ASPEN HILL
Minor Master Plan Amendment

Presentation of Staff Draft Plan
Planning Board Agenda Item #3

Andrea Gilles, Area 2
July 10, 2014
Presentation Outline

1. Overview

2. Minor Amendment Staff Draft Plan

3. Schedule Planning Board Public Hearing date
## Process to Date

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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</thead>
<tbody>
<tr>
<td>December 3, 2013</td>
<td>Kick-off Community Meeting</td>
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<tr>
<td>January 23, 2014</td>
<td>Scope of Work to Planning Board</td>
</tr>
<tr>
<td>March 2014</td>
<td>Market Analysis Complete</td>
</tr>
<tr>
<td>April 1, 2014</td>
<td>Community Meeting #2</td>
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<tr>
<td>April 9, 2014</td>
<td>Aspen Hill Civic Association Meeting</td>
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<tr>
<td>April 23, 2014</td>
<td>Northgate Plaza Business Owners Meeting</td>
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<tr>
<td>April 24, 2014</td>
<td>Staff Briefing to Planning Board</td>
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<td></td>
<td>Aspen Hill Homeowners Meeting</td>
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<tr>
<td>May 13, 2014</td>
<td>Community Meeting #3</td>
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<tr>
<td>June 5, 2014</td>
<td>Staff Briefing to Planning Board</td>
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<tr>
<td>July 10, 2014</td>
<td>Presentation of Staff Draft to Planning Board</td>
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</tbody>
</table>
Minor Amendment Area Today

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

Conversion

Legend:
- R-90
- C-1
- C-O
- O-M

ASPEN HILL RD
CONNECTICUT AVENUE
MD 185

1. EOF 3.0, H 60'
2. EOF 1.5, H 75'
3. EOF 1.5, H 60'

1. CRT 1.0, C 0.75, R 0.5, H 45'
2. CRT 0.5, C 0.5, R 0.25, H 35'

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

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

### Land Use and Zoning Comparisons

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

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<td>Dec 3, 2013</td>
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<tr>
<td>Scope of Work to Planning Board</td>
<td>Jan 23, 2014</td>
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<td>Initial Staff Recommendations</td>
<td>Feb - Mar 2014</td>
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<td>April 1, 2014</td>
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<td>Planning Board Public Hearing</td>
<td>Sept 11, 2014</td>
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<td>Planning Board Work Sessions</td>
<td>Sept - Oct 2014</td>
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<td>Planning Board Draft Plan</td>
<td>Oct - Nov 2014</td>
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<td>County Executive Plan Review</td>
<td>Nov - Dec 2014</td>
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<td>County Council Public Hearing</td>
<td>Jan 2015</td>
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<td>Approved Plan</td>
<td>Mar 2015</td>
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