

MAYOR AND COUNCIL OF ROCKVILLE

ROCKVILLE, MARYLAND

MEETING NO. 14-21

AGENDA ITEM NO. 10

2040 COMPREHENSIVE PLAN PUBLIC HEARING

Monday, April 12, 2021

1 PARTICIPANTS:

2 Mayor and Council:

3 BRIDGET DONNELL NEWTON, Mayor

4 MONIQUE ASHTON, Councilmember

5 BERYL L. FEINBERG, Councilmember

6 DAVID MYLES, Councilmember

7 MARK PIERZCHALA, Councilmember

8 Staff:

9 CYNTHIA WALTERS, Acting City Attorney

10 ROBERT DiSPIRITO, City Manager

11 SARA TAYLOR-FERRELL, City Clerk/Director  
12 of Council Operations

13 Speakers:

14 ALEXANDER DACE DENITO  
15 Lincoln Park Civic Association

16 JOE MCCLANE  
17 Cambridge Walk II Homeowners

18 ANDREW MCGEORGE  
19 Hines, Wire Gill

20 CHUCK WOERY  
21 Resident

22 MIKE STEIN  
Twinbrook Community Association

1 PARTICIPANTS (CONT'D):

2 RANDY ALTON  
Resident

3 PATRICIA HARRIS, ESQUIRE  
4 Pulte Holmes  
Federal Realty

5 JIM POLICARO  
6 Lerner

7 BRIAN SHIPLEY  
WECA

8 PATRICK WOODWARD  
9 WECA

10 NOREEN BRYAN  
WECA

11 LYNDA HONBERG  
12 Rockville Bicycle Advisory Committee

13 JACKIE JAKUBE  
Resident

14 DEBORAH LANDAU  
15 East Rockville Civic Association

16 EILEEN MCGUCKIAN  
Peerless Rockville

17 MARTINE PALMITER  
18 Resident

19 NANCY PICCARD  
20 Peerless Rockville

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

2 MAYOR NEWTON: We are now ready for  
3 Agenda Item 10 which, as I just said, is the  
4 Rockville 2040 Comprehensive Plan Public Hearing.  
5 And before we turn to the speakers tonight, it  
6 looks like we have a brief and I will put that all  
7 in caps please staff, BRIEF presentation.

8 MS. GILLES: We will keep it very --

9 MAYOR NEWTON: Thank you, Ms. Gilles,  
10 thank you.

11 MS. GILLES: We will keep it very brief.  
12 Honestly, really what I wanted to do was to  
13 introduce myself, Andrea Gilles with Comprehensive  
14 Planning with the Planning and Development  
15 Services Department. I just wanted to take this  
16 opportunity to thank everybody who has gotten us  
17 here to this point.

18 There has been a lot of work that's gone  
19 into the process and we're really excited to be in  
20 this next phase with your review and hearing from  
21 the community in this final stage of the plan.  
22 Mr. Larson does have a presentation tonight but

1 it's more about discussing the next steps in the  
2 process so not only you are aware but also anybody  
3 watching tonight, what they can sort of anticipate  
4 in the next coming months as you work through this  
5 plan.

6 I did just want to thank all of the  
7 multi- disciplinary group of staff that's been  
8 involved in this process and the Planning  
9 Commission with whom you'll be speaking with at  
10 your next Mayor and Council meeting. They've been  
11 instrumental in this process and so, so helpful  
12 and obviously very much thank you to the community  
13 who continues to stay involved and providing great  
14 input which you will be hearing a little bit in a  
15 few moments tonight. So Clark, if you wanted to  
16 just run through the process and the scheduling,  
17 I'll pass it over to you. So thank you all very  
18 much.

19 MAYOR NEWTON: Thanks Ms. Gilles.

20 MR. LARSON: Thank you, Andrea. Hello  
21 everyone. Madame Mayor, members of the council  
22 and Rockville community, I will be as well brief.

1 I just wanted to provide a little bit of context  
2 for the public hearing this evening. So as you  
3 know, the Planning Commission has taken steps to  
4 send an approved recommended plan to you and that  
5 occurred on March 15th at your meeting then.

6 That started the public record to  
7 receive written comments and we set a public  
8 hearing date at that point. So tonight is your  
9 first public hearing, April 12th. We expect to  
10 have work sessions in the future to discuss  
11 various elements of the plan, including reviewing  
12 testimony that's received from March until when we  
13 close the public record.

14 April 19th, May 3rd, May 17th and June  
15 7th are scheduled for work sessions to go through  
16 those. And we have a second public hearing  
17 scheduled on June 14th, sort of a follow up to the  
18 work sessions. There is an optional work session  
19 meeting that we may schedule with you. We can  
20 talk about this at a later date, June 21st, where  
21 there might be some loose ends to wrap up. And  
22 possible introduction, possible adoption of the

1 comprehensive plan on July 12th with a follow up  
2 coming on July 19th if that's not done on the  
3 earlier date.

4 I won't read through each of these items  
5 but I just wanted everyone to be aware that there  
6 was public notification for this public hearing as  
7 well as letting everyone know about the  
8 opportunity to provide written testimony to the  
9 Mayor and Council. And testimony may be provided  
10 on the draft, the Planning Commission's  
11 recommended draft plan at these public hearings,  
12 April 12th tonight and June 14th in the future.  
13 As well as providing any written testimony to you  
14 at your email address  
15 mayorandcouncil@rockvillemd.gov or by sending it  
16 to Rockville City Hall in care of Rockville Mayor  
17 and Council.

18 So our staff recommendation this evening  
19 is to hold a public hearing on the Planning  
20 Commission's recommended draft of the Rockville  
21 2040 Comprehensive Plan. And not necessarily this  
22 evening but at some point, we would look for your

1 direction on any discussion topics you'd like to  
2 hold with the Planning Commission. They'll be  
3 invited to your first work session on April 19th  
4 so we can get into at a later date. We will  
5 actually be having a discussion with the Planning  
6 Commission this Wednesday at their meeting to  
7 think about how that item might go.

8 As well as our recommendation to set a  
9 date to close the public record this evening to  
10 provide the Rockville community the ability to  
11 know when to provide comments by. The deadline at  
12 the close of business on Friday, June 18, 2021.  
13 And with that, I will turn it back over to you,  
14 Madame Mayor for the public hearing.

15 MAYOR NEWTON: Thank you. Councilmember  
16 Ashton.

17 COUNCILMEMBER ASHTON: Thank you. We  
18 have been receiving a lot of interest and I want  
19 to also say thank you. I just want to be very  
20 brief. Two quick comments. One is, can we work  
21 with staff to move forward in adding a second  
22 public hearing just as attending some of the



1 community outreach sessions, people want a little  
2 bit more time to be able to present to us in a  
3 meeting. That's one. And I know you have some  
4 ideas on dates for that.

5 And then the second is, we have some of  
6 the work sessions where it's going to be seven  
7 plus planning areas at one sitting. And I'm  
8 wondering given the depth of comments we are  
9 getting and Mayor and Council really wanting to  
10 make sure that we are listening to residents as  
11 well as, you know, being very thorough. I feel  
12 like we need to break that up perhaps into three  
13 versus two. I'm open to hearing your thoughts on  
14 that but I just want to think proactively because  
15 we need to get this on the calendar. Thank you.

16 MAYOR NEWTON: Yeah, Councilmember  
17 Ashton, thank you very much. And I would support  
18 the second public hearing being on June 14th and  
19 maybe if we all agree to that, then we can get  
20 that on the calendar now and make that a go. Is  
21 everyone good with that? Okay I see thumbs up  
22 from everybody, good. So that's a guarantee now,

1 we have two opportunities at least.

2 I also support the idea of breaking the  
3 discussions down a little bit. So we may need to  
4 add another work session. We're here until August  
5 3rd or whatever that date is in August. We may  
6 need to push things out a little bit more in order  
7 to get through everything this quickly. I think  
8 staff has to remember that while you're totally  
9 focused on this, we're totally focused on this and  
10 the budget and WMATA and everything else. So  
11 there's a lot on our plates and a lot of reading  
12 for the Mayor and Council.

13 And finally, I would like to see if  
14 there's support from my colleagues to invite the  
15 Planning Commission to each one of our work  
16 sessions. Because I think it's really important  
17 that they be included in this and I'm seeing  
18 thumbs up from everybody. Councilmember  
19 Pierzchala has his hand up so Councilmember  
20 Pierzchala.

21 COUNCILMEMBER PIERZCHALA: Yeah, I don't  
22 think that's necessary. They've had their chance

1 at it. We have a lot to discuss amongst  
2 ourselves. We have the one session with them next  
3 week. I think that's valuable but they are not  
4 the elected body, we are and what we have to work  
5 with is the draft that they gave us. And I don't  
6 -- I think that if we invite them in, we're going  
7 to elongate this process. We have to be done with  
8 it by August 7th so I don't agree with that. I  
9 think it's not necessary and, you know, we have  
10 their product and so that's what we're working  
11 with.

12           MAYOR NEWTON: Yeah, we can have this  
13 conversation but I did see yes from Councilmembers  
14 Feinberg, Ashton and Councilmember Dr. Myles.  
15 Let's continue this conversation at another point  
16 maybe. But the reason to have them involved is  
17 actually to help us come to more consensus more  
18 quickly rather than having to go back and forth.  
19 It's sometimes just easier to ask people when  
20 they're in the room, tell us what you thought  
21 about this and then we can narrow it down. I do  
22 realize that we are the deciding body so that

1 wasn't the issue with inviting them in at all.

2 MS. GILLES: One thing I could  
3 recommend, one other alternative to that is  
4 possibly to invite them to a later work session so  
5 that you all can talk through collective questions  
6 that you may have. Staff can compile that and we  
7 could invite them to a work session later on down  
8 the road to kind of wrap up some of those details.

9 MAYOR NEWTON: Well, we can talk about  
10 that too. Thank you for that suggestion. Okay we  
11 have several people signed up to speak this  
12 evening and I will open the public hearing. You  
13 know what, I forgot to do that on the budget so I  
14 hope people realize that I did open the public  
15 hearing. It is 7:44 on April 12th and we will  
16 open the public hearing on the 2040 Comprehensive  
17 Plan. Councilmember Dr. Myles did I see your  
18 hand?

19 COUNCILMEMBER MYLES: Yes, ma'am just a  
20 brief follow up to what you just said. We can  
21 take it for the future, the conversation you just  
22 wrapped up with Ms. Gilles. That's all.

1           MAYOR NEWTON:   Okay super, thank you.  I  
2   wanted to know if Dr. Alexander Dace Denito was  
3   still on the line because she was on the last one,  
4   I would like to let her go and then she can go.

5           DR. DACE DENITO:   Thank you.  Yes, I'm  
6   still on the line.

7           MAYOR NEWTON:   Please go ahead.

8           DR. DACE DENITO:   Good evening, again  
9   Mayor Newton and Councilmembers.  We, Lincoln Park  
10   Civic Association would like to thank the Mayor  
11   and Council for participating regularly in our  
12   monthly meetings and listening (inaudible) to  
13   Lincoln Park resident wishes and concerns.

14           We also would like to thank Mrs. Gilles,  
15   Mr. Barker and Mr. Wasilak as they've maintained  
16   contact with us for this planning process.  We are  
17   satisfied that all our comments were integrated or  
18   addressed in the master plan.

19           I would like to make just two comments  
20   and first, reiterate my concern of specific point  
21   already mentioned in the Saturday (inaudible)  
22   meeting.  When it comes to the RMDX in field zone

1 (inaudible) I would urge the city to adapt its  
2 code to allow waiving the parking numbers for such  
3 zone when it comes to areas close to metro  
4 stations. This would allow renting (inaudible) by  
5 people without cars using public transportation.

6 I will be more concerned about parking  
7 abuse for areas farther away from transportation,  
8 therefore permits for the streets within the  
9 nearby neighborhood should be considered a  
10 deterrent. As you know, most townhouses or houses  
11 can be built on less than 1500 square feet lots  
12 but with a total living space square footage  
13 higher than 1800 square feet (inaudible). Thus  
14 allowing for families of four or more to live in.

15 In these situations, for practical  
16 reasons, family gets cars. So we would argue that  
17 RMDX in field zone need to be occupied by smaller  
18 units to accommodate single people or couples  
19 without cars. Therefore the need for parking  
20 waiver for each construction proposal should be  
21 assessed not on the square footage of the lot but  
22 rather on the final square footage of each unit.

1           Again for racial diversity and equity in  
2 future planning would suggest revisiting zoning  
3 around racially diverse communities to prevent  
4 heavy (inaudible) zones from (inaudible) and ought  
5 to be maintained. In my view, they should be  
6 prohibited within one mile of residential units.  
7 This should not be just a concern for long range  
8 planning and the master plan but also should be  
9 part of the climate action program. (Inaudible)  
10 and (inaudible) pollution from industrial zones  
11 are a daily problem and contribute to  
12 environmental (inaudible) in Rockville and  
13 Montgomery County. Thank you for your time.

14           MAYOR NEWTON: Thank you Dr. Dace  
15 Denito, thank you. If you all will indulge, I  
16 think Mr. Chen is back on. Mr. Chen, are you  
17 there?

18           MR. CHEN: Can you hear me?

19           MAYOR NEWTON: Yes. If it's all right  
20 with the council, we're going to jump back into  
21 the Budget Hearing. There was some confusion and  
22 Mr. Chen was not aware that he was still on. So

1 we are back in the Budget Public Hearing. So go  
2 ahead, Mr. Chen, thank you for your patience.

3 MR. CHEN: Thank you so much for having  
4 me again. I thought I just need to speak at the  
5 citizen forum. So you're probably going to hear  
6 the same message. So the RFC advisory board  
7 thanks the Mayor and Council for their past  
8 investment in Rockville recreation in parks  
9 project and advocate for continued supports of  
10 this vital part of our community, (inaudible)  
11 renovation and upcoming project. Because of the  
12 pandemic, the swim center opens the outdoor  
13 recreations pools on April 5th to increase  
14 opportunities for the residents to swim following  
15 CDC guidelines and HHS guidelines.

16 Over the years, the recreation pools  
17 have been used by many Rockville residents. The  
18 learn to swim program summer dropping recreation  
19 swim and camp visits. Preseason lap swim and RMSC  
20 swim team practice. As you know, the recreation  
21 pools renovation is before you in the proposed  
22 capital improvement project budget. This amenity



1 is nearly 30 years old. It need renovation to  
2 continue serving the community for many years to  
3 come. I would like to close my comments by saying  
4 thank you for continued support in prioritizing  
5 the residents' health and wellness.

6 MAYOR NEWTON: Thank you, Mr. Chen, we  
7 appreciate your comments. Next up is Mr. Joe  
8 McClane. Mr. McClane, are you there?

9 MR. MCCLANE: I'm sorry, can you hear  
10 me?

11 MAYOR NEWTON: Yes, sir please go ahead.

12 MR. MCCLANE: Okay, thank you. Good  
13 evening, Madame Mayor and Council. My name is Joe  
14 McClane. I'm the president of Cambridge Walk II  
15 Homeowners Association. That is on the 5900 block  
16 of Halpine Road in Twinbrook and I've been a  
17 resident for over 20 years.

18 Tonight, I'm speaking on behalf of both  
19 the Cambridge Walk communities in support of our  
20 written testimony that has been submitted to you.  
21 The written testimony addresses pages 329, 334 of  
22 the planning area aid section of the draft 2040

1 Comprehensive Plan.

2 In addition, the residents of our block  
3 on Halpine Road submitted to the Commission, the  
4 Planning Commission, a 9 page analysis of the  
5 effects of development on our block. Plus a  
6 petition from the neighbors on the north side of  
7 our block and a number of written and oral  
8 testimony that the Commission has concerning their  
9 plan.

10 We are pleased that the Planning  
11 Commission and the Planning staff heard the  
12 concerns of over 100 residents of our block and  
13 made adjustments to the draft that reflect better  
14 the reality and concerns of our neighborhood and  
15 the draft plans overall goals. Since the city has  
16 had an ample amount of feedback from us already,  
17 we'd like to distill our written testimony to  
18 three priorities.

19 Our first priority is safeguarding the  
20 tree protection area that forms the border with  
21 our community and the Twinbrook community church  
22 property. This 20 year old invaluable ecological

1 zone has been recognized by Peerless Rockville and  
2 has received numerous awards and recognition from  
3 the county and other entities.

4 This small natural preserve must be  
5 protected from any root disturbance and shade  
6 effect in any future development. Preserving this  
7 jewel of rare and native mature trees and other  
8 plants is essential for our increasingly dense  
9 population area as well as the wider Twinbrook  
10 community.

11 The second priority is ensuring the  
12 future development of the 5900 block of Halpine  
13 Road is scaled to match available, essential  
14 infrastructure. Our block is a transition area  
15 between massive apartment buildings with over 1000  
16 residents each and single family residential  
17 homes.

18 The block's infrastructure was designed  
19 in the 1950s for single family homes with one car  
20 each. The original street grid did not anticipate  
21 the super block obstacle, albeit traffic magnet,  
22 that the Twinbrook metro station eventually

1 created. Two large buildings next to single  
2 family homes degrades the quality of life for all  
3 residents because the infrastructure does not  
4 support such density.

5 This has resulted in current traffic  
6 congestion, parking issues and (inaudible)  
7 traveling. Smart growth is defined by having more  
8 density closer to transportation hubs. In  
9 Twinbrook, the area immediately adjacent to the  
10 metro station consists of acres of deserted  
11 surface parking while the transition area next to  
12 our single family homes are densely developed and  
13 getting more so with each passing year. This  
14 pattern of development does not conform to smart  
15 growth principles.

16 Our third priority is a serious lack of  
17 urban and desired amenities in what is becoming  
18 one of the most densely populated areas of the  
19 city. Current planning seems to be more reactive  
20 to developers' proposals then proactive to our  
21 communities' realities. For over a decade, our  
22 community has been asking for tot lots and dog

1 parks as part of the city's capital improvement  
2 programs. Without these, our private lawns have  
3 become tot lots, liter bins and dog parks for the  
4 thousands of new residents with almost no outdoor  
5 recreational space.

6 One city amenity was a public trash can  
7 on our block, a near major walkway to the metro.  
8 But that was taken away and now the trash has  
9 greatly improved on our block. Town Center, King  
10 Farm, Tower Oaks and other heavily populated areas  
11 were developed and planned concurrently with  
12 adequate street and other infrastructure and  
13 amenities. The current piecemeal approach to  
14 Twinbrook development deprives us of adequate --

15 MS. MOBLEY: Mr. McClane, can you please  
16 wrap up your comment?

17 MR. MCCLANE: Sure. In conclusion, we  
18 the residents of the 5900 block see the draft plan  
19 as the last great opportunity to pivot to the best  
20 possible sustainable future for this fast growing  
21 section of Rockville. Thank you and the Planning  
22 Commission and the planning staff for the

1 opportunity to provide feedback for our  
2 communities and for all you do for the greater  
3 good of our city. Thank you.

4           MAYOR NEWTON: Thank you, Mr. McClane.  
5 Next up is Andrew McGeorge. Welcome, Mr.  
6 McGeorge.

7           MR. MCGEORGE: Mayor Newton and member  
8 of the City Council, my name is Andrew McGeorge.  
9 I'm a managing director at Hines. Hines is an  
10 international real estate firm and the fourth  
11 largest real estate investment manager globally.  
12 We have more than 4800 employees across the globe  
13 and our firm has been developing in Washington,  
14 D.C. for more than 30 years.

15           We're currently the purchaser and  
16 developer of 1800 and 1818 Chapman Avenue. We're  
17 working with WMATA on a joint development  
18 agreement for a portion of their 1700 Chapman  
19 Avenue site. This village is directly adjacent to  
20 the Twinbrook metro station given the proximity to  
21 the metro and the growth of the surrounding  
22 neighborhood.

1           We feel that the site is right for  
2 redevelopment which will positively contribute to  
3 the Twinbrook metro station. We recently began to  
4 assemble the various pieces of the project. So it  
5 was only towards the latter part of the Planning  
6 Commission's review of the draft Comprehensive  
7 Plan that we began to actively monitor it.

8           We're pleased to say that with regard to  
9 the Planning Commission draft, we're fully  
10 supportive of their goals and visions for the  
11 Twinbrook metro station and we are working on  
12 specifically. Our project is in the  
13 preapplication meeting or the PAM phase. We look  
14 forward to coming before the Planning Commission,  
15 Mayor and Council as we move through the city's  
16 review process. We believe that our proposal is  
17 supportive of many of the goals and visions  
18 outlined in the draft Comprehensive Plan and that  
19 the plan supports numerous aspects of the proposed  
20 project.

21           I wanted to highlight some of the  
22 policies that outlined in the plan that we

1 support, specifically policy 10 of the land use  
2 elements. States the plan for additional growth  
3 near the Twinbrook metro station, and more  
4 specifically to continue to develop the Twinbrook  
5 metro station area and the South Rockville Pike as  
6 major activity and growth center.

7           The site is comprising the assemblage  
8 are vastly underutilized given that they're the  
9 closets redevelopment sites to the metro, our  
10 proposed mixed use project will fill in the  
11 missing pieces of the redevelopment right next to  
12 the metro station. Also, policy 10 identifies the  
13 desiring need for a park in the vicinity of the  
14 Twinbrook metro station but without identifying  
15 exactly which site is has or should be located on.

16           This was a change made by the Planning  
17 Commission during their discussions. Hines is  
18 supportive of this approach given that there are  
19 many ways that a park can be provided in the area  
20 without singling out one site.

21           Finally, we support the OCRM land use  
22 category for the property as currently selected in



1 the draft plan. We hope that you have the  
2 opportunity to review our written testimony for  
3 our detailed comments. We look forward to  
4 following the Mayor and Council's discussion on  
5 the draft Comp. Plan and thank you for your  
6 consideration of our comments this evening.

7 MAYOR NEWTON: Thank you very much.

8 Next up is Chuck Woolery. Welcome.

9 MR. WOOLERY: Can you hear me?

10 MAYOR NEWTON: Yes, sir.

11 MR. WOOLERY: Very good, very good.

12 Thank you very much, Mayor and Council for having  
13 me on. I'm actually in awe of the amount of work  
14 you've taken on just doing the Comprehensive Plan.  
15 I'm mean you're either super human or masticates,  
16 one of the two. So observing the federal  
17 government policies, you know, such forward  
18 thinking seems almost unamerican. But looking  
19 decades into the future is really vital and really  
20 glad you've all taken that task on.

21 As you know, with the change of pace of  
22 the changes we're now facing combined with limited

1 capacity of our national government to even  
2 address the root causes of most of the threats we  
3 have, they're going to continue to come at us.  
4 And our cities are the best place to build  
5 resilience and to do it at every level and it's  
6 never been more important so kudos.

7           In this context, I will submit a city  
8 resolution over the next few days that suggest a  
9 few ordinance changes to encourage Rockville  
10 citizens to voluntarily participate in building  
11 native wildlife corridors between our 65 parks.  
12 Mark Pierzchala's earlier presentation about Arbor  
13 Day, he listed all the vital assets of trees in  
14 our cities.

15           But most of us don't know that the  
16 second largest cause of tree loss in Maryland, in  
17 our state, is the non- native invasive species in  
18 our yards and also in our parks. They diminish  
19 the pollinators and the native wildlife elements  
20 that we need that are essential to our gardens,  
21 our economy, our health and eventually our  
22 environment that's our life support systems and we

1 so take it for granted.

2 My request is very simple for now. To  
3 watch a 60 Minutes video link that was in the  
4 written testimony that I provided. It's far more  
5 convincing that I'll ever be at the importance of  
6 this. And just FYI, the theme of this year's  
7 Earth Day is restoring our earth. And the  
8 resolution will ideally -- ideally it will inspire  
9 us to do that outright on our front door, in our  
10 gardens and yards.

11 And thank you for, you know, as long as  
12 I've been living in Rockville now and have been in  
13 Twinbrook for almost 40 years now. But it's your  
14 former environmental policies have always been  
15 really helpful and inspiring and I hope the City  
16 of Rockville will become the second city in  
17 Maryland to pass such a resolution. Earlier this  
18 year, Mount Rainier passed one in the context of  
19 environmental sustainability both nationally and  
20 globally. So thank you for the work you do and I  
21 look forward to your feedback on the video.

22 MAYOR NEWTON: Thank you and kudos to

1 Mayor Malinda Miles of Mount Rainier. That's  
2 awesome. Next up is Mike Stein, President of the  
3 Twinbrook Community Association. Welcome, Mr.  
4 Stein.

5 MR. STEIN: Good evening, Madame Mayor  
6 and the Council. My name is Mike Stein, President  
7 of the Twinbrook Community Association. I'll be  
8 delivering a somewhat abbreviated version of a  
9 fuller set of written testimony delivered last  
10 week.

11 The Twinbrook Community Association  
12 thanks Mayor and Council for this opportunity to  
13 provide feedback on draft of the 2040 Master  
14 Comprehensive Plan of the City of Rockville. We  
15 also want to thank city planning staff for their  
16 efforts over the past six years. City staff  
17 formally met with Twinbrook residents at least  
18 three times since 2015 and have always made  
19 themselves available for questions in between  
20 meetings.

21 We encourage the Rockville City Council  
22 to approve the Rockville 2040 Comprehensive Plan.

1 The plan represents nearly six years of  
2 neighborhood input and is a bold and necessary  
3 vision for the city and for Twinbrook as we move  
4 into the future. Many in Twinbrook, including the  
5 Twinbrook Community Association have been involved  
6 in the plan from day one and we believe the plan  
7 reflects the wishes of the community to involve  
8 themselves in the process.

9 Specifically, TCA agrees with all the  
10 recommendations for Twinbrook and Twinbrook Forest  
11 in the planning areas portion of the 2040 plan.  
12 And we will highlight a few we find important and  
13 were commented on by neighbors as part of  
14 outreach.

15 On land use, housing and economic  
16 development, we applaud the inclusion of the  
17 Twinbrook metro station area and the Veirs Mill  
18 corridor and the (inaudible) policy map to ensure  
19 that Twinbrook residents have access to flexible  
20 zoning arrangements that allow for growth and  
21 housing options. We think this is a smart and  
22 creative way to help address the city's and

1 county's housing needs in the future as well as  
2 support the metro and hopefully soon to be built  
3 bus rapid transit along Veirs Mill road.

4 In particular, the residential retail  
5 nodes highlighted in areas two and three are  
6 responsive to the community's request to be a more  
7 walkable neighborhood. The area around the  
8 Twinbrook metro is an important one to our  
9 community and it connects us to the retail and  
10 services provided along Rockville Pike. We  
11 welcome transit oriented development that will  
12 connect the residential side of the tracks to the  
13 Pike in a meaningful way, including a  
14 pedestrian/bike crossing. Project six remains a  
15 top priority in the neighborhood.

16 On transportation, we support the  
17 extension of Lewis Avenue to Fisher's Lane.  
18 However, residents see the city's implementation  
19 of much stronger traffic common measures along  
20 Lewis Avenue and surrounding streets as a  
21 mandatory precursor to community support if the  
22 project moves forward.

1           We look forward to the possibilities  
2 that the BRT will bring for innovation, economic  
3 development, ease in traffic congestion. We  
4 strongly support a BRT station at Atlantic Avenue  
5 which is project one.

6           We can't stress enough the importance of  
7 making further improvements to bicycle and  
8 pedestrian safety and access. We appreciate the  
9 city's efforts in 2020 at key intersections  
10 identified by the neighborhood and we look forward  
11 to working with the city to implement further  
12 improvements as envisioned by project 10 under  
13 policy recommendations.

14           On recreation and parks, we strongly  
15 encourage an investment in the Rockcress Community  
16 Center so that it may serve as a similar location  
17 as TCRC for community meetings, programs and  
18 sports. At a recent TCA membership meeting,  
19 support for project it was specifically mentioned  
20 as a need. Rockville's ballet program is highly  
21 regarded in a strength of the city's recreation  
22 program. Improving and expanding on this facility

1 would be a benefit not only to Twinbrook but also  
2 the city.

3           On historic preservation and  
4 placemaking, Twinbrook has a rich history in the  
5 naming of our streets on our World War II battles  
6 and important individuals is well worth  
7 acknowledging. We support placemaking efforts in  
8 the community through the use of neighborhood  
9 welcome signs at key entry points and through the  
10 use of public art. We request this be added under  
11 the recommended city project section.

12           And to address something that you  
13 already heard tonight from Mr. McClane, the  
14 Halpine Road properties. We share the Cambridge  
15 Walk HOA's general concerns about the potential  
16 redevelopment of properties at 5906 Halpine Road  
17 and 5946 Halpine Road. TCA does support adding  
18 housing to these properties, especially townhomes  
19 and missing middle housing. We have been and  
20 continue to be in contact with the Cambridge Walk  
21 HOA and are committed to working together to find  
22 a solution that works for everyone.



1           Finally, this testimony doesn't focus on  
2 the other areas covered by the plan, especially  
3 the element section of the plan. However, TCA  
4 largely agrees with the overarching goals and  
5 policies recommended in the element section. And  
6 we believe that the recommendations for Twinbrook  
7 helps support the overall vision as laid out in  
8 the rest of the plan.

9           In conclusion, TCA urges the Mayor and  
10 Council to adopt the Planning Commission's draft  
11 of the 2040 Comprehensive Plan of the City of  
12 Rockville. Thank you for your time.

13           MAYOR NEWTON: Thank you very much.  
14 Next up is Randy Alton, welcome Mr. Alton.

15           MR. ALTON: Good evening. I will touch  
16 on four areas with questions, concerns and  
17 suggestions for planning area 14, Rockshire,  
18 Fallsmead. Beginning with parking. I've always  
19 had concerns for the Korean Presbyterian church,  
20 the local community HOA and the school.

21           The 2040 master plan acknowledges  
22 parking as an issue but lists no solutions. These

1 three stakeholders desperately need answers. Do  
2 these answers exist? I urge that before we  
3 abandon the current PRU zoning we should first  
4 reject the flexible retail zoning recommendation  
5 until answers and solutions about parking come  
6 forward.

7 Safety and ADA concerns. The 2040 plan  
8 talks about student overflow parking. The plan is  
9 a little more involved. It also started in 1999  
10 when the then Rockville Planning Commission  
11 commented on this. But the school campus reveals  
12 serious safety and ADA concerns but we have that  
13 throughout that whole one mile corridor.

14 Mayor Newton, Councilmembers Feinberg  
15 and Pierzchala came out to see these concerns  
16 first hand in 2018 when invited out by the Wooten  
17 cluster and SGA. Wooten is the only high school  
18 in the State of Maryland that I am aware of that  
19 fails to separate students and staff from cars and  
20 buses.

21 Councilmembers Ashton and Myles, if  
22 we're making any decisions, I urge you to talk and

1 meet with the Wooten cluster representatives and  
2 students. Talk to the church. Park your car at  
3 the Rockshire Village Center and visit the HOA.  
4 It doesn't help that the 2040 plan lists two  
5 safety projects where safety is acknowledged as a  
6 future to be determined date for resolution.  
7 Scott Drive should be an FY 2022 city budget item.

8           The definition and terms. In the 70s,  
9 the Rockshire community was built and the  
10 Rockshire Village Center was the amenity. The  
11 city staff and Planning Commission did a wonderful  
12 job trying to help our community. They asserted  
13 the word significant. Pleas always weigh that  
14 word and keep it in mind.

15           There are also other highlighted parts  
16 of that section in the land use policy that the  
17 more it's defined the better decision we'll have  
18 for our community to have an amenity. I also want  
19 you to know that I appreciate the hard work of  
20 staff that was done by Planning Commission.

21           MS. MOBLEY: Mr. Alton, can you wrap up  
22 your comment?

1           MR. ALTON: Yes. I would say that I  
2 started a petition. I think our best solution is  
3 to (audio skip) Village Center similar to what the  
4 city did with Chestnut Lodge. Thank you and thank  
5 you for your hard work.

6           MAYOR NEWTON: Thank you, Mr. Alton.  
7 Next up is Patricia Harris. Welcome, Ms. Harris.

8           MS. HARRIS: Thank you, welcome  
9 everyone. Madame Mayor, I believe I'm signed up  
10 for two different property owners so I just wanted  
11 to make that clear from the start.

12          MAYOR NEWTON: Yes.

13          MS. HARRIS: I'll start on behalf of  
14 Federal Realty on two projects that they have.  
15 One at 12 North Washington Street which is in the  
16 Town Center zone and then I'll quickly jump to  
17 Congressional Plaza for one comment.

18                 The 12 North Washington Street, we  
19 support the Plan's recommendation for MXCD zoning  
20 there. The Plan recommends a maximum height of 75  
21 stepping down to 45 feet and we are supportive of  
22 this for three primary reasons.

1           First, it makes sense from an urban  
2 design standpoint given the development on the  
3 east side of North Washington. Second, it  
4 provides additional housing in the Town Center  
5 area which the retail in Town Center desperately  
6 needs to promote its viability. And then three, I  
7 would note that Federal Realty several years ago  
8 looked into redeveloping their property at 12  
9 North Washington but it only provides for -- at  
10 that time and currently, a maximum height of 45  
11 feet and it just was not economically feasible.

12           So we're supportive of the Plan's  
13 recommendation for that property. I would note  
14 that we would suggest added language in the Comp  
15 Plan regarding the road code. Based on the  
16 classification as a business district road and  
17 given the widths in sections of that type of road,  
18 it would severely impact redevelopment efforts  
19 given the existing buildings on both east and west  
20 side of North Washington.

21           And so, we would propose language simply  
22 stating that road code specifications from North

1 Washington Street should be applied in a flexible  
2 manner as needed to promote redevelopment of the  
3 Town Center.

4           Then quickly, I'm just going to jump to  
5 Congressional Plaza and we had spoken to staff  
6 about this and they indicated their support. Most  
7 of Congressional Plaza is zoned MXCD but the  
8 western portion of it, the parking lot along East  
9 Jefferson is zoned MXCT which actually Federal  
10 Realty supported.

11           But recently, they realized that that  
12 zoning line actually cuts through their building  
13 which makes for a little bit of an awkward  
14 situation where you could see a couch on one side  
15 of the zoning line but not the other side. So  
16 what we would recommend is just a minor adjustment  
17 to that line to make sure that it outlines the  
18 building and doesn't slide the building in two.  
19 And I think that's consistent with what the  
20 objective was for rezoning the MXCT portion of  
21 that site. So thank you for allowing those  
22 comments. Should I switch to the other property

1 owner?

2 MAYOR NEWTON: Sure, that would be fine.

3 MS. HARRIS: Okay, thank you. Here also  
4 this evening on behalf of Pulte Homes, they are  
5 the contract purchaser of the Twinbrook Community  
6 Church. The church is downsizing and hopefully  
7 they hope to stay in the Twinbrook area but they  
8 no longer have the need for the property that they  
9 currently inhabit.

10 Pulte is proposing mid-rise condominium  
11 housing options on the property. It's a modestly  
12 sized concept which would include 64 units and as  
13 everyone knows, it's very close to the metro  
14 within 1000 feet. It's Pulte's hope to replicate  
15 the product that they have done at Tower Oaks  
16 which is two multifamily buildings next to  
17 townhouses on that site.

18 It provides a unique opportunity to  
19 provide ownership possibilities in a multifamily  
20 type style around the Twinbrook metro station.  
21 Currently there are no such condominiums in the  
22 metro station area.

1           The staff draft of the Plan recommended  
2   that the maximum height would be 65 feet and the  
3   property at that time was in the Rockville  
4   planning area and designated the site residential  
5   flexible. The Planning Commission draft however  
6   revised -- changed the planning area to the  
7   Twinbrook and Twinbrook Forest planning area and  
8   also recommended a maximum height of 50 feet. And  
9   we believe that given the metro station  
10   orientation of this property, it is a transition  
11   site as was previously noted. But we thought that  
12   the 65 feet recommended by the staff originally  
13   was appropriate.

14           However, recognizing what we've heard  
15   from the community, we would ask the Mayor and  
16   Council to consider a height of 60 feet on that  
17   site. I would note that what that does allow is  
18   furtherance of both the council of governments  
19   forecast for additional housing near a metro as  
20   well as Rockville's own housing study which  
21   anticipated the need for 10,000 units by the year  
22   2040.



1           And then just very briefly, let me note  
2 that based on Pulte's experience, this product  
3 type really is oriented towards empty nesters. So  
4 they do not anticipate school aged children on  
5 this site and therefore there is no infrastructure  
6 concerns regarding schools. And with a modest  
7 number of units being 64 units, there's minimal  
8 traffic concerns.

9           Not to mention that because they are  
10 empty nesters what they've found in their other  
11 sites with this product type is a lot of the  
12 residents actually are there part time and have a  
13 second home someplace else. So again, we urge the  
14 Mayor and Council to consider a 60 foot height  
15 allowance on this site to allow smart growth,  
16 development consistent with the housing goals of  
17 the region. Thank you.

18           MAYOR NEWTON: Thank you very much, Ms.  
19 Harris. Next up is Jim Policaro. Welcome, Mr.  
20 Policaro.

21           MR. POLICARO: Good evening Madame Mayor  
22 and members of the Council. My name is Jim

1 Policaro, Senior Vice President of Development for  
2 Lerner Enterprises. We are the current owners of  
3 a 6.5 acre parcel at the southwest intersection of  
4 Research Boulevard and West Gude Drive. This is  
5 planning area 15.

6 We are currently pursuing project plan  
7 approval for a multifamily residential development  
8 at this site. You may recall, we were before  
9 Mayor and Council last year to brief you on the  
10 project. We hope to be before you within the next  
11 month or so with a project plan.

12 I have just a few brief comments  
13 regarding the draft Comprehensive Plan's  
14 recommendations for the property. The plan  
15 appropriately designates the property OCRM. This  
16 offers maximum flexibility which is positive. As  
17 mentioned, the plan recommendations support a  
18 residential project on the property which we  
19 support.

20 The staff draft of the comp plan  
21 designated West Gude frontage in the northern half  
22 of Research Boulevard as requiring retail. We

1 were very concerned about this recommendation and  
2 testified against it.

3           We were pleased to see that the Planning  
4 Commission draft no longer requires retail alone  
5 with the frontages. The retail market is  
6 struggling as we all know. There would be no  
7 demand for retail at this location. Instead of  
8 specifically designating this site for retail, the  
9 draft comp plan recommends the intersection of  
10 West Gude and Research as a potential community  
11 node where local shops, restaurants or services  
12 are encouraged.

13           Again, we want to reiterate that this  
14 should not be a requirement as there is no market  
15 for a single one off retail establishment at this  
16 location. The draft plan also recommends open  
17 space at this intersection. We are supportive of  
18 this recommendation. We are providing open space  
19 at this location and feel this use is much more  
20 appropriate. Thank you for your time this  
21 evening.

22           MAYOR NEWTON: Thanks Jim. Sorry, I

1 just popped off my glasses. Nice to hear from  
2 you. Next up is Brian Shipley, President of the  
3 West End Citizens Association.

4 MR. SHIPLEY: Good evening Madame Mayor  
5 and members of the Council, pleasure to address  
6 you again. And since I'll be testifying to you as  
7 President of the West End Citizen's Association, I  
8 respectfully request a five minute time allotment.

9 There will three people from the West  
10 End who will be providing testimony for our  
11 neighborhood tonight. In addition to me, Noreen  
12 Bryan and Patrick Woodward, co-chairs of our  
13 neighborhood committee, will testify. The last  
14 five years, they have led the committee of  
15 citizens who have been working to update the  
16 neighborhood plan for planning area four.

17 My testimony is directed to the planning  
18 area four neighborhood plan. The testimony of Mr.  
19 Woodward and Ms. Bryan, will address two other  
20 policies of great importance to planning area four  
21 that occur in areas of the plan outside planning  
22 area four. These policies occur in the land use

1 section of volume one and in the planning area one  
2 Town Center. Accordingly, Patrick Woodward will  
3 address accessory dwelling units and Noreen Bryan  
4 will address maximum heights of buildings on the  
5 west side of North Washington Street.

6 For my testimony first, I want to send a  
7 heartfelt thank you to everyone who has helped to  
8 update the planning area four neighborhood plan.  
9 The process began the fall of 2015. For the first  
10 two years, the neighborhood committee of 12  
11 residents worked to survey neighbors and developed  
12 an initial draft update to the existing 1989 plan.

13 The survey was sent to all the  
14 households in the neighborhood to be sure that  
15 revisions to the plan would accurately reflect  
16 resident's views and values. Of the 1800 plus  
17 residents who received the survey, 522 or 29  
18 percent responded. Thereafter, the neighborhood  
19 committee met with city staff for nearly two years  
20 in biweekly meetings to finalize details of the  
21 plan.

22 Throughout, residents of the

1 neighborhood have had many opportunities to review  
2 the working drafts of the plan and provide input.  
3 The results of the planning area four neighborhood  
4 plan that you have and the result of it is the  
5 planning area four neighborhood plan that you have  
6 in front of you. One that fully support.

7 Thank you to everyone, staff and  
8 neighbors, who have given so many evenings to make  
9 this possible. Of all the information that we  
10 gleaned through the neighborhood survey, there is  
11 one outstanding concern that I would like to share  
12 with you. The residents were asked, if you had  
13 the opportunity to deliver a one minute speech to  
14 the Mayor and Council of Rockville, what would you  
15 say to them?

16 Nearly half of the residents, 40  
17 respondents, 48 percent expressed concerns about  
18 too much development and the need to preserve the  
19 quality of life in our neighborhood and in the  
20 face of more development. This is a stark  
21 difference from the responses to the same question  
22 30 years earlier. The most common issue raised at

1 that time was traffic and only 17 percent of the  
2 respondents raised it.

3 The policy, such as traffic and land use  
4 in the draft plan, reflect this view. Thus, I  
5 believe that the updated planning area four  
6 neighborhood plan has been carefully prepared and  
7 provides a sound vision for the future. However,  
8 it will only serve this purpose is zoning  
9 revisions are implemented to enact the policies in  
10 the plan. Recognizing the plan is only as good as  
11 its implementation, city staff and the Committee  
12 carefully identified exactly what zoning revisions  
13 are needed by policy area. We are looking for  
14 your help to institute these zoning revisions as  
15 soon as possible.

16 We feel a great urgency because over the  
17 last five years while the plan was being developed  
18 and updated by the neighborhood, the neighborhood  
19 has been changing rapidly. Because of our  
20 location near I 270 and Town Center, we are -- and  
21 the relatively low prices of many smaller, post  
22 World War II homes, speculative developers see our

1 neighborhood as a prime location for tearing down  
2 existing homes and replacing them with McMansions  
3 that fill the lots.

4 This is leading to a rapid loss of more  
5 affordable housing and environmental degradation  
6 through the loss of mature tree canopy and  
7 increased impervious surfaces. We feel it is  
8 critical to act quickly. We ask for you to help  
9 to put the priority on enacting zoning revisions  
10 for planning area four and set a schedule to  
11 accomplish these in the next year.

12 Further, we ask for your help to fund  
13 the efforts needed to create design guidelines.  
14 These are essential to preserve the history and  
15 the mix of housing that defines the character of  
16 planning area four. Again, thank you to you and  
17 the staff and all the neighbors who helped make  
18 this happen. We think we have a good plan and  
19 policy and now we need your help to encode them  
20 into zoning law and support design guidelines.  
21 Thank you for your time and consideration of our  
22 recommendations.



1           MAYOR NEWTON: Thank you, Mr. Shipley.

2       Now we have Patrick Woodward. Welcome, Judge.

3           MS. MOBLEY: Madame Mayor, I don't see

4       Mr. Woodward on the line.

5           MAYOR NEWTON: Okay we'll skip to Noreen

6       Bryan and see if he comes on. Welcome, Ms. Bryan.

7           MS. BRYAN: Welcome, Mayor. Patrick

8       Woodward is sitting right next to me and I'm going

9       to turn this over to him.

10          MAYOR NEWTON: And you know what, now I

11       remember your email last week. I apologize.

12       Welcome, Judge.

13          MR. WOODWARD: Good evening. My name is

14       Patrick Woodward and I live on North Van Buren

15       Street in the West End. The purpose of my

16       testimony is to request that the Mayor and Council

17       remove the policy language in the proposed

18       Comprehensive Master Plan permitting free standing

19       accessory dwelling units throughout the city.

20                 The decision on whether to allow free

21       standing ADUs should be made on a neighborhood by

22       neighborhood basis. It is undisputed that each

1 neighborhood will be affected differently if are  
2 permitted. Free standing ADUs are prohibited in  
3 some neighborhoods by HOA restrictions and are  
4 impractical in other neighborhoods because of the  
5 small size or irregular shape of their lots.

6 Neighborhoods with large, regular shaped  
7 lots however could see a multitude of such ADUs.  
8 More importantly, the residents of some  
9 neighborhoods will want free standing ADUs while  
10 others will not. Planning area four is in the  
11 latter category.

12 In the comprehensive survey of planning  
13 area four, the residents indicated their strong  
14 preference for maintaining the single family  
15 residential character of the neighborhood. In our  
16 view, free standing ADUs on lots with single  
17 family detached dwellings will eventually destroy  
18 the character of the neighborhood that the  
19 residents expressly want to be preserved.

20 The substantial backyards of planning  
21 area four will be gone. A large percentage of  
22 mature trees will be removed, degrading the

1 ecology and park like quality of the neighborhood.  
2 And traffic will increase a long with on street  
3 parking. The economic pressure to build ADUs will  
4 be enormous on both homeowners and developers.  
5 The potential addition of a free standing ADU will  
6 clearly increase the value of a single value lot.

7           What home owner will not take advantage  
8 of increased value when selling his or her  
9 properties? What purchaser who pays a higher  
10 price will not seek to recoup that expense by  
11 building an ADU. What developer will not maximize  
12 profits by building two houses on one lot.

13           In addition, the State of Maryland is  
14 required by law to assess every parcel of land at  
15 its highest and best use. The allowance of two  
16 residential units on one lot will eventually lead  
17 to higher assessments and higher real estate  
18 taxes.

19           One final important point. Providing  
20 affordable housing through ADUs is a nip. This is  
21 the age of Airbnb, not granny flats. All you have  
22 to do is look at websites and compare the

1 economics of an Airbnb with a long term rental.  
2 One website is typical. "When it comes to making  
3 money, Airbnb is the way to go." Another website  
4 sites to the City of Seattle where Airbnb's can  
5 generate over 68 percent more income than long  
6 term rentals.

7 In conclusion, I respectfully request  
8 that you allow the voices of the residents of each  
9 affected neighborhood be heard on the allowance of  
10 free standing ADUs. One size does not fit all.  
11 Thank you very much.

12 MAYOR NEWTON: Thank you. Now we have  
13 Noreen Bryan.

14 MS. BRYAN: Good evening Madame Mayor  
15 and members of the Council. My name is Noreen  
16 Bryan, I'm currently serving as the Vice President  
17 of the West End Citizen's Association and I live  
18 on South Washington Street. My testimony  
19 addresses the maximum height of buildings on the  
20 west side of North Washington Street.

21 The West End neighborhood opposes  
22 increasing the maximum height from 45 to 75 feet.

1 This position is based on a survey that was sent  
2 last week to more than 500 residents on the WECA  
3 (inaudible). We received responses from 96 and  
4 that's really an impressive number. Nearly  
5 three-quarters, 74 percent of respondents, an  
6 overwhelming majority oppose increasing the  
7 maximum height to 75 feet.

8 At the same time, residents placed great  
9 importance on the vitality of Town Center. It was  
10 the number one issue of importance on a survey of  
11 WECA block captains in January of this year. I  
12 want to note, these are not contradictory values.  
13 West End neighbors want to preserve the original  
14 vision of Town Center such that it is a pedestrian  
15 friendly, business and living area with a smooth  
16 transition into the residential homes and yards of  
17 the West End.

18 In the 2016 survey, planning area four  
19 residents said that walkability was the second  
20 most important reason they continue to live here.  
21 Town Center is a go to location for walkers and  
22 families in our neighborhood. In addition to the

1 views of survey respondents, there are other  
2 factors to consider. Increasing the number of  
3 residents living near Town Center as recommended  
4 by the Urban Institute is questionable as a way to  
5 revitalize Town Center.

6           Since its opening in 2006, many new  
7 housing units have been constructed in and around  
8 Town Center. When Daboltu is occupied, it will  
9 mean a three-fold increase. Yet as the number of  
10 housing units has increased, more businesses have  
11 closed and the vitality of Town Center has  
12 declined strongly suggesting that a lack of  
13 residents is not the root cause of Town Center's  
14 problems.

15           Second, increasing the building heights  
16 will decrease property values of West End  
17 residents and historic buildings near North  
18 Washington Street. We will be trading property  
19 values of residents for those of developers. The  
20 oldest portions of Rockville are centered around  
21 Washington Street and Montgomery Avenue. It is  
22 here that Rockville began in the '60 and '70s.

1 Following the nationwide urban renewal trend, much  
2 of Rockville's historic center was razed. That  
3 was a great loss. We shouldn't do it again. A  
4 sense of place still exists because the historic  
5 buildings that remain.

6 I won't read them all but we know the  
7 old post office, we know the historic Black  
8 Jerusalem Mount Pleasant Church and the Hebrew  
9 Print Shop. These buildings, located just behind  
10 North Washington Street are remarkable and  
11 vulnerable. As a group, they preserve the scale  
12 and composition of what is left of early  
13 Rockville.

14 The planning area four neighborhood  
15 committee and WECA request that you preserve the  
16 current maximum height of 45 feet for buildings on  
17 the west side of North Washington Street. This  
18 would be a great location for row houses that  
19 compliment Rockville's historic buildings in the  
20 West End neighborhood.

21 While transitioning into the urbanity of  
22 Town Center, we want to work with you in any way

1 we can to help revitalize Town Center. It is so  
2 important to our neighborhood. Thank you so much  
3 for this opportunity and for letting me speak with  
4 you.

5 MAYOR NEWTON: Thanks, Ms. Bryan. Next  
6 up is Lynda Honberg with the Rockville Bicycle  
7 Advisory Committee. Welcome, Ms. Honberg.

8 MS. HONBERG: Hi, can you hear me?

9 MAYOR NEWTON: Yes, ma'am.

10 MS. HONBERG: Okay. Hi, my name is  
11 Lynda Honberg and I've been a resident of  
12 Rockville for over 27 years. And I'm actually a  
13 brand new member for the Rockville Bicycle  
14 Advisory Committee. I'm an avid biker and I think  
15 I've probably biked in almost every Rockville  
16 neighborhood. First, when I commuted to work and  
17 then when I retired, for recreational and social  
18 purposes.

19 My love for bicycling has also taken me  
20 abroad for trips to Europe. And my vision for  
21 2040 for Rockville is that we become a bicycle  
22 friendly city like Amsterdam or Copenhagen. The



1 2040 Comprehensive Plan certainly provides a  
2 framework for Rockville to meet that goal. The  
3 most important criteria is to focus on having the  
4 right infrastructure for all types of bicycles and  
5 to truly recognize that biking is a mode of  
6 transportation for work, errands and  
7 entertainment.

8 This will require not only more bike  
9 paths but also protected lanes on major arteries,  
10 after crossing between city streets and adequate  
11 and safe bicycle parking. And perhaps like they  
12 have in Europe, in bike highways. There also must  
13 be a recognition of the increased popularity of e-  
14 bikes, scooters, e-scooters, who will be sharing  
15 our biking infrastructure.

16 We also must focus on bike equity which  
17 will require that connections between all the  
18 parts of Rockville, west, middle and east  
19 Rockville are seamless. And to achieve equity, we  
20 much encourage all residents to bike as much as  
21 possible. This will also require educating  
22 everyone, motorists, pedestrians and bikers to

1 understand all aspects of the transportation  
2 system.

3 I have to say, as a biker, you know,  
4 people always, you know, get mad at motorists but  
5 bikers also need education as well as pedestrians.  
6 There's been nothing worse during the pandemic  
7 then everyone walking around and not hearing each  
8 other.

9 As we move toward 2040, it will also be  
10 critical to revise the current Bikeway Master Plan  
11 from April 2017 to be consistent with assessment  
12 approach and standards of the Montgomery County  
13 Bikeway Master Plan. Montgomery County assesses  
14 each roadway for traffic stress and has standard  
15 methods for improving connectivity for cyclists  
16 while reducing traffic stress. Montgomery County,  
17 in fact, has offered to assess traffic stress on  
18 Rockville roads and recommends standard methods  
19 for improvement.

20 Finally, because of the pandemic, as I  
21 rode almost every day and sometimes would see  
22 situations where it may make sense on paper in

1 terms of the biking but not in the eye of the bike  
2 rider. As such, I think it's critical that the  
3 city continues to seek out bicyclists for their  
4 input on what is and is not working. And, of  
5 course, the city should continue its strong  
6 support of the Rockville Bicycle Advisory  
7 Committee as we truly move our city into a world  
8 class bike friendly city. Thank you so much for  
9 your time.

10 MAYOR NEWTON: Thank you. And next up  
11 is Jake Jakube. Welcome, Mr. Jakube. I'm sorry?  
12 You're coming in all garbled, I'm sorry. No,  
13 that's not better if that's what you asked?

14 MR. JAKUBE: Is it better now?

15 MAYOR NEWTON: Yes, much. Thank you.

16 MR. JAKUBE: Okay excellent. Yeah, I  
17 got onto my headset. I guess the webcam wasn't  
18 picking me up. Thank you. Dear Madame Mayor and  
19 City Council, my name is Jake Jakube and I live at  
20 319 Grandin Avenue in Croydon Park with my wife.  
21 We moved from the city from Alexandria last  
22 November which makes us very new residents and we

1 are enjoying ourselves very much so far.

2 In my time here, I've become a member of  
3 RBAC, the Rockville Bicycle Advisory Committee and  
4 I really do need to attend an RBAC meeting one of  
5 these days. I spent a few evenings reviewing the  
6 Rockville 2040 Plan being that I plan to be living  
7 here when the plan comes to fruition and I hope to  
8 be able to contribute.

9 I am generally in agreement with the  
10 goals of the plan and applaud the city, the  
11 council, city staff, citizens, all current and  
12 former, who dedicated the time to creating this  
13 document. Their proposed land use element is well  
14 prepared and thought out with respect to what  
15 types of land use ought to remain and where  
16 redevelopment and rezoning are proposed.

17 Fundamentally, I agree with the  
18 necessity of building more denser housing in  
19 appropriate places to address the issues with  
20 housing we face today. In my neighborhood, for  
21 example, the Plan suggests increasing density  
22 along Park Ave and South Stone Street Avenue and I

1 fully support this proposal.

2 More housing near mass transit is  
3 obvious. Allowing the development of duplexes and  
4 smaller attached multifamily housing structures  
5 along these routes is ideal, however, I think we  
6 could go further. We would help to address our  
7 housing situation but allowing for missing middle  
8 housing to be built on existing lots, especially  
9 those near mass transit where obviously  
10 appropriately sized.

11 Of course, the housing issues can't be  
12 sustained without a different element of the plan  
13 to be implemented well and that would in  
14 transportation. Needless to say, if we build  
15 housing without addressing how people get around  
16 this city, we'll be marred in a professional  
17 traffic jam. For this not to happen, people in  
18 our neighborhoods needs to be able to walk, ride a  
19 bike or take transits to their destinations.

20 I wholeheartedly agree with the proposal  
21 to make Rockville a city where people can walk or  
22 ride a bicycle to all kinds of destinations

1 safely. When people feel safe getting around and  
2 have destinations at their fingertips, they are  
3 likely to choose to walk or to ride a bicycle.

4 When bicycle infrastructure is to be  
5 built, I propose this city insists on it being  
6 safe for 8's to 80 as if often said. This means  
7 that people of all ages and abilities are able to  
8 take advantage and feel safe on the infrastructure  
9 available to them. To make this happen, we have  
10 to provide significant protection for the people  
11 riding the bikes.

12 From what I can see, there is plenty of  
13 demand in our city as is evident by the people  
14 that I see riding past my house every day. It  
15 makes me smile to see all kinds of people on  
16 bicycles in Rockville. I see people, children  
17 riding with their friends, adults going to work,  
18 people coming from the grocery store and  
19 sometimes, you know, people in full cycling gear  
20 like I do sometimes. This tells me that there are  
21 many people who ride their bikes in the city and  
22 it is our job to make them feel safe doing so.

1 This means protected infrastructure.

2 When taking longer trips, providing  
3 frequent, reliable and quick transit is the way to  
4 encourage people to make that choice. How can  
5 transit compete with the choice of a single  
6 occupancy vehicle if the bus comes every 20  
7 minutes at peak hour and every hour off peak. It  
8 cannot.

9 MS. MOBLEY: Mr. Jakube, can you wrap up  
10 your comments, please?

11 MR. JAKUBE: Certainly. We have metro  
12 and I see the city using its two stations. To  
13 increase transit coverage, BRT is being discussed  
14 and I support that under one condition, that BRT  
15 be built in dedicated lanes. When a person in  
16 their car stuck at the intersection of Veers Mill  
17 and Rockville Pike sees a bus fly by in its own  
18 lane, that person may actually consider taking the  
19 bus on another occasion, especially if it saves  
20 them time. In conclusion, I look forward to  
21 participating in this plan and helping to bring  
22 Rockville into 2040. Thank you for your time.

1                   MAYOR NEWTON: Thank you very much.  
2 Next up is Deborah Landau, President of East  
3 Rockville Civic Association. Welcome, Ms. Landau.

4                   MS. LANDAU: Thank you so much and I  
5 will be brief. So I'm yes, Deborah, President of  
6 the East Rockville Civic Association and I've  
7 spoken on the Rockville 2040 Comprehensive Plan  
8 numerous times. And I think that Mayor and  
9 Council understand well how much support they have  
10 for this Comprehensive Plan from us here in East  
11 Rockville.

12                   Even though there were a few areas where  
13 we were at times concerned, we feel that the city  
14 has been extremely responsive to our needs and  
15 concerns and we thank you. One new element in the  
16 life of COVID is more people are spending time  
17 outside and even restaurants and stores are  
18 expanding past their store fronts. So the  
19 importance of a well-designed walkable, livable  
20 and inviting Rockville is all the more important  
21 today.

22                   However, I have to admit that I'm having



1 a bit of trouble keeping my neighborhood members  
2 engaged in the Plan anymore. The feedback I get  
3 now is haven't we already figured this one out  
4 with the city? They just kind of want it passed  
5 already. So with that, I'll reiterate that East  
6 Rockville fully supports this plan and hopes that  
7 it will be passed and implemented expeditiously.  
8 Thank you as always for your time, attention and  
9 hard work.

10 MAYOR NEWTON: Thank you very much. And  
11 next up is Eileen McGuckian. Welcome, Ms.  
12 McGuckian. Go ahead, we can hear you.

13 MS. MCGUCKIAN: Okay, I've got two  
14 phones both running out of batteries. So I'm  
15 Eileen McGuckian and I'm speaking tonight as a  
16 member of the board of directors of Peerless  
17 Rockville and as a Rockville historian and  
18 longtime enthusiast for Rockville past, present  
19 and future.

20 My comments tonight on the 2040 Plan are  
21 specifically to call attention to proposed changes  
22 in the Town Center planning area, arguably one of

1 the most crucial and sensitive areas in the city.  
2 My remarks relate to focus area one, planning area  
3 one volume two page 10 which pertains to new  
4 development and increased density on the west side  
5 of North Washington Street. And encompasses  
6 multiple blocks between West Montgomery Avenue and  
7 Martins Lane.

8           While these blocks are vital aspects of  
9 our modern Town Center, they also provide physical  
10 evidence of the earliest thoroughfare, commercial  
11 center and settlement in the city and thus warrant  
12 special attention. Quite literally, the  
13 crossroads from which Rockville grew, Washington  
14 Street and the surrounding properties deserve a  
15 carefully balanced approach to development both  
16 for their historic use and significance and their  
17 jump to position between a modern Town Center and  
18 two local and national historic districts, West  
19 Montgomery Avenue and Courthouse Square.

20           While the vitality of Rockville Town  
21 Center is a pressing issue in the city, Peerless  
22 Rockville cautions the Mayor and Council to be

1 mindful that past development has already  
2 destroyed much of our historic fabric in this  
3 area. And asks you to recognize the effects that  
4 a high density corridor here would have on  
5 neighboring residential areas and historic  
6 districts.

7 Any redevelopment plans on North  
8 Washington Street, abutting established  
9 neighborhoods, must be sensitive in terms of size,  
10 scale and character. The current draft identifies  
11 this focused area in Town Center as having "the  
12 potential to intensify" and suggests a change in  
13 zoning. From MXMC to MXCD, a corridor zoning type  
14 found largely along the Rockville Pike, state  
15 route 355 and major highways and simply not  
16 appropriate for these blocks.

17 This change would allow an increase in  
18 heights from to 75 feet which would loom over the  
19 oldest part of Rockville. Over small scale  
20 buildings from West Montgomery to Martins Lane,  
21 loom over historic places such as Hay Tie, small  
22 buildings on North Adams Street and Wood Lane,

1 early 19th century houses, Jerusalem Church and  
2 parsonage, Snowden Funeral Home and the WPA Post  
3 Office, now our police department.

4 Peerless Rockville's board staff and I  
5 believe strongly that redevelopment in the Town  
6 Center planning area should focus on residential,  
7 retail and commercial vibrancy and connections  
8 within and adjacent to Rockville Town Center.  
9 Areas on the east side of North Washington Street  
10 where current retail space offers potentially  
11 fruitful mixed use, would be more proper for  
12 increased accessibility and density than the west  
13 side of Washington Street. Which borders on  
14 thriving uses and neighborhoods with a  
15 longstanding medley of mostly single family  
16 housing.

17 We urge the Mayor and Council to respect  
18 the size, scale and significance of historic  
19 resources when considering development on the west  
20 side of North Washington Street. And to make  
21 their protection preservation a priority. Thank  
22 you for listening.

1                   MAYOR NEWTON: Thank you very much.

2 Next speaker and our final speaker on this public  
3 hearing is Martine Palmiter. I apologize if I  
4 mispronounced your last name.

5                   MS. PALMITER: Hello, can you hear me?

6                   MAYOR NEWTON: Yes, welcome.

7                   MS. PALMITER: Oh good. Yeah, Martine  
8 Palmiter. Thank you, Mayor and Councilmembers.  
9 I'm speaking tonight as a volunteer for the  
10 Rockville Bike Advisory Committee and also as the  
11 co-owner of two Rockville bicycle businesses. I  
12 read through the Comprehensive Plan on cycling, in  
13 particular, and I found it very good in that it  
14 supports connecting existing county bikeways. And  
15 I think this is an important point.

16                   So we run Evo Cycle Works Bike Service  
17 Center on Taft Street and this year we added Evo  
18 Red Bicycle Sales on Southlawn. So our two bike  
19 stores are in this industrial area in the east,  
20 Southlawn and in a historical Black community at  
21 Taft and First in East Rockville.

22                   And I think it's important to help build

1 community and businesses in that area. There's  
2 more interest in outdoor activities in cycling for  
3 recreation and commuting. And I think if we can  
4 -- if Rockville can take advantage of more  
5 commuters coming in through bikes, on bikes  
6 through the Rock Creek Park, Red Gate Park, it  
7 would really bring more people to the  
8 neighborhoods and possibly more money to these  
9 communities on the east side of Rockville.

10           Again, I've lived in Rockville, worked  
11 in Rockville most of my life. I'm a cyclist and  
12 at our bike stores that we just started last year,  
13 we're getting a pulse of what people want in  
14 Rockville for cycling. They want hybrids, trail  
15 bikes, gravel bikes, they want commuter bikes.  
16 There is a bike uptick in commuter bikes, electric  
17 assist bikes and, you know, quick service,  
18 affordable bikes and customized bikes for train  
19 and road use. There's a lot of that kind of  
20 interest.

21           So the other thing we've learned with  
22 having our two bike stores in Rockville is that

1 people ask where to ride. And new cyclists,  
2 there's a lot of new cyclists since the pandemic  
3 and they need -- safety is particular important  
4 for new cyclists. They don't have the skills but  
5 they want to ride.

6 So I wanted to offer five specific  
7 suggestions if I could. It's kind of a wish list  
8 as part of the Comprehensive Plan. I think it  
9 would blend in very well. Before I mention that,  
10 I wanted to say that I've been lately the  
11 Rockville Bike Advisory Committee runs Tuesday  
12 night rides to get people about bike rides through  
13 Rockville and it's a wonderful, wonderful thing.

14 And I've been leading meet up rides on  
15 Saturday's also for local rides on the east side  
16 of Rockville. And what's happening is I'm adding  
17 lunch to it and this weekend for instance, 16  
18 people rode with me through Rockville and 8 people  
19 stopped for lunch and they want more of this.  
20 They came from Bethesda, Silver Spring and  
21 Gaithersburg. And they're all coming back next  
22 weekend, we're doing more.

1           So I think these people came because I  
2   said I'm leading bike rides to show you how to  
3   connect trails and they were interested in  
4   connecting trails. The Millennial Trail with Rock  
5   Creek Park, the ICC, the Matthew Henson Trails  
6   and, of course, the Rockville and Twinbrook  
7   metros, so that's what I'm interested in.

8           So here's my suggestions. I think I  
9   looked at the bike maps and we need more bike  
10  friendly connections between the Carl Millennial  
11  Trail and the Rock Creek Trails. If you look at  
12  the bike map right now, you'll see that there's  
13  very few connections. So here's a big ask.  
14  Southlawn Road, it is industrial but it is between  
15  the Millennial Trail and the Rock Creek Trail very  
16  close to Rock Creek Park.

17           It's also very close to Avery Road and  
18  Lake Frank which goes north to Olney and it's near  
19  the new Red Gate Park. Now Southlawn as you know  
20  is industrial and has a short sidewalk that stops  
21  and it's very dangerous without a dedicated trail.  
22  It would be wonderful to do that and consider



1 possibly a bike trail perimeter around Red Gate  
2 that connects with it. Especially, I looked at  
3 the Plan for Red Gate park and I see that it might  
4 include entertainment or lots of people coming in  
5 to enjoy Rockville's parks.

6 So Southlawn is one area. The second  
7 area I wanted to specifically mention is Norbeck  
8 Road between Avery Road --

9 MS. MOBLEY: Ms. Palmiter, can you wrap  
10 up your comment, please?

11 MS. PALMITER: Yes. Norbeck Road  
12 between Avery and Gude is paved but after Red Gate  
13 it stops. Also, there is a comment about the bike  
14 map says that cyclists can ride on Norbeck, Route  
15 28's shoulder between Bauer Drive and Avery but  
16 that's not true. Nobody would safely be able to  
17 do that. Could we get a paved path on the west  
18 side of Norbeck.

19 Then the Grandon Avenue, crossing 28 to  
20 Rock Creek Park from First Street from the  
21 Millennial Trail, you have three choices. You can  
22 walk across a Grandon on the crosswalk, you can go

1 to Old Baltimore which is a really dangerous  
2 crossing or Veers Mill Road. So I would recommend  
3 that if you have the crosswalk at Grandon you put  
4 lights. This weekend, I ran 16 people across it  
5 and we stopped traffic with our bodies but we had  
6 to do it to cross.

7 MAYOR NEWTON: Ms. Palmiter, I'm sorry  
8 to have to cut you off but you're past your time.

9 S. PALMITER: I'm done.

10 MAYOR NEWTON: Thank you so much and  
11 thank you for being a business owner and all your  
12 great ideas.

13 MS. PALMITER: Thank you.

14 MAYOR NEWTON: Yes. We'll take them  
15 under -- hopefully we'll get there.

16 MS. PALMITER: Thank you.

17 MAYOR NEWTON: Thank you. Council, I  
18 believe there is one more speaker. Nancy Piccard  
19 may have signed up and not on our list. Ms.  
20 Piccard, are you still on the line?

21 MS. PICCARD: I am if I can be unmuted.

22 MAYOR NEWTON: I can hear you, yes.

1 MS. PICCARD: Thank you so much. Yes,  
2 good evening again to all of you. Thank you for  
3 the opportunity to provide feedback. I had  
4 thought that I would be setting up Eileen but of  
5 course as usual she needed no introduction from  
6 me. So we're a little backwards but that's all  
7 good.

8 I just have a few comments tonight and I  
9 just want to start with the fact that just  
10 thanking everyone, all the citizens, all of you,  
11 planning staff, staff, staff, staff for all the  
12 hard work that went into these documents. It's  
13 extremely complex and a vitally important document  
14 that we're just still trying to digest.

15 We're very pleased to see the inclusion  
16 of plans and goals for some of the most historic  
17 and significant properties throughout the city.  
18 One thing though that kind of has -- we've really  
19 noticed is that the Comprehensive Plan is designed  
20 to guide future growth of the city and as such,  
21 targets areas for higher density and residents.

22 However, we wanted to bring to your

1 attention that nine of the planning areas report  
2 that resident's primary concerns are about  
3 preserving the character of their single family  
4 residential neighborhoods. Mansionization and  
5 renovation or replacement of original homes and  
6 structures that dwarf the community also appears  
7 to be a big concern.

8           However, these citizen concerns  
9 accompany a direct Comprehensive Plan that  
10 emphasizes multifamily housing development,  
11 redevelopment and plans to permit accessory  
12 dwelling units on every property. (audio skip)  
13 document for concrete policies for preserving  
14 neighborhood character amid increased development  
15 pressure.

16           Observing this character refers to more  
17 than simply architecture and setting. Alignment  
18 of buildings and relationship of streets to  
19 sidewalks, trees, plantings, landscaping all  
20 contributes to the character that creates this  
21 neighborhood identity. This even requires more  
22 sensitivity in historic districts and conservation

1 districts.

2 One opportunity to respond to citizen  
3 concerns lies in the implementation of  
4 neighborhood design guidelines, a document to  
5 establish architectural standards and directives  
6 within the city's unique neighborhoods. We  
7 strongly support the inclusion of design  
8 guidelines in the 2040 Comprehensive Plan.

9 Alternately though, people have very  
10 strong reservations about a few other policies.  
11 One of which is the land use policy 2.3 which  
12 would permit an accessory dwelling unit on every  
13 residential property in the City of Rockville.  
14 Particularly where resident feedback so strongly  
15 states a preference to preserve the character of  
16 their single family single unit detached housing.

17 This policy is unclear currently. It  
18 lacks specifics and disproportionately affects  
19 older areas of the city already facing development  
20 pressures and other impacts. While Peerless  
21 Rockville agrees with the concept of ADUs and  
22 understands the need for and strongly supports

1 increased affordable housing, permitting blanket  
2 ADUs accomplishes an increase in housing but  
3 offers no guarantees regarding affordability.  
4 They express strong concern that they will  
5 threaten the character of Rockville's historic and  
6 long established neighborhoods. And we believe  
7 the communities should be provided with more  
8 detailed guidelines and policies before including  
9 such a monumental change within the Comprehensive  
10 Plan.

11 In addition to ADUs, Peerless Rockville  
12 is particularly concerned about increased height,  
13 density and development on the North Washington  
14 Street corridor in the Town Center planning area.  
15 The health and vitality of Rockville Town Center  
16 remains a pressing issue in the city. Peerless  
17 Rockville, mindful of past development that  
18 destroyed so many of our historic buildings in  
19 this area, contends that its future is of great  
20 significance to all residents.

21 Proposed redevelopment plans of North  
22 Washington Street have got established

1 neighborhoods and must be sensitive in size, scale  
2 and character. The current draft identifies  
3 focused area one in Town Center as having the  
4 potential to intensify. But we caution that this  
5 portion of the planning area lies between two  
6 historic districts and consists of little more  
7 than a small block or block and a half in total  
8 and is in very close proximity to neighborhood  
9 homes.

10 Development here, particularly in  
11 increase of height, threatens the small scale  
12 character of historic buildings from West  
13 Montgomery Avenue to Bell. And includes the last  
14 surviving vestiges of the African American  
15 community resources (audio skip). Changing the  
16 zoning from MXNC to MXCD is zoning type intended  
17 for areas along major highway corridors is simply  
18 not appropriate for this area.

19 Finally, Peerless Rockville is  
20 encouraged by the Comprehensive Plan's  
21 acknowledgement for approved research on and  
22 publicity of existing historic districts along

1 with enhanced policies and practices. And we are  
2 particularly encouraged to see future intentions  
3 for King Farm, Lincoln High School and an  
4 expansion of the Dawson Park boundary. We look  
5 forward to working with the city to preserve our  
6 historic places and protect the character and  
7 identity that is so important to the city. Thank  
8 you so much.

9           MAYOR NEWTON: Thanks, Ms. Piccard. And  
10 with that, we will close this portion of the  
11 public hearing. The public record will stay open  
12 until June 18, 2021. We've added tonight by  
13 consent, I believe, a second public hearing on  
14 June 14th and look forward to working with you all  
15 through the next couple months. Thank you  
16 everybody and with that, we will take a quick  
17 break. Sorry, Andrea.

18           MS. GILLES: There was one last thing  
19 that I just wanted to get clarification on is  
20 keeping on the public record until, I think we  
21 proposed June 18th.

22           MAYOR NEWTON: I think I just said that,



1    yeah.

2                   MS. GILLES:   Okay, all right thank you.  
3    I just wanted to make sure everybody was aware of  
4    that so we would make sure to -- people could  
5    still submit comments.   So thank you.

6                   MAYOR NEWTON:   Exactly.   Thank you.   All  
7    right, let's take a quick break please and come  
8    back as soon as you're able.   Thank you.

9                                   (Whereupon, the HEARING was  
10                                  adjourned.)

11   \*   \*   \*   \*   \*

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CERTIFICATE OF NOTARY PUBLIC

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

/s/Carleton J. Anderson, III

Notary Public in and for the  
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Commission No. 351998  
Expires: November 30, 2024

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