PLANNING COMMISSION

Meeting No. 05-26
Wednesday, February 25, 2026 - 7:00 PM

AGENDA

Meng Sun, Chair

Jaime Espinosa
Eric Fulton
Shayan Salahuddin
Jeff Zyontz
Susan Pitman

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/services/rockville-11/

See page 2 for more information

1. Convene

2. Recommendation to Mayor and Council

Recommendation to the Mayor and Council on Zoning Text Amendment Application TXT2026-00271, for the Zoning Ordinance Rewrite and Map Amendment Application MAP2026-00126, for the 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

- September 10, 2025

- September 24, 2025
- October 8, 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:
    - Wednesdays at 7:00 pm (if no live meeting)
    - Sundays at 7:00 pm
    - Mondays, Thursdays and Saturdays at 1:00 pm
    - 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 Memo

MEETING DATE: February 25, 2026

REPORT DATE: February 19, 2026

RESPONSIBLE STAFF: Holly Simmons/Jim Wasilak

SUBJECT:

Recommendation to the Mayor and Council on Zoning Text Amendment Application TXT2026-00271, for the Zoning Ordinance Rewrite and Map Amendment Application MAP2026-00126, for the Comprehensive Map Amendment; Mayor and Council of Rockville, Applicants

DISCUSSION:

The Rockville 2040 Comprehensive Plan was adopted by the Mayor and Council in 2021. The Plan contains a broad vision for the city's future and contains goals, objective and specific recommendations for land use and zoning, among many other subject areas. Adoption of a new Zoning Ordinance and zoning map is the vehicle to enact those policy recommendations into law. In addition to implementing the recommendations of the Comprehensive Plan, the new Zoning Ordinance and map are intended to implement the recommendations of the FAST II process (Faster, Accountable, Streamlined and Transparent) that is intended to simplify and streamline the development review and permitting processes.

The Mayor and Council authorized the filing of the zoning text amendment application for the Zoning Ordinance Rewrite and the zoning map amendment application for the Comprehensive Map Amendment on December 1, 2025. Per the current Zoning Ordinance, for each application the Planning Commission may submit a written recommendation to the Mayor and Council, which will be placed in the application file by the Clerk and become a part of the record on the application.

The Planning Commission held public hearings and work sessions on January 14 and 28 as well as February 4 and 11, and made recommendations on a variety of topics. The

resulting recommendations are contained in draft memos for the zoning text amendment and zoning map amendment (see Attachments 1 and 3, respectively). These memos are planned for review and adoption at the Planning Commission's February 25 meeting. In addition, the written public comment received through February 11, the date of the last work session, is also attached for reference.

In all instances, staff endeavored to accurately reflect the Commission's recommendations. For awareness, staff highlights two topics where the draft memos may slightly differ.

Zoning Ordinance Recommendation: Historic Preservation Multifamily Conversion

The Commission recommended allowing single unit detached homes in the Historic District Overlay District to be converted to small multifamily buildings. While this proposal has merit in terms of providing additional housing opportunities and could aid in preserving historic structures, it represents a significant policy change that is not contemplated by the Comprehensive Plan or other policy documents. The Planning Commission's draft recommendation memo includes this recommendation; however, staff recommend that this change be considered through an update to the Plan or other future initiative to allow for neighborhood and public engagement.

CMA Recommendation: RMD-25 Limiting Language

The Commission recommended limiting the density on property zoned RMD-25 if any access is provided from a secondary residential street. Following the Commission's recommendation, staff further evaluated existing RMD-25 zoned properties to ensure the recommended language would not have unintended consequences, such as inadvertently limiting access or rendering properties nonconforming. Based on this analysis, staff developed final recommended language, which includes that the secondary residential street ends in a cul-de-sac. Staff's recommended revised language is included in the memo as the draft Planning Commission recommendation for this item.

RECOMMENDATION:

Staff recommends that the Planning Commission review the draft recommendation memos, edit as the Commission sees fit, and adopt both memos.

NEXT STEPS:

Staff will transmit the recommendation memos to the Mayor and Council as part of the brief book for their March 23 meeting, at which time the Commission's recommendations will be presented.

Attachments

PC Recommendation TXT2026-00271 FINAL, ZOR_Digest of Public Comments_02-11-2026_FINAL Version, PC Recommendation MAP2026-00126_FINAL, CMA_Digest of Public Comments_02-11-2026_FINAL Version

City of Rockville

M E M O R A N D U M

February 25, 2026

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: Zoning Text Amendment Application TXT2026-00271, the Draft Zoning Ordinance; Mayor and Council of Rockville, Applicants

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SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS

This memorandum summarizes the recommendations made by the Planning Commission on topics of interest contained in the Zoning Text Amendment (ZTA) Application TXT2026-00271, the Draft Zoning Ordinance. Note that the Planning Commission did not endeavor to review all aspects of the Staff Draft Zoning Ordinance. Instead, topics for work sessions were identified by Planning Commissioners, the Mayor and Council, and staff. The Planning Commission considered identified topics across four work sessions held on January 14, January 28, February 4, and February 11, 2026. A full list of discussion topics and the dates on which they were discussed are included as Attachment 1 – Planning Commission Schedule.

The Planning Commission's recommendations as contained in this memo are based solely on the Staff Draft Zoning Ordinance authorized for filing on December 1, 2025. The Commission has not reviewed and is not making recommendations on the forthcoming Revised Staff Draft Zoning Ordinance, which will be prepared by City staff for the Mayor and Council's review after the date of this memo and which is based on the Commission's recommendations.

Generally

Language in the Staff Draft

One of the goals of the Zoning Ordinance Rewrite is to ensure that the ordinance is clearly written, well-organized, accessible, and easy to use. During the project's drafting phase, Staff drafted new provisions and revised many old provisions with this goal in mind. During the Planning Commission review, two Commissioners have provided comments related to the

language used in the ordinance, expressing a desire to see greater use of plain English/plain language and to eliminate the use of certain terms.

On January 14, staff updated the Commission that they were developing a revised Staff Draft ordinance to respond to these concerns, with the intention of making the language clearer while keeping policy intact. At that meeting, Commissioners agreed to defer to staff to revise the draft ordinance to address plain language concerns, based on city precedent, staff's best judgement, and legal considerations, while not altering the meaning of the text being revised. This was again discussed on February 4, and the Commission affirmed their position, requesting that any substantive changes resulting from Planning Commission recommendations be included in the Commission's recommendation memo.

Article 1: General Provisions

The Planning Commission addressed the following topics: the purpose statement and transitional provisions.

Purpose Statement

The Zoning Ordinance contains a general purpose statement in Article 1, which connects the zoning regulations to legitimate public interests while clarifying the broad and aspirational policy goals of the ordinance. Staff advised that the draft purpose statement is legally sufficient and intentionally aspirational in nature and did not recommend substantive revisions.

Commissioners expressed a desire for increased objectivity, specificity, and inclusivity in the purpose statement.

The Planning Commission recommended the following revisions to the draft purpose statement, specifically Sec. 25.1.1.2(a)(4), (8), (13), and (14):

> *(4) Promotes ~~alternative~~all modes of transportation by providing convenient, safe, and connected accessibility to public transportation, pedestrian and bicycle facilities, inviting streetscapes, and a mixture of uses;*
> *(8) Protects and enhances the ~~aesthetic and~~ visual character of the City and its residential neighborhoods;*
> *(13) Provides attractive~~, high-quality~~ development and design that enhances the community's quality of life; and*
> *(14) Protects and promotes the health, safety, comfort, convenience, and welfare~~, and happiness~~ of the Rockville community through the comprehensive regulation of the use and development of land and structures.*

Transitional Provisions

The Staff Draft Zoning Ordinance includes transitional provisions allowing certain pending applications to proceed under the existing ordinance at the applicant's option.

After further evaluating applications actively advancing under the current Zoning Ordinance, Staff recommended expanding the eligibility criteria in the Staff Draft to:

- *Include Project Plans in addition to Site Plans;*
- *Extend eligibility to complete applications submitted within 18 months prior to adoption of the new ordinance (rather than 12 months); and*
- *Require eligible applications to obtain approval within two years of the new ordinance's adoption.*

The Planning Commission supported staff's recommended revision to the Staff Draft. Commissioner Zyontz noted that implementation would require staff to administer two versions of the Zoning Ordinance for up to two years following adoption.

Article 3: Administration
The Planning Commission addressed the following topics: Planned Development APF extensions, the Development Review Manual, and notice requirements.

Extension of Planned Development (PD) Adequate Public Facilities (APF) Expiration
In the current Zoning Ordinance, where a PD approval does not specify an expiration date for APF determinations, APF approval expires on November 1, 2030. The Staff Draft retains the existing PD APF expiration dates but modifies the extension process to align with broader policy changes proposed in the Staff Draft, allowing two consecutive two-year extensions approved by the Chief of Zoning instead of a single five-year extension approved by the Mayor and Council.

The Planning Commission supported this provision as presented in the Staff Draft.

Development Review Manual
The Development Review Manual is a supplement to the Zoning Ordinance, providing guidance for the submission and review of development applications to residents, developers, and staff. The Development Review Manual is currently being updated in two phases, the second of which is planned to coincide with the adoption of the new Zoning Ordinance. While the Manual is updated and maintained by City staff, the current Zoning Ordinance and the Staff Draft are silent on how updates are authorized and published.

For increased transparency and clarity, Staff recommended adding a provision to the Staff Draft formalizing and clarifying the City's existing practice, as follows:

- *Update the Chief of Zoning's powers and duties to include publishing and amending the Development Review Manual, subject to approval by the City Manager.*

The Planning Commission supported staff's recommended revision to the Staff Draft.

Notice Requirements
Staff provided an overview of both internal policies (outside the Zoning Ordinance) and regulatory requirements associated with development application notice.

The Planning Commission supported the notice requirements as presented in the Staff Draft.

Article 4: Development Applications, Permits, & Procedures
The Planning Commission addressed the following topics: development approval findings and administrative decision appeals timelines.

Approval Findings
To approve Project Plans, Site Plans, and Preliminary Plans of Subdivision, Approving Authorities must make several findings. Reflecting guidance from the Mayor and Council on October 6, 2025, the Staff Draft Zoning Ordinance reworks and simplifies these discretionary findings to the following:

1. The application is consistent with the Plan;
2. The application is supported by adequate existing and programmed public facilities in accordance with Article 8, Division 8.11 and as provided in the adopted Adequate Public Facilities Standards; and
3. The application conforms to the requirements of this Chapter and other applicable law governing health, safety, natural resources, and the environment of the City.

The Commission's discussed approval findings during their work session on January 28, and again on February 11, following testimony related to the proposed rezoning in Planning Area 12. Both discussions largely focused on whether to recommend adding a fourth finding to ensure a development application is compatible with the surrounding area. Staff recommended that the finding, if pursued by the Planning Commission, apply only at the Project Plan and Level 2 Site Plan stage to reduce entitlement risk.

By a 4–2 vote, the Planning Commission recommended adding a compatibility finding for Project Plans and Level 2 Site Plans, as follows:

- *The application is compatible with the surrounding area.*

A majority of the Commission supported a separate compatibility finding would provide for a distinct analysis and added emphasis, similar to that given to the APF finding. Commissioners who voted in the minority expressed concern that the proposed finding would be subjective and redundant of existing findings.

Administrative Decision Appeals Timelines
The Staff Draft includes a provision that individuals wishing for a public hearing on an administrative decision may request the hearing within 15 days of the decision. This process, which was inserted early in drafting, conflicts with the general 30-day appeal period for Chief of Zoning decisions.

To avoid internal inconsistency, Staff recommended:

- *Deleting all references to a 15-day period for requesting a public hearing on Chief of Zoning decisions, and*
- *Replacing these references with references to the 30-day appeal period established in draft Article 3.*

The Planning Commission supported staff's recommended revision to the Staff Draft.

Article 5: Zones & Zoning Map
The Planning Commission addressed the following topics: floating zones and zoning map amendments.

Floating Zones
Comprehensive Plan floating zones were added to the current Zoning Ordinance in 2023, providing a path for development that is consistent with the recommendations of the Comprehensive Plan, prior to the citywide rezoning that will be accomplished through the CMA. Because the CMA implements the Comprehensive Plan's land use and zoning recommendations, the Comprehensive Plan floating zones are no longer necessary and were not carried forward in the Staff Draft Zoning Ordinance.

The Commission discussed whether new floating zones should be included in the Zoning Ordinance, with multiple Commissioners noting that floating zones could provide flexibility to address circumstances not anticipated by a master plan. Staff noted that new floating zones are not currently called for in the Comprehensive Plan and advised considering through a separate planning effort following adoption of the ZOR and CMA, to allow time for policy development consistent with the Plan's policy framework.

The Planning Commission recommended that the Mayor and Council consider establishing policy guidance through the next Comprehensive Plan update that would create a framework for the implementation of floating zones.

Zoning Map Amendments
Currently, the Zoning Ordinance does not require the Mayor and Council to make findings when approving zoning map amendments, and this approach is retained in the Staff Draft. However, additional research conducted in response to a commissioner's question revealed that it is typical for the grant of local map amendments (which are generally initiated by a property owner and result from a change or mistake in the zoning applied to a property) to be based on certain findings.

Staff recommended including the following findings for local map amendments, adapted from those required for local map amendments in Montgomery County:

1. *Substantial change in the character of the neighborhood since the original zoning or comprehensive rezoning, or a mistake was made when the existing zoning was applied; and*
2. *The requested zone is compatible with the surrounding area.*

The Planning Commission supported staff's recommended revision to the Staff Draft.

The Commission also discussed whether owner consent should be required for a local map amendment. Staff noted that requiring owner consent for zoning map amendments would limit

the Mayor and Council's ability to implement adopted plans and policies intended to advance city objectives.

By a vote of 5-1, the Commission recommended not requiring owner consent for map amendments. Voting in the minority, Commissioner Zyontz noted that owner consent is not typically required for map amendments, but opined that, as a matter of principle, the Staff Draft should treat local and sectional map amendments in the same manner as historic district designations.

Article 6: Uses & Use Standards

The Planning Commission addressed the following topics: Accessory Dwelling Units (ADUs), Large Group Homes, Front-loaded Townhouses, Adult-Oriented Establishments and Shooting Gallery location requirements, Electric Vehicle Charging, and Use-Based Gross Floor Area (GFA) restrictions. Key changes to the Uses and Use Standards Article were also presented.

Accessory Dwelling Units (ADUs)

The Staff Draft Zoning Ordinance simplifies ADU standards, applying a common framework to both attached and detached units. It removes owner-occupancy and addressing requirements, clarifies legacy provisions, maintains size limits for detached ADUs, and relies on underlying development standards to regulate the scale and compatibility of attached ADUs.

The Planning Commission supported ADU provisions as presented in the Staff Draft.

Large Group Homes (9 to 16 residents)

In alignment with FAST 2 recommendations, the Staff Draft Zoning Ordinance transitions Large Group Homes to conditional uses and introduces new use standards aimed at retaining the intent of the Special Exception while reduce process.

The Planning Commission supported Large Group Homes provisions as presented in the Staff Draft.

Front-loaded Townhouses

Front-loaded townhouses are townhouses where garages face the street instead of an interior alley. Front-loaded townhouse sites can be constrained, as they typically dedicate space for driveways and curb cuts, causing conflicts with required site elements, including utilities, street trees, stormwater management facilities, storm drains, etc. In addition to requiring that front-loaded townhouses must be designed to accommodate these site elements, the Staff Draft requires that garage doors may only take up 50 percent of the ground-floor façade, and that driveways may be no greater than 10 feet wide within the first eight feet of the curb. The Planning Commission received testimony that the proposed standards would make developing front-loaded townhouses difficult or infeasible.

Commissioners expressed a desire to address the city's housing needs, including encouraging a mix of front-loaded and rear-loaded townhomes, while balancing the need to accommodate required site elements. The Commission also noted that the standards related to garages and

driveways appear to be unnecessary and overly restrictive and discussed that development applications are reviewed by staff to ensure that site elements are accommodated.

The Planning Commission recommended the Staff Draft be revised as follows:

- *Retain the requirement that front-loaded townhouses must be designed in a manner to accommodate all required site elements.*
- *Delete the following requirements:*
    - *The garage door must not constitute more than 50 percent of the ground-floor facade of the townhouse.*
    - *Within the first eight feet from the curb, driveways of front-loaded units may be no greater than 10 feet wide.*

Adult-Oriented Establishments and Shooting Galleries (indoor only): Location Requirements

Under the current Zoning Ordinance, Adult-Oriented Establishment and Shooting Galleries are limited in potential location. They are permitted only in Industrial zones through the Special Exception process, which requires Board of Appeals approval based on findings that the use will not be detrimental to surrounding properties. The Staff Draft retains these limitations.

In addition, the current ordinance prohibits Adult-Oriented Establishments within 1,000 feet of the nearest property line of any residence, school, church, library, public facility, or public building, and the Staff Draft proposes a new restriction prohibiting indoor Shooting Galleries within 200 feet of a residential zone; outdoor shooting galleries are not permitted. In response to questions from the Mayor and Council about why these setbacks differ, the project's consultant team found that jurisdictions typically apply different setback requirements to these two uses to address different impacts. Adult-Oriented Establishment setbacks are generally aimed at addressing concerns related to crime, property value impacts, and exposure to minors, while Shooting Gallery setbacks are intended to mitigate noise and safety concerns.

By a 4-2 vote, the Planning Commission recommended eliminating the proposed 200-foot setback between Shooting Galleries and residential zones. The majority stated that the additional setback was not clearly justified and expressed concerns that adding such a setback to the Zoning Ordinance could create legal risk; that standards for Shooting Galleries need not mirror those for Adult-Oriented Establishments, due to differing impacts; and that adequately designed facilities prevent stray bullets from leaving the site, making a 200-foot setback unnecessary. The Commission also discussed that Shooting Galleries are already limited to Industrial zones and permitted only by Special Exception.

Commissioners who voted in the minority expressed a desire to include a 200-foot separation between Shooting Galleries and residential zones. Commissioner Pitman expressed concern about not including such a setback and suggested that a setback greater than 200 feet may be warranted.

Electric Vehicle (EV) Charging

The Staff Draft Zoning Ordinance adds Electric Vehicle Charging as a new use, defined as "a lot or portion thereof containing one or more electric vehicle (EV) parking spaces and associated

electric vehicle supply equipment (EVSE)." The Staff Draft identifies use permissions to allow EV charging in all zones, while directing sole-purpose EV charging hubs to auto-oriented and industrial areas. The use permissions are as follows:

- Principal use: I-L, I-H, MXCD, MXCT, and MXB zone
- Accessory use: All Residential zones, all MXTD zones, MXNC, MXC, MXT, MXE, and Park zone

In response to concerns expressed by members of the Mayor and Council, Staff recommended revising the use permissions to allow EV Charging as a principal use in the MXE, MXNC, and MXTD zones, where the use is converting from a gas station. Commissioners noted this will allow flexibility for existing gasoline stations to transition over time to sole-purpose EV charging facilities.

The Planning Commission supported staff's recommended revision to the Staff Draft.

Use-Based Gross Floor Area (GFA) Requirements, Generally

The current Zoning Ordinance includes floor area restrictions for certain uses in certain zones, which are intended to control a use's intensity, in addition to any height and setback requirements of the zone. The Staff Draft Zoning Ordinance retains many of the current ordinance's floor area restrictions in principal while updating the specific limits.

This topic was initially discussed by the Planning Commission on January 28, and again on February 11. On January 28, Commissioners expressed a general desire to eliminate the GFA restrictions from the Staff Draft, noting that the restrictions pose an impediment to economic development, do not seem to result in their intended outcomes, and the zones themselves provide limits through setbacks and height restrictions. Prior to making a final recommendation, the Commission requested a complete list of uses in the Staff Draft to which use-based GFA restrictions apply, along with a comparison of treatment in the current and Staff Draft ordinances. Staff provided the requested information on February 11, as well as specific recommendations regarding which GFA restrictions to retain or consider eliminating.

The Planning Commission ultimately recommended revising the Staff Draft to eliminate GFA restrictions for the following uses in all zones where they apply:

- *Instructional Facility*
- *Wholesale Establishment*
- *Alcoholic Beverage Retail Establishment*
- *Health and Fitness Establishment*
- *Event Space, Club, or Lodge*
- *Hotel*
- *Medical or Dental Laboratory*
- *Veterinary Service*
- *Charitable or Philanthropic Institution*

The Planning Commission also recommended retaining the Staff Draft's GFA restrictions for the following uses in all zones where they apply:

- *ADUs*
- *Cottage Courts*
- *Home-Based Business*
- *Accessory Structures*
- *Office*
- *Retail Establishment*
- *Eating and Drinking Establishment*
- *Hospital*
- *Single-Tenant Commercial Use*

On January 28, Commissioner Pitman also expressed some concern about eliminating the restrictions for neighborhood shopping centers. On February 11, Commissioner Fulton expressed a desire to more broadly permit facilities that brew and bottle alcoholic beverages and have an accessory taproom, while acknowledging this use is not impacted by use-based GFA restrictions.

Article 7: Zone Standards

The Planning Commission addressed the following topics: established setbacks, front yard coverage, bonus height, transition heights; and certain standards in the RMD-Infill zone, RMD-25 zone, and RHD zone.

Established Setbacks

Established setbacks (the average distance from the front lot line of all buildings on a block face) are applied in the City's residential zones. They were historically intended to preserve existing development patterns; however, they can perpetuate past inequities and create less predictability for homeowners and builders because they are more complex to calculate than fixed numerical standards.

Upon further consideration, staff recommended removing established setbacks from the Staff Draft.

The Planning Commission supported this recommended revision to the Staff Draft.

Front Yard Coverage

Front yard impervious surface coverage limits the portion of a front yard that can be covered by driveways, parking areas, and sidewalks. Introduced to the ordinance in 2009 to prevent front yards from being converted into parking areas, the regulation has not addressed a widespread problem. It is also difficult to enforce, and compliance has typically been gained through after-the-fact enforcement actions.

Upon further consideration, Staff recommended removing front yard coverage limitations from the Staff Draft.

The Planning Commission supported this recommended revision to the Staff Draft.

Bonus Height

The Staff Draft Zoning Ordinance incorporates bonus height based on guidance from the Mayor and Council on May 5, 2025.

The Planning Commission supported bonus height provisions as presented in the Staff Draft.

Transition Heights

The Staff Draft Zoning Ordinance incorporates transition heights based on guidance from the Mayor and Council on May 5, 2025.

The Planning Commission supported transition height provisions as presented in the Staff Draft. Commissioner Zyontz expressed that the transition heights are appropriate when combined with the proposed setback from residential zones.

RMD-Infill zone

Based on questions raised by Chair Sun, staff reviewed the proposed density standards for the RMD-Infill zone against similar zones in other jurisdictions and recommended revised standards to ensure that development in the zone occurs at a scale and pattern similar to surrounding neighborhoods, regardless of housing type.

The Planning Commission supported staff's recommendation to revise the RMD-Infill standards in the Staff Draft as follows:

- *Add a minimum lot area standard of 1 dwelling unit per 2,000 sf.*
- *Eliminate the density standard of 1 dwelling unit per 2,000 sf.*
- *Specify the maximum number of dwelling units per lot based on use/form, as shown in the table below.*

Use	Maximum Dwelling Units per Lot
Single-Unit Detached	1
Multiplex	4 (Unless recommended otherwise by the Plan)
Townhouse	6
Cottage Court	8

RMD-25 Zone

The Planning Commission discussed the RMD-25 standards as they relate to the proposed rezoning in Planning Area 12 (Tower Oaks). The proposed rezoning was discussed on January 14 and January 28, and testimony from residents opposed to the rezoning was presented at multiple

public hearings. Details related to the proposed rezoning and the associated revision to the RMD-25 zone density standard are addressed in the memorandum addressing Planning Commission's recommendation on the Comprehensive Map Amendment (MAP2026-00126).

Residential High Density (RHD) Zone

Upon further review of the RHD Zone standards in response to a Commissioner's questions, staff recommended revising the RHD Zone side and rear setback standards to align with those in the Mixed Use zones. Staff also recommended revising the language of the front setback requirement for clarity and accuracy. These revisions would allow more consistent treatment of development in the RHD Zone and greater sensitivity where the RHD Zone abuts or confronts residential property.

The Planning Commission supported staff's recommendation to revise the RHD Zone standards in the Staff Draft, as shown in the table below.

Standard	***RHD Recommendation***
Lot Frontage	*10 ft.*
Front Setback / Setback Abutting Public Right-of-Way (Min.)	• *Confronting residential property: 25 ft.* • *Confronting nonresidential property: 10 ft.*
Side Setback (Min.)	• *Abutting residential property: 25 ft.* • *Abutting nonresidential property: None required. 10 ft. minimum if provided*
Rear Setback (Min.)	• *Abutting residential property: 25 ft.* • *Abutting nonresidential property: None required. 10 ft. minimum if provided*

The Planning Commission also discussed revisions to the RHD zone associated with the Planning Area 10 (Montrose and North Farm) rezoning. Details related to the proposed rezoning and the associated revision to the RHD zone density and height standards are addressed in the memorandum addressing Planning Commission's recommendation on the Comprehensive Map Amendment (MAP2026-00126).

Article 8: General Development Requirements

The Planning Commission addressed the following topics: fencing (specifically deer fences), parking and loading, pedestrian and bicycle facilities, and amenity space requirements.

Fencing

The current Zoning Ordinance and the Staff Draft Zoning Ordinance regulate fencing in general by limiting the height of fences located in the front, side, and rear yards of residential property. The maximum height of fences in side and rear yards is eight feet, while the maximum height of fences in front yards is four feet. For corner lots, the Staff Draft specifies that the yards adjacent to both street frontages are front yards, with fence height limited accordingly. In response to

resident testimony expressing concerns related to protecting yards from deer incursions, staff provided options for regulating deer fences.

The Planning Commission recommended the following:

- *Define "deer fence," as "A fence that is up to 8 feet high and constructed of an open mesh ranging in size from 1.5 x 1.5 inches to 2 x 2.75 inches made of heavy weight, plastic or similar material that allows a clear view through the fence and may be constructed with wood, metal, or fiberglass posts."*
- *Continue to permit deer fences in all side and rear yards.*
- *Retain the prohibition on deer fences in the front yard, except as follows:*
    - *On corner lots and through lots, allow deer fences in the front yard behind the front façade of the principal dwelling.*

Commissioners also expressed a desire for the City to pursue a comprehensive urban wildlife management plan, including deer management, in an effort outside of the ZOR and CMA.

Parking and Loading

The Commission initially discussed the Parking and Loading Division on January 14. In the first meeting, all key changes were presented. The Division was addressed again on February 4, during the Commission's discussion of purpose statements. In that conversation, in response to Commissioner questions, staff noted that the purpose statement included in this Division is not strictly necessary, as it does not perform a regulatory function and the aspirational framework for this division is established with the purpose statement in Article 1.

The Planning Commission supported the Division as presented in the Staff Draft, with the following revision:

- *Eliminate the Parking and Loading Division purpose statement.*

Pedestrian and Bicycle Facilities

The Commission initially discussed the Pedestrian and Bicycle Facilities Division on January 14. In the first meeting, all key changes were presented. The Division was addressed again on February 4, during the Commission's discussion of purpose statements. In that conversation, in response to commissioner questions, staff noted that the purpose statement included in this Division is not strictly necessary, as it does not perform a regulatory function and the aspirational framework for this division is established with the purpose statement in Article 1.

The Planning Commission supported the Division as presented in the Staff Draft, with the following revision:

- *Eliminate the Bicycle and Pedestrian Facilities Division purpose statement.*

Amenity Space

The Commission discussed the Amenity Space Division on January 14, with follow-up on February 4. In the first meeting, all key changes were presented.

In initial discussions, two Commissioners expressed concerns related to the exception from amenity space requirements for 100% affordable housing projects located within ¼ mile of a public park or publicly accessible amenity space. Although this is less permissive than the exception in the current Zoning Ordinance, two commissioners expressing concerns that this exception may lead to inequitable outcomes. The Commission requested that staff provide additional information.

Staff provided additional information that the exception is anticipated to improve affordable housing project feasibility without materially reducing resident access to amenities, and encourages the placement of affordable housing in walkable, amenity-rich locations, aligning housing policy with broader goals related to walkability and public health.

Following discussion, the Planning Commission supported the Amenity Space Division as presented in the Staff Draft.

Article 9: Nonconformities

This article addresses uses and structures that were lawful when established but which no longer conform to the requirements of the zone in which they are located. All key changes to the article were presented, along with the proposal to grandfather all uses that are conforming at the time of ordinance adoption, which is contained in the Uses and Use Standards Article (Article 6).

The Commission's discussion focused on three policies proposed in the Staff Draft:

- Grandfathering all uses which were conforming prior to adoption.
- Allowing nonconforming uses to expand by up to 20%.
- Allow nonconforming uses and structures to be replaced or repaired in kind.

Commissioners were split in their positions on the three topics. Those in support of the proposals considered the policies to be a pragmatic approach to allow businesses to improve their facilities and continue operating in the City, or to rebuild in the event of a disaster. Those opposed expressed that the policies are misaligned with the general zoning doctrine, which intends for nonconformities to expire over time, and that nonconforming uses should have to come into conformity with the code. During the discussion, staff stated that the city currently does not have many nonconforming uses, as it has been standard practice with each zoning text amendment to grandfather all uses that would become nonconforming.

Straw polls were taken on two of the three topics, as follows:

By a 4-2 vote, the Planning Commission supported the Staff Draft's proposal to allow nonconforming uses and structures to be replaced or repaired in kind.

By a 4-2 vote, the Planning Commission supported the Staff Draft's proposal to allow nonconforming uses to expand by 20%. Commissioner Pitman expressed that, understanding nonconforming uses are something the City wants to see sunset, nonconformities should not be allowed to expand.

Article 10: Signs
All key changes to the article were presented. The Commission's discussion focused primarily on illuminated signs and electronic message centers (also known as "EMCs," these are digital signs that use LED lights to display dynamic, programmable messages, graphics, animations, and videos), in response to testimony received. The current Zoning Ordinance effectively prohibits EMCs, and the Staff Draft retains this prohibition, making it more transparent.

Initially, Commissioners expressed a desire to permit electronic gas station signs and electronic menu boards serving drive-through uses. Staff provided the option that the Commission could consider recommending the Staff Draft be revised to allow electronic message centers, along with controlling regulations. A majority of Commissioners expressed interest in exploring regulations on EMCs but had varying levels of comfort with making such a recommendation without seeing the specific language that would regulate the EMCs.

A straw poll was taken, as follows:

- *3 Commissioners (Chair Sun; Commissioners Espinosa and Salahuddin) supported including regulations for EMCs, and voted to provide staff with general direction to draft such regulations outside of the Planning Commission process.*
- *2 Commissioners (Commissioners Fulton and Zyontz) generally supported including regulations for EMCs but were not comfortable making a recommendation without reviewing specific language.*
- *1 Commissioner (Commissioner Pitman) voted to retain the prohibition on electronic message centers as presented in the Staff Draft.*

Article 11: Historic Preservation
Article 11 consists of several proposed changes to historic preservation regulations, all of which were presented to and reviewed by the Planning Commission at their meetings on January 14 and February 4.

The Planning Commission supported the provisions related to Certificates of Approval, Evaluations of Significance, and demolition by neglect as presented in the Staff Draft.

<u>Owner Consent</u>
The Staff Draft outlines two paths to recommend designation of a historic property, depending on whether the property owner consents to the designation. If the property owner consents to the designation or is silent on the matter, a simple majority of the approving body would be required. In cases where the owner opposes designation, a unanimous vote would be required.

The Planning Commission was split 3-3 on this provision. Chair Sun and Commissioners Espinosa and Zyontz supported the provision as presented in the Staff Draft; Commissioners Fulton, Pitman, and Salahuddin proposed that if an owner was silent on the designation of their property, a unanimous vote should be required.

<u>Delisting</u>

The Planning Commission discussed the delisting protocol in the Staff Draft. The Commission unanimously agreed that a delisting procedure is necessary but requested additional clarification of "other good cause" in Sec. 25.11.1.3(a) to prevent frequent delistings.

Based on this discussion, the Commission recommended revising the provision in the Staff Draft, as follows:

- *The Mayor and Council may remove a property from the Historic District Overlay Zone if a majority finds that the site or structure has lost the characteristics for which it was originally placed in the zone, but only by unanimous vote for "other good cause."*

Adaptive Reuse of Historic Buildings & Tax Credits

The Commission also discussed whether to provide recommendations intended to incentivize historic property owners to convert their single-family homes into small multifamily housing projects, such as turning a large single-family home into a duplex or triplex. Commissioner Pitman expressed that such a policy would support housing unit production in the city and address historic inequities, and other Commissioners agreed. Staff advised that this policy is not anticipated in the Rockville 2040 Comprehensive Plan, and as such, would best be pursued through the next update of the Comprehensive Plan or relevant neighborhood master plan.

The Commission also expressed an interest in providing a tax credit or similar incentive to historic property owners who make these alterations, above the existing tax credit for maintenance expenses available to historic property owners offered by Montgomery County. Staff noted that tax credits are not codified in the Zoning Ordinance and are outside of scope for the ZOR and CMA project.

The Planning Commission recommended that the Mayor and Council consider adoption of a new policy for the adaptive reuse of historic residential buildings into smaller, multifamily housing units in order to improve equity and grow the number of housing units within Rockville while assisting in the preservation of such historic structures. The Commission is also interested in seeing dedicated funding provided as an incentive for these types of adaptive reuse projects.

Recommendation

On a motion by Commissioner _____, seconded by Commissioner _____, the Commission voted to recommend approval of Zoning Text Amendment TXT2026-00271, based on the recommendations in this memo.

Attachment 1 – Planning Commission Schedule

Planning Commission Meeting	Topics

January 14, 2026
Adoption work session #1
	• Historic preservation
	• Parking and loading
	• Pedestrian and bicycle facilities
	• Amenity space
	• Comprehensive Map Amendment:
	  ○ Planning Area 12 (Tower Oaks)
	  ○ Planning Area 10 (Montrose and North Farm)

January 28, 2026
Adoption work session #2
	• Fencing, specifically deer fences
	• Uses, specifically:
	  ○ ADUs
	  ○ Large Group Homes
	  ○ Front-Loaded Townhouses
	  ○ Adult-oriented Establishment and Shoot Galleries (location requirements)
	  ○ Electric Vehicle (EV) Charging
	  ○ Use-based gross floor area (GFA) restrictions
	• Nonconformities
	• Development Standards, specifically:
	  ○ Front Yard Coverage
	  ○ Established Setbacks
	• Update: Pending State legislation

February 4, 2026
Adoption work session #3
	• Language in the Staff Draft
	• Purpose statements
	• Development review processes, specifically:
	  ○ Notice requirements
	  ○ Development Review Manual
	  ○ Approval findings
	  ○ Administrative decision appeals timelines
	• Follow-up: January 14 work session
	  ○ Planning Area 12 (Tower Oaks)
	  ○ Planning Area 10 (Montrose and North Farm)
	  ○ Historic preservation
	  ○ Amenity Space

February 11, 2026
Adoption work session #4
	• Floating zones
	• Zoning map amendments
	• Development standards, specifically:
	  ○ Bonus height
	  ○ Transition heights
	  ○ RMD-Infill zone density
	  ○ Residential High Density (RHD) zone setbacks
	• Sign regulations
	• Transitional provisions
	• Follow-up: January 28 work session
	  ○ Use-based GFA restrictions

February 25, 2026	Review and approval of the Commission's recommendation to the Mayor and Council

Zoning Ordinance Rewrite
Digest of Public Commentary
February 11, 2026

Comments Regarding the Zoning Ordinance Rewrite

ID #	Name / Organization	Date of Comment	Page Number
Comments Received Prior to November 10, 2025. Included in the December 1, 2025, Authorization to File brief book			
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 and Steven VanGrack	10/06/2025	15
ZOR-9	William Kominers	10/27/2025	22
Comments Received from November 10, 2025 – January 7, 2026. Included in the Planning Commission's January 14 Work Session #1 brief book			
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 and 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 and 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 and Catherine Thirolf	12/01/2025	60
Comments Received from January 8, 2026 – February 11, 2026. Included in the Planning Commission's February 25 Recommendation brief book			
ZOR-26	Jeff Zyontz	01/14/2026	61

ZOR-27	Ryan Murphy	01/22/2026	63
ZOR-28	Ryan Murphy	01/22/2026	64
ZOR-29	David DeMarco	01/26/2026	66
ZOR-30	Patricia Harris	01/27/2026	67
ZOR-31	Maryland Building Industry Association, c/o Griffin Benton	01/28/2026	72
ZOR-32	Jason Pepin	01/29/2026	73
ZOR-33	Patricia Harris	02/02/2026	74
ZOR-34	Parke Nicholson	02/03/2026	76
ZOR-35	Parke Nicholson	02/03/2026	77
ZOR-36	Mark Pierzchala	02/03/2026	81
ZOR-37	Greater Rockville Chamber of Commerce, c/o Marji Graf	02/09/2026	183
ZOR-38	William Kominers	02/10/2026	185
ZOR-39	College Gardens Civic Association, c/o Mark Pierzchala	02/11/2026	194
ZOR-40	Shellhorn Rockville, LLC, c/o Matthew Gordon	02/11/2026	196
ZOR-41	Xavier Camacho	02/11/2026	202
ZOR-42	E. Martinez	02/11/2026	203
ZOR-43	Patience Shaffer	02/11/2026	205

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 occpants 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 x 2,500 x 6 = 150,000 sqft
- The next 17 stories would have to be set back by 20 ft, for a lost potential space of 20 x 2,500 x 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. Furthemore, 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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www.lerchearly.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.

Steven VanGrack/wk

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

LERCH, EARLY & BREWER, CHTD.

William Kominers

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

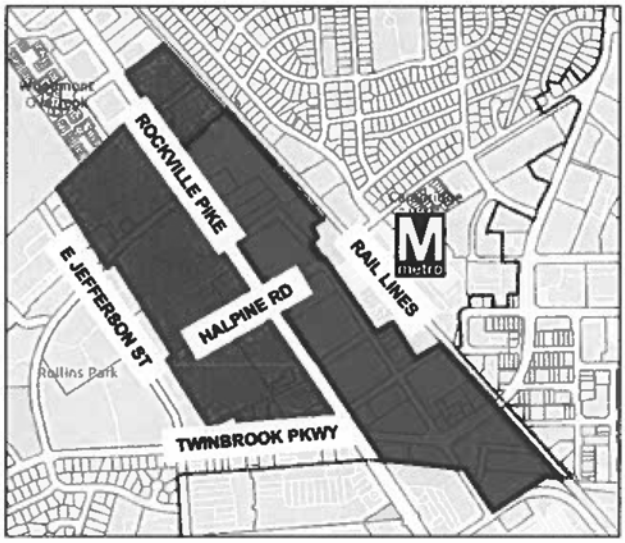
[6] Purpose and procedures related to neighborhood conservation districts and neighborhood conservation plans are outlined in Sec. 25.14.02.

ATTACHMENT 1

consider rezoning properties within ¾ 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 ¾ mile of the metro station to the north and west, staff recommends rezoning the properties currently zoned MXCD that are generally within ½ 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

LerchEarlyBrewer 7600 Wisconsin Avenue, Suite 700 • Bethesda, MD 20814 • lerchearly.com

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 projects[1] (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
[redacted]

Enclosures

cc: Christopher M. Ruhlen, Esquire

EXHIBIT 1.

(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.

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.

(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;

(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.

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.

Jeff Mihelich – ICMA-CM
City Manager
City Manager's Office
P. 240-314-8102
www.rockvillemd.gov

Rise Together

From: Mary van Balgooy [redacted]
Sent: Tuesday, November 25, 2025 2:23 PM
To: mayorcouncil <mayorcouncil@rockvillemd.gov>; Executive Director [redacted] 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
[redacted]

Judy Penny

From: Lauren Hanna [redacted]
Sent: Thursday, November 27, 2025 3:20 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

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
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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 Iype [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 Iype. 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 Iype
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)

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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

[redacted]

--

Thanks,

Doug Lunenfeld

[redacted]

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 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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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 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)

WARNING - External email. Exercise caution.

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

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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
[redacted]

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

Editorial Changes

Edit the text for “plain english” and to make all sentences concise, precise, and decisive:

TERMS to REVIEW and replace ….“thereof”, “be” “set forth” “commence” “in accordance with” “pursuant to” “provisions of” “prior to” “not” “shall” “and/or” “either or” “deemed to be” “so long as” “transmit” “including but not limited to” ”via” “vis a vie” “de novo” “not” “no” “expiration” “deemed” thereof” “render” “thereto” “prescribed” “either/or” “and/or” “shall” “should” “pertains” “subsequent” “incidental”

after the word “including”, delete “but not limited to” (it is defined that way)

delete the plural after the singular (all singular nouns include the plural)

Avoid negative requirements (using “no” or “not”) when it can be replaced with positive statements

“not allowed” = prohibited

“not greater than” = equal to or less than

“not less than”= “at least” or “a minimum of”

Avoid sentences in passive voice…the subject of a sentence should be stated first

Remove double negatives (such as “not inconsistent”) and multiple exceptions in the same sentence.

Use the same phrase when the intent is to say the same thing. Eliminate words that say the same thing in the same sentence.

Put all defined term in the defined terms section instead of referencing other sections of the chapter

In final text, put in hyper-links where there are references to code sections or defined terms are used

Non-policy Substantive changes

1- Make the digital Zoning Map the official zoning map

2 - Review all purpose statements and at a minimum the use of the terms “aesthetic” and “high quality” are problems. Under Article 8…there are purpose statements but it is used only in one subsection for the purpose of allowing waivers.

3 - Review requirements to comply with unspecified Maryland Law (it puts a burden on the reader to figure out want that means). It is unnecessary some places were the zoning code complies with Maryland Law

4 - Add a definition of “subordinate”

5 - Add a in “interpretation” a statement that whenever a law, regulation or guideline is referred to…it includes all amendments to those laws regulations and guidelines… then delete “as amended” after those references in the code

6- Determine what terms defined in the zoning code are also defined in the building code and which defined term are more restrictive in the building code. SOLVE THE PROBLEM YOU ARE GIVING READERS.

7- In the “Severability” section 25.1.1.7

a) add ‘ultra vires’ as a reason courts may strike provisions

b) delete the hypothetical on a future amendment (if such an amendment happens, it could then amend the severability section)

Holly Simmons

From: Ryan P. Murphy [redacted]
Sent: Thursday, January 22, 2026 9:22 AM
To: Planning Commission
Cc: Jim Wasilak
Subject: 2026 Starter and Silver Homes Act (HB239; SB36)

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

I noticed in the agenda for the 1/28 planning commission meeting a discussion of the changes to Rockville's zoning ordinance that would be required if these bills were to pass (starting on page 14).

These proposals all seem fantastic and would be very positive for housing affordibility in Rockville. Can we make these changes in the zoning ordinance regardless of what version of those bills (if any) the state ultimately passes?

Thank you,
Ryan P. Murphy

Holly Simmons

From: Linda Moran
Sent: Friday, January 23, 2026 3:26 PM
To: Holly Simmons
Subject: FW: 2026 Starter and Silver Homes Act (HB239; SB36)

Rise Together

Linda Moran
Associate City Manager
City Manager's Office
P. 240-314-8115
www.rockvillemd.gov

From: Ryan P. Murphy [redacted]
Sent: Thursday, January 22, 2026 11:57 AM
To: mayorcouncil <mayorcouncil@rockvillemd.gov>
Subject: Fwd: 2026 Starter and Silver Homes Act (HB239; SB36)

WARNING - External email. Exercise caution.

I noticed in the agenda for the 1/28 planning commission meeting a discussion of the changes to Rockville's zoning ordinance that would be required if these bills were to pass (starting on page 14).

As currently drafted, the bill generally would preempt the City from adopting or enforcing:

1. Any rules or regulations that would establish:
   - Minimum lot sizes greater than 5,000sf for any lot served by public water and sewer on which a single-family home could be located;
   - Minimum square footage or exterior dimension requirements for single-family homes;
   - Lot coverage maximums for single-family homes and any accessory structures;
   - Setbacks for single-family homes and any accessory structures greater than:
     - Front/rear: 10 feet
     - Side: 5 feet
   - Design, architectural, or aesthetic elements for single-family homes;

2. Any rules or regulations that would prohibit the placement of townhouses in single-unit zones (i.e., this would require that townhouses be allowed in all areas in which detached single-family homes are permitted);
3. Any rules or regulations that would prohibit an improved lot in a single-unit residential zone from being subdivided into three or fewer lots that conform to local law, unless the improved lot was created by subdivision within the preceding three years.

These proposals all seem fantastic and would be very positive for housing affordibility in Rockville. What is stopping us from making these changes in the zoning ordinance regardless of what version of those bills (if any) the state ultimately passes?

Thank you,
Ryan P. Murphy

VIA E-MAIL

January 26th, 2026

Jim Wasilak
jwasilak@rockvillemd.gov

City of Rockville Townhouse Ordinance

Dear Jim Wasilak,

I am writing to discuss the language proposed in Section 25.6.3.13 of the new City of Rockville ordinance. As currently written, the language appears to eliminate the ability to provide front-load townhomes within the City of Rockville. Specifically, I have concerns regarding the following two requirements related to front-load townhomes.

First, the ordinance states that a garage may not comprise more than 50 percent of the front façade. For a typical 22-foot-wide front-load townhome with a two-car garage, the garage is approximately 16 feet wide. Under this requirement, such units would need to be at least 32-feet wide to comply. This outcome would interfere with the City's goal of increasing housing supply and would also have a negative impact on affordability.

Second, the ordinance limits driveway widths to no more than 10-feet within eight feet of the curb. To accommodate two parking spaces under this restriction, driveways would need to be approximately 26 feet in length. This would result in excessive impervious area, reduce marketability, increase construction costs, and decrease achievable density within planned developments.

These impacts will hinder the City's ability to achieve its stated objectives of increasing the overall housing supply and expanding access to attainable housing. I appreciate your time reviewing this matter.

Sincerely,

David C. DeMarco

David DeMarco
Pulte Group Vice President, Land Acquisition

Patricia A. Harris, Esq.
[redacted]

January 27, 2026

Via Electronic Mail

City of Rockville Planning Commission
111 Maryland Avenue
Rockville City Hall
Rockville, MD 20850

Re: City of Rockville (the "City) Zoning Ordinance Rewrite

Dear Commissioner Sun and Members of the Planning Commission:

On behalf of several townhouse developers who are active in the City, we wanted to take this opportunity to identify several provisions of the Draft Zoning Ordinance that will have the unintended consequence of making townhouse development in the City more difficult and as such appear to be contrary to the City's overall goal of encouraging the development of more residential units within the City.

The first two comments below relate to the proposed restrictions on front-loaded townhouses. We understand the City's preference for rear-loaded townhouses and in a number of recent cases, Applicants have reduced the number of front-loaded townhouses to respond to Staff's comments. However, there will inevitably be townhouse projects where the provision of front-loaded units is appropriate and the requirements of the of the Zoning Ordinance should not impose restrictions that result in less desirable, less marketable units in these situations.

1. **Section 25.6.3.13 - Restricting Width of Front-Loaded Garages in Town Houses**[1]

The use standards for front-loaded townhouses set forth in Section 25.6.3.13 provides in part as follows:

> "The garage door must not constitute more than 50 percent of the ground-floor facade of the Townhouse."

Foremost, it is not clear whether this provision is intended to control the linear footage (e.g. in a 24 foot wide townhouse the garage could not exceed 12 feet in width) or whether it pertains to total square footage of the façade of the ground floor. This should be clarified. In addition, it is not clear what objective is being served by this provision. Section 25.6.3.13 provides that all

[1] To the extent that a three unit or four unit stick of units is considered a "multi-plex" use as opposed to a "townhouse" use, the concerns and comments provided extend to Section 25.6.3.11 which imposes the same front-loaded restrictions for multi-plex units.

required site elements must be accommodated on the lot. Thus, the requirement limiting the garage width is not serving any functional requirement and as shown by the attached images, front-loaded townhouses with two car garages can be designed in a tasteful and attractive manner, making the need for additional controls questionable.

A visual inspection of almost any townhouse community containing front-loaded units reveals that it will be virtually impossible to meet this requirement, which has the practical effect of prohibiting front loaded townhouses. Townhouses are constructed in a variety of widths with 16, 20, 22 and 24 feet width being the most common. Most townhouses, which are located in more suburban locations where transit options are more limited, include a two-car garage given the realty that the vast majority of households in townhouse communities own two cars. The typical width of a two car garage door is 16 feet. Thus, to meet this 50 percent requirement, the townhouse would have to be a minimum of 32 feet wide, which is simply unheard of – neither an efficient townhouse plan nor the economics would support such a townhouse configuration. Moreover, the alternative, which is to provide a single-width tandem garage is not practical given that it would require constant shuffling of cars which is undesirable from a market perspective. Even the smaller 16 foot wide townhouses that often only have a single car garage could not meet the requirements of this provision given that the width of a single car garage is at least eight feet.

There are many reasons why front-loaded townhouses are desirable, including that they allow for an outdoor play area at the rear of the unit, which is a desirable feature, especially for young families, which presumably the City wants to attract and accommodate. In addition, there are often site constraints and environmental features present which make rear loaded townhouses simply not feasible or significantly more expensive to provide. For instance, the site could be located adjacent to a wooded area or adjacent to a steep terrain such that the construction of an alley to accommodate the rear loaded townhouses is not possible and/or results in the degradation of environmental features on the site. In addition, rear loaded townhouses result in the construction of more impervious areas (in addition to the public road in front of the row of townhouse units, an alley behind the row must also be constructed). Requiring rear loaded townhouses in these cases adds additional costs to townhouse construction.

The City has made it clear that one of its objectives is to encourage the development of more housing at reasonable costs. The proposed provision requiring that the garage door must not constitute more than 50 percent of the width of the ground floor facade is contrary to the City's housing goals. For these reasons, we strongly urge the Planning Commission to recommend that this provision be deleted.

2. **Section 25.6.3.13 – Width of Driveways**

   Section 25.6.3.13 provides in part as follows:

   Within the first eight feet from the curb, driveways of front-loaded units may be no greater than 10 feet wide.

The typical driveway width for a two car garage is 16 feet. Limiting the width to 10 feet does not accommodate a maneuverable driveway. In the event the City were to adopt the 50 percent garage width requirement discussed above thus forcing tandem garages, there is even more need for room to maneuver vehicles, given the amount of shuffling of vehicles that will occur given the restrictive parking area.

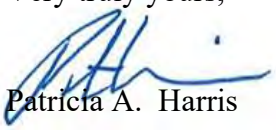
3. Sections 25.7.1.6-1 and 7.1.7-1-- RMD-10 and RMD-25 Rear Yard Requirements

Section 25.7.1.6-1 requires a minimum of a 20 foot rear yard setback in the RMD-10 Zone and Section 25.7.1.7-1 requires a minimum of a 25 foot rear yard setback in the RMD-25 Zone. Both of these zones are intended for medium density residential uses, including townhomes, multi-plex and apartment buildings. Especially as it relates to townhomes and multiplexes (which includes two over two units) a rear yard of 20 feet or 25 feet is excessive and unnecessary and is counter to the efficient layout intended by these medium density zones. By way of comparison, the rear yard requirement in the R-60 and R-75 zones – zones that are intended for single family development and allowing for a maximum density of only 7.26 units per acre and 5.8 units per acre is 20 feet. It is contrary to the intent of these medium density zones to require a 20-foot rear yard setback and it makes it difficult to achieve the intended densities of these zones.

In the spirit of furthering the City's housing objectives by encouraging the development of more needed housing, we suggest that the Planning Commission recommend reducing the rear yard setback to 15 feet, which is more in line with standard townhouse communities.

We appreciate the opportunity to share these suggested recommendations with you and encourage your support of our recommendations.

Very truly yours,



Patricia A. Harris

Attachment

22’ and 24’ Townhomes

MARYLAND BUILDING INDUSTRY ASSOCIATION
11825 West Market Place | Fulton, MD 20759 | [redacted]

January 28, 2026

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

Subject: Zoning Ordinance Rewrite and Map Amendment Application MAP2026-00126, for the Comprehensive Map Amendment

Dear Chair Sun,

The Maryland Building Industry Association (MBIA) is reaching out in regards to the Zoning Ordinance Rewrite, specifically Section 25.6.3.13 Townhouses. We have concerns regarding the proposed standards for front-loaded townhouses, particularly as they relate to site functionality and streetscape quality. Front-loaded townhouses, where garages face a public street rather than an alley, must accommodate a wide range of required site elements, including wet and dry utilities, street lighting, traffic signals, storm drainage infrastructure, and storm water management facilities.

The language appears to eliminate the ability to provide front load, two car garage townhomes in Rockville. Front-load townhomes within the City of Rockville. We are concerned that limiting garage doors to no more than 50 percent of the ground-floor façade, while well-intentioned, may further constrain design flexibility on narrower lots where driveway access, utility placement, and storm water infrastructure must all be accommodated within a For a typical 22-foot-wide front-load townhome with a two-car garage, the garage is approximately 16 feet wide. Under this requirement, such units would need to be at least 32-feet wide to comply.

Additionally, the requirement that driveways be no greater than ten feet wide within the first eight feet from the curb may create practical difficulties for safe vehicle access and maneuverability, particularly when combined with on-street parking, curbside utilities, and pedestrian infrastructure.

While we understand the City's intent and preference for rear load townhomes, the market continues to dictate toward two car garages where frontload configurations make sense. The options left as written in the ordinance are a one car garage, or a 36 foot wide front load townhome, which is not a common product to accommodate an 18 plus foot garage.

Collectively, these requirements would limit the feasibility of front-loaded townhouse designs, reduce site efficiency, and increase development costs which in turn increases the cost of house.

We respectfully request further evaluation of these standards and consideration of additional flexibility to ensure they can be implemented effectively.

Respectfully,

Griffin Benton
Maryland Building Industry Association

Respondent No: [redacted]
Login: [redacted]
Email: [redacted]

Responded At: [redacted]
Last Seen: [redacted]
IP Address: [redacted]

Q1. **What do you see as the biggest strengths of the Staff Draft Zoning Ordinance?**

not answered

Q2. **Do you have concerns with anything in the Staff Draft Zoning Ordinance? If yes, please describe any specific sections or topics.**

not answered

Q3. **Is there anything missing from the Staff Draft Zoning Ordinance that you would like to see included?**

Yes, As part of the Zoning Ordinance Rewrite, we encourage the City to consider allowing indoor self-service storage as a permitted or conditional use within the MXTD district, limited to adaptive reuse of existing buildings where no exterior modifications are proposed. Given ongoing office vacancy challenges in the Town Center, this type of limited flexibility could support reinvestment and continued activation of existing mixed-use buildings, while remaining consistent with the MXTD district's urban, transit-oriented character. Allowing such a use under clearly defined standards would provide property owners with an additional reuse option without undermining the intent of the zoning district or the Town Center Master Plan.

Q4. **Do you have any additional comments or feedback on the Staff Draft Zoning Ordinance you would like to share?**

not answered

Q5. **How engaged/aware were you of the Zoning Ordinance Rewrite and Comprehensive Map Amendment project prior to the release of the Staff draft materials on December 4, 2025?**	Somewhat Engaged - I was generally aware of this project, but didn't know many details.
Q6. **How are you interacting with the Staff Draft Zoning Ordinance? Please check all that apply.**	I am a Rockville property owner.
Q7. **What neighborhood do you reside in?**	not answered
Q8. **Where is the property you own located?**	11 N Washington Street, One Church Street, 20 Courthouse Sq, 1010-1060 Rockville Pike, 1043-1099 Rockville Pike and 701 Dover Rd
Q9. **What business do you own? Where is your business located?**	not answered
Q10. **What firm do you represent?**	not answered
Q11. **If you selected "other," please explain how you are interacting with the draft Zoning Ordinance.**	not answered
Q12. **Name (optional)**	Jason Pepin
Q13. **Email**	[redacted]

Patricia A. Harris, Esq.
[redacted]

February 2, 2026

Via Electronic Mail

James Wasilak
Chief of Zoning and Planning
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

Holly Simons
Deputy Zoning Manager
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850
lly Simmons

Re: Zoning Ordinance Rewrite

Dear Jim and Holly:

Following up on my testimony before the Planning Commission last week, I wanted to bring to your attention several other provisions of the draft Zoning Ordinance that appear potential obstacles to either townhouse or multi-family development that I did not have the time to address in my testimony. While we will raise these with the Mayor and Council during the public hearing process, we wanted to share these with you at this time, in order that you have sufficient time to consider potential revisions to address the concerns that we raise.

1. **Townhouse vs. Multiplex (Sections 6.3.11 and 6.3.13)** – Based on the use definitions, it appears that a townhouse is a row of five or more units, while a row of two, three or four units is considered a multiplex use. This appears inconsistent with the intent, especially given that the Use Table and Parking Standards treat the two uses differently. A row of two, three or four horizontally aligned units should not be classified in a more intensive use classification (i.e. multiplex) than a row of five units.

2. **Parking Standards (Section 8.2.5-1)** – The parking standard for a townhouse unit is 1.5 spaces per unit. Given that a townhouse is on an individual lot, the 1.5 spaces per townhouse unit is not practical. We recommend that language be added that the 1.5 spaces per lot and the 1 visitor space per two units be averaged across all townhouse units in a given project.

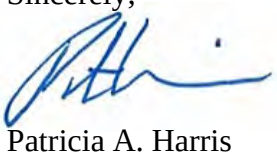
3. **Setbacks in the Mixed Use zones, abutting nonresidential land (Section 7.3)** – The rear and sideyard setback standards for properties abutting nonresidential land is "none required. 10 foot minimum if provided." As you may recall, we ran into this issue on several recent townhouse projects as it related to the setbacks within the community. It was determined based on how this issue was addressed on other previously approved projects, that if the Site Plan development table indicated a setback of 0 feet, the applicant had the flexibility to increase that setback and was not required to provide a 10-foot setback. However, during our discussions on these projects, Staff indicated that the new Zoning Ordinance would revise these development standards to eliminate this confusion and accordingly, we recommend that the language "10-foot minimum if provided" be eliminated.

4. **Setbacks in the Mixed Use zones, abutting residential property (Section 7.3)** – All of the mixed use zones, except the MXT and MXC zones, require a 25-foot setback when a property abuts residential property. While we understand the desire for a 25-foot setback when a more intensive residential use type (i.e. townhouses) abuts a single-family detached zone, the setback is not necessary when the residential use type abuts another residential use type of equal or greater intensity (e.g. a townhouse community abutting a townhouse community).

5. **Mixed Use Design Standards (Section 7.3.8(a)(1)A.1 and 2)** – This Section requires a 10-foot setback at the third floor for a building 50 feet in height or more and a 10-foot setback at 85 feet for a building 85 feet in height or more. Requiring a 10-foot setback at the third floor of a 50-foot tall building is overly prescriptive and in many contexts, simply not necessary from an urban design standpoint, particularly if a 20 to 25 foot side and rear setbacks are already required to mixed-use zoned projects abutting residential zones. There are numerous examples throughout the City of modestly sized four-story residential buildings constructed over one or two levels of parking (for an overall height of approximately 65-70 feet) that have no setbacks which are wholly compatible with the surrounding area. Given the relatively small footprint of these buildings, the imposition of a 10-foot setback at 50 feet adversely affects the unit layout and size of the upper story units, not to mention the additional construction costs. We recommend that the City consider increasing the height triggers to 70 feet and 95 feet.

Thank you for the time and attention that you have committed to the Zoning Ordinance Rewrite process and we appreciate your consideration of these comments.

Sincerely,



Patricia A. Harris

Respondent No: [redacted]
Login: [redacted]
Email: [redacted]

Responded At: [redacted]
Last Seen:
IP Address:

Q1. **What do you see as the biggest strengths of the Staff Draft Zoning Ordinance?**

not answered

Q2. **Do you have concerns with anything in the Staff Draft Zoning Ordinance? If yes, please describe any specific sections or topics.**

The staff proposed a fencing code revision that is intended to adopt Montgomery County deer fencing provisions at the January 28 planning commission meeting. A definition for deer fencing would be beneficial, but the discussion did not clearly justify a prohibition on deer fencing in front yards above 4' tall - a height that is useless to protect against deer as compared with 6.5' or 8'. Homeowners who work with the city to install conservation landscaping/native plants in front yards should not be penalized for protecting such investments. At the very least, an exception could be made for those sections of properties that can be certified as native gardens. More generally, the city's interest should be to balance safety/visibility standards with deer protection needs. It should not use the zoning code to enforce a certain aesthetic that runs counter to other city and county goals such as conservation landscaping or the Rainscapes program.

Q3. **Is there anything missing from the Staff Draft Zoning Ordinance that you would like to see included?**

not answered

Q4. **Do you have any additional comments or feedback on the Staff Draft Zoning Ordinance you would like to share?**

not answered

Q5. **How engaged/aware were you of the Zoning Ordinance Rewrite and Comprehensive Map Amendment project prior to the release of the Staff draft materials on December 4, 2025?**	Somewhat Engaged - I was generally aware of this project, but didn't know many details.
Q6. **How are you interacting with the Staff Draft Zoning Ordinance? Please check all that apply.**	I am a Rockville resident. I am a Rockville property owner.
Q7. **What neighborhood do you reside in?**	Hungerford Towne
Q8. **Where is the property you own located?**	15 Bowie Ct
Q9. **What business do you own? Where is your business located?**	not answered
Q10. **What firm do you represent?**	not answered
Q11. **If you selected "other," please explain how you are interacting with the draft Zoning Ordinance.**	not answered
Q12. **Name (optional)**	not answered
Q13. **Email**	[redacted]

Holly Simmons

From: Jim Wasilak
Sent: Wednesday, February 4, 2026 11:28 AM
To: Planning Commission; Jeff Zyontz
Subject: Fw: Written Testimony for the Planning Commission on Deer Fencing (w/ photo and video)
Attachments: PXL_20250818_171102951.jpg; PXL_20260202_215809368.jpg; Front Yard doorbell Activity or animal seen 2025-07-05 19-18-34.mp4

Commissioners, please see the attached. Jim

From: [redacted]
Sent: Tuesday, February 3, 2026 6:08 PM
To: Jim Wasilak <jwasilak@rockvillemd.gov>
Subject: Written Testimony for the Planning Commission on Deer Fencing (w/ photo and video)

WARNING - External email. Exercise caution.

Good Evening Jim,

I am a Hungerford resident with a corner lot (15 Bowie Ct.) and would like to provide written comments on the proposed deer fencing ordinance amendment:

On January 28, the staff proposed to the planning commission a fencing code revision that is intended to mirror Montgomery County's deer fencing provision. A definition for deer fencing like the county's would be beneficial, but the discussion did not clearly justify a prohibition on deer fencing in front yards above 4' tall - a height that is useless to protect against deer as compared with 6.5' or 8'.

Homeowners who work with the city to install conservation landscaping/native plants in front yards should not be penalized for protecting such investments. At the very least, an exception could be made for those sections of properties that can be certified as native gardens. More generally, the city's interest should be to balance safety/visibility standards with deer protection needs. It should not use the zoning code to enforce a certain aesthetic that runs counter to other city and county goals such as conservation landscaping or the Rainscapes program.

The staff did not provide the planning commission with any examples of properties that would be affected by the proposed code change. There are at least a dozen in Hungerford and I have attached a photo of my own property in Hungerford. As a corner lot, my side yard (i.e. side front) has an approved/permitted 4' wood fence and a 7' deer fence behind it that is barely visible from the street corner. My front yard (beyond the house face) includes some 6.5' fencing to protect a native garden patch.

For some light humor relevant to the matter, I also attached a video of a deer being deterred from going through the fencing last Spring. The commission might thus see that this kind of fencing is not an eyesore when done properly and serves to advance other city goals like the use of rain conservation techniques and native landscaping.

Sincerely,
Parke Nicholson
15 Bowie Ct, Rockville

Bowie Ct

YOU'RE ENTERING A ROCKVILLE RAINSCAPES ZONE.
RAINSCAPES
Small-scale measures to manage stormwater onsite.
Learn how you can do your part at
www.rockvillemd.gov/rainscapes
City of Rockville

Holly Simmons

From: Mark Pierzchala [redacted]
Sent: Tuesday, February 3, 2026 6:14 PM
To: mayorcouncil; mayorcouncil
Cc: zoning; Jim Wasilak
Subject: Document refuting statements made against me by Greater Greater Washington in 2023
Attachments: MMP Direct Response to GGW Criticism - Final - Official Release 20260203.pdf

WARNING - External email. Exercise caution.

February 3, 2026

Dear Mayor and Council, City Manager and Office, and Department Heads,

I have cc'd CPDS and Jim Wasilak with the specific intention that the Planning Commission members receive this email.

I have attached a 100-page document that does 3 things. First, it refutes some claims made against me by Greater Greater Washington (GGW) in their 2023 endorsement message. Some of the things they said about me were completely wrong. Additionally, GGW missed out on several important issues that illustrate that I have been a consistent supporter of housing and transit over my 12 years in office. For a few things that they stated correctly about me, I provide some context.

Second, I provide several appendices that give timelines for several difficult housing situations and what it took to surmount them in order to provide housing. I put these timelines together as starts of case studies in case any academics want to write them up.

Third, I start to point out where the proposed APFO modifications would have stopped important housing developments. A very interesting case study is Silverwood (then the Bainbridge, now the Reed). Without key changes to the APFS on 3-2 votes, the Reed would still be an underused lot, an 8-minute walk to the Shady Grove Metro platform.

In the document, I don't question the outcome of the 2023 election, I say nice things about Mayor Monique Ashton and this elected body, but GGW's characterization of me was so misleading, I felt I had to respond.

In the document I state that I will no longer run for City of Rockville office. However, I do state that I might (1) run for County or State office in 2026. If not run for office, then (2) apply for County or State Boards or Commissions. Whether it's (1) or (2), or neither of then, I do not want this characterization of me, with respect to housing and transit, to go uncontested.

In the document, you can see the number of hours and the chronological length of time it took to write this up. It was a massive effort.

In the 2026 ZOR revision, you may have heard that I already addressed the Planning Commission urging them to dump the APFO/APFS. This document starts, and only starts, to explain why.

Yours.

Mark Pierzchala

My Response to Greater Greater Washington's (GGW) 2023 Statements about Me in its 2023 Endorsement Message

Mark Pierzchala – February 3, 2026

Summary

In 2023, GGW endorsed Monique Ashton for Rockville Mayor over me. She won decisively. My complaint is with GGW, not Mayor Monique Ashton. The endorsement mostly revolved around the provision of an adequate supply of new housing and transit. GGW wrote several paragraphs about both of us.

GGW substantially misrepresented my record on housing and transit.

GGW has a right to endorse candidates according to its own criteria.

However, this document *explicitly calls into question* GGW's endorsement process. GGW must develop and follow stricter endorsement protocols.

It also responds, at length, to GGW's inaccurate and misleading statements about my record on housing and transit. As a Rockville Councilmember, I was a constant voting and vocal supporter of providing more housing and transit including the Corridor Cities Transitway (CCT). This was true in the face of frequent, vehement opposition to controversial projects. Starting with the 2013 election, my support of housing and the CCT hurt me greatly when running for Mayor or Council.

I provide information about several large, controversial issues and projects that should have been considered by GGW. These omissions are egregious in any treatment of Rockville housing. These issues have been turning points in Rockville elections that have historically put anti-housing candidates in office (I am not referring to the present Rockville officeholders, the 2023-2027 term).

GGW must stay away from candidates' demographic characteristics and partisan references in its endorsements. It should focus on its main issues, accurate candidates' histories, stances, and what the candidates want to do. GGW should refrain from detailed discussions of non-endorsed candidates.

I acknowledge GGW's role in turning around the conversation about housing, the past several years. It should recognize those, like me and others, who led the way.

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Mark Pierzchala
February 3, 2026

Executive Summary

Mark Pierzchala's Response to 2023 GGW Criticism

I respond to Greater Greater Washington's (GGW) explicit and implicit criticism of me in the November 2023 election. This response corrects factual errors made in GGW's description of me and my record. There were also errors of omission and contextual issues. Taken together, the GGW endorsement statements constituted a substantial misrepresentation of my record.

Disclaimer on Release

GGW received a pre-release on December 4 and 6, 2025 (the latter for a revised Appendix Z). Other than hired assistance (deliberately outside of Rockville) and my wife, no one else or other organization has seen a prior release of this document. I made a huge effort to be accurate and even handed. I apologize for any errors.

The 2023 Election Result

I lost the 2023 Rockville Mayoral election decisively to Mayor Ashton. This document does not dispute that. I congratulated the Mayor on her election win. I have moved on. My complaint is with GGW, not Monique Ashton.

What I Want to Get from GGW Out of This Response

GGW reform its endorsement process. There are explicit steps mentioned below.

GGW post this response on its website next to its 2023 endorsement posting.

At the top of the 2023 GGW endorsement posting, GGW place a short paragraph referring to this response and its posting (with a link to my statement).

Additional Goals

In addition to correcting statements about me and providing context, I wanted to (1) provide a thorough starting resource should anyone be interested in conducting further research on housing issues in Rockville in the 21st Century. Several interesting case studies could be written, and (2) start to point out, but not completely describe, how proposed 2026 revisions in the Adequate Public Facilities Ordinance (APFO) would have made impossible some key changes in the Adequate Public Facilities Standards (APFS), that were made on 3-2 votes. This is due to the proposed requirement of a super majority. Search for **2026 ZOR**. The Reed apartments near Shady Grove Metro would not have been built under a super majority requirement.

Why Now

I am contemplating returning to the public sector, either running for County or State office, or alternatively, applying for various County or State boards. (I am not planning any more to run for City of Rockville office.) The 2023 GGW candidate endorsements are still online. I cannot have

this description continue to misconstrue my record. A mere deletion of the link will not suffice. Someone has archived it, ready to rebroadcast it.

Why I Did Not Respond Earlier

Starting January 2021, I was suddenly thrust into constant and extensive caregiving for 4 older members of my family, and when 3 of them died, as executors of their estates. My heavy caregiving continued through the 2023 Mayoral campaign and beyond. An in-campaign rebuttal to the GGW write-up was not possible, especially given its length.

The breadth and depth of the wrongful GGW criticisms of me were so great, covering so many years, meetings, and events, that the research needed to respond accurately was too extensive to take on until 2024 and 2025, and even in those years. it was difficult to make a sustained effort.

About Monique Asthon

Mayor Monique Ashton is an incredibly smart person. She is also a senior executive in a private company and in other ways has consistently shown her capabilities. She ran a great 2023 campaign. It was a civil campaign. I took no shame in losing to her. She is doing a fine job as Mayor. I would also have done a fine job as Mayor but with different emphases.

About the Current Mayor and Council (2023-2027 Term)

This Mayor and Council adopted a credible Town Center Master Plan (that I made sure was on their plate in the previous term). They have just approved an affordable housing project in the heart of Rockville's Town Center. The body's majority is firmly against counterproductive rent-control legislation that would dissuade developers from building in Rockville. From the standpoint of enabling legislation for the production of housing, I do not have any complaints. They are on track to revise the City's zoning ordinance in 2026. We will see how they do, especially if they are willing to take on the negative effects of the Adequate Public Facilities Ordinance (APFO) when it comes to providing housing.

The Effort it Took to Write This Response

During my 12 years on the Council, I participated in 425 public Mayor and Council meetings with only one missed meeting due to a Sister Cities trip to China. A huge challenge was to sift through all these meetings for selected issues and verbal statements. The starting date was January 25, 2024. The ending date was February 2, 2026. This effort took more than 366 hours of my time (over 9 work weeks), over 25 months. I spent over $3,000 on paid assistance and software licenses. Further, I had to overcome great resentment to approach this task.

How to Read This Document

It is best to read this on a computer screen; there are many links to support documents.

The Appendices

The appendices support statements in the substantive responses to GGW statements. They portray my votes through constructed issue timelines. Through these, I could:

- Try to make sure that I didn't miss important events.
- Better connect one event to another in chronological order.
- Better illustrate how these issues take several to many meetings, sometimes over different years and Councils terms.
- Portray votes and other events within the correct context.
- Make it easier for further case-study research on housing issues in Rockville.

The appendices are dense. The timelines were tedious to construct. Most appendices contain a link to a Links Document that provides further links. These connect mostly to agenda packets and minutes. The agenda packets give the information that the Mayor and Council acted on. The minutes describe what the Mayor and Council did.

The City's website links to videos to each meeting. I did not duplicate these links.[1]

My Persistent and Politically Costly Support for Housing

Before and throughout my 12 years as a Rockville Councilmember, over a more than 14-year span, I was a prominent and consistent advocate and supporter of housing initiatives in Rockville. Because of my overall length of service, no one else can claim the number of initiatives that I supported. During that time, I was blessed to have had some great housing supporters as elected colleagues, enough to approve various projects, many times on narrow votes, and often despite vigorous community opposition.

[1] At the time of this writing, the City's website is in transition. Links to meetings before 2022 have not yet been republished, though this will be done.

Figure 1: CM Mark Pierzchala Critiques Rockville and Montgomery County on Housing

Captured from City of Rockville Video from the Meeting of September 9, 2019

Mark Pierzchala on Market Rate Housing and APFO September 9, 2019 (3 minutes).

My support for housing reform, through votes on specific projects, cost me heavily in my last several elections. For example, in 2013 when I lost to Bridget Newton for Mayor, there were 3 key housing issues and one key transportation issue that contributed to my defeat.

- Support for Silverwood (then Bainbridge, now The Reed) near King Farm
  - Achieved in great part through a modification of the APFS, see Appendix SW.
- Support for Fireside Park apartments near New Mark Commons and the West End.
  - Ugly and extensive opposition.
  - 236 naturally affordable homes were saved, see Appendix FPA.
- Support for Victory Court Senior Housing near the West End.
  - Ugly opposition. The Roman Catholic Archdiocese withdrew its request to Rockville's Mayor and Council to write a letter of support for the project, and the Archdiocese had to win a court challenge to proceed.
  - See this link for a review of the courts case: Victory Court Groundbreaking, the legal struggle is from 0:40 to 1:05, the court case is briefly mentioned. See Appendix VC.
- Support for the Corridor Cities Transitway through King Farm
  - I came to support this project through King Farm after extensive study, GGW got this one wrong too. See Appendix CCT.

My support of housing developments resulted in accusations that I "was in the hands of developers." This became such a persistent accusation that I have had to put disclaimers on my campaign materials truthfully stating that I have never taken money from developers.

In sum, the GGW statements about me turned reality on its head through its inaccurate statements about me and my record.

My Personal Evolution on Housing

As councilmember, I took the initiative to deeply explore the complex subject of housing, especially the provision of attainable and affordable housing. This issue was not one of my priorities in my first term as a councilmember starting in November 2009. But even before my first election, on December 15, 2018, I spoke in favor of a controversial affordable housing initiative, Bealls's Grant II near the West End. (There were many comments made in a prior Planning Commission Meeting against, some derogatory. Such representations continued through other venues, positing increased crime, drug dealing, and other impacts.). The GGW description of my stance on that December evening was 180 degrees wrong, see **GGW3** below.

Through many developer proposals, initiatives by Rockville Housing Enterprises (RHE), Montgomery Housing Partnership (MHP), and others, and through the zoning ordinance and master plan amendments and adoptions, public statements, and campaign forums, I became one of the most reliable and outspoken advocates for the provision of housing.

Big Things GGW Missed

These include the APFO/APFS and large controversies.

Adequate Public Facilities Ordinance (APFO) and its Standards (APFS)

An Adequate Public Facilities Ordinance (APFO) seeks to ensure that applicable public infrastructure is in place to accommodate development. In Rockville, the ordinance's numeric targets are stated in the associated Standards (APFS).

It is not possible to understand the difficulties in providing housing in Rockville without explicitly considering the negative impact of the APFO and its implementing APFS. As demonstrated in the extensive **Appendix APF** below, the unintended impacts of the APFO/APFS have been seen in recurring issues resulting in several modifications to the APFO/APFS and ways to get around them. The APFO/APFS stopped one affordable housing project in its tracks, Beall's Grant II, and had to be overcome for other projects. We don't know when developers choose not to undertake a project because of the APFO/APFS. These regulations continue as a political hot-potato.

I initially supported the APFO because it sounded reasonable, but then I studied its impacts, and witnessed its shortcomings as a councilmember through several proposals, and concluded that it not only got in the way of housing but had other negative impacts for Rockville. I have been one of the few who publicly identified that Rockville's APFO/APFS are counterproductive, including for school construction, and have done so continuously. See Appendix APF. In the first part of this appendix, there is a link to the Mayor and Council meeting of September 9, 2019, where I publicly note how the APFO/APFS gets in the way of housing. The last part of Appendix APF has an extensive list of issues with the APFO/APFS.

Controversial Projects

GGW portrayed me as not standing up to anti-housing constituents. Again, this is totally inaccurate. Some projects have sparked large protest, or if not protested before implementation, played a large role in elections after. On these projects, I stood firm and voted or otherwise supported them. The list below is not complete.

1. Beall's Grant II: It was going to add 5 to 8 students to Beall Elementary. "MHP estimated that the proposed development would add 5 students, if built as a mid-rise building, or 8 students if built as a garden apartment complex." (Anselmo, et al., November 1, 2010). The APFO stopped the project. GGW wrongly portrayed my support as opposition. See **GGW3** below. See Appendix APF below.
2. Fireside Park Apartments: There was a large, persistent, and nasty opposition to this project. I was one of 3 votes (3-2) that kept this an affordable neighborhood of 236 units. See Appendix FPA below.
3. Silverwood (a. k. a. Bainbridge, Reed): This was allowed only after legislation changed the terms of the APFS for newly annexed land. Again, I was one of 3 votes (3-2). See Appendix SW below.
4. Twinbrook Quarter: There was mass protest, even if not successful. This one did get an approval 4-0 vote, but protests were large, persistent, and based on the APFO and my very public efforts to eliminate the effects of the APFO on this project hurt me in the 2023 election. See Appendix TQ below.

GGW Reforms for its Endorsements

As Maryland's 2026 State and County elections approach, GWW must revise its endorsement policies and procedures regardless of my individual decision to run for County or State office.

Reconsider Making Statements About Non-Endorsed Candidates

Other endorsers usually do not write about non-endorsed candidates. If GGW continues to describe non-endorsed candidates, including a candidate's perceived shortcomings, GGW should check facts, including contacting the candidate. GGW did not do this in Rockville's 2023 Mayoral race. It's easiest just to not write about non-endorsees.

Refinement of Protocol

GGW uses the questionnaire and other publicly available information such as votes and social media posts in formulating its endorsements. This document shows that GGW did not evaluate all important housing votes in Rockville. The consideration of these votes should be improved.

Truthfully, I just do not see how GGW has the staff resources to track all the meandering processes in all of the polities in the Greater Washington area. There is the District of Columbia, several counties, and numerous municipalities that act on these issues. Part of the reason that I included timelines in the Appendices is to demonstrate how involved these issues can be.

The use of social media is problematic. These are highly biased self-reporting sources. GGW should reconsider using social media as a source.

GGW used some of its own articles covering Rockville as a source. But these articles did not always get things right and this led to a few of GGW's misstatements about me.

Questionnaire Issues

I have issues with a partisan question and with questionnaire construction.

Partisan Question

Question 21 cited survey responses of members of the Democratic Party. I am an unaffiliated voter. **The inclusion of this question was deeply offensive to me**, and by itself, almost led to me not answering the questionnaire. City of Rockville elections are officially non-partisan. Further, an issue-advocacy organization such as GGW should stay clear of any partisan references, even in partisan elections. While Montgomery County and Rockville have a high percentage of registered Democratic voters, there are numerous unaffiliated, Republican, and smaller party registrants.

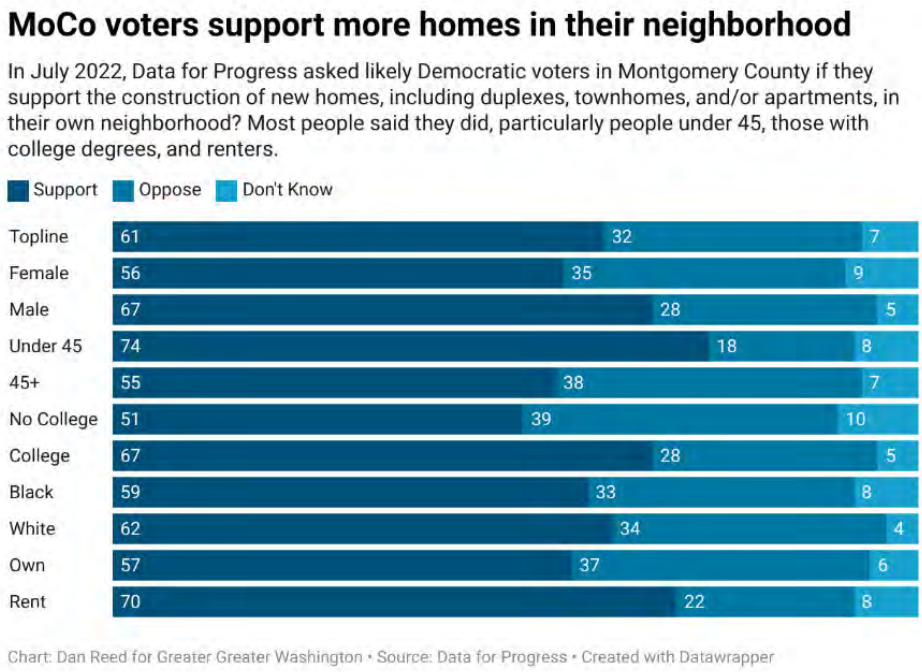
My answer accurately pointed to 2 faults. First, the survey sample did not include the entire electorate. Second, such questions do not always faithfully reflect political behavior. To quote myself from the questionnaire:

> "The question is in the abstract. When the project is a block away, the Democratic voters descend on City Hall."

This was my experience before and during my 12 years as council member (over a 14-year span) for several housing projects. Question 21 and my answers are displayed in Figure 2.

Figure 2: Question 21 from the GGW 2023 City of Rockville Questionnaire and My Response

Last summer, Data for Progress asked Montgomery County residents the following: *According to the Planning Board, the population of Montgomery County is expected to grow by more than 200,000 residents over the next 30 years. To accommodate this increase in population, would you support the construction of new homes, including duplexes, townhomes, and/or apartments, in your own neighborhood?*



* 21. In your own words, could you describe what this data means for the City as it makes decisions in the future?

These data mean nothing. I'm a survey statistician. The fact that these are likely Democratic voters eliminates many voters. The questions are in the abstract. When the project is a block away, the Democratic voters descend on City Hall.

Questionnaire Construction Issues

The housing issue cannot be adequately explored solely through a questionnaire that consists primarily of dropdown choices with little other possibility to explain a candidate's position.

GGW should hire a questionnaire development expert to revise its questionnaires.

1. Some of the questions and response choices were not well formed. Especially, some specific listed response possibilities did not list all viable alternatives.
2. 'Other specify' responses would have solved any issue with unlisted alternatives.
3. 'Please explain' responses would also have improved the questionnaire.
4. The questionnaire did not allow space for the candidate's history on the issue.
5. The questionnaire included questions specifically about GGW's proposals and left little to no room for alternative measures to achieve the same outcome.

Substantive Responses to GGW's Statements

My direct responses to each GGW statement allow me to point out inaccuracies (and accuracies), omissions, and contextual issues as they arose in the endorsement. First, I address the statements about me, then the statements about Ashton. GGW text as pulled from its website are in boxes.

GWW Statements about Mark Pierzchala (MMP)

The GGW statements in boxes are followed by my responses.

GGW1: Pierzchala does not Support Single-Family Rezoning

> **What about Mark Pierzchala?**
>
> We wanted to consider Pierzchala, who we endorsed over Ashton in 2019. His questionnaire said he'd like to build more than 20,000 homes in Rockville by 2040, twice the city's current goal, by "zoning for denser housing."
>
> But where? He supported building more homes near Metro and in community nodes, but not in areas zoned only for single-family homes.

- MMP: Correct and GGW offers false hope with this solution.

1. It is correct that I do not support rezoning the single-family homes zones.
2. There is plenty of room for 20,000 new homes in Rockville[2]. The single-family zones are not necessary for this number and are an inefficient way to achieve housing[3].
3. I have supported maintaining or adding new housing next to and near single-family zones at great political cost. Major controversies are covered in the appendices.
4. See a discussion on this issue in Appendix SF.

GGW2: Pierzchala Sides With People Who Didn't Want Things Near Them

> And during his five terms on the City Council, Pierzchala has sided with people who didn't want things near them.

- MMP: Totally and absolutely incorrect over several controversial issues.

There are many examples where I supported housing in Rockville including on extraordinarily contested projects. Following are some of the most contested projects. Each is further explained in appendices below.

1. Beall's Grant II – see GGW 3 below.
2. National Lutheran Home (Appendix NLH)

[2] There are many small-to-large shopping centers near our transit station to supply a huge number of units. Additionally, in Rockville, two long streets are ripe for redevelopment. These Research Boulevard and Piccard Drive. These contain a number of unused or underused last-century office buildings that will not ever be used this way again. Both of these streets carry County buses, the frequency of which can be increased.

[3] This is inefficient because of pace of changing over single-family plots to provide enough housing to make a difference. Also, this puts much new housing out of range of public transport.

3. Victory Court Senior Affordable Housing (Appendix VC)
4. Fireside Park Apartments – over several years (Appendix FPA)
5. Silverwood (then the Bainbridge, now The Reed) Apartments near Shady Grove Metro (Appendix SW)
6. Twinbrook Quarter (Appendix TQ)

While serving as the President of the College Gardens Civic Association from 2004 to 2008[4], I consulted internally with neighbors during several formal meetings, and the neighborhood agreed that College Plaza should be **upzoned** as a Mixed-Use Corridor District. See Appendix MPDU.

1. I convinced the neighborhood that upzoning would be the best way to ensure that the plaza would redevelop. This is something the College Gardens neighborhood had wanted for many years.
2. As a result of this advocacy, Mayor and Council upzoned College Plaza to a Mixed-Use Transit Corridor.
3. I was in open agreement with Combined Properties, the corporate owner of College Plaza to achieve this upzoning.

GGW3: Pierzchala Opposed Affordable Housing in an Affluent Neighborhood

He won his first election in 2009[5] after opposing an affordable housing development in the city's affluent, historic West End.

- MMP: Totally incorrect – view: Meeting of December 15, 2008 at 1:04:58.

1. I came out strongly in support of the original Beall's Grant II. The GGW statement is factually wrong; the direct opposite of what I said. From the tape, I quote myself (1:04:58 start):

   "Mayor Hoffmann, Councilmembers Gajewski, Marcuccio, Robbins, and Britton. I find this whole episode very sad. This is now a political issue, not a policy issue. With members of Mayor and Council tripping over themselves [to] act as mediators, between 2 sides, one notes that there is a City election in 2009. I'm sure that some people are taking down names and keeping scores, such is local democracy. There's been a lot of posturing, [garbled], and going through the motions. My observation and my opinion is that there's no middle ground where the 2 sides can come together and that a 9-month delay will not result in a compromise. Thus, it is up to Mayor and Council to make a choice. I find 2 plausible objections to Beall's Grant II. One is the application of the Adequate Public Facilities Ordinance. This is a legal issue properly handled by the courts. I agree with Councilmember Britton that the law, . . ., that the written law can be

[4] On November 5, 2025, I was again elected to be the College Gardens Civic Association President.
[5] This GGW actually states that I supported mixed-used development. The preceding paragraph was loosely worded and indicates that I was an anti-change candidate, but then correctly states that I supported mixed-used development.

interpreted in various ways and that it's anyone's guess how this will turn out. If the APFO is not properly applied, then I agree that the project should not go ahead. The other reason is the size of the building. But yet, the building fits its zone, both in the current ordinance and the one you just adopted. What does it mean to have a zoning ordinance if it is not supported by City Staff, the Planning Commission, and the Mayor and Council? Montgomery Housing Partnership has done nothing wrong. Procedures were followed. WECA (West End Citizen Association) was involved. *I urge approval of the letter now* (emphasis added). There are many more positives than negatives to Beall's Grant II. The City needs workforce housing, and it needs to accommodate a number of people. And Montgomery Housing Partnership is the kind of developer who wants to create this kind of housing. The best predictor of the kinds of residents that will reside in Beall's Grant II are the residents that reside in Beall's Grant I. There is no problem here. What will the neighborhood get besides an admittedly large building? Just more good neighbors." [6]

2. It was West End residents that stopped this project with a lawsuit. The court disagreed with the City Staff interpretations of the APFO. Maryland Court of Special Appeals, John Enselmo, et al.

3. This is an example of GGW including information outside the questionnaire, which is according to its protocol. Not only did GGW get it wrong, but it was also a 15-year-old Citizen Forum (as it was called then) comment, almost 11 months before I first took office and 15 years before the 2023 Mayoral election. How far back should GGW go?

GGW4: Pierzchala Opposed Building 7 Townhomes on the Site of Chestnut Lodge

When neighbors opposed plans to turn a former mental hospital into housing before it mysteriously burned down, he opposed plans to build just seven townhouses on the site.

- MMP: Correct but it lacks the historical context.

1. The neighbors may have opposed the housing plans before the fire. I spoke after the fire. I had little to do with Chestnut Lodge before I was first elected except to participate twice in Peerless Rockville workgroups to clean up Frieda's Cottage.
2. I provided the motion and one of three votes to shut this proposal down. This vote surprised all of my elected colleagues. There would have been 7 high-end, and expensive, town homes with no affordable units. See Appendix CL.

[6] Subsequent to this testimony, during the period of time when the issue of the correct application of the APFO was with the courts, some residents of the West End (including eventual Councilmember and Mayor Bridget Donnell Newton) and MHP hashed out a redesign of the Beall's Grant II building. It was a compromise: shorter, fewer units, and better looking. On one hand, I have heard it portrayed as a 'Plan B' that would take effect if the APFO challenge was rejected. Later, Newton now elected, in a Mayor and Council meeting (unknown date), referred to a document that MHP refused to sign; I have no idea what the contents of this document were. Nevertheless, the initial uprising, primarily from the West End, was vociferous. The court ruling against MHP would have worked against even the compromise. An online article (6/25/2012): Agreement reached over Beall's Grant II | Archives | somdnews.com

GGW5: Pierzchala Opposed the County's 7 Locks Road Proposal

He's also sided with residents who don't want a school bus parking lot and a county mental health facility near them.

- MMP: Correct on the bus depot – incorrect on the 'mental health facility'.

I believe this refers to the County proposal for the County's 7-Locks Road property.

1. I did object to the school **bus depot**. The proposal was not just a bus parking lot as GGW misstated; a bus depot is much more active and noisier than a bus parking lot. A bus depot at that location would have overwhelmed the road network with little or no ability to expand that network. This is in an area where there is ongoing residential development following the large Park Potomac development on 7-Locks Road. There is already a traffic mess in this area, and the school bus depot would have worsened it.
2. **I did not object** to the 'County Mental Health Facility' which GGW mischaracterizes with that name. Montgomery County calls it a **Diversion Center**. During a meeting at the County Executive Building (July 20, 2023) with neighborhood residents present, I did not object to that facility. Instead, I encouraged the neighborhood to get what they could out of it. This did not go over well. [7]

GGW6: Pierzchala opposes Bus or Bike Lanes Taking Space from Cars

His transportation platform was disappointing as well. "Every time I can take a trip by bike or by walking, I do so, without exception," wrote Pierzchala, who's biked every street in Rockville four times. But he doesn't support building bus or bike lanes on city streets if it takes away space from cars.

- MMP: This statement is inaccurate.

1. My biking and walking in Rockville have been extensive. I keep track of these things. For example: From January 2011 through November 2025:
    a. I made over 4,500 biking trips, all but a handful in Rockville.
    b. I made over 4,500 walking trips, about 95% in Rockville.
2. I have supported many projects to add bus lanes and sharrows to City roads. I have been one of the most avid and knowledgeable advocates for realistic and far-reaching Bicycle Master Plans.
3. I do not support sole use of car lanes by bicycles on state highways such as State Highway 355, which I believe is just asking for trouble.
4. I voted for the traffic rerouting in Town Center that did indeed remove car lanes and add bike lanes. The same is true for Maryland Avenue.
5. By the time GGW came out with their criticism of me, I had biked every street in Rockville 7 or 8 times; truthfully I have lost count. I did this every few years, including once since the 2023 election.

[7] I tried to find the tape of this public meeting but did not succeed.

6. I also walked **every** street in Rockville. See Appendix CW: CityWalk below.
7. All my 'all-Rockville' trips, biking or walking, involved thorough documentation, planning, and record keeping. If I miss a street, I go back and get it.

GGW7: Pierzchala Opposed the Corridor Cities Transitway (CCT)

In 2011, he even voted to move the proposed Corridor Cities Transitway from a street in his neighborhood designed for the rapid transit line because neighbors complained.

- MMP: Wrong; I supported the CCT through King Farm including a vote in 2021.

1. This GGW statement has me living in King Farm. I have lived in College Gardens since 1996 when we moved to Rockville from Virginia.
2. It was Mayor Bridget Newton who convinced the County to move the route. This effort was without my knowledge; it had not been approved by the Council.
3. → A straw vote taken on July 12, 2021 at 5:04:47 showed Mayor Newton and Councilmembers Feinberg and Ashton in support of the realignment of the CCT along Shady Grove Road with Councilmembers Pierzchala and Myles supporting the initial alignment along King Farm Boulevard through King Farm.
4. In 2011, we voted to study the issue, not to move the proposed route.
5. Over the years, I came to support the CCT through King Farm. I'm not sure why the endorsement writeup refers only to 2011.
6. Possibly, as of October 18, 2021, the Corridor Forward Plan may replace the CCT, but retain aspects of it.
7. Please see Appendix CCT below for a more complete response to this claim.

GGW8: Who Pierzchala Listens to when Making Decisions

When asked whose feedback he'd consider first when making a decision, Pierzchala said people at a civic association meeting, who are typically older and wealthier than the community as a whole, but he wouldn't hear comments from door-knocking in an apartment complex.

- MMP: I stand up to the influential on contested projects. I do speak with them.

1. Like it or not, a few of the Civic Associations and Homeowners Associations are extremely influential in the City. This is true both for elections and the stances people take on controversial issues. If you want to change minds you have to deal with these associations. Their meetings do give a chance to debate the issues and to present other points of view, which I have done.
2. As head of the College Gardens Civic Association, I convinced my neighborhood to have Mayor and Council **upzone** College Gardens Plaza. We (the neighborhood under my leadership) worked with Combined Properties to accomplish this.
3. When James Hedrick, Chair of Rockville Housing Enterprises came to the College Gardens Civic Association (CGCA) to present on the RHE acquisition of Scarborough Square, part of the neighborhood (October 12, 2022), he made a short presentation. The reaction from the College Gardens Civic Association attendees was applause. Before the meeting, I made known to the CGCA that I was in support of this acquisition.

4. I don't knock in apartment buildings because the apartment owners do not want me (or any candidate) to. They typically prohibit door knocking in the apartments, and this extends to dropping literature at the doors. The residents want their privacy and are startled and not happy when strangers knock on their doors.
5. I lived in rental apartments for about 15 years total, including 9 years in Crystal City. (The fact that I lived in a Crystal City apartment for such a time has been held against me as a candidate.)
6. From late 2022 to April 2024, I was a co-lessee with my mother in a Town Center apartment building (her primary residence, not mine). These 14 months gave me additional, more recent, insights into apartment living in Rockville, including dealing with rent increases and renewals.

GGW9: Pierzchala Dismissed Poll Results of Democrats

> He dismissed poll results from Data for Progress that showed most Montgomery County Democrats support building more types of homes in their neighborhood. "These data mean nothing. I'm a survey statistician," he replied.

- MMP: GGW should not have had this question at all.

See above: GGW Reform for its Endorsements | Questionnaire Issues | Partisan Question. To briefly reiterate, (1) it was a partisan question, (2) the polling universe did not reflect the entire electorate, and (3) the polling result does not reflect voter behavior for specific projects.

GGW Statements about Monique Ashton

I list the comments about Monique Ashton because of what they left unsaid about me. I do not question the veracity of the statements about Ashton. But if these are good statements to make about her, they should be good statements about me when they also apply to me.

GGW10: 90 Percent of Housing Produced through Market-Rate Production

> "Approximately 90 percent of housing in Rockville was produced through market-rate production," she wrote. "Therefore we need to continue to foster sufficient market-rate housing development and collaborations with affordable housing developers who can…provide housing affordable for the wide range of those who live in Rockville."

- MMP: I stated this from the dais several times often using 'vast majority'.

1. This statement from Ashton is absolutely correct. It also repeats what I have publicly said from the dais several times. See Table Z on the last page.
2. Please see Appendix APF for a link to a meeting (and quoted text) where I mention that most housing is provided by the private sector, one of many such statements.

GGW11: Where to Put New Homes

> What does that look like? Ashton supports building up to 15,000 homes by 2040, 50% more than the city's current goal of 10,000. She would put those homes in a variety of places, including

near the Red Line and in "Community Nodes," which is what the city's Comprehensive Plan calls small-scale, neighborhood main streets (like Veirs Mill Road near Twinbrook Parkway, for example).

- MMP: My similar response was negatively panned.

As far as this statement goes, there is little or no difference between the 2 of us. But you're not going to get many units from the Community Nodes.

GGW12: Ashton Would Allow More Types of Homes

She also supports the Comp Plan's recommendation to allow more types of homes, like duplexes and small apartment buildings, in places where you can only build single-family homes today, a crucial opportunity to build more affordable homes in a city where the median home price is over $600,000.

- MMP: I protected affordable homes from demolition and supported fourplexes.

1. During the Master Plan process in 2019 – 2023, I was the one who ensured that the Dawson Avenue Apartments in the West End would remain as fourplexes instead of being rezoned to single-family zoning.

   Meeting of July 1, 2021, around 2:21:44. There was a back-and-forth discussion after I objected to rezoning these lots as single-family zoning. This rezoning to single-family housing did not take place.

2. When the East Rockville Community Guidelines were formulated, I initially supported sixplexes, but moved fourplexes due to the required additional provision of parking on a constrained site, an issue brought up by Ashton. This was unanimous.
3. I have been very supportive of building housing next to single family zones. This has cost me in election after election. Examples include Fireside Park Apartments (Appendix FPA), the Silverwood project (Appendix SW) and Beall's Grant II (GGW 3 above).

GGW13: Ashton was Liaison to Rockville Housing Enterprises (RHE)

In her time on the Council, Ashton has taken an all-of-the-above approach to creating more permanently affordable homes. She's the council's liaison to Rockville Housing Enterprises, the city's public housing authority, which has expanded its portfolio by 31 percent over the past four years.

- MMP: I was RHE liaison before Ashton and widened its holdings 145% in 2012.

I was liaison to RHE 2015-2019. In 2012, my support for Fireside Park Apartments expanded the RHE portfolio by 145% despite vociferous community opposition. See Appendix FPA.

1. In 2012, I voted for Fireside Park Apartments retention as naturally affordable housing as a Councilmember. The vote was 3-2. This was a hot issue for several months.
2. After serving as RHE liaison from 2015 to 2019, I turned it over to Monique Ashton. During my time as liaison, I supported the RHE efforts to refinance Fireside Park

Apartments. This refinancing had to occur during a long government shutdown which led to many bureaucratic delays. It also had to overcome a fire at the apartments and a subsequent plan to include fire sprinklers in the plan.

3. The Mayor and Council vote to refinance Fireside Park Apartments was 4-1.
4. The Mayor and Council vote to contribute to the refurbishment of Fireside Park Apartments was 3-2.

GGW14: Ashton Increased the City's Inclusionary Zoning (MPDUs for Multi-family)

Ashton also championed increasing the city's inclusionary zoning requirements from 12.5 to 15 percent. (She also politely let us know we'd gotten that wrong in our questionnaire!)

- MMP: This was marginal, the Highway 355 transit corridor already had this.

Many multifamily residential zones already had this, including all those near transit stations.

1. The City's zoning already included 15% for the vast majority of multifamily housing. It did not include this for zones far away from Metro or not along major corridors.
2. Whether such an increase results in more units is debatable since there can be an offsetting reluctance for developers to build due to increased cost.
3. See Appendix MPDU.

GGW15: Ashton Supports Density Bonuses

She's also supported density bonuses for developers who provide public amenities, including building more permanently affordable units than required.

- MMP: I led the way in previous terms especially for Twinbrook Quarter.

1. The prime example in Rockville for this is Twinbrook Quarter, an initiative that I led.
2. See Appendix TQ: Twinbrook Quarter.
3. I led the effort to define and approve the concept of a Champion Project in the Rockville Pike Plan, which is the prime example in a master plan.

GGW16: Ashton is Walking Across the City

Ashton's shown a commitment to sustainable transportation as well. "I walk all across the City to be able to be available to residents and to ensure that we are looking at equity across the City," she wrote.

- MMP: I walked every street in Rockville and more in 2014 – 2015.

See Appendix RCS about my Rockville CityWalk.

1. It is GGW that brought up this comparison. It is I who must set the record straight.
2. Monique Ashton continues to walk City Streets. That's a great and worthy endeavor for Rockville's Mayor. Mayor Newton also walked many streets during her terms. However,

I walked **every** Rockville street in 2014 and 2015. As far as I know, no one else has done this. It's an enormous effort and takes a great deal of record keeping to do so properly.

GGW17: Ashton Supports Taking Car Space to Make Room for Bus and Bike Lanes

She'd support taking space from cars to make room for bus and bike lanes, giving people safer, more reliable travel options.

- MMP: Same here for me and over several terms.

1. See my response above, GGW 6, points 2 through 4.

GGW18: Ashton Supports More Automated Traffic Enforcement

Ashton also supports more automated traffic enforcement, like red light cameras and speed cameras, to discourage reckless driving and reducing the need for police traffic stops, which can escalate into deadly confrontations, especially for people of color.

- MMP: I brought this up several times to financially support Vision Zero.

1. I agree with Ashton's reasoning here, which broadened the discussion.
2. I brought it up during budget sessions and so did Councilmember Feinberg. Throughout budget and Vision Zero discussions, all five of the elected vocally supported this one way or another. Here is a sample for me:

   Meeting of December 12, 2022 at 3:12:34
   "I'm all in favor of increasing the speed camera and red light cameras as a source of funding to the extent allowed by the state. And to the extent that is now allowed by our new contract. That wasn't possible a year or two ago, but, um, can't remember which one of those funds can only be used for public safety. But that's a good source for, uh, you know, vision Zero funding. I, I, uh, the thing about Vision Zero, it's, it, even though we often talk about infrastructure, it's not all infrastructure. It's, it's how people behave and how they act. A lot of it, um, you know, you know, I'm aware of, um, people don't like these cameras. On the other hand, they do modify behavior and they have in the past provided quite a bit of funding for capital projects and especially for some of the projects we already wanna see for Vision Zero."
3. See also, Appendix Z.

GGW19: Conflating Race, Gender and POV – Hearing from a Wide Range of People

If elected, Ashton would be the first person of color (her parents are Latinx and West Indian) to lead Rockville in its 200+ year history, and just one of four women. She brings a perspective that's been missing in this majority-minority city, and is open to hearing from a wide range of its

residents, listing online surveys and door-knocking in apartment complexes as the kind of public input she'd weigh in making a decision.

- MMP: It is wrong to conflate demographic diversity with political diversity. Additionally, I co-chaired Rockville Summits 2011 and 2012.

This statement demeans both Ashton and me. At the time this endorsement message was released, Ashton had 4 years of elected experience and I had 12 years. GGW should have **accurately** referred to our records in its endorsements.

1. Monique Ashton and I are smart, capable, and professionally accomplished. The GGW endorsement should be based solely on:
    a. Our policy history including votes, stances, and initiatives.
    b. Our policy statements in a better-constructed questionnaire
    c. Who we have associated with politically including in our campaigns
2. In a political climate that has not been supportive of housing, GGW should want **political diversity**. I have provided political diversity on the Council especially in support of providing adequate housing.
3. In my first term, I co-chaired the **Rockville Summits** that brought together residents, business, non-profits, education, and governments to define a way forward for Rockville. This was a wonderful process that defined realistic ways forward. This can be viewed as a **diversity of sectors** that you need to move things along in a City. See Appendix RS.
4. Ashton is the sixth female Mayor of Rockville.
5. See Appendix Demo for alternative ways to slice and dice (or cherry pick) the genders and years of service of the elected officials, including their neighborhoods.

Appendices I – Non-Project Topics

These 4 appendices cover issues that are not about specific projects. These elaborate on items in the direct responses above Appendix APF, a long one, concerns the APFO/APFS. The APFO/APFS is a global issue that impacted several projects.

Appendix CW: Mark Pierzchala's Rockville CityWalk

This appendix responds to GGW's comparison of my biking with Ashton's walking (GGW6).

I walked **every** street in Rockville and more, from June 8, 2014, through April 6, 2015. This included 519 miles in 205 trips over 265 hours. I took over 31,500 photos. Figure RCW1 shows a hand-marked progress map of Rockville after I walked every Rockville Street.

Figure RCW1: Map of Rockville Showing Phase I of Pierzchala's Rockville CityWalk

Picture by Mark Pierzchala, January 22, 2015

In addition to walking every street in Rockville, I walked every street in College Gardens and King Farm twice (March 2015, to get better pictures). I also walked some streets in Gaithersburg and County roadways near Rockville. Additionally, I walked every Rockville Park and recreation ground, and every public-school campus. There is no reason that GGW would have known about this effort. Had GGW fact checked, they would have found out.

An overall document that describes the effort is the link below. This was originally given to Peerless Rockville in 2015 or 2016. The link follows.

2015 Article written to Peerless Rockville about Mark's CityWalk

Further links to documents that supported Mark's CityWalk

Appendix Demo: Gender and Neighborhood of Mayors

This appendix is in response to the GGW use of demographic characteristics in its endorsement of Ashton (see GGW 19 above and immediately below).

Any conclusions about the genders of Rockville elected officials should be qualified by terms and dates. Figure Demo1 below is of a display in the City Hall lobby. It gives names and years of service for the Council. I include the GGW text once more:

> **GGW 19:** If elected, Ashton would be the first person of color (her parents are Latinx and West Indian) to lead Rockville in its 200+ year history, and just one of four women. She brings a perspective that's been missing in this majority-minority city, and is open to hearing from a wide range of its residents, listing online surveys and door-knocking in apartment complexes as the kind of public input she'd weigh in making a decision.

GGW did not recognize that Ashton would be Rockville's **sixth** female Mayor. Further, from a policy perspective, GGW should have been looking for political diversity, and not conflate race and gender with point of view.

GGW fails to recognize my own efforts to listen to a wide range of opinions. For example, the **Rockville Summits** co-chaired by CM Britton and myself saw a wonderful representation of participants from sectors: Residents, Business, Government, Non-Profits, and Education. See Appendix RS for a summary of Rockville Summits I and II.

Some Observations on Rockville Elected Demographics and Neighborhood

- Phyllis B Fordham was the first woman councilmember serving 2 terms from 1976 to 1980.

- Viola D Hovespian was the second woman, 1982 – 1984.

- Viola D Hovespian was appointed Mayor in the 1984 to 1986 term. She was Rockville's first woman Mayor.

- About this point, Rockville went from spring to fall elections.

- Viola D Hovespian returned as councilmember 1987 to 1989.

- Rose G Krasnow served 3 terms as councilmember from 1989 to 1995.

- Nina A Weisbroth was elected for 1 term in 1993 and with Krasnow, formed the first body with 2 women.

Figure Demo1: Rockville Elected since 1948	*Some Observations (continued)*
 Picture by Mark Pierzchala, July 21 2025, Rockville City Hall Lobby	- Rose G Krasnow was elected as the second female Mayor, serving 3 terms from 1995 to 2001. - Anne M Robbins election in 1999 resulted in the second body with 2 woman. - In 2001 Susan R Hoffmann was elected to the Council and served with Robbins for 3 terms; Larry Giammo was Mayor these 3 terms. - 2005 – 2007 was the first majority female elected body with Hoffman, Marcuccio, and Robbins as councilmembers.[8] - In 2007, Hoffmann was elected as the third female Mayor and Phyllis Marcuccio was elected as councilmember. With Anne M Robbins, this was the second Council that was majority female. - In 2009, Marcuccio was elected as the fourth female Mayor, with Bridget Donnell Newton in her first term. This body had 3 men and 2 women. This was also my first councilmember term.[9] - The 2011 – 2013 term saw Marcuccio return as Mayor and John F Hall, Jr. and Tom Moore replace John Britton and Piotr Gajewski. This body also had 3 men and 2 women.

[8] The display contains an error. Bridget Donnell Newton was not elected as Councilmember until 2009.
[9] The display contains a second error. From 2009 – 2011 John Britton was on the Council, not John F Hall, Jr.

Some Observations (Continued)

- The 2013 – 2015 term featured Bridget Donnel Newton as Rockville's fifth female Mayor. I was off the body since I ran for Mayor and lost. This was the first body with 4 women and 1 man. Councilmembers were Moore and Virginia D Onley, Beryl L Feinberg, and Julie Palkovich Carr. The 4 councilmembers ran on a Team Rockville slate with me running for Mayor.

- The 2015 – 2019, the first 4-year term saw Newton return as Mayor. There was 4 women and 1 man on the body. Councilmembers were me, Feinberg, Onley, and Palakovich Carr. In 2018 Palakovich Carr won election as State Delegate, and the Rockville elected body continued with 4 members with a 3-1 gender split.

- The 2019 – 2023 term saw Newton in her third term as Mayor and 3 women and 2 men on Rockville's elected body. The Councilmembers were me, Monique Ashton in her first term, David Myles in his first term, and Feinberg returning. Virginia D. Onley was the first woman of color to run for Mayor, on the Team Rockville Slate.

- The current 2023 term sees Monique Ashton as Rockville's sixth woman Mayor and Councilmembers Zola Shaw, Kate Fulton, Marissa Valerie, Adam Van Grack, Dr. David Myles, and Barry Jackson as councilmembers. The gender split is 4 – 3 female .

Choice of Reference Date

You can prove many things by choosing the reference date. For example, starting with 1995 as the reference point:

- From 1995 through 2023, there were 4 female Mayors and 1 male Mayor.

- From 1995 through 2023, 28 years total, 22 years featured female Mayors. The only exception was Larry Giammo for 6 years in three 2-year terms.

- Ashton's term, by 2027, 32 years from 1995, will give 26 years of women as Mayors.

Mayor's Neighborhood

Since 1995, the Mayors' neighborhoods have been:

- New Mark Commons for Rose G Krasnow

- West End for Larry Giammo

- West End for Susan R Hoffmann

- East Rockville for Phyllis Marcuccio

- West End for Bridget Donnell Newton

- West End for Monique Ashton

Since at least 1995, the West End neighborhood has dominated the Mayoral elections as well as the political dialog. West End influential have been in the forefront of opposition to housing. Hoffmann was a housing supporter and lost her 2009 reelection bid.

Appendix RS: Rockville Summits 2011 and 2012

This appendix is in response to **GGW 19** above about bringing people together and looking for diverse viewpoints. I bring to GGW attention the Rockville Summits that I co-chaired with Councilmember Britton. In Rockville Summit 2012, Councilmember Newton also joined the organizing committee. The Rockville Summit was unique in that it explicitly brought together 5 different sectors of Rockville (residents, business, schools, non-profit, and government) and tried to chart a path where these diverse sectors could work together. Its portfolio was broad; that was the intention. This is how you move a City forward.

I hold this as a premier example of working with residents and other stakeholders. Its hallmark was to explicitly bring together people representing disparate interests and to do so productively.

Councilmember John Britton (served 2005-2009) came up with the original idea in February 2011. I had a related idea concerning economic competitiveness in May 2011. These 2 ideas were merged into Rockville Summit 2011. Britton and I were co-organizers.

For Rockville Summit 2012, Britton and I were still co-coordinators. But since Britton was off the elected body, it was I who worked with City Staff in its high-level coordination. I also wrote the draft proposal for Rockville Summit 2012.

Rockville Summits 2011 and 2012 were explicit efforts to bring together diverse stakeholders from throughout the City in order to bridge differences over a wide range of issues.

Rockville Summit 2011 was a one-day affair. It was held in the Buchanan Room of VisArts in Rockville's Town Square. It featured Dr Stephen S. Fuller of George Mason University as the lead speaker. He was the Director, Center for Regional Analysis in the School of Public Policy.[10] It was followed by a panel discussion of representatives from the following sectors: Residents, Government, Business, Non-Profits, and Education.

In the next Mayor and Council term, Rockville Summit 2012 was authorized on March 5, 2012. This was a follow-up to Rockville 2011 panel. This summit was a multi-month effort featuring six resident and stakeholder committees.

The six 2012 Committees: City Services and Budget, Education and School Capacity, Housing, Job Growth and Residential Workforce, Preserving Rockville's Character, and Transportation and Traffic. The committees were self-organized and self-directed.

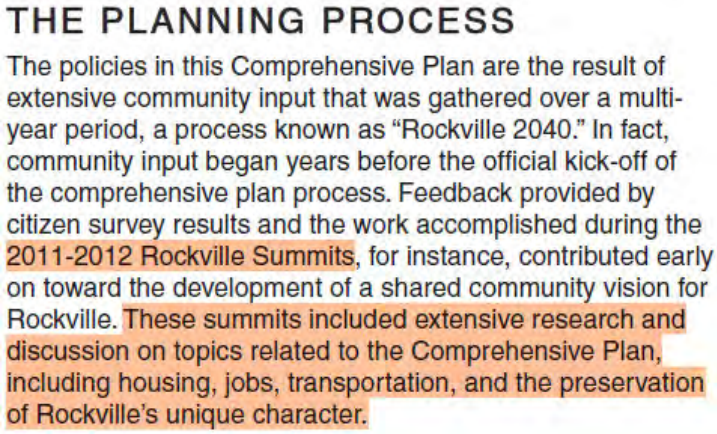
There was a check-in workshop in August 2012 where the committees were brought together so that they would be aware of what each was doing. A final gathering of all volunteers was held November 3, 2012 at the F. Scott Fitzgerald Theatre.

- Rockville Summits 2011 and 2012 Documents

[10] Dr Fuller, at the time of this writing is the head of the Stephen S. Fuller Institute for Research on the Washington Region's Economic Future. This is part of the Center for Regional Analysis at the Schar School of Policy and Government at George Mason University Professor Emeritus Stephen Fuller | Schar School of Policy and Government at George Mason University (January 22, 2026).

The findings of these summits were among the source documents used in Rockville's 2040 Comprehensive Master Plan passed in August 2021. On page 3 we see (Figure RS1):

Figure RS1: Results of Rockville Summits as Resource Documents for the 2040 Plan



THE PLANNING PROCESS

The policies in this Comprehensive Plan are the result of extensive community input that was gathered over a multi-year period, a process known as "Rockville 2040." In fact, community input began years before the official kick-off of the comprehensive plan process. Feedback provided by citizen survey results and the work accomplished during the 2011-2012 Rockville Summits, for instance, contributed early on toward the development of a shared community vision for Rockville. These summits included extensive research and discussion on topics related to the Comprehensive Plan, including housing, jobs, transportation, and the preservation of Rockville's unique character.

Source: Rockville Master Plan – Highlights are by Mark Pierzchala

Appendix APF: Adequate Public Facilities

Rockville's APFO/APFS has hindered or stopped housing development primarily due to school capacity issues. To omit the successes in overcoming the APFO/APFS, the tribulations in trying to overcome its restrictions, and the failures that it has caused, is an egregious omission with respect to the production of housing in Rockville.

To this day, Rockville residents strongly support the APFO/APFS. I have publicly tried to turn this around but with very limited success (Champion Projects I proposed being a stellar exception). I have been public in my criticism of the APFO/APFS. The link below shows this.

> Mark Pierzchala on Market Rate Housing and APFO September 9, 2019 (3 minutes). This snippet is quoted below."
>
> Mark Pierzchala quoted from the snippet:
>
> "Well, um, you can have all the housing affordable programs you want, but the vast majority of housing is not provided by government programs or MPDU programs [it's] provided by the private sector. And our county and our city has made it very difficult to provide enough numbers of units, period. Mm-hmm. The adequate public facilities ordinance and the standards that surround it, are counterproductive, they take away resources from building schools, but they really just diminish the number of housing units that are available. If you wanna make affordable housing, provide enough units, let the market solve that problem. And we have a couple places in the city that really could use that density. One being town center, the other Rockville Pike. We have community, we have neighborhoods that don't want development, residential development around them. That's fine. You know, support it where transit is near Twinbrook, near Rockville, Metro Stations, especially those, and if you really wanna, uh, make, you know, this place

> attractive, for example, a satellite office of Amazon, for example, if they can't fit everybody into Crystal City, you know, Twinbrook would be a great place for them.
>
> So Rockville, city Town Center. But, you know, we just constrict what can be done. And, and it's not under our control. We have our, our, our APFS and then, um, all of a sudden the Board of Education makes a decision. It surprises us, and we're just about to go in moratorium. But then the County Council, uh, puts in a paper, uh, capacity and all of a sudden it's okay again. And that's just a very uncertain environment for those who provide residential housing. So, I think, um, you know, I think the jobs and the homes, thankfully, are coming together. It takes cars off the road, homes near transit helps take cars off the road. So I, I think, um, you know, we really, if you're gonna talk about housing prices, the governmental programs, MPDU or whatever, um, are not gonna solve it. They can be counterproductive in their own 15% of a building, having to be MPDU means their 85% is very high priced.
>
> And that's <laugh> talk about the missing middle. You know, you, you, you don't get those middle-priced apartments because the 85 has to subsidize the 15. So, so you, I, you know, I'd really love a study in a city about how those MPDU numbers, where they really, um, overall, uh, increase affordable housing. I'm not sure they do. I mean, I think that program to an extent does a good job. But if you, for example, don't allow building to go up, you don't get 15% of whatever that building will produce. But we have for years delayed building projects. We have discouraged building projects. I'm sure there's some building projects that were never realized because of, you know, either APFS or too high requirements for MPDU. So I think that whole housing affordability issue, uh, really needs to be looked at in this city and in the county."

GGW's writeup for the 2023 Rockville elections totally sidestepped the role of Rockville's APFO/APFS in stopping, delaying, or deflecting the building of new housing in the City. Yet, the APFO/APFS continually arise as concerns for many kinds of housing development.

Between January 2009 and July 2019, there were 98 Mayor and Council meetings where the topic of APFO/APFS came up. This could be anything from a citizen comment to a hearing or a discussion or action by Mayor and Council. A large majority of these instances were about school capacity standards. Necessary adjustments were made to the APFO/APFS by then and the issue did not officially come up between July 2019 and December 2023. This means that the APFO/APFS was not an official item at all for Ashton's 4-year term before her Mayoral election.[11] This determination was made by text searches of all minutes between January 2009 and December 2023.[12]

[11] In this 2019-2023 term, the Master Plan was discussed extensively and adopted (August 2, 2021). A text search found only 6 mentions of the APFO/APFS in the Master Plan document, about water and sewer.
[12] Minutes earlier in this time span were much more extensive than later. Until sometime in the 2013-2015 term, minutes were narrative minutes. Then they became summary minutes. Also, the minutes used to list people who spoke at Citizen Forum/Community Forum and at hearings, but later this practice was not always used. So, a text search of the minutes on an item tends to turn up more meetings earlier in the span.

In my later campaigns and terms in office, I continually tried to educate elected colleagues and the voters in general, that the APFO/APFS limited the amount of housing that would be built, and that this would eventually impact their own children. I mentioned this numerous times in my last 2 terms (8 years) in office, from 2015 through 2023.

There are at least 3 examples where the APFO/APFS were the basis for community opposition to housing development.

- Beall's Grant II, a court challenge to this project, based on the APFO/APFS regulations and standards in 2008, stopped the project
- Silverwood (then The Bainbridge and now The Reed) was completed only after a change was made to the APFO for newly annexed land
- Strident and prolonged opposition to the Twinbrook Quarter project in 2018 and 2019 was based on the APFO.

The Adequate Public Facilities Ordinance (APFO) and the implementing Adequate Public Facilities Standards (APFS) became effective November 1, 2005[13], prior to my first term in office[14] starting in November 2009. The APFO can be amended by Mayor and Council after a public hearing. The APFS can be amended by Mayor and Council without a public hearing, but usually a hearing (or two) is nevertheless held. Links to the current APFO/APFS documents (September 16, 2025) are below:

- (APFO) ARTICLE 20. - ADEQUATE PUBLIC FACILITIES | Code of Ordinances | Rockville, MD | Municode Library [15]
- (APFS) Adequate Public Facilities Standards as of July 8, 2019, adopted by resolution 10-19. [16]

The idea of the APFO/APFS is that certain kinds of development should not be allowed until the public facilities exist to support them. Capacity standards were initially adopted for five criteria: (1) transportation, (2) school capacity, (3) fire/emergency response time, (4) water, and (5) sewer. Anyone of these can stop housing development, but it's been the school capacity issue that has been most contentious in Rockville politics. The fire/emergency response time standard was eventually dropped, see below.

In building the following timeline, I note that while most of the timeline concerns the school standards, there were several other issues that had to be cleaned up over time including establishing common-sense exceptions (senior housing does not generate students), standards should not apply to MCPS projects including portables, the timing of various tests (e.g., at time

[13] See Anselmo, page 9 of the opinion, for this date.
[14] While I was aware of the impending adoption of the APFO/APFS, I did not regularly attend Mayor and Council meetings until mid-December 2005 and thus was not a witness to most discussions.
[15] I cannot figure out how to follow changes to the APFO on the Municode Library. There used to be a more explicit feature that gave the history of changes to ordinances.
[16] It is impossible to get a record of changes to the APFS from the City's website. As far as I know, the only way to try to determine this is to find brief book pages of meetings where changes to the APFS were contemplated. An email to the City's Department of Planning and Community Development looking for a history of changes to the APFS was not answered.

of site plan approval, or at time of project plan approval, or at time of permitting), and whose application is in the queue first.

APFO/APFS Timeline from 2009 – 2023

Date	Description
11/30/2009	Minutes: Item 12. Review and Comment on Future Agendas. "Regarding the Adequate Public Facilities Ordinance (APFO), Councilmember Pierzchala asked for clarification as to why this was coming up for discussion. City Manager Ullery explained that there are some items throughout the APFO that need to be made consistent with the terminology in the zoning ordinance."
12/14/2009	Minutes: Citizen Forum – Giammo and Hall speak about the APFO. Item 16. Old/New Business – "There was also discussion about the need to discuss a review of the Adequate Public Facilities Ordinance (APFO) as well as some other revisions to the Zoning Ordinance. City Attorney Debra Daniel said she might want to discuss this with the Mayor and Council in closed session prior to any action. Mr. Ullery suggested coming back to the Mayor and Council in the New Year with a plan on how to agendize the issue."
1/11/2010	Minutes: Citizen Forum – Giammo speaks. Item 19. Old/New Business "Councilmember Newton asked if there could be some discussion about former mayor Larry Giammo and former councilmember John Hall's comments about the APFO. City Attorney Debra Daniel said that she had scheduled an Executive Session to discuss this matter with the Mayor and Council on February 22. Councilmember Newton asked if that was the earliest time it could take place, and Ms. Daniel said it was the earliest she was prepared to do it. Councilmember Pierzchala asked how this would correspond to the court schedule, and Ms. Daniel said that arguments not were not scheduled to take place until the summer."
2/22/2010	Minutes: Executive session on the APFO. – No summary given.
4/19/2010	Minutes: Executive Session "The Mayor and Council discussed pending litigation related to the City's Adequate Public Facilities Ordinance (APFO), the petition for legal review for Victory Court, and, and action brought by E&B Enterprises."
9/13/2010	Minutes: Mayor and Council decided not to appeal the Beall's Grant II decision, a 5-0 Council decision. The clear court decision left no room for hope of success in an appeal. The City Attorney noted that it was in Mayor and Council's purview to change the APFO and/or APFS.
9/20/2010	Minutes: Item 21. Old/New Business: Laura Berthiaume, Board of Education Member, spoke with Mayor and Council about overcrowded schools. In part: "Mayor Marcuccio asked how the APFO would be involved in this matter. Ms. Berthiaume indicated that although the APFO is Rockville's business, it hinges on school capacity and that becomes a bit more sensitive. There needs to be an understanding that the school boundaries are not continguous (sp) from Rockville City boundaries and that it would be helpful to the Mayor and Council to understand the projections and development going forward around school boundaries."
9/27/2010	This was a town hall. The topic of the APFO came up about 15 times.

10/4/2010	Minutes: Citizen Forum: 32 speak on APFO. Item 13: Discussion – Amendment to the Adequate Public Facilities Ordinance (APFO) Regarding Affordable Housing. Extensive discussion. Agenda packet: Item 13.
10/11/2010	Minutes: Worksession on the Draft Municipal Growth Element (MGE) of the City's Comprehensive Master Plan – This is the first time that City Staff suggest deleting the Fire/Rescue part of the APFO "Since it is no longer true that no project has been affected by the APFO/Fire and Rescue portion of the APFO, Staff recommends deleting that part of the reference to the APFO/Fire and Rescue." **Note:** Apparently this advice was not taken. This became an issue in late 2017 when the County recalibrated their response time because of the increased use of cell phones (it took longer to ascertain callers' locations).
11/1/2010	Beall's Grant II decision is issued by the Court of Special Appeals of Maryland, case filed by John Enselmo et al, opinion issued November 1, 2010 Anselmo et al - Beall's Grant II . The court decided that the City's approval of Beall's Grant II violated its own APFS standards for school capacity. **Note:** This decision was apparently known in September 2010.
1/10/2011	Item 4. City Manager's Report: Confusion about Rockville's APFO by Montgomery County and the Board of Education: In part – "Mr. Ullery indicated that the meeting with the City of Gaithersburg dealt with broader construction issues. Mr. Ullery reported that there was some apparent confusion on the part of the City of Gaithersburg (and possible misconceptions on the part of Montgomery County Public Schools) as it relates to the City's [Rockville] building permit process or the APFO as the source of the problems with the portables and College Gardens Elementary School. Mr. Ullery reported that discussions have been going well with Mr. Song. Mayor Marcuccio asked if the Mayor and Council would have an opportunity to engage in those discussions. Mayor Marcuccio stated that she had received information that the [Montgomery County] Public Schools was adamant about MC-11-11. There was discussion between the Mayor and Council on misconceptions and misinformation by the Montgomery County Public Schools, the building code and the City's APFO."
2/7/2011	Issues with the APFO/APFS come up with respect to new school construction and portables. Item 10. Motion approved 5-0.
2/28/2011	Item 12A, revision of the APFO/APFS for school portables or for public schools, 12B revision of the APFO/APFS for the CTR for portables or for public schools.

Silverwood Issue Related to the APFO/APFS

7/19/2011 to 10/26/2011	Adjustments to the APFS for the Silverwood (aka The Bainbridge aka The Reed) in the situation where there is a recent annexation into Rockville. Please see **Appendix SW: Silverwood in 2010 – 2011**. There are 17 rows in that timeline that represent actions by (1) Rockville's Mayor and Council, (2) Rockville's Planning Commission, and (3) Montgomery County Council.

Planning Commission Meetings and the APFO Review Committee of 2011-2012

2/29/2012	Planning Commission – A Report by the Adequate Public Facilities Ordinance Review Committee, November 2011 – pages 3 to 159 (the end of the agenda packet) – including several minority reports. **Note:** I cannot find this report on the City's website. As far as I know, this (PC brief book) is the only place where this report can be found.
10/10/2012	Planning Commission – recommendations to Mayor and Council in response to the APFO Review Committee report– pages 27-29 **Note:** The Planning Commission spent several meetings on this.

Mayor and Council Meetings

5/13/2013	Item 14: Discussion - Adequate Public Facilities Ordinance (APFO) - Discussion of Planning Commission Recommendations The Planning Commission had appointed a 9-member Citizen Committee to review the APFO and APFS. This Mayor and Council Item was to review the ensuing Planning Commission recommendations.
7/1/2013	Item 14: APFO discussion
8/5/2013	Citizen's Forum: Scott Wallace, Esquire – "Linowes & Blocher on behalf of EYA; wants to develop 40 acres in Tower Oaks. Unless APFO is changed or standards are clarified, the Richard Montgomery High School enrollment will keep the area in moratorium indefinitely. Would like to know when the Mayor and Council might reconsider the APFO and APFS." During Old/New Business: "Regarding revisions to the APF Standards, Councilmember Pierzchala wondered if the Mayor and Council had the time to take this up before the end of this term even though there is not enough time to get through changes to the APFO. At the start of this term, he said that it was the desire of the Mayor and Council to modify the provisions of the APFS. There was discussion about holding a public hearing, possibly on September 30, and the timeline in terms of legal notice requirements. Regarding proposed changes, staff will need to receive direction from the Mayor and Council on September 9, 2013 to allow enough time to properly notice the hearing."
9/16/2013	Item 16: Review and Comment Regarding Future Agendas – removal of tentative placeholders for the APFO/APFS from future agendas until Mayor and Council agree to place them there.
9/30/2013	Item 10: Public Hearing to Consider Proposed Amendments to the Adequate Public Facilities Standards (APFS)
10/14/2013	Item 15: Discussion of Modifications to the Adequate Public Facilities Standards Minutes: **Motion:** to instruct staff to come back with a resolution that would put into place the proposed changes discussed tonight (during the meeting of Monday, October 14, 2013) and for the item to come back for Mayor and Council for consideration at the meeting scheduled for Monday, October 28, 2013. Moved by CM Moore, seconded by CM Pierzchala, and passed with CM Hall, CM Moore, CM Newton, and CM Pierzchala voting for and Mayor Marcuccio voting against. (4-1)

10/28/2013	Item 16: Adoption of Resolution to Amend the Adequate Public Facilities Standards Minutes: There are extensive narrative minutes on this item, too much to summarize here. Refer to the minutes and the Agenda Packet to understand the complete revisions that were adopted this evening. **Motion:** to accept the recommended (amendments) changes to the Adequate Public Facilities Standards (APFS) as discussed by the Mayor and Council. Moved by CM Pierzchala, seconded by CM Newton, and passed with CM Hall, CM Moore, CM Newton, and CM Pierzchala voting for and Mayor Marcuccio abstaining. (4-0-1) **Motion:** to adopt a resolution to amend the Adequate Public Facilities Standards for the purpose of ensuring its consistency with the Adequate Public Facilities Ordinance, and to make certain technical amendments. Moved by CM Pierzchala, seconded by CM Newton, and passed with CM Hall, CM Moore, CM Newton, and CM Pierzchala voting for and Mayor Marcuccio abstaining. (4-0-1)

11/18/2013	Pierzchala off the body – lost the Mayor's race – First meeting of the new Mayor and Council. Mayor Bridget Donnell Newton, Councilmembers Beryl L Feinberg, Tom Moore, Virginia Onley, and Julie Palakovich Carr.

Mayor and Council Meetings

7/14/2014	Community Forum: Scott Wallace, Esquire Linowes & Blocher: Represents EYA on Tower Oaks. APFS as it relates to capacity in the Richard Montgomery High School Cluster Item 13 – Review and Comment Regarding Mayor and Council Action Report: "Councilmember Moore requested that a discussion on the APFS be added to a Fall agenda."
11/3/2014	Item 19: Review and Comment – Future Agendas "Councilmember Moore requested adding a few items to agendas coming up to include a discussion of the Adequate Public Facilities Standards on November 17, 2014; a Public Hearing on any changes made on January 5, 2015; and a vote added on January 26, 2015. Councilmember Feinberg seconded the request. A show of hands for adding this to the November 17 was 4-1."
11/17/2014	Item 15: Discussion of Adequate Public Facilities Standards (APFS) regarding School Capacity Community Forum: 2 speakers on the APFS
1/5/2015	Item 9: Public Hearing on Proposed Amendments to the Adequate Public Facilities Standards (APFS), that would Align the Rockville School Standards with Montgomery County's School Standards. Minutes: There were 32 speakers, Pierzchala is speaker 30.
1/26/2015	Item 9: Second Public Hearing on Proposed Amendments to the Adequate Public Facilities Standards (APFS) that would Align the Rockville School Standards and Adequacy Test with Montgomery County's School Standards and Adequacy Test. There were 61 speakers, Pierzchala is speaker 54

	There was some Mayor and Council discussion after the hearing concerning timelines for this issue.
2/2/2015	Community Forum: 4 people speak with respect to the APFS with Pierzchala as the fourth speaker on the APFS Item 14: Discussion of Proposed Amendments to the Adequate Public Facilities Standards (APFS) that would Align the Rockville School Standards and Adequacy Test with Montgomery County's School Standards and Adequacy Test
2/9/2015	Item 13: Adoption of a Resolution Amending the Adequate Public Facilities Standards (APFS) to Align the City's School Standards With Montgomery County's School Standards Scheduled adoption of the new APFS standards. The vote is put off – County Councilmember Berliner has a forum on March 7. The brief book has a marked-up version of the revised APFS. 23 people speak at Community Forum on the APFS
6/1/2015 Key 3-2 vote: →	Community Forum: 8 speakers with respect to the APFS Item 10: Discussion, and Possible Adoption, of a Resolution Amending the Adequate Public Facilities Standards (APFS) to Align the City's School Standards With Montgomery County's School Standards **Motion:** move to adopt the resolution to amend the APFS to align with the City standards with Montgomery County school standards as amended in Attachment A with the date correction. Moved by Councilmember Onley, seconded by Councilmember Moore and passed with a vote of 3-2. Councilmember Feinberg and Mayor Newton opposed. Councilmembers Moore, Onley, and Palakovich Carr voted for.
2026 ZOR Alert: →	Under the rules of the 2026 draft APFO, this amendment would not have succeeded due to the requirement of a super majority. (Added 2/2/2026)

11/16/2015	Pierzchala is back on the body – First meeting of the new Mayor and Council. Mayor Bridget Donnell Newton, Councilmembers Beryl L Feinberg, Virginia Onley, Julie Palakovich Carr, and Mark Pierzchala.

The rows below in this table for 2017 represent further revisions to the APFS for (1) school capacity standards, and (2) to eliminate the standards for emergency response times.

1/9/2017	Item 14: Presentation and Possible Discussion and Instructions to Staff on Modification to the Adequate Public Facilities Standard (APFS) for Fire and Emergency Service Protection – Staff will come back with more information and schedule a public hearing.
2/13/2017	Item 11: Presentation on Recently Adopted Modifications to the Montgomery County Subdivision Staging Policy (SSP) for Public School Facilities and Transportation Item 12: Presentation and Discussion of Draft Resolution to amend the Adequate Public Facilities Standards (APFS) regarding Fire and Emergency Services

	Minutes: Both topics will come back with further information.
4/17/2017	Item 15: Consideration and Possible Adoption of a Resolution to Amend the Adequate Public Facilities Standards for the Purpose of Making Certain Technical Amendments to the Provisions for Fire and Emergency Service Protection – see Packet page 15b for the proposed revision. Minutes – **Motion:** to adopt the resolution to amend the Adequate Public Facilities Standards for the purpose of making certain technical amendments to the provisions for fire and emergency service protection Moved by Councilmember Pierzchala, seconded by Councilmember Onley and approved unanimously. Mr. Mellander will move forward with the Public Hearing.
6/12/2017	Item 20: APFS on school standards and Fire and Rescue – Much information presented and there was discussion. Minutes: "Staff will bring a Text Amendment to the Mayor and Council on July 10th and schedule a Public Hearing for September 18th."
7/10/2017	Item 18: Authorization to File a Zoning Text Amendment - to Amend Article 20 to Delete References to the Fire and Emergency Service Protection Provision Minutes: "Motion: to authorize filing of zoning text amendment and set joint public hearing with Planning Commission on September 18, 2017 Moved by Councilmember Pierzchala, seconded by Councilmember Onley, and approved unanimously."
9/18/2017	Item 15: Public Hearing on Zoning Text Amendment TXT2018-00245 - Revisions to Zoning Ordinance Article 20, Adequate Public Facilities; Mayor and Council of Rockville, Applicants Minutes: "Mayor Newton announced that this Public Hearing was held jointly with the Public Hearing on Proposed Revisions to the Adequate Public Facilities Standards (APFS) Regarding Public School Capacity and Fire Emergency Services, Agenda Item 12." (**Note:** that probably should be 'Agenda Item 13'. **Note:** The minutes do not give a list of hearing speakers.) **Note:** Richard Montgomery Cluster Coordinators submitted a letter supporting Rockville's alignment with the County standards. Monique Ashton was one of the signatories. See Figure APF1.

These 2017 revisions to the school capacity standards, to align with the County Standards, were not controversial. The 2015 vote on this issue was extremely controversial.

Figure APF1: Letter from RM Cluster Coordinators Supporting APFS Alignment with Montgomery County (including Monique Ashton – signatory)

11.d

Written Testimony on the Rockville City Council's

Alignment of the City's Adequate Public Facilities Standards (APFS)

with the Sub-Division Staging Policy (SSP) of Montgomery County.

September 18, 2017

Richard Montgomery High School Cluster

Richard Montgomery H.S., Julius West M.S.

Beall E.S., College Gardens E.S., Ritchie Park E.S., Twinbrook E.S.

Dear Mayor Newton and Members of the Rockville City Council:

This testimony is presented on behalf of the PTAs in the schools of the Richard Montgomery Cluster: Beall, College Gardens, Ritchie Park, and Twinbrook Elementary Schools, Julius West Middle School, and Richard Montgomery High School.

I, along with my fellow RM Cluster Coordinators, Rodney Peele and Monique Ashton as well as our MCCPTA Area Vice President Jennifer Young, want to emphasize our gratitude and appreciation of Mayor Newton's and the Rockville City Council's engagement in encouraging the Montgomery County Public Schools as well as the Board of Education to open Richard Montgomery Elementary School #5 with space for 740 students, which we hope will relieve overcrowding at the current 4 RM cluster elementary schools, as opposed to the proposed 602 students, which will place the RM cluster elementary schools within a few percentage points of maximum capacity. In particular, we would like to thank Councilmember Mark Pierzchala for attending almost all of the RM Elementary School #5 Boundary Study Committee meetings.

The RM Cluster supports alignment of the City's Adequate Public Facilities Standards (APFS) with the Sub-Division Staging Policy (SSP) of Montgomery County. Since the County is the jurisdiction that controls the Capital Improvement Plan (CIP) for the schools and the funding for that plan, we sincerely believe planning and funding for school capacity issues in the RM Cluster has better outcomes when the two jurisdictions – Rockville and the County – produce growth policies that work seamlessly together. We are very interested in working with the City on important school capacity-related issues and will continue to advocate that both the city and county have appropriate standards to address development that affects school capacity. We thank you for your on-going interest in and support of capacity issues.

With Best Regards,
Mallika Sastry, RM Cluster Coordinator
Rodney Peele, RM Cluster Coordinator
Monique Ashton, RM Cluster Coordinator
Jennifer Young, MCCPTA Area Vice President RM/Rockville/Wootton/Churchill/Poolesville

ttachment 11.d: Richard Montgomery School Cluster PTA testimony, dated 9/18/2017 (1774 : APFS Discussion and Instruction)

Captured from the 10/9/2017 Council Agenda Packet September 17, 2025

Mayor and Council Meetings

10/9/2017	Item 11: Discussion and Instructions to Staff - Revisions to the Adequate Public Facilities Standards (APFS) → Minutes do not exist for this meeting.
11/13/2017	Item 15: Revisions to school standards to align with the County, and the elimination of response time standards for fire and emergency services.

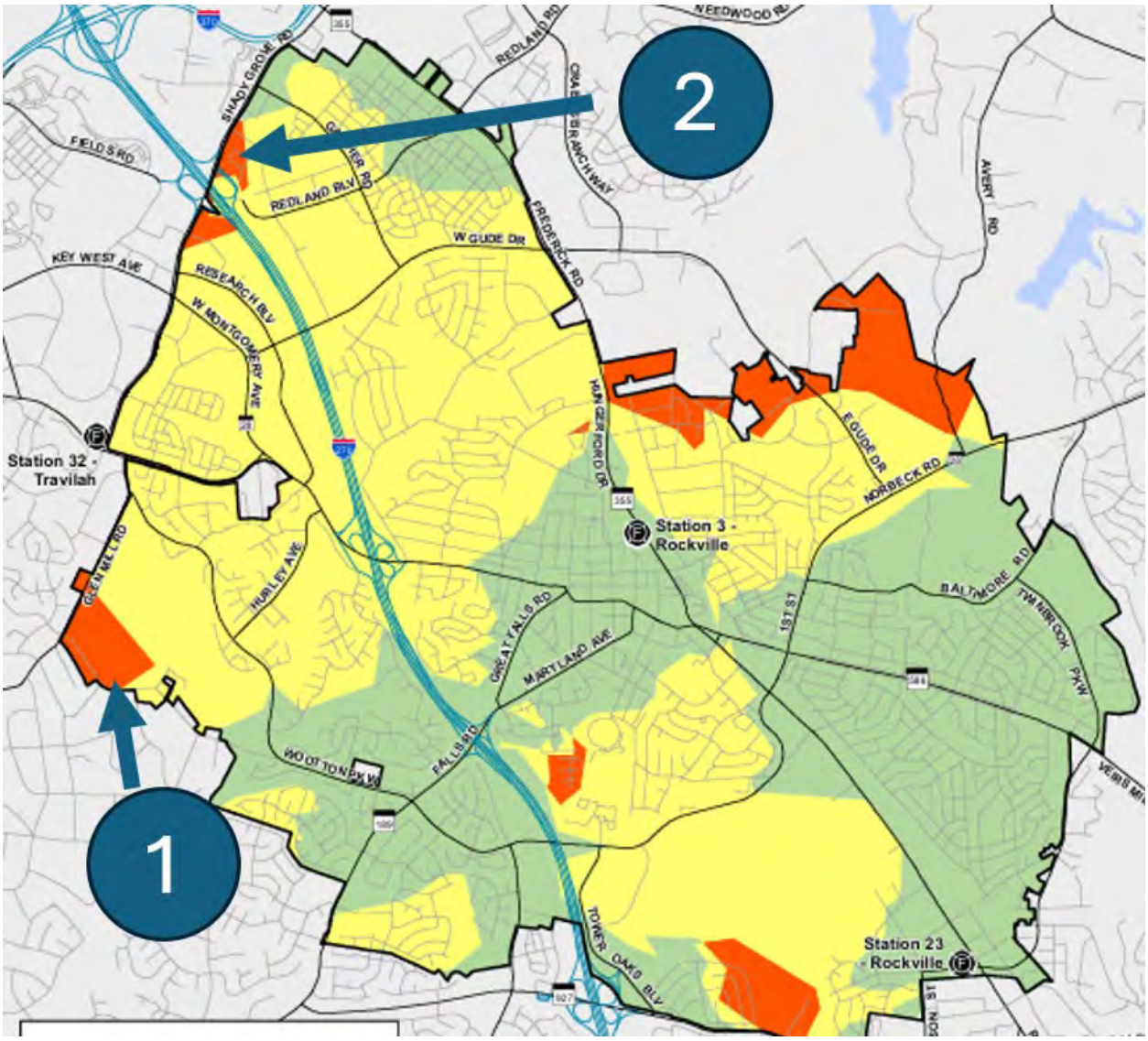
	Minutes: It is not totally clear from the minutes what happened. There were 2 unanimous votes to (1) "remove the seat deficit calculation", and (2) "to add that program capacity does not include relocatable classrooms." **Motion:** move that we adopt the Resolution as marked in the document with the amendments approved tonight Moved by Councilmember Pierzchala, seconded by Councilmember Palakovich Carr Councilmember Feinberg asked if the two items could be taken separately City Attorney Debra Daniel stated they could be split up and other changes might want to be considered as well. Councilmember Pierzchala stated he was not amenable to splitting it up; he has a motion on the floor. **Motion:** to amend by accepting everything as proposed except fire and rescue services Moved by Councilmember Feinberg; motion died due to a lack of second The Motion on the floor was restated: to move that we adopt the Resolution with the amendments marked in the document and approved tonight.
Key 3-2 vote: →	Moved by Councilmember Pierzchala, seconded by Councilmember Palakovich Carr and approved 3-2 with Mayor Newton and Councilmember Feinberg voting no. **RESULT: APPROVED AS AMENDED [3 TO 2]** **MOVER:** Mark Pierzchala, Councilmember **SECONDER:** Julie Palakovich Carr, Councilmember **IN FAVOR:** Councilmember Onley, Councilmember Palakovich Carr, Councilmember Pierzchala **OPPOSED:** Mayor Newton, Councilmember Feinberg
2026 ZOR Alert: →	Under the rules of the 2026 draft APFO, this amendment would not have succeeded due to the requirement of a super majority. (Added 2/2/2026)

Emergency Response Times

The action on the emergency response time standards came about because the County recalculated its response time maps. The increased use of cell phones added an average of 90 seconds to response time. (It was taking longer to determine the location of the caller.) In reality, no location in the City was at increased risk due to this recalculation.

Figure APF2 shows areas in orange that would have been in moratorium without the elimination of emergency response time standards. **As examples**, Circle 1 points to The Village at Rockville and Circle 2 points to the Shady Grove Neighborhood Plan. The agenda packets contain a more complete discussion and justification.

Figure APF2: Orange Areas in Moratorium Due to Emergency Response Time Standards



Captured from the 1/9/2017 Council Agenda Packet September 17, 2025

Figure APF3 shows construction that was allowed because of the elimination of the emergency response time standards.

Figure APF3: The Villas at The Village at Rockville (National Lutheran Home)

Picture by Mark Pierzchala, September 3, 2025

11/13/2017 continued	Item 16: Introduction and Possible Adoption of an Ordinance to Grant Zoning Text Amendment TXT2018-00245, Revisions to Zoning Ordinance Article 20, Adequate Public Facilities; Mayor and Council of Rockville, Applicant Minutes: "Councilmember Pierzchala introduced Zoning Text Amendment TXT2018-00245, revisions to Zoning Ordinance Article 20, Adequate Public Facilities; Mayor and Council of Rockville, Applicant."
12/4/2017 Key 3-2 vote: →	Item 11: Adoption of Ordinance to Approve Zoning Text Amendment TXT2018-00245 - Adequate Public Facilities; Mayor and Council of Rockville, Applicant **Note:** This is a change to the APFO, the ordinance, to eliminate the emergency response time standards. Minutes: **Motion:** to adopt the Ordinance to approve Zoning Text Amendment TXT2018-00245 Adequate Public Facilities; Mayor and Council of Rockville, Applicant including to correct the date from November 13, 2017 to December 4, 2017 **RESULT: APPROVED AS AMENDED [3-2]** **MOVER:** Mark Pierzchala, Councilmember **SECONDER:** Virginia D. Onley, Councilmember

2026 ZOR Irony: →	Under the rules of the 2026 draft APFO, this amendment would have succeeded because changing the APFO (as opposed to the APFS) would not require a super majority. On the other hand, the proposed APFO does not mention specific items that should be governed by the APFS. (Added 2/2/2026) **IN FAVOR:** Councilmember Onley, Councilmember Palakovich Carr, Councilmember Pierzchala **OPPOSED:** Mayor Newton, Council Feinberg
11/19/2018	Minutes: Future Agendas "Councilmember Pierzchala requested a hearing or discussion in December on the APFS in the RM cluster with a decision taken in January 2019. Councilmember Pierzchala stated the Mayor and Council should resolve the APFO school standard test for the Town Center Performance District and the South Pike raised 150% and that the reservation of capacity be changed at the time of site plan review instead of project plan review"

Note: Appendix TQ: Twinbrook Quarter, covers most APFO/APFS items through 9/9/2019.

4/30/2018 to 9/9/2019	See **Appendix TQ: Twinbrook Quarter**. That timeline of 19 rows covering (1) Mayor and Council actions, (2) Planning Commission actions, and (3) an ad-hoc APFO/APFS group that met twice in January 2019. One of the items for the Twinbrook Quarter approval was the adoption of the Developer's Rights and Responsibilities Agreement (DRRA) that among other things, exempted the project from school capacity standards. **Note:** Other than the action on the DRRA mentioned immediately above, Mayor and Council did not have to adjust the APFS for this project. This issue was notable for resident and non-resident opposition to this project. The strident opposition was based on the APFO/APFS school capacity standards. See **Appendix RP: Rockville Pike Neighborhood Plan**, where the concept of a Champion Project was introduced by Pierzchala. This was used by BF Saul B.F. Saul Company | Real Estate Company in its Twinbrook Quarter Project Plan (along with the DRRA). **Note:** The APFO/APFS working group report can be found in the links document at the end of this appendix. **Note:** For a prior APFO/APFS working group formed by the Planning Commission, that reported out in 2012, please see a link to that report in the links document below.

There were additional 2019 APFO/APFS items with respect to water and sewer standards.

4/8/2019	Item 14: Presentation of Proposed Revisions to the Water and Sewer Provisions and Exemption and Waiver Provisions of the Adequate Public Facilities Standards (APFS)

	Item 15: Authorization to File Zoning Text Amendment Application to Amend Article 20 of the Zoning Ordinance in Connection with Proposed Revisions to the Water and Sewer Provisions of the Adequate Public Facilities Standards (APFS) Minutes: This was covered in items 15, 16, and 17. There will be a public hearing on June 3, 2019.
6/3/2019	Item 12. Public Hearing on Zoning Text Amendment Application TXT2019-00252 - to Amend Article 20 of the Zoning Ordinance in Connection with Proposed Revisions to the Water and Sewer Provisions of the Adequate Public Facilities Standards (APFS) Item 13. Public Hearing - Proposed Revisions to the Water and Sewer Provisions and Exemption and Waiver Provisions of the Adequate Public Facilities Standards (APFS) Item 14. Public Hearing on the Ordinance to Amend Rockville City Code Chapter 24, Water, Sewer, and Sewage Disposal Minutes: There were no speakers at any of the 3 public hearings.
7/8/2019	Item 16. Discussion and Instructions, Possible Introduction and Possible Adoption of an Ordinance to Grant Zoning Text Amendment TXT2019-00252 - Revisions to Article 20 of the Zoning Ordinance (Adequate Public Facilities) to Revise the Adequacy of Water Supply and Sewer Service Provisions for New Developments; Mayor and Council of Rockville, Applicant Item 17. Discussion, Instructions and Possible Adoption of a Resolution to Amend the Adequate Public Facilities Standards - Revisions to the Adequate Public Facilities Standards (APFS) for Water and Sewer Service Item 19. Discussion and Instructions and Possible Adoption of an Ordinance to Repeal in Its Entirety and Re-Enact Chapter 24 of the Rockville City Code Entitled "Water, Sewers and Sewage Disposal" So as to Revise the Title to "Water, Sewers and Wastewater Disposal," to Include New Administration Sections; to Comply with Federal and State Provisions; to Provide for Proper Maintenance of Private Water and Sewer Facilities; to Amend Requirements for Water Restrictions and Droughts; to Revise and Establish Requirements and Standards for Water and Sewer Authorization to Connect to City Water and Sewer Systems; to Establish Monetary Credit Towards Capital Contribution Charges When a Developer Constructs an Off-Site City Water or Sewer Improvement; and to Generally Reorganize and Revise the Chapter Minutes: All were adopted on a 4-0 vote.

APF Links Document

Rockville Politics vis-à-vis the APFO

The political reality of Rockville politics is that many parents and their children do not like portables. I have heard this many times at doors, at coffees, at candidate forums, and Community Forums at Mayor and Council meetings, as well as through email as a Rockville Councilmember. The parents also do not like to have their County property tax rates raised and they do not like boundaries changed for elementary school catchment areas or for middle school or high school

cluster boundaries. So, the County muddles along both with many portables and an inadequate housing supply.

A complication for Rockville is that Municipal Rockville does not provide public school facilities. Public school buildings are provided or renovated by a complicated mix of decisions and actions by both the Montgomery County Board of Education and the Montgomery County government (the County Council and the County Executive).

But there is not enough money to at the same time (1) provide all the new school buildings caused by population increase, and (2) renovate buildings that need it, some of which are in terrible shape and have been for years.

Since what Rockville controls is its own zoning (a.k.a. land-use laws), the City, through its APFO/APFS, has tried to control school capacity through development control. This has discouraged the production of new housing.

Figure APF4: Portables at Richard Montgomery High School – Political Poison

Picture by Mark Pierzchala, September 4, 2025

Further, many people just do not like development, do not like developers, do not like traffic, and do not like people who either are renters or live in affordable housing or both. These people vote and influence many others in their votes.

Why I Changed My Mind on the APFO/APFS

I supported the idea of APFO/APFS when I first heard about it in the mid-2000s. However, even before my first year in office in 2009, I had investigated further, and came to recognize that:

- It sets up an unnecessary conflict between public goods, for example:
    - Adequate classroom space versus adequate housing. **Note:** Under the APFO/APFS both these public goods lose out, see further.
    - Infill redevelopment, where a new development provides housing near transit and better storm water management, may be put off, even though its school impact

fees provide more resources for school construction than will be used by the development itself.

- The way that County and City development fees work, a multifamily project usually provides more money for school capacity than it uses in actual students. The money is paid up-front. Stopping housing development reduces resources for classroom construction.
- For those students who attend class in portables, this is a temporary situation. They will progress out of the portables to regular classrooms (I understand that in middle school and high school some students switch in and out of portables during the day). On the other hand, the lack of an adequate housing supply results in a lifelong financial disability that will impact quality of life for decades and for the vast majority of each age cohort.
- Development moratoria distort where housing development can occur. These can lead to development in otherwise non-optimal locations, such as far from transit centers. They may hinder development in areas such as Town Center that need a larger customer base.
- The majority of additional students to the City's schools come from turnover of existing homes, not from new multi-unit construction.
- The APFO/APFS give County elected bodies the implicit, but real, authority to decide where in Rockville development can occur. These elected bodies may base their decisions on non-related criteria and not even be aware of the development ramifications.
    - In late October 2025, Superintendent Taylor suggested the possibility that the new Crown High School be used as a holding school instead of relieving overcrowding at the RM and other clusters. In December 2025, Option H was put forth, shifting Wootton HS to the Crown HS building. Should either be adopted by the Board of Education, this could put the RM cluster in a housing development moratorium.

      New set of MCPS boundary options to include closure of Silver Spring International Middle, using Crown High as holding school.

      MCPS proposal to use new Crown High as holding school draws strong reactions.

      Wootton High could permanently move to upcoming Crown High in Gaithersburg under MCPS boundary option 'H' (accessed January 22, 2026)

    - MCPS school cluster boundaries do not match municipal boundaries. Moratoria can result in geographic restrictions that can impede worthy developments.
- At least 95% of Rockville residents reside in developments. They like their homes and their neighborhoods. When they oppose development, they oppose the same things for others, including for their own children and grandchildren.
- Rockville's initial APFO/APFS had tighter school standards than the County standards. This created areas that could not be developed in Rockville where development should be prioritized, such as near transit stations. (Even though Rockville aligned its standards with the County in 2015 and 2017, the County may have undertaken subsequent revisions and I'm not sure the City matches the County anymore in this respect.)

- New housing takes years to develop. From initial conception to first rentals, a multi-family building may be most of a decade in the making.
- External factors, such as The Great Recession, may shift many students from private schools to public schools, by itself, resulting in a moratorium.
    - For this and other reasons, there is always uncertainty that a developer must factor in even when it appears the APFO/APFS will not interfere. See the point above about the sudden decision to consider using Crown High School as a holding school.
- Rockville's APFO/APFS does not provide more resources for school construction. It does not incent more resources. It can reduce resources.
- Rockville's APFO/APFS has been used in tremendously ugly ways, especially against affordable housing; descriptions of these renters have been horrific.
- New people are seen as a problem. I prefer to see new people as friends to make, new talent and energy moving in, and more parents in the PTA helping out the school.
- Traffic issues can boomerang. By prohibiting development based on traffic concerns, we push development further north, and then we spend much time and energy fighting off a widening of I-270.
- Property tax increases from multifamily developments exceed their demand for City services. Rockville residents have a massive appetite for services, playgrounds, and recreational programs and new developments allow the City to provide these without raising property tax rates.
- At the time of this writing (autumn 2025) with the Trump Administration's massive federal employee reductions, and reduction of contracts leading to contractor layoffs, MCPS does not know, and cannot reliably predict, what their capacity demands will be in the short term or the long term. There may yet be a large number of agency relocations; a few are in the works already; we don't know the eventual extent of agency moveouts.
- Rockville has, in any case, been getting its fair share of new construction, including
    - College Gardens Elementary School totally rebuilt and enlarged.
    - Maryvale Elementary School rebuilt
    - Bayard Rustin, a new, fifth elementary school in the RM cluster is built.
    - Julius West Middle School enlarged
    - Rockville High School rebuilt
    - Richard Montgomery High School rebuilt
    - Crown High School and Woodward High Schools, taking Rockville students, are being built
- On the other hand, significant, long-term deficits remain, for example
    - Wootton High School needs to be rebuilt
    - Twinbrook Elementary needs to be rebuilt

The last 2 bullets illustrate the conundrum that badly needed renovations are often held up due to the need to build new school capacity. Much of this capacity already exists in the form of unused classrooms in other parts of the County, but redistricting for this purpose brings out the pitchforks.

I try to point out to parents that their 12-year old in the fifth-grade portable is only 10 years away from being a young adult searching for housing. Their children need an emerging housing market that grows as they proceed through school. Without that continuous development, their housing costs will be permanently high, impacting on their ability to provide for themselves and their own children.

Our Own Family Experience

Our oldest daughter attended the old Richard Montgomery High School during the new school building's construction. During her first three years, she attended some classes in portables (her senior year was in the new RM). She did not complain about it and we, her parents, did not complain about it, but we did discuss it.

> **Concern:** Sometimes it was cold – **Answer:** Carry around a light jacket.
>
> **Concern:** Sometimes it rained – **Answer:** Run or put on the jacket. Be aware of the weather and plan ahead.
>
> Notice that her concerns were not with the education provided in the portables.

We told her that the reason that Richard Montgomery (and MCPS) schools were so crowded was that she was fortunate to attend one of the world's very best public-school systems. Parents moved into Montgomery County and into MCPS knowing full well that their children could or would be in portables. And, for all the bloat and bureaucracy of the MCPS system, one thing it does well is to put excellent teachers in the classroom and to weed out bad ones.

We told her that, for the purpose of education, the walls do not matter. What matters most, in order of importance, was herself and her efforts, her teachers, her parents, and her classmates. Our expectations were clear: succeed anyway.

School Security

But that was 15 years ago. What about now, with more frequent school shootings and the perception that portables are less secure. I do not disagree with this conclusion. Yet, there are not enough money, MCPS bandwidth, construction companies, and school sites, for MCPS to build its way out of the capacity crunch in a timeframe that suits your children. A quicker, far less expensive solution would be to redistrict nearly all clusters, but there are those pitchforks again. Ironically, new schools create their own redistricting headaches. We saw this in Rockville when the new Bayard Rustin Elementary School came online. We are about to see it again through the massive redistricting necessary for the new Crown and Woodward high schools.

Appendices II –Specific Projects in Approximate Chronological Order

This group of appendices deals with specific controversial housing development proposals that I dealt with as a Councilmember.

This section also includes an appendix on the Rockville Pike Master Plan approval including the provision of the Pierzchala-proposed Champion Project concept that was therein included. This key tool was used in the BF Saul proposal for Twinbrook Quarter.

Appendix VC: Victory Court Housing 2009 – 2010

Victory Court Housing is affordable housing for seniors. The land is owned by the County. The County supported its use for senior housing with the Roman Catholic Archdiocese (RCA) Victory Housing. The approval was with the Rockville Board of Appeals, following a positive recommendation from the Planning Commission. The Rockville Mayor and Council was involved in (1) abandonment of a right-of-way between Maryland Avenue and Monroe Street, and (2) a request from the RCA for a letter of support to the State of Maryland for low-income tax credits.

The abandonment was approved unanimously on October 26, 2009. On February 1, 2010 the request for a letter of endorsement for tax credits came to Mayor and Council. The body discussed then tabled the request (no vote was taken), and the Archdiocese pulled their request for endorsement on February 5, 2010 (before the February 8, 2010 meeting). I did not support Britton and Gajewski on this. However, as the controversy progressed, I became much more supportive of Victory Court.

There was strident and sustained opposition to the project. A Board of Appeals hearing extended over 3 long meetings.

After Board of Appeals approval, the RCA was sued by residents. RCA won its case and proceeded. In the groundbreaking ceremony the Archdiocese praised me as being supportive. The following link of the groundbreaking is from Rockville Channel 11. It does not include the RCA's comments about me, but it does show my positive support.

Victory Court Groundbreaking

Date	Description (Pierzchala not yet on the Council this part of the table)
6/15/2009	- Citizen's forum: 2 people spoke about the Victory Housing project - Agenda packet: nothing
8/3/2009	- Citizen's forum: 1 person spoke about the Victory Housing project - Agenda packet: nothing
8/12/2009	- Planning Commission item. **Special Exception SPX2009-00378, Victory Housing, Inc. - for the construction of an 86-unit senior adult housing facility in the MXT Zone on property bounded by Maryland Avenue, Fleet Street and Monroe Street.**

PC recommends approval by the BOA vote 5-0	- Many people testified - "Commissioner Johnson moved, seconded by Commissioner Pakulniewicz-Chidiac, to recommend approval of Special Exception Application SPX2009-00378 to the Board of Appeals per staff conditions. Commissioner Hill offered a friendly amendment to the motion: to include the words "that the Commission believes this project is consistent with the Master Plan" including three additional recommendations: 1) That Rockville residents having preference should be considered; 2) That staff clarify site, height, and layback measurements; and, 3) That the parking situation be considered, shared-use, or not, and how much parking is on the site, as an issue that should be considered at the special exception stage. Commissioner Johnson stated that he is comfortable with two of the recommendations, but, he does not agree with the first recommendation; the Rockville residents preference. Commissioner Ostell suggested that, if it is at all possible, without violating any Fair Housing laws or discrimination laws, that it would be nice that Rockville residents could be preferred tenants in the senior housing facility. The motion passed on a vote of 5-0 with Commissioners Wiener and Tyner absent."
9/12/2009	- Board of Appeals item – a public hearing - Almost 11 pages of minutes, hearing continued to October 3. Note: The hearing was continued on November 7. Note: The hearing was continued again on December 5.
9/14/2009	- Citizen's forum: 1 person spoke about the Victory Housing project - Agenda packet 10: **Application to Close and Abandon Unimproved Public Right-of-Way known as Mount Vernon Place, between Maryland Avenue and Monroe Street.** - Item 10: "The Mayor and Council heard testimony from Cas Chasten, Planner III, and five other individuals. The testimony of the speakers can be found in the official public hearing file of the Mayor and Council in the City Clerk's Office."
10/12/2009	- Citizen's forum: 5 people spoke about the Victory Housing project - Item 20: **Discussion & Instructions on SCA2006-00097 – Application to Close and Abandon Unimproved Public Right-of-Way known as Mount Vernon Place, between Maryland Avenue and Monroe Street** - Item 20: CM Gajewski supported Option 3 for the abandonment and that it had the support of Victory Housing
10/26/2009 Approval of abandonment MC vote 5-0	- MC Item 27: Introduction and Adoption of Ordinance to approve SCA2006-00097 - Application to Close and Abandon Unimproved Public Right-of-Way known as Mount Vernon Place, between Maryland Avenue and Monroe Street - "Councilmember Britton introduced the ordinance with the amendment. Motion moved by Councilmember John Britton, seconded by Councilmember Phyllis Marcuccio to approve the waiver of the layover period for an Ordinance to approve SCA2006-00097 - Application to Close and Abandon Unimproved Public Right-of-Way known as Mount Vernon Place, between Maryland Avenue and Monroe Street. Motion Passed: 5

The approved ordinance can be found in the brief book.	approved - 0 opposed - 0 abstained Mayor Susan R. Hoffmann, Councilmember John Britton, Councilmember Piotr Gajewski, Councilmember Phyllis Marcuccio, and Councilmember Anne Robbins approved. None opposed. Motion moved by Councilmember John Britton, seconded by Councilmember Piotr Gajewski to approve Adoption of Ordinance No. 30-09 to approve SCA2006-00097 - Application to Close and Abandon Unimproved Public Right-of-Way known as Mount Vernon Place, between Maryland Avenue and Monroe Street 10:20 pm Councilmember Marcuccio asked why it was necessary to do this. Motion Passed: 5 approved - 0 opposed - 0 abstained Mayor Susan R. Hoffmann, Councilmember John Britton, Councilmember Piotr Gajewski, Councilmember Phyllis Marcuccio, and Councilmember Anne Robbins approved. None opposed."
11/7/2009	BOA Hearing continued

The meetings above were before my first term. The 2010 meetings below were during my first term while the 2012 meeting was in my second term.

12/5/2009	BOA Hearing continued
1/9/2010 BOA approves special exception vote 3-0	- Approved by BOA - Minutes from BOA: "Special Exception SPX2009-00378, Victory Housing, Inc. – a request to construct and operate an 86-unit senior adult housing facility in the MXT Zone on property bounded by Maryland Avenue, Fleet Street and Monroe Street (Adoption of the Decision and Order approving the request). Mr. Deitchman moved, seconded by Mr. Maravilla to adopt the Decision as drafted, approving Special Exception SPX2009- 00378, Victory Housing, Inc. The motion passed unanimously. The members of the Board signed the Decision. "
2/1/2010	- Agenda Packet Item 11: **Approval of a letter to the State of Maryland, Community Development Administration in support of an application to be submitted by Victory Housing, Inc. for Low-Income Tax Credits to be used in financing the development of Victory Court.** - Packet includes a letter of request to Mayor and Council - Packet includes a draft letter of support from the Mayor and Council - From the minutes: There was a long discussion, but no vote taken.
2/5/2010	- From the minutes of 2/8/2010: "It was noted that, on February 5, Victory Housing had withdrawn its request for a letter of support from the Mayor and Council for State of Maryland Low Income Housing Tax Credits."
2/8/2010	- Minutes indicate there were many questions on process and how to fix it.
3/15/2010 City Attorney directed not	- MC Minutes: "Motion moved by CM Bridget Donnell Newton, seconded by CM Piotr Gajewski to direct the City Attorney to not file a response in the Victory Housing petition for judicial review. In discussion, CM Pierzchala said that he would vote against the motion stating that it is too early to make a decision since the Mayor and Council do not yet know the basis upon which the appeal is being filed and it is premature to act on it. Echoing Mr. Pierzchala's comments, CM Britton said that he too would vote against the motion. CM Gajewski said this matter involves two parties: Montgomery

to file a response in the Victory Housing petition for judicial review. Vote 3-2	County and a group of citizens who questioned a decision of the Board of Appeals and the dispute is between those two entities. He said the City should not take a side, but should wait for a just result. He also cited the cost of mounting a legal defense. CM Gajewski noted that he did support the decision of the Board of Appeals. CM Newton said that she would vote for this motion because the process was flawed and the need for this action reflects what brought the City to this point. She will vote for the motion on behalf of the citizens who did not feel they were heard. Mayor Marcuccio agreed and said that she, too, would vote for the motion. Motion Passed: 3 approved - 2 opposed - 0 abstained Mayor Phyllis Marcuccio, CM Piotr Gajewski, and CM Bridget Donnell Newton approved. CM John Britton, and CM Mark Pierzchala opposed."
4/19/2010	- MC Minutes: Went into closed session. "The Mayor and Council discussed pending litigation related to the City's Adequate Public Facilities Ordinance (APFO), the petition for legal review for Victory Court, and, and action brought by E&B Enterprises." **Note:** I'm not sure why the APFO/APFS would come up for this Senior Project, but it could have been the way the APFO/APFS were written.
4/26/2010	- Citizen's forum: 2 people spoke about the schedule and process for Level 2 for Victory Court (apparently in reference to the Planning Commission process on Victory Court).
6/23/2010 PC vote 5-0	**Site Plan STP2010-00034, Victory Housing, Inc. – for approval of an 86-unit housing facility for senior adults and the retention of 5 existing residences in the MXT Zone at 209 Monroe Street, 150 Maryland Avenue, and 101-107 Fleet Street.** Find Planning Commission approval "Commissioner Tyner moved, seconded by Commissioner Trahan, to approve Site Plan STP2010 00034, Victory Housing, Inc. per staff recommendations and findings including al conditions as well as the revised language to Condition 2h. Also, a further suggestion that the HDC reconsider a lowing an 8-foot wide sidewalk to partially encroach into the historic district. The motion passed on a vote of 5-0 with Commissioners Medearis and Pakulniewicz being absent."
1/9/2012	- Item 18: Old/New Business: "Councilmember Moore congratulated City Attorney Daniel and her staff on the Victory Housing Ruling." **Note:** This a note in the MC minutes that Victory Housing won its case.

Figure VC1: Victory Court

Picture by Mark Pierzchala, September 3, 2025

Victory Court Links Document

Appendix SW: Silverwood in 2010 – 2011

Silverwood was subsequently renamed The Bainbridge and is now The Reed

The developer wanted to annex into the City of Rockville in order to overcome the County Master Plan issue that this particular site was not for residential. The developer could have pursued a County Master Plan amendment but County approval was unlikely, and they chose to come into Rockville. Because of the City's Adequate Public Facilities Ordinance (APFO) and its Adequate Public Facilities Standards (APFS), the APFS had to be amended to make this work.

Overall approval of the Silverwood project required 3 major Rockville actions: (1) Mayor and Council annexation of the land into Rockville, (2) modification of the APFS with respect to school capacity, and (3) approval of the project by the Rockville Planning Commission. It also needed County Council approval for an immediate rezoning of the property that was different from the County zone.

In 2011, the annexation and the enabling modification of the APFS for Silverwood was approved on multiple 3–2 Mayor and Council votes. The City's Planning Commission vote was 4-1-2. In other words, the key Rockville votes were all approvals on 1 vote margins. The County Council voted 6-3 to approve Rockville's immediate MXTD zoning designation.

Silverwood Approval Timeline

In the table, introductions, motions, resolutions, and votes are extracted. Brief explanation are sometimes provided. You can check the minutes themselves for the complete narratives in the minutes. See the links at the bottom of this section.

Date	Description – usually extracted from the minutes[17]
7/19/2010	Agenda item 10. This starts page 98 of the brief book. The project is introduced to the Mayor and Council. Newton and Marcuccio suggested adding 3-bedroom apartments to the building. None had been planned, (page 3 of the minutes).
4/25/2011	Agenda item 19: "CM Pierzchala requested that on May 9, 2011 a discussion be added to the agenda related to specific changes to the APFS relating to the "Annexation ANX2011-00139, a request to annex two parcels, Parcel A and Parcel 137, Derwood, Reeds Addition (15955 Frederick Road); Silverwood/Shady Grove, LLC, applicant". CMs Gajewski and Britton supported the request."
5/9/2011	Agenda item 15: "CM Pierzchala introduced the Resolution to enlarge the City's corporate boundaries, so as to annex two parcels, Parcel A and Parcel 137, Derwood, Reeds Addition (15955 Frederick Road), pursuant to Annexation ANX2011-00139; Silverwood/Shady Grove, LLC, applicant." (No vote needed.)
5/9/2011 Key 3-2 vote: →	Agenda Item 17: "Motion moved by CM John Britton, seconded by CM Mark Pierzchala to instruct the City Attorney to return to the Mayor and Council with a resolution with the annexation modification language and any additional modifications that are required in the Adequate Public Facilities Standards (APFS) resulting from the proposed modification language." "Motion Passed: 3 approved - 2 opposed - 0 abstained CM John Britton, CM Piotr Gajewski, and CM Mark Pierzchala approved. Mayor Phyllis Marcuccio, and CM Bridget Donnell Newton opposed."

The next 4 rows of this table are of Rockville Planning Commission or County body actions.

6/8/2011	"The Planning Commission reviewed the annexation plan and proposed MXTD zoning on June 8, 2011, and recommended approval by a vote of 5 to 2, with Commissioners Ostell and Cook opposed." (Begins page 119 of the Planning Commission agenda packet.)
6/9/2011	"The Montgomery County Planning Board reviewed the annexation plan and zoning at its meeting of June 9, 2011, and voted 2-1 to recommend denial of both the residential use and the increase in density."
7/12/2011	"The County Council PHED Committee reviewed the annexation plan and zoning at its meeting of July 12, 2011, and voted 2-1 to recommend denial of both the residential use and the increase in density."
7/19/2011[18] County Council	"The full County Council approved the zoning change to MXTD with residential and increase in density by a vote of 6 to 3 on July 19, 2011. The County Council recommended to the Mayor and Council that the following conditions be included in the City's approval:

[17] In the quoted text from the minutes, the word 'Councilmember' is replaced with 'CM' to save space.
[18] The importance of this County Council vote cannot be understated. The City had the right to annex, but the sticking point was whether the County Council would allow the City to **immediately** substantially change the zoning from the County's zoning. In this vote, the County Council explicitly allowed the City to change the zoning to its MXTD (Mixed used Transportation District) zone which allowed the density for the building.

Vote 6-3	1. adequate right-of-way for the Corridor Cities Transitway (CCT) on the property; 2. providing streetscape to match the Shady Grove Sector Plan standards on the property; 3. a means to achieve the goals of the Shady Grove Transportation Management District; and 4. notice to all prospective tenants of the property that they are moving next to the County's Solid Waste Transfer Facility, and that the trash handling activities at the Facility may produce odors and increase its noise generation in the future. These conditions have been incorporated into the draft Annexation Agreement."

Return to Rockville Mayor and Council actions.

6/20/2011 Adopt annexation plan Key 3-2 vote: →	Adoption of the annexation plan and determination that the City can provide the services needed and impact to the City would be minimal. This was a **necessary step**, but **not a final step** to the annexation. Agenda item 13 "Motion moved by CM Piotr Gajewski, seconded by CM Mark Pierzchala to adopt Annexation Plan for proposed Annexation ANX2010-00139, a request to annex two parcels, Parcel A and Parcel 137, Reeds Addition to Derwood (15955 Frederick Road); Silverwood/Shady Grove, LLC, applicant." "Motion Passed: 3 approved - 2 opposed - 0 abstained CM John Britton, CM Piotr Gajewski, and CM Mark Pierzchala approved. Mayor Phyllis Marcuccio, and CM Bridget Donnell Newton opposed."
7/18/2011	Agenda item 16. Hearing date for the annexation of the 2 properties set for 9/12/2011.
8/15/2011	Agenda item 15. "The Mayor and Council instructed staff to proceed with processing Map Amendment MAP2011-00111."
9/12/2011[19]	Agenda item 11. Public Hearing - Annexation AN X2010-00139, a request to annex two parcels, Parce l A and Parcel 137, Reeds Addition to Derwood, located at15955 Frederick Road; Silverwood/Shady Grove , LLC, applicant. "Mayor Marcuccio introduced the item and called upon the list of speakers. After receiving testimony from six speakers, a complete transcript of which can be found in the Office of the City Clerk, the Mayor declared the public hearing closed and said the record would remain open until5 :00 p.m. on September 26, 2011."

[19] This hearing may be the one mentioned in the County Council Agenda Packet of 7/19/2011. In that packet, the Rockville hearing date was referenced as August 1, 2011. There is no record of an August 1 hearing on the City's agenda web page.

9/26/2011 Instruct staff to prepare resolutions Key 3-2 vote: →	Agenda item 16. "Motion: to instruct staff to prepare: a resolution to enlarge the corporate boundaries of the City that includes language regarding the APFS finding from the Annexation 5 Agreement; a resolution to-approve the Annexation Agreement; and an Ordinance to place the property the MXTD Zone in order to approve Annexation Petition ANX 2010-00139. Moved by CM Mark Pierzchala and seconded by CM Piotr Gajewski. CM John Britton, CM Piotr Gajewski, and CM Mark Pierzchala approved. Mayor Phyllis Marcuccio, and CM Bridget Donnell Newton opposed."
10/10/2011 Approve annexation with APFS changes Key 3-2 vote: → **2026 ZOR Alert: →**	Agenda item 15[20]. Adoption of resolution to enlarge the corporate boundaries of the City of Rockville to include 4.37372 acres of land of Reed Brothers, Inc., and Mary J. Gartner, Trustee for Annexation Petition ANX2010-00139, a request to annex two parcels, Parcel A and Parcel 137, Reeds Addition to Derwood, located at 15955 Frederick Road; Silverwood/Shady Grove, LLC, applicant "**Motion**: to adopt the resolution, as modified to include the changes to incorporate APFO standards. [21] Moved by Pierzchala, seconded by CM Gajewski. The motion carried with CMs Pierzchala, Gajewski and Britton voting "aye," and Mayor Marcuccio and CM Newton voting "nay."" Under the rules of the 2026 draft APFO, this amendment would not have succeeded due to the requirement of a super majority. (Added 2/2/2026)
10/10/2011 Approve annexation agreement Key 3-2 vote: →	Agenda item 16[22]. Adoption of resolution to approve the Annexation Agreement (see Attachment A) for Annexation Petition ANX2010-00139, a request to annex two parcels, Parcel A and Parcel 137, Reeds Addition to Derwood, located at 15955 Frederick Road; Silverwood/Shady Grove, LLC, applicant "**Motion:** to adopt a resolution to approve the Annexation Agreement (see Attachment A) for Annexation Petition ANX2010-00139, a request to annex two parcels, Parcel A and Parcel 137, Reeds Addition to Derwood, located at 15955 Frederick Road; Silverwood/Shady Grove, LLC, applicant. Moved by CM Pierzchala, seconded by CM Gajewski. The motion carried with CMs Pierzchala, Gajewski and Britton voting "aye," and Mayor Marcuccio and CM Newton voting "nay."""
10/10/2011	Agenda item 17. Introduction of Ordinance (see Attachment A) to amend the zoning map for Annexation Petition ANX2010-00139, a request to annex two parcels, Parcel A and Parcel 137, Reeds Addition to Derwood, located at 15955 Frederick Road; Silverwood/Shady Grove, LLC, applicant "CM Mark Pierzchala introduced the ordinance."

[20] Bolding removed from the resolution statement, for readability.
[21] The APFO Standards amendment appears below the table in Figure SW2.
[22] Bolding removed from the resolution statement, for readability.

10/24/2010[23] Amend the zoning map Key 3-2 vote: →	Agenda item 20. "Motion: to adopt Ordinance to amend the zoning map by adding 4 .3 7 acres of land, more or less, known as Parcel A and Parcel 137, Reeds Addition to Derwood, located at 15955 Frederick Road, and placing said property in the MXTD (Mixed Use Transit District), Zone related to Annexation petition AN X 2010-0013 9; Silverwood/Shady Grove, LLC, applicant Moved by CM Pierzchala, seconded by CM Gajewski with. CMs Britton, Gajewski, and Pierzchala approving, and Mayor Marcuccio, and CM Newton opposing. Motion P assed: 3 approved -2 opposed -0 abstained"

Rockville Planning Commission final approval.

10/26/2011 PC Vote 4-1-2	Rockville Planning Commission Approval "Commissioner Callistein moved, seconded by Commissioner Ostell, to approve the site plan STP2011-00091 for Silverwood including the updates to conditions and inserts made during this meeting, updates to the findings indicated in the staff report dated October 19, 2011, and the additional information about the APFS to be incorporated into the findings and the changes to conditions recorded this evening. The motion passed 4-1-2. (Commissioner Cook voted no and Commissioners Hill and Hadley abstained)." (Begins page 65 of the Planning Commission agenda packet. See 2 notes below.)

The project then survived 2 petitions for judicial review.

1/9/2012 To defend the City's Interest in Silverwood MC Vote 4-1	- Item 12: **Discussion and Instructions Silverwood Annexation and Proposed Development** **Motion**: to instruct the City Attorney to fully participate in cases to defend the interest of the City. Moved by Councilmember Pierzchala, seconded by Councilmember Moore with Councilmembers Hall, Moore, Newton and Pierzchala approving and Mayor Marcuccio opposing.

The building is now in place; 417 units within an 8-minute walk from the Shady Grove Metro platform (as timed by me 9/2/2025).

[23] October 24, 2011 was the last Mayor and Council meeting for CMs John Britton and Piotr Gajewski.

Figure SW1: The Reed Next to Shady Grove Metro

Picture by Mark Pierzchala, September 2, 2025

Modifications of the APFS

The modifications of the APFS were narrowly tailored for situations where the land is annexed into Rockville and other conditions are met. The text in Figure SW2 is from the Mayor and Council Agenda Packet May 9, 2011, Page 139.

Figure SW2: Proposed Modifications to the Adequate Public School Facilities Standards

Minutes text copy (page 139): "For a property being annexed into the City and for all development identified in the respective annexation agreement, a determination of adequate school capacity made by the jurisdiction from which the property is being annexed shall be accepted by the City for purposes of satisfying the APFO, provided: 1) the schools are located outside the City; 2) less than 10 percent of the schools' population at the time of annexation is comprised of students residing within the City; and 3) the determination is made within one year of the effective date of the annexation. The Mayor and Council will confirm this determination as part of their approval of an annexation."

Planning Commission Agenda Packet Notes on Silverwood – October 26, 2011

Note: Page 67 of the October 26, 2011 Planning Commission Agenda Packet includes a summary of the project. It notes that there would be 417 total apartments including 19 three-bedroom apartments. At the July 19, 2010 meeting, the introduction to the Mayor and Council on this project, Councilmember Newton asked about the size of the apartments including the need for 3-bedroom apartments. The initial plan did not include 3-bedroom apartments. Apparently they were included in response to Newton's question in this Mayor and Council session. Page 68 notes that 15% of the units would be Moderately Price Dwelling Units. Page 69 notes that the Master Plan in force was from 2002.

Note: Page 98 of the October 26, 2011 Planning Commission Agenda Packet includes a letter from Bruce Crispell, the Director of Long-Range Planning for MCPS at that time. He noted that project would generate 18 elementary school students, 16 middle school students, and 14 high school students. The Washington Grove Elementary School at 105.6% utilization was under the County's moratorium threshold, but over the threshold for a school facility payment. The Forest Oak Middle School and Gaithersburg High School were found to be under the 105% school payment threshold.

- Link Document to SW Mayor and Council Agenda Packets and Meeting Minutes

Appendix TMP: Twinbrook Metro Place 2011 – 2012

This was like a smaller version of the eventual Twinbrook Quarter Project that is now started on the same site. This project was approved, but it never took root. It envisioned 4 buildings, a mix of uses including retail and a hotel, a Chapman Avenue extension, and 811 multifamily residential units.

Twinbrook Metro Place Approval Timeline

In the table, introductions, motions, resolutions, and votes are extracted. Some brief explanation is sometimes provided. You can check the minutes for the narratives they contain. See the links at the bottom of this section.

Date	Description
9/19/2011	- Item 14: **Presentation - Briefing for a Project Plan application (PJT2012-00002, Twinbrook Partners) that has been filed for a mixed-use development at 1592 Rockville Pike**

The meeting above was during the Mayor and Council 2009-2011 term. The meetings below were during the 2011-2013 term when CMs Hall and Moore were now on the Council.

3/19/2012[24] I protested the 1-story reduction as I recall.	- Item 12: **Discussion and Instructions - to Staff for Project Plan PJT2012-00002, to allow redevelopment of an existing retail center into a mixed-use development to be known as Twinbrook Metro Place at 1592 Rockville Pike, Twinbrook Partners LLC, applicant.** - "The Mayor and Council instructed staff to draft a resolution for approval with a reduction of one story in height for Building 5 which will result in the reduction of 19 multifamily units from the 811 units proposed in the original application, as well as 10 feet in building height for Building 5. The Mayor and Council also instructed staff that the proposed 1,278 parking spaces to be provided after the requested parking waiver should be retained. The Mayor and Council also instructed staff to provide an updated analysis for school capacity and traffic capacity per the City's Adequate Public Facilities Standards (APFS)."
4/16/2012	- Item 12: **Adoption of resolution to approve Project Plan PJT2012-00002, to allow redevelopment of an existing retail center into a mixed-use**

[24] Text in this table, within the quotes were hand-typed from the scanned meeting minutes.

Key 3-2 vote: →	**development to be known as Twinbrook Metro Place at 1592 Rockville Pike; Twinbrook Partners LLC, applicant.** - "**Motion:** to adopt resolution to approve Project Plan PFT2012-00002, to allow redevelopment of an existing retail center into a mixed-use development to be known as Twinbrook Metro Place at 1592 Rockville Pike; Twinbrook Partners LLC, applicant." - "Moved by CM John F. Hall and seconded by CM Mark Pierzchala."[25] - "**Vote:** CMs Hall, Moore, and Pierzchala approving and Mayor Marcuccio and CM Newton opposing. Motion carries 3-2"

Note: There are interesting minutes from these 3 meetings, which give the rationale for each vote and decision. The video of these meetings may also be interesting to watch.

Note: This project was approved before the Rockville Pike Plan was updated, and before the concept of Champion Project was introduced and made part of the Rockville Pike Plan.

Link document to TMP Mayor and Council Agenda Packets and Meeting Minutes

Appendix NLH: National Lutheran Home 2011- 2012

Request for a City of Rockville Revenue Bond Approval

National Lutheran Home & Village is now called The Village at Rockville. It is located in the very western part of Rockville. It was and remains a non-profit community. The meeting agenda materials from 2011 and 2012 cited it as a 501(c)(3) community.

"The National Lutheran Home & Village at Rockville (the "Borrower") asked the City Rockville to issue up to $25 million of its non-recourse economic development revenue bonds (the "Bonds") and lend the proceeds of those Bonds to the Borrower." (Text taken from the letter of James E Cumbie (a Venable Bond Attorney) to the City of Rockville.)

A transaction like this is (1) highly technical, but (2) very common nationwide and takes advantage of national and state tax laws and provides a way for charitable entities to finance projects at a lower interest rate. In this case, the City of Rockville would be acting as an intermediary (my wording) for the National Lutheran Home.

The timeline was less than 2 months. An initial unanimous support in December 2011 became a narrow final approval on January 9, 2012.

There was abundant documentation provided to Mayor and Council in the agenda packets. This was supplemented by verbal presentations during the 3 Mayor and Council meetings.

The Mayor and Council at this time: Mayor Phyllis Marcuccio, Councilmembers John Hall, Tom Moore, Bridget Newton (second term), and me (second term). This was one of the very first housing issues addressed by this Mayor and Council.

[25] In this and other places, in the quoted text, 'Councilmember' is replaced by 'CM' to save space.

National Lutheran Home Timeline 2011 – 2012

Date	Description
12/5/2011 MC vote 5-0	- Item 11: **Approval of Proposed Economic Development Revenue Bond Financing for National Lutheran Home and Village at 9702 Veirs Drive, Rockville.** - "Motion to approve the Proposed Economic Development Revenue Bond Financing for National Lutheran Home and Village at 9701 Veirs Drive, Rockville. Moved by CM Moore and seconded by CM Newton and unanimously approved."[26]
12/12/2011 MC vote 5-0	- Item 11: **Public Hearing – Economic Development Revenue Bond Financing for National Lutheran Home and Village at 9701 Veirs Drive, Rockville.** - "Director of Finance Gavin Cohen, presented the background on this item, speaking about the public hearing process and the fact that an additional public hearing will be held on December 23rd. The Bond Council for Rockville, Jim Cumbie, Esquire, and Gavin Cohen will administer the public hearing. There being no speakers, the Mayor closed the public hearing and said the record would remain open until 10:30 a.m., Friday, December 23,2011. **Note:** This was to be held as an internal public Tax Equity and Fiscal Responsibility Act (TEFRA) hearing on Friday, December 23, 2011. - **Adoption of Resolution to approve the Economic Development Revenue Bond Financing for National Lutheran Home and Village at 9701 Veirs Drive, Rockville.** **Motion:** to adopt the Resolution to approve the Economic Development Revenue Bond Financing for National Lutheran Home and Village at 9701 Veirs Drive, Rockville. Moved by CM Hall, seconded by CM Newton and unanimously approved.
12/23/2011	An internal public hearing was held. This is documented on page 90 of the 1/9/2012 Agenda packet. This was the TEFRA public hearing. This was not a Mayor and Council meeting. 2 people showed up.
1/9/2012 Final Key 3-2 vote: →	- Citizen's Forum: 8 people oppose the Lutheran Home Bond, one advises to hold off on the Lutheran Home Bond decision, 6 people support - Item 11: **Approval - Proposed Economic Development Revenue Bond Financing for National Lutheran Home and Village at 9701 Veirs Drive, Rockville** "**Motion** to approve proposed Economic Development Revenue Bond financing for National Lutheran Home and Village at 9701 Veirs Drive, Rockville. Moved by CM Tom Moore, seconded by CM Mark Pierzchala with CMs Moore, Pierzchala and Hall approving and Mayor Marcuccio and CM Newton opposing. Motion Passed: 3 approved - 2 opposed - 0 abstained"

[26] In this table, some quotes are typed from scanned meeting minutes. The word Councilmember is replaced by CM.

Note: Opposition from 2 people surfaced at the December 23, 2011 TEFRA hearing.

Note: On January 9, 2012, 15 people spoke at Citizen's Forum.

- Link document to NLH Mayor and Council Agenda Packet and Meeting Minutes

Figure NLH1: The Village at Rockville

Picture by Mark Pierzchala, September 3, 2025

Appendix FPA: Fireside Park Apartments, 2012 – 2018

In April 2012, Rockville Housing Enterprises (RHE) learned that the privately owned, and naturally affordable, Fireside Park Apartments were sold to an out-of-state developer. RHE was concerned that with its proposed redevelopment, many naturally affordable units would be lost. The number lost would greatly exceed the number provided by the 15% MPDU requirement. The new owner was planning a complete tear down and rebuild.

Montgomery County has a housing provision called "Right of First Refusal" whereby the acquiring property owner provides information to the County about the terms of sale, including purchase price. The Right of First Refusal law allows a housing authority such as RHE to intervene in the sale by purchasing the property for the same price as the just-established sales price. RHE asked the County to intervene on its behalf, and the County required the City to confirm its intervention for the right of first refusal.

On August 6, 2012, this request came to Rockville's Mayor and Council with less than a week's notice. This was the last meeting before summer break, with very little background information available to Mayor and Council before the meeting. RHE made a presentation, and Mayor and Council unanimously approved the Right of First Refusal at this meeting. This started a several

weeks-long approval process that was highly controversial. On subsequent 3-2 votes, the Mayor and Council approved the sale of Fireside Park Apartments in 2012. The refinancing was approved in 2018 on a 4-1 vote. Table FPA1 gives the timeline for Fireside Park Apartments.

Table FPA1: Community Comments about the Proposed RHE Acquisition

Date	Item
8/6/2012 Key 5-0 vote →	- Item 10: The was the last meeting before the summer break. RHE asked for Mayor and Council approval to authorize the County's Right of First Refusal to Purchase Fireside Park Apartments. This deadline for approval was August 27, 2012, during the summer break. - Mayor and Council unanimously approved the authorization.
9/10/2012	- Item 12: Work session on Fireside Park Apartments - Item 13: Technical correction to the 8/6/2012 authorization to correct language. Mayor and Council unanimously approved the correction.
9/24/2012	- Item 12: Discussion on Fireside Park Apartments. Set a public hearing for October 8, 2012.
10/8/2012	- Hearing held on Fireside Park Apartments. 39 people spoke.
10/22/2012	- Item 13: Work session on Fireside Park Apartments
11/5/2012 Key 3-2 vote: → Key 3-2 vote: →	- Item 17: "**Motion:** To authorize Rockville Hosing Enterprises to acquire Fireside Park Apartments and undertake related actions necessary to complete the acquisition, including borrowing and accepting money to undertake a house project, entering into a mortgage, and establishing a not-for-profit corporation to own Fireside Park Apartments. Moved by CM[27] Moore, seconded by CM Pierzchala with CMs Hall, Moore and Pierzchala approving and Mayor Marcuccio and CM Newton opposed." - Item 18: "**Motion:** To approve a grant in the amount of $200,000 and a loan in the amount of $1,800,000 to Rockville Housing Enterprises for the purchase of Fireside Park Apartments for the preservation of mixed-income, affordable housing in the City of Rockville and to require RHE to seek an annual PILOT waiver found in Attachment G, Tab 18 as amended by the City Attorney. Moved by CM Moore and seconded by CM Pierzchala. The motion passed with CM Hall, CM Pierzchala and CM Moore approving and with Mayor Marcuccio and CM Newton opposing."
11/19/2012 Key 4-1 vote: →	- Item 18: Approval of Montgomery County's Offer to Advance the City's $1.5 million General Fund Loan to Rockville Housing Enterprises "**Motion:** to approve Montgomery County's offer to advance the City's $1.5 million General Fund Loan to Rockville Housing Enterprises. Moved by CM Moore, seconded by CM Hall with CM Hall, CM Newton, CM Moore, and CM Pierzchala approving and Mayor Marcuccio opposed."
12/24/2012	Fireside Park Apartments acquired by Rockville Housing Enterprises
2/25/2013	- Item 11: Update to Mayor and Council on the December 24, 2012 RHE acquisition of Fireside Park Apartments.
9/8/2014	- Item 9: Presentation – Fireside Park Apartments Annual Report to Mayor and Council

[27] In this table, in the quoted material, the word 'Councilmember' was replaced by 'CM' to save space.

9/22/2014	- Item 13: "Councilmember Moore made a motion to have the following items added to the Action Report: Look at creating a Management Fee for Rockville Housing Enterprise to be compensated for managing Fireside Apartments Seconded by CM Onley"
10/5/2015	- Item 13: **Discussion, and Possible Approval, of Rockville Housing Enterprises' Management Fee Request for Fireside Park Apartments** - "**Motion:** to approve RHE's request to receive a Partner Asset Management Fee from the Fireside property in the amount of $30 per month per unit Moved by CM Feinberg and seconded by CM Onley. Motion: to amend to $30 per month per unit with a cap not to exceed $84,960 per year. Moved by CM Feinberg, seconded by CM Moore and unanimously approved."
Beginning of 2015 – 2019 term	Mark Pierzchala takes over the role of Mayor and Council liaison to Rockville Housing Enterprises.
7/18/2016	- Item 14: Presentation of Annual Report for Fireside Apartments and Proposed Refinancing Plan
5/1/2017	- Item 20 Future Agendas: "Regarding the RHE Fireside discussion, the Financial Advisory Board (FAB) will need information for review prior to this Agenda Item discussion."
9/11/2017	- Item 16: Presentation on Fireside Park Apartments Annual Report by Rockville Housing Enterprises (to the Mayor and Council)
2/2/2018	3-alarm fire at Fireside Park Apartments

Figure FPA1: Fireside Park Apartments Fire, Immediate Aftermath

Picture by Mark Pierzchala, February 2, 2018

2/5/2018	- "City Manager Rob DiSpirito expressed the City's concern about the tragic fire at Fireside Park Apartments and provided information regarding donations to help those in need, . . ." - Two individuals spoke at Community Forum about the fire.
2/12/2018	- Item 3. A. Presentation and Work Session on RHE Fireside Park Apartments' Plan to Refinance Its Existing Loans and Obtain Additional Financing for Modernizing the Property
2/26/2018	- Item 10: Public Hearing on Rockville Housing Enterprise's Plan to Refinance its Existing Loans and Obtain Additional Financing for Modernizing the Fireside Par Apartments Property
3/19/2018 Key 4-1 vote: →	- Item 17: "**Motion:** to adopt the Resolution to authorize Rockville Housing Enterprises (RHE) to refinance the existing loans on Fireside Park Apartments and undertake related actions necessary to complete the refinance and obtain additional financing, including borrowing and accepting money, entering into a mortgage, and establishing a not-for-profit single purpose entity to own Fireside Park Apartments" - Mover: Mark Pierzchala - Seconder: Julie Palakovich Carr - In favor: Beryl L. Feinberg, Virginia D. Onley, Julie Palakovich Carr, and Mark Pierzchala - Opposed: Mayor Bridget Newton
3/19/2018 Key 3-2 vote: → (with note)	- Item 18: "**Motion:** to adopt the Resolution to authorize financial support in the form of a grant in the amount of $500,000 to Rockville Housing Enterprises for the modernization of Fireside Park Apartments for the preservation of mixed-income, affordable housing in the City of Rockville" - Mover: Mark Pierzchala - Seconder: Virginia D. Onley - In Favor: Virginia D. Onley, Julie Palakovich Carr, Mark Pierzchala -Opposed: Mayor Bridget Donnell Newton, Beryl L. Feinberg **Note:** CM Feinberg indicated she would have voted for a loan. The agenda packet offered a choice between a grant and a loan.

Figure FPA2 Parkside Landing – Successor Name to Fireside Park Apartments

Picture by Mark Pierzchala, September 4, 2025

The buildings above are in the same buildings that were hit by the fire (see Figure FPA1).

Increase in Size of the Owned RHE Portfolio

The 2012 RHE request of Mayor and Council to acquire Fireside Park Apartments represented a large percentage increase in the RHE owned portfolio of 145%. This is shown from materials presented to Mayor and Council on September 24 by RHE to Mayor and Council. Figure FPA3 is taken from the meeting's Mayor and Council Agenda Packet, page 90. This is from the RHE prepared slide presentation.

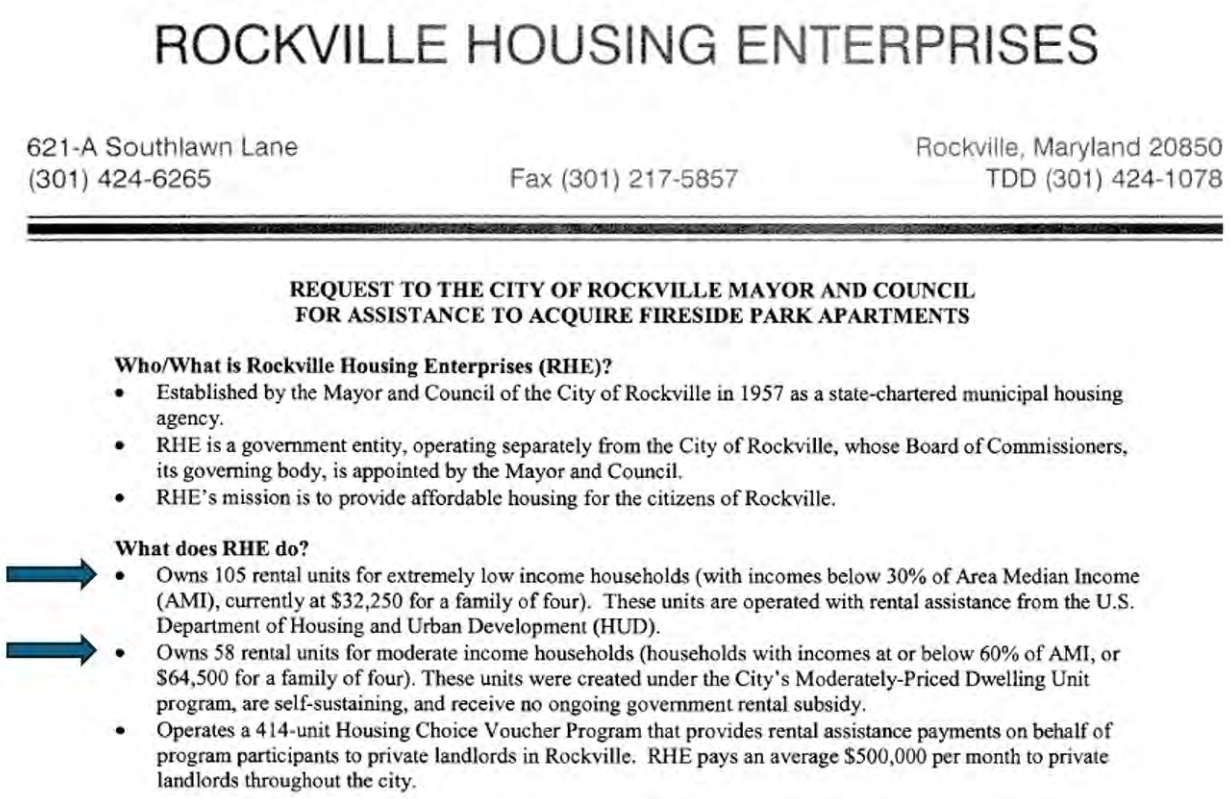
Figure FPA3: Number of Fireside Park Apartment Units to be Acquired

Fireside Park Apartments (Information)

- **Number of Units – 236 Units**
  - **96 1-Bedroom Units**
  - **128 2-Bedroom Units**
  - **12 3-Bedroom Units**

Figure FPA4 is from the same Agenda Packet of September, page 99. It is from an information sheet prepared by RHE for the Mayor and Council. At the time of request, the RHE owned portfolio was 105 + 58 = 163 units. The proposal to purchase Fireside Park with its 236 units represented an 236 / 163 = 145% increase in owned RHE units.

Figure FPA4: First Part of a RHE Information Sheet for Mayor and Council



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REQUEST TO THE CITY OF ROCKVILLE MAYOR AND COUNCIL FOR ASSISTANCE TO ACQUIRE FIRESIDE PARK APARTMENTS

Who/What is Rockville Housing Enterprises (RHE)?

- Established by the Mayor and Council of the City of Rockville in 1957 as a state-chartered municipal housing agency.
- RHE is a government entity, operating separately from the City of Rockville, whose Board of Commissioners, its governing body, is appointed by the Mayor and Council.
- RHE's mission is to provide affordable housing for the citizens of Rockville.

What does RHE do?

- Owns 105 rental units for extremely low income households (with incomes below 30% of Area Median Income (AMI), currently at $32,250 for a family of four). These units are operated with rental assistance from the U.S. Department of Housing and Urban Development (HUD).
- Owns 58 rental units for moderate income households (households with incomes at or below 60% of AMI, or $64,500 for a family of four). These units were created under the City's Moderately-Priced Dwelling Unit program, are self-sustaining, and receive no ongoing government rental subsidy.
- Operates a 414-unit Housing Choice Voucher Program that provides rental assistance payments on behalf of program participants to private landlords in Rockville. RHE pays an average $500,000 per month to private landlords throughout the city.

Community Input Progressing Towards a November 5, 2012 Approval

Table FPA2 shows the extensive community commentary about 2012 RHE acquisition of Fireside Park Apartments. There was vociferous opposition to the project. There were some supporters as well.

Table FPA2: Community Comments about the Proposed RHE Acquisition

Date and Venue	Number
August 6, 2012 – Citizen's Forum	4 speak about Fireside Park
September 24, 2012 – Citizen's Forum	10 speak about Fireside Park
October 1, 2012 – Citizen's Forum	1 speaks about Fireside Park
October 8, 2012 – Public Hearing	39 speak about Fireside Park
October 15, 2012 – Citizen's Forum	3 speak about Fireside Park
October 22, 2012 – Citizen's Forum	4 speak about Fireside Park
November 5, 2012 – Citizen's Forum	11 speak about Fireside Park

This issue did not end in 2012. It was finally resolved in 2018 when the property was refinanced. A refinancing of the property had always been intended.

Financing Rockville's Contribution to the RHE Acquisition

Rockville contributed $2,000,000 towards the acquisition. A small part of this was as a grant, the rest, $1,800,000 as a loan. However, since this issue came up suddenly, there was no provision in

the budget for most of this money. Montgomery County advanced Rockville $1,500,000 as a non-interest loan. This was paid back to the County over 3 years.

I, as the Rockville Council liaison, made sure that RHE paid back Rockville's Fireside Park loan as part of the refinancing. See the next paragraph.

Pierzchala as Council Liaison to Rockville Housing Enterprises

2015-2019 was the first 4-year Mayor and Council term. I asked CM Virginia Onley if I could take over as the Council liaison to RHE. Onley agreed but still attended RHE meetings.

During this term, RHE worked on the refinancing of Fireside Park Apartments. This refinancing included badly needed building renovations that could not be incorporated into the 2012 acquisition. RHE's work was hampered by a government shutdown that slowed government agency and private lender approvals. In early 2018, there was a tragic fire involving one of the buildings at Fireside Park Apartments. This event caused RHE to incorporate fire suppression features into the refinancing and refurbishment of the structures. As the RHE liaison, I attended and participated in these RHE meetings and kept the Mayor and Council informed as to progress. This led to the March 19, 2018, meeting to reauthorize the refinancing of Fireside Park Apartments.

Links to Supporting Documents

The following link leads to a document with numerous other links to Mayor and Council minutes and agenda packets concerning Fireside Park Apartments. You can find links to meeting video on the City's website[28].

Further links to FPA Mayor and Council Agenda Packets and Meeting Minutes

Appendix CL: Chestnut Lodge 2015 – 2017

Tragic Fire Leads to Public Park

This appendix responds to **GGW4** above, about my votes on Chestnut Lodge. I'm proud of the key role I played in denying the application for 7 town homes because of the historic nature of the site. The picture in Figure CL1 is how I remember the lodge. Peerless Rockville conducted a tour of the outside of the property that my wife and I took part in about that time. The application for 7 town homes was after this building burned down.

[28] At the time of this writing, the City's is implementing a new website and videos prior to 2022 are not yet available.

Figure CL1: Chestnut Lodge in 2003

North and East Façade Woodlawn Hotel/Chestnut Lodge - 2003

Image from page 86 of the staff report for the HDC, captured June 18, 2015[29]

The following links give information about the history of Chestnut Lodge. A former, world-renowned psychiatric hospital, it was destroyed in a fire on June 7, 2009. The question in 2015 through 2017 was what to do with the land. The three links below give an overview of the history of the site. The third one is well worth the time to view the video.

Chestnut Lodge - Peerless Rockville

Chestnut Lodge - Wikipedia

Chestnut Lodge fire adds to Rockville losses | Max for Rockville

Paths to the Present 63 - Chestnut Lodge Video – produced by County Cable Montgomery. From the Montgomery History website: "***Paths to the Present: Montgomery County Stories*** was a cable television show produced by County Cable Montgomery and Montgomery History from 2000-2017. Produced by Emmy-winner Barbara Grunbaum and hosted by Gail Street, *Paths to*

[29] City materials are public documents. There is no attribution for this photo in the document so, I copied it. See the Links Document below for a link to this report.

the Present explores the often overlooked history found right in our own backyards." It is an excellent video of 14:31 running time. [30]

Chestnut Lodge Timeline

Date	Description
6/7/2009	Chestnut Lodge burns down
6/22/2009	Commemoration of Chestnut Lodge precedes Mayor and Council meeting[31]
6/18/2015	HDC Courtesy Review
6/25/2015	Applicant files Project Plan Application PJT2015-00005[32]
11/19/2015	HDC Courtesy Review
11/23/2015	Mayor and Council are briefed on the plan by the developer
3/9/2016	The Planning Commission recommends against approval and sends a subsequent letter to Mayor and Council on April 8, 2016 (these can be seen in the Agenda Packet to Mayor and Council on April 25, 2016).
4/25/2016	Mayor and Council public hearing
5/16/2016 Pierzchala brought in a prepared motion to deny the application Key 3-2 vote: → to	Agenda item 20: **Discussion and Instructions to Staff Regarding Project Plan PJT2015 00005, for the amendment of the Chestnut Lodge Planned Residential Unit (PRU2005-00022), to allow for seven (7) townhouse units instead of seven (7) multifamily units on the former Main Lodge property at 500 West Montgomery Avenue, and to allow for a maximum height of 51.5 feet where 40 feet is allowed in the equivalent zone of RMD-15; JNP Chestnut Lodge LLC, applicant** - "**Motion:** to deny Project Plan Application PJT2015-00005 Councilmember Pierzchala made the following motion, "I move to deny Project Plan Application PJT2015-00005 and instruct staff to bring back a resolution denying the application based on the following findings: 1. That the Project Plan Application is in conflict with the Master Plan 2. That the historical environment of the City and surrounding area would be adversely affected Reasons for these findings to deny the application include: 1. The PRU redevelopment plan was a carefully crafted compromise by the community and the developer taking great care to preserve the character of this nationally recognized historic site 2. The Main Lodge was the centerpiece of the property both before and during the process that led to the PRU approval in 2006 3. The original approval of residential development was expressly conditioned on the preservation of the Main Lodge. The proposed residential development is 35% larger than the original approval. Any development on this site would need to be more consistent with the originally approved plan than what is proposed.

[30] The latter part of this video shows pictures of Peerless Rockville's work to rehabilitate Frieda's Cottage. I was one of the volunteers for this cleanup.
[31] There is neither an agenda item nor minutes for this hour-long commemoration. There is a note from the June 15 meeting, that this would take place at 6pm before the June 22 Mayor and Council meeting.
[32] Planning Commission Staff Report of March 9, 2016, page 1.

deny application	The motion was seconded by Councilmember Feinberg and approved 3-2. Councilmembers Onley and Palakovich Carr opposed."
6/1/2016	The applicant files an amendment for 6 townhomes.[33]
6/20/2016	Agenda item 18: From scanned minutes, the text is retyped below. **- Discussion Regarding the Review Process for the Applicant's Modification Filed on June 1, 2016 to Project Plan PJT2015-00005, an Amendment of the Chestnut Lodge Planned Residential Unit (PRU2005-00022), to Allow for Six (6) Townhouse Units instead of Seven (7) Multi Family Units on the Former Main Lodge Property at 5000 West Montgomery Avenue, and to Allow for a Maximum Height of 51.5 Feet where 40 Feet is Allowed in the Equivalent Zone of RMD-15; JNP Chestnut Lodge LLC, Applicant**
9/19/2016	- Agenda item 13: From scanned minutes, the text is retyped below. - **Presentation – Briefing on Project Plan PJT2015-00002, a modification to the proposed amendment of the Approved Planned Development (PD) for Chestnut Lodge that would allow for six townhouse dwellings in lieu of the seven as originally proposed, at 500 West Montgomery Avenue; JNP Chestnut Lodge, LLC, Applicant.**
12/5/2016	Agenda item 12: Public hearing
1/9/2017	- Agenda item 6: Community Forum from scanned minutes. Chestnut Lodge Homeowners Association offers to give HOA open space to the City
2/13/2017	Closed session about acquiring Chestnut Lodge property
2/27/2017 Vote 4-1 to purchase land for a park	- Agenda item 11. - Vote to establish Chestnut Lodge Park - 7 people spoke at Community Forum - From scanned minutes, the text is retyped below. - **Authorization for the City Manager to Execute a Contract of Sale for the Purchase of Property at 500 W. Montgomery Avenue, Rockville, Maryland, for the Purpose of Creating a Passive Public Park** - "**Motion:** move that, for the purpose of creating a public park of approximately 6.39 acres, the Mayor and Council authorize the City Manager to 1) execute a contract of sale for 500 W. Montgomery Avenue from JNP Chestnut Lodge LLC, in a form acceptable to the City Attorney and 2) execute all documents, approved by the City Attorney necessary to effectuate the purchase of the property subject to the conditions that (a) the two adjacent parcels owned by the Chestnut Lodge Community Association, Inc., known as Parcels A and B, are transferred to the City of Rockville, and (b) no restrictions are placed on any of the land thus acquired by the City. Moved by Councilmember Pierzchala, seconded by Councilmember Feinberg and approved 4-1 with Councilmember Palakovich Carr voting no." (The video for this item starts at 1:34:59.)

[33] From page 435 of the June 20, 2016 Mayor and Council Agenda Packet.

Note: City Manager Rob DiSpirito worked behind the scenes to come to an agreement with the property owner and the Chestnut Lodge HOA in order to assemble the land for a public park. This was with the knowledge of the Mayor and Council members. It was DiSpirito's idea to try to construct this park, and he deserves credit for it.

Note: The donation of land by the Chestnut Lodge HOA relieved the association of the cost of maintaining the land.

Note: In the last line of the table, the heading mentions a passive public park, but the exact text of the motion does not use that word. I would love to see a playground put in that park. I reviewed the video of me making the motion. The text of the motion quoted above is correct. The motion does not mention the word 'passive'. I was not trying to be clever.

Note: In DiSpirito's comments preceding this purchase, he notes that there should be historical interpretation of this site. This is in place now.

Note: DiSpirito's introduction to the item is excellent and gives the parameters of the deal.

Note: As background, I worked for 2 weekend afternoons to help rehabilitate Freida's Cottage on the site and knew of the history of Chestnut Lodge through reading the Fromm-Reichmann biography (*Hornstein, G. A., 2000)*. The townhomes would have been an inappropriate use for the historic site. They would have been high-end and expensive.

Chestnut Lodge Links Documents

Appendix RP: Rockville Pike Neighborhood Plan – 2016

An Important Predecessor to the Twinbrook Quarter Approval

The Rockville Pike Neighborhood Plan concerns State Highway 355 from south of the Rockville Metro to the southern City border. An important provision is the concept of a Champion Project in the South Pike near Twinbrook Metro. The proposal for Champion Projects was made by me Pierzchala Proposal for Champion Projects in May 2016. This idea came from a conversation with former Councilmember Tom Moore.

The placement of Champion Projects into the Rockville Pike Plan was not controversial. BF Saul then formulated the Twinbrook Quarter Project Plan as a Champion Project. It was the Twinbrook Quarter Project that was controversial 2 years later.

The Champion Project definition, in conjunction with a related Developer's Rights and Responsibilities Agreement (DRRA), gave BF Saul and the City of Rockville mutually binding advantages and guarantees that made the Twinbrook Quarter Project viable. See Appendix TQ.

Rockville Pike Approval Timeline in mid-2016

Date	Description
2006 – 2016	Consultant RFP approval by Mayor and Council on August 1, 2006.
Subset dates: Champion Project Proposal Timeline in 2016	
5/9/2016	Mayor and Council Rockville Pike Work-session

5/16/2016	Public Hearing on the Rockville Pike Plan
5/23/2016	Council discussion and instructions on the Rockville Pike Plan
5/26/2016	Councilmember Pierzchala proposes a Champion Project definition, by document passed to Elected Colleagues and City Staff.
6/6/2016	Further Mayor and Council Work-session on the Rockville Pike Plan. It was during this work session that the concept of Champion Project was approved with some modifications to the original Pierzchala proposal.
6/13/2016	Further discussion and instruction on the Rockville Pike Plan
7/18/2016	Introduction of the Rockville Pike Plan Ordinance
8/1/2016	Rockville Pike Neighborhood Plan approved unanimously

Additional note: It took a decade, from 2006 to 2016, from instructions to City Staff to start the process, to Mayor and Council adoption of the Rockville Pike Plan. This kind of delay is in itself an obstacle to housing development.

Supporting Documents for the Idea and Adoption of a Champion Project

- Rockville Pike Plan – Adopted Rockville Pike Plan 8-1-2016
- Pierzchala proposal to define Champion Projects – Pierzchala Proposal for Champion Projects
- Champion projects in the plan – Definition of Champion Projects in the Pike Plan
- Mayor and Council work session where Champion Projects were included in the Rockville Pike Neighborhood Plan – Instructions to include Champion Projects
- Link document to RP Mayor and Council Documents

Mark Pierzchala
February 3, 2026

Appendix TQ: Twinbrook Quarter 2018 – 2019

Opposition, Support, and Approval

Figure TQ1 – Voila!

Picture by Mark Pierzchala, September 4, 2025

The Mayor and Council approval process ran from April 2018 through September 2019. There was vigorous community opposition, especially around the issue of the APFO/APFS school capacity standard. This concerned a proposal by BF Saul between State Highway 355 and the Metro tracks a few minutes' walk to Twinbrook Metro (even closer to the Metro than the Silverwood site). The location is where the Twinbrook Metro Place was approved but never built.

Twinbrook Quarter took advantage of the Champion Project concept proposed by me during the Rockville Pike Master Plan process and placed there by that Mayor and Council. During the approval process for Twinbrook Quarter, the concept of a Developer's Rights and Responsibilities Agreement (DRRA) was approved. Twinbrook Quarter takes advantage of both the Champion Project and DRRA provisions.

As a result of the Champion Project designation, Rockville achieved more apartments and Moderately Priced Dwelling Units (MPDUs) than otherwise allowed. The developer was freed from having to build an access lane along 355 and got higher buildings. The project itself, since it was starting to be built in the 2020s, achieves much better storm water management than before, and is a prime example of transit-oriented development.

BF Saul has designed an urban neighborhood which was one of the goals in my concept of a Champion Project. The first building was completed in 2025. This is an apartment building, The Milton, of 452 units with a Wegman's Grocery on the bottom level.

Twinbrook Quarter Approval Timeline

Date	Description
4/30/2018 First mention of Twinbrook Quarter for Mayor and Council	Twinbrook Quarter first comes to Mayor and Council in a briefing. BF Saul presenting. - Item 6 of the brief book: **Briefing and Determination of Champion Project Status for Project Plan PJT2018-00011, for Approval of a Mixed-Use Development Known as Twinbrook Quarter Consisting of Up to 1,865 Multi-Unit Dwellings, 431,440 Square Feet of Office Space, a Maximum of 472,950 Square Feet of Retail Uses and 9,000 Square Feet of Entertainment Venue; Saul Holdings Limited Partnership, Applicant** - **Note:** As of 9/1/2025, there are no minutes posted for this meeting.

9/24/2018 First mention of a DRRA	- There is 1 comment at Community Forum about Twinbrook. - Item 21: **Development Rights and Responsibilities Agreement (DRRA) Enabling Legislation** "City Attorney Debra Daniel provided an overview of the draft ordinance for the development rights and responsibilities agreement. Councilmember Pierzchala introduced the development rights and responsibilities agreement (DRRA) enabling legislation. Councilmember Palakovich Carr requested staff provide move information on the enhanced public benefits definition."
12/10/2018 Public hearing on the concept of DRRA	- 1 Community Forum comment about the APFS. - Item 12: **Public Hearing on an Ordinance to Enact a New Chapter 7.5 in the Rockville City Code Entitled "Development Rights and Responsibilities Agreements"** There were 3 speakers. - Future Agendas: "There was a discussion about staff being ready to bring back the APFS discussion on December 17, 2018. City Manager DiSpirito responded that staff was working hard to compile information and to be responsive to the Mayor and Council and the public. City Manager DiSpirito stated that representatives from MCPS were committed to attend the meeting on December 17, 2018."
12/17/2018	- 16 Community Forum comments about APFS/APFO. - Mayor and Council form an APFO/APFS working group - Item 10: **Work Session on Potential Amendments to the Public Schools Test of the Adequate Public Facilities Standards (APFS) and Comprehensive Transportation Review (CTR)** - Mayor and Council agreed to come back to this on January 28, 2019. This was an added meeting for the Mayor and Council. - A public hearing was scheduled for January 14, 2019. - **Note:** There was no meeting on January 14, 2019. There was a meeting on January 22, 2019, solely for a public hearing.

The next 3 rows in this table concern the APFO/APFS Working Group and its conclusions.	
1/2/2019	APFO Working Group meets – meeting 1 of 2 **Note:** Packet Page 159 of the January 15, 2019 brief book has a one-page draft summary of the breakout groups from this first meeting.
1/4/2019	APFO Working Group meets – meeting 2 of 2
Notes on the APFO/APFS working group conclusions. - I could not find a definitive report on the conclusions of the working group on the City's website. - I found a draft summary in the January 15, 2019 brief book (see below in this table), apparently drafted by the Department of Community Planning and Development Services (CPDS). - This draft summary is from Packet Page 252 through 257. - The draft summary is then followed by extensive comments from various members of the working group.	

1/7/2019 Last meeting for Palakovich Carr	- **Note:** This was the last meeting for Councilmember Julie Palakovich Carr. She was elected as a District 17 Delegate to the State Legislature. →For the remaining meetings on the Twinbrook Quarter and related items, this was handled by a 4-member Mayor and Council. "Councilmember Julie Palakovich Carr wanted to publicly state that her resignation takes place on Tuesday, January 8, 2019 during a Closed Session. Councilmember Mark Pierzchala thanked Councilmember Julie Palakovich Carr publicly for all of her excellent years of service." - **Note:** There were no items about Twinbrook Quarter at this meeting.

1/15/2019 APFS report	- 4 Community Forum comments on APFS/APFO - Item 11: **Report from Adequate Public Facilities Standards (APFS) Work Group on Schools Regarding Options to Address a Potential Residential Moratorium** - This was a report by Dr. Kelly of Montgomery College, Chair of the APFS Work Group. Among the things noted (from the minutes): • "Work Group unable to reach consensus on recommendations" - "The Mayor and Council proceeded to engage in a lengthy discussion with questions of clarification being addressed by staff and the APFS Work Group members. A Public Hearing will be held on January 22, 2019 on potential changes to the APFS Schools test with a possible decision to be made on January 28, 2019."
1/22/2019	- Item 3A: Public Hearing on Proposed Amendments to the Public School Capacity Test of the Adequate Public Facilities Standards - **Note:** As of 9/1/2025, there are no minutes for this meeting on the City's website. - The entire meeting was for this public hearing.
1/28/2019	- 9 Community Forum comments on the APFS and 1 on BF Saul - Item 11: **Discussion, Instructions and Possible Adoption of a Resolution to Amend the Adequate Public Facilities Standards to Revise the Public Schools Test** Tabled until February 4, 2019
2/4/2019	- 32 Community Forum comments on the APFS - Item 12: **Discussion, Instructions and Possible Adoption of a Resolution to Amend the Adequate Public Facilities Standards to Revise the Public Schools Test** - "Councilmember Mark Pierzchala made a motion that the Mayor and Council amend the Adequate Public Facilities Standards for the purpose of aligning the Rockville School Standard with Montgomery County Planning Boards Annual Schools Test and provide for an exemption from the School Adequacy Test for certain development applications based on certain criteria restricted to Champion Projects in the South Pike." **MOVER:** Councilmember Mark Pierzchala

Vote 3-1[34] **2026 ZOR Alert: →**	**SECONDER:** Councilmember Virginia D. Onley **IN FAVOR:** Mayor Bridget Donnel Newton, CM Virginia D. Onley, CM Mark Pierzchala **OPPOSED:** Councilmember Beryl L. Feinberg **Note:** Here is a MoCo 360 report. MoCo 360 Report on Schools and Development Decision. This shows me refuting the idea that there is a tradeoff between schools and development. This shows that a 'super majority' needs to be defined in the situation where there is less than a full body.
2/25/2019	Community Forum comments on Twinbrook Quarter - One Community Forum speaker on the APFS.
3/4/2019	- Community Forum with 1 person speaking respect to the DRRA and another on the APFS/APFO - Item 15: **Discussion, Instructions, and Possible Adoption of an Ordinance to Enact a New Chapter 7.5 in the Rockville City Code Entitled "Development Rights and Responsibilities Agreements"** "The Mayor and Council instructed staff to clean up the document with the Mayor and Council's recommendations, submit it to the Planning Commission for their review and return to the Mayor and Council at a future agenda meeting with the Planning Commission's approval."
3/25/2019	- Item 11: **Public Hearing on Project Plan PJT2018-00011, Twinbrook Quarter, for a Proposed Mixed-Use Development Consisting of Commercial, Office and Residential Uses in the MXTD Zone at 1500-1616 Rockville Pike; Saul Holdings, LP, Applicants** - There were 10 speakers. Another person spoke at Community Form
4/1/2019	- One comment at Community Forum about Twinbrook Quarter
4/8/2019 Vote 4-0	- **Discussion, Instructions, and Possible Adoption of an Ordinance to Enact a New Chapter 7.5 in the Rockville City Code Entitled "Development Rights and Responsibilities Agreements"** - "Councilmember Mark Pierzchala moved to amend the Ordinance introduced in September. 2018 with amendments included in attachment 10B." **MOVER:** Mark Pierzchala, Councilmember **SECONDER:** Virginia D. Onley, Councilmember **IN FAVOR:** Mayor Newton, CM Feinberg, CM Onley, CM Pierzchala - "Councilmember Mark Pierzchala moved to adopt the Ordinance." **MOVER:** Mark Pierzchala Councilmember **SECONDER:** Beryl L. Feinberg, Councilmember **IN FAVOR:** Mayor Newton, CM Feinberg, CM Onley, CM Pierzchala
4/29/2019	- Item 14: **Discussion and Instructions to Staff, and Possible Adoption of a Resolution, on Project Plan PJT2018-00011, Twinbrook Quarter, for a Proposed Mixed-Use Development with Multi-Unit Residential, Retail and**

[34] The 3-1 vote was a 2-vote margin. But since it was a 4-member body at the time, it was still a 1-vote margin in the sense that a 1-vote switch would have led to a 2-2 disapproval.

Series of straw votes; each a key decision included in the final vote Twinbrook Quarter Project final approval: Vote 4-0	**Office Uses in the MXTD Zone at 1500-1616 Rockville Pike; Saul Partners LP, Applicants.** - The Mayor and Council unanimously determined this was a Champion Project. - The Mayor and Council unanimously agreed to a 30-year timeframe for Development. - Councilmember Mark Pierzchala supported the Parking Wavier along with Councilmember Virginia D. Onley and Mayor Bridget Donnell Newton. Councilmember Beryl L. Feinberg did not support the Parking Waiver for the whole project and had concerns about parking near Wegman's and the bus lane. - The Mayor and Council unanimously agreed to approve the recommendation of bike sharrows over bike lanes for this project. - Councilmember Beryl L. Feinberg moved the adoption of the Resolution found in the Agenda Packet as 16A with bike sharrows. **MOVER:** Beryl L. Feinberg, Councilmember **SECONDER:** Virginia D. Onley, Councilmember **IN FAVOR:** Mayor Newton, CM Feinberg, CM Onley, CM Pierzchala **Note:** There was a very good discussion starting at 4:04 of the meeting. I spoke extensively in favor of this Champion Project.
5/13/2019	Consent Agenda Item A to Revise the fee schedule for "Filing a Petition to Enter into a Development Rights and Responsibilities Agreement" is pulled and tabled to a future meeting, date unspecified.
9/9/2019 Vote 4-0	- Item 11: **Public Hearing on Development Rights and Responsibilities Agreement DRA2020-00001** - There were 2 speakers. - Item 12: **Discussion and Instruction and Possible Adoption of a Resolution to Approve, enter into and Authorize the Execution of a Development Rights and Responsibilities Agreement with 1500 Rockville Pike LLC, Rockville Pike Holdings LLC, 1592 Rockville Pike LLC and Avissar-Diener, LLC, Petitioners** **MOVER:** Mark Pierzchala, Councilmember **SECONDER:** Virginia D. Onley Councilmember **IN FAVOR:** Mayor Newton, CM Feinberg, CM Onley, CM Pierzchala

While this project was eventually approved on a 4 – 0 vote, the application was heavily opposed by residents and non-residents who tried to rely on the APFO to deny it. I was the continual champion of this Champion Project.

- The link to the current City's APFO – ARTICLE 20. - ADEQUATE PUBLIC FACILITIES | Code of Ordinances | Rockville, MD | Municode Library
- The link to the City's current APFS – Adequate Public Facilities Standards
- Links document to TQ Mayor and Council Agenda Packets and Meeting Minutes

Figure TQ2: The Milton of Twinbrook Quarter

Picture by Mark Pierzchala, September 3, 2025

Appendix CH: Choice Hotels International and Town Center Housing

The Mayor and Council actions concerning the attraction of Choice Hotels International to Rockville's Town Center/Town Square, and the subsequent large positive impact on providing housing in Rockville's Town Center, played out largely behind the scenes.

Choice Hotels International had been a long time corporate resident of Montgomery County. When it became known that Choice was looking to relocate, they were wooed by other states. The State of Maryland, Montgomery County and Rockville, formed a three-way alliance to attract Choice to Rockville. This attraction to Rockville in 2011 was successful.

Rockville Mayor and Council agreed to participate in this attraction with 3 votes in a closed session (March 14, 2011). Councilmembers Britton, Gajewski, and I voted for it.

Figure CH1: Choice Hotels Building

Picture by Mark Pierzchala, August 27, 2023

Choice Hotels Attraction Votes

Date	Description
3/14/2011 Vote to attract 3-1-1 →	Agenda Item 17: **Executive Session pursuant to Section 10-508(a)(4) of the State Government Article, Annotated Code of Maryland, to consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the City.** "The topic of discussion was the possibility of a corporate headquarters relocating to Rockville and potential monetary and non-monetary incentives. The Mayor and Council agreed to approve the recommendations three to one, with one member abstaining." [Britton, Gajewski, and Pierzchala for, Marcuccio against, Newton abstaining, see below after the table.]

8/15/2011 Vote to release the minutes of 3/14/2011 and other closed sessions 3-2 →	Agenda Item 16: **Discussion and Instructions - Closed Session Minutes** "Motion moved by Councilmember Piotr Gajewski, seconded by Councilmember Mark Pierzchala to release Closed Session Minutes of the Mayor and Council meetings held on: March 1, 2010, September 20, 2010, October 4, 2010, pre and post December 13, 2010 and March 14, 2011. Motion Passed: 3 approved - 2 opposed - 0 abstained Councilmember Piotr Gajewski, Councilmember Mark Pierzchala, and Councilmember John Britton approved. Mayor Phyllis Marcuccio, and Councilmember Bridget Donnell Newton opposed."

Note: In the official Mayor and Council minutes for March 14, 2011 (accessed 9/6/2025 from the City's website), the names of the members voting for, against, and abstaining are not listed. This is contrary to state law and to the vote on August 15, 2011 to release the minutes. After the August 15,2011 meeting, the names of each of the Mayor and Council voters, and how they voted, were listed in the posted minutes.

Note: You need 3 votes to approve. An abstention works as a no vote.

Note: Business attraction incentives are approved in closed sessions. This is in accordance with State Law and is necessary in a competitive situation where other states are vying for the same opportunity. It is necessary to keep the details of the attraction secret so that other states cannot overbid.

Note: In 2023, Choice Hotels International moved to North Bethesda as part of the Pike and Rose development. They had fulfilled their obligations to Rockville. They remained within Montgomery County and the State of Maryland. This was a signal loss to Rockville and its Town Center.

Note: I cannot reveal the details of the attraction from Rockville's perspective, however, I have said publicly that the State and the County paid the big money and that Rockville almost certainly has come out ahead on the deal, financially speaking, even before accounting for the boost in property and income tax for that site, and without accounting for the knock-on effects from BLVD 44 and BLVD Ansel (housing and their property taxes, see below).

Upton Building (now BLVD 44)

Known to the Mayor and Council during the March 14, 2011 closed session vote, a benefit of the Choice attraction was that the Upton building could now be built. The reason is because Choice Hotels would develop its own hotel in that new building, the Cambria Suites Hotel (thus shoring up the financing of the building). This was a coup because this was during the Great Recession when few new hotels were being financed. With the Upton's (now BLVD 44[35]) construction,

[35] From December 2022 to April 2024, my mother was an apartment resident of BLVD 44. I was a co-lessee to guarantee the rent and stayed overnight occasionally .

263 apartments came online in Rockville's Town Center. The attraction of a hotel to Town Center had long been a goal of Rockville.

Figure CH2: BLVD 44

Picture by Mark Pierzchala, September 3, 2025

BLVD Ansel

Town Center's BLVD Ansel, owned by the same company, would not have been constructed had BLVD 44 not been successful. But it was, and so BLVD Ansel added 250 apartments to Town Center.

This building also houses the "Residences on the Lane", senior affordable housing.

Figure CH3: BLVD Ansel

Picture by Mark Pierzchala, September 3, 2025

The website of the Housing Opportunities Commission of Montgomery County (accessed 9/6/2025) Residences On The Lane Voted Best Affordable Apartment Community – Housing Opportunities Commission says the following about the Residences on the Lane:

> "**Kensington, MD, March 27, 2024** – The Housing Opportunities Commission of Montgomery County (HOC) is honored to announce that Residences on the Lane, its mixed-use, mixed-income affordable senior apartment complex in downtown Rockville, Md., was voted "Best Affordable Apartment Community" by the National Association of Home Builders (NAHB)."
>
> . . . (later in the web page) . . .

> “Located in highly sought after Rockville Town Center, Residences on the Lane (formerly Upton II) includes 150 age-restricted residential apartment homes that serve a range of incomes. The complex, which includes a fitness center and yoga room, 24-hour package service, a maker/craft room, conference space, lounge area with cyber cafe, and Club Room, opened in 2021.”

The first residents of the “Residences on the Lane” were from the nearby Town Center Apartment building, a building that needed renovation.

Figure CH4: Residences on the Lane on Helen Hennigan Way

Picture by Mark Pierzchala, September 4, 2025

Mark Pierzchala
February 3, 2026

Mainstreet Rockville

This Rockville jewel, not subject to Mayor and Council action, was controversial in a way that impacted a Rockville election. [36]

Figure Mn1: Main Street

By Mark Pierzchala, September 4, 2025

Here is how Main Street describes itself on its website (9/6/2025) Main Street | Inclusive Apartments and Community in Rockville, MD: "Located in Rockville, Maryland, Main Street is an affordable, accessible, inclusive apartment building and a membership-based community center for adults of all abilities. Main Street empowers people with and without disabilities to lead happier, healthier and more fulfilling lives."

Within Americana, the next-door community, there was significant opposition to this building's construction. The objection was to the building itself, not to the people who would live there. For some apartments in Americana, this building would replace an empty space (where a former IBM office building had been). So, its presence would obstruct the view of some Americana residents.

Virginia Onley, an Americana resident and candidate for Mayor, supported the Main Street construction and that led to a loss of support from her own Americana community.

Note: CM Onley and I were always supportive of this project.

Note: Main Street provides 70 apartments to residents of varying abilities.

[36] This building did not depend on the construction of the Choice Hotels International Building.

Mark Pierzchala
February 3, 2026

Appendices III – A Brief Review of Other Related Issues

These appendices treat related issues.

Appendix MP: Master Plan Discussions – A Few Selected Items

There are a few aspects of these discussions I highlight here.

Preserving Existing Naturally Affordable Housing

During discussions on preserving existing affordable housing, the Rollins Park Apartments in the City's south near the Montrose neighborhood and Congressional Towers was discussed. Mayor and Council decided to protect Rollins Park in its present form.

Figure MP1: Rollins Park Apartments

Picture by Mark Pierzchala, September 4, 2025

Later in the Master Plan process, the status of Woodmont Park Apartments, on State Highway 355 and West Edmonston, was discussed. The property was similarly protected. This was referred to as "The Rollins Park treatment".

Figure MP2: Woodmont Park Apartments – Picture Taken from West Edmonston

Picture by Mark Pierzchala, September 6, 2025

During the Master Plan session on the West End, the Dawson Park Apartments on Dawson Avenue, were slated to be rezoned as single-family. This would not have threatened their existence as long as the property was maintained as apartments, but would have impacted redevelopment opportunities. I demanded, and got, that these apartments would receive the "Rollins Park Apartments" treatment. Thus, these properties were not rezoned as single-family. See GGW12 above.

Figure MP3: Dawson Avenue Apartments

Picture by Mark Pierzchala, September 4, 2025

Special Treatment for the West End

The City's current master plan "Comprehensive Plan of the City of Rockville, Maryland: Elements + Planning Areas: 2040 Rockville" was adopted August 2, 2021. The West End and Woodley Gardens East and West, Planning Area 4, received 30 pages of treatment (pages 284-313). This included address-level prescriptions both in text and in table.

During the 2040 Master Plan process I noted that the West End received special treatment. I also noted that if any one area of the City needed special treatment, it was either Town Center or King Farm. I view King Farm as the neighborhood facing the most challenges due to development pressures to their north and east, and due to Shady Grove Road and State Highway 355 on their borders. (January 30, 2023 at 02:45:31)

During the master plan process I repeatedly advocated for a Town Center Master Plan process (see Table Z). This agenda item was approved during my final term. The current Mayor and Council (2023 – 2027) adopted a new Town Center Master Plan. I repeatedly noted that the 2040 Master Plan failed the Town Center.

Appendix SF: Single Family Zones

GGW advocates that single family zones allow other kinds of units, for example, duplexes and quadplexes. I came out against broad single-family rezoning during the campaign. Here's why:

- We don't need single-family space to create housing. There is plenty of space along our main traffic and transportation corridors. There is much idle commercial land that could be redeveloped into housing including defunct shopping plazas near Metros and along Research Boulevard and Piccard Avenue.
- Many of Rockville's single-family zones are protected by Home-Owner Associations. Any rezoning of single-family zones will not impact these neighborhoods. These HOAs tend to be the more affluent neighborhoods.
- There are 2 neighborhoods covered by design guidelines East Rockville (2021) and Lincoln Park (2025) The West End has also considered design guidelines. It is unclear how the current guidelines would impact alternate housing types, but if they don't prohibit these already, they can be amended to do so.
- There is no realistic pace of redevelopment of single-family plots that would measurably improve housing attainability.
- A better alternative within single-family zones is already available. That is, allowing renters within existing homes.
- The group of people who have some wealth but are closest economically speaking to renters (because they have been there themselves), are the owners of single-family homes, townhomes, and condominiums. It's been extremely difficult to get people in these communities to agree to housing near, not in, their neighborhoods. I have suffered politically because of these efforts. I want homeowners to be allies in creating housing, not adversaries in fighting off new housing types next door.

- I do not worry about the renters in such housing; I have been one myself. I was a renter until age 44. I do worry about large numbers of remote landlords of small properties and the effort the City would incur to regulate and monitor them.

Appendix CCT: Corridor Cities Transitway

I first became acquainted with the concept of Bus Rapid Transit from a 2009 Scientific American article Bus Rapid Transit | Scientific American. It described a successful implementation of BRT in Bogatá, Columbia, dating from 2001.

I was also present at a Mayor and Council meeting, before my first term, when then County Councilmember Marc Elrich made a presentation to the Rockville City Council about a possible BRT system in Montgomery County. He made a great, well-researched presentation.[37]

The Corridor Cities Transitway (CCT) is a desired transitway route from Shady Grove Metro to North Montgomery County. The initial plan, as I recall, was to put it through the new King Farm community as light rail. Today, the project currently is in hiatus with no funding plan. Some websites I was able to find on the CCT (November 29, 2025):

- A State of Maryland website: https://www.cctmaryland.com.
- A Montgomery County website: Montgomery Planning: Transportation - Corridor Cities Transitway Project last updated (it says) December 3, 2012.

The CCT always had 2 difficult roadway issues. The first was a posited ‘fly-over’, a dedicated bridge, continuing King Farm Boulevard over I-270. The second was the crossing across Highway 355 from the Shady Grove Metro to within King Farm which was initially planned to be a tunnel under the highway. Both of these options introduced huge costs issues. The initial mode was for light rail. This was another costly option and it would have required tearing up the King Farm Boulevard median. I supported Bus Rapid Transit (BRT) to avoid the cost of constructing a railway. There were other changes the County made to the CCT plan, including introducing additional stops west of King Farm.

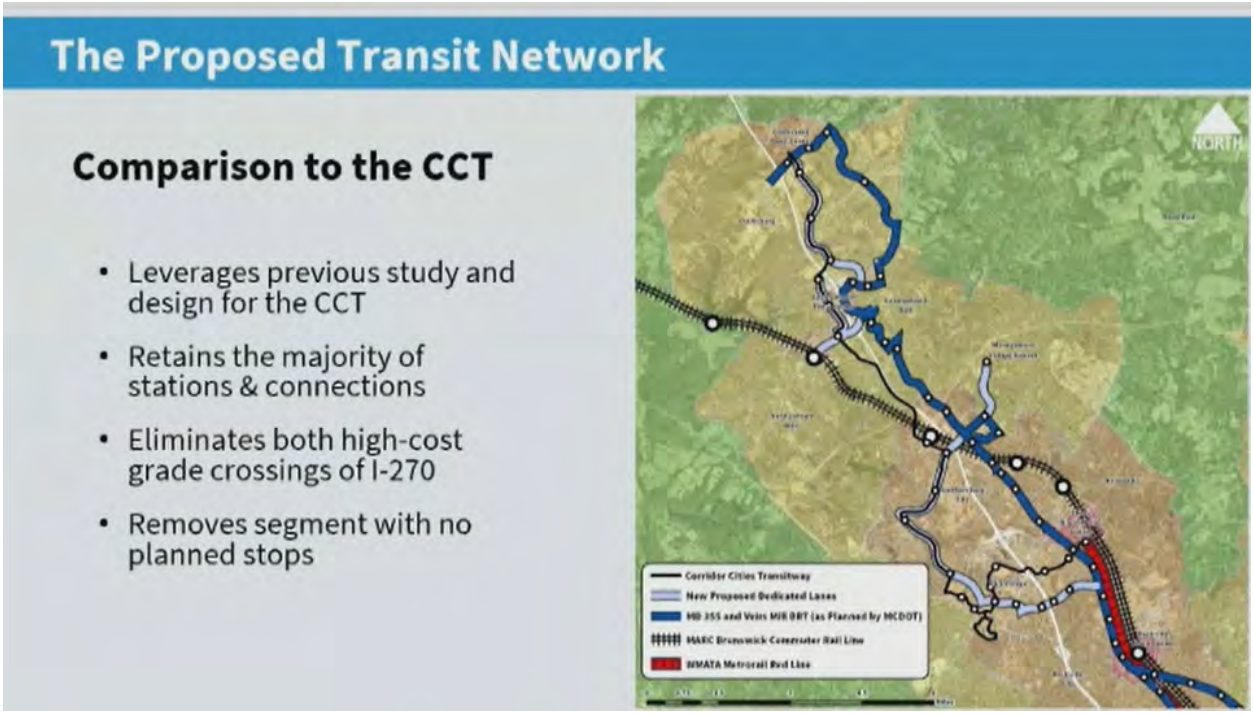
The Corridor Cities Transitway, my evolution:

- Skeptical, but study alternative alignments.
  - Considered, but some alternative alignments were not possible
- Supportive, with some key amendments
  - Use electric buses – quieter options
  - Do not tear up the King Farm Boulevard median, not necessary
  - Bus Rapid Transit (BRT) special bus platforms are not necessary
- I noted during a public meeting that the Mayor and Council voted alignment (in my 2009-2011 term) was through King Farm and that that stance had not changed.
  - I noted this on July 16, 2018, starting about minute 55.

[37] Since the City’s website transition is ongoing, it is not possible at the time of this writing to determine the date.

- → A straw vote taken on July 12, 2021 showed Mayor Newton and Councilmembers Feinberg and Ashton in support of the realignment of the CCT along Shady Grove Road with Councilmembers Pierzchala and Myles keeping it on King Farm Boulevard.
- Subsequently, at a Mayor and Council meeting on October 18, 2021, a County representative noted how the CCT was being reenvisioned and how a BRT on State Highway 355 may replace part of the CCT.
    - I had noted how the CCT and the Highway 355 BRT may conflict.
    - I also noted during that meeting, that unless BRT lanes are dedicated, you really do not have the 'rapid' in rapid transit. I based this on my experience of watching BRT operate on State Highway 29 during the lessened traffic of the pandemic.
    - I also noted how the rise of remote working could reduce the need for more roadways, based on the results of the pandemic usage.

Figure CCT1: Corridor Forward vis-à-vis the CCT



Captured from the Meeting Video of October 18, 2021 – See Table Z below

- I have concluded that dedicated BRT lanes, on the edges of King Farm, on Shady Grove Road and State Highway 355 would channel much through traffic into King Farm.
    - This was my conclusion based on walking the streets, observing traffic, and looking at the County developments to the north, west, and east of King Farm.
    - I also noted how King Farm provides several easy-to-access shortcuts including Gaither Road, Choke Cherry Road/Piccard Drive, Redland Road, and Watkins Pond Boulevard.

The State of Maryland eventually decided that Montgomery County should fund the CCT itself as the entire length of the transitway was inside the County.

Mark Pierzchala
February 3, 2026

I am skeptical of BRT success given its poor time performance unless all lanes are dedicated and given how difficult it would be to dedicate BRT lanes in existing travel lanes. I have also concluded that unless there is a funding plan in place from the start, the prospects of a BRT or other retrofit transit system, are tremendously diminished. I think there should be a reanalysis of the viability for the CCT, especially if the County goes with a BRT on State Highway 355.

Nevertheless, Montgomery County is proceeding with a version of BRT called the Flash BRT network. There are plans for 7 routes. Flash Bus Rapid Transit (BRT) Project Page (November 29, 2025, some of the embedded links do not work).

The following timeline gives key discussions and votes.

CCT Timeline in 2009 Before My First Term

Date	Links
3/9/2009	Agenda Item 11. Presentation of the Public Draft of the Gaithersburg West Master Plan, by Montgomery County staff from the Maryland-National Capital Park and Planning Commission Minutes: Mention the CCT as central to this plan.
6/15/2009	Minutes: Item 12. District 17 Presentation – Senator Forehand mentions the CCT and her advocacy

CCT Timeline From Pierzchala's First Term

3/1/2010	Agenda Item 4. Joint Meeting with Members of the Montgomery County Council and the Mayor and Council of Gaithersburg regarding the Gaithersburg West Master Plan. Minutes: Item 4 Summary. **Note:** The acronym CCT is not mentioned in the agenda or minutes.
3/8/2010	Agenda Item 15. Adoption of a Resolution regarding the Montgomery County Planning Board's Draft of the Gaithersburg West Master Plan. This follows from the
3/9/2010	**Note:** This meeting is a follow-up to the meeting the day before to approve the resolution as discussed. The only action item. Agenda Item 3: Adoption of a Resolution regarding the Montgomery County Planning Board's Draft of the Gaithersburg West Master Plan. Minutes: Item 3 – Resolution adopted 3-0.
11/8/2010	Minutes: Item 4 – City Manager's Report: A slide presentation on the CCT. **Note:** This presentation was not agendized.
12/13/2010	Minutes: Item 4 – City Manager's Report: A note on an upcoming public hearing on the CCT by the Maryland Transit Administration. **Note:** This issue was not agendized.
1/18/2011	Agenda Item 10: Discussion & Instructions - Corridor Cities Transitway (CCT) Minutes: Item 6 – Citizen's Forum, 8 speakers about the CCT.

	Minutes: Item 10 – Extensive discussion – This is an item that GGW specifically mentioned, a motion to study alternate alignments (not oppose them as mentioned by GGW). Mayor and Council specifically silent on mode.
5/16/2011	Minutes Item 4 – City Manager's Report: Mr. Craig Simoneau provides a status report on the City Staff's meeting with the MTA about the alternate alignment study.
10/1/2012	Minutes: Item 16 – Review and Comment Regarding Future Agendas, "CM Pierzchala requesting adding an item to the end of October meetings which is a discussion as to where the City stands as a body on the following items that could be accurately related to the County: Tax Duplication, Stormwater Management, MCPS issues, **CCT issues**, . . ." and others.
8/5/2013	Agenda Item 12: Discussion and Instructions-Request to Increase the Total Number of Dwelling Units from 3,200 Units to3,344 Units and to Allow 144 Additional Townhouse Dwelling Units in the Irvington Center Section of King Farm the Intersection of King Farm Boulevard and Piccard Drive **Note:** The CCT is mentioned as an item in the overall report. Much of the staff report is scanned and not searchable. Minutes Item 12: The placement of the CCT was mentioned.
10/21/2013	Minutes Item 4 – City Manager's Report – mentions an upcoming CCT Community Open House on October 30, at the Universities of Shady Grove
6/16/2014	Minutes – Item 8 Mayor and Council Reports – Mayor Marcuccio mentions the CCT as relates to King Farm.
12/3/2015 Rockville / Gaithersburg / County	The meeting convened in the Executive office Building Auditorium at 7:00 p.m. on Thursday, December 3, 2015, in the County Executive Building, 101 Monroe Street, Rockville, Maryland 20850.
2/13/2017	Agenda Item 13: Discussion -Preparation for March 9 Interagency BRT Meeting with Gaithersburg, Montgomery County and the State Minutes Item 13 – in part: ". . . and how the CCT relates to the MD355BRT."
3/9/2017 Rockville / Gaithersburg / County	Minutes – a bare summary: "The Mayor and Council of Rockville participated in a multi-jurisdictional meeting with the Montgomery County Council and the Gaithersburg City Council to discuss the Bus Rapid Transit (BRT) System and the Corridor Cities Transitway (CCT). The meeting was an interjurisdictional meeting with Rockville, Gaithersburg and Montgomery County Council on the planning for Bus Rapid Transit in the Rockville/Gaithersburg Area."
3/27/2017	Agenda Item 16. Presentation of the Shady Grove Neighborhood Center Application-Project Plan Briefing-PJT2017-00007 Minutes: Item 16 – CCT proximity mentioned for the proposal. Minutes: Item 20 – BRT, "CM Pierzchala suggested a discussion on Bus Rapid Transit to formulate a position and to be better prepared for the next BRT jurisdictional meeting. The Mayor and Council agreed."
10/16/2017	Minutes Item 20: Review and Comment – Future Agendas "Councilmember Pierzchala believes the Mayor and Council should take a position on the proposed CCT for the King Farm Community."

2/5/2018	Minutes Item 21 A. Future Agendas "Councilmember Pierzchala requested a further discussion regarding the CCT and indicated that he would discuss this topic further with Mayor Newton and provide an update to the full Body."
7/16/2018	Agenda Item 5A. Worksession on the Bus Rapid Transit (BRT) and the Corridor Cities Transitway (CCT) Minutes Item 5A – This was mostly a presentation on the MD 355 BRT. With respect to the CCT: "The Mayor and Council requested a future discussion on the proposed Corridor Cities Transitway (CCT). Director of Public Works Craig Simoneau noted that the City would need to engage with the State, as the project was not funded and placed on hold."
2/25/2019	Agenda Item 14 – starts packet page 209. The CCT is mentioned as in proximity to this proposal. **Note:** This is a project that was possible to discuss because of the removal of the fire/emergency response time provision of the APFO. Minutes Item 14: "Future alignment of the CCT" is mentioned as a concern
7/12/2021 3-2 vote →	Straw vote whereby Mayor and Council support the realignment of the CCT along Shady Grove Road. In favor of the Shady Grove CCT realignment: Newton, Feinberg, Ashton. Against: Myles, Pierzchala.

CCT Links Document

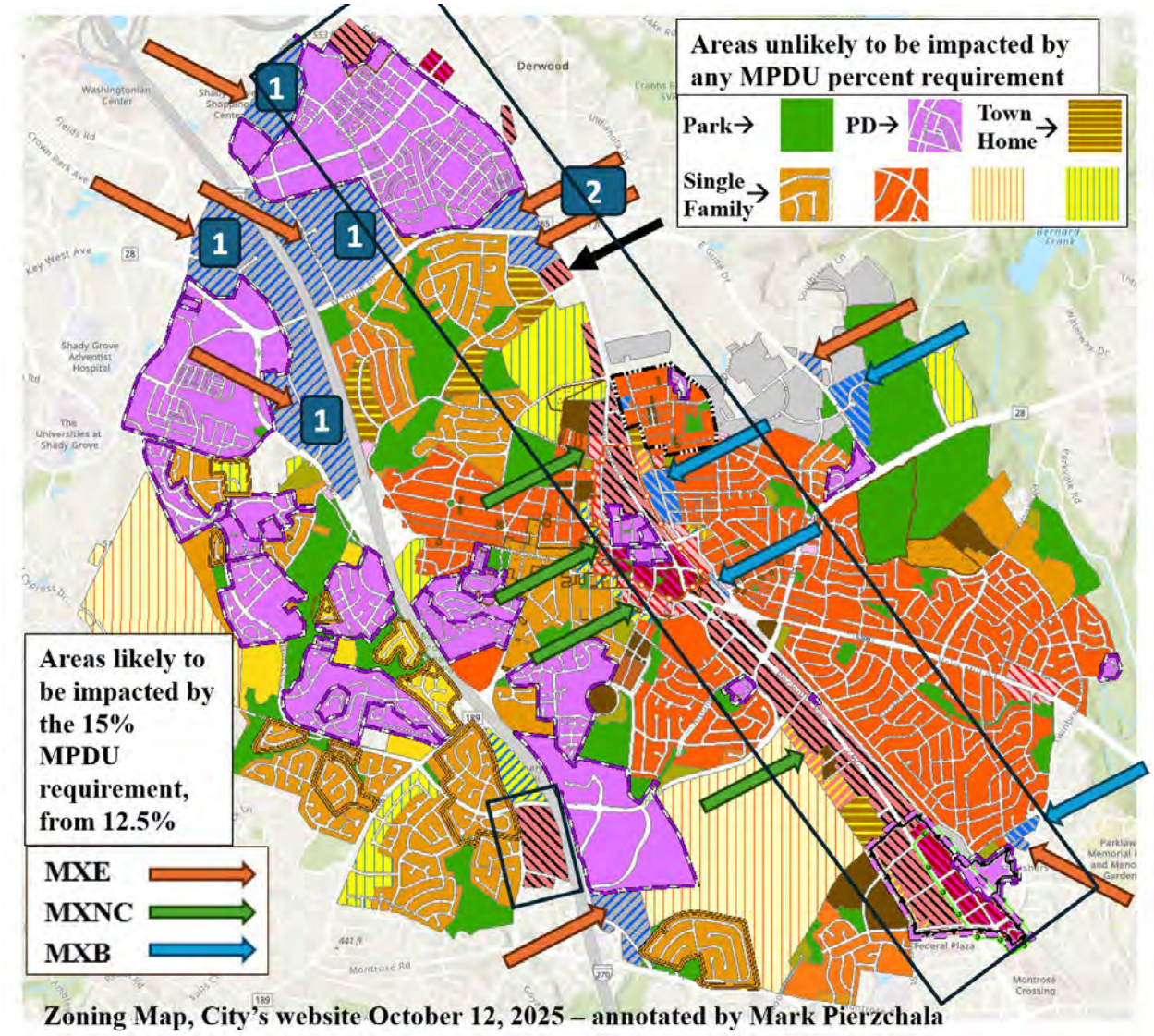
Appendix MPDU: Moderately Priced Dwelling Units

This appendix concerns the percentage of MPDUs required in residential zones (GGW 14 above). GGW stated: "Ashton also championed increasing the city's inclusionary zoning requirements from 12.5 to 15 percent." However, MXCD and MCTD zones were already at 15% MPDU. These zones hold a majority of the land that has already been developed, or is most desirable for development, for multi-family since these areas are Metro and bus accessible.

Figure MPDU1 shows zoning areas, marked by arrows, which were revised from a 12.5% to a 15% MPDU requirement **and** where that impact is most likely to be effected[38]. The legend in the upper right corner indicates areas unlikely to be redeveloped. That is because they are already developed or have a zone that does not allow multi-family development. The 2 black outlined rectangles in MPDU1 refer to purple areas in Figure MPDU2 that were already at 15%.

[38] My annotations reflect 12 years in office and as a Civic Association President engaged in the 2009 rezoning.

Figure MPDU1: Rockville's Zoning Map – October 12, 2025



The black arrow in both Figures points to College Gardens Plaza. This Plaza was successfully *upzoned* to MXCD under my leadership and initiative as the President of the College Gardens Civic Association (CGCA) (GGW2 above). This was after neighborhood meetings to explicitly discuss the desired zoning for the plaza. We wanted the plaza to be redeveloped. The CGCA was one of the few civic associations to participate in the zoning revision that took effect in 2009.

Discussion

The areas in Figure MPDU1 that are marked as 1 and 2 are the ones that I would most like to see redeveloped into housing. These consist mainly of underused office parks.

Areas 1:

These are along Shady Grove Road, Research Boulevard, Pickard Drive, and Gude Drive. These could be residential corridors. I-270 is proximate but connects only at Shady Grove Road. [39]

Area 2:

This 2-part area is at State Highway 355 and Gude Drive, straddling Gude Drive.

Why Areas 1 and Area 2 are Not Yet Developed – My Opinion

These areas are not readily walkable to Metro stations. For example, Area 2 is halfway between Shady Grove and Rockville Metro Stations. These are 20-minute, not very pleasant walks.

Why Only MXCD and MXTD were Placed at 15% MPDU in 2009

My recollection of the reasoning was that the 15% requirement would be too onerous for these non-transit areas. These are the judgement calls local bodies must typically grapple with.

Important Note:

This appendix was written as the Mayor and Council were rewriting the zoning ordinance based on the 2040 Master Plan. The maps and the MPDU requirements reflect this current time frame. The Zoning Ordinance revision should be completed in 2026.

The Spine of Transit Oriented Development

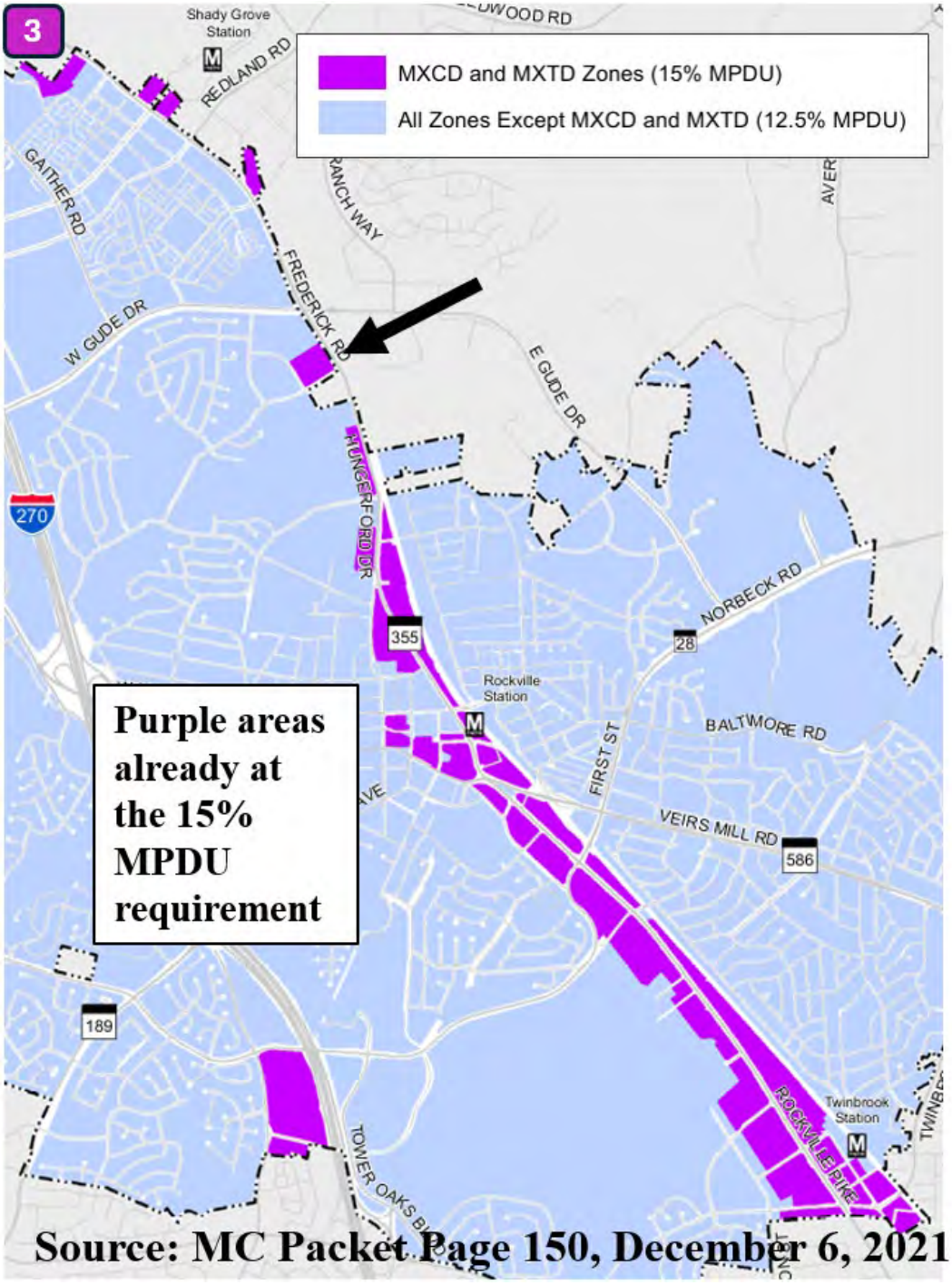
Figure MPDU2 shows where the 2009 zoning ordinance placed a 15% MPDU requirement. This was primarily along State Highway 355, Rockville's primary public transportation spine. There are 3 Metro Stations along this highway. This is where transit-oriented development is most fruitful, and where the majority of multifamily development has occurred.

The black arrow points to College Plaza next to my neighborhood of College Gardens. The College Gardens Civic Association, under my leadership at the time as President, had this plaza upzoned to MXCD to incent its redevelopment.

Area 3 is the new Farmstead District approved since the City published this map in 2021.

[39] I recall an Urban Land Institute study of Research Boulevard and Piccard Drive but I cannot locate it on the City's new website.

Figure MPDU2: Rockville Zones Already at 15% MPDU Requirement[40]



Annotations, black arrow, and box 3, are by Mark Pierzchala.

[40] This map was created before the Farmstead District was annexed. It was annexed as an MC-CD zone. This is on 355 at the very top of this map at number 3.

Methodology

I served as Rockville Councilmember from November 2009 through November 2013, then from November 2015 through November 2023. This included 425 meetings over 12 years of service in 4 terms[41] over 14 years. I missed one meeting for a Sisters Cities trip to China.

To capture a more complete context of my 4 terms, I researched Rockville's legislative history from January 2009 through 2023 (including 23 meetings before I was seated, 1 meeting after I left the body, and the entire 2013-2015 term when I was also off the body). This was for selected controversial or illustrative development projects, and for other important topics. This included 538 meetings overall. I use the more global term 'item' to refer to both projects and topics. To conduct this research, I had to (1) search for items, (2) assess them for relevance, (3) construct a timeline of important dates, (4) identify important dates, votes, and other events, (5) summarize what happened and when, and (6) create an accessible archive for source documents (mostly minutes and agenda packets).

Searching for Items

Identifying the meetings for specific items was a huge challenge. There is no overall published index of items over this time period. I searched through all minutes to identify applicable meetings. I usually also searched through the agenda packets.

- Agenda packets give the information that the Council was considering
- Minutes tell what actions were taken.

It wasn't that easy. This is an enormous task for 538 meetings. There were large logistical issues that had to be solved, including:

- Most minutes were machine-readable but 65 were scans of paper documents and thus not searchable. For the latter, I used character-recognition software to render text. This gave mixed results, but for searching for short strings, such as 'CCT' it was acceptable.
- A handful of minutes are missing from the City's website. To solve this, I generated transcripts of these meetings. For these missing minutes, I substituted the generated summaries to execute the searches.
- In the term running from November 2013 through November 2015, the minutes switched from detailed narrative minutes to summary minutes. Searching the minutes for content was more successful for the earlier meetings.

This search method found about 90% of meetings for specific items, but there were other meetings found by other techniques such as reading through agenda packets.

Sometimes there were meetings where there was a single Community Forum comment or an affirmation that Staff were working on an item. These dates were weeded from the timelines.

[41] With the start of the 2019 term, Rockville went from 2-year terms to 4-year terms.

Constructing Timelines in the Appendices

Several of the timelines extend over several pages. These are constructed as Word tables. There are parallel Word tables accessible through so-called ‘Links Document’ where the reader can easily and directly access a meeting minute of a meeting agenda packet.

The timeline on the APFO was challenging to construct since it covers all the years over multiple projects. For this timeline, I twice referenced other timelines to avoid repeating information.

The timelines establish the chronology of an item. Most issues extended over several months or years or terms. When an issue extends over two or more terms, the composition of the Council changes, and this can impact the outcome of an item.

Identifying Important Dates, Votes, and Other Events

The resolution of most items comes down to a vote or a series of votes. There can be a court case involved, as for Victory Housing or for Beall’s Grant II (covered in the appendix on the APFO). For the Silverwood project a few County actions were necessary. For other issues Planning Commission actions were key. I tried to point out the most important dates in the timetables.

Relevant minutes documents and agenda packets are accessible through links in the electronic document. This makes it easier for other researchers to identify useful documents and spend more time on their analyses.

There are times when there is an important statement or a discussion on a non-agendized item. This is a more difficult challenge to find these because important statements about particular issues, projects, or laws can occur at any time within any meeting. I identified a subset of meetings and transcribed the tapes of selected meetings in order to find important statements.

Quality Assurance

In all aspects of this research, I constantly checked and rechecked dates and votes and made an enormous effort to include all essential information. I also spent a huge amount of time making sure the dates, statements, quotes, construction of the timetables, and the links were accurate.

There are probably minor errors given the amount of data involved. But I tried much harder than GGW to get things right.

Additional Goal – Establish a Research Resource on Housing

As this project progressed, an additional goal emerged; to provide a starting point for anyone (e.g., academics or students) who want to conduct empirical research for the issue of housing for a specific City in a specific time. This took extra effort.

Additional References

Most entries above are self-referenced. Further, links are provided to almost all documents. A few additional special references are included here. I have read all of them.

APFO/APFS Court Case – Beall's Grant II

Anselmo, John, et al. v. MAYOR AND CITY COUNCIL OF ROCKVILLE, et al. No. 1006, September Term, 2009, Meredith, Graeff, Thiem, Raymond D., Jr (Retired, Specially Assigned), JJ. Opinion by Thiem, J. Filed: November 1, 2010. Anselmo et al - Beall's Grant II

> In reading this document, you can understand why Councilmember John Britton remarked that the APFO/APFS decision could go either way in this appeal. Yet the decision was clear, and Beall's Grant II as proposed was stopped.
>
> Depending on exact design details, Beall's Grant II was going to add from 5 to 8 students to Beall Elementary. This invoked the APFO on school capacity grounds, stopping the project as proposed.

Rockville Master Plans and Design Guidelines

City of Rockville. "Comprehensive Plan of the City of Rockville, Maryland: Elements + Planning Areas: 2040 Rockville". Adopted August 2, 2021, found at Rockville-2040-Comprehensive-Plan.pdf.

City of Rockville. "2025 Rockville Town Center Master Plan: An Amendment to the Comprehensive Plan of the City of Rockville". Adopted January 27, 2025, found at 2025 Rockville TCMP Adopted Final Updated.pdf

City of Rockville. "Adopted Lincoln Park Neighborhood Conservation District Plan Amendment: An Amendment to the previously adopted 2007 Lincoln Park Neighborhood Conservation District Plan". Adopted January 27, 2025. Lincoln-Park-Neighborhood-Conservation-District-Plan-Amendment.pdf . The original Lincoln Park Neighborhood Plan. Adopted February 26, 2007. 2007 Lincoln Park Neighborhood Plan

City of Rockville. "East Rockville Design Guidelines". February 1, 2021. East Rockville Design Guidelines | City of Rockville

Background Reading

Hanson, Royce. Suburb: Planning Politics and the Public Interest. Cornell University Press (2017).

> This book gives a great deal of information about Montgomery County development issues and its politics. This treatment extends to the recent past. For me, it explained a lot about some of the personalities I either dealt with or heard about. Hanson is the originator of the County's Ag Reserve. He reflects on its pros and cons. In some ways, the book fills in history where "A Grateful Remembrance" (below) leaves off in 1976.

Hornstein, Gail A. To Redeem One Person is to Redeem the World: The Life of Frieda Fromm-Reichmann, © Hornstein, Gail A. 2000, Other Press LLC, To Redeem One Person is to Redeem the World The Life of Freida Fromm-Reichmann.

> This is a riveting, densely written book. It relates to the Chestnut Lodge issue: GGW4.

MacMaster, Richard K. & Hiebert, Ray Eldon. A Grateful Remembrance: The Story of Montgomery County, Maryland 1776 – 1976. © 1976 and 1996 by the Montgomery County Government, Montgomery County Historical Society.

> A gem of a historical treatment of Montgomery County, giving the background of development during different eras, including, for example, the creation of the Washington Suburban Sanitary Commission (WSSC). It also covers the resistance of Montgomery County residents to apartment buildings.

McGuckian, Eileen S. Rockville, Portrait of a City. © 2001 by the Mayor and Council of Rockville. Hillsboro Press

> This covers Rockville's pre-history to 2000. Its historical extent is greater than the County book, but it is similar in many ways. It also covers development issues over the years including water and sewer issues. This is a remarkable book by the founder of Rockville's Peerless Rockville, its historic preservation agency.

Technical Notes

1. This document is best read from an on-line computer screen. There are links to thousands of pages of City brief book pages and minutes and links to pages I generated.
2. If anyone wishes to write a scholarly piece on the difficulty of producing housing in Rockville from 2008 through 2023, the timelines and their links would be a good place to start. This would be especially useful for case studies.
3. Sources include City Staff Agenda Packets (a.k.a. brief books), minutes, budget documents, my own images, viewings of videos, and transcripts of selected meetings.
4. I spent hundreds of hours on research. It was tedious to sift through other source documents. Usually, I looked at meeting minutes as a guide to other documents.
5. I found that there are a handful of missing meeting minutes. I replaced these with generated meeting transcripts and notified the City Clerk.
6. Most of the meeting minutes are text-searchable and can be text-copied. However, there are 65 minutes postings that are scans of paper documents. For the latter, I hand-typed in the motions, votes, and important notes into the various timelines. This is to preserve the searchability of this document.
7. In November 2025, the City transitioned to a new website. As of this writing, the new website does not include references to Mayor and Council meetings before 2022. Also, some links to documents were broken. I have tried to identify these.
    a. The provided links to brief books and minutes remain valid because I downloaded these into my own repository.

Mark Pierzchala
February 3, 2026

List of Selected Videos by Topic

The following table lists supporting video clips. These are not scripted speeches. They are extemporaneously spoken remarks made at Mayor and Council meetings. The symbol → indicates the clips to view if you have time constraints.

Table Z: List of Video Dates and Times

Provision of Housing – Role of the Private sector – Responds to GGW 10
February 3, 2020, On the provision of housing (1:45)
July 20, 2020, On the provision of housing (1:14)
→ April 19, 2021, On the provision of housing (3:49)
July 6, 2021, On the provision of housing (1:16)
February 6, 2023, On the supply and demand of housing (1:21)
→ June 5, 2023, Providing housing and experience renting in Rockville (5:03)
Speed and Red-Light Cameras to Automate Traffic Enforcement – Responds to GGW 18
December 16, 2019, What Speed and Red Light Cameras Should Do (2:00)
→ March 2, 2020, a, What Speed and Red Light Cameras Should Do (2:19) Fund Vision Zero
March 2, 2020, b, What Speed and Red Light Cameras Should Do (1:18) Fund Vision Zero
December 14, 2020, What Speed and Red Light Cameras Should Do (1:16) Change behavior
August 1, 2022, What Speed and Red Light Cameras Should Do (1:24) Increase cameras
December 12, 2022, What Speed and Red Light Cameras Should Do (1:44) Funding, behavior
March 20, 2023, a, What Speed and Red Light Cameras Should Do (0:47) Funding, behavior
March 20, 2023, b, What Speed and Red Light Cameras Should Do (0:39) Funding, behavior
May 8, 2023, What Speed and Red Light Cameras Should Do (1:23) Funding, behavior
CCT – Miscellaneous – Responds to GGW 7
→ July 12, 2021, 3-2 Straw Vote for CCT Shady Grove Realignment, Pierzchala Opposed (3:26) CCT on Shady Grove Rd and Hwy 355 would jam King Farm with cut-through traffic
October 18, 2021, MCDOT Presents Corridor Forward vis-à-vis CCT (1:18), vis-à-vis Corridor Forward – Jesse McGowan, Transportation Planner, of MoCo Planning Department, CF rethinks the CCT – eliminates costly I-270 crossings.
Town Center Master Plan – Getting it on the Workplan for the 2023-2027 Term **2026 ZOR Alert: →** Impending Board of Education decisions on the use of the new Crown High School could throw Town Center into moratorium.
February 7, 2022, a, Placing the Town Center Master Plan on Next Term's Agenda (0:15)
February 7, 2022, b, Placing the Town Center Master Plan on Next Term's Agenda (0:5)
February 7, 2022, c, Thumbs Up (Why did this not stick?) to Place the Town Center Master Plan on Next Term's Agenda (0:52)
→ April 18, 2022, Placing the Town Center Master Plan on Next Term's Agenda (5:17)
May 16, 2022, Placing the Town Center Master Plan on Next Term's Agenda (3:16)
→ January 30, 2023, Placing the Town Center Master Plan on Next Term's Agenda (5:03) Finally put on the next term's agenda, uncertainty is a barrier, investor thinking, West End got special treatment, the Master Plan failed Town Center.
Fireside Park Apartments – Responds to GGW 2 in part, also Appendix FPA
March 19, 2018, Fireside Park Apartments - 4-1 Vote to Refinance (1:11)

GREATER ROCKVILLE CHAMBER OF COMMERCE | Empower Amplify Elevate

February 9, 2026

Mayor Ashton and Members of the City Council
City of Rockville

My name is Marji Graf, and I am the President and CEO of the Greater Rockville Chamber of Commerce. We represent hundreds of local businesses, associations, nonprofits, property owners, and community stakeholders.

I am here today to express serious concern regarding the proposed sign ordinance language in Article 10 of the Staff Draft Zoning Ordinance for the City of Rockville, dated December 1, 2025. Specifically, the proposed prohibition of internally illuminated freestanding signs[1] and electronic message centers[2] visible from the public right-of-way would significantly disadvantage Rockville's small and mid-sized businesses at a time when they are competing harder than ever for visibility and customers in a challenging regional economy.

From the Chamber's perspective, freestanding internally illuminated signs and electronic message centers—often referred to as EMCs—are not cosmetic extras. They are essential business tools.

Internally illuminated freestanding signs, including monument, pole, and pylon signs, are frequently more effective and attractive than externally illuminated signs. They provide greater visibility, contrast, and legibility at night and during inclement weather. For many storefronts—particularly those set back from the road, located in multi-tenant centers, or lacking prominent building frontage—these signs are often the primary way motorists and pedestrians know a business exists, what it offers, and where to turn.

The proposed ban would disadvantage not only new businesses considering Rockville, but also existing businesses that currently rely on these signs. While such signs would be grandfathered, any change of copy would eliminate their nonconforming status. This means that a new tenant at an existing location—or an existing business updating its logo or name—would be required to replace an effective internally illuminated sign with an externally downlit one. Even without changes, the sign must be removed after eight years, forcing businesses to incur the real costs of purchasing a new sign, as well as the intangible costs of reduced nighttime visibility and attractiveness.

The categorical prohibition of any electronic message center visible from the public right-of-way is equally concerning. To clarify, these are on-premises digital signs—not billboards. Under the proposed definition, EMCs would include gas station digital price displays, fast food drive-through menu boards, and bank drive-through signs. Rockville currently has many businesses using signage that would fall under this definition and would be swept into this prohibition.

While we appreciate that the City would still allow EMCs visible to pedestrians, the proposal prevents businesses from using a communications technology that is already responsibly regulated in many jurisdictions through brightness limits, automatic dimming, and reasonable message change intervals. Rather than modernizing the code, this approach freezes Rockville in the past and undercuts its competitiveness.

Eliminating these modern and effective signage options will disproportionately harm independent retailers, local restaurants, and service providers—businesses that do not have large marketing budgets, brand-name recognition, or prime locations. It sends a message that Rockville is a harder place to do business than neighboring jurisdictions. Montgomery County and the City of Gaithersburg, for example, both allow internally illuminated freestanding signs and EMCs visible from the public right-of-way, subject to reasonable regulatory controls.

These restrictions would also place Rockville at a disadvantage when attracting new investment. Regional and national businesses routinely consider signage visibility as part of their site-selection criteria. A zoning code that bans internally illuminated freestanding signs and prohibits EMCs visible from the public right-of-way will push some prospective tenants to nearby communities with more balanced standards. The result is fewer leases signed, fewer jobs created, and less tax revenue to support the services Rockville residents value.

By allowing internally illuminated freestanding signs and electronic message centers visible from the public right-of-way, Rockville has the opportunity to align its zoning update with current signage best practices and business realities. The Greater Rockville Chamber of Commerce urges the City to reconsider these provisions and to work collaboratively with the business community to adopt sign regulations that protect community character while still allowing Rockville businesses to be seen, found, and supported.

Thank you for your time and consideration.

LerchEarlyBrewer 7600 Wisconsin Avenue, Suite 700 • Bethesda, MD 20814 • lerchearly.com

William Kominers
Attorney
[redacted]

February 10, 2026

Via Electronic Mail

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

Re: Zoning Ordinance Rewrite – Transitional Provisions and Grandfathering

Dear Mr. Wasilak and Ms. Simmons:

This letter provides comments on the issues of transitional provisions and grandfathering in the Draft Zoning Ordinance. These comments intend to address both the Draft as written and the potential revisions noted in your Staff Report for the February 11 worksession with the Rockville Planning Commission ("Staff Report"). Please include this letter in the public comments for the Zoning Ordinance Rewrite ("ZOR") and Comprehensive Map Amendment ("CMA").

Transitional provisions are addressed in the Draft. But grandfathering provisions appear absent, and are not adequately replaced by non-conforming provisions.

I have attached highlighted copies of the transition provisions from the ZOR draft and from Section 7.7 of the Montgomery County Zoning Ordinance that deals with grandfathering related to existing approvals. Please note the following:

Transition Provisions

Section 1.2.1.(a) only addresses site plans. The Staff Report now proposes to add project plans. That is a good addition. But are there other approvals that should be included? Why limit the applicability?

Section 1.2.1.(b): the applicant must "request" review under the Old Ordinance within two months of the ZOR effective date. Instead, review under the Old Ordinance should be automatic, rather than needing a request. If the application was filed under the Old Ordinance, the presumption should be that it will continue to be processed under that Ordinance. Review under the new Ordinance is what should require a request, and such a request should be able to occur at any time.

Section 1.2.1.(c)(2): pending applications must be approved within a year after the effective date of the ZOR. The Staff Report proposes to increase that time to two years. This additional time is especially important for project plans. But why have a time limit at all? With the time limit, the City or a third party, could cause a delay (innocent or malevolent) in the review in order to terminate the applicant's rights and force the process/requirements of the new ZOR onto the application. Alternatively, there could be delays in getting on the required agendas, or by recesses of the body concerned. There could be state agency requirements/reviews that cause delay. All those events are outside the control of the applicant. In addition, the proposed new process for project plans and project plan amendments has not yet been approved or tested. Under the current procedures, there is every likelihood that a project plan application or amendment could take more than two years. The effect of this provision and the potential for turning a switch from the Old Ordinance to the new presents all the more reasons for appropriate grandfathering of approvals and pending applications.

At the end of the one or two year grace period, what happens to the substance of the application? Must it be revised so as to comply with the new ZOR standards? This could be a substantial burden on a project that has been proceeding with the review process in good faith, but just taking a longer time. The project based on the standards of the old Ordinance might well not be able to meet the standards of the new ZOR Ordinance.

Section 1.2.2(a): this section presents the same problem as Section 1.2.1.(c)(2) above. It requires getting permits and commencing construction within one year

of the effective date of the ZOR. This one year time limit runs concurrently with the one year (or now two years) to obtain the approval. Therefore, the duration of one action impairs/shortens the timing of the other. Section 1.2.1.(c)(2) could effectively prevent complying with 1.2.2.(a). The Planning Commission might approve a plan on the 360th day (one year) or 725th day (two years), leaving only five days to get permits and start work. Again, third parties could cause uncontrollable delay (such as because of financing or construction contracting).

In Section 1.2.2, the alternative of "expiration of the validity period" may solve the problem (in fact, it may effectively become the applicable measure). But if the validity period expires within the allowable one year (or now two years), what controls? The construction of the site plan under the prior Ordinance is allowed to commence at the "later of" the one or two years, or the expiration of the site plan. It is hard to imagine that the City would want to issue permits for an expired site plan, even if that date is within the one year or two years after the effective date of the ZOR. But Section 1.2.2 seems to override the expiration.

In Section 1.2.2, the term "validity period" should explicitly be considered or defined to include "any extensions granted or tolling approved."

Grandfathering

The whole Transition section of the ZOR does not address general grandfathering for previously approved projects, including amendments to those approvals. Approvals given before the ZOR should be protected for some time period, to be able to be processed under the Old Ordinance under which they were approved originally. The same treatment should apply to approvals granted under Section 1.2.1 (b) of the Transition provisions.

The ZOR needs to provide for the effect on: (1) existing development and approvals that do not meet ZOR standards, and (2) development approvals granted pursuant to the Old Ordinance and/or Section 1.2.1. The existing developments and approvals (the use, the structure, and the site design) should not simply become non-conforming. Becoming non-conforming can have adverse effects on current and future financing, insurance, maintenance/repair, etc.

The County Zoning Ordinance deals with this problem in Section 7.7 (attached), protecting both uses and structure and site design by treating them as

conforming, but with limitations on expansion. (In looking at the County Ordinance, be aware that the new County Zoning Ordinance became effective on October 30, 2014.) The ZOR provisions for non-conformities provides for replacement of structures in Section 9.2.2.(b), but is not clear in Section 9.1 that the use may also be replaced in the replacement structure. Section 9.2.2.(a) allows limited expansion of non-conforming development, but expansion of the business into that area appears to be limited by the 20% in Section 9.1.2.

There is certainly a need for addressing true non-conforming issues (uses and structures). But, those that were legal before, and are changed only because of new standards in the ZOR, should not become non-conforming, but should remain conforming, with restrictions. Basically, they should be able to follow the Old Ordinance for a certain time period. (The County Ordinance allows the grandfathering for amendments, etc. for 25 years, as you will see in Section 7.7.) Without such protections, guiltless uses, structures, and site designs risk decay, because they cannot evolve, modernize, adjust for new use needs, etc., often because the basic building or site design cannot comply with new ZOR standards, even though they complied with the old. The County wrestled with this issue for some time before reaching the results in Section 7.7 (there is more to that Section than what I have sent you, if you wish to use more of it as a guide).

Summary

There is a great deal of nuance in these issues, and the potential for great damage to businesses and properties that have peacefully complied with the Zoning Ordinance up to now. I would be pleased to discuss these issues further, once you have had a chance to digest this material.

Thank you for your consideration of these comments on the issues.

Very truly yours,

LERCH, EARLY & BREWER, CHTD.

William Kominers

William Kominers

Enclosures

cc: Nick Dumais, Esquire
Christopher M. Ruhlen, Esquire

WK/bp

Division 1.2. Transitional Provisions

Sec. 25.1.2.1. Transitional provision; application in progress on [effective date of this Chapter].

(a) *Site plan review under previous Zoning Ordinance.* At the option of the applicant, an application for a site plan may be reviewed under the Zoning Ordinance in effect on [effective date of this Chapter] if the application:

(1) Was submitted and determined by the Chief of Zoning to be complete between [date one year before effective date of this Chapter] and [date one day before effective date of this Chapter]; and

(2) The application has not been deemed withdrawn pursuant to Sec. 25.3.2.5.

(b) *Submittal deadline.* To request review of an application under the Zoning Ordinance in effect on [date one day before effective date of this Chapter] pursuant to this Section, the applicant must submit a written request to the Chief of Zoning by [date two months after effective date of this Chapter].

(c) *Review and final decision.* An application reviewed under the Zoning Ordinance in effect on [date one day before effective date of this Chapter] pursuant to this Section:

(1) Must be reviewed solely under the provisions of the Zoning Ordinance in effect on [date one day before effective date of this Chapter]; and

(2) Must be approved or denied by the applicable Approving Authority by [date one year after effective date of this Chapter]. If final action on the application is not taken by that date, the application shall be deemed withdrawn.

Sec. 25.1.2.2. Transitional provision; commencement of construction.

(a) *Commencement of construction.* A person with a valid site plan approved before [effective date of this Chapter] or pursuant to Sec. 25.1.2.1 may secure all necessary permits and commence construction of the development subject to the site plan under the Zoning Ordinance in effect on [date one day before effective date of this Chapter] until [date one year after effective date of this Chapter] or the expiration of the validity period of the site plan, whichever is later. If construction has not commenced by this date, the applicant must bring the site plan and all associated permits into compliance with the current provisions of this Chapter.

Division 1.3. Annexation Process

Sec. 25.1.3.1. Annexation process.

(a) *Initiation.* When an annexation has been initiated in accordance with State law, either by petition or by the Mayor and Council, the Mayor and Council must introduce an annexation resolution pursuant to Sec. 4-405 of the Land Use Article of the Maryland Annotated Code, as may be amended. Following its introduction, the City Clerk must transmit a copy of the resolution to the Chief of Zoning.

Division 7.7. Exemptions and Nonconformities

Section 7.7.1. Exemptions

A. Existing Structure, Site Design, or Use on October 30, 2014

1. Structure and Site Design

A legal structure or site design existing on October 30, 2014 that does not meet the zoning standards on or after October 30, 2014 is conforming and may be continued, renovated, repaired, or reconstructed if the floor area, height, and footprint of the structure are not increased, except as provided for in Section 7.7.1.C for structures in Commercial/Residential, Employment, or Industrial zones, or Section 7.7.1.D.5 for structures in Residential Detached zones.

2. Use

a. Except for a Registered Living Unit, any use that was conforming or not nonconforming on October 29, 2014 and that would otherwise be made nonconforming by the application of zoning on October 30, 2014 is conforming, but may not expand.

b. Any allowed use, up to the density limits established by the current zoning, may be located in a building or structure deemed conforming under Section 7.7.1.A.1.

B. Application Approved or Filed for Approval before October 30, 2014

1. Application in Progress before October 30, 2014

Any development plan, schematic development plan, diagrammatic plan, concept plan, project plan, sketch plan, preliminary plan, record plat, site plan, special exception, variance, or building permit filed or approved before October 30, 2014 must be reviewed under the standards and procedures of the property's zoning on October 29, 2014, unless an applicant elects to be reviewed under the property's current zoning. Any complete Local Map Amendment application submitted to the Hearing Examiner by May 1, 2014 must be reviewed under the standards and procedures of the property's zoning on October 29, 2014. If the District Council approves such an application after October 30, 2014 for a zone that is not retained in Chapter 59, then the zoning will automatically convert to the equivalent zone as translated under DMA G-956 when the Local Map Amendment is approved. The approval of any of these applications or amendments to these applications under Section 7.7.1.B.1 will allow the applicant to proceed through any other required application or step in the process within the time allowed by law or plan approval, under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. The gross tract area of an application allowed under Section 7.7.1.B.1 may not be increased.

2. Application Approved before October 30, 2014

Any structure or site design approved before October 30, 2014 may be implemented by the property owner under the terms of the applicable plan.

3. Amendment of an Approved Plan or Modification of an Application Pending before October 30, 2014

a. Until October 30, 2039, an applicant may apply to amend any previously approved plan or modify an application pending before October 30, 2014 (listed in Section 7.7.1.B.1 or Section 7.7.1.B.2) under the development standards and procedures of the property's zoning on October 29, 2014, if the amendment:

i. does not increase the approved density or building height, unless allowed under Section 7.7.1.C; and

ii. either:

(a) retains at least the approved setback from property in a Residential Detached zone that is vacant or improved with a Single-Unit Living use; or

(b) satisfies the setback required by its zoning on the date the amendment or the permit is submitted; and

iii. does not increase the tract area.

b. An applicant may apply to amend the parking requirements of a previously approved application (listed in Section 7.7.1.B.1 or 7.7.1.B.2) in a manner that satisfies the parking re-quirements of Section 6.2.3 and Section 6.2.4.

c. Without regard to the limitations of this section, a special exception approved under the code in effect on or before October 29, 2014 may be expanded under the applicable standards and procedures of the code in effect on October 29, 2014.

4. Repair, Renovation, and Rebuilding Rights under Section 7.7.1.B

Any structure or site design implemented under Section 7.7.1.B is conforming and may be continued, renovated, repaired, or reconstructed.

5. Development with a Development Plan or Schematic Development Plan Approved before October 30, 2014

a. Any development allowed on property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment must satisfy any binding elements until:

i. the property is subject to a Sectional Map Amendment that implements a master plan approved after October 30, 2014 and obtains approval for development under the SMA-approved zoning;

ii. the property is rezoned by Local Map Amendment; or

iii. the binding element is revised by a development plan amendment under the procedures in effect on October 29, 2014.

b. Any development on a property that was zoned H-M on October 29, 2014 must include 45% green area, under the zoning in effect on October 29, 2014, until the property is subject to a Sectional Map Amendment or rezoned by Local Map Amendment. The green area required under this provision satisfies, and is not in addition to, any open space requirement of the property's zoning on October 30, 2014.

6. Density Transfers Approved before October 30, 2014

On a property that is subject to an effective density transfer easement and density transfer deed, the total density or density associated with a commercial or residential use, including any density approved by an amendment of a previously approved application listed in Section 7.7.1.B.1, may exceed that allowed by the existing zoning as long as the total density or density associated with a commercial or residential use does not exceed that allowed by the density transfer easement and density transfer deed.

C. Expansion of Floor Area

1. Limited Rights under Zoning before October 30, 2014

Until October 30, 2039, on land that is located in a Commercial/Residential, Employment, or Industrial zone, an applicant for an amendment to an existing approval or development, or a modification of an application listed in Section 7.7.1.B.1 may increase the floor area on the site under Section 7.7.1.C.2 or 7.7.1.C.3 following the procedures and standards of the property's zoning on October 29, 2014:

a. if the building does not exceed the height limits and density of the property's zoning in effect on October 29, 2014;

b. if any building on the site is no closer to property in a Residential Detached zone that is vacant or improved with a Single-Unit Living use than any existing structure on the site on October 30, 2014, or satisfies the setbacks of the current zoning; and

c. when a site plan or site plan amendment is required by the property's zoning on October 29, 2014, a site plan or a site plan amendment is approved under the standards of site plan approval on October 29, 2014.

2. Commercial/Residential, Employment, and Industrial Zones

Existing development in a Commercial/Residential, Employment, or Industrial zone may expand by up to the lesser of 10% of the gross floor area approved for the site on October 30, 2014 or 30,000 square feet, except for properties with 2,000 square feet or less of floor area, which may expand by up to 30% of the gross floor area approved for the site on October 30, 2014. Any expansion must satisfy Section 7.7.1.C.1. The gross floor area in a pending application listed in Section 7.7.1.B.1 may be expanded up to the full amount allowed under the property's zoning on October 29, 2014, but once the application is approved, the gross floor area may expand by up to the lesser of 10% of the gross floor area or 30,000 square feet.

3. Prior Floating Zones

a. A property where the zoning on October 29, 2014 was the result of a Local Map Amendment with an approved development plan may expand as allowed under Section 7.7.1.C.3.b. Any expansion must satisfy Section 7.7.1.C.1.

b. If the District Council approves a development plan amendment larger than allowed under Section 7.7.1.C.2, the zoning of the property subject to the amendment will automatically convert and be remapped to the equivalent zone as translated under DMA G-956, with the density and height approved in the amendment.

4. Expansion above Section 7.7.1.C.2

If any expansion exceeds Section 7.7.1.C.2, then the entire expansion must satisfy the applicable standards and procedures for the current zoning. After October 30, 2039, any amendment to a previously approved application must satisfy the applicable standards and procedures for the current zoning to the extent of (a) any expansion, and (b) any other portion of an approved development associated with the expansion.

5. Without regard to the limitations of Section 7.7.1.C, a special exception approved under the code in effect on or before October 29, 2014 may be expanded under the applicable standards and procedures of the code in effect on October 29, 2014.

D. Residential Lots and Parcels

1. Residential Lot

Unless adjoining lots have merged by virtue of ownership and zoning requirements, DPS may issue a building permit for a detached house on any Agricultural, Residential, or Rural Residential zoned lot or parcel identified on a plat recorded before October 30, 2014, a part of lot recorded before June 1, 1958, or a deed recorded before June 1, 1958, without regard to the street frontage and lot size requirements of its zoning, except as provided in Section 7.7.1.D.3.b.

2. Pre-1958 Parcel

A detached house on a platted lot, parcel, or part of a previously platted lot that has not changed in size or shape since June 1, 1958, exclusive of changes due to public acquisition, may be:

a. constructed under its current zoning without regard to the minimum lot width at the front lot line and front building line;

b. reconstructed either on its current footprint and up to its current maximum building height; or

c. constructed or reconstructed in a manner that satisfies the maximum building height, lot coverage, and established building line of its zone when the building permit is submitted and the side yard and rear setback required by its pre-1958 zoning in effect when the lot, parcel, or part of a lot was first created.

3. Pre-1928 Lot

a. In addition to the provisions of Section 7.7.1.D.1, a new or reconstructed detached house on any lot recorded before 1928 must satisfy the front, rear, and side yard setbacks of the 1928 Zoning Ordinance; however, a new building must satisfy the established building line requirements under Section 4.4.1.A if applicable.

b. Before DPS may issue a building permit for a new detached house on a lot less than 5,000 square feet in land area that was recorded before 1928 and adjoins vacant land in common ownership any time since November 8, 2012, the lot must be subdivided with such adjoining property without regard to the minimum width and area requirements of the applicable zone.

4. Damage in Flood Plain

If a detached house that is located within a 100-year flood plain and abuts any waterway, is damaged or destroyed by flood to the extent of up to 75% of the reconstruction value of the building, the dwelling may be repaired or reconstructed to preexisting dimensions.

5. Additions to Dwellings

In addition to the authority to renovate, repair, and reconstruct under Section 7.7.1.A.1 and without regard to the standards of its current zoning, the owner of a detached house that:

a. is in a housing project constructed before January 1, 1945 that was owned by the government when constructed, may construct an addition to the detached house if, after the addition,:

i. the front setback of the detached house on the subject property is equal to the average of all the front setbacks of the detached houses on the same side of the right-of-way;

ii. the minimum side setback between a detached house on an abutting lot and the subject detached house is 18 feet; and

Holly Simmons

From: College Gardens Civic Association [redacted]
Sent: Wednesday, February 11, 2026 10:55 AM
To: mayorcouncil; Planning Commission
Cc: [redacted]
Subject: College Gardens Civic Association Board Resolution on the Zoning Approval Process

WARNING - External email. Exercise caution.

February 11, 2026

To: Rockville Mayor and Council and the Rockville Planning Commission

Yesterday evening, the Board of the College Gardens Civic Association passed the following resolution.

Mark Pierzchala, President of the College Gardens Civic Association

February 10, 2026

The Board of the College Gardens Civic Association (CGCA) resolves and asks for the following process improvements for the approval of the City's new Zoning ordinance. That the Rockville Planning Commission and the Rockville Mayor and Council extend the approval timeline of Rockville's proposed zoning ordinance as follows:

1) The approval date for the Planning Commission should be set, at earliest, for April, 2026.

2) The approval date for the Mayor and Council should be set, at earliest, for September 2026.

Further, in order that stakeholders including neighborhood associations are able to better understand the many changes:

3) The Planning Commission and Mayor and Council should instruct City Staff to provide an annotated redline crosswalk between the current zoning ordinance and the new zoning ordinance, and this crosswalk should be timely released to the public to allow Stakeholders to effectively advocate before the Planning Commission and Mayor and Council in their revised approval timelines.

The CGCA Board finds the proposed zoning ordinance materials, as currently presented, to be so daunting in their breadth and so vastly different in their structures

that it is difficult for the College Gardens Civic Association to effectively review and make substantive comments on the proposed zoning ordinance.

Holly Simmons

From: Matthew Gordon [redacted]
Sent: Wednesday, February 11, 2026 1:11 PM
To: Holly Simmons; Jim Wasilak
Cc: Alex Forbes
Subject: Shellhorn Rockville LLC's comments to Staff Draft Zoning Ordinance
Attachments: Shellhorn Rockville LLC Comments to City of Rockville draft Zoning Ordinance(1938412.2).docx

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Holly and Jim,

On behalf of my client, Shellhorn Rockville LLC, the owner of the properties located at 1460 and 1488 Rockville Pike, please accept these comments to the staff draft of the Zoning Ordinance attached. In general, we are supportive of the staff draft and recommended rezoning of these properties to the MXTD Zone. However, we have identified several areas that could be clarified as well as several particular issues that could be evaluated to better balance the need to encourage and allow property owners to make incremental, near-term improvements until the market will support more comprehensive redevelopment as envisioned by the Comprehensive Plan and MXTD Zone. Please let us know if you would like to meet to discuss any of these comments in greater detail. Thank you for the opportunity to provide this feedback to the staff draft.

Matt

SELZER GURVITC

Matthew Gordon | Partner | Attorney
[redacted]
Direct: [redacted] | Office [redacted] | Mobile: [redacted]

Selzer Gurvitch Rabin Wertheimer & Polott, P.C.
4416 East West Highway, Suite 400, Bethesda, MD 20814

Bethesd TOP ATTORNE

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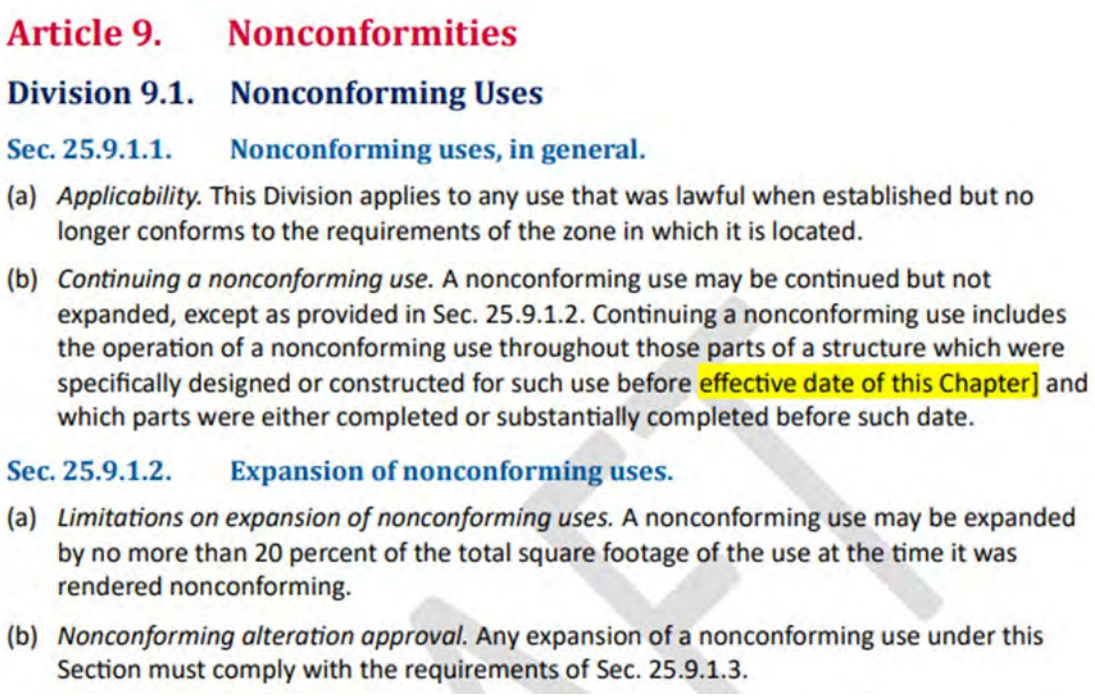
Shellhorn Rockville LLC
1460 and 1488 Rockville Pike
Comments to Draft City of Rockville Zoning Ordinance Rewrite (the "Draft ZOR")

1. Existing Automotive Repair Establishments in the MXTD Zones

- The automotive repair facility at 1460 Rockville Pike was constructed to pursuant to a Use Permit (Use 79-00148) approved in 1979.
- The Draft ZOR prohibits automotive repair facilities in the MXTD Zones. This creates challenges and complications for property owners that need to obtain financing or otherwise deal with lenders and other capital sources.
- **Request**: We ask that City staff consider making automotive repair establishments a conditional use in the MXTD zone where the use was established by a Use Permit prior to the effective date of the ZOR. If staff has concerns about these uses expanding, the ZOR can limit expansion to the requirements in Section 25.9.1.2 (see below).



Article 9. Nonconformities

Division 9.1. Nonconforming Uses

Sec. 25.9.1.1. Nonconforming uses, in general.

(a) *Applicability.* This Division applies to any use that was lawful when established but no longer conforms to the requirements of the zone in which it is located.

(b) *Continuing a nonconforming use.* A nonconforming use may be continued but not expanded, except as provided in Sec. 25.9.1.2. Continuing a nonconforming use includes the operation of a nonconforming use throughout those parts of a structure which were specifically designed or constructed for such use before effective date of this Chapter] and which parts were either completed or substantially completed before such date.

Sec. 25.9.1.2. Expansion of nonconforming uses.

(a) *Limitations on expansion of nonconforming uses.* A nonconforming use may be expanded by no more than 20 percent of the total square footage of the use at the time it was rendered nonconforming.

(b) *Nonconforming alteration approval.* Any expansion of a nonconforming use under this Section must comply with the requirements of Sec. 25.9.1.3.

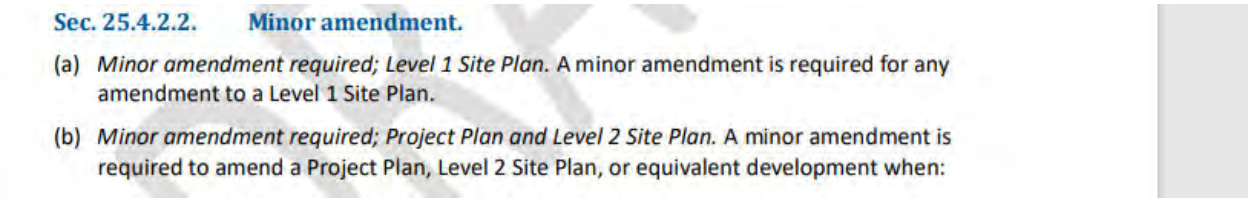
2. Car Wash uses in the MXTD Zones

- The Draft ZOR will continue to prohibit car wash uses in the MXTD Zones. While we acknowledge that car wash uses do not fit with the spirit and intent of vertical, mixed-use development contemplated by the MXTD zone, there are many sites that contain retail uses that will continue to operate in that fashion until the market will support the investment needed for compact, infill mixed-use development. A car wash use can be complementary to these older retail centers and responsive to current market demands.

- **Request**: We ask that City staff make a car wash a conditional use for sites that contain a minimum of 20,000 square feet of commercial uses constructed prior to the effective date of the Draft ZOR.

3. Amendments to Project Plans, Site Plans, and Planned Developments (Divisions 4.2)

- Section 25.4.2.1(a) states "An application to amend any previously approved Project Plan, Planned Development, Level 2 Site Plan, Level 1 Site Plan, or equivalent approval must be filed with the Chief of Zoning in accordance with this Division."
- Equivalent approval is not defined. It is unclear if properties that were developed prior to the creation of Project Plan and Site Plans can use the minor amendment process where the changes to an existing development otherwise meet the standards.
- **Request**: We ask that City staff clarify that equivalent approval includes a Use Permit or Building Permit so that these sites can use the minor amendment process to make incremental changes.



Sec. 25.4.2.2. Minor amendment.

(a) *Minor amendment required; Level 1 Site Plan.* A minor amendment is required for any amendment to a Level 1 Site Plan.

(b) *Minor amendment required; Project Plan and Level 2 Site Plan.* A minor amendment is required to amend a Project Plan, Level 2 Site Plan, or equivalent development when:

4. Drive-Through Windows in the MXTD Zone

- The staff report from the January 28th Planning Commission work session states that "based on input from Mayor and Councilmembers, the Staff Draft include grandfathering language (referenced in the Uses and Use Standards section above) that would treat any existing gas stations or drive-through windows in the MXTD zones as permitted uses, while prohibiting new MXTD gas stations or drive-throughs."
- The Draft ZOR does not contain clear grandfathering language in the use table or use standards for drive-through uses. In addition to the need for a specific provision on drive-through uses in the MXTD zones, we would encourage staff to consider allowing properties being rezoned to the MXTD zone through the ZMA process a limited expansion opportunity to include drive-through windows. By way of example, 1460 and 1488 Rockville Pike are currently zoned MXCD which permits a drive-through window. While the long-term vision for redevelopment of these properties under the MXTD zone would not include a drive-through, the MXTD should allow for near-term opportunities that include a drive-through window.
- **Request**: We ask that the City allow drive-through windows to be added to sites where the zoning prior to adoption of the ZMA and Draft ZOR permitted such uses as long as the use can be added through the minor amendment process or as a Level 1 Site Plan application.

5. Elimination of parking minimum for sites near transit

- Section 25.8.2.4.(c) provides that uses are exempt from the parking minimums if they are located within ½ mile of a Metro Station. Based upon our previous review of the distance between the Shellhorn properties and Twinbrook Metro Station, it is likely that the property will qualify. However, it is unclear how the ½ mile distance is measured. In order to ensure property owners, have certainty on this standard as they explore opportunities for vertical, mixed-use development, it would be helpful to understand how this distance is measured.
- **Request**: We ask that City clarify if this distance is measured as the crow flies or through some other metric as part of revisions to the Draft ZOR.

6. Updates to the Sign Ordinance

- The Highlights document that staff prepared states that the Draft ZOR will –
    - Ensures regulations are content-neutral (i.e., regulating sign size, location, design, rather than the text, color, or images on a sign).
    - Eliminates sign concept plans (which regulate content) and optional sign packages (which have only been used once) while requiring a new comprehensive sign plan be submitted prior to permit where two or more signs are proposed on a site.
- However, the Draft ZOR does not contain a clear provision on the treatment of existing sign concept plans moving forward.
- **Request**: We ask that the City add a provision to Section 25.4.4.4 (sign permits) addressing the treatment of sites with sign concept plans. The provision should indicate that property owners may abandon the sign concept plan upon submission of a new sign permit to the City, and that any text, color, or image limitations by the sign concept plan are no longer applicable.

proposed structure is consistent with the requirements of this Chapter.

Sec. 25.4.4.4. Sign permit.

(a) *Required*. Before installing, erecting, illuminating, or modifying a sign, a person must receive approval of a sign permit from the Chief of Zoning.

(b) *Exceptions*. A sign permit under Chapter 25 is not required for:

(1) Signs specifically exempt under Article 10;

(2) Signs within the public right-of-way, which are subject to the requirements of Chapter 21 of City Code;

(3) The installation or erection of an A-frame sign;

(4) The installation or erection of a temporary freestanding sign on an individual residential lot or a lot containing a multiplex or apartment with up to 10 dwelling units; or

(5) The maintenance or repair of an existing, permitted sign, including but not limited to repainting, refacing, and electrical repairs.

(c) *Review*. The Chief of Zoning must review and grant or deny a sign permit application in writing within 15 business days of receipt of a complete sign permit application, including the required fee.

(d) *Incomplete application*. If a sign permit application is returned to an applicant due to incompleteness, the Chief of Zoning must advise the applicant in writing as to the information needed to complete the application.

(e) *Issuance*. The Chief of Zoning must grant a sign permit upon finding that the sign meets all application requirements of Article 10 and, if applicable, any comprehensive sign plan for the site.

Respondent No: [redacted]
Login: [redacted]
Email: [redacted]

Responded At: [redacted]
Last Seen:
IP Address:

Q1. **What do you see as the biggest strengths of the Staff Draft Zoning Ordinance?**

not answered

Q2. **Do you have concerns with anything in the Staff Draft Zoning Ordinance? If yes, please describe any specific sections or topics.**

Yes the limitation it puts on self standing illuminating signs and the burden it will put on businesses

Q3. **Is there anything missing from the Staff Draft Zoning Ordinance that you would like to see included?**

not answered

Q4. **Do you have any additional comments or feedback on the Staff Draft Zoning Ordinance you would like to share?**

not answered

Q5. **How engaged/aware were you of the Zoning Ordinance Rewrite and Comprehensive Map Amendment project prior to the release of the Staff draft materials on December 4, 2025?**	Somewhat Engaged - I was generally aware of this project, but didn't know many details.
Q6. **How are you interacting with the Staff Draft Zoning Ordinance? Please check all that apply.**	I am a Rockville business owner.
Q7. **What neighborhood do you reside in?**	not answered
Q8. **Where is the property you own located?**	not answered
Q9. **What business do you own? Where is your business located?**	Ourisman Chevy WZ/Mazada of Rockville
Q10. **What firm do you represent?**	not answered
Q11. **If you selected "other," please explain how you are interacting with the draft Zoning Ordinance.**	not answered
Q12. **Name (optional)**	Xavier Camacho Director of Facilities
Q13. **Email**	[redacted]

Respondent No: [redacted]
Login:
Email: [redacted]

Responded At:
Last Seen:
IP Address: [redacted]

Q1. **What do you see as the biggest strengths of the Staff Draft Zoning Ordinance?**

For Article 10-Signs Exemptions including directional signs and signs regulated by Chapter 21. Introduction of new sign types, including A-frame signs, window signs, and building-mounted banner signs Increased permitted size of signs in the Industrial and Mixed Use zones.

Q2. **Do you have concerns with anything in the Staff Draft Zoning Ordinance? If yes, please describe any specific sections or topics.**

Freestanding sign standards (new Sec. 25.10.3.4.(b)(4)):(4) Illumination. A freestanding sign may be externally illuminated. Internally illuminated freestanding signs are prohibited. I urge you to reconsider this as it is punishingly prohibitive. What is the purpose in eliminating internal illumination on ground signs? I submit sign permits throughout DC/Maryland and Virginia and have never found a zoning ordinance that has banned illumination from ground signs. Draft Ordinance Sec. 25.10.7.2. (Comprehensive sign plan.) The proposed rules say, "two or more signs". Not "two or more businesses/tenants". So, any business that has one freestanding sign and one building sign, now is subject to a comprehensive sign plan? Language in this portion of the ordinance is unclear. It's also excessive and punishing. If I'm understanding this correctly, if you have a gas station that has a McDonalds in the gas station, they have to submit a comprehensive signs plan? What is the cost for this? What are the submission requirements? How long do these take to review? CSP's are notoriously complicated difficult and costly.

Q3. **Is there anything missing from the Staff Draft Zoning Ordinance that you would like to see included?**

Language regarding murals or exterior wall art. Unless it's in there and I missed it.

Q4. **Do you have any additional comments or feedback on the Staff Draft Zoning Ordinance you would like to share?**

As a bridge between municipalities and businesses I caution you against creating regulations that are so limiting it becomes easier for a business to take it a few blocks in a different direction where they are regulated by Mongomery County. It is not unheard of for me to see a company choose a different location due to strict signage limitations and/or excessive submittal requirements, so I ask you to take another look at the items I listed and ask why? and is it really necessary?

Q5. **How engaged/aware were you of the Zoning Ordinance Rewrite and Comprehensive Map Amendment project prior to the release of the Staff draft materials on December 4, 2025?**	Not Engaged - I was not aware of this project until recently.
Q6. **How are you interacting with the Staff Draft Zoning Ordinance? Please check all that apply.**	Other
Q7. **What neighborhood do you reside in?**	not answered
Q8. **Where is the property you own located?**	not answered
Q9. **What business do you own? Where is your business located?**	not answered
Q10. **What firm do you represent?**	not answered

Q11. **If you selected "other," please explain how you are interacting with the draft Zoning Ordinance.**	Permitting expeditor
Q12. **Name (optional)**	not answered
Q13. **Email**	[redacted]

Respondent No: [redacted]
Login: [redacted]
Email: [redacted]

Responded At: [redacted]
Last Seen:
IP Address:

Q1. What do you see as the biggest strengths of the Staff Draft Zoning Ordinance?

Land Use Element Policies 10 (Enhance Rockville Pike's market position; planning for additional growth near Twinbrook Metro Station), 12 (Plans for older neighborhood shopping centers that address access, aesthetics, land use mix, and urban design), and 17 (support retail uses along commercial corridors and other shopping areas). And Economic Development Element Policies 7 (Support neighborhood and local shopping centers where there is market opportunity) and 9 (Maintain Rockville Pike's market position as a regional shopping destination, supported by residential uses)

Q2. Do you have concerns with anything in the Staff Draft Zoning Ordinance? If yes, please describe any specific sections or topics.

Section 25.10.3.4.(b)(4) of the draft ordinance is highly concerning. The full prohibition of internally illuminated freestanding signs in every zone will have a direct impact on many shopping centers, car dealerships, and other major commercial businesses. I ask that this prohibition be reconsidered. The other red flag is draft ordinance section 25.10.1.2.(c)(12) - the prohibition of electronic message centers. This full ban does not consider the nuance and full scope of display panels. This ban will put undue hardship on gas stations (digital pricers), drive-thru restaurant menu boards, and bank drive-thru open/closed signs, among other things. There should be consideration given for the ways that display panels are used and how they are beneficial to life in the City.

Q3. Is there anything missing from the Staff Draft Zoning Ordinance that you would like to see included?

Not that I can think of

Q4. Do you have any additional comments or feedback on the Staff Draft Zoning Ordinance you would like to share?

No additional comments at this time.

Q5. How engaged/aware were you of the Zoning Ordinance Rewrite and Comprehensive Map Amendment project prior to the release of the Staff draft materials on December 4, 2025?	Very Engaged - I have been following the project and/or attended project meetings.
Q6. How are you interacting with the Staff Draft Zoning Ordinance? Please check all that apply.	I am a developer/design/land use professional.
Q7. What neighborhood do you reside in?	not answered
Q8. Where is the property you own located?	not answered
Q9. What business do you own? Where is your business located?	not answered
Q10. What firm do you represent?	Art Display Co., Inc.
Q11. If you selected "other," please explain how you are interacting with the draft Zoning Ordinance.	not answered
Q12. Name (optional)	Patience Shaffer

City of Rockville

M E M O R A N D U M

February 25, 2026

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: Map Amendment Application MAP2026-00126, Comprehensive Map Amendment; Mayor and Council of Rockville, Applicants

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SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS

This memorandum summarizes the recommendations made by the Planning Commission on topics of Map Amendment Application MAP2026-00126, the Comprehensive Map Amendment. Please note, the Planning Commission did not endeavor to review all aspects of the Staff Draft Comprehensive Map Amendment. Instead, topics for work sessions were identified by Planning Commissioners, the Mayor and Council, and staff. The Planning Commission considered identified topics at two work sessions held on January 14 and February 4, 2026.

The Planning Commission's recommendations as contained in this memo are based solely on the Staff Draft Comprehensive Map Amendment authorized for filing on December 1, 2025. The Commission has not reviewed and is not making recommendations on the forthcoming Revised Staff Draft Comprehensive Map Amendment, which will be prepared by City staff for the Mayor and Council's review after the date of this memo.

The following is a summary of the substantive issues discussed by the Planning Commission:

General

The City's official zoning map is currently adopted as a set of static maps which are based on the countywide tax map grid as all prior zoning maps have been based. The city also maintains an interactive online zoning map accessible to the public. Commissioner Zyontz expressed interest in adopting the interactive map as the City's official zoning map rather than the static version, noting that Montgomery County and Prince George's County have done so and suggesting that certain ordinance language could potentially be streamlined as a result.

The City Attorney's Office advised that the language of the Staff Draft Zoning Ordinance would not change based on whether the official map is static or interactive. Staff further noted that the interactive map would continue to be maintained and updated regardless of which format is formally adopted. Commissioner Salahuddin raised concerns about the potential vulnerability of an official web-based map to hacking.

The Planning Commission did not take a position on this issue.

Proposed Rezonings

The Planning Commission addressed the following proposed rezonings in Planning Area 10 (Montrose and North Farm) and Planning Area 12 (Tower Oaks).

Planning Area 10 (Montrose and North Farm)

The Staff Draft CMA proposes rezoning a portion of Planning Area 10 (Montrose and North Farm), including the Rollins Park Apartments and Congressional Towers, to a "new, higher-density residential zone," consistent with the Rockville 2040 Comprehensive Plan. The Planning Commission discussed the proposed rezoning at its January 14 and February 4 work sessions.

On January 14, staff presented an alternative proposal developed after the release of the Staff Draft CMA in response to the property owner's testimony that the originally recommended RHD zone would not support redevelopment consistent with the Plan's objectives. The alternative reflected subsequent coordination with the property owner and consideration of community input, though it had not yet been presented to the Montrose community. The proposal refined the boundaries of the new Residential High Density (RHD) zone, and at the same time increased the zone's allowable height and density standard, as follows:

- Max. Density: 100 dwelling units/acre
- Max. Height: 150 feet

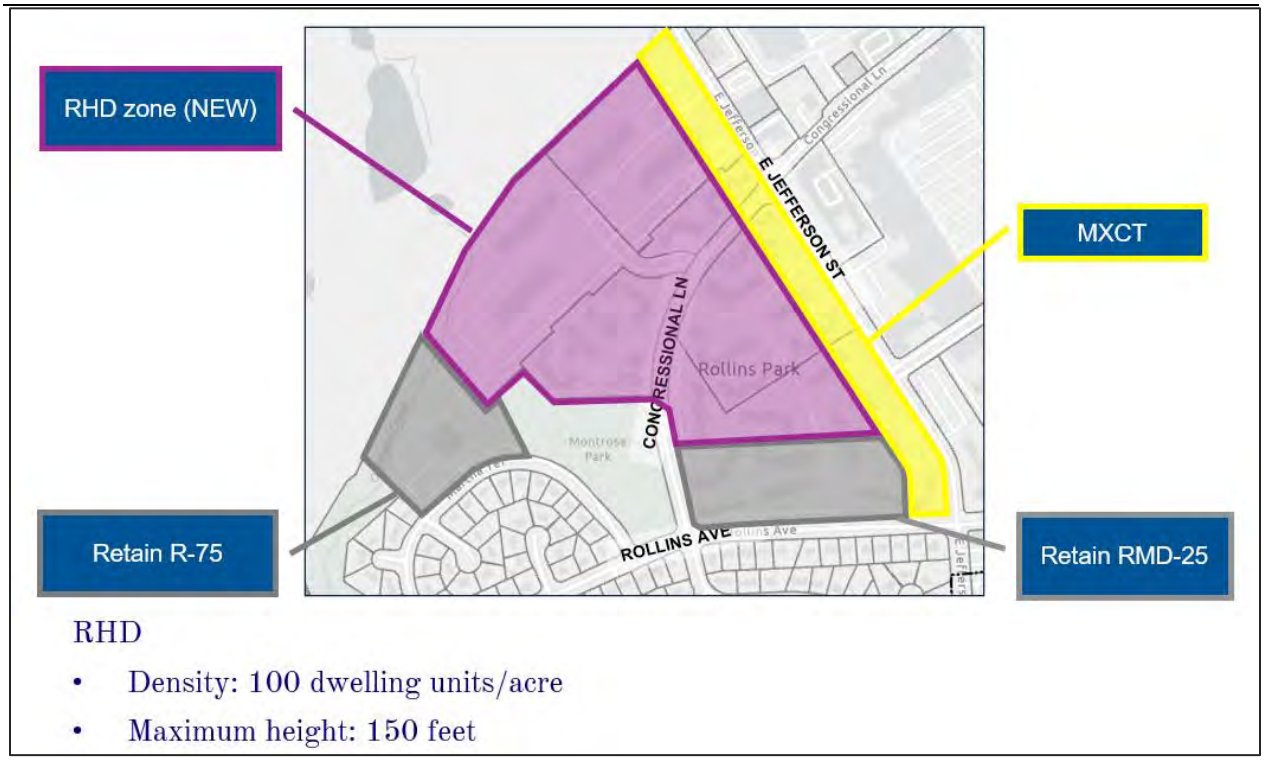
At the meeting, a representative of the Montrose Civic Association and the property owner expressed support for staff's proposal. The Commission discussed the alternative, requested a minor zone boundary adjustment, and concluded by requesting that staff coordinate further with the Montrose community and return with a final recommendation.

On February 4, staff reported that representatives of the Montrose community had reached consensus in support of the alternative proposal. Although the property owner requested additional zone boundary modifications at both work sessions, those modifications were not supported by staff or the Montrose community.

Noting the Montrose community's support, the Planning Commission supported staff's recommendations, as follows:

- *The proposed rezoning as depicted in Figure 1; and*
- *Revising the RHD zone standards through the Zoning Ordinance Rewrite, as follows:*
    - *Increase the height maximum to 150 feet.*
    - *Increase the maximum density to 100 dwelling units per acre.*

FIGURE 1. PLANNING COMMISSION RECOMMENDED REZONING: PLANNING AREA 10



Planning Area 12 (Tower Oaks)

As recommended by the Rockville 2040 Plan, the Staff Draft CMA proposes rezoning of the 9.75-acre parcel adjacent to Don Mills Court in the New Mark Commons community from R-90 (Single Unit Detached Restricted Residential) to RMD-25 (Residential Medium Density), which allows for a variety of dwelling types at a density up to 25 units per acre and 75 feet in height. The Planning Commission discussed the proposed rezoning at its January 14 and February 4 work sessions. Testimony from a large portion of the adjacent New Mark Commons and Markwood communities identified a number of concerns, including building height, density, existing environmental features, and traffic impacts, with many requesting that the rezoning not occur.

At the January 14 work session, the Commission discussed and generally supported the proposed rezoning to RMD-25 and considered adding a limitation to the zone to address some of the neighborhood concerns. Specifically, Commissioner Zyontz suggested that the RMD-25 zone density be limited to 10 dwelling units per acre if access to a proposed development is proposed from an existing residential street. If a property is not accessed via an existing residential street, residential density of up to 25 dwellings per acre would be permitted. This would have the impact of limiting density if access to the site were gained from Don Mills Court, instead of from property to the south that is owned by the same property owner. The Commission agreed that this approach had merit, and asked staff to bring back proposed text for consideration.

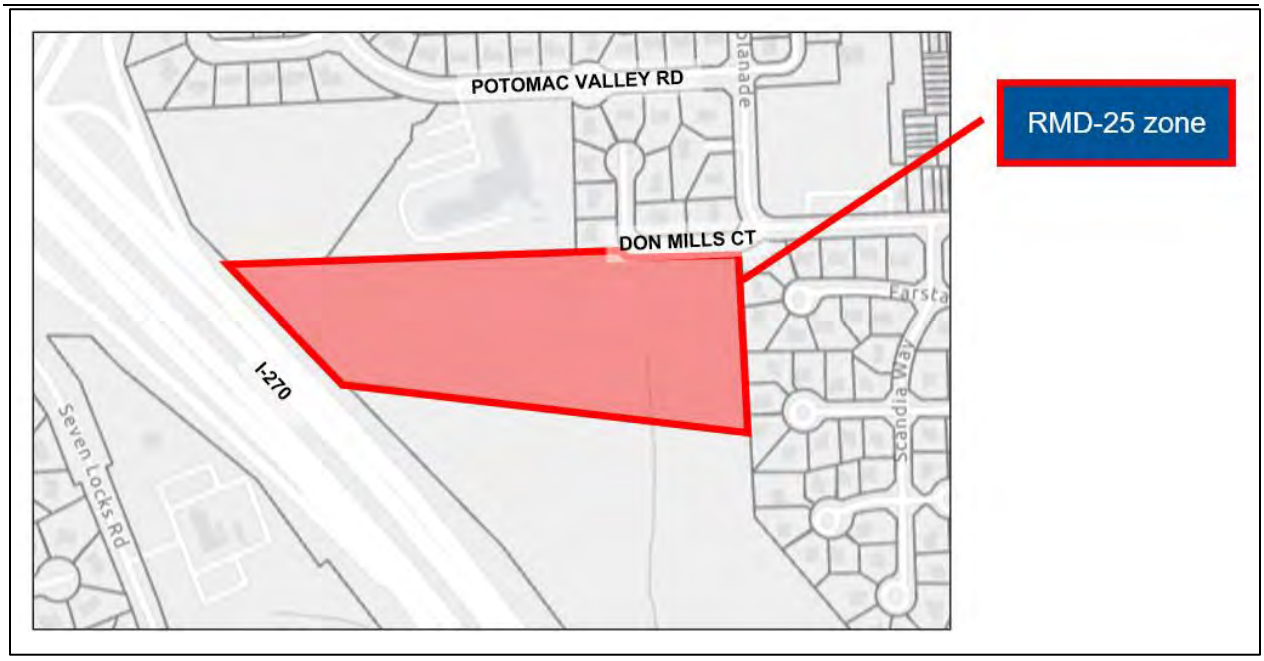
Ultimately, the Planning Commission recommended the following:

- *The proposed rezoning as depicted in Figure 2; and*

- *Revising the RMD-25 zone density standard through the Zoning Ordinance Rewrite, by adding a footnote as follows:*
    - *If any vehicular access to a property is provided from a secondary residential street that ended in a cul-de-sac on [effective date], then the maximum development density is limited to 10 dwelling units per acre.*

Commissioners noted agreement with applying the RMD-25 zone to the property. Commissioner Fulton noted the recommendation is consistent with the Comprehensive Plan and addresses housing issues and increased density. He also noted that any project that would be proposed on the site would be subject to a full development review. Chair Sun expressed that the Commission's recommendation is a balanced compromise between the original proposal and the concerns of the nearby community. She also expressed a desire to include an approval finding related to compatibility. (Note: the Planning Commission ultimately recommended adding such a finding to the draft ordinance; this is reflected in the Planning Commission's recommendation memo on the Zoning Ordinance Rewrite (TXT2026-00271).)

FIGURE 2. PLANNING COMMISSION RECOMMENDED REZONING: PLANNING AREA 12



Therefore, on a motion by Commissioner _____, seconded by Commissioner _____, the Commission voted to recommend approval of Map Amendment Application MAP2026-00126, the Comprehensive Map Amendment with the recommendations included in this memo.

Comprehensive Map Amendment
Digest of Public Commentary
February 11, 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 December 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, c/o 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 from November 10, 2025 – January 7, 2026. Included in the Planning Commission's January 14, 2026, Work Session #1 brief book			
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
Comments Received from January 8, 2026 – February 11, 2026. Included in the Planning Commission's February 25, 2026, Recommendation brief book			
CMA-71	Patricia Harris	01/12/2026	185
CMA-72	William Kominers	01/13/2026	197
CMA-73	Margaret Chao	01/14/2026	215
CMA-74	Phyllis and Samuel Blum	01/28/2026	217
CMA-75	Ana Astrid Molina	01/28/2026	218
CMA-76	Pat Reber	01/28/2026	220
CMA-77	Monica Saavoss	01/29/2026	222
CMA-78	Ken Becker	02/03/2026	223
CMA-79	Mark Wetterhahn	02/03/2026	224
CMA-80	Carlos Figueiredo	02/04/2026	226
CMA-81	Susan Knowles	02/04/2026	227
CMA-82	Liudmila Mazai	02/04/2026	228
CMA-83	Pat Reber	02/04/2026	229
CMA-84	Liron Sharon	02/04/2026	232
CMA-85	Limin Wang	02/04/2026	234
CMA-86	William Kominers	02/05/2026	237
CMA-87	Alex Belida	02/11/2026	249

7

Mayor.

Routed To:
[X] Council
[ ] City Clerk
[ ] City Manager
[ ] City Attorney
[ ] Council Support Specialist
[ ] Other RICK BARKER

RECEIVED
APR 15 2025
CITY CLERK'S OFFICE

JIM WASILAK
KATIE GEORGES

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

RECEIVED
APR 15 2025
CITY CLERK'S OFFICE

Routed To: Mayor
[ ] Council [ ] City Attorney
[ ] City Clerk [ ] Council Support Specialist
[ ] City Manager [ ] Other RICK BARKER
JIM WASILAK
KATIE GERBER

April 12, 2025

Dear Mayor Ashton,

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.

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

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,

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 if 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 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

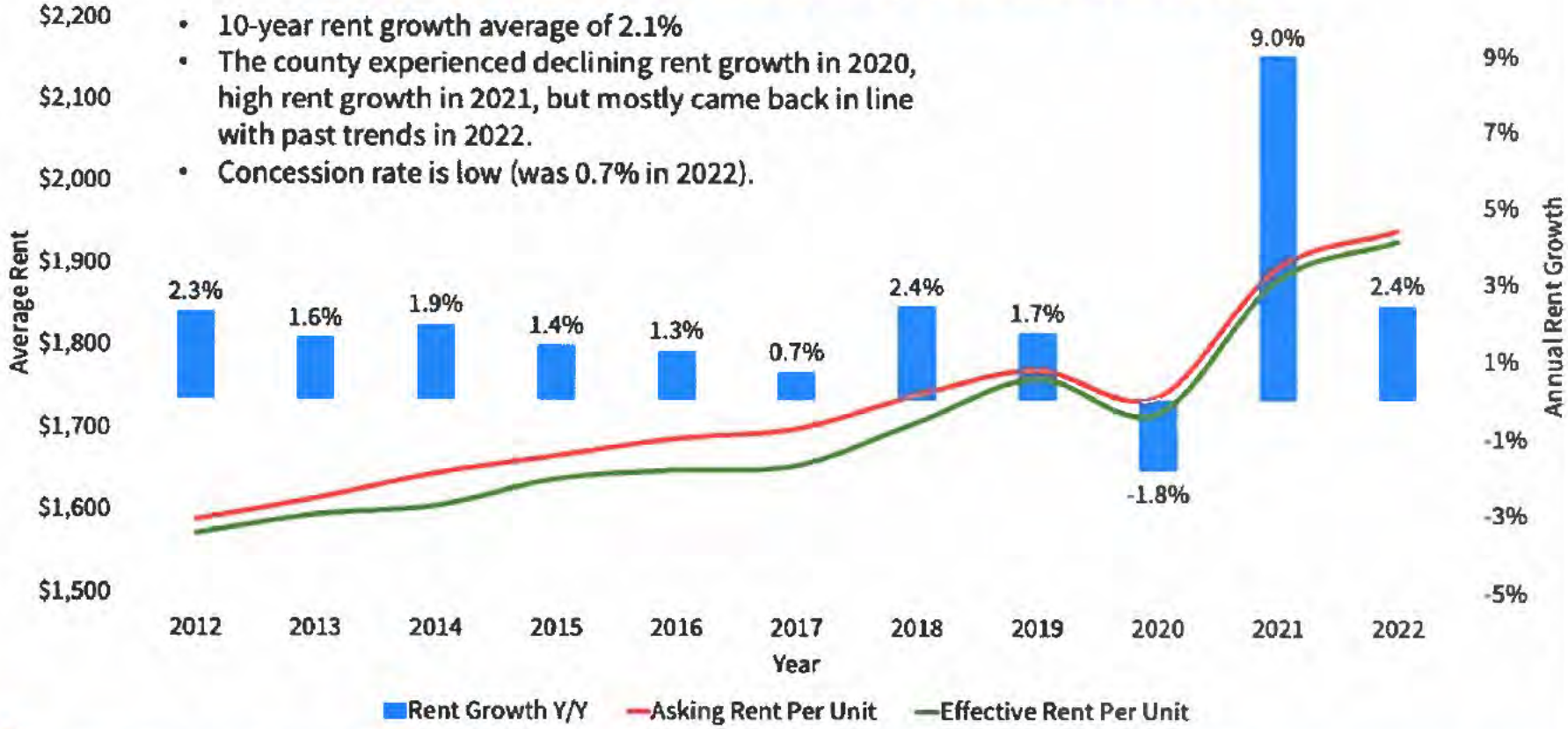
very little cost for avoiding us entirely.

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. Rember 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).



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.
[redacted]

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 range[2]) 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.

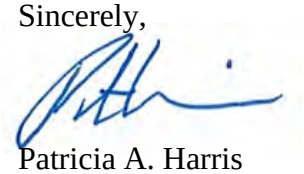
III. Conclusion

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,

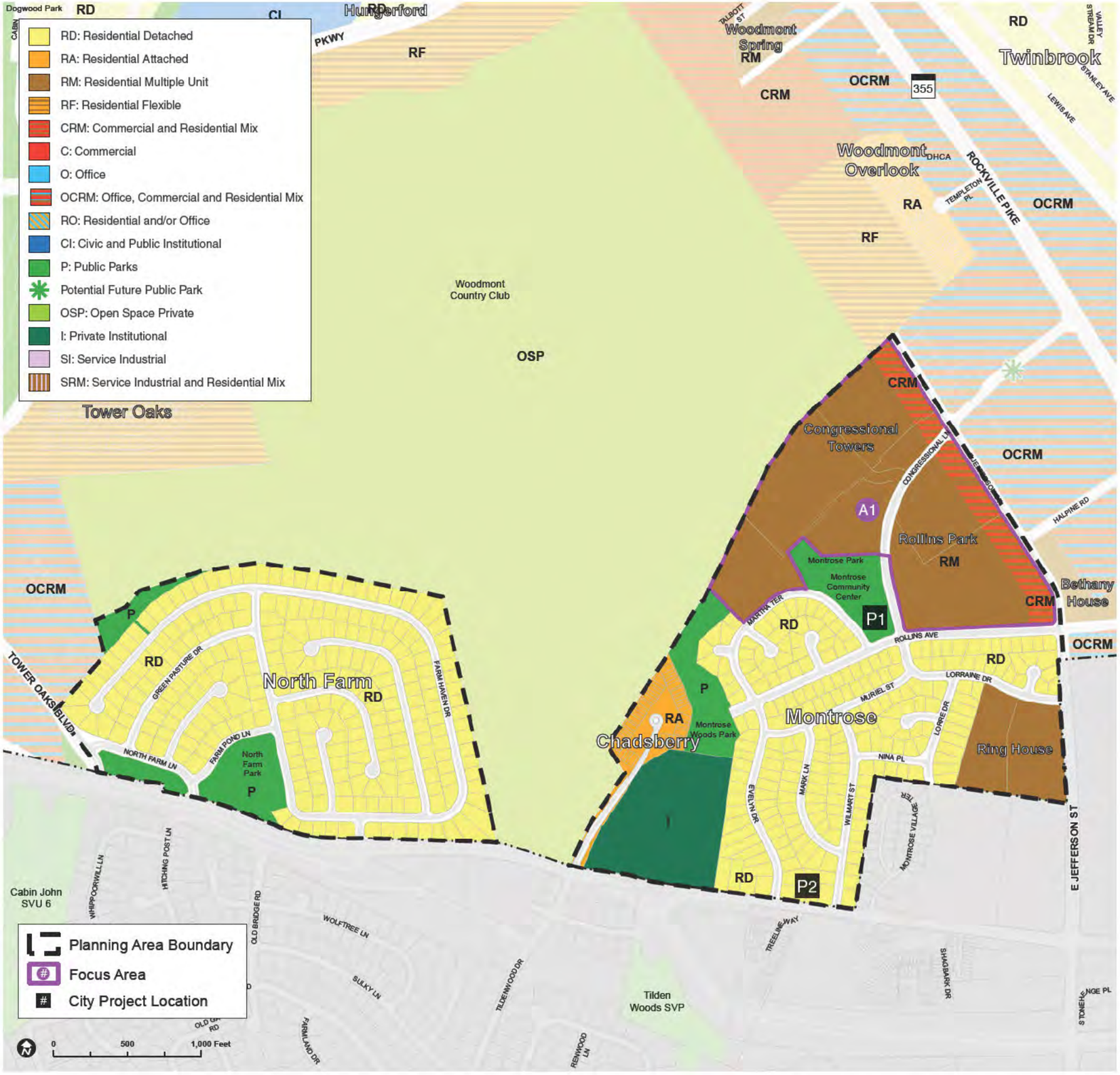


Patricia A. Harris

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 Twinbroook 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%202b%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 particual 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 extemely 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 weathy 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

{00826101;2 }

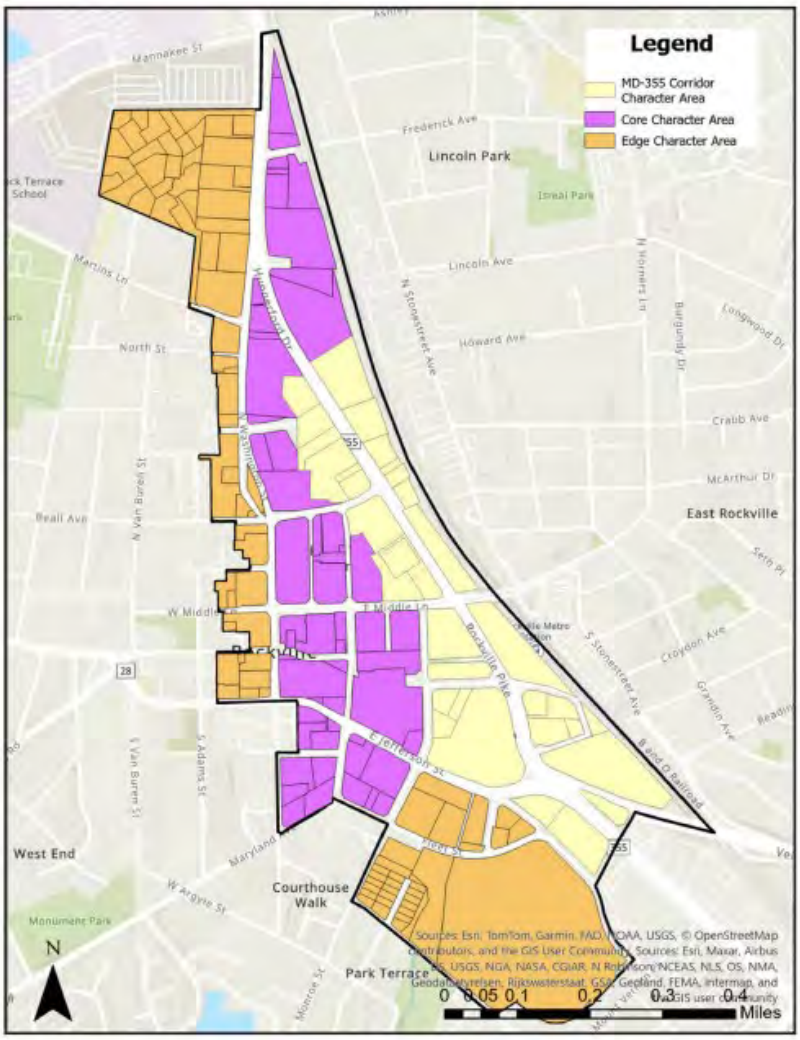
Exhibit "A"

1488 Rockville Pike Aerial & Vicinity

{00826101;2 }

Exhibit "B"

Map 19: Town Center Character Areas



{00826101;2 }

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,

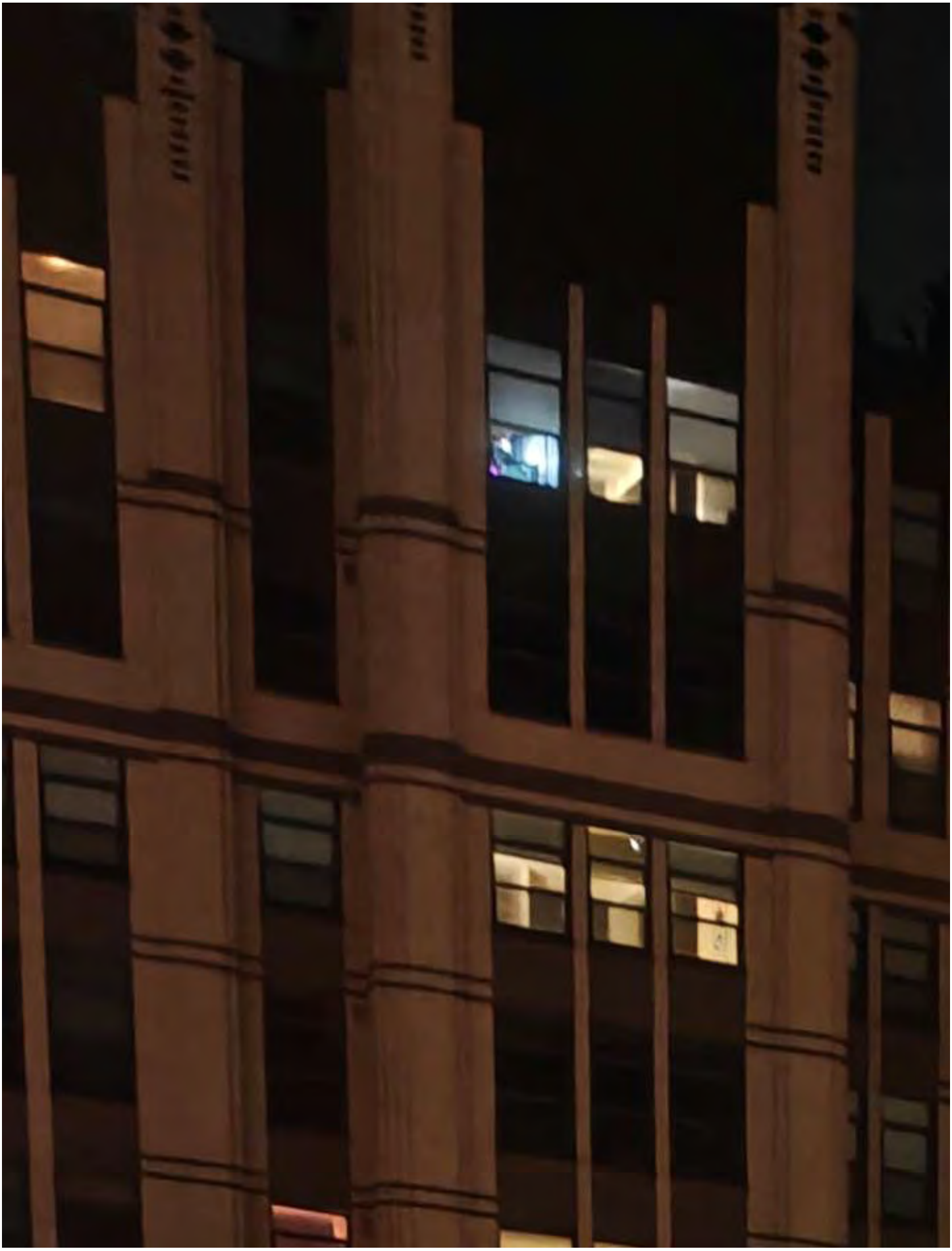
I am writing to strongly oppose the proposed rezoning of the Victoria Condominium area to MXTD-200, which would enable large-scale developments such as the 41 Maryland Avenue – Duball 3 project directly beside our building. As the Victoria Condominium since 1992, and a licensed insurance agency owner 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.

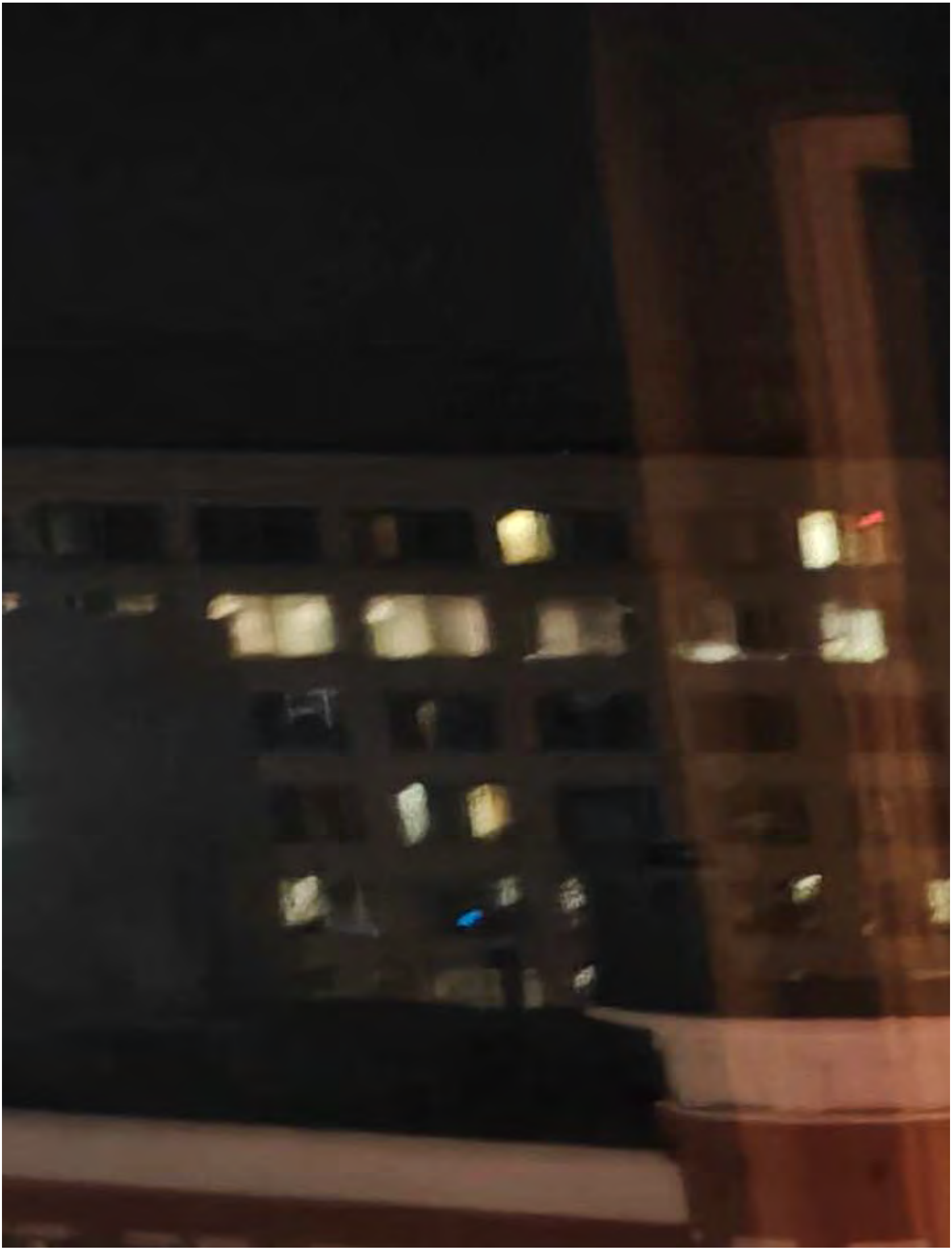
1. Why Rezoning Is Not in the Best Interest of Victoria or Town Center?

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-feet 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.

LIVE
SKY 5
VENTURA

Wilson

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

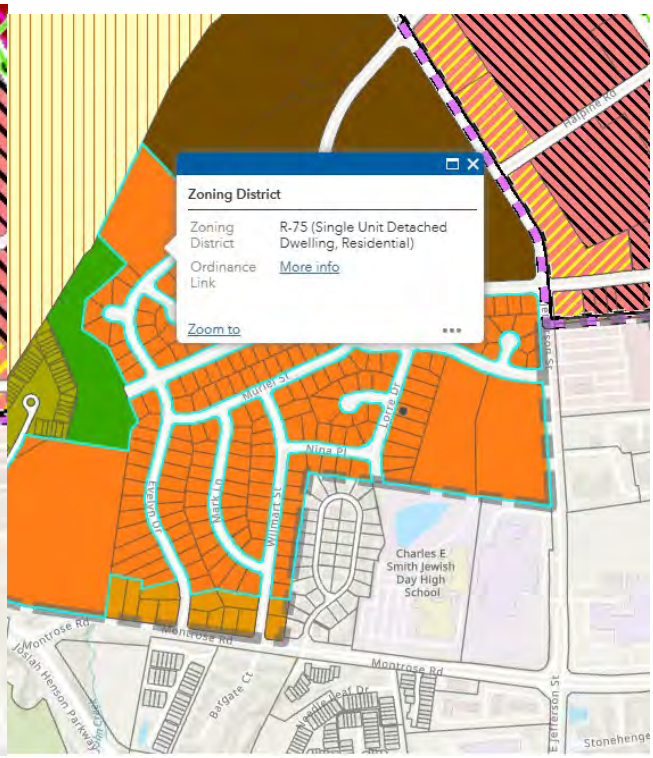
Sent: Tuesday, August 19, 2025 7:24 AM
To: mayorcouncil <mayorcouncil@rockvillemd.gov>
Subject: Letter for the Mayor and Council Regarding Proposed Zoning Changes for the Montrose Neighborhood August 2025

WARNING - External email. Exercise caution.

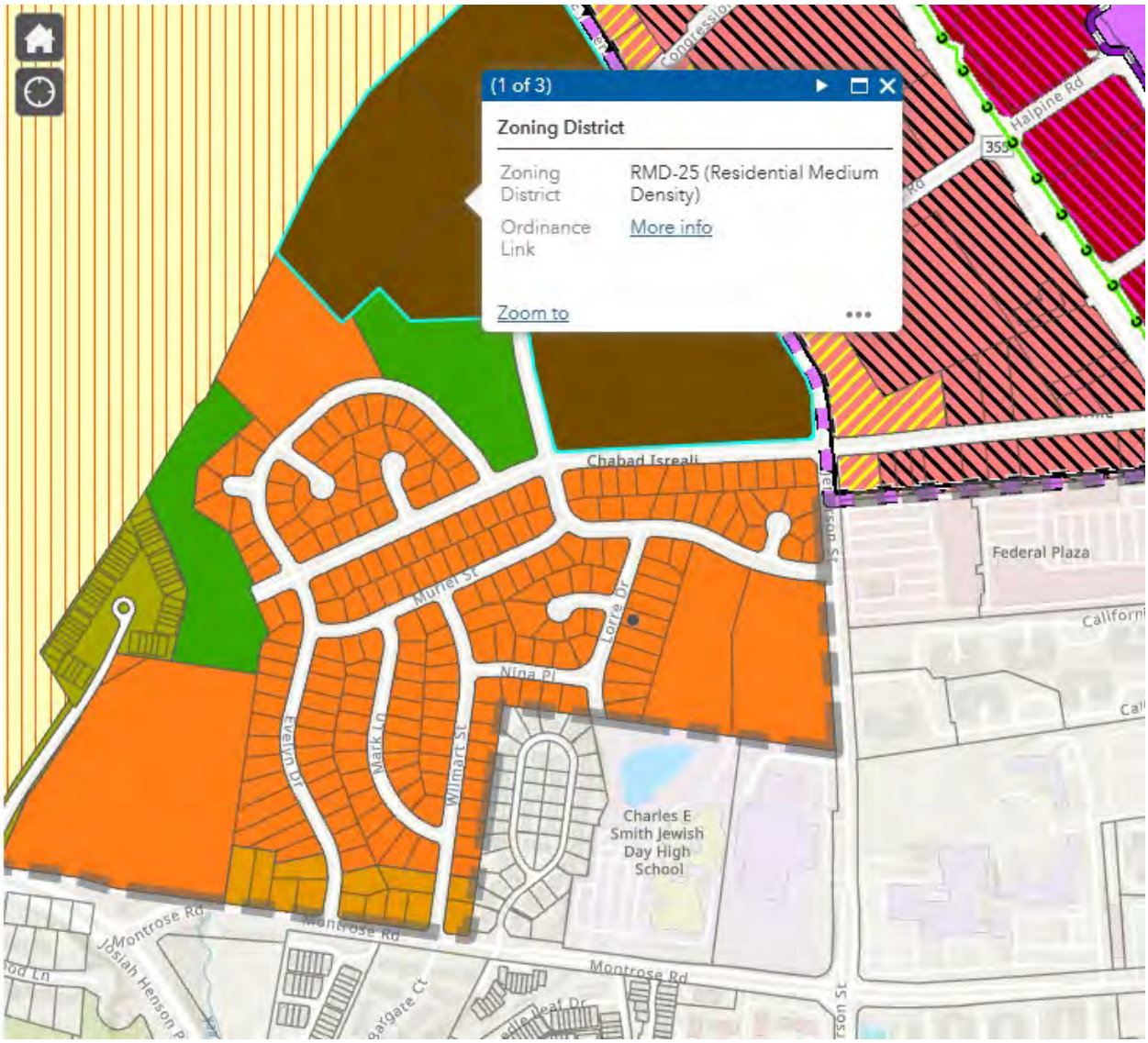
Dear Mayor and Council,

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.

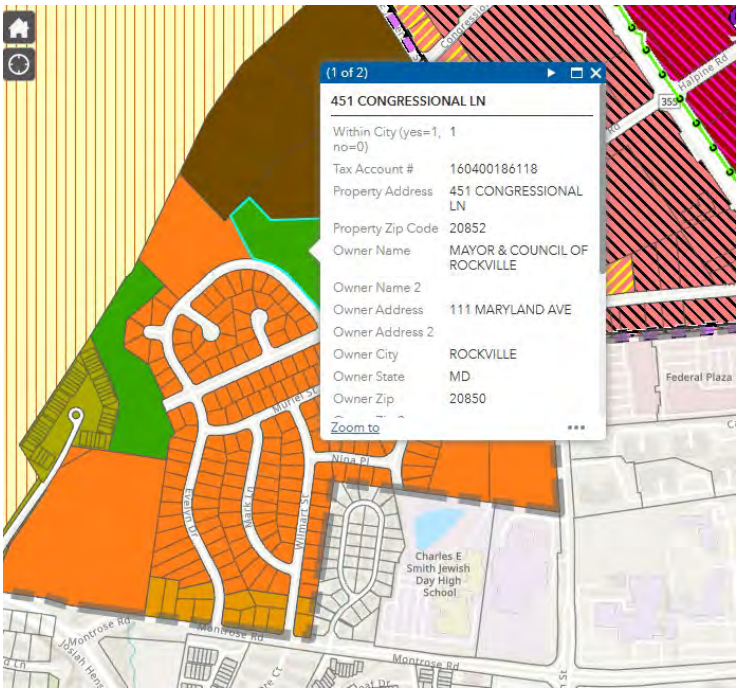


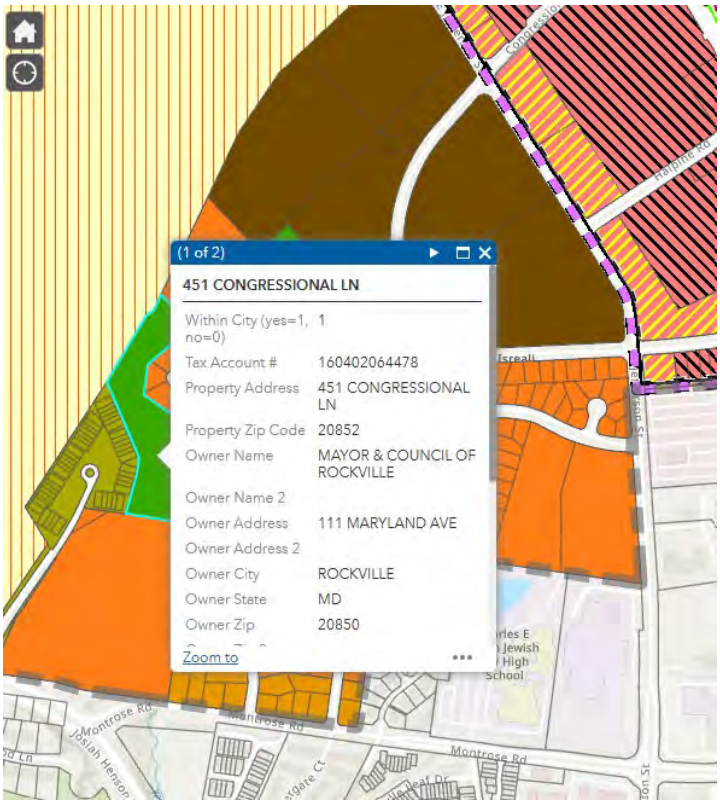
The Mayor and several City Council members have visited the Montrose neighborhood to gain a better understanding of how this parcel is part of our single family home neighborhood and distinctly different from the parcels shown in brown on this map. The area in brown is currently zoned as RMD-25. Currently, 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.



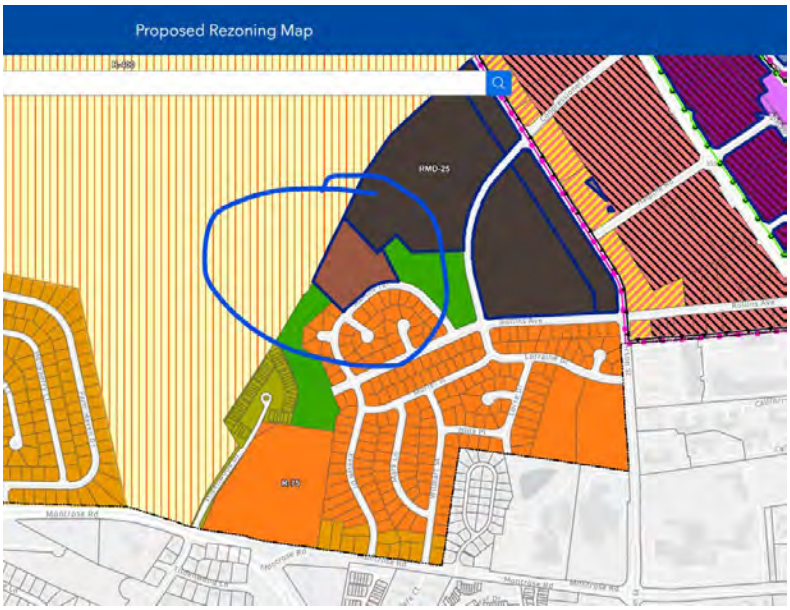
While it is challenging to understand from this map, the area is not appropriate for the increased zoning that is proposed for the brown areas. It is distinctly separate from the high-rise apartments that line the northwest edge of the brown area on the left. Those high-rise apartments are not visible 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.

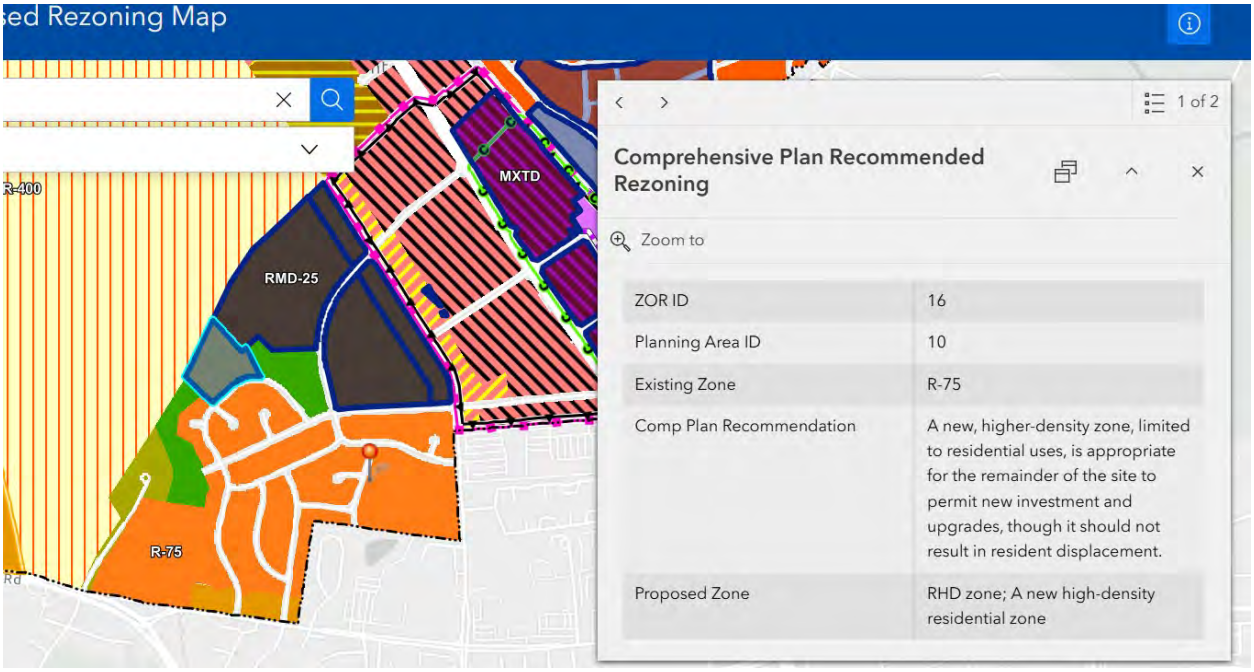
The parcel on Martha Terrace is bordered by Montrose Park and another parcel of City of Rockville land.

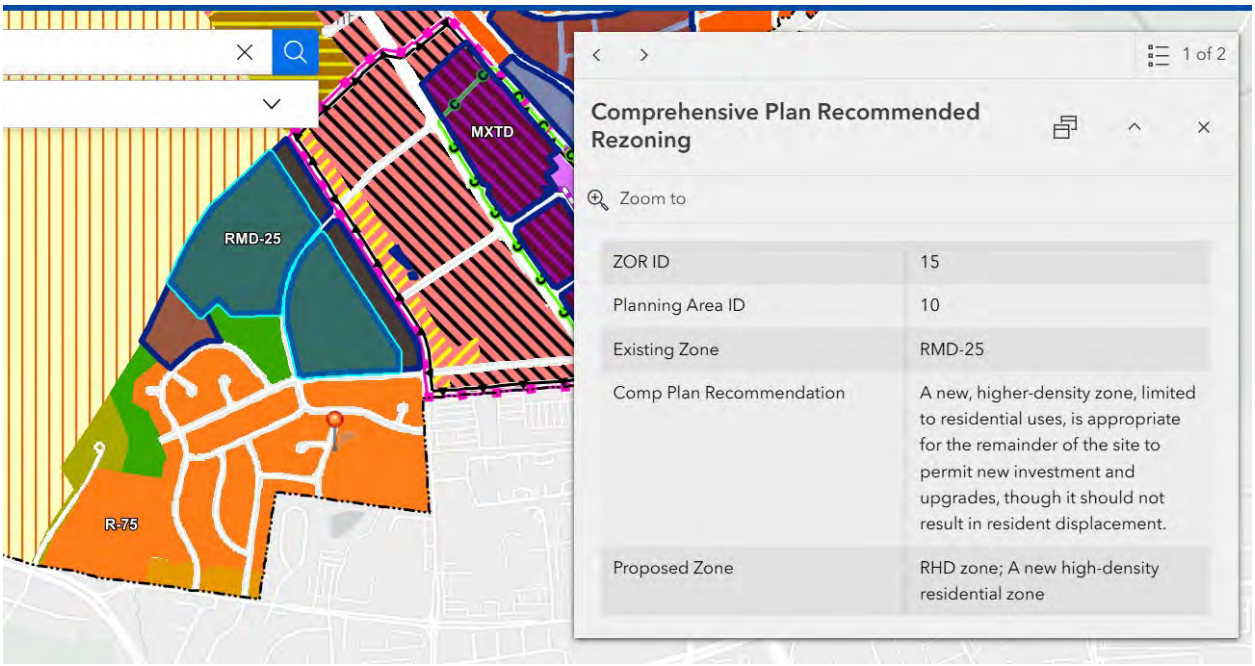




We want to convey that this parcel on Martha Terrace is distinctly different from the other parcels that are proposed for changes. The Montrose neighborhood wants the zoning on this parcel to remain unchanged at R-75. The proposed new zoning for the parcel would have it zoned RHD zone. This is the same 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.


Proposed Rezoning Map
RMD-25


ed Rezoning Map
MXTD
RMD-25
R-75
1 of 2
Comprehensive Plan Recommended Rezoning
Zoom to
ZOR ID 16
Planning Area ID 10
Existing Zone R-75
Comp Plan Recommendation A new, higher-density 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.
Proposed Zone RHD zone; A new high-density residential 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 buildngs 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
[redacted]

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
[redacted]

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

WARNING - External email. Exercise caution.

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 possilble 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

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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 s*ection 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!

Council Remarks Sept 29, 2025

Pat Reber, 705 New Mark Esplanade, Rockville [redacted]

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 myopposition 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 all you do. I've left ~~our~~ contact details with the staff.

Pat Reber - on behalf of our residents.

[redacted]

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 negitively 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.

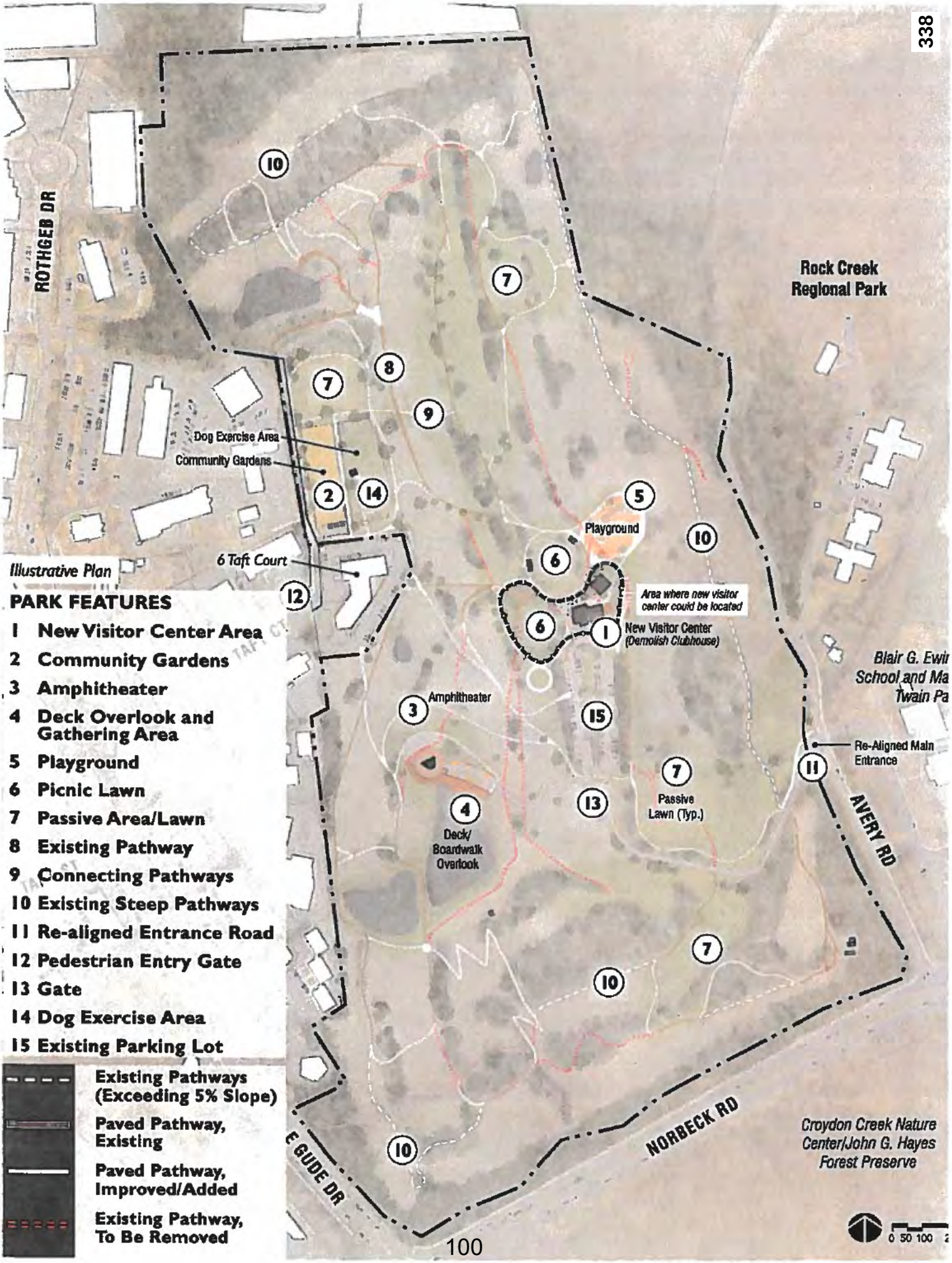
I think it is worth repeating, that the goals and details of the RedGate Master Plan are completely compatible with the requirements of the grant. In fact, it is the grant that will substantially make the RedGate Master Plan a reality.

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



Illustrative Plan

PARK FEATURES

1 New Visitor Center Area
2 Community Gardens
3 Amphitheater
4 Deck Overlook and Gathering Area
5 Playground
6 Picnic Lawn
7 Passive Area/Lawn
8 Existing Pathway
9 Connecting Pathways
10 Existing Steep Pathways
11 Re-aligned Entrance Road
12 Pedestrian Entry Gate
13 Gate
14 Dog Exercise Area
15 Existing Parking Lot

Existing Pathways (Exceeding 5% Slope)

Paved Pathway, Existing

Paved Pathway, Improved/Added

Existing Pathway, To Be Removed

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 night 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,

Patricia A Reber

Pat Reber ([redacted]), 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	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
Aileen 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 Morsheir	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 Kechichia	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 Komlosh	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 Silverste	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 SIGMON	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 Adar	Washington	DC		20011	United States	2025-11-04
Olena Yanakova	Rockville	MD		20850	United States	2025-11-04
Ana Astrid Molin	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 Beac	GA		32034	United States	2025-11-04
Steve Geikow	Wheeling	IL		60090	United States	2025-11-04
aline 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 Collamor	Lincoln	NE		68502	United States	2025-11-05
Wendy Kaufman	Bethesda	MD		20817	United States	2025-11-05

David Schwartzm	Rockville	MD	20850	United States	2025-11-05
Alyse MacDonalc	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 Chennamsc	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 Salciccic	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 Nati	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 Gurevicl	Rockville	MD	20850	United States	2025-11-06
Shana Kohnstarr	Rockville	MD	20850	United States	2025-11-06
Timothy Petros	Cockeysville	MD	21030	United States	2025-11-06
Michael Gurevicl	Rockville	MD	20850	United States	2025-11-06
Usha Dheenan	Rockville	MD	20850	United States	2025-11-06
Gerardo De Leor	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
liora 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 Dinotc	Chesapeake Bea	MD	20732	United States	2025-11-07
Sue Romano	Fairifield	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 Rakhovsl	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	Ft. 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 HADD/	Rockville	MD	20850	United States	2025-11-08
Janet Penn	Rockville	MD	20850	United States	2025-11-08
Samirawit Hailen	Hyattsville	MD	20785	United States	2025-11-09
Bryan Malickson	Rockville	MD	20850	United States	2025-11-09
Brittany Abraham	Bowie	MD	20721	United States	2025-11-09
Jeanette Rojas	Rockville	MD	20850	United States	2025-11-09
Wing Pokrywka	Rockville	MD	20850	United States	2025-11-09
salman sheikh	Catonsville	MD	21228	United States	2025-11-09
Alexander Peters	Rockville	MD	20850	United States	2025-11-09
Brandon Pokrywl	Rockville	MD	20850	United States	2025-11-10
Katherine Belida	Pawtucket	RI	2861	United States	2025-11-10
Brian Belida	Woodsboro	MD	21798	United States	2025-11-10
Adam Belida	Silver Spring	MD	20906	United States	2025-11-10
Emily Ecker	Rockville	MD	20853	United States	2025-11-10
John O Neal	Rockville	MD	20850	United States	2025-11-10
Helené Dubov	Rockville	MD	20850	United States	2025-11-10
Ana Cubas	Montgomery Villa	MD	20886	United States	2025-11-10
Carolyn King	Rockville	MD	20850	United States	2025-11-10
Richard Panzer	Rockville	MD	20850	United States	2025-11-10
Jyoti Bisbey	Rockville	MD	20850	United States	2025-11-10
Monique Whittlet	Rockville	MD	us, 20850-2855	United States	2025-11-10
Sara Acharya	Rockville	MD	20850	United States	2025-11-10
Joseph Popovich	Potomac	MD	20854	United States	2025-11-10
Jessica Mark	Rockville	MD	20850	United States	2025-11-10
John Heller	Rockville	MD	20850	United States	2025-11-10
Lisa Halvorson	Woods Hole	MA	2543	United States	2025-11-10
Susan Hormuth	Washington	DC	20020	United States	2025-11-10
Rose Krasnow	Pittsboro	NC	27312	United States	2025-11-10
Martha Vaughan	Rockville	MD	20850	United States	2025-11-10
Lionel Sussman	Rockville	MD	20850	Portugal	2025-11-10
Mitchell Partycen	Fort Washington	MD	20744	United States	2025-11-10
Lara Fu	Olney	MD	20832	United States	2025-11-10
Martha McClellar	Rockville	MD	20850	United States	2025-11-10
Rhonda Gordon	Rockville	MD	20850	United States	2025-11-10
Braylin Warrick	Ashburn	VA	20148	United States	2025-11-10
Eduardo Correde	Rockville	MD	20850	United States	2025-11-10
Adelina Tschaker	Rockville	MD	20850	United States	2025-11-10
Steve York	Rockville	MD	20850	United States	2025-11-10
Emily Meyer		SCT	G33 6EL	United Kingdom	2025-11-10
Maria Tschakert	Rockville	MD	20852	United States	2025-11-10
Richard Koplow	Rockville	MD	20850	United States	2025-11-10
david lowinger	Rockville	MD	20850	United States	2025-11-10
David Ziebarth	Rockville	MD	20850	United States	2025-11-10

Marirose Ziebarth	Rockville	MD	20850	United States	2025-11-11
Mark Metzman	Rockville	MD	20850	United States	2025-11-11
Mary Alex Staude	Rockville	MD	20850	United States	2025-11-11
Michael Laskows	Rockville	MD	20850	United States	2025-11-11
Geoffrey Leinenv	Rockville	MD	20852	United States	2025-11-11
Amanda Tomasc	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 Tschake	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 Jednorsk	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 Kalaydjia	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 Esguerra	Leesburg	VA	20175	United States	2025-11-12
debbie echevarri	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 Michl	Hamburg		20038	Germany	2025-11-12
Yongmei Gong	Rockville	MD	20850	United States	2025-11-13
Sobhan Golmoha	Ashburn	AL	20149	United States	2025-11-13
Margaret Chao	Thurmont	MD	21788	United States	2025-11-13
Michiyo Mizuuch	Rockville	MD	20850	United States	2025-11-13
Hemedy Mustapl	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 McPher	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 Mnde	Reston	VA	20190	United States	2025-11-15
Viran Seneviratn	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 OSulliv	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 Dessalegr	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

11/7/2025

Deny Proposed RMD-25 Zoning for Parcel ZOR ID 17 (Adjacent to NM Commons)

	NAME	SIGNATURE	Address-just Street
1	Sally Guardia	Sally Guardia	100 New Mark Esp
2	ARDIS FISHER	Ardis Fisher	466 NEW MARK ESPLANADE
3	WINIFRED E. HERRMANN Winifred AKA WINI	Winifred E. Herrmann AKA Wini	504 NEW MARK HERRMANN
4	MICHLEAN AMIR		824 NEWMARK ESP.
5	Dalia Kulowiec		824 New Mark Esp.
6			
7			
8			

11/17/2025
16 spk

Deny Proposed RMD-25 Zoning for Parcel ZOR ID 17 (Adjacent to NM Commons)

NAME	SIGNATURE	Address-just Street
Christopher Durso		
Jeanne Durso	Jeanne Durso	

11/7/2025

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 CHAITIN		102 NEW MARK ESPLANADE
BRANDON ZHANG		154 NEW MARK ESP
Matthew Jeng		154 NME
Ashia Mann		166 New Mark Esplanade
Max Mann	Max Mann	166 New Mark Esplanade
ALI OKUR		178 NEW MARK ESPLANADE
Michael DeVillo		180 New Mark Esplan
Thelma Hitchcock		180 New Mark Esplanade
Fiorella Gang		184 New Mark Esplanade

11/7/2025

Deny Proposed RMD-25 Zoning for Parcel ZOR ID 17 (Adjacent to NM Commons)

NAME	SIGNATURE	Address-just Street
Sandra Crowe	Sandra Crowe	882 New Mark Esplanade
Jennifer Newfield		856 New Mark Esplanade
Burak Akin		842 New Mark Esplanade
Joshua Honaker		840 New Mark Esplanade
Natalie Karsadze		810 New Mark Esplanade
Coy Flaney		816 New Mark Esplanade
Mary Pham		828 NME
S. Tsvankolasky	S. Tsvankolasky	874 NME

Pat Reber, 705 New Mark Esplanade

Remarks, Community Forum, Rockville Mayor and Council

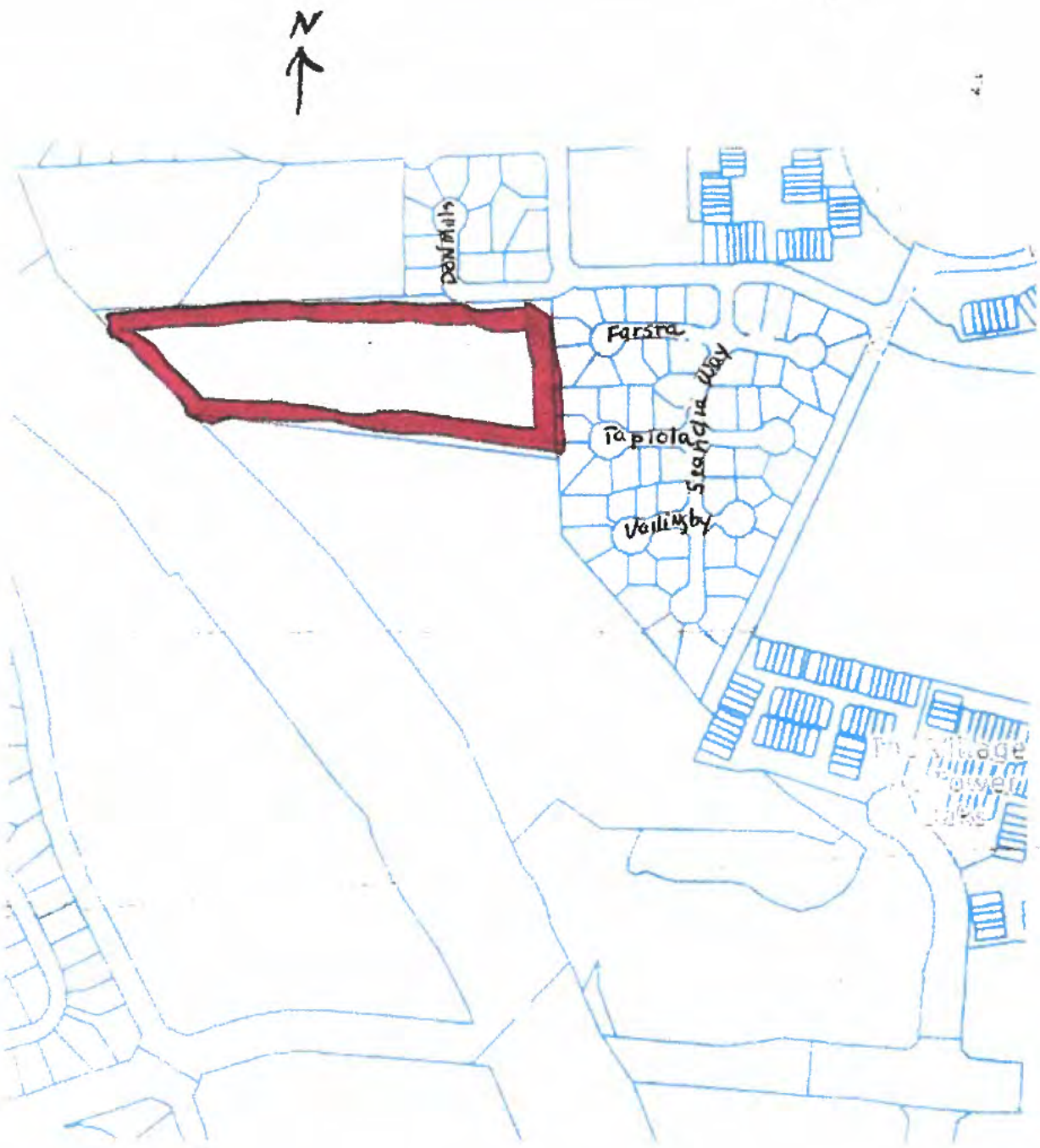
November 17, 2025

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.

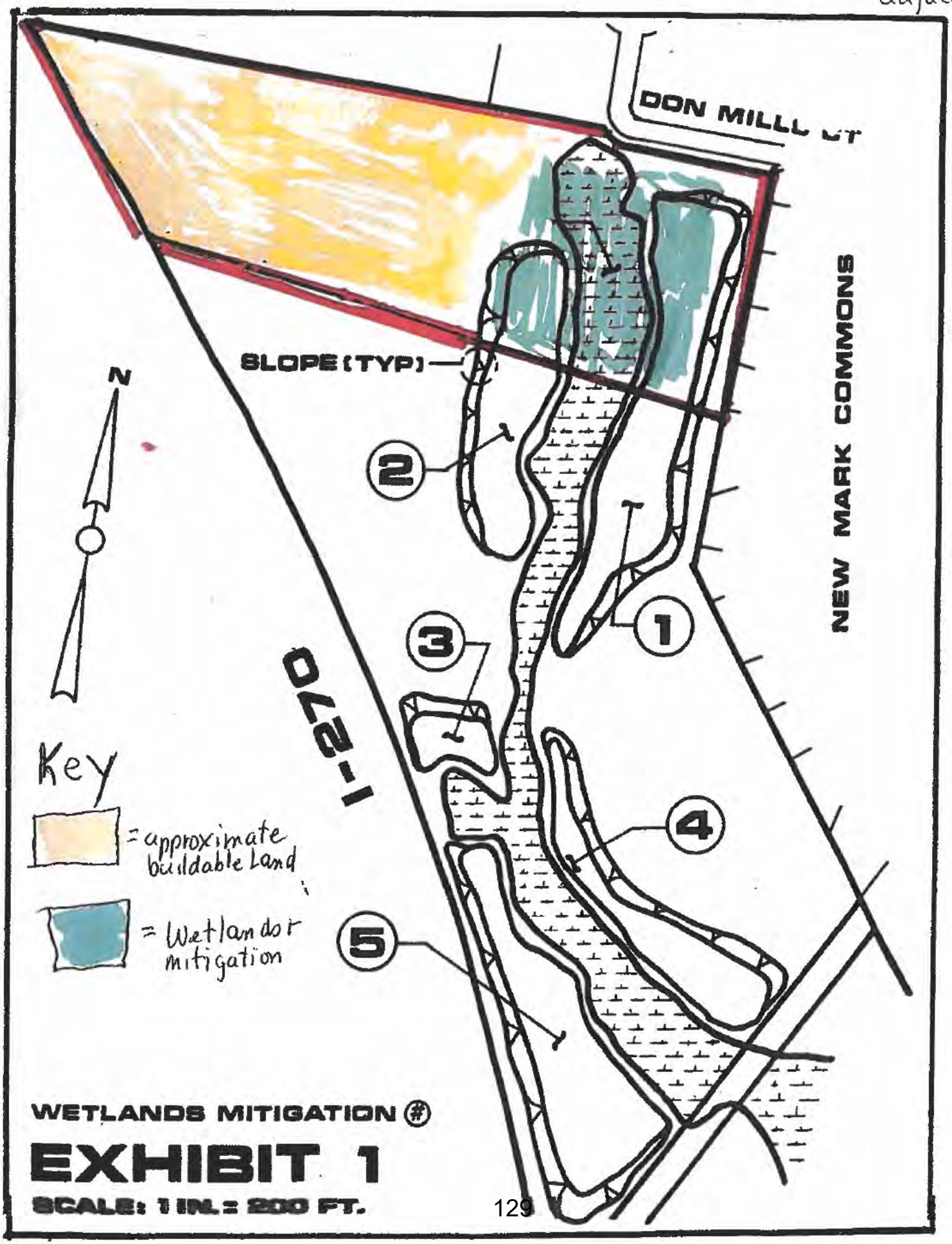
You can see, WE REALLY CARE about this issue. But will it change the city's plan to to invite, through rezoning, dense development and high rise apartment buildings on the 10-acre plot next to us? WELL, we surely hope so!

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 Comm adjacent



WETLANDS MITIGATION #

EXHIBIT 1

SCALE: 1 IN. = 200 FT.

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
Fearrington 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
Fearrington 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
[redacted]

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.

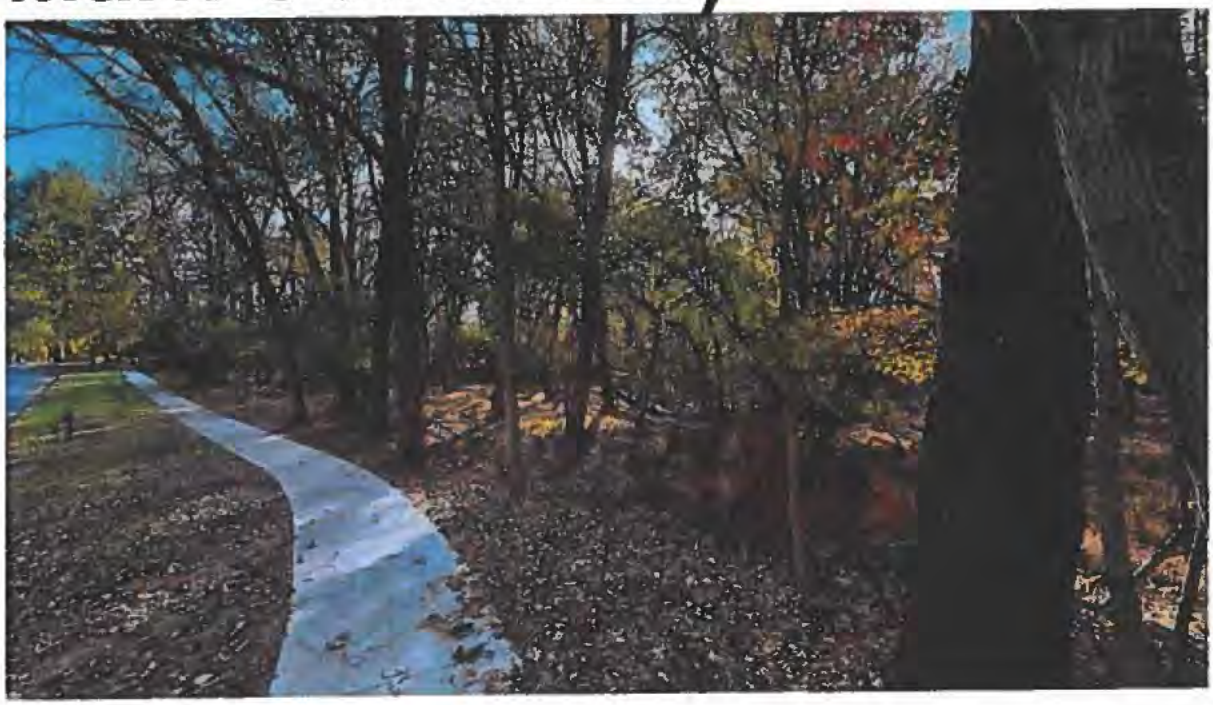
We will submit an updated petition reflecting additional signatures prior to the vote.

Thank you for your consideration,

Pat Reber

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 Salciccioli	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
Rosaria 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 Dheenan	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
liora 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 Ricewasser	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	Fairifield	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 McPheron	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)				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 Daskievige				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 ሀሐበሸ	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

11/7/2025

411

Deny Proposed RMD-25 Zoning for Parcel ZOR ID 17 (Adjacent to NM Commons)

NAME	SIGNATURE	Address-just Street
1) Sally Guardia	Sally Guardia	100 New Mark Esp
~~ARDIS FISHER~~	Ardis Fisher	466 NEW MARK ESPLANADE
WINIFRED E. HERRMANN Winifred AKA WINI	Winifred E. Herrmann AKA Wini	504 NEW MARK HERRMANN
MICHEAN AMIR		824 NEWMARK ESP.
2) Dalia Kulowiec		824 New Mark Esp.
3)		
4)		
5)		

11/17/2025
16 spk

Deny Proposed RMD-25 Zoning for Parcel ZOR ID 17 (Adjacent to NM Commons)

412

NAME	SIGNATURE	Address-just Street # if any
Christopher Durso		
Jeanne Durso	Jeanne Durso	

11/7/2025

Deny Proposed RMD-25 Zoning for Parcel ZOR ID 17 (Adjacent to NM Commons)

413

NAME	SIGNATURE	Address-just Street
Toby Chaffin		102 New Mark Esplanade
MICHAEL CHAFFIN		102 NEW MARK ESPLANADE
BRANDON ZHANG		154 NEW MARK ESP
Meghan Deng		154 NME
Ashia Mann		166 New Mark Esplanade
Max Mann	Max Mann	166 New Mark Esplanade
ALI OKUR		178 NEW MARK ESPLANADE
Michael DeVillo		180 New Mark Esplan
Thelma Hitchcock		180 New Mark Esplanade
Kindila Gang		184 New Mark Esplanade

11/7/2025

Deny Proposed RMD-25 Zoning for Parcel ZOR ID 17 (Adjacent to NM Commons)

414

NAME	SIGNATURE	Address-just street
Sandra Crowe	Sandra Crowe	882 New Mark Esplanade
Jennifer Newfeld		856 New Mark Esplanade
Brook Deth		842 New Mark Esplanade
Joshua Honda		840 New Mark Esplanade
Natalie Kavsadze		810 New Mark Esplanade
Coy Fabery	Coy Fabery	816 New Mark Esplanade
Mary Pham		828 NME
S. Tzvi Olasky	S. Tzvi Olasky	874 NME

11 - 2025

Deny Proposed RMD-25 Zoning for Parcel
ZOR ID 17 (Adjacent to NM Commons)

NAME	Signature	Address: Street
Xiaoling zhan	Xiaoling Zhan	1193 potomac valley Rd
Lixin zheng	Lixin Zheng	" "
XINH WU	Xinh T Wu	1220 POTOMAC VALLEY RD
KENNETH WU	Kenneth T Wu	" "
Maryam pishdad	Maryam Pishdad	1224 Potomac valley Rd
Kevin pishdad	Kevin	" "
Katherine pishdad		" "
Fridoun pishdad	Fridoun Pishdad	1224 POTOMAC VALLEY RD
		" "

11/7/2025

Deny Proposed RMD-25 Zoning for Parcel ZOR ID 17 (Adjacent to NM Commons)

416

NAME	SIGNATURE	Address-just Street
Leslie Torbert		10 Tapiola Court
SHARRILL DITTMAND	Sharrill Dittmand	7 Tapiola Ct

11/7/2025

Deny Proposed RMD-25 Zoning for Parcel ZOR ID 17 (Adjacent to NM Commons)

NAME	SIGNATURE	Address-just Street
Asegedech Chernet		294 New Mark Esplanade
Merkib Halle		284 New Mark Esplanade
Tiz Rome		

11/17/2025
16 spk

Deny Proposed RMD-25 Zoning for Parcel
ZOR ID 17 (Adjacent to NM Commons)

418

NAME	SIGNATURE	Address - just
~~Christopher Dunn~~	~~[illegible]~~	~~Street [illegible]~~
~~Jeanne Dugan~~	~~[illegible]~~	
Above signatures already submitted		
11/22/2025	Margarita Lazebnikova	120 NME
11/22/2025	Vasyl Lazebnikov	120 NME
Melanie Bicourt	Melanie Bicourt	179 NME
Ismail Chebli	[illegible]	876 NME
Lily Sweetan		886 NME

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 [redacted]

Patricia A. Harris, Esq.
[redacted]

January 12, 2026

Via Electronic Mail

City of Rockville Planning Commission
111 Maryland Avenue
Rockville City Hall
Rockville, MD 20850

Re: Rollins Park – Comments on Draft Zoning Ordinance

Dear Chair Espinosa and Members of the Planning Commission:

On behalf of 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 (the "Property"), we want to express to you our strong support for Planning Staff's alternative proposal for the zoning of the Property and the accompanying development standards as set forth in the January 7, 2026 Staff Report (the "Alternative Proposal").

The Alternative Proposal strategically furthers a number of the City's most important objectives by:

- Protecting the existing single-family neighborhoods
- Incentivizing the redevelopment of the Property to provide more needed housing
- Concentrating the height and density on the Property to the most northern areas
- Ensuring the preservation of the community center

I. Introduction and Background

Staff's Alternative Proposal proposes the MXCT Zone for the eastern portion of the Property fronting East Jefferson Street for a width of 200 feet; retention of the RMD-25 Zone for the southern portion of the Property from Rollins Avenue north to Halpine Road extended (a depth of approximately 400 feet); retention of the R-75 Zone for the 5.3 acre portion of the Property devoted to the community center (containing a pool and clubhouse); and the residential high density (RHD) Zone for the remaining portions of the Property (the "Proposed Zoning") (Attachment "A"). Staff's Alternative Proposal for the RHD Zone Development Standards allows for a density of 100 units per acre and a maximum height of 150 feet.

As explained below, the Property is uniquely positioned to help address the City's housing shortage – an issue that is well recognized by the Mayor and Council and the Planning Commission. As the only site within the City designated for the RHD Zone, there is the opportunity to establish development standards that are consistent with the Comprehensive

Plan's recommendation for high residential density, while at the same time respecting the surrounding existing neighborhood development and preserving the treasured open space.

By way of brief background, the majority of the Property is currently zoned RMD-25 and was developed in the early 1960's with a variety of garden apartments, townhouses, and four seven-story multi-family buildings that are located along the northern boundary of the Property. The Property includes the 5.3-acre portion of the Property zoned R-75 that was originally a pool complex only but which the Owner redeveloped in 2008 to include rebuilt pools, a fitness center and multi-purpose community space. The existing density community wide is 25 units per acre. While the Owner continues to invest in the development, the reality is that all buildings have a useful life, and at some point in the next five to twenty years, a phased redevelopment of the Property will be necessary to offset functional obsolescence and maintain market demand.

II. The Alternative Proposal Provides the Needed Financial Incentive to Support the Redevelopment of the Property

We embrace the Alternative Proposal because it provides the necessary financial incentive to support the redevelopment of the Property and bring more needed housing to the City. To further expand on this, the existing residential development is an income producing asset for the Owner. As such, in order to take existing development off-line (in a phased manner) for two to three years to redevelop to densities that help the City meet its housing goals, the return on investment needs to be financially viable. The Draft Zoning Ordinance's initial recommendation for the RHD Zone of a maximum of 50 units per acre simply does not provide the necessary financial incentive and given various factors, including the cost of construction, the only redevelopment that likely would have occurred under the initially proposed 50 units per acre development standard is townhouse development. While there is a place for a portion of the Property to be redeveloped with townhouses, the wholesale redevelopment of the Property with townhouses would fail desperately in furthering the City's goal of more housing and would result in a *net decrease* of the number of residential units on the Property.[1] Thus, we are pleased to see the Alternative Proposal which, contrary to the initial proposal, is economically viable.

III. Community Center

We understand that the preservation of the existing green space and community center on the Property is very important to the surrounding community and therefore we support the Alternative Proposal to preserve this community amenity. The retention of the community center for the benefit of the neighborhood is consistent with the Owner's past practices, which included as part of the original development of the Property, the dedication to the City of a 5.7 acre parcel which became Montrose Park.

Montrose Park and the community center account for approximately 20 percent of the overall Property and represent a significant amenity to the surrounding community. The Owner recognizes the importance of the open space to both the Rollins Park residents and the broader

[1] Even under a dense urbanized townhouse layout, the typical yield is only 20 units per acre.

community and in this regard is supportive of preserving the community center and associated open space, despite the significant cost to the Owner to maintain the community center. The current community center is classified as an "accessory swimming pool" which allows memberships to the broader community. It is important that the new Zoning Ordinance continue to allow this in order that the broader residential community may continue to benefit from this amenity.

IV. Concept Plan

The Property is located in a transitional area with the proposed high intensity MXTD Zone allowing heights up to 200 feet and no prescribed density located immediately to the east across East Jefferson Street; the 457-acre Woodmont County Club located to the north; and Montrose Park and the community center to the west. To the south and west of Montrose Park and to the south of Rollins Avenue are the single-family neighborhoods that were developed by the Owner.

The Alternative Proposal would accommodate a redevelopment plan that concentrates the highest densities and heights along the northern boundary of the Property adjacent to the country club in high rise multifamily buildings, with heights and densities decreasing as the development moves to the east and to the south from moderate (six to seven-story housing) to four stories, in order to ensure compatibility with the existing single family residential development. Moreover, the proposed front setback standard for the RMD-25 Zone ensures that the heights within a minimum of 100 feet[2] of the single family residences will not exceed 45 feet in height.

V. The Alternative Proposal is Consistent with the Comprehensive Plan

The Alternative Proposal is wholly consistent with the recommendations of the City's 2021 Comprehensive Plan which recommends CRM (Commercial and Residential Mix) for the East Jefferson frontage of the Property and RM (Residential Multiple Unit) for the balance of the Property. The Plan further provides:

> 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."

The Alternative Proposal will allow for the redevelopment of the Property in a manner wholly consistent with the Urban Design recommendations of the Comprehensive Plan which provide:

> Any redevelopment should include a mix of housing types: high-rise apartments overlooking the golf course and a mix of low- to medium-height buildings that feature appropriate transitions between the new community and the adjacent single-unit detached homes on Rollins Avenue and Martha Terrace.

[2] 25 foot setback provided by the RMD-25 Zone development standards plus the 75 foot right-of-way width of Rollins Avenue.

VI. Justification

The Property is located in a transit rich location. The Twinbrook Metro Station is less than 2,000 feet to the east, a straight walk down Halpine Avenue.[3] In addition, the Bus Rapid Transit is located just a block away on Rockville Pike and the Property is served directly by Ride-On buses 5 and 26 that provide very convenient access from the Twinbrook Metro Station and through the Rollins Park community (Attachment "B").

The location of the Property west of Rockville Pike addresses concern expressed by the Mayor and Council that new development needs to be spread more evenly throughout the City and not concentrated to the east of Rockville Pike. At the same time, the Alternative Proposal secures the Property as a transitional development between the much more intensive development located immediately to the east (the majority of Congressional Plaza is proposed for MXTD zoning with a maximum height of 200 feet) to the lesser intensive development to the west.

While the Property does not have frontage on Rockville Pike, it most certainly is part of the Rockville Pike corridor. Residents of the Property need only cross East Jefferson Street to begin to avail themselves of the generous amount of retail, commercial uses and services located along Rockville Pike, starting with Congressional Plaza and extending to the north, south and east. The Property is only 1,000 feet (less than ¼ of a mile) from Rockville Pike and provides the opportunity for meaningful housing just west of the Pike.

The single-family residences to the south of the Property are buffered from any potential redevelopment on the Property by virtue of the 75-foot Rollins Avenue right-of-way, Martha Terrace, the community center and Montrose Park. The retention of the RMD-25 along the southern portion of the Property provides a very generous buffer, such that the single-family homes on Rollins Avenue are approximately 475 feet – a distance considerably greater than the length of a football field, from any height more than 75 feet. Moreover, the Property is located to the north of the single-family homes, ensuring that the development will not shade or shadow the existing residential development.

In addition, when considering the Alternative Proposal, it is important to emphasize that approximately 25 percent of the Property is *not* being rezoned to the RHD Zone but rather retained in either the RMD-25 Zone (8 acres) or the R-75 Zone (5.3 acres).

Finally, the Property is located on a prominent corner; it is not imbedded within an existing community where access is limited. Instead, the location of the Property in the northwest quadrant of East Jefferson Street and Rollins Avenue and the existing presence of Congressional Lane to the west of the majority of the Property allows for the establishment of a desired urbanized street grid, with multiple access points to the development. The result is the creation of a finer grained community which is a preferred urban design approach over the maintenance of mega-blocks.

[3] By way of comparison, the pending Comprehensive Map Amendment proposes the MXTD Zone with heights of 200 feet for properties located up to 4,500 feet away from the Rockville Metro Station.

VII. Requested Consideration of Modification

As stated, we embrace the Alternative Proposal but believe that the redevelopment of the Property would be further enhanced by relocating the zoning line between the RMD-25 and the RHD Zones approximately 200 feet further to the south and limiting the height in the RHD Zone to 75 feet for areas located within 200 feet of the RMD-25 Zone, as indicated on Attachment "C". Critically, this modification will maintain the same height restrictions as the Alternative Proposal, thus ensuring a compatible relationship with the single-family areas to the south. In addition, the modification will provide the opportunity for additional units in the most northern portions of the Property, thus allowing a portion of the density that is foregone by virtue of the retention of the community center as a public amenity, to be recouped. More specifically, the Comprehensive Map Amendment as originally drafted proposed rezoning the 5.3 acre community center to the RHD Zone. Even at 50 units per acre as originally proposed, the community center would have supported 265 residential units, whereas the proposed shifting of the zoning line would accommodate a fraction of these units – approximately 150 units. This request is made in part given the costs associated with the retention, maintenance and operation of the community center.[4] We appreciate the Commission's consideration of this modification.

VIII. Conclusion

The Alternative Proposal for the Property provides the opportunity to help the City address its housing needs. Accordingly, we want to express our appreciation to the Planning Staff for their recommendation and encourage the Planning Commission to support the Alternative Proposal and further consider our requested modification.

We look forward to testifying at the Planning Commission's hearing on January 14, 2026 and thank you in advance for your consideration.

Sincerely,

Patricia A. Harris

cc: Mr. Craig Simoneau
Ms. Holly Simmons
Mr. Jim Wasilak Mr.
Kenneth Becker Mr.
Arnold Polinger Mr.
Anthony Rakusin

Encls.

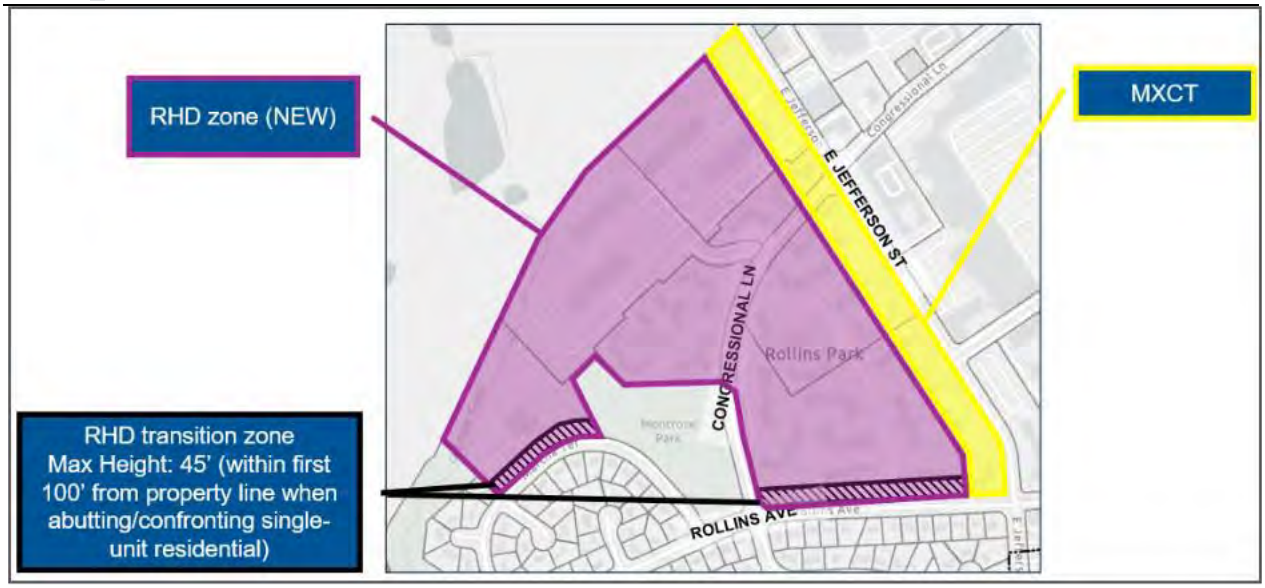
[4] By way of example, in 2008 the Owner spent more than $7.5 million to refurbish the community center.

ATTACHMENT A

Staff Alternative

Proposal

FIGURE 2. STAFF DRAFT CMA PROPOSAL



ATTACHMENT B

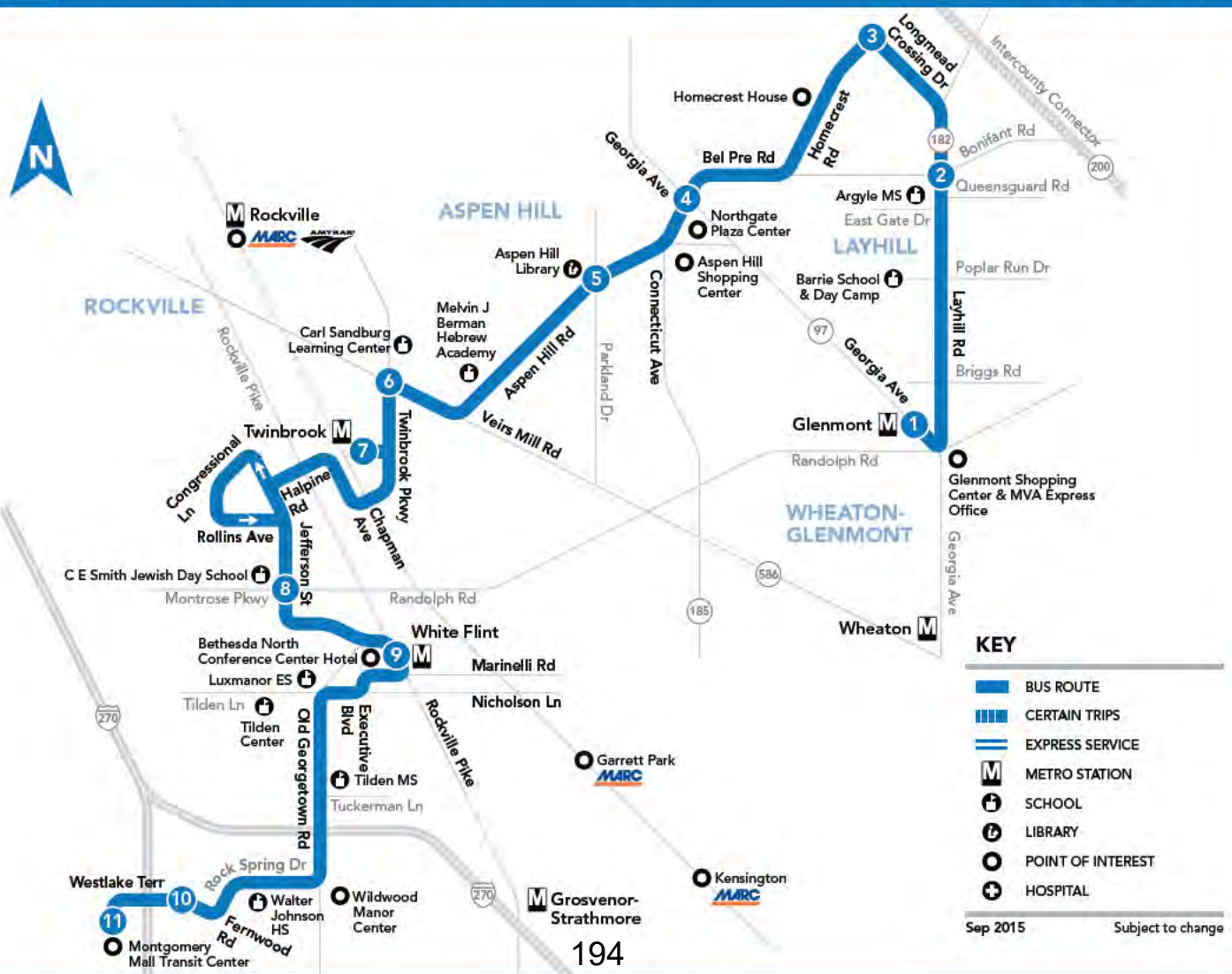
Ride On Routes

5 Twinbrook (M) – White Flint (M) – Grosvenor-Strathmore (M) – Garrett Park – Kensington – Paul S. Sarbanes TC (Silver Spring (M))

Ride On
Montgomery County Transit

26 Glenmont M – Aspen Hill – Wheaton Woods – Twinbrook M – White Flint M – Montgomery Mall Transit Center

Ride On
Montgomery County Transit



ATTACHMENT C

Rollins Park Proposed Modification

Alternate Proposal

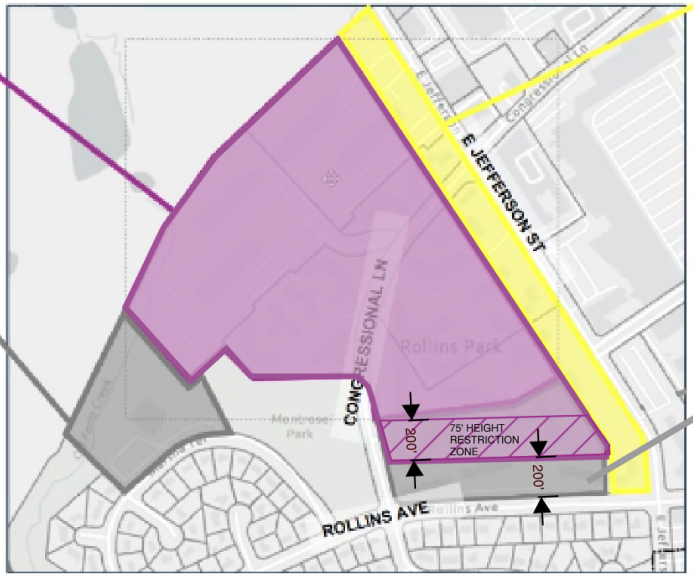
RHD Density: 100 DU/acre

MXCT

Max Height: 150

Retain R-75

Retain RMD-25



LerchEarlyBrewer 7600 Wisconsin Avenue, Suite 700 • Bethesda, MD 20814 • lerchearly.com

William Kominers
Attorney
[redacted]

January 13, 2026

Via Electronic Mail
Meng Sun, Chair, and Members of the
Rockville Planning Commission
Rockville City Hall
111 Maryland Avenue
Rockville, MD 20850

Re: Former School Site (Forested Tract North of Tower Oaks Drive) – Rezoning to RMD–25

Dear Members of the Planning Commission:

This letter is written on behalf of Tower-Dawson, LLC ("Tower-Dawson"), owner of the 9.75-acre former school board site along I-270 and north of Tower Oaks Drive (the "Property"), which is proposed to be rezoned to the RMD–25 Zone. (A copy of a map excerpt from the City's Comprehensive Plan identifying the location of the Property is attached to this letter.) The Property is currently improved with only a City infiltration facility and related access drive.

Tower-Dawson supports rezoning the Property to RMD-25 as part of efforts to increase housing supply in the City and to facilitate better integration of future development into the natural environment of the Property. Tower-Dawson also notes that there can be routes of access to serve the Property from other than the abutting Don Mills Court, such that concerns about additional vehicles on that residential street need not arise. Tower-Dawson supports the Staff's recommendation to rezone the Property to the RMD-25 zone and does not support the Staff's possible alternative of retaining the R-90 zone.

I apologize that I will not be able to attend the January 14, 2026, public hearing. I expect to be present at the later date on January 28.

Before discussing the benefits and appropriateness of the RMD–25 zone, there are two preliminary matters to present: (i) timing of the Commission's worksession about the Property, and (ii) the owner's history of supporting the RMD–25 recommendation from its inception.

Worksession

There can only be disappointment about conducting the planned discussion of the substance of the zoning for the Property before completion of the public hearing process that will provide the accepted mechanism for an owner to express an opinion about the rezoning recommendation. The timing of the January 14 worksession seems to ignore the due process expectations of the landowner.

While individuals can always express opinions through Community Forum or letters and emails to Staff, the public hearings are the commencement of the formal process, and substantive consideration should await the opportunity (taken or not) for interested parties to express opinions. As to this Property, the owner has agreed with the Staff's recommendation from the beginning, and has expressed that support, as noted below, in the public proceedings that have led up to today.

Past Support for RMD–25 Zone

The City's Comprehensive Plan has consistently recommended the RF ("Residential Flexible") land use for the Property, as well as the portion of the Tower Oaks Comprehensive Planned Development abutting to the south. Likewise, the Comprehensive Plan has also consistently recommended rezoning the Property to RMD-25 to implement the RF land use. (See excerpt of December 2019 on the Initial Staff Draft of Volume II: Planning Areas, attached as Exhibit "A".)

The Staff Report for the January 15, 2020 worksession on the Initial Staff Draft of Volume II, in discussing Planning Area 12/Tower Oaks, did not identify any comments contrary to the recommendations for the area. (See excerpts of Staff Report attached as Exhibit "B".)

In an October 6, 2020, letter for the Planning Commission public hearing on Volume II of the Comprehensive Plan, Tower-Dawson simply noted support for the RMD-25 rezoning. (See excerpt from October 6, 2020, letter, attached as Exhibit "C".)

When the Comprehensive Plan came to the Mayor and Council, Tower-Dawson again expressed support for the RMD–25 rezoning of the Property in a letter dated April 6, 2021, noting that the RMD–25 recommendation presents an opportunity to integrate the development of the Property with the abutting portion of Tower Oaks to the south. (See excerpt of April 6, 2021 letter, attached as Exhibit "D".)

The Zoning Diagnostic Report, dated January 2024, and used as part of the Rewrite Project, carried forward the RMD-25 recommendation. (See excerpt from the Zoning Diagnostic Report, attached as Exhibit "E".)

The Comprehensive Plan is most explicit in its recommendation: "rezone the northern parcel [*i.e.*, the Property] from R–90 … to RMD–25…." (The Comprehensive Plan noted potential access limitations, but, as owner of the parcel abutting to the south, Tower-Dawson has other options, as discussed below.)

Benefits of the RMD-25 Zone

Lesser Site Impacts

Multi-family development under the RMD-25 Zone can accomplish the City's parallel goals of added housing and environmental protection. Multi-family development would also be consistent with the recommendations of the City's Comprehensive Plan that proposes for the Property: "rezone … from R-90 …. to RMD-25."

In addition to better fulfilling the City's housing needs, multi-family development can have less impact on existing site conditions. Single-family or townhouse development can have a much more expansive effect on the existing environment of the Property. Providing necessary services to individual homes can have a significant impact on the natural environment. Individual lots need frontage on roads, which then necessitates more roads, more sidewalks, and other impervious surfaces. Individual lots require separate utility connections, resulting in additional utility lines and their related clearing. All of these realities usually result in more land being cleared. Conversely, greater density of multi-family residences can be concentrated into taller structures that can result in smaller footprints. This can reduce environmental impacts. A single road and set of utility connections can serve

many homes in a single multi-family building. The greater height potential and internal building functions allow multi-family buildings to better accommodate changing topographic conditions, thus reducing the need for excessive grading. More forest area can be preserved. Development can be concentrated in fewer areas of the Property, and yet yield a greater number of homes.

Better Noise Protection

Concerns about noise impacts are another reason to encourage multi-family development. Construction techniques and use of different materials in multi-family buildings can attenuate possible noise impacts from I-270. In addition, the buildings themselves can physically buffer their own outdoor spaces -- as well as existing residences in the adjacent community [New Market Commons]. Single-family homes and townhouses next to a major interstate highway would not exemplify good planning principles. Again, by allowing taller buildings to be concentrated within the Property, more of the natural tree cover could be preserved to maintain its existing buffering qualities.

Transportation

The Property was originally planned as an elementary school site, with access most likely via Don Mills Court and New Mark Commons. Therefore, a reasonable expectation would be for school buses and parent vehicles to make use of Don Mills Court and other New Mark Commons roads to access the school. Thus, consideration of traffic impacts today should recognize and balance against this earlier expectation of vehicular use.

There are two particular elements to consider regarding potential future traffic impacts. First, any development will undergo the normal review process of the City, including evaluation of transportation capacity and safety, using whatever access is proposed. Second, access does not necessarily have to utilize Don Mills Court.

Tower-Dawson owns the abutting parcel to the south of the Property. (The parcel to the south is part of the Tower Oaks Comprehensive Planned Development.) Road access to the Property through that abutting parcel, is certainly possible. A roadway within that parcel to serve its own potential development has been planned for many years. In fact, wetland crossings were already constructed for that purpose (and corresponding wetland mitigation sites to compensate were also created). The

only potential use of Don Mills Court would be for emergency ingress/egress. That emergency use is already contemplated and authorized in the documents permitting the City's installation and operation of the infiltration facility on the Property.

Zoning Density

Finally, one must acknowledge that rezoning does not automatically result in maximum potential development. The density allowed theoretically by the zoning of a property is not a guarantee of achieving that density. Physical conditions may limit what can be built. But even after a development plan is prepared and proposed, it must run the gauntlet of the City review process. In that process, even before any plan design comes to the Planning Commission, the proposal will be analyzed and evaluated for its impacts (traffic, stormwater, forest conservation, etc.), its internal design, and its external compatibility. That is the time to consider appropriateness of the plan and the details that determine final density. That time will have an actual design that must address actual site conditions. That review will determine whether the density proposed and the building design/layout are acceptable. The RMD-25 permits these opportunities.

As is often the case, the proposed rezoning to RMD-25 operates as a type of enabling authority – it allows the owner to make application for a certain level of project. It does not guarantee the result of that application.

Economic Feasibility

RMD-25 presents an opportunity to achieve an economic development of the Property. With the higher density comes an ability to concentrate development in fewer, more intense parts of the Property. The significant development costs can also be spread across a larger number of dwelling units, reducing the costs allocated to each.

The potential to provide principal access from other than Don Mills Court, will eliminate a significant concern about impacts to the adjacent community. Previous design efforts based on the R-90 zoning did not proceed due to inability to reach consensus with neighbors on the number of dwellings to be accessed via Don Mills Court – a large enough number to have potential economic viability was considered too great by neighbors, while the more limited number that would satisfy the neighbors did not pencil out economically.

The combination of the greater density potential of the RMD-25, coupled with regular access from the south, or at least not from Don Mills Court, finally makes development of the Property worth considering.

For all the foregoing reasons, Tower-Dawson supports the proposed rezoning of the Property to the RMD-25 Zone, consistent with the recommendation of the City's Comprehensive Plan.

Thank you for your consideration of this information.

Very truly yours,

LERCH, EARLY & BREWER, CHTD.

William Kominers

Enclosures

cc: Mr. Eric Posner
Mr. James Wasilak
Ms. Holly Simmons
Christopher M. Ruhlen, Esquire

WK/bp

COMPREHENSIVE PLAN

of the

City of Rockville, Maryland

VOLUME II: PLANNING AREAS

INITIAL STAFF DRAFT
for Planning Commission Review

December 2019

Attachment 2.A.a: Comprehensive Plan, Vol. 2: Planning Areas - Initial Staff Draft (2849 : Comprehensive Plan Update, Volume II - Planning

EXHIBIT "A"

Forested tract in Tower Oaks along Interstate 270 (from Wootton Parkway bridge)

trends, and has never been fully implemented. At the time of this writing, it is uncertain whether the remaining entitled parcels will be developed according to the approved planned development.

This Comprehensive Plan supersedes the 1985 I-270 North of Montrose Road Neighborhood Plan, as well as previous policies for the planning area in the 2002 Comprehensive Master Plan, but does not alter the approved Tower Oaks Planned Development and its subsequent amendments.

Key Issues

The following issues were identified during the Rockville 2040 Comprehensive Plan update effort.

- The current weak market demand for office space;
- The need to balance protection of existing natural areas with land development;
- The relatively slow pace of site development.

The Tower Oaks Development Agreement has been amended on a site-by-site ad hoc basis, most recently by converting a site previously planned for 755,000 square feet of office space to 375 residential units (a mix of single-unit detached homes, townhouses and condominium apartments).

Focus Area Recommendations

These land use policies and zoning and urban design recommendations apply to specific sites within the planning area.

AREA 1

Forested tracts north of Tower Oaks Drive

This focus area consists of two parcels owned by the Tower Companies, the entity that has developed much of the planning area. The 20-acre parcel to the south is a part of the Tower Oaks Planned Development (PD-TO), while the 9.75-acre parcel to the north is not.

The City of Rockville holds an easement on a portion of the northern parcel for a stormwater management facility; a constructed wetland built in mitigation for stormwater disturbance caused by the construction of Wootton Parkway. In 1991, the city entered into individual agreements with the residents of Don Mills Court regarding access to the driveway for the city-maintained stormwater facility. The agreements remain in effect for as long as the agreement signers own and reside at their respective residence(s) on Don Mills Court, plus five years. Eight of the nine homeowners entered agreements with the city. As of June 2017, four agreements remain in force. 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.

Land Use Policy Map

This area is planned for range of residential density and housing types, including row houses, apartment buildings, and attached houses, through the RF (Residential Flexible) designation.

Zoning Recommendations

Rezone the northern parcel from R-90 (Single Unit Detached Dwelling, Restricted Residential) to RMD-25 (Residential Medium Density). The southern parcel is not recommended for rezoning because it is within the PD-TO (Planned Development - Tower Oaks) overlay zone, which was established as part of approving the Tower Oaks Planned Development project.

PLANNING COMMISSION

Wednesday, January 15, 2020
7:00 PM
Rockville City Hall
Mayor and Council Chambers
Meeting No. 02-2020

AGENDA

Charles Littlefield, Chair

Don Hadley	Anne Goodman
Suzan Pitman	John Tyner, II
Sarah Miller	Rev. Jane E. Wood

Jim Wasilak, Staff Liaison
Nicholas Dumais, Assistant City Attorney

1. **Worksession**

   A. **Rockville 2040 Comprehensive Plan Update, Volume II - Planning Areas, Initial Staff Draft: Review of Planning Areas 10 (Montrose and North Farm), 12 (Tower Oaks), 14 (Rockshire and Fallsmead), 15 (Fallsgrove and Research Boulevard), and 16 (King Farm)**

2. **Commission Items**

   A. **Staff Liaison Report**

   B. **Old Business**

   C. **New Business**

   D. **FYI/Correspondence**

3. **Adjourn**

EXHIBIT "B"

Staff Draft and in this report. Attachment A in the report for the January 8 discussion was a side-by-side comparison of the 2002 and updated planning areas.

Montrose and North Farm (Planning Area 10)

The residential neighborhoods of Montrose and North Farm are combined into one planning area for the draft Comprehensive Plan update due to their shared land use character and proximity. There is no existing neighborhood plan for this newly formed planning area, which is a combination of Montrose (PA 10) and the residential portion of North Farm (PA 11) from the 2002 Comprehensive Master Plan. Most of the Woodmont Country Club property, which in 2002 was part of Planning Area 11, has not been included in this new Planning Area 10 but instead has become its own redefined Planning Area 11.

Public Engagement for this Planning Area
A listening session was held for the North Farm neighborhood on October 6, 2015 and for the Montrose neighborhood on October 13, 2015 to obtain input on the draft Comprehensive Plan update.

The North Farm neighborhood discussion focused on concerns over the planned residential development in Tower Oaks, The Preserve, with some participants seeking a limitation on building heights and protection of the neighborhood's quality of life. North Farm residents also expressed an affinity with the Montrose neighborhood, seeking greater connectivity with it, the shopping areas of the South Pike, and the Twinbrook Metro Station.

Discussions with the Montrose neighborhood focused on the need to improve pedestrian safety and access and to Rockville Pike and its shopping areas; balancing convenient vehicular access with traffic calming measures throughout the Montrose neighborhood; safe pedestrian access to Montrose Park; and the need for expanded amenities at the park and the community center.

Policies Superseded by the Draft Comprehensive Plan
Recommendations and policies of the draft Comprehensive Plan (Vols. I and II) for Planning Area 10 will supersede those in the respective planning area chapters from the 2002 Plan.

Tower Oaks (Planning Area 12)

The Tower Oaks planning area is primarily composed of properties in the Tower Oaks Planned Development area, with the remaining properties built as office and light industrial uses. The I-270/North of Montrose Road Neighborhood Plan was adopted in 1985 to lay out recommendations for a development agreement and master plan with the land owner, and to amend the 1970 Master Plan land use map for the area. The neighborhood plan included a list of public improvements to be carried out by the city, as well as improvements to be completed by the developer as the project progressed. All required improvements to city infrastructure are now complete, while the approved private development plan has yet to be fully realized.

Public Engagement for this Planning Area
A listening session was held at Rockville City Hall on October 8, 2015 to obtain community input on the Tower Oaks planning area. Most of the attendees represented business tenant and real estate interests in the planning area. The discussion and comments focused on a desire for greater flexibility of development regulations and the need to bolster the retail and office market in the area. Limited transportation options and a lack of walkable destinations were cited as hinderances to attracting office employees, as well.

Policies Superseded by the Draft Comprehensive Plan
Recommendations and policies in the Comprehensive Plan (Vols. I and II), once adopted, will supersede those in the 1985 neighborhood plan and the respective planning area chapter from the 2002 Comprehensive Master Plan, but will not alter the approved Tower Oaks Planned Development (PD) and its subsequent amendments or related development agreement.

Rockshire and Fallsmead (Planning Area 14)

Much of Planning Area 14 is developed as detached residential homes, with several residential townhouse communities, stream valley parks, public schools, and a large private country club and golf course making up the remaining area. There is no existing neighborhood plan for this planning area, which retains its geographical boundary from the 2002 Comprehensive Master Plan.

Public Engagement for this Planning Area
Several listening sessions and public meetings were held for Planning Area 14 to gather input for the draft Comprehensive Plan. An initial listening session with the Rockshire/Fallsmead community was held on October 21, 2015. Discussion topics focused on the future of the Rockshire Village Shopping Center, located at the corner of Wootton Parkway and Hurley Avenue, and concern over Wootton Parkway as an often-congested road that is difficult for pedestrians to cross safely, especially for students of Robert Frost Middle School and Thomas S. Wootton High School.

This first listening session was followed up by a second meeting on March 8, 2016, which, due to a contentious development proposal under consideration for the Rockshire Village Center at the time, saw a record listening session attendance of 75 participants. The conversation focused largely on the future of the shopping center, though participants also expressed interest in water quality protection for area streams, concern about previous attempts to expand Wootton Parkway to two lanes each way, and a desire for more park and open space amenities and bike infrastructure.

Planning and Development Services staff met several times in 2018-2019 with a small group of Rockshire and Fallsmead residents to discuss the Rockshire Village Center site and other issues relevant to the community. The pastor of the Korean Presbyterian Church of Rockville (the church adjacent to the shopping center) was included in some of these discussions. The church had a parking arrangement with Giant Food when Giant controlled the site and was the anchor

LerchEarlyBrewer 7600 Wisconsin Avenue, Suite 700 • Bethesda, MD 20814 • lerchearly.com

William Kominers
Attorney
[redacted]

October 6, 2020

Via Electronic and Regular Mail

Rockville Planning Commission
c/o Charles Littlefield, Chair
Rockville City Hall
111 Maryland Avenue
Rockville, Maryland 20850

Re: Tower Oaks – Comprehensive Plan, Volume II: Planning Areas Draft for Planning Commission Public Hearing

Dear Chair Littlefield and Members of the Planning Commission:

This letter is written on behalf of Tower-Dawson, LLC, ("Tower-Dawson"), to present comments on the Comprehensive Plan, Volume II: Planning Areas Draft for Planning Commission Public Hearing for the City of Rockville (the "Volume II"). Tower-Dawson is the original developer of the Tower Oaks Comprehensive Planned Development ("CPD"), located along the east side of I-270 and west of Woodmont Country Club. Tower-Dawson is also the owner of the buildings at 1101 Wootton Parkway and 2000 Tower Oaks Boulevard (where their office is located) within Tower Oaks, along with the remaining undeveloped sites within the Tower Oaks CPD.

Attached to this letter is a copy of the Development Area Diagram for the Tower Oaks CPD, for use in identifying the recommendations for different portions of the CPD in Volume II, (Exhibit 1) and an excerpt from the recommended land use map from page 111 of Volume II (Exhibit 2).

Volume II generally recommends the land use category of "ORRM" (Office Residential Retail Mix) for the principal undeveloped parcels at Tower Oaks (Development Areas 3 and 4 on Exhibit 1). This use is consistent with the Concept Plan for Tower Oaks and the PD-TO (Planned Development – Tower Oaks) Zone (Section 25.14.27), as well as being consistent with the MXE Zone, noted in Section 25.14.27.6 as the equivalent zone for these undeveloped parcels. Most importantly, the land use recommendations, in conjunction with other elements of Volume II, reflect a recognition of the need for flexibility, and that developing those portions of the Tower Oaks CPD with a wide range of land uses should be possible and be encouraged.

At the same time, the land use recommendations need to respect and work together with the existing CPD and its approved Concept Plan.

EXHIBIT "C"

Development Area 4.

The area between Wootton Parkway and Cabin John Creek (the northern portion of the Development Area 4 on Exhibit 1) is currently approved for a full-service hotel, large scale health club, and hotel residences. Unfortunately, this combination of uses is not being embraced by the marketplace.

Tower-Dawson intends to seek approval to locate more viable, compatible, and complementary uses for the Tower Oaks CPD in Development Area 4, and uses for which there is more demand in the marketplace. The recommendation of ORRM for Development Area 4 provides a new flexibility to allow the property to introduce a wider range of uses through the CPD, to allow these developments to evolve in a changing market environment.

Development Area 3.

The ORRM designation for Development Area 3 on Exhibit 1 is an appropriate land use designation to support the existing CPD approval.

Development Area 1.

Development Area 1, on Exhibit 1, the narrow portion of Tower Oaks located along the east side of I-270 and west of New Mark Commons, is recommended for Residential Flexible land use. The Residential Flexible ("RF") designation is appropriate going forward. The Concept Plan approval designates that parcel for an extended stay hotel, expected to occur in a residential-looking format. However, such hotels are very challenging in today's economic climate. So the RF presents a positive direction. Certainly, the current PD-TO zoning authorizes the extended stay hotel use. But, being more expansive and flexible in allowing other uses provides good opportunities.

Focus Area Recommendation – Area 1. (Volume II, p. 109)

The 9.75 acre parcel just north of the Tower Oaks CPD is recommended for rezoning to RMD-25 (Residential Medium Density). Tower-Dawson supports that recommendation.

Policies and Recommendations.

There are a number of Policies and Actions from Volume I of the Comprehensive Plan, that will be beneficial in utilizing the flexibility of the land use recommendations to create opportunities to complete the Tower Oaks CPD in the context of the current evolving nature of the market. These Policies could be restated in Volume II to confirm their applicability to Planning Area 12.

Volume I urges the City to plan for, and thereby be receptive to, land use changes from commercial to residential uses. As occurred with the EYA development within Tower Oaks, the

LerchEarlyBrewer 7600 Wisconsin Avenue, Suite 700 • Bethesda, MD 20814 • lerchearly.com

William Kominers
Attorney
[redacted]

April 6, 2021

Via Electronic and Regular Mail

Mayor Bridget Donnell Newton and
Members of the Rockville City Council
Rockville City Hall
111 Maryland Avenue
Rockville, Maryland 20852

RE: Tower Oaks—Planning Commission Draft—Comprehensive Plan for the City of Rockville—Public Hearing

Dear Mayor Newton and Members of the City Council:

This letter is written on behalf of Tower-Dawson, LLC, ("Tower-Dawson"), to present comments on the Planning Commission Draft of the Comprehensive Plan for the City of Rockville (the "Draft Plan"). Tower-Dawson is the original developer of the Tower Oaks Comprehensive Planned Development ("CPD"), located along the east side of I-270 and west of Woodmont Country Club. Tower-Dawson is also the owner of the buildings at 1101 Wootton Parkway and 2000 Tower Oaks Boulevard (where their office is located) within Tower Oaks, along with the remaining undeveloped sites within the Tower Oaks CPD.

Attached to this letter is a copy of the Development Area Diagram for the Tower Oaks CPD, for use in identifying the recommendations for different portions of the CPD in the Draft Plan (Exhibit 1) and an excerpt from the recommended land use map from page 355 of the Draft Plan (Exhibit 2).

The Draft Plan generally recommends the land use category of "OCRM" (Office, Commercial, and Residential Mix) for the principal undeveloped parcels at Tower Oaks (Development Areas 3 and 4 on Exhibit 1). This use is consistent with the Concept Plan for Tower Oaks and the PD-TO (Planned Development -- Tower Oaks) Zone (Section 25.14.27), as well as being consistent with the MXCD Zone, noted on page 354 as an appropriate equivalent zone for these undeveloped parcels. Most importantly, the land use recommendations, in conjunction with other elements of the Draft Plan, reflect a recognition of the need for flexibility, and that developing those portions of the Tower Oaks CPD with a wide range of land uses should be possible and be encouraged.

At the same time, the land use recommendations need to respect and work together with the existing CPD and its approved Concept Plan.

EXHIBIT "D"

Development Area 4.

The area between Wootton Parkway and Cabin John Creek (the northern portion of the Development Area 4 on Exhibit 1) is currently approved for a full-service hotel, large scale health club, and hotel residences. Unfortunately, this combination of uses is not being embraced by the marketplace.

Tower-Dawson intends to seek approval to locate more viable, compatible, and complementary uses for the Tower Oaks CPD in Development Area 4, and uses for which there is more demand in the marketplace. The recommendation of OCRM for Development Area 4 provides a new flexibility to allow the property to introduce a wider range of uses through the CPD, to allow these developments to evolve in a changing market environment. This potential for conversion is recognized in the Land Use & Urban Design discussion on page 354 on the Draft Plan.

Development Area 3.

The OCRM designation for Development Area 3 on Exhibit 1 is an appropriate land use designation to support the existing CPD approval.

Development Area 1.

Development Area 1, on Exhibit 1, the narrow portion of Tower Oaks located along the east side of I-270 and west of New Mark Commons, is recommended for Residential Flexible land use. The Residential Flexible ("RF") designation is appropriate going forward. The Concept Plan approval designates that parcel for an extended stay hotel, expected to occur in a residential-looking format. However, such hotels are very challenging in today's economic climate. So the RF presents a positive direction. Certainly, the current PD-TO zoning authorizes the extended stay hotel use. But, being more expansive and flexible in allowing other uses provides good opportunities, such as an expansion of the existing residential development at the Villages at Tower Oaks (Development Area 7), or development with the former school site to the north.

Focus Area Recommendation – Area 1. (Page 353)

The 9.75 acre parcel just north of the Tower Oaks CPD is recommended for rezoning to RMD-25 (Residential Medium Density). Tower-Dawson supports that recommendation. The recommendation presents an opportunity to integrate the development of this parcel outside the CPD with the area within the CPD just to its south, using a combined access arrangement.

Policies and Recommendations.

There are a number of Policies and Actions in the Draft Plan that will be beneficial in utilizing the flexibility of the land use recommendations to create opportunities to complete the Tower Oaks CPD in the context of the current evolving nature of the market.

Land Use Changes/Conversions.

City of Rockville
Get Into It

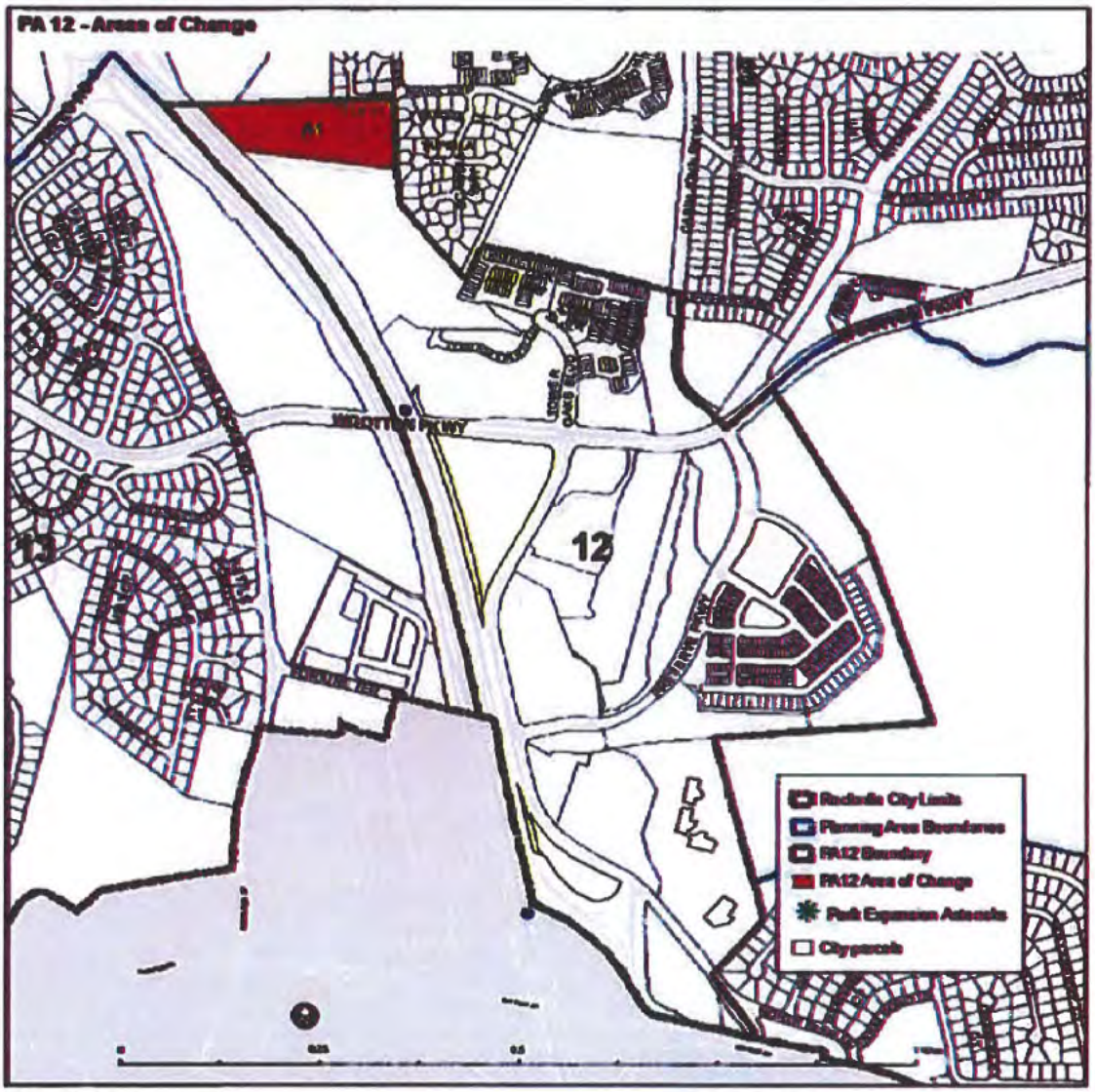
ZONING DIAGNOSTIC REPORT

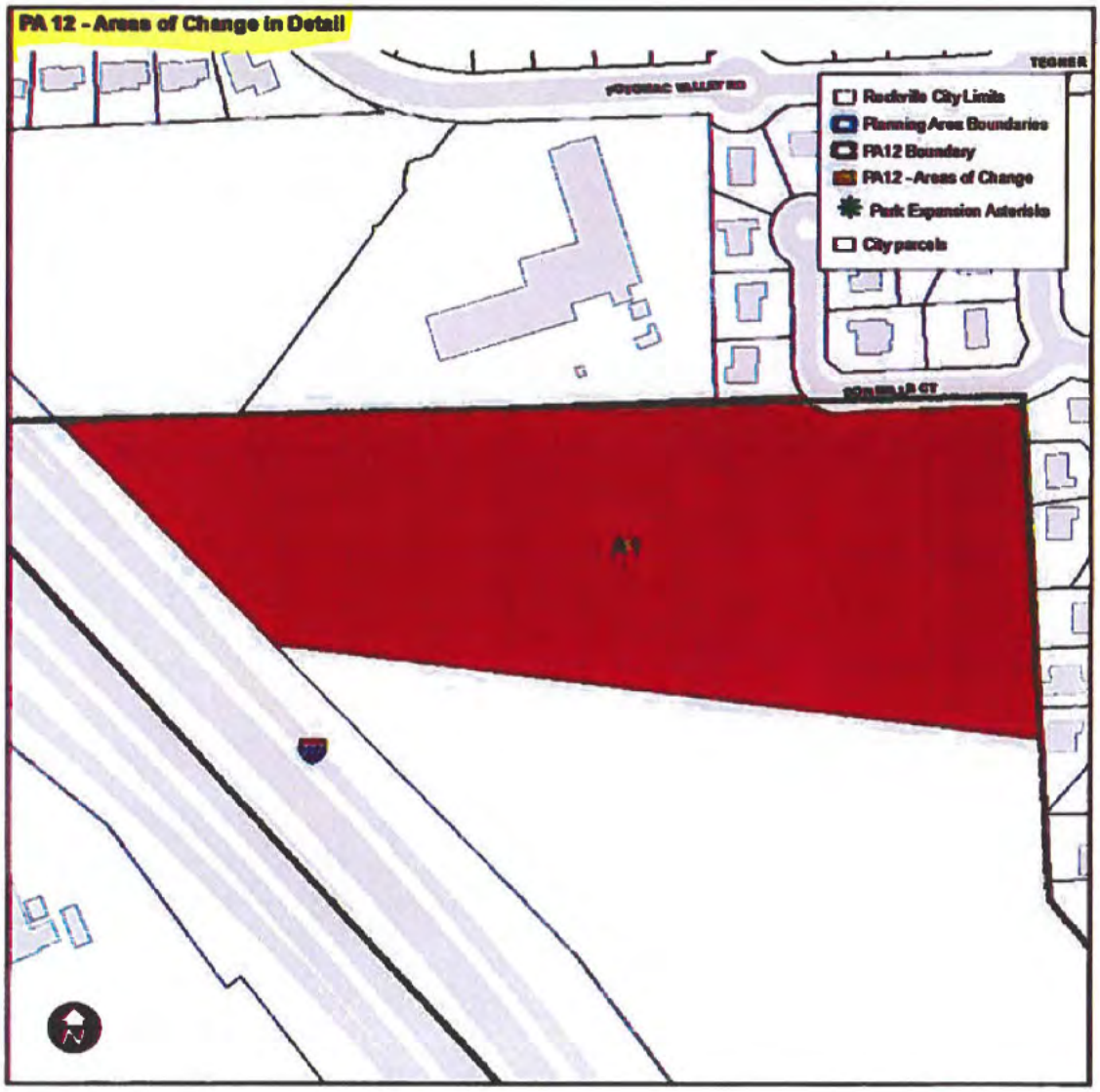
ROCKVILLE, MD ZONING ORDINANCE REWRITE PROJECT

EXHIBIT "E"

Planning Area 12 – Areas of Change

A-1	R-90	RMD-25	Change zoning




PA 12 - Areas of Change in Detail
TEGNER
Rockville City Limits
Planning Area Boundaries
PA12 Boundary
PA12 - Areas of Change
Park Expansion Asterisks
City parcels
A1
N

January 14, 2026

City of Rockville Planning Commission
Public Hearing re Proposed Zoning Amendment

My name is Margaret Chao and I have been a resident of New Mark Commons since 1984. I regret that I am unable to attend tonight's public hearing and appreciate the opportunity to have my statement made a part of the record.

I am addressing the proposed re-zoning of the 9.75 acres of land adjacent to New Mark, known as Parcel ZOR ID 17 in Planning Area 12. As you may know, there was some confusion as to when and how New Mark Commons received official notification about the proposed zoning amendment. However, once the community heard about the proposed zoning amendment and the impact it would have on New Mark, people were concerned and got involved. A petition was circulated and signed by more than 650 neighbors and supporters, representing 65% of New Mark households as well as homeowners bordering New Mark.

At the December 1, 2025 May & Council Citizen's Forum, after hearing testimony from several New Mark residents opposed to the designation of the 9.75 acres as RMD-25, the mayor and council questioned the suitability of rezoning the property as RMD-25 as it appeared to be "unsuitable" and "not compatible" with the neighborhood. The mayor and council left the RMD -25 designation on the document but **directed zoning staff to add a note to the plan that they need further discussion of rezoning for 2 areas—New Mark Commons and Montrose.**

I urge the Planning Commission to reconsider the **proposed** RMD-25 zoning designation for the 9.75 acre property bordering New Mark for the following reasons:

1. RMD-25 zoning designation would allow for several high rise apartments to be built; these high rise apartments would result in increased density, increased traffic and place a burden on nearby schools and public services. The high rise apartments are not compatible with the single family homes or the low rise apartments bordering the property. Therefore, the RMD-25 designation should NOT be allowed as it is NOT compatible with ANY of the surrounding neighborhoods, not just New Mark. Per the 2040 Rockville Comprehensive Plan, compatibility with the existing neighborhood is a required factor for any proposed zoning designation.

2. The current zoning designation of the parcel is R-90 which IS compatible with the neighboring communities.

I urge you to carefully consider how a high density zoning designation will stick out and be totally out of character and incompatible with the surrounding neighborhoods. The zoning designation should remain R-90. Thank you.

Margaret Chao

Holly Simmons

From: Jim Wasilak
Sent: Wednesday, January 28, 2026 11:31 AM
To: Planning Commission; Jeff Zyontz
Subject: Fw: Testimony for Wed Jan 28, 2026

Commissioners, please see the testimony below. Jim

From: [redacted]
Sent: Wednesday, January 28, 2026 10:55 AM
To: Jim Wasilak <jwasilak@rockvillemd.gov>
Subject: Testimony for Wed Jan 28, 2026

WARNING - External email. Exercise caution.

We are against changing R-90 to RMD-25 on the Tower Oaks property behind New Mark Commons & Markwood properties.

The change will cause too much noise & traffic during construction & beyond

The Potomac Valley Nursing & Rehab center already had many delivery trucks daily as well as trash removel & fire trucks & ambulances. Although the firetrucks turn off sirens most nights to be kind to residents of Markwood neighborhood.

The length of time for construction will cause loud conditions for the residents of the Nursing facility as well as residents of Markwood & New Mark Commons

In addition- have all the remains of the 'Poor Farm' that was on the property been recovered & re-intered?

What about the several streams on the property? Will they be diverted or bridged over?

Markwood's 36 homes would like the area to continue to be R90.

If not- PLEASE send all construction through Tower Oaks

Thank You
Phyllis E Blum & Samuel Blum DDS (residents since 1968)

1201 Potomac Valley Rd
Rockville, MD 20850

[redacted]

Oral testimony before Rockville Planning Commission Public Hearing, January 28, 2026
Re: Proposed rezoning of Parcel ZOR ID 17 in Planning Area 12 From R-90 to RMD-25

Good evening,

My name is Ana Astrid Molina. I have lived in Markwood for 30 years. Our community is so seamlessly compatible with New Mark Commons that most cannot tell where one ends and the other begins. I am here to ask you to reject the rezoning of Parcel ZOR ID 17 from R-90 to RMD-25.

I'd like to address some misconceptions mentioned in previous sessions. Commissioner Zyontz suggested that the property's incline would hide a high-rise from view. In reality, the topography does the opposite. The highest point begins at I-270/Nursing Home and slopes down toward Don Mills Court. Any 75-foot structure built there will not be "hidden"—it will tower over our single-family neighborhood, creating a massive visual intrusion.

Furthermore, while Potomac Valley Road was described as a "no-friction" road, the reality on the ground is different. Between three shifts of nursing home staff, visitors, and the 3–4 heavy emergency vehicles that pass through daily and park on the street, this road is already at capacity. Adding additional traffic is a recipe for gridlock.

The jump from R-90 to RMD-25 is not a gradual change; it is a seven-level leap in density. We are concerned that if this 9.75-acre plot is combined with the adjacent 20-acre Tower Oaks parcel, the actual density impact will be triple what has been presented.

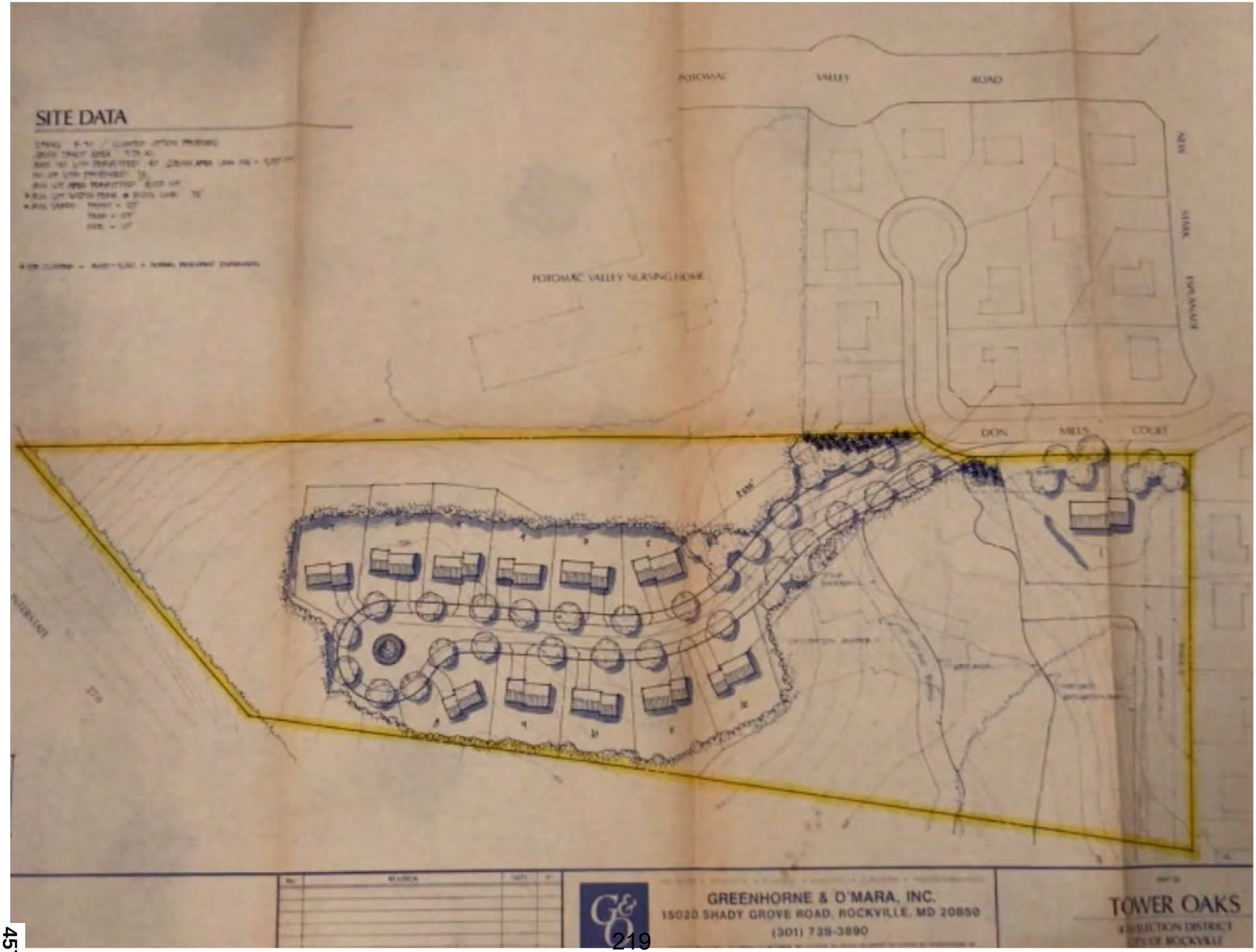
This site is uniquely unsuitable for such density. A previous Montgomery County Board of Education study explicitly stated that under no circumstances should vehicular access be permitted through the residential neighborhoods to the north. Yet, that is exactly what this rezoning would do. Additionally, this parcel contains unmarked graves that require relocation—this is a sensitive site that demands a cautious, low-impact approach, not a high-density apartment complex.

Looking at the City's own "Visualizing Density" examples, every high-density comparison used—like King Buick or Halpine—was already surrounded by commercial or multi-family zones. Parcel ZOR ID 17 is the only parcel being pushed toward RMD-25 that is isolated from major transit and surrounded by R-90 homes.

The City's 2040 Plan emphasizes community involvement, yet our neighborhood was not engaged until the process was nearly over. Our testimonies and the petition with almost 700 signatures prove that this recommendation currently lacks the input of those most affected.

In 1997, Tower Oaks presented a compatible R-90 rendition with an entrance through Don Mills Court. That plan respected the character of Markwood and New Mark Commons. We ask you to honor that compatibility and maintain the R-90 designation.

Thank you,
Ana Astrid Molina
[redacted] 1208 Potomac Valley Rd | Rockville MD 20850


SITE DATA
POTOMAC VALLEY NURSING HOME
POTOMAC VALLEY ROAD
DON MILLS COURT
GREENHORNE & O'MARA, INC.
15020 SHADY GROVE ROAD, ROCKVILLE, MD 20850
(301) 738-3890
TOWER OAKS

Testimony Jan 28, 2026

Pat Reber

Planning Commission public hearing

RE: ZOR ID 17, Area 12

Good evening, madam chair and commissioners,

I'm Pat Reber, here on behalf of a large majority of New Mark Commons Residents. **When** you meet with Mayor and Council to discuss alternative, less dense zoning possibilities for ZORID17 in Area 12 , **as they have requested**, we hope you will support the City's stated goal that new development be compatible with adjacent communities! We look forward to that discussion, as our community was not included in Area 12 discussions to create the 2040 Comprehensive Plan. We also know that other accommodations have been made with other communities over the past year or so to change recommendations to be "more compatible."

We appreciate that the Commission acknowledged our concerns in the last work session. However, if the discussion was any indication, the **"recommended"** RMD-25 **is** set in stone. This, we were told, is because changing it, negotiating over it, would "erode" the years-long "public process" – **in which we had no say!** Thus, we are curious to see how RMD-25 can be massaged into being LESS than RMD-25 by adding design guidelines that would make it "more compatible" with the adjacent neighborhood. When some of us visited the "visualizing density" examples, we found them surrounded by commercial or multi-family zones. ZOR ID 17 is the only parcel being pushed toward RMD-25 that is isolated from transport and next to R-90 homes.

As you know, a big concern of ours is how this inaccessible plot will be reached. In September, we were told that Don Mills Court would be the logical point of access, in contradiction to long-standing agreements. We heard for

the first time on January 14 that staff has “received testimony” from the representatives of Tower Oaks “that they would anticipate accessing this property through their property and not through Don Mills Court.” Apparently this testimony was submitted shortly before the last hearing.

I want to thank Commissioner Pitman for clarifying whether state law requires that a recommended rezoning MUST be adopted, as implied in the last briefing document. She received the explanation that it was not a legal requirement, but rather tradition in Rockville that interim zoning levels are never offered or discussed or negotiated.

Thank you for your time.

Holly Simmons

From: Monica Saavoss [redacted]
Sent: Thursday, January 29, 2026 5:31 PM
To: Planning Commission
Cc: Jim Wasilak
Subject: Comment on re-zoning of area by E Jefferson and Rollins Ave

WARNING - External email. Exercise caution.

Dear Planning Commission,

I am a homeowner and resident of the Montrose Neighborhood and live on Evelyn Dr. I am writing to comment on the proposed re-zoning of the area south and west of E Jefferson and Rollins Ave.

First, I want to thank the Planning Commission on listening to our neighborhood and incorporating feedback into the existing proposal.

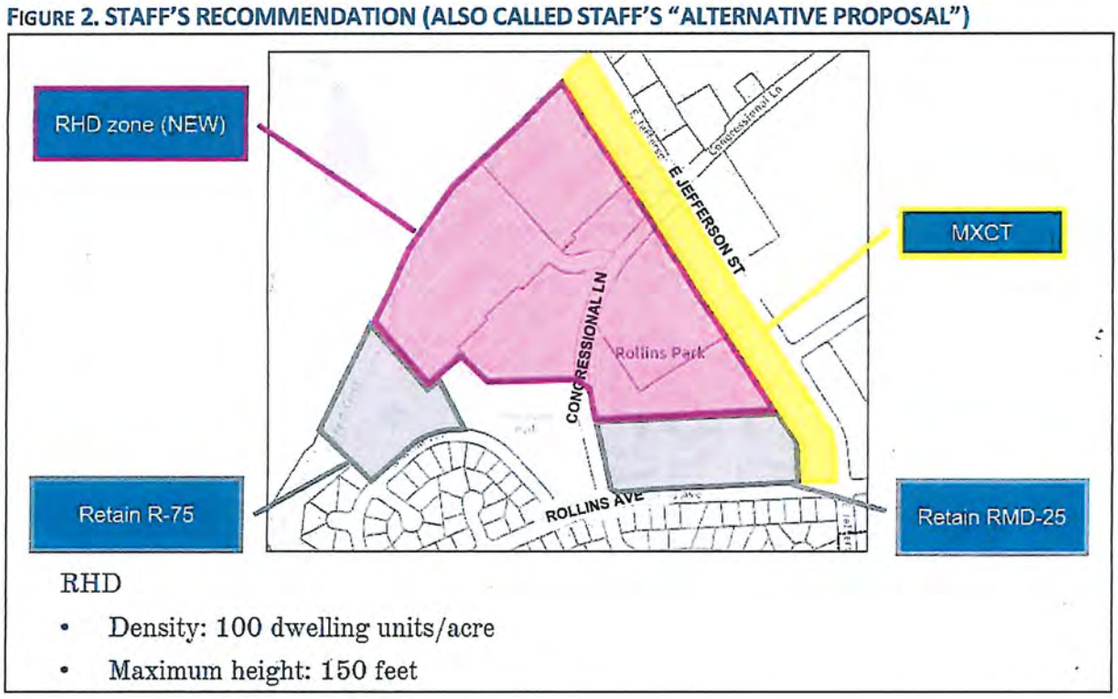
Second, I would like to acknowledge that the current property owners have been engaging in good faith with myself and my neighbors to find a solution to works for everyone. I am grateful for their neighborly and collaborative attitude on new development.

Third, I want to **express my support for the current "alternate" proposal that allows for increased density** in the area directly south/west of East Jefferson and Rollins Ave. I am aware that there is ongoing discussion about particular height limits/density limits, but I want to express that as a nearby homeowner and resident, I am not concerned about these exact parameters along the margins that are currently being discussed and generally support the zoning for increased density.

The current apartments are aging and I appreciate the economic necessity of density for a profitable development. In my view, the neighborhood will be nicer with newer modernized housing. Furthermore, there is currently a housing shortage in Rockville. I know I am not the only person in my neighborhood who has appreciated the options that Rollins Park apartments have offered as an affordable and convenient place to move an elderly parent. I also appreciate the potential for increased amenities such as cafes and other businesses that new development will likely bring to the area. As such, I view this potential re-zoning as an asset to the neighborhood.

Thank you for your time and consideration,
Monica Saavoss
1723 Evelyn Drive

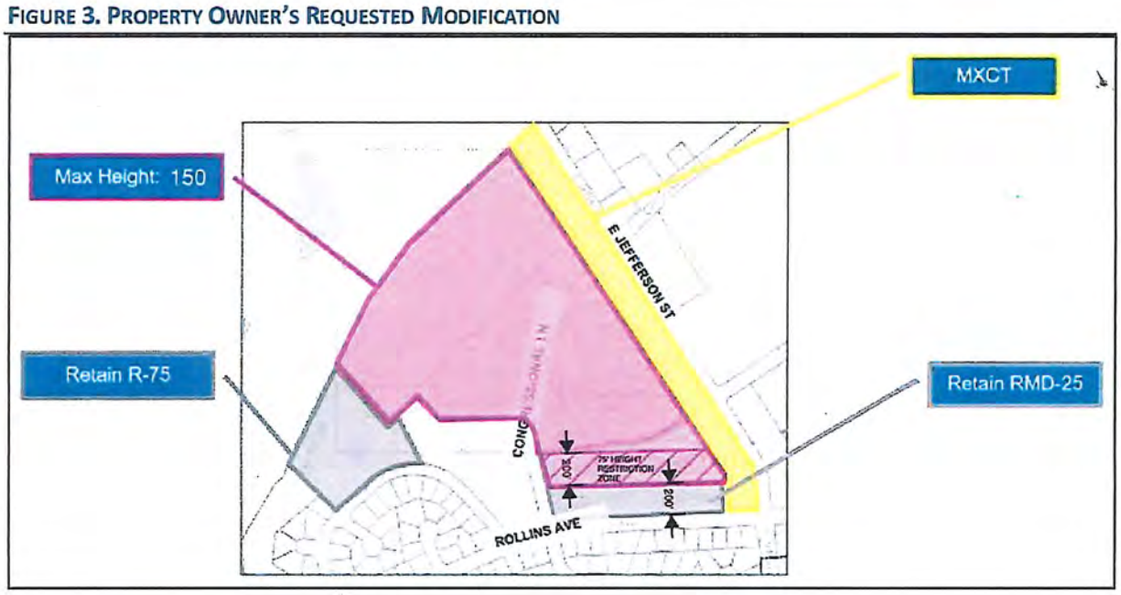
FIGURE 2. STAFF'S RECOMMENDATION (ALSO CALLED STAFF'S "ALTERNATIVE PROPOSAL")



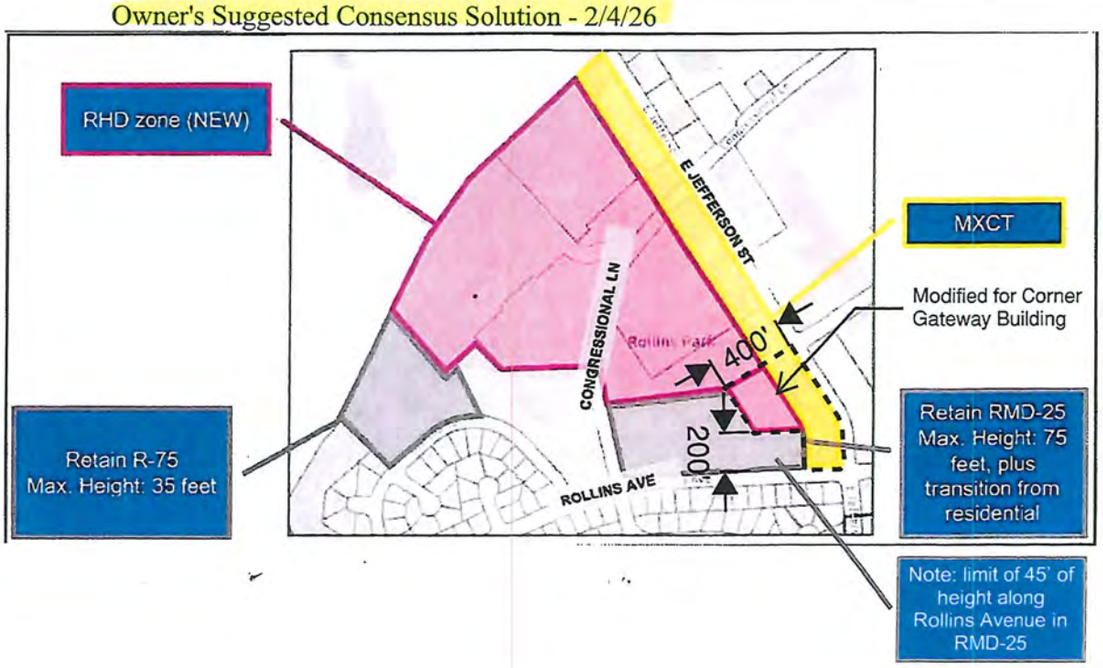
RHD

- Density: 100 dwelling units/acre
- Maximum height: 150 feet

FIGURE 3. PROPERTY OWNER'S REQUESTED MODIFICATION



Owner's Suggested Consensus Solution - 2/4/26



Mark Wetterhahn
2 Don Mills Court
Rockville MD 20850

February 3, 2026

Via Electronic Mail
Meng Sun, Chair and Members of the
Rockville Planning Commission
Rockville City Hall
11 Maryland Avenue
Rockville MD 20850

Re: January 13, 2026 letter from William Kominers, Attorney for Tower Dawson, re Former School Site Rezoning to RMD-25

Dear Members of the Planning Commission:

I would like to respond to some of the egregious statements and positions taken by Mr. Kominers on behalf of his client Tower-Dawson, LLC ("Tower-Dawson") in the subject letter. Initially, to give my comments context. My wife and I have lived at 2 Don Mills Ct in New Mark Commons, directly north of the School Board site for almost 54 years, having purchased our home in 1972. I have personally spent untold hours meeting with representatives of Tower-Dawson and the City of Rockville regarding the school board site and its legal and environmental ramifications. I negotiated a complicated agreement with Tower Dawson on behalf of my neighbors, New Mark Commons and my wife and me, regarding land use and wetlands mitigation in the school board site and further to the south. I negotiated with the City to reach agreement on the development of the Don Mills Court Infiltration Basin. Along with my neighbors, I reacted to a now abandoned proposal in 1997 by Tower-Dawson to develop 12 homes accessed from Don Mills Ct and located near I-270. As your records will show, I have continued to provide comments on a number of proposals involving development of Tower Oaks and have significantly participated in the recent rezoning process.

Mr. Kominers notes his client's consistent past support of the RMD-25 Zone during the years 2019-2021. I do not doubt this, but his positions were not subject to the scrutiny of the affected public. I can only imagine the glee of Tower Oaks management when informed that not a single member of the New Mark community (or its governing board) appeared in opposition to the rezoning. While Tower-Dawson may not have had a legal obligation to raise the lack of public notice to the City, it certainly belies their position as as to being an open, welcoming and respected part of the Rockville community that solicits the views of all and is willing to accept the results of free fair and open debate. The City is also not without fault. It strains credulity to believe that the City did not know that an entire segment of its constituency was not present for any of its deliberations for this period and did not think to rectify the notice deficiency. The present actions of the community show the significan interest in these issues when even the barest form of notification is properly given.

Mr. Kominers' argument that benefits of the RMD-25 Zone include lesser site impacts is specious. His point is that single family or townhouse development can have more expansive impacts on the environment. If so, his client was derelict when it allowed the developer of the Preserve in Tower Oaks to develop townhouses on a relatively pristine site. It is not zoning, *per se*, which minimizes impacts; it is the integrity of the developer; for Tower Oaks, it is Tower Dawson. I, for one, have no confidence that Tower Dawson can be trusted to fulfill that roll. Higher density zoning compounds the ability of a developer to "mega-size" impacts. For example Tower Dawson acquiesced in the clear cutting of a richly forested area in the recently approved Preserve project. Mr. Kominers claims that greater density may reduce noise impacts, partly because existing stands of trees might be preserved. There is no basis in fact for significant noise reduction. My recollection is that Tower Oaks and its representatives have consistently taken this position over time.

Finally, Mr. Kominers argues that since the site was once designated to be used as an elementary school, New Mark Commons residents have accepted a high level of disturbance and traffic. This is truly a make weight argument. The site was abandoned by the school board by 1972, before any of the present residents acquired their property in New Mark Commons. No one has agreed to accept any level of noise or disruption by virtue of a government initiative that was abandoned at least 52 years ago.

I will not dignify the remainder of Mr. Kominers' lecture on the benefits of higher density zoning. I would note that Tower Dawson acquired the school board site knowing that it had a lower zoning density. It's appeal for a higher density is for its own economic good, with very few demonstrated benefits for the surrounding communities.

Respectfully submitted,

Mark Wetterhahn

Holly Simmons

From: Carlos Figueiredo [redacted]
Sent: Wednesday, February 4, 2026 3:30 PM
To: Jim Wasilak; Holly Simmons
Cc: [redacted] Natasha Hurwitz; [redacted] Limin Wang; Jeffrey Ganz; liron sharon
Subject: Objection to Proposed RHD Expansion at E. Jefferson St. and Halpine Rd

WARNING - External email. Exercise caution.

Dear Mr. Wasilak and Ms. Simmons,

I write to formally express my objection to the property owner's request to extend the RHD zoning designation to the corner of East Jefferson Street and Halpine Road as part of the proposed plan.

I fully concur with the concerns raised by my neighbors—Liudmila Mazai, Liron Sharon, and Limin Wang—that this change would introduce significantly greater development intensity at this location. Expanding the RHD designation here would allow for a substantial increase in density and could permit the construction of a tower up to 150 feet in height directly facing existing residences. Such a development would have serious and lasting visual, environmental, and quality-of-life impacts on nearby Montrose homeowners.

Importantly, including this corner within the RHD zone would undermine the balance achieved under the alternative option, which appears designed to accommodate growth while remaining sensitive to the surrounding residential context.

For these reasons, I respectfully urge that, if the alternative option is selected for implementation, it proceed without incorporating the East Jefferson and Halpine corner into the RHD zone. This would represent a reasonable and measured compromise—supporting appropriate development while preserving the character and livability of the Montrose neighborhood.

Please include this statement in the official record.

Thank you for your time and consideration.

Sincerely,
Carlos Figueiredo
Owner, 204 Rollins Ave
20852 Rockville, MD

Carlos Alberto Pessoa de Figueiredo, M.A., Ph.D.
[redacted]

I am Susan Knowles, a resident of New Mark Commons. Thank you for holding this additional hearing. I'd like to take a little time to recall for you some history about this parcel, ZOR ID 17 in planning area 12.

In 1984, the City considered purchasing it to develop a park/public space. But the staff concluded – quoting now -- **acquisition was not a viable alternative**. This group, by the way, including representatives of the Department of Planning, Public Works, Recreation and Parks, and Community Development and Housing Assistance.

Among the problems they noted was that one section of this so-called Poor Farm site contained an unrecorded number of unmarked graves. The document explicitly stated that these graves must be relocated by any developer prior to construction.

They also noted a series of access issues but specifically said – quoting now -- **"under no circumstances should vehicular access be permitted via the residential neighborhoods to the north" – i.e. New Mark Commons and Markwood**.

In addition, they said the stream crossing the parcel added environmental constraints to high-density development.

Overall, they concluded that development of the site for residential purposes – quote – **"may be a difficult undertaking considering its close proximity to I-270 and potential unsatisfactory living environment."**

Please keep this all in mind. Thank you.

Holly Simmons

Subject: RE: Zoning Montrose

From: Liudmila Mazai [redacted]
Sent: Wednesday, February 4, 2026 1:38 PM
To: Limin Wang [redacted] Holly Simmons <hsimmons@rockvillemd.gov>
Cc: liron sharon [redacted] Jim Wasilak <jwasilak@rockvillemd.gov>; Carlos Figueiredo [redacted] Natasha Hurwitz [redacted] Jeffrey Ganz [redacted]
Subject: RE: Zoning Montrose

WARNING - External email. Exercise caution.

Dear Mr. Wasilak and Ms. Simmons,

I fully concur with my neighbors, Liron Sharon and Limin Wang, regarding the owner's request to introduce additional density at the corner of East Jefferson Street and Halpine Road as part of the proposed plan. Expanding the RHD designation to this location would result in a substantial increase in allowable density and could permit the construction of a tower up to 150 feet in height directly facing our homes. Such an outcome would have significant visual and quality-of-life impacts on surrounding Montrose residents and would disrupt the balance established by the alternative option.

For these reasons, I respectfully urge that, should the alternative option be selected for implementation, it proceeds without the inclusion of the East Jefferson and Halpine corner within the RHD zone. This approach would represent a reasonable and balanced compromise, allowing for appropriate growth while maintaining due consideration for existing Montrose residents.

Please feel free to include this statement in the official record.

Thank you for your time and consideration.

Best regards,

Liudmila Mazai
Owner, 206 Rollins Ave

Pat Reber

705 New Mark Esplanade

Expanded Written Testimony, Rockville Planning Commission, February 4, 2026

Re: Plans to designate Planning Area 12, ZOR ID 17 as a medium density development zone RMD-25

I'm Pat Reber. I live in New Mark Commons, which partly surrounds the parcel in question, and I also speak for neighboring Markwood.

HISTORY: New Mark is recognized on the National Register of Historic Places for the pioneering mid-century home design, tree preservation and layout approach by developer Edmund Bennett. In 1967, we were one of Rockville's first planned development units.

The parcel next to us ALSO is historic as part of the footprint of the now defunct Montgomery County Poor Farm, where possibly thousands of human burials took place in unmarked graves over the period of about 200 years. https://bit.ly/4khuVW9

In addition, it is home to wildlife like box turtles, which barely travel a mile in the course of their lives; and every July, to one of the most astonishing displays of fireflies in all of Rockville.

COMPATIBILITY: We appreciate efforts to accommodate our concerns. Our main worry is the traffic any development would spill through us. What is being offered as a footnote – less density in exchange for more traffic through us – is not acceptable. There is also a notable difference between "10 units per acre" suggested in the draft and "RMD-10." We are asking you to replace the recommended zoning of RMD-25 with RMD-10 for the purpose of compatibility with the adjacent and nearby neighborhoods.

Compatibility with adjacent property and communities is a key stated goal of the Rockville 2040 Comprehensive plan, which is intended to be adopted by Mayor and Council by June. RMD-25 would be five-times the density of New Mark Commons and Markwood, which are zoned R-90. RMD-10 would be little more than twice the density of our neighborhoods. That's a huge difference when considering whether a recommended zone is "compatible."

TRAFFIC: We insist that any development on this parcel be accessed from the landowner's southern parcel. There can be no access from New Mark Commons or Markwood. It's disingenuous to suggest that we SHOULD be able to accept increased traffic because of an "earlier expectation of vehicular use" from what was once a school site. Those plans were abandoned before anyone moved to New Mark. As our Don Mills resident Mark Wetterhahn notes in his written testimony: *"No one has agreed to accept any level of noise or disruption by virtue of a government initiative that was abandoned at least 52 years ago."*

An additional reason for preventing any vehicle access through New Mark or Markwood is this: Tower Oaks has made clear its intention to develop the approximately 20 acres of the plot to the south with 375 new residential units and have it be seamlessly integrated with the smaller northern plot. In its January letter to the Planning Commission, its representative William Kominers states that development of this plot next to New Mark represents "an opportunity to integrate the development of the property with the abutting portion of Tower Oaks to the South." Would those two sections of development be barred from driving through each other, and thus out through New Mark or Markwood?

If access through our neighborhoods were granted, it would send several thousands cars through us on a daily basis not only from the added homes in the southern portion, but also from drivers frustrated with gridlock on 270 or the Rockville Pike seeking a north-south route. The ensuing tie-ups at the Falls Road Interchange and on Maryland Avenue would result in its own gridlock in our communities.

FAILURE TO NOTIFY: From 2015 to 2025, planning conversations that led to the RMD-25 designation did not include the residents whose homes, traffic, safety and quality of life would be most directly affected

In 2011, Rockville decided that direct notification of adjacent properties was no longer needed if a recommended zoning change was part of a Comprehensive Plan effort. To suggest that since the community offered no opposition for ten years, RMD-25 must be accepted, is absurd. Again, I'll let Mark Wetterhahn speak*: "It strains credulity that the City did not know that an entire segment of its constituency was not present for any of its deliberations and did not think to rectify the notice deficiency."*

By some fluke we were notified just months before this final adoption process started in January 2026. In that short time, we have gathered a large majority of the Potomac Valley and New Mark neighborhoods behind us. Now we are told we are too late to the game? So much for citizen input in Rockville.

WHAT ABOUT PARKING LOTS FOR TALL BUILDINGS? We end with our puzzlement over the landowner's argument that "denser taller building design" will benefit the environment because the construction and utility footprints would be smaller than for detached or town homes or other smaller structures with their individual roads and driveways. We wonder where all the cars would be parked for 25 units per acre – underground? Or will large paved parking lots surround the tall buildings, countermanding the benefit of small construction footprints?

Holly Simmons

From: liron sharon [redacted]
Sent: Wednesday, February 4, 2026 10:17 AM
To: Jim Wasilak; Holly Simmons
Cc: Carlos Figueiredo; [redacted] Natasha Hurwitz; [redacted] [redacted] Limin Wang; Jeffrey Ganz
Subject: Zoning Montrose
Attachments: zoning alt.png

WARNING - External email. Exercise caution.

Dear Mr. Wasilak and Ms. Simmons,

I wanted to email you before the meeting today, although I plan to come and speak. I am ccing some of the neighbors to this email, but this is my personal opinion.

Natasha shared with us the change the owners of the property want to add to your plan.

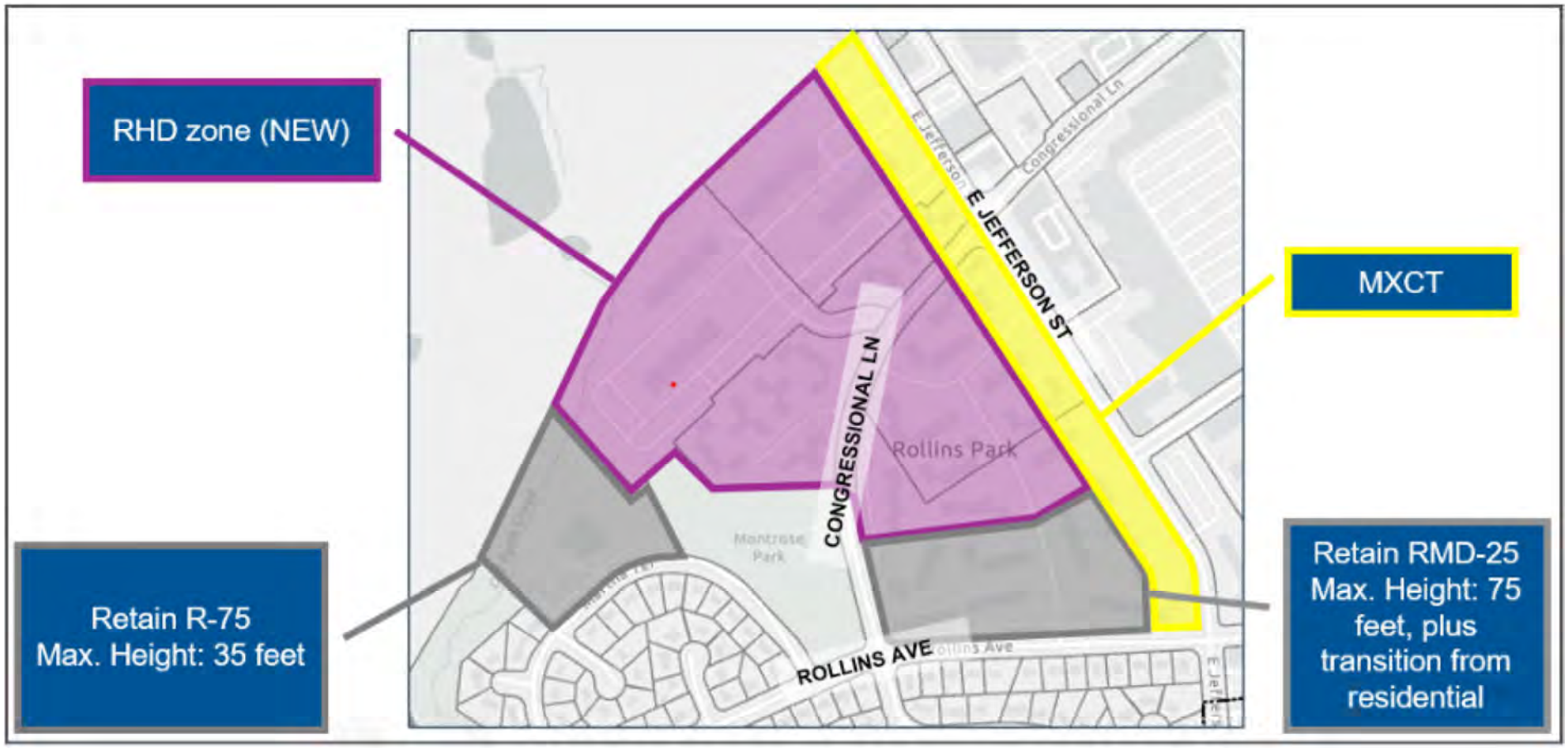
Your alternative (attached) strikes a reasonable balance between the needs to grow and protecting the exiting Montrose residents, this is in line with what many of us said from the beginning, the changes should be in the Northern part of the area. The owners could get double density (units and height) on more than half the size of the total area, or potentially, even more units compared with the original plan (and even more than that compared with the current density). Once an actual plan is submitted you will obviously start with traffic/parking/environmental studies, etc., to examine if the current landscape can support such growth, but as a frame, it is a good compromise.

However, I object to the owners' request to add the area at the corner of E Jefferson and Halpine to the RHD zone, because that would mean even more potential density and a 150 ft tower in the faces of some residents.

Thank you for your time and consideration.

Best regards,

Liron Sharon


RHD zone (NEW)
MXCT
Retain R-75
Max. Height: 35 feet
Retain RMD-25
Max. Height: 75 feet, plus transition from residential
E JEFFERSON ST
CONGRESSIONAL LN
ROLLINS AVE
Rollins Park
Montrose Park
Congressional Ln

Holly Simmons

To: Limin Wang
Cc: liron sharon; Jim Wasilak; Carlos Figueiredo [redacted] Natasha Hurwitz; [redacted] Jeffrey Ganz
Subject: RE: Zoning Montrose

From: Limin Wang [redacted]
Sent: Wednesday, February 4, 2026 12:19 PM
To: Holly Simmons <hsimmons@rockvillemd.gov>
Cc: liron sharon [redacted] Jim Wasilak <jwasilak@rockvillemd.gov>; Carlos Figueiredo [redacted] Natasha Hurwitz [redacted] Jeffrey Ganz [redacted]
Subject: Re: Zoning Montrose

WARNING - External email. Exercise caution.

Dear Jim, Holly,

I totally agree with Liron's comments. High density zoning such as RHD doesn't fit the nature and current status of this area 10– it is already facing multiple issues, including traffic, parking, public space (overcrowded park use and lack of community center), environment, schooling (Farmland elementary school is already overcrowded, with four classrooms in portable rooms), etc. Just for another example, currently there are more than 10 school buses that stop at E jefferson/Congressional Ln/Rollins circle every morning. The population density in this area is already high enough. Unless we see a comprehensive plan to address these issues, we don't see any further changes feasible.

The current zoning of this area fully supports any development needs of the property owner. They can rebuild the old buildings into the same style new buildings without any issue, to solve the maintenance issue of the old buildings. Any other economic interest pursued is just not realistic, beyond the nature and capacity of this parcel, and will worsen the issues the community already faces, and dramatically decrease quality of life in this community.

The new proposal and alternative proposal are far beyond the original plan that the City has presented to the community in December, 2024. Slides copied below fyi. I strongly oppose the new addition of density in the new proposal and alternative to this area.

I would be happy to attend tonight's meeting, but unfortunately I have another event booked. I would like to have Liron or someone else attend the meeting to read my comments above on behalf of me if possible (Big Thank you in advance). Please feel free to include this in any records.

Best,
Limin Wang

Proposed Rezonings in Planning Area 10

Proposed Rezonings in Planning Area 10

Existing Zones:

- **R-75: Allows single unit detached dwellings with a 7,500 square feet minimum lot area.**
- **RMD-25: 2-acre minimum tract area; Allows detached, attached, two-unit, and multiple-unit residential dwellings up to 25 dwelling units/acre.**

Proposed Rezonings in Planning Area 10

Proposed Zones:

- **RMD-25: 2-acre minimum tract area; Allows detached, attached, two-unit, and multiple-unit residential dwellings up to 25 dwelling units/acre.**
- **MXCD: Intended for areas along major highway corridors outside of the Mixed Use Transit District Zone areas, it allows for medium density development of retail, office, and residential uses. Because of the nature of highway corridor areas, the zone provides flexibility in the siting of buildings relative to major roadways and other site requirements to accommodate service drives and required parking.**

LerchEarlyBrewer 7600 Wisconsin Avenue, Suite 700 • Bethesda, MD 20814 • lerchearly.com

William Kominers
Attorney
[redacted]

Vince Biase
Attorney
[redacted]

February 5, 2026

Via Electronic Mail
Chair Meng Sun and Members of the
Rockville Planning Commission
Rockville City Hall
111 Maryland Avenue
Rockville, MD 20850

Re: Zoning Ordinance Rewrite and Comprehensive Map Amendment;
5946 Halpine Road and Proposed New Zone

Dear Chair Meng Sun and Members of the Planning Commission:

We represent the owner of the property located at 5946 Halpine Road (the "**Owner**") in the City of Rockville (the "**Property**") (outlined in green in the aerial image attached as Exhibit A). The Property is just east of and adjacent to the property that had been approved for the Twinbrook Commons mixed-use development. This letter is submitted for inclusion in the record of the Planning Commission's review of the Comprehensive Map Amendment to implement the *Rockville 2040* Comprehensive Plan. As explained below, we respectfully request that the Commission recommend (i) creation of the new zone, the proposed Metro Station Housing Transition zone (the "**MSHT Zone**") and (ii) application of the MSHT Zone to the Property through the City's comprehensive rezoning process.

I. Property Location

The Property, located east of the railroad/Metro tracks, is a short walk to the Twinbrook Metro Station and adjacent to the Twinbrook Station mixed-use development to the west and across the street on the south. The plan that was approved for Twinbrook Commons included four to six story buildings and similar

sized parking structures adjacent to the Property, with taller buildings confronting to the southwest, all within the broader Twinbrook Commons planned development framework. To the immediate east of the Property are townhouse developments known as Cambridge Walk I and II. To the north and northwest are single-family homes and industrial properties (*See* excerpt from the current Zoning Map attached as Exhibit B.) The Property is currently zoned R-60 and is improved with a small house as part of a long-term non-conforming use.

II. Background History

The Owner has, over several years, coordinated with Planning Staff and the City to evaluate a transitional zoning framework for the Property in connection with various planning initiatives. The Property is currently zoned R-60 (single-unit residential). The Owner has raised this issue and proactively collaborated with the City because the Property is within sight of—and only a short walk from—the Twinbrook Metro Station; it abuts station-area development planned and approved under the PD-TC Zone; and it sits directly west of the adjacent Cambridge Walk I and II townhouse community, separating those townhomes from the mixed-use development at the Metro. The Owner's objective has been to provide modest, Metro-proximate housing on this small parcel while maintaining an appropriate and context-sensitive relationship to adjoining residential neighborhoods, particularly, Cambridge Walk.

During the preparation of the Rockville Pike Neighborhood Plan (the "Pike Plan"), the Owner previously requested that the City include the Property within the Pike Plan boundary so that the plan could address a land use and zoning recommendation for the site. City staff recommended against expanding the Pike Plan boundary, stating that the *Rockville 2040* Comprehensive Plan update process was already underway and would be the appropriate mechanism for determination of the land use framework for the Property. As far back as a June 2016 Citizens Forum and worksession on the Pike Plan—including members of the Mayor and Council and Planning Staff—participants discussed the Property's location near the Metro path and station-area activity and reiterated that the Comprehensive Plan process would be the appropriate venue to determine the Property's long-term land use. Consistent with that direction, the Owner and the Owner's representatives submitted written comments during the Comprehensive Plan process in 2019, 2020, and 2021 requesting a new zoning tool that could support a modest multi-family residential redevelopment on this Metro-adjacent transition site. None of the exiting City zones allowed the Property to fulfill its promise. This letter is submitted in furtherance of that ongoing coordination and in response to the current

Comprehensive Plan Update and Comprehensive Map Amendment rezoning recommendations now before the Planning Commission.

III. Land Use and Zoning

Despite its transitional location and surrounding intensity, the Property remains an anomaly zoned R-60. Retaining R-60 zoning for this Metro-adjacent transition parcel during the comprehensive rezoning in 2009 and previous planning processes was a missed opportunity to provide additional housing in close proximity to transit. Not rectifying the mismatch during subsequent planning efforts was again a lost chance at leveraging existing infrastructure for new housing at this strategic location. Over multiple planning cycles, the Property owner has raised the mismatch between the zoning and the opportunity for a transition role of this site. The consistent response from staff has been to address the issue through the Comprehensive Plan update and its implementing rezoning.

The City's planning framework recognizes that existing base zones do not readily accommodate the type and scale of residential development that is appropriate for small transition sites proximate to Metro stations. The Comprehensive Plan's direction for the Property is implementation-focused: to rezone the site from R-60 to a new zone that allows a diverse range of housing types in this Metro-adjacent transition context. The zoning category currently recommended for the Property—the RMD-Infill Zone—does not implement that directive in a workable way. As applied to this site, the RMD-Infill Zone does not provide a realistic pathway for the modest apartment building that is appropriate and economically feasible at this location and the scale that the Comprehensive Plan contemplates. Since the adoption of the Comprehensive Plan in 2021, the awareness of the challenges of the housing shortage has skyrocketed. Many legislative steps have been taken to increase in housing supply, especially near transit.

IV. Proposed Metro Station Housing Transition (MSHT) Zone

To implement the Comprehensive Plan's directive in a way that is practical economically, physically feasible, and compatible with the adjoining townhouses and surrounding development, we have prepared development standards for the proposed new MSHT Zone. With these standards, the new MSHT Zone is intended to provide context-sensitive residential densities that transition in density and height to surrounding neighborhoods from the intense and tall, mixed-use development appropriately planned for the Metro Station. As drafted, the MSHT Zone would apply only within one-quarter mile of a Metro station and would provide a maximum

residential density to accommodate 36 dwelling units at the Property. As demonstrated in the *Metro Station Housing Transition Zone Development Standards Table* (attached hereto as Exhibit C), this zone would also establish a 10-foot minimum front setback, a 10-foot minimum rear setback, and 5-foot side setbacks, with a 10-foot minimum side setback where the Property abuts a Residential Detached or Residential Townhouse zone that is vacant or developed with single-family or townhouse units. Maximum building heights would be capped at 50 feet to reflect compatibility with the surrounding Metro development and step those greater heights down to the existing context. The standards also contemplate additional flexibility through the Site Plan process, including the ability to reduce setbacks where appropriate, especially to move the building closer to the Metro and away from the adjacent townhomes. Finally, the zoning text would require a conforming amendment to the City's use table to list apartment use as a permitted use in the MSHT Zone.

In general, the MSHT Zone standards are intended to:

1. Enable a modest-scale, multi-unit residential building on small, Metro-adjacent transition sites where single-family zoning is out of character with approved station-area development;

2. Provide built-form and design parameters—such as height limits, façade articulation, and setbacks—that allow a building to orient toward the Metro Station area while creating appropriate separation and buffering for adjoining townhouses or other residential neighborhoods;

3. Support a pedestrian-oriented streetscape and reduce auto-dependence by leveraging the Property's proximity to the Metro Station and nearby pedestrian and bicycle infrastructure; and

4. Allow a feasible development program on a small parcel so that the Comprehensive Plan's land use intent and housing element can be implemented in practice.

Adoption and mapping of the new MSHT Zone directly implements—and is therefore consistent with—the Comprehensive Plan, which recommends that the Property be rezoned from R-60 to a "*new zone*" that permits a diverse range of housing types at a density appropriate for a Metro-adjacent transition setting. The MSHT Zone is tailored to carry out the Comprehensive Plan's recommendation by providing a practical transition-zone for smaller transitional parcels that are

proximate to transit and to moderate- to lower-density residential uses. By contrast, the RMD-Infill Zone recommended for the Property does not accomplish the transitional function that the Comprehensive Plan contemplates for this site and, as applied here, does not implement the Plan's property-specific direction to use a "new zone" to achieve that transition.

Use of the RMD-Infill Zone cannot be consistent with the recommendation of the Comprehensive Plan. The Comprehensive Plan explicitly calls for rezoning 'to a new zone" to accomplish the goals for the Property. The Comprehensive Plan recognized that none of the City's existing zones worked to create the transition of height and density that the Property should represent. Thus, any recommendations of an existing zone would not be consistent with the Comprehensive Plan. Only a newly created zone fulfills the directive of the Comprehensive Plan. The Owner has worked to create the mechanism to accomplish the goals of the Comprehensive Plan for the Property and do so in a way that protects the interests of the properties on either side. Accordingly, the adoption and implementation of the MSHT Zone at the Property is consistent with the Comprehensive Plan's vision for additional, context-sensitive housing at this important transition location.

V. Concept for Context-Sensitive Housing Near Metro

The Owner has discussed with City staff a concept for a small apartment building intended to help meet housing demand near transit. From the street, the building would be articulated to read as a series of rowhouse-like modules, with projections and recesses to provide façade variation and to break down perceived building mass. Internally, the building could accommodate approximately 36 apartment units. The concept also contemplates a pedestrian-scale street presence and a site design that shifts the building mass toward the Metro Station side of the parcel and away from Cambridge Walk, creating additional separation and an opportunity for landscaping and buffering.

Accordingly, we respectfully request that the Planning Commission recommend that the City Council adopt the proposed MSHT Zone as part of the Comprehensive Plan Update and Comprehensive Map Amendment, and that the Property be rezoned from R-60 to the MSHT Zone in order to implement the Comprehensive Plan's direction for this Metro-adjacent transition site. We further request that the Planning Commission transmit this recommendation to the Mayor and Council for consideration and adoption.

Thank you for your consideration of these comments.

Very truly yours,

LERCH, EARLY & BREWER, CHTD.

William Kominers

Vincent G. Biase

Enclosures

cc: Mr. Zion Avissar
Mr. James Wasilak
Ms. Holly Simmons

Exhibit A

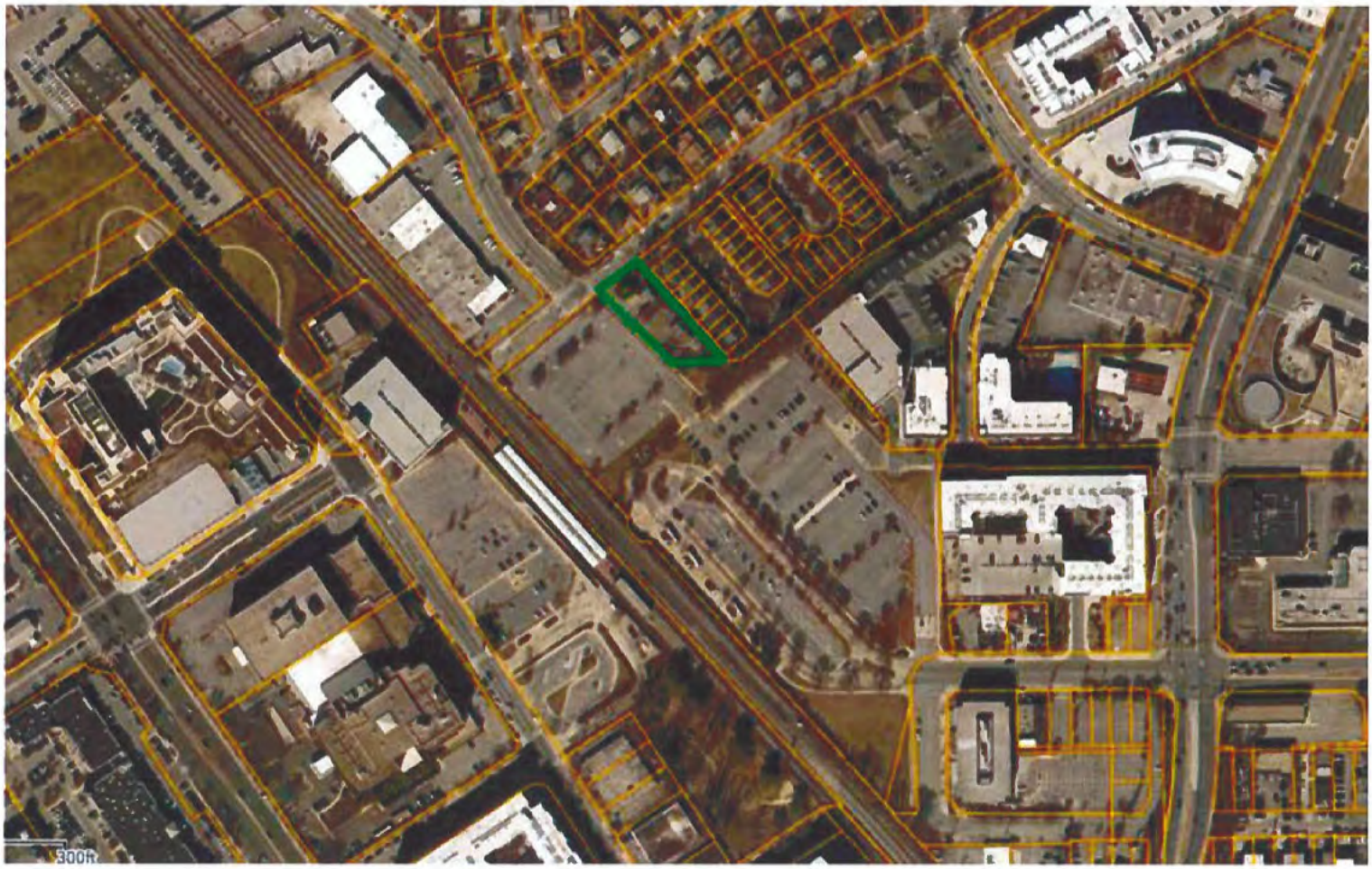

300ft

Exhibit B

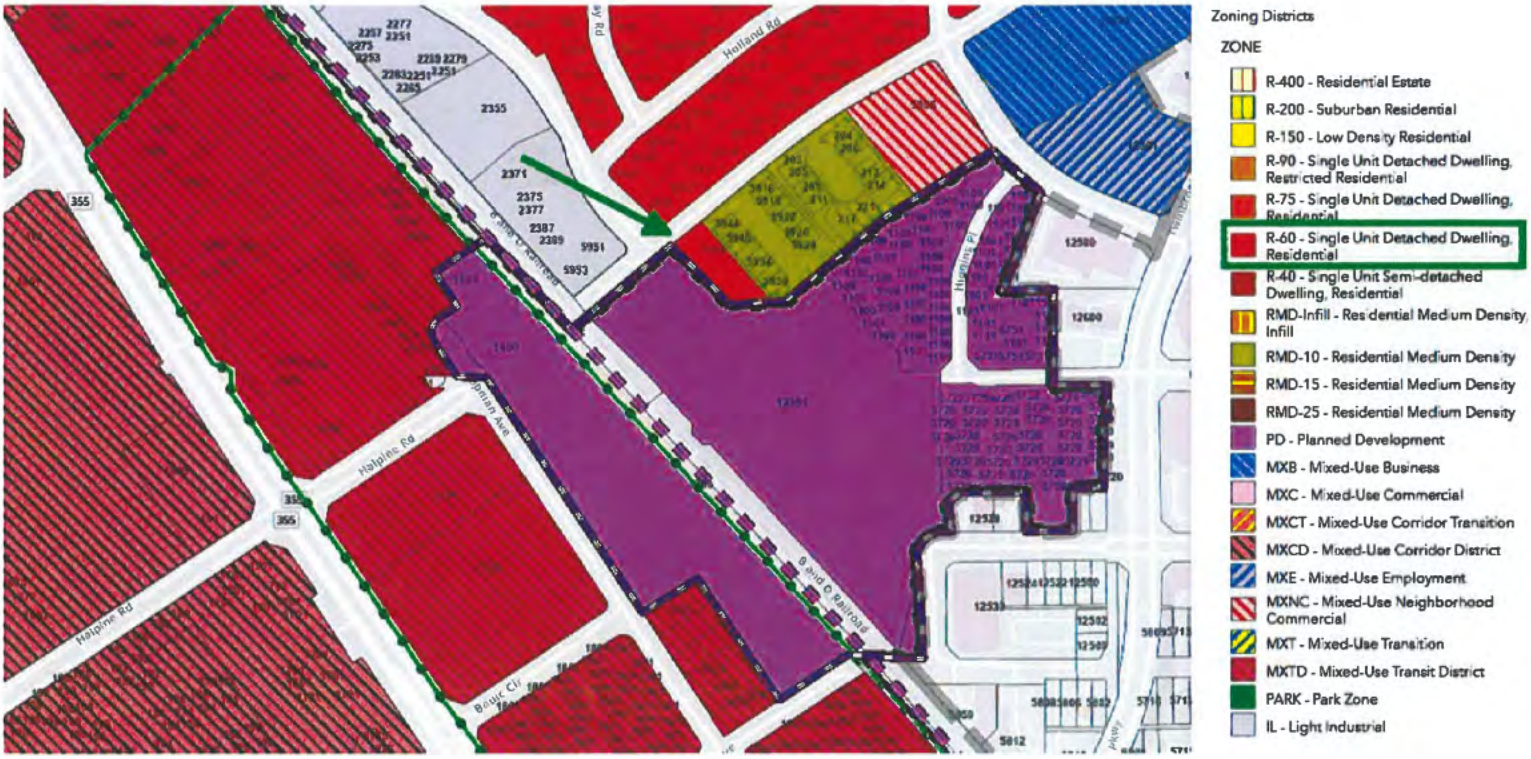

Zoning Districts
ZONE
R-400 - Residential Estate
R-200 - Suburban Residential
R-150 - Low Density Residential
R-90 - Single Unit Detached Dwelling, Restricted Residential
R-75 - Single Unit Detached Dwelling, Residential
R-60 - Single Unit Detached Dwelling, Residential
R-40 - Single Unit Semi-detached Dwelling, Residential
RMD-Infill - Residential Medium Density Infill
RMD-10 - Residential Medium Density
RMD-15 - Residential Medium Density
RMD-25 - Residential Medium Density
PD - Planned Development
MXB - Mixed-Use Business
MXC - Mixed-Use Commercial
MXCT - Mixed-Use Corridor Transition
MXCD - Mixed-Use Corridor District
MXE - Mixed-Use Employment
MXNC - Mixed-Use Neighborhood Commercial
MXT - Mixed-Use Transition
MXTD - Mixed-Use Transit District
PARK - Park Zone
IL - Light Industrial
Holland Rd
Halpine Rd
Grand Central Railroad
355

Exhibit C

Metro Station Housing Transition Zone.

(a) *Purpose of the Metro Station Housing Transition zone.* The Metro Station Housing Transition zone is intended to provide significant residential use densities that transition to surrounding neighborhoods from the intense and tall, mixed-use development planned for Metro Stations.

Table: Metro Station Housing Transition Zone Development Standards

Standard			Requirement
	Location		**Within ¼ mile of a Metro Station**
	Density (Max.)		**72 DU/ac**
	Lot Size (Min.)		**N/A**
	Lot Frontage (Min.)		N/A
	Front Setback (Min.)		**10 ft. (May be reduced as determined at Site Plan)**
	Side Setback	Abutting Street (Min.)	**5 ft. (May be reduced as determined at Site Plan)**
		Abutting residential detached or residential townhouse zone (Min.)	**10 ft., if vacant or developed with single-family or townhouse, otherwise 5 ft. (either may be reduced as determined at Site Plan)**
		Abutting Other Land (Min.)	**5 ft. (May be reduced as determined at Site Plan)**
	Rear Setback (Min.)		**10 ft. (May be reduced as determined at Site Plan)**
	Building Height (Max.)		**50 ft.** **[Alternate?] 40 ft. excluding height of parking levels**

Note: Will need to amend the Use Table 6.2.2-1 to provide for apartment use as a permitted use in the Metro Station Housing Transition zone.

Alex statement at 2/11/26 Planning Commission Work Session

I’m here tonight, again, on behalf of 700 or so residents of New Mark Commons and Markwood to ask a simple question. Why haven’t you considered options to RMD-25 for the 9.75-acre Tower Oaks parcel next to New Mark as the Mayor and Council asked you to in December?

Because unless you’ve been having private talks amongst yourselves or with Staff, these public work sessions have repeatedly seen you sticking to RMD-25. There’s been no open discussion of rezoning that plot RMD-10 or RMD-Infill.

There was some tweaking last week that would limit development on this plot depending on vehicle access. But you made clear that limited development would still be under the provisions of RMD-25, which would enable construction of high-rise structures – something RMD-10 doesn’t permit.

We’ve argued in front of you and the Mayor and Council that this kind of development is not **compatible** with our neighborhoods, as the Comprehensive Plan asks. But then again, we have heard you discussing eliminating the word “compatible” as a determinative consideration. All I can say to that is “Wow.”

As I recall, there was some frustration here when we first brought up the Mayor and Council’s call for a review of RMD-25 on the grounds that decision was made years ago. We know the attorney representing the property owner has said that no one objected to it back when it was first proposed. True...but disengenuous -- because Planning Area 12 is Tower Oaks. Our neighborhoods are in Area 3. We didn’t learn of the proposed up-zoning until last year and then only because a couple of our neighbors got letters. Our HOA President says the HOA was never told. We think you ought to reconsider your notification requirements to ensure meaningful citizen engagement at an early date.
Thank you.