



MAYOR AND COUNCIL

MEETING NO. 18-20
Monday, June 8, 2020 – 7:00 PM

AGENDA

Agenda item times are estimates only. Items may be considered at times other than those indicated.

Any person who requires assistance in order to attend a city meeting should call the ADA Coordinator at 240-314-8108.

Rockville City Hall is closed due to the state directives for slowing down the spread of the coronavirus COVID-19 and continue practicing safe social distancing.

Viewing Mayor and Council Meetings

To support social distancing, the Mayor and Council are conducting meetings virtually. The virtual meetings can be viewed on Rockville 11, channel 11 on county cable, livestreamed at www.rockvillemd.gov/rockville11, and available a day after each meeting at www.rockvillemd.gov/videoondemand.

Participating in Community Forum & Public Hearings:

If you wish to submit comments in writing for Community Forum or Public Hearings:

- Please email the comments to mayorandcouncil@rockvillemd.gov by no later than 2:00 p.m. on the date of the meeting.
- All comments will be acknowledged by the Mayor and Council at the meeting and added to the agenda for public viewing on the website.

If you wish to participate virtually in Community Forum or Public Hearings during the live Mayor and Council meeting:

1. Send your **Name, Phone number, the Community Forum or Public Hearing Topic and Expected Method of Joining the Meeting (computer or phone)** to mayorandcouncil@rockvillemd.gov no later than **9:00 am on the day of the meeting**.
 2. On the day of the meeting, you will receive a confirmation email with further details, and two Webex invitations: 1) Optional Webex Orientation Question and Answer Session and 2) Mayor & Council Meeting Invitation.
 3. Plan to join the meeting no later than 6:40 p.m. (approximately 20 minutes before the actual meeting start time).
 4. Read for <https://www.rockvillemd.gov/DocumentCenter/View/38725/Public-Meetings-on-Webex>
 5. meeting tips and instructions on joining a Webex meeting (either by computer or phone).
 6. If joining by computer, **Conduct a WebEx test:** <https://www.webex.com/test-meeting.html> prior to signing up to join the meeting to ensure your equipment will work as expected.
 7. Participate (by phone or computer) in the optional Webex Orientation Question and Answer Session at 3 p.m. the day of the meeting, for an overview of the Webex tool, or to ask general process questions.
 - 8.
-

Participating in Mayor and Council Drop-In (Mayor Newton and Councilmember Feinberg)

Drop-In Sessions will be held by phone on Monday, July 13 from 5:30-6:30 p.m. **Please sign up by 2 p.m. on the meeting day** using the form at: <https://www.rockvillemd.gov/formcenter/city-clerk-11/sign-up-for-dropin-meetings-227>

- 7:00 PM **Convene**
1. **Pledge of Allegiance**
 2. **Agenda Review**
- 7:05 PM 3. **City Manager's Report**
- 7:15 PM 4. **COVID-19 Update**
- 7:30 PM 5. **Proclamation**
- A. **Proclamation Declaring June 10-16, 2020 Men's Health Week (Pierzchala)**
 - B. **Proclamation Declaring Sunday June 14, 2020 as National Flag Day (Mayor Newton)**
- 7:40 PM 6. **Recognition**
- A. **Montgomery College Rockville Campus and Rockville High Schools Graduation Class of 2020 (Myles)**
- 7:45 PM 7. **Boards and Commissions Appointments and Reappointments**
- A. **Boards and Commissions Appointments and Reappointments**
- 7:50 PM 8. **Community Forum**
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Any member of the community may address the Mayor and Council for 3 minutes during Community Forum. Unless otherwise indicated, Community Forum is included on the agenda for every regular Mayor and Council meeting, generally between 7:00 and 7:30 pm. Call the City Clerk/Director of Council Operation's Office at 240-314-8280 to sign up to speak in advance or sign up in the Mayor and Council Chamber the night of the meeting.

9. Mayor and Council's Response to Community Forum

8:10 PM 10. Consent

- A. Award of IFB #09-20, Temporary Labor Services, to the Next Responsive Bidder, Phoenix Staffing Inc. through June 30, 2021, in the Total Contract Award Amount for Both Awardees Not to Exceed \$215,000**
- B. Authorization to Release and Extinguish an Existing Forest Conservation Easement on Lot 1 of the National Capital Research Park Subdivision, Also Known as 1445/1455 Research Boulevard**
- C. Establishing FY 2021 Maximum MPDU Rents**

8:15 PM 11. Public Hearing - Map Amendment MAP2020-00119, for the Rezoning of 102 Aberdeen Road from R-60 to R-60 (Historic District) in Order to Place the Property in a Historic District; Historic District Commission, Applicants

8:35 PM 12. Public Hearing - Park Road and North/South Stonestreet Avenue Area

9:10 PM 13. East Rockville Design Guidelines and Standards: Proposed Zoning Text Amendment Discussion and Possible Authorization.

9:40 PM 14. Introduction, and Possible Adoption, of an Ordinance to Amend Ordinance #2-20 to Appropriate Funds and Levy Taxes for Fiscal Year 2020 (Budget Amendment #3)

9:50 PM 15. Vacancy Report/Hiring Freeze Status

10:05 PM 16. Review and Comment - Mayor and Council Action Report

- A. Action Report**
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17. Review and Comment - Future Agendas

A. Future Agendas

18. Old/New Business

10:30 PM **19. Adjournment**

The Mayor and Council Rules and Procedures and Operating Guidelines establish procedures and practices for Mayor and Council meetings, including public hearing procedures. They are available at: <http://www.rockvillemd.gov/mcguidelines>.



Mayor & Council Meeting Date: June 8, 2020
 Agenda Item Type: Proclamation and Recognition
 Department: City Clerk/Director of Council Operations Office
 Responsible Staff: Jacqueline Mobley

Subject

Proclamation Declaring June 10-16 2020 Men's Health Week

Recommendation

Staff recommend Mayor and Council to read and approve proclamation.

Discussion

Men's Health Week is celebrated each year during the week of June 10-16 leading up to and including Father's Day, to honor the importance of the health and wellness of boys and men. Men's Health Week gives health care providers, public policy makers, the media and individual an opportunity to encourage men and boys to seek regular medical advice and early treatment for disease and injury.

National Men's Health Week is a special awareness period passed by Congress and signed into law by President Bill Clinton on May 31, 1994 and is now recognized internationally. The bills creating Men's Health Week were sponsored by former Senator Bob Dole and former Congressman Bill Richardson. To quote Congressman Bill Richardson (Congressional Record, H3905-H3906, May 24, 1994); "Recognizing and preventing men's health problems is not just a man's issue. Because of its impact on wives, mothers, daughters and sisters, men's health is truly a family issue."

This year National Men's Health Week begins on June 10-16, 2020.

Mayor and Council History

This will be the fifth year this item has been brought before the Mayor and Council.

Next Steps

Thousands of organizations across the country participate in National Men's Health Week.

Attachments

Attachment 5.A.a: 2020 Mens Health Week Proclamation (PDF)



WHEREAS, despite advances in medical technology and research, men continue to live an average of five years less than women, with Native American and African-American men having the lowest life expectancy; and

WHEREAS, educating the public and health care providers about the importance of a healthy lifestyle and early detection of male health problems will result in reducing rates of mortality from disease. Men who are educated about the value of preventative health will be more likely to participate in health screenings; and

WHEREAS, the Men's Health Network worked with Congress to develop a National Men's Health awareness period as a special campaign to help educate men, boys, and their families about the importance of positive health attitudes and preventative health practices.

WHEREAS, heightening the awareness of preventable health problems and increasing early detection and treatment of disease would significantly improve our Nation's health, as well as save limited healthcare funds; and

WHEREAS, all residents are encouraged to increase awareness of the importance of a healthy lifestyle, regular exercise, and medical check-ups.

NOW, THEREFORE, the Mayor and Council of Rockville do hereby proclaim June 10-16, 2020, as Men's Health Week in the City of Rockville, and encourage all community members to pursue preventative health practices and early detection efforts.



Bridget Donnell Newton
Bridget Donnell Newton, Mayor

Monique Ashton
Monique Ashton, Councilmember

Beryl L. Feinberg
Beryl L. Feinberg, Councilmember

David E. Myles
David Myles, Councilmember

Mark Pierzchala
Mark Pierzchala, Councilmember

June 8, 2020



Mayor & Council Meeting Date: June 8, 2020
 Agenda Item Type: Proclamation
 Department: City Clerk/Director of Council Operations Office
 Responsible Staff: Jacqueline Mobley

Subject

Proclamation Declaring Sunday June 14, 2020 as National Flag Day

Recommendation

Staff recommend Mayor and Council to read and approve proclamation.

Discussion

Flag Day commemorates the adoption of the United States Flag in 1777 by resolution of the Second Continental Congress. Flag Day was officially established by the Proclamation of President Woodrow Wilson on May 30, 1916. In 1949, President Harry S. Truman signed an Act of Congress designating June 14 each year as National Flag Day.

Mayor and Council History

The Mayor and Council honor the Nation's flag every year with a proclamation and a Flag Day ceremony.

Public Notification and Engagement

The WASHINGTON ROCKVILLE ELKS has informed the City that Rockville Boy Scout Troops will host virtual celebrations and provide a public link prior to the date to invite others to join.

Attachments

Attachment 5.B.a: 2020 Flag Day Proclamation (PDF)


 Sara Taylor-Ferrell, City Clerk/Director of Council Operations 6/3/2020



WHEREAS, by resolution of the second Continental Congress dated June 14, 1777, the first official flag of the United States was adopted; and

WHEREAS, by Act of Congress dated August 3, 1949, June 14 of each year was designated as "National Flag Day;" and

WHEREAS, on December 8, 1982, the National Flag Day Foundation was chartered to conduct educational programs and to encourage all Americans to **PAUSE FOR THE PLEDGE** of Allegiance as part of National Flag Day ceremonies; and

WHEREAS, Flag Day celebrates our nation's symbol of unity, a democracy in a republic, and stands for our country's devotion to freedom and to equal rights for all.

NOW, THEREFORE, the Mayor and Council of Rockville do hereby proclaim June 14, 2020, as **FLAG DAY** and urge the Rockville community to pause at 7:00 p.m. on this date for the annual **PAUSE FOR THE PLEDGE** and recite with all Americans the Pledge of Allegiance to our Flag and Nation.



Bridget Donnell Newton
Bridget Donnell Newton, Mayor

Monique Ashton
Monique Ashton, Councilmember

Beryl L. Feinberg
Beryl L. Feinberg, Councilmember

David E. Myles
David Myles, Councilmember

Mark Pierzchala
Mark Pierzchala, Councilmember

June 8, 2020



Mayor & Council Meeting Date: June 8, 2020
Agenda Item Type: Recognition
Department: City Clerk/Director of Council Operations Office
Responsible Staff: Jacqueline Mobley

Subject

Montgomery College Rockville Campus and Rockville High Schools Graduation Class of 2020

Recommendation

Mayor and Council will read and recognize all Graduates of Class of 2020.

Attachments

Attachment 6.A.a: Montgomery College Class of 2020 (PDF)

Attachment 6.A.b: Rockville High Schools Class of 2020 (PDF)


Sara Taylor-Ferrell, City Clerk/Director of Council Operations 6/3/2020



Mayor and Council – Rockville, Maryland

CERTIFICATE OF RECOGNITION

**Montgomery College, Rockville Campus
2020 Graduates**

The students of the graduating class of 2020 will keep values alive by laying the foundation for good citizenship and perseverance in a time of uncertainty due to the COVID-19 global pandemic

Montgomery College graduates will be our listeners, explorers, role models, motivators and mentors and will continue to influence us long after this current crisis has ended.

The memories of today will continue to foster community and develop channels of communication in their future endeavors. Congratulations to all students and their families as they celebrate this accomplishment with friends, families and our community in creative ways.



Bridget Donnell Newton
Bridget Donnell Newton, Mayor

Monique Ashton

Monique Ashton, Councilmember

Beryl L. Feinberg

Beryl L. Feinberg, Councilmember

David E. Myles

David Myles, Councilmember

Mark Pierzchala

Mark Pierzchala, Councilmember

June 8, 2020



Mayor and Council – Rockville, Maryland

CERTIFICATE OF RECOGNITION

**The Mayor and Council would like to extend
congratulations to the students of graduating class
2020 for our City of Rockville High Schools.**

Richard Montgomery High School

Rockville High School

Thomas S. Wootton High School



Bridget Donnell Newton
Bridget Donnell Newton, Mayor

Monique Ashton
Monique Ashton, Councilmember

Beryl L. Feinberg
Beryl L. Feinberg, Councilmember

David E. Myles
David Myles, Councilmember

Mark Pierzchala
Mark Pierzchala, Councilmember

June 8, 2020



Mayor & Council Meeting Date: June 8, 2020
 Agenda Item Type: Appointments & Announcement of Vacancies
 Department: City Clerk/Director of Council Operations Office
 Responsible Staff: Jacqueline Mobley

Subject

Boards and Commissions Appointments and Reappointments

Recommendation

The Mayor and Council will appoint and reappoint the following members to the Boards and Commissions.

Financial Advisory Board

Jack Kelly – Reappointment to serve a 3-year term until 6/1/2023

Human Rights Commission

Delenia McIver – New appointment to serve a 3-year term until 6/1/2023

Rockville Housing Enterprises

James Hedrick -Reappointment to serve a 3-year term until 6/1/2023

Senior Citizens Commission

Anne Herbster – Reappointment to serve a 3-year term until 6/1/2023

Traffic and Transportation Commission

Ian Weston – New appointment to serve a 3-year term until 6/1/2023

Jude Abanulo – Reappointment to serve a 3 year term until 6/1/2023

Historic District Commission

Arthur T. Downey – New appointment to serve a 3-year term until 6/1/2023


 Sara Taylor-Ferrell, City Clerk/Director of Council Operations 6/3/2020



Mayor & Council Meeting Date: June 8, 2020
 Agenda Item Type: Consent
 Department: PW - Environmental Management
 Responsible Staff: Erica Shingara

Subject

Award of IFB #09-20, Temporary Labor Services, to the Next Responsive Bidder, Phoenix Staffing Inc. through June 30, 2021, in the Total Contract Award Amount for Both Awardees Not to Exceed \$215,000

Recommendation

Staff recommends the award of IFB #09-20 for Temporary Labor Services, to the next responsive bidder, Phoenix Staffing Inc., through June 30, 2021, with an option to extend the contract for up to four additional one-year periods, in an amount for both awardees not to exceed \$215,000 annually, subject to funding.

Discussion

On March 30, 2020, the Mayor and Council awarded IFB #09-20 for Temporary Labor Services to CMT Services Inc. and Pollen Scape Designs LLC in the total contract award not to exceed \$215,000. The award was to be parceled among the two lowest responsive awardees; CMT Services Inc (CMT) and Pollen Scape Designs LLC. During contract negotiations, staff was informed that:

- CMT is a Minority Business Enterprise and Disadvantaged Business Enterprise (MBE/DBE) certified by Prince George's County, Maryland and recognized as a certified Small, Women-owned, and Minority-owned Business (SWaM) by the State of Virginia. The company also is a SBA-certified HUBZone, Economically Disadvantaged Woman Owned Small Business (EDWOSB). Unfortunately, since CMT is not specifically certified by Maryland, this information was not available in the eMaryland database and accessible to Procurement. CMT submitted all materials and the City has successfully executed a contract.
- Pollen Scape Designs LLC withdrew on April 22, 2020, indicating that due to staff changes, they were no longer able to adequately support the requirements of the contract.

On-call temporary labor services are needed to support Public Work's recycling, refuse, yard waste, leaf removal, and special waste collection efforts, as well as the Recreation and Parks'

mowing, edging, trash removal, and other landscaping needs. It is prudent for the City to have two awardees for this work scope; in the event the lowest-responsive bidder cannot provide service, the City can request services from the next lowest responsive bidder. Since IFB #09-20 was originally awarded by the Mayor and Council, the Mayor and Council must also approve the second award for IFB #09-20 to the next lowest-responsive bidder. As the attached March 30th, Item 10B agenda states, there was a three-way tie for 3rd place at \$20.00 per hour (Attachment B). After careful review of bid materials, all three third place vendors were deemed non-responsive.

The fourth lowest-responsive bidder is Phoenix Staffing Inc. (Non-DBE/MBE) at a rate of \$20.55 per hour. Phoenix Staffing Inc. currently provides the requested on-call labor services to Takoma Park and Hyattsville. Phoenix also has satisfactorily provided these services to the City of Rockville through an emergency procurement executed when the City's previous temporary labor services contractor suddenly withdrew service in late 2019. Phoenix has agreed to extend the bid price for 180 days from the February 11, 2020 deadline for IFB submission.

Mayor and Council History

This item was originally included on the March 23, 2020, consent agenda for award. The original brief book materials are provided (Attachment A). During that meeting, the Mayor and Council directed staff to check references for Devine Professional Consulting Group in consideration of a third award and bring it back for consideration on March 30, 2020. After further review of the bid tabulation form, it was determined that there were three bidders that had the third lowest dollar amount (the same amount for all three). All three third place vendors were deemed non-responsive for the reasons described in the brief book materials included in the agenda for March 30, 2020 (Attachment B). The Mayor and Council unanimously awarded IFB #09-20 for Temporary Labor Services to CMT Services Inc. and Pollen Scape Design in the amount not to exceed \$215,000 on March 30, 2020.

Next Steps

Upon Mayor and Council approval, the Procurement Division will issue a contract and secure necessary insurance. The City Manager will execute the contracts once signed by contractors and approved by the City Attorney's Office. Service requests will be issued via a Master Agreement on an as-needed basis.

Attachments

Attachment 10.A.a: Attach A- Agenda_March 23, 2020_IFB 09-20 (PDF)
 Attachment 10.A.b: Attach B- Agenda_March 30, 2020_IFB 09-20 (PDF)


Rob DiSpirito, City Manager 6/1/2020



Mayor & Council Meeting Date: March 23, 2020
 Agenda Item Type: Consent
 Department: PW - Environmental Management
 Responsible Staff: Erica Shingara

Subject

Award of IFB #09-20 for Temporary Labor and Staffing Services to CMT Services Inc. and Pollen Scape Design, through June 30, 2021, in the Amount Not to Exceed \$215,000

Recommendation

Staff recommends the award of IFB #09-20 for Temporary Labor and Staffing Services to CMT Services Inc. and Pollen Scape Design through June 30, 2021, with an option to extend the contract for up to four additional one year periods, in an amount not to exceed \$215,000 annually, subject to funding.

Discussion

Rockville has historically contracted for temporary workers to support several programs, including recycling and refuse collection, leaf collection, street maintenance, and parks and land management work. These temporary workers are used to support job functions when permanent staff is on leave, injured, or in training.

Staff recommends award of these contracts to provide temporary labor services on an as-needed basis. Temporary labor services are needed to support Public Work's recycling, refuse, yard waste, leaf removal, and special waste collection efforts, as well as the Recreation and Parks' mowing, edging, trash removal, and other landscaping needs. Temporary workers support daily operations and provide seasonal support, but are not authorized to operate City vehicles. The vendors must be able to provide on-call workers to perform outdoor manual labor tasks and meet the City's quality and personal safety standards, including supplying steel-toed shoes, reflective safety vests, work gloves, etc.

Staff estimates the City needs approximately 5,000 labor hours of temporary labor staffing services annually. The annual number of hours may change (increase or decrease) from year-to-year, depending on the actual needs of the City and annual appropriation by the Mayor and Council. Work sites include various locations throughout Rockville, Maryland.

The unit prices received were determined to be favorable and a multi-year contract will save City resources by avoiding the preparation of separate bids for each year. Additionally, a multi-year contract is beneficial as it minimizes the “learning curve” and the impact to continuously hiring new contractors unfamiliar with the City’s requirements.

Mayor and Council History

This is the first time this item has been brought before the Mayor and Council.

Procurement

Staff prepared and publicly advertised IFB #09-20 on January 17, 2020, in accordance with Rockville City Code section 17-61. IFB #09-20 was posted on the City’s website, and electronically provided to 193 prospective bidders via the State of Maryland new eMaryland Marketplace Advantage (eMMA) system. Of the 193 prospective bidders, using the new systems reporting capabilities, 28 were Disadvantaged Business Enterprises (DBE), and 49 were Minority Business Enterprises (MBE).

The proposed contract secures fixed, firm rates for workers through June 30, 2021. Price adjustments from the Contractor may be considered at renewal or at other times as required due to changes in federal, state or county law. Rate increases beyond that period are tied to the Consumer Price Index (CPI). The contract also requires compliance with the Immigration Reform and Control Act of 1986.

Bids were reviewed for compliance with the minimum of 2 years prior experience of providing those types of services as detailed in the specifications for each job category. Additionally, the provided services must conform to applicable Federal, State, County and City laws, statutes, rules and regulations (including minimum wage laws). Bid pricing was required to include all overhead, profit, taxes, insurance and other applicable fees and costs.

The IFB initially requested bids for two separate job categories: labor services and administrative services. However, after further review, the City will only elect to award the labor category at this time. Should the City seek temporary administrative services, it will issue another IFB for this specific service in the future.

The following sealed bids were received and opened on February 11, 2020:

Item I – Laborer (estimated 5,000 annual hours)

Bidder	MFD Status	Location	Hourly Rate	Extended Price Annually
Athena Consulting	MBE	Gaithersburg, MD	\$14.00	\$70,000*

StrategicHire	Non-DBE/MBE	Laurel, MD	\$17.00	\$85,000*
Vidhwan dba E-Solutions	Non-DBE/MBE	San Jose, CA	\$17.00	\$ *
CMT Services Inc.	Non-DBE/MBE	Hyattsville, MD	\$19.15	\$95,750
Pollen Scape Design	Non-DBE/MBE	Westminster, MD	\$19.25	\$96,250
Devine Professional Consulting Group	MBE/DBE	Silver Spring, MD	\$20.00	\$100,000
Pacen King Services, LLC	MBE/DBE	Lanham, MD	\$20.00	\$100,000
LanceSoft, Inc.	MBE	Herndon, VA	\$20.00	\$100,000
Phoenix Staffing Services	Non-DBE/MBE	Hyattsville, MD	\$20.55	\$102,750
Madison Avenue Support Services	Non-DBE/MBE	Baltimore, MD	\$21.00	\$105,000
Atmos Solutions Inc	DBE	Washington DC	\$21.00	\$105,000
Diskriter Inc.	Non-DBE/MBE	Pittsburg, PA	\$21.25	\$106,250
EJJ Corporation	MBE/DBE	Columbia, MD	\$24.50	\$122,500
Centropolis Property Staffing	Non-DBE/MBE	Baltimore, MD	\$28.00	\$140,000

*Upon evaluation of the submissions, the bids for Athena Consulting, StrategicHire, and Vidhwan dba E-Solutions were deemed non-responsive. After inquiring about compliance with Montgomery County minimum wage requirements, Athena Consulting withdrew their bid on March 6, 2020. StrategicHire indicated only one year in business, which does not meet the minimum two-year requirement in the IFB. Vidhwan dba E-Solutions bid did not provide an extended price or written evidence (through references) of two years prior experience providing on-call labor services as detailed in the IFB specifications. Nor did the vendor provide additional substantiated information through subsequent investigations.

The lowest responsive bidders for the Labor category were CMT Services Inc. of Hyattsville, MD and Pollen Scape Design of Westminster, MD. Both firms included references of at least two years of prior labor services involving on-call refuse and recycling and/or landscaping services in Maryland. Given Montgomery County’s minimum wage increases to \$14.00 per hour on July 1, 2020, the rates provided are reasonable. References were contacted for each awardee, all of which were satisfactory.

The bid amounts shown above are estimated annual quantities used for bid evaluation purposes only.

In accordance with Section 17-39 (a) of the City Code, Awarding Authority, all contracts involving more than one hundred thousand dollars (\$100,000.00) shall be awarded by the Mayor and Council.

Fiscal Impact

The Environmental Management Division of the Department Public Works is the primary user of this contract for labor services. Annual needs vary by year, depending on staffing levels and market conditions. Environmental Management’s FY 2019 actual budget for temporary agency

personnel was \$176,599 and the adopted FY 2020 budget is \$104,240. The Department of Recreation and Parks also uses this contract during the fiscal year.

Upon satisfactory service and by mutual agreement, the contract is renewable annually for up to four years. Annual funding is subject to appropriation approval by the Mayor and Council.

Next Steps

Upon Mayor and Council approval, the Procurement Division will issue contracts and secure necessary insurance. The City Manager will execute the contracts once signed by contractors and approved by the City Attorney's Office. Service requests will be issued via a Master Agreement on an as-needed basis.



Rob DiSpirito, City Manager

3/18/2020



Mayor & Council Meeting Date: March 30, 2020
 Agenda Item Type: Consent
 Department: PW - Environmental Management
 Responsible Staff: Erica Shingara

Subject

Award of IFB #09-20 for Temporary Labor Services to CMT Services Inc. and Pollen Scape Design, through June 30, 2021, in the Amount Not to Exceed \$215,000

Recommendation

Staff recommends the award of IFB #09-20 for Temporary Labor Services to CMT Services Inc. and Pollen Scape Design through June 30, 2021, with an option to extend the contract for up to four additional one-year periods, in an amount not to exceed \$215,000 annually, subject to funding.

Discussion

During the March 23, 2020 discussion of the award for Invitation for Bids (IFB) # 09-20: Temporary Labor and Staffing Services, the Mayor and Council directed staff to check references for Devine Professional Consulting Group in consideration of a third award. After further review of the bid tabulation form, it was determined that there were three (3) bidders that had the third lowest dollar amount (the same amount for all three). These three bidders, Devine Professional Consulting Group, Pacen King Services, LLC, and LanceSoft, Inc, provided an identical \$20/hour bid in this category and were all listed as a Minority Business Enterprise (MBE).

Bids were reviewed for compliance with the minimum of two years prior experience of providing the types of services detailed in the labor category. The vendors must be able to provide on-call workers to perform outdoor manual labor tasks, specifically with experience in recycling and refuse and landscaping services. Temporary labor services are needed to support Public Work's recycling, refuse, yard waste, leaf removal, and special waste collection efforts, as well as the Recreation and Parks' mowing, edging, trash removal, and other landscaping needs. Additionally, the provided services must conform to applicable Federal, State, County, and City laws, statutes, rules, and regulations (including minimum wage laws). Bid pricing was required to include all overhead, profit, taxes, insurance, and other applicable fees and costs.

The two lowest responsive and responsible bidders provided references of prior experience providing labor services for refuse and recycling operations, as well as landscape services. The

references submitted for the three other bidders were deemed non-responsive because they lacked clear evidence of prior experience in providing temporary labor for recycling and refuse and landscaping services, or did not provide complete references with contact information.

After a thorough review of the solicitation documents, including the three bidders that had the same dollar amount for the third lowest bid amount, Staff continues to support the award to the two lowest responsive and responsible bidders, CMT Services, Inc. and Pollen Scape Design. A timely award is requested because our current emergency contract is set to expire on May 28, 2020.

Mayor and Council History

This item was originally included on the March 23, 2020 consent agenda for award. The original brief book materials are included as an attachment (Attachment A). During this meeting, the Mayor and Council directed staff to check references for Devine Professional Consulting Group in consideration of a third award, and bring it back for consideration on March 30, 2020.

Next Steps

Upon Mayor and Council approval, the Procurement Division will issue contracts and secure necessary insurance. The City Manager will execute the contracts once signed by contractors and approved by the City Attorney's Office. Service requests will be issued via a Master Agreement on an as-needed basis.

Attachments

Attachment 10.B.a: Attach A- Agenda_March 23, 2020_IFB 09-20 (PDF)

Links:

References: 2985 : 2985

Jenny Kimball

Jenny Kimball, Deputy City Manager

3/25/2020



Mayor & Council Meeting Date: June 8, 2020
 Agenda Item Type: Consent
 Department: PDS - Zoning Review & Other
 Responsible Staff: Andrea Murtha

Subject

Authorization to Release and Extinguish an Existing Forest Conservation Easement on Lot 1 of the National Capital Research Park Subdivision, Also Known as 1445/1455 Research Boulevard

Recommendation

Staff recommends the Mayor and Council approve the release and abandonment of the existing forest conservation easement dated December 3, 1997 by Research Plaza Associates, a Virginia limited partnership, and recorded among the Land Records of Montgomery County, Maryland in Liber 15604 at Folio 478, subject to approval of a new forest conservation easement and warranty and maintenance agreement, on property known as 1445/1455 Research Boulevard.

Discussion

The existing Forest Conservation Easement (FCE) on the property known as Lot 1 of the National Capital Research Park, recorded in the Land Records of Montgomery County, Maryland at Liber 15604, folio 478, on December 3, 1997, will no longer be necessary. This FCE was put in place when the existing office building was developed pursuant to approved Use Permit USE1997-00570.

In September 2019, a Minor Site Plan Amendment (STP2019-00378) was approved to allow for a pedestrian path through the existing parking lot, which will include new green space and seating areas. The pedestrian path will connect to the Research Row property, which is adjacent to the south side of the subject property.

The property will be subject to a new FCE as described and shown on the amended Forest Conservation Plan (FCP) known as FTP2019-00008, which was approved on March 6, 2020, and reflects the Minor Site Plan Amendment approval. The property owner, Research Plaza Acquisitions, LLC, will dedicate this new FCE for the entire property in accordance with the approved FCP. A new Warranty and Maintenance Agreement will also be executed, which will require the property owner to maintain and care for the trees that are to be planted on the property for a period of five years from the date of execution.

Mayor and Council History

This is the first time this item has been brought before the Mayor and Council.

Next Steps

If the Mayor and Council authorizes the release of the existing FCE, the City Attorney's Office will review and approve a release document to be executed by the City Manager. Upon recordation of a new forest conservation easement, the release will be recorded in the Montgomery County Land Records.



Rob DiSpirito, City Manager

6/3/2020



Mayor & Council Meeting Date: June 8, 2020
 Agenda Item Type: Consent
 Department: Housing and Community Services
 Responsible Staff: Asmara Habte

Subject

Establishing FY 2021 Maximum MPDU Rents

Recommendation

Staff recommends the Mayor and Council approve keeping the FY2021 maximum MPDU rents at the FY2020 levels.

Discussion

At the May 4, 2020, Mayor and Council meeting, the Mayor and Council discussed COVID-related tenant protection measures, including regulating residential rent increases, and limiting maximum MPDU rents for FY 2021. On the maximum MPDU rents, staff provided a summary of the maximum MPDU rents that would typically be allowed in FY 2021 based on HUD's 2020 Area Median Income (AMI) limits. In response, the Mayor and Council directed staff to move forward with maintaining the MPDU rents at the current, FY 2020 levels. Accordingly, as required by City Code Chapter 13.5, the "MPDU Ordinance," this item is before the Mayor and Council for a formal vote on setting the FY2021 MPDU rents at FY2020 levels.

Background

Per the MPDU Ordinance, the City Manager "shall adjust the maximum rent [of MPDUs] annually in accordance with the formula set forth in the regulations." The City's MPDU regulations state that "Rental rates shall be based on the U.S. Department of Housing and Urban Development (HUD) median income calculation for a family of four in the Washington, D.C. Metropolitan Statistical Area."

As discussed with the Mayor and Council at its May 4, 2020 meeting, pursuant to the MPDU regulations, the annual rental rate adjustment is based on the U.S. Department of Housing and Urban Development's (HUD) income data, which is released annually in March. The HUD income data is inserted into the formula set forth in the MPDU regulations and the maximum rents are calculated. The 2020 Area Median Income (AMI) for the Washington, DC metropolitan region is \$126,000 for a household size of four (4), an increase from \$121,300 in 2019. The HUD income limits schedule is attached. The following tables shows the maximum household incomes for the MPDU program for the City's fiscal year (FY) 2021 based on the 2020 HUD income limits. The minimum annual household income for the MPDU program is 2.5X the MPDU rent, adjusted for household size and bedroom count.

Table 1. Maximum Income Levels¹

Household Size	FY 2020 Max. Household Income (Current)	FY 2021 Max. Household Income @2020 AMI	% Change from FY 2019 to 2020	\$ Change from FY 2019 to 2020
1	\$50,900	\$52,900	3.9%	\$ 2,000
2	\$58,200	\$60,500	4.0%	\$ 2,300
3	\$65,500	\$68,000	3.8%	\$ 2,500
4	\$72,800	\$75,600	3.8%	\$ 2,800
5	\$78,600	\$81,600	3.8%	\$ 3,000

Per the MPDU ordinance and regulations, the MPDU program serves² households at or below 60 percent of the AMI, or up to \$75,600 for a household size of four (4) persons under the 2020 AMI levels, a 3.8 percent or \$2,800 increase from 2019 levels. The table below shows the maximum MPDU rents based on the 2020 AMI levels and the current MPDU rents.

Table 2. Current Maximum MPDU Rents and Maximum Rents @ HUD's 2020 Income Limits

Bedroom Count	2019 Rents (Current)	2020 Rent @2020 AMI	% Change from FY 2019 to 2020	\$ Change from FY 2019 to 2020
Studio/0 Bedroom	\$ 1,025	\$ 1,105	7.8%	\$ 80
1 Bedroom	\$ 1,170	\$ 1,260	7.7%	\$ 90
1 Bedroom+Den	\$ 1,245	\$ 1,340	7.6%	\$ 95
2 Bedrooms	\$ 1,320	\$ 1,420	7.6%	\$ 100
2 Bedrooms+Den	\$ 1,395	\$ 1,500	7.5%	\$ 105
3 Bedrooms	\$ 1,465	\$ 1,575	7.5%	\$ 110

The table above shows the different rent calculations based on different scenarios—current rents and proposed rents at 2020 AMI levels. The difference in rent between the current rent and the rents at 2020 AMI is about eight percent (8%), or a range between \$80 to \$110, adjusted for bedroom count. These increases would pose a significant burden for residents of MPDU units, whose incomes are at below 60% of AMI and who are likely already paying more than 30% of their gross income on rent (i.e., rent burdened).

The MPDU Ordinance and regulations state that the Mayor and Council “may establish a different maximum rent than provided by the aforesaid formula.” Section 13.5-7(c)(2) of the ordinance provides factors for the Mayor and Council to consider in setting a different

¹ <https://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn>

² In 2018, the Mayor and Council voted to expand the income limit to up to 120% of AMI and adjust the way in which the MPDU rents are calculated, whereby the rents are affordable (30% of gross income) at each income level up to 120% AMI.

maximum rent, including the construction, debt service, and operating costs of MPDUs. It is important for the Mayor and Council to note that MPDU rents, at either the current maximum rent levels or the maximum rent levels for FY 2021 under the formula established in the MPDU regulations, are significantly less than the rents of the market rate units at the same properties containing MPDUs. The cost of building, financing, and operating MPDUs are typically offset by revenue from associated market-rate dwelling units.

In addition to costs associated with MPDUs, Section 13.5-7(c)(2) allows the Mayor and Council to consider “any other relevant information” in setting alternative maximum MPDU rental rates. Staff considers the current health and economic effects of the COVID-19 pandemic, which are predicted to be severe and long-lasting, particularly for lower-income renters, to be substantial relevant information supporting the recommendation to retain MPDU maximum rental rates during FY 2021 at FY 2020 levels. Freezing MPDU maximum rental rates at FY 2020 levels will help MPDU tenants continue to afford rent in this period of extraordinary levels of unemployment, especially amongst renters, who by some estimates are 50% of the currently unemployed.

Recommendation

Staff recommends that the Mayor and Council establish a different maximum rent schedule, as permitted under § 13.5-7(2)c of the MPDU Ordinance, due to the significant increase in rents driven by HUD’s 2020 AMI level and the current economic conditions. Specifically, in response to COVID, staff recommends keeping the MPDU maximum at current levels. The approved MPDU rent level will become effective on July 1, 2020.

Implementation

As noted above, MPDU rent schedules become effective July 1 of any given year upon Mayor and Council approval. Staff will disseminate the rent schedule to property owners and managers of MPDU units and it will be posted on the City’s website by July 1st. Property owners and managers are required to provide a 90 notice of any rent change.

Mayor and Council History

The Mayor and Council discussed COVID-related tenant protection measures, including rent increases and maximum MPDU rents at its May 4, 2020 meeting. Staff was directed to move forward to keep the MPDU maximum rents unchanged for FY 2021.

Next Steps

Upon the Mayor and Council approval of retaining FY 2021 MPDU maximum rates at FY 2020 levels, staff will disseminate the rent schedule to properties containing a MPDU unit. Staff will also publish the schedule on the City’s website.



Rob DiSpirito, City Manager

6/1/2020



Mayor & Council Meeting Date: June 8, 2020
 Agenda Item Type: Public Hearing
 Department: PDS - Comprehensive Planning
 Responsible Staff: Sheila Bashiri

Subject

Public Hearing - Map Amendment MAP2020-00119, for the Rezoning of 102 Aberdeen Road from R-60 to R-60 (Historic District) in Order to Place the Property in a Historic District; Historic District Commission, Applicants

Recommendation

Hold Public Hearing.

Discussion

On November 19, 2019, the owner of the property at 102 Aberdeen Road, Nadean Pedersen Belote, submitted an application for an Evaluation of Significance for historic designation of the existing dwelling and property. Staff evaluated the site and structure for compliance with the City's criteria for historic designation. Staff presented its report and recommendation to the Historic District Commission (HDC) at their meeting of December 19, 2019.

The HDC found that the property met the City's criteria for historic designation based on two of the criteria: for *Historic Significance, Criteria a) It represents the development, heritage, or cultural characteristics of the City;* and for *Architectural, Design and Landscape Significance, Criteria e) the property embodies distinctive characteristics of a type, period, or method of construction.* The HDC accordingly authorized the filing of a Sectional Map Amendment to place the property in the Historic District (HD) overlay zone, per Sec. 25.14.01.d.3.

Staff believes that the property had maintained its integrity, which is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period." Staff recommended historic designation of the property to the HDC.

The Zoning Ordinance states that if the HDC finds that a property meets one or more of the adopted criteria for historic designation, the HDC may initiate the filing of the Sectional Map Amendment for historic designation. The Zoning Ordinance provides for the Planning Commission to make a recommendation to the Mayor and Council, and requires a Mayor and Council public hearing, prior to the decision to designate a property or not. At its April 22, 2020 meeting, the Planning Commission recommended that the application be approved, finding the application in compliance with the Master Plan and purpose of the Historic

District Overlay Zone. Staff recommends that the Mayor and Council base their decision on whether:

1. The property has been found to meet the City's criteria for designation;
2. The property has integrity as determined by the HDC;
3. The Map Amendment is in conformance with the Master Plan; and
4. The Map Amendment meets the intent of the Historic District overlay zone.

Property and Neighborhood Description

The subject property, known as Lot 14, Block 4, of Porter and Emma Butt's Roxboro Subdivision, is located on the east side of Aberdeen Road, between Brent Road and Calvert Road, and is zoned R-60, Single Unit Detached Dwelling, Residential. The trapezoidal subject property is a single deeded lot, measuring 78 feet along Aberdeen Road; 122 feet along the east property line; 179 feet along the north property line; and 126 feet along the south property line.

The property was developed in 1886, when John Phillip Mulfinger purchased 29 acres of rural wooded land located just outside of Rockville's city limits, and across Darnestown Road from the newly developed West End Park Subdivision. Mulfinger constructed a small farmhouse which he sold in 1889, along with eighteen acres, to Henry and Susie Wells. Between 1906 and 1912, the Wells enlarged the original farmhouse, and added a barn and other outbuildings for their livestock. The Wells remained in the house for forty-five years, and when the house was sold after they died, it consisted of fourteen acres, with an eight-room house, tenant houses, and outbuildings.

In 1936, Porter and Emma Butt purchased the property to plat Roxboro Subdivision, which included the subject lot and undeveloped land south of West Montgomery Avenue. In 1946, the Butts subdivided the fourteen acres, and the subject property, which was the largest lot in the subdivision, was given a trapezoidal shape. By 1949, twenty-two small Cape Cod and Ranch-style houses had been constructed in Roxboro.

The subject property changed hands several times until Dr. George Bowditch Hunter and his wife Elizabeth, purchased it in 1956. During their twenty-six-years as owners of the property, the Hunters made several major alterations that reflected the changes in the community and in Rockville. Prior to the platting of Roxboro, the front of the house faced north toward Darnestown Road, however; with the continuing growth of the West End, Darnestown Road became West Montgomery Avenue, and the subject property acquired a new address on Aberdeen Road. The Hunters constructed a two-story addition and reconfigured the front of the house to face Aberdeen Road.

In October 1982, the current owner, Nadean Pedersen Belote and her husband James Belote, purchased the subject property, and continued the tradition of adapting the house to meet their individual needs. The Belotes constructed a one-story sunroom addition and enclosed the rear porch.

In the 1980s, the house served as a bed and breakfast for visitors to Chestnut Lodge Hospital, and the Belotes hosted Peerless Rockville's 12th Annual New Year's Day Brunch in 1987, which was the same year the house turned 100.

The small farmhouse constructed in 1887, is now a large stucco irregularly shaped, two-story, vernacular Victorian style house, with several gabled asphalt shingle roofs, and a concrete foundation. Most of the wood two-over-two double-hung windows, with flat lintels and wood shutters, are original to the house. The protruding central wing of the house and the recessed south end porch are the oldest additions (1906-12) which created a gable-front and wing style house. Later additions include the two-story and one-story sections on the north end, and the southeast porch enclosure.

The lot is covered with natural landscaping, brick walkways and patios. A U-shaped asphalt driveway curves around a landscaped area in front of the house. Ground cover, and a variety of tall mature trees, ornamental trees, and shrubs of various sizes surround the house.

This part of the Roxboro neighborhood was built as a typical post-WWII subdivision, with compact Cape Cods, and larger brick Ranch-style homes, a few of which still exist. But the neighborhood is changing, with the construction of many 20th century two-story single-family houses of varying sizes, styles, and materials. Several larger two-story infill structures from the 21st century are located mostly on Brent Road and Calvert Road.

James Belote died in 2015, and Nadean Pedersen Belote still resides in the home. Mrs. Belote is seeking to designate the property because the character of the neighborhood is rapidly changing, and she would like to preserve the house and the history of the property.

Compliance with Criteria for Designation

On December 19, 2019, the HDC found that the property meets two of the adopted criteria for historic designation. That is:

Historic Significance Criteria a) It represents the development, heritage, or cultural characteristics of the City. The development of the property is representative of the historical and physical development of Rockville. The property is a witness to, and a participant in the growth of Rockville and the development of the history of Roxboro Subdivision.

Architectural, Design, and Landscape Significance Criteria e) Embodies distinctive characteristics of a type, period, or method of construction. The property has retained its trapezoid-shaped lot, and the house has retained its original materials and features, even as it has grown over the years. It serves as an anchor and a recognizable landmark to the changing landscape of the neighborhood.

Map Amendment Findings

Staff recommends approval of the Sectional Map Amendment MAP2020-00119 to change the zone of 102 Aberdeen Road from R-60 to R-60 HD (Historic District), based upon the following findings that the proposed zoning change is in conformance with:

- 1) The HDC's adopted criteria as the house and property are representative of the *development of Roxboro Subdivision, and the growth of Rockville, and the property represents an established visual feature of the neighborhood* and city because of its physical characteristics and landscape components. The community grew around it while it retained its irregular lot and house, which is unique to any other structure in the neighborhood.
- 2) The associated Comprehensive Master Plan in that designation would contribute to preserving an increased number of historic resources in the city, and the recommendation that *Property owners should be encouraged to nominate their property for historic designation*. And
- 3) The purpose of the Historic District Zone per Section 25.14.01 of the Zoning Ordinance, to safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, and economic history.

Mayor and Council History

This is the first time the Mayor and Council has considered this application.

Public Notification and Engagement

Written notice was accomplished in accordance with the Zoning Ordinance for this public hearing. In addition, an ad ran twice in the Washington Post at least two weeks prior to the public hearing, in accordance with state code. The required written notice for the HDC and Planning Commission meetings was also accomplished in accordance with the Zoning Ordinance.

Boards and Commissions Review

The Planning Commission reviewed the Map Amendment application at its meeting of April 22, 2020. At the meeting, the property owner spoke in favor to the designation, and after discussion, the Planning Commission recommended that the application be approved, finding the application in compliance with the Master Plan and purpose of the Historic District Overlay Zone. See Attachment 1 for more details.

The HDC reviewed the Evaluation of Significance at its December 19, 2019 meeting. The owner spoke in favor of the designation, and Nancy Pickard, Executive Director of Peerless Rockville, spoke in favor of the designation. As mentioned above, the HDC found that the property met the criteria for designation and authorized the filing of the Historic District Map Amendment application to apply the HD overlay zone (See Attachment 3 for more details).

Next Steps

Staff recommends that the record of this public hearing be held open for two weeks, until close of business on Friday, June 26. Discussion and Instructions to Staff will be scheduled following the Public Hearing. If the Mayor and Council direct staff to proceed with an ordinance to grant the Map Amendment application, the ordinance will require introduction and adoption at a subsequent meeting(s).

Attachments

- Attachment 11.a: PC Staff Report 4.22.20 (PDF)
- Attachment 11.b: PC Recommendation MAP119 (PDF)
- Attachment 11.c: Statement of Significance (PDF)



Rob DiSpirito, City Manager

6/1/2020



Overview

Case:	Sectional Map Amendment MAP2020-00119
Location:	102 Aberdeen Road
Staff:	Sheila Bashiri, Preservation Planner Comprehensive Planning 240.314.8236 sbashiri@rockvillemd.gov
Applicant:	Nadean Pedersen Belote
Filing Date:	January 13, 2020
Exhibits:	1. Staff report to Historic District Commission 2. Statement of Significance

Background

The property at 102 Aberdeen Road was nominated by the Historic District Commission (HDC) for Historic District (HD) zoning on December 19, 2019. The HDC found that the property met the criteria for designation and recommends application of the Historic District (HD) overlay zone. The property owner, Nadean Pedersen Belote, initiated the application to the HDC for an Evaluation of Historic Significance, and Ms. Pedersen Belote is also requesting this rezoning. The Planning Commission is asked to make a recommendation on the proposed zoning to the Mayor and Council, per Sec.25.06.01.g.

Site Description

Master Plan Land Use:	Detached Residential
Zoning District:	R-60
Existing Use:	Single-unit detached dwelling
Parcel Area:	13,870 square feet
Subdivision:	Roxboro, Block 14, Lot 4
Building Floor Area:	2,448 square feet
Dwelling Units:	1 (existing)

Project Vicinity

Surrounding Land Use and Zoning

	Zoning	Planned Land Use	Existing Use
North	R-60	Detached Residential	Detached Residential
East	R-60	Detached Residential	Detached Residential
South	R-60	Detached Residential	Detached Residential
West	R-60	Detached Residential	Detached Residential

Site Description

In 1886, John Phillip Mulfinger purchased 29 acres of land from the appointed Trustees of the Montgomery County Circuit Court. The rural wooded land was located just outside of Rockville's town limits, and across Darnestown Road from the newly developed West End Park Subdivision. This was the land that became Roxboro Subdivision. Upon purchase of the property, Mulfinger proceeded to construct a small farmhouse.

In 1889, Mulfinger sold the small farmhouse and eighteen acres, to Henry and Susie Wells, and the following year, they sold four acres of the tract. The Wells enlarged the original farmhouse, making several alterations between 1906 and 1912, and cladding it in stucco. They added a barn and other outbuildings for their livestock, which included horses, cattle, and hogs. The Wells remained in the house for forty-five years. Henry Wells died in 1928, and when Susie died in 1934, the property consisted of fourteen acres, with an eight-room house, tenant houses, and outbuildings.

In 1936, Porter and Emma Butt purchased the property, which included the subject lot and undeveloped land south of West Montgomery Avenue. The Butts were acquiring property to plat 'Roxboro'. Rockville experienced a building boom in the late 1940s, when returning servicemen from World War II created a demand for new housing. The first section of "Roxboro" was platted in 1940, and it consisted of eleven lots, ten on block 1, and one lot on

block 4. The lots, in the 700 block of West Montgomery Avenue and Brent Road, ranged in size from 6,900 to 7,709 square feet, which was half the depth of the older lots to the north of West Montgomery Avenue. A Spring 1940 Sentinel advertisement promoted "Roxboro, Rockville's New Development," advertising affordable five and six-room houses with garages. In 1946, the Butts subdivided the fourteen acres, and platted parts of blocks 3, 4 and 5. The subject property, which was the largest lot in the subdivision, was given a trapezoidal shape. By 1949, twenty-two small Cape Cod and Ranch-style houses had been constructed in Roxboro.

After Porter and Emma Butt platted Roxboro around the subject property, the subject property changed hands several times until Dr. George Bowditch Hunter and his wife Elizabeth purchased it in 1956. During their twenty-six-years as owners of the property, the Hunters made several major alterations that reflected the changes in the community and in Rockville. Prior to the platting of Roxboro, the front of the house faced north toward Darnestown Road. With the continuing growth of the West End, Darnestown Road became West Montgomery Avenue. The platting of Roxboro meant the subject property had a new address on Aberdeen Road. The Hunters reconfigured the front of the house to face Aberdeen Road by removing the northwest facing front porch and replacing it with a corner portico. Additionally, they constructed a two-story north side addition which utilized the windows that were removed from the original north side elevation.

In October 1982, the current owner, Nadean Pedersen Belote and her husband James Belote, purchased the subject property, and continued the tradition of adapting the house to meet their individual needs. In 1998, they constructed a one-story sunroom addition on the north elevation of the house, and in 2000, they constructed a rear porch enclosure on the south and east elevations, using German wood lap siding, which was the original construction material for the small farmhouse.

In the 1980s, the house served as a bed and breakfast for visitors to Chestnut Lodge Hospital. It was also the location of Peerless Rockville's 12th Annual New Year's Day Brunch in 1987, which was the same year the house turned 100.

The house sits on the east side of Aberdeen Road, facing west. According to Maryland State Department of Assessments and Taxation (SDAT), the house was constructed in 1907; however, deed records show the original farmhouse was constructed c. 1887. The once small farmhouse is now a large stucco irregularly shaped, two-story, vernacular Victorian style house, with several gabled asphalt shingle roofs, and a concrete foundation. Most of the wood two-over-two double-hung windows, with flat lintels and wood shutters, are original to the house. The protruding central wing of the house and the recessed south end porch are the oldest additions (1906-12) which created a gable-front and wing style house. Later additions include the two-story and one-story sections on the north end, and the southeast porch enclosure. The lot is covered with natural landscaping, brick walkways and patios. A U-shaped asphalt driveway curves around a landscaped area in front of the house. Ground cover, and a variety of tall mature trees, ornamental trees, and shrubs of various sizes surround the house.

This part of the Roxboro neighborhood has experienced a great deal of change. It was built as a typical post-WWII subdivision, with compact Cape Cods, and larger brick Ranch-style homes, a few of which still exist. There are many 20th century one-and-one-half, and two-story single-family houses of varying sizes, styles, and materials. Several larger two-story infill structures from the 21st century, are located mostly on Brent Road and Calvert Road.

James Belote passed away in 2015, and Nadean Pedersen Belote still resides in the home. She is seeking to designate the property because the character of the neighborhood is rapidly changing, and she would like to preserve the house and the history of the property.

Project Analysis

After review of the planning and zoning implications of the proposed Map Amendment, the Planning Commission should state their findings related to whether the proposed zoning change is compatible with the applicable master plans; and conforms to the purpose of the HD Zone.

Compliance with Adopted Criteria For Designation

The staff and HDC found that the property meets two of the adopted HDC criteria for historic designation. That is:

Historic Significance Criteria a) It represents the development, heritage, or cultural characteristics of the City. The development of the property is representative of the historical and physical development of Rockville. The property is a witness to, and a participant in, the growth of Rockville and the development of the history of Roxboro Subdivision.

Architectural, Design, and Landscape Significance Criteria e) Embodies distinctive characteristics of a type, period, or method of construction. The property has retained its trapezoid-shaped lot, and the house has retained its original materials and features, even as it has grown over the years. It serves as an anchor and a recognizable landmark to the changing landscape of the neighborhood.

Conformance with Master Plan

The proposed historic designation of the subject property is compatible with policies in the *Comprehensive Master Plan*, adopted in 2002 by the Mayor and Council (p. 8-1):

Policy #1 supports the identification of historic resources in the City *“as visual and physical reminders of the themes and periods in the City’s development.”*

Policy #2 supports efforts to “preserve, protect and maintain the physical and environmental integrity of an increased number of historic resources in Rockville.”

The *Historic Preservation* chapter discusses “Scattered Sites” under the *Potential Designation of New Historic Districts* section. It states that: “A large number of individual structures built before 1945 are located throughout the central area of the City. Property owners are encouraged to nominate their property for historic designation.”

The property is in Planning Area 4, and according to the *Comprehensive Master Plan* (p. 11-17):

“The gradual development of the area gives Planning Area 4 its characteristic mix of architectural styles ranging from the distinctive Victorians of West Montgomery Avenue to the modern split-level houses of Woodley Gardens. Garden apartments, townhouses, and senior citizen housing are more recent additions to the area. The result of this patchwork development pattern and variety of architectural styles is a unique neighborhood recalling both the small town of the past and the growing city of today.”

While the property is located just outside of the West Montgomery Avenue Historic District, the *Comprehensive Plan* notes that in addition to the historic district:

“...there are scattered homes throughout the planning area that have some historical or architectural significance although they are not within the historic district. There are also many examples of early twentieth century bungalows and colonial revival homes that are interesting architecturally and contribute to the historic and residential character of the neighborhood. There are areas where the historic district could be expanded.”

Zoning Ordinance Compliance

Historic District (HD) zoning is an overlay zone that does not change the underlying zoning, and requirements for “Use” and “Development Standards” are not affected or changed. The purpose for the HD Zone is outlined below.

25.14.01 – Historic District Zones

a. Purpose –The Historic District Zone is an overlay zone. The purpose of the zone is to:

- 1. Safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, economic, political, archaeological, or architectural history;*
Historic District zoning would assure long-term preservation of the historic character of this property through HDC review of exterior alterations to the property, subject to the public review process delineated in the Zoning Ordinance.
- 2. Stabilize and improve the property values of those sites and structures, and the adjacent neighborhood;*

Historic District zoning would provide a measure of stability in this immediate vicinity, as the HDC works to assure that proposed alterations at the site will be compatible with the historic significance of the property. Designation would preserve a structure built as a residence, preserving the residential character of the subject property in support of a priority of Area 4 in the *Comprehensive Master Plan*.

3. *Foster civic beauty;*

Historic designation and associated review ensures that the aesthetic character of this property will be retained. Designation also provides an opportunity for public assistance in property maintenance through tax credit programs at the county and state levels.

4. *Strengthen the local economy; and*

Heritage resources are an attraction to visitors who support the local economy (shops, restaurants). The subject dwelling is linked to the history of the development of Roxboro and Rockville. The property and its significance can be incorporated into heritage programming to be developed in the future.

5. *Promote the preservation and the appreciation of those sites and structures for the education and welfare of the residents of the City.*

Historic designation provides an opportunity for residents to enjoy the City's heritage with an authentic resource that illustrates the Roxboro community.

Community Outreach

The HDC held their Evaluation of Historic Significance on December 19, 2019. Noticing requirements of Section 25.05.03 of the Zoning Ordinance were met.

The HDC provided the Authorization to File the Sectional Map Amendment MAP2018-00118 at the December 19, 2019 HDC meeting and the Map Amendment was filed on January 13, 2020. Noticing requirements of Section 25.05.03 of the Zoning Ordinance were met as required for the April 22, 2020 Planning Commission meeting.

Recommendation and Findings

As discussed in this report, staff recommends approval of the Sectional Map Amendment MAP2020-00119 to change the zone from R-60 to R-60 HD (Historic District), based upon the following findings:

- 1) Finding the proposed zoning change in conformance with the HDC's adopted criteria as the house and property are representative of the development of Roxboro Subdivision, and the growth of Rockville, and the property represents an established visual feature of the neighborhood and City because of its physical characteristics and landscape components. The community grew around it while it retained its irregular lot and house, which is unique to any other structure in the neighborhood;
- 2) Finding the proposed zoning change in conformance with the Comprehensive Master Plan in that designation would contribute to preserving an increased number of historic resources in the City, and the recommendation that Property owners should be encouraged to nominate their property for historic designation; and
- 3) Finding the proposed zoning change in conformance with the purpose of the Historic District Zone per Section 25.14.01 of the Zoning Ordinance, to safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, and economic history.



**Historic District Commission Staff Report:
Evaluation of Significance (for Designation)
HDC2020-00965, 102 Aberdeen Road**

MEETING DATE: 12/19/19

REPORT DATE: 12/12/19

FROM: Sheila Bashiri,
Preservation Planner
240.314.8236
sbashiri@rockvillemd.gov

APPLICATION DESCRIPTION: Evaluation of Historic Significance
(Designation requested)

APPLICANT: Nadean Pedersen, Owner
102 Aberdeen Road
Rockville, MD 20850

FILING DATE: 11/17/2019

RECOMMENDATION: Finding that the property at 102 Aberdeen Road property meets **Historic Significance Criteria a) and Architectural, Design, and Landscape Significance Criteria e)** of the adopted HDC criteria for historic designation, staff recommends historic designation.

EXECUTIVE SUMMARY: The property is located within the Roxboro subdivision. The owner, Nadean Pedersen, is seeking to designate the property. In accordance with 25.14.d.1 of the Zoning Ordinance, the HDC will evaluate a property for historic significance if the owner files an application nominating the property for historic designation.



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EXHIBITS:

- A Aerial Map
- B Zoning Map
- C Application



West (Front) Elevation and front yard

RECOMMENDATION

Finding that the property at 102 Aberdeen Road property meets **Historic Significance Criteria a) and Architectural, Design, and Landscape Significance Criteria e)** of the adopted HDC criteria for historic designation, staff recommends historic designation.

SITE DESCRIPTION

- Location:** 102 Aberdeen Road
- Applicant:** Nadean Pedersen, Owner
- Land Use Designation:** Detached Residential (High Density)
- Zoning District:** R-60 Single-Family Residential
- Existing Use:** Single Unit Detached Dwelling Residential
- Parcel Area:** 13,870 SF
- Subdivision:** Roxboro, Block 14, Lot 4
- Building Floor Area:** 2,448 Sq. Ft.
- Dwelling Units:** 1



Aerial View of Site



View of 102 Aberdeen Road from Street

SITE ANALYSIS

Lot Description

The subject property is located on the east side of Aberdeen Road, between Brent Road and Calvert Road. The trapezoid shaped Lot 14 of Block 4, of Porter and Emma Butt's Roxboro Subdivision, was platted in 1946 and recorded in the Montgomery County land records at Plat Book No. 31, Plat 2150. As originally platted, the subject property is a single deeded lot, measuring 78 feet along Aberdeen Road; 122 feet along the east property line; 179 feet along the north property line; and 126 feet along the south property line.

A single-family house is located on the property and faces west to Aberdeen Road. Other than the house and a large shed in the rear, the remainder of the lot is covered with natural landscaping, and brick or concrete walkways. Ground cover, and a variety of tall mature trees, ornamental trees, and shrubs of various sizes surround the house, except the south side. The south side has a concrete walkway, and a tall privacy fence, sited very close to the house. Plantings and shrubs border the west and north elevations of the house. Off Aberdeen Road, a concrete apron connects to a U-shaped asphalt driveway, which curves around a landscaped area in front of the house. Large brick patios are in front of the center block of the front elevation, and on the north side elevation. Both patios join brick walks spanning the front and rear of the house. A large wood shed is in the northeast corner of the rear yard. The north, east and south elevations are surrounded by wood privacy and/or chain link fences.



U-shaped driveway in front of house



Front (West) Elevation and landscape of U-shaped driveway



Front brick walkway and patio from driveway



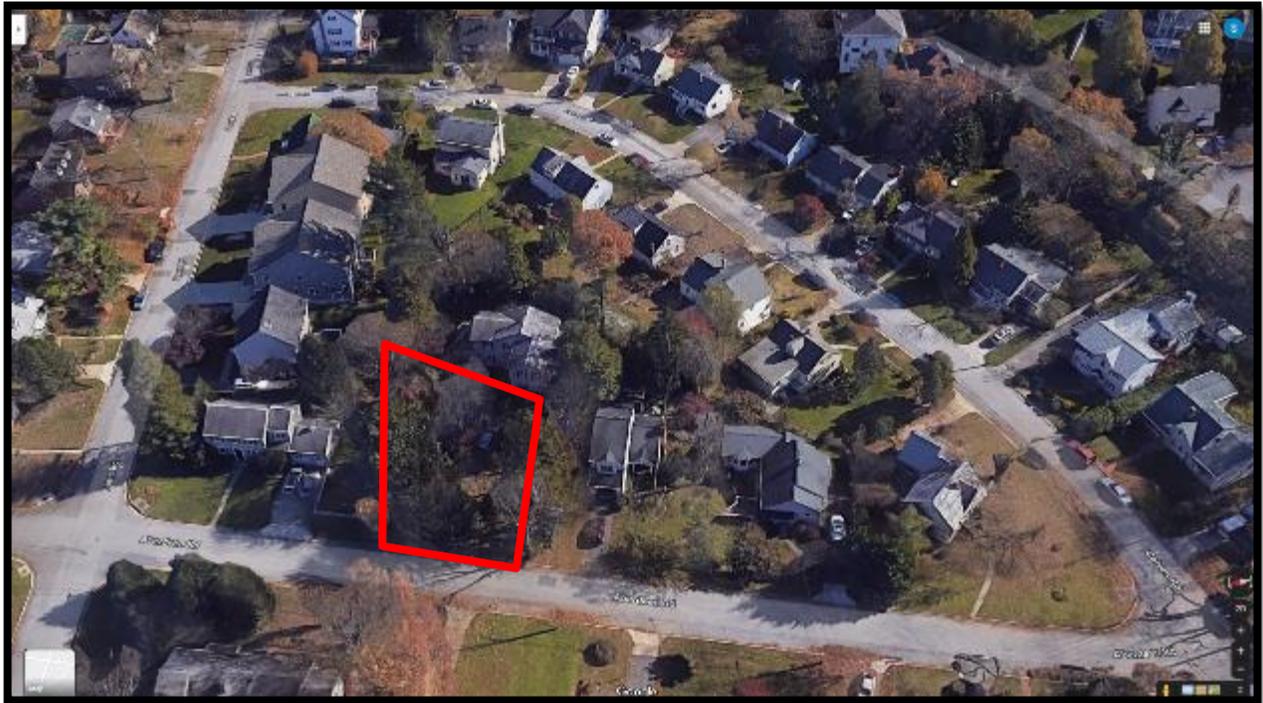
Front yard brick patio



Brick patio off the sunroom on north side of house



Back yard (East) brick walkway and landscaping



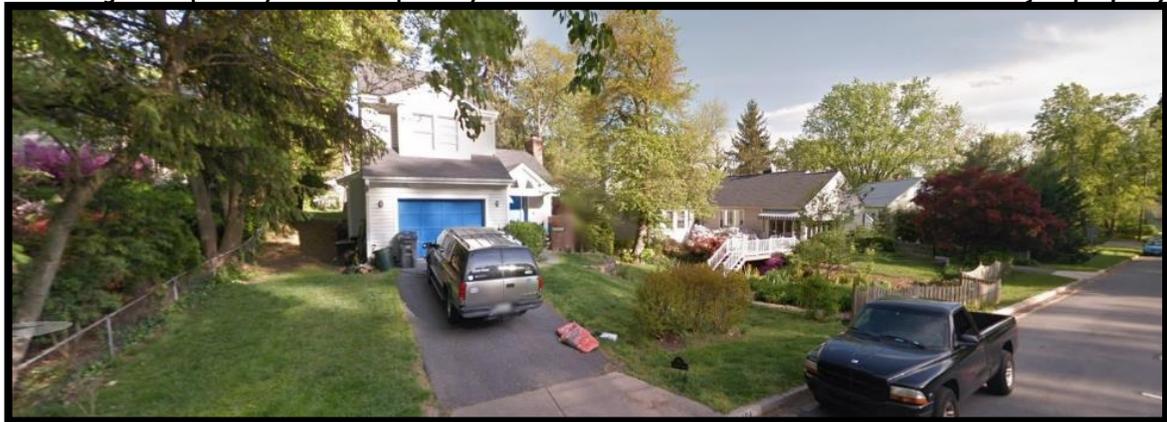
Birdseye view of Subject Property Block 4



Neighborhood

This part of the Roxboro neighborhood has experienced a great deal of change. It was built as a typical post-WWII subdivision, with compact Cape Cods, and larger brick Ranch-style homes, a few of which still exist. There are many 20th century one-and-a-half, and two-story single-family houses of varying sizes, styles, materials, and ages, and several larger two-story infill structures from the 21st century, mostly on Brent Road and Calvert Road.

Looking north (above) and south (below) on Aberdeen Road at houses next door to the subject property.

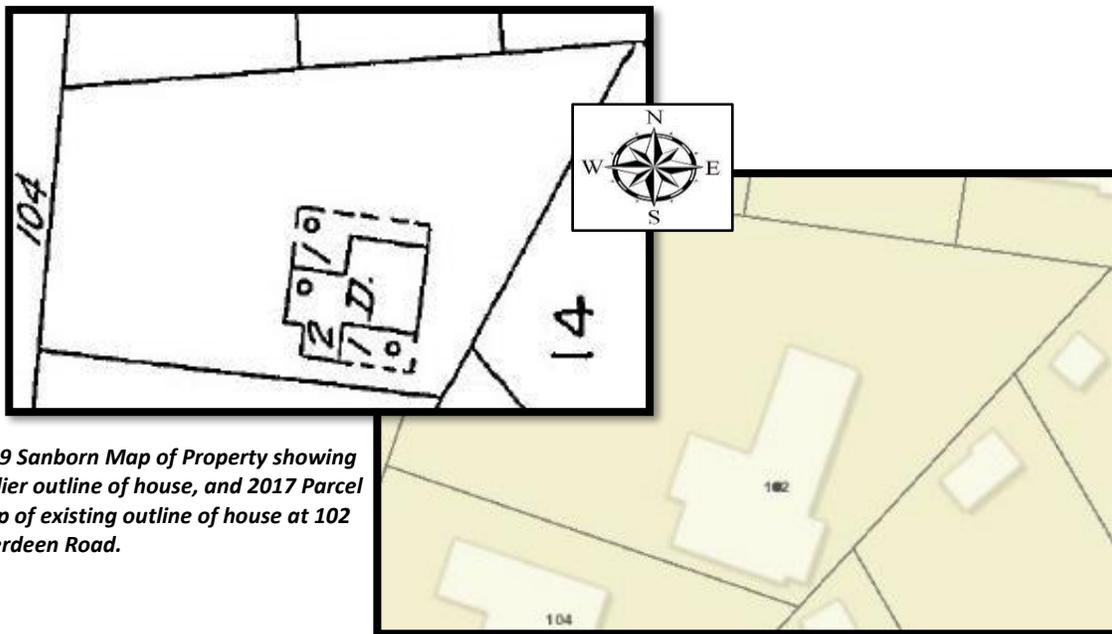




Neighboring houses across the street from 102 Aberdeen Road

Building Description

This irregularly-shaped two-story wood-frame vernacular Victorian house, with a gable-front and wing configuration, has several additions. The house sits on the east side of Aberdeen Road, facing west. According to Maryland State Department of Assessments and Taxation (SDAT), the house was constructed in 1907; however, deed records show the original farmhouse was constructed c.1887, and additions were constructed between 1906-1912. This part of Rockville was not depicted in Sanborn Maps until 1949. The Sanborn map shows the early additions; however, the house later underwent additional alterations and additions on the north and south elevations. Between 1956-1982, the owners removed the north facing front porch, and reoriented the house to make the Aberdeen Road side the front facade. Additionally, they constructed a two-story north side addition which utilized the original windows that were removed from the original north side elevation. In 1998, the current owner received a variance of 2' 8" from the side yard setback, and 11' 5" from the rear yard setback to construct a one-story addition and rear porch enclosure. The addition and rear porch enclosure were constructed in 2000 on the south elevation.



1949 Sanborn Map of Property showing earlier outline of house, and 2017 Parcel Map of existing outline of house at 102 Aberdeen Road.



West (Front) Elevation

The stucco house has mostly gabled asphalt shingle roofs, with both deep and shallow overhangs, and a CMU foundation. Most of the windows are two-over-two double-hung wood originals, with flat lintels, wood shutters, and aluminum storm windows. The original small farmhouse was added to over many years. The protruding central wing of the house and the recessed south end porch have the oldest additions (1906-12,) which created a gable-front and wing style house. The northwest facing front porch, which is visible on the 1949 Sanborn Map, was removed and replaced with a corner portico, when the front of the house was reconfigured to face Aberdeen Road.

West (Front) Elevation – North End

The north end of the west (front) elevation has a one-story, and a two-story addition. The small one-story addition is a sun room with a side-facing gable roof and no front elevation windows. The narrow two-story addition has a side facing gable roof, attached to the original front facing-gable roof. The addition has a second-story window, and a first-story window that line up with the end of the original main house.



West (Front) Elevation one-story and two-story additions

West (Front) Elevation - Original Main Block

The original main block of the house has a front facing gable with a rectangular vent, a common feature in all the original sections of the house. There is one second-story window above the front entrance. A brick walkway and stoop lead to the small one-story portico, which is tucked in the L between the protruding main wing of the house, and the north end of the original house. The portico has a three-sided sloped and ribbed copper roof. The roof is supported by a pair of slim Doric columns, set on a small three-sided brick stoop. Wood storm doors cover double raised panel wood doors, which are framed by fluted pilasters and an entablature with dentil molding. Next to the portico, on the north elevation of the main wing, there are two second-story windows, and one first-story window. The formal portico entrance was likely added after the front porch was removed, and the house was reoriented to face Aberdeen Road. Evidence of this is visible because the shutters abut the portico roof on the main wing of the L.



West (Front) Elevation Portico

West (Front) Elevation Portico showing first and second-story shutters abutting into the portico's sloped roof





Main wing of West (Front) Elevation



Porch on south wing of west (front) elevation

The protruding west (front) elevation is likely the original building or one of the first additions constructed between 1906-1912. This central wing of the house has a front-facing gable roof. Consistent with the other older sections of the house, there is a rectangular vent in the gable. It has two second-story windows, and one first-story window.

West (Front) Elevation - South End

A small recessed two-story south wing with a low hipped roof and a brick chimney, abuts the main wing of the house. The west elevation of the south wing has one second-story window over a standing seam metal shed roof, which shelters a first-story porch. A brick walkway leads to the porch, which has three wood steps and closely spaced wood posts and handrails. Matching wood posts and rails also surround all sides of the porch. A two-lite aluminum storm door protects a nine-lite wood door. A single-lite transom is located above the door.



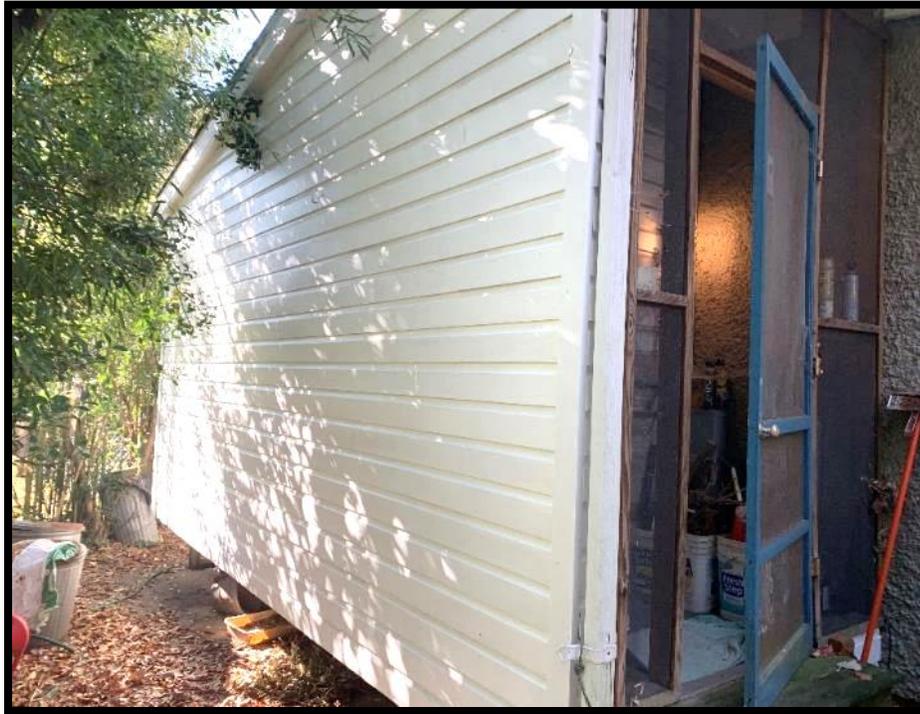
South Side Elevation and addition



South side door tucked in the east end setback

South (Side) Elevation -Addition

The south elevation of the south end wing is sited a few feet from the privacy fence at the property line. The stucco wall has a window on both the first-and second stories. A south side addition and rear porch enclosure is attached to the rear (east) elevation of the south wing. The addition replaces the open side porch as seen in the 1949 Sanborn Map. The addition and rear enclosure were constructed in 2000, after the side and rear setback easement variance was granted. The long, narrow one-story addition has a shed roof, and is clad in vinyl siding. A one-over-one, two-lite awning window protrudes a few inches from the side of the addition. The addition has a small setback near the east end, with an adjacent side door. The side door has a nine-lite steel door. The east end of the south side addition does not have windows.



East (Rear) Elevation of Addition with North side screen door, where stucco wall of original house is visible

East (Rear) Elevation

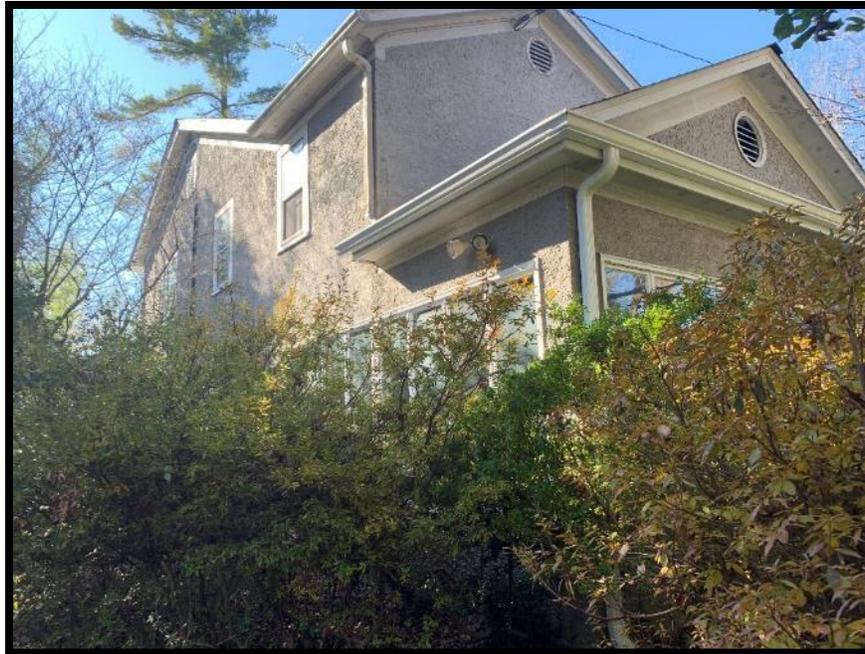
The east elevation of the vinyl clad addition encloses the rear porch. The addition extends out, a few feet past the rear elevation wall of the main house. There are no windows, and a wood stoop and screen door are located on the north elevation of the vinyl rear porch enclosure. The stucco clad rear elevation of the main wing has a front-facing center gable with a rectangular vent, over a pair of evenly spaced windows on both the first and second-stories. The two-story north end addition has a side facing gable roof and a single second-story window. A band of eight tall narrow wood framed windows span the two-story addition, and the one-story sunroom addition.



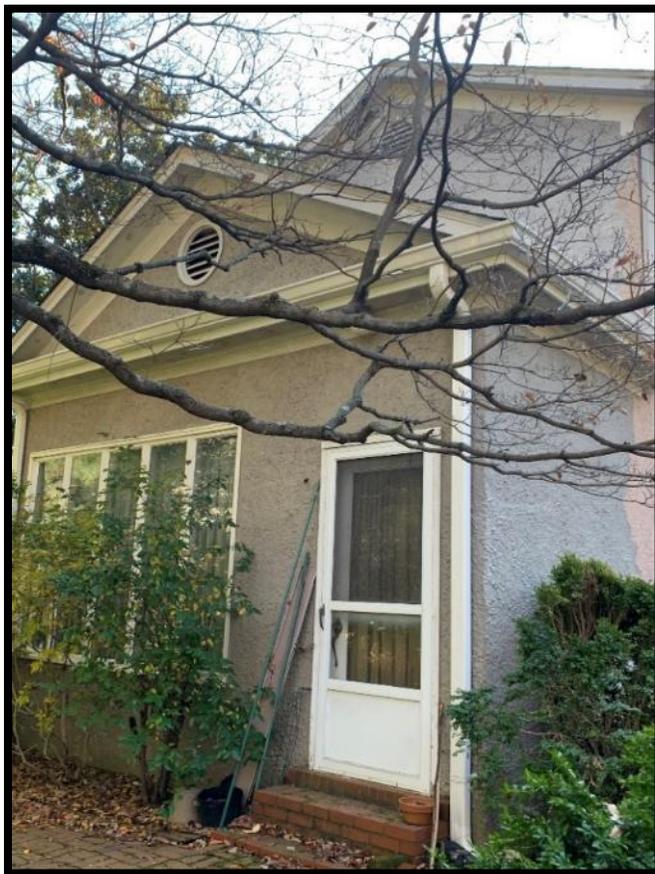
East (rear) side of original house and rear yard



East (rear) side of two-story addition and one-story addition



Northeast corner of house with set-back two-story addition above the one-story sunroom addition



North side one-story sunroom addition

North (Side) Elevation

On the north side elevation, a front-facing gable is located on the one-story sunroom addition. Set back from the first-story sunroom addition, is the windowless front-facing wall and gable of the two-story addition. Unlike the rectangular vents of the original house, both gables have round vents, which is an indication that they are not original to the house. A band of five tall narrow windows span the north side elevation of the one-story sunroom. On the west end of the north side elevation, a brick stoop leads from the large brick patio, to a side entrance, where a three-quarter lite aluminum storm door covers a full lite wood glass door.



West Side and front (south) elevation of wood shed



Rear Yard

A large wood shed is in the far northeast corner of the rear yard. The shed is clad in wide board and batten siding, and it has an asphalt shingle gable roof. The front of the shed faces south, and the rear of the shed is against the north side privacy fence. The front-facing gable is also clad in board and batten. Beneath the gable is a wood window with wood shutters on the west end, and a large open entrance on the east end. The shed is not depicted on the 1949 or the 1960 Sanborn Map.

Site History

John Phillip Mulfinger was born in Maryland, to German immigrant parents, in 1853. He apprenticed to a blacksmith as a teen, eventually becoming a blacksmith with his own business. In 1886, Mulfinger purchased 29 acres of land, from Montgomery County Circuit Court appointed Trustees, Thomas Anderson and William Veirs Bouic, Jr. The land was located just outside of Rockville's city limits, and across Darnestown Road from the newly developed West End Park Subdivision. Upon purchase of the property, Mulfinger proceeded to construct a small farmhouse, which is the original portion of the subject property.

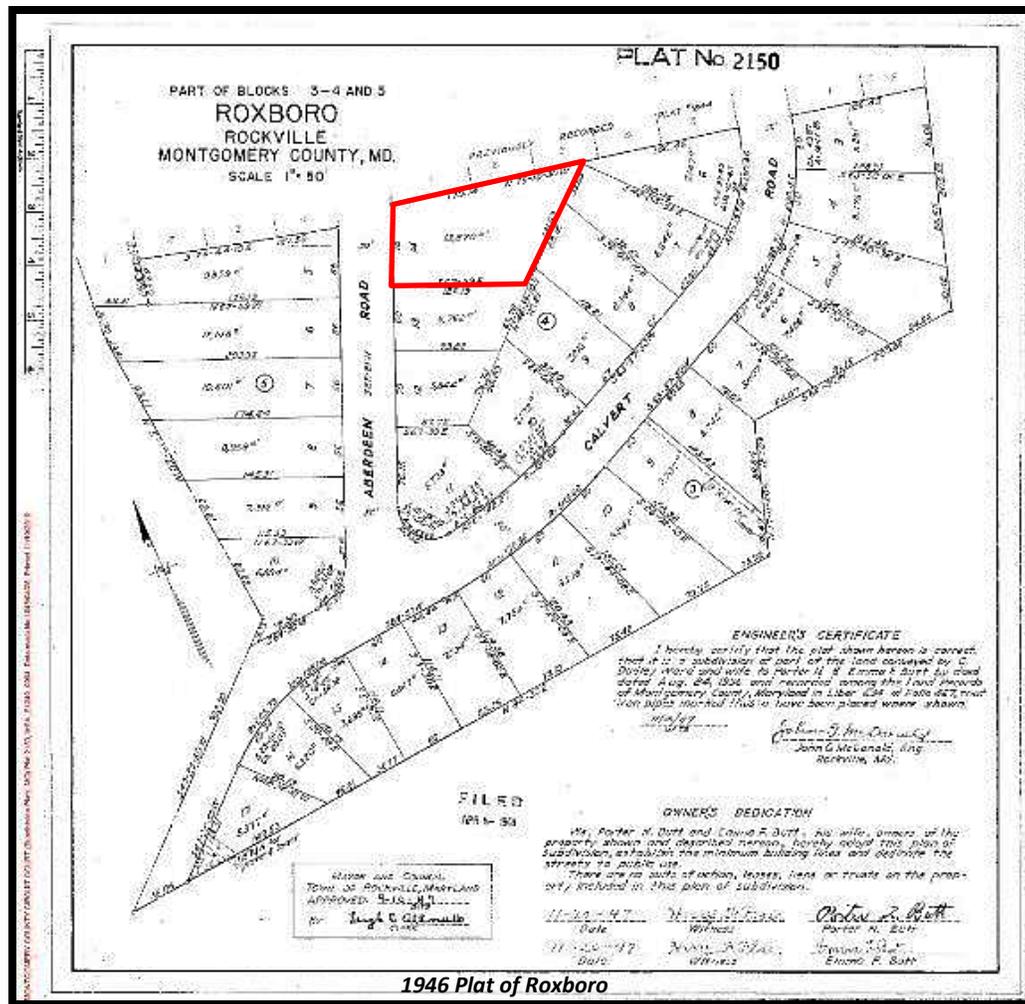
In 1889, Mulfinger sold eighteen and one-half acres with the small farmhouse, to Henry L. Wells, of Washington DC. Henry Wells was born c. 1852, and in 1881, he married Susie L. McMaster. Henry is listed as a book binder in the U.S. Census, 1880-1910. In the 1920 Census, his occupation is book binder and farmer. The Wells sold four acres of their tract in 1890. Between 1906 and 1912, the Wells enlarged the original farmhouse, and clad the frame house in stucco. They also added a barn and other outbuildings for their livestock, which included horses, cattle, and hogs. The Wells lived in the house for 45 years. Henry Wells died in 1928. When Susie died in 1934, the property consisted of fourteen acres, with an eight-room house, tenant houses, and outbuildings.

In August 1936, the property was purchased and sold on the same day, by G. Dudley Ward, and his wife, Lillian. Born George Dudley Ward in 1903, the 1930 Census has him living on North Washington Street. When he registered for the draft at the age of 38, in 1942, his address was 130 South Van Buren Street. The draft registration has his occupation as the part owner of Rockville Fuel and Feed. The 1940 Census lists Lillian as a Secretary, and in later City Directories, Lillian is listed as a Vice President. City Directories have the Wards continuing to reside on South Van Buren Street, until G. Dudley's death in 1995. Lillian died in 2009 at the age of 104. The Wards sold the property to Porter and Emma Butt within minutes of purchasing it, in August 1936. The Butts were developers who were acquiring property to plat Roxboro Subdivision.

Utilizing the undeveloped land south of West Montgomery Avenue, which included the subject lot, the Butts laid out "Roxboro." Rockville experienced a building boom in the late 1940s, when returning servicemen from World War II created a demand for new housing. A Spring 1940 *Sentinel* advertisement promoted "Roxboro, Rockville's New Development," advertising houses with 5 rooms for \$6,000, and 6 rooms for \$7,000. Both price points included garages. "Mr. & Mrs. Porter Butts" were listed as "Developers." They subdivided fourteen acres and established the affordable Roxboro Homes. The first section of "Roxboro" was platted by Porter and Emma Butt in 1940, and it consisted of eleven lots, ten on block 1, and 1 on block 4. The lots in the 700-708 block of West Montgomery Avenue and Brent Road, ranged in size from 6,900 to 7,709 square feet, which was half the depth of the older lots to the east of West Montgomery Avenue. Parts of blocks 3, 4 and 5, which included the subject lot, were platted in 1946. By 1949, Twenty-two small Cape Cod and ranch-style houses had been constructed in Roxboro.



1949 Sanborn Map (Left) and 1960 Sanborn Map (Right) showing growth of neighborhood around 102 Aberdeen Road



1946 Plat of Roxboro

John and Julia O'Neal purchased the property from the Butts in October 1948. No information could be found about the O'Neals, but they sold it less than a year later in August 1949, to George and Jeannette Schultz. According to military draft records, George Gordon Schultz, was born in 1907 in Illinois, and Jeannette was born in 1910 in Ohio. George was a draftsman working for the Internal Revenue Service, and living in Washington, DC. His wife Jeanette was a secretary working for the Veterans Administration. Additional records have the Schultz's living in Silver Spring and Wheaton in 1940s. In the 1958 and 1959 City Directories, the couple lived on Adclare Road in Rockville, and George is listed as a mechanic. Later information is restricted to the death of Jeannette in 1971, and her internment in New Saint Mary's Catholic Church Cemetery in Rockville. No additional information is found for George.

The Schultz's ownership of the property was also short-lived; they sold the house two and one-half years later. Delmar and Virginia Homer purchased the property in May 1952. The Homers sold it four months later in September to Robert and Mildred Jones. No information was found about the Jones, and they sold the property four years later.

The new owners had a much longer residency on the property. G. Bowditch Hunter, and his wife Elizabeth, purchased the house in March 1956, and they remained there until October 1982. Dr. George Bowditch Hunter, Jr. was born in Fort Riley, Kansas in 1914. In the May 9, 1934 minutes of the *Baltimore Monthly Meeting of Friends (School), Park Avenue, Baltimore, Maryland*, there is a mention about Bowditch. It states that "*Bowditch Hunter, our only student at Massachusetts Institute of Technology and who entered that institution last fall, is on what they call the Dean's List.*" Having already received his medical degree, in 1940 at the age of 26, Bowditch registered for the World War II draft. According to his registration card, Dr. Hunter was single, living in Washington D.C. and working for Carnegie Institution of Washington. There is no record that shows Bowditch served in the War. The 1958 and 1959 City Directories note that Dr. Hunter was a physician, with an office at 809 Veirs Mill Road. His wife, Elizabeth Jane Zidik, was born in New York, in 1924. At age 17, Elizabeth was a student nurse serving in the U.S., World War II Cadet Nursing Corps, at St. Joseph's Hospital School of Nursing (1944-1947). No marriage record for the Hunters was found. The Hunters moved to Florida after the property was sold to the current owner in 1982. Dr. Hunter died in 1985, in Pinellas, Florida. Elizabeth remarried in Florida, in 1996.

In October 1982, the current owner, Nadean Pedersen and her husband James Belote, purchased the subject property. On January 1987, Pedersen and Belote hosted Peerless Rockville's 12th Annual New Year's Day Brunch at the house. 1987 was significant, because it was the year the house turned 100. James Belote passed away in 2015, and Nadean Pedersen still resides in the home. She is seeking to designate the property to preserve the house and the history of the property.

Deed Research
 102 Aberdeen Road
 Roxboro Subdivision
 Block 4, Lot 14

Liber/Folio	Date	Grantor	Grantee
5948/666	10/22/1982 Block 4, Lot 14	G. Bowditch, Jr. and Elizabeth Z. Hunter	James Calvin Belote and Nadean Barrie Pedersen
2187/355	3/20/1956 Block 4, Lot 14	Robert S. and Mildred S. Jones	G. Bowditch, Jr. and Elizabeth Z. Hunter
1716/16	9/25/1952 Block 4, Lot 14	Delmar F. and Virginia S. Homer	Robert S. and Mildred S. Jones
1665/335	5/15/1952 Block 4, Lot 14	George G. and Jeanette G. Schultz	Delmar F. and Virginia S. Homer
1285/321	8/10/1949 Block 4, Lot 14	John W. and Julia E. O'Neal	George G. and Jeanette G. Schultz
1200/65	10/18/1948 Block 4, Lot 14	Porter N. and Emma F. Butt	John W. and Julia E. O'Neal
11/20/47 Roxboro Subdivision, MD Plat Book No. 31, Plat #2150, Platted by Porter N. and Emma F. Butt			
634/467	8/24/1936 Part of Exchange and New Exchange Enlarged	G. Dudley and Lillian Ward	Porter N. and Emma F. Butt
634/466	8/24/1936 14 Acres Part of Exchange and New Exchange Enlarged	Estate of Susie L. Wells	G. Dudley Ward
JA13/167	1/18/1889 18 ½ acres Part of Exchange and New Exchange Enlarged	John Phillip Mulfinger	Henry L. and Susie L. Wells
JA 3/1	7/27/1886 29 acres Part of Exchange and New Exchange Enlarged	Thomas Anderson and William Veirs Bouic, Trustees	John Phillip Mulfinger

STAFF ANALYSIS

The evaluation of historic significance is based on the adopted HDC Criteria per Appendix A, of the Historic Resources Management Plan.

Historic Designation Criteria

The following criteria is used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

Historic Significance

- a) Represents the development, heritage, or cultural characteristics of the City.
Yes, the house and property represent the development of Roxboro Subdivision, and the growth of Rockville.
- b) Site of an important event in Rockville's history.
No significant event was found to have taken place.
- c) Identified with a person or group of persons who influenced the City's history.
There is no evidence that it is associated with individuals of significance to Rockville.
- d) Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the City.
No. While the development of Roxboro followed Rockville's 1940s housing boom and suburban growth patterns, this property does not highlight any significant aspect of that story.

Architectural, Design, and Landscape Significance

- a) Embodies distinctive characteristics of a type, period, or method of construction.
The house is not included in the Historic Buildings Catalog, and, it does not represent distinctive or significant characteristics of Rockville or regional architecture.
- b) Represents the work of a master architect, craftsman, or builder.
No, it does not represent the work of a master architect, craftsman, or builder.
- c) Possesses a style or elements distinctive to the region or City.
While the house had an organic growth from a wood frame farm house to a large stucco vernacular Victorian, the style is not distinctive to the city.
- d) Represents a significant architectural, design, or landscape entity in the City
No, the architecture, design, or landscape is not significant within the City of Rockville.
- e) Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.
Yes, it is a significant visual feature in the neighborhood, because the community grew around it while it retained its irregular lot and house, which is unique to any other structure in the neighborhood.

STAFF RECOMMENDATION

The property is a witness to, and a participant in the growth of Rockville and the development of the history of Roxboro Subdivision. The property has retained its irregularly shaped lot size and the house has retained its original materials and features even as it has grown over the years. The property meets **Historic Significance Criteria a) and Architectural, Design, and Landscape Significance Criteria e)** of the adopted HDC criteria for historic designation. The most recent south side and rear alteration, with its vinyl siding and vinyl windows, has not compromised the integrity of the structure, because it is not visible to the public, and it is removable. Staff recommends historic designation.

FINDING

Finding that the property at 102 Aberdeen Road property meets **Historic Significance Criteria a) and Architectural, Design, and Landscape Significance Criteria e)** of the adopted HDC criteria for historic designation, staff recommends historic designation.

COMMUNITY OUTREACH

The posting of the required sign on the property occurred two weeks prior to the HDC Meeting, and postcard notices were also sent out two weeks prior to the meeting. No public comment has been received to date.

APPENDIX A

DEFINITION AND CRITERIA FOR HISTORIC RESOURCES IN THE CITY OF ROCKVILLE

DEFINITION

Historic Resource: Includes architectural, historic, cultural, archaeological, and landscape resources significant to Rockville's development. Intangible resources such as folklore and oral histories are important, but for this purpose are to be considered supportive resources. Physical resources must retain their integrity, as defined by the Federal Register, September 29, 1983, Department of Interior Archeology and Historic Preservation; Secretary of the Interior's Standards- and Guidelines."

Integrity- the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

CRITERIA

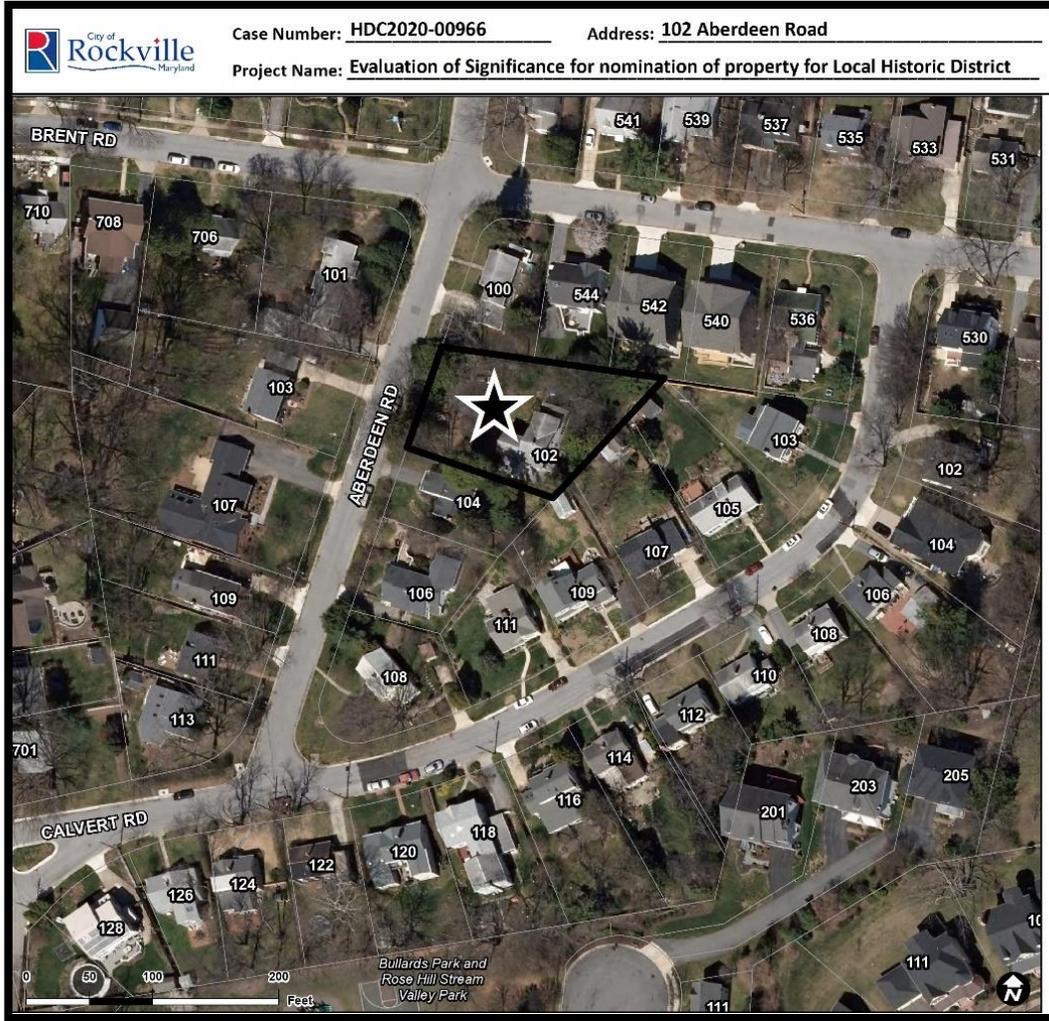
Historic Significance

- a) Represents the development, heritage, or cultural characteristics of the City; or
- b) Is the site of an important event in Rockville's history; or
- c) Is identified with a person or group of persons who influenced the City's history; or
- d) Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the City.

Architectural, Design, and Landscape Significance

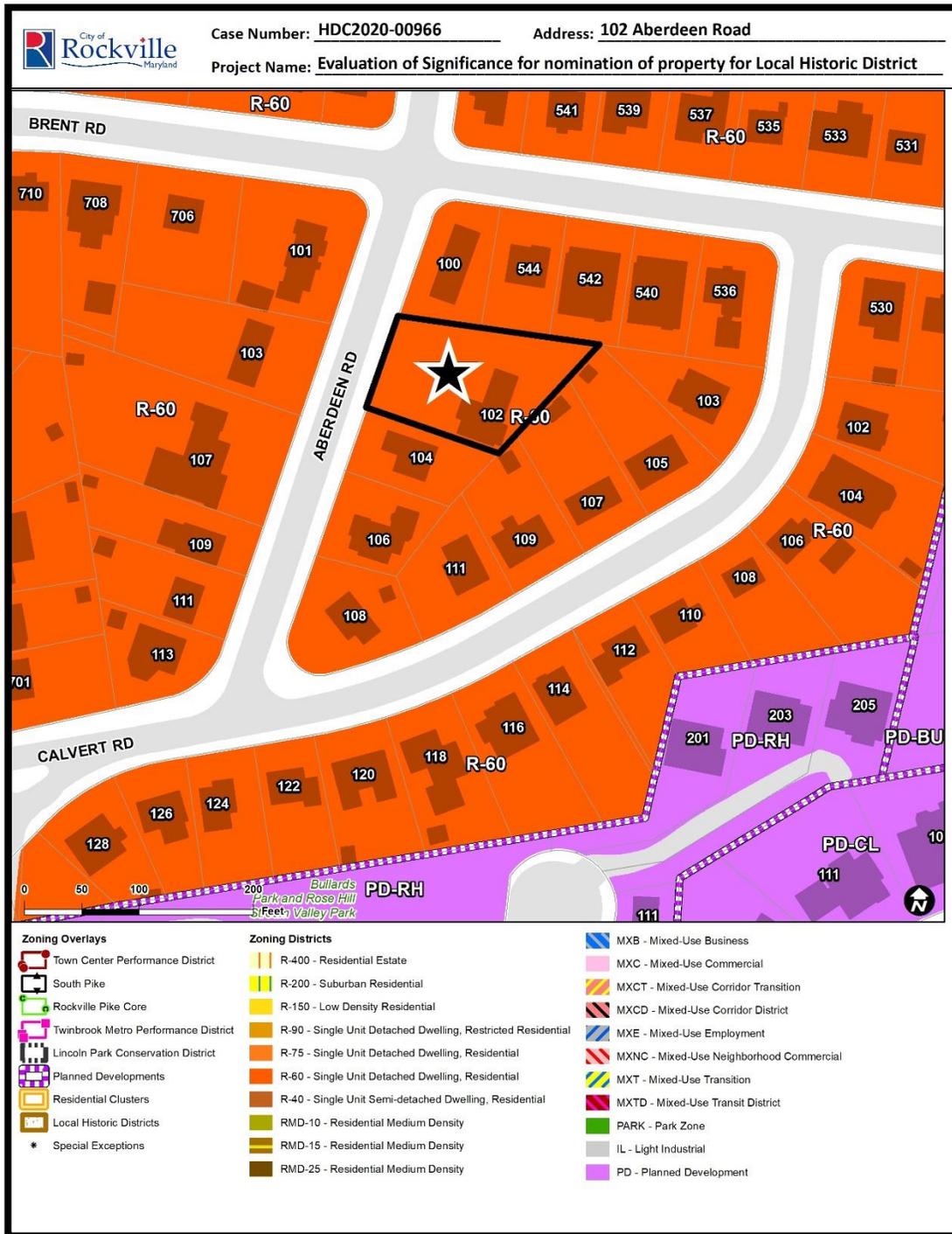
- a) Embodies distinctive characteristics of a type, period, or method of construction; or
- b) Represents the work of a master architect, craftsman, or builder; or
- c) Possesses a style or elements distinctive to the region or City; or
- d) Represents a significant architectural, design, or landscape entity in the City; or
- e) Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

AERIAL MAP



Attachment 11.a: PC Staff Report 4.22.20 (3039 : Public Hearing - Sectional Map Amendment, MAP2020-00119, 102 Aberdeen Road)

ZONING MAP



Attachment 11.a: PC Staff Report 4.22.20 (3039 : Public Hearing - Sectional Map Amendment, MAP2020-00119, 102 Aberdeen Road)

Planning & Development Services Dept.
Received

NOV 19 2019



HDC 2020-00965

Nomination of Property for Local Historic Designation

Property Address: 102 Aberdeen Rd.

Your Name: NADDEAN PEDERSEN-BELOTE

Are you the property owner? Yes No

If you are not the owner, please list the name and mailing address of the owner(s):

If you are not the owner, please explain your relationship to the property: purchase

Your mailing address if different from above:
n/a

Daytime telephone number: 301-973-7087 Home telephone: —

Property Type: Single-family residence Commercial Building
Other _____

Year Built (if known): 1886?

Architect/Builder (if known): J.P. Mulfinger

Do you have information on the history of the property that you would be willing to share with the City's Historic Preservation staff for research purposes?

Yes No

If you are the property owner, do you authorize City staff to inspect and photograph the exterior of the property? Yes No

I hereby nominate the property at 102 Aberdeen Rd. to be evaluated for local historic designation based on the City of Rockville's criteria of historical, cultural, architectural and/or design significance. I have been provided with information on the responsibilities and benefits of owning historically designated property.

Signature N. Pedersen-Belote Date 11-19-19

Please return this completed form to: Historic Preservation Office, Department of Community Planning and Development Services, 111 Maryland Avenue, Rockville, Maryland 20850-2364, or Fax to: 240-314-8210. Questions? Call 240-314-8230.

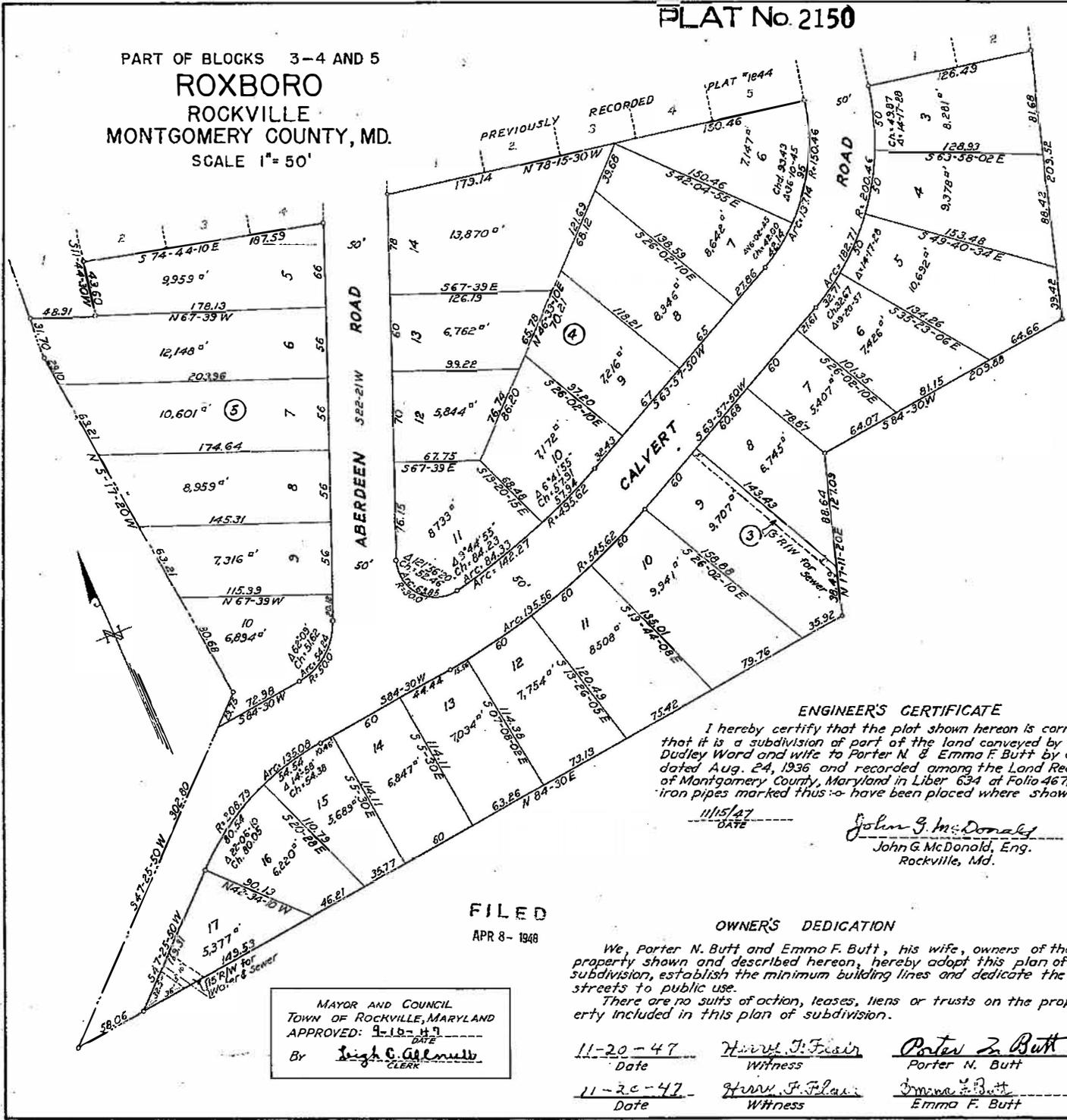
Office use only: Date received _____ Assigned to _____

Attachment 11.a: PC Staff Report 4.22.20 (3039 : Public Hearing - Sectional Map Amendment, MAP2020-00119, 102 Aberdeen Road)

PLAT No. 2150

PART OF BLOCKS 3-4 AND 5
ROXBORO
ROCKVILLE
MONTGOMERY COUNTY, MD.
SCALE 1" = 50'

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MD) Plat 2150, MSA_S1249_989A. Data available 15/48/04/03. Printed 1/7/19/2019.



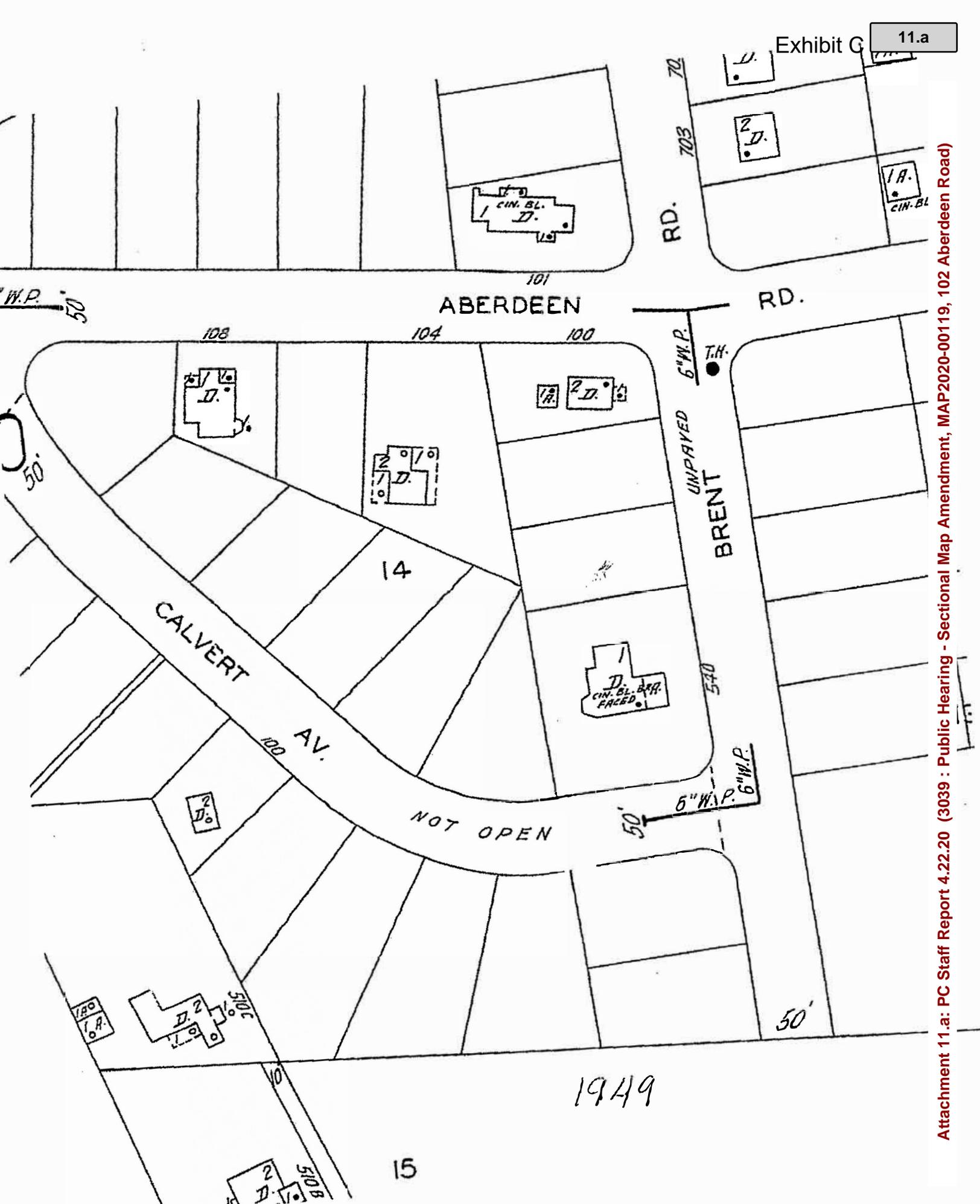
ENGINEER'S CERTIFICATE
I hereby certify that the plot shown hereon is correct, that it is a subdivision of part of the land conveyed by C. Dudley Ward and wife to Porter N. & Emma F. Butt by deed dated Aug. 24, 1936 and recorded among the Land Records of Montgomery County, Maryland in Liber 634 at Folio 467, that iron pipes marked thus: -o- have been placed where shown.
11/15/47
DATE
John G. McDonald
John G. McDonald, Eng.
Rockville, Md.

FILED
APR 8 - 1948

MAYOR AND COUNCIL
TOWN OF ROCKVILLE, MARYLAND
APPROVED: 9-19-47
DATE
By Leigh C. Allmuel
CLERK

OWNER'S DEDICATION
We, Porter N. Butt and Emma F. Butt, his wife, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building lines and dedicate the streets to public use.
There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision.
11-20-47 Harry J. Flair Porter N. Butt
Date Witness Porter N. Butt
11-20-47 Harry J. Flair Emma F. Butt
Date Witness Emma F. Butt

Attachment 11.a: PC Staff Report 4.22.20 (3039 : Public Hearing - Sectional Map Amendment, MAP2020-



Attachment 11.a: PC Staff Report 4.22.20 (3039 : Public Hearing - Sectional Map Amendment, MAP2020-00119, 102 Aberdeen Road)



WELLS HOUSE

John Phillip Mulfinger purchased a 29-acre tract just outside of the corporate limits of Rockville in 1886. He apparently built a small dwelling immediately, for he was assessed for \$600 in improvements the following year. Two years later, Mulfinger sold 18½ acres to Henry L. Wells of Washington, D.C. Wells may have been intrigued with the idea of owning property across the Darnestown Road from the large new development of "West End Park."

Henry and Susie Wells lived here for 45 years. They enlarged the original farmhouse between 1906 and 1912, and added a barn and other outbuildings. They kept horses, cattle, and hogs. They installed stucco over the old frame house, and bought an Essex automobile. Henry Wells died in 1928. When Susie died in 1934, the property was appraised at \$12,500, and described as "situated adjacent to Rockville, on the Darnestown Road, consisting of approximately fourteen (14) acres, improved by an eight-room dwelling house, tenant houses, and outbuildings."

G. Dudley Ward owned the land for a few years, then sold it to Porter and Emma Butt. The Butts platted the tract in the mid 1940s, and the old house became Lot 14 on Block 4 of the new subdivision of "Roxboro". Bowditch and Betty Hunter owned the Wells house for more than 20 years. They reoriented it to Aberdeen Road, removed the front porch, and incorporated the old windows into a two-story north addition.

Nedean Pederson and Cal Belote, who have owned the three-part house since 1982, invite you to speculate with them on the building's progression. Their home will be a century old this year.



WELLS HOUSE

John Phillip Mullinger purchased a 20-acre tract just outside of the corporate limits of Rockville in 1886, he apparently built a small dwelling immediately, for he was assessed for \$800 in improvements the following year. Two years later, Mullinger sold 188 acres to Henry L. Wells of Washington, D.C. Wells may have been intrigued with the idea of creating a suburb across the Potomac River from the large new development of West End Park.

Henry and Susan Wells lived here for 45 years. They enlarged the original farmhouse between 1906 and 1912, and added a barn and other outbuildings. They kept horses, cattle, and hogs. They installed stucco over the old frame house, and bought an Essex automobile. Henry Wells died in 1928. When Susan died in 1934, the property was appraised at \$13,500, and described as "situated adjacent to Rockville on the Derwood Road, consisting of approximately fourty-two (42) acres, improved by an eight-room dwelling house, tenant houses, and outbuildings."

G. Dudley Ward owned the land for a few years, then sold it to Porter and Emma Sully. The Sullys platted the tract in the mid 1940s, and the old house became lot 14 on Block 4 of the new subdivision of "Buckhorn". Beverly and Betty Hubler owned the Wells house for more than 20 years. They resurfaced it to Aberdeen Road, removed the front porch, and incorporated the old windows into a two-story porch addition. Susan Pedersen and Ed Bulow, who have owned the three-part house since 1982, invite you to speculate with them on the building's future. Their home will be a reality in 2019.

Peerless Rockville

Cordially invites you to attend our
Twelfth Annual New Year's Day Brunch
at
102 Aberdeen Road
in Rockville

Thursday, January 1, 1987
11 a.m. to 2 p.m.

Please Join Us

Members & Guests \$6.00
Children 5-12 years \$3.00

Parking on
Aberdeen & Brent Roads Door Prize

Planning & Development Services Dept.
Received

NOV 19 2019

102 ABERDEEN ROAD: SECTIONAL MAP AMENDMENT STATEMENT OF SIGNIFICANCE

John Phillip Mulfinger was born in Maryland to German immigrant parents in 1853. As a teen he apprenticed to a blacksmith, eventually becoming a blacksmith with his own business. Mulfinger married Bessie Mussetter of Frederick County in 1885, and in 1886, Mulfinger purchased 29 acres of land from the appointed Trustees of the Montgomery County Circuit Court. Upon purchase of the property, Mulfinger proceeded to construct a small farmhouse. The rural wooded land was located just outside of Rockville's city limits, and across Darnestown Road from the newly developed West End Park Subdivision. This was the land that became Roxboro Subdivision.

In 1889, Mulfinger sold the small farmhouse and eighteen acres, to Henry and Susie Wells. Henry Wells was a book binder and a farmer who was born c. 1852, and in 1881, he married Susie L. McMaster. They sold four acres of the tract in 1890. The Wells enlarged the original farmhouse, making several alterations between 1906 and 1912 which included cladding the German wood lap siding of the frame farmhouse in pebble-dash stucco. They added a barn and other outbuildings for their livestock, which included horses, cattle, and hogs. The Wells lived in the house for forty-five years. Henry Wells died in 1928, and when Susie died in 1934, the property consisted of fourteen acres, with an eight-room house, tenant houses, and outbuildings.

Rockville experienced a building boom in the late 1940s, when returning servicemen from World War II created a demand for new housing. Porter and Emma Butt purchased the property, which included the subject lot and undeveloped land south of West Montgomery Avenue, in August 1936. The Butts were acquiring property to plat 'Roxboro'. The first section of "Roxboro" was platted in 1940, and it consisted of eleven lots, ten on block 1, and one lot on block 4. The lots in the 700-708 block of West Montgomery Avenue and Brent Road, ranged in size from 6,900 to 7,709 square feet, which was half the depth of the older lots to the east of West Montgomery Avenue. A Spring 1940 Sentinel advertisement promoted "Roxboro, Rockville's New Development," advertising affordable five and six-room houses with garages. "Mr. & Mrs. Porter Butts" were listed as the "Developers." In 1946, the Butts subdivided the fourteen acres, and platted parts of blocks 3, 4 and 5. The subject property, which was the largest lot in the subdivision, was given a trapezoidal shape. By 1949, twenty-two small Cape Cod and Ranch-style houses had been constructed in Roxboro.

After Porter and Emma Butt platted Roxboro around the subject property, it changed hands several times until Dr. George Bowditch Hunter and his wife Elizabeth purchased it in 1956. Dr. Hunter was a physician, with an office on Veirs Mill Road. During their twenty-six-year term as stewards of the subject property, the Hunters made several major changes that reflected the changes in the community and in Rockville. Prior to the platting of Roxboro, the front of the house faced north toward Darnestown Road. With the continuing growth of the West End, Darnestown Road became West Montgomery Avenue. The platting of Roxboro meant the subject property had a new address on Aberdeen Road. The Hunters reconfigured the front of the house to face Aberdeen Road by removing the northwest facing front porch and replacing it with a corner portico. Additionally, they constructed a two-story north side addition which utilized the windows that were removed from the original north side elevation.

In October 1982, the current owner, Nadean Pedersen and her husband James Belote, purchased the subject property from the Hunters, and continued the tradition of adapting the house to meet their individual needs. In 1998, they constructed a one-story sunroom addition on the north elevation of the house, and in 2000, they constructed a rear porch enclosure on the south and east elevations, using German wood lap siding, which was the original construction material for the small farmhouse.

In the 1980s, the house served as a bed and breakfast for visitors to Chestnut Lodge Hospital and hosted Peerless Rockville's 12th Annual New Year's Day Brunch in 1987, which was the same year the house turned 100. James Belote passed away in 2015, and Nadean Pedersen Belote still resides in the home. She is seeking to designate the property because the character of the neighborhood is rapidly changing, and she would like to preserve the house and the history of the property.

The once small farmhouse at 102 Aberdeen Road, is now a large stucco vernacular Victorian style house with several gabled asphalt shingle roofs, and a concrete foundation. Most of the windows are two-over-two double-hung wood windows, with flat lintels and wood shutters which are original to the house. The protruding central wing of the house and the recessed south end porch are the oldest additions (1906-12) which created a gable-front and wing style house. Later additions include the two-story and one-story sections on the north end, and the southeast porch enclosure. The lot is covered with natural landscaping, brick walkways and patios. A U-shaped asphalt driveway curves around a landscaped area in front of the house. Ground cover, and a variety of tall mature trees, ornamental trees, and shrubs of various sizes surround the house.

The historic significance of 102 Aberdeen is not immediately obvious. The house is not an ornate Victorian, or an unusual Bungalow. Its style has evolved over time to follow the growth of the community and the City, while meeting the needs of the homeowners. The significance is that the property is a witness to, and a participant in, the development of the history of Roxboro Subdivision and the development of Rockville. Additionally, the property has retained its trapezoid-shaped lot, and the house has retained its original materials and features, even as it has grown over the years. It serves as an anchor and a recognizable landmark to the changing landscape of the neighborhood.

102 Aberdeen Road meets two of the adopted HDC criteria for historic designation:

- Historic Significance Criteria a) It represents the development, heritage, or cultural characteristics of the City.
- Architectural, Design, and Landscape Significance Criteria e) It represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.



City of Rockville

MEMORANDUM

May 18, 2020

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: Planning Commission Recommendation on Sectional Map Amendment Application MAP2020-00119, to rezone property at 102 Aberdeen Road from R-60 to R-60 (Historic District); Historic District Commission of Rockville, applicant

At its meeting on April 22, 2020 via Webex, the Planning Commission reviewed Map Amendment Application MAP2020-00119. The Commission received a presentation from staff on the proposed map amendment, which has been filed on behalf of the Historic District Commission (HDC) to place the property at 102 Aberdeen Road in the Historic District.

The proposed Map Amendment would place the property at 102 Aberdeen Road in the Historic District overlay zone, which would require that any physical changes to the property be approved by the HDC, via the Certificate of Approval review process.

Staff presented the recommendation, which is for approval, due to the fact that the Map Amendment application complies with the Master Plan, as well as the purpose of the Historic District overlay zone. The HDC had previously determined that the property met two criteria for historic designation.

The property owner, Nadean Pedersen Belote, spoke in favor of the proposed designation. Ms. Pedersen Belote explained that she was seeking designation because the neighborhood was changing so much, and she wanted to preserve the original house and property that the neighborhood was built around.

The Planning Commission did not have any comments or discussion. On a motion by Commissioner Wood, seconded by Commissioner Tyner, the Commission recommended approval of Sectional Map Amendment MAP2020-00119 by a vote of 7-0.

102 ABERDEEN ROAD: SECTIONAL MAP AMENDMENT STATEMENT OF SIGNIFICANCE

John Phillip Mulfinger was born in Maryland to German immigrant parents in 1853. As a teen he apprenticed to a blacksmith, eventually becoming a blacksmith with his own business. Mulfinger married Bessie Mussetter of Frederick County in 1885, and in 1886, Mulfinger purchased 29 acres of land from the appointed Trustees of the Montgomery County Circuit Court. Upon purchase of the property, Mulfinger proceeded to construct a small farmhouse. The rural wooded land was located just outside of Rockville's city limits, and across Darnestown Road from the newly developed West End Park Subdivision. This was the land that became Roxboro Subdivision.

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Mayor & Council Meeting Date: June 8, 2020
 Agenda Item Type: Public Hearing
 Department: PDS - Comprehensive Planning
 Responsible Staff: Andrea Gilles

Subject

Public Hearing - Park Road and North/South Stonestreet Avenue Area

Recommendation

Staff recommends that the Mayor and Council hold the public hearing to receive testimony on the Park Road and North/South Stonestreet Avenue Area plan amendment and that the public record is kept open until close of business on June 15, one week after the public hearing.

Change in Law or Policy

If approved, the Park Road and North/South Stonestreet Avenue Area Comprehensive Master Plan Amendment would, for the subject area, 1) change the land use designations on the Planned Land Use Map, and 2) amend applicable text in the 2002 Comprehensive Master Plan, the 2001 Town Center Master Plan, the 2004 East Rockville Neighborhood Plan, and the 2007 Lincoln Park Neighborhood Plan.

Discussion

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 of the plan amendment, 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, on August 1, 2018, 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.

Area 1 is the topic of this report and of this proposed amendment. Following comments from representatives of the East Rockville Civic Association (ERCA) at a Mayor and Council Community forum in early summer 2019, the Mayor and Council, at their July 8, 2019 meeting, directed staff 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 request and directly reflects the recommendations in the 2018 Study. Maps of the subject area can be found in the plan amendment document (Attachment A).

Plan Amendment Purpose

This plan amendment reflects the updated vision for the subject area that was developed through the community engagement process for the 2018 Stonestreet Corridor Study. Specifically, this amendment would:

- Change the Planned Land Use classifications for a set of properties that are currently designated, in one section, for a mix of commercial and service industrial uses; and, in another section, for detached residential homes. The new designations would promote a walkable, transit-oriented mix of residential and commercial development (Attachment A, page 7).
- Provide 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 (Attachment A, page 8).

Planning Commission Process

Following up on Mayor and Council direction, Planning and Development Services (PDS) staff presented a draft of the plan amendment to the Planning Commission on October 23, 2019. The Planning Commission approved, with refinements, the release of the draft and set the public hearing date for January 8, 2020. 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 oral testimony is included as Attachment B. 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 C. The Planning Commission held a work session on February 12 to discuss the oral and written testimony and directed staff to make revisions based on input received. A summary of the revisions can be found later in this report within the Boards and Commissions Review section.

At that same February 12th meeting, the Planning Commissioners voted four to one to approve the plan amendment document as the Planning Commission draft, subject to the directed modifications, for transmittal as a recommendation to the Mayor and Council. Staff has made the directed modifications, and Attachment A is the resulting Planning Commission draft plan amendment. The Planning Commission Resolution (Attachment D) certifies and attests, as required by the State Land Use Article, the Planning Commission recommendation for approval.

State of Maryland Requirements and the Public Hearing

The State Land Use Article requires that the legislative body (the Mayor and Council, in the case of Rockville) act within 90 days after the date that the Planning Commission certifies an attested copy of the recommended plan to the legislative body. A transmittal letter, included as the cover letter to the Planning Commission resolution (Attachment D), from the Planning Commission Liaison, Jim Wasilak, is dated March 25, 2020, thereby starting the 90-day period. The deadline to act within the 90 days is the Mayor and Council meeting on June 22, 2020. The legislative body may elect to extend that deadline, by resolution, to a maximum of 150 days after certification by the Planning Commission Chair.

If the Mayor and Council does not act by the deadline, the Planning Commission's recommended plan amendment will become part of Rockville's Comprehensive Master Plan.

The options of action for the Mayor and Council are to:

1. *adopt* the plan as sent by the Planning Commission,
2. *modify* the plan and then adopt it,
3. *remand* the plan back to the Planning Commission for additional work, or
4. *disapprove* the plan.

For the Mayor and Council to pursue either of the first two options, the Land Use Article requires that the Mayor and Council hold a public hearing. After the public hearing, the Mayor and Council will have the opportunity to discuss public testimony and make any modifications it wishes before approving and adopting the plan amendment.

Mayor and Council History

On July 8, 2019, the Mayor and Council authorized staff to initiate a comprehensive master plan amendment for the subject area. The Planning Commission completed its review of the plan amendment on February 12, 2020 and transmitted its recommended document to Mayor and Council on March 25. On March 30, the Mayor and Council approved the release of the Planning Commission draft for public testimony and set the Mayor and Council public hearing date for May 4. At their meeting on April 27, they decided to postpone the public hearing to provide additional time to establish a series of public comment options for virtual meetings. With protocols in place, the public hearing was rescheduled for the June 8 meeting.

Options Considered

This plan amendment is another step toward implementing recommendations from the 2018 Stonestreet Corridor Study. Initially, the Mayor and Council decided to implement the

recommendations for this area as part of the Rockville 2040 process. Members of the East Rockville Civic Association expressed a desire for quicker implementation and, as a result, the Mayor and Council directed staff to proceed with this process ahead of Rockville 2040.

Public Notification and Engagement

In advance of the Planning Commission public hearing, 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 scheduled public hearing. On that same day, the draft document was circulated to representatives from surrounding jurisdictions, Montgomery County Public Schools (MCPS), the Washington Metropolitan Area Transit Authority (WMATA), and Rockville Economic Development, Inc. (REDI). The document, along with information regarding the ways in which to provide testimony, was also sent to representatives of the East Rockville and Lincoln Park civic associations and community members involved in the Stonestreet Corridor Study process.

A Notice of Public Hearing was published in the Washington Post on December 18, 2019. The December 2019 edition of Rockville Reports also included an article about the Planning Commission public hearing. In addition to the required notification, for each step in the Planning Commission review and action process, staff sent a message to the email list that includes the East Rockville and Lincoln Park Civic Association, residents, business owners, local agencies and other interested parties that was developed as part of the Stonestreet Corridor Study process. The East Rockville Civic Association (ERCA) posted notifications on their Facebook page and to the association webpage. Staff attended the ERCA meeting on February 11 and provided a status update on the Plan Amendment, as well as answered questions about recommendations and process.

The Mayor and Council public hearing provides another opportunity for input on the Plan Amendment. Notice of the June 8 public hearing was published twice in the Washington Post, prior to the meeting. Staff updated the East Rockville and Lincoln Park Civic Associations about the public hearing, and ERCA added information about the meeting to its webpage. Staff also sent notification through Nextdoor and to the Stonestreet Corridor Study community listserv. Staff will continue to keep the Stonestreet community stakeholders updated throughout the Mayor and Council process.

Previously, the community was engaged intensively during the development of the Stonestreet Corridor Study, which involved five public meetings and many additional meetings with neighborhood and business stakeholders.

Boards and Commissions Review

At their meeting on February 12, the Planning Commission discussed testimony (Attachments B and C) that was received at the public hearing and during the open record period. This plan amendment generated more testimony than the previous amendment for the MCPS and County properties. Several homeowners within the plan amendment area, and nearby, expressed concern about the proposed land uses, particularly the Residential Detached areas on and near Park Road that have been proposed to permit Residential Attached housing. They

felt that more dense housing types would be incompatible with this area and would have a negative impact, particularly on stormwater management. Others, however, believed that a greater mix of uses would result in much-needed pedestrian improvements and such development would be appropriate next to transit.

After lengthy discussion about the testimony, the majority of the Planning Commissioners (four to one) largely supported the recommendations in the Plan Amendment with the following revisions:

1. Area 1 on the land use maps (Maps 3 and 4, plan amendment page 8):

The property owners were concerned that the previous language was too specific about limiting residential uses next to the rail lines and requested more nuanced language to address the concerns about residential development near the rail lines. Staff recommended the following language, which was accepted by the Planning Commission: “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 9).

2. Area 4 on the land use maps (Maps 3 and 4, plan amendment page 8):

The Residential Attached land use classification is recommended for this area. Much of the testimony and subsequent discussion revolved around the potential for development projects of up to six units on portions of Park Road. The Residential Attached land use definition, refined by the Planning Commission in 2019 as part of their review of the Rockville 2040 Comprehensive Plan update, includes the potential for a multi-plex of up to six units, but also allows for detached residential homes, rowhouses, duplexes, triplexes and fourplexes. With the range of housing types allowed in the Residential Attached land use category, staff took an updated look at the recommendations for the Plan Amendment area and applied language that would allow for the possibility of a six-plex on Park Road near the corner with S. Stonestreet Avenue, a location directly adjacent to the Rockville Metro Station. This recommendation was based on the City's policy to promote a greater mix of uses and housing types near the city's Metro stations, the City's interest in facilitating missing middle housing, and professional best practices. Furthermore, a small multi-plex had been presented as part of an illustrative site test concept during the Stonestreet Corridor Study community engagement process, though the number of units was not specified in that illustration.

Due to concerns from residents regarding allowing multiplexes up to 6 units, staff had presented an option to the Planning Commission to remove this from the proposed plan amendment. Ultimately, the majority of the Planning Commission agreed with the plan as originally proposed, but requested the inclusion of language that highlights concern about stormwater management in the area. The following was added: “Particular consideration

should be given to how stormwater is managed for any new development on the south side of Park Road. The area is lower in elevation, and residents have raised concerns about backyard flooding, under current conditions” (plan amendment page 7).

Also, in response to concerns about the impacts of potential new development on existing neighbors, the Planning Commission requested the inclusion of a statement within the design guidance section about spill-over lighting. Language was added to the recommendations under a. Neighborhood Transitions, to read: “Exterior lighting for new buildings should utilize a cut-off design to minimize light spillover onto surrounding properties” (plan amendment page 8).

The testimony from the Planning Commission is attached to this report. Staff will review this along with public feedback from the Mayor and Council’s public hearing and other testimony, and will provide options/recommendations to address the six-plex item, as well as other concerns, during the Mayor and Council’s Discussion and Instruction meeting on this item.

3. The Planning Commission also agreed that it was their preference to remove the illustrative concept, originally used as part of the 2018 Stonestreet Corridor Study, that represented one potential redevelopment example for the area. Residents had concerns about the graphic illustration and Commissioners agreed to have it removed from their approved document.
4. A final revision was a recommendation by staff to include additional guidance about potential future options for the vacant properties identified on the land use maps as Area 3. A new “bullet” was added to the language under number 3 on page 7 of the document to read: “Explore options for the City to facilitate the development of these properties consistent with plan goals. Street improvements for the Park Road and South Stonestreet Avenue intersection have been proposed for inclusion in a future Capital Improvements Program, and the City may also want to consider options to coordinate the development of these properties with any future street reconstruction.”

The revisions that were requested by the Planning Commission have been incorporated into the attached Planning Commission recommended draft (Attachment A) of the plan amendment.

Next Steps

The next steps in the plan amendment process are:

1. Staff compiles and organizes testimony received up until the close of the public record, which is proposed for June 15;
2. Mayor and Council holds a work session to discuss testimony and provide direction regarding any final revisions to the plan amendment; and
3. Approval and adoption of the plan amendment.

If the plan amendment is approved, the following step will be to initiate the process to amend the Zoning Ordinance to reflect the policies of the amended plan.

Attachments

Park Road-Stonestreet Planning Commission Draft (PDF)
Park Road-Stonestreet Transcript PC Public Hearing 01-08-2020 (PDF)
Park Road-Stonestreet PC Written Comments (PDF)
Park Road-Stonestreet PC Resolution(PDF)

Attachments

Attachment 12.a: Park Road-Stonestreet Planning Commission Draft (PDF)
Attachment 12.b: Park Road-Stonestreet Transcript PC Public Hearing 01-08-2020 (PDF)
Attachment 12.c: Park Road-Stonestreet PC Written Comments (PDF)
Attachment 12.d: Park Road-Stonestreet PC Resolution(PDF)



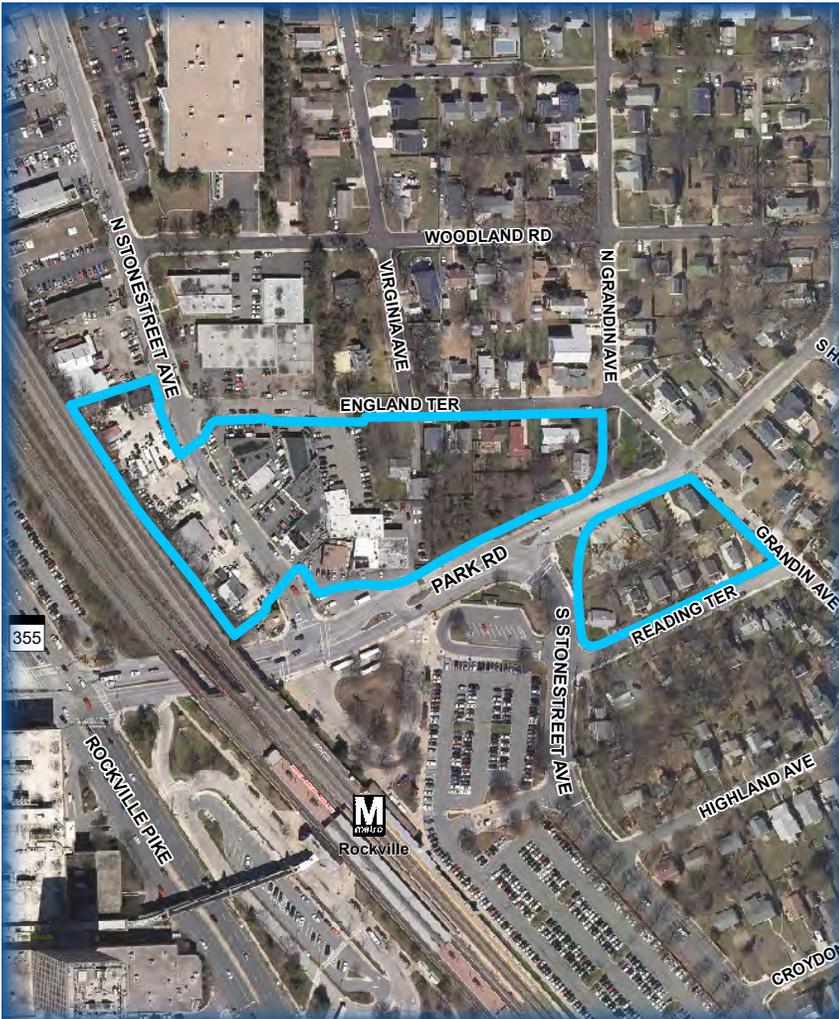
Rob DiSpirito, City Manager

6/1/2020



PARK ROAD AND NORTH/SOUTH STONESTREET AVENUE AREA

Comprehensive Master Plan Amendment Planning Commission Draft



February 12, 2020



CITY OF ROCKVILLE
MARYLAND

Attachment 12.a: Park Road-Stonestreet Planning Commission Draft (3026 : Public Hearing - Park Road and North/South Stonestreet Avenue

CITY OF ROCKVILLE

ELECTED AND APPOINTED OFFICIALS

Mayor and Council

Bridget Donnell Newton, Mayor
 Monique Ashton
 Beryl L. Feinberg
 David Myles
 Mark Pierzchala

Planning Commission

Charles Littlefield, Chair
 Anne Goodman
 Don Hadley
 Sarah Miller
 Suzan Pitman
 John Tyner, II
 Rev. 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
 Sheila Bashiri, Principal Planner
 Larissa Klevan, Principal Planner
 Clark Larson, Principal Planner
 Manisha Tewari, Principal Planner

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

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- Map 3: Planned Land Uses as Currently Adopted 8
- Map 4: Planned Land Uses as Proposed 8
- Map 5: Existing Zoning 10
- Map 6: Potential Zoning Recommendations 10

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.

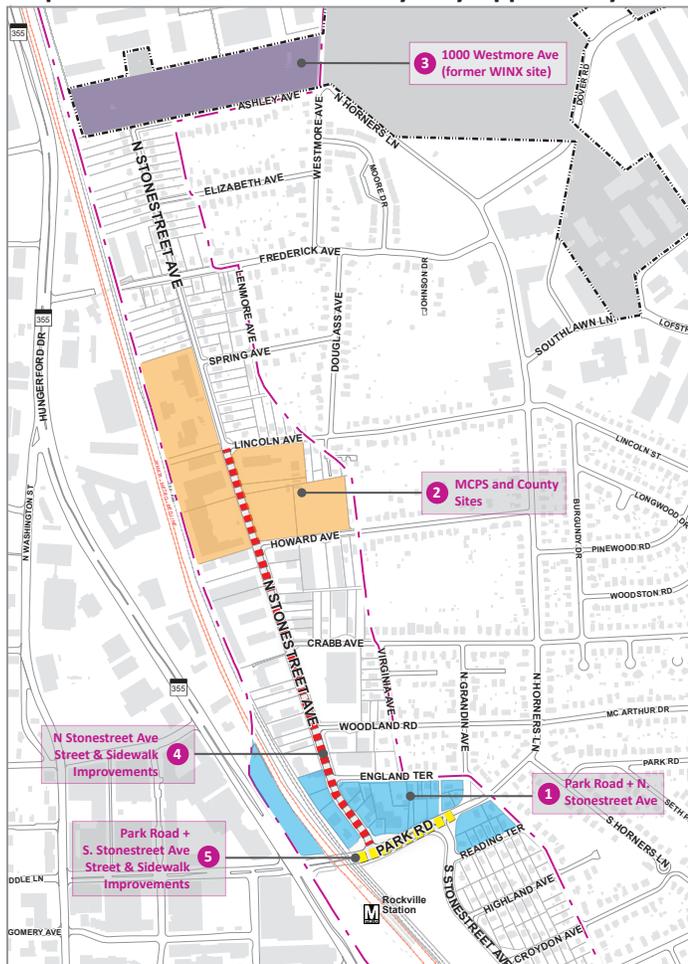
Shortly after receiving Mayor and Council direction, Planning staff submitted the Comprehensive Master Plan Amendment for the MCPS and County properties to Planning Commission for their review and approval. On March 25, 2019, after following the formal process, the Mayor and Council adopted the plan 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

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.

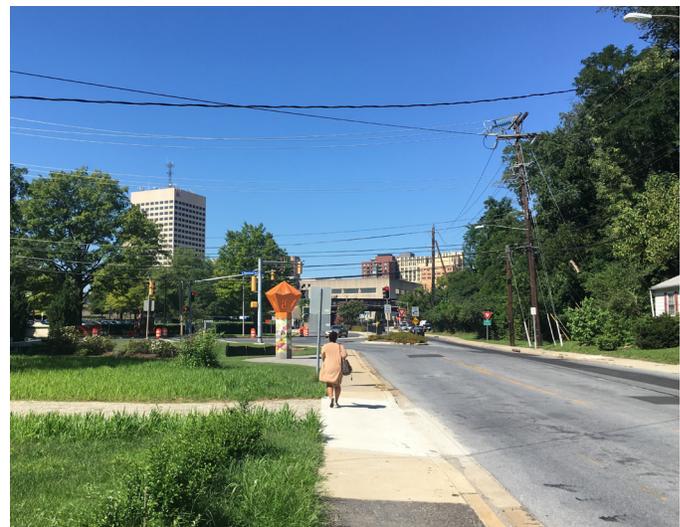
Service industrial is the predominant existing land use on North Stonestreet Avenue, south of England Terrace. The properties are smaller in size and the lots are often maximized with parked vehicles, which



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, congestion and parking 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



Park Road viewing east



Crowded sidewalk on N. Stonestreet Ave



Improvements on S. Stonestreet Ave near Metro

pedestrian and open space connections. 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.

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, high-quality residential attached housing types, designed to be compatible with the scale of adjacent detached residential homes.

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.

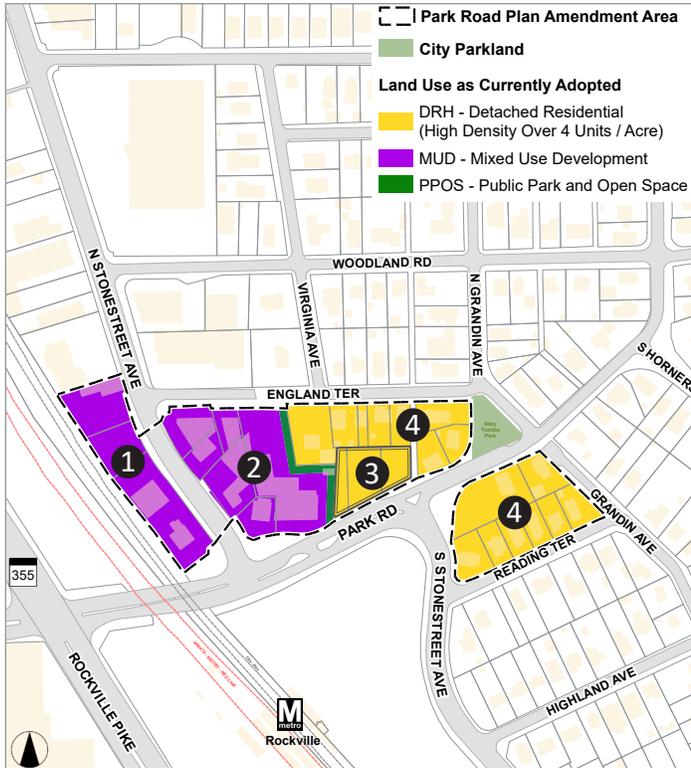
OR: Office or Retail

Allows either or both uses.

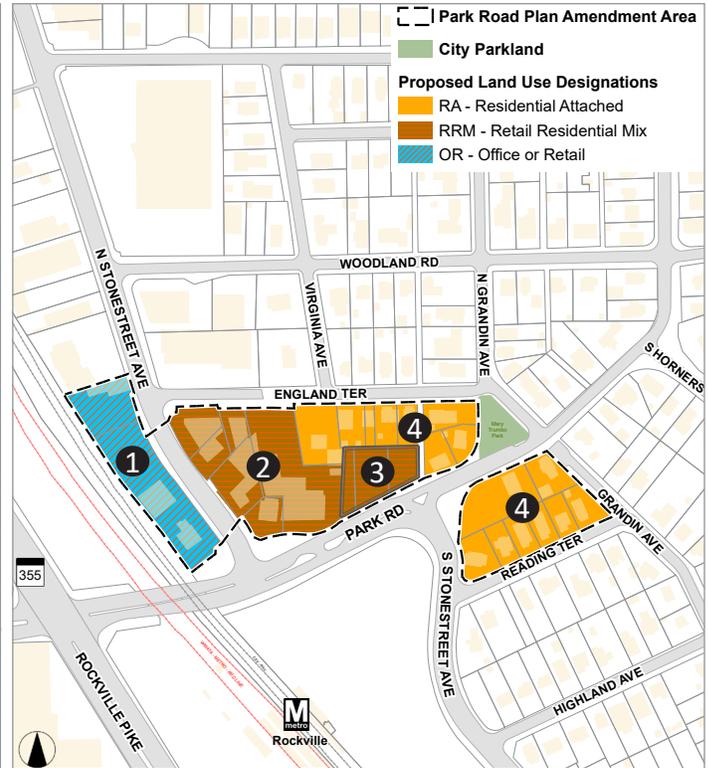
The numbers to follow correspond to the numbers on Maps 3 and 4 on the following page.

- 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 as the sole use is not encouraged at this location given site constraints due to shallow lot depths and the abutting rail lines. If residential units are proposed as a component of a larger project, specific consideration should be given to ensure that negative impacts from the abutting rail lines are mitigated.
 - 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.
 - Explore options for the City to facilitate the development of these properties consistent with plan goals. Street improvements for the Park Road and South Stonestreet Avenue intersection have been proposed for inclusion in a future Capital Improvements Program, and the City may also want to consider options to coordinate the development of these properties with any future street reconstruction.
- 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.
 - Particular consideration should be given to how stormwater is managed for any new development on the south side of Park Road. The area is lower in elevation and residents have raised concerns about backyard flooding, under current conditions.
 - 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



Attachment 12.a: Park Road-Stonestreet Planning Commission Draft (3026 : Public Hearing - Park Road and North/South Stonestreet Avenue

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.
 - Exterior lighting for new buildings should utilize a cut-off design to minimize light spillover onto surrounding properties.

- 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.

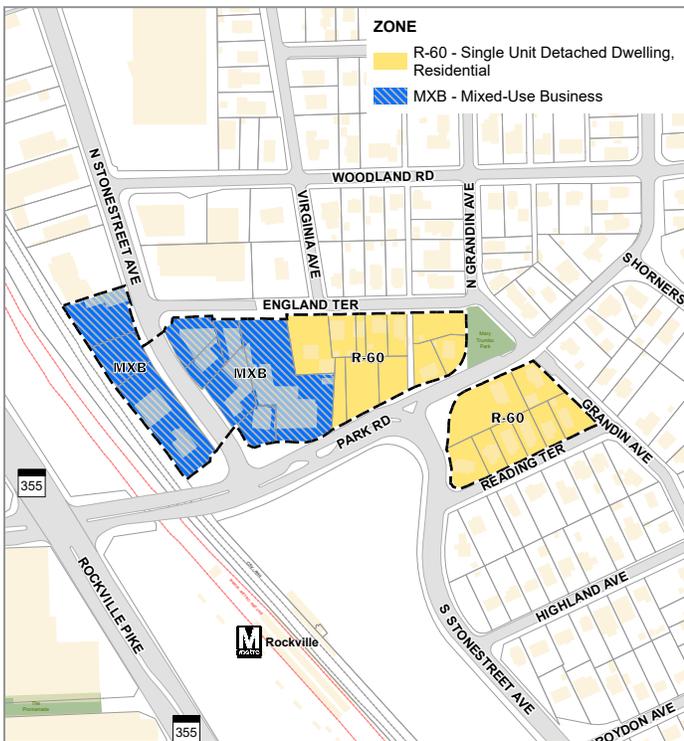
The potential zoning is as follows:

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

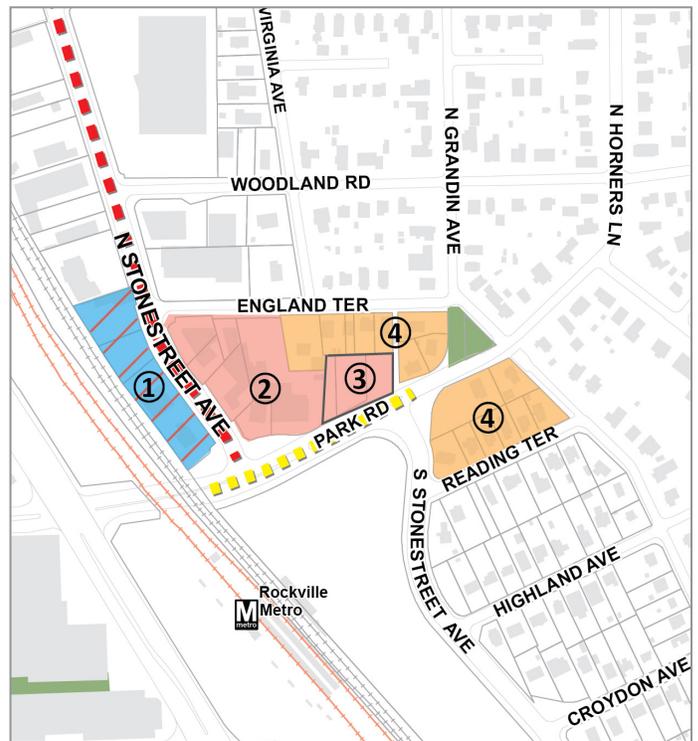
1. Rezone the properties from Mixed Use Business (MXB) to a mixed-use zone that allows for uses including retail, office, neighborhood services, and artisan/craft manufacturing.
 - Artisan and craft/maker manufacturing spaces are light-impact uses that have their operations generally enclosed within a building and produce little-to-no noise, vibrations or fumes outside of the building.
 - Residential as the sole use is not encouraged at this location given site constraints due to shallow lot depths and the abutting rail lines. If residential units are proposed as a component of a larger project, specific consideration should be given to ensure that negative impacts from the abutting rail lines are mitigated.

- 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



Park Road and North/South Stonestreet Avenue Area
Comprehensive Master Plan Amendment
Planning Commission Draft
February 12, 2020



City of Rockville
Maryland

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

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Attachment 12.b: Park Road-Stonestreet Transcript PC Public Hearing 01-08-2020 (3026 : Public Hearing - Park Road and North/South

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 * * * * *

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Attachment 12.b: Park Road-Stonestreet Transcript PC Public Hearing 01-08-2020 (3026 : Public Hearing - Park Road and North/South

1 CERTIFICATE OF NOTARY PUBLIC

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

14
15 Carleton J. Anderson, III

16
17 (Signature and Seal on File)

18
19 Notary Public in and for the Commonwealth of
20 Virginia

21 Commission No. 351998

22 Expires: November 30, 2020

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/transitional 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

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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!

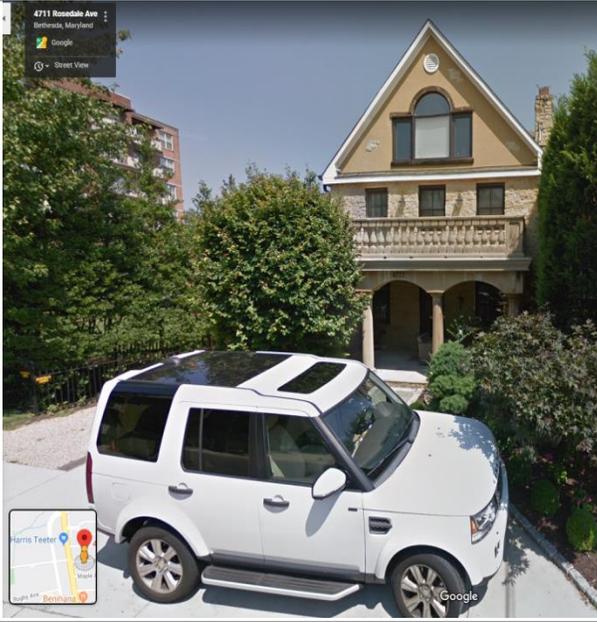
When we moved to Rockville, we were greeted by neighbors who stopped by to introduce themselves, brought cookies and treats, and even offered to run errands for us as we unpacked our belongings. For the last 7 years, we have all looked out for each other, we have neighbors who watch our home when we 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,

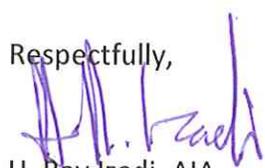
I would like to express my support for the proposed masterplan amendment, as a professional and a property owner. Please note the following points:

- 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

MEMORANDUM

March 25, 2020

TO: City of Rockville Mayor and Council

FROM: Jim Wasilak, Zoning and Development Manager,
Planning Commission Liaison *RJW*

VIA: Members of the Planning Commission

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

On February 12, 2020, the Planning Commission completed its review of the Park Road and North/South Stonestreet Avenue Area Plan Amendment. The Planning Commission voted 4 to 1 to approve, with revisions, the amendment for transmittal to the Mayor and Council for review and consideration.

Staff has made the revisions to the document as directed by the Planning Commission. This memo, attached to the Planning Commission resolution, serves as certification of an attested copy of the Planning Commission recommended plan.

Enclosures:
Planning Commission Resolution

Resolution No. 1-20

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

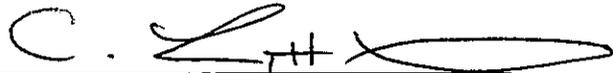
WHEREAS, the planning and development policies recommended in the amendment to the Plan for the Park Road and North/South Stonestreet Avenue area have been closely coordinated with and represent an extension of planning policy contained in the Comprehensive Master Plan for the City of Rockville, Maryland.

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



Mayor & Council Meeting Date: June 8, 2020
 Agenda Item Type: Discussion and Possible Authorization
 Department: PDS - Comprehensive Planning
 Responsible Staff: Andrea Gilles

Subject

East Rockville Design Guidelines and Standards: Proposed Zoning Text Amendment Discussion and Possible Authorization.

Recommendation

Discuss the Zoning Text Amendment for the East Rockville Design Guidelines and Standards. If the Mayor and Council are comfortable with the proposal after the discussion, staff recommends authorization to file the Zoning Text Amendment Application.

Change in Law or Policy

The proposed zoning text amendment (Attachment A) will amend Article 10 – Single Dwelling Unit Residential Zones of Chapter 25 of the City’s Zoning Ordinance, to establish a new “Design Guidelines” section. Approval of the zoning text amendment will implement the East Rockville Residential Design Guidelines and Standards (Attachment B). The new zoning provisions will be administered by the Department of Planning and Development Services (PDS), which will oversee compliance.

Discussion

On February 24, PDS staff, along with the project consultants, provided a presentation to the Mayor and Council on the process for developing the East Rockville Design Guidelines and Standards, the issues contained in the document, a detailed examination of their purpose and rationale, and the next steps in the process. The Mayor and Council engaged in a lively dialogue about the process and issues and requested that staff take note of several questions to address during the review process. They also indicated a readiness to authorize, as part of the consent agenda, the filing of the zoning text amendment at a future Mayor and Council meeting. This item is a follow-up to the February 24 discussion.

Background

In late 2017, members of the East Rockville Civic Association (ERCA) approached Planning and Development Services (PDS) staff to discuss options to ensure that new homes contribute positively to the character of their unique neighborhood. PDS staff suggested creating Design Guidelines and Standards through a neighborhood engagement process, and the ERCA members were supportive of that approach. Due to the regulatory and design expertise needed

for such a project, the City decided to hire a design consultant to assist staff with the project. A contract was awarded in June 2018 to a design team, led by Michael Watkins Architect, LLC (the consultant), based in Gaithersburg, Maryland. The first of six neighborhood meetings for the Design Guidelines and Standards was held on October 9, 2018 at the Pump House.

The process involved working with the neighborhood and the consultants to elicit the community's specific goals and concerns, develop draft concepts, test those concepts with the community, and make adjustments in response. The final neighborhood meeting was an open house held on October 14, 2019 at Glenview Mansion, during which members of the community were invited to provide their feedback on the draft proposals. There was very strong support of the large majority of those who participated, resulting in production of the East Rockville Residential Design Guidelines and Standards document (Attachment B).

Purpose of the East Rockville Residential Design Guidelines and Standards

The purpose of the Design Guidelines and Standards is to establish a clear set of expectations for construction of new detached homes and for additions to existing homes in East Rockville. New development should contribute positively to the built and natural environments and integrate well into the traditional neighborhood context. The document provides a predictable review framework for residents, design professionals, contractors, City staff, and elected officials when considering or reviewing a new home or addition to an existing home.

Applicability

If approved, compliance with the Design Guidelines and Standards will be required in order for a building permit to be issued for a single dwelling unit or for an addition to an existing single dwelling unit home in East Rockville. The Design Guidelines and Standards document includes standards (the "wills" and the "musts") that require compliance; and guidelines, to which adherence is strongly encouraged.

The text amendment (Attachment A) to add a Design Guidelines section to Article 10 of the Zoning Ordinance will implement, and provide reference to, the East Rockville Residential Design Guidelines and Standards document.

Issues Addressed in the Design Guidelines and Standards

The draft Design Guidelines and Standards document is organized into eleven issues. These issues were developed in response to concerns raised by residents throughout the engagement process. A survey of different topic areas related to detached residential home design was incorporated into the first two community meetings to get a better sense of resident concerns and priorities. The survey was also made available online.

The proposed standards and guidelines for each issue were discussed in detail at every neighborhood meeting and refined based on resident feedback. At the Mayor and Council meeting on February 24, staff provided details about the key points of discussion that

generated the most debate. The written staff report, and video of the meeting, can be viewed at the agenda center link at: www.rockvillemd.gov/agendacenter.

To follow is a description, including general intent, for each of the issues included in the Design Guidelines and Standards document. The complete standards and guidelines, along with graphic examples for each, may be reviewed in the draft document (Attachment A).

Building Orientation (Issue 1)

Building orientation refers to the way a building is positioned on its lot and how it relates to neighboring buildings and to the street. Buildings and front entryways that are oriented toward the street establish a welcoming atmosphere along the block and contribute to a walkable environment by leading people directly to and from the public sidewalk or street.

Building Placement (Issue 2)

Maintaining an established building setback pattern is a way of preserving neighborhood character. Setbacks may vary slightly, due to topography changes or for the purpose of conserving a natural feature, but, in general, a consistent front yard appearance should be maintained.

Lot Coverage (Issue 3)

Lot coverage is the percentage of lot area covered by buildings. Over the past couple of decades, it has become more common to maximize the building envelope on a lot, resulting in greater lot coverage and buildings that are out-of-scale with neighboring homes. This deviation not only impacts design and character but may also affect stormwater management. Larger houses are often accompanied by more paved surfaces, including driveways and walkways, which can exacerbate stormwater issues. Establishing a maximum building footprint and limiting impervious surfaces are efforts to mitigate the impacts of building mass and scale, as well as impacts on the stormwater management system.

Parking, Garages & Pavement (Issue 4)

Garages should not be the prominent feature of the front elevation (or front view) of the home or of the street frontage. Streetscapes that are dominated by garages and driveways give prominence to vehicles rather than reflecting a walkable, inviting neighborhood.

Additions (Issue 5)

Additions should complement the design and proportions of the original structure. They should be concentrated toward the rear or the side of the existing structure whenever possible. The overall height, massing, and proportions should relate well to adjacent structures, as well as to the larger neighborhood context. Additions with a proposed second story along a block of predominantly one-story homes, should demonstrate sensitivity regarding the overall scale and proportion, as well as window placement and privacy of the new portion of the structure.

Building Massing & Scale (Issue 6)

The size of a typical single-family home is larger today than it was in the first half of the 20th century, when many of the homes in East Rockville were built. Finding a balance between creative design, changing preferences in housing size and styles, and an established neighborhood identity is one of the primary challenges for design guidelines in older communities. The massing and scale of new construction can have the greatest impact on neighborhood character. Larger construction should be context-sensitive to the existing smaller-scaled development pattern. Roof lines, massing variation, window placement and porches, among other treatments, can have a significant impact on the perceived mass of a building.

Building Height (Issue 7)

A building's scale is established largely by its height. Relatively consistent building heights establish a certain rhythm to a street. If a building is much taller than its surrounding neighbors, it can seem out of place and break the existing rhythm. In older neighborhoods, it is not uncommon for one-story buildings to be replaced with taller, two-story homes. A building can be larger than adjacent structures and still be in scale and harmonious with the neighborhood. Currently, the City's zoning code measures height to the mid-point of the roof. Measuring to the peak provides greater predictability of final maximum building height.

Roof Pitch (Issue 8)

Pitch is the slope or angle of a roof. The form of a roof can contribute significantly to the mass and proportion of a building. Utilizing a lowered pitch or fewer ridges and valleys is another way of reducing the bulk of a structure.

Building Articulation (Issue 9)

Articulating a building facade means to provide a variation to its surface, such as framed windows, adding a porch, or off-setting a portion of the elevation. Articulation gives texture to exterior walls, and simple treatments can provide architectural interest and break up the bulk of large structures.

Building Materials (Issue 10)

Material types and where they transition impact the appearance of a building. A change in materials, for example, between the first and second stories, can help break up the perceived bulk of a structure. Materials should be used in a consistent, though not necessarily uniform, manner, including between the principal building and accessory structures.

Porches & Stoops (Issue 11)

Porches and stoops add more than just character and interest to a house. They also facilitate community interactions and put more "eyes on the street," as they provide a place for sitting and conversation. Practically, they may also provide shelter from the elements, when they are covered, and depending on size, also provide additional living space.

Other Issues

The following items do not relate specifically to one issue but are topics that were raised throughout the process and have been addressed as part of the overall document.

Alternative Compliance

Staff recognizes that there may be unique circumstances that make meeting one or more of the proposed requirements infeasible. Further, there may be alternative design solutions that may not specifically meet a standard but still meet the overall intent of the Design Guidelines and Standards. As such, an “alternative compliance” option is included and may be granted by the Chief of Zoning, or other applicable Approving Authority as defined in the Zoning Ordinance, if “the proposed alternative design maintains the intent and spirit of the guidelines and standards and provides an equal or better design solution in terms of livability for residents and impacts on neighboring properties” (draft document, page 2).

Mature Tree Preservation

Members of the East Rockville Civic Association (ERCA) have made the preservation of the neighborhood’s tree canopy a priority. Currently, tree preservation may only be addressed in the Design Guidelines and Standards as a rationale for a request for alternative compliance. However, staff recommends that through the review process, more explicit direction about mature tree preservation be incorporated into the document.

Mayor and Council History

On February 24, 2020, PDS staff and the consultants provided a briefing to the Mayor and Council on the East Rockville Residential Design Guidelines and Standards. After robust discussion, the Mayor and Council indicated readiness to authorize the zoning text amendment at an upcoming meeting, with the understanding that there would be additional opportunity in the future to further explore pending questions. Some of the issues raised, which the Mayor and Council asked staff to include as part of future briefings and discussions with the Planning Commission were:

- Potential for varying the building footprint square foot limit, currently proposed at 1,500 square feet, for larger lots.
- Providing information about how owners or new buyers of homes in East Rockville will know about the Design Guidelines and Standards.
- Clarity about additions to smaller homes that retain the original one-story footprint.
- Clarity about how lot coverage and square foot limits are applied to driveways, parking pads and garages, both attached and detached.

Options Considered

Since the East Rockville Neighborhood Plan was adopted in 2004, several options have been Considered, including an Historic District and a Neighborhood Conservation District (NCD). Neither option received enough support to proceed as a neighborhood-wide project. There was concern about regulating architectural style within an Historic District, as well as the onerous requirements needed for residents to initiate the NCD process.

Public Notification and Engagement

Along with a design consultant, PDS staff worked with East Rockville residents over the course of a year to identify and prioritize issues related to new housing development, and exploring different design solutions to address the issues. Six neighborhood meetings were held between October 2018 and October 2019. Staff also attended several ERCA meetings to provide updates on the process.

For each of the neighborhood meetings, staff worked with ERCA to circulate meeting invitations through their email listserv, as well as on their website. A project webpage was created, and all meeting materials were posted online. In advance of two of the neighborhood meetings, the first workshop and the final draft review meeting, postcards were sent to all detached residential property owners within the East Rockville boundary. To follow is a list of meeting dates and topics:

- Meeting 1: October 9, 2018 at the Pump House. Information session and survey.
- Meeting 2: October 25, 2018 at City Hall. Workshop with consultants.
- Meeting 3: January 24, 2019 at the Pump House. Review and discuss first draft.
- Meeting 4: March 12, 2019 at the Pump House. Review and discuss second draft.
- Meeting 5: June 3, 2019 at the Pump House. Review and discuss third draft.
- Meeting 6: October 14, 2019 at Glenview Mansion. Final draft review and discussion.

Staff will continue to provide updates by email to the contact list and to the Civic Association throughout the Planning Commission and Mayor and Council process.

Boards and Commissions Review

If the Mayor and Council authorize staff to proceed with the implementation of the Guidelines and Standards via a zoning text amendment, staff will schedule a meeting with the Planning Commission to initiate their review of the amendment application. Once their review is complete, the Planning Commission will forward their recommendation to the Mayor and Council for final review and possible adoption.

Next Steps

Once authorized to file, the proposed text amendment will be forwarded to the Planning Commission for review and recommendation as required by the Zoning Ordinance.

Attachments

- Attachment 13.a: East Rockville Design Guidelines and Standards Zoning Text Amendment (PDF)
- Attachment 13.b: East Rockville Design Guidelines and Standards Draft Document (PDF)


Rob DiSpirito, City Manager 6/3/2020

ATTACHMENT TO APPLICATION
TO THE CITY OF ROCKVILLE FOR A
TEXT AMENDMENT TO THE ZONING ORDINANCE

Applicant: Mayor and Council of Rockville

The applicant proposes to amend the zoning ordinance adopted on December 15, 2008, and with an effective date of March 16, 2009, by inserting and replacing the following text (underlining indicates text to be added; ~~strikethroughs~~ indicate text to be deleted; * * * indicates text not affected by the proposed amendment). Further amendments may be made following citizen input, Planning Commission review and Mayor and Council review.

Amend Article “Single Dwelling Unit Residential Zones”, as follows:

* * *

Section 25.10.14 – Design Guidelines

No building permit may be issued for a structure in a single dwelling unit residential zone unless the structure conforms to any applicable design guidelines approved by the Mayor and Council consistent with an adopted Plan.

Adopted design guideline plans referenced herein by their title and date of adoption are:

- a) East Rockville Design Guidelines and Standards, Date TBD, 2020.



October 25, 2018					
	Very Important 2 points	Somewhat Important 1 point	Not Important 0 points	Total	
Building Orientation (ex: where the house has its front)	8	6	0	14	Urban
Building Placement (/how far from or close to the street)	8	4	0	12	
Lot Coverage (age of the lot covered by buildings)	12	4	0	16	Lot
Front Yard Paving (from driveways, porches, walkways)	10	4	0	14	
and Garage Placement/Location	2	7	0	9	
Building Mass and Scale	22	0	0	22	Mass
Building Height	18	1	0	19	
Building Articulation (ing materials, varying roof lines, etc.)	14	4	0	18	
Home Additions	8	6	0	14	
Porches and Stoops (w homes have them? certain styles?)	4	6	0	10	
Roof Styles (architectural design)	2	4	0	6	
Window and Door Types/Styles (architectural design)	4	3	0	7	Architecture
Building Material Types	0	6	0	6	



EAST ROCKVILLE DESIGN GUIDELINES AND STANDARDS

Rockville, Maryland

GSA CONSULTING, INC. and LSG LANDSCAPE ARCHITECTURE and MICHAEL WATKINS ARCHITECT, LLC for CITY OF ROCKVILLE and EAST ROCKVILLE CIVIC ASSOCIATION

NEIGHBORHOOD MEETINGS

- 1A. Information Session and Survey (Oct 9, 2018)**
- 1B. Community Engagement Workshop (Oct 25, 2018)**
- Goals, Preferences, Priorities, Survey
- 1C. Community Engagement Meeting (Jan 24, 2019)**
- Review and Discuss First Draft
- 1D. Community Engagement Meeting (Mar 12, 2019)**
- Review and Discuss Second Draft
- 1E. Community Engagement Meeting (Jun 3, 2019)**
- Review and Discuss Third Draft
- 1F. Final Neighborhood Meeting (Oct 14, 2019)**
- Review and Discuss Revised Draft

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2. Design Guidelines and Standards

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- Parking, Garages & Pavement (Issue 4)6
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NEXT STEPS

- 3. Adoption Process**
- 4. Final Revisions and Deliverables**

INTRODUCTION

East Rockville is a well-established, predominantly single-family neighborhood located within walking distance of the Rockville Metro Station. Most of the housing stock was built in the 1940s and early 1950s during the development boom that occurred after World War II, however, historic homes dating from the late 1800s, some of the first in Rockville, still stand today.

The most recent neighborhood plan for East Rockville was adopted in 2004 and included an objective to establish East Rockville as a Neighborhood Conservation Area to maintain its unique character and enhance both its physical and environmental features. Since 2004, several options for implementing this objective have been discussed including a Neighborhood Conservation District (NCD) and Historic Designation; however, neither option received enough support to proceed as a neighborhood-wide project. There was concern about regulating architectural style with a Historic District as well as the onerous requirements needed for residents to initiate the NCD process.

Over the past decade, the neighborhood has experienced development pressure for different housing types, and an increasing number of original homes have been torn down and replaced with much larger structures. During the initial engagement meetings for the Rockville 2040 Comprehensive Plan, residents expressed concern about how the scale and proportion of new residential development was impacting this mature neighborhood, both from the perspective of design and environmental sustainability.

In late 2017, members of the East Rockville Civic Association (ERCA) approached Planning and Development Services (PDS) staff to discuss options to ensure that new homes contribute positively to the character of their unique neighborhood. PDS staff suggested creating Design Guidelines and Standards through a neighborhood engagement process, and the ERCA members were supportive of that approach. Due to the regulatory and design expertise needed for such a project, the city decided to hire a design consultant to assist staff with the project. A contract was awarded in June 2018 to a design team, led by Michael Watkins Architect, LLC (the consultant), based in Gaithersburg, Maryland. The first of six neighborhood meetings for the Design Guidelines and Standards was held on October 9, 2018 at the Pump House.

Attachment 13.b: East Rockville Design Guidelines and Standards Draft Document (2019) : East Rockville Design Guidelines: Zoning Text

PURPOSE

The purpose of the East Rockville Residential Design Guidelines and Standards is to establish a clear set of expectations for new detached home construction and additions to existing homes in East Rockville. New development should contribute positively to the built and natural environments and integrate well into the traditional neighborhood context. The document provides a predictable review framework for residents, design professionals, contractors, city staff, and elected officials when considering or reviewing a new home or addition to an existing home.

The Design Guidelines and Standards also provide an opportunity to further broaden neighborhood goals including:

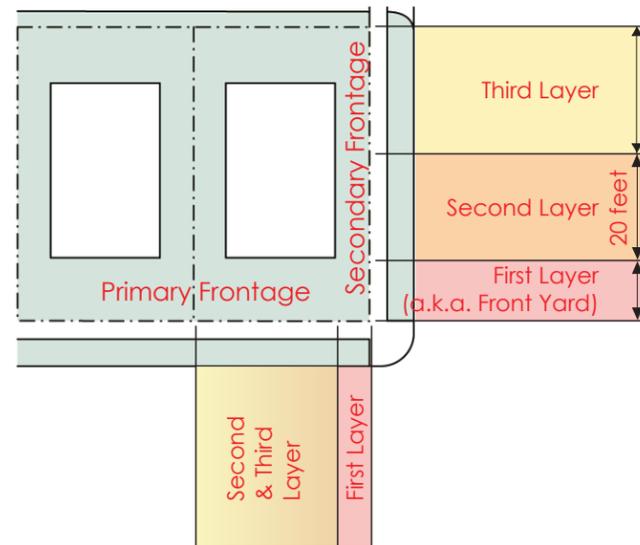
- Preserving and strengthening the unique identity and sense of place that exists among residents in the neighborhood.
- Promoting complementary and context-sensitive development between new and existing structures, while also allowing creative design.
- Promoting site design that preserves the natural features in the neighborhood and minimizes impacts on healthy tree canopy and existing stormwater management.
- Maintaining a walkable and pedestrian-friendly environment.

APPLICABILITY

- These design guidelines and standards apply to all new residential detached construction whether an entirely new building or an addition(s) to an existing building. They are a supplement to all applicable City codes, ordinances and adopted plans.
- Any new development within an historic district, or any addition to a structure that has been designated as an historic structure, is subject to approval by the Historic District Commission.
- Provisions of this document are activated by "must" and "will" when required; "should" when advisory but highly recommended.
- Alternative compliance to these design guidelines and standards may be approved by the Chief of Zoning or other applicable Approving Authority as defined in the Zoning Ordinance if: the proposed alternative design maintains the intent

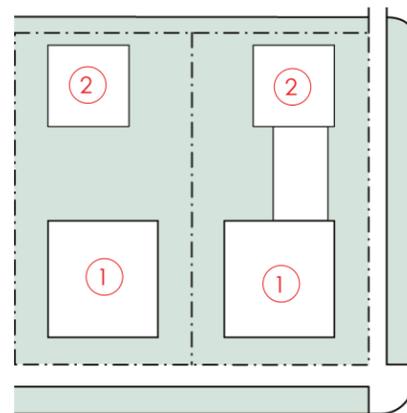
and spirit of the guidelines and standards and provides an equal or better design solution in terms of livability for residents and impacts on neighboring properties. Alternative compliance may be particularly appropriate to address site-specific constraints, including irregular lot shapes and dramatic grade changes. Site specific opportunities include, for example, the desire to preserve a mature tree and in doing so, building footprint or setbacks may need adjusting.

DEFINITIONS: LAYERS



Layer (First, Second and Third). A range of depth of a lot within which certain elements are permitted.

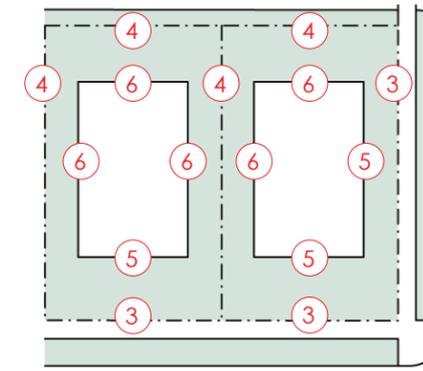
DEFINITIONS: BUILDING DISPOSITION



Building. A structure having one or more stories and a roof, designed primarily for the shelter, support, or enclosure of persons, animals, or property of any kind.

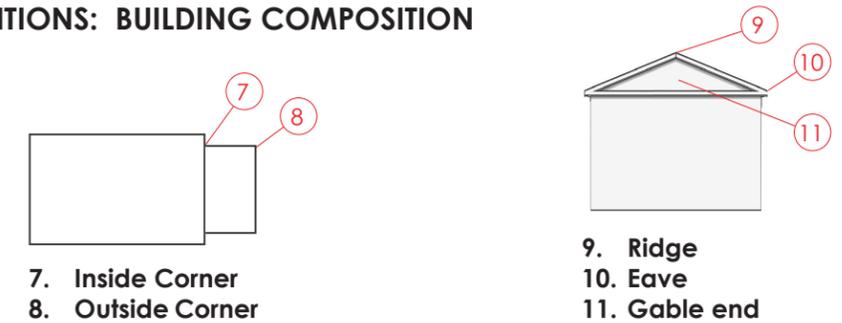
1. **Principal Building.** The main building on a lot, usually located toward the Frontage.
2. **Accessory Building.** A building subordinate to, and located on the same lot with a main/principal building, the use of which is clearly incidental to that of the main/principal building or to the use of the land, and which is not attached by any part of a common wall or common roof to the main building.

DEFINITIONS: FRONTAGE & LOT LINES, FAÇADES & ELEVATIONS



3. **Frontage.** The area between a building Façade and the vehicular lanes, inclusive of its built and planted components. On a corner lot, the primary Frontage is the Frontage which faces the more primary street (typically the street with the narrower Frontage).
4. **Lot Line.** The boundary that legally and geometrically demarcates a Lot.
5. **Façade.** An exterior wall of a building facing a Frontage Line.
6. **Elevation.** An exterior wall of a building not a facing a Frontage Line.

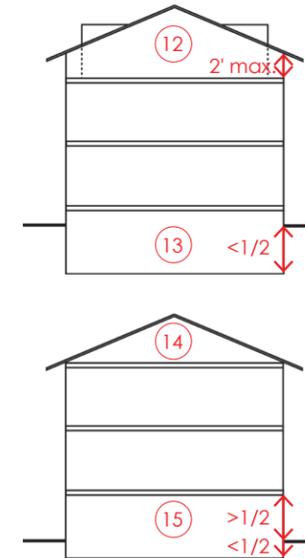
DEFINITIONS: BUILDING COMPOSITION



7. **Inside Corner**
8. **Outside Corner**

9. **Ridge**
10. **Eave**
11. **Gable end**

DEFINITIONS: BUILDING HEIGHT

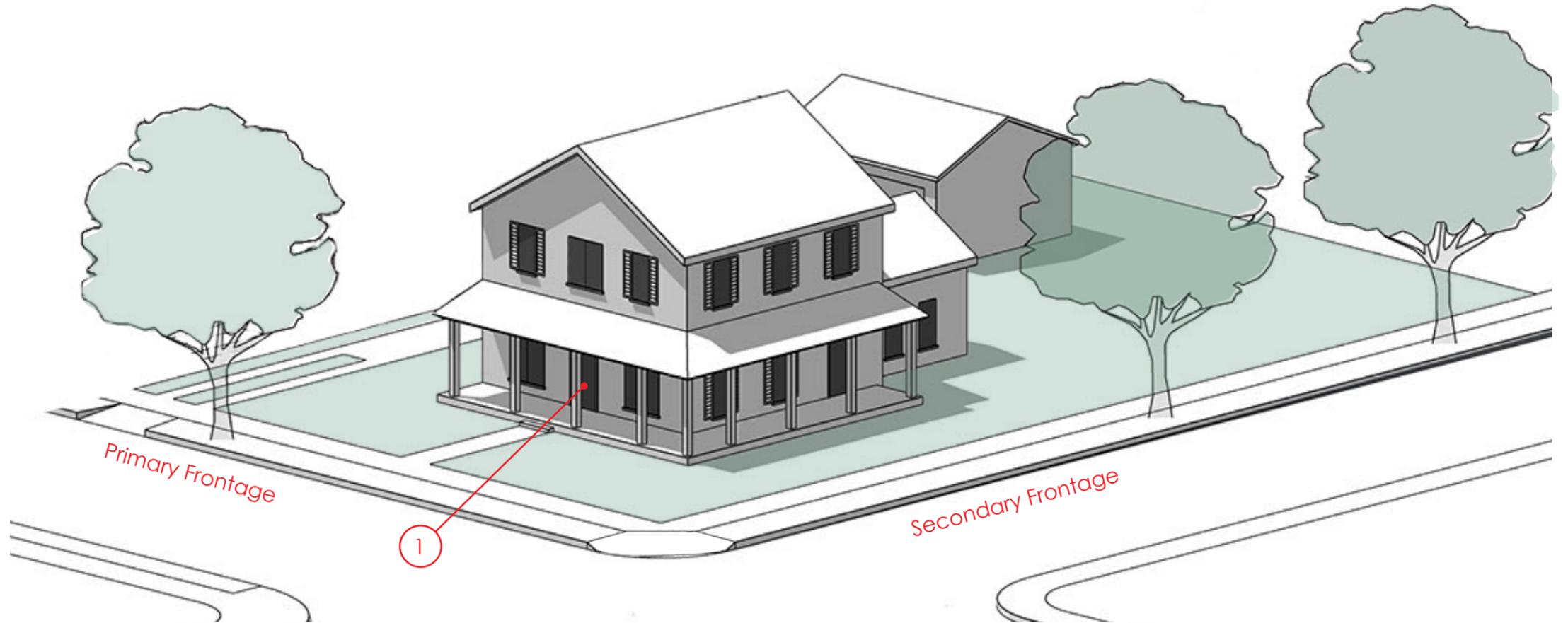


12. **Half-story.** A story under a gable, hip, or gambrel roof, the wall plates of which on the least two (2) opposite exterior walls are not more than 2 feet above the floor of such story.
13. **Cellar.** That portion of a building below the first-floor joists at least half of whose clear ceiling height is below the level of the adjacent ground (compare with Basement).
14. **Attic.** The interior part of a building contained within a pitched roof structure.
15. **Basement.** That portion of a building below the first-floor joists, at least half of whose clear ceiling height is above the level of the adjacent finished grade (compare with Cellar).

BUILDING ORIENTATION (ISSUE 1)

Building orientation refers to the way a building is positioned on its lot and how it relates to neighboring buildings and to the street. Buildings and front entryways that are oriented toward the street establish a welcoming atmosphere along the block and contribute to a walkable environment.

- 1 The front entrance of the primary building must face the primary frontage. In the case of an addition or renovation to an existing house, an exception may be made if the design is based on architectural precedent and the entry placement conforms to the historic or original design of the home.
- 2 On corner lots, both façades must be similarly designed and detailed and have similar opening proportion, placement, pattern and alignment.



Corner lot, both sides articulated.



Front doors, porches engaging the street.



Front walkways connecting to sidewalk.

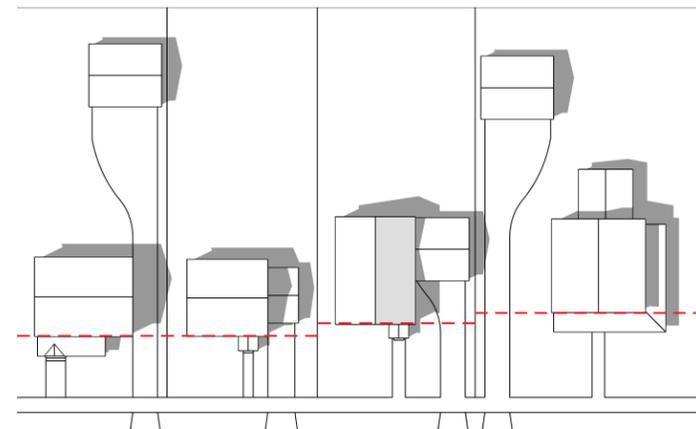
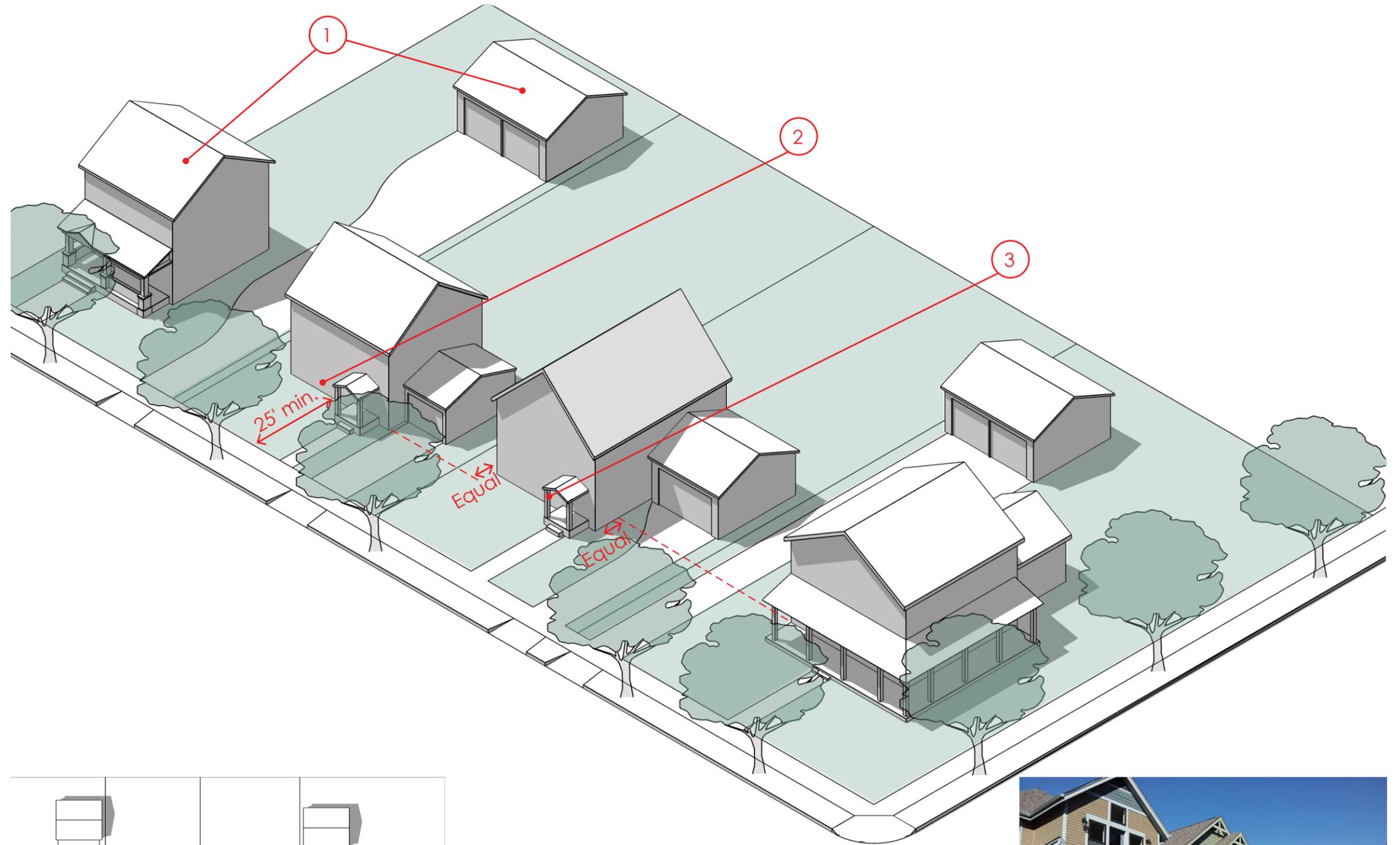


Side entry turned away from the street.

BUILDING PLACEMENT (ISSUE 2)

Maintaining an established setback pattern is a way of preserving neighborhood character. Setbacks may vary slightly, due to topography changes, or to conserve a natural feature, but in general, a consistent front yard appearance should be maintained.

- 1 One Principal Building may be built at the frontage on each lot. Accessory Buildings to the rear of the principal Building are also permitted.
- 2 Minimum front setback standards are established by the applicable zoning district: New structures and additions must be compatible with the prevailing site arrangement, setback distance and orientation of neighborhood houses to reinforce the existing character of the street.
- 3 Any existing buildings not conforming to an established setback pattern on the block-face must not be used to determine a setback range.
- 4 The following may encroach into the required setback: porches (except enclosed porches), stoops, terraces, balconies, bay windows.
- 5 Façades must be built parallel to the primary street frontage.
- 6 Side setbacks for principal buildings must be the minimum required by the zoning code.



Plan view of the same block showing setbacks.



Consistent setback pattern.

LOT COVERAGE (ISSUE 3)

The building footprint of new homes has increased, in some cases dramatically, over the past couple of decades. It has become more common to maximize the building envelope, resulting in greater lot coverage and buildings that are out-of-scale with their neighbors. This not only impacts design and character, but stormwater management as well. Larger houses are often accompanied by more paved surfaces, including driveways and walkways, which can exacerbate stormwater issues. Establishing a maximum building footprint and limiting impervious surfaces are efforts to mitigate building mass and scale impacts as well as impacts on the stormwater management system.

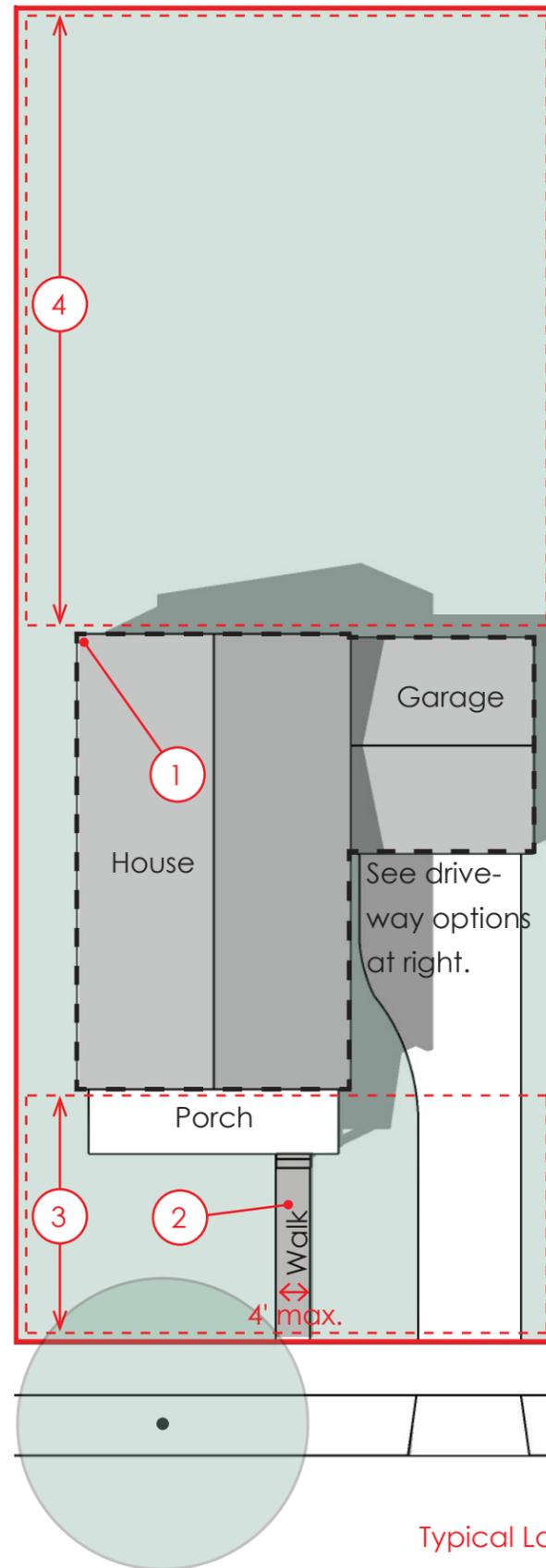
Lot Coverage: The percentage of lot area covered by buildings, including enclosed porches and accessory buildings.

- 1 Lot coverage by buildings must be a maximum 35% of the lot with the exception of covered or uncovered porches facing frontages. Total building footprint (ground floor), not including covered or uncovered porches facing frontages, must be a maximum of 1,500 s.f.

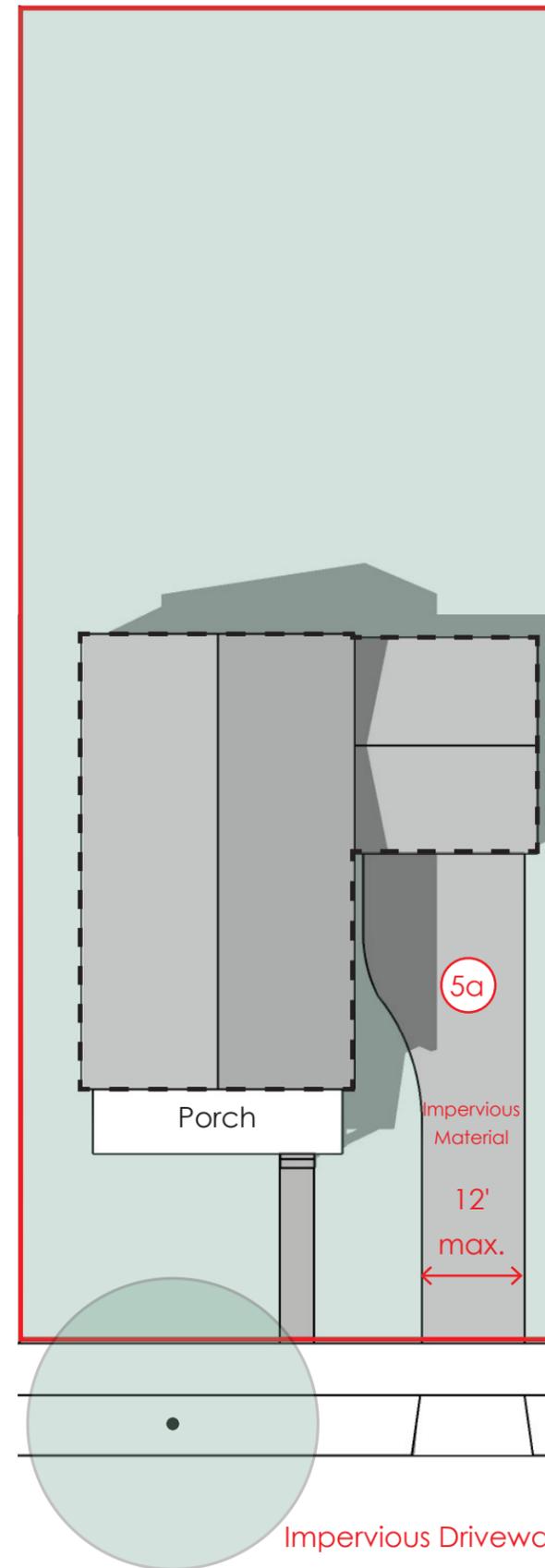
If an existing one-story house is retained, an addition may bring total lot coverage up to 35% of the smallest lot size permitted (ex: 6,000 square feet in the R-60 zone) or up to 2,100 square feet.

- 2 Walks must be 4 ft. wide max.
- 3 Front yard impervious coverage must be a maximum of 40%.
- 4 Rear yard impervious coverage must be a maximum of 50%.
- 5a In the first layer, driveways of an impervious material must be 12 ft. wide max.
- 5b Driveways of a pervious material must be 20 ft. wide max. or 2 car widths max., whichever is less.

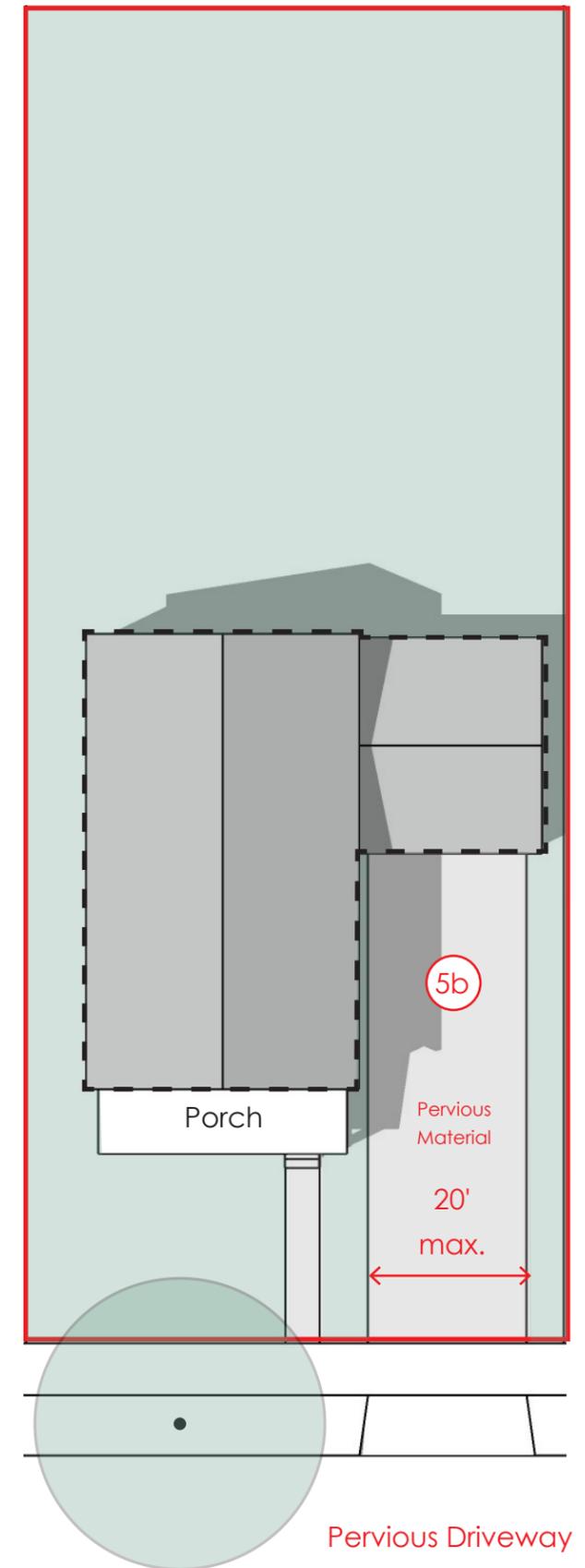
- Property Line
- - - Building Footprint (< 35% of Lot Area; 1,500 s.f. max. if not retaining single-story)
- Areas Counted as Impervious



Typical Lot



Impervious Driveway



Pervious Driveway

Attachment 13.b: East Rockville Design Guidelines and Standards Draft Document (2019) : East Rockville Design Guidelines: Zoning Text

PARKING, GARAGES & PAVEMENT (ISSUE 4)

Garages should not be the prominent feature of the front elevation of the home or of the street frontage. Streetscapes that are dominated by garages and driveways give prominence to vehicles rather than reflecting a walkable, inviting neighborhood.

- 1 In the First Layer, the following are permitted:
 - Driveways of 12 feet maximum width.
 - Pervious materials, impervious materials, and paved ruts are permitted.
 - Driveways of 20 feet maximum width if permeable materials are utilized.

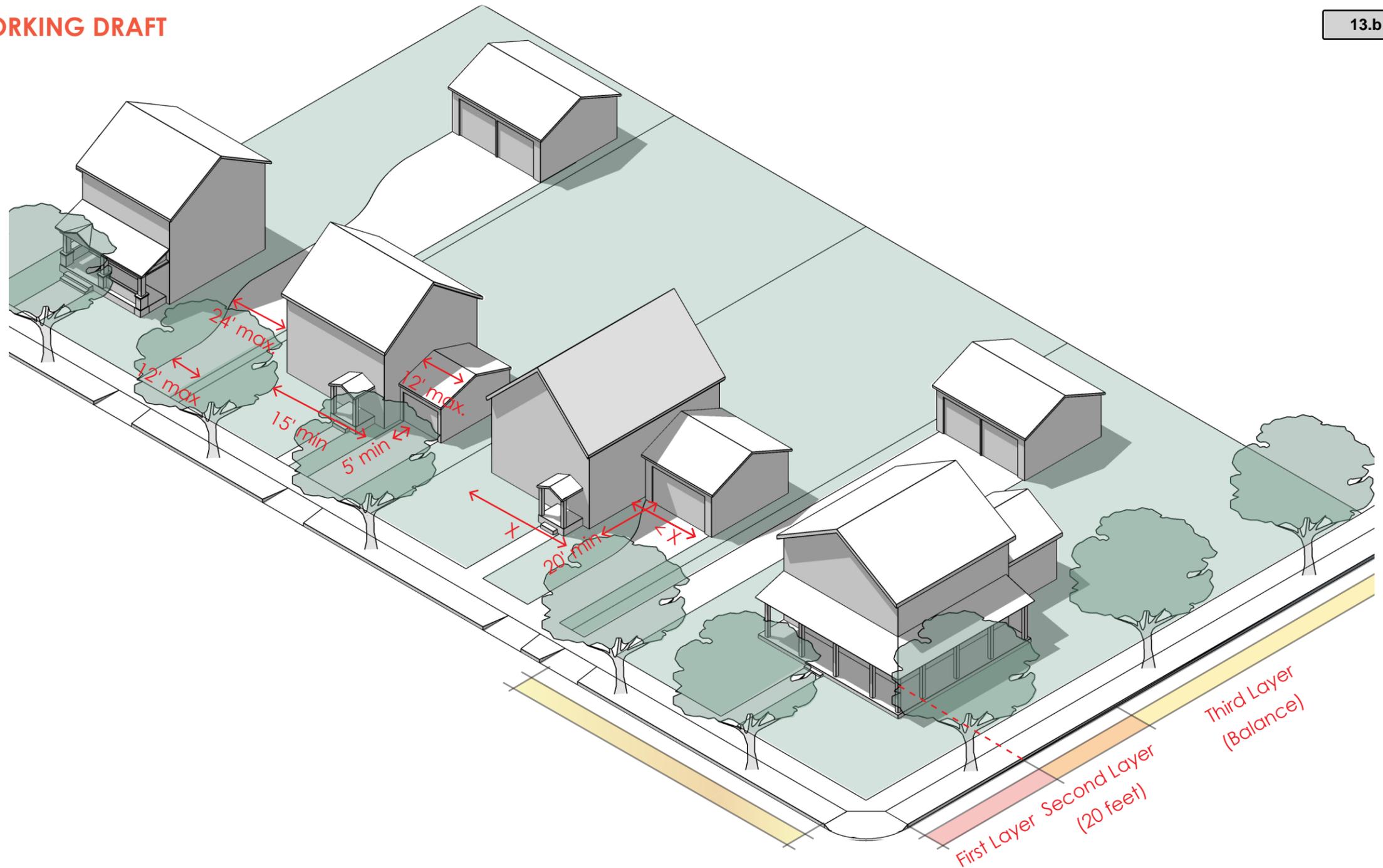
In the First Layer, the following are prohibited:

- Garages
- Carports

- 2 In the Second Layer, the following are permitted:
 - Driveways of 24 feet maximum width if pervious materials are utilized.
 - Driveways of 20 feet maximum width if impervious materials are utilized.
 - Paved ruts.
 - Garages and carports of 12 feet wide or less placed a minimum of 5 feet behind the façade of the primary building, if façade is at least 15 feet wide.

- 3 In the Third Layer, the following are permitted:
 - Driveways of pervious or impervious materials.
 - Paved ruts
 - Parking
 - Garages
 - Carports

In all layers, permeable materials are preferred.



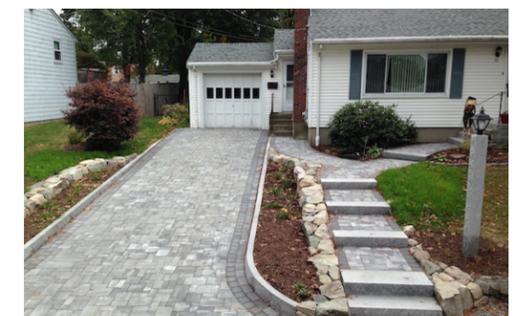
Garage beside house, set back.



Garage in rear yard, paved rut driveway.



Driveway with mixed materials.

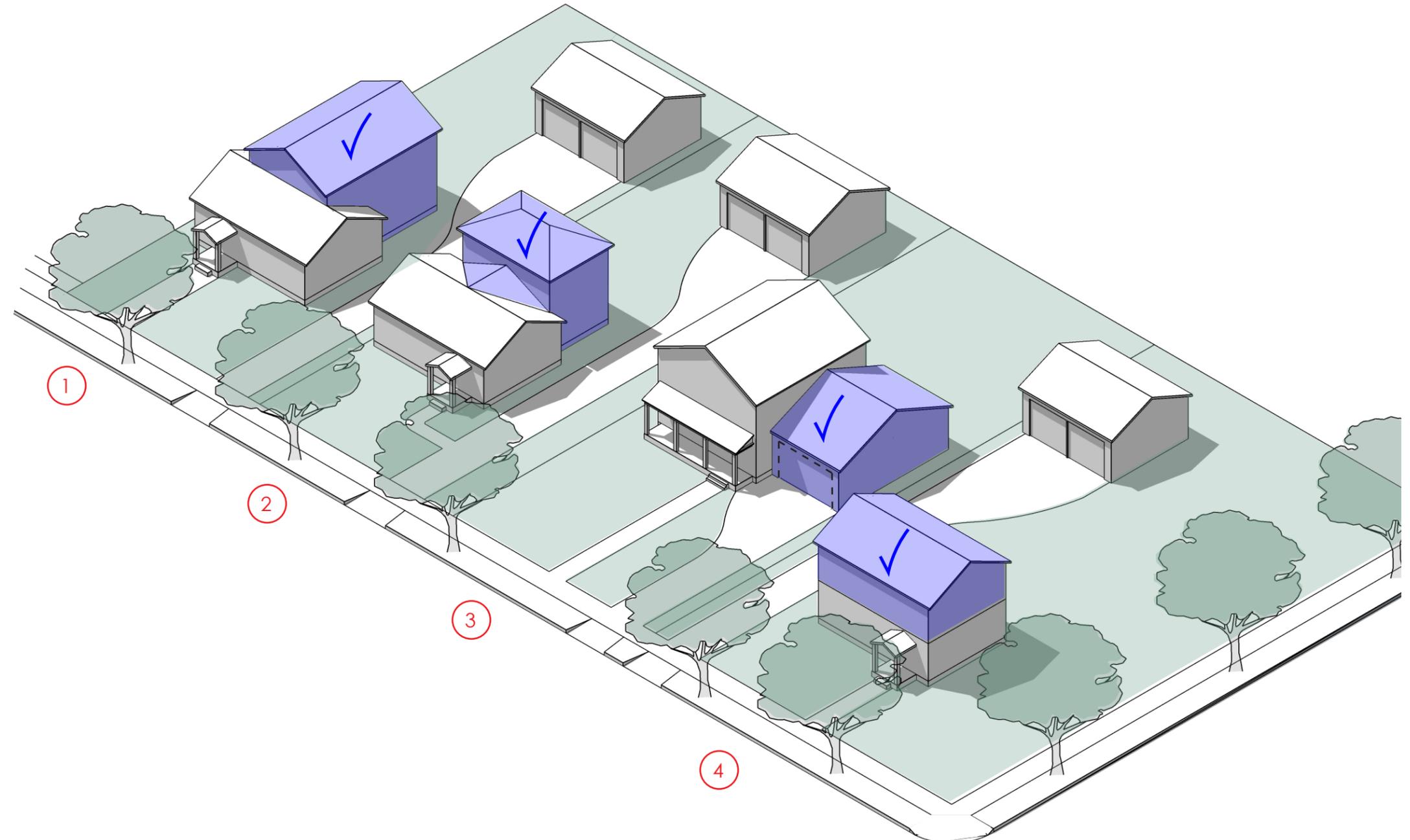


Driveway with permeable materials.

ADDITIONS (ISSUE 5)

Additions should complement the design and proportions of the original structure. They should be concentrated toward the rear or the side of the existing structure whenever possible. The overall height, massing, and proportions should relate well to adjacent structures as well as to the larger neighborhood context. Additions with a proposed second story along a block of predominantly one-story homes, should demonstrate particular sensitivity regarding the overall scale and proportion as well as window placement and privacy of the new portion of the structure.

- 1 This addition is desirable because it is secondary in massing to the original structure (for example, it is smaller than, narrower than, shorter than, behind etc. or a combination of these things) and would be relatively inconspicuous from the street. However, the two-story height behind a one-story house barely qualifies as "secondary." If the new roof extended in front of the original ridge, it would not be considered secondary and would be undesirable.
- 2 This addition is desirable because it is secondary in massing to the original structure (for example, it is smaller than, narrower than, shorter than, behind etc. or a combination of these things) and would be relatively inconspicuous from the street, similar to house 1. Using a roof pitch similar to that of the original structure and a hipped roof help keep the two-story mass from dwarfing the original one-story structure.
- 3 A roof eave and ridge that is lower than the original structure is desirable as is a roof that is perpendicular to the original structure.
- 4 A second-story addition can be desirable if the floor area of the second floor does not extend past the walls of the original structure, resulting in a single simple mass.



Rear addition, front and side views: secondary in massing from the primary street, change in roof lines to minimize mass, symmetrical window alignment and placement.



Rear addition doesn't dwarf original, roof ridge is only a few ft above, & it's relatively inconspicuous from the street.



Set back addition, matches colors & detail, roof ridge & eave lower than those of the original structure.



2nd story addition. Simple massing, symmetric windows with detail, porch breaks-up mass.

ADDITIONS (ISSUE 5)

Illustrated Examples

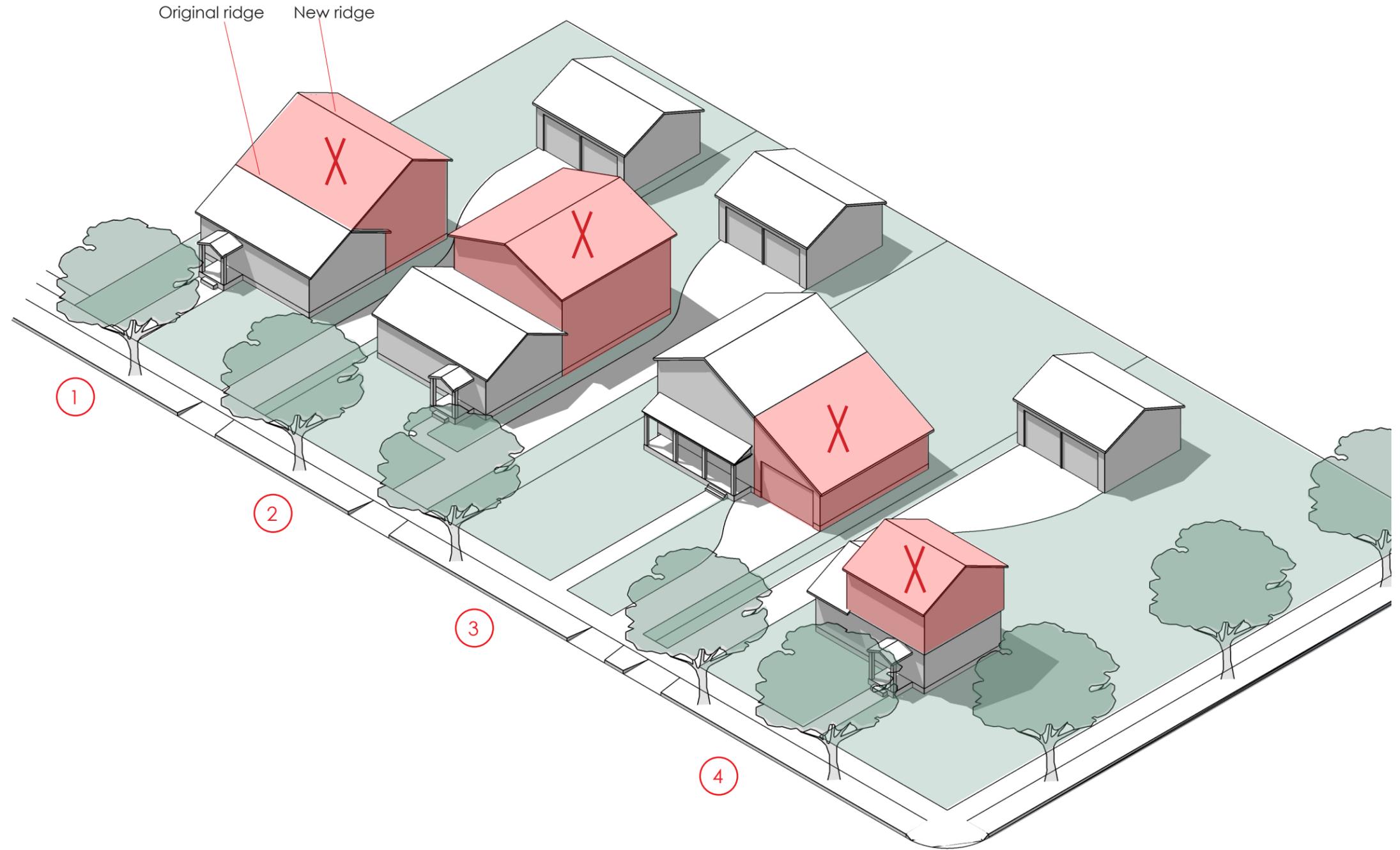
Shown to the right are some examples of additions which are not desirable.

- 1 The ridge of the roof of this addition dwarfs the original structure and looks out of place from the street. The ridge of the roof of an addition should not be higher than the ridge of the roof of the principal building unless the addition adds a full story to the Principal Building.
- 2 Similar to house 1, the two-story addition dwarfs the original one-story structure in front of it. The width of the addition should be less than that of the original structure, especially if the addition is taller.
- 3 This addition is undesirable because of the extension of the roof, which creates an unbalanced massing.
- 4 Adding a second-story that is of a greater floor area or extends past the walls of the original structure is undesirable.

General Guidelines and Standards

To follow are generalized guidelines and standards for all types of additions.

- 5 The eave of an addition must not be higher than the eave of the principal building unless the addition adds a full story to the Principal Building.
- 6 Additions to an existing principal building must be secondary in massing, scale and detail to the principal building.
- 7 Additional stories should appear structurally feasible, i.e. openings should be directly above openings in the existing story below.
- 8 Façades of an additional story must be the same material as the existing story below, or, an acceptable, appropriate transition between materials must be included in the design.
- 9 Window proportions in additional stories must match those of the predominant windows in the original structure.

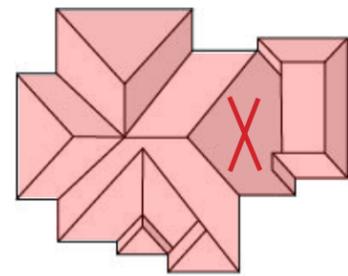
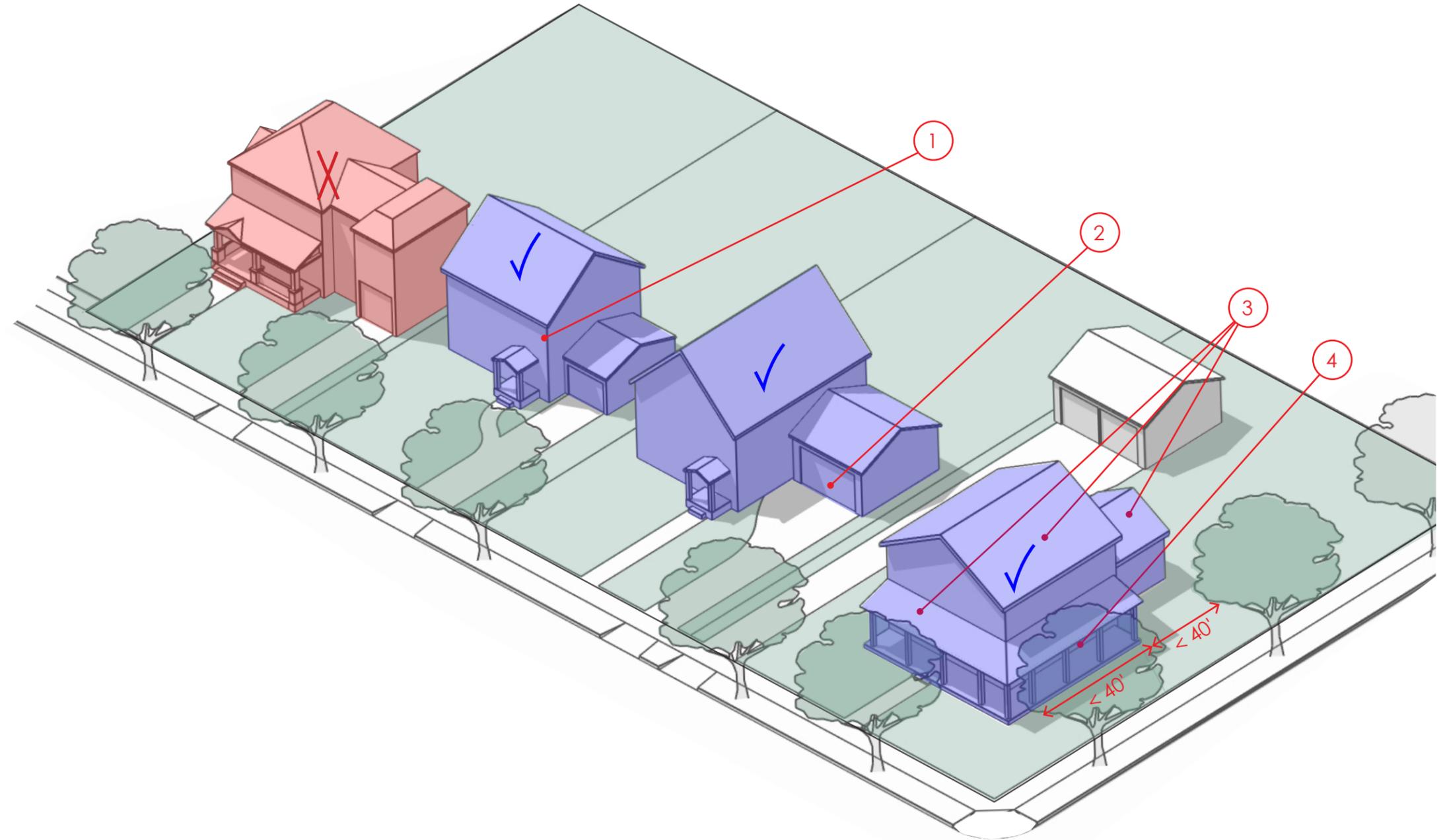


BUILDING MASSING & SCALE (ISSUE 6)

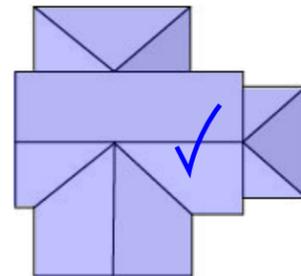
The size of a typical single-family home is larger today than it was in the first half of the 20th century, when many of the homes in East Rockville were built. Finding a balance between flexibility in design, changing preferences in housing size and styles, and respecting established neighborhood character is one of the primary challenges for design guidelines in older neighborhoods.

The massing and scale of new construction can have the greatest impact on neighborhood character. Larger construction should be sensitive to the existing smaller-scaled neighborhood context. Roof lines, massing, windows, and porches, among other treatments, can have a significant impact on the perceived mass of a building.

- 1 Buildings must have simple massing (few Outside Corners), a similar overall height and similar floor-to-floor height.
- 2 Garages must not be in the primary mass of a building. Garages shall be located beside or behind the principal building and if beside, be setback (see also Issue 4).
- 3 Building massing should communicate hierarchy. Larger structures should be distributed into smaller masses to minimize the perceived mass of the building.
- 4 A single plane of a facade must not be greater than 40 ft.
- 5 Using a roof plan as a guide can help keep massing simple. The fewer ridges and valleys and overlapping gables, the simpler the massing.



Complex Roof Plan with many overlapping gables.



Simple Roof Plan



Simple massing (few outside corners)



Garage next to main structure helps break-up mass and transition to adjacent 1-story.



Simple, distributed massing clearly showing the main body of the house.



Overly bulky and undistributed massing with overlapping roof lines.

BUILDING HEIGHT (ISSUE 7)

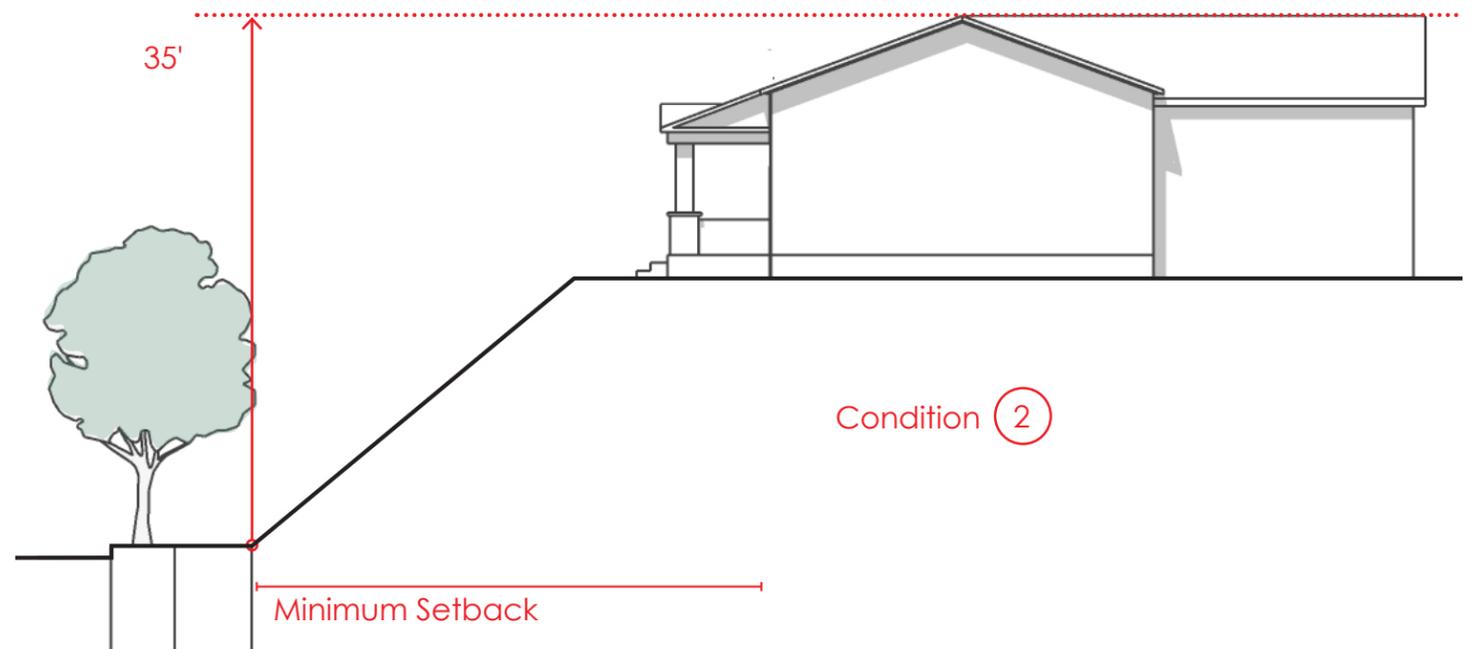
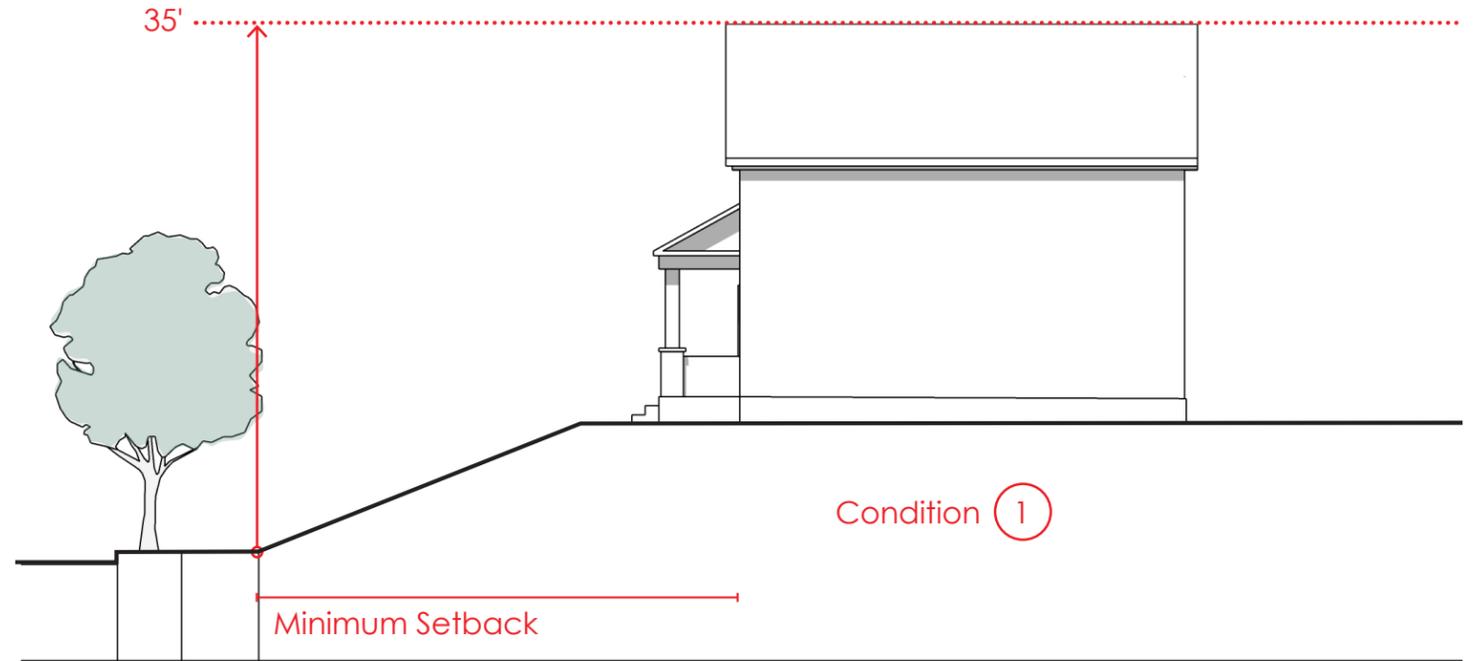
A building's scale is established largely by its height. Relatively consistent building heights establish a certain rhythm to a street. If a building is much taller than its surrounding neighbors it can seem out of place and break the existing rhythm. In older neighborhoods, it is not uncommon for one-story buildings to be replaced with taller, two-story homes.

A building can be larger than adjacent structures and still be in scale and harmonious with the neighborhood. Currently, the city's zoning code measures height to the mid-point of the roof. Measuring to the peak provides greater predictability of final maximum building height.

- 1 Height will be measured from the average grade at the front property line to the peak of the roof.
- 2 On lots where there is a slope that restricts the height to fewer than 2 stories, an exception to maximum height may be granted at the discretion of the Chief of Zoning.
- 3 Buildings will be limited to a maximum height of 35 feet and 2.5 stories.



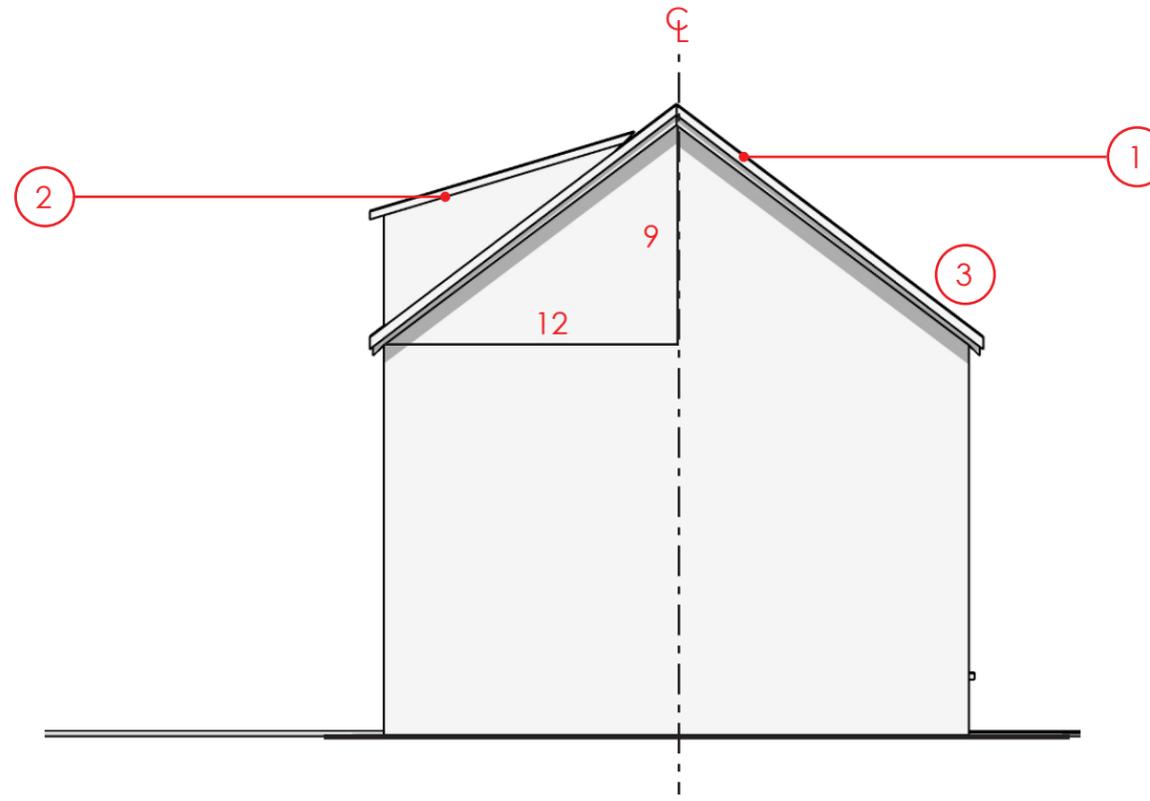
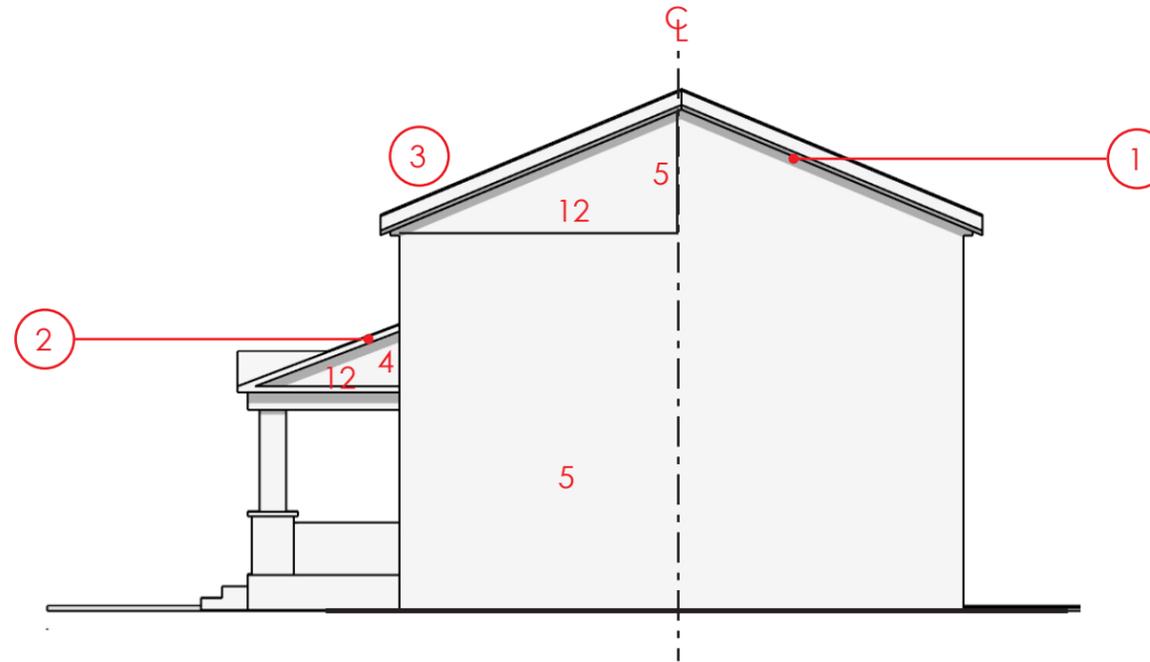
Examples of inconsistent height and mass between new and existing structures.



ROOF PITCH (ISSUE 8)

Pitch is the slope or angle of a roof. The form of a roof can contribute significantly to the mass and proportion of a building. Utilizing a lowered pitch or fewer ridges and valleys (as shown with Issue 6) is another way of reducing the bulk of a structure.

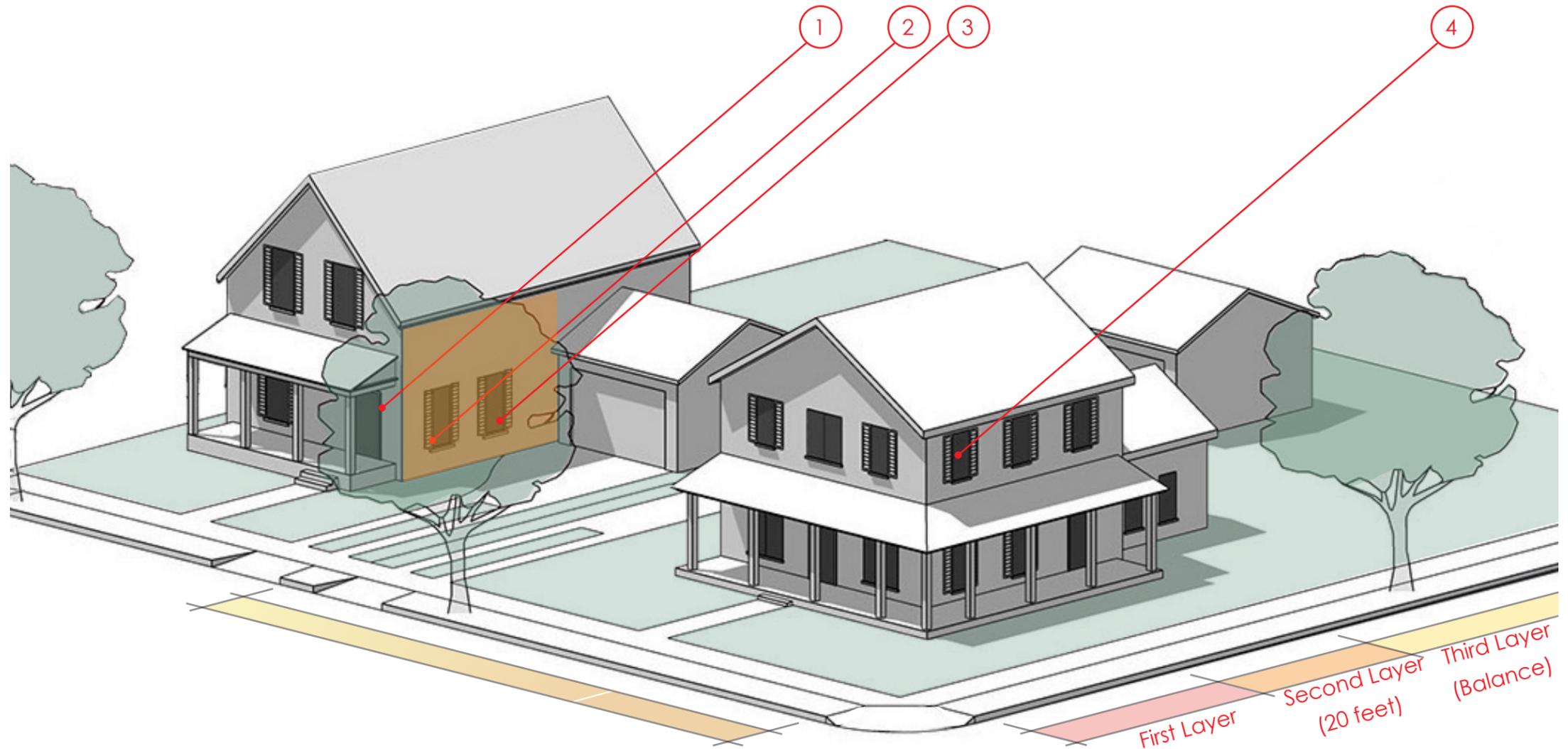
- 1 Pitched roofs must be symmetrically sloped. The slope must be 5:12 to 9:12
- 2 Porch roofs and attached shed roofs must be 2:12 to 4:12.
- 3 Roof pitches must be appropriate to the style of the building.
- 4 The maximum height of buildings with flat or shed roofs will be 30 feet.



BUILDING ARTICULATION (ISSUE 9)

Articulating a building facade means to provide a variation to its surface, such as framed windows, adding a porch, or off-setting a portion of the elevation. Articulation gives texture to exterior walls, and simple treatments can provide architectural interest and break up the bulk of large structures.

- 1 The front of the house and the location of the front door must be clearly visible from the street.
- 2 Side elevations must utilize one or more of the following methods to avoid large, blank walls:
 - Include windows. Windows are required on side walls in the second layer. These windows are required to follow the standards for windows facing frontages.)
 - Horizontal element: In addition to the side windows, houses over 2 stories must utilize a horizontal eave or band on the wall or a change in material (refer to photo).
- 3 Side elevations must include windows consistent with the proportion of the windows on the facade. Several windows on side elevations should be placed within the second lot layer.
- 4 On corner lots, both façades must be similarly designed and detailed and have similar opening proportion, placement, pattern and alignment.
- 5 All building elements must be of a consistent style.



Horizontal band, materials change between stories.



Corner House, articulated both façades.



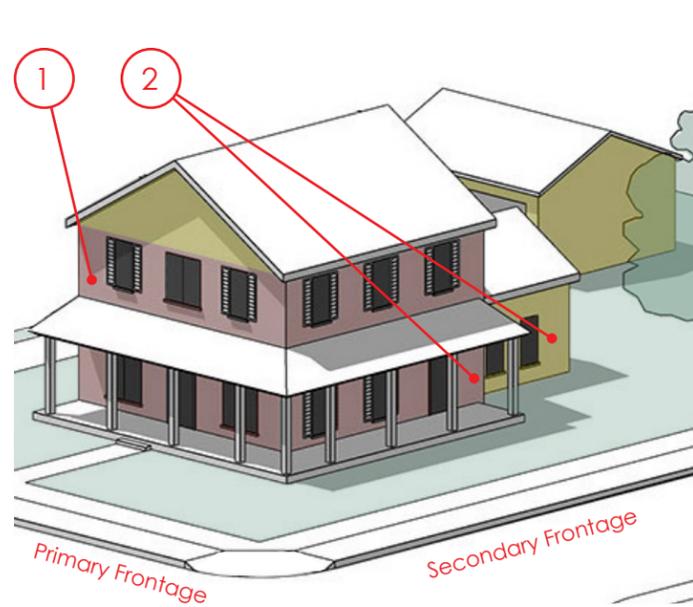
Consistent window proportion.



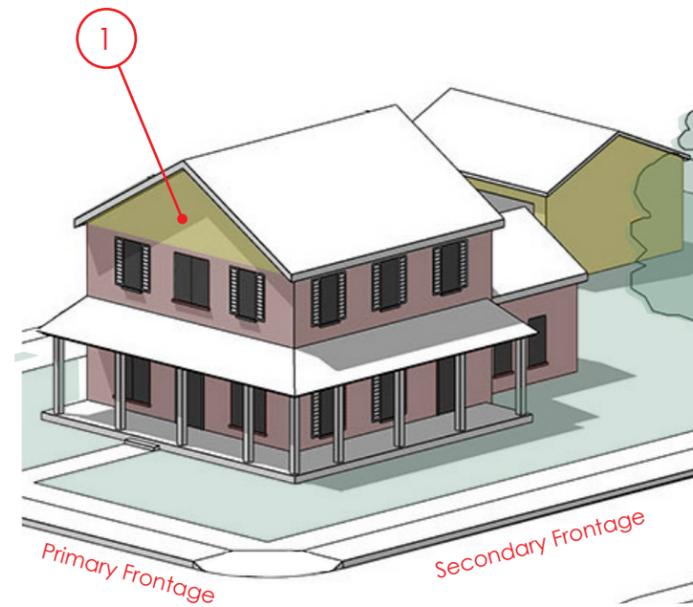
Avoid blank walls on side elevations.

BUILDING MATERIALS (ISSUE 10)

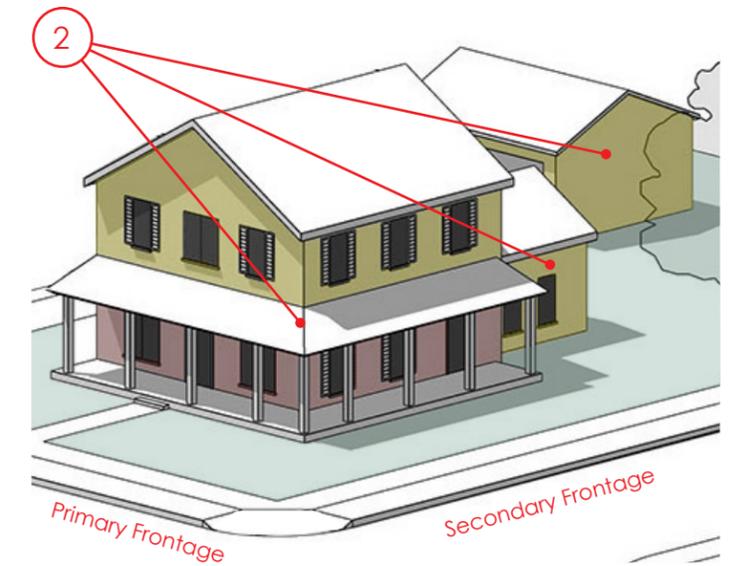
- 1 Gable ends in the Principal Building should be a single material and the material should be of equal or lesser apparent weight than the material of walls below.
- 2 If different materials are to be used on the same house, the materials should differentiate the fundamental parts of the building from one another (e.g. the foundation, building walls and top or the principle building and accessory structures).
- 3 Materials should not change at outside corners (brick front, siding side) as this makes the material appear more like wallpaper than the structure of the building.



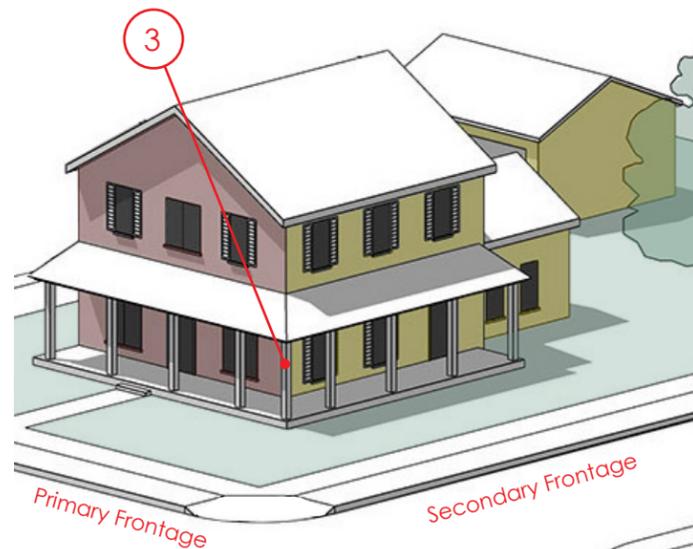
✓ Do: Using one or two materials for the Principal Building and another material for the Backbuilding and Accessory Building is preferred.



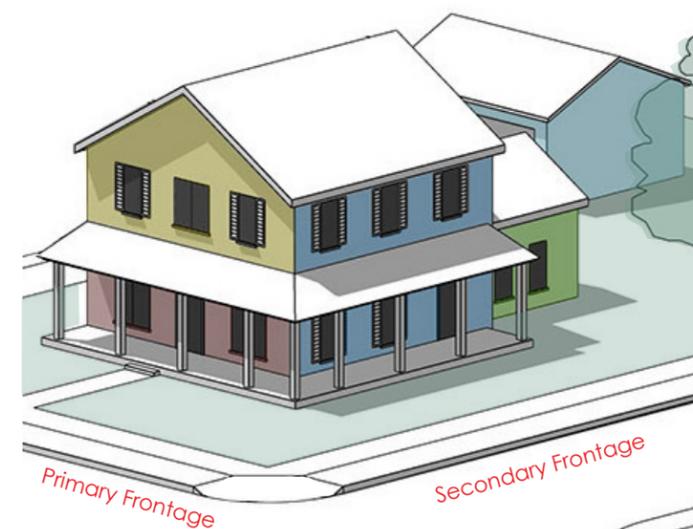
✓ Do: Using one or two materials for the Principal Building and Backbuilding and another material the Accessory Building is preferred.



✓ Do: Transitioning between materials between floors is preferred as long as the material on the bottom is the more durable of the two.



✓ Permitted but not preferred: Material transitions around outside corners should be avoided.



✗ Don't: Using more than two materials per Principal Building and one per each Backbuilding and Accessory building is not preferred.

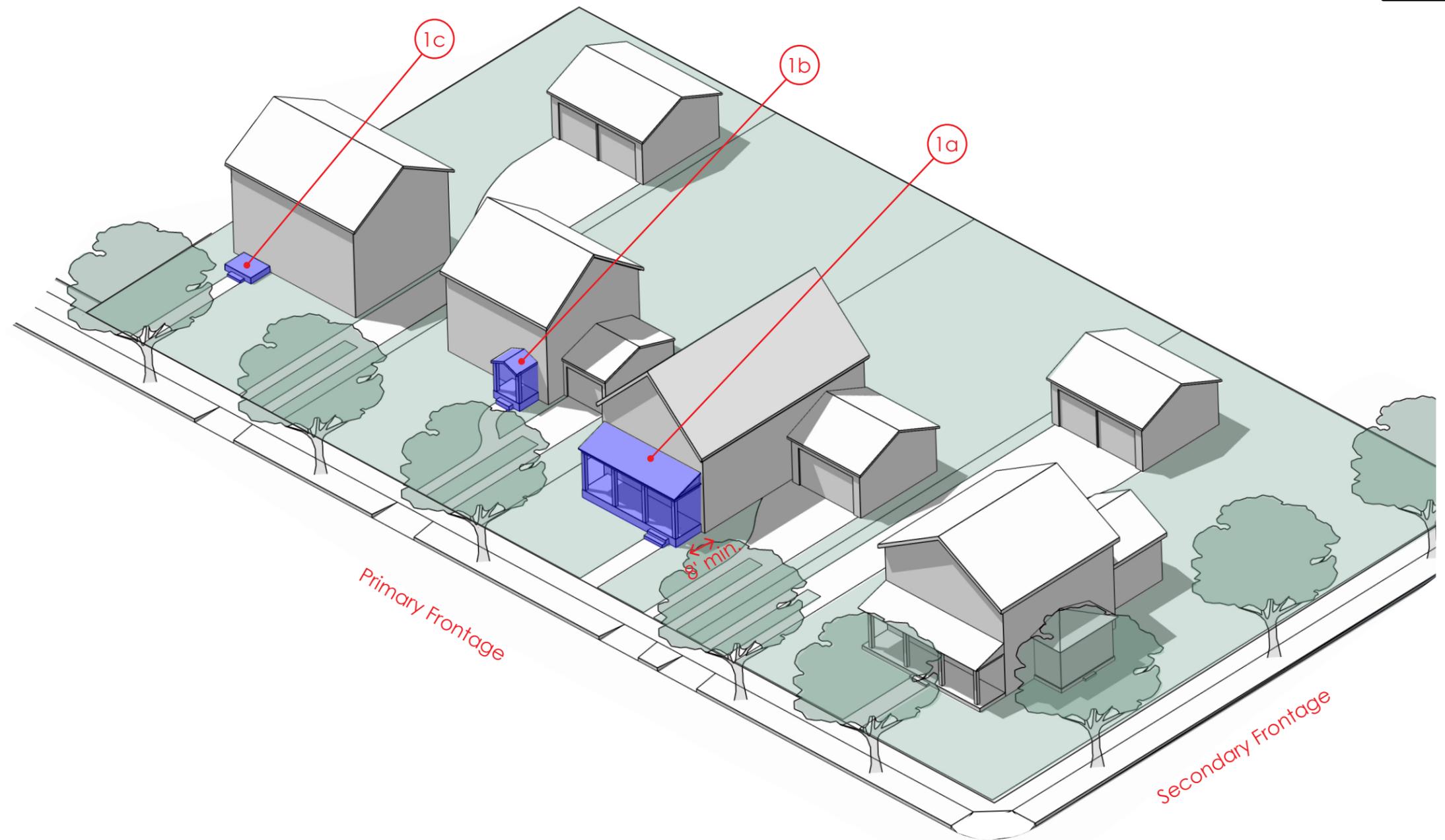


✗ Don't: Single planes should not transition from one material to another along vertical lines.

PORCHES & STOOPS (ISSUE 11)

Porches and stoops add more than just character and interest to a house. They also facilitate community and put more "eyes on the street", as they provide a place for sitting and conversation. Practically, they also provide shelter from the elements, and depending on size, additional living space.

- 1 New principal buildings must include a front porch, stoop or uncovered stoop.
 - 1a Covered, unenclosed porch/stoop.
 - 1b Covered porch/stoop.
 - 1c Uncovered porch/stoop.
- 2 Porches and stoops must be a minimum of 5 feet deep, but 8 feet minimum is preferred.
- 3 Porches of two-story height ceilings are not permitted (see image A below). Two-story porches with two habitable stories are permitted (see image B below). Porch ceilings must be similar to the ceiling height of the story to which they are attached.



One-story porch.



Uncovered stoop.



Covered porch.



A. Two-story porch.



B. Two one-story porches.



Mayor & Council Meeting Date: June 8, 2020
 Agenda Item Type: Introduction and Possible Adoption
 Department: Finance
 Responsible Staff: Stacey Webster

Subject

Introduction, and Possible Adoption, of an Ordinance to Amend Ordinance #2-20 to Appropriate Funds and Levy Taxes for Fiscal Year 2020 (Budget Amendment #3)

Recommendation

Staff recommends that the Mayor and Council introduce the attached ordinance to amend Ordinance #2-20 to appropriate funds and levy taxes for Fiscal Year 2020 (Budget Amendment #3).

If the Mayor and Council wish to proceed with adoption of the ordinance at the same meeting, the ordinance should first be introduced and then a motion should be made to waive the layover period. If the motion to waive the layover period is approved by an affirmative vote of four or more members of the Mayor and Council, a motion to adopt the ordinance may then proceed.

Change in Law or Policy

In accordance with the City Charter, a change in the appropriated amount of any fund requires action by the Mayor and Council. The vehicle for such action is an amendment to the budget ordinance. The proposed ordinance, Attachment A, would amend the FY 2020 budget.

Discussion

This budget amendment recognizes an additional \$200,000 appropriation in the Debt Service Fund for principal, interest, and issuance costs associated with the Series 2020A bond refunding. The refunding opportunity became available during the fiscal year due to the low interest rate environment. The refunding generated a net present value savings of almost \$1.2 million in the City's Debt Service (Capital Projects), Water, and Sewer Funds.

Mayor and Council History

The first FY 2020 budget amendment was introduced and adopted by the Mayor and Council on December 9, 2019. The second FY 2020 budget amendment was introduced and adopted by the Mayor and Council on March 2, 2020. The FY 2019 budget was adopted by the Mayor and Council on May 6, 2019.

The Mayor and Council introduced and adopted the bond ordinance for the Series 2020A refunding at their meeting held on October 21, 2019.

Fiscal Impact

The Debt Service Fund will increase by \$200,000 to account for the additional costs related to the Series 2020A bond refunding that closed in March 2020.

Attachments

Attachment 14.a: AttachA_BudgetOrdinance_June2020 (PDF)



Rob DiSpirito, City Manager

6/1/2020

ORDINANCE NO. _____

ORDINANCE: To Amend Ordinance 2-20 To Appropriate Funds and Levy Taxes for Fiscal Year 2020.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE,

MARYLAND as follows:

SECTION I - ANNUAL OPERATING APPROPRIATIONS

There are hereby appropriated for the fiscal year beginning July 1, 2019, and ending June 30, 2020, out of the revenues accruing to the City for the purpose of operations, the several amounts hereinafter listed under the column designated "Amounts Appropriated":

FUNDS	AMOUNTS APPROPRIATED	
General Fund	\$88,846,572	
Water Fund	\$14,276,490	
Sewer Fund	\$15,525,920	
Refuse Fund	\$7,233,920	
Parking Fund	\$4,088,790	
Stormwater Management Fund	\$6,085,300	
RedGate Golf Course Fund	\$104,120	
Special Activities Fund	\$3,965,550	
Community Development Block Grant	\$466,954	
Speed Camera Fund	\$1,448,000	
Debt Service Fund	[\$5,605,000]	<u>\$5,805,000</u>

The "Amounts Appropriated" by this section totaling [\$147,646,616] \$147,846,616 shall be for the annual operating expenses of the departments and agencies of the City and shall be disbursed under the supervision of the City Manager.

ORDINANCE NO. _____

Page 2

SECTION II - CAPITAL PROJECTS APPROPRIATIONS

There is hereby appropriated out of the revenues accruing to the City for the purpose of capital improvements, the several amounts hereinafter listed under the column designated

"Amounts Appropriated":

FUNDS	AMOUNTS APPROPRIATED
Capital Projects Fund	\$47,289,392
Water Fund	\$9,720,007
Sewer Fund	\$5,162,710
Refuse Fund	\$533,345
Stormwater Management Fund	\$14,030,856
Special Activities Fund	\$3,604,090
Speed Camera Fund	\$564,856

The "Amounts Appropriated" by this section totaling \$80,905,256 shall be for improvement projects and shall be disbursed under the supervision of the City Manager.

SECTION III - GENERAL LEVY

There is hereby levied against all assessable real property within the corporate limits of the City a tax at the rate of twenty-nine and two-tenths cents (\$0.292) on each \$100 of assessable value of said property. There is also hereby levied, against all assessable personal property within the corporate limits of the City, a tax at the rate of eighty and one-half cents (\$0.805) on each \$100 of assessable value of said property. These taxes are hereby levied in order, together with other available revenues and funds of the City government, to provide funds for the

ORDINANCE NO. _____

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"Amounts Appropriated" as set forth in the foregoing Section I. The tax levies herein provided in this section shall not apply to property in the City of Rockville to the extent that such property is not subject to taxes as provided in any valid and binding annexation agreement.

SECTION IV – TOWN CENTER PARKING DISTRICT LEVY

There is hereby levied against all assessable non-exempt real property within the Town Center Parking District a tax at the rate of thirty-three cents (\$0.33) on each \$100 of assessable value of said property. These taxes are hereby levied in order, together with other available revenues and funds of the City government, to provide funds for the "Parking Fund" as listed in the "Amounts Appropriated" in Section I.

SECTION V – TOWN SQUARE STREET AND AREA LIGHTING DISTRICT LEVY

There is hereby levied against all assessable real property within the Town Square Street and Area Lighting District a tax at the rate of zero cents (\$0.00) on each \$100 of assessable value of said property. These taxes are hereby levied in order, together with other available revenues and funds of the City government, to provide funds for the "Town Center Management District Fund" as listed in the "Amounts Appropriated" in Section I.

SECTION VI – TOWN SQUARE COMMERCIAL DISTRICT LEVY

There is hereby levied against all assessable commercial real property within the Town

ORDINANCE NO. _____

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Square Commercial District a tax at the rate of zero cents (\$0.00) on each \$100 of assessable value of said property. These taxes are hereby levied in order, together with other available revenues and funds of the City government, to provide funds for the “Town Center Management District Fund” as listed in the “Amounts Appropriated” in Section I.

NOTE: [Brackets] indicate material deleted.
Underlining indicates material added.

I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Mayor and Council of Rockville at its meeting of

Sara Taylor-Ferrell, City Clerk/Director of Council Operations

Attachment 14.a: AttachA_BudgetOrdinance_June2020 (3140 : FY 2020 Budget Amendment #3)



Mayor & Council Meeting Date: June 8, 2020
 Agenda Item Type: Discussion
 Department: Human Resources
 Responsible Staff: Karen Marshall

Subject

Vacancy Report/Hiring Freeze Status

Recommendation

Staff recommends that the Mayor and Council review and discuss the Vacancy and Hiring Freeze Report of positions that were open as of May 31, 2020.

Discussion

The attached reflects all open positions with totals by funds ending May 31, 2020.

The Gross Personnel Savings category shown on the attached report for each position represents the portion of the FY20 adopted budget, including salary and benefits, that covers the number of days the position has been vacant in FY2020.

The FY21 proposed budget is the dollar value of the budgeted salary and benefits, minus the costs for the pension contribution and retiree health care benefit trust that are fixed and taken regardless of vacancy status, which is a FY21 obligation.

Mayor and Council History

The vacancy report was created in response to a Mayor and Council request during the FY2015 budget process. Since that time, staff has provided the Mayor and Council with reports on a quarterly basis.

Attachments

Attachment 15.a: May 2020 Vacancy and Hiring Freeze Report(PDF)

Rob DiSpirito, City Manager

6/2/2020

Vacancy and Hiring Freeze Report - General Fund Positions Open as of 5/31/2020

ATTACHMENT A

Department	Cost Center	Working Title	Grade	% General Fund	Position Vacancy Date	Status of Positions Open Over 90 Days	Days Open	Days Open FY2020	Adopted FY20 Budget	Gross Personnel Savings	Number of Positions	Subject to Freeze	FY21 Proposed Budget
City Attorney's Office	Office of the City Attorney	Senior Assistant City Attorney	AD120	100%	5/29/2020		2	2	\$ 166,200	\$ 911	2	N	\$ 176,470.00
Finance	Financial Administration	Management and Budget Analyst	AD113	100%	4/24/2020		37	37	\$ 122,840	\$ 12,452	1	N	\$ 115,800.00
Mayor and Council	City Clerk's Office	Deputy City Clerk	AD111	100%	1/3/2020	Position readvertised to have a larger pool of qualified candidates	149	149	\$ 111,870	\$ 45,667	1	N	\$ 88,340.00
Planning and Development Services	Administration and Support	Executive Assistant	AD109	100%	1/13/2020	Frozen	139	139	\$ 80,050	\$ 30,485	1	Y	\$ 79,200.00
Planning and Development Services	Application Process and Permit	Building Plans Examiner Supervisor	AD113	100%	1/13/2020	Candidates identified; ready to schedule interviews	139	139	\$ 111,110	\$ 42,313	1	N	\$ 87,800.00
Planning and Development Services	Development Review	Landscape Architect/Urban Forester	AD111	100%	11/29/2019	Candidates identified; ready to schedule interviews	184	184	\$ 129,360	\$ 65,212	1	N	\$ 107,170.00
Planning and Development Services	Comprehensive Planning	Senior Planner	AD111	100%	3/6/2020	Frozen	86	86	\$ 125,680	\$ 29,612	3	Y	\$ 87,800.00
Planning and Development Services	Development Review	Senior Planner	AD111	100%	3/23/2020	Frozen	69	69	\$ 129,410	\$ 24,464	3	Y	\$ 87,800.00
Police	Management and Support - Administration	Police Major	PL119	100%	1/26/2020	Frozen	126	126	\$ 172,030	\$ 59,386	2	Y	\$ 153,230.00
Police	Patrol Team	Police Officer	PL110	100%	12/1/2019	Ongoing recruitment	182	182	\$ 81,570	\$ 40,673	19	N	\$ 76,580.00
Police	Patrol Team	Police Officer	PL110	100%	2/9/2020	Ongoing recruitment	112	112	\$ 81,570	\$ 25,030	"	N	\$ 76,580.00
Public Works	Management and Support	Deputy Director of Public Works	AD120	20%	7/19/2019	Position advertised internally	317	317	\$ 33,840	\$ 29,390	1	N	\$ 26,540.00
Public Works	Street Maintenance	Maintenance Worker I - General Maintenance	UN103	75%	12/9/2019	Reviewing applications	174	174	\$ 58,970	\$ 28,112	7	N	\$ 38,440.00
Public Works	Street Maintenance	Maintenance Worker I - General Maintenance	UN103	75%	12/31/2019	Reviewing applications	152	152	\$ 36,220	\$ 15,083	"	N	\$ 38,440.00
Public Works	Street Maintenance	Maintenance Worker I - General Maintenance	UN103	75%	3/16/2020		76	76	\$ 39,150	\$ 8,152	"	N	\$ 38,440.00
Recreation and Parks	Capital Projects	Senior Construction Project Manager	AD116	100%	9/27/2019	Frozen	247	247	\$ 114,230	\$ 77,301	1	Y	\$ 107,020.00
Recreation and Parks	Community Programs	Social Service Manager	AD115	100%	4/24/2020		37	37	\$ 129,590	\$ 13,137	1	N	\$ 122,210.00
Recreation and Parks	Facilities Maintenance Service	Facilities Maintenance Trades Worker	UN106	100%	2/14/2020	Hiring supervisor working with HR to update the job description	107	107	\$ 98,150	\$ 28,773	5	N	\$ 62,030.00
Recreation and Parks	Horticultural Services	Maintenance Worker I - Parks and Facilities	UN103	100%	3/16/2020		76	76	\$ 58,370	\$ 12,154	4	N	\$ 51,260.00
Recreation and Parks	Urban Forestry Maintenance	Tree Climber	UN105	100%	6/10/2019	Frozen	356	335	\$ 79,920	\$ 73,351	4	Y	\$ 58,130.00
Recreation and Parks	Urban Forestry Maintenance	Tree Climber	UN105	100%	7/8/2019	Position readvertised to have a larger pool of qualified candidates	328	328	\$ 87,540	\$ 78,666	"	N	\$ 58,130.00
Recreation and Parks	Urban Forestry Maintenance	Tree Climber	UN105	100%	3/9/2020		83	83	\$ 92,850	\$ 21,114	"	N	\$ 58,130.00
									\$ 2,140,520	\$ 761,436			\$ 1,795,540.00

*The FY21 proposed budget is the dollar value of the budgeted salary and benefits, minus the costs for the pension contribution and retiree health care benefit trust that are fixed and taken regardless of vacancy status, which is a FY21 obligation.

Vacancy and Hiring Freeze Report - Water Fund Positions Open as of 5/31/2020

Department	Cost Center	Working Title	Grade	% Water Fund	Position Vacancy Date	Status of Positions Open Over 90 Days	Days Open	Days Open FY2020	Adopted FY20 Budget	Gross Personnel Savings	Number of Positions	Subject to Freeze	FY21 Proposed Budget
Public Works	Management and Support	Deputy Director of Public Works	AD120	40%	7/19/2019	Position advertised internally	317	317	\$ 67,670	\$ 58,771	1	N	\$ 53,050.0
Public Works	Water Systems Maintenance	Maintenance Worker II - Utilities	UN104	100%	3/20/2020		72	72	\$ 63,980	\$ 12,621	8	N	\$ 54,570.0
									\$ 131,650	\$ 71,392			\$ 107,620.0

*The FY21 proposed budget is the dollar value of the budgeted salary and benefits, minus the costs for the pension contribution and retiree health care benefit trust that are fixed and taken regardless of vacancy status, which is a FY21 obligation.

Attachment 15.a: May 2020 Vacancy and Hiring Freeze Report (3138 : Vacancy Report/Hiring Freeze

Vacancy and Hiring Freeze Report - Sewer Fund Positions Open as of 5/31/2020

Department	Cost Center	Working Title	Grade	% Sewer Fund	Position Vacancy Date	Status of Positions Open Over 90 Days	Days Open	Days Open FY2020	Adopted FY20 Budget	Gross Personnel Savings	Number of Positions	Subject to Freeze	FY21 Proposed Budget
Public Works	Management and Support	Deputy Director of Public Works	AD120	40%	7/19/2019	Position advertised internally	317	317	\$ 67,670	\$ 58,771	1	N	\$ 53,050.00
									\$ 67,670	\$ 58,771			\$ 53,050.00

*The FY21 proposed budget is the dollar value of the budgeted salary and benefits, minus the costs for the pension contribution and retiree health care benefit trust that are fixed and taken regardless of vacancy status, which is a FY21 obligation.

Vacancy and Hiring Freeze Report - Refuse Fund Positions Open as of 5/31/2020

Department	Cost Center	Working Title	Grade	% Refuse Fund	Position Vacancy Date	Status of Positions Open Over 90 Days	Days Open	Days Open FY2020	Adopted FY20 Budget	Gross Personnel Savings	Number of Positions	Subject to Freeze	FY21 Proposed Budget
Public Works	Environmental Management	Sanitation Worker	UN104	100%	1/30/2020	Reinterviewing	122	122	\$ 57,760	\$ 19,306	15	N	\$ 54,570.00
Public Works	Environmental Management	Sanitation Worker	UN104	100%	2/3/2020	Reviewing applications	118	118	\$ 70,410	\$ 22,763	15	N	\$ 54,570.00
Public Works	Environmental Management	Sanitation Worker	UN104	100%	2/20/2020	Reviewing applications	101	101	\$ 57,760	\$ 15,983	15	N	\$ 54,570.00
Public Works	Environmental Management	Sanitation Worker	UN104	100%	5/25/2020		6	6	\$ 70,900	\$ 1,165	15	N	\$ 54,570.00
Public Works	Street Maintenance	Maintenance Worker I - General Maintenance	UN103	25%	12/9/2019	Reviewing applications	174	174	\$ 19,660	\$ 9,372	7	N	\$ 12,820.00
Public Works	Street Maintenance	Maintenance Worker I - General Maintenance	UN103	25%	12/31/2019	Reviewing applications	152	152	\$ 12,080	\$ 5,031	7	N	\$ 12,820.00
Public Works	Street Maintenance	Maintenance Worker I - General Maintenance	UN103	25%	3/16/2020		76	76	\$ 13,050	\$ 2,717	7	N	\$ 12,820.00
									\$ 301,620	\$ 76,337			\$ 256,740.00

*The FY21 proposed budget is the dollar value of the budgeted salary and benefits, minus the costs for the pension contribution and retiree health care benefit trust that are fixed and taken regardless of vacancy status, which is a FY21 obligation.

Attachment 15.a: May 2020 Vacancy and Hiring Freeze Report (3138 : Vacancy Report/Hiring Freeze



Mayor & Council Meeting Date: June 8, 2020
Agenda Item Type: Review and Comment
Department: City Manager's Office
Responsible Staff: Jenny Kimball

Subject

Action Report

Recommendation

Staff recommends that the Mayor and Council review and comment on the Action Report.

Attachments

Attachment 16.A.a: MC Action Report Master 2020 _REVISED 060320 (PDF)

A handwritten signature in black ink, appearing to read "Rob DiSpirito", is written over a horizontal line.

Rob DiSpirito, City Manager

6/3/2020

Blue - new items to the list.

Red - latest changes.

Mayor and Council Action Report

Ref. #	Meeting Date	Staff/ Dep	Response Method	Direction to Staff / Action Taken / Status	Timeline
2014-23	9/8/11	R&P	Future agenda	<p>King Farm Farmstead Status: On April 20, 2020, the Mayor and Council discussed the responses to the request for information (RFI) on potential future uses of the Farmstead. As a next step, staff will work with stakeholders to develop the scope of a request for thorough and detailed proposals for future uses of the Farmstead.</p> <p>During the May 4th discussion of the FY21 budget, the Mayor and Council directed staff to fund a fire suppression system for the Dairy Barns and the house in FY21 and to fund a security system for those buildings in FY20.</p>	Ongoing
2015-14	7/13/15	CMO	Future agenda	<p>Purchasing Study Response Status: An update on the Procurement Action Plan was shared on January 27, 2020. Another update will be provided on July 6, 2020.</p>	July 6, 2020
2016-12	9/26/16	HR	Future agenda	<p>Vacancy Report/Hiring Freeze Update Provide a Vacancy Report to the Mayor and Council at the first meeting of each month.</p> <p>Status: The Fiscal Year 2020 third quarter report was shared with the Mayor and Council by email on May 4, 2020. The next reports will be on agenda on June 8 and July 6, 2020.</p>	June 8, 2020
2016-16	10/10/16	PDS	Future agenda	<p>Global Issues on BRT Schedule another discussion on BRT with the City of Gaithersburg and Montgomery County, to include broader issues such as governance and finance. Consider holding the meeting in Gaithersburg.</p> <p>Status: County transportation is studying alternatives to identify a recommended alternative for design of the MD 355 route. A recommended alternative for the Viers Mill route was selected. The project is funded for preliminary design in the County Budget for FY23. City staff attended a meeting with Montgomery County DOT on April 30, 2020 to review an update on the 6.7 miles Veirs Mill Rd (MD 586) BRT project. The project team is advancing Alternative 2.5 at this time, and the limit of the project has been extended to Montgomery College. A new station has been also added at Atlantic Avenue. Public outreach will take place in the next few months.</p>	Ongoing

Ref. #	Meeting Date	Staff/ Dep	Response Method	Direction to Staff / Action Taken / Status	Timeline
2016-18	10/24/16	PDS	Future agenda	<p>FAST – Faster, Smarter, More Transparent (Site Plan/Development Review Improvements) Provide regular updates on the status of the work.</p> <p>Status: A FaST update was provided to the Mayor and Council on November 18, 2019. The next update is scheduled for June 22, 2020.</p>	June 22, 2020
2017-6	2/27/17	CMO	Email	<p>Minority-, Female- & Disabled-Owned Businesses Provide updates on the Procurement Division’s activities to engage and support minority-, female- and disabled-owned businesses.</p> <p>Status: The MFD Report for FY19 and the first half of FY20 was shared with the Mayor and Council by email on May 1, 2020. Staff followed up on Councilmember questions by email on May 23rd.</p> <p>A Mayor and Council discussion of the City’s MFD outreach program is tentatively scheduled for July 6, to include topics such as program metrics, program successes and potential program adjustments. A local preference approach for City procurement will be discussed with the Mayor and Council on a future agenda.</p>	July 6, 2020
2017-11	6/12/17	R&P	Agenda item	<p>Deer Population in Rockville Continue to monitor the deer population. Consider action steps and gather community input.</p> <p>Status: The Mayor and Council discussed City Code changes required to implement the deer culling pilot and re-locating the fall 2020 pilot from RedGate Park to the John Hayes Forest Park. Staff is following up on questions about the dates selected for the pilot and will return to the Mayor and Council by the end of June to get further direction.</p>	September- November 2020
2018-1	1/22/18	Finance	Action Report	<p>Utility Billing System Provide updates on the replacement of the Velocity Payment System, powered by Govolution.</p> <p>Status: Implementation with the system vendor is underway and is scheduled to be completed in September 2020. To date, server set up, software installation, and data conversion has been completed. Testing and data validation is underway.</p>	September 2020

Attachment 16.A.a: MC Action Report Master 2020 _REVISED 060320 (3152 : Action Report)

Ref. #	Meeting Date	Staff/ Dep	Response Method	Direction to Staff / Action Taken / Status	Timeline
2018-7	6/18/18	CMO	Agenda Item	<p>LGBTQ Initiatives Identify and implement Mayor and Council suggestions.</p> <p>Status: Signs directing users to the gender-neutral bathrooms in City Hall were ordered and temporary signs are currently up. The Adopted FY21 budget includes a new family/gender neutral bathroom at Dogwood Park, to be constructed in FY22. The Human Rights Campaign sent Rockville’s draft 2020 Municipal Equality Index (MEI) scorecard on June 2 for review and comment by July 31.</p>	Ongoing
2018-8	6/18/18	CMO/RCPD /R&P	Town Meeting	<p>Opioid Town Meeting Schedule a Town Meeting on the opioid crisis, to include prevention, enforcement and treatment.</p> <p>Status: Staff reached out to our County addiction services partners to inquire about ways the City could support their efforts during the COVID emergency. Staff will coordinate with the planning committee to develop a proposed Rockville Goes Purple plan for FY21 to present to the Mayor and Council on July 20, 2020.</p>	July 20, 2020
2018-11	8/1/18	PDS	Agenda Item	<p>Neighborhood Shopping Centers Discuss mechanisms to encourage neighborhood shopping center revitalization and explore additional zoning and uses.</p>	TBD
2018-15	10/8/18	PDS	Future Agenda	<p>Short-Term Residential Rentals Discuss how to manage short-term residential rentals’ (e.g., Airbnb) impact on city neighborhoods and explore options for taxing users.</p> <p>Status: Short-term residential rentals was discussed on January 13. Staff emailed the results of additional research requested by the Mayor and Council on January 23, 2020. The Mayor and Council also requested that a public hearing be held at a future date.</p>	Fall 2020
2018-19	10/15/18	HR	Future Agenda	<p>Volunteer Program Discuss whether the Mayor and Council want to direct the City Manager to create a centralized volunteer program.</p> <p>Status: A report on the number of volunteers and volunteer hours for the first half of FY20 was provided on the January 13, 2020 agenda. The next update will be on the August 10, 2020 agenda.</p>	August 10, 2020

Attachment 16.A.a: MC Action Report Master 2020_REVISED 060320 (3152 : Action Report)

Ref. #	Meeting Date	Staff/ Dep	Response Method	Direction to Staff / Action Taken / Status	Timeline
2019-1	10/29/18	PDS	Future Agenda	<p>Accessory Structures</p> <p>Status: On April 20, 2020, the Mayor and Council discussed potential revisions to the development standards for accessory structures. The Mayor and Council directed staff to conduct additional neighborhood outreach to educate and inform residents of the proposed changes and to schedule an additional public hearing in the fall 2020.</p>	Fall 2020
2019-2	2/25/19	R&P/PDS/ CMO	Future Agenda	<p>RedGate Park Planning</p> <p>Status: Staff is examining the condition of the walking paths to make critical repairs where safety is a concern. Staff will present the strategy for engaging the public in a planning process for a new destination park at Redgate on June 22, 2020.</p>	June 22, 2020
2019-4	3/25/19	PDS	Future Agenda	<p>Business Improvement Districts (BIDs) and Tax Increment Financing (TIF)</p> <p>Discussion of potential City uses of BIDs and TIFs.</p>	TBD
2019-7	4/1/19	R & P	Memo	<p>Child Care Services</p> <p>Discuss city provision of child care services (history of the current program, community need for the service, private sector market, expansion to additional Rockville locations).</p> <p>Status: Staff is preparing follow up on the Mayor and Council’s November 25, 2019 worksession discussion of early childhood education services, for a Mayor and Council agenda in summer 2020. Staff emailed information about childcare needs and services during the COVID-19 emergency to the Mayor and Council on May 4, 2020, and will continue to monitor Montgomery County’s activities and data on re-opening childcare facilities through the phases of COVID recovery.</p>	Summer 2020
2019-9	4/1/19	HR	Memo	<p>Reduction in Force (RIF) Policy</p> <p>Prepare a Reduction in Force (RIF) policy, to be incorporated in the Personnel Policy and Procedures Manual update.</p> <p>Status: Mayor and Council will consider this policy in the context of the ongoing review of the proposed Personnel Policies and Procedures Manual (PPM), which will be on the Mayor and Council’s July 13, 2020 agenda.</p>	July 13, 2020
2019-10	4/1/19	HR	Email	<p>Personnel Policy and Procedures Manual Update</p> <p>Share an update on the status of this effort.</p> <p>Status: In follow up to the Feb. 24 presentation of the updated PPM, the Mayor and Council will discuss it on July 13, 2020.</p>	July 13, 2020

Attachment 16.A.a: MC Action Report Master 2020 _REVISED 060320 (3152 : Action Report)

Ref. #	Meeting Date	Staff/Dep	Response Method	Direction to Staff / Action Taken / Status	Timeline
19-11	4/1/19	HR	Future Agenda	<p>Retirement Incentive/Employee Buyout Program Provide information about employee buyout programs and discuss the potential for a Rockville program.</p> <p>Status: Director of Finance provided an update to the Mayor and Council via email on May 3, 2019.</p>	Summer 2020
2019-12	4/1/19	Police	Future Agenda	<p>Parking Enforcement at Street Meters Share an overview of Rockville's current program and how other local jurisdictions handle parking enforcement at street meters, including hours of enforcement.</p> <p>Status: To support take-out only operations of Rockville food service establishments during COVID-19 response, Town Center parking meter spaces have been signed as 15- minute curbside pick-up. On June 1, 2020, the Mayor and Council approved a FRIT-requested system for special food pick up spaces in Town Square to further support food service establishments during the COVID recovery.</p>	Ongoing
2019-19	12/16/2019	City Clerk/Director of Council Operations	Worksession	<p>Boards and Commissions Task Force Work Session – Continue the Mayor and Council's discussion of the Boards and Commission Task Force (BCTF).</p> <p>Status: The Mayor and Council will discuss the BCTF's top four recommendations during a regular meeting on July 6, 2020.</p>	July 6, 2020
2019-20	12/16/2019	City Clerk/Director of Council Operations	Meeting	<p>Post-Election Presentation</p> <p>Status: On April 6, 2020, the chair of the Board of Supervisors of Elections sent a 2019 Vote By Mail Election Report to the Mayor and Council. The report is posted on the Board of Supervisors of Elections web page. The Board presented the report during the Mayor and Council meeting on May 11. The BoSE is preparing responses to questions posed during the discussion.</p>	June 2020
2020-01	1/6/2020	Police	Future Agenda	<p>Emergency Management Program – Receive an update from the Emergency Manager on the city's emergency management program and activities.</p> <p>Status: Staff is briefing the Mayor and Council on the COVID-19 pandemic weekly on Monday evenings and Friday mornings. A comprehensive update on the emergency management program is on the July 6, 2020 agenda.</p>	July 6, 2020

Ref. #	Meeting Date	Staff/ Dep	Response Method	Direction to Staff / Action Taken / Status	Timeline
2020-02	1/13/2020	CMO	Memo and Future Agenda	<p>5G Wireless Technology</p> <p>Status: On March 18, 2020, the Mayor and Council discussed Zoning Text Amendment TXT2019-00251 on regulating the Installation of Small Cell Antennas. Introduction and Possible Adoption of an Ordinance to Grant Text Amendment Application TXT2019-00251 -To Adopt Regulations for the Installations of Small Cell Antennas was on the May 11, 2020 agenda. Staff is researching additional topics and questions raised by the Mayor and Council, in order to schedule adoption of the Ordinance on an upcoming agenda.</p>	June/July 2020
2020-03	1/13/2020	DPW	Memo and Future Agenda	<p>Climate Change Efforts - Brief the Mayor and Council on City efforts related to climate change.</p> <p>Status: Discussion and Instructions on a Climate Action Plan is scheduled for the Mayor and Council’s July 13 meeting.</p>	July 13, 2020
2020-04	1/13/2020	Police	Memo and Future Agenda	<p>Drones and Public Safety – Explore potential public safety issues associated with drones and how the City could consider monitoring, regulating and penalizing criminal activity.</p>	Fall 2020
2020-07	1/13/2020	PDS	Future Agenda	<p>Affordable Housing Goals - Discuss Rockville’s strategy to meet the affordable housing goals established by the Metropolitan Washington Council of Governments (COG).</p> <p>Status: Under the purview of the new Department, future agenda items will explore paths that the city could take to meet the COG housing allocation. In addition, staff will conduct a forum with stakeholders in the development community and building trade association to solicit feedback on the following items, then bring the feedback to the Mayor and Council on agenda:</p> <ol style="list-style-type: none"> 1. Affordable Housing Fee for Small Residential Developments 2. In-Lieu Fee for Condominium Development 3. Require Developments with 50 or More Units to Provide 15% MPDUs 	Ongoing

Attachment 16.A.a: MC Action Report Master 2020 _REVISED 060320 (3152 : Action Report)

Ref. #	Meeting Date	Staff/ Dep	Response Method	Direction to Staff / Action Taken / Status	Timeline
2020-08	1/27/2020	CMO/PDS/ Finance/ DPW	Worksession	<p>Town Center – Follow up on Mayor and Council direction from the Town Hall meeting and Urban Land Institute (ULI) report. Status: A status update and discussion of Town Center initiatives will be provided to the Mayor and Council in the fall 2020.</p> <p>Parking – Explore improvements to parking in Town Center Status: Staff is preparing a proposal on parking improvements to present to the Mayor and Council.</p> <p>Town Center Road Diet – Study and report to Mayor and Council on suggestions in the TAP report and Mayor and Council’s discussion. Status: A kick off meeting with the consultant was held on May 6, 2020. The study is underway.</p> <p>Real Estate/Broker/Economist Assessment – In the context of the next update on the ULI recommendations, invite industry experts to dialogue on competitive challenges to Town Center</p> <p>Undergrounding of Route 355 – Revisit the information provided to the Mayor and Council, including community impacts, to formulate an official Mayor and Council position post COVID-19.</p>	Ongoing
2020-09	1/27/2020	DPW	Future Agenda	<p>Corridor Cities Transitway – provide background information to facilitate the current Mayor and Council taking an official position on the CCT route. Status: Discussion will be scheduled for late summer 2020.</p>	TBD
2020-10	1/27/2020	DPW	Future Agenda	<p>I-270 widening – Establish a strategy for negotiating with the State. Status: The Mayor and Council received an update and discussed strategy on June 1, 2020. As a next step, the Mayor and Council will send another letter to the State expressing Rockville’s concerns and requesting a period of not less than 75 days to comment on the Draft Environmental Impact Statement (the normal comment period is 45 days). The Mayor and Council will seek support from Rockville’s representatives at all levels of government and participate in identification of City concerns and mitigations. A discussion of the MOU with the State will be planned.</p>	Ongoing
2020-11		PDS	Future Agenda	<p>Annexation Options – Discuss annexation options.</p>	TBD

Attachment 16.A.a: MC Action Report Master 2020 _REVISED 060320 (3152 : Action Report)

Ref. #	Meeting Date	Staff/ Dep	Response Method	Direction to Staff / Action Taken / Status	Timeline
2020-12	4/27/20	R&P	Future Agenda	<p>Resident Company Briefing Include on a fall 2020 Mayor and Council agenda a briefing from the resident companies to share information about their plans to resume operations and their business plans to support ongoing operations.</p>	Fall 2020
2020-13	4/27/20	CMO	Email	<p>Census Outreach Update Provide an update on the efforts completed, underway and planned to continue encouraging Rockville residents to complete the 2020 Census.</p> <p>Status: A memo on Census outreach efforts was emailed to the Mayor and Council on May 17, 2020. Additional activities include:</p> <ul style="list-style-type: none"> • Added a Census signature block image across the City’s email system. • Installed yard signs in areas of the community with lower response rates. Signs are in English, Chinese and Spanish. • Distributed information from the state on "Census myths" in English, Chinese and Spanish. • Shared Census information at food distribution sites. • Participating in a Census Challenge to challenge community members to encourage neighbors to fill out the Census. This is being distributed on the city's social email and in city news. • Participating with Montgomery County on ongoing efforts to raise the count. 	Ongoing
2020-14	4/20/20	CMO/CAO	Future Agenda	<p>Smoking Prohibition on Public Rights-of-Way - Research options to expand the City’s current prohibitions on smoking in public to include on sidewalks or public rights-of-way.</p> <p>Status: Research is underway and the Mayor and Council will take up this topic during the July 20, 2020 meeting. Mayor and Council discussion on June 1, 2020, provided further direction about focusing on an education campaign to increase awareness of the impacts of smoking, including on people with underlying health conditions.</p>	July 20, 2020

Attachment 16.A.a: MC Action Report Master 2020_REVISED 060320 (3152 : Action Report)

Ref. #	Meeting Date	Staff/ Dep	Response Method	Direction to Staff / Action Taken / Status	Timeline
2020-15	5/11/2020	CMO/CAO	Future Agenda	<p>Food Delivery Service Fees – Research what other communities have done to control the fees that food delivery services charge restaurants and to ensure the delivery staff are fairly compensated.</p> <p>Status: On June 1, 2020, the Mayor and Council directed staff to send a letter to food delivery companies requesting that they voluntarily cap fees charged to restaurants during the COVID emergency and provide 100% of tips to the drivers and restaurants. The Mayor and Council also directed staff to send a letter supporting these actions to the County Executive, County Council and District 17 Delegation, and to engage with MML on this topic for potential advocacy during the 2021 state legislative session.</p>	June 2020
2020-16	6/1/20	RCPD	Future Agenda	<p>Racial Justice – Prepare suggestions for Mayor and Council discussion of ways to further engage with and educate our community.</p>	Summer 2020
2020-17	6/1/20	CMO	Email	<p>Spanish Language Article in Rockville Reports – Provide background information about the City’s former practice of translating to Spanish one of the articles of priority interest to the community into each edition of Rockville Reports.</p>	June 2020

CLOSED/COMPLETED

Ref. #	Meeting Date	Staff/ Dep	Response Method	Direction to Staff / Action Taken / Status	Timeline
2020-05	1/13/2020	R&P	Email	<p>Americans with Disabilities Act – Provide information about the City’s work to ensure compliance with ADA requirements at City facilities.</p> <p>Status: Staff provided initial information via email to the Mayor and Council on January 17, 2020. The Adopted FY21 budget includes \$105,000 to continue implementing the ADA Transition Plan.</p>	Completed

Attachment 16.A.a: MC Action Report Master 2020 _REVISED 060320 (3152 : Action Report)



Mayor & Council Meeting Date: June 8, 2020
Agenda Item Type: Review and Comment
Department: City Clerk/Director of Council Operations Office
Responsible Staff: Sara Taylor-Ferrell

Subject

Future Agendas

Recommendation

Attachments

Attachment 17.A.a: 06.22.2020 Mock Agenda (DOC)

Attachment 17.A.b: Future Agendas 6.08.2020 (XLS)

A handwritten signature in black ink that reads "Sara Taylor-Ferrell".

Sara Taylor-Ferrell, City Clerk/Director of Council Operations 6/3/2020



MAYOR AND COUNCIL

MEETING NO.

Monday, June 22, 2020 – 7:00 PM

MOCK AGENDA

Agenda item times are estimates only. Items may be considered at times other than those indicated.

Any person who requires assistance in order to attend a city meeting should call the ADA Coordinator at 240-314-8108.

Rockville City Hall is closed due to the state directives for slowing down the spread of the coronavirus COVID-19 and continue practicing safe social distancing.

Viewing Mayor and Council Meetings

To support social distancing, the Mayor and Council are conducting meetings virtually. The virtual meetings can be viewed on Rockville 11, channel 11 on county cable, livestreamed at www.rockvillemd.gov/rockville11, and available a day after each meeting at www.rockvillemd.gov/videoondemand.

Participating in Community Forum & Public Hearings:

If you wish to submit comments in writing for Community Forum or Public Hearings:

- Please email the comments to mayorandcouncil@rockvillemd.gov by no later than 2:00 p.m. on the date of the meeting.
- All comments will be acknowledged by the Mayor and Council at the meeting and added to the agenda for public viewing on the website.

If you wish to participate virtually in Community Forum or Public Hearings during the live Mayor and Council meeting:

1. Send your **Name, Phone number, the Community Forum or Public Hearing Topic and Expected Method of Joining the Meeting (computer or phone)** to mayorandcouncil@rockvillemd.gov no later than **9:00 am on the day of the meeting**.
2. On the day of the meeting, you will receive a confirmation email with further details, and two Webex invitations: 1) Optional Webex Orientation Question and Answer Session and 2) Mayor & Council Meeting Invitation.
3. Plan to join the meeting no later than 6:40 p.m. (approximately 20 minutes before the actual meeting start time).
4. Read for <https://www.rockvillemd.gov/DocumentCenter/View/38725/Public-Meetings-on-Webex>
5. Meeting tips and instructions on joining a Webex meeting (either by computer or phone).
6. If joining by computer, **Conduct a WebEx test:** <https://www.webex.com/test-meeting.html> prior to signing up to join the meeting to ensure your equipment will work as expected.

7. Participate (by phone or computer) in the optional Webex Orientation Question and Answer Session at 3 p.m. the day of the meeting, for an overview of the Webex tool, or to ask general process questions.

Participating in Mayor and Council Drop-In (Mayor Newton and Councilmember Feinberg)

Drop-In Sessions will be held by phone on Monday, July 13 from 5:30-6:30 p.m. **Please sign up by 2 p.m. on the meeting day** using the form at: <https://www.rockvillemd.gov/formcenter/city-clerk-11/sign-up-for-dropin-meetings-227>

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|---------|--|
| 7:00 PM | <ol style="list-style-type: none"> 1. Convene 2. Pledge of Allegiance 3. Agenda Review |
| 7:05 PM | <ol style="list-style-type: none"> 4. City Manager's Report |
| 7:15 PM | <ol style="list-style-type: none"> 5. COVID-19 Update |
| 7:30 PM | <ol style="list-style-type: none"> 6. Community Forum |

Any member of the community may address the Mayor and Council for 3 minutes during Community Forum. Unless otherwise indicated, Community Forum is included on the agenda for every regular Mayor and Council meeting, generally between 7:00 and 7:30 pm. Call the City Clerk/Director of Council Operation's Office at 240-314-8280 to sign up to speak in advance or sign up in the Mayor and Council Chamber the night of the meeting.

- | | |
|---------|---|
| | <ol style="list-style-type: none"> 7. Mayor and Council's Response to Community Forum |
| 7:50 PM | <ol style="list-style-type: none"> 8. Consent <ol style="list-style-type: none"> A. Park Road and North/South Stonestreet Avenue Area Plan Amendment - Extend by Resolution the Deadline to Approve, Modify, Remand or Disapprove the Plan by 60 Days. B. Modification of Dates to Alternative Location for Deer Culling |

C. Approval of Chapter 14 Recreation and Parks Article - III Park Rules

- 8:00 PM 9. **Briefing on Project Plan PJT2020-00012, Key West at Falls Grove, for an Amendment to the Falls Grove Planned Development (PD) to Permit Up to 350 Multifamily Dwellings in Place of the Approved Office Development at 1800 Research Boulevard; Key West Center Falls Grove LLC, Applicant**
- 8:30 PM 10. **Adoption of Resolution to Adopt Vision Zero Action Plan to Move the City of Rockville Toward Zero Traffic Deaths by 2030**
- 9:15 PM 11. **Status Report on the Faster, Accountable, Smarter and Transparent (FAST) Project – Improvements to the Development Review and Permitting Processes - Update**
- 9:45 PM 12. **Redgate Park Planning Strategy**
- 10:15 PM 13. **Organizational Structure of Housing and Community Services Department**
- 10:35 PM 14. **Federal Advocacy - COVID-19 Health and Medical Benefits Legislation**
- 10:45 PM 15. **Review and Comment - Mayor and Council Action Report**
- A. Action Report**
16. **Review and Comment - Future Agendas**
17. **Old/New Business**
- 11:00 PM 18. **Adjournment**

The Mayor and Council Rules and Procedures and Operating Guidelines establish procedures and practices for Mayor and Council meetings, including public hearing procedures. They are available at: <http://www.rockvillemd.gov/mcguidelines>.

Future Agendas
Tentative as of 06/08/2020

Category	Estimated Agenda Time Needed (in minutes)	Title
Meeting : 07/06/20 07:00 PM (8 items)		
Discussion and Instructions	40	Boards and Commissions Task Force Priority Recommendations
Recognition	5	Recognition for Paul Neuman Service as Chair with Rockville Economic Development Inc.
Discussion	20	Mayor and Council Discussion - Holding Meetings by Conference Call or Other Media Platforms
Review and Comment	10	Action Report
Presentation	30	Procurement Action Plan Update
Presentation and Discussion	10	Vacancy Report/Hiring Freeze Status
Discussion and Instructions	45	Park Road and North/South Stonestreet Avenue Area Plan Amendment Discussion & Instructions
Discussion	60	Emergency Management Update
Total Meeting Time (In Hours)	3 HR 40 MINS	
Category	Estimated Agenda Time Needed (in minutes)	Title
Meeting : 07/13/20 07:00 PM (6 items)		
Proclamation and Recognition	5	Proclamation Recognizing Peace Day 2020 in Honor of Mattie J. Stepanek
Public Hearing	30	Public Hearing on Scope of Review of the Rockville City Charter by the Charter Review Commission
Review and Comment	10	Action Report
Discussion and Instructions	45	Discussion of the Personnel Policies and Procedures Manual
Discussion	30	Reduction in Force Policy
Presentation and Discussion	30	Climate Action Plan Presentation, and Discussion and Instructions to Staff
Total Meeting Time (In Hours)	2 HR 30 MINS	

Future Agendas
Tentative as of 06/08/2020

Category	Estimated Agenda Time Needed (in minutes)	Title
Meeting : 07/20/20 07:00 PM (7 items)		
Discussion, Instructions and Possible Adoption	30	Discussion on the 2020 Charter Review Commission Scope of Work
Appointments & Announcement of Vacancies	30	Proposed Appointment Selection 2020 Charter Review Commission
Presentation and Discussion	20	Rockville Goes Purple Update
Discussion and Possible Approval	20	Smoking Prohibition in Public Rights-of-Way
Review and Comment	10	Action Report
Discussion and Possible Approval	10	MML Legislative Action Request
Proclamation	5	Proclamation Declaring August 4, 2020 as National Night Out in Rockville
Total Meeting Time (In Hours)	2 HR 05 MINS	
Category	Estimated Agenda Time Needed (in minutes)	Title
Meeting : 08/10/20 07:00 PM (4 item)		
Presentation	30	Volunteer Program Update
Review and Comment	10	Action Report
Proclamation	5	Proclamation Declaring National Hispanic Heritage Month
Discussion, Instructions and Possible Adoption	15	Park Road and North/South Stonestreet Avenue Area Plan Amendment Discussion, Instructions, and Possible Adoption
Total Meeting Time (In Hours)	1 HR 0 MINS	