

August 2, 2023

# Rockshire

## Project Plan Post Submission Area Meeting

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# In-Person Meeting

- ❖ Tentatively looking at August 23, 2023 @ 7pm
  - ❖ Based on interest and venue availability time may slide a couple weeks
- ❖ Below is a link and/or a QR code that can be used to express your interest in meeting in-person and receive updates on the project moving forward
- ❖ If unable to access the internet, please reach out to me at: 716-913-1516
- ❖ Meeting Registration Link:  
<https://www.eya.com/development/rockshire-updates>

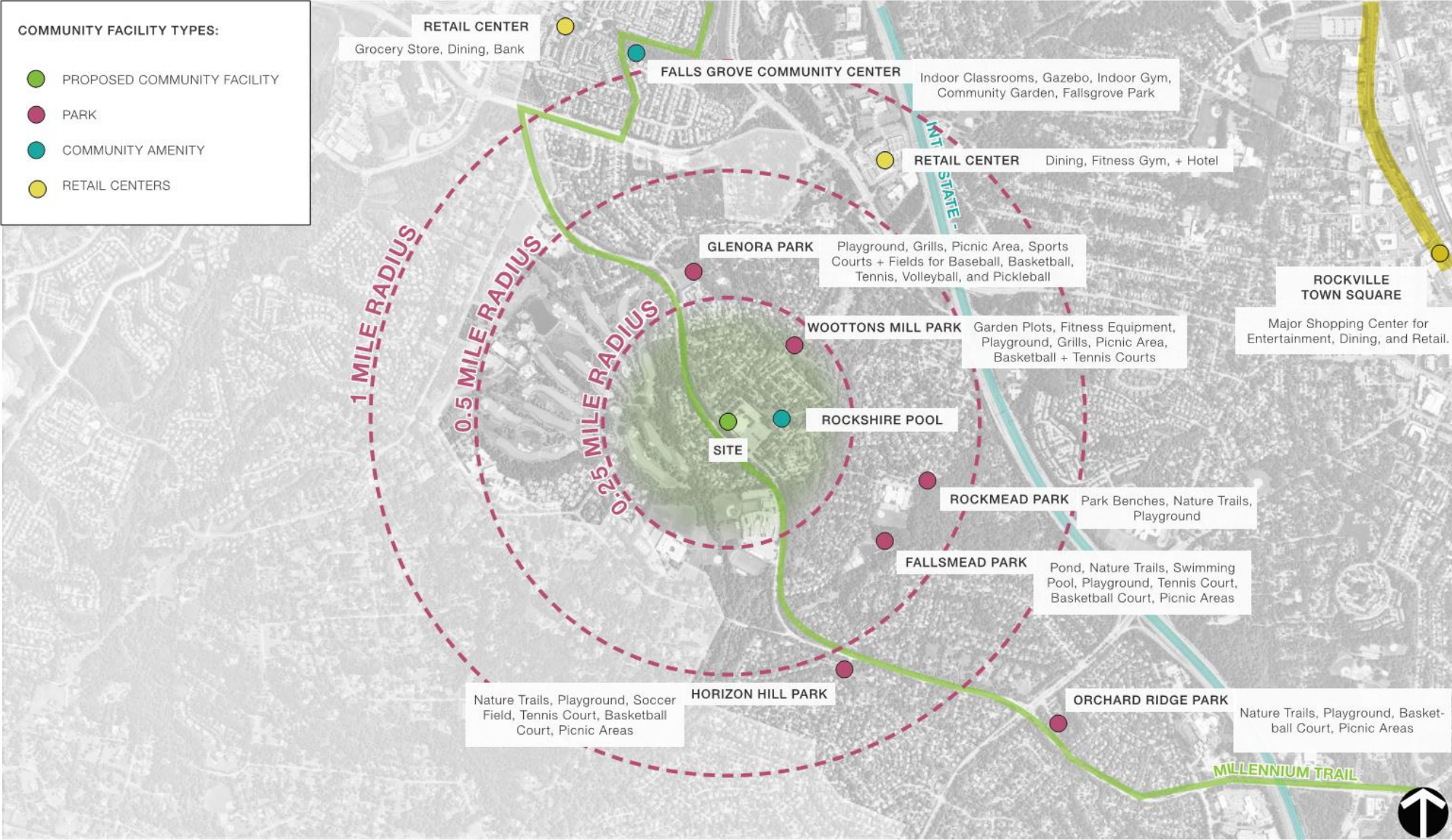
SCAN ME



## Meeting Overview

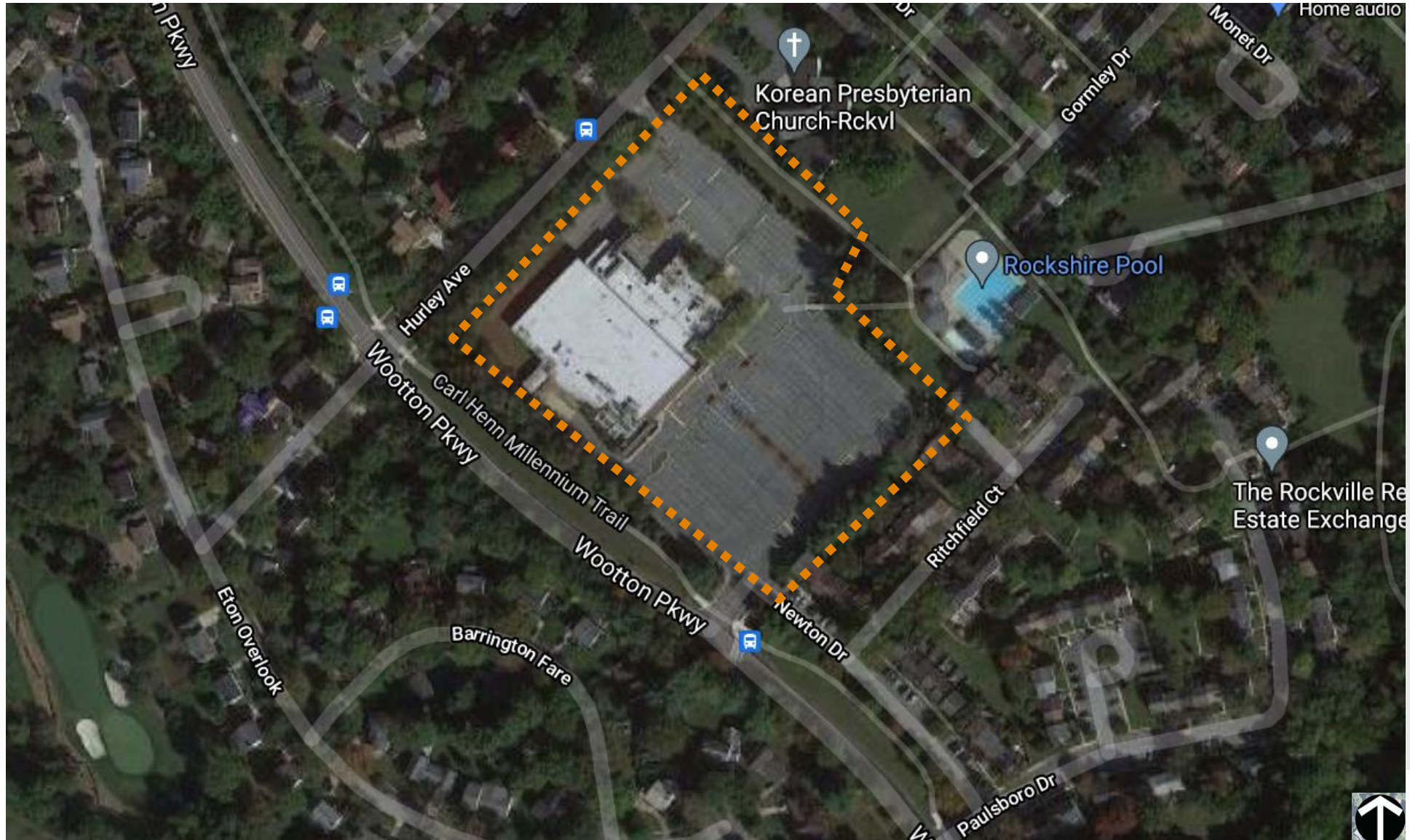
- The purpose of the Post-application Area Meeting is to notify the community that the application was filed on July 4, 2023, our team will provide details of the proposed project, provide an outline of the process and timing ahead of us, and solicit comments.
- The submitted materials can be accessed on the city's website here: <https://rockvillemd.gov/2384/2401-Wootton-Parkway-Rockshire-Village>
- After this meeting we will make the presentation and any other that may come out of this meeting available to the public either on the city's website or at the EYA meeting registration link: <https://www.eya.com/development/rockshire-updates>
- Per city requirements, here is a link for attendees of this meeting to sign in <https://forms.office.com/r/jbuqZQb8A3>
- If anyone would like more information on the project or to discuss further please contact Jason Sereno with EYA at [jsereno@eya.com](mailto:jsereno@eya.com) or 716-913-1516

# Regional Context





# Existing Conditions



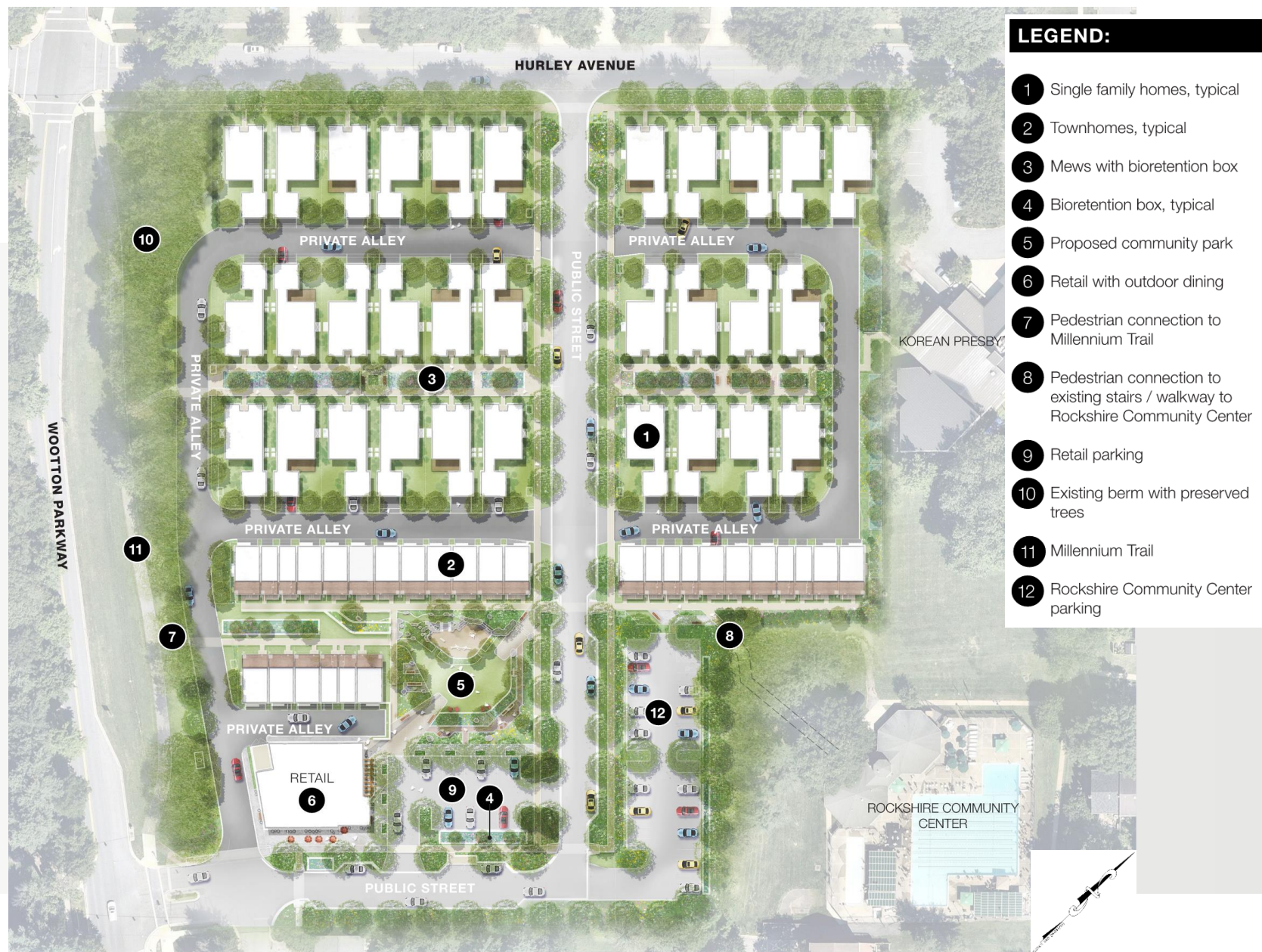
# Zoning and Density Evaluation

- **MXNC** is the designated zone for the **PD-RS**
- **RF** is the Comprehensive Plan's guidance for future growth and redevelopment
- **Proposed Density: 60 homes** (15% MPDU's), and up to **5,500 sf of retail**
- **MXNC** zone **does not** have a cap on density, but new development must comply with applicable development standards and Adequate Public Facilities, capacity, and should blend well with adjacent housing in terms of scale, massing, and height.
- Building height: **45' allowed**
  - Townhouses – **up to 45'**
  - Single Family Homes – **up to 35'**
  - Retail – **~20 – 25'**
- Open area: **~36% Proposed**, 10% Required
- Public Use Space: **~7% Proposed**, 5% Required
- Setbacks required: 0' front. 0' rear, 0' Side
- Total units per acre = **~ 8.6 (Doesn't include retail building & parking)**
- **Road Code Waiver** to not provide a sidewalk on the new proposed road in front of the existing townhouses



# Development Plan

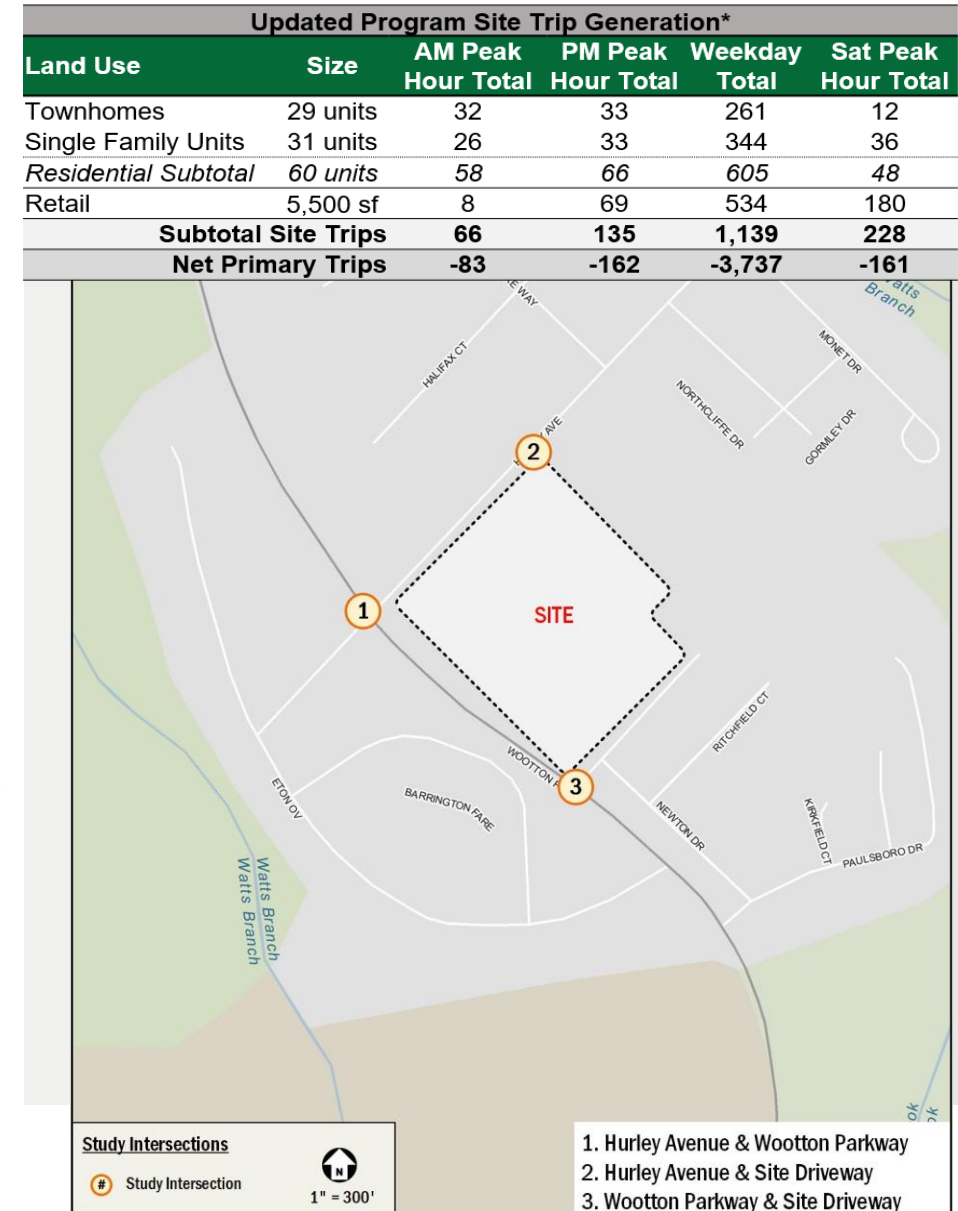
- 60 Total Units
  - 31 Single Detached + 29 Townhouses
- 15% MPDU's (9 units) at varying affordability levels
  - 3 BR's, located in THs
- Neighborhood serving retail (~5,500 sf or 3-5 tenants) + outdoor dining space
- Community amenity and gathering space connected to retail and outdoor dining
- Parking lot provided for Rockshire Association Pool / Clubhouse (30 spaces)
- New public streets with on-street parking
- Improved SWM



**NOTE:** Spaces delineated on these plans are conceptual in nature and will be modified and refined as the plans/process progress with the design team, City staff, and the public process.

# Traffic Overview

- Traffic study scoped approved by City of Rockville in December 2022:
  - A **traffic study is not required** based on projected trip reduction.
    - Per City of Rockville Staff request, traffic study was submitted as part of the project plan submission
      - Traffic data collection at study intersections is consistent with City of Rockville requirements for traffic studies and collected in December 2022 while school was in session.
      - Study included an evaluation of pedestrian facilities and a speed study along Wootton Parkway.
      - Traffic study submission is above and beyond typical requirements for a project generating fewer trips than the previous land use**





# Traffic Overview

- Updated development program of residential and retail will generate significantly fewer trips than the existing site.
  - 83 fewer trips during the morning peak hour
  - 162 fewer trips during the afternoon peak hour

Updated Development Program Project Trip Generation*													
Land Use	Size			AM Peak Hour (veh/hr)			PM Peak Hour (veh/hr)			ADT (veh)	Sat Peak Hour (veh/hr)		
				In	Out	Total	In	Out	Total		In	Out	Total
Existing Site Trip Generation													
Retail with Grocery	52,000	sf	ITE	88	61	149	233	232	465	4,876	263	262	525
Pass-by Reduction for Grocery (36% for PM, 26% for SAT)*				--	--	--	-84	-84	-168	--	-68	-68	-136
Total Primary Grocery Trips				88	61	149	149	148	297	4,876	195	194	389
Updated Development Program Trip Generation													
Residential (TH)	29	units	ITE	8	24	32	21	12	33	261	6	6	12
Residential (SFH)	31	units	ITE	7	19	26	21	12	33	344	19	17	36
Subtotal Residential Trips (60 units)				15	43	58	42	24	66	605	25	23	48
Retail (Fast Casual)	5,500	sf	ITE	4	4	8	38	31	69	534	99	81	180
Updated Program Proposed Trips				19	47	66	80	55	135	1,139	124	104	228
Net New Primary Trips				-69	-14	-83	-69	-93	-162	-3,737	-71	-90	-161

\*Latest edition of the ITE Trip Generation Manual used (11th ed.)

\*Based on average pass-by percentages from ITE Trip Generation Handbook, 3rd Edition (PM from LU 850 Supermarket, SAT from LU 820 Shopping Center)

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# Traffic Overview

- Development will utilize two existing site entrances with minor adjustments
- Site trips at both entrances and along adjacent roadways, Hurley Avenue and Wootton Parkway are significantly lower as a result of the proposed development
  - Compared to existing retail use vested trips in red
  - Proposed residential trips in black, proposed retail use in blue

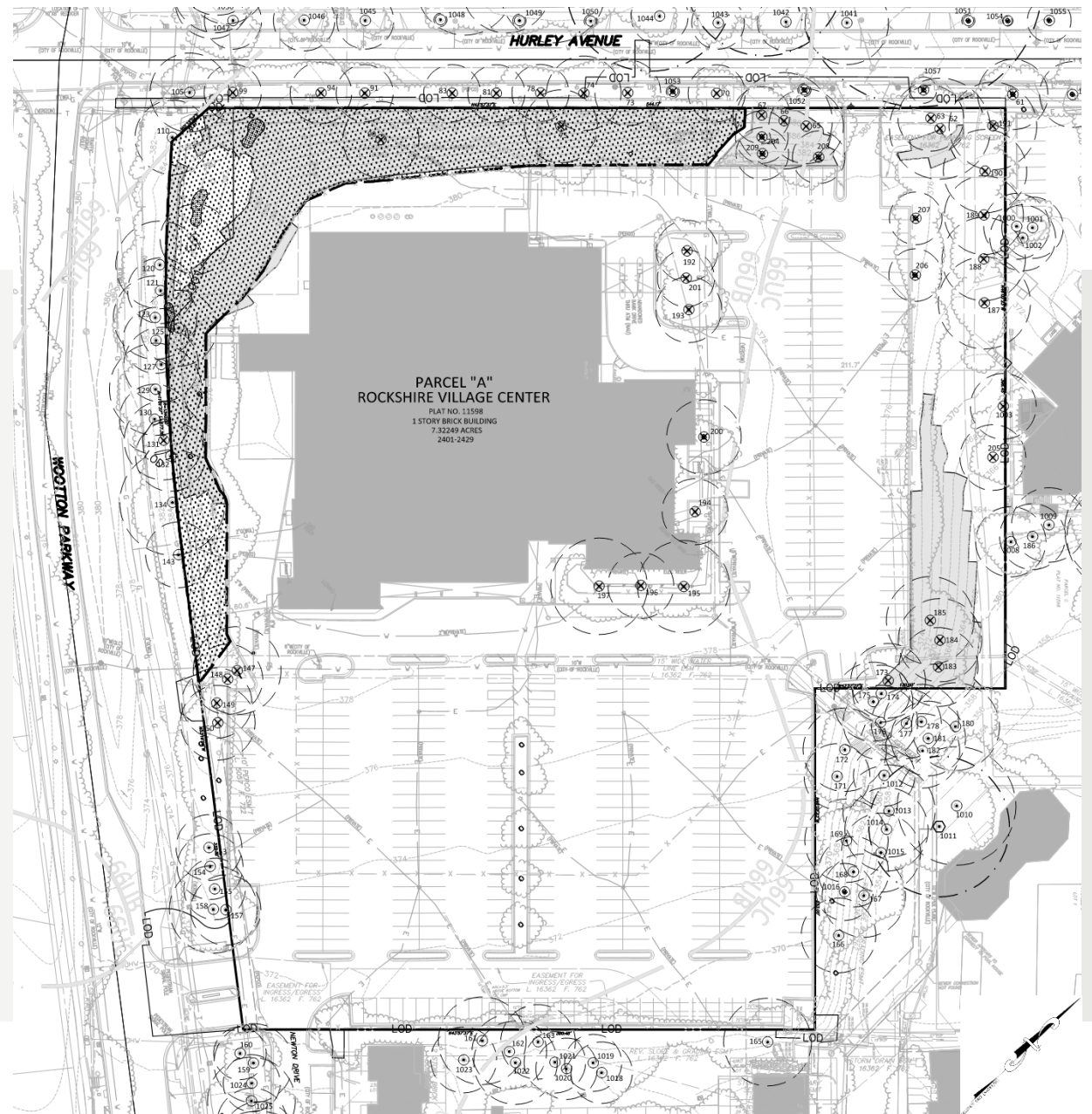
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Pass-by Reduction for Grocery (36% for PM, 26% for SAT)*			--	--	--	-84	-84	-168	--	-68	-68	-136
Total Primary Grocery Trips			88	61	149	149	148	297	4,876	195	194	389
Updated Development Program Trip Generation												
Residential (220)	29units	ITE	8	24	32	21	12	33	261	6	6	12
Residential (210)	31units	ITE	7	19	26	21	12	33	344	19	17	36
Subtotal Residential Trips (60 units)			15	43	58	42	24	66	605	25	23	48
Retail (Fast Casual)	5,500sf	ITE	4	4	8	38	31	69	534	99	81	180
Updated Program Proposed Trips			19	47	66	80	55	135	1,139	124	104	228
Net New Primary Trips			-69	-14	-83	-69	-93	-162	-3,737	-71	-90	-161





# Forest Conservation

- There are 0.70 acres deemed as forest by the city
- We are preserving 0.10 acres of that forest, but per city requirements are required to replace the entirety of the 0.70 acres at a rate of 2:1 (or 2.1 acres)
- We have an additional 0.40 acres of afforestation replacement trees on site
- Total of 2.5 acres of replacement plantings
- We are requesting a fee-in-lieu for ~0.47 acres of the 2.5 acres = ~ \$103,000



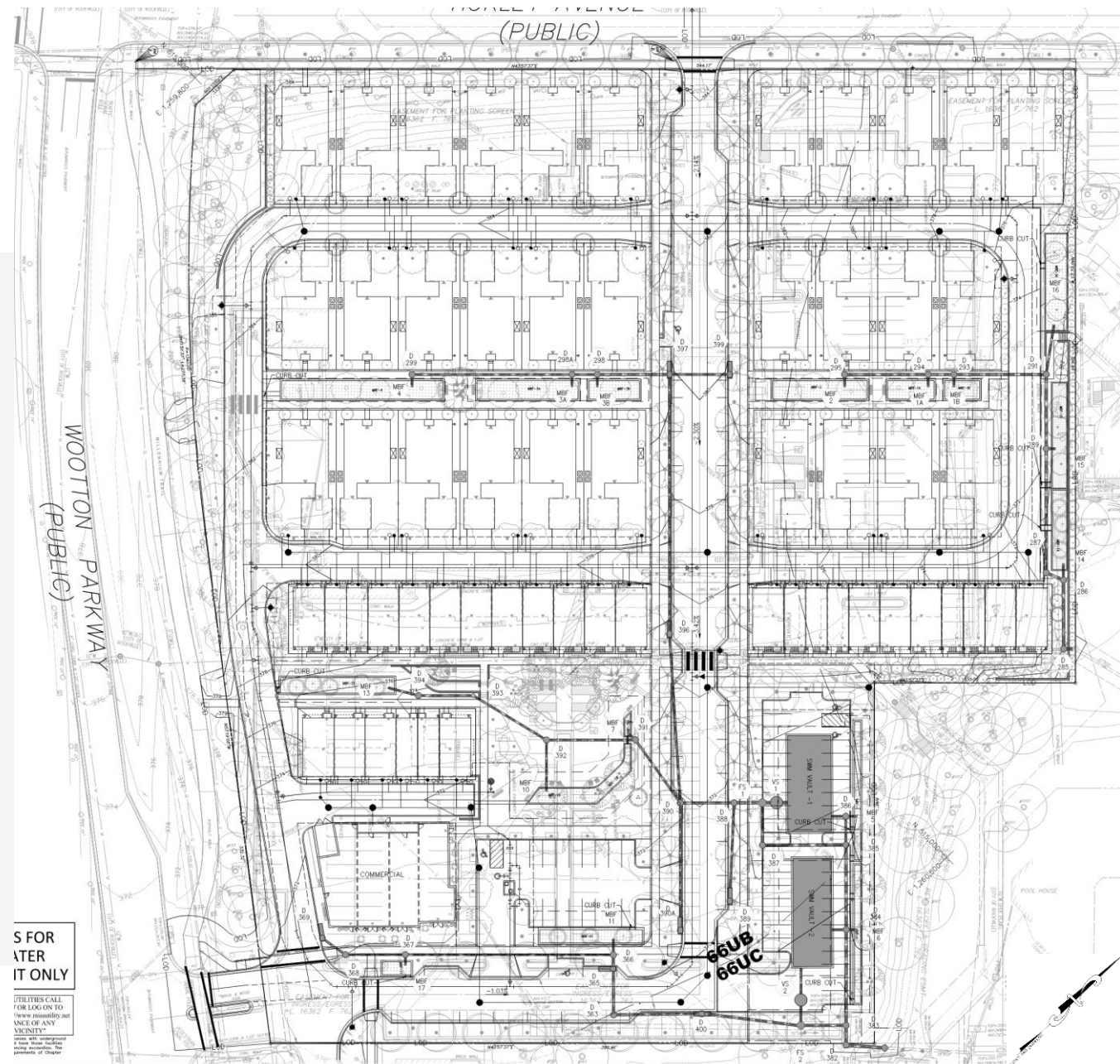
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# Storm Water Management

- CSWM submitted as part of application
- Improved storm water treatment vs. existing site treatment today
- SWM requirements are met onsite via micro-bioretenention facilities, StormFilters, and Storm Vaults.
- SWM requirements for the contiguous rights-of-way are met via a monetary contribution. This is typical for projects that abut existing roads where the right of way is graded towards the road and away from the project site.





# Proposed Onsite Parking

Parking	Minimum Required	Proposed
<b>Residential</b>		
Dwelling, Single unit (2 per unit)	62	62
Dwelling, Townhouse (2 per unit)	58	58
<b>Visitor</b>		
On-street	--	30
Surface Lot		
Rockshire Assoc. allocation (see footnote 3)	--	30
Visitor parking ratio (excludes commercial/retail allocation)	1.00 space per unit	
<b>Commercial and Office (see footnote 4)</b>		
Permitted and/or conditional use per Sec. 25.13.02	28	28
<b>Total</b>	<b>148</b>	<b>208</b>

3. Per Rockshire Association License Agreement (L4957 F.697). Parking only available to association members during summer swimming season operating hours (including 1 hour before and 1 hour after) and when community room is in use. Parking is available to this development as visitor and commercial outside of these times.

4. Minimum parking based on retail sales, trade, or merchandizing parking ration of 1/200 sf GFA.

Accessible Parking	Minimum Required	Proposed
On-Street Accessible Parking	2	2
Commercial	1	1
Rockshire Association/Visitor Lot	2	2

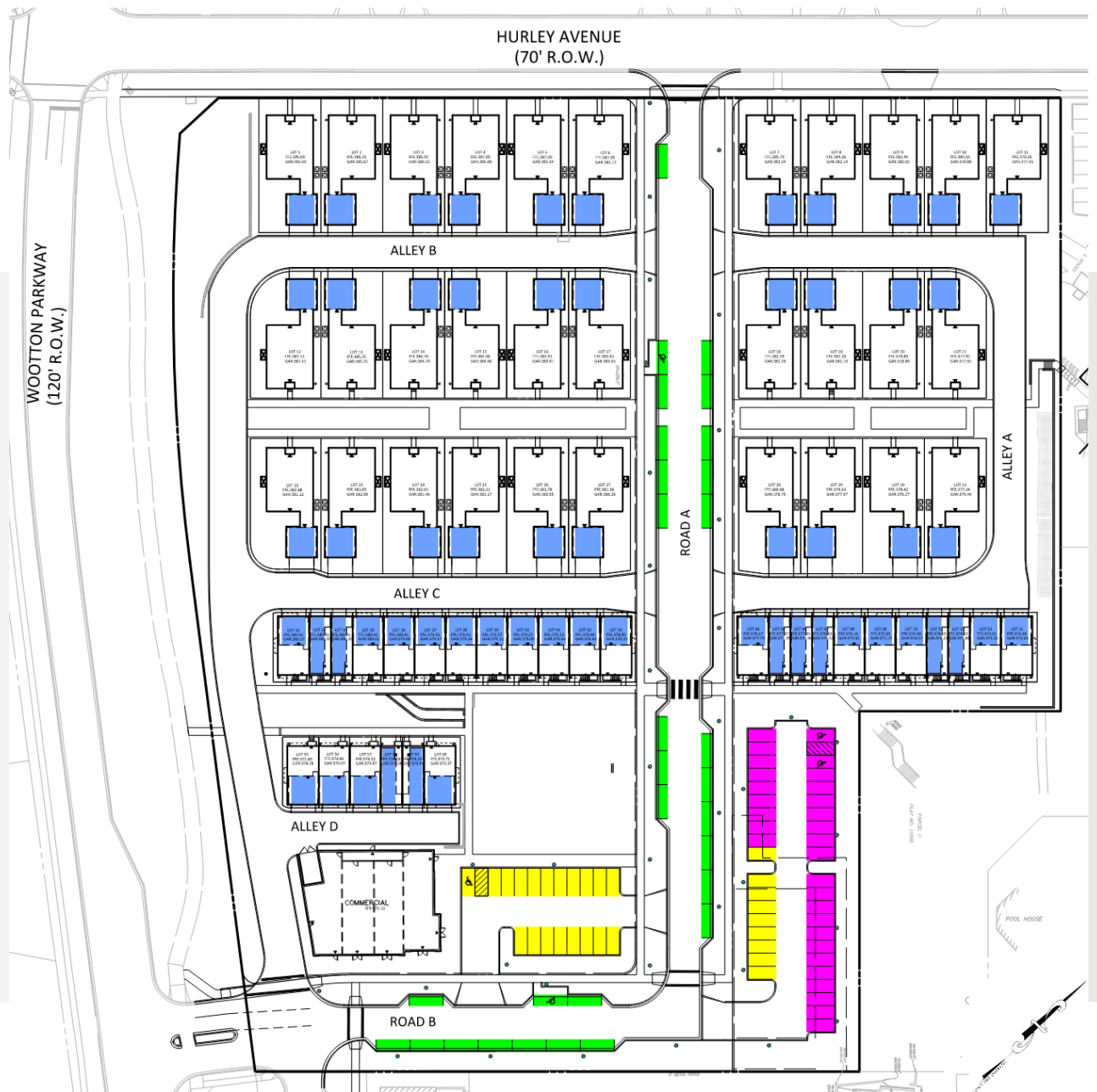
## LEGEND

- PRIVATE GARAGE/DRIVEWAY  
120 SPACES
- ON STREET VISITOR  
30 SPACES INCLUDING 2 ACCESSIBLE SPACES
- ROCKSHIRE ASSOCIATION PARKING/VISITOR PARKING  
30 SPACES INCLUDING 2 ACCESSIBLE SPACES
- COMMERCIAL PARKING  
28 SPACES INCLUDING 1 ACCESSIBLE SPACE

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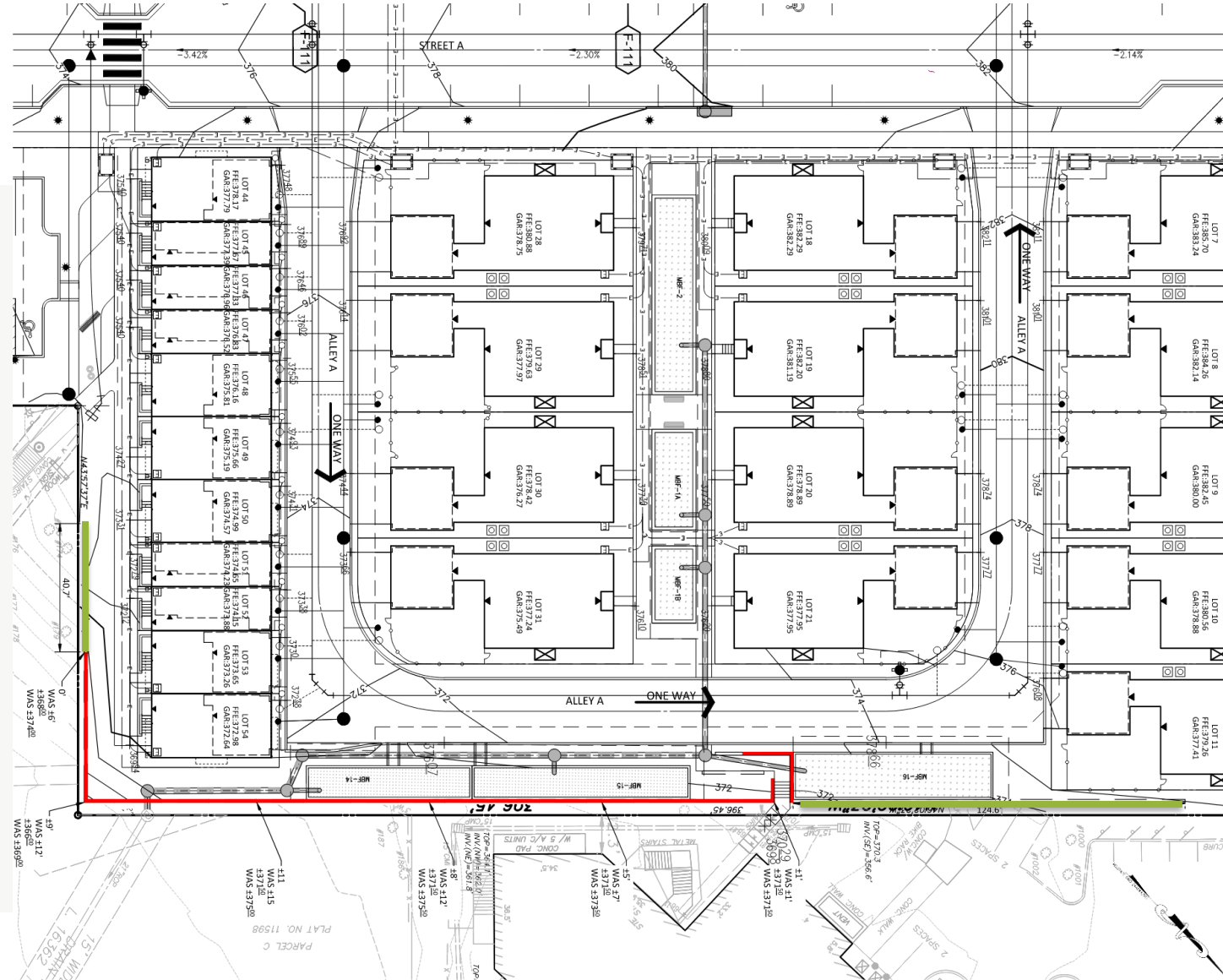
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# Retaining Wall Updates

- Re-graded site to reduce wall length and height
  - Length reduce by 165'
  - Height reduced by 8'+
- Space between wall and property line to maintain



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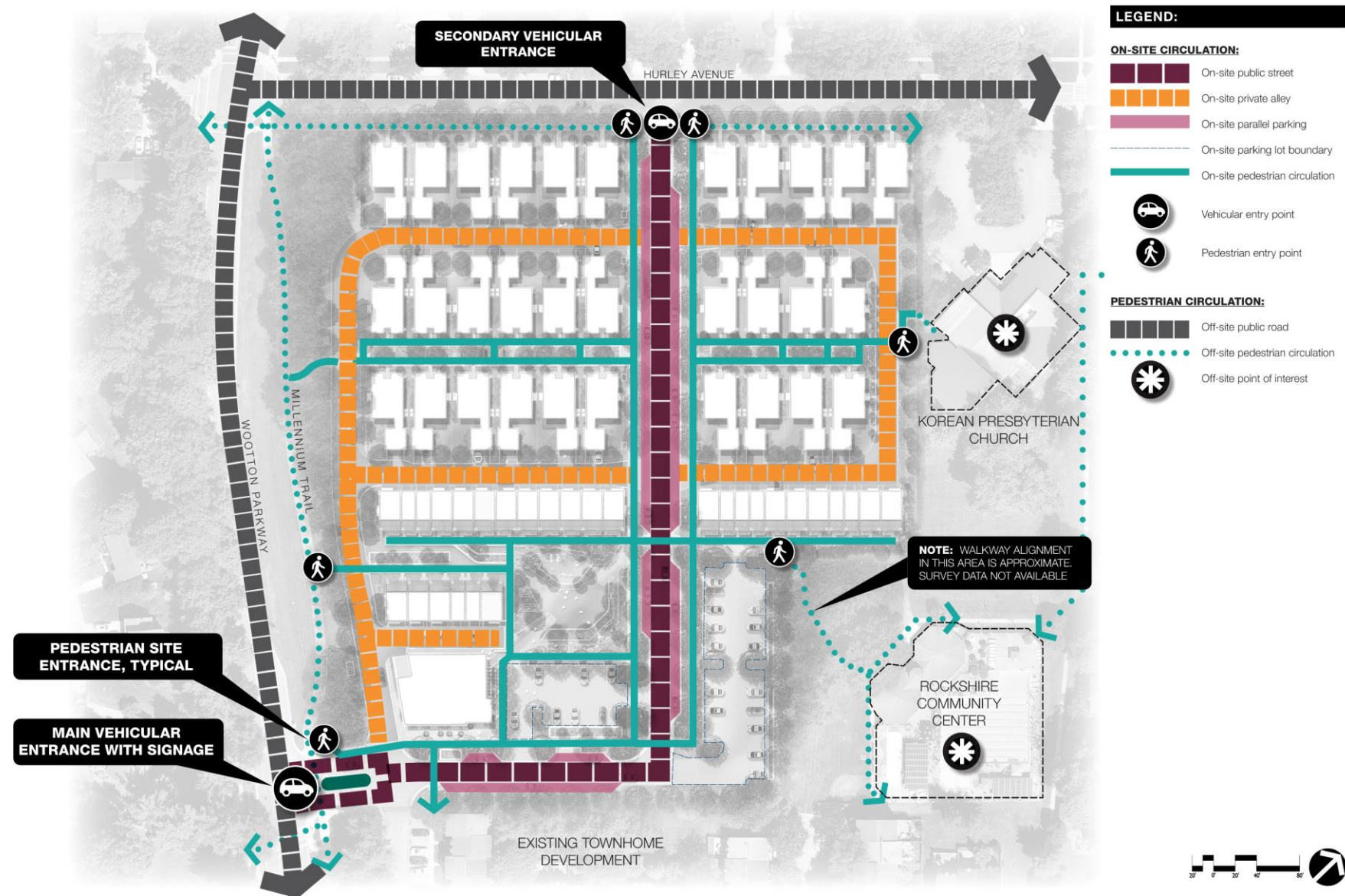
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# Vehicular & Pedestrian Circulation



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# Placemaking Retail & Park

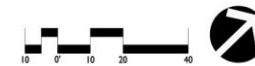
- Added Playground
- Increase in retail



## LEGEND:

- 1 Multi-use lawn
- 2 Seat wall
- 3 Bioretention
- 4 Decorative metal panel screen
- 5 Kids' play space
- 6 Boardwalk
- 7 Retail parking
- 8 Landscape bed
- 9 Seating area
- 10 On-street parking
- 11 Retail with outdoor dining
- 12 Rockshire Community Center parking

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# Placemaking Retail & Park



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# Placemaking Retail & Park



PARK VIEW FROM NORTH



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# Placemaking Retail & Park



PLAY SPACE



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# Placemaking Retail & Park



AERIAL PLAN VIEW



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# Neighborhood Retail

- View from retail parking lot
- ~5,500 sf of neighborhood retail
- 3-5 tenants
- Outdoor dining
- Neighborhood scale, look, and feel
- Connected to park space



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# Neighborhood Retail

- View from Wootton entrance



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# Residential Architecture Concept



## A Conceptual Streetscape Elevation - Townhomes

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# Residential Architecture Concept



1 FIRST FLOOR PLAN - UNIT A OPT 1  
Scale: 1/4"=1'-0"

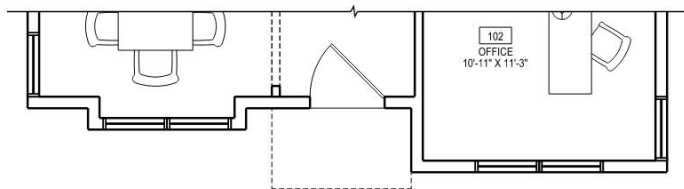


2 FIRST FLOOR PLAN - UNIT A OPT 2  
Scale: 1/4"=1'-0"

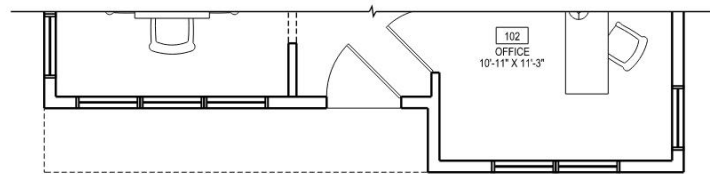
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# Residential Architecture Concept



2 FIRST FLOOR PLAN - UNIT B OPT 1  
Scale: 1/4"=1'-0"



1 FIRST FLOOR PLAN - UNIT B OPT 2  
Scale: 1/4"=1'-0"

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# Single Family Courtyard



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# Single Family Frontage on Hurley Ave



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# School Impact Analysis

	City's School Test for SY2023	Country's FY2024-25 Generation Rates		
	Projected 2028-29 Utilization	Generation - Turnover		Total
		Single Family Detached	Townhouse	
Fallsmead Elementary School	102.3% Adequate Capacity (Moratorium Threshold = Seat Deficit > 110 Seat and > 120% Utilization)	6 students (31 SFD x .185 students/unit)	7 students (29 SFA x .218 students/unit)	13 students
Frost Middle School	91.6% Adequate Capacity (Moratorium Threshold = Seat Deficit > 180 Seats and > 120% Utilization)	4 students (31 SFD x .102 students/unit)	4 students (29 SFA x .119 students/unit)	8 students
Wootton High School	97.4% Adequate Capacity (Moratorium Threshold = > 120% Utilization)	5 students (31 SFD x .154 students/unit)	5 students (29 SFA x .167 students/unit)	10 students

- Under the pending updated school tests in the County and City, the schools are all considered adequate and able to accommodate the projected students from the proposed development.



# Project Schedule

Project Plan & Site Plan Schedule
<b>Project Plan Submission</b> – July 5, 2023
<b>Project Plan Post-Sub Area Meeting</b> – August 2, 2023
<b>Project Plan In-Person Meeting (Tent.)</b> – August 23, 2023
<b>Project Plan DRC</b> – August 24, 2023
<b>Project Plan PC Briefing</b> – September 27, 2023
<b>Project Plan Mayor &amp; Council Briefing</b> – November 2023
<b>Planning Commission Recommendation</b> – November 2023
<b>Mayor &amp; Council Project Plan Hearing</b> - December 2023
<b>Submit Site Plan Level-2</b> – November 2023
<b>Site Plan Post-Sub Area Meeting</b> – December 2023
<b>Site Plan DRC</b> – December 2023
<b>Planning Commission Site Plan Hearing</b> – April 2024

❖ Dates are anticipated at this time and are subject to change

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