

LINOWES |
AND BLOCHER LLP
ATTORNEYS AT LAW

March 21, 2016

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Mr. James Wasilak
Chief of Planning
City of Rockville
111 Maryland Avenue, Room 217
Rockville, Maryland 20850

Re: Parcel BQ, Block M - Ingleside at King Farm: Level 2 Site Plan Application for
Development of Continuing Care Retirement Community Units and Related Facilities

Dear Mr. Wasilak:

King Farm Presbyterian Retirement Community, Inc. (the "Applicant") is the owner of Parcel BQ, Block M containing 11.54 acres located at 701 King Farm Boulevard, also known as Ingleside at King Farm (the "Property"). Pursuant to Section 25.07.05 of the City of Rockville's Zoning Ordinance ("Zoning Ordinance"), enclosed please find a Level 2 Site Plan Application for Development of Continuing Care Retirement Community ("CCRC") Units and Related Facilities (the "Application"). The Application proposes to construct 376,135 square feet of additional CCRC units and related facilities on the Property (the "Project").

Background

The Property, zoned PD-KF, is currently undeveloped land in the Irvington Centre portion of the King Farm 430.63-acre comprehensive planned development. The Property is a through-lot located between King Farm Boulevard to the south and Piccard Drive to the north. Copies of the Tax Map and relevant tax sheets are attached as Exhibits "A" and "B". The Property is recorded in the Montgomery County Land Records as Parcel BQ, Block M as shown on Plat No. 23240, a copy of which is attached hereto as Exhibit "C". A portion of the Property is currently improved with Phase I of Ingleside at King Farm, containing approximately 602,392 square feet.

Previous Approvals

The Property is subject to the King Farm Annexation Agreement, effective September 22, 1995 ("Annexation Agreement") and Resolution No. 10-96 approving Concept Plan CPD 95-0002, approved by the Mayor and Council on July 8, 1996, as amended by Resolution 6-05 approved

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by the Mayor and Council on March 14, 2005 (collectively the “Amended Concept Plan”). The Amended Concept Plan permits 1,200,000 square feet of CCRC uses on the Property.

To implement the Amended Concept Plan, a series of detailed applications and site plans were approved, including CPD 2005-002AL, approved on September 12, 2005, as subsequently amended by CPD2005-02AL1, approved on October 2, 2006, CPD2005-02AL2, approved on February 6, 2009, Site Plan Amendment STP2009-00001, approved on March 25, 2009, Minor Amendment STP2012-00128, approved on June 4, 2012, Minor Amendment STP2013-00137, approved on September 6, 2013, and Minor Amendment, STP2015-00244, approved on March 13, 2015. CPD 2005-002AL approved 1,200,000 square feet of CCRC uses. As noted above, approximately 602,392 square feet comprising Phase I have been constructed.

Proposed Project

The Application proposes the development of Phase II to provide additional CCRC units and related facilities on the undeveloped north side of the Property in three interconnected buildings. The building proposed for the northeastern side of the Property would contain approximately 125 independent living units and is designed to be seven stories in height (the “Independent Living Building”). The central building is proposed to be a single-story “Center for Healthy Living” that will serve the residents of Ingleside at King Farm by providing additional activity areas. The third building, proposed for the western side of the Property, will be an approximately three-story, 32-unit assisted living memory support building to provide cognitive care services (the “Memory Support Building”). Further, two additional independent living units are proposed for the existing Phase I building, and six assisted living units will be removed from the Phase I building. MPDUs will be provided pursuant to the Ingleside “Senior Affordable Housing Program,” which was approved by the Mayor and Council as part of the Amended Concept Plan.

The proposed square footage of the Project is approximately 376,135 square feet. When combined, the 602,392-square-foot existing Phase I building and the 376,135 square feet of CCRC uses for Phase II will equal 978,527 square feet. Accordingly, with the Project, the total amount of CCRC uses existing and proposed for the Property is less than the maximum of 1,200,000 square feet of CCRC uses permitted on the Property under the Amended Concept Plan. This remaining square footage (approximately 221,473 square feet) will accommodate a third phase to be filed in the future. As part of this Site Plan, the Applicant proposes to use the undeveloped area of the potential third phase for interim parking to be replaced when the third phase proceeds.

Approximately 268 new parking spaces are provided to serve Phase II. Parking for the Independent Living Building will be provided below-grade and will be accessed from the east side driveway. Parking for the Center for Healthy Living and Memory Support Building will be located in surface parking lots adjacent to those uses. Access to the new buildings will be from

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King Farm Boulevard to the south and from a new access point directly off of Piccard Drive to the north. The Project proposes an on-site pedestrian network that will connect to both King Farm Boulevard and Piccard Drive, which in turn connect with the larger existing King Farm pedestrian routes and network of parks and open space.

Community Outreach

A Pre-Application Area Meeting was held on July 16, 2015 at Ingleside. As shown in the Pre-Application Meeting materials included with the Application, the meeting was attended by current residents of Ingleside as well as neighbors of the Property. During the meeting, the Applicant presented the Project, described the development process, and took questions from the attendees. A Post-Application Area Meeting is currently scheduled for April 6, 2016.

Compliance with Zoning Ordinance's Level 2 Site Plan Requirements

The Project satisfies the requirements of Section 25.07.01.a.3(a) of the Zoning Ordinance. First, it will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development, be detrimental to the public welfare, or be injurious to property or improvements in the neighborhood. The Project will instead improve currently vacant land with attractive new CCRC uses that will activate the area and help to complete the vision for the Property as approved in the Amended Concept Plan.

Second, the Project will not overburden existing and programmed public facilities. Pursuant to the Annexation Agreement and Amended Concept Plan, all of the City's adequate public facilities requirements for the Project have been satisfied.

Third, the Project will not adversely affect the natural resources or environment of the City or surrounding areas. Environmental impacts, including forest conservation, were addressed as part of the Annexation Agreement and the Amended Concept Plan, and an e-mail from Wayne Noll, City Forester, confirming that the Forest and Tree Preservation Ordinance has been previously met by the overall King Farm Forest Conservation Plan, is included with the Application. Additionally, a preliminary stormwater management concept plan for the Project has been deemed acceptable by the City.

Fourth, the Project is not in conflict with the Plan, as defined in the Zoning Ordinance, and further complies with the Annexation Agreement and Amended Concept Plan. Additionally, for the reasons stated above, and as addressed in the Application materials, the Project does not constitute a violation of any provision of the Zoning Ordinance or other applicable law.

Finally, the Project will not be incompatible with the surrounding uses or properties, but rather will complement the surrounding uses, many of which are office, residential and retail, as well as the existing Phase I building. The Project will continue to strengthen the mixed-use character of

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King Farm and serve the existing and future residents of King Farm and the community by providing important senior living choices and health care.

For all of these reasons, the Project complies with the City's Site Plan requirements.

List of Enclosures

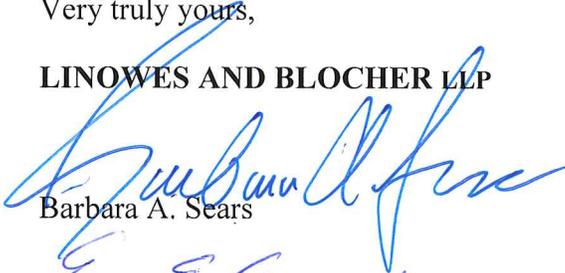
Enclosed please find copies of each of the following associated with the Application:

1. Completed Application form
2. Filing fee
3. Detailed Site Development Plan (12 copies) (including Existing Conditions Plan, Fire Protection Site Plan, and Multimodal Circulation Plan)
4. Preliminary building elevations (3 copies)
5. Comprehensive Transportation Review Report
6. Landscape plan (6 copies)
7. Copy of July 28, 2015 email from Wayne Knoll confirming satisfaction of City of Rockville FTPO requirements
8. Pre-application Area Meeting materials
9. Point by Point Response Letter to Pre-Application Development Review Committee Comments
10. February 25, 2016 email from Susan Strauss to Brian Wilson confirming site plan submission can proceed without final SWM Concept approval.
11. CD containing electronic copies of all application materials.

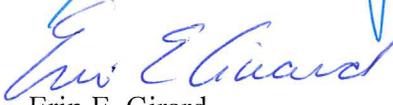
We look forward to working with you on this matter. If you have any questions or concerns, or need any additional information, please feel free to contact us.

Very truly yours,

LINOWES AND BLOCHER LLP



Barbara A. Sears

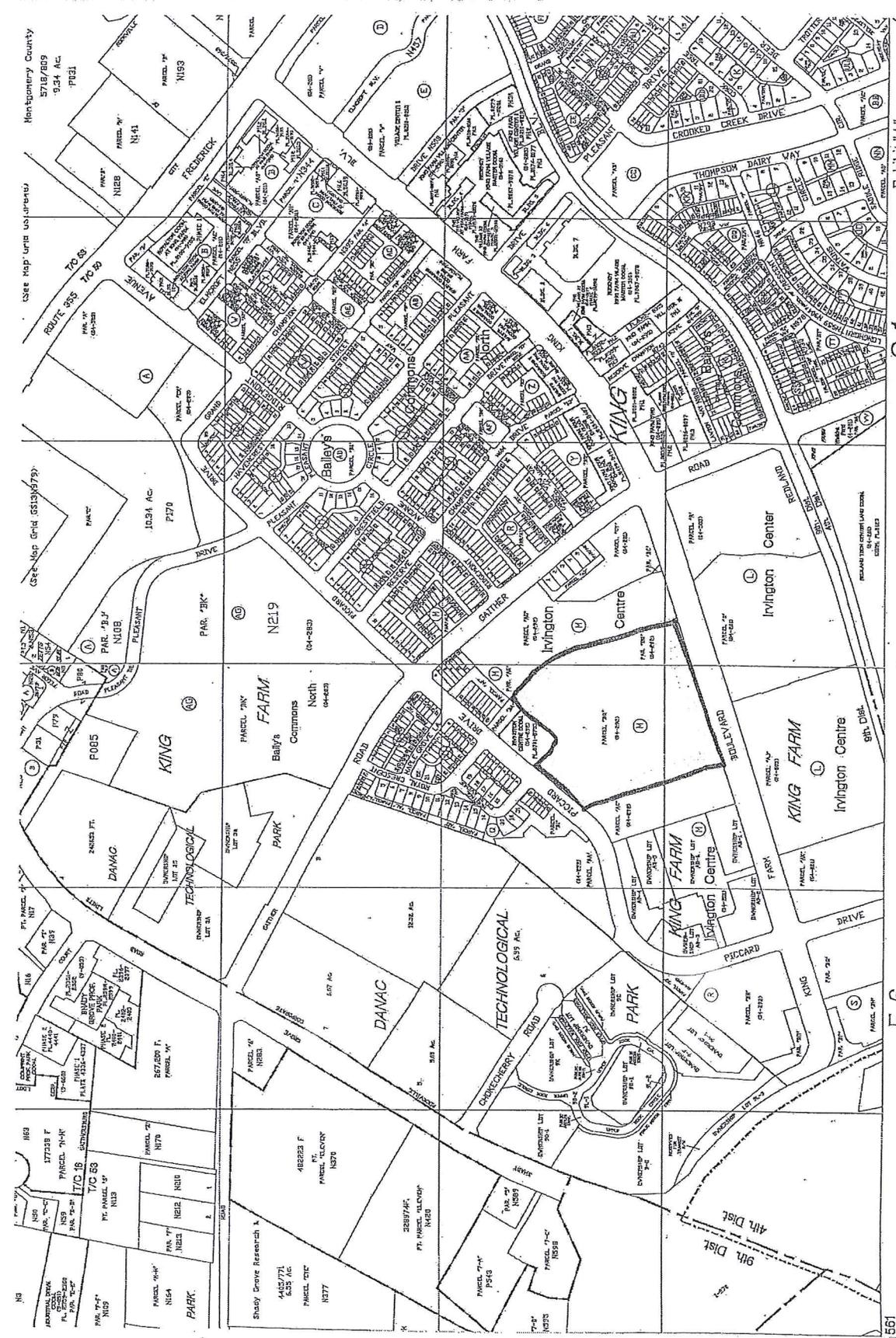


Erin E. Girard

Enclosures

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cc: Tom Seybold
Christine Podles



Montgomery County
5718/809
9.24 AC.
P081

Green Map Grid (5513/573)

See Map Unit 04 (04-000)

Exhibit "A"

G 1

F 6

MAP FS
WSSC 221 N
Location: GAITHER

MONTGOMERY CO.,
MARYLAND

561

Survey
 Plat
 Record
 Cancel
 Amend
 Correct
 Other

DATE: _____
 BY: _____
 TITLE: _____



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 1000 EAST BALTIMORE AVENUE
 BALTIMORE, MARYLAND 21202
 PHONE: (410) 535-3800
 FAX: (410) 535-3801
 WWW: www.dop.state.md.us

Real Property Data Search (w3)	Guide to searching the database
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Search Result for MONTGOMERY COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration	
Account Identifier:	District - 04 Account Number - 03501682		
Owner Information			
Owner Name:	KING FARM PRESBYTERIAN RETIREMENT COMMUNITY INC	Use:	EXEMPT COMMERCIAL NO
Mailing Address:	C/O PRESIDENT CEO & CFO 5121 BROAD BRANCH RD NW WASHINGTON DC 20008-	Deed Reference:	/33632/ 00673
Location & Structure Information			
Premises Address:	701 KING FARM BLVD ROCKVILLE 20850-0000	Legal Description:	PAR BQ KING FARM IRVINGTON CENTRE
Map:	Grid:	Parcel:	Sub District:
FS62	0000	0000	
Subdivision:	Section:	Block:	Lot:
0292		M	
Assessment Year:	Plat No:	Plat Ref:	23240
2015			
Special Tax Areas:	Town:	ROCKVILLE	
	Ad Valorem:		
	Tax Class:	50	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area
2010	4800		11.5400 AC
County Use	117		
Stories:	Basement	Type	Exterior
		CLUB HOUSE	
		Full/Half Bath	Garage
		Last Major Renovation	
Value Information			
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014
Land:	1,824,000	2,097,600	As of 07/01/2015
Improvements	106,494,900	40,697,800	
Total:	108,318,900	42,795,400	108,318,900
Preferential Land:	0		42,795,400
			0
Transfer Information			
Seller:	MARYLAND HH EDUCATIONAL FA	Date:	01/11/2007
Type:	NON-ARMS LENGTH OTHER	Deed1:	/33632/ 00673
Seller:	KING FARM ASSOCIATES L L C	Date:	09/29/2005
Type:	ARMS LENGTH VACANT	Deed1:	/30873/ 00099
Price:		Deed2:	
		Price:	\$21,000,000
Deed2:		Deed2:	
		Price:	
		Deed2:	
Exemption Information			
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015
County:	780	75,823,230.00	42,795,400.00
State:	780	75,823,230.00	42,795,400.00
Municipal:	780	75,823,230.00	42,795,400.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	
Homestead Application Information			
Homestead Application Status: No Application			

1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only: The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Exhibit "B"

