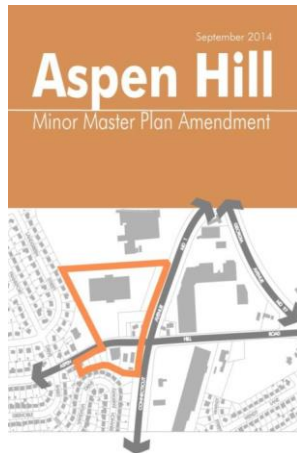


ASPEN HILL

Minor Master Plan Amendment



Worksession #3

Planning Board Agenda Item #5

Area 2 Planning
November 20, 2014



Aspen Hill
Minor Master Plan Amendment

Summary: Worksessions 1+2

- ✓ Process | Matrix Issues 1-2
- ✓ Market Analysis | Matrix Issues 22-25
- ✓ Mobility | Matrix Issues 3-11
- ✓ General Land Use | Matrix Issues 12-15
- Property Specific Issues/Zoning | Matrix Issues 16-17
- Design Guidelines | Matrix Issues 18-21



Property Specific Issues | pgs 8-9

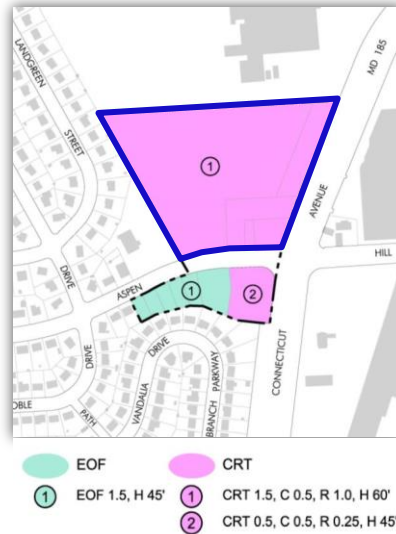
Zoning North of Aspen Hill Road

Plan Recommendation: CRT 1.5

Testimony:

- GR in the short term for the Vitro/BAE site with the option of a CRTF (floating zone) long term.
 - GR 0.5; CRTF, max H 75-90'.
 - Address 100' no-build zone
- Issue 16.1
- CRN to allow for a mix of smaller-scale retail and community oriented uses.

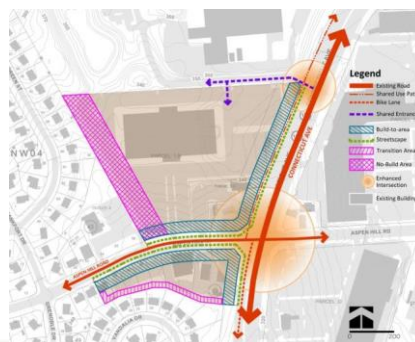
Issue 16.2



Design Guidelines | pgs 10-11

Testimony

- Clarify the distinction between short and long term design criteria | Issue 20.1
- Shift the first two short term recommendations on p. 17 to long term on p. 18 | Issue 20.2



Property Specific Issues: Existing Zoning

Existing Zoning (effective Oct. 30)



Proposed Zoning



Vision



Property Specific Issues: NR Zoning Alternatives



Design: Guidelines v. Standards

CRT Zoning Recommendation



Design Guidelines

*At all times, redevelopment **should** achieve.....*

NR Zoning Recommendation



Design Standards (Requirements)

*...any redevelopment of the properties recommended for NR zoning **must** incorporate certain mandatory design elements.*

Design: Public Realm Enhancement

CRT Zoning Recommendation



Design Guidelines

- Provide visual improvements that direct pedestrians to available transit options and ~~that~~ clarify internal circulation patterns for vehicles, bicyclists, and pedestrians.
- ~~All connections should have~~ Along all connections, provide ~~adequate~~ pedestrian amenities, including wide sidewalks, green planting strips between pedestrians and vehicular areas, and significant tree planting.

NR Zoning Recommendation



Design Standards (Requirements)

- Orient building uses to activate pedestrian areas. Along all connections, provide pedestrian amenities, including wide sidewalks, green planting strips between pedestrians and vehicular areas, significant tree planting, street lighting, and street furnishings. Integrate bikeway facilities recommended by the 1994 *Aspen Hill Master Plan*.

Design: Building Placement

CRT Zoning Recommendation



Design Guidelines

- Promote the creation of frontages along Connecticut Ave. Locate buildings as close to Connecticut Ave as possible. This will begin to establish a street presence ~~wall~~ along this major thoroughfare and give maximum visibility to new uses.

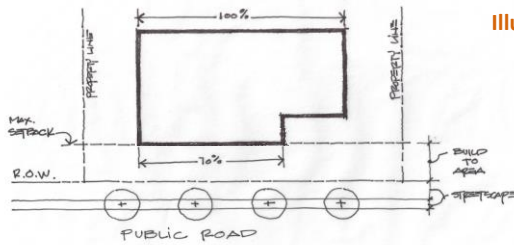
NR Zoning Recommendation



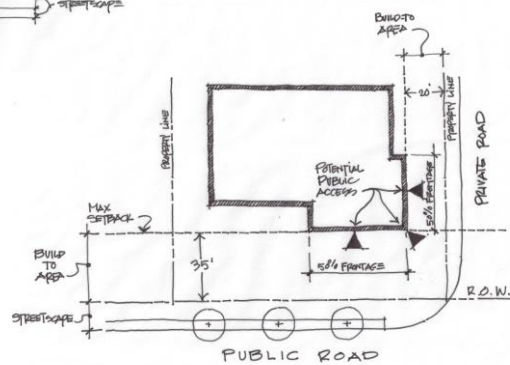
Design Standards (Requirements)

- All buildings must front on a street or public open space, with a preference for concentrating new development along Connecticut Ave to establish a street presence along this major thoroughfare and give maximum visibility to new uses. All new buildings must comply with the following requirements:
 - At least 50% of the front facade of any building fronting on Connecticut Ave or Aspen Hill Rd must be w/in 35 ft of the ROW on which the building fronts.
 - At least 50% of the front facade of any other building must be within 20 ft of the street or public open space on which the building fronts.
 - Any building at the corner of Connecticut Ave and Aspen Hill Rd must front on either Connecticut Ave or Aspen Hill Rd.
 - On the north side of Aspen Hill Rd, non-residential buildings may not be constructed w/in 100 ft of an adjacent lot improved with a detached house.

Design: Building Placement

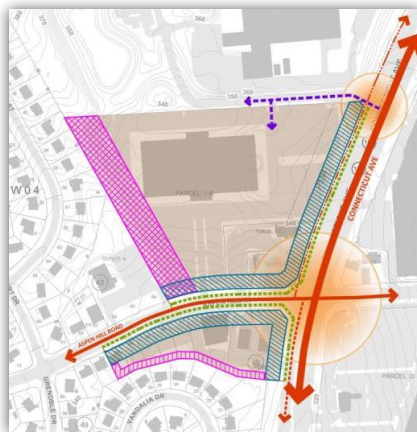


Illustrative under CRT

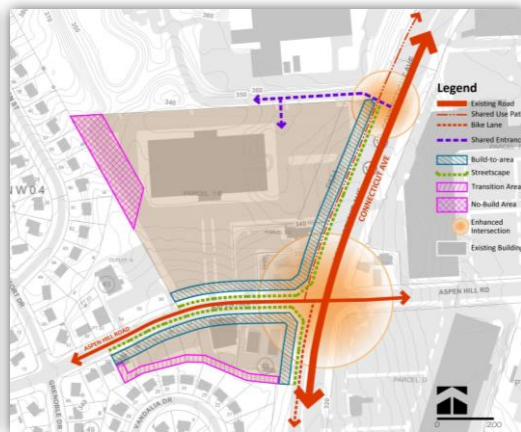
Illustrative under NR with
Design Requirements

Design: Building Placement / No-Build Area

Option 1



Option 2



Design: Entrances

CRT Zoning Recommendation



Design Guidelines

- Locate the front entrances and primary facades of new buildings on Connecticut Ave, [Aspen Hill Rd](#), or the shared entrance drive from Connecticut Ave, as appropriate. Provide at least one publicly-accessible entrance on every building façade facing a street or public open space. If two adjoining facades each front on a street or public open space, one entrance at the intersection of these facades may satisfy this requirement for both facades. To the extent that a building façade has more than one entrance, the entrances may not be more than 100 feet apart.

NR Zoning Recommendation



Design Standards (Requirements)

- Provide at least one publicly-accessible entrance on every building façade facing a street or public open space. If two adjoining façades each front on a street or public open space, one entrance at the intersection of these façades may satisfy this requirement for both façades. Any publicly-accessible entrance at a location other than a street or public open space must be accessible via well-designed pedestrian connections to adjacent streets and public open spaces.

Design: Façade Articulation

CRT Zoning Recommendation



Design Guidelines

- Enhance the area's identity and character by providing architectural elements that articulate ~~the~~ building façades and provide visual interest.

NR Zoning Recommendation



Design Standards (Requirements)

- Provide architectural elements to articulate façades, create visual interest, and to enhance the community's identity and character. Articulation strategies may include (but are not limited to) changes in plane, alternative materials, building transparency, incorporation of public art, and incorporation of green elements (e.g. green walls). Building façades may not include blank walls greater than 35 ft in length.

Design: Parking and Loading Areas

CRT Zoning Recommendation



Design Guidelines

- Minimize the visibility of loading docks and locate them to have minimal impact on pedestrian activities. Loading docks and service areas **must** not front **on or be directly accessible** from Connecticut Ave.
- Locate surface parking areas behind the front building lines; include significant planting areas and highly visible landscaped pedestrian walks connecting uses with enhanced pedestrian areas along the public domain.

NR Zoning Recommendation



Design Standards (Requirements)

- Surface parking areas must not abut the Connecticut Ave or Aspen Hill Rd ROWs and must be set back behind the front building lines of buildings fronting on those ROWs. All parking areas must incorporate significant planting areas and accessible pedestrian walks that connect to enhanced pedestrian areas along the public domain. Loading docks and service areas must not front on or be directly accessible from Connecticut Ave.

Design: Open Space

CRT Zoning Recommendation



Design Guidelines

- No additional language is currently included in the draft plan. Reliance on the zone itself.

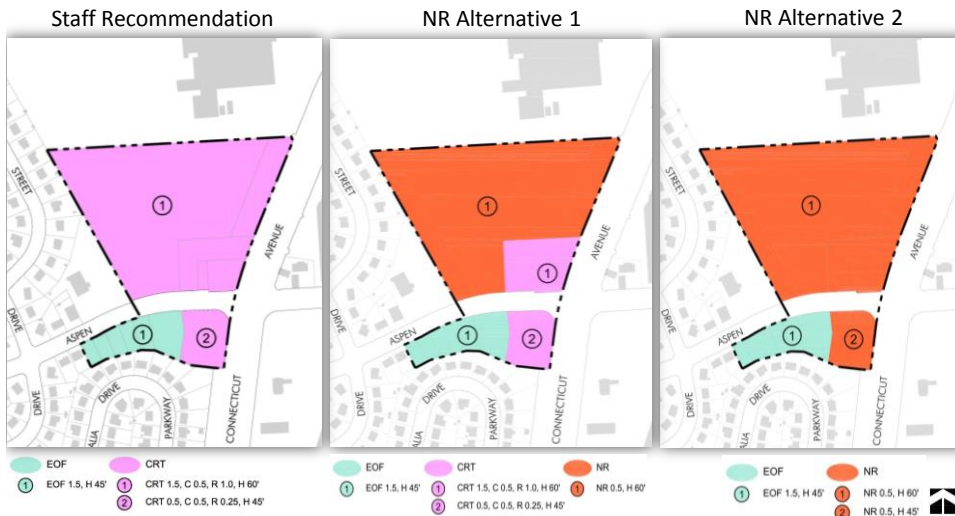
NR Zoning Recommendation



Design Standards (Requirements)

- Consolidate public use space allocated to meet zoning requirements in centralized locations to create substantial urban space for neighborhood use.

Planning Board Action: Zoning



Planning Board Action: Design

Staff Recommendation

**CRT + Design Guidelines**

*At all times, redevelopment **should** achieve.....*

NR Alternative

**NR + Design Standards (Requirements)**

*...any redevelopment of the properties recommended for NR zoning **must** incorporate certain mandatory design elements.*

Project Timeline and Next Steps

| | | |
|---|--------------------------------------|----------------|
| ✓ | Community Meeting #1 | Dec 3, 2013 |
| ✓ | Scope of Work to Planning Board | Jan 23, 2014 |
| ✓ | Initial Staff Recommendations | Feb - Mar 2014 |
| ✓ | Community Meeting #2 | April 1, 2014 |
| ✓ | Staff Briefing to Planning Board | April 24, 2014 |
| ✓ | Community Meeting #3 | May, 13, 2014 |
| ✓ | Staff Briefing to Planning Board | June 5, 2014 |
| ✓ | Staff Draft Plan to Planning Board | July 10, 2014 |
| ✓ | Planning Board Public Hearing | Sept 11, 2014 |
| ✓ | Planning Board Worksession #1 | Oct 9, 2014 |
| ✓ | Planning Board Worksession #2 | Oct 30, 2014 |
| | Planning Board Worksession #3 | Nov 20, 2014 |
| | Planning Board Draft Plan | Dec 4, 2014 |
| | County Executive/Council Plan Review | Dec 2014 |
| | County Council Public Hearing | Jan 2015 |
| | Approved Plan | Mar 2015 |



Discussion

