



# Public Meeting | December 13<sup>th</sup> | 2016



**M** Metro Stations       Plan Boundary       Parkland



# Tonight's Agenda

- ❖ **Grosvenor-Strathmore Metro Area Minor Master Plan**
- ❖ **Community Input**
- ❖ **Planning and Design Strategies**
- ❖ **Transportation Existing Conditions**
- ❖ **Land Use Scenarios**
- ❖ **Update from FiveSquares Development**
- ❖ **Timeline and Next Steps**
- ❖ **Q&A with Planning Staff**



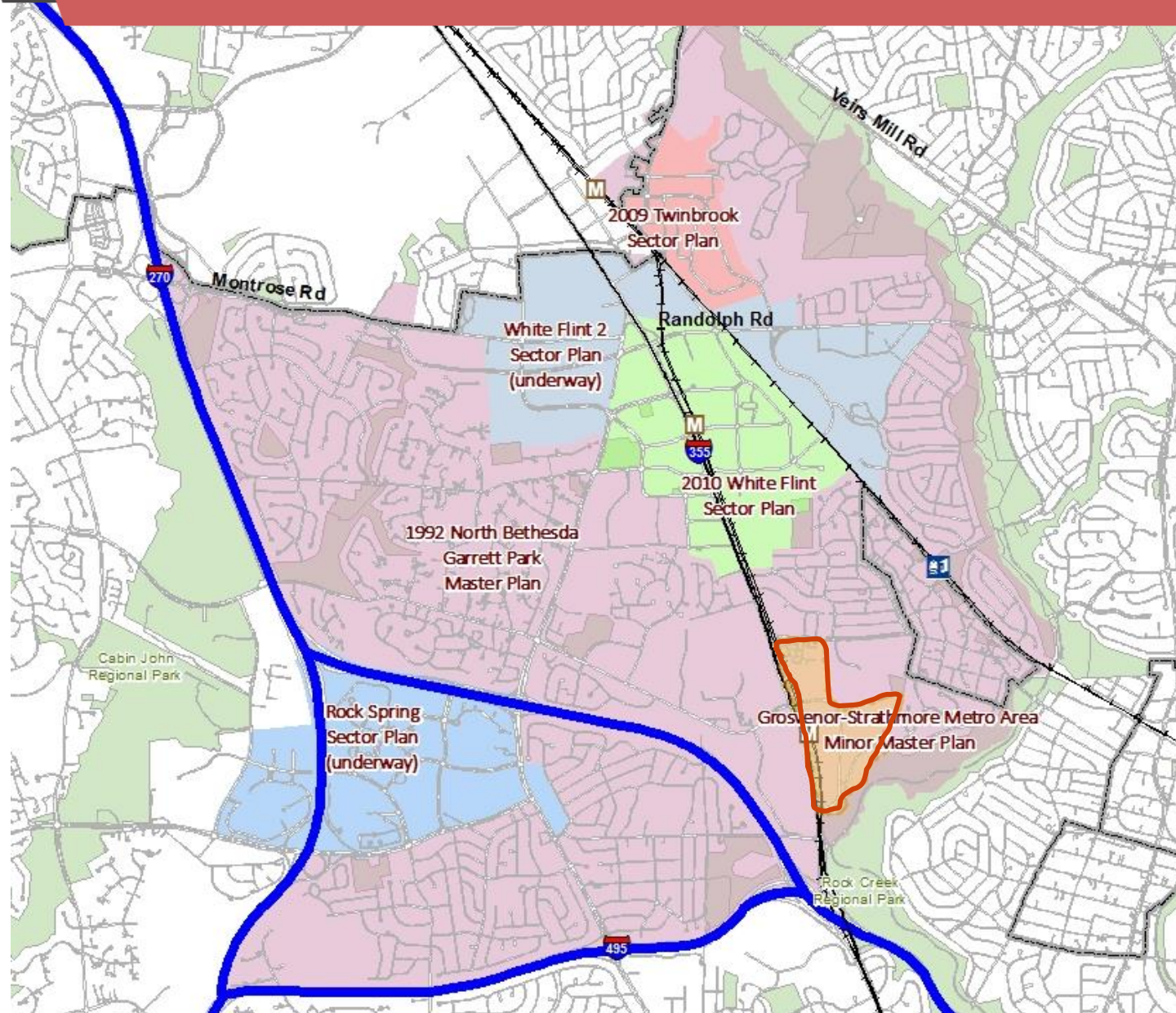


# State and County Growth Policy





# 1992 North Bethesda/Garrett Park Master Plan





# Minor Master Plan Area



Metro Stations



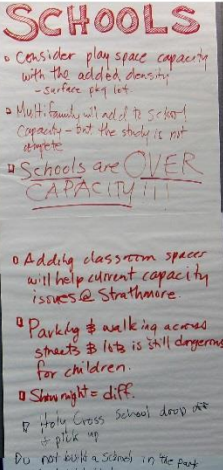
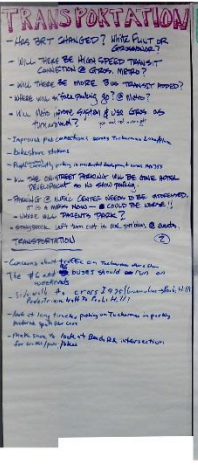
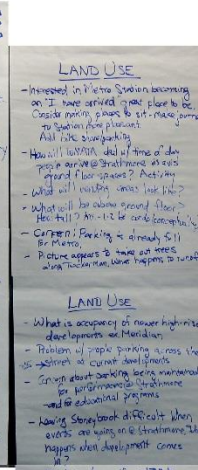
Plan Boundary



Parkland



## July 7, 2016: Grosvenor-Strathmore Metro Area Minor Master Plan Kickoff



Sept. 27, 2016: Grosvenor Park | Condo Meeting

Sept. 14, 2016: FiveSquares Development Workshop





# Community Input | What We Heard



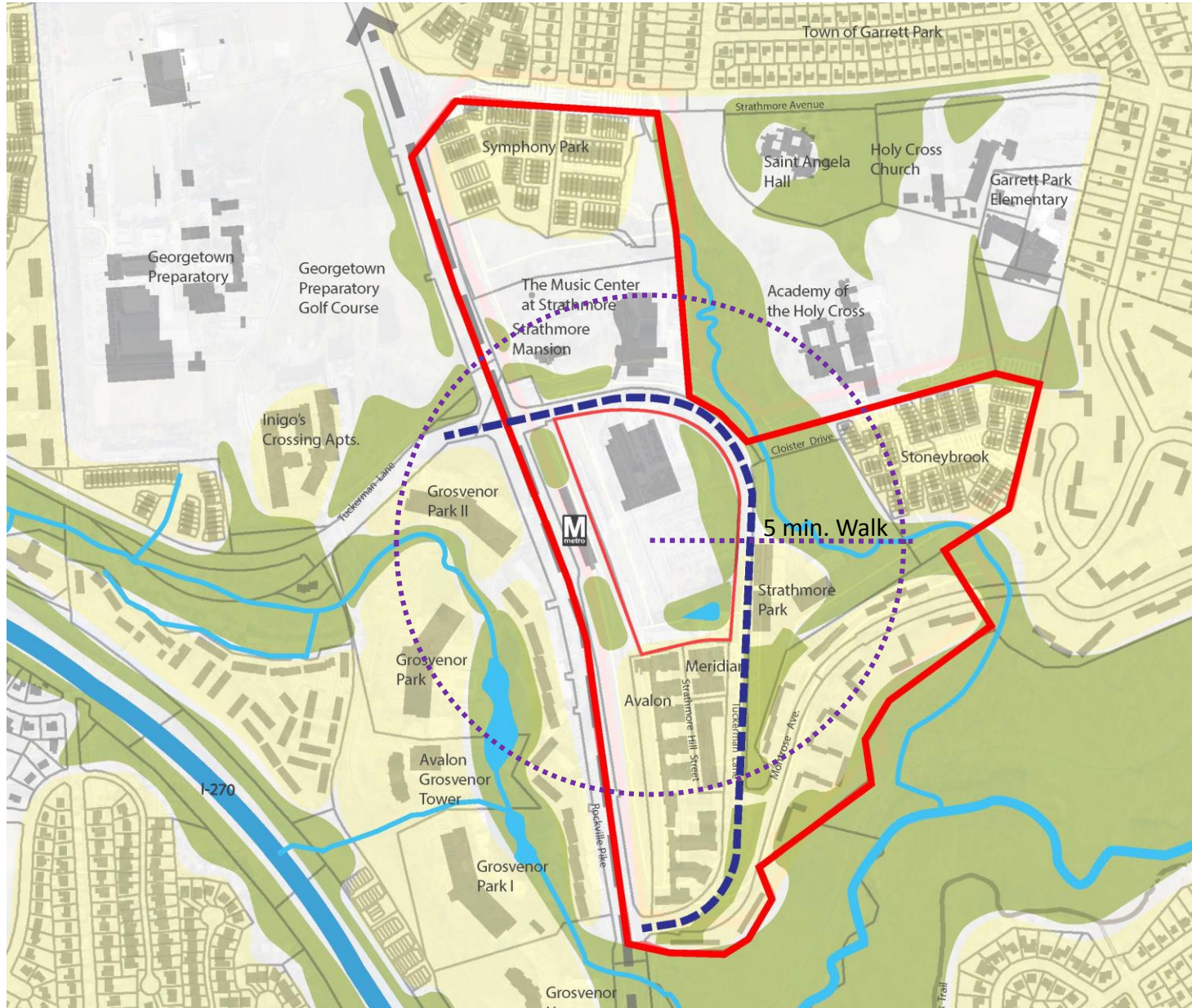
- **Provide more open spaces**
- **Improve pedestrian connections and safety**
- **Provide convenience retail and neighborhood services**
- **Create a sense of place at the Metro site**

## Legend

-  Existing Landscape
-  Existing Residential Development
-  Streams & Water bodies



# Community Input | What We Heard



- **Protect the residential character of the community**
- **Maintain views and access to sunlight**
- **Plan for parking and traffic impacts of any new developments**
- **Uphold the high quality of our schools and plan to meet needs**

## Legend

-  Existing Landscape
-  Existing Residential Development
-  Streams & Water bodies



# Planning & Design Strategies





# Concentrate Growth

- Reduce sprawl
- Support local amenities
- Leverage transit infrastructure





# Embrace a Unique Identity

- Residential neighborhood
- Cultural arts destination
- Recreation location



Music Center  
@ Strathmore

CULTURE



RECREATION

Rock Creek Trail



Sculpture Garden  
@ Strathmore



Free Concerts  
@ Strathmore



Totem Art



Bethesda  
Trolley Trail



# Provide Amenities

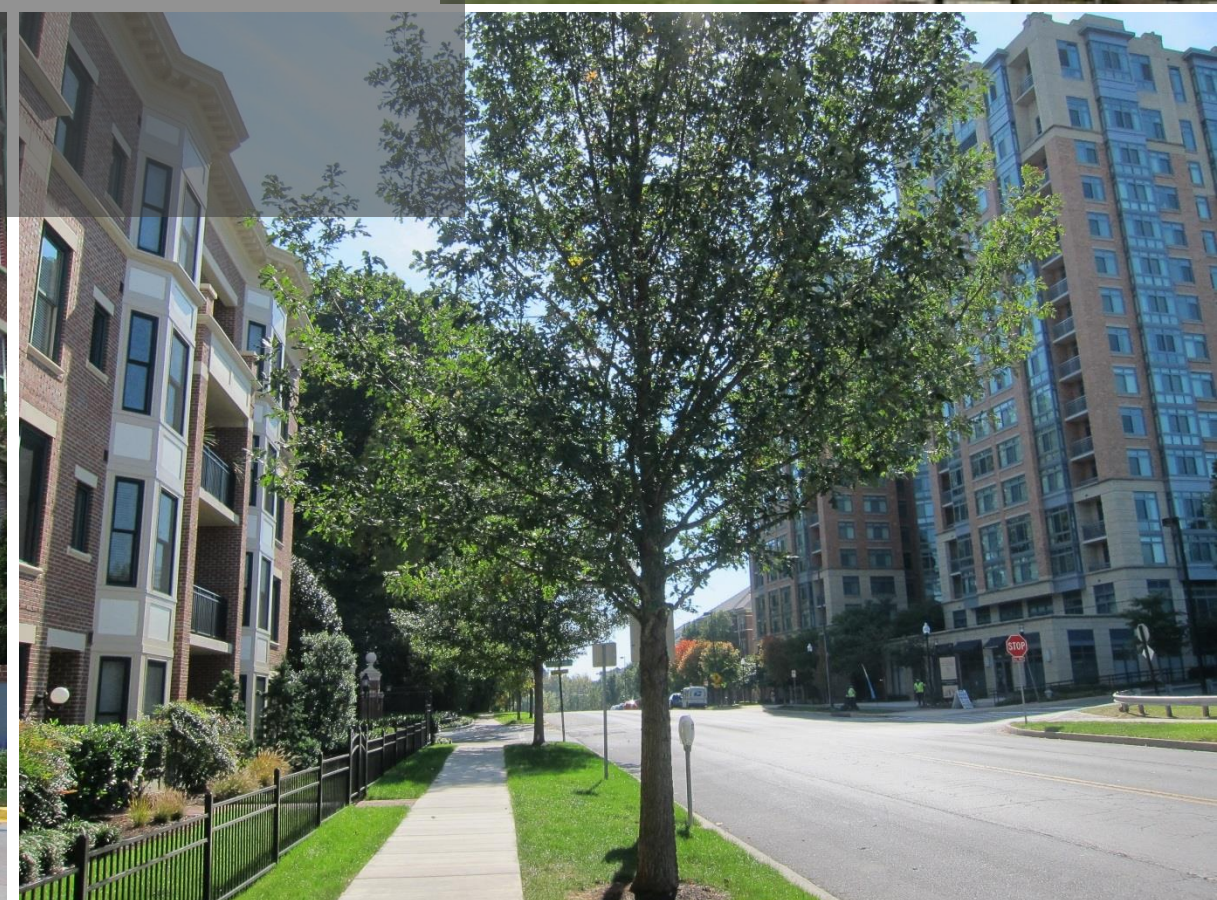
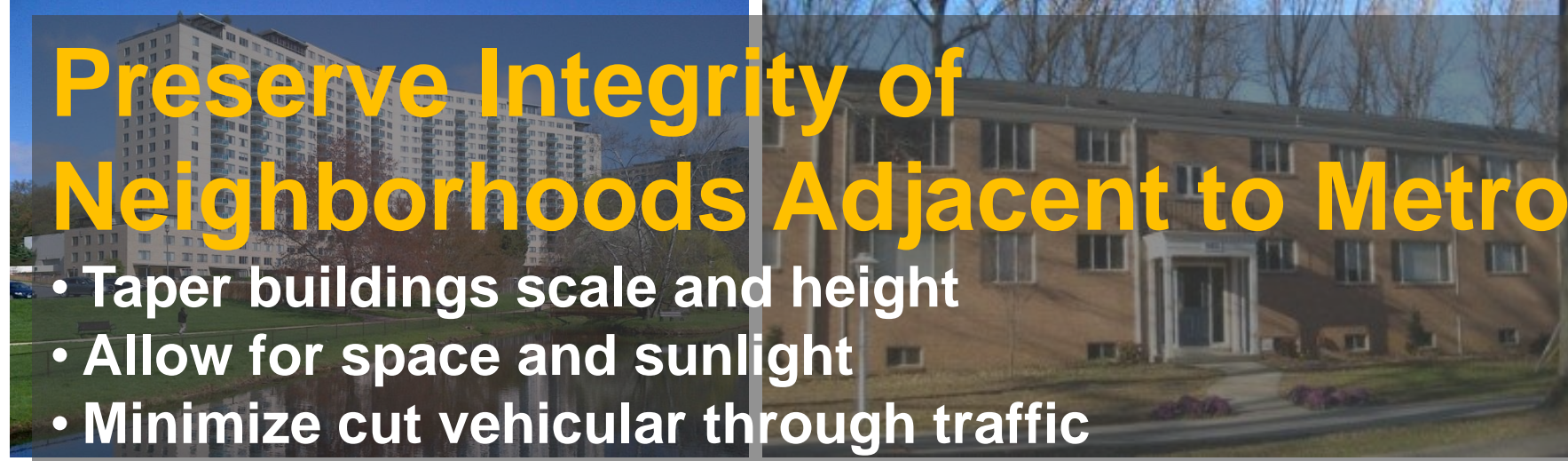
- Local neighborhood businesses
- Space for local programming
- More Strathmore classroom space





# Preserve Integrity of Neighborhoods Adjacent to Metro

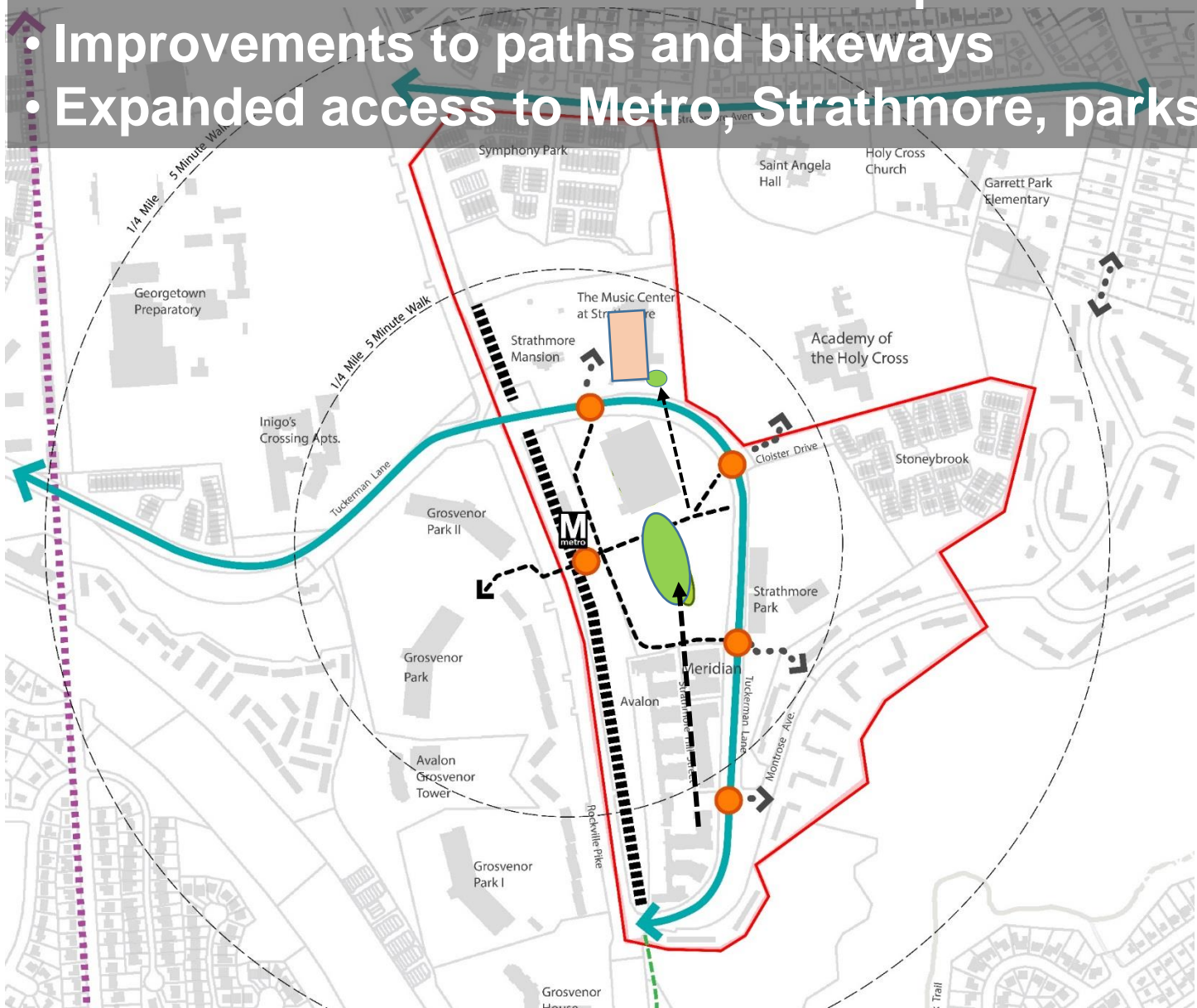
- Taper buildings scale and height
- Allow for space and sunlight
- Minimize cut vehicular through traffic
- Create multiple pedestrian connections





# Encourage Walking, Biking

- Clearer and safer connections for pedestrians
- Improvements to paths and bikeways
- Expanded access to Metro, Strathmore, parks





# Encourage a Great Pedestrian Experience



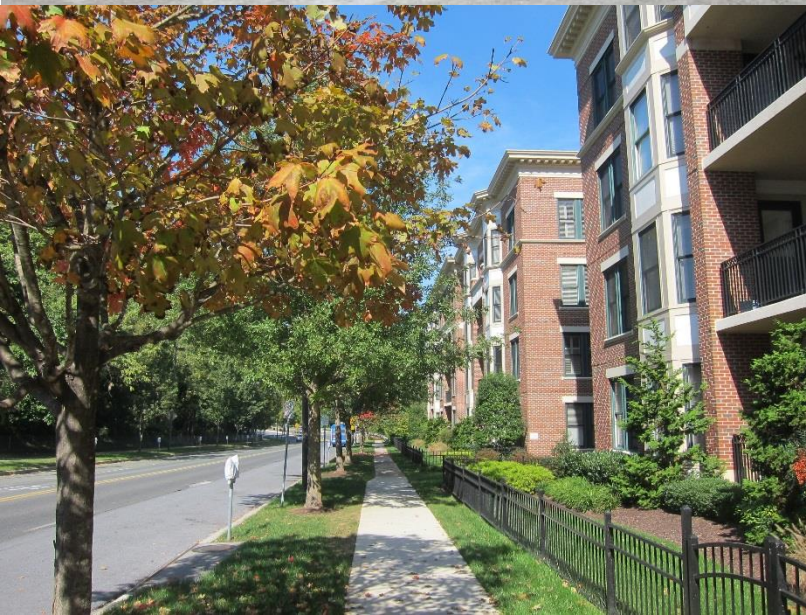


# With Wider Sidewalks





# With an Abundance of Trees





# With Interesting Landscapes





# With Community Gathering Spaces





# Promote Environmental Sustainability

- Energy efficient buildings
- Native landscapes
- Tree canopy coverage
- Water-efficiency and reuse





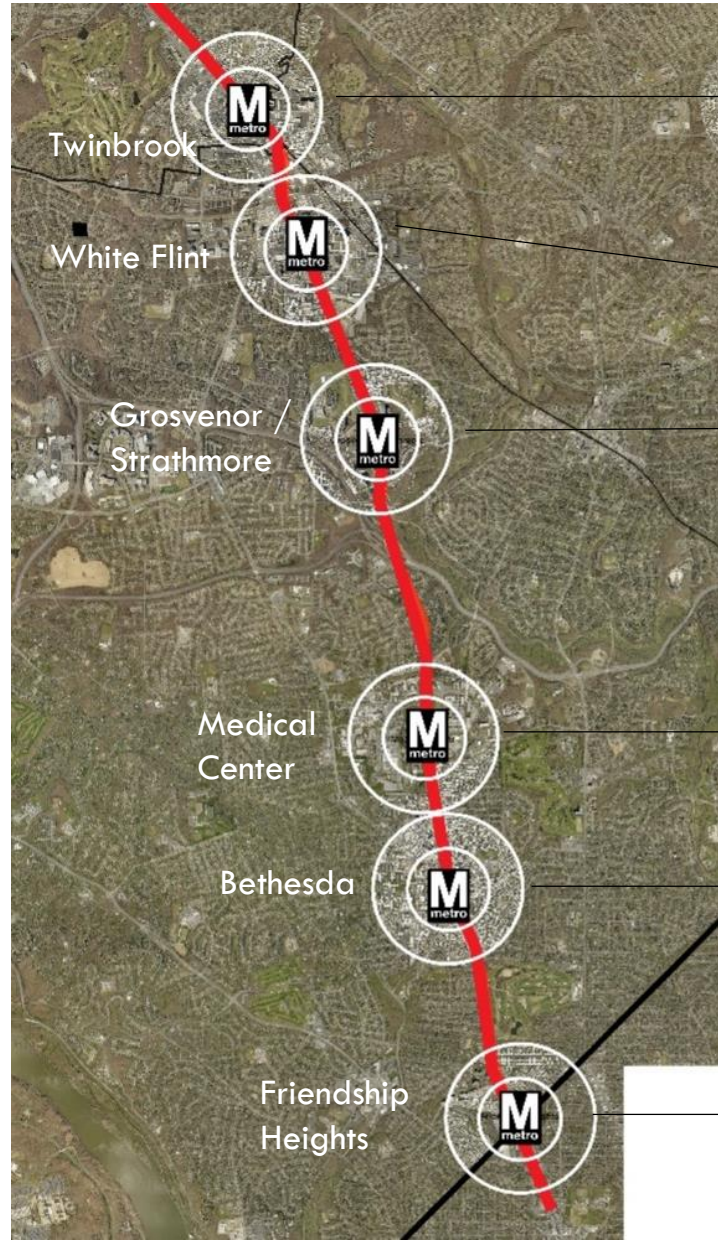
# Plan for the Future

- Improved transit mode split
- Shared cars, Uber, Lyft, etc.
- Flexible building space
- Bus Rapid Transit





# Plan Context



Commercial

Large Commercial,  
Industrial,  
Residential

Residential,  
Recreation, &  
Cultural

Institution

Mixed Use Central  
Business District

High-end  
Commercial





# Transportation





# Minor Master Plan | Transportation

- Visioning and Feedback
- Transportation Themes
- Work Program
- Existing Conditions
- Pedestrian & Bicycle Planning
- Transit Projects
- Subdivision Staging Policy

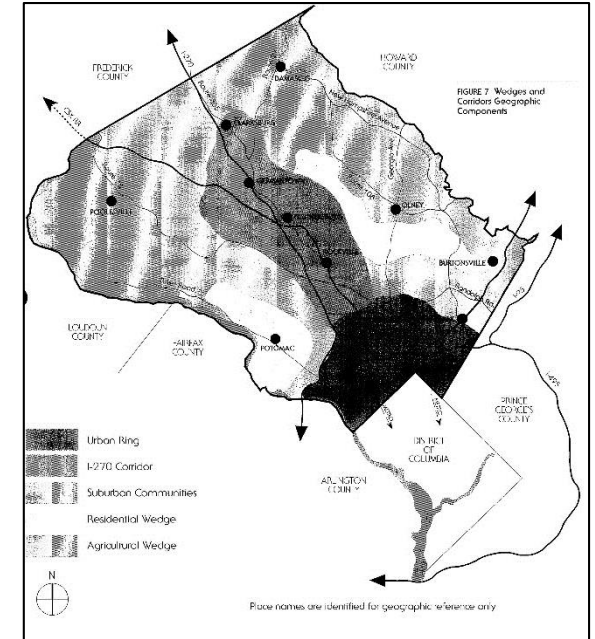




# Minor Master Plan | Transportation

## 1992 North Bethesda Garrett Park Master Plan

- Transportation issues are particularly important.
- Pedestrian-scaled development is encouraged.
- Emphasis on urban design features and traffic management to create an inviting, safe, and pleasing atmosphere.
- Develop a transitway connection from the Metro station to Montgomery Mall via Rock Spring Park.





# Minor Master Plan | Transportation

## Visioning and Feedback





# Minor Master Plan | Transportation

## Transportation Themes

- Need for high quality pedestrian and bicycle access and connectivity features throughout the plan area, with enhanced connectivity to Metro.
- Pedestrian and bicycle safety must be considered, especially on local roads, Rockville Pike, and for park/trail access.



# Minor Master Plan | Transportation

## Transportation Themes

- Reduce the impact of new development on the roadway network and local streets.
- Need efficient parking for new development:  
Note: Metro parking is at full capacity (currently 98%) – source Metro.
- Bus or shuttle service is needed on weekends.



# Minor Master Plan | Transportation

## Minor Master Plan Transportation Work Program

- Evaluate the proposed development density impacts to intersections within the plan area.
- Create new goals and strategies for improving the public domain by promoting streets which encourage pedestrian and bicycle activity and are safe.



# Minor Master Plan | Transportation

## Minor Master Plan Transportation Work Program

- Recommend strategies for active frontage to all public spaces and routes.
- Coordinate pedestrian and bicycle infrastructure projects with MDOT and SHA during the planning process.
- Support local transit studies - *MD 355 Bus Rapid Transit Study*.



# Minor Master Plan | Transportation

## Roadway Level Of Service (LOS)

LOS A: Represents free flow

LOS B: Stable flow, but the presence of other users in the traffic stream begins to be noticeable

LOS C: Stable flow, however, the operation of individual vehicles is affected by the movement of others in the traffic stream

LOS D: Represents high density but stable flow

LOS E: Volume of traffic is at or near the capacity of the roadway

LOS F: Forced or breakdown (stop-and-go) flow

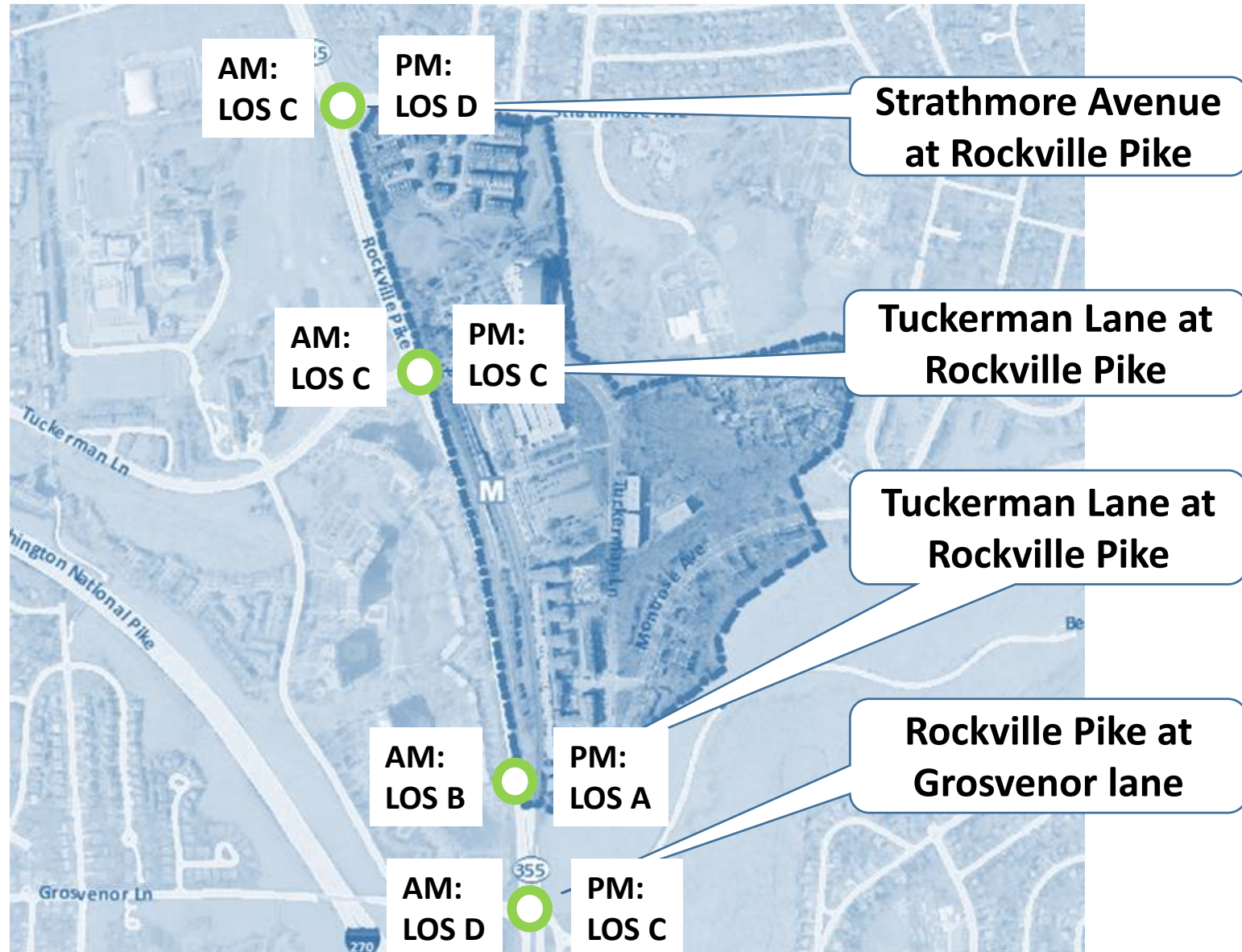


# Minor Master Plan | Transportation

## Existing Traffic Level of Service

Highest CLV 1337  
Rockville Pike/  
Grosvenor Lane

Policy Area  
Threshold 1800





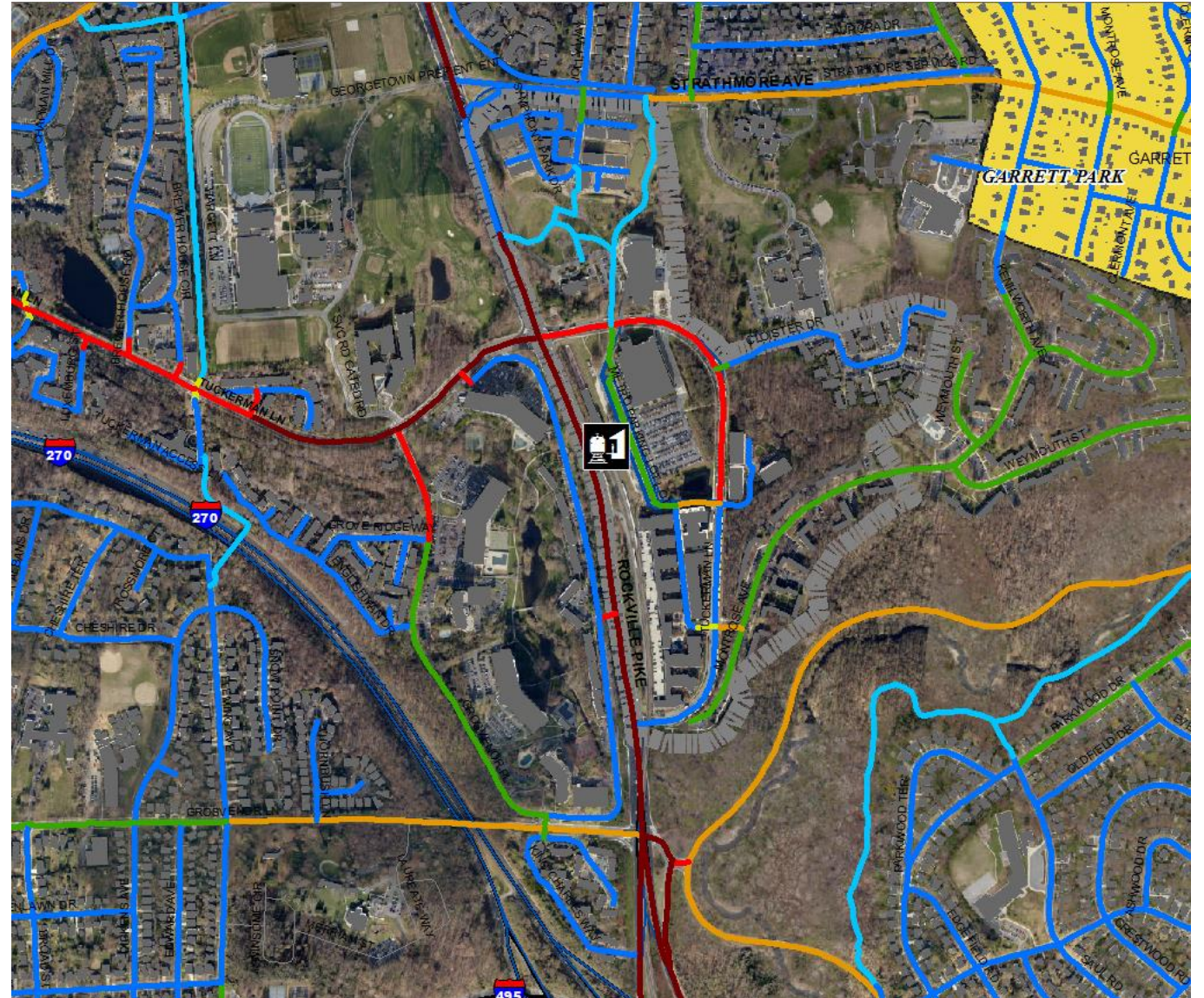
# Minor Master Plan | Transportation

## Bike Stress

☐ ☒ Transportation - Bicycle Level of Traffic Stress

Level of Traffic Stress

- None
- Very Low
- Moderate Low
- Low
- Moderate High
- High
- Very High





# Minor Master Plan | Transportation

## Bicycle Master Plan Update

- Add separated bike lanes on additional roads
- Upgrade existing bike lanes to separated bike lanes
- Upgrade master-planned bike lanes to separated bike lanes



Nebel Street Separated Bike Lane



# Minor Master Plan | Transportation

## Grosvenor-Strathmore Bicycle and Pedestrian Priority Area (BiPPA)

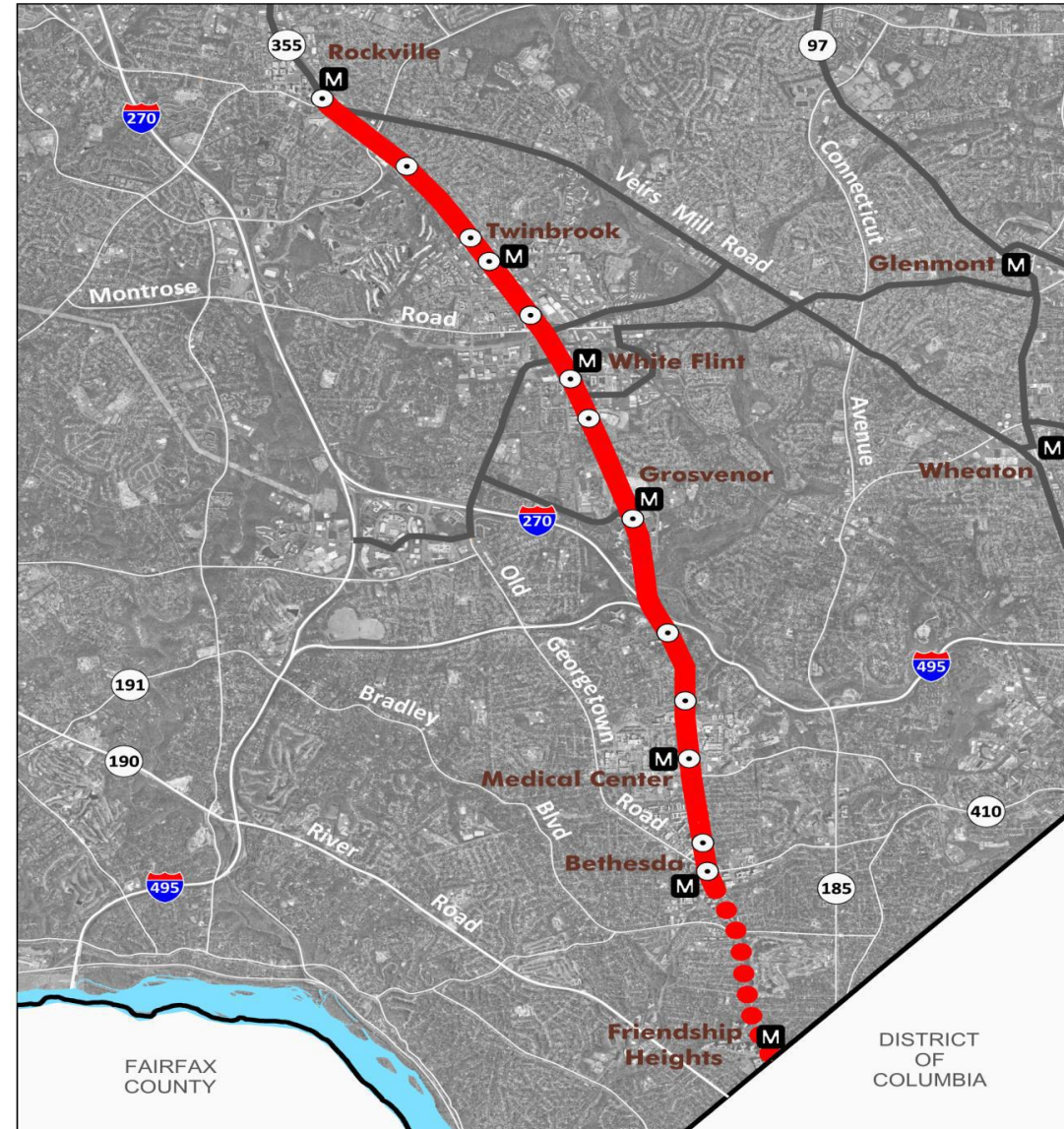
- Bikeways
- Sidewalks
- Pathways
- Intersection Improvements for Pedestrians and Bicyclists





# Minor Master Plan | Transportation

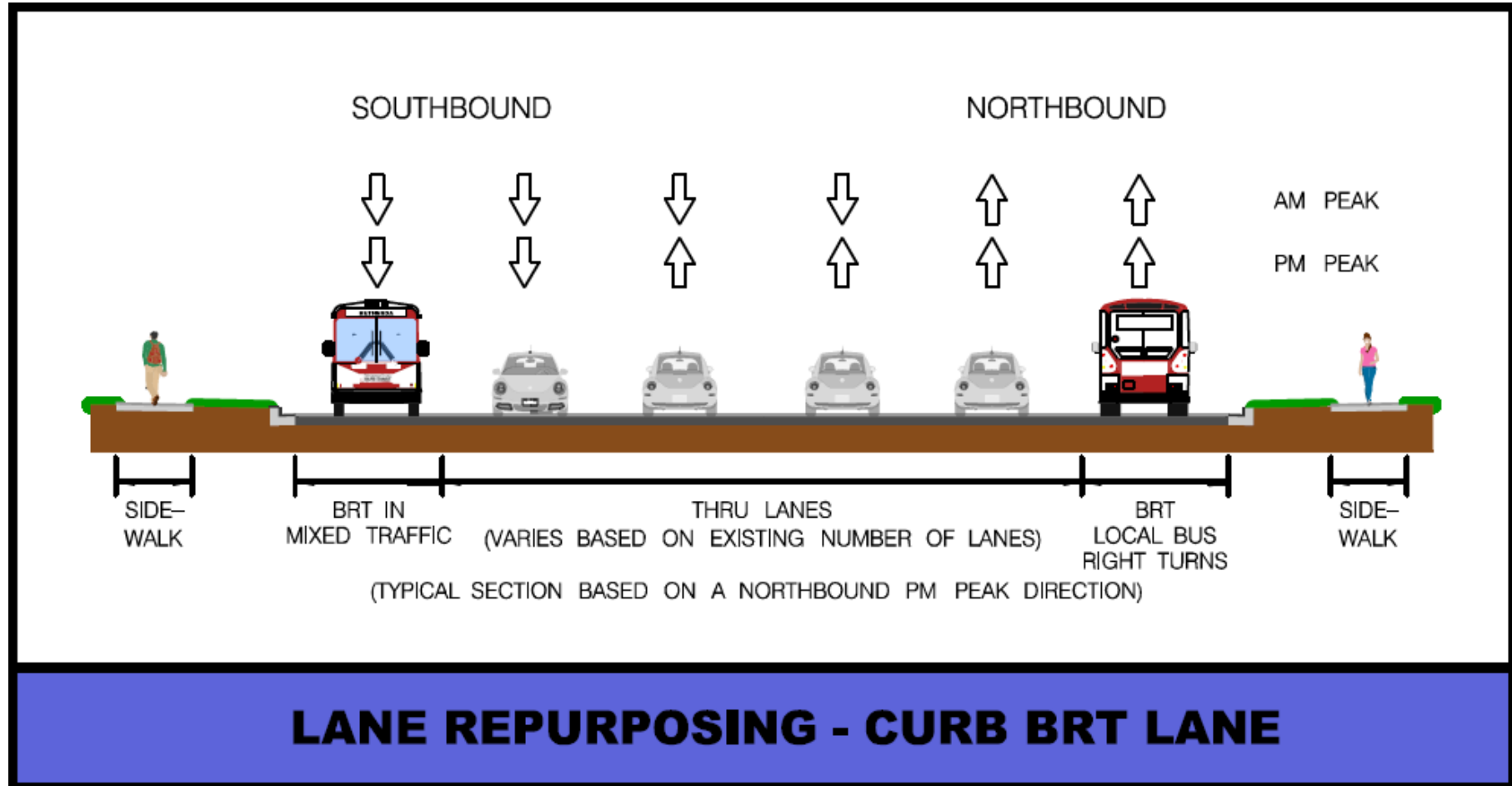
## MD 355 BRT Study South Section





# Minor Master Plan | Transportation

## Transit – MD 355 BRT Study





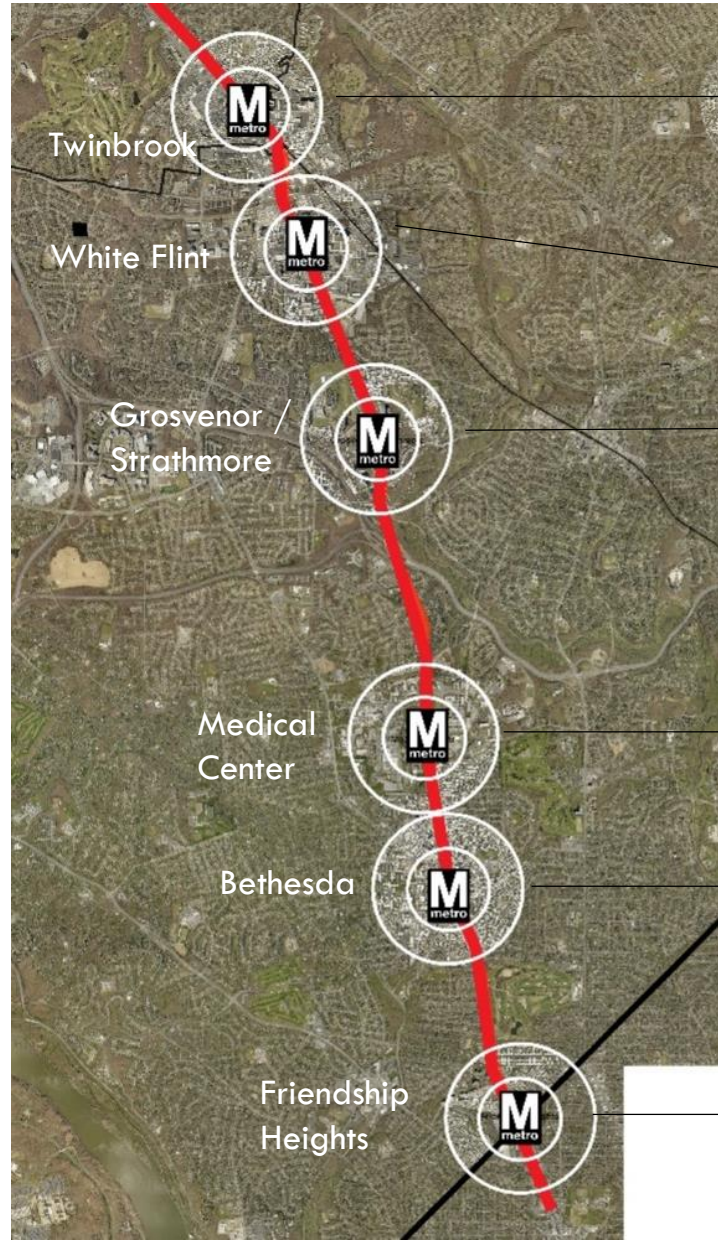
# Minor Master Plan | Transportation

## New Subdivision Staging Policy Considerations

- *Grosvenor Metro Station Policy Area*
  - *Motor Vehicle Adequacy*
  - *Pedestrian System Adequacy*
  - *Bicycle System Adequacy*
  - *Transit Adequacy*



# Plan Context



Commercial

Large Commercial,  
Industrial,  
Residential

Residential,  
Recreation, &  
Cultural

Institution

Mixed Use Central  
Business District

High-end  
Commercial





# Downtown Cental Business Districts at Metro = 5 - 8 FAR (Floor Area Ratio)

- Most dense
- Highly mixed-use and many amenities





# Non-Metro Station Centers

= 1 - 1.5 FAR (Floor Area Ratio)

- Low- and Mid-rise buildings
- Fewer amenities (parks, parking structures, neighborhood retail and services)

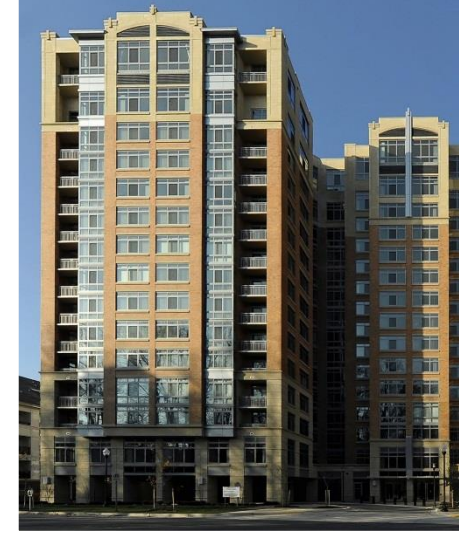




# Suburban Metro Stations

## = 2 – 4 FAR (Floor Area Ratio)

- Mix of towers and mid-rise
- Can support more amenities



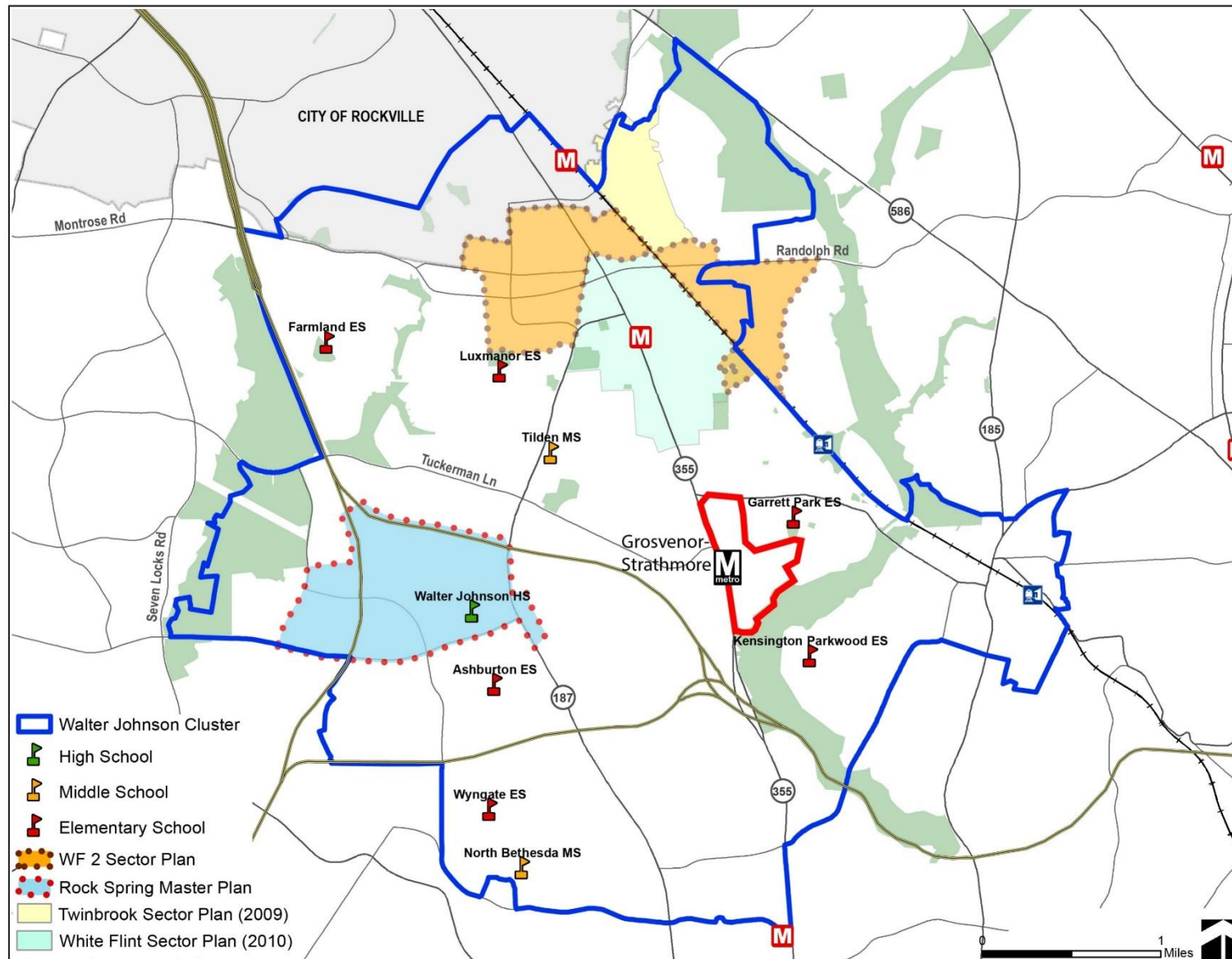


# Land Use Scenarios

Scenarios	Residential	Approximate Number of Dwelling Units based on 1,250 gross sq. ft.
Alternative 1 (FAR 2.0)	1,111,250 sf	890
Alternative 2 (FAR 2.5)	1,431,250 sf	1,145
Alternative 3 (FAR 3.0)	1,746,250 sf	1,400
Alternative 4 (FAR 3.5)	2,061,250 sf	1,650



# Schools





# Update from FiveSquares Development





# Minor Master Plan Timeline

Milestones	Timeline
Community Workshops	July 2016 – January 2017
Analysis and Draft Plan	July 2016 – February 2017
Planning Board Review	February – April 2017
Planning Board Draft	May 2017
County Council Review	September – November 2017





# Next Steps

- Run transportation model and analyze results
- Complete schools analysis
- Hold community meeting January 17th
- Present preliminary recommendations to the Planning Board





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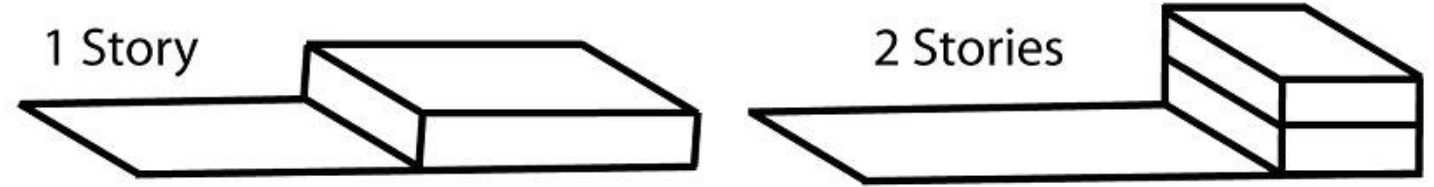
<http://www.montgomeryplanning.org/community/grosvenor-strathmore/>



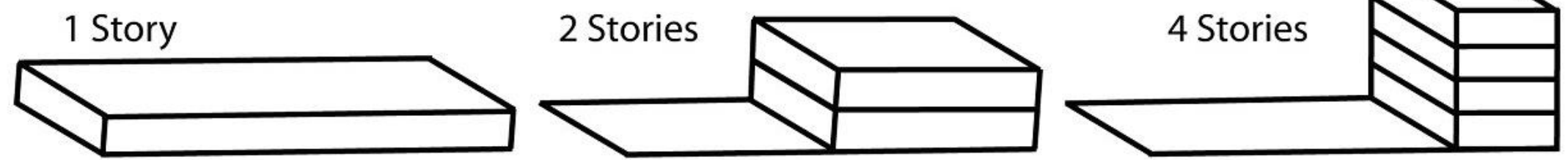


# Floor Area Ratio

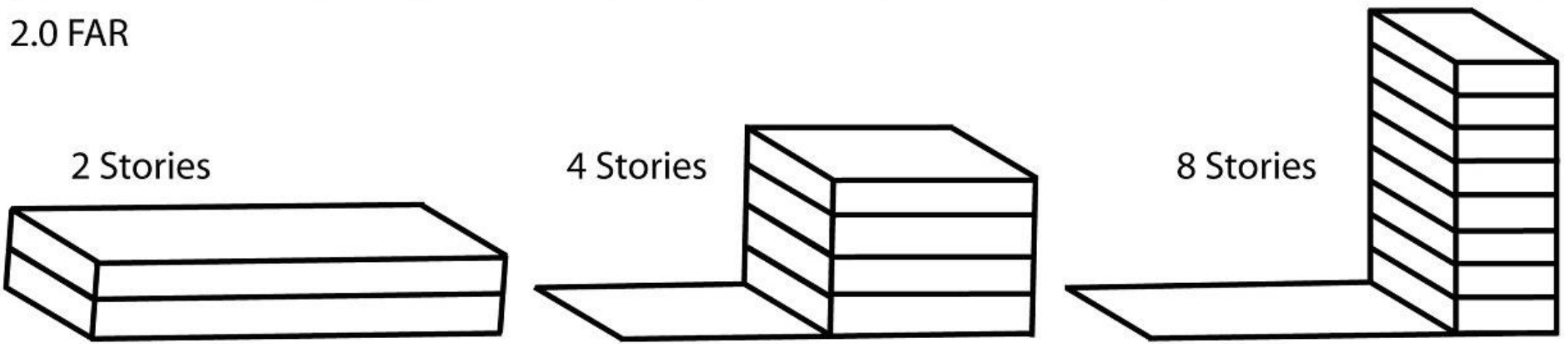
0.5 FAR



1.0 FAR



2.0 FAR



Entire Lot Area

Half Lot Area

Quarter Lot Area