



Agenda for Meeting 14-2016

CITY OF ROCKVILLE PLANNING COMMISSION

Charles Littlefield, Chair

Anne Goodman Jack Leiderman
Don Hadley Gail Sherman
David Hill John Tyner, II

Wednesday, July 27, 2016
7:00 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue

Andrew Gunning, Staff Liaison
Cynthia Walters, Deputy City Attorney
Eliot Schaefer, Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

I. DISCUSSION

A. WORK SESSION – DRAFT BIKEWAY MASTER PLAN UPDATE

The Planning Commission will hold a work session on the draft Bikeway Master Plan to review public comment that was submitted, to review proposed routes, and to provide guidance for possible changes to the draft plan. Senior Transportation Planner: Katie Mencarini, 240-314-8527.

B. ROCKVILLE 2040 – UPDATE TO THE COMPREHENSIVE MASTER PLAN

The Planning Commission will receive an update on the Community Engagement process for the Rockville 2040 – Update to the Comprehensive Master Plan that staff has conducted over the past year. The presentation will give special focus to the outcome of the recent series of Citywide forums.

II. COMMISSION ITEMS

- A. Staff Liaison Report
- B. Old Business – Observations regarding the reversal of presentations by staff and applicant from June 8 meeting.
- C. New Business

- D. Minutes – June 8, 2016 meeting
- E. FYI Correspondence

III. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)
Sundays at 7:00 pm
Mondays, Thursdays and Saturdays at 1:00 pm
Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

August 3, 2016
September 14, 2016
September 28, 2016

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.
Applications filed since June 21, 2016:

- PLT2017-00551, Congressional Plaza Association, 1628 E. Jefferson St., For the Ownership Plat

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.



MEMORANDUM

July 19, 2016

TO: City of Rockville Planning Commission

FROM: Emad Elshafei, Chief of Traffic and Transportation *EE*
Katie Mencarini, Senior Transportation Planner *KM*

SUBJECT: *Draft Bikeway Master Plan Work Session, July 27, 2016*

The July 27, 2016 work session on the draft Bikeway Master Plan follows the recent work sessions on May 25, 2016, June 8, 2016, and July 13, 2016. Information provided during these sessions included the full written testimony provided on the draft Plan, a summary of the testimony, including staff's responses to these comments where applicable, and a list of the substantive edits to the draft Plan proposed by staff in response to the public testimony and Planning Commission discussion. During the recent three work sessions, the Commission reviewed and approved or revised the 35 revisions submitted by staff, and discussed various topics such as bicycle licensing, Bus Rapid Transit (BRT) routes, and language on what would trigger a public hearing for project with major impact.

Route by Route Review

The Commission agreed to review selected routes during the July 27th work session. Table 3.1 on page 17 of the draft Plan lists all proposed routes that are also shown on the Bikeway Master Plan Proposed Facilities in Appendix A to the draft Plan (attached). Staff has previously made suggested changes on some routes which have been agreed upon by the Commission, such as removing the recommended facility type on Azalea Drive.

Staff will begin the work session with a brief presentation that provides an overview and refresher of the overall proposed network with a summary of the methodology for identifying routes and recommending facility types. Staff will then facilitate a review of the routes by the Commission.

Staff recommends that the Commission be specific about the routes they wish to discuss, and either propose alternate routes, discuss changes to the proposed facility type for the proposed route, or vote on eliminating the route if necessary.

Conclusion

Staff requests that the Commission review and discuss selected bicycle routes during the July 27th meeting, provide any additional comments and edits to the draft Plan, and give direction to staff to incorporate these edits. Staff would then return in September so the Commission can review and recommend approval of the edited version of the Plan.

Cc: Andrew Gunning, Assistant Director, CPDS
David B. Levy, Chief of Long Range Planning, CPDS
Ann Wallas, Planner III, CPDS

SECTION 3.3 – RECOMMENDATIONS

Based on the recommendations in this Plan, 42.6 total miles of bikeways are proposed, including 24.5 miles of dedicated bikeways and 18.21 miles of shared roadway designations. Of the 24.5 miles of dedicated bikeways, 15.0 miles are bicycle lanes, 4.3 miles are shared-use paths, and 5.2 miles are cycletracks. Table 3.1 lists all facilities recommended in this Plan, which are also visually displayed on the map provided in Appendix A. These facilities are new and in addition to the 67.8 miles of on- and off-street bicycle facilities that currently exist in Rockville. It is important to note that some of the recommendations in this plan are aspirational and would face constraints in the form of finances, existing road width, and on-street parking, to name a few. While the City continues to review this plan and gather the resources to implement it, the City should find ways to increase the safety and efficiency of all roads for bicycles as projects arise.

Note: The recommended facility type on each road segment should be assumed to be proposed for both sides of the road unless otherwise indicated with a directional label or other text.

KEY for Table 3.1 (below)
 BL = Bicycle Lane
 CL = Climbing Lane (BL only on uphill side of road)
 CT = Cycletrack
 SL = Shared Lane
 SUP = Shared Use Path

TABLE 3.1 - STREET RECOMMENDATIONS

Street/Location	From	To	Facility Type	Length (miles)
Anderson Park	Princeton Pl.	Madison St.	Study	-
Ardennes Ave.	Crawford Dr.	Vandegrift Ave.	SL	0.40
	Vandegrift Ave.	Twinbrook Pkwy.	BL	0.26
<u>Azalea Dr. (NB)</u>	<u>Woodley Dr.</u>	<u>Nelson St.</u>	<u>CL</u>	<u>0.37</u>
Baltimore Rd.	S Stonestreet Ave.	First St.	SL	0.42
	Gladstone Dr.	City Limits	SL	0.87
Blackwell Rd.	Shady Grove Rd.	Fallsgrove Dr.	SL	0.20
Broadwood Dr.	Baltimore Rd.	Veirs Mill Rd.	BL	0.51
	Veirs Mill Rd.	Crawford Dr.	SL	0.21
Bullard Cir.	W. Montgomery Ave.	Shared use path connection to Autumn Wind Way	SL	0.29
Chapman Ave.	Halpine Rd.	City Limits	BL	0.38
Chapman Ave. (extended north)	Halpine Rd.	North planned end	SL	0.39
Claggett Dr.	Grandin Ave.	Crawford Dr.	SL	0.16
College Pkwy.	Yale Pl.	Frederick Rd.	BL	0.31
Crawford Dr.	Broadwood Dr.	Ardennes Ave.	SL	0.41
Dawson Ave. (extended)	N. Washington St.	Hungerford Dr.	BL	0.12

Street/Location	From	To	Facility Type	Length (miles)
Redland Blvd.	Piccard Dr.	Frederick Rd.	SL	0.97
Research Blvd. (NB)	Shady Grove Rd.	W. Montgomery Ave.	SUP	1.29
Research Blvd. (SB)	Shady Grove Rd.	W. Gude Dr.	SL	0.60
	W. Gude Dr.	W. Montgomery Ave.	CL	0.69
Research Court	Shady Grove Rd.	Research Blvd.	BL	0.34
Rock Terrace School	Mannakee St.	Martins Ln.	Study	-
Rockville Swim Center Road	Martins Ln.	Its end	SL	0.17
Rockville Pike	New St.	Rollins Ave.	CT	1.95
Rollins Ave.	Montrose Woods Park	Congressional Ln.	SL	0.24
	E Jefferson St.	Chapman Ave.	SL	0.40
Scott Dr. (EB)	Wescott Pl.	Wootton Pkwy.	SL	0.67
Scott Dr. (WB)	Wescott Pl.	Wootton Pkwy.	SUP	0.67
Seven Locks Rd.	Wootton Pkwy.	(City limits)	SL	0.66
S. Stonestreet Ave.	Park Rd.	Veirs Mill Rd.	BL	0.66
Southlawn Ln.	N. Horners Ln.	Gude Dr.	SL	0.52
<u>Thomas St.</u>	<u>Its end</u>	<u>Rose Petal Way</u>	<u>SUP</u>	<u>0.02</u>
Tildenwood Dr.	Montrose Rd.	(Its end)	SL	0.23
Tower Oaks Blvd.	Wootton Pkwy.	Montrose Rd.	SL	0.92
<u>Twinbrook Pkwy.</u>	<u>Baltimore Rd.</u>	<u>Veirs Mill Rd.</u>	<u>Study</u>	<u>0.91</u>
Upper Watts Branch Forest Preserve	Gude Dr.	Fordham St.	SUP	0.10
Veirs Dr. (EB)	Glen Mill Rd.	Wescott Pl.	Paved Shoulder	0.55
Veirs Dr. (WB)	Glen Mill Rd.	Wescott Pl.	SUP	0.55
Veirs Mill Rd.	Bradley Ave.	Twinbrook Pkwy.	SUP	0.40
Veirs Mill Rd. service drive	Gail Ave.	Midway Ave.	SL	0.94
Watts Branch Pkwy	Hurley Ave.	Aintree Dr.	BL	0.45
Welsh Park Ln.	Mannakee St.	Welsh Park	SL	0.07
W. Montgomery Ave.	Nelson St.	W. Jefferson St.	Study	-
	W. Jefferson St.	N. Washington St.	SL	0.20
	Shady Grove Rd.	W Gude Dr.	BL	0.41
W. Montgomery Ave. (WB)	Darnestown Rd.	Hurley Ave.	CL	0.38
Wootton Pkwy.	Darnestown Rd.	Longhill Dr. (eastern)	SL	2.16
	Longhill Dr. (eastern)	Seven Locks Rd.	BL	0.70
	Seven Locks Rd.	W. Edmonston Dr.	SL	1.29
	W. Edmonston Dr.	Rockville Pike	BL	0.46



MEMORANDUM

July 20, 2016

TO: Planning Commission

FROM: Ann Wallas, Principal Planner

VIA: David Levy, Chief of Long Range Planning

SUBJECT: **Planning Commission meeting, Wednesday, July 27, 2016
Presentation on Community Engagement process of
Rockville 2040 – Update to the Comprehensive Master Plan**

The Planning Commission will receive an update on the Community Engagement process for the Rockville 2040 – Update to the Comprehensive Master Plan that staff has conducted over the past year. The presentation will give special focus to the outcome of the recent series of Citywide forums. Detailed information about the process, and all the documents produced so far, can be found at www.rockvillemd.gov/rockville2040.

Scope of Work and Plan Process

In March 2015 the Planning Commission approved the Rockville 2040 Scope of Work for updating the City's Comprehensive Master Plan. The Scope of Work (Exhibit 1) emphasizes citizen participation and input throughout the update process and lays out a series of activities to offer citizens the opportunity to participate. A process and timeline chart can be found at Exhibit 2. Staff has followed this process for the past year, which has included the following steps:

- **Community Kick-Off meeting:** May 9, 2015.
Participants were informed about the process, participated in activities, and provided input on Vision and Underlying Principles of the existing (2002) Comprehensive Master Plan (CMP).
- **Community Listening Sessions:** July 2015 – March 2016.
From July 2015 through March 2016, thirty-five Listening Sessions were held throughout Rockville, to hear community priorities for the updated master plan. They were held in all 18 of the planning areas, as defined in the 2002 CMP; with members of the senior community; in the three public high schools located in the city; with Montgomery College staff and students; with the business community; with human services stakeholders; and with groups that have tended not to participate in policy discussions in Rockville. Each meeting included in-depth conversation, and a brief neighborhood survey and comment form to prompt thought and discussion. The results of the discussions and the survey/comment forms were produced as two documents: "What you Said" and "What you Wrote." They will act as resources for citizens, officials and staff throughout the Rockville 2040 process. Both documents are available through the web link

given above. The Planning Commission received a briefing on the Listening Sessions results on February 24; the Mayor and Council were briefed on April 4.

- **Element Trends Reports:** Planning Commission Presentations, July 2015 – April 2016
Over the past year staff has prepared, and presented to the Planning Commission and the public, a series of reports outlining key master plan issues in the areas of Community Facilities, Economic Development, the Environment, Historic Preservation, Land Use and Transportation. Work was previously completed on housing and water systems issues. An in-depth study of the housing situation and needs is currently underway. These reports were made available to the public during the Citywide Forums, and will be key resources for the Planning Commission and Mayor and Council during deliberations about master plan policies and goals.
- **Citywide Forums:** April - June, 2016
Four meetings were held for the Rockville public to develop a draft set of policies and goals, along with some implementation steps, that they would like to be part of Rockville's updated master plan. As this process was just completed, detail is provided on the process and results, below.

Rockville 2040 Citywide Forums

Four City wide forums were held between April and June. The purpose of the forums was to bring together all of the information gathered so far and allow the public to help to develop a series of goals to guide plan drafting. All meetings were held at VisArts in Town Square and were well attended, with more than one hundred citizens signing in over the course of the four meetings. Members of the City Council and Planning Commission also attended, as did an inter-departmental staff team. A large percentage of the participants attended multiple meetings and more than 500 ideas were generated, resulting in the development of a series of policy goals for each plan element.

The meetings were structured as follows:

Citywide forum #1 – April 19 – “What have we learned?”

Purpose: Learn about results of Listening Sessions and Topic Reports, choose and go to Element table, and start discussions. The meeting included:

- Open house with exhibits for all Elements and for results of Listening Session, Kick-Off meeting and 2012 Rockville Summit. Staff at each exhibit, available to discuss findings and key master plan questions.
- (Brief) Presentation on:
 - Plan Process
 - Progress to date
 - Purpose of the 4-meeting sequence
- Open discussion on what was learned
- Broke up into Element groups and started discussing their topics. Teams received Element trend report and other materials, and directions for next meeting.

Citywide forum #2 – May 10 – “Where do we want to go?”

Purpose: Prepare initial policies for each topic. The meeting included:

- Work within topic Element groups, as established in Meeting 1. Staff facilitated discussion to develop a first set of goals/policies for each topic area.
- Teams prioritized policies for their topic.
- Each group presented their goals/policies by putting them up on the wall for everyone to see

Citywide forum #3 – May 24 – Where do we want to go (and how do we get there)?

Purpose: Refine and Agree Upon Policies and Objectives for each Element.

In preparation for the meeting, staff reviewed the draft goals/policies from meeting #2 and added additional ideas that had been generated during the Listening Sessions and topic trend reports, for review by each group.

- Each topic group presented their policies to the full group by putting them up on the wall and inviting prioritization from the full group.
- Worked in topic element groups to refine goals/policies, objectives and discuss possible implementation strategies.

Citywide forum #4 – June 14 – Goals for the City

Purpose: Focus on citywide goals/policies.

In preparation for the meeting, staff organized and synthesized all of the results from the previous meetings and produced a draft set of goal/policy statements for each topic element.

The meeting included:

- Brief presentation on results from Meeting #3 (including the priorities indicated by participants), plan process and how to stay involved.
- All participants reviewed all goal/policy statements on all topics and offered comments.
- Four participatory mapping exercises were offered to participants: Citywide, Town Center area, Montgomery College area and Veirs Mill Road corridor. These areas were selected based on input and comments received during both the Listening Sessions and the Citywide forums.

Rockville 2040 Citywide Forums - Results

Staff has compiled the draft goal/policy statements that were presented at meeting #4, together with the comments generated by participants on all topics, and the map comments. The report is attached at Exhibit 3, along with an introduction that provides information on the Rockville 2040 and Citywide Forums process.

A series of “cross-cutting” issues were seen in multiple element groups and were mentioned throughout the outreach process:

A desire for more housing options/additional density near transit stations.
(Environment, Economic Development, Housing, Land Use)

A desire for greater connectivity, particularly for walking and biking.
(Community Facilities, Land Use, Transportation)

A desire for “more to do” – more recreational opportunities – both public and commercial.
(Community Facilities, Economic Development, Historic Preservation, Land Use)

Leverage Montgomery College’s presence in the City.
(Community Facilities, Economic Development, Housing, Land Use, Transportation)

During meeting #3 participants identified the ideas they felt were the most important. Here is a brief sample of the most popular ideas selected within each Element area:

Community Facilities:

- Integrate Montgomery College into the City (performing arts center, open spaces, etc.)
- Develop King Farm Farmstead as a recreation facility/destination.
- Redevelop Senior Center: convert a functional facility with “institutional” feel into a welcoming, expanded, updated resource for a rapidly aging diverse community.

Economic Development:

- Support revitalization efforts of struggling neighborhood shopping centers, such as Twinbrook, Rockshire etc.
- Ensure City’s infrastructure (roads, fiber, water, sewer, etc.) is adequately maintained and upgraded to meet the needs of the business community and residents.
- Leverage Montgomery College’s presence to create job training programs, business opportunities and internship opportunities with Rockville companies.

Environment:

- Put electric wires underground.
- Increase new building heights along Rockville Pike to 15 stories along Pike with reductions in height moving away from Rockville Pike. Results in compact development, increases open space, increases use of mass transit, reduced use of auto.
- Draft Policy: identify, prioritize, protect, preserve, enhance, restore, and manage a connected network of natural areas, open space, parks, and green infrastructure that provides ecological benefits, diverse wildlife and plant habitats, recreational opportunities, and scenic beauty.

Historic Preservation:

- Promote and facilitate the productive reuse of historic properties and encourage renovation of existing homes/residences.
- Teaching and history, grooming next generation to consider issues that should be included in role of preservation.

Housing:

- Make neighborhoods easier to age in place by improving walkability, good sidewalks, etc.
- Assure that affordable housing maximizes public investment by focusing on programs providing permanent affordability.

- Do not allow out-of-scale “McMansions” that have a negative impact on neighborhood character.
- Explore smaller home, tiny house, cottage communities as alternative housing choice.
- Encourage and reward developers who build near Metro to discourage use of cars.

Land Use:

- Deck over Pike. Create public market (pavilion) for microfood producers and small businesses where topography would help pedestrians.
- Create linkages to promote walkability (shorter blocks, pedestrian bridges, hiker/biker paths).
- Integrate land use and transportation planning.
- Create walkable, pedestrian friendly areas near Metro Stations along Rockville Pike.

Transportation:

- Create circulator bus for Rockville.
- Build a pedestrian/bike crossing east-west between neighborhoods on the east side and Rockville Pike.
- Prioritize pedestrian safety.

Water Systems:

- Plan and implement a sustainable program for maintenance, repair, replacement and extensions/upgrades of water, sewer and stormwater facilities to keep these services safe and effective.
- Start a process to identify the conflict between reducing water consumption and waste with the problem of properly funding City sewer and water utility whose fees/income is based upon consumption. The residents and businesses need to be aware there is a conflict with reducing consumption and waste water with income to support water and water facility.

Next Steps

The next step in the approved process is developing a draft plan. In doing so, staff is analyzing the information received to identify issues for further study and discussion, and identifying any areas that have not been covered. A series of discussion topics will be identified and brought before the Planning Commission after the summer break.

cc: Susan Swift
Andy Gunning
Jim Wasilak
Long-Range Planning Team, CPDS
Rockville 2040 Staff Team



What do you want Rockville to be like in 2040?

Comprehensive Master Plan Update – Rockville 2040 ***Scope of Work and Community Engagement Program*** **Approved by Planning Commission March 2015**

The Comprehensive Master Plan (CMP) describes the vision for the City's future and makes recommendations to help achieve that vision. The CMP guides where, and in what form, new development and redevelopment occur in the community; helps to set a framework for investments in public infrastructure and helps determine whether public facilities are adequate to meet the needs of current and future citizens. The CMP also sets long-term policies on the environment, preservation, housing and the economy, with the purpose of maintaining and strengthening Rockville's neighborhoods, ensuring a strong economic and fiscal future, and enhancing both the natural and community environment.

The city is currently undertaking an update of its CMP and the Planning Commission has approved the following process for carrying it out.

Community Engagement

Citizen participation and input will be essential to updating the CMP. Engagement with the community will underpin the plan update and opportunities for the public to provide meaningful input will occur throughout the process. A wide ranging and inclusive Outreach Program will be put in place, with care taken to engage those who have not historically participated in the planning process, as well as those who have. The Planning Commission may create a citizen advisory group to help guide some part, or parts, of the process.

Comprehensive Master Plan Kickoff meeting

A meeting to launch the CMP update will be held on the morning of Saturday, May 9, 2015 at VisArts in Town Square. During the kickoff meeting, participants will consider the 2002 CMP Vision and Principles, offer their views and suggest changes or additions. Everyone is encouraged to attend. Attendees will also hear about how to continue to participate as the process moves forward.

Those unable to attend will find information about the CMP and the planning process on the city Web site at: www.rockvillemd.gov/masterplanupdate by viewing displays at City Hall, the senior center and the community centers; by seeing and reading informational pieces on Rockville 11 and in Rockville Reports, or by calling Community Planning at 240-314-8200.

Over >





Vision and Plan Principles

Informed by the input received at the kickoff meeting and through the Engage Rockville online civic engagement program, the Planning Commission will hold worksessions to develop a Draft Vision and a set of Draft Principles that will guide the Plan Update.

Listening Sessions/Meeting in a Box

Meetings will be held throughout the city; in all geographic planning areas (18 in the 2002 CMP) to learn of citizen hopes and concerns. Meetings will also be held with cultural, business, non-profit and governmental stakeholders. Those not wishing to attend a meeting facilitated by staff may hold their own meeting: staff will supply "Meeting in a Box" materials and the results will be turned in to staff for inclusion in the process. Comment forms will also be available online, through Engage Rockville, at City Hall, the senior center and the community centers, or by calling Community Planning at 240-314-8200.

Developing the Fact Base Through Topic "Scans," and Discussion

Staff will complete a series of topic reports, called "scans," that explain existing conditions and current issues. Topics include the environment, community facilities, transportation, land use, historic preservation, housing and the economy. The topic scans will be discussed by the Planning Commission, as well as the relevant Boards and Commissions, and made available to the public. Public feedback on the material in the scans will be encouraged at meetings and through Engage Rockville.

City-wide Forums

A series of city-wide forums will be held in early 2016. These forums will be open to the public and anyone with an interest in the plan will be welcome to attend. Using the draft Vision and draft Principles as a guide, forum participants will develop a set of draft goals and objectives that will guide development of the draft updated plan. As part of the process, participants will review issues identified during the Listening Sessions and topic scan discussions.

Plan Drafting

Guided by the draft Vision, draft Plan Principles, draft Goals and Objectives and the issues raised, the plan will be drafted. Drafting will be an iterative, inter-active process between staff, community stakeholders and Commissioners. The result will be an updated Draft CMP that will be presented to the public.

Approval Processes

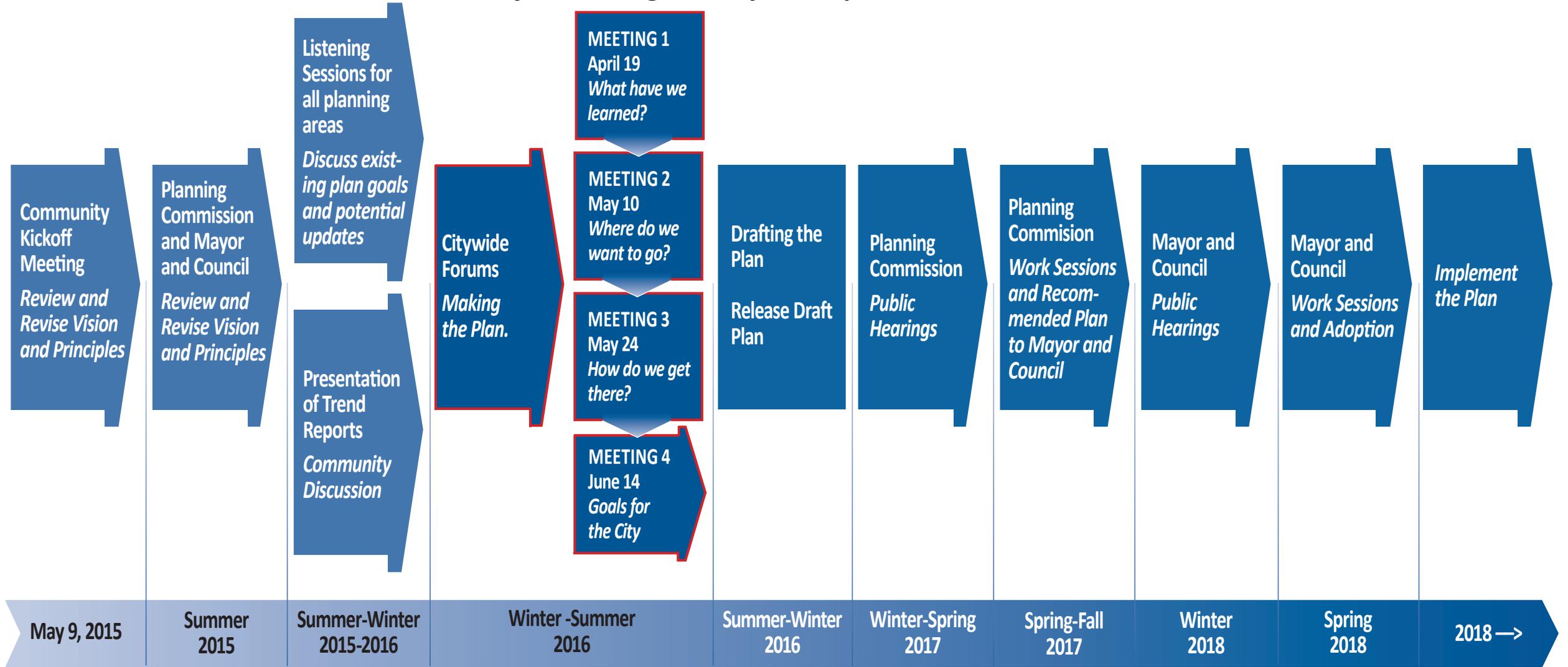
The Planning Commission will hold Public Hearings to learn of the citizens views on the updated Draft CMP. Both spoken and written testimony will be received and reviewed by the commission before they recommend the Draft CMP to the Mayor and Council for consideration and adoption.





What do you want Rockville to be like in 2040?

Process for Revising the City's Comprehensive Master Plan



Rockville 2040: Results of the Citywide Forums

Ann Wallas, AICP
David B. Levy, AICP
7/19/2016



Many staff members helped to organize, facilitate and/or document the Rockville Citywide Forums, including the following:

Community Planning and Development Services

Susan Swift, AICP, Director
Andrew Gunning, Assistant Director
David Levy, AICP, Chief of Long Range Planning
Jim Wasilak, AICP, Chief of Zoning
Sheila Bashiri, Preservation Planner
Whitney Coleman, CPDS Administrator
Barry Gore, AICP, Principal Planner
Asmara Habte, Chief of Housing Programs
Cindy Kebba, Principal Planner
Clark Larson, AICP, Planning GIS Specialist
Manisha Tewari, AICP, Principal Planner
Ann Wallas, AICP, Principal Planner, Project Manager
Brian Wilson, AICP, Principal Planner

Recreation and Parks

Tim Chesnutt, Director
Christine Henry, Deputy Director
Paige Janzen, Civic Center Manager
Steve Mader, Superintendent of Parks and Facilities
Wayne Noll, City Forester

Public Works

Judy Ding, Acting Director
Emad Elshafei, Chief of Traffic and Transportation
Susan Straus, Chief of Engineering
Kevin Belanger, Senior Transportation Planner
Heather Gewandter, Stormwater Manager
Ilene Lish, Senior Civil Engineer
Katie Mencarini, Senior Transportation Planner
Erica Shingara, Sustainability Coordinator
Lise Soukup, Principal Environmental Engineer

City Manager's Office

Craig Simoneau, City Manager
Jenny Kimball, Deputy City Manager
Marylou Berg, Public Information Officer
Hagop Balekjian, Television Production Specialist
Hjarman Cordero, Senior Neighborhood Resources Coordinator
Kathy Dantzler, Communications Manager, Rockville11 Station Manager
Sylvia England, Graphics Specialist
Eric Ferrell, Copy Center / Mail Specialist
Janet Kelly, Human Rights and Community Mediation Administrator
Tony Plaia, Television Production Manager
Betsy Robbins, Communications Manager

Rockville 2040 Citywide Forums Results

Lori Russler, Graphics Specialist

Rockville Economic Development, Inc. (REDI)

Laurie Boyer, CECD, Executive Director

Michael Stiefvater, AICP, Business Development Manager

Introduction

Background

“Rockville 2040: Results of the Citywide Forums” provides the results of a four-meeting sequence that was held in April, May and June 2016 and is a key input in the City’s multi-year project to update Rockville’s Comprehensive Master Plan (CMP), which was last updated in 2002; and is a key step in the Rockville 2040 Scope of Work, which was approved by Rockville’s Planning Commission in March 2015.

The overall project, called *Rockville 2040*, is a citizen-focused effort to define long-term goals, objectives and policies for the next 20-25 years, as well as key implementation steps for success. Citizen participation has been, is, and will remain, central to the entire process. A master plan that is meaningful reflects the desires of the citizens. The only way to ensure that it does so is to work in partnership with the citizens in the development of the plan.

The first step of *Rockville 2040* was the Community Kick-Off Meeting, which was held on May 9, 2015. There, the participants learned about the process and then gave input on the Vision statement and the Underlying Principles in the current CMP. They considered which components should stay as they are, and which should be changed. The results of that input can be found on the project’s Web site, at www.rockvillemd.gov/rockville2040.

The next step in the process was to hear more comprehensively from the community. From the summer of 2015 to the spring of 2015, staff held 35 Listening Sessions throughout Rockville. They were held in the neighborhoods and with citizens of all of the 18 Planning Areas, as defined in the 2002 CMP; in the three public high schools in the city; at Montgomery College, with both students and staff; with the business community; with seniors, and with cultural groups that have tended to be under-represented in Rockville’s policy discussions. The core theme of the sessions was to ask community members for their input on what they would like to remain the same in their neighborhoods and in Rockville as a whole over the next 20-25 years, and what they would like to see changed. The results of these sessions were recorded in two documents, “What You Said” and “What You Wrote,” both of which can also be found on the project Web site.

In parallel to the Listening Session initiative, staff has developed a series of technical or “trends” reports on key master plan topics, including Transportation, Historic Preservation, Community Facilities, Land Use, Economy and Environment. These reports have been presented to the Planning Commission and other key boards and commissions. As of the date of this report, a study of Housing needs in Rockville is underway and will result in an additional report that will help guide the ultimate plan update. All completed reports can be found on the project Web site.

The Citywide Forums Process

Pursuant to the Scope of Work, the purpose of the Citywide Forums was for the community to work together with staff to produce a set of policies and goals that would be the starting point for developing a draft updated master plan. To that end, four meetings were scheduled over a 2-month period. Key inputs to the process included the results from the Kick-Off Meeting, the Listening Sessions, and the topic trends reports. Additional resources included the results the Rockville Summit, which was a community-centered process held in 2012 and included discussions of many master plan topics; and Rockville’s existing master plan, which includes the 2002 Comprehensive Master Plan and the other area and topic-specific plans that are part of the City’s overall master plan, all of which can be found through the project Web site.

Meetings were held on Tuesday evenings at VisArts in Rockville Town Square, with parking and a light dinner provided. The meetings were well attended. More than 110 citizens signed in over the course of the four meetings, a large percentage of whom attended multiple meetings. Many members of the Mayor and Council and the Planning Commission also attended, as did staff from many City departments.

The overall sequence was designed to elicit and refine community concepts for key master plan Elements, which are:

- Community Facilities
- Economic Development
- Environment
- Historic Preservation
- Housing
- Land Use
- Transportation
- Water Systems

In order to do so, the meetings were structured as follows:

Citywide forum #1 – April 19 – “What have we learned?”

Purpose: Learn about results of Listening Sessions and Topic Reports, choose and go to Element table, and start discussing. The meeting included:

- Open house with exhibits for all Elements and for results of Listening Session, Kick-Off meeting and 2012 Rockville Summit. Staff at each exhibit, available to discuss findings and key master plan questions.
- (Brief) Presentation on:
 - Plan Process
 - Progress to date
 - Purpose of the 4-meeting sequence
- Open discussion on what was learned
- Broke up into Element groups and started discussing their topics. Teams received Element trend report and other materials, and directions for next meeting.

Citywide forum #2 – May 10 – “Where do we want to go?”

Purpose: Prepare initial policies for each topic. The meeting included:

- Work within topic Element groups, as established in Meeting 1. Staff facilitated discussion to develop a first set of goals/policies for each topic area.
- Teams prioritized policies for their topic.
- Each group presented their goals/policies by putting them up on the wall for everyone to see.

Citywide forum #3 – May 24 – Where do we want to go (and how do we get there)?

Purpose: Refine and Agree Upon Policies and Objectives for each Element.

In preparation for the meeting, staff reviewed the draft goal/policies from meeting #2 and added additional ideas that had been generated during the Listening Sessions and topic trend reports, for review by each group.

- Each topic group presented their policies to the full group by putting them up on the wall and inviting prioritization from the full group.
- Worked in topic element groups to refine goals/policies, objectives and discuss possible implementation strategies.

Citywide forum #4 – June 14 – Goals for the City

Purpose: Focus on citywide goals/policies.

In preparation for the meeting, staff organized and synthesized all of the results from the previous meetings and produced a draft set of goal/policy statements for each topic element. The meeting included:

- Brief presentation on results from Meeting #3 (including the priorities indicated by participants), plan process and how to stay involved.
- All participants reviewed all goal/policy statements on all topics and offered comments.
- Four participatory mapping exercises were offered to participants: Citywide, Town Center area, Montgomery College area and Veirs Mill Road corridor. These areas were selected based on input and comments received during both the Listening Sessions and the Citywide forums.

The Citywide Forums Results

More than 500 ideas were generated throughout the meetings. Those ideas were reviewed, prioritized and edited by participants and staff, resulting in a series of policies and goals for each plan Element covered. The remainder of this document presents those results.

Community Facilities

Parks, Community Centers, and Specialized City Facilities

Policy Statements	Meeting 4 Participant Comments
1. Establish standards for parks, open space and facilities to serve Rockville's existing and future population. Such standards should include but not be limited to: a public and green open space within a ten minute walk of every residence, 50% active and 50% passive parkland, maximum driving time to a community center and number of amenities/1000 residents.	We need more tot lots within a short walking distance from most neighborhoods and close to our Metro Stations.
2. Establish a park acquisition fund and a park development strategy for meeting the future open space and recreation needs of Rockville's growing population, and to prepare for opportunistic acquisition where property becomes available and can serve an identified need.	Allow developers in redeveloping areas (Twinbrook, Town Center, Shady Grove) to put resources/combine open space requirements to create larger more useful spaces (No pocket parks).
3. Determine appropriate sources for funding park acquisition, with potential sources to include the annual City budget, developer fees, private/public partnerships, private contributions and recognized sponsorships, and other special fund raising efforts.	Allow developers in redeveloping areas (Twinbrook, Town Center, Shady Grove) to put resources/combine open space requirements to create larger more useful spaces (No pocket parks).
4. Seek opportunities to connect park land into a system of active, passive, conservation, and trail facilities that will connect neighborhoods, provide a variety of park experiences for residents, add value to adjacent property, and provide connected habitat for plant and animal species.	
5. Establish standards for community facilities that reflect the ongoing evolution of the city and its neighborhoods, to include updated departmental strategic plans every 10 years, and assures that programs, services and physical structures continue to meet the needs of the residents.	Consider themed camps such as historic preservation, conservation, community service as fun and education in summer.
6. Maintain the destination facilities such as the Rockville Swim and Fitness Center, the Rockville Civic Center, and the Rockville Senior Center, while also studying the potential for developing other specialized facilities such as a sports complex or a visual or performing arts facility.	This is great! But I'd love even more. Love VisArts. Need small nonprofits incubator; anchor theater (Adventure?); shared performing arts space. Improve path (light and grade) from big parking lot to front of Swim Center. Don't we already have this? Not a sports facility however. Lure Adventure Theatre to Rockville near retail! Love the Senior Center.



7. Pursue shared use agreements with Montgomery College for athletic and cultural facilities.	Negotiate removal of the fence!
8. Work with MCPS to identify mutually beneficial actions in regard to public use of school recreation facilities, acquisition of underutilized school property for park use by the City, and review of all sites reserved by MCPS for schools and agree on their final disposition.	Yes!
9. Collaborate with Montgomery County to determine how City parks and County parks work together to meet the needs of Rockville residents, and identify options for vacant or underutilized County-owned property located in the City of Rockville.	Could the City purchase (or land-swap) former Karma Academy (175 Watts Branch Parkway) property from County to annex to existing Wootton’s Mill Park?
10. Create new branding materials for the Recreation and Parks Department that establish a readily identifiable logo, consistent signage and labeling for City parks and community centers, and a promotional strategy that enhances awareness of City park facilities and programs.	Improve and enhance information on websites about Rockville facilities.
11. Create master plans for the future use of major City owned properties, including the King Farm Farmstead and City Hall.	
12. Develop a City position on the reuse of the County’s historic Grey Courthouse, with consideration given to the central location of the property in the Town Center and community interest in a destination use that is engaging for residents and visitors.	Work with County Government <u>now</u> or it will be too late! Consider night life assets
	Remember the idea of “free” city wide WiFi for all? So what happened?
	General Comment: I really appreciate all the thoughtful work that has been done and 100% support all the ideas. I hope that Rockville is able to conduct a public education program so the public will support the taxes required to make these things, especially more green space, happen.

Economic Development	
Policy Statements	Meeting 4 Participant Comments
Policy Statement 1:	
Rockville will enhance arts, humanities and other entertainment opportunities for the benefit of Rockville residents and to attract visitors to the city.	<p>Work with Cultural Arts Commission. Formulate an Arts and Culture Department separate from Parks and Rec. Vacant old Courthouse space = multi-venue arts and music/film space. More local street festivals. Reimagine Hometown Holidays as a big street festival. In all neighborhoods but especially commercial areas. Good idea to increase destinations in Rockville.</p>
Strategies:	
<ul style="list-style-type: none"> Lure Adventure Theatre 	Maybe not “lure” – “attract”?
<ul style="list-style-type: none"> Encourage or incentivize a music/arts venue near Town Center 	We need our own music venue. Yes! Great opportunity to partner with Montgomery College in venue near Town Center
<ul style="list-style-type: none"> Ensure King Farm Farmstead is adaptively reused into a community asset that attracts visitors 	Convention venues. Elsewhere in Rockville?
Policy Statement 2:	
Rockville will promote the city as an inviting, accessible and affordable location for headquarters of non-profit, foundation and other social services organizations.	<p>This is wonderful. Let’s bring in a Wegman’s market.</p>
Strategies:	
<ul style="list-style-type: none"> Increase funds for incentive programs to encourage growth and retention 	Do it again next year. Use REDI!
<ul style="list-style-type: none"> Foster a staff culture that places a priority on customer service to improve the city’s reputation with the business community 	
<ul style="list-style-type: none"> Better market Rockville’s transportation infrastructure 	First, solve the “last mile” problems – transit from/to mass transit stops and the end point. Consider driverless shuttles. (See study proposal sent to Katie. Sushil Birla)

Policy Statement 3:	
Rockville will support a culture of entrepreneurship to help existing small businesses to remain in Rockville and to grow, and to attract new small businesses.	Become an incubator for “mom and pop” emerging businesses. Need more activities to attract more young workers. Rockville is not just for retired people. More small businesses please, not more big chain stores. Yes!
Strategies:	
<ul style="list-style-type: none"> • Increase funds for incentive programs to encourage growth and retention 	
<ul style="list-style-type: none"> • Promote “buy local” events 	
<ul style="list-style-type: none"> • Coordinate with REDI to promote Rockville as a place to start women-owned businesses 	...and minority owned and minority entrepreneurs.
Policy Statement 4:	
Rockville will support the revitalization of struggling neighborhood shopping centers	Balance new residential development with beneficial retail to maintain “walkability” to grocer, shops, restaurants when revitalizing struggling neighborhood shopping centers.) Rockshire – Roller Rink? Make them more walkable. Walkable retail reduces car use and increases exercise.
Strategies:	
<ul style="list-style-type: none"> • Consider alternative signage options for “hidden” commercial areas 	
Policy Statement 5:	
Rockville will foster a positive business environment that supports economic development, business retention and business attraction.	
Strategies:	
<ul style="list-style-type: none"> • Ensure that existing and new city laws, ordinances and codes are not onerous to the business community 	Replace “onerous” - it’s overly obstructive.
<ul style="list-style-type: none"> • Consider alternative signage options for “hidden” commercial areas 	
<ul style="list-style-type: none"> • Foster a staff culture that places a priority on customer service to improve the city’s reputation with the business community 	

<ul style="list-style-type: none"> • Create a task force including business owners, architects and engineers to provide guidance on modifications to regulations, standards and policies 	As needed? Multi-instances?
<ul style="list-style-type: none"> • Reward companies for growing and remaining in Rockville 	
<ul style="list-style-type: none"> • Develop, monitor and periodically publish a report on the economic health of the city • 	
Policy Statement 6:	
Rockville will ensure the infrastructure (roads, fiber, water, sewer, etc) is adequately maintained and upgraded to meet the needs of the business community.	Rockville will maintain and upgrade the infrastructure (roads, fiber, water, sewer, etc.) to meet the needs of the business community. (Reword policy statement). Solve the “last mile” problem (connect to mass transit stops). Consider driverless shuttles. See investigation proposal sent to Katie. Sushil Birla.
Strategies:	
<ul style="list-style-type: none"> • Support transportation initiatives that will improve commuting conditions for employees 	
<ul style="list-style-type: none"> • Better market Rockville’s transportation infrastructure 	
Policy Statement 7:	
Rockville will support and develop the local workforce, including ensuring affordable housing options and training/development opportunities	Needs more things to do to attract young people. Needs to be more of a destination. Connect this idea with the “closer relationship with Montgomery College idea” Sushil Birla.
Strategies:	
<ul style="list-style-type: none"> • Support transportation initiatives that will improve commuting conditions for employees 	
<ul style="list-style-type: none"> • Develop housing options that attract workers in the early stages of their careers 	
<ul style="list-style-type: none"> • Encourage entrepreneurship by linking students, employers, and investors/financial institutions 	

Policy Statement 8:	
Rockville will encourage the redevelopment of areas near Metro into vibrant, pedestrian-oriented destinations that appeal to the business community, suitable for corporate and organizational headquarters, while providing amenities to residents.	
Strategies:	
<ul style="list-style-type: none"> Allow for greater densities near Metro stations to enable the city to target major headquarters, employers and other marquee users in the future 	
<ul style="list-style-type: none"> Partner with Montgomery County and the development community to market the Twinbrook area in conjunction with the Pike District 	Strongly agree. In the coming decades Twinbrook will become more integrated with White Flint – more so even than Town Center. The county’s section of Twinbrook and an expanded street network will allow people to move more easily between two metro stations.
<ul style="list-style-type: none"> Explore options for a parking district in Town Center that would simplify the fee structure that currently exists amongst the numerous garages 	
<ul style="list-style-type: none"> Encourage improved access to the Twinbrook area from Metro by adding an exit at the north side of the station 	Need to open up end of Lewis Avenue to go through to Twinbrook Parkway to improve street grid.
Policy Statement 9:	
Rockville will re-imagine the office parks in the city.	Ensure public access to business parks. Consider zoning and building code mods for lab business in Research-Piccard.
Strategies:	
<ul style="list-style-type: none"> Support efforts to introduce amenities while retaining an employment base which has positive fiscal impacts, rather than full transformation of office parks into other uses 	Healthy eating options within walking distance.
<ul style="list-style-type: none"> Consider alternative transportation strategies, such as shuttle buses, for isolated office parks to provide connections with amenities like Metro 	On shuttle buses, City found driver cost made it prohibitive. Consider driverless cars/shuttles. See proposal sent to Katie. Sushil Birla.
<ul style="list-style-type: none"> Consider ways to provide for innovation while additional urbanization occurs 	

Policy Statement 10:	
Rockville will support the evolution of a thriving and useful business community on the east side of the city.	
Strategies:	
<ul style="list-style-type: none"> Thoughtful expansion in East Rockville by Rockville Metro station 	Smart Growth!
<ul style="list-style-type: none"> Preserve light industrial for services/uses for consumers 	Really important to upgrade and improve our light industrial area.
<ul style="list-style-type: none"> Coordinate with the County to brand and incentivize a maker district around Southlawn 	
<ul style="list-style-type: none"> Incentivize Stonestreet to redevelop as an arts district/culinary row 	Artist studies – affordable. Yes, and other small mom and pop businesses. Really bad idea. Needs to be closer to Town Center.
Policy Statement 11:	
Rockville will investigate the market position of the city as a viable and attractive alternative location for conferences, conventions and other large gatherings/meetings.	See (Economic Development) policy statement #1. Overlap or continuity?
Policy Statement 12:	
Support Rockville’s reputation as a center of life sciences and biotechnology research and innovation through promotion, recruitment and incentive programs.	This is an opportunity to link with Montgomery College. Incorporate S.T.E.A.M. programs to the public. Yes!!
Policy Statement 13:	
Collaborate with Montgomery College to expand economic opportunities in the city, through job training programs, internships, and entrepreneurial opportunities for students, while also promoting the value of these programs for existing and new employers in the area.	Yes! Invite Montgomery College to share some of its Arts programs housed in Takoma Park with Rockville campus. Do not limit to just Montgomery College – do include Universities at Shady Grove. Universities at Shady Grove – incorporate and promote into greater community.
Strategies:	
<ul style="list-style-type: none"> Capitalize on educational expertise from Montgomery College to attract businesses to Rockville 	
<ul style="list-style-type: none"> Collaborate with Montgomery County to determine future 	

demand for an additional incubator to support new small businesses	
<ul style="list-style-type: none">• Leverage Montgomery College's presence to create job training programs, business opportunities and internship opportunities with Rockville companies.	

Environment	
Policy Statements	Meeting 4 Participant Comments
1. Watersheds.	Yes to 1 through 10.2
1.1. Protect and enhance waterways, wetlands, and sensitive parts of stream valleys to minimize flooding, pollution, sedimentation, and damage to the ecology and to preserve natural beauty and open spaces.	Yes! Yes! Yes! Yes!
1.2. Manage existing public stream buffer areas and natural areas to prevent degradation from adjacent owners (encroachment, yard-trim or trash dumping, cutting trees, mowing) and ongoing damage (erosion from foot traffic, trash, illicit discharges/dumping/spills).	Yes! Yes! Yes! Yes!
2. Stormwater Management	
2.1. Provide long-term stormwater management and storm drainage services that meet State permitting requirements, the City's intended levels of services, and industry standards for safe and effective function.	Make sure infill buildings have proper drainage, water runoff and lot to lot drainage.
2.2. Provide stormwater management services for under-treated developed areas to continue to meet State permitting requirements.	
2.3. Offer education/outreach private owners to stabilize their onsite erosion and provide incentives for more environmentally friendly landscaping/lawn maintenance practices (such as less chemical use, less invasive species, reduced impervious coverage, and more infiltration opportunities.	You need to reward communities that develop rainscaping/rain-gardens. Environmental goals should be positively rewarded. Make sure outreach also includes non-English materials (Spanish, Mandarin, etc.) Utilize Weed Warriors and Master Gardener programs for educational purposes. Education on invasive plants – no planting bamboo; incentives to remove invasive plants. Could not agree more!
3. Natural Resources/Habitat/Wildlife	
3.1. Identify, prioritize, protect, preserve, enhance, restore, and manage a connected network of natural areas, open space, parks, and green infrastructure that provides ecological benefits, diverse wildlife and plant habitats, recreational opportunities, and scenic beauty.	

<p>3.2. Purchase natural areas as a priority, in addition to creating open space and recreation space.</p>	<p>Acquiring more green public space should absolutely become a priority.</p>
<p>3.3. Continue to collaborate on regional efforts and use current environmental guidance to implement wildlife management strategies to minimize human-wildlife conflicts and support healthy wildlife habitats.</p>	
<p>4. Forestry and Landscaping</p>	
<p>4.1. Ensure Rockville's urban forest is a thriving and sustainable mix of species and ages that creates a contiguous and healthy ecosystem that is valued and cared for by the City and the community as an essential environmental, economic, and community asset.</p>	<p>Native planting...limited irrigation. I would definitely like to see tougher regulation for tree preservation. Define what a healthy, normal tree landscape should look like: what to do, what not to do.</p>
<p>4.2. Develop appropriate ordinances, policies incentives to encourage/require use of native plants for landscaping.</p>	<p>Some non-native plants work well too. Maybe just outlaw invasives?</p>
<p>4.3. Develop ordinances, policies, education and incentives to encourage sustainable gardening practices that discourage fertilizers, pesticides, and planting of invasive species.</p>	<p>Encourage <u>removal</u> of all invasive species.</p>
<p>5. Air quality/Greenhouse Gas Emissions</p>	
<p>5.1. Work with regional partners to protect and improve air quality to meet federal standards and achieve greenhouse gas emissions reductions from the built environment and transportation sector.</p>	
<p>5.2. Coordinate with regional agencies to develop integrated strategies that reduce emissions from transportation sources (including but not limited to complete streets policy, multimodal improvements, Bikeway Master Plan, Capital Bikeshare program, transit services, employer trip reduction programs, alternative fuel vehicles and infrastructure).</p>	<p>Disincent single-occupancy carbon-based/fueled vehicles, e.g. congestion tax. Provide electric shuttles (driverless) between mass transit stops and destinations. Sushil Birla.</p>
<p>6. Heathy and Green Buildings</p>	
<p>6.1. Increase energy efficiency and transition energy supplies for buildings, infrastructure, and transportation towards the use of reliable, renewable, less carbon-intensive, and less toxic alternatives.</p>	
<p>6.2. Develop program to retrofit or relocate City facilities and operations to high performance buildings.</p>	

7. Sustainability and Energy	
7.1. Increase energy efficiency and transition energy supplies for buildings, infrastructure, and transportation towards the use of reliable, renewable, less carbon-intensive, and less toxic alternatives.	Promote use of solar energy in homes: facilitate credit for supplying excess electricity to the grid; promote (e.g. awareness) of better batteries to be available soon. Sushil Birla.
7.2. Work with local utilities to explore the feasibility of placing wires underground to reduce power outages, save trees and improve aesthetics.	Research should be conducted by the City and utility companies to find new advanced, affordable high tech underground electric utility troughs: environmentally friendly from the present concrete systems with high embodied energy; easy to remove and relocate as needed when streets are widened/repared; less costly from the present bulky and expensive concrete systems.
7.3. Explore opportunities to reduce electricity usage and costs for outdoor lighting and un-metered street lights; including but not limited to lighting retrofits when appropriate, advocating for the utilities to modify rates to encourage efficient lighting systems, energy standards, incentives, and CIP projects.	Reduce light pollution.
8. Waste Management	
8.1. Provide a safe, environmentally sound, integrated solid waste management program that promotes waste prevention, increases recycling and resource recovery, and decreases the quantity and toxicity of solid waste requiring landfilling while maintaining high quality services and reasonable rates for residents	
8.2. Develop composting opportunities	Provide incentives for residential on site composting of leaves, yard-waste. Educate as to how easy it is! Yes! Yes! Yes! Yes! Yes!
8.3. Encourage recycling at all levels – City facilities and events, commercial establishments	Provide recycling bins next to trash receptacles so that people have a <u>choice</u> in a public place. Include waste receptacles in public areas.

9. Climate Change and Resiliency	
<p>9.1. Work with regional partners to identify, prioritize and strengthen the resilience of the community to climate change impacts on the built, natural, economic, and social systems</p>	
<p>9.2. Coordinate with federal, state and regional agencies to assess climate change risks and improve resiliency of infrastructure and services (including but not limited to transportation infrastructure, water, wastewater and stormwater utilities, buildings, energy systems, and emergency response services).</p>	
10. Sustainable Growth	
<p>10.1 Work with regional partners to plan sustainable growth that promotes compact development, increases open space, increases use of mass transit, reduces use of automobiles (e.g. increase new building heights close to mass transit.)</p>	<p>On “discourage cars” – see the “congestion tax” idea in the Summit 2012 report. This idea has a track record in London, U.K. Sushil Birla.</p>
<p>10.2 Monitor indicators that track progress towards achieving community environmental goals (e.g, acres of impervious surfaces, acres of impervious surfaces treated with modern stormwater management, water usage per capita, tree canopy coverage, acres of protected environmentally sensitive areas, recycling rates, solid waste generation, energy use per capita, greenhouse gas emissions, greenhouse gas emissions per capita, and/or percent of renewable energy used).</p>	

Housing	
Policy Statements	Meeting 4 Participant Comments
1. Conduct ongoing research and analysis regarding housing costs in Rockville, including forces affecting housing affordability such as land and construction costs, tenancy, City and County regulations and fees, and APFO.	
2. Evaluate potential City actions and programs that would contribute to creation of more affordable housing.	
3. Preserve existing single family housing and green spaces.	
4. Plan for residential infill that is compatible with existing and adjacent development, while also meeting the needs of future residents.	IMPACT FEES for enlarged homes and new builds.
5. Seek to maintain a mix of housing types that serves a broad range of incomes, with policies and programs that address housing affordability.	IMPACT FEES for enlarged homes and new builds. [Proposed] 5.a. Develop/evolve alternate architecture and land use to produce housing that is affordable per market forces.
6. Assure that affordable housing maximizes public investment by focusing on providing permanent affordability.	As a 20-something with a very low income I cannot afford to live in Rockville outside of my parent's house. I hope to move in with my boyfriend soon, but we need something affordable!
7. Promote the City of Rockville as a family-oriented community by incentivizing construction of dwelling units with three or more bedrooms.	Provide incentives for 3-bedroom units.
8. Incentivize the construction of affordable housing through a density bonus program or other means.	
9. Develop a new approach to permitting accessory dwelling units on single family detached properties, recognizing the demand for ADUs, benefits to homeowners in the shared cost of housing, and difficulties enforcing the existing regulatory structure.	How to manage the Airbnb in residential community? Especially with accessory apartments? Not all that desirable. Yes to ADUs. "Granny Pod"
10. In order to make housing available to residents with low incomes and reduce the number of unpermitted boarding houses, research options for dwelling units with very limited square footage, commonly known as micro units.	
11. Plan for additional senior housing that allows lifecycle residency within existing and new neighborhoods, with a preference for	"Granny Pod"

walkable locations (including the Town Center) that do not require the use of an automobile to access basic goods and services.	
12. Develop a set of rehabilitation programs to increase energy efficiency and reduce the carbon emissions of Rockville’s housing stock, while also reducing monthly utility costs to owners and renters.	
13. Maintain a Moderate Priced Dwelling Unit program and add additional MPDU units as development occurs.	
14. Use the City’s CDGB grants to provide assistance to low income home owners in order to maintain properties in a safe, healthy, and presentable condition.	
15. Diversify Rockville’s housing stock to provide more variety in housing type and cost and meet the needs of families, individuals, and those with special needs.	Yes.
16. Promote development of mixed-use neighborhoods within walking distance of transit and services to make efficient use of existing infrastructure and community facilities.	
17. Promote high quality residential development through design review and guidelines on building materials.	
18. Promote the rehabilitation of deteriorating or substandard residential properties	
19. Encourage, foster, and preserve diverse housing opportunities for very low-, low-, and moderate income households and other households with special needs	
20. Identify and implement strategies to increase housing density and diversity, including mixed-use development and a range of unit styles, near community services. Emphasize and encourage the development of affordable and mixed income housing to support the City’s housing needs and to ensure that the City’s population remains economically diverse.	
21. Support Rockville Housing Enterprises and maintain Rockville’s public housing units	Yes. Yes! Encourage purchase of other multi-family communities to preserve and expand affordable units on largest scale possible.

Historic Preservation	
Policy Statements	Meeting 4 Participant Comments
1. Identify all potentially significant buildings in Rockville and develop a long term plan for their preservation, utilizing the methods available (historic district designation, National Register nomination, conservation district, etc.)	A Historical Preservation Plan is a good idea. Go Rockville!
2. Prioritize properties for designation, or alternative preservation methods such as conservation districts, appropriate for the recent past as well as properties fifty years and older	
3. The City should work proactively to designate identified areas, including expanding existing districts where feasible in addition to new areas, as a priority over single building designations.	Make King Farm Farmstead a priority. Develop historic context for Bio-Tech corridor.
4. Identify and preserve culturally significant structures in neighborhoods, and include informational signage for those landmarks.	Construct replica of historic Chestnut Lodge and open it as a museum!
5. Develop architectural guidelines for each historic or conservation district as needed.	😊
6. Develop and implement streetscape standards for historic districts.	
7. Streamline the historic designation process and provide technical assistance to property owners that want to nominate their own properties or protect them in other ways.	Develop preservation alternatives to designation.
8. Continue to allow anyone to nominate a property for historic designation, as the City or owner may not be aware of all pertinent information.	Information easy to find on Rockville website?
9. Continue to evaluate design and aesthetic significance along with age and history in the designation process.	
10. Keep historic structures and properties in active use as long as possible by facilitating the productive reuse of historic properties and encouraging renovation of existing homes.	Livability and safety.
11. Preserve significant mid-century modern and recent past structures in particular, including commercial, retail and residential buildings, through provision of economic incentives and benefits for property owners.	Consider holding Victorian Home open house/walking tour (similar to past Peerless Rockville home tours).



12.	Explore funding sources for repair and maintenance of structures in historic districts, especially those that are vacant or deteriorating.	
13.	Educate the community about Rockville's history and increase awareness of historic preservation through school and community programs such as photo contests, tours, documenting oral histories and linking Rockville history and historic sites to Montgomery County, Maryland and National history.	Need to work with MCPS on this. Help students earn SSL hours by helping with preservation/education projects.
14.	Provide educational opportunities for realtors, developers and property owners regarding historic preservation in Rockville.	Brochure, short workshop (mandatory)
15.	Promote tourism by creating an identity for historic Rockville that celebrates the City's historic resources through wayfinding, tours and online access to information.	Work with Montgomery County Tourism to promote Rockville. More active social media on all platforms.
16.	Expand walking tours to include City's historic districts and enhance with signage, wayfinding, visual reminders and online resources.	Yes!
17.	Evaluate the recommendations and list of projects in the Heritage Area Plan and begin implementation of the plan.	
18.	Ensure developers and builders understand the importance of Rockville's history and historic preservation so that they incorporate both into future growth and development.	
19.	Determine a review process for consideration of major alterations to potentially significant buildings.	

Land Use	
Policy Statements	Meeting 4 Participant Comments
1. Plan for office land uses in locations that have good access to the regional transportation network, including Metro stations and the I-270 corridor, and are competitive in regard to amenities available in the area.	
2. Preserve service industrial uses in the Southlawn and Lewis Avenue areas, and allow for a mix of uses in the Stonestreet corridor, while working to reduce conflicts with residential areas, specifically in terms of truck traffic.	Yes. Do not try to gentrify Southlawn or Stonestreet!
3. Plan for higher intensity, mixed use activity centers within our Metro station areas.	#3 Should be top priority! How to pay for enhanced metro capability? We need to help pay for the additional burden we place on the transportation system. #3 Yes please. Place this on deck over Rockville Pike/railroad track
4. Keep Rockville Town Center as the heart of our community with a diverse mix of retail and hospitality businesses, office and residential growth, and new entertainment and cultural venues.	We need a music venue to compete with Silver Spring, D.C., etc., not just a corner in a restaurant with bands.
5. Continue to develop the south Rockville Pike area into a major activity and growth center, with a mix of high density residential, office, and retail space that maintains the Pike as a regional retail destination, as well as a place to work and live.	Make more pedestrian crossings over rail tracks to link Twinbrook to Rockville Pike. Merge Twinbrook Metro/South Pike into County's Pike District.
6. Ensure that potential annexation of land into the City of Rockville is fiscally beneficial to the City and that adequate public facilities can be provided to maintain quality of life and services.	
7. Monitor the position and condition of neighborhood shopping centers to anticipate changes and engage property owners and the community in a discussion of potential improvement or redevelopment options.	Yes! Twinbrook Shopping Center is in a sad state – many vacancies and grocery store closing will create a food desert.
8. Periodically review regulations to support local businesses and retail centers, including issues related to signage, parking, café seating, and change of use.	

<p>9. Maintain the high quality of life available in Rockville’s residential neighborhoods through the collaborative effort of citizen groups, homeowners’ associations, and the City.</p>	<p>Citizens who are not part of citizens groups have an interest in maintaining quality of life too. How can citizens groups become more representative of the entire population of Rockville? (economic, cultural, etc.)</p>
<p>10. Enforce codes to address issues regarding the use of property to ensure the health and safety of the community, and fully vet any proposed changes to land use through adequate public facilities regulations, a robust development review process, and a transparent, inclusive neighborhood planning process.</p>	
<p>11. To increase the walkability of our neighborhoods, explore options for enhancing existing and shaping new community nodes that combine retail, civic, and institutional uses, at locations with good walk access to surrounding residential areas. Higher density residential uses may be considered at these nodes to support local businesses and more frequent transit service.</p>	
<p>12. Accommodate residential growth in new mixed use development along commercial corridors, as well as in diversified housing stock in strategic locations along major arterials and other locations on the edges of existing residential neighborhoods. Conduct a study that identifies potential infill strategies, including suitable locations for new development and architectural models for integration of new housing into older neighborhoods.</p>	<p>Continue our thoughtful planning. Let’s not become Bethesda/New York City.</p>
<p>13. Improve integration of Montgomery College into the economic and social life of the community, including steps to better connect the college to surrounding land uses and shape new development to serve the thousands of students and staff that visit the campus every day.</p>	<p>Promote arts and cultural entertainment events/activities held at the College.</p>
<p>14. Minimize potential impacts from institutional uses on residential areas through neighborhood planning and regulations.</p>	
<p>15. Work with private and public partners to create a signature new open space amenity in the Town Center area.</p>	

<p>16. Develop new urban design and management strategies for the Town Center, with a focus on improvements and connections to Rockville Station, which may include a new pedestrian promenade or deck over MD 355, and establishment of a business improvement district (BID) that ensures a clean, safe, fun environment for the Rockville community and visitors.</p>	<p>Place Farmers Market pavilion and activity center (merry-go-round, roller rink) on deck over Rockville Pike and railroad track connecting Town Center to East Rockville.</p>
<p>17. Design streetscape amenities to support investments in the Town Center and Rockville Pike districts, with an emphasis on branding and wayfinding.</p>	
<p>18. Design and construct gateway and other urban design features to celebrate Rockville’s neighborhoods and shared spaces.</p>	
<p>19. Recognize personal safety as an important part of site plan review, with special attention given to transit station areas, pedestrian passages, and other shared spaces including public parking lots and garages.</p>	

Transportation	
Policy Statements	Meeting 4 Participant Comments
1. Reduce automobile congestion on major arterials by making transit, walking, and bicycling more reliable, safe, and attractive modes of transportation.	Agree 😊 A north-south pedestrian path and bikeway.
2. Expand the roadway network within the Rockville Pike corridor to provide alternative access opportunities to destinations along MD 355 in the City.	Agree 😊 Need to add pedestrian over-passes on Rockville Pike. Safety!!
3. Seek opportunities to create more east-west connections across the City especially in the areas of Montgomery College, Town Center, and Twinbrook for all modes.	Really key. It ties to economic development!
4. Address key gaps in the bicycle and pedestrian networks with the goal of making all neighborhoods, parks, civic facilities, and activity centers fully accessible by bicycling, and walking.	Include as many dedicated bike lanes as possible. Pedestrian promenade street with no cars allowed.
5. Expand the bicycle sharing network by installing additional stations in neighborhoods and at bicycle generators.	
6. Improve crossing facilities to address bicycle and pedestrian safety at intersections, especially near pedestrian generators such as schools, City facilities, and retail centers.	Install more traffic lights at intersections. Make sure cuts at intersections are at crosswalks – currently many require risking traffic.
7. Identify and implement effective strategies to enforce traffic safety laws for all travel modes and to educate all transportation users to prevent unsafe behaviors.	Very good idea!! Create infrastructure to ensure parity for all modes.
8. Coordinate with local and regional transit agencies to advocate for improved transit service such as shorter headways and more reliable buses, more metro capacity during peak travel hours, and improved pedestrian access to and within metro/MARC stations in the City.	Add regular bus service to Baltimore. Expand service on bus. Rockville Metro – Twinbrook Metro via Monroe Street and Cabin John Parkway to serve apartments on Monroe Street and New Mark Commons. Improve path between 100 block New Mark Esplanade and Monroe Street.
9. Explore the feasibility of a local circulator service to close gaps in the transit network and provide alternatives to driving for short, local trips.	Businesses in Rockville see Rockville as an attraction that makes the last mile a seamless part of the commuter trip. Create Circulator Bus: In the Summit 2012, city staff informed us that Rockville had received a donation of two buses but could not afford to run them – the bus driver was the big cost. That is

	why the Summit 2012 report included the driverless car idea. See my email message to Katie for a specific proposal. Sushil Birla
10. Coordinate with other transit and transportation entities such as MDSHA, Montgomery County, and WMATA as necessary to address maintenance needs of the transportation network within the City and along major connections to areas outside the City.	
11. Continue improving, upgrading, and maintaining City transportation facilities (roadways, intersection facilities, sidewalks, streetlamps, etc.) to make travel for all transportation users safe, comfortable, and accessible.	
12. During inclement weather events, identify key bicycle and pedestrian transportation routes and develop a plan to ensure that they are given the same attention as major roadway routes.	
New Idea: A zen park or street with no talking allowed.	
New Idea: Study ways to encourage and incentivize driverless cars, such as designated lanes, signal priorities etc.	

Community Water Systems (Water Resources)	
Policy Statements	Meeting 4 Participant Comments
1. Ensure that existing drinking water and wastewater infrastructure capacity is adequate to accommodate projected growth through 2040.	“Grey water” for external landscape watering.
2. Identify infrastructure concerns, including diminished capacity due to aging, which may restrict predicted population and economic growth.	The current repair/reconditioning rate for sewer/water pipes is not sustainable, because pipe life is +/-70 years and replacement rate is +/- 100 years. Fix this problem. Also relates to Policies 1 and 3 and requires Policy 5. Are there federal programs that we can tap into to assist with infrastructure upgrade?
3. Plan water and wastewater infrastructure to protect public health and safety.	
4. Ensure privately owned and maintained water and wastewater systems meet City and State standards.	
5. Develop and communicate utility funding models that are sustainable for the long term.	
6. Explore funding assistance options for low income and fixed income customers.	
7. Encourage businesses with high water demand to locate in Rockville.	Why? Post-explanation – re-word this.
8. Promote best practices regarding grease and contamination potential to ensure protection of the wastewater conveyance system.	
9. Regularly review, analyze and communicate the water rate structure, including a comparison of rates to nearby jurisdictions.	

Comments on Citywide map

Address	Participant Comments
Citywide	More bus routes and bus lanes.
Citywide	Streets blend with sidewalks
Citywide	Even sidewalks with no gaps
Citywide	[need a] mixture of free and paid parking
Citywide	[need to improve] connectivity with Rock Creek Park – east – west [connectivity] problem.
Citywide	Have work programs to have younger generations involved in the City of Rockville.
Citywide	[Would like to see] environmental projects – gardens in the City
Citywide	Clear the sidewalks of snow
Citywide	[Need] more shops/entertainment; more activities in City of Rockville.
Citywide	A historical museum – the history of Rockville
Citywide	Increase communication [reach out] in more ways.
Citywide	[need] More affordable space for artists.
(Nelson/College Parkway)	[Need] benches/chairs at bus stops
Montgomery College	Metro stop at Montgomery College (similar to Dunn Loring) with mixed use overpass across Pike to get to Montgomery College.
WINX site	Redevelop as a park.
Rockville Swim Center	[should be] City recreation super center.
North Stonestreet	[the County owned properties are an] eyesore.
Highland/Stonestreet	[improve] sidewalk to Metro.
Town Center	[need] more residential in Town Center (north of Beall Avenue)
Town Center	Deck over Rockville Pike, at Rockville Metro.
Piccard/Research	Redevelopment of office-only spaces into mixed use
Rockshire area	More lights. More safety; traffic lights with lines/crosswalks [that]are visible.
Rockshire Center	Walk from Wootton High School to retail/Rockshire promenade, increase density.
Rockshire Center	Reduce proposed housing units; safety of kids important.
Rockshire Center	Comment on proposed housing complex: <ul style="list-style-type: none"> • Reduce proposed housing units to increase safety of children at Thomas Wootton High School; • Big traffic activity may create accidents in this area, especially in school area.
Hectic Hall (sic) [Hill]	[enclave located in the County marked] Hectic Hall (sic) asking for rezoning.

	[recommend] Hectic Hall (sic) shall comply with existing zoning of the Fallsmead Association. In the past Hectic Hall (sic) residents connect their sewer to system located on Bettstrail Way. Is this legal? (Pipes buried, thru 1110 Bettstrail residence.) Staff Note: On sewer hook-up: sewer hookup into system at 1110 Bettstrail is from property to the south that is located within City limits and therefore able to be served by City utilities.
Fortune Terrace	Redevelop to mirror Park Potomac
New Mark Esplanade/Monroe	Open street near Dogwood Park to link New Mark Esplanade to Monroe to alleviate traffic on residential streets with homes.
Edmonston	Bike lane from Monroe from Edmonston to Rockville Pike.
South Pike (BF Saul property)	Adventure Theater
South Pike/Twinbrook	More pedestrian crossing over rail tracks from Twinbrook to Rockville Pike.
South Pike/Twinbrook	Train viewing platform for kids and adults; as a gathering place and community amenity.
South Pike/Twinbrook	Create a branding name for the Twinbrook area near the Metro station – “Twinbrook District” would link the City/County, adjacent areas.
Lewis Avenue	Between Holland and Halpine, opposite industrial area. Buy property for public use; as park or other art space. Keep big trees.
Twinbrook Shopping Center	Encourage redevelopment of Twinbrook Shopping Center
Twinbrook area	Another Senior Center in the east [side of the City]
Civic Center	Better signage for the theater.
Stonestreet Avenue	Keep Stonestreet etc. as it is. Don’t gentrify. I disagree; we need food/retail east of the Pike.

Comments on Town Center/Rockville Metro Map

Address	Participant Comments
North Washington St.	On the west side, from Rockville Post Office south: redevelop as high density homes. (Redevelopment of structures between Post Office on Washington Street through to Town Center.)
North Washington St.	Install bike path to Montgomery College
North Washington St.	Redevelop Apollo Center as mixed use/residential.
North Adams St.	North of Beall, east side of street: redevelop as row homes.
North Stonestreet	Keep employment/industrial uses, but in denser form.
North Stonestreet	Redevelop as recreation center to replace the aging Lincoln Park Community Center. Move MCPS uses to Gude Drive.
Rt 355 Rockville Pike	Road needs repavment from the Metro Station [north] through to the Post Office.
NW corner Middle Lane and Rockville Pike	Develop a bike station at this location.
Rockville Pike (355) at Middle Lane	Put deck over Rockville Pike (to connect Town Center to the Metro station.)
Rockville Pike (355) at Middle Lane	Allow left turn from Middle Lane, to go north on Rt 355.
Metro/Middle Lane/Rockville Pike	We need a pavilion for farmers markets and amusements on deck over Pike at railroad tracks connecting both sides of the City. Need outdoor venues.
Rockville Metro east	Build a parking structure on present parking lot.
South Stonestreet	Town/rowhouse style homes along South Stonestreet with multi-family homes along the railroad tracks.
Rockville Metro	East Parking Lot: redevelop parking lot for Metro with medium density residential (four story apartments or town/row homes).
South Stonestreet	South of Reading Avenue: need pedestrian bridge crossing the railroad tracks.
Hungerford Drive	Redevelop block from Fire Station north. Move Fire Station to College Plaza.
Hungerford Drive (355)	Ensure crossings are wide enough for pedestrians and bikes.
Monroe Street	Former IBM site should be redeveloped.
South Washington St.	Install a bike lane
Vinson Street	Redevelop City Hall as luxury residential (move City Hall to Fire Station site).
Grey Courthouse	Arts uses (Adventure Theatre)

Comments on Montgomery College and environs map

Address	Participant Comments
East Gude/Frederick Road	(Light industrial/retail area under County jurisdiction.) Annex? [expand] Tax base? Redevelop?
College Parkway (north side)/Frederick Road	(College Plaza) [Redevelop] Incorporate residential. Live music facility; independent movie theater.
College Parkway (south side)/Frederick Road	(Office buildings) Expand commercial/mixed use.
Gas Fields, Frederick Road (east side)/Metro line	Aesthetic improvement on Metro fence.
North Campus Drive	More signage for Montgomery College
Montgomery College	Too much surface parking.
Montgomery College	[Allow] pedestrian/bike access [from surrounding neighborhoods].
Frederick Road (west side, in front of Montgomery College)	Wider sidewalk.
Frederick Road (west side, in front of Montgomery College)	Gateway streetscape Redevelop existing buildings [along this strip]
Frederick Road (across from Westmore)	Future Metro station [to serve Montgomery College]
Manakee Street/Hungerford Drive	Gateway streetscape
Manakee Street/Hungerford Drive	[Carver surface parking lot] Redevelop mixed use, College-themed node
Manakee Street, Carver Center	College take over and redevelop.
Manakee Street/Martins Lane, Rock Terrace	Community recreation center
Manakee Street, Martins Lane, Welsh Park, Welsh Park Drive, North Street	Create network of bicycle/pedestrian paths to link College to adjacent communities.
WINX property	Annex into the City

Westmore/railroad tracks and WINX property/near railroad tracks	[Adjacent to future Metro station] Mixed used – bring College theme across.
Frederick Road/Hungerford Drive	Link Montgomery College to Town Center with north-south bikeway.
Frederick Avenue at railroad tracks	[Create] better linkage for Lincoln Park.
Lincoln Avenue at railroad tracks	Bridge across tracks
North Stonestreet Ave	Arts District. New uses for MCPS properties.
Hungerford Drive/railroad tracks (south from Lincoln Avenue to Park Road)	Redevelop as Town Center expansion. Need exciting retail.
North Washington Street (south of North Street Park)	[Redevelop] restaurants/former supermarket
North Washington Street (Beall's Grant)	[Redevelop]

Comments on Veirs Mill Road (MD 586) corridor map

Address	Participant Comments
At Atlantic Avenue	BRT station should be located at Veirs Mill Road and Atlantic Avenue.
At Twinbrook Shopping Center	Missing sidewalk on north side of Veirs Mill Road by the shopping center.
Throughout neighborhoods	Better signage to the Rock Creek Trail from the neighborhoods.
Twinbrook Shopping Center	Add a Senior Center.
Future Edmonston BRT station area	Open up views of Hillcrest Park by removing houses facing MD 586 as part of BRT Station project.
Future Edmonston BRT station area	Realign Edmonston intersection with Veirs Mill Road.
Future Edmonston BRT station area.	Increase density in the immediate area of Edmonston and MD 586 and require retail on the ground floor to create a walkable community node.
Future Edmonston BRT station area.	Increase size of Lone Oak Park through voluntary acquisitions of private lots over time.
Future station locations.	Master Plan could have a simple concept to locate BRT stations and allow for increased residential density along Veirs Mill Road (MD 586). Property might not be rezoned, but master plan for the corridor could allow for future requests to upzone property along the highway, at First Street and at BRT station areas.
First Street at Veirs Mill Road	Redevelop property on northwest corner of First Street and MD 586, with a building similar in scale to apartment building across the street on the southwest corner.
Corridor, east of First Street	Allow single family attached dwelling types, such as duplexes, as a strategy to revitalize the housing stock. Tear down redevelopment of single family detached to new single family detached has not proven to be supported by the market, with previous projects not able to cover costs, leading to foreclosure by the investing bank Duplexes could help to share the high land cost between two families.