

November 17, 2024

Dear Ms. Harris,

It was a pleasure to meet you (virtually) at the Development Review Committee meeting for 622 Hungerford Drive on November 9. I had a previous commitment and, unfortunately, was unable to attend the pre-application meeting on September 26, 2023. As you know, I live in College Square so I will be close neighbors with residents of the proposed development. I have lived in College Square for over 30 years, long enough to pay off my mortgage, and appreciate the amenities of living in Town Center. I intend to stay and nice new neighbors is an attractive proposition to me.

However, the proposed plan does not meet the luxury home standard for which Toll Brothers is known. Rather, densely placed townhouses on a small lot evokes Levittown. Has the developer considered building higher to reduce the footprint of the building and beautify the lot? I could imagine taller buildings framed by trees, plants and flowers in front. Such landscaping would stand out along this section of MD355 and would attract potential residents to come see the development and want to live there. Currently, the area is a transportation corridor; the new development at 622 Hungerford could demonstrate attractively landscaped sidewalks and bike lanes.

The higher the building and smaller the footprint, the more greenspace would be available for landscaping and the more desirable and enticing the properties would be. Rockville and most of the DC Metro area is known for beautiful gardens and Toll Brothers is known for building beautiful properties in scenic, green locations. Why not rethink this development to create an enticing Toll Brothers neighborhood along Hungerford? It would be precedent-setting for this section of Hungerford and would introduce Rockville to Toll Brothers in a much more positive light than would the current proposal.

Since the development is on MD355 in the Town Center Planning area and less than 1 mile from the Rockville Metro Station, the city may be open to higher buildings in this location.

Thanks for your consideration.

Sincerely,

Nancy Breen, PhD Economist  
713 Ivy League Lane  
Rockville, MD 20850

**From:** [nancy.breen@yahoo.com](mailto:nancy.breen@yahoo.com)  
**To:** [Christopher Davis](#)  
**Cc:** [Tyree Dodson](#)  
**Subject:** FW: 622 Hungerford Drive Pre-proposal  
**Date:** Sunday, October 29, 2023 9:07:26 PM

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

Good day Mr. Davis,

On Wednesday, I visited City Hall to learn more about the plan to build on 622 Hungerford Drive. I live at 713 Ivy League Lane, which abuts the 2-acre property where the new development is proposed. Your colleague, Tyree Dodson, referred me to you as the Rockville city planner assigned to this proposal.

Washington Square's Attorney Patricia Harris held a pre-proposal meeting, which I was unable to attend due to a prior engagement. Two board members of College Square (Ivy League Lane) did attend and they shared their concerns at the College Square Board meeting – which I attended; the board agreed that their concerns would be shared directly with Ms Harris. I agree with their concerns.

My own concerns are broader than those of the board. Because my concerns are fundamental to the design of the new development, I would like to share them with you as early as possible in the development process for the city's and the developer's consideration. As you know, the current plan is to build 48 units: 2 over 2 townhouse units with 2 garage and 2 parking pad spaces for each unit ([PSP-00 Cover Sheet \(rockvillemd.gov\)](#)). It is unclear to me whether the 48 units would house 48 households or 96 households. For that reason, I phoned you on Friday (10/27) and asked you to call me back on Monday (10/28) or Tuesday (10/29). I left my landline number (301 279 0681); however, I will be travelling on Monday, so please call me on my cell (**301 520 7112**).

My concern is with the overall design of the project.

The site is less than 1 mile from the Rockville Metro Station and directly abuts MD 355. These features and its location in a mixed-use neighborhood commercial (MXNC) zoning area give the developers a lot of flexibility. Are there limits? The current plan called for townhouse units covering the entire property with very little greenspace. Why not build a tall apartment building with the same or even more units and use the rest of the land for greenspace: trees, gardens, and lawns come to mind. This would be a more efficient, environmental and attractive use of the land than crowding 48 townhouse units on this 2-acre plot with very little greenspace.

Another issue that concerns me is egress. Egress from Washington Street to the property, as it appears on the plan ([PSP-00 Cover Sheet \(rockvillemd.gov\)](#)), would be a safety hazard. Egress from MD 355, which is the current egress to the property, would enable access to the property only by southbound traffic. Northbound traffic would need to make a U-turn to enter the property.

Finally, in addition to being a resident at College Square, I chair the Rockville Bicycle Advisory Committee. Wide sidewalks and bike lanes consistent with the Rockville Pike Plan are not apparent in the current plan for Washington Square. The sidewalk just north of Ivy League Lane at the Carver Center/School Board is wide and – at a minimum – the sidewalk for the Washington Square development should be equally wide.

From the Rockville website ([622 Hungerford Drive | Rockville, MD - Official Website \(rockvillemd.gov\)](https://www.rockvillemd.gov)), I understand that the next interaction with the developer will be a virtual meeting on November 9 at 11am. Please confirm and let me know whether residents can participate or simply observe.

Development Review Committee Meeting 11/9/2023 Meeting Scheduled for 11:00 AM

[Join the virtual meeting](#)

Meeting Number: 2633 013 0220

Meeting Password: jNVTqrYb872

Join by Phone: +1-408-418-9388 United States Toll

Thanks for your consideration. I look forward to hearing from you and learning more about the November 9 Development Review meeting.

Sincerely,

Nancy

Nancy Breen, PhD (she/her)

Economist

Resident, 713 Ivy League Lane (College Square)

Chair, Rockville Bicycle Advisory Committee

[Rockville Bicycle Advisory Committee | Rockville, MD - Official Website \(rockvillemd.gov\)](https://www.rockvillemd.gov)

**From:** [Roselie Bright](#)  
**To:** [jdriscoll@tollbrothers.com](mailto:jdriscoll@tollbrothers.com)  
**Cc:** [Christopher Davis](#)  
**Subject:** 622 Hungerford Dr. Case #STP2024-00490  
**Date:** Thursday, June 13, 2024 2:07:54 PM

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

Hi Mr. Jeffrey S. Driscoll, VP, Toll Mid-Atlantic LP Company, Inc.,

I was unable to attend the hearing on Jun 11, 2024, so I apologize if these questions and points were already mentioned there. I'm a resident near the site who is very concerned about the impacts of the climate crisis on my area and the world. I recognize that my comments have nothing to do with permitting law; they are offered in the spirit of being a good neighbor.

1. I applaud conversion of office space to residential space in the current market.
2. I applaud building moderate housing near public transportation.
3. What is the reason for demolishing the existing buildings, rather than converting them?
4. If the existing site will be completely redeveloped, I believe it makes sense to make it as green as reasonably possible, by doing the following:
  - a. Don't install oil or natural gas burning furnaces or appliances. Both emit unnecessary levels of air pollution and pose unnecessary risks of fire or explosions. Existing gas lines should be capped at the street. There should never be any new projects that use either one.
  - b. Installing geothermal wells is much easier on an undeveloped than a developed site. Geothermal has great advantages for efficient air conditioning, which will become increasingly important as summers get hotter. It is also efficient during the winter. The associated air cooling/heating equipment can be readily installed in each unit's interior utility area, and don't have to be outside making noise. Operating power can be entirely supplied by solar panels.
  - c. Installing solar panels can make a lot of sense when the architecture plans are designed to optimize their use. The buildings and roofs can be angled to take the best advantage of the sun. Solar panel canopies can be installed on the south-facing walls. Solar panels can be used to shade parking spaces.
  - d. Installing the infrastructure to enable residents to easily install electric vehicle chargers at their parking areas.
  - e. Solar panel canopies over common visitor parking spaces can be used to power community lighting, stored in batteries, and sold back to the utility, to help pay for maintenance of common areas.
  - f. In addition to reducing ongoing utility bills, solar and geothermal energy generation qualify for energy credits.

g. Exterior colors and materials that reflect heat should be used.

h. Investigating whether there are other green design options to consider.

Please consider that your initial investments into making this site more energy efficient will be a big draw for buyers and renters. It will also place Toll Mid-Atlantic in the vanguard and be good for public relations.

Sincerely,

Roselie A. Bright, Sc.D. (Doctor of Science in Epidemiology, with an emphasis on Environmental Health)

CC: Case Planner Chris Davis, Senior Planner, Community Planning & Development Services, City of Rockville, MD

**From:** [sailpink \(null\)](#)  
**To:** [Christopher Davis](#)  
**Cc:** [Alena Proctor](#)  
**Subject:** College Square concerns 622 Hungerford Dr. project  
**Date:** Thursday, June 6, 2024 5:13:22 PM

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WARNING - External email. Exercise caution.

Hi Chris,

Thank you for taking the time to hear our community concerns today. Here r ones we discussed:

1. Storm water management concerns-Our community spent around \$30,000 in 2020 to correct major drainage issue along fence that currently borders Washington Square project. We do not want our successful efforts to correct drainage negatively impacted during construction.
2. Toll Brothers have indicated they intend to replace the fence between the 2 properties along Ivy League Lane (our private street). We want NO access in the fence between the 2 properties. Ivy League Lane is our private access road so technically an access would be trespassing.
3. Trees-I know Shayda from Dept of Forestry forwarded u my concerns about Toll Bros proposed trees along their side of fence. The London Plane trees are not MD native trees & their canopy eventually will expand to interfere with growth of arborvitae & skip laurels we have planted there. In addition they drop fruit which would make a mess on cars that park along there-Ivy League is the overflow parking for r community. City of Rockville has always insisted we plant native trees.
4. We would appreciate more transparent communication between Toll Brothers & r community as project progresses-especially with regards to hours of construction & start date of project. We would like to have a contact person from Toll Brothers (not just their attorney) to address concerns that arise as project progresses.

As u know from r conversation, my husband & I will be out of country till June 25 so we will not be able to attend either June meeting. My contact is below & my husband. I'm also including our property manager's e-mail as another key person of contact.

Mr. Weilin Chang will attend June 11 meeting. He is a resident & board member.

We have resided in College Square for 40 years & hope to continue to do so. We hope we can work with the City of Rockville & Toll Brothers to minimize impact on r community.

Here are contact people for our community:

Property Manager: Alena Proctor  
[aproctor@arabisrealty.com](mailto:aproctor@arabisrealty.com)

Jim Keough (my husband)[jimkeough@aol.com](mailto:jimkeough@aol.com)

Sincerely,  
Sheri Hite-Keough  
[sailpink@aol.com](mailto:sailpink@aol.com)  
Owner/Board Member  
College Square Condominiums  
823 Ivy League Lane  
Rockville MD 20850

Sent from my iPhone

**From:** [Harris, Patricia A.](#)  
**To:** [John Foreman](#); [Christopher Davis](#)  
**Subject:** FW: 622 Hungerford Drive development  
**Date:** Thursday, June 6, 2024 2:52:16 PM

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FYI – for your records.

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**Patricia A. Harris**, Attorney  
Lerch, Early & Brewer, Chtd. rising to every challenge for over 70 years  
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**From:** Chris Moldes <[cdmoldes@gmail.com](mailto:cdmoldes@gmail.com)>  
**Sent:** Wednesday, June 5, 2024 8:59 PM  
**To:** Harris, Patricia A. <[paharris@lerchearly.com](mailto:paharris@lerchearly.com)>  
**Subject:** 622 Hungerford Drive development

Good evening,

I'm a condo owner at 501 Hungerford Drive #349, and I just received the notice if the post-application meeting on June 11th. I won't be able to attend, but I wanted to voice my support - any additional housing is good in my book.

Best,

Chris

**From:** [sailpink@aol.com](mailto:sailpink@aol.com)  
**To:** [Shayda Musavi](#)  
**Cc:** [Alena Marie Proctor](#); [Christopher Davis](#)  
**Subject:** Landscape Plan 622 Hungerford Drive-Washington Square  
**Date:** Thursday, May 23, 2024 7:06:08 PM

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

Good evening Shayda,

My name is Sheri Keough and I am an owner and board member of the College Square Condominium Association. I am also the chair of our landscaping committee and have worked with the City of Rockville on tree planting in our neighborhood. I have reviewed the April 2024 Site Plan for 622 Hungerford Drive posted on the City of Rockville website and have a number of concerns related to the landscaping plan along the adjoining property line on western side of Washing Square project and Ivy League Lane-the access road into our community. In working with City of Rockville Forestry Department, our community has always had to submit a tree plan and have been advised that trees native to Maryland should be planted.

My concerns regarding the landscaping plan in the Washington Square Landscaping plan that could impact the 16 arborvitae and row of skip laurels we planted there in 2020 at great expense are listed below. In the four years since, the arborvitae and skips have grown significantly in height and with providing both the desired screening and curb appeal to our community.

I object to the 10 trees (6 London Plane Trees and 4 Sour Gum trees) that are to be planted so close to the fence that will in time encroach over our property line and the 16 arborvitae planted on our side of the fence. The Landscape Plan clearly shows this encroachment which could be as much as 25 feet as the canopy of London Plane trees can be 60-75 foot wide at maturity. Approximately 25 foot of the tree canopy would overhang the existing arborvitae, skip laurels, our private access road (Ivy League Lane) and cars parked along the east side of the access road. (Note-The 16 arborvitae were left off this Landscaping Plan even though the Skip Laurels further from the property line were shown.) The London Plane trees are non -Native Maryland trees and produce messy fruit that would litter our property and cars parked along the private road. Likewise, the sour gum trees drop fruit that would have the same impact.

I would appreciate any input or thoughts you have on this situation-specifically on the proposed selection of trees. I am more than happy to work with the City or a representative from Toll Brothers to select trees in that area that will be mutually acceptable to both parties.

Thank you in advance for your attention to our concerns,  
Sheri Hite-Keough  
823 Ivy League Lane



Rockville MD 20850