



City of Rockville

MEMORANDUM

January 6, 2006

TO: Planning Commission

FROM: Jim Wasilak, Chief of Planning
Judy Christensen, Preservation Planner

SUBJECT: Lincoln Park Neighborhood Plan and Conservation Plan

The Planning Commission initially conducted a public hearing on the Lincoln Park Neighborhood Plan and Conservation Plan on November 16, 2005. This was extended to the December 7 meeting.

Lincoln Park Neighborhood Plan

The following speakers addressed the Commission regarding the neighborhood plan:

- Charles Haughey, member of the Board of Education, encouraged the plan to allow MCPS to redevelop their property on North Stonestreet Avenue, and suggested that the reuse of the former Lincoln High School building could be tied to the redevelopment.
- Jody Kline, attorney for Centex Homes, potential redeveloper of the MCPS property on North Stonestreet Avenue, also felt that the Plan should be more specific about the reuse of the former high school. He also stated that the plan should allow more flexibility in development options for the entire MCPS property.
- Barbara Hill-Talley of the United Black Cultural Center, one of the tenants of the former high school building, stated that her thoughts on the reuse would be shared at the upcoming public forum sponsored by MCPS on the building's reuse.
- Soo Lee-Cho, attorney for Centex Homes, potential redeveloper of the MCPS property on North Stonestreet Avenue, stated that the Plan was too specific regarding the recommended density and mix of units on the site. She agreed that there should be compatibility, and that townhouses would only be introduced where the property does not confront single family detached units. Ms. Lee-Cho also stated that Centex will move forward with their proposal without addressing the former Lincoln High School, and that structure will not be part of the future application for development.

- Anita Neal-Powell, president of the Lincoln Park Historic Foundation, expressed concerns about the public hearing notifications. She felt that the packets that were delivered to neighborhood residents were not complete, because they lacked the neighborhood plan, and that they were not delivered in a timely manner nor were they delivered to every resident. Because of this, additional packets should be sent.

Commissioner Medearis expressed concern about the potential threats to the community due to its proximity to the Washington Gas facility and the Suburban propane site. She stated that the additional residential development to be constructed on the WINX property would put those new residents closer to the threat than the existing community, and that analysis should be done to determine the impacts.

Lincoln Park Conservation Plan

The Commission also heard from speakers during the Conservation Plan public hearings, including:

- Lucinda Hall, chair of the Lincoln Park Task Force that developed the plan, stated that she fully supported both Plans.
- Barbara Hill-Talley stated that she felt that historic designation would be preferable to a conservation district as it would be more permanent.
- Gail Koenig, resident of Ashley Avenue, expressed strong support for the conservation plan.

An unidentified member of the audience also addressed the Commission about ensuring that they consider all that has occurred in Lincoln Park, as well as current residents, when considering the future of the community.

At the December 14 meeting, the Commission extended the public record until the end of 2005. Comments were accepted through January 3, 2006 due to the holidays. All of the written public record is attached.

Staff Recommendation

Staff recommends that the Commission thoroughly review the documents and provide direction to staff on any potential changes that are desired.

Attachment

1. Returned public comment forms and written comment