

2 MONTGOMERY COUNTY PUBLIC SCHOOLS & MONTGOMERY COUNTY SITES

GOALS

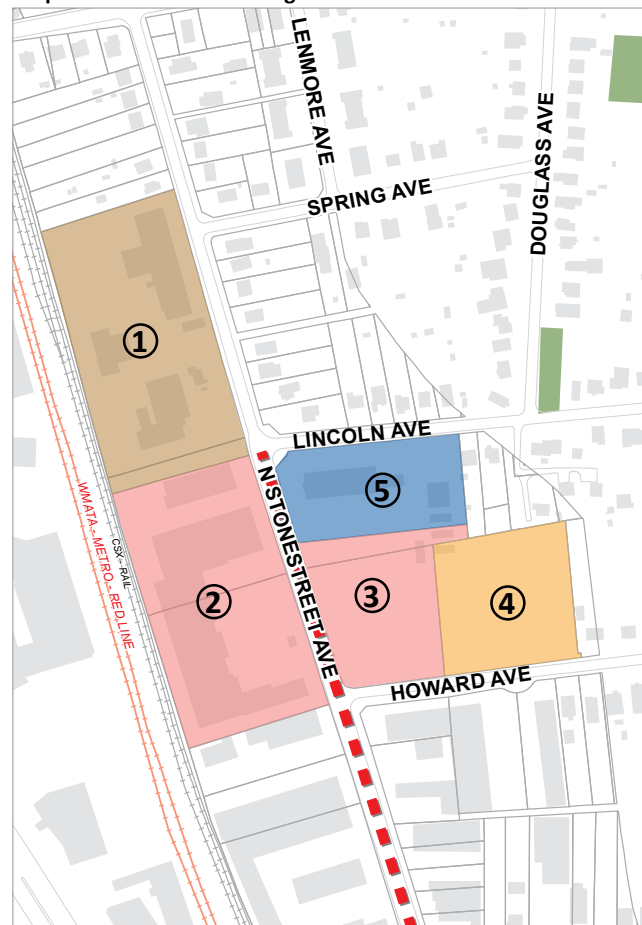
In the event that Montgomery County Public Schools (MCPS) relocates its facilities from the current location on N. Stonestreet Avenue:

- A mix of local-serving commercial, creative and maker spaces, community facilities, and diverse housing opportunities.
- A range of new, well-designed housing types, ensuring compatibility in scale with adjacent single-family residential.
- A balanced mix of housing with market-rate, moderately-priced, and lower-priced units.
- Redevelopment that takes advantage of transit proximity, is well-connected internally and to the surrounding area, and transitions appropriately to the Lincoln Park and East Rockville neighborhoods.
- An upgraded pedestrian environment including enhanced sidewalks on both sides of the street, landscaping, street trees, and pedestrian-scale lighting.
- New, well-connected and publicly accessible community gathering and civic spaces.



DRAFT RECOMMENDATIONS

Map 1: Land Use and Zoning Recommendations



Land Use and Zoning

In general: Amend the adopted land use plan to allow for a mix of uses near the corner of N. Stonestreet Ave and Howard Ave and a mix of residential attached housing types adjacent to and across the street from existing single-family residential (see map 1).

Property specific (see map 1):

1. Rezone the property from Single-Family Residential (R-60) to a zone that allows a mix of residential, including townhouses and small multi-unit developments (possible zones RMD-15 [Residential Medium Density] or a new zone specifically designed for infill residential).
2. Rezone the property from Single-Family Residential (R-60) to a zone that allows a mix of uses, including multi-unit residential, commercial, spaces for artists and makers, and community facilities (possible zones MXB [Mixed Use Business] or MXCT [Mixed Use Corridor Transition]).
3. Rezone the property from Single-Family Residential (R-60) to a zone that allows a mix of uses, including smaller-scale multi-unit residential, townhouses, and limited commercial (possible zone MXNC [Mixed Use Neighborhood Commercial]).
4. Rezone the property from Single-Family Residential (R-60) to a zone that allows a mix of infill housing types, compatible in scale with single-family homes, including duplexes, triplexes, townhouses and stacked flats (possible zones RMD-15 or a new zone specifically designed for infill residential).
5. Preserve the existing historic structure, formerly the Lincoln High School and currently utilized by the Crusader Baptist Church.

Design and Connectivity

- Create an **architectural feature** at the corner of N. Stonestreet Ave and Howard Ave by focusing new development at that intersection, incorporating high-quality design features, and enhancing the public realm.
- Orient **maximum building heights along N. Stonestreet Avenue, away from the existing single-family residential**. On the east side of N. Stonestreet, buildings should taper down toward the existing single-family residential to establish a compatible relationship between buildings.
- Significant **community use space**, including parks and other contiguous outdoor green space, should be incorporated into the overall redevelopment concept.
- Study the feasibility of a **neighborhood-scale roundabout** at the intersection of N. Stonestreet Ave and Lincoln Ave to calm traffic and provide a transition to the Lincoln Park neighborhood.