

1 PARK ROAD AND N. STONESTREET AVENUE AREA

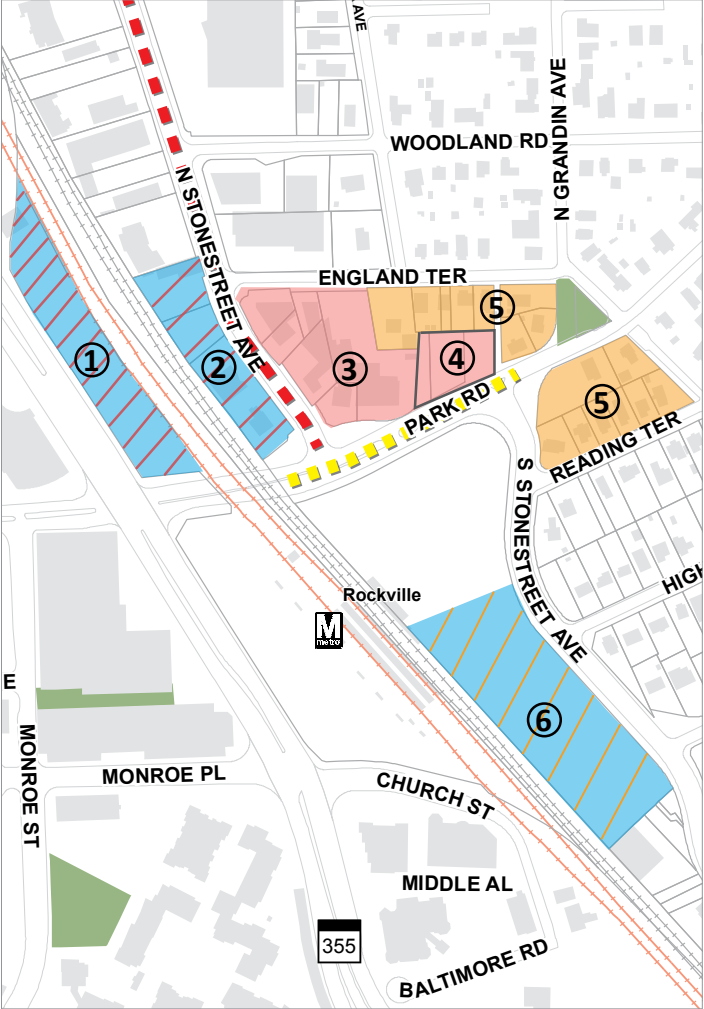
GOALS

- A revitalized area and focal point at the corner of Park Road and N. Stonestreet Ave that establishes a gateway entrance to the east side, integrating such elements as building form and design, public art, landscaped open spaces or plazas, and wayfinding.
- Redevelopment that takes advantage of transit proximity, is well-connected, and transitions appropriately to the East Rockville neighborhood.
- An upgraded pedestrian environment including enhanced sidewalks, landscaping, street trees, public plazas/civic gathering spaces, and pedestrian-scale lighting.
- A mix of walkable, local-serving commercial and multi-unit residential, and residential attached uses at the N. Stonestreet Ave and Howard Ave intersection.
- A range of new, well-designed residential attached housing types, compatible in scale with adjacent single-family housing.



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 mixed use node of local-serving commercial, offices, multi-unit residential, and residential attached along Park Road, between the rail lines and N. Horners Lane (see map 1).

Property specific (see map 1):

- ① Amend the adopted land use plan from Park Space to the Office/Retail category to reflect the existing mixed use zoning (MXCD) designation.
- ② Rezone the properties from Mixed Use Business (MXB) to a zone that allows retail and office uses (possible zone MXNC [Mixed Use Neighborhood Commercial]).
 - Residential uses are not encouraged given site constraints due to narrow lot depths.
 - Service Industrial is not a permitted use in MXNC. Service Industrial uses would be non-conforming, but existing uses would be allowed to remain.
- ③ Rezone the properties from Mixed Use Business (MXB) to a zone that allows a mix of local retail and service uses and multi-unit residential (possible zone MXNC with heights up to 4-5 stories or 50-65 ft).
 - Service Industrial is not a permitted use in MXNC. Service Industrial uses would be non-conforming, but existing uses would be allowed to remain.
- ④ Rezone the properties 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).
- ⑤ Rezone the properties 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, quads, townhouses and stacked flats (possible zones RMD-15 [Residential Medium Density] or a new zone specifically designed for infill residential).
- ⑥ Amend the adopted land use from Residential Attached/Townhouses to Office Residential Mix to reflect the existing mixed use zoning (MXNC) on the WMATA properties.

Design and Connectivity

- Create an **architectural gateway** at the corner of N. Stonestreet Ave and Park Road by focusing new development at that intersection, incorporating high-quality design features, and enhancing the public realm.
- Establish **building frontages** along Park Road and N. Stonestreet Avenue to include ground-floor retail, enhanced pedestrian areas, and amenities, landscaping, and bicycle infrastructure.
- Incorporate **community use space**, including plazas and outdoor green space into the overall redevelopment concept.
- **Consolidate curb cuts** to minimize conflicts with pedestrian and bicycle areas.
- Provide **upgraded pedestrian and bicycle connections** to the surrounding neighborhoods and to the Rockville Metro Station.
- **Redesign the intersection of Park Road and S. Stonestreet**, with emphasis on improving pedestrian and bicyclist connections, but also improving driver experience.