

Judy Penny

From: C. Dunlap <Eagle77@outlook.com>
Sent: Monday, May 31, 2021 11:55 PM
To: mayorcouncil
Cc: President ERCA; kjrgarg@yahoo.com
Subject: Meeting No. 22-21 - East Rockville - Density Concerns - Rockville 2040 Plan

Good evening Mayor and Council,

As a 7 year resident of East Rockville with my family, I was concerned when I saw the "pro-density" and "zoning change" request testimonies listed in the Agenda document for the June 1st meeting. I have concerns that the voices of those who live in East Rockville are not represented in the testimonies so far provided to the city.

I am strongly against the concept that the current plan should "go further by allowing more types of housing in neighborhoods" (testimony #11), of advocating for "missing middle" zoning in single family only neighborhoods (testimony #6) and apartment development in single family home areas (testimony #9), as I believe they will erode our community focused neighborhoods. I believe that there are many ways to promote public transit that do not require a single focus on increased density (testimony #8) and that the WMATA planning sessions are addressing those concerns. I am very concerned about the concept expressed in testimony that the city's master plan "evokes a homogenous city" with single family homes "made" for only for a certain racial group (testimony #20). One of the strongest aspects of my East Rockville neighborhood is the diversity in single family home ownership that I see on a daily basis as I walk around my neighborhood. I also believe that the push for increased density will actually result in "displacement" (testimony #20) of current East Rockville single family home owners, especially those owned by lower income families, due to the inevitable land value/tax increases that come along with high density developments pushed by commercial land developers.

Also, having just participated in a WMATA/Rockville planning session, I feel that the Stonestreet Plan and WMATA planning process both include increased density in East Rockville. As such, I believe that those two planning processes are the appropriate place to address this topic, not the 2040 Plan.

The key to Rockville is its diversity. This diversity is not only along the lines of ethnic, religious and racial groups, but also in housing options. Rockville already has very diverse housing options for those wanting to become residents. The city has many apartments, condos, townhomes and single family homes available for residents to chose, based on their wants/needs.

Historic East Rockville is one of the best examples of single family housing diversity. Just within my neighborhood there is a wide array of single family home types; from historic badge homes from 1890, to homes from the 1920s, to mid-century homes and even brand new builds. The types of homes range from small cape cods to larger Victorian homes, but the link between them all is that they are single family homes that together create a neighborhood. This neighborhood is what attracted my family to this area. There are generations of families growing up in this neighborhood, creating strong bonds between neighbors that create a sense of community that I believe is one of the strong points of Rockville. The diversity concept also covers the single family homeowners themselves, with a wide mix of family types, income levels, and ethnic/religious/racial backgrounds.

My concern for introducing high density housing to the neighborhood is the long term erosion of "community" that will occur, as high density housing attracts more "transient" residents versus "longer term" single family homeowners. The single family home, the ownership and responsibility that comes along with it, are the bedrock of a community. People coming to an area, laying down roots, creating families and connections with their neighbors is what any city focusing on long term growth should foster. These single family neighborhoods create engaged citizens who are "in it for the long

Judy Penny

From: Melissa Lynott Golladay <melissalynott@gmail.com>
Sent: Tuesday, June 1, 2021 9:28 AM
To: mayorcouncil
Subject: Comments on 2040 plan and high density housing in East Rockville

Dear Mayor and Council,

The Stonestreet Plan and WMATA planning both include increased density in East Rockville and have considered the impact on transportation, business and schools. Those recommendations and plans should be respected and used to consider additional housing needs in the neighborhood.

In addition, the community spent years developing and fine-tuning the East Rockville Design Guidelines and introducing apartments would require us to re-do them, leading to other delays and set-backs in our community planning.

Thank you for your consideration of these points,

Melissa Golladay
709 Mapleton Rd, Rockville, MD 20850

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Melissa Golladay
Chair, Building Bridges Coalition
www.buildingbridgescoalition.org

Judy Penny

From: Trish Evans <trische16@gmail.com>
Sent: Tuesday, June 1, 2021 10:47 AM
To: mayorcouncil; cityclerk
Subject: An East Rockville Resident's Comment of 2040 Plan

Good Morning Madam Mayor and Council Members,

The residents of East Rockville have worked tirelessly over the past several years on our land use, redevelopment and design guidelines. Please do not confuse or overlook that work by including conflicting development plans for this side of 355 in the 2040 Master Plan, such as introducing apartment buildings into our community.

The Stonestreet Plan and WMATA planning both include increased density in East Rockville; those two planning processes are the appropriate place to address this, **not the 2040 Plan.**

Thank you for your careful consideration and hard work for all of Rockville.

Sincerely,

Trish Evans
701 Grandin Avenue

Judy Penny

From: Alex Bell <alexbell55@hotmail.com>
Sent: Tuesday, June 1, 2021 10:54 AM
To: mayorcouncil
Subject: The 2040 Plan

Categories: 2040 COMP PLAN

To the Mayor of City Council of Rockville --

Regarding the 2040 Plan and suggestions that the City allow for higher density development in East Rockville:

- The Stonestreet Plan and WMATA planning both include increased density in East Rockville; those two planning processes are the appropriate place to address this, not the 2040 Plan.
- We spent years developing and fine-tuning our East Rockville Design Guidelines, please don't override/undo all that effort by introducing apartments into our community through the 2040 Plan.

Thank you,
Alexandra Bell
703 Maple Avenue
Rockville, MD 20850

Judy Penny

From: Fred Evans <fredevans1970@gmail.com>
Sent: Tuesday, June 1, 2021 12:32 PM
To: mayorcouncil; cityclerk
Subject: 2040 Plan

Dear Madam Mayor and Council Members:

As you know, the Stonestreet Plan and WMATA planning include increasing density in East Rockville. I believe those plans are the appropriate ones to address this issue and not the 2040 Plan. Many years have been spent developing East Rockville Design guidelines and they should not be undone through the 2040 Plan.

Thank you and do not hesitate to contact me if you have any questions.

Sincerely,

Fred Evans
701 Grandin Avenue

Judy Penny

From: Suzan Pitman <suzanwp@gmail.com>
Sent: Tuesday, June 1, 2021 3:29 PM
To: mayorcouncil
Cc: David Pitman; President ERCA
Subject: Planning Area 2, 2040 Comprehensive Master Plan

Dear Mayor Newton and Members of Rockville City Council,

Thank you for your consideration of Planning Area 2, East Rockville. The neighborhood was highly engaged in the planning process over several years, which resulted in the current draft plan. The neighborhood plan was created in parallel with the Stonestreet Plan and the East Rockville Design Guidelines, and they are meant to complement one another, with higher density in the Stonestreet Plan area and pockets of attached residential near the Rockville Transit Station that bring additional density without compromising the history and structure of the neighborhood. Maintaining a walkable, human-scale neighborhood that encourages interaction and engagement among the residents was identified over and over as a top goal of the many people engaged in this process. We feel that the variety of housing described by the Stonestreet Plan and Neighborhood Plan, along with the design guidelines, gives many options to those who wish to move here as well as those who would like to renovate or choose another housing type and stay in the neighborhood. Drastic alteration of the plan for East Rockville will throw the other plans, which you have already approved, out of balance. We strongly encourage you to keep the current plan for our planning area as it is.

We are also aware that a renovation of the Rockville Station will most likely result in a higher density housing development on WMATA property and that likelihood was accommodated when creating the neighborhood plan, design guidelines, and the Stonestreet Plan.

Although we respect the testimony of others regarding greater density in East Rockville, over the last five years in which we have been heavily and consistently involved in this process, it is clear that is not the majority opinion of the neighborhood.

We are extremely appreciative of the transparent, fair, and ethical process the Community Planning and Development staff have facilitated over such a long period of time. They have been forthright in their professional opinions, highly approachable, and respectful of differing ideas and opinions.

Thank you,

David and Suzan Pitman
722 Grandin Avenue

term” and will do everything to help keep their communities moving in a positive direction. An example of this is the ERCA, who just recently has spent years developing and fine-tuning the East Rockville Design Guidelines, to ensure the maintenance of the neighborhood look/appeal. As a lot of time and community effort has gone into that process, I feel that the introduction of apartments into the community through the 2040 plan will override/undo that effort. I feel that the introduction of apartments will impact/reduce the nature/appearance of Historic East Rockville, one of the oldest neighborhoods in Rockville.

I believe that the current 2040 plan adequately addresses and balances the city’s needs of density growth along with the protection of single family homes. I believe that the prior testimonies that referenced a push for higher density, are strongly one-sided and do not represent the balance needed for community growth that the city of Rockville is striving towards.

Thank you for taking the time to hear my views, as a resident of East Rockville, on this topic that will directly impact my family and the families of my neighbors.

Sincerely,
Christopher Dunlap
East Rockville Resident



May 28, 2021

Dear Madam Mayor and members of Council,

Please accept and review Peerless Rockville's comments in this letter specific to the Historic Preservation element of the Rockville 2040 Comprehensive Plan.

Peerless Rockville applauds the City for its continued commitment to safeguarding Rockville's unique and historic buildings and places as well as its strong historic preservation goals and policies. Peerless Rockville was pleased to work collaboratively with planning staff on the development of the current historic preservation element over the duration of the Rockville 2040 planning period. Overall, the Historic Preservation element is strong and well-developed. However, Peerless Rockville believes the plan, at this stage, could benefit from greater specificity in policy-supporting action steps and the addition of goals specific to increasing equity, inclusion of sites representative of the City's recognized diversity, and greater encouragement of preservation initiatives and planning for City-owned resources.

As written the HP element supports maintaining the City's Historic Preservation Program as stated in Policy 1 – we instead recommend a policy of improving and strengthening the program. Why continue the status quo- when there is much to be done! To begin with Peerless Rockville strongly suggests the addition of two overall goals. 1. Pursuit of an equity and inclusion framework to recognize the diversity of Rockville's history and historic resources and 2. Acting as strong stewards of city owned historic sites, structures, parks and other properties. Each of these goals could then have designated policies and action steps to ensue action and integration with the overarching goals of the Comprehensive Plan.

An important element of a stronger program is found in Action 2.3 of Policy 2:

2.3 Develop a designation and preservation strategy for under-represented and diverse contexts, populations, and period of development,

This is a matter of equity and an opportunity for increased appreciation and understanding. Enhancing designation and preservation strategy for underrepresented and diverse contexts and populations is an extremely important aspect with a great potential of increasing equity of in historic preservation, increasing recognition of the significance of populations, time periods, and building styles that have been neglected from study.

Rather than an action beneath another policy, diversifying contexts, populations, and periods of development should be its own policy, with specific action steps such as surveying, targeted

research, development of context statements, and other concrete steps to accomplish this policy. Identifying historic resources from these underrepresented fields will also enrich Policy 7 - *Enhance understanding of and appreciation for Rockville's history and historic character in a fuller, more accurate, and inclusive way.*

Suggestions and edits to Policy and action statements:

Policy 1 – suggest the **addition** of these policies.

1.3 Prioritize completion of the Historic Resources Management Plan with completed context statements to include new periods associated with the later 20th century and underrepresented communities.

1.4 Survey existing properties and boundaries of all local and National Register listed districts.

Policy 2 – As noted above we suggest action step 2.3 should become a goal and policy with well-considered action steps.

Peerless Rockville fully supports policy *2.4 Design and fund a multi-year work program to research, survey, and evaluate potential historic districts*, expanded to consider the underrepresented people, places, and time periods of development in Rockville.

Policy 3 – **Edit** to read: Seek to protect Rockville's historic, architectural, archeological, and cultural resources against the pressures of development and rising land values. Remove paragraph two.

3.2 Remove or edit to read “ enact strong demolition by neglect regulations to protect sites and structures from loss of integrity”.

3.4 Add – Seek community and HDC comments for new developments adjacent to or adjoining historic districts

Policy 4 - *Review nominations to the National Register of Historic Places*, the City of Rockville should support, and review, these kinds of projects. This policy would also benefit from solid action steps to facilitate new designations.

Add action step to consider local designation or tools to specifically protect National Register listed sites and districts.

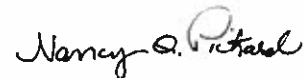
We strongly support *Policy 5 Ensure that Rockville has effective tools to protect and preserve its historic resources*. However, Peerless Rockville strongly believes that *Policy 5, Action 5.5 Determine suitable uses for city-owned designated buildings, including the King Farm Farmstead buildings, and complete necessary physical improvements* warrants its own action step under a new policy of increased stewardship, with underlying actions addressing not only King Farm Farmstead, but other significant City-owned properties. These include Glenview, Chestnut Lodge Park, Dawson Farm Park, Beall-Dawson House, and RedGate Park.

We further encourage the City of Rockville to consider acquisition of a property that representative of Rockville's diversity, including the African-American or Asian-American experience, such as Lincoln High School.

Peerless Rockville also strongly supports action *5.10 Determine appropriate methods to preserve and maintain historic cemeteries and archaeological resources*. However, this is a broad and significant topic that is also worthy of its own policy, with concrete and specific steps towards execution.

We appreciate the opportunity to weigh-in on this important document and look forward to working with the City on historic preservation and protecting and promoting the City's historic resources.

Sincerely,

A handwritten signature in black ink that reads "Nancy A. Pickard". The signature is written in a cursive style with a large initial 'N' and 'P'.

Nancy Pickard

Executive Director

Judy Penny

Subject: FW: The 2040 Comprehensive Plan

From: Kathryn Scalzi <kathscalzi@gmail.com>
Sent: Thursday, May 20, 2021 12:43 PM
To: mayorcouncil <mayorcouncil@rockvillemd.gov>
Subject: The 2040 Comprehensive Plan

Recently I went on a tour of the Cambridge Walk II commonly owned gardens at Halpine Walk Court in Rockville. It was an eye-opening experience of how much a small community can do to beautify an area.

Not only are the gardens beautiful, but they are useful as well. Their HOA has created two rain gardens to manage and mitigate the damage that runoff from excessive rainfall can cause -- minimizing erosion and getting rid of standing water (and thus mosquitos). They have a pollinator garden, providing food for native bees, butterflies and birds. They have created gardens that border the sidewalk on Halpine Road -- which I passed and admired over years of daily walks to the Metro for work. Most importantly, they cleaned up and replanted the TPA (Tree Protection Area) between themselves and the Twinbrook church that they back up to. This area is now beautiful instead of an eyesore. It is now full of native trees and flowering bushes. It adds to the property values of the townhouses of Cambridge Walk II and presents a beautiful aspect to passersby and the church, instead of being a dumping ground for unwanted items, trash, etc.

I understand that the church is selling their land and moving out. It is vital that whoever buys the land and builds there, maintains the proper distance and preserves this TPA. This will provide a benefit both to the townhouses but also to whatever is slated to be built on that spot.

I have lived in Rockville for over 34 years. One of the reasons I moved here and love it here is because of the trees and the green spaces. Over the years the area has built up, which is necessary for keeping a community vibrant instead of stagnating. However, we must not, in our zeal for growth, get rid of the very things that attracted people to the area in the first place. Science has increasingly shown that green space is important to peoples' physical and mental health. Being a Twinbrook resident, I am concerned that much of what has been built and is being built around the Metro seems to lack any significant green areas.

There is only so much the city can achieve by maintaining city-owned green spaces. Much of the land in Rockville is privately owned, so by necessity, we must rely on individuals to maintain and if possible improve their own properties. Supporting this type of behavior is imperative to keeping Rockville a place in which people want to live.

The hard work, time, effort and love that has gone into the gardens and TPA of Cambridge Walk II are evident. It would be criminal to negate that by not following the reasonable accommodations that their HOA asks for.

Thank you for listening to me. Hopefully you will consider my points.

Kathryn Scalzi
1715 Grandin Ave.
Rockville, MD 20851



June 4, 2021

Dear Mayor and Council,

Peerless Rockville speaks to you today in strong support of historic designation of 203 Forest Avenue. We would also like to take this opportunity to recognize and thank the new owners of this property for recognizing its significance and taking steps to preserve it for the benefit of the entire Rockville community.

We believe that this 1913 transitional bungalow qualifies under multiple criteria of significance, including both historical and architectural significance.

The lot was developed by Margaret Beall in the 1890s out of the once expansive Beall property, in anticipation of a housing boom that never materialized. It was ultimately built upon in the early 20th century, similar in size and scale to the other small homes constructed during this period of development in Rockville. It thus meets *Historical Significance Criteria A: Represents the development, heritage, and cultural characteristics of the City.*

This home was built by Franklin H. Karn, a prominent local builder who is considered a master builder, particularly in the Prairie style. This bungalow is an excellent example of the kind of houses Karn was known and recognized for building. It features an eclectic blend of Victorian aspects, such as the wrap around veranda, and vernacular Prairie features such as the square columns. Remarkably, the building has maintained its integrity through over a century of life. 203 Forest Avenue thus also meets three criteria under *Architectural, Design, and Landscape Significance: a) Embodies distinctive characteristics of a type, period, or method of construction, b) Represents the work of a master architect, craftsman, or builder, and d) Represents a significant architectural, design, or landscape entity in the City.*

We ask that the Mayor and Council recognize that this property is historically significant and to move forward in the process of applying HD Zoning to 203 Forest Avenue.

Sincerely,

A handwritten signature in black ink that reads "Nancy A. Pickard". The signature is written in a cursive style.

Nancy Pickard

Executive Director

Judy Penny

Subject: FW: Westmore Road

From: Holly Woodson <hollywoodson@juno.com>
Sent: Friday, June 4, 2021 8:55 AM
To: mayorcouncil <mayorcouncil@rockvillemd.gov>
Cc: david.c.fei@gmail.com
Subject: Westmore Road

Dear Mayor Newton and Councilmembers:

I hope this note finds you well.

I am a member of Lincoln Park. I live on Moore Dr. My backyard faces N. Horners Lane.

As I sit on my deck working, I can't help to notice how peaceful it would be (despite the cicadas) if the city closed the entrance to Westmore Road from N Horners Lane. Most of the traffic on N. Horners Lane enters Westmore Road. The traffic that comes through are not just the muscle cars, but dump trucks, 18 wheelers, etc. It's constant - non-stop. EVERYDAY! Also, now that the COVID restrictions have been lifted, Sofive (the soccer clinic) has had more business - which is great for them!

I actually have my car serviced on Westmore Road. I would be happy to drive around and enter through Rockville Pike.

Having said that, I am requesting the City of Rockville to reopen Westmore Road onto Rockville Pike, and close the entrance from N. Homers Lane. Montrose Road has train tracks as well.

Respectfully submitted,

Holly J. Woodson
118 Moore Dr.

Holly