



**TRANSMITTAL**

**To:** Margaret Hall  
City of Rockville  
Department of Community Planning and Development Services  
111 Maryland Avenue  
Rockville, MD 20850

**Via:** MHG

**cc:** Deb Finkelstein  
Kol Shalom  
10301 Grosvenor Place, #L6  
Rockville, MD 20852

**Via:** Courier

Don Silverstein  
Blake Real Estate Inc.  
1150 Connecticut Avenue, Suite 801  
Washington, DC 20036

**Via:** Courier

Will Couch  
Shinberg Levinas

**Via:** Email  
(pdf files)

**From:** Mike Plitt

**Project:** Kol Shalom  
MHG Project # 00-070-51

**Date:** October 28, 2009

**Subject:** Level 2 Site Plan (1st Submission)

Please find enclosed:

- Application and Review Fee Check \$1,685.00
  - 12 Copies of the Level 2 Site Plan SP-1 & SP-2
  - 3 Copies of Preliminary Building Plans
  - 1 Copy of the Transportation Report
  - 6 Copies of the Landscape Plan LS-1 & LS-2
  - 1 Copy of the Approved Preliminary Forest Conservation Plans
  - 1 Copy of the Approved SWM Concept Plan and Letter
  - 1 Copy of the Approved NRI/FSD
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- Project Narrative
- 1 CD with pdf files of the Above Plans

Please have the attached plans distributed for review and schedule a DRC meeting.

Thanks,



# Application for Site Plan Application

# STP

2/09

**City of Rockville**  
*Department of Community Planning and Development Services*

111 Maryland Avenue, Rockville, Maryland 20850  
Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: Cpds@rockvillemd.gov • Web site: www.rockvillemd.gov

**Type of Application:**

- Site Plan 1    Site Plan 2    Site Plan 3    Site Plan Amendment (major)    Site Plan Amendment (minor)

**Please Print Clearly or Type**

Property Address Information 9110 Darnestown Road  
Subdivision Ivy Woods                      Lot (S) 15                      Block A  
Zoning R-200                      Tax Account (S) 00055256 LOT-15 , 00050232 TP-707 , 00148236 TP-705

**Applicant Information:**

*Please supply Name, Address, Phone Number and E-mail Address*

Applicant Kol Shalom, c/o Deb Finkelstein, 10301 Grovesnor Place, #L6, Rockville, MD 20852 301-493-8198  
deb@kolshalom.com

Property Owner Kol Shalom, c/o Deb Finkelstein, 10301 Grovesnor Place, #L6, Rockville, MD 20852 301-493-8198  
deb@kolshalom.com

Architect Shinberg-Levinas, c/o Salo Levinas, 4733 Bethesda Avenue, #550, Bethesda, MD 20814 301-652-8550  
salo@shinberglevinas.com

Engineer Macris, Hendricks & Glascock, PA, c/o Mike Plitt, 9220 Wightman Road, Montgomery Village, MD 20886  
301-670-0840 mplitt@mhgpa.com

Attorney \_\_\_\_\_

Project Name Kol Shalom Synagogue

Project Description \_\_\_\_\_

STAFF USE ONLY	
Application Acceptance:	Application Intake:
Application # _____	OR Date Received _____
Pre-Application _____	Reviewed by _____
Date Accepted _____	Date of Checklist Review _____
Staff Contact _____	Deemed Complete: Yes <input type="checkbox"/> No <input type="checkbox"/>

**TO BE COMPLETED BY APPLICANT:**

Proposed Post Submission Area Meeting Date December 2, 2009  
 Location J55A, 200 Wood Hill Rd., Rockville, MD 20850

**Level of review and project impact:**

This information will be used to determine your project impact, per section 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only.

Tract Size 4.812 acres, # Dwelling Units Total N/A Square Footage of Non-Residential 30,600  
 Residential Area Impact 100 %  
 Traffic/ Impact/trips 82

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	3
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 10,000 square feet	10,001 to 50,000 square feet	50,001 or greater square feet	3
Residential Area Impact	No residential development in a residential zone within 1/4 mile of the project	35% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	65% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area.	4
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	3
<b>Points Total*</b>					<b>LEV. II PER STAFF</b>
The total of the points determine the level of notification and the approving authority .					

**BASED ON THE IMPACT TOTAL YOUR PROJECT WILL BE:**

- Site Plan Level 1 (6 or fewer pts)     
  Site Plan Level 2 (7-9 pts)     
  Site Plan Level 3 (10-12 pts)  
 Site Plan Amendment - Major     
  Site Plan Amendment - Minor

**Proposed Development:**

Retail 0 Sq. Footage      Detached Unit N/A      Parking Spaces 102  
 Office 0 Sq. Footage      Duplex N/A      Handicapped 5  
 Restaurant 0 Sq. Footage      Townhouse N/A      # of Long Term \_\_\_\_\_  
 Other 30,600 Sq. Footage      Attached N/A      # of Short Term \_\_\_\_\_  
                                                  Multi-Family N/A  
                                                  Live N/A  
                                                  MPDU N/A  
 Bicycle Parking: # Long Term 31      # Short Term 8      Total # Provided 39

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) \_\_\_\_\_

Place of Worship, associated School, Office & Social Hall \_\_\_\_\_

**Previous Approvals: (if any)**

Application Number	Date	Action Taken
PJT2009-00001		

***A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.***  
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

*Shel Zimbelstein*                      10-21-09  
Please sign and date

**Application Checklist:**

**Submitted:**

- Completed Application
- Filing Fee (to include Sign Fee)
- Pre-Application Meeting Number \_\_\_\_\_ Documentation (Development Review Committee Meeting Notes)
- Proposed Area Meeting Date 12-2-09 including location JSSA, 200 Wood Hill Rd.,  
Rockville, MD 20850
- A detailed site development plan prepared and certified by a professional engineer. Twelve (12) copies - Fifteen (15) if on a state highway: Plan Sheet size maximum 24" x 36" Folded to 8 1/2" X 11"
- Preliminary Building Elevations & Floor Plans (3 copies), Plan Sheet size maximum 24" X 36" folded to 8 1/2" X 11"
- CTR (Comprehensive Transportation Review) Report with fee acceptable to Public Works (copy to CPDS)
- Landscape Plan (6 copies, Plan Sheet size 24" X 36" folded to 8 1/2" X 11")
- Preliminary Forest Conservation Plan (FCP)
- Copy of Approved Stormwater Management Concept Plan
- Copy of Approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan by the City Forestry Department)
- Sequence and schedule of improvements of multiple building developments
- Project narrative to include statement of justification that address compliance with:
  - Mixed Use Development Standards, including Layback slope and shadow study (25.13)
  - Landscaping, Screening and Lighting manual
  - Adequate Public Facilities (Section 25.20)
  - Parking (Section 25.16)
  - Signs (Section 25.18)
  - Public use space (Section 25.17)
  - Water and sewer information for hydraulic review
- Sequence and schedule of improvements of multiple building developments
- Additional Information as requested by Planning Staff
- Electronic Version (pdf format acceptable)

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**Comments on Submittal: (For Staff Use Only)**

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# SHINBERG.LEVINAS

Shinberg Levinas  
Architectural Design  
L.L.C.

4733 Bethesda Avenue  
Suite 550  
Bethesda, Maryland 20814

301.652.8550 tel  
301.652.1999 fax

## Scope of Work Narrative

### **Kol Shalom**

*Rockville, Maryland*

#### Site location & Access

Kol Shalom plans to build a new synagogue building on the 4.54 acre (197,637 net s.f.) site located at 9110 Darnestown Road. These parcels of land are located at the intersection of Darnestown Road and Jersey Lane – Lot 15, Ivy Woods, plat 8302, TP 705 & 707. The synagogue will be housed in a 30,000 square foot LEED (Leadership in Energy & Environmental Design) certified building. The synagogue will be a one story structure, ranging in heights from 12' to 24' tall.

The site's vehicular access point will be directly across from Jersey Lane. This was the logical location to eliminate confusion with traffic patterns and will make the entry point highly visible for congregants and visitors. While maintaining the visibility of the entrance point, efforts were made to shield the parking lot from the road by heavily landscaped parking islands. In addition, the design works with, not against, existing site contours to create a gently sloped parking lot. Additionally, the parking lot is designed around an impressive 50' tall oak tree that will become a symbol for the Kol Shalom Congregation. Care has been taken to ensure that the tree will continue to thrive in its environment.

#### Facility

Kol Shalom will house religious services, religious school classes, administrative functions, and various receptions. Major facilities include:

- entrance plaza, lobby, and vestibule
- eight classrooms for religious school
- outdoor playground
- administrative wing with offices for permanent staff
- two meeting/conference rooms
- sanctuary
- social hall for various functions, rentable by the public for receptions, weddings, etc.
- full-service kosher kitchen
- recycling separation area

The Kol Shalom congregation has a commitment to preserving the natural beauty of their site and developing in a sustainable way. This includes pedestrian access to the site, outdoor space with combinations of hardscape and plantings, and views/vistas from the building to the surrounding landscape.

#### Site strategies & green design

A total of 111 parking spaces will be provided, with at least 5% of these devoted to carpools or vanpools. The preferred parking will be close to the building entrance and will promote ride-sharing.

Kol Shalom has made an arrangement with the Jewish Social Service Agency, located less than one mile from the property, to accommodate our overflow parking at their parking lot for the Jewish High Holidays. Kol Shalom will provide shuttle service to their site from JSSA.

The project will aim for a goal of preserving 50% of the native habitat on site by providing strategies for saving trees, as well as planting indigenous species that will require little irrigation. In addition to providing storm water treatment on site, a green roof that covers at least 50% of the building footprint will be provided.

Not only does this improve quality control for the structured storm sewer, but also will provide more pleasant views from the 3 story houses on the other side of Darnestown Road. Other green strategies that will be employed include geothermal heat pump for the school and offices, water-efficient irrigation, and lighting controls with occupancy sensors.

### Employees

Kol Shalom synagogue will have a permanent staff of 4-6 people full-time employees, depending on future congregation size and growth. In addition, there will be 8-10 teachers on site during religious school hours. The religious school will operate on Sundays during the hours of 9AM – noon, and on Wednesdays during the hours of 4PM – 6:15 PM. Parents will drive through the parking lot and cue for drop-off and pick-up at the rear (south end) of the school wing, where a covered entry will be provided for the students.

### Hours

Wednesdays: religious school 4PM – 6:15PM

Fridays: religious services from 6:30PM – 8:00PM

Saturdays: religious services from 9:00AM – 1:00PM

### Security

Building security will be managed by electronically controlled doors that will remain locked during main business hours. A call box and camera will notify staff when visitors arrive.

### Deliveries and Transportation

Food deliveries: As needed per social hall/religious functions. Will vary per week, but will likely not exceed 3 times a week.

Plates/linens/chairs (if needed): same as above.

UPS/other: standard business use; expect several deliveries per week maximum.

Most deliveries will occur on weekdays, during non-peak traffic hours between 10 AM and 2 PM.

### Property/building maintenance

The following outside services will be contracted by Kol Shalom on an as-needed basis:

- landscaping maintenance
- snow removal
- mechanical system maintenance, commissioning (as required by LEED)
- general building cleaning
- fire/emergency system maintenance

The facility will *not* have a full time person on staff devoted to facility management, but a full time administrative employee will manage contracts as needed.

### Solid Waste

Trash and recycling shall be picked up from the service area in the rear of the building by municipal services (if available) as scheduled. If trash services are through private contracts then those contracts will be executed as required/needed. There will be a devoted area for recycling that will meet City and LEED requirements. Access to this area shall be provided by a private access road, and a turn-around space for the trucks is provided. Extensive landscaping will shield neighbors from noise and views of the pick-up area.