



PLANNING COMMISSION

Wednesday, February 12, 2020

7:00 PM

Rockville City Hall

Mayor and Council Chambers

Meeting No.

AGENDA

Charles Littlefield, Chair

Don Hadley
Suzan Pitman
Sarah Miller

Anne Goodman
John Tyner, II
Rev. Jane E. Wood

Jim Wasilak, Staff Liaison

Nicholas Dumais, Assistant City Attorney

1. Work Session

- A. Work Session and Possible Approval of Park Road and North/South Stonestreet Avenue Area Comprehensive Master Plan Amendment**
- B. Rockville 2040 Comprehensive Plan Update, Volume II - Planning Areas, Initial Staff Draft: Review of Planning Areas 2 (East Rockville), 6 (Lincoln Park), 8 (Twinbrook and Twinbrook Forest), and 17 (Southlawn and RedGate)**

2. Commission Items

- A. Staff Liaison Report**
 - B. Old Business**
 - C. New Business**
 - D. Minutes Approval**
-

January 8, 2020

E. FYI/Correspondence

3. Adjourn

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of an association)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

The Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Channel 11:
 - Wednesdays at 7:00 pm (if no live meeting)
 - Sundays at 7:00 pm
 - Mondays, Thursdays and Saturdays at 1:00 pm
 - Saturdays and Sundays at 12:00 am (midnight)
- Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

III. NEW DEVELOPMENT APPLICATIONS

- For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.

VI. ADDITIONAL INFORMATION RESOURCES

- Additional resources are available to anyone who would like more information about the planning and development review process on the City’s web site at: www.rockvillemd.gov/cpds.

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.



Agenda Item #:	A
Meeting Date:	February 12, 2020
Responsible Staff:	Andrea Gilles

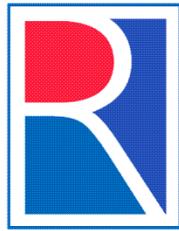
SUBJECT:

Work Session and Possible Approval of Park Road and North/South Stonestreet Avenue Area Comprehensive Master Plan Amendment

RECOMMENDATION

(Include change in law or Policy if appropriate in this section):

Staff recommends that the Planning Commission approve the Park Road and North/South Stonestreet Avenue Area Comprehensive Master Plan Amendment (Attachment A), with changes as desired, as the Planning Commission Draft for transmittal to the Mayor and Council for review and consideration.



City of
Rockville
Get Into It

Planning Commission Staff Report

MEETING DATE: February 12, 2020

REPORT DATE: February 5, 2020

RESPONSIBLE STAFF: Andrea Gilles, AICP, Principal Planner
Comprehensive Planning 240.314.8273
agilles@rockvillemd.gov

SUBJECT: Park Road and North/South Stonestreet
Avenue Area Comprehensive Master Plan
Amendment

DISCUSSION:

On January 8, 2020, the Planning Commission held a public hearing to receive testimony on a proposed amendment (Attachment A) to Rockville's 2002 Comprehensive Master Plan and to related neighborhood plans, including the 2001 Town Center Master Plan, the 2004 East Rockville Neighborhood Plan and the 2007 Lincoln Park Neighborhood Plan. The public record remained open until the close of business (5:00 p.m.) on January 15.

At this work session, the Planning Commission will review public testimony related to this plan amendment. In light of the testimony, the Commission has the option to direct staff to make changes to the amendment. The Planning Commission's recommended amendment will then

be transmitted to the Mayor and Council, who will begin its review process. If adopted by the Mayor and Council, the amendment would result in changes to the land use map and related text in the applicable plans.

Background

This proposed plan amendment addresses one of the five key opportunity areas identified in the 2018 Stonestreet Corridor Study (2018 Study), which can be viewed on the City's website at <http://www.rockvillemd.gov/2004/Stonestreet-Corridor>. The 2018 Study included a robust year-long community engagement process leading up to the presentation of final draft recommendations to the Mayor and Council on August 1, 2018. At the August 1 meeting, the Mayor and Council directed staff to move forward on recommendations for three of the five opportunity areas: (see Attachment A, page 2 for a map of the Areas):

- Area 2: The Montgomery County Public Schools (MCPS) and Montgomery County sites plan amendment
Status: adopted by Mayor and Council on March 25, 2019
- Area 4: The North Stonestreet Avenue street improvements
Status: funding for design included in the FY2020 capital improvement program
- Area 5: The Park Road and South Stonestreet Avenue street improvements
Status: funding for design included in the FY2020 capital improvement program

Also, at that meeting, the Mayor and Council directed that the remaining two opportunity areas, Park Road and North Stonestreet Avenue (Area 1) and 1000 Westmore Avenue (Area 3), should be addressed as part of the Rockville 2040 Comprehensive Plan Update. Area 3 is located outside of the City boundary, but it could be annexed. 1000 Westmore Avenue is addressed in the Lincoln Park Planning Area (Planning Area 6) chapter of Volume II of the draft Comprehensive Plan, on pages 70-72. Planning Area 6 is scheduled to be reviewed by the Planning Commission on February 12, along with Planning Areas 2, 8 and 17.

Area 1 is the topic of this report and of this proposed amendment. With prompting from the East Rockville Civic Association at a Mayor and Council Community forum in early summer 2019, the Mayor and Council directed staff (at their July 8, 2019 meeting) to initiate the plan amendment process for Area 1 from the 2018 Study, and to do so in advance of completing the Rockville 2040 Comprehensive Plan process. This plan amendment is a result of that direction and directly reflects the recommendations in the 2018 Study. Maps of the subject area can be found in Attachment A.

Staff Recommendation

Staff recommends that the Planning Commission:

1. Review public testimony; evaluate staff's recommended changes based upon the public feedback; and direct staff to make any other changes to the amendment for the development of the Commission's recommendation.
2. If the Planning Commission believes that the testimony and any recommended changes have been sufficiently discussed and the issues resolved, approve the attached plan amendment document (Attachment A), with changes as desired, as the Planning Commission Draft of the Park Road and North/South Stonestreet Avenue Area Comprehensive Master Plan Amendment for transmittal to the Mayor and Council for review and consideration. A proposed Planning Commission resolution is included (Attachment D) for review.

Summary of Public Testimony by Key Issue

Prior to the January 8 public hearing, written testimony was received by several residents, the Maryland Department of Planning, and the East Rockville Civic Association. At the public hearing, twelve individuals provided testimony. A transcription of that testimony is included as Attachment C. Several individuals who spoke at the public hearing followed up with written testimony prior to closing the public record on January 15. Copies of all written testimony are included in Attachment B.

The following summary of testimony is organized by topic and highlights key issues that staff recommends for further discussion or clarification by the Planning Commission. Commissioners should feel free to also raise any questions about the testimony and other issues related to the plan amendment.

Land Use and Design

Summary of Testimony: A range of testimony was received about the proposed land uses for this plan amendment and whether they are appropriate for this area. Some believe that more dense housing types are incompatible with this area and would have a negative impact. Others believe that a greater mix of uses will result in much-needed pedestrian improvements and is appropriate next to transit. Many comments were related to the compatibility between new residential attached uses and the existing residential detached houses. Additionally, one property owner requested further review of how the plan amendment addresses the appropriateness of new residential uses for the properties closest to the rail lines.

Staff Response: Staff continues to support the land uses as proposed in the draft plan amendment document. The plan amendment area is adjacent to the Rockville Metro Station, and one of the City's policies has been to focus development, including more housing options, near transit. This plan amendment takes a first-step approach to making it possible to add moderately scaled housing types near transit, while also taking into account the existing detached residential homes. The plan amendment goals and design guidance place emphasis on this balance, and any future development will require consistency with plan recommendations.

Given the various testimony, staff proposes that the following items be further discussed by the Planning Commission. Please refer to maps 3 and 4, “land uses as currently adopted and as proposed” on page 7 of the plan amendment (Attachment A) to reference each of the items below:

- **Area 1 on maps 3 and 4:** On page 7 of the plan amendment document, there is a statement that “residential uses are not encouraged given site constraints due to shallow lot depths.” The property owner and representatives met with staff to discuss this language and also testified at the public hearing that they believed that the language, as currently written, could prohibit them from building residential uses should they choose to in the future. Staff still believes that non-residential uses are preferable for that area; however, staff also recognizes that the language could be adjusted to more specifically address the issue. For further discussion, staff proposes an adjustment to the language to read: “Residential as the sole use is not encouraged at this location given site constraints due to the shallow lot depths and the abutting rail lines. If residential units are proposed as a component of a larger project, specific care should be given to ensure that negative impacts from the abutting rail lines are mitigated.” For additional guidance, see Section C. Design Guidance, item g. Rail Line Impact Mitigation (plan amendment page 8).
- **Area 2 on maps 3 and 4:** On page 7 of the plan amendment document, building heights of up to 4-5 stories, or 50-65 ft, are recommended for this area. The East Rockville Civic Association (ERCA) commented that for this area, 5 stories are too many and that 3 stories are more appropriate. The current zoning for those properties is Mixed-Use Business (MXB), which has a maximum building height of 55 feet. Staff recommends that if any adjustments to the proposed language are made, that the 55-foot height maximum in the existing zone be maintained, though staff believes that 65 feet would be appropriate facing the Metro Station on Park Road considering that the design would require stepping down to the north and east. Additional language could be added to the text to reference Section C., Design Guidance, item a. Neighborhood Transitions (plan amendment page 8), which states that maximum building heights should be oriented toward Park Road and North Stonestreet Avenue, away from any existing detached residential.
- **Area 4 on maps 3 and 4:** The Residential Attached land use classification is recommended for this area. Staff continues to recommend this change in land use; however, staff proposes further discussion for the south side of Park Road between South Stonestreet Avenue and Grandin Avenue. Residents on Reading Terrace provided testimony that Residential Attached uses would be incompatible with their detached residential homes. ERCA submitted testimony that the conceptual drawing on page 5 of the plan amendment document “appears too large to match the character of the homes behind it.” ERCA recognized that the sketch is conceptual, but staff proposes, in order to minimize confusion, that the Planning Commission consider removing the sketch.

Additionally, staff proposes further discussion about including the option for a six-plex in this area. In the text for Area 4, the plan amendment specifies that “a small multiplex with up to 6 units may be appropriate at the southeast corner of Park Road and South Stonestreet Avenue and on Park Road if the building fronts Park Road.” A multiplex with up to 6 units is not recommended for any of the other Residential Attached areas. The Planning Commission may choose to limit the number to 4 units in “a small multiplex” in this area, as well.

- **Area 3 on maps 3 and 4:** This area includes three vacant properties that front on Park Road. Staff proposes a conversation with the Planning Commission about whether to include additional language in the plan amendment document that indicates the potential for the City to consider exploring a range of options to implement plan goals for these properties, including a public/private partnership or purchase. Street improvements for the Park Road and South Stonestreet Avenue intersection are programmed, and the City may want to consider exploring options, including a “Missing Middle” pilot project for those adjacent properties in coordination with street reconstruction. Prior to making any decisions, the City would work with the property owners to discuss options; and any initiative would need direction from Mayor and Council.

Pedestrian Safety and Access

Summary of Testimony: There was a mix of testimony about pedestrian safety and access. Some felt that the area is currently unsafe for pedestrians, particularly crossing Park Road, and that new development would exacerbate the issue. Others believe that new transit-oriented development will help shape a more pedestrian- and bicycle-friendly area and ultimately improve access and safety.

Staff Response: This area feeds directly into the Rockville Metro Station and is within walking distance of the Town Center. During the Stonestreet Corridor Study process, many people expressed frustration about area’s lack of safe and complete pedestrian and bike infrastructure. There was also concern about a lack of lighting around the Metro station and safety for those walking home in the evening. Infrastructure improvements to North Stonestreet Avenue, Park Road, and the intersection of South Stonestreet Avenue and Park Road have been programmed into the City’s capital improvements program. These improvements will address sidewalks, lighting, landscaping, road alignment and crosswalks. New development and activity will also bring more “eyes on the street,” ideally creating a safer feeling for people walking or biking in the area at night. The Design Guidance section of the plan amendment (page 8) also includes recommendations for public realm improvements as new development occurs.

Impervious Cover / Stormwater Management

Summary of Testimony: The area already has stormwater management issues and new, more-dense development would only make it worse.

Staff Response: Multi-unit and commercial development would have to go through a rigorous site plan process and, as part of that process, would need to include safe conveyance of stormwater. If water cannot be safely conveyed for a new project, the developer would be required to mitigate the impacts. Additionally, the Planning Commission could consider adding language to the plan amendment that indicates a preference for limiting impervious cover in the front and back yards of new developments in the Residential Attached areas, and pervious materials in the mixed-use areas.

Traffic and Street Infrastructure

Summary of Testimony: There is already too much traffic in the area and the existing infrastructure cannot accommodate new development.

Staff Response: New development will be required to undergo a process through which the impacts of the development will be analyzed. This includes assessing the existing infrastructure to determine whether it can support additional development. If new development exceeds what can be accommodated by existing infrastructure, improvements will be necessary for a project to move forward.

Parking

Summary of Testimony: There is already a street parking issue in the plan amendment area and more development would make it even worse.

Staff Response: The proposed plan amendment area is adjacent to the Rockville Metro Station, a major train and bus station with access throughout the region and beyond. Residential Attached and multi-unit residential development with close proximity to a Metro station is more likely to attract individuals with a preference for using transit to get to work and other activities. A concern that has been brought up by many residents over the past few years is the growing number of large detached residential homes being used as rental properties for multiple individuals, resulting in an overflow of parked cars on the street. Although these properties may function like a small multi-unit property, the parking is still regulated the same as any other detached house, which requires a minimum of two off-street parking spaces. If legal multi-unit properties were permitted in this area, off-street parking could be better regulated by the actual number of units being built. In addition, language has been included in the East Rockville Planning Area for the Rockville 2040 Comprehensive Plan about considering parking constraints in the neighborhood when reviewing new development proposals. That language would apply to this plan amendment.

Process and Community Engagement

Summary of Testimony: Several residents made statements in-person at the public hearing and in writing that the Stonestreet Corridor Study and this plan amendment process were

disingenuous, didn't represent neighborhood input, changed from what was previously presented, and purposely left certain individuals out of the process.

Staff Response: Staff has outlined the community engagement process in many Planning Commission meetings prior to this work session. Staff will have the details available at the work session should any of the Planning Commissioners again want to review the extensive engagement process for the 2018 Stonestreet Corridor Study. The process began in May of 2017 with a well-attended community kick-off meeting, included four additional community meetings, and concluded on August 1, 2018 after a series of Planning Commission and Mayor and Council meetings. This plan amendment stems directly from the 2018 Study, which includes the recommendations for a change in land use to allow different housing types, including multi-unit residential, in the plan amendment area. Additionally, the Mixed Use and Residential Attached land use concepts were discussed as early as September 2017 at a housing workshop held in partnership with the East Rockville Civic Association (ERCA). Testimony from both ERCA and the Lincoln Park Civic Association acknowledges the effort and engagement that went into this project.

PUBLIC OUTREACH:

The draft plan amendment was submitted to the Maryland State Clearinghouse for review on October 30, 2019 which meets the state requirement of submitting draft plans at least 60 days prior to the Planning Commission's scheduled public hearing. On that day, the draft document was also circulated to representatives from surrounding jurisdictions, Montgomery County Public Schools, representatives of the Montgomery County Council, the Rockville Chamber of Commerce, and Rockville Economic Development, Inc. (REDI). On November 8, an email with the draft document and a list of ways to provide testimony was sent to representatives from the East Rockville and Lincoln Park civic associations and community members involved in the Stonestreet Corridor Study process. Also required by the state code of Maryland, a notice of Public Hearing was published in the Washington Post on December 19, 2019. Additionally, the December 2019 and January 2020 editions of Rockville Reports included articles about the public hearing and how to provide testimony.

During development of the Stonestreet Corridor Study, public meetings were held to gain community input, which was used to develop the study. The Mayor and Council acknowledged the significant amount of public input when they initiated this plan amendment.

NEXT STEPS:

Once the Planning Commission approves its recommended plan amendment, the document will be transmitted to the Mayor and Council, who will then begin its review and decision process. If the Mayor and Council choose to advance the plan amendment, they will schedule a public hearing, make their final determinations about the content of the plan amendment, and vote to reject or approve/adopt the amendment into the City's Comprehensive Master Plan.

Attachments

- Attachment 1.A.a: Park Road and Stonestreet Plan Amendment Document (PDF)
- Attachment 1.A.b: Park Road and Stonestreet Testimony (PDF)
- Attachment 1.A.c: Park Road and Stonestreet Public Hearing Transcript (PDF)
- Attachment 1.A.d: Park Road and Stonestreet Plan Amendment Draft Resolution (PDF)

Jim Wasilak

Jim Wasilak, Zoning and Development Manager

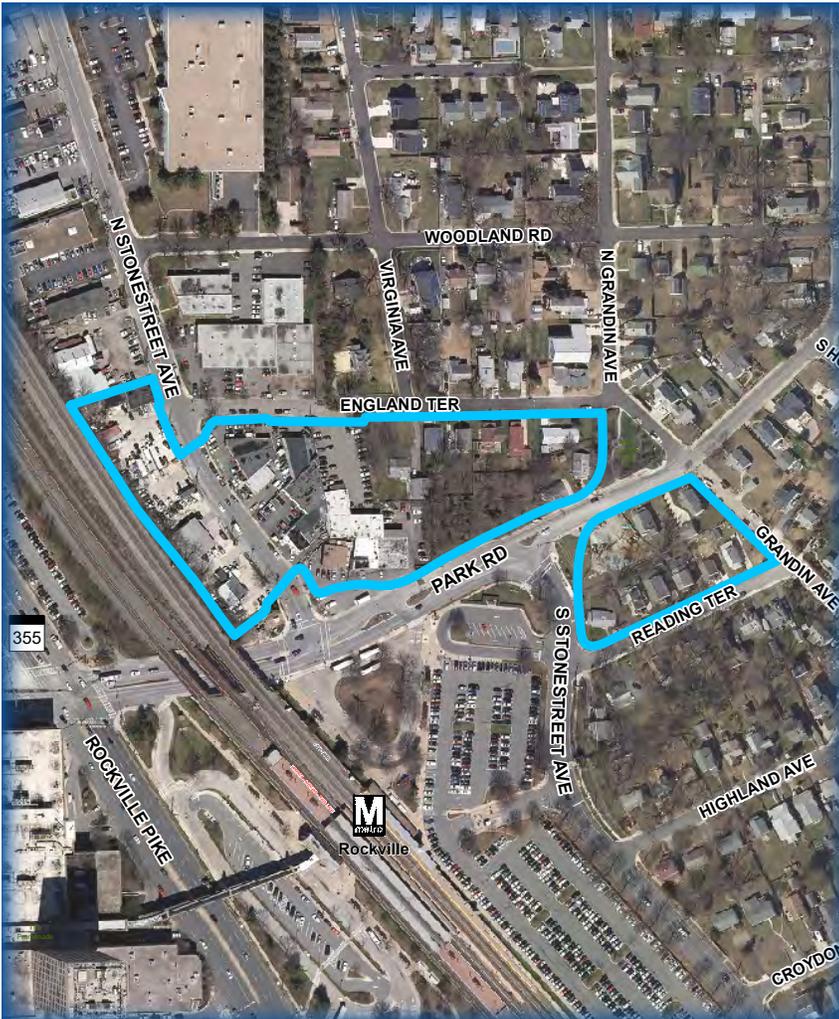
2/5/2020



City of **Rockville**
Get Into It

PARK ROAD AND NORTH/SOUTH STONESTREET AVENUE AREA

Comprehensive Master Plan Amendment Public Hearing Draft



October 28, 2019



CITY OF ROCKVILLE
MARYLAND

CITY OF ROCKVILLE

ELECTED AND APPOINTED OFFICIALS

Mayor and Council

Bridget Donnell Newton, Mayor
 Beryl L. Feinberg
 Virginia D. Onley
 Mark Pierzchala

Planning Commission

Gail Sherman, Chair
 Anne Goodman
 Don Hadley
 Charles Littlefield
 Sarah Miller
 John Tyner, II
 Jane E. Wood

PLANNING AND DEVELOPMENT SERVICES STAFF

Ricky Barker, Director
 David B. Levy, Assistant Director
 Jim Wasilak, Zoning Manager, Planning Commission Liaison
 Cynthia Kebba, Comprehensive Planning Manager
 Andrea Gilles, Project Lead
 Clark Larson, Senior Planner
 Sheila Bashiri, Principal Planner
 Manisha Tewari, Principal Planner

CONTENTS

- 1.1 Summary 1
- 1.2 Background 1
- 1.3 Planning Framework 2
- 1.4 Area and Context 3
- 1.5 Community Engagement 4
- 1.6 Proposed Comprehensive Master Plan Changes 6

LIST OF MAPS AND FIGURES

MAPS

- Map 1: Aerial of the Subject Area + Existing Land Uses 1
- Map 2: Stonestreet Corridor Study: Key Opportunity Areas 2
- Map 3: Planned Land Uses as Currently Adopted 7
- Map 4: Planned Land Uses as Proposed 7
- Map 5: Existing Zoning 9
- Map 6: Potential Zoning Recommendations 9

FIGURES

- Figure 1: Subject Area Conceptual Development Plan 5

1.1 SUMMARY

The purpose of this amendment to the 2002 Comprehensive Master Plan for the City of Rockville is to change the Planned Land Use for a specific set of properties around the intersection of Park Road and North Stonestreet Avenue, between the rail lines to the west and North Grandin Avenue to the east (see Map 1), and provide additional design guidance for redevelopment. The properties north of Park Road are bound on the west by the rail lines and on the east by North Grandin Avenue, extending north to England Terrace. The properties south of Park Road are bound by South Stonestreet Avenue on the west and North Grandin Avenue on the east, extending south to Reading Terrace.

Through the 2018 Stonestreet Corridor Study (2018 Study) public engagement process and planning analysis, key issues along the corridor were identified and confirmed. Park Road near its intersection with North Stonestreet Avenue is the first introduction to the east side after passing under the railroad overpass from the west. The Rockville Metro station is located on the south side of Park Road, a significant advantage for any future east side transit-oriented development. As in previous plans, the 2018 Study recognized this area as a priority for a transition to a more walkable and neighborhood-oriented place. This plan amendment reflects an updated vision for the subject area.

Specifically, this amendment:

- Changes the Planned Land Use classifications for a set of properties that have been, until now, designated for a mix of commercial and service industrial uses as well as detached residential to designations that promote a walkable, transit-oriented mix of residential and commercial development (page 7).
- Provides additional design guidance that includes placing the more intense development nearest the Rockville Metro Station and appropriately scaling down new development that would be adjacent to the existing residential areas (page 8).

Map 1: Subject Area Aerial + Existing Land Uses



1.2 BACKGROUND

On February 6, 2017, the Mayor and Council approved a Scope of Work for the Stonestreet Corridor Study, which was completed in July 2018. The 2018 Study area included approximately 145 acres of land, generally encompassing the east and west sides of North and South Stonestreet Avenues, from the northern boundary at Westmore Road, south to where South Stonestreet Avenue terminates. The process for the 2018 Study was community-driven and resulted in recommendations for land use, zoning, and infrastructure in five key opportunity areas within the Corridor.

This plan amendment area (subject area) was one of the five key opportunity areas identified by the 2018 Study (see Map 2, Area 1). On August 1, 2018, the Mayor and Council directed staff to expedite three of the five opportunity areas: the MCPS and County sites (Area 2); the North Stonestreet Avenue infrastructure improvements (Area 4); and the Park Road and South Stonestreet Avenue infrastructure improvements (Area 5). At that time, it was also

decided that the remaining two opportunity areas, 1000 Westmore Avenue (Area 3) and Park Road and North Stonestreet Avenue (Area 1) would be addressed as part of the Rockville 2040 Comprehensive Plan Update.

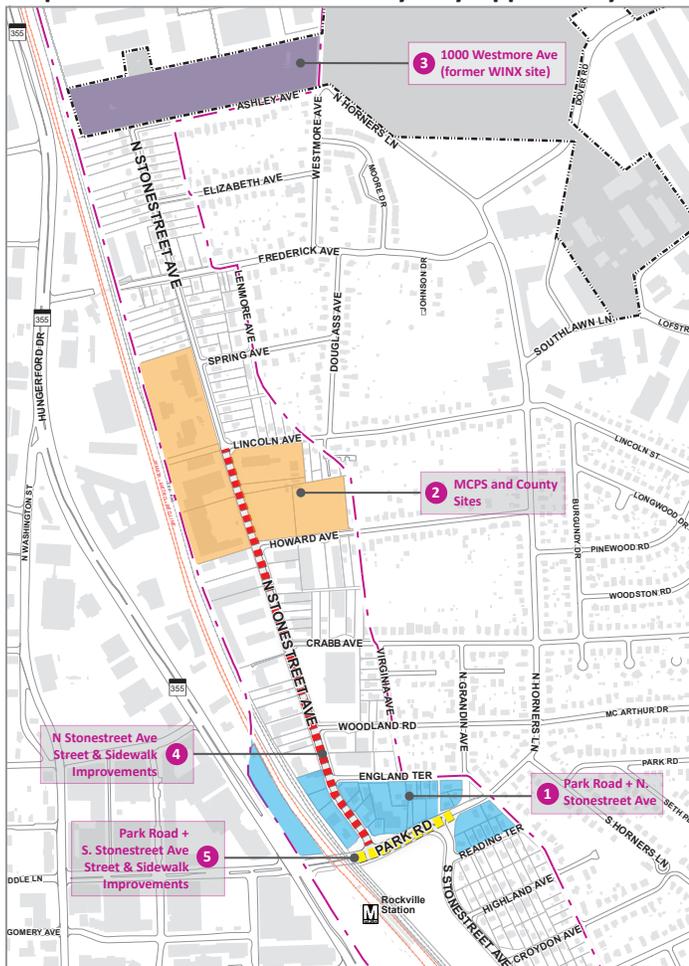
Shortly after receiving Mayor and Council direction, Planning staff submitted the Comprehensive Master Plan Amendment for the MCPS and County properties to Planning Commission for their review and approval. On March 25, 2019, after following the formal process, the Mayor and Council adopted the plan amendment, which laid a foundation for a future rezoning to allow a mix of uses, should the properties become available for redevelopment. In addition to the plan changes, progress has also been made on the recommended infrastructure improvements for North and South Stonestreet Avenues and Park Road. On May 6, 2019, the Mayor and Council adopted the FY 2020 budget, which includes capital improvement funds for the design of the North Stonestreet Avenue streetscape project and the reconfiguration of the intersection at Park Road and South Stonestreet Avenue.

In early summer 2019, representatives from the East Rockville Civic Association expressed concern at a Mayor and Council Community Forum about the timing of the Park Road and North Stonestreet Avenue area land use recommendations. In response, at their meeting on July 8, Mayor and Council directed staff to initiate the plan amendment process for this key opportunity area from the Stonestreet Corridor Study.

1.3 PLANNING FRAMEWORK

Recommendations for the subject area have been a component of several plans, including the 2001 Town Center Master Plan; the 2004 East Rockville Neighborhood Plan (2004 ERNP); the 2007 Lincoln Park Neighborhood Plan (2007 LPNP); and the 2002 Comprehensive Master Plan. Both the 2004 ERNP and the 2007 LPNP

Map 2: Stonestreet Corridor Study: Key Opportunity Areas



called for changes to the North Stonestreet Avenue corridor. They sought to add community-serving uses to the existing light industrial base, south of Howard Avenue, and to improve the infrastructure for pedestrians to establish greater compatibility with the adjacent neighborhoods.

The 2004 ERNP described in detail a redevelopment concept for North Stonestreet Avenue that was "to transform the corridor into a mixed-use area of neighborhood serving retail, residential and small-scale office uses" (pages 17-19). It also included guidance about new development taking advantage of the area's location next to a transit stop (page 24). The 2004 ERNP was frank about the contrast between the vision for the corridor and its existing conditions. The plan stated that the preferred approach for the existing service industrial businesses was that they be grandfathered and not displaced, and that certain incentives should be considered to motivate upgrades to service industrial properties that would be in line with plan objectives (page 19).

The Planned Land Use map from the 2004 ERNP designated the properties fronting North Stonestreet Avenue, and at the corner of North Stonestreet and Park Road, for mixed-use development. The remaining properties in the

Attachment 1.A.a: Park Road and Stonestreet Plan Amendment Document (2947 : Park Road and North/South Stonestreet Ave Area

subject area were designated for detached residential housing, which, along with the accompanying single-family residential zoning, prohibits a mix of housing types that would better maximize the area's adjacency to transit and meet some of the housing demand pressures that the east side of the city is currently experiencing.

1.4 AREA AND CONTEXT

Park Road is a critical, and one of only a few, east/west connections within the city. The area is busy not only with cars, trucks, and buses utilizing Park Road, but also with walkers and bikers traveling to and from the Rockville Metro Station. There are crosswalks at the intersection, but the sidewalk that exists on the west (rail) side of North Stonestreet Avenue discontinues after less than 100 feet north of Park Road. People often walk in the street on the west side of North Stonestreet Avenue. Although there is a sidewalk on the east side, it is sub-par and often crowded by vehicles from the auto repair shops.

Also on the north side of Park Road, is a mix of one-story buildings set back from the street, overgrown vacant properties, and single-family homes. The commercial uses include a convenience store, a restaurant, multiple auto repair and body shops, and retail sales businesses. There is no open public use or gathering space within the commercial area, and access is vehicle-oriented. The closest green space is Mary Trumbo Park at the corner of Park Road and North Grandin Avenue. It is passive, landscaped space geared toward the residential neighborhood.

To the east of the Rockville Metro Station and South Stonestreet Avenue is the East Rockville neighborhood, predominantly comprised of single-family detached homes. Due in part to its proximity to transit, East Rockville has experienced increased development pressure over the past decade to accommodate new residents seeking relatively affordable housing near transit. Small homes have been demolished and have been replaced by large houses, some of which are used as rentals for multiple occupants.

Service industrial is the predominant existing land use on North Stonestreet Avenue, south of England Terrace. The properties are smaller in size and the lots are often maximized with parked vehicles, which



Park Road at N. Stonestreet Ave



N. Stonestreet Ave near the Park Road intersection



Park Road viewing west, near S. Stonestreet Ave

at times spill onto the street. This area is in need of up-grades to ensure that walking and biking are viable modes of travel on their own, as well as safe and comfortable connections to transit.

Progress has been made in recent years to improve pedestrian and bicycle infrastructure in the area. A new sidewalk and bicycle lane was recently installed adjacent to the Rockville Metro Station along South Stonestreet Avenue. Both travel lanes on North Stonestreet Avenue include painted "sharrows" (share-the-road painted bike and arrow markings) to indicate a shared road with bicyclists. On a more transformative level, the adopted FY2020 Capital Improvements Program includes the design of the North Stonestreet Avenue streetscape project and the reconfiguration of the intersection at Park Road and South Stonestreet Avenue, as recommended in the Stonestreet Corridor Study. Proposed improvements include enhanced sidewalks on both sides of the street, improved street lighting, landscaping, and improved bicycle infrastructure. These proposals, when constructed, will provide a much needed shift on North and South Stonestreet Avenues and Park Road toward better accommodating walkers and bikers, along with vehicles.

1.5 COMMUNITY ENGAGEMENT

The 2018 Stonestreet Corridor Study, the precursor planning process that led to this amendment, included five well-attended community meetings and several small group and civic association meetings in 2017 and 2018. The subject area was identified as a priority area for action at the first meeting. Some of the comments expressed about the area included:

- Improve pedestrian security on N. Stonestreet Avenue from the Rockville Metro Station to the neighborhoods, especially at night--- better lighting, complete sidewalks, better crosswalks;
- Encourage upgrades to existing businesses. Park Road at N. Stonestreet is the gateway to the east side;
- Add more housing options and vibrancy closest to the Metro with improved access to the station;
- Allow businesses to stay where they are;
- Improve safety for bicyclists and walkers on N. Stonestreet Avenue and at the Park Road and S. Stonestreet Avenue intersection;
- Construct sidewalks on both sides of N. Stonestreet Avenue;
- Address traffic management and congestion that may result with new development;
- Redesign intersections near Rockville Metro Station to protect and encourage pedestrian access.

The subject area was one of the primary topics of the third meeting at which street improvement preferences were discussed for both North Stonestreet Avenue and Park Road, in particular its intersection with South Stonestreet Avenue. At the fourth community meeting on December 5, 2017, based on input up to that point, an example redevelopment concept was presented and discussed for the subject area that included a mix of housing types, mixed-use buildings with ground floor commercial, and improved pedestrian and



Park Road viewing east



Crowded sidewalk on N. Stonestreet Ave

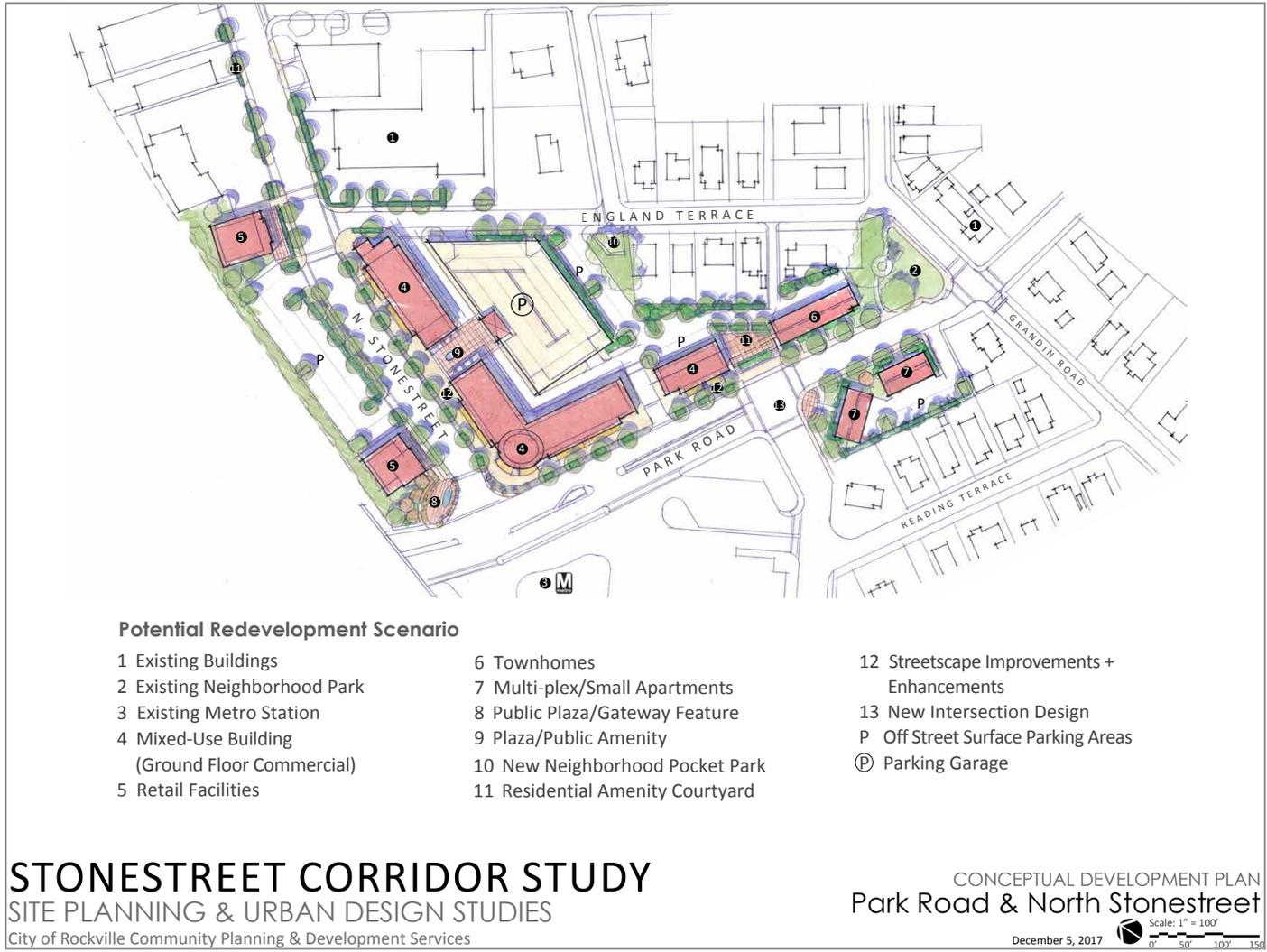


Improvements on S. Stonestreet Ave near Metro

open space connections (see Figure 1). The concept was presented again as a component of the draft recommendations at the final public meeting. Feedback about the illustrative concept was generally enthusiastic. Some of the responses from the meetings included: appreciation for the pedestrian-friendly concept; more housing and more housing types made sense so close to transit; and liking the idea that there would be more places and activities within walking distance. Some of the concerns were about parking, additional traffic, and what certain infrastructure improvements or redevelopment could mean for existing businesses.

The figure below is a concept of one potential development scenario that graphically represents ideas and written input received during the 2018 Stonestreet Corridor Study process. It also illustrates a general feasibility, given certain assumptions, for this alternative. The figure is conceptual and is for illustrative purposes only. At the time of this amendment, there was no proposed development project. Actual development will be required to comply with all applicable plan guidance, development regulations, and site constraints and will most likely result in a different build-out configuration. The concept was generally well received by the community when presented at two different public meetings, as it helped the public to understand visually the ideas that had been discussed.

Figure 1: Subject Area Conceptual Example Scenario



Note: This figure is conceptual and for illustrative purposes only. It is an example used to demonstrate general feasibility and represents one possible example of how the site might be redeveloped. At the time of this amendment, there was no redevelopment proposal. Actual development will be required to comply with all applicable plan guidance and development regulations and will most likely result in a different build-out configuration.

1.6 PROPOSED COMPREHENSIVE MASTER PLAN CHANGES

A. Area Goals

In the event that the subject properties become available for redevelopment, they should bring about:

- A revitalized area and focal point at the corner of Park Road and North Stonestreet Avenue, establishing an anchored entrance to Rockville's east side, integrating such elements as building form and design, public art, landscaped open spaces or plazas, and wayfinding.
- Redevelopment that takes advantage of transit proximity, is well-connected, and that transitions appropriately to the East Rockville neighborhood.
- An upgraded pedestrian environment, including enhanced sidewalks, landscaping, street trees, public/civic gathering spaces, and pedestrian-scale lighting.
- A mix of walkable, local-serving commercial uses and multi-unit residential, and residential attached uses at the North Stonestreet Avenue and Park Road intersection.
- A range of new, well-designed residential attached housing types, that complement, and not overwhelm, adjacent single-family housing.

The city should seek creative approaches to meeting these goals, including public/private partnerships, infrastructure investments, financing mechanisms, and/or others.

B. Land Use

A new set of planned land uses for the subject area are proposed with Map 4. In addition, the text from the Area Goals, Design Guidance, and Implementation sections will also be adopted as components of the Comprehensive Master Plan.

The changes to the proposed land use, pursuant to this plan amendment include the new land use categories that have been proposed as part of the Rockville 2040 Comprehensive Plan process. The categories and descriptions are:

RA: Residential Attached

Allows a variety of house types that share party walls. Types of permitted construction include rowhouse, duplex, triplex, fourplex, and small apartment buildings with up to six units total in a single structure. Detached houses are also allowed.

RRM: Retail Residential Mix

Expresses the city's interest in retaining or introducing retail in specific locations mixed with multiple-unit residential and/or residential attached types. The mix can be horizontal, with stand-alone retail next to apartment buildings on a development site; or the mix can be vertical, with retail on the ground floor and apartments above. In some locations, the plan indicates where retail is strongly preferred along a street front.

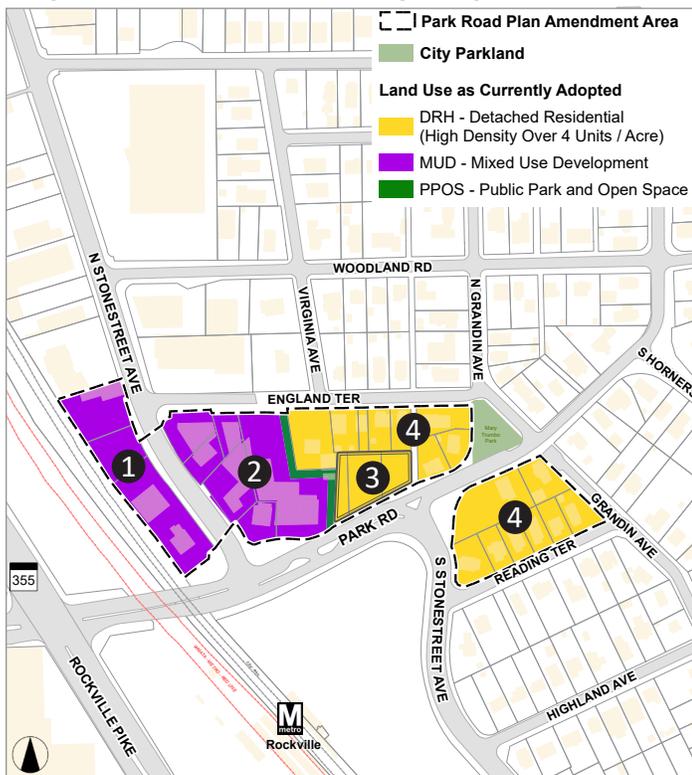
OR: Office or Retail

Allows either or both uses.

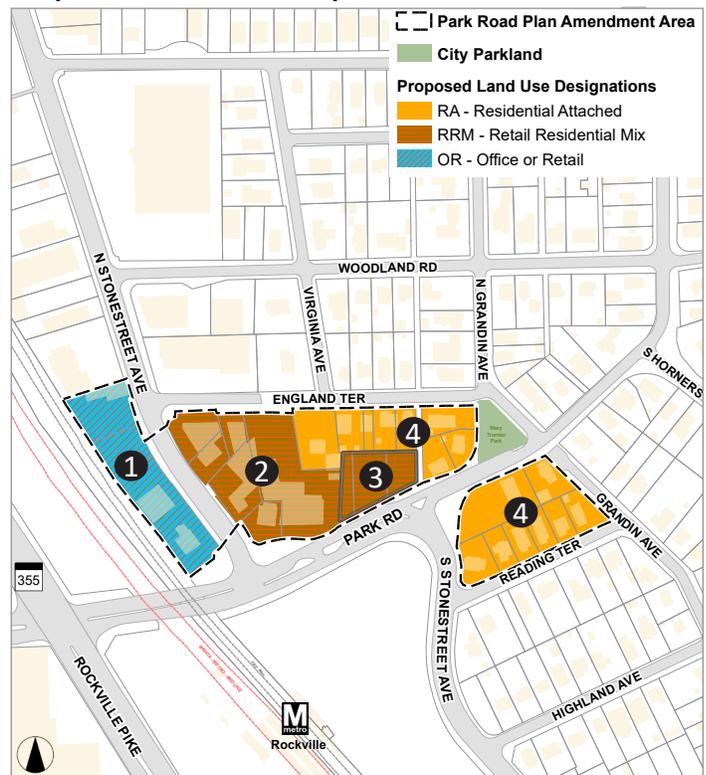
The numbers to follow correspond to the numbers on Maps 3 and 4 below.

- 1 Amend the Land Use from **Mixed Use Development (MUD)** to **Office or Retail (OR)** to promote walkable retail, office, and services uses.
 - In addition to office and retail, artisan and craft/maker spaces are also encouraged at this location.
 - Residential uses are not encouraged given site constraints due to shallow lot depths.
 - No new Service Industrial uses would be encouraged, but existing uses would be allowed to remain.
- 2 Amend the Land Use from **Mixed Use Development (MUD)** and **Public Parks and Open Space (PPOS)** to **Retail Residential Mix (RRM)** with building heights up to 4-5 stories (or 50-65 ft) to promote a mix of local retail and service uses and multi-unit residential across from the Rockville Metro Station.
 - No new Service Industrial uses would be encouraged, but existing uses would be allowed to remain.
- 3 Amend the Land Use from **Detached Residential - High Density Over 4 Units Per Acre (DRH)** to **Retail Residential Mix (RRM)** to promote a greater mix of uses, including smaller-scale multi-unit residential, rowhouses, and limited commercial at this transit node.
- 4 Amend the Land Use from **Detached Residential - High Density Over 4 Units Per Acre (DRH)** to **Residential Attached (RA)** to promote a mix of infill housing types, compatible in scale with single-family homes, including duplexes, triplexes, fourplexes, and rowhouses.
 - A small multiplex with up to 6 units may be appropriate at the southeast corner of Park Road and South Stonestreet Avenue and on the north side of Park Road if the building fronts on Park Road. The building should blend well with the surrounding residential detached neighborhood, transition well in scale, mass, and height to surrounding homes, provide enhanced connections to the Rockville Metro Station, and limit curb cuts on Park Road so as to focus vehicular access and parking to the rear of the building.
 - For all other areas, all housing types included in the RA category are recommended except the multiplex with up to 6 units.

Map 3: Land Uses as Currently Adopted



Map 4: Land Uses as Proposed



C. Design Guidance

The recommendations in this section provide guidance for new development in both the private and public realms. They also promote compatibility with adjacent homes in East Rockville. Every effort should be made to integrate new development with the surrounding neighborhoods to further strengthen the existing community fabric.

- a. **Neighborhood Transitions:** Provide sensitively scaled transitions between new development and existing neighborhood homes.
 - Orient maximum building heights along Park Road and North Stonestreet Avenue, away from the existing single-family residential.
 - New buildings should taper down in height and scale toward existing single-family homes to establish a compatible relationship between buildings.
- b. **Public Realm Improvements:** Enhance pedestrian and bike connections to the Rockville Metro Station, to new open spaces, and to the surrounding neighborhoods through improved sidewalks, bike infrastructure, signage, landscaping, lighting, and public art.
 - Ensure that streetscape improvements that result from the redevelopment of individual properties are compatible with the overall street and sidewalk improvement recommendations from the 2018 Stonestreet Corridor Study.
 - Consider additional street connections and pathway crossings to break up block sizes and to create greater ease of access and pedestrian safety within the area. Re-connecting England Terrace with North Stonestreet Avenue and North Grandin Avenue with Park Road should be studied and considered as part of any redevelopment concept as a means to improve traffic flow, increase access points for pedestrians, and provide access to rear- or side-yard parking. Any new street connections or pathways should be well-landscaped and designed for pedestrian safety.
 - Consolidate and reduce the number of curb cuts where possible to minimize conflicts between vehicular access points and pedestrian and bicycle areas.
 - Explore burying utility lines at the time of new development and/or street and sidewalk reconstruction.
- c. **Building Orientation:** In general, orient the primary facades of buildings and front doors parallel to the street or to a public open space to frame the edges of streets, parks and open spaces, and to activate pedestrian areas. Establish building frontages along Park Road and North Stonestreet Avenue to include ground-floor retail, enhanced pedestrian areas and amenities, landscaping, and bicycle infrastructure.
- d. **Facade Articulation:** Create an architecturally enhanced feature at the corner of North Stonestreet Avenue and Park Road by focusing new development at that intersection, incorporating high-quality design components, and enhancing the public realm.
- e. **Parks and Open Space:** Incorporate accessible community use space, including parks and other contiguous outdoor green space into the overall redevelopment concept.
- f. **Parking:** In general, parking areas should be set back behind front building lines, away from the public realm and screened from public view. For attached dwellings, rear garage access is preferred, whether the garage is integrated into the primary structure or whether it is a separate structure. Avoid front loaded garages whenever possible. For multi-unit dwellings, parking requirements should take into account the area's transit proximity.
- g. **Rail Line Impact Mitigation:** Mitigate impacts on new development, particularly residential developments, related to the area being proximate to the rail line, in such areas as safety hazards, noise, vibrations and odors. The purpose is to safeguard residents, customers, and employees of these new buildings.

D. Implementation: Zoning

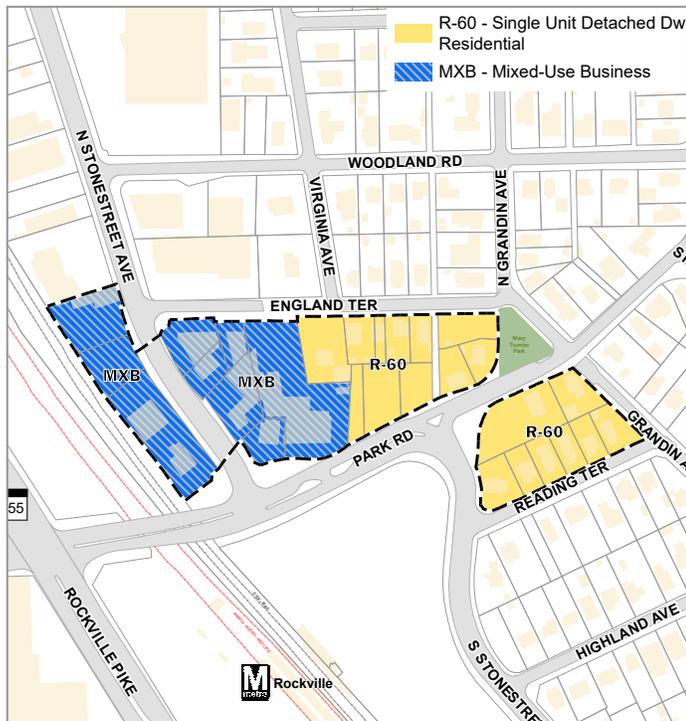
The land use plan amendment is one component of implementing the goals and recommendations from the 2018 Stonestreet Corridor Study for this area. If this plan amendment is approved by the Mayor and Council, the zoning will need to be updated, through a separate public process, to be consistent with the land use changes.

The potential zoning is as follows:

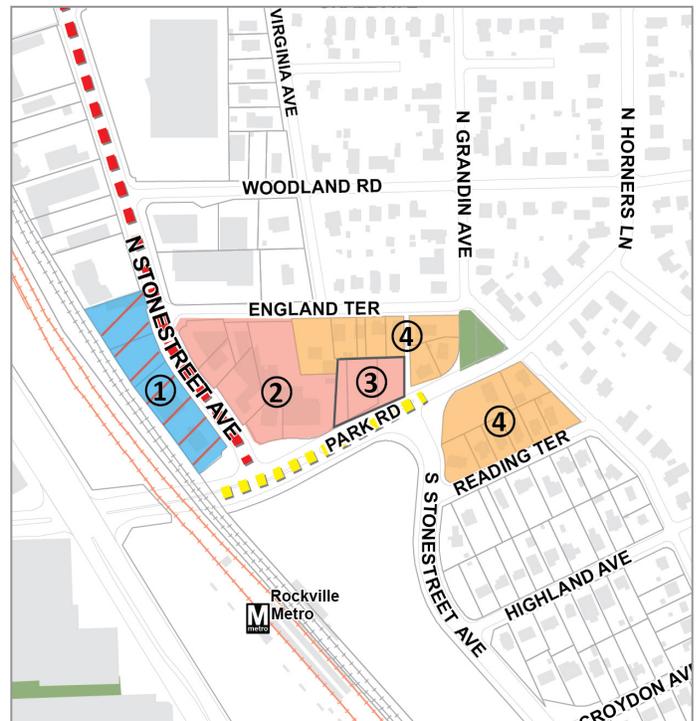
Property Specific (the numbers below correspond to the numbers on Map 6:

1. Rezone the properties from Mixed Use Business (MXB) to a mixed-use zone that allows for uses including retail, office, neighborhood services, and artisan/craft manufacturing.
 - Artisan and craft/maker manufacturing spaces are light-impact uses that have their operations generally enclosed within a building and produce little-to-no noise, vibrations or fumes outside of the building.
 - Residential uses are not encouraged given site constraints due to shallow lot depths.
 - No new Service Industrial uses should be permitted, but existing uses should be allowed to remain.
2. Rezone the properties from Mixed Use Business (MXB) to a mixed-use zone to promote a mix of local retail and service uses and multi-unit residential across from the Rockville Metro Station.
 - No new Service Industrial uses should be permitted, but existing uses should be allowed to remain.
3. Rezone the properties from Single-Family Residential (R-60) to a mixed-use zone to promote a greater mix of uses, including smaller-scale multi-unit residential, rowhouses, and limited commercial at this transit node.
4. Rezone the property from Single-Family Residential (R-60) to a zone specifically designed for infill residential attached development.

Map 5: Existing Zoning



Map 6: Potential Zoning Recommendations



This Page Intentionally Left Blank.

Park Road and North/South Stonestreet Avenue Area
Comprehensive Master Plan Amendment
Public Hearing Draft
October 28, 2019



City of Rockville
Maryland

City of Rockville Planning Commission,

c/o Long Range Planning, CPDS,

111 Maryland Ave., Rockville, MD 20850

RE: PARK ROAD AND NORTH/SOUTH STONESTREET AVENUE COMPREHENSIVE MASTER PLAN AMENDMENT

Planning & Development Services Dept.
Received
JAN - 2 2020
Permitting and Inspection Services

Greetings,

I am a homeowner in the East Rockville neighborhood. I have lived in the same East Rockville home for 10 years and am only a few blocks away from North Stonestreet Avenue and the Rockville Metro Station. I walked to the metro station for 9 years to go to work daily, and for the past year I have been driving to work. This is because I changed jobs and Metro is not a transportation option that would work for my current job.

I support the following recommendations in the Stonestreet Corridor Master plan amendment.

- -Wider/better sidewalks on both sides of North Stonestreet Avenue
- -Better lighting on Stonestreet Avenue and Park Rd
- -Improved/safer crosswalks for pedestrians

I believe that the above are simple, relatively inexpensive solutions that could improve the pedestrian experience in the area.

I support the idea of burying utility lines, however I do not believe that the benefit is worth spending *any* taxpayer money on.

I am *strongly* against the other changes to the zoning and structures that already exist in the area. In the 10 years that I have lived in East Rockville I have seen a significant increase in the volume of cars driving out of the neighborhoods heading west towards MD 355/I-270. This causes traffic problems to cross under the CSX/Wmata rail bridge near the Rockville Metro Station. Adding more dense housing in this area will only exacerbate the situation.

The traffic in Rockville (and Maryland in general) is already terrible. Adding more dense housing and more residents will only make it worse for everyone. If approved, nearly all the new residents in the new housing will certainly own cars, and some of them will certainly drive those cars every day to work. Just like many people (myself included), who live in East Rockville near the metro already drive to work because the metro is not an option depending on when or where a person works. We simply do not have the road infrastructure to handle additional residents. The idea that these people will only walk,

bike, or take the metro (and not own a car) is a fantasy. Just like *all* the residents on my street (only 2 blocks from the metro) still have cars that they drive almost every day (whether to work, shopping, or visiting family/friends).

Pedestrian safety is a big issue in Rockville. Particularly in the past few months there have been many pedestrians hit by cars. Rockville wisely installed fencing along the median of Park Road between the metro station and the restaurant and convenience store. This was meant to encourage pedestrians to only cross Park Road at the crosswalks. I still regularly see pedestrians (particularly bus drivers from the metro station) dashing across the street between the fences. This is dangerous to both the pedestrians and drivers. Constructing denser housing and more retail and offices across the street from the metro station will make this dangerous situation even worse as more pedestrians try to cross the street (and some will not use the crosswalk and/or ignore the crosswalk light). There will also be more cars in the area because of the denser developments. This will lead to a dangerous mix to an already dangerous area.

New retail/office/residential buildings will invariably push more overflow parking into the East Rockville Neighborhood streets. This would happen both during the work day (people visiting the offices/shops) and at night (people visiting the residents). This is already a problem. Most of the East Rockville residential streets are crowded with cars parked on the street. Some single family houses are being operated as 'boarding houses' and have 5 or 6 adult residents with 5 or 6 cars already parking on the streets. These streets are already overcrowded for the existing residents. These changes would only make it worse.

Any building being built more than two stories is too much. East Rockville is a neighborhood of many one-story houses. Putting a six-story building right next to it would ruin the character of the neighborhood. Even with the proposed 'scaled/transitional' buildings to the neighborhood, it would still ruin the feeling of the community. Given that the proposed development area is small, there is not enough space to do a gradual scaling/transitioning of building types. East Rockville homeowners will be able to easily see these large buildings from their homes, this will ruin the East Rockville character which the Mayor and Council are trying to protect with the proposed East Rockville Design Guidelines.

I also do not support changing the zoning of the current businesses in the areas to mixed use retail/office/artisan. We already have the Rockville Town Square, which is full of mixed use retail, and it is by most accounts a failure. It is full of shuttered businesses and is a revolving door for businesses that do not stay open for very long. And the city now has chosen to subsidize with taxpayer money failing businesses (Dawson's) in the area. It would not be a wise decision to open more retail less than a mile from the town center, where retail is already struggling. Also, there are plenty of office buildings in Rockville with vacant space. It does not make sense to open more office space in a place where there clearly is not an unmet demand for office space.

The service businesses (many auto shops) in this area are successful and have been for many years. They are not a revolving door of opening and closing businesses as in the town center. It is a mistake to try to fix something that isn't broken. These businesses are convenient for customers who can leave their cars to be repaired and then take the metro to work or home while the car is fixed.

If the goal is to make Stonestreet more 'visually appealing' and more pedestrian friendly, then improve the sidewalks (as mentioned earlier). Also, remove the parking meters on the street. The street parking

contributes to traffic back-ups as people try to parallel park their cars. The street parking also contributes to the cluttered look of the area. Finally, code enforcement or maybe new building codes for the facades of the existing businesses need to be considered. Do not let the businesses park their vehicles on the sidewalk and make them clean up the outside of their buildings/parking lots. This would go a long way to making it more visually appealing. There is no need to tear down all these businesses.

Quality of life in East Rockville should be a top priority for the City. In the 10 years that I have lived here, the quality has decreased as the place has gotten more crowded and congested. This plan would further continue the trend with little concern for the existing residents.

Sincerely,

Daniel Carelli



Resident of East Rockville and taxpayer (10+ years)

209 N Grandin Ave

Rockville MD 20850

From: [Brian Sanfelici](#)
To: [Jim Wasilak](#)
Cc: [Planning Commission](#); [Andrea Gilles](#)
Subject: Re: Stonestreet Amendment
Date: Friday, January 10, 2020 3:31:30 PM

Thank you very much. I'd like to add, if I may, that even though I wrote about stuff I did NOT like, there are parts I do like, for instance making North Stonestreet more pedestrian friendly, and improving the Park Road/S Stonestreet intersection. I'm also mildly optimistic about the commercial/living ideas near the corner of N Stonestreet and along Park (the north side). Thanks much, and have a good weekend,
 Brian

On Fri, Jan 10, 2020 at 2:46 PM Jim Wasilak <jwasilak@rockvillemd.gov> wrote:

Brian: On behalf of the Planning Commission, I wanted to let you know that each commissioner has received your email. Your testimony will be entered into the Plan Amendment public record, which closes on Wednesday, January 15 at 5:00 p.m. The Planning Commission will discuss all testimony at an upcoming work session, tentatively scheduled for Wednesday, February 12.

Sincerely,
 Jim Wasilak
 Planning Commission Staff Liaison

-----Original Message-----

From: BrianSanfel <briansanfel@gmail.com>
 Sent: Sunday, January 5, 2020 8:03 PM
 To: Planning Commission <Planning.Commission@rockvillemd.gov>
 Subject: Stonestreet Amendment

Hello. I'm writing with my comments about the Comprehensive Master Plan Amendment to Stonestreet (and surrounding neighborhoods).

First of all, I'd like to thank the city people that are working on this. I've been impressed with the effort you all devote to these projects and I appreciate that. Thank you.

That being said, I don't like the new plans. I live in the block between Park, S Stonestreet, Reading Ter, and Grandin, which is planned to be rezoned for RA (Residential Attached), which I understand to mean that rowhouses or small apartments will be permitted.

I think I understand the pressures and trends that lead to this change, and it seems like a rational response in the long run. I'm not too comfortable with the timing, though. I think the N Stonestreet/Park area should prove itself before our block is affected. The proposed changes are troublesome enough for me that I've started exploring leaving the area, which I am sad about because I really liked the community here. I think these new plans will disrupt that community.

I do think you have some tough decisions in anticipation of future growth of population in the area. It seems rational to look to infill (I think that's the correct term for what's planned) this area, and I may be a casualty of that, but I don't think my newly planned RA block will succeed without the N Stonestreet/Park part succeeding first. I hate to see the nearby community ruined, but I think that's inevitable.

Thanks for your consideration,
 Brian Sanfelici
 210 Reading Terrace

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Robert S. McCord, Secretary
Sandy Schrader, Deputy Secretary

Maryland DEPARTMENT OF PLANNING

January 6, 2020

Mr. Charles Littlefield, Chair
Rockville Planning Commission
111 Maryland Avenue
Rockville, MD 20850

Dear Chair Littlefield:

Thank you for the opportunity to review the proposed amendments to the 2001 Town Center Master Plan, the 2002 Comprehensive Master Plan, the 2004 East Rockville Neighborhood Plan, and the 2007 Lincoln Park Neighborhood Plan. Please consider the Maryland Department of Planning's comments reflect the agency's recommendations and observations on ways to strengthen the City's proposed amendment as well as satisfying the requirements and intent of the State Land Use Article. The Department of Planning respectfully requests that this letter be made part of the City's public hearing record.

Please feel free to contact me at (410)767-1401, (or email charles.boyd@maryland.gov) or Susan Llareus, Maryland Capital Regional Planner at (410) 767-6087, (or email susan.llareus@maryland.gov). We appreciate your participation in the plan review process.

Sincerely,

Charles W. Boyd, AIPC
Director, Planning Coordination

Cc: Rickey W. Barker, Director of Planning and Development Services
Joe Griffiths, Manager Local Assistance and Training
Susan Llareus, Regional Planner for Maryland Capital Region



Maryland

DEPARTMENT OF PLANNING

Maryland Department of Planning Review Comments

January 6, 2020

City of Rockville 2002 Comprehensive Master Plan 2019 North/South Stonestreet Avenue Area Land Use Amendment

The Maryland Department of Planning (Planning) has reviewed the 2019 City of Rockville Comprehensive Master Plan Draft Amendment (Draft Amendment) for the North/South Stonestreet Avenue Area and offers the following comments for your consideration. These comments are offered as suggestions to improve the Draft Amendment and better address the statutory requirements of the Land Use Article.

Summary of Proposed Comprehensive Master Plan (Plan) Amendment

The Draft Amendment provides text and graphic proposed changes to the land use designations of certain properties for the North/South Stonestreet Avenue Area, as shown on Map 4: Land Uses as Proposed (page 7). The proposed land use changes are from Mixed Use Development and Park/Open Space to Office or Retail (Area 1), Mixed Use Development and Public Park and Open Space to Retail Residential Mix (Area 2), Detached Residential-High Density Over 4 Units per Acre to Retail Residential Mix (Area 3), and Detached Residential-High Density Over 4 Units per Acre to Residential Attached (Area 4), as shown on Maps 3 and 4 of the October 28, 2019 City of Rockville Public hearing draft report. The intention of these land use changes is to promote transit-oriented development, to place intense development nearest the Rockville Metro Station, and to scale down the height and massing of new development adjacent to the existing residential areas (page 1).

In addition to changing land uses, the Draft Amendment proposes the following area goals:

- A revitalized area and focal point at the corner of Park Road and North Stonestreet Avenue, establishing an anchored entrance to Rockville's east side, integrating such elements as building form and design, public art, landscaped open spaces or plazas, and wayfinding.
- Redevelopment that takes advantage of transit proximity, is well-connected, and that transitions appropriately to the East Rockville neighborhood.
- An upgraded pedestrian environment, including enhanced sidewalks, landscaping, street trees, public/civic gathering spaces, and pedestrian-scale lighting.
- A mix of walkable, local-serving commercial uses and multi-unit residential, and residential attached uses at the North Stonestreet Avenue and Park Road intersection.
- A range of new, well-designed residential attached housing types, that complement, and not overwhelm, adjacent single-family housing.

The Draft Amendment also provides design guidance for redevelopment (page 8), which includes discussions relating to neighborhood transitions, public realm improvements, building orientation, façade articulation, parks and open spaces, parking requirements, façade articulation, and rail line mitigation.

In addition to amending the 2002 General Plan, this amendment also updates the 2001 Town Center Master Plan, the 2004 East Rockville Neighborhood Plan, and the 2007 Lincoln Park Neighborhood Plan.

General Plan Amendment Comments

The process and scope of this amendment appear to have been instigated with the review of the 2018 Stonestreet Corridor Study, which identified the subject area as a high priority for action. The planning process and scope of this amendment appear to be thorough, inclusive, and articulate of the community's vision for the area. The Draft Amendment uses traditional neighborhood design concepts and techniques for improvements to the public realm and is noteworthy for the following attributes:

- Building support for the plan amendment with public engagement and input
- Enhancing mobility choices, safety, and connectivity
- Recognizing the importance of the built environment
- Identifying necessary zoning and land use changes

Planning appreciates the planning background provided on pages 1 and 2, and the city's forward-looking approach to proposing land use designations aligned with the Draft 2040 Rockville Comprehensive Plan. However, the city should consider removing this language upon final incorporation of the amendment into the Approved 2040 Rockville Comprehensive Plan, as it would "date" the amendment and negatively impact the cohesion of the larger combined document.

The City of Rockville is to be commended on this comprehensive plan amendment. The future of Rockville's North/South Stonestreet Avenue Area has been discussed in several neighborhood plans over the years. The 2018 Stonestreet Corridor Study conducted a comprehensive assessment of past neighborhood plans, worked with the community to identify practical redevelopment strategies, and identified a series of recommendations that promotes redevelopment, while also protecting the character of the adjacent residential community. The Draft Amendment is one of the first steps toward implementing the Corridor Study.

- Planning staff notes the subject area for the Draft Amendment is near the Rockville Metro Station. The proposed changes regarding area goals, land uses, zoning, public realm, and design guidance will make the area more transit-oriented, support transit usages, and improve pedestrian and bicycle accessibility in the area. Because the subject area is adjacent to the MARC and CSXT line as well, Planning suggests the city consider adding recommendations to the design guidance (found on pages 8 and 9) that would address safety design features near the rail line. As a reference, [Transportation Research Board's National Cooperative Research Program Report 16](http://www.trb.org/Publications/Blurbs/166831.aspx) (<http://www.trb.org/Publications/Blurbs/166831.aspx>) provides guidance on how to avoid conflicting land use or mitigate existing uses and tools to achieve rail-compatible development, e.g., recommended zoning provisions, minimum setback standards, and lot and building layout guidance.
- Planning appreciates the city's concise, well-organized summary of the proposed changes and supporting context. Also, the side-by-side graphics showing the adopted vs. recommended zoning and land use designations greatly facilitated this review and will assist future readers of the plan.
- The vision for the subject area is clear, and the Design Guidance will be helpful in achieving the desired future development of the area, as expressed by stakeholders during the 2018 Stonestreet Corridor Study community engagement process (page 4). The concept of reducing the parking requirements for future uses, considering the proximity to the metro station, might act as an incentive for development (page 8).

- The City of Rockville may want to consider, as it prepares the Rockville 2040 Update, how to strengthen ties between the Comprehensive Master Plan (CMP) and its neighborhood plans. As neighborhood plans are updated, there is an increasing potential for internal inconsistencies to develop between the plans if the CMP is not used as a coordinating plan to set the structure and relationships. For example, this Draft Amendment introduces several new land use categories on the Planned Land Use Map. The 2002 CMP currently does not have a listing or description of the existing land use categories shown on the online Planned Land Use Map, nor does there appear to be a mechanism to catalogue the newly created land use categories. *(It should be noted the draft hearing report does acknowledge, "The proposed land use changes pursuant to this plan amendment include the new land use categories that have been proposed as part of the Rockville 2040 Comprehensive Plan process."* However, this amendment applies to the Approved 2002 CMP, and should further clarify the relationship to that plan

Subject Area Conceptual Example Scenario (Concept Plan)

The Concept Plan is for illustrative purposes but does an excellent job of integrating the goals and design guidance of the Draft Amendment and conforms to the vision plan developed for the subject properties. The proposed land use amendments more closely match the type and character of new residential development appropriate near a metro station. The Conceptual Development Plan appears to support a mix of uses within ½ mile proximity to the Rockville Metro Station; supporting a viable streetscape which will improve the pedestrian environment.

If Planning can be of assistance or facilitate assistance/information from other State agencies as the City of Rockville prepares the Rockville 2040 Update, please contact Susan Llareus, Regional Planner for the Maryland Capital Region, at 410-767-6087 or susan.llareus@maryland.gov

From: [Jim Wasilak](#)
To: [Andrea Gilles](#)
Subject: FW: Stonestreet corridor master plan
Date: Friday, January 10, 2020 2:49:55 PM
Attachments: [image001.png](#)

From: Jim Wasilak
Sent: Friday, January 10, 2020 2:42 PM
To: Michael Dutka <ditko86@gmail.com>; Planning Commission
 <Planning.Commission@rockvillemd.gov>
Subject: RE: Stonestreet corridor master plan

Mike: On behalf of the Planning Commission, I wanted to let you know that each commissioner has received your email. Your testimony will be entered into the Plan Amendment public record, which closes on Wednesday, January 15 at 5:00 p.m. The Planning Commission will discuss all testimony at an upcoming work session, tentatively scheduled for Wednesday, February 12.

Sincerely,
 Jim Wasilak
 Planning Commission Staff Liaison

From: Michael Dutka <ditko86@gmail.com>
Sent: Monday, January 6, 2020 10:16 AM
To: Planning Commission <Planning.Commission@rockvillemd.gov>
Subject: Stonestreet corridor master plan

Dear members of the Rockville planning commission,
 I want to voice my enthusiastic support for the amendments to the stone street corridor master plan. I think this is a great location for dense transit oriented development and I also appreciate that Rockville is considering allowing more "mission middle" housing types to be permitted within the city. This is a great first step towards tackling the housing shortage in Rockville.

I recently wrote about the need for greater density in near the Town Center and the need for more missing middle housing:

<https://ggwash.org/view/74924/rockville-voters-choose-newton-feinberg-ashton-pierzchala-myles>

<https://www.rockvillemd.gov/DocumentCenter/View/37168/Park-Rd---NS-Stonestreet-Ave-Area-Plan-Amendment-Public-Hearing-Draft?bidId=>

I hope that Rockville will continue to explore other areas around the city where missing middle housing types like duplexes and fourplexes can be permitted.

-Mike

--
 Dr. Michael S. Dutka
 Computational Physics Incorporated
 USNO Phone Number- 202-762-0242
 Cell- 301-996-3588

From: [Jim Wasilak](#)
To: [President ERCA](#)
Cc: [mayorcouncil](#); [Andrea Gilles](#); [Planning Commission](#)
Subject: RE: Stonestreet Plan - ERCA comments
Date: Friday, January 10, 2020 2:23:46 PM
Attachments: [image001.png](#)

Dear Deborah: On behalf of the Planning Commission, I wanted to let you know that each commissioner has received your email. Your testimony will be entered into the Plan Amendment public record, which closes on Wednesday, January 15 at 5:00 p.m. The Planning Commission will discuss all testimony at an upcoming work session, tentatively scheduled for Wednesday, February 12.

Thanks, Jim

From: President ERCA <president.erca@gmail.com>
Sent: Wednesday, January 8, 2020 6:32 AM
To: Planning Commission <Planning.Commission@rockvillemd.gov>
Cc: mayorcouncil <mayorcouncil@rockvillemd.gov>
Subject: Stonestreet Plan - ERCA comments

RE: Stonestreet Corridor Park Road and North/South Stonestreet Ave Comprehensive Master Plan Amendment – Comments from East Rockville Civic Association

Dear Planning Commission,

I am writing on behalf of the East Rockville Civic Association (ERCA), to provide comments and feedback on the Stonestreet Corridor Park Road and North/South Stonestreet Ave Comprehensive Master Plan Amendment. We appreciate all the work the City has done to prepare this plan, and efforts by City staff to give us ample opportunities to understand its contents.

Generally, we are in support of the recommendations made in this plan. However, it is important that any new construction transitions into and blends with our neighborhood, and that the East Rockville design guidelines currently under development be applied to any new housing. Is there a way we can be assured that the East Rockville neighborhood design guidelines will be applied to the Stonestreet Plan?

Additionally, we have some concerns about parking for so much new housing, and the increased amount of impervious surface that will be created. We are excited about how much open space is proposed in the plan, which will create a welcoming, walkable environment. We hope much of this open space can be kept green, and where possible, efforts be made to make paved areas pervious.

More specifically, in section 1.6 – We fully support the wording in A (area goals). However, under B (land use), #2 – we feel that buildings heights of three stories are more in character with the neighborhood, and five is too many. Finally, while we understand that Figure 1 is a conceptual sketch, the size of the two buildings labeled “7” appears too large to match the character of the houses behind it.

It is clear that City staff and Mayor and Council have put a tremendous amount of time and effort into this plan, which we greatly appreciate. We are excited about continuing to work together to move this plan forward.

Respectfully,

Deborah Landau, President of East Rockville Civic Association

"Lift up your eyes and look beyond the sod" -Mary Trumbo

From: [Jim Wasilak](#)
To: [Alexandra Dace Denito](#); [Planning Commission](#)
Cc: [Andrea Gilles](#)
Subject: RE: Public hearing January 8th, 2020-Comments
Date: Friday, January 10, 2020 2:06:27 PM

Alexandra: On behalf of the Planning Commission, I wanted to let you know that each commissioner has received your email. Your testimony will be entered into the public record for this item. The Planning Commission will discuss all testimony at an upcoming work session, tentatively scheduled for Wednesday, February 12.

Thanks, Jim

From: Alexandra Dace Denito <alex.dacedenito@gmail.com>
Sent: Thursday, January 9, 2020 11:55 PM
To: Planning Commission <Planning.Commission@rockvillemd.gov>
Cc: Andrea Gilles <agilles@rockvillemd.gov>
Subject: Public hearing January 8th, 2020-Comments

To Mr. Chair and Commissioners:

This is to add to comments made last night at the Public Hearing on N. Stonestreet/Park road, Plan Amendment.

Last night, I was not planning on making any comment at the Public Hearing, because I thought we should let residents directly concerned by the Plan Amendment Area the opportunity to express their concerns. What I heard, somewhat troubled me though. Comments such as “the way this was pushed... like this is Russia...we learnt of this only few days ago on Facebook” (not on the record, but as a whisper between the back-rows) were very displeasing to me personally, since we, as a Civic Association, spent a lot of time organizing around the meetings set-up by City Staff (and especially Andrea Gilles) for the Stonestreet corridor redevelopment study since 2017. The amendment did not come as a surprise to us, as it was announced in our meeting in October of last year (2019).

On one hand, I was not surprised by resistance expressed by some business owners, looking out for their own profits and bottom-line. On the other hand, I was baffled by the low level of information displayed by certain residents.

I do not understand, having just voted for a new Mayor and Council, that people may have voted, without knowing what the voting records are and what issues were addressed by the candidates, especially in their own backyard.

It also meant that we (collectively, civic association volunteers and city staff) may have failed as far as reaching out to people...we know that it is difficult to be aware of everything happening in the City, unless you are a dedicated volunteer or a “political junky”. That is why info were disseminated using Rockville Reports, Rockvillemd.gov website, and with constant emails with civic associations. We may not have done a great job after all. It is hard to reach people, when they won’t open their doors, or read their mail, emails or newspaper. I will suggest one more mean to reach out: oversized

colorful yard signs, a week before each meeting addressing future redevelopment plans, strategically posted on corners of streets concerned, so as to be seen while driving or walking by.

At last night's hearing, I stated that we, in Lincoln Park established since 1891, have been waiting for a long time for change along the Stonestreet corridor. It is true that being a Historic African American neighborhood's residents, we fight for preserving parts of Rockville that are historic, and that we care about. But we gladly support change on parts that we do not care much about especially when Quality of Life and Safety of residents are at stake.

Pedestrian Safety has been a longstanding issue on the lower part of N. Stonestreet and at the crossing of N. Stonestreet/Park road, near Metro. We will gladly support anything that would make this area safer and more walkable.

As far as adding affordable houses, what I heard last night sounded a little "short-sighted". We, Lincoln Park Civic Association, are especially in favor of work-force targeted housing (Police officers, firefighters, nurses, educators..). People who argue that Rockville will not benefit from adding affordable housing units are not the ones who plan for the Future. It will become more and more difficult for Rockville to retain its Youth if we do not plan better. Downtown square will continue to struggle, and the investments already made will be for nothing, if we bank only on seniors and elderly people on fix-income to make it thrive. I am sure that if these people understood what the function of a Master Plan is and how it is mandated by State law, they would think differently.

We support the plan and the amendment for change in zoning.

Thank you for your time.

Sincerely,

Alexandra Dace Denito, PhD
 President, Lincoln Park Civic Association
 Rockville, MD 20850
 Phone: 301-424 1004
 Cell: 240-353 8030

From: mykonosaev@gmail.com
To: [Andrea Gilles](#)
Subject: Today's news
Date: Friday, January 10, 2020 11:28:35 AM

Dear Andrea,

As I mentioned during my presentation in front of the commissioners, we have owned our properties at 100 and 200 N. Stonestreet Ave along with the lot in the middle for 15 years and I pay my property taxes. Our civil rights are the same as those across the street from us. In addition, we own almost 1.5 acres when your rezoning project is 6 acres. So as you can see, we have over 25% of the size of these properties. In simple terms, I'm addressing the issue to leave the zoning in our side as is.

When the time comes we will make the appropriate decisions of what not only the market details, but what is good for the people in the eastern part of Rockville. The goal is to make something beautiful. We like to avoid any additional expenses that we may need to do to prove to you that a deed is enough to qualify us for a portion of residential units if we decide to do so, the noise from the trains will be addressed and we will comply with all rules and regulations of the code.

Best Regards,

Anastasios Vassilas

--

CONFIDENTIALITY NOTICE:

This e-mail may contain CONFIDENTIAL INFORMATION which may also be LEGALLY PRIVILEGED and which is intended only for the use of the Addressee(s) named above. If you are not the intended recipient or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this e-mail, or the taking of any action in reliance on the contents of this electronic information is strictly prohibited. If you have received this e-mail in error, please immediately notify us either by e-mail or by telephone at (240)-403-1661 and permanently delete the original e-mail, any copy and any printout thereof. Thank you.

DISCLAIMER: IRS regulations require us to advise you that, unless otherwise specifically noted, any federal tax advice in this communication (including any attachment(s)) was not intended or written to be used, and it cannot be used, by any taxpayer for the purpose of avoiding penalties; furthermore, this communication was not intended or written to support the promotion or marketing of any of the transactions or matters it addresses.

From: [Jim Wasilak](#)
To: [Richard Koplow](#)
Cc: [Planning Commission](#); [Andrea Gilles](#)
Subject: RE: Plan Amendment - N Stonestreet
Date: Friday, January 10, 2020 2:19:19 PM
Attachments: [image001.png](#)

Dear Mr. and Mrs. Koplow: On behalf of the Planning Commission, I wanted to let you know that each commissioner has received your email. Your testimony will be entered into the Plan Amendment public record, which closes on Wednesday, January 15 at 5:00 p.m. The Planning Commission will discuss all testimony at an upcoming work session, tentatively scheduled for Wednesday, February 12.

Sincerely,
Jim Wasilak
Staff Liaison to the Planning Commission

From: Richard Koplow <richardkoplow@gmail.com>
Sent: Friday, January 10, 2020 1:13 PM
To: Planning Commission <Planning.Commission@rockvillemd.gov>
Subject: Plan Amendment - N Stonestreet

Esteemed Commissioners:

Procedurally, I suggest that the department is disingenuous when it asserts that much notice was given, in that earlier notices and discussions had centered around a long-discussed but different plan, from which the new amendment was actually exempted, and that for the hearing no notice was given which mentioned or hinted at the addition of Reading Terrace - nor was this presented to or discussed by neighborhood groups such as ERCA.

Substantively, I suggest that a more sensible plan, and more agreeable to residents and in keeping with plans actually disclosed to residents and discussed in resident organizations would have the following priorities and schedule, based on the public-hearing comments by (nonresident) business owners: on N. Stonestreet and by Lincoln Park area residents seeking more pedestrian accessibility on Stonestreet.

- First, to improve and ensure the pedestrian access on N. Stonestreet as a normal part of city maintenance;
- Then, to improve the immediate Metro property on both sides of the tracks
- Then, to sever the parcels in the proposed amendment and to focus improvement efforts on N Stonestreet acceptable to the business owners and affected residents;
- Only then, after these projects prove highly successful, to consider future inclusion of the existing Reading Terrace - Park Road residential area, which is in no way blighted, and for inclusion of which no public testimony or support was given at all.
- Again, no residents or organizations - in fact, no one at all - spoke in favor of the addition of Reading Terrace to the Plan.

Reading Terrace is a highly diverse block with stable residents and mixed but well-maintained homes; it preserves the traditional spirit and culture of Rockville.

Richard and Nancy Koplow
207 Reading Terrace
Rockville, MD 20850-4137
301 340 1324

From: [Jim Wasilak](#)
To: [lukas.wagner](#)
Cc: [Planning Commission](#); [Andrea Gilles](#)
Subject: RE: Stonestreet corridor study
Date: Friday, January 10, 2020 2:48:22 PM
Attachments: [image001.png](#)

Lukas: On behalf of the Planning Commission, I wanted to let you know that each commissioner has received your email. Your testimony will be entered into the Plan Amendment public record, which closes on Wednesday, January 15 at 5:00 p.m. The Planning Commission will discuss all testimony at an upcoming work session, tentatively scheduled for Wednesday, February 12.

Sincerely,
Jim Wasilak
Planning Commission Staff Liaison

From: lukas.wagner <lw20853@yahoo.com>
Sent: Monday, December 9, 2019 11:04 PM
To: Planning Commission <Planning.Commission@rockvillemd.gov>
Subject: Stonestreet corridor study

Dear Planning Commission members,

I'm writing in support of the plans laid out in the Stonestreet Corridor Study dated May 21, 2018 at

<https://www.rockvillemd.gov/DocumentCenter/View/28548/Stonestreet-Corridor-Study---Final---May-11-2018>

In particular I support the zoning changes proposed on p.7, including mixed use and multiunit zoning on and near both N and S Stonestreet.

I'm also support the proposed changes to the former WINX site and N Stonestreet improvements, as well as the N stonestreet sidewalk improvements.

I am an east Rockville resident and homeowner since 2015, I have lived in Montgomery county since 1999.

For whatever it's worth, I grew up in a neighborhood with mixed apartments and single-family homes, actually laid out about when Rockville was (in Evanston IL, just north of Chicago). Higher density both makes sense (people need somewhere to live, and this neighborhood is right next to a Metro station), creates conditions that should help local businesses thrive, hopefully making the neighborhood more walkable, and helps land values. It works fine to have a mix of apartments and houses.

Good luck with your continued efforts to plan Rockville's future.

Lukas Wagner
104 Charles St
Rockville MD 20850

From: [Jim Wasilak](#)
To: [Susan Garrett Clemons](#)
Cc: [Planning Commission](#); [Andrea Gilles](#)
Subject: RE: Input on Stonestreet
Date: Monday, January 13, 2020 4:11:54 PM

Susan and Garrett: On behalf of the Planning Commission, I wanted to let you know that each commissioner has received your email. Your testimony will be entered into the Plan Amendment public record, which closes on Wednesday, January 15 at 5:00 p.m. The Planning Commission will discuss all testimony at an upcoming work session, tentatively scheduled for Wednesday, February 12.

Thanks!
 Jim Wasilak
 Staff Liaison to the Planning Commission

From: Susan Garrett Clemons <clemonsrockville@msn.com>
Sent: Sunday, January 12, 2020 6:23 PM
To: Planning Commission <Planning.Commission@rockvillemd.gov>
Subject: Input on Stonestreet

We are writing in to give our support of the Stonestreet Corridor recommendations. The East Rockville neighborhood has worked hard and for many years to outline a plan for our neighborhood. The recommendations are a result of many planning sessions and input from the residents. These recommendations are also included in our East Rockville Neighborhood Plan.

Susan and Garrett Clemons

January 13, 2019

Rockville Mayor and Council

Rockville Planning Commission

Rockville Planning and Development Services Staff

My name is Jonathan Skroski, and I live at 204 Reading Terrace. I spoke at the public hearing on the proposed Park Road and North/South Stonestreet Avenue Area Master Plan Amendment on January 8th, 2020 regarding the many concerns the residents of Reading Terrace share. As disclosed during the meeting, there were other points of concern that were removed from the testimony due to time constraints but are worth mentioning in writing considering our residential properties will be the most affected by this nonsensical and truly disappointing amendment to the 2002 Comprehensive Master Plan. Per the request of the Planning Commission, below is the address that I made to the Planning Commission followed by our additional concerns.

When I spoke on January 8th, I was representing the following East Rockville Residents:

- Tammy and Jake Harlow
- Richard and Nancy Koplou
- Brian Sanfelici
- Matthew Hassink and Gabriela Uceda
- Rudy Stanley

As presented during the meeting:

My wife Robin and I bought our first home together here 7 years. We both grew up in other areas, and we have no immediate family here. We both commute to the Baltimore area every day and in doing so we pass by many communities that would be just as affordable and offer the same amenities as Rockville. Communities that would be closer to our jobs and would offer better commutes. We chose to buy our first home in Rockville because we really liked the area and until this recent development, this is where we had planned to stay for the foreseeable future.

Our neighbors are the very reason we haven't moved into a larger house with a better commute. If it weren't for our neighbors, we wouldn't help but feel like we bought a home on the wrong side of Rockville. The side that isn't given an ounce of the same consideration the west side is given when it comes to re-development projects.

Without knowing it at the time, this inequality was foreshadowed during my first attendance at a City of Rockville Planning Commission meeting, the now infamous "No Town Homes on Chestnut Lodge" meeting. During this meeting I saw a presentation from a developer who wanted to build townhomes at the site of the old chestnut lodge. Beautiful townhomes, over \$1 million dollars each. The developer and citizens of West Rockville made it very clear that these homes were to never be considered "affordable." Every detail of these homes were upscale with architectural details reminiscent of the old chestnut

lodge hospital. The developers even made sure to spend a significant amount of time highlighting how they would protect the existing holly bushes. Being new to the area, I just had to drive through the neighborhood and see these holly bushes because they were such an important topic. Now I'm no holly bush expert, but they look like just your every day average holly bush to me.

Some of you may know me because of a long battle we had with Rockville and a developer when I tried to fight to save the 100 year old maple tree in my back yard when one of the largest McMansions in East Rockville (now known to East Rockvillians as the East Rockville Taj Mahal) was being built next door. Many City staff know me as well. During our fight to save our tree, I brought our concerns up to multiple City staff members and on their recommendation spoke on record before the Mayor and council and planning commission on multiple occasions. Every staff member that I spoke to was incredibly helpful and genuine, but unfortunately I was always given the same answer most Rockville residents are given "We'd really like to help you but there is nothing we can do". It was clear that the City wasn't going to help us and because of that, our beautiful 100 year old Silver Maple is likely going to die due the "tear down and rebuild" next door that cut over 40% of its root system because the city allowed the developer to build right up to the setbacks on ALL four sides...

We had to hire a private arborist who specializes in tree values to estimate the value of our maple tree because it was abundantly clear that we were going to lose our fight. The estimate that they provided was over \$50,000 and that's without taking into consideration what it would cost to remove the tree, replace the tree, energy costs, or storm water management issues that will arise when the tree dies. A cost of a holly bush is roughly \$50. And yet I still have a dream that one day I will live in a Rockville where 100 year old trees in East Rockville will be given the same consideration as holly bushes in West Rockville...

All of this brings me to the issue of the Park Road and North/South Stonestreet Avenue Area Comprehensive plan amendment. Do you know what is most surprising?? It's the way we found out about this special "amendment" to re-zone our neighborhood... Facebook!! I can't even begin to tell you how many notices we get in the mail every time a commercial high-rise on the other side of Rockville pike wants to add a satellite to their roof or Rockville wants to add yet another massive affordable apartment complex within walking distance to the metro.... But Rockville had hearings on whether they are going to re-zone my neighborhood to build "affordable apartments" in our backyards and we had to find out through a random Facebook post! So much for "transparency"

Under Section 1.5 of this plan, you indicated that in your opinion, residents wanted to "Add more housing options and vibrancy closest to the Metro with improved access to the station; Do you honestly think that adding 4-8 small units on Park Road is really going to make a dent in the demand for affordable housing near transit? Secondly, I've lived in the DMV long enough to know that "Affordable housing" near public transit in areas as upscale as Rockville, Bethesda, Tysons, Vienna, Fairfax etc. is just a pipe dream that isn't ascertainable. This leads me to believe that maybe some of the intentions for this rezoning aren't exactly honest. Desirable location is what drives prices up through demand, and 4-8 random affordable units isn't going to help the demand that ALL of Rockville is facing, not just East Rockville. Have you seen Bethesda and Potomac lately? They are tearing Million dollar homes to build Multi-Million dollar homes...

Additionally, we attended several of the early Stonestreet Corridor Study meetings and this Amendment is not what was discussed or proposed in any of the small groups. What almost all of us thought you intended to accomplish was make the East Rockville Metro side look like the West Rockville Metro side by adding these housing options by rezoning the existing Mixed Used Business to Mixed Use Commercial/Residential Zoning on the WMATA and MOCO Properties. Not by adding random multiplexes in the middle of our neighborhood. In fact, when several of us brought this Amendment up to multiple ERCA officers and members (both past and present), they all said they had no idea that ALL of Reading Terrace and Park Road were to be re-zoned. They said that's not what they were told when they helped create the plan and that they never would have supported that.

There is a well-known joke about the City of Rockville that goes "Rockville has never met a developer that they didn't like." As soon as we found out that the entire even side of Reading Terrace was set to be re-zoned, not just what was discussed in 2017, we immediately looked up who owned the property that's pictured in the conceptual example directly behind us (205 Park Rd). The property was previously for sale as a single family home last summer. Huge shocker... it's a developer!! Arcon Limited, based in Bethesda. Well most of it, except for the small portion the City of Rockville happens to own. It's interesting that one of the "key opportunity areas" of the plan just so happens to include a piece of property Rockville already owns meaning they already have a significant stake in this redevelopment.

West Rockville isn't the only historic part of Rockville. Apartments and duplexes do not fit in with the current style and historical blend of our neighborhood. It's bad enough we have to deal with the Taj Mahals. With that said, If you move forward with this against our wishes, are we going to have the same design input into the "Neighborhood Transition" that residents of West Rockville had on the Chestnut Lodge redesign? Remember that parking issue you had with Chestnut Lodge and underground garages so no one would have to see unsightly cars which was essentially a "deal breaker"? Are we going to have that same consideration, leverage, and pull? Well, it appears that we already know the answer to that because you've already exempted this portion of the plan from the soon to be finalized new East Rockville Neighborhood Plan which sets design guidelines and limits redevelopment for exact situations like this.

Lastly, it seems like the planning commission and mayor and council is putting the cart before the horse again. This is a MAJOR redevelopment project that has already failed on numerous occasions. Knowing this, why would you even consider rushing to start with the smallest little residential portion that has almost nothing to do with the long term goals of this South Stonestreet Project? What if this grand mixed-use commercial/retail/residential development doesn't happen? What if there more WMATA issues (we already heard they denied Rockville's request to be on their redevelopment board) or issues with the Moco properties? What if the business owners change their mind AGAIN? As I'm sure you are aware, last time this was proposed the Business owners obtained legal counsel to halt the project. If you force this through and none of these other changes happen we are all afraid that all you have done is OPEN THE FLOOD GATES to more developers in our neighborhood. Without the other pieces of this Stonestreet project we essentially get none of these other benefits you initially tried to "sell us" on. All we are stuck with is a fixed intersection and a hodgepodge of small single family homes surrounded by large Residential Attached homes like the Taj Mahal and random multiplex complexes that don't accomplish any of the intended goals of this project.. Unless of course, the real goal is to make sure a developer makes his money.

In closing, we are asking the following considerations:

- ERCA worked for years to come up with the new ERNP and it's an accurate portrayal of how the residents feel. Make this "Key Area" fall under the guidelines so many worked so hard for.
- Reincorporate this into the 2040 plan before you decide to forever change the dynamic of our neighborhood.
- Hit the brakes on starting with the residential portions, and focus on the commercial and retail places first.
- For any developers that may be here, please know that no one on Reading Terrace and Grandin wants this to be rezoned nor are any of us willing to grant any easements onto our properties.

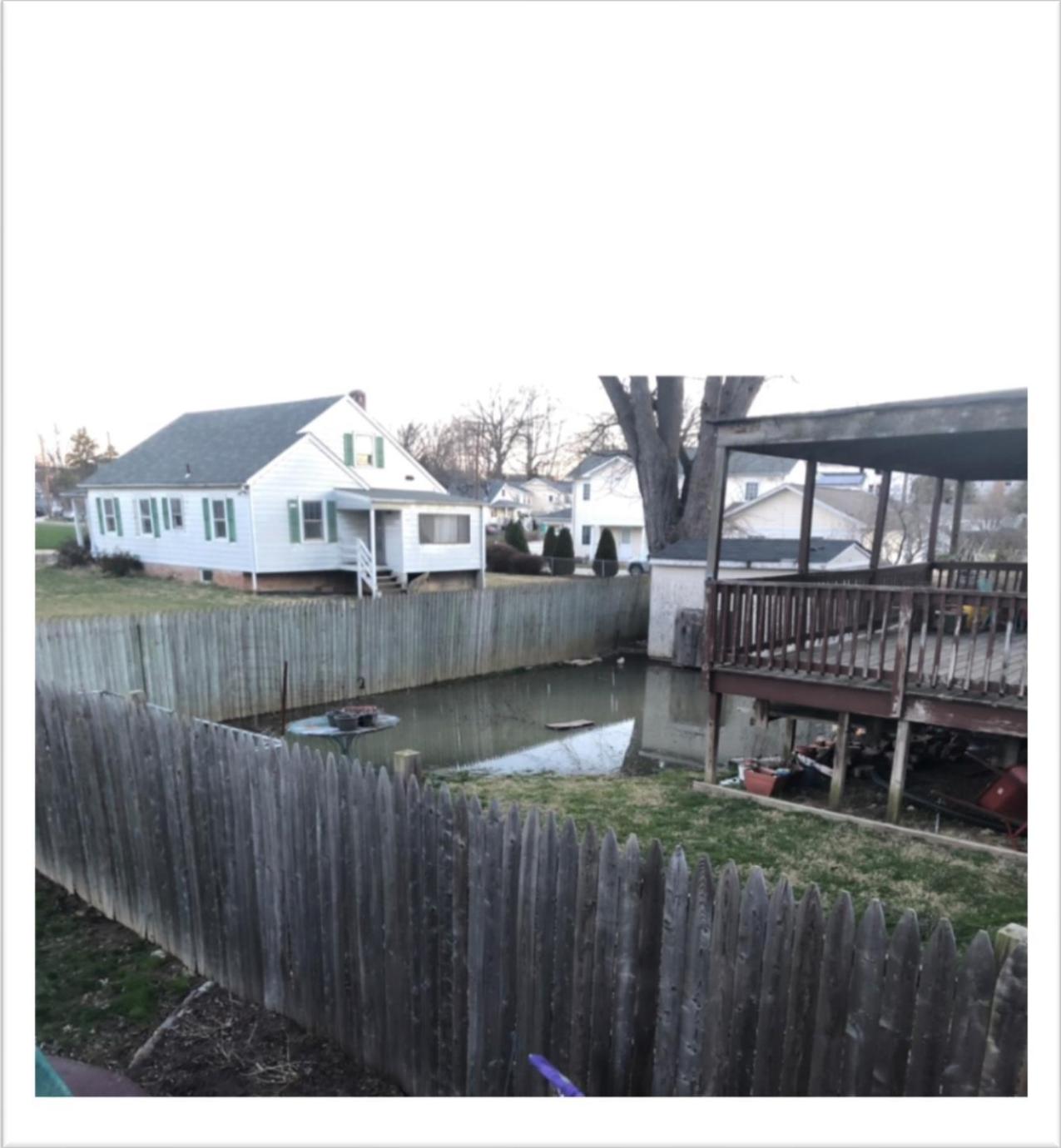
Additional concerns that were cut due to time constraints:

Rain Water Management (Please see attached Topography Map of Reading Terrace)

The residents on the even numbered side of Reading Terrace and the section of Park Road behind us, have major rain water runoff issues that again makes us wonder why Rockville would even consider choose our small section to re-zone. Our section is the only section of the entire study that sits in a small valley. We have attached a topography map showing that all surrounding properties sit at high elevations thus all rainwater runoff from surrounding properties heads our way. Many residents have spent thousands of dollars managing the flooding issues in our yards and basements. Many of us still experience major flooding when we get any considerable amount of rain. We have even heard from many neighbors who grew up in Rockville and remember as kids playing in the creek that used to run behind our homes before the Metro was built. Many of us have struggled for years with managing the rain water runoff. We are extremely concerned that any development in our backyard will flood all of the neighboring properties. Redeveloping this area to allow for larger, multi-unit dwellings will only create more water run-off problems that our small properties already simply can't handle.



Below is a photo we took of flooding at 206 Reading Terrace in 2018. This is a normal occurrence but on this day, we took a photo to send to our neighbors who weren't home as we were concerned about possible flooding of their basement.



Rockville is allowing our neighborhood dynamics to be changed by property owners who DO NOT live here!

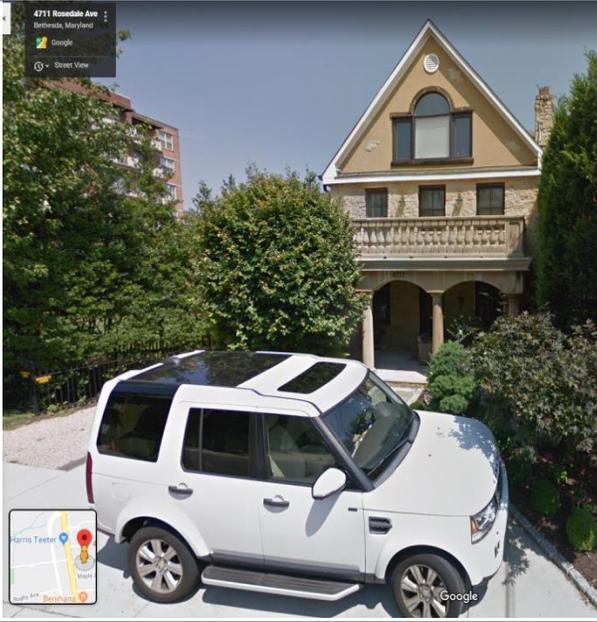
When we moved to Rockville, we were greeted by neighbors who stopped by to introduce themselves, brought cookies and treats, and even offered to run errands for us as we unpacked our belongings. For the last 7 years, we have all looked out for each other, we have neighbors who watch our home when we are out of town, neighbors who collect our mail and bring around our trash cans, neighbors who we share meals with, neighbors we attend trivia night with, neighbors we plan block parties with, and neighbors we simply just sit around a fire pit with. No offense to North Bethesda, but this sense of community didn't exist in our previous condo complex, where we called "home" before buying our first home in Rockville.

This summer, my mother came to stay at our home while my wife and I were out of the country. We thought it would be a welcomed break for her since we just lost my dad this spring, her husband of 35 years. She offered to stay in our home and watch our dog. Our dog has a lot of energy and a tendency to pull on her leash when she sees other dogs. While we were away, our neighbors saw my mom struggle while walking my dog and for two weeks offered her assistance by walking the dog or simply joining her for the evening walk. When we came home, the first thing my mom said was "you have such wonderful neighbors." On top of that, on Thanksgiving morning, my mother (who lives in Massachusetts) received a text from one of my neighbors sending her warm wishes on Thanksgiving acknowledging that this one was going to be particularly tough with the absence of her husband. My neighbors knew my mom for less than 2 weeks and thought of her on Thanksgiving morning.

It's no secret to anyone who has seen this amendment that something seems fishy and borderline corrupt about this amendment. During the Planning Commission Public Hearing, the property owner of 205 Park Rd also provided testimony in which he claimed his property, designated as small apartments in the master plan amendment, was purchased under his old company's name, Arcon Limited. We suppose it's just a coincidence that his "former" company just so happens to be a real estate development company in Bethesda which is still active with the state of MD. He is still listed as the registered agent, and the company still has an active website promoting large apartments and commercial buildings throughout Maryland and Northern Virginia. The bigger point is... he doesn't live here! He lives in a beautiful home assessed at over \$1 million in Bethesda (see below), a much more desirable place to live than Rockville. His property on Park road is a rental property. It's funny how none of our neighbors knew anything about our street being included in this amendment until we saw a random Facebook post, yet somehow the owner of this property knew about the public hearing and he doesn't even live in our neighborhood. Rockville is essentially going to allow development companies to have the same input as the long-term Rockville residents when this study and proposal was supposed to be about what was best for the citizens of Rockville not what's best for developers.

We are concerned that the city of Rockville is creating a precedence with property developers who have no interest in our neighborhood dynamics. Although no one can stop someone in Bethesda or Potomac from buying properties in East Rockville, the city should acknowledge that those who do not live here shouldn't have the same input/leverage on changing the neighborhood dynamics based on their intentions. Please see below:

Rental Properties vs. Owner on Reading Terrace/ Park Rd

Rental Home	Vs	Residence
205 Park Rd, Rockville, MD		4711 Rosedale Ave, Bethesda, MD
		

Rockville is putting the cart before the horse, again...

As I mentioned during my address to the planning commission, the timing of this particular amendment seems to be incredibly rushed and poorly thought out. This study is the beginning of a major redevelopment project that has been being considered since at least 2004. It has been proposed several times in the past and as far as we can tell, it has failed each time.

It's no secret that businesses in the Rockville Town Square have experienced a great deal of struggle over the last 12 years. So why is Rockville expediting any amendments when they haven't fully addressed these issues? Why wouldn't Rockville take the time to truly understand why these businesses are struggling in such a largely populated area before we begin planning the next re-development project? What if the business owners on the east side of the tracks experience the same struggles that the business owners are experiencing on the west side? There are a number of theories on why the Rockville Town Square is struggling. From parking issues and high rent, to poor visibility from Rockville Pike. Either way, wouldn't the city want to learn from these failures so they don't make the same mistakes? Most importantly, why would Rockville expedite the part of this plan where you are encroaching into residential zoning instead of focusing on the businesses that have already invested in Rockville?

Date: January 10th, 2020

To: The Planning Commission - City of Rockville
Department of Planning and development Services
111 Maryland Ave. Rockville, MD 20850

From: H. Ray Izadi, AIA
4711 Rosedale Ave. Bethesda, MD 20814
(Owner of) 205 Park Road, Rockville MD

Re: Park Rd / Stonestreet Area Plan Amendment

Dear Planning Committee,

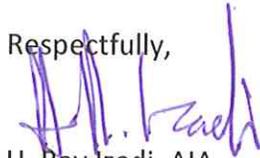
I would like to express my support for the proposed masterplan amendment, as a professional and a property owner. Please note the following points:

- The intersection of Park Road and Stonestreet is in desperate need of improvement in terms of pedestrian safety and automobile traffic pathways. The best solution for this would be to implement a right-angle intersection, where Park Road and Stonestreet meet, with proper pedestrian crossing areas and even bike paths.
- The intersection and buildings on both sides of the street are quite run down and project a bad image for the East Rockville section. When entering Park Road from 355 and coming out under the Metro bridge, the citizens should be welcomed by a presentable space and image for the east part of the city.
- Future developments of the Metro site should also be considered for planning the intersection and building mass. Metro will most likely plan to build on both sides of the track and possibly even on top of it, which will make the structure quite high.
- For a city plan, it is extremely essential to allow more density and building mass in the block between Park Road and Reading Terrace. This will create a proper edge against the Metro development and a midrise buffer for the single-family homes, as well as forming an entry to the East section of Rockville, visually balancing the proposed structures on the north side of the Park Road.
- Development of the Park Road and Reading Ter. Block will not have an adverse effect for Reading Block residences. The actual development of this block will be executed over several stages. The Park Street edge will develop first, which would create the desired edge on the North side of the block, and the south side that is facing Reading Ter. will be developed as the existing property owners plan.

- Many single-family properties in the area recently have been building large, unappealing, and cheap structures of group housing that stand out as a grotesque sight. Unfortunately, high costs of new construction drive the developer into such insensitive action. As an architect, I would feel guilty to subdivide my property at 205 Park Road and build two or three large homes across from the Metro site.

I would be happy to assist with the city planning, property owners, and neighbors in devising a sensible plan for this particular area.

Respectfully,



H. Ray Izadi, AIA

CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND

MEETING NO. 01-2020

AGENDA ITEM NO. 2A
PUBLIC HEARING FOR PARK ROAD AND
NORTH/SOUTH STONESTREET AVENUE AREA
COMPREHENSIVE MASTER PLAN AMENDMENT

Wednesday, January 8, 2020

1 PARTICIPANTS:

2 Planning Commission:

3 CHARLES LITTLEFIELD, Chair

4 ANNE GOODMAN, Commissioner

5 SARAH MILLER, Commissioner

6 DON HADLEY, Commissioner

7 SUZAN PITMAN, Commissioner

8 JOHN TYNER, II, Commissioner

9 REV. JANE E. WOOD, Commissioner

10 Staff:

11 JIM WASILAK, Staff Liaison

12 ANDREA GILLES, Principal Planner

13 NICHOLAS DUMAIS, Assistant City
14 Attorney

15 Speakers:

16 JOHN SKROSKI

17 ANASTASIOS E. VASSILAS

18 EFSTATIOS BALATSOS

19 RICHARD KOPLOW

20 MATT HASSINK

21 NANCY KOPLOW

22 RAY IZADI

1 PARTICIPANTS (CONT'D):

2 BRIAN SANFELICI

3 DEAN BAXSTRESSER

4 DON MASTERS

5 ROBIN DEKELBAUM

6 ALEXANDRA DACE-DENITO

7

8 * * * * *

9

10

11

12

13

14

15

16

17

18

19

20

21

22

1 P R O C E E D I N G S

2 CHAIR LITTLEFIELD: Thank you. That was
3 quick. So, we will move on to the public hearing
4 for the Park Road and North/South Stonestreet
5 Avenue Area Comprehensive Master Plan Amendment.
6 Staff would you like to give the initial report on
7 this, or should we just go straight into --

8 MS. GILLES: There are just a couple of
9 things I want to clarify to make sure that those
10 in the audience know precisely the area that we're
11 talking about because there are a lot of projects
12 in this area so, I just want to clarify that, and
13 also clarify some next steps.

14 CHAIR LITTLEFIELD: Please do.

15 MS. GILLES: Yes, okay. So, for the
16 records I -- my name is Andrea Gilles. I am with
17 Comprehensive Planning. So, tonight is the public
18 hearing for the Comprehensive Master Plan for
19 Park Road and the North/South Stonestreet Avenue
20 Area. We've all received many briefings on this.
21 This area is part of the 2018 Stonestreet Corridor
22 Study, the much larger study for this area. We're

1 focusing in on one particular area of that study.
2 So, the area that we're looking at tonight or
3 discussing tonight is the inner section of Park
4 Road, or it's near the intersection of Park Road
5 and North Stonestreet. It extends to the south
6 Stonestreet area and it goes a little bit to the
7 north of Park Road up to England Terrence and it's
8 south of Park Road to Redding Terrance. It's
9 roughly about six acres. So, I know that there's
10 been a little bit of confusion because we've
11 talked about multiple areas within the Stonestreet
12 Study and also within the Rockville 2040 Plan
13 update. So, I just want to make sure that
14 everyone is on the same page about it just being
15 this particular area. And it does cover multiple
16 master plans and we would be amending those. What
17 we're discussing tonight is, or, what is before
18 the board at this time is the changes to the plan,
19 to the master plan, to the comprehensive master
20 plan of the city for this area. And right now
21 we're just discussing the land use. It's just the
22 land use amendment. It does include some design

1 guidance, but we have not gotten to the point of
2 the zoning. That will follow this process. If
3 this plan amendment is adopted, first you'll have
4 a recommendation of approval by you all then it
5 will go to Mayor and Council and if it's adopted
6 by Mayor and Council then it will become the
7 policy of this city and then we'll initiate a
8 separate zoning case. So, right now we're just
9 talking about the plan amendment, the land use
10 that sort of hovers at a higher level and then we
11 will move into the specifics of the zoning. So,
12 tonight we'll be receiving the public testimony.
13 Staff does recommend that we keep the public
14 record open for one week until January 15th close
15 of business, that would be next Wednesday. That's
16 the same amount of time that we kept the last plan
17 amendment public record open. We have received a
18 lot of testimony thus far. So, we'll be
19 discussing that tentatively. We are hoping to
20 have that schedule, the work session, for February
21 12th to discuss all of the testimony. So, the
22 testimony that's given tonight, we've also

1 received a lot of written testimony, we'll package
2 all of that so that it's in your packets and we
3 can review everything that we've received up until
4 the point of closing the public record, which
5 again, we recommend for January 15th. So, that's
6 all I wanted to cover tonight. If there are any
7 questions, I'd be happy to answer that and --

8 CHAIR LITTLEFIELD: And the proposed
9 January 15th date for the public record, would you
10 like us to vote on that now since people are going
11 to be giving testimony, just so they know that --

12 MS. GILLES: Yes, please.

13 CHAIR LITTLEFIELD: --if needed they
14 have until the 15th?

15 MS. GILLES: Yes, exactly, that would be
16 great.

17 CHAIR LITTLEFIELD: Okay. Do I have a
18 movement commissioner that motion to --

19 SPEAKER: So moved.

20 CHAIR LITTLEFIELD: Second?

21 SPEAKER: Second.

22 CHAIR LITTLEFIELD: Okay. All in favor

1 of keeping the public record open until COB, close
2 of business on Wednesday, January 15th, please
3 raise your hand? All opposed? No abstention so,
4 that motion carries six to zero, up to zero --

5 MS. GILLES: Yep.

6 CHAIR LITTLEFIELD: --zero abstentions
7 so, we'll keep it open until January 15th.

8 MS. GILLES: And to clarify for those of
9 you who may not be aware, that means that you can
10 submit written testimony and most of you, if
11 you've received emails from me or, you've seen it
12 on the East Rockville Civic Association web page,
13 there's a list of ways that you can provide
14 testimony, either by calling, or by email. So,
15 you can still submit that information through the
16 15th.

17 CHAIR LITTLEFIELD: Okay, I have the
18 list, the sign up list for the public testimony.
19 There are according to my count, I think 19, 18 or
20 19 people roughly, maybe a little bit less, signed
21 up already. We're going to go in order of the
22 list. If at the end anyone still would like to

1 speak that hasn't already spoken you may do so,
2 just, I'll ask, but simply raise your hand. And
3 our ground rules are three minutes, you get three
4 minutes if you're speaking as an individual, five
5 minutes if you're here representing an
6 organization. And we just ask that you state your
7 name and address and then you can start speaking.
8 And as already alluded to, you can testify here in
9 person. You can also follow-up in writing, or if
10 you've already submitted something in writing, you
11 want to let us know, that's fine too. So, the
12 first person on my list is Mr. John Skroski. Mr.
13 Skroski?

14 MR. SKROSKI: Good evening. Before I
15 get started with my time, my wife and my -- I've
16 bought six or seven neighbors that are here with
17 me. I'm speaking on behalf of my neighbors. If
18 you'd like, we could refer to ourselves as the
19 Redding Terrance Organization. We have had a
20 couple of meetings between ourselves as neighbors
21 at dinners, different times we've discussed this
22 with the East Rockville Civic Association, so, if

1 you'd like -- I've timed my speech here. I had
2 sixteen minutes, I trimmed the fat down to about
3 seven and a half to eight. They're willing --
4 some of my neighbors are willing to yield a little
5 bit of their time to me. If not, I can cutoff in
6 the middle of my speech and they'll probably just
7 pickup from where I left off. To save time, if it
8 would be okay with you, I'd kind of like to just
9 read through it really quickly. When -- and do
10 the best that I can. It'll take a few people off
11 the list, so that time constraints will be the
12 same. I'm not asking for additional time, it's
13 just, my neighbors aren't as comfortable as I am
14 with public speaking and they elected me to be the
15 spokesman for it.

16 CHAIR LITTLEFIELD: So, they've already
17 -- they're already on my list here.

18 MR. SKROSKI: They are.

19 CHAIR LITTLEFIELD: They (inaudible) but
20 the door --

21 MR. SKROSKI: As a backup for --

22 CHAIR LITTLEFIELD: --but they won't

1 speak because you're going to speak in their place
2 right now?

3 MR. SKROSKI: Well, they're willing to
4 speak if I don't have enough time in my speech.
5 They're willing to state their name and yield the
6 rest of their time if the Commission would allow
7 them to yield their time.

8 CHAIR LITTLEFIELD: How many individuals
9 are with you?

10 MR. SKROSKI: We have six, we have eight
11 total neighbors here --

12 CHAIR LITTLEFIELD: Okay.

13 MR. SKROSKI: -- and they're six that
14 are signed up on the list, or two that are signed
15 up on the list, or one through four that are --
16 five or six that are signed up on the list.

17 CHAIR LITTLEFIELD: Okay. Well --

18 MR. SKROSKI: I promise to be as brief
19 and as direct. I really did have 16 minutes. I
20 trimmed it down to eight. I'll submit it in
21 writing as well but, for a project of this size
22 and this scale and this importance to us with our

1 homes, it's the best I could come up with. It's
2 as short as I could get it.

3 CHAIR LITTLEFIELD: Sure, I -- it's, we,
4 I mean, we don't have rules, it's just a formal
5 organization, so, I'll qualify you in that regard,
6 but, we do have a five minute limit even for
7 organizations. I guess I can offer an exception
8 at my discretion. I'll look around and see if any
9 other commissioners are opposed to that. So, I'll
10 offer an exception to that five minute rule
11 assuming --

12 MR. SKROSKI: Thank you.

13 CHAIR LITTLEFIELD: -- there won't be
14 any more of those, but, please do try to keep it
15 to seven minutes --

16 MR. SKROSKI: I will.

17 CHAIR LITTLEFIELD: -- because I don't
18 know that I would allow sixteen since there are
19 other people also waiting to speak.

20 MR. SKROSKI: I understand completely.
21 (Inaudible) we appreciate your consideration for
22 that.

1 CHAIR LITTLEFIELD: Did you -- could you
2 -- did you state your address at the beginning?

3 MR. SKROSKI: I will, yep. My name is
4 John Skroski and my address is 24 Redding
5 Terrance.

6 CHAIR LITTLEFIELD: Okay.

7 MR. SKROSKI: My wife Robin and I bought
8 our first home here together seven years ago. We
9 both grew up in other areas and we have no
10 immediate family here. We both commute to
11 Baltimore area every day and in doing so we pass
12 by many communities that would be just as
13 affordable and offer the same amenities as
14 Rockville. I mean, at least that would be closer
15 to our jobs and would offer better commutes. We
16 live in Rockville because this is where we chose
17 to buy our first home and this is where we have
18 planned to stay for the foreseeable future. I'm
19 here tonight to speak on behalf of my wife and
20 several of our neighbors who are here tonight.
21 All of them have heard and contributed to my
22 address and support everything I have to say in

1 this speech. These neighbors are the very reason
2 we haven't moved into a larger house with a better
3 commute. If it weren't for our neighbors, we
4 wouldn't have helped but feel like we bought a
5 home, a home on the wrong side of Rockville. The
6 side of Rockville that isn't given out the same
7 consideration that the west side has given when it
8 comes to redevelopment projects. Without knowing
9 another time, this inequality was foreshadowed
10 during my first attendance at a City of Rockville
11 Planning Commission hearing, the now infamous No
12 Homes in Chestnut Lodge meeting. During this
13 meeting I saw a presentation from a developer who
14 wanted to build townhomes at the site of the Old
15 Chestnut Lodge, beautiful townhomes, all over a
16 million dollars each. The developer and citizens
17 of West Rockville made it very clear that these
18 homes would never be considered affordable. Every
19 detail of these homes were upscale with
20 architectural details reminiscent of the Old
21 Chestnut Lodge Hospital. The developers made sure
22 that they even spent a significant amount of time

1 highlighting how they would protect existing holly
2 bushes. Being new to the area, I had to drive
3 through the neighborhood just to see these holly
4 bushes because they were such an important topic.
5 Now, I'm not a holly bush expert, but they look
6 like just your average everyday holly bush to me.
7 Some of you may know me because of the long battle
8 that we've already had with Rockville when I tried
9 to fight to save the hundred year old maple tree
10 in my backyard when one of the largest mansions in
11 East Rockville, now known to East Rockvillians as
12 the East Rockville Taj Mahal Hall was being built
13 next door. Many staff members know me as well.
14 During our fight to save our tree I brought up our
15 concerns to multiple city staff members and on
16 their recommendation spoke on record before the
17 Mayor and Council and Planning Commission. Every
18 staff member I spoke with was incredibly helpful
19 and genuine, but unfortunately, I was always given
20 the same answer that most Rockville residents were
21 given, "We'd really like to help you, but there is
22 nothing we can do." It was clear that the city

1 wasn't going to help us and because of that, our
2 beautiful hundred year old silver maple is likely
3 going to die due to the teardown and rebuild that
4 was built next door that cut over 40 percent of
5 its root system because the city allowed the
6 builder to build right up the all four setbacks on
7 all four sides of the house. We hired a private
8 arborist who specializes in tree values to
9 estimate the value of our maple tree because it
10 was clear we were going to lose it. The estimated
11 value was about \$50,000 without taking into
12 consideration the removal, replacement energy
13 costs from water management. Cost of the holly
14 bush is \$50.00. Yet, I still am hopeful that one
15 day I will get to live in a Rockville where a
16 hundred year old tree in East Rockville is given
17 the same consideration as holly bushes in West
18 Rockville. All this brings me to the issue of the
19 meeting, the Park Road, North/South Stonestreet
20 Avenue Comprehensive Plan. You want to know what
21 is most surprising about this plan? The way we
22 found about this special amendment to rezone our

1 neighborhood, Facebook. I can't even begin to
2 tell you how many notices we get in the mail every
3 time a commercial high rise on the other side of
4 Rockville Pike wants to put a satellite dish on
5 the roof, or Rockville wants to add yet another
6 massive affordable apartment complex within
7 walking distance to the Metro. But Rockville is
8 having a hearing on whether they're going to
9 rezone my neighborhood to build affordable
10 apartments in our backyard and we had to find out
11 through a random Facebook post. Not a lot of
12 transparency there. Under Section 1.5 of this
13 plan you indicated that in your opinion, residents
14 wanted to add more housing options and vibrancy
15 close to the Metro with improved access to the
16 station. Do you honestly think that by adding
17 four to eight small units it's really going to
18 make a dent in the demand for affordable housing
19 near transit? Secondly, I have lived in the DMV
20 long enough to know that affordable housing near
21 transit areas and areas as nice as Rockville,
22 Bethesda, Tysons, Vienna and Fairfax, is just a

1 pipe dream that isn't ascertainable. This stage
2 in the movie event there may be some other
3 intentions that aren't honest here. Desirable
4 location is what drives prices up through demand
5 and four to eight affordable units isn't going to
6 help the demand that all of Rockville is facing,
7 not just East Rockville. Have you ever seen the
8 homes in Bethesda and Potomac lately? They're
9 tearing down million dollar homes to build
10 multi-million dollar homes. Additionally, I was
11 at several of the early South Stone pre-meetings
12 and this amendment that we are here for tonight is
13 not what was talked about at those meetings or
14 what was proposed to us. What most of us all
15 thought you intended to accomplish was to make the
16 East Rockville Metro side look like the West
17 Rockville Metro side by adding mixed commercial
18 residential zoning on the WMATA and Montgomery
19 County properties, not by adding random
20 multiplexes in the middle of our neighborhood. In
21 fact, when I brought this amendment up, multiple
22 officers, both past and present, they all said

1 they had no idea that all of Redding Terrance and
2 Park Road were considered to be rezoned. They
3 said that's not what they were told when they
4 helped create the plan and that's not -- and that
5 they would have never supported it if it was.
6 There is a well-known joke about the City of
7 Rockville that goes, Rockville has never met a
8 developer they didn't like. As soon as they found
9 out that the entire even side of Redding Terrance
10 was set to be rezoned, not just by what was
11 discussed in 2017, I immediately looked up who
12 owned the property that's pictured in as an
13 example behind us. It's owned by a Bethesda
14 buyer. A Bethesda based Arcon Limited developer
15 owns at least most of the properties. The other
16 part is owned by Rockville, which is kind of
17 convenient that one of the key opportunity areas
18 to be redeveloped first is a piece that Rockville
19 already owns, meaning they have some (inaudible).
20 West Rockville isn't the only historic part of
21 Rockville. Apartments and duplexes do not fit
22 within the current style and historical blend of

1 our neighborhood. It's bad enough we have to deal
2 with a Taj Mahal. If we do -- if, with that said,
3 if you do move forward against our wishes are we
4 going to have the same design input into the
5 neighborhood transition that the residents of West
6 Rockville had on the Chestnut Lodge redesign? Do
7 you guys remember the parking issue with Chestnut
8 Lodge and underground garages so no one would have
9 to see unsightly cars which was essentially a deal
10 breaker? Are we going to have that same
11 consideration, leverage and pull? It kind of
12 appears that we already know the answer to that
13 because this is already exempted from the plan
14 from the soon to be New East Rockville
15 Neighborhood Plan, which sets design guidelines
16 and limits redevelopment for exact situations like
17 this. Lastly, it seems like the Planning
18 Commission of Mayor and Council is yet again
19 putting the cart before the horse. This is a
20 major development project that has already failed
21 on numerous occasions. Knowing this, why would
22 you even consider rushing to start with the

1 smallest little residential portion that has
2 almost nothing to do with the long term goals of
3 the South Stonestreet Project. What if this grand
4 mixed use commercial retail and residential
5 development doesn't happen? What if there's
6 problems with WMATA? What if there's problems
7 with Montgomery County properties. What if the
8 business owners change their minds again like the
9 last time when they sought legal council to halt
10 the project. If you force this through and none
11 of these other changes happen we're just afraid
12 that all you've done is open the flood gates to
13 more developers into our neighborhood. Without
14 these other pieces of the South Stonestreet
15 Project we essentially get none of the other
16 benefits you initially tried to sell us on. All
17 we're stuck with is a fixed intersection and a
18 hodgepodge of small single family homes surrounded
19 by large residential attached homes like the Taj
20 Mahal and random multiplexes that don't accomplish
21 any of the tended goals. In closing we are asking
22 for the following considerations: Urkel worked

1 for years to come up with the New East Rockville
2 Neighborhood Plan and it's an accurate portrayal
3 of how the residents feel. Please consider making
4 this key area focus fall underneath the guidelines
5 of the East Rockville Neighborhood Plan.

6 Reincorporate this into the 2040 Plan and not try
7 to amend the 2010, or the previous plan. Hit the
8 brakes when starting with the residential
9 sections. Start with the commercial stuff. Start
10 with the retail stuff, the stuff you've been
11 promising the citizens of East Rockville for 15
12 years. If you get that done and that starts to
13 move forward, I'd happily reconsider the plan to
14 make these amendments and if there are any
15 developers here, please know that no one on
16 Redding Terrance wants this to be rezoned or
17 happen and none of us will be granting any kind of
18 easements or allotments to our property to allow
19 any kind of mixed use attached housing to be built
20 there. Thank you, guys, for your time.

21 Appreciate it.

22 CHAIR LITTLEFIELD: Thank you Mr.

1 Skroski. (Applause). The next person on my list
2 is Anastasios E. Vassilas. Did I get that right?

3 SPEAKER: Yes, Mr. Chairman you did.

4 CHAIR LITTLEFIELD: It's my lucky day.

5 MR. VASSILAS: Congratulations first of
6 all for your first assignment to (inaudible)
7 Chairman. Happy New Year ladies and gentlemen.
8 If you will allow me, the only thing that I know
9 in my life I will make it very simple because I
10 don't know enough English to make it complicated.
11 With all due respect to the previous speaker, you
12 can start to time me Mr. Chairman. I will start
13 with my name. As you mentioned, I'm Anastasios E.
14 Vassilas and I'm going to talk tonight about the
15 location 100, a lot in the middle, and 200 North
16 Stonestreet, approximately one and a half acres,
17 next to the Metro. I have been there for 15 years
18 and seen the changes from the Lincoln Street drug
19 area to the safe, multiple use commercial
20 industrial area. I'm the only one who is going to
21 be effected for any amendment that the Planning
22 Commission planning to do in the zoning, the

1 proposed changes in the zoning. Your statement to
2 this allows me to have, or to continue having the
3 current joining and be able to build a beautiful
4 center eliminates the ability to do so because you
5 are excluding me of developing several of the
6 units of residential between the other units that
7 I'm planning to do. And your statements are
8 because I don't have enough depth and the noise
9 from the trains in reference to the depth, I can
10 say that I consulted very famous engineer company
11 and they said I do have enough depth. In
12 reference to the train noise. There are so many
13 ways within the building code to eliminate the
14 noise and if we're willing to comply with this.
15 With your permission in the minute that is left, I
16 would like to retain the present code zoning and
17 to give you the flexibility that we need to build
18 something beautiful next to the Metro Center. We
19 want to avoid any changes and the surrounding
20 court to remain the same. Thank you for your
21 timing. I would like to give my next 30 seconds
22 to my son-in-law who's willing to come after me if

1 you don't mind Mr. Chairman.

2 CHAIR LITTLEFIELD: I don't mind, but he
3 can actually, if he's an individual, he can speak
4 for himself as well for three minutes but, thank
5 you Mr. Vassilas.

6 MR. VASSILAS: Thank you.

7 CHAIR LITTLEFIELD: Efstatios Balatsos.

8 MR. BALATSOS: Good evening.

9 CHAIR LITTLEFIELD: Welcome, please
10 state your name and address for the record?

11 MR. BALATSOS: Efstatios Balatsos, 100
12 and 200 North Stonestreet Avenue. We would love
13 to develop 100 and 200 North Stonestreet Avenue,
14 but at the end of the day it's all about, you
15 know, the bottom line. Right now it's an income
16 producing property for us. We're very happy with
17 what we have going on there. We would like to if
18 we do develop it, it has to be something lucrative
19 for us. And with the proposed zoning some of the
20 language in the amendment takes away the ability
21 to build residential to do something like a mixed
22 use building which could possibly be more

1 lucrative than what we have going on right now.
2 We just don't -- we're not sure if we want to do
3 that, or do something else. We just want the
4 flexibility to be able to have that option if we
5 chose to do that. We would like the city to
6 consider that, to not allow us -- I mean, to allow
7 us to have that ability to have that flexibility.
8 Okay, thank you.

9 CHAIR LITTLEFIELD: Thank you Mr.
10 Balatsos. Commissioners I haven't been saying
11 each time, but if you have questions except for
12 the testimony, clarifying questions, please just
13 interrupt me.

14 SPEAKER: Mr. Chair I just want to point
15 out that people so far have talked about basically
16 what's going to end up being a zoning situation.
17 And particularly the gentleman from Redding, if
18 you have that electronically send it to the staff
19 so we have the complete --

20 MR. SKROSKI: I will then.

21 SPEAKER: -- and I would suggest that
22 those of you who are interested about the zoning

1 come back when we have our next meeting because
2 what we're doing now is looking at the overall
3 push for the whole area for this whole area.
4 Zoning is part of it, but we're looking at what
5 the various uses could be which then will be
6 interpreted by a particular zoning. So,
7 appreciate you letting us know what it is now, but
8 it's only part of what we're doing tonight. So,
9 one, if you have something on zoning, please
10 provide it in writing to staff. It makes it a lot
11 easier for all of us. Thank you, Mr. Chair.

12 CHAIR LITTLEFIELD: Yes, and as
13 mentioned at the outset by staff, our job in all
14 of this, zoning or otherwise is to recommend to
15 Mayor and Council. We don't actually take that
16 final vote, so, it's just part of the process.
17 The next person on my list to give testimony,
18 Robin Nowrocki.

19 MR. SKROSKI: She yielded her time to
20 me.

21 CHAIR LITTLEFIELD: Okay, okay, thank
22 you. And Richard -- next, Richard Koplow.

1 MR. KOPLOW: I've yielded my time also
2 except for 30 seconds.

3 CHAIR LITTLEFIELD: You may come up.
4 There is enough people to add up to seven minutes.
5 So, I'm not going to -- exactly.

6 MR. KOPLOW: Thank you. My 30 seconds,
7 I'd just like to say that the East Rockville Civic
8 Association has had many meetings and discussions
9 about the plans for this area, one after another.
10 This was never discussed there and the agenda that
11 was published for this meeting is none existent.
12 I have here one other neighbor who also found this
13 on a Facebook page. There was no notification and
14 no publication except for the title, which is
15 absolutely uninformative. I, if you give us
16 another week to get people here, we will come with
17 200. Thank you.

18 CHAIR LITTLEFIELD: Thank you Mr.
19 Koplow.

20 MR. KOPLOW: I'm at 207 Redding Terrace.

21 CHAIR LITTLEFIELD: Thanks. (Laughter).
22 Okay, Yuan, Wau, Wong,, sorry I'm having trouble

1 reading the handwriting. Okay. And again, I'm
2 having trouble reading the handwriting, but, Mau
3 Wen Ken. No? And then next on the list, Kevin
4 and Cynthia Davis. No?

5 SPEAKER: (Inaudible).

6 CHAIR LITTLEFIELD: No, okay. Matt
7 Hassink. Welcome Mr. Hassink. Name and address?

8 MR. HASSINK: Hi, yeah, Matthew Hassink
9 at 206 Redding Terrance. Not to get too much into
10 the specifics of the zoning, I do echo a lot of
11 John's points. One of my concerns about putting
12 different styles of buildings in this area for
13 anybody who's looked at it, it is essentially a
14 local minimum spot in terms of topography. We --
15 there is already significant water issues there.
16 Many of the neighbors have spent thousands of
17 dollars. Several different neighbors have had to
18 deal with it. Putting any sort of mixed use
19 building that does require parking to support a
20 mixed use, say four units, eight units, whatever
21 it is, is going to really impact the ability of --
22 the limited ability of what's there to deal with

1 the water that we're already dealing with. A
2 parking lot surrounded by say, two larger mixed
3 use buildings will I think, cause significant
4 water issues for the rest of the neighborhood.
5 I've not seen anything that touches on that
6 particular point. It's a known issue in that area
7 and, so, that is one of my significant concerns.
8 Any sort of -- putting different styles of
9 buildings there will have an outsized impact on
10 what's already a significant water issue for all
11 of the neighbors along that side and that's a
12 concern that will cost a lot of money to deal
13 with. And that's all I have to say so, thank you.

14 CHAIR LITTLEFIELD: Thank you Mr.
15 Hassink. Garbadelia Whosada. Oh, it says you
16 yielded time?

17 SPEAKER: Right here.

18 CHAIR LITTLEFIELD: You yielded your
19 time? Okay. And Nancy Koplow.

20 MS. KOPLOW: Okay, my name is Nancy
21 Koplow. I live at 207 Redding Terrance.

22 CHAIR LITTLEFIELD: Welcome.

1 MS. KOPLOW: Well known. (Laughter).

2 CHAIR LITTLEFIELD: Yep.

3 MS. KOPLOW: And I agree with everything
4 John said and the other neighbors. But, in
5 addition, there's another point I would like to
6 make as far as usage. We have lived there a long
7 time and we have a grandson living with us who has
8 Cerebral palsy. We do not have a useable
9 driveway. Adding extra parking issues we would
10 have no place to park. We would have a hard time
11 parking in front of our own house to accommodate
12 our grandson. And also, the other point that I'd
13 like to make is that esthetically there should be
14 a flow. We shouldn't have low, high, high, you
15 know, it should be a pleasant, more of a
16 homogenous neighborhood, family neighborhood, that
17 we live in, which is what we thought we were
18 living in for the last 43 years. That's it. So,
19 keep it the way it is. (Laughter). Thank you.

20 CHAIR LITTLEFIELD: Thank you Mrs.
21 Koplow.

22 MS. KOPLOW: Thank you.

1 CHAIR LITTLEFIELD: Ron (sic) Izadi,
2 Isade?

3 MR. IZADI: I don't have much to talk
4 about.

5 CHAIR LITTLEFIELD: No, okay.

6 MR. IZADI: No, I feel that what you are
7 dealing in terms of urban (inaudible) --

8 CHAIR LITTLEFIELD: Sir, if you are
9 going to comment, please come up to the mic.

10 MR. IZADI: Yeah, my name is Ray Izadi.

11 CHAIR LITTLEFIELD: Ray.

12 MR. IZADI: I own 205 Park Road. It's
13 listed under my old company. It's not a big
14 development company and just for your information.

15 CHAIR LITTLEFIELD: Mr. Izadi, please
16 direct your comments --

17 MR. IZADI: Yes --

18 CHAIR LITTLEFIELD: --to the testimony
19 (inaudible).

20 MR. IZADI: -- so, it's a -- I feel as
21 far as planning the city and being next to the
22 Metro a medium sized development which help a lot

1 to the city plan and city design for the
2 (inaudible) is concerned. So, there's a medium
3 development that's between the lower housing and
4 whatever development that's happening in the
5 Metro, urbanistically will help the urban scale
6 and makes a front gateway coming to the East
7 Rockville area, which could add to the class of
8 the neighborhood. I am in support of the design.
9 Thank you.

10 CHAIR LITTLEFIELD: Thank you Mr. Izadi.
11 Next on my list, Brian Sanfelici.

12 MR. SANFELICI: Right, here. My name is
13 Brian Sanfelici. My place of residence is
14 (inaudible) --

15 CHAIR LITTLEFIELD: If you could please,
16 come up to the podium, sorry. That's our rules of
17 procedure.

18 MR. SANFELICI: Brian Sanfelici, 210
19 Redding Terrance. I am a neighbor of these guys,
20 and I want to exceed my time and say that I
21 support both John and Matt and Nancy. So, that's
22 it.

1 CHAIR LITTLEFIELD: Okay, thank you. I
2 have some names that are crossed out and the next
3 one of the addresses, the next and last one is
4 Dean Baxstresser? Is that close, correct?

5 MR. BAXSTRESSER: Yeah.

6 CHAIR LITTLEFIELD: Okay. Welcome Mr.
7 Baxstresser.

8 MR. BAXSTRESSER: Baxstresser.

9 CHAIR LITTLEFIELD: Baxstresser.

10 MR. BAXSTRESSER: Yeah, Thank you, thank
11 you to the Commission. My name is Dean
12 Baxstresser. I live at 206 Crab Avenue. I wanted
13 to speak today to speak in support of the adoption
14 of the amendment. I know there are a lot of
15 different issues being raised today. I have a
16 particular perspective and in particular, I would
17 note that the plan, as many plans about
18 Stonestreet have done, notes the sidewalks and
19 accessibility are issues to be addressed. My
20 concern as we move down the years that this has
21 taken to address some of the accessibility issues
22 is that we're potentially letting perfect be the

1 enemy of the good. I walk the Stonestreet
2 Corridor every day to get to the Metro. I commute
3 into the city for work. I view the Stonestreet
4 Corridor especially the North Stonestreet Corridor
5 in the particular area under review as a major
6 through fare for pedestrians who want to access
7 one access between East Rockville, particularly
8 Lincoln Park and the area I live in on Crab
9 Avenue, and the town center itself. I have dodged
10 cars coming out of driveways, walking down
11 Stonestreet. I have walked on the street, and
12 often walk on the street instead of the sidewalk
13 because the sidewalk seems too dangerous at times
14 with cars coming and going and not looking for
15 pedestrians. I have a busy job. I walk at night
16 often, but I am always on guard walking down that
17 street. I would say it's probably the most
18 dangerous part of my commute. I view as the
19 city's responsibility to provide accessibility for
20 pedestrians, particularly to parts of the city
21 that people are expected to enjoy together, and
22 particularly for the major through fare of the

1 Metro station and town center itself. I also want
2 to note that I have a particular perspective on
3 this because my two children are handicapped.
4 They ride wheelchairs to school. It is not
5 currently possible to take them down Stonestreet
6 as a pedestrian. We have to drive to the town
7 center because the sideways are inaccessible for
8 children in wheelchairs or stroller traffic. And
9 the street itself, is too dangerous for -- because
10 the cars are traveling quickly and not encouraged
11 to slow down. I know that this is only part of
12 the plan. I know that we're talking about an
13 amendment today, but I would encourage adoption of
14 the amendment in order to speed the process and
15 encourage accessibility, an issue that has plagued
16 the city for decades now. Thank you. (Applause).

17 CHAIR LITTLEFIELD: Thank you Mr.
18 Baxstresser. I don't have any more names on my
19 list of people signed up, but if there is anyone
20 here who would yet like to speak? Mr. Masters.

21 MR. MASTERS: Greetings. My name is Don
22 Masters. I live at 307 (inaudible) Place. I'm

1 probably one of the newest residents to East
2 Rockville. I was surprised at this report that
3 came out and when we had our East Rockville Civic
4 Association in December, there was a lot of
5 discussion about it as well because it was a lot
6 of surprise. I went back and looked at --
7 there're a lot of documents apparently the come
8 before this and I went back. One that's not
9 mentioned in here, it's the 2006 Implementation
10 Plan that was not adopted by Mayor and Council
11 when the Mayor was Larry Giamo. There's a pretty
12 comprehensive plan and I really think that
13 deserves a good look by the Commission. It talks
14 about a lot of things that aren't in this plan.
15 The other thing is that the last council only
16 chose one of four segments of the Stonestreet and
17 Park Road area to be under review. And while I
18 always give Andrea a lot of credit for the things
19 she does, I think she was dealt a bad deal by only
20 this one plan being chosen. I don't know why. I
21 think it should really include the south part of
22 south Stonestreet and the Metro area as well.

1 I've reached out to Metro and they're probably not
2 going to get involved in anything like this unless
3 it's comprehensive and also includes both sides of
4 the railroad tracks. So, I think this would just
5 be a patchwork design if Metro doesn't get
6 involved, especially with the plan redesign of the
7 intersection there at the Metro station. It talks
8 in here, it says "Demand pressures that the east
9 side of the city is currently experiencing." I'm
10 not sure of any demand pressures that are specific
11 to East Rockville. I think it's in the whole D.C.
12 area. So, I'm surprised to see that. There are a
13 number of zombie properties in the East Rockville,
14 so, if the city really wants to do something about
15 housing, I think they should start addressing
16 zombie properties. So, I think the Council, you
17 should do your due diligence. Look it over. Look
18 at the 2006 plan and I recommend that you send it
19 back to the new council that we have saying that
20 it's not sufficient and it should really include
21 more of a comprehensive plan. Thank you.

22 CHAIR LITTLEFIELD: Thank you Mr.

1 Masters.

2 COMMISSIONER HADLEY: I have a question
3 for Mr. Matthews (sic).

4 CHAIR LITTLEFIELD: Certainly. Would
5 you mind coming back up? Don't go away mad.

6 COMMISSIONER HADLEY: Did I hear you
7 refer to zombie properties?

8 MR. MASTERS: Correct.

9 COMMISSIONER HADLEY: And can you inform
10 us what you -- what the character of that is with
11 (inaudible) property?

12 MR. MASTERS: So, the term that's come
13 up probably since the Great Recession is
14 corporations and banks buying up properties and
15 sitting on them, either waiting out the
16 foreclosure until they can sell them for a profit,
17 or just turning them into rentals, or just letting
18 them sit. So, they've been given the name zombie
19 properties because they just sit there and waste
20 away in the neighborhoods.

21 COMMISSIONER HADLEY: And those are
22 residential, detached residential properties?

1 MR. MASTERS: Most of the time, yeah,
2 yeah. It's been given to residential, not to
3 commercial.

4 COMMISSIONER HADLEY: Okay. Thank you.

5 CHAIR LITTLEFIELD: Anyone else would
6 like to come up and testify on this item? No?
7 Okay, I guess we will close the public testimony,
8 this evening anyways, on this item, but just as a
9 reminder you can always submit written testimony.
10 We'll keep the public record open until the 15th
11 of January and that.

12 SPEAKER: Mr. Chairman, can I?

13 CHAIR LITTLEFIELD: Sure.

14 SPEAKER: I know we want to close, but,
15 I would just say -- I think I'm expressing maybe
16 with some of my fellow commissions too. There are
17 a lot of people here, not that many testified and
18 it's not a bad thing to come up and share your
19 thoughts and its been appreciated. So, I just --
20 before we close, I just wanted to add, you know, a
21 motherly encouragement, or a fatherly
22 encouragement. If there's something on your mind

1 that is kind of yucky to speak, go ahead and share
2 it with us, we're all neighbors. We're all part
3 of the same city. We're only here because we're
4 volunteers, not because we're hot stuff.

5 SPEAKER: That's what the board tells me
6 often.

7 (Laughter).

8 CHAIR LITTLEFIELD: Well, I'll give it
9 one more chance for a raise of hands and all
10 parties -- sorry, Commissioner Miller -- oh, okay.

11 MS. DEKELBAUM: This was completely
12 unplanned, so, I apologize.

13 CHAIR LITTLEFIELD: And you don't --
14 three minutes is the maximum, so if you want to
15 say you agree with this or that real quick, that's
16 fine too, you or anyone else.

17 MS. DEKELBAUM: My name is Robin
18 Dekelbaum. I am a business owner. I own a
19 building on Stonestreet with my husband, Steve.

20 CHAIR LITTLEFIELD: Welcome.

21 MS. DEKELBAUM: We bought that building.
22 I'm hoping to move our business into it. The

1 Planning Commission here denied us use in
2 occupancy. We are struggling in our new location
3 trying to keep ends up, trying to get open. I'm
4 asking you all to please do due diligence, listen
5 to these people, they're community. We're a
6 business. We need to have a business area that's
7 accessible. We need to have cooperation with the
8 city. I'm very emotional, I apologize. It's a
9 very sensitive subject for us. We've been
10 struggling for a few years now, so it's at the
11 very top, near and dear to my heart. We do need
12 some changes, but, I do question some of the
13 things and coming to these meeting are being more
14 and more eye opening, again, I will be following
15 and I will be getting more involved. I know our
16 business community will be listening in as well.

17 CHAIR LITTLEFIELD: Sorry, I have a
18 question, did you state the address of your
19 business and also the occupancy would not be the
20 Planning Commission's agreeing with the city.

21 MS. DEKELBAUM: We are currently at 7428
22 Westmore and 422 and 424 North Stonestreet.

1 CHAIR LITTLEFIELD: 7428 Westmore?

2 MS. DEKELBAUM: Mm-hmm.

3 CHAIR LITTLEFIELD: And the, there was
4 another --

5 MS. DEKELBAUM: And the property that we
6 bought, that we thought we were moving into and
7 were denied use of after the closing, is at 422
8 and 424 North Stonestreet.

9 CHAIR LITTLEFIELD: North Stonestreet,
10 okay.

11 MS. DEKELBAUM: Mm-hum.

12 CHAIR LITTLEFIELD: And I just want to
13 -- when you said the occupancy was denied, that
14 was not the Planning Commission, that would have
15 been the city. So, you went to the city and
16 occupancy was denied by the City of Rockville?

17 MS. DEKELBAUM: Mm-hum, the zoning at
18 the City of Rockville.

19 CHAIR LITTLEFIELD: Okay, because we
20 don't -- that's not under our --

21 MS. DEKELBAUM: That's not under you.

22 CHAIR LITTLEFIELD: -- (inaudible).

1 MS. DEKELBAUM: Thank you, sorry for
2 that clerical mistake.

3 CHAIR LITTLEFIELD: That's okay.

4 MS. DEKELBAUM: Thank you.

5 CHAIR LITTLEFIELD: Thank you for
6 testifying. Anyone else? Sure --

7 SPEAKER: (Inaudible).

8 CHAIR LITTLEFIELD: Well, we --

9 SPEAKER: (Inaudible).

10 CHAIR LITTLEFIELD: We will allow both,
11 but one at a time. And the question, I mean, you
12 probably -- you are welcome to ask it. I don't
13 know that we'll answer it per se, but that can be
14 part of your testimony. That's fine, anyways.

15 MS. DACE-DENITO: Hi, Happy New Year.

16 CHAIR LITTLEFIELD: Happy New Year.

17 MS. DACE-DENITO: I'm Alexandra
18 Dace-Denito. I am president of Lincoln Park Civic
19 Association and I did not want to talk previously
20 because I thought it was very limited, very -- and
21 the -- we wanted to hear from the people who live
22 specifically in this area. But, from our point of

1 view this -- I represent a neighborhood that is
2 historically an African American neighborhood,
3 established in 1891. And we've been there hoping
4 for a change in this area for a very long time.
5 We've been very patient and we've been watching
6 our kids walking down the streets unsafe, so,
7 we've been worried about pedestrian safety for a
8 very long time. So, anything for us. Anything
9 that would improve this area we are all for it.
10 So, we approve that amendment and we are
11 respectful of the work of the staff. We've been
12 following with them since 2017 and we have regular
13 meetings since 2017. We too, are volunteers. We
14 take extra time from our own busy schedules to
15 make sure that we follow up on the work that the
16 staff of Rockville is doing since 2017 on that
17 project. And I really want to take this
18 opportunity to thank everyone. Thank you very
19 much.

20 (Applause).

21 CHAIR LITTLEFIELD: Thank you for
22 testifying. Is there anyone else who would like

1 to testify who hasn't yet testified? No? Okay.

2 SPEAKER: (inaudible).

3 CHAIR LITTLEFIELD: Have you already
4 testified though?

5 SPEAKER: Yep.

6 CHAIR LITTLEFIELD: So we -- I'm sorry
7 that --

8 SPEAKER: Can I ask you something? How
9 are we -- the people that are effected the
10 residences and the businesses, how are we going to
11 be notified when something comes up like this, so
12 we can act on it? Are you going to be sending
13 things for (inaudible), or do we have to just rely
14 on (inaudible)?

15 SPEAKER: (Inaudible).

16 CHAIR LITTLEFIELD: We don't normally
17 engage. I've duly noted your question, but we
18 don't normally as the public testimony process,
19 engage in that, but, I would just say write us the
20 question, or write to the staff, or if staff wants
21 to answer now, I don't have a problem that.

22 SPEAKER: But when the issue comes up,

1 how are we notified?

2 CHAIR LITTLEFIELD: In terms of
3 notification, communication with the residents?

4 MS. GILLES: So again, to clarify that
5 this is a plan amendment. It's land use, which
6 has different noticing requirements than the
7 zoning. But, I can say that we have been sending
8 out notice. We've been sending out mailers since
9 2016, 2017. And part of what we do, so, we try to
10 reach out as much as possible. We do send a
11 couple of post cards out. We recognize that post
12 cards aren't the best way and the most effective
13 way to get people engaged or, they just kind of
14 toss them in the trash. So, one of the things
15 that we do as well, is work with the civic
16 associations in the area and other associations to
17 help them get the word out. So, which, I'm glad
18 to hear that several of you did receive that
19 information from the posting that came out from
20 the East Rockville Civil Association because that
21 information came from me. So, that's largely what
22 we do and we do in many ways rely on word-of-

1 mouth to get the information out. What I can tell
2 you is that we have a very long list of people
3 that have been involved in the process starting
4 with the Stonestreet process in 2017. I email out
5 to everyone updates on that process. Those of you
6 who spoke tonight, I would encourage you on the
7 signup sheet to make sure to leave you emails and
8 I will add you to that contact list and make sure
9 that you're receiving updates through the contact
10 list that I have currently. Oh, and that's a good
11 point. And we've also -- I think we've probably
12 been in, I don't know, 10 or 12 Rockville reports
13 over the past three years. It's a pretty regular
14 noticing that we give in fact, there were two
15 notices in Rockville reports for this meeting
16 specifically. It was the November meeting or the
17 December meeting, yeah, November and December,
18 both went out noticing this. So, we try to put
19 out as much information as we can, it's not a
20 perfect system, I acknowledge that. But, it is in
21 some cases word-of-mouth. But I do want to
22 clarify that when it's a zoning case, and with

1 specific to changing the zoning of a property,
2 noticing is different and that's why mailouts are
3 different.

4 CHAIR LITTLEFIELD: Commissioner Goodman
5 has a comment.

6 COMMISSIONER GOODMAN: Yeah, I just
7 wanted to say that even with -- the room is full
8 and that's a good thing. And even if you didn't
9 speak tonight, and you have something to say, I'd
10 encourage you to send it in writing by email. It
11 doesn't have to be more than a sentence or two,
12 but it becomes a part of the public record that
13 way. So, I would encourage you to do that if you
14 have thoughts about this and Happy New Year.

15 CHAIR LITTLEFIELD: Commissioner Wood.

16 COMMISSIONER WOOD: I just want a point
17 of clarification. How far in advance is the
18 agenda posted on the website?

19 SPEAKER: It's posted one week in
20 advance of the meeting?

21 COMMISSIONER GOODMAN: Is everyone here
22 familiar with the Rockville website?

1 MR. WASILAK: The city's website is:
2 Www.rockvillemd.gov. and the Planning Commission's
3 agendas are posted, if you look at the agenda
4 itself, which is this document, appended to it is
5 the entire briefing materials. So, those can all
6 be reviewed online. So, everything that the
7 commissioners receive in their brief book is also
8 available online. So, I encourage everyone to
9 page through that document.

10 SPEAKER: When did they receive it in
11 their brief book, because you're giving us the
12 week for the agenda, but when did they receive it
13 in their brief book?

14 MR. WASILAK: They received it one week
15 in advance of tonight.

16 SPEAKER: Everyone finds out at the same
17 time? It's a week in advance of this agenda for
18 this meeting? I'm just saying like a week seems
19 like a very short amount of time.

20 MR. WASILAK: Well, as Ms. Gilles just
21 stated that the notices went out in advance. The
22 actual materials for tonight's meeting, which is

1 the report, were available one week in advance.
2 The document itself which is the basis of the plan
3 has been available online. There's a page for the
4 Stonestreet study that's available too, so, you
5 can review it there.

6 CHAIR LITTLEFIELD: A question for
7 staff, yeah, the Planning Commission, we find out
8 one week ahead of our meetings. But, in addition
9 to your being able to contact city staff, any --
10 the Commission and including Mayor and Council, we
11 can also be contacted by going to the website by
12 anyone that wants to contact us about any issue,
13 right?

14 MR. WASILAK: Right, there's a common
15 email for the Planning Commission members it's --
16 you'll see it on their webpage. You can just
17 click on it, or it's
18 planning.commission@rockvillemd.gov and that will
19 go to all the commission members individually.

20 MS GILLES: And this is the first step
21 in the process. So, well, the first step in the
22 official Planning Commission and Mayor and Council

1 process. What will occur after this -- I mean,
2 and this is really honestly one of the reasons why
3 I put -- I don't generally put, for the next steps
4 what date we're going to have for our work session
5 because that's why I have tentative up there
6 because it does tend to -- it can change, but
7 we're very much hoping that it's the 12th and so I
8 want to make you all aware of that. And also,
9 there is -- I just forgot what I was going to say.
10 Did I say something else? So February 12th,
11 sorry. So, there will also be, yes, I would
12 encourage you to go to the website, the
13 Stonestreet website. You can Google it,
14 Stonestreet Reporter, Stonestreet study of
15 Stonestreet plan amendment. It should pop right
16 up, and it will give you the information and all
17 the meetings that have come since then. There's
18 also the plan amendment that's up there on the
19 website. And, just to note, this has been posted
20 for -- the Planning Commissioners got the agenda
21 and the information a week ago, but it has
22 actually been posted for over 60 days because

1 we're required to have this information out and
2 set for 60 days.

3 CHAIR LITTLEFIELD: Okay, but in closing
4 no one should be out of the loop in my opinion.
5 So, I would encourage anyone to -- there's a lot
6 of different ways to communicate nowadays. So, I
7 would encourage anyone to email the Commission on
8 these -- on this stuff, on these issues and it
9 will be going on for a while. This is just our
10 first public testimony here at the Planning
11 Commission and Mayor and Council as well. So,
12 I'll end it there. I think we've got all our
13 public input. It's good to see a full house of
14 people though. So, the next item on our agenda is
15 -- pardon. I mean, you are all welcome to stay,
16 but I'm not sure if you want to, but (laughter),
17 not that it's a bad topic, but, it might not be
18 what you're here for. We are going to talk about
19 the comprehensive plan update for 2040, and
20 specifically, the town center, Montgomery College
21 area, Rockville Pike and Woodmont. We'll give a
22 pause though so, people who are leaving can leave

1 without interrupting.

2 (Whereupon, the PROCEEDINGS were
3 adjourned.)

4 * * * * *

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

Attachment 1.A.c: Park Road and Stonestreet Public Hearing Transcript (2947 : Park Road and North/South Stonestreet Ave Area

CERTIFICATE OF NOTARY PUBLIC

I, Carleton J. Anderson, III do hereby certify that the forgoing electronic file when originally transmitted was reduced to text at my direction; that said transcript is a true record of the proceedings therein referenced; that I am neither counsel for, related to, nor employed by any of the parties to the action in which these proceedings were taken; and, furthermore, that I am neither a relative or employee of any attorney or counsel employed by the parties hereto, nor financially or otherwise interested in the outcome of this action.

Carleton J. Anderson, III

(Signature and Seal on File)

Notary Public in and for the Commonwealth of Virginia

Commission No. 351998

Expires: November 30, 2020

Resolution No. 20-

RESOLUTION: To approve and recommend adoption of the Park Road and North/South Stonestreet Avenue Area Comprehensive Master Plan Amendment as an amendment to the Adopted and Approved Comprehensive Master Plan for the City of Rockville, Maryland.

WHEREAS, the Planning Commission for the City of Rockville (hereinafter referred to as the “Commission”), under the provisions of Sections 3-201 *et seq.* of the Land Use Article of the Annotated Code of Maryland, may make and approve a plan or amendments thereto and recommend the same to be adopted by the local legislative body; and

WHEREAS, on December 19, 2001, the Planning Commission did approve, and on November 12, 2002, the Mayor and Council did adopt a Comprehensive Master Plan for the City of Rockville, Maryland (the “2002 Comprehensive Plan”); and

WHEREAS, on August 1, 2001, the Planning Commission did approve, and on October 22, 2001, the Mayor and Council did adopt a Town Center Master Plan (the “2001 Town Center Master Plan”) as an amendment to the 2002 Comprehensive Plan; and

WHEREAS, on December 17, 2003, the Planning Commission did approve, and on March 8, 2004, the Mayor and Council did adopt an East Rockville Neighborhood Plan (the “2004 East Rockville Neighborhood Plan”) as an amendment to the 2002 Comprehensive Plan; and

WHEREAS, on July 12, 2006, the Planning Commission did approve, and on February 26, 2007, the Mayor and Council did adopt a Lincoln Park Neighborhood Plan (the “2007 Lincoln Park Neighborhood Plan”) as an amendment to the 2002 Comprehensive Plan; and

WHEREAS, the Mayor and Council did instruct the Commission to make and approve and recommend to the Mayor and Council an amendment to the 2002 Comprehensive Plan,

including the 2001 Town Center Master Plan, the 2004 East Rockville Neighborhood Plan, and the 2007 Lincoln Park Neighborhood Plan (collectively referred to herein as the “Plan”) for the Park Road and North/South Stonestreet Avenue area of the Plan; and

WHEREAS, the City staff prepared, consistent with Sections 3-201 *et seq.* of the Land Use Article of the Annotated Code of Maryland, an amendment to the Plan for the Park Road and North/South Stonestreet Avenue area; and

WHEREAS, in connection with the preparation of the amendment to the Plan for the Park Road and North/South Stonestreet Avenue area, the Commission and City staff did carefully and comprehensively survey and study present conditions and projections of future growth and the relation of the Park Road and North/South Stonestreet Avenue plan amendment area to neighboring jurisdictions; and

WHEREAS, the amendment to the Plan for the Park Road and North/South Stonestreet Avenue area has been prepared for the purpose of guiding and accomplishing the coordinated, adjusted, and harmonious development of the City; and

WHEREAS, the amendment to the Plan for the Park Road and North/South Stonestreet Avenue area implements the visions as provided in Section 1-201 of the Land Use Article of the Annotated Code of Maryland; and

WHEREAS, after the preparation of said amendment to the Plan for the Park Road and North/South Stonestreet Avenue area, the Commission gave notice of the time and place of the public hearing to be held on said amendment to the Plan by giving notice in a newspaper of general circulation in the City; and

WHEREAS, the Commission did refer copies of said amendment to the Plan for the Park Road and North/South Stonestreet Avenue area to all adjoining planning jurisdictions and to all

state and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the amendment to the Plan for the Park Road and North/South Stonestreet Avenue area at least sixty (60) days prior to the public hearing; and

WHEREAS, the Commission held a public hearing on said amendment to the Plan for the Park Road and North/South Stonestreet Avenue area in the Council Chamber at City Hall, Rockville, Maryland on January 8, 2020; and

WHEREAS, the Commission took into consideration the testimony presented at said public hearing and in the written public record and now desires to present its recommendations for an amendment to the Plan for the City of Rockville, Maryland; and

WHEREAS, the planning and development policies recommended in the amendment to the Plan for the Park Road and North/South Stonestreet Avenue area have been closely coordinated with and represent an extension of planning policy contained in the Comprehensive Master Plan for the City of Rockville, Maryland.

NOW, THEREFORE, BE IT RESOLVED by the Commission, as follows:

The amendment to the Plan for the Park Road and North/South Stonestreet Avenue area is hereby approved and recommended for adoption by the Mayor and Council of Rockville, Maryland pursuant to Section 3-202, Land Use Article of the Annotated Code of Maryland as an amendment to the 2002 Comprehensive Master Plan for the City of Rockville, Maryland, the amendments to the 2002 Comprehensive Master Plan entitled “Town Center Master Plan,” dated October 22, 2001; “East Rockville Neighborhood Plan,” dated March 8, 2004; and “Lincoln Park Neighborhood Plan,” dated February 26, 2007.

* * * * *

I certify that the above is a true and correct copy of
a Resolution adopted by the Planning Commission
of the City of Rockville, Maryland, at its meeting of
February 12, 2020.

Charles Littlefield
Chair, Planning Commission



Agenda Item #:	B
Meeting Date:	February 12, 2020
Responsible Staff:	Clark Larson

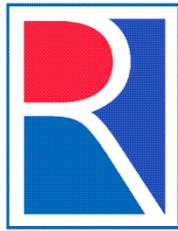
SUBJECT:

Rockville 2040 Comprehensive Plan Update, Volume II - Planning Areas, Initial Staff Draft: Review of Planning Areas 2 (East Rockville), 6 (Lincoln Park), 8 (Twinbrook and Twinbrook Forest), and 17 (Southlawn and RedGate)

RECOMMENDATION

(Include change in law or Policy if appropriate in this section):

Staff recommends that the Planning Commission continue its review of the Initial Staff Draft of the Comprehensive Plan, Volume II - Planning Areas, and focus on Planning Areas 2 (East Rockville), 6 (Lincoln Park), 8 (Twinbrook and Twinbrook Forest), and 17 (Southlawn and RedGate), instructing staff to make any modifications.



City of
Rockville
 Get Into It

Planning Commission Staff Report

MEETING DATE: February 12, 2020

REPORT DATE: February 5, 2020

RESPONSIBLE STAFF: Clark Larson, AICP
 Senior Planner
 240.314.8225 or clarson@rockvillemd.gov

SUBJECT: Rockville 2040: Initial Staff Draft of the Comprehensive Plan, Volume II - Planning Areas 2, 6, 8, and 17.

DISCUSSION

This memorandum presents the final sections of the Initial Staff Draft for Volume II, Planning Areas, of the Comprehensive Plan update and is a continuation of the review of Volume II from the Planning Commission meetings on December 11, 2019 and January 8, January 15, and January 22, 2020. Volume II is written as a supplement to Volume I, which is the broader citywide policy document comprised of the Plan elements. The entire Volume II initial staff draft is available for review as an attachment to the December 11, 2019 Planning Commission meeting agenda (available online as Agenda Item 3.A at <https://www.rockvillemd.gov/AgendaCenter/ViewFile/Agenda/12112019-5763>).

The purpose of this review is for the Planning Commission to reach a level of confidence that Volume II is ready to be released for oral and written public testimony. The Commission's direction

for changes to this Initial Staff Draft will result in a revised document, the Planning Commission Public Hearing Draft; the version for which the Commission will seek public testimony.

As with Volume I of the Comprehensive Plan draft, Volume II is the result of extensive community input that was gathered over a multi-year period, through the Rockville 2040 public engagement effort. Hundreds of residents, business owners, employees and others participated in the effort and helped generate the policies and recommendations in Volume II. Rockville 2040 included 35 listening sessions that were held throughout the city (including at least one in every planning area), citywide meetings that brought more refinement to the plan, and many follow-up meetings with various neighborhoods, residents, property owners and other stakeholders. The public engagement process is discussed in more detail in the Introduction to Volume I and briefly described below for each planning area scheduled for discussion at this meeting.

Staff Recommendation

As the Planning Commission did with its review of the draft Comprehensive Plan elements in Volume I, staff recommends that the Commission review the planning areas in Volume II in a series of meetings due to the large amount of content.

Staff recommends that, at the February 12th meeting, the Planning Commission review the draft Comprehensive Plan, Volume II, for Planning Areas 2 (East Rockville), 6 (Lincoln Park), 8 (Twinbrook and Twinbrook Forest), and 17 (Southlawn and RedGate), as time allows, providing direction on any modifications to staff. A brief discussion for each area is provided below.

During review of the Initial Staff Draft of Volume II, the Planning Commission may direct staff to make any changes it deems necessary prior to its public release. Commissioners are asked to bring their copies of the Volume II Initial Staff Draft to the meeting on February 12.

Planning Areas to be Discussed on February 12

In addition to the listening sessions and other neighborhood-specific meetings discussed under Public Engagement for each planning area below, stakeholders in all planning areas were invited to participate in other Rockville 2040 community engagement opportunities, including citywide forums, open houses, and information sessions. Recommendations and policies for each planning area were informed by many public discussions as well as staff research and analysis.

As mentioned in the prior reports, the Planning Commission approved, on May 23, 2018, changes to the boundaries of some planning areas. Those changes are reflected in the Initial Staff Draft and in this report. Attachment A in the report for the January 8 discussion was a side-by-side comparison of the 2002 and updated planning areas. The Planning Commission has since made a change to the boundary between Planning Areas 1 and 4, which will be reflected in the Planning Commission's Public Hearing Draft.

East Rockville (Planning Area 2)

East Rockville is an established, predominantly detached residential neighborhood located just east of Rockville Town Center and the Rockville Metro Station. The East Rockville Neighborhood Plan was adopted in 2004, and portions of the plan were recently updated by the 2019 North Stonestreet Avenue Comprehensive Master Plan Amendment. This Comprehensive Plan will adopt by reference the 2004 East Rockville Neighborhood Plan, and its policies will supersede any policies in conflict with those in the 2004 Plan as well as previous policies for the planning area in the 2002 Comprehensive Master Plan.

Public Engagement for this Planning Area

A listening session was held at the Pump House on December 1, 2015 as part of the initial community engagement process for the plan. On February 18, 2017, staff held a Saturday morning workshop, in partnership with the Civic Association, to explore diverse housing options in the neighborhood. The workshop was followed by updates and discussions on planning area draft policies at civic association meetings on May 9 and September 12, 2017. At the September 12 meeting, staff presented different land use scenarios, based on prior input, that are reflected in the current draft document. Between May of 2017 and March of 2019, more targeted focus was placed on the Stonestreet Corridor Study and implementing recommendations for land use changes on North Stonestreet Avenue. East Rockville (and Lincoln Park) residents were involved in each step of that process. On May 11 and September 14, 2019, staff attended the civic association meetings to re-focus on the larger planning area and to update residents about the revised planning area draft and the process for Planning Commission review.

Areas for Discussion

Staff is including the following items for discussion in order to offer additional context for the area or provide an update on further input that staff has received from the community since the draft document was released.

1. Areas 1-3: North Stonestreet Avenue and Howard Avenue

These properties were part of the North Stonestreet Avenue Comprehensive Master Plan Amendment, adopted on March 25, 2019. The plan amendment area was split between East Rockville and Lincoln Park (discussed in the next section). Currently, the adopted plan amendment is a stand-alone document. Incorporating that plan amendment into this planning area reduces the number of documents that need to be reviewed for project proposals and minimizes potential confusion over where to find the most up-to-date recommendations.

Staff Recommendation: No change; this information is to provide additional context for the recommendations in this area.

2. Area 5: Residential Attached Transition Areas

These areas are generally on the edges of the neighborhood and identify locations where a mix of residential types would offer appropriate transitions between single-unit detached homes and more intense, non-residential uses. They may also provide a transition from busier streets to neighborhood streets or are within a short walking distance of the Rockville Metro Station.

During the engagement process for this plan, a mix of public input was received about where the allowance for a mix of housing types should be designated. Some believed that even more density should be allowed than what is proposed in the draft Comprehensive Plan; others felt that the Residential Attached designation extended too far south on S. Stonestreet Avenue and that it should not extend along Park Road past Grandin Avenue. The draft Plan recommendation is a balance of the input that staff received, as well as a consideration of best practices for development near mass transit, a growing population, and an insufficient supply of diverse housing options.

In parallel to this broader discussion on Residential Attached transition areas, the plan amendment for the Park Road and North/South Stonestreet Ave area (Areas 6-8) is currently under consideration and has received input from neighborhood residents. The two items should reflect a consistent approach to the land use in the area.

Staff Recommendation: Discuss the coordination of issues raised pursuant to the Park Road and North/South Stonestreet Ave area (Areas 6-8) plan amendment with those on surrounding areas proposed for the Residential Attached designation in the draft Comprehensive Plan.

3. Areas 6-8: Park Road and the North/South Stonestreet Avenue Area

The language for these areas that is currently in the draft Comprehensive Plan reflects the recommendations in the pending plan amendment for this area. If changes to the plan amendment are made, those changes will then be reflected in this planning area section.

Staff Recommendation: No change, but staff recommends coordinated consideration for issues raised pursuant to the plan amendment with the discussion about the surrounding areas from the draft Comprehensive Plan.

4. Area 12: 800 blocks of Veirs Mill Road and Grandin Avenue

The intersection of Veirs Mill Road and First Street has been identified as a potential Bus Rapid Transit (BRT) station location. The intent of the land use policy and zoning changes in this area is to plan for a walkable mix of uses and densities in these future transit proximate areas. After a draft of the planning area document was presented at an East Rockville Civic Association meeting, one of the homeowners in the area contacted staff and expressed opposition to the proposed land use change. The homeowner has discussed it with her neighbors and indicated that there are others also in opposition.

Staff Recommendation: Staff has further reviewed the proposal for this area and is open to adjusting the proposed land use from Residential Multiple Unit (RM) to Residential Attached (RA). Additionally, staff recommends a discussion about whether the block north of Mapleton Rd should be included in the land use change area.

Lincoln Park (Planning Area 6)

Lincoln Park is a well-established, predominantly detached residential neighborhood located east of the WMATA and CSX rail lines. The neighborhood has a strong identity, due in large part to the presence of long-term residents, some of whom are part of families who have lived in the community for several generations. The latest Lincoln Park Neighborhood Plan was adopted in February 2007 along with its Neighborhood Conservation District. Portions of the neighborhood plan were recently updated by the 2019 North Stonestreet Avenue Comprehensive Master Plan Amendment. This Comprehensive Plan will adopt by reference the 2007 Lincoln Park Neighborhood Plan, and its policies will supersede any policies in conflict with those in the 2007 Plan, as well as previous policies for the planning area in the 2002 Comprehensive Master Plan.

Public Engagement for this Planning Area

A listening session was held on December 5, 2015 at the Lincoln Park Community Center as part of the initial community engagement process for the plan. On April 8, 2017, staff met with the civic association to discuss neighborhood goals and policies and to generate ideas for an update to their planning area recommendations. That meeting was followed by further discussion at the civic association meeting on September 9, 2017. Between May 2017 and March 2019, focus was placed on the Stonestreet Corridor Study and implementing recommendations for land use changes on North Stonestreet Avenue. Lincoln Park (and East Rockville) residents were involved in each step of that process and most meetings were held at the Lincoln Park Community Center. On May 14 and September 10, 2019, staff attended civic association meetings to discuss the Lincoln Park planning area as a whole and to provide updates on the process for Planning Commission review.

Areas for Discussion

Staff is including the following items for discussion in order to offer additional context for the area or provide an update on further input that staff has received from the community since the draft document was released.

1. Areas 1-3: North Stonestreet Avenue and Lincoln Avenue

As noted in the East Rockville planning area section (above), these properties were part of the North Stonestreet Avenue Comprehensive Master Plan Amendment, adopted on March 25, 2019. Currently, the adopted plan amendment is a stand-alone document. Incorporating the plan amendment into this planning area reduces the number of

documents that need to be reviewed for project proposals and minimizes potential confusion over where to find the most up-to-date recommendations.

Staff Recommendation: No change; this information is to provide additional context for the recommendations in this area.

2. Area 4: Residential Attached Transition Areas

This area is on the western edge of the neighborhood, adjacent to the rail lines, where providing the option for a greater mix of residential types would be most appropriate. Consensus was not fully reached with the neighborhood on the proposed land use change in this area. When discussed early on in the engagement process at a civic association meeting, some residents were comfortable with housing types in this area that would be allowed in a zone consistent with the Residential Attached designation; others felt that only duplexes were appropriate; still others were undecided but felt different housing types may be appropriate if they were built in scale with the surrounding homes and the zoning ordinance included design requirements.

Staff Recommendation: No change; this information is to provide background on the development of the recommendations and in anticipation of additional input from residents during the public comment period.

Twinbrook and Twinbrook Forest (Planning Area 8)

Planning Area 8 is a collection of residential neighborhoods and active commercial nodes, with detached housing interspersed with apartment and townhouse communities. The latest Twinbrook Neighborhood Plan was adopted in 2009 and combined the planning areas north and south of Veirs Mill Road (then planning areas 7 and 8, respectively). This Comprehensive Plan will adopt by reference the 2009 Twinbrook Neighborhood Plan, and its policies will supersede any policies in conflict with those in the 2009 Plan as well as previous policies for the planning area in the 2002 Comprehensive Master Plan.

Public Engagement for this Planning Area

As this planning area had previously been separated in two, listening sessions were held for Planning Area 7 on October 29, 2015 at Glenview Mansion and for Planning Area 8 on September 16, 2015 at the Twinbrook Community Center, both as part of the initial community engagement process for the plan. A second meeting was held for both planning areas on May 18, 2017 at Glenview Mansion, at which staff presented a series of land use concepts, with a focus on areas along Veirs Mill Road. The May 2017 meeting was held in the context of county and state plans for a BRT route along Veirs Mill Road and a Montgomery County land use plan update for the County's portion of the corridor.

Follow-up meetings were held with the Twinbrook Civic Association to gather additional community input on February 27 and September 25, 2018. At the September meeting, different land use goals and policies were discussed, with a focus on identifying appropriate locations for diverse housing types and retail opportunities. Staff attended the civic association meeting on April 30, 2019 to update residents about the planning area draft and the process for Planning Commission review.

Southlawn and RedGate (Planning Area 17)

Planning Area 17 is unique in Rockville for its varied mix of land uses. It consists of light industry, residential apartments, retail shops, office parks, the former RedGate golf course property, and public property owned by the city and Montgomery County. There are no adopted neighborhood plans in this planning area, yet the area has been the subject of various studies through the years to assess its industrial land uses and their impact on adjacent neighborhoods. Most recently, the Southlawn Industrial Area Feasibility Study was completed in 2016, recommending short- and long-term solutions for the area's transportation infrastructure, zoning regulations, streetscape improvements, and economic development efforts. The City is also in the process of considering next steps for the former RedGate Municipal Golf Course properties.

Public Engagement for this Planning Area

During the Southlawn Industrial Area Feasibility Study process, six meetings were held in the community (in addition to stakeholder interviews and four Mayor and Council meetings) from June 3, 2015 to October 10, 2016, to gather public input for and reactions to the study's recommendations. Public input received focused primarily on potential changes to areas within the delineated study area that included the Southlawn Avenue light industrial area, Maryvale Elementary School, and David Scull Courts Apartments; yet attention was also given to the impacts on surrounding neighborhoods and streets.

Toward the end of the Southlawn Study process, as its final recommendations were being formulated, two listening sessions were held for the planning area on December 10, 2015 at the David Scull Community Center: one morning session and one evening session. This format accommodated the availability of employees working in the area, as well as residents of the planning area and surrounding neighborhoods. Discussions at the listening sessions acknowledged the pending recommendations of the Southlawn Study, but also considered the issues and opportunities of the broader planning area, including the RedGate Industrial Park, former RedGate Golf Course, and other commercial, light industrial, and institutional uses therein.

The future of the former RedGate golf course has become a key topic discussion over the past year. On June 17, 2019, the Mayor and Council re-affirmed an earlier decision to plan for uses other than golf on the site and asked that staff return at a future date with a draft scope of work for a master planning consultant team. In the interim period, many members of the public provided

input to the Mayor and Council and staff, both through emails and at the Mayor and Council's Community Forum.

On February 3, 2020, staff presented the requested draft scope of work for Mayor and Council consideration and discussion. The scope of work provides a basis for hiring a multi-disciplinary consultant team that would work with the Mayor and Council, staff and the community to develop a master plan for the RedGate property. Community engagement would be a central component to the master planning process, as would technical feasibility analysis related to environmental factors, infrastructure and costs. A multi-departmental team of city staff would work with the consultant team to establish a community engagement strategy that would include a variety of outreach methods and opportunities to provide input. After much discussion, the Mayor and Council directed staff to refine the draft scope of work to limit the development options to primarily park and recreational uses, with the possibility of special-needs housing (housing for veterans and those with disabilities were discussed as options). Staff anticipates that an RFP will be finalized this Spring.

PUBLIC OUTREACH

The Initial Staff Draft of the Comprehensive Plan, Volume II: Planning Areas is the result of extensive community input that was gathered over a multi-year period, through Rockville 2040. This overall public engagement process has been described more thoroughly in previous staff reports on the Volume I draft.

As noted previously, many of the recommendations and policies for these planning areas stem from listening sessions held in each of the city's planning areas and with specific stakeholder groups (e.g., high school students, Montgomery College, seniors, etc.). They also came from citywide meetings and follow-up neighborhood and stakeholder meetings. More detailed information on public outreach and the planning process is available at <https://www.rockvillemd.gov/203/>. The public engagement process for each of the planning areas to be reviewed at the February 12 meeting are described above, in the Discussion section of this report.

Outreach and public engagement will continue through the end of this process. It will include visits to community and neighborhood associations and electronic outreach in advance of public hearings. When the Planning Commission has completed its review of Volume II, staff will recommend that the Commission set a public hearing date (or dates), which will provide the community its next formal opportunity to provide input, this time directly to the Planning Commission.

BOARDS AND COMMISSIONS

City boards and commissions participated in many of the meetings held during the Rockville 2040 process; and city staff have attended various meetings of boards, commissions and other organizations (e.g., Rockville Housing Enterprises, Rockville Chamber of Commerce, Rockville

Asian Pacific Task Force, Recreation and Parks Advisory Board, Rockville Senior Citizen Commission, Rockville Environment Commission, Rockville Economic Development, Inc., etc.) to share plan update progress and obtain input. The Planning Commission also invited Chairs of boards and commissions to work sessions during the review of Volume I, to participate in discussions of relevant elements. The Planning Commission may again choose to include relevant boards and commissions in work sessions on Volume II.

NEXT STEPS

Staff suggests that, upon completion of the Planning Commission's review of all of the planning area chapters, the Commission set a date to open the public record to receive written testimony and set public hearing dates to receive oral testimony on the Public Hearing Draft of Volume II, Planning Areas.

Staff anticipates that the outcome of the Planning Commission's review of Volume II, including the direction for revisions, will be the Planning Commission's Draft Volume II for Public Hearing. Consistent with State law, the Commission will set public hearing dates to take place at least 60 days after release of the document, and submission of a draft to the State of Maryland and surrounding jurisdictions and invite both oral and written testimony from the community.

After the Planning Commission has considered the testimony received on the public hearing draft and directed staff to make any desired changes, the planning areas of Volume II will be joined with the citywide elements of Volume I for a complete Planning Commission Recommended Draft Comprehensive Plan and then transmitted to the Mayor and Council for review and action.

The anticipated schedule following the release of the Draft Volume II for Planning Commission Public Hearing is outlined below:

- **February to April 2020** – 60-day state-mandated review period. Meetings with community and neighborhood associations and electronic outreach in advance of public hearings.
- **April to May 2020** – Public comment period.
- **May 13 and May 27** – Staff-suggested public hearing dates.
- **Early Summer 2020** – Planning Commission work sessions to review public testimony.
- **Summer 2020** – Staff finalizes edits to Volumes I and II based on Planning Commission direction; Planning Commission transmits its recommended Comprehensive Plan, Volumes I and II, to the Mayor and Council for its review and final action.

Jim Wasilak

Jim Wasilak, Zoning and Development Manager

2/5/2020