



# Presentation Outline

1. Overview
2. Minor Amendment Staff Draft Plan
3. Schedule Planning Board Public Hearing date



# Process to Date

December 3, 2013	Kick-off Community Meeting
January 23, 2014	Scope of Work to Planning Board
March 2014	Market Analysis Complete
April 1, 2014	Community Meeting #2
April 9, 2014	Aspen Hill Civic Association Meeting
April 23, 2014	Northgate Plaza Business Owners Meeting
April 24, 2014	Staff Briefing to Planning Board Aspen Hill Homeowners Meeting
May 13, 2014	Community Meeting #3
June 5, 2014	Staff Briefing to Planning Board
July 10, 2014	Presentation of Staff Draft to Planning Board

# Minor Amendment Area Today

- Approximately 14 acres
- Vacant office; gas stations; medical offices; parking; Dunkin Donuts







Single-family Residential

Kimari

Home Depot

Single-family Residential

Vacant Office Vitro/BAE

Northgate Plaza

Gate of Heaven Cemetery

Gas Station

Kohls

Church

Aspen View Center

Pet Sanctuary

Aspen Manor Shopping Center

Single-family Residential

Aspen Hill Shopping Center

Giant

Single-family Residential

Harmony Hills Park

Grenoble Dr

Vandalia Dr

Turkey Branch Pkwy

Palmira La

Wendy La

Loyola St

Loyola St

Kilburn La

Keating St

Tangier Pl

Kalmia St

Dauphine St

Lydia St

Hewitt

Bauer Dr

Parkland Ct

Heathfield Rd

London Ter

Chesterwood Dr

Marianna Dr

Bauer Ct

W Frankfort Dr

Marion St

Frankfort Dr

Frankfort Ct

Renn St

Landgreen St

Library

Keating Ct

Ice Rd

185

97



# Opportunities

- Adjacency to greater Aspen Hill's largest and thriving suburban shopping area
- Access via two major highways (MD 185 and MD 97)
- Multiple Ride On and Metrobus stops
- Potential future Bus Rapid Transit (BRT) station and line along Georgia Avenue.



# Challenges

- Disconnect between existing land uses and zoning, and changing regional market conditions
- A large, vacant, custom-built, deteriorating building adjacent to the retail core
- Lack of pedestrian-oriented infrastructure
- Existing intersection congestion



# Goals and Guiding Principles

- Recommend land use and flexible zoning that allows a mix of compatible uses responsive to market changes
- Encourage quality redevelopment and design within the suburban context
- Recommend appropriate transitions to residential neighborhoods
- Address traffic impacts on Aspen Hill Rd & Connecticut Ave
- Address pedestrian/bicycle circulation & safety
- Encourage interconnectivity between properties
- Provide momentum for the large-area Aspen Hill Master Plan update





# Vision

As redevelopment occurs:

- Strong design and sustainable development principles will be applied to new development
- Neighborhood connectivity and open spaces will be enhanced
- Distinctive architecture will define a stronger local identity
- Context sensitive transitions will be provided to adjacent single-family residential neighborhoods
- Safe, attractive, well-connected pedestrian/bicycle linkages will be created to and between neighborhoods, services, and amenities, to strengthen the area's walkability & desirability

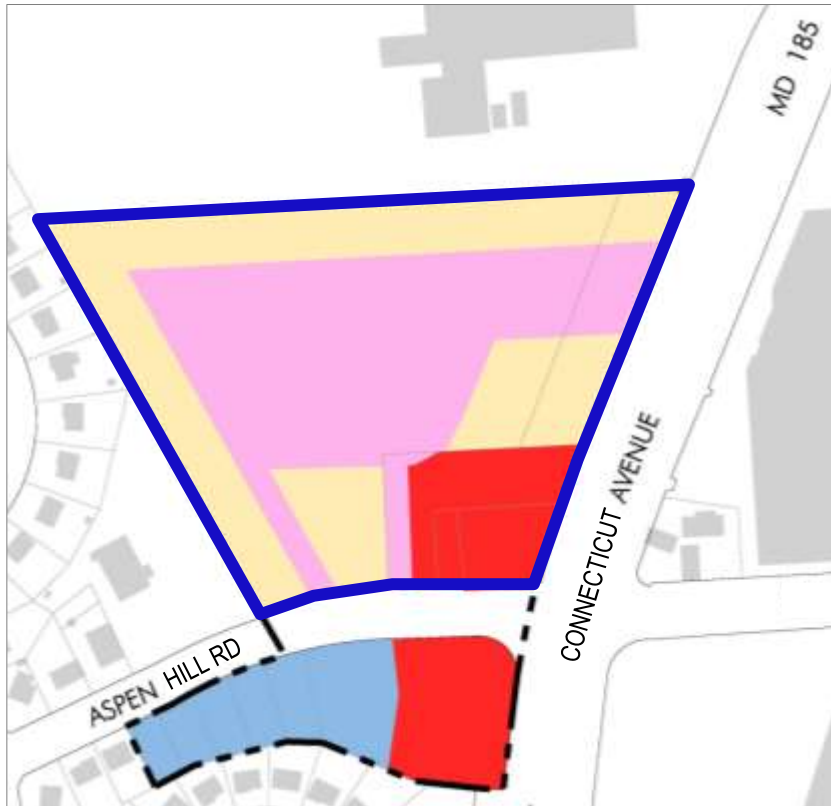


# Plan Recommendations



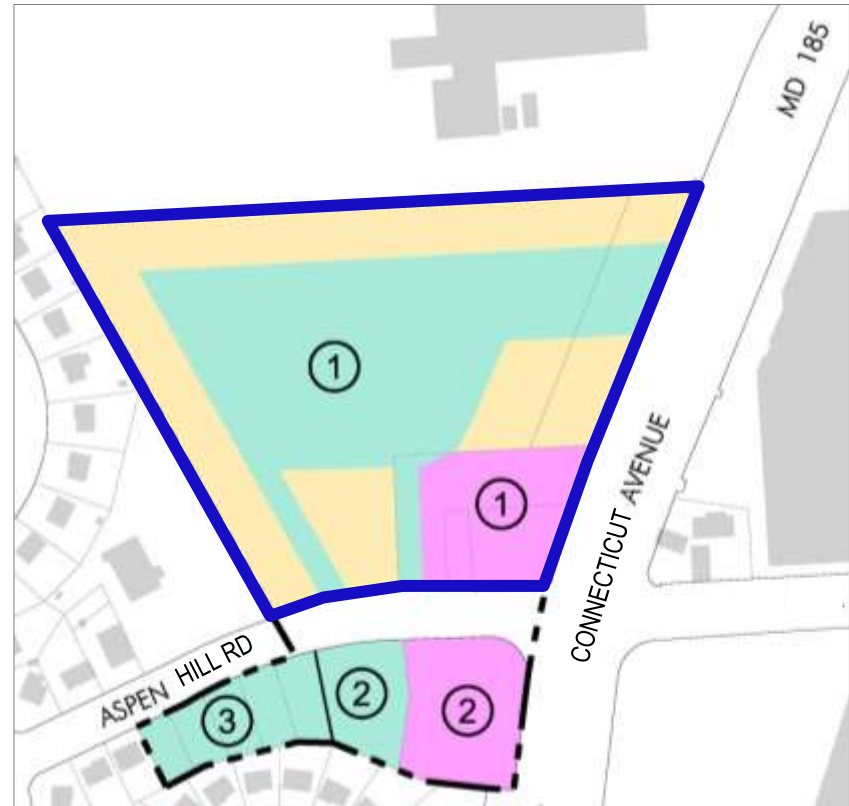
# Existing Zoning: North of Aspen Hill Rd

Existing



- R-90
- C-O
- C-1
- O-M

Conversion

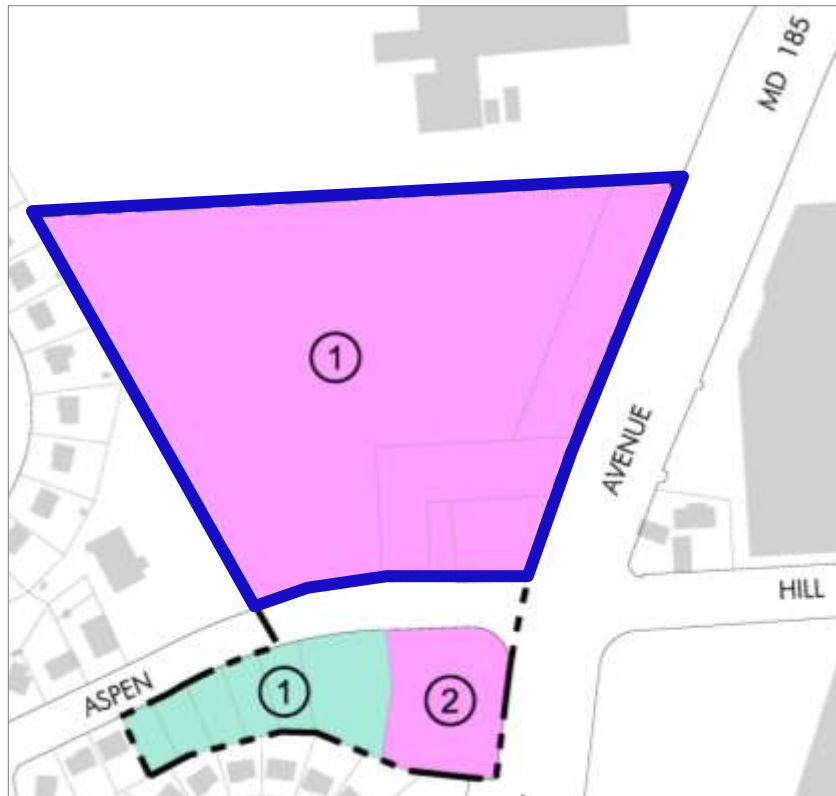


- EOF
- CRT
- 1 EOF 3.0, H 60'
- 1 CRT 1.0, C 0.75, R 0.5, H 45'
- 2 EOF 1.5, H 75'
- 2 CRT 0.5, C 0.5, R 0.25, H 35'
- 3 EOF 1.5, H 60'

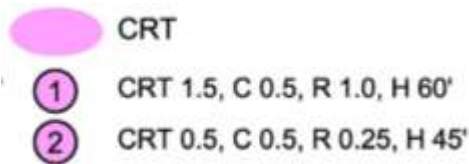




# Proposed Zoning: North of Aspen Hill Rd

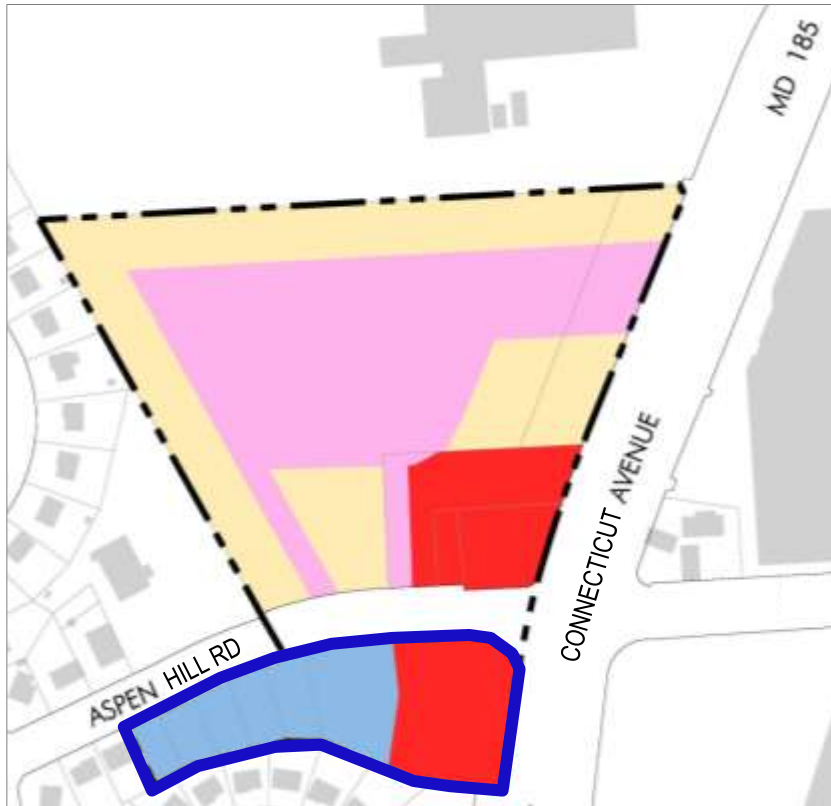


- Commercial Residential Town
  - CRT-1.5, C-0.5, R-1.0, H-60
- Focus primary access toward Connecticut Ave
- Compatible building mass, height and setback, façade articulation to transition to low density residential uses
- 100-foot no-build area on far west property edge for new non-residential uses



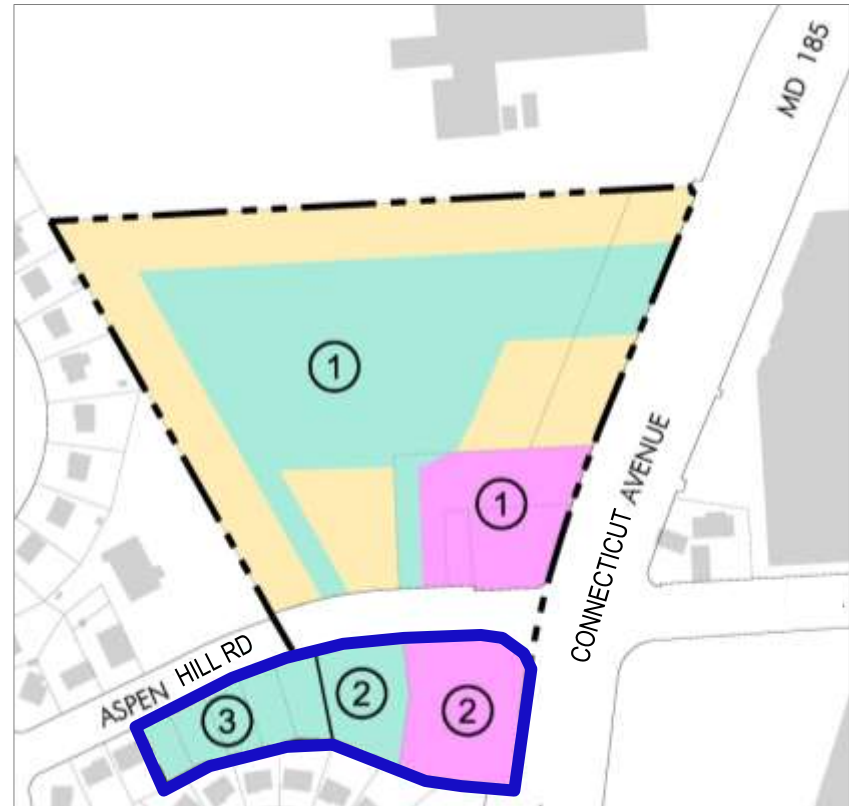
# Existing Zoning: South of Aspen Hill Rd

Existing



- R-90
- C-O
- C-1
- O-M

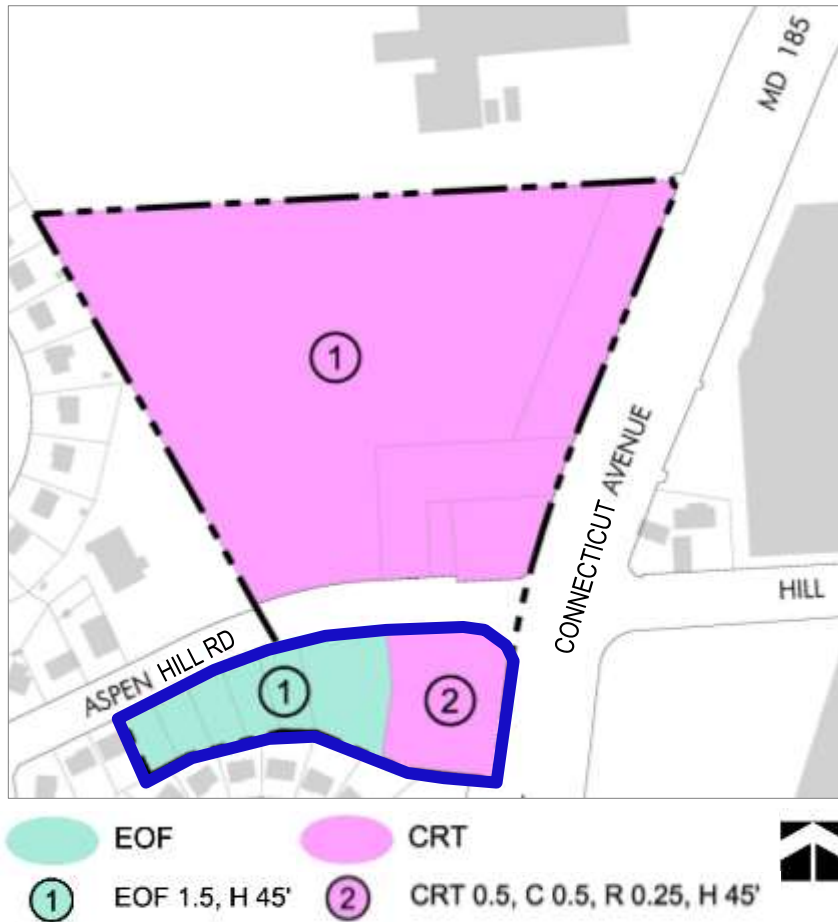
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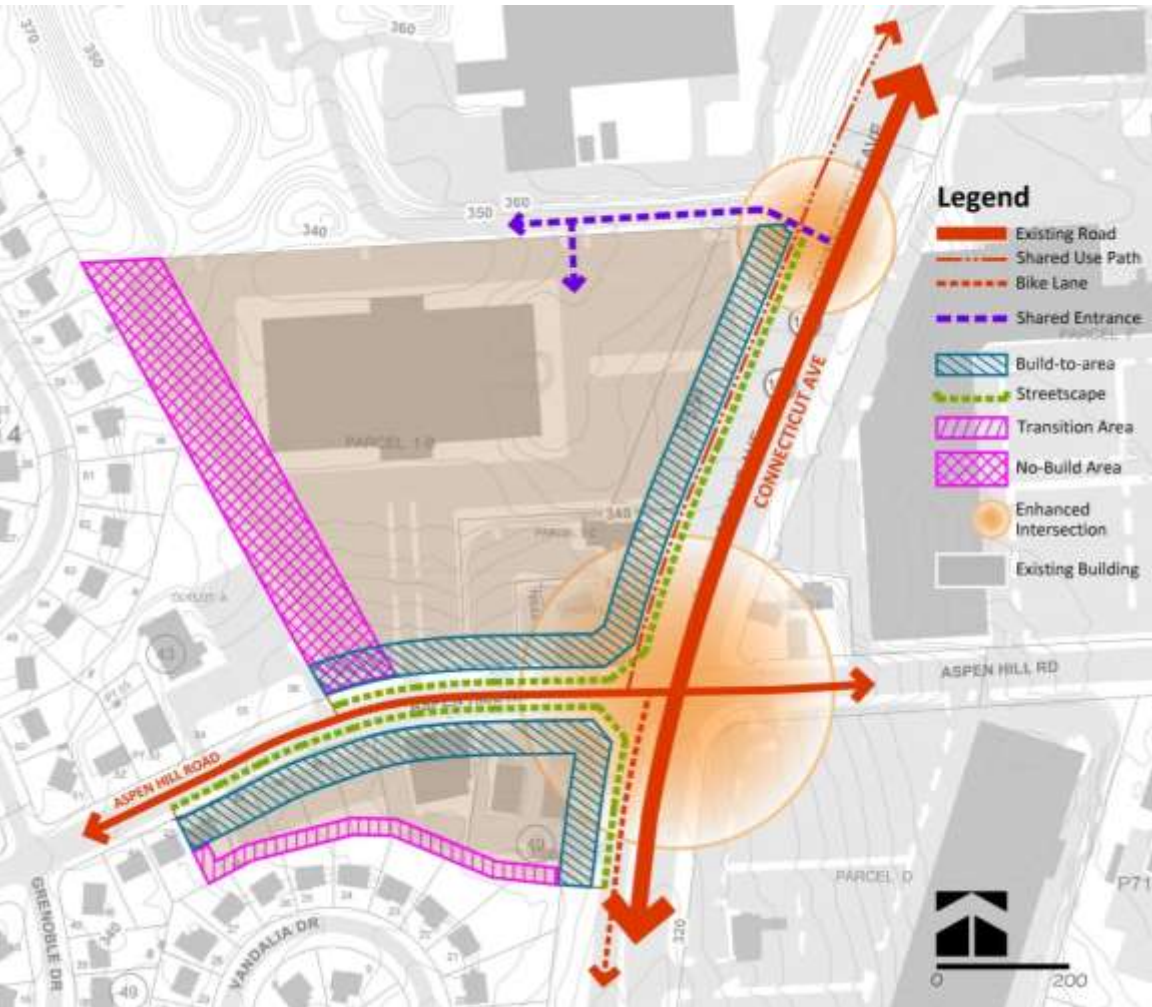
# Proposed Zoning: South of Aspen Hill Rd



- Commercial Residential Town
  - CRT-0.5, C-0.5, R-0.25, H-45
- Employment Office
  - EOF-1.5, H-45
- Compatible building mass, height and setback transitions to low density residential uses
- Focus any future redevelopment toward framing the Connecticut Ave and Aspen Hill Rd corner and along Aspen Hill Rd



# Design Criteria



# Design Elements

## Build-to areas

- Designate an area along the public ROW where the front building façade should be located

## Transitions

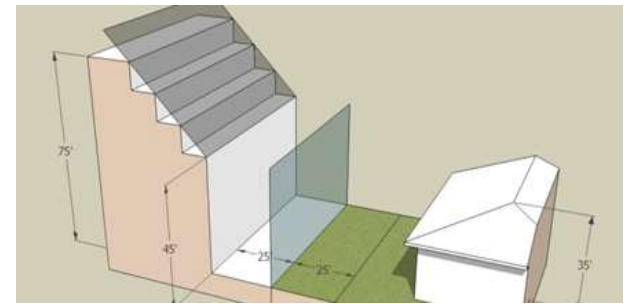
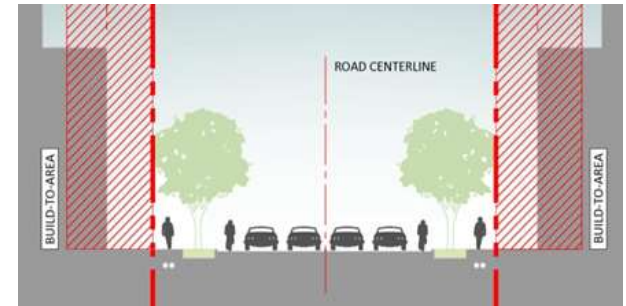
- Between commercially zoned properties and immediately adjacent single-family neighborhoods

## Streetscape Improvements

- Wide sidewalks, lighting, landscaping and street furnishings to promote pedestrian activity

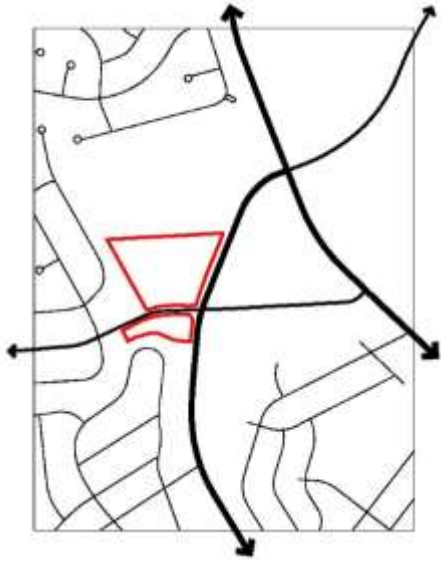
## Enhanced intersections

- Building corner placement and articulation that allows adequate space for pedestrians to congregate safely, away from vehicular traffic

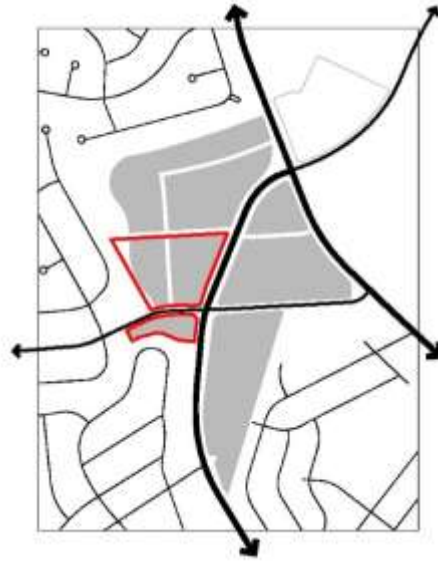




# Design Criteria



Existing Grid



Future Study Area



Potential Mobility Network



Before



After

## Looking Forward

- Strong design principles
- Improved external/internal connectivity
- Network of spaces for public use
- Denser, more compact, mixed-use development



# Transportation

- Primary access to the Vitro/BAE site via the existing Home Depot access drive at Connecticut Ave. A traffic signal should be installed at this intersection, subject to SHA approval
- Secondary access to Aspen Hill Rd, possibly provided via a right-in/right-out driveway
- Implement SHA/MCDOT recommendations from the 2011 Pedestrian Road Safety Audit for Connecticut Ave and Aspen Hill Rd
- Install the recommended shared use path along the western side of Connecticut Ave



# Environment

## Increase tree canopy cover

- Including along new streets, sidewalks, and surface parking areas
- **Satisfy Forest Conservation requirements on the Vitro/BAE site through the use of canopy credit, in order to increase tree cover in the planning area**

## Minimize and mitigate for impervious surfaces

- Environmental Site Design
- “Green streets” with urban stormwater management facilities in the right-of-way.

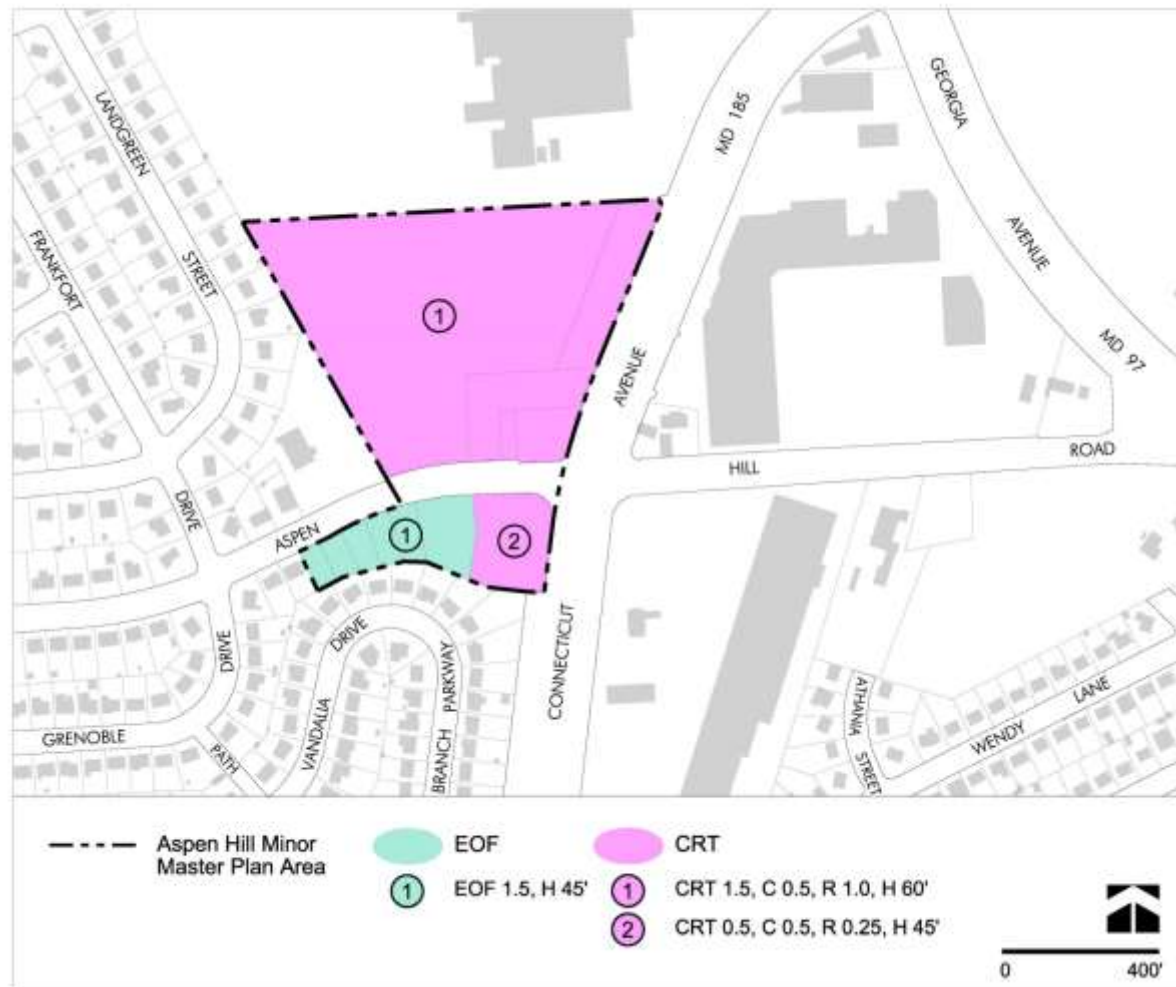
## Reduce energy consumption

- Promoting non-auto transportation
- Integrating geothermal systems



# Implementation

After the adoption of the Plan, Zoning recommendations will be implemented through a Sectional Map Amendment





# Implementation

<b>Land Use and Zoning Comparisons</b>		
<b>Land Use</b>	<b>Zone</b>	
	<b>CRT</b>	<b>EOF</b>
Townhouse Living	P	L
Multi-Unit Living	P	L
Independent Living Facility – Seniors or Persons with Disabilities	L	
Restaurant	P	P
Home Health Practitioner (Major Impact)	C	C
Clinic (More than 4 Medical Practitioners)	P	P
Medical, Dental Laboratory	P	P
Research and Development	P	L
Combination Retail	C	
Retail/Service Establishment		
(Up to 5,000 SF)	P	L
(5,001 - 15,000 SF)	P	L
(15,001 - 50,000 SF)	P	L
(50,001 SF and Over)	L	

Key: P = Permitted Use    L = Limited Use    C = Conditional Use    Blank = Not Allowed

# Planning Board Action

Approve Staff Draft as Public Hearing Draft and set  
Public Hearing Date for September 11, 2014



# 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 Work Sessions	Sept - Oct 2014
	Planning Board Draft Plan	Oct - Nov 2014
	County Executive Plan Review	Nov - Dec 2014
✓	County Council Public Hearing	Jan 2015
	Approved Plan	Mar 2015

