

Planned Land Uses in Rockville's Pike Neighborhood Plan

Mark Pierzchala, Rockville Councilmember, May 26, 2016, 2nd draft for discussion

The planned land uses shown in Figure 4-22 are not optimal because of their size, shape, and location. Specifically, some of these areas are so narrow that they don't seem to be able to achieve their objectives. The four designations of *Core*, *Corridor*, *Center*, and *Neighborhood* are acceptable as labels. The following changes more fully reflect the reality of the Pike.

South Pike Plan Area Region (page 1-8)

- *Core* should extend further from Twinbrook Metro. It should extend to Rockville Pike.
- *Corridor* should be deeper along the west side of Rockville Pike. It should be at least as deep as half the block length from Rockville Pike to East Jefferson Street.
- If *Corridor* does not extend to East Jefferson, *Center* should extend from the edge of *Corridor* to East Jefferson Street.

Middle Pike East

Corridor is acceptable.

Middle Pike West

- *Corridor*, where it is drawn on page 4-22, should be deeper, at least half the distance to the projected East Jefferson.
- If *Corridor* does not extend to East Jefferson, *Center* where it is drawn on page 4-22, should be deeper, to East Jefferson.
- *Neighborhood*, where it is drawn as a rectangle on page 4-22, is intriguing. The placement of the yellow rectangle may be adjusted to include the grassy area in front of Woodmont Country Club.

North Pike East

Corridor is acceptable.

North Pike West

There are three narrow planned use areas.

- *Neighborhood* area should become *Center*.