

Policy Items (from Councilmember Palakovich-Carr’s suggested edits)

Policy Item	Mayor and Council Notes
-ES-4: remove A.1 and 6	
-ES-7: point 12: remove or rewrite. Current draft proposes a major policy change and is a somewhat biased view of environmental impacts. Sprawl has bigger environmental impacts on habitat loss, climate change, stormwater runoff, etc. than the impacts listed here.	
-1-2: 2 nd paragraph: cut “and it lowers the maximum building heights near the Twinbrook Metro Station from the 2009 ordinance’s Mixed-Use Transit District (MXTD) maximum heights.”	
-3-3: #7: Fails to recognize key external pressures, such as pressure on infrastructure from development outside of the city and turnover in existing single-family housing stock.	
-3-4: #4 remove 2 nd paragraph	
-3-5: flesh out #2. Include that the best use of land closest to the mass transit is higher density. Also include that redevelopment will support and increase the City’s tax base.	
-4-20: delete last sentence of 2 nd paragraph	
-4-20: 3 rd paragraph: This seems premature to make this recommendation. The Mayor and Council have not yet deliberated.	
-4-25: delete 1 st paragraph	
-4-25: 2 nd paragraph: delete “, but generally mid-rise”	
-4-25: 3 rd paragraph: delete “particularly if occupied by non-residential uses that could complement the multifamily dwelling units that are currently planned near the Metro station,”	
-4-25: 4 th paragraph: delete “Community input to the planning process suggests that no more than 10 stories is suitable for Rockville within proximity of the Metro station.”	

-4-27: replace three story minimum for south pike core with five stories	
-4-27: 3 rd paragraph: change to “Accessory buildings are allowed throughout the Plan Area, but their locations and uses should be clearly subservient to the primary building.”	
-4-33: Recent Trends 2 nd paragraph: the current language presents a false competition between generations.	
-4-33 and 4-34: replace 2 nd paragraph with language about the City monitoring the types of uses proposed with a goal of achieving a mix of uses.	
-34: bullet points:	
<ul style="list-style-type: none"> • 1st bullet: delete 	
<ul style="list-style-type: none"> • 2nd bullet: add that townhouses are not allowed in the Core 	
<ul style="list-style-type: none"> • 3rd bullet: Change to “Most office and retail uses are allowed everywhere in the Plan Area.” 	
<ul style="list-style-type: none"> • 4th and 5th bullets: delete (address in zoning code) 	
<ul style="list-style-type: none"> • 6th bullet: delete 1st sentence 	
-4-34: bullet points:	
<ul style="list-style-type: none"> • 1st bullet: delete 	
<ul style="list-style-type: none"> • 2nd bullet: add that townhouses are not allowed in the Core 	
<ul style="list-style-type: none"> • 3rd bullet: Change to “Most office and retail uses are allowed everywhere in the Plan Area.” 	
<ul style="list-style-type: none"> • 4th and 5th bullets: delete (address in zoning code) 	
<ul style="list-style-type: none"> • 6th bullet: delete 1st sentence 	
-4-35: delete 2 nd bullet	
-4-35: 5 th bullet, delete 2 nd sentence	
-4-35: Rewrite public facilities section. The language is overdramatic (i.e. “live or die”). Also fails to make the connection between the need for new revenue to maintain existing services.	
-4-36: 2 nd sentence of 2 nd paragraph is not consistent with city law	

-4-37: 3 rd paragraph: replace 1 st sentence with “Redevelopment offers an opportunity for the creation of open and green space for recreation and visual amenities, and to improve environmental sustainability.”	
-4-40: #12, 3 rd paragraph see comment from page ES-7. This language surpasses the requirements of the city’s forestry ordinance. Major policy changes should not be undertaken through a planning document, but rather through ordinances.	
-4-41: Revert to 2013 language on de-emphasizing parking. Remove language on allowing more parking than requirements.	
-5-11: last sentence: see page 4-20 comment re: shuttles/circulators	
-5-6: third paragraph, last sentence: this may not be true, given B.F. Saul’s purchase of 17 acres	
-5-14: #4 3 rd paragraph: see comment on page 5-6	
-Add language somewhere about existing affordable housing laws and requirements	
-Add Vision Zero	

Issue Items (From Councilmember Palakovich-Carr’s suggested edits)

Issue Item	Mayor and Council Notes
Executive Summary	
-Change name of plan from “Rockville’s Pike Neighborhood Plan” to “Rockville Pike Neighborhood Plan”	
-ES-1: Update COG future population projections	
-ES-2: replace called out quote on left side. The master plan is in the process of being updated. This quote will soon be out of date.	
-ES-2, 1 st paragraph: what is a “strong” public amenity? Replace the word.	
-ES-2, 1 st paragraph: change order of modes to “pedestrians, bicyclists, drivers, and transit riders”	
-ES-2, 3 rd paragraph: add consultant’s work prior to Planning Commission.	
-ES-3, 6 th paragraph: after “or outdoor enjoyment” add “within the plan area, but facilities exist outside the plan area.”	
-ES-3, 6 th paragraph: add sewer	
-ES-4: reorder B to 2, 3, 4, 5, 1	
-ES-6: 1 st paragraph: change to “an attractive, walkable and bikeable place.”	
-ES-7: second to last bullet: development has advanced beyond “ripening” near Twinbrook Metro station. Need a different word.	
-ES-8: third bullet: change to “a pleasant place to walk and bike...”	
Chapter 1	
-Add context: currently missing background on millions of dollars of infrastructure that was built over decades (i.e. Metro) to create this opportunity.	The The Mayor and Council directed staff to remove all references to a jobs-to-housing ratio. Mayor and Council directed staff to add this to sections of the Executive Summary and Chapter 1 re: purpose of the plan
-1-2: 5 th paragraph change “an extended review” to “a review”	
-1-2: 6 th paragraph: add property owners	
-1-3: add language about future development being infill development	
-1-3: 2 nd paragraph: the County is planning BRT, not a generic form of rapid transit. Be more precise with language.	

-1-3: 3 rd paragraph replace “ripening”	
-1-4: #4 lack of traffic capacity is underemphasized relative to the scale of the problem	
Chapter 2	
-2-7: #5 Update with more recent statistics and information.	
-2-7: schools 2 nd paragraph: language is not consistent with the City’s APFS school standard (e.g. clustering).	
-2-7: schools 2 nd paragraph: Walter Johnson cluster should also be addressed. Richard Montgomery isn’t the only high school that serves this planning area.	
-2-11: 4 th paragraph: update “Other upgrades are scheduled in Rockville’s 2013 CIP...”	
-2-12: wastewater: update 2013 CIP reference	
-2-12: WSSC: replace last sentence with “Water and sewer service in this area is regulated by the WSSC.”	
Chapter 3	
-3-3: multimodal transportation bullets: reorder consistent with executive summary	
Chapter 4	
-4-1: 2 nd paragraph change “an extended public review” to “a public review”	
-4-7: 4 th paragraph remove the sentence that begins “However, a sidewalk adjacent to the main lanes of the Pike...” and corresponding language on the next page.	
-4-9: add a bullet about the benefits of providing space for stormwater mitigation	
-4-16: remove Fleet Street extension. If not, add “and Hungerford neighborhood” to the 4 th paragraph after “Richard Montgomery High School community”	The Mayor and Council removed the Fleet Street Extension from the plan.
-4-19: Metrorail 2 nd sentence: replace with “However, safety and capacity issues must be addressed.”	
-4-25: 2 nd paragraph: do we want to be more specific about the size and/or description of the buffer?	
-4-29: odd selection for called out text	
-4-30: 4 th paragraph may need changed to be	

consistent with change on page 4-7 regarding sidewalk placement	
-4-32: 2 nd paragraph: expand language on pedestrian and bicyclist access over or under railroad tracks	
-4-32: #7 remove job-to-housing ratio language	The Mayor and Council directed staff to remove all references to a jobs-to-housing ratio.
-4-33: Recent Trends 1 st paragraph: delete third sentence on jobs to housing ratio	The Mayor and Council directed staff to remove all references to a jobs-to-housing ratio.
Chapter 5	
-5-1: 1 st paragraph: replace “such as controlling the height of buildings” with “such as building heights”	
-5-15: 2 nd paragraph: is this language about Historic Resources Management Plan consistent with the Mayor and Council’s actions in 2015 regarding historic preservation?	Yes, resources were allocated in the FY2016 budget for this purpose.
Appendix A	
-A-1: 2 nd paragraph, last sentence: may need to be updated given additional outreach more recently	
Throughout	
-Replace “high-capacity transit service” or “rapid transit service “ with “bus rapid transit”	

**Editorial Items – The Mayor and Council may make a single motion and take a single vote to accept the following minor edits as a group
(These edits were suggested by Councilmember Palakovich-Carr):**

-Add Barbara Matthews, former City Manager and Craig Simoneau, Acting City Manager to Acknowledgements
-ES-1: extra space at start of second paragraph
-ES-1: extra space in “jobs in” (3rd paragraph)
-1-1: 1 st sentence, there is an extra space between “Pike corridor”
-1-1: 2 nd paragraph, 4 th sentence: semicolon should be a comma
-1-2: 4 th paragraph, should be an em dash not a hyphen in “corridors - yet”
-1-2: 7 th paragraph, “conditions; supplemented...” should be a comma not a semicolon
-1-10: 2 nd bullet: all semicolons should be commas
-1-13: 2 nd bullet, add comma in “Rockville Pike which”
-1-13: under middle and north pike, change to “...some are as narrow...”
-2-3: #7, change “2014” to “2016”
-2-5: #7 change hyphen to em dash
-2-9: 2 nd paragraph: replace “dip” to “drop”
-2-10: 1 st paragraph, last sentence: change “is located” to “are located”
-2-11: 3 rd paragraph: replace “Verizon’s phone system” with “Verizon’s telecommunication system”
-4-1: 1 st paragraph, 2 nd sentence: extra space in “...the Rockville...”
-4-6: 4 th paragraph, “mains lanes” should be “main lanes”
-4-11: under Expand the Street Network, there is an extra space in “will require”
-4-20: 5 th paragraph: hyphens should be em dashes
-4-20: 4 th paragraph: replace “vital” with “vibrant”
-4-21: text callout: replace “vital” with “vibrant”-4-23: 4 th paragraph, 1 st sentence: period should be within quotation marks
-4-24: 3 rd paragraph, last sentence, change “around;” to “around,”
-4-33: under Recent Trends, should be “2008-09” or “2008-2009”
-4-38: the p in “Plaza” should be bolded
-5-4: spell out AECOM (acronym is not defined). Staff note: the company is only known as AECOM
-5-13: 2.a delete “the” before “land use policies”
-5-13: #3 add a comma after “corridor”
-5-15: 2 nd paragraph, move period inside quotation marks
-5-17: line starting with “Monitor need and ensure community needs...” has an extra space after the parenthesis
Globally: inconsistent capitalization of “station” in “Twinbrook Metro Station”
Globally: inconsistent use of “façade” versus “facade”