

**Comprehensive Map Amendment
Digest of Public Commentary
February 11, 2026**

Comments Regarding the Comprehensive Map Amendment

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15100 Interlachen Drive
Apt 425
Silver Spring, MD 20906

April 11, 2025

Dear Councilmember Myles,

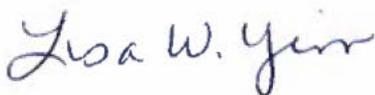
As a member of Jerusalem-Mt. Pleasant (JMP) United Methodist Church congregation, I am requesting that our zoning for the two Beall Avenue properties remain MXT instead of being rezoned to R-60. In addition, I am requesting that the Wood Lane properties remain MXT instead of being rezoned to RO.

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

Routed To:
 Council
 City Clerk
 City Manager

Morgan 9
 City Attorney
 Council Support Specialist
 Other *RICK BARKER*
RECEIVED *JIM WASILAK*
KATIE GEORGE

APR 15 2025

CITY CLERK'S OFFICE

RECEIVED

APR 15 2025

CITY CLERK'S OFFICE

April 12, 2025

Dear Mayor Ashton,

Routed To:

Council

City Clerk

City Manager

Mayor

City Attorney

Council Support Specialist

Other RICK BARKER

JIM WASILAK

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

*AATIE
GEBBS*

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

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

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

Thank you in advance for your consideration.

Sincerely,



Karlton Jackson

Judy Penny

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

WARNING - External email. Exercise caution.

Dear City Council Members & Planning Department

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

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

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

Jeanne Paderofsky
1194 Potomac Valley Rd, Rockville, MD 20850

Holly Simmons

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

FYI

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

WARNING - External email. Exercise caution.

Mayor and Council;

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

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

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

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

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

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

Regards,
William Meyer

Judy Penny

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

WARNING - External email. Exercise caution.

Thank you.

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

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

1. **City of Rockville**

111 Maryland Avenue
Rockville, MD 20850

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

Dear City Council Members & Planning Department

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

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

Thank You

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

[REDACTED]

Judy Penny

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

WARNING - External email. Exercise caution.

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

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

Mayor and Council;

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

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

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

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

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

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

Regards,
William Meyer

Judy Penny

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

WARNING - External email. Exercise caution.

Dear Mayor and Council,

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

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

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

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

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

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

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

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

I respectfully urge you to oppose this rezoning.

--

With every good wish,

Susan R. Hoffmann

Judy Penny

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

WARNING - External email. Exercise caution.

Mayor and Council

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

Mark Wetterhahn
2 Don Mills Court

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

May 4, 2025

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

Via Electronic Distribution

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

Mayor and Council members;

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Mark J. Wetterhahn", written in a cursive style.

Mark J. Wetterhahn.

Judy Penny

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

WARNING - External email. Exercise caution.

Dear Mayor and Council,

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

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

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

...

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

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

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

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

very little cost for avoiding us entirely.

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

--

Michael S. Dutka
713 Shetland Street
Rockville Md 20851

Market Rent Per Unit & Y/Y Rent Growth

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



Overview of Rental Housing in Montgomery County, MD

Holly Simmons

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

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Hello,

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

Jackie Kohn

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

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

Good Evening Mayor Ashton,

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

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

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

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

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

Sincerely,

Zachary and Jacqueline Kohn

Holly Simmons

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

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

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

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

Thank you.

Kyle Browning
503 New Mark Esplanade, Rockville, MD 20850

Patricia A. Harris, Esq.


July 24, 2025

Via Electronic Mail

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

Re: Rollins Park – Zoning Classification

Dear Mayor Ashton and Members of the Council:

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

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

I. Background

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

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

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

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

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

II. Considerations for Increased Density and Height

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

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

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

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

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

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

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

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

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

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

III. Conclusion

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

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

Thank you for your consideration of this matter.

Sincerely,

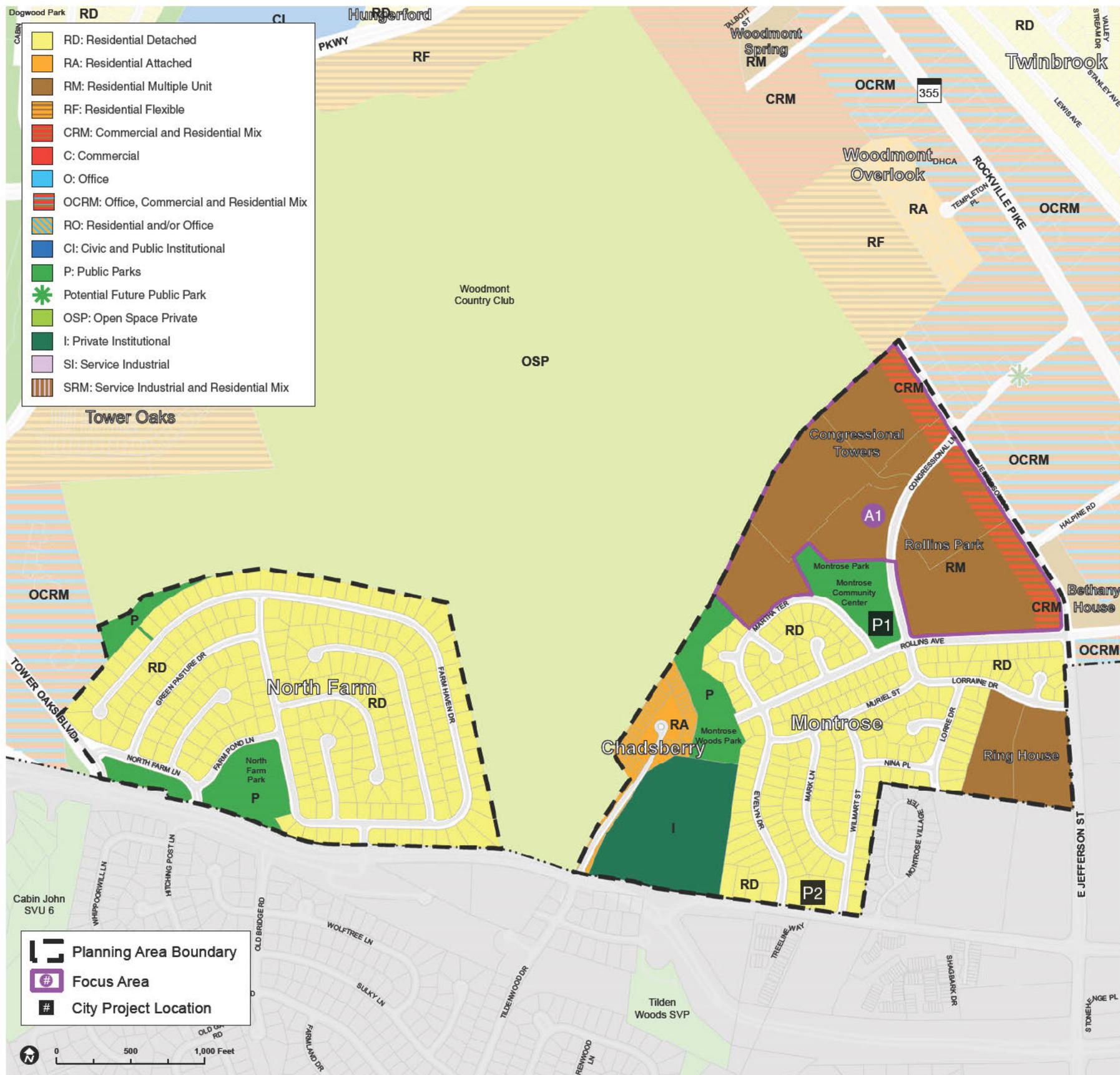


Patricia A. Harris

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

Encl.

Figure 67: Land Use Policy Map of Planning Area 10



Holly Simmons

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

WARNING - External email. Exercise caution.

Dear Zoning people

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

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

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

However, earlier in this document it is stated:

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

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

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

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

Sincerely
Anne Lucas
1606 Gruenther Ave

July 31, 2025

VIA Email

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

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

Dear Mr. Wasilak:

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

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

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

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

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

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

Very truly yours,

Matthew Gordon

Matthew Gordon

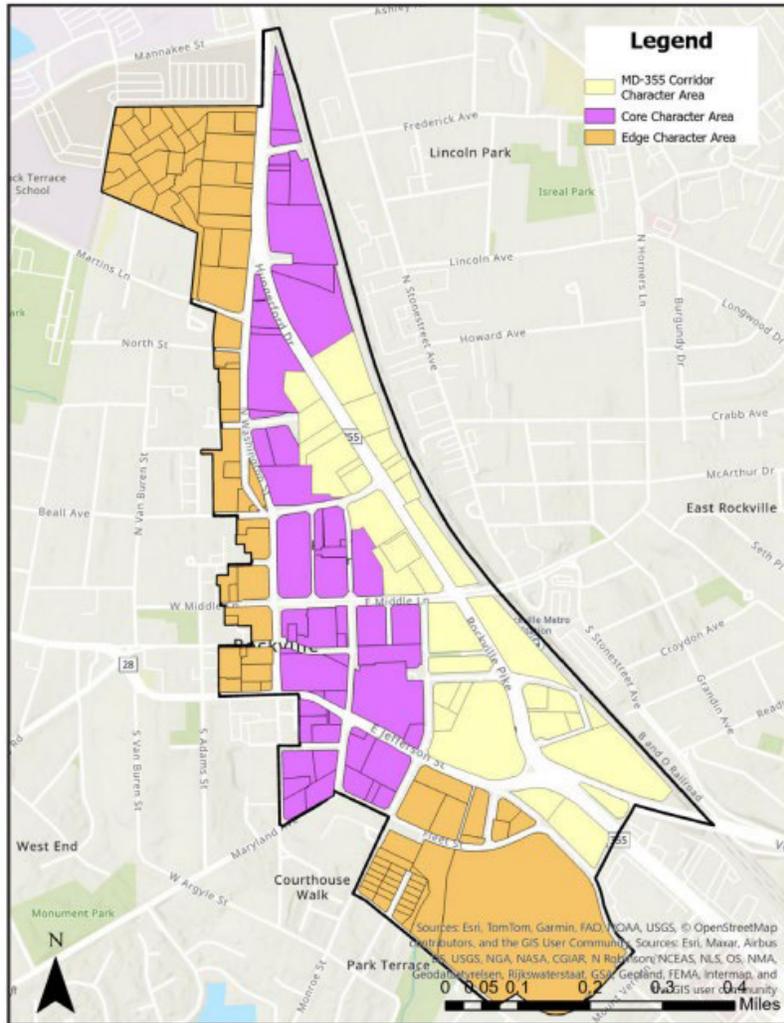
cc: Ms. Holly Simmons
Mr. Alex Forbes
Mr. David Sullivan

Exhibit "A"
1488 Rockville Pike Aerial & Vicinity



Exhibit "B"

Map 19: Town Center Character Areas



Holly Simmons

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

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Mr. Wasilak and Zoning Division Staff,

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

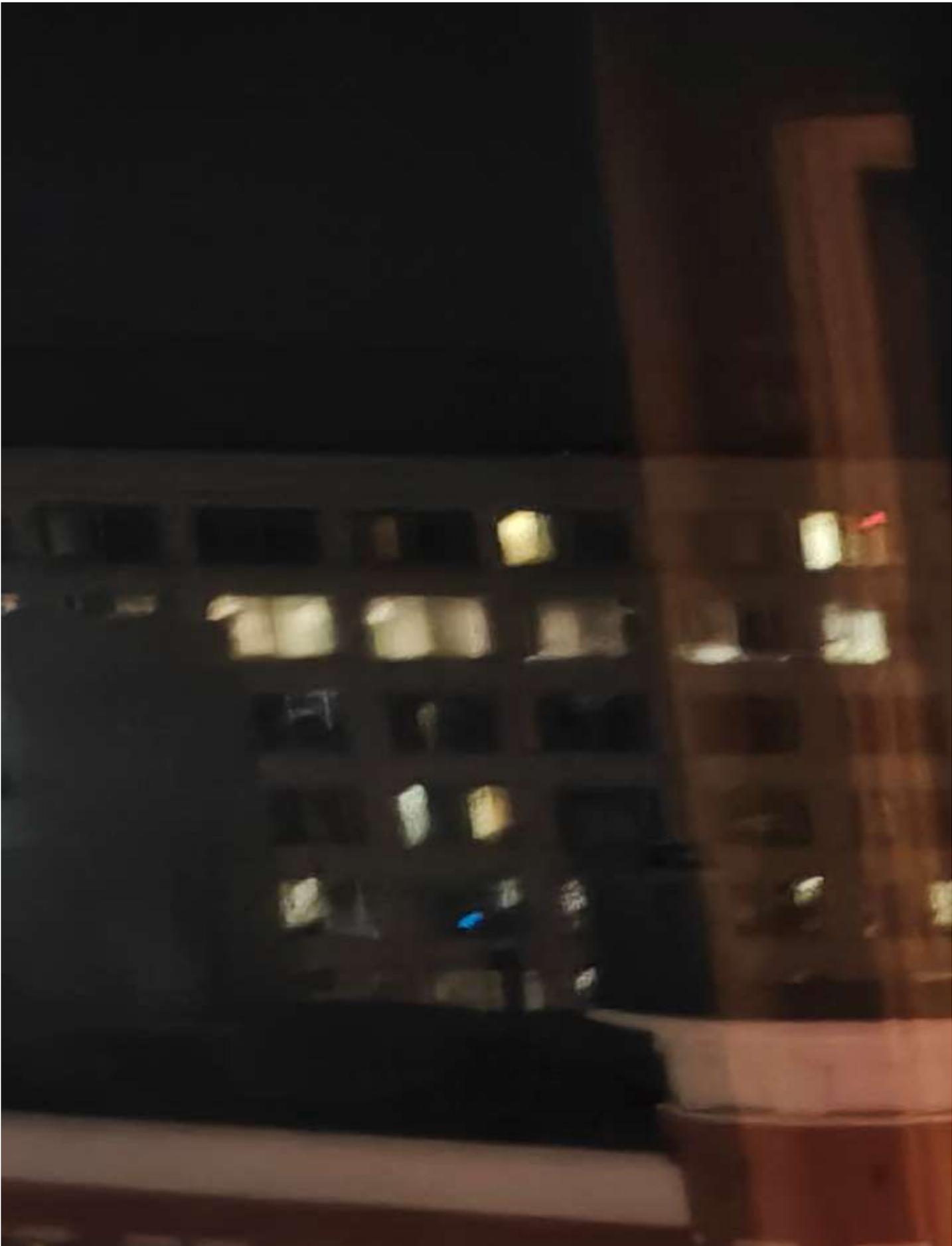
1. Why Rezoning Is Not in the Best Interest of Victoria or Town Center?

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

2. Fire Safety Risk:

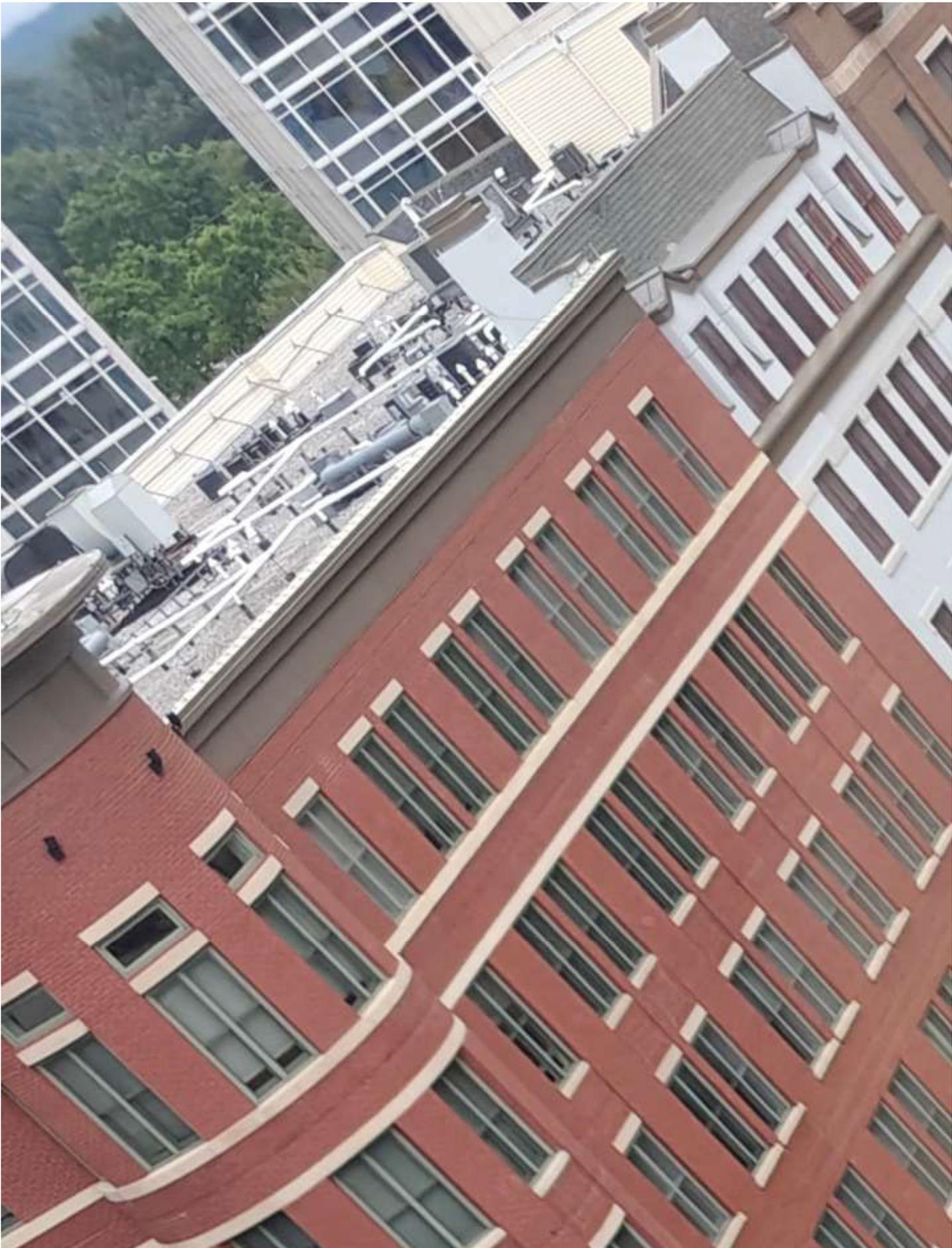
Fire incident at the Cambria Hotel Rockville, located across from the Victoria Condominium on April 12, 2025, which more than 10 fire trucks were required to control a nearby emergency, which serves as a warning. Duball 3 would be built only twelve feet from Victoria, with very little separation, a fire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





3. Traffic and Pedestrian Safety Risk:

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



4: Sinkhole and Construction Concerns:

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

Relevance to Rockville

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



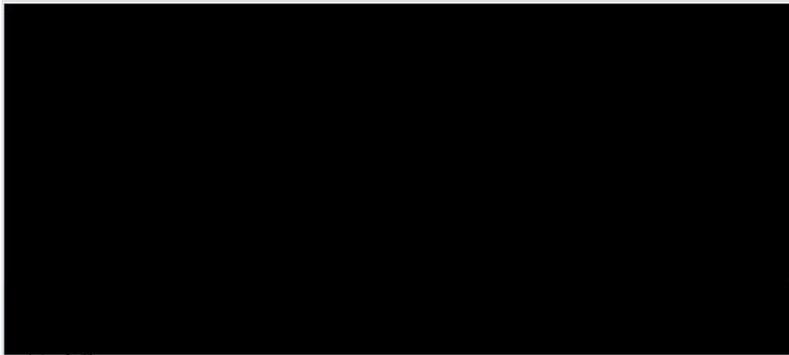


News reference: KTLA & ABC News with David Muir Report on Ventura Sinkhole

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



Sinkhole near Ventura construction site opens up



up

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

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

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

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

The risks from this proposed construction include:

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

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

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

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

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

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

Sincerely,

Jesse Chou

Mei Chi Fan

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

Holly Simmons

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

Follow Up Flag: Follow up
Flag Status: Flagged

FYI and thanks.



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



From: Montrose Civic Association

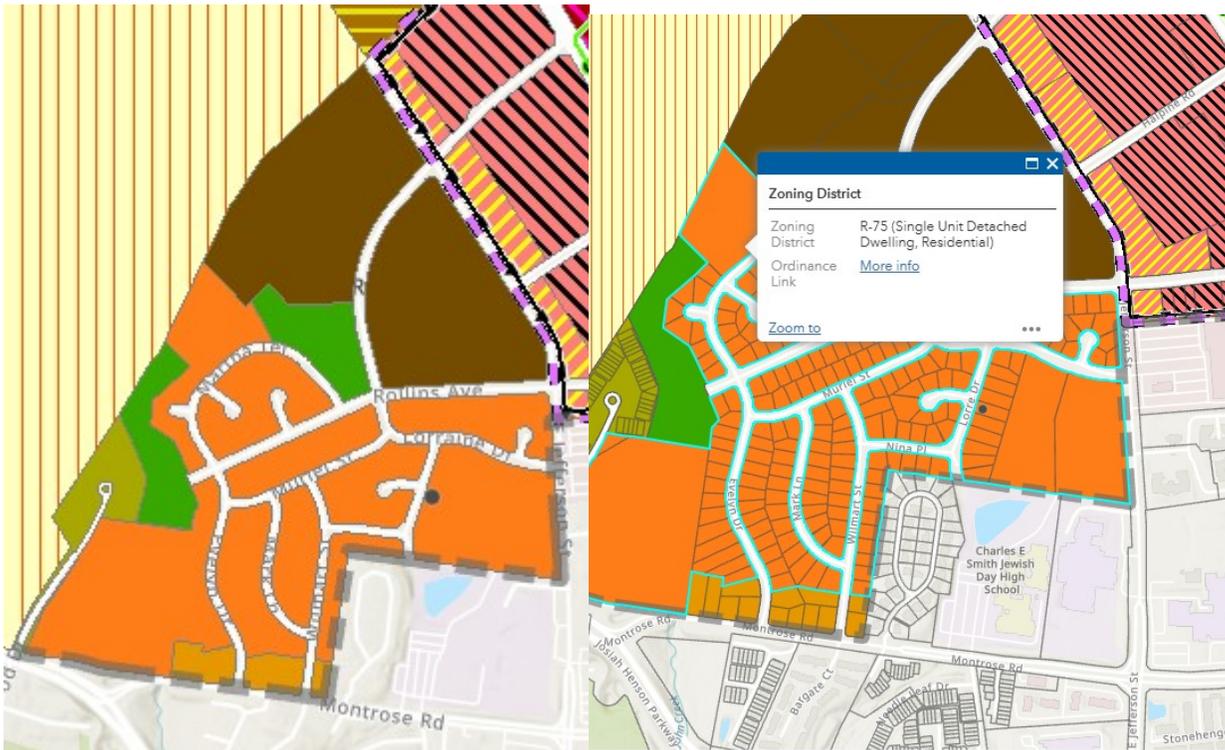
Sent: Tuesday, August 19, 2025 7:24 AM
To: mayorcouncil <mayorcouncil@rockvillemd.gov>
Subject: Letter for the Mayor and Council Regarding Proposed Zoning Changes for the Montrose Neighborhood August 2025

WARNING - External email. Exercise caution.

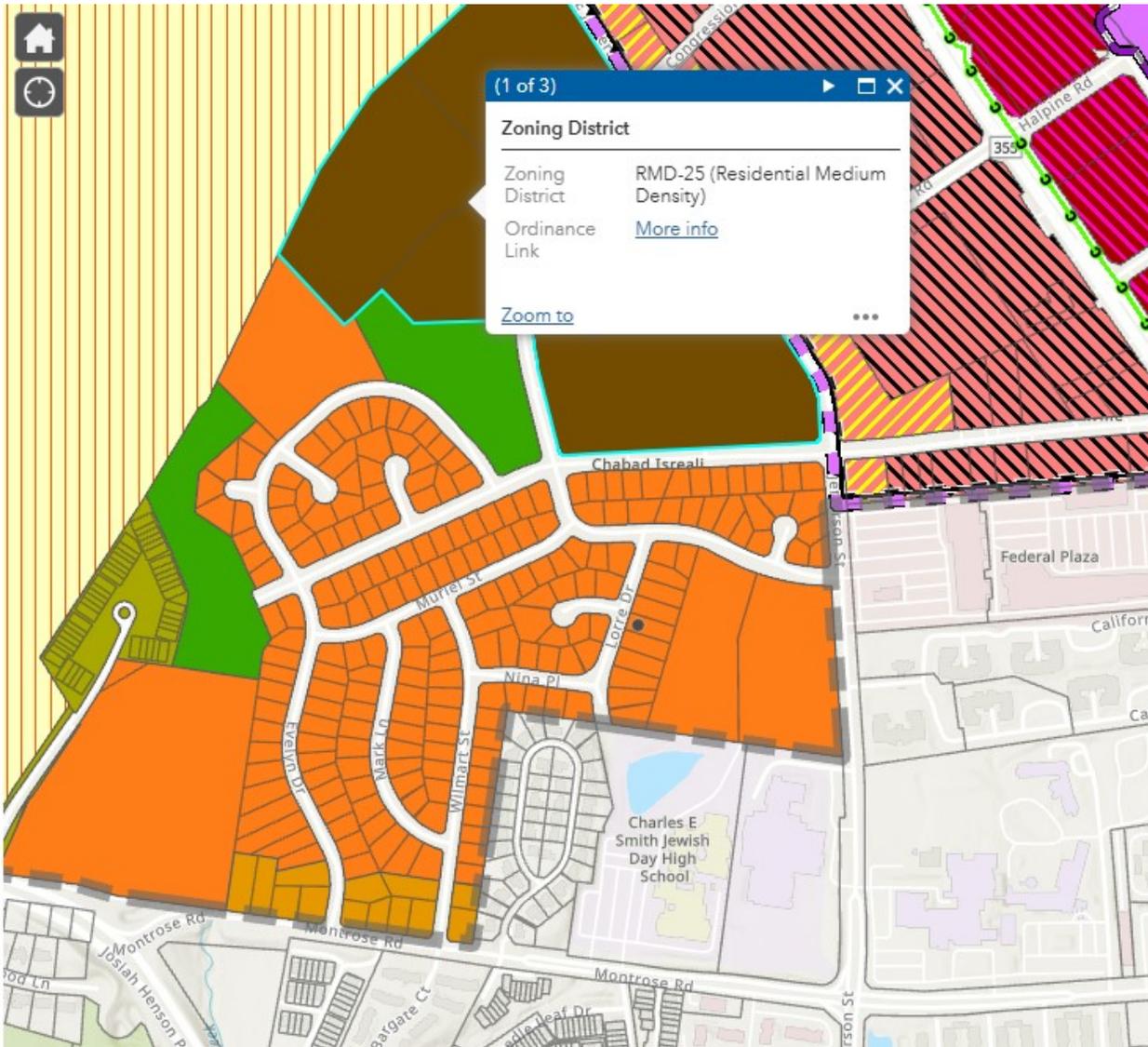
Dear Mayor and Council,

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

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

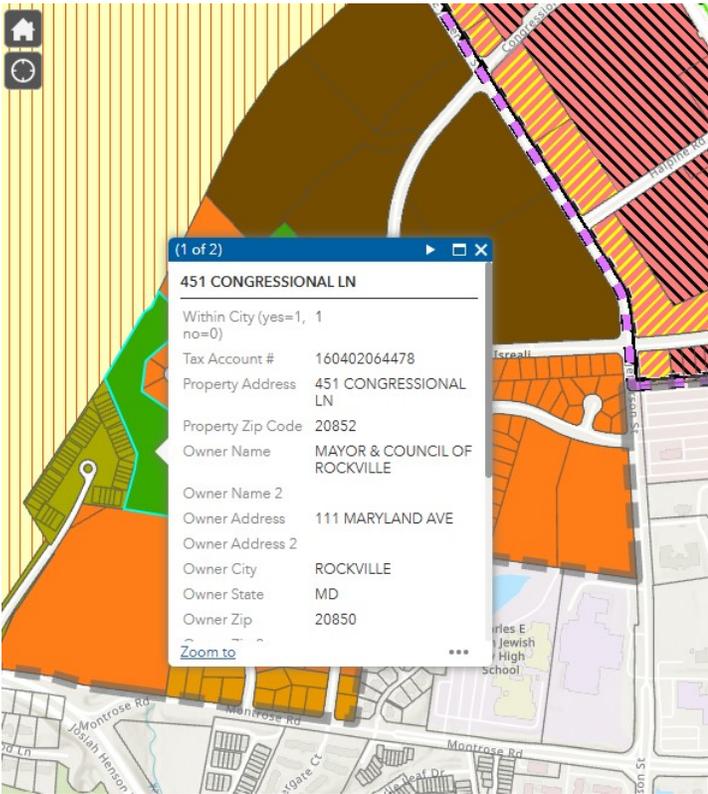
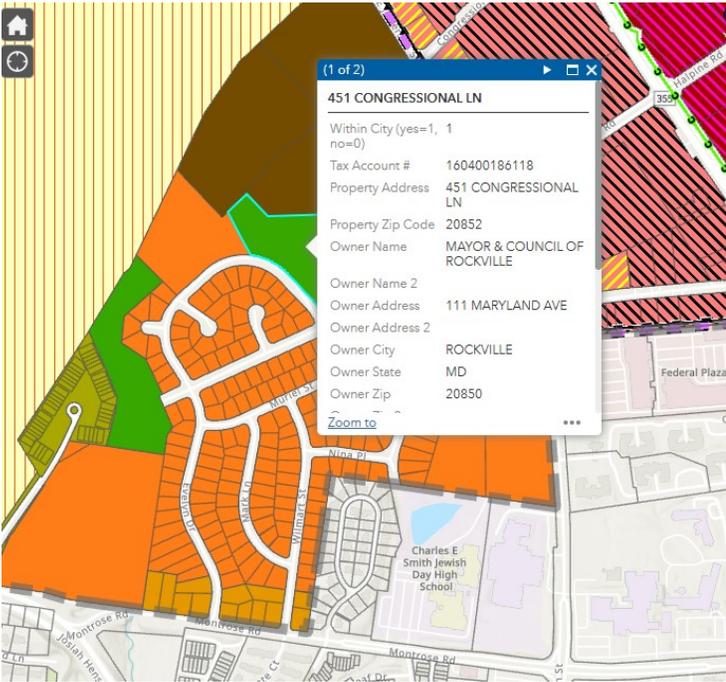


The Mayor and several City Council members have visited the Montrose neighborhood to gain a better understanding of how this parcel is part of our single family home neighborhood and distinctly different from the parcels shown in brown on this map. The area in brown is currently zoned as RMD-25. Currently,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



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

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



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

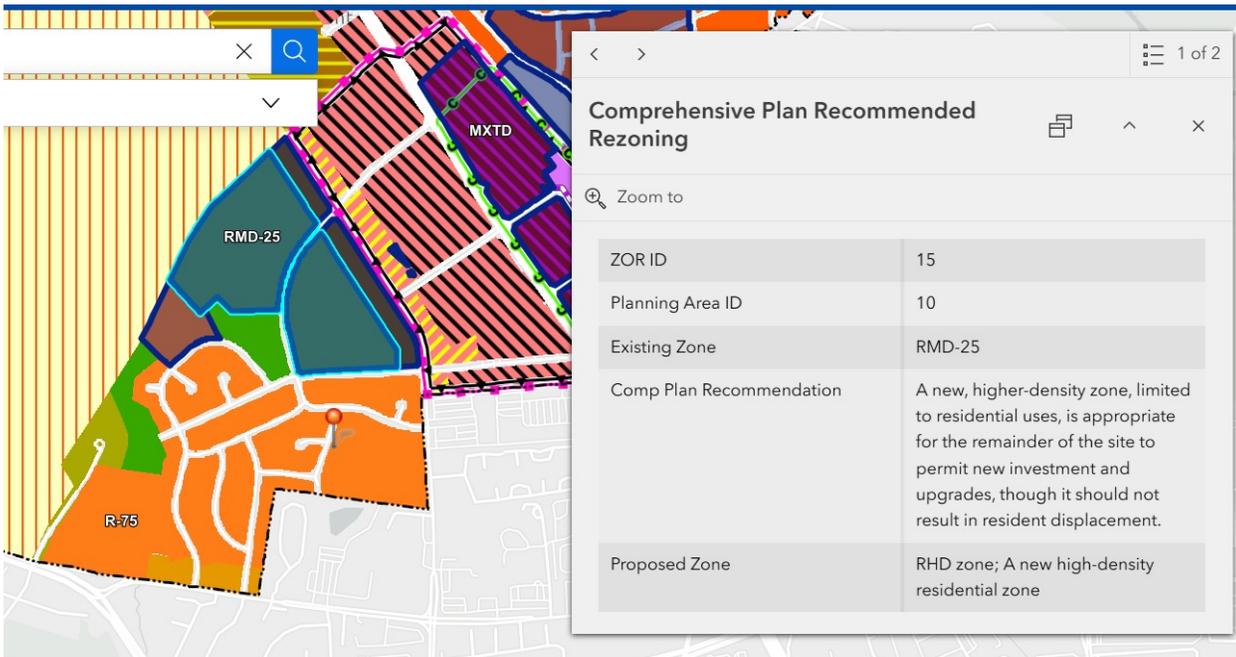


Proposed Rezoning Map

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 buildings up to 75 feet high and as close as 40 feet to the property line.

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

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

Thank you for the space to provide input,

Amanda Innes
Rockville Resident

Holly Simmons

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

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Mayor and City Council Members,

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

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

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

Our key concerns include:

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

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

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

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

Sincerely,
Wing Pokrywka
9 Vallingby Circle
Rockville, MD 20850



Holly Simmons

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

WARNING - External email. Exercise caution.

Dear Mayor and City Council Members,

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

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

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

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

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

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

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

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

Thank you for your consideration.

--

Natalie K. Lotuaco



Holly Simmons

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

Follow Up Flag: Follow up
Flag Status: Flagged

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 possible drastic increase of traffic through our community if developed at that level. If I understood him correctly, Mr. Wasilak indicated at a briefing to our community on September 4 that in fact, if developed, New Mark Esplanade and Don Mills Court could be the likely means of ingress to the property.

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

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

Thank You, Pat Reber
705 New Mark Esplanade

Holly Simmons

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

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Mayor, Council Members, and Planning team:

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

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

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

Sincerely,
Julia Binder
501 New Mark Esplanade

Holly Simmons

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

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

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

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

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

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

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

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

Holly Simmons

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

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Rockville Zoning Commission, Mayor Ashton and City Manager Minhelich

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

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

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

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

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

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

Thank you for your consideration,

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

Holly Simmons

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

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Vladimir Gurevich:

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

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

Regards,



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



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

WARNING - External email. Exercise caution.

Subject: Concern Regarding Proposed Zoning Changes and Traffic Impact

Dear Mayor and City Council,

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

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

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

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

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

Sincerely,

Vladimir Gurevich

Resident, New Mark Commons

Holly Simmons

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

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Rockville Mayor and Council and Rockville Zoning Team:

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Deborah Mesmer and Henrik Olsen

170 New Mark Esplanade

Rockville, MD 20850

Holly Simmons

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

WARNING - External email. Exercise caution.

DEAR Mayor Monique Ashton and Council,

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

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

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

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

Natalie J Nelson

Proposed City of Rockville Zoning Change Next to New Mark Commons

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

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

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

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

Ron Tipton & Rita Molyneaux
218 New Mark Esplanade

Holly Simmons

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

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Mayor, Council Members, and Planning team:

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

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

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

Sincerely,
Julia Binder
501 New Mark Esplanade

Holly Simmons

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

WARNING - External email. Exercise caution.

Dear Mayor Monique Ashton, Council, and Zoning Committee,

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

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

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

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

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

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

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

Maria Sol Pikielny from New Mark Commons.

Holly Simmons

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

WARNING - External email. Exercise caution.

Dear Mayor and Council and zoning staff,

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

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

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

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

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

Here are our concerns:

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

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

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

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

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

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

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

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

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

Thank you for your service to our community,

Pat Reber


705 New Mark Esplanade

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

Comments before Mayor and Council

Sept 15, 2025

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

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

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

Holly Simmons

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

WARNING - External email. Exercise caution.

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

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

Bill Holdsworth
10 Radburn Court

Holly Simmons

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

WARNING - External email. Exercise caution.

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

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

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

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

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

Sincerely,
Helene Dubov
4 Stevenage Circle
Rockville, Maryland 20850

Holly Simmons

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

WARNING - External email. Exercise caution.

October 22, 2025

Dear Mayor and Council and zoning staff,

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

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

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

Martin Reiss
9 Don Mills Court

Sent from my iPad

Holly Simmons

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

WARNING - External email. Exercise caution.

Hello,

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

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

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

Thank you,

Jonathan Ferguson

Judy Penny

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

WARNING - External email. Exercise caution.

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

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

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

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

Thank you for your consideration of my feedback.

Adam Schuster
25 Welwyn Way
Rockville, MD

Judy Penny

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

WARNING - External email. Exercise caution.

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

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

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

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

Thank you for your consideration of my feedback.

Mikaela Ober Schuster

25 Welwyn Way

Rockville, MD 20850

Holly Simmons

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

WARNING - External email. Exercise caution.

October 31, 2025

Dear Mayor and Council and Zoning staff,

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

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

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

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

Thank you for your consideration of these issues.

Ann Reiss
9 Don Mills Court
Rockville, MD.

Sent from my iPad

Holly Simmons

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

WARNING - External email. Exercise caution.

October 31, 2025

Dear Mayor and Council and zoning staff,

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

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

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

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

Thank you for your consideration of these issues.

Ann Reiss
9 Don Mills Court

Sent from my iPad

November 3, 2025

Pat Reber - Community Forum

Re: Rezoning plots next to New Mark Commons

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

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

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

Pat Reber - on behalf of our residents.



Holly Simmons

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

WARNING - External email. Exercise caution.

Begin forwarded message:

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

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

THANK YOU

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

Holly Simmons

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

WARNING - External email. Exercise caution.

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

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

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

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

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

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

Jeanne and Daniel Paderofsky

1194 Potomac Valley Rd, Rockville, MD 20850

Holly Simmons

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

WARNING - External email. Exercise caution.

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

[Sent from Yahoo Mail for iPhone](#)

Holly Simmons

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

WARNING - External email. Exercise caution.

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

Holly Simmons

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

WARNING - External email. Exercise caution.

Dear Zoning Team,

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

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

Holly Simmons

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

WARNING - External email. Exercise caution.

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

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

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

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

Thank you,

Kyle Browning

503 New Mark Esplanade, Rockville

Holly Simmons

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

WARNING - External email. Exercise caution.

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

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

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

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

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

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

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

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

Sincerely,

Ansalan Stewart
New Mark Commons Resident
Rockville, MD 20850

Holly Simmons

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

WARNING - External email. Exercise caution.

Dear Mayor Ashton and members of the City Council,

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

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

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

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

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

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

Thank you for your attention to this urgent matter.

Sincerely,

Joseph Jordan
328 New Mark Esplanade

Holly Simmons

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

WARNING - External email. Exercise caution.

Dear Ms. Simmons,

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

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

Respectfully submitted,
Vincent Russo
1019 DeBeck Dr

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

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

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

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

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

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

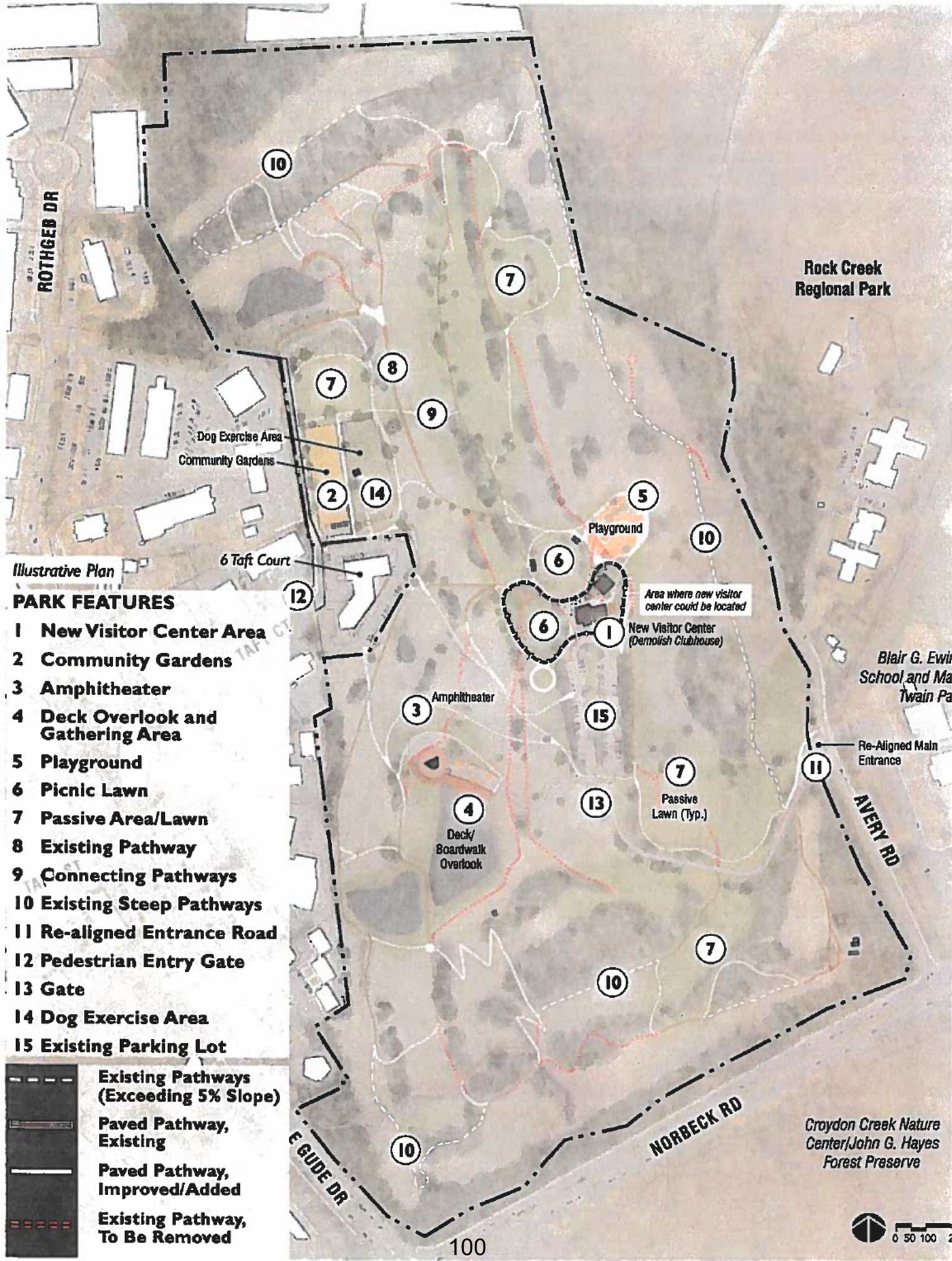
I think it is worth repeating, that the goals and details of the RedGate Master Plan are completely compatible with the requirements of the grant. In fact, it is the grant that will substantially make the RedGate Master Plan a reality.

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

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

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

Thank you
Marsha Douma



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

Dog Exercise Area
Community Gardens

6 Taft Court

Playground

Area where new visitor center could be located

New Visitor Center (Demolish Clubhouse)

Amphitheater

Deck/Boardwalk Overlook

Passive Lawn (Typ.)

Blair G. Ewir School and Ma Twain Pa

Re-Aligned Main Entrance

Croydon Creek Nature Center/John G. Hayes Forest Preserve



100

Holly Simmons

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

WARNING - External email. Exercise caution.

Dear Mr. Wasilak and staff,

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

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

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

Thank you for your service,

Pat Reber
[REDACTED]

To:

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

From:

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

November 17, 2025

Dear Mayor and Councilmembers,

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

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

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

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

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

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

Thank you for your consideration,



Pat Reber (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.

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

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

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

CALL TO ACTION:

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

Thank you all for your time, support, and consideration!

Name	City	State	Postal Code	Country	Signed On
Michelle T				United States	2025-11-03
Derby Amornkul	Tysons	VA	22102	United States	2025-11-03
Julia Binder	Rockville	MD	20850	United States	2025-11-03
Susan Knowles	Rockville	MD	20850	United States	2025-11-03
Ferdinand Protzr	Rockville	MD	20850	United States	2025-11-03
Thomas Protzma	Rockville	MD	20850	United States	2025-11-03
Mike Kohut	Rockville	MD	20850	United States	2025-11-03
Ann Reiss	Rockville	MD	20850	United States	2025-11-03
Carla Barresi	Rockville	MD	20850	United States	2025-11-03
Maria Sol Pikieln	Rockville	MD	20850	United States	2025-11-03
Adam Schuster	Rockville	MD	20850	United States	2025-11-03
Megan Hershey	Rockville	MD	20850	United States	2025-11-03
Elizabeth Turess	Rockville	MD	20850	United States	2025-11-03
Becky Grandin	Rockville	MD	20850	United States	2025-11-03
Rakesh Peter	Rockville	MD	20850	United States	2025-11-03
Joseph Jordan	Rockville	MD	20850	United States	2025-11-03
Hur Zannat	Rockville	MD	20850	United States	2025-11-03
David Sloane	Rockville	MD	20850	United States	2025-11-03
Brent Gulick	Rockville	MD	20850	United States	2025-11-03
Bhavana Rakesh	Rockville	MD	20850	United States	2025-11-03
Mikaela Ober Sc	Rockville	MD	20850	United States	2025-11-03
Jeff Grandin	Rockville	MD	20850	United States	2025-11-03
Thomas Crumley	Rockville	MD	20850	United States	2025-11-03
Nancy Kohut	Rockville	MD	20850	United States	2025-11-03
Horia C Popa	Rockville	MD	20850	United States	2025-11-03
Zari Karimian	Rockville	MD	20850	United States	2025-11-03
Tara Rabin	Rockville	MD	20850	United States	2025-11-03
Janet Brown	Rockville	MD	20850	United States	2025-11-03
Monica Brown	Rockville	MD	20850	United States	2025-11-03
Mark Wetterhahr	Rockville	MD	20850	United States	2025-11-03
Rachel Cook	Rockville	MD	20850	United States	2025-11-03
Pasha Irshad	Rockville	MD	20850	United States	2025-11-03
Martin Reiss	Rockville	MD	20850	United States	2025-11-03
Patty Kiesler	Rockville	MD	20850	United States	2025-11-03
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 Kechichian	Rockville	MD		20850	United States	2025-11-04
Dawn Sudduth	Silver Spring	MD		20906	United States	2025-11-04
Matt Hagner	Rockville	MD		20850	United States	2025-11-04
Andrew Harvey	Rockville	MD		20850	United States	2025-11-04
Michal Komlosz	Rockville	MD		20850	United States	2025-11-04
PETER FENG	Rockville	MD		20852	United States	2025-11-04
Mun Brown	Fairfax	VA		22030	United States	2025-11-04
Xavier Lotuaco	Rockville	MD		20850	United States	2025-11-04
Marian Swain	Rockville	MD		20850	United States	2025-11-04
Alan Cole	Milton keynes	ENG	Mk14 6af		United Kingdom	2025-11-04
Paulina Silverstein	Rockville	MD		20850	United States	2025-11-04
Martin Lizak	Rockville	MD		20850	United States	2025-11-04
Diane Striar	Rockville	MD		20850	United States	2025-11-04
WARD SIGMONI	Rockville	MD		20850	United States	2025-11-04
Richard Yoshima	Rockville	MD		20850	United States	2025-11-04
Norman Brown	Rockville	MD		20850	United States	2025-11-04
Christopher Adar	Washington	DC		20011	United States	2025-11-04
Olena Yanakova	Rockville	MD		20850	United States	2025-11-04
Ana Astrid Molina	Rockville	MD		20850	United States	2025-11-04
Billy Reed	Rockville	MD		20850	United States	2025-11-04
Barbara Tait	Shorewood	IL		60404	United States	2025-11-04
Kamalinder Gora	Rockville	MD		20850	United States	2025-11-04
Monica Barberis	Rockville	MD		20850	United States	2025-11-04
Barbara Quinn	Rockville	MD		20850	United States	2025-11-04
Xinh Wu	Rockville	MD		20850	United States	2025-11-04
John Macdonald	Rockville	MD		20850	United States	2025-11-04
Rosalind Hayden	Rockville	MD		20850	United States	2025-11-04
Liz Erpelding-Ga	Saint Augustine	FL		32086	United States	2025-11-04
Dove Amornkul	Rockville	MD		20850	United States	2025-11-04
Dale Shero	Fernandina Beach	GA		32034	United States	2025-11-04
Steve Geikow	Wheeling	IL		60090	United States	2025-11-04
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 Schwartz	Rockville	MD	20850	United States	2025-11-05
Alyse MacDonald	Rockville	MD	20850	United States	2025-11-05
Vivianna Cowl	Rockville	MD	20850	United States	2025-11-05
Patricia Reber	Rockville	MD	20850	United States	2025-11-05
Abby Grandin	Rockville	MD	20850	United States	2025-11-05
Chris Tolar	Hinton	VA	22831	United States	2025-11-05
Nan Whalen	Rockville	MD	20850	United States	2025-11-05
Steven Goldblatt	Rockville	MD	20850	United States	2025-11-05
Kathy Smolley	Rockville	MD	20850	United States	2025-11-05
Melissa Scales	Rockville	MD	20850	United States	2025-11-05
Sara Chennamse	Rockville	MD	20850	United States	2025-11-05
Martin Cowl	Rockville	MD	20850	United States	2025-11-05
Steven Kaufman	Betheda	MD	20817	United States	2025-11-05
Daniela Rossi	Pomezia	ID	83756	United States	2025-11-05
Stephanie Smith	Rockville	MD	20850	United States	2025-11-05
Ann Kee	Rockville	MD	20850	United States	2025-11-05
Jeniffer Matich	Rockville	MD	20850	United States	2025-11-05
Ken Scales	Rockville	MD	20850	United States	2025-11-05
Sheri Morrison	Dade City	FL	33525	United States	2025-11-05
Myrna Rivera	Odenton	MD	21113	United States	2025-11-05
Brian Shanholtz	Keymar	MD	21757	United States	2025-11-05
Karin Peeters	Rockville	MD	20850	United States	2025-11-05
Chris Erb	Rockville	MD	20850	United States	2025-11-05
Amanda Charles	Rockville	MD	20850	United States	2025-11-05
Barbara Cano	Rockville	MD	20850	United States	2025-11-05
Michael Kimelma	Rockville	MD	20850	United States	2025-11-05
Fridoun Pishdad	Rockville	MD	20850	United States	2025-11-05
Helen Leuthner	Lake Grove	NY	11755	United States	2025-11-05
Betsy New-Schn	Rockville	MD	20850	United States	2025-11-05
Kathryn 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 Natic	AR	71913	United States	2025-11-06
Heather Wright	Rockville	MD	20850	United States	2025-11-06
Maria Ariens	Rockville	MD	20850	United States	2025-11-06
Robin Yasinow	Rockville	MD	20850	United States	2025-11-06
ENILDA ABREU	Rockville	MD	20850	United States	2025-11-06
Kathy Penn	Rockville	MD	20850	United States	2025-11-06
Shanti a. Nanan	Rockville	MD	20850	United States	2025-11-06
John Yeung	Rockville	MD	20850	United States	2025-11-06
Vladimir Gurevici	Rockville	MD	20850	United States	2025-11-06
Shana Kohnstarr	Rockville	MD	20850	United States	2025-11-06
Timothy Petros	Cockeysville	MD	21030	United States	2025-11-06
Michael Gurevici	Rockville	MD	20850	United States	2025-11-06
Usha Dheenana	Rockville	MD	20850	United States	2025-11-06
Gerardo De Leon	Rockville	MD	20850	United States	2025-11-06
Danie de Leon	Rockville	MD	20910	United States	2025-11-06

Jessica Reese	Rockville	MD	20850	United States	2025-11-06
Dian Jose	Rockville	MD	20850	United States	2025-11-06
Ilona Nickels	Rockville	MD	20850	United States	2025-11-06
Laura Kukelhaus	Rockville	MD	20850	United States	2025-11-06
SUZAN SIGMON	Rockville	MD	20850	United States	2025-11-06
Craig Cano	Rockville	MD	20850	United States	2025-11-06
Malena Lair Ferr	Rockville	MD	20850	United States	2025-11-06
Linda Silversmith	Rockville	MD	20850	United States	2025-11-06
Elliott Pickar	Rockville	MD	20850	United States	2025-11-06
Natalya Teterina	Rockville	MD	20850	United States	2025-11-06
Timothy Hefferon	Rockville	MD	20850	United States	2025-11-06
Stephanie Bloom	Rockville	MD	20850	United States	2025-11-06
Paul Heineman	Rockville	MD	20850	United States	2025-11-06
Rosaria Eric	Rockville	MD	20850	United States	2025-11-07
Marilyn Wetterha	Rockville	MD	20850	United States	2025-11-07
Fran Denny	Rockville	MD	20850	United States	2025-11-07
Aimee Scheib	Rockville	MD	20850	United States	2025-11-07
Valerie Pflug	Havana	FL	32333	United States	2025-11-07
Jacqueline Kohn	Rockville	MD	20850	United States	2025-11-07
Yana Gurevich	Rockville	MD	20850	United States	2025-11-07
Anb Turner	Rockville	MD	20850	United States	2025-11-07
Elizabeth Hitch	Rockville	MD	20850	United States	2025-11-07
Inga Finkova	Rockville	MD	20850	United States	2025-11-07
Daniel New-Schr	Rockville	MD	20850	United States	2025-11-07
Jonathan Fergus	Rockville	MD	20850	United States	2025-11-07
James Forero	Boca Raton	FL	33433	United States	2025-11-07
Diana Bohn	Berkeley	CA	94707	United States	2025-11-07
Francine Elson	Rockville	MD	20850	United States	2025-11-07
David rehbehn	Rockville	MD	20850	Hong Kong SAR	2025-11-07
Erin Lopez	Rockville	MD	20850	United States	2025-11-07
Zachary Kohn	Rockville	MD	20850	United States	2025-11-07
Leslie Becker	Rockville	MD	20850	United States	2025-11-07
Jennifer Jackson	Rockville	MD	20850	United States	2025-11-07
Leonid Fridman	Rockville	MD	20850	United States	2025-11-07
Huan Ting Ho	Rockville	MD	20850	United States	2025-11-07
Iiora schmidt	Rockville	MD	20850	United States	2025-11-07
Barry ROTHMAN	Ballston Spa	NY	12020	United States	2025-11-07
Shelby Hood	Franklin	TN	37064	United States	2025-11-07
Amber Gross-Gr	Washington	DC	20008	United States	2025-11-07
Itamar Simhon	Rockville	MD	20850	United States	2025-11-07
Bob Ricewasser	Monrovia	CA	91016	United States	2025-11-07
Marc Friedman	Rockville	MD	20850	United States	2025-11-07
Philip Chao	Rockville	MD	20850	United States	2025-11-07

Natalie Gora	Rockville	MD	20850	United States	2025-11-07
Jacob Amusya	Rockville	MD	20850	United States	2025-11-07
Maria Rakhovska	Rockville	MD	20850	United States	2025-11-07
Ellen Schofield	Rockvilleell	MD	20850	United States	2025-11-07
Jennifer Lubell	Bethesda	MD	20816	United States	2025-11-07
Edwin Molina	ROCKVILLE	MD	20850	United States	2025-11-07
Katherine Morris	Rockville	MD	20850	United States	2025-11-07
Theresa Dahlma	Rockville	MD	20850	United States	2025-11-07
James Mangan	Germantown	MD	20874	United States	2025-11-07
Aisha Mahy	Rockville	MD	20850	United States	2025-11-07
Marsha Pickar	Rockville	MD	20850	United States	2025-11-07
Sheila Fedlam	Rockville	MD	20850	United States	2025-11-07
Richard Mahy	Rockville	MD	20850	United States	2025-11-07
Andrew Wang Fa	Rockville	MD	20850	United States	2025-11-07
Anna Lyubovitsky	Rockville	MD	20850	United States	2025-11-07
Jim Denny	Rockville	MD	20850	United States	2025-11-07
Katherine Dinoto	Rockville	MD	20850	United States	2025-11-07
Joe Dinoto	Rockville	MD	20850	United States	2025-11-07
Rosie Dinoto	Belton	TX	76513	United States	2025-11-07
Joseph Dinoto	Lake Shore	MD	21122	United States	2025-11-07
Matt Beck	Rockville	MD	20850	United States	2025-11-07
Jeanne Beck	Rockville	MD	20850	United States	2025-11-07
Samantha Dinoto	Chesapeake Beach	MD	20732	United States	2025-11-07
Sue Romano	Fairfield	PA	17320	United States	2025-11-07
Steve Plotkin	Rockville	MD	20850	United States	2025-11-07
Megan Dankovic	Rockville	MD	20850	United States	2025-11-07
Silviya Vancheva	Rockville	MD	20850	United States	2025-11-07
Amanda Zhang	Rockville	MD	20850	United States	2025-11-07
Victor Chernomo	Rockville	MD	20850	United States	2025-11-07
Chip Maust	Rockville	MD	20850	United States	2025-11-07
Clint Williams	Rockville	MD	20850	United States	2025-11-07
Diane Gould	Rockville	MD	20850	United States	2025-11-07
Yvonne Bersofsk	Rockville	MD	20850	United States	2025-11-07
craig ginsburg	Washington	DC	20005	United States	2025-11-07
Adrienne Malicks	Rockville	MD	20850	United States	2025-11-07
Stephen Hellmar	Rockville	MD	20850	United States	2025-11-07
Arthur Wilson	Rockville	MD	20854	United States	2025-11-07
Shye Bay	Rockville	MD	20850	United States	2025-11-07
Maria Riggione	Milford	CT	6461	United States	2025-11-07
Adjo Amega	Upper Marlboro	MD	20774	United States	2025-11-07
David DeRocker	Morristown	NJ	7960	United States	2025-11-07
Ilya Gurevich	Rockville	MD	20850	United States	2025-11-07
Daniel Dubon	Glen Burnie	MD	21061	United States	2025-11-07

Theresa D	Columbus	OH	43230	United States	2025-11-07
Brian Davidson	District Heights	MD	20747	United States	2025-11-07
Kevin Kiesler	Rockville	MD	20850	United States	2025-11-07
Kevron Gottlieb	Crofton	MD	21114	United States	2025-11-07
Darya Melnyk	Rockville	MD	20850	United States	2025-11-07
Dulcie Dana	Potomac	MD	20854	United States	2025-11-07
Sara Kiesler	Rockville	MD	20850	United States	2025-11-07
Lana Johnson	Centreville	VA	20120	United States	2025-11-07
Deirdre Robinsor	Rockville	MD	20851	United States	2025-11-07
Ricky Mui	Rockville	MD	20850	United States	2025-11-07
Bram Van Loon	Rockville	MD	20850	United States	2025-11-07
Tatiana Rakhovs	Rockville	MD	20850	United States	2025-11-07
Barbara Fagel	Rockville	MD	20850	United States	2025-11-07
Mary Ann Pennin	Rockville	MD	20854	United States	2025-11-07
bill cunningham	Bethesda	MD	20817	United States	2025-11-07
Howard Tsai	Rockville	MD	20850	United States	2025-11-07
Patrick Coleman	New York	NY	10118	United States	2025-11-07
Richard Jones	Purcellville	VA	22032	United States	2025-11-07
Gabriela Zavala	Rockville	MD	20850	United States	2025-11-07
Karen Price	Rockville	MD	20850	United States	2025-11-07
Richard Phillips	Rockville	MD	20850	United States	2025-11-07
Mary Allen	Alexandria	VA	22303	United States	2025-11-07
Jill Phillips	Rockville	MD	20850	United States	2025-11-07
Sharon Wall	Rockville	MD	20850	United States	2025-11-07
Irving Elson	Rockville	MD	20850	United States	2025-11-07
Catalina Asiain	Washington	DC	20036	United States	2025-11-07
Betsy Alperin	Rockville	MD	20850	United States	2025-11-07
Susan Klein	Rockville	MD	20850	United States	2025-11-07
Velvet Daniel	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 HADDAD	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 Pokrywka	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 Village	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	20850	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 McClellan	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 Koplou	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

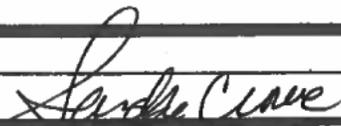
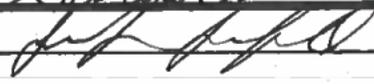
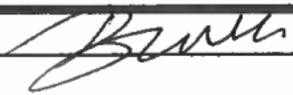
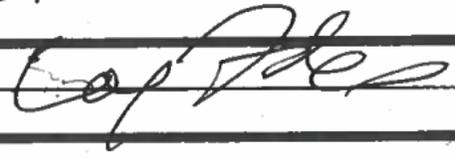
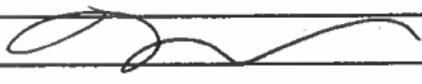
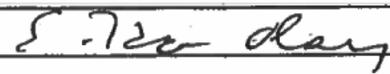
Marirose Ziebart	Rockville	MD	20850	United States	2025-11-11
Mark Metzman	Rockville	MD	20850	United States	2025-11-11
Mary Alex Stauder	Rockville	MD	20850	United States	2025-11-11
Michael Laskowski	Rockville	MD	20850	United States	2025-11-11
Geoffrey Leinen	Rockville	MD	20852	United States	2025-11-11
Amanda 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 Tschaker	Rockville	MD	20850	United States	2025-11-11
Barbara Cox	Rockville	MD	20850	United States	2025-11-11
Gabriel Meyer	Rockville	MD	20850	United States	2025-11-11
Hillary Cohen	Rockville	MD	20850	United States	2025-11-11
Anthony Renzulli	Rockville	MD	20850	United States	2025-11-11
Alyssa Rude	Ashburn	VA	20147	United States	2025-11-11
Natalia Jednorski	Rockville	MD	20850	United States	2025-11-11
john saunders	Silver Spring	MD	20902	United States	2025-11-11
Sean Borsum	Rockville	MD	20850	United States	2025-11-11
Yuliya Socolova	Bethesda	MD	20814	United States	2025-11-11
Lada Dombo	Kensington	MD	20895	United States	2025-11-11
Sara Tenenbaum	Rockville	MD	20850	United States	2025-11-11
Natalie MELOME	North Bethesda	MD	20852	United States	2025-11-11
Stacy Immerman	Rockville	MD	20850	United States	2025-11-11
Colleen Corbey	Silver Spring	MD	20906	United States	2025-11-11
Therese Divita	Rockville	MD	20850	United States	2025-11-11
Andrew Breychal	Rockville	MD	20850	United States	2025-11-11
Narine Kalaydjian	Rockville	MD	20852	United States	2025-11-12
Joanna Ward	Bethesda	MD	20817	United States	2025-11-12
Emity 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 echevarria	ventura	CA	93003	United States	2025-11-12
Kiyoshi Mizuuchi	Rockville	MD	20850	United States	2025-11-12
Jane Beston	Rockville	MD	20853	United States	2025-11-12
Melanie Michl	Hamburg		20038	Germany	2025-11-12
Yongmei Gong	Rockville	MD	20850	United States	2025-11-13
Sobhan Golmohammadi	Ashburn	AL	20149	United States	2025-11-13
Margaret Chao	Thurmont	MD	21788	United States	2025-11-13
Michiyo Mizuuchi	Rockville	MD	20850	United States	2025-11-13
Hemedy Mustapic	Manassas	VA	20109	United States	2025-11-13
Jason Haynes	Rockville	MD	20850	United States	2025-11-14
Indego Dreemurr	Washington	DC	20016	United States	2025-11-14
Daniel Barber	Rockville	MD	20850	United States	2025-11-14

Melanie Huston	Rockville	MD	20850	United States	2025-11-14
Malik Anthony Jo	Upper Marlboro	MD	20772	United States	2025-11-14
Rania Azam	Ashburn	VA	20148	United States	2025-11-14
Marcellius Dunn	Washington DC	DC	20017	United States	2025-11-14
Maria Kaplan	Rockville	MD	20850	United States	2025-11-14
Robert Polster	Rockville	MD	20850	United States	2025-11-14
Johana Pritchard	Chapel Hill	NC	27517	United States	2025-11-14
Tahmid Abtahi	Rockville	MD	20850	United States	2025-11-14
David Carter	Hamilton	VA	20158	United States	2025-11-14
Donna Rudert	Rockville	MD	20850	United States	2025-11-14
Beverly Mitchell	St Augustine	FL	32092	United States	2025-11-14
Martin Book	Rockville	MD	20852	United States	2025-11-14
Ali Okur	Rockville	MD	20850	United States	2025-11-14
Monika Molina	Rockville	MD	20850	United States	2025-11-14
ambar rodriguez	Rockville	MD	20850	United States	2025-11-14
Jarrell Terry	Washington	DC	20011	United States	2025-11-14
Patricia Polster	Rockville	MD	20850	United States	2025-11-15
Lance Armor		HI		United States	2025-11-15
Amy Sloan	Rockville	MD	20850	United States	2025-11-15
James Whalen	Rockville	MD	20850	United States	2025-11-15
elvira mccormick	Columbia	MD	21044	United States	2025-11-15
Sofie Gustafson	Glenelg	MD	21737	United States	2025-11-15
Maria Erb	Rockville	MD	20850	United States	2025-11-15
Jon Inwood	Brooklyn	NY	11226	United States	2025-11-15
Victoria Proctor	Washington	DC	20009	United States	2025-11-15
Michael Hals	Rockville	MD	20850	United States	2025-11-15
Heather McPherson	Rockville	MD	20852	United States	2025-11-15
Kate LaBrie	Berkeley Springs	WV	25411	United States	2025-11-15
Anon Anon				United States	2025-11-15
Magdalena Mndez	Reston	VA	20190	United States	2025-11-15
Viran Seneviratne	Rockville	MD	20850	United States	2025-11-16
Sobhan Sanaei	Ashburn	VA	20149	United States	2025-11-16
Daniel Adem	Rockville	MD	20850	United States	2025-11-16
clark day	Gaithersburg	MD	20877	United States	2025-11-16
Ruth Ann OSullivan	Potomac	MD	20850	United States	2025-11-16
Vihaan Vasudeva	Rockville	MD	20850	United States	2025-11-16
Sandhya Rao	Rockville	MD	20850	United States	2025-11-16
Riley Newsom	Alexandria	VA	22312	United States	2025-11-16
Alisa Lukash	Rockville	MD	20850	United States	2025-11-16
Geraldine Kocha	Rockville	MD	20850	United States	2025-11-16
Sharare Jones	Burtonsville	MD	20866	United States	2025-11-16
Dawit Jima				United States	2025-11-16
Reed Thayer	Rockville	MD	20850	United States	2025-11-17

Christina Battiste	Rockville	MD	20850	United States	2025-11-17
Javier Orjuela	Washington	DC	20307	United States	2025-11-17
Ana Galeano	Rockville	MD	20850	United States	2025-11-17
Anjeli Gupta	Rockville	MD	20850	United States	2025-11-17
Patty Hart	Rockville	MD	20850	United States	2025-11-17
Lisa Maust	Rockville	MD	20850	United States	2025-11-17
Hibret Dessalegn	Silver Spring	MD	20910	United States	2025-11-17
J. P. Muller	Rockville	MD	20850	United States	2025-11-17
Ruth Steinmetz	Rockville	MD	20850	United States	2025-11-17
Christian Plumm	Clinton	MD	20735	United States	2025-11-17
Vicente Flores	Rockville	MD	20852	United States	2025-11-17
Thierry Palmer	Leesburg	VA	20175	United States	2025-11-17
Linda Huntington	Rockville	MD	20850	United States	2025-11-17

11/7/2025

Deny Proposed RMD-25 Zoning for Parcel
ZOR ID 17 (Adjacent to NM Commons)

NAME	SIGNATURE	Address-just Street
Sandra Crowe		882 New Mark Esplanade
Jennifer Newfeld		856 New Mark Esplanade
Burak Akim		842 New Mark Esplanade
Joshua Konda		840 New Mark Esplanade
Natalie Karsodae		810 New Mark Esplanade
Coy Flannery		816 New Mark Esplanade
Mary Pham		828 NME
S. Zernolasky		874 NME

Pat Reber, 705 New Mark Esplanade

Remarks, Community Forum, Rockville Mayor and Council

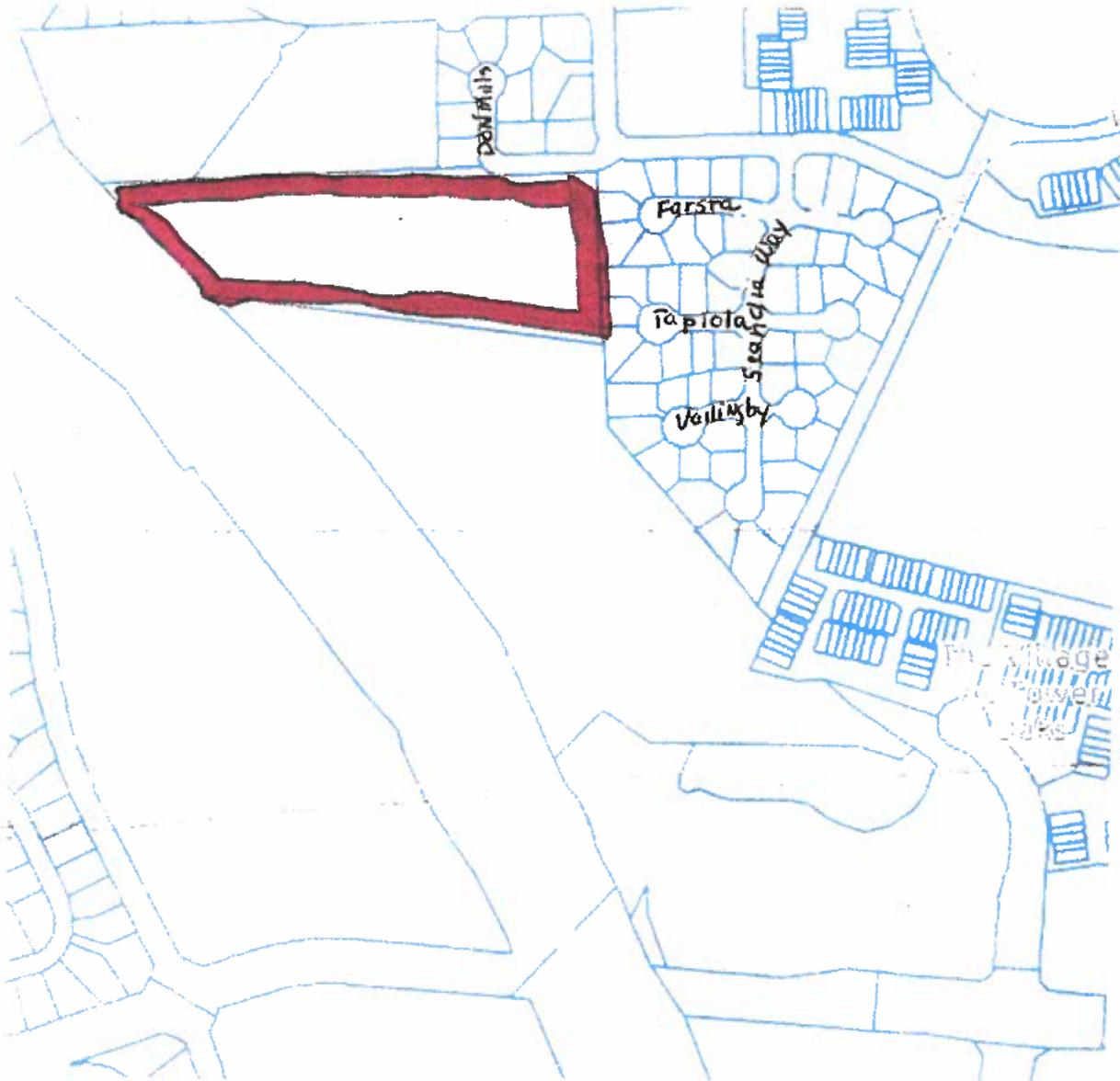
November 17, 2025

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.

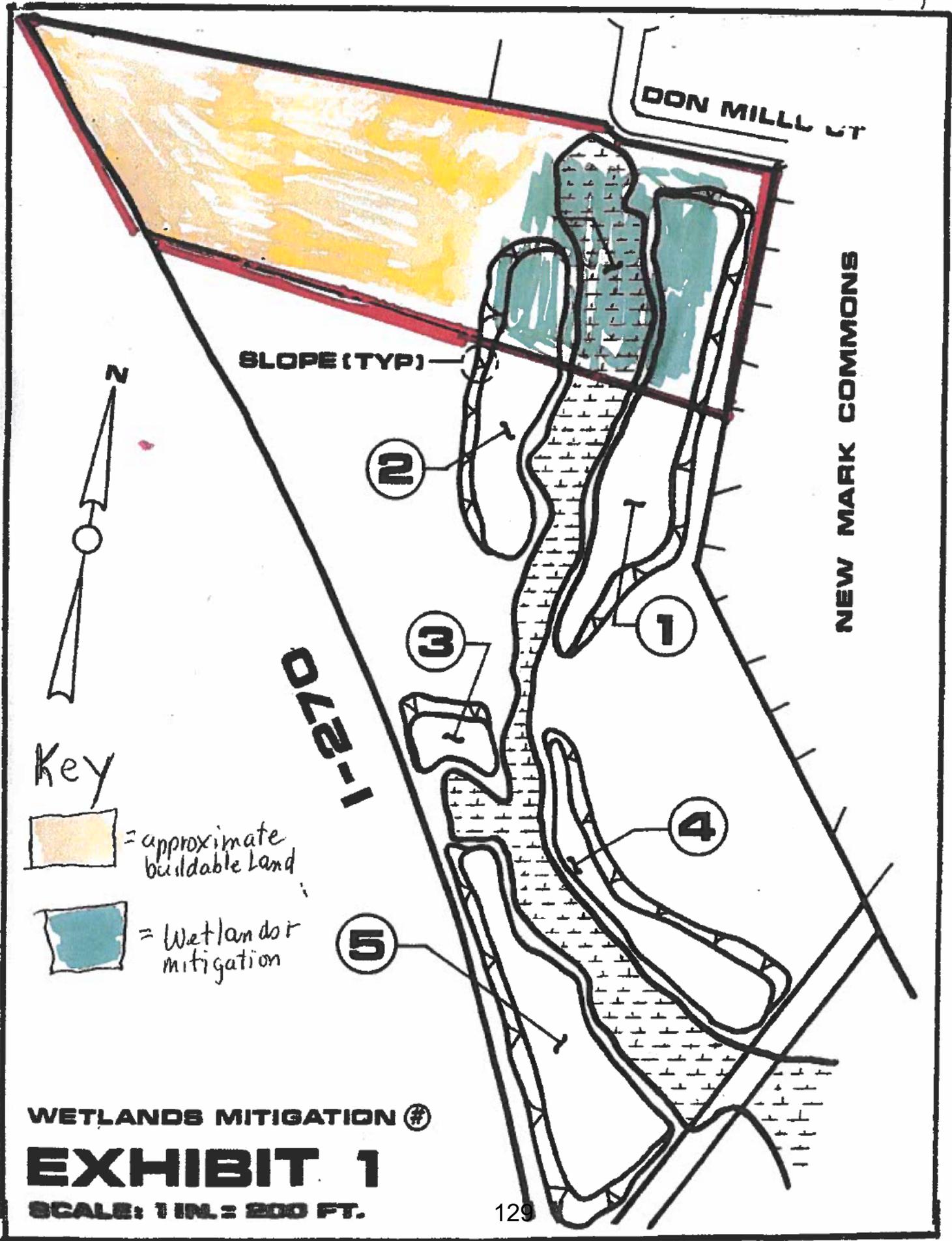
You can see, WE REALLY CARE about this issue. But will it change the city's plan to to invite, through rezoning, dense development and high rise apartment buildings on the 10-acre plot next to us? WELL, we surely hope so!

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 - NewMark Comm adjacent



SLOPE (TYP)

DON MILL ST

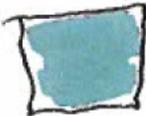
NEW MARK COMMONS

1-270



Key

 = approximate buildable land

 = Wetland or mitigation

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
Farrington Village, NC 27312

November 21, 2025

Dear Mayor Ashton and Councilmembers,

I am writing to you regarding the R-25 zoning which is being proposed for the 9.75 acres in Area 3 that abut the New Mark Commons community, which was my home for 39 years. Many of you know that I am a past Mayor of the City, but I am also a professional planner who worked, before retiring, as the Deputy Director at Montgomery Planning. In both positions, I recommended approval of many developments that raised concern among the community at large, because I recognized the ever-growing need for more housing.

Nevertheless, before you vote on this particular upzoning, I ask you to consider the following. New Mark Commons is almost sixty years old, and, in 2017, the neighborhood received historic designation. Changing the character of such a neighborhood is against the very intent of the Rockville 2040 plan. When the Tower Oaks development adjacent to New Mark was proposed, the residents worked diligently to ensure that proper buffers were put in place to protect New Mark. At the time, an agreement was signed that said that no more than nine houses could be built on the land in question and that they could not be built as long as any of the residents of Don Mills Court who had signed the agreement still lived on the street. Currently, two such residents still reside there. (Note: I should mention that I lived on Don Mills Court and was one of the original signers.)

The real problem is not actually the density that has been proposed. The problem is that the site is landlocked. As far as I know, the only point of access to the site is from Don Mills Court. This small cul-de-sac cannot possibly handle the traffic that would be generated by up to 250 new housing units. There is a significant curve on Don Mills Court where cars would have to enter and exit. There is another significant curve where Don Mills Court intersects with New Mark Esplanade. Two of the key issues identified in Area 3 in the 2040 plan were as follows:

- Support for controlling traffic volumes and speeds on neighborhoods streets through limited internal and external road connections, speed limits, and traffic calming
- Need to mitigate traffic and safety issues at the Falls Road / Maryland Avenue / I-270 interchange for all travel modes

Adding this many cars to the roads in New Mark Commons would not only cause increased traffic volumes and speeds within the community but also would create new traffic and safety issues at the Falls Road/Maryland Avenue/I-270 interchange because the additional

vehicles would exit the Esplanade using Potomac Valley Road, exacerbating an already dangerous intersection and one where neighborhood children have to cross on foot to get to Julius West Middle School.

I have heard it said that the upzoning would not really matter because no one was likely to develop the 9.75 acres anyway. I strongly disagree with that statement. If you zone it, they will build. Someone will almost undoubtedly see the money-making potential of the site and will not have the least concern for New Mark's historic designation or for its unique neighborhood character and pedestrian friendly nature.

I know that members of the Mayor and Council, as well as members of the Planning Board, came out to see the land in question. I greatly appreciate that effort. I hope that you agree with me that the R-25 zoning is not appropriate for this particular site.

Thank you for taking my concerns into consideration.

Sincerely,

Rose

Rose Krasnow

Rose G. Krasnow
594 Woodbury
Farrington Village, NC 27312

November 21, 2025

Dear Planning Commission Members,

I am writing to you regarding the R-25 zoning which is being proposed for the 9.75 acres in Area 3 that abut the New Mark Commons community, which was my home for 39 years. Many of you know that I am a past Mayor of the City, but I am also a professional planner who worked, before retiring, as the Deputy Director at Montgomery Planning. In both positions, I recommended approval of many developments that raised concern among the community at large, because I recognized the ever-growing need for more housing.

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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:

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I know that members of the Mayor and Council, as well as members of the Planning Board, came out to see the land in question. I greatly appreciate that effort. I hope that you agree with me that the R-25 zoning is not appropriate for this particular site.

Thank you for taking my concerns into consideration.

Sincerely,

Rose

Rose Krasnow

Holly Simmons

From: Steven Bernstein [REDACTED]
Sent: Saturday, November 22, 2025 9:21 PM
To: mayorcouncil; zoning
Subject: Proposed RMD-25 High Density Zoning for Parcel ZORID17 (Adjacent to New Mark Commons)

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

I strongly oppose the subject proposed zoning request. It would greatly affect the quality of life in my neighborhood and reduce the value of my house.

Sincerely,

Steven Bernstein
9 Tapiola Ct
Rockville, MD

Holly Simmons

From: James Nations [REDACTED]
Sent: Tuesday, November 25, 2025 2:59 PM
To: zoning
Subject: Proposed Rezoning near New Mark Commons

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING - External email. Exercise caution.

November 25, 2025

Madam Mayor, esteemed City Councilmembers,

I am a 10-year resident of New Mark Commons, and I serve as Secretary of the Board of Directors of the New Mark Commons HomeOwners Association.

The residents of New Mark Commons have been advised that the 10-acre parcel of forest and wetland immediately southwest of us is marked for rezoning, potentially changing it from Residential-90 to Residential Medium Density-Infill-25. The 10-acre property is currently zoned R-90, the same as New Mark Commons itself, and is programmed to accommodate new single-family homes for Rockville's growing population.

Five hundred seventy-one (571) New Mark Commons residents have signed a petition opposing this proposed change of zoning (242 households of the community's 384--63 percent). At least 50 residents have walked the 10-acre parcel with you to demonstrate their concern.

Rezoning would present a serious list of social and environmental problems.

Rezoning the area to RMD-25 would allow up to 250 housing units on the 10-acre site would prompt construction that would not follow the Rockville 2040 Comprehensive Plan, which declares that future development at the site should be "connected and compatible with adjacent neighborhoods."

New Mark is a primary walking path for students from Julius West Middle School and Richard Montgomery High School. And New Mark's half-dozen cross walks are crowded every school day with elementary school kids stepping down from school buses.

The proposed rezoning of the parcel would increase vehicle traffic in and around New Mark Commons and present serious challenges for our residents and for the students who walk through the neighborhood on the way to and from school.

More than half of the 10-acre parcel already serves as part of a Rockville water infiltration basin and as a wetland mitigation zone for buildings previous constructed by Tower-Dawson LLC, which owns the 10-acre parcel in question. The parcel's five designated wetland mitigation areas cover more than half the area proposed for rezoning.

By means of this letter, I respectfully ask that you maintain the area's current zoning of R-90 as a location for future single-family homes. I ask you to maintain the parcel's compatibility with its adjoining neighborhoods and to help us protect the safety, property values, and environmental integrity of our neighborhood.

Thank you for your wise consideration.

Your sincerely,

James D. Nations, Ph.D.

2 Tegner Court

Rockville, MD 20850

--

James D. Nations



Holly Simmons

From: Jim Wasilak
Sent: Friday, November 28, 2025 2:03 PM
To: Craig Simoneau; Holly Simmons; Katie Gerbes
Subject: Fw: New Mark Commons Board of Directors thank you and no position statement regarding 2040 rezoning proposal

FYI

Get [Outlook for Android](#)

From: [REDACTED]
Sent: Friday, November 28, 2025 11:42:09 AM
To: mayorcouncil <mayorcouncil@rockvillemd.gov>
Cc: Jim Wasilak <jwasilak@rockvillemd.gov>; [REDACTED]
'Kaitlyn Ambush' [REDACTED]
Subject: New Mark Commons Board of Directors thank you and no position statement regarding 2040 rezoning proposal

WARNING - External email. Exercise caution.

November 28, 2025

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

Dear Mayor and Council,

The New Mark Commons Board of Directors is writing to thank you for the City's engagement with our community regarding the Rockville 2040 Comprehensive Plan and specifically its proposed rezoning for the ten-acre parcel abutting Don Mills Court and homes on streets off Scandia Way (in Planning Area 12).

Chief of Zoning Jim Wasilak facilitated a very educational session at our September 4th NMC Board of Directors virtual meeting. Approximately 54 NMC residents were in attendance. Mr. Wasilak explained that the goal of the Mayor and Council is to increase opportunities for more housing. Wasilak also explained the proposed increase in density for potential homes in the ten-acre parcel near NMC.

Since that September meeting, the NMC Board of Directors has encouraged community members to communicate their comments on the proposed rezoning to the City.

The NMC Board of Directors discussed the rezoning proposal at our October 3 and November 6 meetings. Both discussions resulted in no board position being established in the matter.

Here in November, the NMC Board of Directors has learned that independent of board involvement, NMC residents have:

- Spoken at Mayor and Council meetings
- Written emails
- Met on site with Mayor and Council members
- Circulated a petition and reported results to the Mayor and Council on November 17

What the final zoning criteria should be in the 2040 Comprehensive plan is understood to be the responsibility of the Mayor and Council. The NMC Board of Directors thanks you for your thoughtful and ongoing leadership to listen to residents, consider options, and act to support a vision for a future that maintains a quality of life for all current and future homes in Rockville.

Sincerely,
New Mark Commons Board of Directors

cc. Jim Wasilak, Chief of Zoning

Holly Simmons

From: Alex Belida [REDACTED]
Sent: Monday, December 1, 2025 11:36 PM
To: Planning Commission; Jim Wasilak; mayorcouncil
Subject: Comment on Proposed Rezoning of ZOR ID 17 in Planning Area 12

WARNING - External email. Exercise caution.

My Mayor and Council Remarks, Dec. 1, 2025 Community Forum:

I'm Alex Belida, a homeowner in New Mark Commons since 1985. I want to thank you all for your patience in listening to and receiving the many hundreds of appeals from my fellow New Mark residents over the past several weeks.

We love our beautiful and historic community. Like you, we are delighted to be part of the Rockville community. **We want to keep Rockville and New Mark strong, vibrant and welcoming-not just for us today, but for future generations.**

We are not blind to the need for more housing in Rockville, especially affordable housing. **But we don't believe that should mean stripping away trees and filling every vacant plot of land with high-rise residences.** Which is why we have been urging you to rescind the proposed redesignation of an undeveloped 9+ acre plot abutting New Mark with just such structures. **We recommend you keep the current zoning designation for that plot, which would allow the potential building of single-family homes.**

-
You have all visited New Mark and are familiar with the plot of land in question. You know about the stormwater facility, wetlands and wildlife there. You've seen the heavy tree growth on the land and know New Mark's own tree canopy is one of our most cherished features.

Your own 2040 Comprehensive Plan stated in its section devoted to New Mark – quote – ***“New development should be designed to protect and enhance existing forest stands and tree canopy to the greatest extent possible.”*** It also said this about what the city favors for the plot in question—again quoting—***“development on this site that retains the stormwater management facility and is compatible with the adjacent neighborhood.”***

Please remember that goal. Make sure Rockville's future development is-quote-***“compatible with adjacent neighborhoods”--neighborhoods like ours.***

Again, thank you for listening.

Susan Knowles

Good evening, Madame Mayor and City Council,

My name is Susan Knowles. I would like to read this statement for Margaret Chao, who has been a resident in New Mark Commons since 1984. She was unable to attend tonight's Citizens Forum.

I urge you to reconsider the proposed high density zoning designation for a small 9.75 acre parcel of land adjacent to New Mark Commons and other Rockville communities for the following reasons:

1. Redesignating the current zoning of this parcel of land to a high density residential designation will reduce, if not entirely eliminate, the existing stream and natural habitat for nature and wildlife, a source of enjoyment for all who walk through the area.

The ecosystem for the area would change; do you really want it to be replaced by high rise apartments and parking lots?

2. While no development details are available yet, any high density development such as high rise apartments with 25 units each should not be allowed because they are not compatible with ANY of the other surrounding neighborhoods, not just New Mark.

3. Every high density housing project comes with increased traffic, traffic control and parking problems in addition to the increased burden placed on nearby schools and public services. The boundaries for communities near the parcel need to be respected and protected to maintain the character, integrity and safety of the surrounding communities. Traffic should NOT be routed through any community to facilitate access to the highway; the roads in

residential communities are not designed to handle heavy thru traffic.

In New Mark we have 3 bus stops for elementary school students; students from several neighborhoods (not just New Mark) walk through New Mark to get to Julius West or Richard Montgomery. New Mark residents and residents along Potomac Valley enjoy walking or jogging in the neighborhood; and children walk to the New Mark pool, tennis courts, playground or basketball courts. Elderly residents of Potomac Valley Nursing Home and their visitors are often seen either walking or being pushed in a wheelchair to enjoy the weather and beautiful gardens. Increased thru traffic would cause congestion and put the safety of walkers at risk. Development of any project should not be at the expense of existing communities.

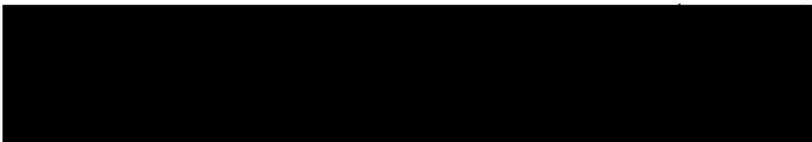
I urge you to seriously consider hearing the presentation tonight but postpone the vote so staff, mayor, and council have additional time to consider the concerns of our community. I thank you for your time and look forward to future discussions on this topic.

Margaret Chao
3 Bracknell Circle
Rockville, MD 20850



December 1, 2025

Read by:
Susan Knowles
8 Farsta Court
Rockville MD 20850



Pat Reber

Community Forum, December 1, 2025

Rockville Mayor and Council

Good evening Madam Mayor and Councilmembers,

I'm Pat Reber and I speak for the 630 or so signatories on a petition who in turn represent 67 percent of homes in New Mark Commons. Two weeks ago, we only had 58 percent, so you can see we are still knocking on doors!

We are here tonight to specifically ask you to stop the proposed dense zoning of one specific property: ZOR ID 17 in Planning Area 12. We understand that this should be possible for you this very evening when you consider the CMA.

We know that at least five other neighborhoods have been able to convince the city to change originally proposed rezonings. We ask that the same courtesy to further discuss and consider be extended to our community.

We ask that you hear the presentation from your staff this evening but DELAY your vote until you have time to consider alternatives.

We who live within 500 feet of the parcel only received notices in June of 2025. Yet by October 2024, more than a year ago, notices had been sent out to all communities and to residents within 100 feet of the parcel, according to the CMA document. We don't know how we fell between the cracks, but it has put us at a considerable

disadvantage for time We were only able to start informing the community in late August and September.

From the beginning, we have made clear that we are not opposed to residential development on the property. Please be clear about that. We have repeatedly stated our openness to less dense alternatives, but were told your staff did not have authority to do that. Tonight is the first chance we've had to hear you discuss this proposal and our concerns in formal session. Will you TONIGHT PLEASE take the time to discuss something less dense like RMD-10? Something more COMPATIBLE with its adjacent community of New Mark Commons?

RMD-25 would invite a DRASTIC change in density from the underlying zone of New Mark Commons. Is that compatible?

Barring this courtesy, we are left with the feeling that we were at the last minute boarded onto a train speeding towards an unavoidable destination of May 2026. Please, we ask you, stop the train now and let us work to find a better fit for this parcel and our neighborhood.

Thank you for listening to me!

Link to the petition: (Total number is greater than the digital, as we also have traditional signatures on paper petitions.)

Deny Proposed RMD-25 High Density Zoning for Parcel ZORID17

(Adjacent to New Mark Commons)

<https://c.org/zsDj68y5dg>

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

December 8, 2025

Mr. Jaime Espinosa, Chair, Rockville Planning Commission
Honorable Mayor Monique Ashton and Councilmembers, City of Rockville
111 Maryland Avenue, Rockville, MD. 20850

Dear Planning Commission Chair, Commission members and Mayor and Council,

We, residents of New Mark Commons, would like to begin by expressing our deepest appreciation to the Mayor and Councilmembers for listening to the substantive concerns raised by the New Mark Commons (NMC) community members during multiple community forums and for the acknowledgement that RMD-25 does not appear to be an appropriate zoning designation for Parcel ZOR ID 17 in Planning Area 12, which directly abuts our neighborhood. The Mayor and Council's engagement and willingness to carefully consider the implications of this incompatible zoning designation adjacent to NMC have not gone unnoticed and have significantly strengthened our confidence in the integrity, civic engagement, and leadership of the Mayor and Council.

That said, we want to make sure that the Planning Commission is aware of the strong community opposition to the proposed RMD-25 zone designation and that this information is included in the community engagement discussion and report. The signatures on our petition, sent to Mayor and Council and staff on November 17 and updated in our remarks to them on December 1, currently represent 65.4% of New Mark Commons households. The total number of signatures on the petition includes 605 on the digital petition and another 43 signatures on traditional paper petitions. These signatures – 648 and growing – were gathered despite the busy holiday season and the fact that many residents were unaware of the rezoning effort until late September 2025. We have voiced this opposition to RMD-25 through NMC representation at Mayor and Council meetings, written correspondence, and this robust community petition. We appreciate the steps Mayor and Council took on December 1 to identify the proposed zoning for this property next to New Mark Commons as one that needs further discussion. This is noted in the narrative on page 12 of the highlights of the Zoning Ordinance Rewrite (ZOR) and Comprehensive Map Amendment (CMA) that was filed to the Planning Commission for further consideration on December 1. (See Enclosure, Copy of current digital petition and paper petitions as of December 7, 2025.)

On November 17, 2025, we provided copies of the interim petition to the Mayor and Council, and Zoning staff. The petition was submitted to ensure staff and elected officials had timely, verified, and accurate community input as recommendations were developed and decisions deliberated regarding the ZOR and CMA. (See Enclosure, Nov. 17 letter)

Moving forward, to ensure the record fully reflects the current extent of community input and to provide the Planning Commission with the information necessary for informed deliberation, we respectfully request the following:

1. That the current number of signatures (648) and the current number of represented NMC households (251) be formally acknowledged as part of the record for the upcoming Planning Commission meeting on Wednesday, December 10; and
2. That these numbers be presented alongside all other community engagement materials when discussing rezoning options for Parcel ZOR ID 17 in Planning Area 12.

Please note, this is not a request for new or late testimony; it is a request for recognition of materials already submitted within the required timeframe which represent a significant portion of the directly affected neighborhood. Ensuring community input is accurately reflected in the Planning Commission's deliberations is essential to maintaining the transparency and integrity of the public process.

In closing, we wish to highlight that New Mark Commons, established in the late 1960s, is a thoughtfully planned community listed on the National Register of Historic Places which balances modern architecture with natural landscape. Its winding roads, wooded setting, and pedestrian friendly pathways were purposefully created to preserve open space and foster a cohesive residential environment.

We are deeply concerned about how added traffic and the potential scale of high-density housing would affect the safety, walkability, cohesion, and overall compatibility with our neighborhood. The environmentally sensitive parcel in question represents one of the remaining contiguous tree canopies in Rockville, supporting a rich flora and fauna ecosystem and buffering the Rockville community from I-270 noise and air pollution. This land also marks a somber chapter in Rockville's history as a Poor Farm and Almshouse, where indigent, disabled, and mentally ill residents lived, worked, died, and were buried in many unmarked graves for more than 200 years. This further underscores the need for careful, respectful consideration of any proposed rezoning and development efforts.

Thank you for your attention to this matter and for your continued service to the residents of Rockville. Should you need digital versions of this material, please contact us.

Sincerely,

New Mark Commons Residents Group



Pat Reber [REDACTED] on behalf of the core group of organizers: Alex Belida, Julia Binder, Sandy Crowe, Susan Knowles, Jim Nations, Ann Reiss, Marty Reiss, Michelle Tongratanasiri, Mark Wetterhahn

CC:

Mr. Jeff Mihelich, City Manager

Mr. Jim Wasilak, Chief of Zoning, and Ms. Holly Simmons, Deputy Zoning Manager

ENCLS:

November 17, 2025, Letter to City of Rockville, Mayor and Council; and Chief of Zoning, submitting interim petition

December 7, 2025, Copy of current digital petition and paper petitions as of December 7, 2025 <https://c.org/zsDj68y5dg> "Deny Proposed RMD25 High Density Zoning for Parcel ZORID17 (Adjacent to New Mark Commons)"

To:

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

From:

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

November 17, 2025

Dear Mayor and Councilmembers,

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

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

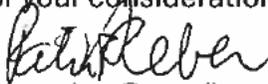
The 514 signatures represent 223 homes in our 384-home community, or 58 percent of all households. While the petition platform does not publicly display individual addresses, we have maintained an internal, verified address log and can provide it confidentially to staff and Council upon request.

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

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

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

Thank you for your consideration,



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

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



The Issue

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

Historic, Environmental, and Planning Context

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

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

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

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

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

Foreseeable Negative Impacts on the New Mark Commons Community:

1. Traffic and Public Safety

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

2. Environmental and Ecological Impact

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

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

3. Incompatibility with Historic Character

- The scale and massing of potential RMD25 structures would visually overpower New Mark Commons single-family homes, a nationally recognized example of mid-century residential planning.

- High-density, high-rise buildings would conflict with the community's architectural integrity and the principles that underpin its historic designation.

- Such a project would contradict the City's commitment to preserving neighborhoods of cultural and historic significance.

4. Quality of Life and Community Cohesion

- Increased traffic, noise, and light pollution would erode the tranquil, pedestrian-oriented neighborhood that defines life in New Mark Commons.

- Construction and subsequent population density could strain existing infrastructure, including roads, utilities, and stormwater systems.

- Loss of the wooded area and wildlife corridor would diminish residents' daily connection with nature – one of the most valued qualities of living in the NMC community.

- High-density, multi-story apartment buildings adjacent to single-family homes would directly overlook private yards, patios, and windows, substantially reducing residents' privacy and diminishing the quiet, secluded character that defines the New Mark Commons neighborhood.

5. Property Values and HOA Amenities/Fees

- The proximity of high-density housing to established single-family homes is likely to decrease property values by altering neighborhood scale, reducing privacy and marketability, and changing the character that defines New Mark Commons.

- An influx of new residents would place significant demand on NMC HOA-funded amenities (i.e. roads, lake, recreational facilities, walking paths, etc.), accelerating wear and increasing maintenance costs for current homeowners, while RMD-25 residents would neither contribute to NMC HOA fees nor feel obligated to support the community or its shared standards/respect for community established regulations governing NMC recreational facilities, the NMC lake, and/or its wildlife and environs.

6. Planning Consistency and Public Trust

- Approving RMD25 zoning for this parcel directly contradicts Rockville's 2040 Comprehensive Plan (adopted August 2021) by introducing a scale and density incompatible with the surrounding neighborhood, undermining context-sensitive development, diminishing green space, and placing additional strain on community amenities and quality of life for NMC residents.

- RMD25 zoning would allow up to 25 dwelling units per acre (i.e. 250 dwelling units) - five times the zoned density of the existing NMC community which comprises 384 dwelling units on 96 acres. This would be a level of density wholly inconsistent with the NMC historic community and the surrounding natural landscape.

- RMD-25 zoning would set a precedent encouraging similar high-density proposals adjacent to established neighborhoods and erode trust and confidence in Rockville's stated commitment to balanced growth and preservation.

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

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

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

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

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

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

CALL TO ACTION:

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

Thank you all for your time, support, and consideration!

Name	City	State	Postal Code	Country	Signed On
Michelle T				United States	11/3/2025
Derby Amornkul	Tysons	VA	22102	United States	11/3/2025
Julia Binder	Rockville	MD	20850	United States	11/3/2025
Susan Knowles	Rockville	MD	20850	United States	11/3/2025
Ferdinand Protzman	Rockville	MD	20850	United States	11/3/2025
Thomas Protzman	Rockville	MD	20850	United States	11/3/2025
Mike Kohut	Rockville	MD	20850	United States	11/3/2025
Ann Reiss	Rockville	MD	20850	United States	11/3/2025
Carla Barresi	Rockville	MD	20850	United States	11/3/2025
Maria Sol Pikielny	Rockville	MD	20850	United States	11/3/2025
Adam Schuster	Rockville	MD	20850	United States	11/3/2025
Megan Hershey	Rockville	MD	20850	United States	11/3/2025
Elizabeth Turesson	Rockville	MD	20850	United States	11/3/2025
Becky Grandin	Rockville	MD	20850	United States	11/3/2025
Rakesh Peter	Rockville	MD	20850	United States	11/3/2025
Joseph Jordan	Rockville	MD	20850	United States	11/3/2025
Hur Zannat	Rockville	MD	20850	United States	11/3/2025
David Sloane	Rockville	MD	20850	United States	11/3/2025
Brent Gulick	Rockville	MD	20850	United States	11/3/2025
Bhavana Rakesh	Rockville	MD	20850	United States	11/3/2025
Mikaela Ober Schuster	Rockville	MD	20850	United States	11/3/2025
Jeff Grandin	Rockville	MD	20850	United States	11/3/2025
Thomas Crumley	Rockville	MD	20850	United States	11/3/2025
Nancy Kohut	Rockville	MD	20850	United States	11/3/2025
Horia C Popa	Rockville	MD	20850	United States	11/3/2025
Zari Karimian	Rockville	MD	20850	United States	11/3/2025
Tara Rabin	Rockville	MD	20850	United States	11/3/2025
Janet Brown	Rockville	MD	20850	United States	11/3/2025
Monica Brown	Rockville	MD	20850	United States	11/3/2025
Mark Wetterhahn	Rockville	MD	20850	United States	11/3/2025
Rachel Cook	Rockville	MD	20850	United States	11/3/2025
Pasha Irshad	Rockville	MD	20850	United States	11/3/2025
Martin Reiss	Rockville	MD	20850	United States	11/3/2025
Patty Kiesler	Rockville	MD	20850	United States	11/3/2025
Aileen Goldstein	Rockville	MD	20850	United States	11/3/2025
Richard Payes	Rockville	MD	20850	United States	11/3/2025
Lori Nicely	Rockville	MD	20850	United States	11/3/2025
Ari Payes	North Bethesda	MD	20852	United States	11/3/2025
Diana Varela	North Bethesda	MD	20852	United States	11/3/2025
Raleigh Koritz	St Paul	MN	55114	United States	11/3/2025
Kristen Rasmussen	Rockville	MD	20850	United States	11/3/2025
Carol Soo	Rockville	MD	20850	United States	11/3/2025
Carolyn Isaac	Rockville	MD	20850	United States	11/3/2025
Colleen Thomas	Rockville	MD	20850	United States	11/3/2025
kirk brown	Rockville	MD	20850	United States	11/3/2025
Erika Brown	Rockville	MD	20850	United States	11/3/2025
Robin Payes	Germantown	MD	20874	United States	11/3/2025
Lauren Parlato	Rockville	MD	20850	United States	11/3/2025
Karen Crossley	Rockville	MD	20850	United States	11/3/2025
Boni Dunmyer	Rockville	MD	20850	United States	11/3/2025
Nadereh Rezaie	Rockville	MD	20850	United States	11/3/2025
Jon Bernheimer	Rockville	MD	20850	United States	11/3/2025
John Brown	Rockville	MD	20850	United States	11/3/2025
Ashley Tierno	Rockville	MD	20850	United States	11/3/2025
Alisa Cruise-Levi	Rockville	MD	20850	United States	11/3/2025

Lin Silvers	Lewes	DE	19958	United States	11/3/2025
Joanne Lynch-Bachbauer	Rockville	MD	20850	United States	11/3/2025
J Zoe Wood	Rockville	MD	20850	United States	11/3/2025
Jeb Bhutaprateep	Rockville	MD	20850	United States	11/4/2025
Nathan Amornkul	Rockville	MD	20850	United States	11/4/2025
EVIN GOSSIN	Rockville	MD	20850	United States	11/4/2025
Amanda Innes	Rockville	MD	20850	United States	11/4/2025
Debbie Nathanson	Rockville	MD	20850	United States	11/4/2025
Meghan Matulka	Rockville	MD	20850	United States	11/4/2025
Maeve Lucas	New Market	MD	21774	United States	11/4/2025
Ann Grandin	Rockville	MD	20850	United States	11/4/2025
Garrett Grandin	Rockville	MD	20850	United States	11/4/2025
Jennifer Higgins	Marengo	OH	43334	United States	11/4/2025
Marilyn Johnson	Rockville	MD	20850	United States	11/4/2025
Rachel Ginsburg	Rockville	MD	20850	United States	11/4/2025
Peter Krug	Rockville	MD	20850	United States	11/4/2025
Laurie Krug	Rockville	MD	20850	United States	11/4/2025
natalie stake	Rockville	MD	20850	United States	11/4/2025
Kuno Bachbauer	Rockville	MD	20850	United States	11/4/2025
shirley swan	Birmingham	ENG	b14 7sr	United Kingdom	11/4/2025
Cou Kalantary	Rockville	MD	20850	United States	11/4/2025
Jeanne Paderofsky	United States		28085	Spain	11/4/2025
Melanie Renzulli	Rockville	MD	20850	United States	11/4/2025
Elyse Hagner	Rockville	MD	20850	United States	11/4/2025
Maryam Pishdad	Rockville	MD	20850	United States	11/4/2025
katherine pishdad	Rockville	MD	20850	United States	11/4/2025
Kevin Pishdad	Rockville	MD	20850	United States	11/4/2025
Raja Chennamsetti	Rockville	MD	20850	United States	11/4/2025
Francisco Resendiz	Rockville	MD	20850	United States	11/4/2025
Megan Morsheimer	Rockville	MD	20850	United States	11/4/2025
Lisa Harvey	Rockville	MD	20850	United States	11/4/2025
Stephen Fan	Rockville	MD	20850	United States	11/4/2025
Phyllis Blum	Rockville	MD	20850	United States	11/4/2025
Dikran Kechichian	Rockville	MD	20850	United States	11/4/2025
Dawn Sudduth	Silver Spring	MD	20906	United States	11/4/2025
Matt Hagner	Rockville	MD	20850	United States	11/4/2025
Andrew Harvey	Rockville	MD	20850	United States	11/4/2025
Michal Komlosh	Rockville	MD	20850	United States	11/4/2025
PETER FENG	Rockville	MD	20852	United States	11/4/2025
Mun Brown	Fairfax	VA	22030	United States	11/4/2025
Xavier Lotuaco	Rockville	MD	20850	United States	11/4/2025
Marian Swain	Rockville	MD	20850	United States	11/4/2025
Alan Cole	Milton keynes	ENG	Mk14 6af	United Kingdom	11/4/2025
Paulina Silverstein	Rockville	MD	20850	United States	11/4/2025
Martin Lizak	Rockville	MD	20850	United States	11/4/2025
Diane Striar	Rockville	MD	20850	United States	11/4/2025
WARD SIGMOND	Rockville	MD	20850	United States	11/4/2025
Richard Yoshimachi	Rockville	MD	20850	United States	11/4/2025
Norman Brown	Rockville	MD	20850	United States	11/4/2025
Christopher Adams	Washington	DC	20011	United States	11/4/2025
Olena Yanakova	Rockville	MD	20850	United States	11/4/2025
Ana Astrid Molina	Rockville	MD	20850	United States	11/4/2025
Billy Reed	Rockville	MD	20850	United States	11/4/2025
Barbara Tait	Shorewood	IL	60404	United States	11/4/2025
Kamalinder Goraya	Rockville	MD	20850	United States	11/4/2025
Monica Barberis- Young	Rockville	MD	20850	United States	11/4/2025

Barbara Quinn	Rockville	MD	20850	United States	11/4/2025
Xinh Wu	Rockville	MD	20850	United States	11/4/2025
John Macdonald	Rockville	MD	20850	United States	11/4/2025
Rosalind Hayden	Rockville	MD	20850	United States	11/4/2025
Liz Erpelding-Garratt	Saint Augustine	FL	32086	United States	11/4/2025
Dove Amornkul	Rockville	MD	20850	United States	11/4/2025
Dale Shero	Fernandina Beach, FL	GA	32034	United States	11/4/2025
Steve Geikow	Wheeling	IL	60090	United States	11/4/2025
aline Cabal	Silver Spring	MD	20906	United States	11/4/2025
N A	Marblehead	MA	1945	United States	11/4/2025
John Lembo	Corpus Christi	TX	78416	United States	11/4/2025
Maryanna Kieffer	Rockville	MD	20850	United States	11/4/2025
James Nations	Rockville	MD	20850	United States	11/4/2025
Edward Markushewski	Huntsville	AL	35801	United States	11/4/2025
Donna Williams	Rockville	MD	20850	United States	11/4/2025
Ronald Collamore	Lincoln	NE	68502	United States	11/5/2025
Wendy Kaufman	Bethesda	MD	20817	United States	11/5/2025
David Schwartzman	Rockville	MD	20850	United States	11/5/2025
Alyse MacDonald	Rockville	MD	20850	United States	11/5/2025
Vivianna Cowl	Rockville	MD	20850	United States	11/5/2025
Patricia Reber	Rockville	MD	20850	United States	11/5/2025
Abby Grandin	Rockville	MD	20850	United States	11/5/2025
Chris Tolar	Hinton	VA	22831	United States	11/5/2025
Nan Whalen	Rockville	MD	20850	United States	11/5/2025
Steven Goldblatt	Rockville	MD	20850	United States	11/5/2025
Kathy Smolley	Rockville	MD	20850	United States	11/5/2025
Melissa Scales	Rockville	MD	20850	United States	11/5/2025
Sara Chennamsetti	Rockville	MD	20850	United States	11/5/2025
Martin Cowl	Rockville	MD	20850	United States	11/5/2025
Steven Kaufman	Betheda	MD	20817	United States	11/5/2025
Daniela Rossi	Pomezia	ID	83756	United States	11/5/2025
Stephanie Smith	Rockville	MD	20850	United States	11/5/2025
Ann Kee	Rockville	MD	20850	United States	11/5/2025
Jeniffer Match	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
Rosária B.	Rockville	MD	20850	United States	11/5/2025
Jonathan Smith	Rockville	MD	20850	United States	11/5/2025
Mara Miller	Rockville	MD	20850	United States	11/6/2025
Leah Miller	Rockville	MD	20850	United States	11/6/2025
Henrik Olsen	Rockville	MD	20850	United States	11/6/2025
Olga Baranova	Rockville	MD	20850	United States	11/6/2025
Iris Ysern	Rockville	MD	20850	United States	11/6/2025
Mireia Gonzales-Ysern	Rockville	MD	20850	United States	11/6/2025
Anuj Mehta	Rockville	MD	20850	United States	11/6/2025
Melissa Roberts	Baltimore	MD	21219	United States	11/6/2025
Xavier Ysern	Rockville	MD	20850	United States	11/6/2025
Hilary Belitsky	Rockville	MD	20850	United States	11/6/2025
Pratibha Rana	Rockville	MD	20850	United States	11/6/2025
Alex Belida	Rockville	MD	20850	United States	11/6/2025
Nathalie Yarkony	Rockville	MD	20850	United States	11/6/2025
Carol Book	York	PA	17406	United States	11/6/2025
ERIC Baranick	Rockville	MD	20850	United States	11/6/2025
Olivia Lanzoni	Rockville	MD	20850	United States	11/6/2025
A Martin	Garland	TX	75044	United States	11/6/2025
Colleen Bokman	Rockville	MD	20850	United States	11/6/2025
Alejandro Gonzales	Rockville	MD	20850	United States	11/6/2025
Robert Bokman	Rockville	MD	20850	United States	11/6/2025
Ansalan Stewart	Rockville	MD	20850	United States	11/6/2025
Guanrong Li	Rockville	MD	20850	United States	11/6/2025
joseph ferraro	new york	NY	10305	United States	11/6/2025
Adam White	Rockville	MD	20850	United States	11/6/2025
Andrew Fedlam	Rockville	MD	20850	United States	11/6/2025
Rocio Crumley	Rockville	MD	20850	United States	11/6/2025
Jason Church	Rockville	MD	20850	United States	11/6/2025
Melinda Kinnaird	Hot Springs National Park	AR	71913	United States	11/6/2025
Heather Wright	Rockville	MD	20850	United States	11/6/2025
Maria Ariens	Rockville	MD	20850	United States	11/6/2025
Robin Yasinow	Rockville	MD	20850	United States	11/6/2025
ENILDA ABREU	Rockville	MD	20850	United States	11/6/2025
Kathy Penn	Rockville	MD	20850	United States	11/6/2025
Shanti a. Nanan	Rockville	MD	20850	United States	11/6/2025
John Yeung	Rockville	MD	20850	United States	11/6/2025
Vladimir Gurevich	Rockville	MD	20850	United States	11/6/2025
Shana Kohnstamm	Rockville	MD	20850	United States	11/6/2025
Timothy Petros	Cockeysville	MD	21030	United States	11/6/2025
Michael Gurevich	Rockville	MD	20850	United States	11/6/2025
Usha 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	Fairfield	PA		17320	United States	11/7/2025
Steve Plotkin	Rockville	MD		20850	United States	11/7/2025
Megan Dankovich	Rockville	MD		20850	United States	11/7/2025
Silviya Vancheva	Rockville	MD		20850	United States	11/7/2025
Amanda Zhang	Rockville	MD		20850	United States	11/7/2025
Victor Chernomordik	Rockville	MD		20850	United States	11/7/2025
Chip Maust	Rockville	MD		20850	United States	11/7/2025
Clint Williams	Rockville	MD		20850	United States	11/7/2025
Diane Gould	Rockville	MD		20850	United States	11/7/2025
Yvonne Bersofsky	Rockville	MD		20850	United States	11/7/2025
craig ginsburg	Washington	DC		20005	United States	11/7/2025
Adrienne Malickson	Rockville	MD		20850	United States	11/7/2025
Stephen Hellman	Rockville	MD		20850	United States	11/7/2025
Arthur Wilson	Rockville	MD		20854	United States	11/7/2025
Shye Bay	Rockville	MD		20850	United States	11/7/2025
Maria Riggione	Milford	CT		6461	United States	11/7/2025
Adjo Amega	Upper Marlboro	MD		20774	United States	11/7/2025
David DeRocker	Morristown	NJ		7960	United States	11/7/2025
Ilya Gurevich	Rockville	MD		20850	United States	11/7/2025
Daniel Dubon	Glen Burnie	MD		21061	United States	11/7/2025
Theresa D	Columbus	OH		43230	United States	11/7/2025
Brian Davidson	District Heights	MD		20747	United States	11/7/2025
Kevin Kiesler	Rockville	MD		20850	United States	11/7/2025
Kevron Gottlieb	Crofton	MD		21114	United States	11/7/2025
Darya Melnyk	Rockville	MD		20850	United States	11/7/2025
Dulcie Dana	Potomac	MD		20854	United States	11/7/2025
Sara Kiesler	Rockville	MD		20850	United States	11/7/2025
Lana Johnson	Centreville	VA		20120	United States	11/7/2025
Deirdre Robinson	Rockville	MD		20851	United States	11/7/2025
Ricky Mui	Rockville	MD		20850	United States	11/7/2025
Bram Van Loon	Rockville	MD		20850	United States	11/7/2025
Tatiana Rakhovskaya	Rockville	MD		20850	United States	11/7/2025
Barbara Fagel	Rockville	MD		20850	United States	11/7/2025
Mary Ann Pennington	Rockville	MD		20854	United States	11/7/2025
bill cunningham	Bethesda	MD		20817	United States	11/7/2025
Howard Tsai	Rockville	MD		20850	United States	11/7/2025
Patrick Coleman	New York	NY		10118	United States	11/7/2025
Richard Jones	Purcellville	VA		22032	United States	11/7/2025
Gabriela Zavala	Rockville	MD		20850	United States	11/7/2025
Karen Price	Rockville	MD		20850	United States	11/7/2025
Richard Phillips	Rockville	MD		20850	United States	11/7/2025
Mary Allen	Alexandria	VA		22303	United States	11/7/2025
Jill Phillips	Rockville	MD		20850	United States	11/7/2025
Sharon Wall	Rockville	MD		20850	United States	11/7/2025
Irving Elson	Rockville	MD		20850	United States	11/7/2025
Catalina Asiain	Washington	DC		20036	United States	11/7/2025
Betsy Alperin	Rockville	MD		20850	United States	11/7/2025
Susan Klein	Rockville	MD		20850	United States	11/7/2025
Velvet Daniel	Ft. Washington	MD		20744	United States	11/7/2025
Dinia Yeo	Rockville	MD		20850	United States	11/8/2025
Sean Hart	Rockville	MD		20850	United States	11/8/2025
Marc Zawatsky	Rockville	MD		20850	United States	11/8/2025
Adina Braun	Rockville	MD		20852	United States	11/8/2025
Bill Burchett	Rockville	MD		20850	United States	11/8/2025
Lisa Dinoto	Lake Shore	MD	167	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 Koplou	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

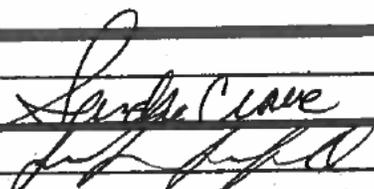
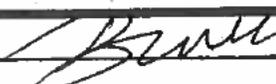
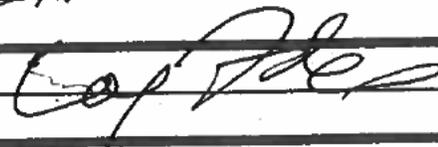
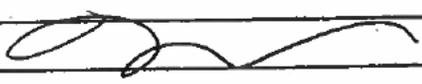
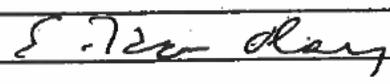
James Whalen	Rockville	MD	20850	United States	11/15/2025
elvira mccormick	Columbia	MD	21044	United States	11/15/2025
Sofie Gustafson	Glennelg	MD	21737	United States	11/15/2025
Maria Erb	Rockville	MD	20850	United States	11/15/2025
Jon Inwood	Brooklyn	NY	11226	United States	11/15/2025
Victoria Proctor	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
Stacl 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
sharline 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 Dagneu	Washington	DC	20002	United States	11/18/2025
Abi Rewty	Hyattsville	MD	20782	United States	11/18/2025
Hannah Parker (Student)			170	United States	11/18/2025

Almaz Tesfaye	Washington	DC	20005	United States	11/18/2025
Nancy Rasmussen	Redondo Beach	CA	90277	United States	11/18/2025
Firew Woldeyesusu	Herndon	VA	20171	United States	11/18/2025
Nancy Brady	Gaithersburg	MD	20879	United States	11/18/2025
Chantal Dulk-Jacobs	Silver Spring	MD	20904	United States	11/18/2025
Jo Hunt	Bogart	GA	30622	United States	11/18/2025
Brianna Murray	Smithsburg	MD	21783	United States	11/18/2025
Sarah Pappas	Potomac	MD	20854	United States	11/18/2025
Bilatina Yifru	Washington	DC	20002	United States	11/19/2025
Hewote Tekola	Falls Church	VA	22041	United States	11/19/2025
Jay Setliff	Alexandria	VA	22301	United States	11/19/2025
Katarina Dickinson	Leesburg	VA	20175	United States	11/19/2025
Girma Wondemu	Alexandria	VA	22311	United States	11/19/2025
Gloria Cohen	Rockville	MD	20850	United States	11/20/2025
Mimi Hunde	Hyattsville		20783	United States	11/20/2025
Kidest Bekele	Washington	DC	20011	United States	11/20/2025
Norean Qadir	Rockville	MD	20850	United States	11/20/2025
james johnson	burtonsville	MD	20904	United States	11/20/2025
Irina Gabidullina	Rockville	MD	20850	United States	11/20/2025
Larry Fuller	Mechanicsville	MD	20659	United States	11/20/2025
colleen haugen	Montgomery Village	MD	20886	United States	11/20/2025
Sylvie Fung	Ashburn	VA	20147	United States	11/20/2025
Kinsey Gunn	Germantown	MD	20874	United States	11/20/2025
Cecelia Marianne Stevens	Dundalk	MD	21222	United States	11/20/2025
Silvia Massa Reategui	Rockville	MD	20850	United States	11/20/2025
glory clark	Stafford	VA	22554	United States	11/20/2025
Mireille Kouagou	Alexandria		22310	United States	11/20/2025
Cindy Brown	Rockville	MD	20850	United States	11/20/2025
Divya Ramrattan	Columbia	MD	21045	United States	11/20/2025
Megan W	New Orleans	LA	20124	United States	11/20/2025
Samuel Tey	Rockville	MD	20850	United States	11/21/2025
Michael Sium	Columbia	MD	21044	United States	11/21/2025
Tammy Tey	Rockville	MD	20850	United States	11/21/2025
Manharshaa Virk	Hyattsville	MD	20784	United States	11/21/2025
Teriny Dasklevige				United States	11/21/2025
akberet habte	Alexandria	VA	22312-2849	United States	11/21/2025
Dawn Mealy	Hyattsville	MD	20782	United States	11/21/2025
Katrin Mayer-Barber	Rockville	MD	20850	United States	11/21/2025
Blake Hrkň	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

Deny Proposed RMD-25 Zoning for Parcel
ZOR ID 17 (Adjacent to NM Commons)

NAME	SIGNATURE	Address-just Street
Sandra Crowe Jennifer Newfeld		882 NewMark Esplanade 856 New Mark Esplanade
Burak Akim		842 New Mark Esplanade
Joshua Konda		840 New Mark Esplanade
Natalie Karsadse		810 New Mark Esplanade
Coy F. Bauer		816 New Mark Esplanade
Mary Pham		828 NME
S. Zaslavsky		874 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



Patricia A. Harris, Esq.


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 feet² 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

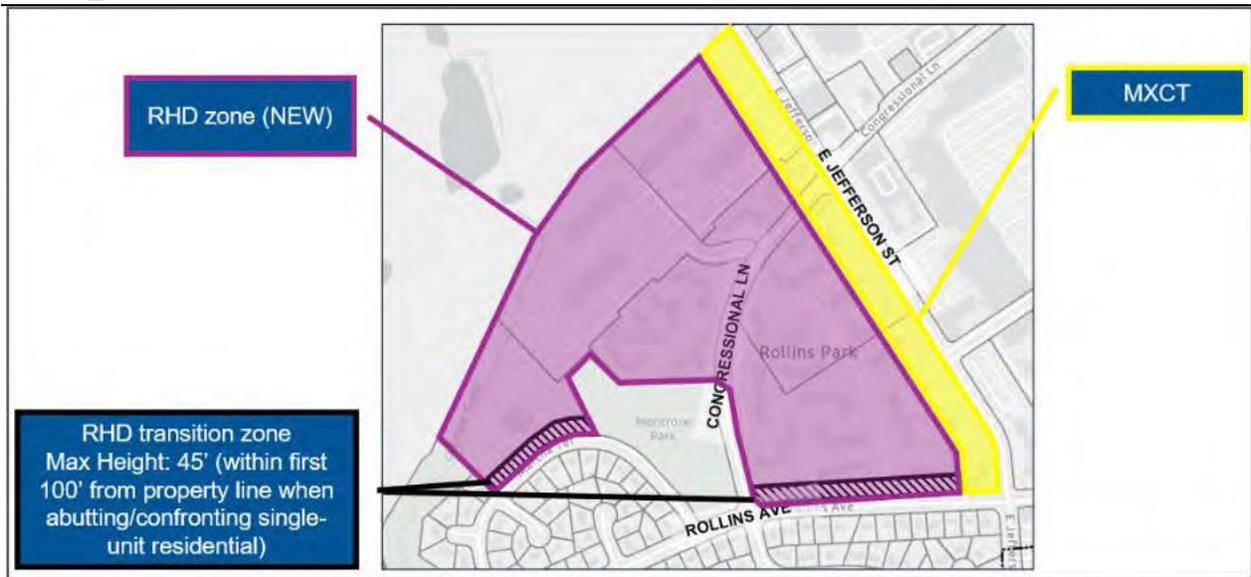
cc: Mr. Craig Simoneau
Ms. Holly Simmons
Mr. Jim Wasilak Mr.
Kenneth Becker Mr.
Arnold Polinger Mr.
Anthony Rakusin

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

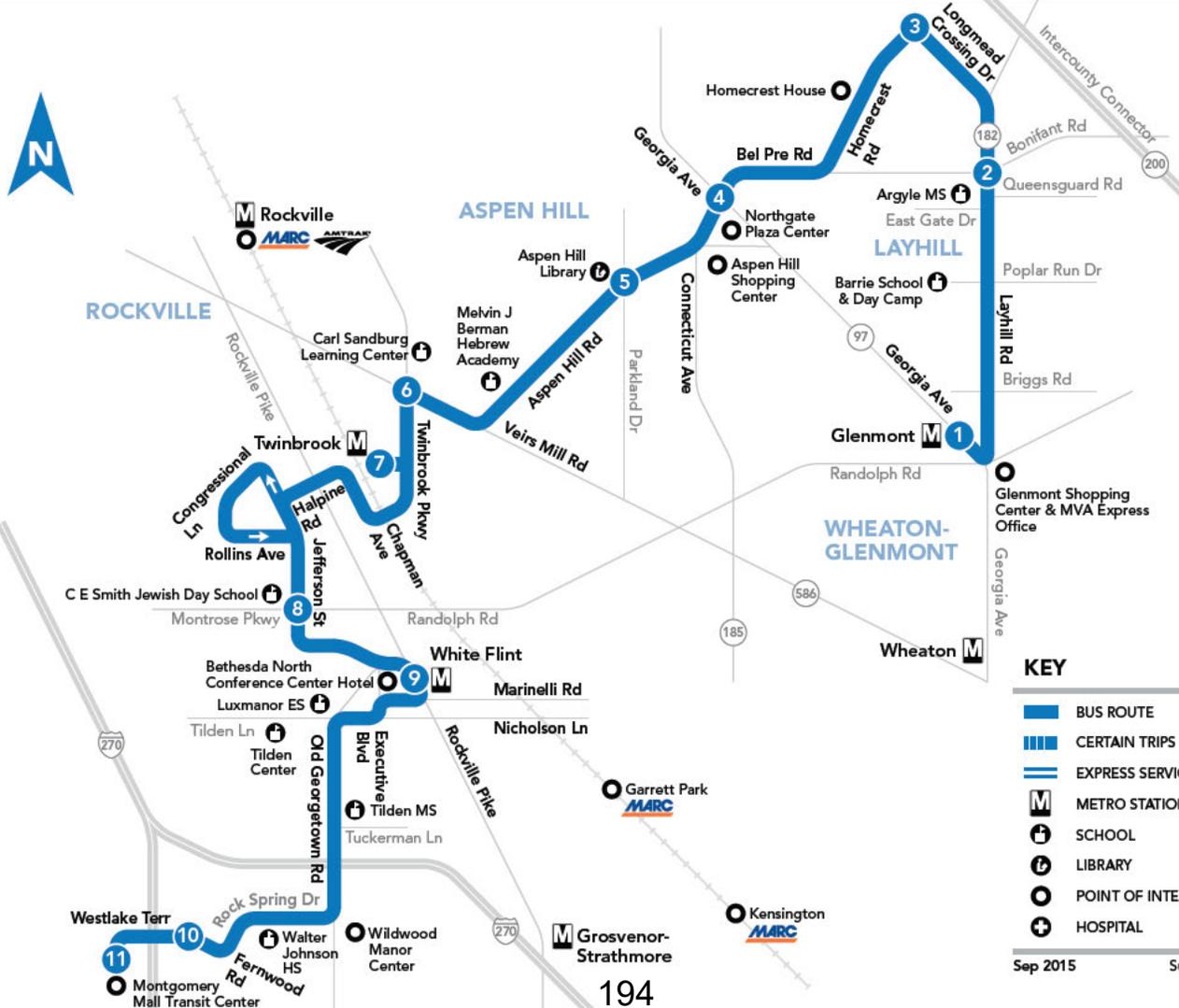


ATTACHMENT B
Ride On Routes

5

Twinbrook M – White Flint M – Grosvenor-Strathmore M –
Garrett Park – Kensington – Paul S. Sarbanes TC (Silver Spring M)





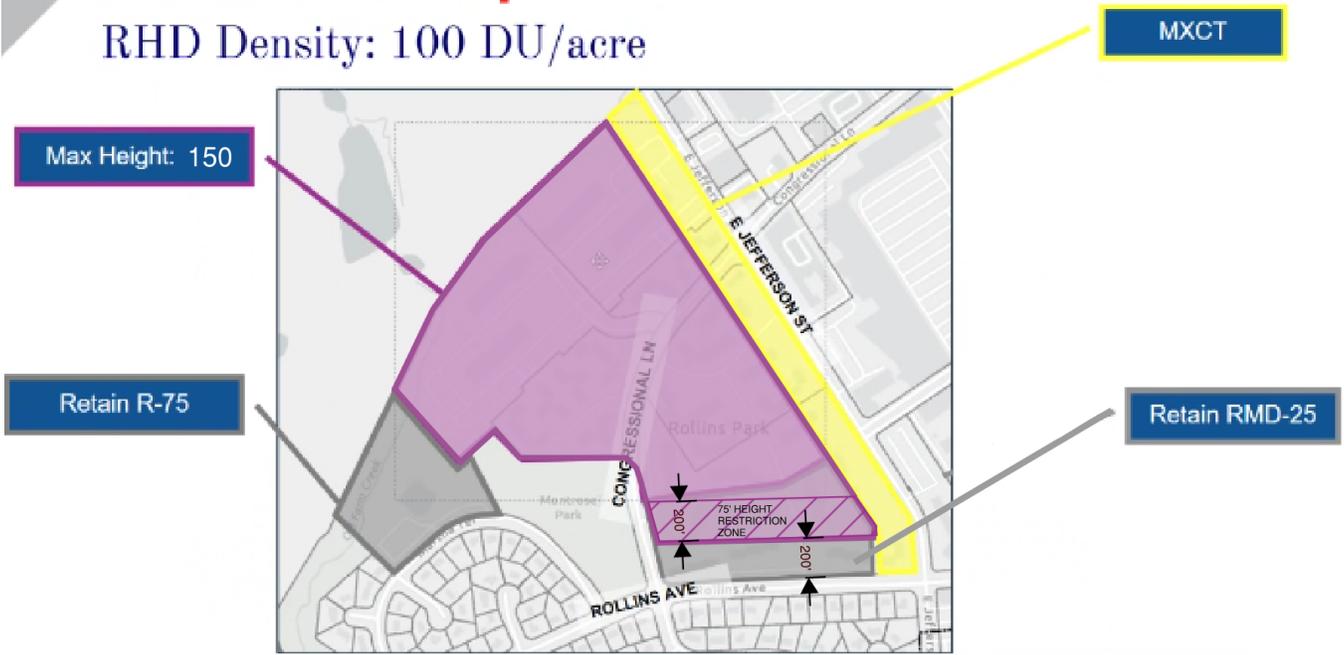
KEY	
	BUS ROUTE
	CERTAIN TRIPS
	EXPRESS SERVICE
	METRO STATION
	SCHOOL
	LIBRARY
	POINT OF INTEREST
	HOSPITAL

Sep 2015 Subject to change

ATTACHMENT C
Rollins Park Proposed Modification

Alternate Proposal

RHD Density: 100 DU/acre





William Kominers
Attorney



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 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

Rezoning 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
Suzan Pitman
Sarah Miller

Anne Goodman
John Tyner, II
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



William Kominers
Attorney



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



William Kominers
Attorney



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.



ZONING DIAGNOSTIC REPORT

ROCKVILLE, MD ZONING ORDINANCE REWRITE PROJECT

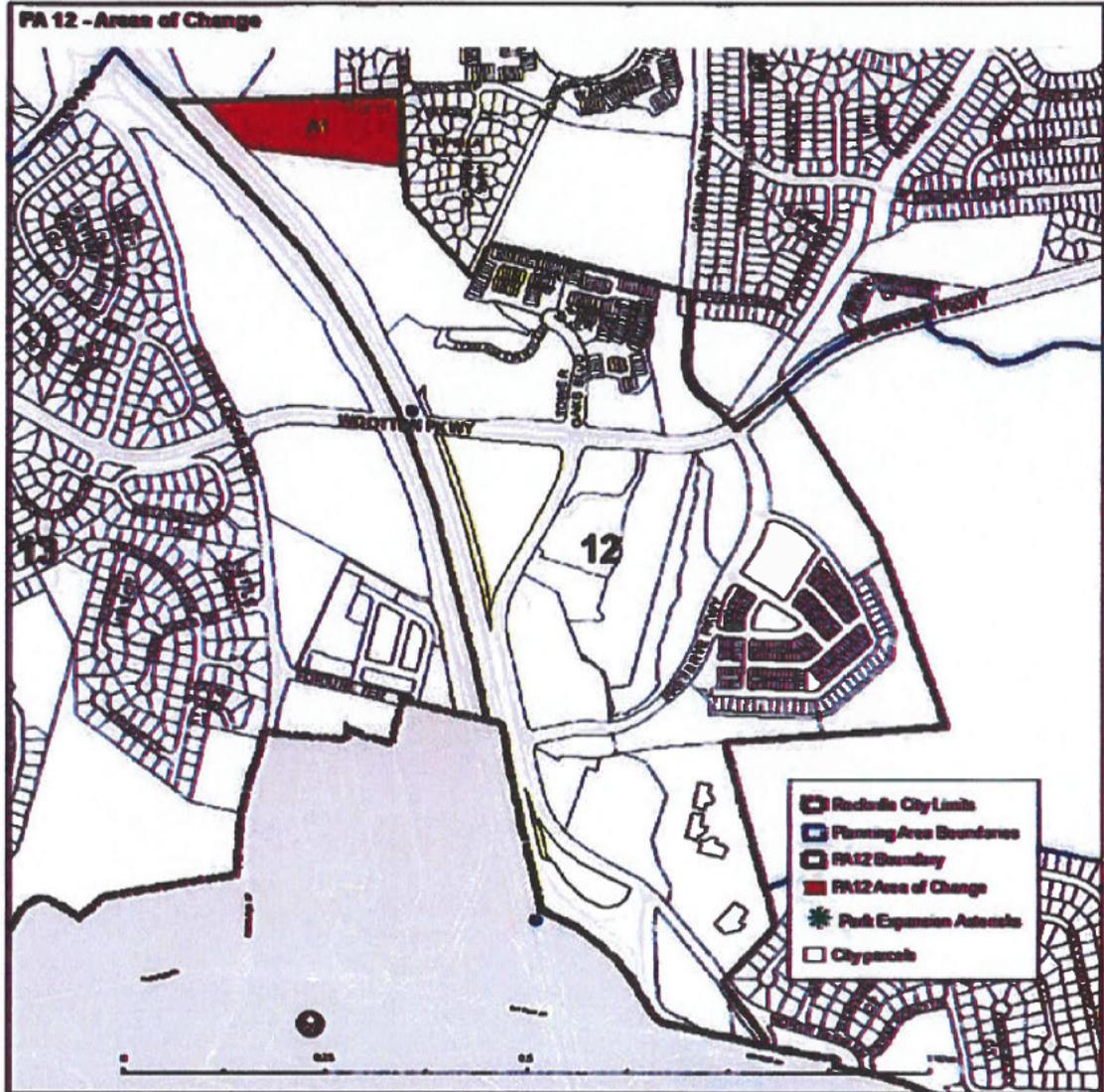


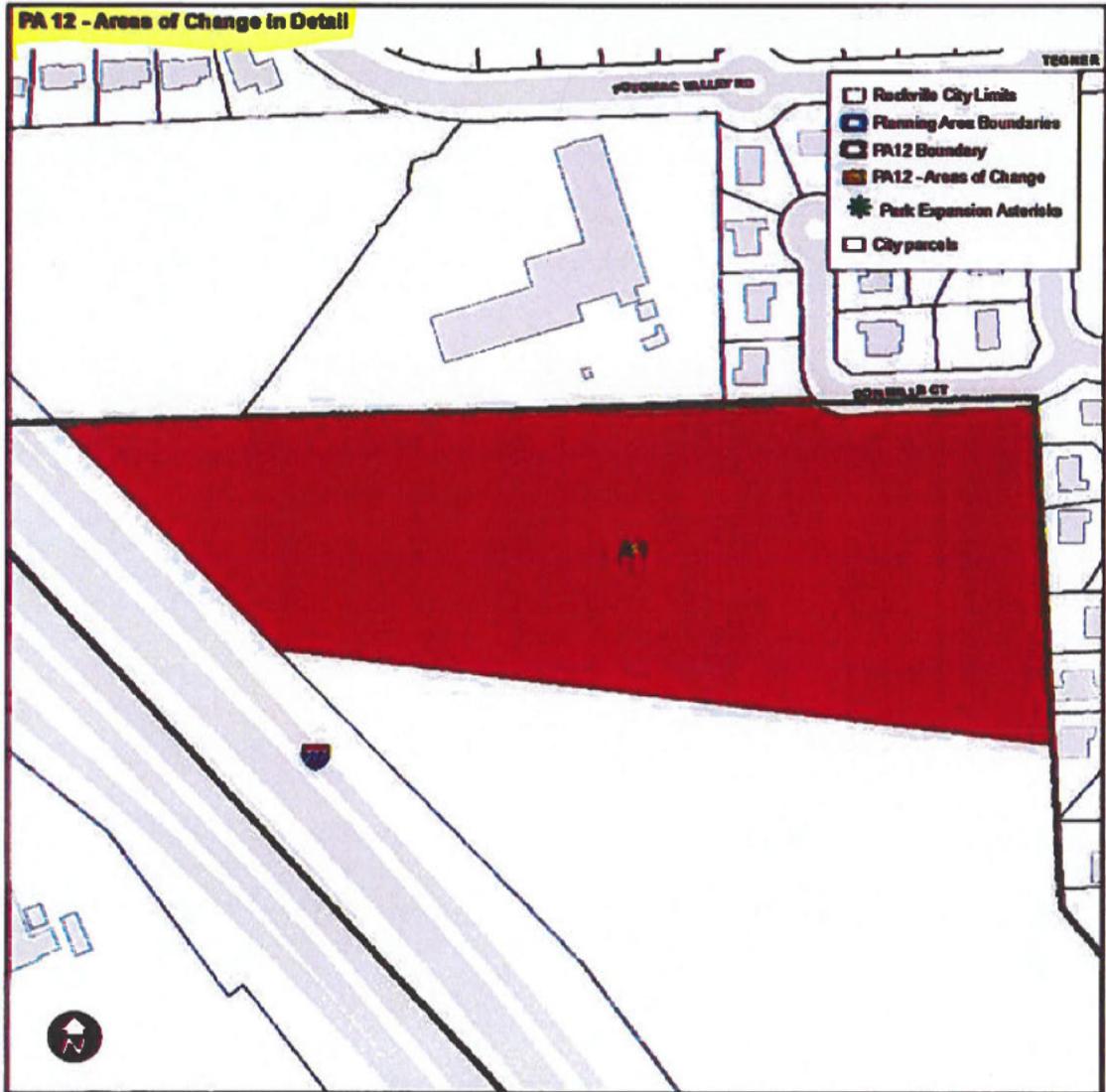
Produced by: ZoneC
January 2024

EXHIBIT "E"

Planning Area 12 – Areas of Change

A-1	R-90	RMD-25	Change zoning
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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 removal & 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]

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

1208 Potomac Valley Rd | Rockville MD 20850

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")

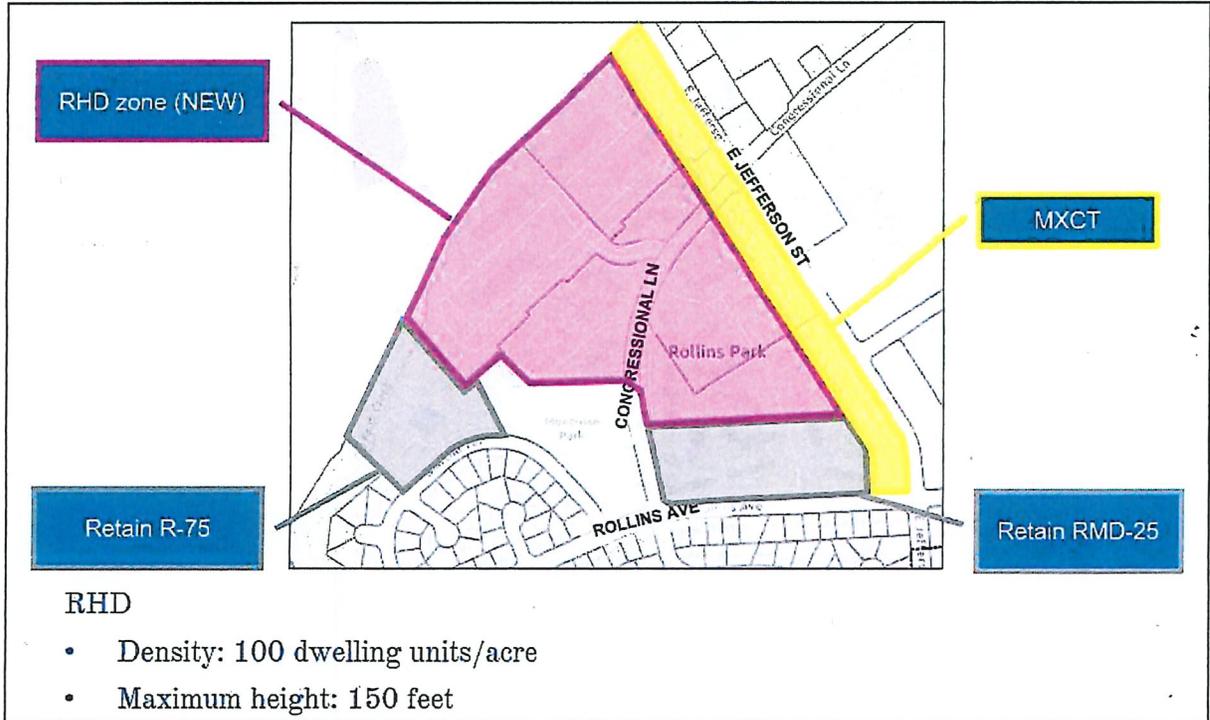
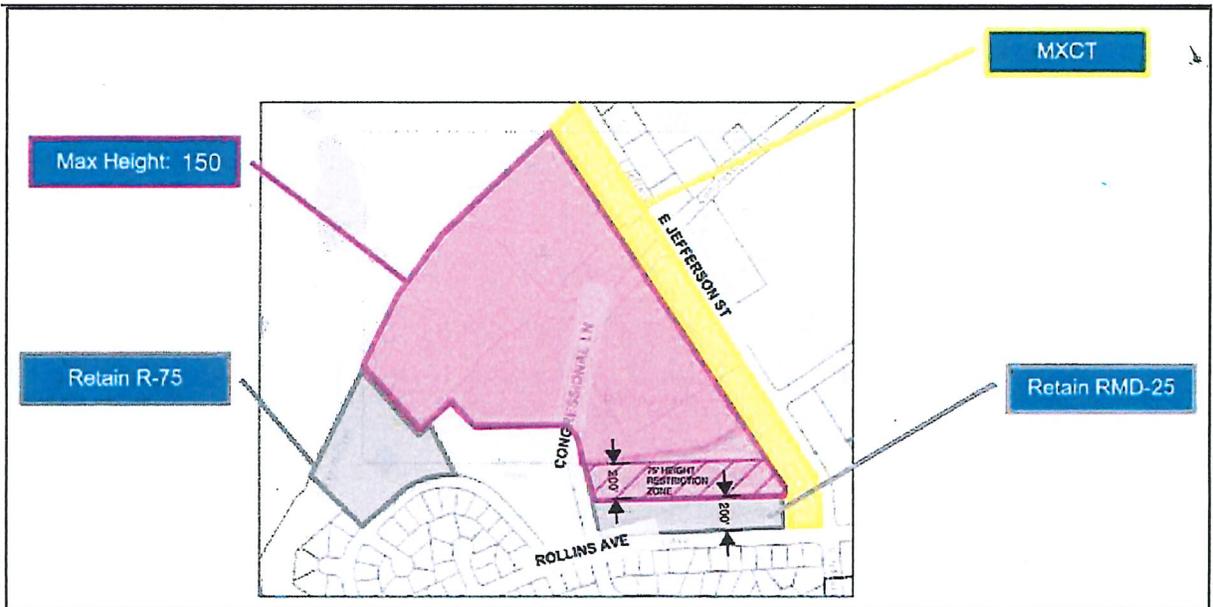
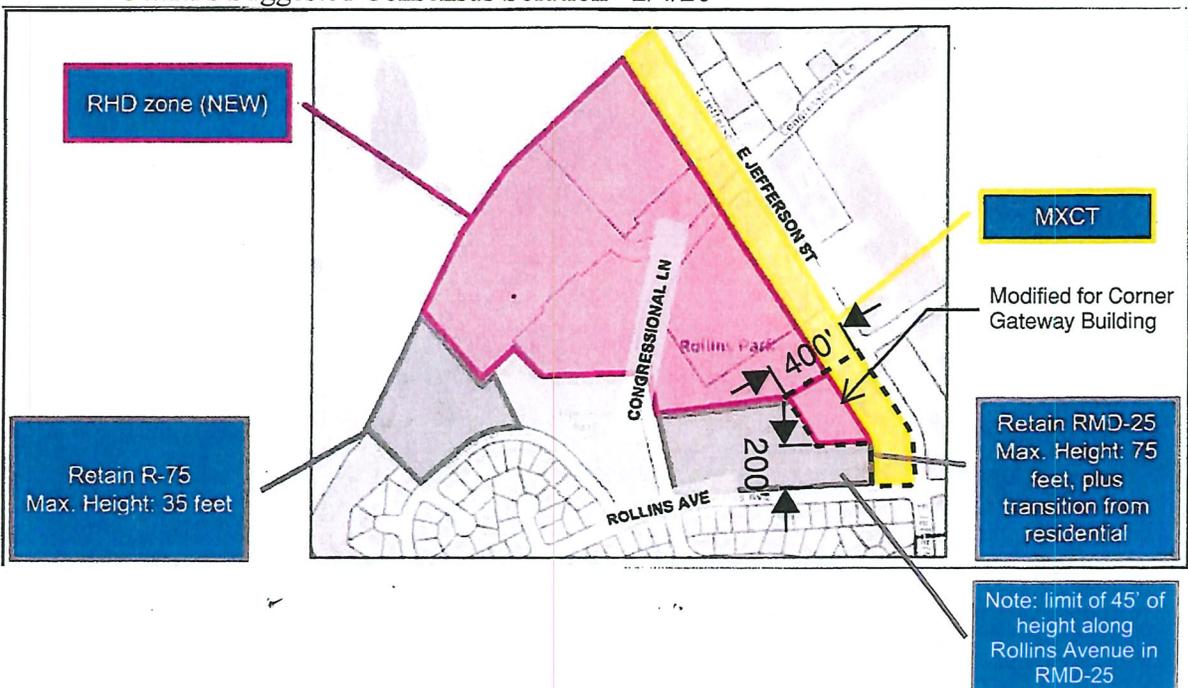


FIGURE 3. PROPERTY OWNER'S REQUESTED MODIFICATION



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 significant 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.



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];
[REDACTED] Natasha Hurwitz [REDACTED] Jeffrey Ganz
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.

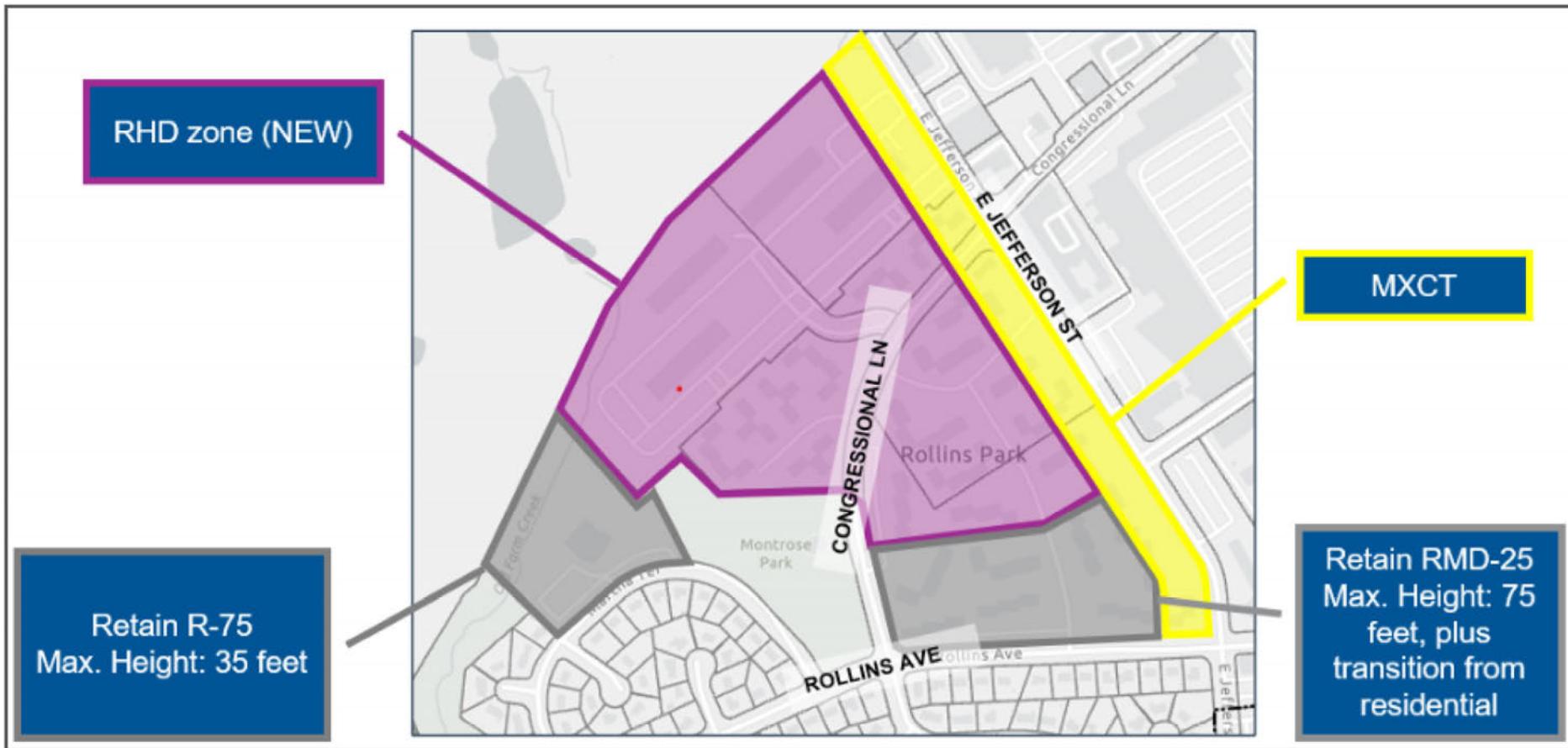
Your alternative (attached) strikes a reasonable balance between the needs to grow and protecting the exiting Montrose residents, this is in line with what many of us said from the beginning, the changes should be in the Northern part of the area. The owners could get double density (units and height) 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



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]
[REDACTED] Natasha Hurwitz [REDACTED]
[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 Rezoning in Planning Area 10



Proposed Rezoning 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 Rezoning 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.



William Kominers
Attorney

Vince Biase
Attorney

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 existing 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



Exhibit B

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 disingenuous -- 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.