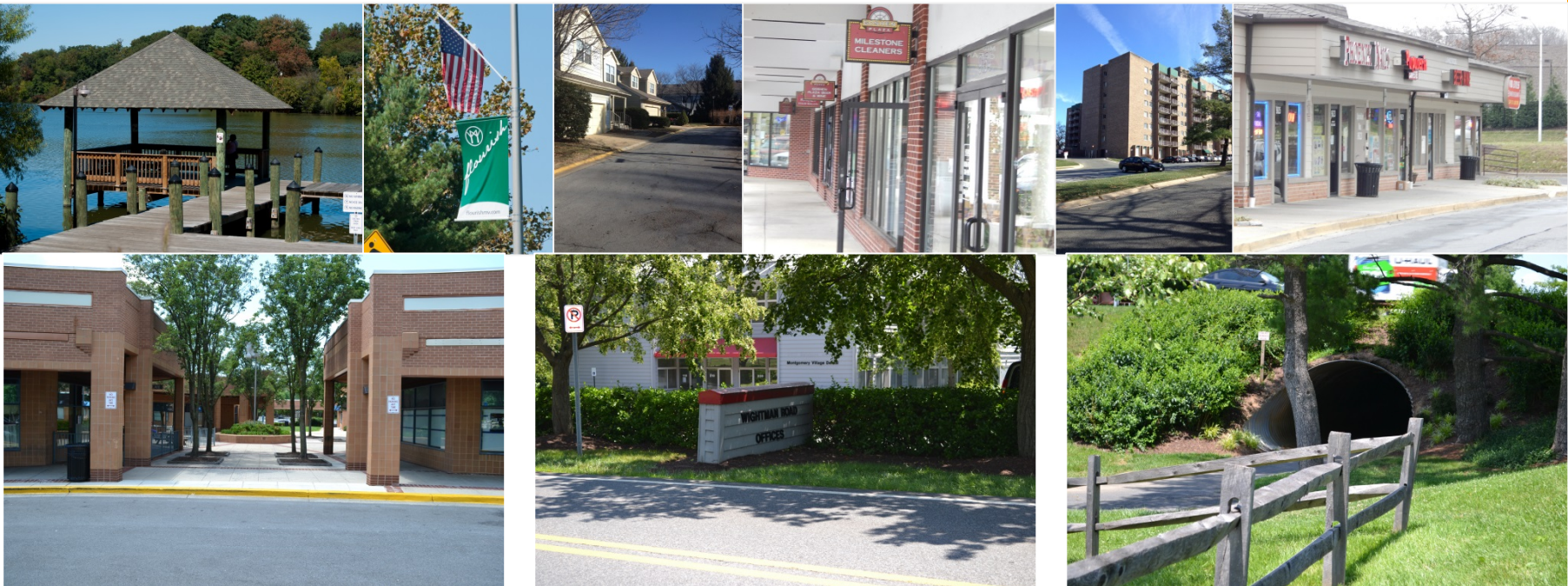


Working Draft: Staff Recommendations



July 7, 2015
Montgomery Village Middle School



MV Plan: Presentation Outline

- Overview of #MVPlan process
- #MVPlan staff recommendations (a.k.a “working draft”)
- #MVPlan public participation and hearing process schedule

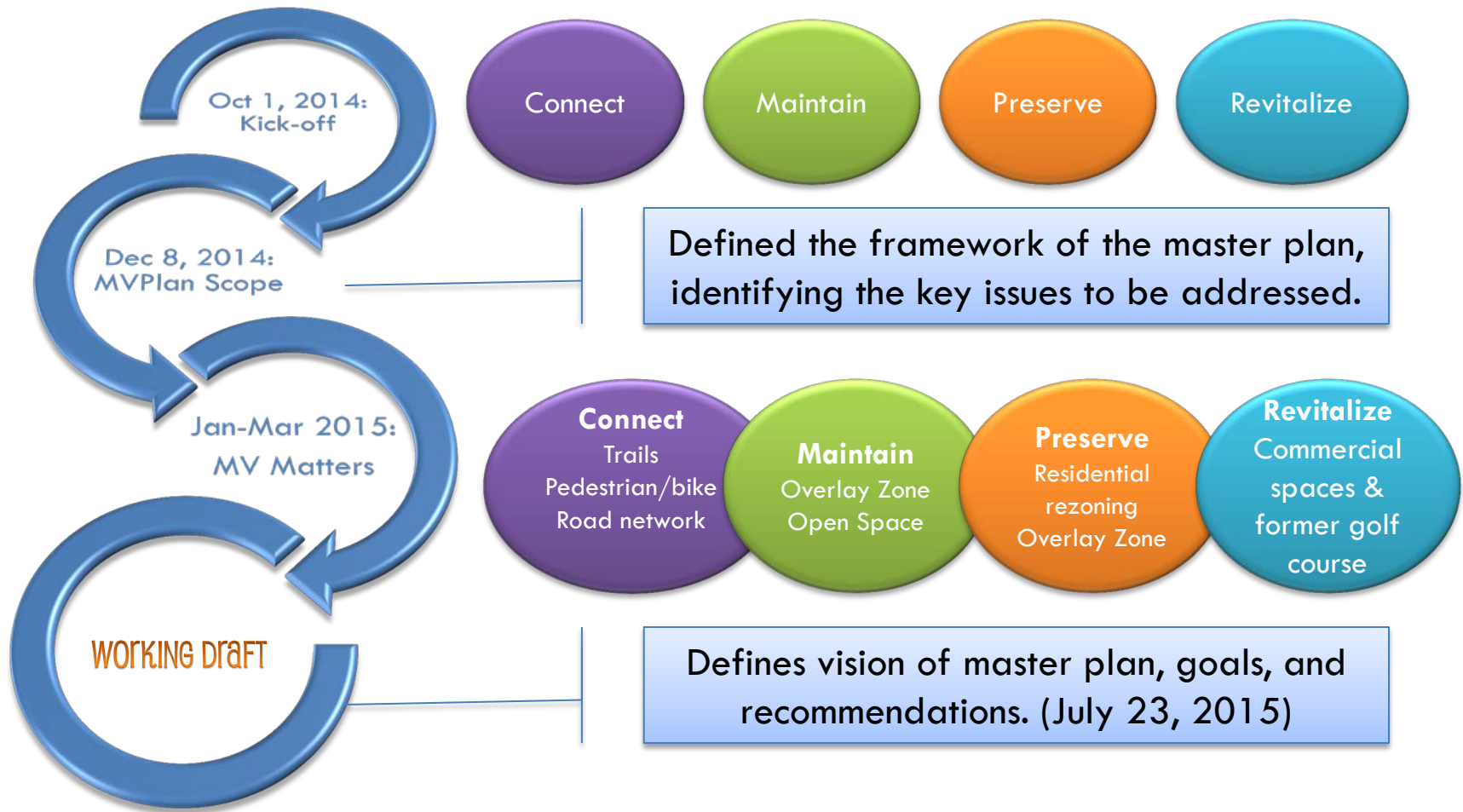


MV Plan: Process to Date

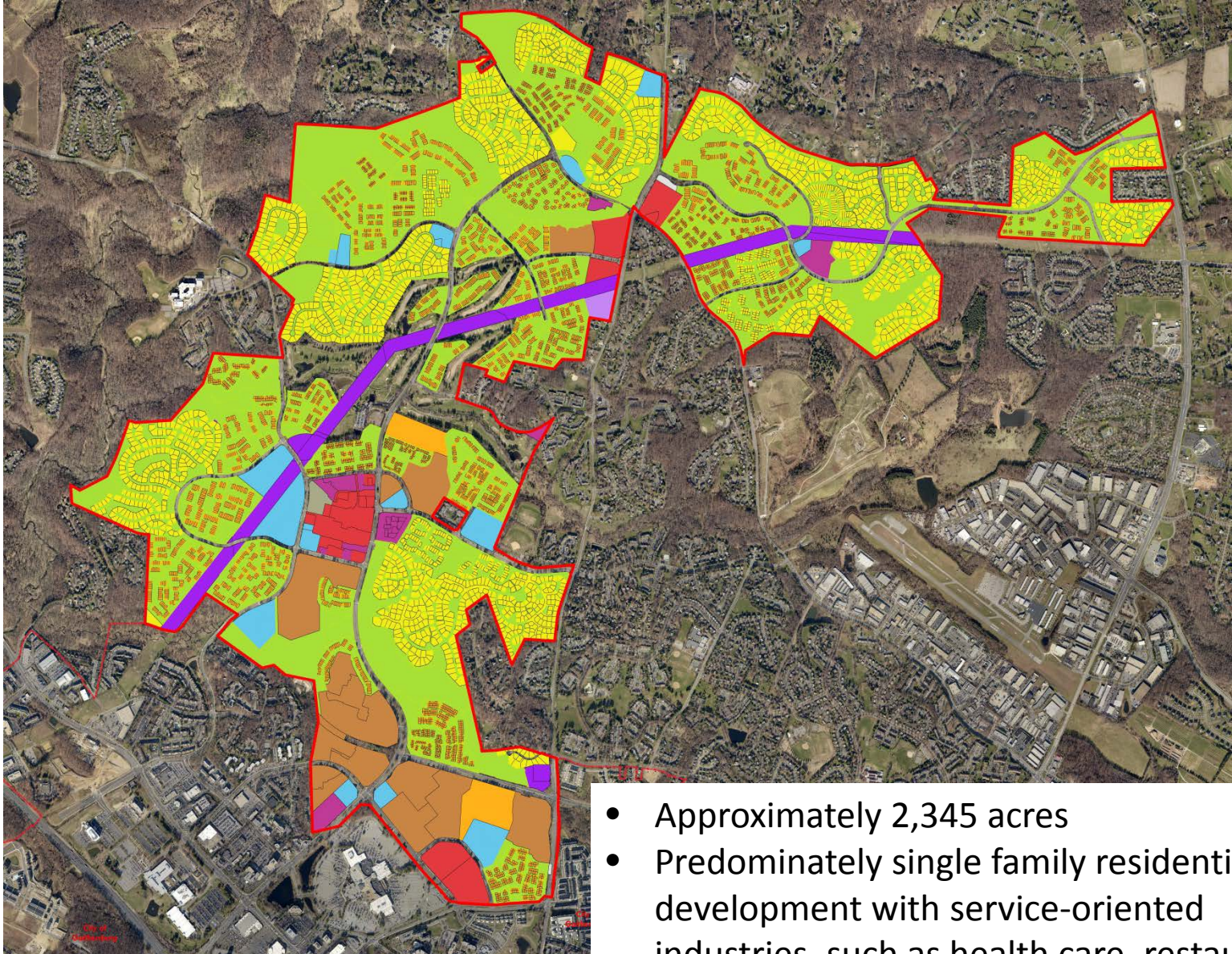
October 1, 2014	Kick-off Community Meeting
October/November 2014	Outreach continued: graffiti boards, Pumpkin Festival, business surveys
December 8, 2014	Scope of Work to Planning Board
Jan – Mar 2015	MV Matters Outreach series (& elementary school graffiti boards)
February 24, 2015	Watkins Mill High School student outreach
April 9, 2015	Whetstone Homes Corp. Board Meeting
April 16, 2015	Staff Briefing to Planning Board
June 25, 2015	Patton Ridge Homes Corp. Board meeting
July 7, 2015	MV Matters #7
July 23, 2015	Presentation of Working Draft to Planning Board



Staff Recommendations: Process to Date



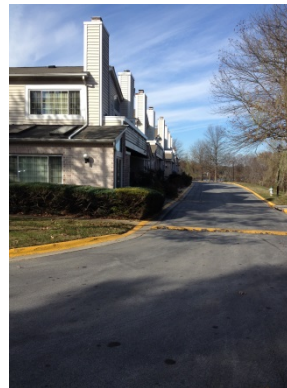
MVMP: Area Today



- Approximately 2,345 acres
- Predominately single family residential development with service-oriented industries, such as health care, restaurants



MVMP: Opportunities



- Diverse housing types in established residential neighborhoods.
- Strong civic and community involvement
- Expansive open space and recreational opportunities
- Convenient location with access to major transportation routes.



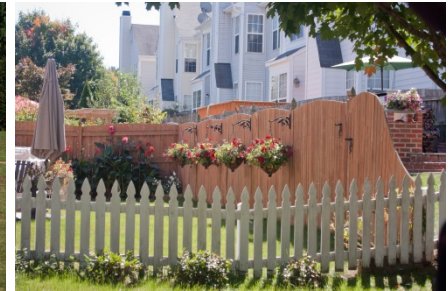
MVMP: Challenges

- Lack of reinvestment in existing commercial centers; economic challenges with redeveloping older centers, especially with multiple property owners.
- High retail and office vacancy rates.
- Numerous retail shopping opportunities outside the Village creates challenges and competition for retailers in the Village.
- Uncertainty regarding redevelopment of Lake Forest Mall in the City of Gaithersburg, located at the southern border of the Village.
- Aging housing stock, foreclosures, some evidence of lack of upkeep and maintenance;
- Reuse of the former golf course.
- Rezoning all 2,435 acres of Montgomery Village.
- Lack of transit – nearest Metrorail Station is Shady Grove, six miles from the Village.



MV Plan: Guiding Principles & Vision

- **Preserve** the character of the Village.
- **Maintain** the public recreation and open spaces.
- **Encourage** reinvestment.
- **Enhance** connectivity.



MV Plan: Goals

Preserve the Village's Character.

- Land use and zoning recommendations reflect existing neighborhoods.
- Support functions of MVF and its mission to serve the Village's residents.

Maintain the Village's Public Recreation and Open Spaces.

- RE-1 Zone on specific MVF community features recommend limited uses via an overlay zone
- Master plan guidelines regarding development or redevelopment of land to emulate Kettlers' town planning principal.
- Provide additional trail connections.
- Design roadways that traffic speed is reduced to focus on pedestrian and bicycle safety.

Encourage Reinvestment in the Village.

- Zone recommendations include commercial and residential mix use designations as to encourage and enhance the viability of retail.
- Design guidance to shorten blocks and enhance streetscape for the user.

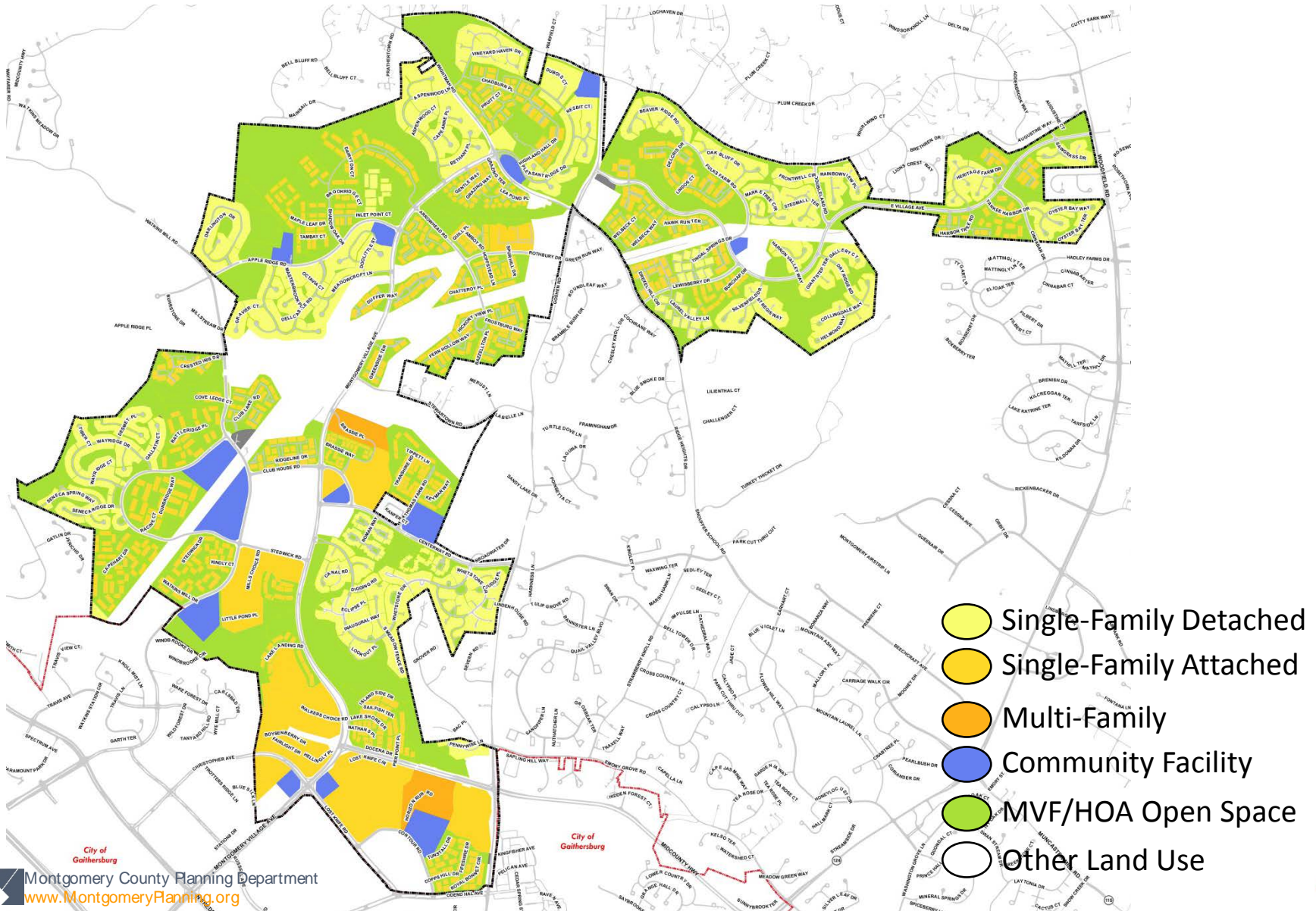
Enhance the Village's Connectivity.

- *Proposed transportation connections to maximize existing system's usability.*

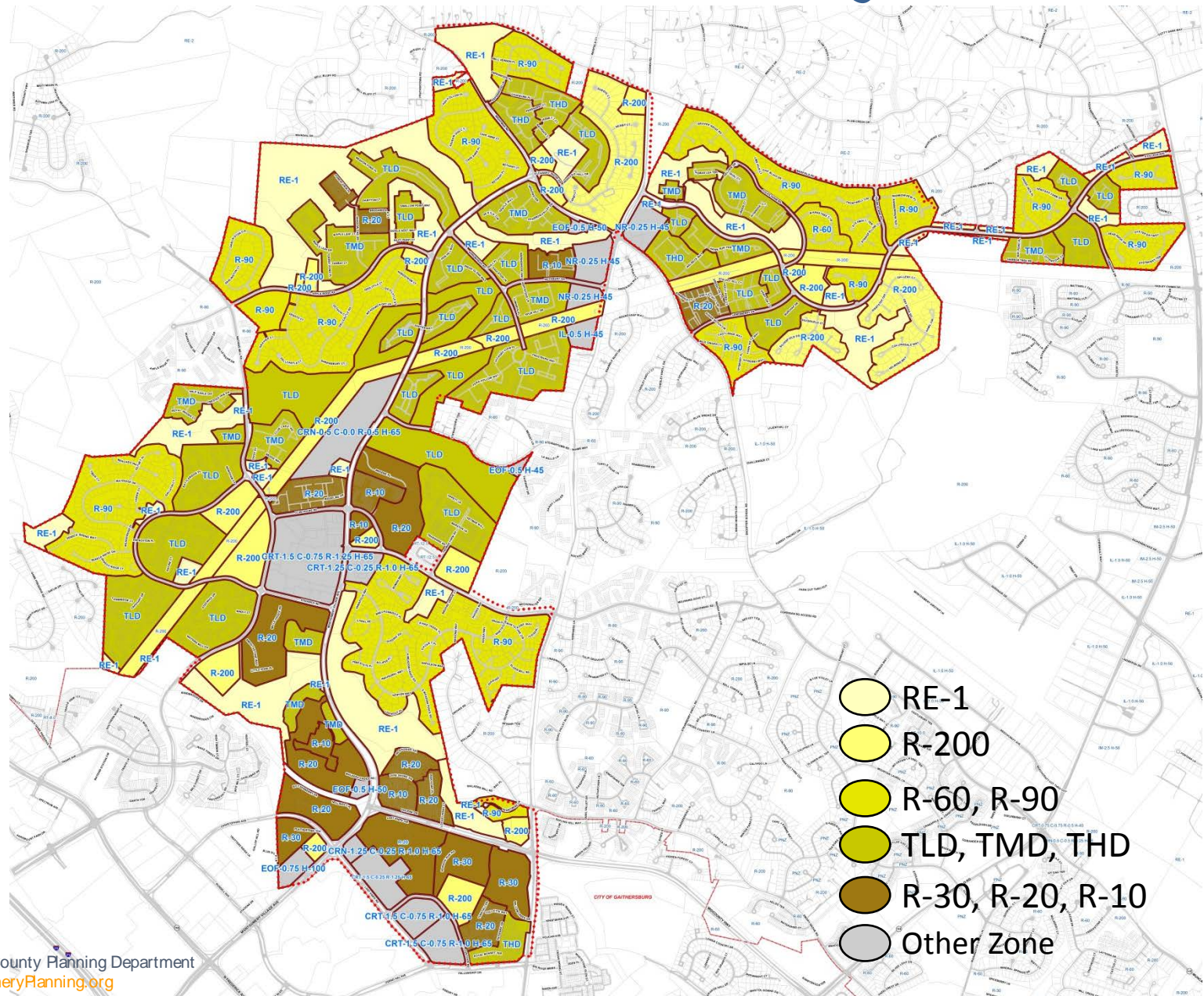


MV Plan: Preserve the Village's Character

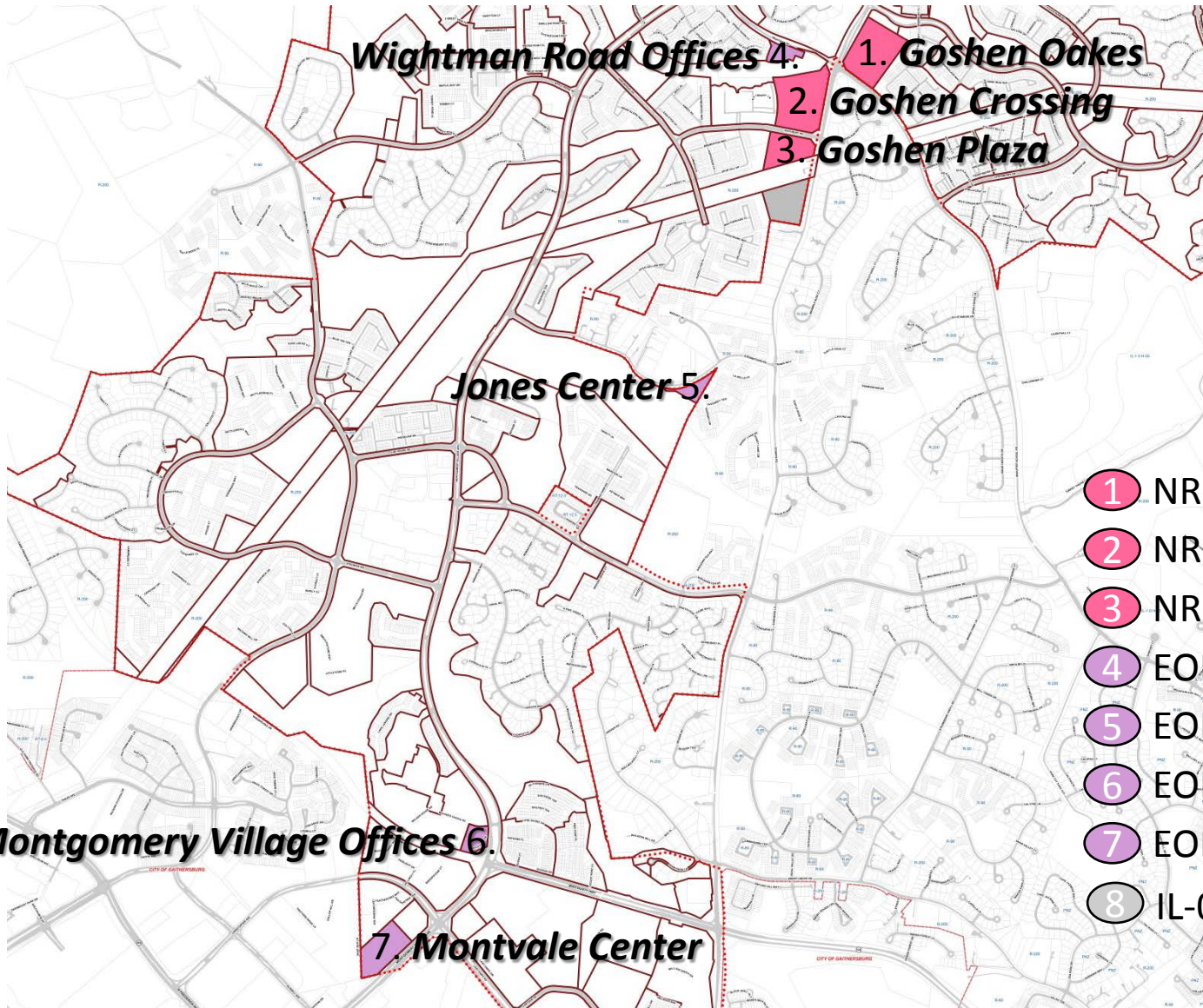
Land Use Recommendations for the residential neighborhoods remain the same.



MV Plan: Preserve the Village's Character



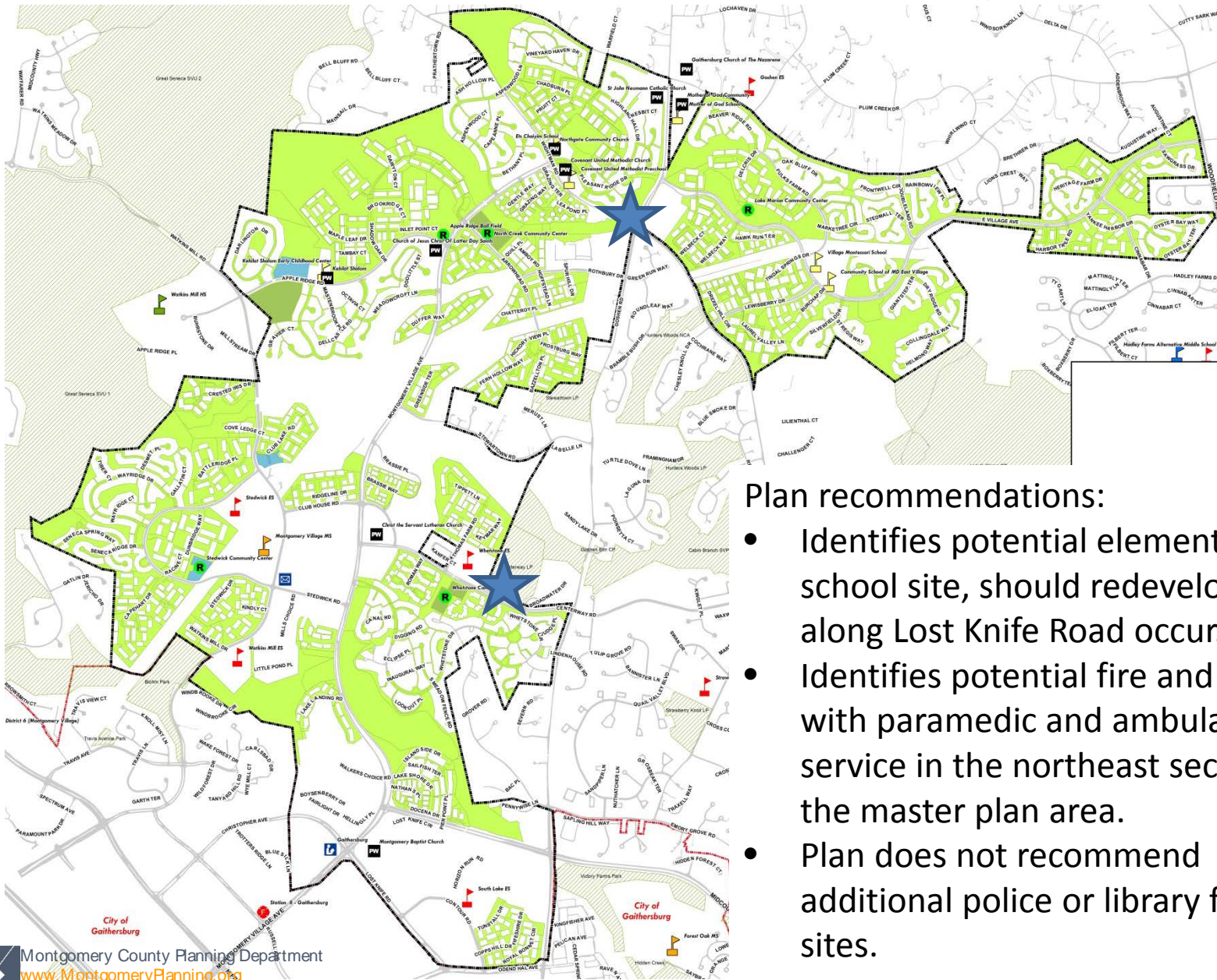
MV Plan: Preserve the Village's Character



- 1 NR-0.25, H-45
- 2 NR-0.25, H-45
- 3 NR-0.25, H-45
- 4 EOF-0.5, H-50
- 5 EOF-0.5, H-45
- 6 EOF-0.5, H-50
- 7 EOF-0.5, H-100
- 8 IL-0.5, H-45



MV Plan: Preserve the Village's Character



Plan recommendations:

- Identifies potential elementary school site, should redevelopment along Lost Knife Road occur.
- Identifies potential fire and rescue with paramedic and ambulance service in the northeast sections of the master plan area.
- Plan does not recommend additional police or library facility sites.



MV Plan: Preserve the Village's Character

Montgomery Village Overlay Zone

- 1) Will be conterminous with the Montgomery Village Plan area boundary. That means **all** land area in the Montgomery Village Master Plan will be included in the overlay zone.
 - 2) Purpose of the Overlay is to implement concepts of the Master Plan
 - a. Preserve the unique setting of Montgomery Village.
 - b. Protect existing open space and conservation areas.
 - c. Ensure a compatible relationship between new and existing development.
-
- ✓ *To preserve the unique setting of Montgomery Village, this text amendment proposes to grandfather existing lots sizes, setbacks in existence at the time of adoption of the text amendment.*
 - ✓ *To protect existing open space, this language proposes to restrict uses allowed in areas designated RE-1.*
 - ✓ *To ensure a compatible relationship between new and existing development, the language proposes site plan approval for all development.*



MV Plan: Environmental Recommendations

Preserve and restore natural areas

- Create opportunities for protection, preservation
- Establish and restore stream buffers
- Increase forest areas and tree canopy
- Use native plants
- Establish and improve connections

Use redevelopment to improve the environment

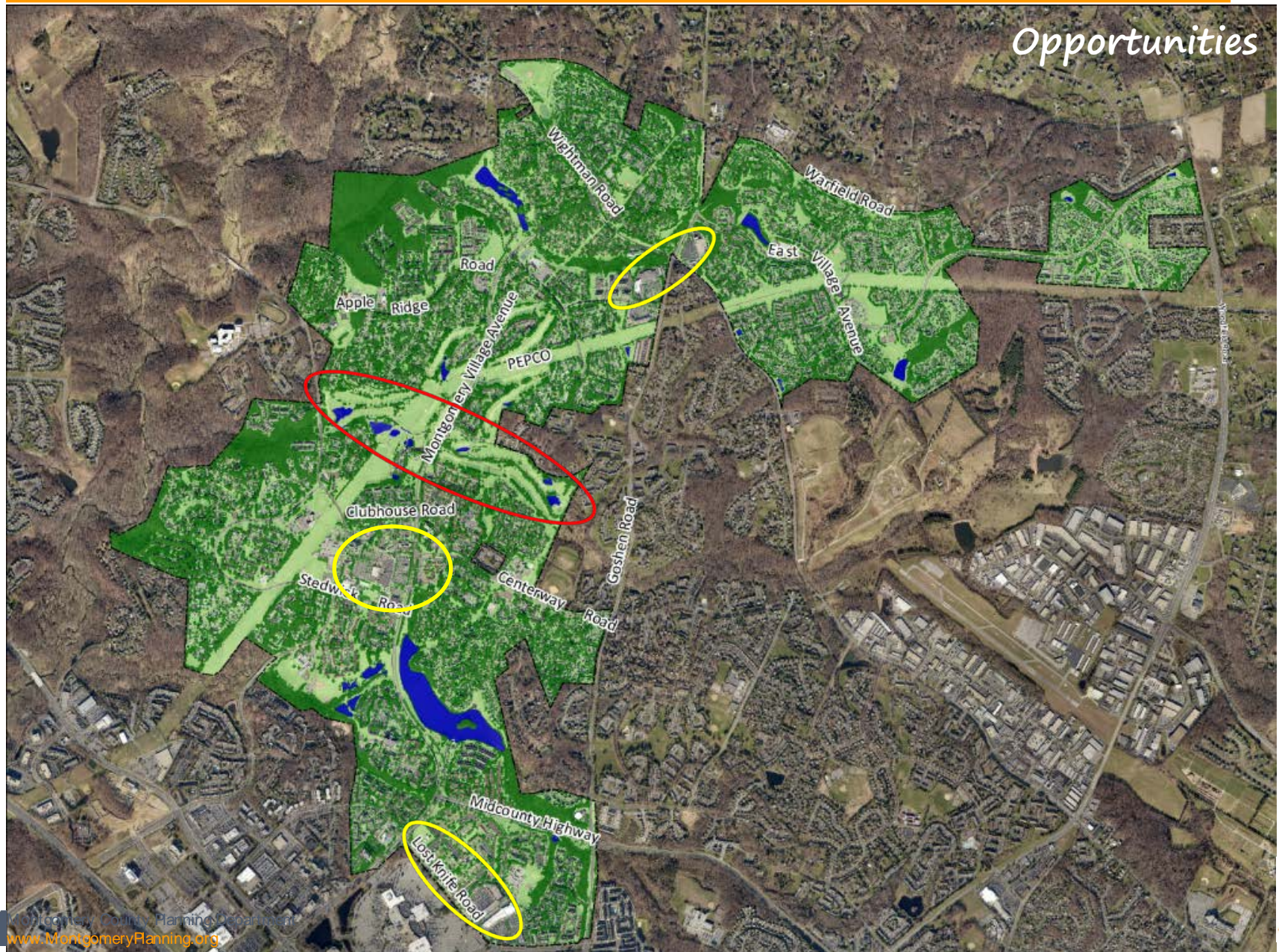
- Introduce or improve stormwater management
- Introduce or increase tree canopy cover
- Improve energy efficiency
- Provide or improve non-motorized transportation connections
- Improve connections to transit
- Create compact development
- Mix uses
- Reduce impervious surfaces

Principles

Montgomery Village Master Plan



MV Plan: Environmental Recommendations



MV Plan: Environmental Recommendations

Village and Professional Center

Clubhouse Road

Stedwick

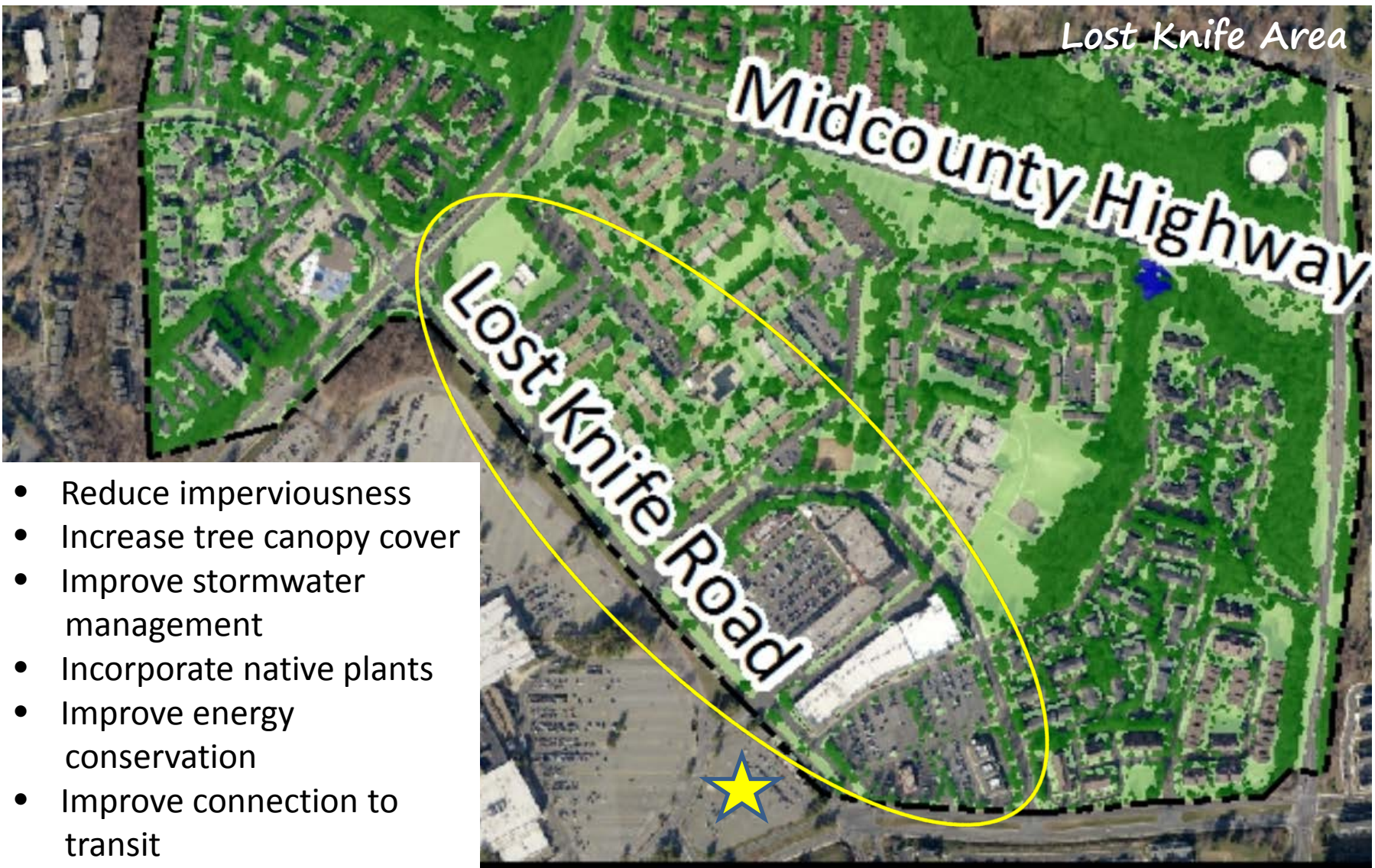
Road

Center

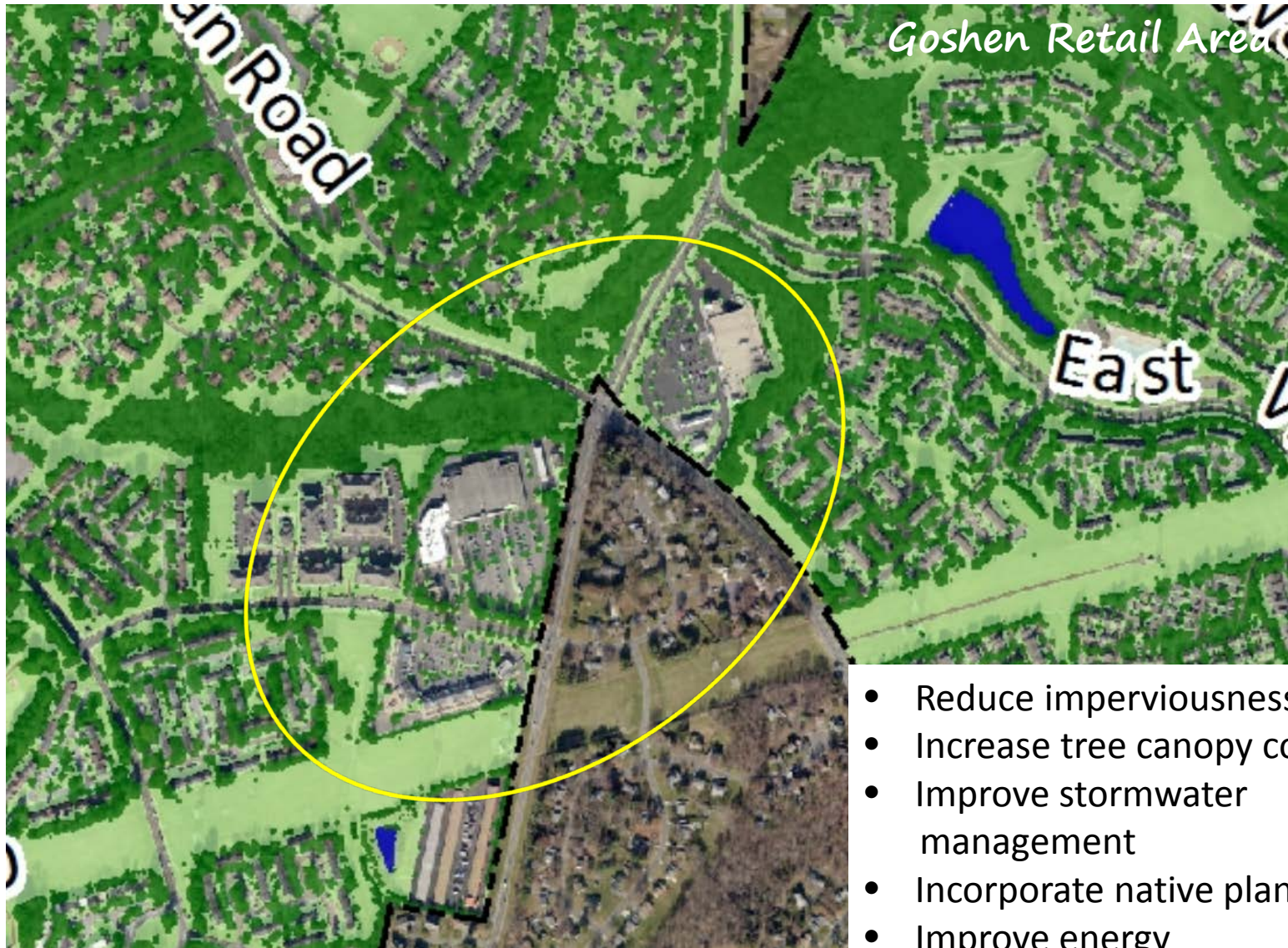
- Reduce imperviousness
- Increase tree canopy cover
- Improve stormwater management
- Incorporate native plants
- Improve energy conservation



MV Plan: Environmental Recommendations



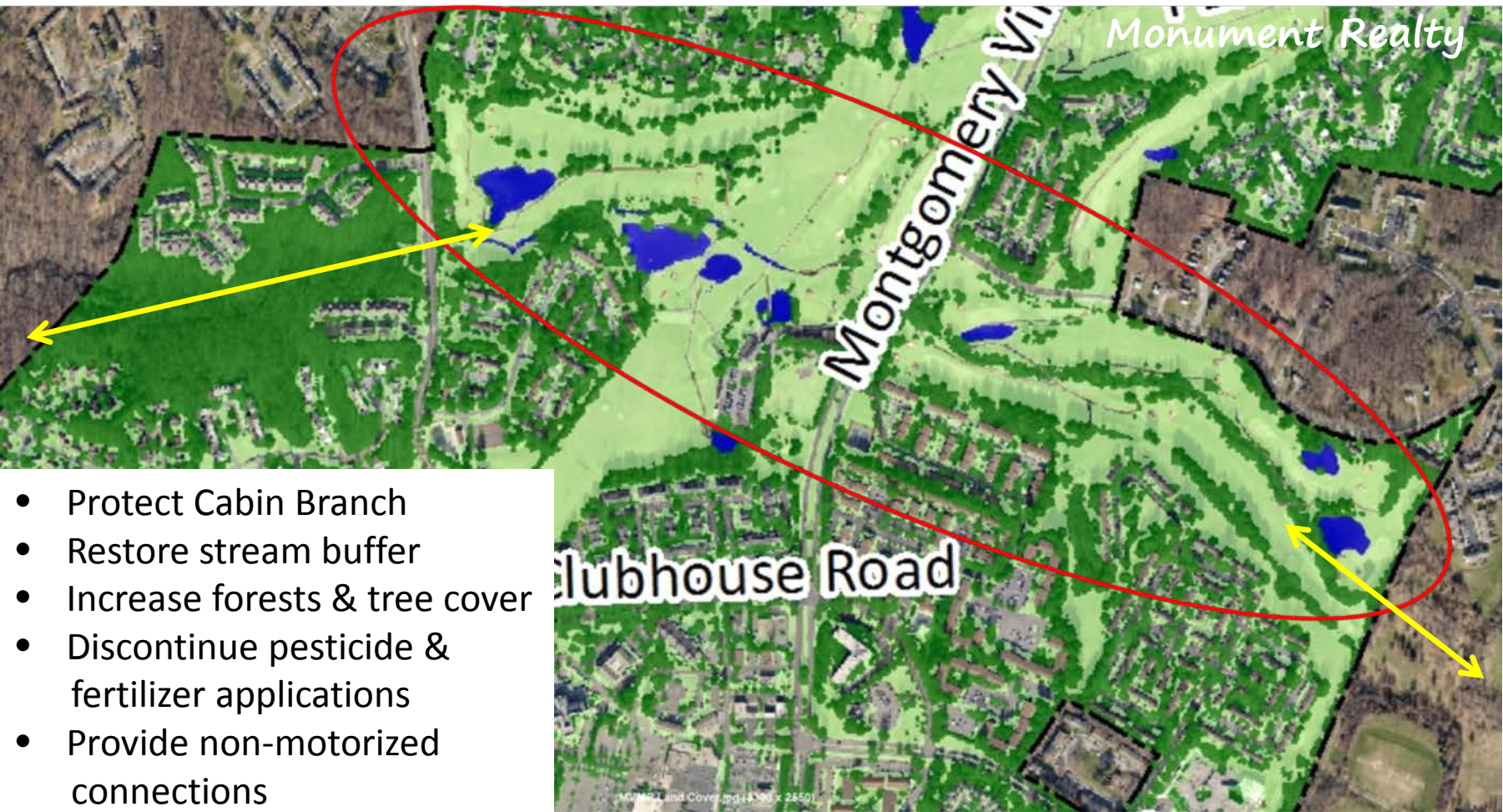
MV Plan: Environmental Recommendations



- Reduce imperviousness
- Increase tree canopy cover
- Improve stormwater management
- Incorporate native plants
- Improve energy conservation



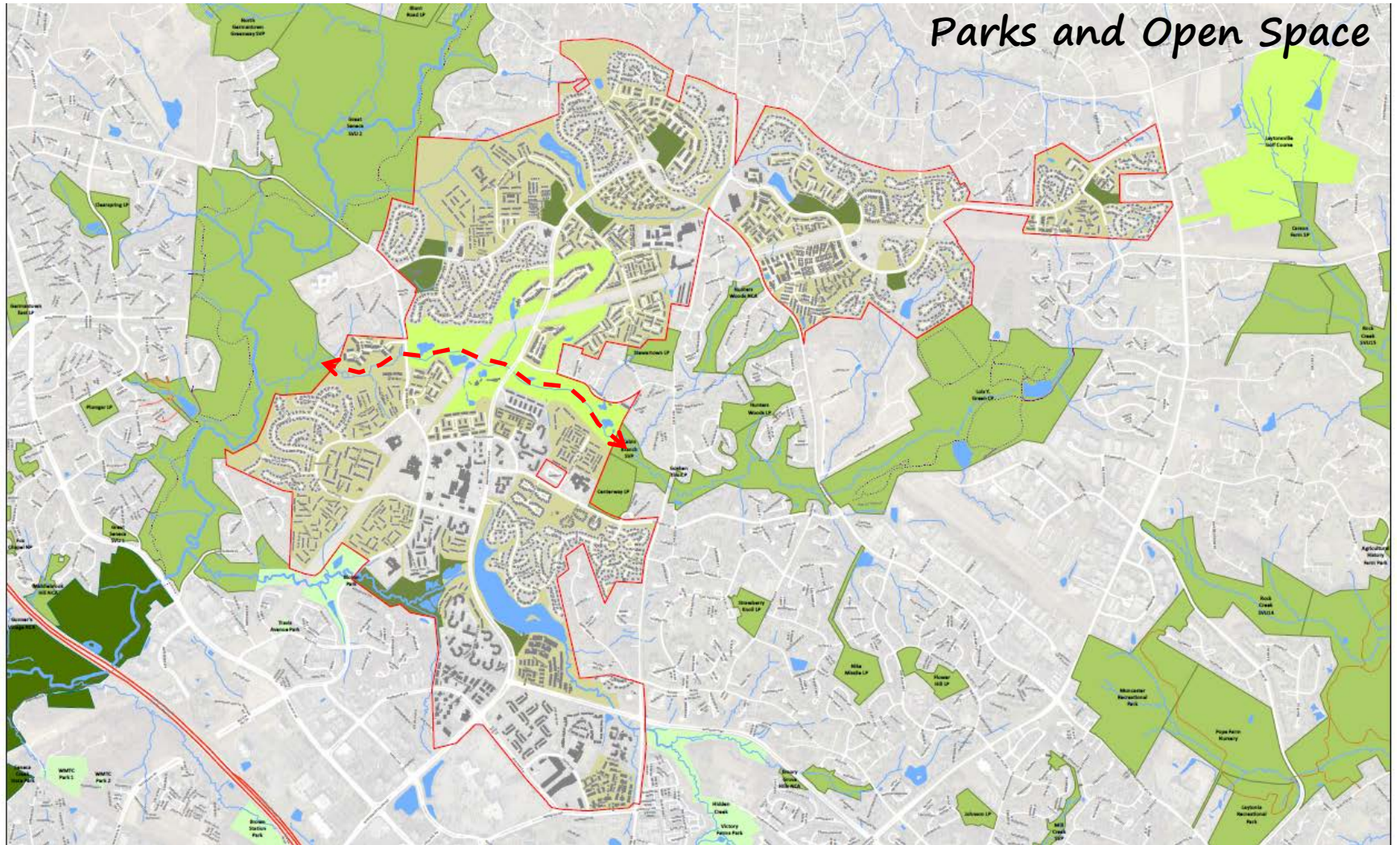
MV Plan: Environmental Recommendations



- Protect Cabin Branch
- Restore stream buffer
- Increase forests & tree cover
- Discontinue pesticide & fertilizer applications
- Provide non-motorized connections
- Provide healthy areas for recreation
- Park acquisition



MV Plan: Environmental Recommendations



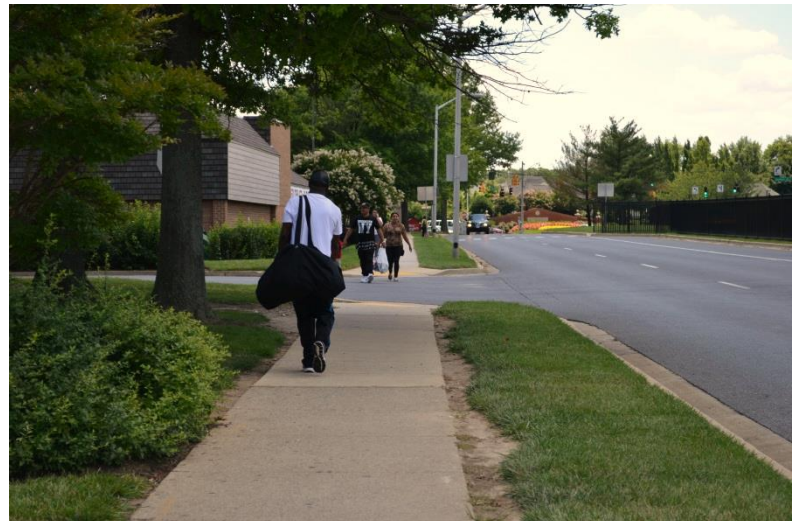
←-----→
potential park connection



MV Plan: Enhance Connectivity

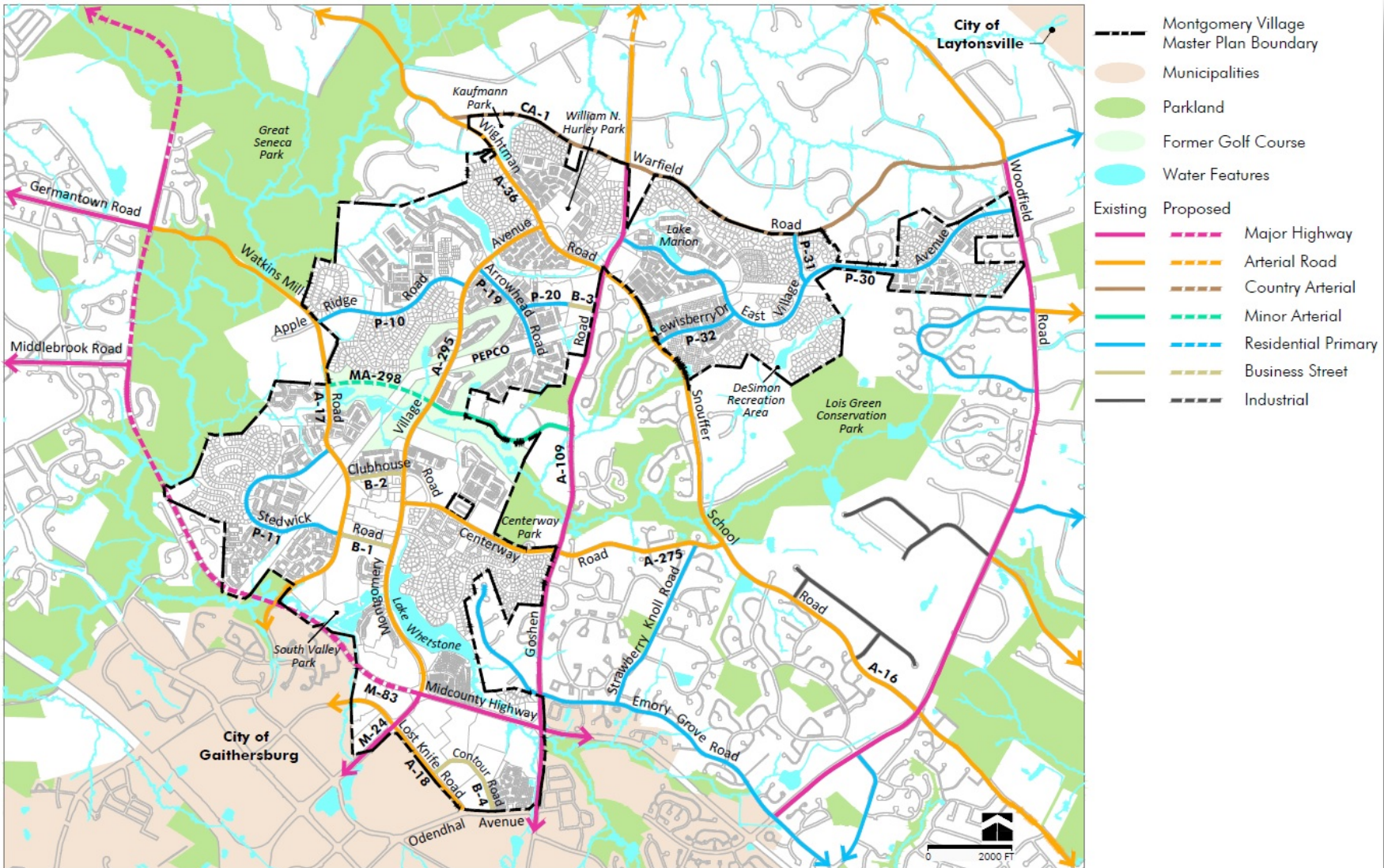
Master Plan Objective *Enhance the Village's Connectivity.*

- *Proposed transportation connections to maximize existing system's usability.*
- Create a more walkable and bike-friendly community
 - Reduce auto dependency (walk/bike to grocery store, café, etc.)
 - Link walkways/bikeways to retail and transit hubs, community facilities and schools



MV Plan: Enhance Connectivity

Roadway Classification Recommendations



MV Plan: Enhance Connectivity

Level of Traffic Stress (LTS) for Bicyclists

STRESS LEVEL 1



- Very low stress, requires little attention
- Equivalent to neighborhood roads, cycle tracks, trails

STRESS LEVEL 2



- Low stress, suitable for 60 percent of the population
- Equivalent to low-volume / low-speed roads

STRESS LEVEL 3



- Moderate stress, suitable for 10 percent of the population
- Equivalent to bicycling on four-lane roads with bike lanes

STRESS LEVEL 4



- High stress, suitable for 1 percent of the population
- Equivalent to bicycling in traffic on 40+ mph roads

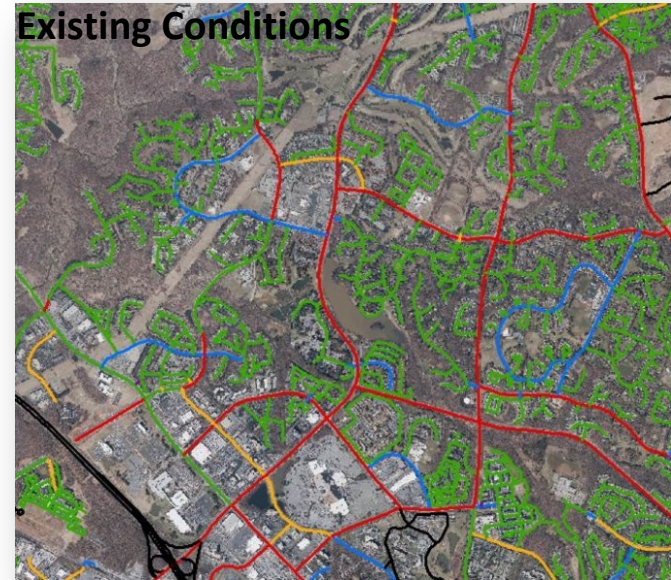
Green →

Blue →

Yellow →

Red →

Existing Conditions



Proposed
(with master plan recommendations)



MV Plan: Enhance Connectivity

Bikeway Options

Least Separation

Most Separation



**Sharrow
Existing**

Watkins Mill Rd
(City of Gaith.)

**Bicycle Lane
Existing**
Apple Ridge Rd
(no markings)

**Buffered Bike Lane
Proposed**
Stewarttown Road Ext.

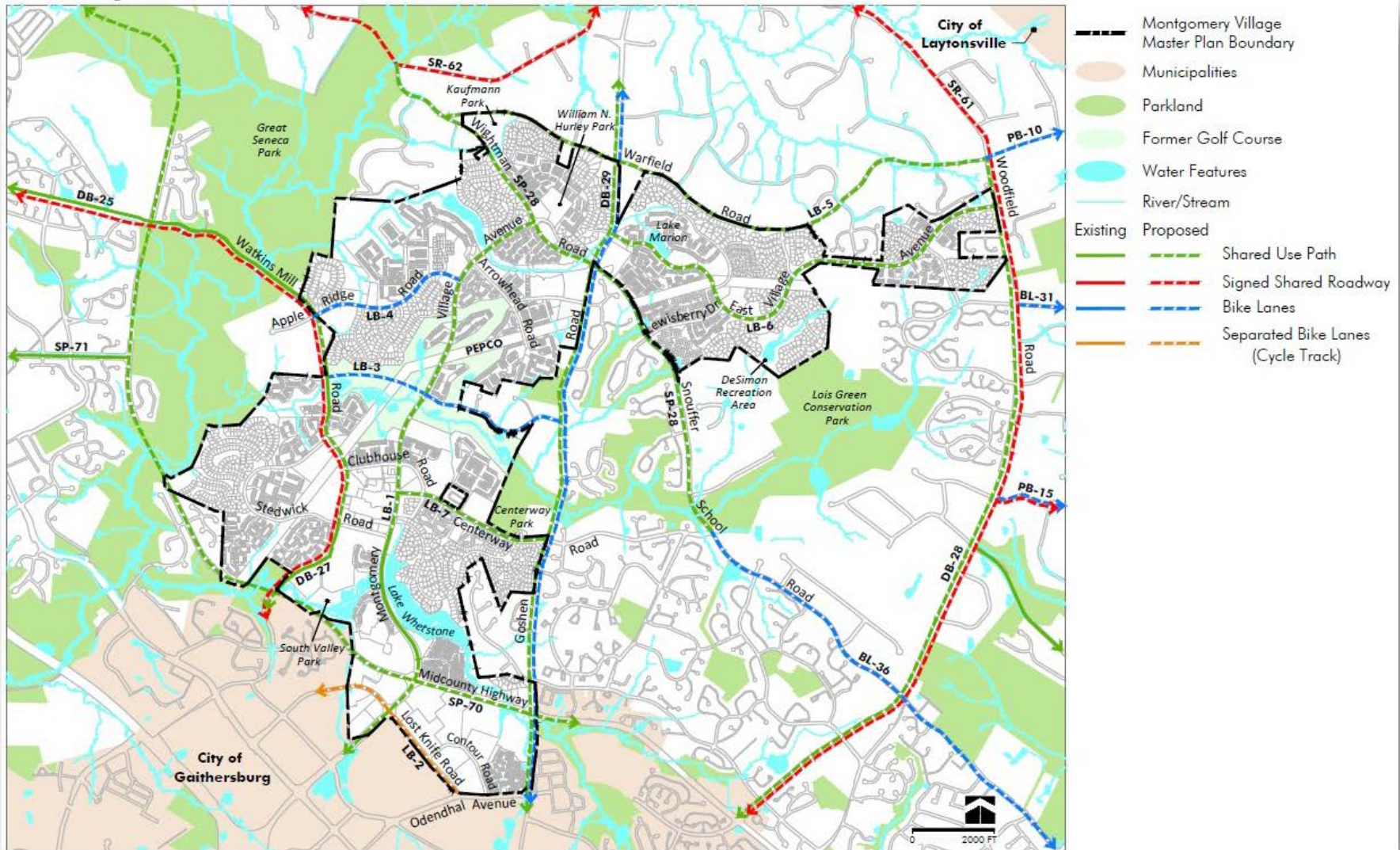
**Separated Bike Lane
Proposed**
Lost Knife Road
(one-way, not two-way)

**Shared Use Path
Existing & Proposed**
Mont. Village Ave
(e.g., Lake Whetstone)



MV Plan: Enhance Connectivity

Bikeway Classification Recommendations



MV Plan: Enhance Connectivity

Lost Knife Road (Existing)



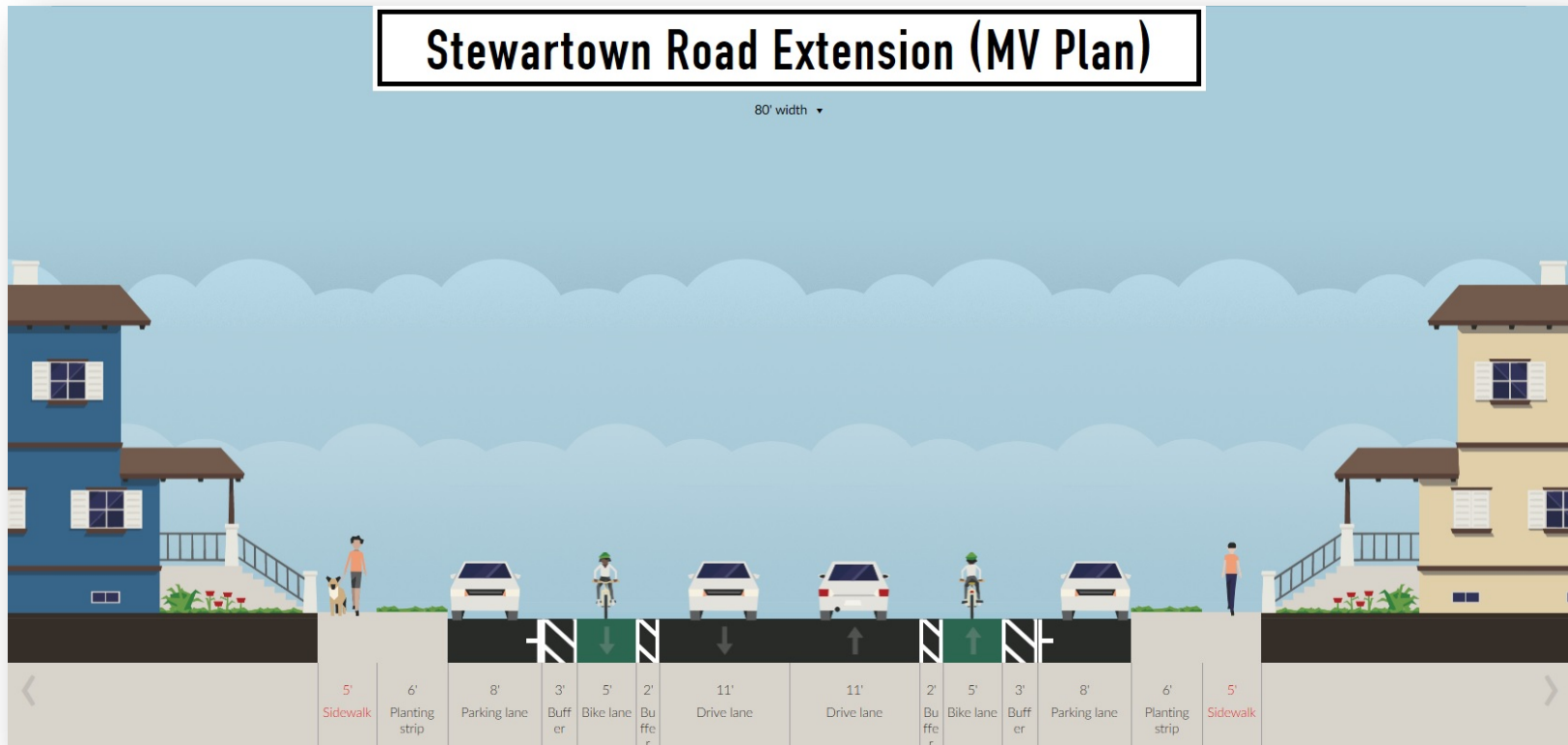
Bikeway Recommendations
(cross-section)

Lost Knife Road (Vision Plan)



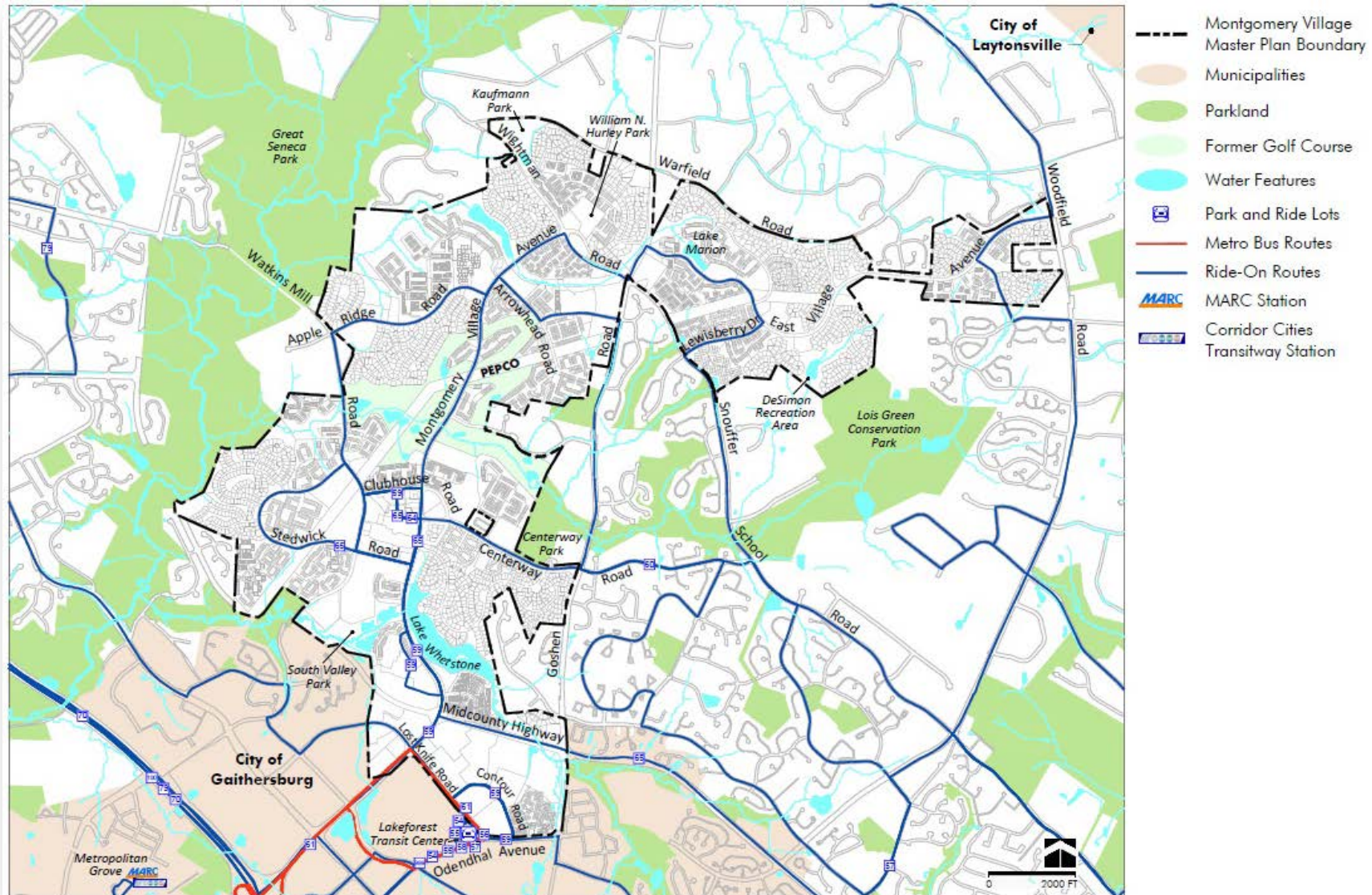
MV Plan: Enhance Connectivity

Bikeway Recommendations (example cross-section)



MV Plan: Enhance Connectivity

Transit System



MV Plan: Enhance Connectivity

Traffic Analysis, scenarios

Studied two future (2040) land use scenarios:

- 1) Current Master Plan (1985 Gaithersburg Vicinity Plan)
 - Inside MV: assumed no new development
 - Outside MV (not built, but in current master plan): 102K SF Retail, 188K SF Industrial, & 256 Residential (multi-family) Unit
- 2) Proposed MV Master Plan (“Vision” Plan)
 - Redevelop Former Golf course, Village Center, Professional Center, Lost Knife Corridor
 - Inside & Outside of MV new: 88k SF Office, 273K SF Retail, 184K SF Industrial, & 2,460 Residential Units (all types)

Both scenarios assumed no redevelopment of Lakeforest Mall, since no known development is proposed



MV Plan: Enhance Connectivity

Traffic Analysis, network assumptions

Assumed Built (CLRP)

- Midcounty Highway (M-83) – four lanes
- Goshen Road – four lanes
- Snouffer School Road – four lanes
- Stewartown Road (across frmr. golf course) – two lanes
- Interchange at Watkins Mill Road & I-270
- Corridor Cities Transitway (CCT)

Not Assumed (not CLRP)

- MD 355 Bus Rapid Transit Line
- Road widenings to six lanes (Midcounty Hwy, Goshen Rd, MV Ave)

MV Plan: Enhance Connectivity

Traffic Analysis— Existing Conditions

- < 1425 CLV
- ≥ 1425 CLV
- ≥ 1600 CLV

MV/Airpark
1425 CLV Standard

City of Gaithersburg
1450 CLV Standard



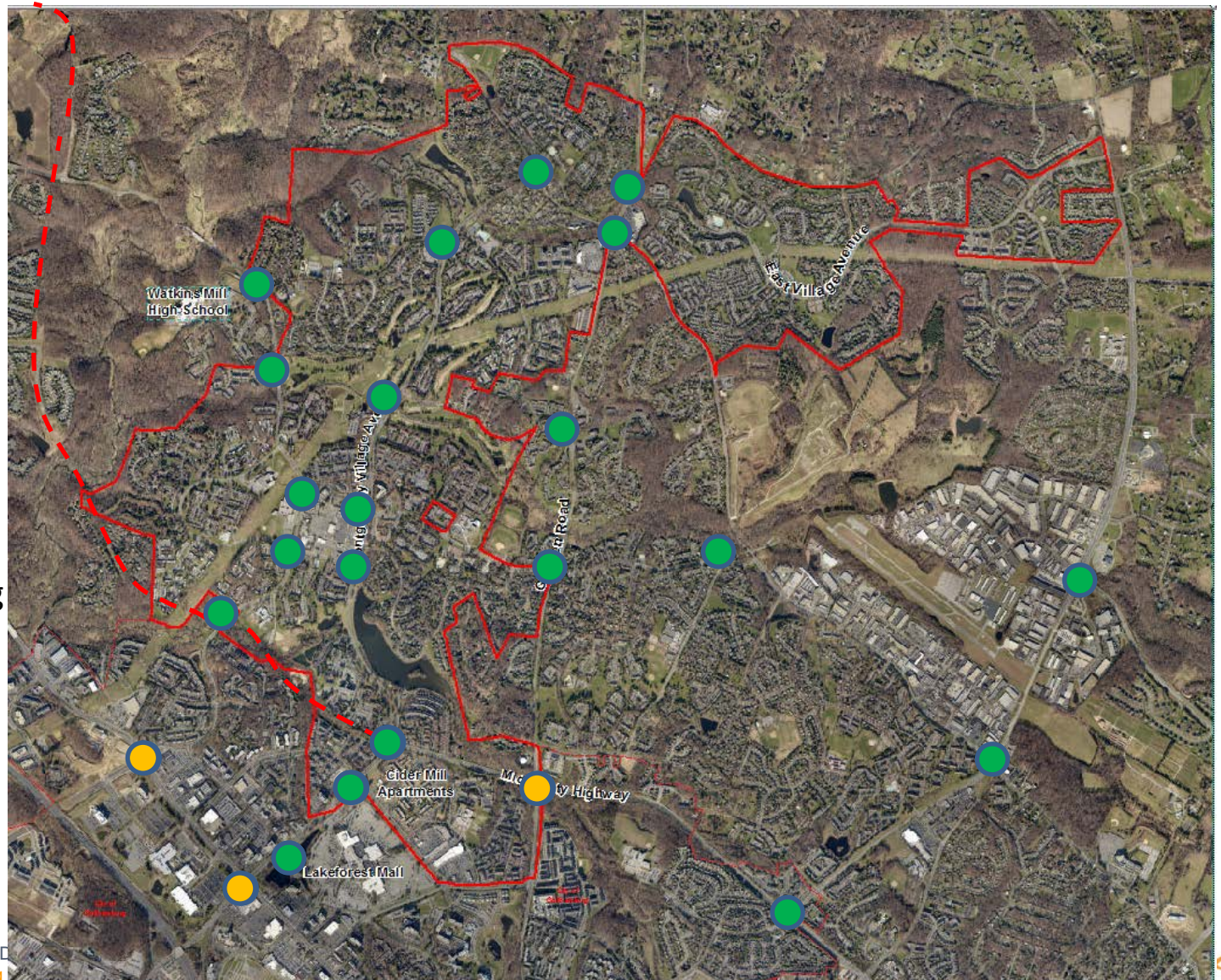
MV Plan: Enhance Connectivity

Traffic Analysis Results – Current Gaithersburg Vicinity Plan 2040

- < 1425 CLV
- ≥ 1425 CLV
- ≥ 1600 CLV

MV / Airpark
1425 CLV Standard

City of Gaithersburg
1450 CLV Standard



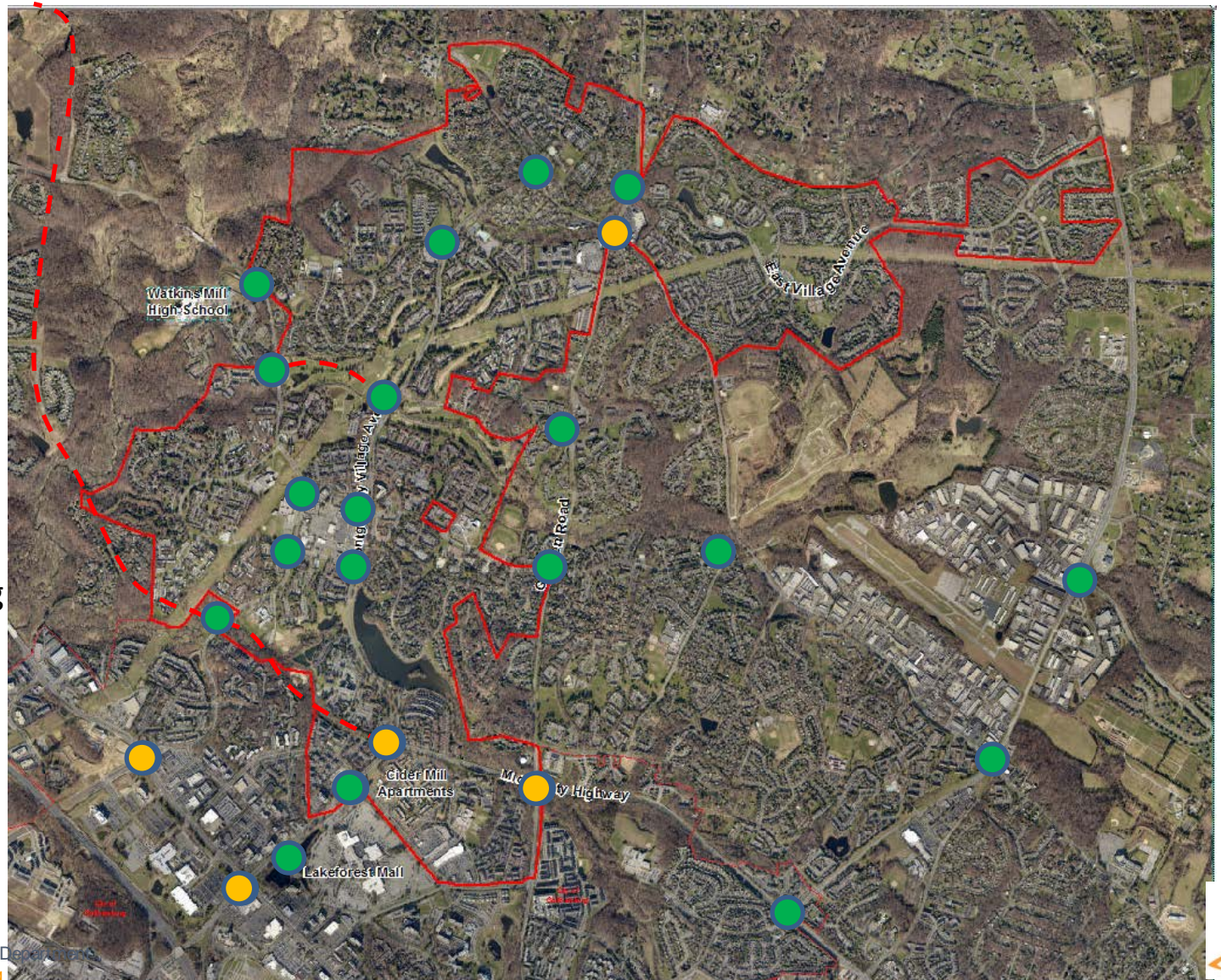
MV Plan: Enhance Connectivity

Traffic Analysis Results – Montgomery Village Master Plan 2040

- < 1425 CLV
- ≥ 1425 CLV
- ≥ 1600 CLV

MV / Airpark
1425 CLV Standard

City of Gaithersburg
1450 CLV Standard



MV Plan: Encourage Reinvestment

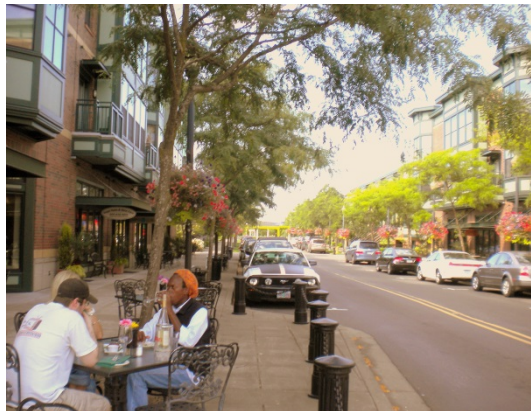
- Create **mixed-use** activity centers
- Pedestrian-friendly, **compact** development
- **Recognizable** and well-defined centers
- **Quality** building and site design

Buildings



- Focus on **internal** improvements to future mixed-use centers
- Create **complete** streets
- **Pedestrian-friendly** streetscape

Connectivity



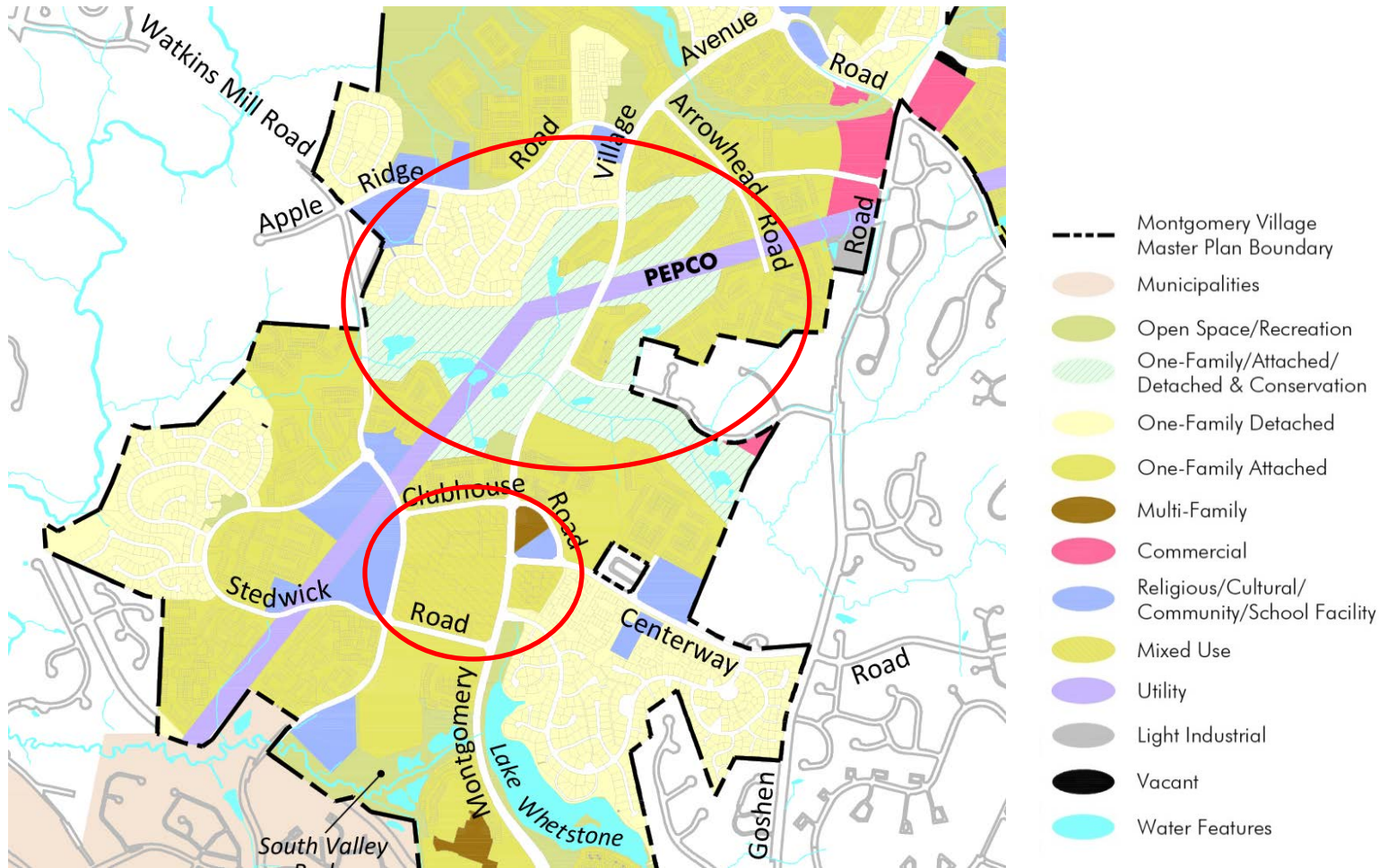
- Public open spaces part of **redevelopment**
- Recreation and leisure in a **mixed-use setting**
- Create **safe and welcoming** spaces that invite to gather and linger

Open Spaces



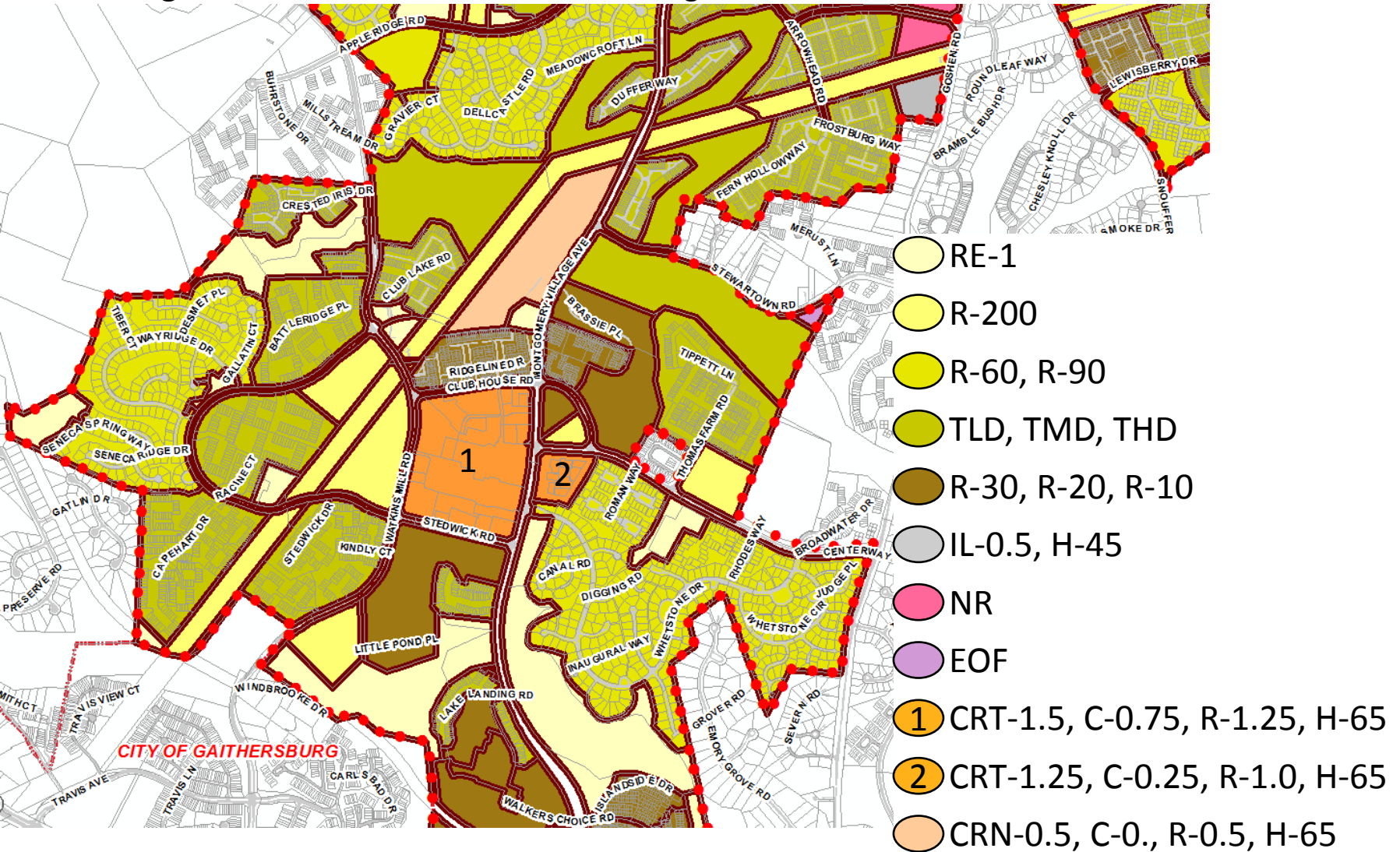
MV Plan: Encourage Reinvestment

Land Use Recommendations... Middle Village



MV Plan: Encourage Reinvestment

Zoning Recommendations... Middle Village



Monument Realty Site *MV Plan*: Encouraging Reinvestment



Montgomery Village Master Plan



Monument Realty Site *MV Plan*: Encouraging Reinvestment



Property Boundary



Monument Realty Site *MV Plan*: Encouraging Reinvestment



Property Boundary
Potential Buffer areas



Monument Realty Site **MV Plan:** Encouraging Reinvestment



Property Boundary

Potential Buffer areas

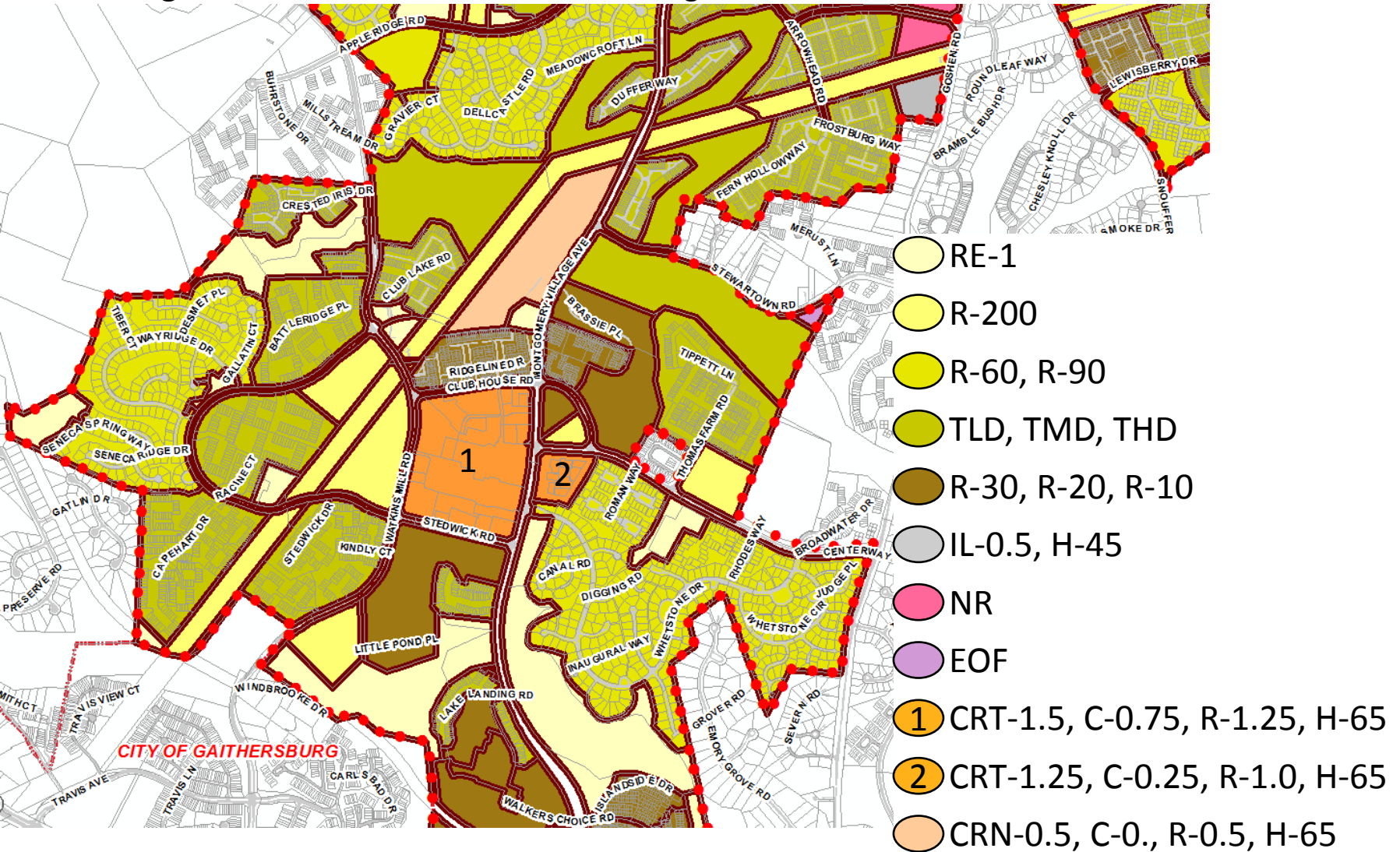
Potential Buildable Areas

- Clustered, compact development
- Maintain view sheds from surrounding communities
- Enhance connectivity with adjacent communities
- Provide adequate transitions between new development and existing communities
- Create open space accessible to all communities
- Provide connections to regional trails



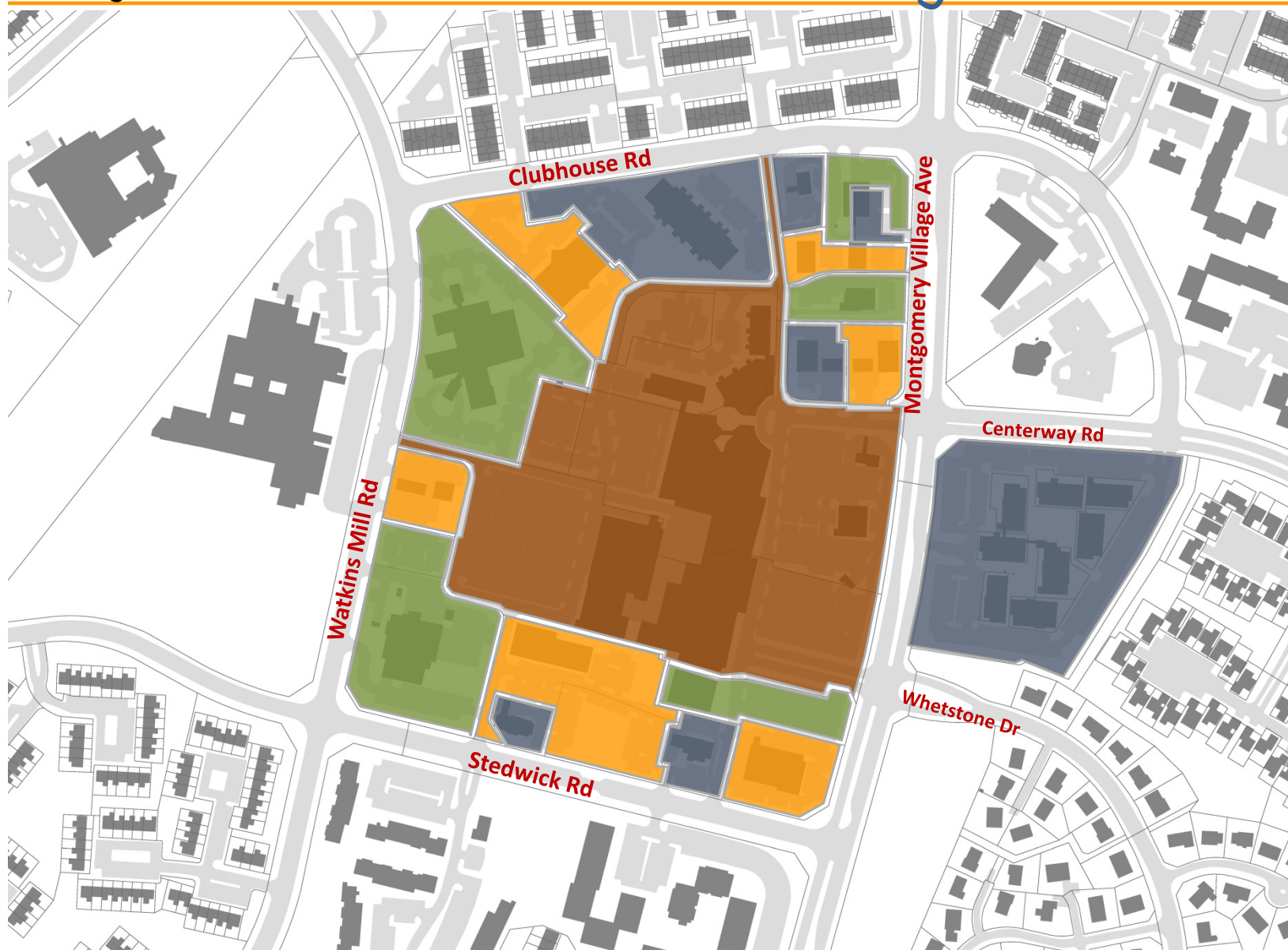
MV Plan: Encourage Reinvestment

Zoning Recommendations... Middle Village



Village Center

MV Plan: Encourage Reinvestment

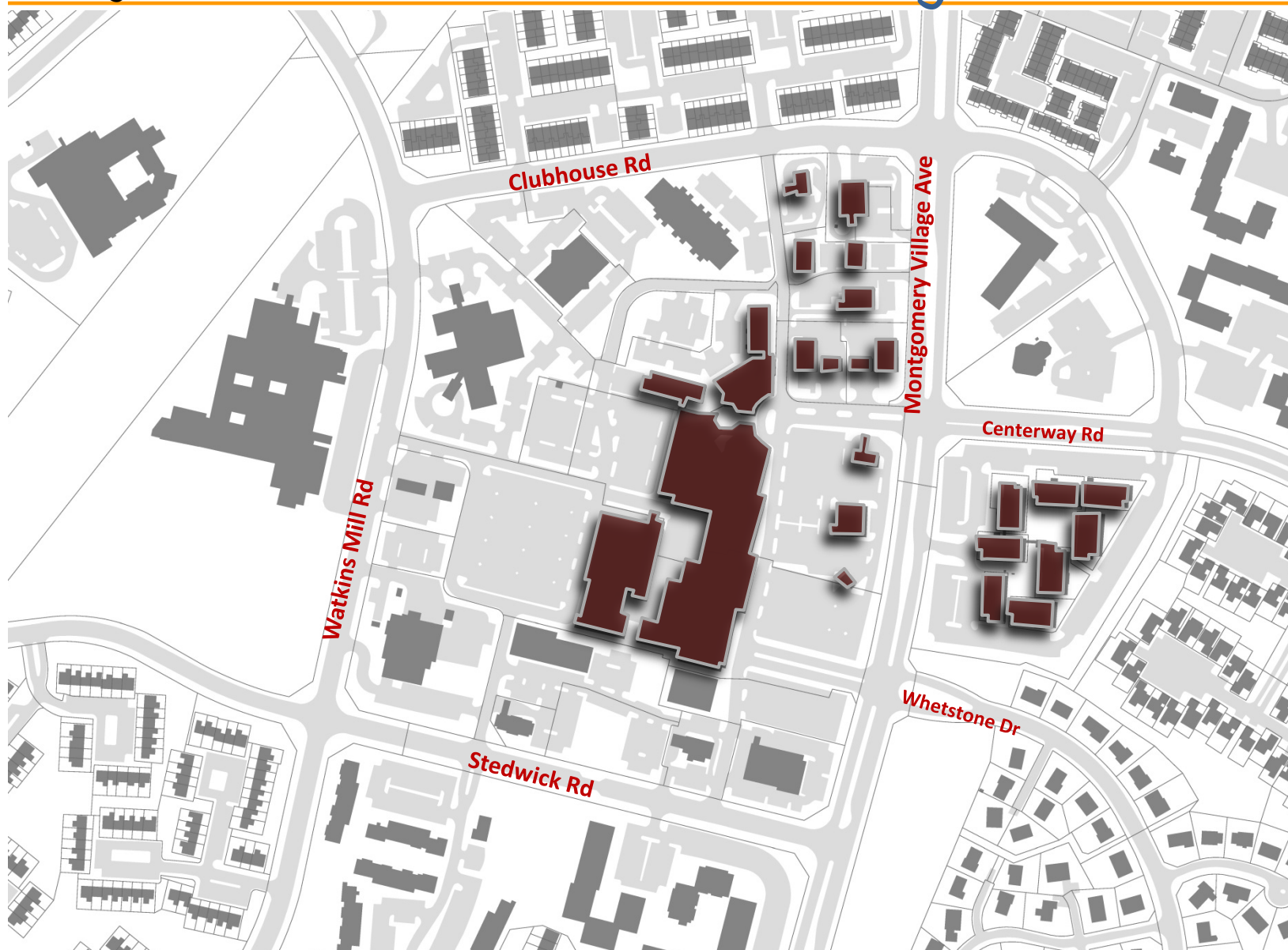


Montgomery Village Master Plan



Village Center

MV Plan: Encourage Reinvestment

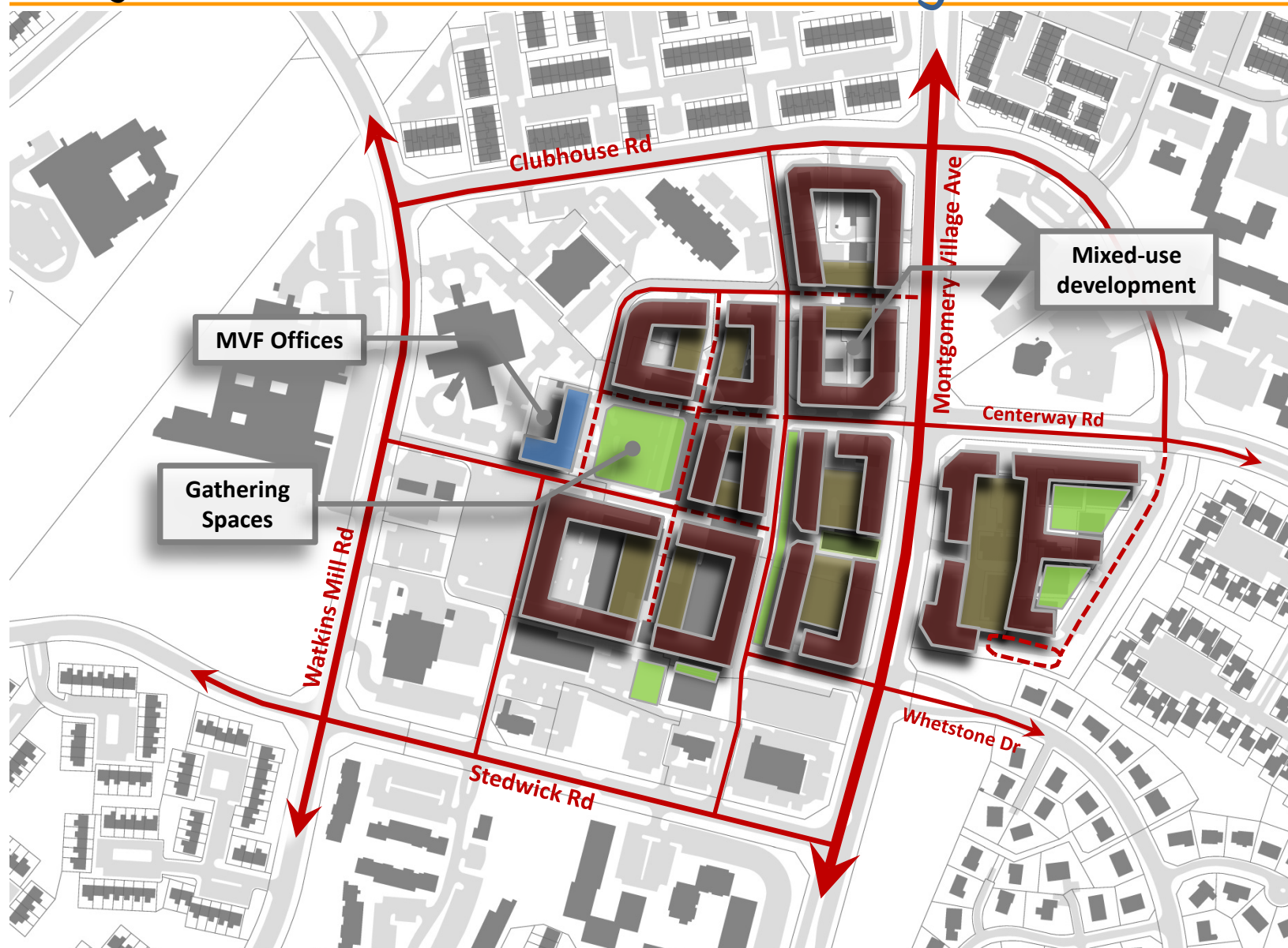


Montgomery Village Master Plan



Village Center

MV Plan: Encourage Reinvestment

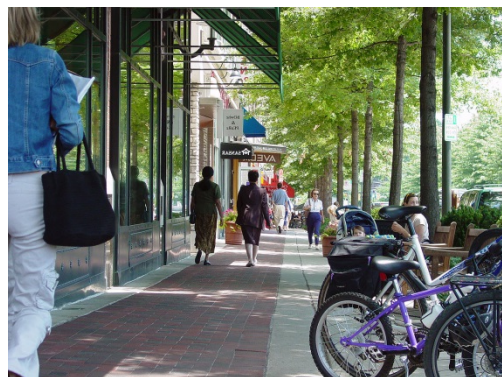


Local Streets

MV Plan: Encourage Reinvestment



Existing Conditions



Pedestrian Enhancements



Street-oriented buildings and comfortable walking areas

Transform north-south drive into a local street with a main street environment



Open Space

MV Plan: Encourage Reinvestment



- Spaces for community use surrounded by development
- Seating alternatives and options for individual or group activities
- Hardscape and landscaped areas
- Water features and public art



Village Center

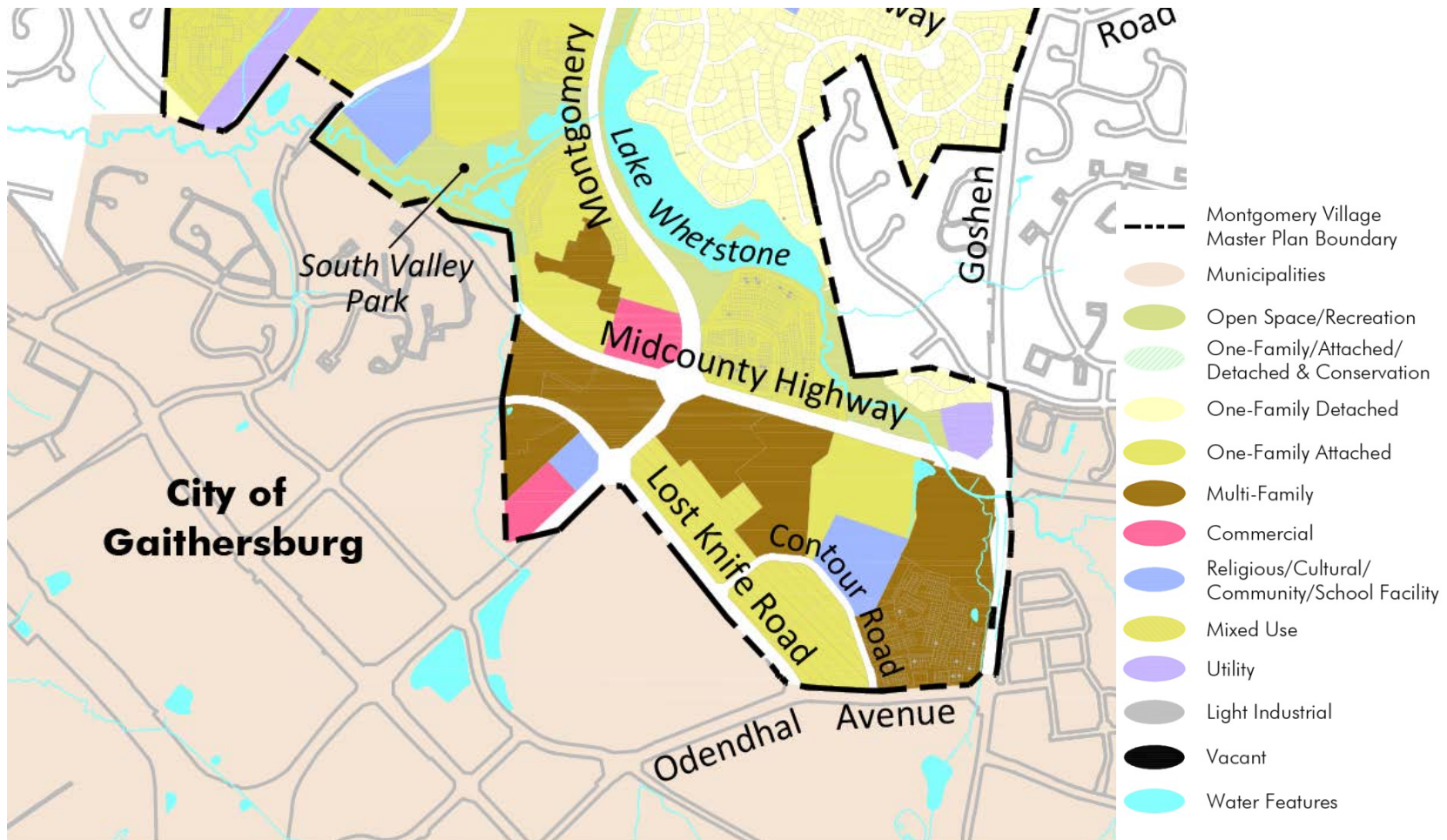
- Transform north-south drive into a pedestrian friendly local street
- Establish an east-west local street
- Enhance existing open spaces and create connections to new local streets
- Use streetscape enhancements to connect new and existing development

Professional Center

- Concentrate higher densities and height along Montgomery Village Avenue
- Provide adequate transitions between new development and adjacent existing neighborhoods
- Create open spaces for public use

MV Plan: Encourage Reinvestment

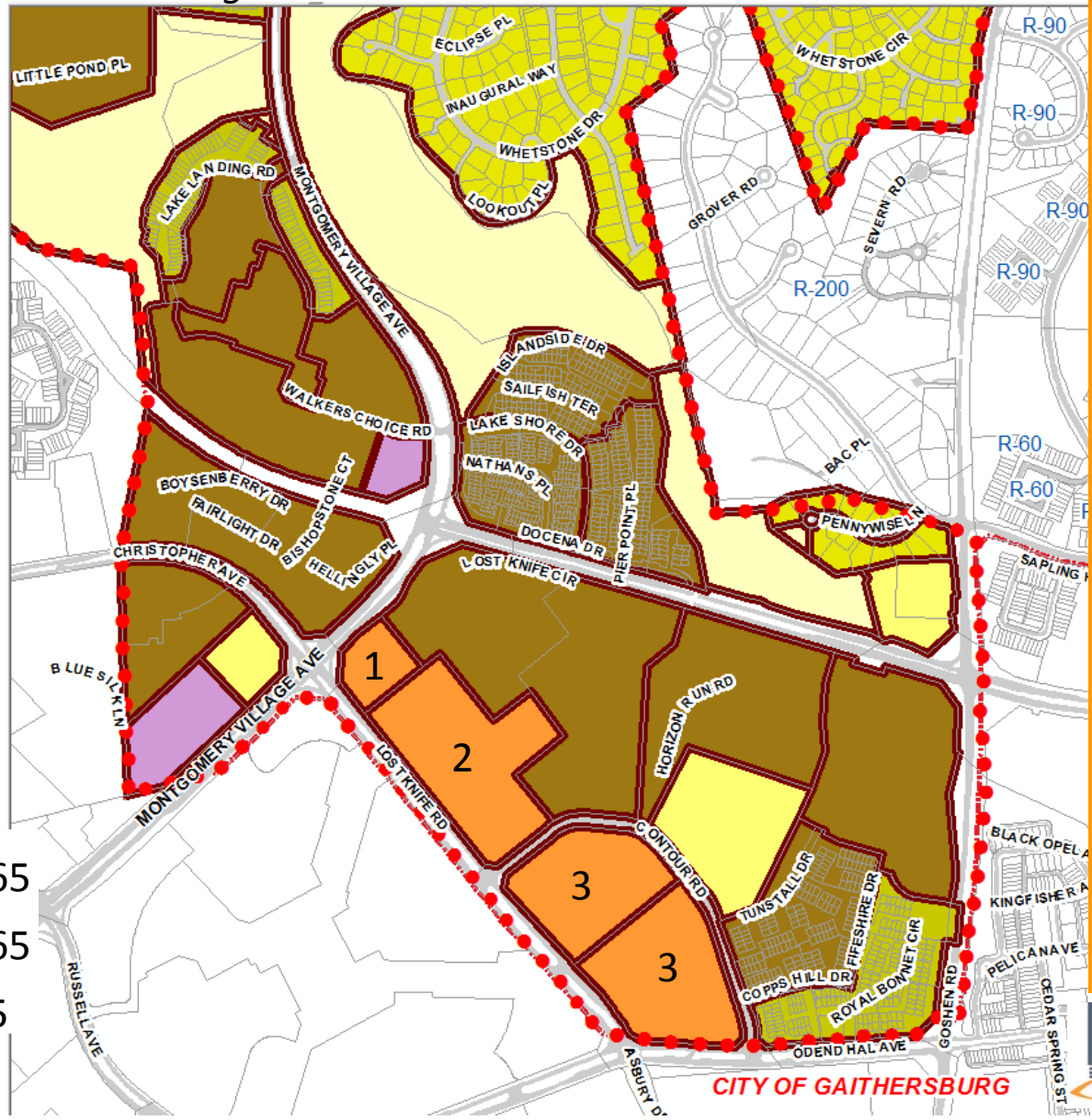
Land Use Recommendations... Lower Village



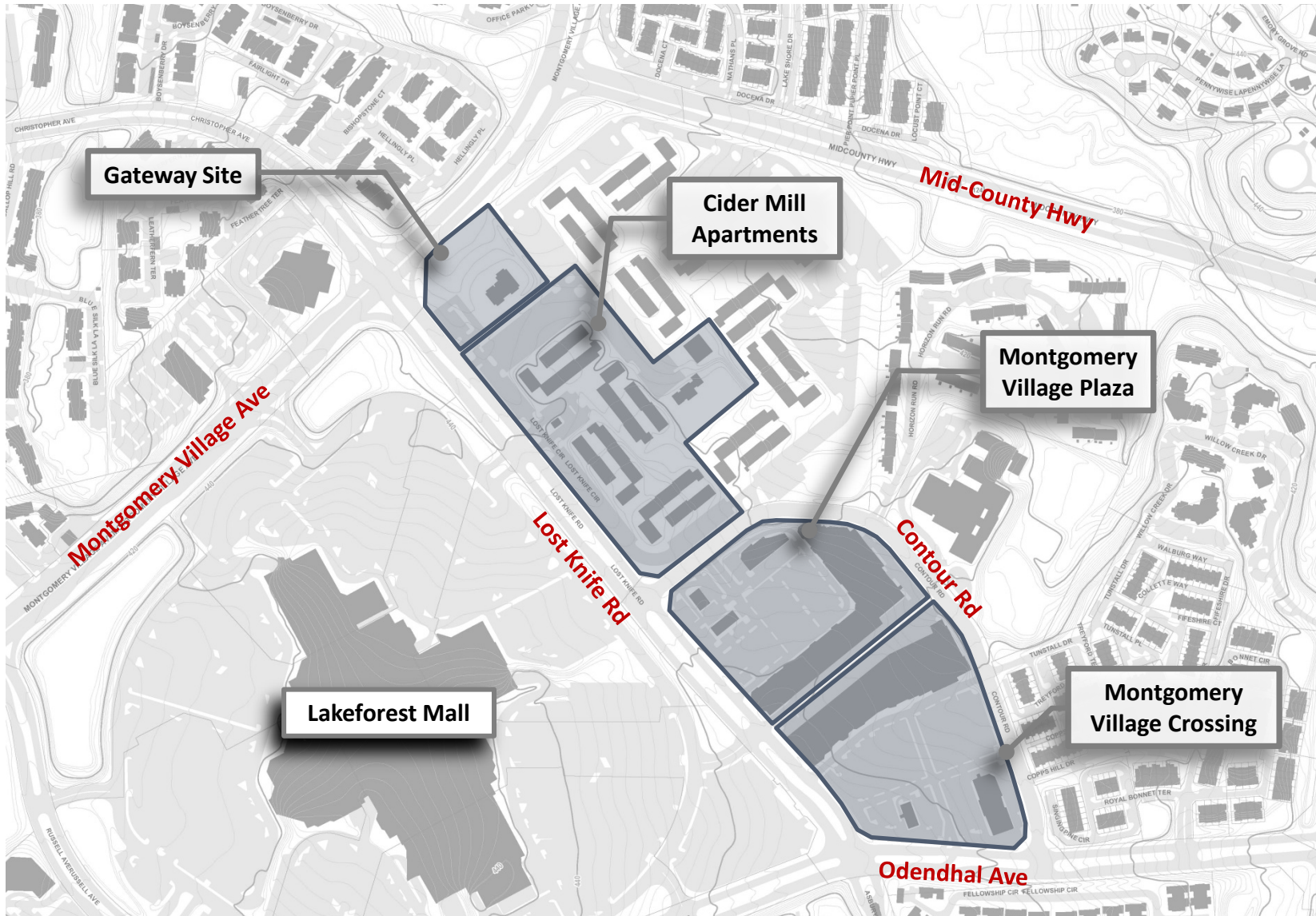
MV Plan: Encourage Reinvestment

Zoning Recommendations... Lower Village

- RE-1
- R-200
- R-60, R-90
- TLD, TMD, THD
- R-30, R-20, R-10
- EOF
- ① CRT-1.25, C-0.25, R-1.0, H-65
- ② CRT-1.5, C-0.75, R-1.25, H-65
- ③ CRT-1.5, C-0.75, R-1.0, H-65



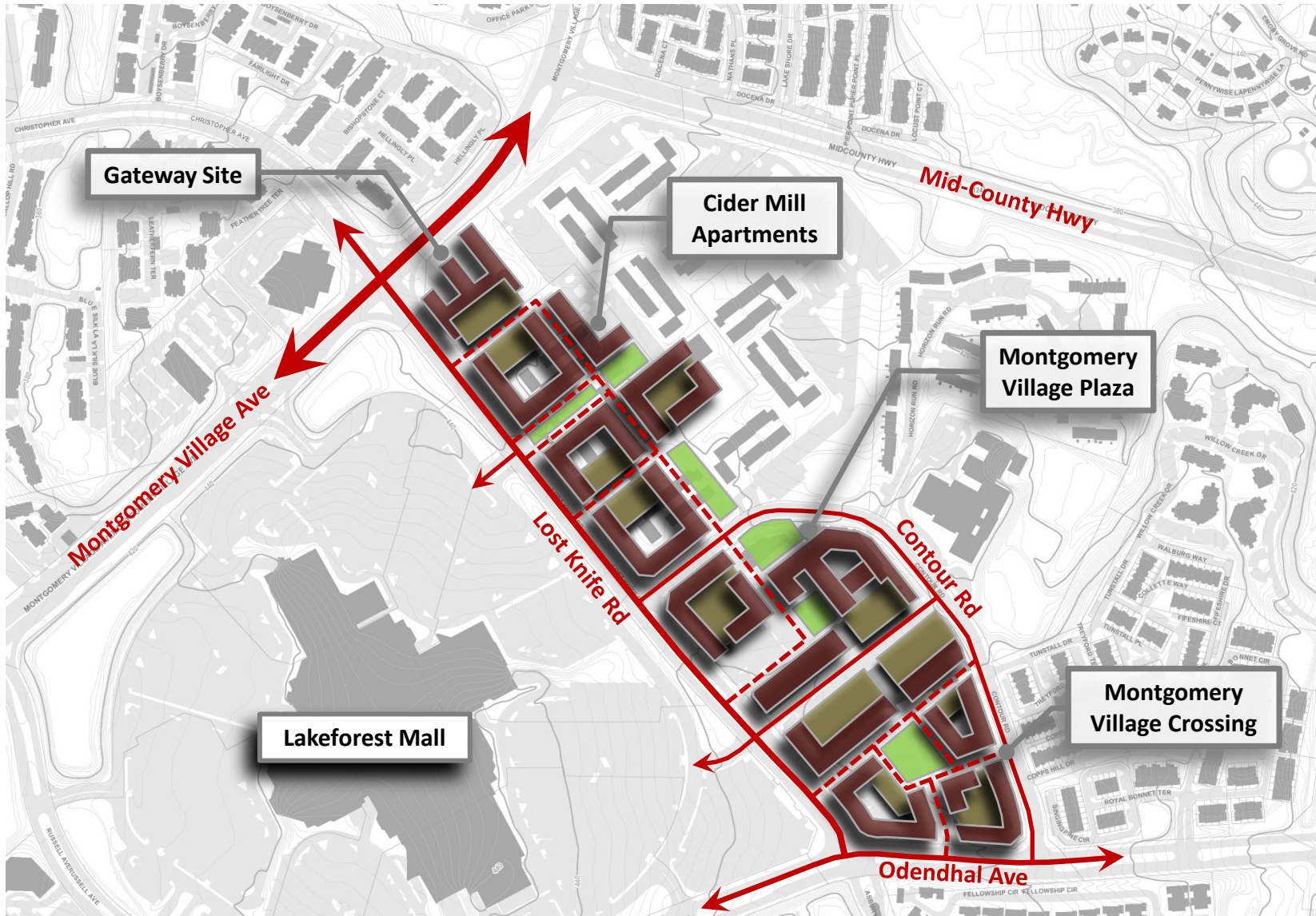
Lost Knife Boulevard **MV Plan:** Encourage Reinvestment



Montgomery Village Master Plan



Lost Knife Boulevard **MV Plan:** Encourage Reinvestment



Lost Knife Boulevard *MV Plan:* Encourage Reinvestment



Separated
bikeways



Pedestrian
enhancements



Street activating development



Lost Knife Boulevard

- Focus development along Lost knife Road to enhance the Village's entrance.
- Encourage a mix of uses to revitalize the area
- Improve internal connectivity between properties
- Provide a variety of interconnected open spaces for public use, that include sustainability features, landscape, and public art
- Implement complete street principles along all streets

MV Plan: Implementation

HOW ARE THE
RECOMMENDATIONS
IMPLEMENTED?



- 1) Sectional Map Amendment- a separate process that will apply the recommended zoning to the official zoning map of the County.
- 2) Zoning Text Amendment- happens concurrently with master plan.
- 3) Public benefits in the CR Zones. These are applied when an applicant (or property owner) develops their site at the maximum recommended density and can include (but not limited) provision of major public facilities, connectivity and mobility, diversity of uses and activities, quality of building and site design.
- 4) Capital Improvement Program (e.g., funding of roadway improvements)



MV Plan: Public Participation

IS THE MASTER PLAN
PROCESS OVER?



NO! Residents, business owners, or all interested parties are encouraged to participate in the Planning Board AND County Council public participation process. Important dates:

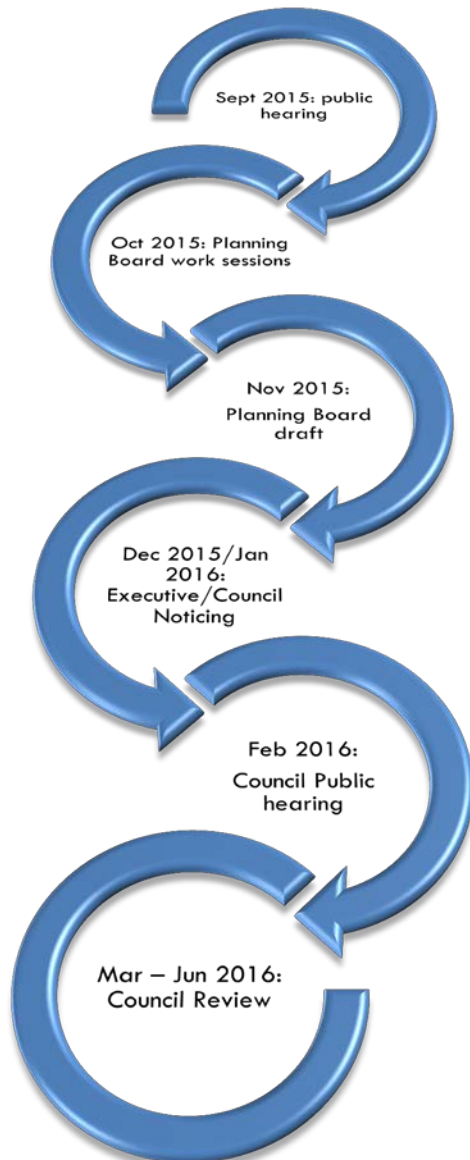
July 23, 2015 (Planning staff presents working draft to Planning Board, and asks to set public hearing; no public testimony at this time)

August 2015 (Public noticing period. Public hearing draft is on file for all interested parties to review)

September 10, 2015 (tentative Planning Board public hearing in Montgomery Village— parties may either attend hearing and provide testimony OR provide in writing)



MV Plan: Meeting Schedule



WORKING DRAFT
Presentation:
JULY 23, 2015 @ 7:00 PM
MONTGOMERY COUNTY
PLANNING BOARD
Hearing room (8787 Georgia
ave, SILVER SPRING)



MV Plan: Contact Information

www.montgomeryplanning.org/mvp

MVPlan | Planning Team

Renee M. Kamen, AICP (Lead Planner) 301.495.4723

Glenn Kreger (Division Chief)

Nancy Sturgeon (Master Plan Supervisor)

Michael Bello, RLA (Outreach) 301.495.4597 *(se habla Español)*

Luis Estrada Cepero (Urban Design/Architect) 301.495.4541 *(se habla Español)*

Steve Findley (Environmental Planner) 301.495.4727

Matt Johnson (Zoning & Bikeways) 301.495.1325

Dom Quattrocchi (Parks Dept) 301.650.4361

Lisa Tate (Demographics & Research) 301.650.5623

Aaron Zimmerman (Transportation) 301.495.4629

MVMatters: Conclusion



MV Matters: Common Questions

CAN AN HOA SELL A
PIECE OF HOA LANDS
TO DEVELOP MORE
HOMES?



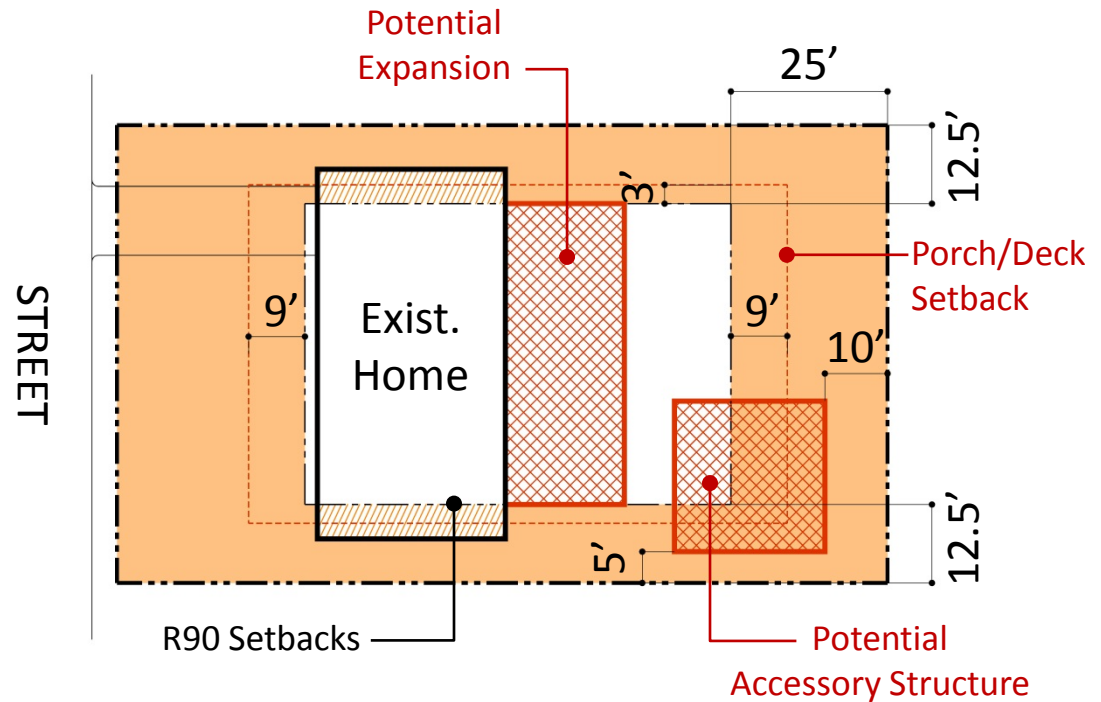
Not likely. Staff has been analyzing the open space parcels in the Village. To be “developable” those parcels would have to

- ✓ Remaining development must maintain common open space requirements;
- ✓ Must have the remaining density available
- ✓ Meet the current standards of the proposed new zone (which includes common open space);
- ✓ Must fulfill requirements of the environmental laws;
- ✓ Meet subdivision regulations (e.g., lot configurations and access; and
- ✓ Agreed to be sold by the majority of residents belonging to the HOA, and in some cases 2/3's of the MVF's voting population.



MV Matters: Common Questions

CAN I BUILD AN
EXTENSION OR DECK
UNDER THE NEW
ZONES?!?!?



YES! A property owner can build extensions or decks in the newly assigned zones. Staff has been analyzing each development type (single family, townhomes and duplexes) to identify constraints.



MV Matters: Common Questions



SO HOW DO WE
PRESERVE OPEN
SPACE AND PROTECT
ENVIRONMENTALLY
SENSITIVE FEATURES?

Master Plan:

- Vision and Framework
- Large-scale Open Space System
- Zoning (Overlay Zone)
- Can recommend desired Park acquisition

Zoning:

- May have minimum open space requirements
- Affects minimum forest planting and preservation

Preliminary Plan:

- Preserve Environmental Buffers
- Establish easements
- Forest Conservation planting and preservation
- Specimen Tree variance

Site Plan:

- Design must respect Environmental Buffers
- Final Forest Conservation Plan



MVMatters: Common Questions

The **overlay zone** will not mention the architectural review by MVF.



Architectural Review is considered a private process between a property owner and HOA and outside of the zoning ordinance requirements and the government does not enforce private agreements; however, we realize it's an important process, so it will be recognized in the master plan.

