

**From:** [Amy Wanner](#)  
**To:** [cpds](#)  
**Subject:** Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)  
**Date:** Wednesday, January 15, 2025 1:41:12 PM

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**WARNING - External email. Exercise caution.**

Dear Development Review Committee of Rockville,

I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156). This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy. Furthermore, the fire safety risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents. Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,  
Amy Wanner

[Sent from Yahoo Mail for iPhone](#)

**From:** [Anna H](#)  
**To:** [cpds](#)  
**Subject:** Great Concerns Regarding Proposed Development at 41 Maryland Avenue (PAM2025-00156) – 12 Story Building  
**Date:** Saturday, January 11, 2025 1:50:41 AM

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**WARNING - External email. Exercise caution.**

Dear Community Planning and Development Services,

I am writing as a resident of Victoria Condominiums to express my deep concern and strong opposition to the proposed housing development at 41 Maryland Avenue (PAM2025-00156).

I am aware that the project aims to expand affordable housing options (which I wholeheartedly support as a first time home owner myself), but surely it can be achieved without grossly compromising current residents' dwellings and structural integrity of the neighborhood.

The current plan has so many obvious drawbacks that I am baffled as to why it is even being considered. Below are some of my main concerns regarding the proposed project that I'd like to bring to your attention.

**Loss of sunlight and privacy:** The mass and height of this development will cast permanent shade on both buildings and courtyard of Victoria, replacing open space with a stark, imposing concrete structure. My unit specifically (along with other units in the same tier) will directly face the new building, boxing us behind a high rise building. The proposed building will block my windows and balcony, and I will also have to keep my curtains closed at all times for privacy because of the very close proximity of the new building. All of these will drastically alter quality of life for myself and fellow residents of Victoria and diminish the value of our properties.

**Structural Integrity and Congestion:** The area has changed significantly since 1994 (original approval of the project). Our neighborhood has high traffic of both pedestrians and vehicles and is already surrounded by numerous residential, commercial and other buildings. Building another high rise building on such a small surface raises many safety, drainage and structural issues. The proposed lack of on-site parking will also intensify already strained parking situation in the area. Keeping this small pocket of space open is vital and much needed for the vibrancy and livability of our neighborhood.

I look forward to the virtual pre-application meeting on Jan 21st and hope that these concerns will be addressed then.

Sincerely,  
-Anna

**From:** [Barbara Hart](#)  
**To:** [cpds](#)  
**Subject:** Pre-Application Area Meeting Notice PAM 2025-00156, Project Plan to Amend PDP94-001E 41 Maryland Avenue  
**Date:** Monday, January 13, 2025 1:31:21 PM

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**WARNING - External email. Exercise caution.**

I have lived at the Victoria Condominium since 1991. Obviously there have been many changes to downtown Rockville since 1991. This email is the first time I have commented on a proposed project, which demonstrates how strongly I am opposed to this project as presented by the Applicant.

My comments, which I respectfully request be considered by the deciding body as part of the public hearing on this application, are as follows:

1. I oppose amending the original Planned Development approval for 117 units. The proposed increase is accomplished in large part by eliminating any on-site parking. I further STRONGLY oppose all of the proposed units being affordable. The project should be consistent with the 15% MPDU units in the proposal for 255 Rockville Pike.

I have worked on affordable housing since the late 1980's and support the City of Rockville having more affordable housing. However, the Town Center already has a couple of apartment buildings that are affordable. This is in addition to the MPDU's in existing buildings built or at various stages in the development process in Town Center. Residents in affordable housing usually care about bus routes, rather than the proximity to a Metro station. This fact was confirmed for me when the medical clinic recently relocated from Middle Lane.

Affordable housing can be built in the City along a bus routes, it doesn't need to be solely located in Town Center.

2. I STRONGLY oppose the elimination of on-site parking. I note that the Momentum at Shady Grove has on-site parking for cars and bicycles despite its proximity to the Shady Grove Metro Station and numerous bus routes.

The convenient access to multiple public parking garages and on-site parking referenced in the Application is for patrons using the library, going to the movies, restaurants and the soon to open Trader Joe's. These patrons generate tax dollars for the City, and sustain/provide jobs in Town Center. The City cannot afford to have Town Center be another dismal failure by not providing adequate parking for Town Center patrons.

I appreciate your consideration.

Respectfully submitted,

Barbara Wolf

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

**From:** [Carl Schreyer](#)  
**To:** [cpds](#)  
**Subject:** re: 41 Maryland Ave, case # PAM 2025-00156  
**Date:** Friday, January 17, 2025 9:24:07 AM

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**WARNING - External email. Exercise caution.**

Good morning,

I'm writing to express my concern about the size of the proposed Momentum apartment building at 41 Maryland Avenue. The proposed size and proximity will substantially impact the quality and character of the physical environment at the Victoria.

Also, I'm concerned about the impact tenant/visitor parking generated by a 147 unit apartment building (located at the intersection of Middle Lane and Maryland Avenue) will have on traffic flow around the Town Square. Whether the parking is off-site or on-site.

I strongly support a significant size reduction to the building proposal or denial of the proposal.

Thank you for your consideration.

Sincerely,  
Carl Schreyer  
Victoria resident renter

[Sent from Yahoo Mail for iPhone](#)



**From:** [Caitlin Pennington](#)  
**To:** [cpds](#)  
**Subject:** Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)  
**Date:** Thursday, February 6, 2025 11:01:29 PM

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WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156). This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy. Furthermore, the fire safety risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents. Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,

Catie Pennington  
Sent from my iPhone

**From:** [Cristina Di Poto](#)  
**To:** [cpds](#)  
**Subject:** Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)  
**Date:** Monday, January 20, 2025 2:48:01 PM

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**WARNING - External email. Exercise caution.**

Dear Development Review Committee of Rockville,

I am writing to you as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156). This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion while removing retail and green spaces reduces the neighborhood's vibrancy. Furthermore, the fire safety risks posed by dense construction so close to existing buildings are particularly alarming, especially given California's recent devastating urban fires. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents. Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,  
Cristina Di Poto

**From:** [David Brett](#)  
**To:** [cpds](#)  
**Subject:** Proposed new building at 41 Maryland Avenue  
**Date:** Wednesday, January 15, 2025 3:18:04 PM

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**WARNING - External email. Exercise caution.**

We live in an apartment in 22 Courthouse Square facing onto the inner plaza of the Victoria Apartments. We are concerned about plans for a 12 floor apartment building on the vacant lot immediately to the East of the Victoria.

We completely accept that the vacant lot is suitable for development and welcome new low cost housing withing walking distance of the Rockville Metro Station.

We also understand that planning permission for a development was originally granted in 1994.

But we are concerned at the height of the proposed building. Although there are some structures of this height nearby, most of central Rockville is 6 floors or less. A building of, say, 6 floors, given the relatively small size of the lot, would be more appropriate in terms of ensuring light and relative privacy for neighboring bulidings.

We are also concerned about the noise and general inconvenience for near neighbors during construction. If building on this site does proceed, will there be a provision for temporary abatement of property taxes for those living nearby during construction?

thank you

David and Carol Brett  
22 Courthouse Square, Apt 415

15 January 2025

**From:** [Devan Stuart](#)  
**To:** [cpds](#)  
**Subject:** Project at 41 Maryland Ave  
**Date:** Thursday, January 16, 2025 10:26:25 AM

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**WARNING - External email. Exercise caution.**

Hello, As a local citizen I have two questions related to the proposed multi-family housing project at 41 Maryland Avenue.

Noise:

What noise management actions will be taken? Will there be any monitoring or enforcement of these actions (if any)?

This is a particularly noisy neighborhood already, and we will have another large project within 2 blocks at roughly the same time.

Air quality:

Will there be any effort to reduce impact on air quality in the Rockville Town Square area? As it is, too many times large diesel engines are left idling in the area. I can myself say I have chosen on occasion not to patronize restaurants such as El Mercat due to this issue, for example. But also, air quality in our neighborhood is already an issue due in part to proximity to Rockville Pike. When I open my windows, air quality in my apartment already plummets.

Thank you for your consideration of these matters. I will try to attend the meeting on the 21st.

Devan S.  
Maryland Ave

**From:** [D.H.](#)  
**To:** [nregelin@shulmanrogers.com](mailto:nregelin@shulmanrogers.com); [cpds](#)  
**Subject:** Concerned Neighbor in Rockville Town Square - Project Plan Amendment for 41 Maryland Ave, Rockville, MD  
**Date:** Monday, January 20, 2025 12:58:28 PM

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**WARNING - External email. Exercise caution.**

Greetings,

I'm a resident at 38 Maryland Ave, which is a building with a similar amount of units to the proposed project. I am writing to let you know about my concern about the amendments to the project plan for 41 Maryland Ave, specifically, the waiver to eliminate parking.

Since I have lived here, guest parking in and around Rockville Town Square has been a challenge. Now with the road diet, we have even less lanes for traffic to pass through our already congested neighborhood. Parking on the street is very hard to find, and the parking garages are pretty full. The parking garages are only free for 2 hours, and then you pay hourly so I don't see how this is a solution. Maryland Ave gets backed up frequently with double-parked cars blocking Maryland Ave in the Town Square, and I typically see little to no parking enforcement. Weekends and evenings are the worst.

How are residents of 41 Maryland Ave supposed to find parking without backing up the roads in and around our building and neighborhoods? My building has 152 units, and we have a full private parking garage with well over 150 parking spaces and even an overflow lot. Residents of the newly proposed building could add an extra 100+ cars to the community with no place to park.

Regardless of how close people are to the metro, people in this community own cars. What evidence do you have to show that prospective renters of this type of building won't have vehicles?

Please reconsider your waiver to not provide parking for this building.

Sincerely,

Don Hatch  
38 Maryland Ave, #603  
Rockville, MD 20850

**From:** [DORIE NEWMAN](#)  
**To:** [cpds](#)  
**Subject:** Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)  
**Date:** Thursday, January 16, 2025 8:09:15 AM

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**WARNING - External email. Exercise caution.**

Dear Development Review Committee of Rockville,

I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156). This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy. Furthermore, the fire safety risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents. Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,  
Dorie Newman

**From:** [ESchwimmer@aol.com](mailto:ESchwimmer@aol.com)  
**To:** [cpds](#)  
**Subject:** Concerns about Development of 41 Maryland Ave (PAM2025-00156)  
**Date:** Sunday, January 19, 2025 12:57:18 PM

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**WARNING - External email. Exercise caution.**

To: Development Review Committee of Rockville, MD 1-14-2025

Re. 41 Maryland Avenue (PAM2025-00156) Project

As residents of the Victoria Condominium, we are directing ourselves to you to express our concern regarding this construction project as it currently stands.

Our concerns are as follows:

1. The construction for this project is of excessive height. Due to the height and proximity to our building planned in the current design, it would cause reduction of daylight, a reduction of views, create a walled-in environment for all the residents on that façade of the building and it would diminish the quality of life of our residents.
2. The building is being designed with no parking for their residents, which will cause an unusual burden for the occupants of the building and create parking congestion in the neighborhood.
3. The proximity of the building to the Victoria poses an alarming fire risk to both the structures.
4. Furthermore, the presence of this building so close to the Victoria will reduce the property values of our current residences.

It is our belief that the current proposal disregards the community interest of Rockville if the project is allowed to proceed as is. We urge the City of Rockville to reject the proposal as is currently and work to revise the proposed project to reflect community interests of Rockville.

Thank your consideration,

Elaine & Enrico Schwimmer  
24 Courthouse Square  
Apt. 705  
Rockville, MD 20850

**From:** [Ellen Palma](#)  
**To:** [cpds](#)  
**Subject:** Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)  
**Date:** Wednesday, January 15, 2025 5:18:45 PM

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**WARNING - External email. Exercise caution.**

Dear Development Review Committee of Rockville,

I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at **41 Maryland Avenue** (PAM2025-00156). This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy. Furthermore, the fire safety risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents. Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,  
Ellen Palma



**From:** [JC](#)  
**To:** [cpds](#)  
**Subject:** Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)  
**Date:** Tuesday, January 14, 2025 11:58:30 AM

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**WARNING - External email. Exercise caution.**

Dear Development Review Committee of Rockville,

I've been living at 24 Courthouse Sq, unit 809, Rockville, MD of the Victoria Condominium since 1992. I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156).

This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy.

Furthermore, the fire safety and construction risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents.

Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,

Jesse Chou



**From:** [Ekaterina Bondarenko](#)  
**To:** [cpds](#)  
**Subject:** Opposition to Proposed Development at 41 E. Maryland Avenue (PAM2025-00156)  
**Date:** Friday, January 10, 2025 6:44:21 PM

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**WARNING - External email. Exercise caution.**

Dear Members of the Rockville Community Planning Team,

As a resident of Victoria Condominiums, I am writing to share my deep concerns about the proposed 12-story development at 41 E. Maryland Avenue (PAM2025-00156). I understand the importance of development for a growing community, but this project, as proposed, poses numerous challenges that I believe have not been adequately considered.

This proposal to construct a 12 story building in such a small space, directly adjacent to our building, raises significant concerns that would not only disrupt the quality of life for nearby residents but also negatively impact the broader Rockville Town Center Community such as:

**1. Unreasonable Height and Scale**

- The height of the proposed 12-story structure is excessive for the limited space available. Positioned so close to our condominium, this building would essentially wall in our property, cutting off sunlight and creating a feeling of confinement.

**2. Fire and Safety Concerns**

- Fires in high-density urban areas are becoming increasingly common, as seen with recent events in California. A building of this size, with minimal spacing from existing structures, heightens the risk of fires spreading quickly. Additionally, the lack of on-site parking raises concerns about emergency response access.

**3. Traffic and Parking Challenges**

- The elimination of parking spaces in the proposal ignores the already strained parking situation in the area. Increased traffic congestion in small streets near the town center will worsen daily commutes and impact visitors.

**4. Health Risks During Construction**

- Construction of such a large building in close proximity to residential units will bring dust, debris, and air pollution, potentially affecting the health of residents, especially those with respiratory issues.

#### **5. Lack of Transparency in Community Engagement**

- It is concerning that some residents I've spoken to were unaware of this project. Clearer communication and broader community engagement are necessary for a project of this magnitude.

Beyond these specific issues, this development seems misaligned with the vision of Rockville Town Center as a vibrant, open, and welcoming space. Adding yet another large apartment building without retail or community-friendly amenities, contributes to a sense of overdevelopment and diminishes the appeal of our town center.

There are better ways to use this space to benefit the community, such as a small 1 story commercial building, a daycare facility, or even a public recreational area. These options may not maximize developer profits, but they would enhance the livability and sustainability of the neighborhood.

I urge the Community Planning Department to carefully reevaluate this proposal, considering its long-term impact on residents and the overall character of Rockville.

Thank you for taking the time to review my concerns.

Sincerely,  
Katerina Bondarenko

**From:** [Lisa Luchsinger](#)  
**To:** [PDS](#)  
**Subject:** Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)  
**Date:** Tuesday, January 21, 2025 11:35:29 AM

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**WARNING - External email. Exercise caution.**

Dear Development Review Committee of Rockville, Maryland:

I am writing as a concerned resident of The Victoria Condominiums (24 Courthouse Square, Rockville) regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156).

This project's proposed excessive height and proximity to our residential and commercial buildings will create numerous and significant issues, including:

1. The Victoria Condominiums were built on top of a previous structure/garage in the early 1990s. This situation created a variety of structural and foundational issues for these buildings, resulting in the unit owners, such as myself, having to pay for a multi-million dollar reconstruction of the garage and other building areas. There are significant concerns that constructing a new building directly adjacent to and using the same overall land/infrastructure will further jeopardize the structural integrity of the Victoria Condominium property.
2. We have yet to see any public impact studies, such as for the environment, water/sewer/electric, traffic, how it will affect nearby structures, etc. What studies have been conducted and when will they be shared with the public?
3. There is an existing Rockville Town Center Master Plan in development; it would be extremely premature to move forward with a new, extensive construction plan before this Town Center Master Plan has been developed/approved for implementation.
4. The existing PAM2025-00156 plan does not include on-site parking which will increase traffic, parking congestion, and affect the safety of pedestrians in the Town Center. As Rockville and Montgomery County have both stated that pedestrian safety is a top priority, this proposed building would go against the priority of keeping Rockville's citizens and visitors safe.
5. There is also concern re: the potential fire safety risks posed by this proposed dense construction so close to existing buildings, as the recent California fires have demonstrated. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency responses.
6. The proposal will also create multi-year construction noise, debris, and pollution in extremely close physical proximity to existing residential buildings which will cause significant health and safety risks to the owners/residents of the Victoria Condominiums and other nearby residential properties/residents.

In sum, this proposal disregards the health, safety, and community interests of the Rockville

Town Center residents and visitors and instead, it prioritizes the developers' profits at the extreme detriment of Rockville's citizens.

I strongly urge the committee to reject this proposal and prioritize the health, safety and sustainability goals of Rockville's citizens.

Sincerely,  
Lisa Luchsinger

**From:** [M.FAN](#)  
**To:** [cpds](#)  
**Subject:** Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)  
**Date:** Tuesday, January 14, 2025 12:13:59 PM

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**WARNING - External email. Exercise caution.**

Dear Development Review Committee of Rockville,

I've been living at [24 Courthouse Sq, unit 809, Rockville, MD](#) of the Victoria Condominium since 1992. I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at [41 Maryland Avenue](#) (PAM2025-00156).

This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy.

Furthermore, the fire safety and construction risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents.

Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,

Mei Chi Fan



**From:** [Melanie Schwartz](#)  
**To:** [cpds](#)  
**Subject:** Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)  
**Date:** Monday, January 27, 2025 6:42:44 AM

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**WARNING - External email. Exercise caution.**

Dear Development Review Committee of Rockville,

I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at [41 Maryland Avenue](#) (PAM2025-00156). This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy. Furthermore, the fire safety risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents. Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

To be clear, I am against building this new building.

Sincerely,  
Melanie Schwartz

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Melanie M. Schwartz

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Spelman College | Class of 2017

B.A. International Studies

Phone: 407.403.3376 | Email: [melaniemcschwartz@gmail.com](mailto:melaniemcschwartz@gmail.com)

**From:** [n.g](#)  
**To:** [cpds](#)  
**Subject:** Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)  
**Date:** Thursday, January 16, 2025 7:05:04 AM

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**WARNING - External email. Exercise caution.**

Development Review Committee of Rockville,

I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156). This project's excessive height and proximity to our building will block sunlight, diminish views, and create a walled-in environment for residents. The lack of on-site parking will worsen traffic and parking congestion, while the removal of retail and green spaces reduces the neighborhood's vibrancy. Furthermore, the fire safety risks posed by dense construction so close to existing buildings are particularly alarming, especially given recent devastating urban fires in California. Such incidents highlight how closely spaced high-density structures can amplify fire spread and hinder emergency response. Combined with construction noise, debris, and pollution, will harm the health and safety of residents. Additionally, this project will reduce our property values and negatively affect the quality of life for residents. This proposal disregards community interests and prioritizes developer profits, undermining the character and appeal of Rockville Town Center. I strongly urge the City to reject or significantly revise this proposal to align with the community's needs and sustainability goals.

Sincerely,  
Nanci Gottlieb  
Victoria Resident

**From:** [Nicholas Psaltakis](#)  
**To:** [cpds](#)  
**Cc:** [mayorcouncil](#)  
**Subject:** Concern about PAM 2025-00156  
**Date:** Monday, January 13, 2025 8:44:01 PM

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**WARNING - External email. Exercise caution.**

REFERENCE: Pre-Application Area Meeting Notice PAM 2025-00156: *"Project Plan to Amend PDP94-001E 41 Maryland Avenue and Project Plan Amendment to PJT2014-0003 44 Maryland Avenue,"* dated January 3, 2025

Dear Sir or Madam,

I am writing to express my concern over what I read in referenced document.

Specifically, my concern is over the last sentence in the second paragraph of the project description where it states, *"...No on-site parking is proposed and a parking waiver will be sought."* I would appreciate an explanation and clarity on this issue.

Does this mean the proposed 12-story apartment building [with up to 147 dwelling units] will have no parking garage of its own for the residents?

I raised this question because the second paragraph of the project description mentions the *"...direct walking access"* to the Rockville Metro Redline Station and *"...convenient access to multiple public parking garages and on-street parking."* However, there is no mention of parking for the residents of the 12-story apartment building.

I am in favor of affordable housing. I am also in favor of maintaining safe streets and avoiding on-street congestion. If this new apartment building has no parking garage or on-site parking for the residents, then I am strongly opposed to referenced document.

Sincerely,

Nicholas Psaltakis  
20 Maryland Avenue  
Rockville, MD, 20850

**From:** [Singh Padam](#)  
**To:** [Shaun Ryan](#)  
**Cc:** [Paula Hubble](#); [cpds](#)  
**Subject:** Fw: Petition: Proposed Development at 41 Maryland Avenue (PAM2025-00156)  
**Date:** Tuesday, January 21, 2025 8:22:05 PM  
**Attachments:** [FINAL-Petition 41 Maryland Ave with Signatures.pdf](#)

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**WARNING - External email. Exercise caution.**

Dear Mr. Ryan,

We previously submitted the attached petition, along with the signatures of many Victoria Condominium residents, to CPDS prior to this meeting. I am forwarding the email below for your reference.

While we appreciate that the comments were noted during the meeting, many of the concerns raised by Victoria residents were not adequately addressed. We hope these issues will be carefully considered moving forward or that the proposal will be revised. As it stands, the current proposal feels unfair and one-sided.

We look forward to working with the City and the Developer on the next steps to find a solution that better aligns with the needs of our community.

Thank you for your attention to this matter.

Best regards,  
Padam Singh

----- Forwarded Message -----

**From:** Singh Padam <padam23@yahoo.com>  
**To:** cpds@rockvillemd.gov <cpds@rockvillemd.gov>; mayorcouncil@rockvillemd.gov <mayorcouncil@rockvillemd.gov>  
**Cc:** Paula Hubble <paulahubble@gmail.com>  
**Sent:** Tuesday, January 21, 2025 at 05:22:38 PM EST  
**Subject:** Petition: Proposed Development at 41 Maryland Avenue (PAM2025-00156)

Dear Planning Services, Mayor, and City of Rockville Council,

I am a resident of the Victoria Condominiums, and on behalf of my fellow residents, I am writing to share our collective concerns regarding the proposed development at 41 Maryland Avenue (PAM2025-00156).

Victoria Condominium residents have important questions and concerns about the potential impact this project may have on our community. Attached to this email, please find our petition with resident signatures, which includes a detailed list of the concerns shared by our residents. We respectfully request that this petition be

entered into the official records.

In addition, I have also attached a picture I took today morning to illustrate a key issue: our morning sunlight will be blocked during the winter, casting a full morning shadow. In the summer, I noticed that the Sun's angle is different, which means we'll experience both morning and early afternoon shadow during those months.

We value the opportunity to work collaboratively with the Mayor, Council, City of Rockville, and the Developer to address these concerns and explore changes that will better align with the needs and character of our neighborhood.

Thank you for your attention to this matter, and we look forward to your response.

Sincerely,

Padam Singh  
Resident, Victoria Condominiums

## **Petition Against Proposed Development at 41 Maryland Avenue (PAM2025-00156)**

*To: cpds@rockvillemd.gov | 240-314-8200*

*Subject: Petition: Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)*

**The City of Rockville Community Planning and Development Services,**

**We, the undersigned residents of the Victoria Condominiums, strongly oppose the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156).**

While we recognize the importance of affordable housing, this proposal introduces significant drawbacks that would adversely impact our community.

### **Key Concerns:**

1. **Unreasonable Height:** The proposed 12-story height is excessive and disproportionate to the surrounding buildings, resulting in a structure that feels out of scale and visually dominant. It will fundamentally alter the character of our neighborhood and make the area feel congested and claustrophobic.
2. **Loss of Sunlight and Views:** The towering height of the proposed building would block natural sunlight and significantly reduce the scenic views that are essential to our quality of life.
3. **Parking and Traffic Issues:** No on-site parking would exacerbate the already strained parking situation and worsen traffic congestion on nearby roads, causing daily inconvenience to residents and visitors.
4. **Fire Safety Risks:** With the proposed structure built so close to existing buildings and no on-site parking, emergency access for fire response would be compromised. The lack of adequate spacing and infrastructure poses a serious risk to residents' safety.
5. **Impact on Neighborhood Character:** The mass and height of this structure would dominate the area, creating a less inviting and more congested environment, reducing the charm of Rockville Town Center. This openness would be replaced by a large concrete structure, diminishing property values and reducing community appeal.
6. **Noise and Pollution During Construction:** Construction activities will create excessive noise, air pollution, and debris, significantly affecting residents' health and daily lives, with potential long-term consequences.
7. **Elimination of Green and Retail Spaces:** The removal of retail and green spaces would reduce the vibrancy and usability of our neighborhood, making it less appealing and functional for residents and visitors.
8. **Privacy Concerns:** The proximity and height of the proposed building would significantly infringe on residents' privacy, with windows and balconies overlooking our homes and shared spaces. This intrusion would diminish the sense of security and comfort within our community.

**We urge the City of Rockville to prioritize the well-being of current residents and reject the current proposal in favor of a development that aligns with the needs and character of our neighborhood. Together, let us preserve the livability and vibrancy of Rockville Town Center.**

We respectfully ask the city to carefully consider the long-term impacts of this development and to prioritize decisions that protect our community's safety, quality of life, and neighborhood character. Your support in rejecting or revising this proposal is crucial to ensuring Rockville remains a desirable and sustainable place to live. We welcome the opportunity to collaborate with the City on alternative proposals that better align with our community's needs and character.

Please find attached the signatures of Victoria Condominium residents who support this petition.

*<Resident Signatures Attachments>*

# Petition

## Resident Signatures:

NAME	UNIT NUMBER	SIGNATURE
JESSE CHOU	809	A R
MEI C FAN	809	M Fan
Satvik Mishra	208	Satvik
Wanda Caporaletti	811	Wanda Cg
Natalia Vrotnikova	402 - 22	Natalia
Elliott Prose	402 - 22	Elliott
DONALD GOLD	607	Donald Gold
MAGDA ABDEL SAYED	606	Magda Abdel Sayed
DAVID BRETT	415 - 22	David L Brett
ANTOINETTE HEATHCOTE	710	Antoinette Heathcote
Neil Robb	908	Neil Robb
Lee Maust	401 - 22	Lee Maust
James Demma	22 - 405	James Demma
Jack Brown	103	Jack Brown
Hirel Poplacean	1008 - 24	Hirel Poplacean
Matt Thomas	801	Matt Thomas
LEAH THOMAS	801	Leah Thomas
Tien Chen	910	Tien Chen
Cindy Chen	910	Cynthia Chen
Amy Wanner	611	Amy Wanner
KEN STARK	1002	KEN STARK
Winnie Razon	911	Winnie Razon
Charles Kluepfel	412 - 24	Charles Kluepfel
JANICE CRUZ	911	Janice Cruz
DORIE NEWMAN	1010	Dorie Newman



**Resident Signatures:**

[illegible]

Resident Signatures:

NAME	UNIT NUMBER	SIGNATURE
Padam Singh	110	Padam Singh
Katrina Singh	110	Katrina Singh
Tanay Hardiker	308	Tanay Hardiker
NATALIA FEMINYTE	310	N. Feminyte
Eurwen Chang	203	Eurwen Chang
Vedat Olgac	205	V. Olgac
Aysen Olgac	205	Aysen Olgac
Carl Schreyer	211	Carl Schreyer
Josh Brown	103	Josh Brown
Shannon Hurley	106	Shannon Hurley
Ty Doylent	108	Ty Doylent
MARY NATHAN	105	Mary Nathan
Cheryl Boleau	202	Cheryl Boleau
Athene Fearholy	201	Athene Fearholy
Jeff Jeffrey Soyke	210	Jeff Jeffrey Soyke
Zay Zuij	303	Zay Zuij
Caitlin Pennington	182	Caitlin Pennington
Yizhen Zhang	502	Yizhen Zhang
Moscowi	503	Moscowi
Ned & Maria Hoang	505	Ned & Maria Hoang
Xu Ya Fan	403	Xu Ya Fan
Lisa Luchsinger	404	Lisa Luchsinger
Cristina DiPato	212	Cristina DiPato

**Resident Signatures:**

[illegible]



[illegible][illegible]



**From:** [Singh Padam](#)  
**To:** [cpds](#); [Shaun Ryan](#); [Mary Grace Sabol](#)  
**Subject:** Patio and Terrace Block Proposed Development at 41 Maryland Avenue (PAM2025-00156) – 12 Story Building  
**Date:** Monday, February 3, 2025 12:11:04 PM

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**WARNING - External email. Exercise caution.**

The City of Rockville Community Planning and Development Services,

I am writing as a resident of Victoria Condominiums to express the significant and direct impacts of the proposed affordable housing development at 41 Maryland Avenue (PAM2025-00156) facing directly to my patio unit. Without meaningful revisions, this project will negatively affect Victoria Condominium residents, particularly those whose units directly face the proposed building.

Attached are photos from my patio/terrace to illustrate the scale of this impact:

- **Pic 1 – My Patio.jpg**
- **Pic 2 – Building Against My Patio.jpg**
- **Pic 3 – Proposed Building Against Patio.jpg**
- **Pic 4 – Proposed Building 2.jpg**

As shown in the attachments, my patio will face a 12-story wall of windows positioned extremely close, with almost no space in between. This will eliminate privacy, block sunlight, and obstruct views, leaving my outdoor space and patio in permanent shade. The structure will overwhelm my unit, effectively boxing me in behind a towering wall and significantly reducing my property value. Every unit above me facing this proposed building will be directly affected in the same way.

While I support the need for affordable housing, this project appears to benefit only future residents—who have yet to move in—while disregarding the needs of current residents who have established their homes and families here. The well-being of Victoria Condominium residents is being overlooked in favor of developer profits and future tenants, with little regard for the daily lives of those families who will be directly impacted by this 12-story structure.

Furthermore, Rockville Town Center (RTC) already has numerous apartment buildings, many of which currently have vacant units, as shown on platforms like Zillow. This raises an important question: why is there a pressing need for yet another large, 12-story, 147-unit apartment complex that removes valuable open space and contributes to overbuilding with massive concrete structures?

To illustrate, I've attached photos of current rental and housing vacancies in RTC as of Feb 3, 2025:

- **Pic 5 – Zillow Rental Vacancies.jpg** - Approximately 76 rental units are vacant within RTC, with an additional 22 units available at the border of RTC, totaling 98 rental vacancies in the surrounding area.
- **Pic 6 – Zillow Sale Housing Vacancies.jpg** - Approximately 7 housing units are for sale within RTC, with an additional 8 units available at the border of RTC, totaling 15 housing vacancies in the surrounding area.

Many Victoria Condominium residents have signed a petition expressing these concerns, which was previously submitted. We respectfully ask that our voices not be ignored. We strongly urge the City to prioritize the well-being of current residents over the interests of developers. This proposal must be reevaluated with careful consideration of its long-term impact on the surrounding community.

I kindly request that this email, along with the attached pictures, be documented with confirmation and taken into consideration as part of your decision-making process.

I look forward to your thoughtful consideration of this issue.

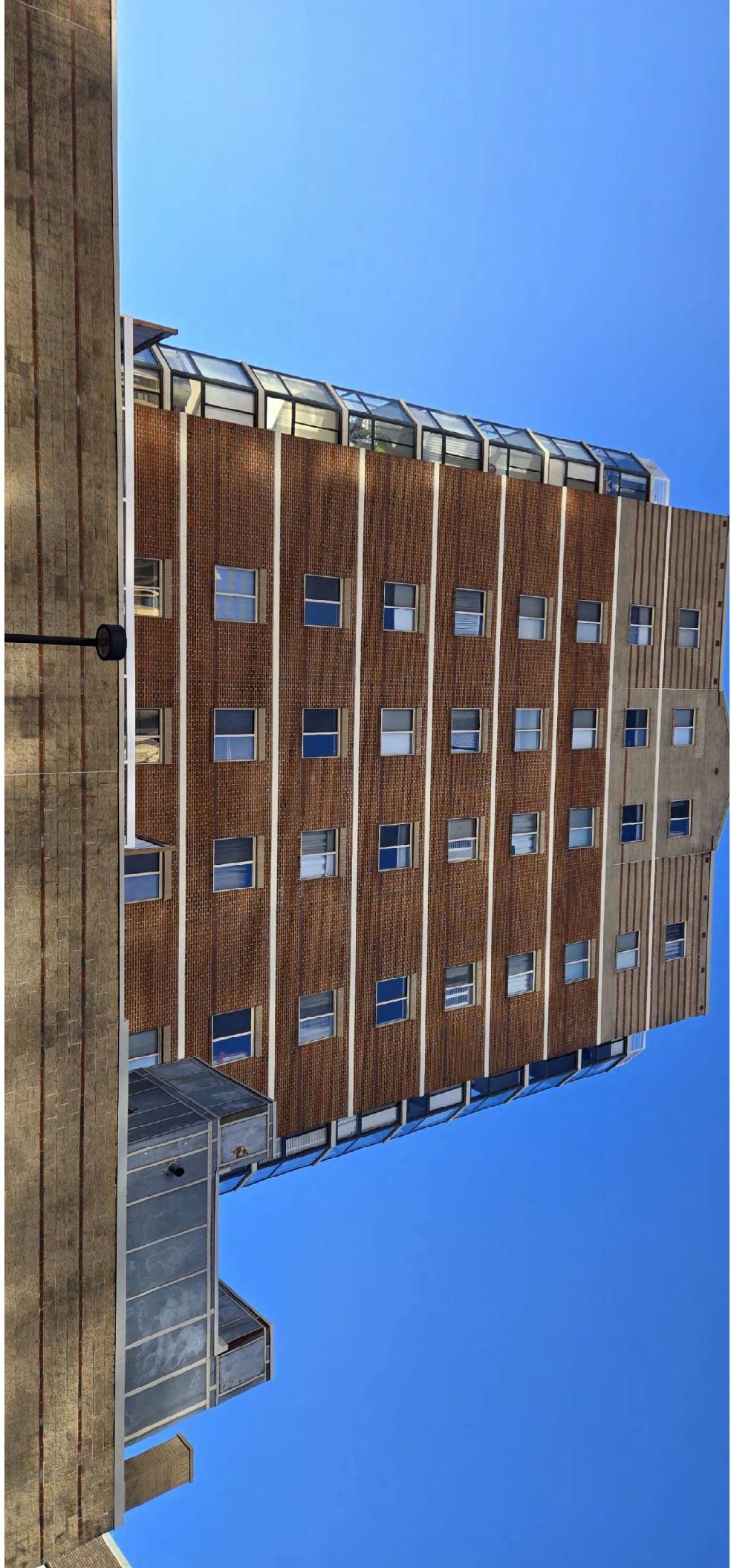
Sincerely,

Padam Singh  
Resident, Victoria Condominiums  
[padam23@yahoo.com](mailto:padam23@yahoo.com)









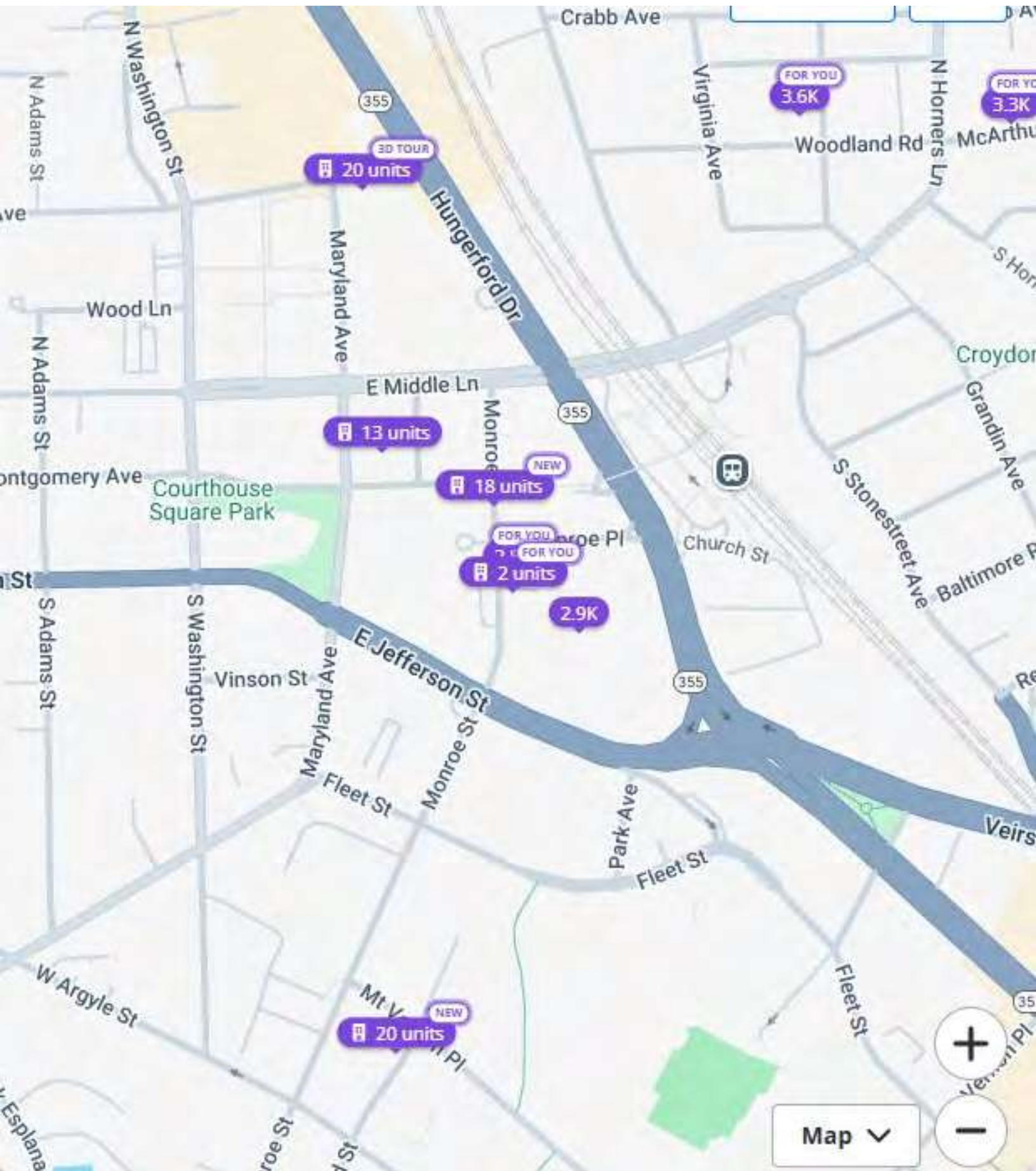


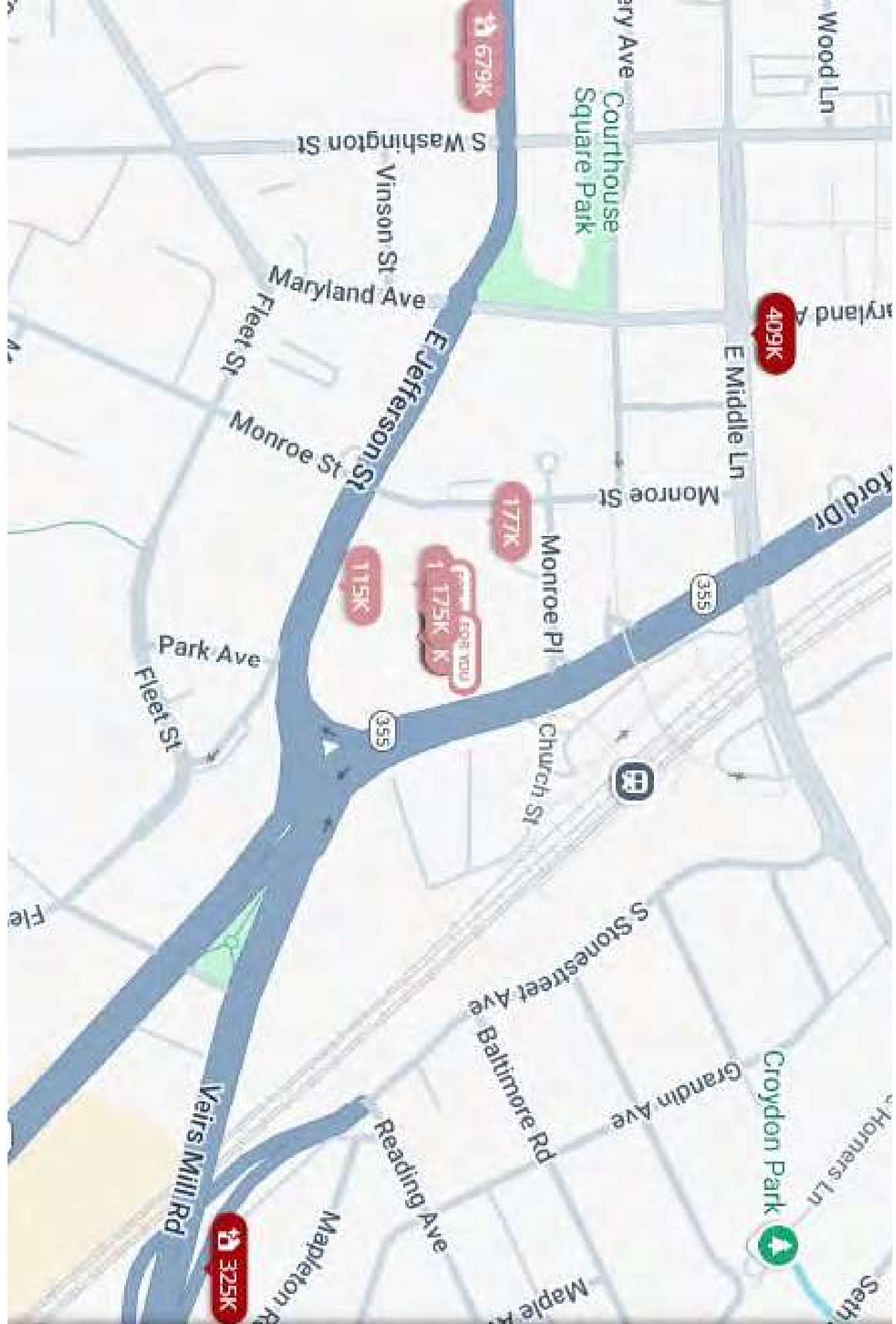












**From:** [Singh Padam](#)  
**To:** [cpds](#)  
**Subject:** Strong Concerns Regarding Proposed Development at 41 Maryland Avenue (PAM2025-00156) - 12 Story Building  
**Date:** Thursday, January 9, 2025 11:25:30 AM

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**WARNING - External email. Exercise caution.**

Re: City of Rockville's Community Planning and Development Services at  
[cpds@rockvillemd.gov](mailto:cpds@rockvillemd.gov) or 240-314-8200

Dear Community Planning and Development Services,

I am writing as a resident of Victoria Condominiums to express my strong opposition to the proposed affordable housing development at 41 Maryland Avenue (PAM2025-00156). While I support the goal of providing affordable housing, this particular proposal is deeply flawed and raises critical issues that will severely and negatively impact the neighboring community, especially our building.

Attached is a photo of our patio, which illustrates how this proposed 12-story structure would completely overwhelm our property. As you can see, there is already a large building close in front of us; this new building would create yet another wall in between. This project would box us in behind a massive wall, blocking sunlight and views, and casting our building in permanent shadow. We at Victoria Condominiums are shocked and dismayed that such a proposal is even being considered without apparent regard for the significant harm it will cause to nearby residents. By forgoing parking and retail, the developer prioritizes profit over community well-being, proposing to increase units from 117 to 147 and raising the height to 12 stories.

Key concerns include:

1. **Loss of Sunlight and Views**  
The proposed 12-story building will overshadow our building, cutting off sunlight and views that are vital to the quality of life for Victoria residents.
2. **Parking and Traffic Congestion**  
The complete lack of on-site parking in the proposal is unacceptable and will intensify the already strained parking situation in the area. It will lead to increased congestion, inconvenience for residents and visitors, and worsen traffic on small, already busy streets.
3. **Elimination of Retail and Green Space**  
The removal of first-floor retail and green spaces detracts from the vibrancy and livability of our neighborhood. These features were part of the original approved plan and should not be disregarded for the sake of additional units.
4. **Impact on Neighborhood Character**  
The mass and height of this development would fundamentally alter the character of our neighborhood, replacing open space with a stark, imposing concrete structure that diminishes property values and the sense of community.
5. **Noise and Pollution During and After Construction**  
The construction of this project would result in significant noise and pollution, with debris potentially falling onto our properties. This would directly and negatively impact the health and daily lives of residents.

6. Increased Fire Risk

Recent catastrophic wildfires in urban areas across the U.S., including California, have highlighted the dangers posed by high-density construction in tight spaces. The proposed proximity of this massive structure to our building could create significant fire safety risks. If a fire were to occur in either building, the close distance and lack of adequate spacing could hinder emergency response, evacuation efforts, and firefighting access, putting lives and property at risk. This risk is magnified by the lack of on-site parking, which would further complicate emergency vehicle access.

Many Victoria Condominium residents share these concerns, and we strongly urge the City to prioritize the well-being of current residents over the interests of developers. This proposal must be reevaluated with careful consideration of its long-term impact on the surrounding community.

I will attend the virtual pre-application meeting on January 21, 2025, and I look forward to seeing these concerns addressed during the discussion.

Thank you for your attention to this critical matter.

Sincerely,  
Padam Singh  
Resident, Victoria Condominiums  
padam23@yahoo.com

Hello Chris,

I hope this message finds you well. As a resident of Rockville for 22 years, I fully support the Rockville Master Plan to bring more housing, especially affordable housing to Rockville.

I am writing to follow up on the meetings with the project developer, held at The Victoria Condominium on 2/13/25 and online 1/21/25, about the proposed 41 Maryland Ave property. I truly appreciate the dialogue with the Developer and the City of Rockville.

However, it's clear from these discussions that the concerns raised—particularly by residents whose balconies and windows directly face the proposed project—have not been sufficiently addressed. Despite bringing up the potential effects on our privacy, views, and overall living conditions, these concerns don't seem to have been given much consideration in the current plans.

Despite bringing these concerns up at the 1/21 meeting, there does not appear to be any changes to the project in the current plans. In fact, in the 2/13 meeting two items were mentioned at that meeting that were not mentioned at the previous meeting: that the proposed development property boundary line would be touching The Victoria condo property boundary line and there would be balconies overlooking The Victoria.

I cannot overstate the adverse effects having balconies literally a few feet from our balconies have, not just to Victoria residents, but also to residents of 41 Maryland Ave.

I am especially concerned about the 1st floor Victoria resident who has an outdoor patio that touches the property line. I'm afraid someone can quite literally jump down from their balcony at 41 Maryland onto this terrace.

I believe there are adjustments to the project to mitigate these issues and lessen the impact on Victoria condo residents:

- Remove the proposed balconies from the side that faces The Victoria.
- Back-set the units that overlook The Victoria.
- Development of an outdoor terrace.
- A mural or other creative way to minimize the impact of looking at a brick wall or into another person's apartment or balcony.

I have attached photos to this letter at the bottom to illustrate some of my ideas.

As residents, we hope that our perspectives can be acknowledged and that efforts will be made to mitigate the negative effects of this development on our daily lives. We respectfully urge the Rockville Government to support the residents by requesting the developer to reassess certain aspects of the project that will impact those of us in the affected units



We look forward to hearing how the developer plans to address these concerns and would appreciate an update on any actions being taken.

Sincerely

Paula Hubble

24 Courthouse Square, #309

Rockville, MD

20850

240-447-3883

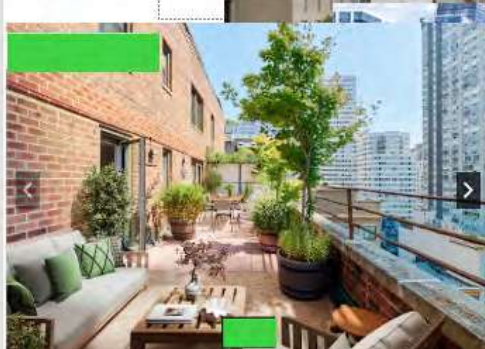
[paulahubble@gmail.com](mailto:paulahubble@gmail.com)

Attachment

## Creative Ways to make the proposed apartments visually more appealing, to the Victoria Condo Residents



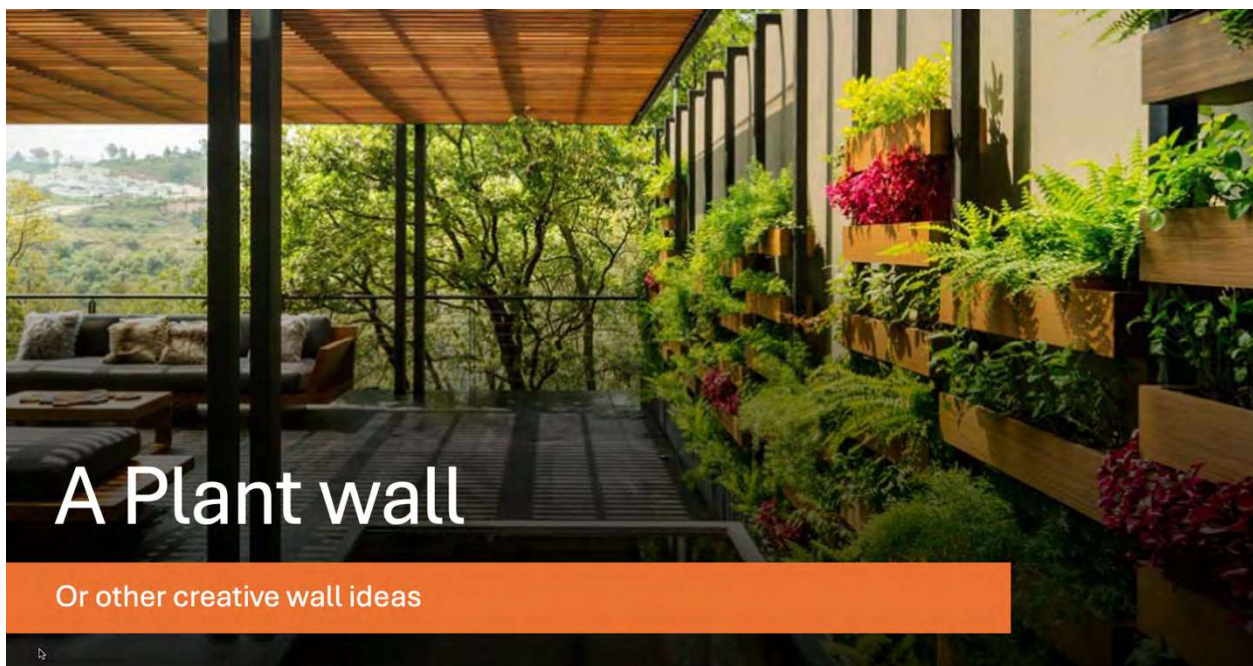
Urban Recessed Terrace Concepts







Commission a Mural



A Plant wall

Or other creative wall ideas



Outdoor-Rooftop  
Terrace

## Victoria Condo Concerns



The yellow outline is where The Victoria condo is.

We need to see an accurate depiction of how far the proposed property is to the Victoria.

Will tenants from the proposed apartments, look directly in our window



## View from outdoor terrace

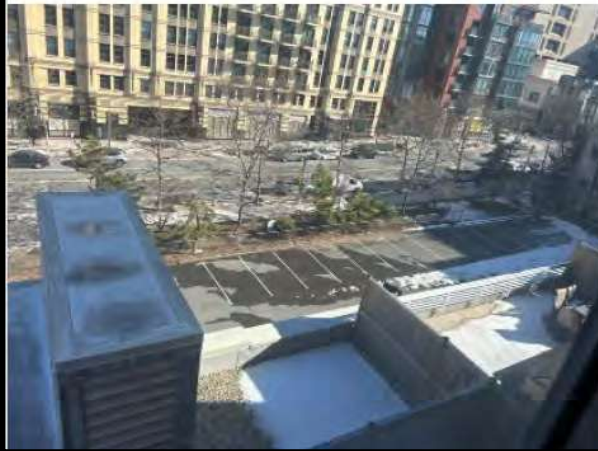
the white fence  
is how far from  
the proposed  
property?



Will tenants  
from the  
proposed  
property be able  
to jump from  
their apartments  
onto this  
terrace?

Will the  
residents of this  
terrace look at a  
brick wall?

View from my window to outdoor  
terrace below. You can see the  
terrace goes all the way to where  
the white fence is.



**From:** [Rahima](#)  
**To:** [cpds](#)  
**Subject:** Strong Concerns Regarding Proposed Development at 41 Maryland Avenue (PAM2025-00156) – 12 Story Building  
**Date:** Wednesday, January 15, 2025 4:43:18 PM

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**WARNING - External email. Exercise caution.**

Dear Members of the Rockville Community Planning Team,

I am writing as an owner of a unit in Victoria Condominiums in which my aging mother resides, to express my strong opposition to the proposed affordable housing development at 41 Maryland Avenue (PAM2025-00156). I highly support the goal of providing affordable housing, however this specific proposal is missing aspects critical for the success of affordable housing goals and raises key concerns that will negatively impact not only the Victoria Condominiums, but the community as a whole. I kindly ask that these concerns below be adequately considered.

**1. Social Inequities Due To Lack of Parking In The Proposal**

- Affordable housing should be promoting economic mobility, supporting workforce housing, and advancing equity and inclusion. Creating 147 unit structure in such a small space without parking would perpetuate social inequities to future tenants of this proposed development in comparison to all their neighbors in the area who all generally have access to their own parking. Though it would be labeled as ‘affordable housing’, in reality, it would be limiting tenant’s access to only certain jobs/places to go and/or creating additional economic hardship by causing tenants to have to pay for off-site parking and adding to their expenses. Ultimately, the current project as is would be prioritizing developer’s profit at the cost of those the project should be servicing.

**2. Neighborhood Parking Challenges and Excessive Traffic**

- Lack of parking in the new development would also increase demand for existing limited public parking and lead to congestion and tension among neighbors/guests/shoppers.
- The elimination of existing parking spaces in the proposal to create this massive structure ignores the already strained parking situation in the area. Increased traffic congestion in small streets near the town center will worsen daily commutes and impact visitors.

**3. Unreasonable Height/Scale & Unclear Impact To Victoria Condominium Facade and Structure**

- The height of the proposed 12-story structure is excessive for the limited space available. Positioned so close to the Victoria condominium, this building would essentially wall in our property, cutting off sunlight and creating a feeling of confinement.
- It is generally known that constructing a new large building at a very close proximity to an existing one especially if the new building is larger, could result in structural and façade-related issues in the existing building. The proposed 12-story structure is proposed to be directly adjacent to Victoria Condominium which is only 10 resident-story structure. Structural/façade risks may be at worst case safety related or at best case cause damage that would create financial hardship to owners/residents. There has been no

communication on what is being done to mitigate these potential key risks and what studies/risk assessments support the conclusions:

- Excavation for the new building's foundation causing disturbance in soil and causing settlement/shifting causing cracks in Victoria Condominium's structure.
- Vibrations caused from construction damaging structural integrity of Victoria Condominium
- Stability concerns for Victoria Condominium due to the proposed structure's large weight altering surrounding soil and causing localized settling.
- Damage to Victoria Condominium's façade caused by dust and debris during extreme proximity construction
- Façade degradation due to increased moisture and impeded drainage because of close proximity

**4. Fire and Safety Concerns**

- Fires in high-density urban areas are becoming increasingly common, as seen with recent events in California. A building of this size, with minimal spacing from existing structures, heightens the risk of fires spreading quickly. Additionally, the lack of on-site parking raises concerns about emergency response access.

**5. Health Risks During Construction**

- Construction of such a large building in such close proximity to residential units will bring dust, debris, and air pollution, potentially affecting the health of residents, especially the most vulnerable (seniors OR those with respiratory issues).

**6. Lack of Transparency & Community Engagement**

- I was unaware of this project and have only heard of it from another resident. Clearer communication and broader community engagement are necessary for a project of this magnitude.

I urge the Community Planning Department to thoroughly evaluate this proposal with concerns I've raised, considering its long-term impact on current and any future residents.

Thank you for taking the time to review my concerns.

Sincerely,

Rahima Mohamed

**From:** [Sally Sarah Duffy](#)  
**To:** [Christopher Davis](#)  
**Subject:** 41-44 Maryland Avenue, PAM 2025-00156  
**Date:** Wednesday, January 29, 2025 5:49:34 PM

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**WARNING - External email. Exercise caution.**

Dear Mr. Davis,

I attended the pre-application area meeting for the proposed Monument at Rockville Station project and reviewed the related documents.

I fully comprehend the necessity of such a project and concur that Rockville Town Center has much to offer the intended residents. However, I do have some reservations about the proposed plans. My primary concern, as I mentioned during the meeting, is the plan to provide no on-site parking for the residents of or visitors to the building.

I appreciate that there will be an effort to explore alternative parking options for residents who desire it, albeit at an additional cost. Nevertheless, I believe the City should insist on the developer presenting a comprehensive and guaranteed plan. For instance, while there may be ample parking now, what about when the storefronts fill up as anticipated? I recall instances when parking in Rockville Town Square was extremely challenging, deterring people from visiting. Even during the week, finding street parking is difficult, and double parking has become increasingly prevalent.

While I acknowledge that many residents may not require cars, some will have them. Without a responsible and realistic plan to accommodate them, they may resort to illegal parking on other properties, such as the Victoria's Plaza. Although we have authorized towing and installed appropriate signage, we still encounter issues with illegal parking on the Plaza. Notably, a request to install a parking gate several years ago was denied by the City due to concerns about cars backing onto Courthouse Square.

Another concern I have about the 41 Maryland Avenue plan, as currently proposed, is the lack of parking for visitors, workers servicing the building, and delivery vans. This could lead to increased congestion at the already busy intersection where the new building will have a front door.

Furthermore, the proposed loading dock design seems to require drivers to back out onto the street, which could further exacerbate traffic congestion.

In my opinion, it would be irresponsible for the City to approve a building with no accommodations for residents' and visitors' cars and limited parking for trucks associated with the project. This would impose unreasonable costs on both the proposed residents and the surrounding neighborhood.

Sure, we have good public transportation options in Rockville, but this is still a mostly suburban area. Buses cover many routes, but they come relatively infrequently, which can be frustrating when you miss one. Some routes don't even run on weekends. The Metro is great, but it's likely to be crowded during commuting times, especially as Federal workers return to the office after the widespread adoption of work-from-home. This could mean residents have to wait for multiple trains to pass before they can get on, as used to happen before.

Thank you for the opportunity to share my concerns, and I look forward to hearing how they may be addressed as the development approval process progresses.

Sincerely,

Sarah Duffy  
22 Courthouse Square 503  
Rockville, MD



**From:** [Bill Loewy](#)  
**To:** [Christopher Davis](#)  
**Subject:** Momentum at Rockville Station lack of Parking  
**Date:** Monday, January 6, 2025 2:56:38 PM

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**WARNING - External email. Exercise caution.**

Good Day,

We live in the Americana Centre.

While we are all for more affordable housing in Rockville and rode the Metro to work almost every day for 30 years, we cannot understand how this project has no parking. Parking in Rockville is a nightmare already and this project will bring hundreds more cars.

Please build more affordable housing but build it with enough parking. I am aware that the developers don't like parking as it does not make revenue but they don't like here.

We need more parking, not less.

William & Lynne Loewy  
4 Monroe St #903  
Rockville MD 20850