint Bikeway Network

White Flint Sector Plan (2010)



Share Use Path-Woodglen Drive



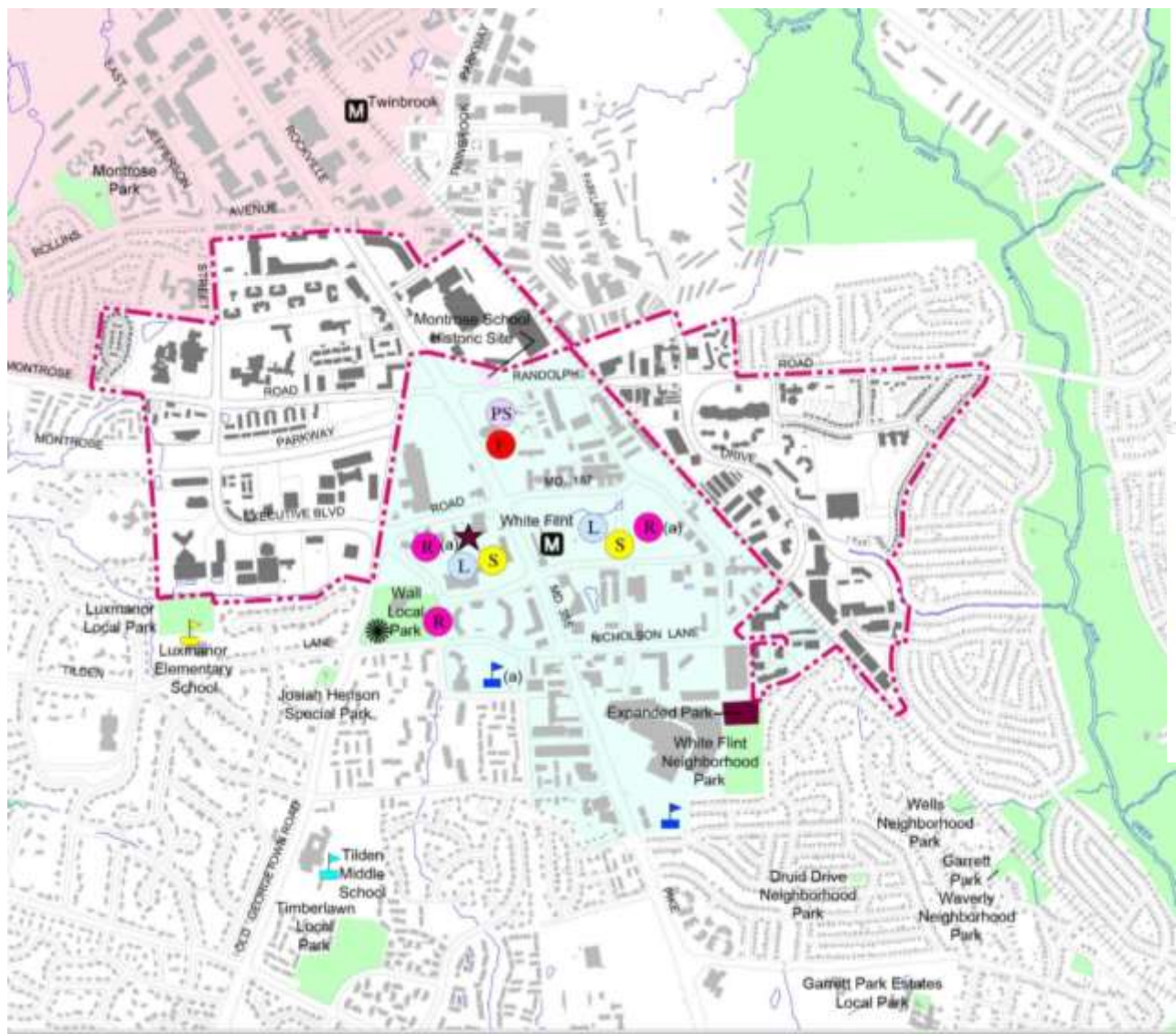
Marinelli Road Bike Lanes

White Flint Bikeway Network



Woodglen Drive Separated Bike Lanes (Cycle Track)

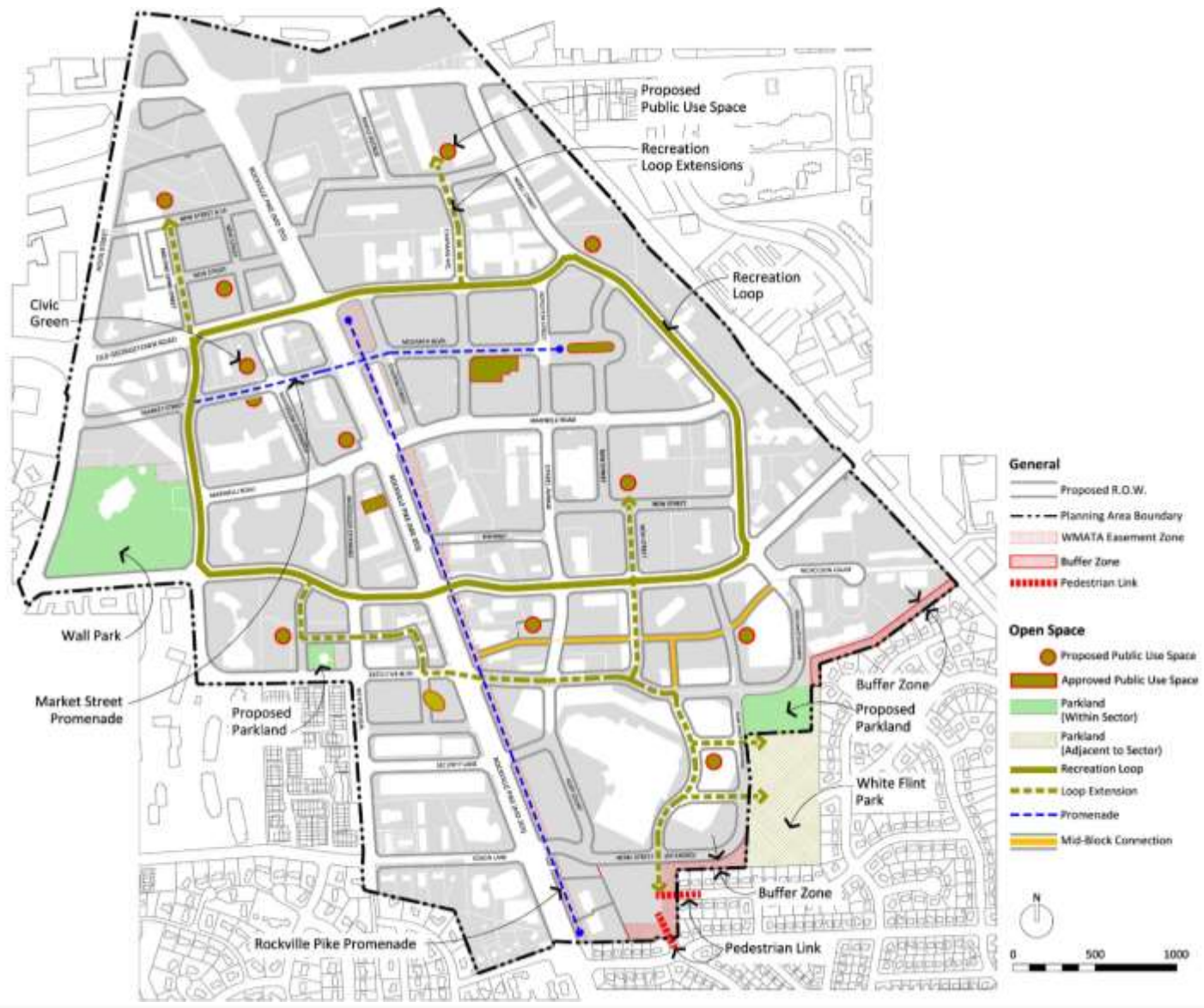
White Flint I Public Facilities



- Rockville City Limits
- 2010 White Flint Sector Plan
- White Flint 2 Sector Plan
- Parkland
- M Metro Stations
- Existing Facilities**
- Elementary School
- Middle School
- Montgomery County Aquatic Center
- Proposed Facilities**
- Elementary School (a = alternate)
- Recreation Center (a = alternate)
- Library (Alternative Location)
- Satellite Services Center (Alternative Location)
- Fire and Emergency Services
- Police Substation
- ★ Civic Green

White Flint Fire Station (#23)-Maple Avenue and Randolph Road-is in the Capital Improvements Program (CIP).

White Flint I Open Space



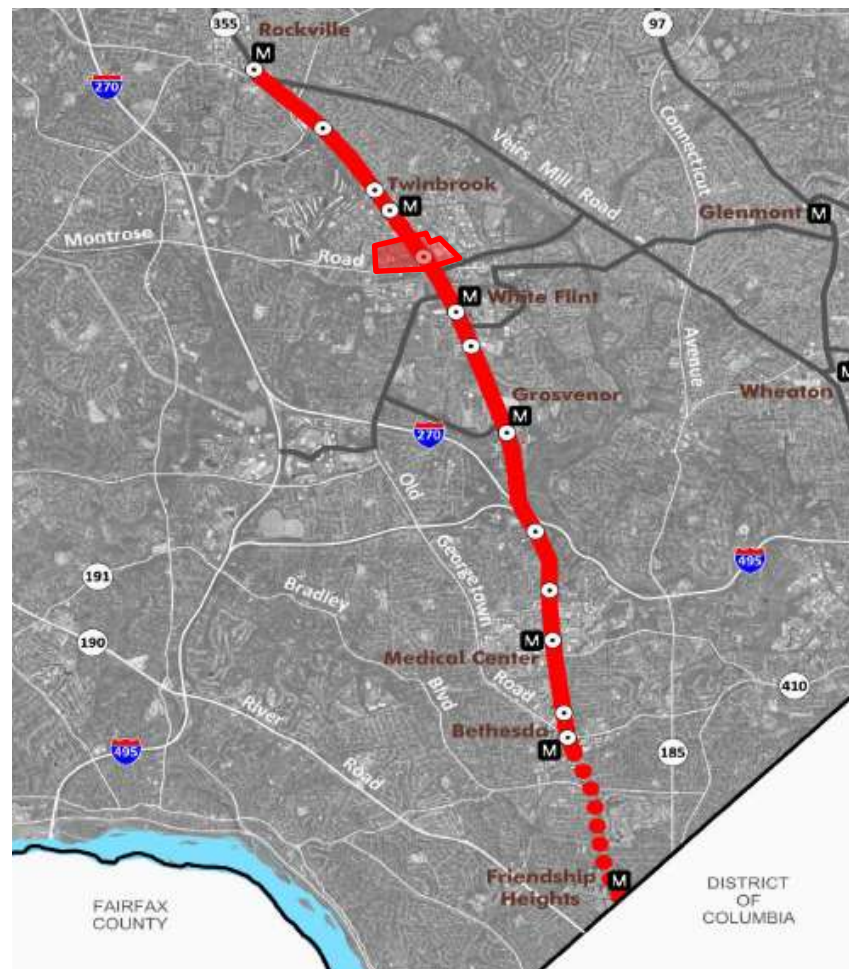
White Flint I Environment

- Maximize Leadership in Energy & Environmental Design (LEED).
- Maximize use of on-site and off-site renewable energy sources.
- Network of bikeways and sidewalks.
- Use of incentives in the CR Zone for protection of the natural environment.
- Include stormwater management along new streets as required by the Road Code.
- Use environmental site design to manage stormwater, including green roofs, pervious paving and other innovative features.
- Increase the tree canopy for the Sector Plan from 10.5 percent to 20 percent through streetscaping and tree plantings.



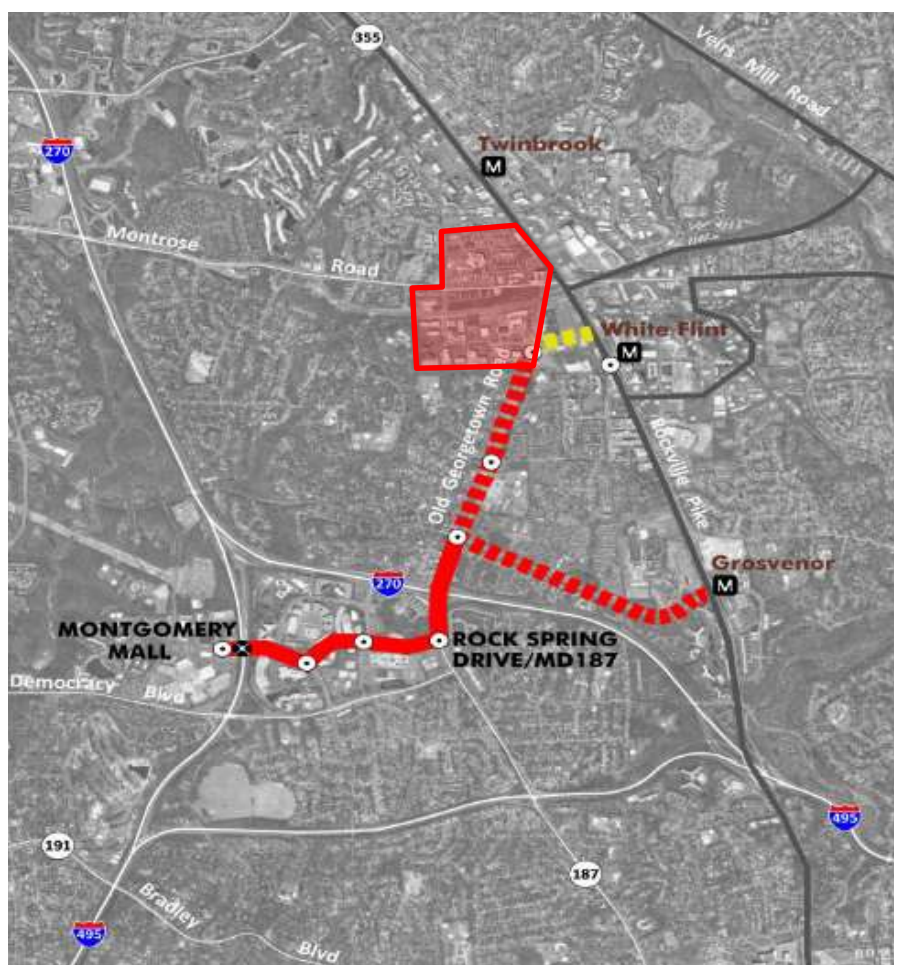
BRT/RTS

- County Line
- Dedicated Lane(s)
- Potential Dedicated Lanes (see text)
- Other BRT Corridors
- BRT Station
- Metro Station



Rockville Pike

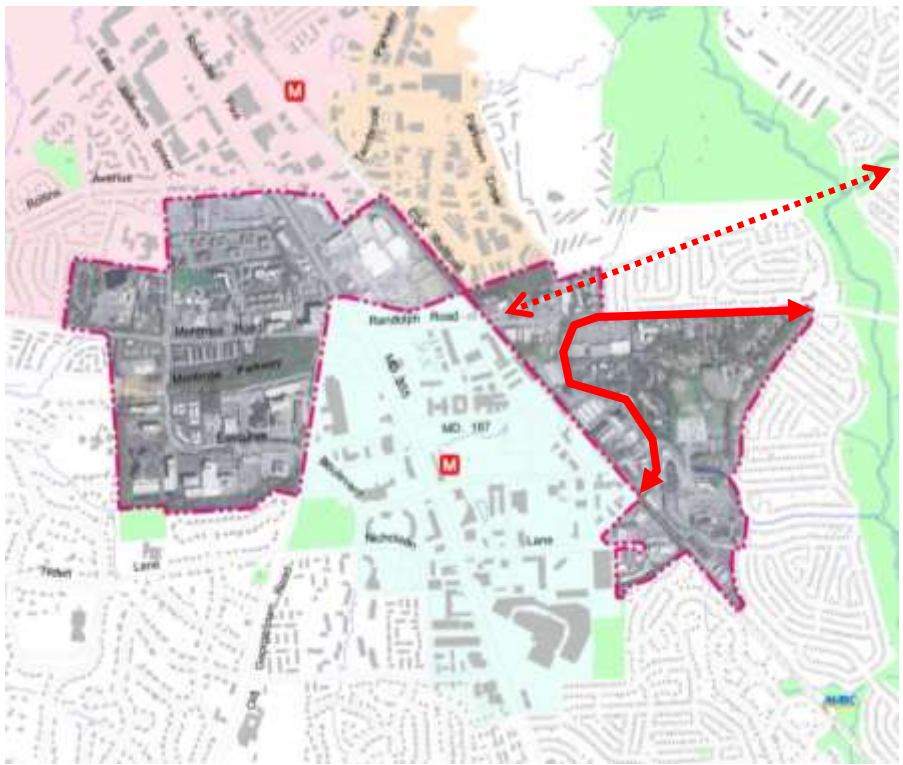
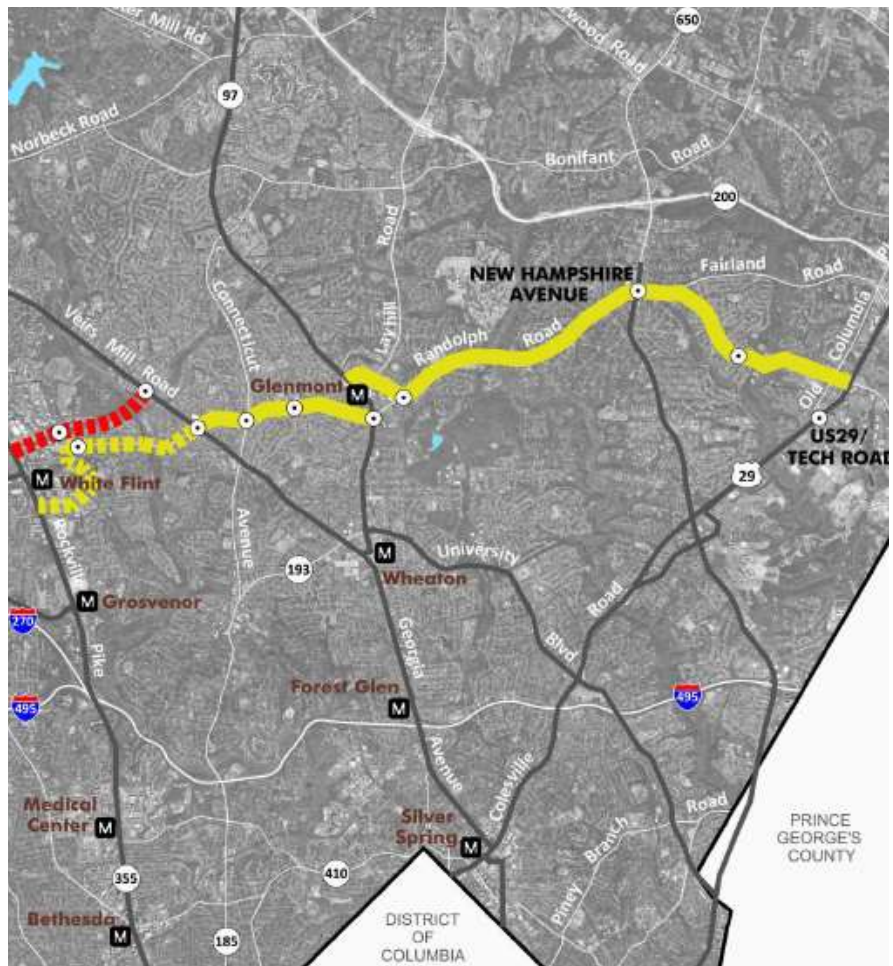
- Dedicated Lane(s)
- Dedicated Lane(s) Alternative Alignment
- Mixed Traffic Alternative Alignment
- Other BRT Corridors
- BRT Station
- HOV Interchange
- Metro Station



Old Georgetown Road

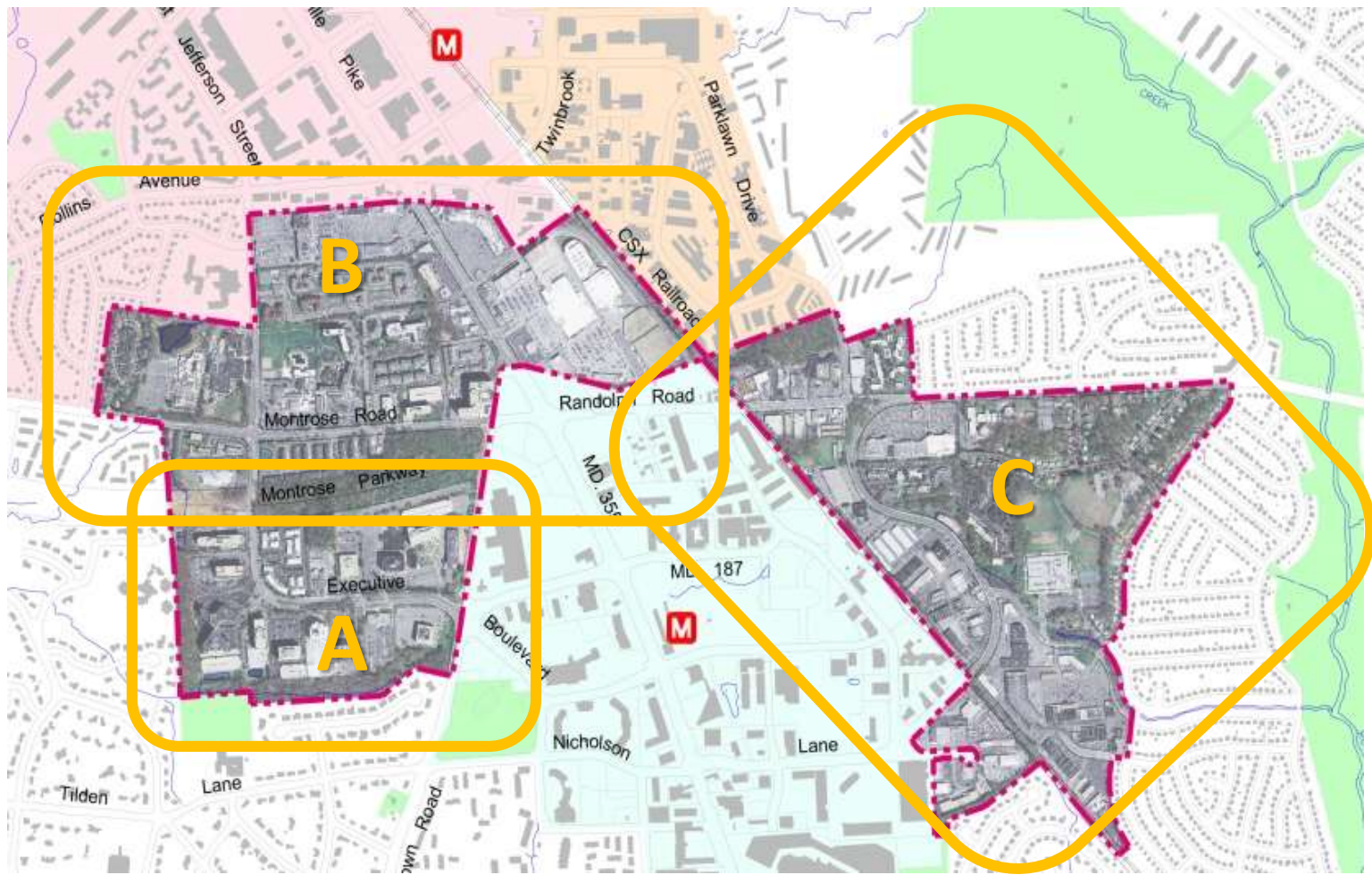
BRT / RTS

-  County Line
-  Dedicated Lane(s) Alternative Alignment
-  Mixed Traffic
-  Mixed Traffic Alternative Alignment
-  Other BRT Corridors
-  BRT Station
-  Metro Station



Randolph Road

Breakout Groups



- Vision, Image and Character
- Transportation and Connections
- Parks and Open Space
- Public Facilities
- Land Use and Density