

Comprehensive Master Plan Amendment

North Stonestreet Avenue Land Use

Worksession

Planning Commission

Agenda Item # 2.2

December 12, 2018

Goals for Tonight

1. Review testimony.
2. Recommend modifications, as needed.
3. Approve the plan amendment document as the Planning Commission Draft for transmittal to the Mayor and Council.

Plan Amendment Area

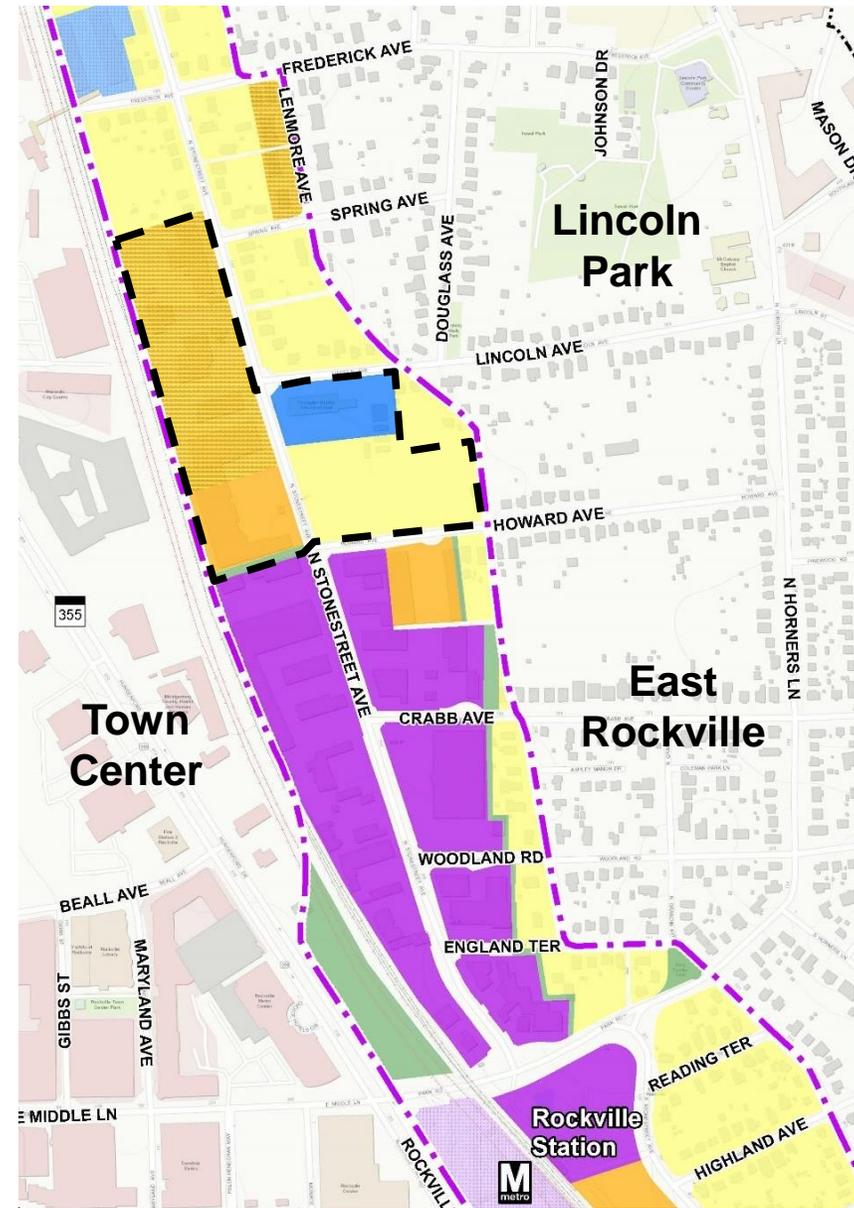


- Approx. 14.1 acres
- ½ mile from Metro (Howard Ave)
- MCPS Materials Management
- Crusader Baptist Church / former Lincoln HS building
- Lincoln Park + East Rockville neighborhoods to the north, east, southeast
- Town Center to the west, across rail lines
- N. Stonestreet Ave service industrial area to the south



Planning Framework

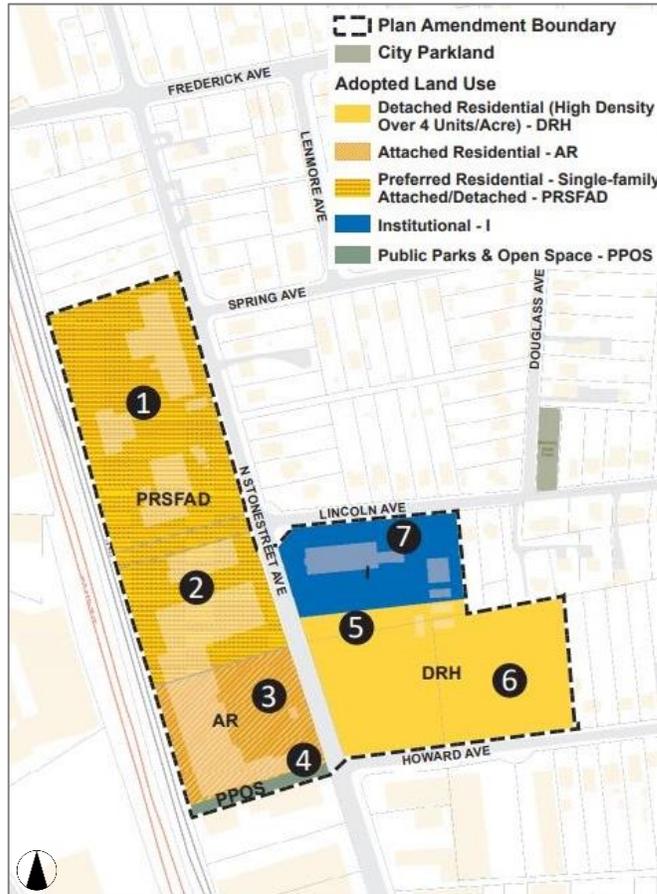
- 2001 Town Center Master Plan
- 2002 Comprehensive Master Plan
- 2004 East Rockville Neighborhood Plan
- 2007 Lincoln Park Neighborhood Plan
- 2018 Stonestreet Corridor Study



Proposed Changes: Land Use Map

Planned Land Use Map (Section 1.6 of Attachment A)

Adopted Land Use



- 1 Preferred Residential-SF Attached/ Detached
- 2 Preferred Residential-SF Attached/ Detached
- 3 Attached Residential + Parks/Open Space
- 4 Attached Residential + Parks/Open Space
- 5 Detached Residential
- 6 Detached Residential
- 7 Institutional

Proposed Land Uses



- 1 Residential Flexible
- 2 Office Residential Retail Mix
- 3 Office Residential Retail Mix + Retail Mix
- 4 Office Residential Retail Mix + Retail Mix
- 5 Residential Flex
- 6 Residential Attached
- 7 Civic

Proposed Changes: Text

Design Guidance:

- a. Neighborhood Transitions
- b. Public Realm Improvements
- c. Building Orientation
- d. Facade Articulation
- e. Parks and Open Space
- f. Parking



Summary of Public Comments

| Issue | Public Comment | Staff Response |
|--|--|---|
| <p>#1 Design Guidance + Proximity to Rail (State of MD)</p> | <p>Add language to design guidance that addresses safety design features near the rail line.</p> | <p><i>Add the following language:</i> Rail line Impact Mitigation: Mitigate rail line-oriented impacts such as safety hazards, noise, vibrations and odors on new development, particularly residential developments, to safeguard residents, customers, and employees of new buildings from negative impacts to the extent practical.</p> |
| <p>#2 Design Guidance + Pedestrian Access (State of MD)</p> | <p>Add language to further address pedestrian access and mid-block crossings.</p> | <p><i>Add the following language:</i> Consider additional mid-block crossings between Howard Ave and Lincoln Ave and between the east and west sides of N. Stonestreet Ave to create greater ease of access and pedestrian safety within the area. Any new mid-block crossing should be well-landscaped and designed for pedestrian safety.</p> |

Summary of Public Comments (cont.)

| Issue | Public Comment | Staff Response |
|--|--|---|
| <p>#3 Historic Preservation (State of MD)</p> | <p>Confirm that the City has included, by reference, the Heritage Area Management Plan in comprehensive or master plans.</p> | <p>The City of Rockville included the required language in its comprehensive master plan through an update to the plan that was approved on January 28, 2013.</p> |
| <p>#4 Infrastructure (Resident)</p> | <p>Both sides of N. Stonestreet Ave. should have a continuous sidewalk.</p> | <p>Addressed through future CIP and Neighborhood Plans. The Stonestreet Corridor Study recommends streetscape improvements, including sidewalks on both sides of N. Stonestreet Ave. Staff is recommending this project for inclusion in the city's Capital Improvements Program (CIP).</p> |

Summary of Public Comments (cont.)

| Issue | Public Comment | Staff Response |
|---|--|---|
| <p>#5 Infrastructure (Resident)</p> | <p>Plan a pedestrian overpass that connects North Stonestreet Avenue to MD355/ Town Square</p> | <p>No recommended change. The East Rockville Neighborhood Plan already recommends a pedestrian overpass.</p> |
| <p>#6 Land Use (Civic Association)</p> | <p>Reserve space for educational purposes.</p> | <p>No recommended change, however, educational uses would be allowed within the mixed-use and civic areas included in the area subject to this amendment.</p> |

Staff Recommendation

Approve the plan amendment document as the Planning Commission Draft, with any directed refinements, for transmittal to the Mayor and Council.