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

<table>
<thead>
<tr>
<th>Property</th>
<th>Zoning Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>12607 and 12615 Veirs Mill Road</td>
<td>- Rezone to CRN 1.5, C-0.0, R-1.5, H-45</td>
</tr>
</tbody>
</table>
| 4710 and 4714 Adrian Street   | - Maintain existing R-60 zone.  
- Include the following guidance in the plan:  
  - This is an appropriate location to consider higher-density residential development with the introduction of bus rapid transit  
  - Future development must be compatible in scale and character to the existing single-family residential neighborhood. |
## WORK SESSION #1: SUMMARY

<table>
<thead>
<tr>
<th>Property</th>
<th>Zoning Recommendation</th>
</tr>
</thead>
</table>
| Department of Recreation Site | ▪ Rezone to CRN 1.0, C-0.0, R-1.0, H-45  
▪ 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. |
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

Plan Boundary
Areas with Proposed Zoning Changes
- R-60
- R-40
- R-30
- CRN
- CRN 1.0, C-0.0, R-1.0, H-45
- CRT
- CRT 1.25, C-0.75, R-0.75, H-50
- CRT 1.25, C-0.75, R-1.0, H-75
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 – 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

Transition using residential zoning

Transition via Screening

Transition via Development
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.

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
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

Rock Creek Woods
HOC
MHP
Halpine View
Montgomery County
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

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Efficiency</th>
<th>1-Bed</th>
<th>2-Bed</th>
<th>3-Bed</th>
<th>4-Bed</th>
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<tr>
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<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>HUD 100% AMI Income Limits</th>
<th>100% AMI Income Limits By Bedroom</th>
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<td>4</td>
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Source: 2016 DHCA Rental Facility Survey
## TWINBROOK DISTRICT - UNIT MIX

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<th>NAME</th>
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<th>0-BED</th>
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<th>TOTAL UNITS</th>
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<td>9%</td>
<td>.6%</td>
<td>100%</td>
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</table>

Source: 2016 DHCA Rental Facility Survey
## TWINBROOK DISTRICT AFFORDABILITY (AVERAGE RENT - 2016)

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<tr>
<th>NAME</th>
<th>0-BED</th>
<th>AMI</th>
<th>1-BED</th>
<th>AMI</th>
<th>2-BED</th>
<th>AMI</th>
<th>3-BED</th>
<th>AMI</th>
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<tbody>
<tr>
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<td>52%</td>
<td>$1,250</td>
<td>55%</td>
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<tr>
<td>HALPINE VIEW</td>
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<td>PARKWAY WOODS</td>
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<td>67%</td>
<td>$1,729</td>
<td>63%</td>
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## TWINBROOK DISTRICT AFFORDABILITY (AVERAGE RENT - 2017)

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<thead>
<tr>
<th>NAME</th>
<th>0-BED</th>
<th>AMI</th>
<th>1-BED</th>
<th>AMI</th>
<th>2-BED</th>
<th>AMI</th>
<th>3-BED</th>
<th>AMI</th>
<th>4-BED</th>
<th>AMI</th>
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</thead>
<tbody>
<tr>
<td>HALPINE HAMLET</td>
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<td>50%</td>
<td>$1,213</td>
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<tr>
<td>HALPINE VIEW</td>
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<td>$1,487</td>
<td>65%</td>
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<td>PARKWAY WOODS</td>
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<td>ROCK CREEK WOODS</td>
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<td>61%</td>
<td>$1,549</td>
<td>68%</td>
<td>$1,749</td>
<td>63%</td>
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</tr>
</tbody>
</table>

Source: 2016 DHCA Rental Facility Survey
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

- **Lyttonsville**
  - 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
(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 – EXISTING CONDITIONS
ROCK CREEK WOODS – EXISTING CONDITIONS

Existing Conditions

- Gross Land Area: 12.21 AC
- Current Zoning: R-20
- Current Dwelling: 270 DU
- Current FAR: < 0.8 FAR

Rock Creek Woods Apartments

Rockville, MD
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
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