

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

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

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

Sincerely,
Amy Wanner

[Sent from Yahoo Mail for iPhone](#)

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

WARNING - External email. Exercise caution.

Dear Community Planning and Development Services,

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

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

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

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

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

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

Sincerely,
-Anna

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

WARNING - External email. Exercise caution.

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

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

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

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

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

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

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

I appreciate your consideration.

Respectfully submitted,

Barbara Wolf

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

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

WARNING - External email. Exercise caution.

Good morning,

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

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

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

Thank you for your consideration.

Sincerely,
Carl Schreyer
Victoria resident renter

[Sent from Yahoo Mail for iPhone](#)

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

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

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

Sincerely,

Catie Pennington
Sent from my iPhone

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

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

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

Sincerely,
Cristina Di Poto

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

WARNING - External email. Exercise caution.

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

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

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

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

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

thank you

David and Carol Brett
22 Courthouse Square, Apt 415

15 January 2025

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

WARNING - External email. Exercise caution.

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

Noise:

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

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

Air quality:

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

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

Devan S.
Maryland Ave

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

WARNING - External email. Exercise caution.

Greetings,

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

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

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

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

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

Sincerely,

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

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

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

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

Sincerely,
Dorie Newman

From: [Dorie Newman](#)
To: [Christopher Davis](#)
Subject: Re: Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)
Date: Thursday, February 20, 2025 6:19:17 AM
Attachments: [image001.png](#)

WARNING - External email. Exercise caution.

Good morning Chris

I was the person at the Victoria meeting last week who asked about SCG coming up with a plan to prevent Momentum tenants/guests from parking in our courtyard. It's my understanding that Rockville is subject to Montgomery County towing laws, which make it virtually impossible to have a car towed. Tenants who qualify for affordable housing may not have the resources to pay for monthly parking. Our courtyard provides an attractive alternative. Unauthorized parking has been a perpetual problem here for years. Not only does it deprive authorized drivers of parking spaces, it accelerates the need for maintenance and repairs, for which the Victoria owners must pay. The onus shouldn't be on us to keep their residents from parking here. That's the reason I asked SCG to come up with a plan. I asked that the City get involved because I doubted that SCG would do it on their own, which they confirmed by refusing to even consider it. I don't remember the name of the person who led the meeting. He repeatedly claimed that they wanted to work with us and be good neighbors, but he denied most of our requests. He justified his position by claiming that they would do whatever they were allowed by law, rather than approaching our issues with a spirit of cooperation. Other times, he was noncommittal. The only time he showed any interest in being a "good neighbor" was when he was asking for copies of our blueprints.

At what point in the process are federal funds awarded? Given the mindset of the current federal administration, can funds be approved and later withdrawn? If this happens once construction begins, what happens with the project?

Thanks very much,
Dorie

On Thu, Jan 16, 2025 at 10:10 PM Christopher Davis <cdavis@rockvillemd.gov> wrote:

Hello Dorie,

Thank you for your feedback on this project. Your response and concerns are much appreciated and will be considered in review of the project.

To stay updated on the project, please visit the project webpage here:
<https://www.rockvillemd.gov/2560/41-44-Maryland-Avenue-Momentum-at-Rockvi>

The Pre-Application Area Meeting is the preliminary application for the project. There will be subsequent development applications that will be required before any such project can move forward and will include public meetings where you can continue to provide feedback. As such meetings are scheduled, please feel free to refer to the project webpage as they will be posted

there as well.

Thank you,

Chris



www.rockvillemd.gov

Christopher Davis

SENIOR PLANNER

Community Planning and Development Services

111 Maryland Avenue

Rockville, MD 20850

DIRECT EXTENSION: 240.314.8201

OFFICE MAIN LINE: 240.314.8200

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

From: DORIE NEWMAN <drnew@comcast.net>

Sent: Thursday, January 16, 2025 8:09 AM

To: cpds <CPDS@rockvillemd.gov>

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

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

I am writing as a concerned resident of Victoria Condominiums regarding the proposed 12-story development at 41 Maryland Avenue (PAM2025-00156). This project's excessive height and proximity to our building will block sunlight, diminish views, and

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

Sincerely,
Dorie Newman

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

WARNING - External email. Exercise caution.

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

Re. 41 Maryland Avenue (PAM2025-00156) Project

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

Our concerns are as follows:

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

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

Thank your consideration,

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

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

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

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

Sincerely,
Ellen Palma

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

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

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

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

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

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

Sincerely,

Jesse Chou

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

WARNING - External email. Exercise caution.

Dear Members of the Rockville Community Planning Team,

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

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

1. Unreasonable Height and Scale

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

2. Fire and Safety Concerns

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

3. Traffic and Parking Challenges

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

4. Health Risks During Construction

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

5. Lack of Transparency in Community Engagement

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

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

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

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

Thank you for taking the time to review my concerns.

Sincerely,
Katerina Bondarenko

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

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville, Maryland:

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

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

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

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

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

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

Sincerely,
Lisa Luchsinger

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

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

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

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

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

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

Sincerely,

Mei Chi Fan

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

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

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

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

Sincerely,
Melanie Schwartz

--

Melanie M. Schwartz

Spelman College | Class of 2017

B.A. International Studies

Phone: 407.403.3376 | Email: melaniemcschwartz@gmail.com

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

WARNING - External email. Exercise caution.

Development Review Committee of Rockville,

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

Sincerely,
Nanci Gottlieb
Victoria Resident

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

WARNING - External email. Exercise caution.

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

Dear Sir or Madam,

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

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

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

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

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

Sincerely,

Nicholas Psaltakis
20 Maryland Avenue
Rockville, MD, 20850

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

WARNING - External email. Exercise caution.

Dear Mr. Ryan,

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

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

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

Thank you for your attention to this matter.

Best regards,
Padam Singh

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

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

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

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

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

entered into the official records.

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

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

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

Sincerely,

Padam Singh
Resident, Victoria Condominiums

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

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

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

The City of Rockville Community Planning and Development Services,

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

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

Key Concerns:

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

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

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

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

<Resident Signatures Attachments>

Petition

Resident Signatures:

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

Resident Signatures:[illegible]

Resident Signatures:

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

Resident Signatures:

[illegible]

Resident Signatures:

[illegible]



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

WARNING - External email. Exercise caution.

The City of Rockville Community Planning and Development Services,

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

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

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

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

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

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

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

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

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

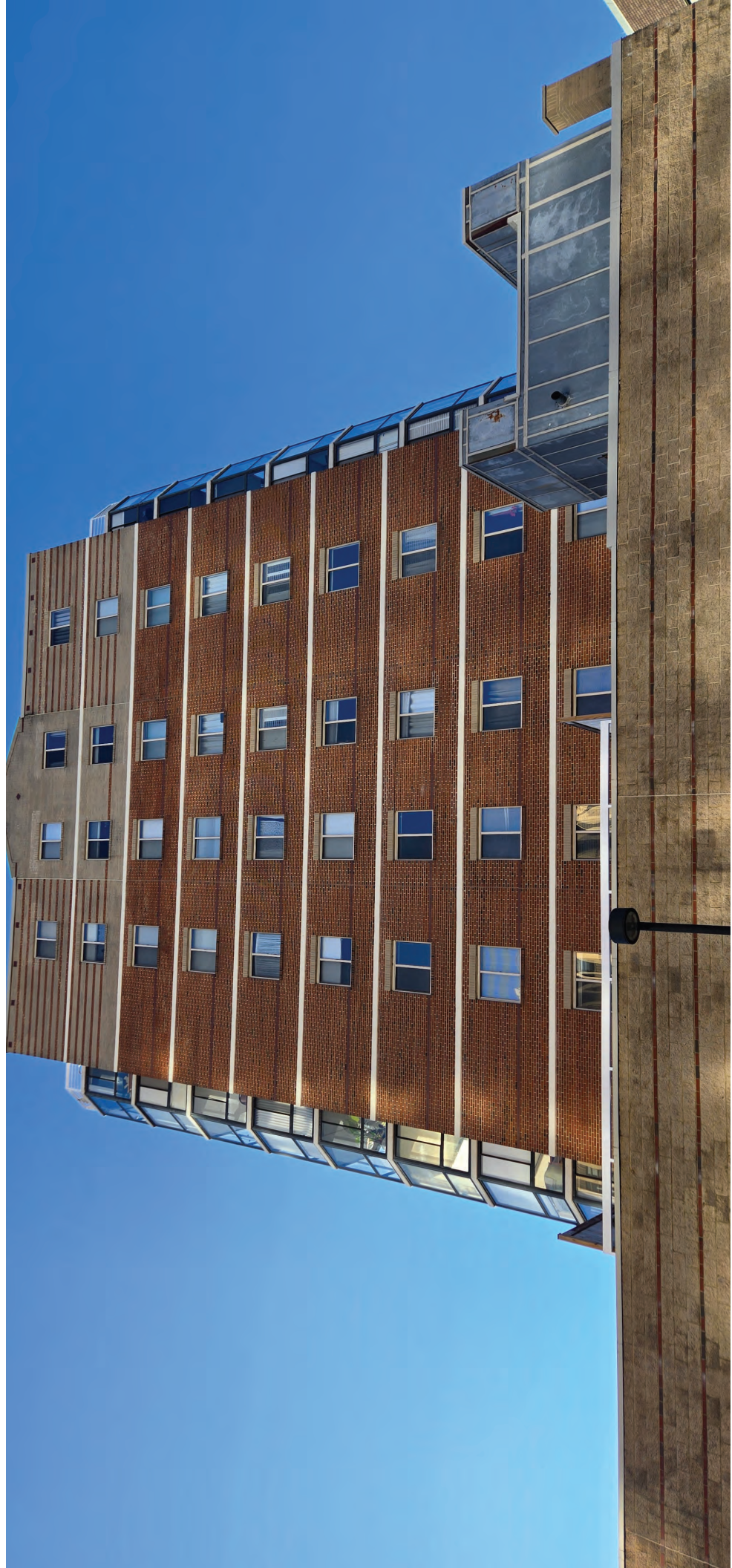
I kindly request that this email, along with the attached pictures, be documented with confirmation and taken into consideration as part of your decision-making process.

I look forward to your thoughtful consideration of this issue.

Sincerely,

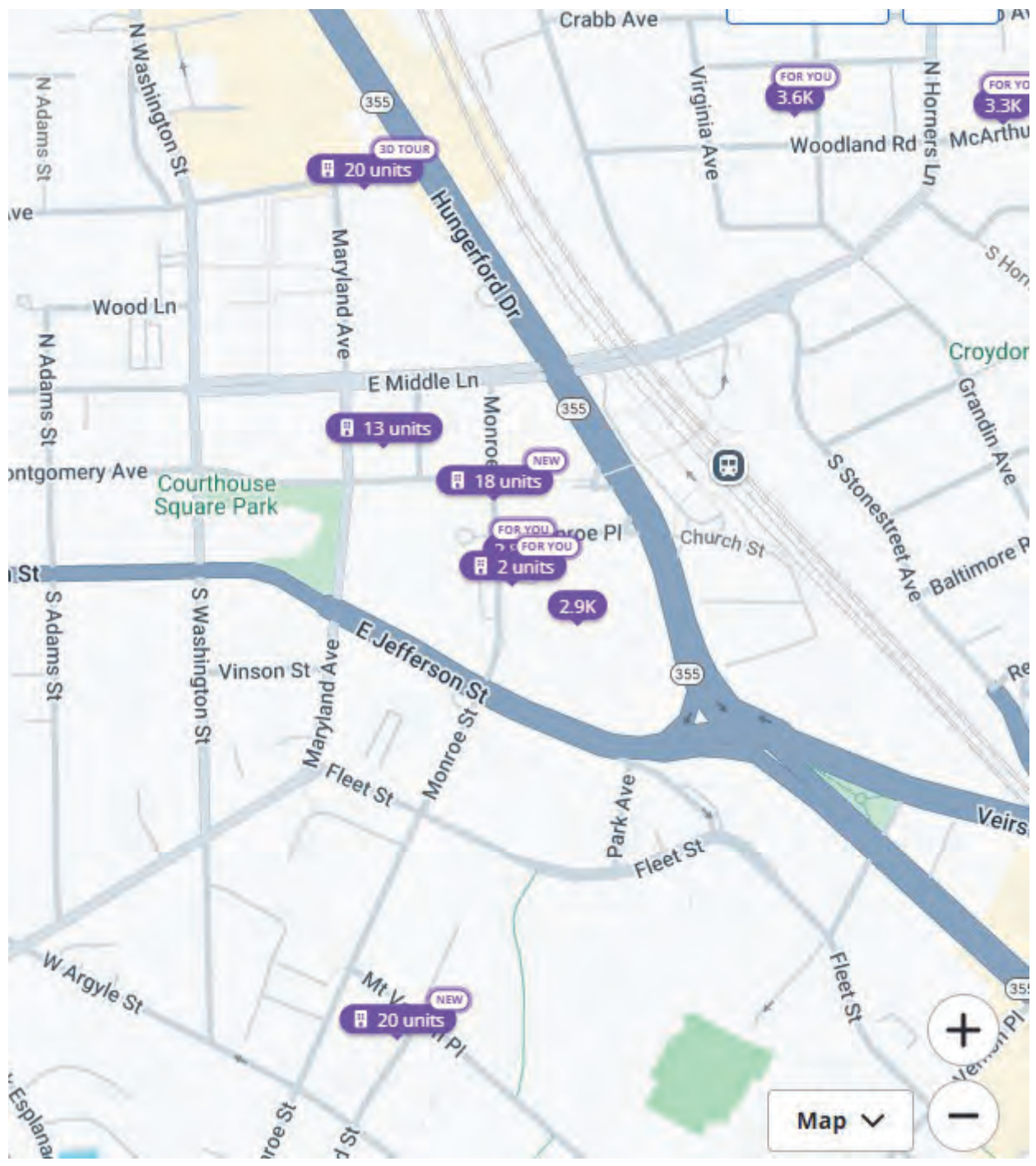
Padam Singh
Resident, Victoria Condominiums
padam23@yahoo.com

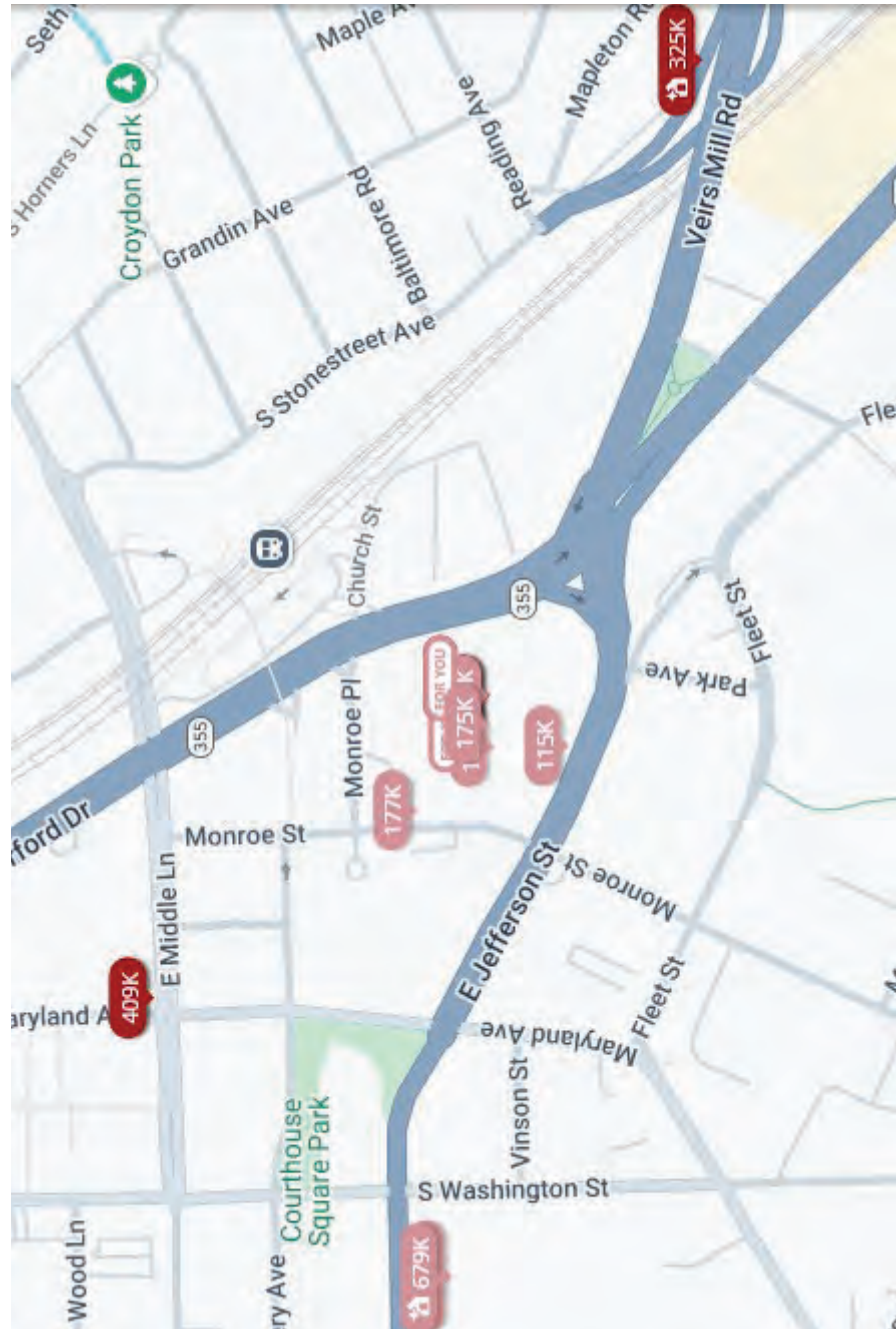












From: [Singh Padam](#)
To: [cpds](#)
Subject: Strong Concerns Regarding Proposed Development at 41 Maryland Avenue (PAM2025-00156) - 12 Story Building
Date: Thursday, January 9, 2025 11:25:30 AM

WARNING - External email. Exercise caution.

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

Dear Community Planning and Development Services,

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

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

Key concerns include:

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

6. Increased Fire Risk

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

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

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

Thank you for your attention to this critical matter.

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

Hello Chris,

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

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

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

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

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

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

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

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

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

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

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

Sincerely

Paula Hubble

24 Courthouse Square, #309

Rockville, MD

20850

240-447-3883

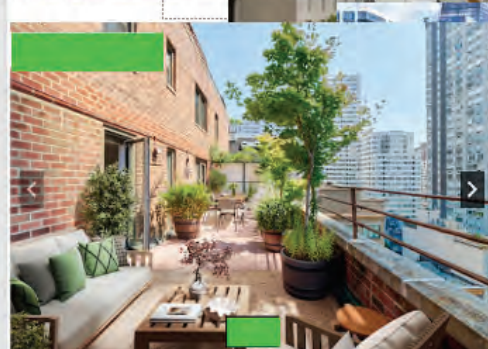
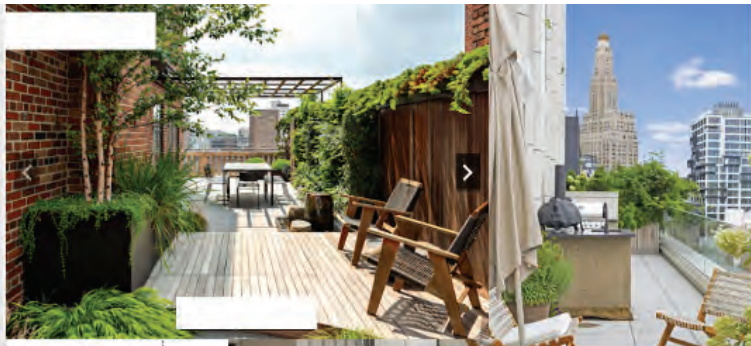
paulahubble@gmail.com

Attachment

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

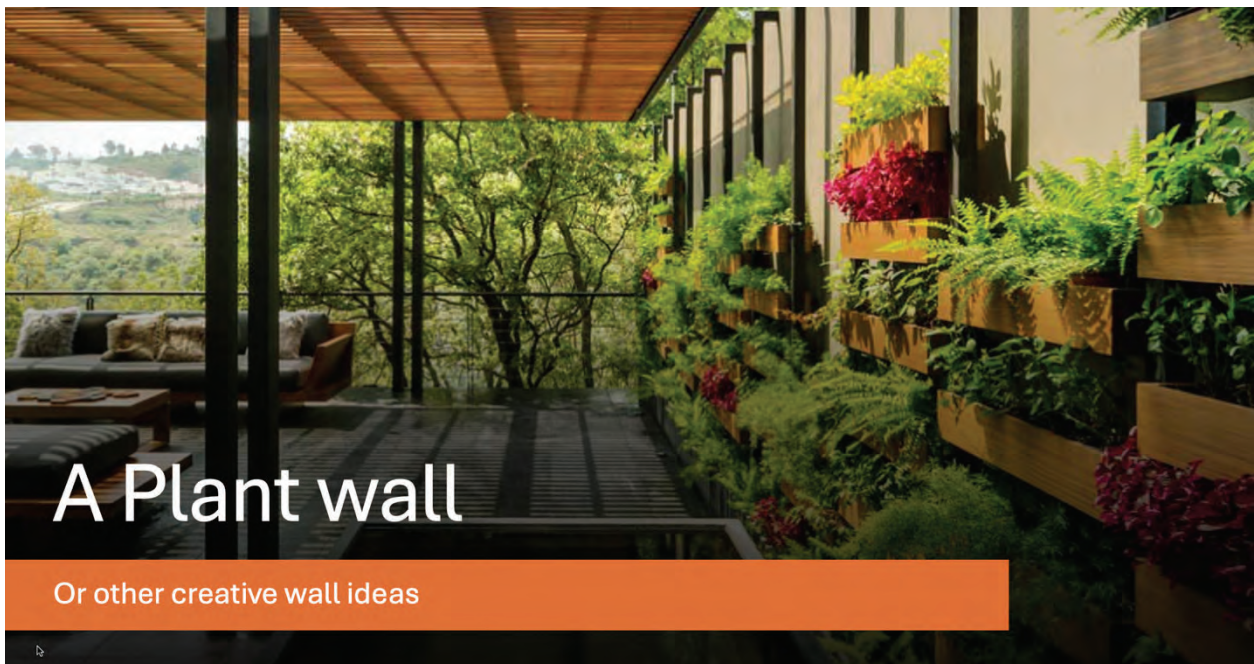


Urban Recessed Terrace Concepts





Commission a Mural



A Plant wall

Or other creative wall ideas



Outdoor-Rooftop
Terrace

Victoria Condo Concerns



The yellow outline is where The Victoria condo is.

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

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

View from outdoor terrace

the white fence
is how far from
the proposed
property?



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

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

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



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

WARNING - External email. Exercise caution.

Dear Members of the Rockville Community Planning Team,

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

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

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

2. Neighborhood Parking Challenges and Excessive Traffic

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

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

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

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

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

4. Fire and Safety Concerns

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

5. Health Risks During Construction

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

6. Lack of Transparency & Community Engagement

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

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

Thank you for taking the time to review my concerns.

Sincerely,

Rahima Mohamed

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

WARNING - External email. Exercise caution.

Dear Mr. Davis,

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

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

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

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

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

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

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

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

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

Sincerely,

Sarah Duffy
22 Courthouse Square 503
Rockville, MD

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

WARNING - External email. Exercise caution.

Good Day,

We live in the Americana Centre.

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

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

We need more parking, not less.

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

From: [Anna H](#)
To: [Christopher Davis](#)
Subject: Re: Great Concerns Regarding Proposed Development at 41 Maryland Avenue (PAM2025-00156) – 12 Story Building
Date: Friday, June 27, 2025 1:00:50 PM
Attachments: [image001.png](#)
[image006.png](#)
[image005.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

WARNING - External email. Exercise caution.

Hi Chris,

Please see the attached notice which shows 2027 date for the construction. This is what was communicated to us officially via mail, so 2026 isn't the original timeline. I understand along the way it changed and that's why I reached out.

Again, I understand the excitement about the project but I'm hoping more time will be given to current residents to figure out their living arrangements. The moment construction starts, certain units won't be feasible to neither sell or live in.

Following original timeline will also help the developers to address the concerns that were raised (so far besides referencing to 1994 approval which is set to expire in few years, I haven't seen any recent research or data proving that the building won't be taxing on the existing infrastructure due to its extreme proximity to existing building, lack of parking and small surface of the parking lot on which the 147 unit will be built).

Thank you,
-Anna

Projected Timeline:

Pre-Application Community Meeting: Tuesday January 21, 2025

Development Review Committee: TBD anticipated Late January 2025

Project Plan application: February 2025

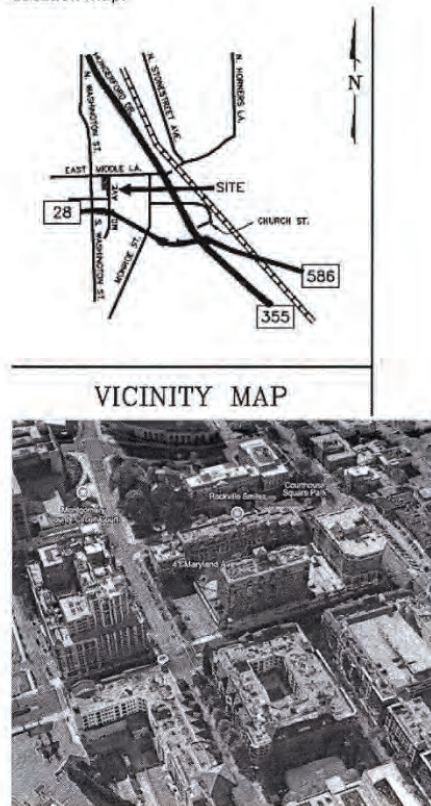
City Staff review: Spring 2025

Mayor & Council Consideration Project Plan: 2025

Planning Commission Consideration Project Plan Recommendation and Site Plan : 2025 and 2026

Construction: 2027

Location Map:



).

Thank you,
-Anna

On Thu, Jun 26, 2025 at 9:58 AM Christopher Davis <cdavis@rockvillemd.gov> wrote:

Good morning Anna,

Thank you for reaching out. I am not aware of any change to the applicant's timeline which was shared at previous meetings and I believe they are still anticipating possible start of construction sometime in 2026 at the earliest. The applicant still needs to receive approval of both a Project Plan and Site Plan application, neither of which have been decided on.

Staff anticipates that the applicant will resubmit in the coming weeks on the project plan and that will be followed by additional public meetings at the Planning Commission and Mayor and Council. Once those meetings are confirmed, they will be added to the project webpage here: <https://www.rockvillemd.gov/2560/41-44-Maryland-Avenue-Momentum-at-Rockvi>.

Please let me know if you have any other questions and thank you again for the feedback.

Chris

*****New Online Application Process*****

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



Christopher Davis
SENIOR PLANNER
Community Planning and Development Services
P. 240-314-8201
www.rockvillemd.gov



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

From: Anna H <ahairumi@terpmail.umd.edu>

Sent: Monday, June 23, 2025 9:37 AM

To: Christopher Davis <cdavis@rockvillemd.gov>

Subject: Re: Great Concerns Regarding Proposed Development at 41 Maryland Avenue (PAM2025-00156) – 12 Story Building

WARNING - External email. Exercise caution.

Hi Chris,

I hope you had a nice weekend.

It came to my attention that there are talks for starting this development as soon as possible.

I am writing in hopes that the developer will still honor the original timeline giving enough time for current residents of Victoria to plan their living arrangements (e.g selling their units, breaking lease, etc.) especially for the units that will directly face the new building as they will be impacted the most.

I understand that the excitement over the new affordable housing project has overshadowed all the concerns that were raised and the building will be built not matter what. So I'm hoping at least in this matter the city and the developer will assist us.

Hope to hear from you soon.

Best regards,

-Anna

On Mon, Jan 13, 2025 at 3:44 PM Christopher Davis <cdavis@rockvillemd.gov> wrote:

Good afternoon Anna,

Thank you for your feedback on this project. Your response and concerns are much appreciated and will be considered in review of the project.

To stay updated on the project, please visit the project webpage here:

<https://www.rockvillemd.gov/2560/41-44-Maryland-Avenue-Momentum-at-Rockvi>

The Pre-Application Area Meeting is the preliminary application for the project. There will be subsequent development applications that will be required before any such project can move forward and will include public meetings where you can continue to provide feedback. As such meetings are scheduled, please feel free to refer to the project webpage as they will be posted

there as well.

Thank you,

Chris



www.rockvillemd.gov

Christopher Davis

SENIOR PLANNER

Community Planning and Development Services

[111 Maryland Avenue](#)

[Rockville, MD 20850](#)

DIRECT EXTENSION: 240.314.8201

OFFICE MAIN LINE: 240.314.8200

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

From: Anna H <ahairumi@terpmail.umd.edu>

Sent: Saturday, January 11, 2025 1:50 AM

To: cpds <CPDS@rockvillemd.gov>

Subject: Great Concerns Regarding Proposed Development at [41 Maryland Avenue](#) (PAM2025-00156)
– 12 Story Building

WARNING - External email. Exercise caution.

Dear Community Planning and Development Services,

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

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

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

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

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

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

Sincerely,

-Anna

From: [Carl Schreyer](#)
To: [Christopher Davis](#)
Subject: 41 Maryland Ave, PJT2025-0023
Date: Friday, May 16, 2025 1:13:40 PM

WARNING - External email. Exercise caution.

Good afternoon,

Can you along with the Mayor and Council take into consideration my concerns regarding the proposed 41 Maryland Avenue, Monument building?

1) Impact on physical environment to the rest of South facing Victoria building 24 and North facing building 22

I haven't heard the developers acknowledge the negative impact the proposed building will have on the sunlight, view and character to the remaining approx. 45 units on the south side of the Victoria building 24 Courthouse Square (facing the Victoria courtyard).

As well as the aprox. 10 Victoria residential units facing north in Victoria building 22 Courthouse Square (facing the Victoria courtyard), or the two stories of businesses facing north in the Victoria building 22.

I will completely lose privacy, sunlight and view from my bedroom window and one third of my balcony privacy, sunlight and view.

Additionally, I'd like to point out the pre-existing, unique limitation of the Victoria courtyard. Our courtyard is already closed off by buildings and a parking garage to the west. The proposed Monument building to the east will completely box in the Victoria courtyard for the effected Victoria residential and commercial units.

2) Victoria built in 1991, 41 Maryland Avenue zoning in 1994

If these dates are correct, I haven't heard the developers acknowledge the Victoria buildings were constructed prior to the 1994, 41 Maryland Avenue zoning. Only that it "was about the same time" and that a proposed building has been on the books since "1994."

Therefore, for what it's worth, to my knowledge there are effected Victoria residents that have owned property prior to the 1994 zoning the developer has referenced.

3) What is the total number of street parking spaces the City will lose on Maryland Avenue?

Can you clarify this please? In the 5/14/25 planning meeting it was said by the developers 3-4 and also one.

Seems to me at least 3-4 street parking spaces.

1-2 for the loading dock and 1-2 for the proposed street wheelchair accessible vehicle handicap parking.

4) Developer guaranteed Monument resident parking in parking garage

I'm aware the Mayor and Council do not require onsite parking within a half mile of metro.

Why won't the developers voluntarily reserve parking spaces for the Monument residents in their own parking garage located across the street at Blvd. 44?

If they do own the parking garage, how come they are not fully leveraging it for the benefit of their potential residents?

Last year, Mayor Ashton was quoted, on the developer Comstock's website, eloquently saying the city is working to provide housing options for school teachers, police, firefighters, health professional staff and other people in the Town Center.

A worthy goal, but how satisfactorily are the developers proposing to hold up their end of the agreement?

The developers tout the convenience of public transportation and a parking garage across the street (which Comstock may own) and in the Square, but I think it is unrealistic and misleading to expect the majority of teachers, medical staff, police and firefighters to get to work on public transportation.

Irregardless, these desired residents are most likely going to want to park a vehicle, but where and at what additional cost?

Will the City advocate for guaranteed parking for Monument residents?

Sincerely,
Carl Schreyer
Victoria condo resident

[Sent from Yahoo Mail for iPhone](#)

From: [JC](#)
To: [Christopher Davis](#)
Cc: [Monique Ashton](#); [Kate Fulton](#); [David Myles](#); [Barry Jackson](#); [Izola Shaw](#); [Marissa Valeri](#); [Adam Van Grack](#)
Subject: Opposition to Proposed Development at 41 Maryland Avenue (PAM2025-00156)
Date: Wednesday, August 13, 2025 1:06:37 PM
Attachments: [image001.png](#)

WARNING - External email. Exercise caution.

Dear Mr. Davis,

Thank you again for your time and engagement with residents regarding the proposed high-density development at 41 Maryland Avenue. As the residents of Rockville since 1992, 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. I am writing to formally supplement the public record with additional observations, risks, and photographic evidence as a resident of the Victoria Condominium and a licensed insurance agency owner with over 35 years of experience in risk management and property & casualty insurance. Please keep this letter as part of the official record. I will also be sharing this with our City Council members and the Mayor.

This email includes new concerns related to fire safety, health hazards, traffic impact, and structural proximity, which I urge the City of Rockville to include in its review.

1. Risk of Collapse and Sinkhole Formation

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.



LIVE
SKY5
VENTURA

MASSIVE SINKHOLE NEAR CONSTRUCTION SITE

BREAKING
NEWS

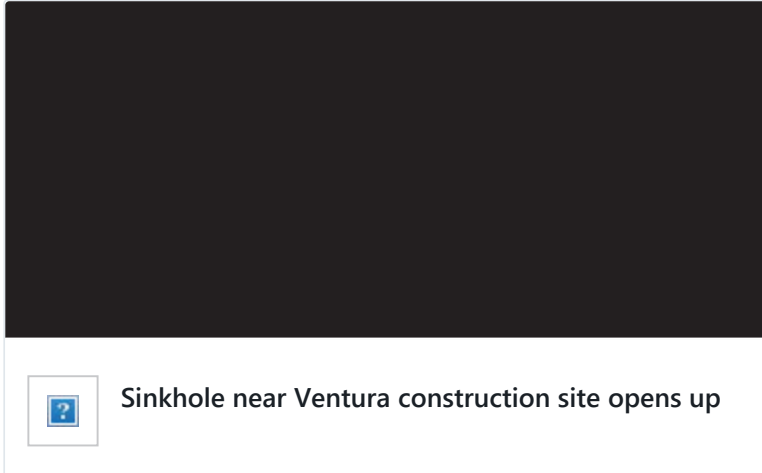
KTVA
5

HEADLINES and ktla.com Armed robbers target employee, customer at Culver City bus 67° 5:59P



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

[Sinkhole near Ventura construction site opens 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>

2. Fire Hazard Risks and Shared Exposure

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. If the proposed new building is approved, since with only 12 feet separating between two buildings.

Key concerns:

If a fire breaks out in either building, flames, heat, or smoke could rapidly spread to the adjacent structure;

Emergency response and evacuation would be compromised by narrow access lanes, high density, and vertical spread risk; With 147 new units and no parking, crowding and delayed emergency response becomes a life-threatening concern; The legal liability for both building owners and unit owners would be significant — especially given the lack of setbacks, fire buffer zones, or alternate egress routes. Even if this proposal is revised to become a smaller building or row of townhouses, the 12-foot distance still poses an unmitigable safety and legal risk for all adjacent structures, especially in a tightly packed urban corridor. (evidenced in the April 12, 2025 emergency).





3. 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.

4. Traffic, Parking, and Pedestrian Safety

The current East Middle Lane, which is already reduced to a single lane with a bike path, will face enormous pressure from an additional 147 units. Without any on-site parking planned for the new development, it is inevitable that they will use the nearby public garages—further escalating congestion and accident risk. This corner has already seen vehicle-pedestrian incidents in recent years. Adding this volume of residents without mitigation will likely increase traffic fatalities.



5. Alternative Locations: Safer and More Suitable

There are many areas in Rockville more suitable for high-density housing development. For example, King Farm offers open land, wider roads, better infrastructure, and less pedestrian conflict. Prioritizing safety and smart city planning would suggest redirecting this project to one of those zones.

I'm grateful for your attention to these concerns and am available to provide supporting documentation, or to speak during a public hearing.

Sincerely,

Jesse Chou

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

On Thursday, January 16, 2025 at 07:32:33 PM EST, Christopher Davis <cdavis@rockvillemd.gov> wrote:

Hello Jesse,

Thank you for your feedback on this project. Your response and concerns are much appreciated and will be considered in review of the project.

To stay updated on the project, please visit the project webpage here:
<https://www.rockvillemd.gov/2560/41-44-Maryland-Avenue-Momentum-at-Rockvi>

The Pre-Application Area Meeting is the preliminary application for the project. There will be subsequent development applications that will be required before any such project can move forward and will include public meetings where you can continue to provide feedback. As such meetings are scheduled, please feel free to refer to the project webpage as they will be posted there as well.

Thank you,

Chris



www.rockvillemd.gov

Christopher Davis

SENIOR PLANNER

Community Planning and Development Services

111 Maryland Avenue

Rockville, MD 20850

DIRECT EXTENSION: 240.314.8201

OFFICE MAIN LINE: 240.314.8200

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

From: JC <jessechou@aol.com>

Sent: Tuesday, January 14, 2025 11:58 AM

To: cpds <CPDS@rockvillemd.gov>

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

WARNING - External email. Exercise caution.

Dear Development Review Committee of Rockville,

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

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

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

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

Sincerely,

Jesse Chou

From: [Singh Padam](#)
To: [Christopher Davis](#); [cpds](#)
Subject: Proposed Development at 41 Maryland Avenue (PAM2025-00156) - Last meeting comments.
Date: Saturday, May 17, 2025 6:09:07 PM

WARNING - External email. Exercise caution.

Dear Community Planning and Development Services,

I am writing to express concern about several inaccurate statements made by the applicant during the recent meetings regarding the proposed development at 41 Maryland Avenue (PAM2025-00156). Below are specific examples and clarifications for your review:

1. Statement: Only 2 Victoria Condominium units are directly impacted by the proposed building.

Correction: In fact, there are approximately **20 units** in Victoria Condominiums that directly face the proposed development and will be significantly impacted in terms of heavy construction noise, sunlight loss, privacy, and view obstruction. I have attached a photo clearly showing the full row of affected units. Additionally, **a petition signed by approximately 82 Victoria residents** has been submitted in opposition to the project, indicating a broader and deeper concern within our community and impact.

2. Statement: Victoria Condominiums and the proposed 41 Maryland Avenue project were approved at the same time.

Correction: The Victoria Condominium was built and completed in **1991 with approval even earlier**, while the zoning approval for 41 Maryland Avenue occurred in **1994**, several years later. This means Victoria Condominium was planned and approved **prior** to the 1994 zoning decision that allowed for the possibility of the current proposal. It is misleading to suggest both were reviewed in parallel.

This raises a critical question: **Why is the 1994 zoning still being applied without reassessment in 2025—more than 31 years later—despite dramatic changes to the surrounding landscape?** At the time of that zoning, the area was largely open space and parking lots with no buildings except Victoria Condominium. Today, Rockville Town Center is densely developed with multiple high-rise buildings. Continuing to rely on outdated zoning without a comprehensive review ignores the current density, resident population, and livability concerns.

3. Statement: The developer stated that there is less than 5% vacancy in the area.

Correction: Based on a quick review of rental listings on Zillow, even within a relatively small area of Rockville Town Center, there appear to be **numerous available rental units**. I've attached a screenshot for reference. This raises questions about the accuracy of the vacancy rate claimed by the developer and further challenges the stated urgency for adding another high-density residential building.

Furthermore, many resident concerns shared prior to the meeting appear to have gone unaddressed or were not acknowledged during the discussion. Developer statements seemed to be accepted without independent fact-checking or further investigation. We ask that these comments be carefully reviewed and verified as part of the ongoing evaluation process.

Thank you for your attention to these important clarifications.

Regards,
Padam





Hello Chris,

Can you please get this letter to the Planning Commission and add to the official record?

I sat in City Hall, on Wednesday May 14, 2025, when the developers presented on the Momentum at Rockville Station. I would like to clarify a few points that were discussed during that meeting.

1. When Planning Commissioner Meng Sun asked the developer “how many Victoria residents are affected by this project”, the developer said, ‘a couple’.
 - a. The is not correct. Every single unit that would overlook the new development will be affected. Whereas today, we have a nice view, once the project is built, we’ll have a view of a row of window. In the picture below, all of these residents, along with the one’s who’s glassed in balcony-sides overlook the new property, will be affected.



2. The developer said the property has been zoned for apartments around the same time the Victoria Condo was built.
 - a. The Victoria Condo was built first in 1991 and was up a few years BEFORE the adjacent property was zoned.
3. When they talked about the last community meeting they held on 4/29/25, they failed to mention that the password posted on the website was incorrect so many people were unable to join the call.

Having said that, we do appreciate the developers listening to our concerns and already making two concessions based on that (no balconies-across from our windows), lowering the proposed terrace so that the Victoria residents with outdoor patio-won't have a security risk of people jumping on to their patio's.

We invite the planning commission to visit the Victoria and see two units. One with the outdoor patio and one with the glassed-in balcony who's side overlooks the new property. I think this is crucial to the commissions understanding of the project and the effects to the Victoria condo residents.

Please contact Paula Hubble paulahubble@gmail.com 240-447-3883 to set up.

Thank you

Paula Hubble

Victoria Condominium

paulahubble@gmail.com

240-447-3883

To: Mayor and Council

From: Paula Hubble, Victoria Condo Resident

Date: May 22, 2025

Subject: The Momentum at Rockville Station

Dear Mayor and Council,

I am pleased that The Momentum at Rockville Station will offer Rockville much needed affordable housing. And I appreciate the developer of the proposed project meeting with the Victoria Condo residents and other Rockville residents.

Please consider the difficulties faced by the residents of Victoria Condo who will have a 12-story high-rise adjacent to their building. This includes those of us with balconies, patios, and windows that will be situated mere feet away from the new construction.

We have been asking the Developers since January to provide us with a rendering that include measurements from The Victoria perspective. Please join us in imploring the Developers to provide renderings and measurement that will show the Victoria residents what we will be looking at and how far in measurements the new development will be to ours.

Thank you for your assistance

Paula Hubble

Victoria Condominium Resident

From: [Sally Sarah Duffy](#)
To: [Christopher Davis](#)
Subject: PJT2025-0023 41-44 Maryland Ave
Date: Wednesday, May 7, 2025 11:32:07 AM

WARNING - External email. Exercise caution.

Dear Chris,

Thanks so much again to you, your office, and the developers/representatives for holding the recent community meeting regarding this project. I appreciate the teams' willingness to entertain solutions to some of the issues that have been raised. At this point, I have one additional comment and one additional question about the current plans.

First, the comment. While I appreciate that the team has proposed a cut-in and an additional accessible parking space to address concerns about potential traffic congestion in the area because of the proposed parking waiver, I believe they are insufficient. This is because the streets around the area are already very congested. Just yesterday I noticed that there were cars double-parked on Maryland Avenue in front of 41 in addition to several cars parked in places that were not parking spaces in front of 44. If that is already happening now, imagine what will happen when the building is occupied. To mitigate that risk, I believe, as I commented during an earlier in a meeting, that the building needs to have at least some at-grade parking or at least a circle where cars can pull in to pick up and drop off residents, accommodate deliveries, etc. While it might not be as aesthetically pleasing as the building without such a feature, neither are clogged streets, additional pollution, and honking horns.

Second, the question. When noise concerns are brought up during these meetings, the presenters seem to suggest that the City is in charge of the noised ordinance waivers/suppression plans, and their enforcement. Is that the case? My understanding was the the noise ordinances were imposed by the County, as stated here:

<https://www.montgomerycountymd.gov/DEP/property-care/noise/noise-waivers.html>

My understanding is also that I can call the City of Rockville Police to address immediate noise violations, but that formal complaints are to go to the County. Can you please clarify?

Thanks!

Sarah

Sarah Duffy
22 Courthouse Square 503
Rockville, MD

Christopher Davis

From: M F <maggief1964@gmail.com>
Sent: Monday, November 3, 2025 10:52 AM
To: mayorcouncil
Cc: Christopher Davis
Subject: Public Comment for November 17 Hearing — Opposition to 41 Maryland Avenue-Momentum Project Development

WARNING - External email. Exercise caution.

Dear Mayor and Council Members,

My name is Mei Chi Fan, and I have been a resident of The Victoria Condominium, 24 Courthouse Square, Unit 809, Rockville, MD since March 1993. For more than thirty years, this home has been not only my residence but also the place where I have built my entire life in Rockville. I am turning 62 next year and plan to retire here — this is the only home I have ever owned, and the one where I hope to spend my later years in peace and stability.

However, the proposed 41 Maryland Avenue development—a 12-story Momentum Project, which will rise directly across from my building — only about 12 feet from our windows — fills me with deep concern. The construction phase alone, which may last for two years or more, will bring constant noise, heavy dust, diesel emissions, and vibration. These environmental stresses may be tolerable for some, but not for someone like me who has chronic asthma.

I am a long-term asthma patient, currently under treatment at Kaiser Permanente, and I require daily inhaled corticosteroid therapy (Alvesco 80 mcg) and Albuterol as my rescue medication. My condition is highly sensitive to airborne particles, construction dust, and exhaust fumes, which can easily trigger coughing fits, shortness of breath, and inflammation of my lungs. Even a few days of poor air quality can lead to emergency treatment.

If this project proceeds as proposed, I will be forced to live for years in an environment that directly threatens my health and daily life. Unlike people who can simply move away during construction, I have neither another home to go to nor the financial flexibility to rent another apartment temporarily. I also cannot sell or rent my unit during the construction period — no one would choose to live directly next to an active construction site.

I fully understand and support the City's goal of expanding affordable housing — it is a worthy and compassionate cause. But I respectfully ask that the Mayor and Council also show compassion toward existing residents who have contributed to this community for decades. Please consider whether you yourselves could live safely and peacefully just 12 feet from such a major construction site for two years — with dust clouds, noise, blocked sunlight, and the constant risk of health deterioration.

Beyond my personal situation, I am deeply worried about the public-safety risks associated with large-scale construction in such a tightly packed corridor:

In April 2025, a major fire at the Cambria Hotel Rockville (across from The Victoria) required over 10 fire trucks. This incident demonstrates how emergency access in our area is already limited. If another tall building is added only 12 feet away, flames, heat, or smoke could easily spread between buildings, endangering both residents and first responders.

In May 2025, a massive sinkhole opened beside a new construction site in Ventura, California, swallowing vehicles and nearby structures (covered by KTLA News, ABC News with David Muir, and the LA Times, May 30, 2025). This shows how underground destabilization can cause catastrophic damage — especially in dense urban lots with shared pipes and foundations like ours.

Our East Middle Lane already faces severe congestion and reduced lanes due to bike paths and narrow streets. With an additional 147 units and no on-site parking, nearby public garages and roads will be overwhelmed, increasing accident and pedestrian-injury risk. This intersection has already seen vehicle-pedestrian incidents in recent years.

These examples illustrate that the proposed development is not just a personal concern, but a citywide public-safety issue. Once such hazards occur, no mitigation plan can undo the harm — to lives, property, or the city's reputation.

I sincerely ask the Council to reconsider the scale and location of this project that will greatly impact for nearby residents.

I would also appreciate it if you could confirm receipt of this email and ensure that my statement is included in the official record and if possible, have it read or summarized during the November 17 public hearing so that my health concerns can be clearly presented to the Council.

Thank you for taking the time to listen to my situation and for protecting the health, dignity, and peace of longtime Rockville residents like myself.

Sincerely,

Mei Chi Fan

[24 Courthouse Sq, Unit 809](#)

The Victoria Condominium
Rockville, MD

Christopher Davis

From: JC <jessechou@aol.com>
Sent: Tuesday, November 4, 2025 8:58 AM
To: mayorcouncil
Cc: Christopher Davis
Subject: Please Include in Public Record (Nov. 17 Hearing) — Opposition to Momentum Project at 41 Maryland Ave (PAM2025-00156)

Follow Up Flag: Follow up
Due By: Tuesday, November 4, 2025 3:30 PM
Flag Status: Flagged

WARNING - External email. Exercise caution.

Dear Mayor Ashton and Council Members,

My name is Jesse Chou, and I have been a homeowner and resident of The Victoria Condominium, 24 Courthouse Square, Unit 809, Rockville MD, since March 1993. For more than thirty years, this has been my home, my community, and the place where I have built my entire life in Rockville.

I am writing regarding the Momentum Project proposed at 41 Maryland Avenue, which will be discussed at the November 17 Public Hearing.

While I support the City's mission to expand housing availability and redevelopment downtown, I respectfully ask the Council to consider the health, safety, and livability impacts on existing residents, especially given the unusually close distance between the new structure and our homes.

I am currently under medical care and daily medications for chronic sinusitis and hypertension. My Kaiser Permanente physician Dr. John Lee has advised that I avoid long-term exposure to dust, vibration, diesel emissions, and continuous elevated environmental stress, as these conditions worsen sinus inflammation, create breathing difficulty, and may elevate cardiovascular risks.

However, the proposed building would be constructed directly across from my windows — at a distance of only approximately 12–20 feet. It means that two years of continuous of construction dust, diesel fumes, vibration, and loss of sunlight if this project is approved. I will have a direct and unavoidable impact on my health and daily living. I cannot temporarily relocate or rent out my unit during construction since no one would choose to rent a home immediately next to an active construction site at such close proximity.

I kindly ask the Mayor and Council to consider: Would anyone choose to live safely and peacefully 12–20 feet from a major construction site for two years?

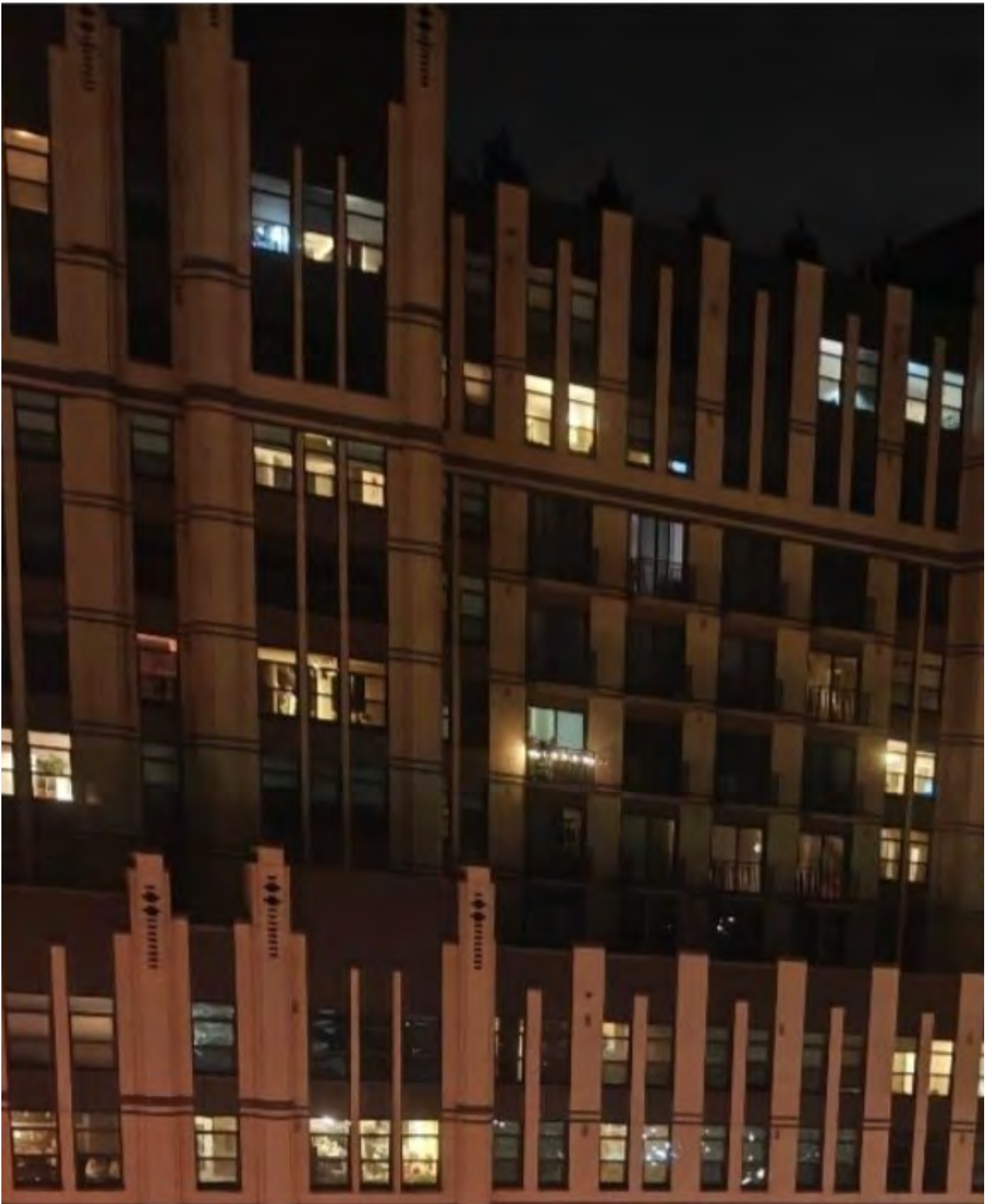
There are additional risks for
Momentum Project proposed at 41 Maryland Avenue.

1. Fire Hazard Risks and Shared Exposure

Fire incident at the Cambria Hotel Rockville, located across from The Victoria Condominium on April 12, 2025, required more than 10 fire trucks to control the emergency. This incident serves as a clear warning. With the proposed new building at less than 20 feet from our property, the lack of adequate setback creates shared fire exposure between structures.

If a fire breaks out in either building, flames, heat, or smoke could rapidly spread to the adjacent structure. Emergency response and evacuation would be compromised by narrow access lanes, high density, and vertical spread risk.

With 147 new units and no parking, crowding and delayed emergency response becomes a life-threatening concern. The legal liability for both building owners and unit owners would be significant — especially given the lack of setbacks, fire buffer zones, or alternate emergency egress routes.





(evidenced in the April 12, 2025 emergency)

2. Risk of Collapse and Sinkhole Formation

ABC News with David Muir, KTLA, and LA Times reported a dramatic incident that 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.

LIVE
SKY 5
VENTURA

MASSIVE SINKHOLE NEAR COM

HEADLINES

and

ktla.com

Armed robbers

3. Traffic, Parking, and Pedestrian Safety

The current East Middle Lane, which is already reduced to a single lane with a bike path, will face enormous pressure from an additional 147 units. Without any on-site parking planned for the new development, it is inevitable that they will use the nearby public garages—further escalating congestion and accident risk. This corner has already seen vehicle-pedestrian incidents in the past. Adding this volume of residents without mitigation will likely increase traffic fatalities.



4. Alternative Locations: Safer and More Suitable

There are many areas in Rockville more suitable for high-density housing development. For example, King Farm offers open land, wider roads, better infrastructure, and less pedestrian conflict. Prioritizing safety and smart city planning would suggest redirecting this project to one of those zones.

I respectfully request:

1. That this email and supporting documentation be included in the official public record for the Nov. 17 hearing.
2. A confirmation email verifying that this submission has been received and logged.
3. That the Council read this statement during the public hearing, since we cannot be certain that all submitted documents will be reviewed in detail beforehand.

I deeply respect the work of the City, the Mayor, and the Council.

My request is not opposition to progress — it is simply a plea to balance redevelopment with compassion and protection for long-standing Rockville residents who already call this community home.

Thank you for taking the time to consider my situation and my health concerns, and for protecting the safety, dignity, and peace of residents like myself.

Sincerely,

Jesse Chou

Unit 809, The Victoria Condominium
24 Courthouse Square
Rockville, MD 20850