

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

June 18, 2019

Barbara A. Sears
bsears@linowes-law.com
301.961.5157

Phillip A. Hummel
phummel@linowes-law.com
301.961.5149

Chair Gail Sherman and
Commissioners of the City of Rockville Planning Commission
City of Rockville
111 Maryland Avenue
Rockville, MD 20850

Re: Written Testimony of Grove Rockville 31, LLC, Grove Rockville 31 II, LLC, Grove Rockville 31 III, LLC, AND Grove Rockville 31 IV (collectively, "Lantian") - Draft Comprehensive Plan for Planning Commission Public Hearing

Dear Chair Sherman and Commissioners:

We are submitting this written testimony regarding the Rockville 2040 Comprehensive Plan (the "Comprehensive Plan") on behalf of our client, Lantian Development LLC ("Lantian"). Lantian is the owner of approximately 31 acres of land located in the City of Rockville at 15825 Shady Grove Road, 2092-2098 Gaither Road, and 2-4 Choke Cherry Road and zoned MXE (the "Property"). It is in the process of obtaining approvals for the redevelopment of the Property, which will transform the existing auto-oriented single-use office park to a walkable mixed-use community convenient to existing and anticipated transportation infrastructure. On April 29, 2019, the Mayor and Council of Rockville unanimously voted to adopt Resolution 7B-19 approving Project Plan PJT2017-00007 (the "Project Plan"). The Project Plan allows redeveloping the Property with up to 1,336 multi-unit dwellings, up to 330 townhouses, up to 390,000 square feet of office, hotel, or institutional uses, and up to 170,000 square feet of retail uses (the "Project").

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Lantian has reviewed the Planning Commission’s Hearing Draft of the Comprehensive Plan (the “Hearing Draft”) and supports many of its recommendations relating to the Property that are entirely consistent with the Project Plan and the Project:

- Designating the Property as Office Residential Retail Mix (“ORRM”) on the Land Use Policy Map, which is described as “the most flexible category, allowing property owners a wide choice in mixing office, retail and residential uses.” (Hearing Draft p. 19-20);
- Supporting the conversion of “obsolete office buildings” on Shady Grove Road “to a mix of apartments and townhouses, as well as retail.” (Hearing Draft p. 27); and
- Stating that “[a] flexible mix of uses is envisioned along Piccard Drive and Shady Grove Road.” (Hearing Draft p. 43)

Lantian does have concerns with Action 16.5 in the Land Use chapter of the Hearing Draft, which states: “Revise the MXE zone to require office uses where the Land Use Policy Map specifies Office (O), and *only allow residential uses in the MXE as a Special Use permit.*” Hearing Draft p. 43 (emphasis added). As written, Action 16.5 could be interpreted as a recommendation to amend the City’s zoning regulations by requiring a Special Use permit for residential uses on all MXE zoned properties, and not just those with an Office (O) land use designation. If this reading is correct, Lantian requests that Action 16.5 be deleted. If, however, the City seeks to incorporate Action 16.5 in part, Lantian requests that it be rewritten to clarify that a Special Use Permit for residential uses would only be required for MXE zoned properties that are designated as Office (O) on the Land Use Policy Map.

Requiring a Special Use permit for residential uses on all MXE zoned land is undesirable for many reasons. First, it would negatively impact Lantian’s Project, undermine the recently approved Project Plan, and jeopardize significant economic development along the Shady Grove Road corridor by introducing considerable uncertainty, expense, and delay to the entitlement

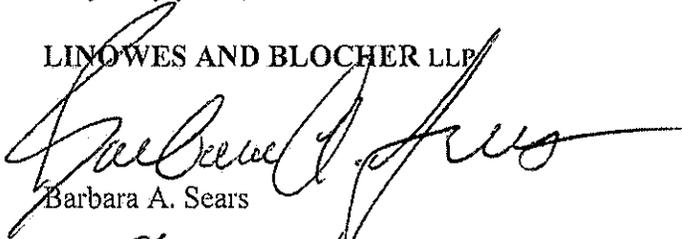
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process. This would be particularly unfair at this point in time given that the approved Project Plan was rigorously reviewed over the course of years through City staff comments and public hearings before the Planning Commission and Mayor and Council. Additionally, such a policy would thwart the beneficial objectives of the Hearing Draft identified above, all of which are consistent with replacing the Property's outmoded improvements with a mix of uses including a range of multi-family and single-family housing (including affordable units). In short, Action 16.5 would hamper the exact type of redevelopment that the Planning Commission recommends for the Property in the Hearing Draft and that the Mayor and Council unanimously approved for the Property in the Project Plan as recently as April 29, 2019.

In closing, we urge the Planning Commission ensure that Action 16.5 does not apply to the Project either by eliminating it or clarifying that Special Use permits will only be required for residential uses on MXE zoned properties with an "O" designation on the Land Use Policy Map. We request that this letter be made a part of the public hearing record and look forward to continuing to work with the Planning Commission and staff throughout the Comprehensive Plan process. Thank you for your consideration.

Very truly yours,

LINOWES AND BLOCHER LLP



Barbara A. Sears



Phillip A. Hummel

cc: Bob Elliott, Lantian Development
Mike Smith, Lantian Development
Shawn Li, Lantian Development

Law Offices Of
MILLER, MILLER & CANBY
MM&C
CLIENT FOCUSED. RESULTS DRIVEN.

200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.762.6044 WWW.MILLERMILLERCANBY.COM

All attorneys admitted in Maryland and where indicated.

PATRICK C. MCKEEVER
JAMES L. THOMPSON
LEWIS R. SCHUMANN
JODY S. KLINE
JOSEPH P. SUNTUM
ROBERT E. GOUGH

DONNA E. MCBRIDE (DC)
GLENN M. ANDERSON (FL)
SEAN P. HUGHES (DC)
CATHY G. BORTEN (DC)
MICHAEL G. CAMPBELL (DC, VA)

SOO LEE-CHO (CA)
DAVID A. LUCAS (DC)
DIANE E. FEUERHERD
CHRISTOPHER L. YOUNG (VA)
CALLIE CARNEMARK (VA)
JAMEST. ROTH (DC)

SLCHO@MMCANBY.COM

June 18, 2019

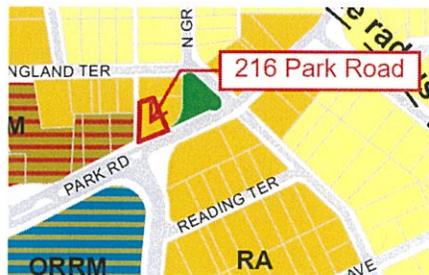
Gail Sherman, Chair
City of Rockville Planning Commission
111 Maryland Avenue
Rockville, MD 20850

RE: Rockville 2040 Comprehensive Plan (“2040 Plan”);
Planning Commission Public Hearing Draft – March 2019

Dear Chair Sherman and Members of the Planning Commission:

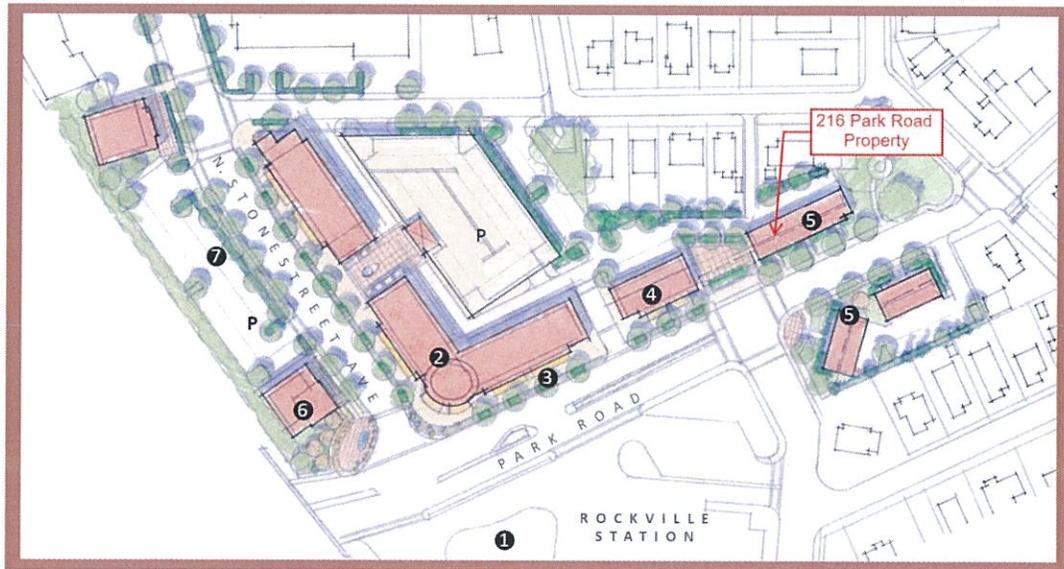
This office represents Soleiman Investors and Mr. Joey Soleiman, the owners of property located at 216 Park Road (“Subject Property”), in the R-60 Zone. The Subject Property is 5,225 square feet in size and is improved with a residential structure.

The 2040 Plan recommends a land use designation of Residential Attached (“RA”) for the Subject Property (see below excerpt from Figure 4: Land Use Policy Map, Rockville Station found on pg. 31 of the 2040 Plan). The property is also covered by Land Use Policy 9 of the Plan, which encourages “mixed use development in East Rockville on blocks immediate to the Metro Station.”



(Figure 4 – “Land Use Policy Map”; pg. 31 of 2040 Plan)

The below excerpt from page 33 of the 2040 Plan is an illustrative site plan of a possible future transit oriented development at Rockville Station. Mr. Soleiman fully supports the City’s vision for better utilizing properties located so close to existing transit such as 216 Park Road. The illustrative plan below depicts a walkable, sustainably designed community that with its proposed mix of uses and streetscape improvements will hopefully result in the development of a vibrant, active and safe community adjacent to Rockville Station.



While the above rendering is clearly noted in the Plan as included for illustrative purposes only, it nonetheless suggests a particular dwelling unit type of townhouses on Mr. Soleiman’s property (in an apparent assemblage with the neighboring parcel to the east adjacent to Mary Trumbo Park) that we believe is inconsistent with recommendations in the recently adopted Stonestreet Corridor Study.

The land use/zoning recommendation in the Stonestreet Corridor Study applicable to 216 Park Road and its neighboring parcel is to rezone the properties from R-60 to RMD-15 or a new zone specifically designed for infill residential development that promotes a mix of infill housing types – that includes, not only attached dwellings, but also multi-family unit types such as triplexes, quads and stacked flats. (See below excerpt from page 20 of the Stonestreet Corridor Study) We also note that two-over-two townhouses also fall under the multi-family category.

- 4. Rezone the properties from Single-Family Residential (R-60) to Residential Medium Density (RMD-15) or to a new zone specifically designed for infill residential to promote a mix of infill housing types, compatible in scale with single-family homes, including duplexes, triplexes, quads, townhouses and stacked flats.

Map 2.1: Land Use and Zoning Recommendations



(Map 2.1: Land Use and Zoning Recommendations; pg. 20 of Stonestreet Corridor Study)

We believe that the “RA” land use designation proposed in the Draft 2040 Plan for 216 Park Road is inconsistent with the more flexible approach taken by the Stonestreet Corridor Study in terms of the *type* of dwellings that might be appropriate in the area along Park Road inclusive of Mr. Soleiman’s property – assuming of course that a proposed project is well-designed to be compatible with and complementary to abutting single-family uses, if any.

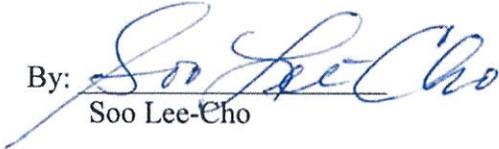
As such, rather than specify that an “attached” type unit is the only acceptable form of residential use, we would recommend that the Planning Commission consider including design parameters and guidelines for new development to achieve the desired goal of compatibility with existing uses under Land Use Policy 9. In addition, we believe that of the various land use map designations listed and summarized on page 19 of the 2040 Plan, Residential Flexible (“RF”) is the only available category that evokes some measure of flexibility in allowable unit types. **Accordingly, Mr. Soleiman requests a land use designation of “RF” for the property at 216 Park Road in order to be consistent with the intent of the adopted Stonestreet Corridor Study.**

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Thank you for your consideration of these comments.

Sincerely yours,

MILLER, MILLER & CANBY

By: 
Soo Lee-Cho

cc: Mr. Joey Soleiman
Soleiman Investors



4845 RUGBY AVENUE – SUITE 302 – BETHESDA, MARYLAND 20814

Sean T. Morris, Esquire

stm@morrisesq.com

301.654.6570 (o)

301.327.2932 (fax)

June 18, 2019

City of Rockville Planning Commission
111 Maryland Avenue
Rockville, Maryland 20850

Re: Rockville 2040 Comprehensive Plan Update
Testimony of Woodley Gardens Shopping Center, LLC

Dear Members of the Planning Commission:

This office represents Woodley Gardens Shopping Center, LLC, the owner of the Woodley Gardens Shopping Center, located at 1101-1125 Nelson Street, Rockville, Maryland 20850. My client is grateful for the opportunity to present this letter and its accompanying documents and requests that they be made part of the public hearing record.

The Woodley Gardens Shopping Center is currently zoned such that the off-premise sale of alcoholic beverages is prohibited in the shopping center. This has caused a hardship to my client's small retail tenants, several of which have been unable to survive without the ability to sell beer and wine from the retail market in the shopping center.

My client supports the Draft 2040 Comprehensive Plan Update (the "Draft Plan"), particularly as it relates to:

- The Draft Plan's emphasis on supporting retail uses as anchors for local communities. The Woodley Gardens Shopping Center certainly qualifies as such, and its retail and restaurant uses such as Carmen's Italian Ices and Hard Times Café, have for years served as gathering places for the local community. We commend the Commission for its statement of support for such local retailers.
- The Draft Plan's stated action item that regulations should be revised "that limit the use of existing retail space," and thereby harm small businesses. Certainly the zoning restriction at issue with the Woodley Gardens Shopping Center would qualify as such a limiting regulation, and artificially restricts the ability of retailers in the shopping center to make full use of their space in order to better serve the local community.

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Draft Plan Testimony
Woodley Gardens Shopping Center, LLC
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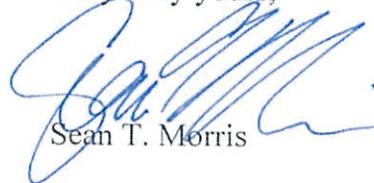
- The Draft Plan's recognition that the area surrounding the Woodley Gardens Shopping Center is an area within which the City wants to encourage walkability. My client believes this interest would be promoted by supporting retailers in the Woodley Gardens Shopping Center, which provides a walkable retail destination to local residents, who would otherwise have to drive on congested Route 270, or drive and park in other commercial areas of the City.

Further demonstrating that the community surrounding the Shopping Center also believes that supporting its local retailers is of critical importance, and that expanding the uses permitted in the Shopping Center would provide that support, as well as a material benefit to the local community, we are pleased to submit to you the signatures of nearly 300 members of the local community, each of whom endorsed the following statement:

Under the current ordinance, retail stores in the Woodley Gardens Shopping Center are prohibited from selling alcoholic beverages for off premise consumption. We the undersigned, do hereby state that we support a revision of the City's zoning ordinance, or a re-zoning of the Woodley Gardens Shopping Center parcel, such that it would permit such sales. We believe broadening the offerings of local retail stores would provide a benefit to the local community, and support small business in the City of Rockville.

Thank you again for the opportunity to submit this letter, and present the accompanying petitions. We request you consider these materials as you continue your important work.

Very truly yours,



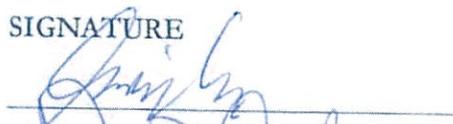
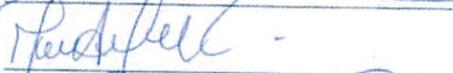
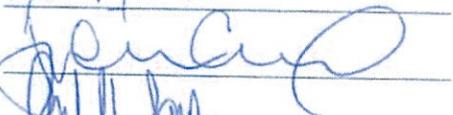
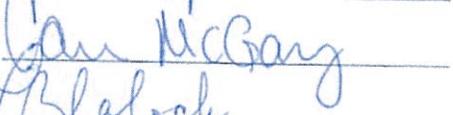
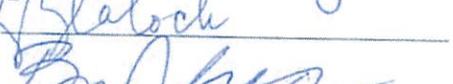
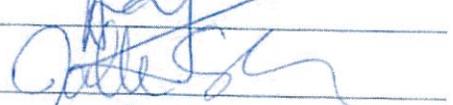
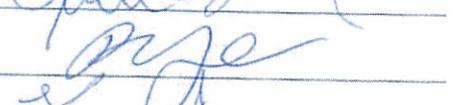
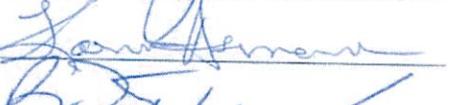
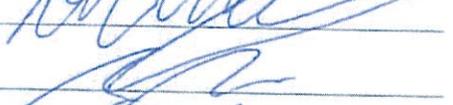
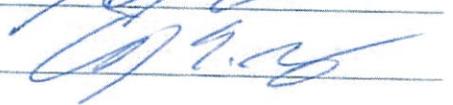
Sean T. Morris

Enclosures

The City of Rockville is currently undertaking an update of its Comprehensive Plan, which will likely include an update of the City's zoning ordinance. Under the current ordinance, retail stores in the Woodley Gardens Shopping Center are prohibited from selling alcoholic beverages for off premise consumption. We the undersigned, do hereby state that we support a revision of the City's zoning ordinance, or a re-zoning of the Woodley Gardens Shopping Center parcel, such that it would permit such sales. We believe broadening the offerings of local retail stores would provide a benefit to the local community, and support small business in the City of Rockville.

SIGNATURE

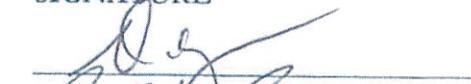
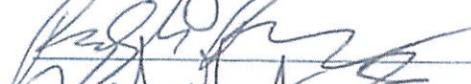
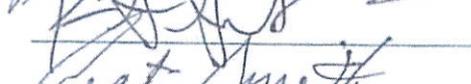
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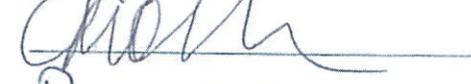
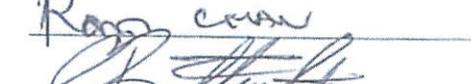
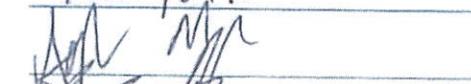
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	71 Stevens Ct Rockville 20850
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	20049 DOOLITTLE ST, MONTGOMERY VLG, MD, 20886
	13325 OAKWOOD DR ROCKVILLE MD 20850
	623 Azalea DR. unit 1 Rockville MD 20850
	8202 RIVER QUARRY PL BETHesda 20817
	776 AZALEA DR.
	889 AZALEA drive
	734 Anderson Ave
	1025 Wintergreen Ter
	5 Yellow Plum Ct. Rock 20850
	655 Elmcroft, 20850
	516 Azalea dr R. 20850
	708 Azalea Dr. 20850
	7213 Betterdorf Ct. 20855

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SIGNATURE

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 Cat Smith
 Missy Dew
 Dana Dallymo
 Maya Eche
 Robert Doyle


 Ross Crow

 Ryan
 Marie Pfeff




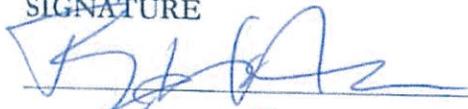


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 5812 Juman Park Cr
 1000 Aster Blvd
 811 Blossom Dr.
 100 Seaside Ave Marmora NJ 0822
 1 W 12th St. Ocean City, NJ 0822
 11204 Bedford Lane Ave Pot 20854
 5019 6th St N 22203
 1502 Columbia Ave Rockville MD 20850
 24 S. Duke St. Rockville, MD 208
 788 Azalea Dr, Rockville 20850
 1704 P.H Pl, Rockville 20850
 1096 Larkspur Terrace Rock 20850
 1096 Larkspur Terrace Rock 20850
 1010 Azalea Dr Rockville MD 20850
 610 Azalea Dr. Rockville MD 20850
 610 Azalea Dr. Rockville MD 20850
 163 Moore Dr. Rockville MD 20850

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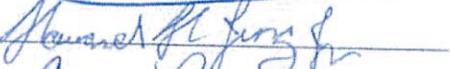
8104 Fepway Rd Bethesda MD 20817

W L King

810 Blossom Dr. Rockville, MD 20850



813 Fordham ST Rockville MD 20850



808 Crocus Dr Rockville MD 20850

Edward H. King Jr

7036 Sulky Ln. Rockville MD 20852

Eileen Pappalardo

2934 Marlboro Way San Ramon 94583

Melanie Jones

503 Azalee Dr.



647 Azalea Drive

Morgan Bailey

14817 mistletoe Ct

Nancy Morris

5910 WATSON RD.

L. Blalock

623 Maple Dr



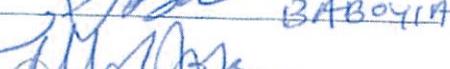
PO Box 41411 #2603 BETH

Joan Smith

811 BLOSSOM DR Rockville MD

Joan J

173 Nelson St

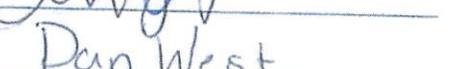


SCOTT BABOYIAN

2541 Wasserferr 20171



235 Greenfern Ct, Boonsboro, MD 21713



720 Beall Avenue

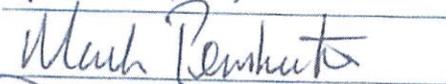
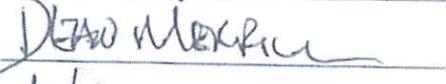
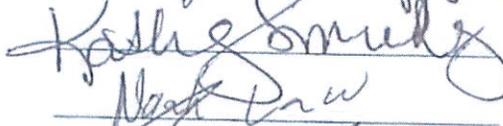
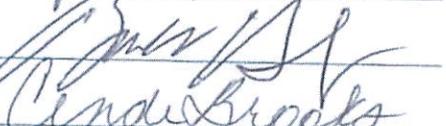
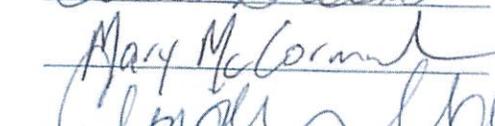
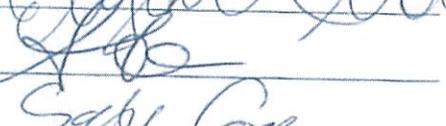
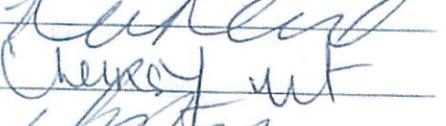
Dan West

720 Beall Avenue

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SIGNATURE

FULL ADDRESS

	208 Park Ave Apt. 101 Gaithersburg, MD 20877
Robert King	700 Smallwood Rd Rockville
	4 Stearn Ct Rockville MD 20850
Mark Penhate	720 Botte Ave RV MD 20850
	7845 BASSO1 St Ln Bethesda, MD 20814
Dean McKee	625 Goldsborough Dr. Rockville 20850
	1113 Wilson Ave Rockville, MD 20850
Paul G. Baker	
	
Kathy Smully	
	636 Crocus Drive 20850
Mark Drew	618 Warfield Dr. 20850
	526 Lynch St 20850
Cindy Brooks	716 Carr Ave, Rockville, MD 20850
	636 Crocus Dr. Rockville MD 20850
Mary McCormick	729 Beall Ave, Rockville, MD 20850
	2017 OLD CABIN LN ROCKVILLE MD
Elizabeth	501 Hungerford Dr Rockville MD 20850
	615 Goldsborough Dr. Rockville MD
Sapi	718 Anderson Ave Rockville MD 20850
	
Cherry	

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SIGNATURE

Ch. Bell

David Rothman

Alan Jones

Michael Wertz

K. J. J.

Em. Map

David Jacobson

Josam Yim

~~_____~~

Gail Hienbaugh

Christy O'...

Rosie Fairman

~~_____~~

~~_____~~

Deborah Ows

David Cohen

Beth Jones

Shira Ravin

FULL ADDRESS

625 Blossom Drive Rockville MD

7301 Garland Ave TP MD

2504 Heather Ln An Pot MD

7874 Heather Ln An Pot

1000 Aster Blvd Rkv MD 20850

627 Aster Blvd. Rockville, MD 20850

8122 Inverness Ridge Rd, Potomac, MD 20854

707 Hope Lane, Gaithersburg, MD 20878

~~_____~~

434 Goldsborough Dr, Rockville, MD 20850

536 Anderson Ave. Rockville, MD 20850

508 Azalea Dr. ROCKVILLE, MD 20850

516 Azalea Dr. Rockville MD 20850

21 Hawthorn Ct Rockville MD 20850

702 Beall Avenue Rockville MD

702 Beall Ave, Rockville Md 20850

1700 Westview Dr Rockville MD 20857

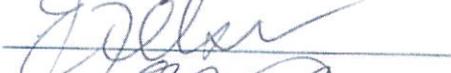
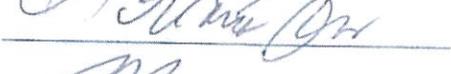
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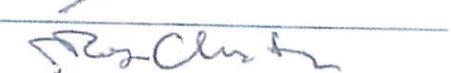
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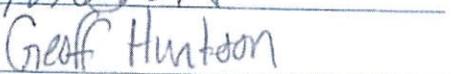
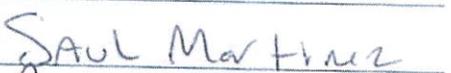
SIGNATURE

FULL ADDRESS




 Geoff Huntoon
 SAUL MARTINEZ





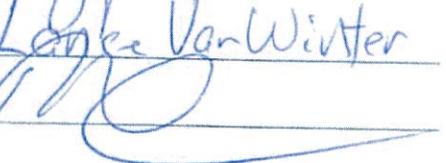



622 Goldsborough Dr. Rockville 20856
 817 Azalea Dr Rockville MD 20850
 826 College Parkway Rockville MD 20850
 1507 Columbia Ave. Rockville 20850
 524 Azalea Drive Rockville, MD 20850
 11 Leyton Ct. Rockville MD 20850
 543 Beall Ave, Rockville MD 20850
 131 Bullat Cir Rockville MD
 1099 Lakespur Ter Rockville MD 20850
 1513 Columbia Ave, Rockville, Md
 543 Beall Ave Rockville MD 20850
 909 Nelson Street, Rockville, MD 20850
 19518 Billing Ct. Gaithersburg MD 20886
 801 Reserve Champion Dr. #303 Rockville, MD 20850
 866 College PKWY Rockville MD 20850
 11664 Leesborough Circle Silver Spring MD 20902
 134 GARDEN DR. GAITHERSBURG MD 20878
 119 S. Van Buren St. Rockville 20850

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SIGNATURE

FULL ADDRESS

	868 AZALEA DR. ROCKVILLE.
	622 Blossom Drive, Rockville
	10612 Montrose Ave, #283 Bethesda, MD 2
Ileana Pazos	10 Hawthorn Court
Robert Donnan	10 Hawthorn Court
Ashley Knaeder	820 Azalea Dr
NATE KOOP	820 AZALEA DR
H. Quigley	2208 Grenmore Rd.
Eva Stiles	3700 S. Four Mile Run Dr.
Ray Whalen	12 Wall St Rockville
Scott Swick	742 Chopper Road, Gaithersburg Md.
Douglas Matus	147 17304 Everingline Lane Olney MD
Kristi Early	531 Anderson Ave, Rockville, MD 20850
Amy Cooper	824 Azalea Dr 20850
	508 Azalea Dr Rville 20850
	5230 Tuckerman Lane Apt 1022 Rockville, MD
Lonka VanWinter	529 Carr Avenue, Rockville Md
	813 Fordham ST. Rockville MD

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SIGNATURE

FULL ADDRESS

Jones D. Beane

12713 Huntsman Way Potomac, MD 20854

FERNANDEZ KERRATO

901 S. WINWOOD AVE VA 22204

Ben Bechtel

701 W. UNIVERSITY PLAZA 21210

joanne byrnes - Bachbauer

1107 Nelson St. #201, Rockville

~~John~~ [unclear]

510 Carr Avenue, 20850

Mary Duvall

6904 Breezeway Ter, R 20852

[unclear]

61 Azalea Drive #4, Rockville, MD 20850

WILSONFIELD

4 CROFTON HILL CT ROCKVILLE MD 20850

[unclear]

21 Hawthorn Ct. Rockville MD 20850

Steven

10204 Sweetwood Ave. Rockville, MD 20850

[unclear]

612 Crocus Dr. Rockville MD 20850

[unclear]

1621 Blossom Dr. Rockville MD 20850

Paula Bannell

819 Dulce St. Rockville MD 20850

[unclear]

709 Brent Rd. Rockville, MD 20850

Carol Kroe

801 Crocus Dr. Rockville MD

Wendy [unclear]

1004 Aster Blvd

[unclear]

134 Anderson Ave Rockville, MD

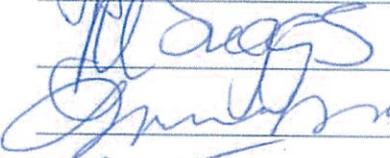
716 AZALEA DR Rockville, MD 20850

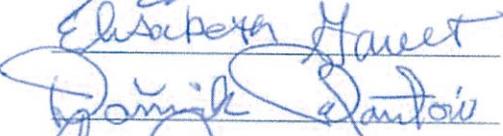
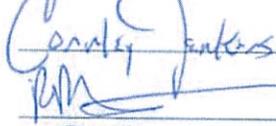
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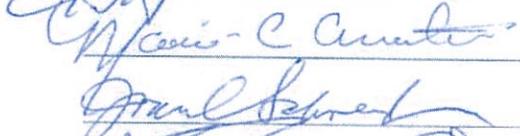
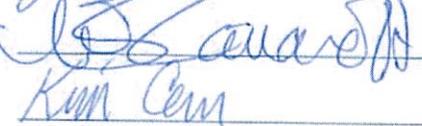
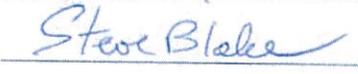
SIGNATURE

FULL ADDRESS





917 BENTLEWOOD ST GAITHERSBURG MD 20878
 18014 Wagonwheel Ct Olney MD 20832
 2220 VESUNDRIVE WASHINGTON DC 20001
 Michelle Siegg 201 W Gude Dr. Rockville 20850
 11201 Hunt Club Dr Potomac Rockville 20850
 420 college pkwy, Rockville, MD 20850
 14732 Janice Dr Rockville MD 20852
 11339 Montgomery Rd Beltsville 20705
 1013 NELSON STREET ROCKVILLE, MD 20850
 1502 Lewis Ave Rockville MD 20851
 18903 Ferry Landing Circle Germantown MD 20894
 18903 Ferry Landing Circle Germantown MD 20894
 709 W Mattingly Ave, Rockville MD 20850
 842 College Parkway Rockville, MD 20850
 5 Martin Ct, Rockville MD 20853
 800 College Parkway #102 R. MD 20850
 8904 Fernwood Rd Bethesda Md 20817
 8 Brasou Ct. Rockville MD 20850

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SIGNATURE

FULL ADDRESS

<u>Dee Grayhawk</u>	<u>119 Wheaton Alley, Charlesburg, Md</u>
<u>[Signature]</u>	<u>503 Broadwood Dr Rockville</u>
<u>[Signature]</u>	<u>11112 H. H. W. Dr Potomac</u>
<u>Kathy Lane</u>	<u>18509 Lowest Point Ct. N.V. 20886</u>
<u>Maryanne Bartolo</u>	<u>604 Crocus Dr., Rockville, MD 20850</u>
<u>[Signature]</u>	<u>710 S. MANNING RD 20850</u>
<u>[Signature]</u>	<u>15331 BUCKLE WAY WOODBRIDGE VA 22091</u>
<u>[Signature]</u>	<u>311 Carr ave Rockville MD 20850</u>
<u>[Signature]</u>	<u>520 Mammoth St. Rockville MD 20850</u>
<u>Paul Polak</u>	<u>304 NIMITZ AVE ROCKVILLE 20851-</u>
<u>Greg Gayland</u>	<u>9540 WIGHTMAN RD</u>
<u>[Signature]</u>	<u>GAITHER, MD 20879</u>
<u>Tracy Matthews</u>	<u>18915 Lincoln Rd Poolesville VA 20132</u>
<u>[Signature]</u>	<u>10889 Lakeside Terr. Rockville</u>
<u>[Signature]</u>	<u>638 Blossom Dr Rockville</u>
<u>[Signature]</u>	<u>8572 Atwell Rd Potomac, MD</u>
<u>Jane Katz</u>	<u>9304 Sprinklewood Ln Pot, Md</u>
<u>Nancy Lopez</u>	<u>7834 Mineral Springs Dr Gaithers</u>
<u>Joe Perretta</u>	<u>3 Honeystone Ct, Brookeville 20883</u>

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SIGNATURE

FULL ADDRESS

[Handwritten signature]

4710 Bethesda Avenue 1312 Bethesda, MD

[Handwritten signature]

Warrior Brook Dr Germantown
801 Blossom Drive Rockville 910

[Handwritten signature]

6211 Poe Road
6211 Poe Road

[Handwritten signature]

117 W. Montgomery Ave, Rockville 20850
506 Goldsborough Dr. Rockville

[Handwritten signature]

108 Bullard Circle, Rockville MD
20850

[Handwritten signature]

614 Azalea Dr. Rockville, MD 20850
9 Columbia Ct Rockville 20850

Robert Kutzner

12 Ritchfield Ct Rockville, Md 20850

John Guymer

84 Woodley Dr Rockville MD 20850

Tony Zarate

406 Monroe St 20850

Jay Olsen

523 Bradford 20850

Marc Conick

540 Kersten St 20878

Amy Rubin

540 Kersten St. 20878

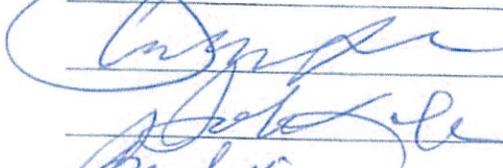
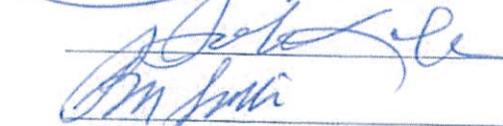
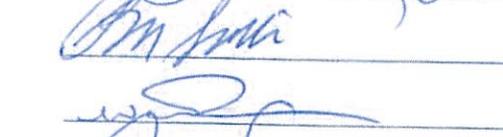
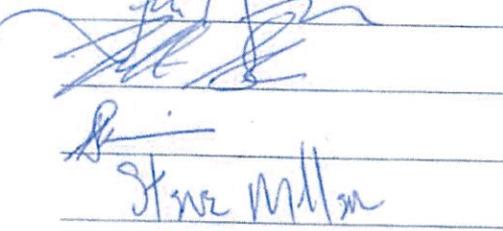
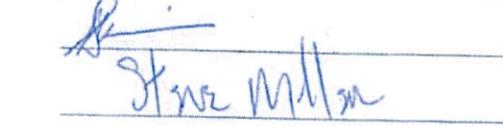
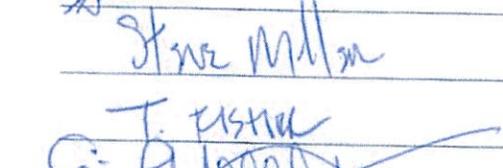
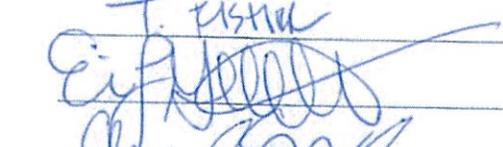
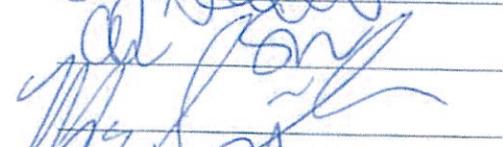
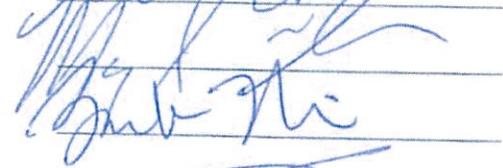
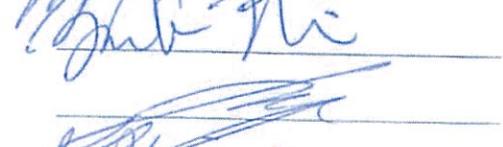
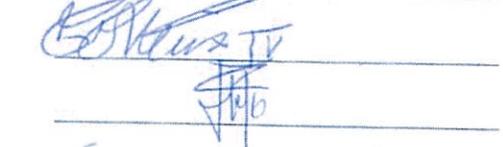
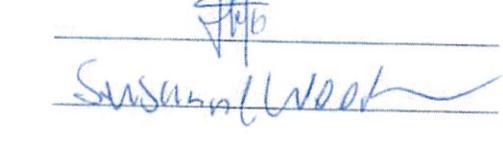
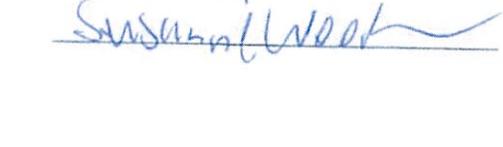
Erin Shyne

858 Azalea Dr. Rockville, MD 20850

Juda Afli

417 Blossom Dr. 20850

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SIGNATURE	FULL ADDRESS
	MARK KOEHN 536 ANDERSON AVE Rockville MD 20850
	C. Strickland 10900 Montrose Ave Bethesda MD 20814
	Bob Small 626 ASTER
	PATRICK M. SULLIVAN 14709 POMMEL DR, ROCKVILLE MD 20850
	506 Beall Ave Rockville MD 20850
	816 AZALEA DR ROCKVILLE MD 20850
	916 College View Rockville MD 20850
	1007 CRAWFORD DR Rockville, MD 20851
	625 ANNEKAT on KOUNIKUM DR 20851
	647 Azalea Dr. Apt A Rockville 20850
	1861A Shadowridge Terr, Olney MD 20832
	124 Ellington Blvd #478 Gaithersburg MD 20878
	126 Ellington Blvd MD 20878
	743 IVY GROVE LN. MD 20880
	637 AZALEA DR, Rockville MD 20850
	705 W Montgomery Ave, Rockville 20850
	7 Wynn Hill Rd, #116 Gaithersburg

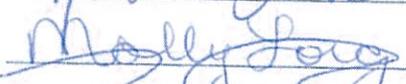
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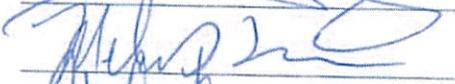
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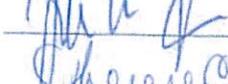
FULL ADDRESS



 Robert E. Singer
 Abigail Veirs


 Natal & Josh






 Chere Capal
 Kayrol M. Hagan
 Patricia A. Wolff 
 Elizabeth Skine
 Lairo Quintero
 Ted King
 Mary & Rich
 Doug & Lt
 Michael Ouel

630 Blossom Dr, Rockville, MD 20850
 712 Smallwood Rd. Rockville MD 20850
 637 Azalea Dr. Rockville, MD
 459 Winding Rose Dr. Rockville MD 20850
 215 CRESTMOOR CIR SILVER SPR 20901
 23415 Spire St. Clarksburg, 20871
 529 Ball Ave Rockville
 17102 Thatcher Ct Olney MD 20832
 6 MARYLAND AVE, ROCKVILLE 20850
 643 CROCUS Dr Rockville MD 20850
 643 CROCUS Rockville, MD 20850
 808 CROCUS Dr Rockville MD 20850
 5405 Tucker Ln Rockville 20852
 1744 Yale Pl. Rockville MD
 810 Blossom Dr. Rockville 20850
 699 College Park Rockville 20850
 710 Carr Rd Rock 20850
 7 Stevens court Rockville MD

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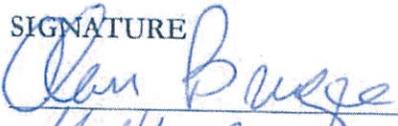
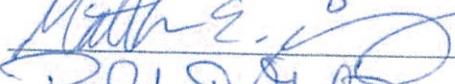
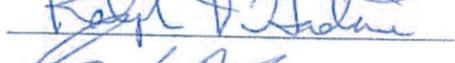
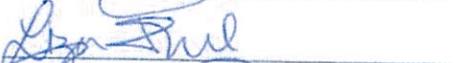
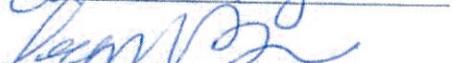
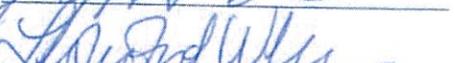
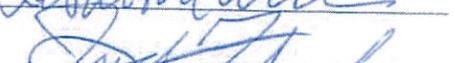
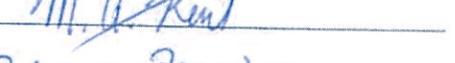
FULL ADDRESS

<u>[Signature]</u>	<u>1526 Baylor Ave Rockville</u>
<u>[Signature]</u>	<u>3 Rudis Way Gaith 20878</u>
<u>C. Liber</u>	<u>716 Wilson Ave Rockville MD 20850</u>
<u>[Signature]</u>	<u>819 Sligo CREEK PKWY, TAKOMA PARK MD 20912</u>
<u>Micheli Petros</u>	<u>9803 Pa Pa Way, Rockville, MD</u>
<u>Linda & Mike Kaz</u>	} <u>17208 Somaac Lt.</u>
<u>Michael Kaz</u>	
<u>[Signature]</u>	<u>1700 Pitt A. Rockville MD 20850</u>
<u>Dent Alsmeyer</u>	<u>1700 Pitt Pl. Rockville MD 20850</u>
<u>[Signature]</u>	<u>1101 Higgins Pl. Rockville MD.</u>
<u>[Signature]</u>	<u>1101 Higgins Pl Apt 209 Rockville MD</u>
<u>[Signature]</u>	<u>9727 Lake Shore Dr. Mont. Vill., MD</u>
<u>[Signature]</u>	<u>503 Beall Av, Rockville, MD 20850</u>
<u>Penny A. Trusty</u>	<u>1092 Lackstar Terr. Rockville 20850</u>
<u>[Signature]</u>	<u>632 Cocus Drive Rockville</u>
<u>Doug Henry</u>	<u>908 College Hwy Rockville, Md</u>
<u>Nancy Mottel</u>	<u>815 Grouse Dr. Rockville MD 20850</u>

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SIGNATURE

FULL ADDRESS

	813 ASTER Blvd Rockville MD 20850
	2451 Midtown Ave. Alex. VA 22303
	1051 Carnation Dr. Rockville 20850
	828 Aster Blvd Rockville, MD 20850
	856 NewMARK ESPLANADE Rockville MD 20850
	645 Azalea Drive Rockville MD 20850
	644 Blossom Dr Rockville MD 20850
	616 Nelson St. Rockville MD 20850
	555 Anderson Ave, Rockville, MD 20850
	18 Orchard Way N, Rockville 20854
	627 Azalea Dr. Rockville, MD 20850
	4521 Fairfield Dr. Bethesda MD 20814
	2 Centerfold Ct Germantown MD 20874
	1207 Azalea Drive, Rockville, MD 20850
	787 AZALEA DRIVE, Rockville MD 20850
	5 Purdue Ct Rockville MD 20850
	1104 Carnation Dr. Rockville, MD 20850
	11324 Dunlath Place, N. Potomac MD 20878
	

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SIGNATURE

FULL ADDRESS

[Signature]

601 Azalea Dr Rockville MD 20850

[Signature]

649 Blossom Drive, Rockville MD 20850

[Signature]
[Signature]

26 Hawthorn Court, Rockville MD 20850
600 Blossom Drive

[Signature]

11550 Old Georgetown Rd, Rockville MD 20852

[Signature]
[Signature]

628 Blossom Dr. R'ville, MD 20850
203 NELSON ST ROCKVILLE MD 20850

[Signature]
[Signature]

801 Nelson St Rockville
781 Azalea Dr. Rockville MD 20850

[Signature]
[Signature]

720 ANAHEA DR. ROCKVILLE MD 20850

[Signature]

1032 Wintergreen Terr Rockville 20850

[Signature]

905 Azalea Drive, Rockville, MD 20850

[Signature]

1032 Wintergreen Terr Rockville MD

[Signature]

20 wears Court Rockville, MD 20850

[Signature]

1032 Wintergreen Ter Rockville MD

[Signature]

1032 Wintergreen Terrace Rockville

[Signature]
[Signature]

813 Inverness Ridge Rockville MD 20854

500 Nelson St Rockville, MD 20850

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SIGNATURE

FULL ADDRESS

[Handwritten signature]

100 N. Van Buren St Rockville MD 20850

[Handwritten signature]
Mehi Dalwig

804 madison street rockville MD 20850

B. Burprecht

4 Steverson Ct Rockville MD 20850

[Handwritten signature]
Lisa Murray

2 Lochness Ct Rockville 20850

[Handwritten signature]
Stephanie

5 Steverson Ct. Rockville

Anna Morkova

502 Mount Vernon Pl ~~at 113~~ Rockville MD 20850

Dave Tomlinson

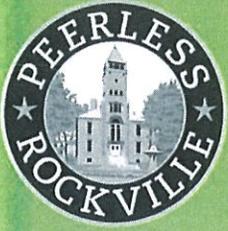
1044 Carnation Dr, Rockville, MD 20850

804 College Park Rockville MD 20850

801 Crocus Dr Rockville 20850

1115 Nelson St Rockville 20850

1117 Nelson St Rockville 20850



City of Rockville Planning Commission
111 Maryland Ave # 2,
Rockville, MD 20850

June 18, 2019

Dear Chair Sherman and Planning Commissioners,

Peerless Rockville, Historic Preservation, Ltd. has reviewed the historic preservation elements of the 2040 Master Plan with the anticipation that it will continue the City of Rockville's appreciation of its varied cultural heritage resources and strong tradition of codified historic preservation protections.

Peerless Rockville is pleased to see the plan gives recognition to these rich resources and generally supports the historic preservation goals and policies of the Master Plan. However, we offer suggestions and comments in this letter for enhanced protection, updated survey and documentation, and preservation of a wider diversity of resources. Additionally, Peerless Rockville strongly requests that further review of the Master Plan should be informed by staff, commission, and public review and examination of an updated Historic Resources Management Report, which the City contracted the services of JMT of Baltimore in January of 2017 to draft. This document, which was intended to replace the 1986 Historic Resources Management Plan, is intended to serve as a "functional plan" to address the management of the City's historic resources. The consultants' reviews and recommendations should be considered and shared publicly to aid in refining the Master Plan's visions, goals, and policies.

Peerless suggests that the Commission seek to prioritize identification and protection of resources and improve the goals of the Historic Preservation Chapter by making the survey, identification, and documentation of individual and historic district resources, citywide themes, patterns of development, and historic contexts a stated **goal** of the chapter. This can be proactively achieved through policies and targeted actions. The City of Rockville possesses a rich diversity of historic and cultural resources that are not adequately represented by local designation. Identification, documentation and local designation or review of alternative techniques must be prioritized in order to protect and preserve our varied heritage. This includes properties and streetscapes relating to underrepresented cultural groups, view sheds, cultural landscapes, and communities for which traditional preservation approaches may not be appropriate.

Additionally, local zoning ordinances, guiding policies, and plans should be reviewed and strengthened; not just maintaining our current program but making it stronger. For example, though the plan notes the importance of avoiding demolition by neglect, it lacks an action step to create ordinances or strong protections to achieve this. Further, the document lacks any specific content on development on parcels abutting or adjacent to designated historic sites.

The historic preservation section of Rockville’s 2002 Comprehensive Master Plan asserts that environmental setting and context of a historic district is enhanced by adjacent areas that are compatible and further recommends that “the HDC should review development proposed in adjacent and abutting areas at the preliminary planning and review process to prevent harmful impacts on the nearby historic properties.” Peerless Rockville strongly supports this recommendation and asks the Commission for its inclusion in this chapter.

Peerless further asks the Commission to modify stated Goal 2 to read **Preserve significant examples of architectural periods and historic themes through local historic designation, historic preservation, and utilization of alternative strategies for preservation – and remove while allowing appropriate alterations.** The Secretary of the Interior’s Standards guide Historic Preservation policies and procedures and include preservation, rehabilitation, reconstruction, and restoration. The content of these standards include consideration of alterations. Thus, “appropriate alterations” is an innate and well-defined part of historic preservation and should not be prioritized as goal.

With these goals in mind Peerless Rockville offers the following edits and suggestions to the Historic Preservation Chapter of the Rockville 2040 Master Plan.

Goal 1: Safeguard Rockville’s physical and cultural heritage through a proactive historic preservation program

Policy 1 Maintain the City of Rockville’s historic preservation program.

Add a policy to this goal to update existing outdated documents, including

- 1986 HRMP
- 1977 Historic District Design Guidelines

Add a policy to this goal to strengthen existing protections for the integrity of designated structures and districts.

With action items addressing

- Demolition by neglect (move action items 5.6 & 5.8 here and include....
- Early review of development adjacent/abutting designated historic districts

Add a policy to this goal to review and enact zoning standards that pertain to Historic District Overlay Zones, including

- **Historic District Overlay Zoning to ensure the enforcement and protection of resources within Historic District Zones**

Following Goal 1, Peerless Rockville asserts the need to add an additional goal as follows:

Goal 2: (New) Prioritize identification and protection of resources through proactive survey, identification, and documentation of individual and historic district resources, citywide themes, patterns of development, and historic contexts.

Add a new policy to ensure broader diversity of resources, such as:

- **Enact a program to identify, document, designate and protect sites and structures associated with underrepresented and diverse contexts, populations, periods of development**
- **Move action 2.3 (identification of mid-century resources) under this new policy**

Goal 3: (Stated Goal 2)

Modify stated Goal 2 to read as follows: **Preserve significant examples of architectural periods and historic themes through local historic designation, *historic preservation, and utilization of alternative strategies for preservation* – and remove while allowing appropriate alterations.**

Policy 3:

Modify stated Policy 3 to read as follows: *Integrate Preservation policies into planning activities and development review – could also move to action item under Goal #1*

Policy 5: Ensure that Rockville has effective tools to protect and preserve its historic resources.

Modify action 5.4 to read: *Enact zoning language and standards to maintain the residential character of designated residential buildings even when the structures are used for non-residential purposes, such as along North Adams Street (define residential character in Zoning Ordinance 25.24.01)*

Move action 5.8 to Goal #1 and create policies to regulate demolition by neglect

Add a new policy to include alternative preservation strategies such as: design guidelines, area plans, and conservation districts

- Explore alternative preservation strategies for East Rockville, Lincoln Park, Twinbrook, Rockcrest, mid-century resources, and underrepresented resources

Policy 6:

Add an action to Policy 6 as follows:

- Ensure preservation of historic character, streetscape, and view sheds when modifications and additions to Historic Districts are proposed

Goal 4: (Stated Goal 3)

Add an actionable policy to stated Goal 3 as follows:

- Partner with local, state, and national partners to prioritize funding for treasured vacant and underutilized historic resources such as: King Farm, Chestnut Lodge, Lincoln High School, Rockville Academy

Peerless Rockville Historic Preservation looks forward to a Master Plan with strong historic preservation goals, policies, and protections and to continuing as partners in preservation and heritage tourism to create a unique, protected and more vibrant Rockville.

Sincerely,



Nancy Pickard
Executive Director

Cynthia Kebba

From: noreply@civicplus.com
Sent: Tuesday, June 18, 2019 4:49 PM
To: Comprehensive Plan
Subject: Online Form Submittal: Rockville 2040 Public Testimony

If you are having problems viewing this HTML email, click to view a Text version.

Rockville 2040 Public Testimony

The Planning Commission needs your input!

You may provide testimony to the Planning Commission on the draft Rockville Comprehensive Plan through this online form, in addition to any email or physical mail testimony you submit directly to the Planning Commission.

All submitted testimony is considered an item of public record and will be included in the Planning Commission testimony report for the draft Comprehensive Plan.

Which Plan element(s) is your testimony about?

- [X] Land Use and Urban Design
[] Transportation
[X] Recreation and Parks
[] Community Facilities
[] Environment
[] Water Resources
[] Economic Development
[] Housing
[] Historic Preservation
[] Municipal Growth
[] Other

Name (required):*

Vincent Russo

Address of Residence (recommended):

1019 DeBeck Drive, Rockville 20851

Email Address (recommended):

By including your Address of Residence or Business and/or Email Address, you are expressing your willingness for staff to contact you for clarification or for legal notifications related to the Comprehensive Plan.

Please type your testimony in the field below:*

I live in the Twinbrook neighborhood bounded by the Pike, Veirs Mill, and Edmonston Drive. I support the Rockville 2040 aims of placing greater residential density adjacent to our Metro stations and transit corridors like Route 355 and Veirs Mill. I also would like to see more walkable amenities and destinations in my immediate neighborhood which is currently underserved in this respect.

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parks, allowing more flexible residential land use while maintaining a high quality of life in existing neighborhoods, etc..

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.rockvillemd.gov/Admin/FormHistory.aspx?SID=12>

The following form was submitted via your website: Rockville 2040 Public Testimony

Rockville 2040 image:

Which Plan element(s) is your testimony about?: Land Use and Urban Design, Recreation and Parks

Name (required):: Vincent Russo

Address of Residence (recommended):: 1208 DeBeck Drive, Rockville 20851

City (Address, City, State, ZIP): Rockville, MD 20851

Please type your testimony in the field below:: I live in the Twinbrook neighborhood bounded by the Pike, Veirs Mill, and Edmonston Drive. I support the Rockville 2040 aims of placing greater residential density adjacent to our Metro stations and transit corridors like Route 355 and Veirs Mill. I also would like to see more walkable amenities and destinations in my immediate neighborhood which is currently underserved in this respect. For this reason I encourage policy actions in the 2040 plan that promote development of a community node at Edmonston and Veirs Mill.

The Planning Commission should add a provision in the 2040 plan to straighten Edmonston Drive so that it intersects with Veirs Mill at a single location instead of the current two. This will enhance pedestrian convenience/safety and facilitate traffic flow along this busy corridor. One stop light instead of two! Most importantly a four-square intersection will enhance its appeal as a community node along the BRT route and create more space for this purpose, ideally to include walkable retail. In addition, the plan should allow for opening Hillcrest Park to Veirs Mill which will provide an aesthetically pleasing entrée into the neighborhood and promote utilization of this park.

Allowing greater housing density along Veirs Mill helps preserve the predominant character of Twinbrook as an affordable, single-family home neighborhood by reducing the pressure for turning the existing single-family homes into boarding houses. Hopefully the RA (Residential Attached) designation along Veirs is adequate to achieve the desired density. Could larger apartment buildings be accommodated here to leverage the transit links and help support neighborhood-based retail? Something to consider.

The 2040 plan offers the opportunity to dramatically improve the appeal of this area while at the same time promoting multiple 2040 goals, e.g. integrating land use and transportation planning, promoting walkable neighborhoods, planning for parks, allowing more flexible residential land use while maintaining a high quality of life in existing neighborhoods, etc..

Additional Information:

Form submitted on: 6/18/2019 4:48:33 PM

Submitted from IP Address: 146.142.1.10

Cynthia Kebba

From: Sara Moline <smoline1005@yahoo.com>
Sent: Tuesday, June 18, 2019 4:57 PM
To: Planning Commission
Subject: 2040 Plan Comments

Good Afternoon,

My name is Sara Moline and I am a lifelong (30+ yrs) resident of Rockville. I have a background in the arts and have served on and chaired the Cultural Arts Commission, a volunteer position which prepared me for my current paid position as Project Coordinator for WMATA's Art in Transit Program. I also have experience volunteering for the City with regards to the Rockville Summit, the Traffic & Transportation Working Group for the 2040 Plan, as well as the BRT Corridor Advisory Committee for Route 586 Veirs Mill Road.

I would first like to thank the Planning Commission for making recommendations in the 2040 plan that promote the need to maintain and expand upon our arts & cultural assets.

I wish to make you aware of a Creative Placemaking Plan that I am developing for Rockville as my Capstone project for a program I am currently enrolled in. In this plan I have included recommendations for some of the sites you have mentioned in the 2040 plan, including 255 Rockville Pike, Promenade Park, and the Metro stations. It also includes RedGate Golf Course – which I strongly urge the commission to help retain as Park/Open Space and consider expanding upon our arts & cultural assets at this site! The plan also considers creative approaches to tackling issues such as pedestrian safety and increasing cultural tourism via possible partnership with Amtrak. Overall, several projects recommend in the plan have potential for significant positive impact on economic development. I will be submitting this Capstone project within the week and therefore anticipate receiving my Certificate in Creative Placemaking soon after. Ultimately, I plan to share the final document with the Mayor & Council, but would love to share it with your commission, other boards/commissions and departments for feedback and opportunities to make adjustments.

Regarding transportation, I support transit-oriented development (including affordable housing!) and infrastructure improvements for pedestrians and bicyclists. I would like to state that while I do support the concept of BRT, I still feel conflicted about its usefulness on the Route 586 Veirs Mill corridor if it's only expected to increase travel by 15min.

I don't see how this project is going to make much difference if we have no dedicated lane the full length of the corridor. If BRT and local buses will operate in the same lanes, both with traffic and in sections of proposed dedicated lanes, how will BRT benefit? Would it not at some point get hung-up by slower moving WMATA buses that stop more frequently?

Regarding WMATA, I believe improvements could be made to the Q bus lines to streamline current service, which I think should replace proposed BRT rather than act a short-term solution. Having grown up on this road, I have ridden along various sections of the Q route many times. I never understood why there were so many different numbers associated with the Q buses. When I volunteered on the MD Route 586/Veirs Mill Road Corridor Advisory Committee, I recall a meeting in which I asked what the differences were between each Q bus. During this time there was also a proposal for a Q9 express, which I opposed, due to the fact that there are already five Q lines operating on this route. I think the organization of the Q lines is confusing, considering all lines run the route, but the stops they make and/or the time of day they make these stops is what varies.

To simplify the Q lines (Q1,2,4,5,6), I propose eliminating three of the five lines. The remaining two lines could be restructured as follows:

Q1

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- operate from earliest possible a.m. time to latest possible p.m./after midnight time with 10min headways all day
- operate the entire length of the route from Shady Grove to Silver Spring, including Montgomery College Rockville Campus

Q2

- operate from earliest possible a.m. time to latest possible p.m./after midnight time <10min headways all day OR only during rush hours (i.e. RideOn 101)
- limited stop express service

In my opinion, it makes sense to streamline buses operating along this route. I understand this is a State-owned road that passes thru City of Rockville and County properties, with WMATA running bus service the full length of the corridor. I know it's one of the most heavily travelled corridors in the region, in which a large percentage of ridership is made of up lower income residents, and there is future proposed growth along the corridor.

BRT operating along this exact same route, between Montgomery College, Rockville and Wheaton Metro Stations, would be totally redundant to the existing Q route.

I support the concept of the improvements recommended in Alternatives 2.5 and 3 shown below, and it is my understanding that WMATA preferred Alternative 3. However, I don't see why WMATA can't do this itself with financial support from City, County and State, instead of the County creating a whole new expensive system for only a portion of the Q route.

Alternative 2 – Transportation System Management (TSM) with Intersection Queue Jumps and Enhanced Bus Service: *Alternative 2 would consist of minor infrastructure improvements at select intersections and the implementation of a limited-stop, enhanced bus service, similar to the proposed WMATA Q9 route. The minor infrastructure improvements would include enhanced bus stops with features such as shelters, real-time information, off-board fare collection, installation of transit signal priority (TSP), and widening for the installation of queue jumps. The proposed enhanced bus service would include 12-minute headways in the peak period and 15-minute headways in the off-peak period.*

Alternative 2.5 – New BRT Service with Intersection Queue Jumps: *In general, Alternative 2.5 would include the roadway improvements from Alternative 2 and the bus service improvements from Alternative 3. The minor roadway improvements would require widening for the installation of queue jumps at select intersections. Alternative 2.5 would use the same 12 station locations that were assumed for Alternatives 2 and 3 and new BRT stations would be constructed at each of the 12 station locations. Appendix A4 provides detailed plans of the queue jump locations. The proposed BRT service would include six-minute headways in the peak period and ten-minute headways in the off-peak period.*

Alternative 3 – New Bus Rapid Transit Service in Dedicated Curb Lanes (where feasible): *Alternative 3 would consist of widening or repurposing the existing travel lanes and shoulders along Veirs Mill Road to provide dedicated, curb-running bus lanes and a new BRT service. The dedicated lanes would be provided for the BRT service in areas where the improvements would result in minor ROW impacts and would improve bus service by increasing the travel speeds. The proposed BRT service would include six-minute headways in the peak period and ten-minute headways in the off-peak period.*

Even still, there's no proposed dedicated bus lane running the entire length of the corridor due to feasibility, so this project overall doesn't seem worth it to me, because it won't be much more efficient or different than WMATA's current service - just a few nice features. It would make more sense to put pressure on WMATA to improve its Q route service as I have suggested, along with adding more shelters, real-time info, off-board fare collection and transit signal priority. City, County and State should support WMATA with the transit signal priority and queue jumps. This would align with findings from the Bus Transformation Project which was recently completed.

Thank you for your consideration.

Kind regards,

Sara Moline

Cynthia Kebba

From: noreen bryan <noreen1945@yahoo.com>
Sent: Tuesday, June 18, 2019 5:05 PM
To: Planning Commission
Cc: Jim Wasilak; Shipley Brian
Subject: WECA Testimony Re: Vision 2040 Comprehensive Plan

Dear Chairman Sherman and Members of the Planning Commission:

The West End neighborhood contains a great many of the historic properties in Rockville. Most, not all, of the historic districts in the West End were created to protect residential houses, their surrounding yards and the context of the historic streets where they are located. To that end WECA representatives have carefully read the proposed vision for historic preservation in Rockville and submit this testimony including recommendations for revisions and/or additions for your consideration.

- **Goal 2 HISTORIC DESIGNATION**

The policies under Goal 2 address not only designation of properties for historic preservation but, also, the policies for protecting and preserving historic resources (Policy5). *Accordingly, WECA recommends that Goal 2 be titled HISTORIC DESIGNATION AND PRESERVATION OF HISTORIC RESOURCES*

- **Policy 5 – Ensure that Rockville has effective tools to protect and preserve its historic resources.**

Actions

5.1 Continue to update and revise design guidelines to reflect current best practices and appropriate materials. *Recommend adding the following sentence:* Policies that address specific historic properties, such as Chestnut Lodge, are contained in the Neighborhood Plan where the historic property is located.

5.4 Maintain the residential character of designated residential buildings even when the structures are used for non-residential purposes, such as along North Adams Street. In order to enact this policy it is critical that the meaning of “residential character” be defined in the zoning ordinance through regulations that are specified in 25.14.01 Historic District Zones. *Accordingly WECA recommends that the following*

sentence be added to 5.4: Regulations that must be met to preserve the residential character shall be added to the Zoning Ordinance under 25.14.01 Historic District Zones.

5.6 Enforce maintenance and protect the structural integrity of designated historic structures. There are some properties with historic structures whose owners have neglected them leading to such poor condition that they become subject to demolition by neglect. To prevent this in the future, *WECA recommends that the following sentence be added:* In the zoning ordinance regulations and penalties for preventing demolition by neglect shall be added to 25.14.01 Historic District Zones.

- **Policy 6 – Maintain the historic character and identity of historic districts when street, sidewalk utility, street furniture, signage and other undertaken.**

Actions

WECA recommends adding a second action as follows:

6.2 When modifications or additions are proposed for historic districts ensure that they preserve the historic character of the streetscape and add signage, if appropriate.

Noreen Bryan
Vice President
West End Citizens Association
301-762-1256

Exhibit 48



LerchEarlyBrewer

7600 Wisconsin Avenue, Suite 700 • Bethesda, MD 20814 • lerchearly.com

William Kominers
301-841-3829
wkominers@lerchearly.com

June 17, 2019

Rockville Planning Commission
Gail Sherman, Chair
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

Re: Planning Commission Draft Comprehensive Plan for the City of Rockville—
Recommendations—255 Rockville Pike and Lot 4

Dear Chair Sherman and Members of the Planning Commission:

This letter is written on behalf of Eldridge, Inc. (“Eldridge”) to comment on the land use recommendations and other policies in the Planning Commission Draft of the Comprehensive Plan for the City of Rockville (“Draft Plan”). Eldridge is the owner of two properties in the Town Center: 255 Rockville Pike and Lot 4, as each are shown on the map attached as Exhibit A.

The properties are part of the Rockville Center, Inc. Preliminary Development Plan (“PDP”). Lot 4 is approved for high-rise residential and retail uses, while 255 Rockville Pike is approved for non-residential/office and retail uses. Lot 4 is vacant and being used temporarily for surface parking; 255 Rockville Pike is currently used as an office building.

The Draft Plan recommends land uses of “O” (Office) for 255 Rockville Pike, and “ORRM” (Office Residential Retail Mix) for Lot 4. (See Land Use Policy Map, Rockville Station, from Draft Plan, page 31, attached as Exhibit B).

Lot 4.

Eldridge supports the recommendation of ORRM for the Lot 4 property.

255 Rockville Pike

The 255 Rockville Pike property is a key site in the City. Strategically located at the western terminus of the pedestrian bridge from the Rockville Metro Station, 255 Rockville Pike is a gateway entrance to the City and the Town Center. As such, the property is a prime location for a wide range of transit-oriented development uses.

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The land use recommendation for “Office” recognizes the current usage of the property, but limits its future. The description of the meaning of “Office” land use on page 19 of the Draft Plan, reads too restrictively, if the goal is to attract and encourage the types of uses or redevelopment that could be appropriate for this strategic property and be transformative for the City. In the Office use description, retail uses are permitted on the ground floor in conjunction with Office use. However, all other uses are allowed only by special exception. Thus, a wide variety of nonresidential uses (like the hotel use nearby, or biotech use) would be subject to the time-consuming, and expensive special exception process in order to operate at 255 Rockville Pike. This limitation does not foster re-use of a property or repositioning of tenants.

A key location like 255 Rockville Pike needs maximum flexibility to achieve its own goals and the goals envisioned by the City in the Draft Plan. For this reason, Eldridge requests a land use designation of ORRM (Office Residential Retail Mix) for 255 Rockville Pike. This the most flexible category proposed in the Draft Plan. ORRM allows property owners a wide choice in mixing of uses and ability to respond to unique opportunities that seek a similarly unique site.

The 255 Rockville Pike property is surrounded by other non-residential uses. The scope of uses promoted by the Draft Plan should embrace the widest possible scope and not limit the future by the present.

This flexibility is really the key to the equation for success. Flexibility is needed so that the property can respond to market forces. With the right use(s), the owner can open the building front to create an identifiable and more welcoming entry to the City. Parts of the building and features that have become dated or well-worn, could be upgraded.

Principal use of 255 Rockville Pike will be market-driven. There needs to be flexibility to shift in responding to that market and to be certain that the City can capitalize on the rebirth of this strategic site

The Owners have been exploring a wide variety of nonresidential use alternatives while the site is currently being used by Montgomery County Government agencies. The Draft Plan should not make a recommendation that limits the flexibility for utilization of this key site for the City and the Town Center. For these reasons, the ORRM category is the better choice—it has the flexibility needed, and further, does not place procedural restrictions in the path of nonresidential uses.

Policies and Actions.

Other policies and actions in the Draft Plan support the opportunities for the kinds of uses, in addition to office, that can make 255 Rockville Pike a dynamic entry into the City and an energizing part of the Town Center.

Policy 19 on page 47, looks to enhance the Town Center by also promoting the area as an entertainment destination which can provide entertainment opportunities on upper floors with retail at the street level.

Policy 23 on page 50, looks to simplify and shorten the process for amending existing approved Planned Developments. 255 Rockville Pike is part of the Rockville Center, Inc. PDP, controlled by the PD-RCI Zone (Section 25.14.29 of the Zoning Ordinance). As a mixed-use planned development, an extended buildout was contemplated, as is noted in the Draft Plan: “the project plan under a PD envisioned a much longer buildout which could take decades...” The challenges in amending existing PDPs, due to the complexity and protracted nature of the project plan amendment process, has been an impediment to encouraging these projects to evolve over time within their existing PD Zones. The Draft Plan should facilitate opportunities to evolve, with flexibility to address the forces in the marketplace today. To this end, Action 23.2 on page 50 is critical to having these projects advance to meet the needs and opportunities of the market today.

Policy 26 on page 53, and Policy 16 on page 43 (particularly Action 16.2), are both important to recognize the changing dynamics of automobile usage and parking demand. Empirical evidence suggests that even in suburban sites, a reduction in auto use is occurring. Certainly this is true close to transit, like in Town Center and at the Eldridge properties. Recommendations to analyze and potentially reduce parking minimums will have a beneficial effect on development generally. The substantial costs for creating parking, especially for structured parking in urban areas, contribute to slower absorption and consequent slower development. Reducing the minimum parking requirements, in addition to having a cost benefit, can also reduce the land areas that must otherwise be devoted to parking.

Policy 10 on page 182, looks to bring a mix of activities into the Town Center. For this reason, the recommendations for 255 Rockville Pike should be flexible, so as to allow the property to respond to the many opportunities and activities that the marketplace can provide. This approach is supported by Actions 10.2 and 10.4 on that same page, looking at adjusting parking requirements and other development regulations, to assure that they promote, rather than stifle, success in this critical area.

While supporting many of the concepts and recommendations of the Draft Plan, there is a cautionary note. Without a clear understanding of the zones to be used to implement these land use recommendations, severe uncertainty will remain and can undermine potential success.

How will zoning be applied to implement the land uses? (This is less of an issue with the Eldridge properties because of the remaining integrity of the PD-RCI Zone. But this can be a concern in other properties, or even with the use of equivalent zones for PD properties.) The PD Zones, and the projects they represent, were carefully crafted internally, and with consideration of external relationships. While protecting that history, they should also be able to elect to evolve to meet differing needs of today. The recommendations of the Draft Plan should be additive to the PD Zones, and provide more flexibility.

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Summary.

For 255 Rockville Pike, change the land use recommendation from "O" (Office) to "ORRM" (Office Residential Retail Mix) to allow greater flexibility to fulfill the promise and evolution of the approved PDP, which will still govern the actual zoning for the property.

For Lot 4, retain the ORRM recommendation.

Simplify the process for amending existing planned developments, so that they can mature to better serve the City today.

Thank you for your consideration of these comments.

Very truly yours,

LERCH, EARLY & BREWER, CHARTERED

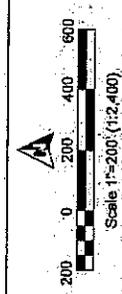


William Kominers

Enclosures

cc: Mr. Mitch Rutter
Mr. David Levy
Mr. Barry Gore
Ms. Cindy Kebba

MONTGOMERY, MD
Map ID: GR 342



APN	APN Label	Record	Layout
98-998999	98-998999		
Account ID	Account ID		

APN Label Record Layout:
98-998999
District ID L Account ID

LEGEND:
Property Line
Subdivision Boundary
Town Boundary
Street Boundary
Stream Line
Contour Line
Parcel Ownership
Parcel Information
Parcel Ownership
Parcel Information
Parcel Ownership
Parcel Information

DISCLAIMER:
This parcel data was derived in part from
of Planning as the data source of the data and
owner of the digital product.

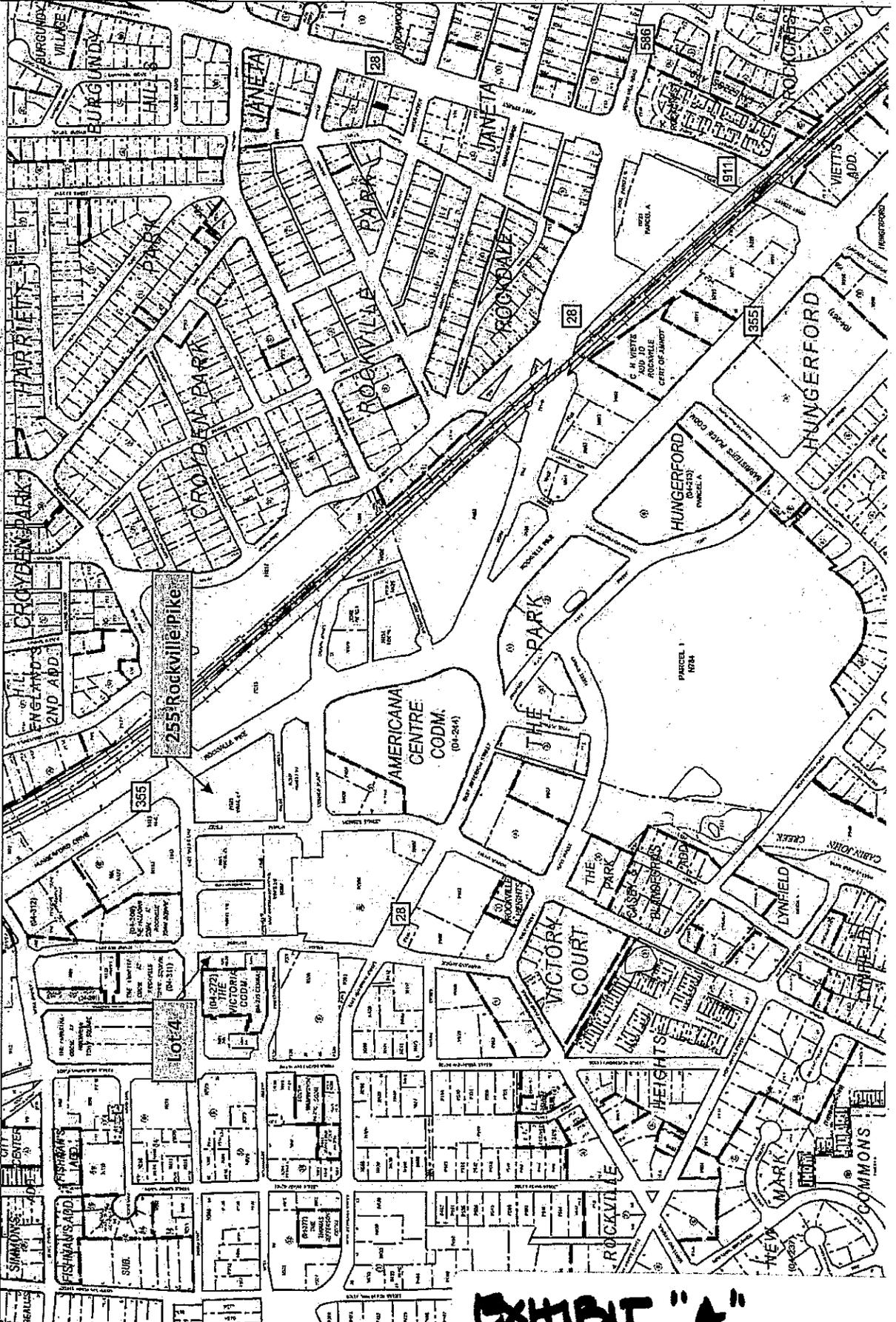
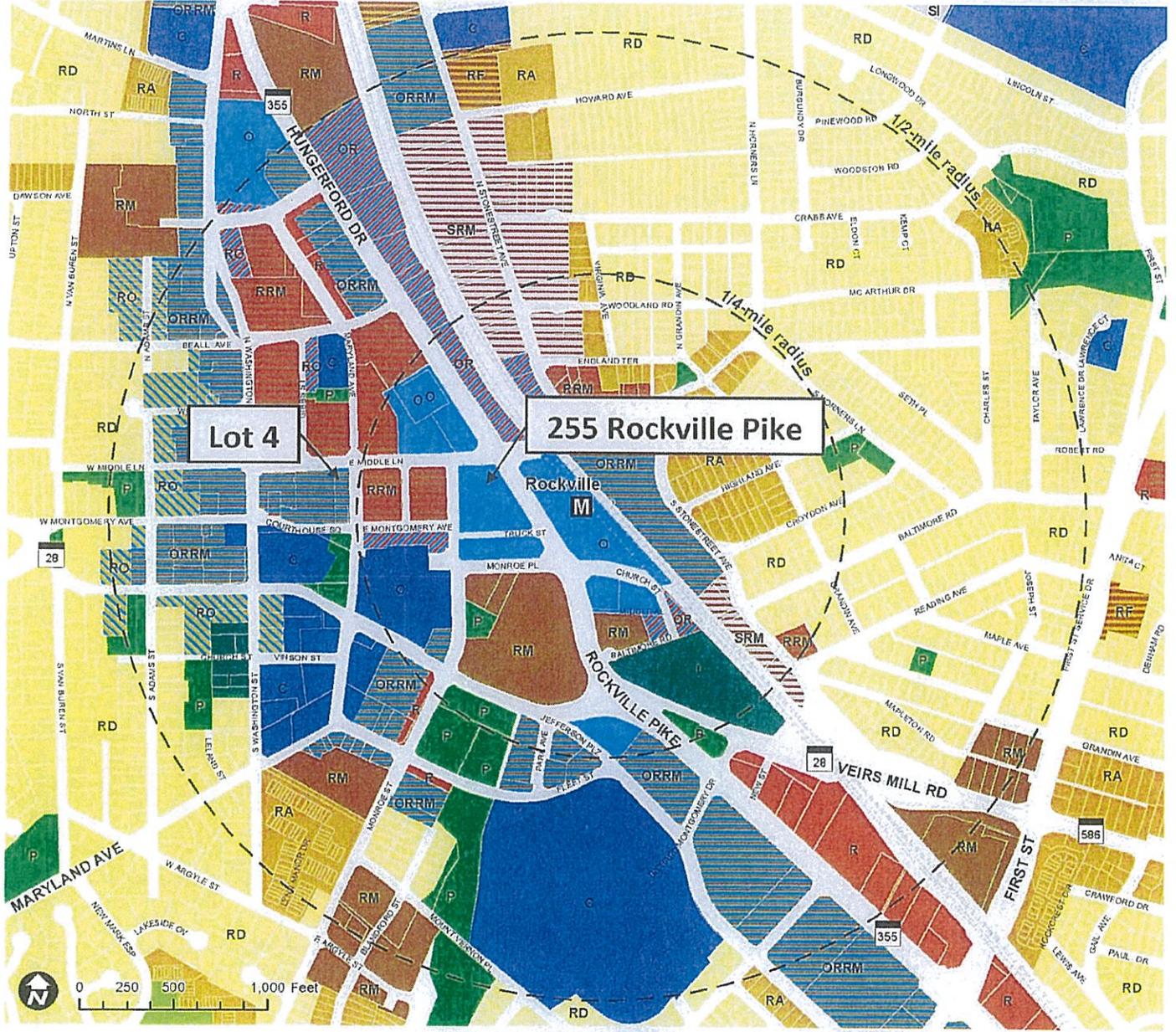


EXHIBIT "A"

85206 (01)

85206 (01)

Figure 4: Land Use Policy Map, Rockville Station



The plan emphasizes transit oriented development west of Rockville Station and introduction of new TOD to the east of the tracks. The plan recommends office uses ('O' in sky blue on map) within a quarter mile of the station. Blocks immediately east of the station are recommended for Residential Attached ('RA' in orange) and mixed uses along Park Road.

EXHIBIT "B"

NOTES ON ROCKVILLE COMPREHENSIVE PLAN— From Historic District Commission—HDC

- Land Use Chapter, Page 16: Could there be a goal added to incorporate historic preservation concepts into land use planning, preserve, rehabilitate, restore, and employ context sensitive design when constructing new buildings or next generation housing/attached residential.
- Page 36: Is it possible to add something about utilizing interpretive signage tied to increased walking, paths, sidewalks, to help residents better understand the history of their neighborhoods and potentially specific districts and/or landmarks.
- Page 52: Policy 25, could you include a recommendation that prior to any plan being implemented, a full cultural resource survey, both architectural and archaeological, should be undertaken on the large properties to identify known and potential historic and prehistoric resources that should be taken into consideration prior to any development.
- Page 74: Transportation. Recommend that as part of any redesign/upgrade improvements to the current Rockville Station that some interpretive materials/displays/boards be prepared to illustrate the history and significance of the original Rockville Station, and perhaps something talking about why and how it was relocated due to the Red Line, and the importance of historic preservation to Rockville and the County.
- Not sure what interpretive information is available at or around the old train station, but that is a great opportunity to promote historic preservation and to tell a story of the history and importance of transportation in Rockville.
- Historic Preservation Section, Page 206: Recommend beefing up the history of the historic preservation movement section and how what happened locally in Rockville was reflective of the national trend at the time (urban renewal, etc.). It might be helpful for readers to understand a bit more about the earlier historic preservation movement and how it evolved over time, from a local type effort to save a landmark or a district (Mt. Vernon, New Orleans) to a regulatory process set up in the 1960s as a result of urban renewal and the demolition of Penn Station in New York.
- Would like to see more discussion of the potential for archaeological resources across Rockville, and how there are likely remains from 10,000+ years ago associated with Native American presence, through to the present. And that a cultural resource, or historic property, likely has an above ground component (the building or structure) and a below-ground component, such as buried trash pits, cisterns, wells, privies, outbuilding foundations, etc.) All are important in understanding the history and development of Rockville and this should be mentioned as an important facet for everyone to consider during planning and development.
- Page 215: It would be helpful to perhaps mention the Section 106 process of the NHPA and how it requires federal agencies and/or those using federal funds or requiring a federal permit, to take into account the effects of its action on historic properties. That includes National Register listed properties as well as those determined eligible for the NRHP by the SHPO. And it is not only mitigation, but it forces agencies to look to avoid and/or minimize impacts first, and then if they can't, then they go to mitigation of adverse effects.
- Would like them to go back and see where archaeology can be woven into the discussion of land use, development, parks, and how to think about the potential for sites to be present across Rockville, and how we should understand what may be out there, and what may be important, and how to plan for that going forward. In concert with the County, perhaps?

Matthew Goguen
Comprehensive Plan
DRAFT for Public Hearing Notes

Some general comments regarding the Draft Comprehensive Plan:

p. 207

- Change “augmenting” to “expanding” and add “historic” between “designated resources”

p. 208

- Suggest highlighting W. Montgomery Avenue, S. Washington Street, and B & O Railroad in one color and all of the other historic districts in another color to coincide with the text to show the continuity of historic districts in Rockville.

p. 209

- For each of the representative buildings, add some basic historic facts like when it was designated, architectural details, etc. to show off some of Rockville’s heritage

p. 211

- Archaeology is only mentioned once in this draft and should be incorporated more into the various Goals and Policies.

p. 213

- Add public input to second paragraph of Policy 2.
- Regarding Policy 3, does historic preservation come up in other sections? If historic preservation must be thoughtfully weighed with land use, housing, environment, transportation, etc., will those topics thoughtfully weigh historic preservation?

p. 217

- Add “archaeological resources” to 5.9.
- Add Lincoln Park Historical Foundation to Policy 7.

p. 218

- Rockville should work with community partners to publically disseminate and host oral history interviews mentioned in 7.6.