

# MVMatters: Community Workshop Series Meeting #1



# MVMatters: Welcome



**Necesita traducción? Por favor, habla con Luis Estrada**



# MVMatters: Agenda

**6:45 pm-** registration and check-in

**7:05 pm-** welcome and introduction

**7:15 pm-** staff presentation

- master plan parameters
- existing conditions
  - existing commercial (retail and office) development
  - vision2030 (mvf staff)
  - mv golf course redevelopment
- scope of work
  - community concerns and issues
    - continued community outreach
  - transportation/connectivity
  - preservation/sustainability
  - redevelopment, reinvestment
  - zoning/land use

**8:30 pm-** questions & answers

**9:00 pm-** meeting end



# MVMatters: Master Plan Parameters



- Master Plan Boundary consists of Montgomery Village
- Do not consider M-83 roadway alignment
- One Year Transmittal of Plan Recommendations to Council from kick-off
- Requirements of the new zoning ordinance

During the zoning code rewrite, it was decided that most of the planned development zones – PD, TS, PNZ, PRC and PCC – are being retained in their entirety as grandfathered zones and will be maintained to accommodate existing development *but will not* be available for future rezoning (or retained during sectional map amendments).



# MVMatters: Existing Conditions

Site: Goshen Oak  
Built: 2000  
Leasable Square Footage: 63,098  
Vacant: 4.28%



# MVMatters: Existing Conditions



*Site: Goshen Crossing Shopping Center*  
*Built: 1988*  
*Leasable Square Footage: 78,456*  
*Vacant: 4.1%*



# MVMatters: Existing Conditions

Site: Goshen Plaza Shopping Center  
Built: 1987  
Leasable Square Footage: 124,554  
Vacant: 9.02%



# MVMatters: Existing Conditions

**Site: Montgomery Village Plaza**  
**Built: 1984 Renovated: 2008**  
**(Leasable) Square Footage: 116,134**  
**% Vacant: 0.95%**



**Site: Montgomery Village Crossing**  
**Built: 1982**  
**(Leasable) Square Footage: 136,913**  
**% Vacant: 3.69%**



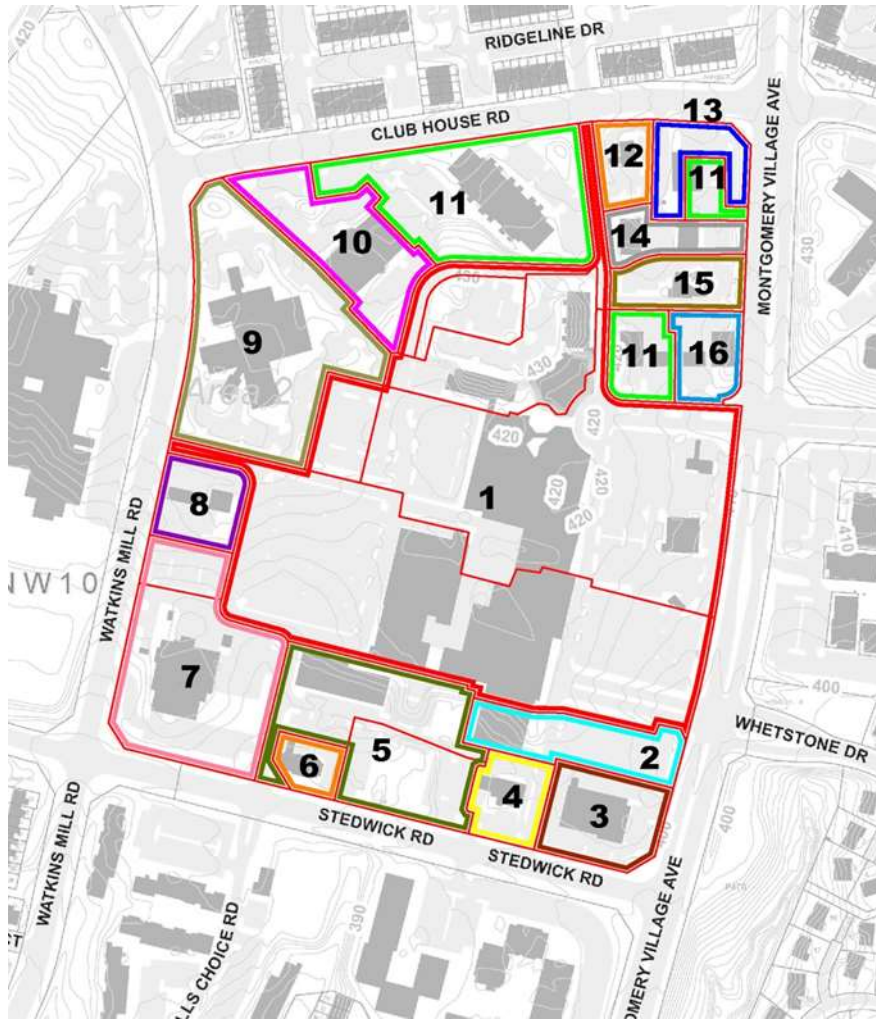


# MVMatters: Existing Conditions

Site: Montgomery Village Center  
Built: 1969 Renovated: 1990  
(Leasable) Square Footage: 245,581  
% Vacant: 0.31%



# MVMatters: Ownership



## Property Owners

1. Washington Real Estate Investment Trust
2. Ozark Mountain Traders
3. Thomas A. Bradford Jr. Et Al
4. Sandy Spring National Bank
5. JDC Village Development LLC
6. Capital One NA
7. United States Postal Service
8. Carz LLC
9. Meditrust of Maryland Inc.
10. Islamic Supreme Council of America
11. Montgomery Village LLC
12. Capital One NA
13. Kramer Suburban Carwash Ent. Inc.
14. Village Center CODM
15. T&J Investment Group LLC
16. Potomac Energy Holdings LLC



# MVMatters: Vision 2030



Montgomery Village Master Plan





- General Vision Statement for the Community/Area
- Proactive in planning vs. Reactive
- Resident/Stakeholder Investment - Charrette
- Focus on Land Use Designations
- Prepare for Gaithersburg East/Montgomery Village Master Plan – It's finally here!





- The Vision 2030 Committee identified four sites in the Village that will be ripe for redevelopment in the next twenty years. Concept plans were developed for each location.
- The community charettes were facilitated by a professional land planning group – Wiencek & Associates – to spur dialogue about planning issues; gather input and ideas for improvement to the Village; and set a vision.
- The plans identified show potential development for site – “what is possible” – not engineered in any way.





## The following is a general **COMMUNITY VISION STATEMENT** and summary of the vision for each location:

The core elements of the vision are as follows:

Montgomery Village will be a community of distinct neighborhoods close to schools, parks, recreation, worship, community and commercial centers. The Village Center, a vibrant & bustling place, will be recognized as a great place for all residents to live, work, shop, eat and play. Mature trees along streets and in parks coupled with beautiful lakes and ponds are respected and enhanced. Multi-modal transportation improvements will be implemented to improve job access and other services to residents in the metropolitan region. A network of trails and bikeways will weave through the Village providing regional connectivity.





# #1 – The Village Center



Existing Conditions

Montgomery Village Master Plan





## #1 – The Village Center (cont'd.)

Develop a mixed-use Village Center which is recognized as the central hub for Village residents and others to shop, receive services, work, dine and recreate. The Village Center will have the grand gathering places including outdoor seating for restaurants. The Professional Center is an extension of the Village Center and should be developed in a mixed-use fashion.







## #1 – The Village Center (cont'd.)

- Create a mixed-use town center environment (housing, retail, offices, public areas).
- Establish outdoor seating and other pedestrian-friendly features.
- Create interconnected streets lined with retail on ground floors.





# #2 – Professional Center



Montgomery Village Master Plan





## #2 – Professional Center (cont'd.)

A mixed use site featuring a combination of office, residential and retail which compliments the Village Center. Special attention must be made to clearly delineating pedestrian crossways across Montgomery Village Avenue to ensure a connection between the two sites. This might be done with special colored crosswalk surfaces and signage.





## #2 – Professional Center (cont'd.)

- Retain medical services on this site or elsewhere in the Village Center.
- Future mixed-use site.
- Redevelopment should reinforce connectivity to the Village Center to support it economically.
- Any redevelopment plan needs to respect and fit with abutting, residential neighborhoods.





# #3 – Gateway Site



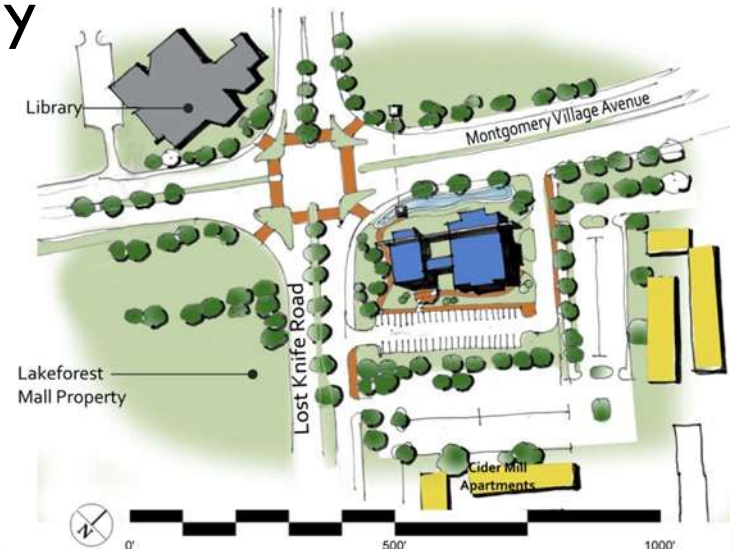
Montgomery Village Master Plan





### #3 – Gateway Site (cont'd)

Signal the entrance to Montgomery Village by incorporating into the entrance parcel at Montgomery Village Avenue and Lost Knife Road – unique architecture, special landscaping including a water feature, remarkable signage, and notable sculptures. Multi-family residential or institutional uses would be appropriate for this site.





### #3 – Gateway Site (cont'd)

- Develop significant entrance features-signage, landscaping, public art.
- Develop the site with high-quality architecture.
- No retail.
- Housing use could be integrated with future redevelopment of Cider Mill Apartments.
- Institutional use – place of worship.
- Set buildings back enough to articulate entry to the Village with landscaping and water features.





# #4 – The Montgomery Village Golf Course







## #4 – The Montgomery Village Golf Course (cont'd.)

The golf course is a vital green space in the heart of the Village and supports the sylvan character of the Village's landscape. As other areas of the Village redevelop, it is important to maintain large expanses of green space in active and passive parks. The golf course provides premium views of well-maintained, landscaped areas for homeowners and those who travel by the course on several major roadways.





## #4 – The Montgomery Village Golf Course (cont'd.)

- Vital green space in heart of Montgomery Village.
- Retention of the golf course as open space is highly valued and a priority.
- The business of operating a private golf course is increasingly a challenge economically.
- Development of multifamily housing, potentially senior housing, on the overflow parking lot is considered an acceptable means of providing an economic benefit to extend the economic life of the golf course.
- Consider including MVF's club-side park as part of development plan for multi-family housing on adjacent upper parking lot of golf course.
- If golf course ceased operations, allow mixed-housing on golf course (single family/townhomes/cottages) with large open space areas and recreation opportunities.
- Protect viewsheds as much as possible for residents living on golf course.



# MVMatters: What's Changed

## The Montgomery Village Golf Course



## What is a “**Scope of Work**” ???

A document that outlines staff approach to the specific master plan area being addressed. The scope of work identifies **key issues** to be addressed by staff through the master plan process.

## What is **MV’s Scope of Work**???

- Boundary for the Montgomery Village Master Plan;
- Background on Montgomery Village and the Montgomery Village Foundation;
- Planning Framework;
- Purpose and Summary of Plan Issues;
- Town Sector Zone and Development Plan;
- Montgomery Village Today: Community Snapshot; and
- Community Outreach and Plan Schedule.



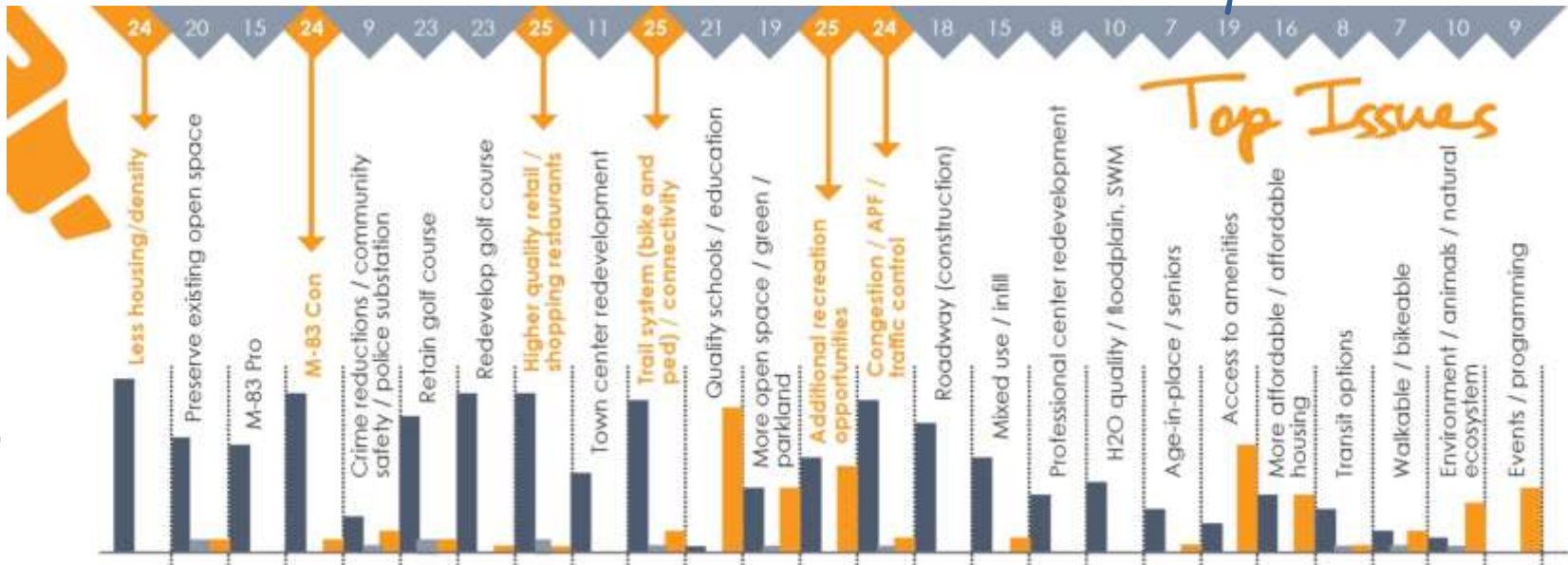
# MVMatters: Scope of Work

## MV | Plan Boundary



# MVMatters: Scope of Work

## MV | Community Concerns



Top Issues

OUTREACH-CODED TABLE LEGEND

Oct. 1  
Kickoff Workshop



Nov. 13  
New Resident Welcome Reception



Nov. 10 - Nov. 17  
Graffiti Wall



November  
Business Survey



Fall Festival (Oct. 11)

- Less housing/density
- M-83 Con
- Redevelop golf course
- Higher quality retail/shopping restaurants
- Preserve existing open space
- Retain golf course
- Higher quality retail/shopping restaurants
- Culture / identity

- Quality schools / education
- Access to amenities
- Additional recreation opportunities
- More open space / green / parkland
- Events / programming

- Integrated uses or variety of uses to complement my business
- Urban design / creating active spaces
- Environment
- Reinvestment / changes to this commercial location

Montgomery Village Master Plan



## MV | Transportation & Connectivity

### Roadway Analysis

- Measure congestion at intersections within and near MV to support land use scenarios in 2040
- Will assume master planned / funded transportation projects as built in 2040: M-83, CCT, Watkins Mill Interchange, roads widened
- Recommendations won't solve traffic issues overnight – will go through regulatory process when properties redevelop
- Traffic data being collected now

### Bicycle and Pedestrian Network

- Review network for gaps / opportunities to improve connectivity between developments and with transit nodes
- “stress test” for cyclists – measuring the ease of bicycle riding based on roadway speeds, lanes, and bicycle infrastructure



# MVMatters: Scope of Work

## MV | Preservation & Sustainability

Montgomery Village residents take justifiable pride in a community that has preserved and incorporated open spaces and natural features into their neighborhoods and commercial centers. The fact that Montgomery Village has been designated a “Tree City” for over two decades, along with maintaining a Committee on the Environment as part of the governance of the Montgomery Village Foundation further testify to the Village’s sensitivity to environmental sustainability.

### Montgomery Village Named Tree City USA Community

*It is the 26th year Montgomery Village has received this national recognition.*

By Deb Belt (Patch Staff)

© April 22, 2014 at 8:14am



**TREE CITY USA®**



### Committee on the Environment (COE)

#### 2014 Meeting Schedule

January 9  
March 10  
May 14  
July 9  
September 10

[COE Guidelines](#)

This committee meets quarterly or as needed on Wednesdays, 7:30 p.m. in the South Creek Board Room, 20125 Arrowhead Road to make recommendations to the Board concerning the environmental quality of water areas, wildlife and forested regions in and around Montgomery Village.

#### COE Meeting Packet

Staff Liaison:	Scott Gode
Board Liaison:	Scott Dyer
Chairperson:	Claudia Lease
Members:	Robbie Camacho
	Randy Farrer
	Patrick Johnson
	Jeanne Pizzoni
	Tim Vetter
	Oliver Zimwal



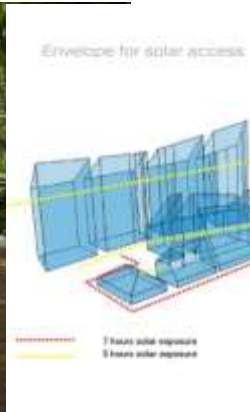


# MVMatters: Scope of Work

## MV | Preservation & Sustainability

The following goals should be addressed in the Master Plan to continue and expand on the creation of a sustainable community:

- Promote sustainability through focusing on water conservation, improving stormwater management, maintaining and increasing tree canopy, paying attention to energy efficiency in site design and building construction, and improving bicycle and pedestrian connections.



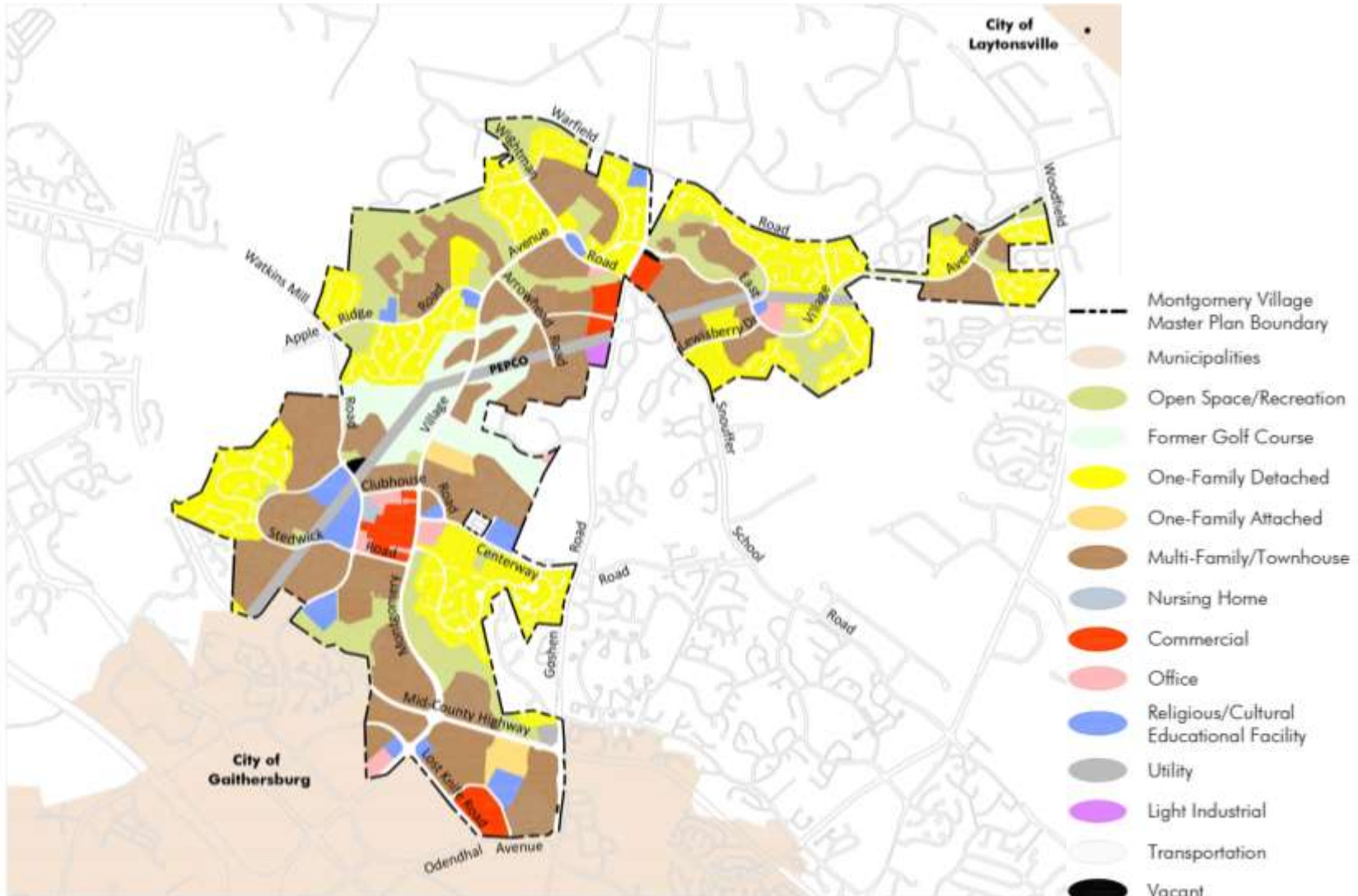
- Continue to preserve sensitive natural features in new and re-developed areas.





# MVMatters: Scope of Work

## MV | Land Use & Zoning



# MVMatters: Scope of Work

## MV | Community Outreach



Montgomery Village Master Plan



# MVMatters: Scope of Work

## MV | Plan Schedule

October 2014 - March 2015	Outreach, Plan Development
April – September 2015	Planning Board Review: Public Hearing, Worksessions
October – November 2015	County Executive Review
December 2015	County Council Public Hearing
January - March 2016	County Council Review: Committee and Full Council Worksessions
April – June 2016	Sectional Map Amendment (Zoning Process)



# MVMatters: Next Steps

December 11, 2014:

January 12 & 26:

February 9, 2015:

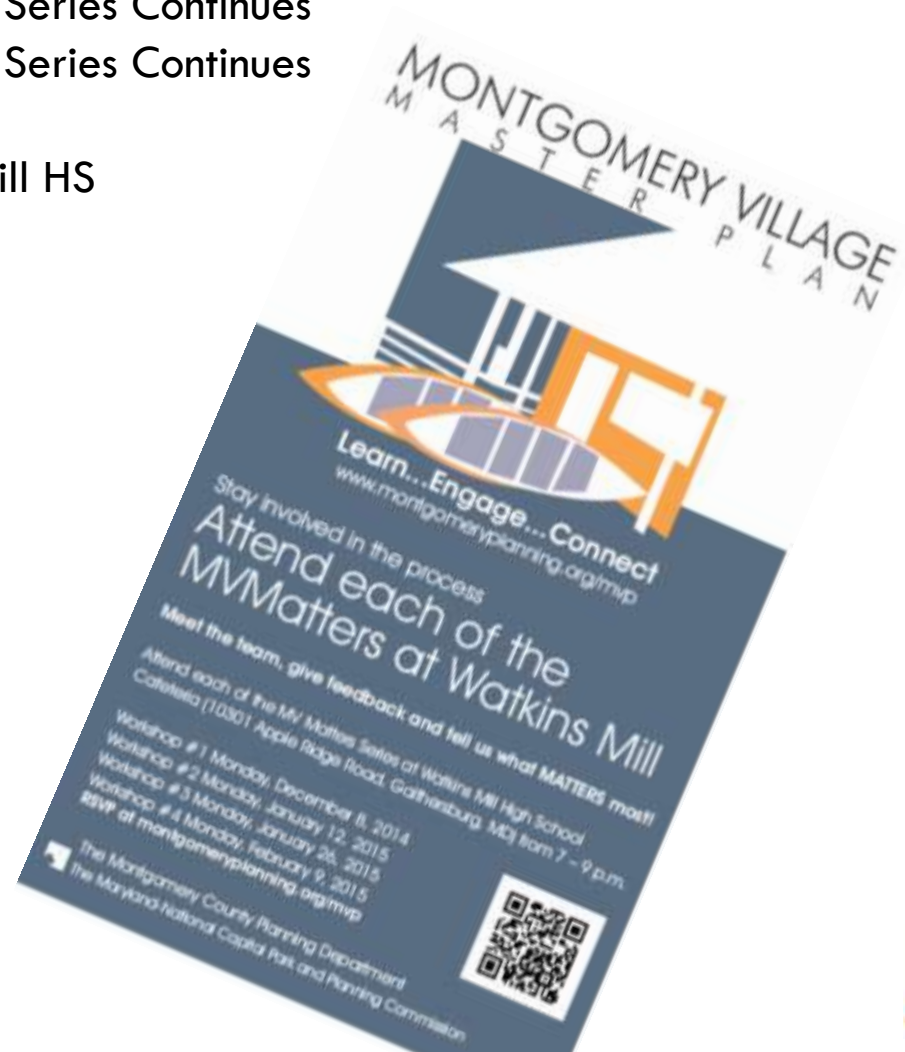
Planning Board review of scope

MVMatter Series Continues

MVMatter Series Continues

Where:

Watkins Mill HS



Montgomery Village Master Plan #mvplan



# MVMatters: Questions & Answers

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# MVMatters: Contact Information

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## **MVPlan | Urban Design/Architect**

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## **MVPlan | Parks**

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## **MVPlan | Demographics & Research**

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