

Recommendation to Mayor & City Council: Z-9444-2022

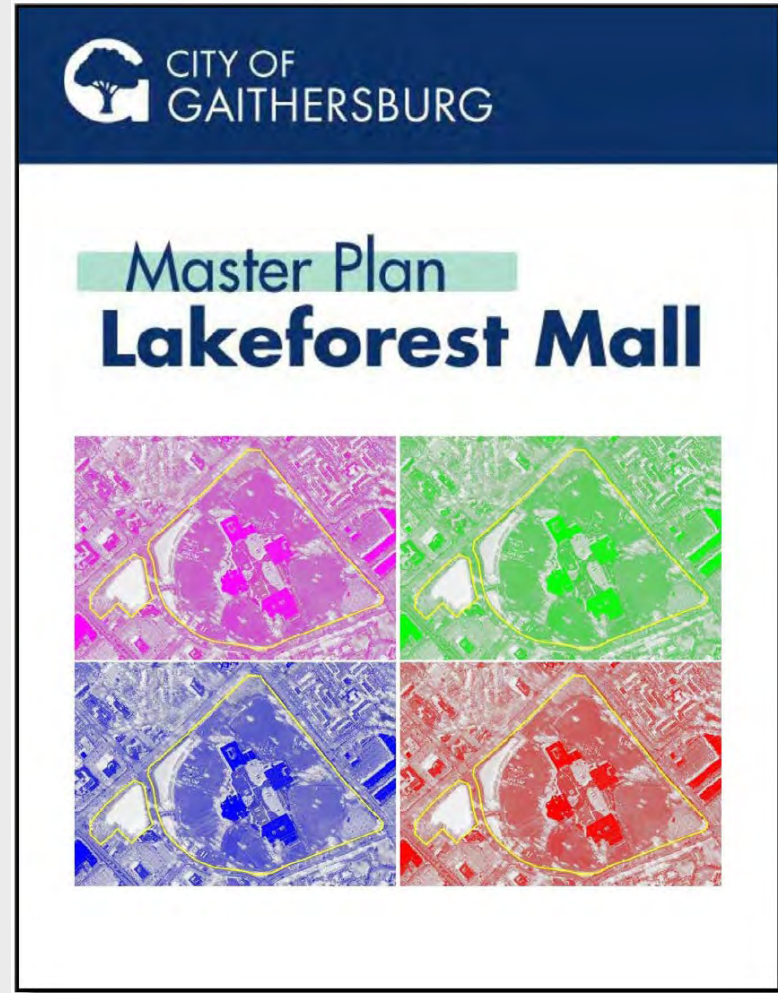
Planning Commission Meeting

March 1, 2023



Z-9444-2022

- Rezone from C-2 (General Commercial) to MXD (Mixed Use)
- Includes New Sketch Plan
- Subject to the Requirements of the Lakeforest Mall Master Plan



Z-9444-2022 Sketch Plan

- Divides Site into 16 Blocks
- Block A is a community park
- Blocks C, B, D and E, will define the commercial core of the Property
- Block F is the location of the relocated Lakeforest Transit Center
- Block J is identified as a community green space and amenity location
- Blocks G through O, is envisioned to be a mix of townhouse, Gap housing, and multi-family condominium units



Z-9444-2022 Sketch Plan

- 1,600 dwelling units comprised of multi-family (rental and ownership), townhomes, and GAP housing (2 over 2, triplex, et al.)
- 750,000 square feet of employment uses
- 250,000 square feet of large format retail uses
- 220,000 square feet of neighborhood scaled commercial and entertainment/amusement uses



Public Comments

- Sense of Place
- Required Green Area
- Relocation of Transit Center
- SWM Pond 3
- Integration of civic uses for the greater area
- Preservation of the existing forested areas
- Daylighting the 84” storm drain pipe on the Lakeforest Site

Public Comments Responses

Sense of Place:

- Blocks A and O create large civic green spaces that will anchor the Project at the gateway intersections.
- The Project envisions a waterfront entertainment/dining district on Block B with immediate proximity to residential and employment uses, and the future re-located Transit Center.
- The Project incorporates an employment node within the heart of the development and in proximity to a mix of residential uses, Block B's entertainment/dining district, and a modern, enhanced Transit Center.

Other elements that are drivers of a “sense of place” will be more fully examined at SDP with design guidelines that will include architecture, signage, open space programming, landscaping strategy, and public art.

Public Comments Responses

Green Area:

- Reaffirms the Lakeforest Mall Master Plan Special Condition that establishes an overall minimum green area of 35%

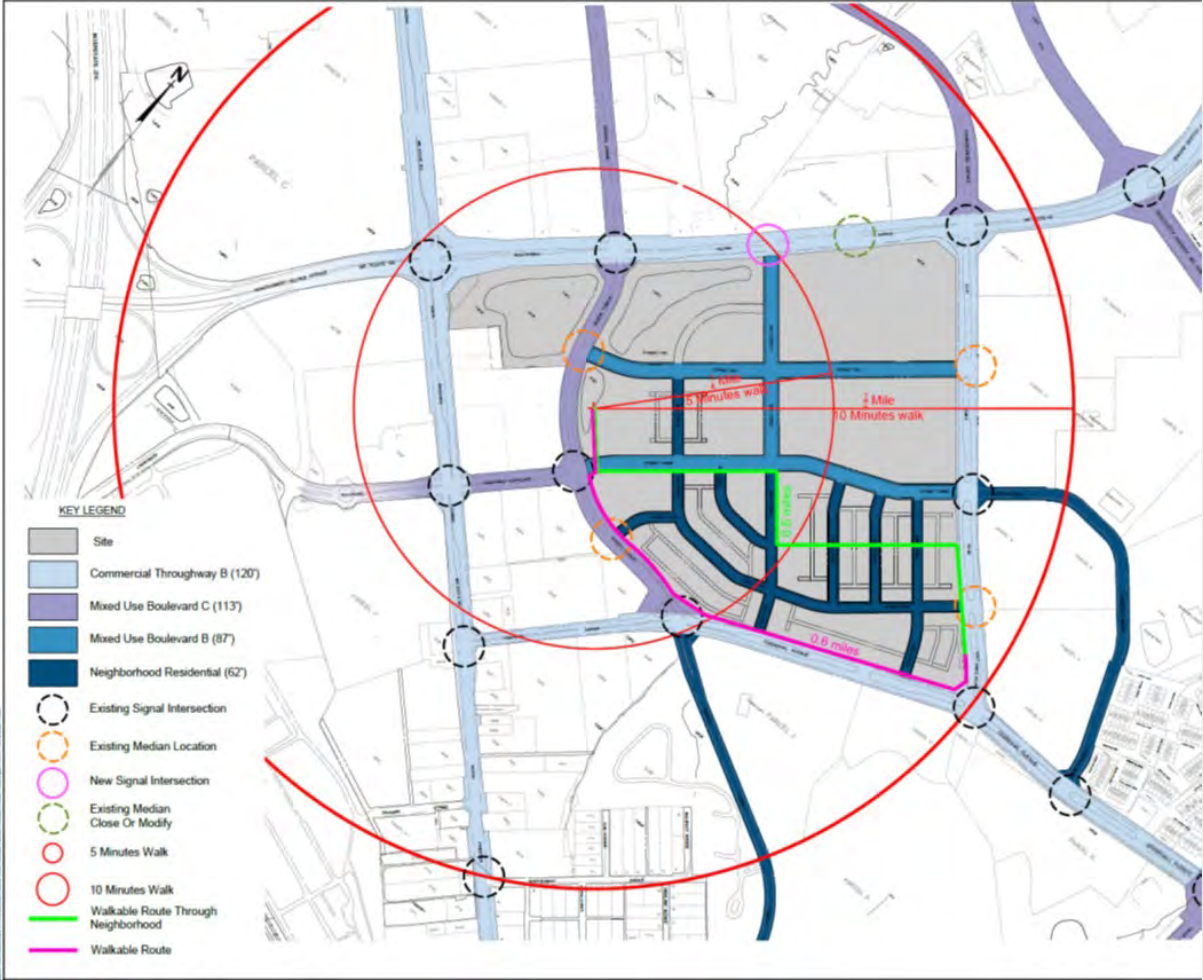
Public Comments Responses

Transit Center Relocation:

- Montgomery County Department of Transportation (MCDOT) has expressed strong support for re-locating its transit operations to a modern facility with adjacency to Russell Ave. to allow for safe and efficient circulation of the MD 355 BRT
- Re-location of Transit Center does not mean that it will discontinue Ride-On bus service at the existing stop along Lost Knife Rd.

Public Comments Responses

Transit Center Relocation:



Public Comments Responses

SWM Pond 3:

- Lakeforest Master Plan recommended preservation based upon its being a regional facility
- Function will be more than offset with required modern SWM
- Not a regional facility and site is preferred for Transit Center Location

Public Comments Responses

Incorporate a civic use :

- Applicant has revised the Sketch Plan, to call out the potential for a civic use with up to 30,000 square feet of gross floor area on Blocks C, D, E, or F
- Applicant will explore opportunities to lease space to a non-profit or through a public private partnership for civic uses
- Other stakeholders will need to participate in discussions on funding, operating, and programming for such a civic use.

Public Comments Responses

Preservation of Tree Area:

- 1.67-acre tree save area created in 1998
- Stand Dominated by oak species and is of moderate health
- Stand is decline due to its observed reduction of canopy growth and prevalence invasives replacing natives within the stand's understory.
- Of the approximately 28 specimen trees in the stand approximately one third of the trees are in good health. The remaining specimens are in fair or poor health

Public Comments Responses

Preservation of Tree Area:

- The large percentage of invasive species, coupled with three of the forests' edges are adjacent to roadways suggests the trees and overall habitat are going to continue to decline in health and overall quality.
- The death and decline of the largest contributors of canopy with the establishment of aggressive invasives in this stand signals that this stand may continue to degrade in health.
- The loss of this stand will be mitigated with a minimum of an estimated net 16 acres of forest/tree cover planted within the new community.

Public Comments Responses

Preservation of Tree Area:



Photo 01 (ST #16)



Photo 02



Photo 03



Photo 04 (ST #21)

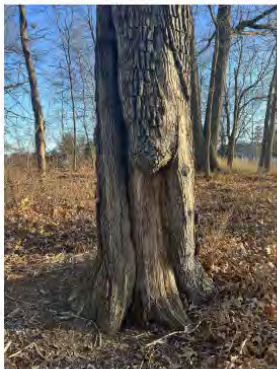
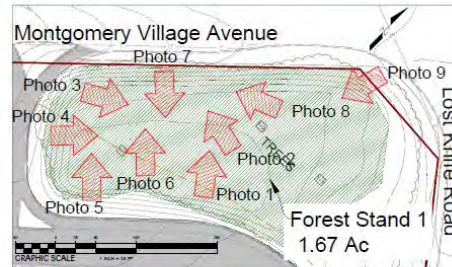


Photo 05 (ST #89)



Photo 06



Photo 07 (ST #14)



Photo 08 (ST #5)

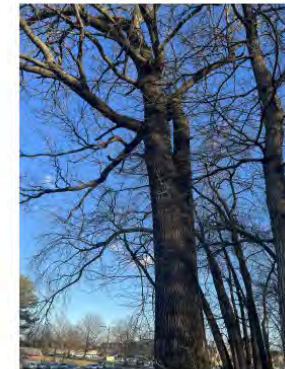


Photo 09 (ST #7)

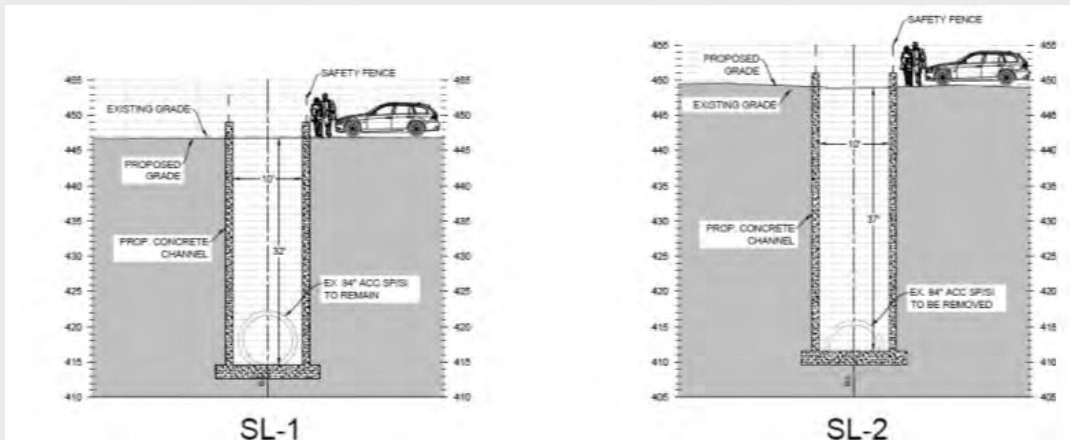
Public Comments Responses

Daylighting 84" Storm Drain Pipe:

- The seven-foot (7') diameter pipe entering the site, below Odendhal Road is approximately 30' deep.
- Affect Blocks F, G, H, and I
- To just 'daylight' the storm drain pipe, maintaining a concrete channel to convey water would be 10' wide and over 30' deep

Public Comments Responses

Daylighting 84" Storm Drain Pipe:



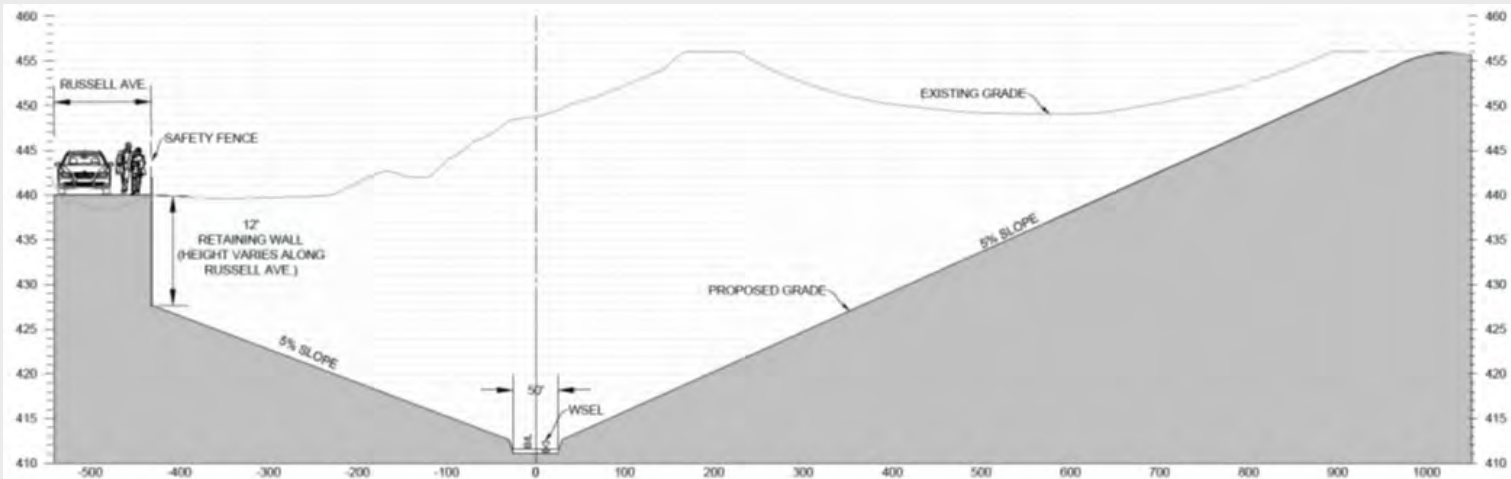
Public Comments Responses

Daylighting 84" Storm Drain Pipe:

- A scenario that reflects a true daylighted “stream” as advocated for shows a 50’ wide base flow channel that will be between 1.5 to 2 feet deep.
- To accomplish daylighting a pipe 30’ below grade, approximately 37 acres of the developable 75 will be needed to lower the site, provide appropriate side slopes, stream valley buffer, floodplain and floodplain BRLs, retaining walls, etc. to make this work.
- To create the “stream valley” Blocks B, E, F, G, H, I and J will be eliminated. The east west roads would not connect.
- The Transit Center on Block F would need to be relocated, or not included.

Public Comments Responses

Daylighting 84" Storm Drain Pipe:



Staff Recommendations

Staff recommends that the Planning Commission, based upon the findings presented herein and the evidence in the record, recommend approval of Z-9444-2022 to the Mayor & City Council with the following conditions:

- 1. Applicant to receive approval from the Maryland State Highway Administration to allow the relocation of the Montgomery Village Avenue signalized intersection to the Mall site prior to schematic development plan approval.**
- 2. Applicant to receive Maryland Department of the Environment Category A joint permit application (JPA) approval for the relocation of the 84" storm pipe and filling of Pond 3.**
- 3. Applicant shall submit a revised Strategic Market Analysis, prepared with methodology and assumptions determine in consultation with City staff. The analysis shall also include detailed evaluation of the financial feasibility of the large format retail at up to 250,000 square feet, and the "two (2) stacked larger retail floorplates" format described in the SOJ, relative to the Master Plan recommendation that the preferred retail be that of "Neighborhood goods and services, including restaurants..."**
- 4. Applicant shall submit a revised Fiscal Impact Analysis that incorporates the data and assumptions from the revised Strategic Market Analysis and SDP, and prepared with methodology determined in consultation with City staff.**