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 Boundary
- City of Rockville
- Wheaton CBD Plan Area
- Parkland
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

North & West Silver Spring Master Plan
Approved and Adopted
August 2000

GEORGIA AVENUE STUDY
A URBAN DESIGN FRAMEWORK
DECEMBER 2008 DRAFT

MONTGOMERY COUNTY PLANNING DEPARTMENT
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
MISSING MIDDLE HOUSING CONCEPT

Kentlands

Granny Flat – Accessory Units
MISSING MIDDLE HOUSING CONCEPT

Ellen Wilson Homes, DC

Duplexes
MISSING MIDDLE HOUSING CONCEPT

Photos: Ross Chapin Architect

Bungalow Courts
MISSING MIDDLE HOUSING CONCEPT

Courtyard Housing, Richmond

Courtyard Housing
MISSING MIDDLE HOUSING CONCEPT
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

### PROGRAM

<table>
<thead>
<tr>
<th>Program</th>
<th>Units (DU)</th>
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<tbody>
<tr>
<td>Multiplex</td>
<td>0 DU</td>
</tr>
<tr>
<td>Charleston</td>
<td>0 DU</td>
</tr>
<tr>
<td>Stacked Flats</td>
<td>3 DU</td>
</tr>
<tr>
<td>Townhouse</td>
<td>2 DU</td>
</tr>
<tr>
<td>Bungalow</td>
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<td>2 DU</td>
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<td><strong>Total</strong></td>
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### PARKING

<table>
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<tbody>
<tr>
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<tr>
<td>Off-Street</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>9</strong></td>
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ROBINDALE DRIVE PARCELS: DRAFT CONCEPT PLAN

PROGRAM

<table>
<thead>
<tr>
<th>Type</th>
<th>Units</th>
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</thead>
<tbody>
<tr>
<td>Multiplex</td>
<td>10</td>
</tr>
<tr>
<td>Charleston</td>
<td>9</td>
</tr>
<tr>
<td>Stacked Flats</td>
<td>3</td>
</tr>
<tr>
<td>Townhouse</td>
<td>3</td>
</tr>
<tr>
<td>Bungalow</td>
<td>0</td>
</tr>
<tr>
<td>Carriage House</td>
<td>3</td>
</tr>
<tr>
<td><strong>Total</strong></td>
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PARKING

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<td>Off-Street</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>28</strong></td>
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Veirs Mill Rd

Adrian St

Robindale Dr
ROBINDALE DRIVE PARCELS: DRAFT CONCEPT PLAN

**Program**

<table>
<thead>
<tr>
<th>Program</th>
<th>30 DU/acre</th>
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<tbody>
<tr>
<td>Multiplex</td>
<td>24 DU</td>
</tr>
<tr>
<td>Charleston</td>
<td>9 DU</td>
</tr>
<tr>
<td>Stacked Flats</td>
<td>24 DU</td>
</tr>
<tr>
<td>Townhouse</td>
<td>12 DU</td>
</tr>
<tr>
<td>Bungalow</td>
<td>10 DU</td>
</tr>
<tr>
<td>Carriage House</td>
<td>5 DU</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>84 DU</strong></td>
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</tbody>
</table>

**Parking**

<table>
<thead>
<tr>
<th>Type</th>
<th>Spaces</th>
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</thead>
<tbody>
<tr>
<td>Integral</td>
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<tr>
<td>Off-Street</td>
<td>47</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>87</strong></td>
</tr>
</tbody>
</table>

Note: Existing curb cut that could be removed in the future if required for BRT implementation.
ROBINDALE DRIVE PARCELS: DRAFT CONCEPT PLAN
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ROBINDALE DRIVE PARCELS – RECOMMENDED ZONING

VEIRS MILL CORRIDOR MASTER PLAN

Plan Boundary
Areas with Proposed Zoning Changes
R-200
R-60
R-20
R-10
CRN

CRT
2 CRT 1.25, C-0.75, R-1.0, H-75

Potential Locations for Local Map Amendment

MONTGOMERY COUNTY PLANNING DEPARTMENT
### ROBINDALE DRIVE PARCELS – TESTIMONY RECEIVED

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

![Map of ROBINDALE DRIVE PARCELS](image)
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
Commercial Properties at Veirs Mill Road and Randolph Road

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

PROGRAM
- Multiplex: 53 DU
- Charleston: 15 DU
- Stacked Flats: 6 DU
- Townhouse: 22 DU
- Bungalow: 6 DU
- Single Family Detached: 3 DU

TOTAL: 105 DU

PARKING PROVIDED:
1 Space / Unit Off-Street
.5 Space / Unit On-Street

Existing Single Family Detached Homes
DEPARTMENT OF RECREATION: POTENTIAL HOUSING TYPOLOGIES

Images: Torti Gallas + Partners
### VEIRS MILL CORRIDOR MASTER PLAN

**TORTI GALLAS + PARTNERS**

<table>
<thead>
<tr>
<th>Type</th>
<th>T3</th>
<th>T4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bungalow</strong></td>
<td>10 D.U. / A.C.</td>
<td>34 D.U. / A.C.</td>
</tr>
<tr>
<td><strong>Bungalow Court</strong></td>
<td>15 D.U. / A.C.</td>
<td>24 D.U. / A.C.</td>
</tr>
<tr>
<td><strong>Duplex</strong></td>
<td>14 D.U. / A.C.</td>
<td>30 D.U. / A.C.</td>
</tr>
<tr>
<td><strong>Townhouse</strong></td>
<td>16' x 100'</td>
<td>18' x 88'</td>
</tr>
<tr>
<td><strong>Stacked Flats</strong></td>
<td>20' x 38'</td>
<td>32' x 100'</td>
</tr>
<tr>
<td><strong>Shared Drive or Alley accessed Pad/Garage</strong></td>
<td>20' x 38'</td>
<td>18' x 40'</td>
</tr>
<tr>
<td><strong>Alley accessed Pad/Garage</strong></td>
<td>18' x 34'</td>
<td>32' x 100'</td>
</tr>
<tr>
<td><strong>2-3 BR Unit</strong></td>
<td>2-3 BR Unit</td>
<td>2-4 BR Unit</td>
</tr>
<tr>
<td><strong>650 to 1,075 sf</strong></td>
<td><strong>1,280 sf</strong></td>
<td><strong>1,080 to 1,450 sf</strong></td>
</tr>
<tr>
<td><strong>Can add accessory dwelling unit above garage and double the density.</strong></td>
<td><strong>Can have integral garage. Unit gets larger, lot can get smaller and the density increases.</strong></td>
<td><strong>Can be used as a corner turning building with a unit entrance on each street.</strong></td>
</tr>
</tbody>
</table>

**Design Strategies**

- Grouping in courts creates larger communal amenities and increases the density.
- Additional lot width required where drive accessed parking desired.
- Can be used as a corner turning building with a unit entrance on each street.

**Lot Dimensions**

- 30' x 110'
- 30' x 64'
- 24' x 100'
- 16' x 100'
- 18' x 88'
- 32' x 100'

**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.

**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**

- 1 to 1-1/2-Story
- 2-Story
- 2 to 3-Story
- 3 to 3-1/2-Story
- 3-Story

**Building Height**

- 20' x 38'
- 18' x 34'
- 16' x 34'-40'
- 18' x 40'
- 32' x 34'

**Building Dimensions**

- 2-3 BR Unit
- 2-3 BR Unit
- 2-4 BR Unit
- 2 - 1 BR Units
- 3 - 2 BR Units

**Unit Types**

- 650 to 1,075 sf
- 1,280 sf
- 1,080 to 1,450 sf
- 720 sf
- 900 sf

*Does not include public R.O.W. Actual density dependent on site conditions.
DEPARTMENT OF RECREATION – RECOMMENDED ZONING

Key:
- **Plan Boundary**
- **Areas with Proposed Zoning Changes**
  - R-60
  - R-40
  - R-30
  - CRN

1. CRN 1.0, C-0.0, R-1.0, H-45
2. CRT
   - CRT 1.25, C-0.75, R-0.75, H-50
   - CRT 1.25, C-0.75, R-1.0, H-75

Scale: 0 – 800 ft
NEXT STEPS:

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