

Key Streets

North Washington Street is an important north/south artery that marks the transition from the new Town Center development “edge” on the east and the existing residential neighborhood to the west. This is where the relationship and function of the streets and sidewalks will figure significantly into the success of the overall development. New residential units on the east side of N. Washington will be featured as an integral part of the facade design, and will assist in shaping the transition, as will the potential for small scale development on the west side of N. Washington. Adding lobbies and storefronts wherever possible on the east side will also help to increase the level of pedestrian activity on this street, and enhance the transition to the existing neighborhood further to the west.

To provide for a pleasing pedestrian environment, a minimum clear sidewalk width of 8’-0” with an extended planting area of 7’-0” to the street will be provided. This “green zone” between the sidewalk and the street will help to enhance the level of the new residential component along this edge, and will provide a softer transition to the street. Additional measures such as architectural treatments or public art should be used to improve the pedestrian experience for those areas without storefronts or residential lobbies.

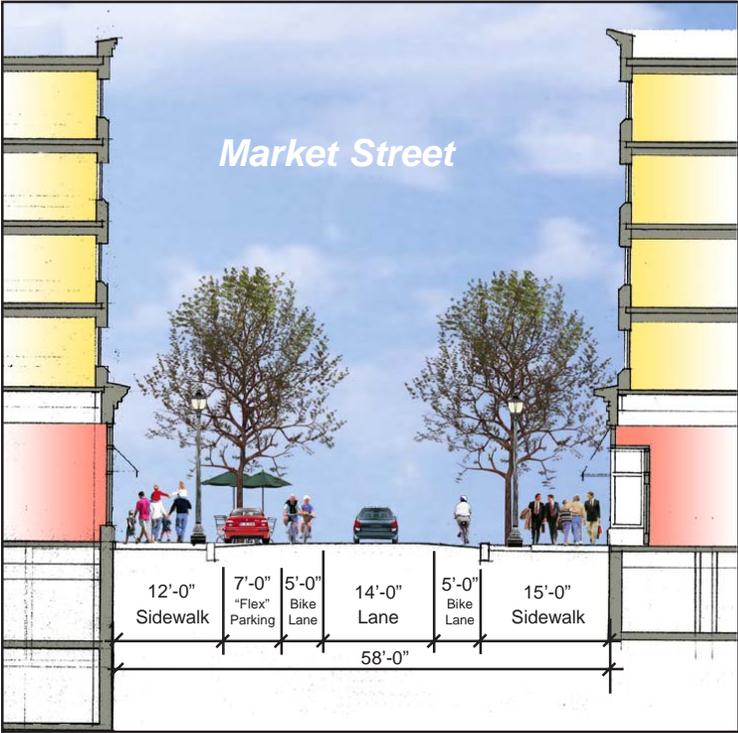


North Washington Street Section



Key Streets

Market Street has been specifically designed for “flexibility” to accommodate several scenarios that can be quickly and easily implemented by the City of Rockville, and as a result, change the character of the street. Bike lanes have been integrated into the street design to encourage the use of bicycles as a mode of transportation in the Town Center (see Illustration A). In the event of an extended cafe seating scenario or a special situation such as a street fair or other event, the parallel parking lane and the sidewalk can be “converted” to adapt to these situations. A “curbless” condition on one side of the street will allow for the implementation of any of these scenarios with a minimum of effort.



Market Street Section



Market Street Plan



Market Street

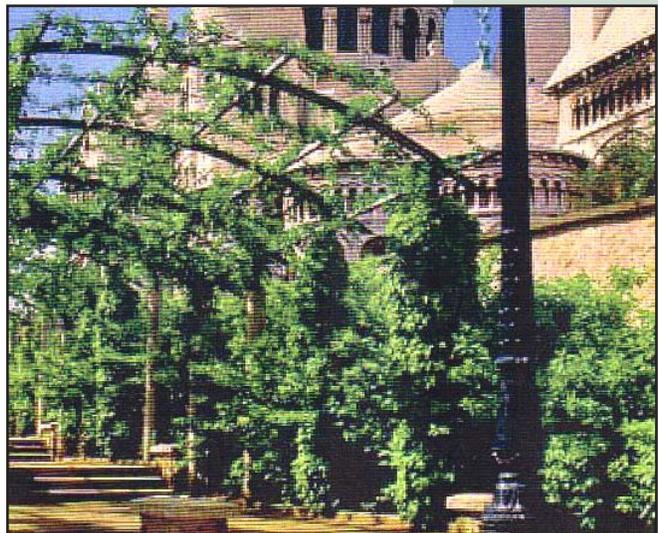
Section 7.2

Key Streets

E. Middle Lane lies at the southern edge of this development, and is intersected at two points by Maryland Avenue and Market Street. At street level, storefronts will figure prominently into the façade design, and above, multi-level residential with internal parking structures will be architecturally integrated into the overall façade design. A generous sidewalk with an adequate amenity zone will stretch out along the length of the street to provide a comfortable shopping experience.



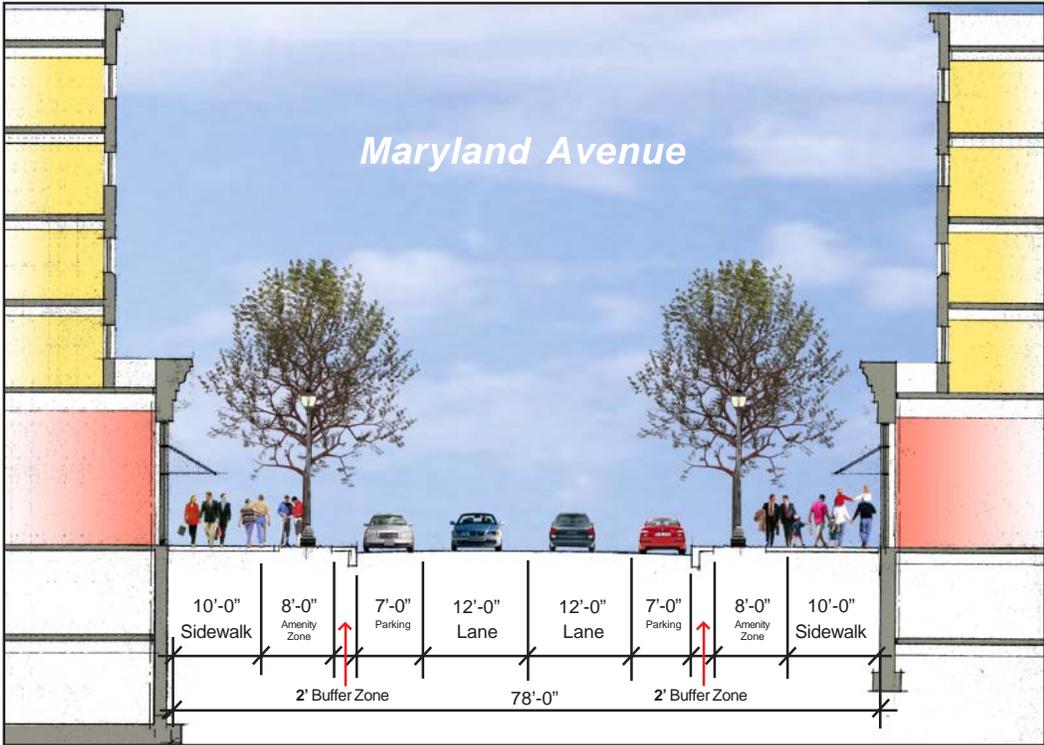
Beall Avenue lies at the northern edge of the development, and is also intersected by Maryland Avenue and Market Street at two points. The Regional Library will dominate the center of the block between Maryland and Market, while the ends of the block will feature multi-level residential above and residential access below. Vertical “green areas” such as trellised panels and/or trees should be used to soften this edge, and enhance the environment on this street.



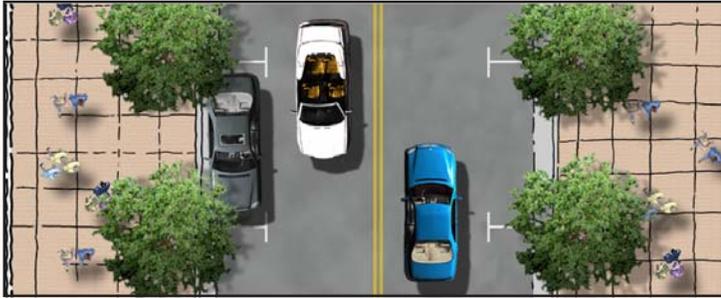
Beall Avenue & Middle Lane

Key Streets

Maryland Avenue is the “main street” of the master plan for the new Rockville Town Center. It is the major north/south spine so it has been strategically integrated into the new Town Plaza as a visible extension by way of special paving definition (see Rendered Town Plaza Plan). The street design reflects two-way traffic as opposed to one-way traffic on Market Street, and the generous sidewalk proportions will allow for possible outdoor cafe seating. Most importantly, however, retailers will have a highly visible street presence.



Maryland Avenue Section



Maryland Avenue Plan

