

EUGENE B CASEY FOUNDATION PROPERTY ANNEXATION

X-9683-2023

January 17, 2024

Eugene B. Casey Foundation Property

Project Team



RODGERS
CONSULTING

Land Planner/Engineer



Attorney

The Eugene B.
Casey
Foundation

**Architect & Transportation consultants to be included at subsequent entitlement phase*

Eugene B. Casey Foundation

Mission

- To **contribute to causes where funds are greatly needed** and would make a difference by prioritizing the Metropolitan Washington DC, Maryland and Virginia areas. The Foundation is charged with paying particular attention to programs in Health and Education as well as Community resources which assist people who are in need.

Affordable Housing Goals

- The Foundation is dedicated to sustaining an exceptional quality of life for the existing residents at Rosedale Apartments, while embracing the mission of upholding **affordable rents as a voluntary commitment**.
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Site & Project Information

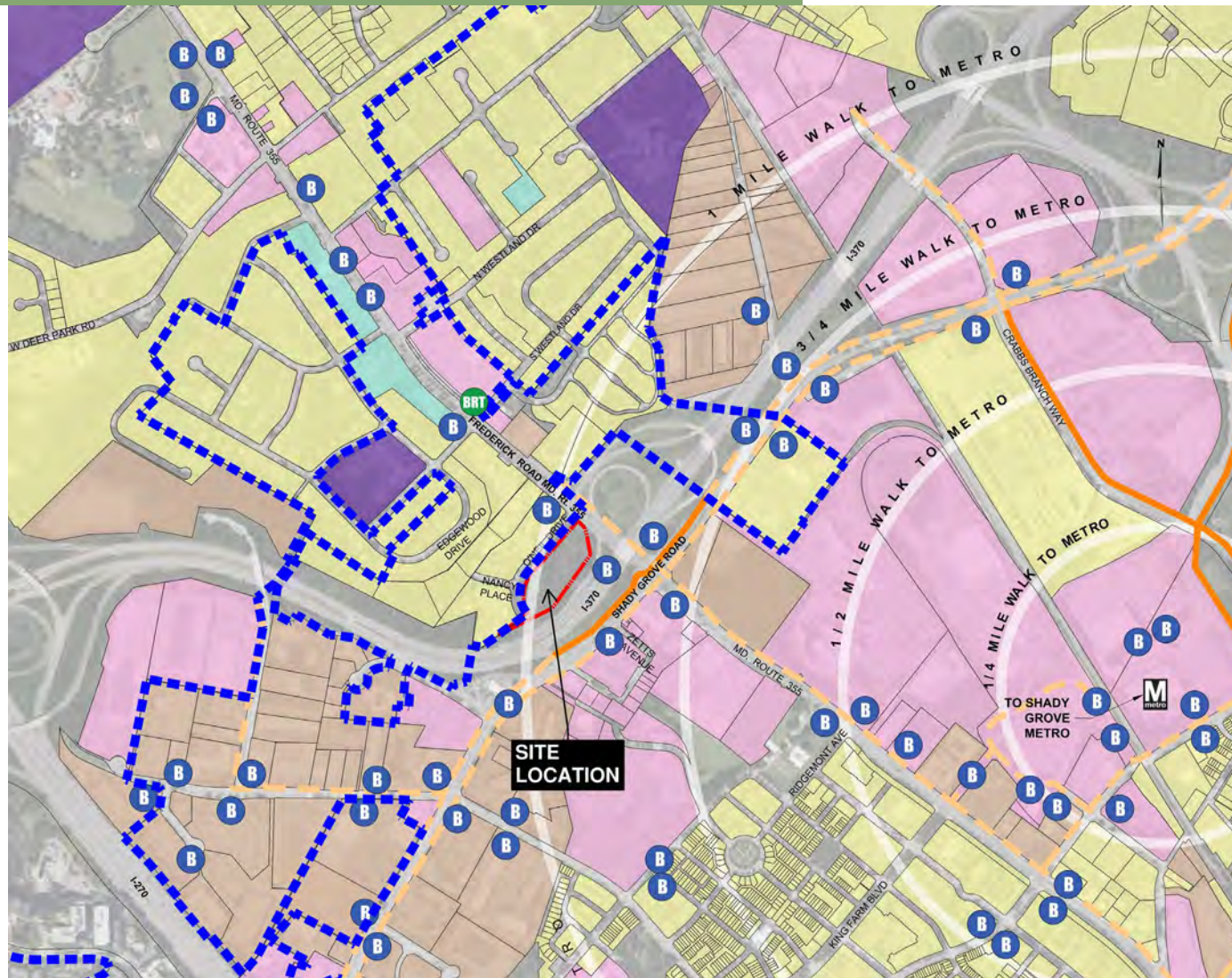
Site Location





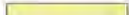








Annexation Area



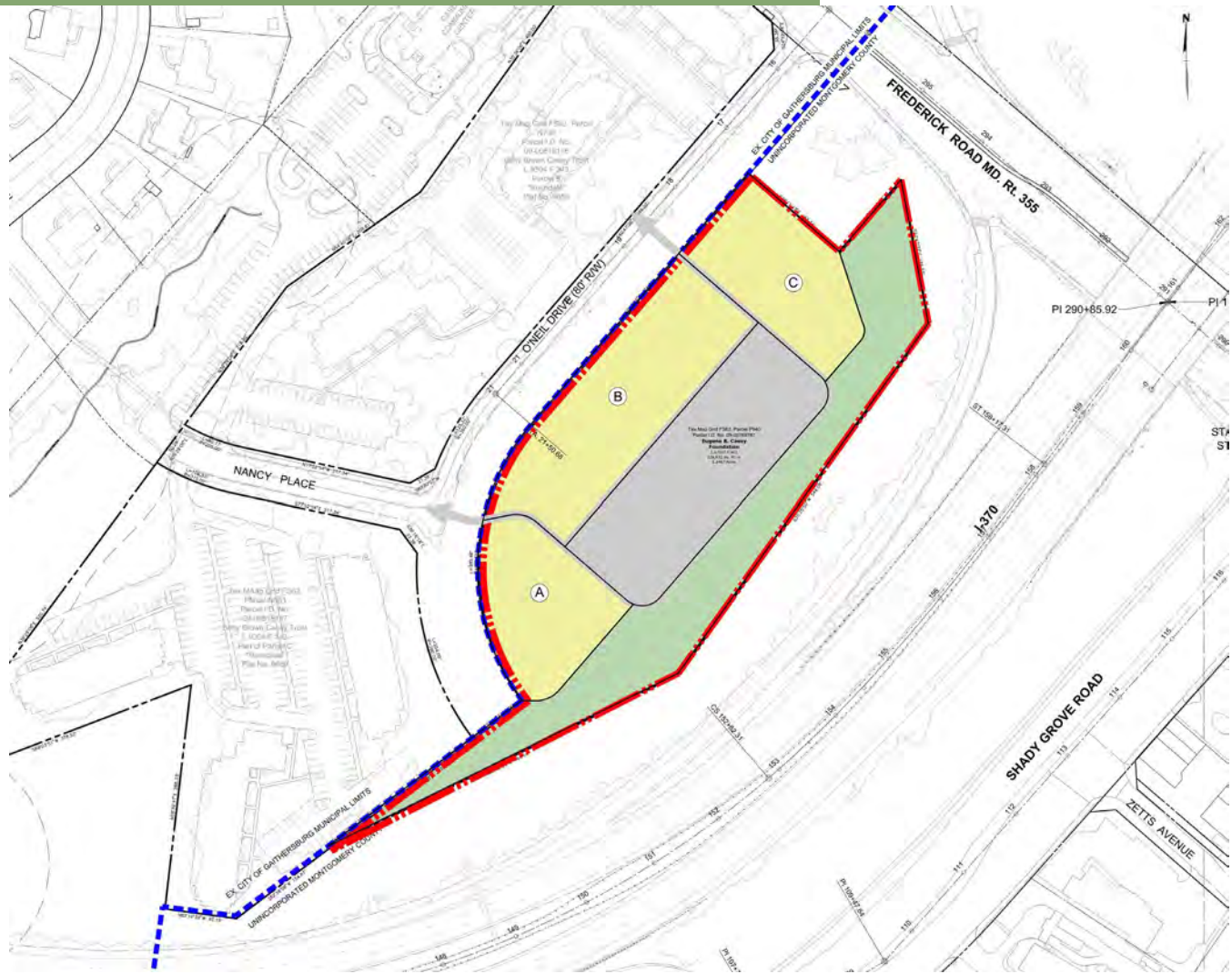
Neighborhood Context






LEGEND

-  TOTAL ANNEXATION AREA
-  CITY OF GAITHERSBURG BOUNDARY
-  RESIDENTIAL USE
-  COMMERCIAL USE
-  SCHOOL USE
-  CHURCH USE
-  INDUSTRIAL USE
-  EXISTING BUS STOP
-  FUTURE BUS RAPID TRANSIT (BRT) STATION
-  EXISTING SIDEPATH
-  PROPOSED SIDEPATH

Annexation Plan

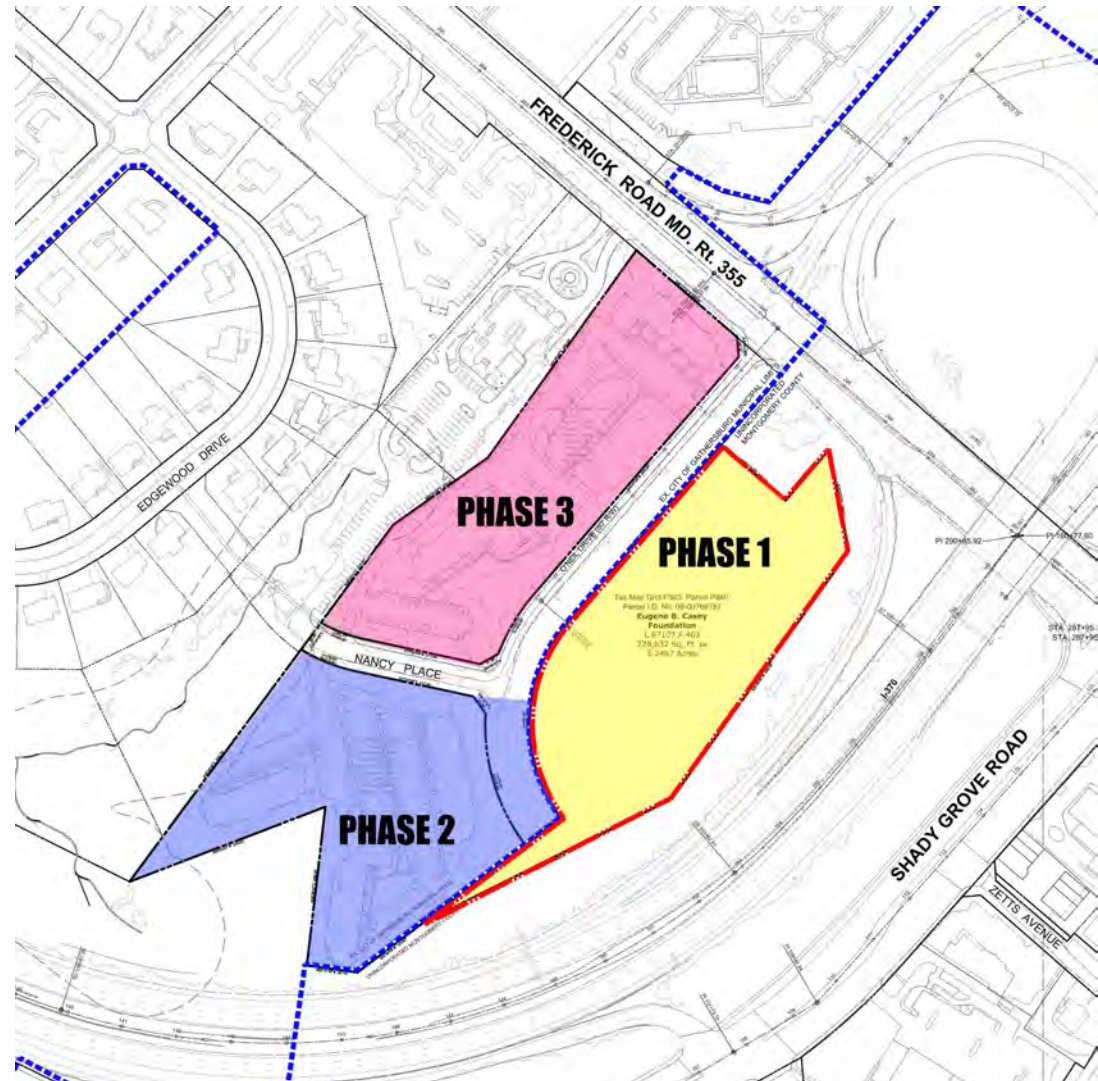


LEGEND

-  TOTAL ANNEXATION AREA
(± 228,632 sf / 5.25 ac)
-  CITY OF GAITHERSBURG BOUNDARY
-  MULTI-FAMILY RESIDENTIAL¹
-  PRIVATE ROAD / PARKING
-  GREEN BUFFER

Phasing Plan

- **Phasing** will ensure there will be no displacement of existing tenants in market rate affordable housing through the creation of new units on the Property as part of Phase I of the Project and subsequent phases.



Planning Commission Considerations

1. Is the proposed zoning appropriate?
2. Does the annexation plan comply with the City's Master Plan and goals?
3. Can the annexation plan be served by public facilities?

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Planning Commission Considerations

Montgomery County Zoning Chart	
Parcel	P.940
Zoning	Commercial Residential Town CRT-0.75, C-0.25, R-0.75, H-80
Tract Area	228,632 sf / 5.25 ac
Density	C = 57,158 sf (0.25) R = 171,474 sf (0.75) CR = 171,474 sf (0.75)
² Development Type/Use	Residential up to 171,474 sf
	Commercial up to 57,158 sf
Total	171,474 sf
Existing Gross Floor Area (FAR)	0 sf
Proposed Gross Floor Area (FAR)	171,474 sf

²Combined total commercial and residential density **cannot exceed 171,474 sf**

City of Gaithersburg Zoning Chart	
Parcel	Parcel 940
Zoning	CD
Tract Area	228,632 sf / 5.25 ac
*Density	C = 1.5 x 0.25 = 0.375 FAR (C = 0.375 x 228,632 sf = 85,737 sf) R = 1.5 x 0.75 = 1.125 FAR (R = 1.125 x 228,632 sf = 257,211 sf) CR = 1.5 x 0.75 = 1.125 FAR (CR = 1.125 x 228,632 sf = 257,211 sf)
³ Development Type/Use	Residential up to 257,211 sf
	Commercial up to 85,737 sf
Total	257,211 sf
Existing Gross Floor Area (FAR)	0 sf
Proposed Gross Floor Area (FAR)	257,211 sf

³Combined total commercial and residential density **cannot exceed 257,211 sf**

Planning Commission Considerations

Eugene B. Casey Foundation Property – Parcel 940 City of Gaithersburg Corridor Development (CD) Zone

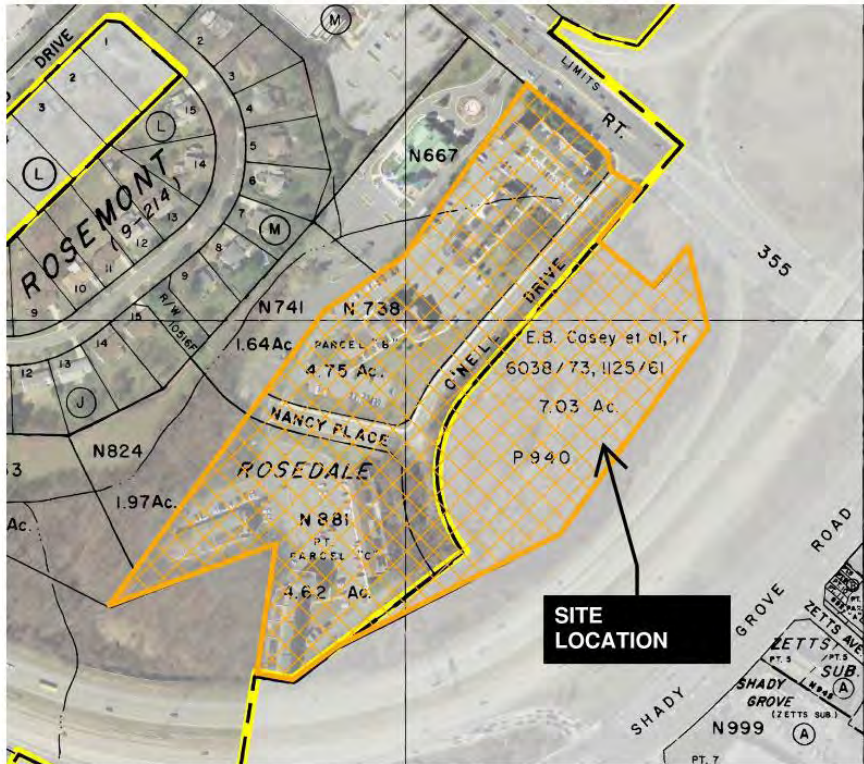
- The annexation of the Property into the City with a CD zoning classification will further the goals and provisions of the Land Use and Housing Elements.
- The Project also creates an opportunity to enhance the attractiveness of the Rosedale Apartments through the replacement of aging units, and development of more modern urban design and environmental site design at this gateway location.
- Annexation of the Property into the City is critical to allowing for a streamlined process for zoning and plan approvals
- Proposed maximum density requested is consistent with the existing CRT zoning in the County.
- Property is appropriate for additional residential density given the surrounding land uses and transportation facilities.
- *Commercial use* is allowed within the CD zone.

Planning Commission Considerations

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Planning Commission Considerations

22. Rosedale & Casey Trust, 3 parcels, 17 acres



Parcel B and part of Parcel C Rosedale and Tax Map FS63 Parcel P940

2009 Land Use Plan – Master Plan Element

This 17-acre area includes the Rosedale Apartments within the City limits and a vacant parcel (P940) owned by the Casey Trust. Parcel P940 is within the City's Maximum Expansion Limits, is contiguous with the City's current boundary, and could be annexed without creating an enclave. These properties are currently surrounded by a mix of single-family detached houses, religious institutions, and commercial uses, as well as a City facility and park.

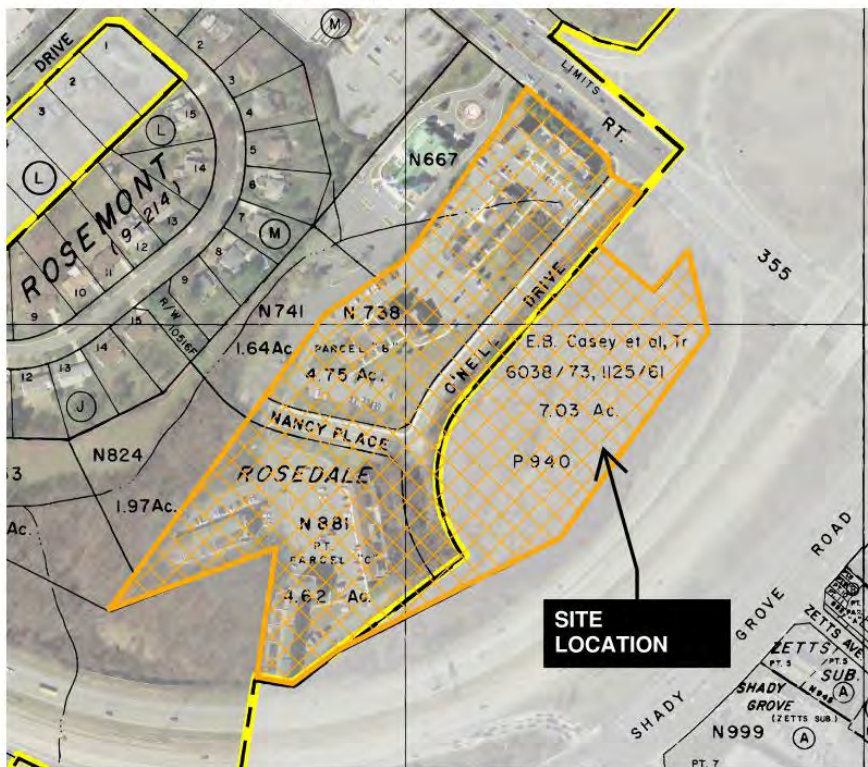
This area's location along the Frederick Avenue corridor, combined with the re-configured I-370 exit ramp and traffic light, affords future redevelopment possibilities. As part of the Southern Residential District of the Frederick Avenue Corridor, a mixed use project with a balanced mix of commercial/office and residential would be appropriate. Commercial uses and density should be focused along Frederick Avenue and Interstate 370. Any redevelopment proposal should consider this location's role as an important gateway into the City of Gaithersburg.

Planning Commission Considerations

City of Gaithersburg

2009 Master Plan: Land Use

22. Rosedale & Casey Trust, 3 parcels, 17 acres



Parcel B and part of Parcel C Rosedale and Tax Map FS63 Parcel P940

2009 Land Use Plan – Master Plan Element

Applicable Strategic Direction: Planning, Economic

Land Use and Zoning Actions:

- Adopt Commercial-Office-Residential land use designation for Parcel B and part of Parcel C Rosedale
- Adopt Commercial-Office-Residential land use designation for Parcel P940, if annexed
- Recommend CD Zoning for Parcel B and part of Parcel C Rosedale
- Recommend CD Zoning for Parcel P940, if annexed

20
22



City of Gaithersburg 2022 Strategic Plan

The Annexation of the Casey Property and associated plan would be in accordance with the following adopted Outcome Areas and Strategies of the 2022 Strategic Plan:

Economic Development and Redevelopment

- Improve access and integration among employment nodes, residential areas, and amenities.
- Implement strategies that encourage reinvestment in aging commercial and multi-family properties.
- Pursue strategies to provide a mix of housing options for a variety of income levels.

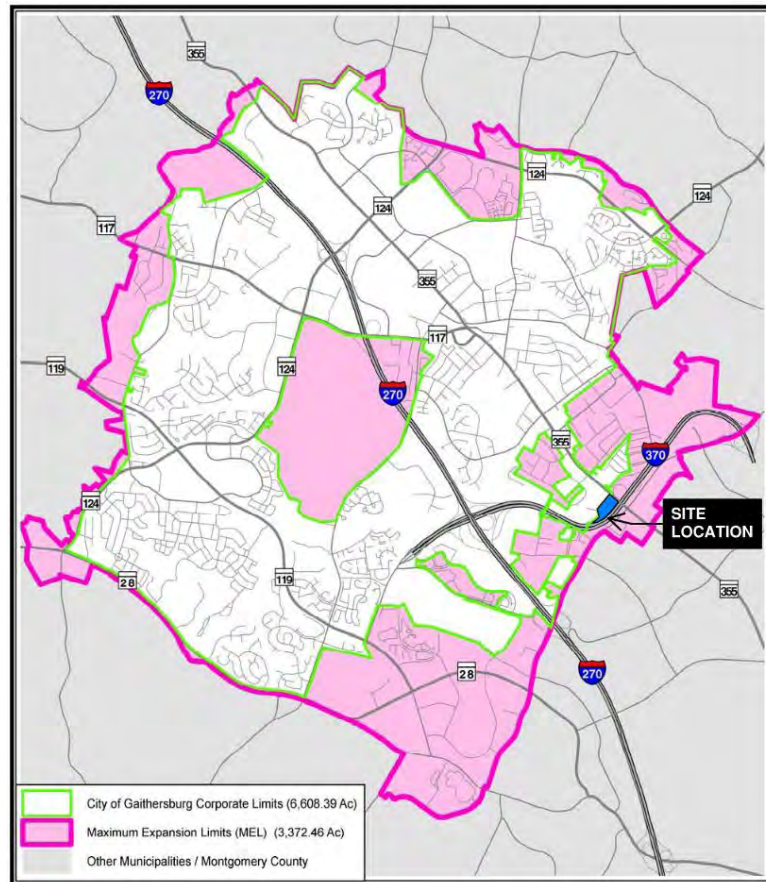


**STRATEGIC
PLAN**

Planning Commission Considerations

Municipal Growth – Master Plan Element

- The Property is within the maximum expansion limit ("MEL") of the City of Gaithersburg, as depicted in the Land Use Element of the City's 2009 Master Plan, adopted December of 2011.



Planning Commission Considerations

Proposed Annexation Complies with the City's Master Plan and Goals

- The Property's vision is consistent with the Master Plan as it would allow for additional density along MD 355 and I-370, with an opportunity for commercial uses fronting on MD 355.
 - The Property is consistent with the City's Housing Element by preserving "existing affordable homes" (both market rate affordable and regulated affordable).
 - Project to implement strategies that encourage reinvestment in aging commercial and multi-family properties, pursue strategies to provide a mix of housing options for a variety of income levels, and improve access and integration among employment nodes, residential areas, and amenities.
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Planning Commission Considerations

Proposed Annexation Complies with the City's Housing Element

- **Goal 1:** Preserve existing affordable homes (both market rate affordable and regulated affordable)
 - **Goal 2:** Help people remain in their housing and provide access to affordable homes.
 - Study underutilized commercial sites, where appropriate, along transportation corridors such as MD 355 for potential residential conversions or infill redevelopments.
 - Identify opportunities for owners to redevelop, acquire, and/or complete upgrades of aging, underutilized or functionally obsolete properties.
 - Help priority populations and people living in equity emphasis/focus areas obtain an affordable home in Gaithersburg (rental or ownership).
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Planning Commission Considerations

The Foundation will further these Housing Element recommendations by operating the housing at the property as follows:

- The Foundation has voluntarily maintained rental rates that are affordable to most tenants with incomes ranging 40% to 60% of area median income (AMI), without any regulatory agreement requiring such an affordability covenant.
 - As part of the Annexation Petition, the Foundation is proposing that the expanded Project adhere to non-profit IRS guidelines, where 75% of residents have 50% to 80% of the area median income, which is subject to future income adjustments and IRS criteria.
 - The remaining 25% of the units will be provided as market rate units to ensure there are opportunities for upward mobility within the project.
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Planning Commission Considerations

MD 355 Flash Bus Rapid Transit (BRT) Project

- The MD 355 Flash BRT service, identified in the Countywide Transit Corridors Functional Master Plan, will provide upgraded bus service along MD 355 (Wisconsin Avenue/Rockville Pike/Frederick Road).



Planning Commission Considerations



MD 355 Flash Bus Rapid Transit (BRT) Project

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Planning Commission Considerations

Proposed Annexation can be served by Public Facilities

- ***Adequacy of Transportation Facilities:*** The Property is currently served by a public road, accessed by a signalized intersection, bus service through Ride-On, and will be served by BRT along MD 355 in the future. A full traffic review will be completed at the time of Schematic Development Plan application.
- ***Adequacy of School Capacity:*** The Site is located in the Gaithersburg Cluster. No residential development moratoriums are currently in place according to the City's 2024 Schools Capacity Memo. The adequacy of schools will be evaluated at the time of Schematic Development Plan application.
- ***Water and Sewer Service:*** Application complies with the City's APFO test for water and sewer service as set forth in Section 24-247 of the Zoning Ordinance, as the Property is currently developed with or adjacent to both public water and public sewer service and has WSSC categories of S-1 and W-1.
- ***Fire and Emergency Service:*** Project satisfies the City's APFO requirements for fire and emergency services, as it is within the ten minute response area of Montgomery County Department of Fire and Rescue Services Stations Rockville, Gaithersburg-Washington Grove, Gaithersburg-Washington Grove/Redland, and Travilah.



QUESTIONS?

**THANK
YOU!**