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?

### Age of Population (2010)

- **65+**: 10% in Study Area, 10% in Montgomery County
- **55-64**: 15% in Study Area, 15% in Montgomery County
- **45-54**: 20% in Study Area, 20% in Montgomery County
- **35-44**: 25% in Study Area, 25% in Montgomery County
- **25-34**: 15% in Study Area, 15% in Montgomery County
- **20-24**: 10% in Study Area, 10% in Montgomery County
- **0-19**: 5% in Study Area, 5% in Montgomery County

### Race & Hispanic Origin (2010)

- **White**: 55%
- **Black**: 9%
- **Asian**: 20%
- **Hispanic**: 13%
- **Other**: 3%

### White Flint 2 Study Area

- **White**: 55%
- **Black**: 9%
- **Asian**: 20%
- **Hispanic**: 13%
- **Other**: 3%

### HOUSEHOLD INCOME (2013)

- **White Flint 2**
  - Less than $15,000: 5%
  - $15,000 to $24,999: 10%
  - $25,000 to $34,999: 15%
  - $35,000 to $49,999: 20%
  - $50,000 to $74,999: 25%
  - $75,000 to $99,999: 20%
  - $100,000 to $149,999: 15%
  - $150,000 to $199,999: 10%
  - $200,000 or more: 5%

- **Montgomery County**
  - Less than $15,000: 10%
  - $15,000 to $24,999: 15%
  - $25,000 to $34,999: 20%
  - $35,000 to $49,999: 25%
  - $50,000 to $74,999: 20%
  - $75,000 to $99,999: 15%
  - $100,000 to $149,999: 10%
  - $150,000 to $199,999: 5%
  - $200,000 or more: 5%
Who Works Here?

**JOB MIX BY INDUSTRY**

White Flint 2 Plan Area and Montgomery County

- **60%** Other
- **28%** Professional, Scientific & Tech
- **17%** Health & Social Services
- **15%** Retail Trade
- **14%** Montgomery County
- **32%** White Flint 2

**JOBS BY WORKER EDUCATION**

- Montgomery County: 52% Bachelor's degree or higher, 36% Some college or Associate degree, 10% High school or less
- White Flint 2: 57% Bachelor's degree or higher, 29% Some college or Associate degree, 14% High school or less

**JOBS BY ANNUAL EARNINGS**

- Montgomery County: 41% Less than $40,000, 59% $40,000 or more
- White Flint 2: 31% Less than $40,000, 69% $40,000 or more
Office Market Context

- Forces shaping the office market
  - Technology
  - Space Utilization
  - Federal Sequestration
- Strongest markets in urbanized, mixed-use, walkable communities
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

<table>
<thead>
<tr>
<th></th>
<th>White Flint II</th>
<th>Montgomery County</th>
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</thead>
<tbody>
<tr>
<td># of Buildings</td>
<td>59</td>
<td>1,517</td>
</tr>
<tr>
<td>Rentable Square</td>
<td>3,498,832</td>
<td>73,394,375</td>
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<tr>
<td>Under Construction</td>
<td>0</td>
<td>400,021</td>
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<tr>
<td>(square feet)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vacancy Rate</td>
<td>22.2%</td>
<td>15.0%</td>
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<tr>
<td>Rent/square foot per Month</td>
<td>$24.50</td>
<td>$27.82</td>
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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

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

<table>
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<th>Industrial Market</th>
<th>White Flint II</th>
<th>Montgomery County</th>
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<tbody>
<tr>
<td># of Buildings</td>
<td>22</td>
<td>623</td>
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<tr>
<td>Rentable Square Feet</td>
<td>716,054</td>
<td>13,995,275</td>
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<td>Under Construction (square feet)</td>
<td>0</td>
<td>200,000</td>
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<tr>
<td>Vacancy Rate</td>
<td>14.4%</td>
<td>7.6%</td>
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<tr>
<td>Rent/square foot per Month</td>
<td>$11.28</td>
<td>$11.67</td>
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Existing Zoning
Existing Transportation and Bikeway Network

- Bikeway Network
- Street Network
Environment

Imperviousness: 56.79%

Tree Canopy: 28.1%
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

City of Rockville

Twinbrook

White Flint Sector Plan

WHITE FLINT SECTOR PLAN
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

White Flint Metro Station
New Metro Entrance
Proposed MARC Train Station
Master Plan of Highways Road #

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 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

Rockville Pike

Old Georgetown Road
Breakout Groups

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