



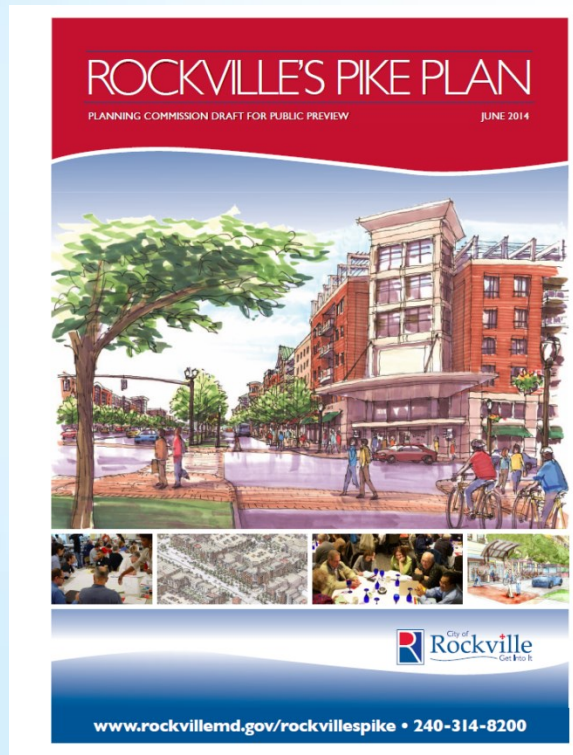
# Rockville's Pike Plan

Planning Commission Draft  
Presentation to North Bethesda TMD

*David B. Levy*  
*Chief of Long Range Planning and Redevelopment*

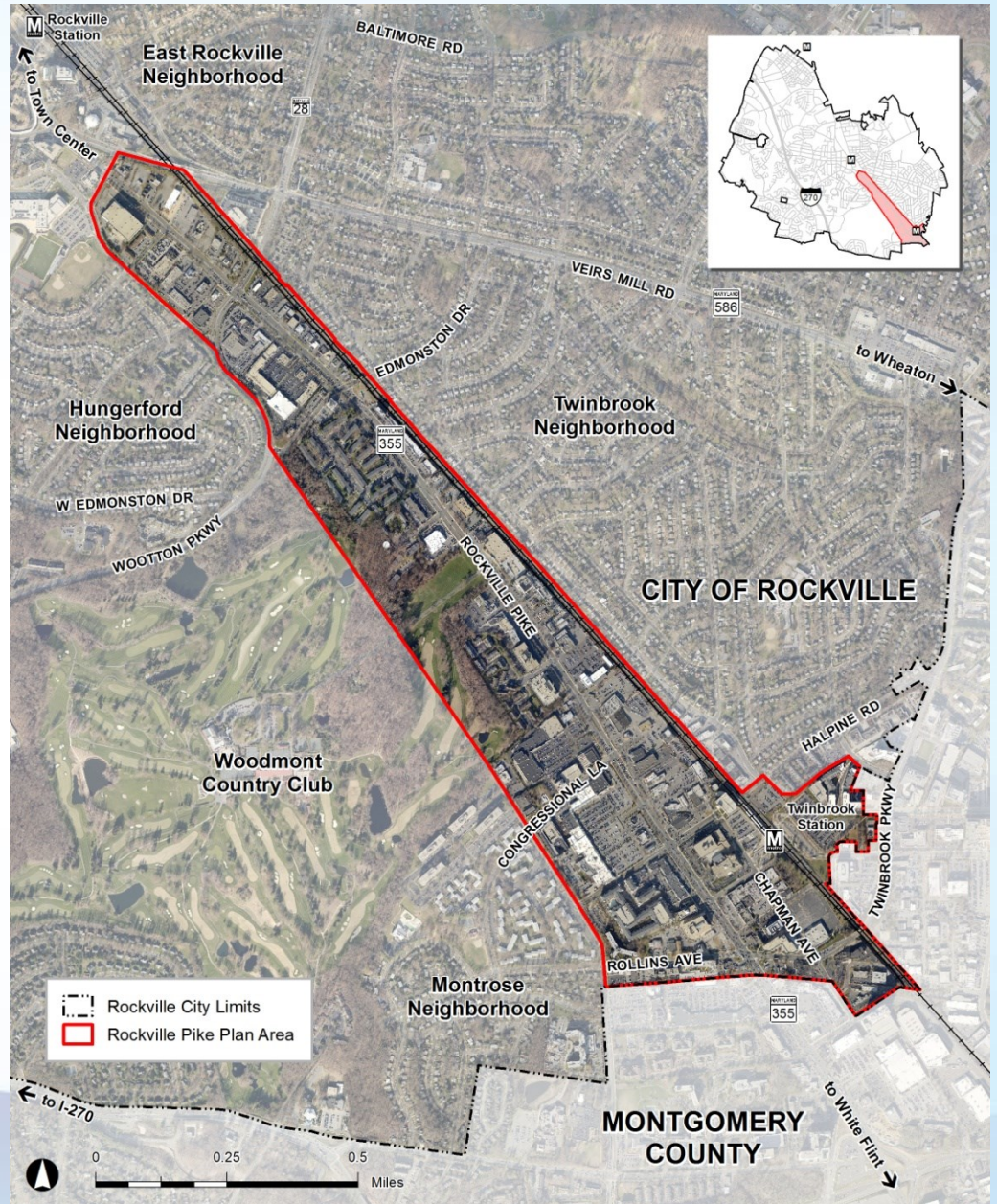
October 29, 2014

[www.rockvillemd.gov/rockvillespike](http://www.rockvillemd.gov/rockvillespike)

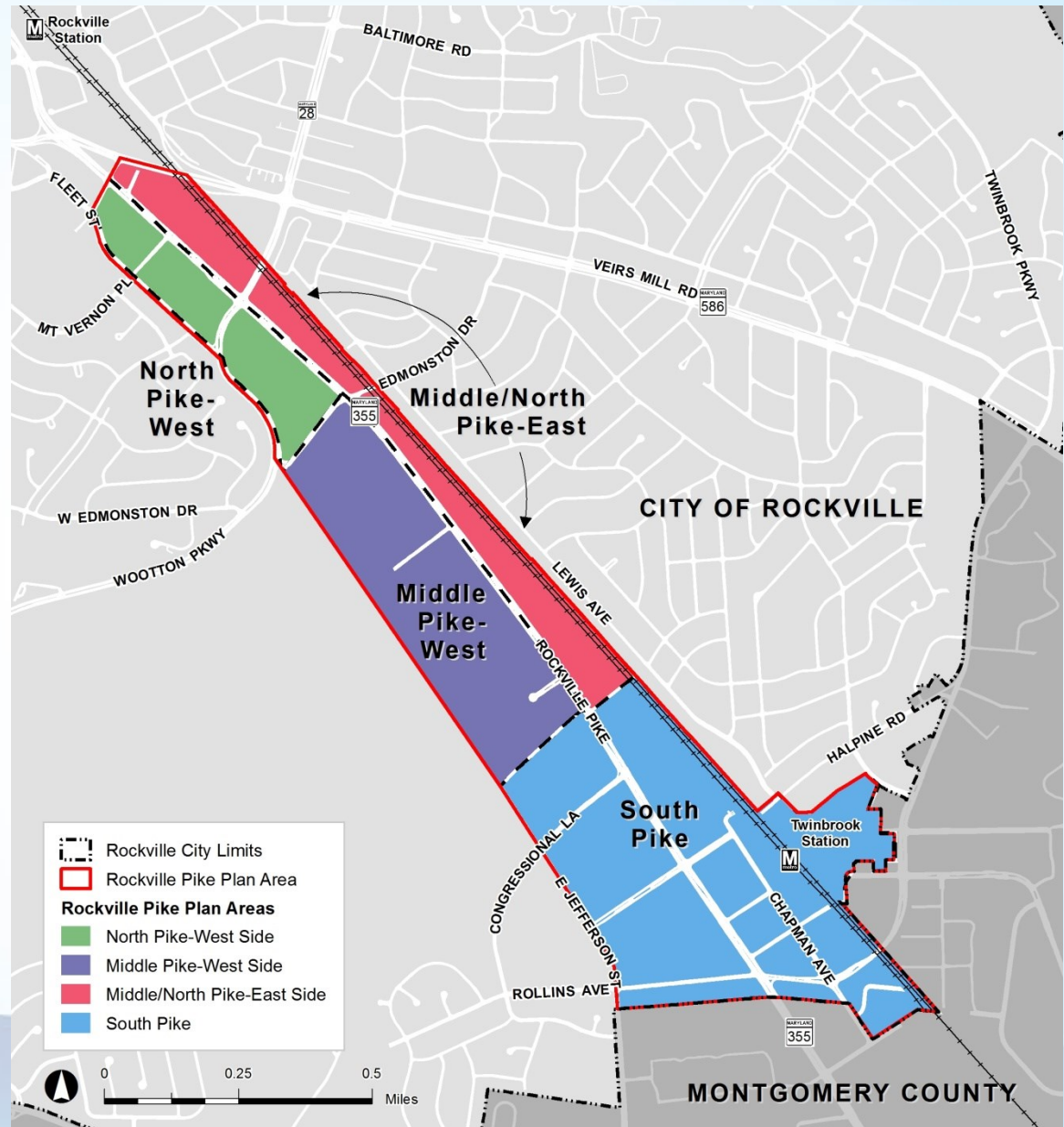




The Plan Area is about two miles long and contains 382 acres.



**Rockville's Pike Plan** acknowledges that there are inherent differences between sub-areas



# Corridor Planning Principles (Chapter 3)

## **A. Livable, desirable environment enhanced by thoughtful urban design**

1. Community design and development appropriate to Rockville
2. Mixed uses and new neighborhoods
3. Inviting conditions for walking and biking
4. Appealing parks and public open spaces for community gathering and activity
5. Environmentally friendly and sustainable
6. A distinctive character for Rockville's portion of the Corridor
7. Development that is supported by commensurate growth of infrastructure

## **B. Multimodal Transportation**

1. Smooth and safe vehicular flow
2. Safe and accessible pedestrian and biking infrastructure
3. Access & movement choices for all travel modes that provide connections within the corridor & with surrounding areas
4. Efficient and reliable local and regional public transportation options
5. Easy-to navigate environment

## **C. Economic Viability**

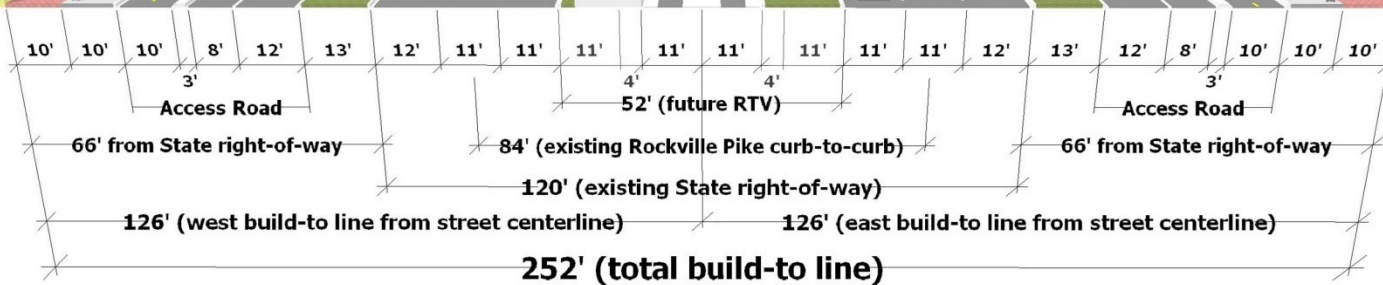
1. Retention and attraction of local and national retail
2. City support for successful development
3. Financeable infrastructure and fiscally responsible implementation



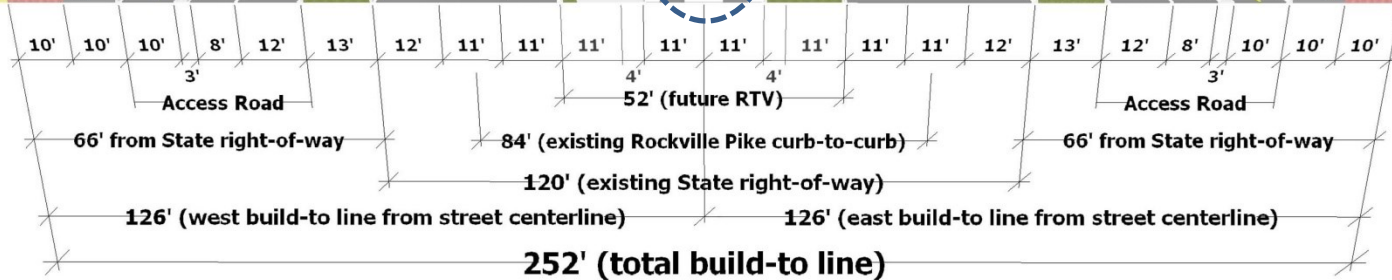
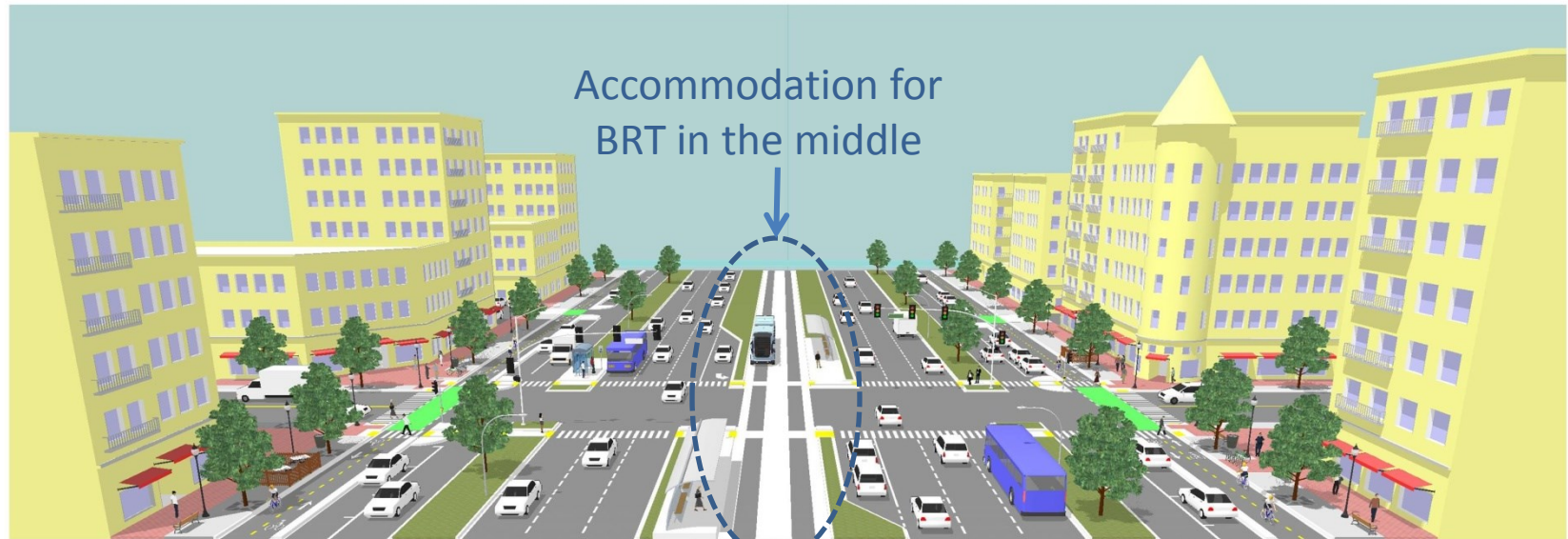
## Major Transportation Policies (Chapter 4):

1. Re-design and reconstruct Rockville Pike as a multi-way boulevard
2. Expand the street network
3. Make all streets “complete”
4. Optimize access to and use of public transit

# Rockville Pike as a Multi-Way Boulevard



# Rockville Pike as a Multi-Way Boulevard



## Boulevard Access Road Detail

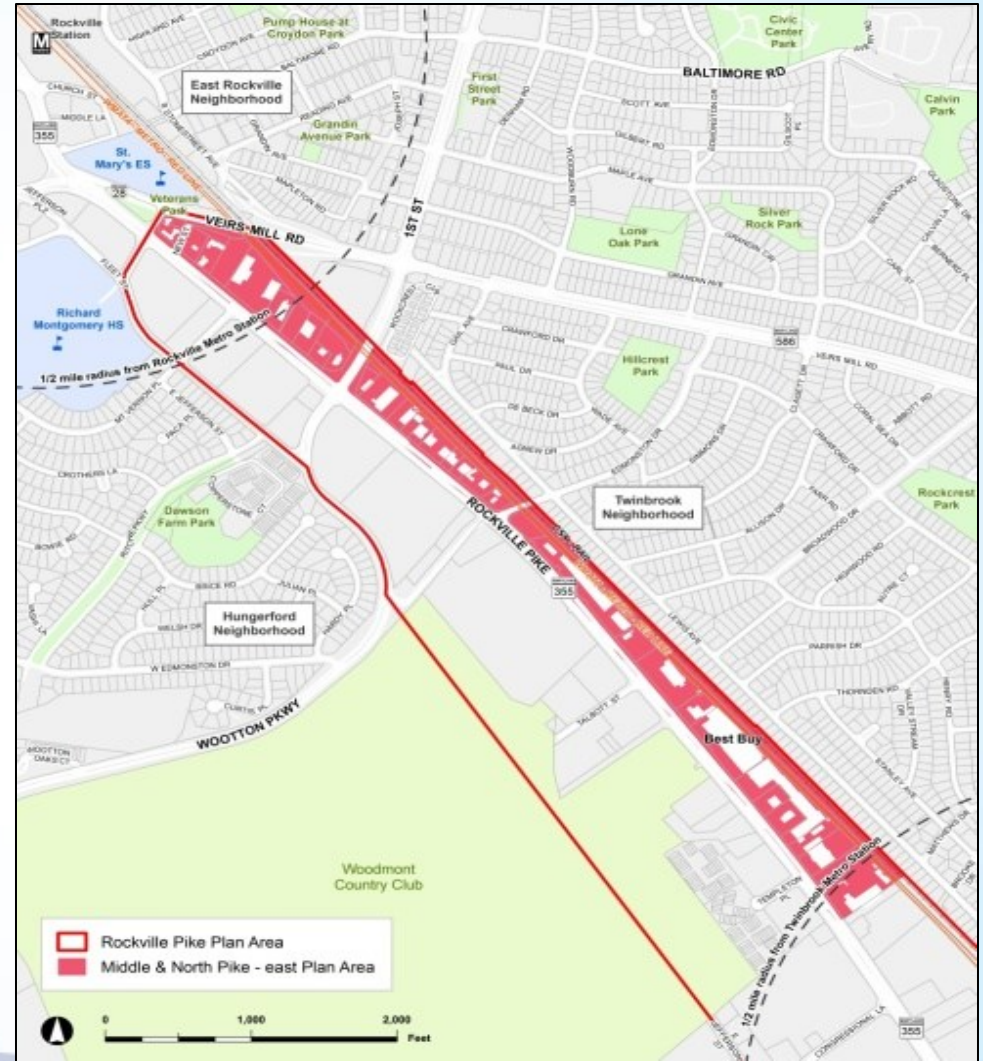






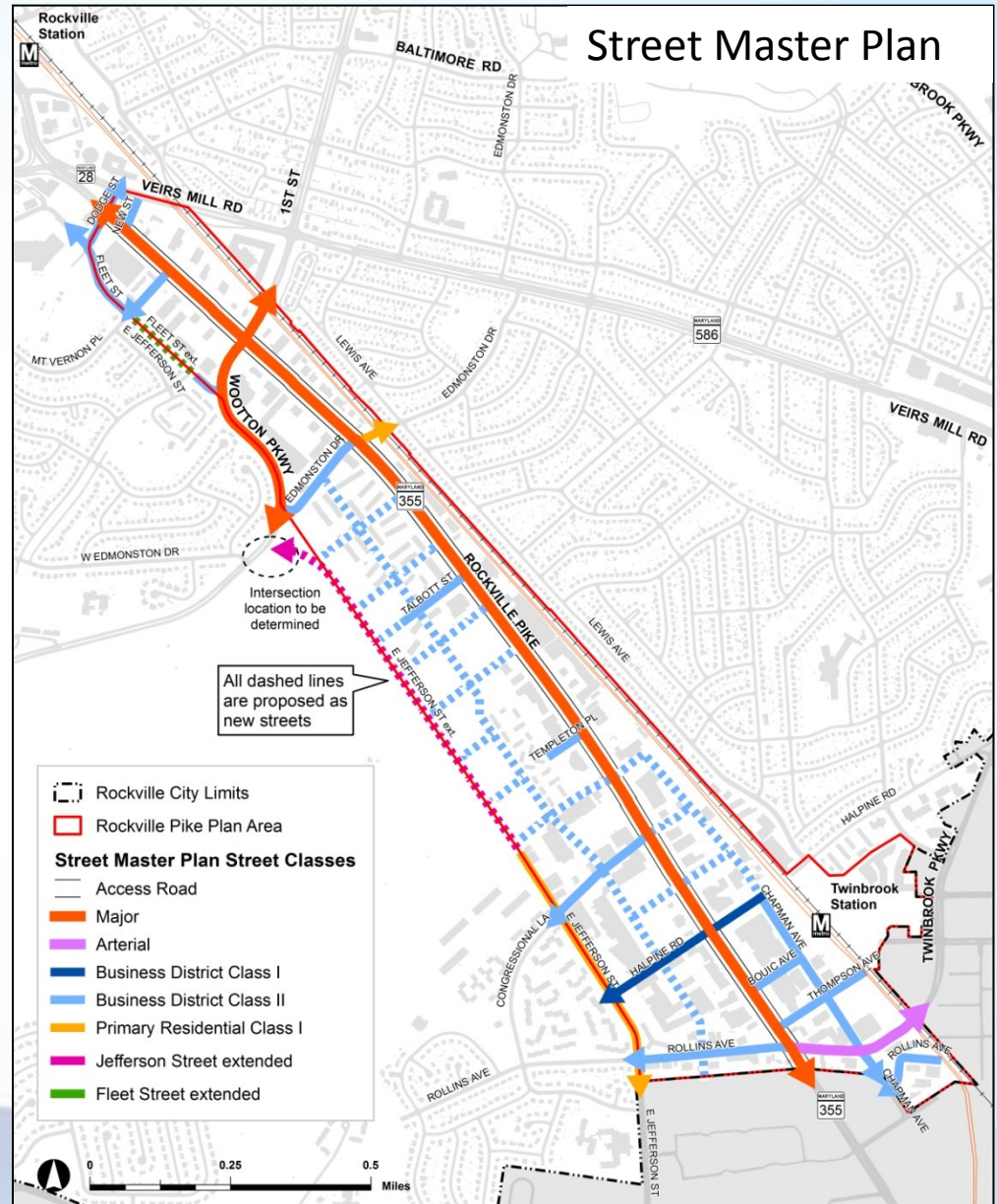
# Rockville Pike – Potential modifications to boulevard design

North and Middle Pike – narrow east side





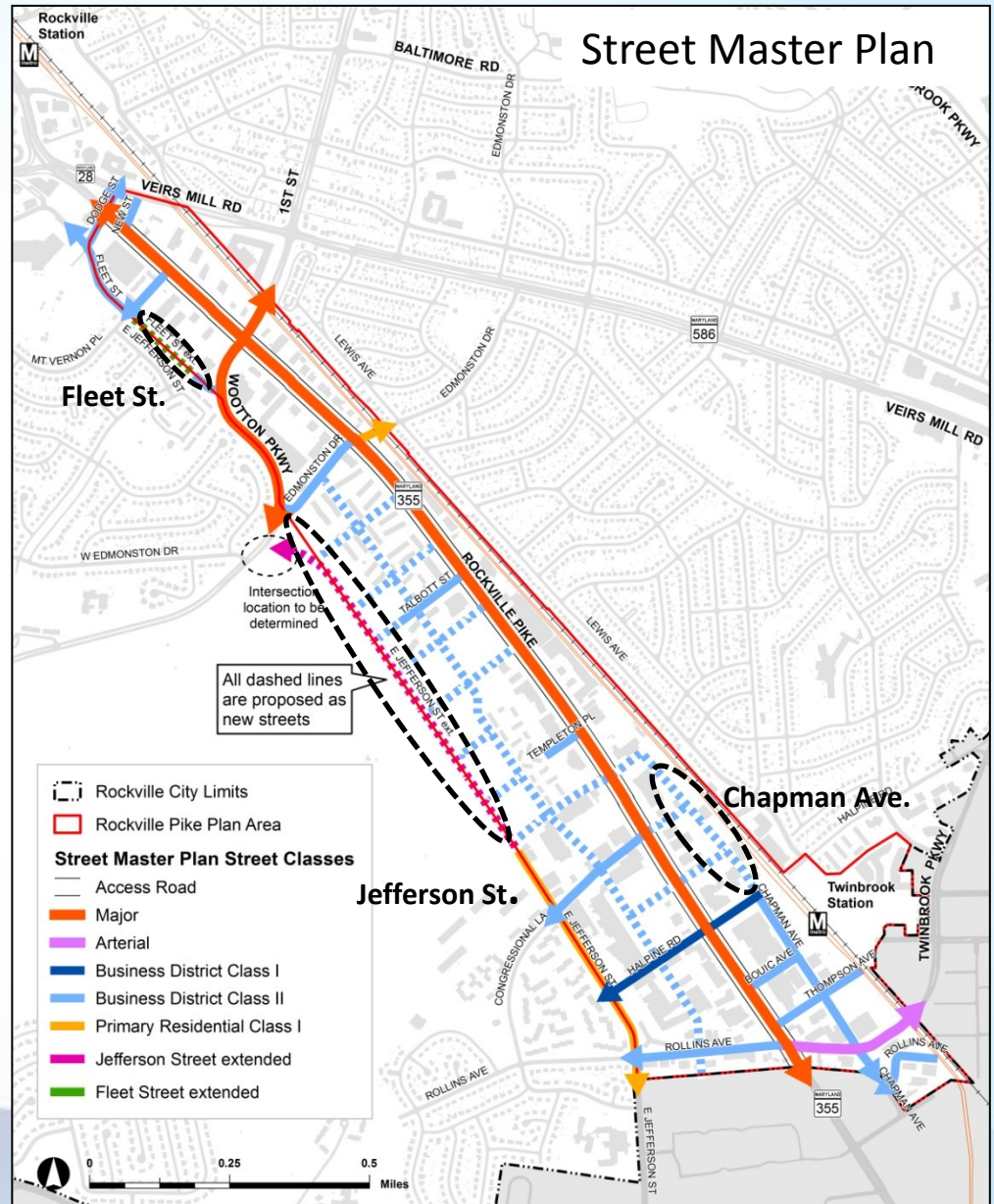
## Expanded Street Network





## Expanded Street Network :

- Chapman Avenue
- E. Jefferson Street
- Fleet Street
- Other South Pike connections
- Middle Pike, west side grid



## Optimize Access to and use of Public Transit:

- Metrorail
- Local buses
- Future transit (BRT)



## Principal Land Use Policies (Chapter 4):

1. Seek to ensure a comfortable & functional relationship between public infrastructure and the private built environment
2. Require buildings to be adjacent to sidewalks
3. Regulate building height by location
4. Create smaller blocks
5. Provide wide and pleasant sidewalks
6. Enhance the pedestrian environment overall; especially at strategic intersections and on strategic streets

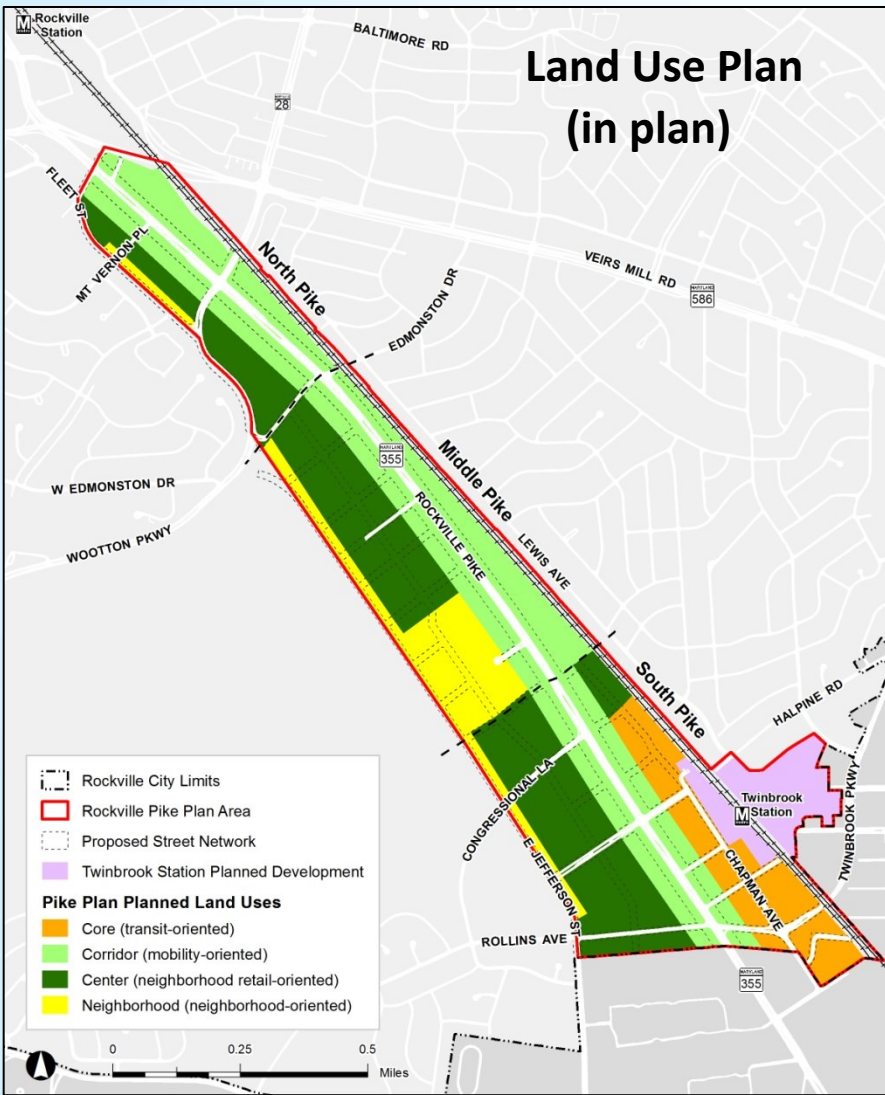


## Principal Land Use Policies (continued):

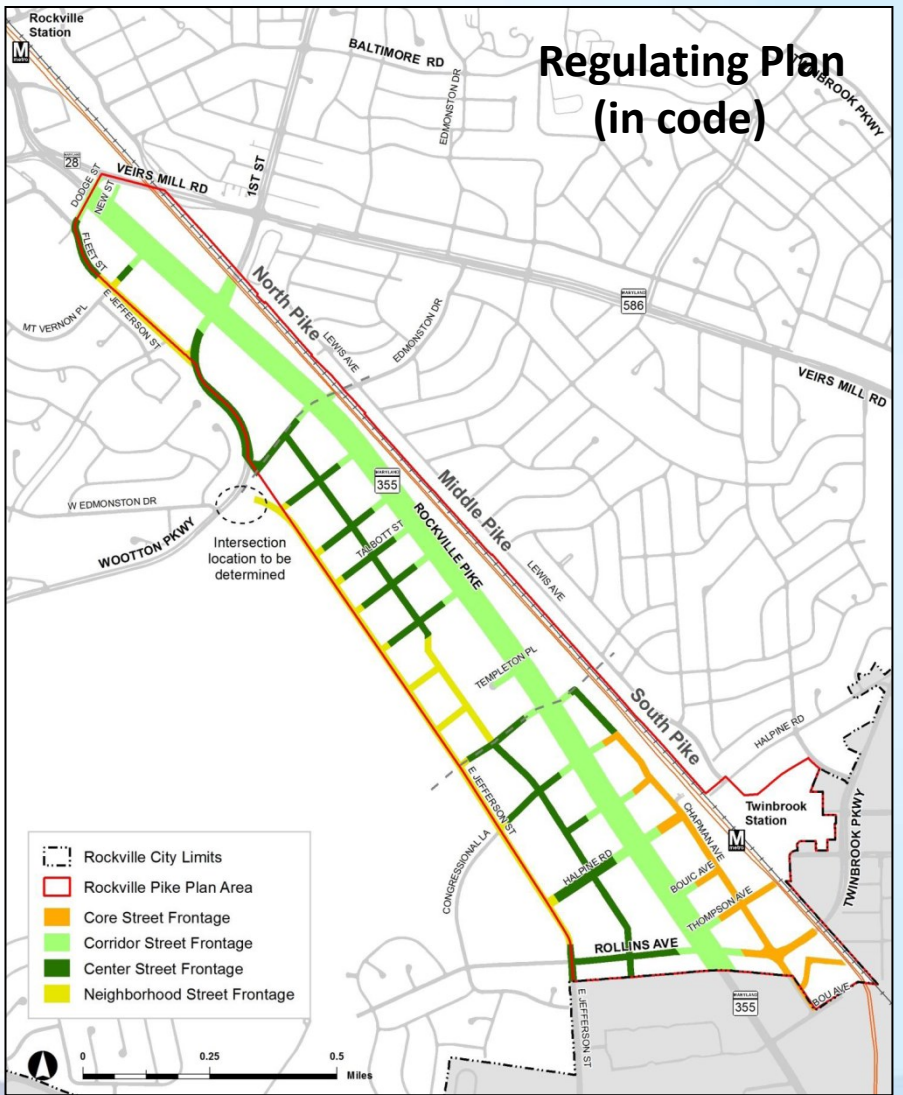
7. Ensure a mix of uses
8. Encourage enduring, human-scale architecture that has visual interest
9. Provide parks
10. Require the creation of public use space through redevelopment
11. Strategically locate and right-size parking



# Land Use Plan (in plan)

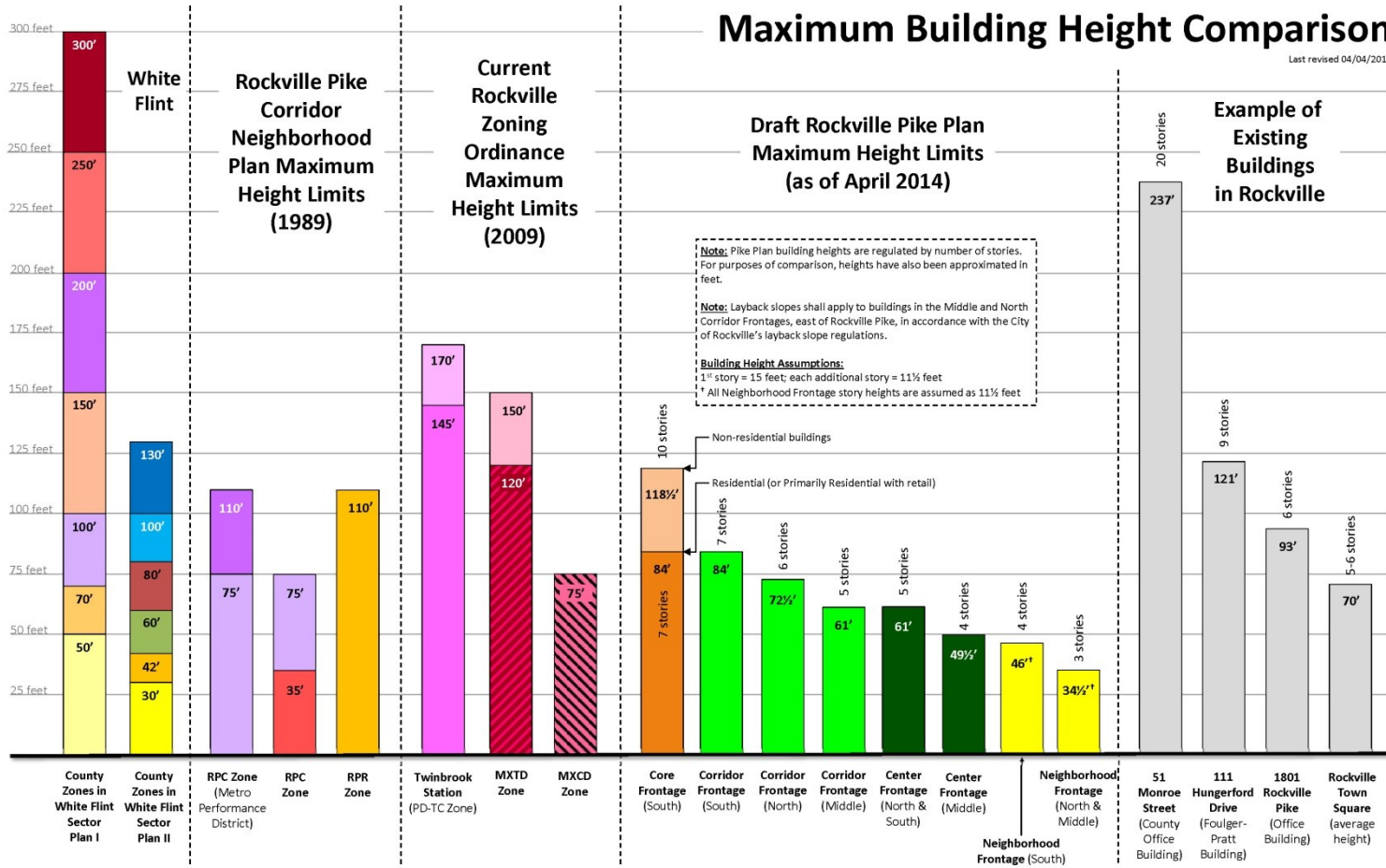


# Regulating Plan (in code)



# Maximum Building Height Comparison

Last revised 04/04/2014







## The Public is Encouraged to Stay Involved

- Read the Planning Commission's Recommended Draft Plan and proposed zoning: [www.rockvillemd.gov/rockvillespike](http://www.rockvillemd.gov/rockvillespike). Other information pertaining to the planning process is also available at this Web site.
- Hard copies are available for review at Community Planning and Development Services Department at City Hall, the Rockville and Twinbrook libraries, the Lincoln Park, Twinbrook, and Thomas Farm Community Centers and the Senior Center.
- Join the Rockville's Pike Plan interest group: [www.rockvillemd.gov/rockvillespike/interestgroup](http://www.rockvillemd.gov/rockvillespike/interestgroup)
- Join the Mayor & Council and staff on a tour of the Pike Plan Area, Saturday November 1
- Submit written testimony to the Mayor and Council for the public record. Email [cityclerk@rockvillemd.gov](mailto:cityclerk@rockvillemd.gov), or mail to City Clerk's Office, Rockville City Hall, 111 Maryland Ave., Rockville, MD 20850.
- Provide oral testimony at a Public Hearing on November 17 or December 8
- Call David Levy at 240-314-8272 or Cindy Kebba at 240-314-8233 with questions