



Planning Area 4

WEST END AND WOODLEY GARDENS EAST-WEST

4

This plan for Planning Area 4 informs future land use decision-making, guides zoning and capital improvements, responds to pressures of change and growth, and helps to maximize the compatibility of residential and non-residential uses. This plan replaces the 1989 *West End-Woodley Gardens East/West Neighborhood Plan* and the Planning Area 4 discussion in the 2002 *Comprehensive Master Plan*. It constitutes the entire policy document, in addition to the citywide elements, for this portion of the city.

Planning Area Description

The West End and Woodley Gardens East-West planning area consists of 774 acres just west of downtown Rockville. The planning area is generally bordered on the west by I-270, on the north by Nelson Street and Martins Lane, on

the east by Rockville Town Center (Planning Area 1), and on the south by Maryland Avenue. It also includes properties southeast of Maryland Avenue on both sides of Argyle Street and the Courthouse Walk development.

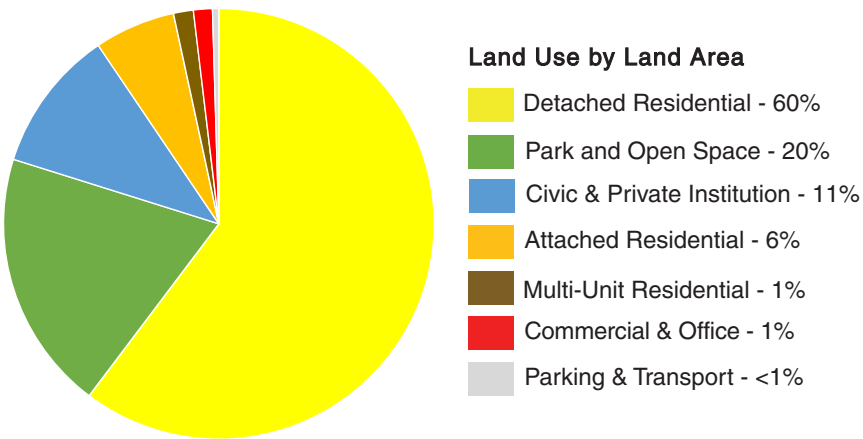
Within the planning area, there are residential blocks that are governed by Home Owner Associations (HOAs), such as Rose Hill, Rose Hill Falls, Chestnut Lodge, and Courthouse Walk. There are also residential blocks that do not have their own covenants but have a common identity based on historical events or locations, such as Haiti, Roxboro, Dale-Evans, West End Park, and Woodley Gardens. Three major roadways pass through the planning area: West Montgomery Avenue (State Route 28), Maryland Avenue, and Great Falls Road. Interstate 270 (I-270) borders the planning area to the west.

The city’s highest concentration of historic buildings and districts are in this area, as well as two historic cemeteries, reflecting the rich history that dates to the very earliest founding of Rockville. Churches of many denominations are located in these neighborhoods. Important parks and community facilities serve the community and the broader city, including: Welsh Park, and the Rockville Swim and Fitness Center and Skate Park that lie within it; Woodley Gardens Park; Bullards Park; Thirty Oaks Park; Jacqueline Trells Williams Park; Peg Sante Park; Friends Park; Monument Park; the Beall-Dawson Historic Park; and Chestnut Lodge Park. In addition, Rose Hill Stream Valley Park was developed as part of the Rose Hill and Rose Hill Falls neighborhoods and are owned and maintained by the City.

A key feature of this mostly residential area is its close proximity to such important activity centers as Rockville Town Center and Montgomery College, bringing both benefits and impacts. Many properties near the boundary with Town Center, on the east, were originally built as residences but are now used as offices for for-profit or non-profit organizations. Many of these have been designated as historic.

The boundaries of Planning Area 4, as shown in Figure 50, shall be preserved as amended for this plan.

Existing Land Uses in Planning Area 4



Residential Dwelling Units	
Detached Residential	1,477
Attached Residential	291
Multi-unit Residential (apartment/condo)	292
Assisted Living/Nursing Home	100
Total units	2,160

Source: City of Rockville land records and GIS, 2019.

4



Plan Goal/Vision

Preserve, protect, and enhance the quality of life in, and the unique history and identity of, the Planning Area 4 neighborhoods by addressing their challenges, issues, and opportunities.

Planning Principles

- Maintain and improve this planning area as stable, attractive, safe, and predominantly single-unit detached homes;
- Invite active community involvement in planning and other aspects of City government;
- Limit the impacts of through traffic;
- Mitigate the severe negative impact of traffic noise from I-270 and West Montgomery Avenue by pursuing construction of a sound wall along I-270 and other means;
- Improve infrastructure for pedestrians and promote convenient and safe walkability within the neighborhoods and to destinations such as Town Center;
- Limit the expansion of commercial and institutional uses;
- Ensure that all housing is safe and code compliant;
- Maintain the historic character and identity of historic districts;
- Celebrate and display the rich history of the planning area;
- Seek opportunities for the addition of new parkland and green space, and ensure no net loss of parkland by preserving existing parks.

Planning Process

WHY A NEIGHBORHOOD PLAN NOW?

A series of neighborhood plans, including one for Planning Area 4, were first adopted in the 1980s. The plans were, in part, attempts to anticipate and plan for the significant land use and transportation changes that would follow the opening of the Twinbrook and Rockville Transit Stations in 1984. It has been three decades since these initial plans were adopted. Three of them - Lincoln Park, East Rockville, and Rockville Pike - have been updated since 2000. Other planning areas have not changed significantly and do not

need an updated neighborhood plan at this time. Planning Area 4 is different, in that it includes the oldest parts of the city; has numerous unique historic resources; and abuts the Town Center and Interstate 270, benefiting from that proximity but also bearing negative impacts of traffic and causing concerns about commercial and institutional encroachment.

The inclusion of the entire Planning Area 4 neighborhood plan in this document is intended as the first of what will be the general approach to neighborhood plans throughout the city. Since the introduction of the concept of planning areas in the City's comprehensive plans in the 1980s, a dual track has existed that has sometimes led to confusion. In some portions of the city, planning areas have had both longer stand-alone neighborhood plans and shorter planning area discussions that are incorporated into the central citywide plan. For example, the *2002 Comprehensive Master Plan* included a section on Planning Area 4 but did not eliminate the 1989 stand-alone neighborhood plan. As a result, anyone needing to understand the applicable policies has been required to review both documents. This plan introduces the precedent that there will only be one document to reference policies and recommendations for each planning area. Planning Area 4 achieves this goal, as the first of its kind. Future updates to neighborhood plans for such areas as East Rockville, Lincoln Park, Twinbrook, Town Center, and Rockville Pike will take this approach.

NEIGHBORHOOD ASSOCIATIONS

Within Planning Area 4, there are two neighborhood associations: West End Citizens Association, representing more than 1,600 households, and Woodley Gardens East-West Association, representing about 225 households. As part of these neighborhood-wide organizations, smaller groups of residences exist, including Rose Hill, Rose Hill Falls, Courthouse Walk, Haiti, and Chestnut Lodge, some with homeowners' associations of their own.

History of the Neighborhood Plan

As noted above, the last neighborhood plan for Planning Area 4 was adopted in 1989. To advise the Planning Commission of the neighborhood's concerns and recommendations and launch the planning process, a Neighborhood Planning Advisory Group (NPAG) was

formed in 1986, with members appointed by the Planning Commission. The NPAG surveyed the residents of the planning area in October 1986 and presented a report on survey results to the Commission in September 1987. City staff provided its evaluation of the NPAG report to the Commission in February 1988. These reports were followed by a public forum attended by area civic associations, the Historic District Commission, and the Traffic and Transportation Committee.

Work sessions with the Planning Commission and a joint public hearing with the Mayor and Council and Planning Commission were then held before the Planning Commission voted on policies and strategies that formed the basis of the 1989 plan. At that time, the primary goals for Planning Area 4 were to: 1) maintain the integrity of the planning area as a residential community; and 2) improve the quality of life in the neighborhood. The Mayor and Council adopted the neighborhood plan in September 1989. The 1989 plan goals continue in this plan update.

Planning Area 4 was again addressed, more briefly, in the 1993 and 2002 citywide Comprehensive Master Plans, along with discussions of the city's other 17 planning areas. The Rose Hill subdivision was under construction on land formerly owned by the Chestnut Lodge Hospital at the time of the 2002 plan. Specific recommendations were made to address critical issues. Some of these issues have since been resolved, such as with the residential developments of the Buckingham Property (Thirty Oaks) and Chestnut Lodge, and with the creation of Chestnut Lodge Park. Others are on-going, including land uses in the transition area between Planning Area 4 and Planning Area 1 (Town Center), impacts of commercial and institutional uses, and designated land use and zoning of specific properties.

Neighborhood Plan Update

In June 2015, West End Citizens Association (WECA) representatives briefed the Planning Commission on the neighborhood planning process that the community had undertaken decades prior to provide input for the 1989 Neighborhood Plan. A committee of about a dozen residents from the West End and Woodley Gardens East-West formed with the purpose of updating the 1989 neighborhood plan and held an initial meeting on December 7, 2015. The committee applied to the City for grants to support a survey

that would be similar to the one that was conducted to provide input for the 1989 plan. Two grants were awarded, one each to the West End and Woodley Gardens East-West neighborhood associations, to conduct a survey of households in the planning area. The survey was sent to all 1,800+ households in Planning Area 4 and made available online in May 2016. More than 500 households (29%) completed the survey and submitted responses. The results were presented to each neighborhood association and posted online in Fall 2016.

Committee members, many of whom were active during the development of the 1989 plan, wrote a new draft plan, based largely on the survey results, and shared it with Planning Area 4 residents in May 2017. The committee revised the document based on residents' comments and then provided its recommended draft to Rockville planning staff in December 2017. The committee began to meet with planning staff regularly beginning in Spring 2018 to collaboratively develop a final draft neighborhood plan to deliver to the Planning Commission for its review and action. This plan is the result of that effort.

Concurrent with the development of this neighborhood plan, the Rockville 2040 update to the citywide Comprehensive Plan was being prepared. The neighborhood plan is adopted as part of the updated Comprehensive Plan and, as previously indicated, replaces the *1989 West End-Woodley Gardens East-West Neighborhood Plan* as well as all previous policies for the planning area in the *2002 Comprehensive Master Plan*.

Neighborhood Survey Results

The results of the neighborhood survey conducted in 2016 provide much of the basis of the vision for the future of Planning Area 4. Through the in-depth questions posed to residents of the planning area's neighborhoods, it was possible to understand key values and concerns. Below is a summary of the survey responses.

- ***Quality of life and preservation of the neighborhood.*** Nearly all respondents (96%) feel that the neighborhood has an excellent quality of life. Residents stated in overwhelming numbers (more than 80%) that they want to preserve the residential character of the neighborhood and that they do not

want encroachment of commercial businesses, offices or large institutions.

- **Growth.** Nearly half (48%) of the survey respondents expressed concerns about too much development in Rockville and the need to preserve the quality of life in their neighborhood in the face of more development. While residents of the West End and Woodley Gardens East-West neighborhoods support growth for Rockville ranging from little or no growth (34%) to a moderate level (59%), they have stated that it is critically important to preserve the quality of life and services (93%) and maintain the quality of schools (81%). Further, more than 80% oppose growth of new housing if schools are over capacity.

Traffic is of great concern and residents feel traffic congestion needs to be managed to prevent overburdening of neighborhood streets and existing roadways. Residents recognize that growth will put increased burdens on infrastructure and public facilities and they strongly believe that the costs of new infrastructure should be borne by developers (98%) and new residents (56%), not existing residents.

- **What do you like MOST about your neighborhood?** Convenience of the neighborhood and its friendliness/small-town atmosphere topped the list, as it did in a survey conducted in 1986.
- **What do you like LEAST about your neighborhood?** Respondents cited too much traffic, speeding, and poor enforcement of traffic laws more frequently (i.e. six times more) than any other adverse condition in the neighborhood.

Rockville 2040 Outreach

A listening session with the West End and Woodley Gardens East-West communities was held on September 24, 2015. Planning Area 4 residents were asked to review the planning area language from the 2002 CMP that referred to the *West End-Woodley Gardens East-West Neighborhood Plan* and provide feedback. Representatives from the planning area also chose to initiate an update to their 1989 neighborhood plan.

LISTENING SESSION RESULTS

Documents that contain the comments articulated at each listening session are available on the City's Web site at: www.rockvillemd.gov/1757/Community-Meeting-Results. At the Planning Area 4 session, 27 residents attended and provided feedback. Concerns were expressed about mansionization, including comments about massing, scale, incompatibility with existing houses, and new large houses in the city that are being used as de facto apartment units. Other concerns were expressed about preserving the character of the neighborhood, pressure to convert housing to non-residential uses in certain locations, safety at Welsh Park, appreciation for the range of housing types and the neighborhood's history, and desire to preserve historic resources. There was some disagreement on support for more affordable housing within the planning area, concerns about the viability of the adjacent Town Center, desire for more retail variety and better bicycle and pedestrian connections, in addition to other comments.

History of the Planning Area and its Neighborhoods

Parts of Planning Area 4 were among the areas first settled in Rockville. The planning area encompasses part of the 1784 "Williamsburgh" tract of 200 acres surveyed by William Prather Williams that was later subdivided into 85 lots along Wood Lane, Middle Lane, Commerce Lane (Montgomery Avenue), and Jefferson Street.

In the late 1770s, the Beall family settled on land near what is now North Adams Street. The family homestead was built in 1815 and extended well to the north to Martins Lane. The house still exists at 103 West Montgomery Avenue. The house and grounds have been owned by the City of Rockville since 1965 and are occupied by the Montgomery County Historical Society. Margaret Beall, one of the area's largest landowners at the time, later gave or sold land along the south side of Martins Lane to people who were formerly enslaved to her and to her servants.

The north side of Martins Lane had been farmed in the 1830s by Samuel Martin, a free black person. Many descendants of these original families still reside along Martins Lane. The community is known as Haiti and the neighborhood contains homes dating from the mid-1800s through the late twentieth century. The area was annexed

into Rockville in 1949 as part of a massive annexation of 2,210 acres that greatly enlarged the geography of the city and brought sewer, water, and paved roads to the neighborhood. Of particular note is the historic Haiti Cemetery that is located to the rear of 205 Martins Lane. Currently owned and maintained by the Crutchfield family, this is the earliest known cemetery for black residents of Rockville and is a locally designated historic site.

Another community of free black residents was established prior to the Civil War near the intersection of Great Falls Road and Maryland Avenue. Three free African American women and one man purchased contiguous properties that encompassed more than ten acres. After the Civil War they were allowed to marry their partners who were enslaved people and bring their families to their land holdings. Previously the children and spouses had been scattered around Montgomery County. This community endured for more than 100 years. Today there are two locally designated historic properties. One, the Bessie Hill House (602 Great Falls Road), is the home of a grandchild of Ann Wilson, who was an original purchaser in 1845. The other, the Kelley House, at the corner of Maryland Avenue and Great Falls Road (628 Great Falls Road), is located on the property of Thomas Price, another of the original free black settlers.

Rockville grew slowly as a mostly farming community in the 19th century until the Metropolitan Branch of the B&O Railroad arrived in 1873. The railroad provided a new gateway to Washington, DC and spurred the creation of a

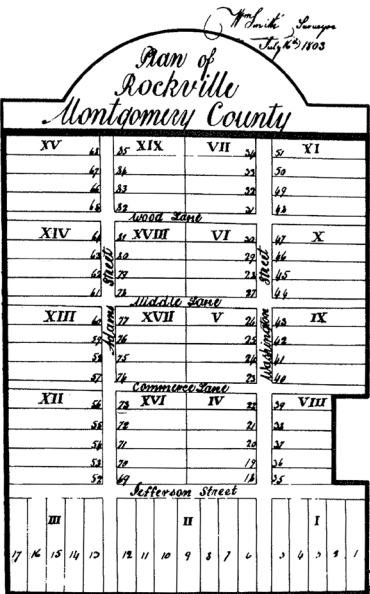


Historic Beall-Dawson House

summer resort, attracting Washington residents to Rockville’s “healthy” climate. Several large houses in the West End became boarding houses and the Woodlawn Hotel (opened 1889 and later became Chestnut Lodge Hospital) was constructed on West Montgomery Avenue; one of three grand hotels in the area. The Woodlawn was Rockville’s premier destination during the town’s heyday as a summer resort. The hotel became the westernmost destination point for the Washington and Rockville Electric Railway Company’s trolley line.

Prompted by Rockville’s growing reputation as a resort destination in the late 1800s, farmland at the western limits of town, along Darnestown and Great Falls Roads, was subdivided by developers from Rockville and Washington, DC. Margaret Beall subdivided her 67-acre estate in 1875 and began to sell lots for new houses to the north and northwest of the Beall-Dawson House. Another local woman, Rebecca Veirs, bought and developed land for housing along Darnestown Road in 1887-1888 around what is now Thomas and Wall Streets, which became R.T. Veirs Addition.

Other subdivisions were created in the West End throughout the nineteenth century. The most ambitious was West End Park by Washingtonian Henry N. Copp around 1890. Copp designed the 520-acre West End Park subdivision in a plan of diagonal streets with connecting circles, large lots, and land set aside for churches, schools, and parks. The traffic circles at Mannakee Street and Beall Avenue and at Laird,



The first plan and plat for ‘Rockville’ dates to 1803. The street and block layout is still recognizable 215 years later for the core section between Washington and Adams Streets. The notch between Jefferson Street and Commerce Lane indicated the location of the courthouse. The western half of this plan is in Planning Area 4. The eastern half is in Town Center (Planning Area 1).

Lockett and Lynch Streets are enduring results of the original design.

Quarter-acre lots sold quickly, and large Victorian homes were built before Copp's development went bankrupt following economic recessions and lawsuits. Many of the lots remained vacant until well into the twentieth century. Rockville's first suburban building boom was over by the end of the 19th century.

Large ornate Victorian houses were the typical prototype in the West End prior to the turn of the 20th century. These are the homes that "provide the flavor of the historic district" according to the Maryland Historical Trust survey form for the West Montgomery Avenue Historic District.

The start of the new century, through the mid-1900s, brought a variety of residential styles. Bungalows, Craftsman, Colonial Revival, and Cape Cod styles were commonly constructed. Between World Wars I and II, the 100 block of South Adams Street filled in with modest homes of varying architectural styles.

The gradual development of the area gives Planning Area 4 its eclectic mix of architectural styles ranging from distinctive Victorians to modern split-level houses. The result of this patchwork development pattern and variety of architectural styles is a unique neighborhood reflecting the evolution of small towns in America beginning in the late 1800s and continuing into the 21st century.



Homes in Woodley Gardens East-West

Land Use

DEMOGRAPHICS AND HOUSING

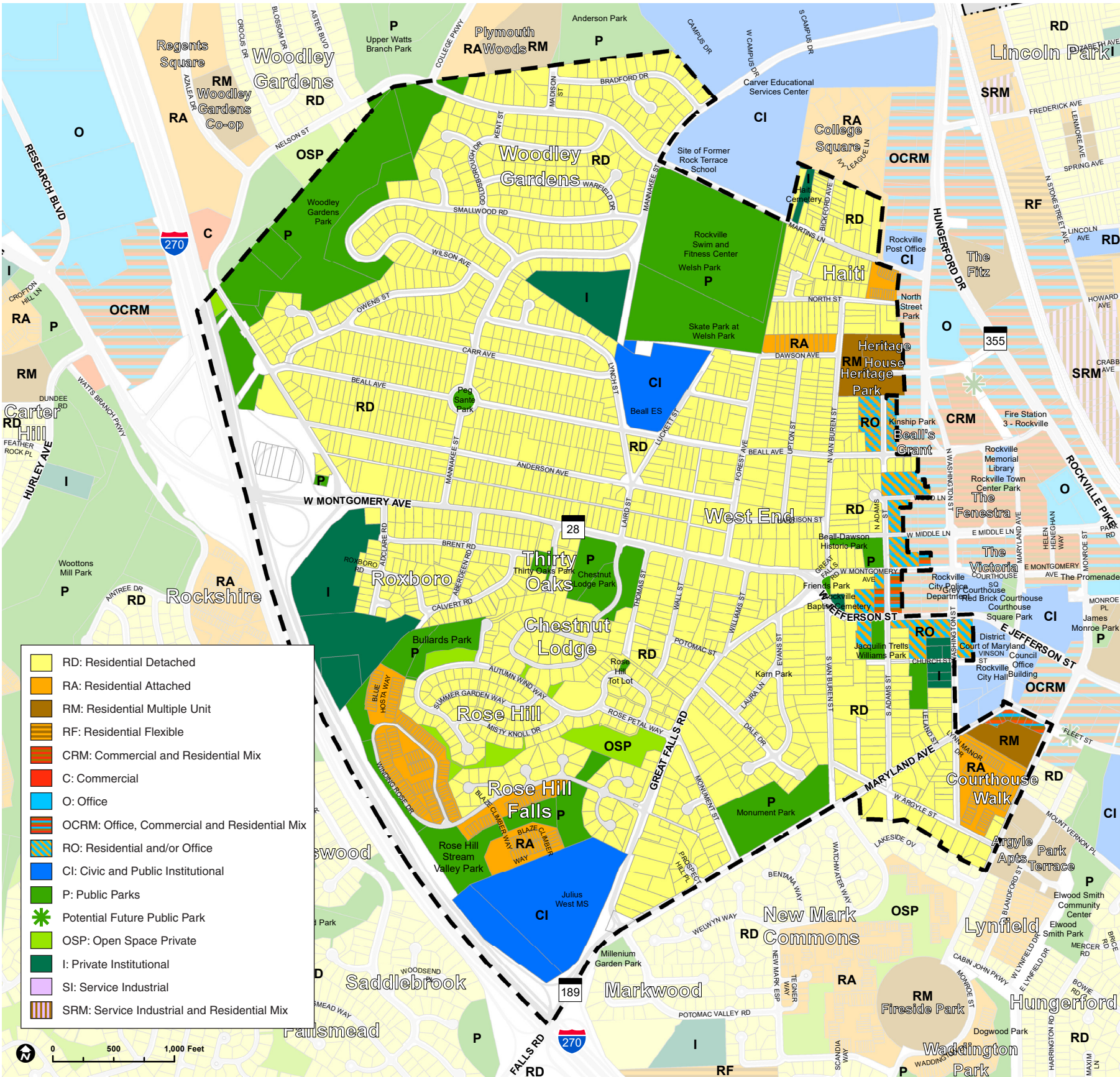
Housing in Planning Area 4 reflects the history of the community's development beginning with Victorian neighborhoods constructed in the late 1800s along West Montgomery Avenue and South Washington Street, followed by post WWII expansion, the development of the Woodley Gardens East/West neighborhood in the mid-1960s, and the Rose Hill neighborhoods in the 1990s, followed by Chestnut Lodge in the 2000s. Other than land dedicated to parkland or undeveloped portions of church-owned parcels, no large tracts of land remain undeveloped. With existing zoning, expansion of housing in the neighborhood is limited to in-fill lots and additions/replacements of existing residences.

The area remains predominantly residential. The majority of the planning area is identified as Residential Detached on the Land Use Policy Map (*see Figure 51*) and most of the single-unit detached homes (72% of the planning area's total) are zoned either R-60 or R-90. There are some townhouses (12.5% of total units), and multi-unit residential developments (5.7% of total units) in the northeastern portion of the planning area. There are mixes of single-unit detached houses and townhouses in the Rose Hill and Rose Hill Falls Planned Developments and more townhouses at Courthouse Walk and Cambridge Cluster. The remaining 9.8% is assisted living or senior housing.

Planning Area 4 had an estimated population of approximately 5,650 in 2018, representing about 8% of the total city population. There are about 2,025 dwelling units, or 7% of the total. The small percentage difference between population and number of residential units indicates that the average household size in Planning Area 4 is slightly larger than the citywide average, due to the fact that the majority of housing in the planning area consists of single-unit detached residences. Almost 13% of Rockville's single-unit detached units are located in Planning Area 4.

As there is very little developable land in Planning Area 4 and other established neighborhoods, most of the city's future population growth will be multi-unit residences, in a mixed-use context, in more urban locations such as the Rockville Pike corridor. Incremental population growth may occur within the planning area as small-scale infill projects,

Figure 51: Land Use Policy Map of Planning Area 4



potentially to include some apartment units in the historic homes in the transition area adjacent to Town Center.

HOUSING ISSUES

Residents have expressed several concerns regarding housing in the neighborhood:

Single-Unit Detached Residential Housing: Residential Redevelopment, Infill Development, and Modifications to Existing Structures on Residential Lots

An overwhelming sentiment of the residents of Planning Area 4 is to preserve the single-unit detached housing character of the neighborhood. As land values increase, property owners and developers sometimes seek to achieve a higher return from their land by tearing down single-unit detached existing homes and replacing them with new, larger homes or other types of housing structures, such as townhouses and multi-unit buildings (if compliant with the Comprehensive Plan and allowed by zoning). Such changes can benefit the neighborhood by enhancing its desirability, increasing property values, and boosting property tax revenues paid to the City.

However, they can also result in negative impacts on neighbors, especially if the new structures are significantly taller than, or out of scale with, existing homes. These negative impacts can include but are not limited to: reduced access to sunlight, loss of mature trees and open space, increased storm water runoff, increased noise from heating/cooling and other equipment, reduced privacy, and a change in the character of the neighborhood. New construction or second-story additions to existing structures can potentially affect access to sunlight, for example, by casting a significant shadow onto adjacent properties.

Policies

1. Balance the rights of property owners who build new homes as replacements of older homes, or as infill, with the interests of existing homeowners and residents, such that adverse impacts on existing residences are minimized.
2. Review development standards in the Zoning Ordinance. Amend the standards and/or develop design guidelines for single-unit detached housing, with the purposes of a) addressing potential adverse

impacts of new structures and additions on abutting houses (such as reduction of access to sunlight, unhealthy noise levels, and loss of privacy), and b) preserving the existing character of the neighborhood.

3. Ensure that new construction adheres to the City's codes, including the Property Maintenance Code, so that stormwater runoff and other impacts from new development do not adversely affect neighboring properties either during construction or afterward. If a review of the codes finds them to be insufficiently protective, amend the codes.
4. Continue to prohibit the creation of new pipestem lots in single dwelling unit residential zones within Planning Area 4.
5. The subdivision of parcels should not detract from the existing character of the surrounding neighborhood. Where a large property is being subdivided into smaller parcels, the new parcels should be similar in size to those in the immediate vicinity.

Accessory Dwelling Units

Accessory Dwellings Units, or ADUs, are a separate additional living unit to a primary single-unit detached home that includes separate kitchen, sleeping, and bathroom facilities. They may be attached or detached from the primary home and are usually subordinate in size, location, and appearance to the primary dwelling. ADUs can provide opportunities for more affordable housing, shared family living arrangements, and financial assistance for current homeowners to afford mortgages and other costs, within the context of existing neighborhoods. However, ADUs are not always appropriate or welcome within established neighborhoods.

A survey of the residents in this planning area prior to this plan's adoption indicated a concern for allowing ADUs on existing single-unit residential lots due to their potential to change or diminish the residential character of the planning area. Any change in the allowance or standards for ADUs in the planning area should be considered in consultation with planning area residents and property owners and account for the established residential character of the planning area.

1. Establish development standards for Accessory Dwelling Units in the Zoning Ordinance, such as compatible

architectural design, use of pervious surface materials, and retention of established tree canopy. Standards should be developed in consultation with planning area residents and property owners and take into account the unique character and development patterns of the planning area's neighborhoods.

Residential Attached (RA) Housing

The types of housing generally indicated by this land use category include, duplexes, triplexes, fourplexes, townhouses, stacked flats, and other small multi-unit buildings that can fit comfortably into or adjacent to single-unit detached neighborhoods. Single-unit detached housing is also permissible. A greater range of Residential Attached types is appropriate for some locations within Planning Area 4 and a more limited range is appropriate elsewhere, as described below:

Policies

1. Explore the impacts of revising the zoning ordinance to permit only single-unit detached homes, duplexes, and residential townhouses for the block of townhouses on the east side of the 200 block of North Adams Street, north of Beall Avenue. The townhouse communities at Courthouse Walk, Rose Hill, Rose Hill Falls, and Cambridge Cluster (Martins Square Lane) are not expected to redevelop during the life of this plan (estimated to be approximately 20 years). They are identified as Residential Attached on the Land Use Map and should remain as townhouses.
2. The Dawson Avenue Apartments between North Van Buren Street and Forest Avenue are conducive to a wider range of Residential Attached housing and could be redeveloped with single-unit detached homes, similarly-scaled multi-unit residential buildings (containing 6 or fewer units), duplexes, triplexes, fourplexes, stacked flats, or townhouses. Consideration must be given to good architectural design, massing and building heights that are compatible with existing nearby single-unit detached houses, and adequate off-street parking so that the new development fits well into the surrounding residential neighborhood.

Affordable Housing

Affordable housing includes a range of housing types and pricing structures, from market-rate housing that is older and therefore more affordable than newer product, to public housing that serves extremely low-income individuals and families. The majority of what is considered affordable housing in Planning Area 4 is located along the outer edge and in the transition area adjacent to Town Center.

Rockville's primary policy designed to produce new housing affordable to low- and moderate-income households is its Moderately Priced Dwelling Unit program (MPDU), established in 1990. There have been few large residential developments in Planning Area 4 since 1990; the only MPDUs are in the Rose Hill neighborhood. Many Planning Area 4 residents support integrated affordable housing programs such as the MPDU program rather than projects that create concentrations of affordable housing in stand-alone buildings or blocks of buildings.

Public housing is one of very few programs that target extremely low-income individuals and families. Rockville Housing Enterprises (RHE) is the City's housing authority. Heritage House and Heritage Park Apartments (Dawson Adams Mutual Homes, Inc.) are subsidized rental apartments at the northeastern end of the planning area. Heritage House has 100 one-bedroom apartments that serve low-income seniors. Heritage Park offers two- and three-bedroom apartments for low-income families.

The City, through RHE, also administers federal housing choice vouchers to low-income individuals and families. These are not tied to particular housing developments.

Policies

1. Assure that affordable housing is distributed throughout the city.
2. Encourage mixed-income and subsidized housing developments to be distributed throughout the city.
3. Allow multi-unit residential housing as a use in historic houses in limited transitional locations near Town Center, as indicated on the Land Use Policy Map (Figure 51), to provide opportunities for affordable market-rate housing.

Short-Term Residential Rentals

Short-term residential rentals, made more accessible in recent years by Internet-based companies, can impact neighborhoods. As of this writing, the City has not developed policies and regulations to address this growing trend.

Policy

1. Develop standards and regulations for short-term residential rentals, with the goal of preserving the predominantly owner-occupied, residential character of the planning area's neighborhoods.

INTERFACE WITH ROCKVILLE TOWN CENTER

The eastern border of Planning Area 4 abuts Town Center (Planning Area 1), with the division generally coincident with the rear property lines of properties that front North and South Washington Street, with some variations. Because of its proximity to the neighborhood, Town Center is the shopping and dining location of choice for many Planning Area 4 residents who value its ready access and walkability. At the September 2015 listening session, half of the survey respondents cited Town Square or Town Center as their "favorite spot or hangout in the neighborhood." In the neighborhood-wide survey conducted in 2016, almost half of the respondents said that they visit Town Center businesses, with one-third visiting at least monthly.

As far back as the 1960s, however, residents have had concerns that the West End -- and particularly the historic buildings on South Washington Street, Adams Street, and West Jefferson Street -- were threatened by encroachment of more intense commercial uses in the Town Center.

The City's 1970 Master Plan was the first to acknowledge this issue and advocated creating a transition between the central business district and the adjacent residential areas to the west. The O-1 and O-2 zones were introduced as transitional office zones, with the O-2 zone specifically targeted to historic buildings on these streets that were seen as potentially no longer conducive to single-unit detached residential use. With the new zone, owners could convert the buildings to office use but could not enlarge them. Several historic homes in Planning Area 4 in and near the transition area have been re-purposed as small professional offices. The first conversion to O-2 occurred in 1972 and within a decade most of the houses on the east side of North

Adams Street and both sides of South Washington Street had transitioned to office use. In 2009, a citywide update of the Zoning Ordinance changed the O-2 zone to Mixed-Use Transition (MXT) which, in addition to residential and office uses, includes limited retail uses. No retail uses have occupied space in the MXT zone within Planning Area 4, even though such uses have been allowed for a decade.

During the redevelopment of Town Center, residents worked with developers to aim for high quality, commercially successful projects that would enhance and serve the City well, without overburdening the neighborhood with overflow parking and excessive cut-through traffic. While residents value Town Center highly, they do not support creeping expansion of commercial enterprises into the neighborhood. More than 86% of survey respondents said that they are opposed to the conversion of residential property to commercial uses.

Policies

1. Maintain a positive relationship between the neighborhood and Town Center's commercial enterprises and property owners.
2. Assure adequate parking for commercial enterprises within the Town Center to avoid patron parking on residential streets in Planning Area 4.
3. Ensure that zoning actions are consistent with the Comprehensive Plan, including Planning Areas 1 (Town Center) and 4 (West End and Woodley Gardens East-West).
4. Establish a new zone to implement the Residential and/or Office (RO) land use designation that reflects the limited land uses (residential and/or office only) for properties in Planning Area 4 along its border with Planning Area 1 (Town Center).
5. Retail uses are allowed only where indicated in the table of Figure 53 and on the Land Use Map in Figure 51, in order to protect Planning Area 4 from expansion of commercial businesses into the neighborhood.
6. Off-street parking areas and trash receptacles/dumpsters of commercial properties should be screened, to the extent possible, to minimize the visibility of such areas to residences, public streets and walkways.
7. Improve the streetscape on both sides of West Jefferson Street between 100 South Washington

Street and the intersection at South Adams Street to provide for a more attractive transition to the residential West End.

RETAIL USES

The Planning Area 4 neighborhood plan committee was opposed to allowing retail at the properties in the transition area, citing several concerns: 1) such uses could erode the residential character of the neighborhood; 2) no retail has located in these buildings, even though retail has been allowed since 2009; 3) retail is already a weak market sector and the City should focus on concentrating such uses in Town Center; and 4) the majority of survey residents (86%) oppose conversion of residential property to commercial uses.

The limited application of the Office Commercial Residential Mix (OCRM) land use designation within Planning Area 4, as shown on Figure 51, is designated only for the small existing retail strip at the northeast corner of West Montgomery Avenue and South Adams Street and the historic buildings along the block of South Adams Street, between West Jefferson Street and West Montgomery Avenue. This land use category includes all properties with frontage on South Adams Street except for 100 West Montgomery Avenue. The historic buildings on this block, with the noted exception, are encouraged to revert to their original single-unit detached residential use but are also permitted to be occupied as offices (as most currently are used now), small multi-unit residential buildings, or limited retail and service uses.

Retail and service uses on this block are intended to provide for convenience and specialty shopping primarily for residents within walking distance, rather than uses of a type that would increase parking on neighborhood streets, generate traffic, noise, lighting or significant modifications that would detract from the historic character. The types of businesses permitted should be restricted to allow for neighborhood-enhancing retail, such as boutiques, artisanal shops, galleries, small markets, sandwich and floral shops, tailors, or equivalent low-impact retail and service uses; and should be limited in size by a maximum gross floor area. Implementation of this plan should include consideration of a new land use category and zone that reflects this recommendation.

Policies

- 1. Explore the impacts of amending zoning for all

properties currently in the MXT zone within Planning Area 4, except for those that abut North Adams Street between West Jefferson Street and West Montgomery Avenue (4, 10, 12, and 14 South Adams Street and 101 West Jefferson Street) as shown in Figure 52, so as not to allow retail uses, but to allow office uses and both single-unit detached and multi-unit residential uses. This could be achieved via a new zone or an overlay district.

The five properties outlined in red in Figure 52 (one of which is a commercial retail use now) would allow, in addition to residential and office uses, limited small,

Figure 52: MXT (Mixed-Use Transition) Zone in Planning Area 4



The existing (as of 2019) MXT zone allows retail, office and certain residential uses. This plan recommends allowing limited retail only at the properties outlined in red within Planning Area 4. Red numbers are street addresses referenced in this section's policies.

neighborhood-serving retail uses, as described above, if they are determined to have no adverse impacts in terms of traffic, parking, or erosion of the historic, residential character of the block.

2. Promote the continued use and preservation of other historic buildings in the transition area adjacent to Town Center, listed in Table 1, by allowing use options including single-unit detached homes, multi-unit residential buildings, and business and professional offices, as long as the historic integrity of the exterior is preserved. Small additions to historic buildings may be allowed, if approved by the HDC. The land use designation of these buildings is Residential and/or Office on the Land Use Policy Map. Revise zoning to indicate the change from MXT zoning to a zone that reflects the Residential and/or Office (RO) land use designation.
3. Maintain the residential character of historic properties identified as Residential and/or Office (RO) by incorporating street trees and landscaping, appropriately dimensioned driveways, and small, unobtrusive signage.

HOME-BASED BUSINESSES

Minor home-based businesses that have no or very minimal impact on the residential character of the neighborhood are encouraged. Home-based businesses that are classified as “Major” may be permitted as Special Exception uses if they satisfy applicable requirements detailed in Article 15 in the Zoning Ordinance. It is important that there not be a large concentration of Major home-based businesses that would alter the residential character of the street.

Policies

1. Explore the impacts of amending the Zoning Ordinance to limit the number of Major home-based businesses allowed within a concentrated geographic area.
2. Explore the impacts of amending the findings required for a Special Exception to indicate that there is a presumption that the residential character of the neighborhood would be changed if the number of Major home-based businesses on any residential block exceeds 25% of the residences on that block. This policy applies to Planning Area 4 and may be accomplished by creating an overlay zone.

3. Explore the impacts of amending the Zoning Ordinance to prohibit Major home-based businesses in residences that share a driveway with a neighboring residence, unless the owners of all residences that share the driveway are supportive.

INSTITUTIONAL USES

Institutional uses include houses of worship and such uses as charitable or philanthropic offices, child care homes, daycare centers, private educational institutions, life care facilities, and nursing homes. Houses of worship are allowed anywhere in the city. Most other types of institutions are allowed in some residential zones and in all mixed-use zones, either by right, Special Exception, or as a Conditional Use.

Planning Area 4 includes the following institutional uses, all of which are private cemeteries or houses of worship and their accessory uses (such as private schools and nursing homes), including several that are designated as historic(*).

Christ Episcopal Church*
 First Baptist Church of Rockville
 First Church of Christ Scientist
 Jerusalem Mt. Pleasant UMC Church*
 Rockville Christian Church*
 Rockville Presbyterian Church*
 Rockville Congregation of Jehovah’s Witnesses
 Rockville United Methodist Church*
 Rockville Nursing Home
 Rockville Seventh Day Adventist Church
 Unitarian Universalist Church of Rockville
 Old Baptist Cemetery*
 Haiti Cemetery*

Planning Area 4 residents are concerned about expansion of institutional uses (by purchasing adjacent or nearby properties to expand the square footage/acreage of the use) or change in use, particularly from a house of worship to a different type of institution (such as a private educational institution or childcare facility). The cumulative impacts of too many institutional uses, including overflow parking, increased vehicular traffic, reduced pedestrian safety on residential streets, and noise, have the potential to reduce the residential character of the neighborhood.

Planning Area 4, given its adjacency to I-270 and Rockville Town Center, and the fact that sites for houses of worship

were included in early plans for the West End (unlike in more recent planned development communities such as King Farm and Falls Grove) has a considerable number of institutional uses relative to many other predominantly residential neighborhoods in Rockville. In the neighborhood-wide survey conducted in 2016, respondents were overwhelmingly opposed to expanding commercial and institutional uses in Planning Area 4. More than 80% said they oppose conversion of residential properties in the neighborhood to commercial or institutional uses.



The historically largest institutional use in Planning Area 4, Chestnut Lodge Hospital, comprised more than 100 acres as recently as the early 1990s but the property was sold off in pieces over time for residential development. It was purchased by CPC Health, Inc. in 1996 and by the Washington Waldorf School, Inc. in 2001 before a large portion of the property was finally developed as residential. The balance of the property fronting West Montgomery Avenue, is now a City park. The property's longest use was institutional in a campus setting.

Child Care Homes and Centers

Current zoning permits up to eight children to be cared for in a child care facility in any residence in all residential zones. A Special Exception is required for nine or more children in the R-60 and R-90 zones that make up most of Planning Area 4. Currently, up to 25 children are permitted in a child care center if the lot area is at least 10,000 square feet and if all other Special Exception requirements are met. There are hundreds of lots that meet or exceed that lot size in the planning area. Residents have indicated concerns about potential adverse impacts of traffic, excessive on-street parking, and noise; and believe that the number and size of child care centers should be limited to preserve the residential character of the neighborhood.

Monument Triangle

The southwestern portion of the planning area is often referred to as "Monument Triangle". The triangle is formed by Maryland Avenue, Great Falls Road, and Monument Street. The opening of the interchange with I-270 at the western edge of the triangle in the late 1980s, along with potential redevelopment of the then adjacent portions of the Chestnut Lodge property, caused concern among residents about the stability of the residential character of this portion of the neighborhood. This area includes a pre-Civil War community of free black persons, including two properties that are designated historic. The area also comprises institutional uses, including the Masonic Hall (612 Great Falls Road), the Boys and Girls Home (635 Maryland Avenue), and the Jehovah's Witnesses properties (624-628 Great Falls Road). Residents have expressed concerns that further institutional expansion in this area would imperil the residential and historic character of the neighborhood.

I-270 at West Montgomery Avenue

There are similar concerns about the area near the I-270 interchange with West Montgomery Avenue and potential pressures to convert residential property to institutional uses there because of nearby access to the interstate. That convenience makes the location appealing to institutional uses that serve a wider area than the immediate neighborhood. However, this area, like Monument Triangle, has many institutional uses now and residents are concerned that further expansion of institutional uses in this area, as well, would imperil the residential and historic character of the neighborhood.

Institutional uses are components of older neighborhoods and serve important functions for residents. Historic churches, in particular, add vitality and character to the neighborhood. However, a concentration of large-footprint institutional uses leads to impacts that are not compatible with the residential and historic character of this area.

Policies

1. In the event that existing institutional uses cease to operate, the preferred option is for the properties to be redeveloped per the underlying zone, which in most cases is low-density residential. Under the Zoning Ordinance, redevelopment of the properties with new institutional uses may require approval of a Special Exception. Any redevelopment of these properties should minimize impacts on the residential and historic character of the surrounding area.
2. Avoid concentrations of land uses that require a Special Exception and other nonresidential land uses.
3. Review and explore amending Special Exception and Conditional Use provisions in the Zoning Ordinance to ensure that they prevent cumulative, undesirable consequences that are incompatible with residential neighborhoods, such as extensive aggregation of land for expansion, increased vehicular traffic, and reduced pedestrian safety.
4. Explore establishing standards that set maximum property acreage for large institutions and prevent aggregation of the majority of residential lots on a block, or the equivalent aggregation of lots in different locations, for the purpose of creating a large institution. Review and explore amending other standards, such as building heights and set-backs, to prevent erosion of the residential character of the neighborhood.
5. Explore the impact of limiting the number of children allowed, or increasing the minimum lot area, for Special Exceptions for a home-based or center-based child care facility when that home or center is adjacent to residences in single-dwelling unit residential zones. Explore the impacts of amending the findings required for a Special Exception to indicate that if the number of child care centers exceeds 15% of the residences on a residential block, there is a presumption that the residential character of the neighborhood would be

changed. This policy would apply to Planning Area 4 and may be accomplished by creating an overlay zone.

6. Explore amending the findings required for a Special Exception to indicate that if the total number of child care centers and Major home-based businesses, combined, exceeds 25% of the residences on a residential block, there is a presumption that the residential character of the neighborhood would be changed.
7. Explore requiring screening from adjacent and abutting residential lots when modifications or additions to institutional properties are approved to accommodate or expand a Special Exception use to prevent negative impacts on the residences.
8. Ensure strict compliance with all conditions of approval so that the protections specified in Special Exceptions and/or use permits or site plans are fully and continuously maintained.
9. Explore changing the underlying zone for the parcels currently owned or occupied by the Rockville United Methodist Church from MXT to a zone that would indicate the Residential and/or Office (RO) land use designation that would be compatible with the immediate neighborhood (residential and/or office, but not retail), although no change in use is anticipated for this historic church.
10. Allow Jefferson House, located at 111 West Jefferson Street, to continue operating as a personal living quarters or group home under any new zoning.

Land Use and Zoning Policies

The table in Figure 53 is a summary of land use designations and zoning changes that would be needed to implement policies described above. Many of these properties are designated as historic and located in the West Montgomery Avenue Historic District.

Office Duplexes on North Adams Street (200-226 North Adams Street, even-numbered on west side)

These seven office condominium buildings are individually owned. Originally, they were built as fourteen residential duplex units with one owner. They were renovated in the 1980s for use as offices. They have surface parking to the

Figure 53: Summary of Land Use Changes and Zoning Revisions

Property	Land Use Policy Map Designation	Current Zone	Zoning Revisions
Office duplexes on North Adams Street, north of Beall Avenue	Residential and/or Office (RO)	MXT	Revise to allow attached residential and office uses, but not retail
North Adams Street Attached houses	Residential Attached (RA)	MXT	Revise to allow only attached residential units and single-unit detached residences (not retail or office)
Dawson Avenue Apartments	Residential Attached (RA)	RMD-25	Revise to allow attached residential units but limit building height to be compatible with surrounding neighborhood
22 West Jefferson Street	Residential and/or Office (RO)	MXT	Revise to allow office and multi-unit residential uses, but not retail
101 West Jefferson Street	Office Commercial Residential Mix (OCRM)	MXT	Revise to allow any residential, office and limited retail use
107 West Jefferson Street	Residential and/or Office (RO)	MXT	Revise to allow office and single-unit or multi-unit residential uses, but not retail
10, 12, 14 South Adams Street	Office Commercial Residential Mix (OCRM)	MXT	Allow residential, office and limited retail uses. No zone change but limit retail uses allowed.
100 South Adams Street	Residential and/or Office (RO)	R-90	Revise to allow single-unit detached homes and office uses
103 South Adams Street (Rockville Academy)	Residential and/or Office (RO)	MXT	Revise to allow office and multi-unit residential uses, but not retail
25 Wood Lane	Residential and/or Office (RO)	MXT	Revise to allow office and multi-unit residential uses, but not retail
Jerusalem-Mt. Pleasant United Methodist Church-owned properties on Wood Lane	Residential and/or Office (RO)	MXT	Revise to allow office and residential uses, but not retail
Jerusalem-Mt. Pleasant United Methodist Church-owned properties at 12 Beall Avenue and adjacent vacant lot	Residential Detached (RD)	MXT	Change the zone for these two properties to R-60
100, 101, 104, 105, 108, 110 South Washington Street	Residential and/or Office (RO)	MXT	Revise to allow office, single-unit and multi-unit residential uses, but not retail
5, 9 North Adams Street	Residential and/or Office (RO)	MXT	Revise to allow residential and office uses, but not retail
101, 103, 107 109 North Adams Street	Residential and/or Office (RO)	MXT	Revise to allow residential and office uses, but not retail
39 West Montgomery Avenue	Residential and/or Office (RO)	MXT	Revise to allow residential and office uses, but not retail
100 West Montgomery Avenue	Residential and/or Office (RO)	MXT	Revise to allow residential and office uses, but not retail
Rockville United Methodist Church properties (including 112 and 114 West Montgomery Avenue and a parking lot on West Jefferson Street)	Residential and/or Office (RO)	MXT	No land use change anticipated. Change underlying zone to allow residential and office uses, but not retail
Old Baptist Cemetery	Residential Detached (RD)	R-90	No change
Haiti Cemetery	Private Institutional (I)	R-60	No change

rear (west) and will likely remain as office space in the foreseeable future. If redeveloped, however, single-unit detached homes, residential townhouses and office uses would all be appropriate. Retail uses should not be allowed. The land use designation for these properties is Residential and/or Office (RO).

North Adams Street Attached Houses (201-242 North Adams Street, odd-numbered east side)

Located across from the office duplexes on North Adams Street, these 21 attached residences are individually owned, reducing the likelihood that they will be assembled for redevelopment. The land use designation for these properties is Residential Attached (RA). The narrow configuration of the land and the lack of parking make these properties more conducive to residential townhouses rather than more intensive residential, retail, or office uses. Single-unit detached houses, residential townhouses should replace them if redevelopment occurs.

Dawson Avenue Apartments (north side of Dawson Avenue, between North Van Buren Street and Forest Avenue)

These small apartment buildings are each in private ownership. The plan's land use designation is Residential Attached (RA). Redevelopment with single-unit detached homes or similarly scaled multi-unit residences, duplexes, triplexes, fourplexes, or townhouses would be appropriate. Consideration must be given to good architectural design, massing, and building heights that are compatible with nearby single-unit detached homes so that the new development fits well into the surrounding residential neighborhood. Adequate off-street parking should be provided.

22 West Jefferson Street was constructed as an office building in 1959, then sold to Christ Episcopal School in 2004 for use as classrooms. The church has preliminary plans to construct a new classroom building on a lot that it owns on South Washington Street and sell the building at 22 West Jefferson Street. This plan recommends that both office and multi-unit or single-unit attached residential uses be allowed if the existing building is reoccupied or the property is redeveloped. Retail uses are not allowed. The plan's land use designation is Residential and/or Office (RO).

101 West Jefferson Street

The former Rockville Christian Church, built in 1893 by

local builder Edwin M. West, is located at the corner of West Jefferson Street and South Adams Street. It was purchased by John Bell in 1973 and converted to office use for his law firm. The historic building also would be suitable for multi-unit housing or limited commercial uses, given its busy corner location and the property's surface parking lot. This is one of the few properties in Planning Area 4 that is identified as Office Commercial Residential Mix (OCRM) on the Land Use Policy Map.

107 West Jefferson Street

The historic Luckett House was built in the Italianate style in 1885 and is an example of Rockville's late 19th century building boom. It was originally owned and occupied by Cooke D. Luckett, a teacher and principal at the Rockville Academy across the street. It was approved for conversion to office use in 1976. The plan's land use designation for the property is Residential and/or Office (RO).

10, 12, 14 South Adams Street

These three contiguous historic houses were built in the late 1800s and were all originally owned by Stephen Lyddane. They were each converted to office use in the 1970s. In addition to allowing residential and office uses, limited neighborhood-enhancing retail uses should also be allowed at these properties because they currently abut existing commercial uses, are not adjacent to any single-unit detached homes, and have adequate parking for limited retail uses. The plan's land use designation is Office Commercial Residential Mix (OCRM).

100 South Adams Street is an American Foursquare house, built in 1920. The house is located at the corner of South Adams and West Jefferson Streets, less than six feet from the curb on Jefferson Street (MD-28), making it less than ideal for residential occupancy. Properties directly across West Jefferson are zoned MXT and used as offices now. Although currently only zoned for residential use, this plan recommends both residential and office as appropriate uses for 100 South Adams, but not retail uses. The plan's land use designation is Residential and/or Office (RO). Any change of use to office should include screening from residences along South Adams Street and aesthetic improvements to the property, especially the rear parking area. Other properties on this block of South Adams Street are located further from West Jefferson Street and less impacted by the noise and

traffic. They should remain as detached single unit dwellings in their current residential zones.

103 South Adams Street

The former Rockville Academy was built as a private educational institution in 1890 and replaced an earlier (1812) school building. The historic building was vacant and threatened with demolition when it was purchased in 1980 for use as an office building. The building is now for sale or lease. Allowing multi-unit dwelling units, in addition to office uses (but not retail), would offer more options to the owner to retain and protect the historic structure. The plan's land use designation is Residential and/or Office (RO).

25 Wood Lane

The Adams Law Center, a collection of brick office buildings on 1.09 acres, was built in 1979. Continued use for office is recommended, but the property could be redeveloped as single-unit detached houses, row houses, or small multi-unit residential buildings that would be compatible in scale and height with the surrounding single-unit detached housing. Retail uses would not be allowed. The plan's land use designation is Residential and/or Office (RO).

Jerusalem Mt. Pleasant United Methodist Church Properties, Wood Lane / Beall Avenue

The multi-lot property includes the church, the old parsonage building, the Hebron Print Shop, vacant parcels fronting Beall Avenue, and a vacant parcel between the church and Beall Avenue. The church and parsonage are designated historic; the Hebron Print shop is not currently. This plan's land use designates the church at 21 Wood Lane, the vacant lot behind the church, the former parsonage at 17 Wood Lane, and the former Hebron Print Shop at 11 Wood Lane as Residential and/or Office (RO); and two parcels behind the church on Beall Avenue as Residential Detached (RD). The land use for the property at 12 Beall Avenue is Residential Detached. It abuts an existing single-unit detached house.

100, 101, 104, 105, 108, 110 South Washington Street

These houses have a long history of use as professional offices due to their proximity to the courthouse and the main crossroads in town. Office uses will likely continue, but single-unit and multi-unit residential uses are also acceptable. Retail uses are not allowed. The plan's land use designation is Residential and/or Office (RO).

5, 9 North Adams Street

These former houses, also now used as offices, should allow for residential and office uses, but not retail. The plan's land use designation is Residential and/or Office (RO).

101, 103, 107, 109 North Adams Street

The four houses on the east side of North Adams, between Middle and Wood Lanes, include Rockville's oldest residence at 101 North Adams Street. This house was also the first to be changed to the O-2 zone in an attempt to establish a buffer between the central business district and the residential areas to the west. The O-2 zone was a transitional office zone specifically targeted to historic buildings that were seen as no longer conducive to single-unit detached residential use. All of the houses are used as offices now, but single-unit and multi-unit residential uses are acceptable. Retail uses are not allowed. The land use designation should be Residential and/or Office (RO). The houses on the west side of this block are occupied as residences. It is very important to retain the residential character of this block.

39 West Montgomery Avenue

Judge Anderson's House was built in 1881 and underwent a major remodel to the Colonial Revival style in 1915. A residence for generations, the house is currently used as offices; Single-unit detached and multi-unit residential uses are also acceptable; retail uses are not. The property's land use designation is Residential and/or Office (RO).

100 West Montgomery Avenue

This Queen Anne style residential structure was built in 1888. It is situated on a quarter-acre lot at the southwest corner of West Montgomery Avenue and South Adams Street. The property was partially destroyed by fire in 1945 and lost most of its distinctive architectural features. The condition of the house continues to deteriorate and it is currently vacant. The property owner must make repairs and correct all code violations prior to any future occupancy. Single-unit detached or multi-unit residential uses are encouraged. Office uses are also acceptable in order to encourage use and rehabilitation, though providing adequate parking may be difficult given the small lot size. Retail uses are not allowed. The plan's land use is Residential and/or Office (RO). However, this plan recognizes the challenging condition and location of this house and property and would welcome alternative approaches that would solve the longstanding blight.

Rockville United Methodist Church (112 and 114 West Montgomery Avenue and a parking lot on West Jefferson Street)

Originally built in 1869, the church building was altered in 1900, 1942 and 1982. This plan recommends changing the underlying zone from MXT to a zone that would only allow residential and/or office uses, to better reflect appropriate alternative uses for this site, although no change in use is anticipated for the historic church. The land use designation is Residential and/or Office (RO).

Old Baptist Cemetery

This cemetery was used until the late 19th century, when development of the West End necessitated widening of streets and resulted in the relocation of some graves. Twenty-eight grave markers remain. In 1973, the Montgomery County Historical Society deeded the land to Peerless Rockville Historic Preservation, Ltd. for continued preservation and maintenance. It is identified as Private Institution on the Land Use Map.

Haiti Cemetery is the earliest known burying ground for black residents in and around Rockville. It was first used in the late 19th century for members of families who lived in the Martins Lane area. It is privately owned and is identified on the Land Use Map as a Private Institution.

Transportation and Roadways Policies

In the 2016 neighborhood survey, residents were asked: What do you like LEAST about your neighborhood? Respondents cited traffic as their number one concern. Traffic issues, including the volume of traffic, excessive vehicular speeds, and poor enforcement of traffic laws, were cited six times more than any other adverse condition in the neighborhood.

WALKABILITY AND PEDESTRIAN SAFETY

Walkability and pedestrian safety are very important to residents of Planning Area 4. In the 2016 survey respondents said that walkability was the second most important reason for continuing to live in Rockville, more important than proximity to work, good schools, or easy access to public transportation. Only friendliness of the community surpassed walkability.

In the last decade a number of new sidewalks have been constructed in Planning Area 4 in accordance with City

policy to improve pedestrian safety in the neighborhood. The planned project for the portion of Maryland Avenue on the border of this planning area will be a great improvement in this regard, for both pedestrians and bicyclists. Yet, because of the high volume of vehicular traffic that passes through the neighborhood, risks to pedestrians remain. Many areas are still missing sidewalks or are otherwise not as safe for walking as they should be.

Policies

1. Develop a streetscape plan for the portion of West Montgomery Avenue within the historic district that includes recommendations for sidewalk material, street furniture, street lighting, and other elements that are consistent with the historic character of the district, that provide a cohesive setting, and that help to improve safety, comfort, and attractiveness for pedestrians.
2. Review the City's Sidewalk Prioritization Policy for Planning Area 4 in conjunction with affected residents and revise, as needed. Determine where new sidewalks are needed and where improvements are required to make existing sidewalks safer and more welcoming to pedestrians.
3. Bring existing sidewalks up to current City standards, when feasible, when development projects are implemented.
4. Ensure safe and accessible pedestrian routes to schools, parks, Town Center, community and government centers, the Rockville Transit Station, and other key pedestrian destinations. In particular, find solutions to improve dangerous sections of sidewalk that are heavily used by students, including the sidewalk on the south side of Maryland Avenue from South Washington Street to New Mark Esplanade.
5. Improve street crossings at high volume intersections, including Great Falls Road at Monument Street, on West Montgomery Avenue, Maryland Avenue and other locations.
6. Identify road sections that present risks to pedestrians. Based on that assessment, create a plan and schedule for improving pedestrian safety at those locations.
7. Install tree lawns to separate pedestrians from traffic and provide shade where feasible.

8. Plan for and construct neighborhood-to-neighborhood connections for pedestrians and bicycles.
9. Improve the walkability of the neighborhood by providing good lighting and resting spots with attractive benches along arterial and primary residential streets.

BICYCLING

Residents of Planning Area 4 support safety for bicyclists in the neighborhood, although few reported using bicycles as a primary form of transportation in the 2016 survey. The survey indicates that only a small minority of residents travel to work by bicycle daily (3%). The vast majority of people, more than 90%, get to work by driving, using Metro or walking. According to the survey, most Planning Area 4 residents who bike do it for recreation. However, there may be more people bicycling and using scooters or other rolling modes, especially near school, than the survey has reported.

Interestingly, the 1986 NPAG survey showed that more Planning Area 4 residents biked to work daily than used MARC Rail, Metro Bus, or Ride-on bus service, even though the percentage reported was only 4%, just slightly higher than reported in the more recent survey. Ridership on Metrorail increased from 14% to 20% between 1986 and 2016, based on neighborhood survey results from both years.

Policies

1. Establish a process for updating the *2017 Bikeway Master Plan* such that it involves citizen and neighborhood organizations as stakeholders from the beginning through the decision and adoption process.
2. Work with residents early in the planning process to identify projects that will provide improved bicycle connections to major trails and destinations, while balancing the needs for street parking, street trees and tree lawns, and equal protection of pedestrians, bicyclists, and motorists. Comprehensive analysis should be conducted of the impacts of any new bikeway on private property, on-street parking, trees, tree lawns, and pedestrian safety to ensure the best approach for all stakeholders, including residents, business owners, pedestrians, automobile drivers, and bicyclists.

PUBLIC ALLEYS

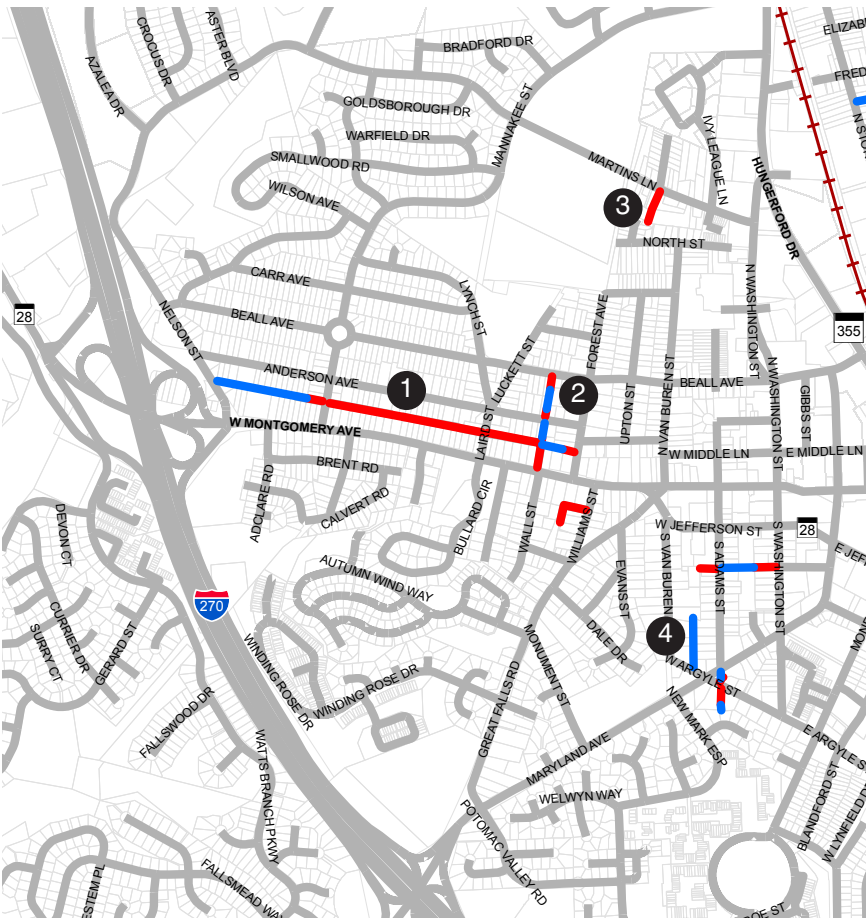
Public alleys are unique community spaces. Often, alleys serve abutting properties where residents may use them for access. They provide valuable connectivity that allows residents to walk or bike, away from vehicular traffic on busy streets. The community supports retaining alleys that are in the public domain. If an individual property owner wishes to take over a public alley, he or she may petition to abandon the alley. Alleys located in Planning Area 4 are illustrated in Figure 54 and policies that apply to individual alleys are discussed below. All alleys are unimproved in that they are not maintained by the City of Rockville. Figure 54 shows paved alleys in red and unpaved alleys in blue.

- 1 The longest unimproved public alley in Planning Area 4 is one that extends from Forest Avenue to Nelson Street between West Montgomery Avenue and Anderson Avenue. About two-thirds of this alley is paved to allow vehicular access to houses that back up to it. The portion west of Mannakee Street to Nelson Street and a smaller portion west of Forest Avenue are unpaved. This alley could form a major segment of the bicycle and pedestrian connection between the Friendship bike/pedestrian bridge and Town Center and be an alternative to sharrows on parallel Anderson Avenue, which is narrow and has parking on both sides of the street.

Policy

1. The City will attempt to implement an improved public alley between West Montgomery Avenue and Anderson Avenue to provide a continuous pedestrian and bicycle connection between Forest Avenue and Nelson Street. This connection would provide an alternative to the existing sharrows on Anderson Avenue. However, grade changes would make this improvement difficult and costly. The City should determine the feasibility for this improvement. If it is found to be feasible, a plan should be developed for it. Areas allowing vehicular access for abutting properties should incorporate appropriate measures to prohibit cut-through vehicle traffic.
- 2 Another unimproved alley connects West Montgomery Avenue (across from the Wall Street intersection) to Beall Avenue and is perpendicular to the longer alley behind West Montgomery Avenue. Portions are paved and others unpaved. The segment from West Montgomery Avenue to the alley

Figure 54: Public Alleys in and near Planning Area 4



Alleys shown in red are paved, but unimproved; alleys shown in blue are unpaved and unimproved.

behind houses on West Montgomery Avenue is paved. If the entire alley were paved and improved, it could serve as a north/south alternative to sharrows that are proposed for Forest Avenue in the *2017 Bikeway Master Plan*.

Policy

1. Determine the feasibility and develop a plan, with broad community input, for improving the alley that connects West Montgomery Avenue to Beall Avenue to provide a continuous pedestrian and/or bicycle connection (and vehicular access to adjacent homes, where feasible). This connection could provide an alternative to sharrows on Forest Avenue.
- 3 A private driveway extends south from Martins Lane and provides access to several residential properties. An adjacent unimproved public alley has potential to provide a pedestrian/ bicycle connection between Martins Lane and North Street.

Policy

1. Determine the feasibility and resident interest in creating a connection between Martins Lane and North Street along the existing alley. Such a connection would likely require acquisition of private property or an easement.
- 4 An unimproved and unpaved alley extends northward from Argyle Street between South Van Buren Street and South Adams Street but does not provide any needed access or make any useful connections.

Policy

1. Consider reverting the public right-of-way of the unpaved alley that extends northward from Argyle Street between South Van Buren Street and South Adams Street to adjacent property owners if the City determines that no current or potential future public purpose is served from the alley right-of-way. Reversion of the public right-of-way would follow the City's typical abandonment rules and process.

There are a number of other short alleys in Planning Area 4.

Policy

1. Preserve alleys that have a current or potential future public purpose, for pedestrian and bicycle pathways though not for streets beyond local access to homes.

MAJOR ROADS AND USE OF LOCAL STREETS

Interstate 270 defines the western boundary of Planning Area 4. Three major roadways pass through the neighborhood; West Montgomery Avenue/Jefferson Street (MD-28) which bisects the neighborhood, Great Falls Road which cuts diagonally through the southern portion of the neighborhood; and Maryland Avenue, which is the southern border for most of the neighborhood. These roads function as collectors of local traffic, as well as main commuter routes.

There are two exits from I-270 within the planning area, one at Falls Road/Maryland Avenue (Exit 5) and one at West Montgomery Avenue (Exit 6). A heavy burden of traffic from these exits is channeled through the neighborhood on the major roads. Large numbers of motorists and commercial vehicles use them to reach destinations beyond the neighborhood, such as Town Center, Montgomery College,

and Rockville Pike (MD-355). Traffic on these roads is especially heavy during peak commuting periods, but also when there are major events in downtown Rockville.

Use of neighborhood streets by through traffic avoiding congestion on the primary roads is a particular problem for the planning area, given its location between I-270 and Town Center. The City's Comprehensive Plan and the Guidelines for Neighborhood Traffic Management seek both preservation of the residential and peaceful character of Planning Area 4 neighborhoods, and vitality of the Town Center.

Excessive noise from I-270 has had, for many years, a severely adverse effect on residents who live in blocks near the interstate. When I-270 was widened in the 1990s, the State did not build a sound wall to protect neighbors from noise levels that exceed State standards. For the last two decades, residents have worked closely with City and State officials to remedy this problem through construction of the sound wall. Recent discussions of further widening of I-270 have postponed addressing the issue. It is extremely important to residents that sound levels be reduced and conform with State noise standards.

Policies

1. Protect neighborhoods from the impacts of non-local pass-through traffic that is generated by the planning area's location adjacent to I-270 and Town Center.
2. Use signage and consider travel restrictions to help divert through traffic off residential streets.
3. Seek solutions to local traffic impacts of congestion on I-270 and advocate for improvements to I-270 to reduce the volume of vehicles traveling through neighborhoods.
4. Advocate for a sound wall along I-270 between West Montgomery Avenue and the Woodley Gardens shopping center on Nelson Street to protect adjacent households from I-270 traffic noise. Expedite City actions that are required for construction of the sound wall to occur.
5. Advocate for sound walls to protect other portions of the planning area, including but not limited to Rose Hill Falls and Roxboro.
6. In order to protect the historic resources on W. Montgomery Avenue, work with the Maryland

Department of Transportation State Highway Administration (MDOT SHA) to direct traffic traveling east through Rockville to use alternative routes.

WEST MONTGOMERY AVENUE (MD-28)

West Montgomery Avenue is a State highway that handles, per 2017 data, 26,300 Average Weekday Traffic generated by all vehicle trips. The high volume of traffic has led some motorists to use secondary residential streets to cut through the neighborhood, creating safety and noise problems. It also makes it very difficult for residents facing this street to turn into and out of their driveways. Traffic from Montgomery College at the intersection of West Montgomery Avenue and Mannakee Street is also a safety and congestion concern of residents.

Currently, there are no limitations on the sizes of trucks that are allowed to use West Montgomery Avenue, most of which are traveling to destinations beyond the neighborhood. Sidewalks are located at the curb without the protection of a buffer for much of the roadway. Because of the high volume of traffic, especially during commuting hours, it is difficult for property owners on West Montgomery Avenue to reach or exit their homes by vehicle except via the public alley to the rear of their properties, where it exists.

Policies

1. Advocate for the Maryland Department of Transportation State Highway Administration (MDOT SHA) to study design options to mitigate peak hour congestion and safety on West Montgomery Avenue (MD-28).
2. Explore providing additional crosswalks so that pedestrians and bicyclists have more options for safe crossing of West Montgomery Avenue (MD-28).
3. Advocate for maintaining the existing roadway width (except for spot improvements as needed, such as at an intersection or to improve safety) and the current number of automobile travel lanes.

MARYLAND AVENUE

Maryland Avenue is a City street that serves as a primary artery for vehicles heading to Town Center, State and County courts, County office buildings, and destinations to the east. Maryland Avenue, east of the I-270 interchange, had an Average Weekday Traffic count of 18,800 in 2017, with the highest peak of more than 1,600 cars at the 5 pm to 6 pm

peak hour. Currently, truck traffic over one ton is prohibited from using Maryland Avenue. Because relatively few side streets intersect with Maryland Avenue, the traffic moves at speeds that often exceed the speed limits.

Much of Maryland Avenue has sidewalks, tree lawns and trees on both sides of the street. However, there are sections of the roadway, particularly between South Washington Street and New Mark Esplanade, where there is no buffer between the sidewalk and the fast-moving traffic.

Policies

- 1. Preserve Maryland Avenue as a pedestrian-safe, tree-lined street, and an important western gateway to Rockville.
- 2. Explores strategies to improve bicycle safety and the overall bicycle route on this important corridor, in concert with the *2017 Bikeway Master Plan* and in consultation with the community.
- 3. Continue to restrict trucks weighing more than one ton from traveling on Maryland Avenue.
- 4. Do not increase the existing curb-to-curb roadway width (except for spot improvements as needed, such as at an intersection or to improve safety).
- 5. Advocate for MDOT SHA to study potential design improvements to peak-hour congestion and safety for vehicles exiting I-270 North and turning left onto Great Falls Road.

GREAT FALLS ROAD

Great Falls Road is another primary artery for vehicles heading to and from Town Center to points beyond the neighborhood. Currently, trucks of all sizes are allowed to use it, most heading for destinations beyond the neighborhood. A November 2018 traffic count indicated Average Weekday Traffic of 9,140, with the highest count between 8 and 9:00 a.m.

Policies

- 1. Enhance the safety and character of the road by advocating for approaches that would reduce the high volume of traffic that uses Great Falls Road through Planning Area 4.
- 2. Do not increase the existing curb-to-curb roadway (except for spot improvements as needed, such as at

an intersection or to improve safety).

- 3. Advocate for MDOT SHA to study potential design improvements to peak-hour congestion and safety for vehicles exiting I-270 North and turning left onto Great Falls Road from Falls Road (MD-189).

Historic Preservation Policies

WEST MONTGOMERY AVENUE HISTORIC DISTRICT

Planning Area 4 includes the city’s largest historic district, the West Montgomery Avenue Historic District, which is both a locally designated district and listed on the National Register of Historic Places, with slightly different boundaries. Both were established in 1974. The district is located principally along West Montgomery Avenue and immediately adjacent side streets. It predominately consists of residential structures that represent a wide range of architectural styles from the 18th through the 20th centuries.

OTHER HISTORIC DISTRICTS AND SITES

The planning area includes other historic districts and individually designated properties that are outside of the West Montgomery Avenue Historic District. These include the Rose Hill Farm Historic District, part of the South Washington Street Historic District, and several individual sites, listed below:

Steinberg House	110 South Adams St.
Tyler House	49 South Adams St.
Howland House	540 Beall Ave.
Allnutt House	541 Beall Ave.
Judge Delashmutt House	119 Forest Ave.
Bingham-Brewer House *	307 Great Falls Rd.
Brewer Summer House	315 Great Falls Rd.
Bessie Hill House	602 Great Falls Rd.
Kelley House	628 Great Falls Rd.
Wilt-Barnsley House	100 Lynch St.
Howes-Grossman House	104 Lynch St.
Hebron House	17 Martins Lane
Ross-Powell-Crutchfield House	22 Martins Lane
Haiti Cemetery	205 Martins Lane
Evans Summer House	117 South Van Buren St.
Mrs. Rickett’s Cottage	710 W. Montgomery Ave.
Frieda Fromm-Reichmann Cottage	19 Thomas St.

* National Register only

4



This list will likely grow as more properties are designated over time. It is important to preserve the integrity and character of historic districts and properties within Planning Area 4 as they, to a large extent, define the character and appeal of Planning Area 4.

The preservation and care of these properties is essential. Residents who have received historic designation for their homes, or who have purchased homes already designated as historic, have taken on the responsibility of preserving and maintaining these properties.

Policies

1. Protect and enhance the historic and architectural integrity and value of the historic districts and sites, including their landscapes and environmental setting, with the exception that removal of non-native or invasive species and new plantings of native or non-invasive species on historic properties is strongly encouraged.
2. Maintain the residential character of designated historic residential buildings even when the structures are used for non-residential purposes, such as along North Adams Street. Revise zoning such that exterior modifications to designated historic properties that were built as single-unit detached homes meet the development standards of the closest residentially zoned properties and avoid the loss of original grounds, trees, and landscaping.
3. Severely damaged and destroyed historic buildings may be reconstructed if the proposed reconstruction meets the Secretary of the Interior Standards for Reconstruction and is approved by the Historic District Commission. Multi-unit residential uses would be allowed in the reconstructed historic buildings if they had been allowed in the original historic buildings.
4. Preserve the historical setting, environment, and residential character of the surrounding neighborhood by ensuring that expansions or additions to historic structures are appropriate in mass, scale, parking location and design, and environmental setting to the main historic structure and surrounding neighborhood. Exterior modifications to historic properties, except as described in the Zoning Ordinance, must receive a Certificate of Approval from the Historic District Commission.
5. Enforce the property maintenance code and protect the structural integrity of designated historic resources.
6. Determine the conditions of neglect that meet the Zoning Ordinance definition of demolition by neglect, the corrective measures required, and penalties that may be assessed for failure to comply.
7. Ensure that all locally designated properties are compliant with the property maintenance code, to avoid demolition by neglect.
8. Update design guidelines for Rockville's historic districts in coordination with the Rockville Historic District Commission and the Rockville community.
9. Install signs or markers to indicate the presence and boundaries of the West Montgomery Avenue Historic District.
10. Update and standardize signage in historic districts. Repair or replace worn, damaged and missing signage.
11. Encourage the use of markers and plaques to identify particularly significant historic structures and sites, such as at the Haiti Cemetery, the site of the former Chestnut Lodge, the Great Falls Road Black Kinship Community, Hebron print shop, and Jerusalem-Mt. Pleasant church.
12. Re-implement and fund the house plaques program to provide all historic property owners with date plaques.
13. Research and develop historic markers about lynchings that took place in Rockville.

Some of the unique designated historic properties within the West Montgomery Avenue Historic District include Chestnut Lodge, the Beall-Dawson House and grounds, Haiti Cemetery and Jerusalem-Mount Pleasant Church and Parsonage. These are briefly described below with policies that are specific to each.

CHESTNUT LODGE

The West Montgomery Avenue Historic District includes eight acres of the former Chestnut Lodge property, including the site of the Main Lodge that was destroyed by fire in 2009, the Little Lodge, Frieda's Cottage, and other accessory buildings.

The Chestnut Lodge historic site has been a landmark in Rockville for more than a century. It was established as the

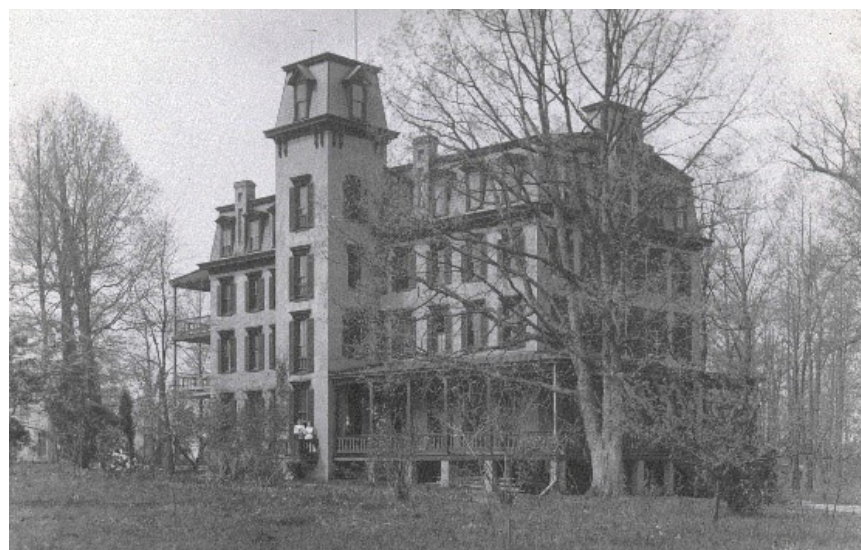
Woodlawn Hotel in 1889 to serve Washingtonians seeking relief from the summer heat. The hotel was noted for its all-brick construction, distinctive architecture, and idyllic setting.

Economic downturns near the turn of the century led to the sale of the property to the Bullard family. In 1910, Dr. Bullard opened the Chestnut Lodge Sanatorium in the original hotel building. Chestnut Lodge served mental health patients through the year 2000. During its 90-year history, Chestnut Lodge became one of the most notable mental health institutions in the world, renowned for its research and innovative treatments.

Frieda's Cottage, for its association with Dr. Frieda Fromm-Reichmann, was designated as a National Historic Landmark by the Secretary of the Interior in 2021. Dr. Frieda Fromm-Reichmann (1889–1957) was an internationally renowned psychiatrist, known for her pioneering contribution to the treatment of schizophrenia during her tenure as director of psychotherapy at Chestnut Lodge.

In the 1990s, the acreage between the Chestnut Lodge facility and I-270 was sold and developed as the Rose Hill and Rose Hill Falls neighborhoods. After the sale, the remaining Chestnut Lodge property was reduced to 20 acres. The hospital closed in the year 2000, and in 2002 the front eight acres containing the Main Building, six other historic structures, and the expansive tree lawn facing West Montgomery Avenue were designated historic and incorporated into the locally designated West Montgomery Avenue Historic District. This portion of the property was already part of the West Montgomery Avenue National Register District.

The property was purchased in 2003 by developer Chestnut Lodge Properties, LLC. In 2006, the City approved a proposal by Chestnut Lodge Properties, LLC to build single-unit homes on the remaining 12 acres of the property. Essential to the approval was the developer's agreement to preserve five of the historic structures, namely: the Chestnut Lodge Main Building; Frieda's Cottage, home and office of Dr. Frieda Fromm-Reichmann; the Little Lodge; the Stables; and the Ice House/Music Room. The Chestnut Lodge Main Building was approved to be converted into seven condominiums, while maintaining most of the original building exterior and adding a compatible rear addition. The developer was granted permission to demolish one historic



The Woodlawn Hotel

structure, the Nurses' Quarters/Laundry, as it had lost its historic integrity.

Design Guidelines for Chestnut Lodge were adopted by the Mayor and Council in 2004. The purpose of the Guidelines is to guide exterior alterations to historic buildings and the grounds within the historic areas of the Chestnut Lodge site so that historical, architectural, and environmental features that are the basis of the site's significance to the City are preserved.

On June 7, 2009, a fire destroyed the vacant Chestnut Lodge main building prior to its rehabilitation and conversion to condominiums. In June 2017, the City acquired more than six acres of the site of the main building and treed lawn area along West Montgomery Avenue. This was accomplished through the transfer of 4.7 acres from the Chestnut Lodge Community Association, and the purchase of 1.6 acres, where the main building stood, from a developer. These parcels were combined to form a passive park within the West Montgomery Historic District.

Policies

1. Celebrate and make accessible, to current and future generations, the eight-acre site's unique history – as a hotel in the 1890s and as one of the world's leading mental health institutions through most of the 1900s.
2. Adhere to the Chestnut Lodge Design Guidelines (2004, or as amended) when alterations to the site and remaining historic buildings are proposed.
3. Update the Chestnut Lodge Design Guidelines to

reflect changes that have occurred since 2004, including the loss of the Main Lodge building.

4. Allow for the historically accurate reconstruction of the building that was the Woodlawn Hotel, then the Chestnut Lodge Main Building, if the Secretary of the Interior Standards for Reconstruction are followed.
5. Preserve the park that fronts on West Montgomery Avenue for passive uses only.
6. Evaluate the feasibility of adding disease-resistant American Chestnut trees to the east lawn.

4

BEALL-DAWSON HOUSE AND HISTORIC PARK

The existing Federal-style house located at 103 West Montgomery Avenue was built circa 1815 for Upton Beall, a wealthy landowner and clerk of the County Court, and his family. The Beall family was prominent in Rockville and became one of the families that owned the largest number of enslaved people in Montgomery County. When Upton Beall died in 1827, he owned 25 enslaved people who worked at the Beall-Dawson house, at the mill on Watts Branch, or on his additional rural property named Beallmont. Descendants of the Beall family sold numerous small parcels of their land to freed formerly enslaved people after the Civil War. These parcels were predominantly along Martins Lane, which became the prominent black neighborhood known as Haiti.

The house and grounds of the Beall-Dawson house were purchased by the City of Rockville in the 1960s when the property became the headquarters of the Montgomery County Historical Society. All but one of the outbuildings are now gone, but the house contains most of its original architectural features.

Policies

1. Restore the Beall-Dawson House grounds and gardens, based on historical records and following the Secretary of the Interior Standards.
2. Protect and enhance the Beall-Dawson property as historic resource and preserve the structure to assure that it remains true to its original design, materials, construction, craftsmanship and appearance, consistent with the Secretary of the Interior's Standards for Rehabilitation and the City's technical guides and design guidelines.

GREAT FALLS ROAD BLACK KINSHIP COMMUNITY

Research conducted in 2013-14 found that a significant community of free black residents lived near the intersection of Great Falls Road and Maryland Avenue. This community was established prior to the Civil War and continued into the middle of the 20th century. To date, it is known that the community encompassed at least ten acres owned by four families of free black women and men. Previously only a one-acre parcel belonging to Ann Willson was known. Two houses are designated as local historic districts within the Community: the Bessie Hill House at 602 Great Falls Road and the Kelley House at 628 Great Falls Road.

The existence of Great Falls Road free black community is little known or recognized, yet the women and men who lived here were leaders in building black schools and churches after the Civil War. Their work and the homesteads that they created illustrate how free black citizens initially obtained land for homes and enterprises. After slavery was abolished they brought their spouses and children to their holdings. As their families expanded the women valiantly protected and preserved their holdings so that their families could thrive.

Figure 56: Great Falls Road Black Kinship Community



The approximate boundaries of the Great Falls Road Black Kinship Community

Policies

1. Disseminate knowledge and increase recognition of the Great Falls free black community.
2. Continue research to understand and document the full extent of the families and the acreage associated with the community near Maryland Avenue and Great Falls Road
3. Evaluate the historic significance of existing structures that have not yet been evaluated.
4. Develop and install interpretive historic signage that tells the story of this community and identifies its location and significant buildings.

HAITI / MARTINS LANE COMMUNITY

Another distinct black community is centered on Martins Lane with properties located in areas north and south of the street. The community consists of single-unit detached houses, duplexes, and townhouses situated at the edge of Town Center. Many of the community's older homes are on large lots with lush landscaping and mature trees. In 1831, the area known as Haiti consisted of eight acres owned by Samuel Martin, a freed black man. It lies just outside the old northern limits of the original town of Rockville, and near the former housing for the enslaved people of the Beall family. Haiti is one of Rockville's oldest black communities and is historic resource. Its residential character should be maintained.

The Hebron House at 17 Martins Lane and the Ross-Powell-Crutchfield House at 22 Martins Lane are designated as local historic districts within this community.

Policies

1. Generate public awareness and greater recognition of the Haiti/Martins Lane community.
2. Evaluate historic preservation of Haiti historic buildings and properties.
3. Develop a well-researched written history of the Haiti Community including the location of its boundaries.
4. Add signage and historical markers to identify the boundaries of the community and significant historic buildings and/or properties.

Figure 57: Haiti / Martins Lane Community



The approximate boundaries of the Haiti / Martins Lane Community

HAITI CEMETERY

Haiti Cemetery, located at 205 Martins Lane, was one of the earliest burying grounds near Rockville. It was opened in the 1880s when an heir of Samuel Martin, Lottie Crutchfield, sold burial sites to local families on an unused portion of the land behind her house. Burials slowed after 1917 when the Order of Galilean Fishermen opened a cemetery in Lincoln Park. Many of the families now living on Martins Lane are direct descendants of the freed and enslaved people who first settled there in the 19th century. In 2002, the Haiti Cemetery was designated as a Rockville Local Historic District. Peerless Rockville has been active in helping the family to maintain the grounds.

Policies

1. Create greater awareness and recognition of the Haiti Cemetery and its importance to Rockville and Montgomery County.
2. Preserve the historic Haiti Cemetery in perpetuity.
3. Create a well-researched and well-documented history

of the Haiti Cemetery, to the extent that sources are available.

4. Install historical markers near Haiti Cemetery, with the property owners' permission, and consider adding the Haiti Cemetery to Rockville's African-American Heritage Walking Tour.

JERUSALEM-MT. PLEASANT UMC CHURCH AND PARSONAGE

The Jerusalem-Mount Pleasant United Methodist Church and Parsonage are located at 21 and 17 Wood Lane, respectively. The church owns several other adjoining parcels, most of which are unimproved.

In 1834, the Trustees of the Methodist Episcopal Church purchased the land on which to build the church, but funds for construction were limited. The congregation continued to meet in private homes with occasional visits from a "circuit rider," a traveling minister, until the church was erected circa 1858.

The church was initially segregated, with white parishioners seated in the main sanctuary and black parishioners relegated to the upstairs gallery. Racial tensions reached a peak preceding and during the Civil War. Pro-slavery white parishioners moved to another Methodist church in 1868 and, after some legal disputes, relinquished ownership of this building to the predominantly black congregation in 1868. It was renamed Jerusalem M.E. Church in 1881 and merged with the Mt. Pleasant United Methodist Church in 1989, thereby assuming its present name.

The church was substantially rebuilt in 1892, and for several years housed Rockville's black students after the local segregated elementary school burned in 1919. The Montgomery County chapter of the NAACP was founded on the church site in 1937. Throughout the 1950s the church was the site of graduation ceremonies for Rockville's 'Colored School.'

The church parsonage was completed in 1912. It served as the home of Reverend James Cole, his wife, and nine children for many years. The parsonage was used for this purpose until 1986, when a new parsonage was built in a different location. The existing structure became 'Cordelia House,' a women's resource center. In 1999, the old parsonage was damaged by fire, but has since been rehabilitated.



Jerusalem Mt. Pleasant UMC Church (21 Wood Lane)

The church and parsonage are among the few remaining church/parsonage units still left in Montgomery County. Both the church and parsonage are within the West Montgomery Avenue Historic District.

Policy

1. Generate greater recognition of the Jerusalem-Mount Pleasant Methodist Church and Parsonage.

HEBRON PRINT SHOP

Jesse and Celestine Hebron operated a printing business at the same location on Wood Lane for over 50 years. It was one of the most successful black business ventures in the county. The structure was built by Mr. Hebron from hand-cast concrete blocks that he tinted himself. The Hebrons set up printing operations in the basement, providing services to corporations, churches, and other entities within Montgomery County. The Hebrons were long-standing members of the Jerusalem-Mount Pleasant Church, next door. Mr. Hebron served as the church treasurer for over 50 years. After the couple passed away, the church purchased the property and house. Currently the structure is owned and used by the church for administrative functions. Currently, the property is not designated as historic.

Policy

1. Create greater recognition of the Hebron House and Print Shop as a model of a successful minority

business. Discuss historic designation with church members and evaluate the significance of the Hebron House and Print Shop for potential historic designation.

compatibility with surrounding neighborhoods.

4. Minimize the impacts of vehicular traffic, overflow parking, noise, and outdoor lighting at public parks and recreational facilities on residential areas.

Recreation and Public Parks Policies

Parks are an important amenity for neighborhoods. There are several parks in the planning area. Very few homes are further than a quarter-mile walk from a park or public school entrance. Public schools, such as Beall Elementary, also provide recreational facilities for public use and complement the City and County park systems.

Woodley Gardens Park is the largest park. It is located along the western edge of the neighborhood and divides Planning Area 4 from Planning Area 5. This 37.5 acre-park is situated on each side of Watts Branch and provides some environmental protection to that stream.

Welsh Park, located in Planning Area 7, but immediately adjacent to Planning Area 4, contains the Rockville Swim and Fitness Center and a variety of other recreational facilities on 33 acres. According to the 2016 Planning Area 4 neighborhood survey, the facilities at Welsh Park are used by almost half of the respondents at least monthly, more than any other City park in the planning area.

Bullard's Park and Rose Hill Stream Valley Park comprise the southwestern edge of the neighborhood adjacent to I-270. The eight-acre Monument Park is located along Great Falls Road. The land for Chestnut Lodge Park was purchased by the City for a park in 2017. Other, smaller, parks such as Beall-Dawson Historic Park, Jacquilin Trelles Williams Park, Peg Sante Park, Karn Park, and Thirty Oaks Park are found throughout the neighborhood.

Policies

1. Preserve existing parks and seek opportunities for expansion and the addition of new parkland and green space. Ensure no net loss of parkland.
2. Follow an open and transparent public process before any publicly owned land is transferred to private ownership. Any such transaction must be approved by the Mayor and Council. No such proposal or plan exists at this time.
3. Continue to maintain parkland and recreational facilities at the highest standards for safety, cleanliness, environmental sustainability, user experience and