



City of  
**Rockville**  
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# Maryland Sustainable Growth Commission

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## **Redevelopment & Infill in Rockville**

### **Rockville Town Center**

Created a physical and social center and heart for the community

Catalyst for future development

### **Twinbrook**

State recognized TOD site

Mixed use

Partnered with WMATA

### **Rockville's Pike Plan**

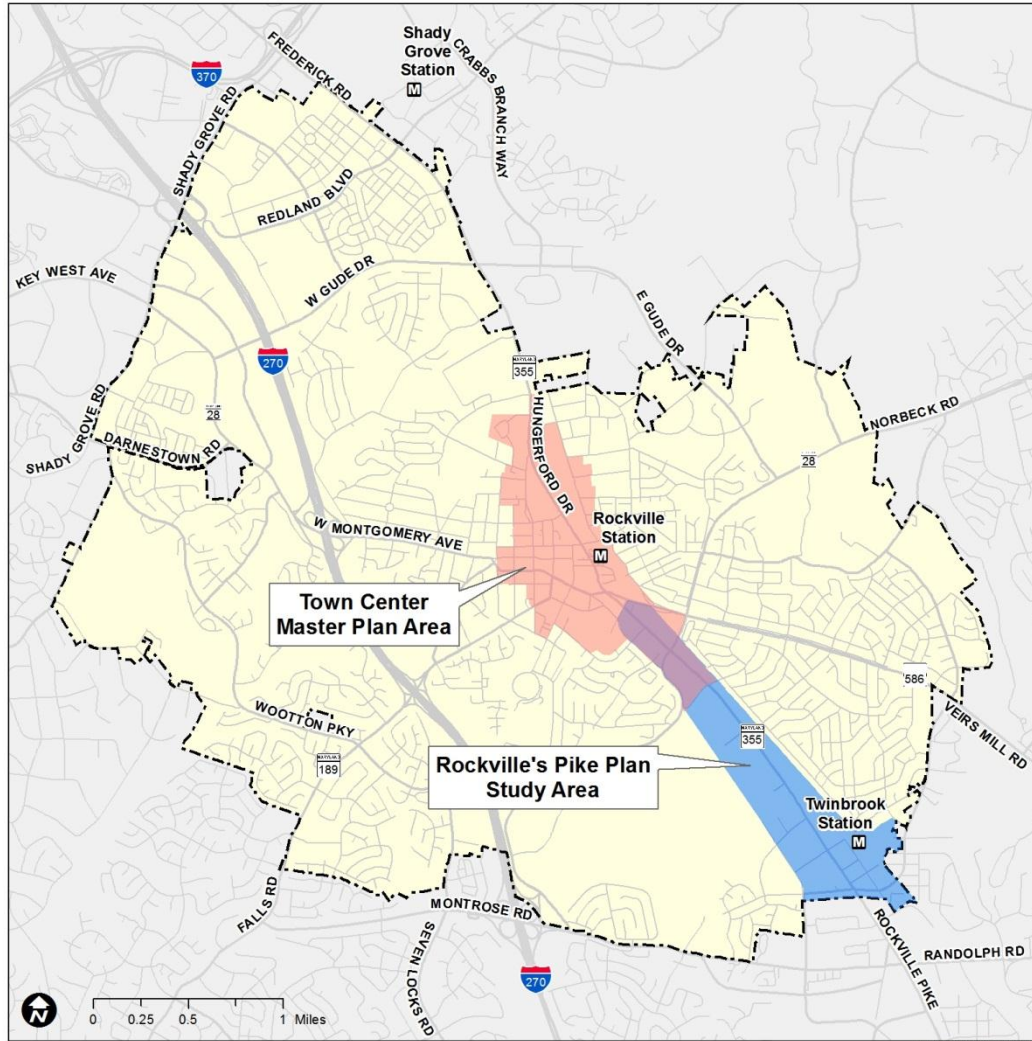
Updating 1989 plan

Coordinating with County BRT proposal

Balance redevelopment pressures and  
community character



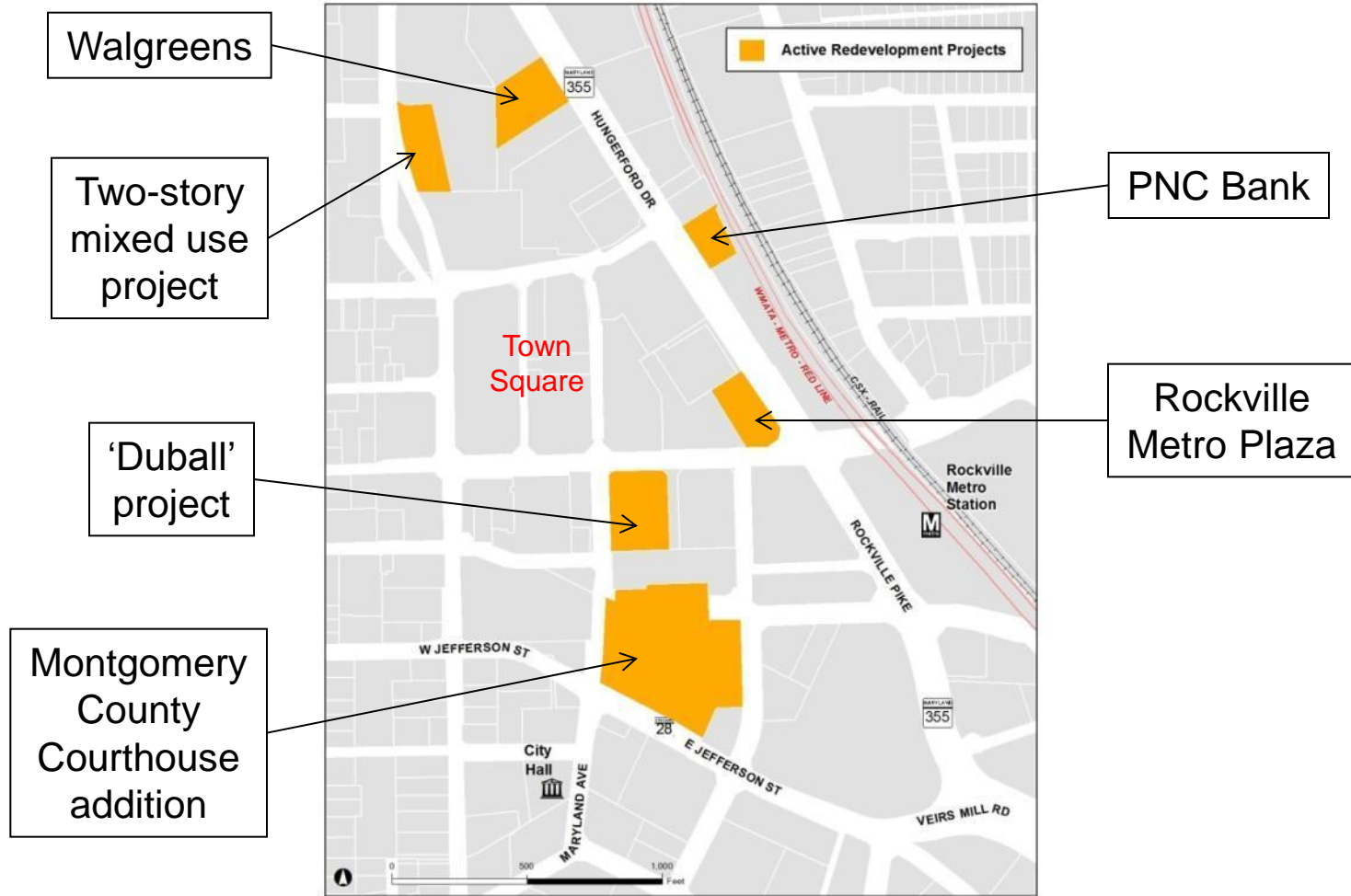
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# Rockville Town Center





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# Rockville Metro Plaza

**Location:**

121 Hungerford Drive  
(Hungerford Drive at Middle Lane)

**Site Acreage:**

3.53 acres

**Non-residential square footage:**

- 600,000 Office (upon completion of three phases)
- 25,000 Retail

**Building Height:**

- Phase 1 = 11 stories
- Phase 2 = 11 stories
- Phase 3 = 12 stories





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## 'Duball' Project

**Location:**

196 East Montgomery Avenue

**Site Acreage:**

3.2 acres

**Residential Units:**

- 485 units
- 140 key hotel

**Non-residential square footage:**

- 40,000 retail

**Building Height:**

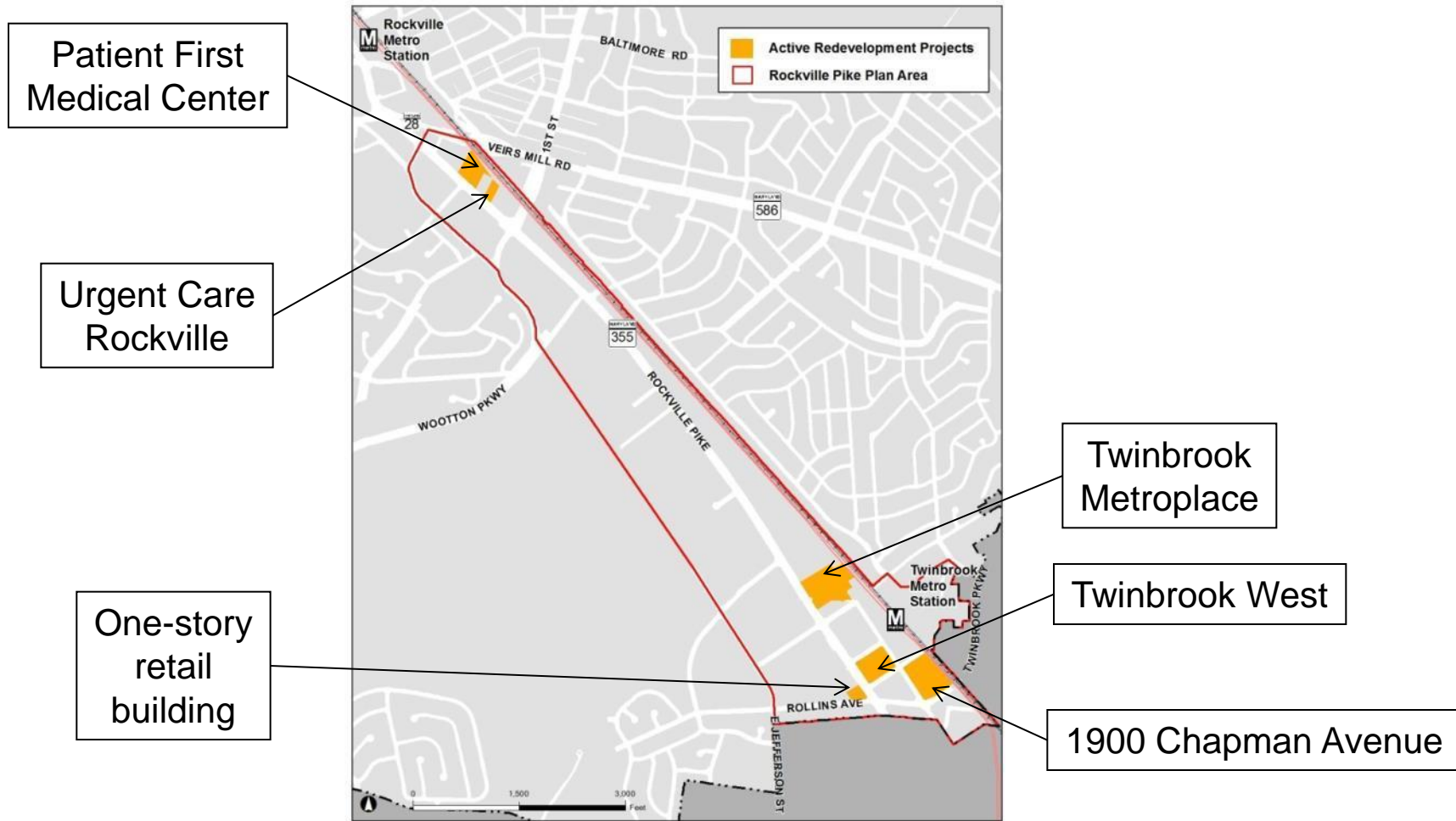
- 144 feet
- 173 feet





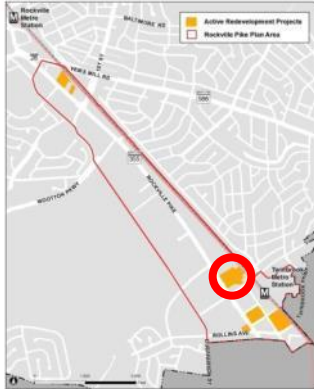
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# Rockville Pike Corridor





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# Twinbrook Metroplace

**Location:**  
1592 Rockville Pike

**Site Acreage:**  
6.75 acres

**Residential Units:**

- 790 Apartment Units

**Non-residential square feet:**

- 140,000 Office
- 39,000 Retail
- 14,000 Restaurants
- 36,000 Fitness Center
- 190 Room Hotel

**Building Height:**  
150 Feet Maximum







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# 1900 Chapman Avenue

**Location:**

1900 Chapman Avenue

**Acreage:**

5.29 acres

**Residential Units**

- Phase 1 = 319
- Phase 2 = 339

**Non-residential square feet:**

- 5,000 in Phase 1

**Building Height:**

- Phase 1 = 6 stories
- Phase 2 = 6 stories





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# Twinbrook West

**Location:**

1800 Rockville Pike

**Acreage:**

3.86 acres

**Residential Units:**

- 365 Units

**Non-residential square feet:**

- 99,500 Retail & Restaurant

**Building Height:**

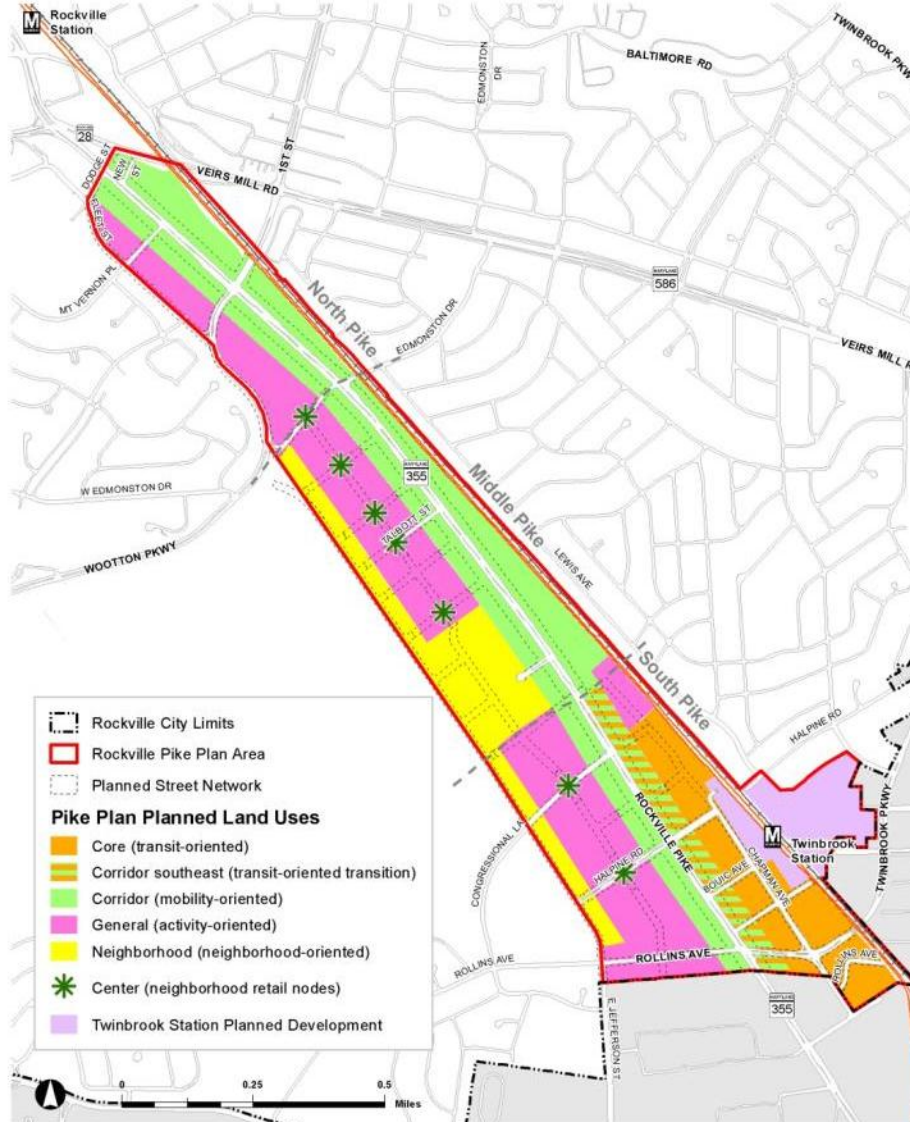
75 feet





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# Rockville's Pike Plan Draft Land Use Map

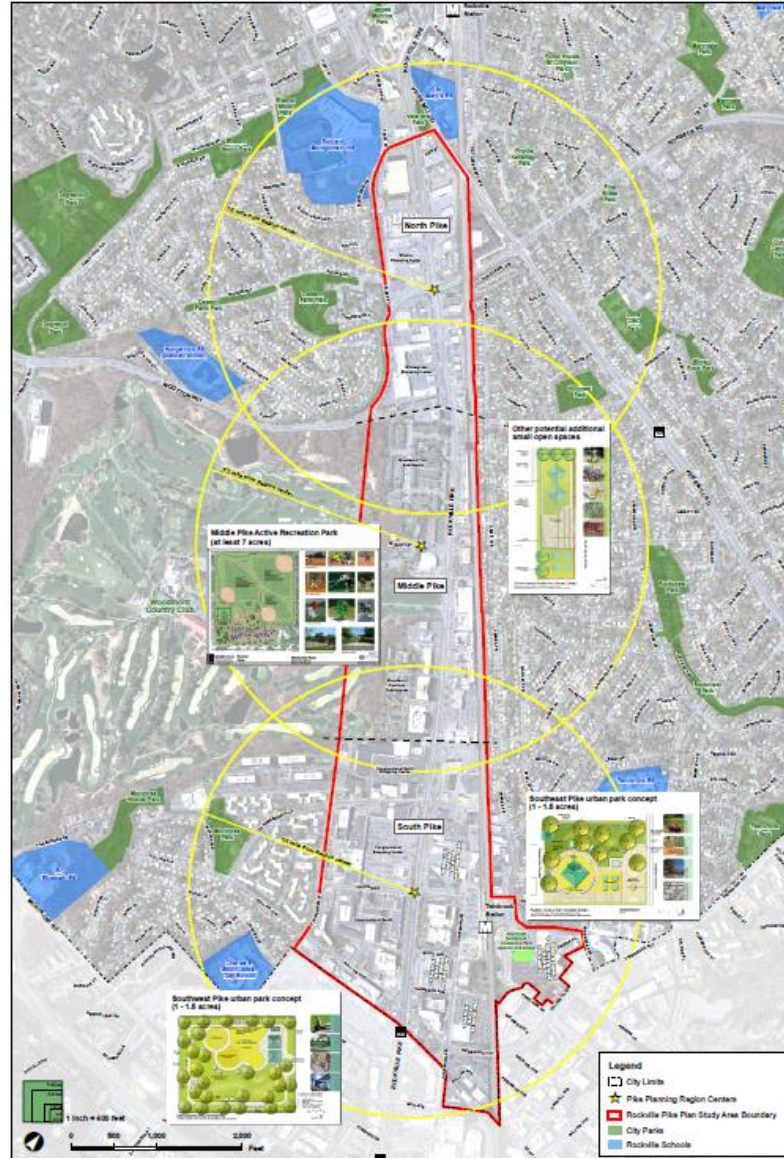




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# Rockville's Pike Plan

## General park and open space needs with conceptual park designs

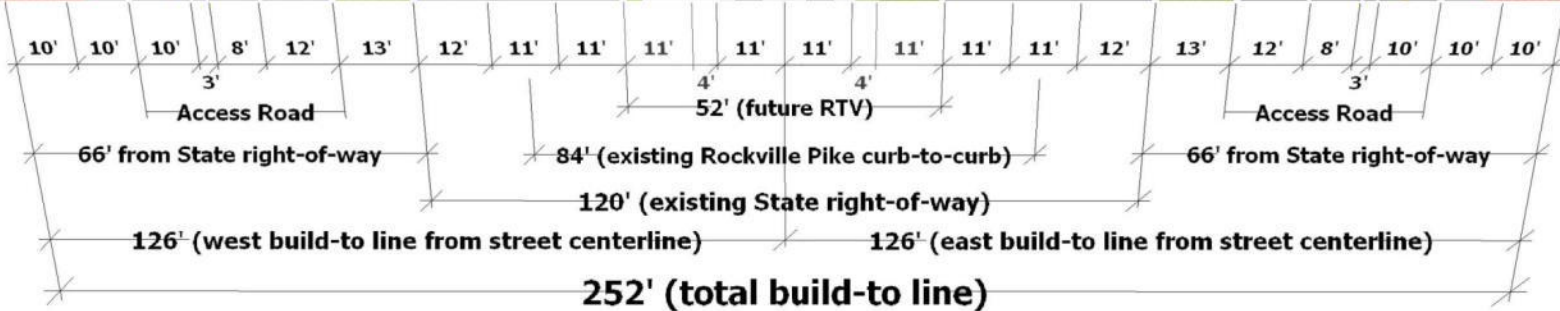




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# Rockville's Pike Plan

## Draft Typical Rockville Pike Street Section



# Rockville's Pike Plan

## Detail of Proposed Side Access Lane Design

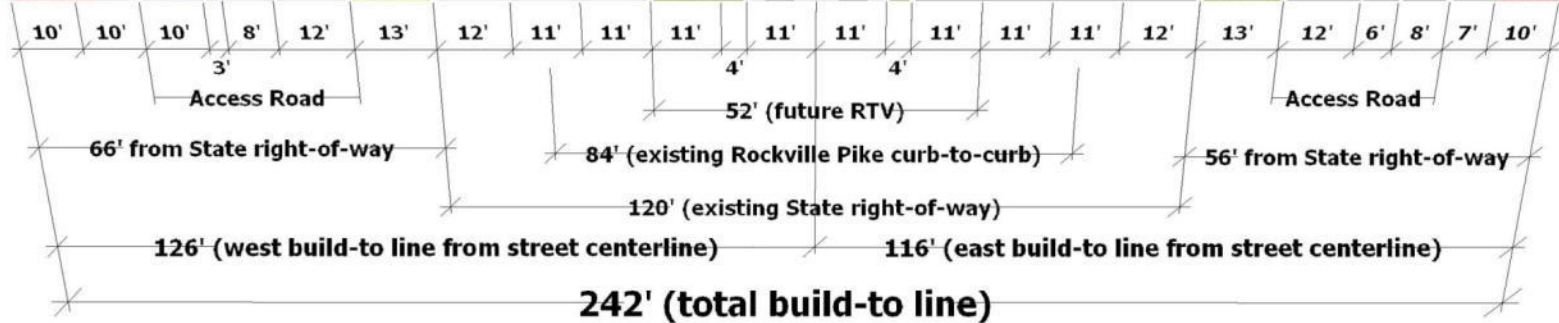
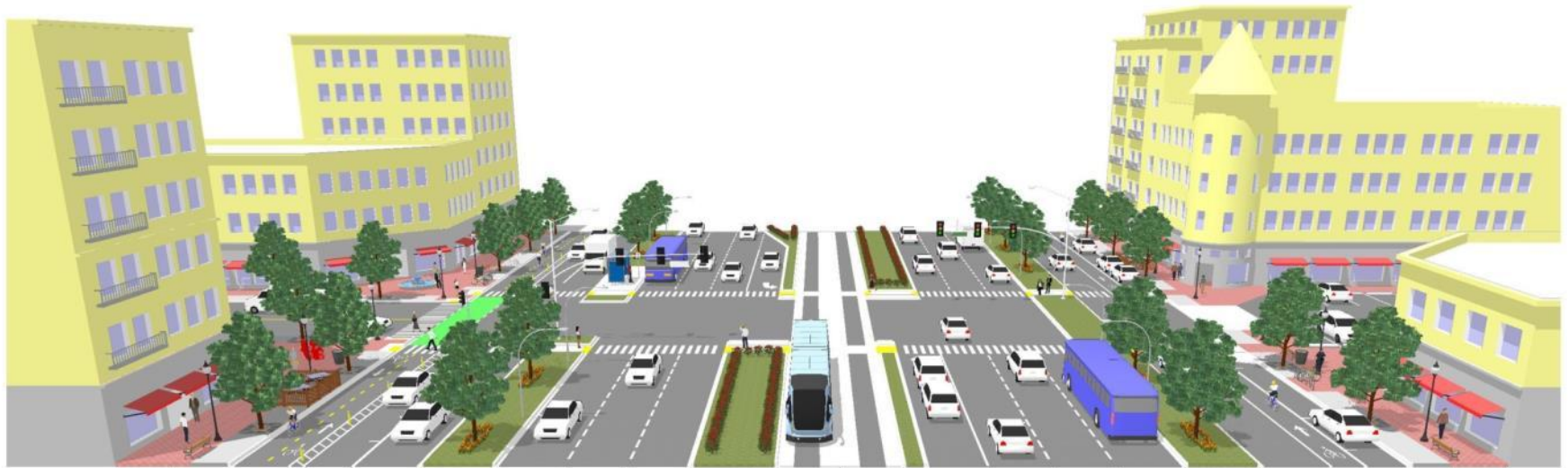




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# Rockville's Pike Plan

## Draft Modified Rockville Pike Street Section





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## Maryland's Twelve Planning Visions

- Quality of Life and Sustainability
- Public Participation
- Growth Areas
- Community Design
- Infrastructure
- Transportation
- Housing
- Economic Development
- Environmental Protection
- Stewardship
- Implementation





## **What do we need from the State to realize these visions and these plans?**

- Coordinated Government Actions & Policies
- Adequate Resources – State & Local
- Flexibility



## What do we need to realize these visions and these plans?

- Adopt a state-wide standardized traffic model and methodology
- Require coordinated traffic studies and mitigation across boundaries
- Strengthen ties between CIP's, master plans and APFO's – internally & across jurisdictions
- Provide greater predictability with state environmental regulations and site plan procedures
- Coordinate new state site plan requirements with other development regulations



## What do we need to realize these visions and these plans?

- Compact growth is more cost effective – but it's not free!
- State must continue to invest in upgrading existing facilities
- Municipalities need new funding sources/tools and more flexibility to use Tax Increment Financing (TIF)
- More funding for parkland acquisition
- Consider enabling cities to assess school facility payments as counties do



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**Thank you!**