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
CONNECITUT / RANDOLPH DISTRICT
CONNECTICUT / RANDOLPH DISTRICT – ZONING RECOMMENDATIONS
CONNECTICUT / RANDOLPH DISTRICT – ZONING RECOMMENDATIONS
STONEYMILL SQUARE – ZONING RECOMMENDATION

CRT 1.25, C0.75, R1.0, H75

CRN 1.0, C0.0, R1.0, H45

CRT 1.25, C0.75, R0.75, H50

CRT 1.25, C0.75, R1.0, H75
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

<table>
<thead>
<tr>
<th>Site Area</th>
<th>Approx. 13.6 Acres</th>
</tr>
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<tbody>
<tr>
<td>Existing Zoning</td>
<td>CRT-0.75, C-0.75, R-0.25, H-45 and R-60</td>
</tr>
<tr>
<td>PH Draft Zoning</td>
<td>CRT 1.25, C-0.75, R-1.0, H-75</td>
</tr>
<tr>
<td>Staff Response</td>
<td>Maintain PH Draft Zoning</td>
</tr>
</tbody>
</table>

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![Image of STONEYMILL SQUARE]

![Map of STONEYMILL SQUARE]

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**VEIRS MILL CORRIDOR MASTER PLAN**
### VEIRS MILL VILLAGE

<table>
<thead>
<tr>
<th>Site Area</th>
<th>Approx. 3 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning</td>
<td>CRT-0.75, C-0.75, R-0.25, H-45 and R-60</td>
</tr>
<tr>
<td>PH Draft Zoning</td>
<td>CRT 1.25, C-0.75, R-1.0, H-75</td>
</tr>
<tr>
<td>Staff Response</td>
<td>Maintain PH Draft Zoning</td>
</tr>
</tbody>
</table>

MONTGOMERY COUNTY PLANNING DEPARTMENT
### NE QUADRANT VEIRS MILL AND RANDOLPH

<table>
<thead>
<tr>
<th>Site Area</th>
<th>Approx. 5 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning</td>
<td>CRT-0.75, C-0.75, R-0.25, H-45 and CRN-0.5, C-0.5, R-0.25, H-35</td>
</tr>
<tr>
<td>PH Draft Zoning</td>
<td>CRT 1.25, C-0.75, R-0.75, H-50</td>
</tr>
<tr>
<td>Staff Response</td>
<td>CRT 1.25, C-0.75, R-0.75, H-65</td>
</tr>
<tr>
<td><strong>Site Area</strong></td>
<td>Approx. 6 Acres</td>
</tr>
<tr>
<td>---------------</td>
<td>-----------------</td>
</tr>
<tr>
<td><strong>Existing Zoning</strong></td>
<td>R-60</td>
</tr>
<tr>
<td><strong>PH Draft Zoning</strong></td>
<td>CRN 1.0, C-0.0, R-1.0, H-45</td>
</tr>
<tr>
<td><strong>Staff Response</strong></td>
<td>CRN 1.0, C-0.0, R-1.0, H-65 (with guidelines)</td>
</tr>
</tbody>
</table>
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.
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**

<table>
<thead>
<tr>
<th>Site Area</th>
<th>Approx. 3 Acres (7 parcels)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning</td>
<td>R-60</td>
</tr>
<tr>
<td>PH Draft Zoning</td>
<td>Support Local Map Amendment</td>
</tr>
<tr>
<td>Staff Response</td>
<td>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)</td>
</tr>
</tbody>
</table>
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

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

<table>
<thead>
<tr>
<th>PARKING</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Integral</td>
<td>40 Spaces</td>
<td></td>
</tr>
<tr>
<td>Off-Street</td>
<td>47 Spaces</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>87 Spaces</strong></td>
<td></td>
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</table>

Note: Existing curb cut that could be removed in the future if required for BRT implementation

FOR ILLUSTRATIVE PURPOSES ONLY
TWINBROOK DISTRICT
TWINBROOK DISTRICT

Rock Creek Woods

Halpine View

HOC

Montgomery County

Halpine View

MHP
TWINBROOK DISTRICT - CONTEXT
## ROCK CREEK WOODS

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Area</strong></td>
<td>Approx. 12 acres</td>
</tr>
<tr>
<td><strong>Existing Zoning</strong></td>
<td>R-20</td>
</tr>
<tr>
<td><strong>PH Draft Zoning</strong></td>
<td>Support Local Map Amendment</td>
</tr>
<tr>
<td><strong>Staff Response</strong></td>
<td>CRT-1.25, C-0.25, R-1.25, H-75</td>
</tr>
</tbody>
</table>
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**

<table>
<thead>
<tr>
<th>Site Area</th>
<th>Approx. 37 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning</td>
<td>R-30</td>
</tr>
<tr>
<td>PH Draft Zoning</td>
<td>Confirm Existing R-30 Zoning (13001 Twinbrook Parkway and 5508 Dowgate Court) CRT-1.25, C-0.25, R-1.0, H-85 (12813 Twinbrook Parkway)</td>
</tr>
</tbody>
</table>
### HALPINE VIEW: ZONING OPTIONS

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

* 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**

**Revised Recommendation**
• 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.
NEXT STEPS:

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