

TALKING POINTS
SILVERWOOD ANNEXATION
ANX2010-00139

Why Rockville wants to Annex this?

- The project is a great example of Transit Oriented Development at a location within easy walking distance to metro and replacing an auto dealership that is almost 100% impervious.
- Improved gateway to the city by creating an attractive urban corridor with better pedestrian environment.
- A catalyst to future development around the metro
- Provides needed affordable housing and 3 bedroom apartments
- Added tax base

Why it makes sense for the proposed use - or benefits of the project

- Both the City and County agree (as Stated in their Master Plans) that area around Shady Grove Metro should be a mixed use neighborhood with a focus on providing variety of housing.
- A logical extension of existing residential on the other side of MD 355.

Why the County should not object to the residential use?

- The State and County land use policies that recommend housing adjacent to Metro stations to encourage transit use and allow residents to live closer to where they work.
- There have been no documented problems with odor or noise coming from the transfer station.
- The Transfer Station and rail yard are screened by a forested area measuring more than 200 feet in depth
- The sector plan does not provided any reasoning for the restriction on residential. No reasoning is stated in any other adopted document (based on our research). Only opinions of staff and council members with no scientific backing or study.
- Existing residential already exists closer to the Transfer Station building and yard waste area.
- Proposed Residential is closer if not as close to noisy metro tracks and/or the northern part of the transfer station where the odors of yard trimmings are located
- The County's own appointed advisory committee for the area, consisting primarily of citizens, supports the residential project.
- The County's own housing policy and master plan states that this area should be residential to help transform the county from Bedroom Community to Maturing Urban County and make it a residential neighborhood.

BACKGROUND DATA
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Location

- 15955 Frederick Road
- Northeast corner of MD 355/Frederick Road and King Farm Boulevard and
- Within 800 feet of the Shady Grove Metro station
- Over 400 feet from WMATA Rail Yard
- About 1,000 feet from metro tracks and station
- Adjacent to the County's Solid Waste Transfer Station
- Over 300 feet from the closest building on the Transfer Station (Recycling Center)
- Over 900 feet from the Transfer Station Building
- King Farm residents (The Huntington) around 600 Feet form Transfer Station Building
- The Property is separated from both the Transfer Station and WMATA properties by over 200 feet of forested area on the Transfer Station property

Existing Conditions

- Currently Reed Brothers Automotive dealership
- 1-story building built in 1970
- Surface parking lot covering most of the site

Proposed Development

- A Proposed 417 unit multi-family building
- 5-stories, 58 feet in height
- 5.5 level parking structure
- 540 parking spaces
- Access to parking facility will be provided off of MD 355
- 15% Moderately Priced Dwelling Units (MPDU)
- Amenities include: Two outdoor courtyards , swimming pool, clubroom, business center
- Site Area 4.37 acres
- Will provide Right-of-way for the Corridor Cities Transitway (CCT)

Zoning and Master Plan

- Currently in the County's Transit-Oriented Mixed Use (TOMX-2) zone, with residential prohibition per Shady Grove Sector Plan.
- Property proposed to be placed in the City's Mixed-Use Transit District (MXTD) zone
- No City zone would be able to limit density since the City does not limit development by FAR
- Only Heavy Industrial (I-H) zone in the City would prohibit Residential
- The property is within the City's Urban Growth Area
- The City's Master Plan recommends that the zoning of the area be changed to encourage mixed use development with a diversity of housing types while accommodating parking needs

The County's Shady Grove Sector Plan (SGSP)

- SGSP Allows a maximum 0.75 FAR of mixed use commercial uses without residential development on the three properties northwest of King Farm Boulevard (including the subject property).
- Locate non-residential buildings or garages directly adjacent to the Solid Waste Transfer Station or WMATA maintenance yards to create a compatible transition to the proposed mixed use residential areas
- Planting shade trees adjacent to the Solid Waste Transfer station and WMATA maintenance yards to increase tree cover that will help clean the air and serve as a visual buffer
- The Planning Board Draft Plan had recommended both residential and non-residential development on the three properties north of King Farm Boulevard
- County Solid Waste Advisory Committee (SWAC) provided written testimony to the PHED committee that noted odors and other activities related to the operations on the site may lead to potential complaints from future residents living adjacent to the facility.
- The Planning, Housing, and Economic Development (PHED) committee debated the merits locating residential development adjacent to the Solid Waste facility.
- The committee decided to shift potential residential on the three properties north of King Farm Boulevard to the Technology Corridor. The Committee's position was support by the County Council.

Schools

- Washington Grove Elementary School
- Forest Oak Middle School
- Gaithersburg High School
- Montgomery County Public Schools (MCPS) Division of Long-Range Planning estimates the 417 dwelling units would generate 18 elementary, 16 middle school students and 14 high school students.
- According to the County's current 2011 Subdivision Staging Policy school test, there is currently adequate capacity within the cluster without any restrictions on residential development.

TIMELINE

Milestones	Date
1 Presentation regarding possible annexation of property located at 15955 Frederick	July 19, 2010
2 Submitted Annexation Petition	October 29, 2011
3 Introduction of Resolution to enlarge the Corporate Boundaries & Adoption of Resolution to set public hearing date (August 1, 2011)	May 9, 2011
4 Shady Grove Advisory Committee letter in support of the proposed zoning and annexation	June 3, 2011
5 Mayor and Council adopted changes to Adequate Public facility Standards (APFS)	June 6, 2011
6 Planning Commission held public hearing and recommended approval of Annexation Plan and the proposed MXTD zoning by a vote of 5-2	June 8, 2011
7 Letter from County Executive to the County Planning Board recommending denial	June 15, 2011
8 Montgomery County Planning Board made recommendation for denial to Council County by a vote of 3-1	June 16, 2011
9 Annexation Plan approved by Mayor and Council by a vote of 3-2	June 20, 2011
1 County Council Planning, Housing, and Economic Development (PHED) 0 Committee recommended denial by vote of 2-1	July 11, 2011
1 County Council introduced resolution regarding annexation 1	July 12, 2011
1 Resolution for new public hearing date 2	July 18, 2011
1 County Council scheduled to take action on resolution 3	July 19, 2011
1 Public Hearing scheduled 4	August 15, 2011