

## WHAT YOU WROTE: TABLE WORKING GROUPS

At the community kickoff meeting on May 2 at the Lincoln Park Community Center, meeting participants worked in small groups to discuss two questions: 1) What do you think are the most important issues to address within the Stonestreet Corridor Study Area; and Where are the key opportunity areas, and what would you like to see there? The statements below reflect what people wrote on the comment worksheets provided at the tables, and they are in no particular order.

### 1. What do you think are the most important issues to address within the Stonestreet Corridor Study Area?

- How about a separated bike path on Stonestreet, as well as more bike parking or perhaps maintenance facilities?
- In the longer term, a new pedestrian bridge over Metro, perhaps around Lincoln or Frederick? The Unity Bridge is too tricky and might be nearing the end of its life.
- Any new housing needs to be appealing, aesthetically and economically, to young people/singles/low-mid income. We are losing great Rockville teachers, etc. to the outskirts of the county because they get tired of commuting and cannot afford to live here.
- Revisit zoning to allow more uses (i.e., brewery). Would love to see more retail, restaurants, café's, etc.
- Rejuvenation of retail/residential.
- On Stonestreet – relocate County facilities.
- To more residential areas: increase vibrancy, leverage the Metro, high density on west side of street.
- Preservation and support for existing businesses and allow them to expand to facilitate their success and growth. Businesses serve the community.
- Remove trailers; environmental hazard.
- N. Stonestreet – consider how to make road safe, parking on one side, one-way driving.
- Look at zoning to accommodate residences and businesses uses.
- Affordability for mixed use – new complexes should be affordable. Consider low income residents. Keep it affordable.
- Additional vehicular access to east side of tracks – solve choke-point at Metro.
- Increased traffic – need more roads leading into corridor.
- MXB zoning should include light industrial.
- Historic buildings – Lincoln School – train station.
- On-street parking – hard to see traffic. Address parking issues on N. Stonestreet – seeing people is difficult (walkers and cyclists).
- Identification/inventory types of businesses, role in life of city.
- Short-term goal – Crusader Church of God would like recognition as a church.
- For any redevelopment – multi-family housing would only make sense economically – not single family.
- Lincoln High School – can have a reuse – but not be changed as a historical property. Currently used as a church.
- South Stonestreet at Park → please enforce codes. Develop plans for beautification, ease of sidewalk access, safety. Many Lincoln Park residents use this crossing (as pedestrians).
- Science Center. (x6)\*
- Upgrade utilities for full length of Stonestreet (water, gas, electric, fiber optic, sewer, curbs, stormwater).

- Another outlet from neighborhood. Maybe over tracks.
- Define what is wrong with the area before you start building it up. Already dense area across the street.
- Inventory of businesses in corridor – create database using use/occupancy permits and federal code for type of businesses.
- More congestion – especially during rush hour.
- Preservation of Lincoln School.
- Better pedestrian connection to W. Rockville.
- Aesthetics at a minimum. Street and buildings are run down and ugly. Are current codes being fully enforced? For instance, are broken down cars allowed to be stored in front of businesses?
- Re: Development – Reanalyze land use – better economic use.
- Safety is a concern.
- Immediate – have businesses look more appealing – upgrade appearance.
- Traffic – safer for bicyclists and pedestrians.
- More retail – appealing to small businesses.
- More green space / dog park.
- Bridge – more safety – lighting. Emergency call box.
- Trailers / MCPS has to go; MCPS in violation.
- Townhouses on County property at the north side.
- Traffic management.
- Businesses should be able to stay where they are.
- MCPS trailers.
- Waste from industrial areas on Stonestreet Ave.
- Redevelopment.
- Attractive mixed-use (housing, retail) development at Park Rd, N. & S. Stonestreet with improved access to Metro.
- The Lincoln High School-Crusader Baptist Church not to be touched.
- Traffic concerns → Park → Pike.
- Intersections for walkers and drivers.
- New housing – mixed income. Should be like Legacy.
- Buffers – noise, sights, between businesses and residents.
- Keep with timeframe with implementation.
- Speed on N. Stonestreet – add medians – safety.
- On-street parking – too much of this currently and it makes driving/walking/cycling more dangerous than it should be. (City parking garage?)
- Cleanliness of existing businesses – too much litter, some of the car shops park inoperable cars over the sidewalks forcing pedestrians onto the street.
- Better signage.
- Attract more diverse businesses.
- Exit – entrance corridors.
- Traffic – Stonestreet, Westmore, Dover, Southlawn parking.
- MCPS storage trailers – unsightly.
- Trailers (zone change) single family.
- Pedestrian friendly, reduce speeding, round-a-bouts, remodeling walking bridge with better lighting and call box.
- Remove trailers.
- Develop WINX for residential use.
- Keep the Church where it is. (x1)\*

- Please protect Lincoln HS and provide open access for community.
- Affordable housing (multi-family) units.
- I have many concerns about increased traffic and its impact on quality of life in Lincoln Park. People want more accessibility to 355, but at what cost?
- Incorporating affordable housing in redevelopment of county property (former WINX site) and the School Board properties (trailers – uggh!)
- Update pedestrian walkway at Frederick and Stonestreet.
- Speed bumps or circles to stop speeders.
- More utilities underground. Upgrade utilities.
- Improving streetscape of corridor as entrance to N. Stonestreet.
- Failed intersections at N. Stonestreet and Park Rd, Park Rd and 355.
- New lighting – LED.
- New sewer lines.
- Sidewalk on both sides.
- Retail stores.
- Community building, church.
- Speed cameras, permanent.
- Affordable housing.
- Beautification.
- Streetscapes.
- Parking.
- Infrastructure upgrades – water/sewer/lighting.
- No bus depot.
- No taking of people’s housing.
- Transportation in and out of N. Stonestreet. Please, please, please build a bridge (car passage available).
- Bring Rockville Town Center to the east side.
- Egress – 355.
- Park space.
- Synergy with Town Center.
- Emergency / fire rescue.
- Crosswalk across Park Rd.
- Parking: study needs to focus on finding areas for parking (off street and lots).
- Adjacent hazards – rail, gas pipeline.
- Infrastructure – alignment of Stonestreet, utilities (telecommunications), putting electrical underground, parking.
- Additional gateways – Bridge over tracks to 355 (Mannakee St).
- Former Lincoln High School is historic – don’t touch.
- Single family homes – leave alone.
- Relocate all the service industrial.
- Fix Park Road!
- This is a community of families; young children; seniors; all races – keep it that way. We have a right to have a safe community without high rise money cost.
- Moore Drive was taken – poor families lost their homes – their dwelling places. It was replaced by multi-million dollar homes that residents could not afford. The Government needs to look at what it really means to be “a government of the people; by the people; for the people.”
- Greater density within ¼ mile of Metro.
- Lincoln High School.

## Stonestreet Corridor Study

### Project Kickoff Meeting

Lincoln Park Community Center | May 2, 2017

### Summary of Written Comments

- MCPS vs Lincoln High School site preservation.
- Concern about pedestrian bridge and adjacent residential.
- Taking property for overpass?
- Bridge safety – take long time to traverse.
- Recognize the Crusader Baptist Church as a historical church. (x1)\*
- Make sure that an understanding of previous plans exists (copy of 2006 plan needed).
- Is a realignment of Stonestreet needed to connect the two halves?
- Deciding what specifically is needed for Stonestreet.
- Making sure older residents are represented and kept informed during this process.
- Where will customers for potential businesses come from?
- How can Stonestreet be more accessible.
- Affordability. (x1)\*
- Repair shops need clean up.
- Traffic/pedestrian safety, walkability.
- Aesthetics/buffering.
- There needs to be a 2<sup>nd</sup> pedestrian crossing or underpass across the tracks around Crabb Ave.
- As a commercial property owner with a fully occupied and performing tenant for decades it's important to me that we are able to maintain the income viability of that parcel.
- Construction of a science center.
- The safety of our residents walking from Metro after dark.
- Maybe affordable single homes.
- MCPS trailer site behind Lincoln High School zoned for single family – will not redevelop as is.....If rezoned for townhouses or small apartments, can be put on site.
- Pedestrian security on N. Stonestreet from Metro to Lincoln Park community.

## 2. Where are the key opportunity areas, and what would you like to see there?

- Rockville Metro Station and East Parking lot. Redesign intersections to protect and encourage pedestrian access (dangerous right turns by vehicles threaten pedestrians. Only one crossing for pedestrians across Park Rd at N. Stonestreet (need 2) and 1 crossing across S. Stonestreet at Park Rd.
- North Stonestreet – economic incentives to improve appearance of existing businesses – they are a gateway into our city and neighborhoods.
- Ex-WINX – use for bridge and residential development. Condos, townhomes, retirement community.
- Industrial zone for auto industry / warehouse? First level → auto repair shop, Second level → Trade shops (carpenter, plumber, etc.).
- For development: Lower N. Stonestreet, MCPS property, WINX.
- On Stonestreet, north of the Metro, what about that long-promised arts district? There are opportunities for community theater, local music, comedy, improv, and visual arts. We could feature the best locally and also have classes for both adults and kids. This would build community and bring together people that currently don't interact. Currently, we are fractured into sub-communities and lack spaces to get together--- from discussion, this could be part of other development, a public-private partnership.
- Celebrate and market industrial area. REDI, Chamber of Commerce – promote businesses.
- Develop mixed use in the N. Stonestreet, Park Rd, Horners area.
- Montgomery County Public School property and trailer lot.
- NIH building.
- Work on relocating governmental uses to create parcels large enough to develop in a way to meaningfully affect the area.
- Southern half of N. Stonestreet, from Park Road to Lincoln Ave should be changed in some way, whether by realigning industries to front the street and create a more pedestrian-friendly street or through the creation of more mixed-use properties in the corridor.
- North half of N. Stonestreet should be kept as historic homes.
- South Stonestreet (next to Rockville Station) should be redeveloped from surface parking to a parking garage and mixed-use.
- The truck parking off of Howard should be replaced by functional industrial warehouses that employ people and productive business. Office real estate is out! Residential is ok but we need more functional industrial for jobs.
- Science center.
- Sidewalks on both sides of the street.
- Speed control.
- More lights / street lights.
- Micro brewery.
- Near Metro – 2-3 story construction.
- Walkable retail.
- Better pedestrian access to Metro.
- Car/Pedestrian access over RR/Metro tracks on Howard or Crabb.
- Preserve Lincoln Center.
- Move trailers on Stonestreet out.
- Vocational training center – resume writing, career development, computer lab, work force.
- More homes – residential.
- Mixed income for neighborhood.
- Residential for WINX.

- Arts, studios, restaurants.
- Parking available – behind buildings.
- Look at parking.
- Preserve historic aspects. (x1)\*
- MCPS/County property.
- Humane Society, etc. on S. Stonestreet.
- Mixed use of land – buffers – green planting (curb appeal).
- Attend religious institution in the neighborhood.
- “Affordable housing” rent under \$1,000 per month 1 br/1ba.
- Rezone for residential/mixed use.
- Science center, cultural center.
- Cafes along the corridor.
- Synergy with Town Center.
- Office Building, Condos.
- Moving Town Center across the tracks.
- No \$500,000 homes on N. Stonestreet.
- Keep the Ride-On bus services on N. Stonestreet.
- Shelter on corner of N Stonestreet and Virginia needs to be cleaned up. Conditions have deteriorated and more police activity.
- New single family homes – mixed use buildings – townhouses or garden apartments (2-3 stories).
- Open spaces – green spaces – parking lots.
- Homes; condos, townhomes and/or single family.
- Small shops.
- Parking zone stickers.
- More housing – affordable.
- Community hub – both cultural and business.
- MCPS trailer storage area.
- Not stuck in past, but don’t know a lot of new people – crime – not friendly anymore.
- No access to 355 – but don’t want houses taken on Frederick (maybe Westmore).
- Lincoln Center – distinguish between MCPS and Lincoln HS building
- Bridge over Frederick – houses on Frederick Ave by bridge. Bridge is a problem – worried about taking property if converted to road bridge.
- Better pedestrian bridge – Crabb?
- Park/355 at or exceeding capacity.
- Metro parking lot – garage.
- Not a lot of realistic retail opportunity in the corridor.
- Trailers in the MCPS area – what types of zoning options are available (consider impact to church).
- Concerns that the single family home zoning may not bring change that is needed to the neighborhood.
- Bridge – Neighborhood was cut off (isolated) by the bridge. Residents would like the bridge taken down, and they want direct access to 355, where currently there is none.
- Residents would like to know why it has taken so long for the bridge to be taken down.
- Problem with safety at bridge – not safe, takes long time to cross.
- What was developed in 2006 Plan?
- Make sure residents of Stonestreet know coffee shops/science center.
- Better transitions – green spaces, pocket parks.