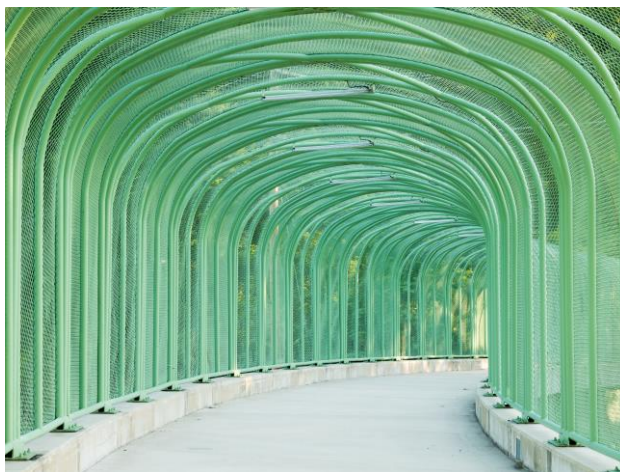




VEIRS MILL

Planning Board Work Session #3
July 12, 2018

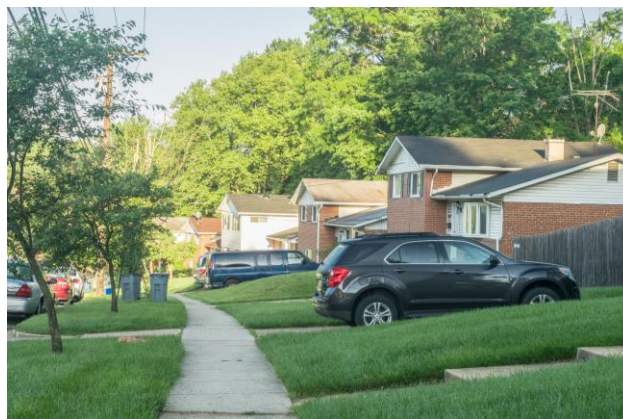


WORK SESSION #3: OVERVIEW

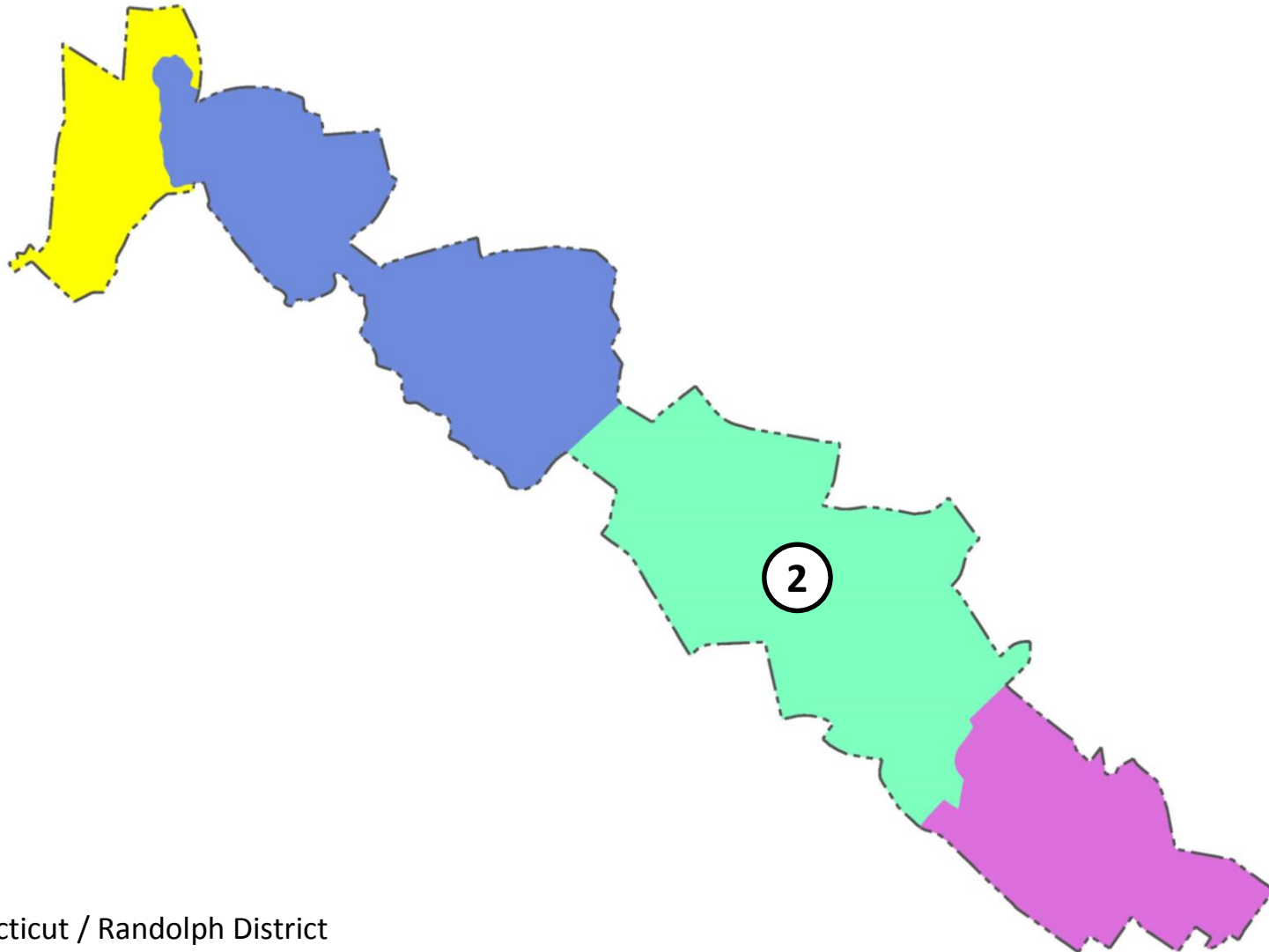
- Summary of Work Sessions #1 and #2
- Additional Detail on Land Use and Zoning Recommendations
 - Connecticut / Randolph District
 - Robindale District
 - Twinbrook District
- Receive Planning Board guidance on Land Use and Zoning Recommendations

CORRIDOR RECOMMENDATIONS – LAND USE AND ZONING

- Preserve and maintain the existing residential scale and character
- Introduce limited redevelopment near existing and future transit
- Provide a transition between major roadways and the existing residential neighborhoods
- Introduce housing typologies that expand residential choices



CONNECTICUT / RANDOLPH DISTRICT



2 Connecticut / Randolph District



CONNECTICUT / RANDOLPH DISTRICT – ZONING RECOMMENDATIONS





STONEYMILL SQUARE – ZONING RECOMMENDATION



CRT 0.75, C0.75, R0.25, H45; R60



R60

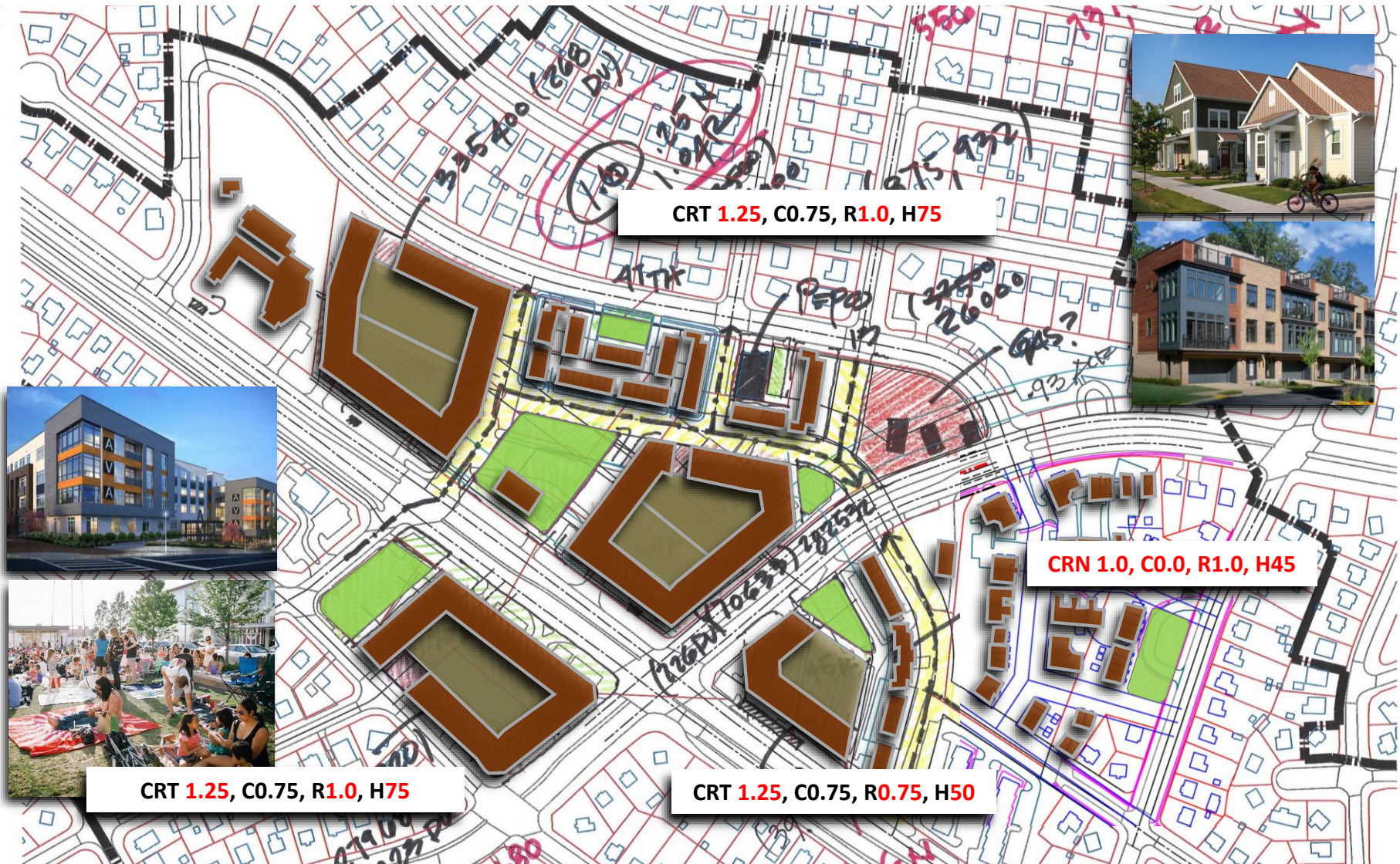


CRT 0.75, C0.75, R0.25, H45; R60

CRT 0.75, C0.75, R0.25, H45
CRN 0.5, C0.5, R0.25, H35



STONEYMILL SQUARE – ZONING RECOMMENDATION





CONNECTICUT / RANDOLPH DISTRICT



Veirs Mill Road and Randolph Road Area-- FOR ILLUSTRATIVE PURPOSES ONLY

Design Guidance

- 1 Locate higher-density development along major roads
- 2 Use single-family attached and multiplex building types to transition to existing adjacent single-family detached
- 3 Promote internal connections on larger properties to improve mobility
- 4 Create open spaces for public use that are visible from major roads

Legend

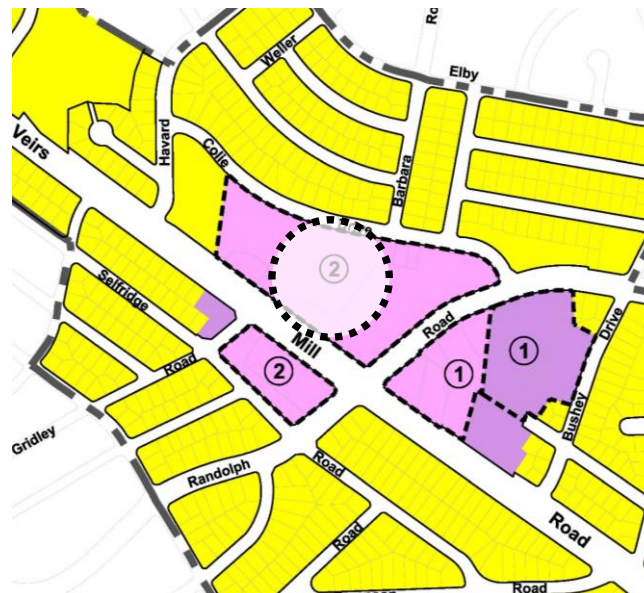
- Existing Street
- Potential Street Connection
- Single-Family Attached / Multiplex Uses
- Mixed-Use Development
- Public Open Space (Location TBD)



STONEYMILL SQUARE



| | |
|-----------------|---|
| Site Area | Approx. 13.6 Acres |
| 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 |
| Staff Response | Maintain PH Draft Zoning |



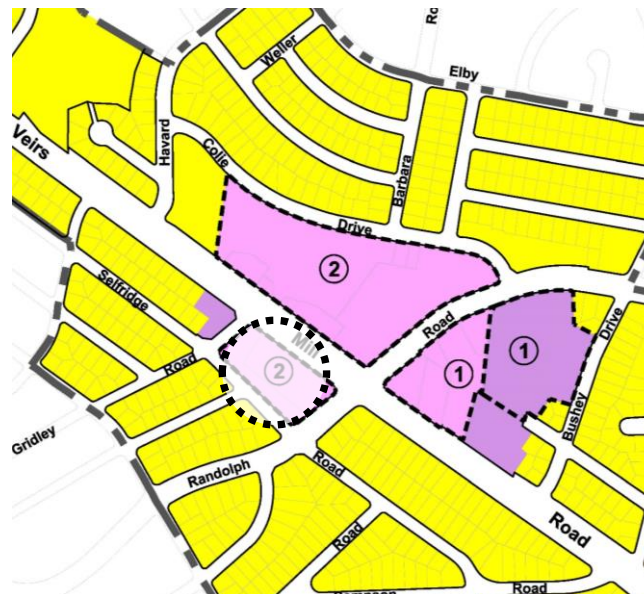
- Plan Boundary
- - - Areas with Proposed Zoning Changes
- Yellow: R-60
- Orange: R-40
- Light Orange: R-30
- Purple: CRN
- ① CRN 1.0, C-0.0, R-1.0, H-65
- Pink: CRT
- ① CRT 1.25, C-0.75, R-0.75, H-65
- ② CRT 1.25, C-0.75, R-1.0, H-75



VEIRS MILL VILLAGE



| | |
|-----------------|---|
| Site Area | Approx. 3 Acres |
| 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 |
| Staff Response | Maintain PH Draft Zoning |



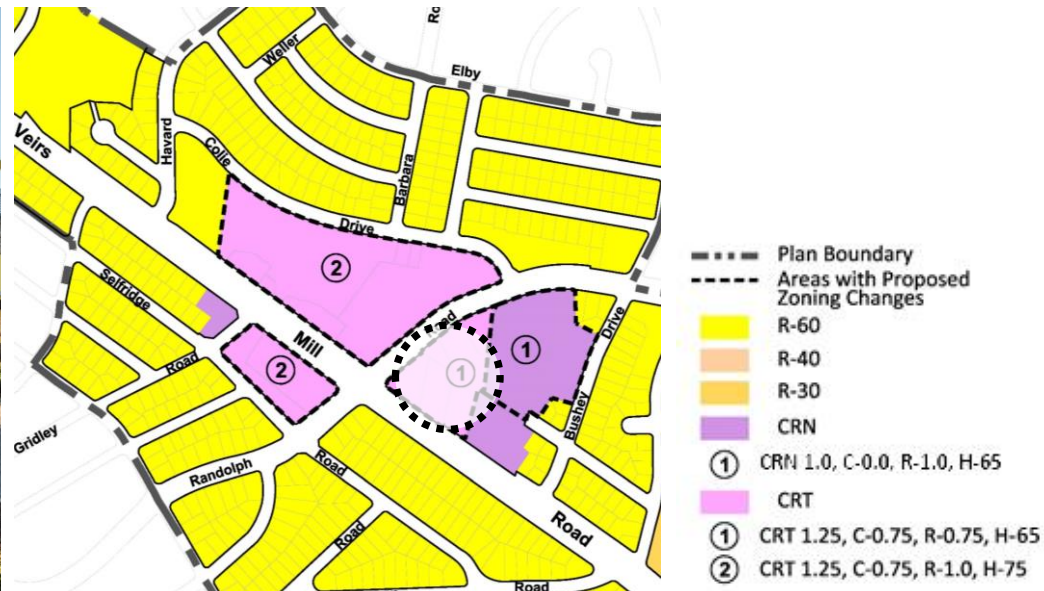
- Plan Boundary
- - - Areas with Proposed Zoning Changes
- R-60
- R-40
- R-30
- CRN
- ① CRN 1.0, C-0.0, R-1.0, H-65
- CRT
- ① CRT 1.25, C-0.75, R-0.75, H-65
- ② CRT 1.25, C-0.75, R-1.0, H-75



NE QUADRANT VEIRS MILL AND RANDOLPH



| | |
|-----------------|---|
| Site Area | Approx. 5 Acres |
| Existing Zoning | CRT-0.75, C-0.75, R-0.25, H-45 and 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 |
| Staff Response | CRT 1.25, C-0.75, R-0.75, H-65 |

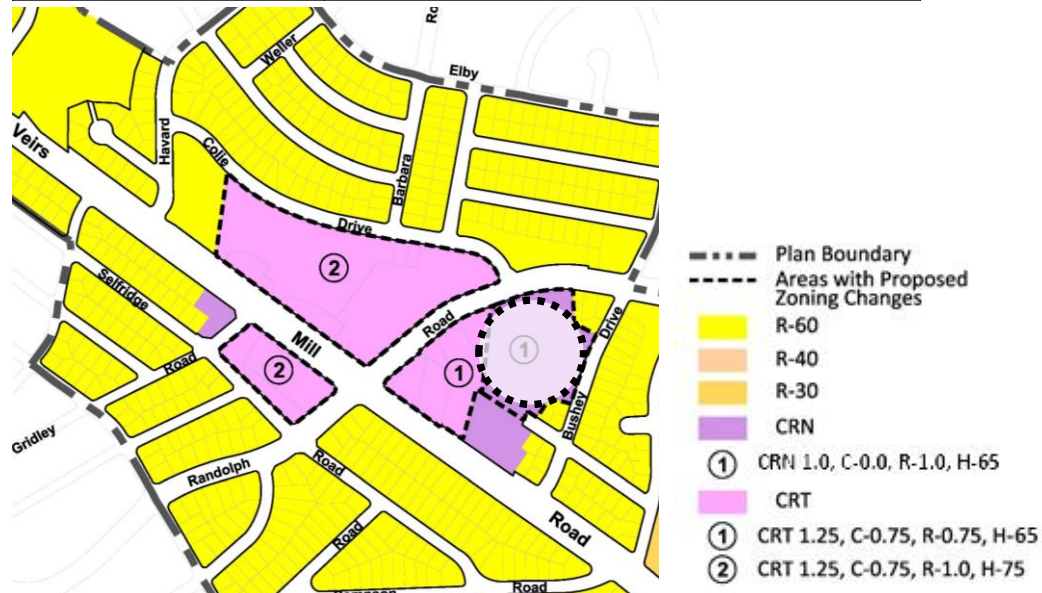




DEPARTMENT OF RECREATION



| | |
|-----------------|--|
| Site Area | Approx. 6 Acres |
| Existing Zoning | R-60 |
| PH Draft Zoning | CRN 1.0, C-0.0, R-1.0, H-45 |
| Staff Response | CRN 1.0, C-0.0, R-1.0, H-65 (with guidelines) |



DEPARTMENT OF RECREATION – DESIGN GUIDANCE

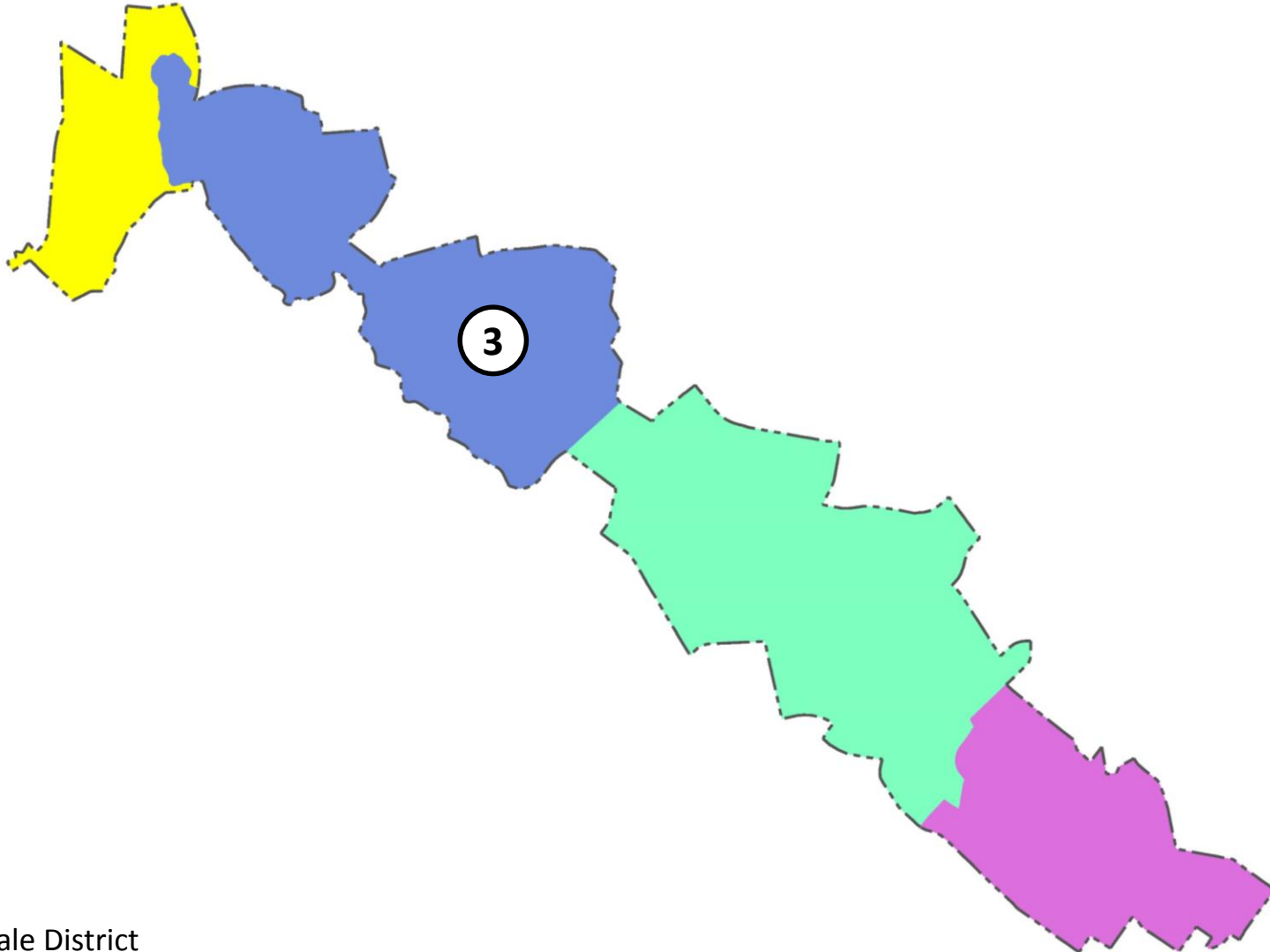
- Concentrate development intensity along major roads and higher density uses. Consider attached single-family building types or stacked townhouses to transition to adjacent single-family neighborhoods.
- Consider street oriented development patterns that create architectural variety along new and existing streets.
- Consolidate open spaces for public use and locate in areas accessible to existing residential properties and higher-density residential housing.



DEPARTMENT OF RECREATION – DESIGN GUIDANCE



ROBINDALE DISTRICT





3 Robindale District



ROBINDALE DISTRICT – RECOMMENDATIONS



Legend

-  Existing Street
-  Potential Single-Family Attached / Multiplex Uses

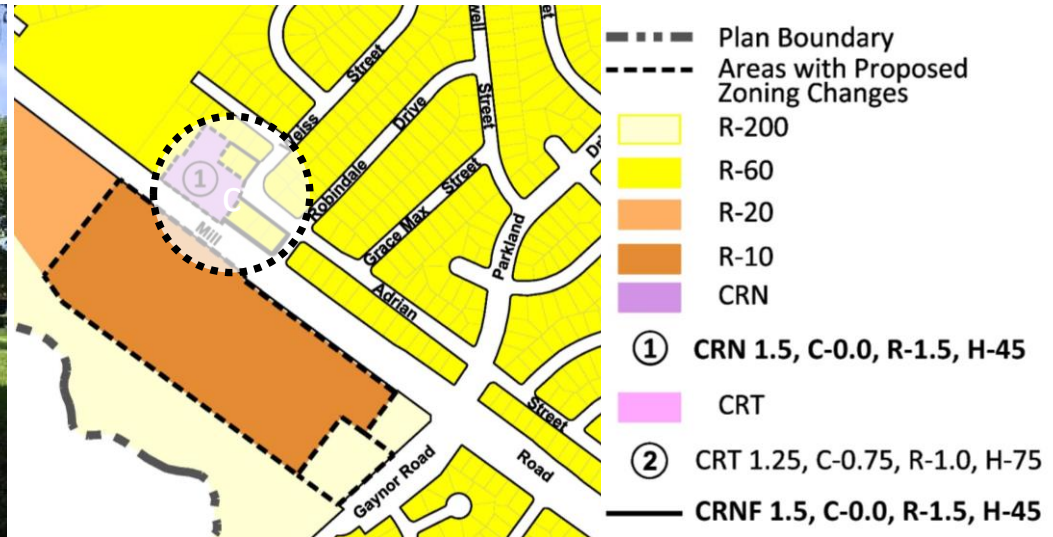
Robindale Drive – FOR ILLUSTRATIVE PURPOSES ONLY



SINGLE- FAMILY PARCELS AT ROBINDALE DRIVE



| | |
|-----------------|---|
| Site Area | Approx. 3 Acres (7 parcels) |
| Existing Zoning | R-60 |
| PH Draft Zoning | Support Local Map Amendment |
| Staff Response | CRN 1.5, C-0.0, R-1.5, H-45 (12607 and 12615 Veirs Mill Road) CRNF 1.5, C-0.0, R-1.5, H-45 (with guidelines) |



SINGLE-FAMILY PARCELS AT ROBINDALE DRIVE – DESIGN GUIDANCE

- Encourage higher-density residential uses on corridor-fronting properties to introduce alternative housing types, support bus rapid transit and improve walkability.
- Promote compatibility with prevailing residential scale when introducing additional density on predominantly single-family residential blocks.
- Consider development that enhances access for pedestrians and bicyclists and is located to support recommended transit stops.

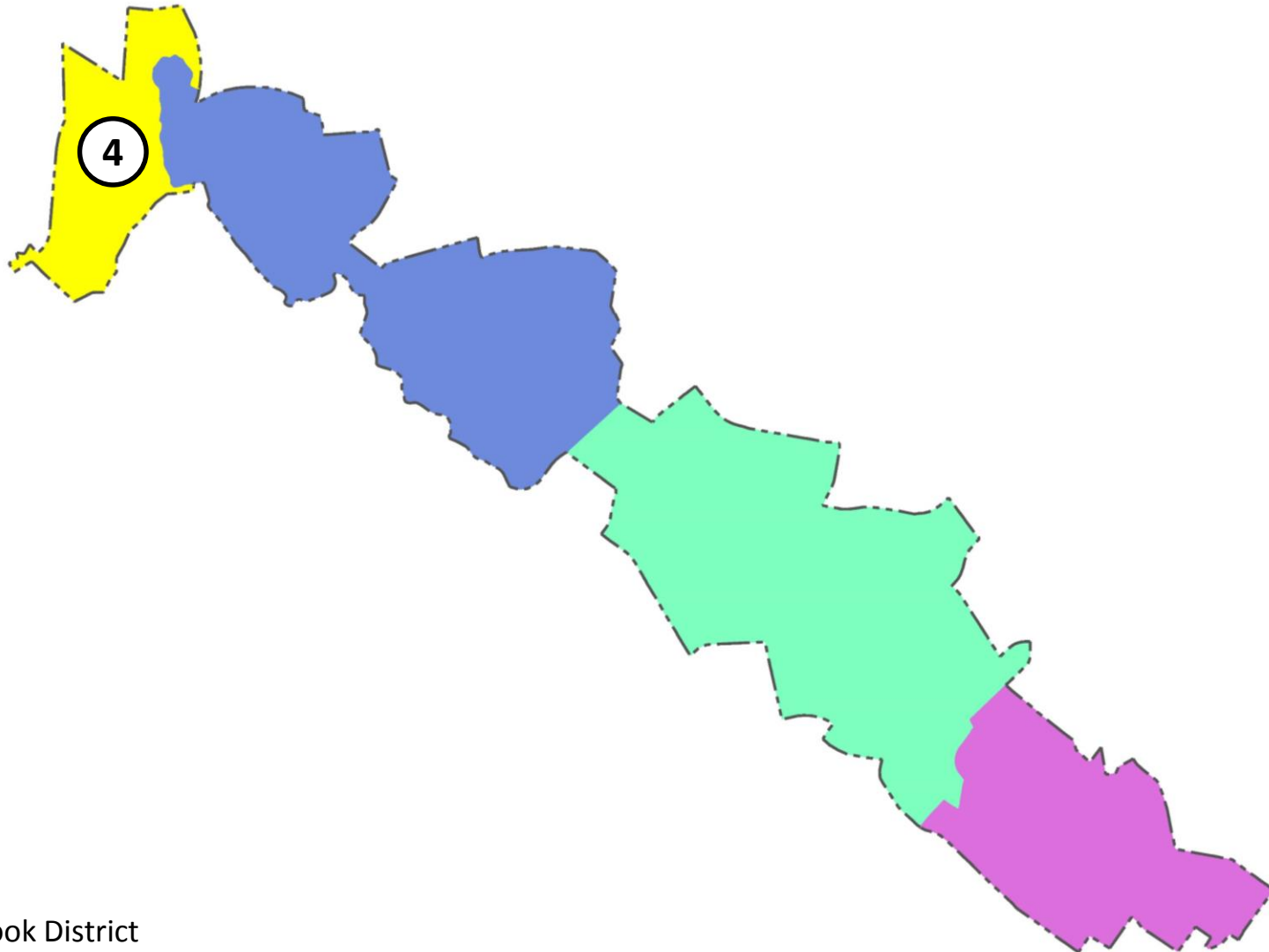


SINGLE-FAMILY PARCELS AT ROBINDALE DRIVE – DESIGN GUIDANCE





TWINBROOK DISTRICT



4 Twinbrook District



TWINBROOK DISTRICT





TWINBROOK DISTRICT - CONTEXT

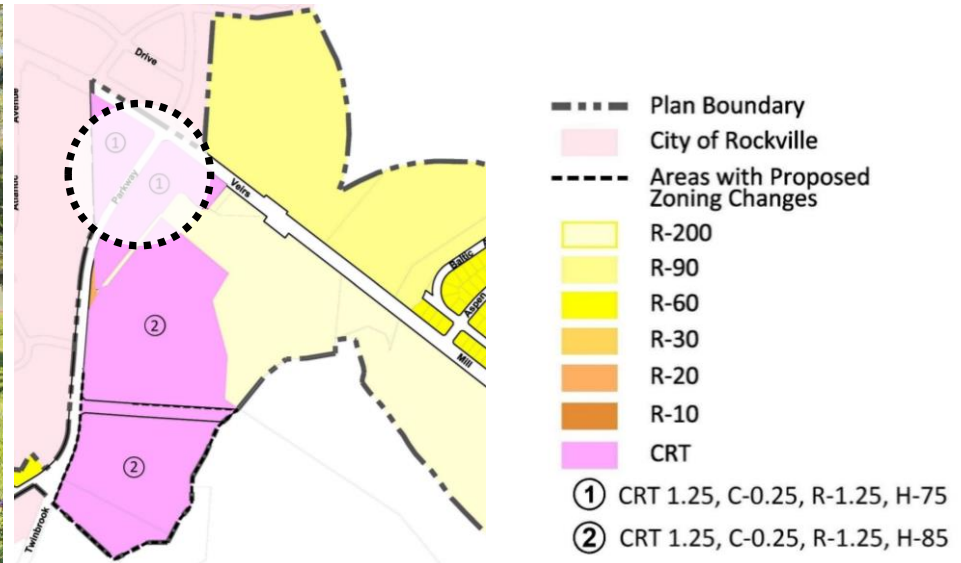




ROCK CREEK WOODS

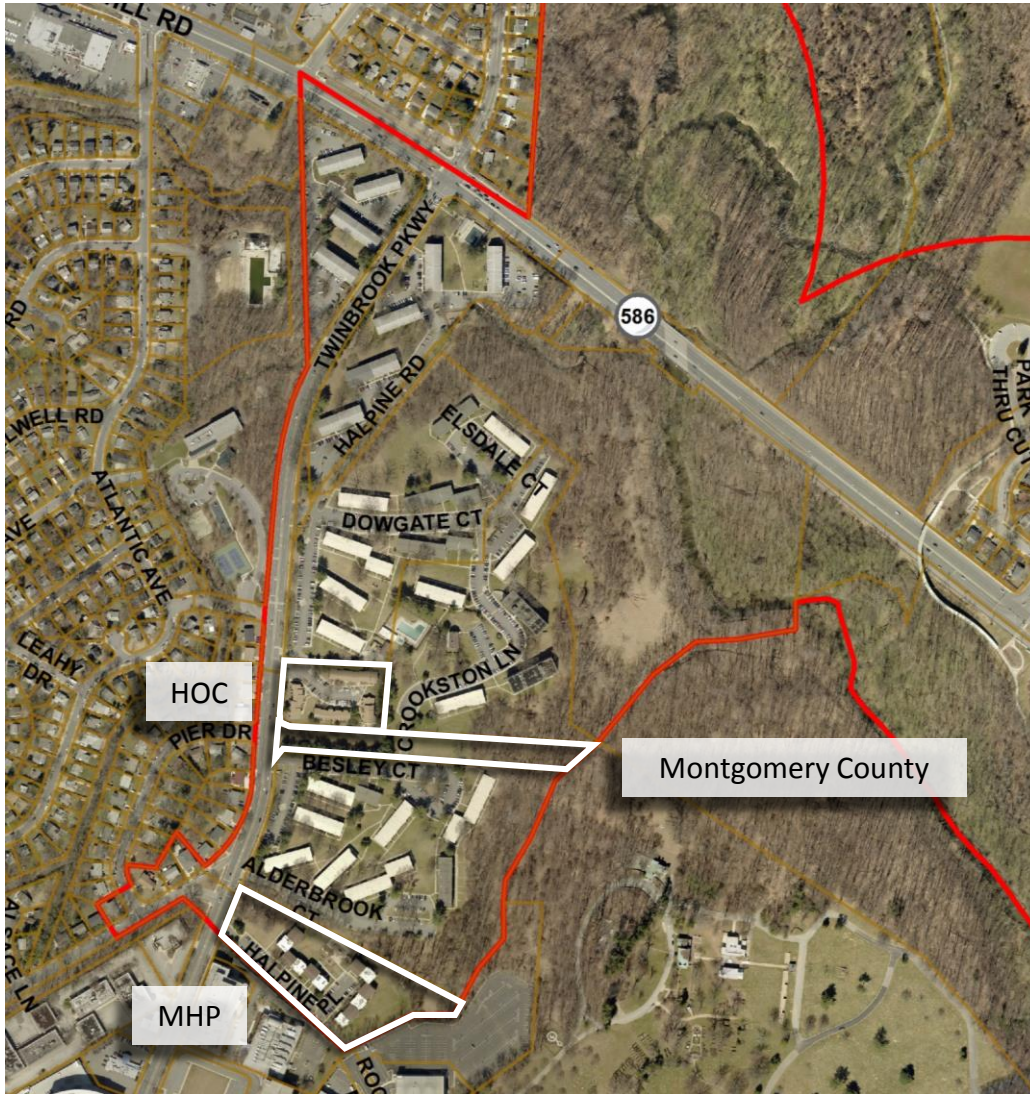


| | |
|-----------------|--------------------------------|
| Site Area | Approx. 12 acres |
| Existing Zoning | R-20 |
| PH Draft Zoning | Support Local Map Amendment |
| Staff Response | CRT-1.25, C-0.25, R-1.25, H-75 |





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



HALPINE VIEW



| | |
|-----------------|---|
| Site Area | Approx. 37 Acres |
| Existing Zoning | R-30 |
| PH Draft Zoning | <p>Confirm Existing R-30 Zoning (13001 Twinbrook Parkway and 5508 Dowgate Court)</p> <p>CRT-1.25, C-0.25, R-1.0, H-85 (12813 Twinbrook Parkway)</p> |



- 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-1.25, H-75
- ② CRT 1.25, C-0.25, R-1.25, H-85



HALPINE VIEW: ZONING OPTIONS

| | Zoning Options | Potential Market-Rate Units | Potential MPDUs | Potential 2/3 BDR Units | Potential Challenges |
|----|--|---|---|---|--|
| 1. | Retain R-30 | Existing 564 Units (Subject to Market) | 0 | 307 Units (54 %) | Declining property investment |
| 2. | Retain R-30 on portion of site (PH Draft)* | Approximately 352 existing units remain | Approximately 76 Units with partial redevelopment | Unknown | Economic viability of development on portion of site |
| 3. | Rezone to CRT with specific guidelines** | 94 units (5 % subject to rental agreement) | 234 – 282 (15 %) | Min of 307 Units (17.5 % of new units) | Loss of NOAHs and process for affordable units*** |

* Assumes approximately 525 new units

** Assumes approximately 1550-1880 new units

*** Naturally Occurring Affordable Housing



HALPINE VIEW – HOUSING GUIDANCE

- Maximize residential development with a minimal amount of commercial density to fulfill the requirements of the Optional Method Development of the CRT zone, with the following public benefits:
 - Provide a minimum of 15 percent Moderately Priced Dwelling Units as the highest priority public benefit.
 - Provide 5 percent market-rate affordable units pursuant to a rental agreement with the Department of Housing and Community Affairs for twenty years. Redevelopment shall be phased to ensure maintenance and/or creation of a minimum of 5 percent market-rate affordable units.
 - Provide a range of unit sizes, including those that accommodate larger families. At a minimum, 17.5 percent of all new units must be 2- and 3-bedroom units, which includes replacing the existing 307 2- and 3-bedroom units on site.

TWINBROOK DISTRICT - RECOMMENDATIONS



Legend

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

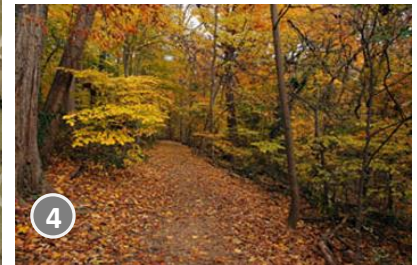
PB Work Session 5.17.2018



Legend

- Existing Street
- - - Proposed Business Street
- Residential 3-6 Stories
- Residential 6-8 Stories
- Public Open Space (TBD)
- Potential Linear Park

Revised Recommendation



HALPINE VIEW – DESIGN GUIDANCE



- Introduce transitions between existing single-family detached homes and potential taller building heights closer to Rock Creek Stream Valley Park.
- Create open space that integrates park-like features reminiscent of the existing open areas such as rolling terrain, a variety of public open spaces, and a substantial tree canopy.

Legend

-  Existing Street
-  Proposed Business Street
-  Residential 3-6 Stories
-  Residential 6-8 Stories
-  Public Open Space (TBD)
-  Potential Linear Park

HALPINE VIEW – DESIGN GUIDANCE



- Create frontages along Rock Creek Stream Valley Park to establish community presence and enhance the park's edge. Create accessible areas for passive recreation, such as a linear park, along the park's edge.
- Create interconnected open space that links Twinbrook Parkway and the park. Preserve and renovate the existing community building and integrate it into the open space.

Legend

-  Existing Street
-  Proposed Business Street
-  Residential 3-6 Stories
-  Residential 6-8 Stories
-  Public Open Space (TBD)
-  Potential Linear Park



HALPINE VIEW – DESIGN GUIDANCE



- Incorporate significant existing landscape features, such as mature tree canopy.
- Provide an internal pedestrian system that establishes visual and physical connections to adjacent regional trails.
- Seek long-term redevelopment that builds synergies with adjacent affordable housing complexes.

Legend

- Existing Street
- Proposed Business Street
- Residential 3-6 Stories
- Residential 6-8 Stories
- Public Open Space (TBD)
- Potential Linear Park

NEXT STEPS:

- September 20, 2018: Work Session 4
- October 4, 2018: Work Session 5
- October 18, 2018: Work Session 6

