

COMPREHENSIVE PLAN: Planning Commission Public Hearing Draft

Summary of Testimony from March 14 - June 18, 2019

Exhibit #	Information Source Name and Address	Intro	Land Use	Transp	Rec&P	Comm Facs	Environ	Water Res	Econ Dev	Staff Lead	Housing	Hist Pres	Muni Growth	Other	Summary of Comments	Staff Comments
1	Todd D. Brown Shulman Rogers, on behalf of White Flint Express Realty Group Ltd. Partnership		x												Entity owns 1.1 acres at SW quadrant of Twinbrook Parkway and Chapman. Supports draft plan's recommendation to continue to develop the Twinbrook Metro Station/South Pike as major activity/growth center (p. 28). Supports draft plan's recommendation to undertake a study of minimum parking regs. (p. 45). Supports land use policies and regulations that encourage private sector planning and redevelopment (p. 44) including DRRAs & flexible approval schedules.	Staff agrees with comments.
2	Dr. Reeve Brenner Autism Awareness Bankshot Playcourts				x										Advocating for drop-in facilities for differently abled and autistic individuals, recreational equality and accessibility. Bankshot playcourts provide these types of facilities.	The Vision statement for the Recreation and Parks Element includes the statement that "Parks and recreation facilities will meet the needs and desires of Rockville's diverse users." Action statement 2.6 in this Element reads: "Plan for and promote park access via non-vehicular modes, and equivalent access for all types of users."
3	Karen Kalantzis Community Development Manager Launch Workplaces								x						Launch Workplaces is a shared office company. Would like to see the Rockville Innovation Center, a business incubator for health IT companies in the Arts and Innovation Center (Vis Arts), mentioned as a Rockville asset. It currently has 20 growing businesses in it.	Staff recommends mentioning the business incubator in the first paragraph of Policy 10 in the Economic Development Element.
4	Greg Ossont Deputy Director, Montgomery Co. Dept. of General Services 101 Monroe Street, 9th Floor Rockville, MD 20850		x												Concerns about Figure 3 (and detailed maps such as Figure 4) Land Use Policy Map and county-owned properties, including 301 E. Jefferson St. (Jury Lot); Council Office Building and parking garage at 100 Maryland Avenue. Map shows the jury lot as a public park and COB garage as ORRM with a strip of retail along Monroe Street. DGS is currently renovating the COB and COB garage. Redevelopment of the jury lot would require replacement parking. Underground parking is cost-prohibitive. Unclear how land use policy map will be interpreted and how it will influence zoning. Requests removing the Land Use Policy Map from the plan.	These comments are addressed in the July 24 staff report and will be discussed during the Land Use Element work session.

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5	Scott Gutschick Montgomery Co. Fire & Rescue Service, Public Safety Headquarters, 100 Edison Park Drive, Floor 2, Room E-09 Gaithersburg, MD 20878			x		x									Page 116: Need to correct that 1) MCFRS is not a "facilities" master plan. Delete the word "facilities" at top of second column on page. 2) The MCFRS is updated every 6 years, not 5; 3) MCFRS does not specifically state that Station 3 is inadequate, though it could be correctly inferred to be; 4) Action 5.3: a new location may be city's intention but they are considering renovation of the existing facility as well. Suggest a map showing locations of Stations 3, 23, 32, and 33 and/or including the street addresses of each. Suggest that the plan specify the location of the County's future fire station in the White Flint area (intersection of Chapman Ave. and Montrose Parkway). Page 234: 2nd paragraph, 3rd sentence as well as 3rd paragraph, 1st sentence under Policy 12 heading - should say "fire and emergency medical services"	Staff agrees with suggested edits and corrections.
6	Mary Grace Sabol Blandford Street Rockville, MD			x	x										Include game called soccer darts at events/festivals. Need more fenced dog runs/parks. Portion of Elwood Smith Park that borders Fleet Street needs better maintenance. Better water drainage on steps from Metro ped bridge to Monroe St. Traffic calming needed at Fleet and Monroe. Crosswalk signal is dangerous for pedestrians. Connect dead end of Blandford Street with Fleet Street for pedestrians. Consider a sculptural/architectural element on MD355 that tells people they are entering Rockville.	Some of these comments are better addressed outside the Comprehensive Plan. Comments forwarded to Recreation & Parks staff for consideration. Comments forwarded to Traffic and Transportation staff for consideration. Rockville Pike Neighborhood Plan (part of Comprehensive Plan) states that "significant public art at a gateway location on the Pike and for Metro passengers existing the Twinbrook Metro Station would provide a welcoming entry to Rockville."
7	Jonathan (no last name or address provided)				x										Add temporary activities (large chess or checker pieces, horsehoes, etc.) on Rockville Town Square park grassy area.	Programming comment. Comments forwarded to Recreation & Parks staff for consideration.
8	Isaac Fulton Bradford Drive Rockville, MD				x										City of Rockville sports should have year-round basketball.	Programming comment. Comment forwarded to Recreation & Parks staff for consideration.
9	Twinbrook Community Association		x												Request that the definition of the land use category "RA" explicitly state that it includes detached residential.	Staff agrees with comment. See July 24 staff report.

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10	Drew Napolitano Atlantic Avenue Rockville, MD		x												Rockville needs more density around Town Center. There are not enough people to sustain a grocery store or local retail. Change zoning to allow higher buildings. City could use a large park with ample parking to attract people from surrounding communities.	Draft plan is supportive of these comments.	
11	State of Maryland Agencies: Dept of Planning, Housing & Community Development, Commerce, Environment, Historical Trust	x	x	x	x		x	x			x	x	x		MD Planning confirms that the draft plan includes the elements required by the Land Use Article and includes many other comments.	Comments are extensive and detailed, and not easily summarized. A full review by staff and the Planning Commission is recommended. Topics raised will be addressed at appropriate work sessions.	
12	Parke Nicholson & Rebecca Merritt Bowie Court Rockville, MD		x	x											These Hungerford residents note that the city's walkability/bike access is restricted due to lack of direct routes to the city center, Rockville Metro, and businesses along the west side of Rockville Pike. Consider expanding the citywide walkable community node concept to include the area immediately south of Rockville Metro. Develop a draft plan (based on the proposed land use plan) to purchase private property and convert the juror lot and other parking space into a new recreational/park space. Expand upon the Hungerford retail node to connect Hungerford via a pedestrian crosswalk to Wintergreen Plaza. Consider incentives to relocate car dealerships to allow for expansion of proposed Residential Attached (RA) between Mt. Vernon Place & Ritchie Parkway and additional mixed-use residential-business along Rockville Pike.	Comments are in line with walkability and walkable community nodes policies in the draft plan. Comments on land use and community nodes are addressed in the July 24 staff report.	
13	Soo Lee Cho, Miller, Miller & Canby, representing C.B.T. Associates Written and oral testimony (5-22-19 public hearing)		x												C.B.T. Associates, owners of property at 200-A and 200-B Monroe Street, object to changing the property's land use designation from "Preferred Office" to "Public Park." Testimony states that such a change "would run afoul of well-established principles of takings law." Request that the land use designation be changed to ORRM (Office, Residential, Retail Mix).	Staff recommends a Planning Commission discussion during the work session on the Land Use Element that takes into account this comment.	

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14	Kenneth Hoffman 1511 Auburn Avenue, Rockville, MD 20850		x	x	x	x	x	x	x		x	x	x		Addresses all ten elements in his testimony. Expresses concerns about income disparity and differentials between income and housing costs. Rockville needs a stronger middle class base that is economically secure. Encourages a more integrative relationship with Montgomery College. Specific attention should be given to income potential of Montgomery College graduates and land use policies that will help them live in Rockville. Encourages better transportation, particularly between the college and Town Center. Need for more parks and recreation opportunities and community facilities. Encourages environmentally friendly components for use in urban density housing, water conservation, safe drinking water. Enhance economic development in Town Center and other locations with students educated and trained at Montgomery College in collaboration with Rockville Economic Development, Inc. (REDI) initiatives.	Many of these points concern Montgomery College and its surrounding area and can be considered in the Planning Areas document that will follow the Elements portion of the draft plan.
15	Rockville Economic Development, Inc. (REDI) Executive Board (written comments and oral testimony at 6-4-19 public hearing by Kathryn Davis)	x	x						x						Commends the inclusive process for developing the draft plan and for including a chapter on Economic Development. The REDI Board considers flexibility to be a top priority for the Plan. The main concern of employers is to attract and retain talent. Economically vibrant municipalities are investing in connectivity. Continuous review of the plan is essential. It should be reviewed on a two-year schedule.	Comments are addressed in the staff report for the June 26 work session.
16	Annette Regatts Baltimore Road, Rockville, MD		x												Likes the idea of changing zoning to allow duplex housing but concerned about on-street parking and loss of permeable surfaces. There are already many cars and trucks parked on the street in the single-family detached residential zone where she lives.	These comments will be addressed during the work session on the Land Use Element.
17	Kelly Silver Twinbrook neighborhood Rockville MD		x												Reconsider mixed use along Veirs Mill. It is already hard enough to get in and out of the neighborhood at peak times. Please leave the neighborhood alone.	These comments will be addressed during the work session on the Land Use Element.

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18	Linowes and Blocher, Attorneys on behalf of Woodmont Country Club		x		x										Linowes & Blocher (on behalf of Woodmont Country Club) summarizes its testimony as follows: 1. Eliminate the recommendation for a conceptual master plan for golf courses with respect to Woodmont CC and recommend only a PD zone. 2. Land Use Policy Map should reflect the recommendation for PD on Woodmont. 3. Woodmont requests that the Wootton Parkway frontage be designated RF (Residential Flexible) rather than OSP (Open Space - Private). 4. Any recommendation for a park located on Woodmont CC property should contain the clarification that the need, size, and location of the park will be determined if the property redevelops.	Comments will be addressed during the work session on the Land Use Element. Regarding the request for PD being put on the Land Use Policy Map, 'planned development' is a zoning tool and process, rather than a land use. At this time the Zoning Ordinance does not have a PD zone or process, although such a process is recommended in the Plan. Staff believes that Open Space Private reflects the likely future land use for the majority of the property, with other uses along the frontage per the Rockville Pike Neighborhood Plan. Staff agrees with comments about the park, which will be addressed in the Planning Areas portion of the Plan.
19	Aaron Kraut Monroe Street, Rockville, MD 20850		x												Americana Centre resident. States that the draft plan is impressive in scope with forward-thinking strategies for environmental sustainability, pedestrian and bicycle safety, parks and open spaces, annexation, and more. Addresses policies in the Land Use Element. Supports Policy 2, to "maintain large areas of Residential Detached land use, while allowing one additional accessory apartment or accessory dwelling unit per lot."; supports policy 3 to "allow diversification of the residential land use pattern in specific locations to meeting varied needs, market dynamics, and high demand for all types of housing."; and supports policy 9 to "allow Residential Attached and mixed use development in East Rockville on blocks immediate to the Metro station, as mapped on the Land Use Policy Map."	The testimony is supportive of the Draft Plan and Land Use policies.
20	(George) Son Hwa Chang owner of 100 South Adams Street, Rockville MD. (written and oral testimony, 6-4-19 public hearing.		x												Requests zoning change for the property at 100 South Adams Street, at the southeast corner of West Jefferson and South Adams Streets, to allow for office use.	Staff agrees that this property location is appropriate for office use and is identified as RO (Residential Office) on the Land Use Policy Map in the draft plan.
21	Soo Lee-Cho, on behalf of owner of 216 Park Road (written and oral testimony, 6-4-19 public hearing. See also Testimony #42)		x												States that this property is identified as Residential Attached (RA) in the Land Use Policy Map in the draft plan. RA does not include stacked flats in the land use definitions. The Stonestreet Study does identify stacked flats as appropriate for this location, in addition to the residential types defined by RA. Requests having the option for stacked flats.	Discuss the definition of the RA land use designation at the Land Use Element work session. This issue is addressed in the July 24 staff report.
22	William Kominers, Lerch, Early & Brewer, on behalf of the owner of 5946 Halpine Road (written and oral testimony, 6-4-19 public hearing)		x												Requests that the land use recommendation for the property at 5946 Halpine Road be changed from Residential Flexible (RF) to Retail and Residential Mix (RRM), given its location proximate to the Twinbrook Metro Station and the mixed-use development to the west and south.	To be discussed at the work session on the Land Use Element.

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23	William Kominers, Lerch, Early & Brewer		x												How will the proposed land use be implemented through zoning and what constraints or requirements will come with the particular zoning classification? What other uses - unrelated or subsidiary - will be allowed by the zone, under the umbrella of the particular land use recommendation? The uncertainty of these questions seriously affects a property owner's opinion about a specific land use designation. Will new zoning classifications be created with the implementation of the plan? A clearer exposition of the zoning implementation methodology and mechanisms would allow better consideration of the acceptability of the land use recommendations set out in the draft plan.	These questions and comments will be discussed at the work session on the Land Use Element.
24	William Kominers, Lerch, Early, Brewer, on behalf of Tower Oaks, LLC		x												The land use policy map designation of ORRM for development areas 3 and 4 is consistent with the Concept Plan for Tower Oaks and the Planned Development (PD-TO) and the MXE zone (equivalent zone for the undeveloped parcels). The proposed land use designation of Residential Flexible (RF) is appropriate for development area 1. Supports goals, policies, actions of the Land Use Element. Concerns about office description on p.19 of the draft plan and what zone would be applied. New land use recommendations should be used to provide suggested direction for the "equivalent zones."	Discuss concerns about the definition of "Office" land use designation and relationship of the land use designations to zoning in the work session on the Land Use Element.
25	Cynthia Bar, Lerch, Early & Brewer, on behalf of Shellhorn Rockville LLC (Chesapeake Plaza at 1488 Rockville Pike)		x												The property is zoned MXCD and the draft plan's Land Use Policy Map labels the property as Office Residential Retail Mix (ORRM) which is consistent with the MXCD zone. Supports the ORRM land use category, but believes MXTD would also be appropriate for zoning, at the time that zoning recommendations are made. Supports current or higher building height for this property.	Supports ORRM land use for the site. No changes to the Draft Plan requested.

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26	Twinbrook Community Association		x	x	x	x					x	x			Supports ADUs and diverse housing options around the Twinbrook Metro Station area and the Veirs Mill Corridor. Supports transit-oriented development that can connect Twinbrook to retail and services along Rockville Pike. Agrees that creative solutions should be sought to address capacity issues of major arterials (Veirs Mill, Twinbrook Parkway, Rockville Pike). Supports public transit services and the improvement of bus routes, stops, and shelters in Twinbrook. Some are not accessible to people with disabilities. Supports a Bus Rapid Transit (BRT) hub at Atlantic Avenue and more investment in the Metro stations. Encourages investment in the Rockrest Community Center and in the infrastructure needs of the two school clusters that serve Twinbrook with the goal to bring both schools to a "green" rating. Suggests including signage in Twinbrook and throughout the city to highlight their history.	Supportive of the Draft Plan. Any recommended investments in the Rockrest Community Center will be addressed in the Planning Areas portion of the Draft Plan (Twinbrook, PA8). The Draft Plan does include policies to advocate for public schools in Rockville. Education on the city's history through interpretive signage and other means is recommended in the Historic Preservation Element.
27	Monica Saavoss Mclane Court, Rockville, MD		x												References Policy 26 in the Land Use Element to "undertake a study of minimum parking regulations and recommended changes to the Zoning Ordinance to promote access via modes other than private automobiles and reduce the financial and site development burden." Suggests that, instead of recommending a study, the plan should directly recommend that parking requirements be eliminated or greatly reduced (except for handicap spaces). If a study is recommended, state exactly what the purpose of the study is.	The Planning Commission may wish to consider whether it would like to strengthen the current language. Staff is comfortable with the language in the Draft Plan.
28	Robert Harris, oral testimony at 6-4-19 public hearing													x	Generally supports the Draft Plan. States that upcoming neighborhood plans (Planning Areas portion of the Comprehensive Plan) should not be overly rigid or specific.	Addresses Planning Areas portion of the Draft Plan. This will be part 2 of the draft plan.
28	Phillip Staub Upton Street Rockville, MD		x												Supports Policies 8 and 18 in the Land Use Element for a vibrant, transit-oriented Town Center. In favor of pedestrian-oriented Town Center and more density. Provide safe and easy means to move around from Metro transit center and Town Center.	Supportive of Land Use Element policies 8 and 18.
29	Lincoln Park Civic Association, oral testimony at 6-4-19 public hearing by President, Alexandra Dace Denito		x								x				Supportive of Draft Plan. Accessory Dwelling Units (ADUs) are a good option to provide more housing.	Supportive of ADUs as introduced in the Draft Plan.

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29	Ruth Hanessian Rockville, MD		x												References Policy 3 in the Land Use Element on page 24. Requests eliminating the option of apartments in the Residential Attached (RA) land use category. Limit RA to a narrow band, perhaps two deep along South Stonestreet, consistent with the narrow band proposed along Park Road.	The definition and mapping location of RA will be discussed at the work session on the Land Use Element.
30	Monica Saavoss Mclane Court, Rockville, MD						x								In the Environment Element, Goal 4, policy 7, add "promote plant-based foods."	Staff is developing comments which will be completed for the work session on the Environment Element.
31	Rockville Environment Commission, John Becker, Chair		x	x	x	x	x	x						x	Numerous comments provided on the Environment Element and other Elements.	Staff is developing comments on the testimony which will be discussed during appropriate work sessions.
32	Eric Fulton Bradford Drive Rockville, MD		x	x	x			x							The city should explore options beyond traditional zoning to accommodate its growing population. Research and consider adopting form-based codes in areas ringing the metro centers, areas that are currently dominated by single-family homes with easy walk to transportation. This would support Goals 1 & 2 in the Land Use Element. Overhaul parking requirements in Town Center and the South Pike area. Build housing without parking. Address safety, comfort, aesthetics, and convenience in improving walkability. Stop putting trees in the medians where they are in direct sight lines of drivers. Would like to see more pop-up retail or kiosks. Supports growth of public transportation and a pedestrian master plan. Parks should be well lit for safety and walkability. Invest in upgrades to the water treatment plant.	Supports much of the Draft Plan goals and policies. Form based zoning was discussed as part of the Rockville Pike Neighborhood Plan process. Elements of form-based zoning may be appropriate in certain areas of the city where form and design may be considered to be more critical than use or density.
33	King Farm Resident Council			x											Strongly object to Corridor Cities Transitway (CCT) route through King Farm. Eliminate the segment of the CCT on King Farm Boulevard and support a route using Shady Grove Road instead.	The CCT project is currently on hold. MTA conducted a study in 2011 to explore other route options but concluded that no other option "warrants further consideration." The current Mayor and Council position is to support the project with the proposed rout on Kinf Farm Boulevard.

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34	Chas Hausheer Rockville, MD		x												Page 24 of Draft Plan: define 'small apartment' in more detail. Supports quads and duplexes for more dense housing but states that such dwellings should not exceed the size, height and massing of a house as outlined in the draft East Rockville Design Guidelines or the East Rockville Neighborhood Plan. Supports the Residential Attached (RA) land use as aligned along South Stonestreet Avenue but does not support the RA land use stretching down one full block into Reading Terrace, Highland Avenue, and Croydon Avenue (see pages 20 and 31). He would support the RA land use only two to three lots down these streets from Stonestreet.	The RA land use designation and where it is located on the Land Use Policy Map will be discussed during the work session on the Land Use Element.
35	East Rockville Civic Association (ERCA)		x												Generally supports the Residential Attached (RA) zoning in East Rockville as shown on page 31 of the Draft Plan. However, ERCA would like to see small apartment buildings excluded and prefer nothing larger than a fourplex. Residential types for RA need to be better defined. The plan should clearly state that Adequate Public Facilities (APF) regulations would apply to all construction, including those designated as RA. ERCA does not support RA stretching one full block into Reading Terrace, Highland Avenue, and Croydon Avenue. ERCA instead would support RA only going two to three lots from S. Stonestreet. Off-street parking in RA should be minimum of 1.5 spaces per unit. It should be explicitly stated that the East Rockville design guidelines currently under development will apply to the RA properties.	Note: the RA designation is a land use category, not zoning. The RA land use designation will be discussed during the Land Use Element work session.
36	Sarah Salazar Lemay Road, Rockville, MD	x	x				x	x							Suggests the the Plan Introduction include a flowchart to illustrate steps for plan review, approval, and implementation as well as how the plan is used to guide other land use plans. Include more comparisons of data to identify where the city is achieving its goals. Use interactive maps on the Web site to complement the plan. Land Use: Page 63, Policy 5 - should elaborate on east-west connections. Multiple specific comments on Environment and Water Resources Elements.	Staff suggests that such a flowchart is a good idea to help the public better understand the process for plan development, review and adoption but is better included on the project Web site. Comments on the Land Use, Environment, and Water Resources Elements will be discussed during relevant work sessions.

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37	King Farm Citizens Assembly, Inc. (KFCA)		x	x			x								KFCA generally supports the Draft Plan. Comments on Land Use, Policy 7: Include the Shady Grove Metro Station in planning even though it is not within the city's current boundaries because the station and development around it are integral to the King Farm community. Agrees with Policy 20 to support retail uses along commercial corridors and shopping areas and Action 20.2 to allow off-street signage under certain conditions. Transportation: Supports Vision Zero policies of the plan. Requests that the plan advocate for SHA to study allowing a left-turn movement from westbound Redland Boulevard onto MD 355. Disagree with Action 13.3 to support implementation of the CCT on King Farm Boulevard. Environment: Policy 7 and action item 7.4 - KFCA Supports the expansion of community gardens but suggests that the plan also include preservation of existing community gardens.	Traffic and Transportation staff support advocating for a left-turn land off Redland Boulevard to MD 355.
38	David Hill Beall Avenue, Rockville, MD		x									x			Would like to see a section on critical parcels in the plan, as was done in the 2002 Comprehensive Master Plan. Comments on introduction of the Historic Preservation Element and the wording of Goal 2 on page 206 - change appropriate alterations to sympathetic alterations. Includes comments on making a cityscape that contains core premises of Smart Growth and retrofitting when possible.	Staff is developing responses to these comments that will be addressed at the appropriate work sessions.
39	Lerch, Early & Brewer on behalf of the owners of the Rockshire Village Shopping Center at the corner of Wootton Parkway and Hurley Avenue		x												The shopping center, once anchored by Giant Food and occupied by other small businesses is now vacant. Requests a land use designation of Residential Attached within a mixed-use zone that would allow a small amount of retail or a community center.	This property will be addressed in the Planning Areas portion of the Draft Plan. The property is labeled as Retail in the Land Use Policy Map as a placeholder for now.
40	Washington Metropolitan Area Transit Authority (WMATA)		x	x											Supports the Draft Plan's policies to encourage more density around Metrorail stations, improving walkability, and proposed reforms to the city's Comprehensive Transportation Review (CTR) and parking requirements. WMATA requests a change on the proposed land use map on page 35 to classify the WMATA property on the west side of the Rockville Metro station as Office Residential Retail Mix (ORRM) instead of Office (O) to allow more flexibility. Requests WMATA property on the west side of the Twinbrook Metro Station designated as Park (P) on the proposed land use map be changed to ORRM. WMATA believes that open space could instead be provided by enhancing the plaza in front of the station entrance and incorporating green spaces as part of new development projects with a 1/2 mile walkshed of the station.	Staff is developing recommendations for these land use change requests and they will be discussed at the work session on the Land Use Element.

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41	Linowes & Blocher (on behalf of Lantain Development LLC)		x												Lantian Development owns approximately 31 acres on Shady Grove, Gaither, and Choke Cherry Roads now zoned MXE. They are in the process of obtaining approvals for redevelopment of the property (PJT2017-00007). Testimony supports many of the plan's policies relating to the property but has concerns with Action 16.5 in the Land Use chapter that would require a Special Use permit for residential uses in the MXE zone. Requests that this statement be rewritten to clarify that a Special Use Permit would be required only for residential uses for MXE-zoned properties that are designated as Office (O) on the Land Use Policy Map.	Action 16.5 (page 43 of Draft Plan) is addressed in the July 24 staff report and it will be discussed at the work session on the Land Use Element.
42	Miller, Miller & Canby (on behalf of Joey Soleiman - see Testimony #21 on same subject)		x												Represents owner of 216 Park Road that is currently zoned R-60 and is improved with a house. Requests a land use designation of Residential Flexible (RF) instead of Residential Attached (RA) to be consistent with the intent of the Stonestreet Corridor Study.	Staff is developing a recommendation for this land use change request, to be discussed at the work session on the Land Use Element.
43	Morris Law Firm (on behalf of the Woodley Gardens Shopping Center)														The shopping center's current zoning does not allow for the off-premise sale of alcoholic beverages, causing a hardship to small retail tenants. Requests a revision to the city's Zoning Ordinance to permit such sales. Numerous signatures attached.	The request is not inconsistent with Draft Plan policies. However, zoning revisions are not part of the Comprehensive Plan. Staff has forwarded this testimony to the Zoning Administrator.
44	Peerless Rockville Historic Preservation, Inc.											x			Testimony states that the Draft Plan's Historic Preservation Element should be informed by the updated Historic Resources Management Plan. (Note: this plan has not been finalized at this time). Suggests specific modifications to goals and policies.	Comments were addressed at the work session on the Historic Preservation Element on July 10.
45	Vincent Russo DeBeck Drive, Rockville, MD		x		x										Twinbrook resident supports many of the Draft Plan policies, including development of a community node at Edmonston Drive and Veirs Mill Road. Suggests adding a provision to straighten Edmonston Drive so that it intersects with Veirs Mill at one location instead of two. The Plan should allow for opening up Hillcrest Park to Veirs Mill Road. Could larger apartment buildings be included in the Residential Attached (RA) land use designation along Veirs Mill to achieve the desired density?	The RA land use designation and other topics will be subjects of discussion at the work session on the Land Use Element.

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46	Sara Moline Rockville resident			x											Testimony includes suggestions for WMATA Q bus routes and streamlining service. BRT operating along the same route between Montgomery College, Rockville and Wheaton Metro Stations would be redundant to the existing Q route. Supports concepts of BRT alternatives 2.5 and 3 but thinks County does not need a whole new system for only a portion of the Q route.	
47	West End Civic Association (WECA)											x			Historic Preservation Element - suggests changing Goal 2 to read: Historic Designation and Preservation of Historic Resources. Recommends sentences to be added to Action items 5.1, 5.4, 5.6 and 6.2.	WECA comments were addressed at the July 10 work session on Historic Preservation.
48	Lerch, Early & Brewer (on behalf of Eldridge, Inc. owners of 255 Rockville Pike and Lot 4, part of Rockville Center, Inc.)														Testimony supports the Office Residential Retail Mix (ORRM) land use designation for Lot 4 and requests ORRM also for 255 Rockville Pike. The Draft Plan's Land Use Policy Map shows 255 Rockville Pike as Office (O). The testimony supports many of the Draft Plan policies, but expresses concern about how zoning will be applied to implement the proposed land uses. Suggests simplifying the process for amending existing Planned Developments (PDs).	These comments are addressed in the July 24 staff report and will be discussed during the Land Use work session.
49	Historic District Commission (HDC)		x	x								x			Add a goal to the Land Use Element to incorporate historic preservation concepts into land use planning. Comments on adding interpretive signage; doing cultural resource surveys for all new developments; include interpretive materials as part of any redesign of the Rockville Metro Station. Historic Preservation Element: add more on the history of the national historic preservation movement to the introduction. Add more discussion on archaeology. Mention the Section 106 process and its requirements. Individual comments and wording suggestions.	HDC comments were discussed at the July 10 work session.