



Planning Area 11 WOODMONT

Planning Area 11 is a new planning area. It is unusual in that it is defined solely by a large majority of the Woodmont Country Club property. The planning area is shown in detail on Figure 68.

Area Characteristics

The entirety of Planning Area 11 consists of Woodmont Country Club, a member-owned club with two 18-hole golf courses and recreational facilities serving its members and guests. However, the entire club property is not situated within the planning area since one portion is located within Planning Area 9 (Rockville Pike) and another, the Wootton Parcel, is within Planning Area 3 (Hungerford, New Mark Commons, Lynfield, and Fireside Park). A visual comparison of the 459-acre Woodmont Country Club property and the smaller 397-acre planning area is shown to the right.

Planning History

The Woodmont Country Club purchased the 515-acre Rosemont Farm on the then-rural, two-lane Rockville Pike in 1948 and then relocated here from its previous site, adjacent to the National Institutes of Health campus in Bethesda. Since its opening in Rockville, the club has expanded and improved its golf courses, buildings, and amenities. Portions of the original Rosemont Farm acreage have been sold by the club for development over the years, including the North

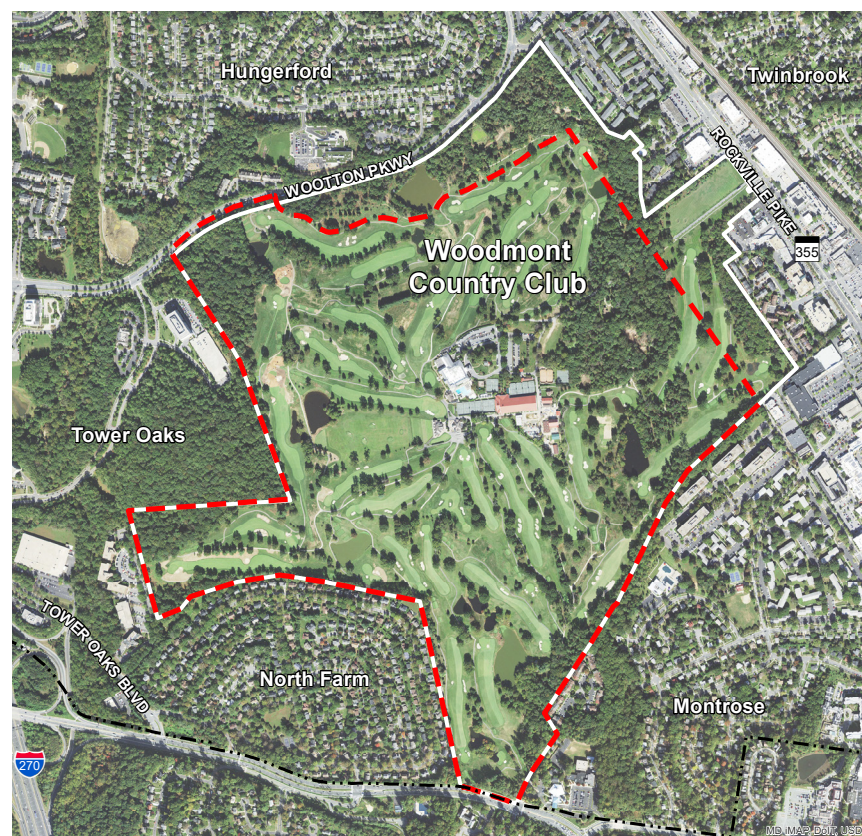
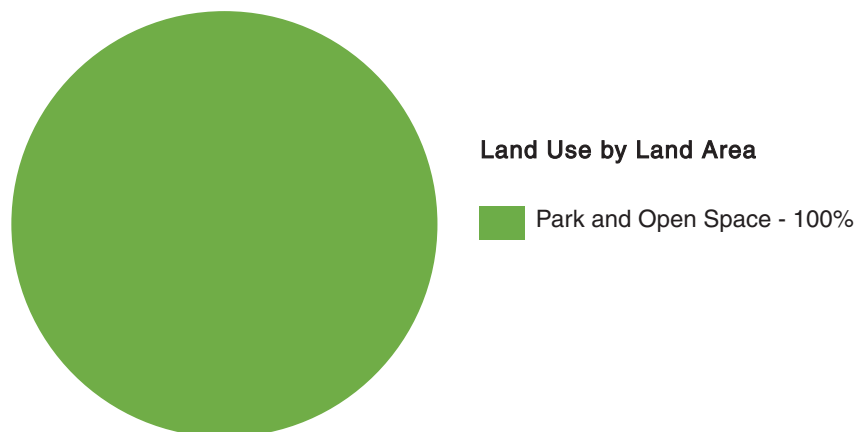
Farm neighborhood and several residential and commercial properties along Rockville Pike.

The *2002 Comprehensive Master Plan* noted that neither the City nor the Club anticipated or desired redevelopment of the club property. If, however, a golf course club was no longer seen as viable, it should be redeveloped in its entirety as a Comprehensive Planned Development. Through redevelopment, a minimum of 35% open space was recommended for both passive and active recreational use, with a maximum of a 0.5 Floor-to-Area Ratio (FAR) in non-residential space and no more than 6.5 dwelling units per buildable acre. Recommendations also encouraged the preservation of on-site historic and environmental resources and for multi-modal site circulation and access.

The *2016 Rockville Pike Neighborhood Plan* incorporated the eastern portion of the Woodmont property, adjacent

11

Existing Land Use in Planning Area 11



Aerial image of the Woodmont Country Club property (white line) and the planning area boundary (dashed red line). (2017 USDA NAIP aerial)



Entrance to Woodmont Country Club from MD-355 (Rockville Pike)

to Rockville Pike, into its planning area and policies. That plan established the conditions by which East Jefferson Street would be extended from its current terminus at the Club's southern boundary, just north of Congressional Lane, northward to meet Wootton Parkway. The 2016 plan states that the roadway extension should be considered in conjunction with any development that produces a significant impact on the Pike's intersections with Congressional Lane or Twinbrook Parkway. Significant development on the Woodmont property within the *Rockville Pike Neighborhood Plan* area would also trigger the creation of a new street grid with small blocks to encourage pedestrian activity and alternatives to vehicular traffic. The *Rockville Pike Neighborhood Plan* indicates that the City should seek the creation of a large active park in the context of any larger-scale redevelopment of the club.

Key Issues

The following issues were identified during the Rockville 2040 Comprehensive Plan effort:

- Preservation of the original historic structures and setting of Rosemont Farm;
- Potential for redevelopment of the Woodmont Country Club in whole or in part, including the Wootton Parcel that is part of Planning Area 3;
- Interest in the extension of East Jefferson Street, from its current terminus, north of Congressional Lane, through the Woodmont Country Club to terminate at Wootton Parkway, as a part of any significant future redevelopment of the Country Club, while considering

impacts on surrounding and potentially affected neighborhoods and roads;

- Protection of sensitive environmental resources, including forests, streams, and wildlife habitat, especially during any future development;
- Creation of new active community amenity, such as a recreational park with facilities, as a part of any significant development.

The Country Club today has an active membership and, based on meetings with club officials during the Rockville 2040 and *Rockville Pike Neighborhood Plan* efforts, intends to continue its current operations into the foreseeable future. The City does not anticipate or desire redevelopment of the property in this Comprehensive Plan. However, if all or a significant portion of the site is proposed for development, such a project should be considered in a broader context, which may include the approval of a conceptual master plan in the context of a planned development. Redevelopment of the Wootton Parcel (See Planning Area 3) would not trigger the need for a plan for the broader site.

Focus Area Recommendations

These land use policies and zoning and urban design recommendations apply to specific sites in the Planning Area.

AREA 1 A1

Future frontage of East Jefferson Street extended

This area is located immediately west of the planning area boundary that is shared with Planning Area 9 (Rockville Pike). It reflects a portion of the corridor of the future extension of East Jefferson Street, from where it currently ends, just north of Congressional Lane, northward to Wootton Parkway.

The East Jefferson Street extension was adopted as a planned roadway in the *2016 Rockville Pike Neighborhood Plan* and remains in this plan to provide a parallel alternative to Rockville Pike. According to the Rockville Pike Plan, the East Jefferson Street extension should be considered in conjunction with any development or redevelopment that produces a significant impact on Rockville Pike intersections. The roadway extension approximately follows the shared boundary between PA 9 and PA 11. Policy recommendations in this planning area address the western frontage of the planned roadway extension. (*See also the Rockville Pike*

Neighborhood Plan for more on the East Jefferson Street extension)

Land Use Policy Map

The northern section of the area is designated CRM (Commercial Residential Mix) to encourage mixed-use development. The southern section is designated RF (Residential Flexible) to allow a range of residential development types, since the area is closer to other solely residential uses. The boundary between these two designations should be roughly even with the northern property boundary of the Woodmont Overlook townhouse community. These designations match those in Planning Area 9 (Rockville Pike) with similar types and scale of redevelopment.

Zoning Recommendation

No change in zoning is recommended in this plan from the current R-400 (Residential Estate) zone, since any future substantially scaled development of the Woodmont Country Club that might implement the land use policy designation will be reviewed in a more holistic way when, and if, it is proposed.

Urban Design Recommendations

Require a street plan that provides for adequate dispersal of site-generated traffic as part of any large-scale redevelopment scenario. The street plan should identify access to the future East Jefferson Street extension, as outlined in the *2016 Rockville Pike Neighborhood Plan*, together with a pedestrian

and bikeway connection to the Millennium Trail along Wootton Parkway, and to other bikeways designated in the City's *2017 Bikeway Master Plan*. Development should be sensitive to on-site environmental and historical resources, as well as to neighboring properties.

AREA 2 A2

Woodmont Country Club

With the exception of the portion of the country club identified in AREA 1, above, the remainder of the country club property within this planning area is designated OSP (Open Space Private) due to its current use as a private golf course and recreational facility. The current zoning is R-400 (Residential Estate), largely as a placeholder for the private golf course, and is not recommended to change.

However, if any substantially scaled part of the country club property, or its entirety, is proposed for development as anything other than its current use, a conceptual master plan is recommended that considers the relationship of the proposed development with any potential future phases. Such a plan could be conducted in the context of a planned development and would need to include direct community engagement beginning early in the process. (*See also Policy 21 of the Land Use Element*)

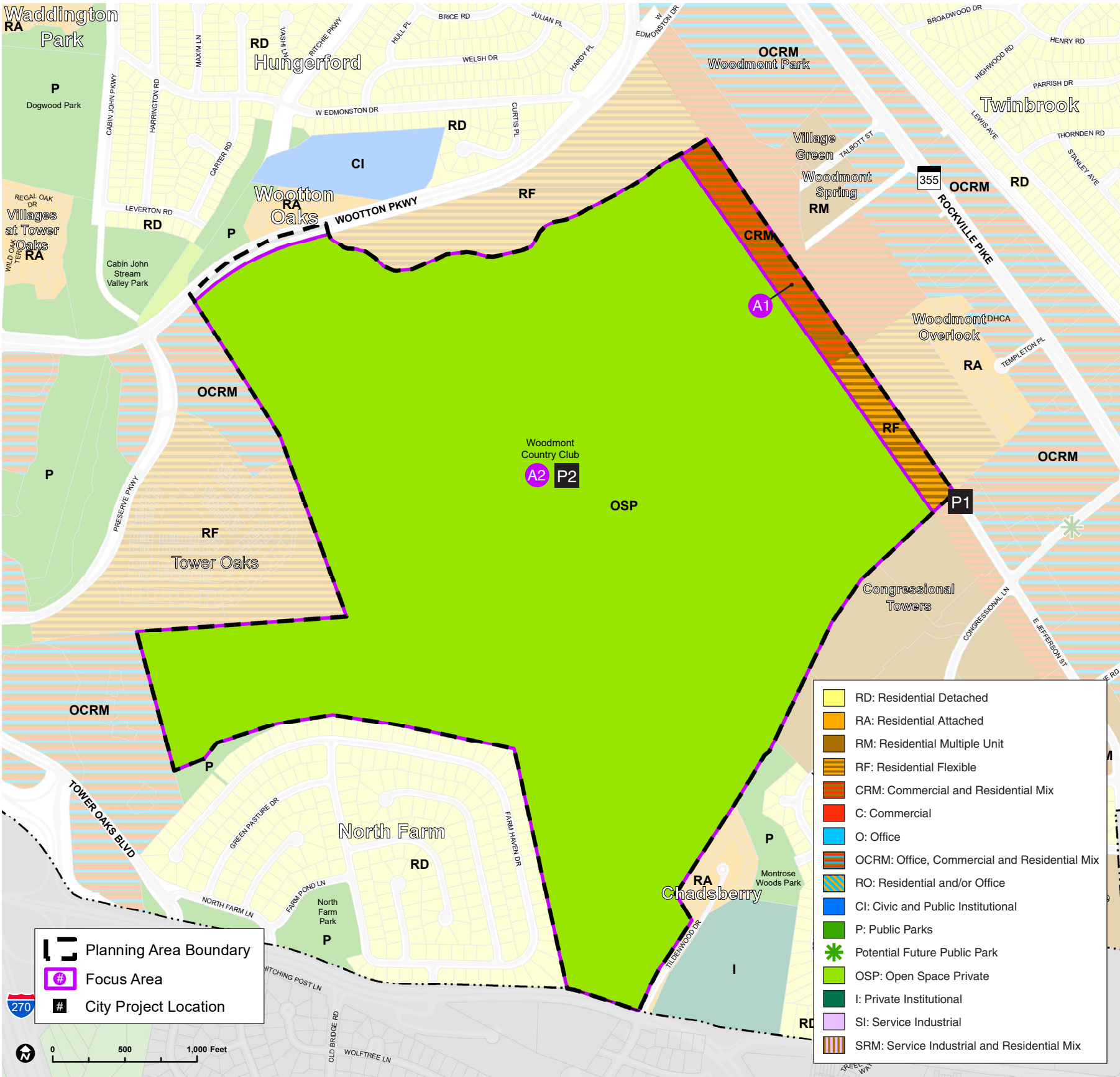
Land Use & Urban Design

- Any proposed redevelopment or construction that impacts the Lyddane-Bradley House should seek to



Woodmont Country Club golf course, looking north from the current terminus of East Jefferson Street.

Figure 68: Land Use Policy Map of Planning Area 11



preserve the structure and its environmental setting.

- Any proposed redevelopment should protect existing streams, wetlands and floodplains on the site.
- Any proposed development should preserve existing tree stands and forested areas to the greatest extent possible (*See also Action 10.4 of the Environment Element*).
- Any conceptual master plan prepared for the property should consider inclusion of a large-scale community amenity, such as an educational, sports, or cultural facility. This property would present an unusual opportunity, should the country club cease its operations.
- Any conceptual master plan prepared for the property should retain a minimum of 35% open space for both passive and active recreational use, including any wetland, stream buffer, and/or floodplains that are on the site.
- If the southern area of Woodmont Country Club is proposed for development, street and path connections to, and compatible land uses with, the North Farm and Montrose neighborhoods should be encouraged. The redeveloped area should also be considered to join the North Farm and Montrose planning area to enhance its cohesion.

of existing residences and take into account impacts to the club. The exact location of the extension, as depicted in the 2016 Rockville Pike Neighborhood Plan, should not be construed as its final alignment. (*See also Planning Areas 3 and 9 and Action 19.4 of the Transportation Element*)

PROJECT 2 P2

A future public park (or parks) and/or a community amenity (such as a community center) should be part of any significant development or conceptual master plan of the club property, to serve the expected population and/or employment growth. The locations of these community assets will be determined as part of the planning process for the development. (*See also Policies 5 and 6 of the Recreation and Parks Element*)

Recommended City Projects

These projects or studies are recommended to be undertaken by the City in specific locations within the Planning Area.

PROJECT 1 P1

As part of any significant development or conceptual master plan of the Woodmont Country Club property, plan for the extension of East Jefferson Street, from its current terminus, north of Congressional Lane, through the Woodmont Country Club to terminate at Wootton Parkway. An extension should specifically take into account the impacts on all surrounding and potentially affected neighborhoods, and all of the surrounding roads, including but not limited to Rockville Pike, Wootton Parkway, East Jefferson Street south of the country club property, Halpine Road, Congressional Lane, Montrose Parkway, Montrose Road, Fortune Terrace, Seven Locks Road, and West Edmonston Drive. Under all circumstances, however, the alignment and road design should be protective

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