

3 1000 WESTMORE AVENUE (FORMER WINX SITE)

SUMMARY OF EXISTING CONDITIONS

- 1000 Westmore Avenue is just outside of Rockville's city limits, and is zoned by Montgomery County for industrial land uses.
- The property is approximately 10 acres and is largely undeveloped, though some areas are being utilized for outdoor storage of vehicles and equipment.
- The surrounding land uses are the Westmore Industrial Park to the north; the Lincoln Park neighborhood to the south; the Washington Gas fields to the east (outside City limits); and rail lines to the west.
- Approximately 3 of the 10 acres are within a Forest Conservation Easement, primarily along the southern boundary adjacent to Ashley Avenue.
- The property is located outside of the Washington Suburban Sanitary Commission (WSSC) service district, and currently has a limited capacity water connection from the City of Rockville. Any additional water and sewer service would need to be provided by the City of Rockville, which, by City policy would occur only through annexation.
- Current City policy, as outlined in the Lincoln Park Neighborhood Plan, recommends annexation for a mix of single-family detached and attached housing.



DRAFT RECOMMENDATIONS

Should the property be annexed into the City, the following is recommended:

- 1. Apply a land use designation that would allow for residential uses, while also providing the option for low-impact business and industry that provide a transition between the existing residential and the Westmore Industrial Park.**
- 2. Rezone the property from its current industrial zoning (County Zoning IM-2.5) to a zoning category consistent with the land use designation (see recommendation #1).**
- 3. Ensure that any non-residential use will not diminish the residential character of Lincoln Park and that a significant buffer is in place to mitigate any potentially negative impact on the neighborhood.**
- 4. Preserve the existing forest conservation easement.**
 - If any non-residential uses are developed, the forest conservation easement should remain and continue to provide a significant buffer to the existing residences to the south.
 - Should a residential use be proposed, it is preferable that the conservation easement be flipped to the north side of the property (Montgomery County Planning Board controls the easement).
- 5. Improve N. Horners Lane between Dover Road and Westmore Avenue.**
 - Fund proposed construction of the N. Horners Lane sidewalk project as part of the FY19 Sidewalks Capital Improvements Program. The City is currently designing the improvement of N. Horners Lane between Dover Road and Ashley Avenue to include a sidewalk on the southwest side of the road, new curb and gutter for portions of the road, roadway resurfacing, and wider lane widths adjacent to the proposed curb and gutter.
 - Explore redesign options at the N. Horners Lane, Westmore Avenue, and Ashley Avenue intersection that reduce truck traffic through the neighborhood.
- 6. Provide additional screening between the Legacy at Lincoln Park residences and N. Horners Lane.**
 - Screening (landscape, fencing, or similar treatments) should be installed along the portion of N. Horners adjacent to the Legacy at Lincoln Park residential development, to protect homes from truck traffic.
- 7. Retain primary access off of Westmore Avenue.**
 - If a non-residential use is developed, primary access should remain off of Westmore Avenue. Truck traffic through the neighborhood should be prohibited unless for emergency access.

