



City of Rockville

MEMORANDUM

May 28, 2010

TO: Planning Commission

FROM: Margaret M. Hall, Planner II *MH*

VIA: Jim Wasilak, Chief of Planning *RJW*
Bobby Ray, Principal Planner *BR*

SUBJECT: Street Names for Upper Rock Development

According to Section 25.21.16.b.7, street names are established by the Commission. Attached is a request for street name assignment for the private streets in the Upper Rock development. (See Attachment 1.)

Upper Rock was approved for development in 2005, with approval of Preliminary Development Plan PDP2004-00008. Subsequently, a Use Permit with two Major Amendments have been approved for the individual phases of the development. An Ownership Plat was approved on June 13, 2007, that allowed for 6 Ownership Lots and segments of two private roadways within the development. (The remaining segments will be created when the areas surrounding them come in for Site Plan approval.)

At the time that the Ownership Plat was approved, it was anticipated that during phased construction of the project, the streets would be private interconnecting roadways. These roadways were not anticipated to be dedicated until the project reached a stage where the lots could become record lots on a plat of subdivision and the streets formed a complete network.

In keeping with the interior roadway scenario, Choke Cherry Road addresses were assigned to all of the Ownership Lots on the Ownership Plat. At the time it was known that the numbering pattern was not ideal due to sequencing problems associated with allowing the existing buildings to retain their previously assigned addresses. It was thought that the addresses of the buildings could be changed at a later date when the interior roadways became public streets. It has, however, become clear that the new buildings should be assigned permanent addresses so that construction, fire, utility and other similar type records will not need to be changed later.

In order to accommodate the existing tenants and, at the same time, assign permanent addresses to the new buildings, it was determined that it was possible for the existing buildings at 1 and 5 Choke Cherry Road to retain their existing addresses, and the new buildings could be assigned permanent addresses if street names were assigned to the interior roadway segments as they are constructed. This is due to the fact that the creation of the remaining portions of the new roadways that will prompt changes to the addresses of the existing buildings will not take place until later phasing. As a result, the attached letter requesting street naming is being forwarded for your consideration.

The applicant has proposed Upper Rock Boulevard and Upper Rock Circle for initial street names within the development. The names have been reviewed by Maryland National Capital Park and Planning Commission (MNCPPC) staff to make sure that the proposed street names are not duplications and cannot be confused with the names of existing streets within the City or County. City staff has also looked at the street names and concurs that they are acceptable.

Attachments

Attachment 1 Letter Requesting Street Naming in the Upper Rock Development, including a copy of the recorded Ownership Plat, a map showing the segment of roadway that will be constructed as part of the next phase of development and a map showing the completed roadway arrangement.

May 17, 2010

Mr. James Wasilak, Chief of Planning
Margaret Hall, Planning
Rockville Planning and Community Development
111 Maryland Avenue
Rockville, Maryland 20850

Re: Revised Request
Upper Rock District Proposed Street Names
Request for Planning Commission Approval
Our File No. 105-043-017

Dear Jim and Margaret:

JBG/Market Square II, L.L.C., the applicant for the development approvals for the Upper Rock District (PDP2004-00007, USA2006-00696B as amended) requests approval by the Planning Commission of street names for the first two (2) proposed streets within the project. The proposed streets are generally shown on the Preliminary Development Plan and with more detail on the Phase 1 Use Permit and Phase 1 Ownership Plat. The streets are proposed for future dedication but will be built in phased sections as each phase of the existing office park redevelops. Per the PDP approval, until the proposed street system construction is complete, the streets (or more technically correct, partial streets) will remain private with recorded public access easements.

Upper Rock District Phase 1, which encompasses the residential development on Blocks E and F and the Block F parking garage, includes planned construction of: 1) a new monumental entrance street from Choke Cherry Road; and 2) a partial section of the future loop road connecting the new monumental entrance street to the Block F parking garage. Vehicular and pedestrian public access easements were recorded for the Phase 1 streets at the time of recording of Ownership Plat 23751.

As part of the approval of permit plans for the Phase 1 streets, Rockville DPW has requested that the applicant obtain Planning Commission approval of the proposed street names for: 1) the new monumental entrance street from Choke Cherry Road, and 2) the loop road.

Addresses on the Loop Road should be assigned to the approved Residential building on Block E (Ownership Lot 9E), and the approved Residential building on Block F (Ownership Lot 9F) and the completed garage on Block F (Ownership Lot 9A-1). All three buildings have access from the Loop Road. No other addresses need be assigned at this time.

Attachment 1

Applicant has obtained confirmation from M-NCPPC of the availability of the following street names which are offered for approval by the Planning Commission:

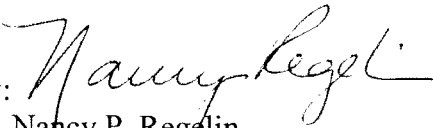
1. **Upper Rock Boulevard:** Monumental Entrance Drive from Choke Cherry Road running along Block E, Ownership Lot 9E
2. **Upper Rock Circle:** Loop Road – partial section from Monumental Entrance to entrance of Block F garage will be constructed in Phase 1.

The following supporting documentation is attached:

1. A sketch plan with the Upper Rock District proposed streets labeled with proposed street names.
2. A sketch plan of the Phase 1 streets labeled with proposed street names.
3. A copy of the MNCPPC street name availability confirmation.
4. Copy of PDP2004-0007 Plan.
5. Copy of Ownership Plat 23751.

Kindly schedule this for consideration at the earliest Planning Commission meeting. Please do not hesitate to communicate with me if anything further is needed for consideration by the Planning Commission.

Sincerely,
SHULMAN, ROGERS, GANDAL,
PORDY & ECKER, P.A.

By: 
Nancy P. Regelin

NPR/mlm/47/JBG E and F

