

BEALL'S GRANT II: FACT SHEET

Commonly asked questions about this plan and its impact on the community

Montgomery Housing Partnership, a private non-profit based in Montgomery County, plans to construct a four story mixed income apartment building across from the new Town Center and within walking distance to the Metro. Beall's Grant II will be among the first "green" apartment buildings in Rockville, with many state of the art features, with a "Smart Growth" location.

1) Do affordable housing developments like the existing Beall's I (and the future Beall's II) cause more crime than other residential developments?

Beall's Grant I is the site of old Town Centre Inn. Fifteen years ago, MHP took the old vacant hotel that had become an eyesore and converted it to affordable residential apartments thereby significantly reducing crime at this site.

The management company at Beall's Grant I screens residents and does a background check on all potential residents. It does not tolerate disruptive behavior and moves quickly to evict anyone who causes problems. As a result, the record indicates and the Rockville Police Chief has confirmed that crime at Beall's Grant I is minimal and no more than the average market-rate apartment complex, with less than one call per week for all calls over the past 18 months. There were only four instances of serious crimes, such as auto theft, larceny and assault in the past 18 months, or an average of about once every 4 1/2 months. In these situations, the residents were the victims of the crime, and there is no indication that any resident perpetrated any of the crimes. Unfortunately, crime can occur anywhere in the city, and these statistics indicate that there is no more crime occurring at Beall's Grant I than anywhere else in the city. The exact same pattern is expected in Beall's II.

2) What will be the income distribution of Beall's II?

Beall's Grant II will be a mixed income development. About 20-30% of the units at Beall's Grant II will be leased to market rate residents with no income restrictions. Approximately 60-70% of the residents will be working families and individuals earning \$35,000 to \$60,000. About 10 percent of the units will be restricted to those earning below \$35,000.

Beall's Grant II is situated across the street from the new Town Center with its surplus of luxury apartment choices. For example, at one of the newest apartment complexes, the Fenestra, across from Beall's, apartments rent from \$1,700 for a one bedroom to \$4,041 per month for a 2 bedroom/loft. Beall's Grant II will provide an affordable place for employees of the new stores in the Town Center to live and walk to work.

The residents at Beall's Grant I, for example, are working individuals and families - some work for the federal government and the city government - others work in retail stores and the health care industry. They are residents who just need a decent and affordable place to live in close proximity to the Metro and new Town Center.

3) What impact will Bealls II have on Beall Elementary?

The City of Rockville's Adequate Public Facilities Ordinance allows for a residential development to proceed as long as the local school is projected to be under 110% of capacity two years from the time of review. These projections are based on very detailed analysis done by the Montgomery County Public Schools and are published annually. According to the MCPS analysis, there are projected to be 576 students in 2009-2010 at Beall Elementary School, a school with a capacity of 540 students; that equates to 106.7% of capacity.

In order to reach the maximum 110% threshold, Beall Elementary would have to reach a level of 594 students, or $594 - 576 = 18$ more students. Based on MCPS calculations, Beall's Grant II is expected to generate 5 extra elementary school students, and therefore the project would not exceed the 110% maximum.

4) How will Beall's II impact traffic?

A traffic study was commissioned in September 2006 by Kimley-Horn. The study was prepared in accordance with the City of Rockville's Comprehensive Transportation Review (CTR) guidelines. Existing traffic counts were obtained at area intersections. Traffic forecasts were made based upon traffic growth trends in the area, the addition of traffic from approved developments and Beall's Grant II traffic. The traffic analysis results show the addition of Beall's Grant II traffic will have a negligible effect on traffic conditions in the area. The study area intersections will continue to operate at acceptable levels of service with the proposed development in place.

Due to the project's location near the Metro and multiple bus routes, we expect residents of Beall's Grant II will use public transportation. We have found this to be the case next door at Beall's Grant I; a recent survey confirmed only about 50% of the units use a parking space.

Bealls Grant II will also enhance pedestrian safety by extending the sidewalk in front of Snowden's Funeral Home thereby ensuring sidewalk access completely around the block. At the request of the City, the developer will be modifying the entrance onto Old North Washington Street to slow down traffic entering Old North Washington and to make it safer for cars and pedestrians.