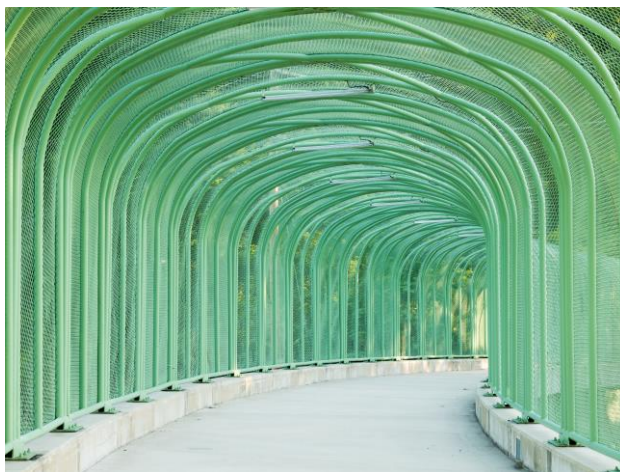




# VEIRS MILL

*Planning Board Work Session #2*

*June 7, 2018*



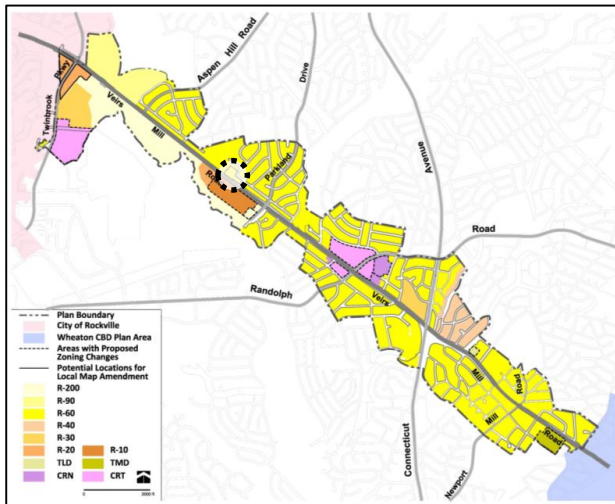
## **WORK SESSION #2: OVERVIEW**

- Summary of Work Session #1
  - Single-Family Parcels at Robindale Drive
  - Department of Recreation Administrative Offices
- Land Use and Zoning Recommendations
  - Connecticut / Randolph District
  - Twinbrook District



## WORK SESSION #1: SUMMARY

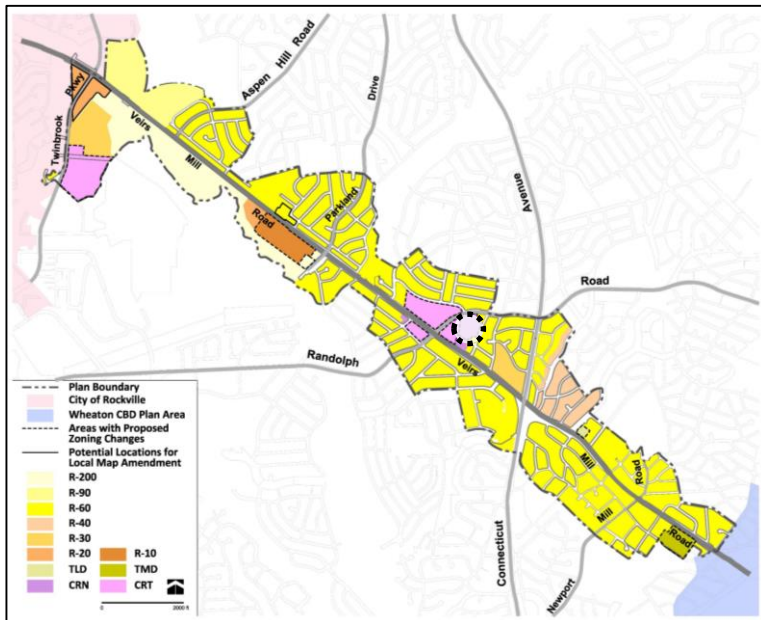
Robindale District	Property	Zoning Recommendation
	12607 and 12615 Veirs Mill Road	<ul style="list-style-type: none"> <li>Rezone to CRN 1.5, C-0.0, R-1.5, H-45</li> </ul>
	4710 and 4714 Adrian Street	<ul style="list-style-type: none"> <li>Maintain existing R-60 zone.</li> <li>Include the following guidance in the plan:                             <ul style="list-style-type: none"> <li>This is an appropriate location to consider higher-density residential development with the introduction of bus rapid transit</li> <li>Future development must be compatible in scale and character to the existing single-family residential neighborhood.</li> </ul> </li> </ul>





## WORK SESSION #1: SUMMARY

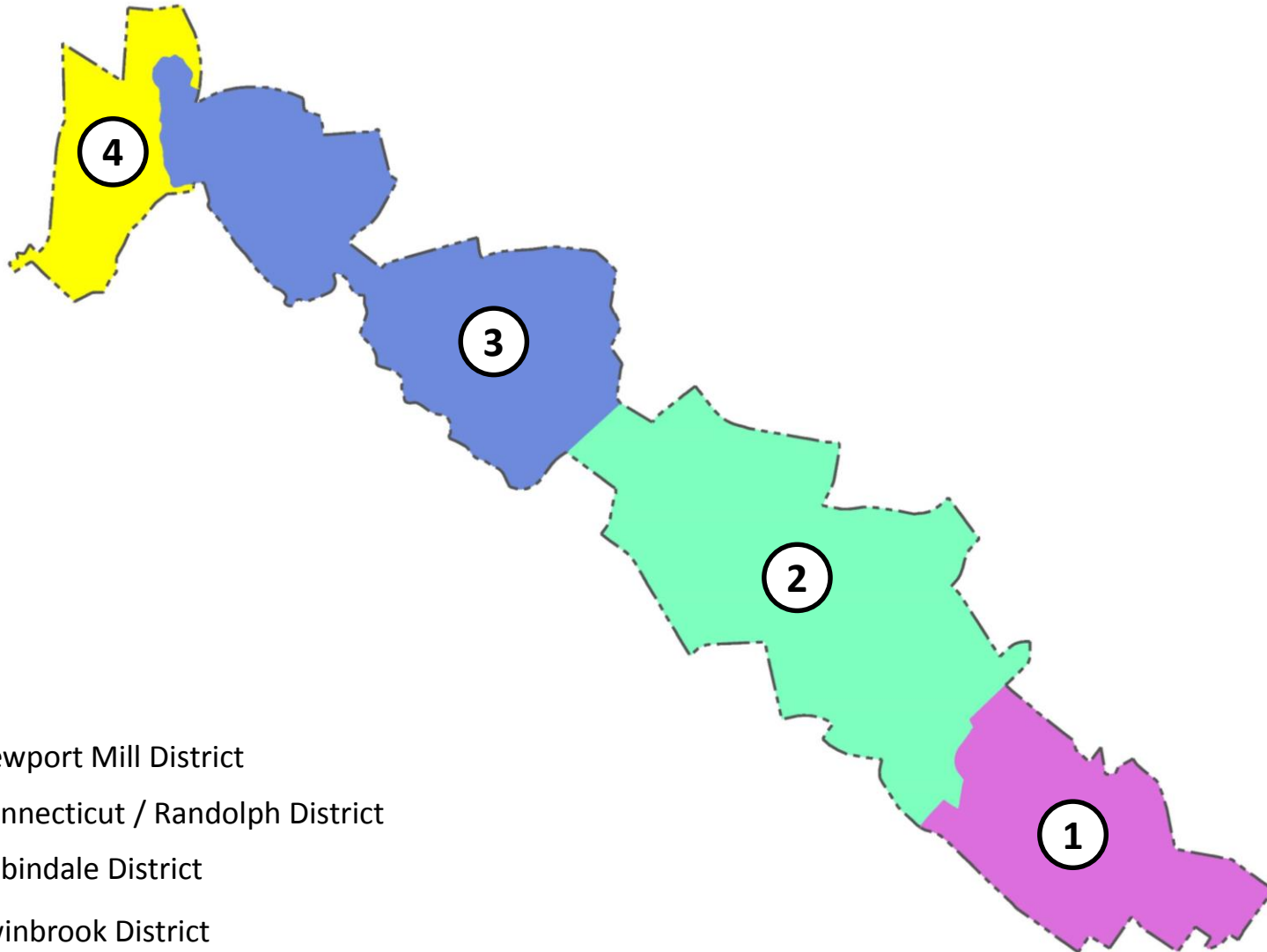
Connecticut / Randolph District	Property	Zoning Recommendation
	Department of Recreation Site	<ul style="list-style-type: none"> <li>Rezone to CRN 1.0, C-0.0, R-1.0, H-45</li> <li>Include guidance in the plan to consider higher-density residential development along commercial edge and Randolph Road that transitions to the existing single-family with “missing middle” housing types.</li> </ul>



## **CORRIDOR RECOMMENDATIONS - LAND USE AND ZONING**

- Preserve and maintain the existing residential scale and character by confirming the existing residential zoning within the single-family residential neighborhoods.
- Retain the majority of existing multi-family residential developments as a continued source of market-affordable housing.
- 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.
- Encourage continued community partnerships with the Montgomery County Department of Housing and Community Affairs and the Montgomery Housing Partnership to advance neighborhood development and revitalization.

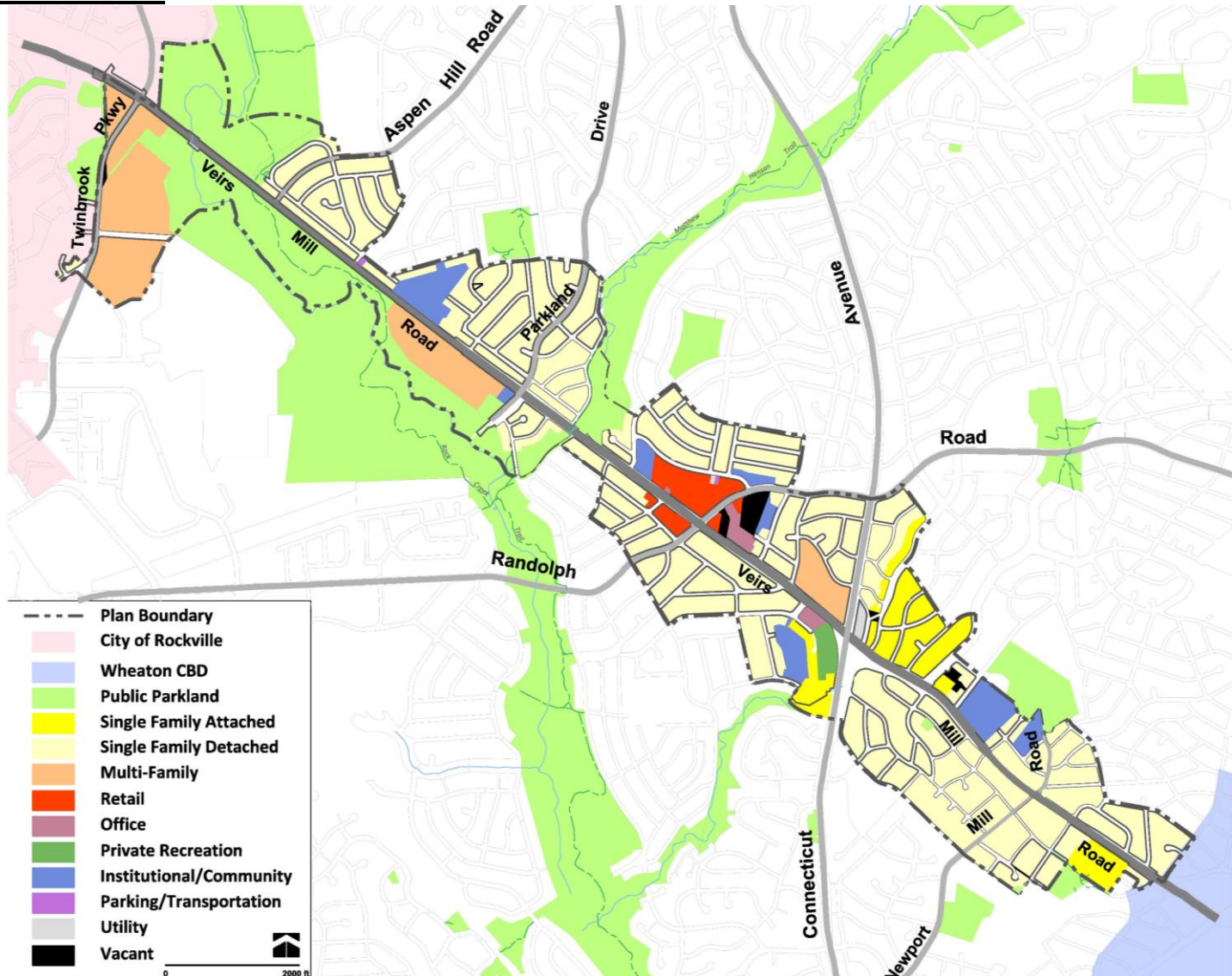
## PLAN DISTRICTS



- ① Newport Mill District
- ② Connecticut / Randolph District
- ③ Robindale District
- ④ Twinbrook District



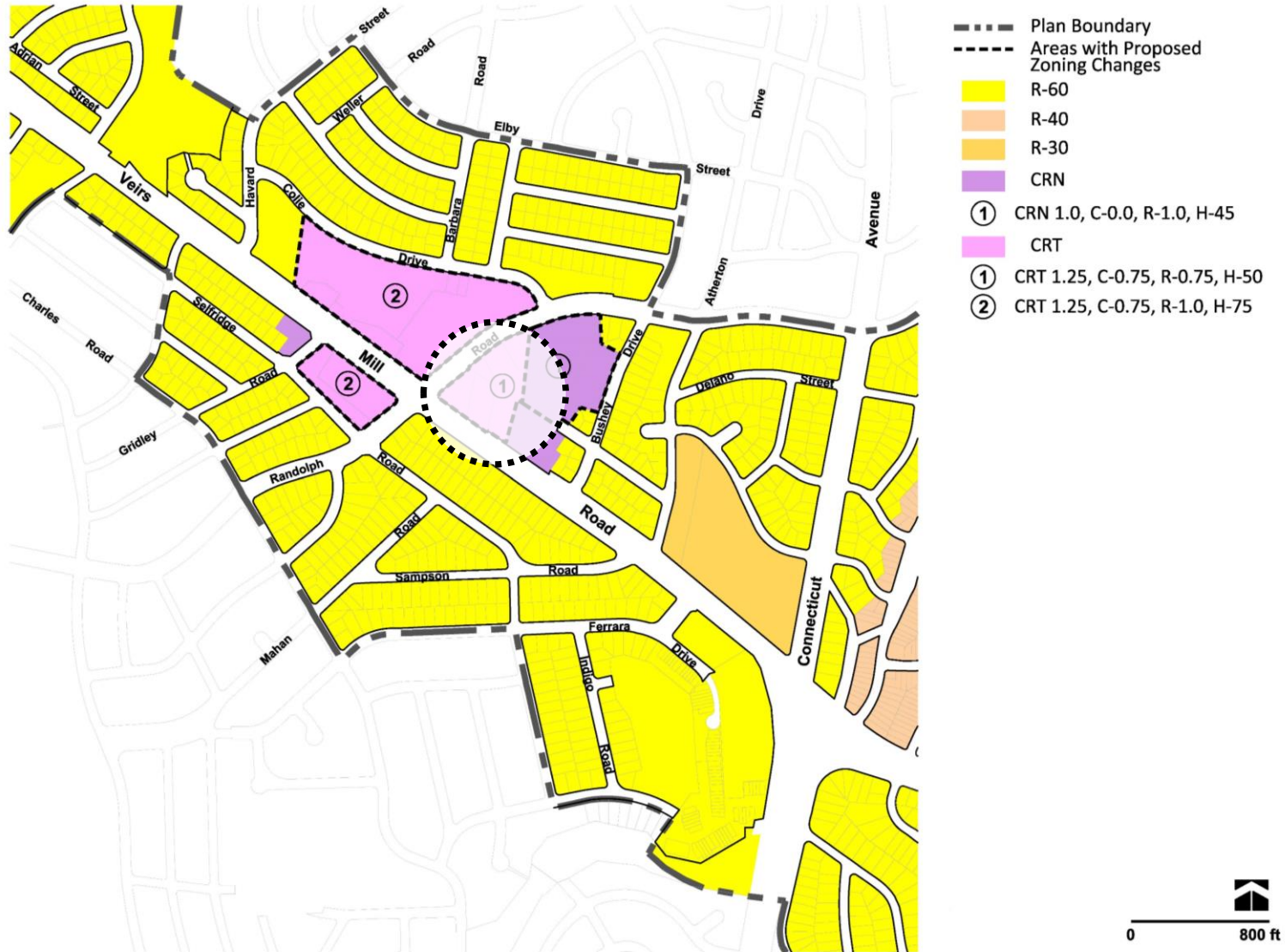
## EXISTING LAND USE







## NE QUADRANT VEIRS MILL AND RANDOLPH – RECOMMENDED ZONING







## NE QUADRANT VEIRS MILL AND RANDOLPH – EXISTING CONDITIONS

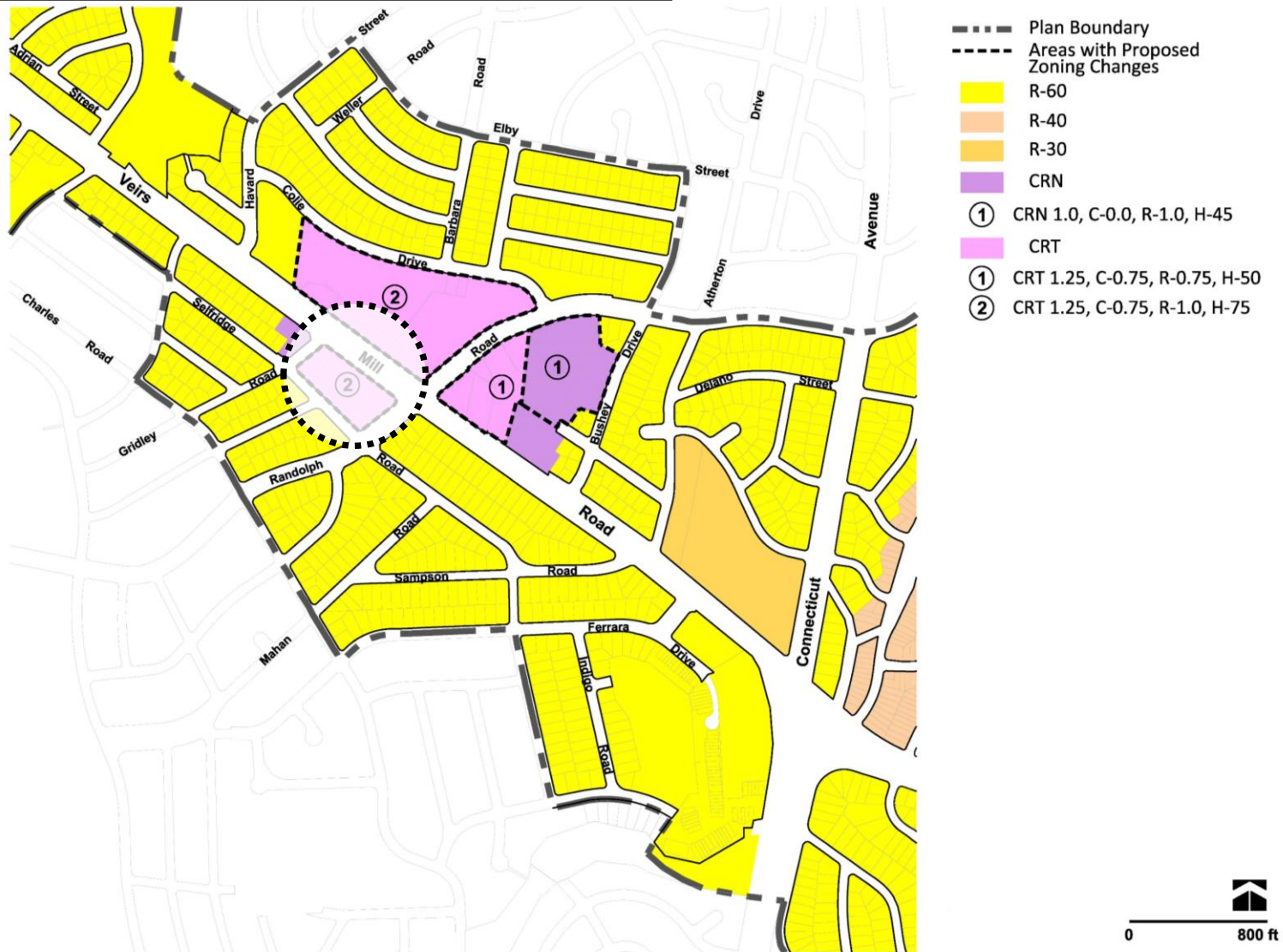


- Apprx. 5 Acres
- Existing Zoning:
  - CRT-0.75, C-0.75, R-0.25, H-45
  - CRN-0.5, C-0.5, R-0.25, H-35
- PH Draft Zoning:
  - CRT 1.25, C-0.75, R-0.75, H-50





## VEIRS MILL VILLAGE – RECOMMENDED ZONING







## VEIRS MILL VILLAGE – EXISTING CONDITIONS



- Apprx. 3 Acres
- Existing Zoning:
  - CRT-0.75, C-0.75, R-0.25, H-45
  - R-60
- PH Draft Zoning:
  - CRT 1.25, C-0.75, R-1.0, H-75





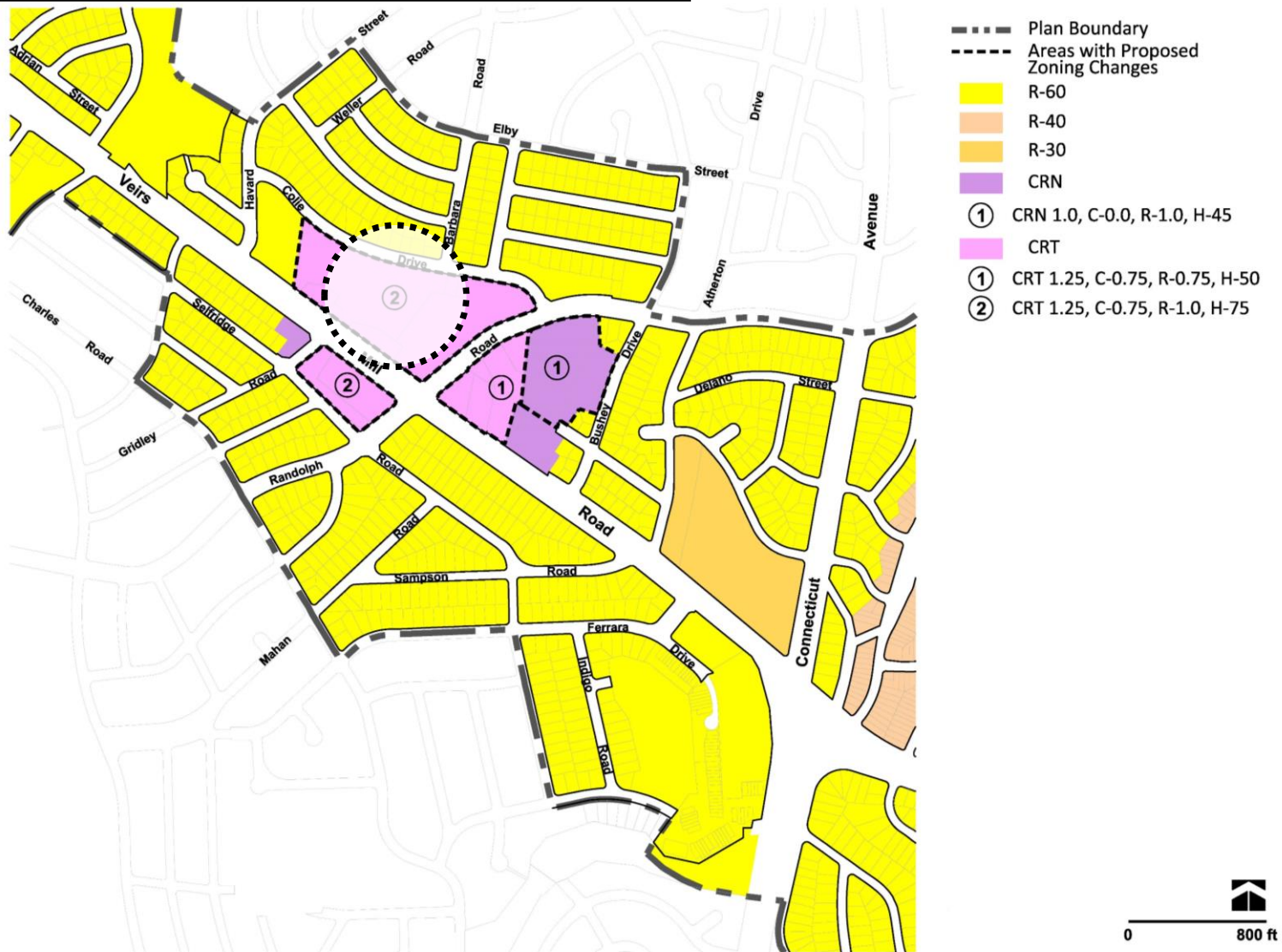


## VEIRS MILL VILLAGE – TESTIMONY RECEIVED

- Zoning:
  - Existing Zoning: CRT-0.75, C-0.75, R-0.25, H-45 and R-60
  - PH Draft Zoning: CRT-1.25, C-0.75, R-1.0, H-75
  - Owner's Request: CRT-1.25, C-1.25, R-1.25, H-75
  - Staff Response: Maintain PH Draft Zoning
- Additional Comments:
  - Provide flexibility for interim improvements
  - Ensure proposed transportation infrastructure can be accommodated within the existing right-of-way
  - Allow for the configuration of the open space to occur with future redevelopment



## STONEYMILL SQUARE— RECOMMENDED ZONING





## STONEYMILL SQUARE – EXISTING CONDITIONS



- Apprx. 13.6 Acres
- Existing Zoning:
  - CRT-0.75, C-0.75, R-0.25, H-45
  - R-60
- PH Draft Zoning:
  - CRT 1.25, C-0.75, R-1.0, H-75

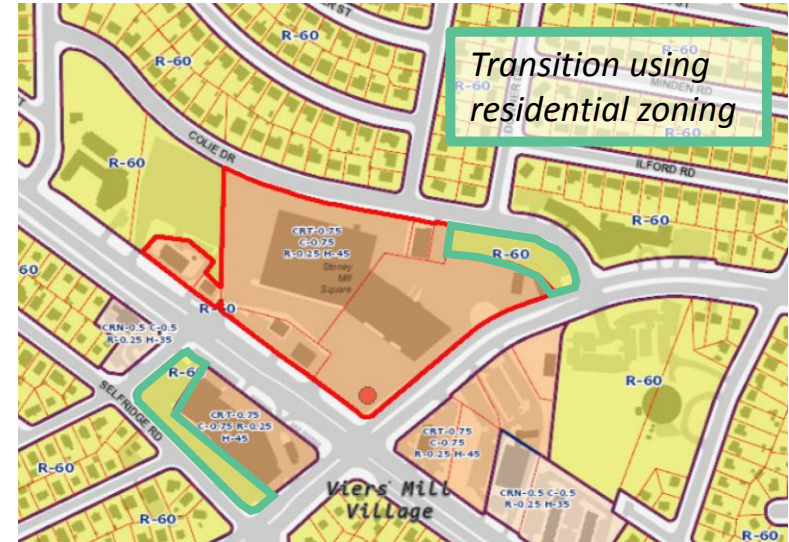
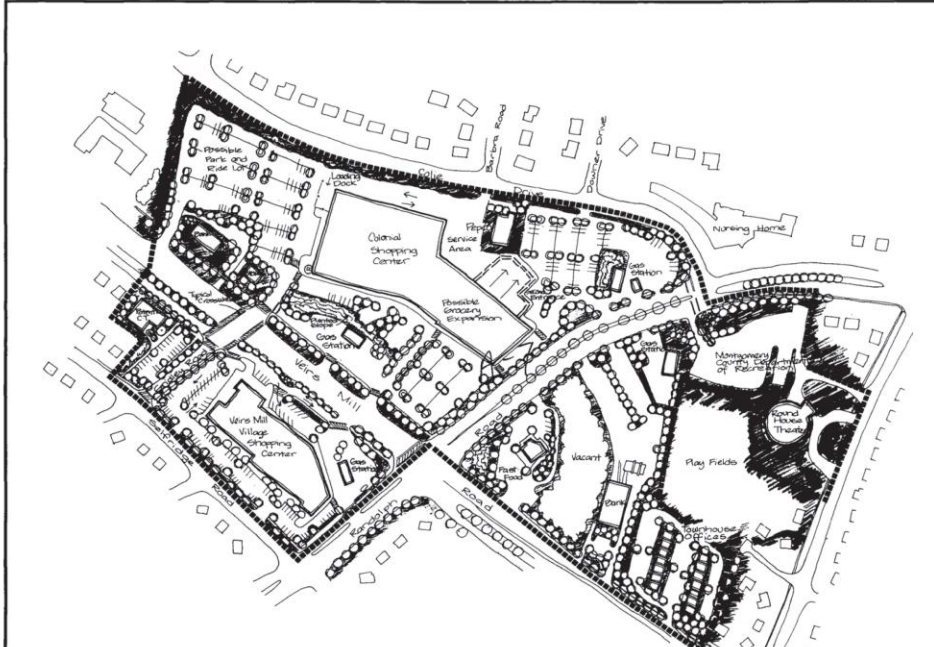






## URBAN DESIGN: CONTEXT

*Veirs Mill Road and Randolph Road Commercial Area: Conceptual Design*







## URBAN DESIGN – COMMERCIAL REDEVELOPMENT | SHORT TERM



### Short Term

Focus on surface parking lots to identify potential areas where open spaces for public use could be established. Improve streetscape, storm water management, and existing storefronts.

### Legend

- Existing Street
- Proposed Street
- Existing Surface Parking Lots

Example of retrofitted parking lot to accommodate parking and occasional events (TAXI Development, Denver CO)

(1) Overall view (2) Overall view during event (3)(4) Retrofits to add drainage, landscaping, and landscape panels between parking spaces (5) Seating area within new landscape.







## URBAN DESIGN – COMMERCIAL REDEVELOPMENT | LONG TERM



### 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

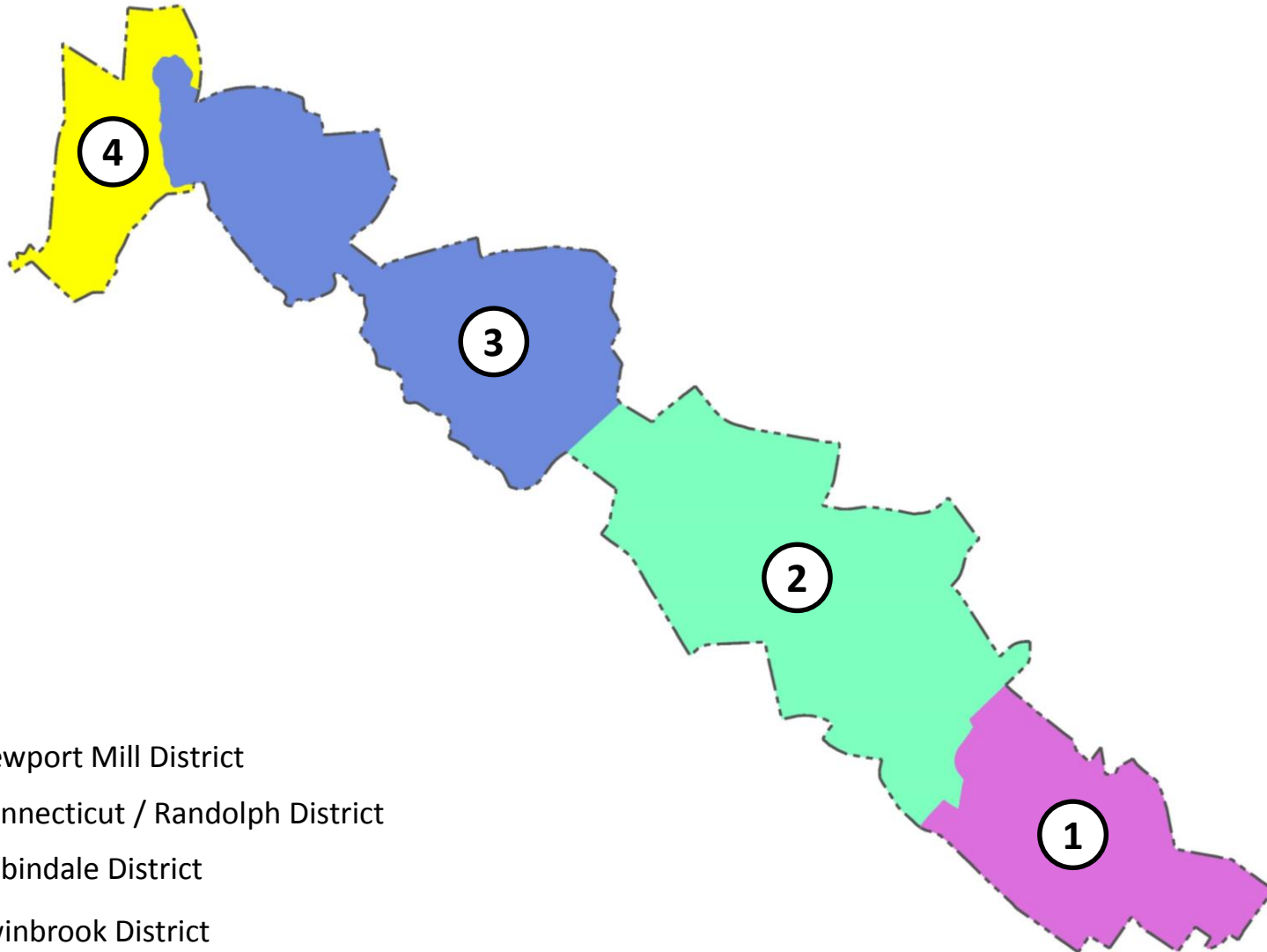




## **STONEYMILL SQUARE – TESTIMONY RECEIVED**

- Zoning:
  - Existing Zoning: CRT-0.75, C-0.75, R-0.25, H-45 and R-60
  - PH Draft Zoning: CRT-1.25, C-0.75, R-1.0, H-75
  - Owner's Request: Concurs with PH Draft Zoning
- Additional Comments:
  - Provide flexibility for interim improvements
  - Allow for the location and configuration of streets and open space to occur with future redevelopment

## PLAN DISTRICTS



- ① Newport Mill District
- ② Connecticut / Randolph District
- ③ Robindale District
- ④ Twinbrook District



## TWINBROOK DISTRICT – EXISTING CONDITIONS







# VEIRS MILL CORRIDOR MASTER PLAN



## **HOUSING BACKGROUND**

- Rent/Affordability data obtained from Department of Housing and Community Affairs (DHCA)
- DHCA Rental Facility Survey has data for every unit in Montgomery County
  - Rent, bedroom size, building type, amenities, subsidized units, age, etc.
- Affordability determined by Planning Department Methodology

<b>Household Size</b>	<b>Efficiency</b>	<b>1-Bed</b>	<b>2-Bed</b>	<b>3-Bed</b>	<b>4-Bed</b>
1	100%	30%			
2		70%	10%		
3			60%	20%	
4			30%	50%	40%
5				30%	60%

<b>Number of Bedrooms</b>	<b>HUD 100% AMI Income Limits</b>	<b>100% AMI Income Limits By Bedroom</b>
0	\$76,000	\$76,000
1	\$86,900	\$83,630
2	\$97,700	\$90,120
3	\$108,600	\$109,030
4	\$117,300	\$113,820



## TWINBROOK DISTRICT - UNIT MIX

<i><b>NAME</b></i>	<i><b>AGE</b></i>	<i><b>0-BED</b></i>	<i><b>1-BED</b></i>	<i><b>2-BED</b></i>	<i><b>3-BED</b></i>	<i><b>4-BED</b></i>	<i><b>TOTAL UNITS</b></i>
<b>HALPINE HAMLET</b>	50		26	41			67
<b>HALPINE VIEW</b>	50	16	241	250	57		564
<b>PARKWAY WOODS</b>	35			9	9	6	24
<b>ROCK CREEK WOODS</b>	49	18	72	160	19		269
<b>TOTAL</b>		<b>34</b>	<b>339</b>	<b>460</b>	<b>85</b>	<b>6</b>	<b>924</b>
<b>PERCENT</b>		<b>4%</b>	<b>37%</b>	<b>50%</b>	<b>9%</b>	<b>.6%</b>	<b>100%</b>



### **TWINBROOK DISTRICT AFFORDABILITY (AVERAGE RENT - 2016)**

<b>NAME</b>	<b>0-BED</b>	<b>AMI</b>	<b>1-BED</b>	<b>AMI</b>	<b>2-BED</b>	<b>AMI</b>	<b>3-BED</b>	<b>AMI</b>	<b>4-BED</b>	<b>AMI</b>
<b>HALPINE HAMLET</b>			\$1,095	52%	\$1,250	55%				
<b>HALPINE VIEW</b>	\$995	52%	\$1,262	60%	\$1,457	65%	\$1,734	64%		
<b>PARKWAY WOODS</b>					\$809	36%	\$1,027	38%	\$1,523	53%
<b>ROCK CREEK WOODS</b>	\$1,029	54%	\$1,279	61%	\$1,500	67%	\$ 1,729	63%		

### **TWINBROOK DISTRICT AFFORDABILITY (AVERAGE RENT - 2017)**

<b>NAME</b>	<b>0-BED</b>	<b>AMI</b>	<b>1-BED</b>	<b>AMI</b>	<b>2-BED</b>	<b>AMI</b>	<b>3-BED</b>	<b>AMI</b>	<b>4-BED</b>	<b>AMI</b>
<b>HALPINE HAMLET</b>			\$1,071	50%	\$1,213	53%				
<b>HALPINE VIEW</b>	\$1,070	55%	\$1,287	61%	\$1,487	65%	\$1,763	64%		
<b>PARKWAY WOODS</b>					\$935	41%	\$1,163	42%	\$1,324	46%
<b>ROCK CREEK WOODS</b>	\$948	50%	\$ 1,304	61%	\$1,549	68%	\$ 1,749	63%		



## HOUSING BACKGROUND

- **Westbard/Rock Spring/White Flint 2/Grosvenor-Strathmore**
  - 15% MPDU is the top priority public benefit for any development that uses the Optional Method of Development
- **Lyttons ville**
  - Sector plan aims to preserve the existing number of rent-restricted and market-rate affordable housing units in the Plan Area
  - DHCA Rental Agreement on Site 2 (Summit Hills) in the event of redevelopment
  - In addition to MPDU requirement a minimum of 176 existing market-rate affordable housing units should be retained under DHCA Rental Agreement for 20 years on Site 5a/5b (Rollingwood)



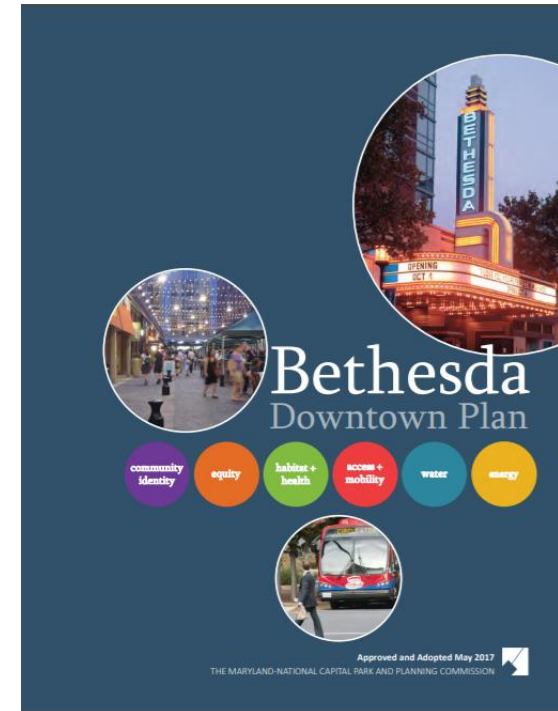




## HOUSING BACKGROUND

### • Bethesda

- Minimum of 15% MPDU under Bethesda Overlay Zone
- New category of public benefit points for retention of existing market-rate affordable housing using rental agreements with DHCA
- In the South Bethesda and Battery Lane Districts, preservation of market-rate affordable housing and/or additional MPDUs beyond 15 percent is the top priority for public benefit points
- Prioritize two-and three-bedroom units through increased CR public benefit points



## URBAN DESIGN – RESIDENTIAL DEVELOPMENT | MULTIFAMILY



### Legend

- Existing Street
- Proposed Business Street
- Retained Existing Residential
- New Mixed-Use Development
- Public Open Space (Location TBD)

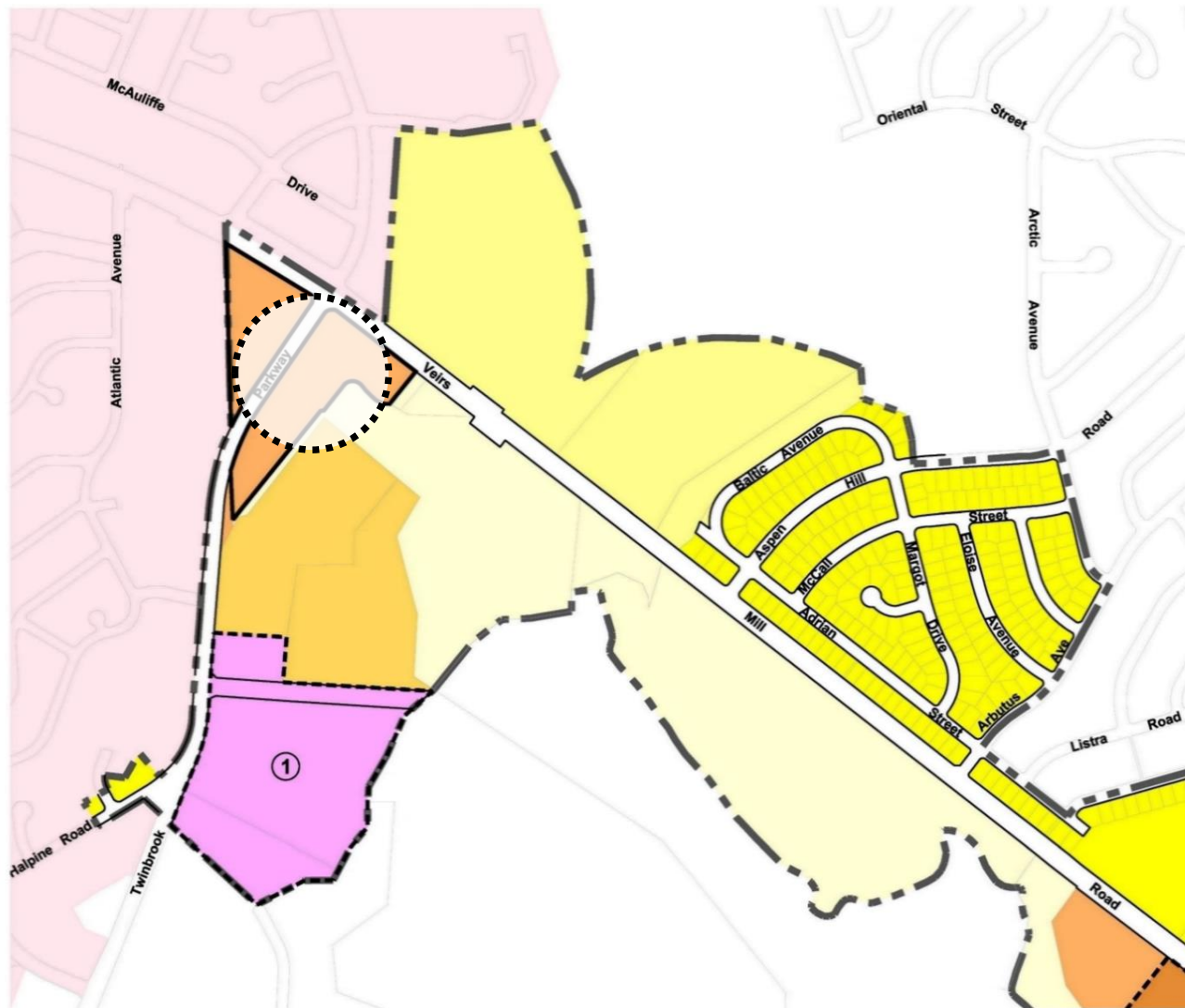


(1) Higher density multi-family closer to Twinbrook Metro and Veirs Mill Road (2)(3) Existing units in park setting to be preserved (4) New development should engage adjacent Rock Creek Park and build connections where feasible (5) New multi-family should provide a centralized area for public use.





## ROCK CREEK WOODS – RECOMMENDED ZONING



- Plan Boundary
- City of Rockville
- Areas with Proposed Zoning Changes
- R-200
- R-90
- R-60
- R-30
- R-20
- R-10
- CRT
- ① CRT 1.25, C-0.25, R-1.0, H-85
- Support Future Local Map Amendment





## **ROCK CREEK WOODS – EXISTING CONDITIONS**







## ROCK CREEK WOODS – EXISTING CONDITIONS



Stream Outfall from Parcel 'B'



**Rock Creek Woods Apartments**  
Rockville, MD

BULLIS TRACT LLC. | **hord | coplan | macht**  
April 20, 2018 | ©2018 Coplan Macht Inc. 0000



## ROCK CREEK WOODS – TESTIMONY RECEIVED

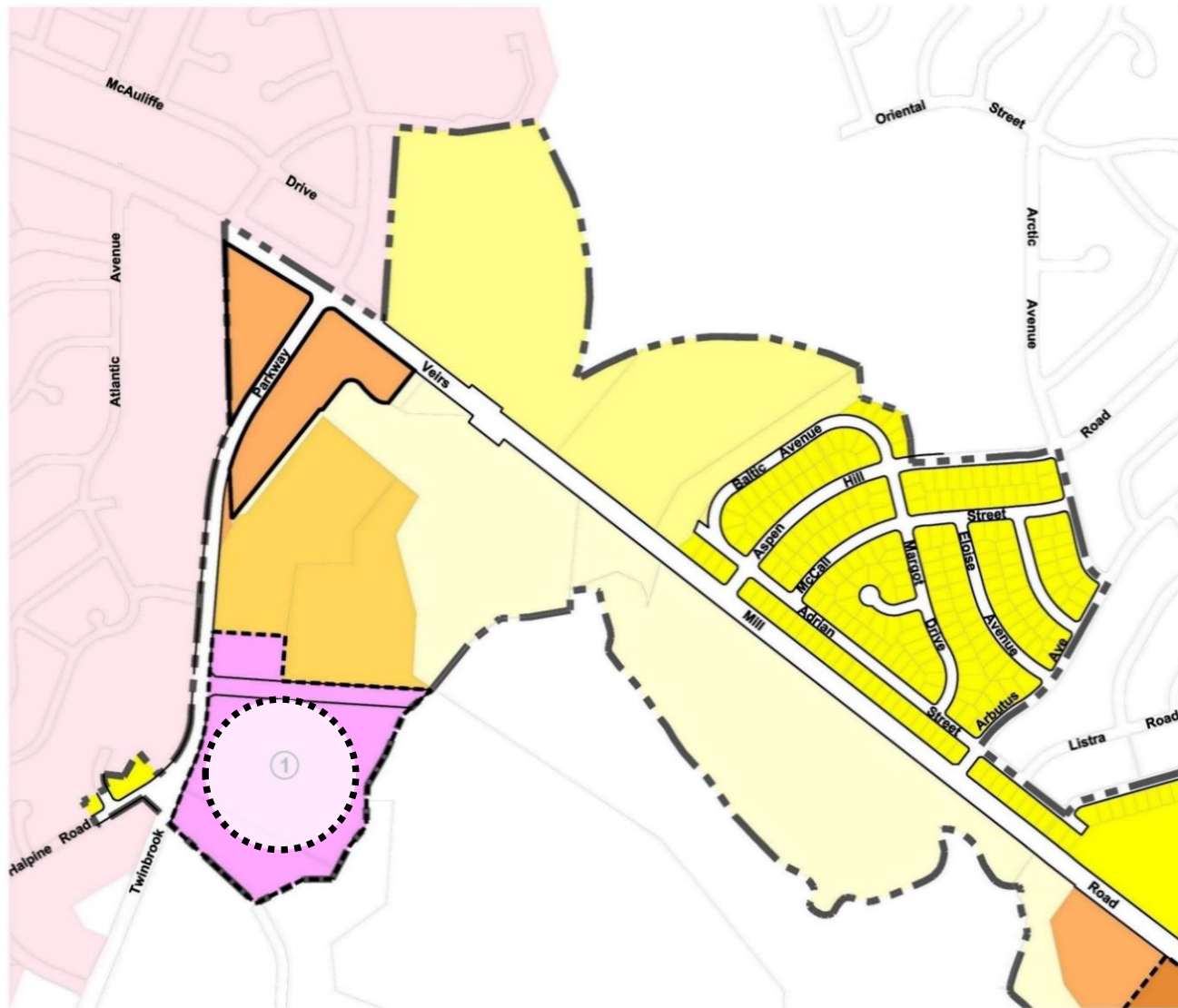


## **ROCK CREEK WOODS – TESTIMONY RECEIVED**

- Zoning:
  - Existing Zoning: R-20
  - PH Draft Zoning: R-20 with support for future local map amendment
  - Owner's Request: CRT-1.25, H-75
  - Staff Recommendation: CRT-1.25, C-0.25, R-1.25, H-75



## HALPINE VIEW – RECOMMENDED ZONING



- Plan Boundary
- City of Rockville
- Areas with Proposed Zoning Changes
- R-200
- R-90
- R-60
- R-30
- R-20
- R-10
- CRT
- ① CRT 1.25, C-0.25, R-1.0, H-85
- Support Future Local Map Amendment







## HALPINE VIEW – EXISTING CONDITIONS







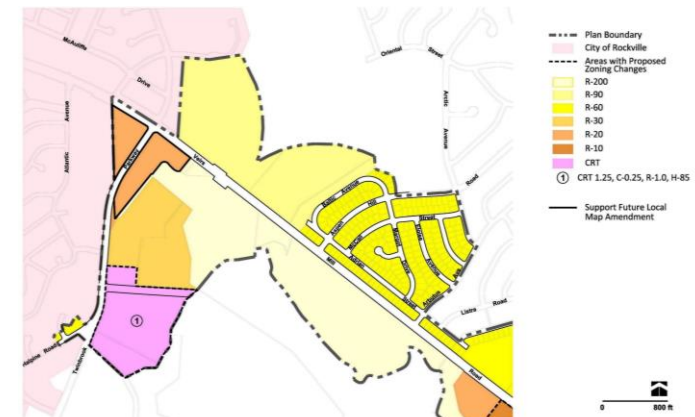
## HALPINE VIEW – TESTIMONY RECEIVED





## HALPINE VIEW – TESTIMONY RECEIVED

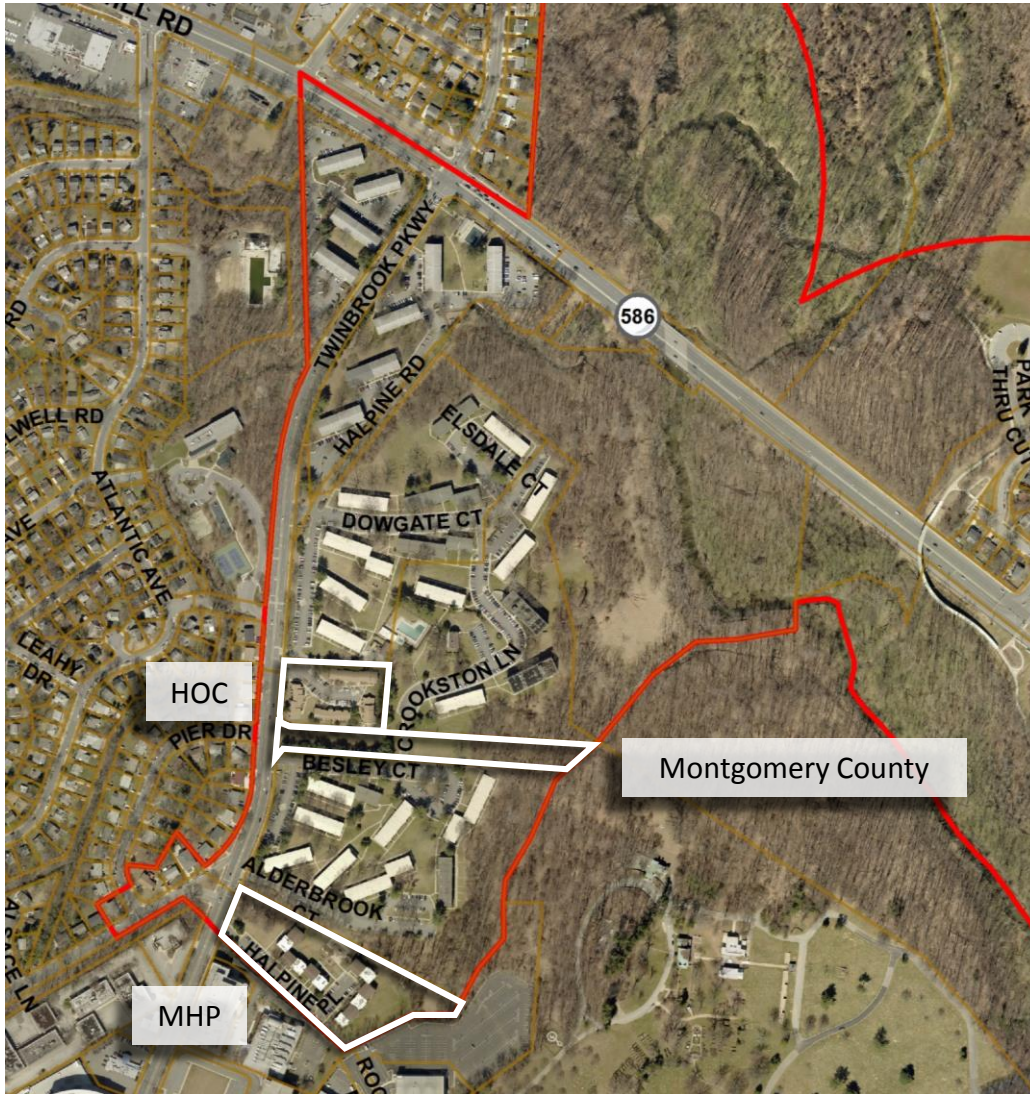
- Zoning:
  - Existing Zoning: R-30
  - PH Draft Zoning:
    - 13001 Twinbrook Parkway: R-30
    - 5508 Dowgate Court: R-30
    - 12813 Twinbrook Parkway:
      - CRT-1.25, C-0.25, R-1.0, H-85
  - Owner's Request: CRT-1.5, C-0.25, R-1.25, H-85
  - Staff Recommendation:
    - 13001 Twinbrook Parkway: R-30
    - 5508 Dowgate Court: R-30
    - 12813 Twinbrook Parkway:
      - CRT-1.25, C-0.25, R-1.25, H-85







## PARKWAY WOODS (HOC) AND HALPINE HAMLET (MHP)



- Site Area:
  - 2 Acres (HOC)
  - 4.67 Acres (MHP)
- Existing Zoning: R-30
- PH Draft Zoning:
  - CRT 1.25, C-0.25, R-1.0, H-85
- Owner's Request:
  - No Testimony Received
- Staff Recommendation:
  - CRT 1.25, C-0.25, R-1.25, H-85

### **NEXT STEPS:**

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

