

ASPEN HILL

Minor Master Plan Amendment



Community Meeting #3
May 13, 2014
Aspen Hill Library

Welcome

Montgomery County Planning Department Staff

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Meeting Agenda

- | | |
|---------|--|
| 6:30 PM | Welcome and Introductions |
| 6:45 PM | Establish Meeting Ground Rules |
| 6:50 PM | Staff Presentation <ul style="list-style-type: none">▪ Draft zoning recommendations▪ Area traffic analysis▪ Next steps |
| 7:30 PM | Questions and Discussion |
| 8:30 PM | Conclude |



Meeting Purpose

1. Present preliminary minor amendment and zoning recommendations
2. Gather feedback on the recommendations
3. Discuss next steps



Minor Amendment Area

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



Why this Minor Amendment?

- County Council approved Minor Amendment as part of work program April 2013; comprehensive plan update scheduled summer 2015
- Aspen Hill Road and Connecticut Avenue area is a thriving shopping destination
- Large-scale office market has changed across the region
- Vacant property that is currently not contributing to the community
- The area is well located between major roadways: State designated highways (Georgia Ave & Connecticut Ave); and an arterial (Aspen Hill Rd)
- The N. Georgia Bus Rapid Transit (BRT) line is under study



BRT Corridors currently in Planning and Design

- 1: Georgia Avenue North**
- 2: Georgia Avenue South**
- 3: MD 355 North**
- 4: MD 355 South**
- 5: New Hampshire Ave**
- 6: North Bethesda Twy**
- 7: Randolph Road**
- 8: University Boulevard**
- 9: US 29**
- 10: Veirs Mill Road**
- CCT: Corridor Cities Twy**



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	Meeting with Area Business Owners
April 24, 2014	Staff Briefing to Planning Board Aspen Hill Homeowners Meeting



Summary of Last Meeting Topics

Elements Evaluated as part of the Minor Amendment:

- Existing Master Plan and Zoning History
- Demographics - who lives and works here?
- Community Input
- Traffic Impact
- Circulation
 - Internal/external and vehicular/pedestrian/bicycle
- Environmental Conditions
- Land Uses, Zoning and Design
 - surrounding uses and compatibility
- Market Trends
 - office, retail, housing



Amendment Goals

- Establish flexible zoning that allows a mix of compatible uses responsive to market changes
- Encourage quality development and design
- Provide buffering to residential neighborhoods
- Address traffic impact on Aspen Hill Road
- Direct primary access for new commercial development along Connecticut Ave
- Address pedestrian/ bicycle circulation & safety
- Encourage access and connectivity (vehicle and pedestrian) between sites
- Provide momentum for comprehensive plan update

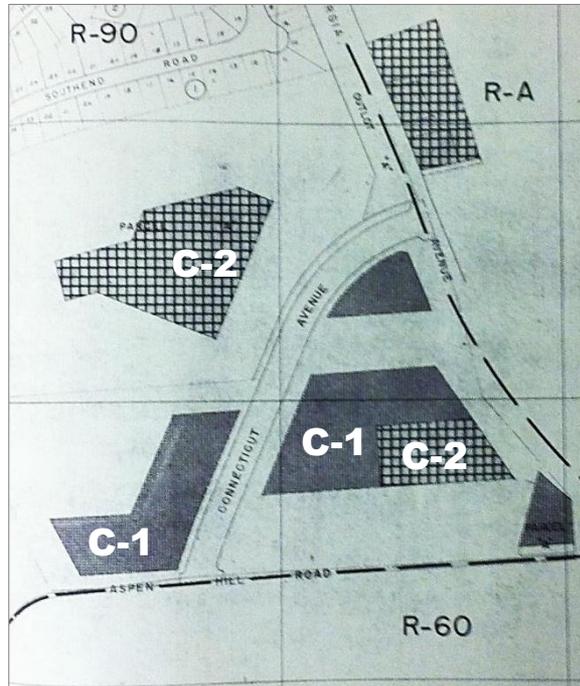


How Can We Address Amendment Goals?

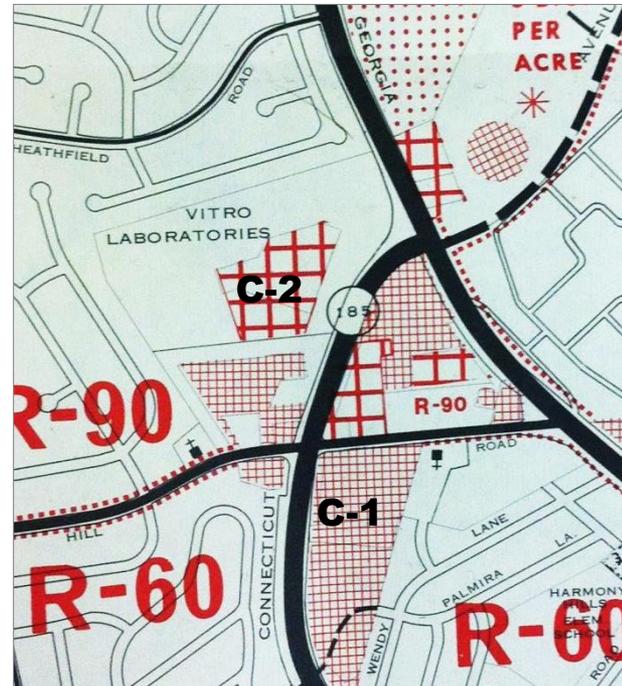
- Flexible Zoning with design criteria for new development
 - Limit building height to ensure compatibility
 - Require active street edges
 - Provide new landscaping
 - Require transitions to existing neighborhoods
- Protect existing neighborhoods
 - Discourage neighborhood cut-through traffic
 - Provide suitable transitions to existing neighborhoods
 - Concentrate density and height away from the neighborhood
- Recommend improved and safer connectivity
 - Streetscape along roads
 - Shared use path
 - New pedestrian connections
 - Intersection improvements



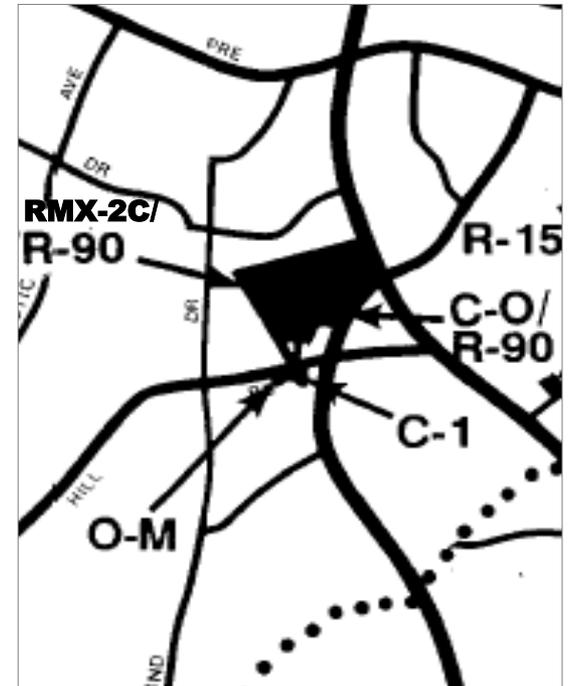
Zoning History



1958



1970

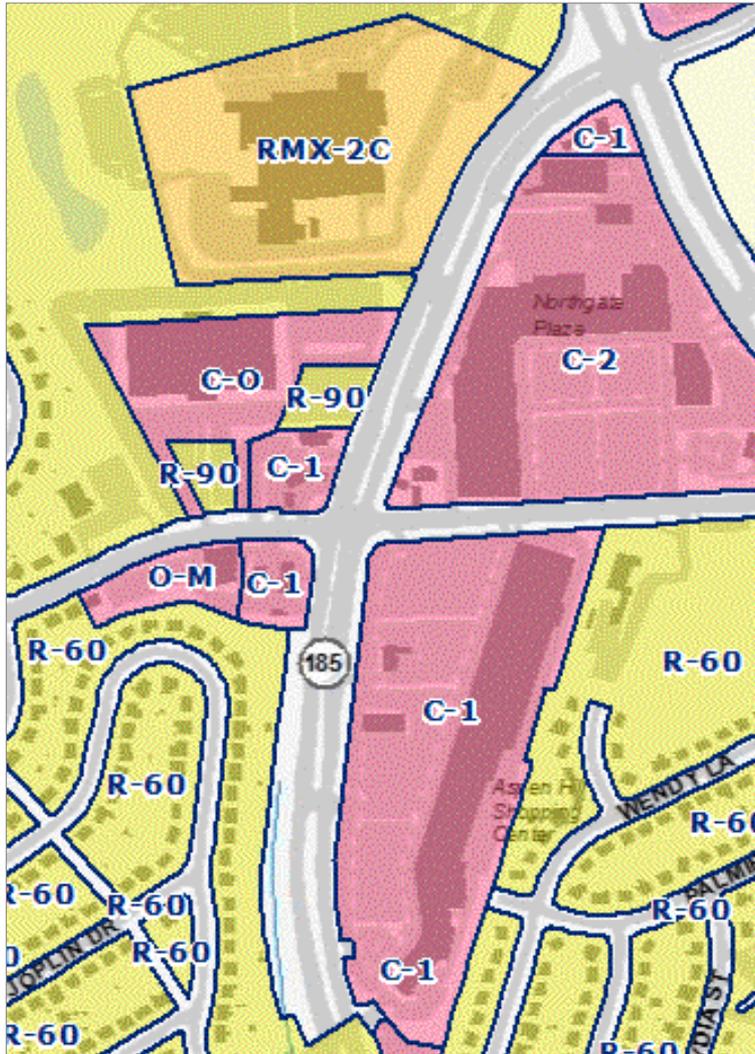


1994

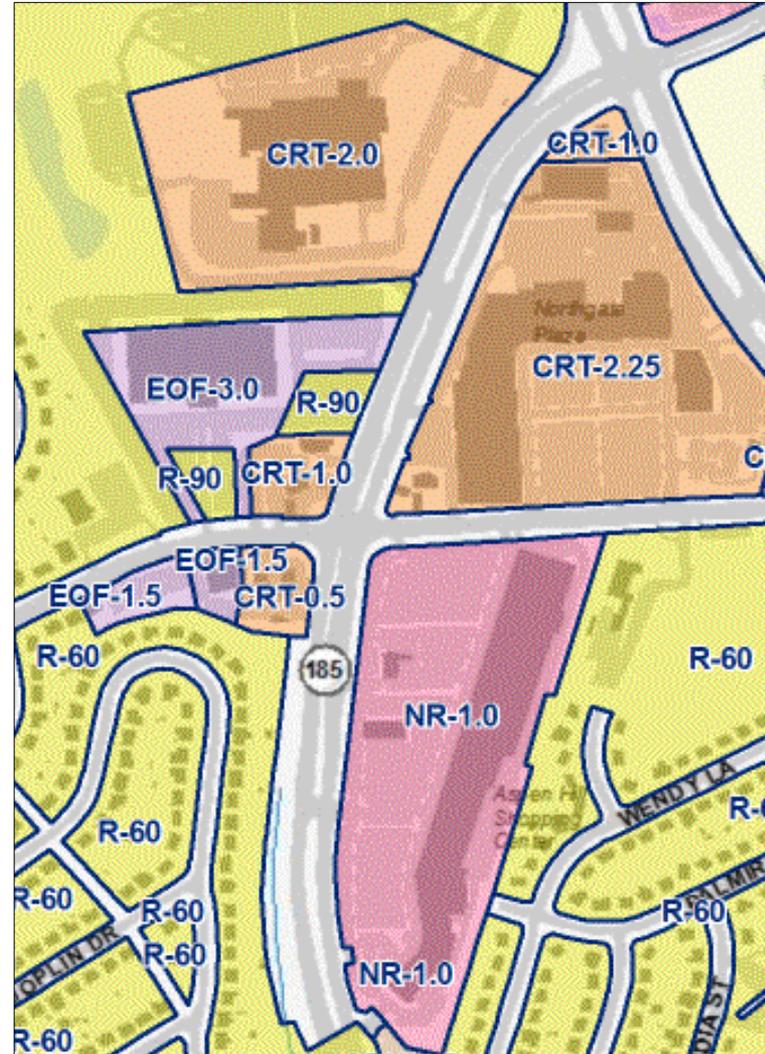


Zoning: Existing and Conversion

Existing



Proposed Conversion



Preliminary Zoning Recommendations

CRT – Commercial/Residential Town Zone

- permits a mix of residential and nonresidential uses at varying densities and heights
- promotes compatible relationships with adjoining neighborhoods

EOF – Employment/Office Zone

- intended for office and employment activity combined with limited residential and neighborhood commercial uses
- allows flexibility in building, circulation, and parking lot layout.



Preliminary Zoning Recommendations

Example Menu of Uses Permitted in CRT



- Retail
- Combination
- Retail*
- Office
- Townhomes
- Senior Living*
- Restaurant
- Apartments
- Mixed Use

**Special Exemption/Conditional Use or Limited Use which requires additional review*

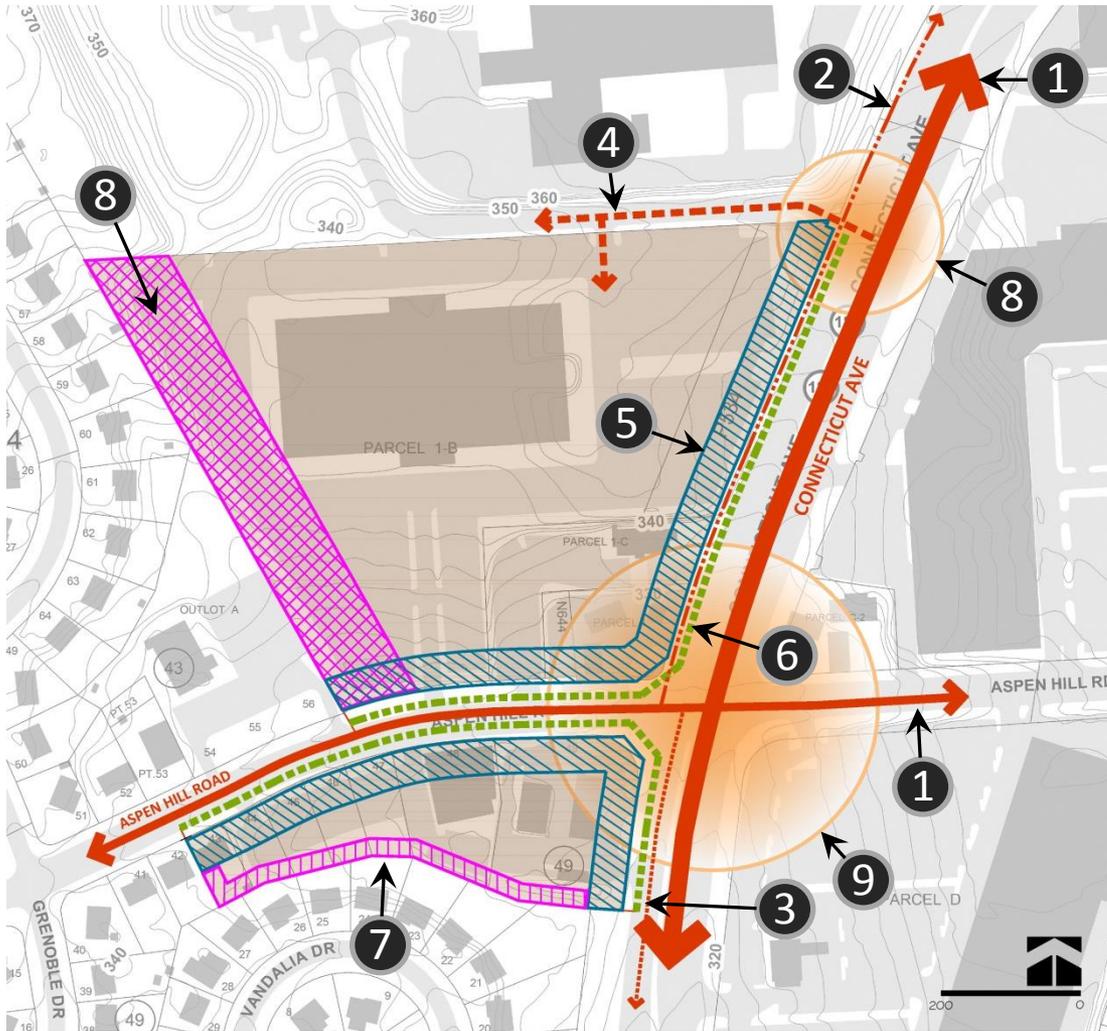
Preliminary Zoning Recommendations

Example Menu of Uses Permitted in EOF

- Medical or dental clinics
- Medical or dental laboratory
- Office
- Retail* (limited percentage of development)
- Restaurant
- Residential* (limited percentage of development)
- Family and group daycare centers
- Health club



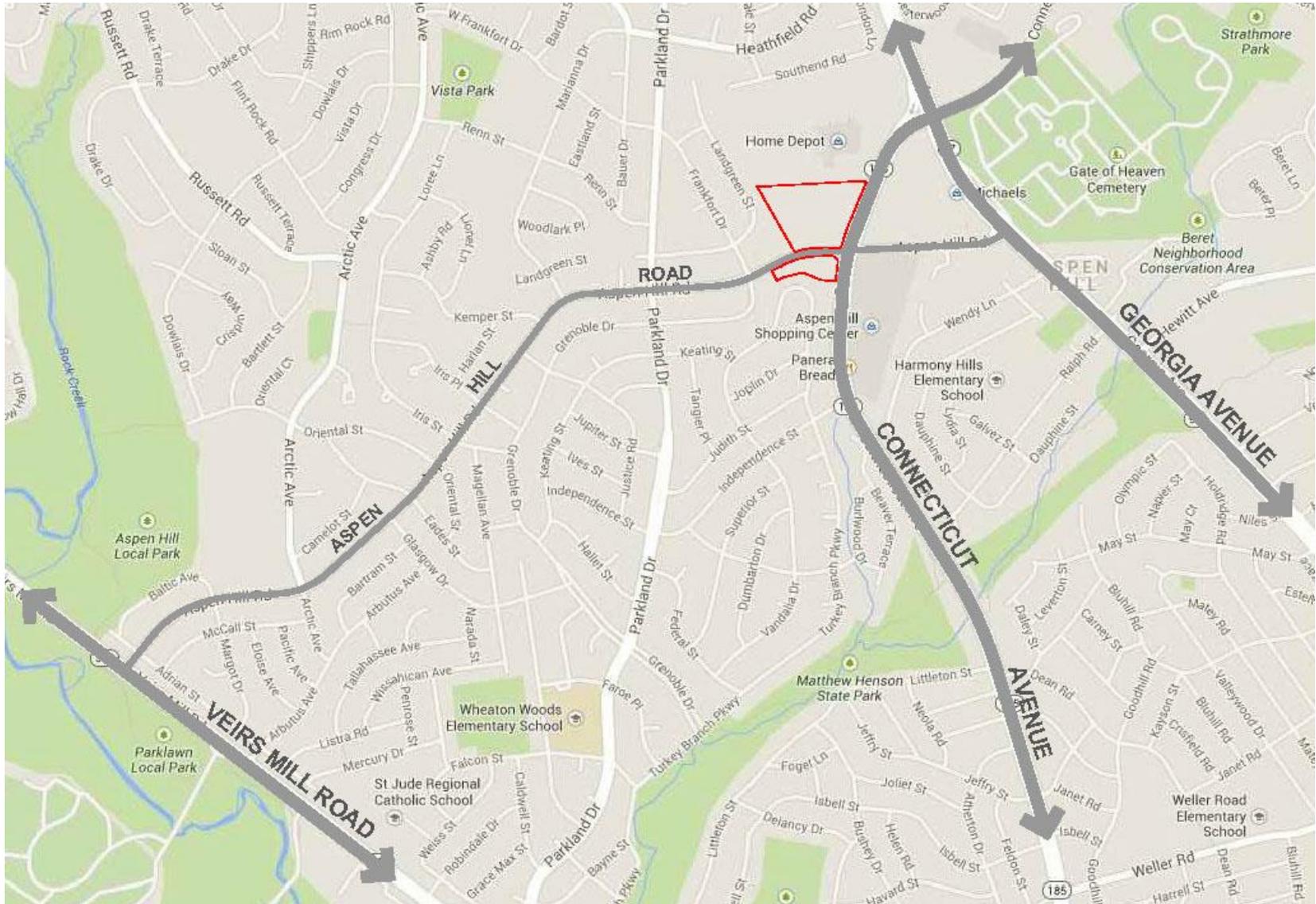
Design Criteria



Legend

- 1 Existing Road
- 2 Shared Use Path
- 3 Bike Lane
- 4 Shared Access
- 5 Build-to-area
- 6 Streetscape
- 7 Transition Area
- 8 No-Build Area
- 9 Enhanced Intersection

Connectivity and Traffic Impact



Trip Generation

Net New Vehicular Trips					
Weekday Peak Hour	Proposed	Reuse Existing Bldg	Max Office SF	Max Residential	Max Retail SF
		120k SF Retail	268k SF Office	320k SF Office	349 M.F. Units
AM	185	450	660	145	305
PM	740	405	590	165	1215

- Office generates most traffic in AM peak, Retail most in PM peak



Intersection Congestion

Critical Lane Volume (CLV) Comparison

Intersection	Peak Hour	Existing	No Build	Proposed Retail	Reuse Existing Bldg	Max Office SF	Max Residential	Max Retail SF
				120k SF Retail	268k SF Office	320k	349 MF Units	218k
Georgia Ave & Connecticut Ave	AM	980	985	1005	1005	1010	1000	1010
	PM	1095	1100	1165	1140	1155	1105	1205
Connecticut Ave & Aspen Hill Rd	AM	1300	1315	1355	1430	1480	1340	1385
	PM	1120	1130	1380	1245	1300	1175	1540
Georgia Ave & Aspen Hill Rd	AM	935	940	980	1025	1065	970	1010
	PM	1125	1130	1305	1245	1300	1160	1415

- Intersection CLV must be below 1475 in the Aspen Hill Policy Area (LATR Guidelines)
- All intersections have acceptable CLVs with the exception of scenarios in red without intersection improvements
- Assumed: right-in/right-out on Aspen Hill Road; primary access on Connecticut Ave

Consider installing a non-traversable barrier

Bus Stop Suggestions:

- Consider relocating existing bus shelter further from roadway
- Consider relocating bus stop closer to the intersection

Consider consolidating driveways and constructing sidewalks

Consider constructing a barrier along back of sidewalk to protect pedestrians from ditch



Consider installing right-turn warning signage

Intersection corner suggestions:

- Consider reconstructing the corner with reduced turning radii
- Consider constructing expanded pedestrians landings
- Consider installing APS/CPS signal equipment and detectable warning surfaces at corners and medians
- Consider implementing LPI phasing

Consider consolidating driveways and constructing sidewalks

Consider refreshing pavement markings at all four crosswalks

Consider relocating bus stop closer to the intersection

Median modification suggestions:

- Consider constructing level and accessible median improvements
- Consider installing APS/CPS signal equipment and detectable warning surfaces at corners and medians

Consider consolidating driveways and constructing sidewalks

Intersection corner suggestions:

- Consider reconstructing the corner with reduced turning radii
- Consider constructing expanded pedestrians landings
- Consider installing APS/CPS signal equipment and detectable warning surfaces at corners and medians
- Consider implementing LPI phasing

Consider implementing exclusive westbound and eastbound left-turn phasing

Median modification suggestions:

- Consider constructing level and accessible median improvements
- Consider installing APS/CPS signal equipment and detectable warning surfaces at corners and medians



Intermediate:
Consider installing street lights on the west side of Connecticut Avenue near Home Depot delivery driveway

Consider trimming tree canopies

Consider constructing a barrier at back of sidewalk to protect pedestrians from drainage structure

 Consider installing pedestrian warning signs
AHEAD

 Consider installing pedestrian warning signs
AHEAD

Consider constructing curb extensions and eliminating channelizing islands

 Consider installing pedestrian crossing signs

Evaluate signal control including pedestrian signals

Consider relocating bus stop to the south

 Consider installing pedestrian warning signs
AHEAD

 Consider installing pedestrian warning signs
AHEAD

Consider closing pedestrian access to the shopping center breezeway

Consider installing a non-traversable median barrier



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



Contacts and Information

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<http://www.montgomeryplanning.org/community/aspenhill/>

