PLANNING COMMISSION

Wednesday, August 11, 2021

7:00 PM

Meeting No. 14-2021

AGENDA

Suzan Pitman, Chair

Anne Goodman	Andrea Nuñez
Charles Littlefield	Sam Pearson
Sarah Miller	John Tyner, II

Jim Wasilak, Staff Liaison
Nicholas Dumais, Assistant City Attorney

Virtual Meeting via WebEx
Watch LIVE on Comcast Cable Rockville Channel 11
and online at www.rockvillemd.gov
See Page 3 for more information

1. Review and Action

A. Level 2 Site Plan Application STP2020-00399 for the Construction of Approximately 99 Townhomes, 96 Multi-Family Units and 213 Multi-Family Senior Housing Units in a Mixed-Use Corridor District (MXCD) at 11511 Fortune Terrace, EYA Development, LLC, Applicant

2. Recommendation to Mayor and Council

1. Recommendation to the Mayor and Council on Zoning Text Amendment TXT2021-00259 - MXE Zone

3. Commission Items

A. Staff Liaison Report

B. Old Business

C. **New Business**

D. **Minutes Approval**

1. **February 12, 2020**
2. **July 14, 2021**
3. **July 28, 2021**

E. **FYI/Correspondence**

4. **Adjourn**

PLANNING COMMISSION ONLINE MEETING and PUBLIC HEARING PROCEDURES

I. Meeting Platform: WebEx

A. Applicant Access: Provided by Planning and Development Services/IT

B. Access for Oral Testimony and Comment: Provided by PDS/IT (see below)

II. Pre-Meeting Preparations/Requirements

A. Written Testimony and Exhibits –
Written testimony and exhibits may be submitted by email to Jim Wasilak, Staff Liaison to the Planning Commission, at jwasilak@rockvillemd.gov, or by mail to:

Suzan Pitman, Chair
Rockville Planning Commission
111 Maryland Avenue
Rockville, MD 20850

and must be received no later than nine (9) days in advance of the hearing in order to be distributed with the Planning Commission briefing materials.

Written testimony and exhibits received after this date until 4:00 pm on the day before the hearing will be provided to the Planning Commission by e-mail.

B. WebEx Orientation for Applicants

Applicants must contact the planning case manager assigned to the Application no later than five (5) days in advance of the hearing in order to schedule WebEx orientation, which must be completed prior to the hearing.

C. Oral Testimony by Applicants and the Public

i. Applicants – Applicants must provide to the planning case manager a list of presenters and witnesses who will testify on behalf of the Application. The list must be provided to the PDS Staff project manager no later than five (5) days prior to the date of the hearing.

ii. Public Testimony/Comment on an Application – Any member of the public who wishes to comment on an Application must submit their name and email address to the Staff Liaison to the Planning Commission Jim Wasilak (by email

at jwasilak@rockvillemd.gov) no later than 9:00 am on the day of the hearing to be placed on the testimony list. Members of the public who seek technical assistance from City staff must submit their name and email address to Jim Wasilak no later than two (2) days in advance of the hearing so that an orientation session may be scheduled.

If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit written testimony to the Staff Liaison to the Planning Commission by email to jwasilak@rockvillemd.gov.

III. Conduct of Online Meeting and Public Hearing:

A. Rules of Procedure –

The Meeting and Public Hearing will be held in accord with the Planning Commission Rules of Procedure, including the order of testimony and applicable time limits on testimony. The Rules may be viewed here: https://www.rockvillemd.gov/DocumentCenter/View/2023/Planning-Commission--- Rules-of-Procedure?bidId=

B. Oral Testimony –

During the hearing, the Chair will sequentially recognize each person on the testimony list and ask the host to allow the speaker to speak. Each speaker must wait to be specifically recognized by the Chair before speaking.

If during the hearing a party wishes to speak or a speaker wishes to request the opportunity to engage in cross-examination following specific testimony, the party must contact the Staff Liaison/Host by email at jwasilak@rockvillemd.gov or by text at (202) 839-0305 with the specific request. The Host/Staff Liaison will inform the Commission. The Chair will determine if the party may be heard.

C. Continuance of Hearing –

The Planning Commission, at its discretion, reserves the right to continue the hearing until another date.

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of an association)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

The Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST

- **Watch LIVE on Comcast Cable Rockville Channel 11 and online at:** www.rockvillemd.gov
- **Replay on Comcast Cable Channel 11:**
  - **Wednesdays at 7:00 pm (if no live meeting)**
  - **Sundays at 7:00 pm**
  - **Mondays, Thursdays and Saturdays at 1:00 pm**
  - **Saturdays and Sundays at 12:00 am (midnight)**
- **Video on Demand (within 48 hours of meeting) at:** www.rockvillemd.gov/VideoOnDemand.

III. NEW DEVELOPMENT APPLICATIONS

- For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.

VI. ADDITIONAL INFORMATION RESOURCES

- Additional resources are available to anyone who would like more information about the planning and development review process on the City's web site at: www.rockvillemd.gov/cpds.

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.

Agenda Item #:	A
Meeting Date:	August 11, 2021
Responsible Staff:	Sachin Kalbag

SUBJECT:

Level 2 Site Plan Application STP2020-00399 for the Construction of Approximately 99 Townhomes, 96 Multi-Family Units and 213 Multi-Family Senior Housing Units in a Mixed-Use Corridor District (MXCD) at 11511 Fortune Terrace, EYA Development, LLC, Applicant

RECOMMENDATION
(Include change in law or Policy if appropriate in this section):

Staff recommends approval of Site Plan STP2020-00399, to construct 99 Townhouses, 96 Multi-Family Units and 213 Multi-Family Senior Housing Units at 11511 Fortune Terrace, based on the findings and conditions of approval contained in this report.

Overview

Case: STP2020-00399

Location: 11511 Fortune Terrace

Staff: Sachin Kalbag, AICP, Principal Planner
Planning and Development Services
skalbag@rockvillemd.gov

Applicant: EYA Development, LLC
8800 Hampden Lane, Suite 300
Bethesda, MD 20814

Filing Date: January 16, 2020

Executive Summary

The subject property is located at 11511 Fortune Terrace. The Project proposes the demolition of an existing office building and redevelopment consisting of approximately 408 housing units. The Project also proposes to retain an existing Lifetime Fitness health club, which is a popular service amenity in the community, and construct a new 4-story parking garage to serve Lifetime Fitness.

The Project has been through a public engagement process, including two pre-application meetings, a post-application meeting, a briefing with community stakeholders and a recent community meeting in which staff and the applicant addressed the public's concern regarding traffic impacts and public safety. The Applicant has worked extensively with staff throughout the process to address public comments and code requirements. Staff believes that the public

concerns that the City has authority over have been addressed within the ordinance requirements for this project. Attachment 8 shows the changes from the plan shown at the post-application meeting to the current proposed site plan.

The application has been fully reviewed for compliance with all relevant City codes and policies (forest conservation, stormwater management, utility adequacy, and traffic and transportation). Based on that review, the proposed findings and recommended conditions, staff recommends approval of the Site Plan. This also includes a recommendation of approval for a proposed waiver of Chapter 21 of the Zoning Ordinance related to trees planted per residential lot. The Planning Commission's role is to conduct a review of the application at a public meeting and decide on the proposed site plan as outlined in Section 25.07.01a.3(a).

Project Description

The Property is zoned Mixed Use Corridor District ("MXCD") and is located on the north side of Fortune Terrace approximately 70 feet east of the intersection of Fortune Terrace and Seven Locks Road. The site is approximately 13.5 acres, identified as Part of Lot 23, Block A, Wheel of Fortune subdivision (the "Property") at 11511 Fortune Terrace. It is currently improved with an approximately 100,000 square-foot (SF) office building and an approximately 70,000 SF health club ("Lifetime Fitness"). EYA Development, LLC (the "Applicant") proposes the demolition of the existing office building and the construction of a mixed-use development consisting of approximately: 99 townhouses, 96 multifamily units, 213 multi-family senior housing units including 139 independent living units and 74 assisted living/memory care units, and a parking garage with 376 spaces for Lifetime Fitness, collectively is known as the ("Project").

The application has been filed and processed as a Level 2 Site Plan, and accordingly the Planning Commission is the Approving Authority. The Commission must review the site plan and determine if it meets the requirements of the Zoning Ordinance, including the required findings for approval, as part of the decision to approve or deny the application.

The existing improvements on the Property were constructed pursuant to Use Permit USA1978- 0088, as subsequently amended.

Location:	11511 Fortune Terrace
Applicant:	EYA Development, LLC
Planning Area:	Orchard Ridge, Potomac Woods, Falls Ridge (13)
Land Use Designation:	Restricted Industrial/Office Park
Zoning District:	Mixed-Use Corridor District (MXCD)

Existing Use:	Approximately 100 ,000 square-foot (SF) office building (to be demolished) and an approximately 70,000 SF health club
Proposed Use:	Townhouses, multi-family, senior housing and a parking garage
Site Area:	588,765 square feet (13.15 acres)
Dwelling Units:	99 townhouses, 96 multi-family units, 213 multi-family senior housing units (senior living – independent living: 139, senior living apartments – assisted living & memory care: 74). Total residential units: 408
Building Height:	The townhouses will be approximately 50-feet in height, the multi-family condominium buildings will be 65-feet in height, the senior housing building will be 75-feet in height and the parking garage will be 4 stories, or approximately 50-feet in height.

Surrounding Land Use and Zoning

Location	Zoning	Planned Land Use	Existing Use
North	MXCD	Comprehensive Planned Development	Light Industrial
East	Planned Development Tower Oaks PD-TO	CPD - Comprehensive Planned Development	Office
South	MXCD and County	Neighborhood Commercial	Commercial Use (Walgreens and Harris Teeter)
West	R-90	Detached Residential Medium Density (2.5 to 4 Units Per Acre)	Single-Unit Detached Residential

Project Analysis

Master Plan Compliance

The Project is consistent with the 2040 Comprehensive Plan, which was adopted by the Mayor and Council on August 2, 2021. The Comprehensive Plan recommends "Office Retail Residential Mix" for the Property and encourages extending the "character and vision of the Park Potomac mixed-use development in the county as a major part of any redevelopment" on the Property. The Project meets these recommendations by providing a mix of service and residential uses on the Property to include multi-family condominium units, townhouses, multi-family senior housing and an existing health club.

The project was submitted and review while the 2002 Comprehensive Plan was in effect. While the 2002 Comprehensive Plan does not appear to provide specific recommendations for the Property, its general policies apply to the proposed redevelopment of the Property that include

encouraging multi-family housing in mixed-use areas of development and encouraging the completion of housing alternatives for an aging population. The Project proposes a mixed-use development with senior and multi-family housing, conforms to both policies, and acknowledges affordable housing both for seniors and for others as a "critical issue." In addition, the 2002 Comprehensive Plan generally recommends "ensuring a full range of housing opportunities are available for elderly residents, including rental, ownership, assisted -living and non-assisted living choices." As noted in the staff report, the Project includes 215 multi-family senior housing units, including 139 IL units and 76 AL/memory care units.

Zoning Ordinance Compliance

The site is zoned Mixed Use Corridor District ("MXCD"). Staff has reviewed the proposed development for compliance with the Zoning Ordinance and finds it to be consistent with those requirements. All development standards and open area and public use space requirements have been met. In addition, the applicant has complied with the landscaping and parking requirements of the ordinance.

MXCD (Mixed-Use Corridor District) Development Standards (Sec 15.13.05)								
	Maximum Height	**Building Setbacks**					**Min. Public Use Space**	**Min. Open Area**
		Front	**Side**		**Rear**			
			Residential Land Abutting	**Non-Residential Land Abutting**	**Residential Land Abutting**	**Non-Residential Land Abutting**		
Allowed / Required	75 Feet	Not Required	25' or height of building, whichever is greater	None required. 10' min. if provided	25' or height of building, whichever is greater	None required. 10' min. if provided	10%	15%
Proposed	75 Feet	0	N/A	0	N/A	0	11.8%	38.7%

Parking (Sec 25.16.03)					
Land Use	**Rate**	**Metric**	**Count**	**Required**	**Provided**
Townhomes	2	Units	99	198	248 (1)
Condominium 1-BR	1	Units	8		
Condominium 2-BR	1.5	Units	88		
Condominium Total				140	144 (2)
Brightview					
Senior Living	1/3	Units	135	46	
Assisted Living	1/3	Beds	48	16	
Memory Care	1/3	Beds	26	9	
Brightview Total			209	71	96 (2)
Lifetime Fitness	1 per 200	SF	70,000	350	391 (3)
On-Street Parking					
On-Site Parking (Streets A, B, C, D)					36
Fortune Terrace					17
TOTAL				**627**	**932**

Notes:
1. Includes 198 garage spaces + 50 driveway parking spaces + the 37 on-street parking spaces provide 87 townhome visitor parking spaces (.88 spaces per townhome)
2. All parking is within the parking garage
3. Includes 376 spaces in the parking garage and 15 surface parking spaces

Bicycle Parking (Sec.25.16.03)		
	Required	**Provided**
Townhome Units	0	0
Condominium Units		
Short Term @ 1/50 DU	2	2
Long Term @ 1/3 DU	32	32
Independent Living		
Short Term @ 1/100 DU	2	2
Long Term @ 1/50 DU	3	3

The adjacent county-owned property to the north functions as a fleet maintenance facility. To ensure compatibility, the site contains a 15' buffer with trees outside the rear yard fences of the townhouses adjacent to the county property. In addition, the landscaped screen will be augmented by supplemental plantings within the existing Forest Conservation Easement ("FCE") that is approximately 47-feet in width on the County-owned land. The FCE meets the requirements of the Landscape, Screening and Lighting Manual and will provide more than adequate screening and buffering between the back of the residential units on the northern edge of the Project and the uses on the adjacent parcel.

The Project exceeds the requirements for open area and public use spaces. Specifically, the Project provides 38.7% of net lot area as Open Area (148,261 SF) and 11.8% of net lot area as Public Use Space (45,135 SF). Section 25.13.05(b) (l) of the Zoning Ordinance requires 15% Open Area and 10% Public Use Space. A central and main open space for the Project is located at the southeast corner of Street A and Street B and includes amenities and hardscaped features. Other open areas and public use spaces are provided at the bend of Street 'B' and between the parking garage and townhomes on the west side of Street A. Both spaces provide landscape and hardscape features and ensure convenient access for residents and visitors alike. The open spaces proposed for the area of the Property between the senior housing and I-270 will have significant landscaping and tree plantings and/or a sound barrier to provide a physical and visual buffer from I-270.

The Project fits within the heights and densities allowed in the MXCD Zone. The townhouses will be approximately 4 levels and 50 feet in height, the three multi-family condominium buildings will be 6 stories and 65 feet in height. The senior housing building will be 7 stories and approximately 75 feet in height and the parking garage associated with the health club will be 4 stories and approximately 50 feet in height. The Project is building less than the maximum height allowed per the Development Standards of the Zoning Ordinance since 75 feet is the maximum height for this area. The Project is intended to activate Fortune Terrace with a "main street" concept by placing the taller multi-family and senior housing buildings along its frontage with lower density townhouses located within the interior of the site, punctuated by open area and public use spaces at various locations.

Vehicular, pedestrian, and bicycle access to the Project will be implemented by new public streets located off Fortune Terrace and within the Project. The site plan as proposed requires approval by Mayor and Council of specific and limited Road Code waivers from the City's standard details for the secondary residential roadways which includes the reduction of the Right of Way (ROW) widths for proposed interior streets from 60' to 56'. The applicant has agreed to provide all required elements including two 11' travel lanes, buffered sidewalks, planting strips and required on street parking along these roads. Staff is supportive and will recommend approval of this waiver (scheduled for the September 13th Mayor and Council meeting).

Pursuant to comments received during the pre-application process, the Applicant has improved the traffic circle condition at the intersection of Fortune Terrace and Park Potomac Avenue. The proposed road section minimizes conflicts between vehicles and better accommodates cyclists and pedestrians. Specifically, it provides more defined travel lanes and exits, along with other improvements, to help ensure safe and efficient vehicular, pedestrian, and bicycle movements in the traffic circle. Changes to these road sections include but are not limited to 1) more clearly defined travel lanes; 2) a bike lane on the side of the ROW abutting the Project; 3) a new ramp for the existing bike lane on the side of the ROW opposite the Project; 4) new ramps on both sides of the ROW for greater ADA accessibility; and 5) new striped pedestrian crossings.

Infrastructure/ Adequate Public Facilities Standards (APFS)

Water and Sewer

In a letter dated, July 12, 2021 (see Attachment 9), the proposed development received Water and Sewer Authorization approval from the Department of Public Works (DPW) for connection to the City's water and sanitary sewer systems. The applicant will construct a network of water and sanitary sewer infrastructure to serve the development. The Water and Sewer Authorization letter lists project specific conditions of approval.

Schools

According to the Montgomery County Student Generation Rates for Housing Types in Turnover Areas (effective January 1, 2021), the Project is projected to generate approximately 22 new elementary students, approximately 13 new middle school students, and approximately 18 new high school students, or approximately 53 new students for grades K-12. The Property is in the Richard Montgomery HS Cluster, and students generated by the Project would attend Richard Montgomery High School, Julius West Middle School, and Ritchie Park Elementary School. According to the adopted FY22 Education Facilities Master Plan and Amendments to the FY 2021-2026 Capital Improvements Program, Richard Montgomery High School, Julius West Middle School and Ritchie Park Elementary School are projected to have adequate school capacity in the relevant test year (School Year 2026-27) to accommodate students generated. Richard Montgomery HS will have a projected capacity at 127.8% with the additional students generated by this development, which is beyond the threshold of 120%; this projection counts the opening of the new high school in the Crown development in 2026, which will relieve the capacity deficit. Both Julius West MS (99.5%) and Ritchie Park ES (91.5%) are well within the capacity thresholds of the City's APFS school capacity limits.

Environment

Stormwater Management
Stormwater Management (SWM) for this project will be provided in compliance with the Development SWM Concept Approval Letter dated July 8, 2021 (see Attachment 10). The Development SWM Concept Approval Letter lists project specific conditions of approval. On-site SWM is being provided by the applicant through the construction of underground structural facilities and a combination of Environmental Site Design (ESD) measures including green roof, permeable pavement, roadside planter box bioretention facilities and micro-bioretention facilities. A monetary contribution is being provided by the applicant in lieu of providing on-site quantity management and the remaining onsite water quality management.

Erosion and Sediment Control
Erosion and Sediment Control for this project will be provided in compliance with the Preliminary Erosion and Sediment Control Approval Letter dated July 12, 2021 (See Attachment 11).

Historic Resources

The site to be developed has been determined to have no historical significance through the NRI/FSD (Natural Resource Inventory/Forest Stand Delineation) review process.

Traffic and Transportation Review

Access
The existing access to the site is provided from Fortune Terrace, an existing two-lane roadway that extends between Seven Locks Road and Park Potomac Avenue. Seven Locks Road, located to the west of the subject site, is a four-lane divided north/south roadway. Traffic signals presently exist along Seven Locks Road at its intersection with Wootton Parkway, Fortune Terrace, and Cadbury Avenue.

All other roadways in this area, including Park Potomac Avenue, are two-lane roadways with the minor street approaches controlled by stop signs at the study intersections, except for the Fortune Terrace/Park Potomac Avenue intersection which is controlled by a traffic circle.

The proposed redevelopment vehicular, pedestrian, and bicycle access will be oriented to a newly reconstructed and improved Fortune Terrace. The improved Fortune Terrace will include wider sidewalks, landscape/tree buffers, and bicycle accommodations which are more appropriate for the existing commercial uses on the south side and proposed mixed use on the north side. Since all the required pedestrian and bicycle, transit and on-street parking elements and amenities will be required as part of this application, staff and the applicant concur with the reclassification of Fortune Terrace from industrial roadway, which no longer is suitable for this area, to a Business District II Roadway.

Staff concurs with the applicant's proposed modifications to the traffic circle to better delineate and control movements through the circle by not giving preference to the northern leg. This was done in coordination with Montgomery County, who controls most of the circle. In addition, the Lifetime Fitness entrance will be redesigned to restrict movement to right in, right out only.

As part of the proposed redevelopment application, the applicant is seeking Mayor and Council approval of specific and limited Road Code waivers from the City's standard details for secondary residential roadways. The submitted waiver request, as shown on Attachment 12, includes the reduction of the Right of Way (ROW) widths for Streets A, B, C and D from 60' to 56'. Within the 56' ROW the applicant is required and has agreed to provide all required elements including two 11' travel lanes, buffered sidewalks, planting strips and required on-street parking along these roads. Additionally, the applicant is seeking approval to reduce the required minimum pavement width for specific and short segments along these roadways from the required 26 feet curb-to-curb to 22 feet. The recommended pavement width reductions are typically proposed for the areas where the travel lanes are near either a road intersection or an access point for the private alleys. These sections, as highlighted on the attached Attachment 12, include sections where there is no opportunity to provide for on-street parking. It is important to note that throughout the proposed development, the submitted plans still provide for 86 on-street and driveway parking spaces for visitors' use for the proposed 99 townhouses, yielding a ratio of 0.87 visitor spaces per townhouse, which is significantly higher than the minimum required 0.50 ratio of visitor parking space per unit. The reduction in pavement will provide a narrower street crossing which promotes pedestrian safety.

Traffic

The proposed new redevelopment based on ITE's Trip Generation Manual (10th Edition) will result in 16 and 70 new vehicle trips during the morning and evening peak hours, respectively. As a result, the applicant has prepared and submitted for review a comprehensive transportation report (CTR) in accordance with the City of Rockville's CTR guidelines. The report includes detailed intersection Capacity Analyses for the requested intersections and other special studies that were outlined in an approved scoping agreement. The intersections were analyzed using the Critical Lane Volumes (CLV) methodology as outlined in the CTR guidelines. Some intersections were also analyzed using the Highway Capacity software for operational reasons. The traffic circle analyzed as part of this report utilized the Highway Capacity Analysis software.

Summary of Findings

The results of detailed analysis show, as demonstrated on the following table, all the study area intersections are operating at acceptable levels of service during the AM and PM Peak hours with existing traffic conditions and will continue to operate at acceptable Levels of Service during both AM and PM peak hours under the projected background and total traffic conditions, and fully comply with the CTR regulations for the City of Rockville.

RESULTS OF INTERSECTION CAPACITY ANALYSIS

CLV	Existing		Year 2027 Background		Year 2027 Total	
Morning Peak Hour Traffic	**CLV**	**LOS / v/c Ratio**	**CLV**	**LOS / v/c Ratio**	**CLV**	**LOS / v/c Ratio**
1. Seven Locks Rd & Wootton Pkwy	1157	C/0.77	1278	D/0.85	1284	D/0.86
2. Seven Locks Rd & Twin Oaks Drive	696	A/0.46	759	A/0.51	762	A/0.51
3. Seven Locks Rd & Fortune Terr	644	A/0.43	703	A/0.47	769	A/0.51
4. Seven Locks Rd & Cadbury Ave	596	A/0.4	619	A/0.41	650	A/0.43
5. Fortune Terr & Access to other development	416	A/0.28	416	A/0.28	---	---
6. Fortune Terr & Existing West Access	633	A/0.42	633	A/0.42	542	A/0.36
7. Fortune Terr & Existing East Access	601	A/0.4	601	A/0.4	800	A/0.53
Evening Peak Hour Traffic						
1. Seven Locks Rd & Wootton Pkwy	986	B/0.66	1104	C/0.74	1118	C/0.75
2. Seven Locks Rd & Twin Oaks Drive	570	A/0.38	628	A/0.42	634	A/0.42
3. Seven Locks Rd & Fortune Terr	900	B/0.6	953	B/0.64	1062	A/0.71
4. Seven Locks Rd & Cadbury Ave	713	A/0.48	862	A/0.57	899	A/0.6
5. Fortune Terr & Access to other development	404	A/0.27	404	A/0.27	---	---
6. Fortune Terr & Existing West Access	711	A/0.47	711	A/0.47	616	A/0.41
7. Fortune Terr & Existing East Access	506	A/0.34	506	A/0.34	847	A/0.56

In addition to evaluating for capacity, delay, and queuing, in two cases, the need for traffic signalization was also evaluated. The results for each of these intersections are discussed below.

1. **Fortune Terrace and Seven Locks Road**
   A queuing evaluation was made for the westbound approach of Fortune Terrace at Seven Locks Road based on a Highway Capacity System (HCS) evaluation of the intersection. The results of the analysis indicate the 95th percentile queue

for the westbound left turn is 178 feet during the AM peak and 218 feet during the evening peak. The right turn queue is 117 feet during the AM peak and 173 feet during the evening peak. The west access is located approximately 145 feet from Seven Locks Road and therefore could occasionally be blocked. The center access is located approximately 470 feet from Seven Locks Road and therefore will not be impacted by queued vehicles along Fortune Terrace.

2. **Seven Locks Road and Wootton Parkway**
The queuing analysis at this intersection focused on two movements. The first is the eastbound right turn along Wootton Parkway. There is presently a 200-foot right turn lane for this movement. The right turn queue length is 819 feet during the AM peak and less than 25 feet during the evening peak. Although the right turn queue length in the AM peak exceeds the right turn storage capability, the overflow can be accommodated by the thru lanes beyond that point. It should be noted that during the AM peak, this project is only going to increase the queue length required from 815 to 819 feet, or 4 feet. This will not have an impact on the operation of this intersection. During the evening peak hour, the 95th percentile queue will be less than 25 feet or one car length.

3. **Seven Locks Road at Twin Oaks Drive**
This intersection was projected to operate at acceptable Levels of Service using the Critical Lane Volume methodology. For this intersection, additional data was collected at this location to determine the existing delay and queuing that is being experienced at this location. A Traffic Signal Warrant Evaluation was also conducted. The results of the analysis for the existing, background, and total volumes indicate that the minimum requirements are not met for any hour of any of the required signal warrants. Therefore, a traffic signal would not be warranted at this intersection.

4. **Fortune Terrace and Street "A"**
At the request of the City of Rockville, a Traffic Signal Warrant Evaluation was conducted for the above intersection. This intersection will be modified so that Street "A" will be directly opposite the shopping center access. Comparing the total hourly projected volumes to the minimum requirements outlined in the MUTCD, indicates that none of the warrants would be met; therefore, signalization would not be warranted at this intersection.

Bicycle/Pedestrian Access

The applicant proposed to provide pedestrian connections to and through the site. Fortune Terrace will have a buffered 10-foot-wide sidewalk along with buffered sidewalks on both sides. In addition, Fortune Terrace will incorporate bike lanes into the paving section per the City of Rockville Bikeway Master Plan and will extend from Seven Locks Road to the Park Potomac Avenue traffic circle, including safe pedestrian and bicycle accommodation along the existing traffic circle at the intersection of Fortune Terrace and Park Potomac Avenue.

Transit
The site is served by Montgomery County Ride-On Routes 42 and 47, which run along Fortune Terrace, Park Potomac Avenue, and Seven Locks Road. The existing bus stop along Fortune Terrace will need to be relocated to the east side of the intersection of Street A and Fortune Terrace.

Environment

Environmental Guidelines
The site is located within the Cabin Branch Creek watershed and does not contain streams, wetlands, floodplain, or associated buffers. The 13.52-acre site does have an approved Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) which identifies all the natural features in accordance with the Forest and Tree Preservation Ordinance (FTPO) in addition to the Environmental Guidelines. There are .17 acres of existing forest within the property currently protected within a recorded Forest Conservation Easement.

No rare, threatened, or endangered plant or animal species were observed onsite or are recorded among the Maryland Department of Natural Resources records. There are highly erodible soils found within the site.

Forest and Tree Preservation Ordinance (FTPO)
In accordance with the FTPO, the 13.52-acre site is required to comply with all three of the following ordinance requirements: forest conservation, minimum tree cover, and significant tree replacement. The Preliminary Forest Conservation Plan (PFCP) was approved on July 22, 2021, pending Planning Commission approval of the site plan (in addition to approval conditions referenced later in this document). The project proposes to meet all the FTPO requirements, and the approval letter (See Attachment 13) outlines the specifics of the FTPO requirements.

Forest Conservation
The site is required to meet a minimum of 2.03 acres of forest conservation. The developer is proposing to meet this requirement on-site through the retention of existing forest in addition to the planting of trees for individual tree credit. The applicant is proposing to meet the forest conservation requirement on-site with no requested fee-in-lieu.

Significant Trees
Seventy-two (72) significant trees are proposed for removal. The replacement requirement is one hundred and thirty trees (130). The Preliminary FCP provides for all the replacement trees to be planted on site.

The applicant is proposing to remove eight (8) specimen trees from the site. A specimen tree is defined by the FTPO as a tree that is equal to or greater than thirty inches (30”) in diameter at breast height or seventy-five percent (75%) of the diameter of the state champion tree of that species. The applicant has provided justification for the removal of the specimen trees consistent with requirements established in FTPO Chapter 10.5-21(e) which has been approved

by the forestry reviewer. After discussions with staff, the applicant has agreed and is providing preservation for an existing specimen tree (42" Southern Red Oak) on the site.

Minimum Tree Cover
The minimum tree cover requirement is 10% of the tract area or 1.35 acres of tree cover. This requirement will be exceeded through new tree plantings on the site to meet forest conservation and significant tree replacement requirements.

Street Trees (Zoning Ordinance Section 25.21.21)
In accordance with the Zoning Ordinance (Section 25.21.21), the developer is required to provide street trees at a maximum spacing of forty feet (40') on center within the public right-of-way (or adjacent if necessary). The developer is required to provide a minimum of eighty-eight (88) street trees and is currently proposing to provide one hundred and seven (107) street trees with the approved PFCP. The developer is proposing to remove five (5) existing street trees for development purposes, which are to be replaced at a 1:1 ratio.

Trees per Residential Lot (Zoning Ordinance Section 25.21.21)
The developer is required to provide a minimum of three (3) trees per residential lot consistent with the Zoning Ordinance. The current ordinance does not call out a specific trees per lot requirement for townhome lots; however, staff has proposed an ordinance amendment to define this. Due to the limited lot size for townhomes, there is not adequate areas to plant three trees per lot and meet the required tree area. The proposed development requires two hundred and ninety-seven (297) lot trees to meet this requirement. The developer is requesting a waiver from this requirement from the Planning Commission. The applicant is proposing that the aggregate tree total planted on the site to meet afforestation and significant tree replacement be allowed to count towards the minimum lot tree requirement, although the trees are provided off the lots. The developer is currently proposing to provide a total of three hundred and seventy-eight (378) trees on the site, off the lots. Thirteen (13) of these trees are provided in addition to other forestry requirements on the site. Staff has worked with the developer to maximize plantings under the current site design. In addition to on-site plantings, the developer has agreed to provide off-site plantings within the existing Forest Conservation Easement on the County-owned property to the north of the site.

In order to grant a waiver of the three trees per residential lot requirement, the Commission must find that undue hardship will result from strict compliance with this requirement, and the Commission may grant a waiver from such requirement so that substantial justice may be done if the public health, safety, aesthetics, or general welfare will not be impaired, and the waiver will not be contrary to the intent and purpose of the Plan or the Zoning Ordinance. In reviewing the proposed development, it is evident that the design of the townhouse lots and the limited amount of planting area makes it impossible to accommodate multiple tree plantings on each residential lot. Staff finds that supporting this waiver is consistent with the intent of the code and is recommending approval of this waiver request. The Planning Commission has previously approved similar waivers on other townhouse projects. Please see Attachment 14 for a comprehensive letter from the applicant detailing their proposed waiver request.

Landscaping
The development of the site is subject to the current requirements of the City of Rockville Landscape, Screening and Lighting Manual. The approved PFCP/landscape plan is compliant with applicable landscaping standards established in the manual.

Moderately Priced Dwelling Units (MPDU)

Pursuant to Chapter 15.5 of the City Code, 15% of the non-age-restricted dwelling units and 12.5% of the independent living senior housing (IL) units will be Moderately Priced Dwelling Units ("MPDUs"). The MPDU unit mix will include 16 townhouses, 15 multi-family units, and 18 multi-family senior housing Independent Living (IL) units. The locations and types of MPDUs are shown on the site plan. The applicant proposes 12.5% of the senior housing ("IL") units as MPDUs - 2.5% less than required - as is allowed under Section 15.5-5(f)(3)(c) of the City Code. The applicant is entitled to this 2.5% reduction because, by providing assisted living ("AL") and memory care units in addition to IL units, Applicant is "furthering the objective of providing a broad range of housing opportunities throughout the City." The AL and memory care units will allow seniors needing greater levels of care to age in place within the City rather than transferring to more distant facilities. The applicant has expressed interest in exercising an in-lieu payment option for the age-restricted component of the development. If the in-lieu fee option is exercised and approved by the Mayor and Council, the applicant will not be required to provide actual units as MPDUs as part the age-restricted development Brightview Senior Living.

Community Outreach

Pursuant to Section 25.07.05 of the Zoning Ordinance, a Level 2 Site Plan requires that the applicant reach out to the neighborhood and conduct two public area meetings: a pre-application area meeting held during the pre-application process, and a post-application area meeting held following submittal of the site plan application. The project applicant has complied with both requirements including written and electronic notification. Their initial pre-application area (PAM) meeting was held on September 17, 2018 with 29 citizens attending. Another PAM meeting was held on August 15, 2019 with 17 citizens attending with an updated site plan with Lifetime Fitness included into the Project. A post-application area meeting was held on February 26, 2020. Community comments during these meetings focused on potential through traffic into neighborhoods as well as traffic impacts to Fortune Terrace and Park Potomac Avenue (see the Traffic and Transportation Section for staff analysis).

Other public comments focused on adequate green space (the Project exceeds the City requirements), the Project is too dense (the Project is below the maximum density that can be built), public safety (striped crosswalks and bicycle buffer lanes have been added to all new interior streets, along with including Fortune Terrace, which is proposed to be converted into a Business District road with 10-foot-wide buffered sidewalks), and impacts to schools (school capacity will remain adequate, see School Section for analysis). After the PAM submittal,

changes were made to the plan to address these comments and code requirements. See a summary of these changes in Attachment 8.

In addition to the two pre-application meetings and post-application meeting, staff held a briefing on July 8, 2021 with three concerned residents and a community meeting on July 29, 2021 to provide an update on the project including how the Applicant and staff have addressed on-going traffic related community concerns. For the community meeting, the City reached out to nearby neighborhoods, including those located in Montgomery County. The outreach effort included mailed notice for the meeting that was sent out one week in advance to property owners and residents located 1,250 feet from the Project. The meeting notice was posted to NextDoor, a social networking service for neighborhoods, added to the City's website calendar, included in the Development Watch Newsletter and sent out using various City email lists. Approximately 30 residents participated in the virtual community meeting.

The primary community concerns are summarized as follows:

(1) Concern: Traffic impacts from the project on surrounding neighborhoods

Staff response: The Project was evaluated based on the City's adopted traffic study criteria and findings from a September 19, 2019 Traffic Study that focused on peak AM/PM trips generated by the proposed project within the immediate proximity revealed that the traffic can be accommodated according to the City's requirements. The intersections evaluated in the vicinity will operate at an acceptable level. Several residents were concerned that the study gave credit for the trips that could be generated by the existing office building (especially since the building has been vacant for some time). According to the City's requirements, the existing and/or previous use on the site must be considered to yield a net number of peak hour trips.

The traffic circle at Park Potomac Avenue will be improved to accommodate bicyclists and pedestrian safety with a dedicated walkway and will provide traffic calming. Specifically, because of the geometry of the circle, traffic from Street B will be limited to right turn only and will not allow traffic to continue straight onto Park Potomac Avenue. Southbound traffic would have to leave the development through Street A to access the Park Potomac community. Several residents were pleased with these changes to address speeding and traffic on Park Potomac Avenue.

(2) Concern: Traffic impacts on Fortune Terrace and additional access to Seven Locks Road

Staff Response: Fortune Terrace has been proposed to be changed from an Industrial road into a Business District road because of the mixed-use setting. Business District roads have 10-foot-wide buffered sidewalks which improve pedestrian safety, and left turn lanes have been added to accommodate the expected queues for both the intersection of Seven Locks Road, and those vehicles turning into Street A of the

Potomac Woods development, which improves overall vehicular circulation. The additional right-of-way width that has been provided for all public roads, including Fortune Terrace (additional dedication to increase the width to approximately 80 feet) will improve the pedestrian experience. This change was in response to residents' concerns. Several residents were pleased that the applicant made this change.

Providing vehicular access to the Project from the north or west is not feasible because the land is owned by different property owners, there are existing buildings to the north that would be in the way of any access road, and there is a forest conservation easement (FCE) located directly to the north and west that would preclude any access road to be built. In addition, this connection is not supported by the City's Comprehensive Plan.

(3) Concern: Speeding

Staff Response: There is enough traffic capacity at Seven Locks Road per City standards. However, the Applicant studied the speeding issue on southbound Seven Locks Road and found that there is a problem that could be addressed with a variable speed display which the Applicant has agreed to implement on the roadside of the southbound lanes. In addition, signal adjustments will be made at the Wootton Parkway and Seven Locks Road to improve the queue of eastbound Wootton Parkway.

Reducing speed of traffic on Park Potomac has been an on-going issue with residents. Staff reached out to Montgomery County to address residents' concerns with traffic along Park Potomac Avenue and potential installation of traffic calming measures. The street is currently controlled by the developer of Park Potomac, Foulger Pratt. Once the street is eventually transferred to Montgomery County for maintenance, the City, along with the engagement of residents, can begin to work with Montgomery County's Department of Transportation (MCDOT) to study potential traffic calming measures to address the on-going concern about high-speed volumes, especially in conjunction with future development. Potomac Park residents acknowledged that the Project should not be required to address this concern. However, representatives of the Project's owners have volunteered to meet with the residents and their project's developer.

Findings

In accordance with Section 25.07.01.3.a. of the Zoning Ordinance, a site plan that does not implement a project plan or a special exception, may be approved only if the applicable approving authority finds that this application will not:

i) Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development;

The Project includes a mix of service and residential uses that will enhance the community with a variety of housing options, including needed senior housing and a MPDU unit mix will include 18 townhouses, 15 multi-family units, and 16 multi-family senior housing (IL) units. The Project retains the health club with enhanced parking facilities. The Project is designed as a walkable community to reduce the impact on traffic. The project complies with all applicable ordinances that ensure health and safety are met as described in this report.

ii) Be detrimental to the public welfare or injurious to property or improvements in the neighborhood;

The Project will replace underutilized office space with a vibrant residential community, including townhouses, multi-family housing, and multi-family senior housing. Significantly, in response to community comments, the Project retains the neighborhood-serving health club and enhances its convenience and viability with a new parking garage for its members. Applicant will incorporate high-quality design in all aspects of the Project, including public open spaces and landscaping and thoughtful architecture. New residents at the Project will also help maintain the vitality of existing retail and service uses in the vicinity. The project complies with all applicable ordinances that ensure the public welfare as described in this report.

iii) Overburden existing and programmed public facilities as set forth in Article 20 of this Chapter and as provided in the adopted Adequate Public Facilities Standards;

The proposal is compliant with all requirements of the Adequate Public Facilities Ordinance (APFO) in that the applicant has adequate means to obtain sewer and water service to the site and meets the transportation and school capacity requirements of the Adequate Public Facilities Standards (APFS). The Project will not overburden existing and programmed public facilities as set forth in Article 20 of the Zoning Ordinance and as provided in the adopted adequate public facilities standards.

iv) Adversely affect the natural resources or environment of the City or surrounding areas;

The Property is currently improved with largely impervious surface - a two-story structure and paved parking lot. The Project will reduce the existing impervious surfaces. It will also include modern storm water management features as detailed on the Storm Water Management Concept Plan. The application meets all forest conservation requirements under City Code Section 10.5-22.

v) Be in conflict with the Plan;

The Project is not in conflict with the 2040 Comprehensive Plan.

vi) Constitute a violation of any provision of this chapter or other applicable law;

The Project does not constitute a violation of any provision of the Zoning Ordinance or other applicable law. As described, the Project meets or exceeds the development standards for the MXCD zone. Further, parking, lighting, open space, public use space, and landscaping for the Project are all in accord with the City's requirements, as illustrated by the attached plans, subject to the Mayor and Council approval of the noted waivers to the road code and trees per residential lot requirements. The Project was also specifically designed to comply with the design guidelines for all mixed-use zones, as well as the design guidelines applicable to the MXCD zone.

vii) Be incompatible with the surrounding uses or properties;

The Project is compatible with and will complement the surrounding uses and properties. The Project is surrounded by other MXCD zoned properties. There are also MXT and R-90 zoned properties in the vicinity. The Project replaces an outdated office use with a modern mixed-use community more in line with recent and proposed mixed-use development in the vicinity. It will serve as an extension of the Park Potomac and Potomac Woods Plaza mixed-use developments, and as discussed in this report, adequate buffering is provided from the adjacent County property.

Conditions

In summary, staff concludes that the proposal is compliant with all applicable codes and regulations and recommends approval of site plan application STP2020-00399, based on the above findings. Staff also recommends approval of the waiver to the requirement to plant three trees per townhouse lot, finding that the applicant’s request is consistent with the intent of the code. Staff recommends approval of the following conditions for the site plan:

Planning and Zoning

1. Submission, for approval of the Chief of Zoning, of a scaled PDF of the site plan, architectural plans, and landscape plans for the project’s signature set.

2. The applicant shall comply with the City’s Publicly Accessible Art in Private Development Ordinance. Applicant must provide a concept for approval prior to issuance of a building permit.

3. Permits for all signs must be obtained from Planning and Development Services.

4. The buildings shall meet all applicable handicap-accessibility requirements of the State of Maryland and the Americans with Disabilities Act of the Federal Government, as well as all construction code requirements of the City of Rockville.

5. The applicant shall sign and return the approval letter prior to the release of any permits.

6. The applicant must submit, for review and approval by the Planning Commission, a preliminary plan of subdivision and a final record plat application to resubdivide the existing record lot into new record lots for the proposed development, which shall be approved and recorded prior to the issuance of building permits.

7. Future development on the site shall be subject to the requirements of the Zoning Ordinance.

Department of Public Works Engineering

8. Submission for review, approval, and permit issuance by DPW of the following detailed engineering plans, studies and computations, appropriate checklists, plan review and permit applications and associated fees. The following plans shall be submitted on 24”x36” City base sheets at a minimum scale of 1”=30’ unless otherwise approved by DPW.
   a. Sediment Control Permit (SCP) – Submit Erosion and Sediment Control plans for all disturbed areas;
   b. Stormwater Management Permit (SMP) – Submit Stormwater Management plans for on-site stormwater management;
   c. Public Works Permit (PWK) – Submit plans for all work within the proposed public rights-of-way, within the Fortune Terrace right-of-way, and within any existing or required public easements. DPW will also review, approve and permit the construction of private improvements in alleys through the PWK permit, including applicable fees.

9. Submit a phasing plan for the construction period. The plan shall include, but not be limited to, the construction access, pedestrian access, truck routing, staging and construction parking. This plan shall be approved prior to the issuance of the first permit issued by DPW.

10. Prior to issuance of any DPW permit and prior to the recordation of a Final Record Plat, the Applicant must submit for review and approval by the City Attorney’s office all necessary deeds, easements, agreements, dedications, and declarations. Drafts of the documents must be included with the initial submission of the engineering plans and must be recorded prior to issuance of DPW permits, unless otherwise allowed by DPW. All dedicated easements must be referenced on the Final Record Plats.

11. The Mayor and Council must authorize the termination of any existing easement that is dedicated to the City of Rockville. Any termination of an easement dedicated to the City must be reviewed and approved by DPW and in a format acceptable to the City Attorney’s Office and be recorded in the Montgomery County Land Records prior to issuance of any DPW permit. If any existing easement is granted to an entity other than the City of Rockville, Applicant must submit plans for work within the easement to Grantee for review. Any proposed development activity within an existing easement will require the permission of the Grantee or the extinguishment of the easement. Written

permission must be obtained applicable to the easement prior to the issuance of any DPW permit.

12. Applicant shall execute a Revocable License and Maintenance Agreement for the shared maintenance of Stormwater Management Facilities located within the public right-of-way. The agreement must be executed by the property owner and other parties of interest for review and approval by DPW and the City Attorney's Office. The Revocable License and Maintenance Agreement must be authorized by the Mayor and Council and must be recorded in the Montgomery County Land Records prior to DPW issuance of any SMP permit.

13. Applicant must grant a Public Access Easement (PAE) across the entire width of the privately maintained alleys and grant a 1' Public Improvement Easement (PIE) adjacent to Fortune Terrace public right-of-way for maintenance of public sidewalks. The PAE and PIE must be reviewed and approved by DPW and in a format acceptable to the City Attorney's Office and be recorded in the Montgomery County Land Records prior to DPW issuance of any PWK permit.

14. The Applicant must post sureties in a form approved by the City Attorney's Office for all permits based on the approved construction estimate. A separate surety is required for private improvements permitted through a PWK. Approval of sureties is coordinated through DPW staff. Sureties for all public infrastructures must be submitted and approved prior to recordation of plats dedicating right-of-way.

15. The Record Plat must include:
    - Additional dedication of right-of-way (by the Applicant) for improvements to the north side of Fortune Terrace;
    - Dedication of rights-of-way and easements per the approved street sections;
    - All necessary easements and abandonments.

16. Except for permits associated with the demolition of the existing building, no DPW permits will be issued prior to the recordation of the plats dedicating all necessary right-of-way to the City.

17. PWK permits must be issued for public infrastructure prior to the issuance of any building permits.

18. Applicant shall comply with the conditions of the Development SWM Concept approval letter dated July 8, 2021.

19. Applicant shall comply with the conditions of the Preliminary Erosion and Sediment Control letter dated July 12, 2021.

20. Applicant shall comply with the conditions of the Safe Conveyance approval letter dated July 23, 2021.

21. Applicant shall comply with the conditions of the Water & Sewer Authorization letter dated July 12, 2021.

22. Location of dry utilities shown on the Site Plan is conceptual. Unless otherwise approved by the Director of Public Works, the final layout of the dry utilities shall not impact the locations of the proposed storm drain, water, sanitary sewer, SWM facilities, street trees and other public improvements.

23. DPW Permits must be issued prior to issuance of building permits. Applicant must obtain all required permits from any agencies and jurisdictions including MDE/MDSHA/Montgomery County as applicable for any work within their easements or public right of way.

Traffic and Transportation

While all studied intersections are and will continue to operate at acceptable levels of service, to mitigate the impact of the existing speeding problem along southbound Seven Locks Road, and the queuing problem at the intersection of Wootton Parkway and Seven Locks Road, the following are recommended:

24. All internal and external traffic control devices (i.e., signs, marking and devices placed on, over or adjacent to a roadway or walkway) to regulate, warn or guide pedestrians and/or vehicular traffic shall comply with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

25. An on-site signing and pavement marking plan must be approved by the Chief of the Traffic and Transportation Division at the time of Site Plan Signature Set approval and prior to any building permits being issued. This plan must include some physical barrier that prohibits left turns at the existing access road that is closest to Seven Locks Road.

26. Prior to the issuance of any building permit, the applicant shall obtain approval and work with City staff to modify the signal timing for all phases at the signalized intersection of Wootton Parkway and Seven Locks Road to reduce the length of the queue for the total traffic below what would be projected for the background and total traffic conditions, as shown on the submitted technical memorandum dated March 8, 2021 and prepared by the Traffic Group.

27. Prior to the issuance of any occupancy permit, the applicant shall install a speed indicator sign adjacent to the southbound lanes of Seven Locks Road between Wootton Parkway and Twin Oaks Drive. The exact location and mounting method for the sign shall be approved and permitted with the Public Works permit issued for the project. The applicant shall be required to coordinate with Pepco's Engineering Division for the provision of electricity and construct associated infrastructure per city and Pepco standards.

28. Prior to the issuance of the occupancy permit, the applicant shall pay the County's Development Impact Tax, as applicable, subject to the credits allowed by Montgomery County. The applicant shall submit a receipt of payment to the Inspection Services Division of the Department of Planning and Development Services and the Traffic and Transportation Division of the Department of Public Works.

29. Prior to the issuance of any occupancy permit, the applicant shall construct all proposed roadway modifications as shown on the approved site plan, and as approved and permitted by Department of Public Works and Montgomery County Department of Transportation on Fortune Terrace between Seven Locks Road and Park Potomac Avenue, including the traffic circle, which is partially within the limits of Montgomery County.

30. At the time of Site Plan Signature Set approval and prior to any building permits being issued, the applicant shall incorporate and make necessary changes to the Fortune Terrace approaches to the proposed Street A for provision of a left turn lane on the east leg and relocated curbs to widen the west leg. See the included attachment for Fortune Terrace.

31. Prior to issuance of any occupancy permit, the applicant shall install light-emitting diode (LED) streetlight fixtures within the proposed development. Streetlight materials and locations of lights shall be approved prior to the issuance of any Public Works permits.

32. In accordance with the Zoning Ordinance, the applicant shall provide bicycle parking in the manner specified, and at the required rates. Condominium #1 shall have 1 short term space, and 14 long term spaces. Condominiums #2 and #3 shall each have 1 short term space, and 10 long term spaces. The Brightview facility shall have 3 short term and 5 long term spaces. The Lifetime Fitness facility shall have 70 short term and 35 long term spaces. Bike facilities for residential buildings shall be installed prior to any occupancy permit for the associated building. The bike facilities for Lifetime Fitness shall be provided by completion of the garage construction.

33. Prior to the issuance of any occupancy permit, the applicant shall relocate the existing bus stop on the north side of Fortune Terrace to the northeast corner of the intersection of Fortune Terrace and Street A. The applicant shall install the required concrete pad, a bus shelter, bench, and trash receptacle per city standards, as well as appropriate ADA compliant connections to the proposed sidewalk along Fortune Terrace. When this bus stop is out of service due to construction, the applicant shall coordinate impacts to the Ride On bus services with Mr. Wayne Miller of the Montgomery County Department of Transportation.

34. The Applicant shall pay the City’s Transportation Improvement Fee as provided in the Comprehensive Transportation Review (CTR). The fee of $900 per residential unit must be paid prior to the issuance of any occupancy permit.

35. Prior to issuance of a PWK permit, one of the two following items must be complete:
    - Adoption by Mayor & Council of the applicant's road code waiver in accordance with Section 21-60 of the Rockville City Code, or
    - Submission and approval of a new site plan that would include the required minimum ROW and pavement width for all proposed roadways within the subject site and in accordance with approved DPW standards.

Forestry

A Final Forest Conservation Plan must be reviewed and approved by the City with the signature set site plan submission and prior to release of any Building, Forestry or DPW permits associated with site plan submission. The Final FCP shall be generally consistent with the PFCP and approval letter and provide tree plantings consistent with outlined requirements. Final FCP and the site plan must comply with the FTPO and Zoning Ordinance. In addition to compliance with applicable codes, the following specific directives must be followed:

36. Ensure tree plantings meet minimum spacing requirements, which include:
    - Shade trees spaced 20 feet apart, large, or small evergreens and ornamental trees spaced 15 feet apart. Shade trees 15 feet from ornamental trees. Spacing between evergreens and shade trees is either 15 or 20 feet, as determined by the City because distance is dependent on the growth habit of the evergreen, which is species/cultivar specific.
    - 10 feet from wet and dry utilities, except when these are under streets.
    - 15 feet from streetlights and driveways (DPW to provide requirements for sight distances and stop signs)
    - 10 feet from inlets.
    - Shade trees and large evergreens shall be spaced a minimum of 7 feet, and ornamental trees and small evergreens to be spaced a minimum of 5 feet from micro bioretention underdrain pipes (6" diameter and smaller)
    - Street trees can be planted over stormwater conveyance pipes when pipes have a minimum of 4 feet of cover and are immediately behind the curb.
    - Trees planted to meet FTPO or other forestry requirements on the site may not be located within existing or proposed easements (excluding forest conservation easements).

37. The Applicant must submit a Final Forest Conservation Plan (FFCP) which meets the minimum requirements approved with the PFCP plan for the proposed limits of the site plan.

38. Use current city tree tables.

39. Use current city FTPO notes and details.

40. Ensure the plan does not contain overwrites and is prepared per the general structure requirements for Final FCPs.

41. Soil augmentation per the city's Forest and Tree Preservation Ordinance Notes will be required prior to installation of new trees within existing green space or where pavement was previously located. The current ordinance notes at the time of Final FCP submission shall be included on the Final FCP.

42. Graphically delineate the areas where soil removal and replacement is required prior to installation of all new trees.

43. At the time of site plan submission, the Applicant must submit a landscape plan for that subject property consistent with all City ordinances.

44. The applicant must address all comments provided on the most recent PFCP submission plans by the forestry reviewer.

45. The applicant or authorized representative must coordinate with City staff and the adjacent property owner to provide supplemental plantings and management within the Forest Conservation Easement (L. 32555 F. 152) immediately adjacent to the subject property's northern property boundary.

46. The applicant will be required to preserve tree #390 consistent with the approved PFCP plan. The applicant is required to provide a tree management plan for tree #390 from an ISA Certified Arborist to be implemented throughout the construction process.

Attachments

Attachment 1.A.a: Aerial Map (PDF)
Attachment 1.A.b: Land Use Map (PDF)
Attachment 1.A.c: Zoning Map (PDF)
Attachment 1.A.d: Application Materials (PDF)
Attachment 1.A.e: Site Plans (PDF)
Attachment 1.A.f: Landscape Plans (PDF)
Attachment 1.A.g: Public Use and Open Space (PDF)
Attachment 1.A.h: Changes to Site Plan after PAM (PDF)
Attachment 1.A.i: Water Sewer Authorization (PDF)
Attachment 1.A.j: SWM Concept Approval (PDF)
Attachment 1.A.k: Preliminary Sediment Control Approval - SCP2020-00009 STP2020-00399 (PDF)
Attachment 1.A.l: Street Section Waiver Exhibit (PDF)
Attachment 1.A.m: PotomacWoodsPFCPapproval (PDF)
Attachment 1.A.n: Lot Tree Waivers Letter_2021-0728 signed (PDF)
Attachment 1.A.o: Fortune Terrace revision (PDF)

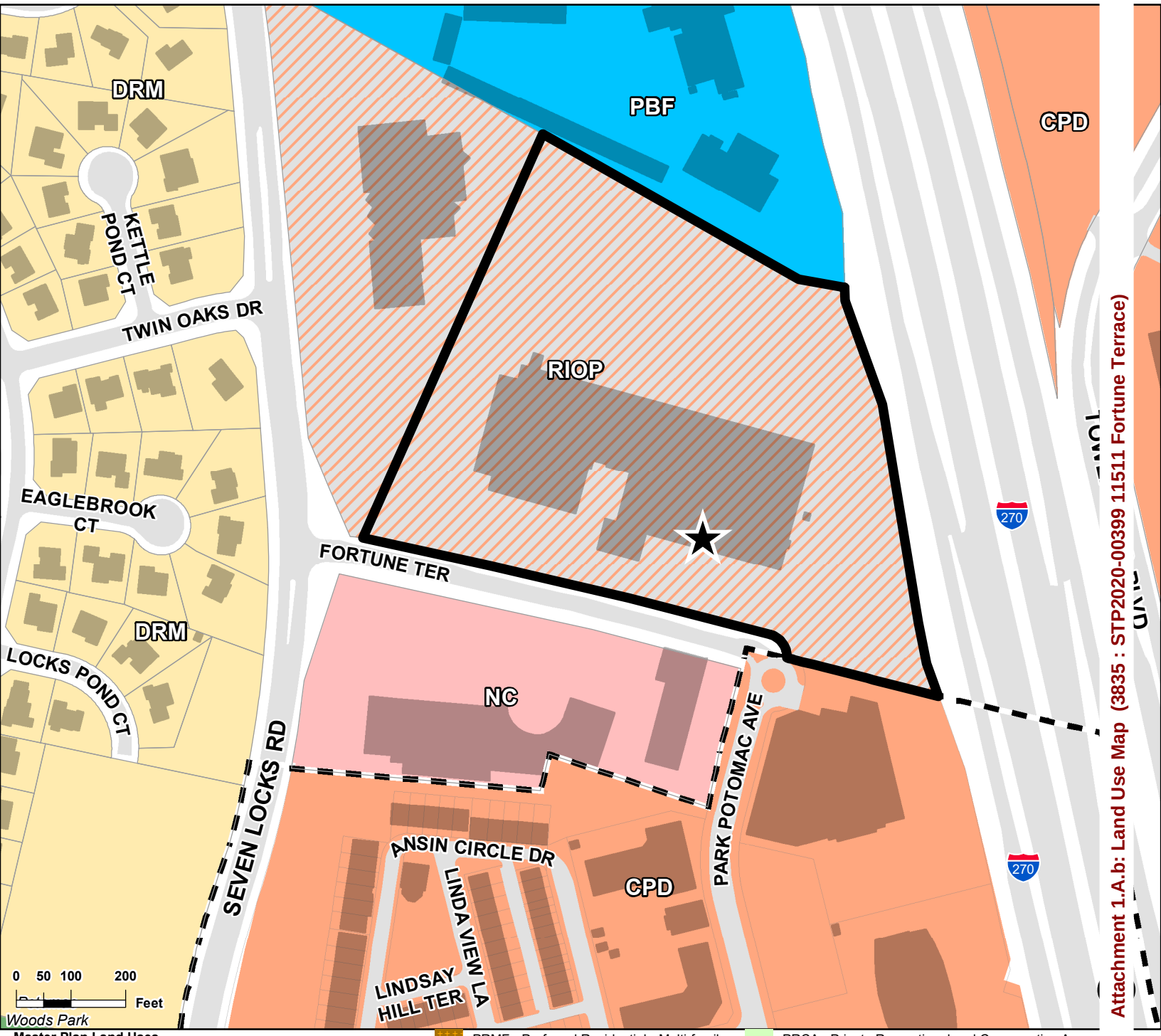
Attachment 1.A.a: Aerial Map (3835 : STP2020-00399 11511 Fortune Terrace)

City of Rockville Maryland

Case Number: STP2020-00399 Address: 11511 Fortune Terrace

Project Name: Potomac Woods

1.A.b



Attachment 1.A.b: Land Use Map (3835 : STP2020-00399 11511 Fortune Terrace)

Master Plan Land Uses

- DRL - Detached Residential (Low Density)
- DRM - Detached Residential (Medium Density)
- DRH - Detached Residential (High Density)
- GA - Garden Apartments
- AR - Attached Residential
- HRA - High Rise Apartments
- NC - Neighborhood Commercial
- GC - General Commercial
- EC - Entertainment Corridor
- PRSFD - Preferred Residential - Single-family Detached
- PRSFA - Preferred Residential - Single-family Attached
- PRSFAD - Preferred Residential - Single-family Attach/Detach
- PRMF - Preferred Residential - Multi-family
- PC - Preferred Commercial
- POLW - Preferred Office/Live Work Space
- PO - Preferred Office
- MUPO - Mixed-Use Preferred Office
- MUPR - Mixed-Use Preferred Residential
- MR - Mixed Residential
- MUC - Mixed Use Commercial
- MUD - Mixed Use Development
- MUI - Mixed Use Industrial
- PBF - Public Buildings and Facilities
- PI - Public and Institutional
- I - Institutional
- PRCA - Private Recreational and Conservation Area
- POS - Private Open Space
- PPOS - Public Park and Open Space
- RPCMUD - Rockville Pike Corridor Mixed-Use Develo t
- RP-N - Rockville Pike Neighborhood
- RP-CD - Rockville Pike Corridor
- RP-CE - Rockville Pike Center
- RP-CR - Rockville Pike Core
- CPD - Comprehensive Planned Development
- RIOP - Restricted Industrial / Office Park
- SI - Service Industrial
- RRW - Rail Right-of-Way

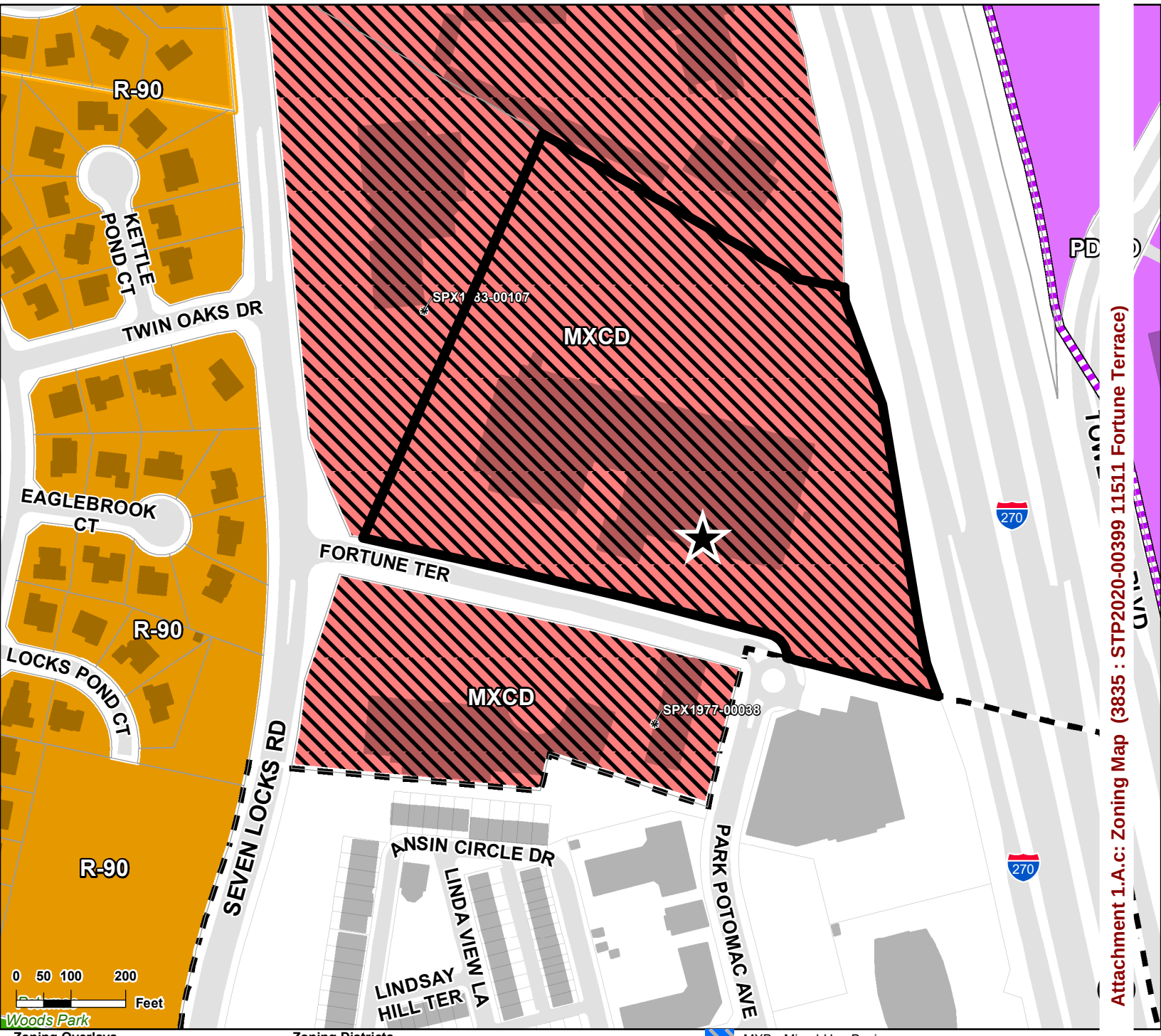
City of Rockville Maryland

Case Number: STP2020-00399

Address: 11511 Fortune Terrace

Project Name: Potomac Woods

1.A.c



Attachment 1.A.c: Zoning Map (3835 : STP2020-00399 11511 Fortune Terrace)

Zoning Overlays

- Town Center Performance District
- South Pike
- Rockville Pike Core
- Twinbrook Metro Performance District
- Lincoln Park Conservation District
- Planned Developments
- Residential Clusters
- Local Historic Districts
- Special Exceptions

Zoning Districts

- R-400 - Residential Estate
- R-200 - Suburban Residential
- R-150 - Low Density Residential
- R-90 - Single Unit Detached Dwelling, Restricted Residential
- R-75 - Single Unit Detached Dwelling, Residential
- R-60 - Single Unit Detached Dwelling, Residential
- R-40 - Single Unit Semi-detached Dwelling, Residential
- RMD-10 - Residential Medium Density
- RMD-15 - Residential Medium Density
- RMD-25 - Residential Medium Density
- MXB - Mixed-Use Business
- MXC - Mixed-Use Commercial
- MXCT - Mixed-Use Corridor Transition
- MXCD - Mixed-Use Corridor District
- MXE - Mixed-Use Employment
- MXNC - Mixed-Use Neighborhood Commercial
- MXT - Mixed-Use Transition
- MXTD - Mixed-Use Transit District
- PARK - Park Zone
- IL - Light Industrial
- PD - Planned Development

STP
6/15

Application for
Site Plan Application

City of Rockville
Department of Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850
Phone: 240-314-8200 • **Fax:** 240-314-8210 • **E-mail:** pds@rockvillemd.gov • **Website:** www.rockvillemd.gov

Type of Application:

☐ Site Plan Level 1 ☑ Site Plan Level 2 ☐ Site Plan Amendment (major) ☐ Site Plan Amendment (minor)

Please Print Clearly or Type

Property Address information 11511 Fortune Terrace

Subdivision Wheel of Fortune Lot(s) P23 Block A

Zoning MXCD Tax Account(s) 04-01820676 , _____ , _____

Applicant Information:

Please supply name, address, phone number and e-mail address for each.

Applicant EYA Development LLC 8800 Hampden Lane, Suite 300, Bethesda, MD 20814
Aakash Thakkar athakkar@eya.com 301.634.8600

Property Owner Finmarc Management, Inc. 7200 Wisconsin Ave. Suite 1100 Bethesda, MD 20814
Marc Solomon 301.656.4111

Architect Devereaux & Associates, P.C. 1477 Chain Bridge Road, Suite #200, McLean, VA 22101
Bill Devereaux bdervreaux@devereauxarch.com

Engineer VIKA Maryland 20251 Century Blvd. Suite 400, Germantown, MD 20874
Mike Goodman goodman@vika.com 301.916.4100

Attorney Linowes & Blocher LLP 7200 Wisconsin Ave. Suite 800 Bethesda, MD 20814
Scott Wallace SWallace@linowes-law.com 301.654.0504

LEED AP _____

Project Name Potomac Woods

Project Description Mixed use development including townhouses, multifamily apartments or condominiums with senior housing and the existing fitness facility, Life Time fitness along with a new parking garage.

STAFF USE ONLY

Application Acceptance:
Application # _____
Pre-Application _____
Date Accepted _____
Staff Contact _____

OR

Application Intake:
Date Received _____
Reviewed by _____
Date of Checklist Review _____
Deemed Complete: Yes ☐ No ☐

Attachment 1.A.d: Application Materials (3835 : STP2020-00399 11511 Fortune Terrace)

TO BE COMPLETED BY APPLICANT:

Proposed Post Submission Area Meeting Date_____

Location _____

Level of review and project impact:

This information will be used to determine your project impact, per sec. 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only. Point calculations are not required for applications that qualify as major or minor site plan amendments, per sec. 25.05.07 of the zoning ordinance.

Tract Size 13.5 acres, # Dwelling Units Total 413 Square Footage of Non-Residential 68.000

Residential Area Impact 25 %

Traffic/ Impact/trips _____

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	4
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	4
Square Footage of Non-Residental Space	5,000 or fewer square feet	5,001 to 25,000 square feet	25,001 to 100,000 square feet	100,001 or greater square feet	2
Residential Area Impact	Up to 10% residential development in a residental zone within 1/4 mile of the project	Up to 50% of area within 1/4 mile of the project area is comprised of single-unit detached residental units	Up to 75% 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	2
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	2
Points Total*			14		
The total of the points determine the level of notification and the approving authority .					

BASED ON THE POINTS TOTAL YOUR PROJECT WILL BE:

☐ Site Plan Level 1 (6 or fewer pts) ☑ Site Plan Level 2 (7-15 pts)

Proposed Development:

Retail _____ Sq. Footage

Office _____ Sq. Footage

Restaurant _____ Sq. Footage

Other 68,000 Sq. Footage

Detached Unit_____

Duplex _____

Townhouse 102

Attached_____

Multi-Family 221

Live-work_____

MPDU 16

Parking Spaces 936

Handicapped 22

Estimated LEED or LEED-equivalent points. *(As provided on LEED checklist.)* n/a

Bicycle Parking: # Long Term 35 # Short Term 4 Total # Provided 39

Attachment 1.A.d: Application Materials (3835 : STP2020-00399 11511 Fortune Terrace)

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

_____

Previous Approvals: (if any)

Application Number	Date	Action Taken

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.

_____

Please sign and date

Attachment 1.A.d: Application Materials (3835 : STP2020-00399 11511 Fortune Terrace)

Application Checklist:

Submitted:

- [x] Completed Application
- [x] Application Filing fee (to include sign fee)
- [x] Pre-Application Area meeting number 8/15/2019 documentation (Notes From Area Meeting)
- [ ] Proposed Post Application area meeting date_____ including location_____
- [x] A detailed site development plan prepared and certified by a professional engineer. (12) copies - (15) if on a state highway: Plan sheet size maximum 24" x 36" folded to 8 1/2" X 11"
- [x] Preliminary building elevations and floor plans (3 copies), plan sheet size maximum 24" X 36" folded to 8 1/2" X 11"
- [x] CTR (Comprehensive Transportation Review) report with fee via separate check (one copy to CPDS and one copy to DPW with fee)
- [x] Landscape plan (6 copies, Plan Sheet size maximum 24" X 36" folded to 8 1/2" X 11")
- [x] Preliminary Forest Conservation Plan (FCP)
- [x] Copy of approved Pre-application stormwater management concept letter
- [x] Development Stormwater Management Concept Package with fee via separate check
- [x] Preliminary Sediment Control Plan with Fee via Separate Check
- [x] Water and Sewer Authorization Application
- [x] Copy of approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation) Plan. Approval is from the City Forestry Department)
- [x] Project narrative to include a statement of justification that addresses compliance with:
  - -Comprehensive Master Plan and other plan regulations
  - -Mixed Use Development Standards, including Layback slope and shadow study (Section 25.13)
  - -Landscaping, Screening and Lighting manual (Resolution No. 14-09)
  - -Adequate Public Facilities (Section 25.20)
  - -Parking (Section 25.16)
  - -Signs (Section 25.18)
  - -Public Use Space (Section 25.17.01)
  - -Green Building Regulations (Chapter 5 of the City Code: Building & Building Regulations, Article XIV)
- [x] Fire Protection Site Plan
- [ ] HDC Review and Action (if demolition is proposed) 240-314-8220
- [ ] Additional Information as requested by Planning Staff/Project Manager
- [x] One CD of Application Materials (PDF)
- [ ] ELEED or LEED-equivalent credit checklist and supporting documentation. N/A, Per Planning Staff

Comments on Submittal: (For Staff Use Only)

_____

_____

_____

_____

Attachment 1.A.d: Application Materials (3835 : STP2020-00399 11511 Fortune Terrace)

LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

January 10, 2020

Scott C. Wallace
swallace@linowes-law.com
301.961.5124

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

Re: Finmarc and EYA - Application for Level Two Site Plan Approval - Potomac Woods ("Application")

Dear Mr. Wasilak:

On behalf of our client, Finmarc Management, Inc., and its development partner, EYA (collectively, the "Applicant") and pursuant to Article 7 of the City of Rockville's Zoning Ordinance ("Zoning Ordinance"), enclosed please find the Application for approval of a Level Two Site Plan for construction of a mixed-use development consisting of approximately: (i) 102 townhouses, (ii) 96 multi-family units, (iii) 215 multi-family senior housing units, and (iv) a parking garage for the existing heath club building on the site ("Project").[1]

1. <u>The Property</u>

The Property consists of approximately 13.5 acres and is identified as Part of Lot 23, Block A, Wheel of Fortune Subdivision (the "Property"). The Property is zoned Mixed Use Corridor District ("MXCD").

The Property is located on the east side of Preserve Parkway approximately 70 feet east of the intersection of Fortune Terrace and Seven Locks Road. It is currently improved with an approximately 100,000 square-foot (SF) office building and an approximately 68,000 SF health

[1] This Application addresses significant comments received during the pre-application process including, but not limited to, the following: 1) the proposed section of the roundabout at Park Potomac Avenue and Fortune Terrace has been improved, as discussed in detail below; 2) a turn-around for fire access will be added at the rear parking garage entrance located at the end of the public road, as shown on the plans included with this Application; 3) additional right-of-way ("ROW") width has been provided for all public roads, including Fortune Terrace (additional dedication to increase ROW width to approximately 80 feet).

Attachment 1.A.d: Application Materials (3835 : STP2020-00399 11511 Fortune Terrace)

club. The health club building will be retained in the proposed redevelopment Project and the office building will be demolished.

2. Previous Approvals

The existing improvements on the Property were constructed pursuant to Use Permit USA1978-0088, as subsequently amended.

3. The Project

As shown on the Site Plan submitted with the Application, the Project proposes development of approximately: (i) 102 townhouses, (ii) 96 multi-family units, (iii) 215 multi-family senior housing units, including 139 independent living ("IL") units, and 76 assisted living ("AL")/ memory care units. The Project also retains the existing health club, which is a popular service amenity in the community, and provides a new parking garage to serve the health club.

Pursuant to Chapter 15.5 of the City Code, 15% percent of the non-age-restricted dwelling units and 12.5% of the senior housing (IL) units will be Moderately Priced Dwelling Units ("MPDUs"). The MPDU unit mix will include 16 townhouses, 15 multi-family units, and 16 multi-family senior housing (IL) units. The locations and types of MPDUs are shown on the Site Plan. Applicant is proposing to provide 12.5% of the senior housing (IL) units MPDUs – 2.5% less than required – as is allowed under Section 15.5-5(f)(3)(c) of the City Code. Applicant is entitled to this 2.5% reduction because, by providing AL and memory care units in addition to IL units, Applicant is "furthering the objective of providing a broad range of housing opportunities throughout the City." The AL and memory care units will allow seniors needing greater levels of care to age in place within the City rather than transferring to more distant facilities.

Vehicular, pedestrian, and bicycle access to the Project will be via new public streets off of Fortune Terrace. Proposed road sections are included with this submission. Pursuant to comments received during the pre-application process, the Applicant has improved the roundabout condition at the intersection of Fortune Terrace and Park Potomac Avenue. The proposed road section minimizes conflicts between vehicles and better accommodates cyclists and pedestrians. Specifically, it provides more defined travel lanes and exits, along with other improvements, to help ensure safe and efficient vehicular, pedestrian, and bicycle movements in the roundabout. Changes to the road section include, but are not limited to: 1) more clearly defined travel lanes; 2) a bike lane on the side of the ROW abutting the Project; 3) a new ramp for the existing bike lane on the side of the ROW opposite the Project; 4) new ramps on both sides of the ROW for greater ADA accessibility; and 5) a new pedestrian crossing.

The Project fits within the heights and densities allowed in the MXCD Zone. The townhouses will be approximately 50 feet in height and the three multi-family condominium buildings, the

Attachment 1.A.d: Application Materials (3835 : STP2020-00399 11511 Fortune Terrace)

multi-family senior housing building, and the parking garage associated with the health club will be a maximum of 75 feet in height. Specifically, each of the three multi-family condominium buildings will be 6 stories, or approximately 65 feet in height. The senior housing building will be 7 stories, or approximately 75 feet in height. The parking garage will be 4 stories, or approximately 50 feet in height.

The Project embodies the principals of good urban planning by activating the main street, Fortune Terrace, with multi-family buildings and placing high-quality lower density townhouses on the remainder of the site.

As shown on the Open Area and Public Use Space Plan included in this Application, the Project exceeds the requirements for open area and public use spaces. Specifically, the Project provides 38.7% of net lot area as Open Area (148,261 SF) and 11.8% of net lot area as Public Use Space (45,135 SF). Section 25.13.05(b)(1) of the Zoning Ordinance requires 15% Open Area and 10% Public Use Space. As shown on the plans included in this submission, a central open space will be designed with attractive and inviting landscape and hardscape features. This will serve as the main open space for the Project. Other smaller open areas and public use spaces will be provided in several locations throughout the Project to ensure convenient access for residents and visitors to the Project. The open spaces proposed for the area of the Property between the senior housing and I-270 will have significant landscaping and tree plantings and/or a sound barrier (as may be required) to provide a physical and visual buffer from I-270.

The Project provides buffers and setbacks from the property lines that meet or exceed City requirements, as shown on the plans included with this Application. In particular, along the northern property line a 30-foot buffer is required between the proposed townhouses and the existing industrial use to the north. A portion of the 30-foot buffer requirement is met on the back of residential lots as shown on the landscape plan included in this submission. The on-lot buffer area is not proposed to be placed in a conservation easement. To ensure that the buffer area is maintained as shown on the plan, the homeowner's association documents for the community will provide covenants and access rights to the HOA to enforce the requirement to maintain the plantings within the buffer area. In addition, the buffer area on the Property will be augmented by the significant area on the adjacent parcel that is preserved as forest under a Forest Conservation Easement ("FCE") that is approximately 47 feet in width. Adding the FCE area to the proposed buffer area on the Property creates a dense, planted buffer between the residential units and the activity areas on the adjacent property, totaling almost 80 feet in width. In summary, the proposed buffer area along the northern property line meets the requirements of the Landscape, Screening and Lighting Manual and will provide more than adequate screening and buffering between the back of the residential units on the northern edge of the Project and the uses on the adjacent parcel.

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It is anticipated that all necessary approvals and permits will be obtained by the fall of 2020, and construction will begin immediately following issuance of permits.

4. Community Outreach

Prior to submission of the Site Plan, a pre-application area meeting was held on Monday, September 17, 2018. The minutes and sign-in sheet from that meeting are included in the Application. A Post-Application Area Meeting for the Project will be scheduled at the appropriate time after filing this Application.

5. Compliance with Zoning Ordinance's Site Plan Requirements

The Project satisfies the general findings of § 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 use. The Project includes a mix of service and residential uses that will enhance the community with a variety of housing options, including needed senior housing, and retains the health club with enhanced parking facilities. The Project is designed as a walkable community to reduce the impact on traffic. New residents at the Project will also help maintain the vitality of existing retail and service uses in the vicinity.

Second, the Project will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. The Project will replace underutilized office space with a vibrant residential community, including townhouses, multi-family housing, and multi-family senior housing. Significantly, in response to community comments, the Project retains the neighborhood-serving health club and enhances its convenience and viability with a new parking garage for its members. Applicant will incorporate high-quality design in all aspects of the Project, including public open spaces and landscaping and thoughtful architecture.

Third, as set forth more fully below, the Project will not overburden existing and programmed public facilities as set forth in Article 20 of the Zoning Ordinance and as provided in the adopted adequate public facilities standards.

Fourth, the Project will not adversely affect the natural resources or environment of the City or surrounding areas. The Property is currently improved with largely impervious surface – a two-story structure and paved parking lot. The Project will reduce the existing impervious surfaces. It will also include modern storm water management features as detailed on the Storm Water Management Concept Plan included with this Application.

With regard to forest conservation, the Application meets all forest conservation requirements except significant tree replacement under City Code Section 10.5-22. Regarding significant tree replacement, Applicant is required to replace 135 trees. Applicant proposes to replace 129 trees

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– only 6 fewer trees than required. It is the Applicant's intent to satisfy the unmet portion of its forest conservation requirements by payment of fee-in-lieu to the City. The Applicant designed the Project with an urban density that is essential to creating a vibrant new mixed-use community in this area of the City. This density is also necessary to yield a significant affordable housing component in a zone that requires 15% MPDUs (greater than the typical 12.5%). The Applicant suggests that this site and the 15% requirement should be utilized to maximize the number of affordable housing units. However, this design and maximization cannot be achieved on the Property if required to provide the full amount of forest conservation on-site because the amount of developable area would be inadequate to accommodate the number of units proposed. In this regard, the applicable forest conservation requirements are more appropriate for projects developed with more suburban areas with greater existing forests and tree canopies and less potential for development. For example, Tower Oaks, EYA's residential project that was recently approved by the City, meets all required tree conservation on-site because it is in a location that is more appropriate for a relatively lower scale of development. By contrast, given the level of development surrounding the Property, including Park Potomac, which is approved for a similar density as the Project, a reduction of the on-site forest conservation requirements is appropriate. Additional information regarding proposed forest conservation will be provided with the Final Site Plan Application.

Fifth, as explained in detail below, the Project will not be in conflict with the Comprehensive Master Plan, which was approved and adopted on November 12, 2002 ("2002 Comprehensive Plan").

Sixth, the Project does not constitute a violation of any provision of the Zoning Ordinance or other applicable law. As described in this letter and illustrated by the plans included in the Application, the Project meets or exceeds the development standards for the MXCD zone. Further, parking, lighting, open space, public use space, and landscaping for the Project are all in accord with the City's requirements, as illustrated by the plans included in the Application. The Project was also specifically designed to comply with the design guidelines for all mixed-use zones, as well as the design guidelines applicable to the MXCD zone. Additionally, Applicant's civil engineer has also confirmed that the Site Plan complies with the City's Landscaping, Screening, and Lighting Manual. As detailed above, while a portion of the required landscape buffer along the northern property line is located on the back of the lots for the residential units, the applicable provisions of the Landscape, Screening and Lighting Manual do not prohibit buffer area to be located in whole or in part on private lots.

Finally, the Project is compatible with and will complement the surrounding uses and properties. The Project is surrounded by other MXCD zoned properties. There are also MXT and R-90 zoned properties in the vicinity. The Project replaces an outdated office use with a modern mixed-use community more in line with recent and proposed mixed-use development in the

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vicinity. It will serve as an extension of the Park Potomac and Potomac Woods Plaza mixed-use developments.

6. Compliance with Comprehensive Master Plan

The 2002 Comprehensive Plan places the Property in Planning Area 13 – Orchard Ridge, Potomac Woods, and Falls Ridge. The 2002 Comprehensive Plan does not appear to provide specific recommendations for the Property. It describes the Property as an office building on a privately owned parcel south of the Seven Locks Technical Center.

General policies of the 2002 Comprehensive Plan that apply to the proposed redevelopment of the Property include encouraging multi-family housing in mixed-use areas of development and encouraging the completion of housing alternatives for an aging population. The Project, a mixed-use development with senior and multi-family housing, conforms to both of these policies.

In addition, the 2002 Comprehensive Plan generally recommends "ensur[ing] a full range of housing opportunities are available for elderly residents, including rental, ownership, assisted living, and non-assisted living choices." 2002 Comprehensive Plan, pg. 10-9. The Project includes 215 multi-family senior housing units, including 139 IL units and 76 AL/memory care units.

The 2002 Comprehensive Plan also generally acknowledges affordable housing both for seniors and for others as a "critical issue." 2002 Comprehensive Plan, pgs. 10-7–10-9. In keeping with this recommendation, the Project proposes 15% of all non-age-restricted units as MPDUs and 12.5% of all senior housing (IL) units as MPDUs.

The Project is also consistent with the draft 2040 Comprehensive Plan. The draft 2040 Comprehensive Plan recommends "Office Retail Residential Mix" for the Property and encourages extending the "character and vision of the Park Potomac mixed-use development in the county as a major part of any redevelopment" on the Property. The Project specifically meets these recommendations by providing a mix of service and residential uses on the Property to include multi-family condominium units, townhomes, multi-family senior housing, and existing health club.

7. Adequate Public Facilities

As shown in the Traffic Impact Analysis submitted with this Application, the Project would not burden the traffic and transportation infrastructure. All areas studied in the Traffic Impact Analysis are projected to continue to operate at acceptable levels of service during the peak periods.

Attachment 1.A.d: Application Materials (3835 : STP2020-00399 11511 Fortune Terrace)

With regard to public school capacity, according to the Montgomery County Student Generation Rates for Housing Types (effective July 1, 2019), the Project is projected to generate approximately 31 new elementary students, approximately 15 new middle school students, and approximately 19 new high school students, or approximately 66 new students for grades K-12. The Property is located in the Richard Montgomery Cluster, and students generated by the Project would attend Richard Montgomery High School, Julius West Middle School, and Ritchie Park Elementary School. At the time of filing of this Application, Richard Montgomery High School,[2] Julius West Middle School, and Ritchie Park Elementary School are projected to have adequate school capacity in the relevant test years to accommodate students generated, according to the City of Rockville FY2020 School Test. As of the filing of this Application, the Preliminary FY21 School Test, published by the Montgomery County Planning Department, indicates that school capacity will remain adequate.

The Project will be served by existing public water and sewer facilities, which are adequate. It will also be served by adequate public safety and fire and rescue facilities. The nearest fire station is approximately 2.6 miles away. The nearest police station is approximately 2.4 miles away.

8. Green Building Regulations

The structures in the Project will comply with all applicable requirements of the City's Green Building Law (Article 14 of the City Code).

In summary, the Project is in compliance with all applicable requirements of the City Code and will address important City goals by providing high-quality single-family housing, multi-family housing and senior housing, enhancing the existing successful health club use, and increasing the City's tax base.

[2] Richard Montgomery is open conditionally due to the reassignment of students from Richard Montgomery and Quince Orchard to the new Crown High School in September 2024.

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LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW

We look forward to working with you on this matter. If you have any questions or concerns, or need any additional information, please do not hesitate to contact us.

Very truly yours,

LINOWES AND BLOCHER LLP

Scott C. Wallace

cc: David Fink
Marc Solomon
Aakash Thakkar
Jason Sereno
Pamela Lee
Mike Goodman
Sylke Knuppel

Attachment 1.A.d: Application Materials (3835 : STP2020-00399 11511 Fortune Terrace)

Parcel Information		
Exsting Lot Area	588795 sf	13.52 ac
Zoning	MXCD	
Lot Reference	Wheel of Fortune, Parcel 23, Block A	

Proposed Development	
Site Area	13.5 ac.
Residential Use	
Townhouse Units	99
Condominium Units [1]	96
Senior Living Apts./Independent Living (IL)	139
Senior Living Apts./Assisted Living/Memory Care	74
Total Residential units	**408**
No. of MPDU units included in above total	
Townhouses @ 15%	15
Apartments/Condominiums (assuming 96 units)	15
Senior Living (IL) @12.5%	18
Non-Residential Use	
Existing Life Time	70,000 sf

***Per MPDU Ordinance, Sect. 13-5-5(f)(3)©*

[1] 181 Condominium units are permitted, but 96 units are proposed. If more than 96 units are proposed, a Site Plan Amendment would be required, but an updated Traffic Study would not be required.

Building Height Sec. 25.13.05	*Maximum Allowed*	*Proposed*
Townhouse Units	na	50'
Condominiums, Senior Living, and Parking Garage	75'	75'

Setbacks Sec. 25.13.05		
Abutting public right-or-way	None	0'
Side-abutting residential land	25' or ht. of bldg	n/a
Side abutting non-residential land	0' or 10' if provided	0'
Rear-abutting residential land	25' or ht. of bldg	n/a
Rear abutting non-residential land	0' or 10' if provided	0'

Parking Sec. 25.16.03	*Rate*	*Metric*	*Count*	*Total Required*	*Total Provided*	
Townhouse Units	2	units	99	198	248	[1]
Condominium 1 BR Units	1	units	8	8		
Condominium 2 BR Units	1.5	units	88	132		
Total Condominium:				140	144	[2]
Brightview Building:						
Senior Living (IL)	1 per 3	units	139	46		
Assisted Living (AL)	1 per 3	beds	48	16		
Memory Care (MC)	1 per 3	beds	26	9		
Total Brightview:			213	71	96	[2]
Life Time	1 per 200	sq. ft.	70,000	350	391	[3]
On Street Parking:						
On Site (Streets A,B,C, & D)					36	
Fortune Terrace					17	
Total				627	932	

[1] Includes 198 garage parking spaces plus 50 driveway parking spaces. The 50 driveway spaces plus the 37 on street spaces provide 87 townhouse visitor parking spaces or a ratio of 0.88 spaces per townhouse.
[2] All parking is within the building garage
[3] Includes 376 spaces in parking garage and 15 surface parking spaces

Bicycle Parking Sec. 25.16.03	*Minimum Required*	*Provided*
Townhouse Units	0	0
Condominium Units		
Short term @ 1/50 du	2	2
Long Term @1/3 du	32	32
Independent Living		
Short term @ 1/100 du	2	2
Long Term @1/50 du	3	3

ADA Parking (ADA spaces included in above totals)	*Total Parking Provided*	*Minimum Required [2]*	*Provided*
Townhouse Units	99	0	4 [1]
Condominium Units	0	5	5
Senior Living	96	5	5
Life Time	391	8	8
Total			

[1] On-street parking
[2] Required per Sec. 208 ADA Standards (2010)

Open Area Sec.25.13.05	BRIGHTVIEW PARCEL		LIFE TIME PARCEL		TOWNHOUSE PARCEL	
Parcel Area	67,910 sf		139,981 sf		380,904 sf	
	Required [1]	*Proposed*	*Required [2]*	*Proposed*	*Required*	*Proposed*
Open Area(% of Parcel area)	15.0%	19.9%	15.0%	55.1%	15.0%	36.0%
Open Area (sf)	10,187	27,875	20,997	37,392	57,136	137,121
Public Use Space (% of project area)	0.0%	0.0%	0.0%	0.0%	10.0%	10.6%
Public Use Space (sf)	-	-	-	-	38,090	40,243

[1] Senior housing exempt from Public Use Space requirement pursuant to Section 25.17.01.e
[2] No expansion of gross floor area proposed - no Public Use Space required pursuant to Section 25.17.01.b

PROPERTY LINES
EXISTING CABLE TELEVISION CONDUIT
EXISTING ELECTRICAL CONDUIT
EXISTING EDGE OF PAVEMENT
EXISTING FENCE LINE
EXISTING NATURAL GAS CONDUIT
EXISTING OVERHEAD WIRES
EXISTING TELEPHONE CONDUIT
EXISTING PUBLIC UTILITIES EASEMENTS
EXISTING SANITARY SEWER CONDUIT
EXISTING STORM DRAIN CONDUIT
EXISTING WATER CONDUIT
EXISTING ZONE LIMITS
PROPOSED 10' CONTOUR
PROPOSED 2' CONTOUR

PROPOSED WATER LINE
PROPOSED SANITARY SEWER WITH STRUCTURE
PROPOSED STORM DRAIN
PROPOSED LIMITS OF DISTURBANCE
PROPOSED STORM WATER EASEMENT
EXISTING PARKING LABEL
EXISTING SANITARY CLEANOUT
EXISTING STORM DRAIN MANHOLE
EXISTING ELECTRICAL JUNCTION BOX
EXISTING ELECTRICAL MANHOLE
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING FIRE HYDRANT
EXISTING GAS MANHOLE

EXISTING GUY POLE
EXISTING GAS VALVE
EXISTING LIGHT POLE
EXISTING PHONE PEDESTAL
EXISTING PHONE MANHOLE
EXISTING UTILITY POLE
EXISTING SANITARY MANHOLE
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC SIGNAL POLE
EXISTING TREE
EXISTING CABLE TELEVISION PEDESTAL
EXISTING UNKNOWN UTILITY MANHOLE
EXISTING WATER METER
EXISTING WATER MANHOLE
EXISTING WATER VALVE

EXISTING BOLLARD
EXISTING SIGN POST
EXISTING WOOD POST
EXISTING INLETS
EXISTING CURB INLET
EXISTING CONCRETE
EXISTING CURB AND GUTTER
EXISTING BUILDING
EXISTING STORY
EXISTING ELECTRICAL TRANSFORMER
EXISTING ASPHALT
EXISTING EASEMENT
EXISTING REINFORCED CONCRETE PIPE
EXISTING CORRUGATED METAL PIPE
EXISTING BUILDING RESTRICTION LINE
EXISTING RIGHT-OF-WAY

PROPOSED PARKING LABELS
PROPOSED SIDEWALK/CONCRETE
PROPOSED FIRE HYDRANT
ENTRY LOCATION

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50' ft.

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

APPLICANT:
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7200 WISCONSIN AVE. SUITE 1100
BETHESDA, MD 20814
301.656.4111
MARC SOLOMON

DEVELOPER
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SYLKE KNUPPEL, PE
ROBERT TILSON, FALSA, PLA

REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL
STATE OF MARYLAND WILLIAM D. ROBINSON No. 43113 PROFESSIONAL ENGINEER
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.
WILLIAM D. ROBINSON
LICENSE No. 43113
EXPIRATION DATE: DECEMBER 19, 2022

POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

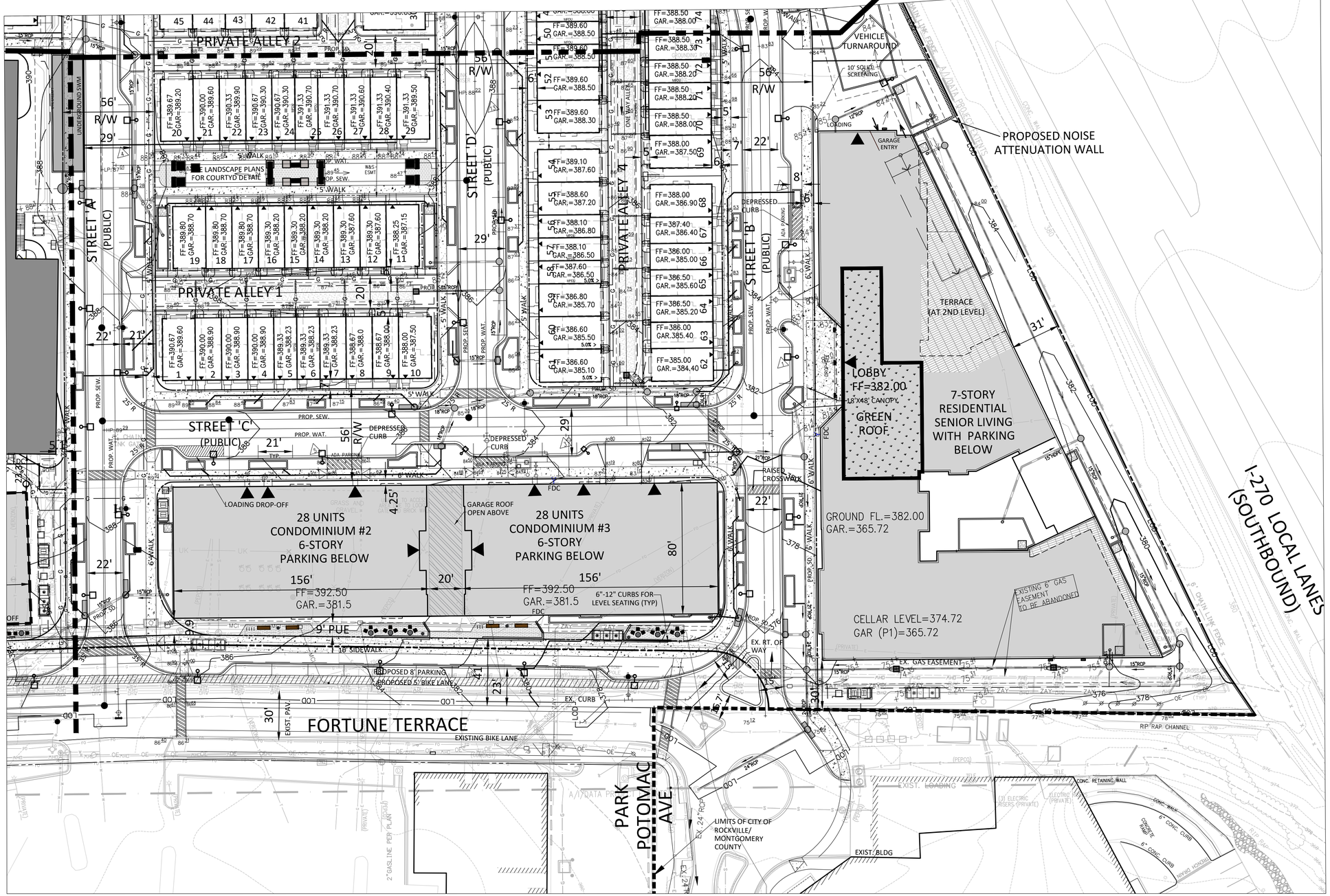
SITE PLAN-COMPOSITE
STP2020-00399

DRAWN BY: SMP
DESIGNED BY: SMP
DATE ISSUED: 06/14/2021
VIKA PROJECT: VM6601AZ
DRAWING NO.
SHEET NO. SP-2.01

Attachment 1.A.e: Site Plans (3835 : STP2020-00399 11511 Fortune Terrace)

SHEET SP-2.04

SHEET SP-2.03



PROPERTY LINES
EXISTING CABLE TELEVISION CONDUIT
EXISTING ELECTRICAL CONDUIT
EXISTING EDGE OF PAVEMENT
EXISTING FENCE LINE
EXISTING NATURAL GAS CONDUIT
EXISTING OVERHEAD WIRES
EXISTING TELEPHONE CONDUIT
EXISTING PUBLIC UTILITIES EASEMENTS
EXISTING SANITARY SEWER CONDUIT
EXISTING STORM DRAIN CONDUIT
EXISTING WATER CONDUIT
EXISTING ZONE LIMITS
PROPOSED 10' CONTOUR
PROPOSED 2' CONTOUR

PROPOSED WATER LINE
PROPOSED SANITARY SEWER WITH STRUCTURE
PROPOSED STORM DRAIN
PROPOSED LIMITS OF DISTURBANCE
PROPOSED STORM WATER EASEMENT
EXISTING PARKING LABEL
EXISTING SANITARY CLEANOUT
EXISTING STORM DRAIN MANHOLE
EXISTING ELECTRICAL JUNCTION BOX
EXISTING ELECTRICAL MANHOLE
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING FIRE HYDRANT
EXISTING GAS MANHOLE

EXISTING GUY POLE
EXISTING GAS VALVE
EXISTING LIGHT POLE
EXISTING PHONE PEDESTAL
EXISTING PHONE MANHOLE
EXISTING UTILITY POLE
EXISTING SANITARY MANHOLE
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC SIGNAL POLE
EXISTING TREE
EXISTING CABLE TELEVISION PEDESTAL
EXISTING UNKNOWN UTILITY MANHOLE
EXISTING WATER METER
EXISTING WATER MANHOLE
EXISTING WATER VALVE

EXISTING BOLLARD
EXISTING SIGN POST
EXISTING WOOD POST
EXISTING INLETS
EXISTING CURB INLET
EXISTING CONCRETE
EXISTING CURB AND GUTTER
EXISTING BUILDING
EXISTING STORY
EXISTING ELECTRICAL TRANSFORMER
EXISTING ASPHALT
EXISTING EASEMENT
EXISTING REINFORCED CONCRETE PIPE
EXISTING CORRUGATED METAL PIPE
EXISTING BUILDING RESTRICTION LINE
EXISTING RIGHT-OF-WAY

PROPOSED DEPRESSED CURB
PROPOSED PARKING
PROPOSED CONCRETE SIDEWALK
PROPOSED FIRE HYDRANT
ENTRY LOCATION
PROPOSED SWM FACILITY
PROPOSED UNDERGROUND SWM FACILITY
PROPOSED IMPERVIOUS PAVING
PROPOSED TOWNHOUSE DECK
PROPOSED DRY WELL

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
(IN FEET)
1 inch = 30' ft.

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
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ROBERT TILSON, FALSA, PLA

REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL

STATE OF MARYLAND
WILLIAM D. ROBINSON
No. 43113
PROFESSIONAL ENGINEER

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WILLIAM D. ROBINSON
LICENSE No. 43113
EXPIRATION DATE: DECEMBER 19, 2022

POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

SITE PLAN
30-SCALE
STP2020-00399

DRAWN BY: SMP
DESIGNED BY: SMP
DATE ISSUED: 06/14/2021

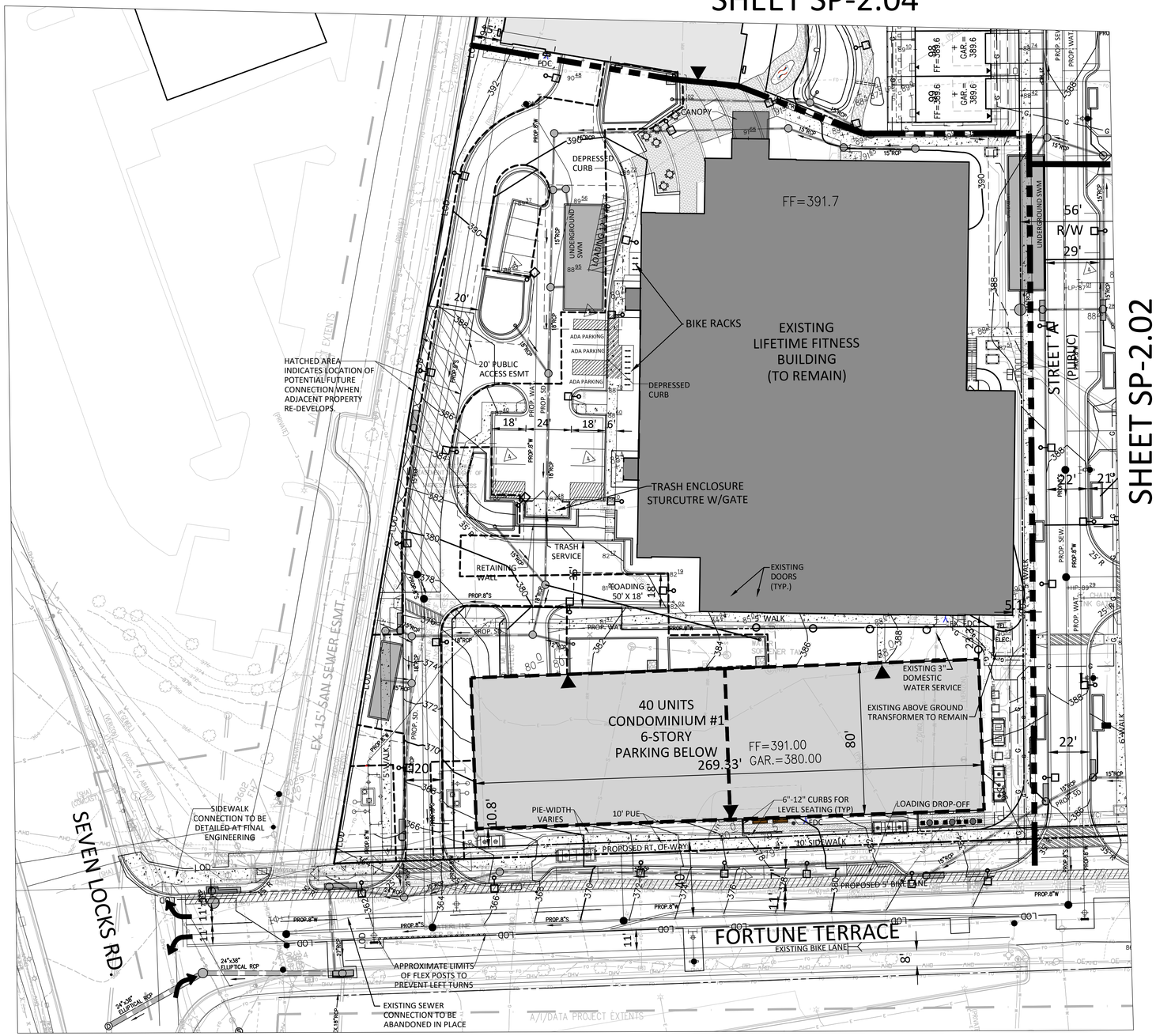
VIKA PROJECT VM6601AZ

DRAWING NO.

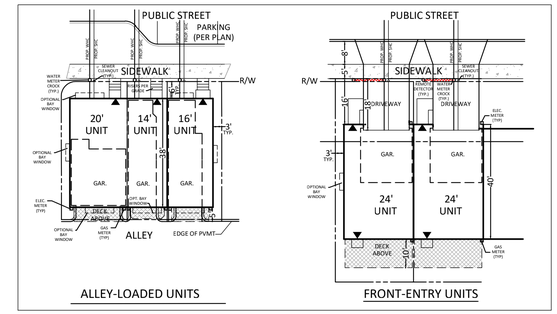
SHEET NO. SP-2.02

Attachment 1.A.e: Site Plans (3835 : STP2020-00399 11511 Fortune Terrace)

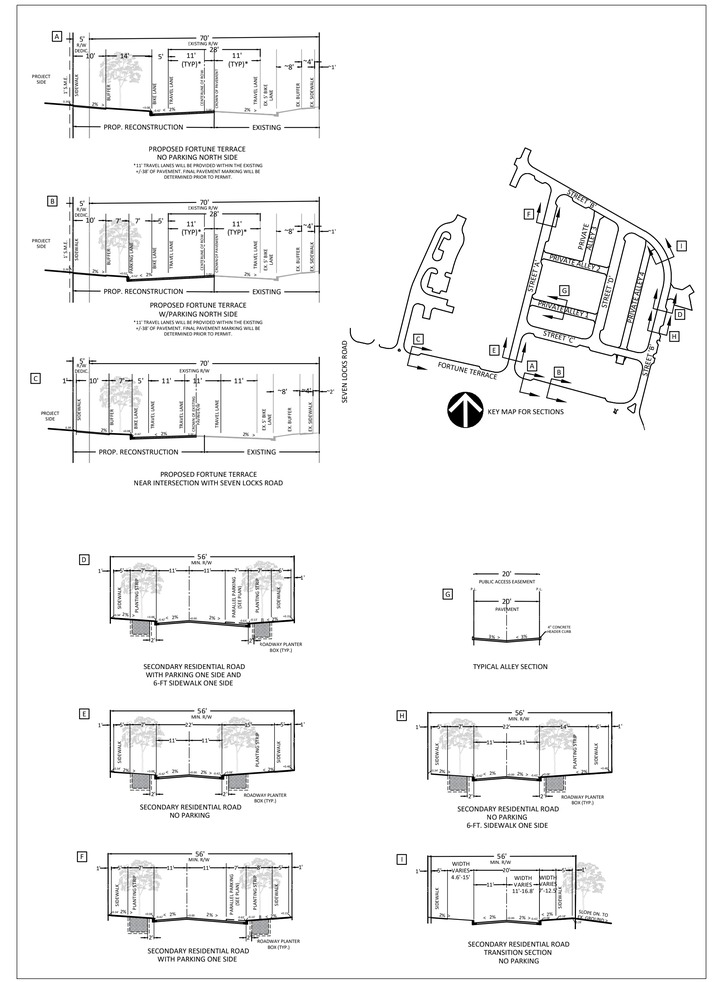
SHEET SP-2.04



SHEET SP-2.02



LOT TYPICALS
(N.T.S.)



STREET SECTIONS
(N.T.S.)

PROPERTY LINES
EXISTING CABLE TELEVISION CONDUIT
EXISTING ELECTRICAL CONDUIT
EXISTING EDGE OF PAVEMENT
EXISTING FENCE LINE
EXISTING NATURAL GAS CONDUIT
EXISTING OVERHEAD WIRES
EXISTING TELEPHONE CONDUIT
EXISTING PUBLIC UTILITIES EASEMENTS
EXISTING SANITARY SEWER CONDUIT
EXISTING STORM DRAIN CONDUIT
EXISTING WATER CONDUIT
EXISTING ZONE LIMITS
PROPOSED 10' CONTOUR
PROPOSED 2' CONTOUR
PROPOSED WATER LINE
PROPOSED SANITARY SEWER WITH STRUCTURE
PROPOSED STORM DRAIN
PROPOSED LIMITS OF DISTURBANCE
PROPOSED STORM WATER EASEMENT
EXISTING PARKING LABEL
EXISTING SANITARY CLEANOUT
EXISTING STORM DRAIN MANHOLE
EXISTING ELECTRICAL JUNCTION BOX
EXISTING ELECTRICAL MANHOLE
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING FIRE HYDRANT
EXISTING GAS MANHOLE
EXISTING GUY POLE
EXISTING GAS VALVE
EXISTING LIGHT POLE
EXISTING PHONE PEDESTAL
EXISTING PHONE MANHOLE
EXISTING UTILITY POLE
EXISTING SANITARY MANHOLE
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC SIGNAL POLE
EXISTING TREE
EXISTING CABLE TELEVISION PEDESTAL
EXISTING UNKNOWN UTILITY MANHOLE
EXISTING WATER METER
EXISTING WATER MANHOLE
EXISTING WATER VALVE
EXISTING BOLLARD
EXISTING SIGN POST
EXISTING WOOD POST
EXISTING INLETS
EXISTING CURB INLET
EXISTING CONCRETE
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EXISTING BUILDING
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EXISTING ELECTRICAL TRANSFORMER
EXISTING ASPHALT
EXISTING EASEMENT
EXISTING REINFORCED CONCRETE PIPE
EXISTING CORRUGATED METAL PIPE
EXISTING BUILDING RESTRICTION LINE
EXISTING RIGHT-OF-WAY
PROPOSED DEPRESSED CURB
PROPOSED PARKING LABELS
PROPOSED HARDSCAPE
PROPOSED FIRE HYDRANT
ENTRY LOCATION
PROPOSED SWM FACILITY
PROPOSED UNDERGROUND SWM FACILITY
PROPOSED IMPERVIOUS PAVING
PROPOSED TOWNHOUSE DECK
PROPOSED DRY WELL

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
(IN FEET)
1 inch = 30' ft.

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
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REVISIONS	DATE
RESUBMISSION	8/14/20
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PROFESSIONAL SEAL

STATE OF MARYLAND — WILLIAM D. ROBINSON — No. 43113 — PROFESSIONAL ENGINEER

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WILLIAM D. ROBINSON
LICENSE No. 43113
EXPIRATION DATE: DECEMBER 19, 2022

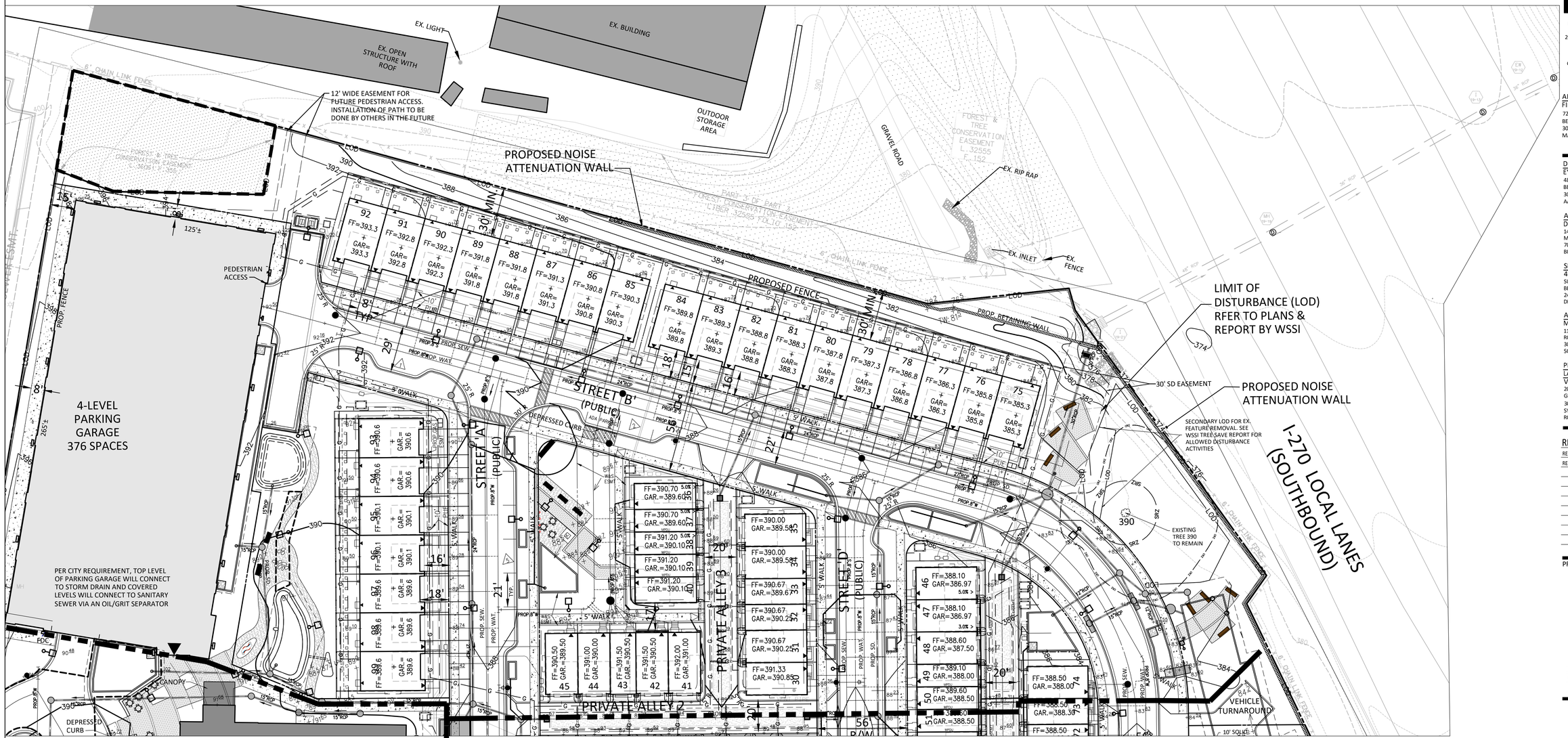
POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

SITE PLAN
30-SCALE
STP2020-00399

DRAWN BY: SMP
DESIGNED BY: SMP
DATE ISSUED: 06/14/2021
VIKA PROJECT: VM6601AZ
DRAWING NO.
SHEET NO. SP-2.03

Attachment 1.A.e: Site Plans (3835 : STP2020-00399 11511 Fortune Terrace)



GRAPHIC SCALE

30' 0 15' 30' 60' 120'

(IN FEET)
1 inch = 30' ft.

PROPERTY LINES
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EXISTING ELECTRICAL CONDUIT
EXISTING EDGE OF PAVEMENT
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EXISTING OVERHEAD WIRES
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EXISTING FIRE HYDRANT
EXISTING GAS MANHOLE

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EXISTING WATER VALVE

EXISTING BOLLARD
EXISTING SIGN POST
EXISTING WOOD POST
EXISTING INLETS
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EXISTING STORY
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EXISTING CORRUGATED METAL PIPE
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PROPOSED DEPRESSED CURB
PROPOSED PARKING LABELS
PROPOSED HARDSCAPE
PROPOSED FIRE HYDRANT
ENTRY LOCATION
PROPOSED SWM FACILITY
PROPOSED UNDERGROUND SWM FACILITY
PROPOSED IMPERVIOUS PAVING
PROPOSED TOWNHOUSE DECK
PROPOSED DRY WELL

STRUCTURAL ROOT ZONE
CRITICAL ROOT ZONE

VIKA
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REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL

STATE OF MARYLAND
WILLIAM D. ROBINSON
No. 43113
PROFESSIONAL ENGINEER

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WILLIAM D. ROBINSON
LICENSE No. 43113
EXPIRATION DATE: DECEMBER 19, 2022

POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

SITE PLAN 30-SCALE

STP2020-00399

DRAWN BY: SMP
DESIGNED BY: SMP
DATE ISSUED: 06/14/2021

VIKA PROJECT VM6601AZ

DRAWING NO.

SHEET NO. SP-2.04

LAYOUT: SP-2.04, Plotted By: crislip

Attachment 1.A.e: Site Plans (3835 : STP2020-00399 11511 Fortune Terrace)

PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
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- EXISTING WATER CONDUIT
- EXISTING TELEPHONE
- EXISTING ZONE LIMITS
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
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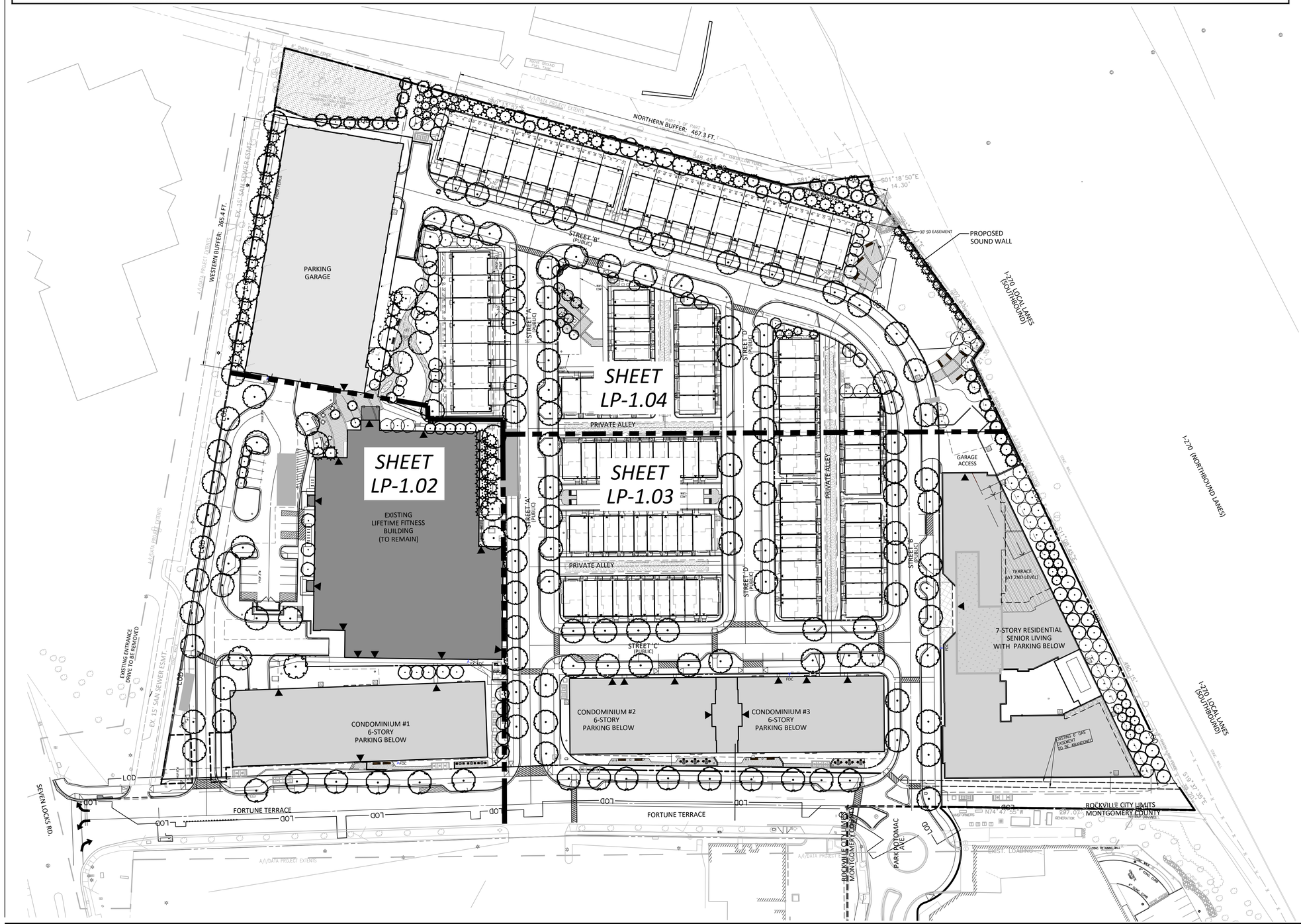
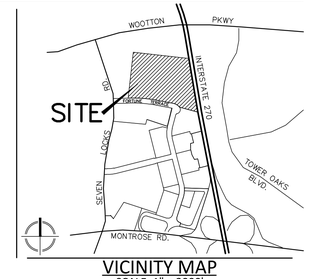
- PROPOSED HARDSCAPE
- PROPOSED FIRE HYDRANT
- ENTRY LOCATION
- PROPOSED SWM FACILITY
- PROPOSED UNDERGROUND SWM FACILITY
- PROPOSED TOWNHOUSE DECK
- PROPOSED CRUSHED STONE WALKWAY
- STREET TREES
- LARGE SHADE TREES
- ORNAMENTAL TREES
- EVERGREENS
- SHRUBS
- ORNAMENTAL GRASSES & PERENNIALS
- GROUNDCOVERS & PERENNIALS
- TRASH RECEPTACLE
- PROPOSED BENCH 'A'
- PROPOSED BENCH 'B'
- PROPOSED MOVEABLE TABLE AND CHAIR 'A'
- PROPOSED MOVEABLE TABLE AND CHAIR 'B'





VICINITY MAP
SCALE: 1" = 2000'

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
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REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL

STATE OF MARYLAND — ROBERT B. TILSON — 4160 — LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ROBERT TILSON, RLA, FASLA
LICENSE No.: 4160
EXPIRATION DATE: 07/22/2022

POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

LANDSCAPE PLAN COVER

STP2020-00399

DRAWN BY:	DL
DESIGNED BY:	DL/RBT
DATE ISSUED:	06/14/2021
VIKA PROJECT	VM6601AZ
DRAWING NO.	
SHEET NO.	LP-1.01

0 25' 50' 100'
SCALE: 1" = 50'

Attachment 1.A.f: Landscape Plans (3835 : STP2020-00399 11511 Fortune Terrace)

PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
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- EXISTING ZONE LIMITS
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
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- EXISTING FIRE HYDRANT
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- EXISTING WOOD POST
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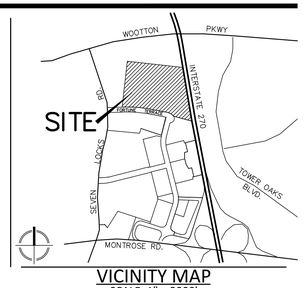
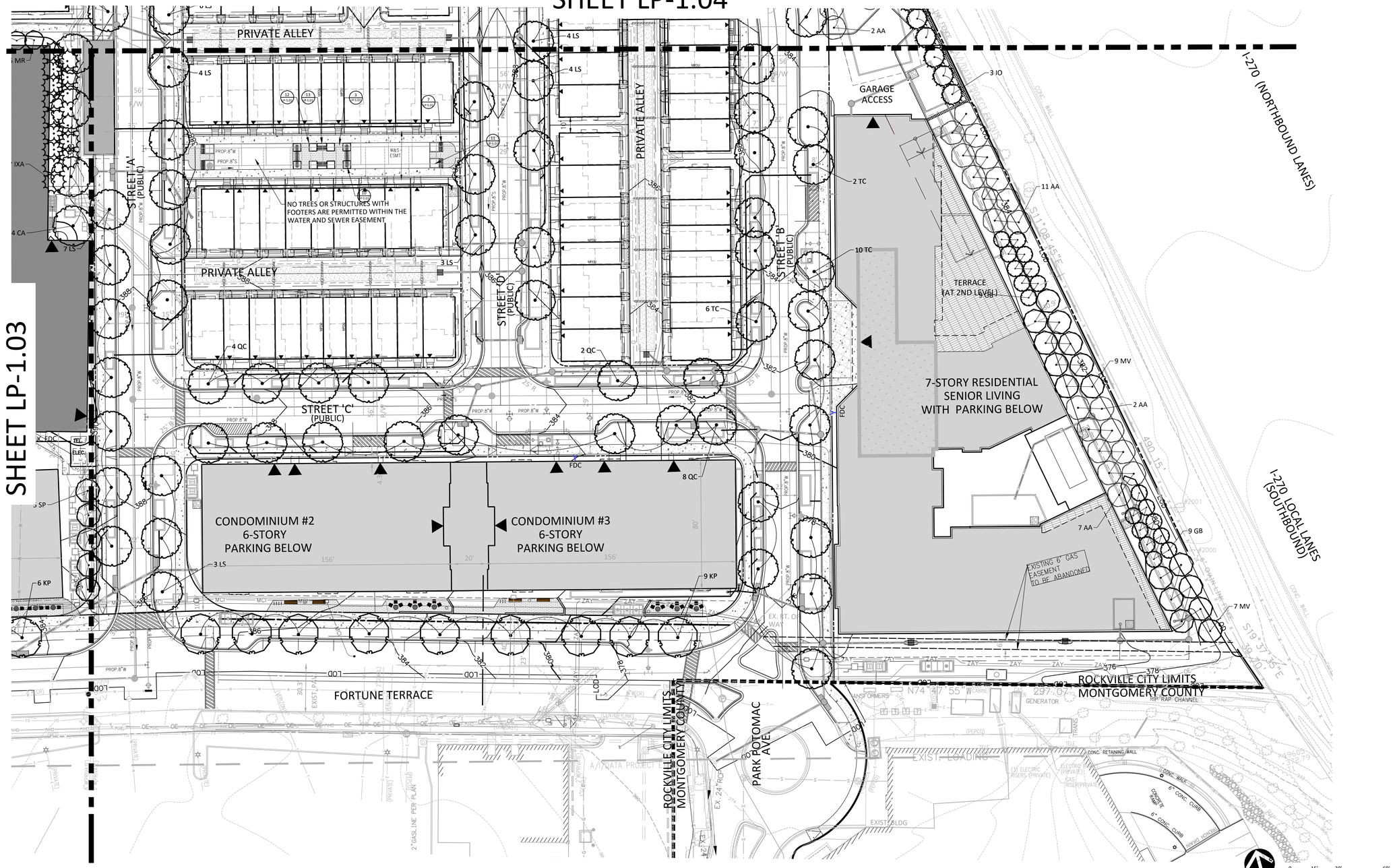


VICINITY MAP
SCALE: 1" = 2000'

SHEET LP-1.04



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ROBERT TILSON, FALSA, PLA

REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL

STATE OF MARYLAND ROBERT B. TILSON LANDSCAPE ARCHITECT 4160

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ROBERT TILSON, RLA, FASLA
LICENSE No.: 4160
EXPIRATION DATE: 07/22/2022

POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

LANDSCAPE PLAN

STP2020-00399

DRAWN BY: DL
DESIGNED BY: DL/RBT
DATE ISSUED: 06/14/2021

VIKA PROJECT: VM6601AZ
DRAWING NO.
SHEET NO. LP-1.02

Attachment 1.A.f: Landscape Plans (3835 : STP2020-00399 11511 Fortune Terrace)

PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
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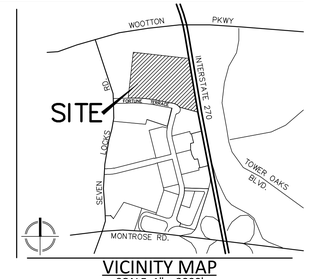
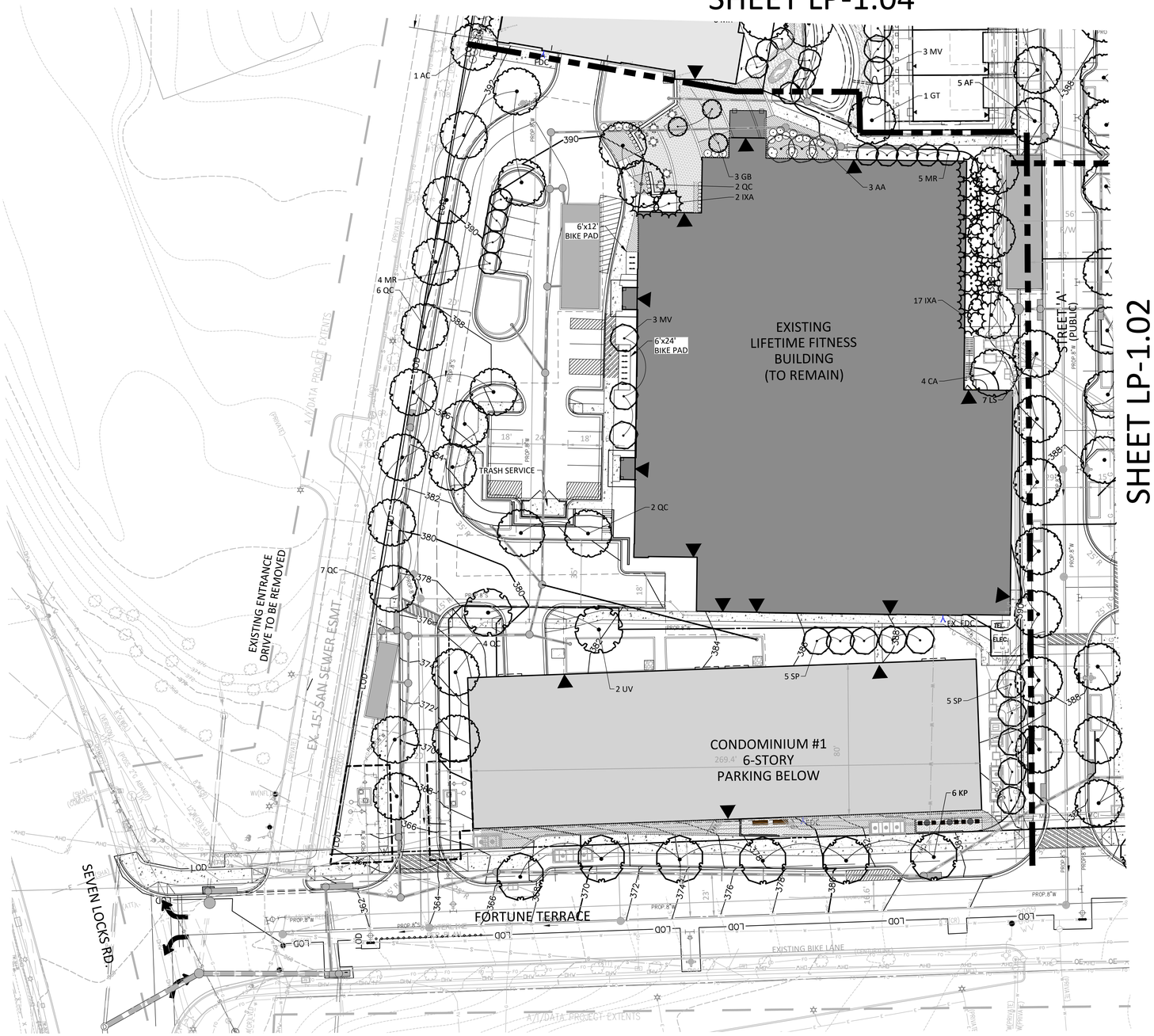


VICINITY MAP
SCALE: 1" = 2000'

SHEET LP-1.04



SHEET LP-1.02

0 15' 30' 60'
SCALE: 1" = 30'

VIKA
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REVISIONS	DATE
RESUBMISSION	8/14/20
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PROFESSIONAL SEAL

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ROBERT B. TILSON
4160
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LICENSE No.: 4160
EXPIRATION DATE: 07/22/2022

POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

LANDSCAPE PLAN

STP2020-00399

DRAWN BY: DL
DESIGNED BY: DL/RBT
DATE ISSUED: 06/14/2021

VIKA PROJECT VM6601AZ

DRAWING NO.

SHEET NO. LP-1.03

Attachment 1.A.f: Landscape Plans (3835 : STP2020-00399 11511 Fortune Terrace)

PLAN LEGEND

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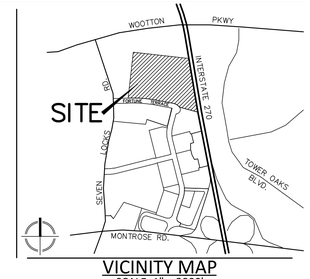
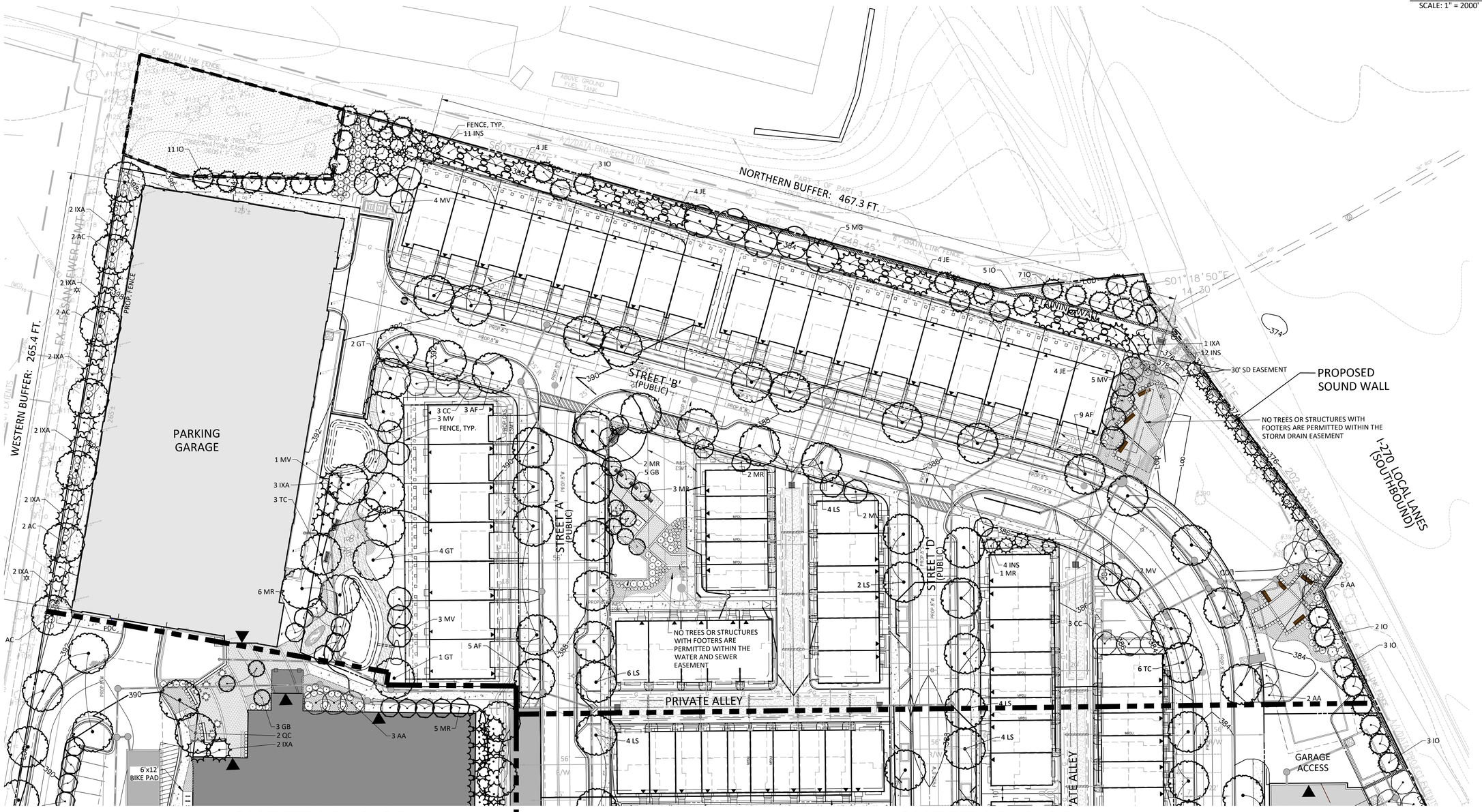


VICINITY MAP
SCALE: 1" = 2000'



SHEET LP-1.03 | SHEET LP-1.02

SCALE: 1" = 30'

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4TH ELECTION DISTRICT
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WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

LANDSCAPE PLAN

STP2020-00399

DRAWN BY: DL
DESIGNED BY: DL/RBT
DATE ISSUED: 06/14/2021

VIKA PROJECT: VM6601AZ

DRAWING NO.

SHEET NO. LP-1.04

Attachment 1.A.f: Landscape Plans (3835 : STP2020-00399 11511 Fortune Terrace)

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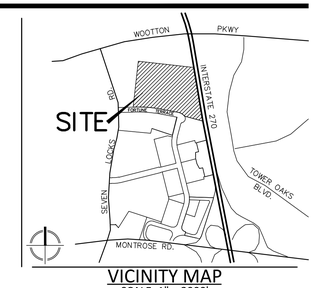
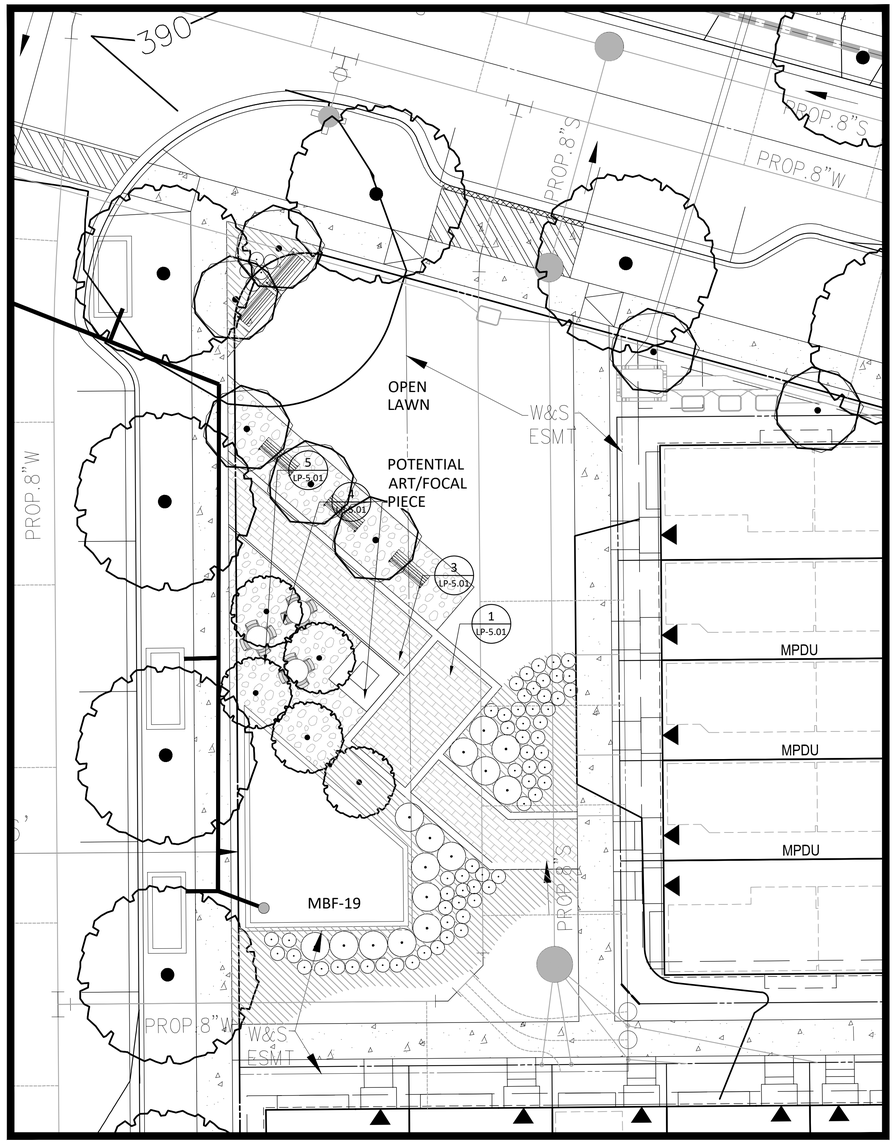
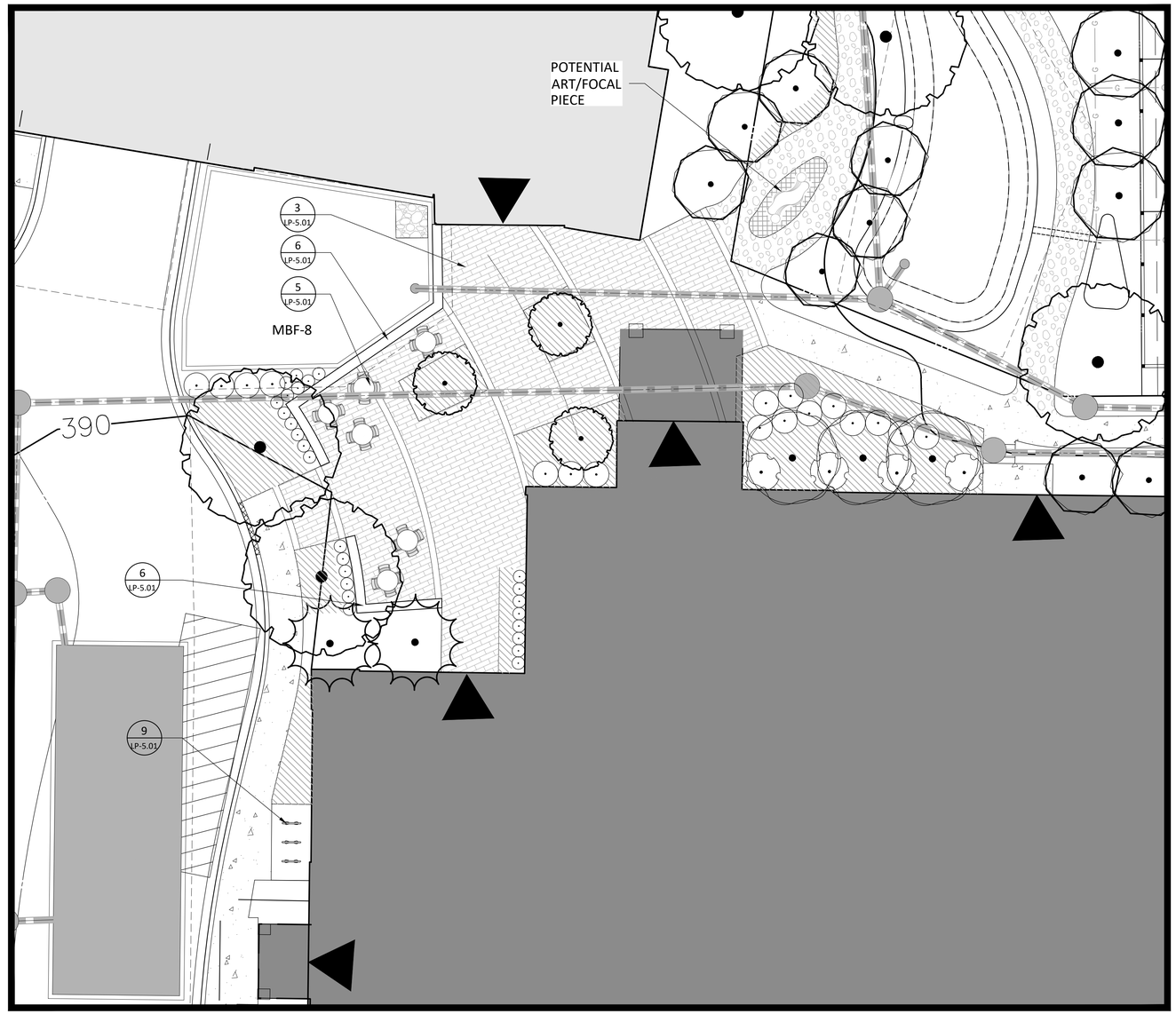


VICINITY MAP
SCALE: 1" = 2000'



1 COMMON OPEN SPACE
SCALE:1"=10'-0"



2 LIFETIME FITNESS ENTRANCE
SCALE:1"=10'-0"

PLAN ENLARGEMENTS ARE FOR CONCEPTUAL PURPOSES ONLY. FINAL LOCATION OF SITE STRUCTURES, FURNISHINGS, AND AMENITIES WILL BE DETERMINED AT CONSTRUCTION DOCUMENTATION.

0 5' 10' 20'
SCALE: 1" = 10'

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LANDSCAPE PLAN ENLARGEMENTS

STP2020-00399

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DESIGNED BY: DL/RBT
DATE ISSUED: 06/14/2021
VIKA PROJECT: VM6601AZ
DRAWING NO.
SHEET NO. LP-1.05

Attachment 1.A.f: Landscape Plans (3835 : STP2020-00399 11511 Fortune Terrace)

PLAN LEGEND

- PROPERTY LINES
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- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
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- EXISTING NATURAL GAS CONDUIT
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- EXISTING TELEPHONE CONDUIT
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- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- 520 PROPOSED 10' CONTOUR
- 524 PROPOSED 2' CONTOUR
- 8"W PROPOSED WATER LINE
- 8"S PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- LOD PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
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- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
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- EXISTING WATER VALVE
- BOL EXISTING BOLLARD
- EXISTING SIGN POST
- WP EXISTING WOOD POST
- EXISTING INLETS
- EXISTING CURB INLET
- CONC. EXISTING CONCRETE
- C&G EXISTING CURB AND GUTTER
- BLDG. EXISTING BUILDING
- STY. EXISTING STORY
- TRV EXISTING ELECTRICAL TRANSFORMER
- ASPH. EXISTING ASPHALT
- ESMT. EXISTING EASEMENT
- RCP EXISTING REINFORCED CONCRETE PIPE
- CMP EXISTING CORRUGATED METAL PIPE
- BRL EXISTING BUILDING RESTRICTION LINE
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- PROPOSED PARKING LABELS
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- PROPOSED SWM FACILITY
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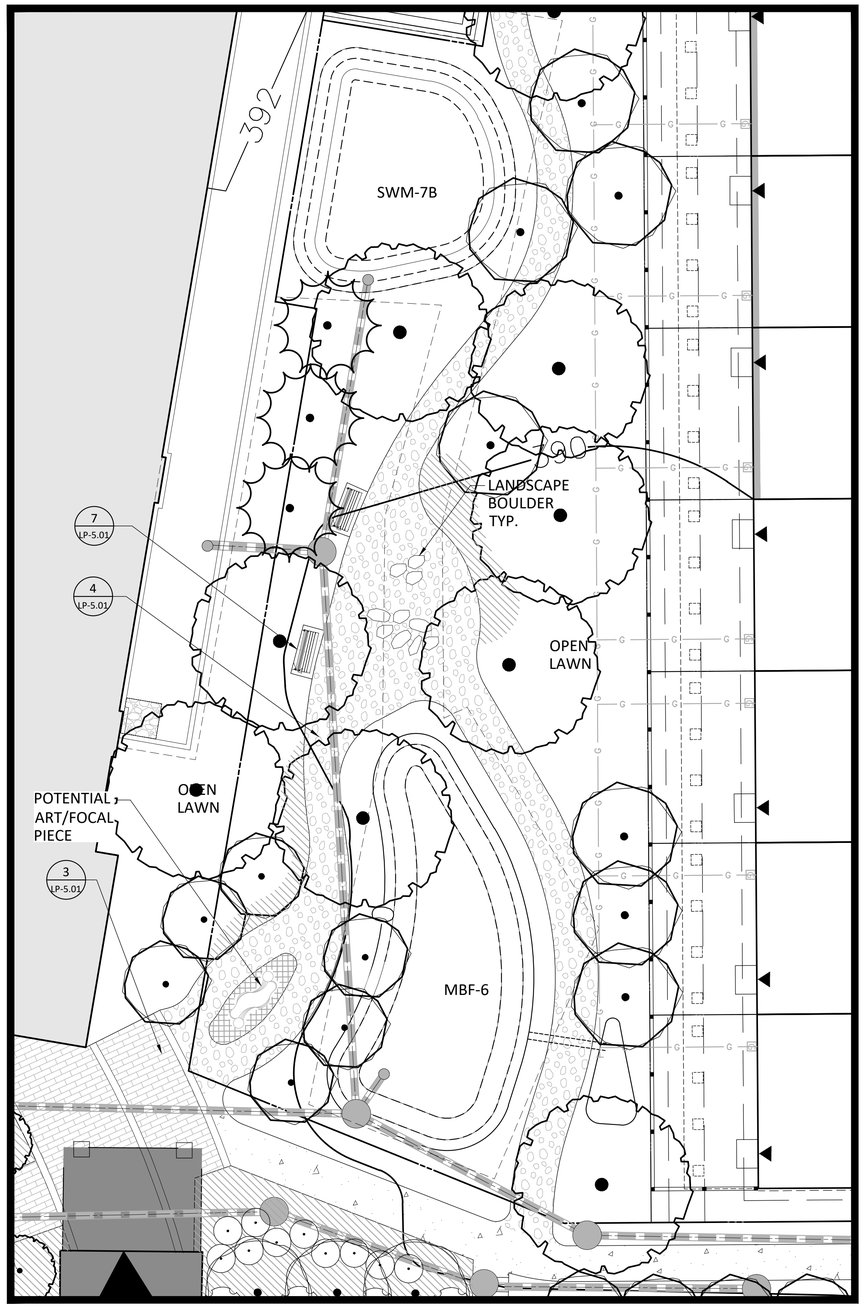
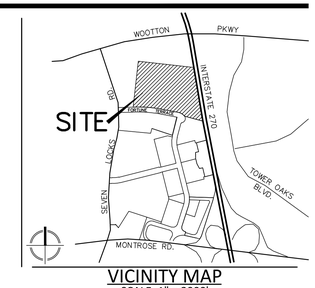


1 COMMON OPEN SPACE
SCALE:1"=10'-0"



VICINITY MAP
SCALE: 1" = 2000'

PLAN ENLARGEMENTS ARE FOR CONCEPTUAL PURPOSES ONLY.
FINAL LOCATION OF SITE STRUCTURES, FURNISHINGS, AND AMENITIES WILL BE DETERMINED AT CONSTRUCTION DOCUMENTATION.

0 5' 10' 20'
SCALE: 1" = 10'

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
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GERMANTOWN, MARYLAND 20874
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REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ROBERT TILSON, RLA, FASLA
LICENSE No.: 4160
EXPIRATION DATE: 07/22/2022

POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

LANDSCAPE PLAN ENLARGEMENT

STP2020-00399

DRAWN BY: DL
DESIGNED BY: DL/RBT
DATE ISSUED: 06/14/2021
VIKA PROJECT VM6601AZ
DRAWING NO.
SHEET NO. LP-1.06

Attachment 1.A.f: Landscape Plans (3835 : STP2020-00399 11511 Fortune Terrace)

PLAN LEGEND

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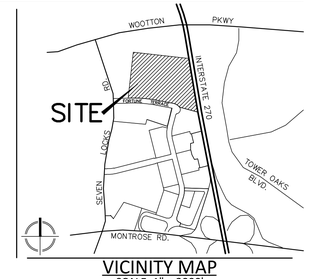

VICINITY MAP
SCALE: 1" = 2000'

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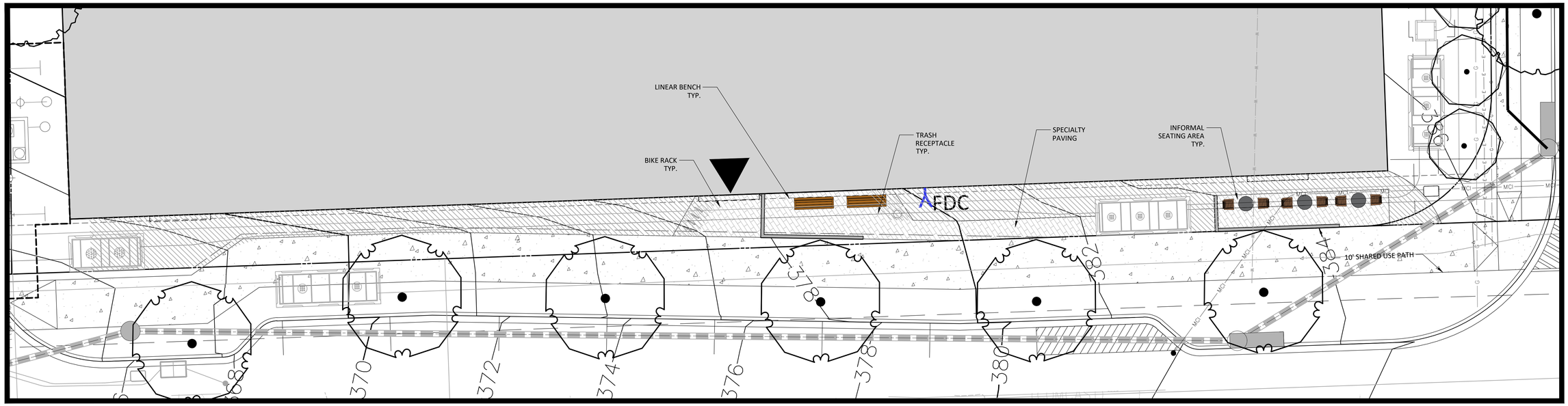

1 CONDOMINIUM #1 STREETSCAPE
SCALE:1"=10'-0"

REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL

STATE OF MARYLAND ROBERT B. TILSON 4160 LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ROBERT TILSON, RLA, FASLA
LICENSE No.: 4160
EXPIRATION DATE: 07/22/2022

POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

LANDSCAPE PLAN ENLARGEMENT

STP2020-00399

DRAWN BY: DL
DESIGNED BY: DL/RBT
DATE ISSUED: 06/14/2021
VIKA PROJECT: VM6601AZ
DRAWING NO.
SHEET NO. LP-1.07

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0 5' 10' 20'
SCALE: 1" = 10'

Attachment 1.A.f: Landscape Plans (3835 : STP2020-00399 11511 Fortune Terrace)

PLAN LEGEND

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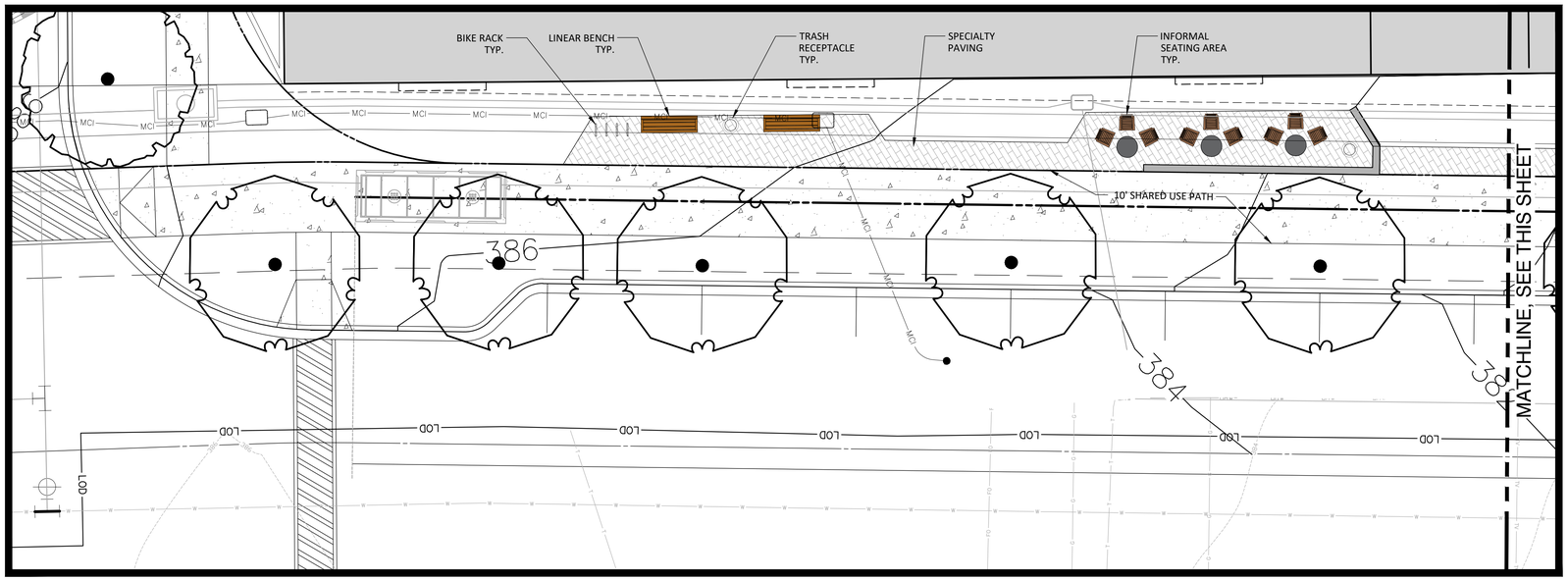
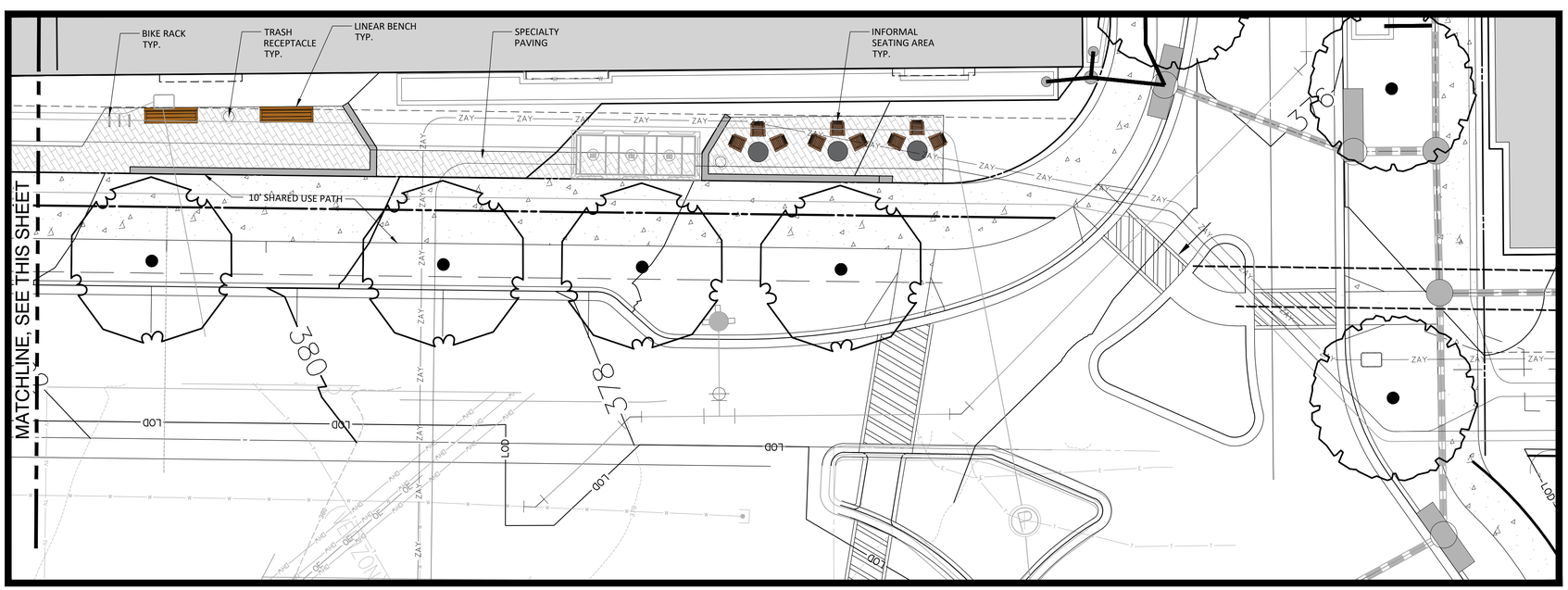


1A CONDOMINIUM #2 AND 3 STREETSCAPE
SCALE:1"=10'-0"



1B CONDOMINIUM #2 AND 3 STREETSCAPE
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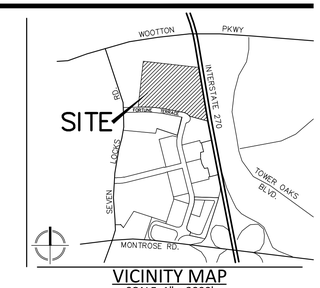

VICINITY MAP
SCALE: 1" = 2000'

VIKA
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LANDSCAPE ARCHITECTS SURVEYORS
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REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL

STATE OF MARYLAND ROBERT B. TILSON 4160 LANDSCAPE ARCHITECT

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NAME: ROBERT TILSON, RLA, FASLA
LICENSE No.: 4160
EXPIRATION DATE: 07/22/2022

POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

LANDSCAPE PLAN ENLARGEMENTS

STP2020-00399

DRAWN BY: DL
DESIGNED BY: DL/RBT
DATE ISSUED: 06/14/2021

VIKA PROJECT VM6601AZ

DRAWING NO.

SHEET NO. LP-1.08

Attachment 1.A.f: Landscape Plans (3835 : STP2020-00399 11511 Fortune Terrace)

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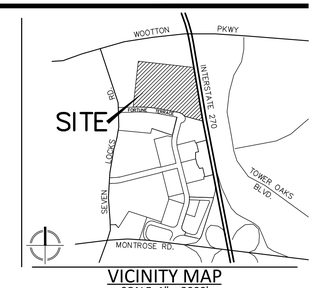

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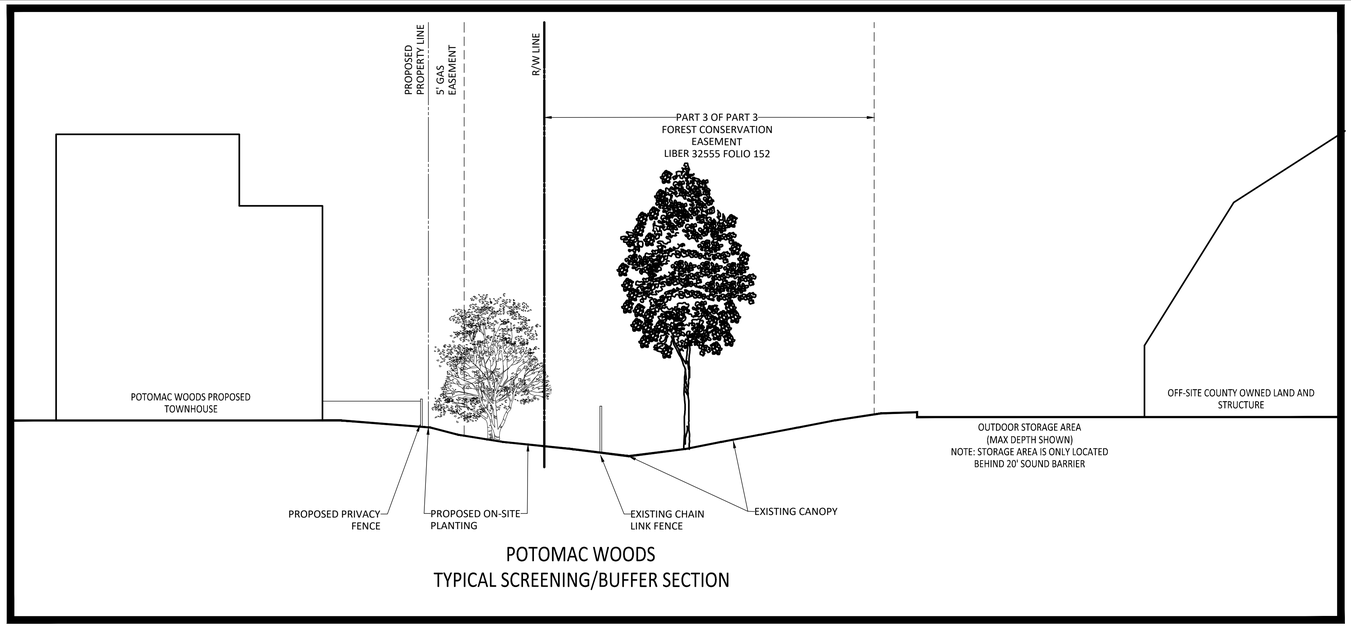
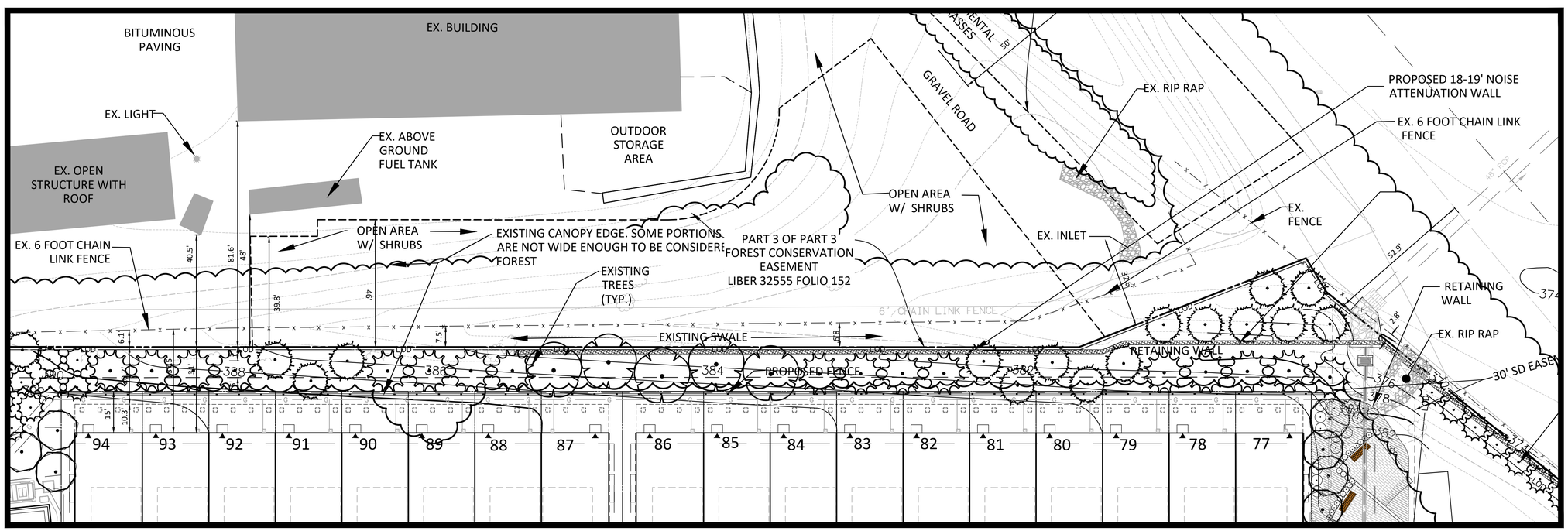
ROBERT TILSON, FALSA, PLA

NOTES:

1. THE CITY OF ROCKVILLE WILL PROVIDE AUTHORIZATION TO THE APPLICANT TO INSTALL ADDITIONAL PLANTINGS ON THE ADJACENT PROPERTY WITHIN THE EXISTING BOUNDARIES OF THE FOREST CONSERVATION EASEMENT.
2. THE CITY FORESTER WILL DETERMINE PLANT SPECIES AND LOCATIONS IN COORDINATION WITH THE APPLICANT OR THE REPRESENTATIVE BASED ON THE PROPOSED BUFFER PLANTING LIST.



POTOMAC WOODS
TYPICAL SCREENING/BUFFER SECTION



1 LANDSCAPE BUFFER CONCEPT PLAN
SCALE:1"=10'-0"

PLAN ENLARGEMENTS ARE FOR CONCEPTUAL PURPOSES ONLY.
FINAL LOCATION OF SITE STRUCTURES, FURNISHINGS, AND AMENITIES WILL BE DETERMINED AT CONSTRUCTION DOCUMENTATION.

0 10' 20' 40'
SCALE: 1" = 20'

REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL

STATE OF MARYLAND
ROBERT B. TILSON
4160
LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ROBERT TILSON, RLA, FASLA
LICENSE No.: 4160
EXPIRATION DATE: 07/22/2022

POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

LANDSCAPE PLAN ENLARGEMENT

STP2020-00399

DRAWN BY: DL
DESIGNED BY: DL/RBT
DATE ISSUED: 06/14/2021

VIKA PROJECT VM6601AZ

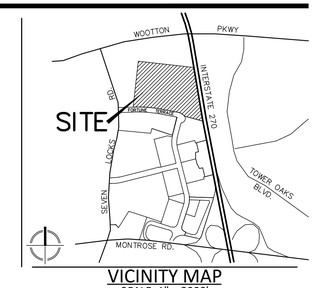
DRAWING NO.

SHEET NO. LP-1.09

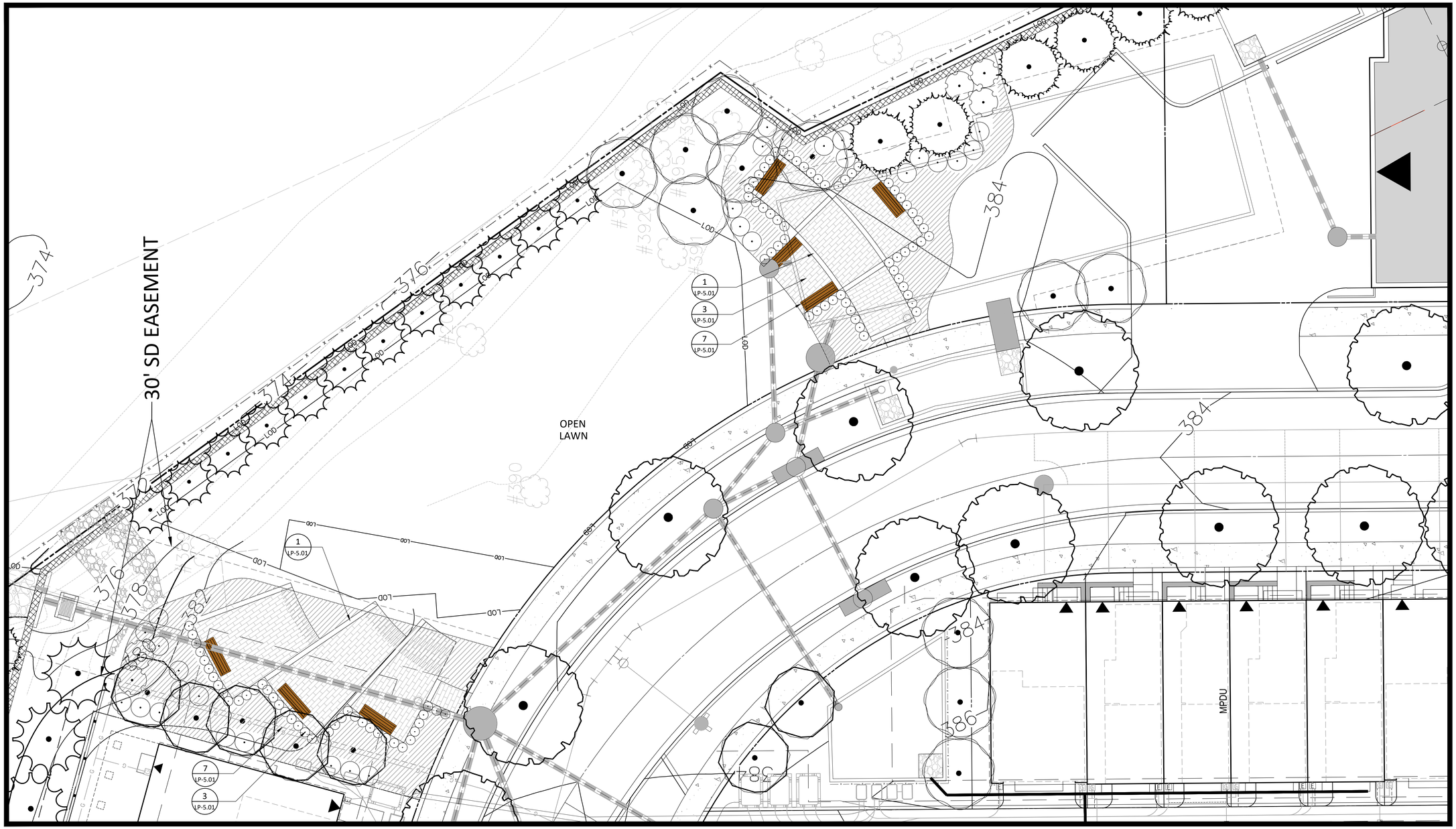
Attachment 1.A.f: Landscape Plans (3835 : STP2020-00399 11511 Fortune Terrace)

PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- 520 PROPOSED 10' CONTOUR
- 524 PROPOSED 2' CONTOUR
- 8"W PROPOSED WATER LINE
- 8"S PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- LOD PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING INLETS
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING CURB AND GUTTER
- EXISTING BUILDING
- EXISTING STORY
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ASPHALT
- EXISTING EASEMENT
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE
- EXISTING BUILDING RESTRICTION LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PARKING LABELS
- PROPOSED HARDSCAPE
- PROPOSED FIRE HYDRANT
- ENTRY LOCATION
- PROPOSED SWM FACILITY
- PROPOSED UNDERGROUND SWM FACILITY
- PROPOSED TOWNHOUSE DECK
- PROPOSED CRUSHED STONE WALKWAY
- STREET TREES
- LARGE SHADE TREES
- ORNAMENTAL TREES
- EVERGREENS
- SHRUBS
- ORNAMENTAL GRASSES & PERENNIALS
- GROUNDCOVERS & PERENNIALS
- TRASH RECEPTACLE
- PROPOSED BENCH 'A'
- PROPOSED BENCH 'B'
- PROPOSED MOVEABLE TABLE AND CHAIR 'A'
- PROPOSED MOVEABLE TABLE AND CHAIR 'B'



VICINITY MAP
SCALE: 1" = 2000'



1 TREE #390 CONCEPT PLAN
SCALE:1"=10'-0"

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FINAL LOCATION OF SITE STRUCTURES, FURNISHINGS, AND AMENITIES WILL BE DETERMINED AT CONSTRUCTION DOCUMENTATION.

0 5' 10' 20'
SCALE: 1" = 10'

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
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GERMANTOWN, MARYLAND 20874
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301.916.4100
SYLKE KNUPPEL, PE
ROBERT TILSON, FALSA, PLA

REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL

STATE OF MARYLAND
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POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

LANDSCAPE PLAN ENLARGEMENT

STP2020-00399

DRAWN BY: DL
DESIGNED BY: DL/RBT
DATE ISSUED: 06/14/2021
VIKA PROJECT: VM6601AZ
DRAWING NO.
SHEET NO. LP-1.10

Attachment 1.A.f: Landscape Plans (3835 : STP2020-00399 11511 Fortune Terrace)

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AC	7	ACER RUBRUM `COLUMNARE`	COLUMNAR RED MAPLE	2.5" CAL.
AF	17	ACER X FREEMANII	FREEMAN MAPLE	2.5" CAL.
CA	4	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL.
GT	7	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	2.5" CAL.
KP	15	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2.5" CAL.
LS	38	LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA` TM	ROUND-LOBED SWEET GUM	2.5" CAL.
QC	35	QUERCUS COCCINEA	SCARLET OAK	2.5" CAL.
TC	27	TILIA CORDATA	LITTLELEAF LINDEN	2.5" CAL.
UV	2	ULMUS AMERICANA `VALLEY FORGE`	VALLEY FORGE AMERICAN ELM	2.5" CAL.
LARGE EVERGREEN	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
IO	48	ILEX OPACA	AMERICAN HOLLY	8-10` HT.
JE	16	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2.5" CAL.
MG	5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8-10` HT.
ORNAMENTAL TREE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
AA	31	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	6-7` HT.
CC	6	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	6-7` HT.
GB	26	GINKGO BILOBA `SKYTOWER`	SKY TOWER GINKGO	2.5" - 3" CAL.
MV	43	MAGNOLIA VIRGINIANA	SWEET BAY	6-7` HT.
MR	23	MAGNOLIA X SOULANGEANA `RUSTICA RUBRA` SUB. W/ OTHER `LITTLE GIRL` HYBRIDS AS NEEDED	RUSTIC RUBY MAGNOLIA	6-7` HT.
SP	10	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6-7` HT.
SMALL EVERGREEN	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
IXA	35	ILEX X ATTENUATA `FOSTERI`	FOSTER`S HOLLY	6-7` HT.
INS	33	ILEX X `NELLIE R. STEVENS`	NELLIE R. STEVENS HOLLY	6-7` HT.
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	9	LARGE SHRUBS		
CFC		CALYCANTHUS FLORIDUS `CAROLINA`	CAROLINA ALLSPICE	5 GAL
HQA		HYDRANGEA QUERCIFOLIA `ALICE`	ALICE OAKLEAF HYDRANGEA	5 GAL
PN		PHYSOCARPUS OPULIFOLIUS	NINEBARK	5 GAL
RM2		RHODODENDRON MAXIMUM	ROSE BAY	5 GAL
VW		VIBURNUM X RHYTIDOPHYLLOIDES `WILLOWWOOD`	WILLOWWOOD VIBURNUM	3 GAL
	129	MEDIUM SHRUBS		
AA2		ARONIA ARBUTIFOLIA `BRILLIANTISSIMA`	BRILLIANT RED CHOKEBERRY/RED CHOKEBERRY	3 GAL
FGR		FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3 GAL
HA		HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	3 GAL
IW		ILEX VERTICILLATA	WINTERBERRY	5 GAL
KL		KALMIA LATIFOLIA	MOUNTAIN LAUREL	5 GAL
	191	SMALL SHRUBS		
CA2		CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	5 GAL
FA		FOTHERGILLA GARDENII `MT. AIRY`	DWARF WITCHALDER	3 GAL
II2		ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	3 GAL
IV		ITEA VIRGINICA `VIRGINIA`	VIRGINIA SWEETSPIRE	5 GAL
SM		SPIRAEA JAPONICA `WALBUMA`	MAGIC CARPET SPIREA	3 GAL
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	4,773 SF	ORNAMENTAL GRASSES		
CL3		CHASMANTHIUM LATIFOLIUM	WOOD OATS	1 GAL
PV1		PANICUM VIRGATUM `CAPE BREEZE`	SWITCH GRASS	1 GAL
PV4		PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	1 GAL
SS4		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	1 QT
	47 SF	GROUNDCOVERS		
AX		ALLIUM X `GLOBEMASTER`	HYBRID STAR OF PERSIA	FLAT
AT		ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 QT
AV2		ASCLEPIAS VERTICILLATA	WHORLED MILKWEED	1 QT
AC2		ASTER CORDIFOLIUS	HEART LEAVED ASTER	1 QT
BC		BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	1 QT
CA3		CAREX AMPHIBOLA	CREEK SEDGE	LP32
CA4		CAREX APPALACHICA	APPALACHIAN SEDGE	LP32
CE2		CAREX EBURNEA	EBONY SEDGE	LP32
CS2		CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	LP32
CL2		CHASMANTHIUM LATIFOLIUM	WOOD OATS	1 GAL
EP2		ECHINACEA PARADOXA	BUSH`S CONEFLOWER	1 QT
ED		EUTROCHIUM DUBIUM `LITTLE JOE`	LITTLE JOE PYE WEED	1 QT
HV3		HEUCHERA X `FROSTED VIOLET`	CORAL BELLS	FLAT
SS4		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	1 QT

POTOMAC WOODS TREE REQUIREMENTS			
Number of Trees Per Lot Calculation			
Total Townhome Lots	99	Required	Provided
	Three (3) trees per a lot	297	426
*Includes canopy, ornamental, large and smallevergreen trees			

PLANT SCHEDULE COMMON AND OPEN SPACE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CA	4	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2-2.5" CAL.
GT	9	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	2-2.5" CAL.
LS	2	LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA` TM	ROUND-LOBED SWEET GUM	2-2.5" CAL.
QC	13	QUERCUS COCCINEA	SCARLET OAK	2-2.5" CAL.
TC	3	TILIA CORDATA	LITTLELEAF LINDEN	2-2.5" CAL.
LARGE EVERGREEN	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
IO	20	ILEX OPACA	AMERICAN HOLLY	8-10` HT.
ORNAMENTAL TREE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
AA	35	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	6-7` HT.
CC	6	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	6-7` HT.
GB	29	GINKGO BILOBA `SKYTOWER`	SKY TOWER GINKGO	2.5" - 3" CAL.
MV	43	MAGNOLIA VIRGINIANA	SWEET BAY	6-7` HT.
MX	25	MAGNOLIA X `ANN` SUB. W/ OTHER `LITTLE GIRL` HYBRIDS AS NEEDED	ANN MAGNOLIA	6-7` HT.
SP	10	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6-7` HT.
SMALL EVERGREEN	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
IXA	19	ILEX X ATTENUATA `FOSTERI`	FOSTER`S HOLLY	6-7` HT.
INS	10	ILEX X `NELLIE R. STEVENS`	NELLIE R. STEVENS HOLLY	6-7` HT.
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	9	LARGE SHRUBS		
CFC		CALYCANTHUS FLORIDUS `CAROLINA`	CAROLINA ALLSPICE	5 GAL
HQA		HYDRANGEA QUERCIFOLIA `ALICE`	ALICE OAKLEAF HYDRANGEA	5 GAL
PN		PHYSOCARPUS OPULIFOLIUS	NINEBARK	5 GAL
RM2		RHODODENDRON MAXIMUM	ROSE BAY	5 GAL
VW		VIBURNUM X RHYTIDOPHYLLOIDES `WILLOWWOOD`	WILLOWWOOD VIBURNUM	3 GAL
	55	MEDIUM SHRUBS		
AA2		ARONIA ARBUTIFOLIA `BRILLIANTISSIMA`	BRILLIANT RED CHOKEBERRY/RED CHOKEBERRY	3 GAL
FGR		FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3 GAL
HA		HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	3 GAL
IW		ILEX VERTICILLATA	WINTERBERRY	5 GAL
KL		KALMIA LATIFOLIA	MOUNTAIN LAUREL	5 GAL
	176	SMALL SHRUBS		
CA2		CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	5 GAL
FA		FOTHERGILLA GARDENII `MT. AIRY`	DWARF WITCHALDER	3 GAL
II2		ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	3 GAL
IV		ITEA VIRGINICA `VIRGINIA`	VIRGINIA SWEETSPIRE	5 GAL
SM		SPIRAEA JAPONICA `WALBUMA`	MAGIC CARPET SPIREA	3 GAL
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	5,163 SF	ORNAMENTAL GRASSES		
		CHASMANTHIUM LATIFOLIUM	WOOD OATS	1 GAL
		PANICUM VIRGATUM `CAPE BREEZE`	SWITCH GRASS	1 GAL
		PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	1 GAL
		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	1 QT
	47 SF	GROUNDCOVERS		
		ALLIUM X `GLOBEMASTER`	HYBRID STAR OF PERSIA	FLAT
		ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 QT
		ASCLEPIAS VERTICILLATA	WHORLED MILKWEED	1 QT
		ASTER CORDIFOLIUS	HEART LEAVED ASTER	1 QT
		BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	1 QT
		CAREX AMPHIBOLA	CREEK SEDGE	LP32
		CAREX APPALACHICA	APPALACHIAN SEDGE	LP32
		CAREX EBURNEA	EBONY SEDGE	LP32
		CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	LP32
		CHASMANTHIUM LATIFOLIUM	WOOD OATS	1 GAL
		ECHINACEA PARADOXA	BUSH`S CONEFLOWER	1 QT
		EUTROCHIUM DUBIUM `LITTLE JOE`	LITTLE JOE PYE WEED	1 QT
		HEUCHERA X `FROSTED VIOLET`	CORAL BELLS	FLAT

PLANT SCHEDULE STREET TREES

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AF	17	ACER X FREEMANII	FREEMAN MAPLE	2.5" CAL.
KP	15	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2.5" CAL.
LS	38	LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA` TM	ROUND-LOBED SWEET GUM	2.5" CAL.
QC	14	QUERCUS COCCINEA	SCARLET OAK	2.5" CAL.
TC	24	TILIA CORDATA	LITTLELEAF LINDEN	2.5" CAL.

PLANT SCHEDULE NORTHERN BUFFER

LARGE EVERGREEN	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IO	15	ILEX OPACA	AMERICAN HOLLY	8-10` HT.
JE	16	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2.5" CAL.
MG	5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8-10` HT.
SMALL EVERGREEN	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
IXA	1	ILEX X ATTENUATA `FOSTERI`	FOSTER`S HOLLY	6-7` HT.
INS	3	ILEX X `NELLIE R. STEVENS`	NELLIE R. STEVENS HOLLY	6-7` HT.

PLANT SCHEDULE WESTERN BUFFER

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AC	7	ACER RUBRUM `COLUMNARE`	COLUMNAR RED MAPLE	2.5" CAL.
SMALL EVERGREEN	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
IXA	12	ILEX X ATTENUATA `FOSTERI`	FOSTER`S HOLLY	6-7` HT.
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	28	MEDIUM SHRUBS		
AA2		ARONIA ARBUTIFOLIA `BRILLIANTISSIMA`	BRILLIANT RED CHOKEBERRY/RED CHOKEBERRY	3 GAL
FGR		FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3 GAL
HA		HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	3 GAL
IW		ILEX VERTICILLATA	WINTERBERRY	5 GAL
KL		KALMIA LATIFOLIA	MOUNTAIN LAUREL	5 GAL

Potomac Woods City of Rockville Landscape and Lighting Manual Compliance			
NORTHERN BUFFER			
Landscape Manual Requirements			
Permiter Landscape Length	467'	Required	Provided
4.d.4.e.	Minimum landscaped set back depth	30'	15'
4.d.4.e.	Trees per each 100 linear feet along property line: 2 canopy, 3 understory or evergreen	10 canopy trees	14 trees
		14 understory or evergreen	25 trees*
4.d.4.e.	Shurbs per each 100 linear feet along property line: 11 large, 12 medium, 12 small	52 Large	-
		56 Medium	-
		56 Small	-
4.d.4.e.	An opaque wall or fence a minimum of six feet high, or a berm a minimum of six feet high	6' height	6' height
*Includes evergreen tree subsititutions.			
WESTERN BUFFER			
Landscape Manual Requirements			
Landscape Strip Area Adjoining a Street Right-Of-Way			
Permiter Landscape Length	265'	Required	Provided
4.d.2.b.i	The perimeter landscape strip must be at least seven (7) feet wide to allow for the planting of trees, but not less than the setback required in an adjoining Single Dwelling Unit Residential Zone.	7'	7'
4.d.2.b.ii	Such area must contain a minimum of one (1) shade tree and 15 shrubs for every 40 feet of lot perimeter and, if space permits, must incorporate landscaped berms. The shrubs, berms or other	7 trees	7 trees
		99 shrubs	118 shubs*
4.d.2.b.iii	Where appropriate, two (2) ornamental trees may be substituted for one (1) shade tree and one (1) evergreen tree may be substituted for five (5) shrubs.	18 evergreens = 90 shrubs	
4.d.2.b.iv	For properties located in the MXTD or MXCD Zones, the width of a perimeter landscaping strip may be reduced by the Planning Commission in order to achieve a better design solution through the provision of walls or fences in conjunction with landscaping.	N/A	N/A
*Includes evergreen tree subsititutions			

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20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN MD, 20874
301.916.4100
SYLKE KNUPPEL, PE
ROBERT TILSON, FALSA, PLA

REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL

STATE OF MARYLAND
ROBERT B. TILSON
4160
LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ROBERT TILSON, RLA, FASLA
LICENSE No.: 4160
EXPIRATION DATE: 07/22/2022

POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

LANDSCAPE PLAN PLANT SCHEDULES AND REQUIREMENTS

STP2020-00399

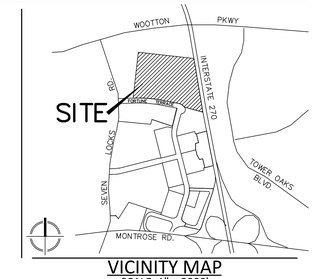
DRAWN BY: DL
DESIGNED BY: DL/RBT
DATE ISSUED: 06/14/2021

VIKA PROJECT: VM6601AZ

DRAWING NO.

SHEET NO. LP-5.00A

Attachment 1.A.f: Landscape Plans (3835 : STP2020-00399 11511 Fortune Terrace)



VICINITY MAP
SCALE: 1" = 2000'

PARCEL BOUNDARY

OPEN AREA
(INCLUDES PUBLIC USE SPACE)

PUBLIC USE SPACE

Open Area Sec.25.13.05

	BRIGHTVIEW PARCEL		LIFE TIME PARCEL		TOWNHOUSE PARCEL	
Parcel Area	67,910 sf		139,981 sf		380,904 sf	
	Required [1]	*Proposed*	*Required [2]*	*Proposed*	*Required*	*Proposed*
Open Area(% of Parcel area)	15.0%	19.9%	15.0%	55.1%	15.0%	36.0%
Open Area (sf)	10,187	27,875	20,997	37,392	57,136	137,121
Public Use Space (% of project area)	0.0%	0.0%	0.0%	0.0%	10.0%	10.6%
Public Use Space (sf)	-	-	-	-	38,090	40,243

[1] Senior housing exempt from Public Use Space requirement pursuant to Section 25.17.01.e
[2] No expansion of gross floor area proposed - no Public Use Space required pursuant to Section 25.17.01.b

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

APPLICANT:
FINMARC MANAGEMENT, INC.
7200 WISCONSIN AVE. SUITE 1100
BETHESDA, MD 20814
301.656.4111
MARC SOLOMON

DEVELOPER
EYA HOMES LLC
4800 HAMPDEN LANE SUITE 300
BETHESDA, MD 20814
301.634.8600
AAKASH THAKKAR

ARCHITECTS
DEVEREAUX & ASSOCIATES
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McLEAN VA 22101
703.893.0102
BILL DEVEREAUX

SK & I
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240.479.7491
DENNIS CONNERS

ATTORNEY
MILES & STOCKBRIDGE
11 N. WASHINGTON STREET SUITE 700
ROCKVILLE MD, 20850
301.517.4813
SCOTT WALLACE

PLANNER, CIVIL ENGINEER &
LANDSCAPE ARCHITECTURE
VIKA MARYLAND, LLC
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ROBERT TILSON, FALSA, PLA

REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL

STATE OF MARYLAND
WILLIAM D. ROBINSON
No. 43113
PROFESSIONAL ENGINEER

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.
WILLIAM D. ROBINSON
LICENSE No. 43113
EXPIRATION DATE: DECEMBER 19, 2022

POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

LEVEL 2 SITE PLAN

OPEN AREA PLAN

STP2020-00399

DRAWN BY: SMP
DESIGNED BY: SMP
DATE ISSUED: 03/26/2021

VIKA PROJECT VM6601AZ

DRAWING NO.

SHEET NO. SP-2.10

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

0 25' 50' 100'
SCALE: 1"=50'

LAYOUT: SP-2.10 OPEN AREA PLAN, Plotted By: crislip

Attachment 1.A.g: Public Use and Open Space (3835 : STP2020-00399 11511 Fortune Terrace)

Exhibit: Major Changes to the Site Plan Since PAM

Signal timing adjustment at Seven Locks and Wootton Parkway to reduce EB traffic queue

A speed indicator sign to be added to the roadside of the Seven Locks Road SB lanes to address speeding

Safety enhancements at intersection. Eliminating left turns

Reclassify Fortune Terrace as Business District Road to have 10-foot-wide buffered sidewalks to improve pedestrian safety. The left turn lanes are added to accommodate the expected queues

Bike lanes on both side

New Crosswalks (typical)

Future pedestrian and bicycle connection

Supplemental plantings in adjacent FCE

15-foot landscaped buffer to County property

New/Enhanced Public Use Space

Preserved heritage tree

Interior streets accommodates fire access and turning movements (typical)

Enhanced drop-off at Brightview

Landscaped buffer to I-270

Right-turn only to limit traffic on Park Potomac

Enhanced Traffic Circle with pedestrian path and traffic calming infrastructure

Attachment 1.A.h: Changes to Site Plan after PAM (3835 : STP2020-00399 11511 Fortune Terrace)

City of Rockville
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

July 12, 2021

Mr. Aakash Thakkar
EYA Development, LLC
8800 Hampden Lane, Suite 300
Bethesda, Maryland 20814

SUBJECT: 11511 Fortune Terrace – Potomac Woods: Water and Sewer Authorization, Capacity, and Service; WSA2020-00006, STP2020-00399

Dear Mr. Thakkar,

A conditional water and sewer authorization is being granted based on the Site Plan Application and the Water and Sewer Authorization (WSA) Application to utilize City of Rockville (City) water and sewer for the above referenced project.

EXISTING CONDITIONS

The development project is located at 11511 Fortune Terrace, Parcel 23, Block A, of the Wheel of Fortune Subdivision within the Cabin John sewershed. The existing site is currently served by an eight-inch City water main and an eight-inch City sewer main located in the Fortune Terrace Right-of-way (ROW) as shown on the attached exhibit (Potomac Woods Site Plan) dated June 14, 2021. The existing building connections are an existing metered six-inch water connection and a 8-inch sewer connection located in the Fortune Terrace ROW.

DEVELOPMENT APPLICATION

According to your application, the development consists of the following uses:

- Existing Use:
  - Health and Fitness Center – 65,773 square feet (sf).
  - Office – 96,016 sf.
- Proposed Use:
  - Health and Fitness Center – 65,773 sf.
  - Townhouses – 99 units.
  - Condominiums – 96 units.

  Senior Living Facility:
  - Independent Living Apartments – 139 units.
  - Assisted Living/Memory Care – 74 units.

Attachment 1.A.i: Water Sewer Authorization (3835 : STP2020-00399 11511 Fortune Terrace)

According to your site plan and WSA application, water and sewer service connections to the existing infrastructure in the Fortune Terrace ROW, are proposed as follows:

- **Water** – The project proposes a network of eight-inch public water mains throughout the proposed public ROW within the development. The proposed eight-inch water mains connect to the existing City eight-inch main in three locations on Fortune Terrace. Two of the locations are at proposed intersection on Fortune Terrace: one at the intersection with proposed Street A and a second connection extending east and north from the existing dead end onto proposed Street B. The third location proposes a looped connection near the Fortune Terrace and Seven Locks Road intersection, such that the development will be served by parallel eight-inch mains within the Fortune Terrace ROW.
- **Sewer** – The project proposes a network of eight-inch public sanitary sewer mains throughout the proposed public ROW within the development. The proposed eight-inch sanitary sewer mains connect to the existing City eight-inch sanitary sewer main in a single location on Fortune Terrace, near the intersection with Seven Locks Road.

FINDINGS

Adequate Public Facilities

The City's Adequate Public Facilities Ordinance (APFO) and City Code (Code), Chapter 24, require water and sewer infrastructure to be assessed for adequacy whenever a proposed development is being considered for approval. A finding is required that public water and sewer facilities are adequate, which may include mitigating the impacts needed to comply with the level of service established in the Water and Sewer Adequacy Standards per Code, Section 24-12. The Department of Public Works (DPW) findings are as follows:

Water

- **Treatment Capacity** – The City's water supply, less a reasonable reserve for fire flow, is adequate for the proposed development.
- **Fire Flow** – A minimum fire-flow of 1,000 gallons per minute (gpm) is available from the water main in Fortune Terrace and throughout the proposed water main network within the proposed development.

Sewer

- **Treatment Capacity** – The Blue Plains Wastewater Treatment Plant has adequate treatment capacity for the proposed development and the City has adequate available treatment capacity in its allocation at the Blue Plains Wastewater Treatment Plant.
- **Transmission** – The City has determined through modeling of the sewer system that the existing Cabin John sewershed sewerage transmission has adequate capacity to serve the proposed development.

Service and System Integrity

The City's water service is assessed for system integrity. DPW findings are as follows:

- **System Redundancy** – The City's existing water system on Fortune Terrace is not looped. See conditions of approval for a summary of the deficiencies.
- **Fire Hydrant Spacing** – The fire hydrant spacing along the length of Fortune Terrace and throughout the proposed development meets the recommended spacing of 300-feet on average.

Attachment 1.A.i: Water Sewer Authorization (3835 : STP2020-00399 11511 Fortune Terrace)

The City's sewer service is assessed for system integrity. DPW finding is as follows:

- **Sewer System** – The City's sewer service and the proposed sewer main network is sufficient for the development project.

CONDITIONS OF APPROVAL

The following list of conditions must be addressed for DPW to authorize building connections to the City's water and sewer systems and/or issue City permits. The Site Plan, Detailed Engineering Plan, and Building Plan approval and permitting processes must incorporate the construction of any required mitigation.

- **Water Service Conditions** – The findings of adequacy of and the authorization to utilize the City's water system are dependent on the following:

  Water Mains

  The public water mains proposed shall be eight-inches in diameter and comply with Code, Chapter 24, and shall meet all requirements specified in the City's Water and Sewer Notes and the latest edition of Washington Suburban Sanitary Commission (WSSC) Standards and Specifications Section 02510 – Water Distribution System. Dead-end mains beyond a service connection are not permitted.

  A system of parallel, dual mains (one existing and one proposed) on Fortune Terrace is required to create a looped and more resilient water network. The proposed eight-inch water main shall connect to the western 12-inch main closest to Seven Locks Road.

  Fire Hydrants

  The applicant must construct a minimum of 10 public fire hydrants located appropriately throughout the public roads within the development to meet the City's design standards for hydrant spacing and fire flow requirements. All public fire hydrants shall be located within the public ROW and shall not be located on dead end mains beyond service connections. The applicant also must construct one private fire hydrant located adjacent to the fitness center's proposed parking structure. Exact locations and number of fire hydrants will be determined at the final engineering phase and permitted through a Public Works Permit (PWK) permit. The applicant must obtain approval from the Inspection Services Division (ISD) to ensure that any on-site hydrants provide adequate fire flow for fire suppression.

  Water Meters

  Water meters shall comply with Code, Chapter 24. A separate water meter shall be provided for each individual lot, including any future ownership lots.

  The water meter for the fitness center, senior living facility and three condominium buildings shall be located outside the building in a vault at the ROW or within an easement granted to the City, unless otherwise approved by the Director of DPW. The meters' location shall provide adequate horizontal and overhead clearance for the City to maintain the infrastructure. The size and specific location of the water meters shall be determined during the final engineering phase. A water meter easement must be provided at no cost to the City and approved by the City Attorney. The easement must be recorded in the Montgomery County Land Records prior to DPW issuing a PWK Permit.

Water Service Connections
Separate water service connections to Rockville mains are required for each separate lot, and any future ownership lot. The size and location of the connections to the proposed water mains must be approved and permitted by DPW at the final engineering phase through PWK permits. If lots or ownership lots contain multiple buildings, each building must be sub-metered separately. The property owner shall own the sub-meter and be responsible for maintaining it and invoicing the building occupant. Water service connections (from the ROW to the buildings) shall be privately maintained in all areas that are not within public ROW or an easement to the City. The size and location of the water service connections must be approved and permitted by DPW and the ISD at the final engineering phase.

Water Infrastructure Location
The water mains, fire hydrants, water meters (and associated easements), and water service connection locations must be coordinated with the other public improvements within the proposed ROW, including, but not limited to, street trees, streetlights, sewer house connections, and Stormwater Management (SWM) facilities. The final location of the water mains, fire hydrants, water meters, valves, and water service connections will be reviewed, approved, and permitted by DPW and ISD at the final engineering phase.

The DPW PWK Permit covers the water service connection from the main to the ROW and the ISD Plumbing Permit covers the water service connection from the ROW to the building (including through HOA property) and including the water meter and appurtenances.

- **Sewer Service Conditions** – The findings of adequacy of and the authorization to utilize the City's sewer system are dependent on the following:

Sewer Mains
The public sewer mains within the proposed development shall be sized and constructed to comply with Code, Chapter 24, and shall meet all requirements specified in the City's Standard Water and Sewer Notes and the latest edition of WSSC Standards and Specifications Section 02530 – Sanitary Sewage System.

Sewer Service Connections
Separate sewer service connections to the City mains are required for each separate lot, including any future ownership lot. The size and location of the connections to the proposed sewer mains must be approved and permitted by DPW and ISD at the final engineering phase. Sewer service connections (from the ROW to the buildings) shall be privately maintained in all areas that are not within public ROW or an easement to the City.

Sewer cleanouts shall comply with Code, Chapter 24. A separate sewer cleanout shall be provided for each individual lot.

Sewer Infrastructure Location
The sewer mains, sewer cleanouts, and sewer service connection locations must be coordinated with the other public improvements within the proposed ROW, including, but not limited to, street trees, streetlights, water house connections, water meters, fire hydrants, and SWM facilities. The final location of the sewer mains, sewer cleanouts, and sewer service connections will be reviewed, approved, and permitted by DPW and ISD at the final engineering phase for each phase of development.

- **Final Engineering and Permitting** – The applicant must submit associated applications, plan review and permitting fees, and construction documents to DPW for review, approval, and permitting at the final engineering stage. The applicant must obtain permits from DPW and ISD, and any other agencies having authority.

- **General Conditions** – The DPW permits must be issued prior to ISD issuing building permits. Additionally, the permitted work must be constructed, accepted by DPW, and placed into service prior to ISD issuing an occupancy permit for the building.

The PWK covers the public water and sewer mains and service connections within the ROW and the ISD Plumbing Permit covers the water and sewer service connection from the ROW to the building, including the water meter and sewer cleanout and appurtenances.

Easement Conditions
The applicant must provide 30-foot wide easements, or be of sufficient width as deemed by DPW, to the City for proposed water and sewer mains on private property at the intersection of Streets A and B and between Streets A and D in a location acceptable to the City. Applicant also may be required to provide water meter easements for the water meters and vaults serving the fitness building, condominium buildings, and senior living facility. Easements must be provided for all water and sewer mains in areas not dedicated as ROWs.

Easements/License and Maintenance Agreements will be required to define the responsibilities of private amenities within public easements. No trees or structures requiring footings will be permitted within public easements.

The easements must be provided at no cost to the City and approved by the City Attorney. The easements must be recorded in the Montgomery County Land Records prior to DPW issuing PWK permits.

Capital Contribution
The applicant will be required to pay a water and sewer Capital Contribution charge per the Code. The charge, which is based on the domestic water meter size, must be paid to ISD in accordance with the fee schedule in effect at the time of building permit issuance and prior to ISD's issuance of the building permits.

Any substantial changes or revisions to the proposed development information may require a modification, revision, or deletion of these conditions.

Attachment 1.A.i: Water Sewer Authorization (3835 : STP2020-00399 11511 Fortune Terrace)

If you have questions, please contact Principal Civil Engineer Sean Murphy via email at smurphy@rockvillemd.gov or via telephone at 240-314-8535.

Sincerely,

John Scabis, P.E.
Chief of Engineering

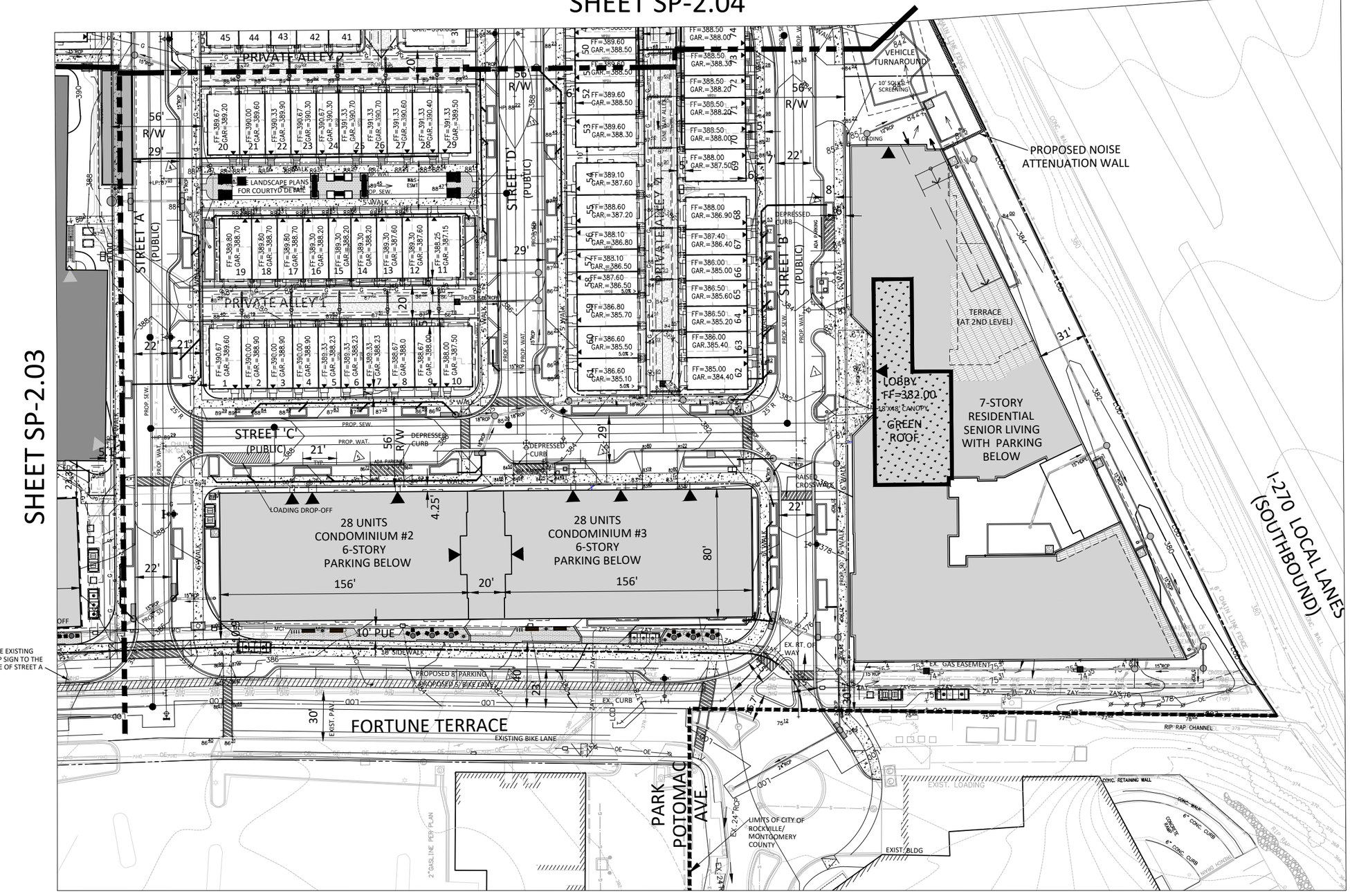
JKS/SKM/jap

Attachments: Potomac Woods – Site Plan, dated June 14, 2021

cc: Jim Lapping, Engineering Supervisor
John Hollida, Engineering Supervisor
John Foreman, Development Services Manager
Sachin Kalbag, Principal Planner
Rabbiah Sabbakhan, Chief of Inspection Services
Marc Solomon, Finmarc Management, Inc.
Scott Wallace, Miles & Stockbridge
Bill Robinson, VIKA Maryland, L.L.C.
Water and Sewer Authorization file
Permit plan, WSA2020-00006, STP2020-00399
Day file

Attachment 1.A.i: Water Sewer Authorization (3835 : STP2020-00399 11511 Fortune Terrace)

SHEET SP-2.04



PROPERTY LINES
EXISTING CABLE TELEVISION CONDUIT
EXISTING ELECTRICAL CONDUIT
EXISTING EDGE OF PAVEMENT
EXISTING FENCE LINE
EXISTING NATURAL GAS CONDUIT
EXISTING OVERHEAD WIRES
EXISTING TELEPHONE CONDUIT
EXISTING PUBLIC UTILITIES EASEMENTS
EXISTING SANITARY SEWER CONDUIT
EXISTING STORM DRAIN CONDUIT
EXISTING WATER CONDUIT
EXISTING ZONE LIMITS
520 PROPOSED 10' CONTOUR
524 PROPOSED 2' CONTOUR

8"W PROPOSED WATER LINE
8"S PROPOSED SANITARY SEWER WITH STRUCTURE
PROPOSED STORM DRAIN
LOD PROPOSED LIMITS OF DISTURBANCE
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EXISTING FIRE HYDRANT
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EXISTING GAS VALVE
EXISTING LIGHT POLE
EXISTING PHONE PEDESTAL
EXISTING PHONE MANHOLE
EXISTING UTILITY POLE
EXISTING SANITARY MANHOLE
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EXISTING TRAFFIC SIGNAL POLE
EXISTING TREE
EXISTING CABLE TELEVISION PEDESTAL
EXISTING UNKNOWN UTILITY MANHOLE
EXISTING WATER METER
EXISTING WATER MANHOLE
EXISTING WATER VALVE

EXISTING BOLLARD
EXISTING SIGN POST
EXISTING WOOD POST
EXISTING INLETS
EXISTING CURB INLET
CONC. EXISTING CONCRETE
C&G EXISTING CURB AND GUTTER
BLDG. EXISTING BUILDING
STY. EXISTING STORY
TRV EXISTING ELECTRICAL TRANSFORMER
ASPH. EXISTING ASPHALT
ESMT. EXISTING EASEMENT
RCP EXISTING REINFORCED CONCRETE PIPE
CMP EXISTING CORRUGATED METAL PIPE
BRL EXISTING BUILDING RESTRICTION LINE
R/W EXISTING RIGHT-OF-WAY

PROPOSED DEPRESSED CURB
PROPOSED PARKING
PROPOSED CONCRETE SIDEWALK
PROPOSED FIRE HYDRANT
ENTRY LOCATION
PROPOSED SWM FACILITY
PROPOSED UNDERGROUND SWM FACILITY
PROPOSED IMPERVIOUS PAVING
PROPOSED TOWNHOUSE DECK
PROPOSED DRY WELL

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
(IN FEET)
1 inch = 30' ft.

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
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PROFESSIONAL SEAL

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POTOMAC WOODS

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MONTGOMERY COUNTY, MARYLAND
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LOT 23, BLOCK A

SITE PLAN
30-SCALE
STP2020-00399

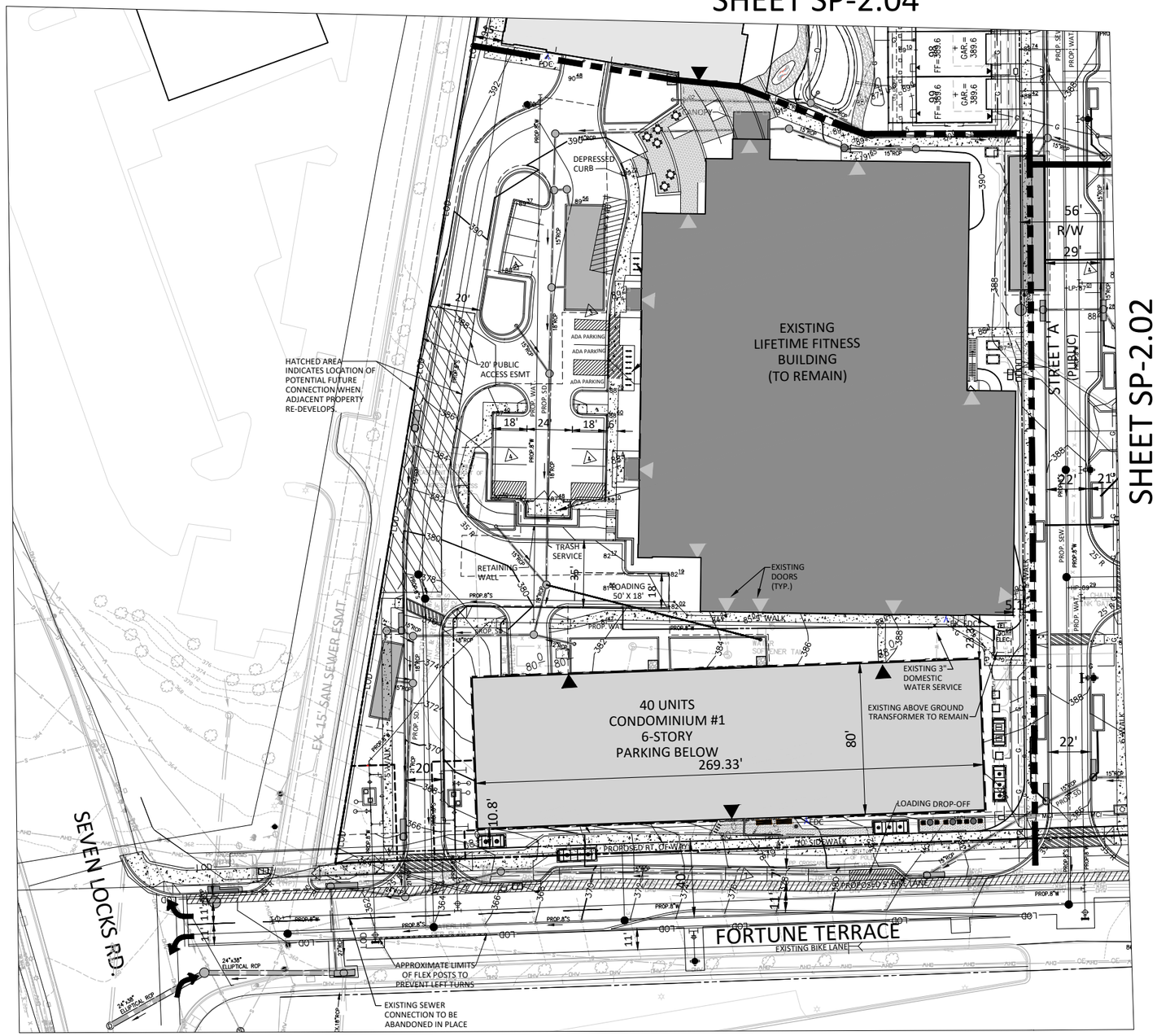
DRAWN BY: SMP
DESIGNED BY: SMP
DATE ISSUED: 06/14/2021
VIKA PROJECT: VM6601AZ
DRAWING NO.
SHEET NO.

P:\99\VM6601\cadd\site development\POTOMAC WOODS\PLOT SHEETS\VM6601DD_P_SITE PLAN.dwg - June 14, 2021

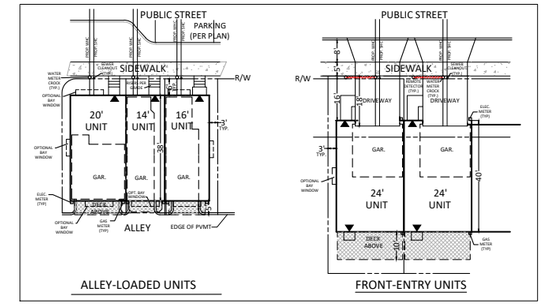
LAYOUT: SP-2.02, Plotted By: orlalp

Attachment 1.A.i: Water Sewer Authorization (3835 : STP2020-00399 11511 Fortune Terrace)

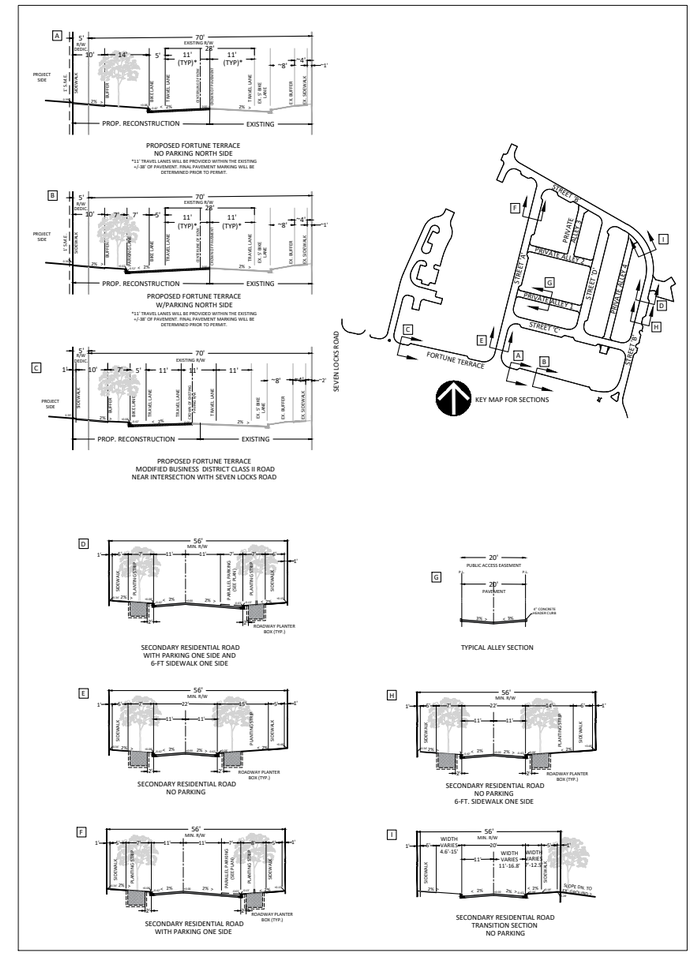
SHEET SP-2.04



SHEET SP-2.02



LOT TYPICALS
(N.T.S.)



STREET SECTIONS
(N.T.S.)

PROPERTY LINES
EXISTING CABLE TELEVISION CONDUIT
EXISTING ELECTRICAL CONDUIT
EXISTING EDGE OF PAVEMENT
EXISTING FENCE LINE
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PROPOSED STORM DRAIN
LOD PROPOSED LIMITS OF DISTURBANCE
PROPOSED STORM WATER EASEMENT
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CMP EXISTING CORRUGATED METAL PIPE
BRL EXISTING BUILDING RESTRICTION LINE
R/W EXISTING RIGHT-OF-WAY

PROPOSED DEPRESSED CURB
PROPOSED PARKING LABELS
PROPOSED HARDSCAPE
PROPOSED FIRE HYDRANT
ENTRY LOCATION
PROPOSED SWM FACILITY
PROPOSED UNDERGROUND SWM FACILITY
PROPOSED IMPERVIOUS PAVING
PROPOSED TOWNHOUSE DECK
PROPOSED DRY WELL

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
(IN FEET)
1 inch = 30' ft.

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

APPLICANT:
FINMARC MANAGEMENT, INC.
7200 WISCONSIN AVE. SUITE 1100
BETHESDA, MD 20814
301.656.4111
MARC SOLOMON

DEVELOPER
EYA HOMES LLC
4800 HAMPDEN LANE SUITE 300
BETHESDA, MD 20814
301.634.8600
AAKASH THAKKAR

ARCHITECTS
DEVEREAUX & ASSOCIATES
1477 CHAIN BRIDGE RD. SUITE 200
McLEAN VA 22101
703.893.0102
BILL DEVEREAUX

SK & I
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SUITE 700
BETHESDA, MD 20814
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DENNIS CONNERS

ATTORNEY
MILES & STOCKBRIDGE
11 N. WASHINGTON STREET SUITE 700
ROCKVILLE MD, 20850
301.517.4813
SCOTT WALLACE

PLANNER, CIVIL ENGINEER & LANDSCAPE ARCHITECTURE
VIKA MARYLAND, LLC
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GERMANTOWN MD, 20874
301.916.4100
SYLKE KNUPPEL, PE
ROBERT TILSON, FALSA, PLA

REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL
STATE OF MARYLAND — WILLIAM D. ROBINSON — No. 43113 — PROFESSIONAL ENGINEER

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.
WILLIAM D. ROBINSON
LICENSE No. 43113
EXPIRATION DATE: DECEMBER 19, 2022

POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

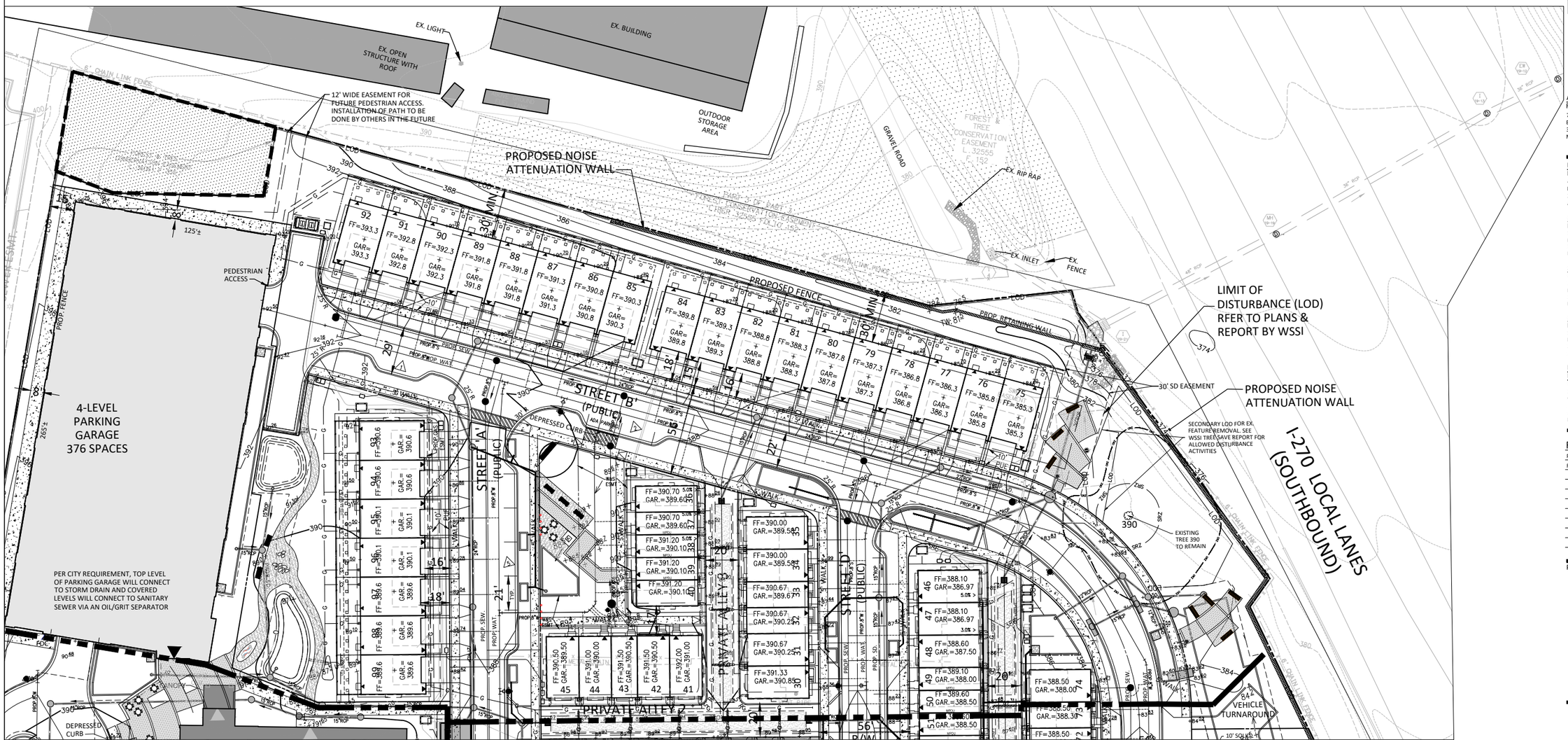
SITE PLAN
30-SCALE
STP2020-00399

DRAWN BY: SMP
DESIGNED BY: SMP
DATE ISSUED: 06/14/2021
VIKA PROJECT: VM6601AZ
DRAWING NO.
SHEET NO.

P:\999\V6601\cad\site development\POTOMAC WOODS\PLOT SHEETS\V6601200_P_SITE PLAN.dwg ~ June 14, 2021

LAYOUT: SP-2.03, Plotted By: crislip

Attachment 1.A.i: Water Sewer Authorization (3835 : STP2020-00399 11511 Fortune Terrace)



GRAPHIC SCALE

30' 0 15' 30' 60' 120'

(IN FEET)
1 inch = 30' ft.

PROPERTY LINES
EXISTING CABLE TELEVISION CONDUIT
EXISTING ELECTRICAL CONDUIT
EXISTING EDGE OF PAVEMENT
EXISTING FENCE LINE
EXISTING NATURAL GAS CONDUIT
EXISTING OVERHEAD WIRES
EXISTING TELEPHONE CONDUIT
EXISTING PUBLIC UTILITIES EASEMENTS
EXISTING SANITARY SEWER CONDUIT
EXISTING STORM DRAIN CONDUIT
EXISTING WATER CONDUIT
EXISTING ZONE LIMITS
PROPOSED 10' CONTOUR
PROPOSED 2' CONTOUR

PROPOSED WATER LINE
PROPOSED SANITARY SEWER WITH STRUCTURE
PROPOSED STORM DRAIN
PROPOSED LIMITS OF DISTURBANCE
PROPOSED STORM WATER EASEMENT
EXISTING PARKING LABEL
EXISTING SANITARY CLEANOUT
EXISTING STORM DRAIN MANHOLE
EXISTING ELECTRICAL JUNCTION BOX
EXISTING ELECTRICAL MANHOLE
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING FIRE HYDRANT
EXISTING GAS MANHOLE

EXISTING GUY POLE
EXISTING GAS VALVE
EXISTING LIGHT POLE
EXISTING PHONE PEDESTAL
EXISTING PHONE MANHOLE
EXISTING UTILITY POLE
EXISTING SANITARY MANHOLE
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC SIGNAL POLE
EXISTING TREE
EXISTING CABLE TELEVISION PEDESTAL
EXISTING UNKNOWN UTILITY MANHOLE
EXISTING WATER METER
EXISTING WATER MANHOLE
EXISTING WATER VALVE

EXISTING BOLLARD
EXISTING SIGN POST
EXISTING WOOD POST
EXISTING INLETS
EXISTING CURB INLET
EXISTING CONCRETE
EXISTING CURB AND GUTTER
EXISTING BUILDING
EXISTING STORY
EXISTING ELECTRICAL TRANSFORMER
EXISTING ASPHALT
EXISTING EASEMENT
EXISTING REINFORCED CONCRETE PIPE
EXISTING CORRUGATED METAL PIPE
EXISTING BUILDING RESTRICTION LINE
EXISTING RIGHT-OF-WAY

PROPOSED DEPRESSED CURB
PROPOSED PARKING LABELS
PROPOSED HARDSCAPE
PROPOSED FIRE HYDRANT
ENTRY LOCATION
PROPOSED SWM FACILITY
PROPOSED UNDERGROUND SWM FACILITY
PROPOSED IMPERVIOUS PAVING
PROPOSED TOWNHOUSE DECK
PROPOSED DRY WELL

STRUCTURAL ROOT ZONE
CRITICAL ROOT ZONE

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
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LOT 23, BLOCK A

SITE PLAN
30-SCALE

STP2020-00399

DRAWN BY: SMP
DESIGNED BY: SMP
DATE ISSUED: 06/14/2021

VIKA PROJECT VM6601AZ

DRAWING NO.

SHEET NO.

P:\99\VM601\cad\site development\POTOMAC WOODS\PLOT SHEETS\VM601200_P_SITE PLAN.dwg - June 14, 2021

LAYOUT: SP-2.04, Plotted By: crislip

City of Rockville
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

July 8, 2021

Mr. Aakash Thakkar
EYA Development, L.L.C.
8800 Hampden Lane, Suite 300
Bethesda, Maryland 20814

SUBJECT: 11511 Fortune Terrace – Potomac Woods – Development Stormwater Management Concept Approval; SMC2020-00002, STP2020-00399

Dear Mr. Thakkar,

The Development Stormwater Management (SWM) Concept (Concept) received on June 14, 2021, for the above referenced site is conditionally approved. Staff has determined that the Development SWM Concept, as described below, exceeds the required level of on-site Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), P_E = 1.25-inch, equivalent to 57 percent of the required ESD volume (ESDv), as established by the Pre-Application SWM Concept letter dated December 12, 2019.

This site is 13.52 acres and is identified as Lot 23, Block A of the Wheel of Fortune Subdivision, situated north of Fortune Terrace between Seven Locks Road and I-270. The proposed development includes the construction of residential townhouses, multi-family buildings, a senior living building, and will retain an existing fitness center. The development also includes the construction of four public roads with associated infrastructure. The property is located in the Cabin John Watershed and is zoned MXCD (Mixed Use Corridor District). The on-site soils are predominately Glenelg Silt Loam which is classified as hydrologic soil group (HSG) B.

According to Rockville City Code (Code), Chapter 19, Section 19-2, Definitions, the Site qualifies as Redevelopment because it proposes construction on a property where existing imperviousness is greater than 40 percent of the site. The property is currently 67 percent impervious.

In accordance with Code, Chapter 19, Section 19-45, SWM is required for all new and replacement impervious area within the entire site area including all impervious area previously existing on the site that does not have SWM to current standards. According to the submitted Concept, the total limit of disturbance is 13.52 acres which is 100 percent of the site, and the on-site impervious area subject to SWM is 9.26 acres.

Attachment 1.A.j: SWM Concept Approval (3835 : STP2020-00399 11511 Fortune Terrace)

Per Code, Chapter 19, Section 19-46 (b), SWM also must be provided for imperviousness in a portion of the adjacent Fortune Terrace Right-of-way (ROW). According to the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 3.63 acres.

Your proposed Development SWM Concept, as shown on the attached *Development SWM Concept Plan*, dated June 14, 2021, is summarized as follows:

ON-SITE SUMMARY

Proposed new or replacement impervious areas are summarized as:

- Fitness Center and Parking Structure.
- Mixed Residential Uses – Townhomes, Multi-family buildings.
- Senior Living Facility.
- Public/Private Infrastructure – Roadways, Sidewalks, Parking Stalls.

Total on-site impervious area subject to SWM = 9.26 acres.

Environmental Site Design Measures

- The Concept proposes to provide a minimum P_E = 1.38-inch equivalent to 63 percent of the required ESD_V in the following on-site measures:
  - 4,750 square feet (sf.) Extensive Green Roof.
  - 6,930 sf. Permeable Pavement.
  - Two Micro-Bioretention Pond Facilities.
  - 19 Micro-Bioretention Planter Box Facilities.
  - Three Enhanced Micro-Bioretention Planter Box Facilities.
  - 21 Roadside Micro-Bioretention Planter Box Facilities.
  - 22 Enhanced Roadside Micro-Bioretention Planter Box Facilities.

- Summary of ESD:
  - Total ESD_V provided = 44,997 cubic feet (cf.).
  - Total ESD_V required = 71,960 cf.
  - Percentage of ESD_V provided = 44,997 cf./71,960 cf. = 63 percent.

Structural Measures and/or Alternative Measures – Structural and Monetary Contribution

- Structural Measures – Four on-site, underground, volume based structural facilities, which provide partial on-site Cp_V in-lieu of providing full ESD_V.
- Alternative Measures – Monetary contribution for Channel Protection Volume (Cp_V) in-lieu of providing full ESD_V and fee-in-lieu for on-site 10-year quantity control (Qp_{10}) for the 9.62 acres of on-site impervious area.

RIGHT-OF-WAY (ROW) SUMMARY

Structural Measures and/or Alternative Measures – Monetary Contribution

- Alternative Measures – Monetary contribution in-lieu of providing WQ_V, Cp_V, and Qp_{10} for the 3.63 acres of impervious area in the adjacent ROW of Fortune Terrace.

Attachment 1.A.j: SWM Concept Approval (3835 : STP2020-00399 11511 Fortune Terrace)

CONDITIONS OF APPROVAL

Staff has determined that ESD to the MEP has been met. This Development SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

The next step in the City of Rockville (City) SWM approval process is submission of a SWM Construction Plan for review and approval by the Department of Public Works (DPW) prior to permit issuance. In accordance with Code, Chapter 19, Section 19-44, SWM must be provided by one of the following methods, listed in order of priority respectively: on-site ESD measures, on-site structural measures, and alternative measures, which may include a monetary contribution.

An equivalent of 20 percent of the total required ESDv shall be provided at the time the impervious area is replaced or created for the phase. Future phases will be given credit for ESDv provided that exceeds the amount required for an earlier phase.

1) Submit a Stormwater Management Permit (SMP) Application, including the application and plan review fee, which is based on an initially submitted SWM construction estimate, in conjunction with detailed SWM plans (24x36-inch) and computations signed and sealed by a Professional Engineer (PE) licensed in the State of Maryland, except as otherwise noted, for review and approval by the DPW. SWM Construction Plans may be phased to correspond with the site plan phasing provided that SWM is provided for all new and replaced impervious areas in that phase.
2) The submitted material must:
   a) Demonstrate compliance with this Concept including locations, types, and sizing of ESD measures.
   b) Include computations and construction details for review and approval by DPW:
      i) Design shall be in conformance with the latest version of the Montgomery County Department of Permitting Services Design Specifications for green roof, permeable pavement, micro-bioretention, and structural water quality facilities. Deviations from the specification must be approved by DPW.
      ii) Computations and plans must show the ESDv water surface elevation.
      iii) Utilize flow splitters, curb cuts, flow through inlets, or other methods approved by DPW to direct runoff for required volume to the micro-bioretention and underground structural facilities.
      iv) Overflow structures, underdrains, and tree configurations within the micro-bioretention facilities must be shown on the SWM construction plans and approved by DPW.
      v) Locations and details for routing runoff from the roads into the micro-bioretention facilities shall be designed to avoid conflicts with street trees, streetlights, fire hydrants, and other public improvements in the ROW. Methods to minimize erosion at the inflow points shall be incorporated into the design; however, the use of rip-rap shall be limited to avoid buildup of road debris and to avoid poor aesthetics. Details for routing runoff shall be included on the SWM construction plans and approved by DPW.
      vi) Where proximity of the micro-bioretention facilities to the buildings and townhomes is less than 10-feet, a licensed PE in the State of Maryland must determine if any special treatment, including impermeable liners, is required. Evidence of such investigation and recommendation must be provided with the final engineering.

vii) The on-site structural water quality measure shall be designed to treat the remaining Cpv. Plans must include structural drawings for the underground SWM facilities with appropriate details and notes, sealed by a qualified PE licensed in the State of Maryland. (PE seal for structural components cannot be on the same sheet as PE seal for SWM unless it is the same engineer sealing both aspects of the design).

viii) Architectural/plumbing plans for the building must clearly detail the routing of green roof and roof runoff through the building to the micro-bioretention facilities and must be provided for review and approval by DPW. Plan must show how roof runoff, where applicable, will bypass the micro-bioretention planter box facilities and connect to the storm drain system.

ix) Unless otherwise approved by DPW, storm drain conveyance infrastructure, either within the public ROW or on private property, must be located at least five-feet horizontally from the micro-bioretention facility top of bank or the top of wall elevation measured to the outside edge of the proposed storm drain pipe.

x) Include the design, construction specifications, plant media depth, plant media specifications, planting schedule with types, sizes, and quantities of planting material for the green roof and micro-bioretention facilities. If a proprietary green roof system is being utilized, that information must be sealed by a PE licensed in the State of Maryland. The loading computations for the green roof and the method for strapping the system to the roof must be provided by a qualified professional. This also must be approved by the Inspection Services Division of the Department of Planning and Development Services in conjunction with their review of a Building Permit. Evidence of that approval must be provided to DPW prior to approval of the SWM plan and issuance of a SWM permit.

c) Include a landscape design that has been coordinated with the Forest Conservation Plan (FCP), where applicable. The plan should include a planting schedule with types, sizes, and quantities of planting material, planting details, and notes, signed and sealed by a Landscape Architect licensed in the State of Maryland. The plan should differentiate between what planting material will be approved, bonded, and permitted with the SWM plan and what will be part of the Forestry Permit. The Landscape plan must show all stormwater appurtenances including pipes, overflow structures, inflow protection, etc. to ensure there are no conflicts.

d) All proposed storm drain infrastructure conveying drainage from the ROW must be in the proposed ROW or within an easement granted to the City.

e) Identify paths for safe overland flow of the 100-year storm event with flow arrows.

f) Demonstrate that all components of the SWM system drain by gravity. Pumping of stormwater will not be permitted.

g) Submit a SWM Database sheet for each facility.

3) The Applicant shall make a monetary contribution to the City SWM Fund as an Alternative to providing Cpv and Qp_{10} for any new or replacement impervious area created by the construction of the development not treated on-site; and as an Alternative to providing Cpv, WQv, and Qp_{10} for the contiguous ROW. Calculations for the contribution shall be submitted with the SMP application utilizing the final engineering impervious area and the monetary contribution rate in effect at that time. The contribution must be paid prior to SMP permit issuance.

Attachment 1.A.j: SWM Concept Approval (3835 : STP2020-00399 11511 Fortune Terrace)

A monetary contribution is required for the following:

a) Partial On-site Cp_v for 0.21 acre.
b) Full On-site Qp_{10} for 9.26 acre.
c) Full Contiguous ROW Cp_v, WQ_v, and Qp_{10} for 3.63 acre.

4) Submit to DPW staff storm drain easements granting the City of Rockville ownership and maintenance responsibility of public storm drain infrastructure on private property. The property owner and other parties of interest shall execute the easements and submit them for review and approval by DPW and the City Attorney's Office. The storm drain easements must be recorded in the Montgomery County Land Records prior to SMP permit issuance.
5) All SWM facilities shall be privately maintained. Submit to DPW staff a SWM Easement, Inspection, and Maintenance Agreement for the SWM measures on private property and a License and Maintenance Agreement for the SWM measures located within the public ROW (SWM Agreements). Both agreements are to be executed by the property owner and other parties of interest and subject to review and approval by DPW and the City Attorney's Office. Access to all aspects of the SWM facilities will be determined in conjunction with final engineering and must be included in the SWM Agreements. The SWM Agreements must be recorded in the Montgomery County Land Records prior to SMP permit issuance. Plans must delineate and label SWM easements.
6) Submit on-site Storm Drain plans (24x36-inch) and computations signed and sealed by a PE licensed in the State of Maryland for review by DPW.
7) Post financial security based on the final approved SWM construction cost estimate in a format acceptable to the City Attorney, either by letter of credit or performance bond. Approval, which is coordinated through DPW staff, is required prior to SMP permit issuance.
8) Obtain approval of an FCP from the City Forester prior to DPW issuance of SMP and Sediment Control permits.
9) Required approvals and permits for drainage connections to existing storm drains in Montgomery County Department of Transportation (MCDOT) and Maryland State Highway Administration (MSHA) easements and ROWs must be obtained prior to SMP permit issuance.

This Development SWM Concept approval does not supersede or negate other required project approvals. The Concept approval is contingent upon compliance of all other City and other governmental agency requirements including, but not limited to, City Forestry, Traffic and Transportation, and Planning and Development Services.

Any significant changes to the proposed development may result in the requirement to submit a revised Development SWM Concept with review fee for approval by DPW.

Attachment 1.A.j: SWM Concept Approval (3835 : STP2020-00399 11511 Fortune Terrace)

If you have any questions, please contact Principal Civil Engineer Sean Murphy via email at smurphy@rockvillemd.gov or via telephone at 240-314-8535.

Sincerely,

John Scabis, P.E.
Chief of Engineering

JKS/SKM/jap

Attachments: Potomac Woods – Development SWM Concept Plan, dated June 14, 2021

cc: Jim Lapping, Engineering Supervisor
David Waterman, Senior Civil Engineer
John Foreman, Development Services Manager
Sachin Kalbag, Principal Planner
Shaun Ryan, Principal Planner
Marc Solomon, Finmarc Management, Inc.
Scott Wallace, Miles & Stockbridge
Bill Robinson, VIKA Maryland, LLC
SWM Concept file
Permit plan, SMC2020-00002, STP2020-00399
Day file

Attachment 1.A.j: SWM Concept Approval (3835 : STP2020-00399 11511 Fortune Terrace)

DEVELOPMENT STORMWATER MANAGEMENT

SMC # : SMC2020 - 00002

POTOMAC WOODS

ELECTION DISTRICT NO. 4
ROCKVILLE
MONTGOMERY COUNTY, MARYLAND

STORMWATER MANAGEMENT CONCEPT GENERAL NOTES

1. ALL STORM DRAIN PIPES PROPOSED ARE EITHER REINFORCED CONCRETE PIPE (RCP), HIGH DENSITY POLYETHYLENE (HDPE) OR POLYVINYL CHLORIDE (PVC).
2. STORM DRAIN PIPE SIZES SHOWN ARE ESTIMATED AND ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN.
3. QUANTITY AND LOCATION OF ENVIRONMENTALLY SENSITIVE DESIGN (ESD) MEASURES ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN.
4. ALL WATER AND SEWER LINES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING DESIGN.
5. ALL WATER AND SEWER MAINS SHALL BE PUBLIC.
6. ALL STREETS ARE PROPOSED TO BE PUBLIC AND WILL BE MAINTAINED BY THE CITY.
7. ALL UTILITY LAYOUTS SHOWN ON THIS SITE DEVELOPMENT PLAN ARE SUBJECT TO ADJUSTMENT IN LOCATION, SIZE AND CONFIGURATION DURING FINAL ENGINEERING TO ACCOMMODATE LOCATIONS OF TREES, DRY UTILITIES, STREET LIGHTS AND OTHER CONFLICTING FEATURES. LAYOUTS SHOWN HEREON ARE CONCEPTUAL AND NOT INTENDED TO REFLECT FINAL LOCATION OF THESE UTILITIES.

Development SWM Summary Table
SMC#2020-00002
Type of Concept: Development Stormwater Management Concept
COR: STP2020-00124
Property Address: East of Fortune Terrace and Seven Locks Road
Property Legal Description: Lot 23 Block A of Wheel of Fortune Subdivision
Property Size(ac./sq.ft.): 13.52 acres/ 588,794 square feet
Total Concept Area (ac./sq.ft.): 13.52 acres/ 588,794 square feet
Zoning: Mixed Use Corridor district (MXCD)
Watershed and Stream Class: Cabin John Creek and I-P
Special Protection Area: No
100 YR Floodplain: n/a
Target P_E / Proposed P_E: 2.20 inches/ 1.38 inches
Target ESDv/ Provided ESDv: 71,960 cu.ft / 44,997 cu.ft.
ESD Measures: Green Roof, Micro Bioretention & Permeable Pavement
Structural Storage Required/ Provided: 27,969 cu.ft / 25,324 cu.ft.
Structural Measures: Underground Stormwater Structures
Requested to be Waived: 2,644 cu.ft. (on-site partial Cpv)
Provided ESDv + Structural Storage Provided + Requested to be Waived = 72,965 cu.ft.
Other Information:

STORMWATER DEVELOPMENT PLAN AND IMPLEMENTATION BY PORTION

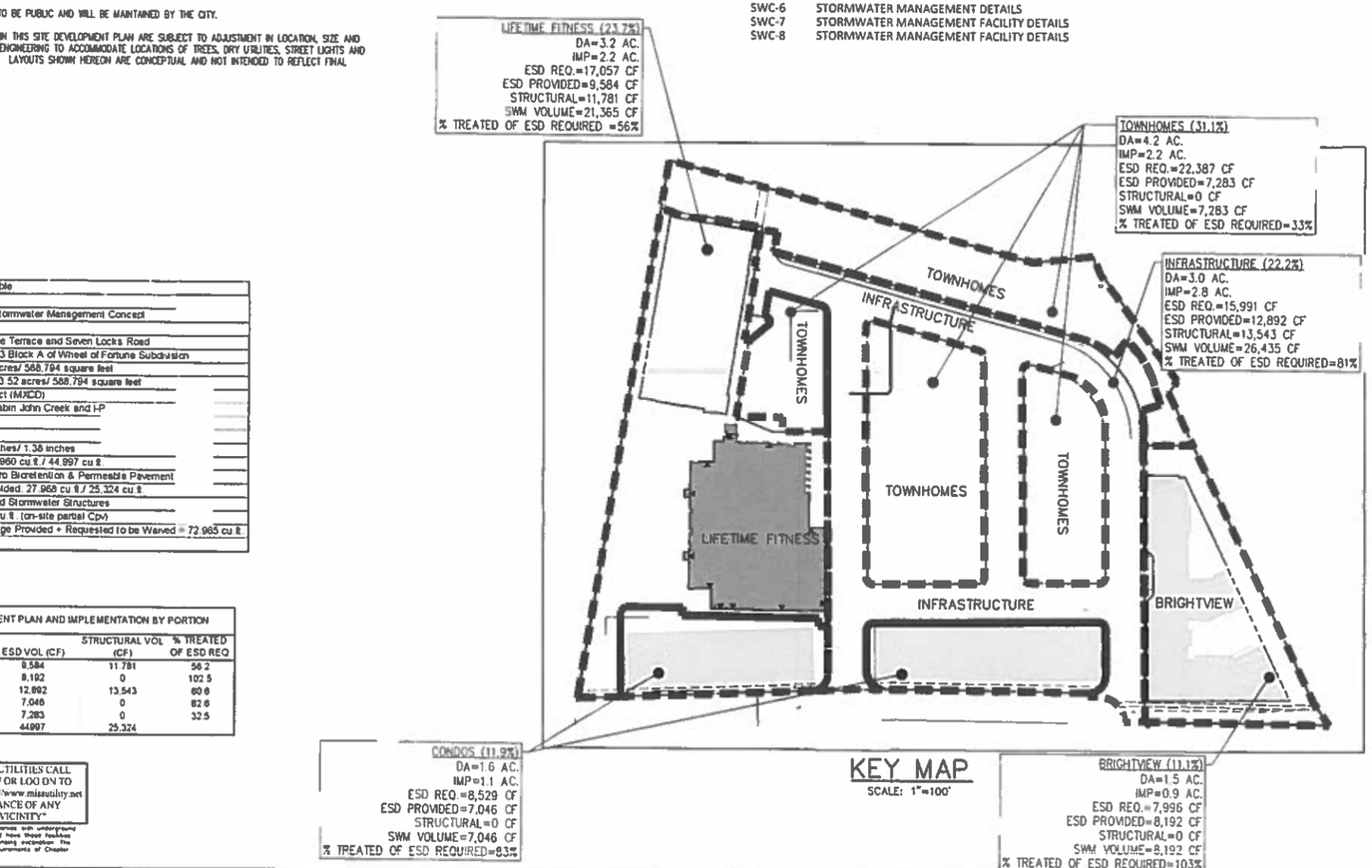
SITE PART (AC.)		ESD VOL (CF)	STRUCTURAL VOL (CF)	% TREATED OF ESD REQ
LIFETIME FITNESS	3.2	9,584	11,781	56.2
BRIGHTVIEW	1.5	8,192	0	102.5
INFRASTRUCTURE	3.0	12,892	13,543	60.6
CONDOS	1.6	7,046	0	82.6
TOWNHOMES	4.2	7,283	0	32.5
TOTALS:	13.5	44997	25,324	

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The contractor 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. The contractor is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code

SHEET INDEX

SWC-1	COVER SHEET
SWC-2	DRAINAGE AREA MAP
SWC-3	PLAN VIEW
SWC-4	PLAN VIEW
SWC-5	PLAN VIEW
SWC-6	STORMWATER MANAGEMENT DETAILS
SWC-7	STORMWATER MANAGEMENT FACILITY DETAILS
SWC-8	STORMWATER MANAGEMENT FACILITY DETAILS



KEY MAP
SCALE: 1"=100'

*NOTE: (E) ON THIS TABLE INDICATES THAT THIS FACILITY IS ENHANCED

SWM ESD FACILITIES SUMMARY TABLE

Micro Bio-retention Facility	Total DA (Ac.)	Total Impervious (Ac.)	Percent Impervious	Planter Area (sf)	Planting Media Depth (in)	ESDv Provided (cf)	Pe Provided
ROADSIDE BIO A1 (E)	0.05	0.04	80%	90	48	279	1.78
ROADSIDE BIO A2 (E)	0.05	0.03	60%	90	48	236	2.60
ROADSIDE BIO A3	0.03	0.02	67%	90	48	188	2.60
ROADSIDE BIO A4 (E)	0.02	0.02	100%	40	48	124	1.93
ROADSIDE BIO A5 (E)	0.05	0.04	80%	90	48	279	2.15
ROADSIDE BIO A6 (E)	0.04	0.03	75%	40	48	124	1.13
ROADSIDE BIO A7 (E)	0.02	0.02	100%	40	48	124	2.02
ROADSIDE BIO A8 (E)	0.04	0.03	75%	40	48	124	1.12
ROADSIDE BIO A9 (E)	0.02	0.02	100%	40	48	124	2.01
ROADSIDE BIO B1	0.01	0.01	100%	40	48	88	2.61
ROADSIDE BIO B2	0.08	0.07	88%	40	48	93	0.38
ROADSIDE BIO B3	0.04	0.02	50%	90	48	207	2.53
ROADSIDE BIO B4	0.07	0.06	86%	90	48	207	1.01
ROADSIDE BIO B5	0.03	0.02	67%	40	48	92	1.12
ROADSIDE BIO B6	0.11	0.08	73%	100	48	230	0.79
ROADSIDE BIO B7	0.03	0.02	67%	40	48	92	1.27
ROADSIDE BIO B8	0.05	0.04	80%	42	48	97	0.85
ROADSIDE BIO B9	0.03	0.02	67%	80	48	184	2.42
ROADSIDE BIO B10	0.05	0.04	80%	40	48	92	0.85
ROADSIDE BIO B11	0.02	0.01	50%	40	48	92	2.15
ROADSIDE BIO B12	0.01	0.01	100%	40	48	58	2.82
ROADSIDE BIO C1 (E)	0.04	0.03	75%	40	48	124	1.10
ROADSIDE BIO C2 (E)	0.05	0.04	80%	40	48	124	0.86
ROADSIDE BIO C3 (E)	0.06	0.05	83%	40	48	124	0.71
ROADSIDE BIO C4 (E)	0.05	0.04	80%	70	48	217	1.62
ROADSIDE BIO C6	0.11	0.09	82%	135	48	310	1.01
ROADSIDE BIO C7	0.03	0.03	100%	40	48	92	0.97
ROADSIDE BIO C8	0.14	0.12	86%	171	48	393	0.95
ROADSIDE BIO C12 (E)	0.08	0.08	100%	102	48	318	1.54
ROADSIDE BIO C13 (E)	0.04	0.04	100%	90	48	279	2.16
ROADSIDE BIO C14	0.01	0.01	100%	40	48	75	2.82
ROADSIDE BIO C15	0.02	0.01	50%	60	48	121	2.61
ROADSIDE BIO D1 (E)	0.04	0.03	75%	62	48	192	1.67
ROADSIDE BIO D1A (E)	0.09	0.05	83%	148	78	459	2.55
ROADSIDE BIO D2	0.08	0.04	67%	90	48	207	1.43
ROADSIDE BIO D3	0.01	0.01	100%	40	48	91	2.80
ROADSIDE BIO D4	0.02	0.01	50%	40	48	92	1.88
ROADSIDE BIO D5 (E)	0.03	0.02	67%	40	48	124	1.88
ROADSIDE BIO D6 (E)	0.01	0.01	100%	40	48	102	2.59
ROADSIDE BIO D7 (E)	0.04	0.03	75%	40	48	124	1.23
ROADSIDE BIO D8 (E)	0.04	0.03	75%	40	48	124	1.16
ROADSIDE BIO D9 (E)	0.06	0.05	83%	40	48	124	0.70
ROADSIDE BIO D10 (E)	0.05	0.04	80%	40	48	124	0.87
MBF 4A	0.14	0.14	100%	340	48	952	1.93
MBF 4B	0.14	0.14	100%	198	48	549	1.11
MBF 5 (E)	0.22	0.19	86%	508	48	1,876	2.60
MBF 6	0.34	0.16	47%	533	48	1,508	2.60
MBF 7A	0.43	0.43	100%	1,309	48	3,633	2.58
MBF 7B	0.20	0.17	85%	560	48	1,562	2.60
MBF 8	0.36	0.36	100%	950	48	2,660	2.14
MBF 9A	0.25	0.25	100%	792	48	2,217	2.60
MBF 9B	0.25	0.25	100%	792	48	2,217	2.60
MBF 10	0.29	0.29	100%	387	48	1,112	1.13
MBF 11 (E)	0.21	0.20	95%	548	48	1,750	2.60
MBF 12 (E)	0.28	0.22	85%	495	48	1,782	2.33
MBF 15	0.12	0.12	100%	398	48	1,109	2.60
MBF 16	0.06	0.06	100%	170	48	476	2.39
MBF 17	0.11	0.11	100%	363	48	1,015	2.60
MBF 18	0.24	0.24	100%	762	48	2,134	2.60
MBF 19	0.22	0.18	82%	410	48	1,101	1.71
MBF 20	0.18	0.18	100%	571	48	1,599	2.60
MBF 21	0.14	0.14	100%	437	48	1,223	2.60
MBF 22	0.24	0.15	63%	564	48	1,415	2.60
MBF 23	0.13	0.08	62%	269	48	728	2.60
MBF 24	0.20	0.20	100%	511	48	1,431	2.05
MBF-25	0.14	0.11	79%	208	48	582	1.48
MBF-26	0.09	0.07	78%	208	48	582	2.32
Green Roof	0.11	0.11	100%	4,750	8	637	1.70
PP-1	0.10	0.09	90%	1,205		362	1.13
PP-2	0.04	0.04	100%	670		201	1.44
PP-3	0.15	0.14	93%	2,010		603	1.27
PP-4	0.11	0.11	100%	1,490		447	1.20
PP-5	0.11	0.11	100%	1,555		467	1.28
					Total ESD volume provided =	44,997	

SWM STRUCTURAL FACILITIES SUMMARY TABLE

Structural Facility	Total DA (Ac.)	Impervious Area (Ac.)	Percent Impervious		Storage Depth (ft)	Volume Provided (cf)	Pe Provided
SWM #1	0.41	0.33	80%		8	2,999	2.58
SWM #2	0.88	0.88	100%		8	8,782	2.60
SWM #3	1.07	0.96	90%		3	8,653	2.58
SWM #7	0.84	0.54	64%		4	4,890	2.61
			Total SWM Structural Volume Provided =			25,324	

Total Treatment Volume = 70,321

*NOTE: (E) ON THIS TABLE INDICATES THAT THIS FACILITY IS ENHANCED

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

APPLICANT:
FINMARC MANAGEMENT, INC.
7200 WISCONSIN AVE SUITE 1100
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MARC SOLOMON

DEVELOPER
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BETHESDA, MD 20814
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AAKASH THAKKAR

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BILL DEVEREAUX

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DENNIS CONNERS

ATTORNEY
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SCOTT WALLACE

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GERMANTOWN MD, 20874
301.916.4100
SYLKE KNUPPEL, PE
ROBERT TILSON, FALSA, PLA

REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL

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.
WILLIAM D. ROBINSON
LICENSE No. 43117
EXPIRATION DATE: DECEMBER 31, 2022

POTOMAC WOODS

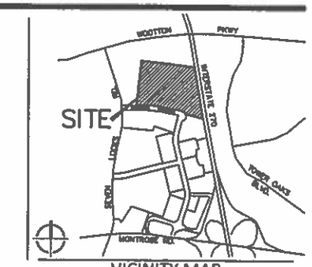
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

DEVELOPMENT STORMWATER MANAGEMENT

COVER SHEET

DRAWN BY: SMP
DESIGNED BY: SMP
DATE ISSUED: 06/14/2021
VIKA PROJECT: VM6601AZ
DRAWING NO:
SHEET NO:

Attachment 1.A.j: SWM Concept Approval (3835 : STP2020-00399 11511 Fortune Terrace)



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- PROPOSED UNTREATED AREA (NOTE: AREAS OF THE SITE WHICH ARE UNTREATED DUE TO PHYSICAL CONSTRAINTS SUCH AS UTILITIES, GRADING CONSTRAINTS, & ENVIRONMENTAL REQUIREMENTS.)
- PROP. DRAINAGE AREA
- PROP. BIO-RETENTION AREA
- DRAINAGE AREA TO ESD PRACTICE
- PROP. STRUCTURAL FACILITY
- DRAINAGE ARE TO STRUCTURAL FACILITY
- PROPOSED STORM DRAIN — PROP. 15"RCP
- PROPOSED ELECTRIC
- PROPOSED SEWER — PROP. 18"S
- WATER — 8"W
- PROPOSED PROPERTY BOUNDARY
- LEVEL OF DISTURBANCE — LOD
- DOOR LOCATION
- PROPOSED STORM DRAIN MANHOLE
- SOIL BORING — #1

SOIL BORING ID	ELEV OF PERC TEST	RESULTS (inches/hr)
#1	379.20'	0.90
#2	379.20	0.39
#3	376.80'	1.05
#4	374.80'	1.05
#5	375.80'	1.86
#6	372.30'	2.04
#7	374.10'	3.54
#8	364.60'	0.75
#9	370.00'	1.05
#10	369.00'	0.18
#11	372.10'	0.36

NOTE: INFILTRATION RATES PROVIDED BY ECS MID-ATLANTIC, REPORT DATED DECEMBER 18, 2019

NAD 83/91 HORIZONTAL DATUM
NGVD 1929 VERTICAL DATUM

GRAPHIC SCALE
(IN FEET)
1 inch = 60' ft.

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
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SYLLE KNUPPEL, PE
ROBERT TILSON, FASLA, PLA

REVISIONS	DATE
ATS1/SUBMISSION	6/14/20
RESUBMISSION	5/28/21

PROFESSIONAL SEAL

STATE OF MARYLAND — WILLIAM D. ROBINSON — PROFESSIONAL ENGINEER

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.
WILLIAM D. ROBINSON
LICENSE NO. 43113
EXPIRATION DATE: DECEMBER 19, 2022

POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

DEVELOPMENT STORMWATER MANAGEMENT

DRAINAGE AREA MAP

DRAWN BY: SMP
DESIGNED BY: SMP
DATE ISSUED: 06/14/2021
VIKA PROJECT: VM6601AZ
DRAWING NO.
SHEET NO.

Attachment 1.A.j: SWM Concept Approval (3835 : STP2020-00399 11511 Fortune Terrace)

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City of Rockville
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

July 12, 2021

Mr. Aakash Thakkar
EYA Development, L.L.C.
8800 Hampden Lane, Suite 300
Bethesda, Maryland 20814

SUBJECT: 11511 Fortune Terrace – Potomac Woods: Preliminary Sediment Control Approval; SCP2020-00009, STP2020-00399

Dear Mr. Thakkar,

The Preliminary Sediment Control Plan (Plan) for the above referenced project is conditionally approved. Staff has determined that the Plan demonstrates the integration of Erosion and Sediment Control and Environmental Site Design measures into the Development Project, while protecting the natural resources, as required by City of Rockville (City) Code, Chapter 19, Section 19-97.

The site is identified as Lot 23, Block A of the Wheel of Fortune Subdivision, situated north of Fortune Terrace between Seven Locks Road and I-270. The site is currently improved with an existing fitness center with associated surface parking lot. The proposed development includes the construction of residential townhouses, multi-family buildings, a senior living building, and will retain an existing fitness center. The development also includes the construction of four public roads with associated infrastructure. The property is in the Cabin John Watershed and is zoned MXCD. The on-site soils are predominately Glenelg Silt Loam, which is classified as hydrologic soil group B.

The Plan incorporates the 2011 Maryland Department of the Environment (MDE) Standards and Specifications for Soil Erosion and Sediment Control and includes a sequence of construction for [demolition, building construction, stormwater management construction, and construction of associated infrastructure]. A copy of your submitted Plan is attached.

Attachment 1.A.k: Preliminary Sediment Control Approval - SCP2020-00009 STP2020-00399 (3835 : STP2020-00399 11511 Fortune Terrace)

Mayor Bridget Donnell Newton | Councilmembers Monique Ashton, Beryl L. Feinberg, David Myles, Mark Pierzchala
City Manager Robert DiSpirito | City Clerk/Director of Council Operations Sara Taylor-Ferrell | Acting City Attorney Cynthia Walters

The Preliminary Sediment Control Plan associated with STP2020-00399 is approved subject to the following conditions, which must be addressed at the appropriate stage in the City's three-stage Erosion and Sediment Control process:

1. Submit a Sediment Control Permit (SCP) Application, including the application and plan review fee, which is based on the project's limits of disturbance, in conjunction with a final engineering Erosion and Sediment Control Plan for approval and permitting by the Department of Public Works (DPW) prior to any construction or site disturbance. DPW may require additional sediment control measures be provided during the review of the final engineering Erosion and Sediment Control Plan. The submission should:
    a. Include all plans (24x36-inch), computations, and supporting documentation as outlined in the City Code, Chapter 19, Regulations and Sediment Control Checklist (available on the City's website).
    b. Incorporate the MDE standard methods and practices and include a sequence of construction detailing specific construction steps associated with the project.
2. Obtain all other required permits for sediment control and site disturbance prior to any site activity, including the installation of any sediment control measures and an MDE Notice of Intent to obtain authorization for the 2014 General Permit for Stormwater Associated with Construction Activity.
3. Post financial security based on the final approved Sediment Control construction cost estimate in a format acceptable to the City Attorney, either by cash, letter of credit, or performance bond. Approval, which is coordinated through DPW staff, is required prior to permit issuance. The letter must be provided prior to SCP permit issuance.]
4. Building permit issuance from the Inspection Services Division is required prior to building excavation.
5. Obtain approval of an FCP from the City Forester prior to DPW issuance of Sediment Control and Stormwater Management permits.
6. Required approvals and permits for drainage connections to existing storm drains in Montgomery County Department of Transportation and Maryland State Highway Administration easements and Right-of-way must be obtained prior to SCP permit issuance.

This Plan approval does not supersede or negate other required project approvals. The approval does not imply or infer the approval of methods or the sequence of construction. Further, the approval is contingent on meeting all other City and other governmental agency requirements including, but not limited to the requirements of forestry, traffic and transportation, and planning.

Any significant modification, revisions, or alterations to the proposed development as shown on the attached Plan may result in the requirement to submit a revised Plan for approval by DPW.

Attachment 1.A.k: Preliminary Sediment Control Approval - SCP2020-00009 STP2020-00399 (3835 : STP2020-00399 11511 Fortune Terrace)

If you have questions, please contact Senior Civil Engineer David Waterman via email at dwaterman@rockvillemd.gov or via telephone at 240-314-8523.

Sincerely,

Jim Lapping

James Lapping, P.E.
Engineering Supervisor

JDL/DJW/jap

Attachments: 11511 Fortune Terrace – Potomac Woods – Preliminary Sediment Control Plan

cc: Sean Murphy, Principal Civil Engineer
David Waterman, Senior Civil Engineer
John Foreman, Development Services Manager
Shaun Ryan, Principal Planner
Marc Solomon, Finmarc Management, Inc.
Bill Robinson, VIKA Maryland, LLC
Preliminary Sediment Control file
Permit plan SCP2020-00009, STP2020-00399
Day file

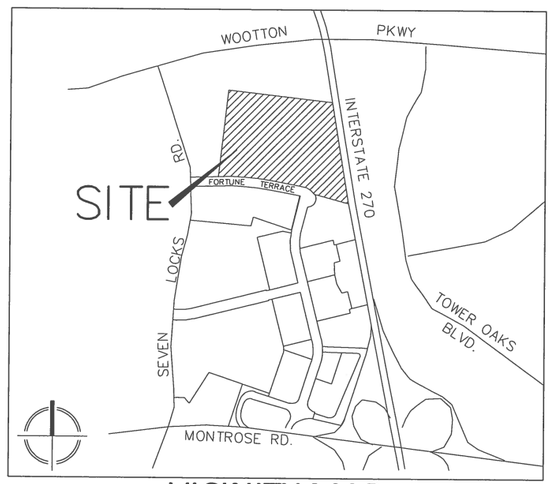
Attachment 1.A.k: Preliminary Sediment Control Approval - SCP2020-00009 STP2020-00399 (3835 : STP2020-00399 11511 Fortune Terrace)

PRELIMINARY SEDIMENT & EROSION CONTROL

SMC # : SMC2020 - 00002

POTOMAC WOODS

ELECTION DISTRICT NO. 4
ROCKVILLE
MONTGOMERY COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 1000'

SEQUENCE OF CONSTRUCTION

NOTE: THIS PROJECT IS ANTICIPATED TO BE COMPLETED IN ONE CONTINUOUS PHASE AND THE PLANS HEREON ARE DESIGNATED AS STEPS IN THAT PROCESS.

1. TEMPORARY PARKING AND INFRASTRUCTURE:
   a. SET UP LOD, PERIMETER CONTROLS (STABILIZED CONSTRUCTION ENTRANCES, SUPER SILT FENCE, ETC), AND BEGIN CONSTRUCTION OF BASINS AND EARTH DIKES AS THE DEMOLITION AND CLEARING OF EXISTING IMPROVEMENTS ALLOWS FOR THE FOLLOWING ACTIVITIES.
   b. DEMOLITION OF THE LABELED PORTION OF THE EXISTING BUILDING TO BE REMOVED. NOTE: EXISTING LIFE TIME BUILDING (LABELED AS "TO REMAIN" MUST REMAIN ACTIVE THROUGHOUT CONSTRUCTION.
      i. CONSTRUCTION OF THE STORM DRAIN OUTFALL IN FORTUNE TERRACE, FROM EXISTING STRUCTURE MH-1 THROUGH D-100 TO D-127. NOTE THIS STORM DRAIN OUTFALL IS REQUIRED TO MAINTAIN LIFE TIME BUILDING FUNCTION.
      ii. ALL ORIFICES TO FUTURE STORM DRAIN & STORMWATER MANAGEMENT STRUCTURES ALONG THIS STORM DRAIN LINE IS TO BE TEMPORARILY PLUGGED UNTIL THIS AREA IS CONSTRUCTED.
   c. CONSTRUCTION OF THE ACCESS PATH FROM FORTUNE TERRACE TO THE GARAGE CONSTRUCTION AREA, AND CONSTRUCTION OF THE GARAGE.
      i. CONSTRUCTION OF TEMPORARY STORM DRAIN CONVEYING TO BASIN #1, FROM T-1 TO T-2, AND FROM T-3 TO T-4.
   d. CONSTRUCTION OF ROAD A AND ROAD B ROADWAYS TO THE LIMITS MARKED ON THE PLAN (TERMINATES AT THE GARAGE CONSTRUCTION ZONE AND ON-SITE PRIOR TO FORTUNE TERRACE)
      i. OUTFALLS TO FROM D-300 TO D-305 (INCLUDING THE 400 SERIES ALONG ROAD A AND B), CONSTRUCT STORM DRAIN PIPES TO FUTURE SWM FACILITIES WITH END PLUG.
      ii. CONSTRUCT UTILITY CONNECTIONS IN FORTUNE TERRACE (WATER, SEWER) FOR CONNECTION WITH ROAD A AND B INFRASTRUCTURE. FORTUNE TERRACE IMPROVEMENTS TO OCCUR IN NEXT PORTION.
      iii. CONSTRUCT STORM DRAIN SYSTEMS D-600 TO D-411 AND D-103 TO D-207, UTILIZE ASPHALT BERMS AND SUPER SILTFENCE AS SHOWN ON PLAN AT TERMINUS OF ROAD A AND B AT FORTUNE TERRACE.
      iv. NOTE: INLET PROTECTION REQUIRED FOR INLETS AND ROADSIDE STORMWATER FACILITY WHEN THE ROADWAYS ARE BASE PAVED
   e. CONSTRUCTION OF TEMPORARY PARKING CONCURRENT TO ROADWAY CONSTRUCTION.
   f. FOR THE BRIGHTVIEW LOT, CONTRACTOR TO IMMEDIATELY CLEAR AND STABILIZE AREA.
   g. FINALIZE GARAGE CONSTRUCTION.

2. BUILDING CONSTRUCTION AND REMAINING INFRASTRUCTURE
   a. BEGIN CONSTRUCTION OF FORTUNE TERRACE IMPROVEMENTS AND UTILITIES, ALONG WITH THE FINAL PORTIONS OF ROAD A AND B TO FORTUNE TERRACE.
      i. NOTE: THIS WILL INCLUDE THE UTILITY CONNECTIONS TO LIFE TIME (WATER METER, SEWER CONNECTION, DRY UTILITIES). CONTRACTOR TO IMMEDIATELY STABILIZE IMMEDIATE AREA OF INSTALLATION.
   b. CONSTRUCT ROAD B FROM PREVIOUS TERMINUS TO LIFE TIME GARAGE (AT THE NORTHWEST OF SITE).
      i. NOTE: THE REMOVAL OF THE GARAGE CONSTRUCTION AREA MAY BE REMOVED AS SOON AS THE GARAGE IS CONSTRUCTED.
   c. ONCE ROAD B HAS BEEN ACCEPTED BY THE CITY, BEGIN CONSTRUCTION OF THE BRIGHTVIEW BUILDING.
   d. BEGIN REMOVAL OF TEMPORARY PARKING AND ACCESS ROAD AND CONSTRUCT INTERIOR ROAD INFRASTRUCTURE, ROADS C & D, ALONG WITH RESIDENTIAL BUILDINGS AND ASSOCIATED UTILITIES.
      i. NOTE: ABANDONMENT OF TEMPORARY STORM DRAIN INFRASTRUCTURE TO OCCUR WHEN AREA UPSTREAM IS STABILIZED.
      ii. BASIN #2 MAY BE PARTIALLY REMOVED IN ORDER TO INSTALL ROAD C.
   e. BEGIN CONSTRUCTION OF AREA WEST OF LIFE TIME.
      i. NOTE: THIS AREA SHOULD BE CONSTRUCTED TO LIMIT THE AMOUNT OF SEDIMENT LADEN RUNOFF CONVEYING TOWARDS THE ENTRANCE OF FORTUNE TERRACE.
   f. CONDOMINIUM BUILDINGS #1 AND #2 TO BEGIN CONSTRUCTION AS SOON AS POSSIBLE.
   g. BASIN REMOVAL TO BEGIN WHEN UPSTREAM AREAS HAVE BEEN STABILIZED TO STANDARD REQUIRED LIMIT.
   h. COMPLETE CONSTRUCTION.

SHEET INDEX

PSEC-1	COVER SHEET
PSEC-2	EXISTING CONDITIONS PLAN
PSEC-3	TEMPORARY PARKING & INFRASTRUCTURE PLAN
PSEC-4	BUILDING CONSTRUCTION PLAN

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code

LAYOUT: COVER, Plotted By: nardo

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
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REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL

STATE OF MARYLAND
WILLIAM D. ROBINSON
No. 43113
PROFESSIONAL ENGINEER

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.
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POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

PRELIMINARY SEDIMENT & EROSION CONTROL

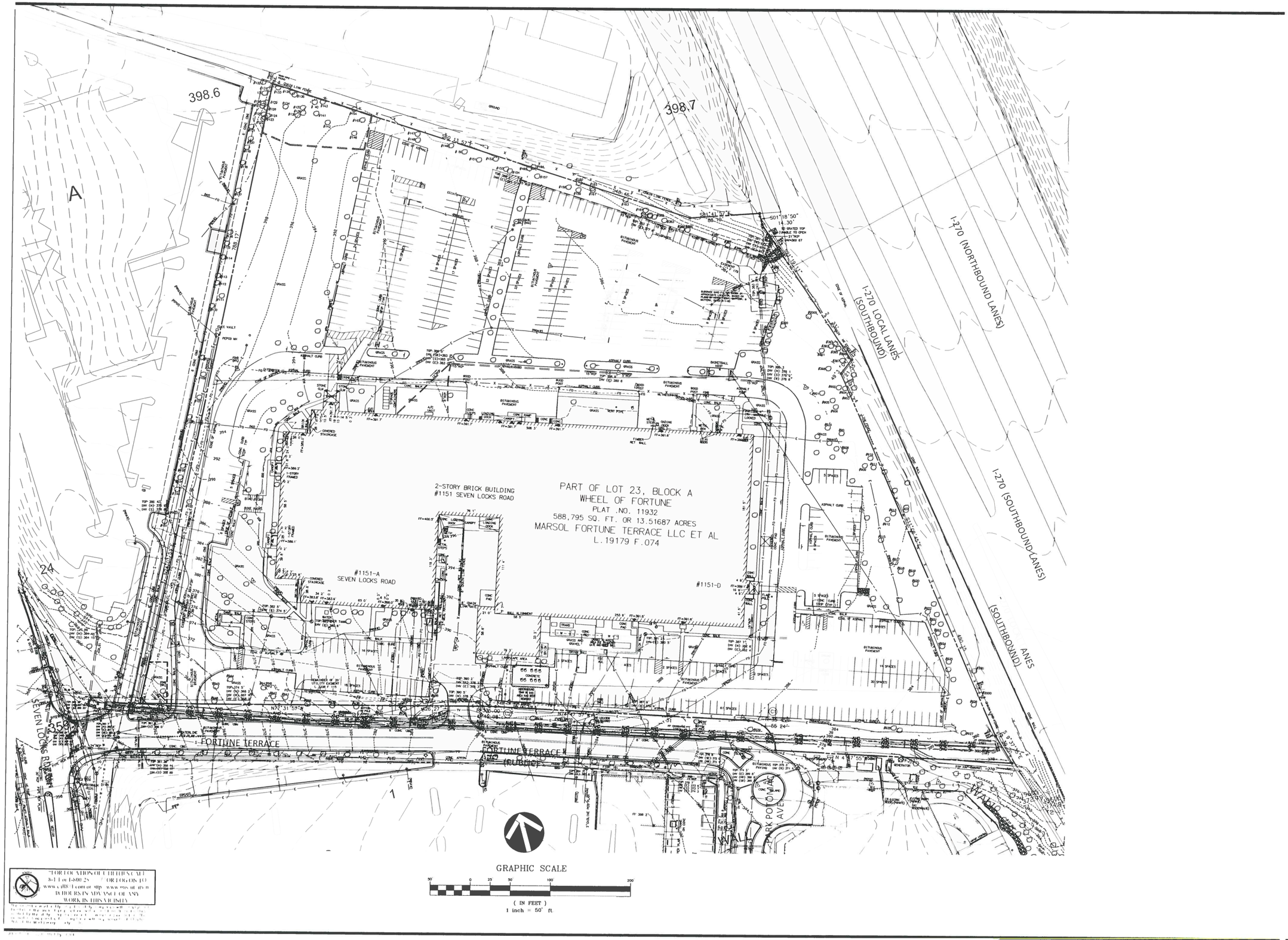
COVER SHEET

STP2020-00399

DRAWN BY: AN
DESIGNED BY: BR
DATE ISSUED: 03/26/2021
VIKA PROJECT: VM6601AZ
DRAWING NO.
SHEET NO. PSEC-1

S:\01-9999\6601\Wood Lane development\POTOMAC WOODS\PLOT SHEETS\6601200_P_SEC TEMP PARKING.dwg - March 28, 2021

Attachment 1.A.k: Preliminary Sediment Control Approval - SCP2020-00009 STP2020-00399 (3835 : STP2020-00399 11511 Fortune Terrace)



"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-25 FOR LOG ON TO www.call8-1.com or http://www.mis.nt.ativ.n 18 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

VIKA

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FAX (301) 916-2262
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APPLICANT:
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301 656-4111
MARC SOLOMON

DEVELOPER
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SYLKE KNUPPEL, PE
ROBERT HESON, FAESA, PLA

REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL

STATE OF MARYLAND
WILLIAM D. ROBINSON
NO. 43113
PROFESSIONAL ENGINEER

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
WILLIAM D. ROBINSON
LICENSE NO. 43113
EXPIRATION DATE DECEMBER 19, 2021

POTOMAC WOODS

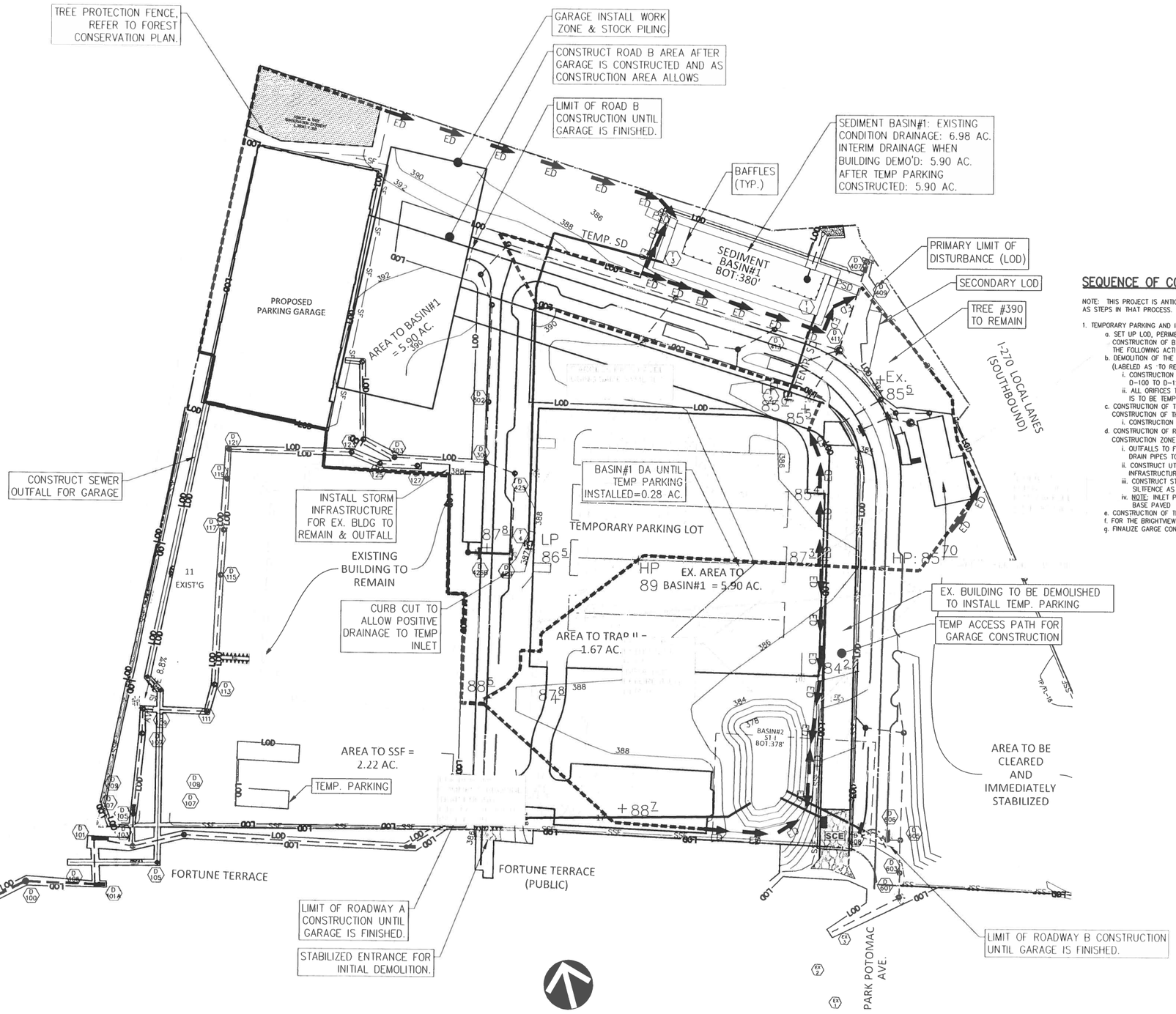
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

EXISTING CONDITIONS PLAN

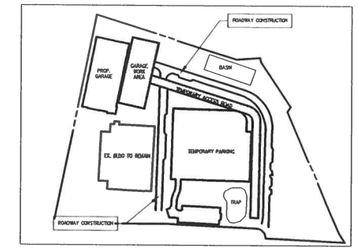
STP2020-00399

DRAWN BY: AN
DESIGNED BY: BR
DATE ISSUED: 03/26/2021
VIKA PROJECT: VM6601AZ
DRAWING NO.
SHEET NO. PSEC-2

Attachment 1.A.k: Preliminary Sediment Control Approval - SCP2020-00009 STP2020-00399 (3835 : STP2020-00399 11511 Fortune Terrace)



"FOR LOCATIONS OF UTILITIES CALL 811 or 1-800-257-7777 OR LOG ON TO www.callsplit.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"



SEC KEY MAP
SCALE: 1" = 250'

SEQUENCE OF CONSTRUCTION

NOTE: THIS PROJECT IS ANTICIPATED TO BE COMPLETED IN ONE CONTINUOUS PHASE AND THE PLANS HEREON ARE DESIGNATED AS STEPS IN THAT PROCESS.

1. TEMPORARY PARKING AND INFRASTRUCTURE:
   a. SET UP LOD, PERIMETER CONTROLS (STABILIZED CONSTRUCTION ENTRANCES, SUPER SILT FENCE, ETC), AND BEGIN CONSTRUCTION OF BASINS AND EARTH DIKES AS THE DEMOLITION AND CLEARING OF EXISTING IMPROVEMENTS ALLOWS FOR THE FOLLOWING ACTIVITIES.
   b. DEMOLITION OF THE LABELED PORTION OF THE EXISTING BUILDING TO BE REMOVED. NOTE: EXISTING LIFE TIME BUILDING (LABELED AS "TO REMAIN" MUST REMAIN ACTIVE THROUGHOUT CONSTRUCTION.
      i. CONSTRUCTION OF THE STORM DRAIN OUTFALL IN FORTUNE TERRACE, FROM EXISTING STRUCTURE MH-1 THROUGH D-100 TO D-127. NOTE THIS STORM DRAIN OUTFALL IS REQUIRED TO MAINTAIN LIFE TIME BUILDING FUNCTION.
      ii. ALL ORIFICES TO FUTURE STORM DRAIN & STORMWATER MANAGEMENT STRUCTURES ALONG THIS STORM DRAIN LINE IS TO BE TEMPORARILY PLUGGED UNTIL THIS AREA IS CONSTRUCTED.
   c. CONSTRUCTION OF THE ACCESS PATH FROM FORTUNE TERRACE TO THE GARAGE CONSTRUCTION AREA, AND CONSTRUCTION OF THE GARAGE.
      i. CONSTRUCTION OF TEMPORARY STORM DRAIN CONVEYING TO BASIN #1, FROM T-1 TO T-2, AND FROM T-3 TO T-4
   d. CONSTRUCTION OF ROAD A AND ROAD B ROADWAYS TO THE LIMITS MARKED ON THE PLAN (TERMINATES AT THE GARAGE CONSTRUCTION ZONE AND ON-SITE PRIOR TO FORTUNE TERRACE)
      i. OUTFALLS TO FROM D-300 TO D-305 (INCLUDING THE 400 SERIES ALONG ROAD A AND B), CONSTRUCT STORM DRAIN PIPES TO FUTURE SWM FACILITIES WITH END PLUG.
      ii. CONSTRUCT UTILITY CONNECTIONS IN FORTUNE TERRACE (WATER, SEWER) FOR CONNECTION WITH ROAD A AND B INFRASTRUCTURE. FORTUNE TERRACE IMPROVEMENTS TO OCCUR IN NEXT PORTION.
      iii. CONSTRUCT STORM DRAIN SYSTEMS D-600 TO D-411 AND D-103 TO D-207, UTILIZE ASPHALT BERMS AND SUPER SILTFENCE AS SHOWN ON PLAN AT TERMINUS OF ROAD A AND B AT FORTUNE TERRACE.
      iv. NOTE: INLET PROTECTION REQUIRED FOR INLETS AND ROADSIDE STORMWATER FACILITY WHEN THE ROADWAYS ARE BASE PAVED
   e. CONSTRUCTION OF TEMPORARY PARKING CONCURRENT TO ROADWAY CONSTRUCTION.
   f. FOR THE BRIGHTVIEW LOT, CONTRACTOR TO IMMEDIATELY CLEAR AND STABILIZE AREA.
   g. FINALIZE GARGE CONSTRUCTION.

LEGEND:

LOD	LIMITS OF DISTURBANCE MAX EXTENT OF LOD PHASE 1 (362,602 SF, 8.32 AC.)
SSF	SUPER SILT FENCE
SF	SILT FENCE
SFOP	SILT FENCE ON PAVEMENT
X	SHEETING AND SHORING
DF	DIVERSION FENCE
	STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM
ED	EARTH DIKE
CIP	CURB INLET PROTECTION
AGIP	AT GRADE INLET PROTECTION
SIP	STANDARD INLET PROTECTION TYPE "B"
	EXISTING DRAINAGE DIVIDE
	PROPOSED DRAINAGE DIVIDE
SP	SUMP PIT
PST	PORTABLE SEDIMENT TANK
FB	FILTER BAG
PSD	PIPE SLOPE DRAIN
	BAFFLE BOARD
	TEMPORARY STORM DRAIN
	PROPOSED STORM DRAIN

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VIKI KNUPPEL, PE
ROBERT HUSON, LEED AP, PLA

REVISIONS	DATE
REVISION	8/14/21
REVISION	6/2/22

PROFESSIONAL SEAL

STATE OF MARYLAND — WILLIAM D. ROBINSON — No. 43113 — PROFESSIONAL ENGINEER

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. WILLIAM D. ROBINSON LICENSE NO. 43113 EXPIRATION DATE DECEMBER 31, 2022

POTOMAC WOODS

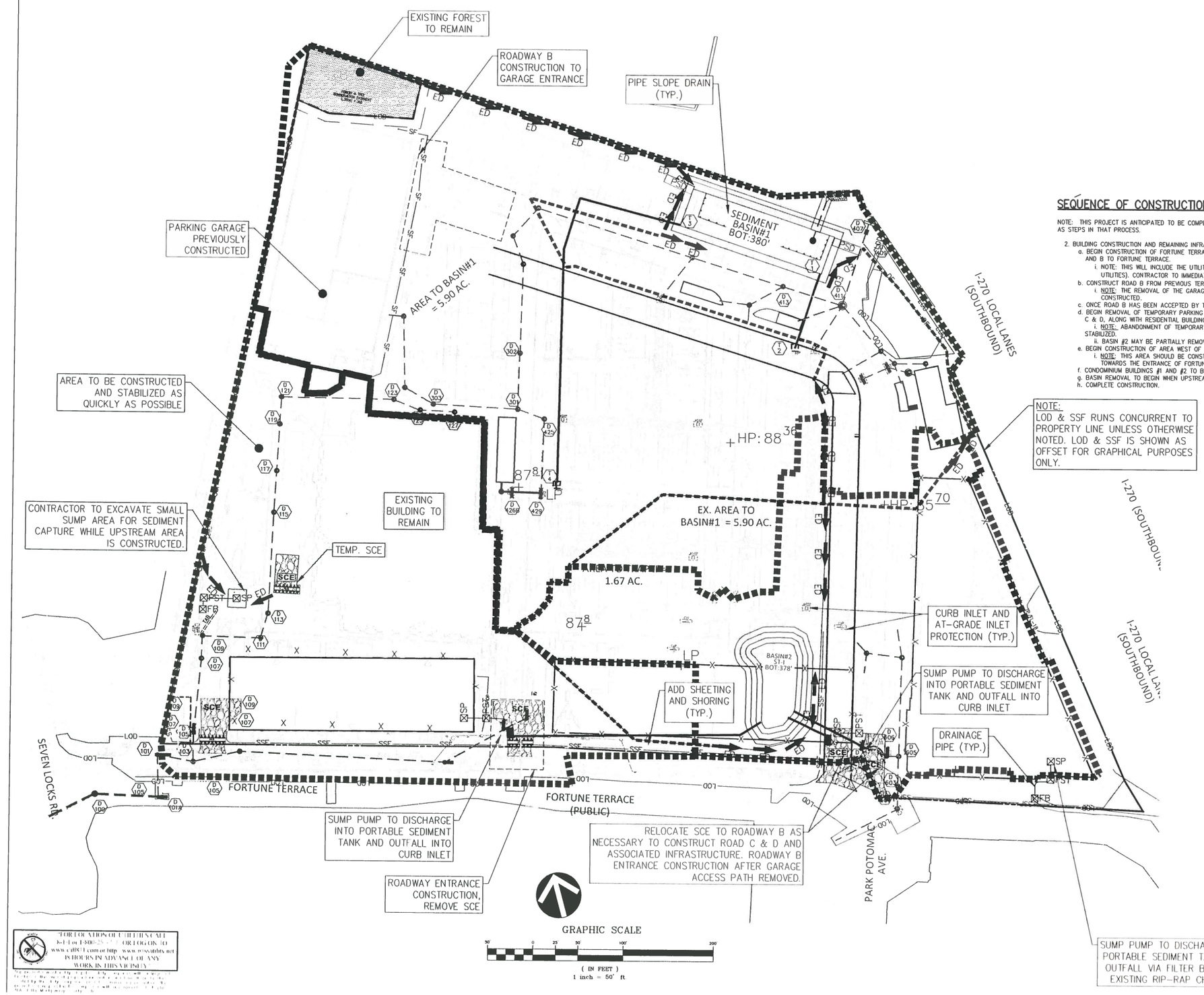
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

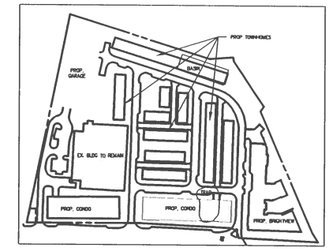
PRELIMINARY SEDIMENT AND EROSION CONTROL FOR TEMPORARY PARKING & INFRASTRUCTURE INSTALLATION

STP2020-00399

DRAWN BY	AN
DESIGNED BY	BR
DATE ISSUED	03/26/2021
VIKA PROJECT	VM6601AZ
DRAWING NO	
SHEET NO	PSEC-3

Attachment 1.A.k: Preliminary Sediment Control Approval - SCP2020-00009 STP2020-00399 (3835 : STP2020-00399 11511 Fortune Terrace)





SEC KEY MAP
SCALE: 1" = 250'

SEQUENCE OF CONSTRUCTION

NOTE: THIS PROJECT IS ANTICIPATED TO BE COMPLETED IN ONE CONTINUOUS PHASE AND THE PLANS HEREON ARE DESIGNATED AS STEPS IN THAT PROCESS.

2. BUILDING CONSTRUCTION AND REMAINING INFRASTRUCTURE
   a. BEGIN CONSTRUCTION OF FORTUNE TERRACE IMPROVEMENTS AND UTILITIES, ALONG WITH THE FINAL PORTIONS OF ROAD A AND B TO FORTUNE TERRACE.
      i. NOTE: THIS WILL INCLUDE THE UTILITY CONNECTIONS TO LIFE TIME (WATER METER, SEWER CONNECTION, DRY UTILITIES). CONTRACTOR TO IMMEDIATELY STABILIZE IMMEDIATE AREA OF INSTALLATION.
   b. CONSTRUCT ROAD B FROM PREVIOUS TERMINUS TO LIFE TIME GARAGE (AT THE NORTHWEST OF SITE).
      i. NOTE: THE REMOVAL OF THE GARAGE CONSTRUCTION AREA MAY BE REMOVED AS SOON AS THE GARAGE IS CONSTRUCTED.
   c. ONCE ROAD B HAS BEEN ACCEPTED BY THE CITY, BEGIN CONSTRUCTION OF THE BRIGHTVIEW BUILDING.
   d. BEGIN REMOVAL OF TEMPORARY PARKING AND ACCESS ROAD AND CONSTRUCT INTERIOR ROAD INFRASTRUCTURE, ROADS C & D, ALONG WITH RESIDENTIAL BUILDINGS AND ASSOCIATED UTILITIES.
      i. NOTE: ABANDONMENT OF TEMPORARY STORM DRAIN INFRASTRUCTURE TO OCCUR WHEN AREA UPSTREAM IS STABILIZED.
      ii. BASIN #2 MAY BE PARTIALLY REMOVED IN ORDER TO INSTALL ROAD C.
   e. BEGIN CONSTRUCTION OF AREA WEST OF LIFE TIME.
      i. NOTE: THIS AREA SHOULD BE CONSTRUCTED TO LIMIT THE AMOUNT OF SEDIMENT LADEN RUNOFF CONVEYING TOWARDS THE ENTRANCE OF FORTUNE TERRACE.
   f. CONDOMINIUM BUILDINGS #1 AND #2 TO BEGIN CONSTRUCTION AS SOON AS POSSIBLE.
   g. BASIN REMOVAL TO BEGIN WHEN UPSTREAM AREAS HAVE BEEN STABILIZED TO STANDARD REQUIRED LIMIT.
   h. COMPLETE CONSTRUCTION.

LEGEND:

LOD	LIMITS OF DISTURBANCE MAX EXTENT OF LOD PHASE 1 (362,602 SF, 8.32 AC.)
SSF	SUPER SILT FENCE
SF	SILT FENCE
SFOP	SILT FENCE ON PAVEMENT
X	SHEETING AND SHORING
DF	DIVERSION FENCE
SCE	STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM
ED	EARTH DIKE
TAB	TEMPORARY ASPHALT BERM
CIP	CURB INLET PROTECTION
AGIP	AT GRADE INLET PROTECTION
SIP	STANDARD INLET PROTECTION TYPE "B"
	EXISTING DRAINAGE DIVIDE
	TEMPORARY PARKING DRAINAGE DIVIDES
	ULTIMATE CONDITION DRAINAGE DIVIDE
SP	SUMP PIT
PST	PORTABLE SEDIMENT TANK
FB	FILTER BAG
PSD	PIPE SLOPE DRAIN
	TEMPORARY STORM DRAIN
	PROPOSED STORM DRAIN

VIKA
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LANDSCAPE ARCHITECTS · SURVEYORS
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ROBERT HUSON, ENVSP, PTA

REVISIONS	DATE
RESUBMISSION	8/18/21
RESUBMISSION	9/26/21

PROFESSIONAL SEAL
STATE OF MARYLAND · WILLIAM D. ROBINSON · PROFESSIONAL ENGINEER · NO. 43113

POTOMAC WOODS

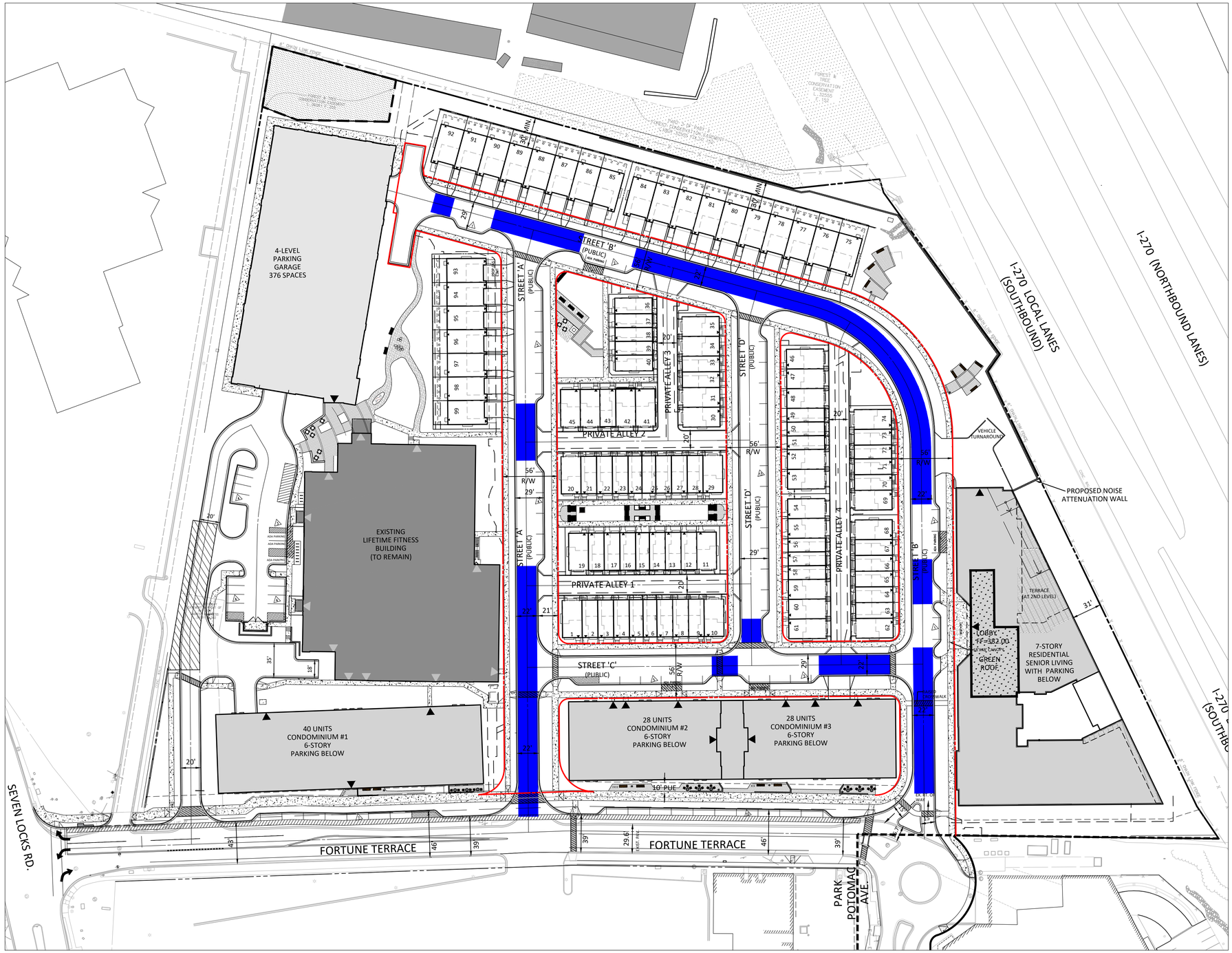
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

PRELIMINARY SEDIMENT AND EROSION CONTROL BUILDING CONSTRUCTION PLAN

STP2020-00399

DRAWN BY	AN
DESIGNED BY	BR
DATE ISSUED	03/26/2021
VIKA PROJECT	VM6601AZ
DRAWING NO.	
SHEET NO	PSEC-4

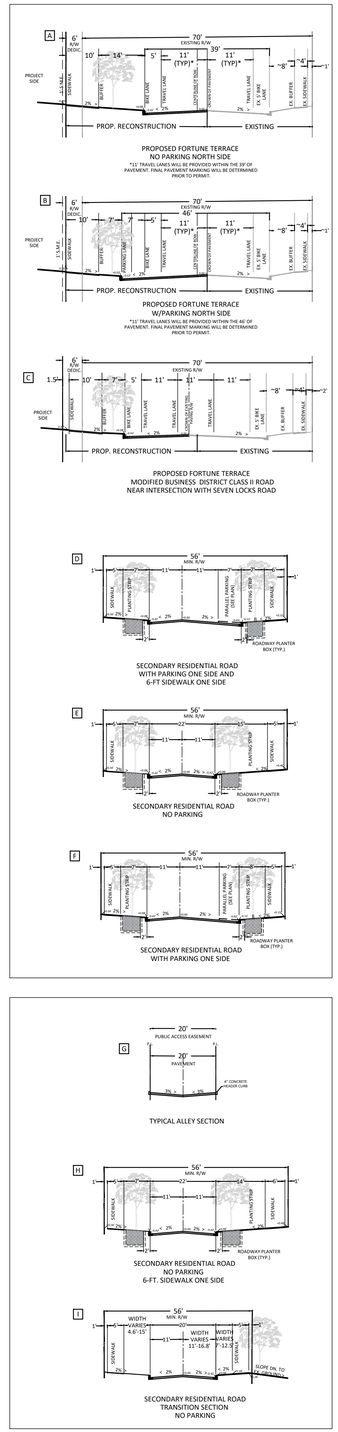
Attachment 1.A.k: Preliminary Sediment Control Approval - SCP2020-00009 STP2020-00399 (3835 : STP2020-00399 11511 Fortune Terrace)



LEGEND

LIMITS OF RIGHT OF WAY

LIMITS OF REDUCED PAVING WIDTHS



Section A
Business District Class II
Design Exceptions
1. Reduced Travel Lane Width
Proposed 11' Width, Std. Det. 12'
2. No Street Parking

Section B
Business District Class II
Design Exceptions
1. Reduced Travel Lane Width
Proposed 11' Width, Std. Det. 12'

Section C
Business District Class II
Design Exceptions
1. Reduced Travel Lane Width
Proposed 11' Width, Std. Det. 12'
2. No Street Parking
3. Additional Travel Lane

Section D: Pvmt width greater than 26'
Secondary Residential Road Section-
Parking on One Side
Design Exceptions
1. Reduced Planting Strip. Proposed 7' Width, Std Det. 9.5'
2. Reduced Right of Way Width
Proposed 56' Width, Std. Det. 60'

Section E
Secondary Residential Road Section -
Parking on One Side
Design Exceptions
1. Reduced Planting Strip.
Proposed 7' Width, Std Det. 9.5'
2. Reduced Right of Way Width
Proposed 56' Width, Std. Det. 60'
3. No Street Parking

Section F: Pvmt width greater than 26'
Secondary Residential Road Section -
Parking on One Side
Design Exceptions
1. Reduced Planting Strip
Proposed 7' Width, Std Det. 9.5'
2. Reduced Right of Way Width
Proposed 56' Width, Std Det. 60'

Section G
Residential Alley Section -
Design Exceptions
1. Increased Pavement Width.
Proposed 20' Width, Std. Det. 16'

Section H
Secondary Residential Road Section -
Parking on One Side
Design Exceptions
1. Reduced Planting Strip
Proposed 7' Width, Std. Det. 9.5'
2. Reduced Right of Way Width
Proposed 56' Width, Std. Det. 60'
3. No Street Parking

Section I
Secondary Residential Road Section -
Parking on One Side
Design Exceptions
1. Reduced Planting Strip
Proposed varies 4.6' to 15' Width, Std. Det. 9.5'
2. Reduced Right of Way Width
Proposed 56' Width, Std. Det. 60'
3. No Street Parking

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50' ft.

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
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REVISIONS	DATE
RESUBMISSION	8/14/20
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PROFESSIONAL SEAL

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WILLIAM D. ROBINSON
LICENSE No. 43113
EXPIRATION DATE: DECEMBER 19, 2022

POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

STREET SECTION EXHIBIT

STP2020-00399

DRAWN BY: SMP
DESIGNED BY: SMP
DATE ISSUED: 06/14/2021
VIKA PROJECT: VM6601AZ
DRAWING NO.
SHEET NO. 1 of 1

Attachment 1.A.I: Street Section Waiver Exhibit (3835 : STP2020-00399 11511 Fortune Terrace)

LAYOUT: Street Sections, Plotted By: crislip

City of Rockville
Get Into It
111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

June 30, 2021

EYA Development LLC
4800 Hampden Lane
Suite 300
Bethesda, MD 20814

Re: Potomac Woods Preliminary Forest Conservation Plan, FTP2019-00003

Dear EYA Development LLC:

The Preliminary Forest Conservation Plan (PFCP) received on January 15, 2020 for "Potomac Woods" under FTP2019-00003 has been approved by the Planning and Development Services Department.

The PFCP approval is granted based on the following requirements:

- The Planning Commission approves the Site Plan (STP2020-00399)
- The applicant completes the required items listed under the "Forestry Permit" section in this letter.

Under Section 10.5-13(c)(4) of the Forest and Tree Preservation Ordinance (FTPO), the approved PFCP "shall remain in effect, and shall serve as the basis for the Final Forest Conservation Plan(s) with respect to forest and tree retention for the duration of the validity period of the underlying approval, unless the City Forester determines that site conditions have changed to the point where the preliminary approval is no longer accurate."

FOREST AND TREE PRESERVATION ORDINANCE (FTPO) REQUIREMENTS

The proposed site plan submission to the City for redevelopment requires compliance with the City of Rockville's FTPO. The City Forester's office approved a Natural Resources Inventory Forest Stand Delineation plan on October 15, 2018.

FOREST CONSERVATION

The forest conservation requirement for this project is based on the following:

- Tract area: 13.52 acres
- Site zoning: MXTD
- Existing forest: .17 acres
- Afforestation required: 2.03 acres

PREVIOUSLY APPROVED FOREST CONSERVATION PLAN

A portion of the site was subject to a previous Forest Conservation Plan, FTP2008-00012. The

Attachment 1.A.m: PotomacWoodsPFCPapproval (3835 : STP2020-00399 11511 Fortune Terrace)

applicant must replace the credit associated with that plan onsite. The ground easement recorded at the time of that plan should be extinguished as part of this plan.

MINIMUM TREE COVER

The minimum tree cover requirement for this project because it is designated as a champion project, is 10%.

SIGNIFICANT TREES/SPECIMEN TREES

Significant trees are defined as trees located outside of a forest and being 12" DBH (diameter at breast height) and trees located within a forest and being 24" DBH and greater. Specimen trees are defined as trees with a diameter equal to or greater than 30" DBH or trees that are 75% of the diameter of the state champion tree of that species. Removal of specimen trees requires written justification approved by the City Forester in accordance with Section 10.5-2(c) of the FTPO. There are 76 significant trees on the site, of which, 9 are considered specimen trees.

Significant Trees

The project proposes to remove 72 significant trees from the site, 8 of which are specimen trees. The applicant is preserving 4 significant trees on the site, 1 of which is a specimen tree. The replacement requirement is 130 trees to be planted on site.

STREET TREES

The project has frontage on Fortune Terrace, which is a City of Rockville right of way. In addition, the project is creating public right of way within the development which is required to meet zoning ordinance 25.21.21 regarding planting of street trees. Street trees removed within the City's rights-of-way are required to be replaced at I: I and shall be shown on both the Final FCP and the street tree and lighting plan and will be in addition to new street tree planting proposed in rights-of-way.

CONDITIONS OF APPROVAL FOR FINAL FOREST CONSERVATION PLANS

A Final Forest Conservation Plan must be reviewed and approved by the City with signature site plan submission and prior to release of any Building, Forestry and DPW permit associated with site plan submission. The Final FCP shall be generally consistent with the PFCP and approval letter and provide tree plantings consistent with outlined requirements.

Final FCP and site plan must comply with FTPO and Zoning Ordinance. In addition to compliance with applicable codes, the following specific directives must be followed:

1. Ensure tree plantings meet minimum spacing requirements, which include:
    a. Shade trees spaced 20 feet apart, large, or small evergreens and ornamental trees spaced 15 feet apart. Shade trees 15 feet from ornamental trees. Spacing between evergreens and shade trees is either 15 or 20 feet, as determined by the City because distance is dependent on the growth habit of the evergreen, which is species/cultivar specific.
    b. 10 feet from wet and dry utilities, except when these are under streets.
    c. 15 feet from street lights and driveways (DPW to provide requirements for sight distances and stop signs)
    d. 10 feet from inlets.
    e. Shade trees and large evergreens shall be spaced a minimum of 7 feet, and ornamental trees and small evergreens to be spaced a minimum of 5 feet from micro bioretention underdrain pipes (6" diameter and smaller)

Attachment 1.A.m: PotomacWoodsPFCPapproval (3835 : STP2020-00399 11511 Fortune Terrace)

f. Street trees can be planted over stormwater conveyance pipes when pipes have a minimum of 4 feet of cover and are immediately behind the curb.
g. Trees planted to meet FTPO or other forestry requirements on the site may not be located within existing or proposed easements (excluding forest conservation easements).

2. The Applicant must submit a Final Forest Conservation Plan (FFCP) which meets the minimum requirements approved with the PFCP plan for the proposed limits of the site plan.
3. Use current city tree tables.
4. Use current city FTPO notes and details.
5. Ensure the plan does not contain overwrites and is prepared per the general structure requirements for Final FCP's.
6. Soil augmentation per the city's Forest and Tree Preservation Ordinance Notes will be required prior to installation of new trees within existing green space or where pavement was previously located. The current ordinance notes at the time of Final FCP submission shall be included on the Final FCP.
7. Graphically delineate the areas where soil removal and replacement is required prior to installation of all new trees.
8. At the time of site plan submission, the Applicant must submit a landscape plan for that subject property consistent with all City ordinances.
9. The applicant must address all comments provided on the most recent PFCP submission plans by the forestry reviewer.
10. The applicant or authorized representative must coordinate with City staff and the adjacent property owner to provide supplemental plantings and management within the Forest Conservation Easement (L. 32555 F. 152) immediately adjacent to the subject property's northern property boundary.
11. The applicant will be required to preserve tree #390 consistent with the approved PFCP plan. The applicant is required to provide a tree management plan for tree #390 from an ISA Certified Arborist to be implemented throughout the construction process.

<u>FORESTRY PERMIT</u>

The applicant is required to obtain a Forestry permit prior to forestry sign off on any sediment control permit and building permit associated with the site plan. The following items are required before issuance of the Forestry permit:

- Submission of the FTP permit application and fee.
- Approval of a Final Forest Conservation Plan which is consistent with the Pre FCP and addresses the items listed in this letter under "Conditions of Approval for Final Forest Conservation Plan."
- Applicant must execute a Five-year Warranty and Maintenance Agreement in a form suitable to the City.
- Applicant must post a bond or letter of credit approved by the City.

The Pre FCP approval does not infer or supersede other required project approvals and is contingent upon meeting all other city requirements including, but not limited to stormwater management, erosion and sediment control, water and sewer, traffic and transportation, and zoning and building codes.

Attachment 1.A.m: PotomacWoodsPFCPapproval (3835 : STP2020-00399 11511 Fortune Terrace)

Any significant modification or revision to the approved Pre FCP must be consistent with the Site Plan approval.

Sincerely,

Shaun Patrick Ryan

Digitally signed by Shaun Patrick Ryan
DN: C=US, E=sryan@rockvillemd.gov, O=City of Rockville, OU=Principal Planner, CN=Shaun Patrick Ryan
Date: 2021.08.03 14:42:59-04'00'

Shaun Ryan
Principal Planner – Landscape Architect
City of Rockville, Maryland

Cc:

Jim Wasilak, Zoning and Development Manager
John Foreman, Development Services Manager
EYA Development, LLC

Attachment 1.A.m: PotomacWoodsPFCPapproval (3835 : STP2020-00399 11511 Fortune Terrace)

VIKA Maryland, LLC
20251 Century Blvd.
Suite 400
Germantown, MD 20874
301.916.4100

vika.com

July 28, 2021

Mr. R. James Wasilak
Chief of Zoning
Department of Community Planning and
Development Services
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

RE: STP2020-00399 — Waiver of Subdivision Regulations: Residential Lot Tree Planting

Dear Mr. Wasilak:

Finmarc Management, Inc. (owner) and EYA Development, LLC, (applicant), collectively the "Applicant", is submitting this letter to requesting a waiver of certain requirements of Article 21 of Chapter 25 of the City of Rockville Code (the "Zoning Ordinance") pursuant to Section 25.21.07 of the Zoning Ordinance. The letter provides support to justify the requested waiver of Section 25.21.21.b of the Zoning Ordinance.

Specifically, Applicant requests the required number of trees planted per residential lot to be based on an aggregate of the on-site trees (the "Waiver"). This request is associated with STP2020-00399, which proposes a mixed-use re-development of the property located at 1151 Fortune Terrace in the City with townhouses, senior housing, a fitness facility, and multi-family buildings. Granting Applicant's request is appropriate as undue hardship will result from strict compliance with the subject regulations of the Zoning Ordinance, and the Waiver allows substantial justice to be done, protects the public health, safety, aesthetics, and general welfare, and supports the intent and purpose of the City's Comprehensive Master Plan and the Zoning Ordinance.

<u>The Site Plan Application</u>

The Site Plan proposes redeveloping a portion of the subject property with 99 townhouses. Under strict application of Section 25.21.21.b of the Zoning Ordinance, the Site Plan would require three trees per townhouse lot (or 297 trees), one tree to be located in the front of the lot and two trees in the rear of the lot. The three tree per lot standard, specifically the requirement for two trees in the rear of the lot, anticipates single-family detached building types. This standard was conceived for older suburban-style development and is inconsistent with modern infill projects and mixed-use communities. The urban townhouse component of the mixed-use development proposed in the Site Plan does not anticipate or accommodate this suburban form of planting.

Attachment 1.A.n: Lot Tree Waivers Letter_2021-0728 signed (3835 : STP2020-00399 11511 Fortune Terrace)

Requested Waiver and Justification

The Applicant seeks a waiver of Section 25.21.21.b to allow the tree count to be based on an aggregate of the on-site trees, including trees that are being counted for Forest Conservation and Significant Tree Replacement for Site. The Applicant is proposing a total of 378 trees on-site, while 297 trees are required for the 99 lots. The Site Plan proposes to meet all Forest Conservation and Significant Tree Replacement on-site with the 378 proposed tree plantings. The Applicant has worked closely with City Staff to maximize tree plantings across the entire site. In addition, the Site Plan proposes to work with the property owner (Montgomery County) to the north to help remove dead/dying plantings and replace the plantings on their property. These off-site plantings are not included in the 378 trees proposed on-site. The Site Plan also proposes to save a mature, 42" Red Oak tree in the northeast corner of the site. City Staff identified the tree as one that is worthy of saving, and the Applicant has altered the plans to implement measures to save the tree.

The Site Plan with the Waiver will result in other environmental benefits. There will be permeable pavements, bio-filtration planters (which will have trees planted in them that are not included in the 378 proposed), and structural devices to provide water quality and quantity control. The existing site has very limited on-site stormwater management, and the Site Plan proposes to treat almost all of the proposed on-site imperviousness.

Justification for Waiver

Granting Applicant's proposal to allow the trees per lot to be met in the aggregate is appropriate under Section 25.21.07 of the Zoning Ordinance. With regard to findings, this Section states:

> If the Planning Commission finds that undue hardship will result from strict compliance with any requirement of this chapter, it may grant a waiver or modification from such requirement so that substantial justice may be done if the public health, safety, aesthetics, or general welfare will not be impaired, and the waiver will not be contrary to the intent and purpose of the plan or this chapter.

<u>Strict Compliance with the Three Tree Per Residential Lot Requirement of 25.21.21.b of the Zoning Ordinance Will Result in Undue Hardship and the Waiver is Necessary so that Substantial Justice May Be Done</u>

Applicant will suffer undue hardship arising from strict compliance with Section 25.21.21.b of the Zoning Ordinance. The Site Plan calls for compact, walkable, and mixed-use development in order to take full advantage of the property's proximity to existing transportation infrastructure, retail services and employment opportunities. The Site Plan also includes a new grid of public streets, 40,000 square feet of Public Use Space, substantial improvements to Fortune Terrace, and a reduction of the surface parking area to be a parking structure. Achieving this desired form of redevelopment with the significant public benefits associated with the Site Plan necessitates the requested flexibility in the on-lot tree planting requirements of Section 25.21.21.b of the Zoning Ordinance. Otherwise, Applicant will suffer a hardship through the inability of receiving a reasonable financial return on its considerable investment in the City.

Attachment 1.A.n: Lot Tree Waivers Letter_2021-0728 signed (3835 : STP2020-00399 11511 Fortune Terrace)

The Public Health, Safety, Aesthetics, or General Welfare Will Not Be Impaired by Granting the Waiver

Furthermore, the Planning Commission's approval of the Waiver will support the public health, safety, aesthetics, and general welfare. Approving the Waiver will allow the implementation of the Site Plan and will therefore enable the provision of much needed housing in the City, including a significant number of moderately priced dwelling units ("MPDUs"), convenient to existing transportation infrastructure, employment, retail uses and commercial services. Residents of these new dwellings will be able to access and enjoy new open areas enhanced with trees and associated landscaping. This includes Public Use Spaces that will be improved with many attractive and desirable amenities to serve the community. The environmental and aesthetic benefits of the proposed site improvements will be a major improvement over the existing, large surface parking lot.

Granting the Waiver Will Not Be Contrary to the Intent and Purpose of the City's Comprehensive Plan or the City's Zoning Ordinance

Lastly, the Waiver request advances the intent and purpose of the City's 2002 Comprehensive Master Plan the draft 2040 Plan Update, both of which recognize the benefits of redevelopment of the Property. In this regard, project furthers the planning objectives for walkable communities, enhanced environmental sustainability and diversity in housing options. Approving the Waiver is also consistent with many of the purposes of the Zoning Ordinance, including providing appropriately scaled buildings that are compatible with their surroundings and offering attractive, high quality development and design that enhances the community's quality of life.

Conclusion

Granting the Waiver will prevent undue hardship resulting from strict compliance with the three trees per residential lot planting requirement, allow for substantial justice to be done without impairment to public health, safety, aesthetics, or general welfare, and not be contrary to either the intent of the City's Master Plan or the Zoning Ordinance. Accordingly, the Applicant respectfully requests that the Planning Commission grant the Waiver.

Sincerely,

VIKA Maryland, LLC

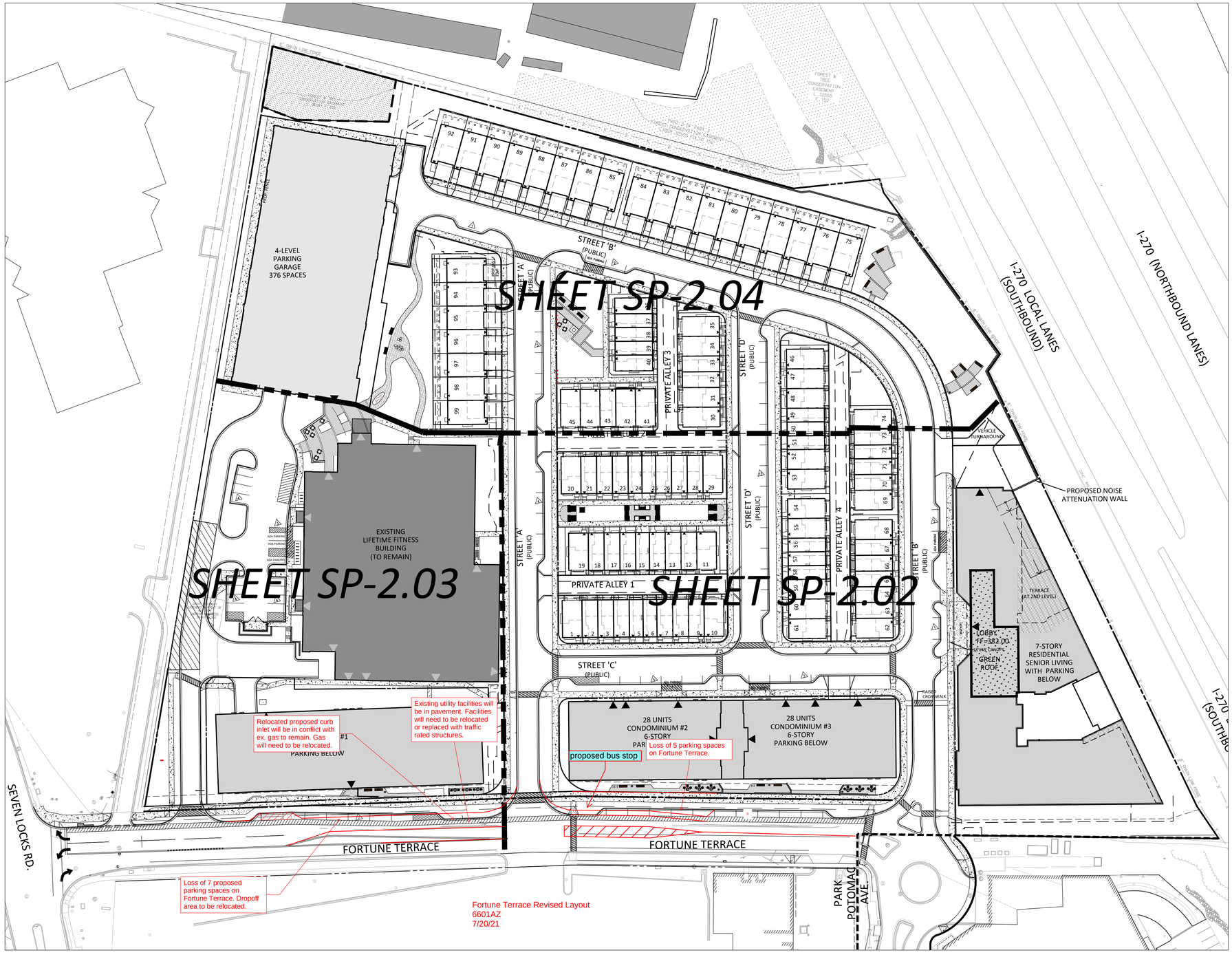
Michael B Goodman

Digitally signed by Michael B Goodman
DN: CN=Michael B Goodman, OU=A01410D000001755605B97000009464, O=Unaffiliated, C=US
Date: 2021.07.28 11:34:45-04'00'

Michael B. Goodman, P.E.
Vice President

cc: Shaun Ryan
John Foreman
Jason Sereno
Scott Wallace

K:\5001-9999\6601_documents\6601AZ\PLANNING\SITE DEVELOPMENT\Lot Tree Waivers Letter_2021-0728.docx



Parcel Information		
Exsting Lot Area	588795 sf	13.52 ac
Zoning	MXCD	
Lot Reference	Wheel of Fortune, Parcel 23, Block A	

Proposed Development	
Site Area	13.5 ac.
Residential Use	
Townhouse Units	99
Condominium Units [1]	96
Senior Living Apts./Independent Living (IL)	139
Senior Living Apts./Assisted Living/Memory Care	74
Total Residential units	**408**
No. of MPDU units included in above total	
Townhouses @ 15%	15
Apartments/Condominiums (assuming 96 units)	15
Senior Living (IL) @12.5%	18
Non-Residential Use	
Existing Life Time	70,000 sf

***Per MPDU Ordinance, Sect. 13-5-5(f)(3)©*

[1] 181 Condominium units are permitted, but 96 units are proposed. If more than 96 units are proposed, a Site Plan Amendment would be required, but an updated Traffic Study would not be required.

Building Height Sec. 25.13.05	*Maximum Allowed*	*Proposed*
Townhouse Units	na	50'
Condominiums, Senior Living, and Parking Garage	75'	75'

Setbacks Sec. 25.13.05		
Abutting public right-or-way	None	0'
Side-abutting residential land	25' or ht. of bldg	n/a
Side abutting non-residential land	0' or 10' if provided	0'
Rear-abutting residential land	25' or ht. of bldg	n/a
Rear abutting non-residential land	0' or 10' if provided	0'

Parking Sec. 25.16.03	*Rate*	*Metric*	*Count*	*Total Required*	*Total Provided*	
Townhouse Units	2	units	99	198	248	[1]
Condominium 1 BR Units	1	units	8	8		
Condominium 2 BR Units	1.5	units	88	132		
Total Condominium:				140	144	[2]
Brightview Building:						
Senior Living (IL)	1 per 3	units	139	46		
Assisted Living (AL)	1 per 3	beds	48	16		
Memory Care (MC)	1 per 3	beds	26	9		
Total Brightview:			213	71	96	[2]
Life Time	1 per 200	sq. ft.	70,000	350	391	[3]
On Street Parking:						
On Site (Streets A,B,C, & D)					36	
Fortune Terrace					17	
Total				627	932	

[1] Includes 198 garage parking spaces plus 50 driveway parking spaces. The 50 driveway spaces plus the 37 on street spaces provide 87 townhouse visitor parking spaces or a ratio of 0.88 spaces per townhouse.
[2] All parking is within the building garage
[3] Includes 376 spaces in parking garage and 15 surface parking spaces

Bicycle Parking Sec. 25.16.03	*Minimum Required*	*Provided*
Townhouse Units	0	0
Condominium Units		
Short term @ 1/50 du	2	2
Long Term @1/3 du	32	32
Independent Living		
Short term @ 1/100 du	2	2
Long Term @1/50 du	3	3

ADA Parking (ADA spaces included in above totals)	*Total Parking Provided*	*Minimum Required [2]*	*Provided*
Townhouse Units	99	0	4 [1]
Condominium Units	0	5	5
Senior Living	96	5	5
Life Time	391	8	8
Total			

[1] On-street parking
[2] Required per Sec. 208 ADA Standards (2010)

Open Area Sec.25.13.05	BRIGHTVIEW PARCEL		LIFE TIME PARCEL		TOWNHOUSE PARCEL	
Parcel Area	67,910 sf		139,981 sf		380,904 sf	
	Required [1]	*Proposed*	*Required [2]*	*Proposed*	*Required*	*Proposed*
Open Area(% of Parcel area)	15.0%	19.9%	15.0%	55.1%	15.0%	36.0%
Open Area (sf)	10,187	27,875	20,997	37,392	57,136	137,121
Public Use Space (% of project area)	0.0%	0.0%	0.0%	0.0%	10.0%	10.6%
Public Use Space (sf)	-	-	-	-	38,090	40,243

[1] Senior housing exempt from Public Use Space requirement pursuant to Section 25.17.01.e
[2] No expansion of gross floor area proposed - no Public Use Space required pursuant to Section 25.17.01.b

PROPERTY LINES
EXISTING CABLE TELEVISION CONDUIT
EXISTING ELECTRICAL CONDUIT
EXISTING EDGE OF PAVEMENT
EXISTING FENCE LINE
EXISTING NATURAL GAS CONDUIT
EXISTING OVERHEAD WIRES
EXISTING TELEPHONE CONDUIT
EXISTING PUBLIC UTILITIES EASEMENTS
EXISTING SANITARY SEWER CONDUIT
EXISTING STORM DRAIN CONDUIT
EXISTING WATER CONDUIT
EXISTING ZONE LIMITS
520 PROPOSED 10' CONTOUR
524 PROPOSED 2' CONTOUR

8"W PROPOSED WATER LINE
8"S PROPOSED SANITARY SEWER WITH STRUCTURE
PROPOSED STORM DRAIN
LOD PROPOSED LIMITS OF DISTURBANCE
PROPOSED STORM WATER EASEMENT
EXISTING PARKING LABEL
EXISTING SANITARY CLEANOUT
EXISTING STORM DRAIN MANHOLE
EXISTING ELECTRICAL JUNCTION BOX
EXISTING ELECTRICAL MANHOLE
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING FIRE HYDRANT
EXISTING GAS MANHOLE

EXISTING GUY POLE
EXISTING GAS VALVE
EXISTING LIGHT POLE
EXISTING PHONE PEDESTAL
EXISTING PHONE MANHOLE
EXISTING UTILITY POLE
EXISTING SANITARY MANHOLE
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC SIGNAL POLE
EXISTING TREE
EXISTING CABLE TELEVISION PEDESTAL
EXISTING UNKNOWN UTILITY MANHOLE
EXISTING WATER METER
EXISTING WATER MANHOLE
EXISTING WATER VALVE

EXISTING BOLLARD
EXISTING SIGN POST
EXISTING WOOD POST
EXISTING INLETS
EXISTING CURB INLET
EXISTING CONCRETE
EXISTING CURB AND GUTTER
EXISTING BUILDING
EXISTING STORY
EXISTING ELECTRICAL TRANSFORMER
EXISTING ASPHALT
EXISTING EASEMENT
EXISTING REINFORCED CONCRETE PIPE
EXISTING CORRUGATED METAL PIPE
EXISTING BUILDING RESTRICTION LINE
EXISTING RIGHT-OF-WAY

PROPOSED PARKING LABELS
PROPOSED SIDEWALK/CONCRETE
PROPOSED FIRE HYDRANT
ENTRY LOCATION

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50' ft.

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
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GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

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SYLKE KNUPPEL, PE
ROBERT TILSON, FALSA, PLA

REVISIONS	DATE
RESUBMISSION	8/14/20
RESUBMISSION	3/26/21

PROFESSIONAL SEAL
STATE OF MARYLAND WILLIAM D. ROBINSON No. 43113 PROFESSIONAL ENGINEER
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.
WILLIAM D. ROBINSON
LICENSE No. 43113
EXPIRATION DATE: DECEMBER 19, 2022

POTOMAC WOODS

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW08
TAX MAP: GQ23
LOT 23, BLOCK A

SITE PLAN-COMPOSITE

STP2020-00399

DRAWN BY: SMP
DESIGNED BY: SMP
DATE ISSUED: 06/14/2021
VIKA PROJECT: VM6601AZ
DRAWING NO.
SHEET NO. SP-2.01

Attachment 1.A.o: Fortune Terrace revision (3835 : STP2020-00399 11511 Fortune Terrace)

Agenda Item #:	1
Meeting Date:	August 11, 2021
Responsible Staff:	Jim Wasilak

SUBJECT: Recommendation to the Mayor and Council on Zoning Text Amendment TXT2021-00259 - MXE Zone

RECOMMENDATION
(Include change in law or Policy if appropriate in this section): Denial of the Text Amendment

Overview

Case: Zoning Text Amendment TXT2021-00259

Location: City-Wide

Staff: Jim Wasilak, Zoning and Development Manager
Planning and Development Services
240-314-8211
jwasilak@rockvillemd.gov

Applicant: Miller, Miller and Canby for U-Haul, Inc.

Filing Date: March 3, 2021

Background

Zoning Text Amendment TXT2021-00259 was filed by the law firm of Miller, Miller & Canby for the purpose of modifying the City's Zoning Ordinance to allow self-storage warehouse use within existing mixed-use buildings in the MXE (Mixed-Use Employment) Zone. The applicant represents U-Haul, Inc., who currently owns a building in the MXE Zone at 1355 Piccard Drive that includes offices, a U-Haul store that sells moving supplies and moving vehicle rentals. U-Haul wishes to install self-storage units in the vacant portions of the building but is prohibited from doing so based on the existing Zoning Ordinance.

On July 8, 2019, the Mayor and Council adopted Text Amendment TXT2019-00253, which revised the list of permitted uses in the MXE Zone. Properties in the MXE Zone include those located on Research Boulevard and Piccard Drive and also at the intersection of West Gude Drive and MD 355. The intent of that text amendment was to remove certain uses that were

determined not to meet the intent of the zone, which is to allow for employment-generating uses primarily. Self-storage warehouses were changed from a permitted use to a conditional use, being allowed only if the site adjoins property that allows heavy industrial uses. The only MXE-zoned area that meets the criterion of adjacency to land designated for heavy industrial uses is the site at the northeast corner of East Gude Drive and Southlawn Lane, known as Gude Plaza. Self-storage warehouses existing in the MXE Zone at the time of adoption of the text amendment will become nonconforming uses ten years from the date the text amendment was adopted, or July 8, 2029. The applicant's proposed text amendment would carve out an exception to that requirement. Staff does not support this text amendment.

Proposed Text Amendment

The applicant's proposed text amendment restructures the land use tables for the Mixed-Use zones to revise the provisions for self-storage warehouses in the MXE zone. The provisions for this use in the "Conditional requirements or related regulations" column are proposed to be deleted, and reference to a new sub-section 25.13.04.f is added. Footnote 4 is also deleted. The applicant's text amendment proposes to add a new sub-section 25.13.04.f. This new language includes the conditional provisions deleted from the land use table. Footnote 4 from the tables is included as subsection 3 in this new provision. The language proposed to be added by the applicant is in section f.1.(b). This new language as proposed by the applicant would permit a self-storage warehouse where the use is:

- Operated in conjunction with a use that is a permitted principal use in the zone;
- Designed to provide only internal access to the self-storage units; and
- Located in an existing office building.

Previous Related Actions

The MXE Zone was established with the comprehensive revisions to the Zoning Ordinance which were approved in December 2008, and which became effective in March 2009. The MXE Zone essentially replaced the former I-3 (Industrial Park) Zone, which was primarily intended to enable the construction of campus-style office and research and development parks, with a new mixed-use zone that was still employment-focused.

One of the guiding principles of the 2008 comprehensive Zoning Ordinance revisions was to diversify the range of uses allowed in the commercial and industrial zones, which were single-purpose zones and did not allow for mixed-use development at that time. The intent was to control development primarily by varying development intensity levels, rather than by having markedly differing classes of uses.

The creation of the MXE Zone with its expanded types of allowable uses reflected this intent as well as comprehensive plan policies for mixed use areas by allowing retail, institutional and residential uses that were not previously allowed in the I-3 Zone.

The market demand for office uses softened considerably in the 2000s. The vacancy rate in the Research Boulevard area climbed to as much as 20% in 2013, then improved to about 13% in 2019. This market change has resulted in a turn towards other types of uses in the zone, including retail and self-storage warehouses. In addition, an existing office building along I-270 was converted to a self-storage warehouse and a new self-storage warehouse added to the property as a second phase. A new self-storage facility was constructed next to the new retail center at the intersection of West Montgomery Avenue and Research Boulevard (Research Row), on the same property as the Best Western Hotel.

The Mayor and Council became concerned that some of the uses allowed in the MXE Zone were not consistent with intent of the zone, which is to encourage employment-generating uses. Consequently, the Mayor and Council initiated Zoning Text Amendment TXT2019-00253 and its accompanying use study to consider revisions to the zone that would better meet the intent of the zone and the comprehensive plan for these areas.

As a result of the study, the text amendment revised the language for the intent of the zone to be more explicit about encouraging employment-generating uses. The text amendment also amended the MXE Zone to delete a number of uses that were deemed not to meet that intent. These prohibited uses were as follows:

- Sale of Boats and Marine Supplies
- Automotive Repair Garage
- Funeral Home
- Mechanical Car Wash
- Motor Vehicle and Trailer Sales
- Shooting Gallery

Self-storage warehouse became a conditional use. Existing self-storage warehouses, and those that had site plan approval at the time of adoption, were deemed conforming for a period of ten years, after which they become nonconforming uses. A new subsection was added in Article 8 of the Zoning Ordinance to provide regulatory guidance for these uses.

Discussion

The applicant of the subject text amendment, U-Haul, Inc., owns a four-story office building at 1355 Piccard Drive, between West Gude Drive and Redland Boulevard. U-Haul currently occupies space in the basement level of the building with access from the rear of the site. The use details for the site, as supplied by the applicant, are as follows:

Building Floor Area:	153,072 square feet

Current Tenants:

a. Montgomery Hospice 13,683 square feet
b. U-Haul Truck Rental Office
c. U-Haul Retail Store

Total Floor Area Occupied by U-Haul: 7,139 square feet

The majority of the space occupied by U-Haul is devoted to retail sales of moving-related materials – boxes, containers, tapes, etc.

The text amendment submitted by the applicant proposes the following revisions:

- In the Land Use tables, the amendment proposes to delete the current language in the "Conditional requirements or related regulations" column for self-storage warehouses. In its place is a reference to a new subsection proposed by the applicant. Footnote 4 at the end of the tables is also deleted.

- Under Section 25.13.04 – Special Regulations, the applicant proposes to add a new sub-section f. Section 1(a) of this new language repeats the first portion of the language deleted from the land use tables, allowing self-storage warehouses where the site adjoins property zoned to accommodate heavy industrial uses. Section 1(b) is the new provision proposed by the applicant. It would allow a self-storage warehouse that is operated in conjunction with a permitted principal use, has only internal access to the units, and is located in an existing office building.

- Section 2 of sub-section f repeats deleted footnote 4, regarding the status of existing self-storage warehouses in the MXE Zone. Section 3 provides the language deleted from the land use table imposing additional limitations on the use in the MXE and MXB zones. Self-storage warehouses cannot be located closer than 250 feet from a public school. In the MXB Zone, the use cannot adjoin or confront single-unit dwellings.

The applicant's intent is to maintain the current U-Haul retail and rental store already located in the existing building. In conjunction with this permitted use, the text amendment is intended to allow any or all of the rest of the building to be converted to self-storage units.

The proposed amendment states that the self-storage warehouse use is to be "operated in conjunction with a use that is a permitted principal use in the zone". The City Zoning Ordinance defines a principal use as "The principal purpose for which a lot or the main building on the lot is designed, arranged, or intended and for which it may be used, occupied, or maintained as a permitted, conditional, or special exception use." The submitted language assumes that the retail operation is the principal use, even though it only occupies about 7,100 square feet of the floor area of the building or about 4.7%. Staff finds that the proposed self-storage warehouse portion of the building as defined in the ordinance would constitute the "principal purpose for which a lot or the main building on the lot is designed" and is therefore the principal use. This violates the intent of the ordinance, via the 2019 text amendment, to prohibit this use in the

MXE Zone. The findings that the Mayor and Council made in adopting text amendment TXT2019-00253 as cited above. The purpose clause of the MXE Zone reads as follows:

> "Intended for areas that are either currently developed or are recommended for development primarily for office, light industrial, industrial park and similar employment-generating uses, the zone also allows for medium to high density development of office, retail and residential uses. A mix of office and residential uses, including live-work units is encouraged."

Repurposing an existing office building primarily as a self-storage warehouse contradicts the intent of the current code to encourage employment-generating uses. With about 153,000 square feet of floor area, the applicant's building could accommodate about 600 employees at 250 square feet per person. With only the retail and rental shop and self-storage, there would likely be only five or six employees on-site.

From a broader policy perspective this proposed text amendment is not consistent with the recently adopted Comprehensive Plan. The plan recommends retaining certain MXE-zoned areas for Office use, which includes research and development and lab use, critical to the nearby Life Sciences corridor. For example, the Research Boulevard corridor is recommended to be retained as primarily an office corridor, with the potential for supportive retail and service uses. This would not include self-storage warehouse use, which focus on the residential storage market primarily. Other areas zoned MXE are recommended for a broader mix of uses in the future, so the zone may be adjusted through the comprehensive map and text amendment process that will follow the plan adoption.

Staff does not support the proposed text amendment because it could be applicable to any existing office building in the MXE Zone. If the applicant's interpretation of a principal use applies, any under-performing office building in the zone might be a candidate for conversion with only a minor portion of the building devoted to a different permitted use. This also violates the clear intent of the zone to prohibit self-storage warehouses.

Planning Commission Discussion

At the July 14 meeting, the Commission asked several questions, including whether Rockville Economic Development, Inc. (REDI) is supportive of the request. Staff have discussed the proposal with REDI Executive Director Cindy Rivarde, who advises against allowing additional self-storage warehouses in the MXE Zone, due to the desire for employment focused uses in the zone.

In addition, the Commission was receptive to staff developing a list of additional criteria that could be applied to self-storage warehouse use, should the Commission or Mayor and Council be supportive of the proposed text amendment. Although, staff does not recommend that the Planning Commission support this amendment. If the majority of the Commissioners supports this amendment, staff would request consideration of the list below, intended to permit the use under certain circumstances while also limiting its applicability and impact on the zone.

Staff developed the following additional criteria, should the Commission decide that the amendment to permit self-storage warehouses in the MXE Zone had some merit in limited circumstances. These criteria could potentially be added to those suggested by the applicant.

- Located in an existing office building containing at least 150,000 square feet of floor area; The MXE Zone contains a wide variety of office buildings, both less than and greater than 150,000 square feet. A limit for building conversions to those greater than 150,000 square feet would further limit applicability, and in conjunction with limiting the amount of floor area within any building would further limit the amount of space converted.

- Must include a retail or office use that occupies at least fifty percent of the total floor area of the building. Limiting the percentage of an individual building that could be converted to self-storage warehouse use would also reduce applicability of this provision, while also being closer to the intent of retaining floor area within existing buildings for employment-based uses.

- Located more than 500 feet from a freeway. This would limit the potential for locating self-storage warehouses on properties that front I-270, thereby limiting visual predominance in the Research Boulevard and Piccard Drive areas.

- Implement design guidelines for the conversion of existing office buildings to self-storage warehouse such that the appearance of an office or employment-based building is retained, including but not limited to:

    - Renovations must not result in the elimination of existing windows;
    - Replacement of existing windows must be similar in dimension, style and finish with glazing that maintains original level of transparency;
    - Prohibit installation of new false windows that do not provide actual penetration of the existing building facade;
    - Exterior renovations must maintain the existing materials and finishes, or use complimentary materials and finishes;
    - Provide clear, ground-level windows for retail uses;
    - Bold changes to the color of a building through painting of existing finishes are discouraged but may be used as accent colors.
    - Locate storage lockers and spaces away from windows.

Staff notes that the Mayor and Council have discussed the impact of this amendment in conjunction with the FAST text amendment recently recommended for approval by the Commission. Adoption of the two amendments potentially could allow for the conversion of office space into self-storage as a staff approval, provided that all criteria are met. Staff notes that, should the Mayor and Council determine that the self-storage amendment should be

approved, there should be a condition that self-storage uses in this zone must be reviewed by the Planning Commission.

Attached to the report are the following pieces of testimony – from Jody Kline on behalf of the applicant, and from William Chen on behalf of his client, Montgomery Hospice.

Staff Recommendation

Staff does not recommend approval of Zoning Text Amendment TXT2021-00260. Staff finds that The text amendment does not meet the purposes of the MXE Zone to encourage employment-generating uses, which violates not only the 2019 text amendment and process but is not in accordance with the policy guidance in the recently-adopted Comprehensive Plan. In addition, the proposed text amendment is not consistent with the definition of principal use, and by attempting to alter the definition of a principal use, the proposed text amendment violates the prohibition on allowing self-storage warehouses in the MXE Zone. REDI's Executive Director, Cindy Rivarde, also does not support this amendment.

Next Steps

The Planning Commission may make a recommendation to the Mayor and Council, and the Commission's recommendation will become part of the public record. The Mayor and Council will conduct a public hearing on the text amendment application at a future meeting.

Attachments

Attachment 2.1.a: Text Amendment as filed (PDF)
Attachment 2.1.b: MXE zoned properties (PDF)
Attachment 2.1.c: 1355 Piccard Drive building photos (PDF)
Attachment 2.1.d: Ordinance No. 15-19 for TXT2019-00253 (PDF)
Attachment 2.1.e: Letter from Jody Kline (PDF)
Attachment 2.1.f: Letter from Montgomery Hospice (PDF)

Jim Wasilak

Jim Wasilak, Zoning and Development Manager 8/4/2021

December 9, 2020

PROPOSED ZONING ORDINANCE TEXT AMENDMENT

TREATMENT OF SELF-STORAGE FACILITIES IN MXE ZONE

The applicant proposes to amend the zoning ordinance adopted on December 15, 2009, and with an effective date of March 16, 2009, as amended July 8, 2019 by TXT 2019-00253, by inserting and replacing the following text (underlining indicates text to be added; ~~strikethroughs~~ indicate text to be deleted; *** indicates text not affected by the proposed amendment). Further amendments may be made following citizen input, Planning Commission review and Mayor and Council review.

Amend Article 13, "Mixed-Use Zones" as follows:

25.13.03 – Land Use Tables

* * *

		Zones								
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-use Transition (MXT)	Conditional requirements or related regulations
j. Industrial and service uses	Warehouse, self-storage	N	N	C	C	N	N	N	N	~~In the MXE Zone, the use is only permitted on sites that are contiguous to a property that is zoned to accommodate heavy industrial uses.[4] In the MXB and MXE zones, not permitted on a lot within 250 feet of any lot on which a public school is located. In the MXB Zone, must not adjoin or confront single-unit dwellings.~~ Conditional use subject to the requirements of Sec. 25.13.04.f.

. . . . .

~~4 if this condition is not met, see Section 25.08.05.d for non-conforming status~~

Attachment 2.1.a: Text Amendment as filed (3790 : Zoning Text Amendment TXT2021-00259 - MXE Zone)

December 9, 2020

25.13.04. – Special Regulations for Conditional Uses

* * *

f. *Self-Storage Warehouse*

1. A Self Storage warehouse is only permitted in the MXE zone on either:

(a) Sites that are contiguous to a property that is zoned to accommodate heavy industrial uses or

(b) Sites where the use is:

i. Operated in conjunction with a use that is a permitted principal use in the zone;

ii. Designed to provide only internal access to the self-storage units and

iii. Located in an existing office building.

2. If these conditions are not met, see Section 25.08.05.d for non-conforming status.

3. In the MXB and MXE zones, the use is not permitted on a lot within 250 feet of any lot on which a public school is located. In the MXB Zone, the use must not adjoin or confront single-unit dwellings.

Note, the following is the language of Section 25.08.05.d mentioned above. There are no suggested changes to this language proposed. It was incorporated into the ordinance in TXT2019-00253 which modified the MXE zones.

25.08.05 – Nonconforming Uses

* * *

d. Self-storage warehouse use in the MXE Zone.

1.

a. Any self-storage warehouse use in the MXE Zone that exists or is subject to an

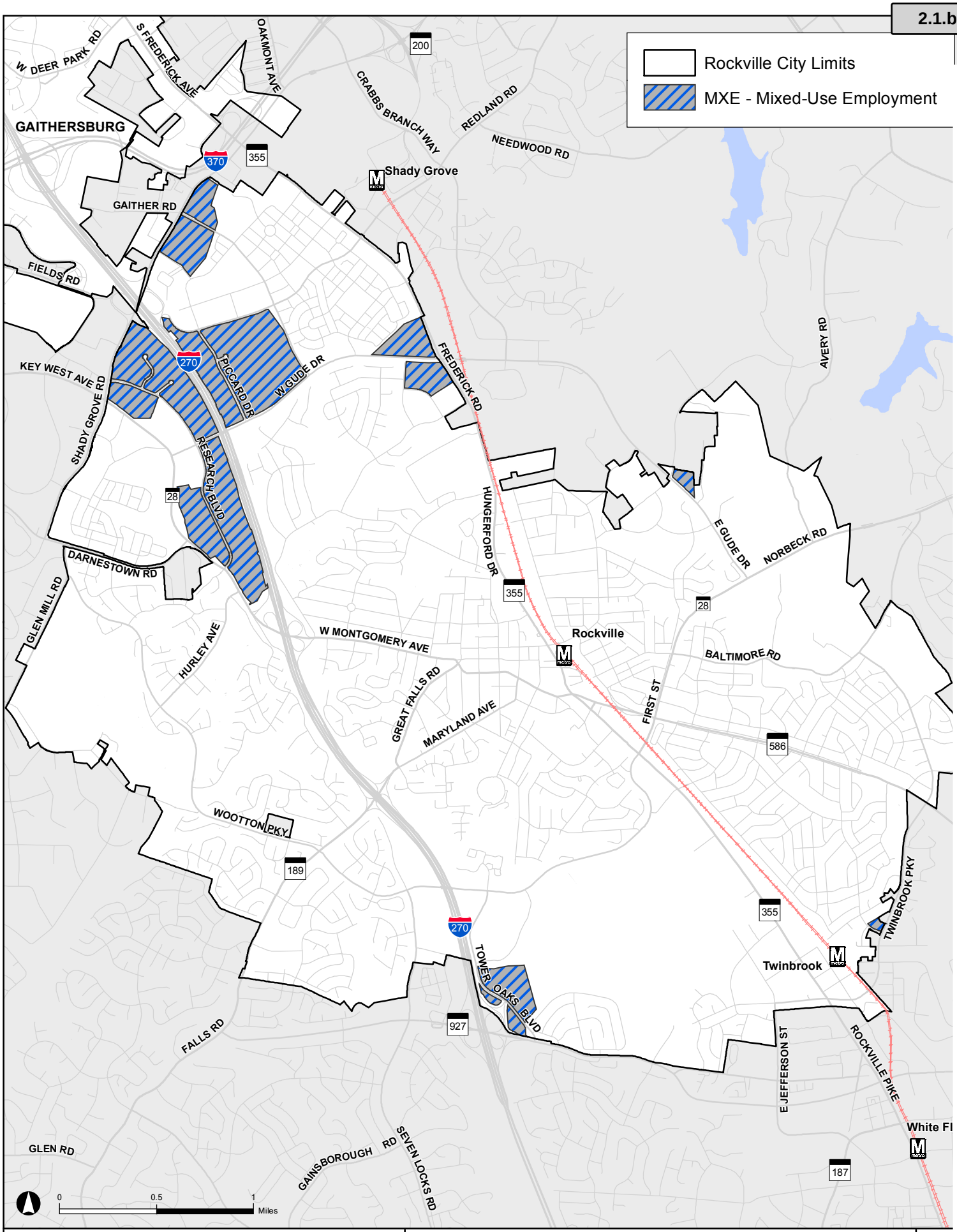
Attachment 2.1.a: Text Amendment as filed (3790 : Zoning Text Amendment TXT2021-00259 - MXE Zone)

approved or pending site plan application as of [the date of adoption] may continue as a conforming use for a period of ten (10) years from [the date of adoption].

b. Notwithstanding subsection 1.a., any such self-storage warehouse use in the MXE Zone may not be expanded, altered, or enlarged beyond the size and configuration of the original site plan approval.

2. After the period of ten (10) years from [date of adoption], all existing self-storage warehouse uses in the MXE Zone will be considered nonconforming uses.

Attachment 2.1.a: Text Amendment as filed (3790 : Zoning Text Amendment TXT2021-00259 - MXE Zone)



Attachment 2.1.b: MXE zoned properties (3790 : Zoning Text Amendment TXT2021-00259 - MXE Zone)

City of Rockville Maryland

Department of Community Planning & Development Services
111 Maryland Avenue • Rockville, Maryland 20850-2364
Phone 240.314.8200 • Fax 240.314.8210 • www.rockvillemd.gov/cpds

MXE (Mixed Use Employment) Zone

DATE: 6/19/2017
AUTHOR:

U-Haul Building – 1355 Piccard Drive

Front – West Side

North Side

South Side

Rear – East Side

Attachment 2.1.c: 1355 Piccard Drive building photos (3790 : Zoning Text Amendment TXT2021-00259 - MXE Zone)

Ordinance No. 15-19

ORDINANCE: To grant Text Amendment Application No. TXT2019-00253, with changes, Mayor and Council of Rockville, Applicant

WHEREAS, the Mayor and Council of Rockville, 111 Maryland Avenue, Rockville, Maryland, filed Text Amendment Application TXT2018-00253 for the purpose of amending Chapter 25 of the Rockville City Code, "Zoning," so as to revise Chapter 25 for the purpose of amending Articles 8 and 13 to revise the table of permitted uses in the MXE (Mixed-Use Employment) Zone, add provisions to grandfather "self-storage warehouse uses" in the MXE Zone as conforming uses for a period of time, and adding "restaurant with drive-through" as a permitted, conditional or special exception use in the Mixed-Use zones; and

WHEREAS, the Planning Commission reviewed the proposed text amendment at its meetings of May 8 and May 22, 2019, and recommended approval of the proposed amendment to the Mayor and Council, with certain changes; and

WHEREAS, pursuant to the Land Use Article of the Annotated Code of Maryland, the Mayor and Council of Rockville gave notice that a hearing on said application would be held by the Mayor and Council in the Council Chambers at Rockville City Hall on June 3, 2019, at 7:00 p.m., or as soon thereafter as it may be heard; and

WHEREAS, on June 3, 2019, said application came on for hearing at the time and place provided for in said advertisement; and

WHEREAS, the Mayor and Council, having considered the text amendment application and the entire file pertaining thereto, said Mayor and Council have decided that the granting of this application with changes, in the form set forth below, would promote the health, safety and welfare of the citizens of the City of Rockville.

Ordinance No. 15-19

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, as follows:

Amend Article 8, "Transitional Provisions, Nonconformities, Nonconforming Alteration Approval", as follows:

* * *

25.08.05 – Nonconforming Uses

* * *

d. Self-storage warehouse use in the MXE Zone.

1. a. Any self-storage warehouse use in the MXE Zone that exists or is subject to an approved or pending site plan application as of [the date of adoption] may continue as a conforming use for a period of ten (10) years from the date the use becomes nonconforming.
   b. Notwithstanding subsection 1.a., any such self-storage warehouse use in the MXE Zone may not be expanded, altered, or enlarged beyond the size and configuration of the original site plan approval.
2. After the ten (10) year period set forth in subsection 1.a expires, such a self-storage warehouse use in the MXE Zone will be considered nonconforming.

Amend Article 13, "Mixed-Use Zones", as follows:

* * *

25.13.02 - Zones Established

To achieve the intent of the recommendations of the Master Plan, each mixed-use zone contains different sets of standards and requirements to respond to the needs of individual neighborhoods of the City. These mixed-use zones are listed below, along with a description of the purpose of each zone.

Type of Zone	Distinguishing Feature	Name of Zone
Mixed Use	Intended for use in areas that are either currently developed or are recommended for development near Metro stations, it allows for high-density development of retail, office, and residential uses consistent with the recommendations of the Plan.	Mixed-Use Transit District Zone ("MXTD")

Attachment 2.1.d: Ordinance No. 15-19 for TXT2019-00253 (3790 : Zoning Text Amendment TXT2021-00259 - MXE Zone)

Type of Zone	Distinguishing Feature	Name of Zone
	Intended for areas along major highway corridors outside of the MXTD Zone areas, it allows for medium density development of retail, office, and residential uses. Because of the nature of highway corridor areas, the zone provides flexibility in the siting of buildings relative to major roadways and other site requirements to accommodate service drives and required parking.	Mixed-Use Corridor District Zone ("MXCD")
	Intended for areas that are either currently developed or are recommended for development primarily for office, light industrial, ~~and~~ industrial park, and similar employment-generating uses, this zone also allows for medium to high density development of office, retail, and residential uses. A mix of office and residential uses, including live/work ~~and work/live~~ units, is encouraged.	Mixed-Use Employment ("MXE")

* * *

25.13.03 – Land Use Tables

* * *

Attachment 2.1.d: Ordinance No. 15-19 for TXT2019-00253 (3790 : Zoning Text Amendment TXT2021-00259 - MXE Zone)

	Zones									
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
* * *										
h. Commercial and office uses	**Retail sales and services:**									
	* * *									
	Boats and marine supplies	N	C	~~C~~ N	C	N	N	N	N	For conditional use, all sales and storage must in indoors
	* * *									
	Funeral home	C	C	~~C~~ N	C	C	C	C	C	Cremations permitted only where existing as of March 16, 2009
	* * *									
	Zones									

	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
h. Commercial and office uses (cont.)	**Food Services:**									
	Restaurant with drive-through	N	S	C	S	S	S	S	N	Special exception subject to Sec. 25.15.02.c. Conditional use subject to the requirements of Sec. 25.13.04.c
	* * *									
	Motor vehicle services:									
	* * *									
	Automotive repair garage	N	N	~~P~~ N	P	N	N	N	N	
	Mechanical car wash	N	P	~~P~~ N	N	N	N	N	N	
	Zones									

	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
i. Assembly and entertainment	Motor vehicle and trailer sales, excluding trucks and trailers exceeding three-fourths-ton capacity, including new and reconditioned parts and accessories and service incidental thereto.[2]	N[3]	C	~~C~~ N	C	C	N	N	N	See footnote 2
	* * *									
	~~Shooting gallery~~	~~N~~	~~N~~	~~S~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	
	* * *									
		Zones								

	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
j. Industrial and service uses	Warehouse, self-storage	N	N	C	C	N	N	N	N	In the MXE Zone, the use is only permitted on sites that are contiguous to a property that is zoned to accommodate heavy industrial uses[4]. In the MXB and MXE zones, not permitted on a lot within 250 feet of any lot on which a public school is located. In the MXB Zone, must not adjoin or confront single-unit dwellings.

Key: P = Permitted Use; C = Conditional Use; S = Special Exception; N = Not Permitted

[1]Conditional use in the MXC Zone is not permitted when adjoining a residential zone.

[2] Special provisions for motor vehicle and trailer sales:

a. All buildings, off-street parking and loading areas and all outdoor storage and display of motor vehicles must be set back 50 feet from any adjoining or abutting land classified in a residential zone. Where the Plan recommends a setback from a public street greater than the minimum required, the Plan takes precedence.

b. The storage of waste material, auto parts, refuse and motor vehicles is prohibited in any required setback area.

c. The requirement for providing public use space may be met in whole or in part through the fee-in-lieu process as set forth in Article 17.

[3] Except that new and/or expanded motor vehicle and trailer sales including new and reconditioned parts and accessories and service incidental thereto are permitted on those properties on which such uses are located as of March 16, 2009.

[4] If this condition is not met, see Section 25.08.05.d. for non-conforming status.

NOTE: ~~Strikethroughs~~ indicate material deleted
Underlining indicates material added
Asterisks * * * indicate material unchanged by this ordinance

I hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the Mayor and Council at its meeting of June 17, 2019.

Sara Taylor-Ferrell, City Clerk/Director of Council Operations

Attachment 2.1.d: Ordinance No. 15-19 for TXT2019-00253 (3790 : Zoning Text Amendment TXT2021-00259 - MXE Zone)

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CATHY G. BORTEN (DC, VA)
MICHAEL G. CAMPBELL (DC, VA)
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DIANE E. FEUERHERD
CHRISTOPHER L. YOUNG (VA)
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JSKLINE@MMCANBY.COM

December 9, 2020

Rob Dispirito, City Manager
City Manager's Office
Rockville City Hall
111 Maryland Avenue
Rockville, MD 20850

Ricky Barker, AICP, Director
Planning and Development Services Dpt.
Rockville City Hall
111 Maryland Avenue
Rockville, MD 20850

Re: Proposed Zoning Ordinance Text Amendment
Sections 25.13.03.j. and 25.13.04.d;
Self-Storage in the MXE Zone

Dear Messrs. DiSpirito and Barker,

Our Client, U-Haul, Inc. is interested in redevelopment of the building that it owns located at 1355 Piccard Drive in the MXE zone. Since 2018, U-Haul has operated a retail store with truck and trailer rental at that site. The company requested self-storage use at the site as well but a moratorium the City had placed on self-storage units and subsequent text amendment have prohibited that use on this property. We request that the City reconsider the allowance of self-storage units in the MXE Zone under certain circumstances.

We have given a zoning ordinance text amendment for the MXE zone much thought. We are proposing the language in the draft Text Amendment Application which is attached to this letter.

Why This Amendment Is Needed

We have identified some key features of the site at 1355 Piccard Drive that make this an ideal location for a self-storage facility that will contribute to, and will not detract from, the "employment" character of the surrounding MXE zone. The wording of the proposed text

Attachment 2.1.e: Letter from Jody Kline (3790 : Zoning Text Amendment TXT2021-00259 - MXE Zone)

amendment is specifically geared towards those particular features and policies that the City would want to encourage in the Piccard Drive area.

1. **Employment opportunities** - Zoning Text Amendment TXT2019-00253 removed the allowance of self-storage warehouses in the MXE zone. According to the staff reports covering the various discussions on the topic, the main concern of the City in adopting such an amendment was to address the fact that MXE zones were intended to be "employment generating" areas of the City. U-Haul believes that its operational model is distinguishable from the more classic low employment self-storage use. The addition of self-storage to the U-Haul activities on-site at 1355 Piccard Drive would generate more employment opportunities than the current use. The company currently employs five people on-site but expects to increase their employment up to 25 people with the addition of self-storage.

2. **Reuse of unmarketable office space** – There has been a downturn in the office market for the past few years. With the current pandemic, it is unlikely that the extensive amount of empty office space will be able to be filled in a reasonable time. More and more companies are turning towards telework options that will last even past the end of quarantine. Instead of allowing prime real estate to sit vacant and become run-down, the use of part of the building as a self-storage facility would further activate the site and bring visitors there.

3. **Visually Appealing / Flexible space** – The adaptive reuse of the existing building will maintain the office character of the site and the neighborhood. The redevelopment of an interior portion of the building into storage space is a flexible retrofit that would allow for the conversion of the building back to office space should the market change again in favor of that type of use. The current plan would provide the ingress/egress into the storage area from the back of the building, where loading and unloading would not be visible from the public street. The presence of a self-storage component will have absolutely no effect on the exterior appearance of the existing attractive office building.

4. **Safety** – The interior design of the proposed storage facilities would create a safer environment than traditional "industrial self-storage" designs. The use of digital surveillance system, passcode required entry and access, and properly staffed facilities create a safer environment for customers and therefore encourage more business. This surveillance system also discourages the use of self-storage units for any unsavory or illegal activity.

How This Amendment Differentiates for Quality Retrofitted Self-Storage Facilities

The language of the text amendment is proposing three (3) distinct factors that will need to be in place in order to allow this use to occur in the MXE Zone.

1. **Used in conjunction with a use that is already permitted in the zone**. This provision will ensure that self-storage units are not developed as a single-use operation. Providing more services will ensure that the use will generate more employment opportunities in the MXE zone. The self-storage use is just one tier of a multi-pronged program for U-Haul, but a needed component to offer the full range of self-service moving services that the company provides. The addition of this use will work in tandem with the moving services, moving supply sales, and truck rental services already provided by the company at this site.

2. **Designed to provide only internal access to the units**. Access to the individual storage units will be internal to the building. As the exterior of the building will not be redesigned in any way, except for the addition of a sign, the three main doors to the building from the north, west, and south sides of the building will continue to be the primary access points for customers. Loading and unloading bays will be provided in the rear (east side) of the building, and will not be visible from the street. Those bays will be used only for load-in and load-out days. Customers will general visit their units only for modest drop-offs and pick-ups which can be accomplished through any of the pedestrian access doors.

3. **Located in an existing office building**. This provision is intended to preserve the existing office character of the Piccard Drive neighborhood. It would also deter more traditionally designed self-storage facilities from entering the MXE zones in the future. Only those buildings that can be retrofitted in an existing office space, and meet the other requirements proposed here, would be allowed. In all likelihood, the proposed text of the ZTA will apply to very few locations in the City, if not only this site.

We feel that for these reasons, the provisions provided above would allow U-Haul to retrofit the office building at 1355 Piccard Drive to provide self-storage facilities, while still preserving the employment, land use, and design goals expressed by the City. We are open to any suggested modifications to this language that you may recommend. If you feel that an additional meeting would be necessary to talk this through, please let us know.

Attachment 2.1.e: Letter from Jody Kline (3790 : Zoning Text Amendment TXT2021-00259 - MXE Zone)

Sincerely,

MILLER, MILLER & CANBY

Jody S. Kline

Somer T. Cross

Attachment

cc: John Foreman
Paul Goldstein
Jim Wasilak
Deane Mellander
Randal Studer, Esq.
Russell Tolley
Parul Butala

Attachment 2.1.e: Letter from Jody Kline (3790 : Zoning Text Amendment TXT2021-00259 - MXE Zone)

December 9, 2020

PROPOSED ZONING ORDINANCE TEXT AMENDMENT

TREATMENT OF SELF-STORAGE FACILITIES IN MXE ZONE

The applicant proposes to amend the zoning ordinance adopted on December 15, 2009, and with an effective date of March 16, 2009, as amended July 8, 2019 by TXT 2019-00253, by inserting and replacing the following text (underlining indicates text to be added; ~~strikethroughs~~ indicate text to be deleted; *** indicates text not affected by the proposed amendment). Further amendments may be made following citizen input, Planning Commission review and Mayor and Council review.

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j. Industrial and service uses	Warehouse, self-storage	N	N	C	C	N	N	N	N	~~In the MXE Zone, the use is only permitted on sites that are contiguous to a property that is zoned to accommodate heavy industrial uses.[4] In the MXB and MXE zones, not permitted on a lot within 250 feet of any lot on which a public school is located. In the MXB Zone, must not adjoin or confront single-unit dwellings.~~ Conditional use subject to the requirements of Sec. 25.13.04.f.

. . . . .

~~4 if this condition is not met, see Section 25.08.05.d for non-conforming status~~

Attachment 2.1.e: Letter from Jody Kline (3790 : Zoning Text Amendment TXT2021-00259 - MXE Zone)

December 9, 2020

25.13.04. – Special Regulations for Conditional Uses

* * *

f. *Self-Storage Warehouse*

1. A Self Storage warehouse is only permitted in the MXE zone on either:

(a) Sites that are contiguous to a property that is zoned to accommodate heavy industrial uses or

(b) Sites where the use is:

i. Operated in conjunction with a use that is a permitted principal use in the zone;

ii. Designed to provide only internal access to the self-storage units and

iii. Located in an existing office building.

2. If these conditions are not met, see Section 25.08.05.d for non-conforming status.

3. In the MXB and MXE zones, the use is not permitted on a lot within 250 feet of any lot on which a public school is located. In the MXB Zone, the use must not adjoin or confront single-unit dwellings.

Note, the following is the language of Section 25.08.05.d mentioned above. There are no suggested changes to this language proposed. It was incorporated into the ordinance in TXT2019-00253 which modified the MXE zones.

25.08.05 – Nonconforming Uses

* * *

d. Self-storage warehouse use in the MXE Zone.

1.

a. Any self-storage warehouse use in the MXE Zone that exists or is subject to an

Attachment 2.1.e: Letter from Jody Kline (3790 : Zoning Text Amendment TXT2021-00259 - MXE Zone)

approved or pending site plan application as of [the date of adoption] may continue as a conforming use for a period of ten (10) years from [the date of adoption].

b. Notwithstanding subsection 1.a., any such self-storage warehouse use in the MXE Zone may not be expanded, altered, or enlarged beyond the size and configuration of the original site plan approval.

2. After the period of ten (10) years from [date of adoption], all existing self-storage warehouse uses in the MXE Zone will be considered nonconforming uses.

Attachment 2.1.e: Letter from Jody Kline (3790 : Zoning Text Amendment TXT2021-00259 - MXE Zone)

Montgomery HOSPICE

Hospice at Home
1355 Piccard Drive, Suite 100
Rockville MD 20850
phone 301 921 4400
fax 301 921 4433

Casey House
6001 Muncaster Mill Road
Rockville MD 20855
240 631 6800 phone
240 631 6809 fax

www.montgomeryhospice.org

July 19, 2021

Rockville Planning Commission
111 Maryland Avenue
Rockville, Maryland 20850

Re: Zoning Text Amendment No. TXT2021-00259,
Self-Storage Warehouse in the MXE Zone

Chair Pitman and Commission Members:

This letter is submitted on behalf of Montgomery Hospice, Inc. (hereafter "Montgomery Hospice"), a non-profit 501c3 that rents office space at 1355 Piccard Drive in Rockville, Maryland. Montgomery Hospice has rented Suite 100 at 1355 Piccard Drive since 2003. We have been a prime tenant and our offices are at the main entrance into the building.

In 2016 U-Haul purchased 1355 Piccard Drive and it is managed by AMERCO Real Estate Company (hereafter "AMERCO") which is part of U-Haul Inc.

Montgomery Hospice is informed that U-Haul intends to convert a substantial part of the building located at 1355 Piccard Drive into a self-storage warehouse facility, and has submitted to the City a proposed Zoning Ordinance Text Amendment that would authorize a self storage warehouse facility at 1355 Piccard Drive as a conditional use.

Background

After U-Haul purchased 1355 Piccard Drive the building maintenance sharply deteriorated and complaints had to be made. Indeed, after consultation with our legal counsel Montgomery Hospice sent a detailed four-page letter of complaint in April 2018. AMERCO responded and the maintenance significantly improved. But, what is very clear is that since its purchase of the building U-Haul has engaged in a course of action to end its office use. Over the course of its ownership of the building U-Haul has not renewed office leases and, as I note further in this letter, caused 15 office tenants to leave. The building used to be a thriving, busy employment center with many office workers.

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Today the only two tenants in the building are Montgomery Hospice which occupies half of the ground level and Donor Egg Bank USA which is on a month-to-month lease occupying a small office on the third floor. The building has become a ghost of what it used to be. It is readily apparent that U-Haul has been "grooming" the building to be a self-storage warehouse facility since its purchase with the intent to convert its use.

Response to U-Haul's Arguments

We have received a copy of a letter of December 9, 2020, that attorney Jody Kline has submitted to the City in support of U-Haul's Zoning Text Amendment ("ZTA") to allow "Self-Storage Warehouse" as a conditional use in the MXE Zone. This use is already a recognized "Industrial and service use" in the Zoning Ordinance.

Under the heading: "Why This Amendment Is Needed" Mr. Kline's letter asserts that the 1355 Piccard Drive site is "an ideal location for a self-storage facility." The site may be ideal for U-Haul's storage business, but if the ZTA is approved the site will no longer be an employment center. It is of considerable importance that this location is in Rockville's office employment area. Montgomery Hospice is a large Medicare certified hospice that cares annually for over two thousand terminally ill patients who reside in Montgomery County. It has served Montgomery County for 40 years, and has been headquartered in Rockville most of that time. It employs more than 250 people. Eighty people worked in the office on a full-time basis before the pandemic. For public health reasons during the covid emergency, Montgomery Hospice is asking only half of those people to come in on any given day. Hopefully normal operations will return after the emergency has ended. As noted, Montgomery Hospice has been a tenant in the building since 2003, and has provided stable employment for years to nurses, doctors, social workers, chaplains, nursing assistants, finance and HR experts, and office workers. Its payroll is more than $15 million per year. As explained further, its services will be severally jeopardized by the proposed self-storage operations.

Mr. Kline argues that converting a substantial part of the building to self-storage warehouse will encourage employment opportunities; reuse of unmarketable office space; visually appealing/flexible space; and safety. All four arguments are specious.

1. <u>Employment opportunities</u> – Mr. Kline's letter recognizes "that MXE zones were intended to be 'employment generating' areas of the City" and states "The addition of self-storage to the U-Haul activities on-site at 1355 Piccard Drive would generate more employment opportunities than the current use. The company current employs five people on-site but expects to increase their employment up to 25 people with the addition of self-storage." (p. 2). In actuality, as noted, U-Haul has emptied the building of office

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use tenants. As noted, the building has become a ghost of what it used to be because the loss of tenants has compromised the "employment generating" role that the building has historically served.

2. Rent of unmarketable office space – Mr. Kline's letter states: "There has been a downturn in the office market for the past few years. With the current pandemic, it is unlikely that the extensive amount of empty office space will be able to be filled in a reasonable time. ...Instead of allowing prime real estate to sit vacant and become run-down, the use of part of the building as a self-storage facility would further activate the site and bring visitors there." (p. 2). Again, as noted, U-Haul has created the vacancies in the building as part of its plan to convert the building to a self-storage warehouse. The scenario described by Mr. Kline's letter has been contrived by U-Haul.

The location on Piccard Drive was chosen by Montgomery Hospice because of its proximity to Interstate 270; free parking; a thriving delicatessen that was formerly in the building; and a location with an entrance facing the street. We agree with Mr. Kline that this is a "prime real estate" site. It is a prominent area of the City. As noted, U-Haul bought the building in 2016, and its approach has been to make no concessions to office-use tenants. Employers like Standard Solar and Savantage Solutions were two large tenants in the building. It is understood that these two companies, along with 13 other firms, relocated when AMERCO refused to negotiate reasonable leasing terms. Additionally, it is understood that U-Haul also would not give any concessions to the couple who owned the delicatessen in the building called the Market Basket. The owners informed us that U-Haul forced them to go bankrupt because it would not let them out of their lease even after almost all the tenants in the building had left (due to U-Haul's policies) and it no longer had customers.

Montgomery Hospice recognizes the right of a private commercial landlord to require lease terms and conditions that it wants. The course of conduct of U-Haul, however, has not been to require advantageous lease terms and conditions. Rather, based on what we have been told, its terms and conditions were so unreasonable that tenants had no choice but to leave.

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To assert that U-Haul would provide employment opportunities is contradicted by its actions to chase away tenants who employed substantially more people. As noted, it is understood that AMERCO would not negotiate reasonable terms with tenants because it did not want office tenants. Its reported behavior over the past five years has demonstrated an intention to own an empty office building.

Further, beginning in 2016 U-Haul has parked industrial or commercial trucks on the property. Some were parked next to Piccard Drive with the words "Self-storage at 1355 Piccard Dr, Rockville, MD." painted on its sides. That clearly indicates an intention to convert to a self-storage warehouse when the building was purchased.

3. Visually appealing/flexible space – Mr. Kline's letter states: "The adaptive reuse of the existing building will maintain the office character of the site and the neighborhood. ... The presence of a self-storage component will have absolutely no effect on the exterior appearance of the existing attractive office building." (p. 2).

The representation is inaccurate. The presence of U-Haul already has had a negative impact on the appearance of the building. Since U-Haul purchased the building it has been negatively impacted by the U-Haul vans, trucks, and trailers which are parked and stored there. These vehicles convert the employment office building into a truck depot which may be acceptable in an industrial area, but which is ugly and unattractive in an office employment area. Attached is a diary of photographs that accurately depict and document the activities of U-Haul which, essentially, have substantially changed the character of the parking area of 1355 Piccard Drive. Office employment typically has a parking area filled with cars. Not so with U-Haul.

The parking area also is dangerous because of the size of many of the trucks, and that fact that people rent trucks. Those truck renting customers have been observed speeding in the parking area because while they are experienced in driving cars, they are ***not experienced in driving trucks***. Already the office character of the site and neighborhood has been threatened by the use of the property for storage of trucks, vans, and trailers by U-Haul that, as noted, is akin to a truck depot.

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4. Safety - Being in an office building with a self-storage warehouse is a dangerous situation for employees of tenants because there is no control over the self-storage customers. This concern is recognized in Mr. Kline's letter when he states: "The use of digital surveillance system, passcode required entry and access, and properly staffed facilities create a safer environment for customers and therefore encourage more business. This surveillance system also discourages the use of self-storage units for any ***unsavory or illegal activity***." (p. 2, emphasis added).

   Office use does not engender the types of "safety" concerns that Mr. Kine acknowledges with self-storage. Office use does not engender "unsavory or illegal activity" of customers. HR departments of office building tenants screen job applicants, up to and including criminal background checks. This is not so with self-storage customers. Also, the police have informed us that there have been cases of homeless persons living in moving vans that are parked next to office buildings. This is of grave concern to Montgomery Hospice, as it also should be to the new Jarher Senior Center which is opening at 1335 Piccard Drive. In addition, restrooms for the office building are located off a public hallway. Montgomery Hospice employees will be sharing the restroom with U-Haul customers. This is even more problematic in the evenings when Montgomery Hospice volunteers and bereavement counseling clients are present.

The assertion in Mr. Kline's letter about "How This Amendment Differentiates for Quality Retrofitted Self-Storage Facilities" is not accurate. The letter purports to identify "three distinct factors that will need to be in place in order to allow this use to occur in the MXE Zone". (p. 3). Those factors are addressed as follow:

1. Used in conjunction with a use that is already permitted in the zone. Doubtless, a self-storage warehouse is a component to U-Haul's operations that will be good for business. The crux of the issue, however, is whether that type of business should be allowed in the MXE Zone, an employment office zone.

   The Kline letter states, "The addition of this use will work in tandem with the moving services, moving supply sales, and truck rental services already provided by the company at this site." (p. 3). This statement raises a very serious issue because it is understood that

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U-Haul began those three services without first obtaining approval from the City of Rockville. How U-Haul obtained any use and occupancy or site plan approvals for its current truck operations is unknown, and its rental operations for vans, trucks, and trailers are not enumerated in the MXE Zone. We understand that the City of Rockville did not know about U-Haul's activities until those operations were reported to the City. If true, this is a serious corporate attitude evincing an arrogant company, and should be investigated.

More fundamentally, adding the self-storage warehouse to the MXE Zone will transform the character of 1355 Piccard Drive from an employment office use to an industrial use area.

2. Designed to provide only internal access to the units. The following sentences from Mr. Kline's letter are very problematic: "As the exterior of the building will not be redesigned in any way, except for the addition of a sign, the three main doors to the building from the north, west, and south sides of the building will continue to be the primary access points for customers ... Customers will general [*sic*] visit their units only for modest drop-offs and pick-ups which can be accomplished through any of the pedestrian access doors." (p.3). First of all, Montgomery Hospice (Suite 100) has a sign over the main door on the building's west side which is the exclusive entrance to Suite 100 from the outside. Its lease is legally binding until December 31, 2025, even though Montgomery Hospice repeatedly asked AMERO to cancel the lease so that the charity could move out given the intent to convert the building to self-storage warehouse. As recently as March 2021, AMERCO stated that it will not allow Montgomery Hospice to exit the lease without a heavy financial penalty. U-Haul customers cannot access the lobby of the building from the west entrance without walking through the office space leased by Montgomery Hospice. This is another example of U-Haul's carelessness and arrogance.

   In addition, there is no definition or requirement as to the meaning of "modest drop-offs and pick-ups", and the size of U-Haul vehicles that have been parked and stored thus far in the parking lot for 1355 Piccard Drive are not for "modest" operations.

3. Located in an existing office building. Mr. Kline's letter states that locating the self-storage facility in an existing office building "...is

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intended to preserve the existing office character of the Piccard Drive neighborhood." (p. 3). The problem with this representation is that it ignores the exterior appearance when the entire site will become dominated by the trucks and associated vehicular activities that are part of U-Haul's business. As previously noted, the current operations of U-Haul have already negatively jeopardized the "office character of the Piccard Drive neighborhood." The site is no longer an office employment facility, all office tenants have had to leave (except Montgomery Hospice and Donor Egg Bank USA) and the parking lot is dominated by U-Haul trucks, vans, and trailers, all of which are of questionable legality. Adding self-storage will enhance the conversion of the site to an industrial area use.

Further, a combination of office space and self-storage warehouse is not safe. As noted, Montgomery Hospice employs over 250 people and medically cares for over two thousand Montgomery County residents annually. Office Suite 100 has confidential patient medical records that are HIPAA protected. Montgomery Hospice also has 300 trained volunteers who function primarily as helpers to patients and their families. It is not a safe environment to have unknown self-storage customers accessing the building 24/7 in such close proximity with hospice clinicians and volunteers.

Conclusion

Given the U-Haul operations since it purchased the building, including initiating self-storage solicitation, Montgomery Hospice must object to the requested ZTA. Frankly, if the City wishes to allow a change in its MXE Zone, the change will result in an exacerbation of the current U-Haul operations and result in a basic change in the MXE Zone; from employment uses to include an industrial use. As I have tried to explain, those operations will seriously jeopardize the services that Montgomery Hospice provides to the citizens of Montgomery County. Consequently, this letter is to respectfully request that the Zoning Ordinance Text amendment requested by U-Haul be rejected.

Sincerely,

Montgomery Hospice

By: Ann Mitchell

Ann Mitchell MPH
President & CEO

cc: James Wasilak
Jody Kline, Esq.

PHOTOGRAPHIC DIARY
of
U-HAUL ACTIVITIES
at
1355 Piccard Drive

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The attached photographs depict current (March-May 2021) activities of U-Haul in the parking lot of 1355 Piccard Drive, Rockville, Maryland. Each photograph has an exhibit number and the following information lists the exhibits, reports the date the photograph was taken, and the activity depicted. The photographs demonstrate that if U-Haul's ZTA is approved that the character of the parking area for 1355 Piccard Drive will drastically change. That changed character will be an industrial use that will hurt Montgomery Hospice's operations, and drastically change the character of the site and its presence on Piccard Drive.

Exhibit 1 - Photo taken March 19, 2021, depicting the main entrance to the building located at 1355 Piccard Drive which is the entrance to the offices of Montgomery Hospice.

Exhibit 2 - Photo taken February 23, 2021, depicting the lobby entrance to the U-Haul store. A public restroom is in the lobby approximately 50 feet from the entrance to the Montgomery Hospice offices.

Exhibit 3 - Photo taken February 23, 2021, depicting U-Haul van advertising self-storage facility business at 1355 Piccard Drive even though such use is not authorized.

Exhibit 4 - Photo taken February 23, 2021, of U-Haul vans lined up in parking lot and visible from Piccard Drive roadway.

Exhibit 5 - Photo taken April 24, 2021, of the interior of a U-Haul van; no passenger seats.

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Exhibit 6 - Photo taken March 19, 2021, of U-Haul open trailers stored in parking lot for 1355 Piccard Drive.

Exhibit 7 - Photo taken May 5, 2021, of closed trailers stored in parking lot for 1355 Piccard Drive.

Exhibit 8 - Photo taken May 5, 2021, of U-Haul rental trucks, vans, trailers stored in parking lot for 1355 Piccard Drive.

Exhibit 9 - Photo taken May 5, 2021, of U-Haul rental trucks stored in parking lot for 1355 Piccard Drive.

Exhibit 10 - Photo taken May 5, 2021, of U-Haul rental truck and vans stored in parking lot for 1355 Piccard Drive.

Exhibit 11 - Photo taken April 24, 2021 depicting Atlas semi-tracker trailer at 1355 Piccard Drive.

Exhibit 12 - Photo taken April 24, 2021, depicting same Atlas semi-tracker trailer shown in Exhibit 11 at 1355 Piccard Drive with exchange of contents with U-Haul truck.

Exhibit 13 - Photo taken March 19, 2021, depicting large cargo U-Haul truck in parking lot at 1355 Piccard Drive.

Exhibit 14 - Photo taken March 19, 2021, depicting U-Haul trucks stored in parking lot at 1355 Piccard Drive.

Exhibit 15 - Photo taken May 17, 2021, depicting a U-Haul trailer stored/parked in parking lot at 1355 Piccard Drive.

Exhibit 16 - Photo taken May 17, 2021, depicting same U-Haul trailer stored/parked in parking lot at 1355 Piccard Drive as in previous photo.

Exhibit 17 - Photo taken May 25, 2021, depicting semi-tracker trailer parked in parking lot at 1355 Piccard Drive with U-Haul truck for exchange of material.

Exhibit 18 - Photo taken May 25, 2021, depicting same semi-tracker trailer in parking lot at 1355 Piccard Drive as in previous exhibit, but also depicting entrance to offices of Montgomery Hospice in background.

Exhibit 19 - Photo taken June 1, 2021, depicting storage of trucks and trailer apparatus in front area of parking lot closest to Piccard Drive.

Exhibit 20 - Photo taken June 1, 2021, depicting U-Haul van with advertisement that 1355 Piccard Drive is a self-storage facility.

Exhibit 21 - Photo taken June 10, 2021, depicting storage of U-Haul trucks in parking lot at 1355 Piccard Drive.

Exhibit 22 - Second photo taken June 10, 2021, depicting additional U-Haul trucks stored in parking lot at 1355 Piccard Drive.

Exhibit 23 - Photo taken June 16, 2021, depicting entrance to U-Haul store in lobby area of 1355 Piccard Drive.

Exhibit 24 - Photo taken June 16, 2021, depicting interior of U-Haul store in lobby of 1355 Piccard Drive.

Exhibit 25 - Photo taken July 13, 2021, depicting United Van tractor trailer in parking area of 1355 Piccard Drive.

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EXHIBIT 1

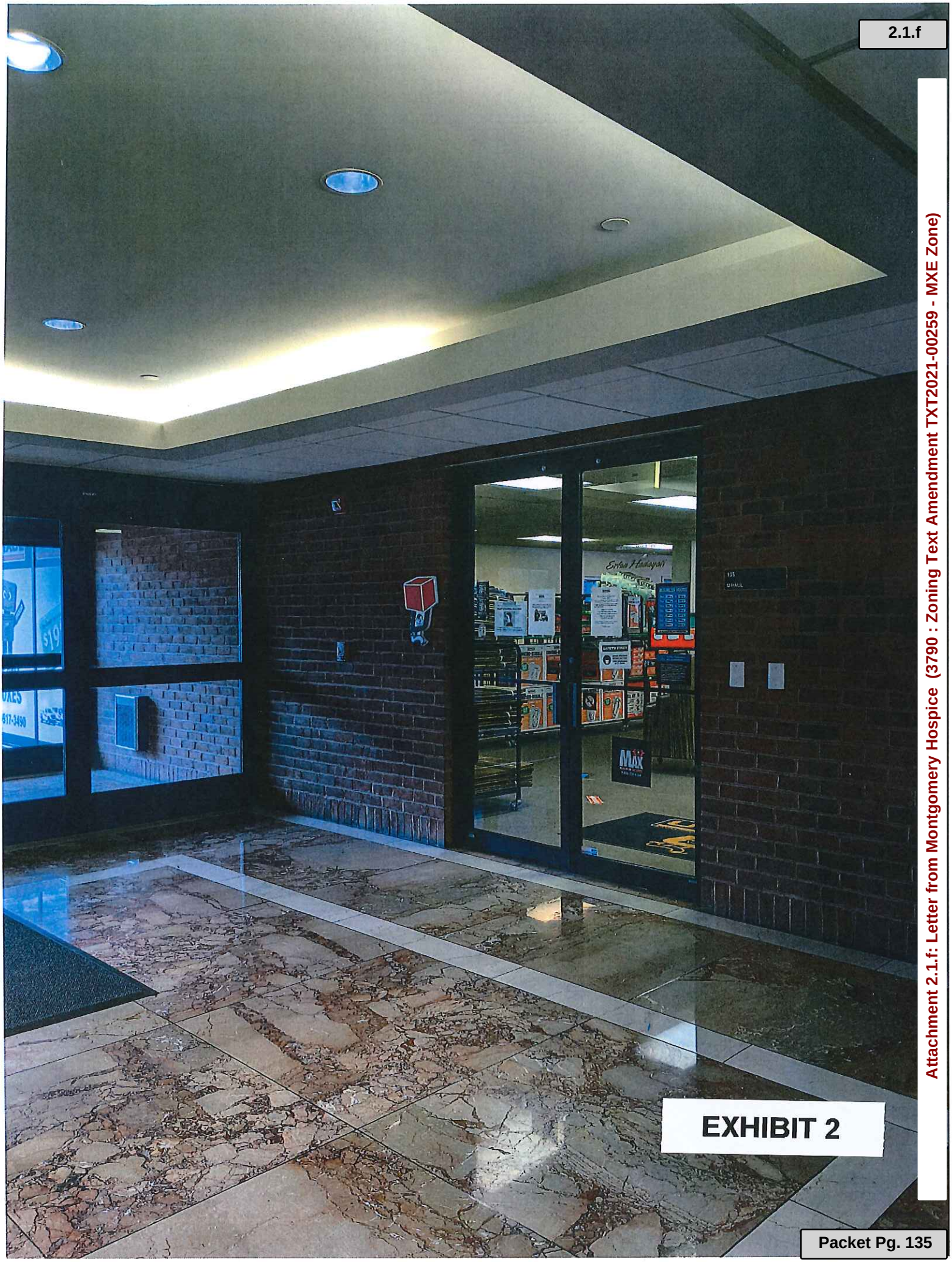
EXHIBIT 2

U-HAUL
King Farm
SELF-STORAGE
1355 Piccard Dr Ste 135, Rockville, MD
Call (301) 917-3490
U-HAUL
TRUCK SHARE 24/7
Rent This Van!
$19.95
IN-TOWN
uhaul.com

EXHIBIT 3

EXHIBIT 4

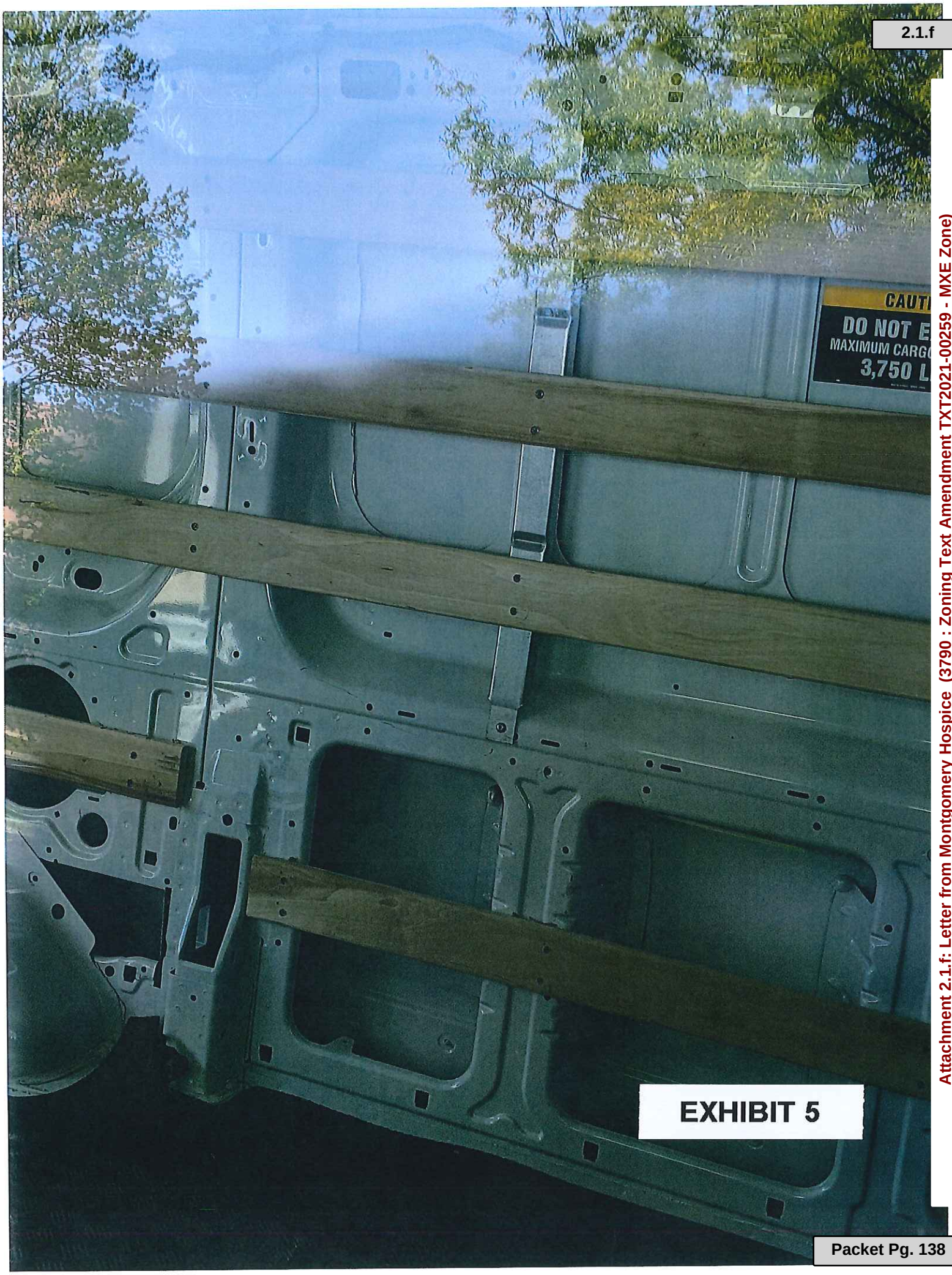

EXHIBIT 5

EXHIBIT 6

U-HAUL
U-HAUL
U-HAUL
U-HAUL
MAKES MOVING EASIER
MAKES MOVING EASIER
U-HAUL
U-HAUL

EXHIBIT 7

EXHIBIT 8

U-HAUL
U-HAUL
U-HAUL
U-HAUL
ONE-WAY & IN-TOWN RENTALS
$19.95
PERFECT FOR MOVING

EXHIBIT 9

EXHIBIT 10

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EXHIBIT 11

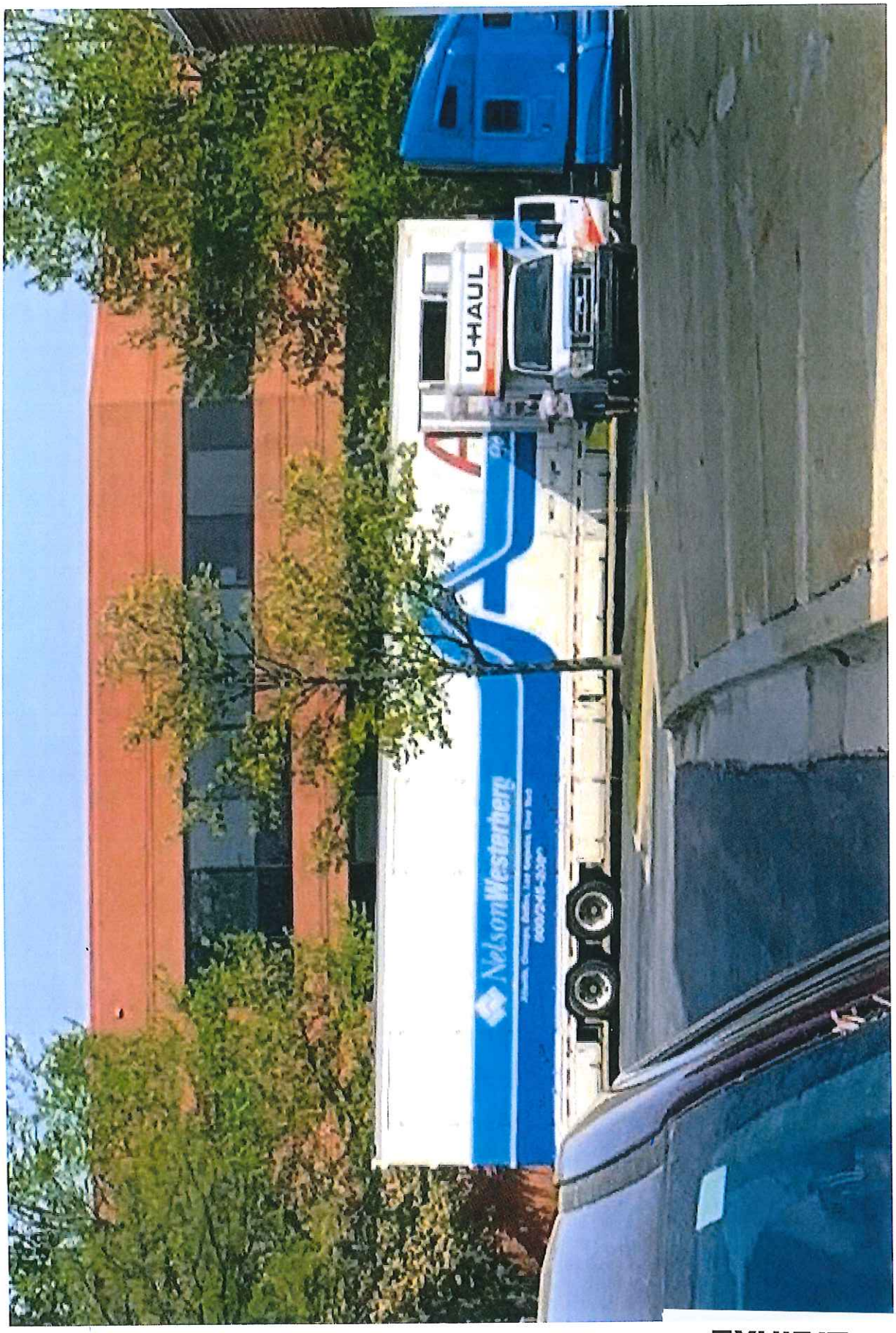


EXHIBIT 12

EXHIBIT 13

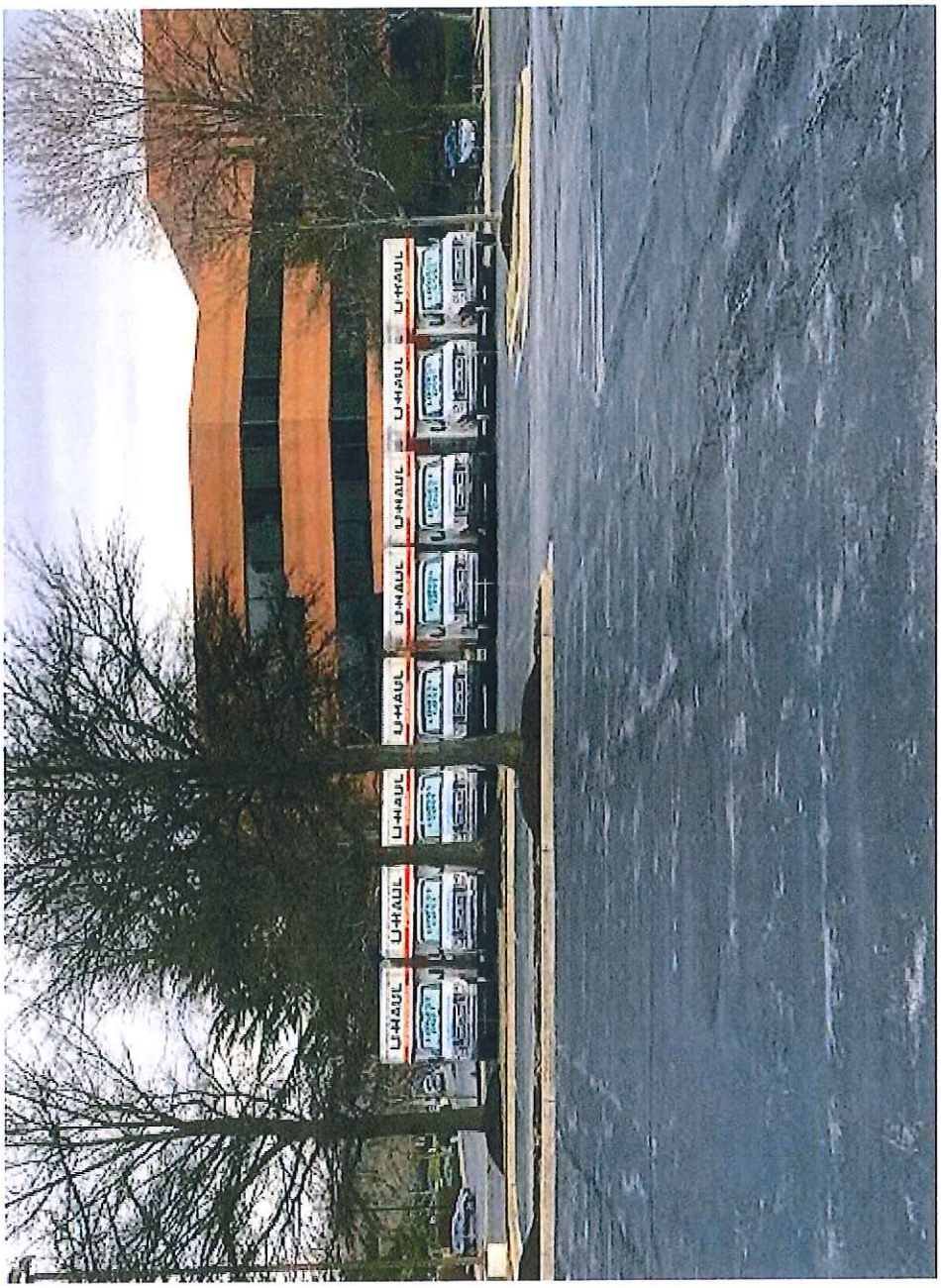


EXHIBIT 14

EXHIBIT 15

EXHIBIT 16

EXHIBIT 17

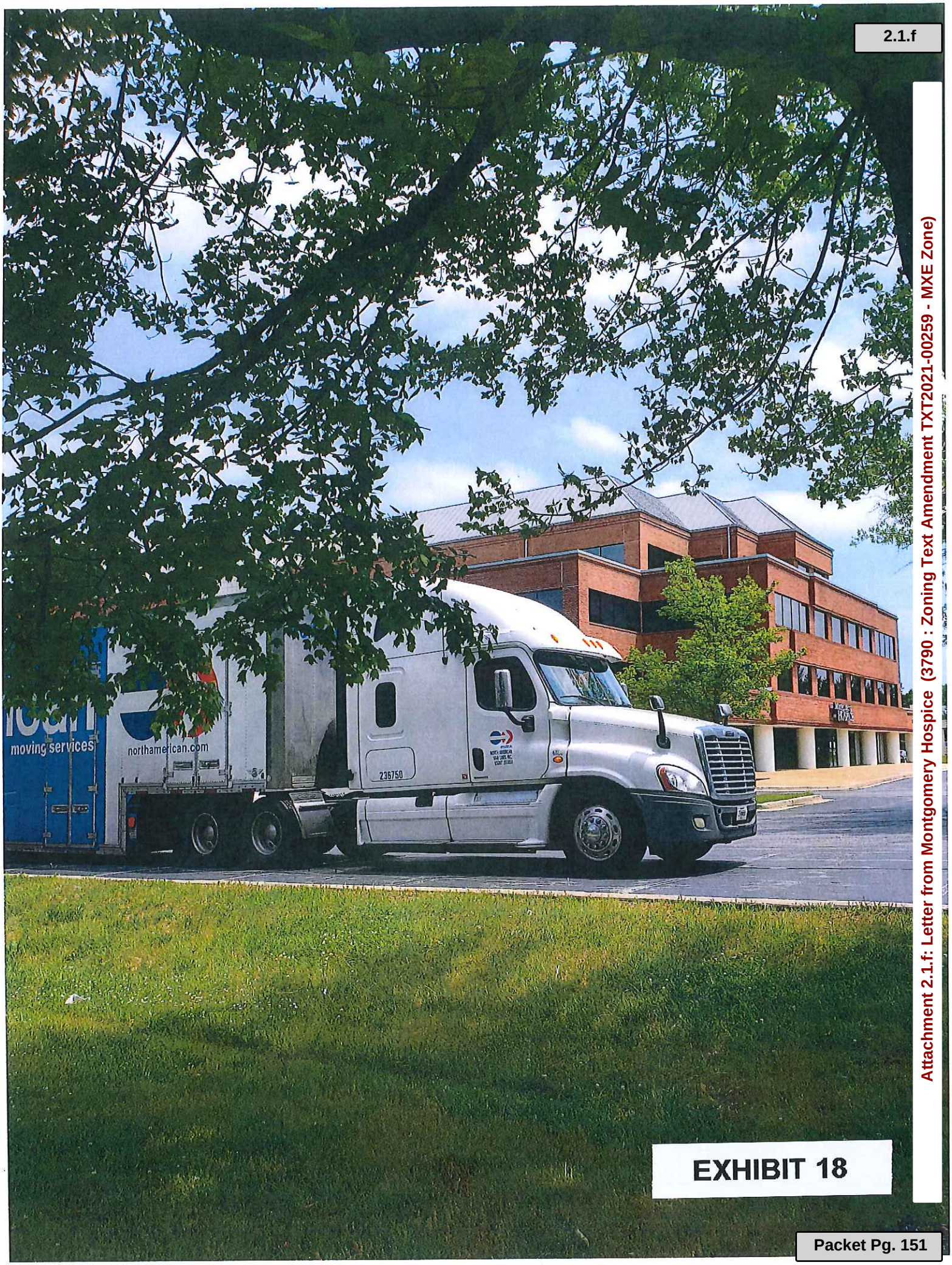


EXHIBIT 18

EXHIBIT 19

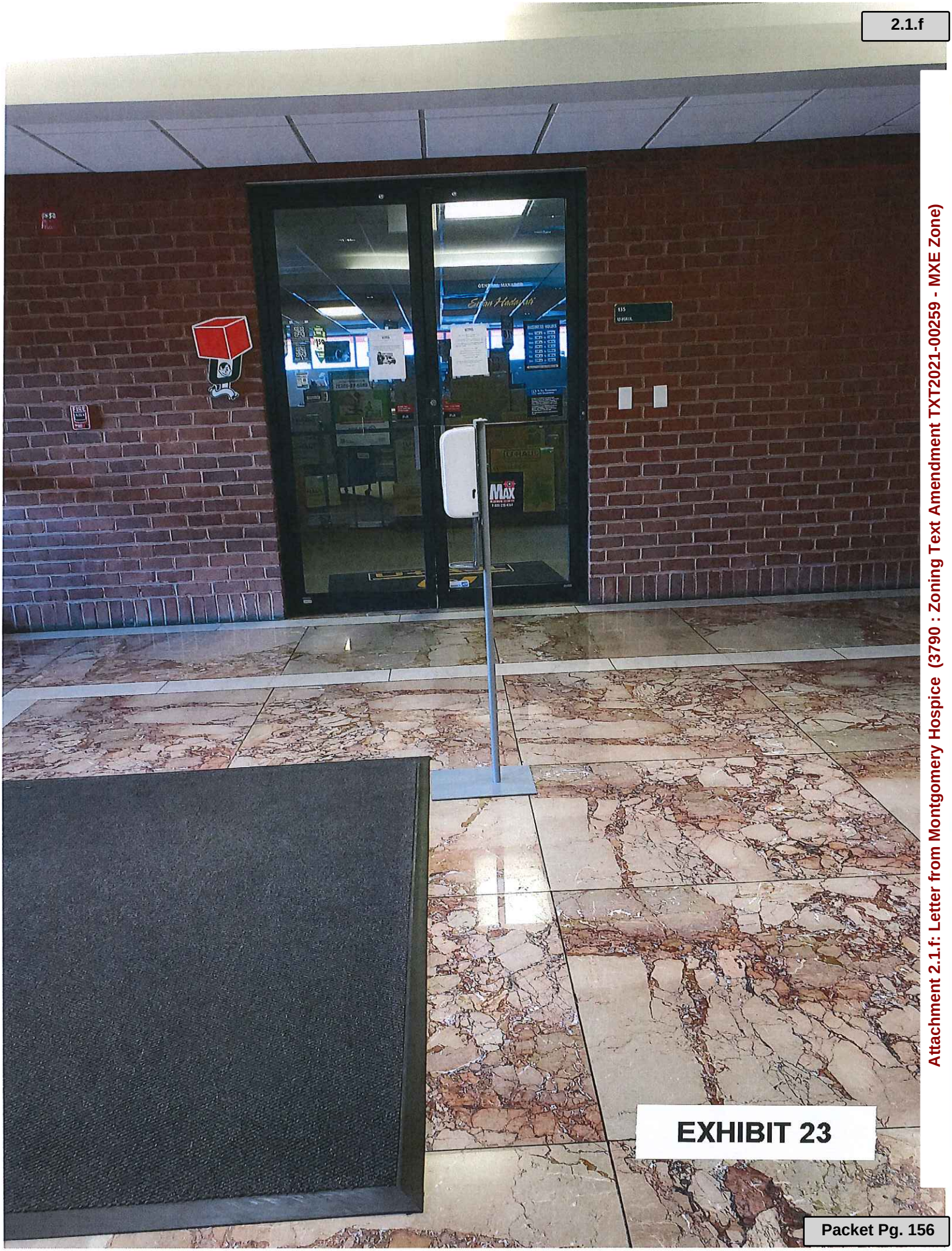
U-HAUL
King Farm
SELF-STORAGE
1355 Piccard Dr
Ste 135
Rockville, MD
Call (301) 917-3490
Rent This
Storage Place

EXHIBIT 20

EXHIBIT 21

U-HAUL
ONE-WAY & IN-TOWN MOVES
MOVE YOURSELF AND SAVE
MAKES MOVING EASIER
LOWEST COST

EXHIBIT 22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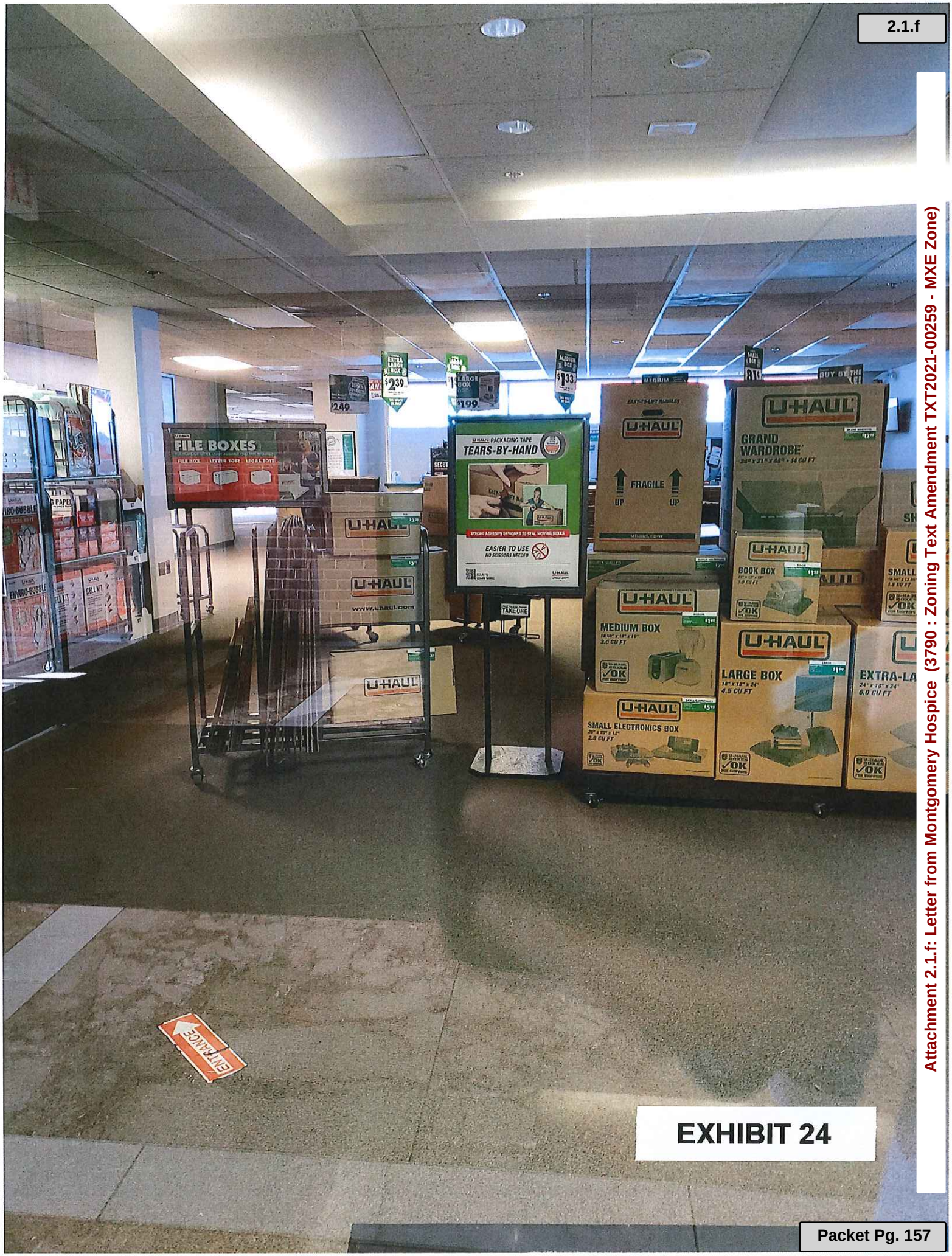
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EXHIBIT 24

EXHIBIT 25

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