



VEIRS MILL

Planning Board Work Session #6
November 15, 2018

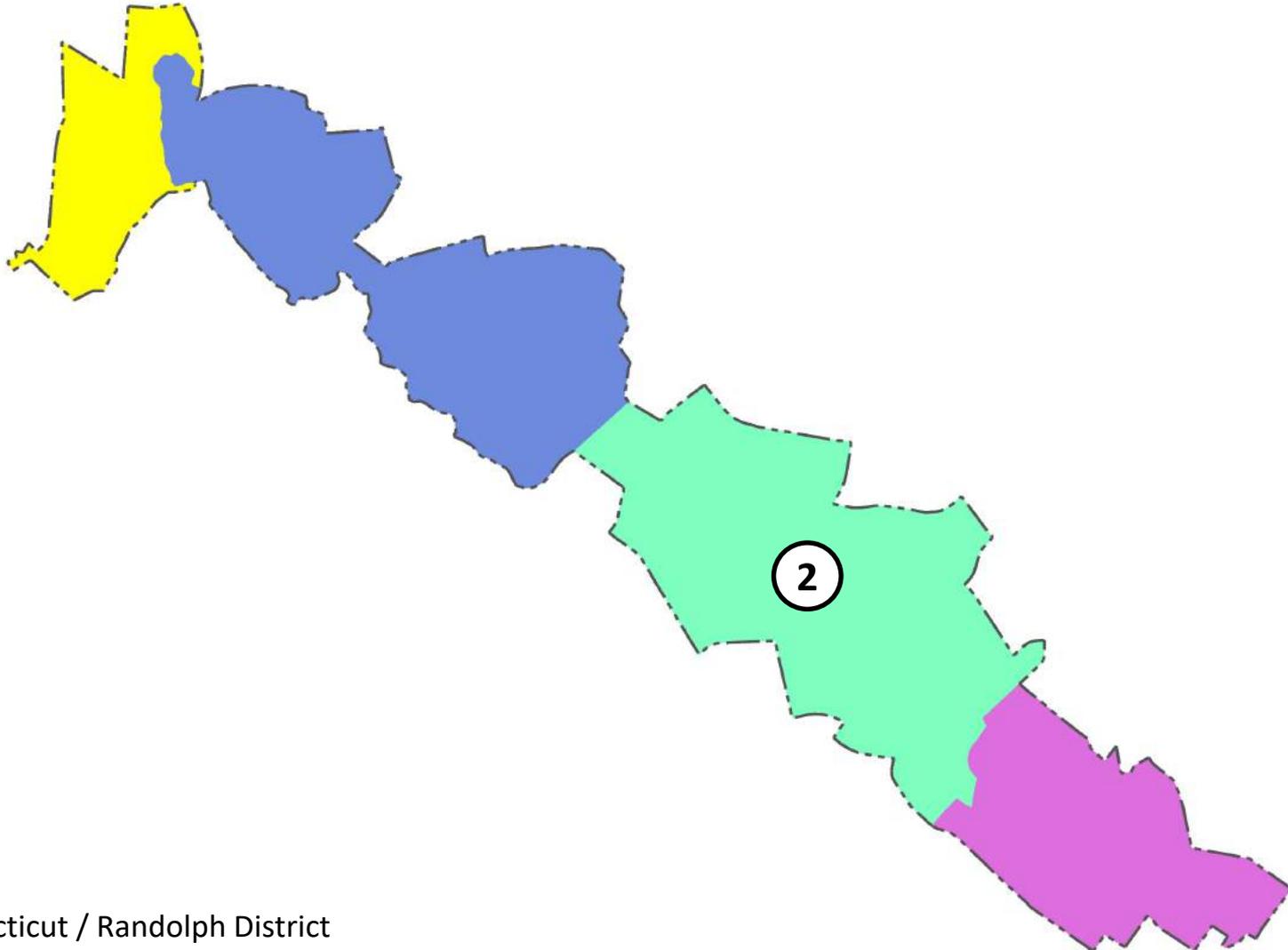


WORK SESSION #6: OVERVIEW

- Discuss Public Hearing Testimony in the Connecticut / Randolph District
 - Stonemill Square
 - Veirs Mill Village
- Additional Detail on Twinbrook District Recommendations
 - Rock Creek Woods
 - Halpine View
- Receive final guidance from Planning Board on Land Use and Zoning Recommendations



CONNECTICUT / RANDOLPH DISTRICT



② Connecticut / Randolph District



STONEYMILL SQUARE AND VEIRS MILL VILLAGE



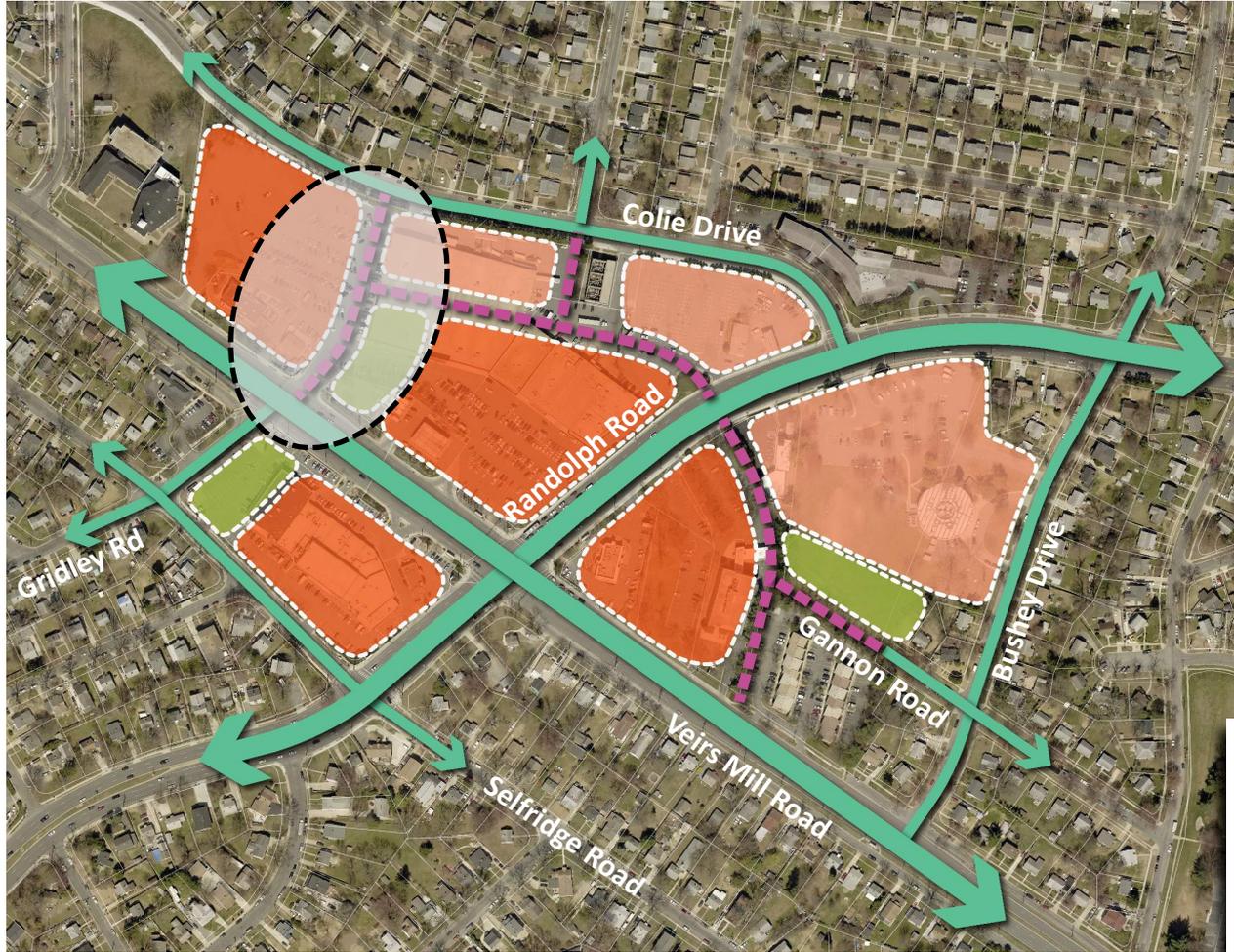
Veirs Mill Road and Randolph Road Area— FOR ILLUSTRATIVE PURPOSES ONLY

Legend

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



STREET RECOMMENDATION – EXTENSION OF GRIDLEY ROAD



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

Legend

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

STREET RECOMMENDATION – EXTENSION OF GRIDLEY ROAD

- If the Stonemill Square Shopping Center redevelops, extend Gridley Road ~~as a business district street~~ from its current terminus at Veirs Mill Road to Colie Drive to provide greater connectivity through the property. (*Public Hearing Draft Page 35*)

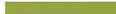


STONEYMILL SQUARE AND VEIRS MILL VILLAGE – OPEN SPACE



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

Legend

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



STONEYMILL SQUARE AND VEIRS MILL VILLAGE – INTERIM IMPROVEMENTS



STONEYMILL SQUARE – RECOMMENDED REVISIONS

- Interim Improvements
 - The property includes older retail uses, including a gas station pad site that will likely need to be redeveloped in the short-term. The plan acknowledges that the existing gas station and its facilities, and other existing development may be modernized and redeveloped pursuant to Division 7.7 of the Zoning Ordinance, Exemptions and Nonconformities. (Public Hearing Draft Page 78)

STONEYMILL SQUARE AND VEIRS MILL VILLAGE – RECOMMENDED REVISIONS

- Interim Improvements
 - While short-term improvements are recommended to provide the community with an updated neighborhood center, it is important to acknowledge that the existing commercial centers are vibrant and successful, with consistently low vacancies. With short-term improvements and long-term redevelopment, the retention of these successful neighborhood-serving uses is desired, as is the addition of comparable uses, including small businesses.
 - Recommendation: Allow for upgrades or improvements to the existing shopping center that do not compromise the master plan’s ultimate goals and recommendations if it provides for growth opportunities for existing businesses and uses. (Public Hearing Draft Page 78)



STONEYMILL SQUARE AND VEIRS MILL VILLAGE – RECOMMENDED REVISIONS

- Illustrative Figures
 - Revise Figure 23 Caption to State: Focus on surface parking lots to identify potential areas where interim open spaces for public use could be established. Improve streetscape, stormwater management and existing storefronts. *(Public Hearing Draft Page 88)*
 - Revise Figure 24 Caption to Reference: For illustrative purposes only. *(Public Hearing Draft Page 89)*

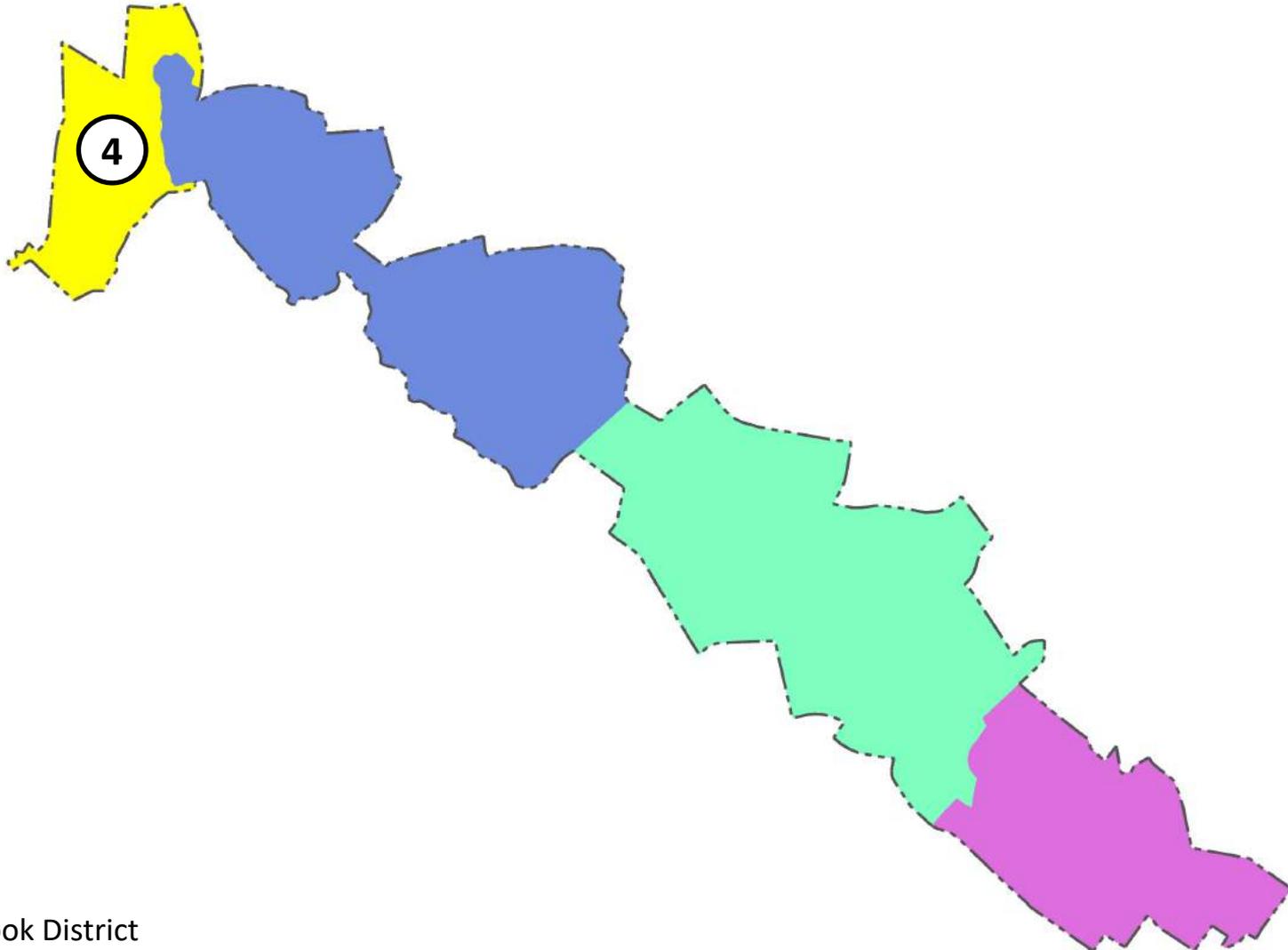


STONEYMILL SQUARE – RECOMMENDED REVISIONS

- Short-Term Urban Design Recommendations
 - Identify potential areas where interim ~~future~~ open spaces for public use could be established to guide the ultimate open space configuration. (*Public Hearing Draft Page 85*)
- Long-Term Urban Design Recommendations
 - Consider innovative types of development that incorporate, to the extent feasible, distinctive local uses to create a recognizable neighborhood center.
 - Alternative design approaches that better meet the intent of these guidelines may be approved by the Planning Board. (*Public Hearing Draft Page 85*)



TWINBROOK DISTRICT



4 Twinbrook District



TWINBROOK DISTRICT

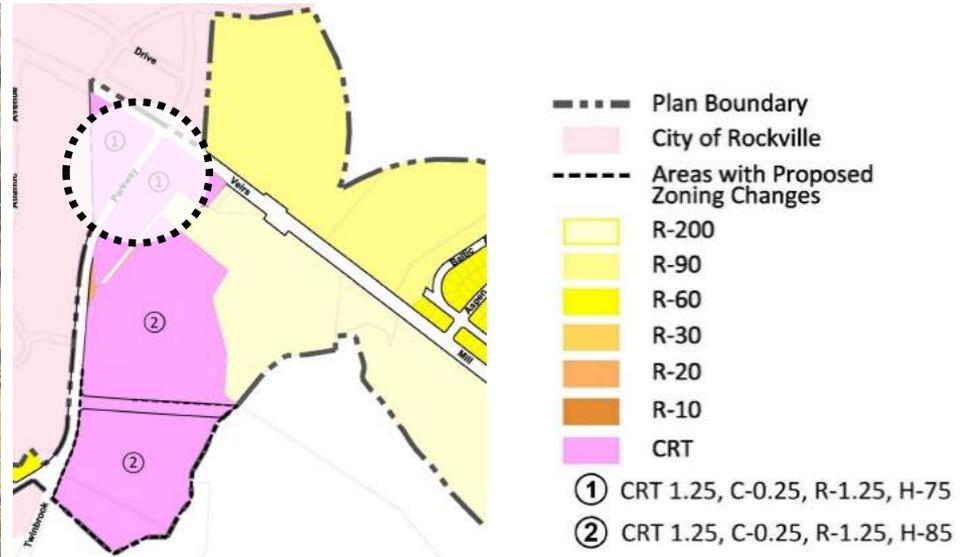




ROCK CREEK WOODS



Site Area	Approx. 12 acres
Existing Zoning	R-20
PH Draft Zoning	Support Local Map Amendment
Revised Zoning	CRT-1.25, C-0.25, R-1.25, H-85



ROCK CREEK WOODS – RECOMMENDED REVISION

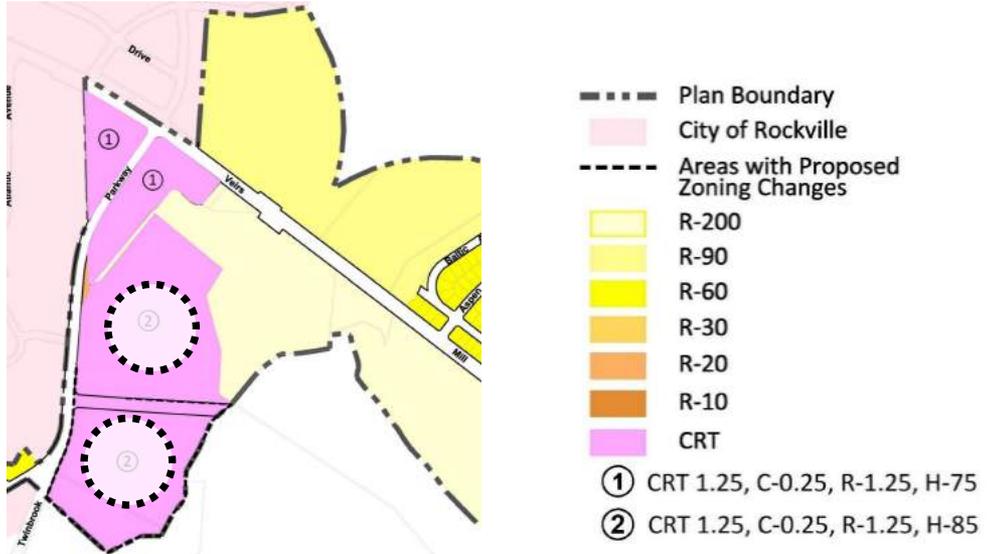
- Housing Guidance
 - Maximize residential development with a minimal amount of commercial density to fulfill the requirements of the Optional Method Development of the CRT zone with the following public benefits:
 - Provide a minimum of 15 percent Moderately Priced Dwelling Units and a dwelling unit mix that includes two- and three-bedroom units for families as the highest priority public benefits. *(Public Hearing Draft Page 98)*



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>



HALPINE VIEW – DESIGN GUIDANCE

- Preserve and renovate the existing community building and integrate it into the community open space.



HALPINE VIEW – RECOMMENDED REVISION TO DESIGN GUIDANCE



- Preserve and renovate the existing community building and integrate it into the open space. If preservation and renovation of the existing community building proves infeasible, construct a new community building integrated 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

NEXT STEPS:

- November 29: Work Session 7 - Transportation
- December 13, 2018: Work Session 8 - Redlined Plan
- December 20, 2018: Work Session 9 (TENTATIVE)

