



PLANNING COMMISSION

Meeting No. 01-26
Wednesday, January 14, 2026 - 7:00 PM

AGENDA

Meng Sun, Chair

Susan Pitman
Eric Fulton
Jeff Zyontz

Shayan Salahuddin
Jaime Espinosa

Jim Wasilak, Staff Liaison
Nicholas Dumais, Senior Assistant City Attorney

Rockville City Hall 111 Maryland Ave and
Virtually via WebEx
Watch LIVE on Comcast Cable Rockville Channel 11 and online at <https://www.rockvillemd.gov>

See page 2 for more information

- 1. Convene**
- 2. Public Hearing and Work Session**

Public Hearing and Work Session No. 1 on Zoning Text Amendment TXT2026-00271, the Draft Zoning Ordinance and Map Amendment MAP2026-00126, Comprehensive Map Amendment; Mayor and Council of Rockville, Applicants

- 3. Commission Items**

- A. Staff Liaison Report
- B. Old Business
- C. New Business
- D. Minutes Approval
 - November 12, 2025
 - December 10, 2025
- E. FYI/Correspondence

- 4. Adjourn**

PLANNING COMMISSION

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

The Planning Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually via Webex. Anyone wishing to participate virtually may do so per the instructions below.

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

1. Pre-meeting Platform: Webex

- A. Applicant Access: Provided by Community Planning and Development Services/IT
- B. Access for Oral Testimony and Comment: Provided by CPDS/IT (see below)

2. Pre-Meeting Preparations/Requirements:

A. Written Testimony and Exhibits

Written testimony and exhibits may be submitted by email to Jim Wasilak, Staff Liaison to the Planning Commission, at jwasilak@rockvillemd.gov or by regular mail to:

Meng Sun, Chair
Rockville Planning Commission
111 Maryland Avenue
Rockville, MD 20850

Written testimony must be received no later than nine (9) days in advance of the hearing in order to be distributed with the Planning Commission briefing materials. Written testimony and exhibits received after this date, until 4:00 pm on the day before the hearing, will be provided to the Planning Commission by email.

B. Webex Orientation for Applicants

- i. Applicants must contact the planning case manager assigned to the Application no later than five(5) days in advance of the hearing in order to schedule Webex orientation, which must be completed prior to the hearing.

C. Oral Testimony by Applicants and the Public

- i. Applicants – Applicants must provide to the planning case manager a list of presenters and witnesses who will testify on behalf of the Application to the planning case manager no later than five (5) days prior to the date of the hearing.
- ii. Public Testimony/Comment on an Application – Any member of the public who wishes to comment on an application must submit their name and email address to the Staff Liaison Jim Wasilak (jwasilak@rockvillemd.gov) no later than 9:00 am on the day

of the hearing to be placed on the testimony list.

Members of the public who seek technical assistance from City staff must submit their name and email address to Jim Wasilak no later than two (2) days in advance of the hearing so that an orientation session may be scheduled.

If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit written testimony to the Staff Liaison to the Planning Commission by email to jwasilak@rockvillemd.gov.

3. Conduct of Online Meeting and Public Hearing

A. Rules of Procedure

The Meeting and Public Hearing will be held in accordance with the Planning Commission Rules of Procedure, including the order of testimony and applicable time limits on testimony. The Rules may be viewed here: <https://www.rockvillemd.gov/DocumentCenter/View/2023/Planning-Commission---Rules-of-Procedure>

B. Oral Testimony

During the hearing, the Chair will sequentially recognize each person on the testimony list and ask the host to allow the speaker to speak. Each speaker must wait to be specifically recognized by the Chair before speaking.

If during the hearing a party wishes to speak, or a speaker wishes to request the opportunity to engage in cross-examination following specific testimony, the party must contact the Staff Liaison/Host by email at jwasilak@rockvillemd.gov with the specific request. The Host/Staff Liaison will inform the Commission. The Chair will determine if the party may be heard.

C. Continuance of Hearing

The Planning Commission, at its discretion, reserves the right to continue the hearing until another date.

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

A. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of an association)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

The Commission may ask questions of any party at any time during the proceedings.

B. PLANNING COMMISSION BROADCAST

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Channel 11:
 - o Wednesdays at 7:00 pm (if no live meeting)
 - o Sundays at 7:00 pm
 - o Mondays, Thursdays and Saturdays at 1:00 pm
 - o Saturdays and Sundays at 12:00 am (midnight)
- Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

C. NEW DEVELOPMENT APPLICATIONS

- For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.

D. ADDITIONAL INFORMATION RESOURCES

- Additional resources are available to anyone who would like more information about the planning and development review process on the City's web site at:
www.rockvillemd.gov/cpds

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission. Wednesdays at 7:00 pm (if no live meeting)



PLANNING COMMISSION Meeting Date: January 14, 2026

Agenda Item Type: WORKSESSION

Department: PC - CHIEF OF ZONING REVIEW

Responsible Staff: HOLLY SIMMONS

Planning Commission Staff Report

MEETING DATE: January 14, 2026

REPORT DATE: January 7, 2026

RESPONSIBLE STAFF: Holly Simmons/Jim Wasilak

SUBJECT:

Public Hearing and Work Session No. 1 on Zoning Text Amendment TXT2026-00271, the Draft Zoning Ordinance and Map Amendment MAP2026-00126, the Comprehensive Map Amendment; Mayor and Council of Rockville, Applicants

BACKGROUND:

Project History

In 2023, the city began a comprehensive rewrite of the city's Zoning Ordinance. This project, known as the Zoning Ordinance Rewrite, kicked off shortly after the adoption of the Rockville 2040 Comprehensive Plan.

On December 1, the Rockville Mayor and Council voted to authorize staff to file Staff's recommended draft of the zoning text amendment to revise and replace the city's Zoning Ordinance; and to file Staff's recommended draft of the comprehensive map amendment to revise and replace the city's zoning map. Commonly called "authorization to file," this action began the formal adoption process.

In conjunction with the Zoning Ordinance Rewrite, the city's zoning map will be updated through a Comprehensive Map Amendment that will implement the rezonings recommended in the Rockville 2040 Comprehensive Plan. The ZOR and CMA are undertaken concurrently but will be adopted separately, as a Zoning Text Amendment (ZTA) and Comprehensive Map Amendment (CMA), respectively.

DISCUSSION:

January 14 Work Session

This work session is the first in a series of work sessions that the Planning Commission will hold during the adoption process prior to making a recommendation to Mayor and Council.

The topics for the Planning Commission's adoption work sessions are derived from three sources: Mayor and Council members, Planning Commission members, and staff. The January 14 work session will cover the following topics:

TABLE 1. JANUARY 14 WORK SESSION TOPICS

Topic	Source
Historic preservation (briefing)	Planning Commission
Comprehensive Map Amendment: Planning Area 12 (Tower Oaks) and Planning Area 10 (Montrose and North Farm)	Mayor and Council
• RMD-25 development standards	Staff
Parking and Loading	Planning Commission
Pedestrian and Bicycle Facilities Division	Planning Commission
Amenity space	Planning Commission

Ultimately, the Planning Commission will make a recommendation to the Mayor and Council.

Brief Book Materials

The following items are provided as attachments to this staff report:

- Staff Draft Zoning Ordinance Public Comment Digest (Attachment 1)
- Staff Draft Comprehensive Map Amendment Public Comment Digest (Attachment 2)
- Visualizing Density: Example Site Plans and Elevations (Attachment 3)

The following materials can be accessed via the project webpage, engagerockville.com/zoningrewrite:

- *Highlights: Staff Draft Zoning Ordinance*
- Staff Draft Zoning Ordinance Table of Contents
- Staff Draft Zoning Ordinance (full text)
- Staff Draft Comprehensive Map Amendment

Historic Preservation

In 2023, the Rockville Historic District Commission, and subsequently the Rockville Mayor and Council, endorsed the 2023-2033 Historic Preservation Work Plan (HPWP) as an internal document designed to update and modernize Rockville's preservation program. This document laid out 40 work items across six different themes. Work Item A within the HPWP called for making updates to the Zoning Ordinance to address the following:

- Streamline and clean up existing code;

- Prepare a zoning text amendment regarding the local designation process and local designation criteria;
- Prepare a zoning text amendment regarding administrative Certificate of Approvals;
- Develop a new section on delisting procedures;
- Prepare a zoning text amendment on parties of interest and required owner consent; and
- Prepare a zoning text amendment regarding demolition by neglect.

Since the HPWP was endorsed two years ago, the Zoning Ordinance Rewrite project has been flagged as the primary vehicle to make these updates.

The following bullet points outline the issues with our current code regarding historic preservation that have been flagged in the HPWP, followed by staff's proposed revisions to solve these issues.

- *Issue:* Historic preservation regulations are currently located across several different articles of Chapter 25. As a result, there are many cross references to different articles, and it can be difficult for the user to follow along and understand all regulations regarding historic preservation
 - *Solution:* Create a new article to house all regulations tied to historic preservation. This would make these regulations easy to find in one consolidated location.
- *Issue:* The Historic District Commission (HDC) utilizes nine criteria when evaluating a property for local historic designation. For a site to be locally designated, the site must display at least one of these criteria, as agreed to by the HDC and the Mayor and Council. These criteria are not codified in our Zoning Ordinance; instead, the code references outside documents where these criteria can be located.
 - *Solution:* Create a new section codifying our nine designation criteria. This will be more user friendly and provide a stronger legal connection between the criteria and designation. Additionally, staff propose requiring that beyond meeting at least one of the designation criteria, the site must also display integrity to be designated. This would prevent a structure that may meet a designation criterion, but is in a severe state of disrepair, from being designated.
- *Issue:* There is currently a restriction that a Certificate of Approval (COA) application may not be submitted within one year of an identical Certificate of Approval application being submitted and denied by the HDC. The intent behind this is to prevent applicants from consistently submitting the same application repeatedly, hoping that it may eventually get approved. There is no limit, however, on consecutive Evaluations of Significance. This means that if the HDC or Mayor and Council deny an application for historic designation, an applicant may immediately file a new application, starting that process over. Conversely, this also means that every time there is a proposed demolition of a structure, it must undergo a full Evaluation of Significance, even if one was recently completed for the property.
 - *Solution:* Add in a regulation that a site or structure may not be reviewed for potential historic designation if it was previously evaluated for historic significance in the

preceding five years. The one exception to this rule is that the property owner may file one application for an Evaluation of Significance within the five-year period.

- *Issue:* Nearly any exterior alteration to a designated historic site is required to come before the Historic District Commission for review and approval prior to being implemented. There are very limited exceptions where staff can administratively approve work to historic properties; these exceptions are limited to fences, signs or diseased/hazardous trees. The requirement for all other alterations, even those that are minor in nature, to come before the HDC takes considerable staff time to review the application and write a staff report, and delays the property owner from making these enhancements to their property.
 - *Solution:* Create a process whereby staff may administratively approve a Certificate of Approval (COA) for certain work deemed to be minor or common. COA applications must still be submitted, but in certain instances, staff could sign off on the COA without bringing the case to the full HDC. Staff propose that the following work may be administratively approved:
 - Construction of an accessory structure, such as a shed;
 - A minor alteration to plans already approved by the HDC;
 - Replacement of an existing driveway with different materials;
 - Installation or replacement of minor landscaping features;
 - Installation or replacement of exterior light fixtures;
 - Minor paving work, such as walkways or sidewalks;
 - Installation of storm doors and windows; or
 - Installation of utility meters or devices.
- *Issue:* There is no way to remove a property from the historic district overlay zone. As a result, structures that no longer exist and/or have lost all of their historic integrity must remain as designated historic sites, as there is no process to remove them.
 - *Solution:* Create a process for removal from the historic district overlay zone if a site/structure has lost the physical characteristics that justified its designation, known as “delisting.” Delisting would only be allowed in very specific circumstances, and only the Mayor and Council or the property owner may file an application to remove the historic designation. The process for removing a site/structure from the historic district overlay zone would be similar to the process for designating a site as historic: it would require a review and recommendation by the Historic District Commission, the filing of a sectional map amendment, and Mayor and Council approval.
- *Issue:* Currently, anyone may file an application to nominate a property for historic designation. The applicant on the designation nomination does not need to be affiliated with the property in any way. In the past, third parties have filed applications for designation for properties they have no affiliation with.
 - *Solution:* Revise the code so that only the property owner, Historic District Commission or Mayor and Council may file an application nominating a property for historic designation. If a third party is interested in seeing a site be designated, they should appeal to one of the aforementioned parties and petition one of those groups to file a nomination.

- *Issue:* Property owners are not required to consent to the designation of their property as historic. As a result, there have been properties that are designated against the wishes of the owner. Furthermore, the lack of a requirement for owner consent has been flagged by the HDC, Planning Commission and Mayor and Council as problematic during recent nominations.
 - *Solution:* Revise the code to address property owner consent with historic designations. The initiation of a filing of a sectional map amendment will require the majority of the Historic District Commission to vote in the affirmative, unless the owner of the site or structure has opposed to the designation in writing, in which case the vote must be unanimous. This would establish a higher bar for those properties where the owner actively does not consent but would still allow designation to happen in a circumstance where a truly exceptional historic site/structure was at risk of being lost forever.
- *Issue:* The term “demolition by neglect” is defined in the Zoning Ordinance, but there are no other references to the term, and it cannot be enforced. Demolition by neglect of historic properties is defined as, “failure to maintain property, or any component thereof, located within a designated Historic District Zone so as to jeopardize the historic integrity of the property.”
 - *Solution:* Revise the code to expressly prohibit demolition by neglect and allow a municipal infraction to be issued in cases of demolition by neglect.

The changes outlined above address the six work items in the HPWP tied to the Zoning Ordinance and calls for updates to the code to enhance Rockville’s preservation program. While doing this review and drafting a new historic preservation article, staff have made several other recommendations that are not tied to the HPWP, but staff believe should be implemented.

- *Issue:* All structures, regardless of age or condition, must undergo an evaluation of significance before they can be demolished. The results in extensive staff time spent researching property history and drafting reports to the HDC chronicling the property’s history. Additionally, requiring all proposed demolitions to come before the HDC for a full Evaluation of Significance adds time and an additional barrier onto the redevelopment process. In many cases, it is clear to staff early on that the property does not meet any of the nine designation criteria, yet a full report and vote of the HDC is still required. For context, in Fiscal Year 2025 nearly 40% of the HDC’s cases were Evaluations of Significance for the purpose of demolition. In Fiscal Year 2024, 50% of the HDC’s cases were Evaluations of Significance for the purpose of demolition.
 - *Solution:* Evaluation of Significance applications will still be required to be submitted for all proposed demolitions but must only come to the HDC if the structure is located within a historic district, is identified in the Historic Building Catalog, or is determined by staff to potentially meet at least one of the designation criteria. In other cases, staff will review the application and property history and can administratively sign off on the Evaluation of Significance when it is clear that the property does not meet any of our designation criteria or does not display integrity.

- *Issue:* Certificates of Approval expire one year from the date that they were approved. It is not uncommon for COAs to expire before the applicant has completed the work, requiring them to stop and receive a new COA before continuing.
 - *Solution:* Extend the expiration date for Certificates of Approval from one year to five years. This would allow the applicant more time to make their improvements, especially amidst a changing economic climate, and put COA approval timeframes in line with other approvals issued by CPDS.
- *Issue:* Rockville is a Certified Local Government (CLG) by the National Park Service. This means that we have committed to upholding certain standards and practices in our preservation program. Our CLG Agreement requires that HDC Commissioners hold certain qualifications to be eligible for their roles, but these qualifications are not listed anywhere in our code.
 - *Solution:* In the section of our code that authorizes and gives powers to Approving Authorities, add in the required qualifications for Historic District Commissioners per our CLG Agreement.
- *Issue:* Our current code provides a list of reference documents that can be consulted for design review during the Certificate of Approval process by the HDC. One of these documents is from 1977, and as such is outdated and no longer reflects the diversity that exists within Rockville's historic districts.
 - *Solution:* Remove Adopted Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts (1977) from the list of documents to consider when reviewing design for Certificate of Approvals.

The Historic District Commission reviewed all of these proposed changes and provided feedback to staff at their July 17, 2025, meeting. The Commission was overwhelmingly positive about these changes and endorsed them. The Mayor and Council were presented these proposed revisions at their meeting on October 6, 2025. Like the Historic District Commission, the Mayor and Council was largely in favor of these revisions. The only modification requested by the Mayor and Council was to alter staff's original proposal for owner consent in the historic designation process.

The proposal presented to the Mayor and Council in October stated that if the property owner consents, in writing, to the nomination, a majority vote of the HDC is required to file a sectional map amendment and a majority vote of the Mayor and Council is required to rezone the property to the Historic District Overlay Zone. If the property owner does not consent to designation, or is silent on the matter, a unanimous vote of the HDC and Mayor and Council would be required.

The Mayor and Council did not feel that a property owner failing to provide comment on a proposed designation should carry the same weight as a circumstance where the property owner actively opposed designation. As a result, the staff draft of the Zoning Ordinance revises these requirements so that if the owner consents to or is silent on the proposed designation, a majority vote is required. If the owner does not consent to designation, a unanimous vote is required.

Comprehensive Map Amendment: Planning Area 12 (Tower Oaks) and Planning Area 10 (Montrose and North Farm)

The Rockville 2040 Comprehensive Plan includes recommendations to rezone certain properties that are intended to implement the goals and objectives for land use outlined in the Plan. These recommended rezonings underwent an extensive public engagement process during the Comprehensive Plan, and further targeted engagement has occurred with this project.

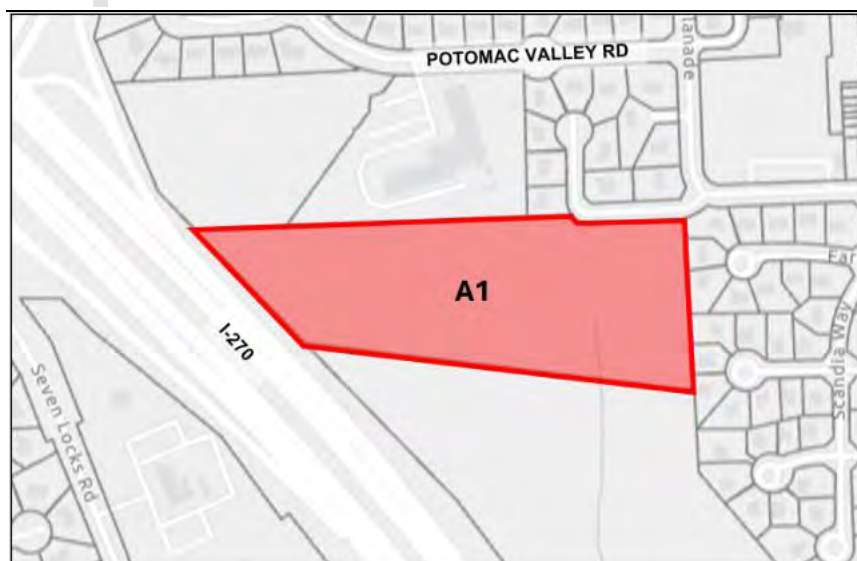
During the development of the draft Zoning Ordinance and CMA, staff reviewed the recommendations for rezoning with the Mayor and Council and Planning Commission at work sessions. The Staff Draft Zoning Map reflects these discussions.

It should be noted that Maryland courts have affirmed that the Land Use Article requires that zoning regulations, subdivision regulations, and similar statutes must “further, and not be contrary to” provisions of the jurisdiction’s comprehensive plan that implement visions set out in Land Use Article Section 1-201 as well as the elements of the plan addressing development regulations and sensitive areas. This includes the Plan’s zoning recommendations. As such, a significant effort of the ongoing project is to rezone properties as recommended by the Comprehensive Plan through a Comprehensive Map Amendment (CMA).

At their December 1 meeting, Mayor and Council identified two recommended rezonings for further discussion during the adoption process. The sections below highlight these recommended rezonings. While elements of this information have been provided in past staff reports, some information is new or updated.

Planning Area 12 (Tower Oaks)

FIGURE 1. PROPERTY PROPOSED TO BE REZONED - PLANNING AREA 12



Background: Adjacent to the New Mark Commons neighborhood is a 9.75-acre property that is zoned R-90 and is currently undeveloped. The Comprehensive Plan recommends that the Mayor and Council “Rezone the northern parcel from R-90 (Single Unit Detached Dwelling, Restricted Residential) to RMD-25 (Residential Medium Density)” (*Rockville 2040 Comprehensive Plan*, 368). The current R-90 Zone permits single-unit detached dwellings on lots of 9,000 SF minimum. The RMD-25 Zone would permit additional residential unit types at a maximum density of 25 units per acre. Staff notes that the Plan recommendation affords maximum flexibility to achieve residential development of the property, although there are significant site constraints.

Staff conducted outreach to New Mark Commons residents, who have expressed a number of concerns related to the potential development of the property, including that it may increase traffic, impact existing wetlands, or be out of character with the adjacent neighborhood; and an ad hoc residents group has formed and circulated a petition. The New Mark Commons Board of Directors also submitted comments stating that the board has discussed the rezoning proposal and established no position on the matter. Comments are located in Attachment 2 – Staff Draft Comprehensive Map Amendment Public Comment Digest.

Conclusion: Mayor and Council have requested consideration of an alternate proposal for the property (e.g., rezoning to RMD-10, RMD-15, or the Mixed Use Transition (MXT) zones); however, the wording of this specific Comprehensive Plan recommendation does not provide flexibility for alternate interpretations or proposals. The proposed rezoning is consistent with adopted policy and the broader city goals of increasing housing opportunities. The RMD-25 Zone will also allow greater density and eliminate minimum lot size requirements, enabling development to be clustered in ways that can minimize environmental impacts and enhance the protection of sensitive natural features.

The following table, which includes high-level information related to three recent development projects, is intended to assist in visualizing 25 dwelling unit per acre density. Site plans and elevations for each project are included in Attachment 3 – Visualizing Density: Example Site Plans and Elevations.

TABLE . VISUALIZING DENSITY – 25 DWELLING UNITS PER ACRE (DU/ACRE)

Development	Zone; Max Height	Density	Development Pattern
Farmstead (King Buick)	MXCD; 75 feet	18.18 DU/acre	Townhouses and 2-over-2s
5906 Halpine Rd	MXNC; 45 feet	23.84 DU/acre	2-over-2s
Northside (Potomac Woods)	MXCD; 75 feet	31.03 DU/acre	Townhouses and multifamily

Finally, as noted above, Maryland courts have affirmed that the Land Use Article requires that zoning regulations, subdivision regulations, and similar statutes must “further, and not be contrary to” provisions of the jurisdiction’s comprehensive plan that implement visions set out

in Land Use Article Section 1-201 as well as the elements of the plan addressing development regulations and sensitive areas.

Recommendation: Staff recommends the Comprehensive Plan's recommended zone (RMD-25) for the property. The Planning Commission may consider revisions to the RMD-25 Zone development standards to address compatibility concerns (see page 10 of this staff report).

Alternate option: The Planning Commission may recommend not adopting the Comprehensive Plan's recommended zone (RMD-25) for the property at this time and the R-90 Zone would remain in place.

Planning Area 10 (Montrose and North Farm)

Background: The Plan also recommends rezoning a portion of Planning Area 10 (Montrose and North Farm). The area is currently zoned RMD-25 with one parcel zoned R-75 and contains existing apartment communities known as the Rollins Park Apartments and Congressional Towers. The Plan recommends:

"Rezone the strip of land along the west side of East Jefferson Street, designated as CRM in the Land Use Policy Map, from RMD-25 (Residential Medium Density) to MXCT (Mixed-Use Corridor Transition), to allow for redevelopment with a mix of commercial and residential uses. [...] A new, higher-density residential zone, limited to residential uses, is appropriate for the remainder of the site to permit new investment and upgrades, though it should not result in resident displacement (See also Policy 4 of the Land Use Element) [emphasis added]" (p. 356).

While the Plan recommends MXCT for the strip of land along the west side of East Jefferson Street specifically, the recommendation of a "new, higher-density residential zone" for the bulk of the area offers more flexibility. Following community engagement and staff consideration, a new, high-density residential zone was developed for this location, to be known as the RHD (Residential High Density) Zone. This original proposal is included in the Staff Draft Zoning Ordinance.

Written testimony provided by the property owner's attorney has indicated that the recommended residential density for the proposed RHD Zone would not be sufficient to spur redevelopment of the property in accordance with the Rockville 2040 Plan recommendations. Staff subsequently consulted with the owners as to what level of density would allow for redevelopment to be economically feasible and have outlined an alternate proposal that is intended to meet the Plan recommendations while taking into account feedback received from the community.

The alternate proposal would entail changes to both the Staff Draft Comprehensive Map Amendment and the Staff Draft Zoning Ordinance. Maps showing the Staff Draft Zoning

Ordinance proposal for the RHD zone and the alternate proposal for the RHD zone are shown below. Tables comparing the development standards for the two proposals are also included.

Staff has not yet conducted outreach to the Planning Area 10/Montrose community related to the alternate proposal. If supported during the January 14 work session, staff will engage with the community, so the Commission receives their input. .

FIGURE 2. STAFF DRAFT CMA PROPOSAL

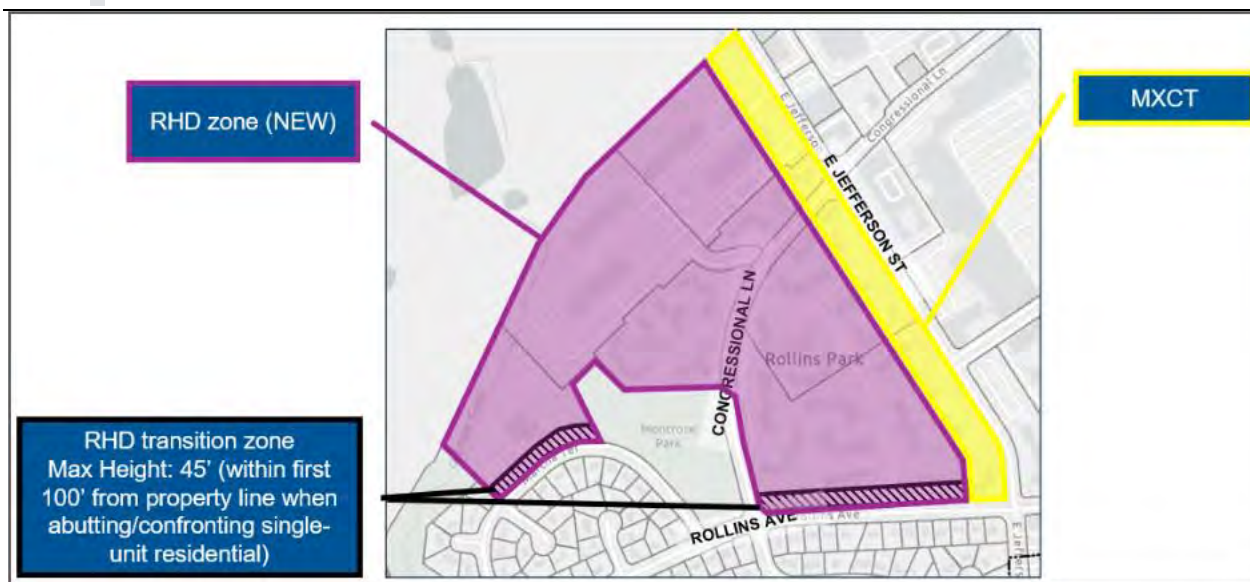


FIGURE 3. ALTERNATIVE PROPOSAL

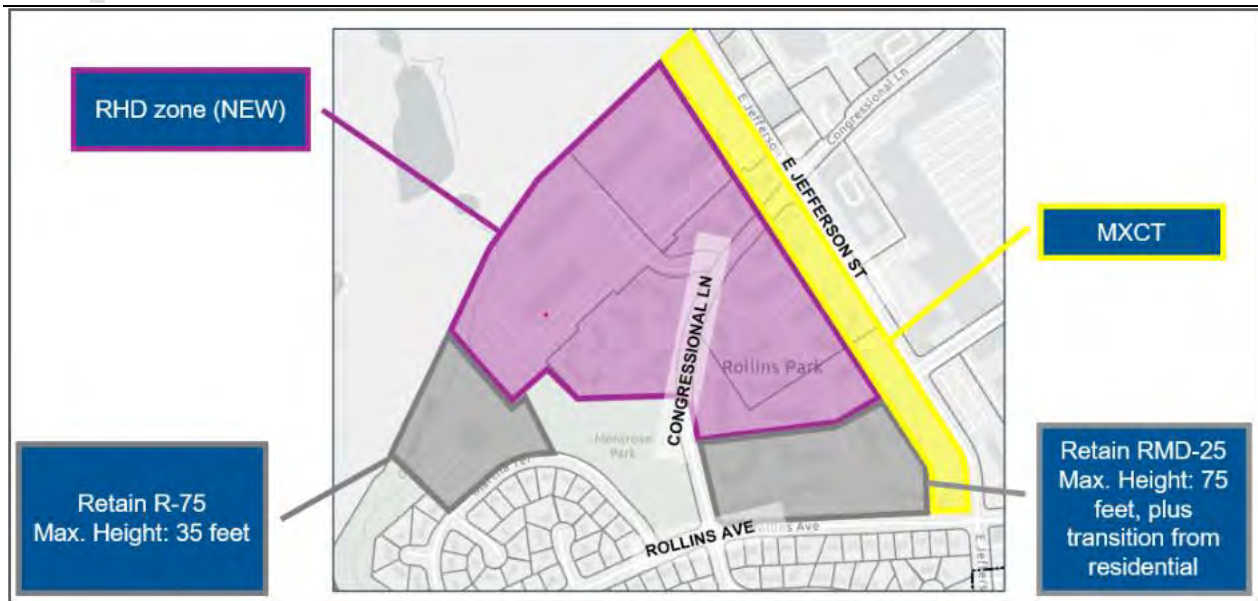


TABLE . RHD DEVELOPMENT STANDARDS ALTERNATIVES

Standard	Staff Draft Zoning Ordinance Proposal	Alternative Proposal
Density (Max.)	50 dwelling units/acre	100 dwelling units/acre
Bonus Density (Max.)	30% increase in allowable dwelling units per acre	30% increase in allowable dwelling units per acre
Lot Size (min)	N/A	N/A
Lot Frontage (Min.)	10 ft.	10 ft.
Front Setback (Min.)	25 ft. when abutting or confronting a lot zoned for and developed with single-unit residential uses 10 ft. in all other locations	25 ft. when abutting or confronting a lot zoned for and developed with single-unit residential uses 10 ft. in all other locations
Side Setback	10 ft.	10 ft.
Rear Setback (Min.)	10 ft.	10 ft.
Building Height (Max.)	75 ft.	150 ft.
Transition Height	When abutting or confronting a lot zoned for and developed with single-unit residential uses, buildings are limited to a max. height of 45 ft. within 100 ft. of the property line.	N/A

RMD-25 Zone Development Standards

The RMD-25 Zone development standards are one final item for consideration in the discussion of both the Planning Area 12 and Planning Area 10 proposed rezonings. The Staff Draft Zoning Ordinance proposes to update and modernize the standards of the RMD-25 zone, including replacing antiquated setback requirements with height transitions consistent with those proposed for the mixed-use zones and reducing the minimum site area to address existing nonconformities. Please note that the RMD-25 Zone standards impact not only the subject properties, but all properties zoned RMD-25.

Recommendation: Staff recommends all Staff Draft Zoning Ordinance standards, except that the front setback should be an amended version of the Current Zoning Ordinance standard, as follows:

“Where the property abuts or confronts single-unit detached dwellings, 25 ft. from a public street or property boundary, plus 3 ft. for each 1 foot of building height above 45 ft.”

Alternate option: Planning Commission may recommend retaining the development standards contained in the current Zoning Ordinance, in whole or in part. (This would not apply to the Staff Draft maximum bonus density, which is required by State law.)

TABLE . RMD-25 DEVELOPMENT STANDARDS

Standard	Current Zoning Ordinance	Staff Draft Zoning Ordinance
Density (Max.)	25 DU/acre	25 DU/acre
Bonus Density (Max.)	N/A	30% increase in allowable dwelling units per acre [Note: This applies only as outlined under the Maryland Housing Expansion and Affordability Act.]
Site Area (Min.)	2 acres	0.75 acres
Lot Frontage (Min.)	100 ft.	100 ft.
Front Setback	25 ft. from a public street or tract boundary, plus 3 ft. for each 1 foot of building height above 45 ft. Main buildings must be set back from each other ½ the height of the building, plus 3 feet for each 1 foot of building height above 45 feet.	25 ft.
Side Setback	10 ft. or one-half the height of the building, whichever is greater.	8 ft. for townhouse, multiplex, small apartment buildings, and cottage courts

		10 ft. for apartments of seven or more units
Rear Setback (Min.)	15 ft. or one-half the height of the building, whichever is greater	25 ft.
I-270 Setback (Min.)	N/A	50 ft.
Building Height (Max.)	75 ft.	75 ft.
Transition Height	See front, side, and rear setback standards, above	Subject to the mixed use massing and height transitions of draft Sec. 25.7.3.8 ¹

Pedestrian and Bicycle Facilities Division

Planning Commission members identified the new Pedestrian and Bicycle Facilities Division (draft Division 8.3) as an area of interest. In the current Zoning Ordinance, bicycle and pedestrian facilities requirements are addressed in various locations in the Zoning Ordinance, most notably the Parking and Loading Article and the Mixed-Use Zones Article. The Staff Draft Zoning Ordinance relocates relevant requirements to one location for ease of use and transparency.

To further Vision Zero, the Staff Draft Zoning Ordinance also includes the following changes to bicycle and pedestrian requirements:

- *Require bicycle parking for both principal and accessory uses.* In the current Zoning Ordinance, bicycle parking requirements are calculated only for the principal use on a site, unlike vehicular parking requirements, which are calculated for all uses on a development site. The Staff Draft Zoning Ordinance requires bicycle parking for all uses on a site, principal and accessory.
- *Update and right-size minimum bicycle parking requirements for individual uses.* The consultant team performed a comprehensive review and update to both the short- and long-term bicycle parking requirements to align with best practices.
- *Clarify bicycle parking location requirements.* Bicycle parking requirements are simplified, and location requirements no longer vary by different development patterns (e.g., “buildings having one entrance;” “buildings having more than one entrance;” “multiple buildings or entries within a campus setting;” and “sites with more than one primary building, with exception to an institutional campus”).
- *Add new design standards for short-term bicycle parking.* Short-term bicycle parking design standards were developed in coordination with the City’s Bicycle and Pedestrian Coordinator. These include requirements for support, locking, and materials.
- *Ensure flexibility by allowing applicants to seek a waiver from requirements.*

Following the release of the Staff Draft Zoning Ordinance, staff identified potential enhancements for the long-term bicycle parking requirements, though no specific changes are

proposed at this time. If changes are identified after the January 14 work session, staff will update the Commission at a later work session.

Parking and Loading

The Staff Draft Zoning Ordinance modernizes parking and loading standards to align with transit accessibility, sustainability goals, and evolving mobility patterns. The updates generally introduce flexibility to encourage more efficient land use and multimodal access while introducing new provisions for electric vehicles, pedestrian safety, and sustainable infrastructure such as solar canopies. New/increased standards for pick-up/drop-off and commercial loading have also been added to address staff-identified issues. During the August 13 Planning Commission work session, greater detail on the regulatory context was provided and preliminary changes were discussed.

Key changes are as follows:

- *Eliminate minimum parking requirements within ½ mile of Metro or ¼ mile of Bus Rapid transit.* Eliminating parking minimums as described is anticipated to encourage transit use, reduce housing costs, allow for more density and associated walkability, and increase equity.² The policy is also consistent with Montgomery County’s parking regulations and would expand citywide the application of the policy adopted by Mayor and Council through the Town Center Master Plan for areas within Town Center. Finally, it is consistent with the Comprehensive Plan’s housing, transportation, and climate goals. No additional ADA parking is proposed to be required.
- *Right-size minimum parking requirements for individual uses.* The consultant team reviewed and updated the parking table to a) align with best practices, and b) base minimum requirements on objective unit measures that are knowable at the time of entitlement. Unit measures such as “number of employees” or “number of work vehicles” were generally replaced by gross floor area.
- *Update minimum parking requirements by:*
 - *Revising how/when minimum parking requirements apply, to increase flexibility.* CPDS, DPW, and DHCD staff coordinated updates to the provisions that describe when the minimum parking standards apply, with the goal of introducing flexibility for redevelopment projects where minimum parking requirements are proposed to increase by a limited amount.
 - *Providing by-right ‘adjustments’ to required parking ratios to support city goals and policies, similar to Montgomery County.* To account for conditions not addressed through the minimum parking requirements and to align with city goals and policies related to EV parking, affordable housing, and Vision Zero, the Staff Draft Zoning Ordinance introduces by-right adjustments, as outlined below. Because the proposed adjustments are by-right, they will also reduce uncertainty and risk for developers to a certain degree.³
 - *EV parking.* The Staff Draft Zoning Ordinance proposes that each EV parking space would be equal to two required parking spaces, for up to 10% of the required parking spaces. This would align with recommendations of the EV Readiness Plan, allowing flexibility for the retrofit of existing parking spaces to

- EV accessible spaces (which typically require the conversion of one parking space to an access aisle), and incentivizing the development of EV spaces.
- *MPDU apartments.* The Staff Draft Zoning Ordinance allows the parking requirement for MPDU apartment dwelling units to be reduced by 50% to lessen the cost of developing MPDU units. This would be more consistent with Montgomery County's requirements (which allow a 50% parking reduction for all MPDU units) but limit the reduction to products where parking is typically provided in a common area, resulting in an equitable outcome.
 - *Bicycle commuter facilities.* The Staff Draft Zoning Ordinance allows parking requirements to be reduced by 10% for developments that provide additional enclosed (indoor and locker) and secure bicycle parking spaces equal to at least five percent of the number of vehicle parking spaces provided; and shower and dressing areas for employees.
 - *Pick-up/Drop-off (PUDO).* The Staff Draft Zoning Ordinance allows one on-site PUDO space located near an entrance be equal to two required parking spaces. This is intended to assist with curbside management and pedestrian safety by encouraging the development of rideshare/delivery spaces in convenient locations, outside of the flow of traffic.
- *Outlining a new process for requesting reductions to the required parking ratios.* Where a developer seeks to construct parking spaces below the minimum, the Staff Draft Zoning Ordinance allows the Approving Authority to permit such requests if they are justified by a parking demand analysis demonstrating that the minimum required parking for the proposed development exceeds the practical demand for the proposed uses. The Staff Draft Zoning Ordinance also proposes a *de minimus* reduction of up to 10% without a parking demand analysis. This proposal would allow a path for all projects to seek a parking reduction based on demand, or to make use of the low *de minimus* threshold and would be approved in conjunction with the development application.
 - *Allowing greater flexibility in shared parking ratios, consistent with Montgomery County.* The ZOR proposes to replace the Zoning Ordinance's current shared parking model, which was developed for the 2009 update, with the Urban Land Institute's (ULI) Shared Parking model.⁴ ULI's model is updated periodically (most recently in 2020) and is considered an industry standard. It is also used by Montgomery County and is considered user-friendly by the applicants that CPDS staff consulted with.
 - *Removing provisions allowing for the deferral of providing required parking.* These requirements are underutilized even with the current minimum parking requirements.
- *Loosen maximum parking requirements, while expanding the zones in which they apply.* Capping the number of parking spaces allowed on a lot promotes efficient land use and supports sustainable development patterns. Currently, the Zoning Ordinance includes parking maximums only for the MXTD and the MXCD; however, these maximum requirements are extremely inflexible, as the minimum required parking amounts also serve as the maximum allowed parking. The Staff Draft Zoning

Ordinance builds flexibility into the standard, raising the maximum to 125% of the minimum parking requirement, while also instituting maximum parking requirements for all MX zones, all I zones, and the RHD, RMD-25, RMD-15, and RMD-10. The proposed parking maximums work in conjunction with the proposed reduction in parking minimums. Reducing the minimum number of parking spaces required for a use will give developers the option to reduce the number of parking spaces on a lot; adding parking maximums will serve to control the overdevelopment of parking. Where a developer seeks to construct parking spaces above the maximum, the Staff Draft Zoning Ordinance allows the Approving Authority to permit such requests if they are justified by a parking demand analysis. This process provides flexibility while ensuring that large parking lots provide only the parking necessary for the reasonable operation of the use.

The following table, prepared by the consultant team, compares the parking maximums in the proposed Zoning Ordinance to similar regulations in other cities.

TABLE 5. COMPARISON OF MAXIMUM PARKING REQUIREMENTS

City	Maximum Threshold	Adjustment Mechanism	Code Section
Rockville, MD: Staff Draft Zoning Ordinance	125 % of minimum	Approving Authority approval of a parking demand study.	Draft Sec. 25.8.2.6.
Washington, D.C.	100,000 sq. ft.	BZA approval of transportation demand plan and special exception.	Subtitle C, Section 706
Roanoke, VA	150% of minimum if 50 spaces or less 140% of minimum if more than 50 spaces	BZA approval subject to peak parking demand.	Sec. 36.2-653.
Gaithersburg, MD	110% of minimum for commercial uses	Planning Commission approval subject to traffic demand.	Sec.24-7.2.

- *Re-introduce compact parking spaces as an allowable parking space type.* These were previously eliminated with the 2009 update to the Zoning Ordinance.
- *Introduce new minimum requirements for pick-up/drop-off spaces and loading spaces, and clarify existing requirements for stacking spaces.* DPW staff have identified an increasing demand for pick-up/drop-off (PUDO) activity associated with deliveries and rideshare services, particularly in multifamily developments. Addressing this demand is an emerging practice in zoning and street design, with jurisdictions taking varying approaches that place PUDO spaces either on-site, within the public right-of-way, or through a combination of both. DPW, DHCD, and CPDS staff coordinated to develop draft standards intended to proactively manage PUDO activity and reduce operational and safety impacts.

The Staff Draft Zoning Ordinance establishes minimum PUDO space requirements for developments with 20 or more apartment units, with higher ratios applied to projects with little or no on-site parking. The draft prioritizes on-site provision, allows limited off-site options, and permits the use of the public right-of-way where other locations are not feasible. Design standards and signage requirements are included to ensure visibility, accessibility, and short-term use. The draft also provides flexibility by allowing the Approving Authority to reduce or waive PUDO requirements where an alternative design can demonstrate safe and efficient accommodation of pick-up and drop-off activity.

Quantitative loading space requirements were also added, to clarify when one or more loading spaces are required for different uses.

- *Introduces new standards for electric vehicle parking spaces and EVSE to complement the requirements in the Building Code (Chapter 5).*
- *Introduces new requirements for pedestrian visibility where sidewalks intersect driveways.*
- *Allow solar canopies over parking spaces.* Parking lot solar canopies are not addressed in the current Zoning Ordinance. The Staff Draft Zoning Ordinance creates a regulatory framework to allow parking lot solar canopies, including how these structures relate to landscaping requirements.

Amenity space

The current Zoning Ordinance requires private developments to provide a specific amount of open area or, in certain cases, “public use space.” Where public use space is required, it is treated as a subset of open space, with any public use space provided counting toward the open space requirement as well. Public use space is intended “to promote an appropriate balance between the built environment, public parks and other open spaces intended for respite from urban development, and to protect natural features and preserve the character of the City”; however, both requirements are currently defined very broadly, and the current Zoning Ordinance does not always ensure that the open space or public use space provided by developments in the City is high quality.

As discussed during the October 8 Planning Commission work session, the Staff Draft Zoning Ordinance transitions from broadly defined “public use space” to “amenity space,” which is defined to include only high-quality space with amenities, including those for both passive and active uses.

In addition to this restructuring, substantive changes are as follows:

- *Require amenity space for residential and mixed-use projects in the mixed-use zones, residential medium density zones, and Residential High Density zone, except when the project:*
 - *Consists of five or fewer dwelling units*
 - *Is a non-residential use with a gross floor area of 20,000 square feet or smaller*

- *Is on a site of one acre or less in the MXTD-235, MXTD-200, and MXTD-85 or 20,000 square feet in any other zone.* The MXTD zones are intended to be the city's most walkable and transit-oriented zones.
- *Is a 100 percent affordable residential development located within ¼ mile of a public park or publicly accessible amenity space*

Community Planning and Development Services, Recreation, and Housing and Community Development staff reviewed and updated exemptions. The current Zoning Ordinance exempts all affordable housing projects, as well as projects that consist of Housing for Senior Adults and Persons with Disabilities. The Staff Draft Zoning Ordinance does not propose continuing these two exemptions, due to concerns regarding the equitable provision of recreation and amenity space for all Rockville residents.

- *Establish certain design and configuration requirements for amenity space, including continuing to require that the space be publicly accessible except in certain circumstances.*
- *Allow flexibility in the MXTD for 50 percent of the required amenity space to be accessible only to residents of the development, such as on a rooftop.* In these areas, the Plan prioritizes density, land is generally at a premium, and providing meaningful, contiguous, amenitized space may be difficult.
- *Allow amenity space requirements to be met through dedication of land to the city, fee-in-lieu, or alternative compliance.*

Next Steps

Staff have developed a working schedule for the three Planning Commission work sessions. As noted earlier in this staff report, the schedule is comprised of topics identified by Mayor and Council members, Planning Commissioners, and staff.

TABLE 6. PLANNING COMMISSION WORK SESSIONS WORKING SCHEDULE

Planning Commission Meeting	Topics	Source
January 14, 2026 Adoption work session #1	Historic preservation (briefing)	Planning Commission
	Comprehensive Map Amendment: Planning Area 12 (Tower Oaks) and Planning Area 10 (Montrose and North Farm)	Mayor and Council
	<ul style="list-style-type: none"> • RMD-25 development standards 	Staff
	Parking, including minimums, maximums, by-right adjustments	Planning Commission
	Pedestrian and Bicycle Facilities Division	Planning Commission
	Amenity space	Planning Commission
January 28, 2026 Adoption work session #2	Fencing, including deer mesh	Mayor and Council
	Use standards	---
	<ul style="list-style-type: none"> • Use-based gross floor area restrictions 	Mayor and Council
	<ul style="list-style-type: none"> • ADU standards • Group home standards 	Mayor and Council Staff

	• Front loaded TH standards	Staff
	• Adult-oriented Establishment and Shoot Galleries location requirements	Mayor and Council
	• EV and solar canopies	Mayor and Council
	Nonconformities	Mayor and Council
	Park Zone	Staff
February 11, 2026 Adoption work session #3	Development standards, specifically:	---
	○ Bonus density (specifically, how to achieve it)	Planning Commission
	○ Established setbacks	Staff
	○ Accessory structure setbacks	Staff
	Development review processes, including:	---
	○ Zoning Ordinance/Development Review Manual relationship	Staff
	○ Notification requirements	Mayor and Council
	○ Length of time for submitting appeals	Mayor and Council
	○ Public outreach for administrative decisions (how to make sure public is sufficiently informed)	Planning Commission
	Signs	Staff
	Any necessary clean-up	---

Attachments

Attachment 1_Staff Draft Zoning Ordinance Public Comment Digest, Attachment 2_Staff Draft Comprehensive Map Amendment Public Commen, Attachment 3: Visualizing Density: Sample Site Plans

**Zoning Ordinance Rewrite
Digest of Public Commentary
January 7, 2026**

Comments Regarding the Zoning Ordinance Rewrite

ID #	Name / Organization	Date of Comment	Page Number
Comments Received Prior to November 10, 2025			
ZOR-1	Bunny Miu	04/21/2025	1
ZOR-2	Ryan Murphy	05/02/2025	3
ZOR-3	Mike Stein	06/23/2025	5
ZOR-4	Sean Cullinane	07/02/2025	6
ZOR-5	Ryan Murphy	08/06/2025	7
ZOR-6	Max van Balgooy	09/27/2025	9
ZOR-7	Seth Denbo	10/04/2025	12
ZOR-8	William Kominers & Steven VanGrack	10/06/2025	15
ZOR-9	William Kominers	10/27/2025	22
Comments Received from November 10, 2025 – January 7, 2026			
ZOR-10	Max van Balgooy	11/24/2025	36
ZOR-11	Mary van Balgooy	11/25/2025	39
ZOR-12	Lauren Hanna	11/27/2025	43
ZOR-13	Donna Sprague	11/28/2025	44
ZOR-14	Ellen Gagnon	11/29/2025	46
ZOR-15	Dawn Iype	11/29/2025	47
ZOR-16	Douglas Lunenfeld	11/29/2025	48
ZOR-17	Kate & David Beckerle	11/30/2025	50
ZOR-18	Gary Cole	11/30/2025	51
ZOR-19	Peter Cole	11/30/2025	52
ZOR-20	Larry Giammo	11/30/2025	53
ZOR-21	Erin Mahony & John Barker	11/30/2025	54
ZOR-22	Shannan Turner-Cole	11/30/2025	56
ZOR-23	Todd Loy	12/01/2025	57
ZOR-24	Rebecca Parlakian	12/01/2025	58
ZOR-25	Jack & Catherine Thirolf	12/01/2025	60

Holly Simmons

From: Bunny Miu [REDACTED]
Sent: Monday, April 21, 2025 4:48 PM
To: Mahoney, Emilie (Van Hollen); michael.mckay@senate.state.md.us; mayorcouncil; Jenny Snapp; Holly Simmons
Cc: [REDACTED] Amy Ward; Mousy Brown
Subject: proposal of new bill to remove the restrictions on the number of unrelated occupants permitted to live together in a single family house in Rental Properties in Rockville and Montgomery County
Attachments: new bill to remove the restrictions on the number of unrelated occupants permitted to live in city of rockville and montgomery county.pdf

WARNING - External email. Exercise caution.

Dear Sir/madam,

We are writing to respectfully request that the City of Rockville and Montgomery county consider introducing a new policy bill of amending its residential occupancy regulations to remove barriers and restrictions on the number of unrelated occupants permitted to live together in a single family house in Rental Properties in Rockville and Montgomery County, and allow up to eight tenants (based on total sqft of the house) in a single rental property, as long as parking is not an issue.

Attached please see our proposal in the PDF document. We would love to hear back from you.

Thank you!

Proposal of introduction a new policy bill to remove barriers and restrictions on the number of unrelated occupants permitted to live together in a single family house in Rental Properties in Rockville and Montgomery County

Dear Sir/madam,

We are writing to respectfully request that the City of Rockville and Montgomery county consider introducing a new policy bill of amending its residential occupancy regulations to remove barriers and restrictions on the number of unrelated occupants permitted to live together in a single family house in Rental Properties in Rockville and Montgomery County, and allow up to eight tenants (based on total sqft of the house) in a single rental property, as long as parking is not an issue.

This change would reflect the evolving needs of our community. Many single residents—including students, and working professionals—are seeking more flexible and affordable housing options. Allowing up to eight tenants would help address housing affordability and availability without compromising neighborhood integrity.

Importantly, Howard County and all the other counties in Maryland have already updated their regulations to allow up to eight unrelated tenants per property. This model demonstrates that such policies can be implemented responsibly, with appropriate oversight to ensure compliance with safety, zoning, and health codes.

Rockville and housing in montgomery county has an opportunity to follow suit by modernizing its housing policies to:

- Support diverse living arrangements
- Increased housing availability: raising the occupancy limit could allow more people to live in existing housing units, potentially easing a shortage of available rental properties
- Lower housing costs for the hard working professionals: If the demand for rental units is high and the supply is limited, higher occupancy limits could put downward pressure on rent prices.
- Align with regional trends in housing policy

Thank you for your time and consideration. We would welcome the opportunity to discuss this further or support any efforts to review and update the current ordinance.

Holly Simmons

Subject: RE: Zoning Ordinance Re-write & Height Transitions

From: Ryan P. Murphy [REDACTED]
Sent: Friday, May 2, 2025 9:34 AM
To: mayorcouncil <mayorcouncil@rockvillemd.gov>
Cc: Jim Wasilak <jwasilak@rockvillemd.gov>; CMO <CMO@rockvillemd.gov>
Subject: Zoning Ordinance Re-write & Height Transitions

WARNING - External email. Exercise caution.

Dear Mayor & Council,

I'm writing today because of my concern regarding a proposal to apply height transition requirements to properties in the new MXT or new MXRO zones adjacent to the "Core" town center planning area. Firstly, I do not see a need for a new zone restricting the potential MXRO properties from commercial uses, reducing potential options for property owners and potential amenities for Town Center residents. More importantly, if the transition height requirements were applied to these properties, it could have a substantial impact on the ability to build housing on the nearby properties.

In general, I do not believe height transition requirements are necessary at all (aesthetic concerns like "sightlines" and "shade" are not a reason to waste valuable space which could be used to provide people homes - and [shade is a good thing!](#)). However, I think the current proposal recommended by city staff (10 ft setback over 2 stories, another 10 ft setback over 85 ft) would be an improvement over the existing requirements, which "place difficult restrictions on properties that are intended for dense development, and undermining the ability to achieve the residential densities included in the city's adopted plans".

However, expanding the application of even these improved requirements to properties which have office or commercial uses would undermine some of the great work done by the council and city staff on planning for the future of Town Center. As an illustrative example, if the properties on the West side of Washington St. between Jefferson and Martin's Lane had the proposed height transition requirements applied to them, it could force the "Core" planning area on the East side of this stretch to lose approximately 1,000,000 sqft of potential living space (yes, one million - I break down the math below**). That could be 1,000 apartments! Under the existing layback slope requirements the impact could be much larger.

In summary, I am strongly opposed to any efforts to weaken the approved Town Center Master Plan by forcing transition requirements for properties that are not even currently residential, to appease folks looking for any excuse to lessen potential (much-needed) density in Town Center.

Thank you,
Ryan P. Murphy
107 Virginia Ave
Rockville, MD 20850
[REDACTED]

**Washington between Jefferson and Martin's Lane is about 2,500 feet long, with an allowable base height of 200 ft (300 with bonus height). If this was all developed at an average of 250 ft tall, and we assume each story is 10 ft, this could become 25 story buildings. Under the proposed new transition height rules:

- The first two stories would be unaffected.

- The next 6 stories would have to be set back by 10 ft, for a lost potential space of $10 \times 2,500 \times 6 = 150,000$ sqft
- The next 17 stories would have to be set back by 20 ft, for a lost potential space of $20 \times 2,500 \times 17 = 850,000$ sqft
- The total lost potential from this block alone is $150,000 + 850,000 = 1,000,000$ sqft.

Holly Simmons

From: Mike Stein [REDACTED]
Sent: Monday, June 23, 2025 9:01 PM
To: Holly Simmons; Katie Gerbes
Cc: Jim Wasilak; mayorcouncil
Subject: Thank you - Zoning Presentation

WARNING - External email. Exercise caution.

Dear Holly and Katie,

I wanted to reach out and thank you again for your excellent presentation to the Twinbrook Community last week about Rockville's zoning update project. I thought you both did an excellent job highlighting the important changes and presenting in a clear and concise manner. Your examples, in particular, helped the community understand the proposals and alleviate many concerns. Your interactions with the community were respectful, kind, and your expertise came through. Thank you again.

Best,

Mike Stein
Twinbrook resident and Treasurer, Twinbrook Community Association

Holly Simmons

From: Sean Cullinane [REDACTED]
Sent: Wednesday, July 2, 2025 2:04 PM
To: zoning
Subject: Zoning Regulations and Policies

WARNING - External email. Exercise caution.

Good afternoon,

I attended the rezoning meeting on 6/26. The meeting was incredibly well run, organized, and full of valuable information. Thank you to everyone who planned and spoke during it. I got a lot out of it.

I am excited to see Rockville is updating the zoning laws and policies. Adding more options to building duplexes, triplexes, and quads is a great use of existing land that easily adds more housing options for people like myself. I was also happy to see that a number of flat surface parking lots will have options for construction if a developer chooses to do something new with the land.

However, I want to advocate for more parks and green spaces. The DC area has an almost automatic response to add more housing or multi-use structures when the area needs dedicated land for grass and trees. With climate change becoming a bigger and more critical threat, more intense stormwater management, and basic health, Rockville would benefit from dedicating more area to parks and wild growth.

Driving along almost any major roadway, strip malls go on for miles. Furthermore, many experts believe the housing shortage is a temporary issue that will not be a problem as baby boomers move into care centers and their homes go on the market. Although this will take a few years, it is important to keep in mind when deciding what to build with available land. It would be a waste to address a problem that may only last for 10 years, and then we have hundreds of empty homes, apartments, and condos. The longer term benefit would have been parks and bicycle pathways.

Thanks a lot for taking comments from the public.

Sean Cullinane

From: Ryan Murphy [REDACTED]
Sent: Wednesday, August 6, 2025 9:05 AM
To: Holly Simmons <hsimmons@rockvillemd.gov>
Cc: Katie Gerbes <kgerbes@rockvillemd.gov>
Subject: Re: Invitation: Join a Rockville Zoning Ordinance Focus Group

WARNING - External email. Exercise caution.

Hi Holly and Katie,

Apologies if this has been discussed and I missed it, but as part of the zoning ordinance rewrite, has there been any effort to revisit minimum lot sizes in the code?

There has been a lot of literature regarding how having minimum lot sizes too high can drive housing unaffordability.

https://open.substack.com/pub/populationnews/p/how-minimum-lot-sizes-shape-cities-home-prices?r=dinhs&utm_medium=ios

<https://cayimby.org/blog/lot-sizes-when-the-bare-minimum-is-way-too-much/>

<https://www.strongtowns.org/journal/2024/12/10/how-minimum-lot-size-requirements-maximize-the-housing-crisis>

<https://aier.org/article/want-starter-homes-cut-minimum-lot-sizes/>

Some cities have been taking action on this. Austin, for example, reduced last year from 5,750 to 1,800 feet.

<https://www.texastribune.org/2024/05/16/austin-lot-size-housing-affordability/>

Houston lowered from 5,000 to 1,400 feet.

<https://bipartisanpolicy.org/blog/reducing-minimum-lot-sizes-in-houston-texas/>

Pittsburgh just did something similar: <https://archive.ph/Y9d2c>

I know any action on this front depends on there being an appetite for change from the mayor and council, but if this is something they'd be willing to consider, the ZOR process seems like the appropriate time to do it.

Thanks,

Ryan Murphy

Holly Simmons

From: Sheila Bashiri <sbashiri@rockvillemd.gov>
Sent: Sunday, September 28, 2025 1:23 PM
To: Katie Gerbes
Cc: Holly Simmons; Jim Wasilak
Subject: FW: Retain community-initiated historic nominations in the Zoning Ordinance Rewrite

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

*Regards,
Sheila*



Sheila Bashiri
Preservation Planner
Community Planning & Development Services
P. 240-314-8236
www.rockvillemd.gov



New Online Application Process

On July 1, 2025, Rockville began accepting all development review applications online through MGO Connect (MGOC). The system features a customer dashboard that allows for online payment and convenient tracking of projects. Since the system is live, we will no longer accept email applications for any development review applications such as site plans, project plans, plats, special exceptions, variances, historic preservation, and others. All applications will be made through MGOC. If you haven't previously registered, please create a **free account** at <https://www.mgoconnect.org/cp/info-account>.

How was your experience with us? Take a quick survey and let us know - <https://www.surveymonkey.com/r/JD9CWXC>

From: Max van Balgooy [REDACTED]
Sent: Saturday, September 27, 2025 2:11 PM
To: mayorcouncil <mayorcouncil@rockvillemd.gov>
Cc: Peerless Rockville Info <info@peerlessrockville.org>; Sheila Bashiri <sbashiri@rockvillemd.gov>; Eileen McGuckian [REDACTED]
Subject: Retain community-initiated historic nominations in the Zoning Ordinance Rewrite

WARNING - External email. Exercise caution.

Dear Mayor Ashton and Members of the Council,

I'm writing regarding the Zoning Ordinance Rewrite (ZOR) work session on Sept. 29, which lists **Historic Preservation** among the discussion topics. I'm concerned about any change that would **limit or condition historic-designation nominations to property owners alone** (or effectively give owners a veto). Please **reject** such a change and retain avenues for **community-, staff-, and commission-initiated nominations** within the ordinance.

Why this matters:

- **Neighborhood character is a public good.** Historic resources shape the identity, cohesion, and economic appeal of our neighborhoods. If only owners can initiate, significant places may never be considered—especially under redevelopment pressure.
- **Equity and inclusion.** Many stories—particularly of underrepresented communities—come to light through neighbors, historians, and civic groups. Closing off third-party nominations risks silencing those voices.
- **Proactive, not reactive.** Allowing staff, HDC, and community nominations lets the City identify and evaluate resources **before** they're altered or demolished—saving time, money, and heritage.
- **Consistency with Rockville's goals.** ZOR aims to align with Rockville 2040 and the City's commitments to resilience and social equity. Preservation is a core tool for both.

What I urge you to do:

1. **Continue to maintain multiple nomination paths** (property owner, staff, HDC, community organizations, and residents).
2. **Continue to require a fair, evidence-based review** for any properly filed nomination, irrespective of who files it.
3. **Continue to offer owners strong engagement and due process** (notice, hearings, clear criteria) **without granting a unilateral veto** at the nomination stage.
4. **Continue to publish clear criteria and timelines** so all parties understand the process and expectations.
5. **Continue to pair preservation with incentives** (technical assistance, small grants, tax credits information) to help owners steward designated properties.

This balanced approach respects property rights **and** preserves Rockville's shared heritage. Please keep the door open for the community to help identify what is significant—once these places are gone, we can't get them back.

Thank you for your consideration and for your work on the ZOR.

Sincerely,

Max A. van Balgooy

313 Twinbrook Parkway, Rockville

[REDACTED]

Reference: ZOR Work Session agenda lists “Historic Preservation” among remaining topics for Council direction.

--

October 4, 2025

Mayor and Council
City of Rockville
Via email

Re: Zoning Ordinance Rewrite (Historic Preservation)

Dear Mayor and Council,

I am an appointed Historic District Commissioner for the City of Rockville, and while these comments arise from my knowledge of preservation issues and experience serving on the Historic District Commission (HDC) for the past three years, I am writing this letter as an individual and resident of the City of Rockville. The views expressed in this letter are entirely my own.

I strongly support reviewing and updating the portions of the Zoning Ordinance that are related to historic preservation, the HDC, and the property review processes. I agree with most of the recommendations, but would like to explicitly provide my views on all of the suggested changes, and express concern about some of what has been put forward. I will address the changes in the order they are presented in the slides in the agenda book for the October 6th meeting (starting on page 161).

Certificate of Approval (COA)

The recommendation to expedite COAs for work considered minor will streamline the process of approval. The definition of “minor” work must be clearly defined, and the process by which staff make such assessments needs to be transparent. The ordinance should require that staff report all administrative decisions to the HDC for review.

The recommendation to extend the expiration period of a COA to 5 years is a much needed improvement that will reduce unnecessary work for property owners, city staff, and the HDC.

Local Designation Process and Consent

While on the surface this may look anti-democratic, limiting who is able to file a nomination application to the property owner, HDC, and Mayor and Council will be beneficial to the openness of the process. The current situation, in which anyone can file a nomination application, is potentially open to misuse. Even with such a restriction, there would be nothing to stop members of the public or organizations from recommending to the HDC that they initiate the process. So there would still be a route for members of the public to make recommendations.

I am very concerned, however, about the recommendation regarding owner consent for designation. There is significant debate nationally on this matter, and the rules on this vary by municipality. As far as I understand it from my research, there is no accepted widespread view that owners should have the ability to prevent designation of their property. It is an area of ongoing debate. In fact, the National Trust for Historic Preservation explicitly advises against requiring owner consent. While I am sympathetic to the concerns of not putting undue restrictions and financial burdens on property owners, in the case of historic preservation there is a lot of misinformation about the impact of designation.

Allowing owners control over whether or not a property is designated would be a significant barrier to a coherent approach to historic preservation in our 250 year old city. The most recent example of a notable property that has been through this process in Rockville, the Farmer's Banking and Trust Building at 4 Courthouse Square, would not have been designated because the owner did not consent to the designation, despite widespread interest in the community and agreement by the HDC, the planning commission, and Mayor and Council that it is one of the best remaining historic buildings in downtown Rockville.

Instead of giving an owner the power of consent, a robust ordinance should provide a clear process and ensure the owner is an informed participant throughout the designation process. The ordinance should set out a process by which the owner is formally contacted by the city's legal representatives, and then has a period in which to register their view. If an owner actively opposes the designation, this should be taken into account by the HDC and Mayor and Council when they make their recommendation and decision, but an individual owner should not be able to block historic designation. Giving individual owners veto power would shift the balance away from the community in ways that could potentially harm the city's efforts to preserve historically significant properties.

Delisting

A process for delisting properties and structures will be beneficial for the coherence of the historic districts in our city, and is an important addition to the code. It should be made clear in the code that this process exists only to deal with structures that no longer contribute or retain their historic status, not as a means to remove resources that an owner has decided they do not want to be listed. Requiring that Mayor and Council initiate an application will prevent misuse of the procedure, but there should also be review by the HDC of all structures to be delisted.

Demolition.by.neglect

I strongly support this recommendation to add provisions expressly forbidding and providing a mechanism to enforce the violation of demolition by neglect. This will greatly improve the ability of the city to protect important historical structures.

Evaluation.of.Significance.(EOS)

The HDC should continue to be asked to review all proposed demolitions of structures, regardless of age or historic status. Once a building is demolished there is no going back, and keeping this high level of scrutiny on all proposed demolitions is important to prevent anything from slipping through the cracks.

Additionally asking the HDC to review all demolitions provides the commissioners with an overview of how the city is changing, which is a vital part of understanding the history of our neighborhoods and communities and thus doing the work that the commission is tasked with. While I have no doubt that the staff would exercise care in reviewing these applications and bring any that were potentially questionable to the commission, I don't see the need to remove this work from the purview of the appointed body.

In FY24 the HDC conducted 3 EOS reviews, so these represent only a small fraction of the work of the commission. From the point of view of a commissioner, there is little need to reduce the workload of HDC volunteers. The number of applications of all types in any given month is never so great as to create an undue burden on the commissioners.

That concludes my comments on the proposed changes. I want to thank Mayor and Council for your time. I also want to thank the city staff that have put a lot of time and thought into getting us this far in the process. I look forward to the next steps in bringing this important facet of Rockville's zoning ordinance up to date so that it continues to serve the needs of our city and helps the citizens of Rockville to preserve the history that we all value.

Sincerely,

Seth Denbo
1535 Baylor Avenue
Rockville, MD 20850

Holly Simmons

From: Kominers, William [REDACTED]
Sent: Monday, October 6, 2025 11:16 AM
To: Jim Wasilak; Holly Simmons
Cc: [REDACTED] Jeff Mihelich; Nicholas Dumais; Robert Dawson
Subject: 1470 Rockville Pike -- Zoning Recommendation
Attachments: RPR ZOR Ltr 10.6.25.pdf

WARNING - External email. Exercise caution.

Dear Jim and Holly,

Attached is a letter sent jointly by Steve VanGrack and me, to follow up my conversation with Holly last Monday about the positive recommendation made for rezoning of 1470 Rockville Pike to the MXTD-200 Zone, and the problem that the corresponding recommendation, to prohibit drive-throughs in the MXTD zones, will then create for the cannabis dispensary drive-through that is planned for the property at 1470 Rockville Pike.

We look forward to an opportunity to discuss these issues with City Staff.

Thank you.

Bill Kominers

William Kominers, Attorney
Lerch, Early & Brewer, Chtd. rising to every challenge for 75 years
7600 Wisconsin Ave | Suite 700 | Bethesda, MD 20814
[REDACTED]

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Attention: This message is sent from a law firm and may contain information that is privileged or confidential. If you received this communication in error, please notify the sender by reply e-mail and delete this message and any attachments. Thank you.

www.lercheearly.com

October 6, 2025

Via Electronic Mail

Mr. James Wasilak
Ms. Holly Simmons
Community Planning and Development Services
City of Rockville
111 Maryland Avenue
Rockville, MD 20850

Re: Zoning Ordinance Rewrite – 1470 Rockville Pike

Dear Ms. Simmons and Mr. Wasilak:

This letter is written on behalf of our mutual client, RPR, LLC (“RPR”), owner of the property at 1470 Rockville Pike (the “Property”). The Property is currently zoned MXCD and is improved with a former bank building that includes an area for drive-through service. RPR plans to convert the building to a cannabis dispensary, with drive-through service, to implement the provisions of text amendment TXT 2025 – 00270, adopted on June 9, 2025, as Ordinance No. 10–25.

In reviewing the Staff Report for the planned September 29, 2025, worksession on the Zoning Ordinance Rewrite, we believe there is an unintended consequence of the Staff’s otherwise-positive recommendation related to the proposed zoning for the Property. We bring this matter to your attention to explain the adverse effect, and to suggest some alternative means to avoid the unintended consequence, while simultaneously supporting the City’s goals.

The Staff Report proposes to rezone the Property to the MXTD – 200 Zone (see Attachment 1, an excerpt from the Staff Report, pages 288 and 290). RPR supports the proposed rezoning, but subject to an essential caveat.

The caveat arises because the same Staff Report suggests that in the MXTD zone, two uses should be prohibited – gas stations and drive-throughs. Prohibition of drive-throughs is naturally a matter of grave concern to RPR, as they are proceeding to revitalize the vacant bank building into a cannabis dispensary, including modification of the existing drive-through service. The RPR project is a

direct response to TXT 2025–00270, which created a new use for the City: “cannabis dispensary with drive-through dispensing services,” permitted as a Conditional Use in the MXTD and MXCD zones (among others). The Staff Report proposal to prohibit drive-throughs in the MXTD zones, represents a direct reversal and contradiction of the Mayor and Council decision of only four months ago, to allow the identical drive-through use for cannabis dispensaries.

The cannabis dispensary drive-through use in the new MXTD Zone would become nonconforming under the Staff proposal. This impairs the ability to modify or expand the use, rendering the business unable to respond to future commercial success. Nonconforming uses often also have challenges in securing financing or refinancing.

As was noted in the discussion of TXT 2025–00270, the General Assembly has specifically authorized cannabis dispensaries to operate with drive-through service. The Mayor and Council followed that lead with the Text Amendment, setting up cannabis dispensaries with drive-through as a separately identified use, with its own Conditional Use standards, more extensive than those applicable to a simple dispensary alone. (See Sections 25.13.04.g and h.)

The Staff's recommendation appears to inadvertently undermine and override the Mayor and Council's specific action about how cannabis dispensaries can operate in the City. But that decision belongs with the Mayor and Council.

To try to reconcile the Staff's goal of limiting drive-throughs with the Mayor and Council actions on TXT 2025-0027, we offer three suggestions that could be integrated into the new Zoning Ordinance text to avoid this unhappy result.

1. Preserve the status quo and the good faith efforts of businesses by making existing or pending applications for drive-throughs treated as conforming. Only prohibit the drive-through uses prospectively – those seeking to arise after the effective date of the new Zoning Ordinance.

2. Pending applications or approved site plans or construction permits would be allowed to complete all of the necessary steps to occupancy, and then be deemed conforming going forward.

3. Pending applications or approved site plans or construction permits only for cannabis dispensary drive-throughs, would be allowed to complete the necessary steps toward occupancy, and then be deemed conforming going forward. (This approach would facilitate the state law that allows the cannabis dispensaries to operate as drive-through service and would be consistent with the recent action of the City to support those businesses.)

Any of the three methods above would help effectuate the intent of the prior text amendment on cannabis dispensaries, while also addressing the Staff's concerns to restrict new drive-through facilities.

Once you have had a chance to review these concerns and potential solutions, we would like to meet with you to discuss this matter. We certainly hope that we can find a pathway to address Staff's goals, while also maintaining the intent of the Mayor and Council action on the cannabis dispensary use.

Thank you for your consideration of our comments.

Very truly yours,

STEVE VANGRACK LAW, P.C.

LERCH, EARLY & BREWER, CHTD.

Steven VanGrack/wk

William Kominers

Steven VanGrack
110 N. Washington Street
Suite 300
Rockville, MD 20850

William Kominers
7600 Wisconsin Avenue
Suite 700
Bethesda, MD 20814

Enclosure

cc: RPR, LLC
Mr. Jeff Mihelich
Robert E. Dawson, Esquire
Nicholas Dumais, Esquire

Neighborhood Conservation Plans

The Zoning Ordinance currently contains provisions related to special “neighborhood conservation plans,” through which neighborhood conservation zoning districts can be established. Neighborhood conservation plans can be initiated in one of two ways: 1.) The Mayor and Council identify areas for designation through a master plan process; or 2.) local property owners may petition the Mayor and Council to initiate a neighborhood conservation district study.⁶ The “neighborhood conservation plan” concept was introduced into the Zoning Ordinance in 2009. While the city has many master plans, the Lincoln Park Neighborhood Conservation Plan is the only example of a neighborhood conservation plan within the city.

The ZOR recommends that the concept of “neighborhood conservation plans” be eliminated from the Zoning Ordinance. Eliminating neighborhood conservation plans will not impact the Lincoln Park Neighborhood Conservation District Zone, which will continue to exist in its current form unless it is proposed to be amended, in which case it can be amended through a standard zoning text amendment or sectional map amendment. Master plans, including neighborhood or area plans that address specific areas of the city, will still be undertaken through the master planning process, and rezonings or other changes to the zoning map can continue to occur through sectional and comprehensive map amendments; however, these initiatives would be based solely upon the priorities and timing of the Mayor and Council and aligned with the broader priorities for the city as established in the Comprehensive Plan.

Comprehensive Map Amendment

At their May 5, 2025 work session, the Mayor and Council supported the new MXTD-235 zone, one of a ‘family’ of three Mixed-Use Transit District zones being created to implement the recommendations of the 2025 *Town Center Master Plan*, being applied to the MXTD properties near the Twinbrook and Shady Grove metro stations to ensure that these properties are positioned to be similarly competitive to those in Town Center and transit-oriented properties in Montgomery County. This recommendation implements the Comprehensive Plan’s principle to “Steer the most-dense development to mixed-use, transit-served locations” and the Climate Action Plan’s Action C-16 to “Implement the Comprehensive Plan to steer the densest development/redevelopment to mixed-use, transit-served locations, reduce vehicle miles traveled (VMT) and emissions, and conserve/restore environmental areas.”

Following the May 5 work session the owners of 1460 and 1488 Rockville Pike, properties currently zoned MXCD (Mixed-Use Corridor District; maximum height of 75 feet), sent a letter to the Chief of Zoning (see Attachment 1 – 1460 and 1488 Rockville Pike Comment) expressing support for the proposed rezonings described above and “request[ing] the City expand on its initial recommendations for the South Pike area in the CMA to include additional properties to the north and west, which will ensure that market-responsive zoning is in place for the continued revitalization of this important section of Rockville Pike.” Specifically, they request that the City

⁶ Purpose and procedures related to neighborhood conservation districts and neighborhood conservation plans are outlined in Sec. 25.14.02.

consider rezoning properties within $\frac{3}{4}$ miles of the Twinbrook Metro Station to the new MXTD-200 (the MXTD zone that corresponds with the Town Center Master Plan's Core Character Area).

Upon further analysis, staff agrees with the basis for the request, finding that such a rezoning would provide a transition similar to the one planned for Town Center while also supporting Comprehensive Plan goals related to transit-oriented development; however, staff's recommendation differs slightly from the request of the property owner. Instead of rezoning all properties within $\frac{3}{4}$ mile of the metro station to the north and west, staff recommends rezoning the properties currently zoned MXCD that are generally within $\frac{1}{2}$ mile of the Twinbrook Metro, shown red in Figure 2 below, which corresponds with the South Pike context and development pattern. Properties shown in blue are currently zoned MXTD and are proposed to be rezoned MXTD-235, as supported by the Mayor and Council at the May 5, 2025, work session. A transition to lower-density properties to the west will be afforded by the MXCT (Mixed Use Corridor Transition) Zone along East Jefferson Street.

Figure 2. Properties Proposed to be Rezoned to MXTD-200 (in red; Previously supported rezoning to MXTD-235 shown in blue)



Historic Preservation

In 2023, the Historic District Commission (HDC) and subsequently the Mayor and Council, endorsed the 2023-2033 Historic Preservation Work Plan (HPWP) as an internal document designed to update and modernize Rockville’s preservation program. This document laid out 40 work items across six different themes. Work Item A within the HPWP called for making updates to the Zoning Ordinance to address the following:

- Streamline and clean up existing code;
- Prepare a zoning text amendment regarding the local designation process and local designation criteria;
- Prepare a zoning text amendment regarding administrative Certificate of Approvals;
- Develop a new section on delisting procedures;
- Prepare a zoning text amendment on parties of interest and required owner consent; and
- Prepare a zoning text amendment regarding demolition by neglect.

Since the HPWP was endorsed two years ago, the Zoning Ordinance Rewrite project has been flagged as the primary vehicle to make these updates.

The following bullet points outline the issues with our current code regarding historic preservation that are flagged in the HPWP, followed by the staff’s proposed revisions to solve these issues.

- *Issue:* Historic preservation regulations are currently located within several different articles of the Zoning Ordinance, Chapter 25. As a result, there are many cross-references



October 27, 2025

VIA ELECTRONIC MAIL

Mr. James Wasilak
 Ms. Holly Simmons
 Community Planning and Development Services
 City of Rockville
 111 Maryland Avenue
 Rockville, Maryland 20850

Re: Zoning Ordinance Rewrite – Planned Development Zones

Dear Mr. Wasilak and Ms. Simmons:

This letter requests that as a part of the Zoning Ordinance Rewrite, the City retain the existing Planned Development (“PD”) Zones and those provisions of the current Zoning Ordinance that address the standards for, operations of, and process for amendments to, those Planned Development Zones. In addition, this letter supports the changes proposed in the amendment process for existing Planned Development projects, to help facilitate their evolution. Please include this letter in the Record of the Zoning Ordinance Rewrite.

Background

Many parts of the City have been shaped by planned developments. The specific zones listed in Sections 25.14.08 through 25.14.34 are testament to the effect that planned developments have produced. Each project had unique characteristics that the planned development process allowed to mold to the needs.

For projects in what became the Planned Development Zones in 2009, the specific approval Resolutions, in conjunction with the then-applicable Zoning Ordinance, functioned like an individualized, special purpose zoning ordinance, designed to accommodate the unique needs and character of each project. While originating as Special Development Procedures under Article XII of the former

Zoning Ordinance, primarily for residential projects¹ (which have been effectively built out), the later planned developments have encompassed commercial and mixed-use developments (Comprehensive Planned Development, or CPD, Preliminary Development Plan, or PDP, and I-3 Optional, etc.). Many of these later projects continue to evolve enroute to full completion. Because of their expected lengthy duration for implementation, they must necessarily accommodate changing external conditions. The provisions written into the current Zoning Ordinance are designed to allow these planned development projects to maintain their individual, specific approval standards, but also provide for making changes when sought.

Planned Development Zones – General

During the creation of the current Zoning Ordinance, a great deal of effort and careful drafting went into the provisions governing planned developments. Each project was given its own zoning category (Sections 25.14.08 - 25.14.34), so as to tailor the provisions of its approval documents and any future changes, in a way that could be narrowly focused on the particular project, without affecting other planned developments or the remainder of that Zoning Ordinance. This approach should be continued in the new Zoning Ordinance Rewrite.

To protect and continue the orderly implementation of the Planned Developments, the new Zoning Ordinance should retain the general (Section 25.14.07), and the individualized Planned Development Zones provisions (Sections 25.14.08 – 25.14.34), the Planned Development Governing Documents definition (Section 25.03.02), the development standards (Section 25.14.07.d.) and the Adequate Public Facilities provisions (Section 25.20.04). The amendment provisions of Section 25.14.07.e. should also be retained, but these should be modified to reflect the revised and simplified planned development amendment process proposed in the Staff Memo for the August 4, 2025, worksession. The simplified process proposed will speed up the currently protracted amendment process that fatigues all the participants. The current amendment process operates as a deterrent, in time and cost, to evolution of the planned developments. The reasoning for retention of each of the referenced provisions is set forth below.

¹ Special Development Procedures for residential development included: Variable lot size development; Cluster Development; Planned Residential Unit Development (PRU); and Residential Townhouse Development (RTH). See Section 25-487 of former Zoning Ordinance.

Development Standards

The permutations of development standards for the planned developments are addressed in Section 25.14.07.d. (Copy attached as Exhibit 1.) These were thoughtfully developed during last Rewrite to address the three actions that could be used (together or separately) to implement the planned development approvals. These include: (i) the development standards in the original planned development approval Resolution (including elements/standards existing in the Zoning Ordinance at that time); (ii) the equivalent zone standards, that could be added in the event of amendments to a planned development; and (iii) a method for waiving the use of the equivalent zone standards, where applying them would not fit with the character of the existing project.

This three-part approach still makes sense, and retains continuity of treatment over time for the planned developments. That continuity, and consistency of rules over time, is of critical importance for the planned developments, especially those that are principally commercial or mixed use. Their implementation usually occurs over an extended period, but includes many upfront costs and commitments – all of which are based on the assumption of achieving the designed and approved development result, or its equivalent.

Planned Development Governing Documents

Retention of the Planned Development Governing Documents definition is another critical element of the planned development approvals. (Copy attached as Exhibit 2.) Through the planned development approval process, modifications of the standards of the Zoning Ordinance could be made. But, any standards in the Ordinance that were not being changed, did not need to be restated in the planned development approval resolutions – they just continued to apply from the vantage point of the then-current Zoning Ordinance. Thus, the Zoning Ordinance became an integral component of each planned development approval. To maintain the content of each planned development approval resolution, the Zoning Ordinance provisions that were left unchanged must be incorporated by reference, as they were de facto at the time. This incorporation is accomplished through the definition of the Planned Development Governing Documents in Section 25.03.02.

Amendments

The amendment provisions of Section 25.14.07.e. are integral to the continued implementation and evolution of the planned developments. (Copy attached as Exhibit 3.) This Section sets forth the three important elements governing the amendment process: (i) the triggers for an amendment; (ii) the process to follow for approval of an amendment; and (iii) the protections for those areas of the planned development that are not being amended.

Defining actions that trigger the need for an amendment is helpful by creating an objective starting point for consideration. Both the City and an applicant benefit by having a known set of parameters that create the need for an amendment. They also provide safe harbors that minimize conflict. Outside of the specific criteria, there is an escape valve, if needed, through an opportunity for the Planning Commission to determine that a proposed change is a substantial deviation from the approval, even though not rising to the level of the enumerated triggers.

The current process for amendments uses the process for approval of a Project Plan under the existing Ordinance. That process is very time-consuming and expensive. If modified by the Rewrite for Project Plans generally, that process should flow down to adjust this amendment process as well. Changes to the Project Plan process are being proposed as a part of the Rewrite.

This Section also puts limitations on amendments causing changes beyond their intended scope. That protection reduces the risk of amendments affecting other parts of the Planned Development without the Applicant's intent, and therefore encourages use of amendments, when appropriate. The Ordinance limits amendments to the area or substance proposed in the application, thus preventing an amendment from unintentionally spreading to other parts of the project or being used as a collateral attack on the underlying planned development approval. The amendment can only be expanded to other areas of the planned development with the Applicant's consent. This limitation removes the fear factor of risking other parts of the planned development being drawn into the amendment and then impacted or impaired – *i.e.*, that proposing to amend something in one place will open Pandora's Box and allow changes affecting another. This limitation, and its corresponding protection, is important to maintain the long-term investment-backed expectation of the property owner and the underlying planned development approval.

These amendment provisions were carefully negotiated in the 2009 Rewrite, and should be retained in the new Rewrite.

Adequate Public Facilities

Section 25.20.04, regarding Adequate Public Facilities ("APF") approvals for each planned development must also be retained. (Copy attached as Exhibit 4.) This provision establishes the APF duration under which previously approved planned developments have been operating, and provides protection during the intended time horizon for their implementation.

Most of the approved planned developments that remain active within their APF validity period, have made significant public infrastructure improvements designed to accommodate their impacts. To the extent that the planned development has not been built out, the public has had the benefit of the improvements since their construction. If instead, the uses in the planned development have changed, such that infrastructure impacts (mostly traffic) have decreased, then the public benefits from the excess capacity that will now remain available. In either case, the planned development has fulfilled the infrastructure expectation obligation of its approval, and should be protected, as the current APF provision does.

Summary

For all the foregoing reasons, the existing provisions governing the existing planned development zones, as well as the individualized zones themselves, and the related APF provisions, should be retained for inclusion in the new Rewrite. The only exception being that the simplifying modifications to the Project Plan approval process, that are applicable to the Planned Development amendment process, should also be included as an overall change.

Please contact me if you have any questions about these issues.

Very truly yours,

LERCH, EARLY & BREWER, CHTD.

William Kominers

By:

William Kominers
7600 Wisconsin Avenue, Suite 700
Bethesda, MD 20814



Enclosures

cc: Christopher M. Ruhlen, Esquire

EXHIBIT 1.

ZONING ORDINANCE

§ 25.14.07

- (b) PD-FG—Fallsgrove;
 - (c) PD-UR—Upper Rock;
 - (d) PD-TO—Tower Oaks;
 - (e) PD-KSI—KSI Apartments;
 - (f) PD-TC—Twinbrook Commons;
 - (g) PD-RCI—Rockville Center, Inc.; and
 - (h) PD-TS—Town Square.
3. *Principally commercial development.* The following are principally commercial developments in the City:
- (a) PD-SG—Shady Grove;
 - (b) PD-MC—Metro Center; and
 - (c) PD-CB—Champion Billiards.
- d. *Development standards.*
- 1. *General policy.* The planned developments located in the planned development zones were approved by resolution of the Mayor and Council or action by the Planning Commission as a unified, coherent design. In some instances the development standards of the underlying zone applied to some aspects of the development project but were not restated in the Mayor and Council or Planning Commission development project approval. In addition, a number of the planned development projects are subject to annexation agreements or development agreements with the City that have specific terms for how the development will proceed. All of these documents constitute the planned development governing documents as defined in section 25.03.02.
 - 2. *Approved development standards.* The development standards (including, but not limited to, those standards for building heights, setbacks, lot coverage, lot sizes, density, and open space) set forth in the planned development governing documents apply to the following:
 - (a) Completed planned development projects;
 - (b) Undeveloped or partially completed individual sites within a planned development;
 - (c) Replacement in kind of any completed portion of a planned development project. Such replacement does not have to duplicate the footprint of the replaced portion of the project.
 - 3. *Equivalent zone development standards.*
 - (a) Except as provided in subsection 25.14.07.d.4., the development standards of the equivalent zone designation for a planned development zone apply:
 - (i) In the absence in the planned development governing documents of specific development standards related to minimum setbacks, maximum building height, lot coverage or lot dimensions;

- (ii) To that portion of an approved planned development for which an amendment to the planned development governing documents is sought;
 - (iii) To the redevelopment of any portion of a planned development with new development that is not in substantial compliance with the planned development governing documents.
- (b) The development standards for the equivalent zone will supersede the development standards contained in the planned development governing documents for only that portion of the planned development subject to the amendment or redevelopment.
- (c) Street frontage. Record lots for each dwelling unit, if provided, must front on a public street, private street, or a common open space.
- 4. *Waiver of equivalent zone standards.* The Approving Authority may waive the application of one (1) or more of the development standards of the designated equivalent zone upon a finding that the applicant has shown good cause as to why the development standard should not apply to any portion of the planned development project. In determining whether the burden of establishing good cause has been met, the Approving Authority must consider the following:
 - (a) Whether the development standard of the equivalent zone is compatible with the completed portions of the planned development;
 - (b) Whether applying the development standard of the equivalent zone is consistent with good planning and design principles;
 - (c) Whether applying the development standard of the equivalent zone is reasonable and practically feasible. The cost of applying the standard may, but does not necessarily, demonstrate that applying the development standards of the equivalent zone is reasonable or practically feasible; and
 - (d) Such other factor as the Approving Authority reasonably deems appropriate.
- e. *Amendment of a planned development.*
 - 1. *Required, general.* The following are planned development amendments subject to the equivalent zone development standards and will require approval of an amendment to the planned development governing documents by the Mayor and Council.
 - (a) Any increase in the intensity of the development (dwelling units, gross square footage, etc.) beyond what is authorized in the planned development governing documents;
 - (b) Any increase in building heights beyond what is authorized in the planned development governing documents;
 - (c) Addition of new uses not approved in the planned development governing documents;
 - (d) A major relocation of public streets;

EXHIBIT 2.

ZONING ORDINANCE

§ 25.03.02

Permitted use. See "Use, permitted."

Person means an individual, association, firm, partnership, corporation, or government agency, not including the City.

Person with a disability means a person who is determined by a qualified medical authority to have physical or mental impairments that:

1. Are expected to be long continued and of indefinite duration;
2. Substantially impede the ability to live independently; and
3. Are of such a nature that the ability to live independently could be improved by more suitable housing conditions.

Personal living quarters means a permanent residential unit with incomplete kitchen or bathroom facilities, occupied by no more than two (2) persons in each such unit, and located within a larger structure that contains at least five (5) such units, plus a residential unit for an on-site manager.

Personal care facility means a commercial facility providing services such as a barber shop, beauty salon, massage therapy, cosmetology, and similar uses. Items separately regulated in this chapter are not included in this definition.

Personal services office means offices directly serving the public, such as real estate office; travel agency; investment broker; insurance sales; and similar uses. Items separately regulated in this chapter are not included in this definition.

Pet grooming means a facility, other than a veterinary hospital, used for the grooming of household pets for profit, and not including overnight boarding.

Petitioner. See "Applicant."

Philanthropic institution. See "Charitable or philanthropic institution."

Pipe stem lot means a lot that does not meet the required frontage at the normal minimum front setback line, due to being configured with a narrow panhandle or pipe stem, which panhandle or pipe stem provides vehicular and pedestrian access to a street, with the bulk of the property lying to the rear of one (1) or more lots.

Plan means the policies, statements, goals, and interrelated plans for private and public land use, transportation, and community facilities documented in texts and maps which constitute the guide for the City's future development. For the purposes of this definition, the word "plan" shall include general plan, master plan, neighborhood plans, and the like as adopted in accordance with the applicable provisions of State law. "Plan" does not include the term "project plan" as defined elsewhere in this article.

Planned development governing documents mean the collection of documents that establish the density, use, development standards, and special provisions that guide the

build-out of a planned development located in any of the planned development zones contained in article 14 of this chapter. Those documents include one or more of the following:

1. Any resolution of approval by the Mayor and Council and any subsequent amendment thereto including any attachments;
2. Any preliminary development plan approval by the Planning Commission and any subsequent amendment thereto including any attachments;
3. Any annexation agreement or other development agreement;
4. The provisions of this chapter applicable to the particular planned development prior to March 16, 2009 and not inconsistent with the resolution of approval or the approved preliminary development plan, or the annexation agreement or other development agreement.

Plat means a plotted map, chart or plan; or a map of a legally recorded subdivision showing the boundaries and locations of the lot or lots recorded thereon.

1. *Plat, ownership.* See "Ownership plat."
2. *Plat, final record* means a map that illustrates a metes and bounds description of the property into a system of lot and block numbering, the naming of the tract (subdivision name), and the assignment of a plat number when recorded among the land records of Montgomery County, Maryland.

Porch means a roofed, open area attached to or part of a building, and with direct access to and from the building.

Portable sign. See "Sign, portable."

Pre-existing grade means the height of the ground prior to construction or earth moving by human means as of March 16, 2009.

Preliminary report means an initial report prepared by the Planning Commission providing recommendations on appropriate zoning classifications for properties being annexed into the City.

Premises means a lot, a building, or part of a building, including any appurtenances.

Private club means an incorporated or unincorporated association for civic, social, cultural, religious, literary, political, recreational, or like activities, operated for the benefits of its members and not open to the general public.

Prohibited use. See "Use, prohibited."

Project plan means a conceptual plan of development for a major project proposal as determined under the provisions of section 25.07.02 that must be approved by the Mayor and Council and may encompass multiple buildings or multiple uses, and which may include a phasing plan for completion of the development over time.

EXHIBIT 3.

§ 25.14.07

ROCKVILLE CITY CODE

- (ii) To that portion of an approved planned development for which an amendment to the planned development governing documents is sought;
 - (iii) To the redevelopment of any portion of a planned development with new development that is not in substantial compliance with the planned development governing documents.
- (b) The development standards for the equivalent zone will supersede the development standards contained in the planned development governing documents for only that portion of the planned development subject to the amendment or redevelopment.
- (c) Street frontage. Record lots for each dwelling unit, if provided, must front on a public street, private street, or a common open space.
- 4. *Waiver of equivalent zone standards.* The Approving Authority may waive the application of one (1) or more of the development standards of the designated equivalent zone upon a finding that the applicant has shown good cause as to why the development standard should not apply to any portion of the planned development project. In determining whether the burden of establishing good cause has been met, the Approving Authority must consider the following:
 - (a) Whether the development standard of the equivalent zone is compatible with the completed portions of the planned development;
 - (b) Whether applying the development standard of the equivalent zone is consistent with good planning and design principles;
 - (c) Whether applying the development standard of the equivalent zone is reasonable and practically feasible. The cost of applying the standard may, but does not necessarily, demonstrate that applying the development standards of the equivalent zone is reasonable or practically feasible; and
 - (d) Such other factor as the Approving Authority reasonably deems appropriate.
- e. *Amendment of a planned development.*
 - 1. *Required, general.* The following are planned development amendments subject to the equivalent zone development standards and will require approval of an amendment to the planned development governing documents by the Mayor and Council.
 - (a) Any increase in the intensity of the development (dwelling units, gross square footage, etc.) beyond what is authorized in the planned development governing documents;
 - (b) Any increase in building heights beyond what is authorized in the planned development governing documents;
 - (c) Addition of new uses not approved in the planned development governing documents;
 - (d) A major relocation of public streets;

ZONING ORDINANCE

§ 25.14.09

- (e) A material reduction in the cumulative amount of public or private open space; and
 - (f) Such other proposed change in the project that the Planning Commission determines to be of such significance as to be a substantial deviation from the planned development governing documents and therefore require an amendment to the planned development governing documents.
2. *Procedure.* Any proposal to amend the planned development governing documents requires the filing of a project plan amendment application with the Chief of Planning. Such application must comply, and will be processed in accordance, with the requirements for a project plan as set forth in article 7 of this chapter.
 3. *Limitations.* Amendments to a the planned development governing documents for a planned development shall be limited to the substance or area encompassed by the amendment application and may not affect other aspects of the approved planned development project without the consent of the applicant or its successor. Nothing, however, shall preclude the Mayor and Council from considering all aspects or areas of the approved planned development in determining whether or not the requested amendment is appropriate.
- f. *Site plan required.* An approved planned development must be implemented through approval of one or more site plans in accordance with the requirements for a level 2 site plan as set forth in article 7.
- (Ord. No. 29-09, § 14, 10-26-09; Ord. No. 16-10, § 5, 9-13-10; Ord. No. 7-11, § 14, 6-6-11)

Sec. 25.14.08. PD-RS (Rockshire).

- a. *Exploratory application approved.* The PD-RS zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 21-66 on March 7, 1966, as may be amended.
- b. *Designated equivalent zones.*
 1. Designated equivalent zone (commercial development areas only): Mixed-Use Neighborhood Center (MXC).
 2. Designated equivalent residential zones:
 - (a) Single unit residential detached areas: R-60.
 - (b) Single unit residential attached areas: RMD-10.

Sec. 25.14.09. PD-FM (Fallsmead).

- a. *Planned residential unit approved.* The PD-FM zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 2-66 on January 3, 1966, as may be amended.
- b. *Designated equivalent zone.* Designated equivalent residential zone: R-60.

EXHIBIT 4.

§ 25.20.03

ROCKVILLE CITY CODE

- B. Completion of infrastructure required to serve the next stage of the amended development schedule.
 - (iii) No additional development beyond the amount approved in the determination of adequate public facilities may be proposed or approved.
 - (iv) No additional public improvements or other conditions beyond those required for the original project approval may be required.
- 5. *Extension not automatic.* Compliance with the conditions of this section 25.20.03, including instances where the applicant has completed all conditions imposed at the time of development approval to meet adequate public facilities requirements, does not require the Approving Authority to extend the validity period of a finding of adequate public facilities.
- 6. *Reevaluation and reaffirmation.* After the expiration of a determination of adequate public facilities, reaffirmation of the adequacy of the public facilities to serve the project may be granted by the original Approving Authority based on an analysis of the impact of the net remaining development on the public facilities, consistent with the adequate public facilities standards. The analysis shall apply credits for infrastructure that has been provided in conjunction with the development. If the analysis indicates that existing and programmed public facilities will be overburdened, mitigation of said impacts shall be required as a condition of reaffirmation.
- c. Notwithstanding the above, the adequate public facilities determination for water and sewer service is confirmed prior to the issuance of a building permit.
(Ord. No. 29-09, § 19, 10-26-09; Ord. No. 16-19, 7-8-19)

Sec. 25.20.04. Applicability to previously approved planned development.

a. *[Validity periods.]* Any planned development identified in section 25.14.07 of this chapter is deemed to satisfy the adequate public facilities standards for the following validity periods:

- 1. The number of years specified in the original approval, if explicitly stated; or
- 2. If the original approval does not specify the number of years that public facilities are deemed adequate, the validity period ends twenty-five (25) years from November 1, 2005.

b. *Extension.* The Mayor and Council may approve one (1) five-year extension to implement the approved development when the applicant demonstrates that either:

- 1. Development of the project has proceeded with due diligence but that factors beyond the control of the developer, such as economic conditions or change in governmental regulations, have precluded development of the project within the approved time frame; or
- 2. The project is substantially complete, provided that all infrastructure required by the conditions of the approved exploratory application, concept plan, or preliminary

development plan have been constructed, bonded, or payments for construction have been made. Internal infrastructure improvements required only to serve the unconstructed portions of the project do not need to be completed.

c. *Expiration.* If the adequate public facility determination expires, the unconstructed portion of the development must satisfy the relevant public facilities standards, with credit for provided facilities, prior to approval of subsequent detailed applications, use permits, or final record plats.

d. Notwithstanding the above, the adequate public facilities determination for water and sewer service is confirmed prior to the issuance of a building permit.
(Ord. No. 16-19, 7-8-19)

ARTICLE 21. PLATS AND SUBDIVISION REGULATIONS*

Sec. 25.21.01. Plats.

a. There are two (2) types of plats:

1. Final record plats which are either:

- (a) Subdivision plats (when there is an assemblage or division of land); or
- (b) Recordation of an existing single unit detached residential lot; and

2. Ownership plats.

b. Recordation required for development.

1. Every structure must be erected and located on a record lot.

2. Except as provided in this chapter, there cannot be more than one (1) single unit detached residential dwelling on one (1) lot.

(Ord. No. 8-14, § 1, 4-21-14)

Sec. 25.21.02. Final record plats.

a. *Subdivision plats.* Subdivision is the process of assembling or dividing land. Final record plats are the illustrated system of mapping and identifying lots within densely populated areas into a single mapping system.

*State law reference—Subdivision control, Anno. Code of Md. Art. 66B, § 5.01 et seq.

Judy Penny

From: Max van Balgooy [REDACTED]
Sent: Monday, November 24, 2025 10:32 PM
To: mayorcouncil
Cc: Peerless Rockville Info; History
Subject: Comment on Restricting Historic Nomination Eligibility in Article 11, Draft Zoning Code

Follow Up Flag: Follow up
Flag Status: Flagged

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Mayor and Council
 City of Rockville
 111 Maryland Avenue
 Rockville, MD 20850

Re: Public Comment on Proposed Changes to Historic Designation Nomination Eligibility

Dear Mayor and Councilmembers,

I am writing to comment on the proposed revisions to Article 11 of the draft Zoning Ordinance, specifically the provisions related to **who may nominate a property for historic designation**. After closely reviewing the draft ordinance, particularly pages **335** and **643** of the December 1, 2025 agenda packet, I am very concerned that **community members, residents, or other interested parties will NO longer be able to submit a nomination**.

I appreciate the City's efforts to modernize and strengthen its historic preservation framework, and many components of the draft ordinance—such as expanded administrative approvals and demolition-by-neglect provisions—are clear improvements. However, restricting nominations so that only the property owner, the Historic District Commission, or the Mayor and Council may initiate designation raises significant concerns.

1. Limiting nomination eligibility is inconsistent with how historic preservation is intended to function under Maryland law.

The Maryland Land Use Article (formerly Article 66D) envisions **historic preservation as a public responsibility**, not a private one. The state enabling legislation does not limit who may bring forward a nomination, and in practice **most Maryland municipalities allow multiple entities to initiate consideration of historically significant properties**.

Recognizing potential resources should be open to the broader community because **historic value is shared**, even when legal ownership is private.

2. Restricting nominations reduces the City's ability to identify and protect historic resources.

Community members, neighborhood associations, and local historians often identify:

- early 20th-century subdivisions
- mid-century architecture
- sites associated with underrepresented communities
- landscapes or structures whose significance is not widely known

If only owners or City bodies may nominate properties, Rockville risks missing properties that merit evaluation—but whose owners may not yet be aware of their significance, may fear regulatory consequences, or may be preparing redevelopment plans.

3. The change may have unintended consequences for equity, community engagement, and early intervention.

Many important Rockville stories—particularly those linked to African American history, immigrant communities, women's history, and working-class neighborhoods—have been brought forward by residents rather than property owners. Restricting nominations closes an avenue that has historically allowed these stories to surface.

Additionally, third-party nominations can be crucial to:

- **preventing demolition** of significant properties,
- **alerting the City** to late-emerging historical evidence,
- **supporting earlier dialogue** with owners, often leading to collaborative preservation outcomes.

4. Recommendation

For these reasons, I urge the Mayor and Council to **restore the ability of Rockville residents, community groups, and other members of the public to nominate properties for historic designation.**

Maintaining multiple nomination pathways does not predetermine an outcome. The draft ordinance already includes strong due-process protections—notice, public hearings, application of clear designation criteria, and review by the Historic District Commission and Mayor and Council. These safeguards ensure a fair, transparent process regardless of who initiates it.

Rockville's history belongs to the entire community. Maintaining broad access to the nomination process supports transparency, civic participation, and the City's long-term commitment to preserving the character and stories that define our community.

Thank you for your consideration and for your continued work on this important part of the zoning rewrite.

Sincerely,

Max A. van Balgooy
313 Twinbrook Parkway, Rockville, MD
[REDACTED]

Holly Simmons

From: Jeff Mihelich
Sent: Tuesday, November 25, 2025 3:20 PM
To: Craig Simoneau; Jim Wasilak; Holly Simmons; Katie Gerbes
Subject: FW: Rockville Draft Zoning Ordinance Regarding Article 11: Historic Preservation

Follow Up Flag: Follow up
Flag Status: Flagged

FYI and thanks.



Rise Together

Jeff Mihelich – ICMA-CM

City Manager

City Manager's Office

P. 240-314-8102

www.rockvillemd.gov



From: Mary van Balgooy

Sent: Tuesday, November 25, 2025 2:23 PM

To: mayorcouncil

<mayorcouncil@rockvillemd.gov>;

Executive Director

History <History@rockvillemd.gov>

Subject: Rockville Draft Zoning Ordinance Regarding Article 11: Historic Preservation

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Mayor and Council

City of Rockville

111 Maryland Avenue

Rockville, MD 20850

Re: Public Comment on Proposed Changes to Historic Designation Nomination Eligibility

Dear Mayor and Councilmembers:

I am writing to add my comments to those submitted by Max van Balgooy regarding the proposed revisions to Article 11 of the draft Zoning Ordinance. I do so as a former Executive Director of Peerless Rockville (not speaking on behalf of Peerless), the current President of the Twinbrook Community Association (not speaking on behalf of TCA), and as a longtime Rockville resident who has worked in historic preservation at the local, state, and national levels for more than twenty years.

While I appreciate the City’s efforts to modernize its preservation ordinance, I am deeply concerned that the proposed restriction on who may nominate a property for historic designation will significantly weaken Rockville’s ability to recognize and protect meaningful places. Under the current ordinance, “*any person may nominate*” a property for designation. Eliminating this long-standing avenue for community participation removes a key mechanism that has shaped Rockville’s preservation efforts for decades.

Despite being directly affected, Twinbrook residents were never engaged in discussions about these proposed changes.

City staff presented portions of the zoning rewrite to the Twinbrook Community Association twice at our meetings; however, the proposed changes to historic designation eligibility were **not** discussed. As a result, residents, many living in homes now more than fifty years old, were unaware that a major shift in preservation policy was under consideration.

This lack of engagement is particularly concerning because Twinbrook is one of Rockville’s most historically significant neighborhoods and would be directly impacted by these revisions. More broadly, these proposed changes do not appear to have been presented to other neighborhood associations or resident groups. A decision that fundamentally alters how the City evaluates and protects historic resources should not emerge from such a narrow set of conversations.

Twinbrook’s origins underscore why community involvement is essential. Platted on October 18, 1946, the neighborhood was developed by four builders on nearly 200 acres of former farmland to provide modest, affordable housing for returning World War II veterans. The early Cape Cod–style homes—many with unfinished upper levels designed for future expansion—reflect the aspirations and challenges of the postwar era. Twinbrook was annexed into the City in 1949, making it one of Rockville’s earliest and most influential postwar subdivisions.

Peerless Rockville has studied and interpreted Twinbrook’s history extensively, including through its *Twinbrook Tours* brochures, which highlight:

- Three original model homes on Twinbrook Parkway, still largely unaltered on the exterior;
- The former Twinbrook sales office and the “Anniversary Home” on Veirs Mill Road that are tied directly to the development’s creation;
- Historic plans, marketing materials, and building documents preserved in Peerless Rockville’s collections.

These resources demonstrate the architectural, cultural, and social significance of Twinbrook. Yet under the proposed ordinance, Peerless Rockville, TCA, and residents would have no ability to initiate preservation review for any of these properties.

Residents increasingly value history, not just architecture.

Many Twinbrook residents have expressed interest in nominating homes not because they were designed by notable architects, but because of their association with the neighborhood’s origins and

with the families who shaped this community. The social history of a home—its stories, its long-term residents, its role in the neighborhood—is often as important as its architectural integrity.

Community-initiated nominations have been essential in surfacing these values. A recent example on Scott Avenue where neighbors sought guidance from me on how to preserve a house with deep cultural associations demonstrates this. Under the proposed ordinance, those residents would have no path to bring that forward.

Restricting nominations contradicts the City’s stated goal of proactive preservation.

During my years at Peerless Rockville, I frequently heard the same refrain from those opposing designation:

“It’s not architect-designed,” “It’s too modest,” “It’s not historically significant enough.”

These assumptions often discouraged owners from considering designation and overshadowed the truth that everyday buildings collectively tell Rockville’s story.

Even today, many residents who might pursue designation simply do not know how. My own neighbor across the street has asked about the process because they could not find clear information. Meanwhile, the City’s messaging tends to emphasize tax credits. These are important, but far from the main reason people choose to preserve their homes. The pride of stewardship, the sense of contributing to community identity, and the responsibility of protecting history for future generations rarely receive equal emphasis.

Restricting nominations sends a message that the City prefers fewer opportunities and not more to evaluate its historic assets.

Creating a delisting process introduces a troubling precedent.

Introducing a delisting mechanism risks destabilizing the City’s preservation framework. Once properties can be removed from the register, preservation decisions can become more vulnerable to redevelopment pressures rather than grounded in genuine reassessment of significance. Rockville must move cautiously before adopting any process that weakens the stability of existing districts or landmarks.

Recommendation

Therefore, I respectfully urge the Mayor and Council to restore the ability of Rockville residents, community organizations, and neighborhood associations to nominate properties for historic designation. Maintaining this long-standing pathway does not predetermine outcomes—the ordinance already provides clear criteria, public hearings, and multiple layers of review. But without a public nomination option, many historically important properties will simply never come before the City.

Rockville's heritage belongs to everyone who lives here. Preserving an open nomination process supports civic engagement, encourages early identification of significant places, and strengthens our shared investment in the City's character and history.

Thank you.

Mary A. van Balgooy
313 Twinbrook Pkwy, Rockville, MD


Judy Penny

From: Lauren Hanna [REDACTED]
Sent: Thursday, November 27, 2025 3:20 PM
To: mayorcouncil
Subject: Request for Mayor and Council to Adopt the Montgomery Country's 2003/2004 Deer Fencing Amendment/ Zoning Text Amendment (ZTA) 03-12

WARNING - External email. Exercise caution.

Rockville Mayor and Council
 City of Rockville
 111 Maryland Avenue
 Rockville, MD 20850

Dear Mayor Ashton and Members of the Council,

I am writing to respectfully urge the City of Rockville to adopt the proposed **Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 that was adopted in 2003.**

Our community is experiencing significant challenges due to the ongoing overpopulation of deer, and homeowners are increasingly struggling to protect their properties, landscaping, and safety.

In recent years, the deer population has grown to a level that is no longer compatible with a healthy suburban environment. Homeowners throughout Rockville are facing substantial damage to gardens, shrubs, and trees—damage that is often costly to repair or impossible to reverse. Beyond property loss, these issues raise broader concerns, including an increased risk of Lyme disease.

A thoughtfully crafted deer fencing amendment would give homeowners a much-needed tool to protect their properties while still aligning with the City's aesthetic standards and commitment to environmental stewardship. For many residents, effective fencing is the only practical and humane method to deter deer and preserve the natural landscape we all value.

By adopting this amendment, Rockville would be acknowledging the real, everyday challenges faced by residents and providing a reasonable, responsible solution.

Thank you for your consideration of this important matter. I appreciate the Council's ongoing efforts to maintain Rockville as a safe, beautiful, and thriving community, and I strongly encourage you to approve the deer fencing amendment.

Sincerely,
 Lauren Hanna
 408 Great Falls Road, Rockville, MD 20850
 [REDACTED]

Judy Penny

From: Donna Sprague [REDACTED]
Sent: Friday, November 28, 2025 3:18 PM
To: mayorcouncil; History
Subject: Support for Deer Fencing Amendment

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mayor and Council and Members of the Rockville HDC,

My name is Donna Sprague and I have been a resident of Rockville for nearly 20 years. Like many in the West End and throughout Rockville, I care deeply about the historic character of the neighborhood.

It has come to my attention that the City and HDC have cited the homeowners at 419 W. Montgomery for adding deer mesh to protect their property from deer. I don't know how much time City Staff or HDC spend in the neighborhoods, but this property in particular is a Rockville gem, in large part due to the care the homeowners have taken to create a truly gorgeous landscape and certified wildlife habitat that is admired by so many in the community, and that adds significantly to the beauty of the neighborhood. As with so many frustrated homeowners in Rockville, they have also spent thousands to replace plantings ravaged by deer, and to try to keep the deer off their property. The deer mesh they have added to their fence takes nothing away from the historic character of the house, is very inconspicuous, and unlike the result of erecting a tall stockade fence -- allows passersby to enjoy the views of their outstanding backyard gardens.

The City has wrestled unsuccessfully over many years with the explosion of the deer population, to the dismay of many homeowners -- myself included -- who have seen their time and money spent on landscaping go down the drain, while their worries about the health threats to themselves, their pets, and their children increase. Since there is no easy solution and clearly zero likelihood of reducing the number of deer, the diseases they carry, or their destruction of property, the City should support allowing homeowners -- at their own expense -- to erect barriers to protect themselves and their property. The City does not need to create new legislation from scratch, since Montgomery County already adopted a deer fencing amendment in 2003 to allow all other County homeowners outside the Rockville City limits to protect their health and property by following specific regulations on deer fencing.

To address the City's lack of current guidelines on deer fencing, I urge the Mayor and Council to adopt the **Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12**. City residents support practical solutions to real problems, solutions that are responsive to their concerns. The deer debate that has raged for so long in Rockville has been over how to safely, effectively, and humanely reduce the number of deer. Clearly there is no easy answer there. But punishing homeowners and preventing them from protecting their property and health helps no

one. The decision to adopt this Amendment should be an easy one, demonstrating that you are responsive to the concerns of your citizens.

Thank you,

Donna Sprague

300 Great Falls Road

Rockville, MD 20850

Judy Penny

From: ellen gagnon [REDACTED]
Sent: Saturday, November 29, 2025 1:48 PM
To: mayorcouncil
Subject: Subject: Request for Mayor and council to adopt the Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 (sometimes referred to as part of ZTA 03-14 in early discussions)

Follow Up Flag: Follow up
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Dear Mayor and Council Members,

My name is Ellen Gagnon I have been a Resident of Rockville for almost 28 years. When many of you stopped by my house and wanted to put a sign out front, the first question I asked was what are your deer plans? This is an opportunity to take a step forward.

Rockville homeowners have been faced with tremendous deer pressure over the last many years. I would like the Mayor and Council to consider adopting the **Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 that was adopted in 2003**. Currently the City of Rockville has no guidelines around Deer Fencing despite the urgent need and the overwhelming demand from the citizens for relief from ongoing and severe property damage and serious health risks due to the exposure to deer ticks and Lyme disease.

Ellen Gagnon

314 West Montgomery Ave
 [REDACTED]

Judy Penny

From: Dawn lype [REDACTED]
Sent: Saturday, November 29, 2025 5:30 PM
To: mayorcouncil
Subject: support for deer fencing amendment

Follow Up Flag: Follow up
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Dear Mayor and Council Members,

My name is Dawn lype. I have been a resident of Rockville for almost 20 years.

I would like the Mayor and Council to consider instituting a policy similar to **Montgomery County's Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12** that was adopted in 2003. Rockville homeowners have been dealing with the explosion of the deer population in recent years. Currently the City of Rockville has no guidelines around deer fencing, despite the urgent need and the overwhelming demand from the citizens for relief from ongoing and severe property damage and serious health risks due to exposure to deer ticks and Lyme disease. Allowing mesh deer fences (which are barely visible) up to 8 feet tall in residential areas is a common sense approach to protect our property.

I strongly urge you to take up this issue as soon as possible.

Dawn lype
 1066 Grand Oak Way, Rockville, MD 20852
 [REDACTED]

Judy Penny

From: Douglas Lunenfeld [REDACTED]
Sent: Saturday, November 29, 2025 2:31 PM
To: mayorcouncil
Subject: Request for Mayor and council to adopt the Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 (sometimes referred to as part of ZTA 03-14 in early discussions)

Follow Up Flag: Follow up
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City of Rockville Mayor and Council

Rockville City Hall
 111 Maryland Ave.
 Rockville, MD 20850

Subject: Request for Mayor and council to adopt the Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 (sometimes referred to as part of ZTA 03-14 in early discussions)

Dear City of Rockville Mayor and Council Members,

My name is Douglas Lunenfeld. I have been a Resident of Rockville for over 23 years and a lifelong resident of Montgomery County. In addition, I served for 20 years on the Rockville Landlord Tenant Commission most of those years as Chairman and I am a licensed real estate broker active in the Rockville market as well as an attorney.

As I am sure this comes as no surprise to the Mayor and Council as each of you are residents of Rockville but Rockville homeowners have been faced with a tremendous deer population increase over the last many years which is not just a local issue and is present throughout Montgomery County and Maryland. It has come to my attention that Rockville's fence guidelines do not take into account reasonable exceptions or adequate provisions for what out residents deem as necessary deer restricting barriers that seem to fall into the fencing category. I strongly encourage the Mayor and Council to take what I believe is a hardly disputable common sense action to proceed with considering and ultimately adopting an approach to authorizing appropriate deer fencing consistent with the **Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 that was adopted in 2003**. Currently the City of Rockville has no guidelines around Deer Fencing which results in lumping such barrier materials in the general definition of fencing. This action is needed now as urgent as there is overwhelming demand and support from the citizens of Rockville for relief to prevent the ongoing and severe property damage and prevent serious health risks due to the

exposure to deer ticks and Lyme disease. Montgomery County took this measure up in 2003 and while I respect that Rockville acts independent on things of this nature, it is hard to see how Rockville would not see its way to proceeding in the same and consistent manner as Montgomery County has done to address this issue.

To be clear, I support any resident that uses deer barrier material in their yard given the balancing of the intent to avoid high fencing under typical fencing guidelines is not compromised with deer barrier material as it is hardly visible to the eye and yet it is extremely effective in deterring deer which promotes both public safety as well as protection of property.

I appreciate your consideration on this matter and I expect this is overwhelmingly something the residents of Rockville would gladly support. I ask that you simply canvas your neighbors and you will see this is something that is easily supported and well past due to address. Also, from a real estate perspective, the deer barrier material typically used does not present a negative to the market value of homes or the condition of the neighborhood as it is barely visible to the public. In fact, I would argue that it supports the market value and condition of the area as it shows the pride of protecting one's gardening and lawn while also promoting a public health purpose as well.

Douglas Lunenfeld

727 Anderson Avenue, Rockville, MD 20850

--
Thanks,

Doug Lunenfeld

Judy Penny

From: Katharine Beckerle [REDACTED]
Sent: Sunday, November 30, 2025 6:41 PM
To: mayorcouncil
Subject: Fwd: Request for Mayor and council to adopt the Montgomery County's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 (sometimes referred to as part of ZTA 03-14 in early discussions)

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Subject: Request for Mayor and council to adopt the Montgomery County's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 (sometimes referred to as part of ZTA 03-14 in early discussions)

Dear Mayor and Council Members,

My name is Kate Beckerle and my husband, and I have been proud Rockville residents for over 30 years.

For far too long Rockville homeowners have been faced with tremendous deer incursion. I would like the Mayor and Council to consider adopting the **Montgomery County's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 that was adopted in 2003**. Currently the City of Rockville has no guidelines around Deer Fencing despite the urgent need and the overwhelming demand from the citizens for relief from ongoing and severe property damage as well as serious health risks due to the exposure to deer ticks and Lyme disease as more deer are forced to migrate into heavier populated areas.

We are not seeking to change the current Rockville fence zoning, but rather requesting an additive to current fence laws that would provide homeowners with a non-invasive commonsense additional layer of protection to lessen the negative health impacts as well as help mitigate costly damage to property that so many Rockville residents increasingly find themselves due to no fault of their own.

I encourage the Mayor and Council to consider the adoption of this amendment thus allowing residents of Rockville to utilize reasonable and discreet remedies that have been afforded to Montgomery County property owners for over 22 years.

Respectfully,

Kate & David Beckerle

5 Starlight Court

Rockville, MD 20854

[REDACTED]

Judy Penny

From: Gary Cole [REDACTED]
Sent: Sunday, November 30, 2025 6:35 PM
To: mayorcouncil
Subject: Request for Mayor and council to adopt the Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 (sometimes referred to as part of ZTA 03-14 in early discussions)

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Dear Mayor and Council Members,

My name is Gary Cole. I have been a Resident of Rockville for all 60 years of my life and have lived in four different homes in Woodley Gardens during this time.

Rockville homeowners have been faced with tremendous deer pressure over the last many years. Over the last several years, my wife and I have lost a considerable amount of our landscaping plants to the deers. I would like the Mayor and Council to consider adopting the **Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 that was adopted in 2003**. Currently the City of Rockville has no guidelines around Deer Fencing despite the urgent need and the overwhelming demand from the citizens for relief from ongoing and severe property damage and serious health risks due to the exposure to deer ticks and Lyme disease. I would like to be able to protect my property and the landscaping that my wife and I invest in which benefits the beauty of Woodley Gardens (and home values and property taxes—i.e. income for the city). At the moment however, it is unclear to me and my wife what is allowed and what is not. Please adopt Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12.

Thank you for your time and your consideration.

Gary M. Cole
 2 Hawthorn Court
 Rockville, MD 20850
 [REDACTED]

Judy Penny

From: Peter Cole [REDACTED]
Sent: Sunday, November 30, 2025 5:11 PM
To: mayorcouncil
Subject: Request for Mayor and council to adopt the Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 (sometimes referred to as part of ZTA 03-14 in early discussions)

Follow Up Flag: Follow up
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Mayor and Council

Rockville City Hall
 111 Maryland Ave.
 Rockville, MD 20850

Dear Mayor and Council Members,

My name is Peter Cole and my family first moved to Rockville in 1963.

Rockville homeowners have been faced with tremendous deer pressure over the last many years. I would like the Mayor and Council to consider adopting **Montgomery Country's 2003/2004 Deer Fencing amendment/Zoning Text Amendment (ZTA) 03-12** that was adopted in 2003. Currently the City of Rockville has no guidelines around Deer Fencing despite the urgent need and the overwhelming demand from the citizens for relief from ongoing and severe property damage and serious health risks due to the exposure to deer ticks and Lyme disease.

Please consider adopting this measure.

Kind regards,

Peter Cole

402 Anderson Ave.

Rockville, MD 20850

Judy Penny

From: Larry Giammo [REDACTED]
Sent: Sunday, November 30, 2025 2:59 PM
To: mayorcouncil
Subject: please adopt deer fencing zoning text amendment

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Mayor and Council,

I am writing to ask you to, at a minimum, adopt Montgomery County's Deer Fencing Zoning Text Amendment (adopted by Montgomery County over 20 years ago). With apparently nothing being done to control the exploding out-of-control deer population in Rockville, Rockville's residents are suffering a) significant property damage wrought by deer on landscaping, and b) deleterious health impacts resulting from the ticks carried by the same deer. Rockville's residents at least deserve the opportunity to protect their own properties from deer and their own health from the ticks carried by deer.

As I expect you appreciate, landscaping can significantly enhance a property's appearance and, as a result, a property's value. Plants, their planting, and their care are not insignificant investments. As it stands now, with so many deer roaming Rockville, literally everything that's not behind a tall fence is being consumed by deer. Many residents have suffered hundreds, if not thousands, of dollars of damage to landscaping. And, the overall impact on homeowners' property values – from not being able to maintain any meaningful landscaping – across all of the City, certainly totals into the millions of dollars.

At our home, it's not at all unusual for us to have as many as 10 to 12 deer at a time in, or within sight of, our front yard. What little we've planted in our front yard has basically been obliterated by deer. And, we've purposefully not planted anything else – there's literally no point, since we can be sure whatever we would plant would get destroyed by deer.

As for the health impacts of deer, as a community, we're already too well acquainted with Lyme disease, which is transmitted by ticks that spend an integral part of their life cycle on deer. And, there are additional tick-borne diseases carried by deer in Rockville to be concerned about. For example, bites the Lone Star tick, which feeds on white-tail deer throughout the mid-Atlantic now, can induce what's known as "alpha-gal syndrome" that results in being highly allergic to red meat. Overall, I have to wonder how anyone in City government can feel complacent every time they hear of a Rockville resident who has suffered from a tick-borne illness.

So, back to why I'm writing. Please adopt Montgomery County's Deer Fencing Zoning Text Amendment (adopted by Montgomery County over 20 years ago). AND, if/when you do, please be sure that deer fencing can be installed on all sides of corner lots, including any side yard that faces a street. Owners of corner lots deserve no less an opportunity to protect their properties and their health than other homeowners.

Larry

Larry Giammo

124 Monument St, Rockville, MD 20850
 [REDACTED]

Judy Penny

From: [REDACTED]
Sent: Sunday, November 30, 2025 8:57 PM
To: mayorcouncil
Subject: Deer Fence Amendment

WARNING - External email. Exercise caution.

Mayor and Council
 Rockville City Hall
 111 Maryland Ave.
 Rockville, MD 20850

Subject: Request for Mayor and council to adopt the Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 (sometimes referred to as part of ZTA 03-14 in early discussions)

Dear Mayor and Council Members,

My name is Erin Mahony. I have been a Resident of Rockville for almost 24 years.

On behalf of myself and my husband, John Barker, I am writing to ask that Mayor and Council consider adopting the **Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12** that was adopted in 2003.

Despite the urgent need to address the City's significant deer problem and the overwhelming demand from the citizens for relief, Rockville does not conduct its own deer management program but instead refers homeowners to Montgomery County for guidance. Such guidance includes the use of deer fences.

Currently, the City of Rockville has no guidelines around deer fencing and instead treats deer fencing as regular fencing subject to the same setback requirements. Rockville zoning allows 8' fences in side and rear yards, however, this does not apply to corner lots wherein the side yard along the cross street becomes a second "front" yard subject to a 4' height limitation. Furthermore, it is my understanding that for these purposes the City measures the side "front" yard from the side lot line to the *furthest* rear point of the building, contrary to the zoning code section 25.0302 that defines the "front" yard as the open space between the lot line and the *"nearest"* line of the building or any enclosed portion thereof. The depth of such yard is the *shortest horizontal distance between the front lot line and the nearest point of the building.* This 4' height restriction in the second "front" yard, improperly measured from the side lot line to the *furthest* point of the building rather than the closest point of the building as required by 25.03.02, severely limits corner lots from any practical ability to control deer entering the yard.

In 2003 Montgomery County amended its zoning to exempt deer fences from general yard requirements allowing for 8' deer fencing on all lots, including corner lots, provided the deer fencing meets certain requirements. I would ask the City of Rockville to do the same. This amendment would offer owners of corner lots the same tools as all other lot owners to address the overwhelming

deer population and protect their property from damage and themselves from serious health risks due to the exposure to deer ticks and Lyme disease.

Please consider adopting the **Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12** that was adopted in 2003.

Thank you.

Erin Mahony and John Barker
405 W Montgomery Ave
Rockville, MD 20850

Judy Penny

From: Shannan Cole [REDACTED]
Sent: Sunday, November 30, 2025 6:55 PM
To: mayorcouncil
Subject: Request for Mayor and council to adopt the Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12

WARNING - External email. Exercise caution.

Dear Mayor and Council Members,

My name is Shannan Turner-Cole. I live in Woodley Gardens.

Rockville homeowners have been faced with tremendous deer pressure over the last many years. Over the last several years, I have lost a considerable amount of our landscaping plants to the deer. I would like the Mayor and Council to consider adopting the **Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 that was adopted in 2003**. Currently the City of Rockville has no guidelines around Deer Fencing despite the urgent need and the overwhelming demand from the citizens for relief from ongoing and severe property damage and serious health risks due to the exposure to deer ticks and Lyme disease. I am working in my garden all spring and summer would like to be able to protect my property and the gardening I have invested in, which benefits the beauty of Woodley Gardens. I am also very concerned about the deer and the risk of Lyme disease they carry by being in our gardens. At the moment however, it is unclear what is allowed and what is not. I see deer nets along Martins lane covering the complete front yard with no complaints. Please adopt Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12. Having a clear amendment would benefit the entire city.

Shannan Turner-Cole
 2 Hawthorn Court
 Rockville, MD 20850
 [REDACTED]

Judy Penny

From: Todd Loy [REDACTED]
Sent: Monday, December 1, 2025 7:53 AM
To: mayorcouncil
Subject: Request to adopt the Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 that was adopted in 2003.

WARNING - External email. Exercise caution.

Dear Mayor and Council Members,

My name is Todd Loy and I have been a Resident of Rockville for about 8 years.

Rockville homeowners have been faced with tremendous deer pressure over the last many years. I would like the Mayor and Council to consider adopting the **Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 that was adopted in 2003**. Currently the City of Rockville has no guidelines around Deer Fencing despite the urgent need and the overwhelming demand from the citizens for relief from ongoing and severe property damage and serious health risks due to the exposure to deer ticks and Lyme disease.

Thank you and very respectfully,

Todd

Todd Loy

105 Beall Ave
 [REDACTED]

Judy Penny

From: Rebecca Parlakian [REDACTED]
Sent: Monday, December 1, 2025 9:42 AM
To: mayorcouncil
Subject: Deer Fencing Amendment

WARNING - External email. Exercise caution.

Hi there,

We just spoke. I am interested in speaking tonight on the Deer Fence Amendment. I also would like to submit the comments below on this subject.

What time should I arrive? Thanks,
 Rebecca Parlakian

Dear Mayor and Council Members,
 My name is Rebecca Parlakian. I have been a Resident of Rockville for 27 years.

My home is next to parkland that offers a deer habitat area (Monument Park). At least once a day, a herd of 4 and up to 12 deer graze across my front yard. Our front plantings have been decimated by hungry deer. With no management of the deer population, adult bucks stare back at me while I take out the garbage. Suffice it to say, I am familiar with Rockville's burgeoning deer population issues.

I share my own story to ask you to consider adopting the **Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12 that was adopted in 2003**. Currently the City of Rockville has no guidelines around Deer Fencing despite the urgent need and the overwhelming demand from the citizens for relief from ongoing and severe property damage.

As someone who watches it happen every day, hungry deer destroy every plant in their path. These plantings costs hundreds, and sometimes thousands, of dollars to purchase and plant. A landscaped property is a boon to Rockville. The city's beautiful neighborhoods are one of the reasons it is repeatedly named one of the best places to live in the DC area. Landscaping represents a significant financial investment for homeowners and often represents decades of time and effort—a financial and time investment that can be lost in a matter of days if hungry deer find their way onto your property.


Imagine if Rockville was facing a situation where roaming gangs were destroying thousands of dollars of homeowner property on a regular basis. I imagine City staff would find that concerning and respond urgently. But their position on deer doing the same level of property damage is: *Oh well*.

There is an unspoken contract between government and the governed. We place our trust you to make wise decisions for the best of our community. Currently, we have a situation where the City is actively and knowingly contributing to homeowner damage by taking minimal action to manage the deer

population. Even worse, the City is then *fining homeowners \$1000 a day* for protecting their home (ie, hanging removable deer mesh). This is simply not acceptable. It's time for common sense: **I urge you to consider adopting the Montgomery Country's 2003/2004 Deer Fencing amendment/ Zoning Text Amendment (ZTA) 03-12.** Thank you for your attention.

Rebecca Parlakian

124 Monument Street – Rockville, MD 20850



Judy Penny

From: Jack Thirolf [REDACTED]
Sent: Monday, December 1, 2025 9:33 AM
To: mayorcouncil
Cc: Catherine Frances Peff
Subject: Support for Adopting County's Deer Fencing Standards

WARNING - External email. Exercise caution.

Hello, Mayor Ashton and Councilmembers,

I understand you are considering updating the City's rules for deer fencing by adopting the County's rules adopted back in 2003. We live at 100 Forest Ave in Rockville and are writing to support this action.

Deer are majestic animals; because of severe overpopulation, they're also a major threat to our habitats and ecology. See a good short summary on the regional problem [here](#) from *Audubon Magazine*. Closer to home, the native pollinator gardens the Beall Elementary School PTA helped fundraise for and that the Beall kids planted are almost all eaten up and destroyed due to deer. The native trees that would normally propagate in the forest preserves near Welsh Park, Croydon Creek, or elsewhere in the City are eaten up almost immediately. Without intervention, invasive trees and plants all that will be left in a few decades. The great tomatoes and lettuce we used to grow when I was growing up in Hungerford are now impossible without cages--my father has moved all his produce gardening to the protected enclosure at the Senior Center.

There isn't an easy physical or political solution to this challenge, but allowing residents to put up simple, removable eight-foot high screens is a reasonable and low-risk approach. The City should encourage and make it easy for residents to take good care of their homes and land. This costs the City nothing, comports with the approach from surrounding communities around the County, and will encourage a healthier natural Rockville.

Jack and Catherine Thirolf

**Comprehensive Map Amendment
Digest of Public Commentary
January 7, 2026**

Comments Regarding the Comprehensive Map Amendment

ID #	Name / Organization	Date of Comment	Page Number
Comments Received Prior to November 10, 2025. Included in the Dec. 1, 2025, Authorization to File brief book			
CMA-1	Lisa Yim	04/11/2025	1
CMA-2	Karlton Jackson	04/12/2025	2
CMA-3	Jeanne Paderofsky	04/25/2025	3
CMA-4	William Meyer	04/26/2025	4
CMA-5	Phyllis and Samuel Blum	04/25/2025	5
CMA-6	William Meyer	05/02/2025	6
CMA-7	Susan Hoffman	05/04/2025	7
CMA-8	Mark Wetterhahn	05/04/2025	10
CMA-9	Michael Dutka	05/05/2025	13
CMA-10	Zachary and Jacqueline Kohn	06/24/2025	16
CMA-11	Kyle Browning	07/03/2025	18
CMA-12	Patricia Harris	07/24/2025	19
CMA-13	Anne Lucas	07/27/2025	25
CMA-14	Shellhorn Rockville, LLC via Matthew Gordon	07/31/2025	26
CMA-15	Jesse Chou	08/13/2025	30
CMA-16	Montrose Civic Association	08/19/2025	40
CMA-17	Alex Belida	09/10/2025	46
CMA-18	Susan Klein	09/10/2025	47
CMA-19	Daniel Solomon	09/11/2025	48
CMA-20	Zari Karimian	09/15/2025	49
CMA-21	Amanda Innes	09/16/2025	50
CMA-22	Wing Pokrywka	09/16/2025	51
CMA-23	Natalie Lotuaco	09/17/2025	53
CMA-24	Pat Reber	09/19/2025	55
CMA-25	Julia Binder	09/21/2025	57
CMA-26	Aileen Goldstein	09/21/2025	58
CMA-27	Peter and Laurie Krug	09/21/2025	59
CMA-28	Vladimir Gurevich	09/24/2025	61
CMA-29	Deborah Mesmer and Henrik Olsen	09/26/2025	63

CMA-30	Natalie Nelson	09/27/2025	66
CMA-31	Ron Tipton and Rita Molyneaux	09/30/2025	67
CMA-32	Julia Binder	10/03/2025	68
CMA-33	Maria Sol Pikielny	10/08/2025	69
CMA-34	Pat Reber	10/11/2025	71
CMA-35	Bill Holdsworth	10/13/2025	76
CMA-36	Helene Dubov	10/19/2025	77
CMA-37	Martin Reiss	10/22/2025	79
CMA-38	Jonathan Ferguson	10/23/2025	80
CMA-39	Adam Schuster	10/27/2025	81
CMA-40	Mikaela Ober Schuster	10/27/2025	82
CMA-41	Ann Reiss	10/31/2025	84
CMA-42	Ann Reiss	11/02/2025	85
CMA-43	Pat Reber	11/03/2025	86
CMA-44	Phyllis and Samuel Blum	11/04/2025	87
CMA-45	Jeanne and Daniel Paderofsky	11/04/2025	88
CMA-46	Maryam Pishdad	11/04/2025	89
CMA-47	Katherine Pishdad	11/04/2025	90
CMA-48	Samuel L. Scheib	11/06/2025	91
CMA-49	Kyle Browning	11/07/2025	92
CMA-50	Ansalan Stewart	11/07/2025	93
Comments Received November 10, 2025 – January 6, 2026			
CMA-51	Joseph Jordan	11/13/2025	95
CMA-52	Vincent Russo	11/14/2025	97
CMA-53	Marsha Douma	11/17/2025	98
CMA-54	Pat Reber	11/17/2025	101
CMA-55	New Mark Commons Residents Group, c/o Pat Reber	11/17/2025	102
CMA-56	Pat Reber	11/17/2025	127
CMA-57	Natalya Teterina	11/17/2025	130
CMA-58	Michelle Tongratanasiri	11/20/2025	132
CMA-59	Rose G. Krasnow	11/21/2025	133
CMA-60	Rose G. Krasnow	11/21/2025	135
CMA-61	Steven Bernstein	11/22/2025	137
CMA-62	James Nations	11/25/2025	138
CMA-63	New Mark Commons Board of Directors	11/28/2025	141
CMA-64	Alex Belida	12/01/2025	143

CMA-65	Margaret Chao, read by Susan Knowles	12/01/2025	144
CMA-66	Pat Reber	12/01/2025	148
CMA-67	New Mark Commons Residents Group, c/o Pat Reber	12/08/2025	150
CMA-68	Martin Reiss	12/10/2025	181
CMA-69	Alex Belida	01/04/2026	182
CMA-70	Pat Reber	01/04/2026	183

15100 Interlachen Drive
Apt 425
Silver Spring, MD 20906

April 11, 2025

Dear Councilmember Myles,

As a member of Jerusalem-Mt. Pleasant (JMP) United Methodist Church congregation, I am requesting that our zoning for the two Beall Avenue properties remain MXT instead of being rezoned to R-60. In addition, I am requesting that the Wood Lane properties remain MXT instead of being rezoned to RO.

It has been a long-term vision for the church to expand on our properties. The new R-60 and RO zoning would create barriers to our growth and development in the community we have resided in for 190 years.

As a member of the church's Leadership Team, I am committed to serving the Rockville community in any way that we can.

I would like to see my church grow and develop for the benefit of the community without the limitations of the R-60 and RO zoning.

Sincerely,

Lisa W. Yim

Lisa W. Yim

Routed To:
☒ Council
☐ City Clerk
☒ City Manager

Morgan
☐ City Attorney
☐ Council Support Specialist
☐ Other *RICK BARKER*

RECEIVED

APR 15 2025

CITY CLERK'S OFFICE

JIM WASILAK
KATIE GEORGE

RECEIVED

APR 15 2025

CITY CLERK'S OFFICE

April 12, 2025

Dear Mayor Ashton,

Routed To:

☒ Council☒ City Clerk☒ City Manager☐ City Attorney☐ Council Support Specialist☐ Other RICK BARKERJIM WASILAK

As a member of the Jerusalem Mt-Pleasant (JMP) United Methodist Church congregation, I am requesting that our zoning for the two Beall Avenue properties remain MXT instead of being rezoned to R-60. In addition, that the Wood Lane properties remain MXT instead of being rezoned to RO.

ATTIE
DEBB

It has been a long-term vision for the church to expand on our properties. The new R-60 and RO zoning would create barriers to our growth and development in the community we have resided in for 190 years.

I was born and raised in Rockville, and joined Jerusalem-Mt. Pleasant, formally know as Jerusalem United Methodist Church, as child, where my parents were also members. I have been at JMP for 84 yrs.

I would like to see my church grow and develop for the benefit of the community without the limitations of the R-60 and RO zoning.

Thank you in advance for your consideration.

Sincerely,



Karlton Jackson

Judy Penny

From: Jeanne paderofsky [REDACTED]
Sent: Friday, April 25, 2025 4:27 PM
To: mayorcouncil

WARNING - External email. Exercise caution.

Dear City Council Members & Planning Department

Our neighborhood- Markwood has just received information that the vacant land (approx. 5 acres) between 1201 Potomac Valley Rd and the Nursing /rehab vacility at 1235 Potomac Valley Road is up for Auction... <https://redf.in/76vN4k>

PLEASE DO NOT rezone it from R-90 as it is now.

We are a quiet neighborhood and wish to remain so.
Thank You

Jeanne Paderofsky
1194 Potomac Valley Rd, Rockville, MD 20850

Holly Simmons

From: Jim Wasilak <jwasilak@rockvillemd.gov>
Sent: Monday, April 28, 2025 4:30 PM
To: Holly Simmons
Cc: Katie Gerbes
Subject: FW: Zoning map revision

FYI

From: Bill Meyer [REDACTED]
Sent: Saturday, April 26, 2025 12:55 PM
To: mayorcouncil <mayorcouncil@rockvillemd.gov>
Cc: Jim Wasilak <jwasilak@rockvillemd.gov>
Subject: Zoning map revision

WARNING - External email. Exercise caution.

Mayor and Council;

Jim Wasilak gave a very informative presentation on the ZOR and Map amendment process to the Hungerford Civic Assn. this morning.

The Map amendment is proposing to rezone a 27 acre parcel of Woodmont CC property next to Wootton Parkway from R-400 to RMD-25. Jim said that the map amendment process does not address future access points to rezoned parcels.

When Wootton Parkway was approved in the late 1980's, staff recommended that future curb cuts be kept to a minimum. Existing streets Fleet and W. Edmonston were accommodated as well as future Tower Oaks and Preserve Parkway.

The city allowed the rear access to the Wintergreen shopping center and when it was forced to purchase the cut off parcel that became the Wootton Oaks townhouses, access had to be provided.

During your work sessions with staff please have them explore limiting this map amendments future access points from Wootton Parkway to the existing curb cuts. (W. Edmonston and Wootton Oaks Ct)

Can the city require Woodmont CC to build the Jefferson Street extension before allowing this potential development?

Regards,
William Meyer

Judy Penny

From: Ruby Moone [REDACTED]
Sent: Monday, April 28, 2025 12:25 AM
To: PHYLLIS BLUM; cpds; HCD; mayorcouncil
Subject: Re: Concern about auction of land between 1201 Potomac Valley Road & 1235 Potomac Valley Rd

WARNING - External email. Exercise caution.

Thank you.

[Sent from the all new AOL app for iOS](#)

On Friday, April 25, 2025, 2:00 PM, PHYLLIS BLUM [REDACTED] wrote:

1. City of Rockville

111 Maryland Avenue
 Rockville, MD 20850

Phone: [240-314-5000](tel:240-314-5000)

Dear City Council Members & Planning Department

Our neighborhood- Markwood has just received information that the vacant land (approx. 5 acres) between 1201 Potomac Valley Rd and the Nursing/rehab vacility at 1235 Potomac Valley Road is up for Auction... <https://redf.in/76vN4k>

PLEASE DO NOT rezone it from R-90 as it is now.

Thank You

Phyllis & Samuel Blum
 Markwood Citizens
 1201 Potomac Valley Rd
 Rockville, MD 20850

[REDACTED]

Judy Penny

From: Bill Meyer [REDACTED]
Sent: Friday, May 2, 2025 9:52 AM
To: mayorcouncil
Cc: Jim Wasilak
Subject: Re: Zoning map revision

WARNING - External email. Exercise caution.

Has the M&C received this request and will it be discussed during their work session on May 5?

On Apr 26, 2025, at 12:55, Bill Meyer [REDACTED] wrote:

Mayor and Council;

Jim Wasilak gave a very informative presentation on the ZOR and Map amendment process to the Hungerford Civic Assn. this morning.

The Map amendment is proposing to rezone a 27 acre parcel of Woodmont CC property next to Wootton Parkway from R-400 to RMD-25. Jim said that the map amendment process does not address future access points to rezoned parcels.

When Wootton Parkway was approved in the late 1980's, staff recommended that future curb cuts be kept to a minimum. Existing streets Fleet and W. Edmonston were accommodated as well as future Tower Oaks and Preserve Parkway.

The city allowed the rear access to the Wintergreen shopping center and when it was forced to purchase the cut off parcel that became the Wootton Oaks townhouses, access had to be provided.

During your work sessions with staff please have them explore limiting this map amendments future access points from Wootton Parkway to the existing curb cuts. (W. Edmonston and Wootton Oaks Ct)

Can the city require Woodmont CC to build the Jefferson Street extension before allowing this potential development?

Regards,
 William Meyer

Judy Penny

From: Susan Hoffmann [REDACTED]
Sent: Sunday, May 4, 2025 3:27 PM
To: mayorcouncil
Subject: Rezoning of Mixed-Used Commercial (MXC) and Mix-Use Transition (MXT) Properties-
 West End

WARNING - External email. Exercise caution.

Dear Mayor and Council,

I write to you today as a person proud to call Rockville my home, as a resident who has and continues to serve our fellow Rockvillians, and as an activist concerned with a matter before the Mayor and Council.

During the period of time I had the honor to serve as both Mayor and Councilmember, the mixed-use retail and residential Rockville Town Center was developed. The Town Center got off to a strong start and thrived. Over the ensuing years, Town Center experienced some ups and downs, including the Great Recession. The internal-facing design proved to be a challenge. The market has shown that the ratio of residential housing to retail proved to be less robust than was required for Rockville Town Center to thrive.

In recent years, attention has been paid to the declining economic health of Town Center. Community outreach conducted by the Mayor and Council, City staff, and HMOs and citizen associations throughout Rockville have shed a light on this important investment made by the City. In summary, the overwhelming consensus, underscored and highlighted during our most recent election, supports the need for additional residential housing adjacent to Town Center and along Rockville Pike/Route 355. Personally, I am delighted at the clarity with which my fellow residents understand the issue and are prepared to move forward.

However, the proposal now before the Mayor and Council does not reflect the most recent zoning decisions in support of Rockville

Town Center, nor the recommended solutions developed to strengthen the economic wellbeing of Town Center. In fact, it will result in a failure to improve its economic viability and will return Rockville to its weakened anti-business reputation.

In particular, I am very concerned about the rezoning of Mixed-Used Commercial (MXC) and Mix-Use Transition (MXT) Properties in the West End area to a new Mixed-Used Residential Office (MXRO) Zone (or ANY Zone) which could apply either height transition requirements or layback slopes to adjacent Rockville Town Center properties. This rezoning and application of either height transition requirements or layback slopes to adjacent Rockville Town Center properties will be most problematic because it will reduce the use of Rockville Town Center properties for the residential density which the Mayor and Council has already established for these Town Center areas/zones. These height transition proposals seek to weaken the great work the Council and City staff have done to plan for the future of Rockville Town Center. I also am very concerned about any expansion of height transition requirements or layback slopes to adjacent Rockville Town Center properties where no such setbacks or layback slopes exist under the current code. We cannot take steps forward towards increasing the necessary density of Rockville Town Center but then only take steps backward through expansion of height transition requirements or layback slopes to adjacent Rockville Town Center properties. I question whether we need either height transition requirements or layback slopes at all. I do know that they certainly should not apply to Rockville Town Center properties, especially in that they are not residential properties any longer, and are not directly adjacent to the exclusively residential zone.

Finally, I wish to make clear my opposition to the downzoning of properties that are currently permitted as commercial or residential. In this current economic climate, why would Rockville want to send a message to existing property owners that we would

limit their use of their own property and deter people from investing in Rockville?

I respectfully urge you to oppose this rezoning.

--

With every good wish,

Susan R. Hoffmann

Judy Penny

From: Mark Wetterhahn [REDACTED]
Sent: Sunday, May 4, 2025 4:22 PM
To: cityclerk
Subject: Issues associated with the 10 acre School Board Site
Attachments: letter to Mayor and Council 5 4 2025.pdf

WARNING - External email. Exercise caution.

Mayor and Council

Please accept the attached input in lieu of an appearance at the public forum relating to the May 5, 2025 Mayor and Council Work session. Thank you.

Mark Wetterhahn
2 Don Mills Court

**Mark Wetterhahn
2 Don Mills Ct
Rockville MD 20850**

May 4, 2025

Mayor and Council
City of Rockville
City Hall
111 Maryland Ave.
Rockville, MD 20850

Via Electronic Distribution

**Re: Written input in lieu of an appearance at the public forum relating to the May 5, 2025
Mayor and Council Work Session**

Mayor and Council members;

My name is Mark Wetterhahn. I live at 2 Don Mills Court in Rockville. I have been living at this address for 52 years. The 10-acre property which lies directly south of my home is being considered for rezoning from an R-90 to an RMD-25 Zoning District. The site is colloquially known as the "School Board Site" since it once was proposed for that use. These comments are mine alone. Other neighbors of mine may have differing views. Furthermore, New Mark Commons Homes Association may develop its own views, e.g., determining whether any new homes in this property should become part of New Mark Commons.

The history of the property is extremely complicated and involves lawsuits, settlements and multiparty agreements, including one involving the Mayor and Council. There are also been changes over time which resulted in draft agreements to which the named parties have thus far adhered to, but which may have no legal effect. Complicating this situation is the fact that access to the site is extremely limited and would not support the infrastructure necessary for an RMD-25 zoning. The only realistic access is from the south from Wooten Parkway. Even if it were not prohibited by binding agreements, access from Don Mills Court, the only other alternative, is simply unrealistic. It is a cul-de-sac designed for the nine houses on it. Traffic through New Mark Commons would surely rise to unacceptable levels. On top of these issues, large portions of the School Board site have already been dedicated to other uses and not available for development. Examples are portions dedicated to wetland mitigation for previous development of Tower Oaks. The site also contains the Don Mills Court Infiltration Basin developed by the City.

My neighbors, Martin and Ann Reiss, and I have reached out to City Staff involved in the rezoning effort to schedule a meeting with interested neighbors to focus on the School Board Site to gather what are likely to be disparate views and assure that the City and its counsel have all key documents. As necessary, I would ask that the Mayor and Council set aside some time to hear interested parties on this development which will likely affect a large number of citizens of Rockville.

Thank you for the opportunity to have these issues and my views placed before you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark J. Wetterhahn", with a long horizontal flourish extending to the right.

Mark J. Wetterhahn.

Judy Penny

From: Michael Dutka [REDACTED]
Sent: Monday, May 5, 2025 9:58 AM
To: mayorcouncil
Subject: County level rent stabilization policy is having a profound negative impact
Attachments: Screenshot 2025-05-05 at 9.43.19 AM.png

WARNING - External email. Exercise caution.

Dear Mayor and Council,

I know it can be tough to resist the loudest voices at city council meetings, but I thought I would point out the rent stabilization policies embraced by County Executive Marc Elrich are having a real impact on the real estate industry here:

"Mark Parrell, CEO of the Chicago-based real estate investment trust (NYSE: EQR), made the statement during the company's first-quarter earnings conference call Wednesday when asked by an analyst.

"We only have one property subject to those rules, but we are unlikely to invest further in that area in that state," he said of Montgomery County. "The political climate has become quite poor from a landlord perspective."

...

"This kind of capital flight is exactly what opponents of rent control have warned about, Doug Firstenberg, a principal of Bethesda-based developer Stonebridge, told me in an interview. He and others have long argued that constraining returns harms owners' and developers' ability to attract investment and lending, and thus to build and sell rent-controlled buildings. Investors don't care about geography, Firstenberg and others argue: They'll just send their money somewhere else with a similar demographic profile that doesn't constrain potential returns.

As in the present case of Equity Residential, "the money is speaking, and as a result, we're not getting the additional housing that we need," Firstenberg said. "The debate is still the debate, but the facts are the facts."

source: <https://www.bizjournals.com/washington/news/2025/05/02/montgomery-equity-residential-rent-control-housing.html>

The consequences of this misguided policy are manifesting in reality, it's not theoretical. The capital flight is real. By contrast the consequences of refraining from implementing a rent control policy will not be felt by the overwhelming majority of current tenants because average market rate rent increases are well below the allowed cap (see attached figure). For multifamily investors, the existence of a cap is just an additional risk factor that they'd rather not have to deal with, it doesn't matter what the cap actually is. There are so many other places to invest money besides Montgomery County and Rockville there's

very little cost for avoiding us entirely.

This is proving to be a policy where the costs are vastly exceeding the benefits. I urge councilmembers to continue holding off on implementing any sort of rent stabilization policy. Remember without private investment we can't fix any issues that we might have with our current built environment, like segregated neighborhoods, auto dependency, scarce housing, disinvested neighborhoods the list goes on.

--

Michael S. Dutka
713 Shetland Street
Rockville Md 20851

Market Rent Per Unit & Y/Y Rent Growth

- 10-year rent growth average of 2.1%
- The county experienced declining rent growth in 2020, high rent growth in 2021, but mostly came back in line with past trends in 2022.
- Concession rate is low (was 0.7% in 2022).



Overview of Rental Housing in Montgomery County, MD

Montgomery Planning 15

Holly Simmons

From: Jacqueline Kohn [REDACTED]
Sent: Thursday, June 26, 2025 3:34 PM
To: zoning; Zachary K
Subject: Fwd: Zoning Concerns in New Mark Commons - Planning Zone 12

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Hello,

Forwarding a message we sent to Mayor Ashton regarding our concerns regarding Planning Zone 12. We would appreciate a response.

Jackie Kohn

----- Forwarded message -----

From: Zachary K [REDACTED]
Date: Tue, Jun 24, 2025 at 8:53 PM
Subject: Zoning Concerns in New Mark Commons - Planning Zone 12
To: <mashton@rockvillemd.gov>, [REDACTED]

Good Evening Mayor Ashton,

My wife and I are residents of New Mark Commons. We have resided here for 5 years. I am an attorney and partner at an immigration law firm in Washington, DC and my wife is a nurse practitioner at a neurosurgery group in Bethesda, MD. We are parents of two small children ages 2 and 1 years old. We both voted for you in the last election.

We and our neighbors are extremely distressed about Planning Zone 12. My wife attended this evening's zoning re-write meeting and received cryptic and minimized responses about the possibility of a 250 unit building being built behind our home.

This change would create significant environmental and noise pollution. The increased traffic is also a safety concern for my children who I hoped would grow up to be able to easily cross the street and go to the playground.

It is my understanding that this could be finalized in December of this year and construction would happen in 2026. We would appreciate it if your administration would do everything possible to promptly put this to halt and would like your assurance that you would fight for your constituents.

Thanks for your time and prompt attention to this important matter.

Sincerely,

Zachary and Jacqueline Kohn

Holly Simmons

From: Kyle Browning [REDACTED]
Sent: Thursday, July 3, 2025 7:59 AM
To: zoning
Subject: Support rezoning for denser housing

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

I am writing to express my support for rezoning proposals that would create opportunities for more and denser housing in Rockville. I live in New Mark Commons and specifically support the proposal to rezone the parcel adjacent to our neighborhood that is currently zoned for commercial. Though a housing development in this area would likely increase traffic and noise in our neighborhood, I believe the need for more housing in Rockville is greater than any downsides to our specific community.

I support the city's (and Montgomery County Council's) efforts to create more housing in the "missing middle." We need a city and a county welcoming to residents at all income levels. The most important way to achieve this is to build more housing, and a key way to do that is to rezone land to allow for more density.

Thank you.

Kyle Browning
503 New Mark Esplanade, Rockville, MD 20850

Patricia A. Harris, Esq.


July 24, 2025

Via Electronic Mail

Mayor Ashton and Members of the Council
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

Re: Rollins Park – Zoning Classification

Dear Mayor Ashton and Members of the Council:

We represent Congressional Towers and Rollins Park partnerships, the owner (“Owner”) of the 51.92-acre Rollins Park community in the northwest quadrant of the Rollins Avenue and East Jefferson Street intersection. On behalf of the Owner, we closely followed the Rockville 2040 Comprehensive Plan effort as it pertained to the future development potential of the Property and are now very interested in the City’s Zoning Rewrite effort as it relates to the implementation of the Comprehensive Plan recommendations. In this regard, we recently met with City Planning Staff to discuss the future zoning of the Property which will have a significant impact on the Property’s future development potential. As discussed below, while we are appreciative of the establishment of a residential high density (RHD) zone for the Property, we are concerned that the proposed development standards relating to height and density for the RHD Zone do not take full advantage of the potential yield of housing units that could be provided by the Property and will fail to incentivize the stated objective of long term redevelopment of the Property. As a result, the development standards will not further the goals of the Comprehensive Plan and the housing objectives of the City. Consistent with standard urban design practices, and as discussed in more detail below, a high-density residential zone should allow up to 100 units per acre.

Given that the public hearings on the Zoning Rewrite are not scheduled until early 2026, it was important for us to bring our concerns regarding the proposed development standards to you at this time so that, assuming you agree with our conclusions, there is sufficient time for you to request Planning Staff to further analyze the RHD Zone and reevaluate the proposed height and density development standard recommendations.

I. Background

By way of brief background, the majority of the Property is currently zoned RMD-25 and developed to a density of 25 units per acre as allowed by the zone, with a variety of garden apartments, townhouses, and four seven-story multi-family buildings that are located along the

northern boundary of the Property. A 5.3-acre portion of the Property currently improved with the Rollins-Congressional clubhouse and pool is zoned R-75. The Comprehensive Plan Land Use Policy Map ([Attachment A](#)) recommends the following for the Property:

- CRM (Commercial and Residential Mix) for the East Jefferson frontage of the Property
- RM (Residential Multiple Unit) for the balance of the Property.

In designating the majority of the Property RM, the Comprehensive Plan notes: “A new higher-density residential zone, limited to residential uses, is appropriate for the remainder of the site *to permit new investment and upgrades*, though it should not result in residential displacement.” (Emphasis added).

In connection with the Zoning Rewrite, Planning Staff is recommending the new RHD Zone for the Property that would allow 50 units per acre and a maximum height of 75 feet, except that those portions of the Property within 100 feet of single unit housing are limited to a maximum height of 45 feet. As noted, we are concerned that these recommendations will not foster the desired redevelopment of the Property and as explained below, believe that an increase in allowable density and heights (in selected areas) is appropriate for the proposed RHD Zone. Critically, the Property is the *only* site in the City with an RM land use designation and a recommendation for a higher density residential zone and as a result, the Property is the *only* site in the City recommended for the proposed RHD Zone.

II. Considerations for Increased Density and Height

In addition to being the only site in the City subject to the RHD Zone, we believe that the following features associated with the Property justify consideration of an increase in the density and height:

- The Property is located less than 2,000 feet from the Twinbrook Metro Station and is within the “walkshed” of the Metro Station, as well as along RideOn Routes 5 and 26. As the City evaluates where additional needed housing should be located, it is locations such as the Property, that are served by existing infrastructure and adjacent to substantial commercial services, that are most logical.
- The northern portion of the Property where the multi-family buildings are located abut the 457-acre Woodmont County Club. The distance between the multi-family buildings on the Property and the closest single-family homes (located north of Wooton Parkway) is more than 3,800 feet. Between the buildings and these homes is the wide, undeveloped expanse of the County Club property.
- The Rollins Park community was constructed in 1962 and 1963 and is very well maintained. Nonetheless, given the age of the improvements, the Owner’s anticipate that within the next ten to twenty years, decisions will need to be made as to whether to commence a phased redevelopment of the Property or instead make significant investments into the maintenance and upkeep of the existing improvements.¹ By way of

¹ Within the past five years, the Owner’s invested more than \$15 million to improve the HVAC Central Plants, door and lock replacements, elevator renovations, corridor and lobby renovations and apartment renovations throughout the Property.

example, because this development was built before current requirements for stormwater management, any redevelopment will entail significant costs that cannot be absorbed by a moderate replacement of density. Thus, anticipated redevelopment will only be pursued with the appropriate height and density incentives.

As it relates to the proposed heights for the RHD Zone, it is important to first emphasize that we agree with the proposed development standard that limits the height on the Property to 45 feet within 100 feet of the single-family residents. The Rollins Park community and the nearby single-family residences have co-existed in a compatible manner since the development of both communities in the early 1960's, and the 45-foot height limit ensures that any future development of the Property will continue to be compatible with the adjacent uses.

At the same time however, the Property is generously sized at 52 acres and significant portions of the Property are located more than 100 feet away from single unit housing. With these characteristics, we believe that there are areas of the Property where heights above 75 feet are appropriate and can be provided without adversely impacting the surrounding area. More specifically, it is one-third of a mile (1,620 feet) from the Property's southern boundary (which is across Rollins Avenue from the single-family homes) to the northern boundary adjacent to the Woodmont County Club. This is a significant distance, and the RHD Zone could be drafted to allow the opportunity to selectively increase allowable heights above the proposed 75 feet as one moves further away from single unit housing, with the greatest heights being allowed in the most northern portions of the Property adjacent to the Country Club. The RHD Zone could also be drafted to incorporate design requirements such as upper story setbacks, to the extent necessary to ensure that increased building heights are less perceptible from the ground plane. Importantly, allowing additional height above 75 feet provides the opportunity to increase the number of housing units and can be accomplished in a manner that does not create any additional impacts on the area surrounding the Property than would heights of 75 feet. Further, increased heights allow for smaller building footprints such that redevelopment can proceed with minimal displacement. The result is a gradual phased development wherein new units are created to supplement the existing residences.

As it relates to the proposed density, the RHD Zone proposes a maximum density of 50 units per acre. While this density represents a doubling of the density that was approved when the Property was developed more than 60 years ago, it nonetheless, based on the Owner's economic analysis, does not provide enough additional density to make the redevelopment of the Property, as recommended by the Comprehensive Plan, financially feasible. Consultation with current active developers and land planners has confirmed our view that at 50 units per acre, the highest and best use for the property would be the development of for-sale townhouses. This is not consistent with the Owners long term objectives, nor those set forth under the Rockville 2040 Comprehensive Plan. Nor does it advance that Plan's stated goal of concentrating additional density within Metro transportation nodes. Without sufficient allowable density (in the 100 unit an acre range²) to support the redevelopment of the Property, the existing status quo of the Property will continue for the foreseeable future. Multi-family podium, courtyard, and hybrid residential buildings range in density but typically provide well over 50 units per acre thereby

² By way of comparison, the six-story multi-family building at 1900 Chapman Avenue has a density of 110 units per acre.

providing flexibility and diversity of housing between the highest density Rockville Pike Corridor and the lower density missing middle housing across from the detached-house neighborhoods to the south and west. The proposed development standards represent a significant missed future opportunity, given that the Property is ideally located to support additional housing, including affordable housing, in furtherance of the City's goals.

In considering this increased density it is important to emphasize that the Property, at 52 acres, has the benefit of being able to support increased density in a flexible and varied manner. The allowable maximum density will be averaged across the entire Property, with some areas, such as the northern portions of the Property where the multi-family buildings are currently located, having a considerably higher density per acre than the southern areas of the Property near the existing single-family homes. Moreover, increasing the allowable height above 75 feet (in those areas located away from the single-family residences), will increase the yield of desperately needed housing and provide the development flexibility needed to incentivize redevelopment. In addition, while it is unknown what building materials and technologies will be available in the upcoming decades, even current strategies for urban design and architecture show that higher-density, walkable, transit-oriented neighborhoods have a reduced environmental footprint per unit. The proposed higher density and height will allow pursuit of these options through a full public entitlement process, thus ensuring that compatibility and sustainability are incorporated in the design.

III. Conclusion

This Property's ownership is local in nature and committed to the community and market they have served since the acquisition and development of the Property in 1959, when Rockville Pike was just two lanes wide and the area was largely undeveloped. Looking ahead, all future improvements associated with the Property must remain relevant and reflective of community and market needs, just as the Rockville 2040 Comprehensive Plan envisions. The Owner demonstrated its commitment to this approach when it redeveloped the existing standard swimming pool on the Property into a complex of pools and a community center in 2007, at a cost of \$7,000,000. The Owner expects that there will come a time when phased redevelopment will be the only economically feasible approach to ensure that the Property remains relevant to the evolving market and an asset to the surrounding community. Thus, the Owner continues to take the long view in terms of the Property's future enhancement. As such, the zoning, use and density will be key to that evolution, as reflected in the Comprehensive Plan. Recognizing that the Comprehensive Plan has a horizon of approximately 20 years, it is essential that the appropriate zoning development standards are in place to accommodate the phased redevelopment of the Property so that it never loses its position as an asset to the community and its residents.

We appreciate the opportunity to share with you our concerns regarding the proposed RHD Zone. It is our hope that based on our explanation you will request that Planning Staff reanalyze the proposed height and density development standards of the Zone with the intent of ensuring that they align with the recommendations of the Comprehensive Plan and the City's housing goals.

Thank you for your consideration of this matter.

Sincerely,

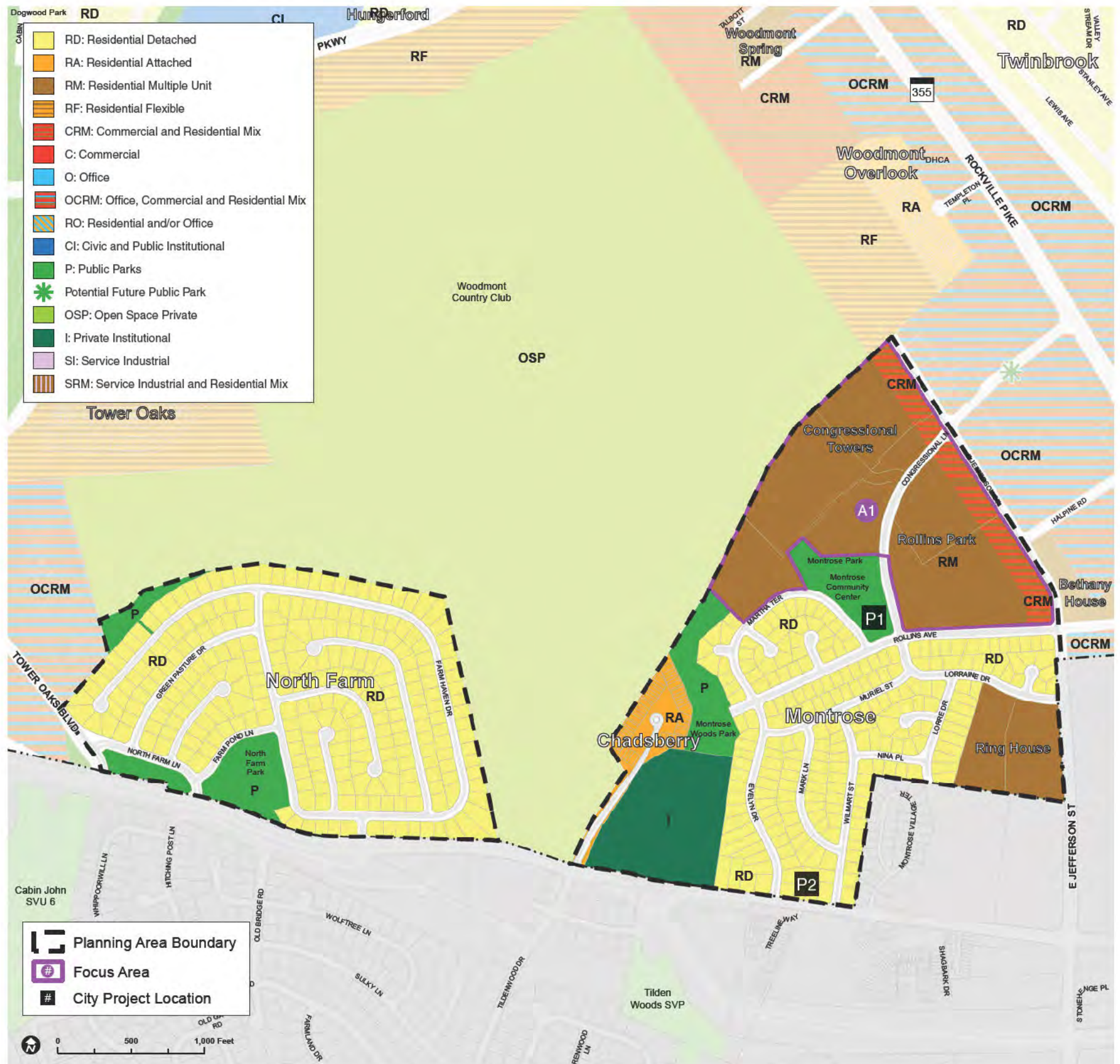


Patricia A. Harris

cc: Ms. Holly Simmons
Mr. Jim Wasilak
Mr. Kenneth Becker
Mr. Arnold Polinger
Mr. Anthony Rakusin
Mr. Josh Sloan

Encl.

Figure 67: Land Use Policy Map of Planning Area 10



Holly Simmons

From: Anne Lucas [REDACTED]
Sent: Sunday, July 27, 2025 7:42 PM
To: zoning
Subject: Comment for rezoning 1000 Twinbrook Pkwy

WARNING - External email. Exercise caution.

Dear Zoning people

I have been a resident of Twinbrook Forest for over 25 years. I am providing comment to a proposed rezoning of 1000 Twinbrook parkway. The data from your website indicates that there is a proposal to change the zoning for that property to increase density:

file:///C:/Users/Anne%20Lucas/Downloads/RFP%2014-23%20Appendix%20b%20Comprehensive%20Plan%20Planning%20Areas.pdf

* Twinbrook and Twinbrook Forest Focus Area A7 PROPERTIES AT BALTIMORE ROAD AND TWINBROOK PARKWAY
Rezone 1000 Twinbrook Parkway from R-60 (Single Unit Detached Dwelling) to RMD-15 (Residential Medium Density).
The remaining properties are not recommended to be rezoned

However, earlier in this document it is stated:

"Maintain the residential character of the planning areas" for the Twinbrook and Twinbrook Forest Areas

By rezoning that particular property at 1000 Twinbrook Pkwy to increase density, you are not maintaining the residential character of the neighborhood.

Additionally, that corner (Twinbrook and Baltimore Rd) can be extremely congested especially when school is in session. Both the elementary school and high school are very near. Increasing the density of that specific lot will increase the congestion, create further parking problems in that block, and increase the probability of pedestrian/car accidents.

I am opposed to the proposed rezoning. I am writing in the hope that the voice of the residents of the area carry at least the same weight as those of the wealthy developers

Sincerely
Anne Lucas
1606 Gruenther Ave

July 31, 2025

VIA Email

Mr. James Wasilak
Chief of Zoning
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

Re: City of Rockville Comprehensive Map Amendment (the “CMA”); Shellhorn Rockville LLC’s written comments regarding 1460 and 1488 Rockville Pike

Dear Mr. Wasilak:

On behalf of Shellhorn Rockville LLC, an affiliate of Quantum Companies (“Quantum”), the owner of the shopping center (1488 Rockville Pike) and neighboring auto repair facility (1460 Rockville Pike) located approximately 1/10th of a mile to the north of the intersection of Rockville Pike and Congressional Lane (the “Property”) in the South Pike area, please accept these written comments to the City of Rockville’s (the “City”) recommended rezoning of properties in the vicinity of Twinbrook Metro Station.

By way of background, the Property is improved with approximately 29,874 square feet of retail uses and ancillary surface parking spaces and is located approximately 0.40 miles to the northwest of the Twinbrook Metro Station entrance. An aerial image showing the Property’s proximity to Twinbrook Metro Station is attached as Exhibit “A”. The Property is presently zoned MXCD and located immediately to the south of the Twinbrook Quarter mixed-use redevelopment. In this respect, the Property is appropriately positioned for redevelopment with additional density, height and a mix of uses. To this end, we respectfully request that the City rezone additional properties in the South Pike area to further the approved Rockville 2040: Comprehensive Plan Update (the “Comprehensive Plan”) recommendations, including to “continue to develop the Twinbrook Metro Station area and the south Rockville Pike area as a major activity and growth center.” *See* page 32, land use element.

Quantum supports the City’s recommendations to rezone many of the properties to the south of the Property, on the east side of Rockville Pike, to a new MXTD-235 Zone. However, Quantum respectfully requests that the City also recommend that the Property and surrounding sites to the north and west that are within ¾ mile of Twinbrook Metro Station be rezoned to the MXTD-200 Zone. These properties are transit-oriented with strong pedestrian access to both the Twinbrook Metro Station and planned BRT on Rockville Pike. Many of these properties are developed with low-rise commercial buildings and an abundance of surface parking, which do not represent their highest and best use.

The CMA designates areas to the south of the Property for MXTD-255 zoning based upon a framework developed as part of Rockville Town Center Plan (the “Town Center Plan”). The Town Center Plan designated properties as MD-355 Corridor Character Areas (MXTD-255 zoning), Core Character Areas (MXTD-200 zoning), and Edge Character Areas (MXTD-85 zoning). Significantly, properties evaluated as part of the Town Center Plan that are more than 0.80 miles from the Rockville Metro Station were designated as Core Character Areas and recommended for rezoning to MXTD-200 as part of the CMA. Map 19 from the Town Center Plan is attached as Exhibit “B” for context. In this respect, the City should use the same methodology in the South Pike area to recommend properties that are located within ¾ mile of Twinbrook Metro Station, but outside the limits of properties recommended for MXTD-255 zoning, be rezoned to MXTD-200 through the CMA.

Quantum’s request that the City expand the limits of properties recommended for rezoning is consistent with the Comprehensive Plan’s recognition that “thousands of people walk or bike from Twinbrook Metro Station to residences, offices and shops,” and “the land use plan provides flexibility for the future, allowing a mix of high intensity office, residential, and commercial uses through the Office Commercial Residential Mix (OCRM) land use designation for the majority of land in the south Pike area.” *See* page 32, land use element. As a result, we respectfully request that the City expand on its initial recommendations for the South Pike area in the CMA to include additional properties to the north and west, which will ensure that market-responsive zoning is in place for the continued revitalization of this important section of Rockville Pike.

We thank you for the opportunity to provide these comments on the CMA and look forward to continuing to work with staff and other interested stakeholders to achieve the Comprehensive Plan’s vision along this important corridor in the City.

Very truly yours,

Matthew Gordon

Matthew Gordon

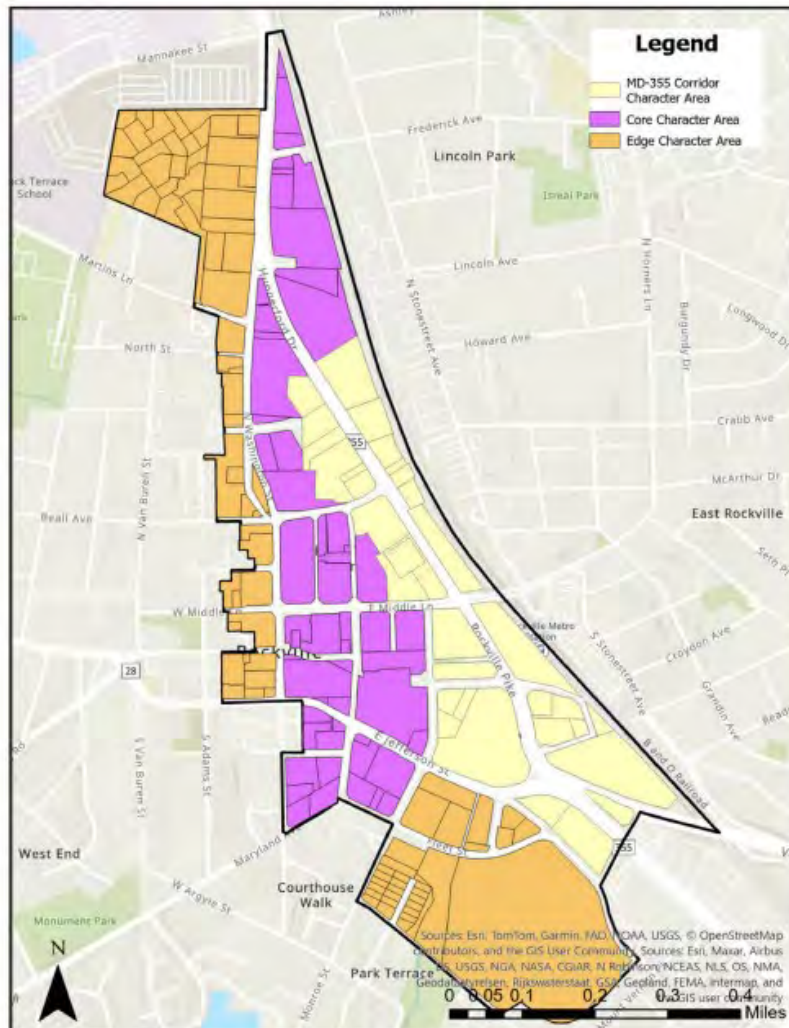
cc: Ms. Holly Simmons
Mr. Alex Forbes
Mr. David Sullivan

Exhibit "A"
1488 Rockville Pike Aerial & Vicinity



Exhibit “B”

Map 19: Town Center Character Areas



Holly Simmons

From: JC [REDACTED]
Sent: Wednesday, August 13, 2025 3:24 PM
To: zoning
Cc: Monique Ashton; Kate Fulton; David Myles; Barry Jackson; Izola Shaw; Marissa Valeri; Adam Van Grack
Subject: Opposition to Rezoning Victoria Condominium Area to MXTD-200

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Mr. Wasilak and Zoning Division Staff,

I am writing to strongly oppose the proposed rezoning of the Victoria Condominium area to MXTD-200, which would enable large-scale developments such as the 41 Maryland Avenue – Duball 3 project directly beside our building. As the Victoria Condominium since 1992, and a licensed insurance agency owner with over 35 years of experience in risk management and property & casualty insurance, my wife and I strongly support new housing development projects in our city and county. However, it must not come at the cost of safety, health, or stability of existing communities. Please keep this letter as part of the official record. I will also be sharing this with our City Council members and the Mayor.

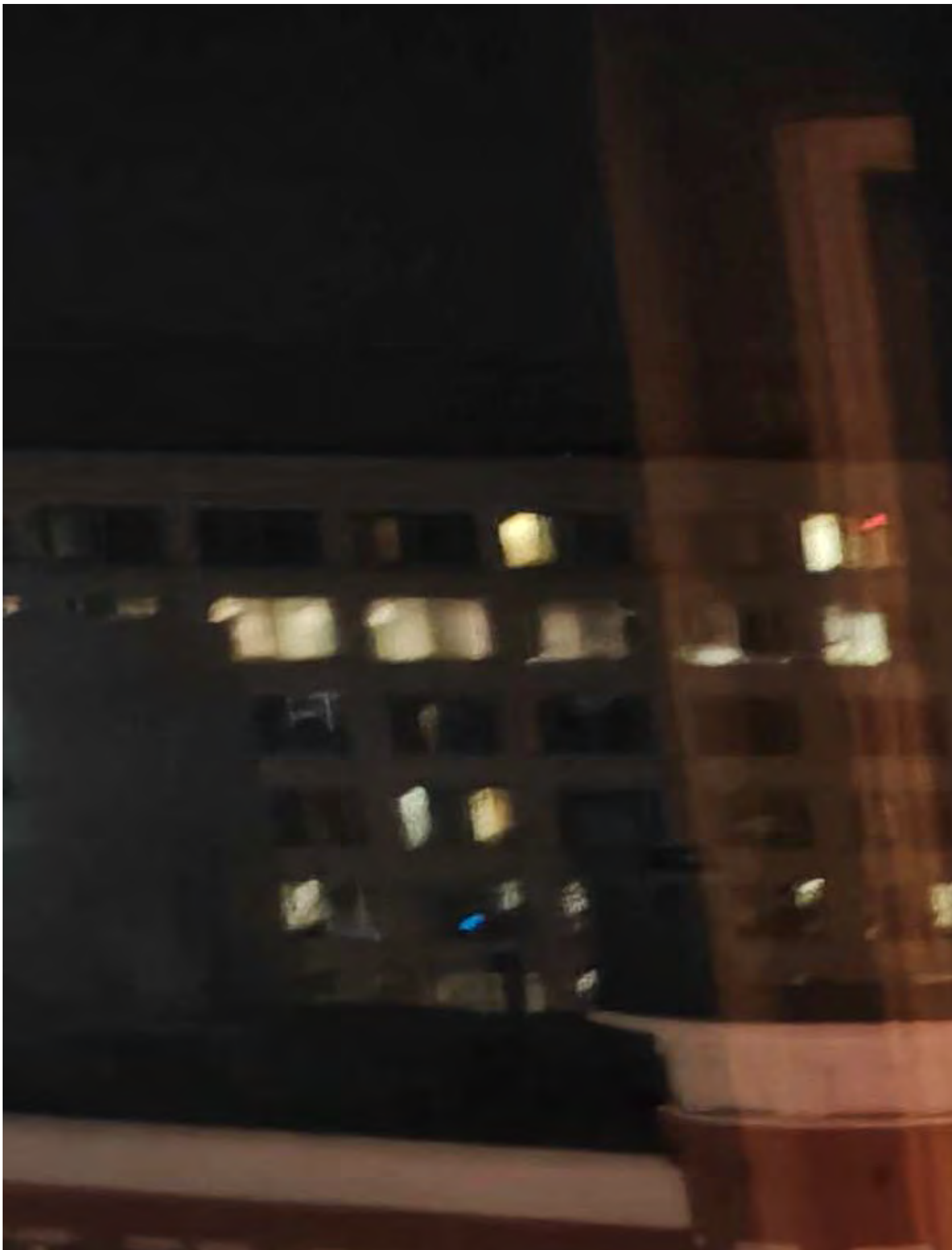
1. Why Rezoning Is Not in the Best Interest of Victoria or Town Center?

Rockville Town Center is already a dense, high-traffic environment with heavy pedestrian activity, limited street capacity, and overburdened public infrastructure. Changing our zoning to MXTD-200 would open the door to taller, denser construction without adequate space or resources to absorb the impact. For Victoria residents, this means more crowding, less safety, and diminished quality of life.

2. Fire Safety Risk:

Fire incident at the Cambria Hotel Rockville, located across from the Victoria Condominium on April 12, 2025, which more than 10 fire trucks were required to control a nearby emergency, which serves as a warning. Duball 3 would be built only twelve feet from Victoria, with very little separation, a fire could jump between buildings in minutes. Narrow lanes would also slow firetruck access, making a dangerous situation far worse.





3. Traffic and Pedestrian Safety Risk:

Duball 3 has requested a parking waiver, meaning no on-site parking for its 147 units. Residents will depend on nearby public garages, increasing the number of pedestrians and cyclists crossing already congested, single-lane streets. This raises the risk of accidents involving vehicles, especially for seniors, children, and people with limited mobility.



4: Sinkhole and Construction Concerns:

ABC News with David Muir, KTLA, and LA Times reported a dramatic incident occurred in Ventura, California on May 30, 2025, where a 25-foot sinkhole abruptly opened beside a construction site for a new apartment complex . Vehicles were swallowed whole, structures adjacent to the site were damaged, and at least one commercial and one residential property were officially red-tagged by city authorities . The city later confirmed the cause was a failure of temporary shoring systems, possibly aggravated by excessive groundwater pumping and soil disruption . Despite zoning approval, oversight at the construction phase was evidently inadequate—shoring and drainage safeguards were ignored or under-reviewed, resulting in catastrophic ground collapse.

Relevance to Rockville

Both Victoria Condominium and the proposed development share limited underground infrastructure (water mains, drainage, sewage) buried under decades-old soil. Our building was constructed in 1992; the subsurface soil structure and pipe integrity may now be fragile. Excavation or construction stress nearby could accelerate soil collapse or flooding, raising structural stability risk akin to human-induced sinkhole phenomena. If the developer constructs deep foundations or reroutes utilities without independent geotechnical review, we face elevated risk of soil destabilization, pipe failure, and potential structural collapse. Shared infrastructure issues further amplify legal liability for both structures.



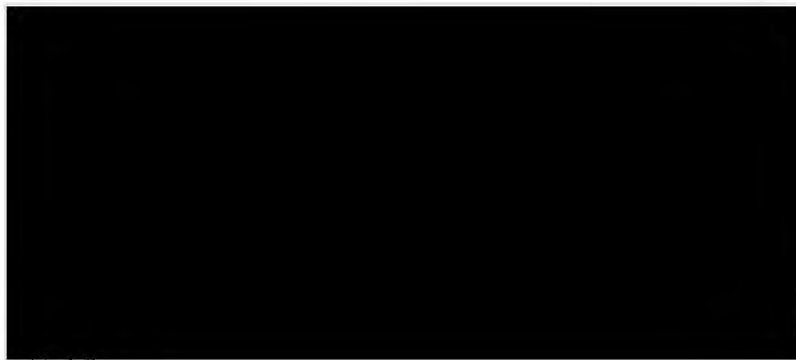


News reference: KTLA & ABC News with David Muir Report on Ventura Sinkhole

[Sinkhole near Ventura construction site opens up](#)



**Sinkhole near Ventura construction site
opens up**



up

<https://youtu.be/LfDsmZBc1K8?si=BKR-5WtJ745Ss5cp>

<https://www.latimes.com/california/story/2025-05-30/ventura-sinkhole-takes-down-a-shed-and-two-vehicles-sends-people-scrambling>

5. Health Risks: Dust, Noise, and Psychological Stress:

The Victoria Condominium is home to a large senior population, with over 50% of residents over age 65. Many chose this location for its healthcare access, especially Kaiser Permanente, and walkability. A two-year construction project of this scale will inevitably cause significant air pollution (including dust that can cause or worsen lung cancer, asthma, and chronic bronchitis) and high-decibel noise levels that deeply affect elderly residents' mental health and sleep.

The risks from this proposed construction include:

Airborne dust known to cause lung cancer, COPD, and cardiovascular issues;

High-decibel construction noise, a source of mental stress, insomnia, and hypertension;

Long-term exposure to dust and noise can be fatal or severely reduce quality of life for medically fragile individuals.

These health hazards, over such a prolonged period, could result in legal liability to developers and the City should residents experience worsening conditions.

Approving this rezoning would bring more density and hazard to an area that is already operating at capacity. It risks both the safety of Victoria residents and the long-term livability of Rockville Town Center. I respectfully urge the City of Rockville to carefully review, and reject this rezoning to preserve our current zoning protections.

Thank you for your attention to these concerns. I look forward to speaking at the public hearing when it is scheduled.

Sincerely,

Jesse Chou

Mei Chi Fan

Resident, Victoria Condominium
24 Courthouse SQ, #809
Rockville, MD 20850

Holly Simmons

From: Jeff Mihelich <jmihelich@rockvillemd.gov>
Sent: Tuesday, August 19, 2025 8:38 AM
To: Jim Wasilak; Holly Simmons
Cc: Barack Matite; Ricky Barker; Mary Grace Sabol
Subject: FW: Letter for the Mayor and Council Regarding Proposed Zoning Changes for the Montrose Neighborhood August 2025

Follow Up Flag: Follow up
Flag Status: Flagged

FYI and thanks.



Jeff Mihelich – ICMA-CM

City Manager

City Manager's Office

P. 240-314-8102

www.rockvillemd.gov



From: Montrose Civic Association

Sent: Tuesday, August 19, 2025 7:24 AM

To: mayorcouncil <mayorcouncil@rockvillemd.gov>

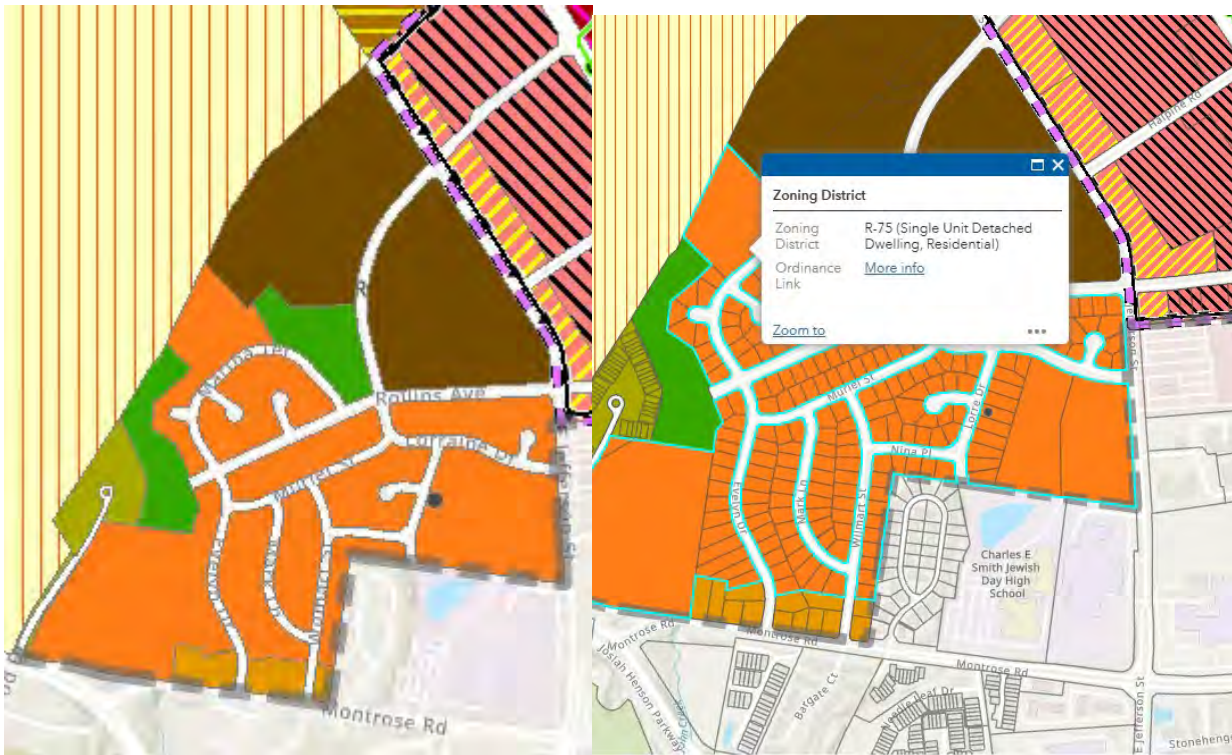
Subject: Letter for the Mayor and Council Regarding Proposed Zoning Changes for the Montrose Neighborhood August 2025

WARNING - External email. Exercise caution.

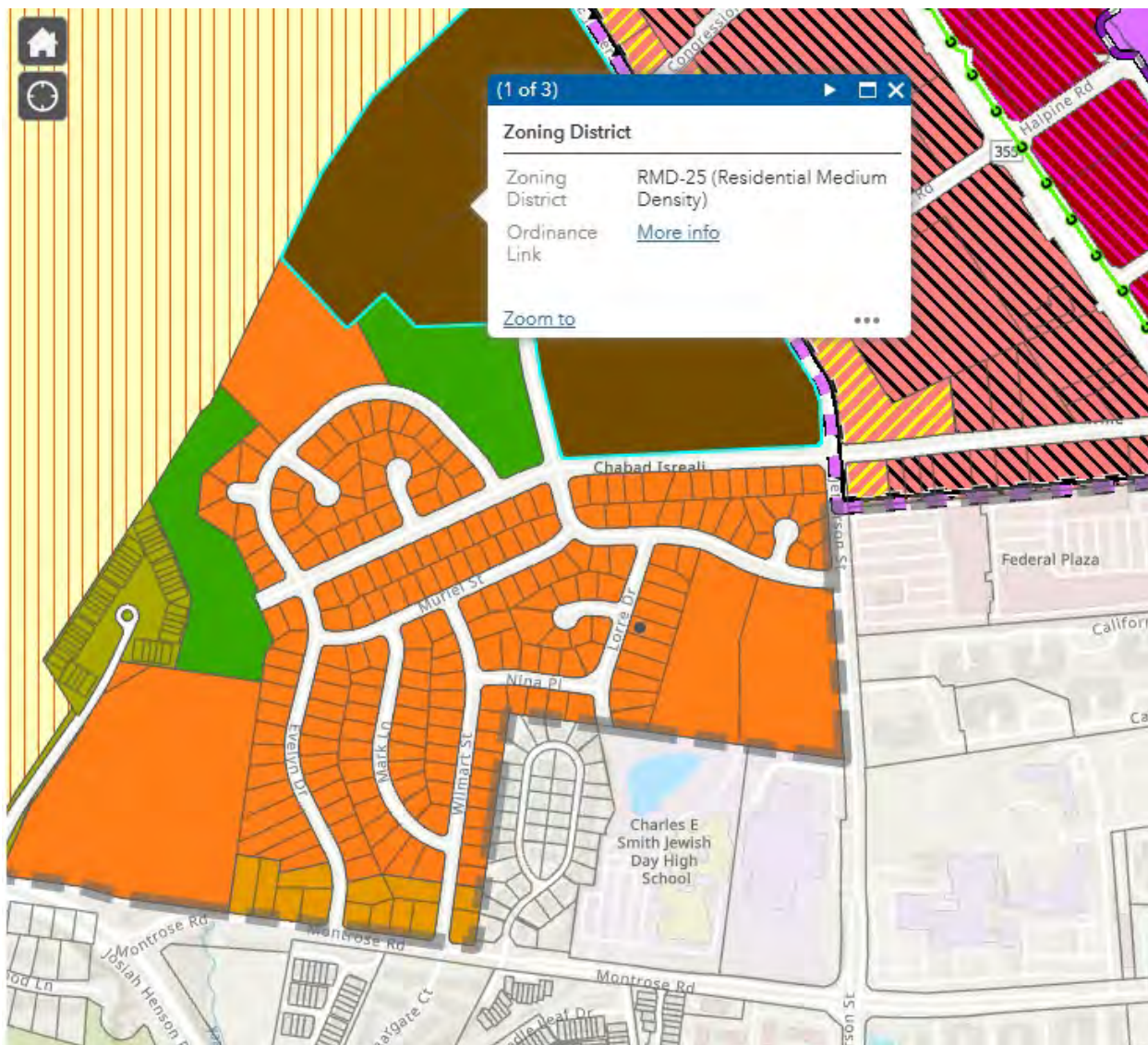
Dear Mayor and Council,

Thank you for the opportunity to share more about our opposition to proposed zoning changes in the Montrose Neighborhood in Planning Area 10 MONTROSE AND NORTH FARM in the City of Rockville 2040 Comprehensive Plan. Montrose Neighbors have given testimony at many City Council meetings regarding our concerns. We would now like to share specific feedback about the change in zoning to the parcel on Martha Terrace.

The parcel we are referring to is currently zoned as R-75 and shown in orange in the map below like the rest of the single family homes in the Montrose neighborhood.

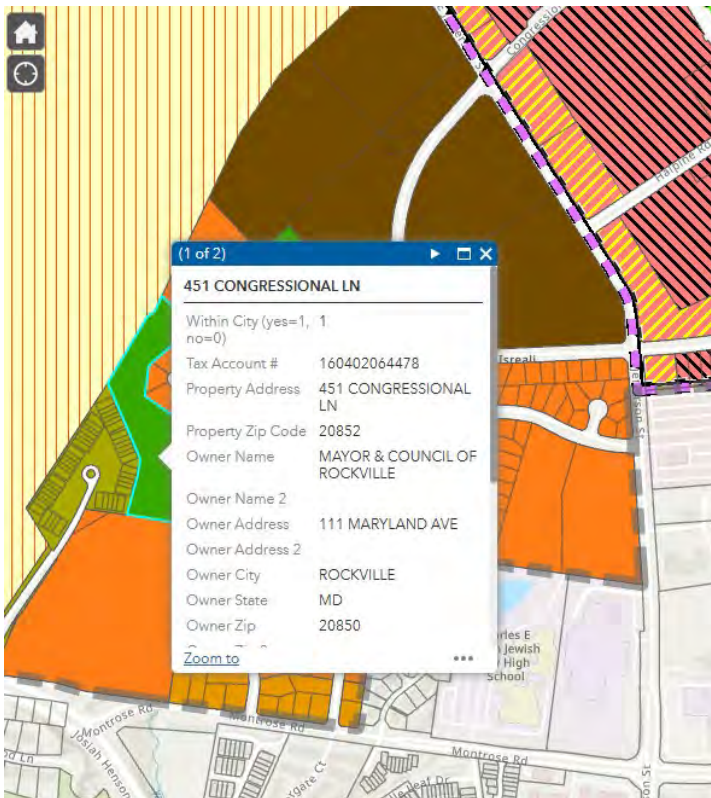
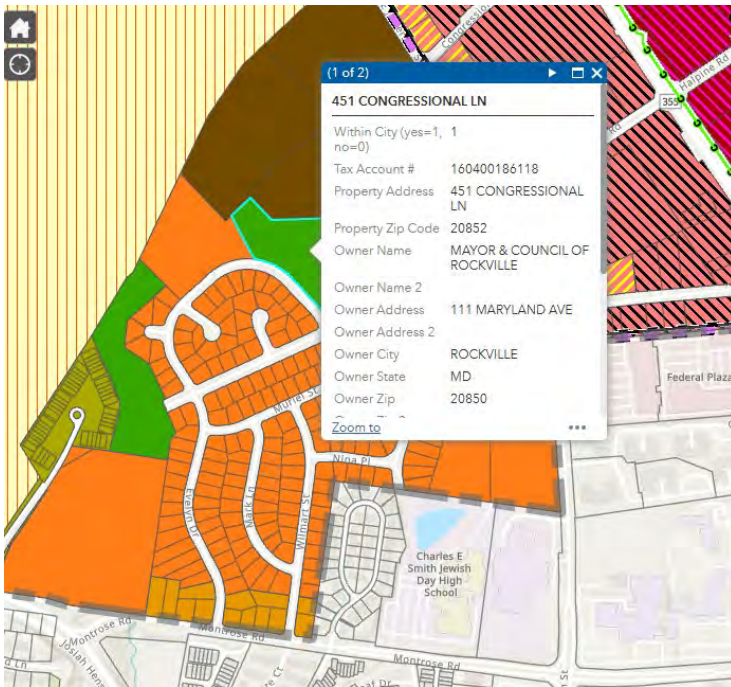


The Mayor and several City Council members have visited the Montrose neighborhood to gain a better understanding of how this parcel is part of our single family home neighborhood and distinctly different from the parcels shown in brown on this map. The area in brown is currently zoned as RMD-25. Currently, the orange parcel houses the Rollins Congressional Clubhouse with community rooms for party rentals and recreational classes, a fitness center, a community swimming pool and two parking lots of the facilities. This community facility is open to the residents of the Rollins Congressional rental community, the neighborhood and the pool is accessible to anyone for a daily fee of \$10.

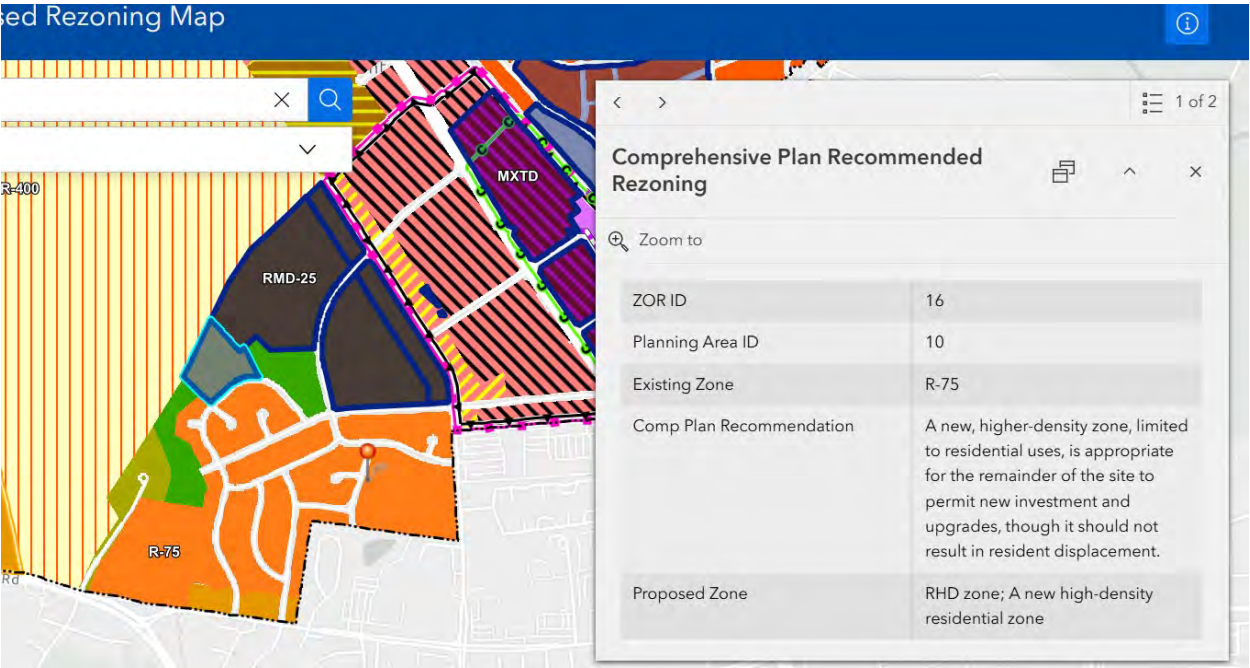
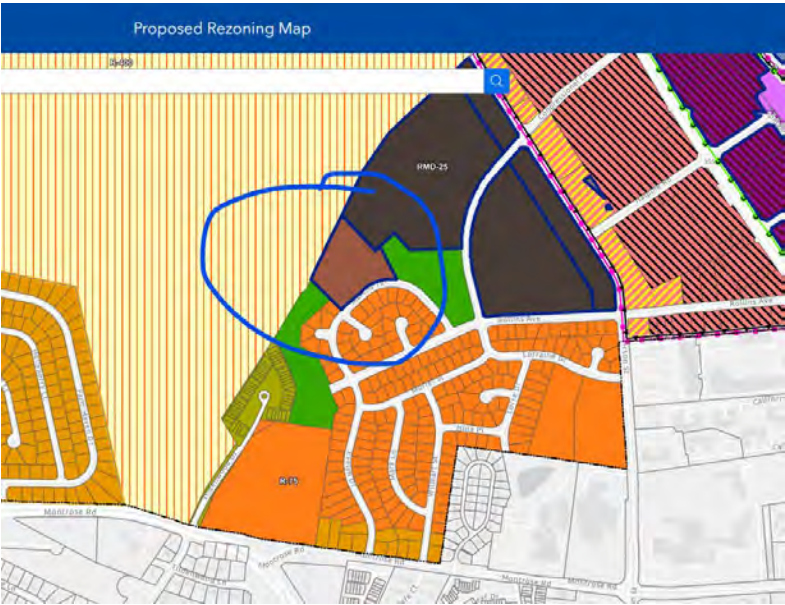


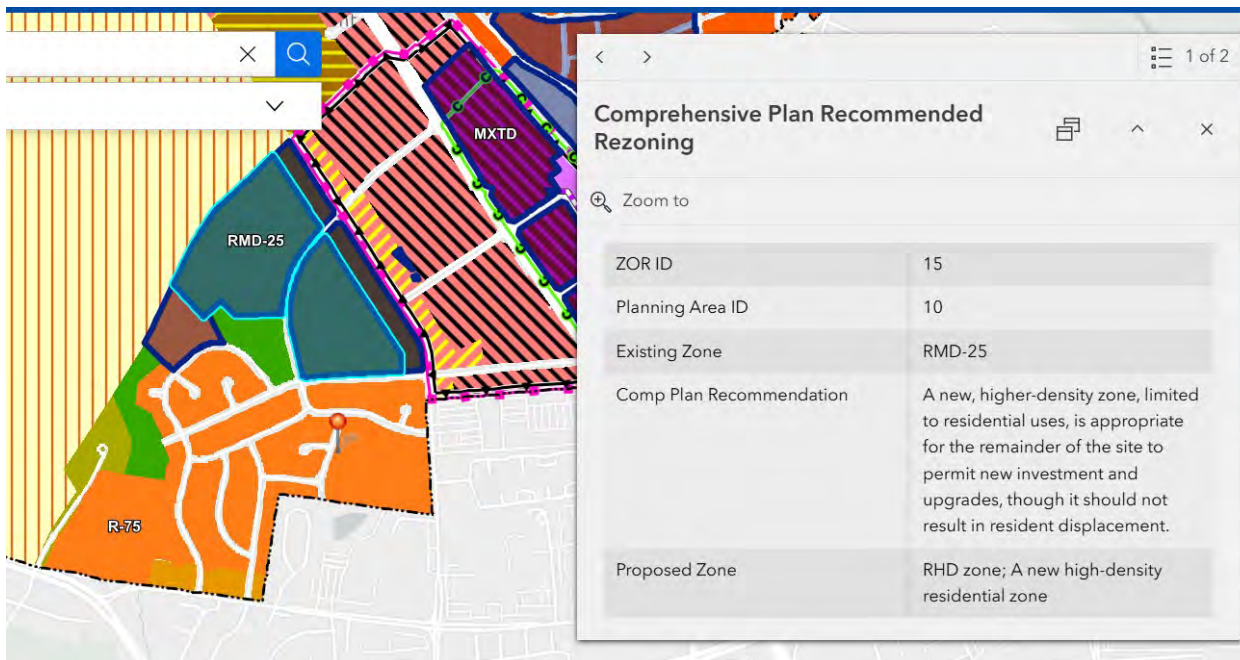
While it is challenging to understand from this map, the area is not appropriate for the increased zoning that is proposed for the brown areas. It is distinctly separate from the high-rise apartments that line the northwest edge of the brown area on the left. Those high-rise apartments are not visible from inside the Montrose neighborhood. The residents who live there use streets that empty onto East Jefferson Street and Congressional Lane. Both East Jefferson and Congressional Lane are wide streets capable of accommodating this volume of traffic. Martha Terrace is a narrow, neighborhood street that is not capable of accommodating increased traffic.

The parcel on Martha Terrace is bordered by Montrose Park and another parcel of City of Rockville land.



We want to convey that this parcel on Martha Terrace is distinctly different from the other parcels that are proposed for changes. The Montrose neighborhood wants the zoning on this parcel to remain unchanged at R-75. The proposed new zoning for the parcel would have it zoned RHD zone. This is the same zone proposed for the other dark brown parcels. The whole area would be one zone - RHD zone, a new high density residential zone. It is not appropriate for this parcel to be zoned RHD zone.





In summary, we have several concerns.

As mentioned, the parcel on Martha Terrace currently houses a community center that has a gym and party space in addition to an Olympic size swimming pool, lazy pool and toddler splash pool and parking space. Should this parcel be developed, the community would lose an affordable space to rent for weddings, religious gatherings, birthdays, and other events that need more space than their apartments or houses can accommodate. The rents for these are well below those that would be charged in a local hotel. The gym is also at a rate that is competitive and is walking distance from the apartments and homes. The pool is a well used facility that brings together both the home owners and apartment dwellers a unique opportunity for individuals to interact and children to be with their school mates. A loss of any one of these would be sad to lose all to development would be tragic.

The streets that are in the Montrose neighborhood are narrow and cannot support two-way traffic without one car or the other pulling to the side to accommodate the other. Development of this parcel would most likely have cars emptying onto Martha and then Evelyn which currently are burdened beyond their original design. The infrastructure will more than likely not accommodate the influx created by higher density development. The current infrastructure of Martha Terrace and the roads that Martha Terrace empties onto, Evelyn drive, cannot support increased traffic. They are residential, narrow streets designed to be mostly only neighborhood traffic.

We believe that the upper portion of zone 10 has plenty of space for high density development and would be closer to the Metro and Rockville Pike and roads leading to 270 that can accommodate traffic in two directions easily.

Thank you for considering our feedback as you make this challenging decision regarding our neighborhood.

The Montrose Civic Association
 Represented by Neighborhood Leads:
 Natasha Hurwitz, 1708 Lorre Drive
 Susan Zemsky, 1622 Martha Terrace
 Monica Saavos, 1723 Evelyn Drive

Holly Simmons

From: Alex Belida [REDACTED]
Sent: Wednesday, September 10, 2025 3:47 PM
To: zoning
Subject: Opposition to Zoning Change of Plot South of Don Mills Court

WARNING - External email. Exercise caution.

As a resident of New Mark Commons, I am writing to express my opposition to changing the current zoning designation of the 10-acre site south of Don Mills Court from an R-90 Zoning District to RMD-25.

The current zoning allows construction of single-unit, detached residential dwellings on 0.2-acre plots, which would be compatible with existing homes in New Mark Commons. The new classification would allow multiple-unit residential dwellings of up to 25 residences per acre. These could be tall multi-story structures incompatible with New Mark homes that would be visible.

Because of terrain features, I would expect pressure to allow access to any new multiple unit construction on the site via Don Mills Court. This would create increased traffic hazards.

Please do not change the current zoning designation.

Alex Belida
705 New Mark Esplanade
Rockville

Holly Simmons

From: Susan B Klein [REDACTED]
Sent: Wednesday, September 10, 2025 10:39 AM
To: zoning
Subject: NO TO REZONING NEW MARK COMMONS!

WARNING - External email. Exercise caution.

Hello,

I'm completely against the rezoning of land / neighborhood of New Mark Commons. The housing is already too dense.

Thanks,

Susan Klein

♥ S

Susan AB Klein
9 Watchwater Way
Rockville, MD 20850
[REDACTED]

Holly Simmons

From: Daniel Solomon [REDACTED]
Sent: Thursday, September 11, 2025 2:49 PM
To: zoning
Subject: Support for new Scandia Way/Don Mills Court development

WARNING - External email. Exercise caution.

Dear colleagues,

I write to express my support for the proposed new zone in the lot proximate to the New Mark Commons neighborhood. My family has rented a home in New Mark Commons for the last three and a half years, and we have adored raising our son in the neighborhood. We have been interested in potentially settling into the area as homeowners, but we've not been able to find a home to our liking because of the scarcity of new properties.

Although I understand other neighbors' concerns about the implications of new development for livability, environmental issues, and the relationship between New Mark Commons and the I-270 corridor, I would welcome any effort to expand the number of people who are able to live in this beautiful area and take advantage of all that Rockville has to offer.

All the best,
Daniel

--

Daniel Solomon
Pronouns: he / him / his

[REDACTED]

Holly Simmons

From: Zari Karimian [REDACTED]
Sent: Monday, September 15, 2025 12:28 PM
To: zoning
Subject: 10 acre wooded property behind my house

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Hello:

My name is Zari Karimian, and I have lived in New Mark Commons at 6 Farsta Ct in Rockville for more than thirty years. Our house backs directly onto the 10-acre parcel that the city is considering for development. I understand the need for affordable housing in our community, and I recognize that this land will likely see some building in the future. However, I strongly oppose rezoning it for a mixed-use zone with multi-story buildings up to 75 feet high. The area already experiences significant traffic congestion, and this change would only make it worse while disrupting the quiet character of our neighborhood and the wildlife that we've enjoyed for so long. Please, do not alter the current zoning—let's protect our community as it is.

Thank you

Zari Karimian

[REDACTED]

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Holly Simmons

From: Amanda Innes [REDACTED]
Sent: Tuesday, September 16, 2025 11:06 AM
To: zoning
Subject: Concerns about Rezoning in NMC area

WARNING - External email. Exercise caution.

Good morning,

I am writing to express concerns about the draft zoning change that would increase by more than five-fold the current permitted density of the 10-acre wooded property that borders the New Mark Commons Scandia Way neighborhood and Don Mills Court. The property is currently zoned R-90 (similar to Markwood along Potomac Valley), which allows about 4.5 single detached homes per acre. The proposed new zone RM-25 would allow 25 dwelling units per acre, possibly in the form of multi-story buildings up to 75 feet high and as close as 40 feet to the property line.

The proposed zoning change for the 10-acre site should NOT be adopted into the city's master plan. While development plans have not been filed for the property, the proposed change could in the future allow a significant increase in traffic through our community, impacting safety for the many pedestrians that walk in this neighborhood and along Maryland Avenue, and INCREASE THE DANGER of the already congested and crowded Falls Road and NME intersection at 270 Exit. In addition the added density is not consistent with the rest of the community, and increases burden on natural spaces and existing water management issues.

I am raising my voice strongly against a zoning change that makes no sense. I appreciate and value the work to increase housing density where appropriate in Rockville—this is NOT an appropriate location for this change and there are many others that are MORE appropriate.

Thank you for the space to provide input,

Amanda Innes
Rockville Resident

Holly Simmons

From: Wing Pokrywka [REDACTED]
Sent: Tuesday, September 16, 2025 2:24 PM
To: mayorcouncil; cityclerk; zoning; Planning Commission
Cc: Brandon Pokrywka
Subject: Public Comment on Proposed Rezoning Near New Mark Commons (10-acre parcel by Scandia Way/New Mark Esplanade/Don Mills Court)

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Mayor and City Council Members,

Please find below my written testimony regarding the proposed rezoning of the 10-acre parcel adjoining the New Mark community. I respectfully request that this be entered into the official record.

I am writing on behalf of my entire household to express our strong opposition to the proposed rezoning of the undeveloped 10-acre property adjoining the New Mark community along the southern and southwestern borders.

The proposal would allow multi-family housing units (RMD-25) on this site, abutting Scandia Way, New Mark Esplanade, and Don Mills Court. While no development plans have been filed, adopting this zoning in the city's long-range master plan would dramatically alter the neighborhood's future.


Our key concerns include:

- **Traffic & Safety:** Increased density would significantly raise traffic along New Mark Esplanade and Don Mills Court, where a sharp turn already poses safety risks for drivers, pedestrians, and children.
- **School Crowding:** Bayard Rustin Elementary is already operating with temporary trailers due to overcrowding. Hundreds of new units will further strain already limited school capacity.
- **Environmental Constraints:** The site's steep terrain, wetlands, stormwater challenges, and mature tree canopy make it unsuitable for high-density development and increase flooding and runoff risks.
- **Scale & Compatibility:** Up to 25 units/acre is out of scale with adjacent single-family homes. New Mark Commons is a historic registered neighborhood of only 384 homes. Adding 250 new units would nearly double the population and undermine neighborhood character.
- **Noise, Light & Privacy:** As nearby residents on Vallingby Circle, we are deeply concerned about years of construction noise, rooftop HVAC systems, overnight parking lot lighting, and multi-story buildings up to 75 feet overlooking homes and yards.
- **Cumulative Impact:** The property owners also control 20 adjacent acres. Rezoning this parcel could set a precedent for extensive high-density development across a much larger area.

Beyond these issues, the proposed rezoning fails to meet key planning requirements. It is incompatible with the city's master plan, lacks adequate infrastructure and traffic studies, and poses significant environmental risks.

While I recognize the need to expand housing opportunities, this site is too constrained and environmentally sensitive. On behalf of my household, I urge the Mayor and Council to reject this zoning change, preserve the current designation in the master plan, and explore more balanced approaches to Rockville's housing needs.

Above all, this is about protecting pedestrian safety—especially for children—while also addressing the very real risks of increased traffic and environmental harm.

Sincerely,
Wing Pokrywka
9 Vallingby Circle
Rockville, MD 20850


Holly Simmons

From: Natalie K. Stake [REDACTED]
Sent: Wednesday, September 17, 2025 3:45 PM
To: mayorcouncil; cityclerk; zoning; Planning Commission
Cc: Xavier Lotuaco
Subject: A Neighbor's Concerns on Proposed Rezoning Near New Mark Commons (10-acre parcel by Scandia Way/New Mark Esplanade/Don Mills Court)

WARNING - External email. Exercise caution.

Dear Mayor and City Council Members,

Thank you for your service and for the opportunity to provide my written testimony on the proposed rezoning of the 10-acre parcel next to our New Mark community. I appreciate the opportunity to voice my opposition to this plan.

I am sending this message not only as a resident but as a neighbor who values the health of our community and our shared environment. The proposal to rezone this parcel to RMD-25 and allow for high-density multi-family housing is deeply concerning. While I support the city's goal of expanding housing options, this specific project is incompatible with our neighborhood and threatens a vital natural habitat.

This undeveloped land is so much more than a site for construction; it is a precious natural space. The existing **mature tree canopy** provides a vital buffer from the noise and sight of I-270. This habitat is also critical for managing stormwater and preventing runoff onto adjacent properties. Adopting RMD-25 zoning would result in the loss of this natural buffer and the elimination of the very trees that protect our community from pollution and noise. Preserving this natural asset is key to maintaining the quality of life we all cherish in Rockville.

High-density development on this sensitive site would be an irreversible mistake. We strongly urge you to reconsider this change and, if development must occur, to find a more balanced solution. A rezoning to **RMD-10 or RMD-15** may offer a sensible compromise, allowing for responsible development while preserving the natural landscape and respecting our neighborhood's character.

In addition, we believe the RMD-25 proposal raises serious concerns regarding:

- **Incompatibility with Our Community:** New Mark Commons is a registered historic neighborhood with 384 homes. Adding 250 new units would be out of scale with our community and erode the unique, established character of the area. I love living in this neighborhood for how special it is in Rockville.
- **Safety and Traffic:** The increased traffic from a high-density development would create significant safety risks on streets like New Mark Esplanade and Don Mills Court, which are not designed to handle such a large volume of vehicles. I have attended multiple community meetings and there is no plan for a road to support this new development should it be built.

- **School Overcrowding:** Our local school, Bayard Rustin Elementary, is already overcrowded. Adding hundreds of new students would place an unbearable strain on our school system.
- **Long-Term Impact:** We are also concerned about the precedent this sets for the other 20 acres of land owned by the same developers, which could lead to an even larger, high-density development in the future. I live directly next to the next parcel that I fear is next for more rezoning and more redevelopment. I am scared for the beautiful and untouched land that is directly behind my backyard.

The proposed rezoning is simply too aggressive for this specific location. We ask that you listen to the concerns of your residents and reject this proposal. Let's find a path forward that provides for future growth while protecting the natural beauty and character of our existing neighborhoods. Please consider my message and the concerns of my fellow neighbors in New Mark Commons.

Thank you for your consideration.

--

Natalie K. Lotuaco



Holly Simmons

From: Pat Reber [REDACTED]
Sent: Friday, September 19, 2025 12:43 PM
To: zoning
Subject: Asking you to change proposed zoning designation on a property

Follow Up Flag: Follow up
Flag Status: Flagged

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To **City of Rockville Chief of Zoning Jim Wasilak and steff,**

I appreciate the city's efforts to accommodate the need for more residential housing opportunity in Rockville. I met over the summer with Mr. Wasilak along with four of my neighbors who live on Don Mills Court in New Mark Commons to express concern about the following:

I and many of my neighbors are alarmed by the prospect of a zoning change for the 10-acre undeveloped and wooded plot that adjoins New Mark Commons on our southern and southwestern borders. The proposed change would allow residential density more than five times that of our community. New Mark's underlying zoning is R-90, which comes out to about 4.5 dwelling units per acre. This is also the current zoning of the adjacent undeveloped property. The proposal for new zoning for the 10-acre plot is RM-25, which would allow 25 units per acre. Since development on about half of the property appears to be restrained by terrain, the change would encourage concentration of multi-unit buildings up to 75 feet high on the rest of the property; property setbacks of only 40 feet; and a possible drastic increase of traffic through our community if developed at that level. If I understood him correctly, Mr. Wasilak indicated at a briefing to our community on September 4 that in fact, if developed, New Mark Esplanade and Don Mills Court could be the likely means of ingress to the property.

We appreciate the need to provide more residential housing in Rockville, but we hope you will take another look at this proposal. Rockville has other zone possibilities that would not present such a drastic change – R-75, R-60, R-40 and so on. Please consider them for this property instead of RM-25! Your zoning experts have tried to reassure our community that the property is likely never to be developed because it is difficult terrain, steep slopes and wetlands. If that is the case, why is it being rezoned at such a dense level? It seems to us that the RM-25 zone would actually INVITE! dense development, in order to support the Mayor and Council's goal of increasing residential opportunities. We welcome you to come walk our neighborhood and the adjacent land to get a clearer picture of what such

dense development could mean for our neighborhood, its streets and its surroundings – and we offer to lead you on a walking tour of the area one of these fine days!

Thank You, Pat Reber
705 New Mark Esplanade

Holly Simmons

From: Julia Binder [REDACTED]
Sent: Sunday, September 21, 2025 11:39 AM
To: zoning; mayorcouncil
Subject: Rezoning of parcel abutting New Mark Commons

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Mayor, Council Members, and Planning team:

I am writing to express my concern about the planned zoning change that would increase the current permitted density by more than five-fold of the 10-acre wooded property that borders Scandia Way and Don Mills Court in New Mark Commons. The property is currently zoned R-90, which allows about 4.5 single detached homes per acre. The proposed new zone RM-25 would allow 25 dwelling units per acre, possibly in the form of multi-story buildings up to 75 feet high and as close as 40 feet to the property line. The most obvious access point is from Don Mills Court in New Mark Commons.

The proposed zoning change for the 10-acre site should not be adopted into the city's master plan. While development plans have not been filed for the property, the proposed change could in the future allow a significant increase in traffic through our community, impacting safety for the many pedestrians that walk in this neighborhood and along Maryland Avenue, and increase the danger of the already congested and crowded Falls Road and NME intersection at 270 Exit. In addition the added density is not consistent with the rest of the community, and increases burden on natural spaces and existing water management issues. It also adversely impacts our already crowded and growing herds of deer, for which there is no mitigation strategy.

While I appreciate and value the work to increase housing density where appropriate in Rockville—this is not an appropriate location for this change. Instead, please consider converting the empty office and mixed-use buildings in Rockville town center to residential use.

Sincerely,
Julia Binder
501 New Mark Esplanade

Holly Simmons

From: Aileen Goldstein [REDACTED]
Sent: Sunday, September 21, 2025 1:07 PM
To: zoning; mayorcouncil; CMO
Subject: Concerns re Draft Zoning Change

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Mayor Ashton, Zoning Board, and City Manager Mihelich,

I am writing to express concerns about the draft zoning change that would increase by more than five-fold the current permitted density of the 10-acre wooded property that borders the New Mark Commons Scandia Way neighborhood and Don Mills Court. The property is currently zoned R-90 (similar to Markwood along Potomac Valley), which allows about 4.5 single detached homes per acre. The proposed new zone RM-25 would allow 25 dwelling units per acre, possibly in the form of multi-story buildings up to 75 feet high and as close as 40 feet to the property line.

The proposed zoning change for the 10-acre site should NOT be adopted into the city's master plan. While development plans have not been filed for the property, the proposed change could in the future allow a significant increase in traffic through our community, impacting safety for the many pedestrians (including children and elderly) that walk in this neighborhood and along Maryland Avenue, and INCREASE THE DANGER of the already congested and crowded Falls Road and New Mark Esplanade intersection at 270 Exit. In addition the added density is not consistent with the rest of the community, and increases burden on natural spaces, in particular on existing water management issues.

I am raising my voice strongly against a zoning change that makes no sense. I appreciate and value the work to increase housing density where appropriate in Rockville—this is NOT an appropriate location for this change and there are many others that are MORE appropriate.

With appreciation for your consideration,
Aileen Goldstein
Resident of New Mark Commons

Aileen Goldstein
290 New Mark Esplanade, Rockville, MD 20850
[REDACTED]

Holly Simmons

From: Peter Krug [REDACTED]
Sent: Sunday, September 21, 2025 9:50 PM
To: zoning
Cc: CMO; mayorcouncil; Dr. Laurie Krug
Subject: REZONING

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Rockville Zoning Commission, Mayor Ashton and City Manager Minhelich

We are writing to express our thoughts on the rezoning the 10-acre wooded property near New Mark Commons (borders Scandia Way and Don Mills court). We invested our life savings to purchase our townhome in New Mark Commons three years ago so this issue is a major concern.

We have been thrilled to reside in this neighborhood that has a very strong sense of community and strong ties to the town. Our neighbors walk to the town center and we support local businesses. We are a group of professionals and active retirees that participate in many organizations in Rockville. New Mark has a national historic designation, in part because of the novelty of NOT clear cutting trees and intertwining nature with housing when it was designed.

We are certain that placing high density housing abutting New Mark will be harmful for numerous reasons. Rezoning for future developers will dramatically increase the traffic and make our neighborhood less safe for families. The removal of trees will increase noise from the interstate and will harm the wildlife (we have foxes, bats, turkeys, great blue herons, many birds, small rodents, pollinating insects, and of course deer). Development will also increase runoff and impact the quality of the water that flows into our lake that is rich with fish, turtles and birds, another unique feature of our community.

It seems much more reasonable to keep the R-90 zoning as currently is - such a development would bring in much less traffic and obviously maintain more of the precious trees and urban forests that remain in Rockville. Please don't turn it into an asphalt jungle with this rezoning to RM-25. Developers merely want to make money with promises of expanding the tax base. However, they do not care about the ramifications of their developments for the larger community.

The town should protect the current taxpayers that decided to move to the town of Rockville, knowing that they would have to pay additional taxes that folks a few miles away don't pay. Future high density housing will harm the character and relative safety of our neighborhood that keeps property values high and climbing steadily up- that in turn improves tax income.

We urge you not to make zoning decisions that will pave the road in gold for future developers that will negatively impact your current tax base. In this time of uncertainty, it is best to not drive us away.

Thank you for your consideration,

Peter and Laurie Krug
322 New Mark Esplanade
Rockville, MD 20850

Holly Simmons

From: Mary Grace Sabol <msabol@rockvillemd.gov>
Sent: Wednesday, September 24, 2025 4:21 PM
To: Vladimir Gurevich
Cc: mayorcouncil; zoning; Craig Simoneau; Emad Elshafei; Bryan Barnett-Woods; James Woods
Subject: RE: 10 -acres wooded property that bordered Scandia way and Don Mills Court zoning changes

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Vladimir Gurevich:

Thank you for your email regarding proposed zoning changes. I can confirm that all members of Mayor and Council and key Zoning staff and Traffic and Transportation staff have received your message.

We are grateful for your input, especially as a resident of New Mark Commons and a user of biking infrastructure.

Regards,



Mary Grace Sabol
MANAGEMENT ASST / COMMUNITY SUPPORT ADVOCATE
City Manager's Office
P. 240-314-8106
www.rockvillemd.gov



From: Vladimir Gurevich [REDACTED]
Sent: Wednesday, September 24, 2025 3:11 PM
To: mayorcouncil <mayorcouncil@rockvillemd.gov>
Subject: 10 -acres wooded property that bordered Scandia way and Don Mills Court zoning changes

WARNING - External email. Exercise caution.

Subject: Concern Regarding Proposed Zoning Changes and Traffic Impact

Dear Mayor and City Council,

My name is Vladimir Gurevich, and I am a resident of the New Mark Commons community. I appreciate the opportunity to share my concerns regarding the proposed zoning changes and their potential impact on our neighborhood.

My primary concern is the anticipated increase in traffic volume, particularly during peak hours and school pick-up and drop-off times. As you may recall, the recent changes to the Maryland Avenue traffic pattern were implemented to accommodate bicycle traffic. While this has benefited those of us who rely on bicycles as a primary mode of transportation, it has also introduced significant traffic challenges for the broader community.

The city addressed the Maryland Avenue situation by simply redrawing traffic lines, and while that may have technically improved bicycle access, it did not address the larger infrastructure or traffic flow issues. If a similar approach is taken with the proposed zoning changes—implementing surface-level solutions without meaningful planning—I would be deeply concerned.

Should these changes be approved without a comprehensive traffic impact analysis and appropriate mitigation measures, I would find it unacceptable.

I respectfully urge the Mayor and Council to consider the long-term implications of these changes and to engage in thoughtful, community-focused planning that prioritizes safety, accessibility, and the quality of life for all residents.

Sincerely,

Vladimir Gurevich

Resident, New Mark Commons

Holly Simmons

From: [REDACTED]
Sent: Friday, September 26, 2025 7:59 PM
To: mayorcouncil; zoning
Cc: Debbie Mesmer
Subject: Response to the proposed rezoning of the parcel in Planning Area 3 adjacent to New Mark Commons

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Rockville Mayor and Council and Rockville Zoning Team:

We are writing to document our opposition to the proposed rezoning of the 10-acre parcel between Don Mills Court and Tower Grove in Planning Area 3 adjacent to New Mark Commons (NMC). The proposed zoning category for this currently undeveloped parcel increases potential residential density from the current, R-90, to RMD-25. The clearest egress point for the parcel, as recently acknowledged by the Rockville Zoning team, is at Don Mills Court within the NMC neighborhood. NMC does not currently have high volume traffic because access for the 384 residential units is limited to two entrances: one at Potomac Valley Rd and the other off Maryland Avenue. Introducing the potential for that many additional persons and vehicles under RMD-25 into the New Mark Commons Community would have a deleterious impact on the resources of the neighborhood and quality and safety of experience for the current New Mark Commons homeowners, as well as create traffic safety concerns for potential new dwellers under the RMD-25 plan. The proposed change to RMD-25 should not be adopted in the City's Comprehensive plan. We are requesting a zoning density lower than RMD-25 for the subject parcel. Our reasons follow:

- It sounds from attending two recent forums generously provided by the Rockville Zoning team on this matter that the complex issues with the subject land parcel are only recently coming to be understood by the Zoning team. We don't understand how information about the complexities of developing the parcel could be new information because we saw the parcel described in an internet-available public record dated January 17, 2001, that acknowledged the City-maintained stormwater drainage facility there. Yet, the rezoning plan proposes to increase the permitted housing density of the parcel by approximately 5.6 times. Because of the geographical challenges on the parcel, including terrain, wetlands, stormwater management, etc., only a fraction of the property appears to be developable. This seems to have been foreseeable and increases the probability that structures approaching the 75 ft height limit permitted under the RMD-25 zoning category would be used to achieve that maximum density.

Such a mid-rise building is not compatible with the current planned development neighborhood of New Mark Commons, approved by the City and awarded for the historical significance of not only

of its structures but also the layout of the community and tree preservation. There are other infill approaches available for Rockville zoning that would be more compatible with our neighborhood.

- New Mark Commons is fortunate to have common amenities as part of the original PRU (planned residential unit) approved by the City which are maintained by NMC homeowners through our HOA dues. We have a Clubhouse and pool which are maintained as locked for use by Association membership. By contrast we have many amenities that are open to pedestrian traffic. These public-facing, yet privately maintained, amenities include Lake New Mark and its bridge, dam, and two piers, the asphalt paths around the lake and through the community, pickleball/tennis courts, a basketball court, a recreational lot for young children, and some private roads and parking lots. These amenities of limited capacity were designed in the context of our neighborhood of 384 homes. New Mark Commons has been historically welcoming to pedestrian traffic through the neighborhood amenities. Notable is the asphalt path we maintain around the lake that also provides a short-cut to school and bus stops for people living in the neighboring community, especially for Julius West students. Nonetheless, Rockville police records show that we do experience visitors who do not abide the posted Association safety rules- especially regarding the lake and no fishing or entering upon the ice. Some visitors mistake the NMC common areas for a public park.

We have concern about creating so much additional pedestrian as well as vehicular traffic in the neighborhood as could result from an RMD-25 zoning category right across the street from New Mark Commons. We anticipate some amenities becoming less available to NMC homeowners and experiencing more wear and tear at the Association's expense. While public recreational facilities are available at Dogwood Park and the playground across Maryland Avenue, NMC amenities will be those of closest proximity to the subject land parcel. We don't have an understanding whether the proposed zoning change could also impact the Association's costs for liability insurance on our open common property.

- Maryland Avenue was recently narrowed to provide for bike lanes. There is already an egress bottleneck accessing NMC at the intersection of New Mark Esplanade and Maryland Avenue. While the loss of a traffic lane slowed traffic, a desirable end, now through drivers on Maryland Ave try to pass NMC homeowners outside the single lane either on the left or even the right while homeowners make the right turn onto New Mark Esplanade. Additional vehicles using this intersection will only make it less safe.

To provide some relief at this intersection in anticipation of more vehicles, it is not hard to imagine a proposal to open the closed access from New Mark Esplanade to Monroe Street. That would also provide direct vehicular access from NMC to Dogwood Park. Imagine the impact on traffic volume/safety in NMC if New Mark Esplanade thus became an access road to I-270.

- The cross-walk at Maryland Avenue and Potomac Valley/Great Falls Road is an important safety access for students walking to Julius West School. Bringing additional vehicular traffic to Potomac Valley Road at the cross-walk would be a significant safety consideration.

We understand that the City's goal is to provide additional residential opportunities in Rockville by increasing density through the rezoning of specific areas; however, we ask that the City not be wed to a proposed zoning plan that appears to consider Rockville residents living in potential future housing more than residents who are currently living in existing housing and currently paying property taxes in Rockville.

We are proud residents of Rockville and thank you for your work on our behalf. Thank you for your kind attention to this letter.

Sincerely,

Deborah Mesmer and Henrik Olsen

170 New Mark Esplanade

Rockville, MD 20850

Holly Simmons

From: natalie nelson [REDACTED]
Sent: Saturday, September 27, 2025 2:53 PM
To: mayorcouncil
Subject: !!!! A five fold increase in permitted density allowing units as close to 40 feet bordering Scandia Way and Don Mills Court, and NME !!!!!!!!!!!

WARNING - External email. Exercise caution.

DEAR Mayor Monique Ashton and Council,

Is this vast increase (a 5 fold increase) really in line with the city?(A five-fold increase In Rockville in ten acres that is being considered? There could be serious problems from increased and unsafe traffic, and environmental impact, AND COMMUNITY CONFLICTS.

Developers may profit but other citizens in the existing developments and future housing citizens may suffer. There are higher profit margins for developers on larger multifamily buildings, that needs to be considered..Present values of homes might go down.

Is this change of density in line with Rockville 's overall plan for the city? Has there been sufficient interaction will the neighbors that will bear the impact of such a major change?

I LIVE at 518 NEW MARK ESPLANADE AND I OPPOSE THIS PROJECT.

Natalie J Nelson

Proposed City of Rockville Zoning Change Next to New Mark Commons

Here are our comments on the potential zoning changes by the City of Rockville that would directly impact the New Mark Commons community.

We have lived together for the past 20 years in New Mark Commons and really enjoy the neighborhood and its status as designated on the National Register of Historic Places. The current City of Rockville zoning rules recognize the value of New Mark Commons by limiting development in the 10 acres adjacent to Scandia Way & Don Mills Court to no more than 4.5 homes.

The proposed new City Master Plan for that area includes an option to increase potential development of the equivalent up to 25 new homes which could include buildings of up to 75 feet in height. That would significantly degrade the character of New Mark Commons life of those living in the 384 town homes and detached homes within NMC.

To be clear we are NOT opposed to all new potential development on these 10 acres. We recognize the great need to provide Rockville and Montgomery County with more affordable housing. At the same time we very much want to preserve the character of New Mark Commons and the quality of life for its residents.

Ron Tipton & Rita Molyneaux
218 New Mark Esplanade

Holly Simmons

From: Julia Binder [REDACTED]
Sent: Friday, October 3, 2025 9:02 AM
To: Planning Commission; cityclerk
Subject: Rezoning Parcel ZOR ID 17 in Area 12

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Mayor, Council Members, and Planning team:

I am writing to express my concern about the planned zoning change that would increase the current permitted density by more than five-fold of the 10-acre wooded property that borders Scandia Way and Don Mills Court in New Mark Commons. The property is currently zoned R-90, which allows about 4.5 single detached homes per acre. The proposed new zone RM-25 would allow 25 dwelling units per acre, possibly in the form of multi-story buildings up to 75 feet high and as close as 40 feet to the property line. The most obvious access point is from Don Mills Court in New Mark Commons.

The proposed zoning change for the 10-acre site should not be adopted into the city's master plan. While development plans have not been filed for the property, the proposed change could in the future allow a significant increase in traffic through our community, impacting safety for the many pedestrians that walk in this neighborhood and along Maryland Avenue, and increase the danger of the already congested and crowded Falls Road and NME intersection at 270 Exit. In addition the added density is not consistent with the rest of the community, and increases burden on natural spaces and existing water management issues. It also adversely impacts our already crowded and growing herds of deer, for which there is no mitigation strategy.

While I appreciate and value the work to increase housing density where appropriate in Rockville—this is not an appropriate location for this change. Instead, please consider converting the empty office and mixed-use buildings in Rockville town center to residential use. Please do not change the zoning designation for Parcel ZOR ID 17 in Area 12.

Sincerely,
Julia Binder
501 New Mark Esplanade

Holly Simmons

From: Maria Sol Pikielny [REDACTED]
Sent: Wednesday, October 8, 2025 10:58 AM
To: zoning; mayorcouncil; cm@rockvillemd.gov
Subject: DO NOT rezone the 10- acre site next to New Mark Commons

WARNING - External email. Exercise caution.

Dear Mayor Monique Ashton, Council, and Zoning Committee,

The City of Rockville is considering a zoning change that would increase by more than five-fold the current permitted density of the 10-acre wooded property that borders the Scandia Way neighborhood and Don Mills Court. The property is currently zoned R-90 which allows about 4.5 single detached homes per acre. The proposed new zone RM-25 would allow 25 dwelling units per acre, possibly in the form of multi-story buildings up to 75 feet high and as close as 40 feet to the property line.

The proposed zoning change for the 10-acre site should not be adopted into the city's master plan because of the following reasons:

- 1- **Traffic & Safety:** Increased density would significantly raise traffic along New Mark Esplanade and Don Mills Court, where a sharp turn already poses safety risks for drivers, pedestrians, and children.
- 2- **School Crowding:** Bayard Rustin Elementary is already operating with temporary trailers due to overcrowding. Hundreds of new units will further strain already limited school capacity.
- 3- **Environmental Constraints:** The site's steep terrain, wetlands, stormwater challenges, and mature tree canopy make it unsuitable for high-density development and increase flooding and runoff risks. These concerns have not been properly addressed before considering the rezoning.
- 4- **Scale and Compatibility:** Up to 25 units/acre is out of scale with adjacent single-family homes and goes against rules and regulations for rezoning. New Mark Commons is a historic registered neighborhood of only 384 homes. Adding up to 75 feet high buildings would dramatically alter the aesthetic of the surroundings making it incompatible with New Mark Commons. Additionally, 250 new units would nearly double the population and undermine neighborhood character.
- 5- **Noise, Light & Privacy:** I am deeply concerned about years of construction noise, rooftop HVAC systems, overnight parking lot lighting, and multi-story buildings up to 75 feet overlooking homes and yards, drastically altering the way of life not only for neighboring houses but also for the entire community.
- 6- **Cumulative Impact:** The property owners also control 20 adjacent acres. Rezoning this parcel could set a precedent for extensive high-density development across a much larger area.

As you can appreciate, the proposed rezoning fails to meet key planning requirements. It is incompatible with the city's master plan, lacks adequate infrastructure and traffic studies, and poses significant environmental risks.

While I recognize the need to expand housing opportunities, this site is too constrained and environmentally sensitive. On behalf of my family and my community as a whole, I urge the Mayor and Council to reject this zoning change, preserve the current designation in the master plan, and explore more balanced approaches to Rockville's housing needs.

Above all, this is about protecting pedestrian safety—especially for children—while also addressing the very real risks of increased traffic and environmental harm.

I want to express my appreciation for your time and consideration while asking that my email be added into the public record.

Maria Sol Pikielny from New Mark Commons.

Holly Simmons

From: Pat Reber [REDACTED]
Sent: Saturday, October 11, 2025 12:34 AM
To: zoning; mayorcouncil
Cc: Alex Belida
Subject: Concerns Re Rezone Proposal on ZOR ID 17, Area 12 (New Mark Commons)
Attachments: Pat Reber 915 remarks .docx; Pat Reber 929 remarks.docx

WARNING - External email. Exercise caution.

Dear Mayor and Council and zoning staff,

We in New Mark Commons appreciate the need for more residential housing in Rockville. But perhaps there's a different way to provide it on a plot of land next to our community that would be more compatible with our neighborhood?

I have attached my comments before Mayor and Council on September 15 and September 29. They outline the concerns of our community about the proposed RMD-25 zone for this 9.75 acre property.

My husband Alex Belida and I have tried to imagine what that level of development would look like and how it would affect our community. We foresee about 250 dwelling units, likely in high rise buildings, on about 10 acres. This compares to our 384 dwelling units on 96 acres in New Mark Commons. The new zone would represent five times the zoned density of New Mark Commons and create twice the traffic on our roads. .

Aren't there other zoning designations that could be considered for this property? I appreciate the efforts the City has made to reach out to residents within 500 feet of this property. My husband and I received the letter on June 3 - the first we knew of this, at the start of an extremely busy summer.

The letter contained a quick reference to zoning districts. For a lay person like myself, other designations came to my attention: MXT; RMD-10; R-60; R-40. Any of these would seem to invite development that would be more compatible with New Mark Commons.

Here are our concerns:

1. If developed at RMD-25, we would anticipate double the amount of traffic on our streets and a reduction in the safety to children - and adults - in our walkable neighborhood. High rise buildings would overpower the ambience and integrity of our neighborhood, which is listed on the National List of Historic Places by the National Park Service. This listing was supported by the Historic District Commission and Mayor and Council.

2. This level of development would be in direct contravention of the City's own 2040 Rockville Comprehensive Plan, which advocates for development to be connected and compatible with adjacent neighborhoods. On page 367, there are two passages that state this need:

The *Key Issues* section states "a desire for future development that is better connected to the surrounding community."

The *Area 1* section notes that various agreements limit the density of development on this specific property: "Until such agreements expire and, unless the City approves an appropriate development on this site that retains the stormwater management facility and **is compatible** with the adjacent neighborhood, this parcel is likely to remain undeveloped."

Is a RMD-25 zone compatible with New Mark Commons underlying R-90 zone?

3. We have met with Rockville zoning staff. During one meeting, I asked staff if they had ever considered a less dense designation for the property. I was told that the level of development being sought by Mayor and Council "would not be achieved" by other zoning categories on this small plot of land.

4. In its briefing to the New Mark Community on September 4, zoning staff reassured residents that the parcel will likely remain undeveloped. Why, then, is the RMD-25 being proposed? For residents, it did not offer much reassurance, but rather seemed like a request that we accept the RMD-25 without further question.

5. An additional factor about this property is its lack of access to public transport and lack of access by any roads, other than those going down Potomac Valley and through New Mark Commons.

We have invited Mayor and Council to come for a walk through our neighborhood and include that invitation to zoning staff, so you can see our concerns first hand.

Thank you for your service to our community,

Pat Reber

[REDACTED]

705 New Mark Esplanade

Pat Reber, 705 New Mark Esplanade, Rockville; [REDACTED]

Comments before Mayor and Council

Sept 15, 2025

Hi! I'm Pat Reber, and I thank you for the opportunity to speak. I have lived New Mark Commons off Maryland Avenue since 1985. I and many of my neighbors are alarmed by a proposed zoning change for a 10-acre wooded plot adjacent to us that would allow residential density more than five times that of our community . New Mark's underlying zoning is R-90, which comes out to about 4.5 dwelling units per acre. This is also the current zoning of the adjacent undeveloped property. The proposal for new zoning for the 10-acre plot is RMD-25, which would allow 25 units per acre. It would encourage multi-unit buildings up to 75 feet high, property setbacks of only 40 feet and a drastic increase of traffic through our community. We appreciate the need to provide more residential housing in Rockville, but we are asking Mayor and Council to PLEASE take another look at this proposal before you act on the city wide draft in December. Rockville has other zone possibilities that would not present such a drastic change – R-75, R-60, R-40 and so on. Please consider them for this property instead of RM-25! Your zoning experts have tried to reassure our community that the property is likely never to be developed because it is difficult terrain, steep slopes and wetlands. If that is the case, why is it being rezoned at such a dense level? It seems to us that the RM-25 zone would actually INVITE! dense development, in order to support the Mayor and Council's goal of increasing residential opportunities. We welcome you to come walk our neighborhood and the adjacent land to get a clearer picture of what such dense development could mean for our neighborhood, its streets and its surroundings – and we offer to lead you on a walking tour of the area one of these fine days!

I'm Pat Reber, resident of New Mark Commons since 1985. There are also others here tonight from New Mark – can you wave your hands? We're here tonight to invite you all to gather in our neighborhood before December 1 so you can see why we are worried about the city-wide rezoning proposal you are preparing to adopt that day. If developed at the proposed zoning level, it would drastically affect life in our historic community. Change is a constant of the human condition. It can be good for us, or it can provoke anxiety. Right now Mayor and Council are poised to adopt a plan that UNFORTUNATELY would do the latter. The genius of governance in Rockville and the work you do as Mayor and Council is the protection and nourishment of the integrity of communities like ours around the city. It's what our city is known for – nationally! At issue for us is the 9.75-acre plot adjacent to New Mark. Since the 1980s, we have been reassured through various agreements involving the property owners, residents of Don Mills Court, our HOA AND this very city that any development on this property would be “compatible with the adjacent neighborhood.” This is even stated in the 2040 Rockville Comprehensive Plan. Yet now we find a proposed zoning change that would INVITE more than five times the density of New Mark and would likely result in 75-foot high apartment buildings and minimal setbacks. We can't see how that would be COMPATIBLE! In 2027, New Mark will celebrate its 60th anniversary. On our 50th, our city's

Historic Commission and Mayor and Council backed our listing on the National Register of Historic Places, recognized for its mid-20th-century architecture and planning. We understand the city's need for more housing. But we hope you will continue to support the integrity of our community by keeping the current zoning of the adjacent property. And we hope we can organize a visit to our community so you can see our concerns first hand. Thank you for listening. Come visit!!!

Holly Simmons

From: Bill Holdsworth [REDACTED]
Sent: Monday, October 13, 2025 10:49 AM
To: mayorcouncil; zoning
Subject: Rezoning near New Mark Commons

WARNING - External email. Exercise caution.

I want to applaud the mayor's and council's effort to allow higher density housing. Montgomery County needs more housing. Rezoning should help address the issue.

My support for higher density zoning extends to the Tower Oaks parcel adjacent to New Mark Commons. The proposed zoning of 25 homes per acre may be ambitious. I am confident the review process for any future development would highlight any unworkable proposals.

Bill Holdsworth
10 Radburn Court

Holly Simmons

From: Helene Dubov [REDACTED]
Sent: Sunday, October 19, 2025 8:53 PM
To: mayorcouncil; zoning; Dennis & Kathleen Moran
Cc: Helene Dubov
Subject: New Mark and Rezoning

WARNING - External email. Exercise caution.

Dear Mayor and Council and zoning staff,
I have been living in New Mark Commons for 46 years and came to live here because of its natural beauty and peaceful lake and pathways. I do not live near the proposed rezoning but I do live in a neighborhood sought after for its security of limited entrances, and its being a village, oasis, separate from the hustle and bustle of the city nearby.

Your proposed increased density of habitation for the strip of land and RMD-25 zoning from our current

5 homes per acre to building high rises will change the safety, and quality of our neighborhood. I know this first hand, as I grew up in a densely populated New York City. We currently have 384 separate dwelling units, and we are able to manage our own residents if they violate any City codes, if they do not keep up with our bylaws. We save the City man/woman hours because we do it ourselves. Yes, we are self governing within our City. Introduce an untenable additional 250 dwelling units, and we no longer have the ability to do that. We will have undue traffic with pass through roads that will make it unsafe for our children to play, and as an elderly person, more vulnerable to outside intrusion from others looking for targets for unlawfulness.

In a world that has become increasingly unpredictable and threatening, changing the nature of my buccolic neighborhood into an

impersonal, unsafe, more vulnerable place to live is objectionable, And I object. . If there is a political motivation to "look" good in the eyes of the State and Federal, all I can say is "shame on you" for being part of the problem that plagues us as a nation. Leave the zoning as it, and let New Mark remain as the City of Rockville's hidden gem.

Sincerely,
Helene Dubov
4 Stevenage Circle
Rockville, Maryland 20850

Holly Simmons

From: Martin Reiss [REDACTED]
Sent: Wednesday, October 22, 2025 12:24 PM
To: zoning
Subject: RE: ZOR ID 17

WARNING - External email. Exercise caution.

October 22, 2025

Dear Mayor and Council and zoning staff,

I am writing to request that the mayor and counsel decide that the 9.7 acre undeveloped area (Parcel ZOR ID 17 in Area 12) bordering New Mark Commons NOT have its zoning changed from R90 to RMD25.

The Rockville 2040 comprehensive plan indicates that the acreage cannot be successfully developed unless there is: 1)an acceptable solution to the access problem, 2) an acceptable solution to the wetlands problem, and 3) an acceptable solution that is COMPATIBLE with bordering neighborhood (New Mark Commons).

In order to achieve this the Rockville Mayor and Counsel should require that the acreage remain zoned R90. This then would not create a potential non compatible high rise development with environmental problems (noise and air quality) from excess traffic through the extant community. It will then permit desperately need housing to be added to the area in a harmonious manner.

Martin Reiss
9 Don Mills Court

Sent from my iPad

Holly Simmons

From: Jonathan Ferguson [REDACTED]
Sent: Thursday, October 23, 2025 10:06 AM
To: zoning
Subject: Rezoning Near New Mark Commons

WARNING - External email. Exercise caution.

Hello,

I am writing because I understand the City is considering rezoning parcels located near New Mark Commons from single family to multi-family units. I urge the City **not** to advance this change.

My family and I have lived in the New Mark Commons neighborhood for about ten years. We believe that this zoning change would negatively impact our lives. A high density development in those areas would greatly increase traffic in our neighborhood and decrease the walkability we enjoy. Cars cutting through the neighborhood may make it unsafe for our children to walk independently on the roads and cross them safely. This is particularly a concern for them to walk to our local middle school, Julius West. Additionally, Maryland Avenue is already quite busy and it is difficult for us to turn left onto Maryland Avenue from New Mark Esplanade. Additional traffic would make such turns dangerous or infeasible.

We generally support the City's goal of increasing population density in some areas, but not in these locations.

Thank you,

Jonathan Ferguson

Judy Penny

From: Adam Schuster [REDACTED]
Sent: Monday, October 27, 2025 9:54 AM
To: zoning@rockville.gov; mayorcouncil
Cc: Adam Schuster
Subject: Opposition to Rezoning at Scandia Way and Don Mills Court

WARNING - External email. Exercise caution.

Good morning. I am contacting you to voice my **opposition** to the rezoning proposal at Scandia Way and Don Mills Court.

While I support the need to increase affordable housing in Rockville, I disagree that this parcel represents the best place to accomplish this goal. New Mark Commons, a national registered historic community, would be adversely impacted by the proposed rezoning. The proposal would allow for the possibility of 75-ft high apartment buildings to accommodate 25 dwelling units per acre. If such development is approved, it could put 250 dwelling units on the 9.75-acre site. In comparison, New Mark's zoning accommodates 384 homes on 96 acres. This substantial increase would threaten the very nature of the historic New Mark Commons community through increased car and foot traffic, no plan for enhancing existing infrastructure (including schooling), and no plan to address community ingress/egress issues if development is pursued.

While it has been communicated that this rezoning proposal has been submitted without an associated development plan, I find it illogical that a rezoning request would be made without a development plan under consideration. To me this seems to mean there is a lack of process transparency occurring directed either at Rockville residents, our elected leaders, or both. If there is truly no current developmental plan, I see no reason for the need to act on a rezoning proposal until a party comes forward with a developmental plan driving the need for the rezoning.

For these reasons, I urge my elected leaders and representatives to **not adopt** the proposed zoning change for the 10-acre site into the city's master plan. Instead, I urge you to adopt a rezoning strategy in alignment to the 2040 Rockville Comprehensive Plan.

Thank you for your consideration of my feedback.

Adam Schuster
 25 Welwyn Way
 Rockville, MD

Judy Penny

From: Mikaela Ober Schuster [REDACTED]
Sent: Monday, October 27, 2025 10:36 AM
To: zoning@rockville.gov; mayorcouncil
Subject: Opposition

WARNING - External email. Exercise caution.

Good morning. I am contacting you to voice my opposition to the rezoning proposal at Scandia Way and Don Mills Court.

While I support the need to increase affordable housing in Rockville, I disagree that this parcel represents the best place to accomplish this goal. New Mark Commons, a national registered historic community, would be adversely impacted by the proposed rezoning. The proposal would allow for the possibility of 75-ft high apartment buildings to accommodate 25 dwelling units per acre. If such development is approved, it could put 250 dwelling units on the 9.75-acre site. In comparison, New Mark's zoning accommodates 384 homes on 96 acres. This substantial increase would threaten the very nature of the historic New Mark Commons community through increased car and foot traffic, no plan for enhancing existing infrastructure (including schooling), and no plan to address community ingress/egress issues if development is pursued.

While it has been communicated that this rezoning proposal has been submitted without an associated development plan, I find it illogical that a rezoning request would be made without a development plan under consideration. To me this seems to mean there is a lack of process transparency occurring directed either at Rockville residents, our elected leaders, or both. If there is truly no current developmental plan, I see no reason for the need to act on a rezoning proposal until a party comes forward with a developmental plan driving the need for the rezoning.

For these reasons, I urge my elected leaders and representatives to not adopt the proposed zoning change for the 10-acre site into the city's master plan. Instead, I urge you to adopt a rezoning strategy in alignment to the 2040 Rockville Comprehensive Plan.

Thank you for your consideration of my feedback.

Mikaela Ober Schuster

25 Welwyn Way

Rockville, MD 20850

Holly Simmons

From: Martin Reiss [REDACTED]
Sent: Friday, October 31, 2025 12:07 PM
To: mayorcouncil; zoning
Subject: RE: ZOR ID 17

WARNING - External email. Exercise caution.

October 31, 2025

Dear Mayor and Council and Zoning staff,

I am writing regarding the proposed rezoning of the 9.75 acre property next to New Mark Commons. It is presently zoned RMD90 (4 houses per acre). The city is now considering changing it to RMD25 (25 dwelling units per acre).

Due to Wetlands problems and access problems the builder would be limited to using a smaller portion of the acreage which could result in densely populated high rise buildings. I understand the need for housing in Rockville, but if developed, this change would result in a massive increase in traffic throughout our community streets endangering our families and children

In the 2040 Rockville Comprehensive Plan it is stated that any development on this property would be compatible with the adjacent neighborhood. This recommended change would not be compatible with our historic community.

Our community would appreciate keeping the zoning as it is now.. But if this is not possible, a lower density that does not endanger the safety of our community would be preferable.

Thank you for your consideration of these issues.

Ann Reiss
9 Don Mills Court
Rockville, MD.

Sent from my iPad

Holly Simmons

From: Ann Reiss [REDACTED]
Sent: Sunday, November 2, 2025 9:59 AM
To: mayorcouncil; zoning
Subject: ZOR ID 17 - Area 17

WARNING - External email. Exercise caution.

October 31, 2025

Dear Mayor and Council and zoning staff,

I am writing regarding the proposed rezoning of the 9.75 acre property next to New Mark Commons. It is presently zoned R-90 (4 houses per acre). The city is now considering changing it to RMD25 (25 dwelling Units per acres).

Due to wetlands problems and access problems the builder would be limited to using a small portion of the acreage which could result in densely populated high rise buildings. I understand the need for housing in Rockville but if developed this change would result in a massive increase in traffic throughout our community streets endangering our families and children.

In the 2040 Rockville Comprehensive Plan it is stated that any development on this property would be compatible with the adjacent neighborhood. This recommended change would not be compatible with our historic community.

Our community would strongly appreciate keeping the zoning as it is now. But if this is not possible a lower density that does not endanger the safety of our community would be preferable.

Thank you for your consideration of these issues.

Ann Reiss
9 Don Mills Court

Sent from my iPad

November 3, 2025

Pat Reber - community forum

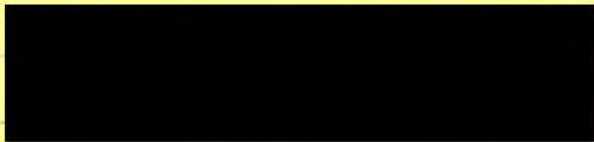
Re: Rezoning plot next to New Mark Commons

Well, I'm here again! Thanks for this opportunity.

We in New Mark Commons appreciate the response we've received so far to our invitation to visit the plot of land we are worried about.

We hope that more of you know you are welcome to come visit so you can see what we are talking about in all our emails! We know you are busy and thank you for ~~the~~ all you do. I've left ~~our~~ contact details with the staff.

Pat Reber - on behalf of our residents.



Holly Simmons

From: PHYLLIS BLUM [REDACTED]
Sent: Tuesday, November 4, 2025 11:41 AM
To: zoning
Subject: Fwd: PLEASE Deny Proposed RMD-25 Zoning for Parcel ZOR ID 17 (Adjacent to New Mark Commons)

WARNING - External email. Exercise caution.

Begin forwarded message:

From: PHYLLIS BLUM [REDACTED]
Subject: PLEASE Deny Proposed RMD-25 Zoning for Parcel ZOR ID 17 (Adjacent to New Mark Commons)
Date: November 4, 2025 at 11:38:48 AM EST
To: mayorcouncil@rockvillemd.gov

The larger development will negatively impact the residential neighborhoods of Markwood & New Mark Commons & add more traffic to impact the residents of Potomav Valley Nursing & Rehab center

THANK YOU

Phyllis & Samuel Blum
1201 Potomac Valley Rd
Rockville, MD 20850

Holly Simmons

From: Jeanne paderofsky [REDACTED]
Sent: Tuesday, November 4, 2025 7:34 AM
To: zoning
Subject: Proposed development of newmark Commons

WARNING - External email. Exercise caution.

As a long time resident of Newmark Commons / markwood I urge the city not to change zoning to increase the density of our neighborhood.

The area behind Potomac Valley Nursing home and Don Mills Court should be left alone. Our streets cannot handle an increase of traffic and trucks and additional people.

We are a small quiet community and we feel it would be in our best interest to leave it that way. There is absolutely no way that the community can handle apartment buildings or large amounts of housing to pass through Potomac Valley Road and Newmark Esplanade and certainly not Don Mills Court. The disruption to our community would be massive and totally unnecessary. The extra traffic would be detrimental to our wildlife and our ecosystem.

There are enough places to build more apartment buildings and townhouses without disrupting the community.

The number of cars passing through would be enormous and in terms of safety that would be very disruptive to our community.

We have have lived in the community for nearly 50 years and everything has been quiet and undisturbed. Please leave it that way.

Jeanne and Daniel Paderofsky

1194 Potomac Valley Rd, Rockville, MD 20850

Holly Simmons

From: Maryam Pishdad [REDACTED]
Sent: Tuesday, November 4, 2025 9:31 AM
To: mayorcouncil; zoning
Subject: Leave our neighborhood alone

WARNING - External email. Exercise caution.

As a family living in this neighborhood, we don't need the noise or additional buildings!!!! Do not build here!!! We get enough noise from 270 and Maryland ave!!!

[Sent from Yahoo Mail for iPhone](#)

Holly Simmons

From: Katherine Pishdad [REDACTED]
Sent: Tuesday, November 4, 2025 9:33 AM
To: zoning; mayorcouncil
Subject: Do not build here

WARNING - External email. Exercise caution.

I've lived here my whole life, walking my dog, walking to school and just playing other kids in the neighborhood when I was young, it's safe and quiet for families to grow and create memories. Do not ruin our peace and quiet, pick somewhere else to build.

Holly Simmons

From: Samuel Scheib [REDACTED]
Sent: Thursday, November 6, 2025 4:41 PM
To: zoning
Subject: New Mark Commons Rezoning

WARNING - External email. Exercise caution.

Dear Zoning Team,

I am so glad to hear you are considering changing the zoning for the old "school board" site between Potomac Valley and Wooten Parkway to R25. I know NIMBYism is alive and well in my neighborhood and you have heard from some of my neighbors expressing reservations about the higher zoning but I wanted to voice my support. We are in a housing crisis and a neighborhood situated between a major interstate and a metro station is not a rural enclave to preserve but a brownfield site to develop. I look forward to welcoming new neighbors--maybe my next best friend, or a customer for my daughter's babysitting or dog sitting services, new members of our NMC pool who can help us offset costs--and potential customers to make our town center thrive. I hope the mayor and council will not bow to the pressure that will rob the next generation of the ability to own a home in our beloved Rockville.

Sincerely,
Samuel L. Scheib
7 Harlow Court
Rockville, MD 20850
[REDACTED]

Holly Simmons

From: Kyle Browning [REDACTED]
Sent: Friday, November 7, 2025 8:28 AM
To: zoning
Subject: Support for rezoning

WARNING - External email. Exercise caution.

I am writing to express my support for rezoning the 9.75-acre parcel adjacent to the New Mark Commons community (Parcel ZOR ID 17 in Area 12) to the RMD-25 zone.

Rockville and Montgomery County need more housing, particularly affordable housing, and I support this proposed rezoning in service of that goal.

I understand some of my neighbors have expressed opposition to the proposal, and while I respect and understand their views, but they do not speak for all of us. Many residents of New Mark Commons and the surrounding areas support this plan.

Self interest must give way to the greater good. Rezoning the parcel to RMD-25 to permit dense high-rise development will be a net positive for the city and I urge you to move forward with this and similar rezoning proposals.

Thank you,

Kyle Browning

503 New Mark Esplanade, Rockville

Holly Simmons

From: Ansalan Stewart [REDACTED]
Sent: Friday, November 7, 2025 4:14 PM
To: mayorcouncil; Planning Commission; zoning
Subject: Opposition to Proposed Rezoning for Multiunit Development in New Mark Commons

WARNING - External email. Exercise caution.

Dear Mayor Ashton, Members of the Rockville City Council, and Rockville Planning Commission,

I am writing as a concerned resident of New Mark Commons to respectfully urge you to reject the proposed rezoning that would allow construction of a large apartment complex or other multiunit building within our single-family community.

Our neighborhood was built in the 1970s with a modern design and a park-like setting that encourages outdoor play, walking, and strong community ties. Many families with young children live here, and the proposed development would fundamentally alter the character, safety, and livability of our community.

The local schools are already operating well beyond capacity. The junior high currently has more than 1,300 students, the elementary school nearly 800, and the high school relies on eight portable classrooms. The school district has indicated that our cluster will not be included in the zoning for the new high school, and there are millions of dollars in unmet repair needs for existing schools. Adding hundreds of new units would only worsen overcrowding without any realistic plan for expansion or relief.

Traffic and safety are also major concerns. Our streets, especially around Potomac Valley Road and New Mark Esplanade, already experience dangerous driving—often from vehicles leaving the nearby nursing home. Adding 250 more housing units would bring a significant increase in traffic, making it even more hazardous for children walking or biking to school and for residents enjoying our sidewalks, playgrounds, and bike paths. Taking such a risk is unnecessary when there are plenty of unoccupied apartment units in Rockville Town Center.

Furthermore, our neighborhood maintains an HOA that invests in our shared spaces and infrastructure—contributions that the proposed multiunit complex would not share, even as its residents would inevitably use those same amenities.

Rockville residents already pay higher taxes than other parts of Montgomery County because we value and work hard to preserve the unique character of our neighborhoods. Approving this rezoning would undermine that quality of life, discourage families from staying, and risk turning Rockville into a more transient community.

I urge you to preserve the integrity, safety, and sustainability of our neighborhood by denying this rezoning proposal. Thank you for your attention and for your continued service to our community.

Sincerely,

Ansalan Stewart
New Mark Commons Resident
Rockville, MD 20850

Holly Simmons

From: Joseph Jordan [REDACTED]
Sent: Thursday, November 13, 2025 2:44 PM
To: mayorcouncil
Cc: CMO; Jim Wasilak; Planning Commission; zoning; cpds
Subject: Proposed rezoning of parcel ZOR ID 17

WARNING - External email. Exercise caution.

Dear Mayor Ashton and members of the City Council,

I have lived in New Mark Commons (NMC) for 38 years and am writing to express my strong opposition to the proposed rezoning of Parcel ZOR ID 17 to RMD-25. NMC has been on the National Register of Historic Places since 2017, and this proposal threatens the carefully planned character and integrity of our community

For example, the wooded area adjacent to homes that would be most impacted serves as crucial wildlife habitat, supporting various species and contributing to the ecological balance that defines our neighborhood. If this area is rezoned for high-density, multi-story development, I am deeply concerned about the negative impacts it will have, including increased traffic, noise, and light pollution, all of which would diminish our quality of life.

I worry that adding possibly 250 dwelling units will lead to a dramatic rise in traffic on our streets, which were designed for low-density residential use. This increase poses serious safety risks for pedestrians, children, and wildlife, while also straining local emergency services. Furthermore, the loss of mature trees will exacerbate storm water issues and degrade our air and water quality, undermining the natural buffers that protect both NMC and the surrounding environment.

The scale and massing of proposed RMD-25 structures would visually overpower our mid-century homes, undermining the essence of what makes New Mark Commons special. I fear that this change will lower property values, strain our community amenities, and raise maintenance costs, as new residents would not contribute to the HOA funds that sustain our shared resources.

I urge the Mayor and Council to maintain the current zoning designation or consider alternative, lower-density options, such as RMD-10, R-60, or R-40, that better align with the Rockville 2040 Comprehensive Plan's commitment to context-sensitive development. Before any rezoning takes place, I respectfully request that there be comprehensive environmental, traffic, design, and historical reviews to assess potential impacts on our community and ensure we preserve our environment and heritage.

As the council prepares to vote on December 1, 2025, I hope you will take my concerns into account and protect New Mark Commons by opposing this rezoning proposal. Together, we can safeguard the beauty and livability of our community for ourselves and future residents.

Thank you for your attention to this urgent matter.

Sincerely,

Joseph Jordan
328 New Mark Esplanade

Holly Simmons

From: Vincent Russo [REDACTED]
Sent: Friday, November 14, 2025 4:52 PM
To: Holly Simmons
Subject: ZOR, proposed change for light industrial near Twinbrook Metro

WARNING - External email. Exercise caution.

Dear Ms. Simmons,

I write regarding potential zoning changes from light industrial (I-L) to mixed-use business (MXB) for several properties on Lewis Avenue near the Twinbrook Metro station. While I wholeheartedly support the city's ongoing efforts to add multi-family housing near our transit centers, I am wary about losing light industrial zoning in Rockville. Once these zones are gone, they are unlikely to be replaced elsewhere in the city. Light industrial zones may not be pretty but they are important economically and the businesses they host often provide valuable services for the community, e.g., building and construction trade contractors, equipment repair and maintenance, etc. Not to mention employment. We have also seen these zones incubate small enterprises that go on to achieve greater success. I am concerned that certain uses permitted under the MXB designation (e.g., multi-family housing, retail) may crowd out the light industrial uses currently permitted at these properties, either by-right, conditionally, or by special exception. Indeed, light industrial use itself is not permitted in the MXB zone but is permitted by-right in the I-L zone.

I encourage the city to consider carefully the economic implications of losing the I-L designation near the Twinbrook Metro station, [one of the few \(the only?\) remaining in Rockville](#) outside the Gude Drive/Westmore area. Shedding the I-L designation for these properties on Lewis should be evaluated in a citywide context, not just the local neighborhood.

Respectfully submitted,
Vincent Russo
1019 DeBeck Dr

Marsha Douma
 616 Great Falls Rd.
 Rockville, MD. 20850
 November 17, 2025

Good evening. My name is Marsha Douma. I have lived in the West End, at 616 Great Falls Rd., across from Julius West Middle School since 1978. I am a retired dentist, having practiced in Rockville full time for 42 years.

Thank you for the opportunity to speak this evening in favor of accepting the 1.5 million dollar grant from the Federal Land and Water Conservation Fund, established in 1965, for RedGate Park. This grant is very competitive, and confirmation of the unique value of the RedGate property. Many thanks go to the Mayor and Council that approved and encouraged the project and to the Parks and Recreation Department, for the meticulous and visionary work they did developing a plan for the property, a former golf course, that competed successfully with others all across the country.

As you know, these matching grants are for the purpose of, and I quote, "acquiring and/or developing public outdoor recreational areas and facilities." I further quote the bill - the grants are "intended to create and maintain a nationwide legacy of quality public outdoor recreational resources as well as to stimulate the...development, maintenance, and protection of these highly valued outdoor recreational areas."

It requires sites receiving these grants to be "opened, operated, and maintained in perpetuity for public outdoor recreational use." This goal is exactly the desired outcome hoped for and approved by the Mayor and Council in 2020 when they voted unanimously to transform the then mostly wild green space into a developed multi-use park, with amenities including a new visitor center, community gardens, picnic areas, a playground, a dog park, and an amphitheater. The overall feel and plantings for the park will be an arboretum with plant materials emphasizing native species, in keeping with the understanding of the importance of preserving our native habitats.

The map of the Master Plan for Redgate which I handed out clearly shows all the recreational features this grant will create and support.

I think it is worth repeating, that the goals and details of the RedGate Master Plan are completely compatible with the requirements of the grant. In fact, it is the grant that will substantially make the RedGate Master Plan a reality.

Redgate received its first grant in September 2023 by the Chesapeake Bay Trust to plant over 1,000 trees and 500 shrubs. This new grant will enable the visionary thinking and legacy creating plan to get closer to completion.

The Mayor and Council are quite rightly concerned with the economic impact of various developments. I therefore remind all of you that unique and outstanding recreational opportunities are engines of economic growth. That is why the RedGate master plan was overwhelmingly supported by both the Rockville community as well as our neighbors throughout Montgomery County.

By fully developing and protecting our open spaces for recreation, Rockville will continue to make the city a beacon for new residents and businesses. Having the vision and courage to embrace and develop a project such as RedGate Park, reinforces that Rockville is not only a leader for its own citizens, but a good neighbor for Gaithersburg residents and businesses, as well as the overall county. It is therefore in the interests of the city to allow the RedGate Master Plan to go forward by approving this grant.

Thank you
Marsha Douma



Holly Simmons

From: Pat Reber [REDACTED]
Sent: Monday, November 17, 2025 1:52 PM
To: Jim Wasilak; zoning
Subject: I'll be delivering a petition from New Mark Commons residents today

WARNING - External email. Exercise caution.

Dear Mr. Wasilak and staff,

This afternoon, I will be dropping off a copy of a petition that we will be delivering to Mayor and Council this evening. It is an interim version of the petition so that zoning staff have an accurate and timely representation of community feedback as they prepare recommendations for Mayor and Council as it considers the Zoning Ordinance Rewrite and Comprehensive Map Amendment scheduled for a vote on December 1.

We will continue to collect signatures over the coming two weeks and update the petition on December 1.

If possible, I and some of our neighbors would like to meet with Mr. Wasilak or staff if possible to discuss the way forward, this week or next week. I understand this is a last minute request, and that this might not be possible.

Thank you for your service,

Pat Reber
[REDACTED]

To:

City of Rockville, MD, Mayor and Council
Jim Wasilak, Chief of Zoning, Community Planning and Development Services
111 Maryland Avenue
Rockville, MD 20850

From:

New Mark Commons Residents Group
Care of Pat Reber
705 New Mark Esplanade
Rockville, MD 20850

November 17, 2025

Dear Mayor and Councilmembers,

We are submitting this petition asking you to deny the proposed RMD-25 Zoning for Parcel ZOR ID 17 in Planning Area 12, adjacent to New Mark Commons.

To date, we have gathered signatures, including 489 electronic signatures on our digital petition and 25 signatures on paper forms, of which we are submitting copies.

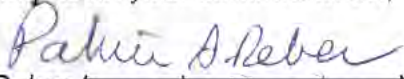
The 514 signatures represent 223 homes in our 384-home community, or 58 percent of all households. While the petition platform does not publicly display individual addresses, we have maintained an internal, verified address log and can provide it confidentially to staff and Council upon request.

We are asking Mayor and Council to deny the proposed reoning, which would increase density on the property by a factor of five compared to the underlying zoning of adjacent New Mark Commons, which is R-90. Such an increase would be neither "compatible" nor "connected" to the adjacent neighborhood and would contradict these commitments affirmed by Mayor and Council in its adoption of the 2040 Comprehensive Plan.

We are submitting this interim version of the petition so that zoning staff have an accurate and timely representation of community feedback as they prepare recommendations for Mayor and Council as it considers the Zoning Ordinance Rewrite and Comprehensive Map Amendment scheduled for a vote on December 1.

We will submit an updated petition reflecting additional signatures prior to the vote.

Thank you for your consideration,


Pat Reber (), on behalf of a core group of organizers: Alex Belida, Julia Binder, Sandy Crowe, Susan Knowles, Jim Nations, Ann Reiss, Marty Reiss, Michelle Tongratanasiri, Mark Wetterhahn

Deny Proposed RMD25 High Density Zoning for Parcel ZORID17 (Adjacent to New Mark Commons)



The Issue

We, the residents, neighbors, and supporters of New Mark Commons, a neighborhood listed on the National Register of Historic Places, submit this petition in formal opposition to the City's proposal to rezone the approximately 9.75-acre parcel adjacent to our community (Parcel ZOR ID 17 in Area 12) to the RMD25 zone.

Historic, Environmental, and Planning Context

New Mark Commons (NMC) is a nationally recognized historic neighborhood in Rockville, Maryland, listed on the National Register of Historic Places in 2017. Designed and built between 1967 and 1973 by the acclaimed architectural firm Keyes, Lethbridge & Condon and builder Edmund J. Bennett, the community reflects a thoughtfully planned balance of modern architecture and natural landscape. Its winding roads, wooded setting, and pedestrian pathways were purposefully created to preserve open space and foster a cohesive residential environment. Any proposed rezoning that threatens this carefully planned community and its historic integrity warrants serious concern and community opposition.

The parcel proposed for rezoning is a mature wooded area between I-270 North and NMC single-family homes (directly abutting homes on Don Mills Court and Scandia Way). Currently, this area serves as an important urban wildlife habitat, supporting deer, foxes, owls, songbirds, and diverse native flora and fauna. This green space contributes to local biodiversity, air quality, and stormwater protection. It also acts as a natural buffer against noise pollution from I-270, helping to sustain the ecological balance and preserve the quality of life for New Mark Commons residents.

The preservation of natural landscapes and positioning and design of NMC homes is not incidental - it is foundational to the design and identity of New Mark Commons. New Mark Commons developer, Edmund Bennett, emphasized that “the difference between an average subdivision and an excellent one is the way the land is planned.” He sought to conserve as many trees as possible and to design a community that followed the contours of the land, rather than imposing rigid, geometric grids often found in suburban and urban community developments. The wooded parcel adjoining NMC is a continuation of that design philosophy, providing scenic, environmental, and historic value that merits protection as well as thoughtful and deliberate future planning and development.

Rezoning the parcel to RMD25 to permit dense high-rise development would directly contradict both the original planning intent of New Mark Commons and the City of Rockville’s 2040 Comprehensive Plan, which calls for future development to be “connected and compatible with adjacent neighborhoods.”

Such action would also undermine public confidence in the City's stated planning framework and set a dangerous precedent for incompatible up-zoning near other established neighborhoods, including those of recognized historic significance.

Foreseeable Negative Impacts on the New Mark Commons Community:

1. Traffic and Public Safety

- The proposed RMD25 density would significantly increase traffic volumes on NMC streets designed for low-density residential use.
- The limited access points - primarily via Potomac Valley Road and New Mark Esplanade - would become bottlenecks, creating congestion and safety risks for pedestrians (including children and the elderly), pets, cyclists, and wildlife in this highly walkable neighborhood.
- An additional 250 dwelling units, with unknown occupant capacity per unit, would substantially increase demand on local police, fire, and medical services, creating unpredictable strains on public safety.
- Traffic from the new residents - including daily commutes, deliveries, ride shares, and service vehicles - will likely exacerbate congestion and could compromise emergency vehicle access and response times on roads not designed for such high density.

2. Environmental and Ecological Impact

- Development would destroy existing mature tree canopy and critical wildlife habitat, displacing species and eroding one of Rockville's remaining natural green corridors.
- Displaced wildlife are not only forced into roadways but into neighbor's backyards, creating dangerous conditions which may threaten resident and pet safety, harm ecosystems, and compromise public safety due to vehicular or pedestrian collision.
- Increased stormwater runoff and loss of vegetation would endanger New Mark Commons residential property, degrade water quality, and exacerbate flooding.

- The removal of natural buffers would permanently reduce biodiversity and urban green space in the area.

3. Incompatibility with Historic Character

- The scale and massing of potential RMD25 structures would visually overpower New Mark Commons single-family homes, a nationally recognized example of mid-century residential planning.
- High-density, high-rise buildings would conflict with the community's architectural integrity and the principles that underpin its historic designation.
- Such a project would contradict the City's commitment to preserving neighborhoods of cultural and historic significance.

4. Quality of Life and Community Cohesion

- Increased traffic, noise, and light pollution would erode the tranquil, pedestrian-oriented neighborhood that defines life in New Mark Commons.
- Construction and subsequent population density could strain existing infrastructure, including roads, utilities, and stormwater systems.
- Loss of the wooded area and wildlife corridor would diminish residents' daily connection with nature – one of the most valued qualities of living in the NMC community.
- High-density, multi-story apartment buildings adjacent to single-family homes would directly overlook private yards, patios, and windows, substantially reducing residents' privacy and diminishing the quiet, secluded character that defines the New Mark Commons neighborhood.

5. Property Values and HOA Amenities/Fees

- The proximity of high-density housing to established single-family homes is likely to decrease property values by altering neighborhood scale, reducing privacy and marketability, and changing the character that defines New Mark Commons.
- An influx of new residents would place significant demand on NMC HOA-funded amenities (i.e. roads, lake, recreational facilities, walking paths, etc.), accelerating wear and increasing maintenance costs for current homeowners, while RMD-25 residents would neither contribute to NMC HOA fees nor feel obligated to support the community or its shared standards/respect for community established regulations governing NMC recreational facilities, the NMC lake, and/or its wildlife and environs.

6. Planning Consistency and Public Trust

- Approving RMD25 zoning for this parcel directly contradicts Rockville's 2040 Comprehensive Plan (adopted August 2021) by introducing a scale and density incompatible with the surrounding neighborhood, undermining context-sensitive development, diminishing green space, and placing additional strain on community amenities and quality of life for NMC residents.
- RMD25 zoning would allow up to 25 dwelling units per acre (i.e. 250 dwelling units) - five times the zoned density of the existing NMC community which comprises 384 dwelling units on 96 acres. This would be a level of density wholly inconsistent with the NMC historic community and the surrounding natural landscape.
- RMD-25 zoning would set a precedent encouraging similar high-density proposals adjacent to established neighborhoods and erode trust and confidence in Rockville's stated commitment to balanced growth and preservation.

In light of the above, we formally request the following:

We, the undersigned residents, neighbors, and supporters of New Mark Commons, respectfully request that the Rockville Mayor, Rockville City Council, and Rockville Planning Commission – Chief of Zoning and Zoning Staff:

- Deny the proposed RMD25 zoning designation for Parcel ZOR ID 17 in Area 12, which is incompatible with the scale, character, and distinctive qualities of the adjacent NMC historic neighborhood and risks lowering homeowner property values.
- Either maintain current zoning designation or consider alternative, lower-density zoning options (such as RMD10, R60, R40, or MXT) that better preserve neighborhood character and align with the Rockville 2040 Comprehensive Plan’s guidance for context-sensitive development.
- Preserve and protect the wooded habitat as an integral component of Rockville’s environmental and cultural heritage, maintaining wildlife corridors and mature tree canopy.
- Require that PRIOR to any rezoning initiatives and any future development proposal for this parcel undergo comprehensive reviews, including:
 - A comprehensive **environmental** survey of existing trees, vegetation, wildlife, and wildlife habitats, conducted in accordance with Montgomery County Forest Conservation Law (Chapter 22A). This is essential to identify and protect the natural resources that define the character, ecological integrity, and livability of the New Mark Commons community. This review ensures that any proposed development does not result in irreversible damage to sensitive habitats, maintains the wooded landscape that buffers the neighborhood, and preserves the natural environment that supports both wildlife and the quality of life for residents.

- o That the City of Rockville require completion of a **Local Area Transportation Review (LATR) and corresponding traffic impact study**, in accordance with Montgomery County Code § 50-4.3(J) and Chapter 59, §§ 7.2.1.C and 7.3.1.D, as outlined in the Montgomery County Planning Board's LATR Guidelines (updated January 16, 2025), prior to consideration of any rezoning action that would permit higher-density residential development on this parcel. This comprehensive, data-driven review – conducted by a qualified traffic engineer and reviewed by MCDOT and the City of Rockville Department of Public Works – is essential to evaluate potential impacts on neighborhood roads, congestion, and safety, and to ensure that public infrastructure can adequately support future growth while preserving the established character and livability of the New Mark Commons community;
- o A **design review** to ensure compatibility with the New Mark Commons historic neighborhood, protect quality of life, and maintain the distinctive neighborhood character emphasized in the 2040 Comprehensive Plan, conducted by the City of Rockville Historic Preservation Office, Planning Division, and/or Historic Preservation Commission, in accordance with Rockville City Code, Chapter 24 (Historic Preservation) and Montgomery County Code, Chapter 59, §§7.2–7.3.; and
- o An **archaeological and historical review**, in coordination with the Maryland Historical Trust, to determine whether the site contains or is associated with any former burial grounds or human remains,

and to ensure that any such resources are identified, documented, and treated in accordance with Maryland Burial Sites Law (§ 5-601 et seq.). Historical accounts and records indicate that portions of this area may have been associated with past community burial grounds.

The council will vote on December 1, 2025 on a draft of city-wide rezoning proposals. They will move forward with rezoning proposals unless there is strong opposition.

CALL TO ACTION:

We urge all residents, neighbors, and friends of New Mark Commons to sign this petition to protect our historic Rockville neighborhood. Your support ensures that any future development is carefully reviewed for traffic, environmental impact, and compatibility with our community's character. Together, we can preserve the safety, livability, and unique heritage that make New Mark Commons a cherished part of Rockville.

Thank you all for your time, support, and consideration!

Name	City	State	Postal Code	Country	Signed On
Michelle T				United States	2025-11-03
Derby Amornkul	Tysons	VA	22102	United States	2025-11-03
Julia Binder	Rockville	MD	20850	United States	2025-11-03
Susan Knowles	Rockville	MD	20850	United States	2025-11-03
Ferdinand Protzr	Rockville	MD	20850	United States	2025-11-03
Thomas Protzma	Rockville	MD	20850	United States	2025-11-03
Mike Kohut	Rockville	MD	20850	United States	2025-11-03
Ann Reiss	Rockville	MD	20850	United States	2025-11-03
Carla Barresi	Rockville	MD	20850	United States	2025-11-03
Maria Sol Pikieln	Rockville	MD	20850	United States	2025-11-03
Adam Schuster	Rockville	MD	20850	United States	2025-11-03
Megan Hershey	Rockville	MD	20850	United States	2025-11-03
Elizabeth Turess	Rockville	MD	20850	United States	2025-11-03
Becky Grandin	Rockville	MD	20850	United States	2025-11-03
Rakesh Peter	Rockville	MD	20850	United States	2025-11-03
Joseph Jordan	Rockville	MD	20850	United States	2025-11-03
Hur Zannat	Rockville	MD	20850	United States	2025-11-03
David Sloane	Rockville	MD	20850	United States	2025-11-03
Brent Gulick	Rockville	MD	20850	United States	2025-11-03
Bhavana Rakesh	Rockville	MD	20850	United States	2025-11-03
Mikaela Ober Sc	Rockville	MD	20850	United States	2025-11-03
Jeff Grandin	Rockville	MD	20850	United States	2025-11-03
Thomas Crumley	Rockville	MD	20850	United States	2025-11-03
Nancy Kohut	Rockville	MD	20850	United States	2025-11-03
Horia C Popa	Rockville	MD	20850	United States	2025-11-03
Zari Karimian	Rockville	MD	20850	United States	2025-11-03
Tara Rabin	Rockville	MD	20850	United States	2025-11-03
Janet Brown	Rockville	MD	20850	United States	2025-11-03
Monica Brown	Rockville	MD	20850	United States	2025-11-03
Mark Wetterhahr	Rockville	MD	20850	United States	2025-11-03
Rachel Cook	Rockville	MD	20850	United States	2025-11-03
Pasha Irshad	Rockville	MD	20850	United States	2025-11-03
Martin Reiss	Rockville	MD	20850	United States	2025-11-03
Patty Kiesler	Rockville	MD	20850	United States	2025-11-03
Aleen Goldstein	Rockville	MD	20850	United States	2025-11-03
Richard Payes	Rockville	MD	20850	United States	2025-11-03
Lori Nicely	Rockville	MD	20850	United States	2025-11-03
Ari Payes	North Bethesda	MD	20852	United States	2025-11-03
Diana Varela	North Bethesda	MD	20852	United States	2025-11-03
Raleigh Koritz	St Paul	MN	55114	United States	2025-11-03
Kristen Rasmuss	Rockville	MD	20850	United States	2025-11-03
Carol Soo	Rockville	MD	20850	United States	2025-11-03

Carolyn Isaac	Rockville	MD		20850	United States	2025-11-03
Colleen Thomas	Rockville	MD		20850	United States	2025-11-03
kirk brown	Rockville	MD		20850	United States	2025-11-03
Erika Brown	Rockville	MD		20850	United States	2025-11-03
Robin Payes	Germantown	MD		20874	United States	2025-11-03
Lauren Parlato	Rockville	MD		20850	United States	2025-11-03
Karen Crossley	Rockville	MD		20850	United States	2025-11-03
Boni Dunmyer	Rockville	MD		20850	United States	2025-11-03
Nadereh Rezaie	Rockville	MD		20850	United States	2025-11-03
Jon Bernheimer	Rockville	MD		20850	United States	2025-11-03
John Brown	Rockville	MD		20850	United States	2025-11-03
Ashley Tierno	Rockville	MD		20850	United States	2025-11-03
Alisa Cruise-Levi	Rockville	MD		20850	United States	2025-11-03
Lin Silvers	Lewes	DE		19958	United States	2025-11-03
Joanne Lynch-Ba	Rockville	MD		20850	United States	2025-11-03
J Zoe Wood	Rockville	MD		20850	United States	2025-11-03
Jeb Bhutapratee	Rockville	MD		20850	United States	2025-11-04
Nathan Amornku	Rockville	MD		20850	United States	2025-11-04
EVIN GOSSIN	Rockville	MD		20850	United States	2025-11-04
Amanda Innes	Rockville	MD		20850	United States	2025-11-04
Debbie Nathansc	Rockville	MD		20850	United States	2025-11-04
Meghan Matulka	Rockville	MD		20850	United States	2025-11-04
Maeve Lucas	New Market	MD		21774	United States	2025-11-04
Ann Grandin	Rockville	MD		20850	United States	2025-11-04
Garrett Grandin	Rockville	MD		20850	United States	2025-11-04
Jennifer Higgins	Marengo	OH		43334	United States	2025-11-04
Marilyn Johnson	Rockville	MD		20850	United States	2025-11-04
Rachel Ginsburg	Rockville	MD		20850	United States	2025-11-04
Peter Krug	Rockville	MD		20850	United States	2025-11-04
Laurie Krug	Rockville	MD		20850	United States	2025-11-04
natalie stake	Rockville	MD		20850	United States	2025-11-04
Kuno Bachbauer	Rockville	MD		20850	United States	2025-11-04
shirley swan	Birmingham	ENG	b14 7sr		United Kingdom	2025-11-04
Cou Kalantary	Rockville	MD		20850	United States	2025-11-04
Jeanne Paderofs	United States			28085	Spain	2025-11-04
Melanie Renzulli	Rockville	MD		20850	United States	2025-11-04
Elyse Hagner	Rockville	MD		20850	United States	2025-11-04
Maryam Pishdad	Rockville	MD		20850	United States	2025-11-04
katherine pishda	Rockville	MD		20850	United States	2025-11-04
Kevin Pishdad	Rockville	MD		20850	United States	2025-11-04
Raja Chennamse	Rockville	MD		20850	United States	2025-11-04
Francisco Resen	Rockville	MD		20850	United States	2025-11-04
Megan Morsheim	Rockville	MD		20850	United States	2025-11-04

Lisa Harvey	Rockville	MD		20850	United States	2025-11-04
Stephen Fan	Rockville	MD		20850	United States	2025-11-04
Phyllis Blum	Rockville	MD		20850	United States	2025-11-04
Dikran Kechichian	Rockville	MD		20850	United States	2025-11-04
Dawn Sudduth	Silver Spring	MD		20906	United States	2025-11-04
Matt Hagner	Rockville	MD		20850	United States	2025-11-04
Andrew Harvey	Rockville	MD		20850	United States	2025-11-04
Michal Komlos	Rockville	MD		20850	United States	2025-11-04
PETER FENG	Rockville	MD		20852	United States	2025-11-04
Mun Brown	Fairfax	VA		22030	United States	2025-11-04
Xavier Lotuaco	Rockville	MD		20850	United States	2025-11-04
Marian Swain	Rockville	MD		20850	United States	2025-11-04
Alan Cole	Milton Keynes	ENG	Mk14 6af		United Kingdom	2025-11-04
Paulina Silverstein	Rockville	MD		20850	United States	2025-11-04
Martin Lizak	Rockville	MD		20850	United States	2025-11-04
Diane Striar	Rockville	MD		20850	United States	2025-11-04
WARD SIGMONI	Rockville	MD		20850	United States	2025-11-04
Richard Yoshima	Rockville	MD		20850	United States	2025-11-04
Norman Brown	Rockville	MD		20850	United States	2025-11-04
Christopher Adair	Washington	DC		20011	United States	2025-11-04
Olena Yanakova	Rockville	MD		20850	United States	2025-11-04
Ana Astrid Molina	Rockville	MD		20850	United States	2025-11-04
Billy Reed	Rockville	MD		20850	United States	2025-11-04
Barbara Tait	Shorewood	IL		60404	United States	2025-11-04
Kamalinder Gora	Rockville	MD		20850	United States	2025-11-04
Monica Barberis	Rockville	MD		20850	United States	2025-11-04
Barbara Quinn	Rockville	MD		20850	United States	2025-11-04
Xinh Wu	Rockville	MD		20850	United States	2025-11-04
John Macdonald	Rockville	MD		20850	United States	2025-11-04
Rosalind Hayden	Rockville	MD		20850	United States	2025-11-04
Liz Erpelding-Ga	Saint Augustine	FL		32086	United States	2025-11-04
Dove Amornkul	Rockville	MD		20850	United States	2025-11-04
Dale Shero	Fernandina Beach	GA		32034	United States	2025-11-04
Steve Geikow	Wheeling	IL		60090	United States	2025-11-04
Alaine Cabal	Silver Spring	MD		20906	United States	2025-11-04
N A	Marblehead	MA		1945	United States	2025-11-04
John Lembo	Corpus Christi	TX		78416	United States	2025-11-04
Maryanna Kieffer	Rockville	MD		20850	United States	2025-11-04
James Nations	Rockville	MD		20850	United States	2025-11-04
Edward Markush	Huntsville	AL		35801	United States	2025-11-04
Donna Williams	Rockville	MD		20850	United States	2025-11-04
Ronald Collamore	Lincoln	NE		68502	United States	2025-11-05
Wendy Kaufman	Bethesda	MD		20817	United States	2025-11-05

David Schwartz	Rockville	MD	20850	United States	2025-11-05
Alyse MacDonald	Rockville	MD	20850	United States	2025-11-05
Vivianna Cowl	Rockville	MD	20850	United States	2025-11-05
Patricia Reber	Rockville	MD	20850	United States	2025-11-05
Abby Grandin	Rockville	MD	20850	United States	2025-11-05
Chris Tolar	Hinton	VA	22831	United States	2025-11-05
Nan Whalen	Rockville	MD	20850	United States	2025-11-05
Steven Goldblatt	Rockville	MD	20850	United States	2025-11-05
Kathy Smolley	Rockville	MD	20850	United States	2025-11-05
Melissa Scales	Rockville	MD	20850	United States	2025-11-05
Sara Chennamse	Rockville	MD	20850	United States	2025-11-05
Martin Cowl	Rockville	MD	20850	United States	2025-11-05
Steven Kaufman	Betheda	MD	20817	United States	2025-11-05
Daniela Rossi	Pomezia	ID	83756	United States	2025-11-05
Stephanie Smith	Rockville	MD	20850	United States	2025-11-05
Ann Kee	Rockville	MD	20850	United States	2025-11-05
Jeniffer Matich	Rockville	MD	20850	United States	2025-11-05
Ken Scales	Rockville	MD	20850	United States	2025-11-05
Sheri Morrison	Dade City	FL	33525	United States	2025-11-05
Myrna Rivera	Odenton	MD	21113	United States	2025-11-05
Brian Shanholtz	Keymar	MD	21757	United States	2025-11-05
Karin Peeters	Rockville	MD	20850	United States	2025-11-05
Chris Erb	Rockville	MD	20850	United States	2025-11-05
Amanda Charles	Rockville	MD	20850	United States	2025-11-05
Barbara Cano	Rockville	MD	20850	United States	2025-11-05
Michael Kimelma	Rockville	MD	20850	United States	2025-11-05
Fridoun Pishdad	Rockville	MD	20850	United States	2025-11-05
Helen Leuthner	Lake Grove	NY	11755	United States	2025-11-05
Betsy New-Schn	Rockville	MD	20850	United States	2025-11-05
Kathryn Salciccio	Farmington	MI	48336	United States	2025-11-05
Erica Breychak	Rockville	MD	20850	United States	2025-11-05
genevieve cowl	Rockville	MD	20850	United States	2025-11-05
Denie English	Estancia	NM	87016	United States	2025-11-05
Etzar Cisneros	Birmingham	AL	35206	United States	2025-11-05
Raj Gupta	Rockville	MD	20850	United States	2025-11-05
Phillip Lester	Rockville	MD	20850	United States	2025-11-05
Ron Tipton	Rockville	MD	20850	United States	2025-11-05
Natalie NELSON	Rockville	MD	20850	United States	2025-11-05
Madeline Gupta	Rockville	MD	20850	United States	2025-11-05
Joe Kee	Rockville	MD	20850	United States	2025-11-05
Deborah Mesme	Rockville	MD	20850	United States	2025-11-05
Eric Calvo	Rockville	MD	20850	United States	2025-11-05
Rosaria B.	Rockville	MD	20850	United States	2025-11-05

Jonathan Smith	Rockville	MD	20850	United States	2025-11-05
Mara Miller	Rockville	MD	20850	United States	2025-11-06
Leah Miller	Rockville	MD	20850	United States	2025-11-06
Henrik Olsen	Rockville	MD	20850	United States	2025-11-06
Olga Baranova	Rockville	MD	20850	United States	2025-11-06
Iris Ysern	Rockville	MD	20850	United States	2025-11-06
Mireia Gonzales	Rockville	MD	20850	United States	2025-11-06
Anuj Mehta	Rockville	MD	20850	United States	2025-11-06
Melissa Roberts	Baltimore	MD	21219	United States	2025-11-06
Xavier Ysern	Rockville	MD	20850	United States	2025-11-06
Hilary Belitsky	Rockville	MD	20850	United States	2025-11-06
Pratibha Rana	Rockville	MD	20850	United States	2025-11-06
Alex Belida	Rockville	MD	20850	United States	2025-11-06
Nathalie Yarkony	Rockville	MD	20850	United States	2025-11-06
Carol Book	York	PA	17406	United States	2025-11-06
ERIC Baranick	Rockville	MD	20850	United States	2025-11-06
Olivia Lanzoni	Rockville	MD	20850	United States	2025-11-06
A Martin	Garland	TX	75044	United States	2025-11-06
Colleen Bokman	Rockville	MD	20850	United States	2025-11-06
Alejandro Gonza	Rockville	MD	20850	United States	2025-11-06
Robert Bokman	Rockville	MD	20850	United States	2025-11-06
Ansalan Stewart	Rockville	MD	20850	United States	2025-11-06
Guanrong Li	Rockville	MD	20850	United States	2025-11-06
joseph ferraro	new york	NY	10305	United States	2025-11-06
Adam White	Rockville	MD	20850	United States	2025-11-06
Andrew Fedlam	Rockville	MD	20850	United States	2025-11-06
Rocio Crumley	Rockville	MD	20850	United States	2025-11-06
Jason Church	Rockville	MD	20850	United States	2025-11-06
Melinda Kinnaird	Hot Springs Nat	AR	71913	United States	2025-11-06
Heather Wright	Rockville	MD	20850	United States	2025-11-06
Maria Ariens	Rockville	MD	20850	United States	2025-11-06
Robin Yasinow	Rockville	MD	20850	United States	2025-11-06
ENILDA ABREU	Rockville	MD	20850	United States	2025-11-06
Kathy Penn	Rockville	MD	20850	United States	2025-11-06
Shanti a. Nanan	Rockville	MD	20850	United States	2025-11-06
John Yeung	Rockville	MD	20850	United States	2025-11-06
Vladimir Gurevici	Rockville	MD	20850	United States	2025-11-06
Shana Kohnstarn	Rockville	MD	20850	United States	2025-11-06
Timothy Petros	Cockeysville	MD	21030	United States	2025-11-06
Michael Gurevici	Rockville	MD	20850	United States	2025-11-06
Usha Dheenani	Rockville	MD	20850	United States	2025-11-06
Gerardo De Leon	Rockville	MD	20850	United States	2025-11-06
Danie de Leon	Rockville	MD	20910	United States	2025-11-06

Jessica Reese	Rockville	MD	20850	United States	2025-11-06
Dian Jose	Rockville	MD	20850	United States	2025-11-06
Ilona Nickels	Rockville	MD	20850	United States	2025-11-06
Laura Kukelhaus	Rockville	MD	20850	United States	2025-11-06
SUZAN SIGMON	Rockville	MD	20850	United States	2025-11-06
Craig Cano	Rockville	MD	20850	United States	2025-11-06
Malena Lair Ferr	Rockville	MD	20850	United States	2025-11-06
Linda Silversmith	Rockville	MD	20850	United States	2025-11-06
Elliott Pickar	Rockville	MD	20850	United States	2025-11-06
Natalya Teterina	Rockville	MD	20850	United States	2025-11-06
Timothy Hefferon	Rockville	MD	20850	United States	2025-11-06
Stephanie Bloom	Rockville	MD	20850	United States	2025-11-06
Paul Heineman	Rockville	MD	20850	United States	2025-11-06
Rosaria Eric	Rockville	MD	20850	United States	2025-11-07
Marilyn Wetterha	Rockville	MD	20850	United States	2025-11-07
Fran Denny	Rockville	MD	20850	United States	2025-11-07
Aimee Scheib	Rockville	MD	20850	United States	2025-11-07
Valerie Pflug	Havana	FL	32333	United States	2025-11-07
Jacqueline Kohn	Rockville	MD	20850	United States	2025-11-07
Yana Gurevich	Rockville	MD	20850	United States	2025-11-07
Anb Turner	Rockville	MD	20850	United States	2025-11-07
Elizabeth Hitch	Rockville	MD	20850	United States	2025-11-07
Inga Finkova	Rockville	MD	20850	United States	2025-11-07
Daniel New-Schr	Rockville	MD	20850	United States	2025-11-07
Jonathan Fergus	Rockville	MD	20850	United States	2025-11-07
James Forero	Boca Raton	FL	33433	United States	2025-11-07
Diana Bohn	Berkeley	CA	94707	United States	2025-11-07
Francine Elson	Rockville	MD	20850	United States	2025-11-07
David rehbehn	Rockville	MD	20850	Hong Kong SAR	2025-11-07
Erin Lopez	Rockville	MD	20850	United States	2025-11-07
Zachary Kohn	Rockville	MD	20850	United States	2025-11-07
Leslie Becker	Rockville	MD	20850	United States	2025-11-07
Jennifer Jackson	Rockville	MD	20850	United States	2025-11-07
Leonid Fridman	Rockville	MD	20850	United States	2025-11-07
Huan Ting Ho	Rockville	MD	20850	United States	2025-11-07
Ilora schmidt	Rockville	MD	20850	United States	2025-11-07
Barry ROTHMAN	Ballston Spa	NY	12020	United States	2025-11-07
Shelby Hood	Franklin	TN	37064	United States	2025-11-07
Amber Gross-Gr	Washington	DC	20008	United States	2025-11-07
Itamar Simhon	Rockville	MD	20850	United States	2025-11-07
Bob Ricewasser	Monrovia	CA	91016	United States	2025-11-07
Marc Friedman	Rockville	MD	20850	United States	2025-11-07
Philip Chao	Rockville	MD	20850	United States	2025-11-07

Natalie Gora	Rockville	MD	20850	United States	2025-11-07
Jacob Amusya	Rockville	MD	20850	United States	2025-11-07
Maria Rakhovska	Rockville	MD	20850	United States	2025-11-07
Ellen Schofield	Rockvilleell	MD	20850	United States	2025-11-07
Jennifer Lubell	Bethesda	MD	20816	United States	2025-11-07
Edwin Molina	ROCKVILLE	MD	20850	United States	2025-11-07
Katherine Morris	Rockville	MD	20850	United States	2025-11-07
Theresa Dahlma	Rockville	MD	20850	United States	2025-11-07
James Mangan	Germantown	MD	20874	United States	2025-11-07
Aisha Mahy	Rockville	MD	20850	United States	2025-11-07
Marsha Pickar	Rockville	MD	20850	United States	2025-11-07
Sheila Fedlam	Rockville	MD	20850	United States	2025-11-07
Richard Mahy	Rockville	MD	20850	United States	2025-11-07
Andrew Wang Fa	Rockville	MD	20850	United States	2025-11-07
Anna Lyubovitsky	Rockville	MD	20850	United States	2025-11-07
Jim Denny	Rockville	MD	20850	United States	2025-11-07
Katherine Dinoto	Rockville	MD	20850	United States	2025-11-07
Joe Dinoto	Rockville	MD	20850	United States	2025-11-07
Rosie Dinoto	Belton	TX	76513	United States	2025-11-07
Joseph Dinoto	Lake Shore	MD	21122	United States	2025-11-07
Matt Beck	Rockville	MD	20850	United States	2025-11-07
Jeanne Beck	Rockville	MD	20850	United States	2025-11-07
Samantha Dinoto	Chesapeake Beach	MD	20732	United States	2025-11-07
Sue Romano	Fairfield	PA	17320	United States	2025-11-07
Steve Plotkin	Rockville	MD	20850	United States	2025-11-07
Megan Dankovic	Rockville	MD	20850	United States	2025-11-07
Silviya Vancheva	Rockville	MD	20850	United States	2025-11-07
Amanda Zhang	Rockville	MD	20850	United States	2025-11-07
Victor Chernomo	Rockville	MD	20850	United States	2025-11-07
Chip Maust	Rockville	MD	20850	United States	2025-11-07
Clint Williams	Rockville	MD	20850	United States	2025-11-07
Diane Gould	Rockville	MD	20850	United States	2025-11-07
Yvonne Bersofsk	Rockville	MD	20850	United States	2025-11-07
craig ginsburg	Washington	DC	20005	United States	2025-11-07
Adrienne Malicks	Rockville	MD	20850	United States	2025-11-07
Stephen Hellmar	Rockville	MD	20850	United States	2025-11-07
Arthur Wilson	Rockville	MD	20854	United States	2025-11-07
Shye Bay	Rockville	MD	20850	United States	2025-11-07
Maria Riggione	Milford	CT	6461	United States	2025-11-07
Adjo Amega	Upper Marlboro	MD	20774	United States	2025-11-07
David DeRocker	Morristown	NJ	7960	United States	2025-11-07
Ilya Gurevich	Rockville	MD	20850	United States	2025-11-07
Daniel Dubon	Glen Burnie	MD	21061	United States	2025-11-07

Theresa D	Columbus	OH	43230	United States	2025-11-07
Brian Davidson	District Heights	MD	20747	United States	2025-11-07
Kevin Kiesler	Rockville	MD	20850	United States	2025-11-07
Kevron Gottlieb	Crofton	MD	21114	United States	2025-11-07
Darya Melnyk	Rockville	MD	20850	United States	2025-11-07
Dulcie Dana	Potomac	MD	20854	United States	2025-11-07
Sara Kiesler	Rockville	MD	20850	United States	2025-11-07
Lana Johnson	Centreville	VA	20120	United States	2025-11-07
Deirdre Robinsor	Rockville	MD	20851	United States	2025-11-07
Ricky Mui	Rockville	MD	20850	United States	2025-11-07
Bram Van Loon	Rockville	MD	20850	United States	2025-11-07
Tatiana Rakhovs	Rockville	MD	20850	United States	2025-11-07
Barbara Fagel	Rockville	MD	20850	United States	2025-11-07
Mary Ann Pennin	Rockville	MD	20854	United States	2025-11-07
bill cunningham	Bethesda	MD	20817	United States	2025-11-07
Howard Tsai	Rockville	MD	20850	United States	2025-11-07
Patrick Coleman	New York	NY	10118	United States	2025-11-07
Richard Jones	Purcellville	VA	22032	United States	2025-11-07
Gabriela Zavala	Rockville	MD	20850	United States	2025-11-07
Karen Price	Rockville	MD	20850	United States	2025-11-07
Richard Phillips	Rockville	MD	20850	United States	2025-11-07
Mary Allen	Alexandria	VA	22303	United States	2025-11-07
Jill Phillips	Rockville	MD	20850	United States	2025-11-07
Sharon Wall	Rockville	MD	20850	United States	2025-11-07
Irving Elson	Rockville	MD	20850	United States	2025-11-07
Catalina Asiain	Washington	DC	20036	United States	2025-11-07
Betsy Alperin	Rockville	MD	20850	United States	2025-11-07
Susan Klein	Rockville	MD	20850	United States	2025-11-07
Velvet Daniel	Fl. Washington	MD	20744	United States	2025-11-07
Dinia Yeo	Rockville	MD	20850	United States	2025-11-08
Sean Hart	Rockville	MD	20850	United States	2025-11-08
Marc Zawatsky	Rockville	MD	20850	United States	2025-11-08
Adina Braun	Rockville	MD	20852	United States	2025-11-08
Bill Burchett	Rockville	MD	20850	United States	2025-11-08
Lisa Dinoto	Lake Shore	MD	21122	United States	2025-11-08
Mary Pham	Rockville	MD	20850	United States	2025-11-08
Hallie Thelosen	Toms River	NJ	8753	United States	2025-11-08
Rick Penn	Rockville	MD	20850	United States	2025-11-08
Anthony Parlato	Rockville	MD	20850	United States	2025-11-08
Ryan Penn	Rockville	MD	20850	United States	2025-11-08
Alan Penn				United States	2025-11-08
stephen harper	Rockville	MD	20850	United States	2025-11-08
David Striar	Silver Spring	MD	20910	United States	2025-11-08

BASSEM HADDAD	Rockville	MD
Janet Penn	Rockville	MD
Samirawit Hailen	Hyattsville	MD
Bryan Malickson	Rockville	MD
Brittany Abraham	Bowie	MD
Jeanette Rojas	Rockville	MD
Wing Pokrywka	Rockville	MD
salman sheikh	Catonsville	MD
Alexander Peters	Rockville	MD
Brandon Pokrywka	Rockville	MD
Katherine Belida	Pawtucket	RI
Brian Belida	Woodsboro	MD
Adam Belida	Silver Spring	MD
Emily Ecker	Rockville	MD
John O Neal	Rockville	MD
Helené Dubov	Rockville	MD
Ana Cubas	Montgomery Village	MD
Carolyn King	Rockville	MD
Richard Panzer	Rockville	MD
Jyoti Bisbey	Rockville	MD
Monique Whittlet	Rockville	MD
Sara Acharya	Rockville	MD
Joseph Popovich	Potomac	MD
Jessica Mark	Rockville	MD
John Heller	Rockville	MD
Lisa Halvorson	Woods Hole	MA
Susan Hormuth	Washington	DC
Rose Krasnow	Pittsboro	NC
Martha Vaughan	Rockville	MD
Lionel Sussman	Rockville	MD
Mitchell Partycen	Fort Washington	MD
Lara Fu	Olney	MD
Martha McClellan	Rockville	MD
Rhonda Gordon	Rockville	MD
Braylin Warrick	Ashburn	VA
Eduardo Correde	Rockville	MD
Adelina Tschaker	Rockville	MD
Steve York	Rockville	MD
Emily Meyer		SCT
Maria Tschakert	Rockville	MD
Richard Koplow	Rockville	MD
david lowinger	Rockville	MD
David Ziebarth	Rockville	MD

20850	United States	2025-11-08
20850	United States	2025-11-08
20785	United States	2025-11-09
20850	United States	2025-11-09
20721	United States	2025-11-09
20850	United States	2025-11-09
20850	United States	2025-11-09
21228	United States	2025-11-09
20850	United States	2025-11-09
20850	United States	2025-11-10
2861	United States	2025-11-10
21798	United States	2025-11-10
20906	United States	2025-11-10
20853	United States	2025-11-10
20850	United States	2025-11-10
20850	United States	2025-11-10
20886	United States	2025-11-10
20850	United States	2025-11-10
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us, 20850-2855	United States	2025-11-10
20850	United States	2025-11-10
20854	United States	2025-11-10
20850	United States	2025-11-10
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2543	United States	2025-11-10
20020	United States	2025-11-10
27312	United States	2025-11-10
20850	United States	2025-11-10
20850	Portugal	2025-11-10
20744	United States	2025-11-10
20832	United States	2025-11-10
20850	United States	2025-11-10
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20148	United States	2025-11-10
20850	United States	2025-11-10
20850	United States	2025-11-10
20850	United States	2025-11-10
G33 6EL	United Kingdom	2025-11-10
20852	United States	2025-11-10
20850	United States	2025-11-10
20850	United States	2025-11-10
20850	United States	2025-11-10

Marirose Ziebart	Rockville	MD	20850	United States	2025-11-11
Mark Metzman	Rockville	MD	20850	United States	2025-11-11
Mary Alex Stauder	Rockville	MD	20850	United States	2025-11-11
Michael Laskowski	Rockville	MD	20850	United States	2025-11-11
Geoffrey Leinen	Rockville	MD	20852	United States	2025-11-11
Amanda Tomasco	Alexandria	VA	22032	United States	2025-11-11
Silviya Vancheva	Rockville	MD	20850	United States	2025-11-11
Lori Newman	Rockville	MD	20850	United States	2025-11-11
Eve Curry	Philadelphia	PA	19121	United States	2025-11-11
Colleen Tschaker	Rockville	MD	20850	United States	2025-11-11
Barbara Cox	Rockville	MD	20850	United States	2025-11-11
Gabriel Meyer	Rockville	MD	20850	United States	2025-11-11
Hillary Cohen	Rockville	MD	20850	United States	2025-11-11
Anthony Renzulli	Rockville	MD	20850	United States	2025-11-11
Alyssa Rude	Ashburn	VA	20147	United States	2025-11-11
Natalia Jednorski	Rockville	MD	20850	United States	2025-11-11
John Saunders	Silver Spring	MD	20902	United States	2025-11-11
Sean Borsum	Rockville	MD	20850	United States	2025-11-11
Yuliya Socolova	Bethesda	MD	20814	United States	2025-11-11
Lada Dombo	Kensington	MD	20895	United States	2025-11-11
Sara Tenenbaum	Rockville	MD	20850	United States	2025-11-11
Natalie MELOME	North Bethesda	MD	20852	United States	2025-11-11
Stacy Immerman	Rockville	MD	20850	United States	2025-11-11
Colleen Corbey	Silver Spring	MD	20906	United States	2025-11-11
Therese Divita	Rockville	MD	20850	United States	2025-11-11
Andrew Breychal	Rockville	MD	20850	United States	2025-11-11
Narine Kalaydjian	Rockville	MD	20852	United States	2025-11-12
Joanna Ward	Bethesda	MD	20817	United States	2025-11-12
Emily Correll	Rockville	MD	20850	United States	2025-11-12
Natasha Shango	Rockville	MD	20850	United States	2025-11-12
Aprilia Esquerro	Leesburg	VA	20175	United States	2025-11-12
debbie echevarria	ventura	CA	93003	United States	2025-11-12
Kiyoshi Mizuuchi	Rockville	MD	20850	United States	2025-11-12
Jane Beston	Rockville	MD	20853	United States	2025-11-12
Melanie Micht	Hamburg		20038	Germany	2025-11-12
Yongmei Gong	Rockville	MD	20850	United States	2025-11-13
Sobhan Golmohammadi	Ashburn	AL	20149	United States	2025-11-13
Margaret Chao	Thurmont	MD	21788	United States	2025-11-13
Michiyo Mizuuchi	Rockville	MD	20850	United States	2025-11-13
Hemedy Mustapi	Manassas	VA	20109	United States	2025-11-13
Jason Haynes	Rockville	MD	20850	United States	2025-11-14
Indego Dreemurr	Washington	DC	20016	United States	2025-11-14
Daniel Barber	Rockville	MD	20850	United States	2025-11-14

Melanie Huston	Rockville	MD	20850	United States	2025-11-14
Malik Anthony Jo	Upper Marlboro	MD	20772	United States	2025-11-14
Rania Azam	Ashburn	VA	20148	United States	2025-11-14
Marcellius Dunn	Washington DC	DC	20017	United States	2025-11-14
Maria Kaplan	Rockville	MD	20850	United States	2025-11-14
Robert Polster	Rockville	MD	20850	United States	2025-11-14
Johana Pritchard	Chapel Hill	NC	27517	United States	2025-11-14
Tahmid Abtahi	Rockville	MD	20850	United States	2025-11-14
David. Carter	Hamilton	VA	20158	United States	2025-11-14
Donna Rudert	Rockville	MD	20850	United States	2025-11-14
Beverly Mitchell	St Augustine	FL	32092	United States	2025-11-14
Martin Book	Rockville	MD	20852	United States	2025-11-14
Ali Okur	Rockville	MD	20850	United States	2025-11-14
Monika Molina	Rockville	MD	20850	United States	2025-11-14
ambar rodriguez	Rockville	MD	20850	United States	2025-11-14
Jarrell Terry	Washington	DC	20011	United States	2025-11-14
Patricia Polster	Rockville	MD	20850	United States	2025-11-15
Lance Armor		HI		United States	2025-11-15
Amy Sloan	Rockville	MD	20850	United States	2025-11-15
James Whalen	Rockville	MD	20850	United States	2025-11-15
elvira mccormick	Columbia	MD	21044	United States	2025-11-15
Sofie Gustafson	Glenelg	MD	21737	United States	2025-11-15
Maria Erb	Rockville	MD	20850	United States	2025-11-15
Jon Inwood	Brooklyn	NY	11226	United States	2025-11-15
Victoria Proctor	Washington	DC	20009	United States	2025-11-15
Michael Hals	Rockville	MD	20850	United States	2025-11-15
Heather McPherson	Rockville	MD	20852	United States	2025-11-15
Kate LaBrie	Berkeley Springs WV		25411	United States	2025-11-15
Anon Anon				United States	2025-11-15
Magdalena Mnd	Reston	VA	20190	United States	2025-11-15
Viran Seneviratne	Rockville	MD	20850	United States	2025-11-16
Sobhan Sanaei	Ashburn	VA	20149	United States	2025-11-16
Daniel Adem	Rockville	MD	20850	United States	2025-11-16
clark day	Gaithersburg	MD	20877	United States	2025-11-16
Ruth Ann OSullivan	Potomac	MD	20850	United States	2025-11-16
Vihaan Vasudeva	Rockville	MD	20850	United States	2025-11-16
Sandhya Rao	Rockville	MD	20850	United States	2025-11-16
Riley Newsom	Alexandria	VA	22312	United States	2025-11-16
Alisa Lukash	Rockville	MD	20850	United States	2025-11-16
Geraldine Kocha	Rockville	MD	20850	United States	2025-11-16
Sharare Jones	Burtonsville	MD	20866	United States	2025-11-16
Dawit Jima				United States	2025-11-16
Reed Thayer	Rockville	MD	20850	United States	2025-11-17

Christina Battiste	Rockville	MD	20850	United States	2025-11-17
Javier Orjuela	Washington	DC	20307	United States	2025-11-17
Ana Galeano	Rockville	MD	20850	United States	2025-11-17
Anjeli Gupta	Rockville	MD	20850	United States	2025-11-17
Patty Hart	Rockville	MD	20850	United States	2025-11-17
Lisa Maust	Rockville	MD	20850	United States	2025-11-17
Hibret Dessalegn	Silver Spring	MD	20910	United States	2025-11-17
J. P. Muller	Rockville	MD	20850	United States	2025-11-17
Ruth Steinmetz	Rockville	MD	20850	United States	2025-11-17
Christian Plumm	Clinton	MD	20735	United States	2025-11-17
Vicente Flores	Rockville	MD	20852	United States	2025-11-17
Thierry Palmer	Leesburg	VA	20175	United States	2025-11-17
Linda Huntington	Rockville	MD	20850	United States	2025-11-17

Deny Proposed RMD-25 Zoning for Parcel ZOR ID 17 (Adjacent to NM Commons)

NAME	SIGNATURE	Address-just Street
Toby Chaitin	Toby Chaitin	102 New Mark Esplanade
MICHAEL CARATTA	Michael Caratta	102 NEW MARK ESPANADE
BRANDON ZHANG	Brandon Zhang	154 NEW MARK ESP
Matthew Jiang	Matthew Jiang	154 NME
Ashia Mann	Ashia Mann	106 New Mark Esplanade
MAX Mann	Max Mann	106 NEW MARK ESPANADE
ALI OKUR	Ali Okur	178 NEW MARK ESPANADE
Michael DeVillo	MS DeVillo	180 New Mark Esplan
Thelma Hitchcock	Thelma Hitchcock	180 New Mark Esplanade
Familia Gang	Familia Gang	184 New Mark Esplanade

Deny Proposed RMD-25 Zoning for Parcel ZOR ID 17 (Adjacent to NM Commons)

213

Pat Reber, 705 New Mark Esplanade

Remarks, Community Forum, Rockville Mayor and Council

November 17, 2025

Madam Mayor and Council Members, and Mr. City Manager. This evening, I am bearing a special offering from the New Mark Commons neighborhood: I have a petition that's been in circulation for only two weeks with 516 signatures, representing 59 percent – or 223 homes -of our 384 homes. It asks you to please not increase the allowed density of development next to us by a factor of FIVE! -

If we were running for election, 59 percent would be a sure win!!! (PAUSE) But that's not all! Between now and December 1, when you vote on a draft of the Zoning Ordinance Rewrite and Comprehensive Map Amendment initiative – WOW that's a mouthful – we will continue to engage and inform neighbors and community through our grassroots effort and submit an update with numbers.

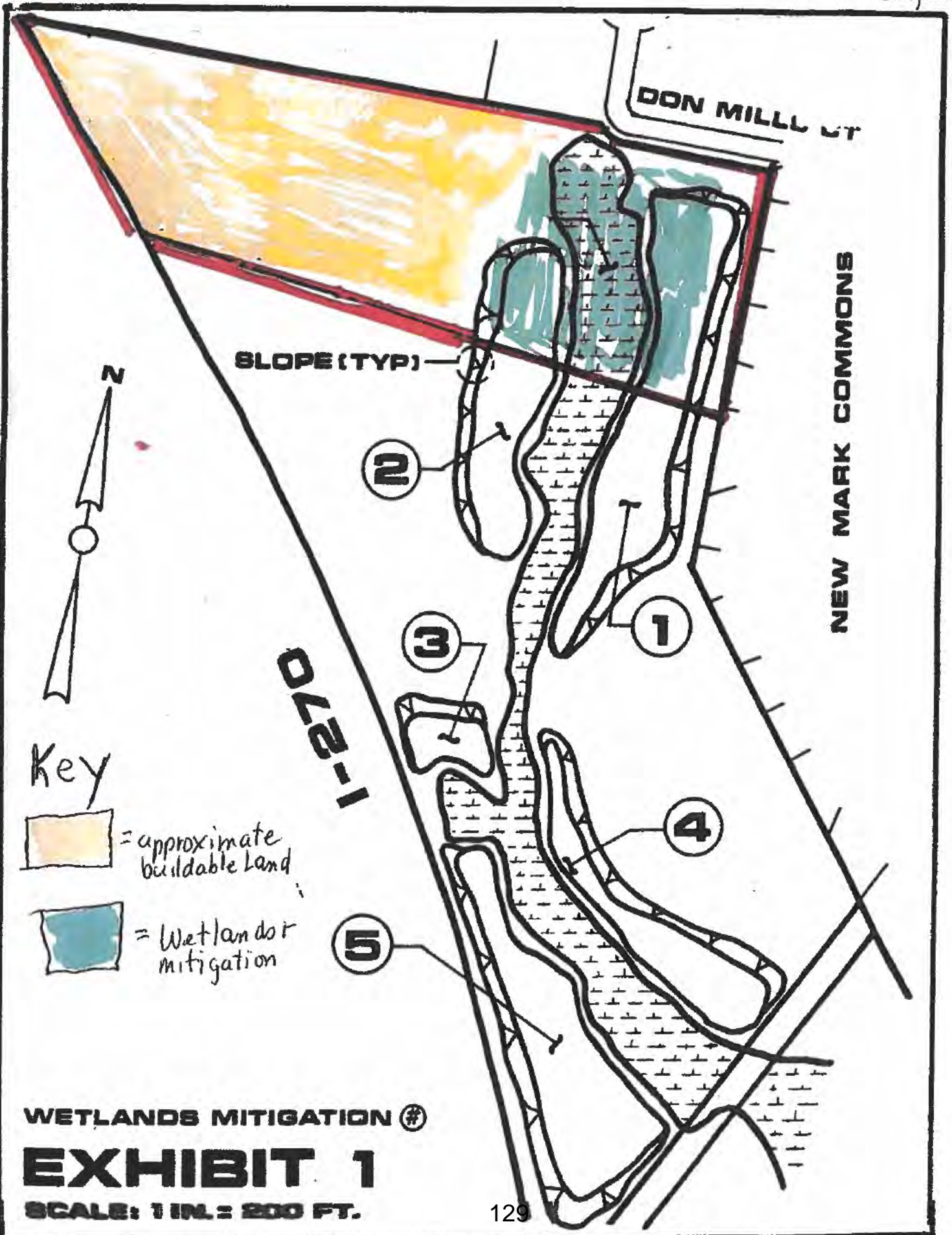
You can see, WE REALLY CARE about this issue. But will it change the city's plan to to invite, through rezoning, dense development and high rise apartment buildings on the 10-acre plot next to us? WELL, we surely hope so!

We know that your zoning staff is compiling resident reactions to the proposed zoning changes across Rockville before you vote – that's why we're submitting an interim petition today. We appreciate efforts made by staff over past months to contact and brief us. During those sessions, we were baffled to learn that they were not involved in this designation, rather it was an outside consultant? Did



Councilmember Fulton

Parcel ZOR ID 17 in Planning Area 12 - New Mark Commons²¹⁶
adjacent



Holly Simmons

From: Natalya Teterina [REDACTED]
Sent: Monday, November 17, 2025 2:55 PM
To: mayorcouncil; Monique Ashton; Planning Commission; Jim Wasilak
Subject: opposition on RMD-25 rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Mayor, members of Rockville City Council and Planning Commission,

I am a long-time resident of New Mark Commons, having lived there since I purchased my home in 1998. I am writing to express my strong opposition to the Proposed RMD-25 High Density Zoning for Parcel ZORID17 (Adjacent to New Mark Commons)

The proposed RMD-25 density would significantly increase traffic volumes on NMC streets designed for low-density residential use. Our neighborhood has a history of being a haven for pedestrians and cyclists, including children and the elderly.

The limited access points - primarily via Potomac Valley Road and New Mark Esplanade - would become bottlenecks, creating congestion and significant safety risks.

Construction and subsequent population density could strain existing infrastructure, including roads, utilities, and stormwater systems.

RMD-25 zoning would set a precedent encouraging similar high-density proposals adjacent to established neighborhoods and erode trust and confidence in Rockville's stated commitment to balanced growth and preservation.

Rezoning the parcel to RMD-25 to permit dense high-rise development would directly contradict both the original planning intent of New Mark Commons and the City of Rockville's 2040 Comprehensive Plan, which calls for future development to be "connected and compatible with adjacent neighborhoods."

Such action would also undermine public confidence in the City's stated planning framework and set a dangerous precedent for incompatible up-zoning near other established neighborhoods, including those of recognized historic significance.

In conclusion, I urge you to not allow the Proposed RMD-25 High Density Zoning for Parcel ZORID17 (Adjacent to New Mark Commons) I am extremely worried about the impact this development would have on our tranquil historic neighborhood, the strain on the community and the safety risks it would present to the residents. I hope the City of Rockville will continue to honor its commitment to limiting development when it comes at a cost to current residents.

Thank you for your attention to this matter,
Sincerely

Natalya Teterina, Ph.D

206 New Mark Esplanade
Rockville MD 20850

Holly Simmons

From: michelle tongratanasiri [REDACTED]
Sent: Thursday, November 20, 2025 8:59 PM
To: Jim Wasilak; Planning Commission
Subject: You've been identified as a key decision maker on my petition

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Mr. Wasilak and the Rockville Planning Commission,

I'm writing to you because I started a petition titled 'Deny Proposed RMD-25 High Density Zoning for Parcel ZORID17 (Adjacent to New Mark Commons),' which has garnered widespread support from our community, with 535 signatures and counting. As a key decision maker, your involvement is pivotal in making change happen on this critical issue.

Click here to learn more about this petition: https://www.change.org/p/deny-proposed-rmd-25-high-density-zoning-for-parcel-zorid17-adjacent-to-new-mark-commons?utm_source=starter_emails_dm

This petition matters deeply to me, and I'd really appreciate any time you can give me.

I look forward to hearing from you soon.

Best,

Michelle Tongratanasiri
New Mark Commons Homeowner

Sent from my iPhone

Rose G. Krasnow
594 Woodbury
Farrington Village, NC 27312

November 21, 2025

Dear Mayor Ashton and Councilmembers,

I am writing to you regarding the R-25 zoning which is being proposed for the 9.75 acres in Area 3 that abut the New Mark Commons community, which was my home for 39 years. Many of you know that I am a past Mayor of the City, but I am also a professional planner who worked, before retiring, as the Deputy Director at Montgomery Planning. In both positions, I recommended approval of many developments that raised concern among the community at large, because I recognized the ever-growing need for more housing.

Nevertheless, before you vote on this particular upzoning, I ask you to consider the following. New Mark Commons is almost sixty years old, and, in 2017, the neighborhood received historic designation. Changing the character of such a neighborhood is against the very intent of the Rockville 2040 plan. When the Tower Oaks development adjacent to New Mark was proposed, the residents worked diligently to ensure that proper buffers were put in place to protect New Mark. At the time, an agreement was signed that said that no more than nine houses could be built on the land in question and that they could not be built as long as any of the residents of Don Mills Court who had signed the agreement still lived on the street. Currently, two such residents still reside there. (Note: I should mention that I lived on Don Mills Court and was one of the original signers.)

The real problem is not actually the density that has been proposed. The problem is that the site is landlocked. As far as I know, the only point of access to the site is from Don Mills Court. This small cul-de-sac cannot possibly handle the traffic that would be generated by up to 250 new housing units. There is a significant curve on Don Mills Court where cars would have to enter and exit. There is another significant curve where Don Mills Court intersects with New Mark Esplanade. Two of the key issues identified in Area 3 in the 2040 plan were as follows:

- Support for controlling traffic volumes and speeds on neighborhoods streets through limited internal and external road connections, speed limits, and traffic calming
- Need to mitigate traffic and safety issues at the Falls Road / Maryland Avenue / I-270 interchange for all travel modes

Adding this many cars to the roads in New Mark Commons would not only cause increased traffic volumes and speeds within the community but also would create new traffic and safety issues at the Falls Road/Maryland Avenue/I-270 interchange because the additional

vehicles would exit the Esplanade using Potomac Valley Road, exacerbating an already dangerous intersection and one where neighborhood children have to cross on foot to get to Julius West Middle School.

I have heard it said that the upzoning would not really matter because no one was likely to develop the 9.75 acres anyway. I strongly disagree with that statement. If you zone it, they will build. Someone will almost undoubtedly see the money-making potential of the site and will not have the least concern for New Mark's historic designation or for its unique neighborhood character and pedestrian friendly nature.

I know that members of the Mayor and Council, as well as members of the Planning Board, came out to see the land in question. I greatly appreciate that effort. I hope that you agree with me that the R-25 zoning is not appropriate for this particular site.

Thank you for taking my concerns into consideration.

Sincerely,

Rose

Rose Krasnow

Rose G. Krasnow
594 Woodbury
Farrington Village, NC 27312

November 21, 2025

Dear Planning Commission Members,

I am writing to you regarding the R-25 zoning which is being proposed for the 9.75 acres in Area 3 that abut the New Mark Commons community, which was my home for 39 years. Many of you know that I am a past Mayor of the City, but I am also a professional planner who worked, before retiring, as the Deputy Director at Montgomery Planning. In both positions, I recommended approval of many developments that raised concern among the community at large, because I recognized the ever-growing need for more housing.

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I know that members of the Mayor and Council, as well as members of the Planning Board, came out to see the land in question. I greatly appreciate that effort. I hope that you agree with me that the R-25 zoning is not appropriate for this particular site.

Thank you for taking my concerns into consideration.

Sincerely,

Rose

Rose Krasnow

Holly Simmons

From: Steven Bernstein [REDACTED]
Sent: Saturday, November 22, 2025 9:21 PM
To: mayorcouncil; zoning
Subject: Proposed RMD-25 High Density Zoning for Parcel ZORID17 (Adjacent to New Mark Commons)

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

I strongly oppose the subject proposed zoning request. It would greatly affect the quality of life in my neighborhood and reduce the value of my house.

Sincerely,

Steven Bernstein
9 Tapiola Ct
Rockville, MD

Holly Simmons

From: James Nations [REDACTED]
Sent: Tuesday, November 25, 2025 2:59 PM
To: zoning
Subject: Proposed Rezoning near New Mark Commons

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

November 25, 2025

Madam Mayor, esteemed City Councilmembers,

I am a 10-year resident of New Mark Commons, and I serve as Secretary of the Board of Directors of the New Mark Commons HomeOwners Association.

The residents of New Mark Commons have been advised that the 10-acre parcel of forest and wetland immediately southwest of us is marked for rezoning, potentially changing it from Residential-90 to Residential Medium Density-Infill-25. The 10-acre property is currently zoned R-90, the same as New Mark Commons itself, and is programmed to accommodate new single-family homes for Rockville's growing population.

Five hundred seventy-one (571) New Mark Commons residents have signed a petition opposing this proposed change of zoning (242 households of the community's 384--63 percent). At least 50 residents have walked the 10-acre parcel with you to demonstrate their concern.

Rezoning would present a serious list of social and environmental problems.

Rezoning the area to RMD-25 would allow up to 250 housing units on the 10-acre site would prompt construction that would not follow the Rockville 2040 Comprehensive Plan, which declares that future development at the site should be "connected and compatible with adjacent neighborhoods."

New Mark is a primary walking path for students from Julius West Middle School and Richard Montgomery High School. And New Mark's half-dozen cross walks are crowded every school day with elementary school kids stepping down from school buses.

The proposed rezoning of the parcel would increase vehicle traffic in and around New Mark Commons and present serious challenges for our residents and for the students who walk through the neighborhood on the way to and from school.

More than half of the 10-acre parcel already serves as part of a Rockville water infiltration basin and as a wetland mitigation zone for buildings previous constructed by Tower-Dawson LLC, which owns the 10-acre parcel in question. The parcel's five designated wetland mitigation areas cover more than half the area proposed for rezoning.

By means of this letter, I respectfully ask that you maintain the area's current zoning of R-90 as a location for future single-family homes. I ask you to maintain the parcel's compatibility with its adjoining neighborhoods and to help us protect the safety, property values, and environmental integrity of our neighborhood.

Thank you for your wise consideration.

Your sincerely,

James D. Nations, Ph.D.

2 Tegner Court

Rockville, MD 20850

--

James D. Nations



Holly Simmons

From: Jim Wasilak
Sent: Friday, November 28, 2025 2:03 PM
To: Craig Simoneau; Holly Simmons; Katie Gerbes
Subject: Fw: New Mark Commons Board of Directors thank you and no position statement regarding 2040 rezoning proposal

FYI

Get [Outlook for Android](#)

From: [REDACTED]
Sent: Friday, November 28, 2025 11:42:09 AM
To: mayorcouncil <mayorcouncil@rockvillemd.gov>
Cc: Jim Wasilak <jwasilak@rockvillemd.gov>; [REDACTED]
'Kaitlyn Ambush' [REDACTED]
Subject: New Mark Commons Board of Directors thank you and no position statement regarding 2040 rezoning proposal

WARNING - External email. Exercise caution.

November 28, 2025

Mayor and Council
City of Rockville
111 Maryland Avenue
Rockville MD 20850

Dear Mayor and Council,

The New Mark Commons Board of Directors is writing to thank you for the City's engagement with our community regarding the Rockville 2040 Comprehensive Plan and specifically its proposed rezoning for the ten-acre parcel abutting Don Mills Court and homes on streets off Scandia Way (in Planning Area 12).

Chief of Zoning Jim Wasilak facilitated a very educational session at our September 4th NMC Board of Directors virtual meeting. Approximately 54 NMC residents were in attendance. Mr. Wasilak explained that the goal of the Mayor and Council is to increase opportunities for more housing. Wasilak also explained the proposed increase in density for potential homes in the ten-acre parcel near NMC.

Since that September meeting, the NMC Board of Directors has encouraged community members to communicate their comments on the proposed rezoning to the City.

The NMC Board of Directors discussed the rezoning proposal at our October 3 and November 6 meetings. Both discussions resulted in no board position being established in the matter.

Here in November, the NMC Board of Directors has learned that independent of board involvement, NMC residents have:

- Spoken at Mayor and Council meetings
- Written emails
- Met on site with Mayor and Council members
- Circulated a petition and reported results to the Mayor and Council on November 17

What the final zoning criteria should be in the 2040 Comprehensive plan is understood to be the responsibility of the Mayor and Council. The NMC Board of Directors thanks you for your thoughtful and ongoing leadership to listen to residents, consider options, and act to support a vision for a future that maintains a quality of life for all current and future homes in Rockville.

Sincerely,
New Mark Commons Board of Directors

cc. Jim Wasilak, Chief of Zoning

Holly Simmons

From: Alex Belida [REDACTED]
Sent: Monday, December 1, 2025 11:36 PM
To: Planning Commission; Jim Wasilak; mayorcouncil
Subject: Comment on Proposed Rezoning of ZOR ID 17 in Planning Area 12

WARNING - External email. Exercise caution.

My Mayor and Council Remarks, Dec. 1, 2025 Community Forum:

I'm Alex Belida, a homeowner in New Mark Commons since 1985. I want to thank you all for your patience in listening to and receiving the many hundreds of appeals from my fellow New Mark residents over the past several weeks.

We love our beautiful and historic community. Like you, we are delighted to be part of the Rockville community. **We want to keep Rockville and New Mark strong, vibrant and welcoming-not just for us today, but for future generations.**

We are not blind to the need for more housing in Rockville, especially affordable housing. **But we don't believe that should mean stripping away trees and filling every vacant plot of land with high-rise residences.** Which is why we have been urging you to rescind the proposed redesignation of an undeveloped 9+ acre plot abutting New Mark with just such structures. **We recommend you keep the current zoning designation for that plot, which would allow the potential building of single-family homes.**

-
You have all visited New Mark and are familiar with the plot of land in question. You know about the stormwater facility, wetlands and wildlife there. You've seen the heavy tree growth on the land and know New Mark's own tree canopy is one of our most cherished features.

Your own 2040 Comprehensive Plan stated in its section devoted to New Mark – quote – ***"New development should be designed to protect and enhance existing forest stands and tree canopy to the greatest extent possible."*** It also said this about what the city favors for the plot in question--again quoting--***"development on this site that retains the stormwater management facility and is compatible with the adjacent neighborhood."***

Please remember that goal. Make sure Rockville's future development is-quote-***"compatible with adjacent neighborhoods"--neighborhoods like ours.***

Again, thank you for listening.

Susan Knowles

Good evening, Madame Mayor and City Council,

My name is Susan Knowles. I would like to read this statement for Margaret Chao, who has been a resident in New Mark Commons since 1984. She was unable to attend tonight's Citizens Forum.

I urge you to reconsider the proposed high density zoning designation for a small 9.75 acre parcel of land adjacent to New Mark Commons and other Rockville communities for the following reasons:

1. Redesignating the current zoning of this parcel of land to a high density residential designation will reduce, if not entirely eliminate, the existing stream and natural habitat for nature and wildlife, a source of enjoyment for all who walk through the area.

The ecosystem for the area would change; do you really want it to be replaced by high rise apartments and parking lots?

2. While no development details are available yet, any high density development such as high rise apartments with 25 units each should not be allowed because they are not compatible with ANY of the other surrounding neighborhoods, not just New Mark.

3. Every high density housing project comes with increased traffic, traffic control and parking problems in addition to the increased burden placed on nearby schools and public services. The boundaries for communities near the parcel need to be respected and protected to maintain the character, integrity and safety of the surrounding communities. Traffic should NOT be routed through any community to facilitate access to the highway; the roads in

residential communities are not designed to handle heavy thru traffic.

In New Mark we have 3 bus stops for elementary school students; students from several neighborhoods (not just New Mark) walk through New Mark to get to Julius West or Richard Montgomery. New Mark residents and residents along Potomac Valley enjoy walking or jogging in the neighborhood; and children walk to the New Mark pool, tennis courts, playground or basketball courts. Elderly residents of Potomac Valley Nursing Home and their visitors are often seen either walking or being pushed in a wheelchair to enjoy the weather and beautiful gardens. Increased thru traffic would cause congestion and put the safety of walkers at risk. Development of any project should not be at the expense of existing communities.

I urge you to seriously consider hearing the presentation tonight but postpone the vote so staff, mayor, and council have additional time to consider the concerns of our community. I thank you for your time and look forward to future discussions on this topic.

Margaret Chao
3 Bracknell Circle
Rockville, MD 20850

[REDACTED]

December 1, 2025

Read by:
Susan Knowles
8 Farsta Court
Rockville MD 20850

[REDACTED]

Pat Reber

Community Forum, December 1, 2025

Rockville Mayor and Council

Good evening Madam Mayor and Councilmembers,

I'm Pat Reber and I speak for the 630 or so signatories on a petition who in turn represent 67 percent of homes in New Mark Commons. Two weeks ago, we only had 58 percent, so you can see we are still knocking on doors!

We are here tonight to specifically ask you to stop the proposed dense zoning of one specific property: ZOR ID 17 in Planning Area 12. We understand that this should be possible for you this very evening when you consider the CMA.

We know that at least five other neighborhoods have been able to convince the city to change originally proposed rezonings. We ask that the same courtesy to further discuss and consider be extended to our community.

We ask that you hear the presentation from your staff this evening but DELAY your vote until you have time to consider alternatives.

We who live within 500 feet of the parcel only received notices in June of 2025. Yet by October 2024, more than a year ago, notices had been sent out to all communities and to residents within 100 feet of the parcel, according to the CMA document. We don't know how we fell between the cracks, but it has put us at a considerable

disadvantage for time We were only able to start informing the community in late August and September.

From the beginning, we have made clear that we are not opposed to residential development on the property. Please be clear about that. We have repeatedly stated our openness to less dense alternatives, but were told your staff did not have authority to do that. Tonight is the first chance we've had to hear you discuss this proposal and our concerns in formal session. Will you TONIGHT PLEASE take the time to discuss something less dense like\ RMD-10? Something more COMPATIBLE with its adjacent community of New Mark Commons?

RMD-25 would invite a DRASTIC change in density from the underlying zone of New Mark Commons. Is that compatible?

Barring this courtesy, we are left with the feeling that we were at the last minute boarded onto a train speeding towards an unavoidable destination of May 2026. Please, we ask you, stop the train now and let us work to find a better fit for this parcel and our neighborhood.

Thank you for listening to me!

Link to the petition: (Total number is greater than the digital, as we also have traditional signatures on paper petitions.)

Deny Proposed RMD-25 High Density Zoning for Parcel ZORID17

(Adjacent to New Mark Commons)

<https://c.org/zsDj68y5dg>

New Mark Commons Residents Group
 Care of Pat Reber
 705 New Mark Esplanade
 Rockville, MD 20850

December 8, 2025

Mr. Jaime Espinosa, Chair, Rockville Planning Commission
 Honorable Mayor Monique Ashton and Councilmembers, City of Rockville
 111 Maryland Avenue, Rockville, MD. 20850

Dear Planning Commission Chair, Commission members and Mayor and Council,

We, residents of New Mark Commons, would like to begin by expressing our deepest appreciation to the Mayor and Councilmembers for listening to the substantive concerns raised by the New Mark Commons (NMC) community members during multiple community forums and for the acknowledgement that RMD-25 does not appear to be an appropriate zoning designation for Parcel ZOR ID 17 in Planning Area 12, which directly abuts our neighborhood. The Mayor and Council's engagement and willingness to carefully consider the implications of this incompatible zoning designation adjacent to NMC have not gone unnoticed and have significantly strengthened our confidence in the integrity, civic engagement, and leadership of the Mayor and Council.

That said, we want to make sure that the Planning Commission is aware of the strong community opposition to the proposed RMD-25 zone designation and that this information is included in the community engagement discussion and report. The signatures on our petition, sent to Mayor and Council and staff on November 17 and updated in our remarks to them on December 1, currently represent 65.4% of New Mark Commons households. The total number of signatures on the petition includes 605 on the digital petition and another 43 signatures on traditional paper petitions. These signatures – 648 and growing – were gathered despite the busy holiday season and the fact that many residents were unaware of the rezoning effort until late September 2025. We have voiced this opposition to RMD-25 through NMC representation at Mayor and Council meetings, written correspondence, and this robust community petition. We appreciate the steps Mayor and Council took on December 1 to identify the proposed zoning for this property next to New Mark Commons as one that needs further discussion. This is noted in the narrative on page 12 of the highlights of the Zoning Ordinance Rewrite (ZOR) and Comprehensive Map Amendment (CMA) that was filed to the Planning Commission for further consideration on December 1. (See Enclosure, Copy of current digital petition and paper petitions as of December 7, 2025.)

On November 17, 2025, we provided copies of the interim petition to the Mayor and Council, and Zoning staff. The petition was submitted to ensure staff and elected officials had timely, verified, and accurate community input as recommendations were developed and decisions deliberated regarding the ZOR and CMA. (See Enclosure, Nov. 17 letter)

Moving forward, to ensure the record fully reflects the current extent of community input and to provide the Planning Commission with the information necessary for informed deliberation, we respectfully request the following:

1. That the current number of signatures (648) and the current number of represented NMC households (251) be formally acknowledged as part of the record for the upcoming Planning Commission meeting on Wednesday, December 10; and
2. That these numbers be presented alongside all other community engagement materials when discussing rezoning options for Parcel ZOR ID 17 in Planning Area 12.

Please note, this is not a request for new or late testimony; it is a request for recognition of materials already submitted within the required timeframe which represent a significant portion of the directly affected neighborhood. Ensuring community input is accurately reflected in the Planning Commission's deliberations is essential to maintaining the transparency and integrity of the public process.

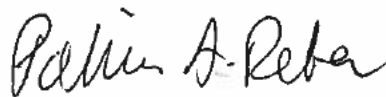
In closing, we wish to highlight that New Mark Commons, established in the late 1960s, is a thoughtfully planned community listed on the National Register of Historic Places which balances modern architecture with natural landscape. Its winding roads, wooded setting, and pedestrian friendly pathways were purposefully created to preserve open space and foster a cohesive residential environment.

We are deeply concerned about how added traffic and the potential scale of high-density housing would affect the safety, walkability, cohesion, and overall compatibility with our neighborhood. The environmentally sensitive parcel in question represents one of the remaining contiguous tree canopies in Rockville, supporting a rich flora and fauna ecosystem and buffering the Rockville community from I-270 noise and air pollution. This land also marks a somber chapter in Rockville's history as a Poor Farm and Almshouse, where indigent, disabled, and mentally ill residents lived, worked, died, and were buried in many unmarked graves for more than 200 years. This further underscores the need for careful, respectful consideration of any proposed rezoning and development efforts.

Thank you for your attention to this matter and for your continued service to the residents of Rockville. Should you need digital versions of this material, please contact us.

Sincerely,

New Mark Commons Residents Group



Pat Reber [REDACTED] on behalf of the core group of organizers: Alex Belida, Julia Binder, Sandy Crowe, Susan Knowles, Jim Nations, Ann Reiss, Marty Reiss, Michelle Tongratanasiri, Mark Wetterhahn

CC:

Mr. Jeff Mihelich, City Manager

Mr. Jim Wasilak, Chief of Zoning, and Ms. Holly Simmons, Deputy Zoning Manager

ENCLS:

November 17, 2025, Letter to City of Rockville, Mayor and Council; and Chief of Zoning, submitting interim petition

December 7, 2025, Copy of current digital petition and paper petitions as of December 7, 2025 <https://c.org/zsDj68y5dg> "Deny Proposed RMD25 High Density Zoning for Parcel ZORID17 (Adjacent to New Mark Commons)"

To:

City of Rockville, MD, Mayor and Council
 Jim Wasilak, Chief of Zoning, Community Planning and Development Services
 111 Maryland Avenue
 Rockville, MD 20850

From:

New Mark Commons Residents Group
 Care of Pat Reber
 705 New Mark Esplanade
 Rockville, MD 20850

November 17, 2025

Dear Mayor and Councilmembers,

We are submitting this petition asking you to deny the proposed RMD-25 Zoning for Parcel ZOR ID 17 in Planning Area 12, adjacent to New Mark Commons.

To date, we have gathered signatures, including 489 electronic signatures on our digital petition and 25 signatures on paper forms, of which we are submitting copies.

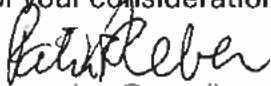
The 514 signatures represent 223 homes in our 384-home community, or 58 percent of all households. While the petition platform does not publicly display individual addresses, we have maintained an internal, verified address log and can provide it confidentially to staff and Council upon request.

We are asking Mayor and Council to deny the proposed rezoning, which would increase density on the property by a factor of five compared to the underlying zoning of adjacent New Mark Commons, which is R-90. Such an increase would be neither "compatible" nor "connected" to the adjacent neighborhood and would contradict these commitments affirmed by Mayor and Council in its adoption of the 2040 Comprehensive Plan.

We are submitting this interim version of the petition so that zoning staff have an accurate and timely representation of community feedback as they prepare recommendations for Mayor and Council as it considers the Zoning Ordinance Rewrite and Comprehensive Map Amendment scheduled for a vote on December 1.

We will submit an updated petition reflecting additional signatures prior to the vote.

Thank you for your consideration,



Pat Reber (prpareber@gmail.com), on behalf of a core group of organizers: Alex Belida, Julia Binder, Sandy Crowe, Susan Knowles, Jim Nations, Ann Reiss, Marty Reiss, Michelle Tongratanasiri, Mark Wetterhahn

Deny Proposed RMD25 High Density Zoning for Parcel ZORID17 (Adjacent to New Mark Commons)



The Issue

We, the residents, neighbors, and supporters of New Mark Commons, a neighborhood listed on the National Register of Historic Places, submit this petition in formal opposition to the City's proposal to rezone the approximately 9.75-acre parcel adjacent to our community (Parcel ZOR ID 17 in Area 12) to the RMD25 zone.

Historic, Environmental, and Planning Context

New Mark Commons (NMC) is a nationally recognized historic neighborhood in Rockville, Maryland, listed on the National Register of Historic Places in 2017. Designed and built between 1967 and 1973 by the acclaimed architectural firm Keyes, Lethbridge & Condon and builder Edmund J. Bennett, the community reflects a thoughtfully planned balance of modern architecture and natural landscape. Its winding roads, wooded setting, and pedestrian pathways were purposefully created to preserve open space and foster a cohesive residential environment. Any proposed rezoning that threatens this carefully planned community and its historic integrity warrants serious concern and community opposition.

The parcel proposed for rezoning is a mature wooded area between I-270 North and NMC single-family homes (directly abutting homes on Don Mills Court and Scandia Way). Currently, this area serves as an important urban wildlife habitat, supporting deer, foxes, owls, songbirds, and diverse native flora and fauna. This green space contributes to local biodiversity, air quality, and stormwater protection. It also acts as a natural buffer against noise pollution from I-270, helping to sustain the ecological balance and preserve the quality of life for New Mark Commons residents.

The preservation of natural landscapes and positioning and design of NMC homes is not incidental - it is foundational to the design and identity of New Mark Commons. New Mark Commons developer, Edmund Bennett, emphasized that "the difference between an average subdivision and an excellent one is the way the land is planned." He sought to conserve as many trees as possible and to design a community that followed the contours of the land, rather than imposing rigid, geometric grids often found in suburban and urban community developments. The wooded parcel adjoining NMC is a continuation of that design philosophy, providing scenic, environmental, and historic value that merits protection as well as thoughtful and deliberate future planning and development.

Rezoning the parcel to RMD25 to permit dense high-rise development would directly contradict both the original planning intent of New Mark Commons and the City of Rockville's 2040 Comprehensive Plan, which calls for future development to be "connected and compatible with adjacent neighborhoods."

Such action would also undermine public confidence in the City's stated planning framework and set a dangerous precedent for incompatible up-zoning near other established neighborhoods, including those of recognized historic significance.

Foreseeable Negative Impacts on the New Mark Commons Community:

1. Traffic and Public Safety

- The proposed RMD25 density would significantly increase traffic volumes on NMC streets designed for low-density residential use.
- The limited access points - primarily via Potomac Valley Road and New Mark Esplanade - would become bottlenecks, creating congestion and safety risks for pedestrians (including children and the elderly), pets, cyclists, and wildlife in this highly walkable neighborhood.
- An additional 250 dwelling units, with unknown occupant capacity per unit, would substantially increase demand on local police, fire, and medical services, creating unpredictable strains on public safety.
- Traffic from the new residents - including daily commutes, deliveries, ride shares, and service vehicles - will likely exacerbate congestion and could compromise emergency vehicle access and response times on roads not designed for such high density.

2. Environmental and Ecological Impact

- Development would destroy existing mature tree canopy and critical wildlife habitat, displacing species and eroding one of Rockville's remaining natural green corridors.
- Displaced wildlife are not only forced into roadways but into neighbor's backyards, creating dangerous conditions which may threaten resident and pet safety, harm ecosystems, and compromise public safety due to vehicular or pedestrian collision.
- Increased stormwater runoff and loss of vegetation would endanger New Mark Commons residential property, degrade water quality, and exacerbate flooding.

- The removal of natural buffers would permanently reduce biodiversity and urban green space in the area.

3. Incompatibility with Historic Character

- The scale and massing of potential RMD25 structures would visually overpower New Mark Commons single-family homes, a nationally recognized example of mid-century residential planning.
- High-density, high-rise buildings would conflict with the community's architectural integrity and the principles that underpin its historic designation.
- Such a project would contradict the City's commitment to preserving neighborhoods of cultural and historic significance.

4. Quality of Life and Community Cohesion

- Increased traffic, noise, and light pollution would erode the tranquil, pedestrian-oriented neighborhood that defines life in New Mark Commons.
- Construction and subsequent population density could strain existing infrastructure, including roads, utilities, and stormwater systems.
- Loss of the wooded area and wildlife corridor would diminish residents' daily connection with nature – one of the most valued qualities of living in the NMC community.
- High-density, multi-story apartment buildings adjacent to single-family homes would directly overlook private yards, patios, and windows, substantially reducing residents' privacy and diminishing the quiet, secluded character that defines the New Mark Commons neighborhood.

5. Property Values and HOA Amenities/Fees

- The proximity of high-density housing to established single-family homes is likely to decrease property values by altering neighborhood scale, reducing privacy and marketability, and changing the character that defines New Mark Commons.
- An influx of new residents would place significant demand on NMC HOA-funded amenities (i.e. roads, lake, recreational facilities, walking paths, etc.), accelerating wear and increasing maintenance costs for current homeowners, while RMD-25 residents would neither contribute to NMC HOA fees nor feel obligated to support the community or its shared standards/respect for community established regulations governing NMC recreational facilities, the NMC lake, and/or its wildlife and environs.

6. Planning Consistency and Public Trust

- Approving RMD25 zoning for this parcel directly contradicts Rockville's 2040 Comprehensive Plan (adopted August 2021) by introducing a scale and density incompatible with the surrounding neighborhood, undermining context-sensitive development, diminishing green space, and placing additional strain on community amenities and quality of life for NMC residents.
- RMD25 zoning would allow up to 25 dwelling units per acre (i.e. 250 dwelling units) - five times the zoned density of the existing NMC community which comprises 384 dwelling units on 96 acres. This would be a level of density wholly inconsistent with the NMC historic community and the surrounding natural landscape.
- RMD-25 zoning would set a precedent encouraging similar high-density proposals adjacent to established neighborhoods and erode trust and confidence in Rockville's stated commitment to balanced growth and preservation.

In light of the above, we formally request the following:

We, the undersigned residents, neighbors, and supporters of New Mark Commons, respectfully request that the Rockville Mayor, Rockville City Council, and Rockville Planning Commission - Chief of Zoning and Zoning Staff:

- Deny the proposed RMD25 zoning designation for Parcel ZOR ID 17 in Area 12, which is incompatible with the scale, character, and distinctive qualities of the adjacent NMC historic neighborhood and risks lowering homeowner property values.
- Either maintain current zoning designation or consider alternative, lower-density zoning options (such as RMD10, R60, R40, or MXT) that better preserve neighborhood character and align with the Rockville 2040 Comprehensive Plan's guidance for context-sensitive development.
- Preserve and protect the wooded habitat as an integral component of Rockville's environmental and cultural heritage, maintaining wildlife corridors and mature tree canopy.
- Require that PRIOR to any rezoning initiatives and any future development proposal for this parcel undergo comprehensive reviews, including:
 - A comprehensive **environmental survey** of existing trees, vegetation, wildlife, and wildlife habitats, conducted in accordance with Montgomery County Forest Conservation Law (Chapter 22A). This is essential to identify and protect the natural resources that define the character, ecological integrity, and livability of the New Mark Commons community. This review ensures that any proposed development does not result in irreversible damage to sensitive habitats, maintains the wooded landscape that buffers the neighborhood, and preserves the natural environment that supports both wildlife and the quality of life for residents.

- That the City of Rockville require completion of a **Local Area Transportation Review (LATR) and corresponding traffic impact study**, in accordance with Montgomery County Code § 50-4.3(J) and Chapter 59, §§ 7.2.1.C and 7.3.1.D, as outlined in the Montgomery County Planning Board's LATR Guidelines (updated January 16, 2025), prior to consideration of any rezoning action that would permit higher-density residential development on this parcel. This comprehensive, data-driven review - conducted by a qualified traffic engineer and reviewed by MCDOT and the City of Rockville Department of Public Works - is essential to evaluate potential impacts on neighborhood roads, congestion, and safety, and to ensure that public infrastructure can adequately support future growth while preserving the established character and livability of the New Mark Commons community;
- A **design review** to ensure compatibility with the New Mark Commons historic neighborhood, protect quality of life, and maintain the distinctive neighborhood character emphasized in the 2040 Comprehensive Plan, conducted by the City of Rockville Historic Preservation Office, Planning Division, and/or Historic Preservation Commission, in accordance with Rockville City Code, Chapter 24 (Historic Preservation) and Montgomery County Code, Chapter 59, §§7.2-7.3.; and
- An **archaeological and historical review**, in coordination with the Maryland Historical Trust, to determine whether the site contains or is associated with any former burial grounds or human remains,

and to ensure that any such resources are identified, documented, and treated in accordance with Maryland Burial Sites Law (§ 5-601 et seq.). Historical accounts and records indicate that portions of this area may have been associated with past community burial grounds.

The council will vote on December 1, 2025 on a draft of city-wide rezoning proposals. They will move forward with rezoning proposals unless there is strong opposition.

CALL TO ACTION:

We urge all residents, neighbors, and friends of New Mark Commons to sign this petition to protect our historic Rockville neighborhood. Your support ensures that any future development is carefully reviewed for traffic, environmental impact, and compatibility with our community's character. Together, we can preserve the safety, livability, and unique heritage that make New Mark Commons a cherished part of Rockville.

Thank you all for your time, support, and consideration!

Name	City	State	Postal Code	Country	Signed On
Michelle T				United States	11/3/2025
Derby Amornkul	Tysons	VA	22102	United States	11/3/2025
Julia Binder	Rockville	MD	20850	United States	11/3/2025
Susan Knowles	Rockville	MD	20850	United States	11/3/2025
Ferdinand Protzman	Rockville	MD	20850	United States	11/3/2025
Thomas Protzman	Rockville	MD	20850	United States	11/3/2025
Mike Kohut	Rockville	MD	20850	United States	11/3/2025
Ann Reiss	Rockville	MD	20850	United States	11/3/2025
Carla Barresi	Rockville	MD	20850	United States	11/3/2025
Maria Sol Pikielny	Rockville	MD	20850	United States	11/3/2025
Adam Schuster	Rockville	MD	20850	United States	11/3/2025
Megan Hershey	Rockville	MD	20850	United States	11/3/2025
Elizabeth Turesson	Rockville	MD	20850	United States	11/3/2025
Becky Grandin	Rockville	MD	20850	United States	11/3/2025
Rakesh Peter	Rockville	MD	20850	United States	11/3/2025
Joseph Jordan	Rockville	MD	20850	United States	11/3/2025
Hur Zannat	Rockville	MD	20850	United States	11/3/2025
David Sloane	Rockville	MD	20850	United States	11/3/2025
Brent Gulick	Rockville	MD	20850	United States	11/3/2025
Bhavana Rakesh	Rockville	MD	20850	United States	11/3/2025
Mikaela Ober Schuster	Rockville	MD	20850	United States	11/3/2025
Jeff Grandin	Rockville	MD	20850	United States	11/3/2025
Thomas Crumley	Rockville	MD	20850	United States	11/3/2025
Nancy Kohut	Rockville	MD	20850	United States	11/3/2025
Horia C Popa	Rockville	MD	20850	United States	11/3/2025
Zari Karimian	Rockville	MD	20850	United States	11/3/2025
Tara Rabin	Rockville	MD	20850	United States	11/3/2025
Janet Brown	Rockville	MD	20850	United States	11/3/2025
Monica Brown	Rockville	MD	20850	United States	11/3/2025
Mark Wetterhahn	Rockville	MD	20850	United States	11/3/2025
Rachel Cook	Rockville	MD	20850	United States	11/3/2025
Pasha Irshad	Rockville	MD	20850	United States	11/3/2025
Martin Reiss	Rockville	MD	20850	United States	11/3/2025
Patty Kiesler	Rockville	MD	20850	United States	11/3/2025
Aileen Goldstein	Rockville	MD	20850	United States	11/3/2025
Richard Payes	Rockville	MD	20850	United States	11/3/2025
Lori Nicely	Rockville	MD	20850	United States	11/3/2025
Ari Payes	North Bethesda	MD	20852	United States	11/3/2025
Diana Varela	North Bethesda	MD	20852	United States	11/3/2025
Raleigh Koritz	St Paul	MN	55114	United States	11/3/2025
Kristen Rasmussen	Rockville	MD	20850	United States	11/3/2025
Carol Soo	Rockville	MD	20850	United States	11/3/2025
Carolyn Isaac	Rockville	MD	20850	United States	11/3/2025
Colleen Thomas	Rockville	MD	20850	United States	11/3/2025
kirk brown	Rockville	MD	20850	United States	11/3/2025
Erika Brown	Rockville	MD	20850	United States	11/3/2025
Robin Payes	Germantown	MD	20874	United States	11/3/2025
Lauren Parlato	Rockville	MD	20850	United States	11/3/2025
Karen Crossley	Rockville	MD	20850	United States	11/3/2025
Boni Dunmyer	Rockville	MD	20850	United States	11/3/2025
Nadereh Rezaie	Rockville	MD	20850	United States	11/3/2025
Jon Bernheimer	Rockville	MD	20850	United States	11/3/2025
John Brown	Rockville	MD	20850	United States	11/3/2025
Ashley Tierno	Rockville	MD	20850	United States	11/3/2025
Alisa Cruise-Levi	Rockville	MD	20850	United States	11/3/2025

Lin Silvers	Lewes	DE	19958	United States	11/3/2025
Joanne Lynch-Bachbauer	Rockville	MD	20850	United States	11/3/2025
J Zoe Wood	Rockville	MD	20850	United States	11/3/2025
Jeb Bhutaprateep	Rockville	MD	20850	United States	11/4/2025
Nathan Amornkul	Rockville	MD	20850	United States	11/4/2025
EVIN GOSSIN	Rockville	MD	20850	United States	11/4/2025
Amanda Innes	Rockville	MD	20850	United States	11/4/2025
Debbie Nathanson	Rockville	MD	20850	United States	11/4/2025
Meghan Matulka	Rockville	MD	20850	United States	11/4/2025
Maeve Lucas	New Market	MD	21774	United States	11/4/2025
Ann Grandin	Rockville	MD	20850	United States	11/4/2025
Garrett Grandin	Rockville	MD	20850	United States	11/4/2025
Jennifer Higgins	Marengo	OH	43334	United States	11/4/2025
Marilyn Johnson	Rockville	MD	20850	United States	11/4/2025
Rachel Ginsburg	Rockville	MD	20850	United States	11/4/2025
Peter Krug	Rockville	MD	20850	United States	11/4/2025
Laurie Krug	Rockville	MD	20850	United States	11/4/2025
natalie stake	Rockville	MD	20850	United States	11/4/2025
Kuno Bachbauer	Rockville	MD	20850	United States	11/4/2025
shirley swan	Birmingham	ENG	b14 7sr	United Kingdom	11/4/2025
Cou Kalantary	Rockville	MD	20850	United States	11/4/2025
Jeanne Paderofsky	United States		28085	Spain	11/4/2025
Melanie Renzulli	Rockville	MD	20850	United States	11/4/2025
Elyse Hagner	Rockville	MD	20850	United States	11/4/2025
Maryam Pishdad	Rockville	MD	20850	United States	11/4/2025
katherine pishdad	Rockville	MD	20850	United States	11/4/2025
Kevin Pishdad	Rockville	MD	20850	United States	11/4/2025
Raja Chennamsetti	Rockville	MD	20850	United States	11/4/2025
Francisco Resendiz	Rockville	MD	20850	United States	11/4/2025
Megan Morsheimer	Rockville	MD	20850	United States	11/4/2025
Lisa Harvey	Rockville	MD	20850	United States	11/4/2025
Stephen Fan	Rockville	MD	20850	United States	11/4/2025
Phyllis Blum	Rockville	MD	20850	United States	11/4/2025
Dikran Kechichian	Rockville	MD	20850	United States	11/4/2025
Dawn Sudduth	Silver Spring	MD	20906	United States	11/4/2025
Matt Hagner	Rockville	MD	20850	United States	11/4/2025
Andrew Harvey	Rockville	MD	20850	United States	11/4/2025
Michal Komlosh	Rockville	MD	20850	United States	11/4/2025
PETER FENG	Rockville	MD	20852	United States	11/4/2025
Mun Brown	Fairfax	VA	22030	United States	11/4/2025
Xavier Lotuaco	Rockville	MD	20850	United States	11/4/2025
Marian Swain	Rockville	MD	20850	United States	11/4/2025
Alan Cole	Milton keynes	ENG	Mk14 6af	United Kingdom	11/4/2025
Paulina Silverstein	Rockville	MD	20850	United States	11/4/2025
Martin Lizak	Rockville	MD	20850	United States	11/4/2025
Diane Striar	Rockville	MD	20850	United States	11/4/2025
WARD SIGMOND	Rockville	MD	20850	United States	11/4/2025
Richard Yoshimachi	Rockville	MD	20850	United States	11/4/2025
Norman Brown	Rockville	MD	20850	United States	11/4/2025
Christopher Adams	Washington	DC	20011	United States	11/4/2025
Olena Yanakova	Rockville	MD	20850	United States	11/4/2025
Ana Astrid Molina	Rockville	MD	20850	United States	11/4/2025
Billy Reed	Rockville	MD	20850	United States	11/4/2025
Barbara Tait	Shorewood	IL	60404	United States	11/4/2025
Kamalinder Goraya	Rockville	MD	20850	United States	11/4/2025
Monica Barberis- Young	Rockville	MD	20850	United States	11/4/2025

Barbara Quinn	Rockville	MD	20850	United States	11/4/2025
Xinh Wu	Rockville	MD	20850	United States	11/4/2025
John Macdonald	Rockville	MD	20850	United States	11/4/2025
Rosalind Hayden	Rockville	MD	20850	United States	11/4/2025
Liz Erpelding-Garratt	Saint Augustine	FL	32086	United States	11/4/2025
Dove Amornkul	Rockville	MD	20850	United States	11/4/2025
Dale Shero	Fernandina Beach, FL	GA	32034	United States	11/4/2025
Steve Geikow	Wheeling	IL	60090	United States	11/4/2025
aline Cabal	Silver Spring	MD	20906	United States	11/4/2025
N A	Marblehead	MA	1945	United States	11/4/2025
John Lembo	Corpus Christi	TX	78416	United States	11/4/2025
Maryanna Kieffer	Rockville	MD	20850	United States	11/4/2025
James Nations	Rockville	MD	20850	United States	11/4/2025
Edward Markushewski	Huntsville	AL	35801	United States	11/4/2025
Donna Williams	Rockville	MD	20850	United States	11/4/2025
Ronald Collamore	Lincoln	NE	68502	United States	11/5/2025
Wendy Kaufman	Bethesda	MD	20817	United States	11/5/2025
David Schwartzman	Rockville	MD	20850	United States	11/5/2025
Alyse MacDonald	Rockville	MD	20850	United States	11/5/2025
Vivianna Cowl	Rockville	MD	20850	United States	11/5/2025
Patricia Reber	Rockville	MD	20850	United States	11/5/2025
Abby Grandin	Rockville	MD	20850	United States	11/5/2025
Chris Tolar	Hinton	VA	22831	United States	11/5/2025
Nan Whalen	Rockville	MD	20850	United States	11/5/2025
Steven Goldblatt	Rockville	MD	20850	United States	11/5/2025
Kathy Smolley	Rockville	MD	20850	United States	11/5/2025
Melissa Scales	Rockville	MD	20850	United States	11/5/2025
Sara Chennamsetti	Rockville	MD	20850	United States	11/5/2025
Martin Cowl	Rockville	MD	20850	United States	11/5/2025
Steven Kaufman	Betheda	MD	20817	United States	11/5/2025
Daniela Rossi	Pomezia	ID	83756	United States	11/5/2025
Stephanie Smith	Rockville	MD	20850	United States	11/5/2025
Ann Kee	Rockville	MD	20850	United States	11/5/2025
Jeniffer Matich	Rockville	MD	20850	United States	11/5/2025
Ken Scales	Rockville	MD	20850	United States	11/5/2025
Sheri Morrison	Dade City	FL	33525	United States	11/5/2025
Myrna Rivera	Odenton	MD	21113	United States	11/5/2025
Brian Shanholtz	Keymar	MD	21757	United States	11/5/2025
Karin Peeters	Rockville	MD	20850	United States	11/5/2025
Chris Erb	Rockville	MD	20850	United States	11/5/2025
Amanda Charles	Rockville	MD	20850	United States	11/5/2025
Barbara Cano	Rockville	MD	20850	United States	11/5/2025
Michael Kimelman	Rockville	MD	20850	United States	11/5/2025
Fridoun Pishdad	Rockville	MD	20850	United States	11/5/2025
Helen Leuthner	Lake Grove	NY	11755	United States	11/5/2025
Betsy New-Schneider	Rockville	MD	20850	United States	11/5/2025
Kathryn Saliccioli	Farmington	MI	48336	United States	11/5/2025
Erica Breychak	Rockville	MD	20850	United States	11/5/2025
genevieve cowl	Rockville	MD	20850	United States	11/5/2025
Denie English	Estancia	NM	87016	United States	11/5/2025
Etzar Cisneros	Birmingham	AL	35206	United States	11/5/2025
Raj Gupta	Rockville	MD	20850	United States	11/5/2025
Phillip Lester	Rockville	MD	20850	United States	11/5/2025
Ron Tipton	Rockville	MD	20850	United States	11/5/2025
Natalie NELSON	Rockville	MD	20850	United States	11/5/2025
Madeline Gupta	Rockville	MD	20850	United States	11/5/2025

Joe Kee	Rockville	MD	20850	United States	11/5/2025
Deborah Mesmer	Rockville	MD	20850	United States	11/5/2025
Eric Calvo	Rockville	MD	20850	United States	11/5/2025
Rosária B.	Rockville	MD	20850	United States	11/5/2025
Jonathan Smith	Rockville	MD	20850	United States	11/5/2025
Mara Miller	Rockville	MD	20850	United States	11/6/2025
Leah Miller	Rockville	MD	20850	United States	11/6/2025
Henrik Olsen	Rockville	MD	20850	United States	11/6/2025
Olga Baranova	Rockville	MD	20850	United States	11/6/2025
Iris Ysern	Rockville	MD	20850	United States	11/6/2025
Mireia Gonzales-Ysern	Rockville	MD	20850	United States	11/6/2025
Anuj Mehta	Rockville	MD	20850	United States	11/6/2025
Melissa Roberts	Baltimore	MD	21219	United States	11/6/2025
Xavier Ysern	Rockville	MD	20850	United States	11/6/2025
Hilary Belitsky	Rockville	MD	20850	United States	11/6/2025
Pratibha Rana	Rockville	MD	20850	United States	11/6/2025
Alex Belida	Rockville	MD	20850	United States	11/6/2025
Nathalie Yarkony	Rockville	MD	20850	United States	11/6/2025
Carol Book	York	PA	17406	United States	11/6/2025
ERIC Baranick	Rockville	MD	20850	United States	11/6/2025
Olivia Lanzoni	Rockville	MD	20850	United States	11/6/2025
A Martin	Garland	TX	75044	United States	11/6/2025
Colleen Bokman	Rockville	MD	20850	United States	11/6/2025
Alejandro Gonzales	Rockville	MD	20850	United States	11/6/2025
Robert Bokman	Rockville	MD	20850	United States	11/6/2025
Ansalan Stewart	Rockville	MD	20850	United States	11/6/2025
Guanrong Li	Rockville	MD	20850	United States	11/6/2025
joseph ferraro	new york	NY	10305	United States	11/6/2025
Adam White	Rockville	MD	20850	United States	11/6/2025
Andrew Fedlam	Rockville	MD	20850	United States	11/6/2025
Rocio Crumley	Rockville	MD	20850	United States	11/6/2025
Jason Church	Rockville	MD	20850	United States	11/6/2025
Melinda Kinnaird	Hot Springs National Park	AR	71913	United States	11/6/2025
Heather Wright	Rockville	MD	20850	United States	11/6/2025
Maria Ariens	Rockville	MD	20850	United States	11/6/2025
Robin Yasinow	Rockville	MD	20850	United States	11/6/2025
ENILDA ABREU	Rockville	MD	20850	United States	11/6/2025
Kathy Penn	Rockville	MD	20850	United States	11/6/2025
Shanti a. Nanan	Rockville	MD	20850	United States	11/6/2025
John Yeung	Rockville	MD	20850	United States	11/6/2025
Vladimir Gurevich	Rockville	MD	20850	United States	11/6/2025
Shana Kohnstamm	Rockville	MD	20850	United States	11/6/2025
Timothy Petros	Cockeysville	MD	21030	United States	11/6/2025
Michael Gurevich	Rockville	MD	20850	United States	11/6/2025
Usha Dheenana	Rockville	MD	20850	United States	11/6/2025
Gerardo De Leon	Rockville	MD	20850	United States	11/6/2025
Danie de Leon	Rockville	MD	20910	United States	11/6/2025
Jessica Reese	Rockville	MD	20850	United States	11/6/2025
Dian Jose	Rockville	MD	20850	United States	11/6/2025
Ilona Nickels	Rockville	MD	20850	United States	11/6/2025
Laura Kukelhaus	Rockville	MD	20850	United States	11/6/2025
SUZAN SIGMOND	Rockville	MD	20850	United States	11/6/2025
Craig Cano	Rockville	MD	20850	United States	11/6/2025
Malena Lair Ferrari	Rockville	MD	20850	United States	11/6/2025
Linda Silversmith	Rockville	MD	20850	United States	11/6/2025
Elliott Pickar	Rockville	MD	20850	United States	11/6/2025

Natalya Teterina	Rockville	MD	20850	United States	11/6/2025
Timothy Hefferon	Rockville	MD	20850	United States	11/6/2025
Stephanie Bloom	Rockville	MD	20850	United States	11/6/2025
Paul Heineman	Rockville	MD	20850	United States	11/6/2025
Rosaria Eric	Rockville	MD	20850	United States	11/7/2025
Marilyn Wetterhahn	Rockville	MD	20850	United States	11/7/2025
Fran Denny	Rockville	MD	20850	United States	11/7/2025
Aimee Scheib	Rockville	MD	20850	United States	11/7/2025
Valerie Pflug	Havana	FL	32333	United States	11/7/2025
Jacqueline Kohn	Rockville	MD	20850	United States	11/7/2025
Yana Gurevich	Rockville	MD	20850	United States	11/7/2025
Anb Turner	Rockville	MD	20850	United States	11/7/2025
Elizabeth Hitch	Rockville	MD	20850	United States	11/7/2025
Inga Finkova	Rockville	MD	20850	United States	11/7/2025
Daniel New-Schneider	Rockville	MD	20850	United States	11/7/2025
Jonathan Ferguson	Rockville	MD	20850	United States	11/7/2025
James Forero	Boca Raton	FL	33433	United States	11/7/2025
Diana Bohn	Berkeley	CA	94707	United States	11/7/2025
Francine Elson	Rockville	MD	20850	United States	11/7/2025
David rehbehn	Rockville	MD	20850	Hong Kong SAR China	11/7/2025
Erin Lopez	Rockville	MD	20850	United States	11/7/2025
Zachary Kohn	Rockville	MD	20850	United States	11/7/2025
Leslie Becker	Rockville	MD	20850	United States	11/7/2025
Jennifer Jackson	Rockville	MD	20850	United States	11/7/2025
Leonid Fridman	Rockville	MD	20850	United States	11/7/2025
Huan Ting Ho	Rockville	MD	20850	United States	11/7/2025
Iliora schmidt	Rockville	MD	20850	United States	11/7/2025
Barry ROTHMAN	Ballston Spa	NY	12020	United States	11/7/2025
Shelby Hood	Franklin	TN	37064	United States	11/7/2025
Amber Gross-Gray	Washington	DC	20008	United States	11/7/2025
Itamar Simhon	Rockville	MD	20850	United States	11/7/2025
Bob Ricewater	Monrovia	CA	91016	United States	11/7/2025
Marc Friedman	Rockville	MD	20850	United States	11/7/2025
Philip Chao	Rockville	MD	20850	United States	11/7/2025
Natalie Gora	Rockville	MD	20850	United States	11/7/2025
Jacob Amusya	Rockville	MD	20850	United States	11/7/2025
Maria Rakhovskaya	Rockville	MD	20850	United States	11/7/2025
Ellen Schofield	Rockvilleell	MD	20850	United States	11/7/2025
Jennifer Lubell	Bethesda	MD	20816	United States	11/7/2025
Edwin Molina	ROCKVILLE	MD	20850	United States	11/7/2025
Katherine Morris	Rockville	MD	20850	United States	11/7/2025
Theresa Dahlman	Rockville	MD	20850	United States	11/7/2025
James Mangan	Germantown	MD	20874	United States	11/7/2025
Aisha Mahy	Rockville	MD	20850	United States	11/7/2025
Marsha Pickar	Rockville	MD	20850	United States	11/7/2025
Sheila Fedlam	Rockville	MD	20850	United States	11/7/2025
Richard Mahy	Rockville	MD	20850	United States	11/7/2025
Andrew Wang Fat	Rockville	MD	20850	United States	11/7/2025
Anna Lyubovitsky	Rockville	MD	20850	United States	11/7/2025
Jim Denny	Rockville	MD	20850	United States	11/7/2025
Katherine Dinoto	Rockville	MD	20850	United States	11/7/2025
Joe Dinoto	Rockville	MD	20850	United States	11/7/2025
Rosie Dinoto	Belton	TX	76513	United States	11/7/2025
Joseph Dinoto	Lake Shore	MD	21122	United States	11/7/2025
Matt Beck	Rockville	MD	20850	United States	11/7/2025
Jeanne Beck	Rockville	MD	20850	United States	11/7/2025

Samantha Dinoto	Chesapeake Beach	MD	20732	United States	11/7/2025
Sue Romano	Fairfield	PA	17320	United States	11/7/2025
Steve Plotkin	Rockville	MD	20850	United States	11/7/2025
Megan Dankovich	Rockville	MD	20850	United States	11/7/2025
Silviya Vancheva	Rockville	MD	20850	United States	11/7/2025
Amanda Zhang	Rockville	MD	20850	United States	11/7/2025
Victor Chernomordik	Rockville	MD	20850	United States	11/7/2025
Chip Maust	Rockville	MD	20850	United States	11/7/2025
Clint Williams	Rockville	MD	20850	United States	11/7/2025
Diane Gould	Rockville	MD	20850	United States	11/7/2025
Yvonne Bersofsky	Rockville	MD	20850	United States	11/7/2025
craig ginsburg	Washington	DC	20005	United States	11/7/2025
Adrienne Malickson	Rockville	MD	20850	United States	11/7/2025
Stephen Hellman	Rockville	MD	20850	United States	11/7/2025
Arthur Wilson	Rockville	MD	20854	United States	11/7/2025
Shye Bay	Rockville	MD	20850	United States	11/7/2025
Maria Riggione	Milford	CT	6461	United States	11/7/2025
Adjo Amega	Upper Marlboro	MD	20774	United States	11/7/2025
David DeRocker	Morristown	NJ	7960	United States	11/7/2025
Ilya Gurevich	Rockville	MD	20850	United States	11/7/2025
Daniel Dubon	Glen Burnie	MD	21061	United States	11/7/2025
Theresa D	Columbus	OH	43230	United States	11/7/2025
Brian Davidson	District Heights	MD	20747	United States	11/7/2025
Kevin Kiesler	Rockville	MD	20850	United States	11/7/2025
Kevron Gottlieb	Crofton	MD	21114	United States	11/7/2025
Darya Melnyk	Rockville	MD	20850	United States	11/7/2025
Dulcie Dana	Potomac	MD	20854	United States	11/7/2025
Sara Kiesler	Rockville	MD	20850	United States	11/7/2025
Lana Johnson	Centreville	VA	20120	United States	11/7/2025
Deirdre Robinson	Rockville	MD	20851	United States	11/7/2025
Ricky Mui	Rockville	MD	20850	United States	11/7/2025
Bram Van Loon	Rockville	MD	20850	United States	11/7/2025
Tatiana Rakhovskaya	Rockville	MD	20850	United States	11/7/2025
Barbara Fagel	Rockville	MD	20850	United States	11/7/2025
Mary Ann Pennington	Rockville	MD	20854	United States	11/7/2025
bill cunningham	Bethesda	MD	20817	United States	11/7/2025
Howard Tsai	Rockville	MD	20850	United States	11/7/2025
Patrick Coleman	New York	NY	10118	United States	11/7/2025
Richard Jones	Purcellville	VA	22032	United States	11/7/2025
Gabriela Zavala	Rockville	MD	20850	United States	11/7/2025
Karen Price	Rockville	MD	20850	United States	11/7/2025
Richard Phillips	Rockville	MD	20850	United States	11/7/2025
Mary Allen	Alexandria	VA	22303	United States	11/7/2025
Jill Phillips	Rockville	MD	20850	United States	11/7/2025
Sharon Wall	Rockville	MD	20850	United States	11/7/2025
Irving Elson	Rockville	MD	20850	United States	11/7/2025
Catalina Asiain	Washington	DC	20036	United States	11/7/2025
Betsy Alperin	Rockville	MD	20850	United States	11/7/2025
Susan Klein	Rockville	MD	20850	United States	11/7/2025
Velvet Daniel	Ft. Washington	MD	20744	United States	11/7/2025
Dinia Yeo	Rockville	MD	20850	United States	11/8/2025
Sean Hart	Rockville	MD	20850	United States	11/8/2025
Marc Zawatsky	Rockville	MD	20850	United States	11/8/2025
Adina Braun	Rockville	MD	20852	United States	11/8/2025
Bill Burchett	Rockville	MD	20850	United States	11/8/2025
Lisa Dinoto	Lake Shore	MD	21122	United States	11/8/2025
Mary Pham	Rockville	MD	20850	United States	11/8/2025

Hallie Thelosen	Toms River	NJ	8753	United States	11/8/2025
Rick Penn	Rockville	MD	20850	United States	11/8/2025
Anthony Parlato	Rockville	MD	20850	United States	11/8/2025
Ryan Penn	Rockville	MD	20850	United States	11/8/2025
Alan Penn				United States	11/8/2025
stephen harper	Rockville	MD	20850	United States	11/8/2025
David Striar	Silver Spring	MD	20910	United States	11/8/2025
BASSEM HADDAD	Rockville	MD	20850	United States	11/8/2025
Janet Penn	Rockville	MD	20850	United States	11/8/2025
Samirawit Hailemariam	Hyattsville	MD	20785	United States	11/9/2025
Bryan Malickson	Rockville	MD	20850	United States	11/9/2025
Brittany Abrahams	Bowie	MD	20721	United States	11/9/2025
Jeanette Rojas	Rockville	MD	20850	United States	11/9/2025
Wing Pokrywka	Rockville	MD	20850	United States	11/9/2025
salman sheikh	Catonsville	MD	21228	United States	11/9/2025
Alexander Peterson	Rockville	MD	20850	United States	11/9/2025
Brandon Pokrywka	Rockville	MD	20850	United States	11/10/2025
Katherine Belida	Pawtucket	RI	2861	United States	11/10/2025
Brian Belida	Woodsboro	MD	21798	United States	11/10/2025
Adam Belida	Silver Spring	MD	20906	United States	11/10/2025
Emily Ecker	Rockville	MD	20853	United States	11/10/2025
John O Neal	Rockville	MD	20850	United States	11/10/2025
Helene Dubov	Rockville	MD	20850	United States	11/10/2025
Ana Cubas	Montgomery Village	MD	20886	United States	11/10/2025
Carolyn King	Rockville	MD	20850	United States	11/10/2025
Richard Panzer	Rockville	MD	20850	United States	11/10/2025
Jyoti Bisbey	Rockville	MD	20850	United States	11/10/2025
Monique Whittleton	Rockville	MD	us, 20850-2855	United States	11/10/2025
Sara Acharya	Rockville	MD	20850	United States	11/10/2025
Joseph Popovich	Potomac	MD	20854	United States	11/10/2025
Jessica Mark	Rockville	MD	20850	United States	11/10/2025
John Heller	Rockville	MD	20850	United States	11/10/2025
Lisa Halvorson	Woods Hole	MA	2543	United States	11/10/2025
Susan Hormuth	Washington	DC	20020	United States	11/10/2025
Rose Krasnow	Pittsboro	NC	27312	United States	11/10/2025
Martha Vaughan	Rockville	MD	20850	United States	11/10/2025
Lionel Sussman	Rockville	MD	20850	Portugal	11/10/2025
Mitchell Partycenter	Fort Washington	MD	20744	United States	11/10/2025
Lara Fu	Olney	MD	20832	United States	11/10/2025
Martha McClelland	Rockville	MD	20850	United States	11/10/2025
Rhonda Gordon	Rockville	MD	20850	United States	11/10/2025
Braylin Warrick	Ashburn	VA	20148	United States	11/10/2025
Eduardo Corredera	Rockville	MD	20850	United States	11/10/2025
Adelina Tschakert	Rockville	MD	20850	United States	11/10/2025
Steve York	Rockville	MD	20850	United States	11/10/2025
Emily Meyer		SCT	G33 6EL	United Kingdom	11/10/2025
Maria Tschakert	Rockville	MD	20852	United States	11/10/2025
Richard Koplow	Rockville	MD	20850	United States	11/10/2025
david lowinger	Rockville	MD	20850	United States	11/10/2025
David Ziebarth	Rockville	MD	20850	United States	11/10/2025
Marirose Ziebarth	Rockville	MD	20850	United States	11/11/2025
Mark Metzman	Rockville	MD	20850	United States	11/11/2025
Mary Alex Staude	Rockville	MD	20850	United States	11/11/2025
Michael Laskowski	Rockville	MD	20850	United States	11/11/2025
Geoffrey Leinenweber	Rockville	MD	20852	United States	11/11/2025
Amanda Tomasch	Alexandria	VA	22032	United States	11/11/2025

Silviya Vancheva	Rockville	MD	20850	United States	11/11/2025
Lori Newman	Rockville	MD	20850	United States	11/11/2025
Eve Curry	Philadelphia	PA	19121	United States	11/11/2025
Colleen Tschakert	Rockville	MD	20850	United States	11/11/2025
Barbara Cox	Rockville	MD	20850	United States	11/11/2025
Gabriel Meyer	Rockville	MD	20850	United States	11/11/2025
Hillary Cohen	Rockville	MD	20850	United States	11/11/2025
Anthony Renzulli	Rockville	MD	20850	United States	11/11/2025
Alyssa Rude	Ashburn	VA	20147	United States	11/11/2025
Natalia Jednorski	Rockville	MD	20850	United States	11/11/2025
John Saunders	Silver Spring	MD	20902	United States	11/11/2025
Sean Borsum	Rockville	MD	20850	United States	11/11/2025
Yuliya Socolova	Bethesda	MD	20814	United States	11/11/2025
Lada Dombo	Kensington	MD	20895	United States	11/11/2025
Sara Tenenbaum	Rockville	MD	20850	United States	11/11/2025
Natalie MELOMED	North Bethesda	MD	20852	United States	11/11/2025
Stacy Immerman	Rockville	MD	20850	United States	11/11/2025
Colleen Corbey	Silver Spring	MD	20906	United States	11/11/2025
Therese Divita	Rockville	MD	20850	United States	11/11/2025
Andrew Breychak	Rockville	MD	20850	United States	11/11/2025
Narine Kalaydjian	Rockville	MD	20852	United States	11/12/2025
Joanna Ward	Bethesda	MD	20817	United States	11/12/2025
Emily Correll	Rockville	MD	20850	United States	11/12/2025
Natasha Shangold	Rockville	MD	20850	United States	11/12/2025
Aprilia Esguerra	Leesburg	VA	20175	United States	11/12/2025
debbie echevarria	ventura	CA	93003	United States	11/12/2025
Kiyoshi Mizuuchi	Rockville	MD	20850	United States	11/12/2025
Jane Beston	Rockville	MD	20853	United States	11/12/2025
Melanie Michl	Hamburg		20038	Germany	11/12/2025
Yongmei Gong	Rockville	MD	20850	United States	11/13/2025
Sobhan Golmohammadi	Ashburn	AL	20149	United States	11/13/2025
Margaret Chao	Thurmont	MD	21788	United States	11/13/2025
Michiyo Mizuuchi	Rockville	MD	20850	United States	11/13/2025
Hemedy Mustaph	Manassas	VA	20109	United States	11/13/2025
Jason Haynes	Rockville	MD	20850	United States	11/14/2025
Indego Dreemurr	Washington	DC	20016	United States	11/14/2025
Daniel Barber	Rockville	MD	20850	United States	11/14/2025
Melanie Huston	Rockville	MD	20850	United States	11/14/2025
Malik Anthony Jones N	Upper Marlboro	MD	20772	United States	11/14/2025
Rania Azam	Ashburn	VA	20148	United States	11/14/2025
Marcellius Dunn	Washington DC	DC	20017	United States	11/14/2025
Maria Kaplan	Rockville	MD	20850	United States	11/14/2025
Robert Polster	Rockville	MD	20850	United States	11/14/2025
Johana Pritchard	Chapel Hill	NC	27517	United States	11/14/2025
Tahmid Abtahi	Rockville	MD	20850	United States	11/14/2025
David. Carter	Hamilton	VA	20158	United States	11/14/2025
Donna Rudert	Rockville	MD	20850	United States	11/14/2025
Beverly Mitchell	St Augustine	FL	32092	United States	11/14/2025
Martin Book	Rockville	MD	20852	United States	11/14/2025
Ali Okur	Rockville	MD	20850	United States	11/14/2025
Monika Molina	Rockville	MD	20850	United States	11/14/2025
ambar rodriguez	Rockville	MD	20850	United States	11/14/2025
Jarrell Terry	Washington	DC	20011	United States	11/14/2025
Patricia Polster	Rockville	MD	20850	United States	11/15/2025
Lance Armor		HI		United States	11/15/2025
Amy Sloan	Rockville	MD	20850	United States	11/15/2025

James Whalen	Rockville	MD	20850	United States	11/15/2025
elvira mccormick	Columbia	MD	21044	United States	11/15/2025
Sofie Gustafson	Glenelg	MD	21737	United States	11/15/2025
Maria Erb	Rockville	MD	20850	United States	11/15/2025
Jon Inwood	Brooklyn	NY	11226	United States	11/15/2025
Victoria Proctor	Washington	DC	20009	United States	11/15/2025
Michael Hals	Rockville	MD	20850	United States	11/15/2025
Heather McPherson	Rockville	MD	20852	United States	11/15/2025
Kate LaBrie	Berkeley Springs	WV	25411	United States	11/15/2025
Anon Anon				United States	11/15/2025
Magdalena Mndeme	Reston	VA	20190	United States	11/15/2025
Viran Seneviratne	Rockville	MD	20850	United States	11/16/2025
Sobhan Sanaei	Ashburn	VA	20149	United States	11/16/2025
Daniel Adem	Rockville	MD	20850	United States	11/16/2025
clark day	Gaithersburg	MD	20877	United States	11/16/2025
Ruth Ann OSullivan	Potomac	MD	20850	United States	11/16/2025
Vihaan Vasudevan	Rockville	MD	20850	United States	11/16/2025
Sandhya Rao	Rockville	MD	20850	United States	11/16/2025
Riley Newsom	Alexandria	VA	22312	United States	11/16/2025
Alisa Lukash	Rockville	MD	20850	United States	11/16/2025
Geraldine Kochan	Rockville	MD	20850	United States	11/16/2025
Sharare Jones	Burtonsville	MD	20866	United States	11/16/2025
Dawit Jima				United States	11/16/2025
Reed Thayer	Rockville	MD	20850	United States	11/17/2025
Name	City	State	Postal Code	Country	Signed On
Christina Battiste	Rockville	MD	20850	United States	11/17/2025
Javier Orjuela	Washington	DC	20307	United States	11/17/2025
Ana Galeano	Rockville	MD	20850	United States	11/17/2025
Anjeli Gupta	Rockville	MD	20850	United States	11/17/2025
Patty Hart	Rockville	MD	20850	United States	11/17/2025
Lisa Maust	Rockville	MD	20850	United States	11/17/2025
Hibret Dessalegn	Silver Spring	MD	20910	United States	11/17/2025
J. P. Muller	Rockville	MD	20850	United States	11/17/2025
Ruth Steinmetz	Rockville	MD	20850	United States	11/17/2025
Christian Plummer	Clinton	MD	20735	United States	11/17/2025
Vicente Flores	Rockville	MD	20852	United States	11/17/2025
Thierry Palmer	Leesburg	VA	20175	United States	11/17/2025
Andre Dahlman	Rockville	MD	20850	United States	11/17/2025
Linda Huntington	Rockville	MD	20850	United States	11/17/2025
Addiel Crespo	Miami	FL	33174	United States	11/17/2025
fatima alaminel	Fort Washington	MD	20744	United States	11/17/2025
Staci Weltmann	Potomac	MD	20854	United States	11/17/2025
st math hater st math sucks	Fairfax	VA	22031	United States	11/17/2025
Stella Chao	Rockville	MD	20850	United States	11/17/2025
BANNY LEXICULA	Ashburn	VA	20148	United States	11/17/2025
Allison Orellana-Mejia	Whittier	CA	90604	United States	11/17/2025
Roman Teige	Parker	CO	80016	United States	11/18/2025
Ronna Popkin	Rockville	MD	20850	United States	11/18/2025
George Moyer	Bunker Hill,	WV	25413,	United States	11/18/2025
sharine harris	germantown	MD	20874	United States	11/18/2025
Margaret Metzger	Rockville	MD	20850	United States	11/18/2025
Yosef Hailu	Silver spring	MD	20906	United States	11/18/2025
Amanuel Dagnew	Washington	DC	20002	United States	11/18/2025
Abi Rewty	Hyattsville	MD	20782	United States	11/18/2025
Hannah Parker (Student)		170		United States	11/18/2025

Almaz Tesfaye	Washington	DC	20005	United States	11/18/2025
Nancy Rasmussen	Redondo Beach	CA	90277	United States	11/18/2025
Firew Woldeyesusu	Herndon	VA	20171	United States	11/18/2025
Nancy Brady	Gaithersburg	MD	20879	United States	11/18/2025
Chantal Dulk-Jacobs	Silver Spring	MD	20904	United States	11/18/2025
Jo Hunt	Bogart	GA	30622	United States	11/18/2025
Brianna Murray	Smithsburg	MD	21783	United States	11/18/2025
Sarah Pappas	Potomac	MD	20854	United States	11/18/2025
Bilatina Yifru	Washington	DC	20002	United States	11/19/2025
Hewote Tekola	Falls Church	VA	22041	United States	11/19/2025
Jay Setliff	Alexandria	VA	22301	United States	11/19/2025
Katarina Dickinson	Leesburg	VA	20175	United States	11/19/2025
Girma Wondemu	Alexandria	VA	22311	United States	11/19/2025
Gloria Cohen	Rockville	MD	20850	United States	11/20/2025
Mimi Hunde	Hyattsville		20783	United States	11/20/2025
Kidest Bekele	Washington	DC	20011	United States	11/20/2025
Norean Qadir	Rockville	MD	20850	United States	11/20/2025
james johnson	burtonsville	MD	20904	United States	11/20/2025
Irina Gabidullina	Rockville	MD	20850	United States	11/20/2025
Larry Fuller	Mechanicsville	MD	20659	United States	11/20/2025
colleen haugen	Montgomery Village	MD	20886	United States	11/20/2025
Sylvie Fung	Ashburn	VA	20147	United States	11/20/2025
Kinsey Gunn	Germantown	MD	20874	United States	11/20/2025
Cecelia Marianne Stevens	Dundalk	MD	21222	United States	11/20/2025
Silvia Massa Reategui	Rockville	MD	20850	United States	11/20/2025
glory clark	Stafford	VA	22554	United States	11/20/2025
Mireille Kouagou	Alexandria		22310	United States	11/20/2025
Cindy Brown	Rockville	MD	20850	United States	11/20/2025
Divya Ramrattan	Columbia	MD	21045	United States	11/20/2025
Megan W	New Orleans	LA	20124	United States	11/20/2025
Samuel Tey	Rockville	MD	20850	United States	11/21/2025
Michael Sium	Columbia	MD	21044	United States	11/21/2025
Tammy Tey	Rockville	MD	20850	United States	11/21/2025
Manharshaa Virk	Hyattsville	MD	20784	United States	11/21/2025
Teriny Dasklevige				United States	11/21/2025
akberet habte	Alexandria	VA	22312-2849	United States	11/21/2025
Dawn Mealy	Hyattsville	MD	20782	United States	11/21/2025
Katrin Mayer-Barber	Rockville	MD	20850	United States	11/21/2025
Blake Hukū	Bethesda	MD	20817	United States	11/21/2025
Selam Weldemaryam	Annandale	VA	22003	United States	11/21/2025
Ariana Foster	Washington	DC	20011	United States	11/21/2025
Isatu Sesay	Alexandria	VA	22310	United States	11/21/2025
Tina Miller	Westminster	MD	21157	United States	11/21/2025
Seema Niazi	Herndon	VA	20171	United States	11/21/2025
Marie Bolou	Rockville	MD	20850	United States	11/22/2025
Kayla Hearn	Washington	MD	20005	United States	11/22/2025
Wendy Rainey	Silver Spring	MD	20902	United States	11/22/2025
Linda Lee	Philadelphia	PA	19104	United States	11/22/2025
Phillip Meza	Philadelphia	PA	19104	United States	11/22/2025
LML Hoff	Gambrills	MD	21054	United States	11/22/2025
Olga Pogarska	Rockville	MD	20850	United States	11/22/2025
Gennady Chepurin	Rockville	MD	20850	United States	11/22/2025
SUSAN MORRILL	Brandywine	MD	20613	United States	11/22/2025
mina jolk				United States	11/22/2025
Miriam Worthing	Rockville	MD	20850	United States	11/22/2025

L M	Melbourne	FL	32903	United States	11/23/2025
Steven Bernstein	Rockville	MD	20850	United States	11/23/2025
Minze Chien	Potomac	MD	20854	United States	11/23/2025
Elyse Levine	Washington	DC	20011	United States	11/23/2025
Mussie's Alazar	Washington	DC	20228	United States	11/23/2025
Jennifer Martella	Rockville	MD	20850	United States	11/23/2025
Nader Sarfaraz				United States	11/24/2025
Noelle Gonzales Jackson	Laurel	MD	20707	United States	11/24/2025
Carson Loveless	Bay de verde		A0a1e0	Canada	11/24/2025
Helen vincenty	Gaithersburg	MD	20878	United States	11/24/2025
Stephanie Gong	Rockville	MD	20850	United States	11/24/2025
Irwin Brodsky	Rockville	MD	20850	United States	11/24/2025
Julien Syejj	Baltimore	MD	21218	United States	11/24/2025
Irina Mitryakova	North Potomac	MD	20878	United States	11/24/2025
Ben Payes	Rockville	MD	20850	United States	11/24/2025
Jeff Gervasio	Rockville	MD	20850	United States	11/24/2025
Michael Pan	Alexandria	VA	22301	United States	11/24/2025
Judith Heartsong	Germantown	MD	20874	United States	11/24/2025
Ligia IriasCastillo	Washington	DC	56972	United States	11/24/2025
Lilian Festekjian	Gaithersburg	MD	20878	United States	11/24/2025
Louis Wilen	Olney	MD	20832	United States	11/24/2025
Chris Kim	Rockville	MD	20850	United States	11/25/2025
Patrick Henry	Martinsburg	WV	25403	United States	11/25/2025
Teresa Bohan	Alexandria	VA	22302	United States	11/25/2025
Sahmari Honesty	Manassas	VA	20109	United States	11/25/2025
Maria Prokopyeva	Silver Spring	MD	20902	United States	11/25/2025
Arthur Katz	Rockville	MD	20850	United States	11/26/2025
Kaiden Miller	Washington	DC	20010	United States	11/26/2025
Lisa Gold	Potomac	MD	20854	United States	11/26/2025
emily james	Columbia	MD	21045	United States	11/26/2025
Vincent Mallare	Vienna	VA	22181	United States	11/26/2025
Channel Stewart	Washington	DC	20020	United States	11/26/2025
Yoveli Juarez merida	Filadelfia	DC	56972	United States	11/26/2025
Taneia Adams	Spring	TX	77373	United States	11/26/2025
Robert B Jones	Dundalk	MD	21222	United States	11/27/2025
Katherine Duplichen	Odessa	FL	33556	United States	11/27/2025
Erica Hicks	Accokeek		20607	United States	11/27/2025
Asia Chavis	Baltimore	MD	21217	United States	11/27/2025
Justin Jeffries	Fort Lauderdale	FL	33306	United States	11/27/2025
Joe King-Shaw	Potomac	MD	20854	United States	11/27/2025
Natasha Lee	Hyattsville	MD	20782	United States	11/27/2025
Peter Cole	Rockville	MD	20850	United States	12/2/2025
Jennifer Strohm	Rockville	MD	20810	United States	12/3/2025
Paul Grandin	Rockville	MD	20850	United States	12/3/2025
Sharon Boies	Columbia	MD	21044	United States	12/5/2025
Brenda Rogers				United States	12/5/2025
John Pfaff	Dumfries	VA	22026	United States	12/6/2025

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NAME	SIGNATURE	Address-just Street
Sally Guardia	Sally Guardia	100 New Mark Esp
ARDIS FISHER	Ardis Fisher	466 NEW MARK ESPLANADE
VINIFRED E. HERRMANN Winifred AKA WINI	Winifred E. Herrmann? AKA Wini	504 NEW MARK HERRMANN
MICHAEL ANIR	Michael Anir	824 NEWMARK ESP.
Dalia Kulowiec	Dalia Kulowiec	824 New Mark Esp.

NAME	SIGNATURE	Address-just Street
Sandra Crowe	<i>Sandra Crowe</i>	882 New Mark Esplanade
Jennifer Newfeld	<i>Jennifer Newfeld</i>	856 New Mark Esplanade
Burak Akın	<i>Burak Akın</i>	842 New Mark Esplanade
Joshua Konda	<i>JK</i>	840 New Mark Esplanade
Natalie Karsdøe	<i>NK</i>	810 New Mark Esplanade
Cory Flanagan	<i>Cory Flanagan</i>	816 New Mark Esplanade
Mary Pham	<i>Mary Pham</i>	828 NME
S. Zaslavsky	<i>S. Zaslavsky</i>	874 NME

[illegible]

~~180~~

Holly Simmons

From: Jim Wasilak
Sent: Wednesday, December 10, 2025 2:14 PM
To: Planning Commission
Subject: Fw: Area 12 Zoning

Commissioners, forwarded FYI and for the public record. Jim

From: Martin Reiss [REDACTED]
Sent: Wednesday, December 10, 2025 11:56 AM
To: Jim Wasilak <jwasilak@rockvillemd.gov>
Subject: Area 12 Zoning

WARNING - External email. Exercise caution.

To the members of the Rockville Planning Commission:

I am writing to register my concern with the zoning of a plot in Area 12 in the 2040 Rockville Master Plan. This acreage has undergone several designations. In the latter half of the 1770's until the 1950's it was called the Almshouse or the Poor Farm. In the 1960's it was the designated site for a Montgomery County school. After that, the county put it on an excess list and finally it was purchased by the Tower Oaks developer.

This 9.75 acre site in Area 12 is abutted on the sides by the community of New Mark Commons in Area 3. The Master Plan indicates that the zoning is RMD 25.

There are several reasons why this intensity seems to be too high.

The 2040 Master Plan indicates that the site is unlikely to be developed without proper access, avoidance of extant wetlands, and unless developed compatible with the existing neighborhood, New Mark Commons.

No identifiable strategy was used in going from the previous level of approximately 4 units per acre to a density of about 25 units per acre.

The existence on the eastern periphery is the site of excavation for wetlands mitigation, existing wetlands, and a city constructed complex of an infiltration basin constrains any development. Similarly on the western boundary there exists I-270 with its on and off threat of lane expansion into the site and environmental noise and air pollution arguing for a significant buffer zone.

A middle section of 4 or 5 acres, which is heavy treed, serves as natural recreation facility and an existing containment to the pending densely developed 20 acres to the south.

Thus in conclusion I would advise adhering to the 2040 Rockville Master Plan suggestion of compatibility with the existing neighborhood and designate the site as R-90 on the zoning map and in the text of the Plan.

Martin Reiss,
9 Don Mills Ct.
Rockville 20850

Holly Simmons

From: Alex Belida [REDACTED]
Sent: Sunday, January 4, 2026 12:06 PM
To: Planning Commission
Cc: zoning; mayorcouncil
Subject: Statement for the Rockville Planning Commission Wednesday, Jan. 14, 2026

WARNING - External email. Exercise caution.

Statement for the Rockville Planning Commission Wednesday, Jan. 14, 2026

I'm Alex Belida, a homeowner in New Mark Commons for the past 40 years, and, like you, a proud resident of Rockville. It is important that you know that close to 700 people representing two-thirds of our community's homes have signed a petition to oppose the rezoning to RMD-25 of a 9.75 acre plot, Parcel ZOR ID 17 in Area 12, that abuts our neighborhood.

The plot is currently zoned R-90, just like New Mark, which, you know, is a nationally recognized historic property. We don't believe the kind of high-density development allowed by RMD-25 is anywhere close to compatible with our neighborhood – and compatibility is a keyword in the City's 2040 planning vision.

The plot is a problematic one. There is a stormwater facility there, and wetlands. It abuts I-270. There are a lot of trees and wildlife. And there's the potential stickiness of finding unmarked burial plots as the grounds were once part of the county's poor house.

The Mayor and Council recently toured the site. They have asked you to take another look at this particular plot in the guidance they issued after adopting the Plan and Map Amendments on Dec. 1st.

Why? Because they have seen the plot and heard our appeals. We hope you will, too, and that when you've completed your work, you will also conclude RMD-25 is totally inappropriate.

While development may be years away, please do now what we think is the right thing – and that is, find a solution involving less dense development for Parcel ZOR ID 17 in Planning Area 12.

Thank you.
Alex Belida

Pat Reber, 705 New Mark Esplanade, Rockville

Prepared Testimony before Rockville Planning Commission Public Hearing,
January 14, 2026

Re: Proposed rezoning of Parcel ZOR ID 17 in Planning Area 12 From R-90 to
RMD-25

Mr. Jaime Espinosa, Chair, Rockville Planning Commission and colleagues on
the Planning Commission:

My name is Pat Reber. I have lived in New Mark Commons, a historic
community of 384 homes adjacent to this parcel, since 1985. We have nearly
700 signatures on a petition opposing this zoning change. They represent
about two-thirds of all homes in the community.

The proposed Comprehensive Plan Amendment under your consideration
calls for the rezoning of this 9.75-acre plot that abuts our community from the
current R-90 to RMD-25. If developed at this proposed zoning level, housing
density would increase five-fold and traffic would double on New Mark's
streets to use the most likely access point at a bend in Don Mills Court.

This change would contradict the stated policy and guidelines of the 2040
Rockville Comprehensive Plan. On Page 367, this specific parcel is described
as being subject to agreements that would require any development to be
"compatible with the adjacent neighborhood." We do not think a five-fold
increase in density next to us is "compatible" with our neighborhood.

The Comprehensive Plan also states that this specific parcel is "likely to
remain undeveloped" for other reasons - including difficult terrain and the
presence of a stormwater management facility and wetlands mitigation. City
staff have offered this assurance to our community in several encounters, in a
sense telling us there's no point in opposing this dense zoning because it is
"likely to remain undeveloped."

In fact, we do worry. I quote the words of past Rockville mayor, former New
Mark resident and one-time Deputy Director at the Montgomery Planning
Board- Rose Krasnow. Last year, she wrote the following to Rockville Mayor

and Council: “If you zone it, they will build. Someone will almost undoubtedly see the money-making potential of the site and will not have the least concern for New Mark’s historic designation or for its unique neighborhood character and pedestrian friendly nature.”

After listening to our concerns for months, Mayor and Council on December 1 questioned the suitability of the RMD-25 zone for this parcel and directed staff to add a note to the plan that they need further discussion about this parcel.

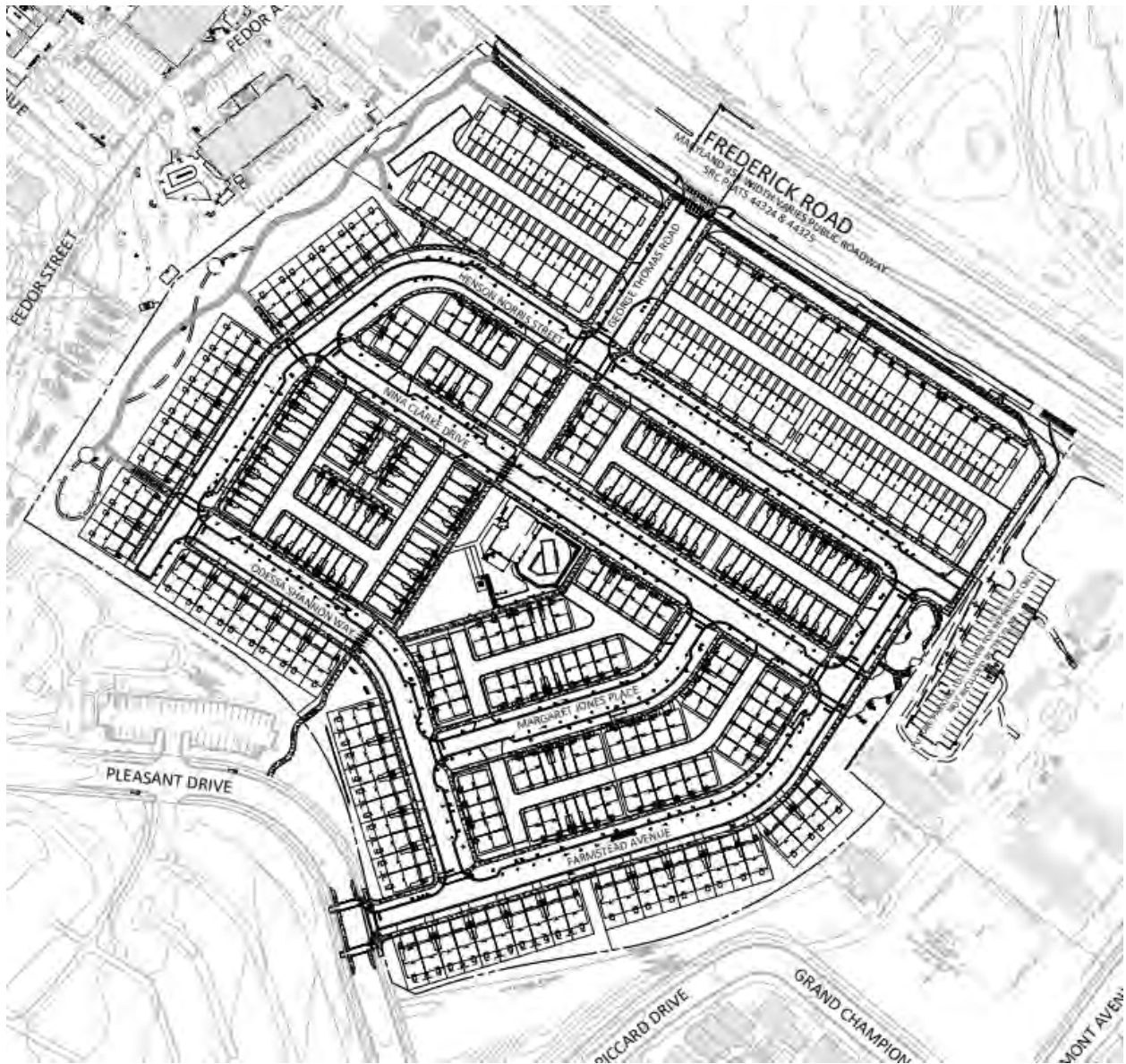
In its oral briefing to the Planning Commission on December 10, zoning staff noted this request, which is also noted on page 13 of the Highlights of the City of Rockville Staff Draft Zoning Ordinance.

We ask that the Planning Commission consider alternative proposals for this parcel which would make sure eventual development there be “compatible” with our community. We invite each of you to come tour the property with us so you can see the situation firsthand. Please contact us to make arrangements. We will organize a group to meet you there and answer questions.

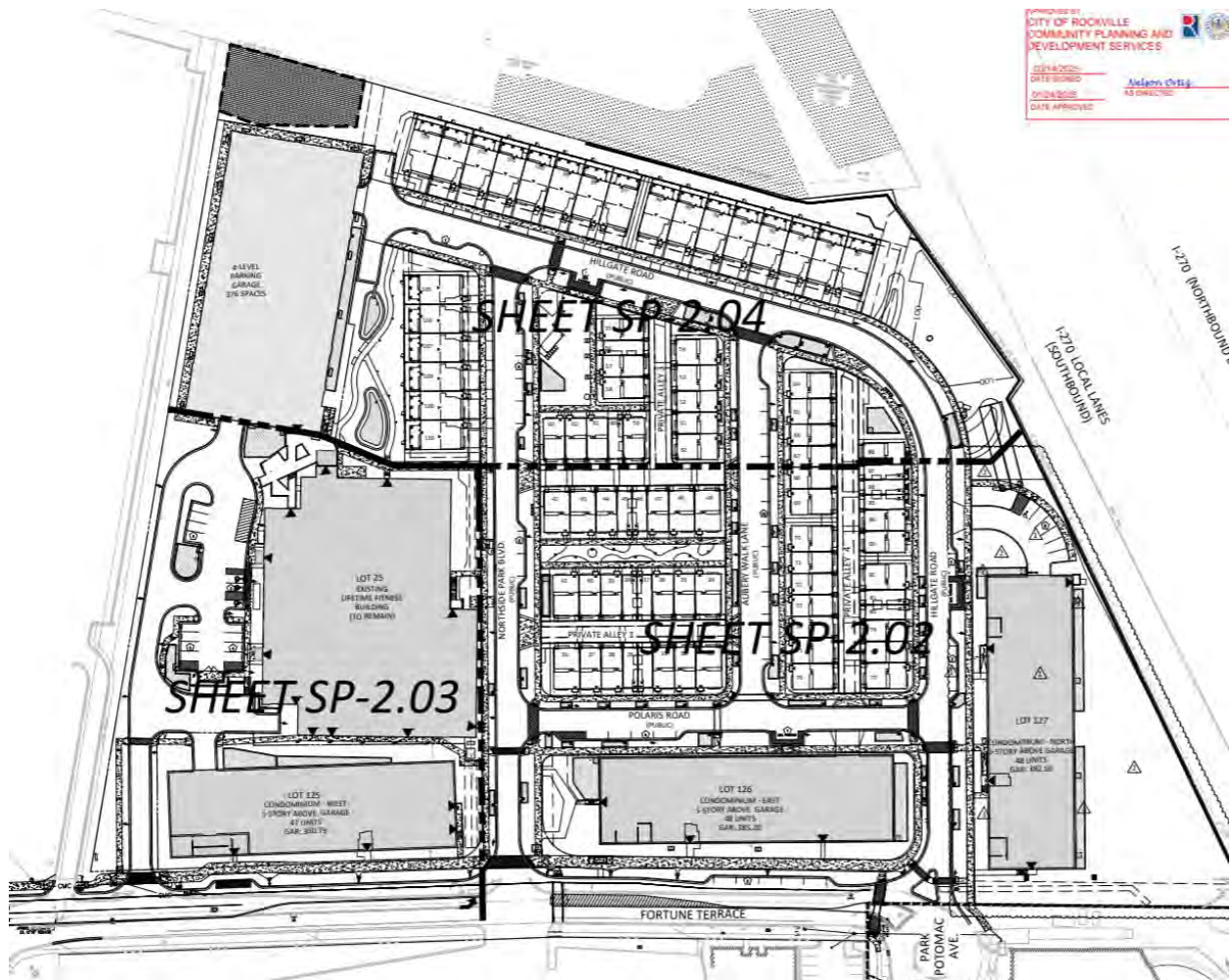
Thank You,
Pat Reber



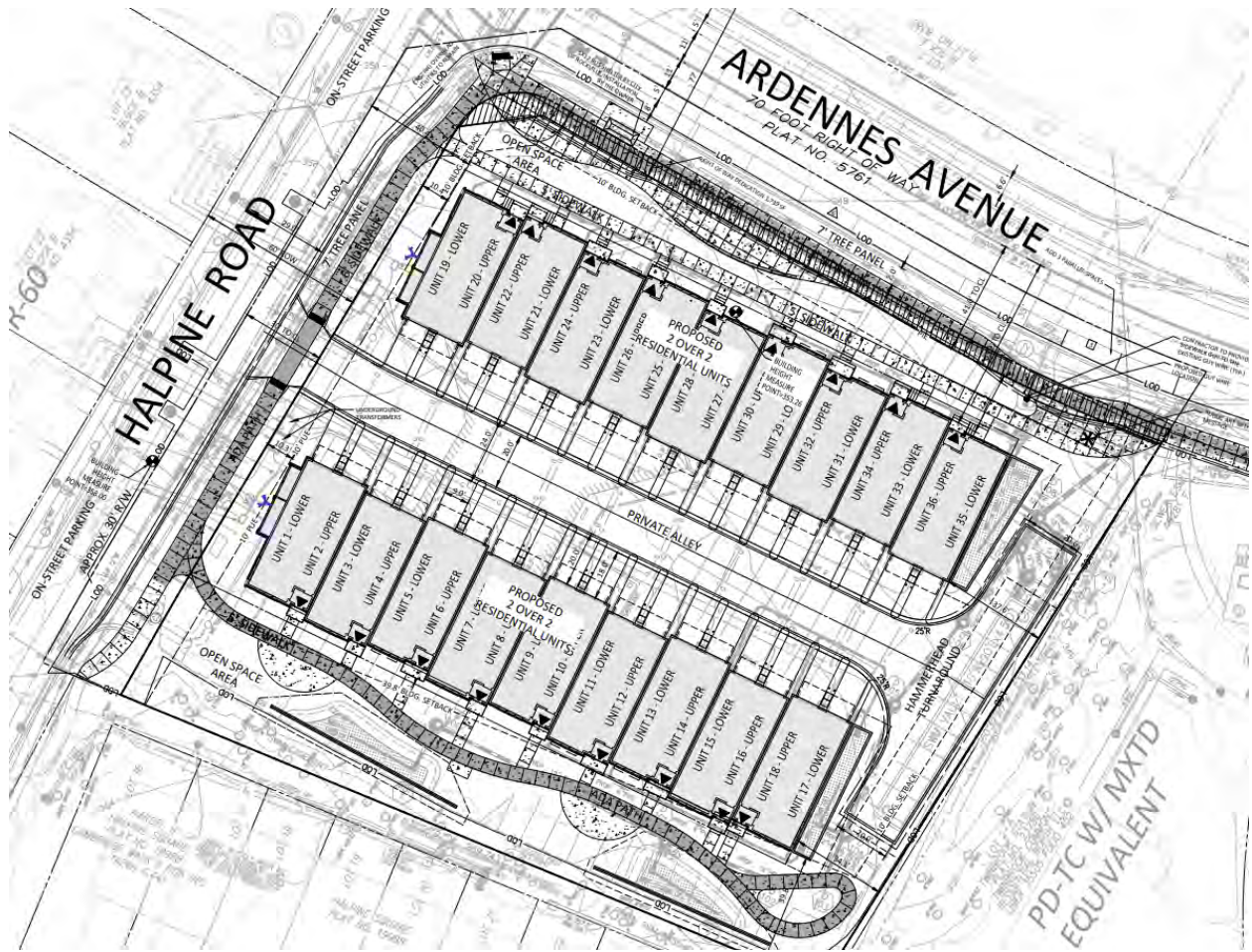
Visualizing Density: Example Site Plans



Farmstead (King Buick)



Northside (Potomac Woods)



5906 Halpine Road