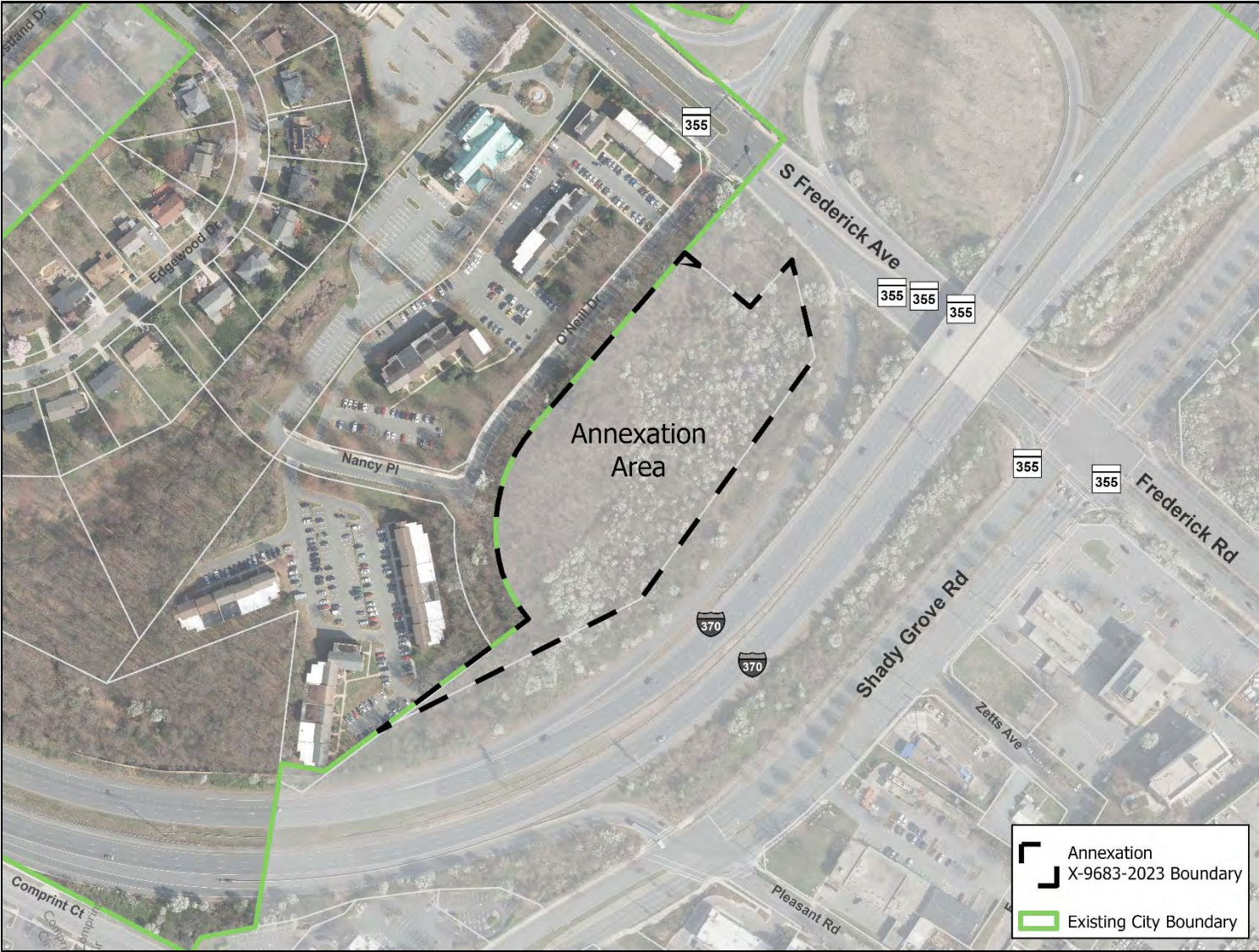


X-9683-2023: Casey Property Annexation – Public Hearing

Mayor and City Council Regular Session

Monday, April 1, 2024

Location

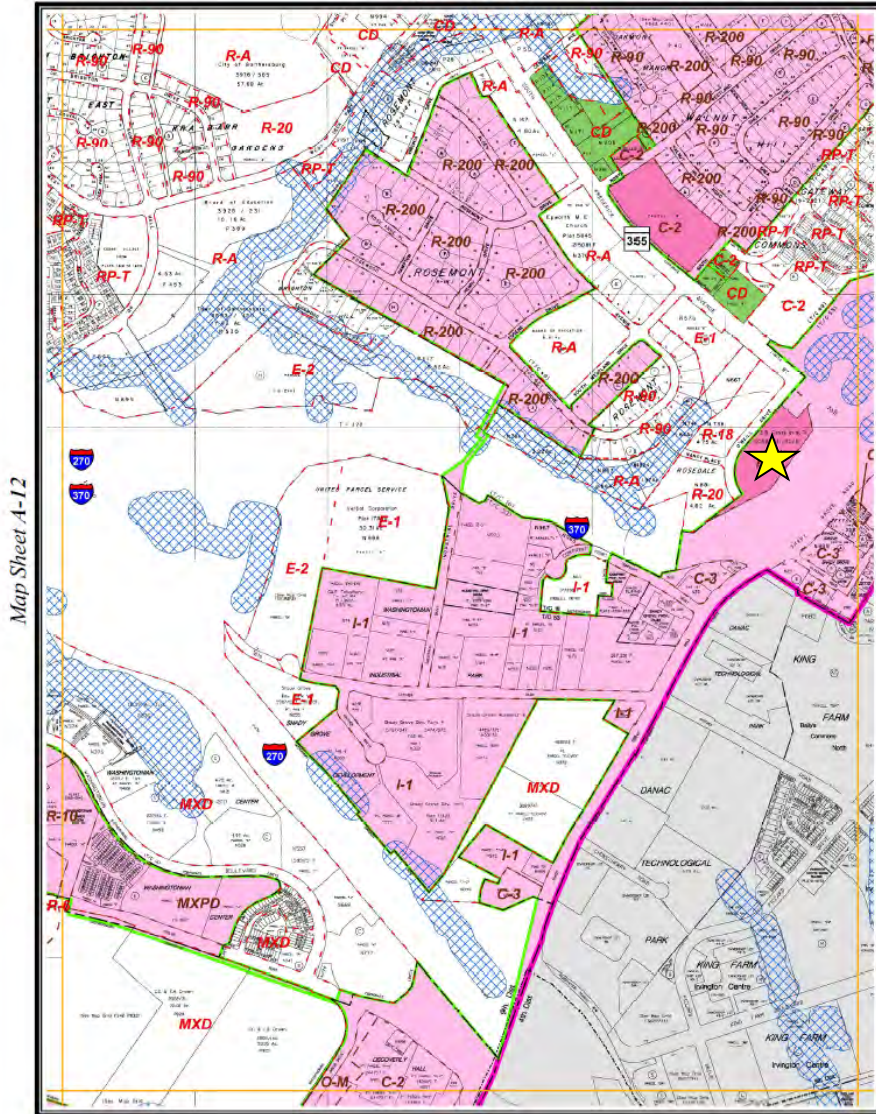


Maximum Expansion Limits

- Property is within the City's Maximum Expansion Limits

Map Sheet A-13

Map Sheet A-08



Map Sheet A-12

Map Sheet A-14

Map Sheet A-17

Review Status

- Reviewed by Maryland Department of Planning-Annexation Plan revised to address comments
- Reviewed by Montgomery County Planning Board and Council - found the Annexation Plan to be in conformance with State law and approved the proposed zoning
- The City Planning Commission supports the annexation, finding that:
 - The proposed City zoning is appropriate
 - It complies with the City Master Plan & Strategic Plan
 - There are adequate public facilities to serve the annexed area

Next Steps

- Applicant is pursuing an Annexation Agreement primarily to address:
 - Affordability component
 - Building height
- Staff is supportive of the annexation petition.
- Staff recommends that the Mayor and City Council hold their record open until 5:00 p.m. on Wednesday, May 1, 2024, with anticipated Policy Discussion and Final Action conducted during their May 20, 2024 meeting. Resolution to authorize the Annexation Agreement will be introduced at Policy Discussion.

**EUGENE B CASEY FOUNDATION PROPERTY
ANNEXATION X-9683-2023**

**Mayor and City Council Public Hearing
April 1, 2024**

Project Team

EUGENE B CASEY FOUNDATION CASEY MANAGEMENT GROUP, LLC



RODGERS
CONSULTING

Land Planner/Engineer



Attorney

Executive Summary

- **PROPERTY IS IN THE CITY'S MAXIMUM EXPANSION LIMITS**

and is recommended to be annexed into the City by both the City's and County's Master Plans

- **EXISTING COUNTY ZONING (CRT) AND PROPOSED CITY ZONING (CD)**

are consistent and the proposed zoning is supported by the Montgomery County Planning Board and the County Council

- **ANNEXATION WILL ALLOW**

the development of this parcel and redevelopment of the existing Rosedale Apartments already in the City to be together as a singular project

- Rosedale Apartments provide naturally occurring (landlord choice, not regulated) affordable housing that is aging and in need of replacing
- Joining the properties in the City will allow new and significantly more regulated affordable housing with phased delivery that ensures no tenant displacement
- Per the Annexation Agreement, the project will have 75% of its dwelling units regulated pursuant to IRS regulations, currently meaning between 50 – 80% AMI; the other 25% will be market rate to allow upward economic growth of residents without being displaced due to higher income
- An SDP will be filed after annexation for both Rosedale and the annexed parcel, accompanying a rezoning application for Rosedale to designate the entire project in the CD Zone

- **THE ANNEXATION AND REZONING AND THE ANTICIPATED OVERALL NEW PROJECT**

are fully supported by the city's Strategic Growth Plan, Housing Plan, Master Plan and many other important public policies of the City, all as found by the City's Planning Commission and City Staff

EUGENE B CASEY FOUNDATION CASEY MANAGEMENT GROUP, LLC

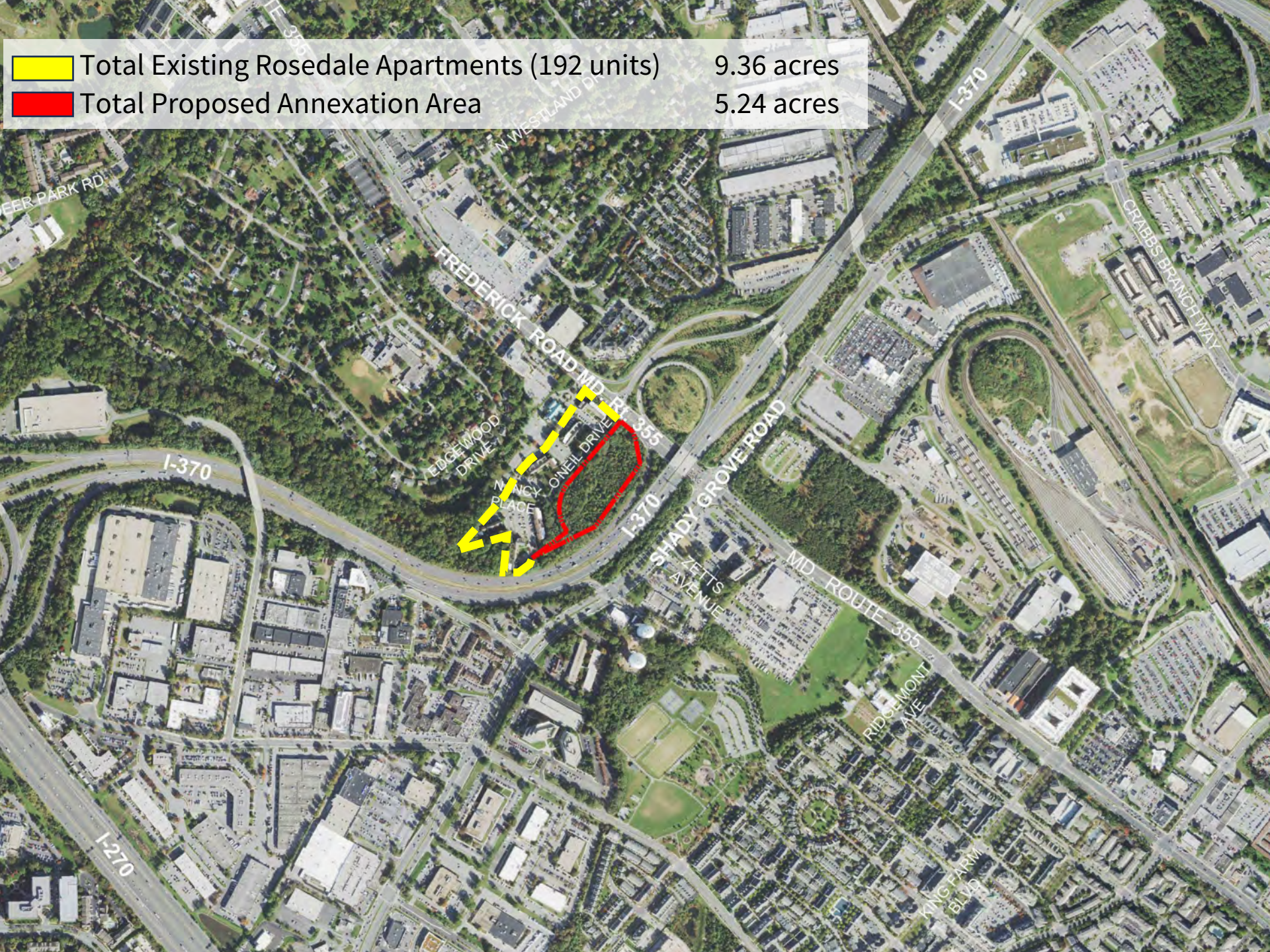
- **MISSION**



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.

Existing Site Information



| | | |
|--|--|------------|
|  | Total Existing Rosedale Apartments (192 units) | 9.36 acres |
|  | Total Proposed Annexation Area | 5.24 acres |

PEER PARK RD

FREDERICK ROAD MD RT 355

EDGEWOOD DRIVE

ONEIL DRIVE

I-370

SHADY GROVE ROAD

ZETT'S AVENUE

MD ROUTE 355

RIDGEMONT AVENUE

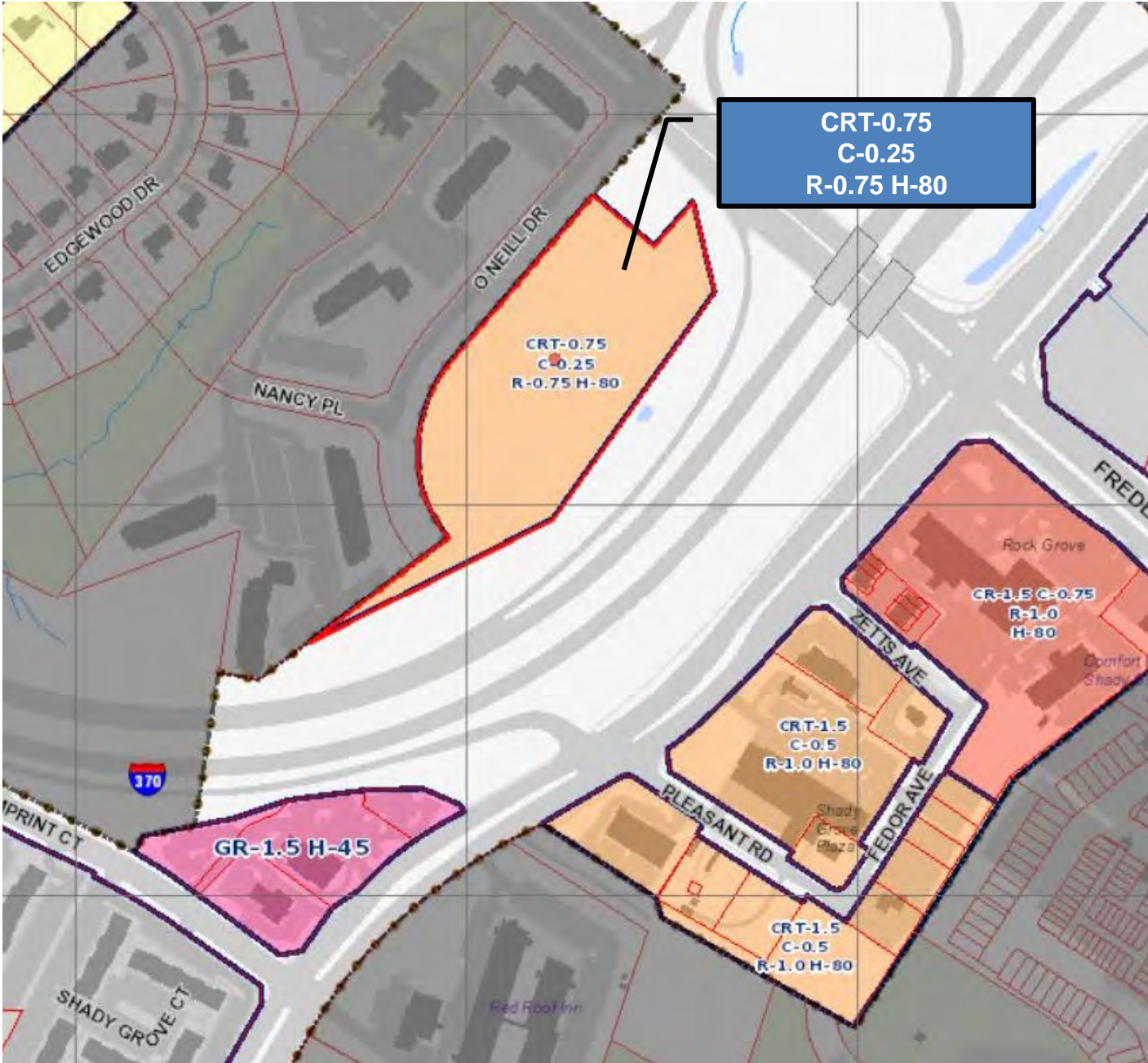
YONG FARM BLVD

CRABBS BRANCH WAY

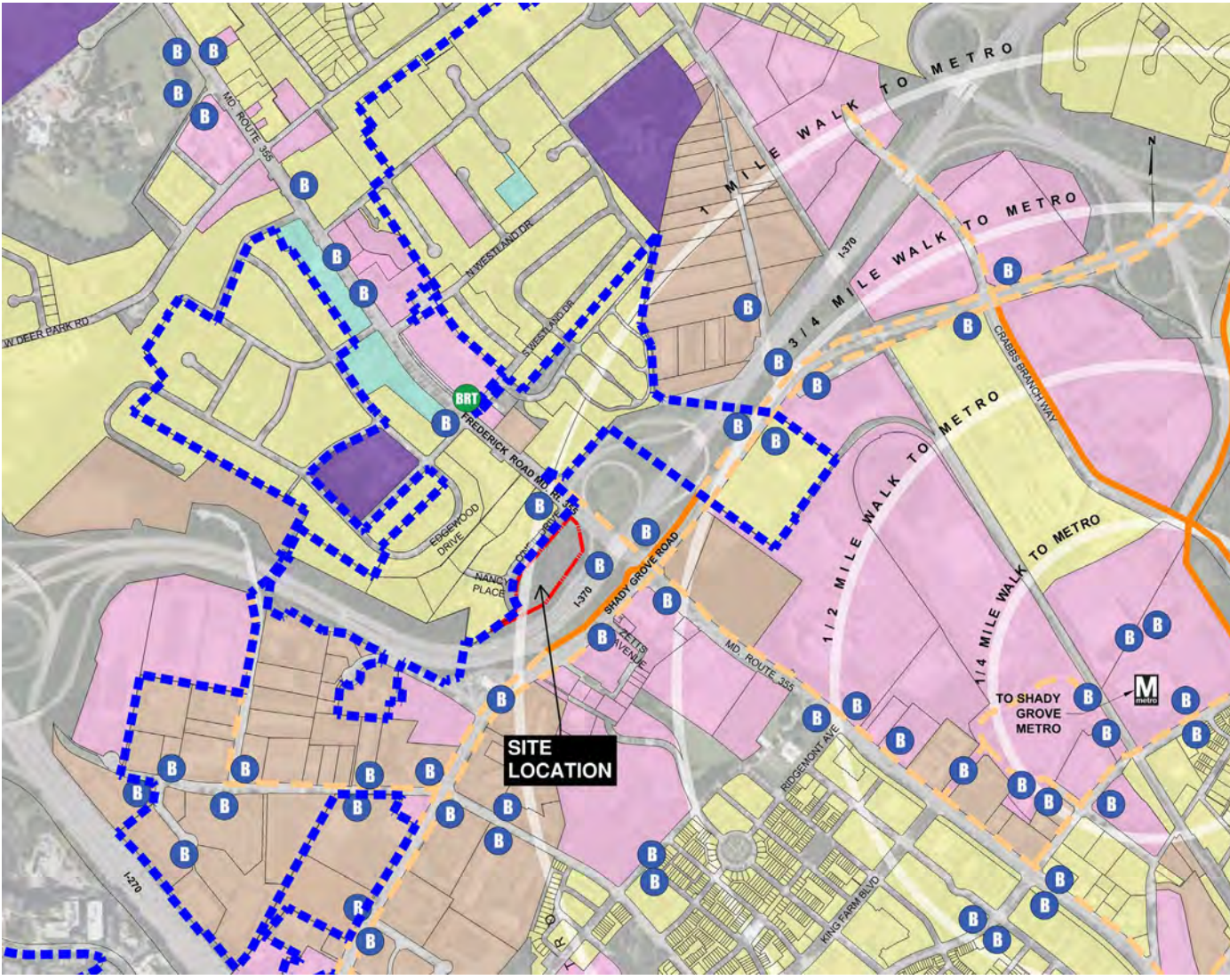
I-370

I-270

Current Zoning



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 |

Rosedale Apartments

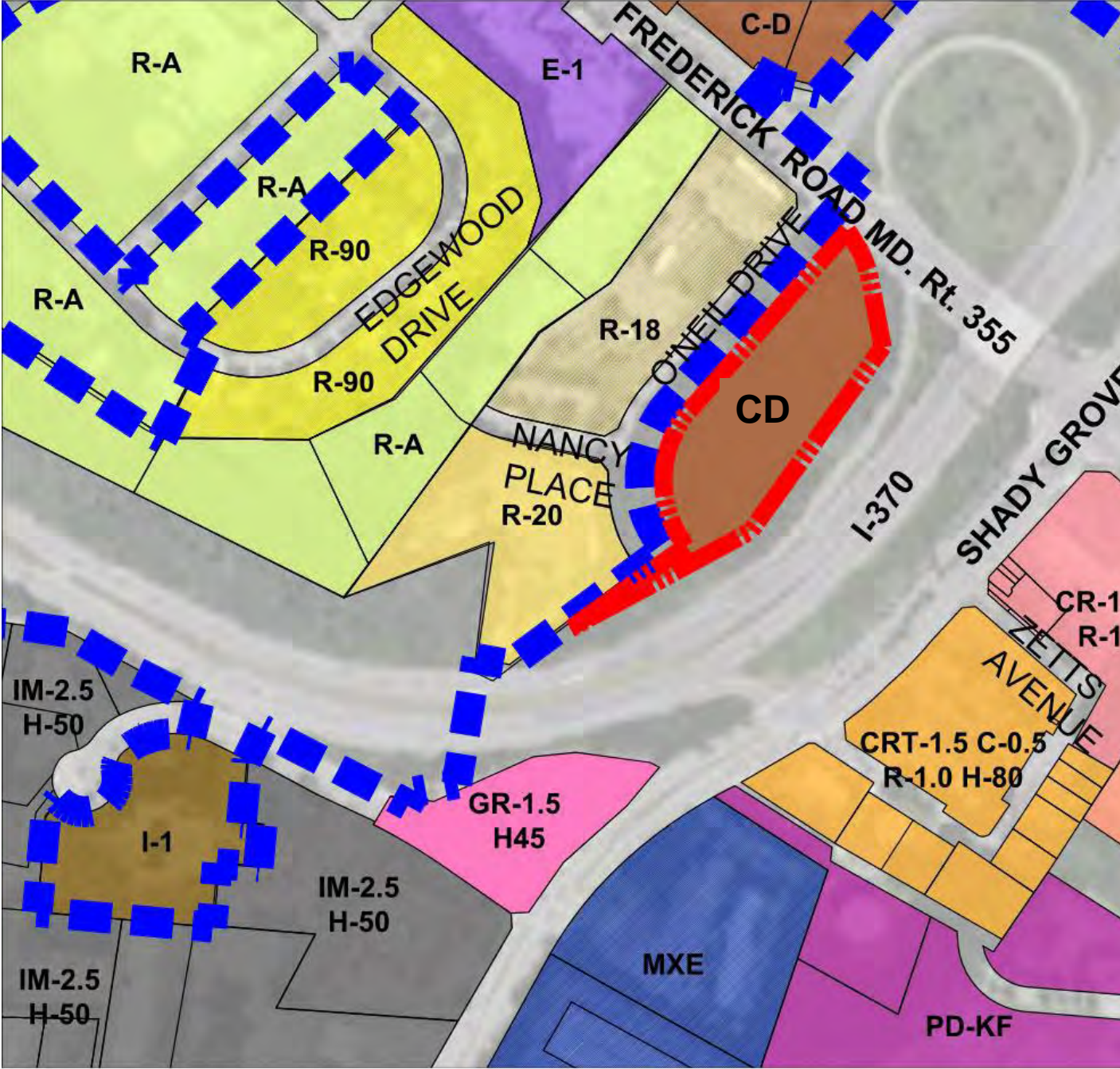


Proposed Annexation Plan

Annexation Area



Proposed Zoning



Proposed Zoning

| 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**

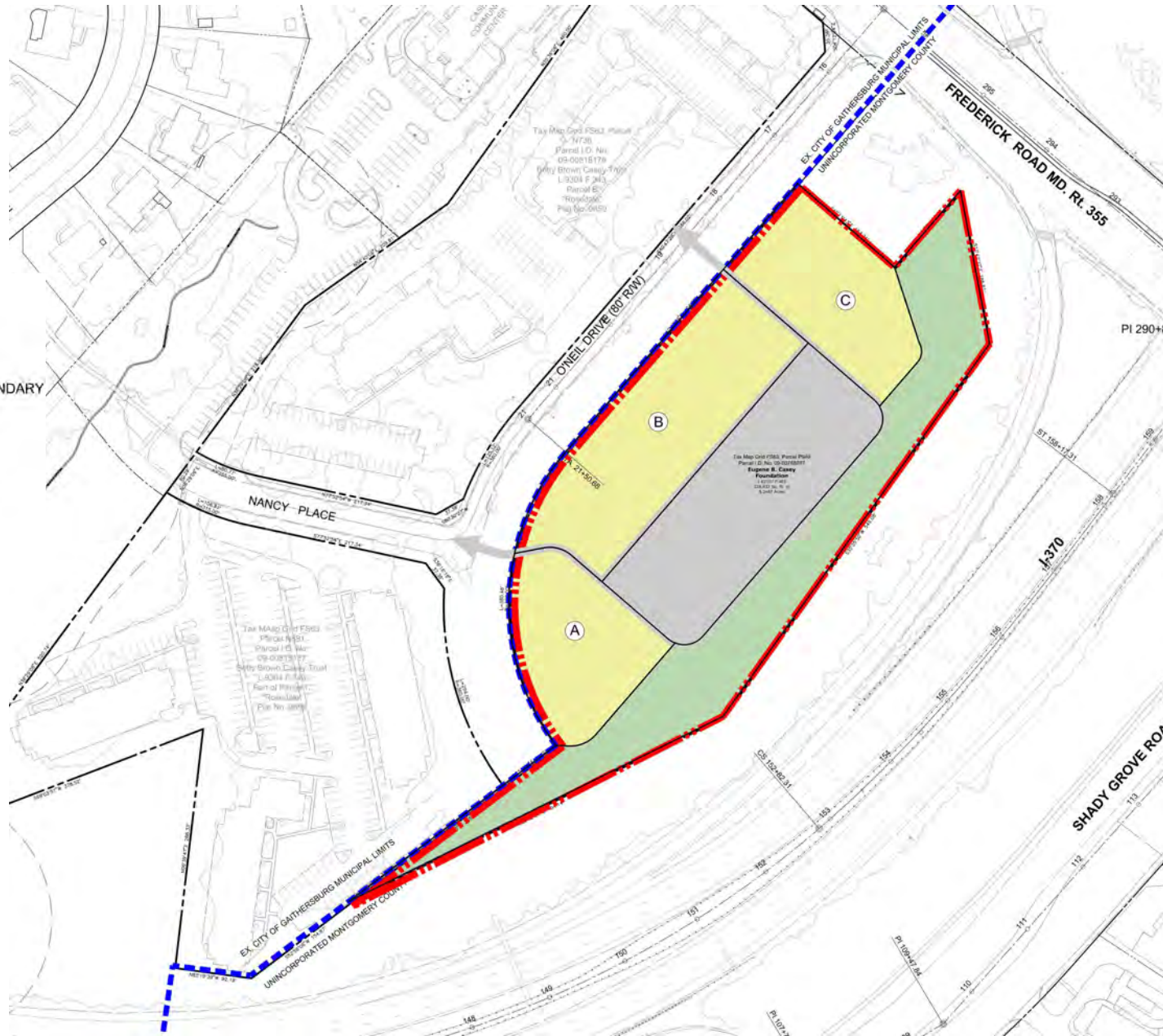
| City of Gaithersburg Zoning Chart | |
|-----------------------------------|--|
| Parcel | Parcel 940 |
| Zoning | CD |
| Tract Area | 228,632 sf / 5.25 ac |
| *Density | C = 1.5 x 0.25 = 0.375 FAR (C = 0.375 x 228,632 sf = 85,737 sf) R = 1.5 x 0.75 = 1.125 FAR (R = 1.125 x 228,632 sf = 257,211 sf) 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**

Annexation Plan

LEGEND

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

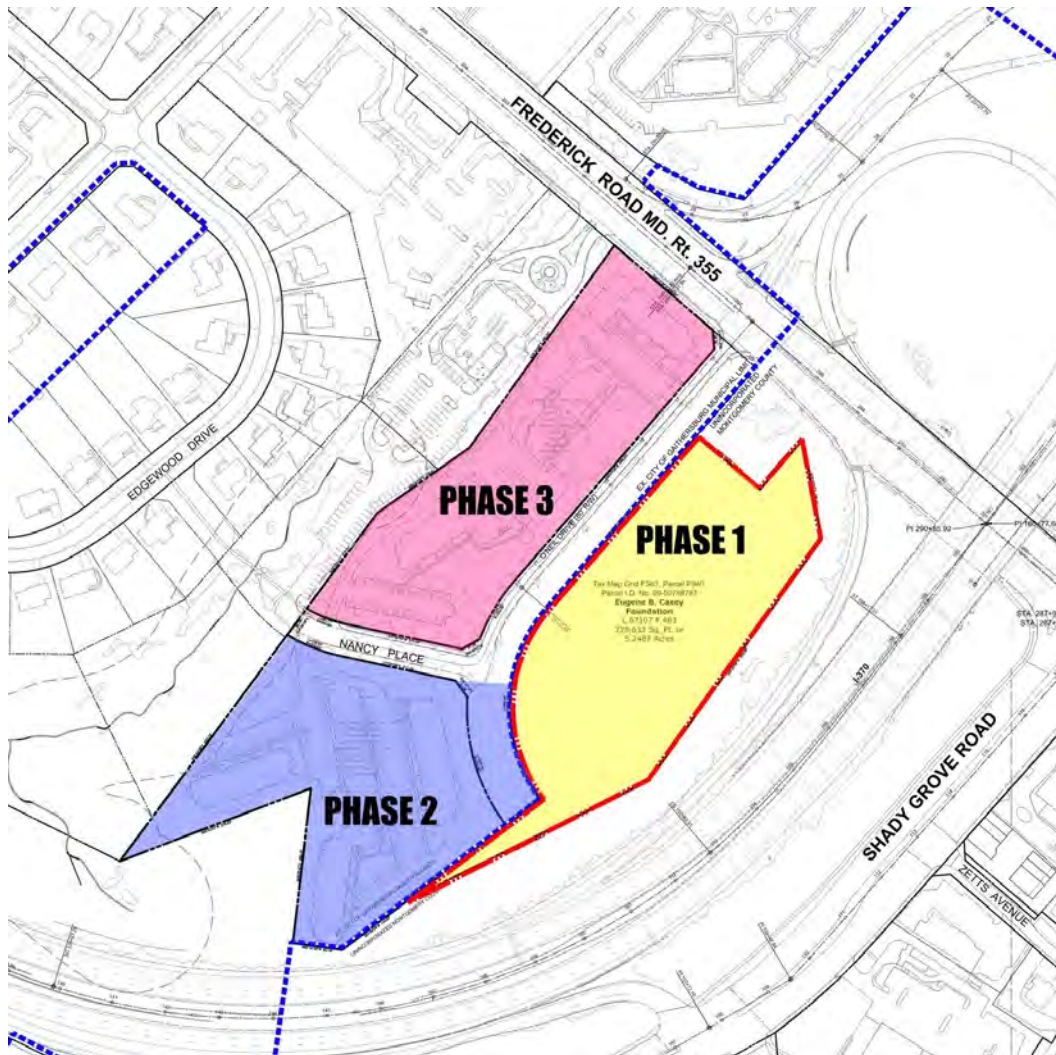


Concept Plan

Total Existing Rosedale Apartments 192 d.u.
Total Proposed Annexation Area 472 d.u.



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.

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).

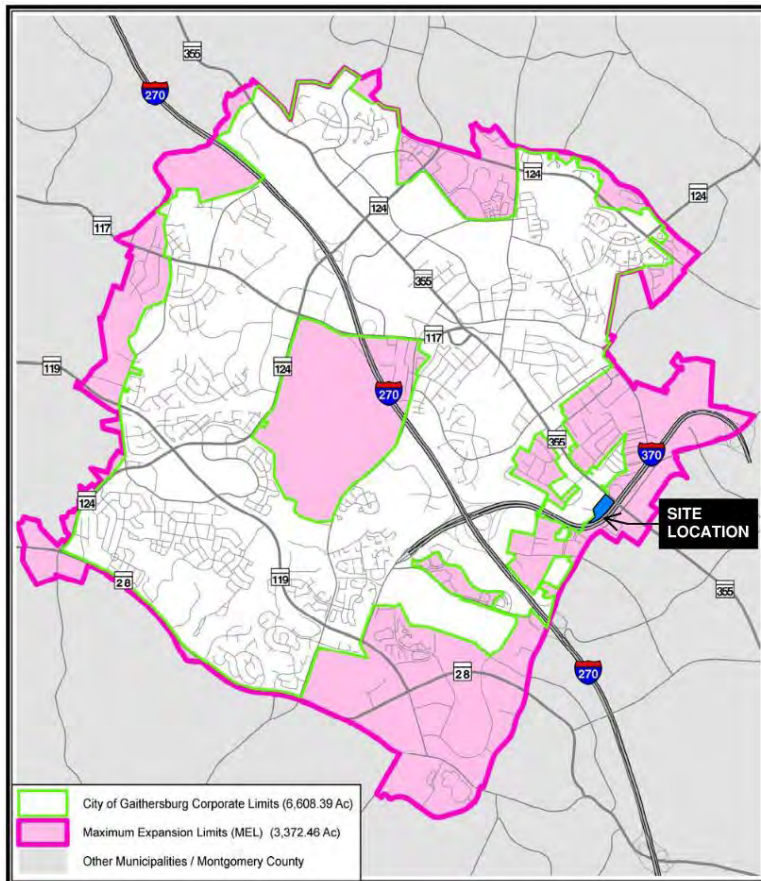
Proposed Annexation Complies with the City's Master Plan and Goals

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.

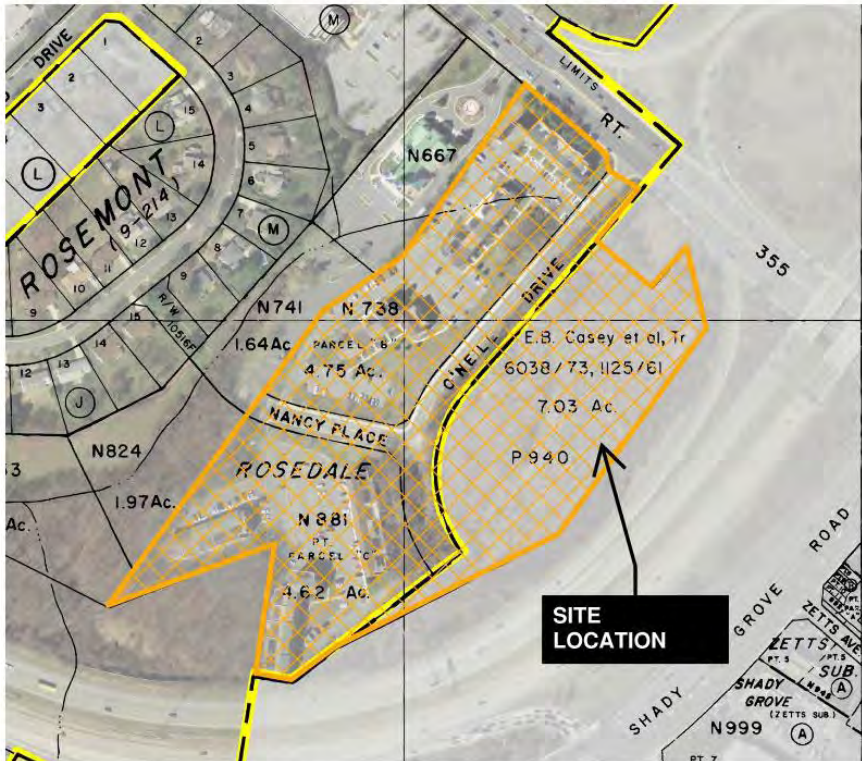
Proposed Annexation Complies with the City's Municipal Growth – Master Plan Element



- 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.

Proposed Annexation Complies with the City's Land Use – Master Plan Element

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



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

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.

Proposed Annexation Complies with the City's Strategic Plan

20
22



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.

Project Outreach & Timeline

Outreach

July 18, 2023

M-NCPPC Meeting

September 19, 2023

Rosedale Community Resident Meeting

September 21, 2023

Rosedale Community Resident Meeting

December 6, 2023

Shady Grove Advisory Committee

Timeline

| | |
|-------------------------|---|
| December 4, 2023 | Annexation Petition introduced to Mayor & City Council |
| January 17, 2024 | City review of Petition |
| January 31, 2024 | M-NCPPC voted unanimously to support proposed Annexation |
| February 7, 2024 | Planning Commission recommendations to Mayor & City Council – support of Petition |
| March 5, 2024 | County Council approves support on the reclassification of the Petition & adopts Resolution |
| April 1, 2024 | City Council Public Hearing – Annexation |
| May 20, 2024 | Projected City Council Action – Anticipated Approval |

THANK
THANK
YOU!
YOU!
QUESTIONS?
QUESTIONS?