

Montgomery Village Master Plan

Presentation of Working Draft Plan

Agenda Item # 7




Montgomery Village
Master Plan

Working Draft July 2015

July 23, 2015
Renee M. Kamen, AICP



MV Plan: Presentation Outline

- Overview of MVPlan process
- Working Draft Recommendations
- Schedule Planning Board Public Hearing date

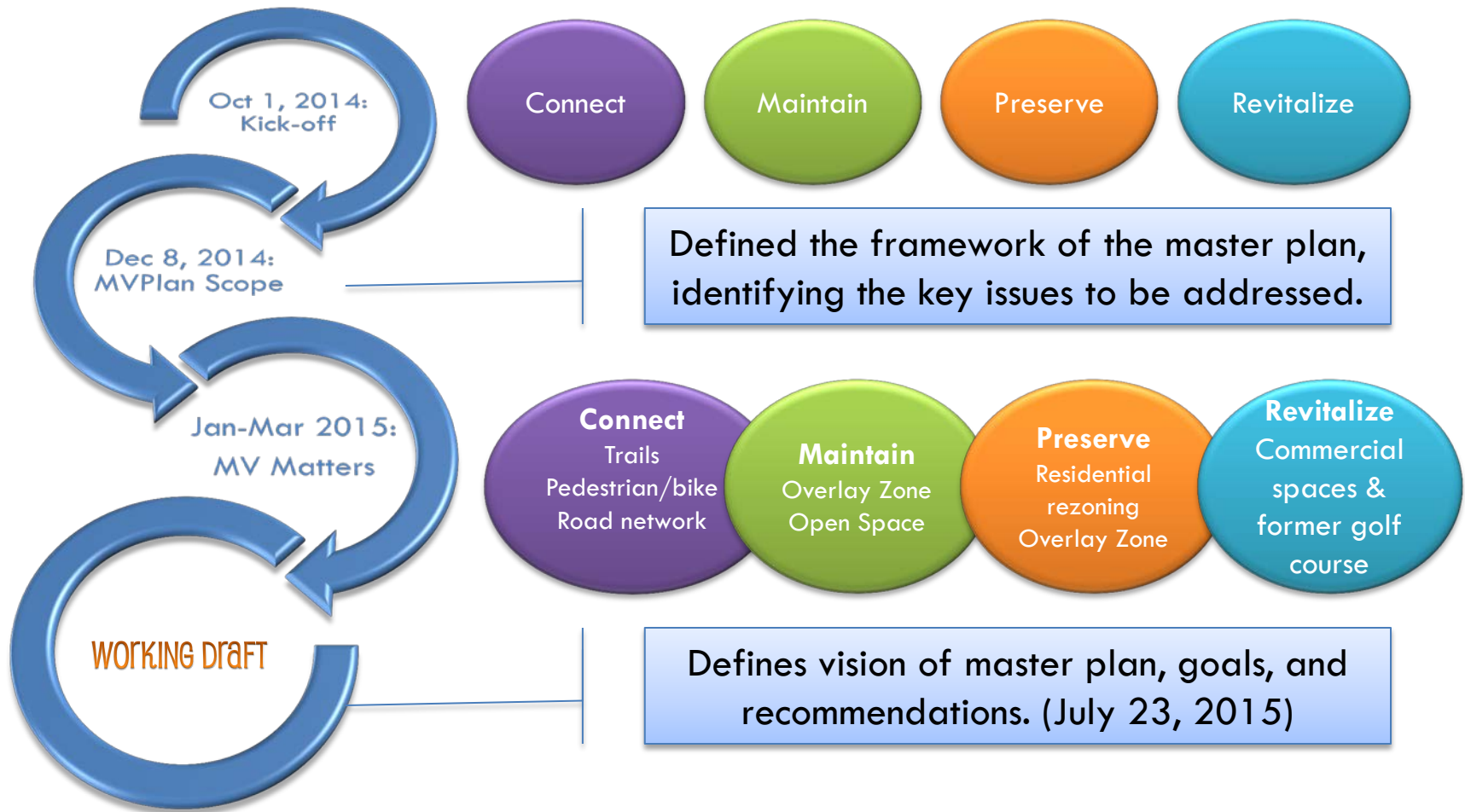


MV Plan: Process to Date

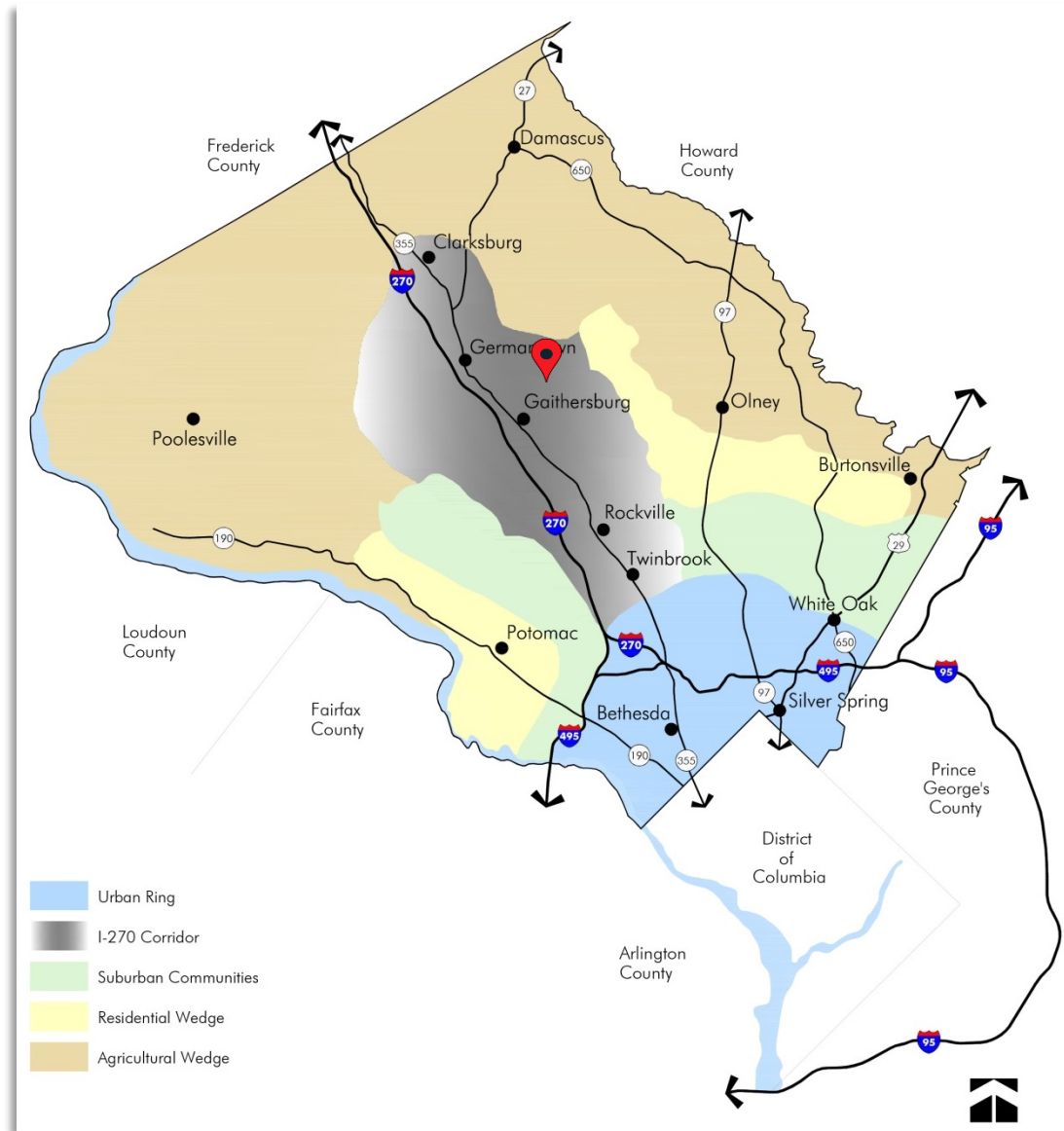
Oct 1, 2014	Kick-off Community Meeting
Oct/Nov 2014	Outreach continued: graffiti boards, Pumpkin Festival, business surveys
Dec 11, 2014	Scope of Work to Planning Board
Jan – Mar 2015	MV Matters Outreach series (& elementary school graffiti boards)
Feb 24, 2015	Watkins Mill High School student outreach
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



MV Plan: Process to Date



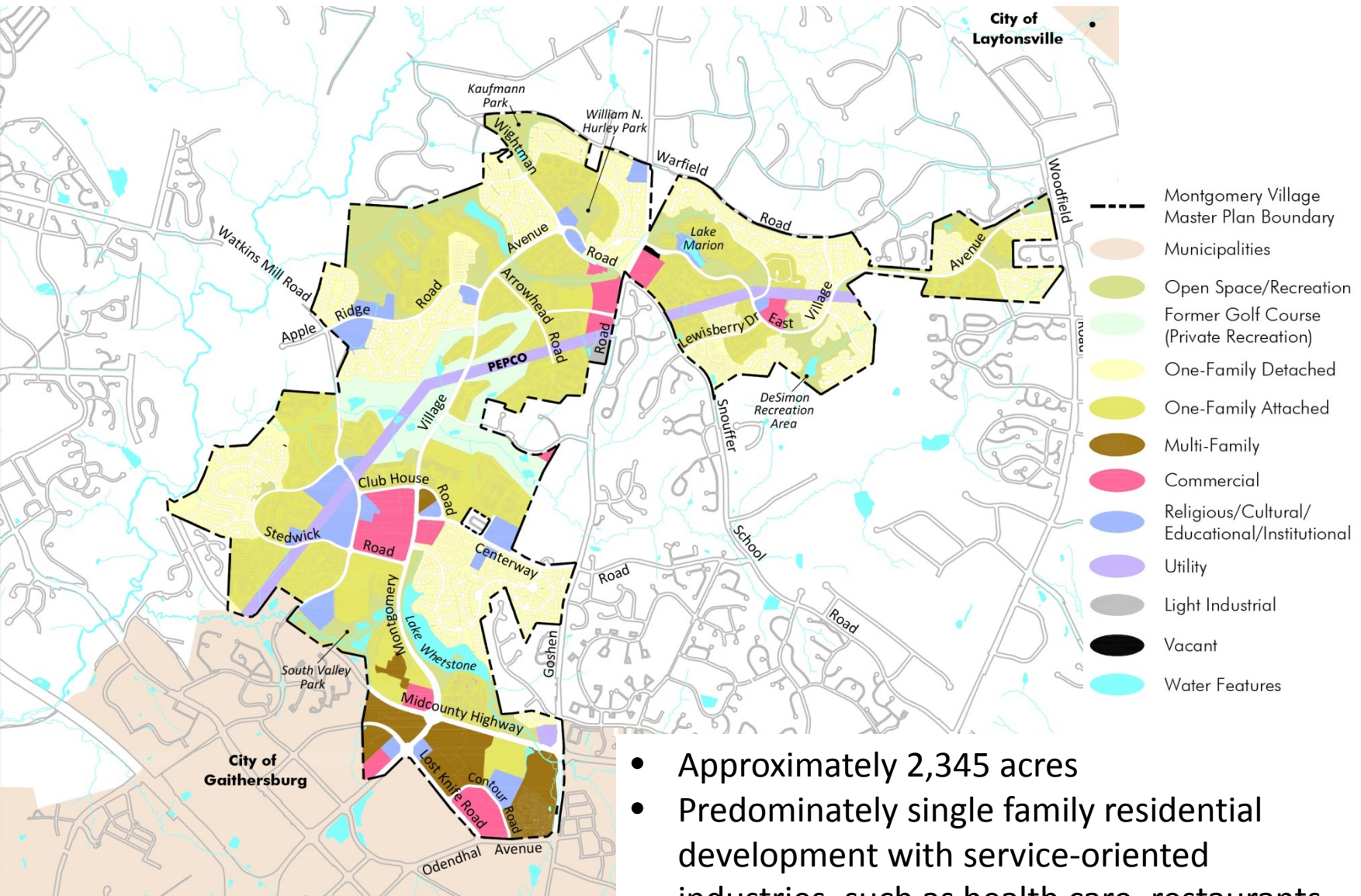
MV Plan: Regional Context



Montgomery Village Master Plan



MV Plan: Area Today



MV Plan: Area Today

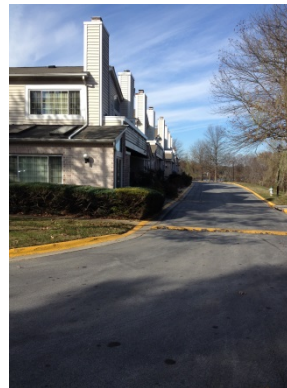


- 51% of residents are 35 or younger
- 17% of households have one or more persons 65 of age or older
- 25% of householders are singles living alone; 49% are married couples (with or without children)
- Median household income is \$82,230.
- 37% White non-Hispanics; 26% Hispanics; 21% Black non-Hispanics; 12% Asian non-Hispanics; 4% Other
- 81% of employed residents commute to work by car.

- 37,986 persons in 13,496 households
- Median population age is 37.7 years
- 74% of area households are owner-occupied (compared to a 68% homeownership rate among households Countywide)
- 26% of area households are renters



MV Plan: 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



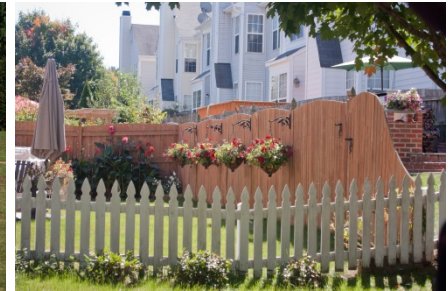
MV Plan: Challenges

- 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 Lakeforest 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 principles.
- Provide additional trail connections.
- Design roadways that traffic speed is reduced to focus on pedestrian and bicycle safety.

Encourage Reinvestment in the Village.

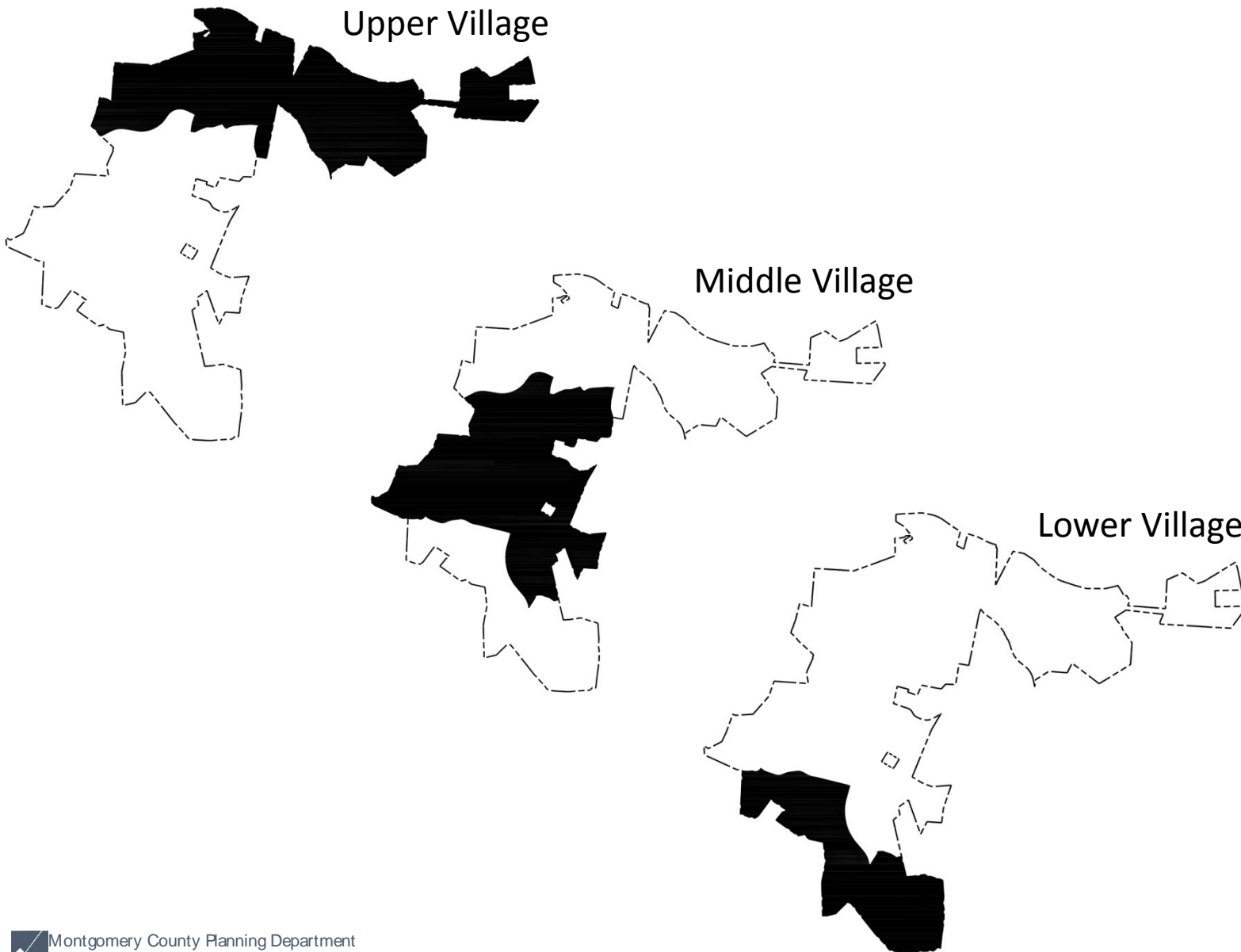
- Zone recommendations include commercial and residential mix use designations as to encourage and enhance the viability of retail.
- Design guidance: shorten blocks and enhance streetscape for the user.

Enhance the Village's Connectivity.

- Propose transportation connections to maximize existing system's usability.

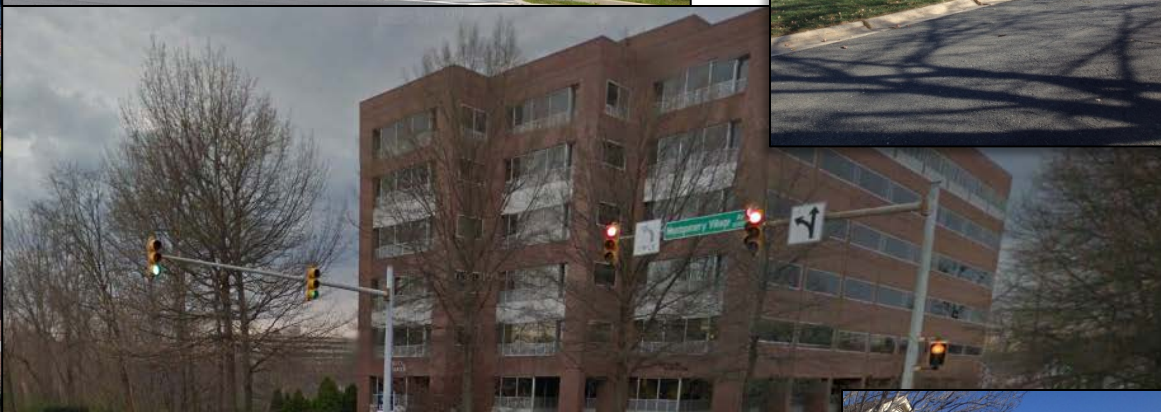


MV Plan: Geography



Preserve the Character

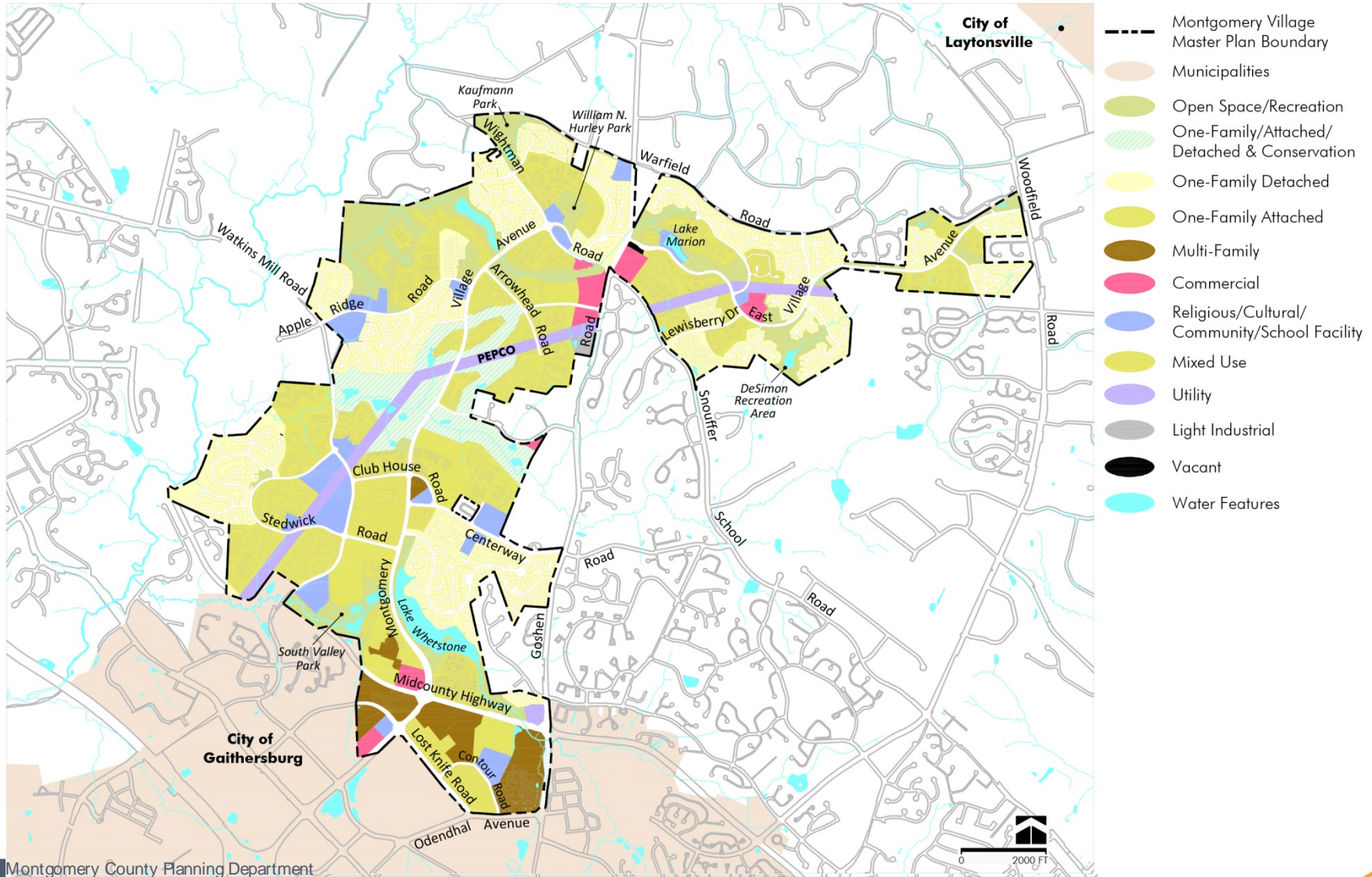




MV Plan: Preserve the Village's Character

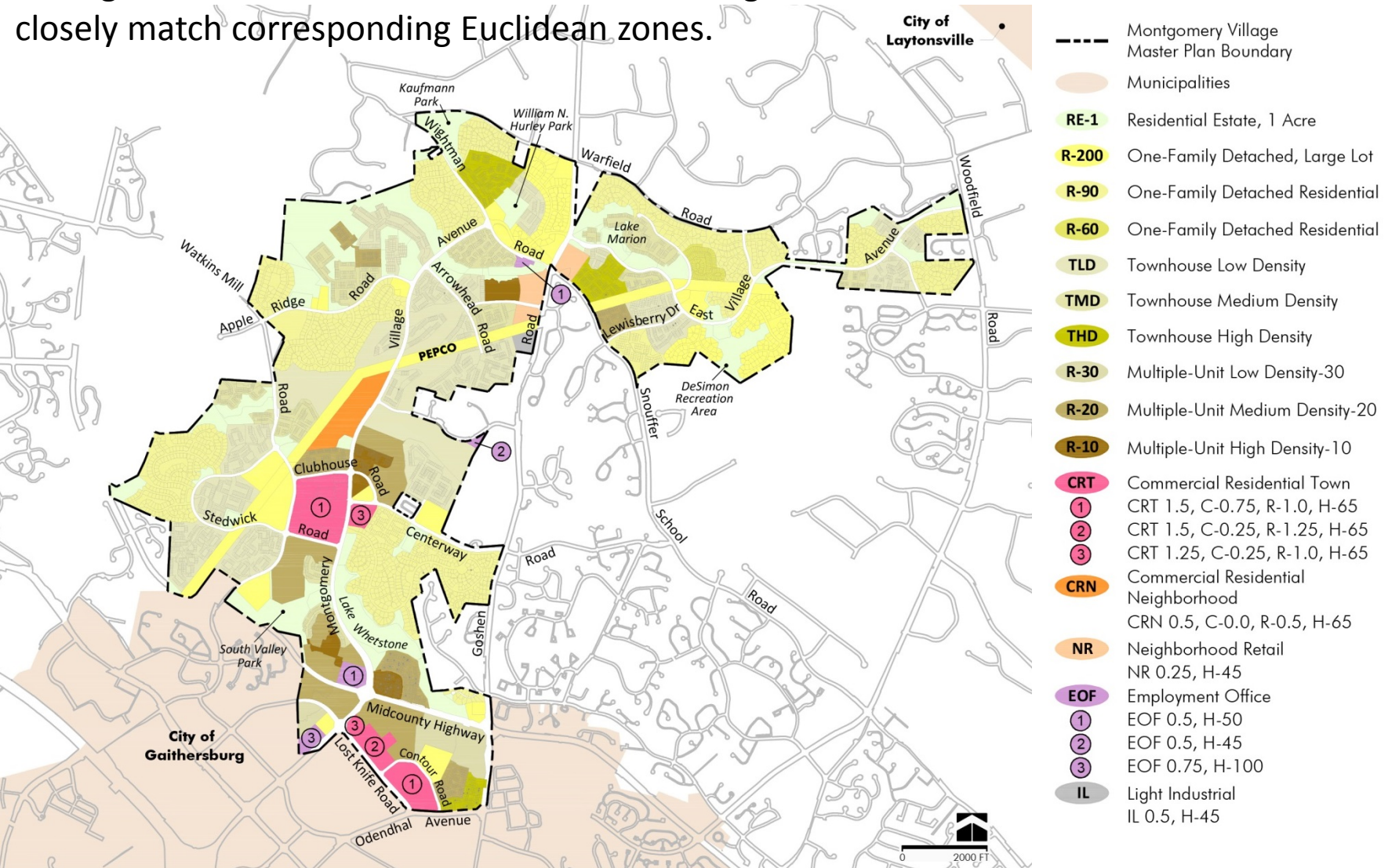
Land Use recommendations for the residential neighborhoods remain the same.

Proposed Land Use Plan

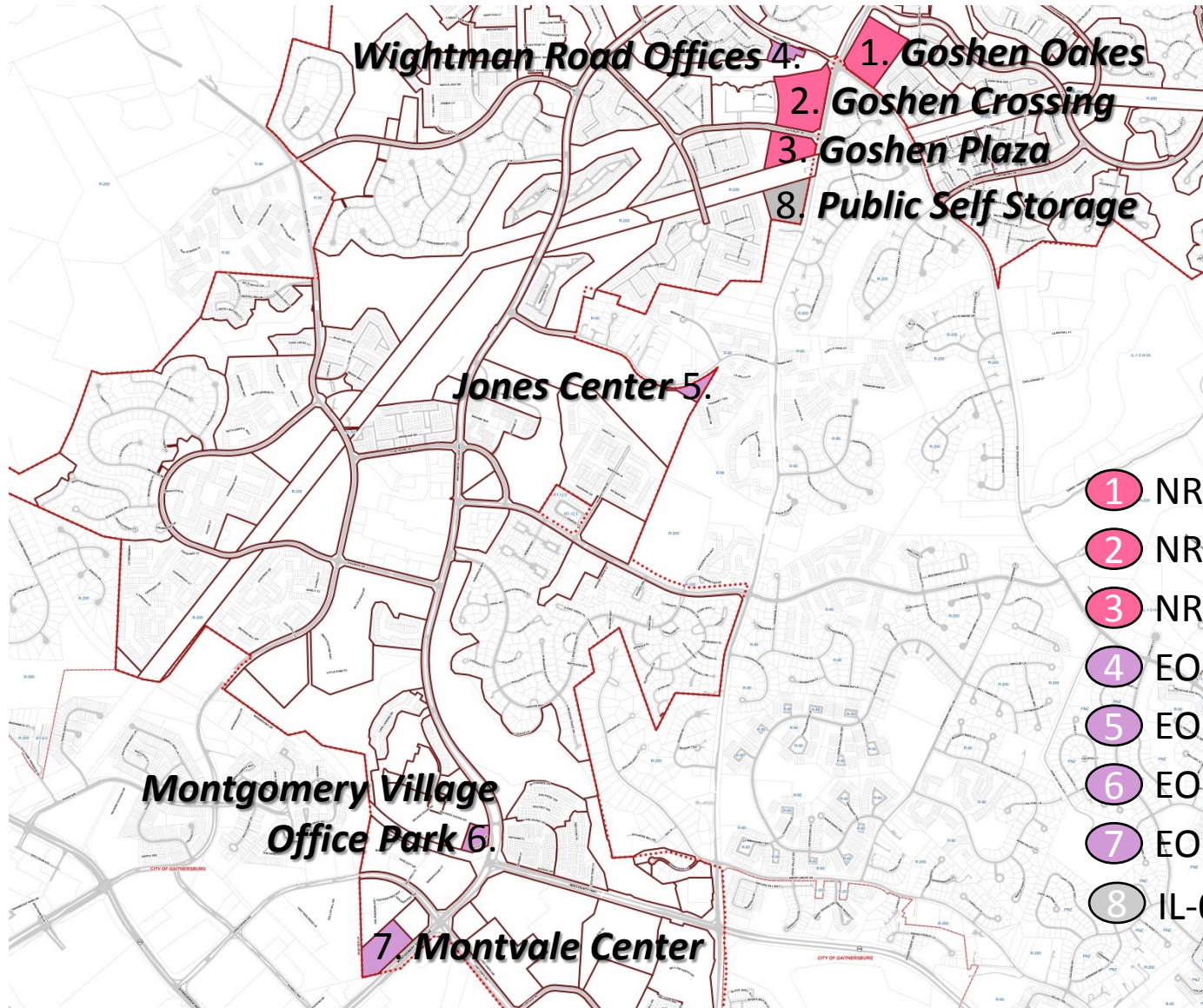


MV Plan: Preserve the Village's Character

Zoning recommendations for the residential neighborhoods closely match corresponding Euclidean zones.



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



Montgomery Village Master Plan





MV Plan: Natural Resources Protection & Restoration

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: Carbon Footprint Estimation

Montgomery County Code Chapter 18A-15

- Reduce GHG emissions to 20 percent of 2005 levels by the year 2050

Montgomery County Code Chapter 33A-14

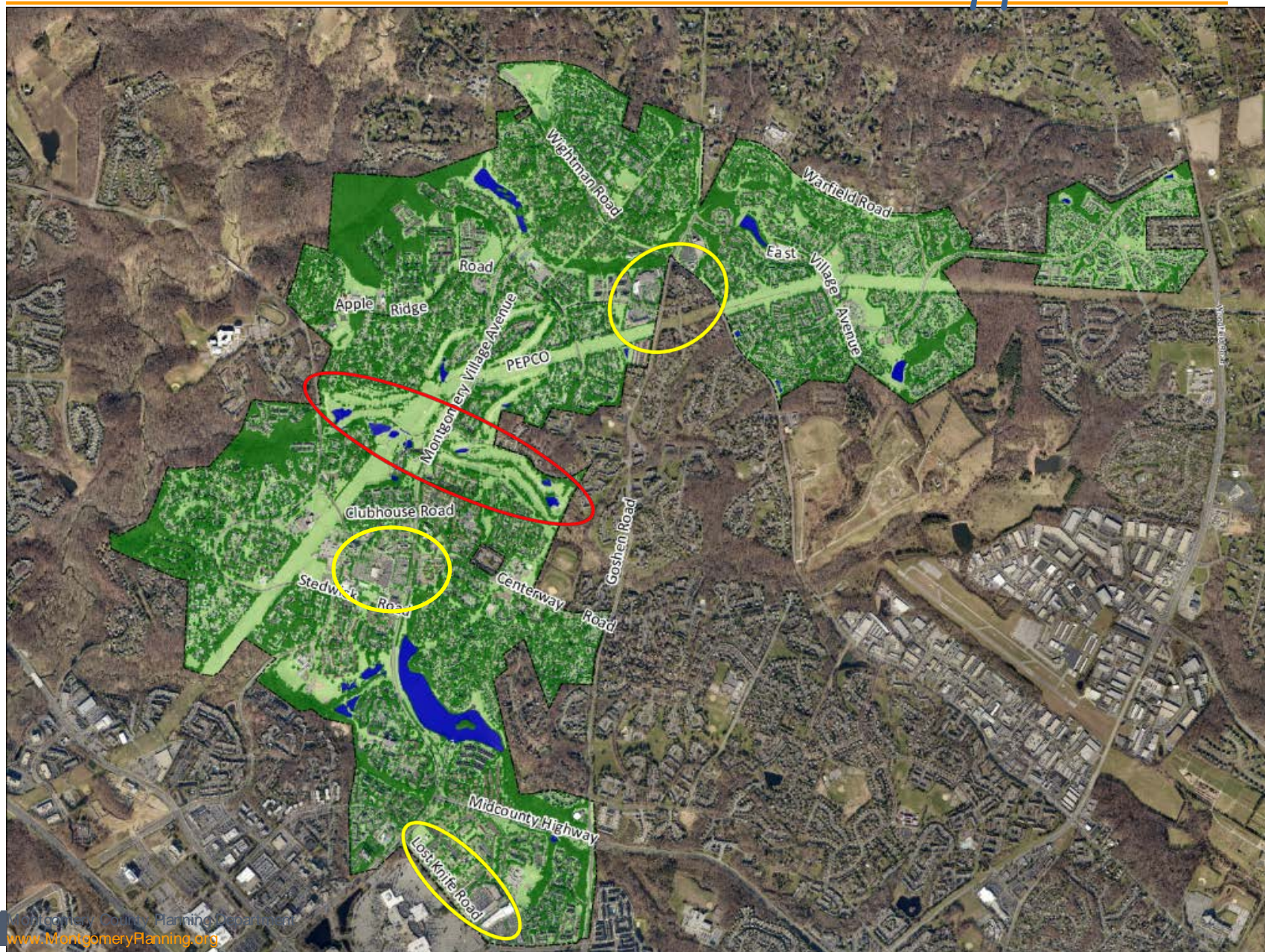
- Requires Planning Board to estimate carbon footprint of areas being master planned

Carbon footprint estimate based on projections of commercial square feet, number of units, and Vehicle Miles Traveled

Uses data compiled late in the master planning process – being done now!



MV Plan: Environmental Opportunities



MV Plan: Environmental Recommendations

Village and Professional Center

Clubhouse Road

Stedwick

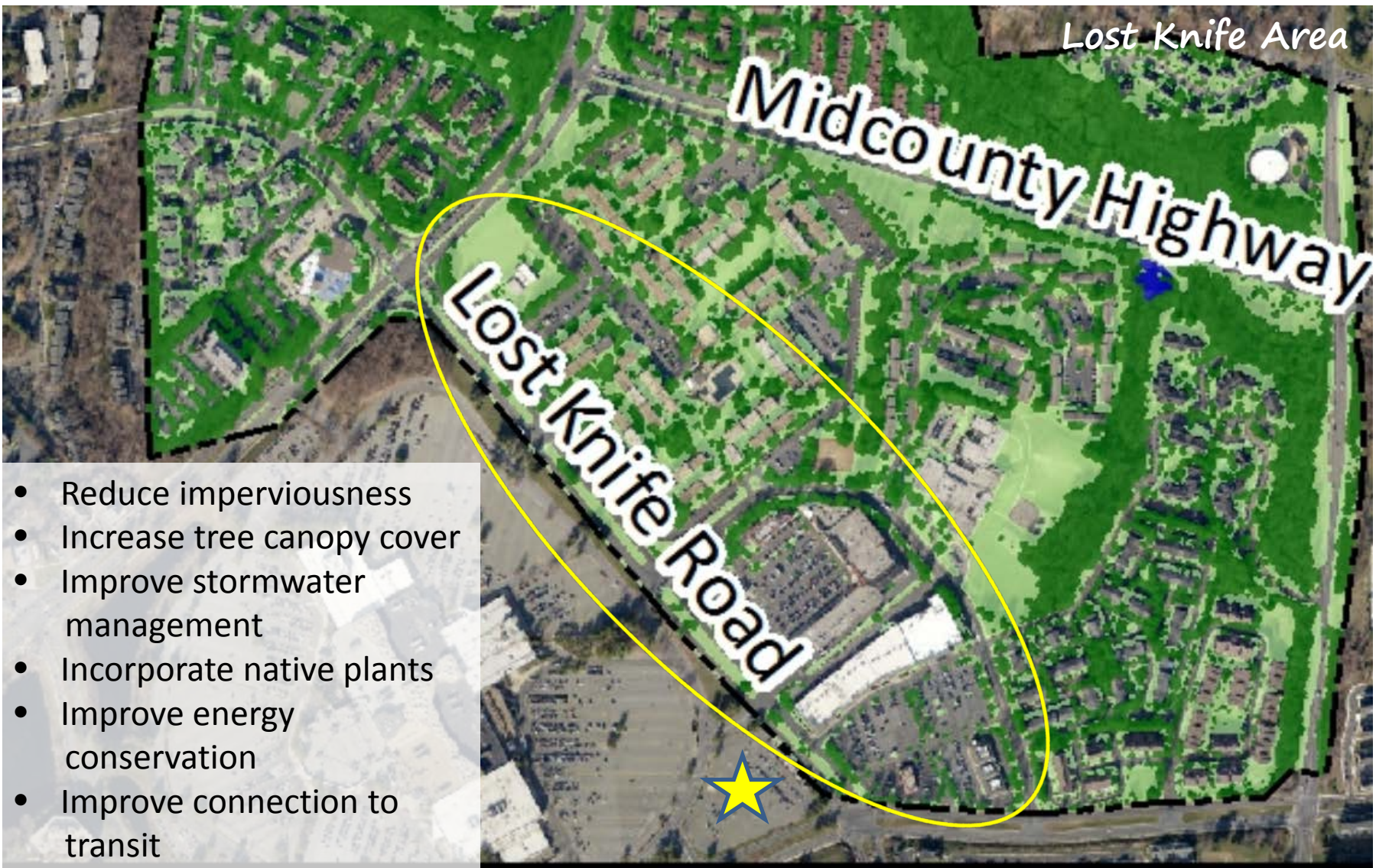
Road

Center

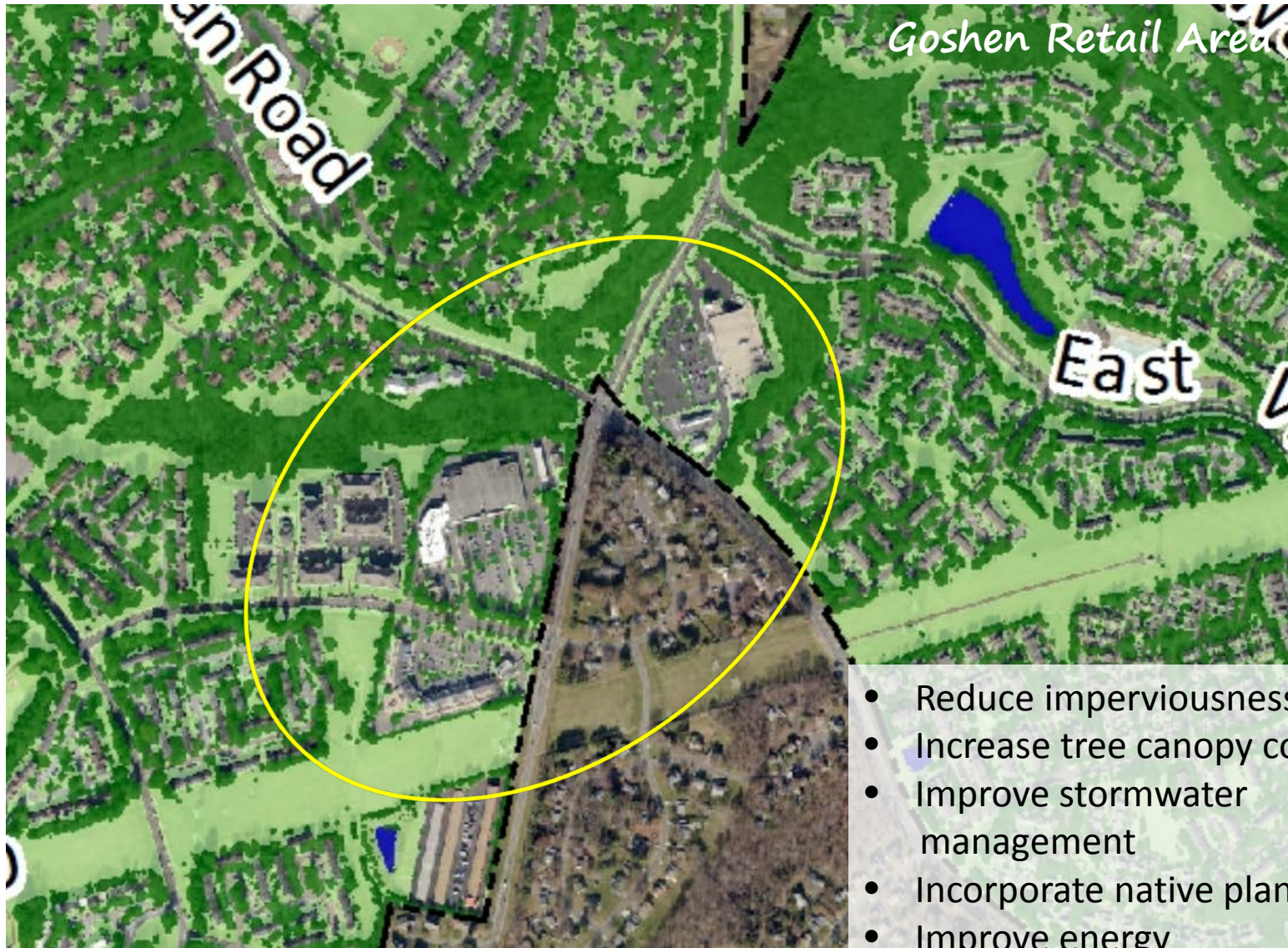
- Reduce imperviousness
- Increase tree canopy cover
- Improve stormwater management
- Incorporate native plants
- Improve energy conservation



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



Cabin Branch SVB connection:



ROAD

Enhance Connectivity

STREET
SMART
BusStreetSmart.com

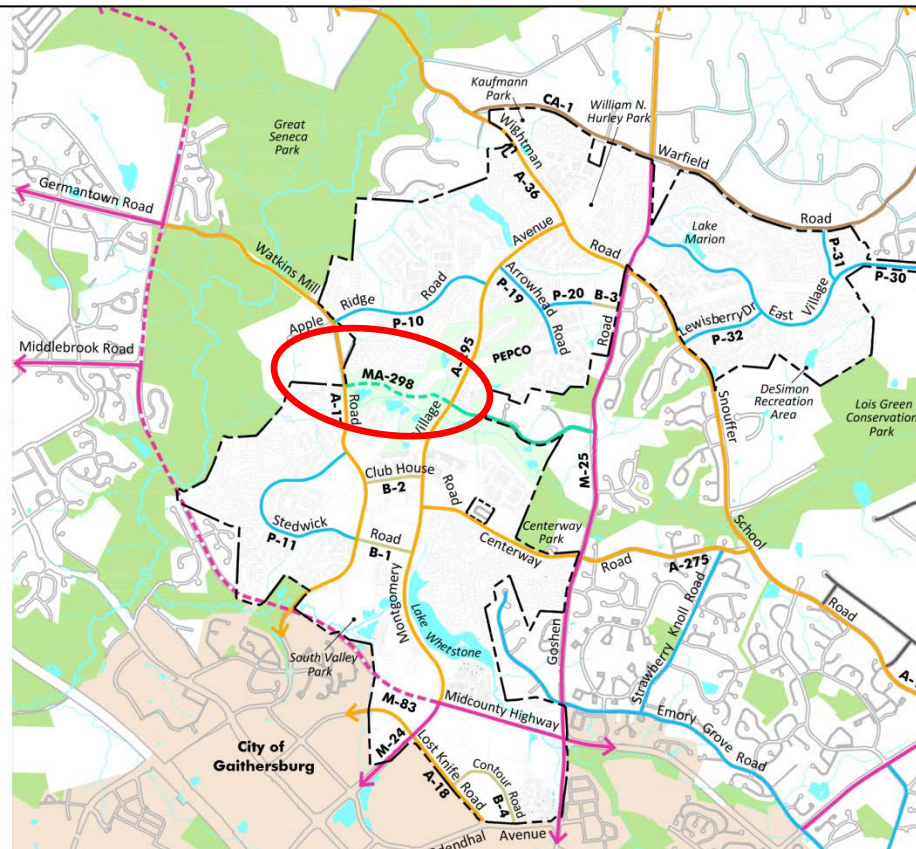
el autobús.
e un carro.
el autobús.



MV Plan: Enhance Connectivity

Recommendation: Extend Stewartown Road as a 2-lane undivided road w/shared use path across former golf course

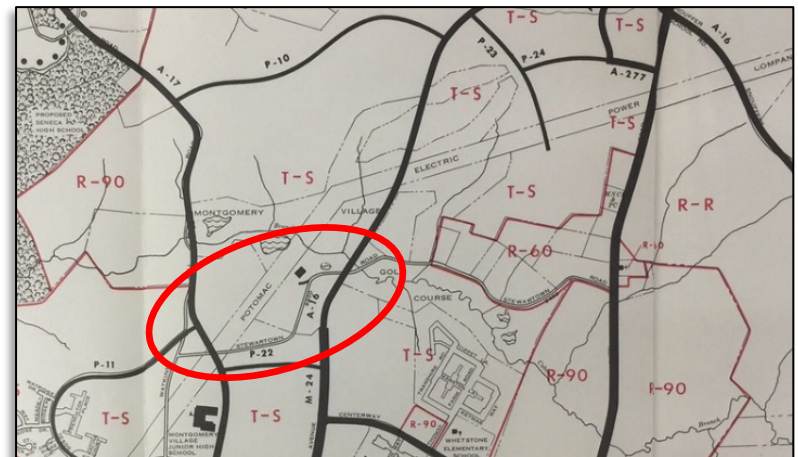
Montgomery Village Master Plan



1985 Gaithersburg Vicinity Plan



1971 Gaithersburg Vicinity Plan



MV Plan: Enhance Connectivity

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Discussed at 7/7 Community Meeting

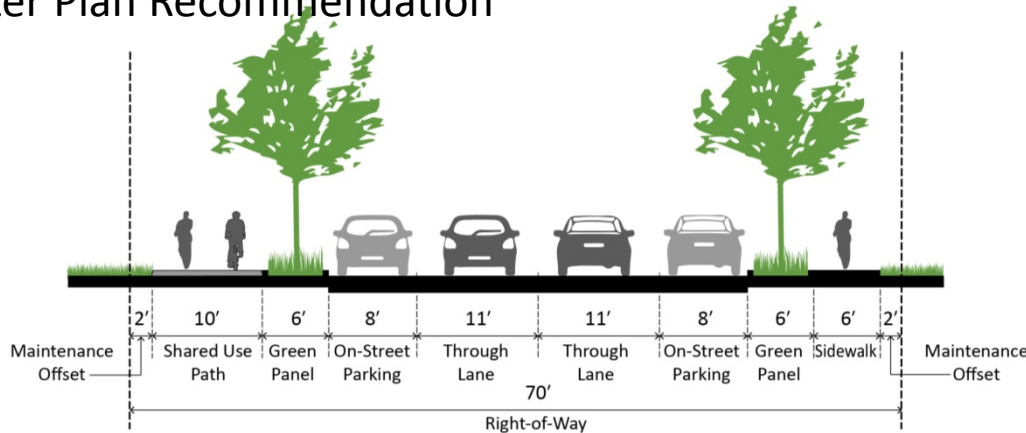


80 feet of ROW

54 feet of pavement

On-street Buffered
Bike Lanes

Master Plan Recommendation



70 feet of ROW

38 feet of pavement

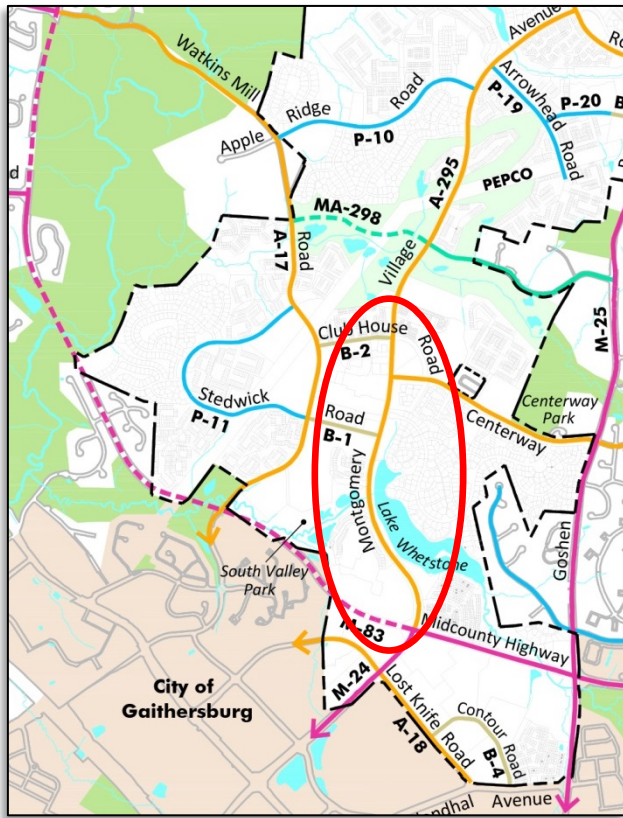
Shared Use Path
on South Side



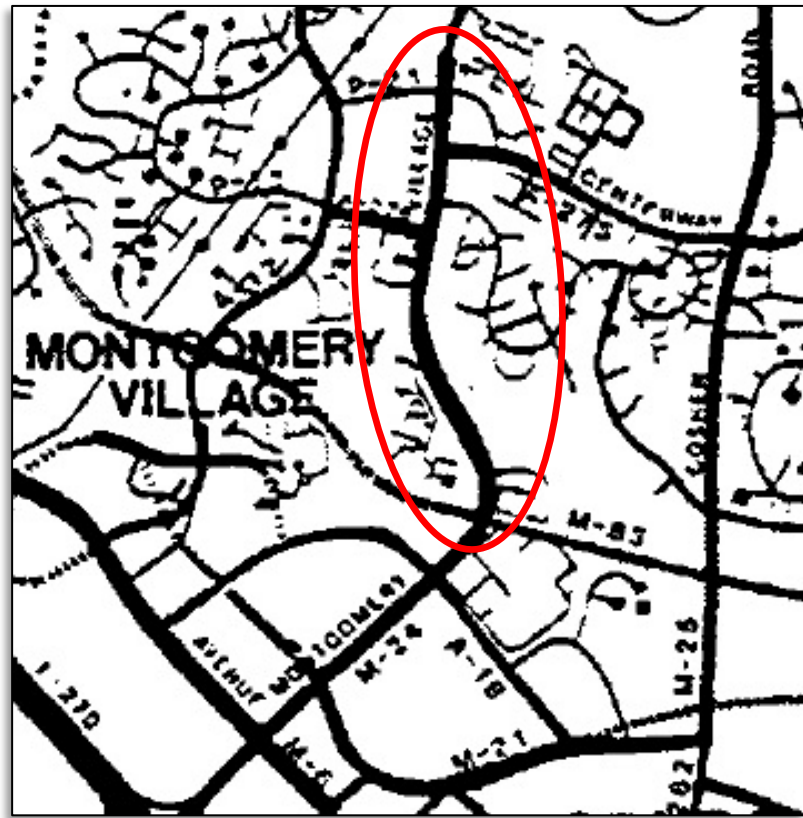
MV Plan: Enhance Connectivity

Recommendation: Reclassify portion of Montgomery Avenue from planned Major Highway (6 lanes) to Arterial (4 lanes)

Montgomery Village Master Plan



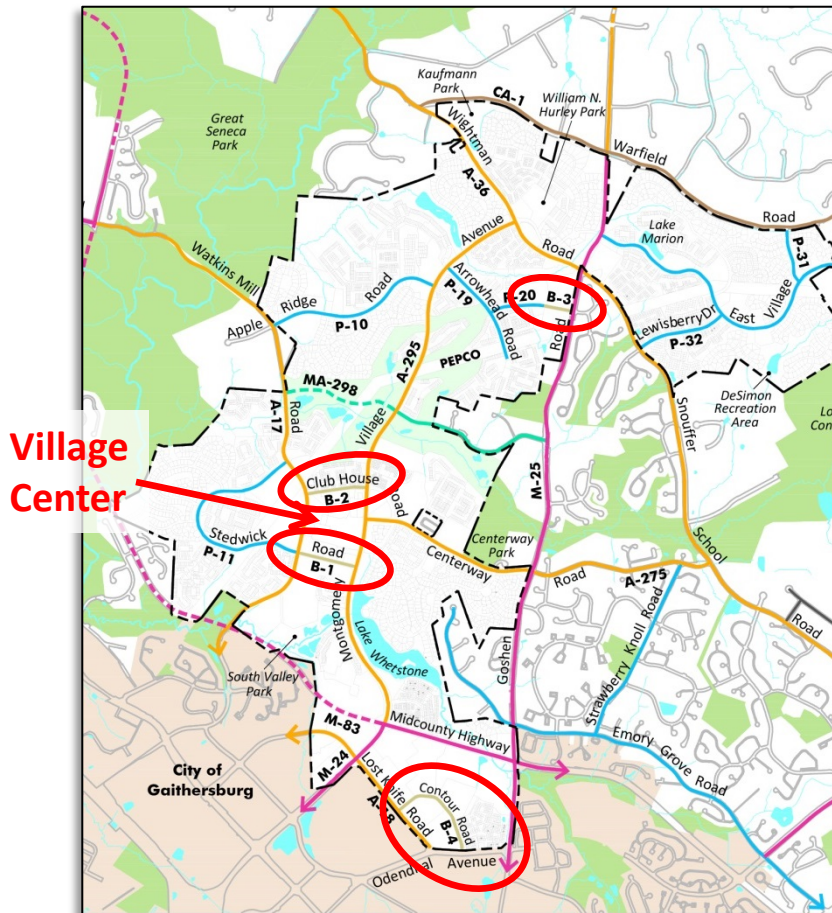
1985 Gaithersburg Vicinity Plan



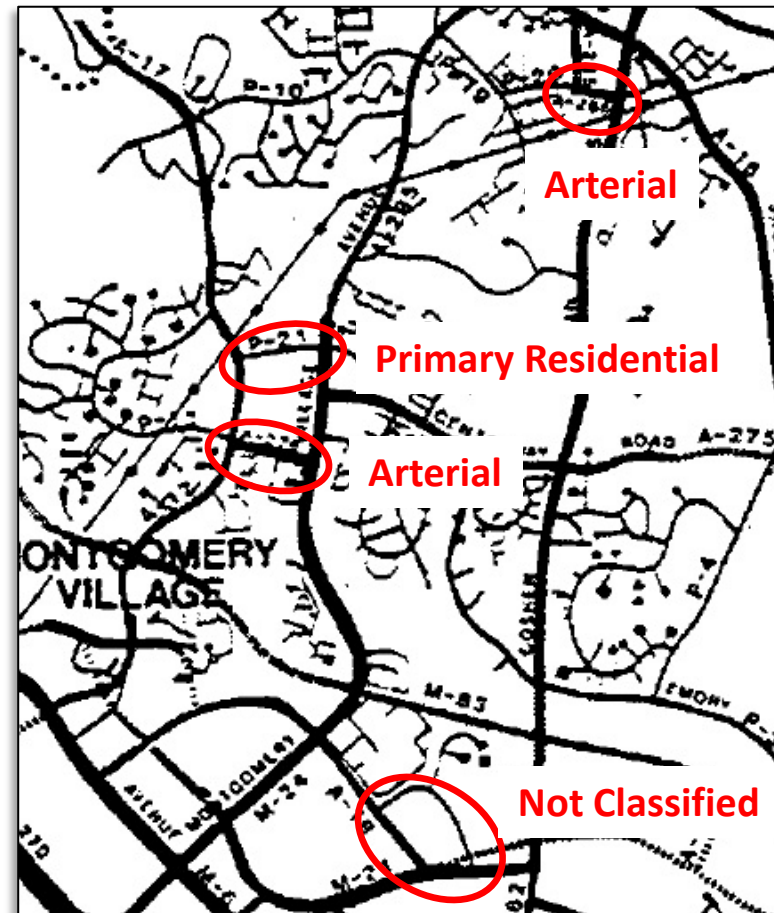
Montgomery Village Master Plan

Recommendation: Reclassify Club House Road, Stedwick Road, Rothbury Drive, and Contour Road as Business Streets

Montgomery Village Master Plan



1985 Gaithersburg Vicinity Plan



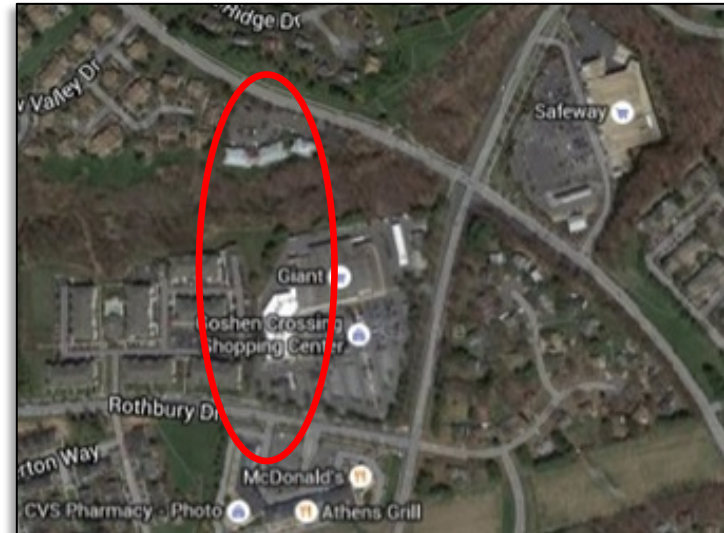
MV Plan: Enhance Connectivity

Recommendation: Remove Burr Oak Drive from MPOHT

1985 Gaithersburg Vicinity Plan



Burr Oak Drive Today



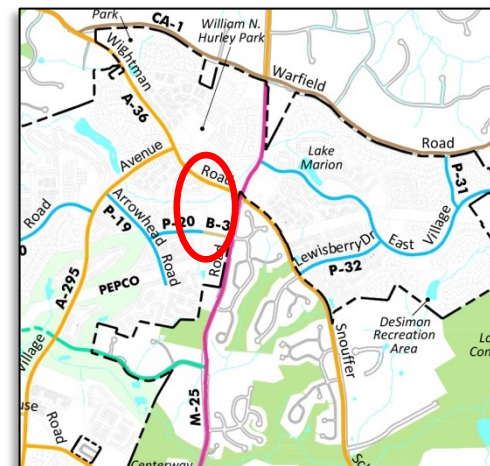
Council Resolution 7-843, Item III, F, 8/29/72
Amendment to Remove from Development Plan

F. Deletion of highway A-277 lying between the North Village Commercial area and Elementary School Site 5. Land area adjacent to school resulting from road abandonment (Highway A-277) be dedicated to the school.

Abandonment by Circuit Court of Mont. County
Equity # 44848, 11/8/72

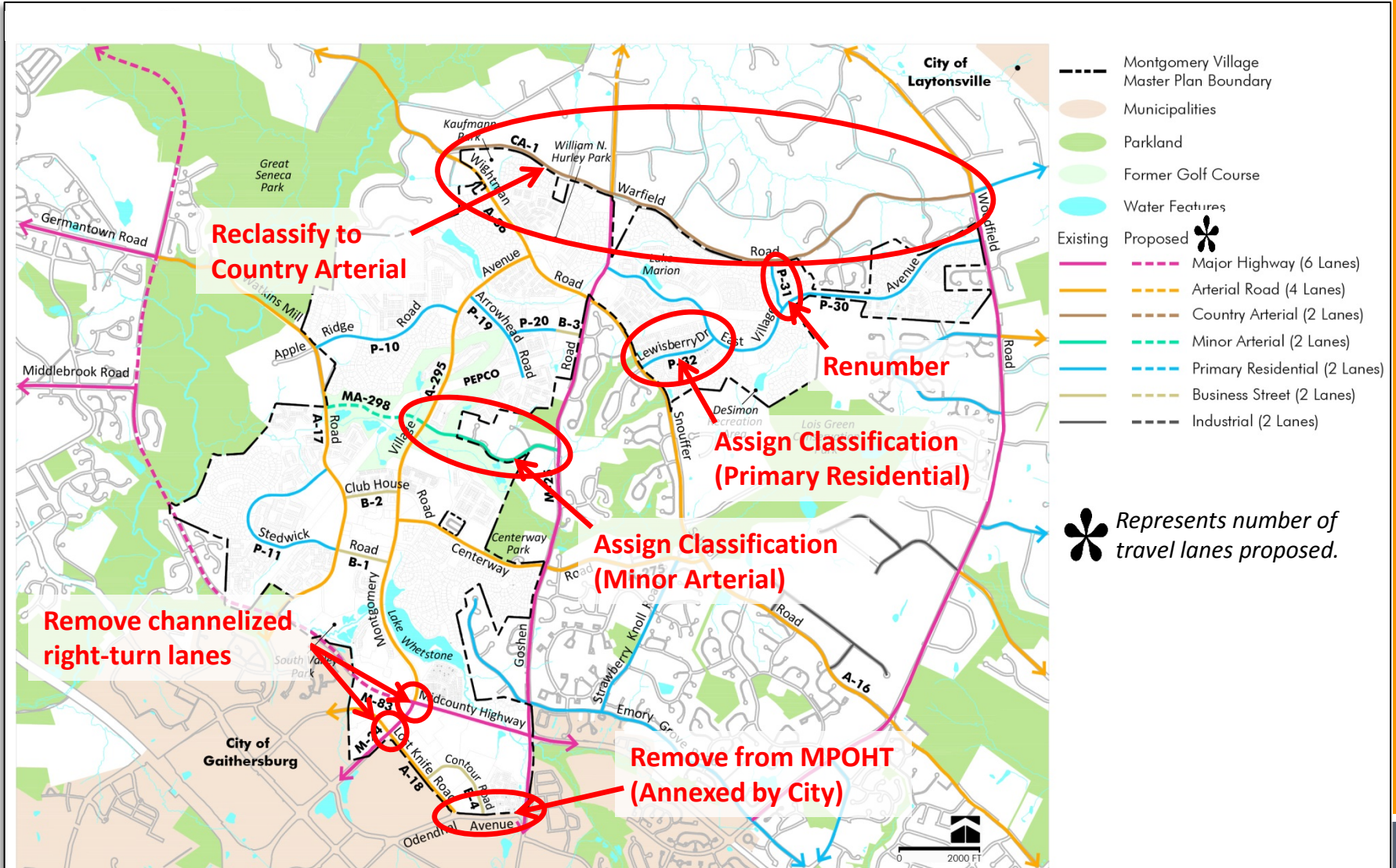
7. That the abandonment of said road has been approved by the Montgomery County Council as item III, F, Resolution No. 7-843, adopted August 29, 1972, copy of which is attached hereto as "Petitioner's Exhibit E."

Montgomery Village Plan



MV Plan: Enhance Connectivity

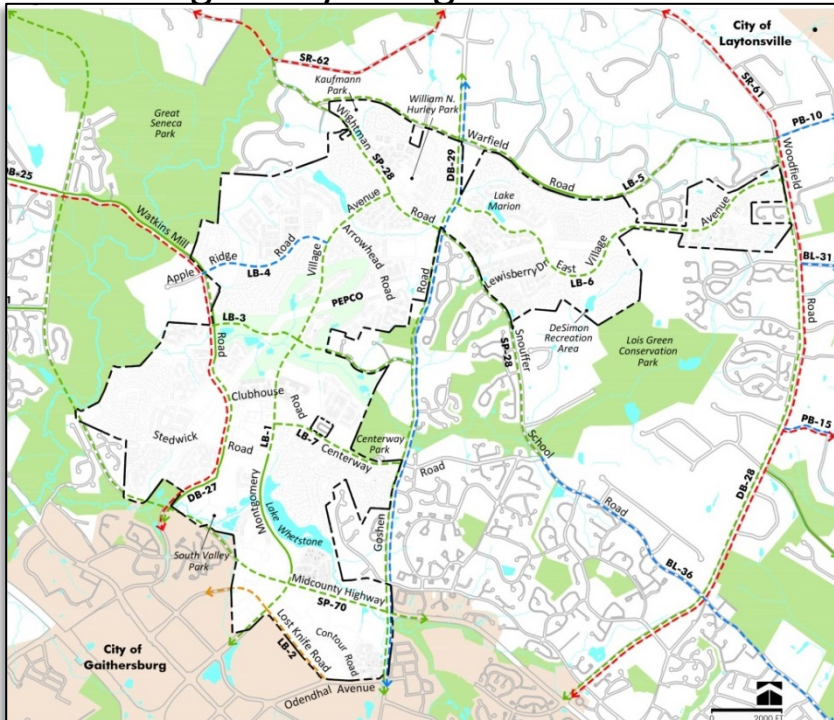
Recommendation: Other Roadway Changes



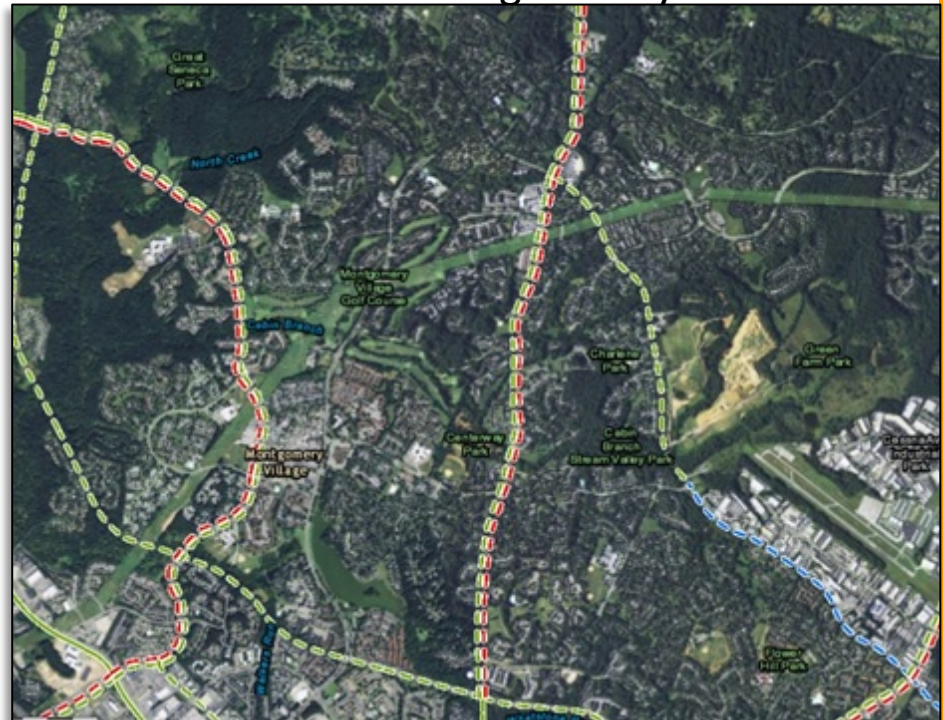
MV Plan: Enhance Connectivity

Recommendation: Bicycle Network

Montgomery Village Master Plan



1985 Gaithersburg Vicinity Plan



- | Existing | Proposed | |
|----------|----------|-----------------------|
| | | Shared Use Path |
| | | Signed Shared Roadway |
| | | Bike Lanes |
| | | Separated Bike Lanes |



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

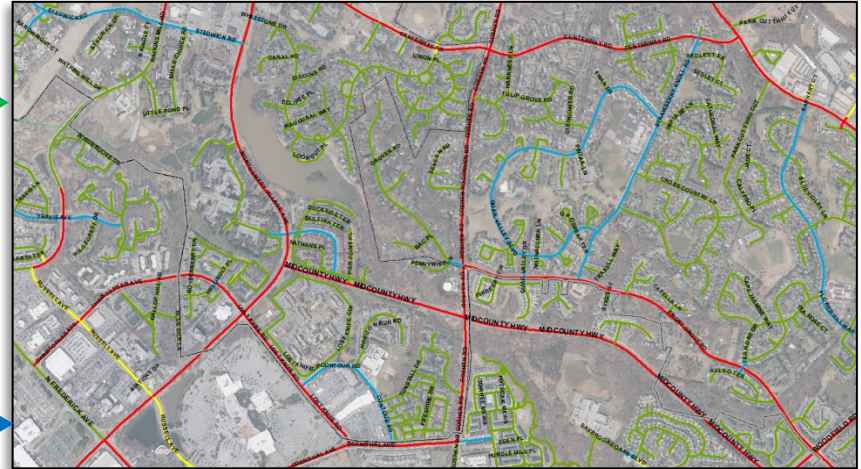


- High stress, suitable for 1 percent of the population
- Equivalent to bicycling in traffic on 40+ mph roads

Existing Conditions

Green →

Blue →



Proposed (with master plan recommendations)

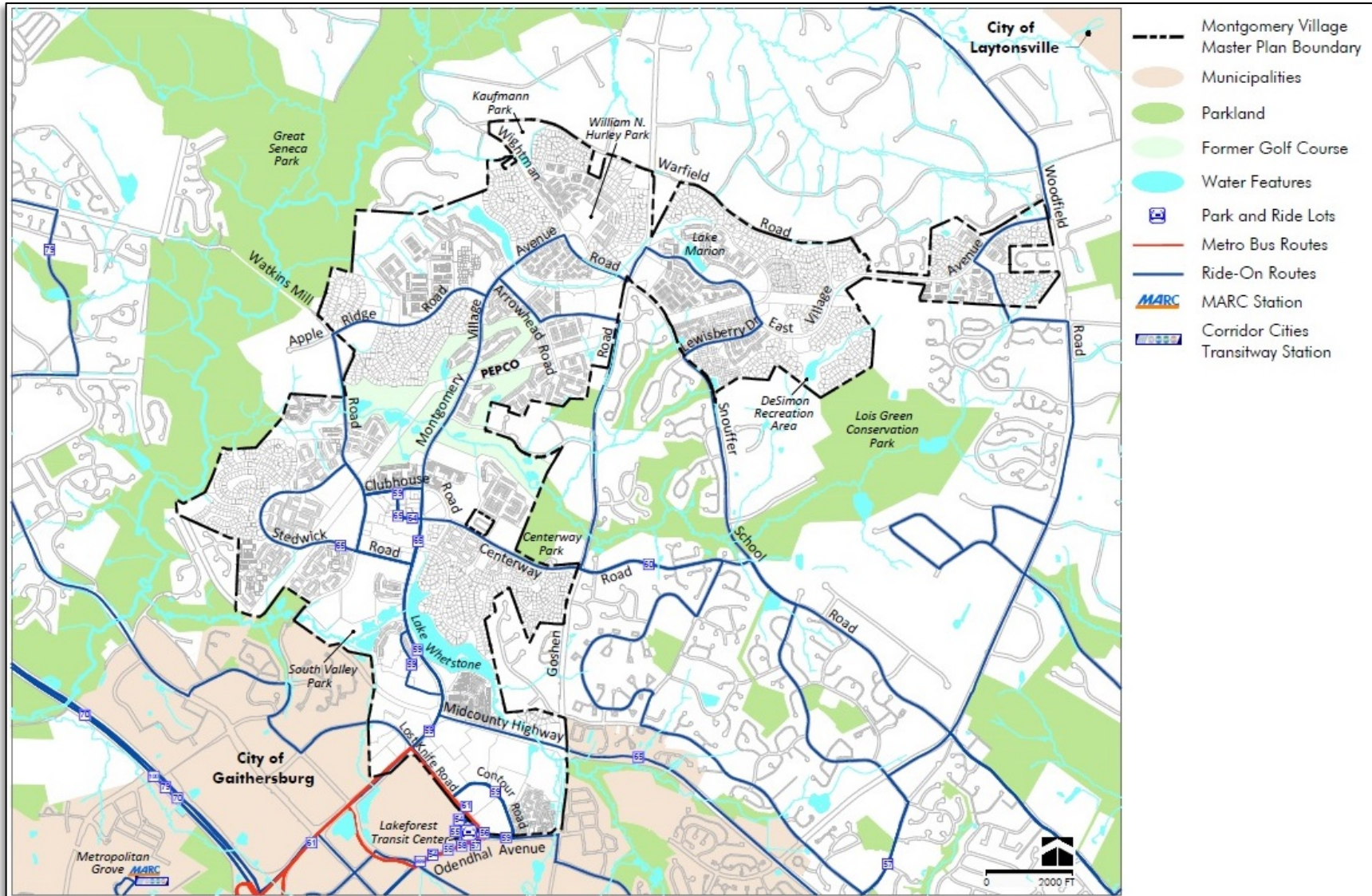
Yellow →

Red →



MV Plan: Enhance Connectivity

Transit System



MV Plan: Enhance Connectivity

Traffic Analysis – Study Scenarios

Current Master Plan (1985 Gaithersburg Vicinity Plan) – Year 2040

Inside MV	256 Residential Units	90k SF Retail	No new Industrial	No new Office
Outside MV	No new residential	12K SF Retail	188k SF Industrial	No new Office

Proposed Master Plan (Montgomery Village Plan) – Year 2040

Inside MV	2,460 Residential Units	261k SF Retail	-4k SF Industrial	88k SF Office
Outside MV	No new residential	12k SF Retail	188k SF Industrial	No new Office

- Assumed no redevelopment of Lakeforest Mall, since no development is currently proposed
- Assumed as built: missing M-83 segment, new Stewartown Rd segment, Goshen Rd as 4 lanes, Snouffer School Rd as 4 lanes, Watkins Mill Rd & I-270 Interchange, CCT



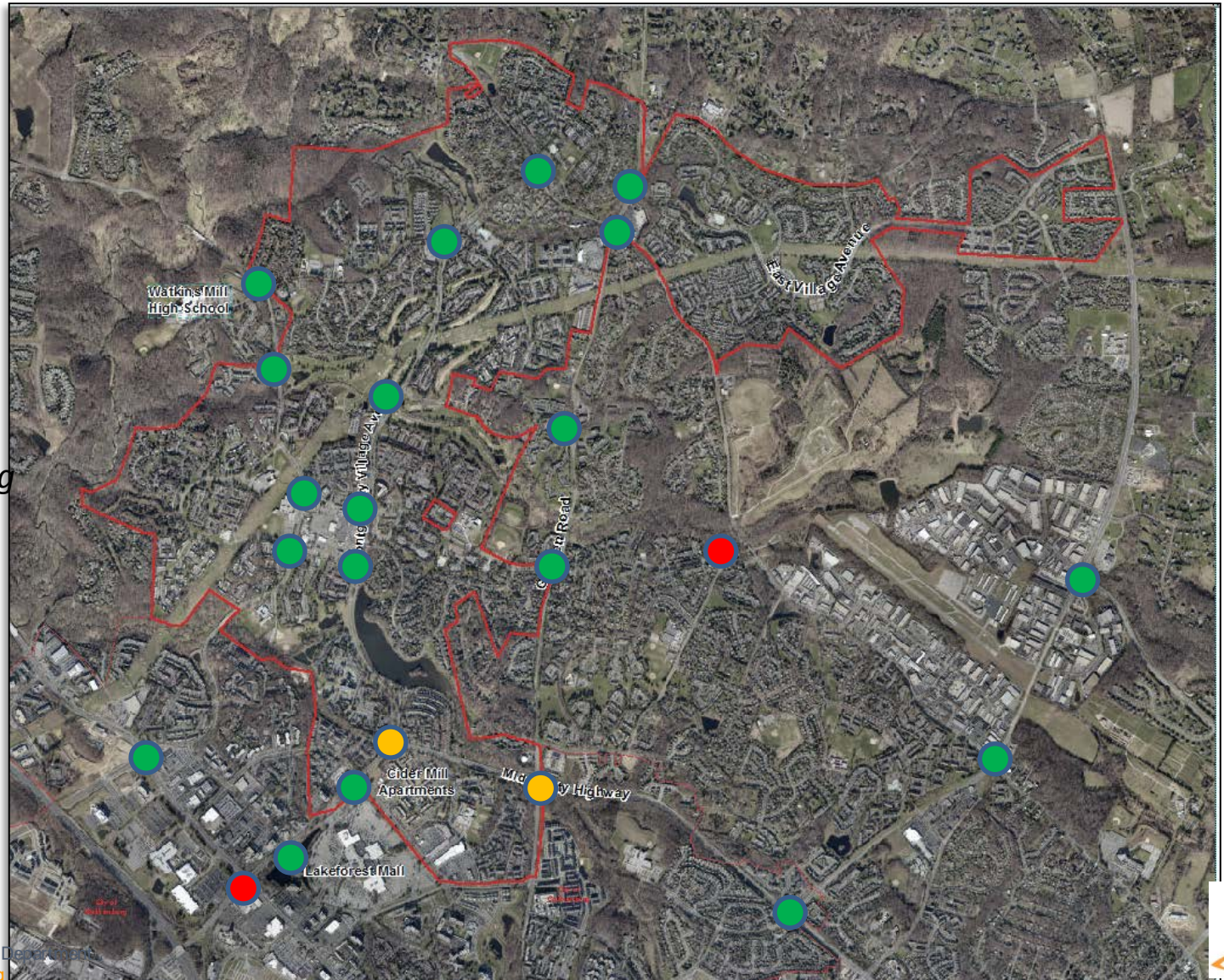
MV Plan: Enhance Connectivity

Traffic Analysis— Existing Conditions

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

MV/Airpark
1425 CLV Standard

City of Gaithersburg
1450 CLV Standard



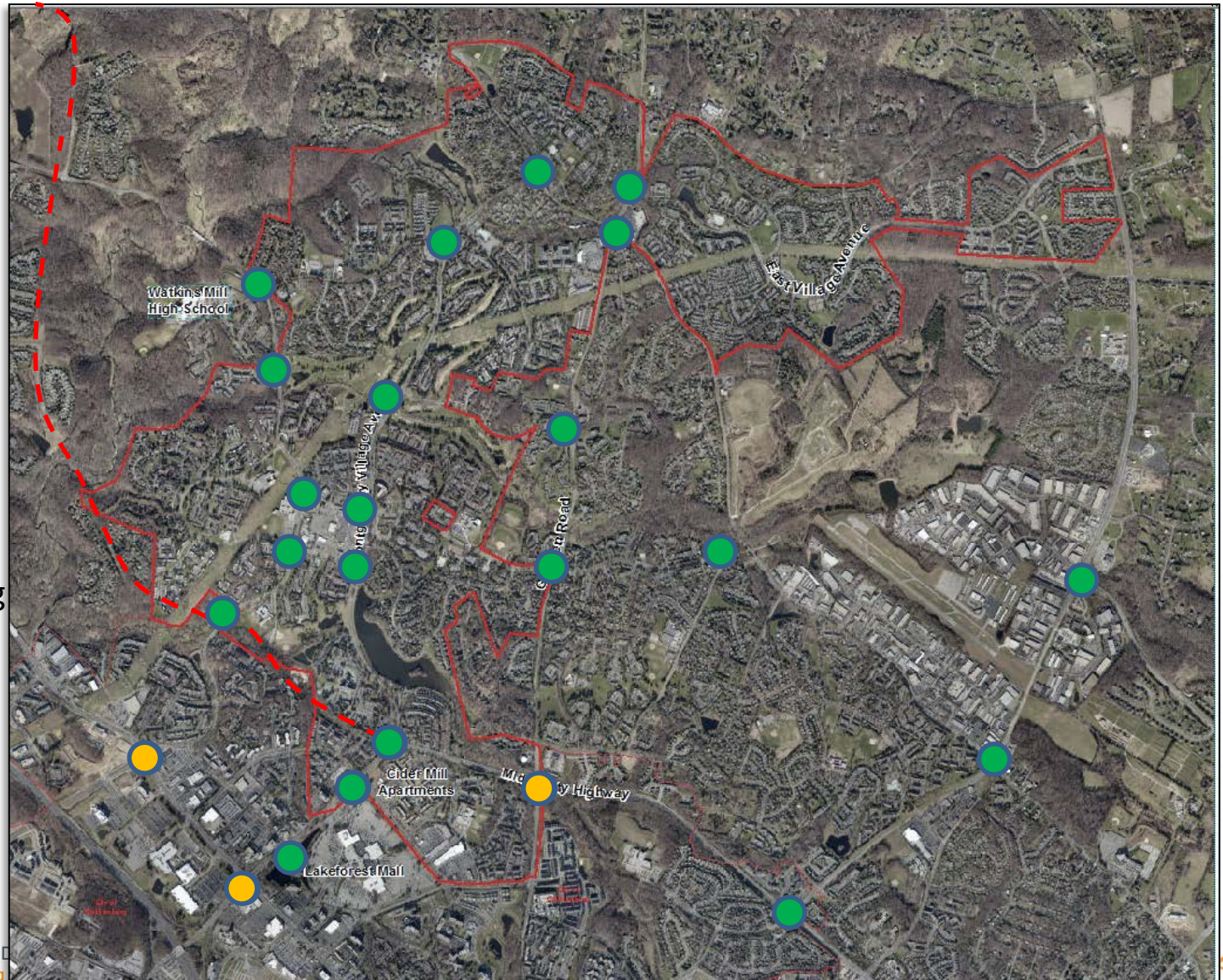
MV Plan: Enhance Connectivity

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



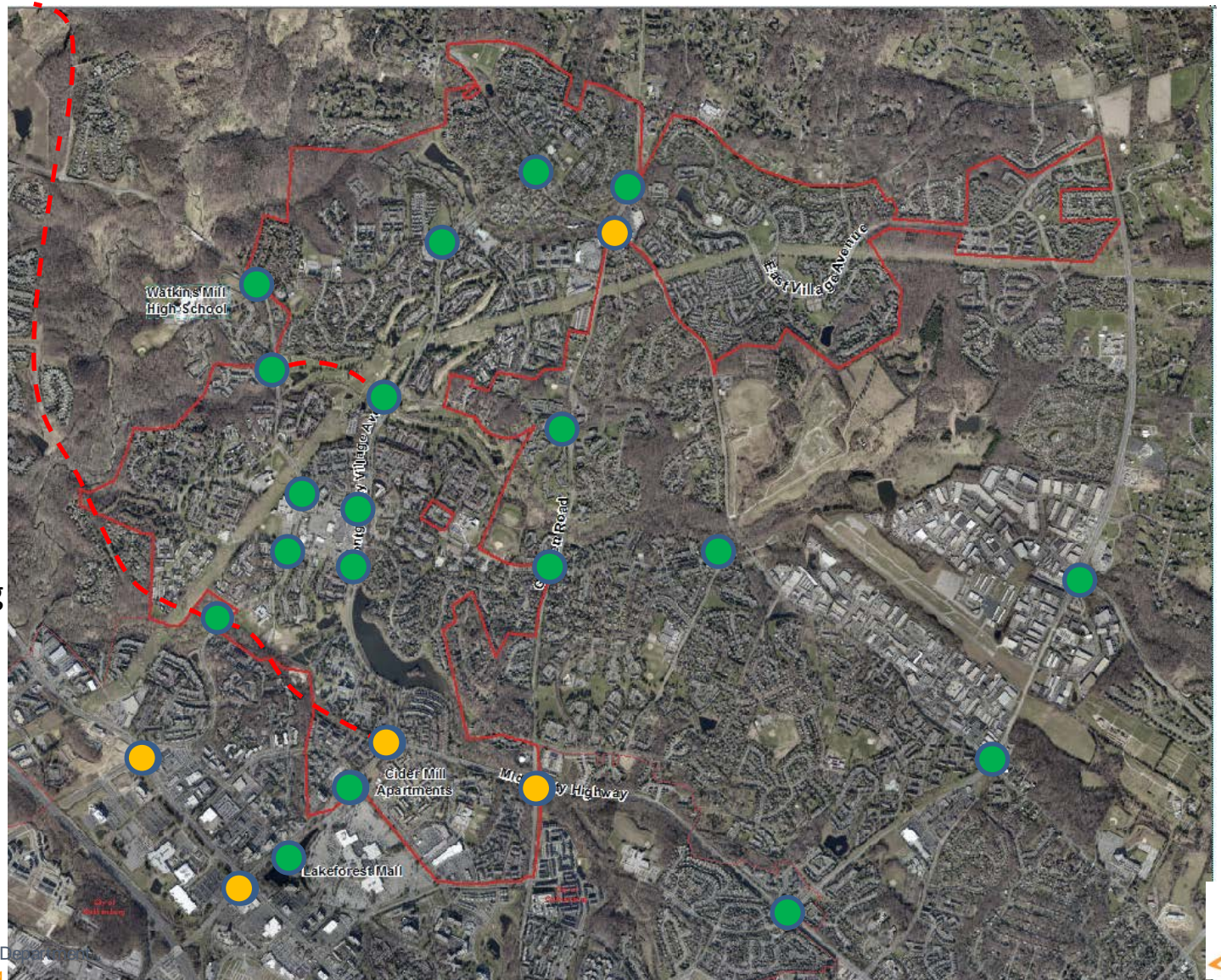
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Traffic Analysis Results – Montgomery Village Master Plan 2040

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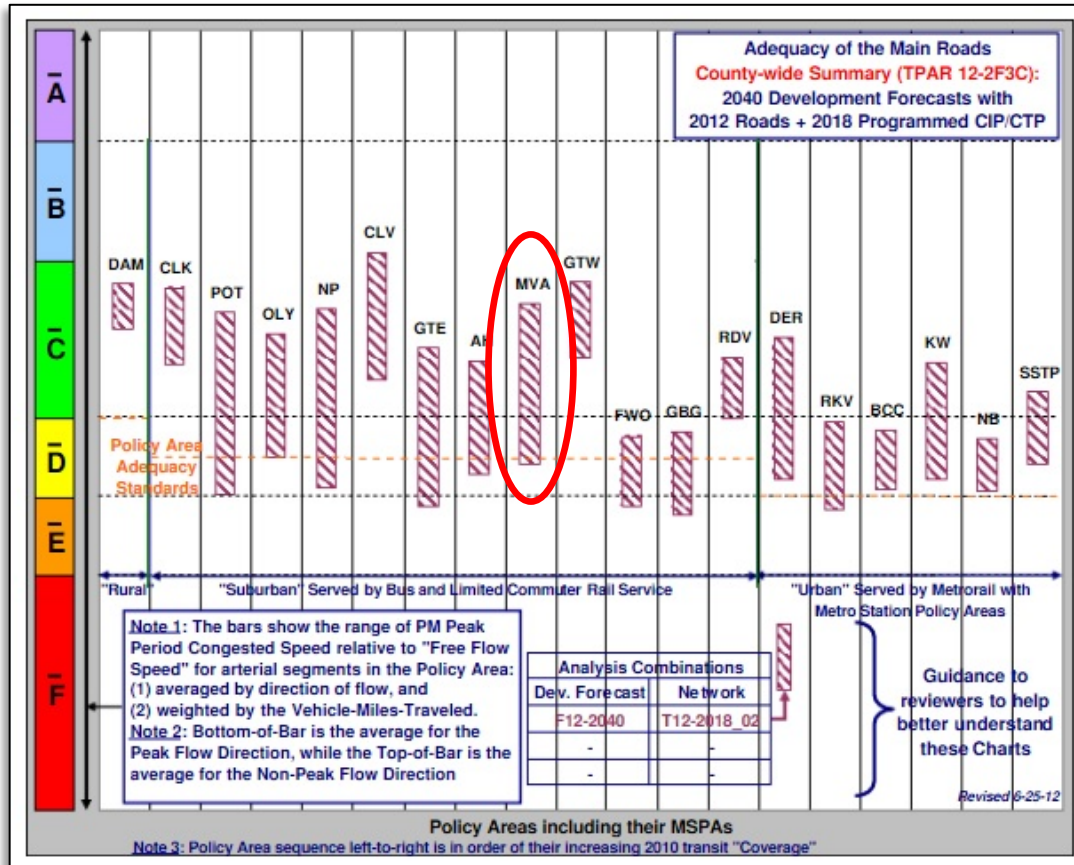
MV / Airpark
1425 CLV Standard

City of Gaithersburg
1450 CLV Standard



MV Plan: Enhance Connectivity

Transportation Policy Area Review (TPAR 2040)



- MVA policy area likely would not have exceeded threshold if M-83 or other M-83 alternatives were assumed built in this 2012 SSP analysis.
- Additional development in Montgomery Village is relatively minor, therefore land use plan and zoning densities are in balance with the transportation network.

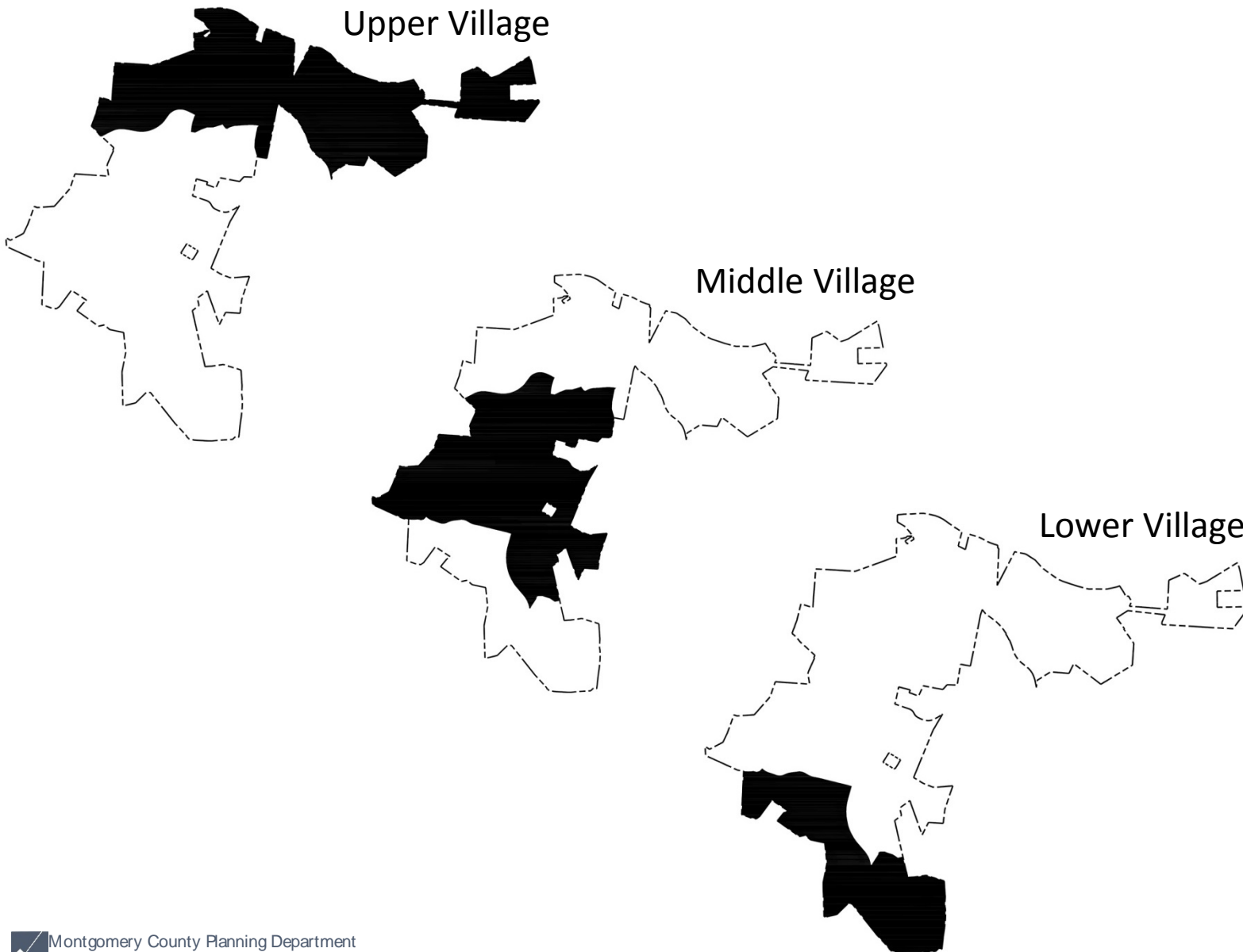


Encourage Reinvestment

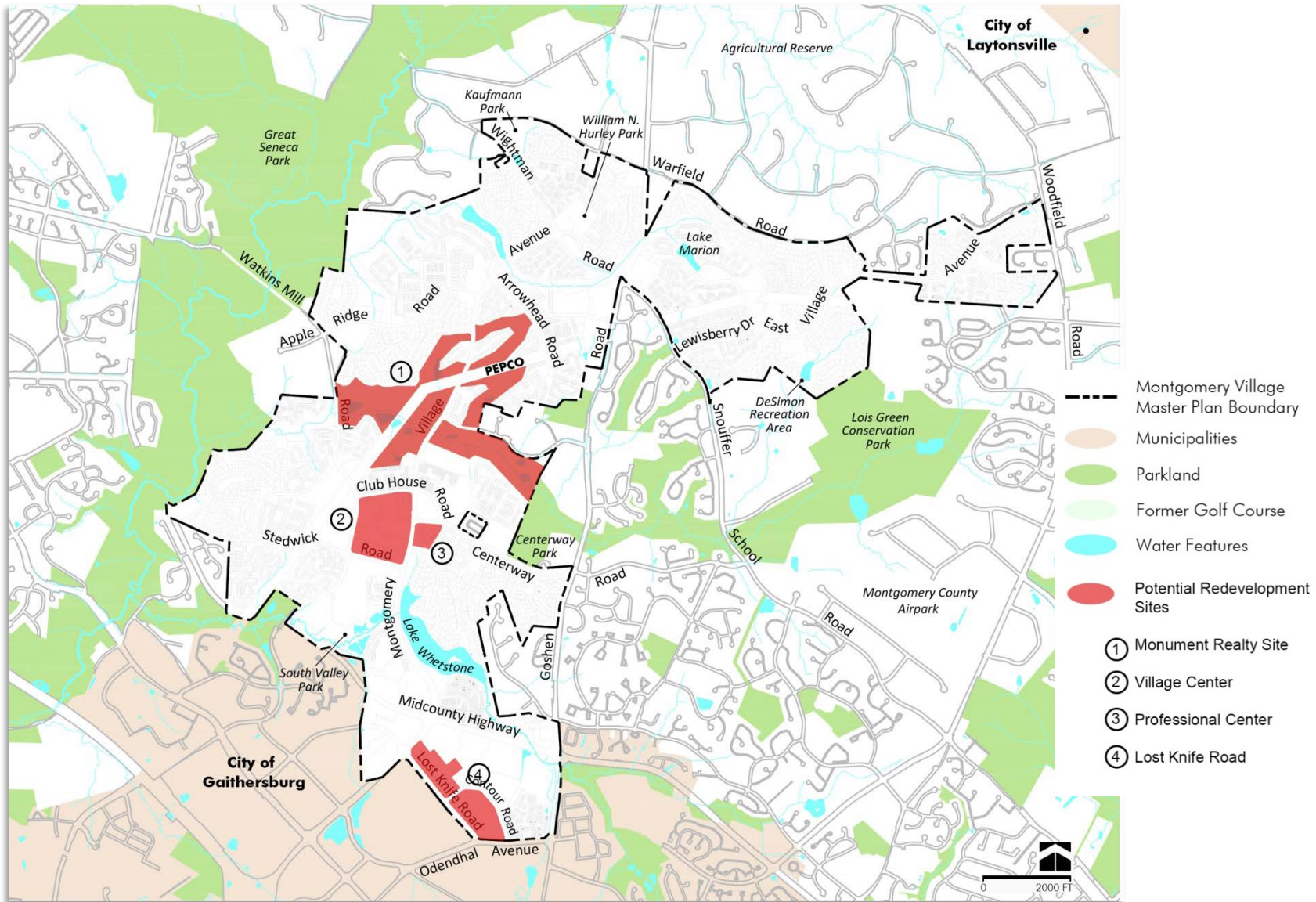
HANOVER
Brewers



MV Plan: Geography



MV Plan: Encourage Reinvestment



MV Plan: Encourage Reinvestment

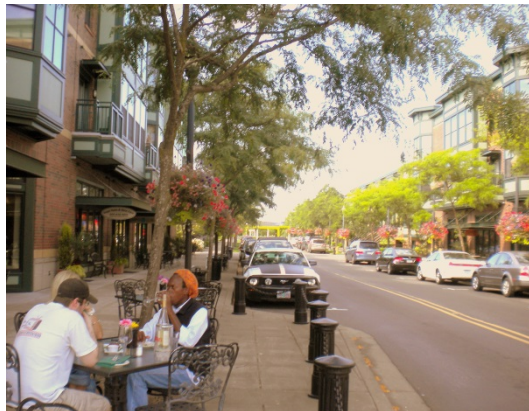
- Create **mixed-use** activity centers
- Pedestrian-friendly, **compact** development
- **Recognizable** and well-defined centers
- **Quality** building and site design

Buildings



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

Connectivity



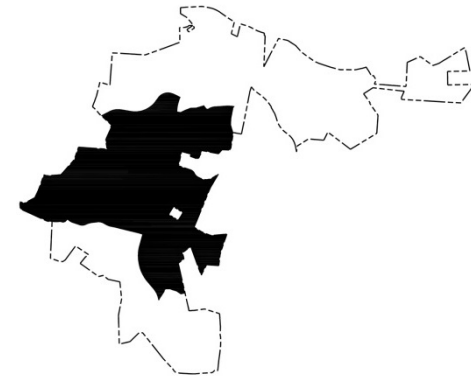
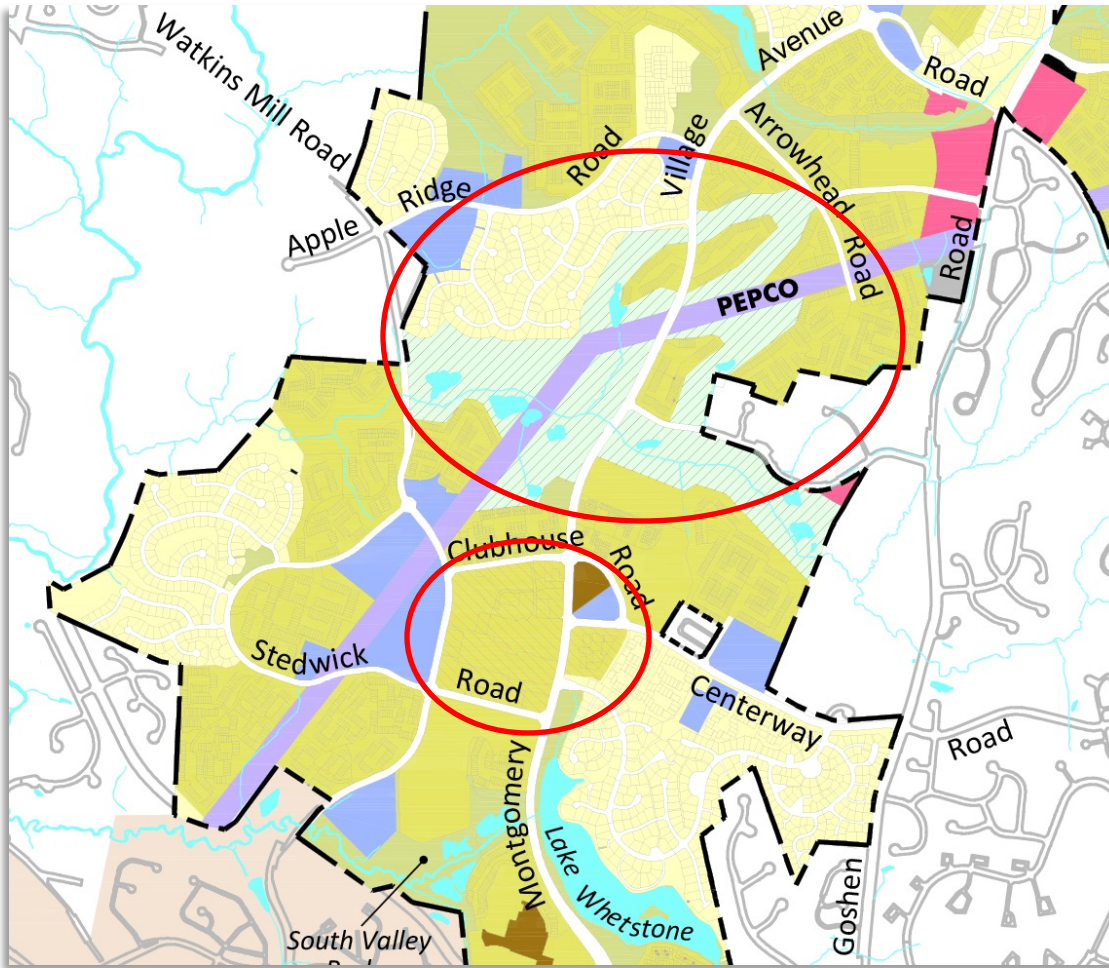
- Public open spaces part of **redevelopment**
- Recreation and leisure in a **mixed-use setting**
- Create **safe and welcoming** spaces that invite to gather and linger

Open Spaces



MV Plan: Encourage Reinvestment

Land Use Recommendations... Middle Village

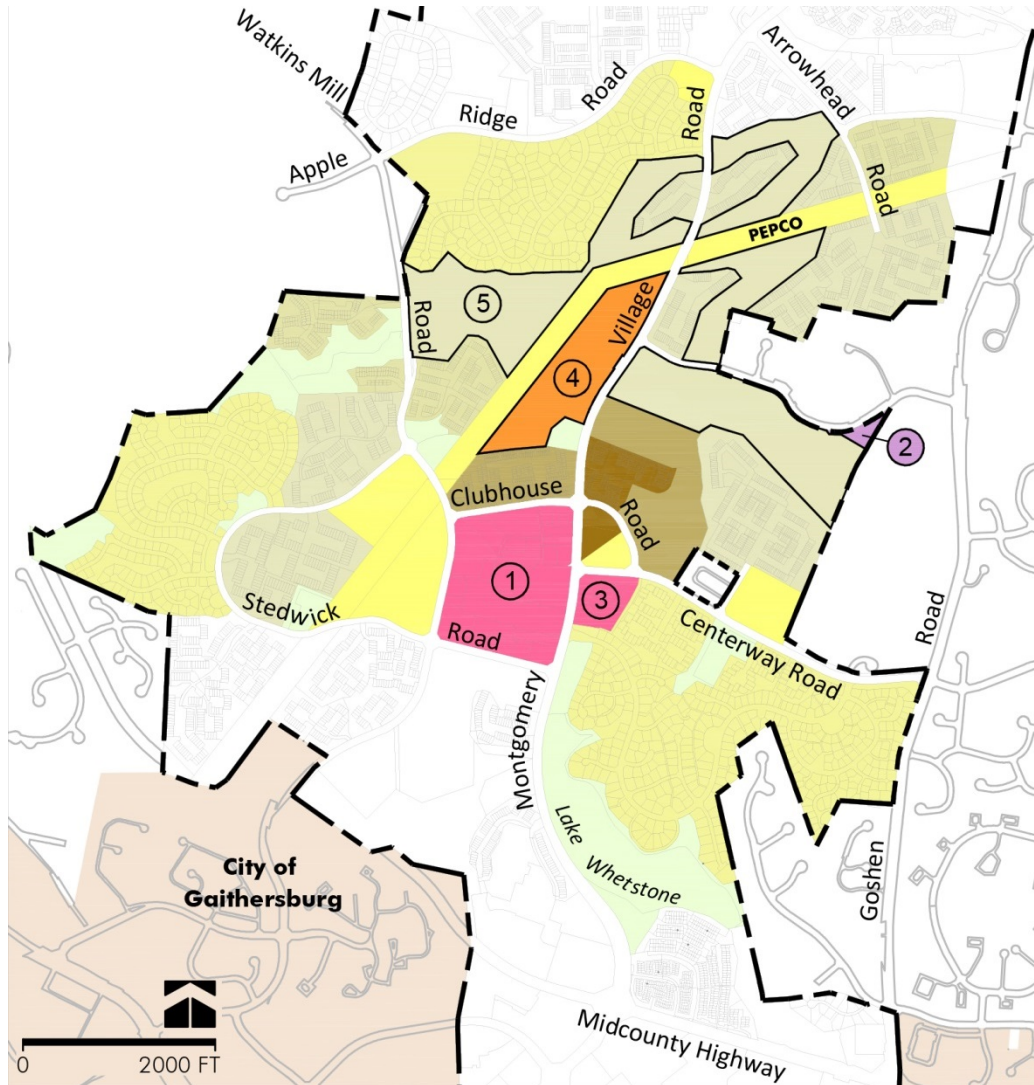


- Montgomery Village Master Plan Boundary
- Municipalities
- Open Space/Recreation
- One-Family/Attached/Detached & Conservation
- One-Family Detached
- One-Family Attached
- Multi-Family
- Commercial
- Religious/Cultural/Community/School Facility
- Mixed Use
- Utility
- Light Industrial
- Vacant
- Water Features



MV Plan: Encourage Reinvestment

Zoning Recommendations... Middle Village



- Montgomery Village Master Plan Boundary
- Municipalities
- RE-1 Residential Estate, 1 Acre
- R-200 One-Family Detached, Large Lot
- R-90 One-Family Detached Residential
- TLD Townhouse Low Density
- ⑤ Townhouse Low Density
- TMD Townhouse Medium Density
- R-20 Multiple-Unit Medium Density-20
- R-10 Multiple-Unit High Density-10
- CRT Commercial Residential Town
- ① CRT 1.5, C-0.75, R-1.0, H-65
- ③ CRT 1.25, C-0.25, R-1.0, H-65
- CRN Commercial Residential Neighborhood
- ④ CRN 0.5, C-0.0, R-0.5, H-65
- EOF Employment Office
- ② EOF 0.5, H-45



MV Plan: Encouraging Reinvestment

Size: 147 acres

Current use: vacant
(former golf course)

Closed: November 2014

Owner: Monument Realty

Opportunities:

- 40+ acres of new parkland
- Stream restoration
- Reforestation
- Stormwater Management
- Trail & Vehicular connections



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

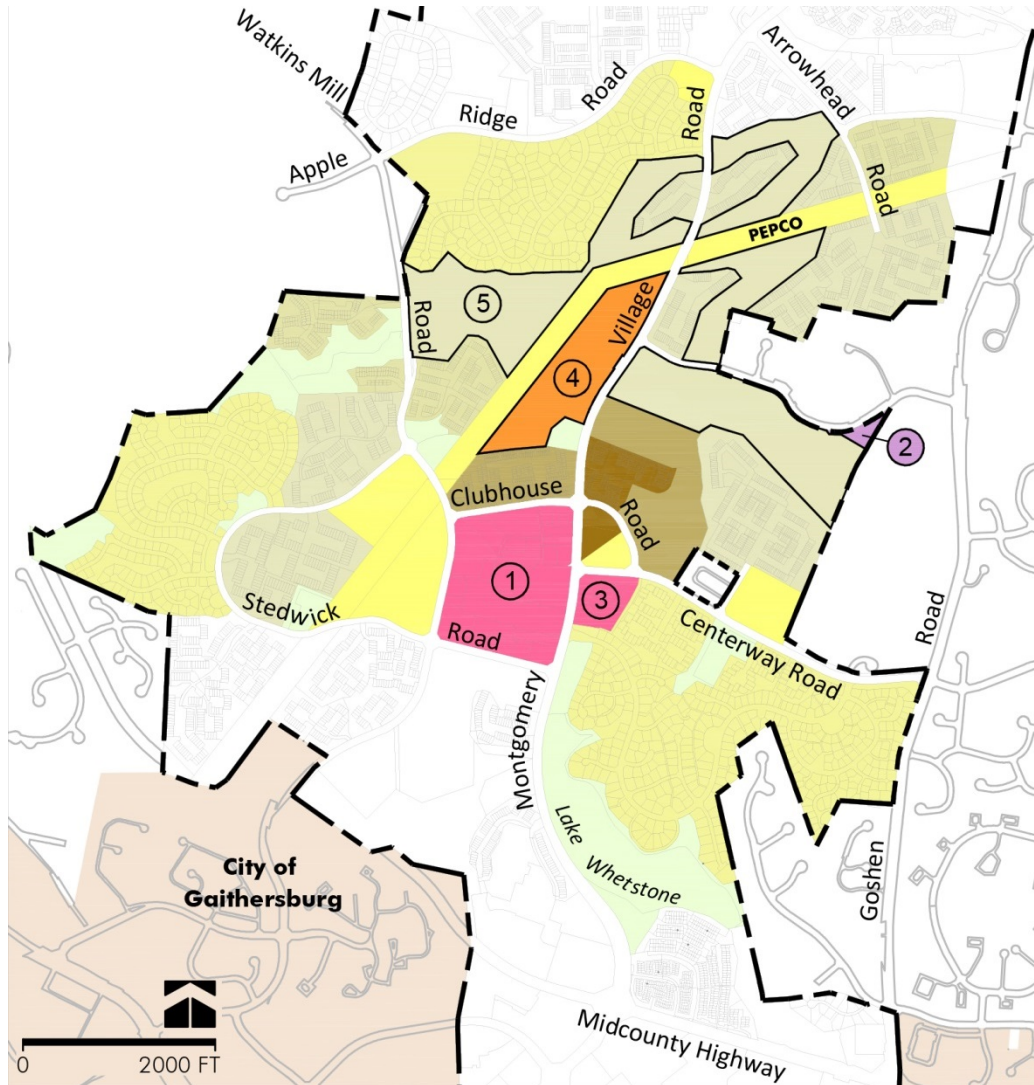
Monument Realty Site

- 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

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MV Plan: Encourage Reinvestment

Land Use Recommendations... Middle Village



Montgomery Village Master Plan



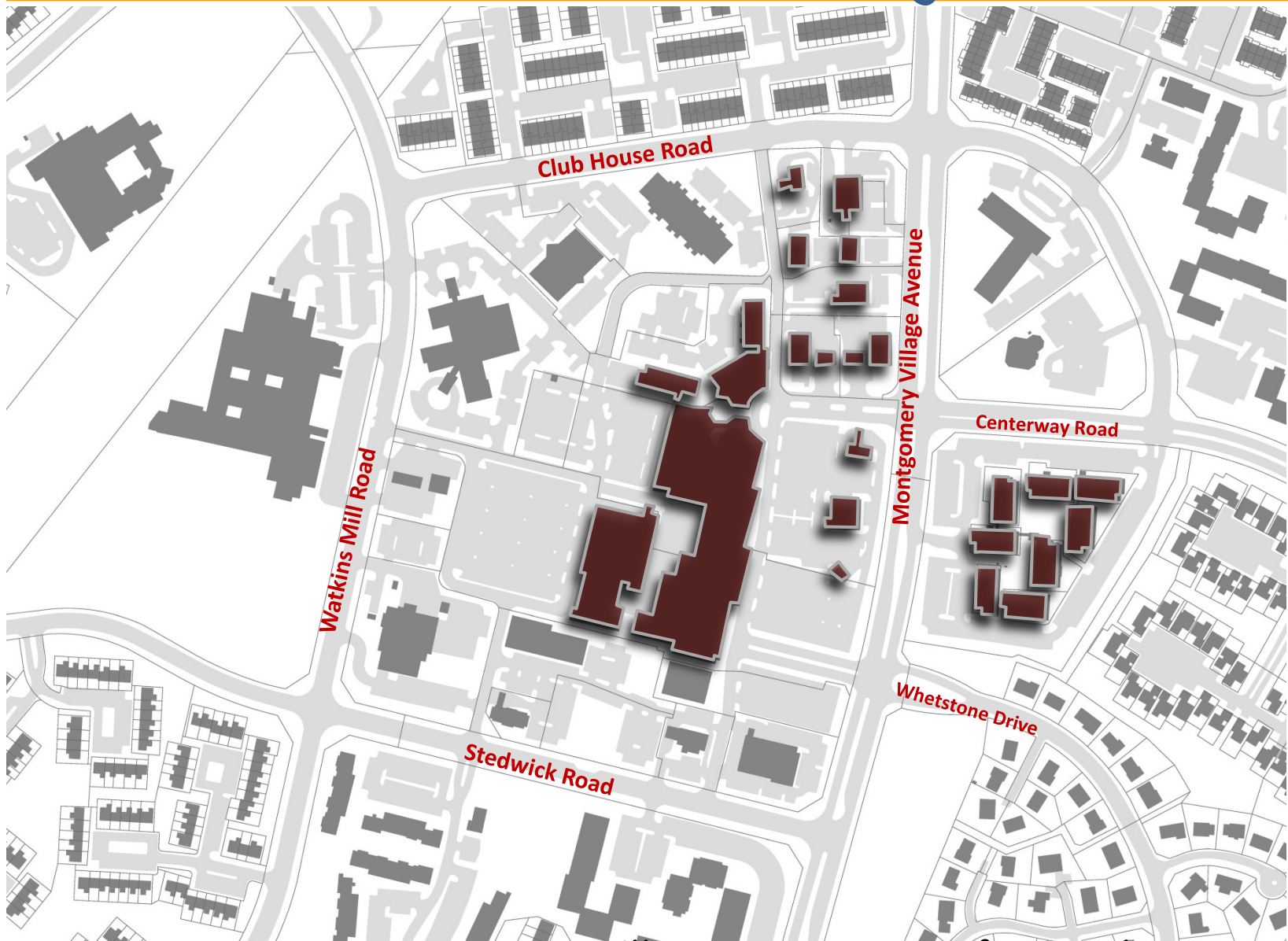
MV Plan: Encourage Reinvestment



Village Center / Professional Center



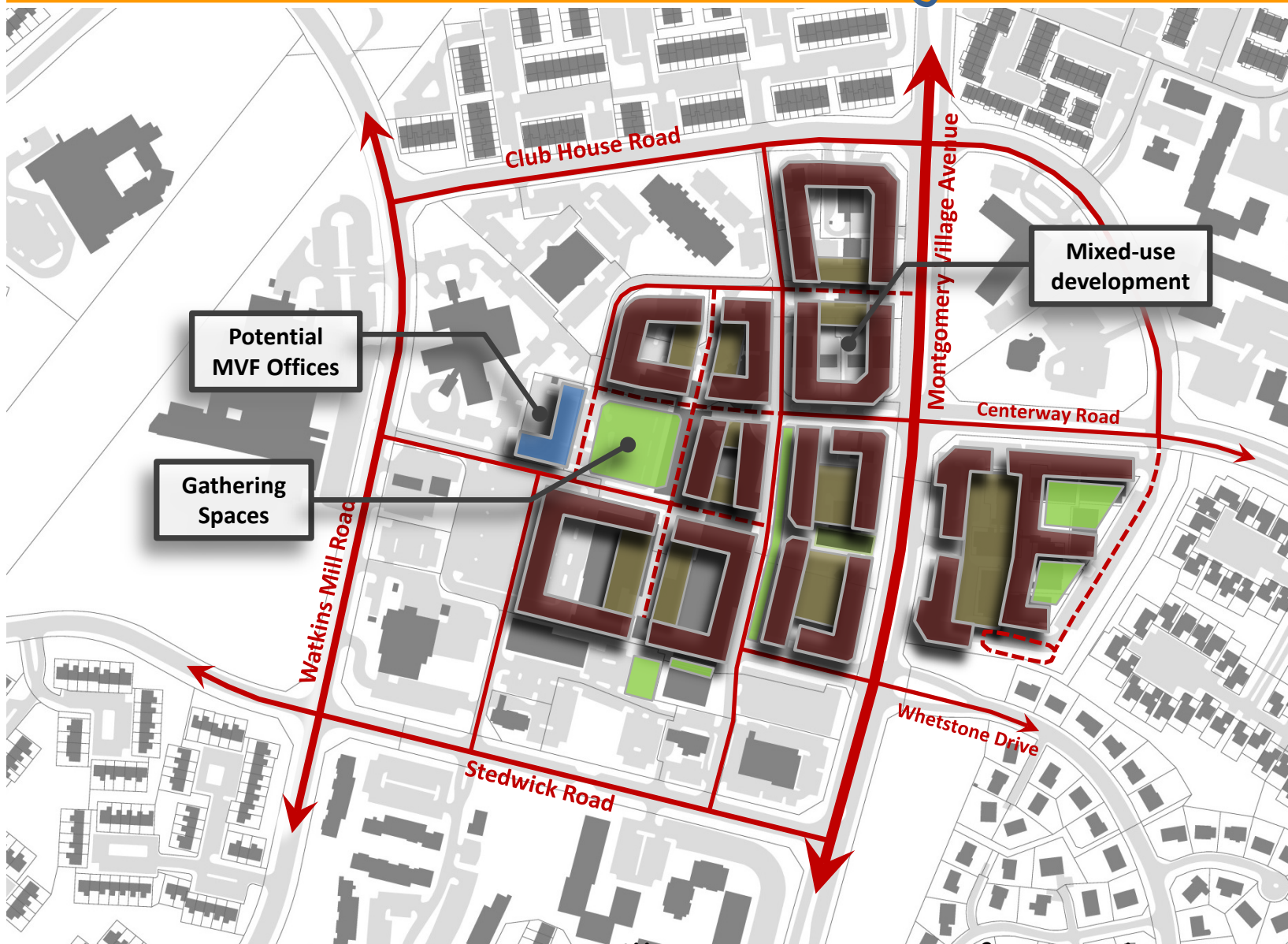
MV Plan: Encourage Reinvestment



Village Center / Professional Center



MV Plan: Encourage Reinvestment



Village Center / Professional Center



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

Local Streets



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



Open Space



MV Plan: Encourage Reinvestment

Village Center

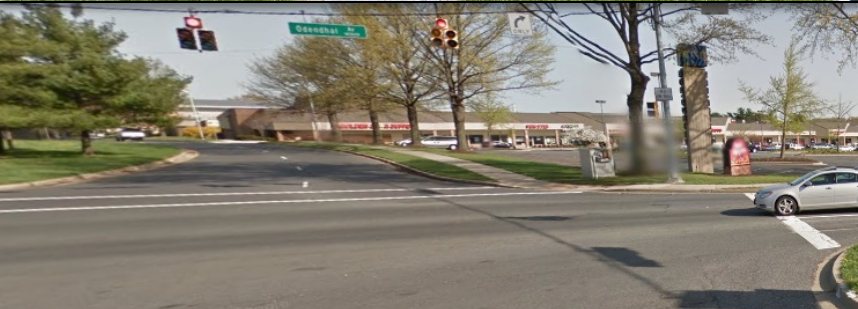
- Transform north-south drive into a pedestrian friendly local street
- Establish an east-west local street
- Enhance existing open spaces and create connections to new local streets
- Use streetscape enhancements to connect new and existing development

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

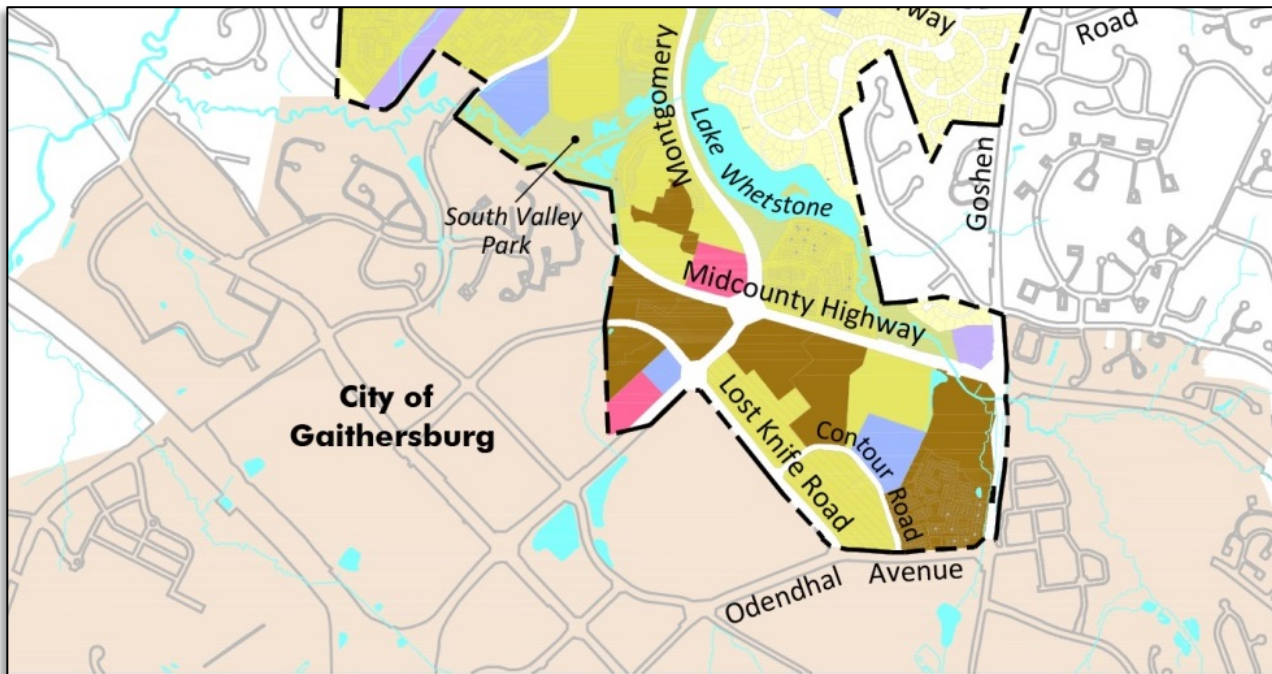
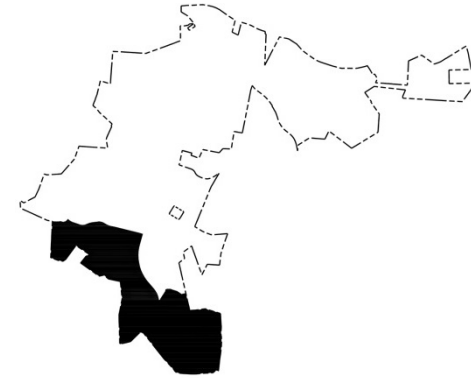
Design Guidance





MV Plan: Encourage Reinvestment

Land Use Recommendations... Lower Village

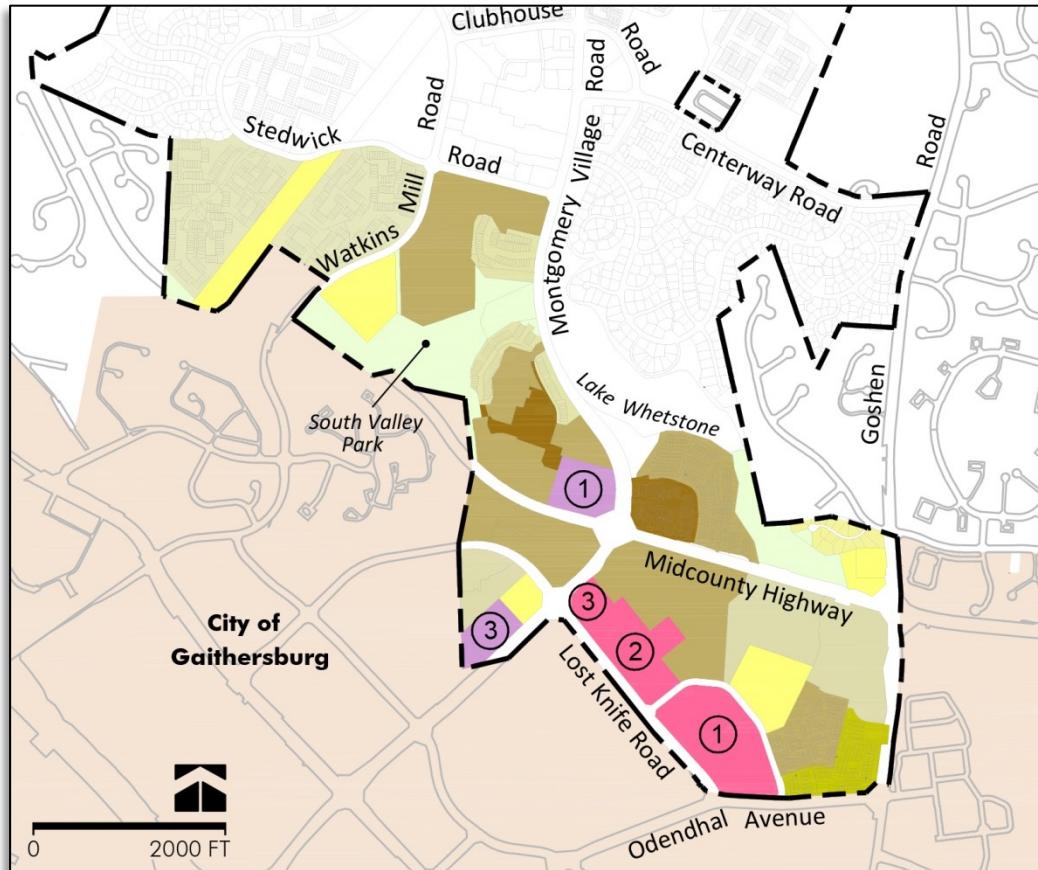


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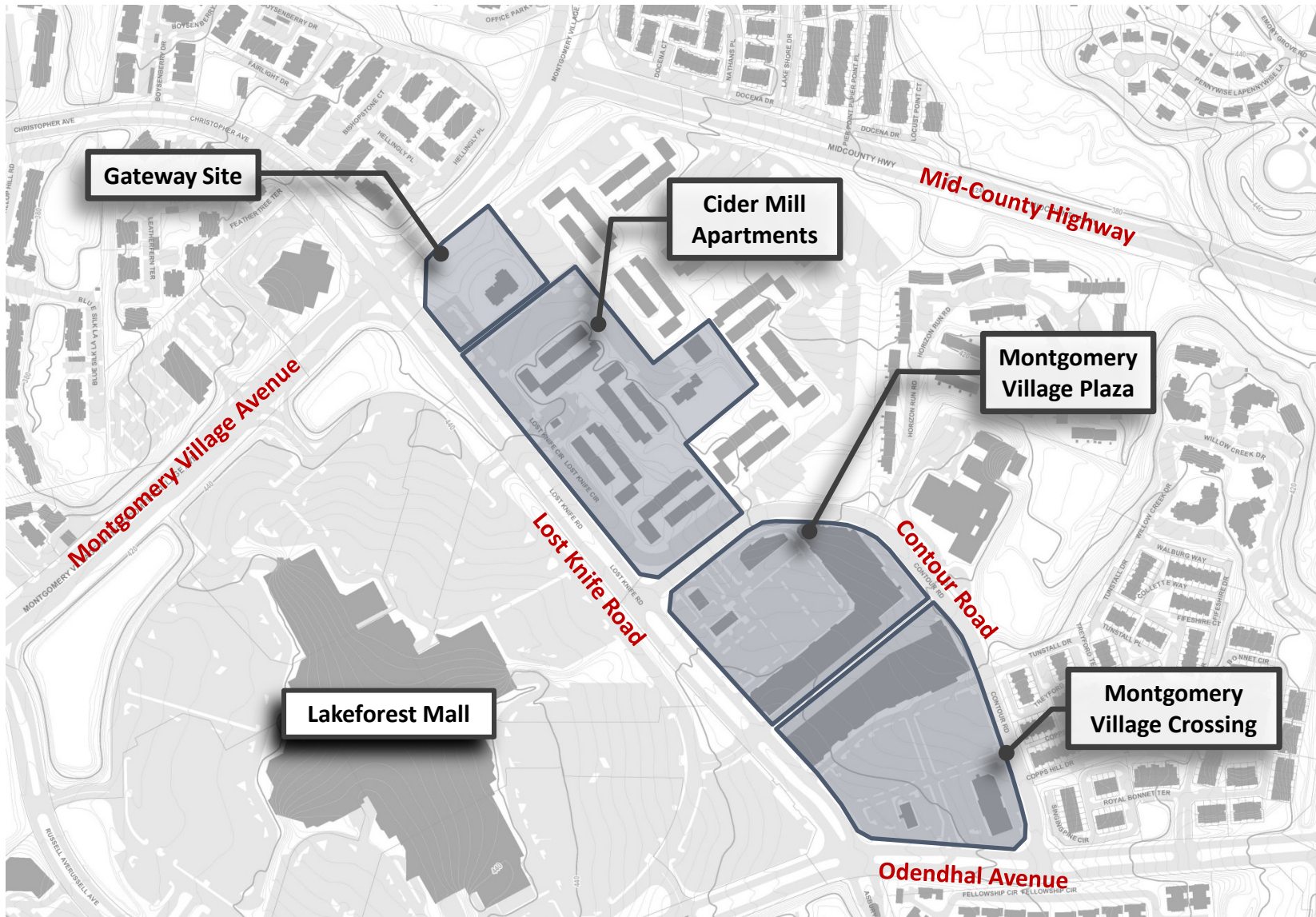
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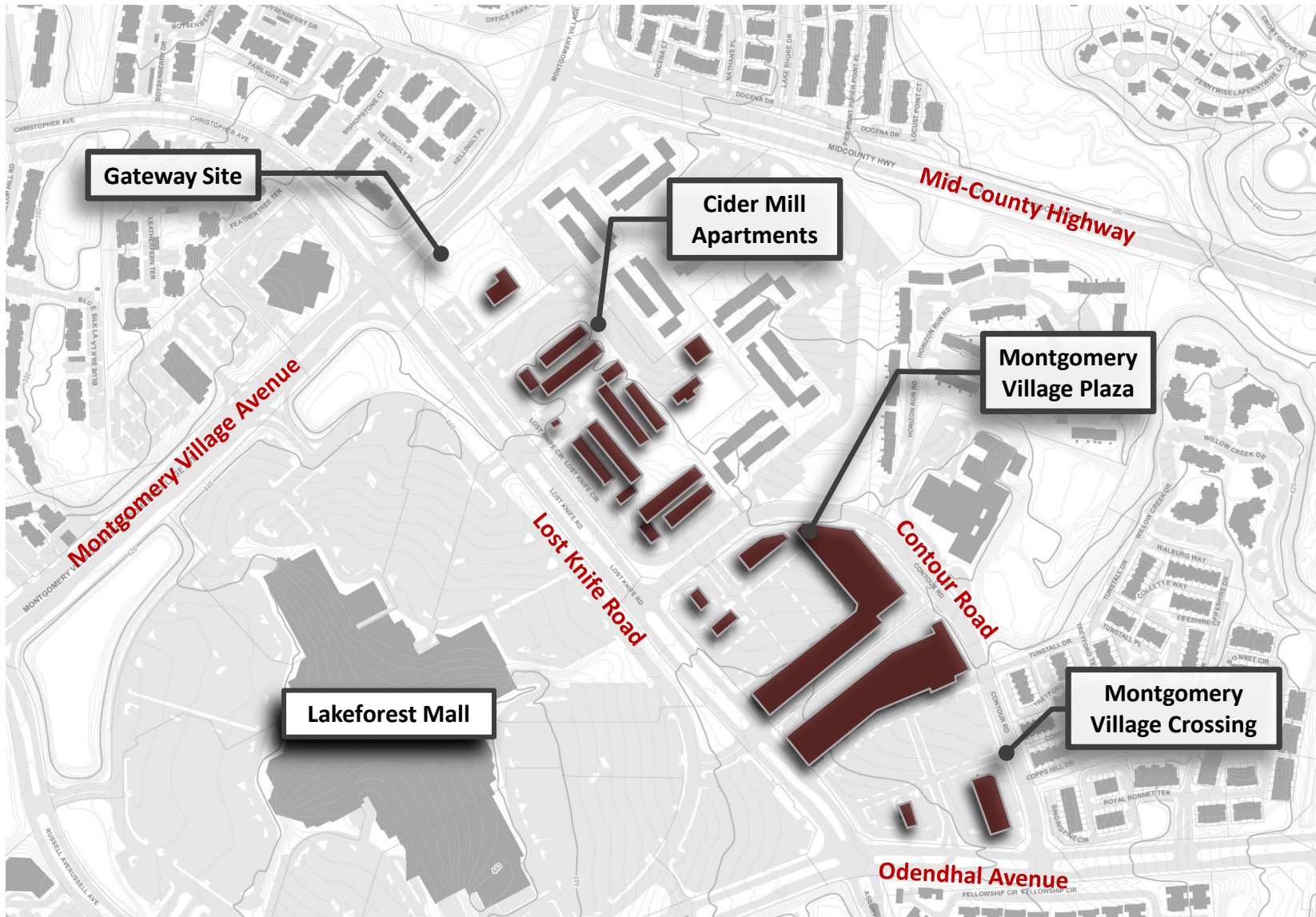
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- Municipalities
- RE-1** Residential Estate, 1 Acre
- R-200** One-Family Detached, Large Lot
- R-90** One-Family Detached Residential
- TLD** Townhouse Low Density
- TMD** Townhouse Medium Density
- R-30** Multiple-Unit Low Density-30
- R-20** Multiple-Unit Medium Density-20
- R-10** Multiple-Unit High Density-10
- CRT** Commercial Residential Town
 - ① CRT 1.5, C-0.75, R-1.0, H-65
 - ② CRT 1.5, C-0.25, R-1.25, H-65
 - ③ CRT 1.25, C-0.25, R-1.0, H-65
- EOF** Employment Office
 - ① EOF 0.5, H-50
 - ③ EOF 0.75, H-100



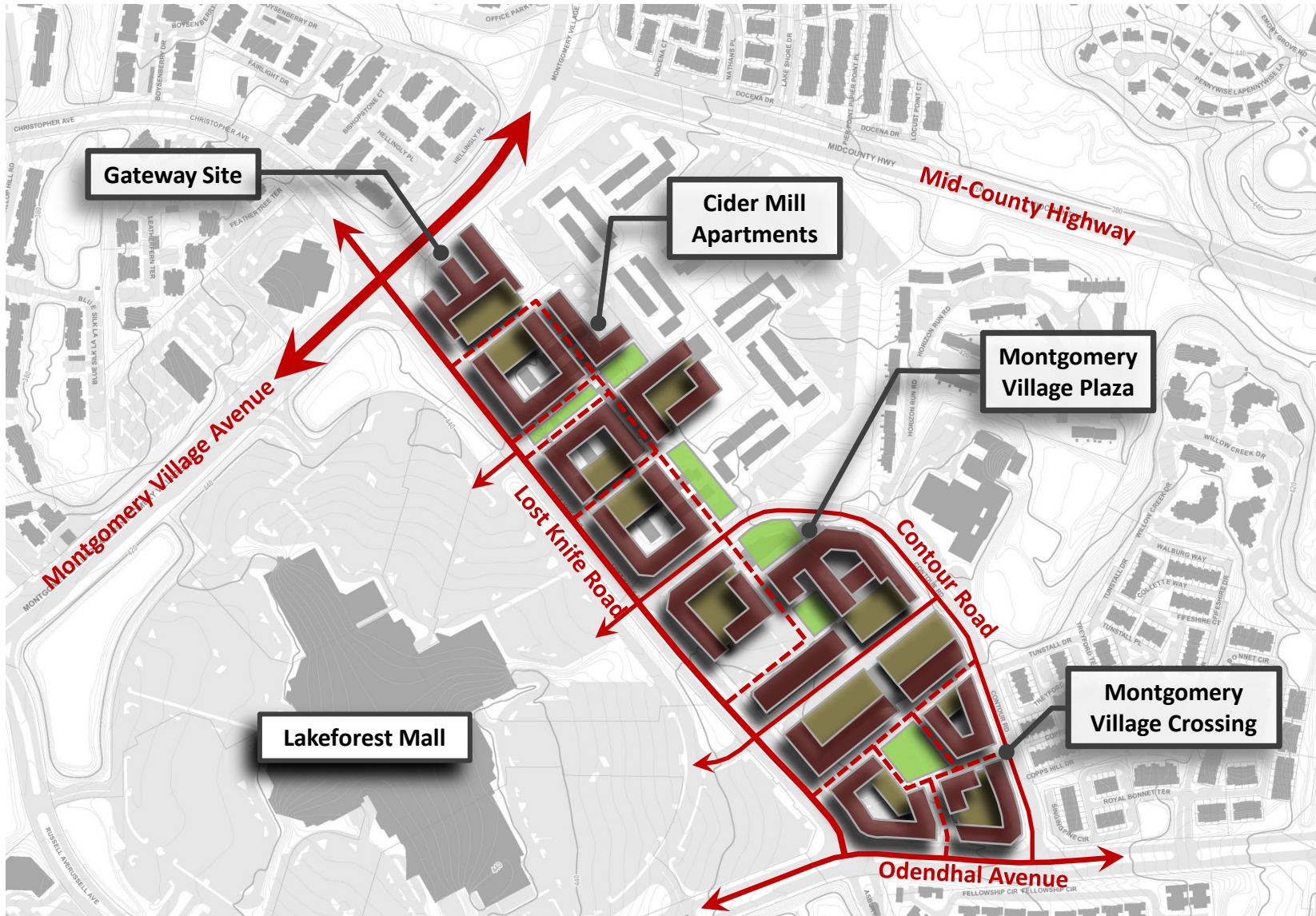
MV Plan: Encourage Reinvestment



MV Plan: Encourage Reinvestment



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



Lost Knife Boulevard

Montgomery Village Master Plan



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



Implementation



MV Plan: Implementation

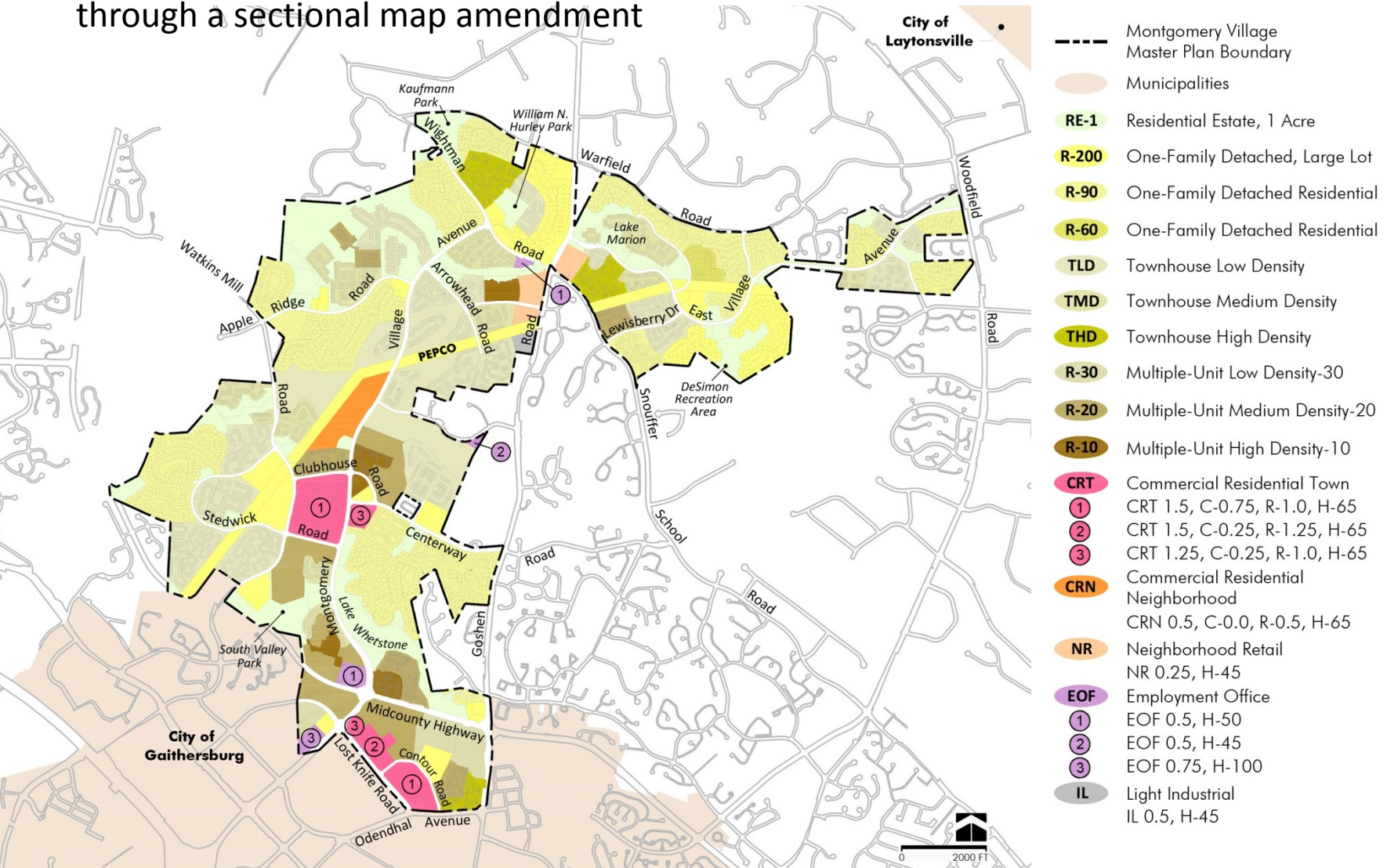
Montgomery Village Overlay Zone

- 1) Will be conterminous with the Montgomery Village Master Plan area boundary. **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 character 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 character of Montgomery Village, this text amendment proposes to grandfather existing lots sizes and setbacks in existence at the time of adoption of the text amendment.*
 - ✓ *To protect existing open space, the overlay zone 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: Implementation

After the adoption of the Plan, zoning recommendations will be implemented through a sectional map amendment



Next steps



MV Plan: Planning Board Action

Approve Working Draft as Public Hearing Draft and set
Public Hearing Date for September 10, 2015



MV Plan: Next Steps & Project Timeline

	Oct 1, 2014	Kick-off Community Meeting
✓	Oct/Nov 2014	Outreach continued: graffiti boards, Pumpkin Festival, business surveys
✓	Dec 11, 2014	Scope of Work to Planning Board
✓	Jan – Mar 2015	MV Matters Outreach series (& elementary school graffiti boards); 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
	Sept 10, 2015	Planning Board Public Hearing
	Oct 2015	Planning Board Worksessions & Planning Board Draft Plan
	Nov – Dec 2015	County Executive Plan Review
	Jan 2016	County Council Public Hearing



MV Plan: Contact Information

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