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October 29, 2013

By Hand Delivery

City of Rockville
Department of Community Planning and Development Services
111 Maryland Avenue
Rockville, Maryland 20850

Re: Pre-Application Meeting Submittal
Key West Center at Fallsgrove - Intersection of Research Boulevard and Gude Drive

Dear Ladies and Gentlemen:

On behalf of the Applicant, Key West Center Fallsgrove, LLC, we submit the enclosed Pre-Application Meeting ("PAM") Submittal and the accompanying Project Description and narrative.

The PAM proposes development of the remaining undeveloped/unapproved area in Fallsgrove, at the southwest intersection of Research Boulevard and Gude Drive. The commercially designated area will be developed with two medical office buildings, and ancillary retail uses, totaling 212,844 square feet to be known as Key West Center at Fallsgrove. Pursuant to 25.14.07(f), a Level 2 Site Plan is required to implement the use, for which this PAM is a prerequisite.

Background and Existing Conditions. The parcels subject to the PAM are designated as P037 and P039 (the "Property").[1] Zoned Planned Development Fallsgrove ("PD-FG"), the Property is currently unimproved. Parcel P037 is owned by the Applicant. Parcel P039 is currently titled to Fallsgrove Associates; a letter of authorization for the Applicant to pursue the PAM is enclosed.

1 The Property is not currently a Record Lot. Therefore, a preliminary plan of subdivision and plat will be filed concurrently with the Site Plan.

On February 22, 2000, the Mayor and Council approved CPD99-0004 via Resolution 1-00, authorizing development of the mixed use community known as Fallsgrove. The Concept Plan authorized a total of 1,530 dwelling units, 160,000 square feet of retail[2] and 950,000 square feet of office/research and development space over the approximately 254 acres bounded by Shady Grove Road, Darnestown Road, West Montgomery Avenue and Research Boulevard. Of the total development approved, 1,410 dwelling units, 155,801 square feet of retail and 741,355 square feet of office space has been approved and/or built. Two Detailed Applications[3] were previously submitted and approved for the Property, CPD2000-0004I and CPD2006-0004Y, for a single office building of approximately 208,000 square feet; these expired prior to implementation.

The Property is located at the southwest intersection of Research Boulevard and Gude Drive, an area designated in CPD99-0004 for Class A office development. The Property is somewhat removed from the balance of the Fallsgrove site due to its location on Research Boulevard. As shown on the Area Map, attached as Exhibit A, the Property is immediately surrounded by other commercial uses. Consequently, the site has been designed to be compatible with these office uses. To the immediate west of the Property is a forested stream valley and further west is North Montgomery Avenue. To the north of the Property is West Gude Drive and a string of office uses, beginning with the ASHA headquarters in Fallsgrove. Similarly, office uses stretch to the south along Research Boulevard. To the immediate east of the Property is Research Boulevard, additional office buildings, and further east is I-270.

Proposed Use. The Applicant proposes to construct two five story buildings, to be used as medical offices, served by four story and five story parking garages. The construction will be completed in two phases: Phase 1 will include construction of one approximately 106,422 square foot building on the northern half of the Property and a four story parking garage and Phase 2 will include construction of the second, approximately, 106,422 square foot building near the front, and a five story parking garage. A conceptual Site Plan is attached as Exhibit B. The total FAR requested represents all of the remaining office and retail density permitted within Fallsgrove: 208,645 square feet of office/R&D and 4,199 square feet of retail.

The parking garage will be built in phases to support each building as it comes on line. Altogether, the parking garages will provide approximately 852 parking spaces, of which slightly more than half will be constructed during Phase 1. Additionally, there will be 28 surface parking spaces located near the building entrances.

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2 150,000 square feet in the Village Center and 10,000 square feet throughout the office parcels.

3 Prior to the adoption of the 2008 Zoning Ordinance, "Detailed Applications," rather than Site Plans, were required to implement development under a CPD.

Between the construction of Phase 1 and Phase 2, the Applicant will maintain the building and garage footprints for Phase 2 as seeded and sodded grassy areas. The access drive and surface parking areas will be constructed with Phase 1. Specific details will be provided with the Site Plan.

The buildings have been sited to avoid the Colonial Gas pipeline that traverses the northernmost corner of the Property and address Research Boulevard. The parking garage is set back from the road and designed to architecturally complement the proposed office buildings. Entrances to the sites have been located across from existing access points similar to those approved in prior Detailed Applications.

Because forestry requirements were met as part of the overall Fallsgrove Concept Plan, no reforestation is necessary on site and none is shown. However, the Applicant will include a Forest Conservation Plan with the Site Plan to address on-site trees. Similarly, a Stormwater Management Concept Plan was approved with CPD99-0004 and a portion of this site was planned for a stormwater management facility. This feature remains, modified from its original plans, along with certain bio-retention features to meet current stormwater management requirements.

CPD99-0004 Standards. The proposed development complies with the standards set forth in CPD99-0004:

(a) As noted above, 741,355 square feet of the permitted 950,000 square feet has been approved on all the commercially designated areas within Fallsgrove, leaving 208,645 square feet for this site. Similarly, 155,801 square feet of retail use was approved, leaving 4,199 square feet available. The Applicant's proposed 212,844 square feet in the two buildings utilizes the remaining capacity left at Fallsgrove for general office/R&D space and ground floor retail. The buildings will both be medical office buildings and, therefore, can capture the remainder of the 161,688 in office capacity and 46,957 of R&D capacity. (see chart attached as Exhibit C).

(b) Height - R&D buildings are limited to five stories, not to exceed 125 general feet in height and general office space is limited to 125 feet with no limitation on the number of stories. The proposed buildings are five stories and 72 feet tall, compatible with the CPD. Additionally, parking structures are limited to five stories under CPD99-0004; the parking garages are four and five stories tall, as shown on the plans.

(c) Setbacks - As the eastern part of the Property abuts Research Boulevard, there is a 25 foot setback in accordance with CPD99-0004.

(d) Design Guidelines – The Concept Plan requires that office buildings be located as closely as

possible to roadways, bike paths, and sidewalks with parking beside or behind such buildings. Consequently, the buildings are placed at the building restriction line and the garage has been placed to the rear of the site. At site plan, detailed architectural plans will be submitted.

Attached at Exhibit D, you will find the Pre-Application Stormwater Management Concept Package.

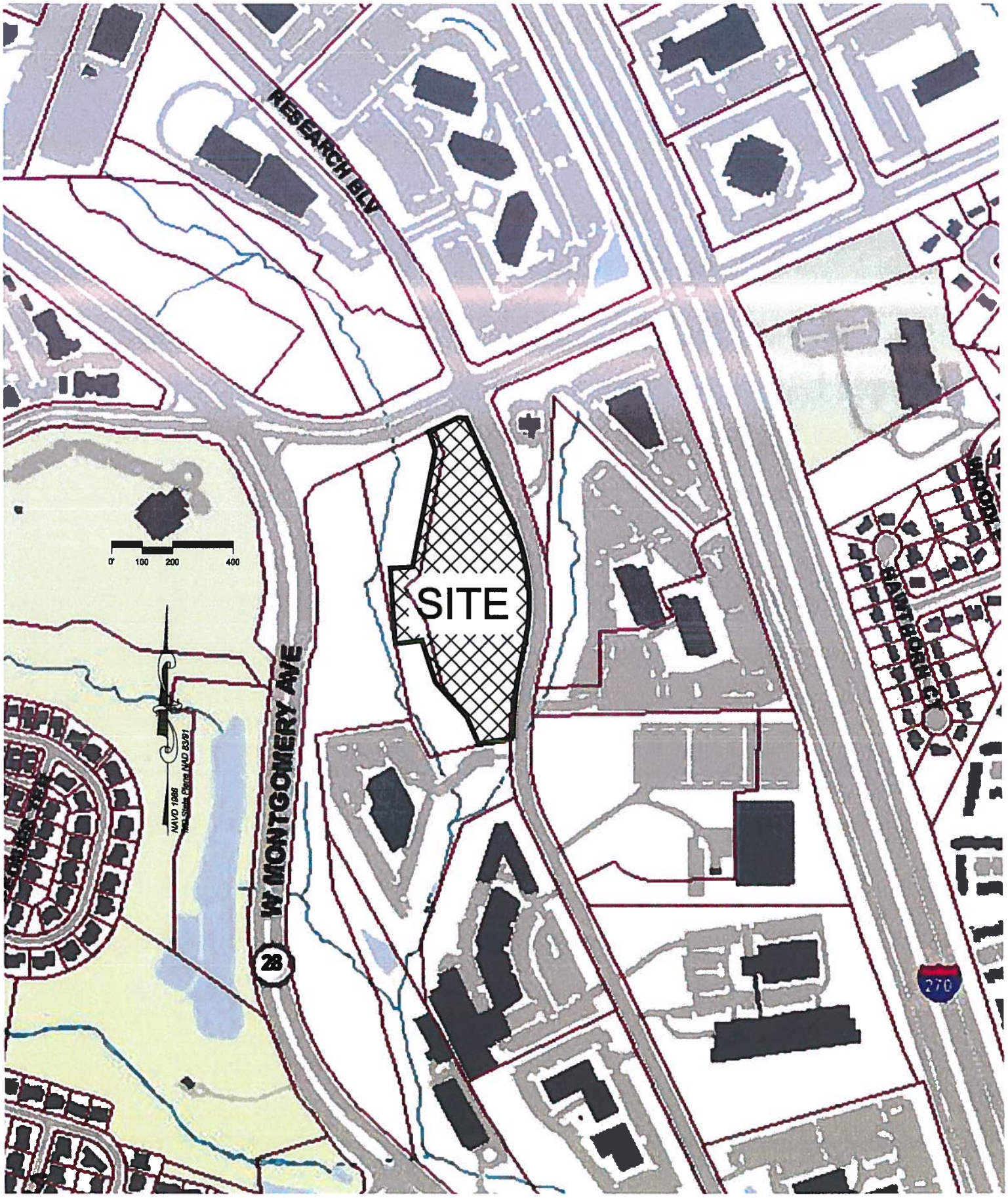
Thank you for your attention to this matter. Please contact me if you need any additional information.

Sincerely,

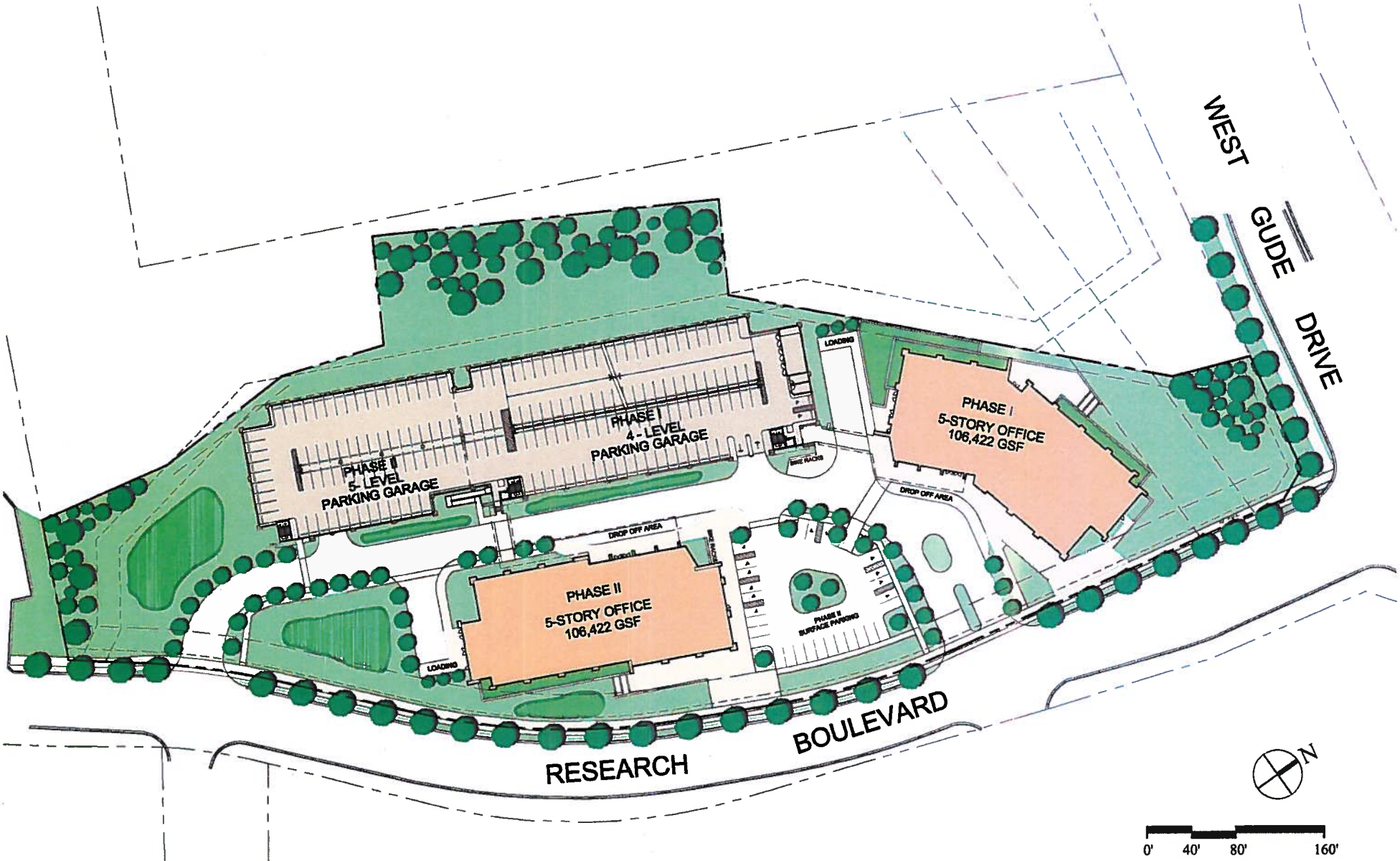
Erica A. Leatham

EAL:rep
Attachments

Key West Center at Fallsgrove
Exhibit A
Area Map


RESEARCH BLV
SITE
W MONTGOMERY AVE
28
270
0' 100 200 400
NAVD 1988
MD State Plane NAD 83/91

Key West Center at Fallsgrove
Exhibit B
Site Plan



10/28/13

LERNER ENTERPRISES

KEY WEST CENTER AT FALLSGROVE

SITE PLAN

DVA architects
ARCHITECTURE • PLANNING • INTERIORS
400 PROFESSIONAL DRIVE, SUITE 200, GAITHERSBURG, MD 20879
PH: (301) 590-0500, FAX (301) 590-0520 WWW.DVA-ARCH.COM

Key West Center at Fallsgrove
Exhibit C
Fallsgrove Density Chart

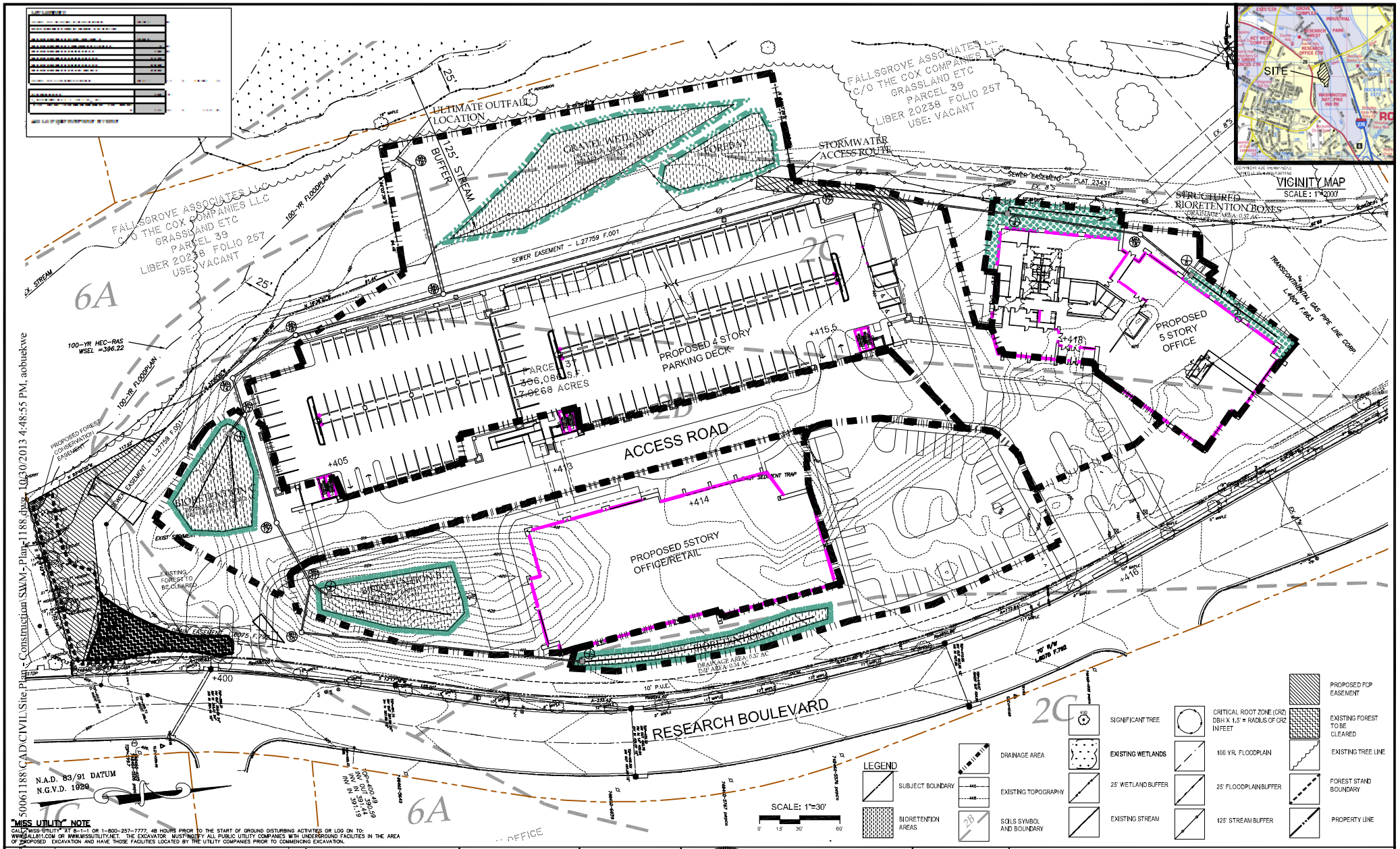
Fallsgrove Research & Development/Office Summary		
Total Permitted		
Office	325,000	*up to 425,000 sf permitted, based on sfootage of R&D space*
R&D	625,000	
Total	**950,000**	

			Office	R&D	Total Office/R&D SF
CPD20007-0004AC	Constructed	RCP	37,361	97,205	134,566
CPD2000-0004J	Constructed	SGPC II		55,060	55,060
CPD2000-0004R	Constructed	Chevy Chase Bank			
CPD2000-0004S	Constructed	Riggs Bank			
CPD2000-004U	Constructed	Krispy Kreme			
CPD2005-0004W	Partially Constructio	ASHA	59,152	153,907	213,059
CPD-2005-0004X	Constructed	JSSA		31,000	31,000
CPD-2006-0004AA	Constructed	Hilton	66,799	66,799	133,598
CPD-2006-0004AB	Constructed	Fallsgrove Plaza		99,072	99,072
~~CPD2006-0004Y~~	~~Plan Expired~~	~~Corporate Center~~	~~207,691~~		~~207,691~~
CPD2000-0004F	Constructed	Village Center		75,000	75,000
Total			**163,312**	**578,043**	**741,355**
Square footage remaining for Key West Plaza at Fallsgrove			161,688	46,957	**208,645**

Village Center	150,000
Ancillary Retail	10,000
	160,000

CPD2000-0004F	Village Center	125,940
CPD2002-0004R	Chevy Chase Bank	3,100
CPD2002-0004S	Riggs Bank	3,650
CPD2003-0004U	Krispy Kreme	4,502
CPD2006-0004AB	Executive Plaza	18,609
		155,801
		4,199

Key West Center at Fallsgrove
Exhibit D
Pre-Application Stormwater Management Concept Package



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CALL "MISS UTILITY" AT 8-1-1 OR 1-800-257-7777, 48 HOURS PRIOR TO THE START OF GROUND DISTURBING ACTIVITIES OR LOG ON TO: WWW.CALL811.COM OR WWW.MISSUTILITY.NET. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.

NO	DATE	SUBMITTALS/REVISIONS	BY
			TO

Dewberry®
203 Perry Parkway, Suite 1
Gaithersburg Maryland 20877
Phone: (301) 337-2856 FAX: (301) 258-7607
Contact: JOANNE CHEOK, PE

LEASEE/DEVELOPER/OWNER
KEY WEST CENTER FALLSGROVE LLC
C/O LERNER ENTERPRISES
2000 TOWER OAKS BLVD STE 800
ROCKVILLE MD 20852
PHONE: 301.692.2375
FAX: 301.692.2631

STATE OF MARYLAND — JOHN MARIE CHEOK — STATE OF MARYLAND — PROFESSIONAL ENGINEER

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 18095

Expiration Date: 12/21/14

SCALE:	AS SHOWN
DESIGN:	K. MACK
CHECKED:	K. MACK
DATE:	OCTOBER 30, 2013

KEY-WEST CENTER AT FALLSGROVE
STORMWATER MANAGEMENT CONCEPT/
ONSITE DRAINAGE AREA MAP

ELECTION DISTRICT 04 ACCOUNT 03284604 TAX MAP FS561 GRID 24 PARCEL 37 LIBER 17906 FOLIO 0211 284779 AC

ZONE: PD-FG ADC PAGE 5164 GRID FR63 200' SCALE GRID 22GNW09 SHEET 1 OF 1

P:\PROJECT\2013 File\Key-West 50061188\CAD\CIVIL\Site Plan - Construction\SWM - Plan-1188.dwg, 10/30/2013 4:48:55 PM, aobuekwe