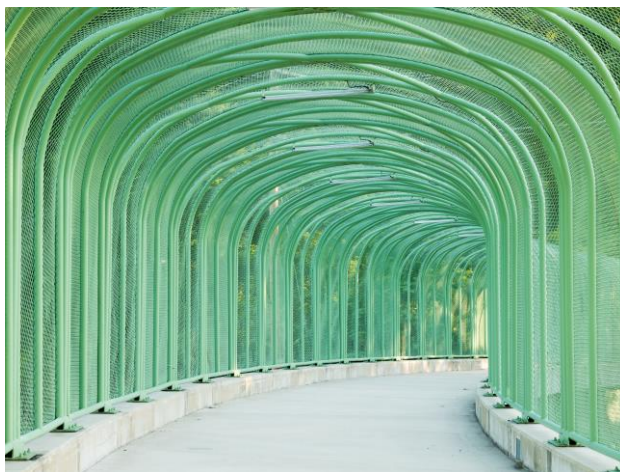




# VEIRS MILL

*Planning Board - Work Session*  
*May 17, 2018*

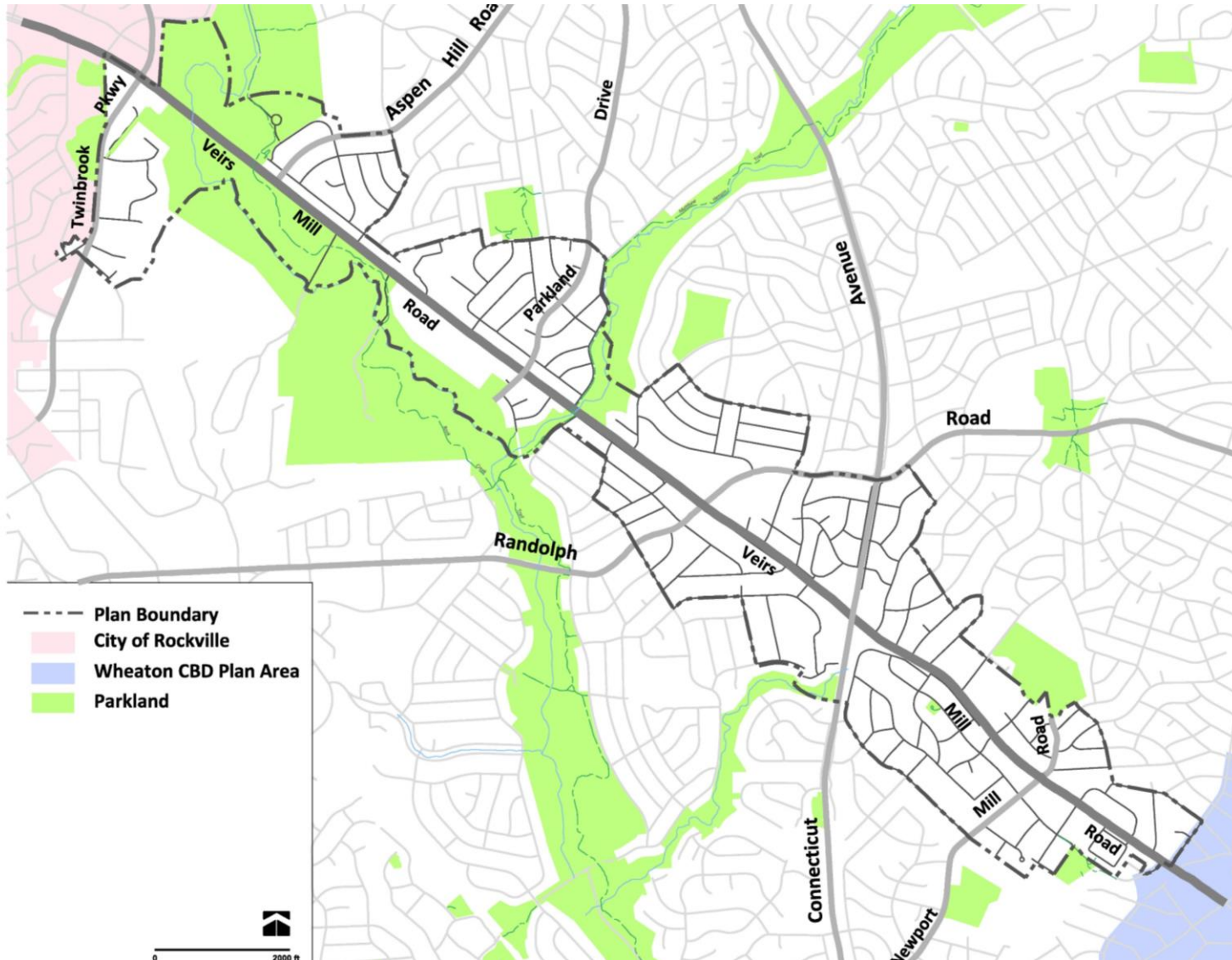


## **WORK SESSION #1: OVERVIEW**

- Land Uses along Major Corridors
  - Approach in Previous Master Plans
  - Recommended Approach in Public Hearing Draft
- Exploring the Missing Middle
  - Single-Family Parcels at Robindale Drive
  - Department of Recreation Administrative Offices



## PLAN BOUNDARY







## PLAN VISION

- Preserve and strengthen the Veirs Mill Corridor communities by enhancing existing community resources, increasing connectivity and promoting safety in the public realm.







## LAND USE ALONG CORRIDORS – GREEN CORRIDORS POLICY



Objective:

To preserve the identity of residential areas along major highway corridors, to soften the distinction between commercial and residential areas.

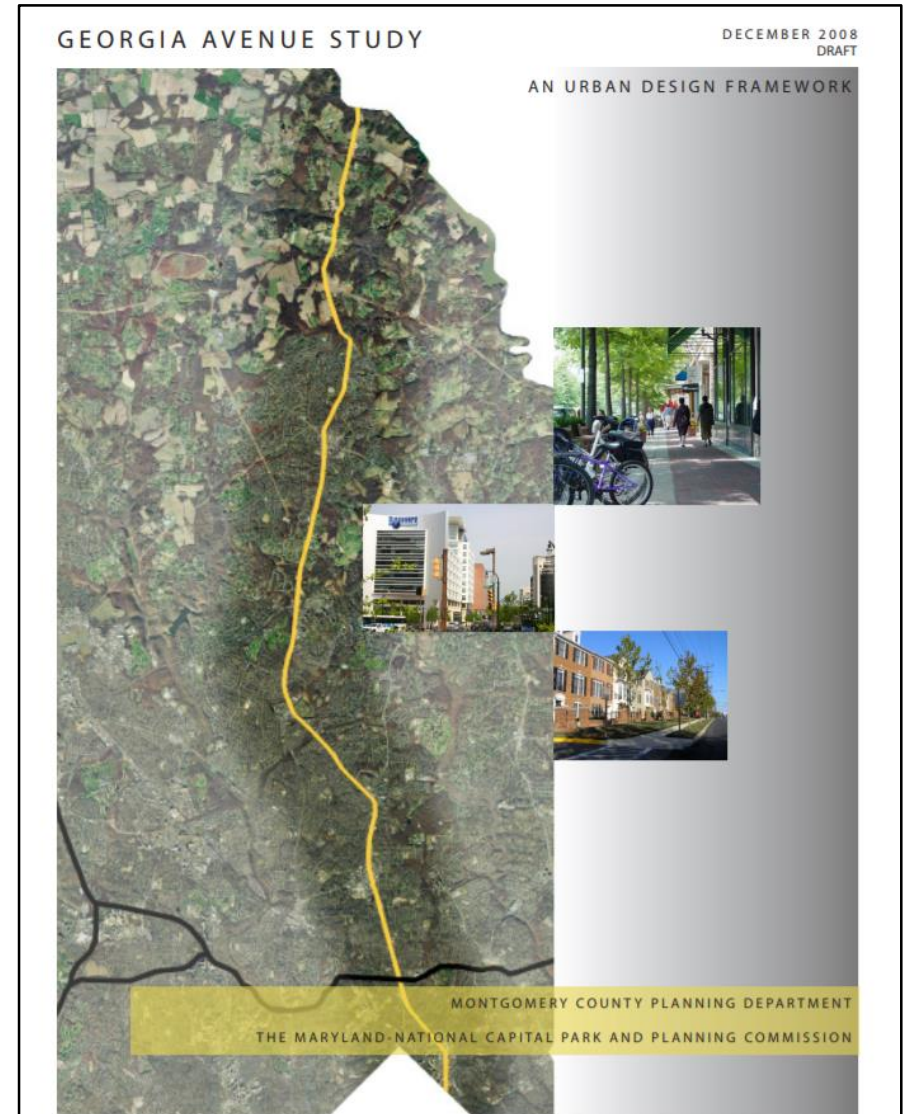
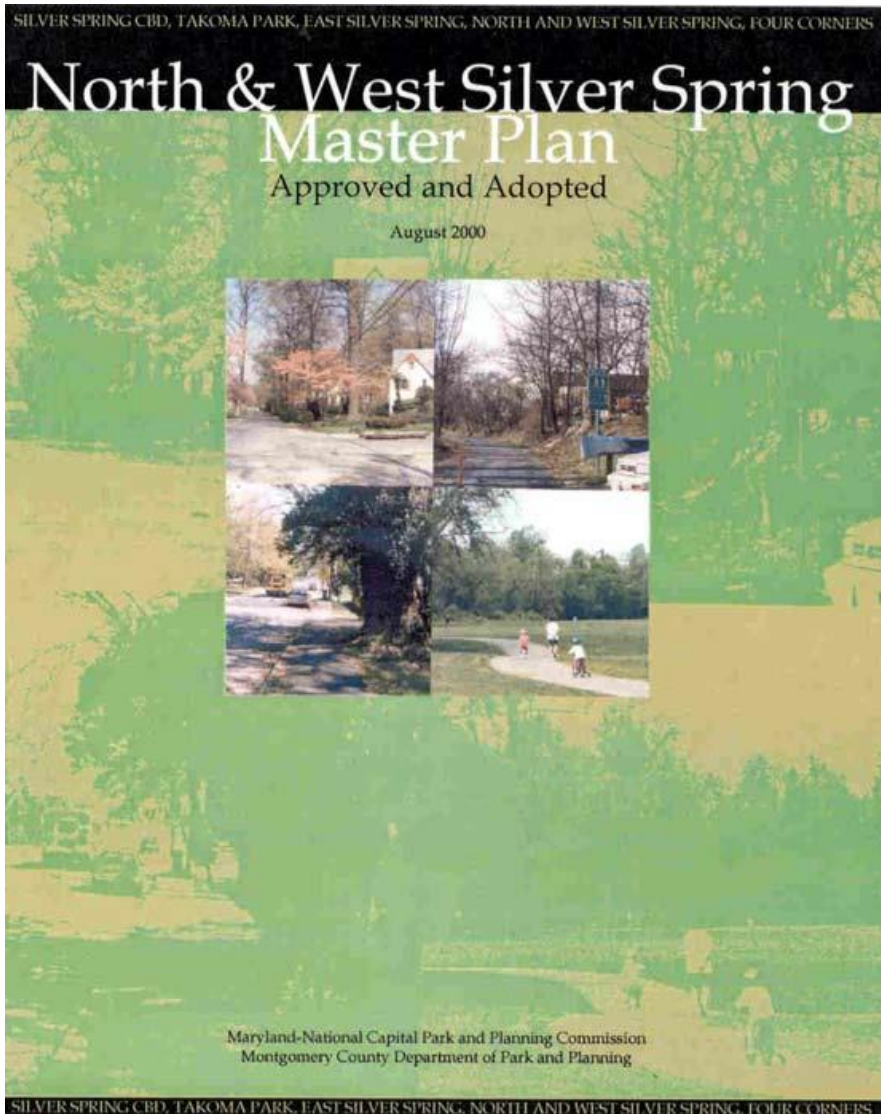


(1) Hammond Wood (2) St. Catherine Labouré Catholic Church (3) Viers Mill Baptist Church (4) Retail cluster at Veirs Mill Road and Randolph Road (5) Shrine of St. Jude Thaddeus Catholic Church (6) Aspen Hill Local Park





## LAND USE ALONG CORRIDORS





## **LAND USES – VEIRS MILL CORRIDOR RECOMMENDATIONS**

- Preserve and maintain the existing residential scale and character by confirming the existing residential zoning within the single-family residential neighborhoods.
- Rezone selected properties near the commercial center, Metrorail or future bus rapid transit stations to achieve variation in housing types and ensure appropriate transitions to the existing residential scale.



## MISSING MIDDLE HOUSING CONCEPT

- Choice of housing type
- Density + Compatibility
- Aging in Place + Home ownership



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## MISSING MIDDLE HOUSING CONCEPT



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## Granny Flat – Accessory Units



## MISSING MIDDLE HOUSING CONCEPT



### Duplexes





## MISSING MIDDLE HOUSING CONCEPT



Photos: Ross Chapin Architect



## Bungalow Courts



## MISSING MIDDLE HOUSING CONCEPT



**Courtyard Housing, Richmond**



**Courtyard Housing**





## MISSING MIDDLE HOUSING CONCEPT



**DC Housing**



**MLK - Philadelphia**



**Small Townhouses**



## MISSING MIDDLE HOUSING CONCEPT



**9-Plex - King Farm**



**6-Plex – Takoma Park**

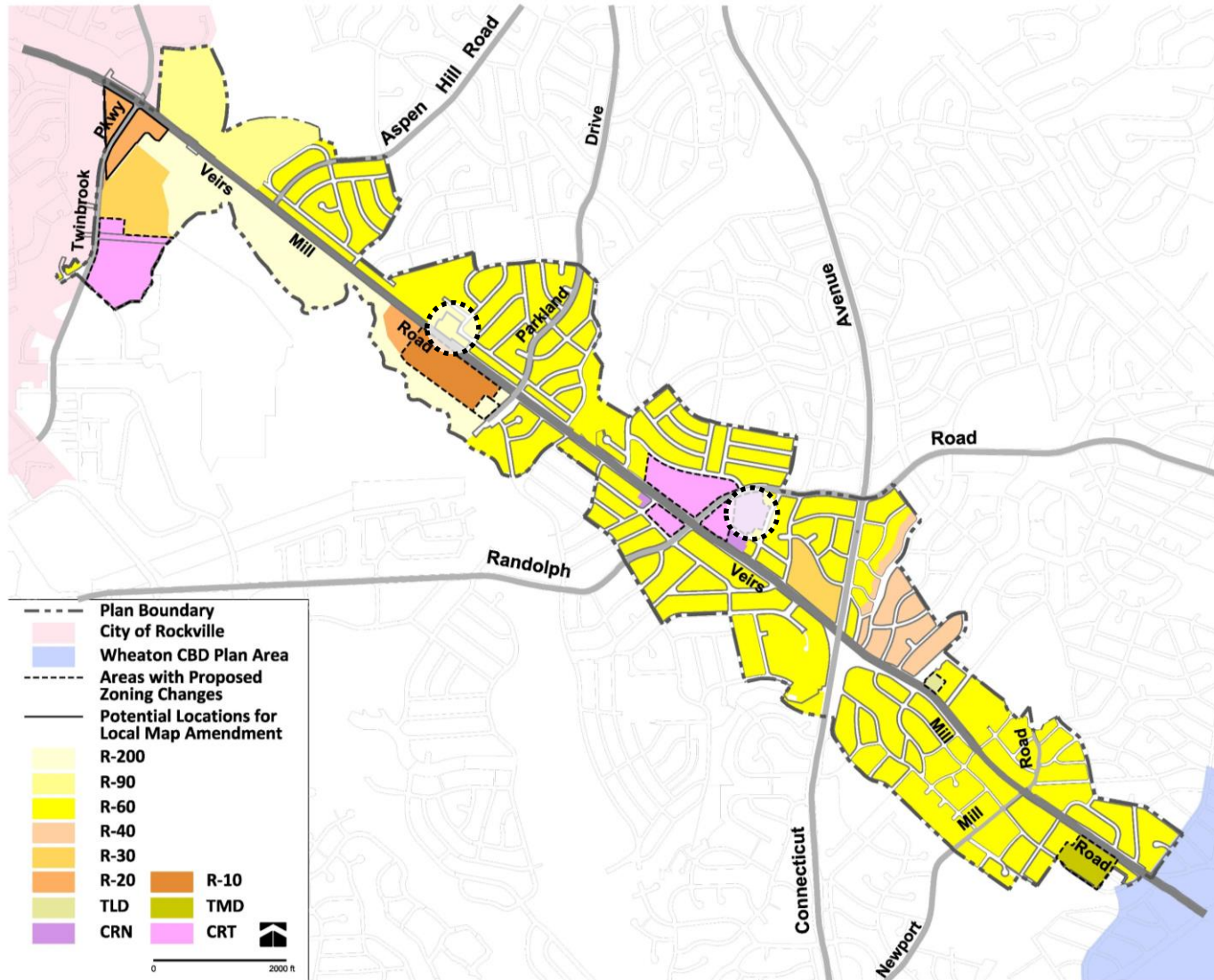


**Big House – Multiplex**





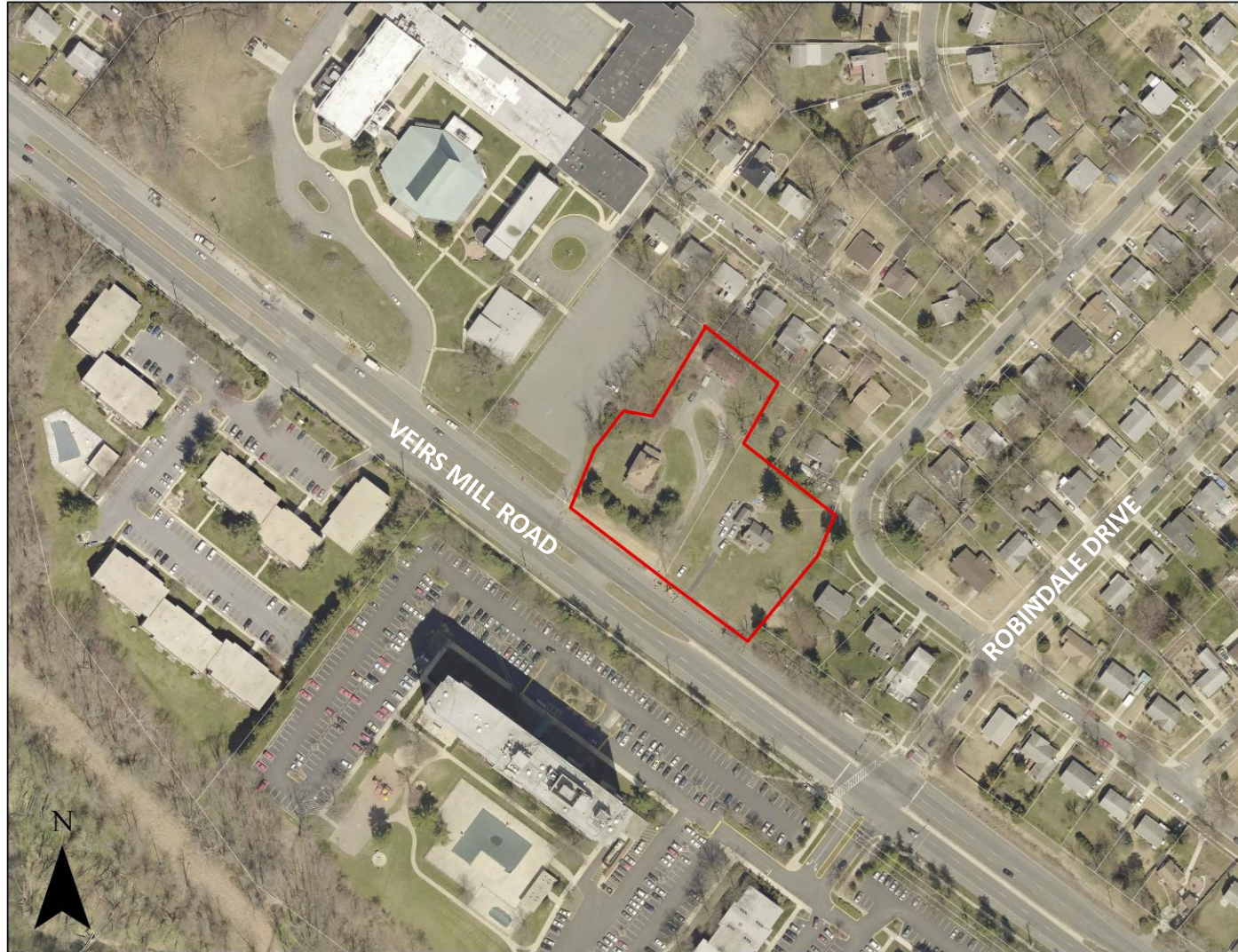
## MISSING MIDDLE – LAND USE AND ZONING RECOMMENDATIONS





## ROBINDALE DRIVE PARCELS: EXISTING CONDITIONS

- Apprx. 1.9 Acres
- Existing Zoning: R-60







## ROBINDALE DRIVE PARCELS: EXISTING CONDITIONS







## ROBINDALE DRIVE PARCELS: EXISTING CONTEXT







## ROBINDALE DRIVE PARCELS: DRAFT CONCEPT PLAN







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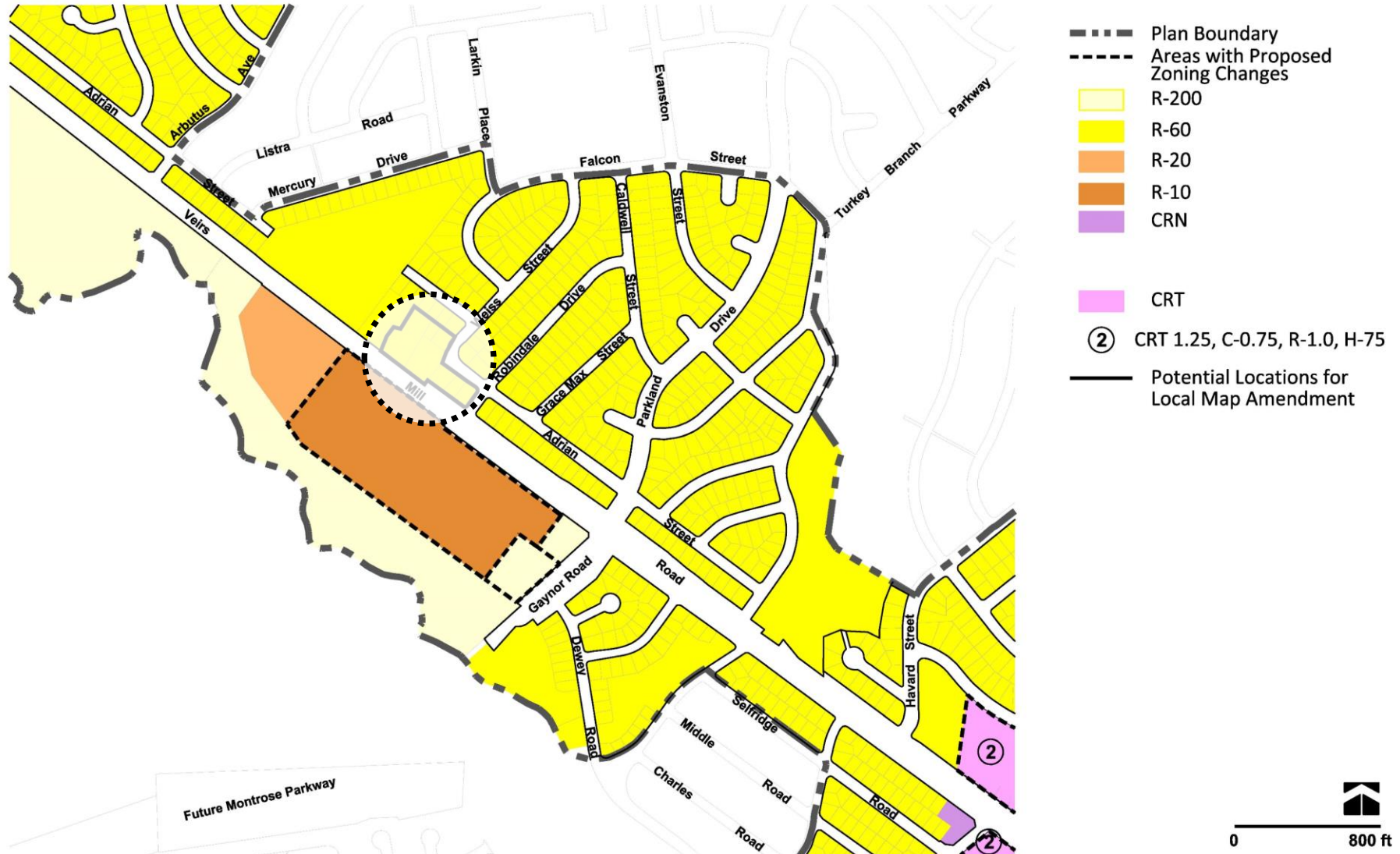
## ROBINDALE DRIVE PARCELS: DRAFT CONCEPT PLAN







## ROBINDALE DRIVE PARCELS – RECOMMENDED ZONING





## ROBINDALE DRIVE PARCELS – TESTIMONY RECEIVED

Property	Existing Zone	PH Draft Zoning	Owner's Request	Staff Response
12607 and 12615 Veirs Mill Road	R-60	Support Local Map Amendment to Rezone	Rezone to CRN-1.5, C-0.0, R-1.5, H-45	Support Rezoning through Sectional Map Amendment
4710 and 4714 Adrian Street	R-60	Support Local Map Amendment to Rezone	Confirm zoning and maintain single-family neighborhood	Support Local Map Amendment to Rezone



- 12607 and 12615 Veirs Mill Road
- 4710 and 4714 Adrian Street





## ROBINDALE DRIVE PARCELS – TESTIMONY RECEIVED







## DEPARTMENT OF RECREATION: EXISTING CONDITIONS

- Appx. 5.9 Acres
- Existing Zoning: R-60







## DEPARTMENT OF RECREATION: EXISTING CONDITIONS







## DEPARTMENT OF RECREATION: EXISTING CONDITIONS







## DEPARTMENT OF RECREATION: CONTEXT



### Long Term

Mixed-use redevelopment with residential uses, new internal street connections, and open spaces for public use.

### Legend

- Existing Street
- - - Proposed Street
- Single-Family Attached / Multiplex Uses
- Mixed-Use Development
- Public Open Space (Location TBD)

(1) Mixed-use development (2) Open spaces for public use (3) Internal streets lined with active uses (4) Lower-scale residential uses (5) Integrated mobility alternatives







## DEPARTMENT OF RECREATION: DRAFT CONCEPT PLAN







## DEPARTMENT OF RECREATION: POTENTIAL HOUSING TYPOLOGIES







# VEIRS MILL CORRIDOR MASTER PLAN

**TORTI GALLAS + PARTNERS**

	T3			T4		
Type	Bungalow	Bungalow Court	Duplex	Townhouse	Stacked Flats • 1 over 1	Stacked Flats • 2 over 1
Image						
Net Density*	10 D.U. / A.C.	15 D.U. / A.C.	14 D.U. / A.C.	24 D.U. / A.C.	34 D.U. / A.C.	30 D.U. / A.C.
Lot Configuration						
Min. Lot Dimensions	30' x 110'	30' x 64'	24' x 100'	16' x 100'	18' x 88'	32' x 100'
Parking Type	Shared Drive or Alley accessed Pad/Garage	Alley accessed Pad/Garage	Shared Drive or Alley accessed Pad/Garage	Alley accessed Pad/Garage or Tuck Under	Alley accessed Tuck-under/Tandem	Alley accessed Pad/Garage
Axon						
Building Height	1 to 1-1/2-Story	1 to 1-1/2-Story	2-Story	2 to 3-Story	3 to 3-1/2-Story	3-Story
Building Dimensions	20' x 38'	20' x 38'	18' x 34'	16' x 34'-40'	18' x 40'	32' x 34'
Unit Types	2-3 BR Unit	2-3 BR Unit	2-3 BR Unit	2-4 BR Unit	2 - 1 BR Units	3 - 2 BR Units
Approx. Unit Size	650 to 1,075 sf	650 to 1,075 sf	1,280 sf	1,080 to 1,450 sf	720 sf	900 sf
Design Strategies	Can add accessory dwelling unit above garage and double the density.	Grouping in courts creates larger communal amenities and increases the density.	Additional lot width required where drive accessed parking desired.	Can have integral garage. Unit gets larger, lot can get smaller and the density increases.	Can be used as a corner turning building with a unit entrance on each street.	Can be used as a corner turning building with a unit entrance on each street.

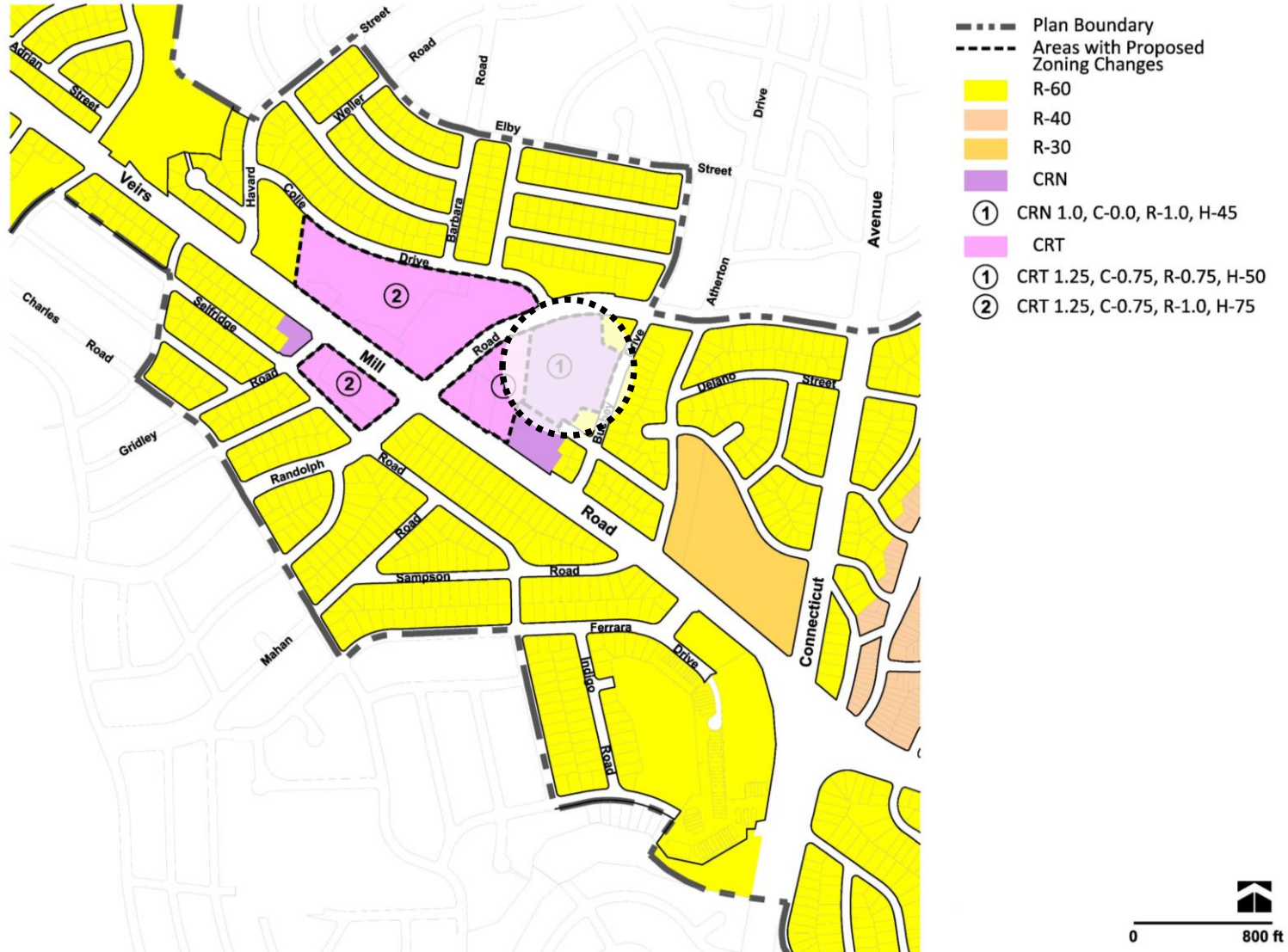
\*Does not include public R.O.W. Actual density dependent on site conditions.

**MISSING MIDDLE**  
**HOUSING TYPOLOGIES**





## DEPARTMENT OF RECREATION – RECOMMENDED ZONING





### **NEXT STEPS:**

- June 7, 2018: Work Session 2
- July 12, 2018: Work Session 3
- September 2018: Additional Work Sessions as Necessary



