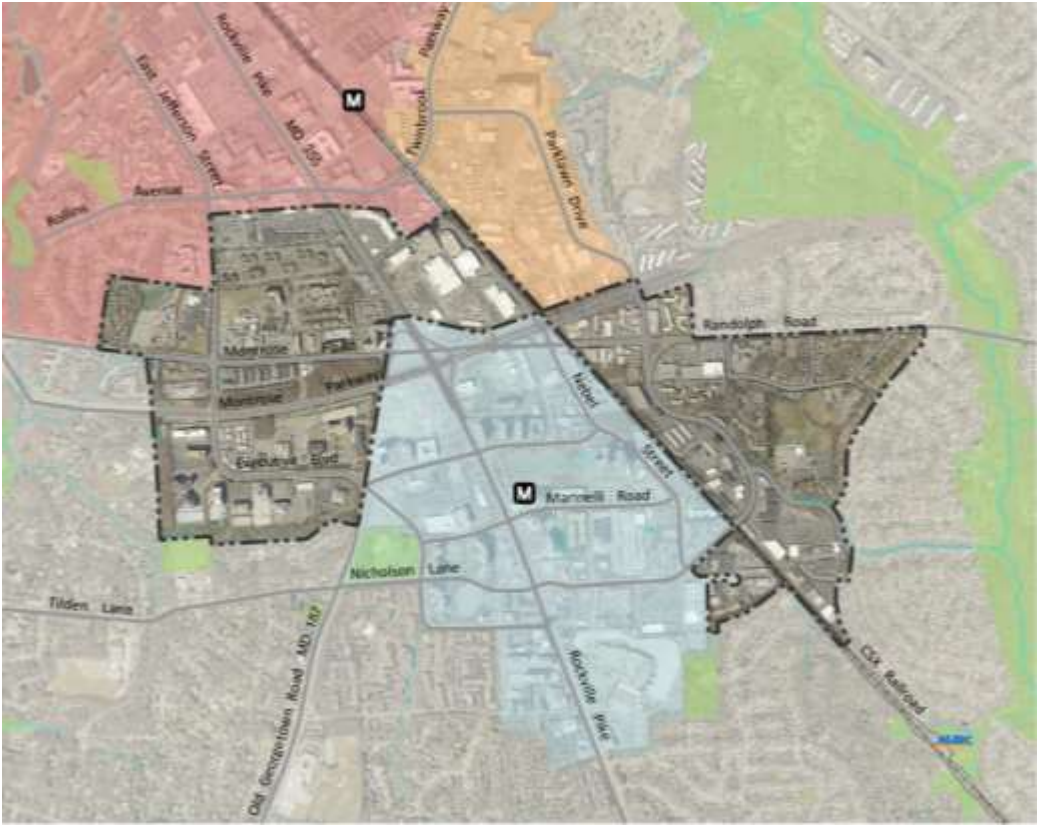


Public Meeting: July 11, 2016



MONTGOMERY COUNTY PLANNING DEPARTMENT

# **Tonight's Agenda**

## **Preliminary Recommendations**

### **Background and Context**

- 2009 Twinbrook Sector Plan
- 2010 White Flint Sector Plan
- City of Rockville
- Existing Zoning and Land Use

### **Conceptual Framework and Approach**

- Overall
- Connectivity
- Open Space

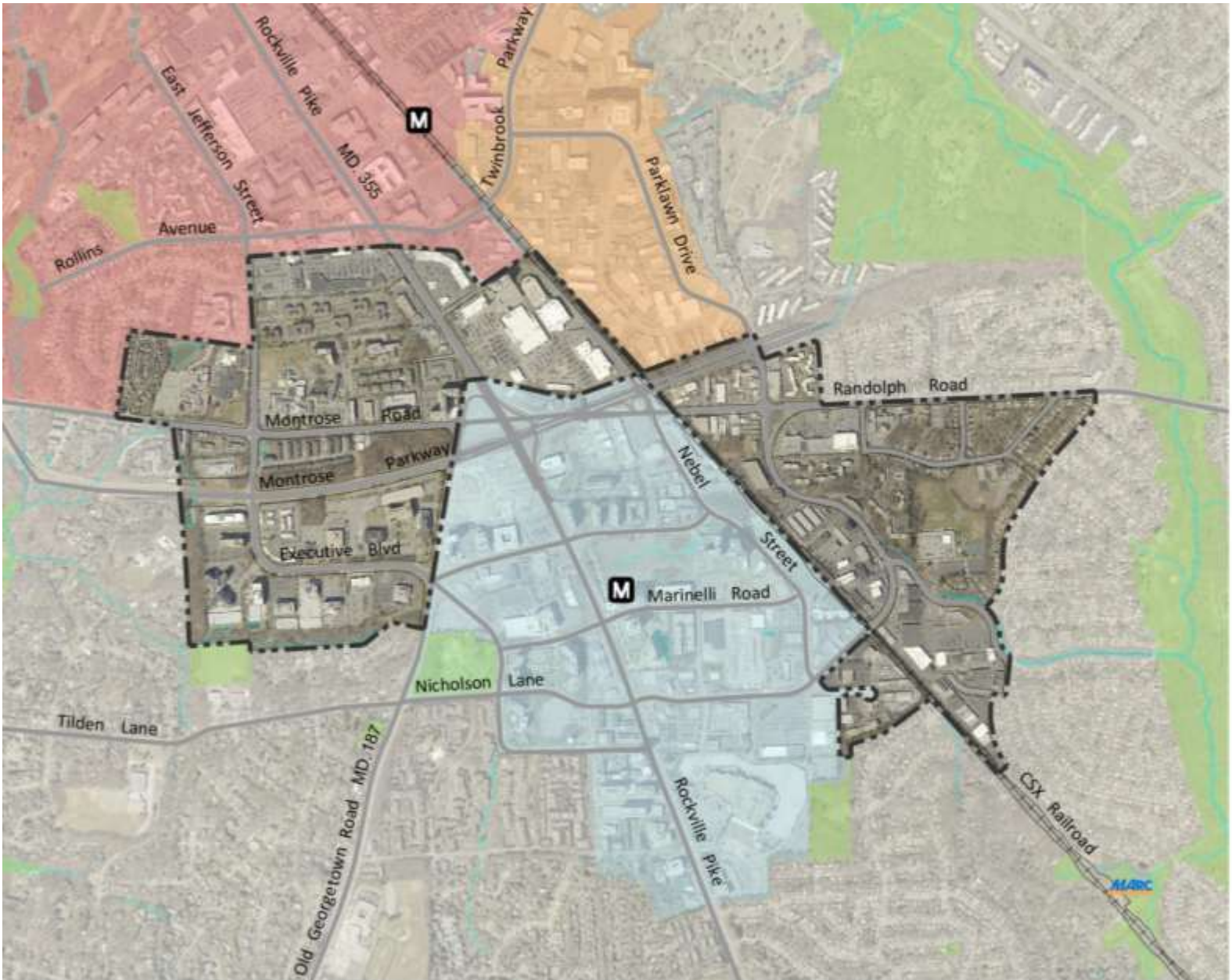
### **Recommendations**

- Land use and zoning; affordable housing; and neighborhood compatibility
- Proposed zoning
- Districts
- Urban Design
- Community Facilities
- Parks and Open Spaces
- Sustainability
- Mobility

### **Q&A**



Plan Area

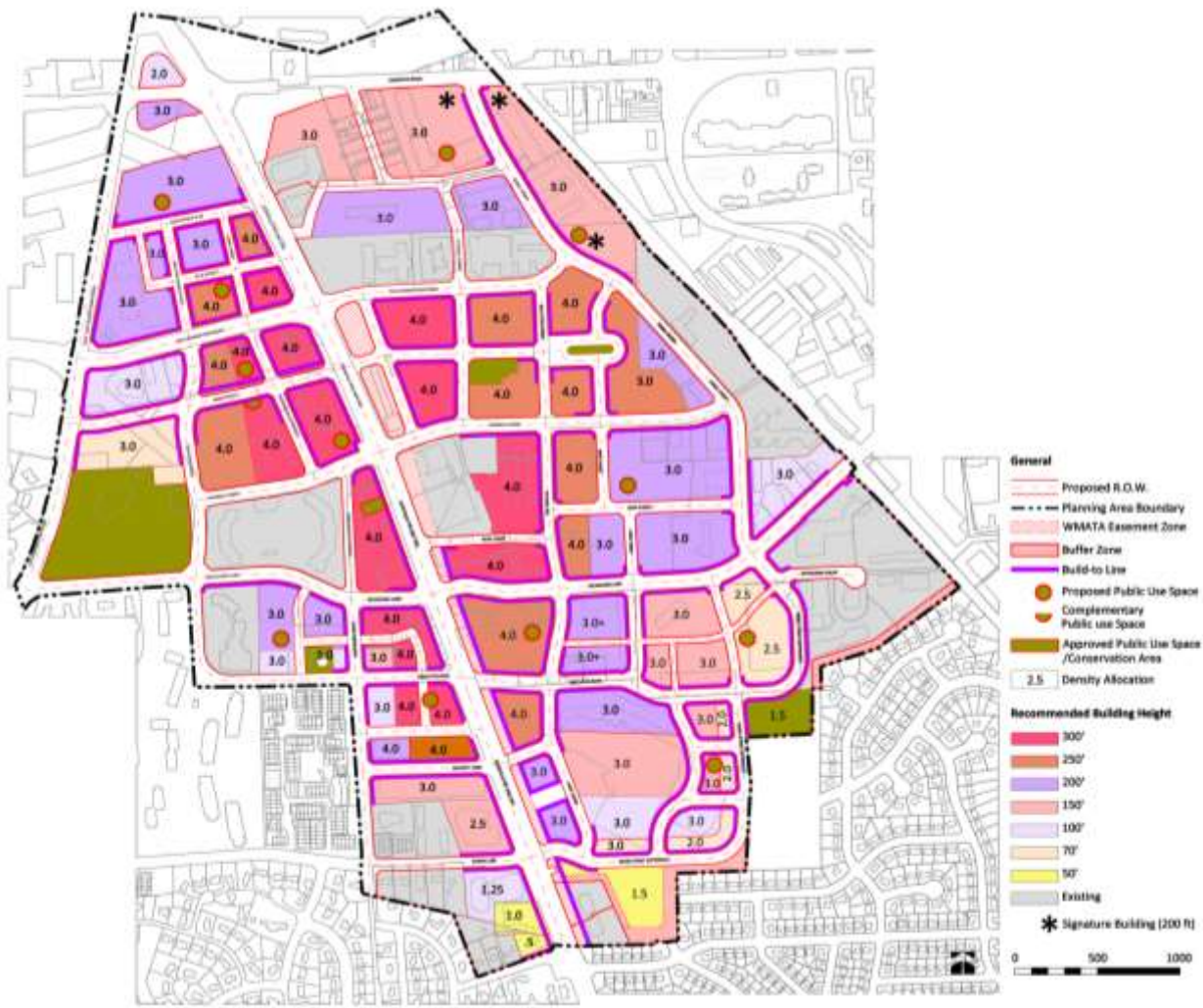


- White Flint 2 Sector Plan Boundary
- 2010 White Flint Sector Plan
- City of Rockville
- 2009 Twinbrook Sector Plan
- Parkland
- M Metro Station
- MARC Garrett Park MARC Station

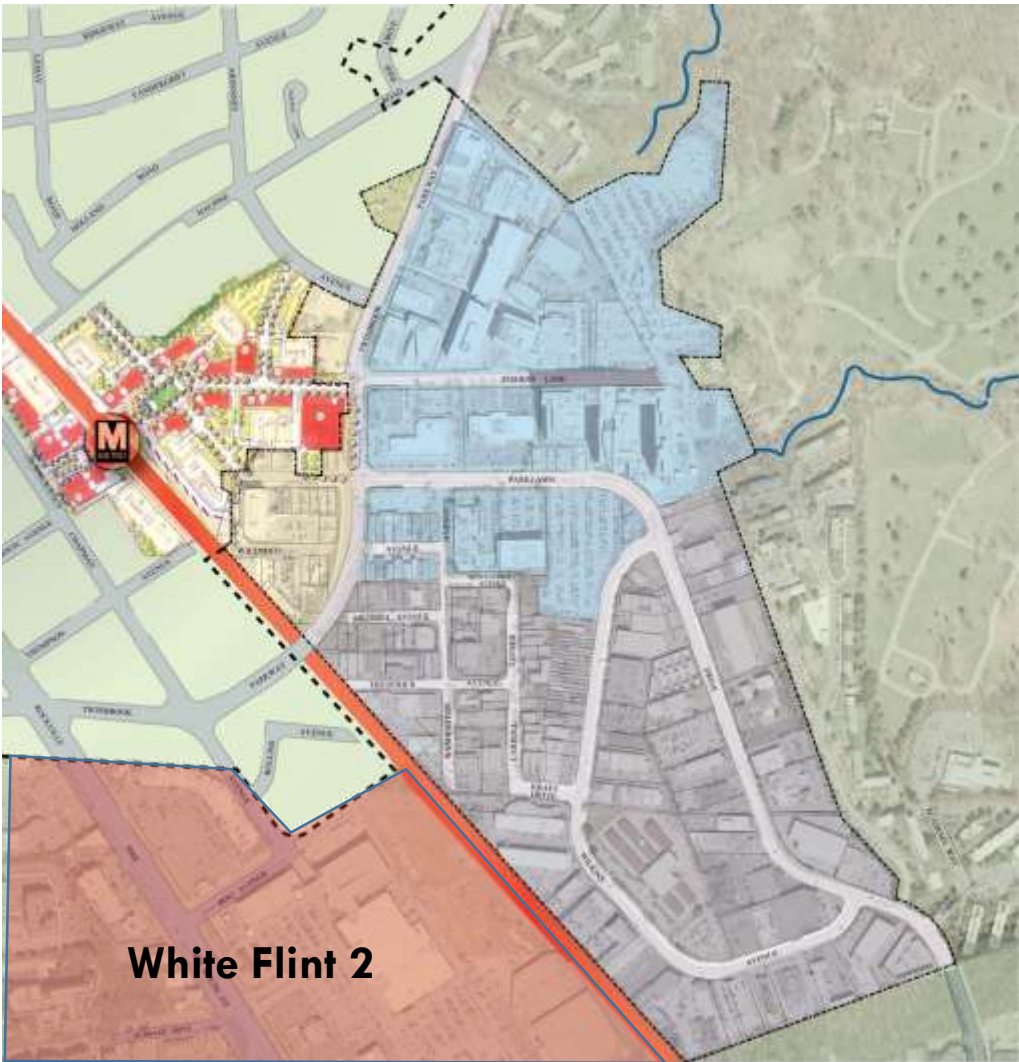




Plan Context



2010 White Flint Sector Plan

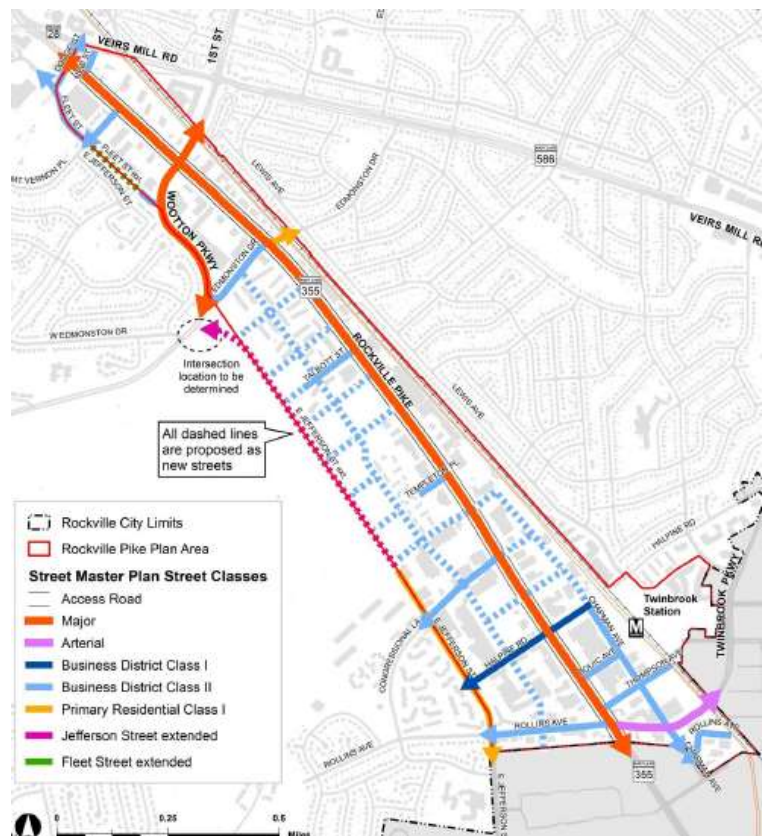


White Flint 2

2009 Twinbrook Sector Plan

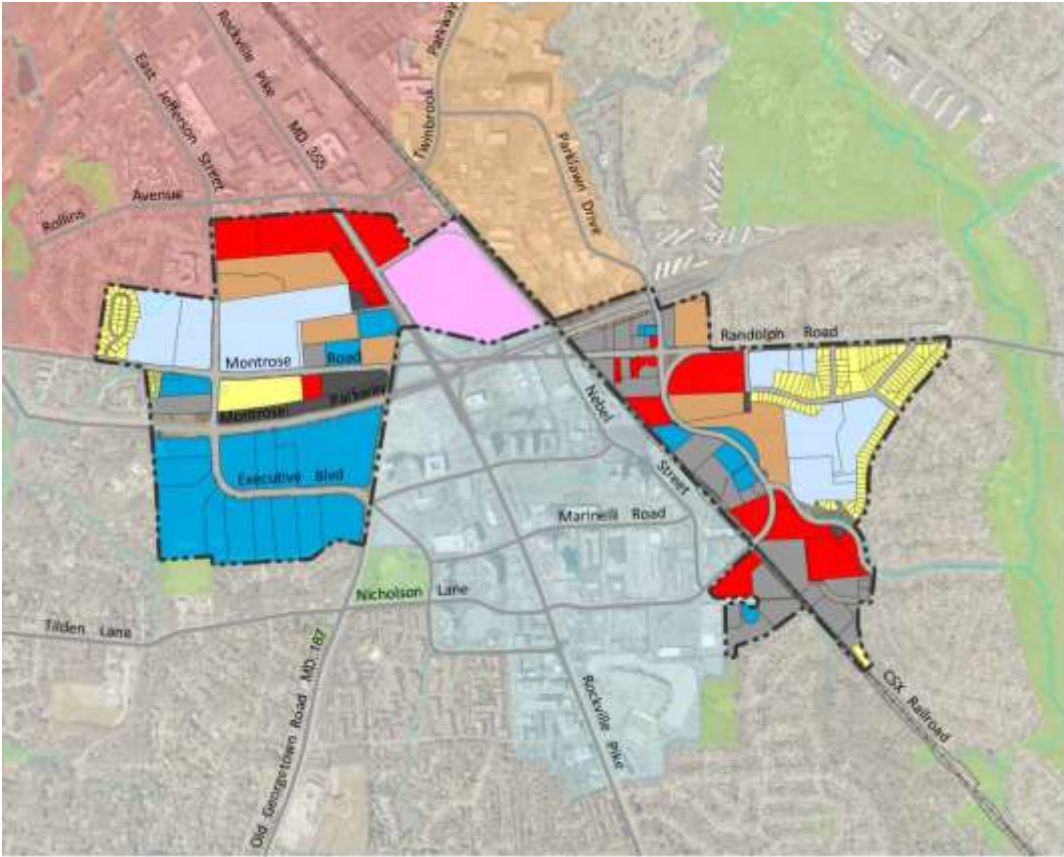
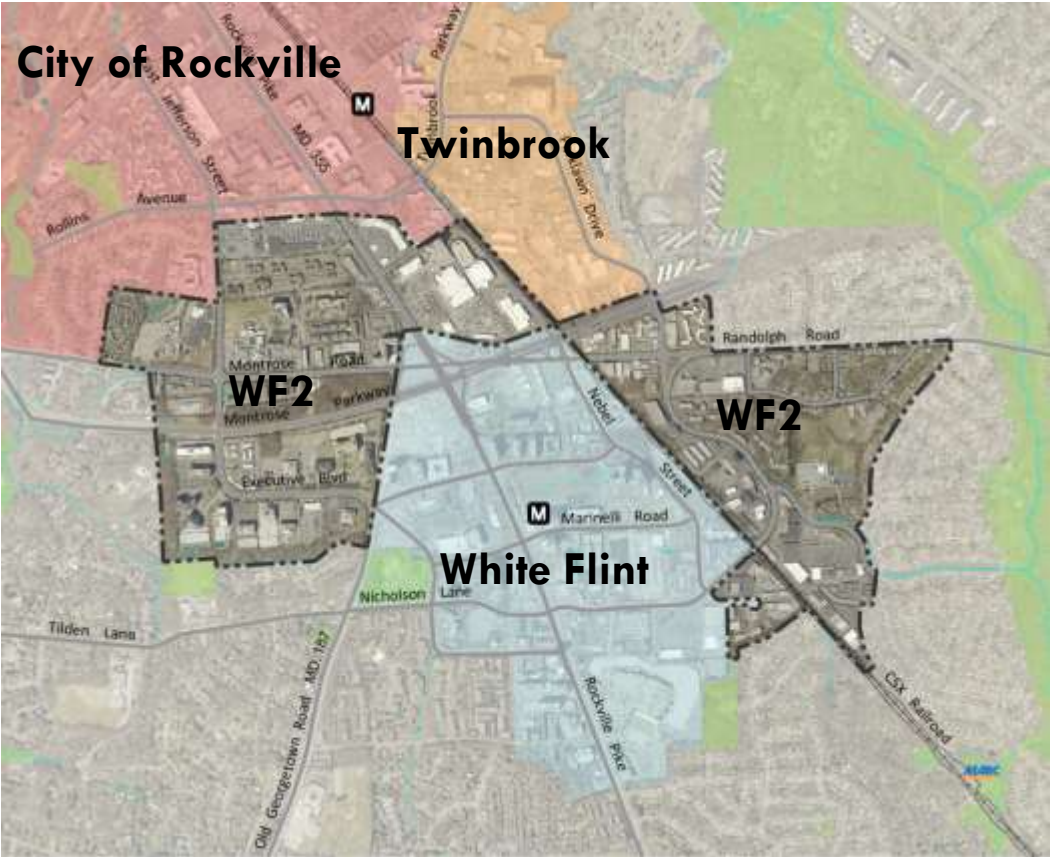


Plan Context





Existing Land Use



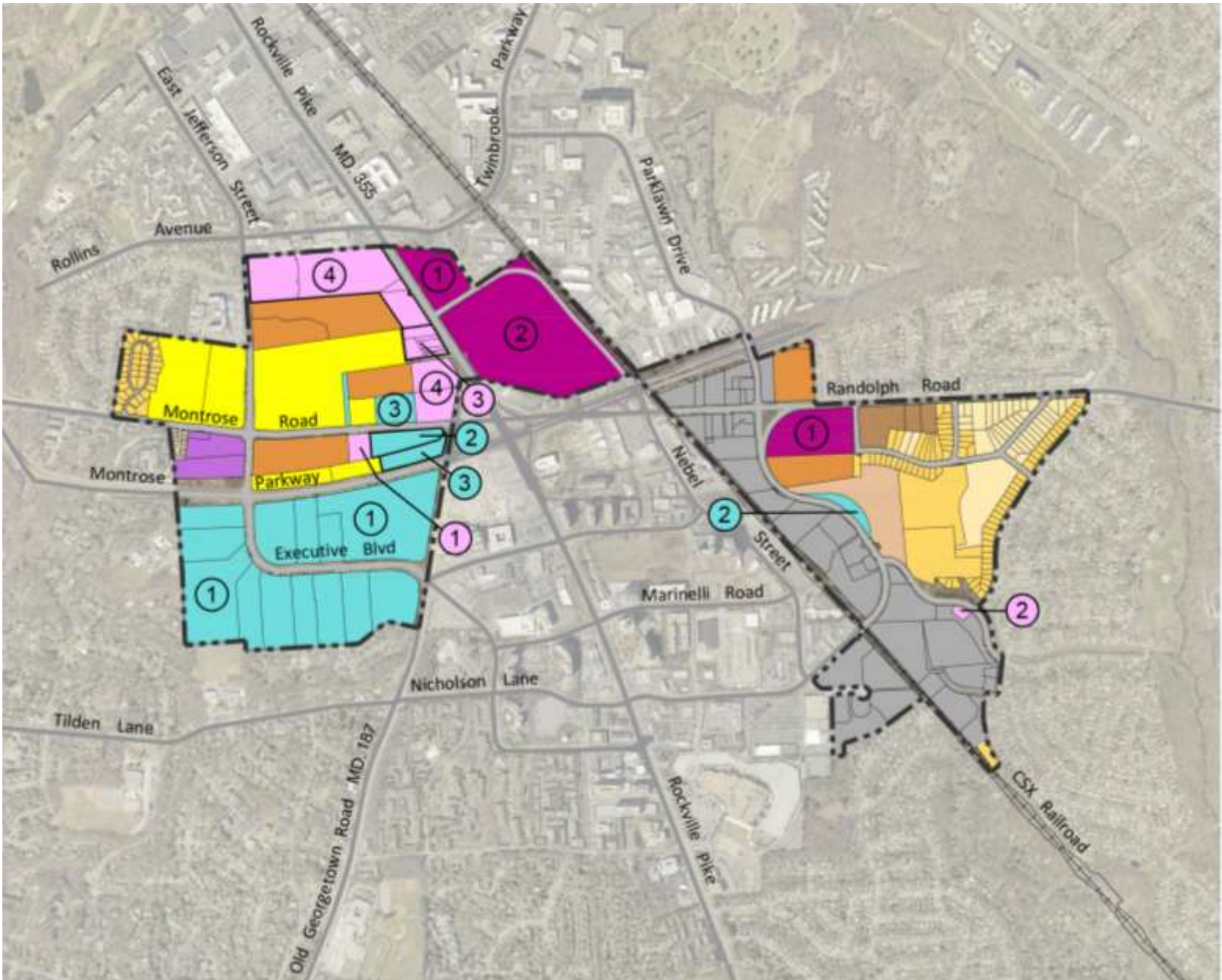
- White Flint 2 Sector Plan Boundary
- 2010 White Flint Sector Plan
- City of Rockville
- 2009 Twinbrook Sector Plan
- Parkland
- Residential
- High-Density Residential
- Mixed Use
- Commercial/Retail
- Office
- Institutional
- Industrial
- Vacant



Built Development	Residential	Non-Residential
	1,904 dwelling units	6.4 million sq.ft



Existing Plan Area Zones



- White Flint 2 Sector Plan Boundary
- R-200 Single-Family Residential
- R-90 Single-Family Residential
- R-60 Single-Family Residential
- R-60TOR Single-Family Residential/Transferable Development Rights
- RT-15 Residential Townhouse
- R-30 Multiple-Family, low density residential
- R-20 Multiple-Family, medium density residential
- EOF Employment Office
- 1 EOF 0.75, H-100'
- 2 EOF 1.5, H-75'
- 3 EOF 3.0, H-100'
- CR Commercial Residential
- 1 CR 1.5, C-1.0, R-1.0, H-75'
- 2 CR 2.0, C-0.5, R-1.5, H-220'
- CRN Commercial Residential Neighborhood
- CRN 0.5, C-0.5, R-0.25, H-35'
- CRT Commercial Residential Town
- 1 CRT 0.25, C-0.25, R-0.25, H-35'
- 2 CRT 0.75, C-0.75, R-0.25, H-35'
- 3 CRT 0.75, C-0.75, R-0.25, H-45'
- 4 CRT 2.25, C-1.5, R-0.75, H-75'
- IL Light Industrial
- IL 1.0, H-50'

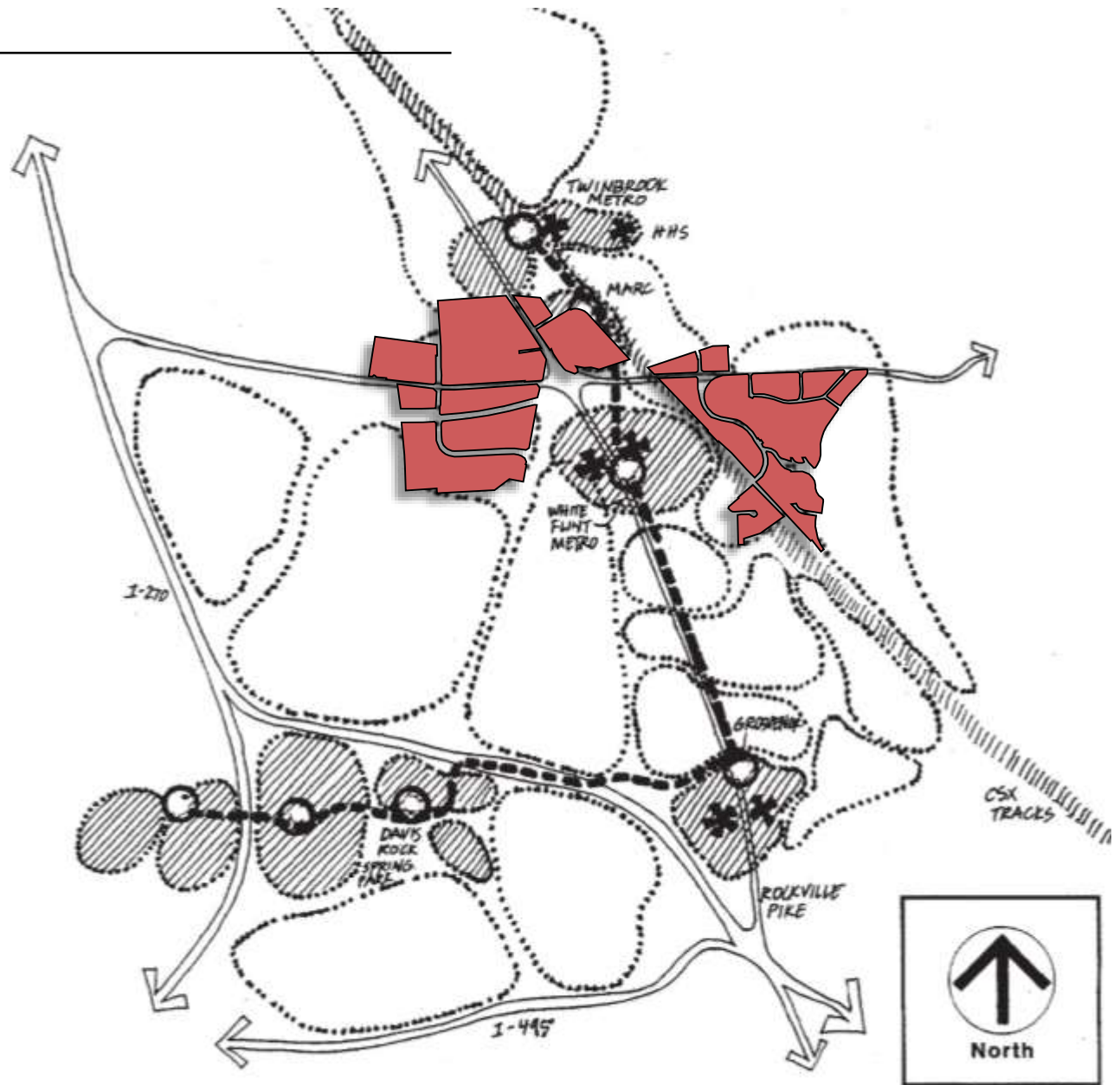


1992 North Bethesda Plan



“...new development within **districts** focused around transit nodes....to establish a balance between auto and transit access by designing for non-auto movement within walking distance of transit stops.”

1992 North Bethesda/Garrett Park Master Plan



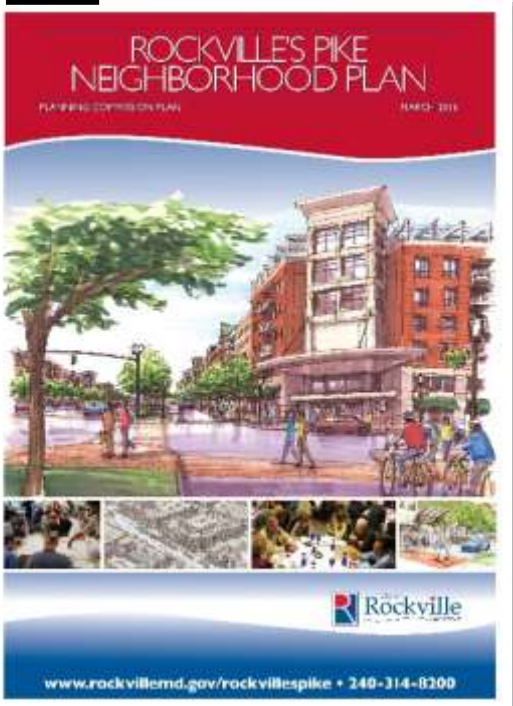


Preliminary Recommendations

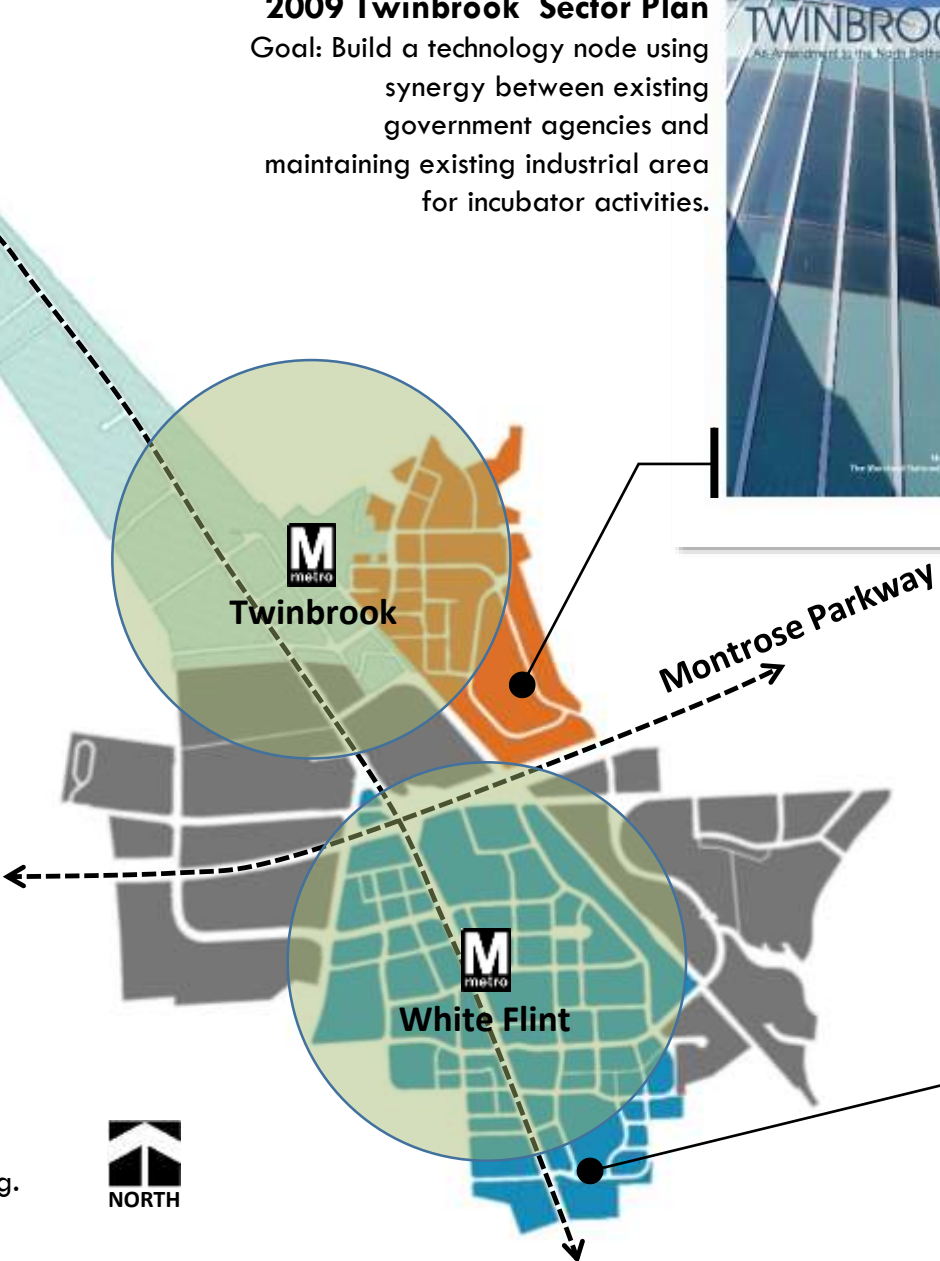
**2009 Twinbrook Sector Plan**  
Goal: Build a technology node using synergy between existing government agencies and maintaining existing industrial area for incubator activities.



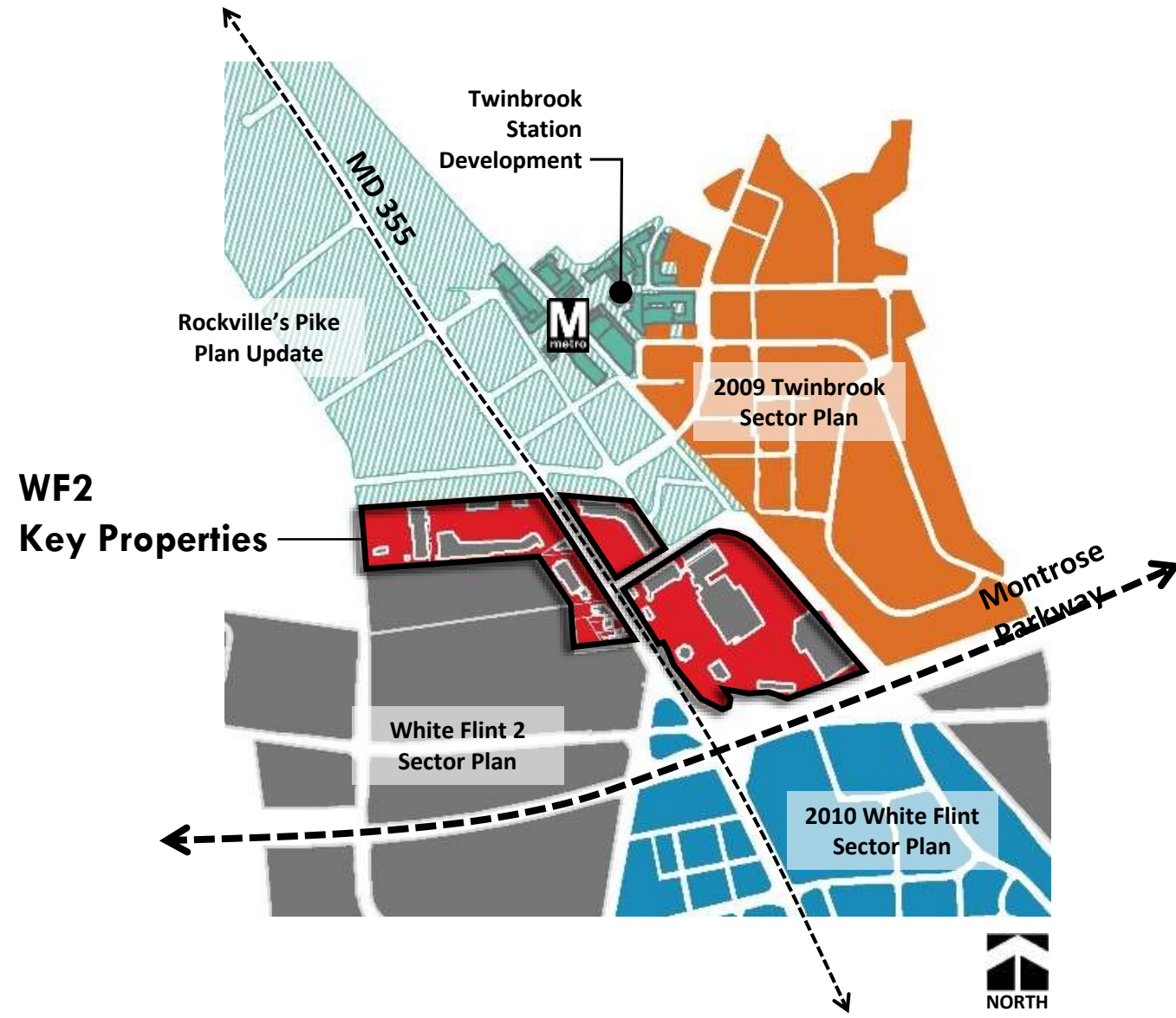
**2010 White Flint Sector Plan**  
Goal: Transform a car-oriented area into an urban and diverse mixed-use area centered on transit.



**Rockville's Pike Plan Update (2016 Draft)**  
Goal: Transform a portion of the Rockville Pike corridor into an attractive and vibrant neighborhood for shopping, living , and working.



# Preliminary Recommendations

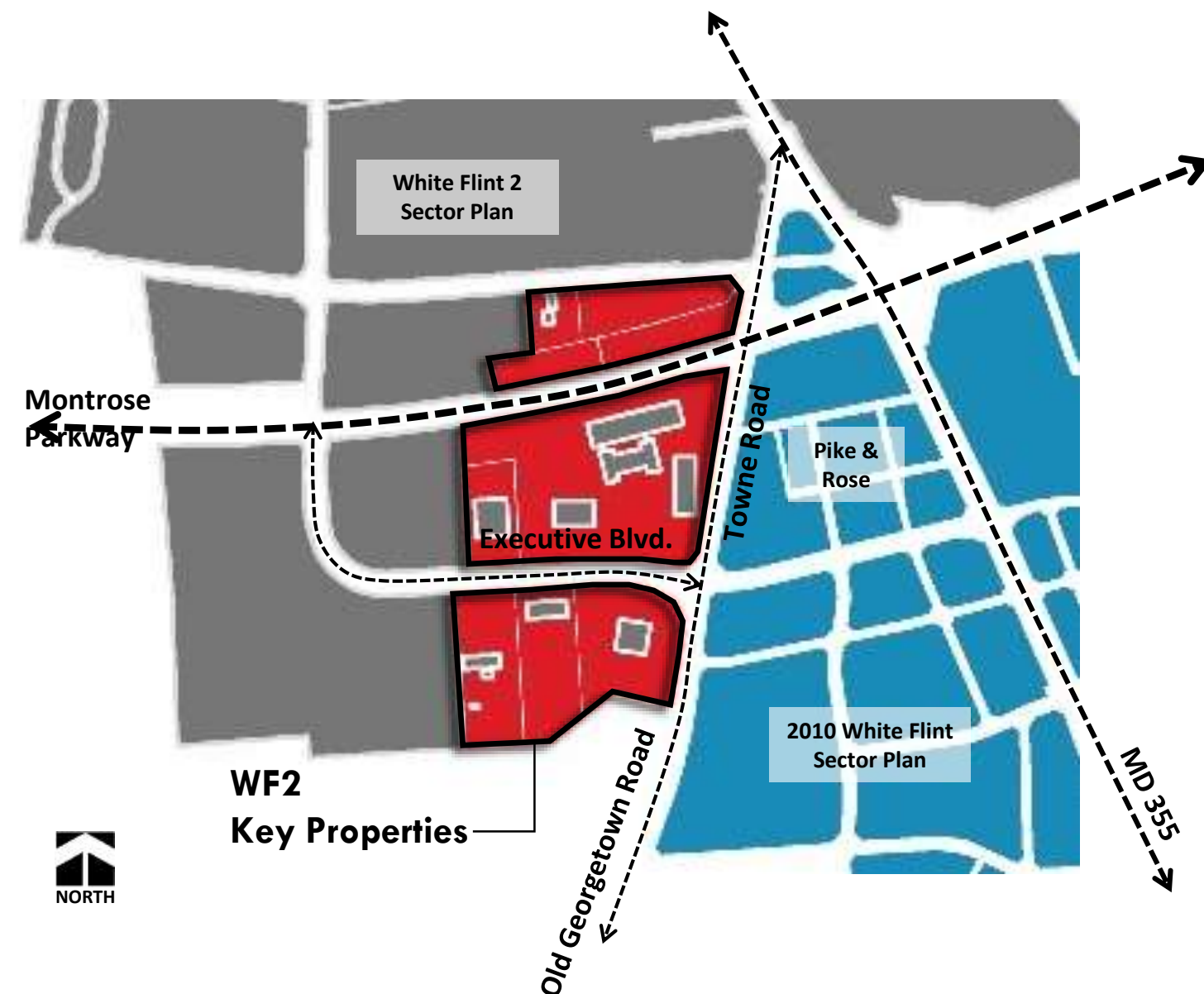


## Recommendations:

- To transform a car-centric area into a mixed-use, pedestrian friendly location.
- Focus redevelopment along Rockville pike to extend ongoing efforts to transform the corridor north and south through the plan area.
- Improving the area for pedestrians by introducing activating uses along the Pike.
- Integrate into new development spaces for public use, connected to the Pike and accessible to existing and future residents.



# Preliminary Recommendations

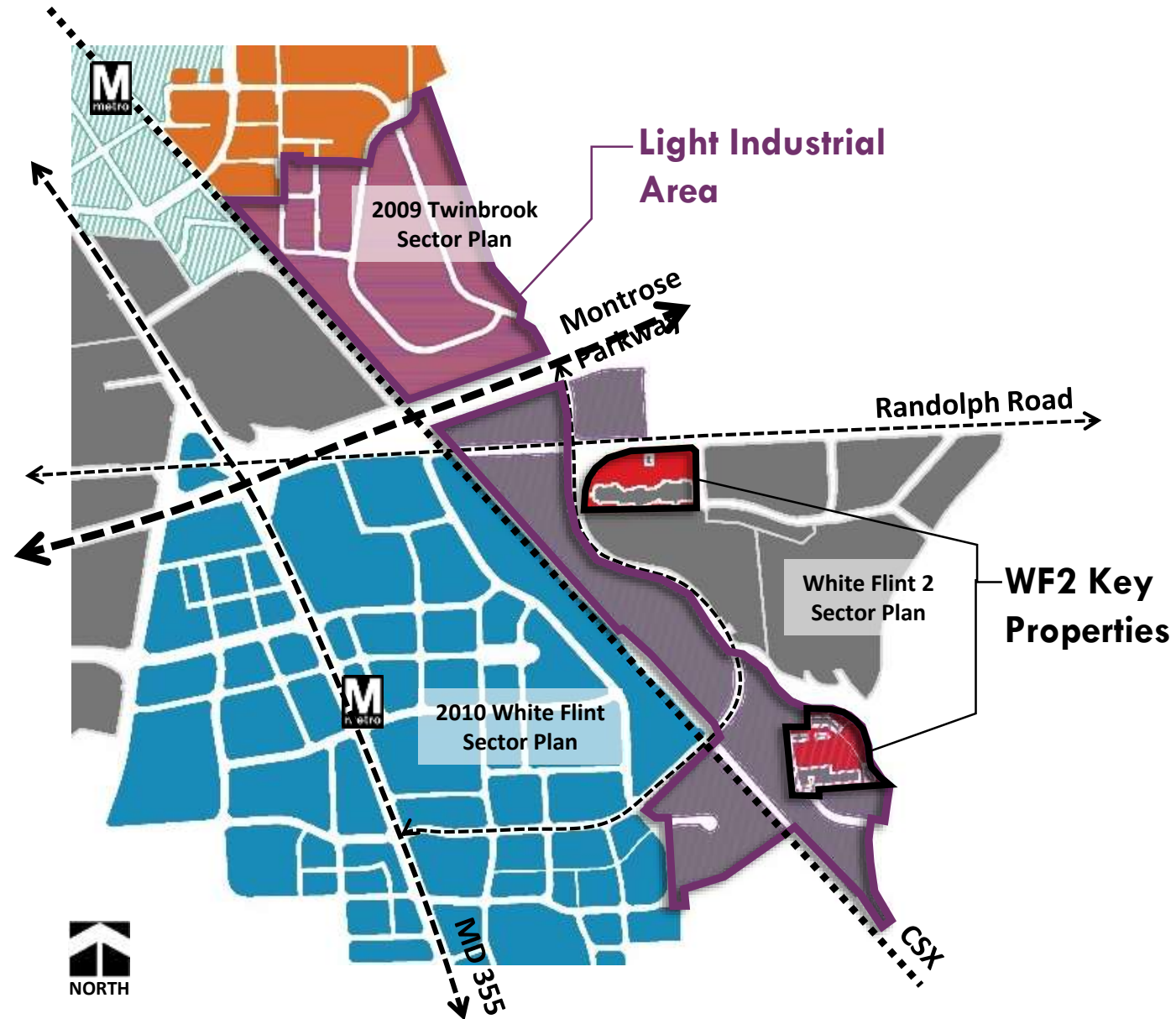


## Recommendations:

- New development should enhance Executive Boulevard for pedestrians and introducing street activating uses and open spaces for public use.
- Focus redevelopment to support ongoing County priorities, such as the realignment of Executive Blvd. and Old Georgetown Road.
- Develop vacant land north of Montrose Parkway to connect with northern part of the planning area.
- Introduce new uses that complement existing remaining uses, and that take advantage of existing natural resources.



# Preliminary Recommendations



## Recommendations:

- Redevelopment should incorporate the character of the adjacent industrial area, to create neighborhood serving centers that are unique to this cluster.
- Define and activate open spaces for community use.
- Promote the enhancement of bike and pedestrian connections related to potential redevelopment sites.



Preliminary Recommendations



Montgomery County Planning Department

**Design Objectives**

**Connectivity**

Improve how people connect to transit, services, entertainment, and nature by:

- using building facades to create a comfortable pedestrian environment along streets
- providing on-street parking wherever possible
- providing closely-spaced trees along all pedestrian-oriented streets
- minimizing driveway cuts along major pedestrian routes
- creating active mid-block pedestrian connections
- improving safety at pedestrian crossings

**Environment**

Reduce development impact on the natural environment by:

- creating walkable environments that reduce reliance on cars
- using innovative stormwater management techniques to meet the ESD guidelines for urban areas
- promoting energy conservation and generation as a primary building and public space design feature
- encouraging building massing that improves air flow and access to natural light
- integrating sustainable components into the design of buildings and public places (e.g., vegetated roofs, green walls, recycled content materials, etc.)

**Design**

Apply sustainable principles to the way we build and how we live by:

- building adaptable facilities and spaces that can accommodate land use changes over time
- promoting compact development patterns and walkable communities
- focusing on quality buildings and spaces that will provide long term value to the community

**Diversity**

Create a true mix of choices in how and where we live and work by:

- implementing land use patterns that create a mix of homes, jobs, shopping, and public amenities
- redeveloping Twinbrook's light industrial area to retain flexibility for businesses to evolve
- creating an attractive urban environment that will attract people of all ages, incomes, and ethnicities.

June 2010

Introduction 3 | page



Montgomery County Planning Department

**Design Objectives**

**Connectivity**

Improve how people connect to transit, services, and entertainment, and open space by:

- establishing a grid of streets to improve access for vehicles, pedestrians, and bicyclists
- promoting continuous building facades along streets, to define and activate the public realm
- providing reduced vehicular speeds to increase safety
- improving safety at pedestrian crossings

**Environment**

Reduce our impact on the natural environment by:

- creating walkable environments to reduce car use
- promoting innovative stormwater management techniques and reducing imperviousness
- promoting energy conservation and generation as a primary building and public space design consideration
- encouraging building massing distribution that improves air flow and access to natural light
- promoting the integration of sustainable components into the design of buildings and public places

**Design**

Apply sustainable principles to the way we build and how we live by:

- promoting compact development and smarter buildings to reduce impact on the natural environment
- encouraging pedestrian activity by enhancing the connections between local institutions, services, open spaces, and transit

**Diversity**

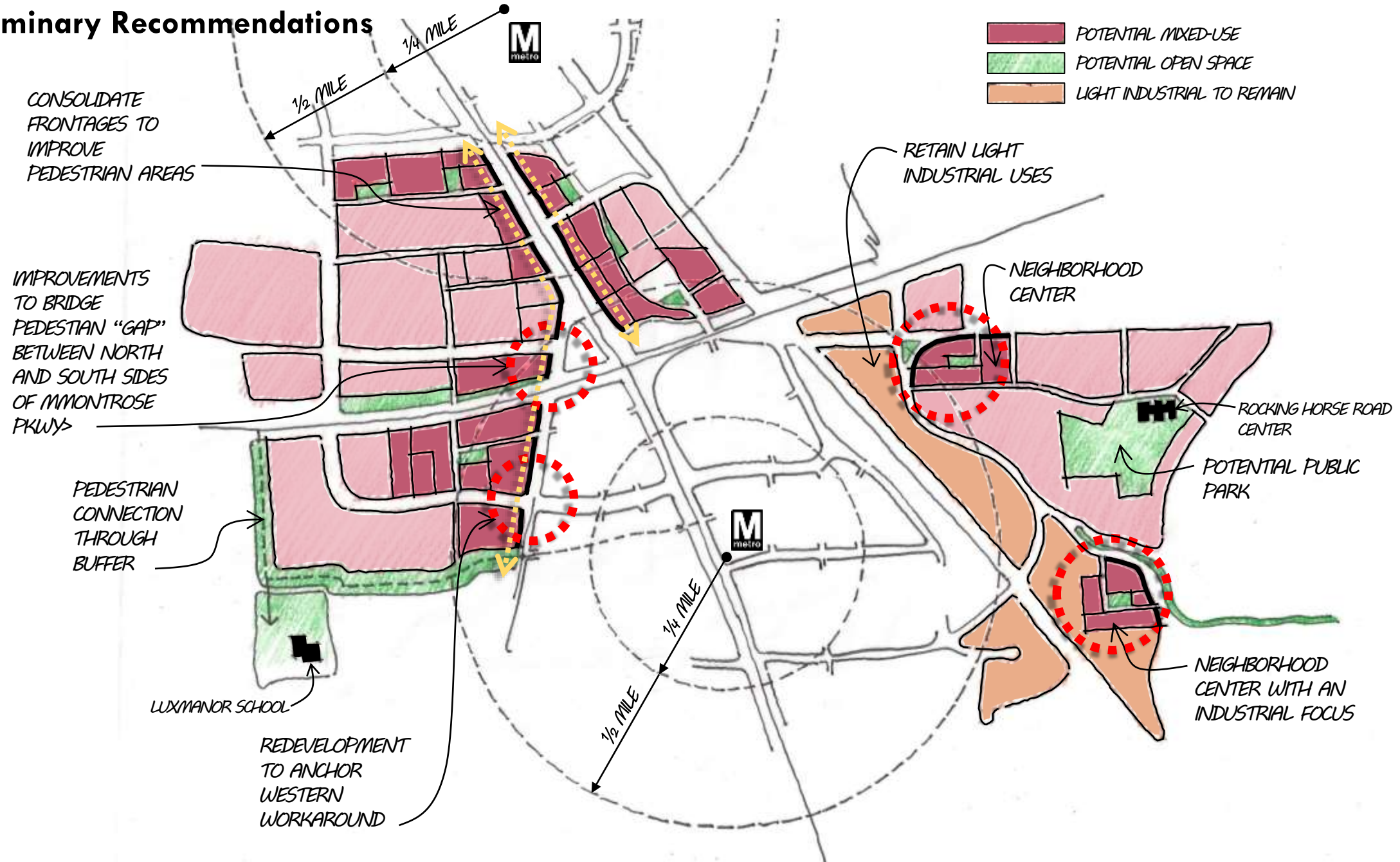
Create a true mix of choices in how and where we live by:

- recommending land use patterns that create a mix of homes, jobs, shopping, and public places
- recommending the creation of housing options that can accommodate a range of ages and family needs
- creating an attractive urban environment that will attract people of all ages, incomes and ethnicities.

June 2010

Introduction 7 | page

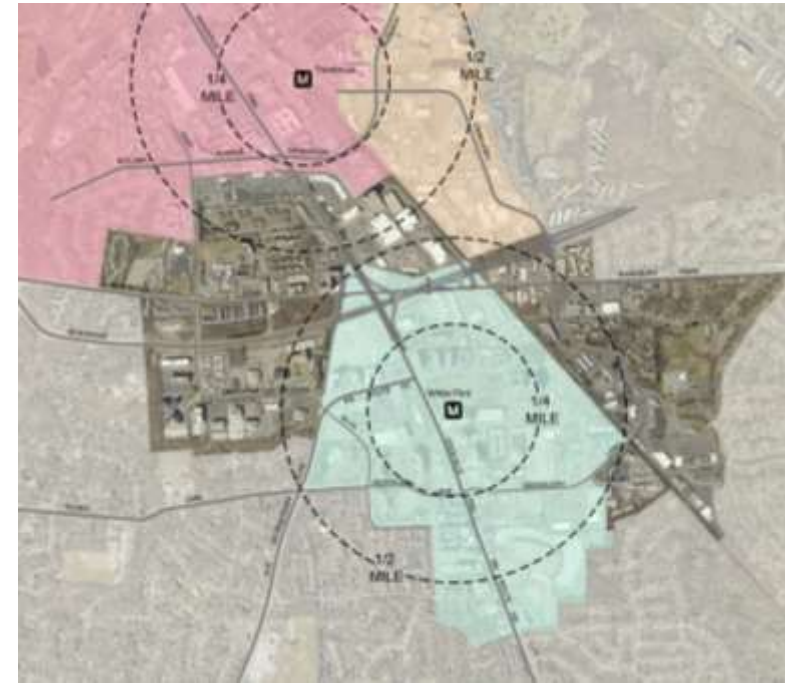
Preliminary Recommendations





## Framework Approach

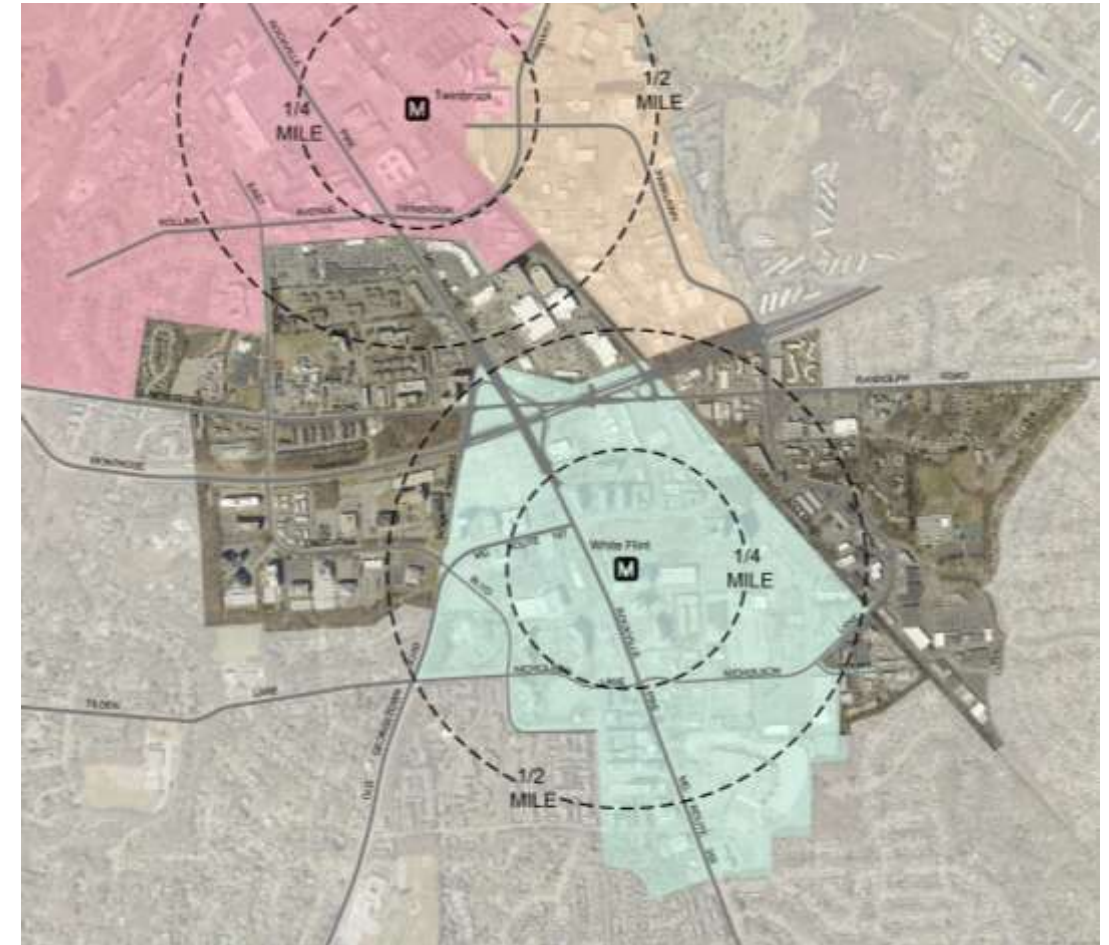
- Several properties built Floor Area Ratios (FARs) are above the 2014 County-Wide District Map Amendment (new zoning).
  - Kaiser Permanent Headquarters: Existing FAR 1.32; 2014 zoning conversion EOF 0.75 H-100
  - 6116 Executive Blvd: Existing FAR 0.97; 2014 zoning conversion EOF 0.75 H-100
- Framework from recent plans-White Flint and Twinbrook.
- Rockville Pike (MD 355) focus and proximity to existing and future transit.
- Retention of light-industrial use and multi-family residential.
- Transitional height and densities towards existing residential communities.
- Opportunities for redevelopment of commercial centers along MD 355 and neighborhood mixed-use commercial in the Randolph Hills community.



# Preliminary Recommendations: Land Use and Zoning

## Land Use and Zoning

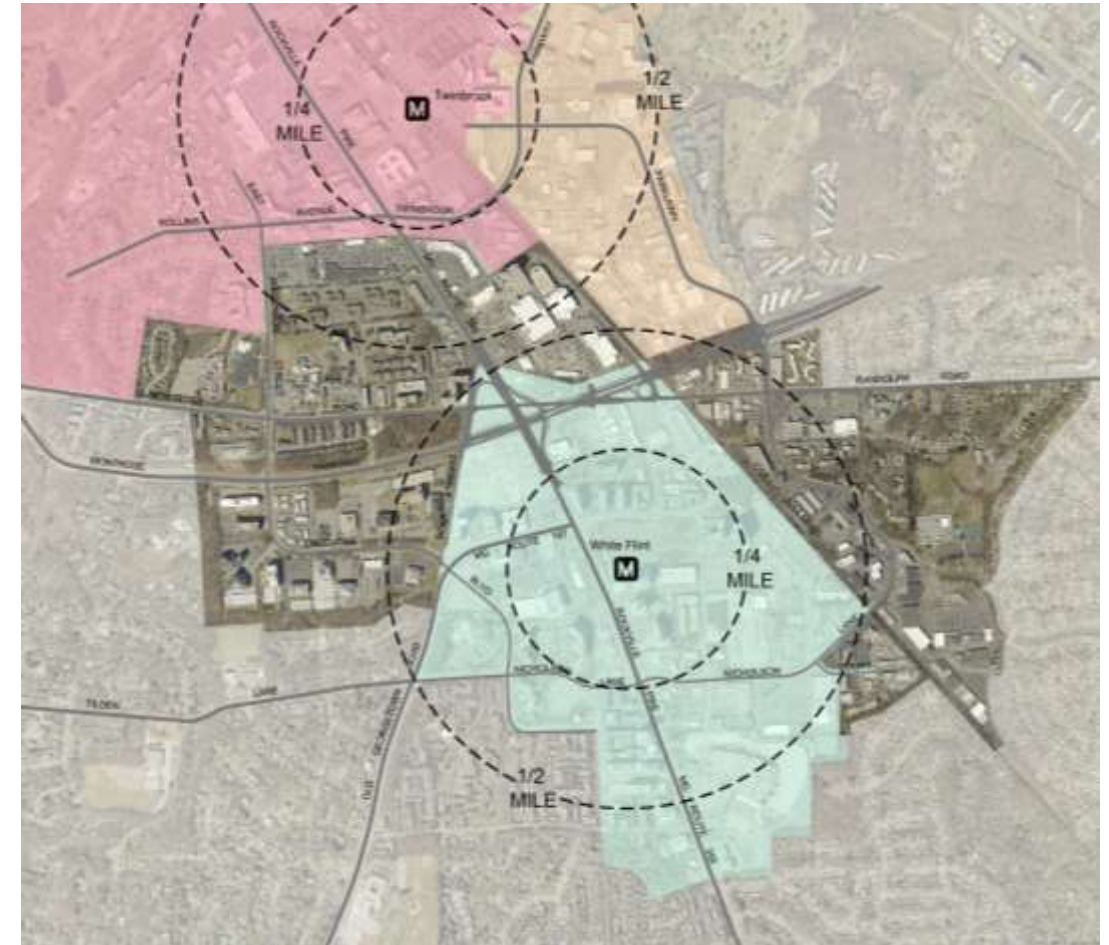
- Promote the transformation of single use commercial shopping centers into mixed-use places along Rockville Pike (MD 355).
- Integrate new residential and non-residential uses in the Executive Boulevard office park and promote mixed-use neighborhood centers at Loehmann's Plaza and Randolph Hills Shopping Center.
- Retain existing multi-family residential development as an important resource of affordable housing.
- Retain light industrial properties to provide important services to down County residents, offer opportunities for small scale businesses, entrepreneurs, and vocational and entry-level employment.





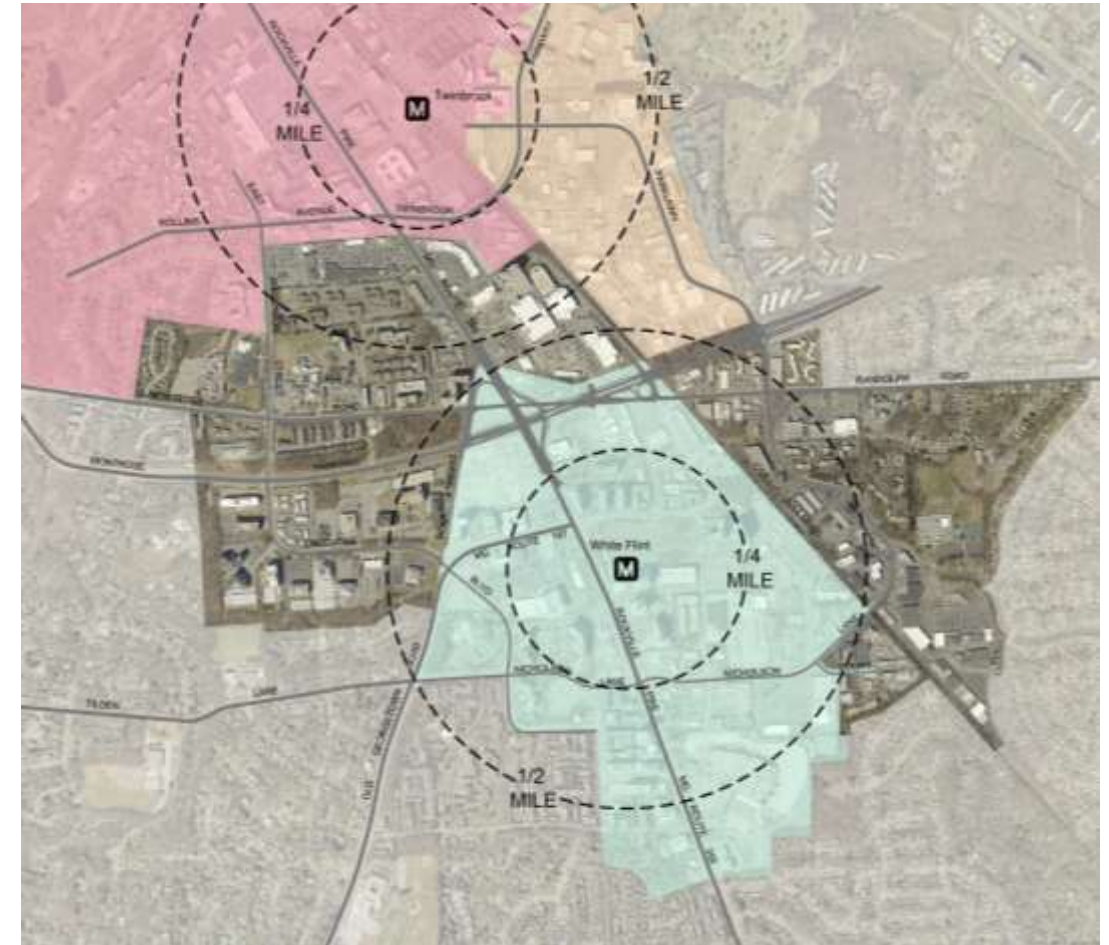
## Preliminary Recommendations: Affordable Housing

- Promote a diverse mix of housing options for residents at different stages of life.
- Retain existing multi-family residential development that furthers the County's *Housing Element of the General Plan* (2011) to provide a broad range of affordable housing options.



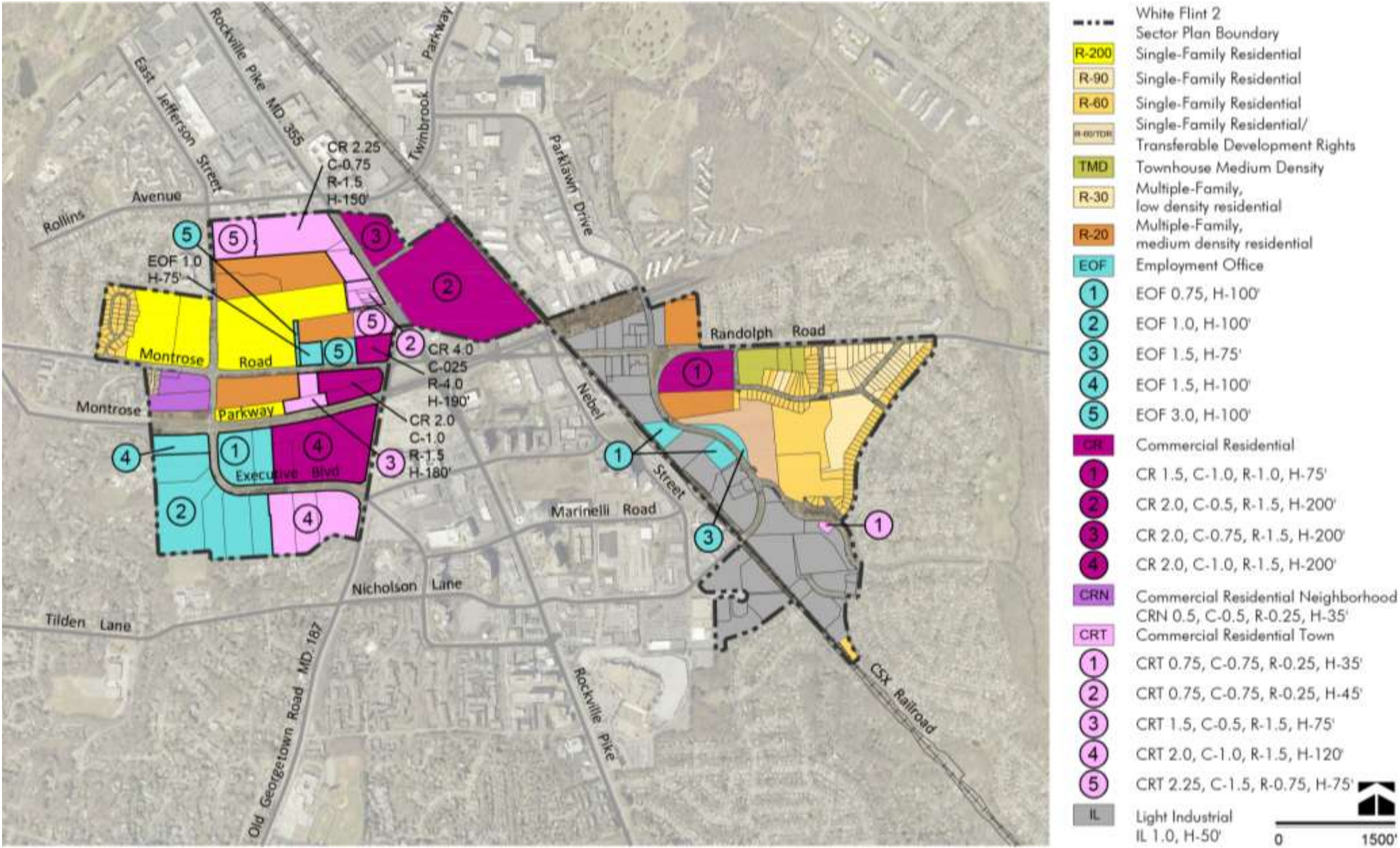
## Preliminary Recommendations: Neighborhood Compatibility

- Provide adequate transitions between new development and existing neighborhoods through appropriate building heights and development intensities.
- Promote new pedestrian and bikeways between existing residential communities and new mixed-use development.





Preliminary Recommendations: White Flint 2 Zoning





Districts





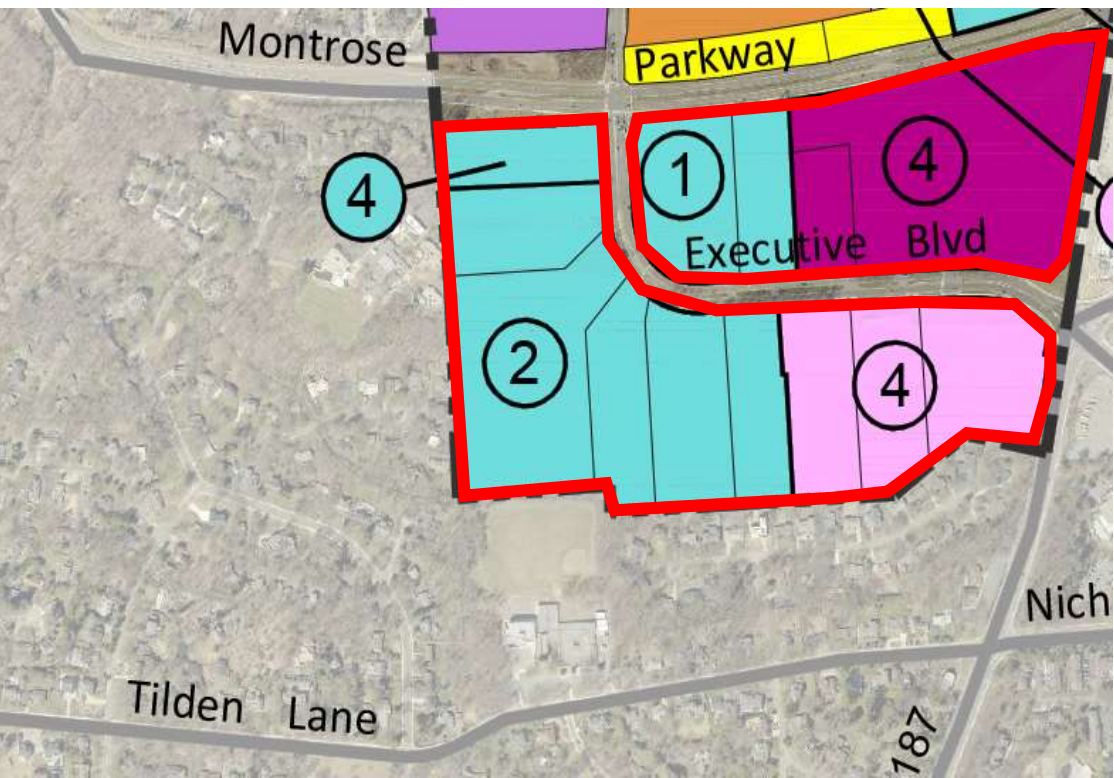
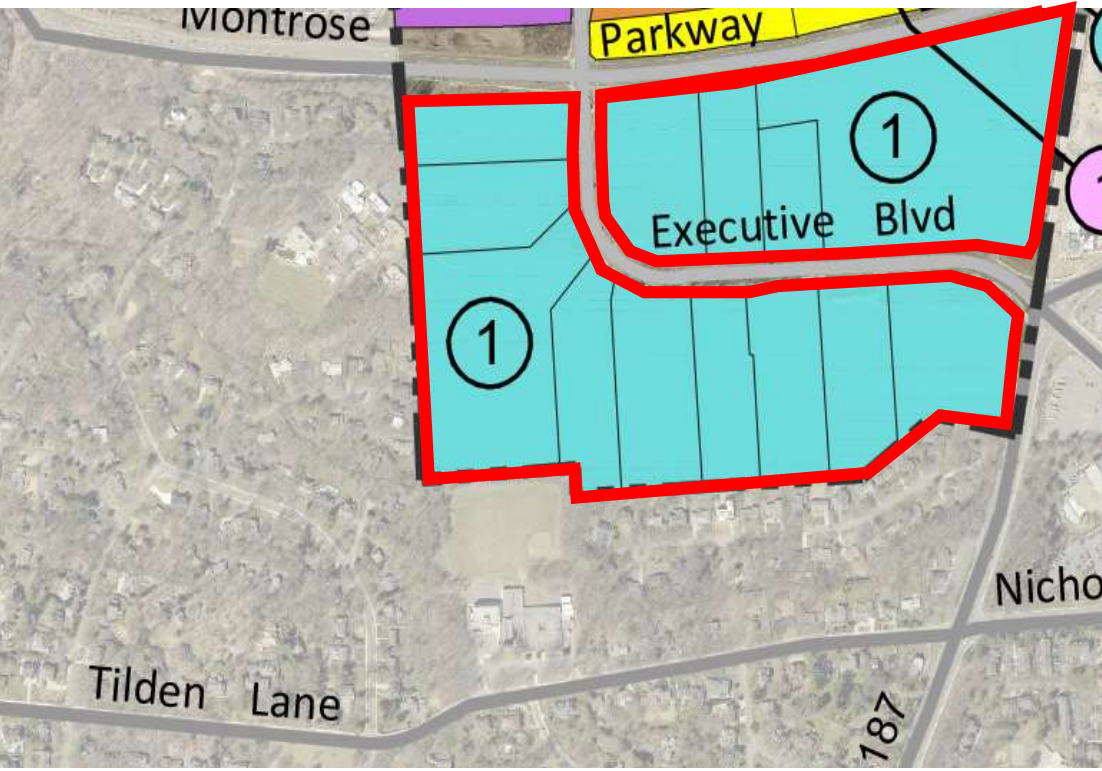
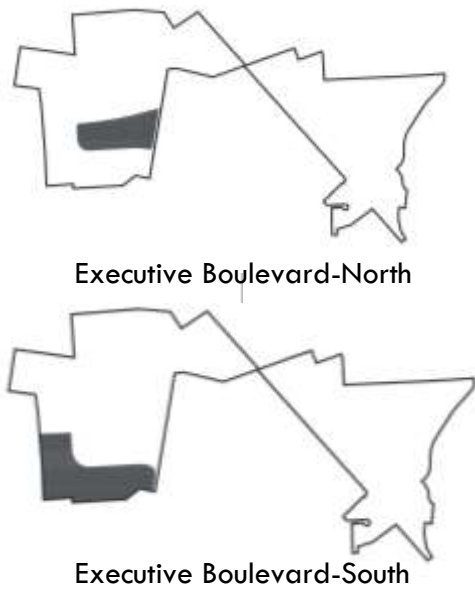
District: Executive Boulevard

Existing Zone

- EOF Employment Office
- ① EOF 0.75, H-100'

Proposed Zones

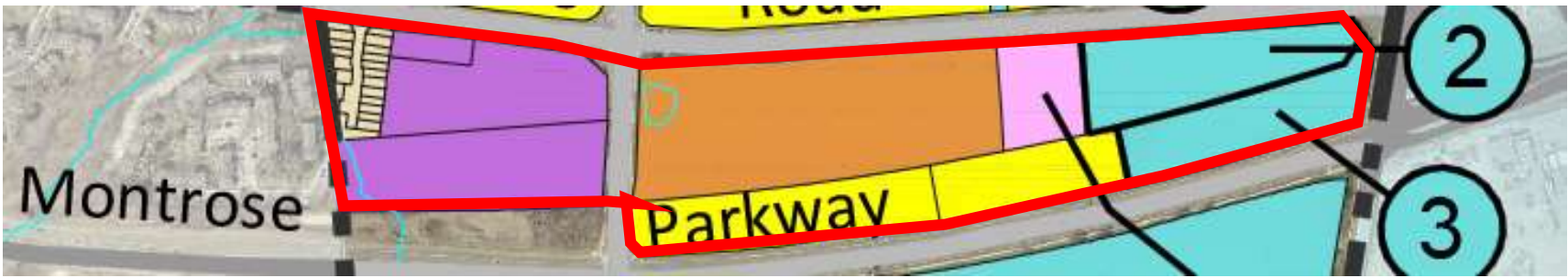
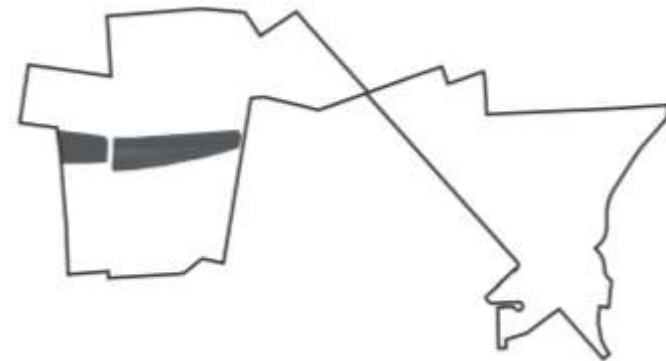
- |                                 |                       |
|---------------------------------|-----------------------|
| CR Commercial Residential       | EOF Employment Office |
| ④ CR 2.0, C-1.0, R-1.5, H-200'  | ① EOF 0.75, H-100'    |
| CRT Commercial Residential Town | ② EOF 1.0, H-100'     |
| ④ CRT 2.0, C-1.0, R-1.5, H-120' | ④ EOF 1.5, H-100'     |



District: Cherington

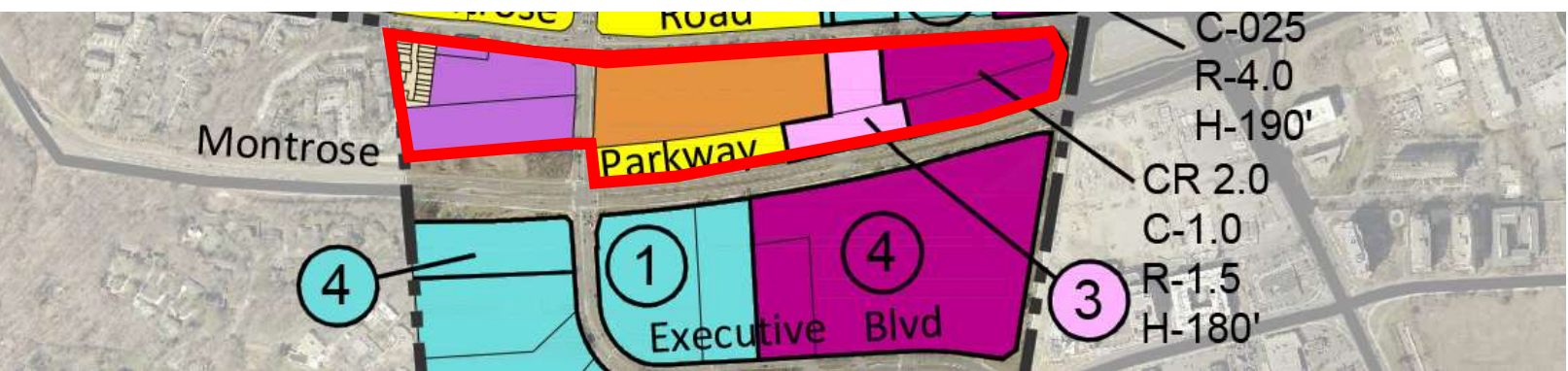
Existing Zones

<b>R-200</b>	Single-Family Residential	<b>R-60/TDR</b>	Single-Family Residential/ Transferable Development Rights	<b>CRT</b>	Commercial Residential Town
<b>EOF</b>	Employment Office			<b>1</b>	CRT 0.25, C-0.25, R-0.25, H-35'
<b>2</b>	EOF 1.5, H-75'	<b>R-20</b>	Multiple-Family, medium density residential	<b>CRN</b>	Commercial Residential Neighborhood
<b>3</b>	EOF 3.0, H-100'				CRN 0.5, C-0.5, R-0.25, H-35'



Proposed Zones

<b>R-200</b>	Single-Family Residential	<b>R-60/TDR</b>	Single-Family Residential/ Transferable Development Rights	<b>CRT</b>	Commercial Residential Town
				<b>3</b>	CRT 1.5, C-0.5, R-1.5, H-75'
<b>R-20</b>	Multiple-Family, medium density residential	<b>CRN</b>	Commercial Residential Neighborhood		
			CRN 0.5, C-0.5, R-0.25, H-35'		CR 2.0 C1.0 R1.5 H-180





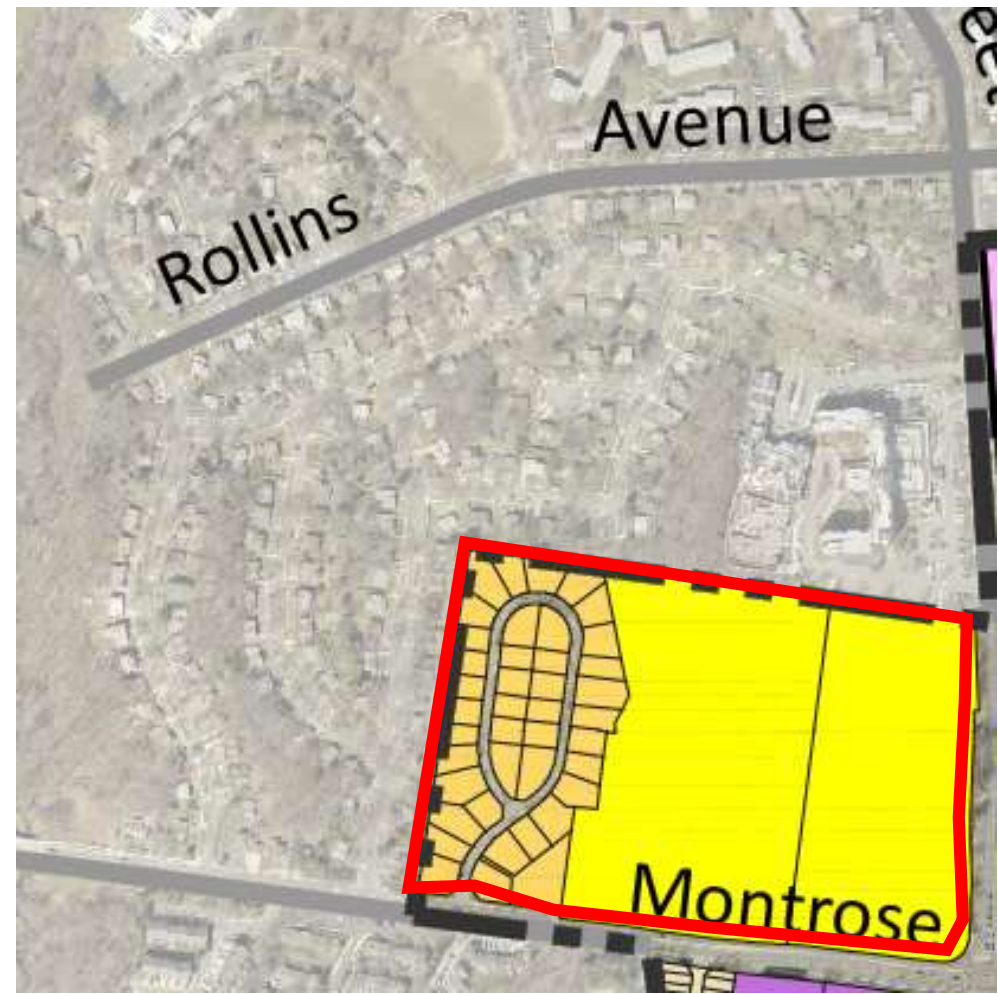
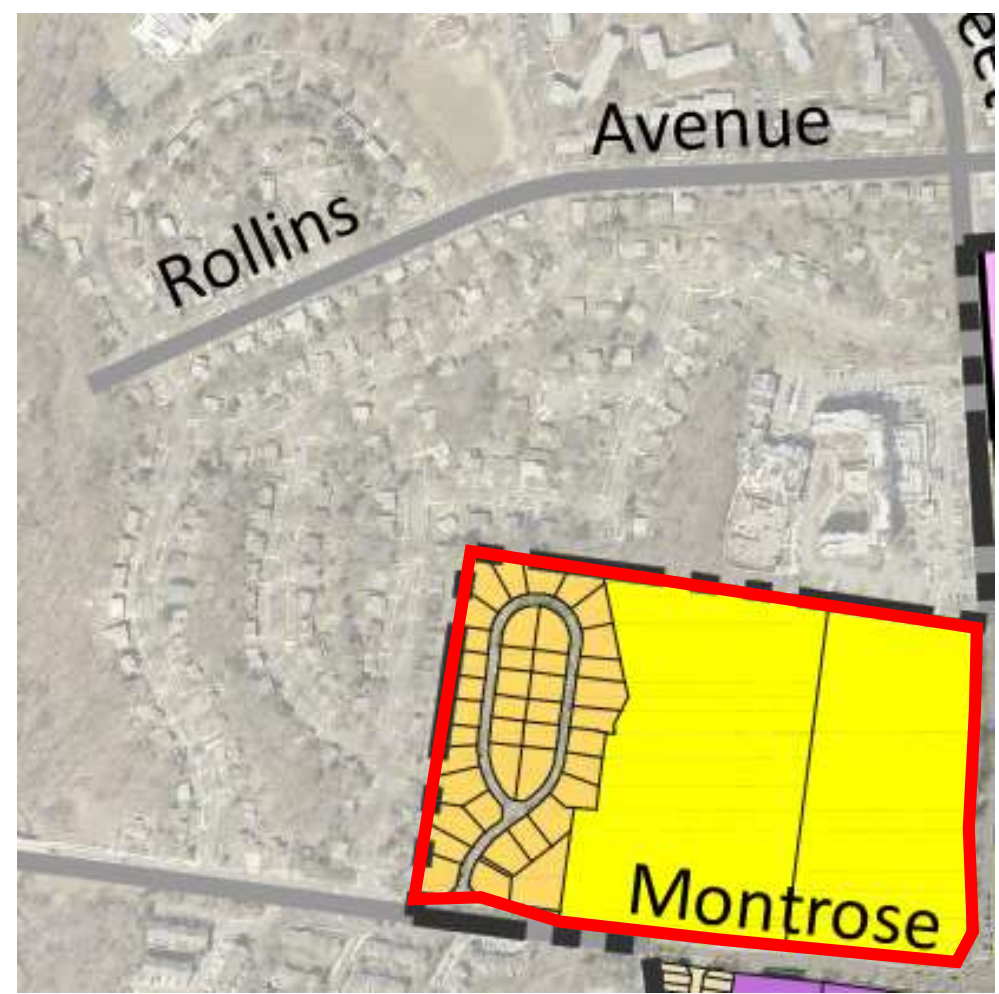
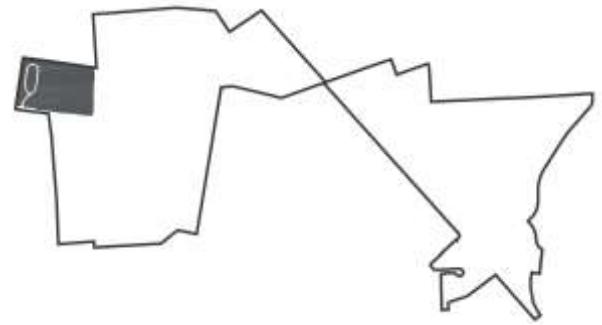
District: Montrose Village

**Existing Zone**

----	White Flint 2 Sector Plan Boundary
R-200	Single-Family Residential
R-60	Single-Family Residential

**Proposed Zone**

----	White Flint 2 Sector Plan Boundary
R-200	Single-Family Residential
R-60	Single-Family Residential



District: JCC

Existing Zones

- R-200

Single-Family Residential
- R-20

Multiple-Family,  
medium density residential
- EOF

Employment Office
- 3

EOF 3.0, H-100'
- CRT

Commercial Residential Town
- 3

CRT 0.75, C-0.75, R-0.25, H-45
- 4

CRT 2.25, C-1.5, R-0.75, H-75'

Proposed Zones

- R-200

Single-Family Residential
- EOF

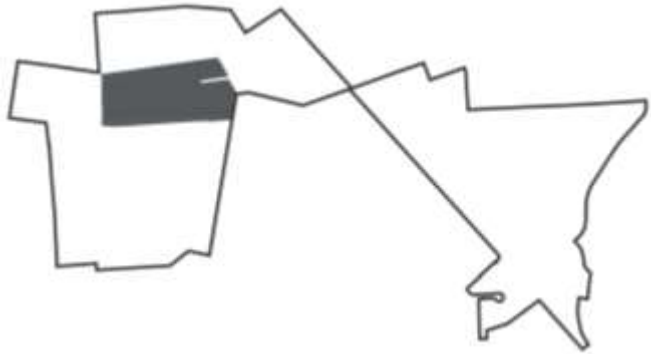
Employment Office
- 5

EOF 3.0, H-100'
- R-20

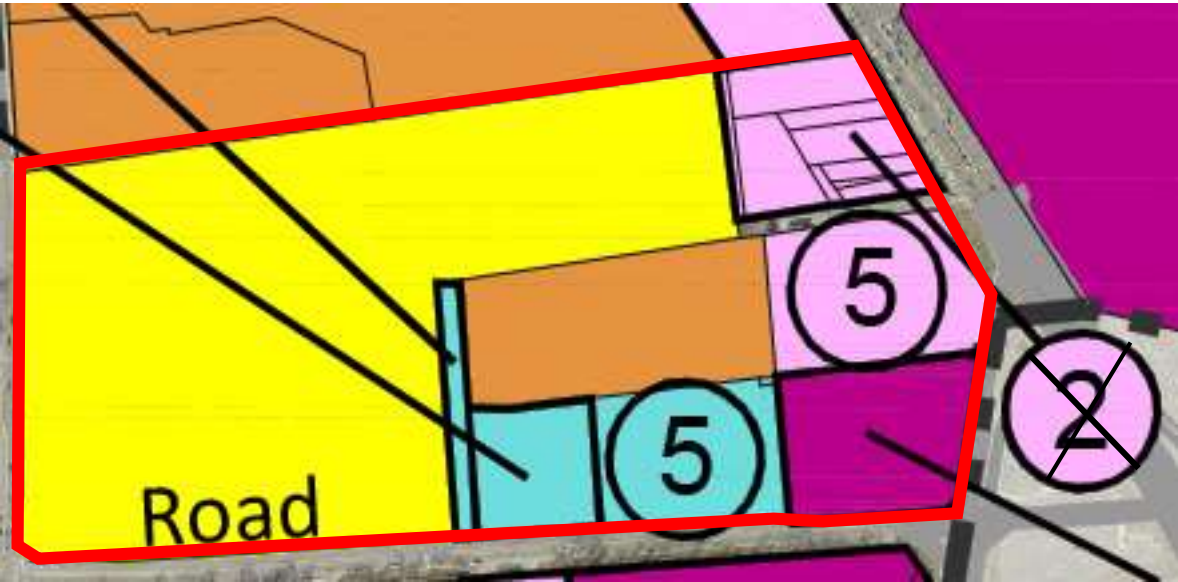
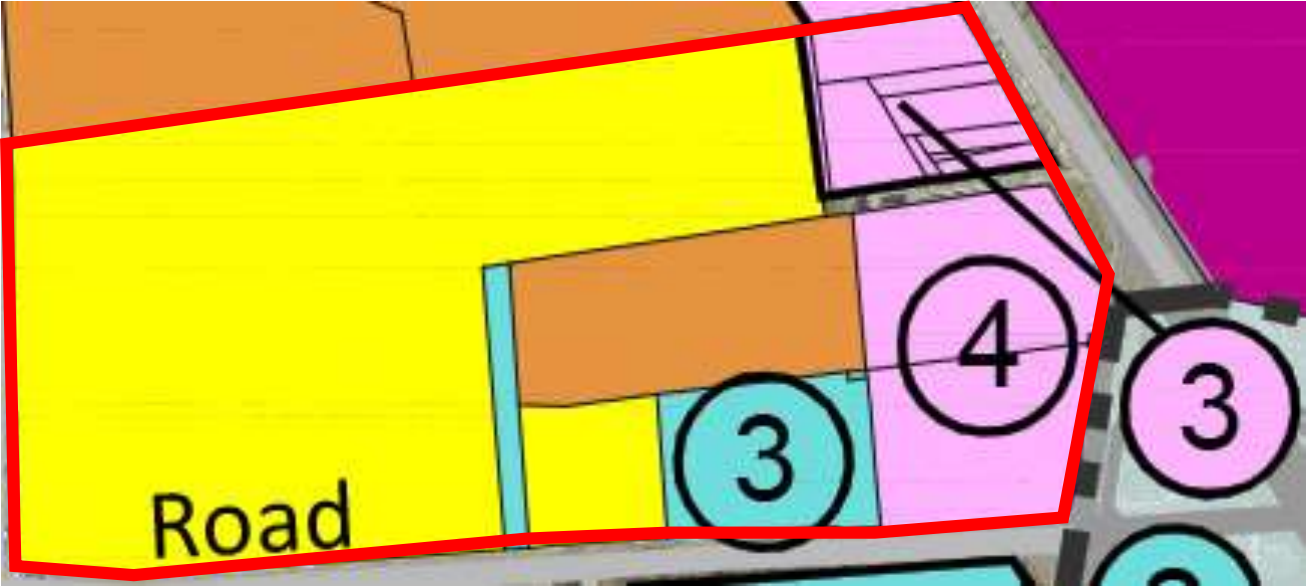
Multiple-Family,  
medium density residential
- CRT

Commercial Residential Town
- 5

CRT 2.25, C-1.5, R-0.75, H-75'



CR 4.0 C0.25 R4.0 H190  
EOF 1.0 H-75  
Floating CRT Zone for the  
JCC property





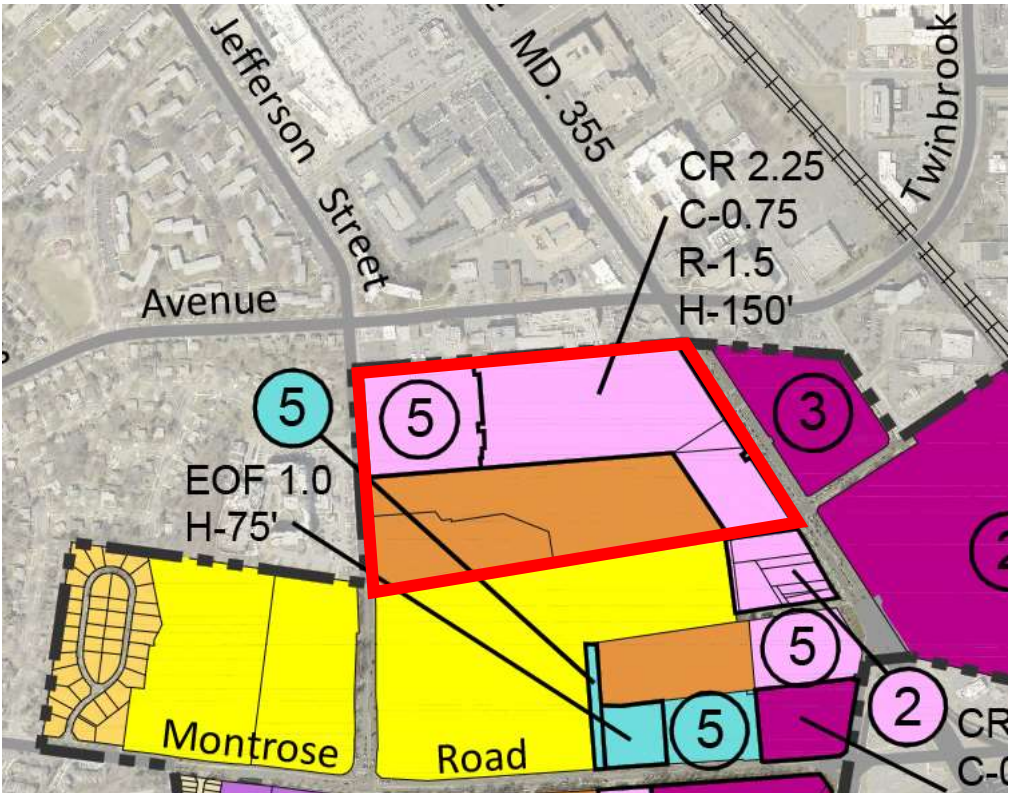
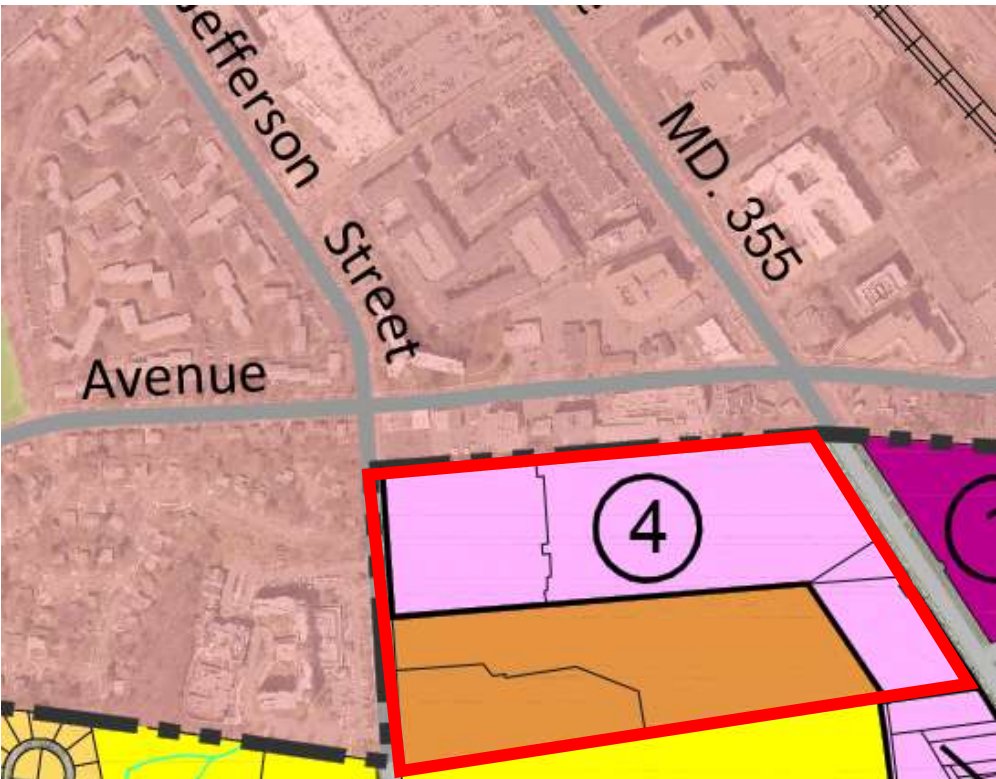
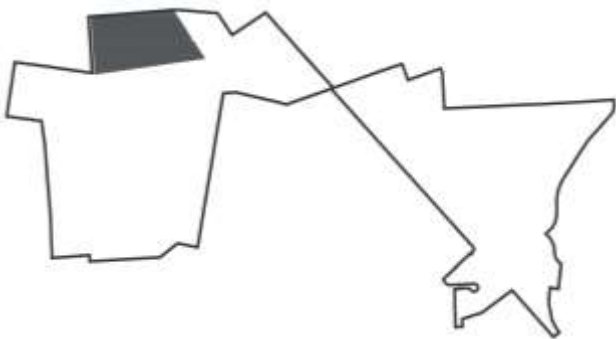
District: Federal Plaza

Existing Zones

- CRT Commercial Residential Town
- 4 CRT 2.25, C-1.5, R-0.75, H-75'
- R-20 Multiple-Family, medium density residential

Proposed Zones

- CRT Commercial Residential Town
- 5 CRT 2.25, C-1.5, R-0.75, H-75'
- R-20 Multiple-Family, medium density residential CR 2.25 C0.75 R1.5 H150

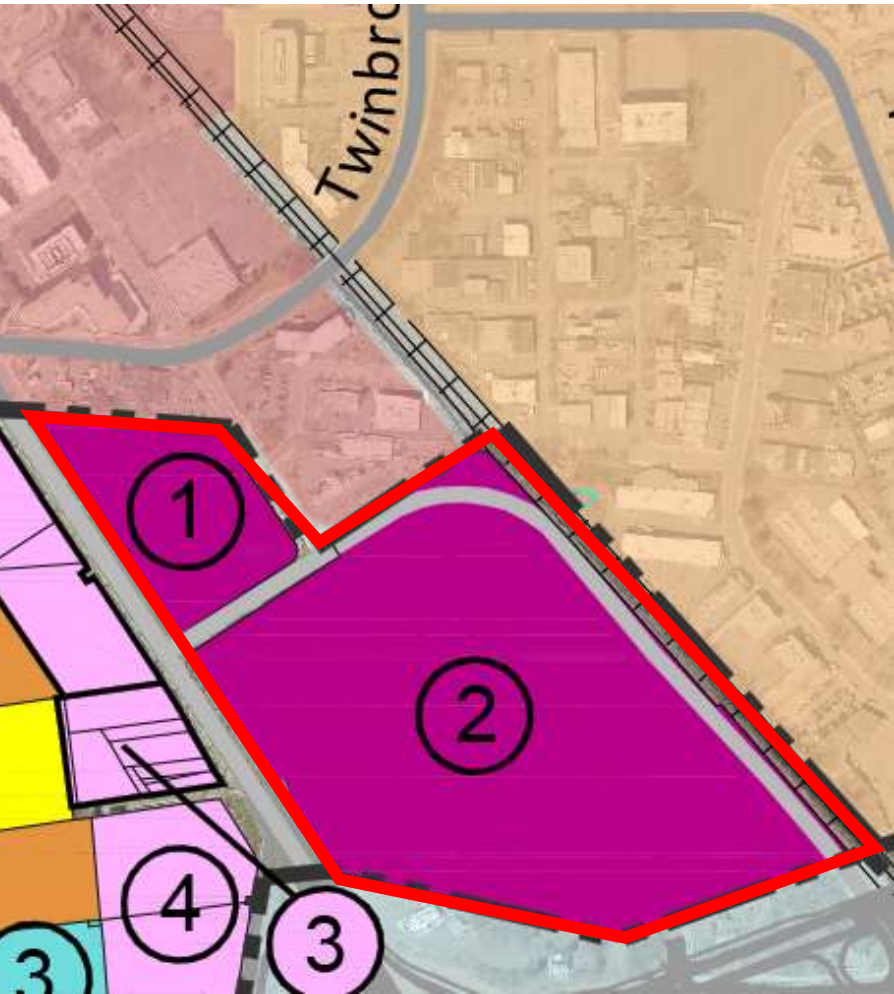




District: Montrose Crossing

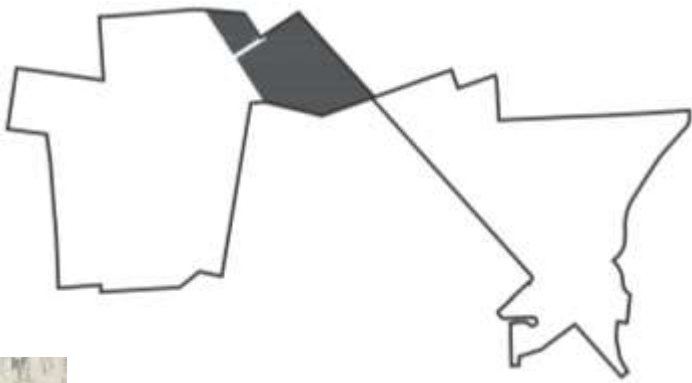
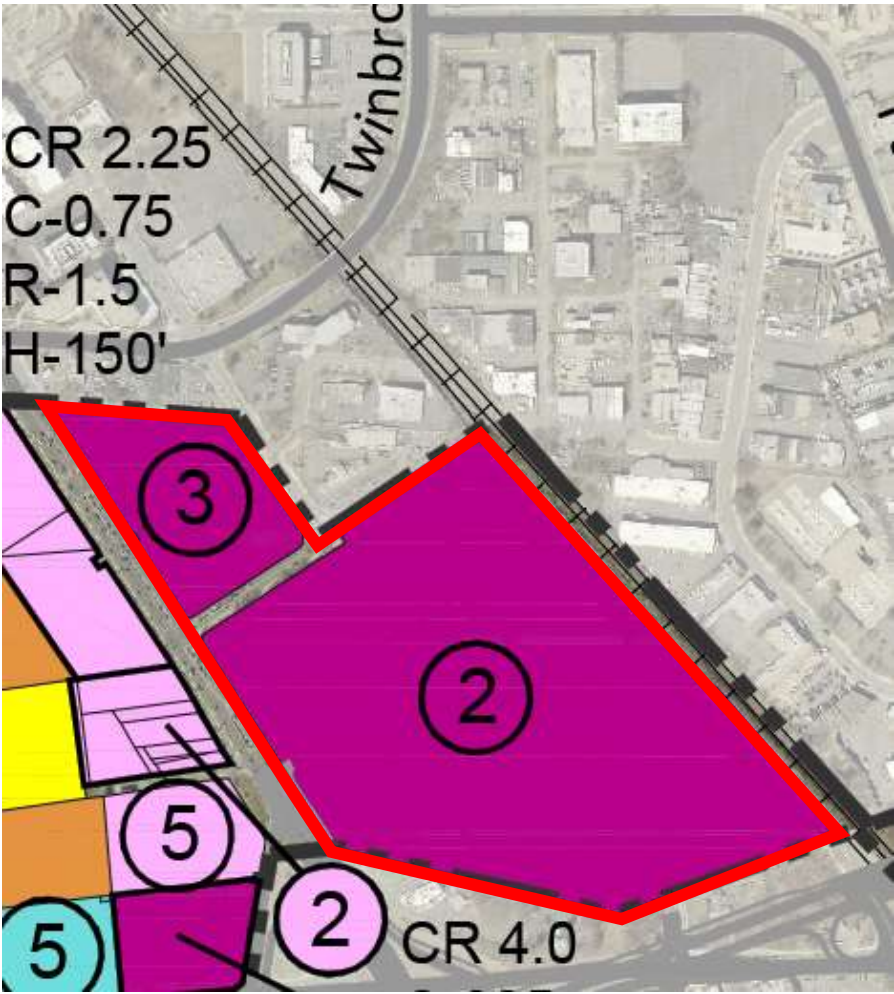
Existing Zones

- CR** Commercial Residential
- ① CR 1.5, C-1.0, R-1.0, H-75'
- ② CR 2.0, C-0.5, R-1.5, H-220'



Proposed Zones

- CR** Commercial Residential
- ② CR 2.0, C-0.5, R-1.5, H-200'
- ③ CR 2.0, C-0.75, R-1.5, H-200'

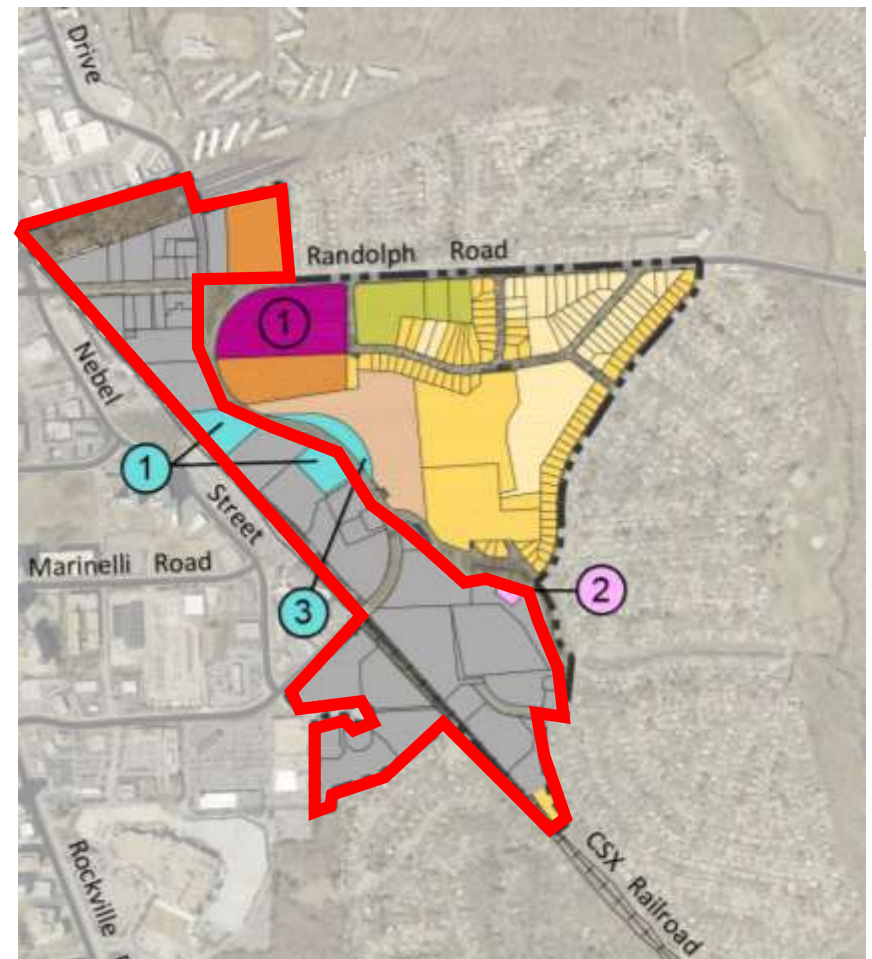
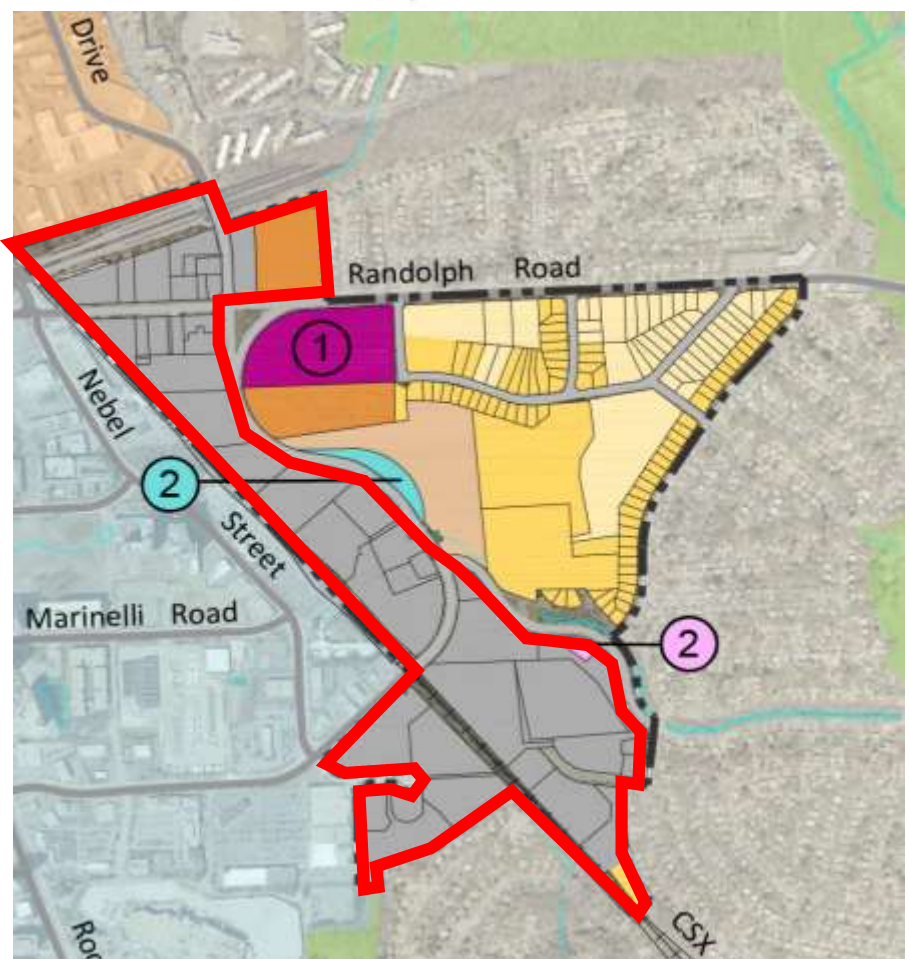
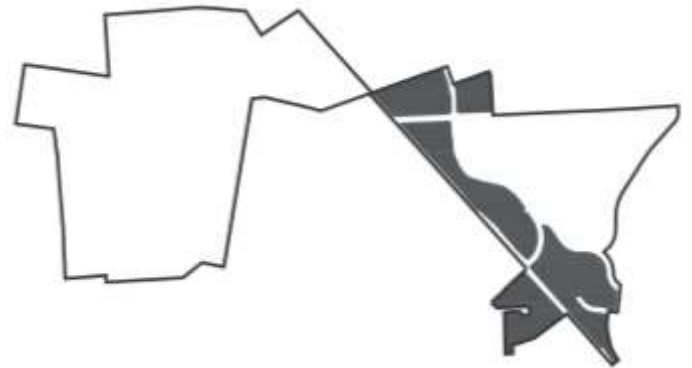




District: White Flint 2 Industrial

Existing Zones

- IL Light Industrial  
IL 1.0, H-50'
- CRT Commercial Residential Town  
② CRT 0.75, C-0.75, R-0.25, H-35'
- R-20 Multiple-Family,  
medium density residential



Proposed Zones

- IL Light Industrial  
IL 1.0, H-50'
- EOF Employment Office  
① EOF 0.75, H-100'
- R-20 Multiple-Family,  
medium density residential
- CRT Commercial Residential Town  
② CRT 0.75, C-0.75, R-0.25, H-35'

Floating CRT Zone for a portion of the Randolph Hills Shopping Center.



District: Loehmann's Plaza

Existing Zones

- R-20

Multiple-Family,  
medium density residential
- R-30

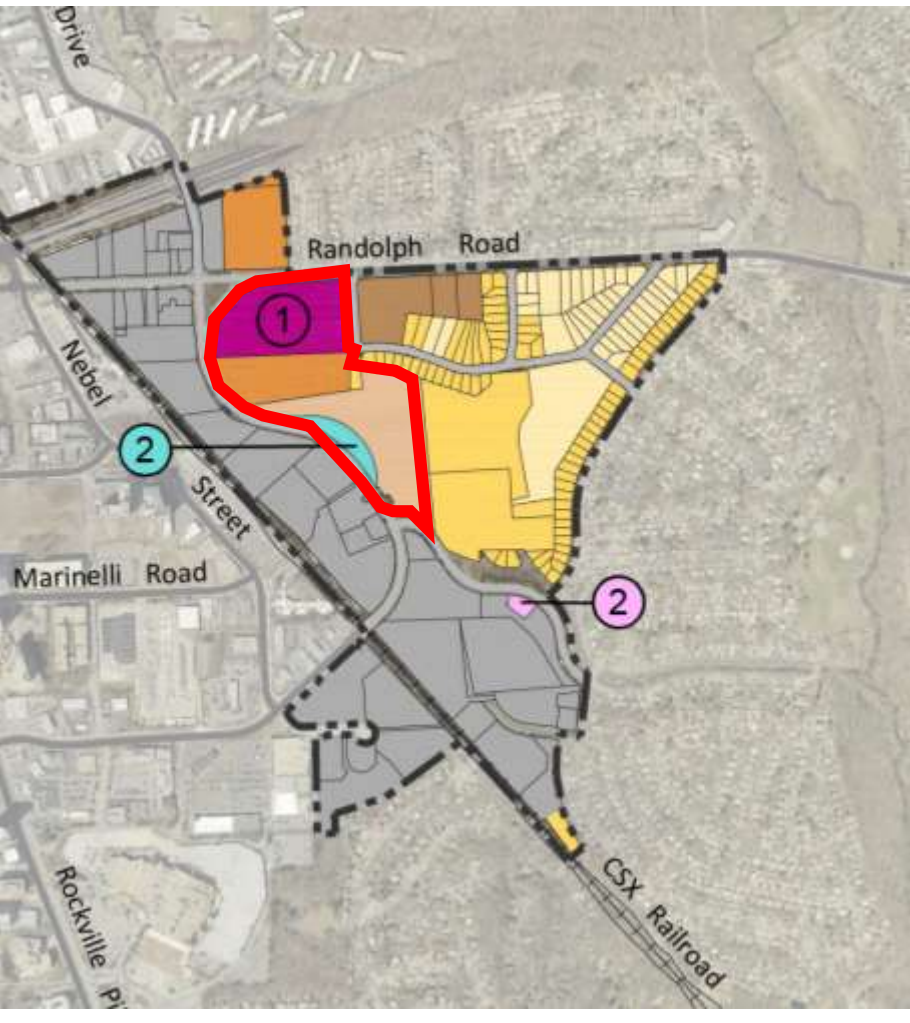
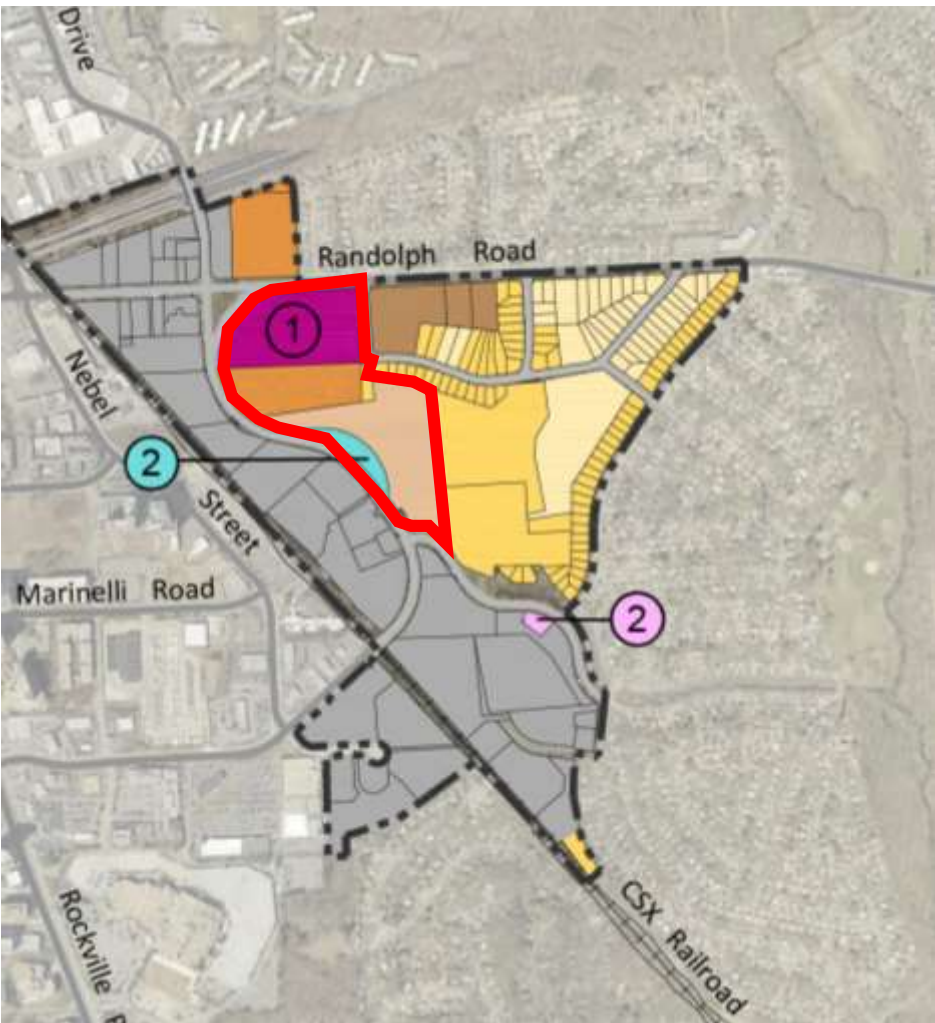
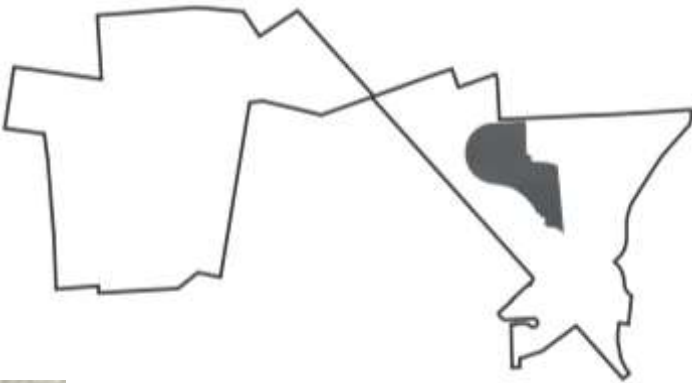
Multiple-Family,  
low density residential
- CR

Commercial Residential
- 1

CR 1.5, C-1.0, R-1.0, H-75'
- EOF

Employment Office
- 2

EOF 1.5, H-75'



Proposed Zones

- CR

Commercial Residential
- 1

CR 1.5, C-1.0, R-1.0, H-75'
- R-20

Multiple-Family,  
medium density residential
- R-30

Multiple-Family,  
low density residential
- EOF

Employment Office
- 2

EOF 1.5, H-75'



District: Rocking Horse Road Center

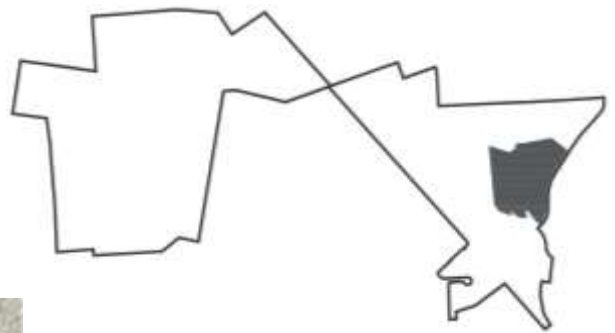
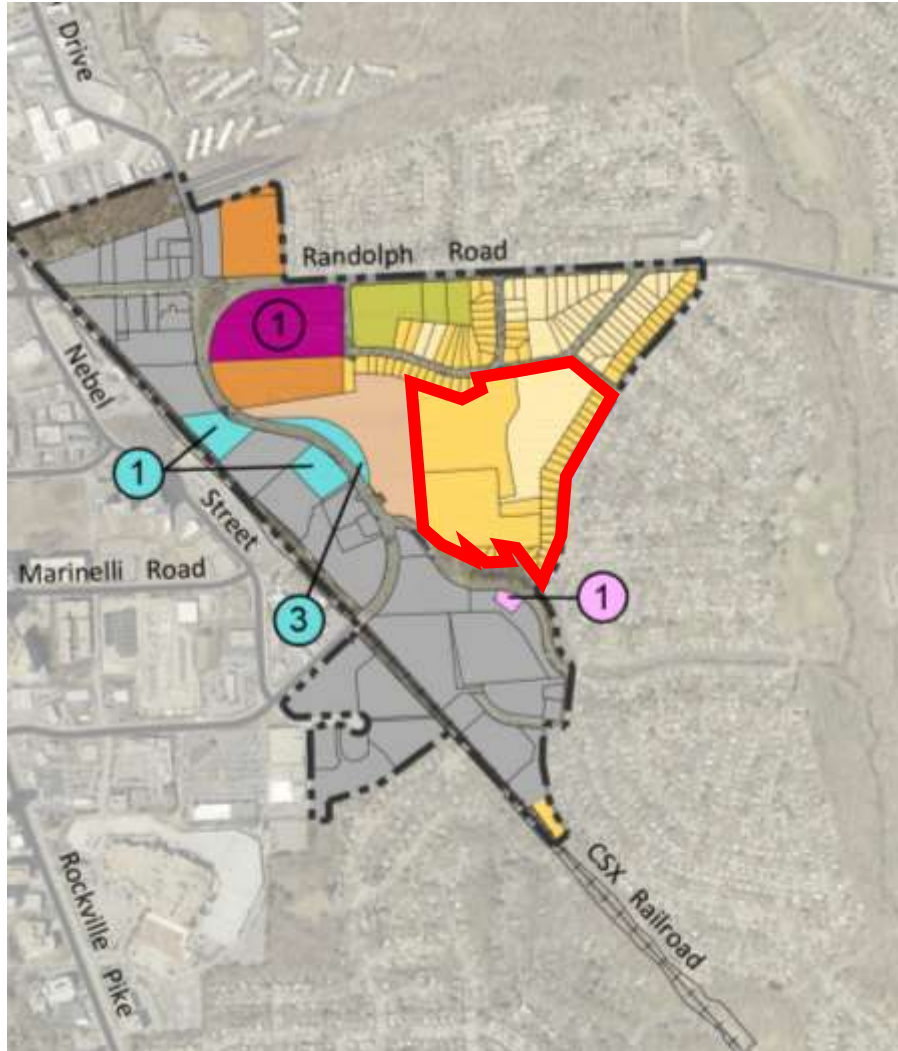
Existing Zones

- R-90 Single-Family Residential
- R-60 Single-Family Residential



Proposed Zones

- R-90 Single-Family Residential
- R-60 Single-Family Residential



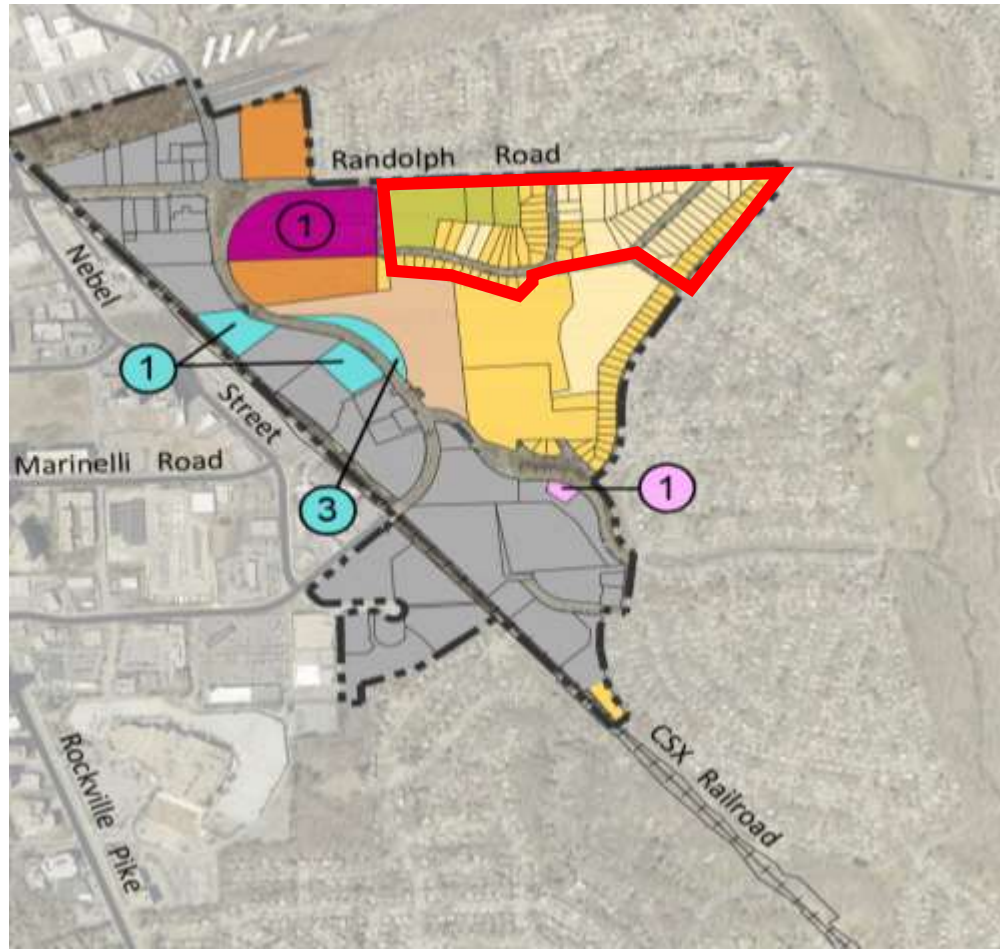
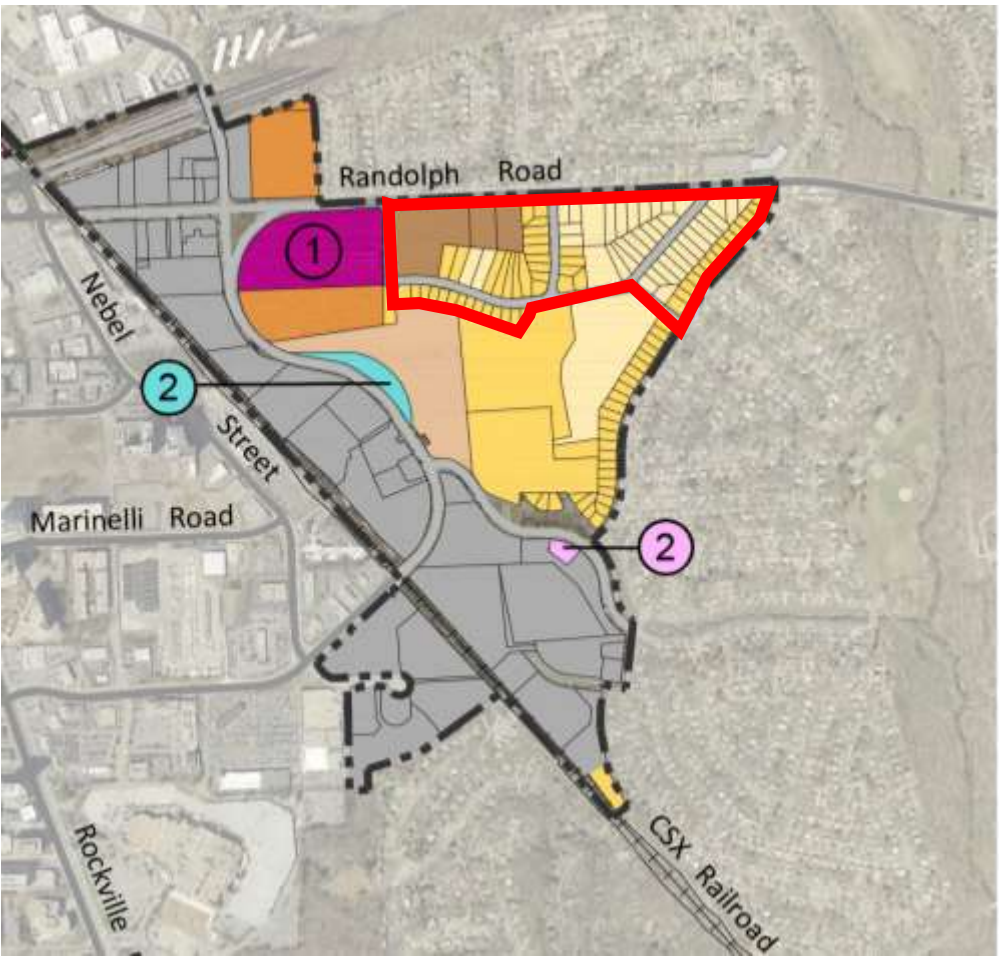
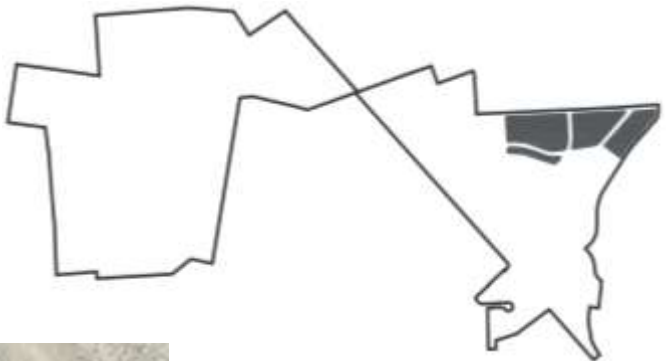
District: Montrose Baptist

Existing Zones

- R-90 Single-Family Residential
- R-60 Single-Family Residential
- RT-15 Residential Townhouse

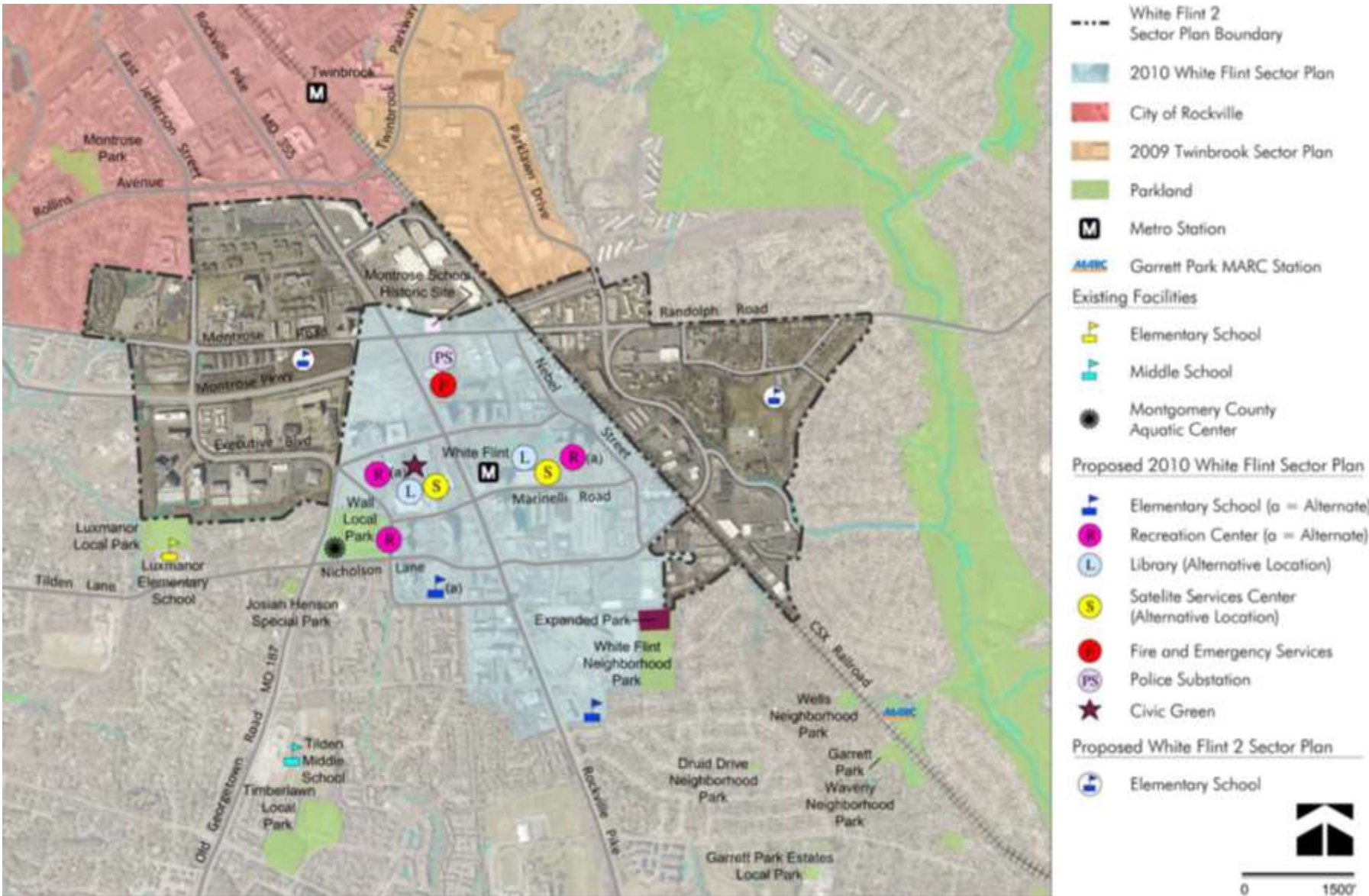
Proposed Zones

- R-90 Single-Family Residential
- R-60 Single-Family Residential
- TMD Townhouse Medium Density





Preliminary Recommendations: Community Facilities



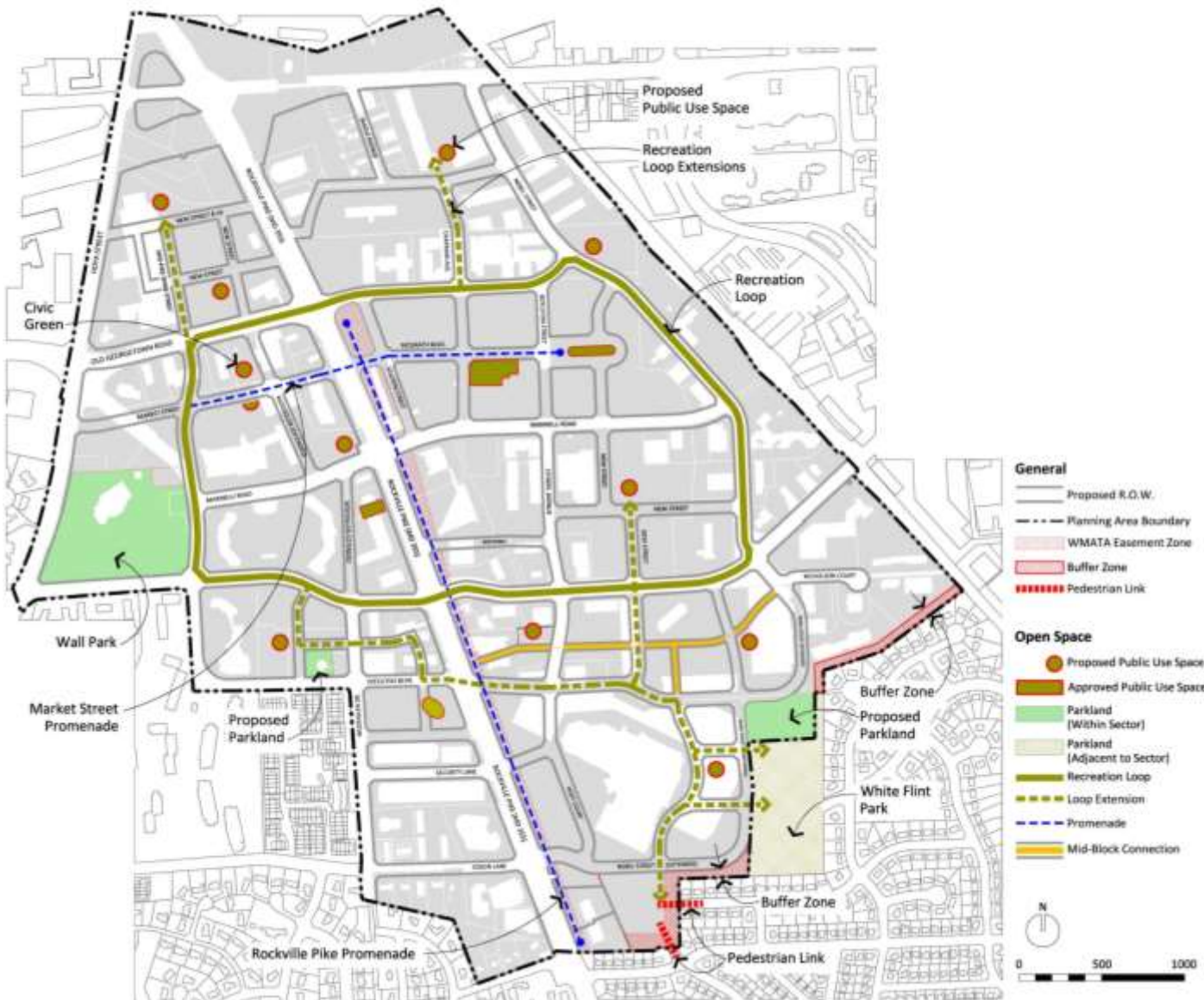
- Support the community facilities recommended in the 2010 White Flint Sector Plan.
- New options for an elementary school.
- Promote the co-location of public facilities to reduce public expenditures and minimizes land.
- Encourage new prototypes for public facilities that promotes innovate design.

## Preliminary Recommendations: Elementary Schools

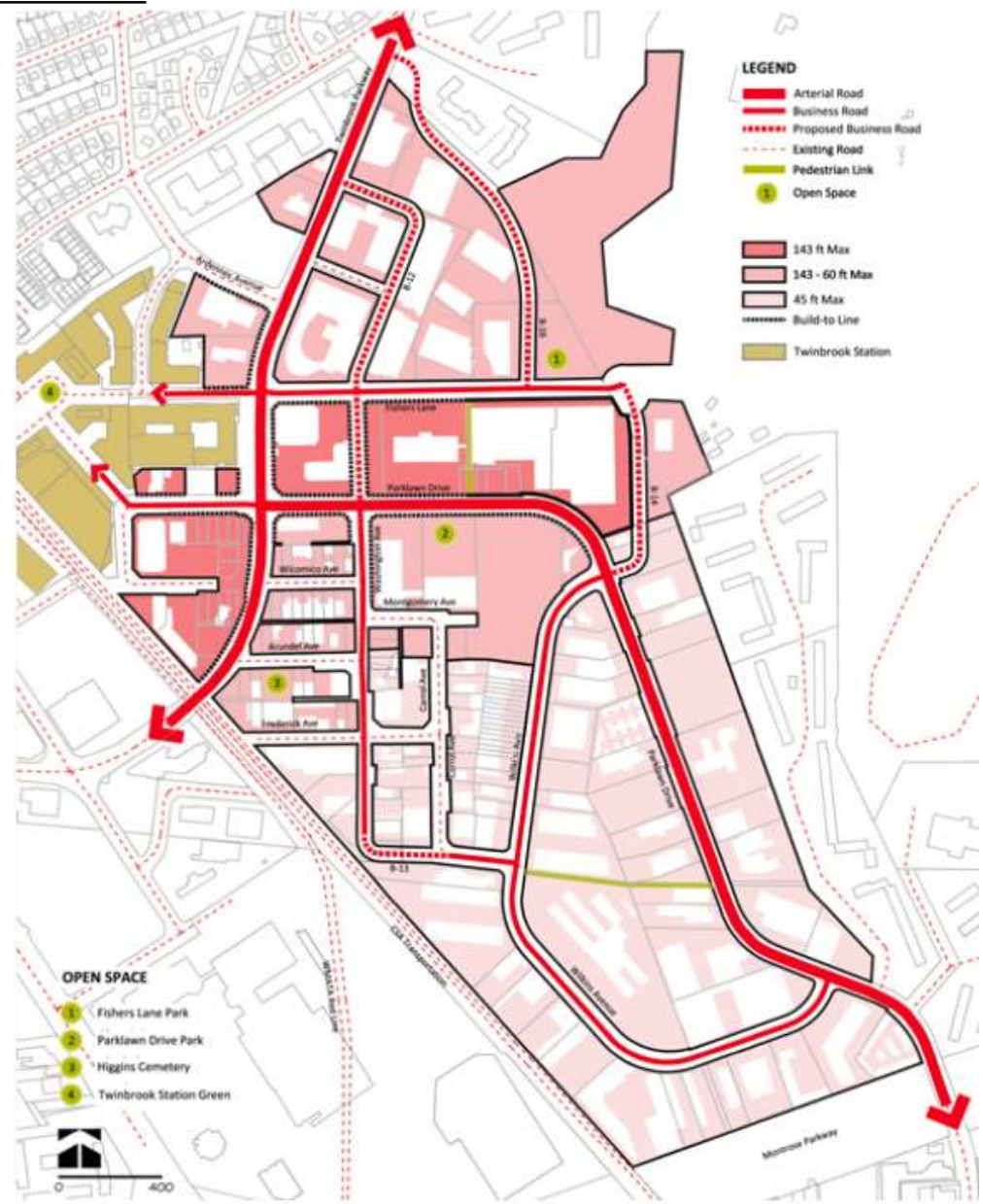
- Determine if the capacity of existing schools can be increased. At the elementary school level, most Walter Johnson cluster schools already operate above capacity or are projected to in the future. Garrett Park and Luxmanor elementary schools will be impacted by the continued build-out of the 2010 White Flint Sector Plan that is within both school service areas. In addition, elementary schools in the cluster have been expanding to around 740 capacity, or are planned to be expanded in the next few years. Therefore, all cluster schools will be at the high end of the range of student enrollment with capacities ranging from 729 to 881, and no further additions will be considered.
- Because further increasing the capacity of existing elementary schools is not possible, and the magnitude of enrollment growth is considerable, the opening of a new elementary school would be considered. A new elementary school could be provided in one of the following ways:
  - Reopen a former elementary school in the Walter Johnson Cluster. There are several former MCPS elementary schools in the Cluster that could be reopened, including the former Alta Vista, Arylawn, Kensington and Montrose elementary schools. The former Grosvernor Elementary School also is located in the cluster, but is used as a holding facility for schools undergoing revitalization or expansion.
  - Construct a new elementary school on a site provided in the White Flint II Sector Plan area. The combined Wilgus and Wilco properties, will have a large student impact on the Cluster and it is suitable for an innovative elementary school.
  - Construct a new elementary school on either the recommended or alternative site identified in the 2010 White Flint Sector Plan.
  - If a site is not provided in the White Flint II Sector Plan, and the site at the White Flint Mall is not considered a feasible location, then purchase of an elementary school site, or collocation with a park, could be considered.
  - Consider locating an elementary school site on the Rockinghorse Road facility in the Randolph Hills neighborhood, which would require adjustments of school boundaries by the Board of Education. This property, which is a former elementary school, has the size of a traditional elementary school, it is located in a residential neighborhood, and it is within the Sector Plan area.



Background: Public Use and Open Space



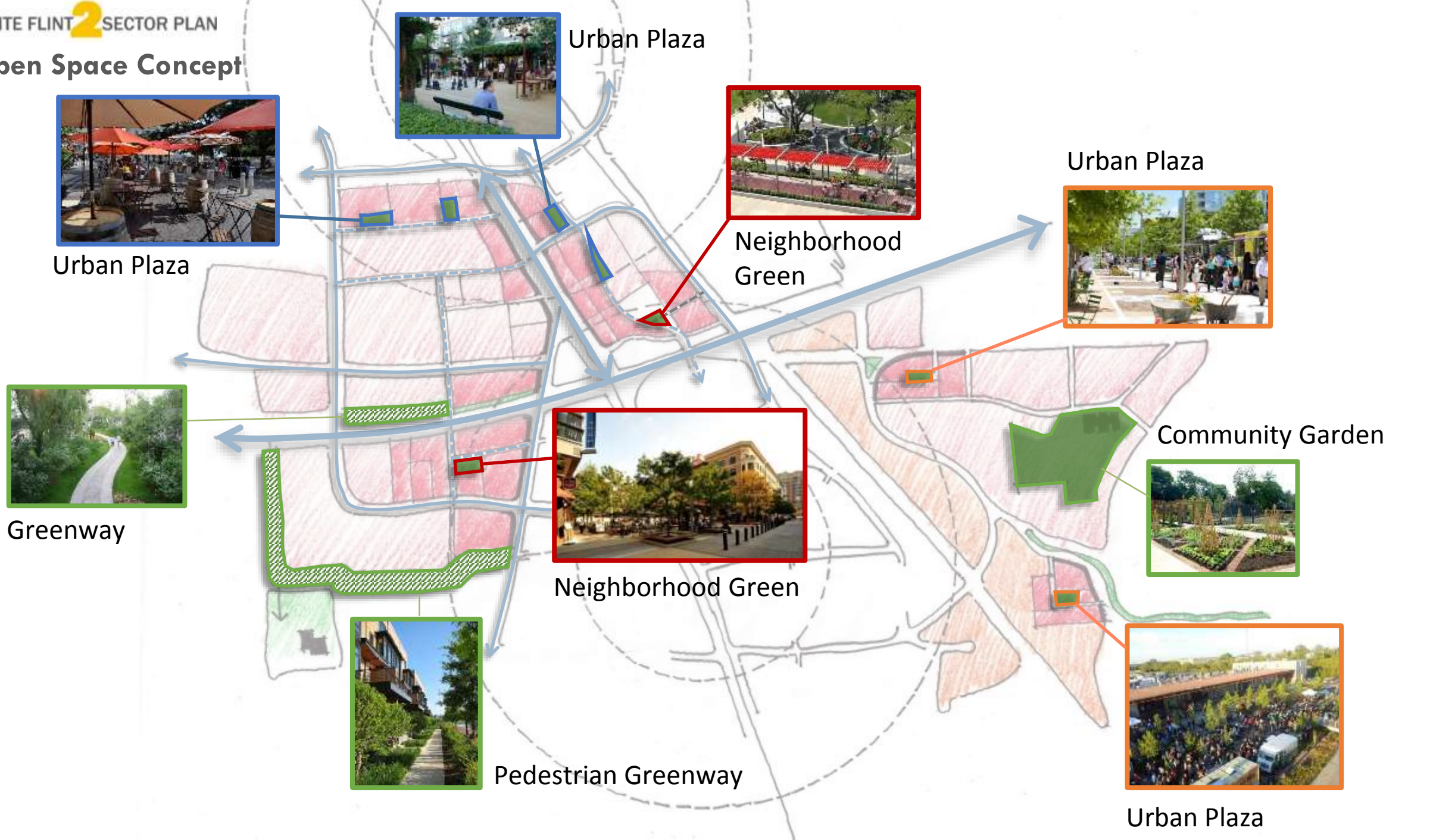
White Flint Sector Plan (2010)



Twinbrook Sector Plan (2009)

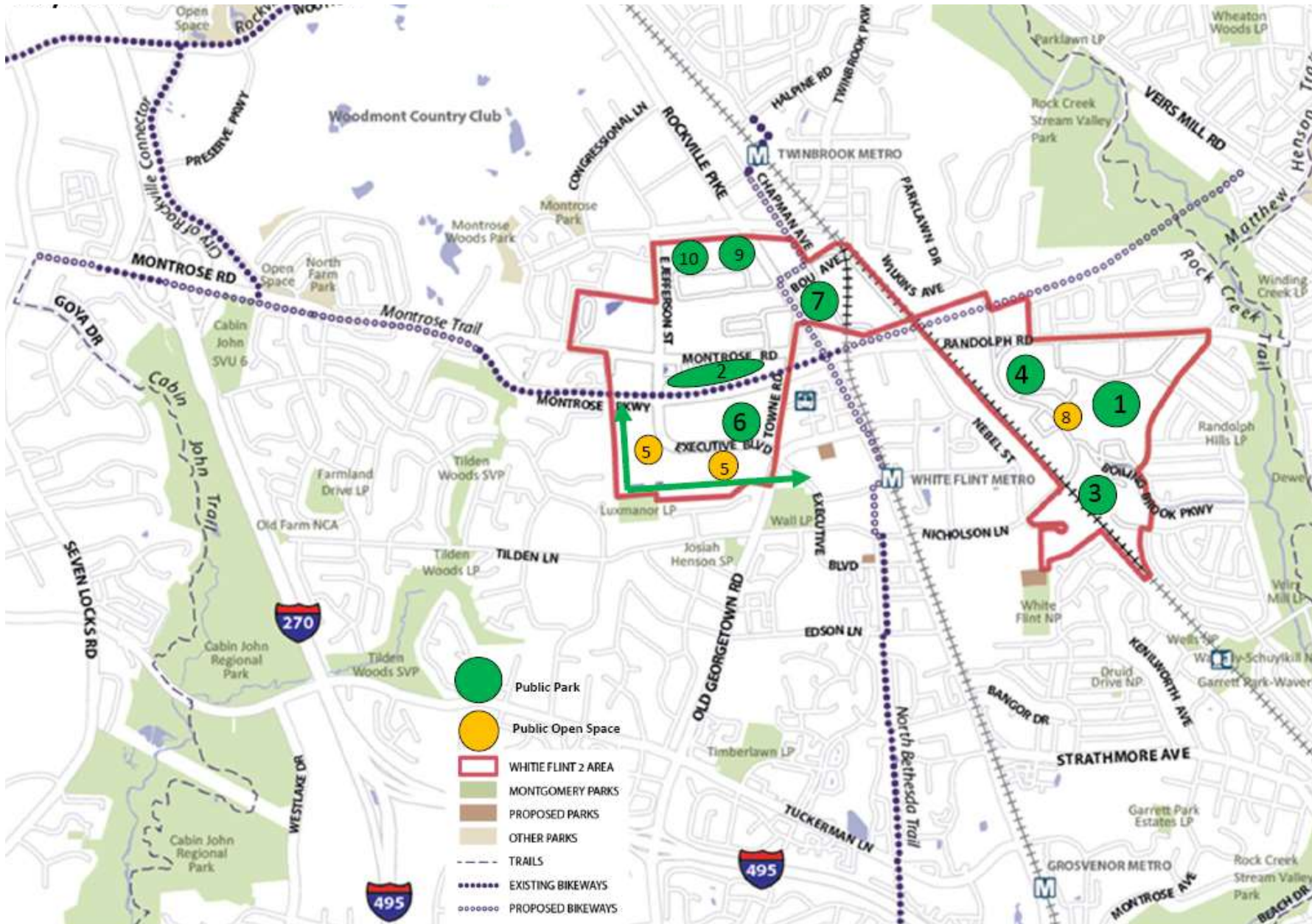


Open Space Concept





Preliminary Recommendations: Park, Trail and Open Space



- Create new parks and open spaces for public use to promote a livable environment for existing and future residents, visitors and employees, and to expand the network of interconnected open spaces envisioned by the 2010 White Flint Sector Plan.
- Link new parks and open spaces with existing and proposed bikeways and trails.

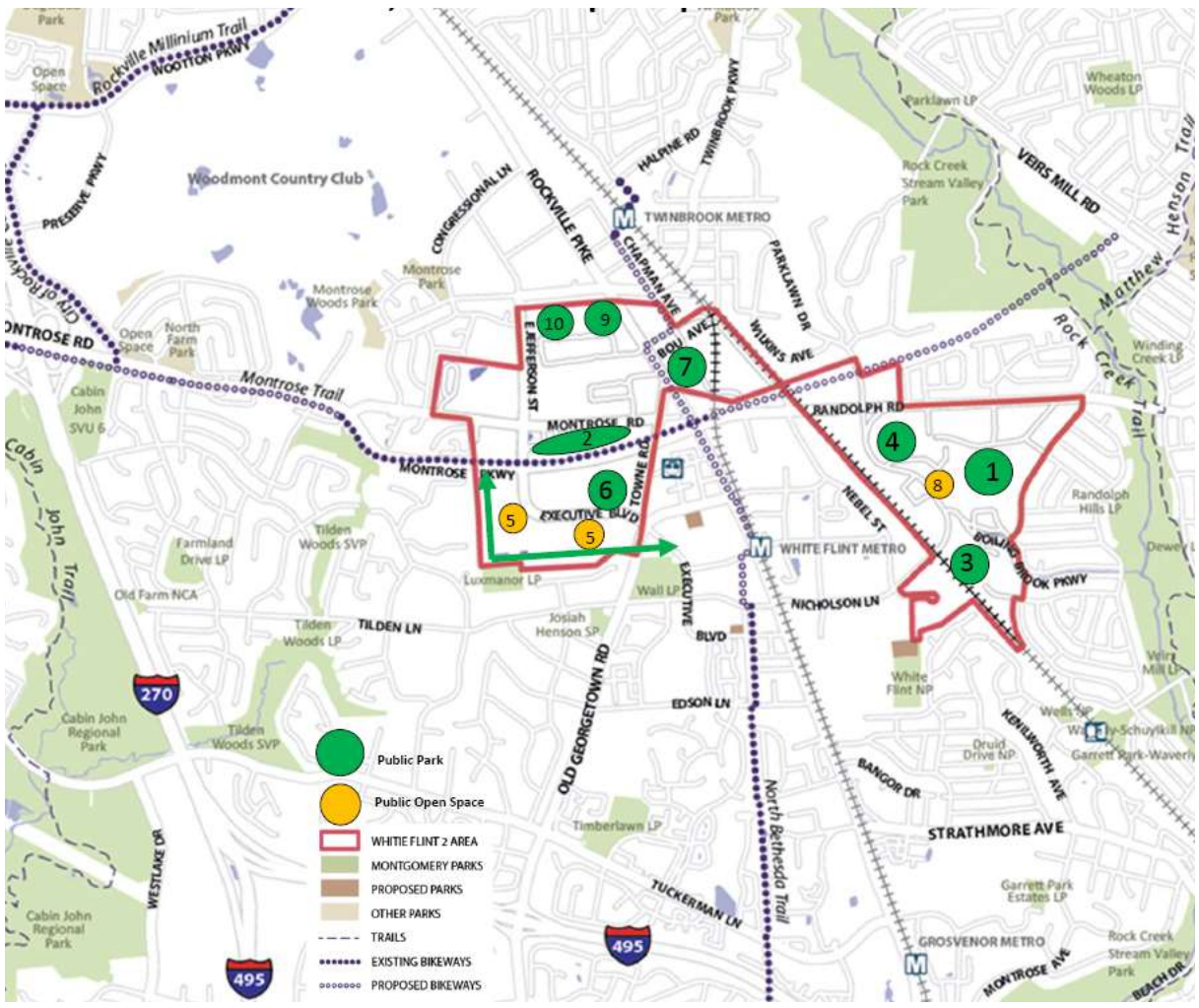
# Preliminary Recommendations: Park, Trail and Open Space

## Area-wide Recommendations

- All developers in the White Flint 2 area should be encouraged to provide wayfinding to the Josiah Henson Special Park and the Wall Park per Parks Department plans.

## Specific Property Recommendations

- Create a **park #1** on the green space next to Rocking Horse to include additional community garden plots and a playing field.
- Create a **linear park #2** along Montrose Parkway in the excess road ROW. The space should have active senior facilities or a dog park. It will need to be set back a sufficient distance from the road to be a pleasant place to be in. The existing tree buffer should remain and be enhanced with new plantings.
- Create an **urban recreational park #3** at the Randolph Hills Shopping Center when it re-develops to provide an outdoor component to the existing indoor recreational destination. Minimum 1-acre park. The space should serve a variety of ages with active recreational amenities such as outdoor fitness, skate park, dog park and play areas.

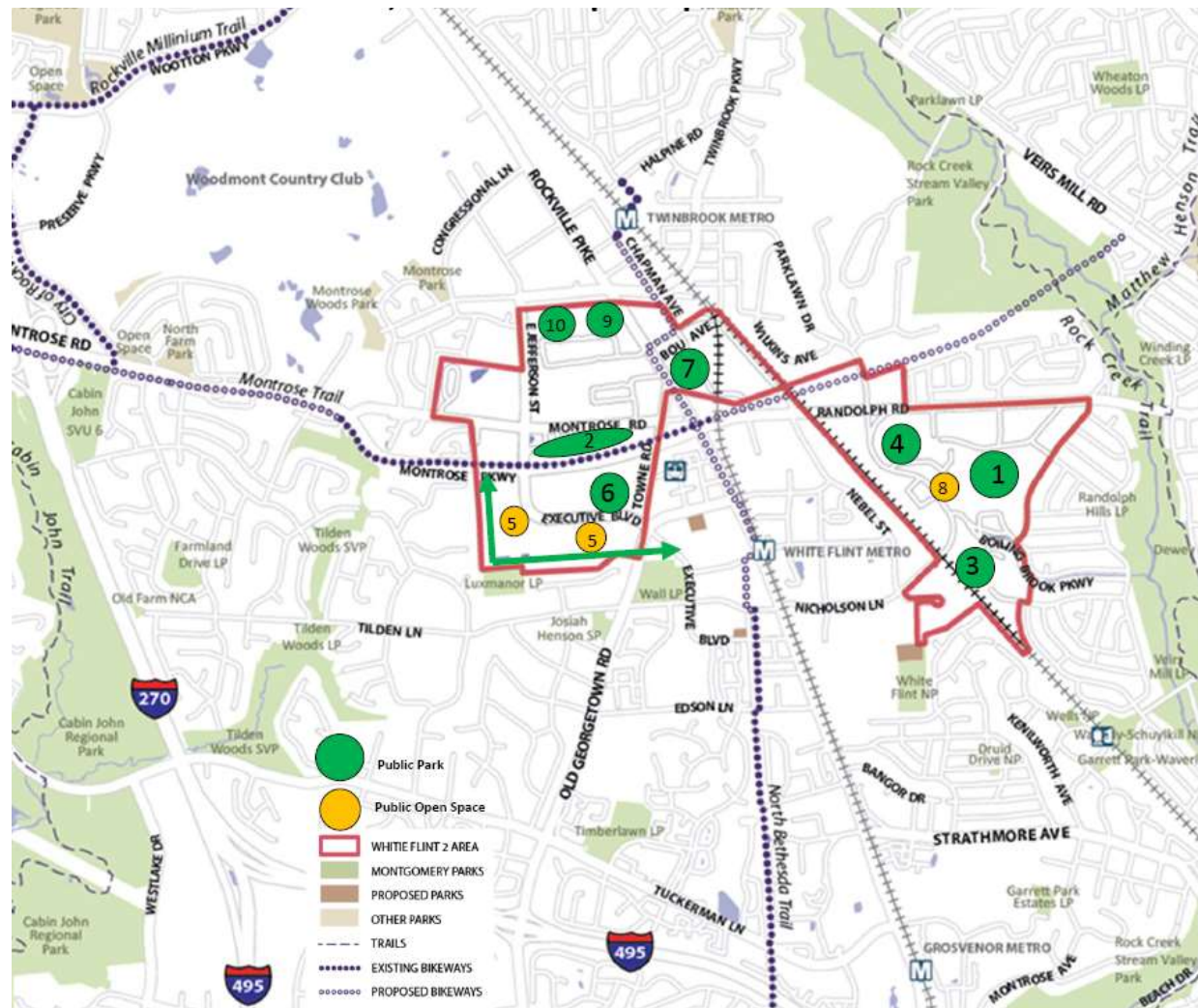




## Preliminary Recommendations: Parks, Trails and Open Space

### Specific Property Recommendations

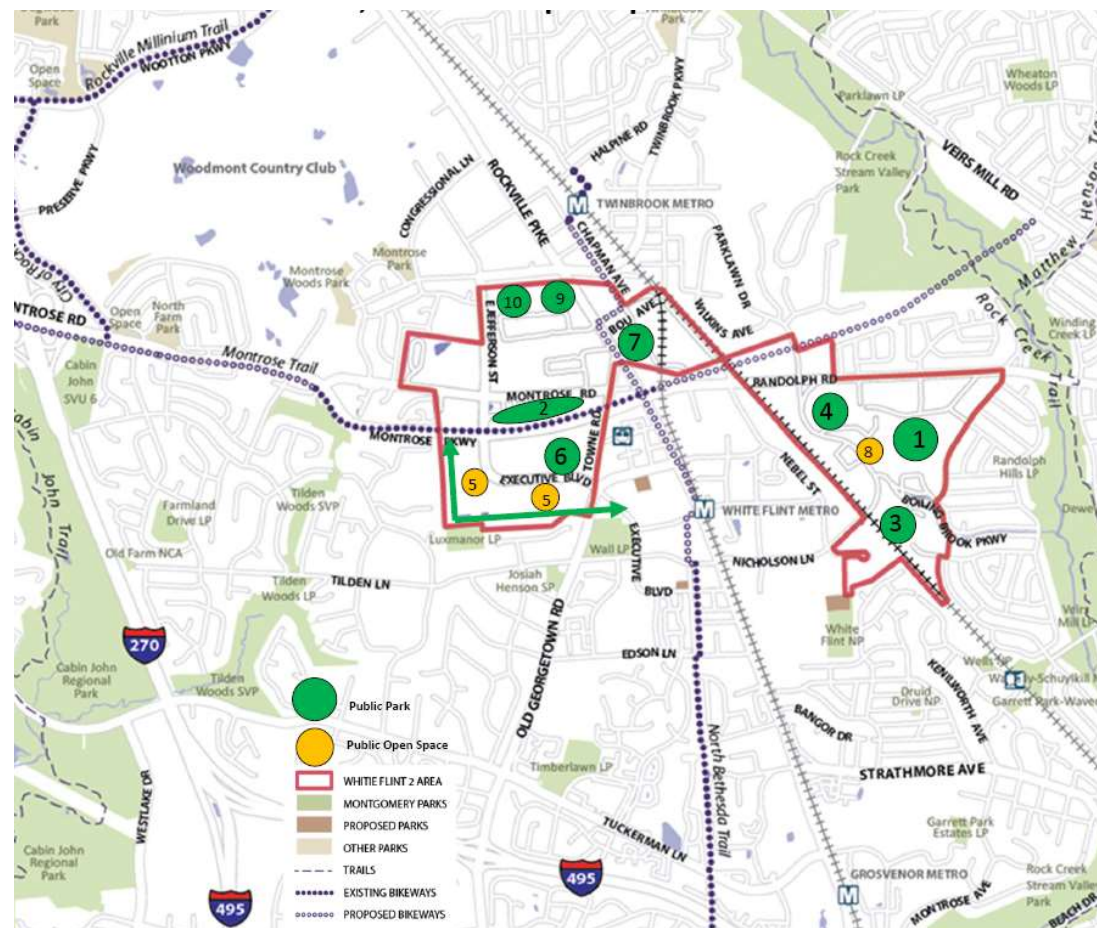
- Create a **neighborhood green urban park #4** at the Loehmann's Plaza property when it re-develops. A .75 to 1-acre park is needed. The park should include neighborhood amenities such as a flexible green gathering place, picnic areas and play features.
- Create **pocket parks #5** along the re-development of Executive Boulevard. These spaces should function as amenity spaces for the office workers and there should be a pleasant green walkable path leading into downtown Pike and Rose. These spaces should have playful sculptures, eating areas and places to work out.
- Create a **neighborhood green urban park #6** at the Wilco Property. Minimum 1-acre park. Include a level grassy area for events and informal gatherings.
- Provide a full sized rectangular field on top of structured parking to help meet un-met field needs in the area.



# Preliminary Recommendations: Parks, Trails and Open Space

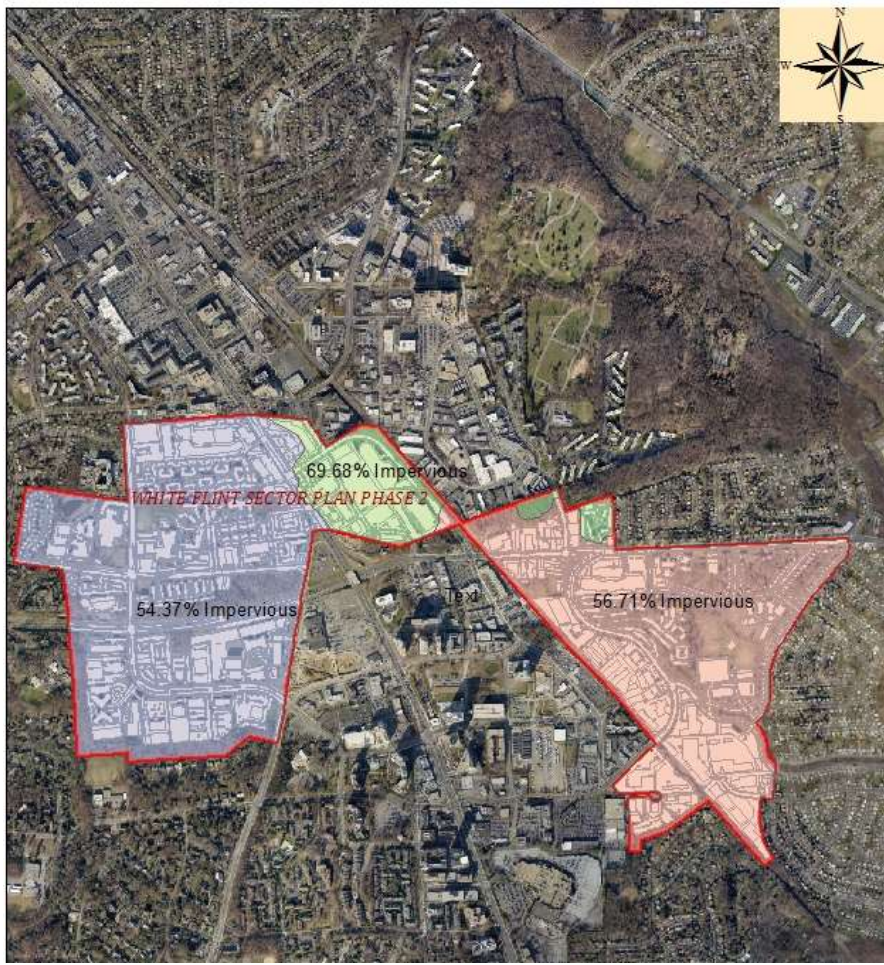
## Specific Property Recommendations

- Create a **neighborhood green urban park #7** at the FRIT property at Montrose Crossing. Minimum 1-2 acres for events, informal gatherings, shaded seating, dog park and exercise.
- Create a **pocket park #8** in the paper street at Gelena Road. There should be space for a trail connection. There are large trees that should be saved, if possible.
- Create a **park like public open space #9** at the Federal Plaza property when it re-develops.
- Create a **park like public open space #10** at the Federal Plaza property when it re-develops.
- Create **two trails** at southern and western edges of the private properties along Executive Blvd. One trail would link Luxmanor Elementary School to the Montrose Bikeway and one trail would link Luxmanor Elementary School with the walkways leading to the heart of Pike and Rose.

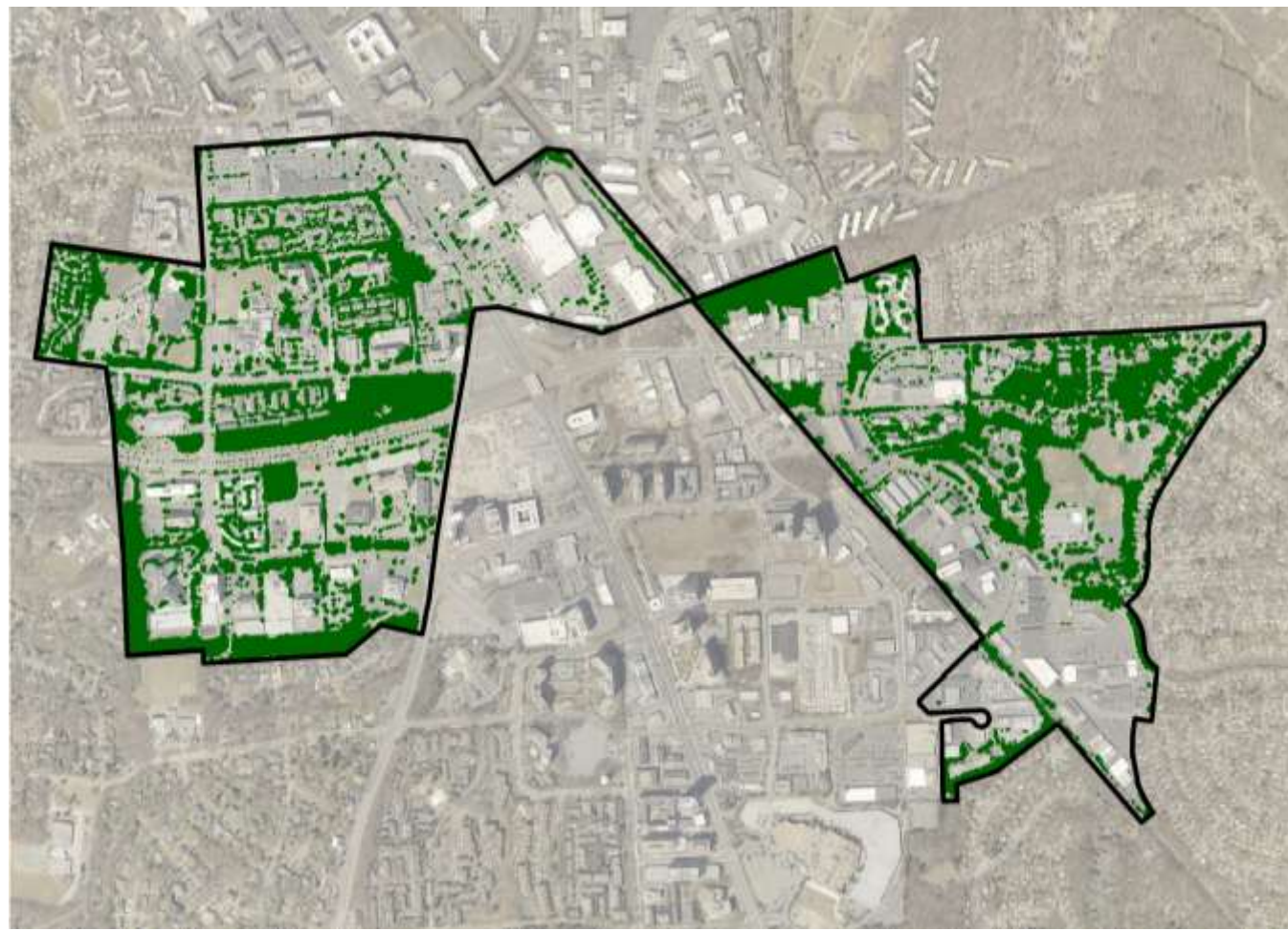




Background: Sustainability



White Flint 2 Imperviousness by sub-watershed: approximately 56 percent for the Plan area



Existing Tree Canopy: 29 percent

## Preliminary Recommendations: Sustainability

---

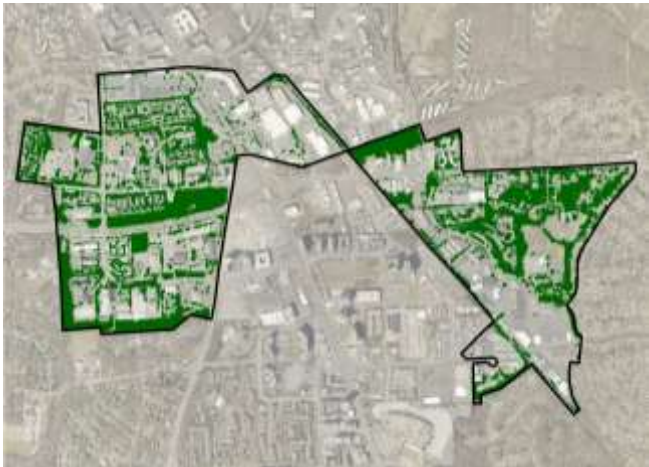
### Air Quality and Managing Carbon Emissions

- In 2008, the Montgomery County adopted Bill 32-07 that established a goal to reduce County- wide greenhouse gas emissions to 80% below the amount in the base year of 2005, including a plan to stop increasing County-wide greenhouse gas (ghg) emissions by 2010 and to achieve a 10% reduction every 5 years through 2050. Carbon footprint is calculated by estimating the greenhouse gas emissions from construction and operation of the projected development. Embodied energy emissions, building energy emissions, and transportation emissions are the three main components to greenhouse gas emissions in projecting total emissions for an area.



## Preliminary Recommendations: Sustainability

- Promote energy efficiency and encourage net zero energy building design.
- Improve the urban ecology, including goals to reduce heat island effect and promote Environmental Site Design (ESD) in stormwater management practices.
- Retain existing wooded areas where designated, and provide increased tree canopy throughout the Plan area.
- Include sustainable solutions in the design of an attractive public realm, to integrate green features, enhance mobility options, and promote walkability.



## Preliminary Recommendations: Sustainability

### Preserving and Enhancing Natural Resources

- Preserve the existing forested stream buffer south and west of Executive Boulevard
- Preserve portions of the existing forest north of Montrose Parkway and integrate it into the setting of a shared use path connecting to the existing shared-use path to the west along the Parkway.
- Establish green connections east to Rock Creek Stream Valley Park, west to Cabin John Stream Valley Park, and south to the Luxmanor Elementary School and Park.

### Water Quality

- Prioritizing environmental public benefit points for tree canopy cover in the CR, CRT and EOF Zones.
- Promote the use of environmental site design (ESD) techniques to reduce impervious areas.
- Minimize imperviousness/maximize pervious areas wherever feasible.
- Increase forest and tree cover.
- Use native plants that require less watering and fertilization in landscaped areas and rainwater for watering planted areas.
- Encourage green features (softscaping) in required open space areas and the public realm.



# Preliminary Recommendations: Sustainability

## Preserving and Enhancing Natural Resources

- Preserve the existing forested stream buffer south and west of Executive Boulevard
- Preserve portions of the existing forest north of Montrose Parkway and integrate it into the setting of a shared use path connecting to the existing shared-use path to the west along the Parkway.
- Establish green connections east to Rock Creek Stream Valley Park, west to Cabin John Stream Valley Park, and south to the Luxmanor Elementary School and Park.

## Water Quality

- Prioritizing environmental public benefit points for tree canopy cover in the CR, CRT and EOF Zones.
- Promote the use of environmental site design (ESD) techniques to reduce impervious areas.
- Minimize imperviousness/maximize pervious areas wherever feasible.
- Increase forest and tree cover.
- Use native plants that require less watering and fertilization in landscaped areas and rainwater for watering planted areas.
- Encourage green features (softscaping) in required open space areas and the public realm.

## Preliminary Recommendations: Sustainability

### Specific Property/District Recommendations

#### *Executive Boulevard*

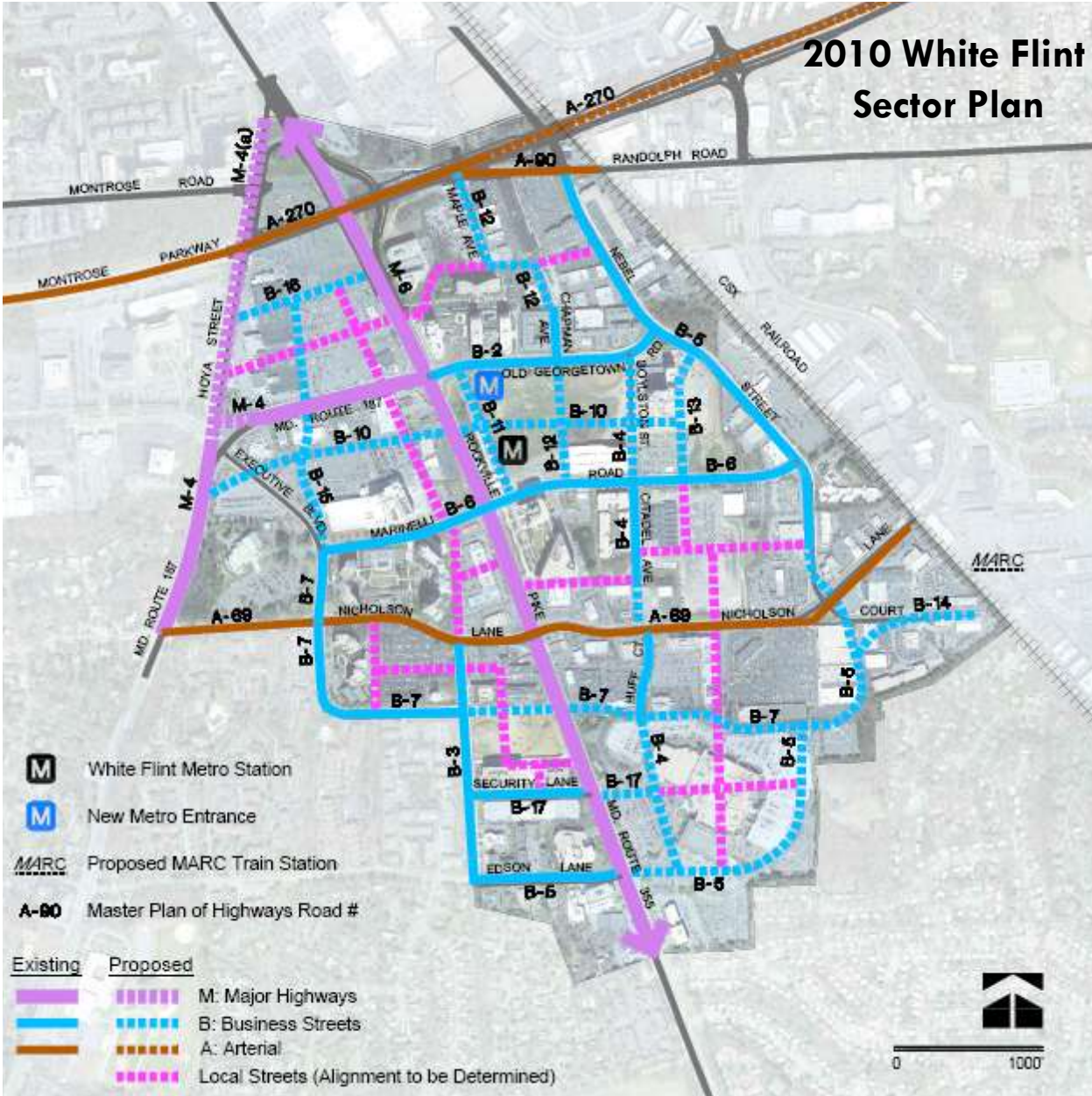
- Retain the existing woodland/trees in the southern and western area in Executive Boulevard South, adjacent to the Luxmanor residential community, as well as the Neilwood-Old Farm stream.
- Develop a pedestrian only path/trail in the Executive Boulevard South area and minimize any encroachment into the stream and environmental buffer.
- Encourage/promote the incorporation of sustainable/green design principles and sustainability initiatives, including but not limited to STAR Communities, Eco District, and LEED ND.

#### *Randolph Hills Shopping Center*

- Integrate stormwater management in the infill development on Randolph Hills Shopping Center.
- Increase tree canopy to 30-40 percent.

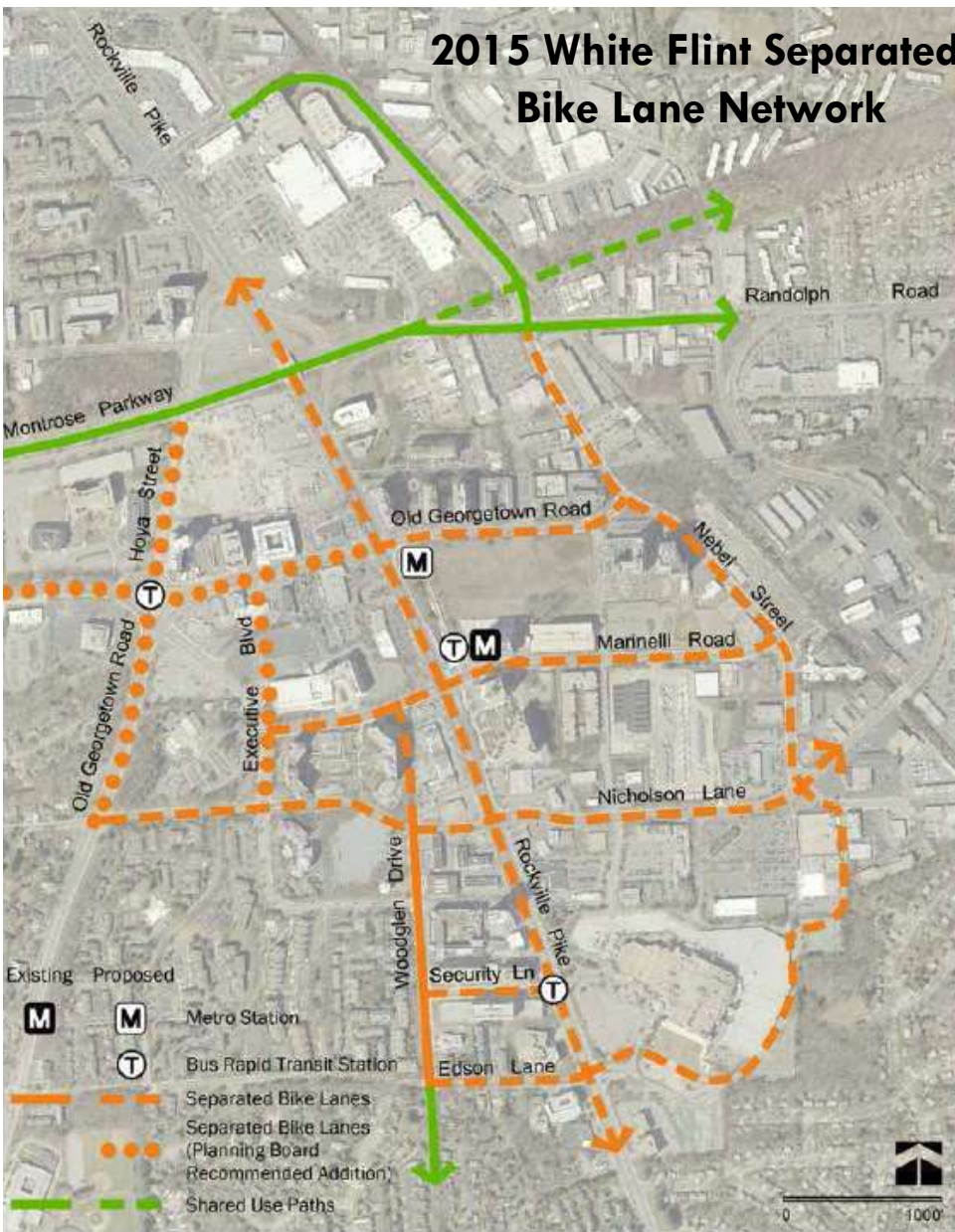


Background: Mobility





Background: Bikeway Network





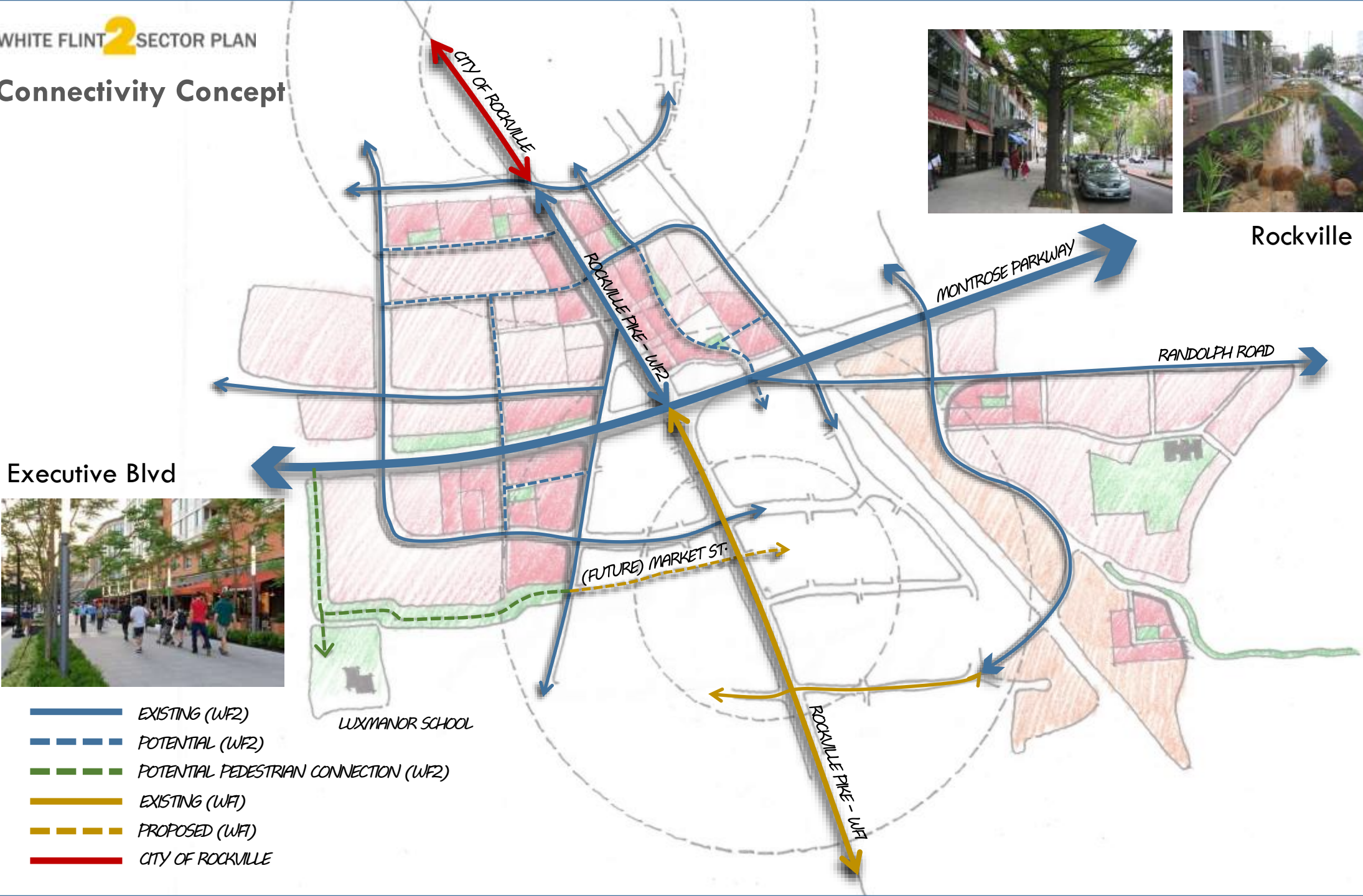
Connectivity Concept



Executive Blvd

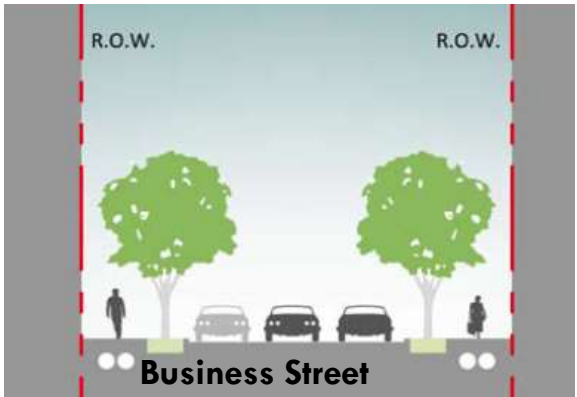
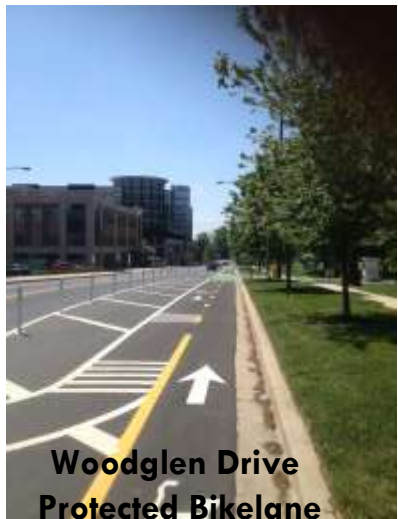
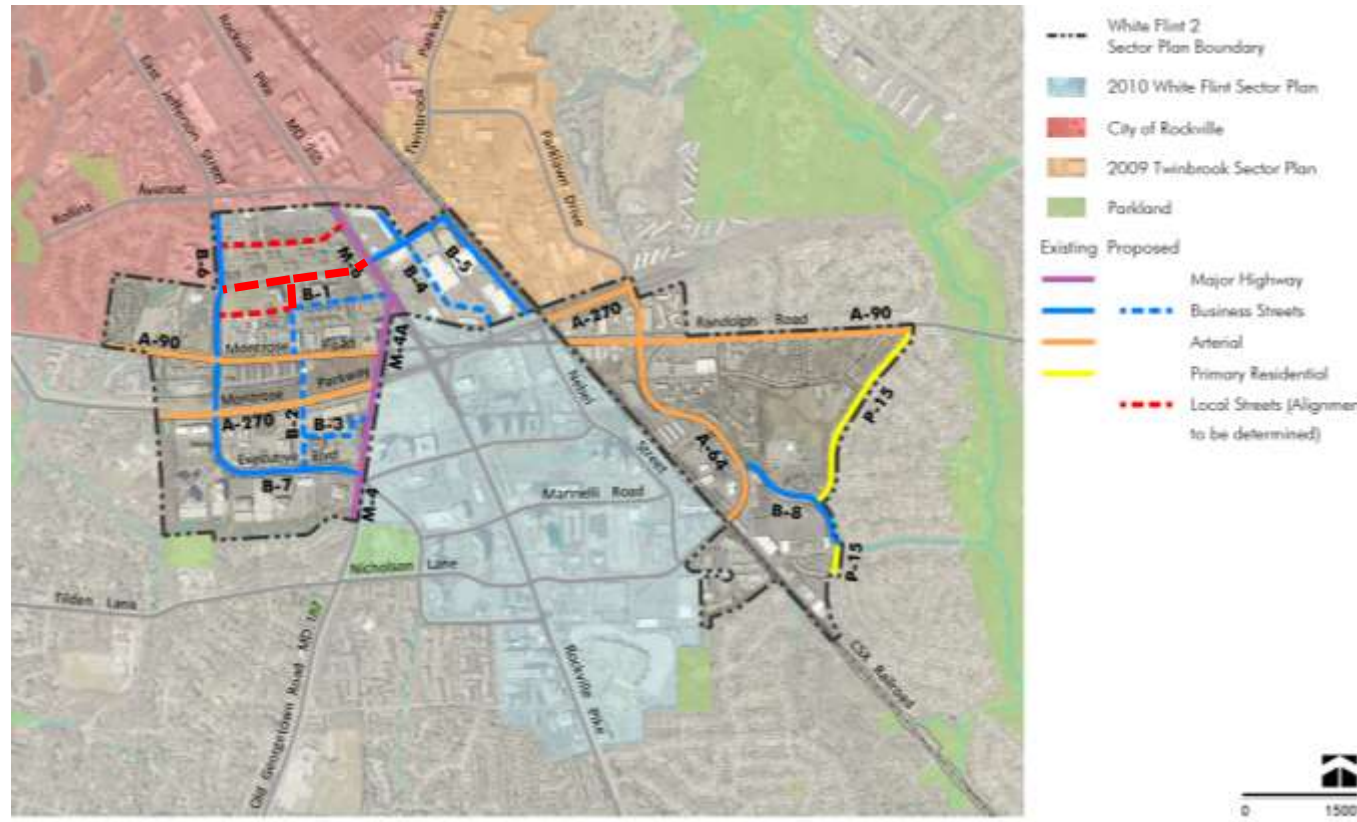


Rockville Pike



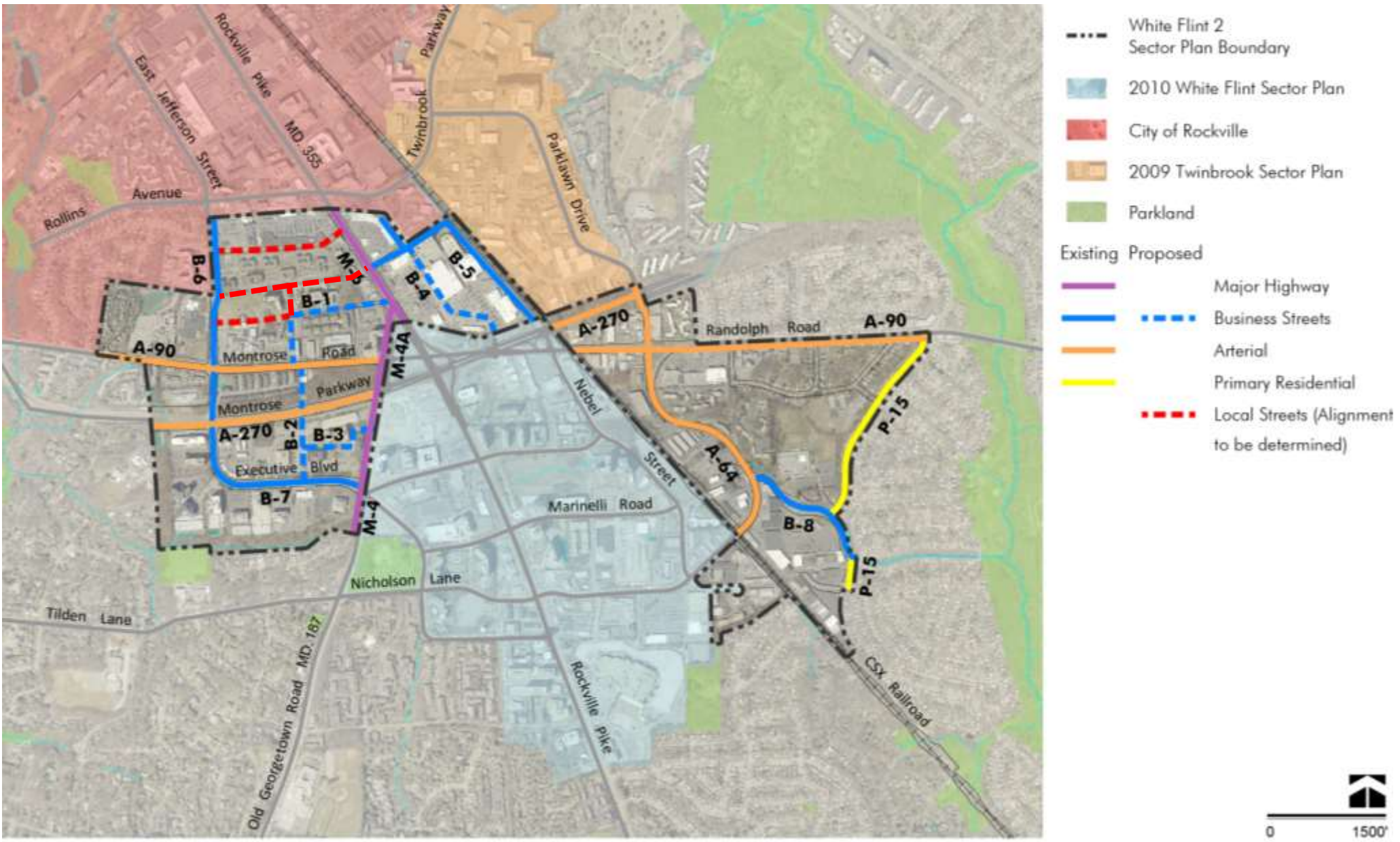
# Preliminary Recommendations: Mobility

- Extend the Rockville Pike (MD 355) Boulevard concept to the City limits of Rockville with Bus Rapid Transit (BRT).
- Support the expansion of the White Flint Sector Plan street network, where feasible.
- Provide new streets that permit alternative ways to navigate in the Plan area.
- Accommodate new bikeways that link to the 2010 White Flint Sector Plan area and the City of Rockville.



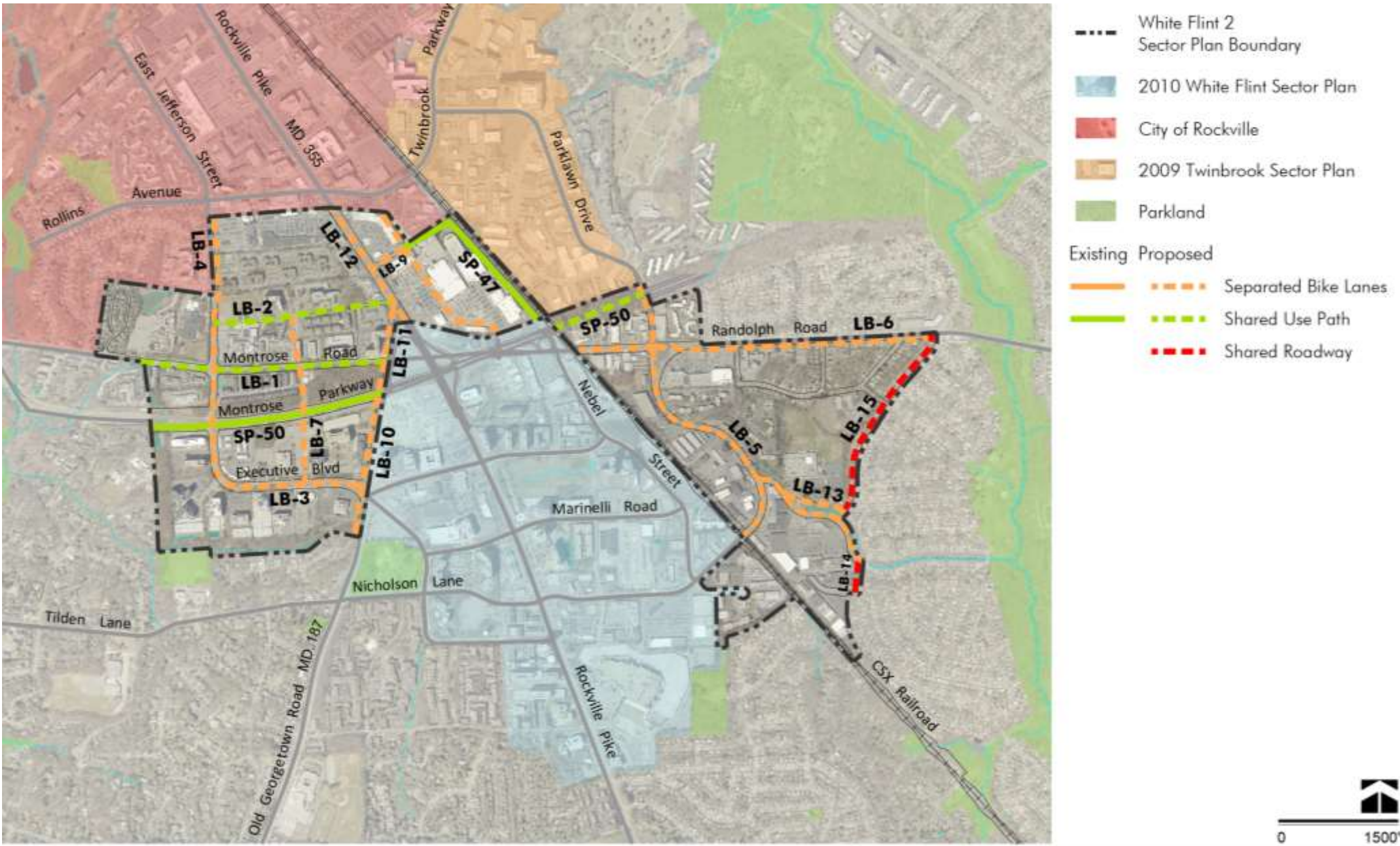


Preliminary Recommendations: Street Network





# Preliminary Recommendations: Bikeway Network





Preliminary Recommendations: Conceptual Roadway Realignment





# Preliminary Recommendations: Transportation Policy



- Proposed White Flint 2-1600 CLV
- CLV standards vary by area
  - North Bethesda – 1550 CLV
  - White Flint 1 MSPA – 1800 CLV
  - Rockville – 1500 CLV
  - Twinbrook MSPA-1800 CLV



**Next Steps**

**July 28:** Planning Board Preliminary Recommendations

**September 8 (Tentative):** Staff/working draft

Q&A

