



City of Rockville

## MEMORANDUM

June 8, 2007

TO: City of Rockville Planning Commission

FROM: Ann Wallas, Planner II, CPDS

THROUGH: Jim Wasilak, Chief of Planning

SUBJECT: **Draft Twinbrook Neighborhood Plan – Outreach Update**

At their March 28, 2007, meeting the Planning Commission directed that City staff, along with the Advisory Group and associations, conduct an outreach process that should be inclusive of all stakeholders. Staff suggested a number of initiatives, including a series of Open Houses and Design Workshops to focus on the commercial and industrial areas. This memo serves as an update on the process.

### **Open Houses:**

Three Open Houses have been held:

- ***Open House 1 – Sunday April 29, 2007, 2:00 – 4:00 p.m. at The Conservatory, Glenview Mansion.***
  - 47 visitors signed in.
  - Approximately 40 copies of the Draft Plan and 20 copies of the Executive Summary were given out.
  
- ***Open House 2 – Tuesday May 15, 2007, 6:00 – 8:30 p.m. at the Cafeteria, Rockville High School.***
  - 41 visitors signed in. Approximately 9 others did not.
  - 36 copies of the Draft Plan and 15 copies of the Executive Summary were given out.

- ***Open House 3 - Thursday May 31, 2007 from 6:30 – 8:00 p.m. in the Cafeteria at Rockville High School.***
  - 42 visitors signed in.
  - 23 copies of the Draft Plan and 4 copies of the Executive Summary were handed out.
  - City staff prepared a comment form for the May 31, 2007, Open House in an attempt to elicit a more focused set of comments. Fourteen comment forms were turned in and a version of the form, with comments received, can be found at Attachment 1.

The discussion portion of each Open House yielded a wide range of comments, which can be found at Attachment 2.

Follow up letters conveying the comments received have been sent to all who signed in at the Open Houses.

#### **Small Group Meetings:**

Three small group meetings have been held so far, at the Twinbrook Forest HOA, the Cambridge Walk I and II HOAs and a group of neighbors in the Halpine Village subdivision.

#### **Updated Website:**

The Draft Twinbrook Neighborhood Plan website has been updated and now offers the opportunity to sign up for emails and to give comments on line.

14 citizens have signed up for emails.  
3 citizens have offered comments.

#### **Television Spots:**

Long Range Planning staff has met with Channel 11 staff and plans are underway for a series of short television spots that illustrate planning concepts. A 30 minute “Cityline” show is also envisaged that will expand upon the usual interview format. Channel 11 staff shot footage at the May 15 Open House that can be used in future programming.

#### **Follow-Up letters to 2004 Survey Respondents:**

More than 300 citizens responded to the 2004 kick-off survey. City staff wrote a follow up letter to them giving information on how to obtain a copy of the Draft Plan, the dates and times of the Open Houses, and how comments could be provided. The letter

emphasized that the Planning Commission would like to ensure that the Draft Plan reflects their vision for the future of the Twinbrook neighborhoods.

**Outreach to the Community:**

Letters have been sent, in English and Spanish, to the Twinbrook community associations and organizations. Meetings have begun with individual commercial property owners and will continue into the summer. It will be particularly important to engage the commercial and industrial property owners in the Design Workshops.

**Design Workshops:**

Planning is underway for Design Workshops that are envisaged as facilitated, interactive meetings, where residents and property owners can view and comment on illustrated scenarios for the future vision of the Twinbrook commercial and industrial areas.

The workshops are expected to occur during the early fall. Feedback received at the workshops will be reported to the Planning Commission.

**Attachments:**

1. May 31, 2007 Open House Comment Form – With Responses Received.
2. Comments Received at the Draft Twinbrook Plan Open Houses



**DRAFT TWINBROOK NEIGHBORHOOD PLAN**  
**May 31, 2007 Open House Comment Form – With Responses Received**

Goal:	Outcomes and Benefits:	Yes/No	Please add further comments:
<b>Catalyst Number 1:</b> Maintain and enhance the residential character of the Twinbrook neighborhoods to ensure continued viability and sustainability.	Single-family residential neighborhoods should remain.	13 Yes 1 Blank	<ul style="list-style-type: none"> <li>• Conservation Districts should require <u>way</u> more than 30% participation.</li> <li>• I am concerned that overbuilding will result in flooding and erosion as well as stream pollution.</li> <li>• When we think about in 20 year. What will look like at our area. We not just think about of commercial area but residential too.</li> <li>• Prohibit parking on grassy areas, and enforce it.</li> <li>• Improve character: improve lighting. Better street trees.</li> <li>• Should only be <u>one</u> family per house.</li> <li>• We need the option of neighborhood conservation areas.</li> <li>• Allow businesses in home.</li> </ul>
	Protect the unique character of the Twinbrook residential neighborhoods.	10 Yes 4 Blank	
	Respect the different housing styles in each area.	10 Yes 4 Blank	
<b>Catalyst Number 2:</b> Maintain, upgrade and acquire publicly owned land to ensure that recreational opportunities, public accessibility and the natural environment enhance the quality of life for all residents.	Improve appearance and functioning of all public spaces.	11 Yes 3 Blank	<ul style="list-style-type: none"> <li>• How to increase open space? Hopefully by not bulldozing the forest.</li> <li>• Stormwater management needs to be carefully planned.</li> <li>• Rockville has great recreational facilities. Would <u>love</u> bike access. No “hanging out” by young adults. How? Is there unbuilt land? What kind of access?</li> <li>• Pedestrian overpasses.</li> <li>• I want more public spaces (tot lots, pocket parks) near the Metro station. Taylor property should be a park.</li> <li>• Need to maintain existing parkland and look for opportunity to create more.</li> </ul>
	Increase pedestrian access and safety.	12 Yes 2 Blank	

Stakeholders for all processes would be residents of the Twinbrook neighborhoods, property and business owners, City staff, qualified consultants etc.



**DRAFT TWINBROOK NEIGHBORHOOD PLAN**  
**May 31, 2007 Open House Comment Form – With Responses Received**

	Increase open space and recreational opportunities.	7 Yes 7 Blank	
	Increase access to recreational, social and commercial facilities.	7 Yes 7 Blank	
<b>Catalyst Number 3:</b> Promote the renewal of the Twinbrook neighborhood commercial areas.	Encourage the long-term improvement of the Veirs Mill Road commercial area.	12 Yes 2 Blank	<ul style="list-style-type: none"> <li>• I <u>want</u> mixed retail and apartments or condos. I want some green space associated with these.</li> <li>• Mixed use means townhouses and condos – increased density.</li> <li>• Improve traffic circulation at the shopping centers.</li> <li>• Mixed use commercial and residential would ensure vitality of the City. What safeguards are in place to enhance services from the City with the additional development?</li> <li>• I love to see the new commercial shopping center, but not come with residential building.</li> <li>• Thanks for keeping Twinbrook Library.</li> <li>• Stop mix-use. Keep and improve existing shopping center. Mixed use will bring more traffic to our already crowded roads.</li> <li>• More attractive and better stores. Starbucks? Hardware store? Proceed with caution. Twinbrook Commons impact is incalculable.</li> <li>• No mixed use.</li> <li>• I am very much in favor of mixed use (65 feet) and form based zoning. Also floating zones.</li> <li>• Mixed use residential will allow older folks who can't maintain their houses and yards to stay in the community.</li> </ul>
	Should the area redevelop: include retail, office and residential uses to serve the neighborhood.	6 Yes 3 No 5 Blank	
	Should the area redevelop: include open spaces and community facilities. Keep Twinbrook Library.	11 Yes 3 Blank	
	Improve Pedestrian access and safety.	11 Yes 3 Blank	

Stakeholders for all processes would be residents of the Twinbrook neighborhoods, property and business owners, City staff, qualified consultants etc.



**DRAFT TWINBROOK NEIGHBORHOOD PLAN**  
**May 31, 2007 Open House Comment Form – With Responses Received**

<p><b>Catalyst Number 4:</b></p> <p>Promote the renewal of the Twinbrook neighborhood industrial areas.</p>	<p>Encourage the improvement of the Twinbrook industrial areas.</p>	<p>9 Yes 5 Blank</p>	<ul style="list-style-type: none"> <li>• What exactly is meant by industrial? We have no factories.</li> <li>• The more surveys should come from <u>this area</u>, because only this area residents will affect of traffic by industrial area.</li> <li>• The adjoining residential neighborhood is already hard pressed. Improve the appearance of the commercial facilities.</li> <li>• No mixed use. No taller than single family homes in area.</li> <li>• I am in favor of mixed use for these areas to 65 feet.</li> <li>• Need places to get cars fixed, shops and office for service trades like plumbers.</li> <li>• Allow residential. Promote smart-growth planning by allowing high density residential uses in the I-1 zone, which is currently antiquated office buildings, and is adjacent to the metro station. Allow up to 55 feet.</li> </ul>
	<p>Should the area redevelop: keep industrial uses that serve the community; allow limited residential and office uses.</p>	<p>8 Yes 3 No 3 Blank</p>	
	<p>Building scale should be a transition between the new metro development and the neighborhood.</p>	<p>8 Yes 2 No 4 Blank</p>	
<p><b>Catalyst Number 5:</b></p> <p>Promote improvement of the Burgundy commercial area.</p>	<p>Improve the appearance of the Burgundy Shopping center.</p>	<p>10 Yes 4 Blank</p>	<ul style="list-style-type: none"> <li>• How [could this be done]?</li> <li>• 45 feet high would be ok.</li> <li>• Improve traffic circulation.</li> <li>• Add one more exit to Rt. 28, so Exit to 28 can reduce the traffic on Baltimore Road. More surveys should get from the residents of the area of Burgundy because areas of resident are affect of traffic.</li> <li>• On Baltimore Road from First Street going east, no left turn into Shopping Center at first entrance <u>anytime</u>. Make a right turn lane from Baltimore to east[bound] Norbeck.</li> <li>• Burgundy is an anomaly that is a blot on the neighborhood as it is.</li> <li>• No mixed use.</li> <li>• This shopping center looks dreadful. It needs to be zoned mixed use.</li> <li>• Yes, please [improve the appearance of the Burgundy Shopping Center]. I actually eat more at those restaurants than the ones at Twinbrook Shopping Center.</li> </ul>
	<p>Improve traffic circulation at the shopping center. (Entrance and Exit configurations.)</p>	<p>11 Yes 3 Blank</p>	
	<p>Should the Shopping Center redevelop the new buildings should be no more than 30 feet high.</p>	<p>8 Yes 2 No 4 Blank</p>	

Stakeholders for all processes would be residents of the Twinbrook neighborhoods, property and business owners, City staff, qualified consultants etc.



# DRAFT TWINBROOK NEIGHBORHOOD PLAN

## COMMENTS RECEIVED AT SPRING 2007 OPEN HOUSES

### Residential Areas:

- Limit by conservation?
- One rule fits all?
- Make Twinbrook historic?
- Retain or remove?
- Are there plans to downzone residential areas?
- Mansionization concerns may not be uniform in different parts of the City.
- Bought small house and want to keep it, but neighbors can block the sun.
- Plan has no changes to residential concepts that overlap to RORZOR.
- Twinbrook Plan and RORZOR do interact. Focus on neighborhood feeling but practical to talk about borrowing.
- What tools are available?
- More streetlights.
- RORZOR suggests that 30% of neighborhood agree to Conservation District, but it's 100% for a change in an HOA.
- Downzoning would affect home equity and ability to borrow against home.
- RORZOR recommending up to .4 FAR for residential.
- What is Mixed Residential?
- Houses allowed to be built too big, e.g. Lithicum and Twinbrook Parkway. It devalues the entire neighborhood.
- Confusion about burned-out house on McAuliffe: *(on market for \$300,000, it will cost \$300,000 to build a new house, owners want profit of \$100,000, but can't sell a home for \$700,000 in Twinbrook.)*
- House on McAuliffe – what do you want to see done? *(Asked City to condemn so not look at burned out house.)*
- *(On Conservation or Overlay zones)* How does this affect the equity in the neighborhood?
- Don't buy argument that equity will be affected. Market will not want to pay high energy rates. Individuals can decide to reduce energy and that can make a difference.
- Demographics changing – large groups of young adults and multiple families living in one house; is this a trend?





- Single family living in single-family house is dwindling.
- RORZOR – 30% property owners need to approve for a conservation plan.
- Put in recommendation for 100% instead of 30% for Conservation District approval.
- Want conservation district option to preserve character of smaller communities where houses are similar.
- Do not reduce the extent to which existing homes can be built out. Leave the current square-foot limitations; do not reduce these limits!
- Would like the option of a carport.
- Make sure that the new units have a large contingent of low-income housing. And housing with enough bedrooms for a family.
- Restrict Section 8 housing/"dormitory" housing. Transient house is terrible for family neighborhoods.
- If sites redevelop – only single-family homes – roads are too crowded and we need to preserve our neighborhood – not separate it into sections (i.e. Broome Middle School and area churches.)

*Advisory Group comment:*

- *Draft Plan recommends Conservation District should be citizen driven, not City initiated.*

*Staff Comments:*

- *RORZOR is a re-write of the City's zoning ordinance that is ongoing. More information may be found at: <http://www.rockvillemd.gov/zoning/index.html>*
- *Mixed residential is a mix of single family, townhomes and apartments. No commercial. Would include MPDUs – affordable housing.*
- *The Draft Plan recommends that request for Conservation District come from neighborhood. Each District is unique.*
- *R-60 = lot size of not less than 6,000 square feet, although there are a number of undersized lots (around 5,000 square feet) in the area.*

## **Commercial and Industrial Areas:**

- How will redevelopment affect property values?
- No floating zones.
- More streetlights.





- Provide analysis on zoning implications.
- Concerned about density with residential.
- Lot of information – only interested in ratio of current to plan.
- If it will be 20 years, what day will we see the first change? Where will it occur? When is the County change to start?

### **Twinbrook Shopping Center/Twinbrook Mart Area:**

- Downzone?
- To keep what exists - buildings, better stores
- Provide for mixed-use?
- How to define uses and form?
- Hardware store
- Should add more residential?
- Help Twinbrook get fair share of resources
- Why is the Plan changing the zoning of the Twinbrook Shopping Center?
- What is “downzoning”?
- Don’t see that downzoning would be a legal problem for the developer/owner.
- The owner doesn’t want to change.
- The owner has not changed in 40 years and will not.
- The next generation of owners may want to change.
- The Twinbrook Shopping Center and the Twinbrook Mart should not be more than 35 feet high.
- We may not want all of the uses currently allowed in the C-2 zone.
- If we go with the height and density recommended in the Plan the ground will be broken tomorrow.
- What about building condos on top of the library, CVS or other stores?
- Mixed use funding? Article in Washington Post about local governments subsidizing mixed use.
- Prefer no development.
- Mix of uses creates identity.
- Projected timeframe for changes to Twinbrook Safeway area?
- Since my house backs to the side of the Safeway, what will the changes do to my property value?
- Will anyone provide a better fence – when Safeway expanded their parking lot they planted bushes – Rockville wouldn’t do anything to provide a fence – so most of us built our own..
- What are the benefits of extending Atlantic Avenue?





- “Smart Growth” – but no intelligent growth
- King Farm in Twinbrook?
- Need more commercial, no residential, better access for cars and people.
- Pedestrian crossings on Veirs Mill Road – over and underpass.
- No nightclubs or bars in Twinbrook Shopping Centers.
- Parking issues – employee parking too. Make parking easy.
- How many stores survive 20 years?
- Don’t want parking structure. Too dense already.
- Forget 20 years, what about 5 – 10 years?
- Will the developer pay for it?
- Like to know about pedestrian access if do mixed use, pedestrian safety and walkability.
- Drop to 35 feet high now, with the last 5 feet roof.
- The City controls zoning.
- What are the alternatives for Twinbrook Shopping Center and Twinbrook Mart?
- How close to Veirs Mill Road could the buildings be?
- Shopping Centers on Veirs Mill to be pedestrian friendly.
- Have there been any direct conversations with the owners of Twinbrook Shopping Center and Twinbrook Mart about their plans for future development?
- What I want at Twinbrook Center/Mart:
  - 1 level (ground) of stores, restaurants, bars, nightclubs etc.
  - 1 level (above) of offices (dentists, insurance agents, etc.)
  - 1 level (top) of condos/apartments.
- No mixed use on Veirs Mill Road, only create more traffic.
- Beautify shopping center.
- Need better crosswalks on Veirs Mill Road.
- Do not like King Farm design for mixed use example.
- Would like mixed use on Veirs Mill Road if designed right.
- No mixed use – would only see Starbucks – remain commercial, like Safeway. Want hardware store.
- Do want mixed use – if people live above it creates a demand for services, helps the businesses.
- Want mixed use – concerned about the abandonment of space.
- Does the City take into consideration the cost of City services? e.g. fire cost, tax assessment.
- Important to point out that the new proposal for Twinbrook Shopping Center is not for seven times as high as what’s there now.





- Concern about filthy sidewalks within shopping centers – gum etc.
- Better pedestrian access to community points of interest, particularly Veirs Mill Shopping centers.
- If the Twinbrook Shopping Center redevelops, could the Library be an anchor? Need safer pedestrian access.
- Impact of construction on the library and patterns of use could be a concern.
- Residential over commercial. No, not filling the Town Centers yet, why build more now.
- What do we have to do to get something like a hardware store?
- Don't want more density.
- No mixed use. Not enough parking room in Twinbrook Shopping center for more businesses.
- In the Twinbrook Center, I'd like to see: (a) grocery store (b) auto-repair shop (c) drug store (d) restaurants and nightclubs (e) day care center (f) Library. With dwellings above these – around 55 feet high.
- Lower height of Twinbrook Shopping Center to 35 feet maximum.
- King Farm Shopping Center cannot apply to Twinbrook Shopping Center. The most problems been facing in King Farm Shopping Center – Parking. Don't be surprised there are 4 banks in King Farm Shopping Center within 300 feet.
- Town Center of City of Rockville can't apply to Twinbrook either, because we are Twinbrook Shopping Center, we are unique.
- Do owners of area have to sign off on recommendations?
- [Don't] remove library or parking.

*Advisory Group comments:*

- *Twinbrook Shopping Center and Twinbrook Mart are now zoned C-2; the owner could build a 75 foot high building right now. The Draft Plan proposes 65 feet high at Veirs Mill Road, stepping down to 35 feet next to (or across from) the single-family homes.*
- *Twinbrook Shopping Center is approximately 18 feet high, Safeway higher.*
- *Condo market up and down – in cycles. Remember this is a 20 – 25 year plan. Eastern Rockville not getting as high of quality development as the rest of the City – don't want to freeze anything.*
- *Any commercial development will take time to build out – e.g. JBG says Twinbrook Station will take 8 years to build out. Who knows when the area will develop?*





- *This is a draft, nothing in concrete. Floating zone etc. suggested as a tool, if it is available.*

**Staff Comments:**

- *FAR = Floor Area Ratio*
- *Residential is not allowed under the existing commercial zoning. Retail and/or office allowed.*
- *Owner could build an office building like the one on the Pike at Edmonston Crossing, or the “pink” building, by right.*
- *The Draft Plan recommends reducing what’s allowable at Twinbrook shopping center from an all commercial development that can go up to 75 feet tall, to mixed-use that can go to a maximum of 65 feet tall.*
- *Mixed use is a mix of shops, offices and residences.*
- *The height of new development would have to taper 35 feet next to single-family homes.*
- *Parking requirements are based on use:*

*For multi-family (apartments or condos):*

<i>Studio</i>	<i>= 1.0</i>
<i>1 Bedroom</i>	<i>= 1.25</i>
<i>2 or more Bedrooms</i>	<i>= 1.50</i>

*For townhouses:*

<i>1 or 2 Bedrooms</i>	<i>= 1.50</i>
<i>3 or more Bedrooms</i>	<i>= 2.0</i>

- *The draft plan recommends no change to the Twinbrook Library, which is a County-owned facility.*
- *Commercial and Industrial owners would abide by zoning changes made, if any.*

**Burgundy Shopping Center**

- *Beautify shopping center.*
- *What tools and techniques to improve Burgundy?*





*Staff comments:*

*City should establish relationship with owner to encourage improvement; City sponsored programs (e.g. façade improvement, landscaping, streetscapes etc.)*

### **Lewis Avenue/Halpine industrial area:**

- Mixed use?
- Retain? Floating zone – where apply?
- Height and compatibility of redevelopment at Lewis and Halpine an issue.
- The Twinbrook Station development is scaled down at the edge to be compatible with the existing townhomes.
- No mixed use on Halpine and Twinbrook Parkway or Lewis Avenue.
- No more traffic on corner at Halpine and Lewis.
- Want to see residential at Lewis, not industrial.
- Would like mixed use as a better noise barrier from tracks – could live above their store.
- Want residential at Lewis.
- Important to have zone that includes uses in Lewis Avenue (industrial) condos. Should be built to block sound, like businesses to remain, hear from everyone, not just Lewis.
- Sound can travel from the railroad.
- Cafes and restaurants would be great in the Lewis area, could walk there.
- Lewis Avenue very different from Halpine/Ardennes: Avalonbay proposing to be a buffer between single family homes and proposed multi-story office building.
- Promote smart growth by allowing high density residential mixed use near the Metro Station. This is particularly important in the current Halpine Road industrial area.
- Break out the Ardennes industrial area away from the Lewis Avenue area. They are both very different areas in use and feel.

### **Transportation Questions:**

- Transportation impact?
- Need to consider the traffic impact of the new development.





- Pedestrian crossings on Veirs Mill Road – under and overpass.
- Has Metro enough capacity? Every Metro stop is scheduled to have high density. More density seen along Rockville Pike too.
- There are parking problems in King Farm – concerned about parking in the Twinbrook neighborhood.
- Not safe to walk along Veirs Mill Road.
- Too much traffic through the neighborhood.
- Too many parked cars in the neighborhood.
- How is gridlock being addressed? Too many more cars on the roads. Evening rush hour takes 15 minutes to go from Broadwood to Library on Veirs Mill.
- Lewis and Edmonston big traffic problems.
- At Veirs Mill Road, no left turn on Edmonston.
- Cut-through traffic in neighborhood a concern.
- Need more stop signs in neighborhood.
- No mixed use on Veirs Mill Road – only create more traffic.
- Need better crosswalks on Veirs Mill Road.
- Need enforcement for use of crosswalks by pedestrians.
- Need overpass on Twinbrook Parkway to apartments for pedestrians.
- Safety a concern in bus stop areas on Twinbrook Parkway.
- No more traffic on corner at Halpine and Lewis.
- Concerns about pedestrian safety on Veirs Mill Road.
- Pedestrian safety important at access points.
- Need turning land at First Street and Baltimore Road.
- Improve crosswalks.
- In 1981 the Twinbrook Parkway was so dark after 6:00 p.m. Today still the same. NIH and 5600 Fishers Lane (Parklawn area) too.
- I have passed by Veirs Mill Road since 1981, at that time I lived in Wheaton; today I live in City of Rockville. I'm still passing by Veirs Mill Road, the Twinbrook Shopping Center, still 4 lanes, but volume of vehicle has increased more than twice (at least). What will happen 20 years later, the Twinbrook still four lanes of traffic in front of the Twinbrook Shopping Center. Volume of traffic should be apply to Twinbrook Shopping Center. We should study some shopping center in Rt. 355.

### **Environmental Questions:**

- Stormwater problems.
- Wildlife problems.





- Deer, safety at night.
- Need environmentally conscious practices.
- Stormwater management with new development.
- Preserve tributaries and streams.
- Look at LEED practices.
- If stormwater management is at Glenview it's too late, the problem will be out of the City.
- Ponds becoming larger (bigger and bigger)
- Solar power.
- Rock Creek rated in poor condition. Way we build affects our environment. Decide whether to contribute to streams, creeks or not – tax dollars paid to these funds (stream clean up etc.)
- Concern about water run off with lots of paving.

### General Comments:

- Provide analysis on zoning implications:
  - Infrastructure
  - Impact of Twinbrook Station on neighborhood?
- Ageing population in Twinbrook. Cater to them with benches, trees, and walkable places.
- It will encourage more cars on the street, even if near Metro.
- Where is the market headed?
- The City just wants to make money off the mixed use. They're yuppifying everything.
- Condos recently built are empty.
- What about the condos at Barnes and Nobles? *(They're outside the City.)*
- Who is going to pay for implementing the Plan?
- Will our taxes increase?
- No one on Plan Advisory Group was in favor of dense development. Don't let the perfect get in the way of the good.
- Need input on other topics in Plan at next meeting.
- Focused a lot on negatives of Plan but there are a lot of good things in this Plan too.
- Montgomery County should contribute money for Twinbrook Community Center for Montgomery County residents that use center.
- Page 41 – not comfortable with floating zone.
- All references to Floating Zones need to come out due to RORZOR decision?





- Critical of staff worksheet – too “world peace” like. They want more specific comments/feedback.
- No floating zones.
- No mixed use.
- Wintergreen Shopping Center been there more than 24 years before I immigrated to Montgomery County. The problem for this shopping center is parking problems. During these years, I don't know how many owner of shop still the original owner?

